

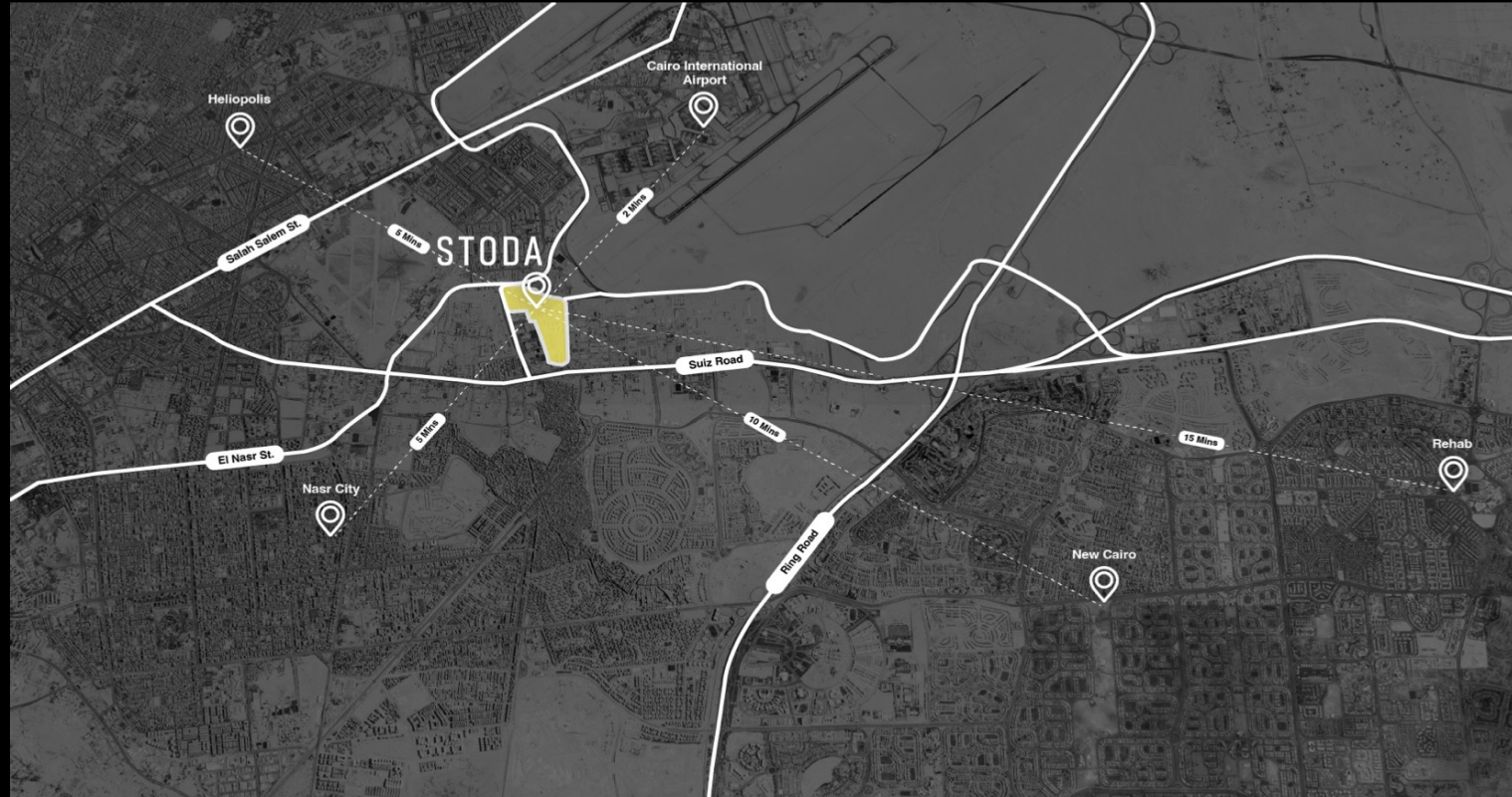
IL CAZAR

STODA

SALES KIT



LOCATION



Stoda is strategically located on the intersection of Sheraton and Suez Road and Autostrad Road. This project is perfectly placed just minutes from key destinations; 5 minutes away from Cairo International Airport, 10 minutes to New Cairo, 5 minutes to Heliopolis and 20 minutes away from Cairo's downtown.



