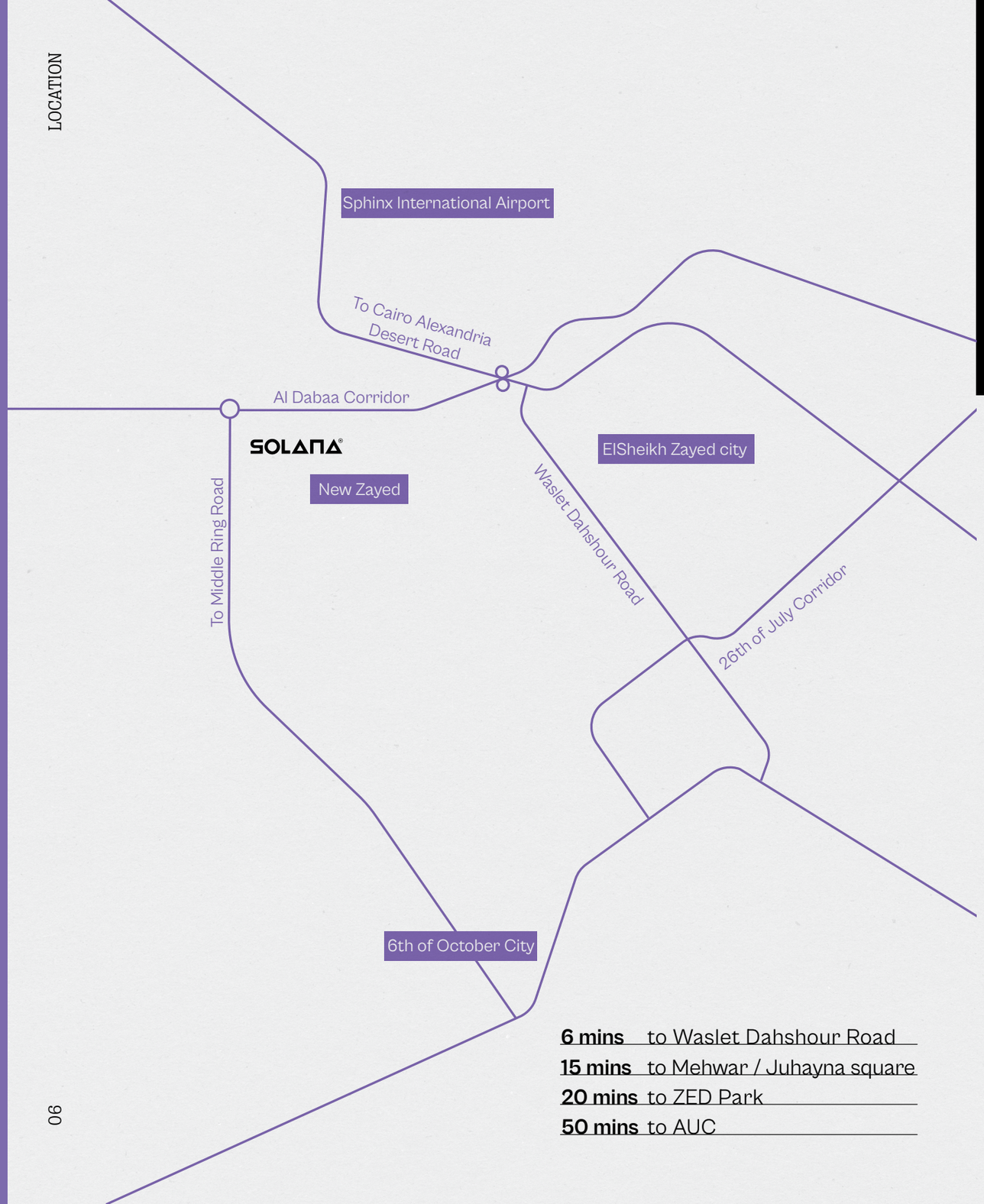
SOLANA®

NEW ZAYED

OGA



6 mins to Waslet Dahshour Road
15 mins to Mehwar / Juhayna square
20 mins to ZED Park
50 mins to AUC

There's a resurgence of popularity in the New Zayed area, hence the placement of **SOLANA®** right at its core.

That's why **SOLANA®** residents, situated between Al Dabaa Corridor and the Middle Ring Road, can seamlessly commute to the Cairo Alexandria Desert road and Waslet Dahshur road.





01 THE GEMINI VILLA

02 THE VILLA (1 FLOOR)

03 THE VILLA (2 FLOORS)

04 THE TWIN VILLA (1 FLOOR)

05 THE TWIN HOUSE

06 THE TOWN HOUSE

Homes that are intelligently designed with aesthetics and form taking equal spots on the scale of importance at SOLANA®.

The future of home building lies in creating different ones that suit all people. We have streamlined all models for SOLANA® that fit the modern needs of various individuals and their social circles.



1. THE GEMINI VILLA

A TYPOLOGY UNSEEN BEFORE IN THE MARKET.



The Gemini Villa is a shape-shift villa with a flexible layout and playful leveling with a living area downstairs and a bedroom space upstairs.

It’s architecturally brilliant, appearing as a single storey home from one side, and as two stories from the other, with three different gardens.



The Gemini Villa 1



The Gemini Villa 1

THE GEMINI VILLA 1

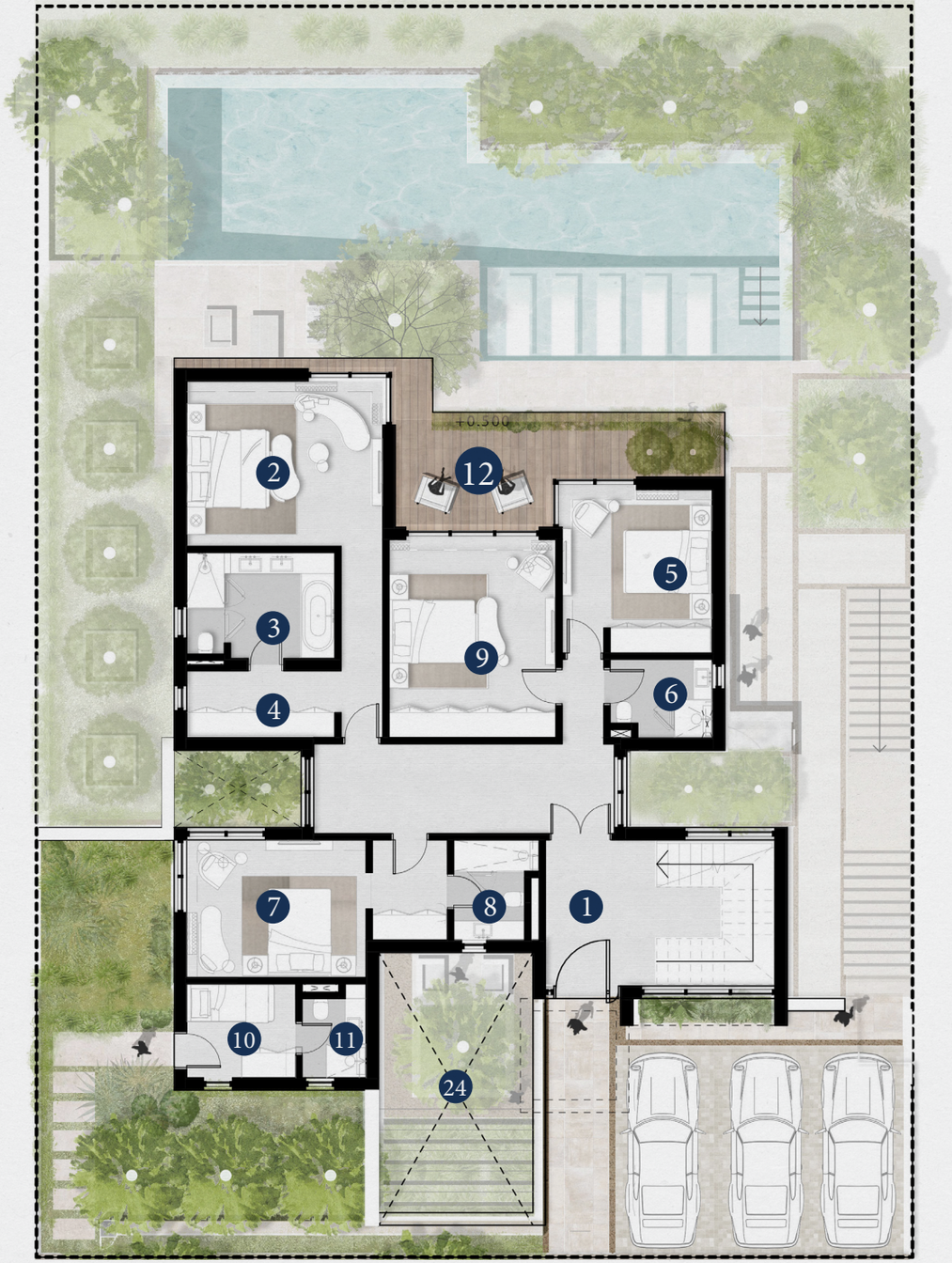




THE GEMINI VILLA 1

TOTAL AREA:	388 SQM
INTERNAL AREA:	369 SQM
TERRACE AREA:	19 SQM

1	ARRIVAL/FOYER	3.50	x	2.65
2	MASTER BEDROOM	4.70	x	4.00
3	MASTER ENSUITE	3.55	x	2.55
4	MASTER DRESSING	3.55	x	1.60
5	BEDROOM 01	3.60	x	3.90
6	BATHROOM 1	1.90	x	2.45
7	BEDROOM 02	4.30	x	3.30
8	ENSUITE 02	2.05	x	2.40
9	BEDROOM 3	4.75	x	4.00
10	DRIVER'S ROOM	2.25	x	2.60
11	DRIVER'S BATHROOM	2.25	x	1.55
12	TERRACE	2.75	x	7.90

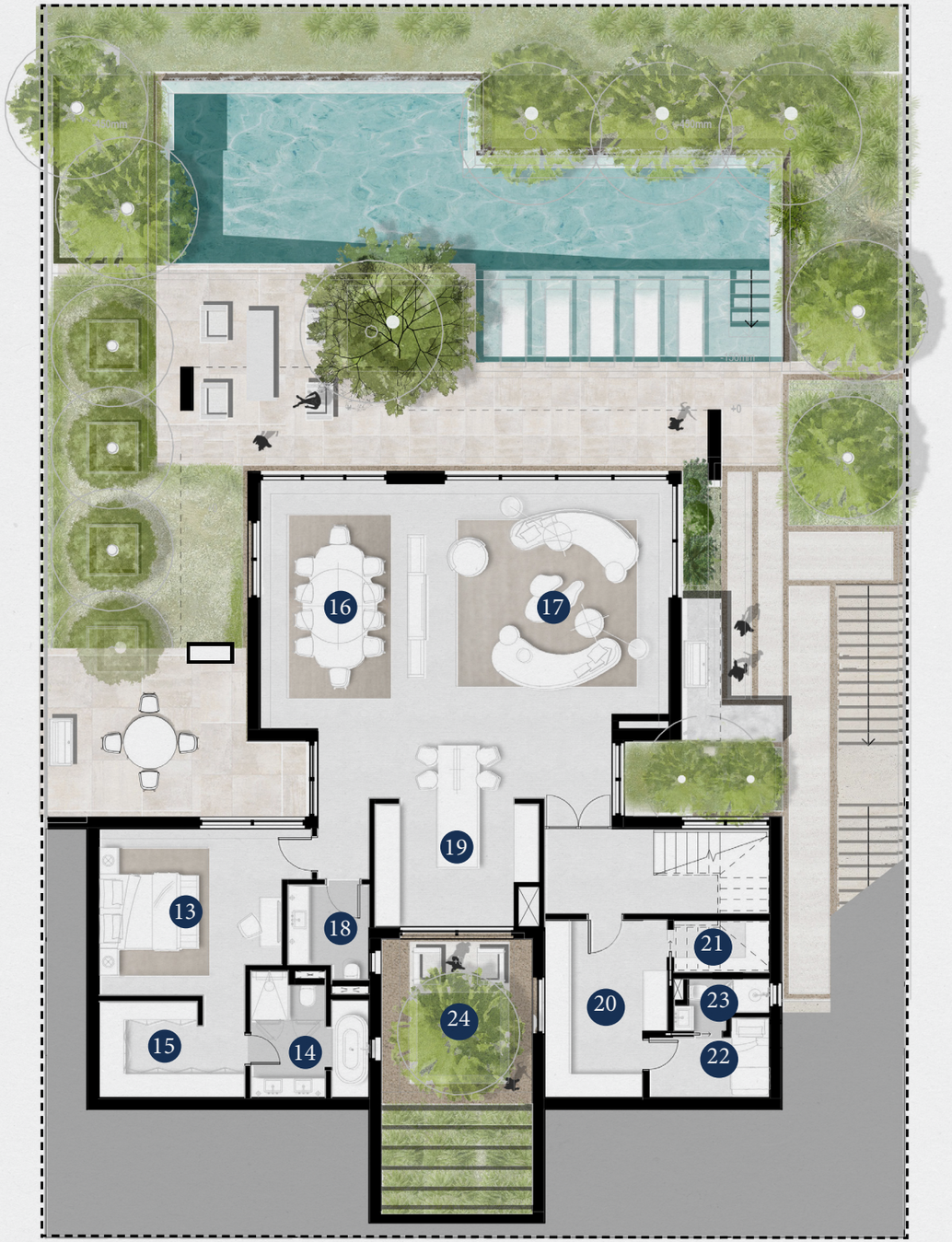


ENTRANCE FLOOR (BEDROOM OPTION)

