

EASTVALE

A low-angle, upward-looking photograph of a dense tree canopy. The leaves are dark green and silhouetted against a bright, overcast sky. Sunlight rays (crepuscular rays) are visible, filtering through the branches and creating a soft, ethereal glow. The overall mood is peaceful and natural.

WELCOME TO A RHYTHM OF LIFE
PERFECTLY BALANCED



WELCOME TO EASTVALE

Step into a place where nature, architecture, and human experience converge. Wellness lives in every morning walk, every shared meal, every breath of fresh air. East—where light returns. Vale—a sheltered valley where life flourishes. This is home reimagined, grounded in nature and built around the rhythms that make us whole.



LOCATION & ACCESSIBILITY

CONNECTED TO EVERYTHING

Within MADA City, Eastvale stands where space still breathes and essential infrastructure surrounds you. Major roads, educational hubs, and commercial centers are minutes away, yet the moment you arrive, something shifts. This is proximity without the noise—a sanctuary where access and peace coexist, and connectivity serves your life without defining it.

30
MIN CAIRO
INTERNATIONAL
AIRPORT

20
MIN AMERICAN
UNIVERSITY
IN CAIRO

5
MIN NEW
CAPITAL

20
MIN EASTOWN

15
MIN VILLETTE

25
MIN SODIC
EAST



MADA CITY, BUILT FOR WHAT'S NEXT

FIFTH-GENERATION LIVING.
BUILT FOR SHAPING LIFE AHEAD.

Spanning 5,800 feddans with smart technology infrastructure, MADA City is East Cairo's newest vision—strategically positioned near the New Administrative Capital and Cairo International Airport. It will host Egypt's largest entertainment hub, along with educational, medical, and retail districts designed for 500,000 residents. Eastvale sits within this landscape, where wellness shapes urban living.





A VISION FOR BALANCED LIVING

Home needs space to breathe, so 88% of Eastvale is dedicated to residential living surrounded by gardens, trails, and water. Wellness spreads throughout the community—you move through it naturally. The

Boulevard serves as the heart of the community, a living path of water, gardens, and trails, connecting everything through a continuous waterway.



EVERYDAY
MADE
MEANINGFUL

More than a destination, Eastvale is a way of living. Where your child runs freely through community gardens while you lose track of time on a sunset trail. Where neighbors become friends over fire pits, and movement feels like meditation. This is living without compromise—vibrant, grounded, and unapologetically alive.

LIVING & BREATHING SPACE



WHERE NATURE
LEADS, WELLNESS
FOLLOWS

At Eastvale, nature isn't an amenity. It's an infrastructure. Our Garden Trails weave through every neighborhood—pedestrian pathways, jogging lanes, and bike routes connecting all residential parcels in a seamless loop. Native tree canopies shade the journey, designed for both movement and pause.

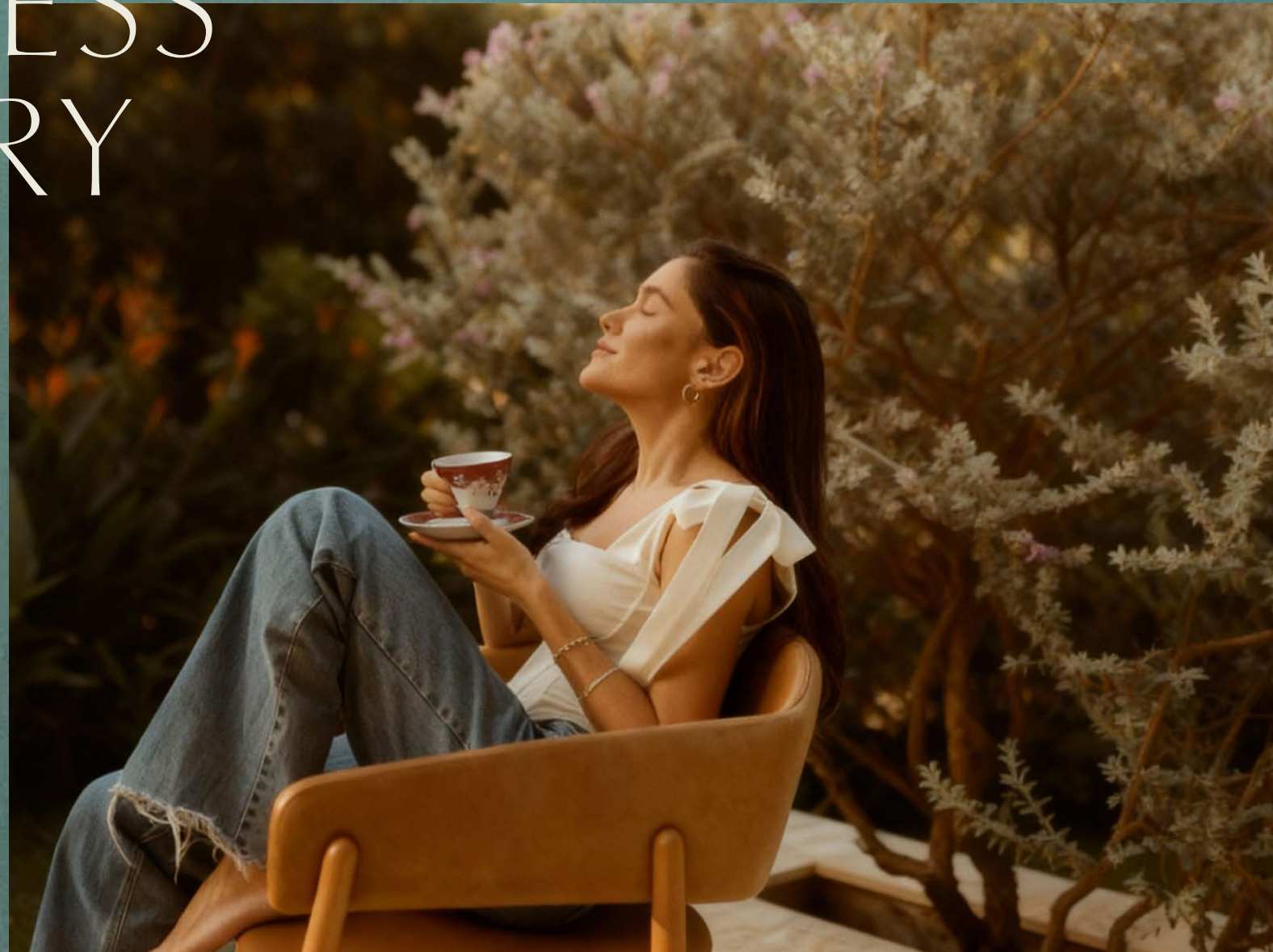
A TRANQUIL LAKE. A LIVING SPINE.



FLOWING THROUGH LIFE

Water moves through Eastvale like breath—constantly, calmly connecting everything. The Wellness Boulevard follows a continuous lake waterway edged by floating decks, cascading features, and boardwalks. Sound becomes your soundtrack. Water cools the air, reflects the sky, and creates microclimates where time slows and life feels gentler.

WELLNESS IN EVERY DETAIL



BUILT INTO THE
RHYTHM OF
YOUR DAY

Wellness lives in the walk to your door, the view from your window, the neighbor you meet on the trail. Morning light through courtyards, water sounds as you pass, shade at midday. Every path invites movement, every pause offers restoration. The environment supports your wellbeing whether you're seeking it or simply living.

BELONGING THAT FEELS NATURAL



CONNECTION, DESIGNED FOR BELONGING

Shared amenities spread throughout—gardens, gathering areas, BBQ pits, work pods—so neighbors meet while living their lives. Trails create chance encounters. Gardens invite collaboration. Fire pits hold conversation. The way buildings cluster creates courtyards where children play and adults linger. You're as social or private as you choose to be.



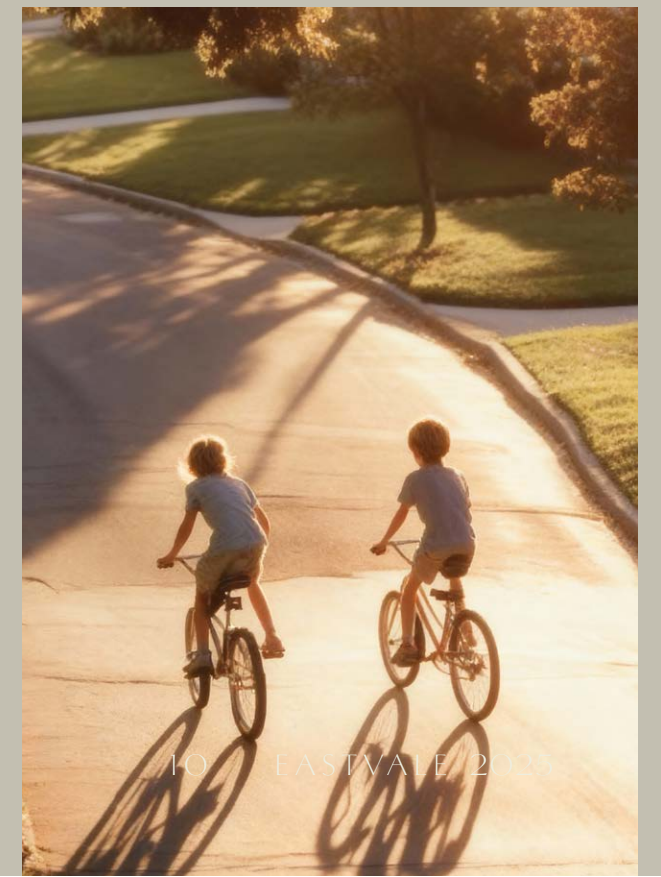
WHERE COMMUNITY COMES ALIVE

The heart that pulses through it all. Cafés where conversations linger, work pods where ideas flow, gardens where hands meet soil. Retreat to the island for stillness, or dive into the energy—wellness club, group classes, spontaneous gatherings. Everything connects here. Everyone belongs.



