

IL [♔]CAZAR

STODA

SALES KIT



ABOUT IL CAZAR

Always aiming to exceed expectations and deliver exceptional value. Our unwavering commitment to excellence ensures that every project is a proof of our passion for creating spaces that inspire and meet international standards of quality in every detail. Established in 2019, building on the success of Creek Town, Go Heliopolis, The Crest and Safia, Il Cazar decided to expand again on the east side.

With prime and selective locations, IL Cazar meticulously selects and designs luxurious projects that upgrade the real estate market. Known for its rapid construction pace, Il Cazar guarantees timely delivery while maintaining high quality standards. Its mission extends beyond just development and also aims to leave a lasting, positive impact on the community. By continually raising the bar and delivering grade A quality developments.

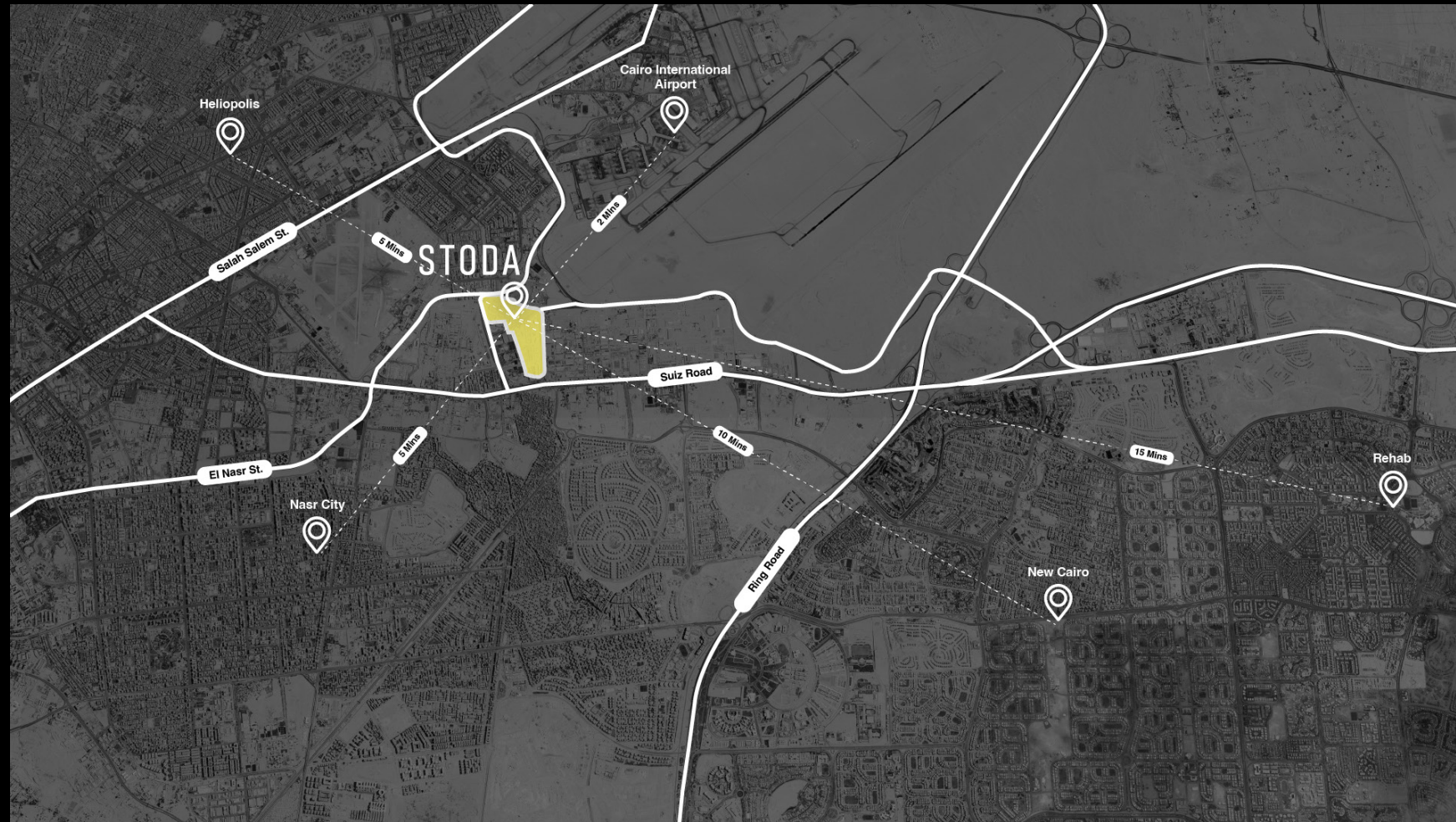




DISCOVER STODA

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.

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.