THE GEMINI VILLA 1

TOTAL AREA:	388 SQM
INTERNAL AREA:	369 SQM
TERRACE AREA:	19 SQM

13	BEDROOM 03	4.45	x	4.10
14	ENSUITE 03	3.10	x	2.90
15	DRESSING ROOM 03	2.35	x	3.55
16	DINING	6.00	x	3.80
17	LIVING	6.00	x	6.20
18	POWDER ROOM	2.30	x	2.00
19	DISPLAY KITCHEN	3.00	x	4.00
20	CLOSED KITCHEN	4.35	x	3.00
21	LAUNDRY	2.35	x	1.30
22	MAID'S ROOM	2.95	x	1.50
23	MAID'S BATHROOM	2.35	x	1.30
24	COURTYARD	6.70	x	3.70

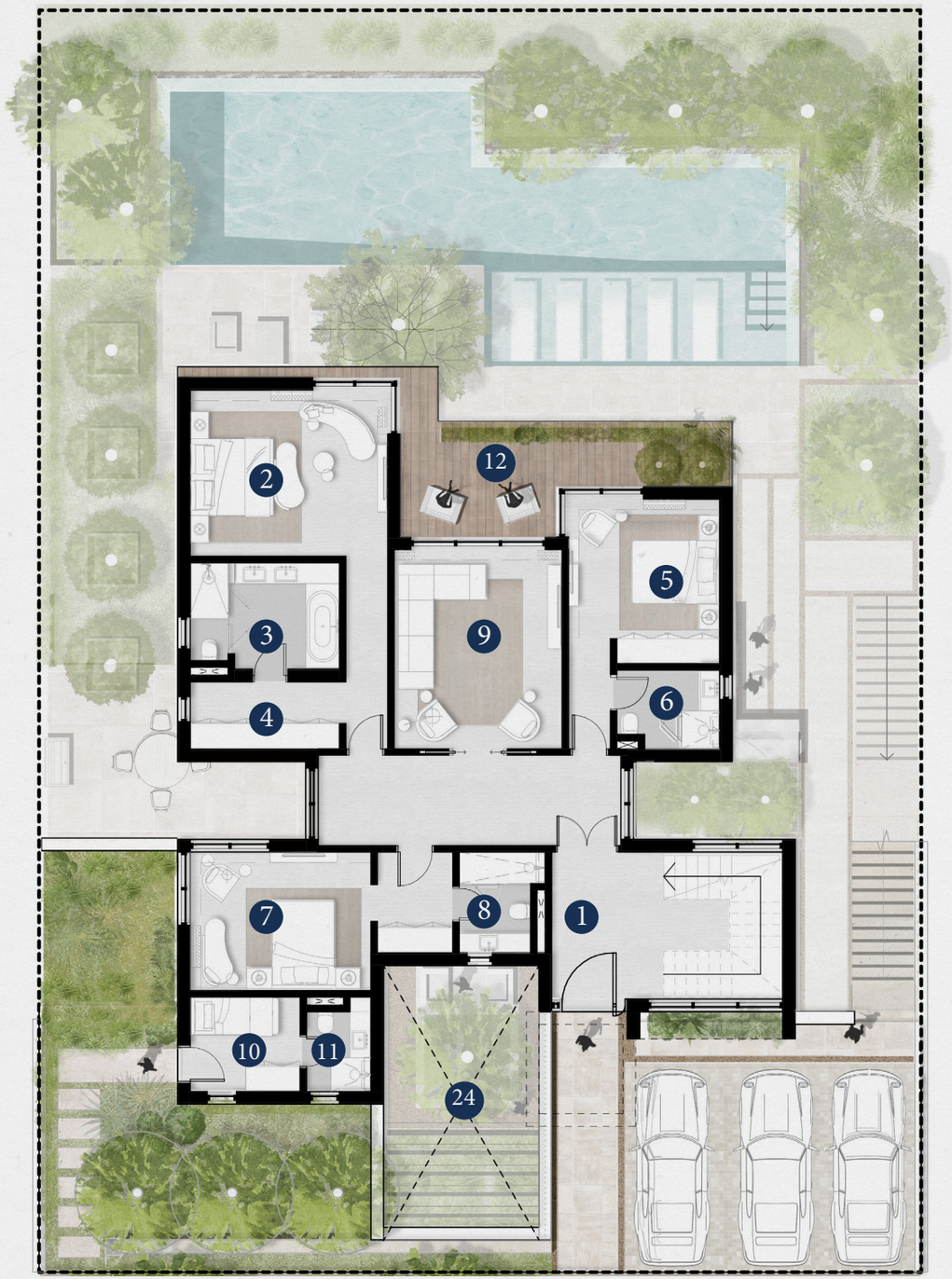


GARDEN FLOOR

THE GEMINI
VILLA 1

TOTAL AREA: 388 SQM
INTERNAL AREA: 369 SQM
TERRACE AREA: 19 SQM

1	ARRIVAL/FOYER	3.50	x	2.65
2	MASTER BEDROOM	4.70	x	4.00
3	MASTER ENSUITE	3.55	x	2.55
4	MASTER DRESSING	3.55	x	1.60
5	BEDROOM 01	3.60	x	3.90
6	ENSUITE 01	1.90	x	2.45
7	BEDROOM 02	4.30	x	3.30
8	ENSUITE 02	2.05	x	2.40
9	FAMILY ROOM	4.75	x	4.00
10	DRIVER'S ROOM	2.25	x	2.60
11	DRIVER'S BATHROOM	2.25	x	1.55
12	TERRACE	2.75	x	7.90



ENTRANCE FLOOR (FAMILY LIVING OPTION)

THE GEMINI VILLA 1









THE GEMINI VILLA 2







THE GEMINI VILLA 2

TOTAL AREA:	337 SQM
INTERNAL AREA:	309 SQM
TERRACE AREA:	22 SQM

1	ARRIVAL/FOYER	3.80	x	3.65
2	MASTER BEDROOM	4.00	x	5.00
3	MASTER ENSUITE	2.05	x	3.65
4	MASTER DRESSING	1.65	x	3.65
5	BEDROOM 01	3.30	x	3.65
6	ENSUITE 01	2.10	x	2.25
7	DRESSING ROOM 01	2.10	x	2.60
8	BEDROOM 02	4.00	x	3.60
9	ENSUITE 02	1.35	x	4.00
10	DRESSING ROOM 02	2.10	x	1.40
11	TERRACE	6.10	x	4.35



ENTRANCE FLOOR (BEDROOM OPTION)

THE GEMINI VILLA 2

TOTAL AREA:	337 SQM
INTERNAL AREA:	309 SQM
TERRACE AREA:	22 SQM

12	LIVING	6.00	x	5.00
13	DINING	4.00	x	5.20
14	DISPLAY KITCHEN	2.50	x	4.00
15	CLOSED KITCHEN	2.35	x	4.00
16	POWDER ROOM	3.75	x	1.40
17	GUEST BEDROOM	3.90	x	3.80
18	GUEST ENSUITE	2.55	x	2.00
19	GUEST DRESSING	2.25	x	2.55
20	LAUNDRY	2.00	x	2.80
21	MAID'S ROOM	2.75	x	2.80
22	MAID'S BATHROOM	1.40	x	2.80



GARDEN FLOOR

THE GEMINI VILLA 2

TOTAL AREA:	337 SQM
INTERNAL AREA:	309 SQM
TERRACE AREA:	22 SQM

1	ARRIVAL/FOYER	3.80	x	3.65
2	MASTER BEDROOM	4.00	x	5.00
3	MASTER ENSUITE	2.05	x	3.65
4	MASTER DRESSING	1.65	x	3.65
5	BEDROOM 01	3.30	x	3.65
6	ENSUITE 01	2.10	x	2.25
7	DRESSING ROOM 01	2.10	x	2.60
8	FAMILY ROOM	4.00	x	5.25
9	KITCHENETTE	2.90	x	0.70
10	POWDER ROOM	1.35	x	4.00
11	TERRACE	6.10	x	4.35



ENTRANCE FLOOR (FAMILY LIVING OPTION)

THE GEMINI VILLA 2







2.

THE VILLA 1 FLOOR

The Villa (One Floor)



The single storey villa has a contemporary, pavilion look and feel with a flexible layout and open spaces surrounding every facade of the home.

The sleek and simple layout of the home is just right for individuals and small families looking for a good-energy space, with a focal point open-air, glass cubicle with rooted plants and trees right in the middle of the home's interior courtyard.



The Villa (One Floor)