THE WELLNESS BOULEVARD

A continuous lake winds through the boulevard, bordered by floating decks and boardwalks under canopy shade. Garden Trails branch out from here—looping through neighborhoods, past fire pits and play areas, linking every home to the heartbeat. Walk it. Jog it. Bike it. However you move, you're always connected.





An elevated structure woven into nature—part of the development's architectural language, designed for wellness. A place that lifts you above the everyday, where perspective shifts and stillness finds you. Whether for solitude or quiet connection, it's a space that simply feels different.

THE TREE HOUSE

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Community gardens where residents grow their own. Harvest in the morning, share at dinner. Fresh herbs for tonight's meal, tomatoes still warm from the sun. Food becomes ritual, connection, and a return to what's real.

FARM TO TABLE

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A simple garden designed for stillness. Gravel paths, minimal planting, natural stone. Come here between meetings, after a long day, or whenever you need to clear your head. Just a few minutes can shift everything.

ZEN GARDEN

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The Wellness Club weaves resort-quality care into daily rhythm, a place where restoration meets recreation, indoors flows to outdoors, and solitude exists alongside community. Surrounding it, a Retreat Island accessed by pedestrian bridges offers escape within reach. Space designed to hold whatever you need, whenever you seek it.

THE WELLNESS CLUB

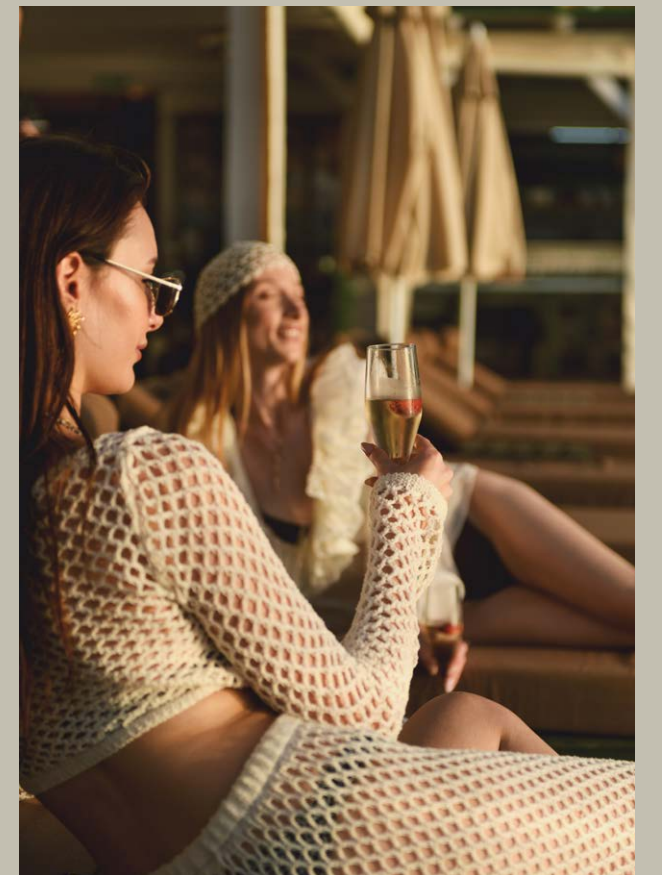
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CLUB S, SPORTS & RECREATION

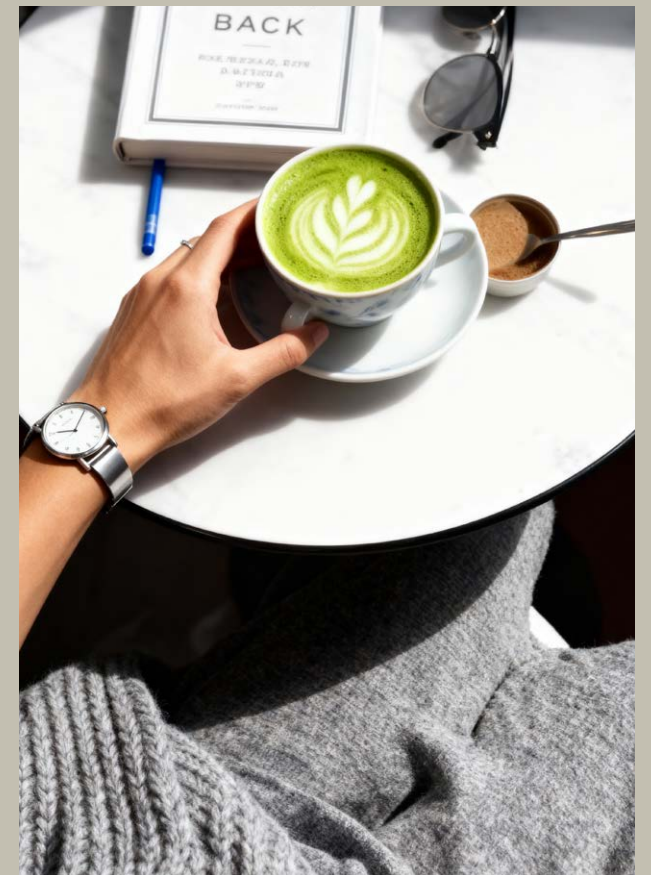
Club S reimagines how we gather—steam rooms where strangers become friends, wellness sessions that bring people together, and conversation lounges designed for meaningful connection. Beyond the indoors, the landscape opens to football fields, tennis and paddle courts, basketball and volleyball zones, plus swimming pools. Here, effort becomes collective, and wellness grows through shared experience.





THE BUSINESS DISTRICT

Workspaces and offices are thoughtfully integrated into the community, all within a short walk from home. Ground floors host retail and F&B that serve both professionals and residents. Shaded pathways wind through landscaped nodes. Water features create pockets of calm. The commute becomes a walk through gardens, and after work, you're already home.



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THE RETAIL VILLAGE

One floor, open air. Curated shops and F&B woven directly into landscape. Shopping becomes an extension of living well—morning coffee flowing into a leisurely stroll, planned purchases becoming walks through greenery. Quality over abundance. Local where possible. Pathways meander, seating invites lingering, and everyday moments unfold at your own pace.





A HOME
THAT GROWS
WITH YOU



INTERIORS THAT ECHO NATURE

LIGHT, TEXTURE & FLOW

Neutral palettes, natural materials, flexible layouts that adapt to your needs and rhythm. Courtyards visible from living rooms. Every detail—texture, light, sightlines—invites the environment outside, indoors. These are spaces designed to breathe with you, changing as your life changes.

DISCLAIMER

- Furniture selections illustrated in this render are specific to the depicted space and are not representative of other villa interiors.
- The spatial design and layout shown are intended for this particular render and may differ across other areas of the villa.
- The finishing palette is presented to reflect the overall design character of the villa; however, materials, and finishes may vary from one space to another.