DISCOVER STODA

Stoda is a fully integrated compound featuring ready-to-move, fully finished units, with strategic location in the heart of Cairo. Spreading across 119 Feddan, the compound offers a comprehensive range of products and facilities, including residential units, family houses, commercial spaces, serviced apartments, administrative offices, clinics, and a sports club. With everything you need available within the compound, ensuring convenience and community living without the need to venture outside. Experience the ultimate in integrated living today.



AMENITIES & FACILITIES

Cycling
Tracks



Underground
Parking



Water
Features



Club
House



24/H
Security



Landscaping
& Greenery



Pedestrian
Promenade



Commercial
Malls



FINISHING SPECS

External Finishing:

External Painting: Jotun Jotashield Painting (Dark & Light Grey)

External Windows: Aluminum 1st degree

External Terraces: Metal Handrail

Internal Finishing:

Internal Painting: Jotun Plastic Painting (Light Beige)

Internal Flooring: Cleopatra Ceramic 1st Degree

Sanitary: Duravit Toilets & Basins

Toilets Mixers: Roca Mixers and Showers

Electrical Accessories: Bticino covers & keys

Doors: Pine Wood Unit Door & Counter Oak Wood Internal Doors





STODA
RESIDENCE
ILCAZAR
19781

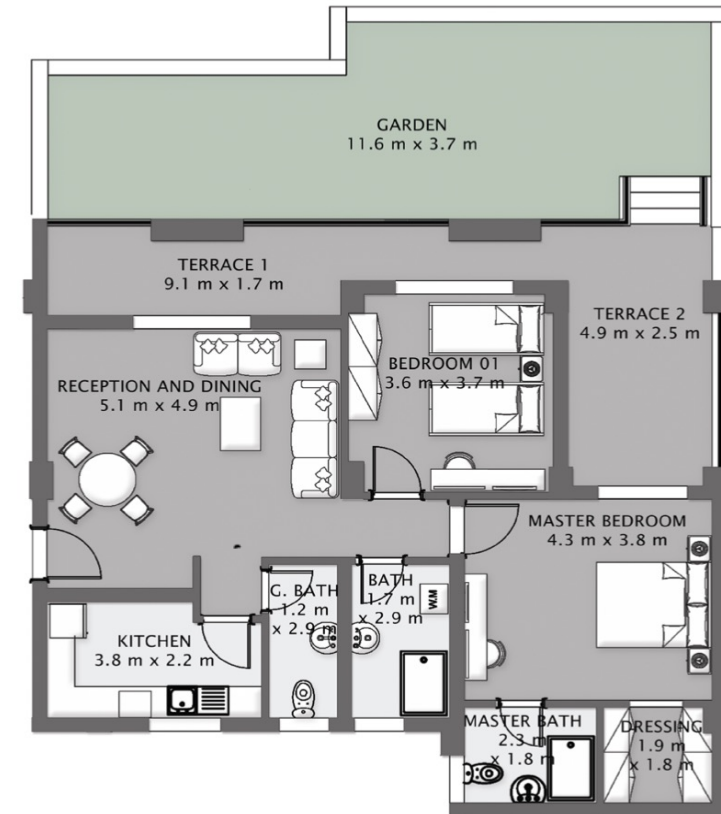
Ground Floor Plan



Ground Floor

AP01 - 2BRs (138m²)