THE VILLA 1 FLOOR

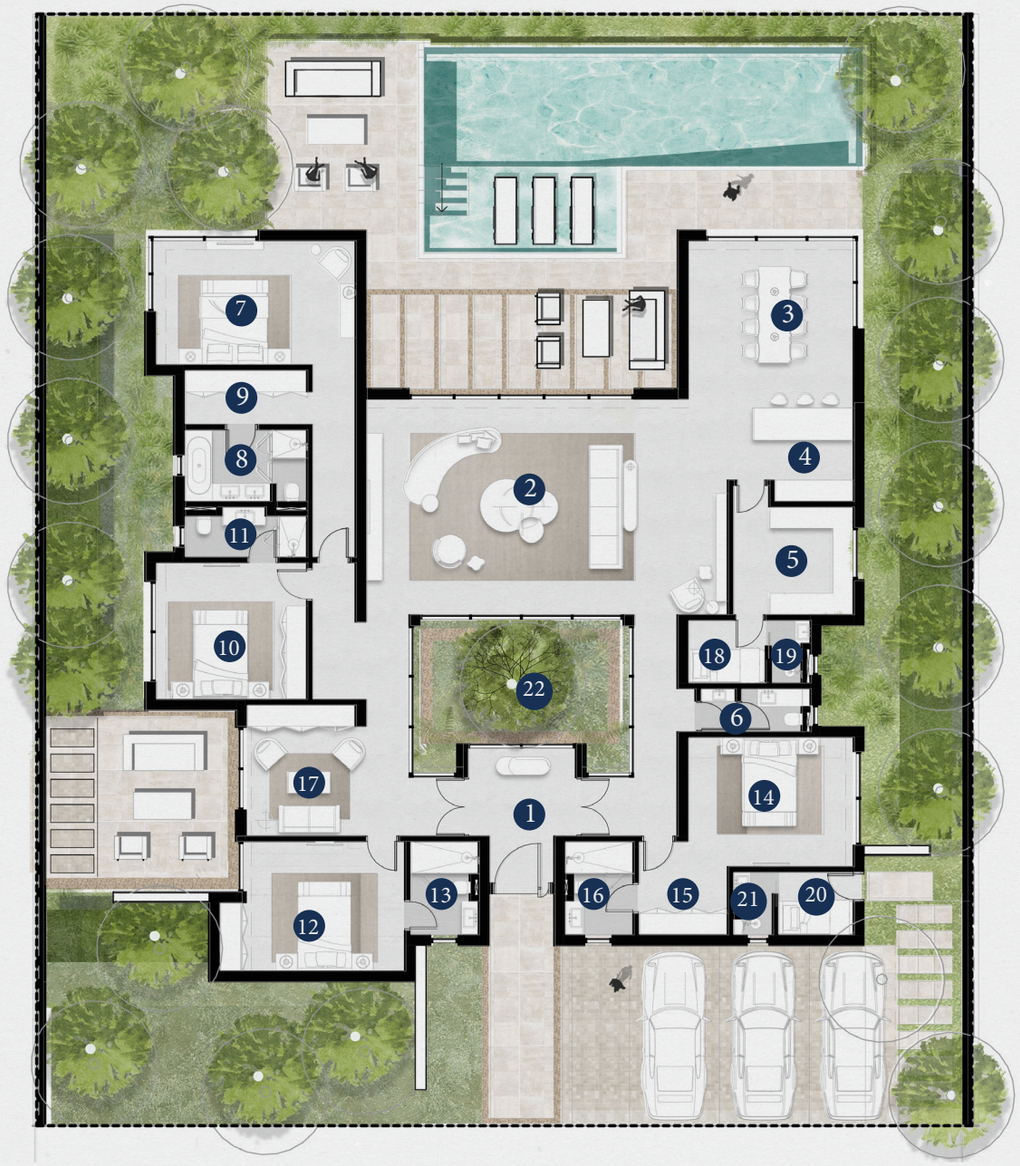




THE VILLA
1 FLOOR

TOTAL AREA: 319 SQM

1	ARRIVAL/FOYER	3.05	x	2.45
2	LIVING	6.00	x	10.00
3	DINING	4.60	x	4.65
4	DISPLAY KITCHEN	2.60	x	3.50
5	CLOSED KITCHEN	3.35	x	3.00
6	POWDER ROOM	1.20	x	3.00
7	MASTER BEDROOM	5.50	x	3.45
8	MASTER ENSUITE	3.40	x	2.00
9	MASTER DRESSING	3.40	x	1.50
10	BEDROOM 01	4.20	x	3.80
11	ENSUITE 01	3.40	x	1.40
12	BEDROOM 02	5.15	x	3.60
13	ENSUITE 02	2.60	x	1.90
14	BEDROOM 03	4.60	x	3.60
15	DRESSING ROOM 03	2.50	x	1.90
16	ENSUITE 03	2.60	x	1.90
17	FAMILY ROOM	3.65	x	3.75
18	MAID'S ROOM	2.15	x	1.75
19	MAID'S BATHROOM	1.10	x	1.75
20	DRIVER'S ROOM	2.15	x	1.75
21	DRIVER'S BATHROOM	1.10	x	1.75
22	COURTYARD	5.65	x	3.90