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YOUR SPACE
YOUR RHYTHM

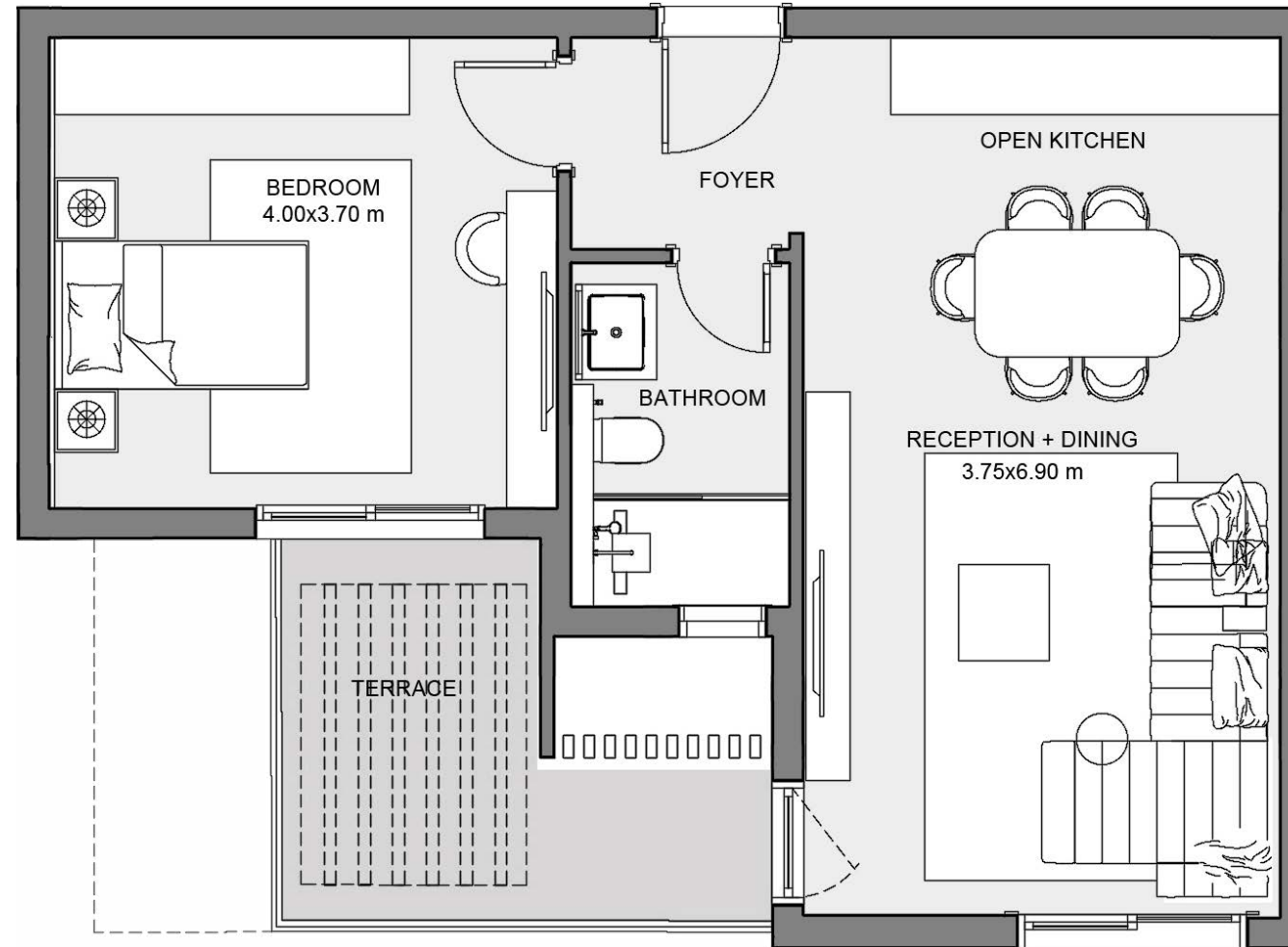
Villas and apartments, each surrounded by greenery and designed with architectural cohesion. Whether standalone privacy or apartment ease, you're part of the same ecosystem.

APARTMENTS
ENTRANCE VIEW



*IBD Apartment
Unit: 45*

Floor	Fourth
Terraces	7m ²
Storage Area	4m ²
Total Gross Area	72m ²



FOURTH FLOOR

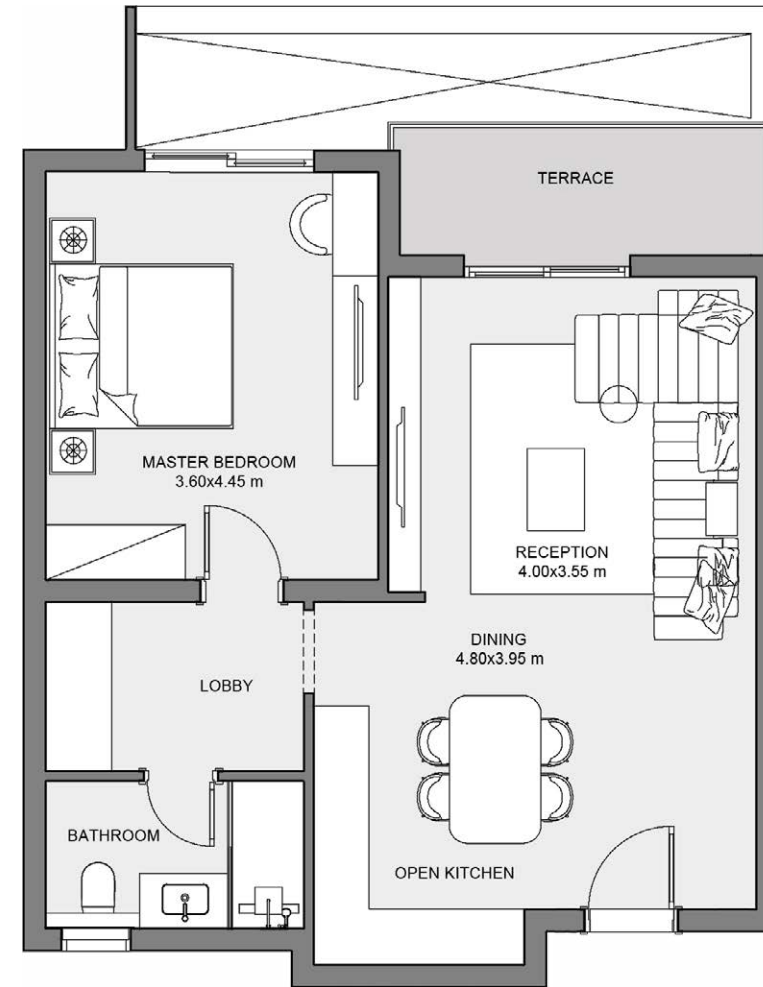
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*IBD Apartment
Unit: 43*