AMENITIES & FACILITIES

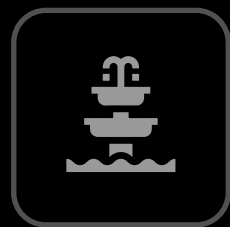
Cycling
Tracks



Underground
Parking



Water
Features



Club
House



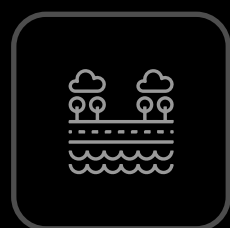
24/H
Security



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



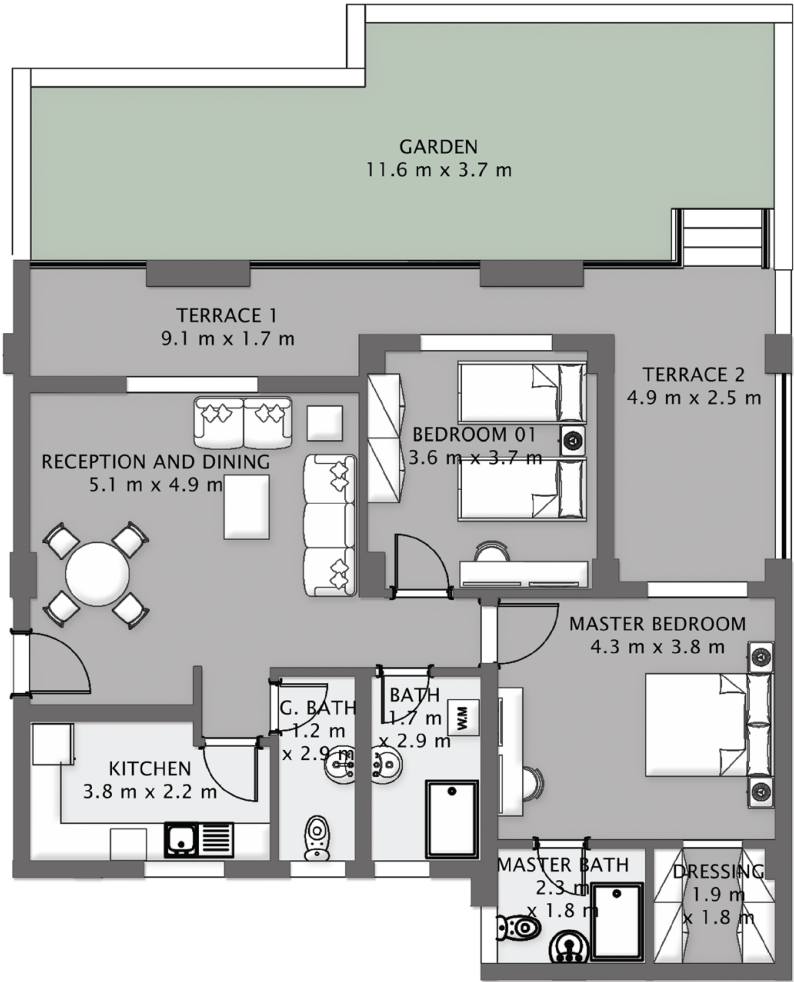


FLOOR PLANS

Ground Floor

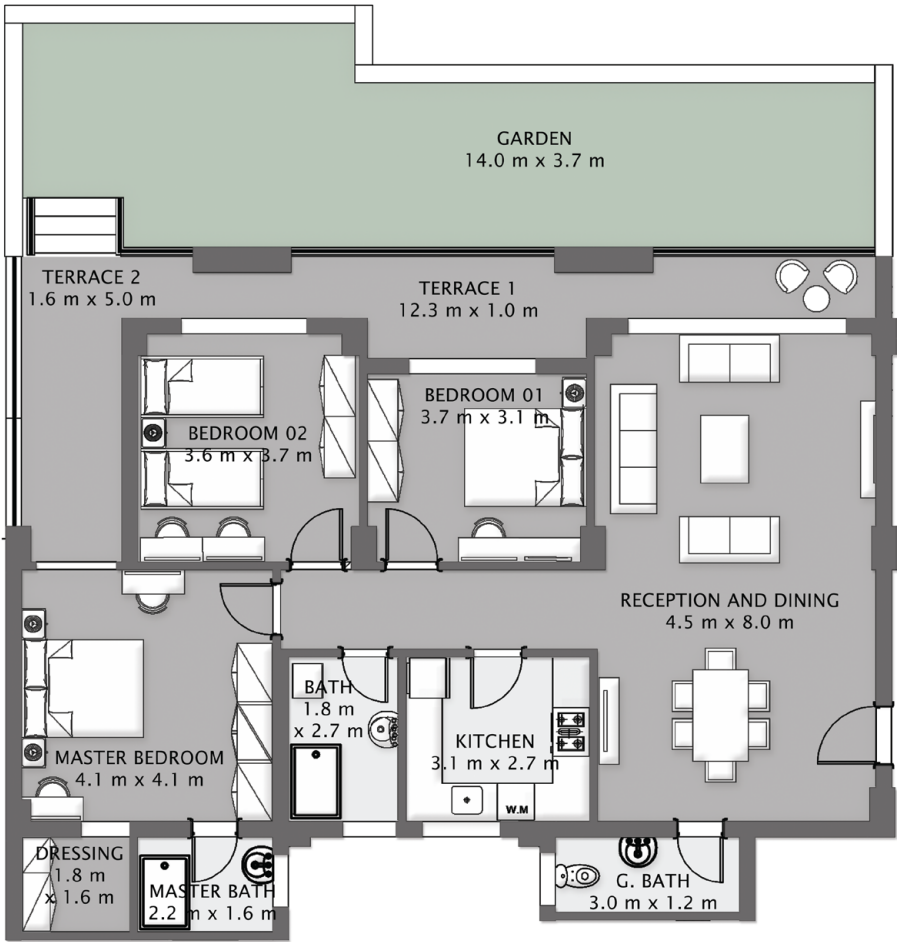
AP01 - 2BRs (138m²)