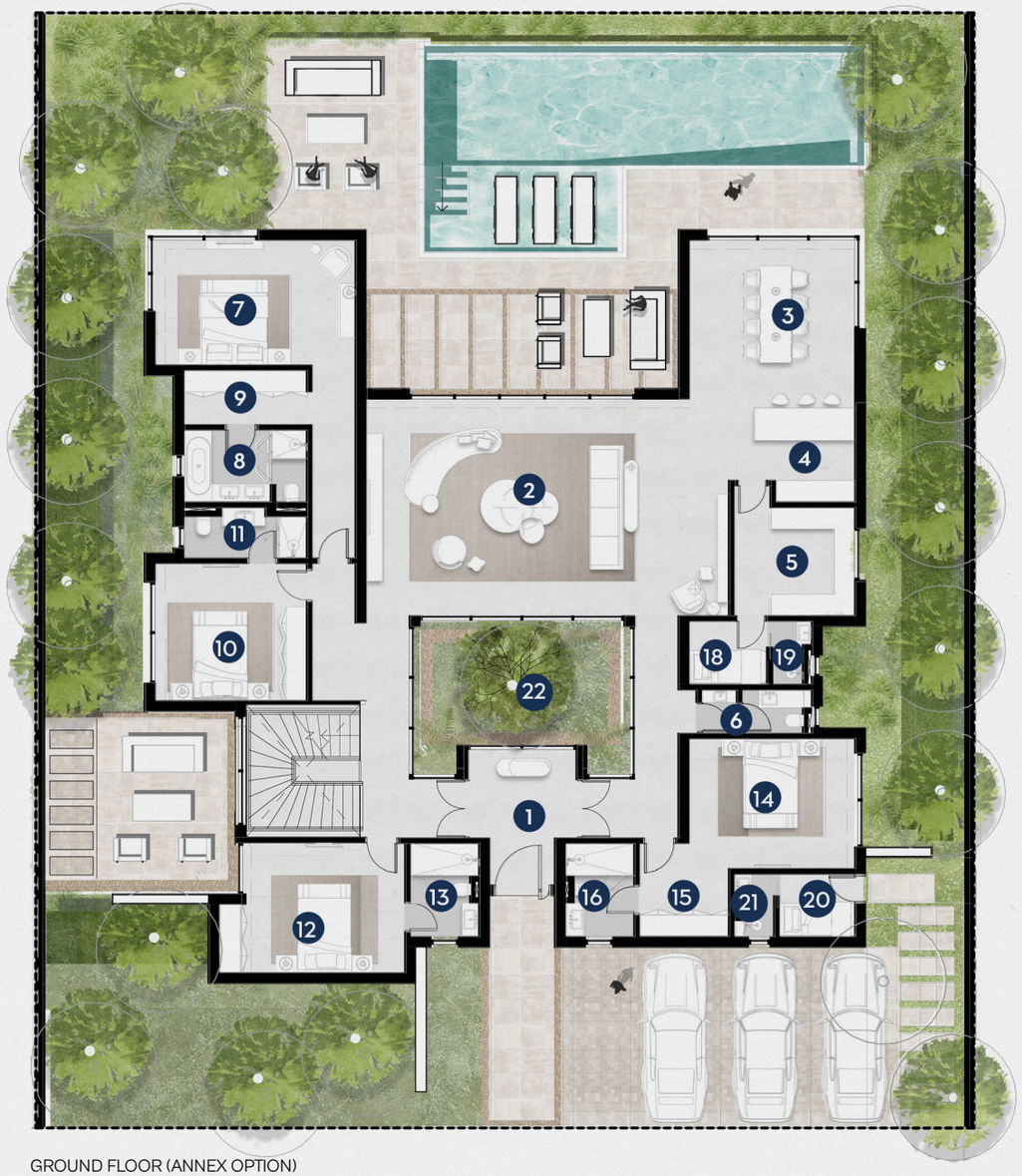
GROUND FLOOR

THE VILLA
1 FLOOR

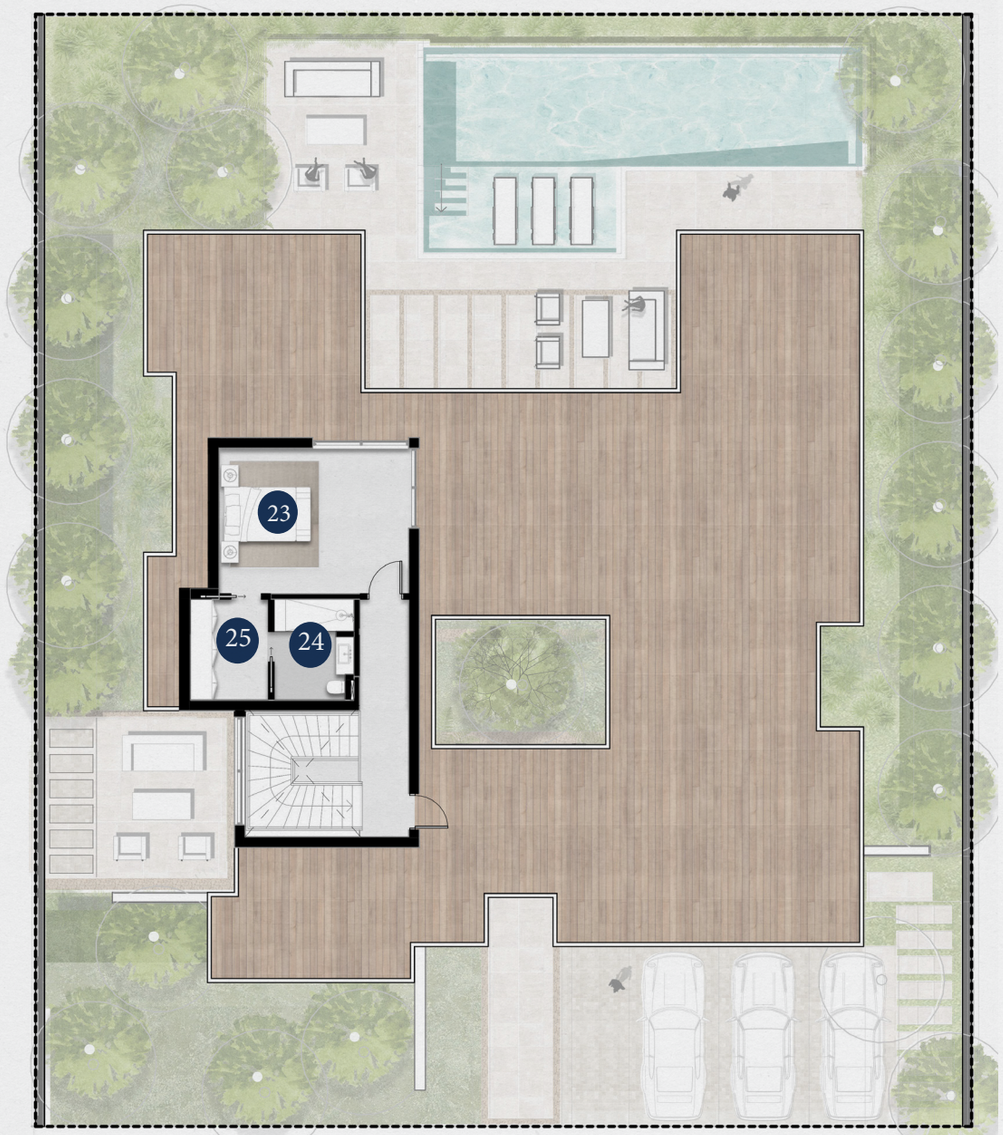
ROOF ANNEX: 67 SQM

ROOF TERRACE AREA: 253 SQM

23	BEDROOM	5.20	x	4.00
24	ENSUITE	2.20	x	2.80
25	DRESSING	2.15	x	2.80



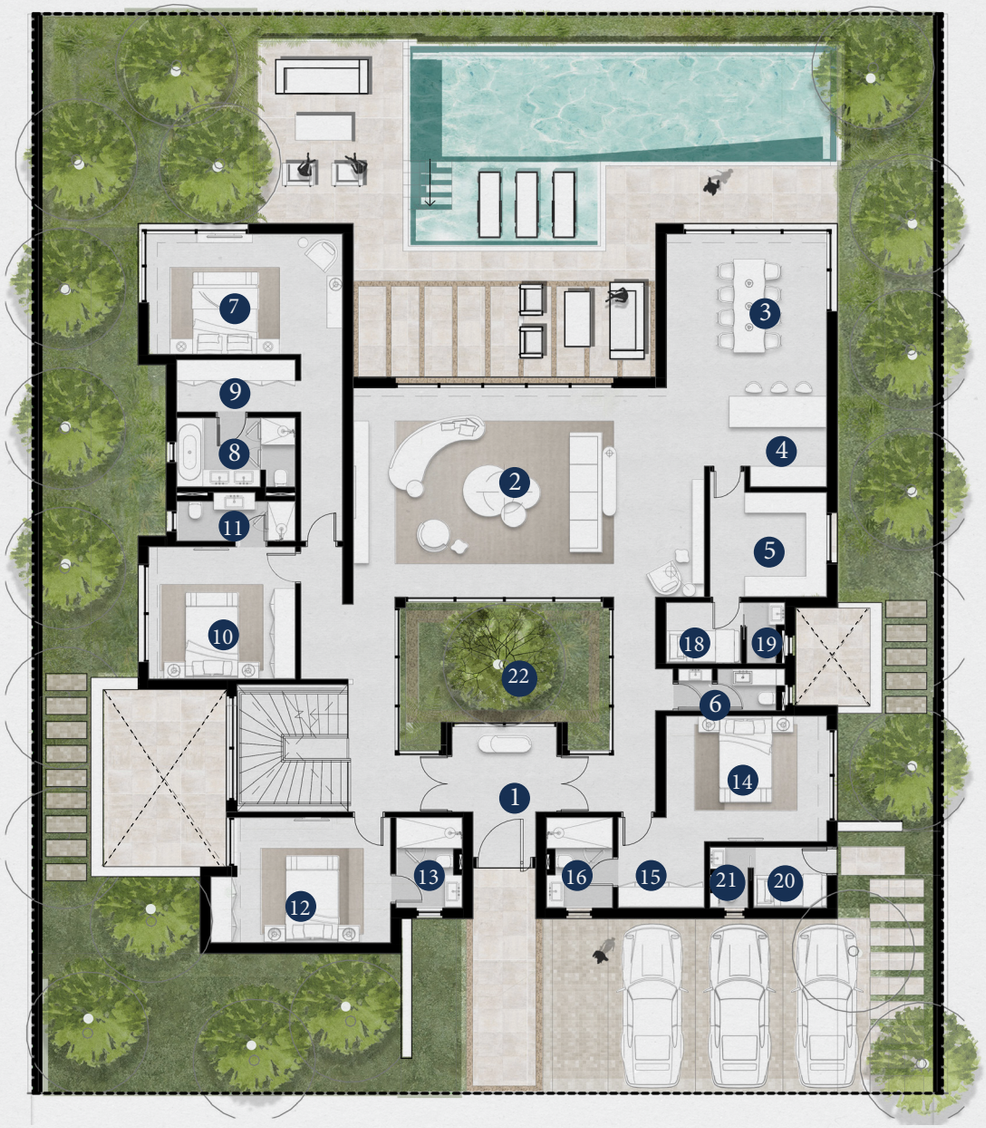
GROUND FLOOR (ANNEX OPTION)



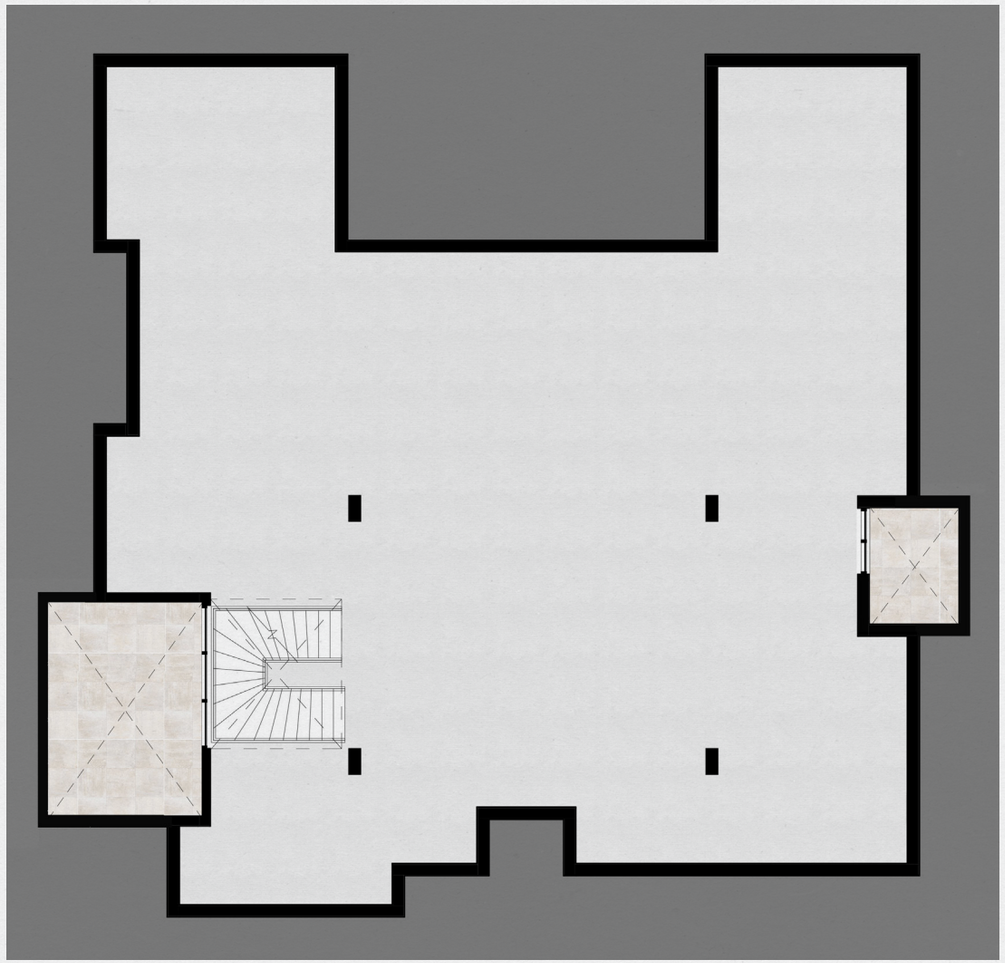
ROOF ANNEX OPTION

THE VILLA
1 FLOOR

BASEMENT AREA: 360 SQM



GROUND FLOOR (BASEMENT OPTION)



BASEMENT OPTION

THE VILLA
1 FLOOR







3.

THE VILLA 2 FLOORS

The Villa (Two Floors) 1





The Villa (Two Floors) 1

The double-storey villa has a contemporary, pavilion look and feel with a free-spirited layout and open green spaces around the home.

The sleek and simple layout of the home is perfect for large families looking for a space that has communal and private energies collectively.

The open-air, glass cubicle with rooted plants and trees right in the middle of the home's interior courtyard adds a signature landmark right in the middle of the home, bringing natural light and freshness to its concrete build.

The Villa (Two Floors) 2



THE VILLA (2 FLOORS) 1





THE VILLA (2 FLOORS) 1

TOTAL AREA: 383 SQM
INTERNAL AREA: 364 SQM
TERRACE AREA: 19 SQM

1	ARRIVAL/FOYER	2.95	x	3.65
2	LIVING	5.75	x	6.00
3	DINING	4.50	x	3.95
4	FAMILY ROOM	3.75	x	3.95
5	DISPLAY KITCHEN	3.60	x	3.70
6	CLOSED KITCHEN	3.10	x	4.60
7	POWDER ROOM	1.60	x	3.75
8	LAUNDRY	1.10	x	3.00
9	MAID'S ROOM	1.85	x	2.65
10	MAID'S BATHROOM	1.85	x	1.55
11	DRIVER'S ROOM	1.80	x	3.25
12	DRIVER'S BATHROOM	1.80	x	2.00



GROUND FLOOR

THE VILLA (2 FLOORS) 1

TOTAL AREA: 383 SQM
INTERNAL AREA: 364 SQM
TERRACE AREA: 19 SQM

13	MASTER BEDROOM	4.00	x	5.00
14	MASTER ENSUITE	3.15	x	2.75
15	MASTER DRESSING	3.15	x	1.70
16	BEDROOM 01	4.25	x	3.60
17	ENSUITE 01	2.40	x	1.90
18	DRESSING ROOM 01	1.45	x	1.90
19	BEDROOM 02	4.60	x	3.80
20	ENSUITE 02	2.55	x	1.80
21	BEDROOM 03	3.60	x	4.00
22	ENSUITE 03	2.55	x	1.80
23	BEDROOM 04	4.65	x	3.40
24	ENSUITE 04	2.50	x	1.80
25	COURTYARD	2.60	x	3.70
26	TERRACE 01	5.00	x	2.60
27	TERRACE 02	6.00	x	1.95