Floor	Fourth
Terraces	6m ²
Storage Area	4m ²
Total Gross Area	81m ²



FOURTH FLOOR

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2BD Apartment Unit: 01

Floor	Ground
Total Gross Area	121m ²



GROUND FLOOR

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2BD Apartment Unit: 03

Floor	Ground
Total Gross Area	121m ²



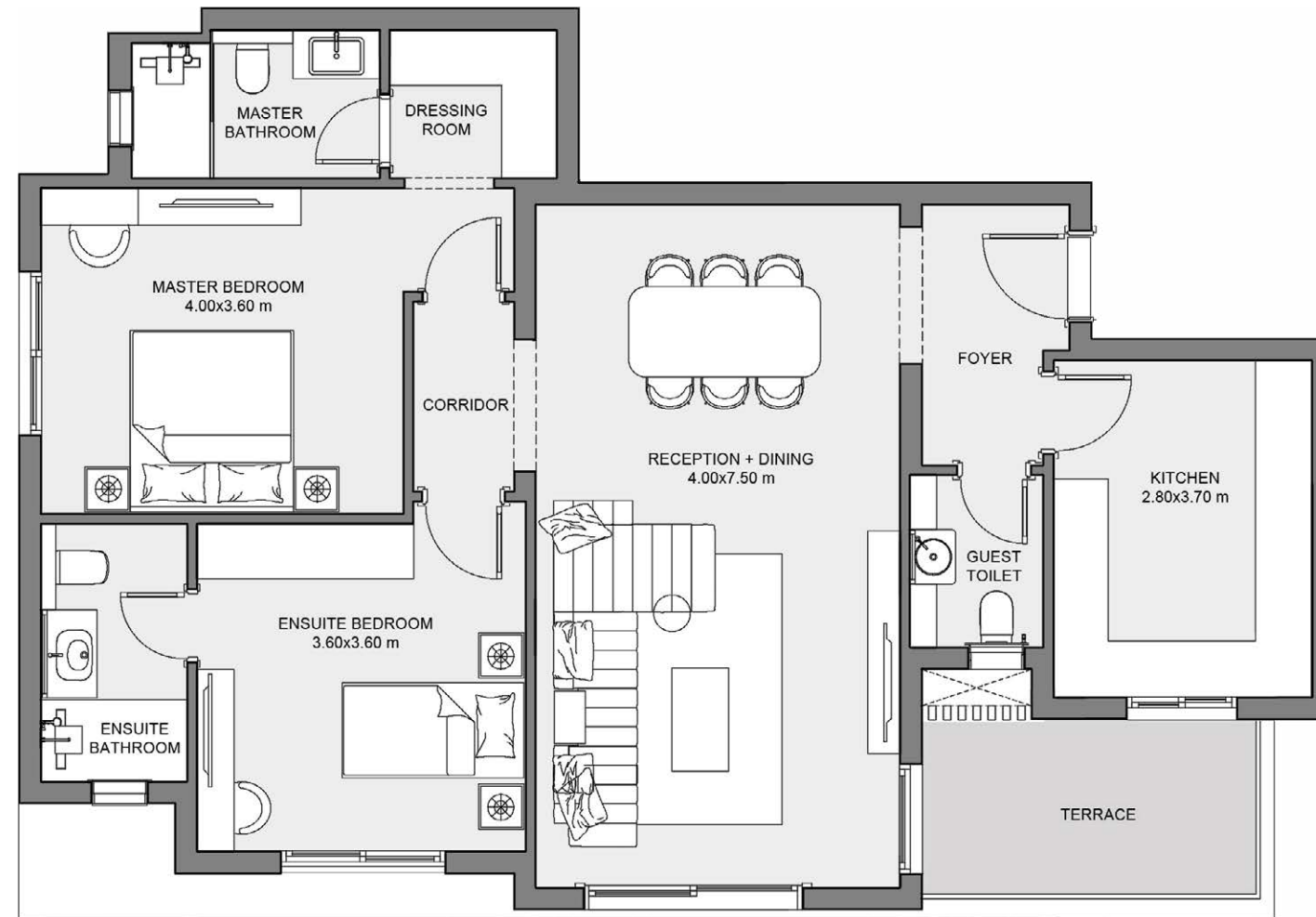
GROUND FLOOR

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2BD Apartment Unit: 11

Floor	First
Terraces	8m ²
Total Gross Area	129m ²



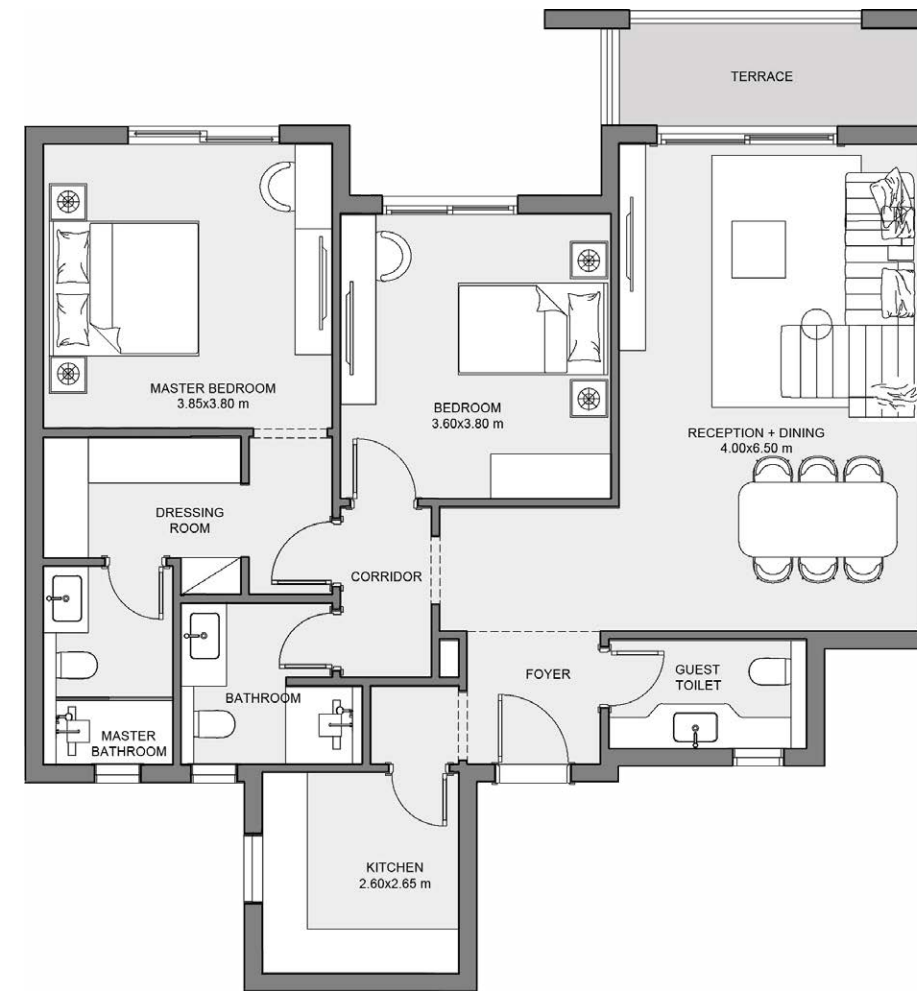
FIRST FLOOR

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2BD Apartment Unit: 13

Floor	First
Terraces	7m ²
Total Gross Area	129m ²



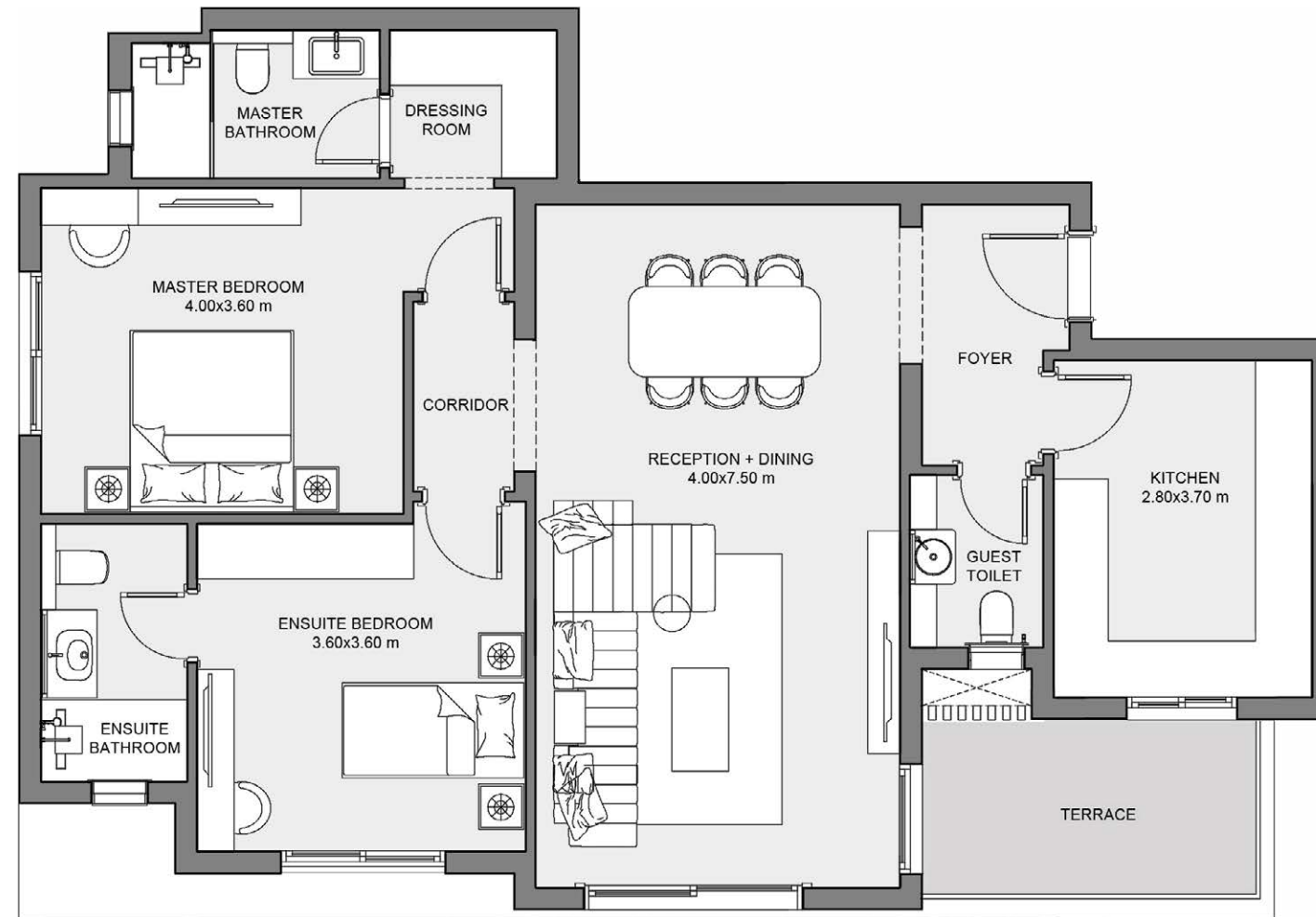
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2BD Apartment Unit: 21