Reception & Dining	5.1x4.9
Kitchen	3.8x2.2
Guest Bathroom	1.2x2.9
Bathroom	1.7x2.9
Bedroom 1	3.6x3.7
Master Bedroom	4.3x3.8
Master Dressing	1.9x1.8
Master Bathroom	2.3x1.8
Terrace 1	9.1x1.7
Terrace 2	1.6x2.5
Garden	11.6x3.7



	A	B	C	D	E	F	G	H	I	J
11	سعر الوحدة		10,450,000.00							
12	8-Sep-25	DP-1					1,045,000.00	10.00%		
13	8-Nov-25	DP-2					627,000.00	6.00%		
14	8-Feb-26	INS-1					219,450.00	2.10%		
15	8-May-26	INS-2					219,450.00	2.10%		
16	8-Aug-26	INS-3					219,450.00	2.10%		
17	8-Nov-26	INS-4					219,450.00	2.10%		
18	8-Feb-27	INS-5					219,450.00	2.10%		
19	8-May-27	INS-6					219,450.00	2.10%		
20	8-Aug-27	INS-7					219,450.00	2.10%		
21	8-Nov-27	INS-8					219,450.00	2.10%		
22	8-Feb-28	INS-9					219,450.00	2.10%		
23	8-May-28	INS-10					219,450.00	2.10%		
24	8-Aug-28	INS-11					219,450.00	2.10%		
25	8-Nov-28	INS-12					219,450.00	2.10%		
26	8-Feb-29	INS-13					219,450.00	2.10%		
27	8-May-29	INS-14					219,450.00	2.10%		
28	8-Aug-29	INS-15					219,450.00	2.10%		
29	8-Nov-29	INS-16					219,450.00	2.10%		
30	8-Feb-30	INS-17					219,450.00	2.10%		
31	8-May-30	INS-18					219,450.00	2.10%		
32	8-Aug-30	INS-19					219,450.00	2.10%		
33	8-Nov-30	INS-20					219,450.00	2.10%		
34	8-Feb-31	INS-21					219,450.00	2.10%		
35	8-May-31	INS-22					219,450.00	2.10%		
36	8-Aug-31	INS-23					219,450.00	2.10%		
37	8-Nov-31	INS-24					219,450.00	2.10%		
38	8-Feb-32	INS-25					219,450.00	2.10%		
39	8-May-32	INS-26					219,450.00	2.10%		
40	8-Aug-32	INS-27					219,450.00	2.10%		
41	8-Nov-32	INS-28					219,450.00	2.10%		
42	8-Feb-33	INS-29					219,450.00	2.10%		
43	8-May-33	INS-30					219,450.00	2.10%		
44	8-Aug-33	INS-31					219,450.00	2.10%		
45	8-Nov-33	INS-32					219,450.00	2.10%		
46	8-Feb-34	INS-33					219,450.00	2.10%		
47	8-May-34	INS-34					219,450.00	2.10%		
48	8-Aug-34	INS-35					219,450.00	2.10%		
49	8-Nov-34	INS-36					219,450.00	2.10%		
50	8-Feb-35	INS-37					219,450.00	2.10%		
51	8-May-35	INS-38					219,450.00	2.10%		
52	8-Aug-35	INS-39					219,450.00	2.10%		
53	8-Nov-35	INS-40					219,450.00	2.10%		
54	الاجمالى						10,450,000.00	100%		
55										
56	وديعه الصيانه						القسط			
57	8-Mar-26	القسط الأول					1,045,000.00			