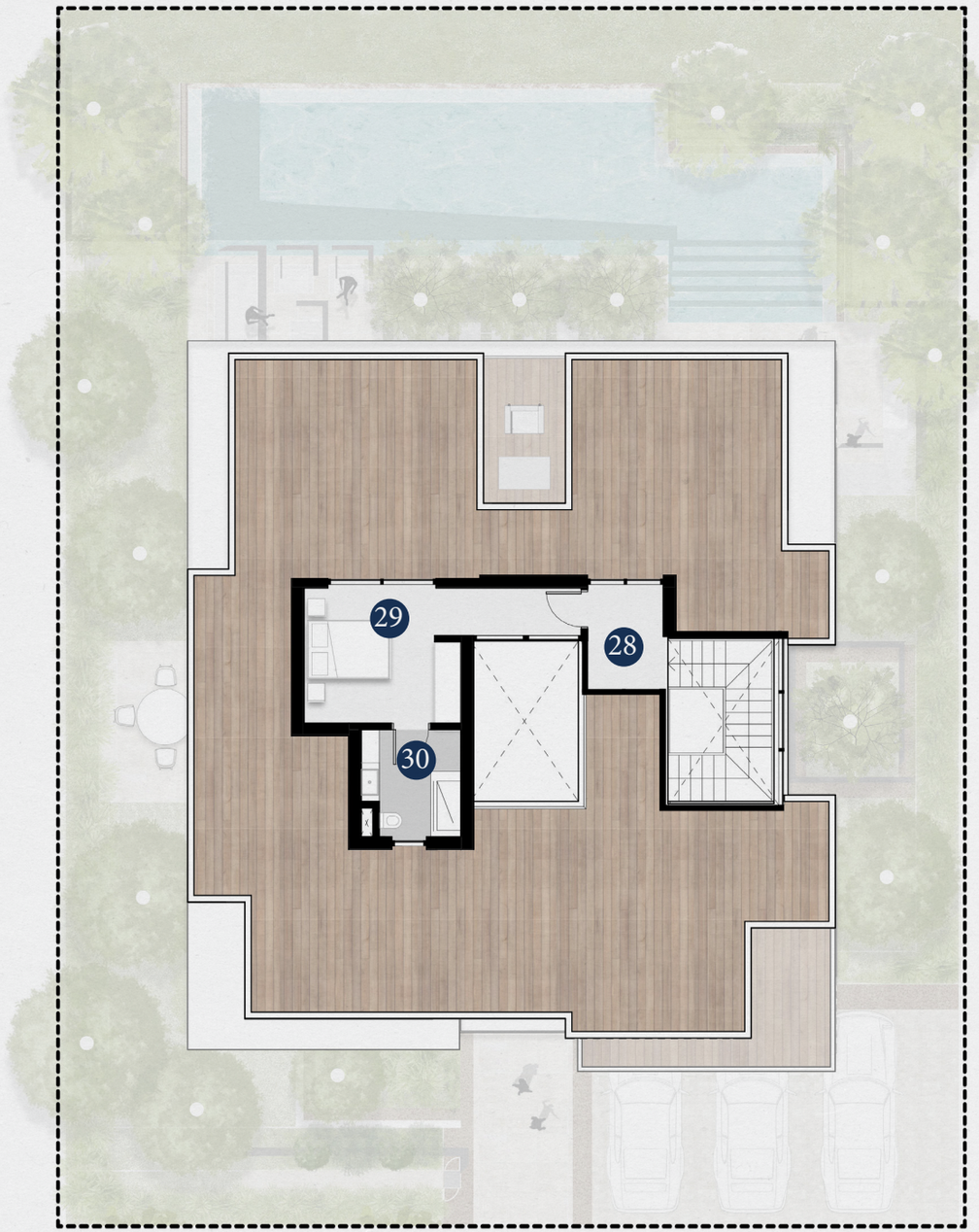


FIRST FLOOR

THE VILLA (2 FLOORS) 1

ROOF ANNEX AREA: 45 SQM

ROOF TERRACE AREA: 151 SQM



ROOF ANNEX OPTION

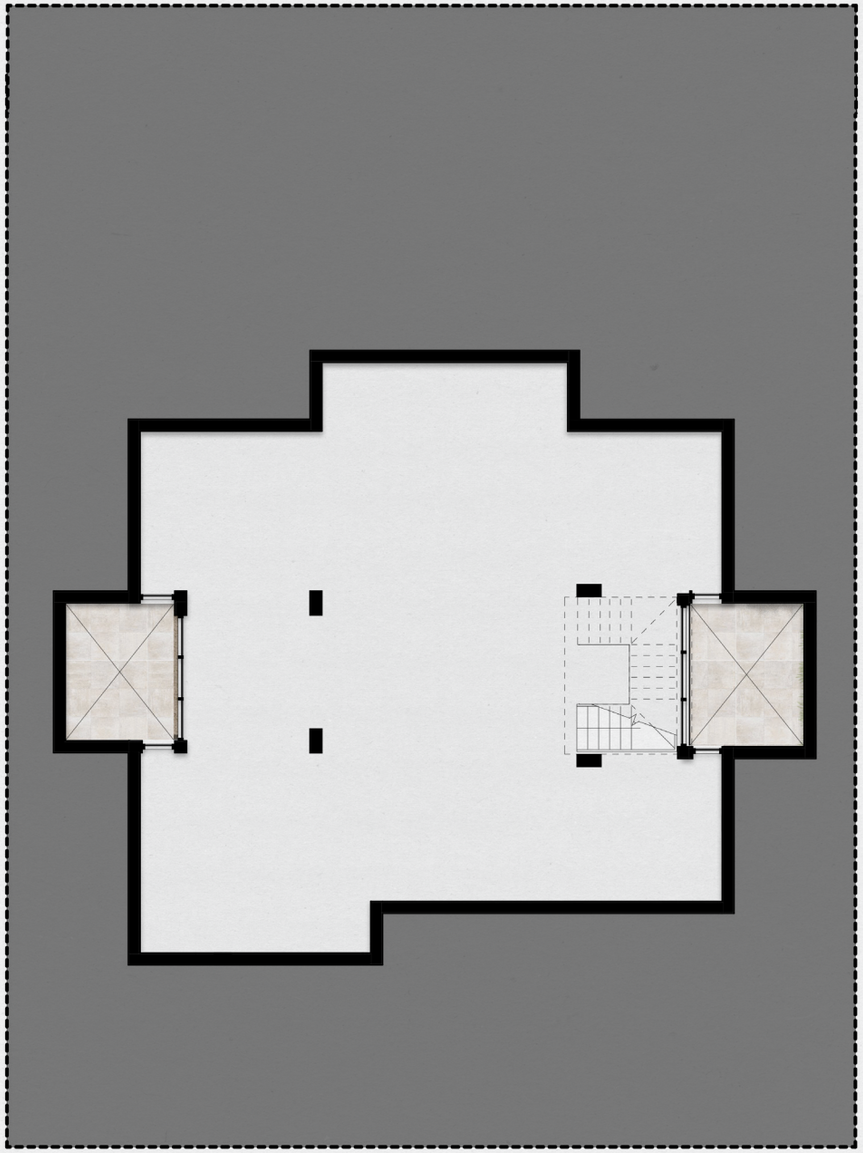
28	LOBBY	1.75	x	2.45
29	BEDROOM	3.60	x	3.15
30	ENSUITE	2.50	x	2.30

THE VILLA (2 FLOORS) 1

BASEMENT AREA: 212 SQM



GROUND FLOOR
(BASEMENT OPTION)



BASEMENT OPTION

THE VILLA
(2 FLOORS) 1











THE VILLA (2 FLOORS) 2







THE VILLA (2 FLOORS)2

TOTAL AREA: 240 SQM
INTERNAL AREA: 229 SQM
TERRACE AREA: 11 SQM

1	ARRIVAL/FOYER	2.10	x	1.65
2	LIVING	4.00	x	5.30
3	DINING	5.00	x	3.70
4	KITCHEN	3.00	x	3.90
5	POWDER ROOM	3.15	x	1.35
6	GUEST BEDROOM	4.00	x	2.85
7	GUEST DRESSING	2.10	x	1.70
8	GUEST ENSUITE	1.80	x	2.15
9	MAID'S ROOM	2.10	x	2.10
10	MAID'S BATHROOM	2.10	x	1.50



GROUND FLOOR

THE VILLA (2 FLOORS)2

TOTAL AREA: 240 SQM
INTERNAL AREA: 229 SQM
TERRACE AREA: 11 SQM

11	MASTER BEDROOM	4.70	x	4.00
12	MASTER ENSUITE	1.80	x	2.50
13	MASTER DRESSING	1.50	x	1.80
14	BEDROOM 01	3.90	x	3.75
15	ENSUITE 01	2.40	x	1.80
16	BEDROOM 02	3.60	x	3.80
17	ENSUITE 02	2.30	x	2.50
18	TERRACE 01	5.70	x	4.00
19	TERRACE 02	1.10	x	3.50



FIRST FLOOR (BEDROOM OPTION)

THE VILLA (2 FLOORS)2

TOTAL AREA:	240 SQM
INTERNAL AREA:	229 SQM
TERRACE AREA:	11 SQM

11	MASTER BEDROOM	4.70	x	4.00
12	MASTER ENSUITE	1.80	x	2.50
13	MASTER DRESSING	1.50	x	1.80
14	BEDROOM 01	3.90	x	3.60
15	ENSUITE 01	2.40	x	1.80
16	FAMILY LIVING	3.60	x	3.80
17	BATHROOM	2.30	x	2.40
18	TERRACE 01	5.70	x	4.00
19	TERRACE 02	1.10	x	3.50



FIRST FLOOR (FAMILY LIVING OPTION)

THE VILLA (2 FLOORS)2

ROOF ANNEX: 26 SQM
ROOF TERRACE AREA: 83 SQM

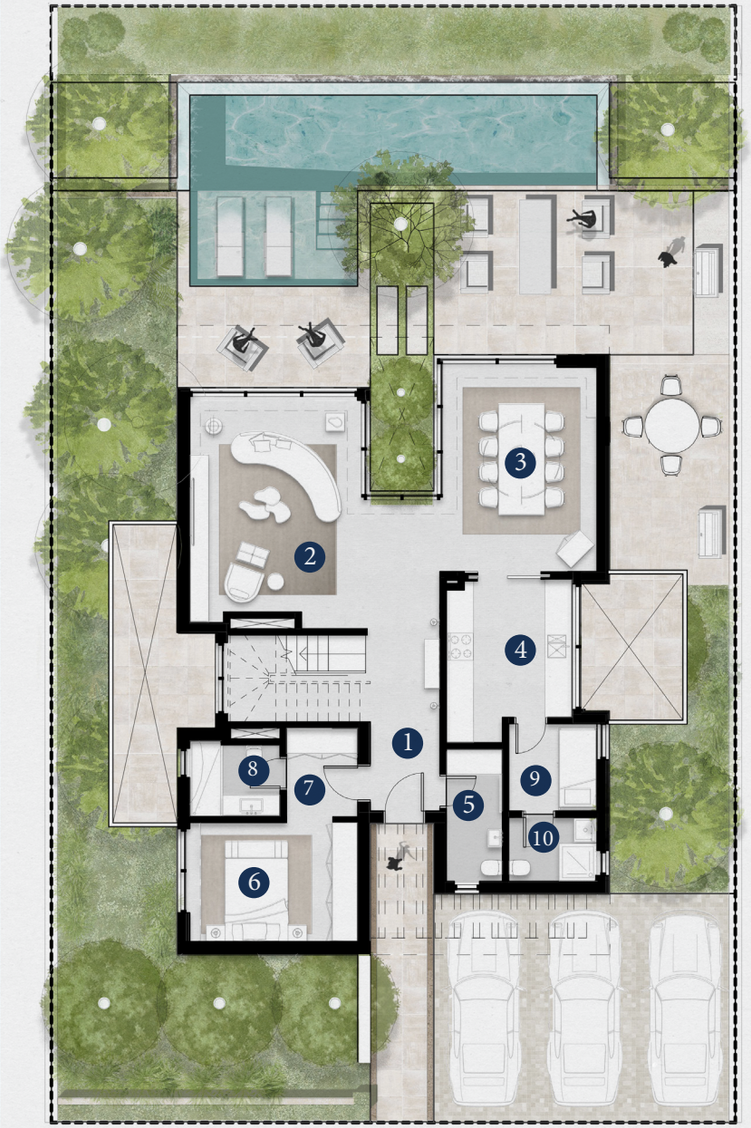


ROOF ANNEX OPTION

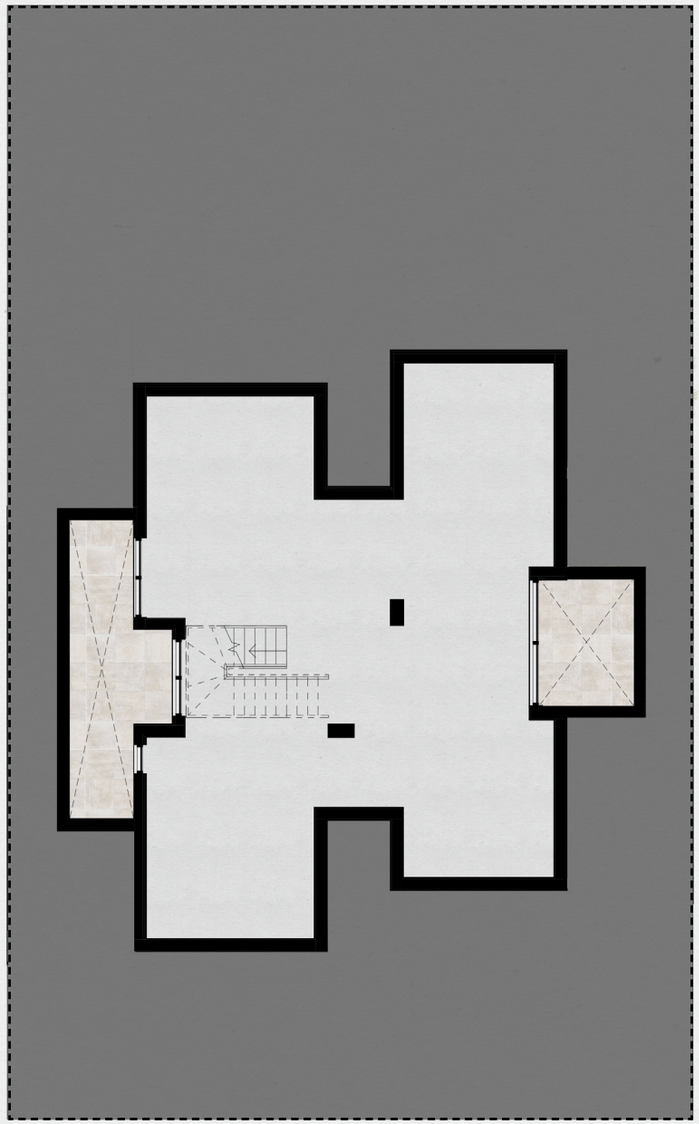
20	FAMILY ROOM	2.00	x	4.90

THE VILLA (2 FLOORS)2

BASEMENT AREA: 144 SQM



GROUND FLOOR (BASEMENT OPTION)



BASEMENT OPTION

THE VILLA
(2 FLOORS) 2







4.

THE TWIN VILLA – 1 FLOOR

THE TWIN VILLA IS AN UPSCALED TWIN HOUSE, COMPLETELY NEW TO THE PROPERTY MARKET.



The Twin Villa



The Twin Villa

With only one floor for those who aren't fans of stairs and prefer high ceiling, the twin villa lets homeowners stay grounded in a generous space, always overseeing every nook of their home as they experience it.

With a grand entrance, parking for three cars, and a beautiful pool, the glory of the home starts from the get-go all the way till the inside.