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	4.9x2.5
Garden	11.6x3.7



Ground Floor

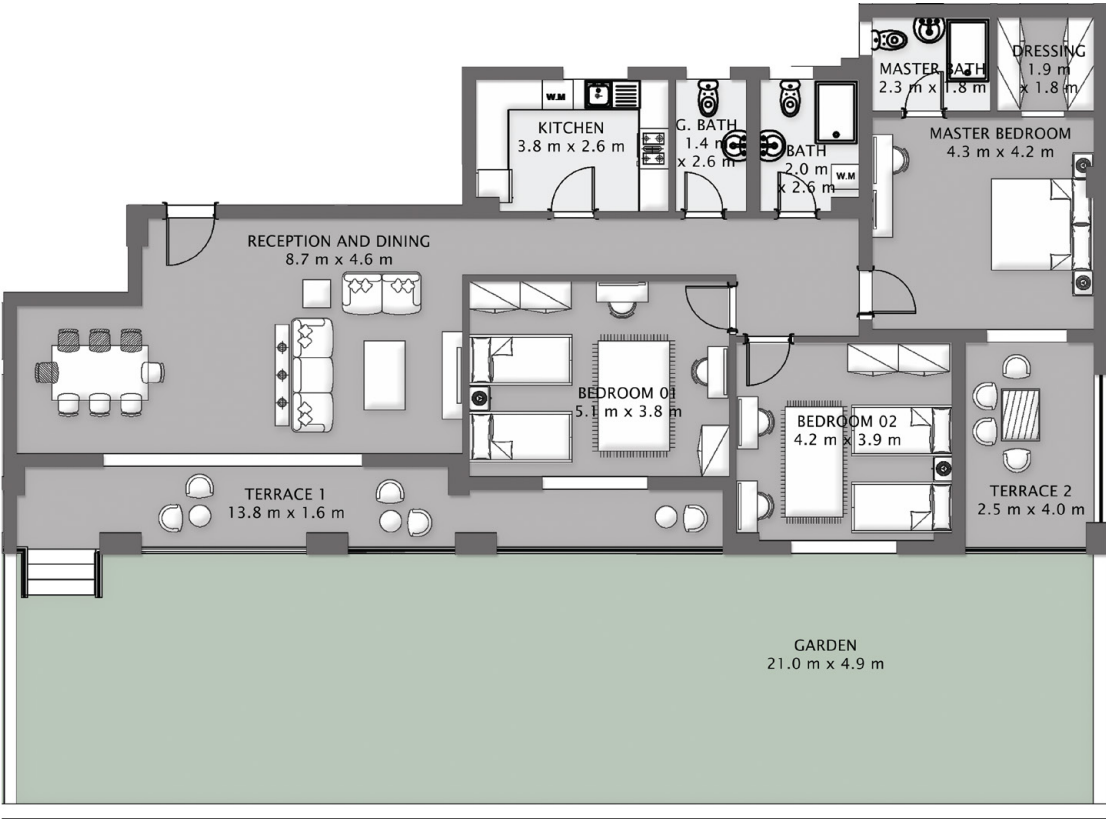
AP02 - 3BRs (168m ²)	
Reception & Dining	4.5x8.0
Kitchen	3.1x2.7
Guest Bathroom	3.0x1.2
Bathroom	1.8x2.7
Bedroom 1	3.7x3.1
Bedroom 2	3.6x3.7
Master Bedroom	4.1x4.1
Master Dressing	1.8x1.6
Master Bathroom	2.2x1.6
Terrace 1	12.3x1.0
Terrace 2	1.6x5.0
Garden	14.0x3.7