Floor	Second
Terraces	8m ²
Total Gross Area	129m ²



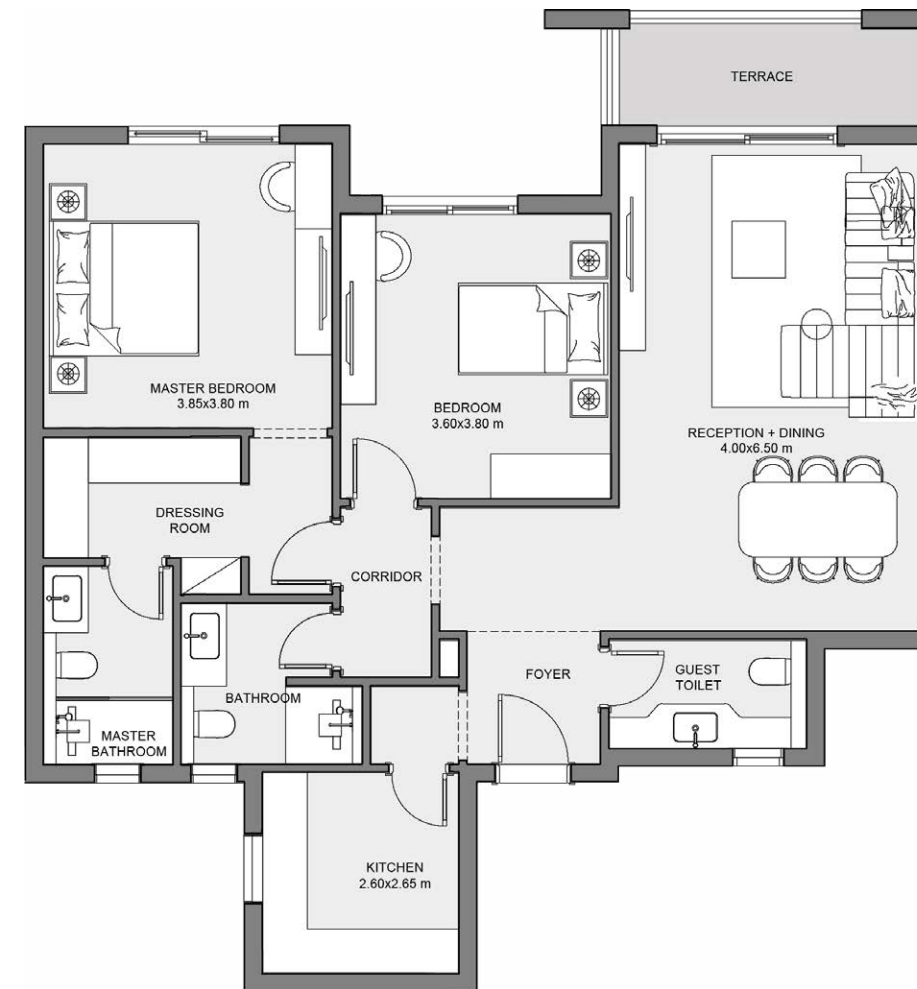
SECOND FLOOR

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2BD Apartment Unit: 23

Floor	Second
Terraces	7m ²
Total Gross Area	129m ²



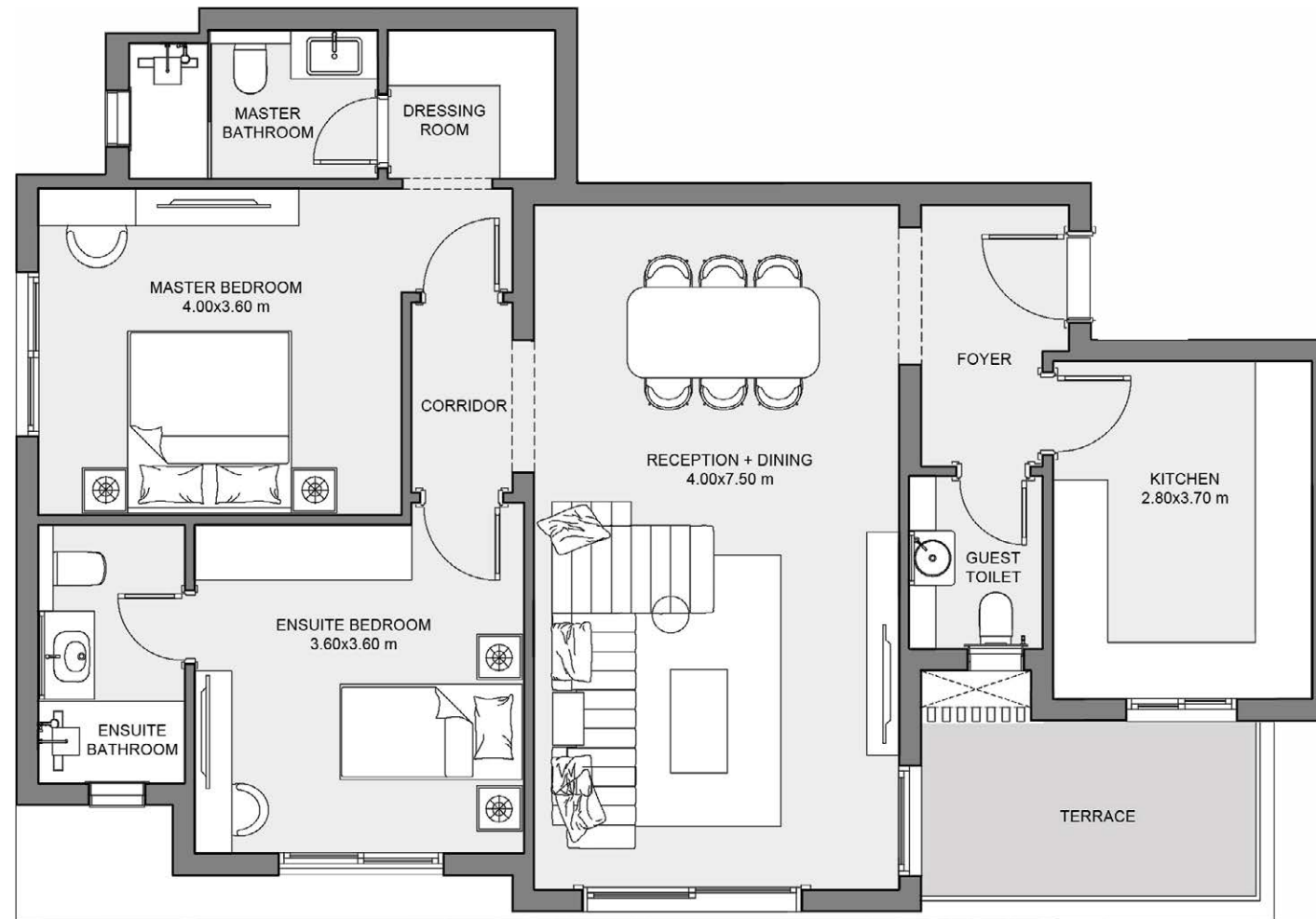
SECOND FLOOR

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2BD Apartment Unit: 31

Floor	Third
Terraces	8m ²
Total Gross Area	129m ²



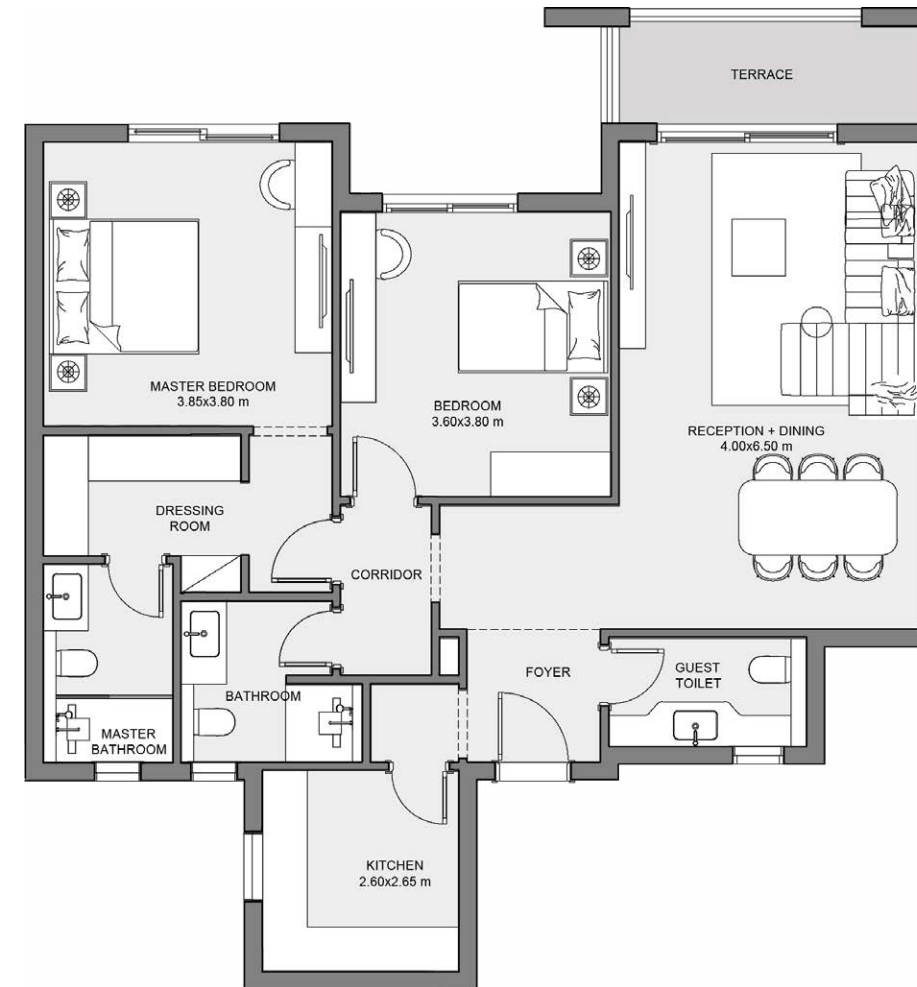
THIRD FLOOR

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2BD Apartment Unit: 33