The Twin Villa



THE TWIN VILLA (1 FLOOR)







THE TWIN VILLA (1 FLOOR)

TOTAL AREA: 206 SQM

1	ARRIVAL/FOYER	2.60	x	5.25
2	MASTER BEDROOM	5.40	x	3.40
3	MASTER DRESSING	1.65	x	2.60
4	MASTER ENSUITE	1.75	x	2.60
5	GUEST BEDROOM	3.25	x	3.55
6	GUEST ENSUITE	2.20	x	1.95
7	GUEST DRESSING	2.20	x	1.45
8	BEDROOM 02	3.60	x	4.60
9	ENSUITE 02	3.60	x	1.85
10	LIVING	4.70	x	5.50
11	DINING	4.45	x	5.50
12	KITCHEN	3.30	x	3.00
13	POWDER ROOM	1.20	x	2.5
14	MAID'S ROOM	2.90	x	1.90
15	MAID'S BATHROOM	1.50	x	1.30



GROUND FLOOR

THE TWIN VILLA (1 FLOOR)

TOTAL AREA: 206 SQM

1	ARRIVAL/FOYER	2.60	x	5.25
2	MASTER BEDROOM	5.40	x	3.00
3	MASTER DRESS ROOM	1.65	x	3.00
4	MASTER ENSUITE	1.75	x	3.00
5	GUEST BEDROOM	3.25	x	3.55
6	GUEST ENSUITE	2.20	x	1.95
7	GUEST DRESS ROOM	2.20	x	1.45
8	BEDROOM 02	3.60	x	4.60
9	ENSUITE 02	3.60	x	1.85
10	LIVING	4.25	x	5.50
11	DINING	4.90	x	5.50
12	KITCHEN	3.30	x	3.00
13	POWDER ROOM	1.75	x	3.60
14	STAIRS	2.35	x	3.00



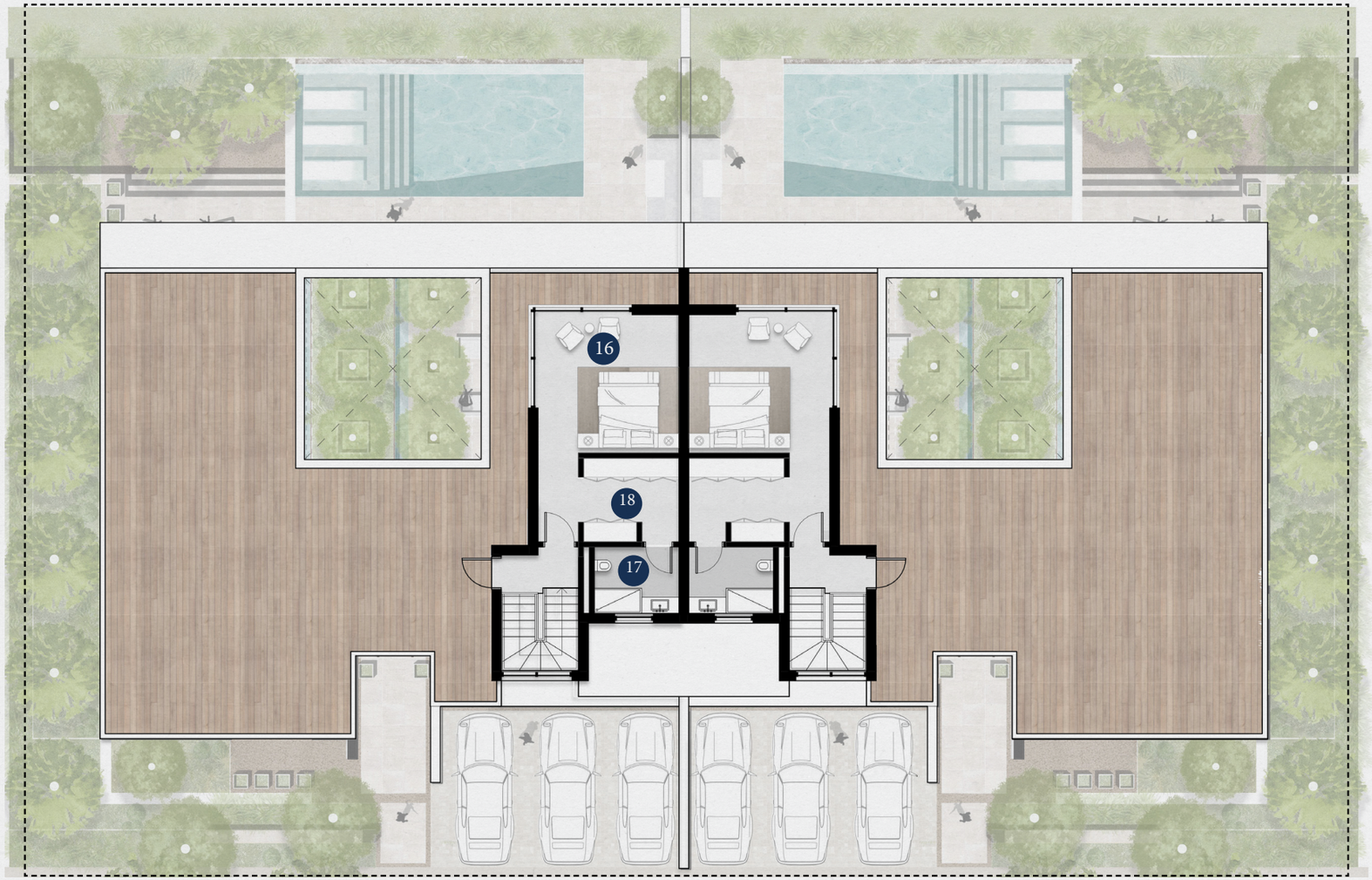
GROUND FLOOR (ANNEX OR BASEMENT OPTION)

THE TWIN VILLA (1 FLOOR)

ROOF ANNEX: 55 SQM

ROOF TERRACE AREA: 151 SQM

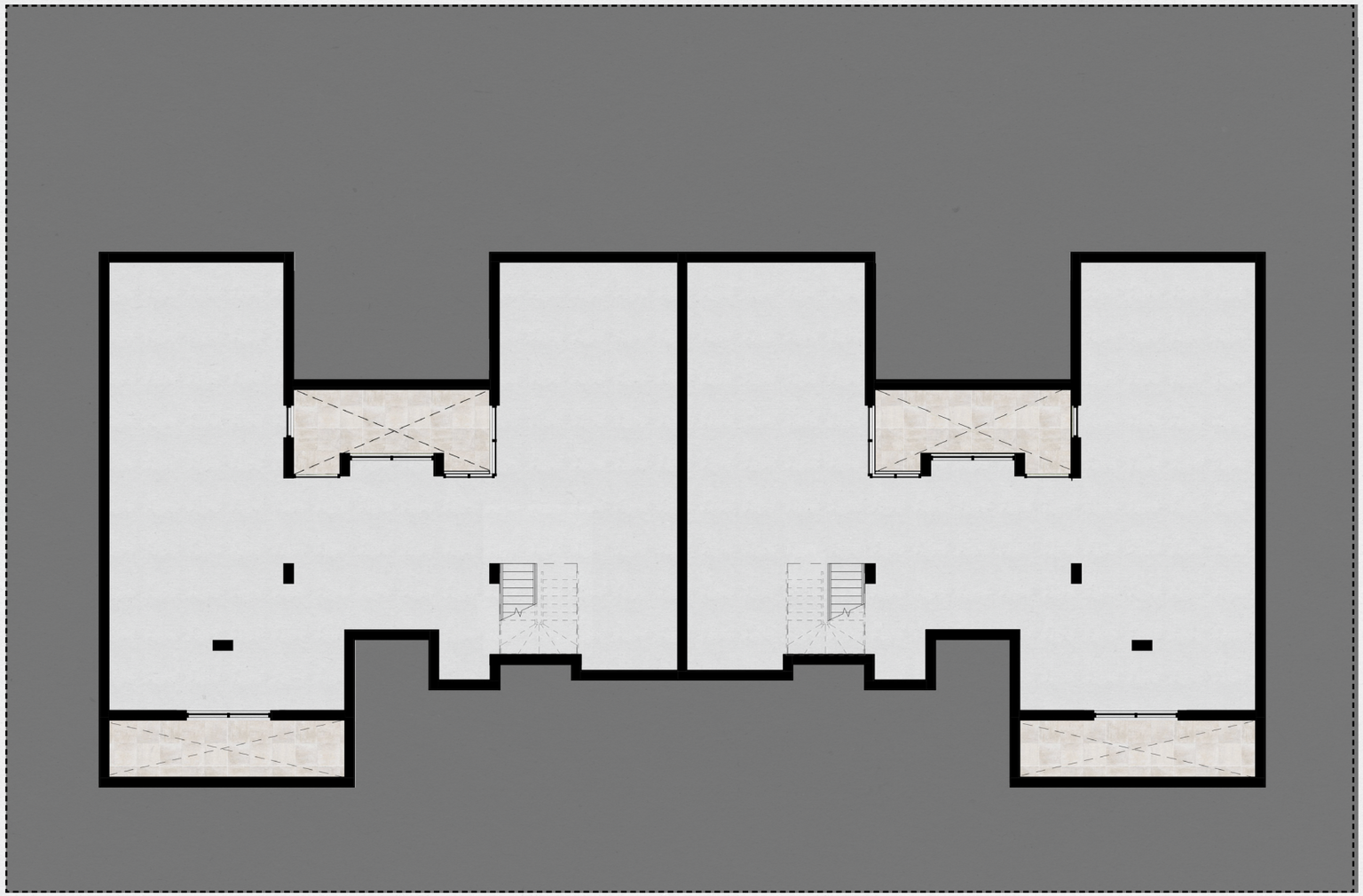
16	BEDROOM	4.35	x	4.35
17	ENSUITE	2.00	x	2.60
18	DRESS ROOM	3.00	x	2.60



ROOF ANNEX OPTION

THE TWIN VILLA (1 FLOOR)

BASEMENT AREA: 238 SQM



BASEMENT OPTION

THE TWIN VILLA (1 FLOOR)





5. THE TWIN HOUSE

The Twin House





The Twin House

The Twin House



The Twin House is a premium Twin House with two floors, wide windows, and an outdoor shaded terrace and a gorgeous cool pool.

With a grand entrance and parking for three cars, the home screams finesse and delight.

THE TWIN HOUSE



THE TWIN HOUSE

TOTAL AREA:	240 SQM
INTERNAL AREA:	221 SQM
TERRACE AREA:	19 SQM

1	ARRIVAL/FOYER	2.05	x	2.10
2	LIVING	7.40	x	4.40
3	DINING	4.50	x	3.60
4	KITCHEN	3.65	x	3.15
5	POWDER ROOM	1.40	x	2.60
6	CLOSET	2.60	x	1.20
7	MAID'S ROOM	1.90	x	2.15
8	MAID'S BATHROOM	1.90	x	1.35