10	الذ	الوصف	سعر الوحدة	المدفوع	القسط	النسبة
11	السعر النهائي		9,405,000.00			
12	r-25	DP-1			940,500.00	10.00%
13	v-25	DP-2			564,300.00	6.00%
14	r-26	INS-1			282,150.00	3.00%
15	y-26	INS-2			282,150.00	3.00%
16	g-26	INS-3			282,150.00	3.00%
17	v-26	INS-4			282,150.00	3.00%
18	r-27	INS-5			282,150.00	3.00%
19	y-27	INS-6			282,150.00	3.00%
20	g-27	INS-7			282,150.00	3.00%
21	v-27	INS-8			282,150.00	3.00%
22	r-28	INS-9			282,150.00	3.00%
23	y-28	INS-10			282,150.00	3.00%
24	g-28	INS-11			282,150.00	3.00%
25	v-28	INS-12			282,150.00	3.00%
26	r-29	INS-13			282,150.00	3.00%
27	y-29	INS-14			282,150.00	3.00%
28	g-29	INS-15			282,150.00	3.00%
29	v-29	INS-16			282,150.00	3.00%
30	r-30	INS-17			282,150.00	3.00%
31	y-30	INS-18			282,150.00	3.00%
32	g-30	INS-19			282,150.00	3.00%
33	v-30	INS-20			282,150.00	3.00%
34	r-31	INS-21			282,150.00	3.00%
35	y-31	INS-22			282,150.00	3.00%
36	g-31	INS-23			282,150.00	3.00%
37	v-31	INS-24			282,150.00	3.00%
38	r-32	INS-25			282,150.00	3.00%
39	y-32	INS-26			282,150.00	3.00%
40	g-32	INS-27			282,150.00	3.00%
41	v-32	INS-28			282,150.00	3.00%
42	الاجمالى				9,405,000.00	100%
43						
44	وديعة الصيانة				القسط	
45	r-26	القسط الأول			1,045,000.00	

10	التاريخ	الوصف	سعر الوحدة	المدفوع	القسط	النسبة
11	السعر النهائي		8,882,500.00			
12	8-Sep-25	DP-1			888,250.00	10.00%
13	8-Nov-25	DP-2			532,950.00	6.00%
14	8-Feb-26	INS-1			310,887.50	3.50%
15	8-May-26	INS-2			310,887.50	3.50%
16	8-Aug-26	INS-3			310,887.50	3.50%
17	8-Nov-26	INS-4			310,887.50	3.50%
18	8-Feb-27	INS-5			310,887.50	3.50%
19	8-May-27	INS-6			310,887.50	3.50%
20	8-Aug-27	INS-7			310,887.50	3.50%
21	8-Nov-27	INS-8			310,887.50	3.50%
22	8-Feb-28	INS-9			310,887.50	3.50%
23	8-May-28	INS-10			310,887.50	3.50%
24	8-Aug-28	INS-11			310,887.50	3.50%
25	8-Nov-28	INS-12			310,887.50	3.50%
26	8-Feb-29	INS-13			310,887.50	3.50%
27	8-May-29	INS-14			310,887.50	3.50%
28	8-Aug-29	INS-15			310,887.50	3.50%
29	8-Nov-29	INS-16			310,887.50	3.50%
30	8-Feb-30	INS-17			310,887.50	3.50%
31	8-May-30	INS-18			310,887.50	3.50%
32	8-Aug-30	INS-19			310,887.50	3.50%
33	8-Nov-30	INS-20			310,887.50	3.50%
34	8-Feb-31	INS-21			310,887.50	3.50%
35	8-May-31	INS-22			310,887.50	3.50%
36	8-Aug-31	INS-23			310,887.50	3.50%
37	8-Nov-31	INS-24			310,887.50	3.50%
38	الاجمالى				8,882,500.00	100%
39						
40	وديعه الصيانه				القسط	
41	8-Mar-26	القسط الأول			1,045,000.00	

10	الوصف	سعر الوحدة	المدفوع	رقم الشيك	البنك	القسط	
11		7,315,000.00					
12	DP-1					1,828,750.00	
13	DP-2					1,828,750.00	
14	NS-1					1,828,750.00	
15	NS-2					1,828,750.00	
16	الاجمالي					7,315,000.00	
17							
18	وديعه الصيانه			رقم الشيك	البنك	القسط	
19	القسط الا					1,045,000.00	

STODA