Floor	Third
Terraces	7m ²
Total Gross Area	129m ²



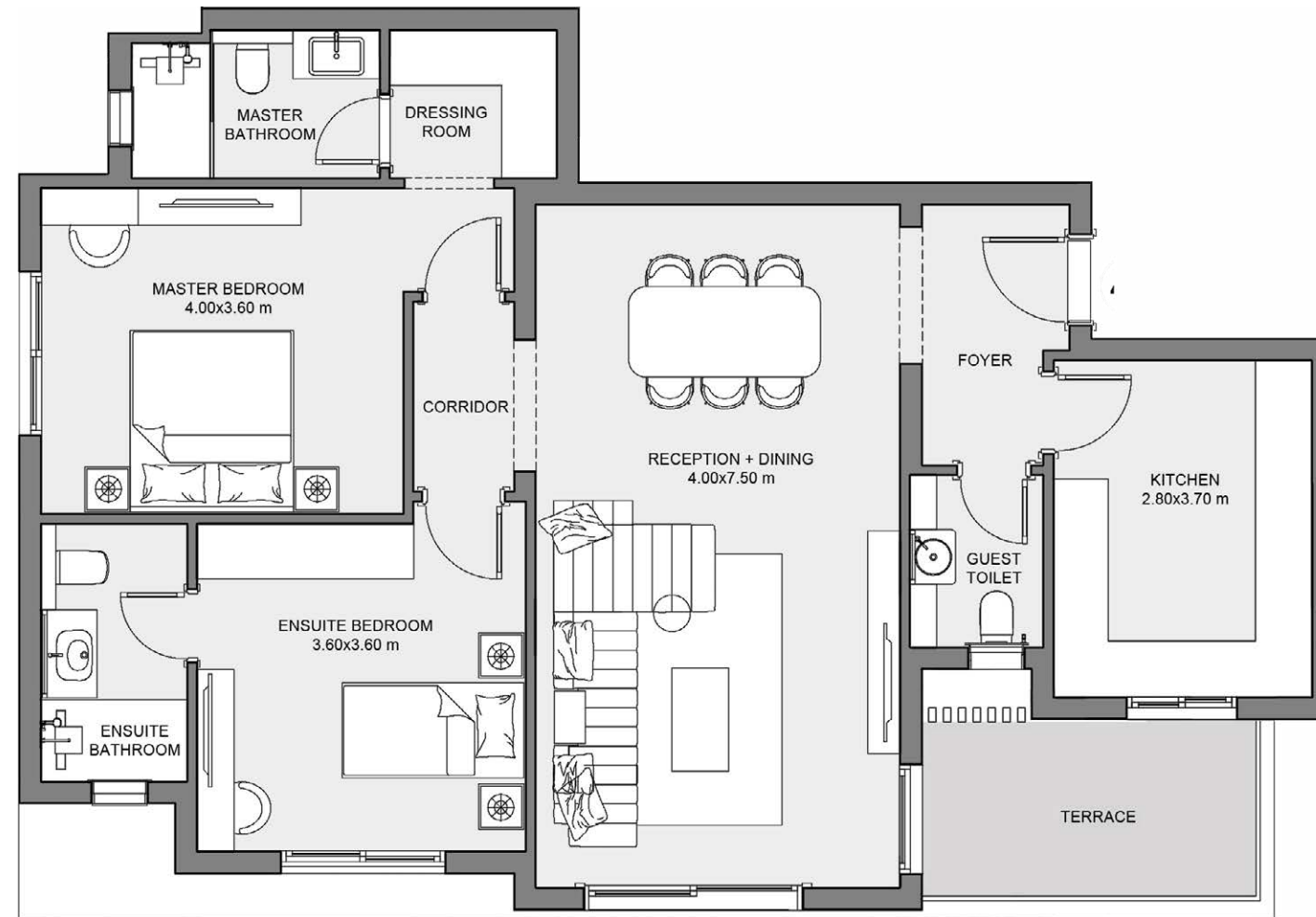
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2BD Apartment Unit: 41

Floor	Fourth
Terraces	8m ²
Total Gross Area	129m ²



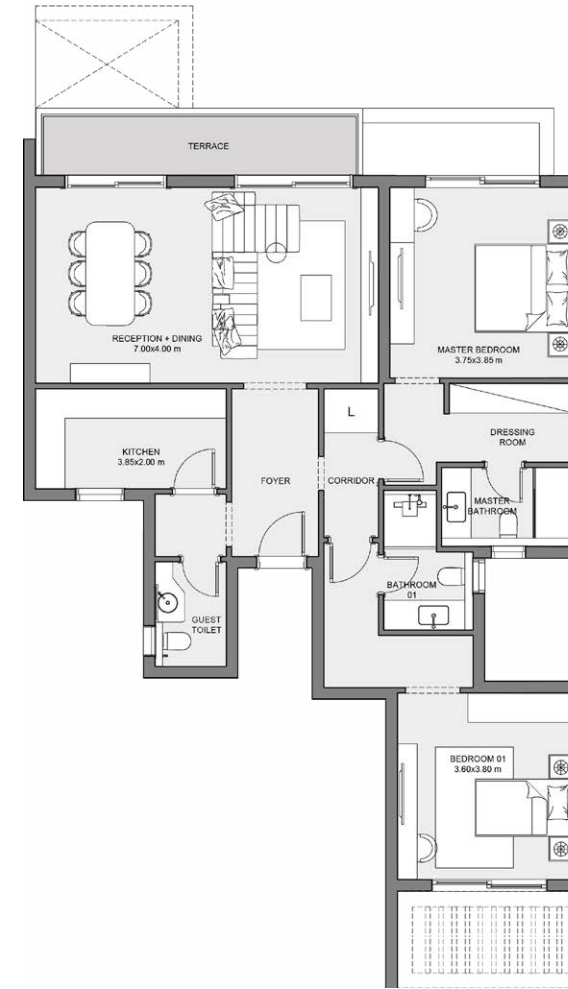
FOURTH FLOOR

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2BD Apartment Unit: 44

Floor	Fourth
Terraces	8m ²
Storage Area	4m ²
Total Gross Area	141m ²



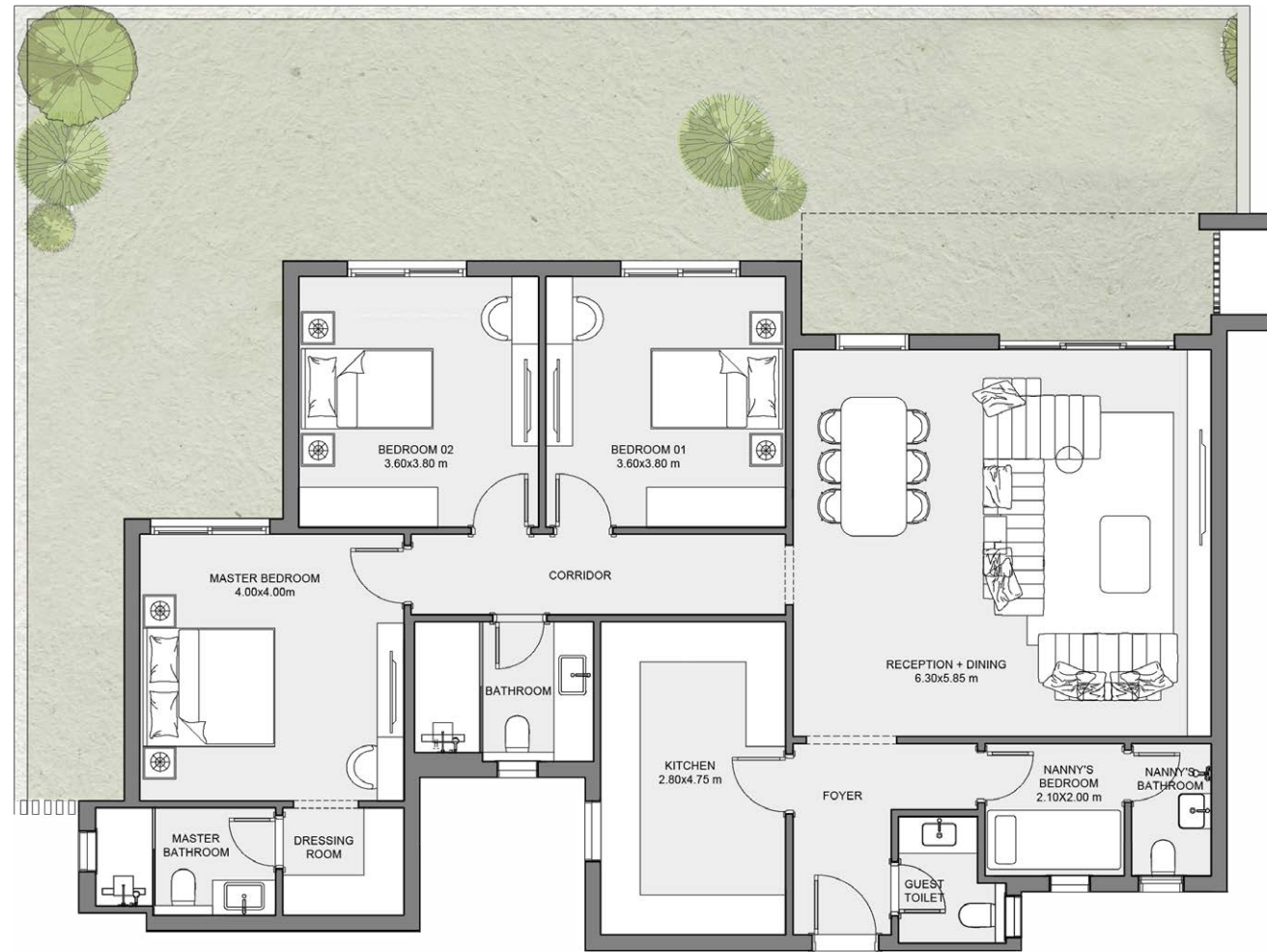
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3BD+N Apartment Unit: 02