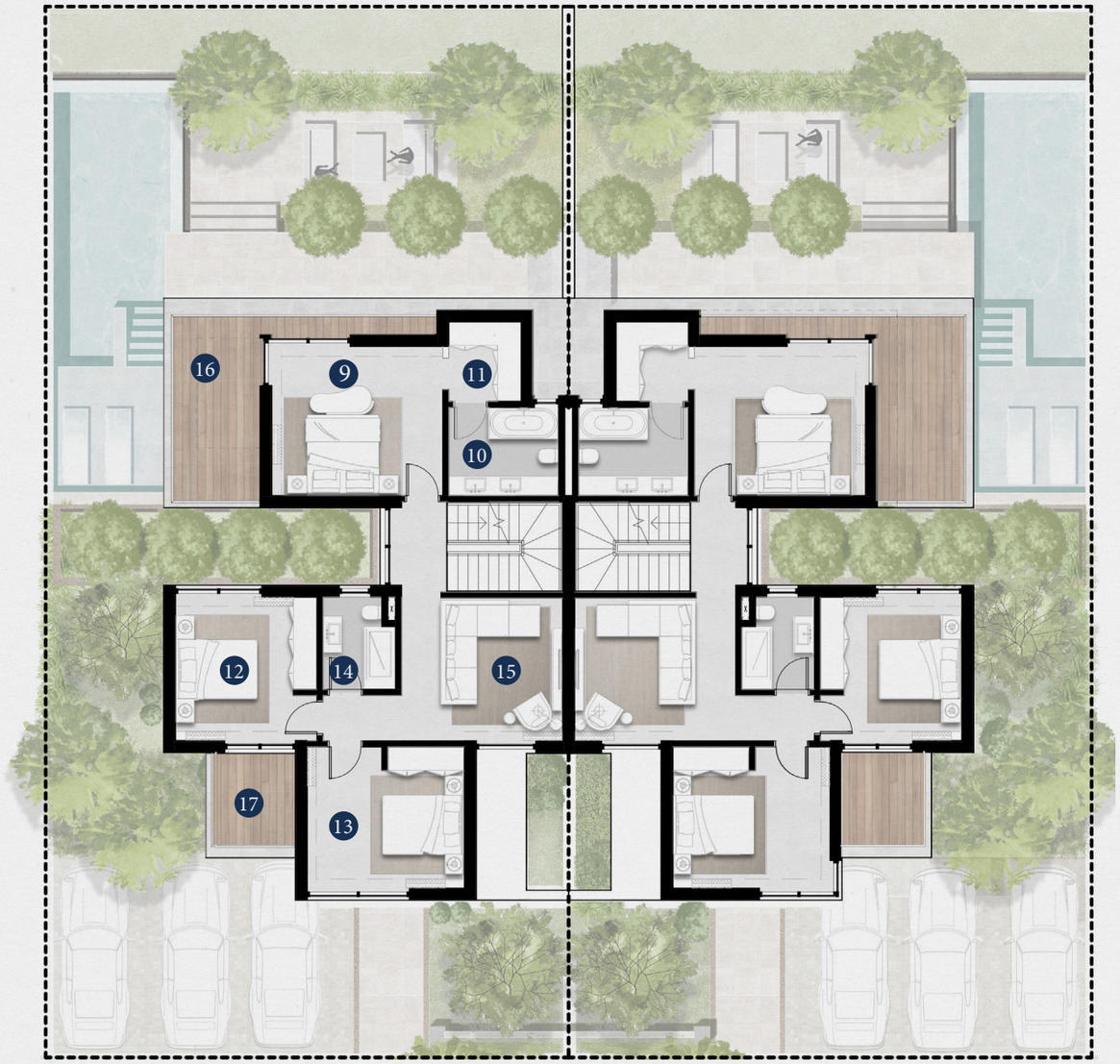


GROUND FLOOR

THE TWIN HOUSE

TOTAL AREA:	240 SQM
INTERNAL AREA:	221 SQM
TERRACE AREA:	19 SQM

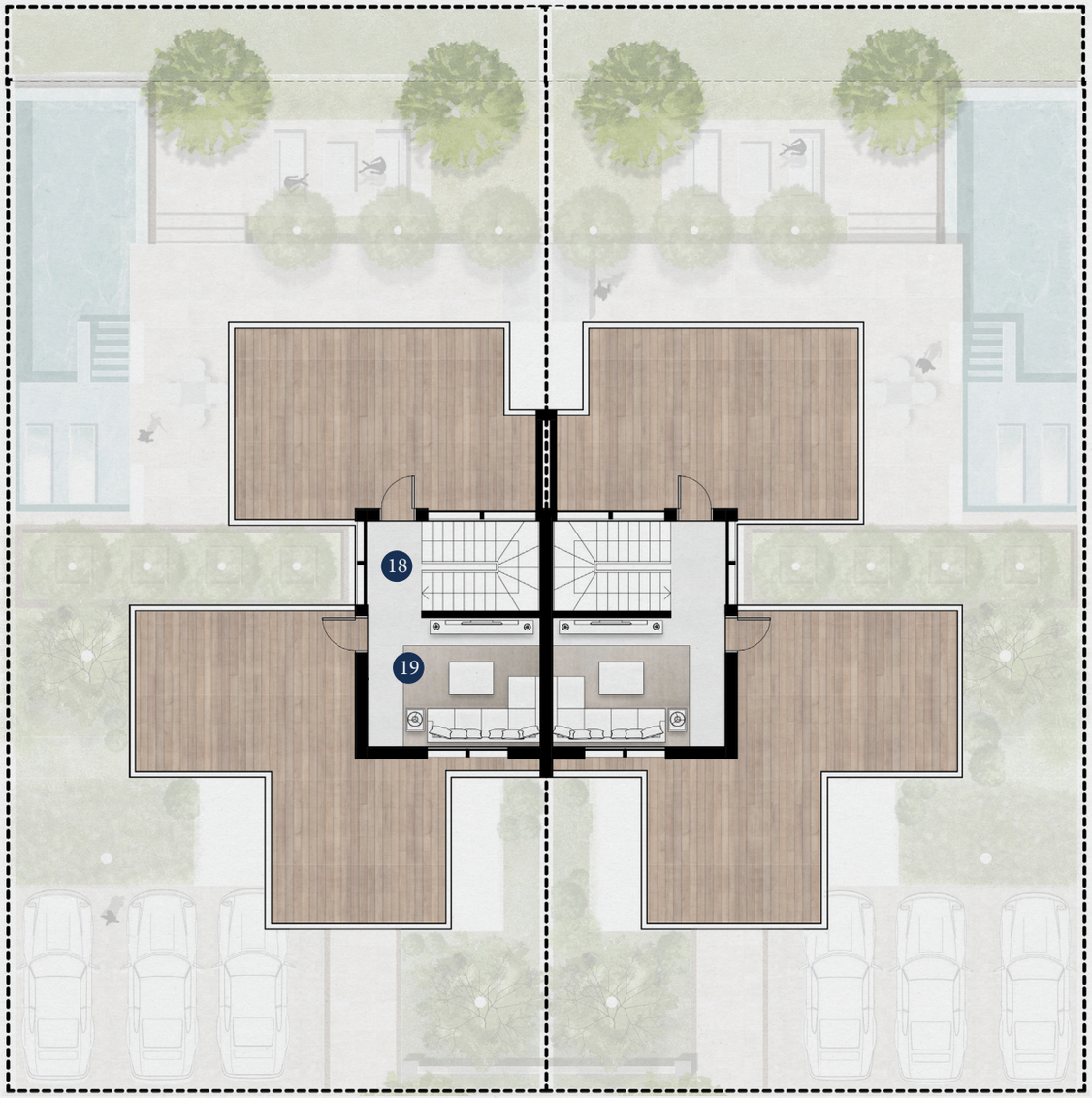
9	MASTER BEDROOM	4.35	x	3.80
10	MASTER ENSUITE	2.80	x	2.25
11	MASTER DRESSING	1.85	x	2.00
12	BEDROOM 01	3.60	x	3.65
13	BEDROOM 02	3.60	x	4.00
14	BATHROOM	2.35	x	1.85
15	FAMILY ROOM	3.65	x	3.10
16	TERRACE 01	6.75	x	4.80
17	TERRACE 02	2.40	x	2.10



FIRST FLOOR

THE TWIN HOUSE

ROOF ANNEX: 29 SQM
ROOF TERRACE AREA: 79 SQM

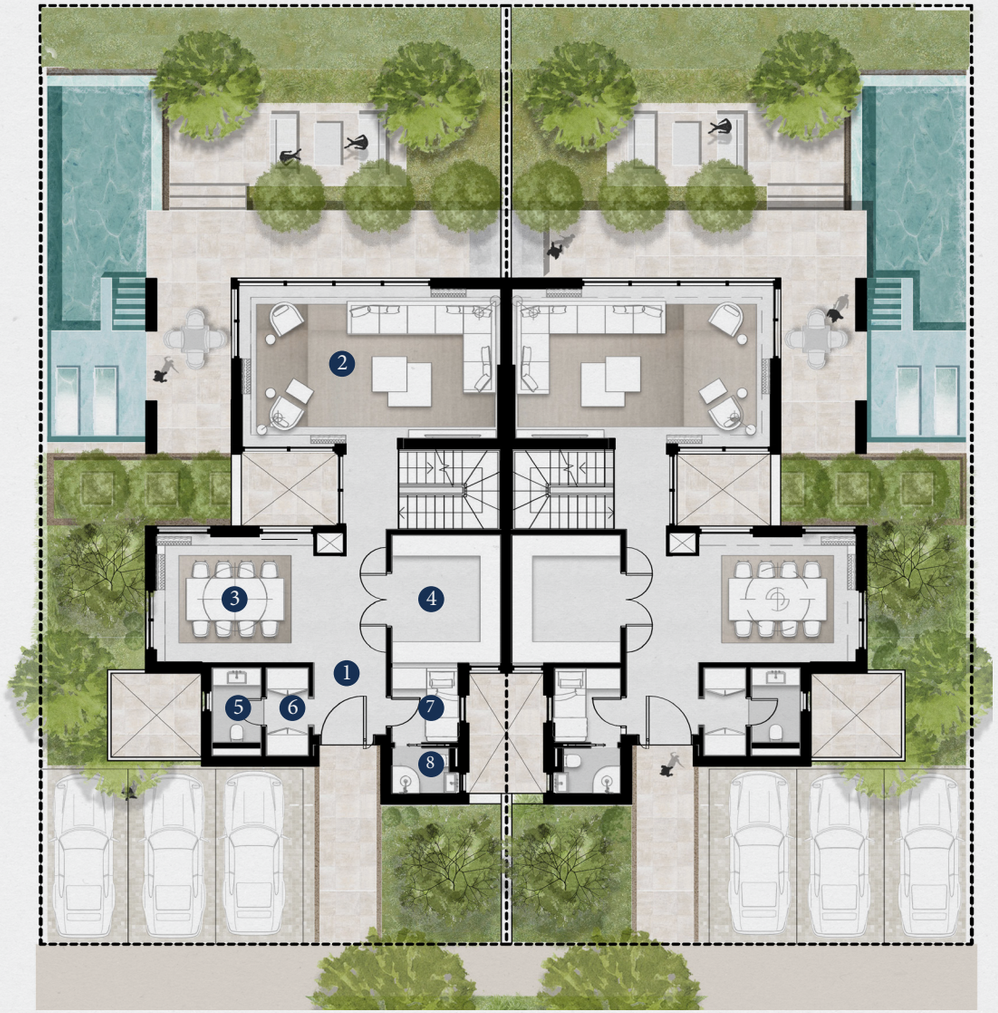


ROOF ANNEX OPTION

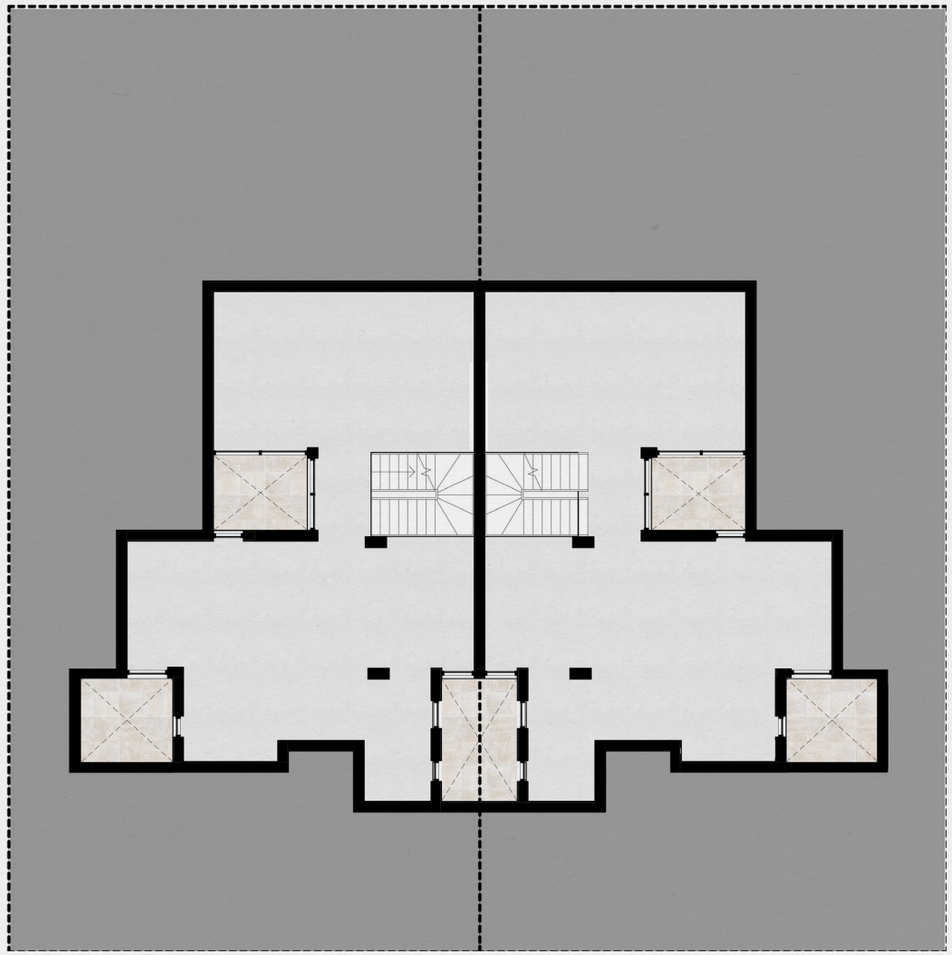
18	LOBBY	1.35	x	2.20
19	FAMILY ROOM	3.20	x	4.30

THE TWIN HOUSE

BASEMENT AREA: 133 SQM



GROUND FLOOR (BASEMENT OPTION)



BASEMENT OPTION

THE TWIN HOUSE





6. THE TOWN HOUSE

The Town House





The Town House

The multi-level home, whether with a garden or roof always has an accent feature.