Floor	Ground
Total Gross Area	168m ²



GROUND FLOOR

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3BD+N Apartment Unit: 04

Floor	Ground
Total Gross Area	171m ²



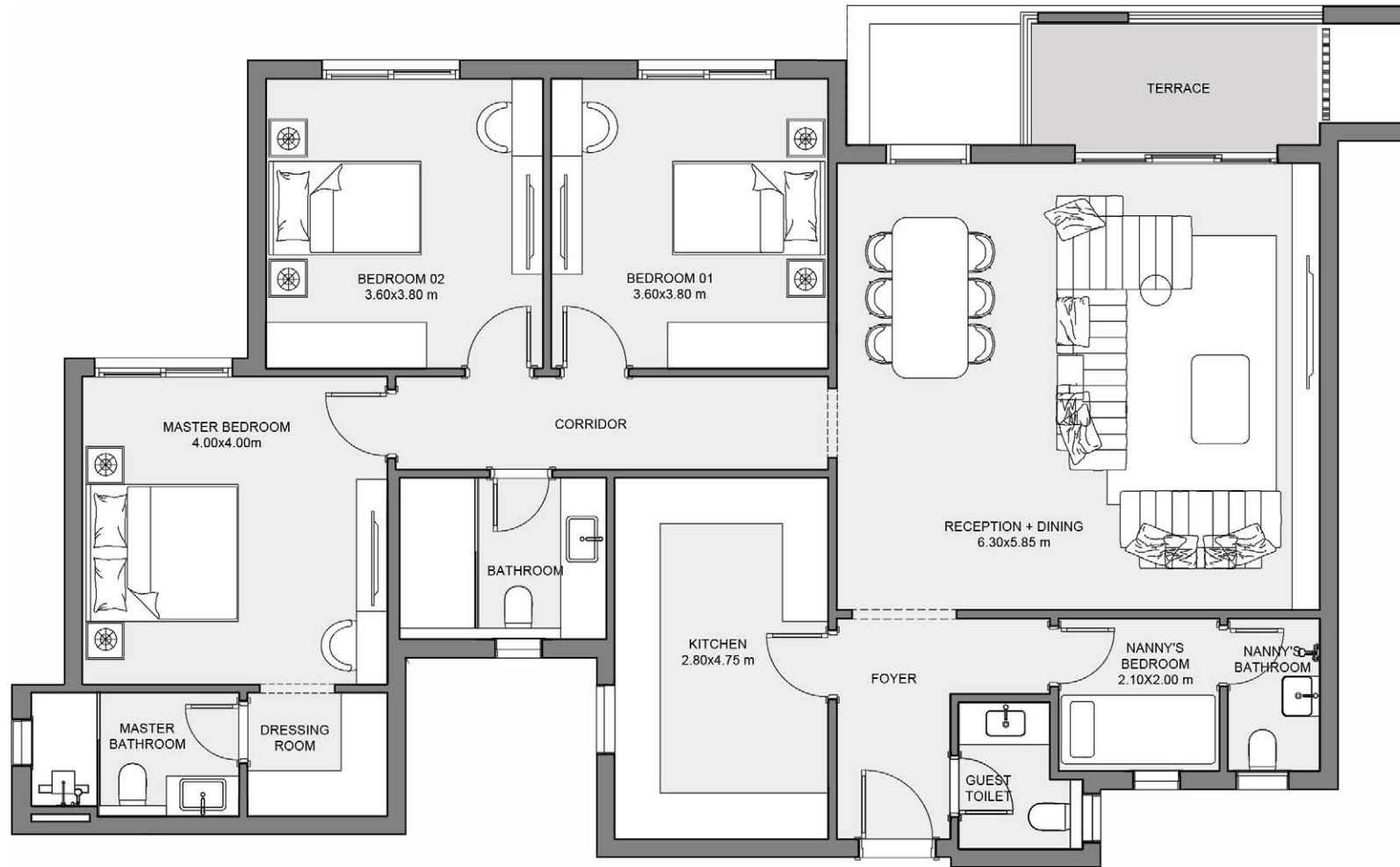
GROUND FLOOR

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3BD+N Apartment Unit: 12

Floor	First
Terraces	7m ²
Storage Area	6m ²
Total Gross Area	176m ²



FIRST FLOOR

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3BD+N Apartment Unit: 14

Floor	First
Terraces	9m ²
Total Gross Area	181m ²



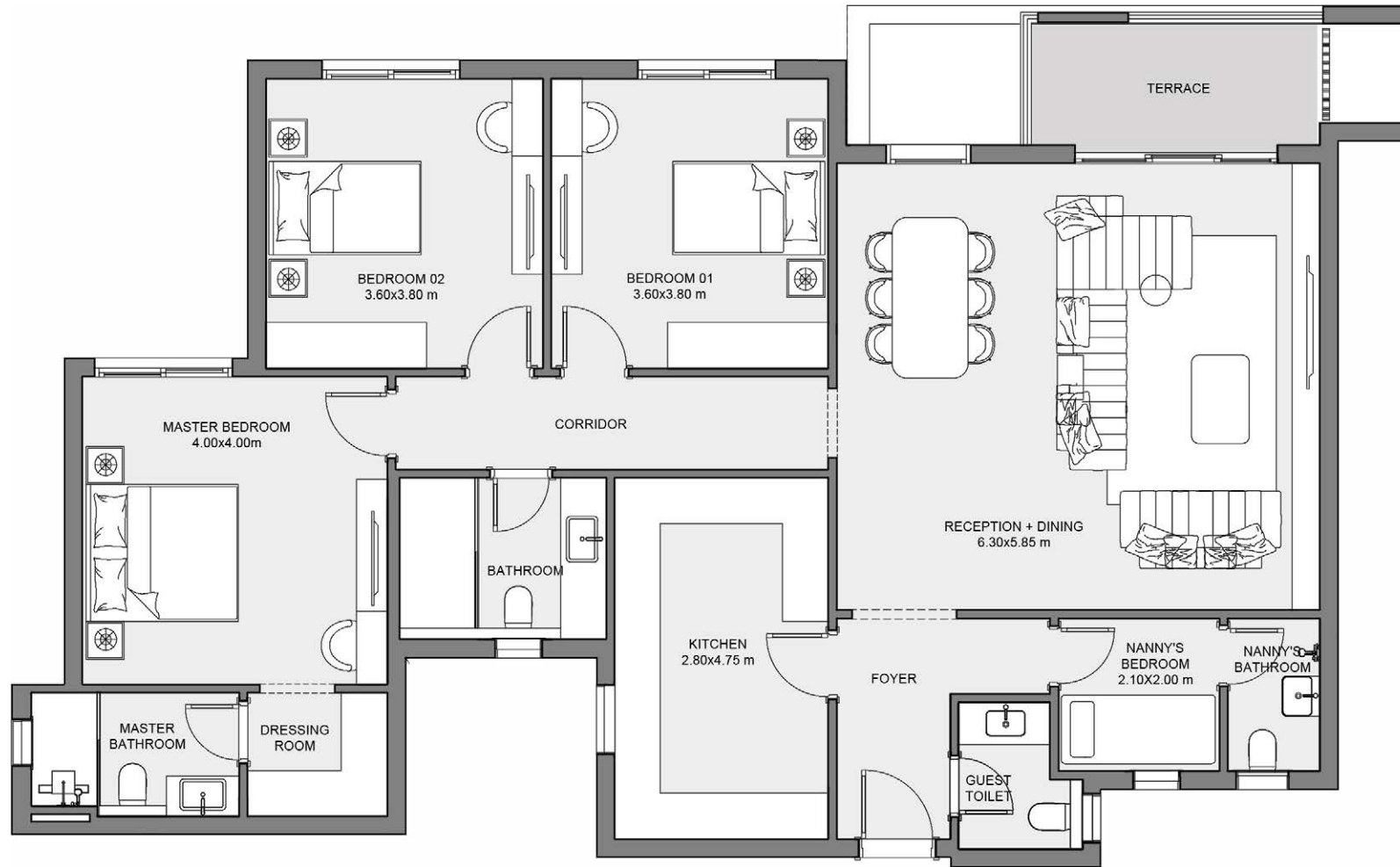
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3BD+N Apartment Unit: 22