This family-oriented home, made up of four units attached, is modern with inner courtyards, making it exquisite from all perspectives from the flood of natural daylight that enters it.



The Town House

THE TOWN HOUSE







THE TOWN HOUSE

CORNER UNIT

TOTAL AREA:	249 SQM
INTERNAL AREA:	237 SQM
TERRACE AREA:	12 SQM
ROOF TERRACE AREA:	74 SQM

MIDDLE UNIT

TOTAL AREA:	210 SQM
INTERNAL AREA:	198 SQM
TERRACE AREA:	12 SQM

GROUND FLOOR



1	ARRIVAL/FOYER	2.60	x	1.80
2	LIVING	4.75	x	4.00
3	DINING	3.65	x	3.55
4	KITCHEN	4.85	x	3.00
5	POWDER ROOM	2.45	x	2.25
6	MAID'S ROOM	1.85	x	2.50
7	MAID'S BATHROOM	2.50	x	1.00

THE TOWN HOUSE

CORNER UNIT

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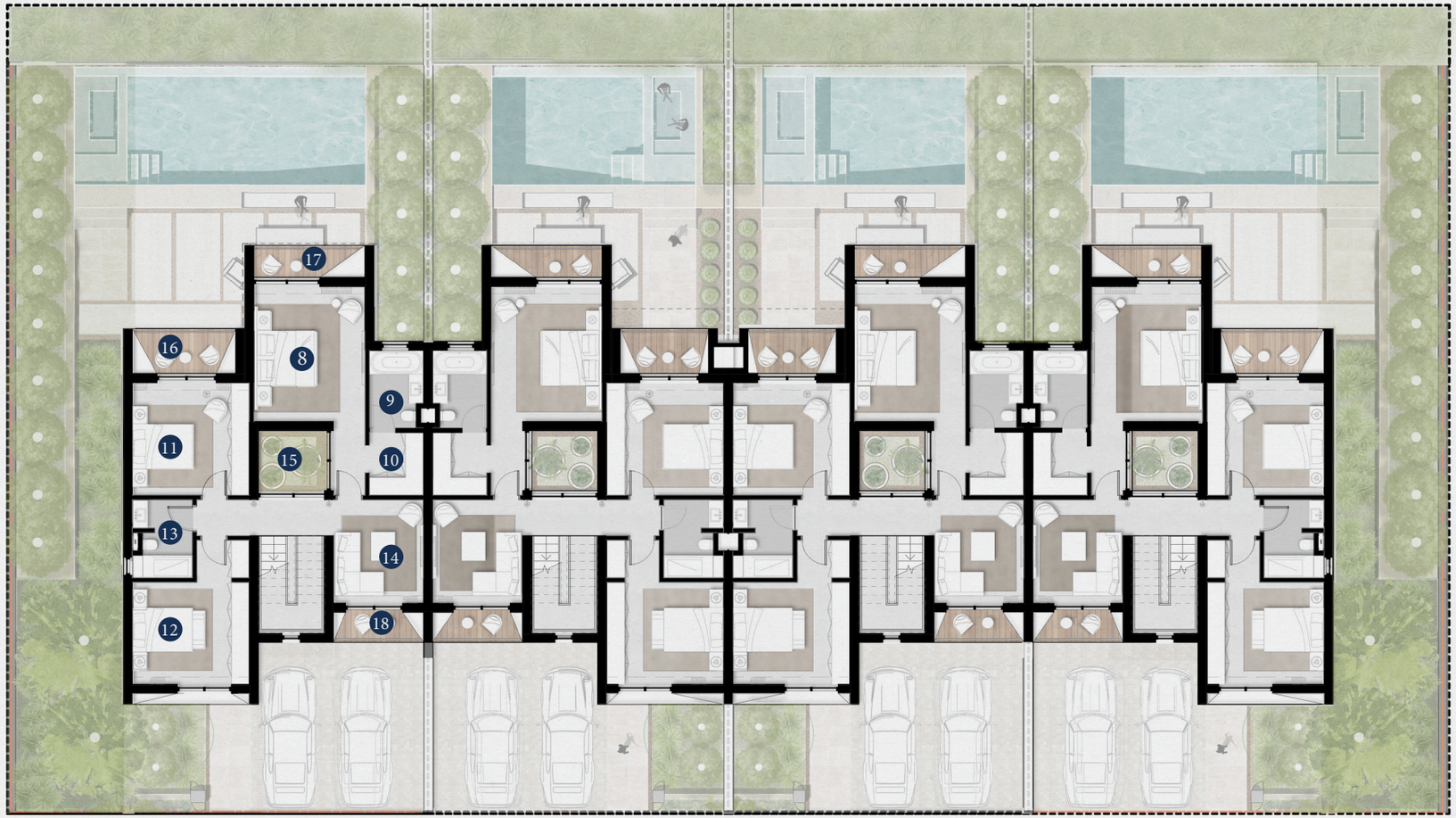
INTERNAL AREA:	237 SQM
TERRACE AREA:	12 SQM
ROOF TERRACE AREA:	74 SQM

MIDDLE UNIT

TOTAL AREA:	210 SQM
INTERNAL AREA:	198 SQM
TERRACE AREA:	12 SQM

8	MASTER BEDROOM	4.50	x	3.70
9	MASTER ENSUITE	2.60	x	1.80
10	MASTER DRESSING	1.80	x	2.10
11	BEDROOM 01	3.75	x	3.90
12	BEDROOM 02	3.40	x	3.90
13	BATHROOM	2.60	x	2.00
14	FAMILY ROOM	3.45	x	3.00
15	COURTYARD	2.35	x	2.20
16	TERRACE 01	1.40	x	3.45
17	TERRACE 02	3.70	x	1.00
18	TERRACE 03	3.00	x	1.00

FIRST FLOOR



THE TOWN HOUSE

CORNER UNIT

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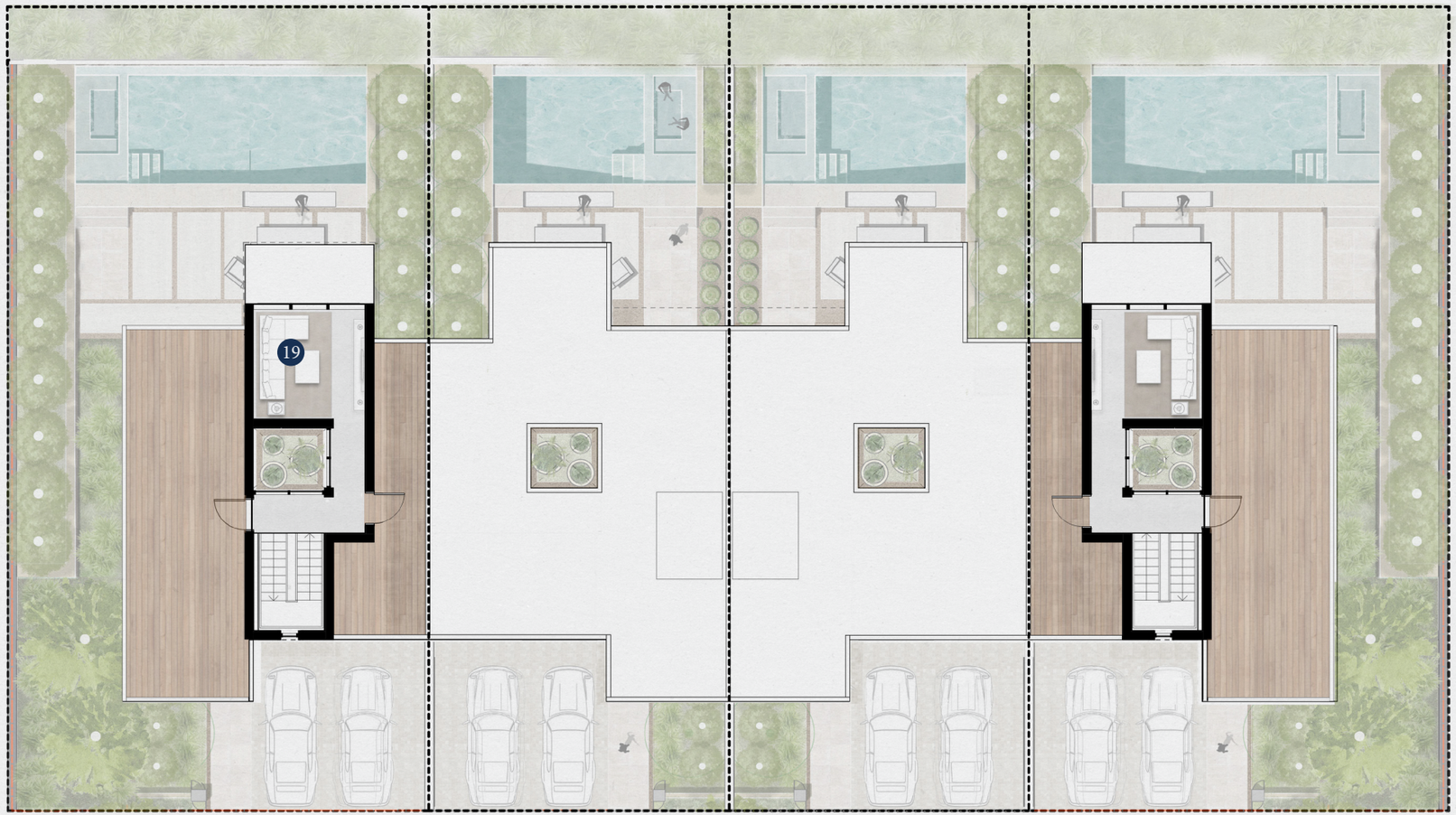
TERRACE AREA:	12 SQM
ROOF TERRACE AREA:	74 SQM

MIDDLE UNIT

TOTAL AREA:	210 SQM
INTERNAL AREA:	198 SQM
TERRACE AREA:	12 SQM

ROOF ANNEX



19	LIVING ROOM	3.70	x	3.70

THE TOWN HOUSE







The non-residential spots of SOLANA® are what bring verve and flare to the development

Go for adrenaline-filled activities or sunbathe at the park. Splurge some money at the community centers or zone out the noise at the Spa.

The designers of the development's architecture and master layout accounted for every personality type, age, and mood for the multi-faceted homeowners to express and experience themselves.

THE SPACES THAT CONNECT

01 SCHOOLS
02 DAY CARE
03 SENIORS HOME
04 POLYCLINICS
05 COMMUNITY OUTLETS
06 ENTERTAINMENT AND FB CENTERS
07 SPA
08 CLUBHOUSE
09 SERVICED APARTMENTS
10 SPORTS ARENA
11 PARK AND WATER FEATURES
12 BIKE AND RUNNING LANES
13 ELECTRIC CHARGING UNITS



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ORA

All landscaping elements and interior/exterior furniture are shown for illustrative purposes only and are not legally binding. They are also subject to modification based on construction requirements and authorities regulations. Architectural plans and perspectives might be modified according to the final design and authorities regulations. Internal dimensions are linked to the structural elements and include plaster and wall finishes thickness. Sold units do not include any of the shown interior/exterior furniture, pools, trees or greenery. Courts & structural elements shown in basement plans are for illustrative purposes and subject to alterations according to the final design.