Floor	Second
Terraces	7m ²
Storage Area	6m ²
Total Gross Area	176m ²



SECOND FLOOR

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3BD+N Apartment Unit: 24

Floor	Second
Terraces	9m ²
Total Gross Area	181m ²



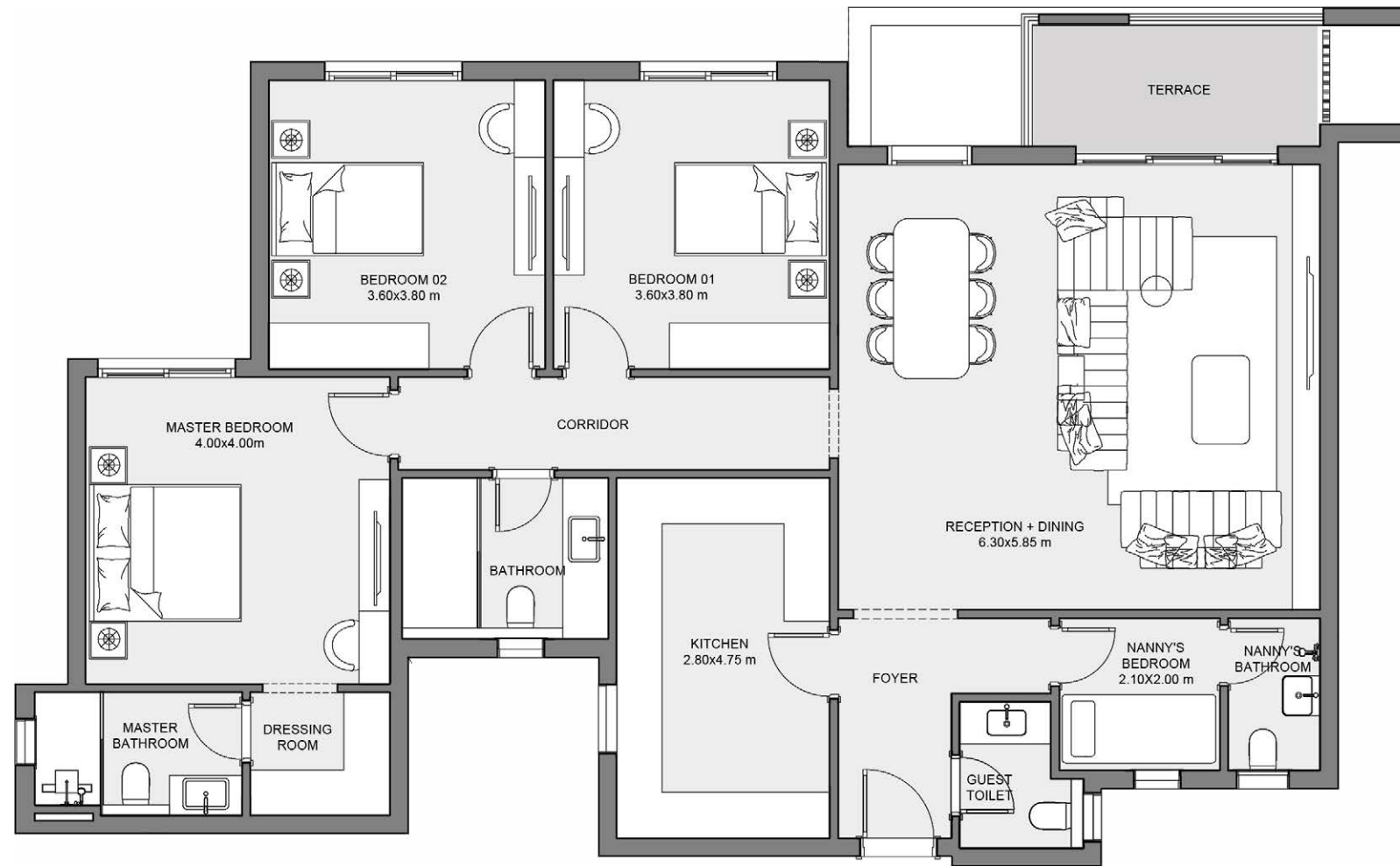
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3BD+N Apartment Unit: 32

Floor	Third
Terraces	7m ²
Storage Area	6m ²
Total Gross Area	176m ²



THIRD FLOOR

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3BD+N Apartment Unit: 34

Floor	Third
Terraces	9m ²
Total Gross Area	181m ²



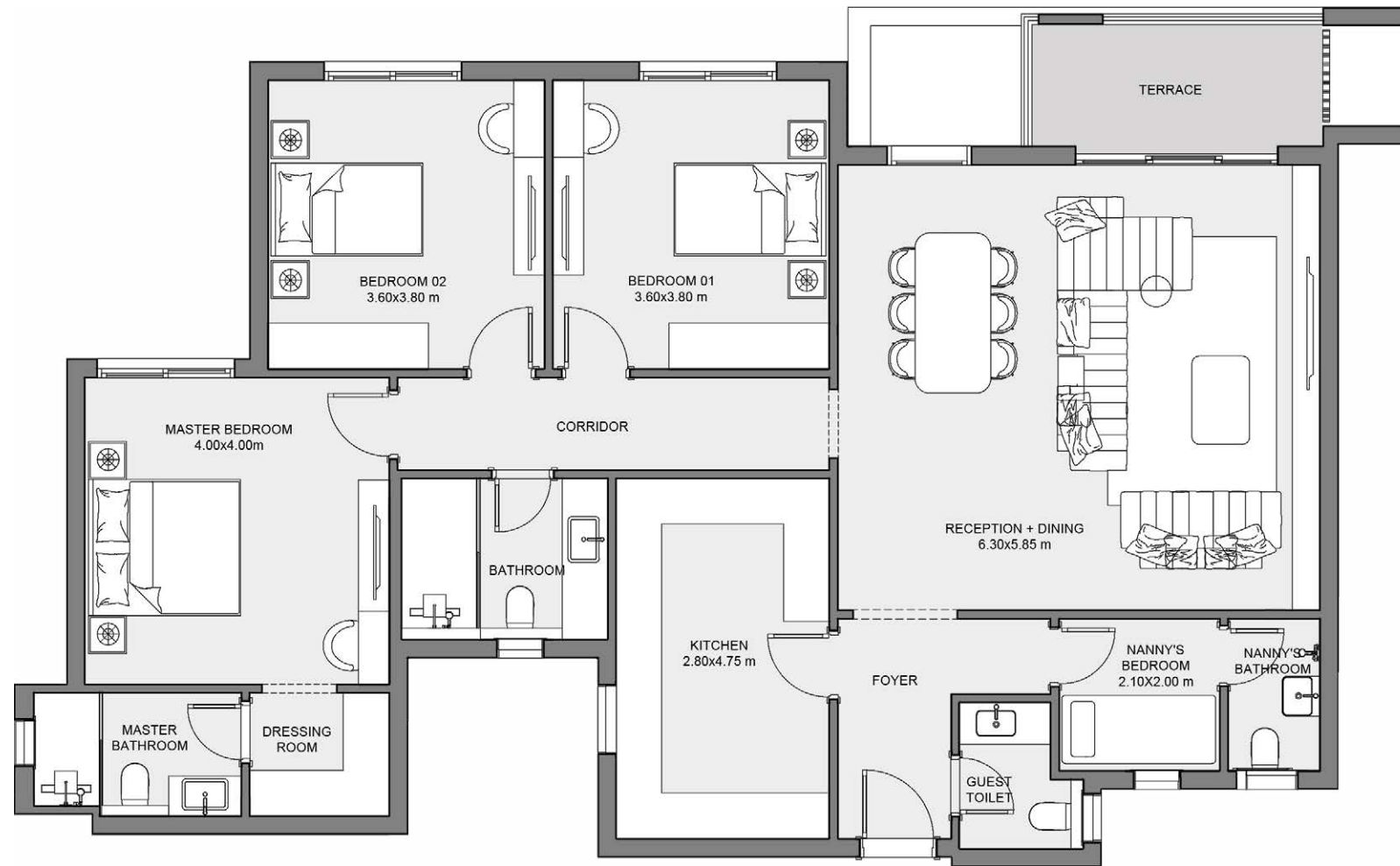
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3BD+N Apartment Unit: 42

Floor	Fourth
Terraces	7m ²
Storage Area	6m ²
Total Gross Area	176m ²



FOURTH FLOOR

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APARTMENTS
GARDEN VIEW



FINISHING SPECS

1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

2. STAIRCASE (IF APPLICABLE)

- FLOORS MARBLE
- WALLS PAINT
- CEILING PAINT

3. KITCHEN (WITHOUT CABINETS)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS PAINT
- CEILING PAINT

4. GUEST TOILET & POWDER ROOMS

- FLOORS HIGH QUALITY MARBLE
- WALLS HIGH QUALITY MARBLE WITH PAINT
- CEILING PAINT

5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY PORCELAIN WITH PAINT
- CEILING PAINT

6. BEDROOMS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

7. LIVING AREAS

- FLOORS HDF
- WALLS PAINT
- CEILING PAINT

8. NANNY'S ROOM & DRIVER'S ROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS PAINT
- CEILING PAINT

9. NANNY'S BATHROOM

- FLOORS HIGH QUALITY CERAMIC
- WALLS HIGH QUALITY CERAMIC
- CEILING PAINT

10. TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

11. ROOF TERRACES

- FLOORS HIGH QUALITY PORCELAIN
- WALLS HIGH QUALITY EXTERIOR PAINT

12. SANITARY WARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

13. DOORS

- OAK VENEERED MDF

14. AIR CONDITIONING

NON-INVERTER SPLIT UNITS - COOLING ONLY
(EXCEPT NANNY'S AND DRIVER'S ROOM -
PROVISIONS ONLY)

15. HEATERS

NOT INCLUDED - PROVISIONS ONLY
CONVENTIONAL WATER HEATER DESIGN
MAX ELEC LOAD = 2 KW - 220V

16. ALUMINUM WORKS

HIGH QUALITY SINGLE GLAZED
ALUMINUM FRAMES

DISCLAIMER:

- Materials, colors, and design details shown are indicative and may vary based on availability and technical requirements.
- SODIC reserves the right to make modifications or substitutions at its discretion.