Ground Floor

AP04 - 3BRs (198m²)

Reception & Dining	8.7x4.6
Kitchen	3.8x2.6
Guest Bathroom	1.4x2.6
Bathroom	2.0x2.6
Bedroom 1	5.1x3.8
Bedroom 2	4.2x3.9
Master Bedroom	4.3x4.2
Master Dressing	1.9x1.8
Master Bathroom	2.3x1.8
Terrace 1	13.8x1.6
Terrace 2	2.5x4.0
Garden	21.0x4.9



Ground Floor

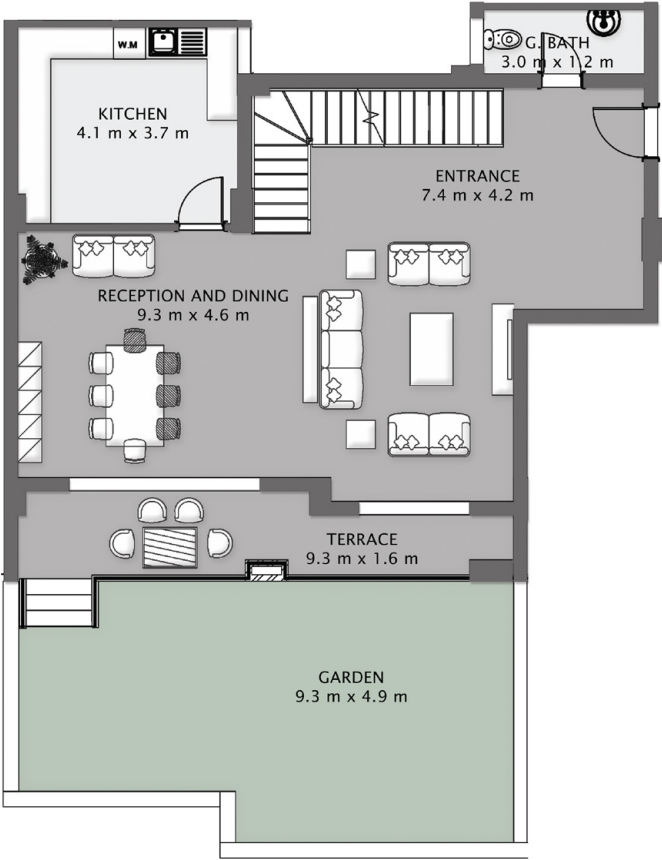
Duplex 03 - 3BRs (242m²)

Ground Floor

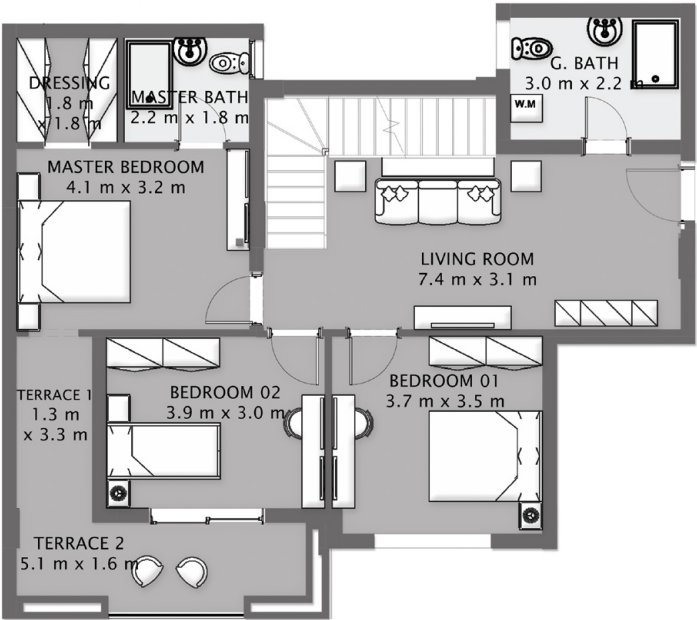
Reception & Dining	9.3x4.6
Kitchen	4.1x3.7
Guest Bathroom	3.0x1.2
Terrace	9.3x1.6
Garden	9.3x4.9

First Floor

Living Room	7.4x3.1
Guest Bathroom	3.0x2.2
Bedroom 1	3.7x3.5
Bedroom 2	3.9x3.0
Master Bedroom	4.1x3.2
Master Dressing	1.8x1.8
Master Bathroom	2.2x1.8
Terrace 1	1.3x3.3
Terrace 2	5.1x1.6



Ground Floor

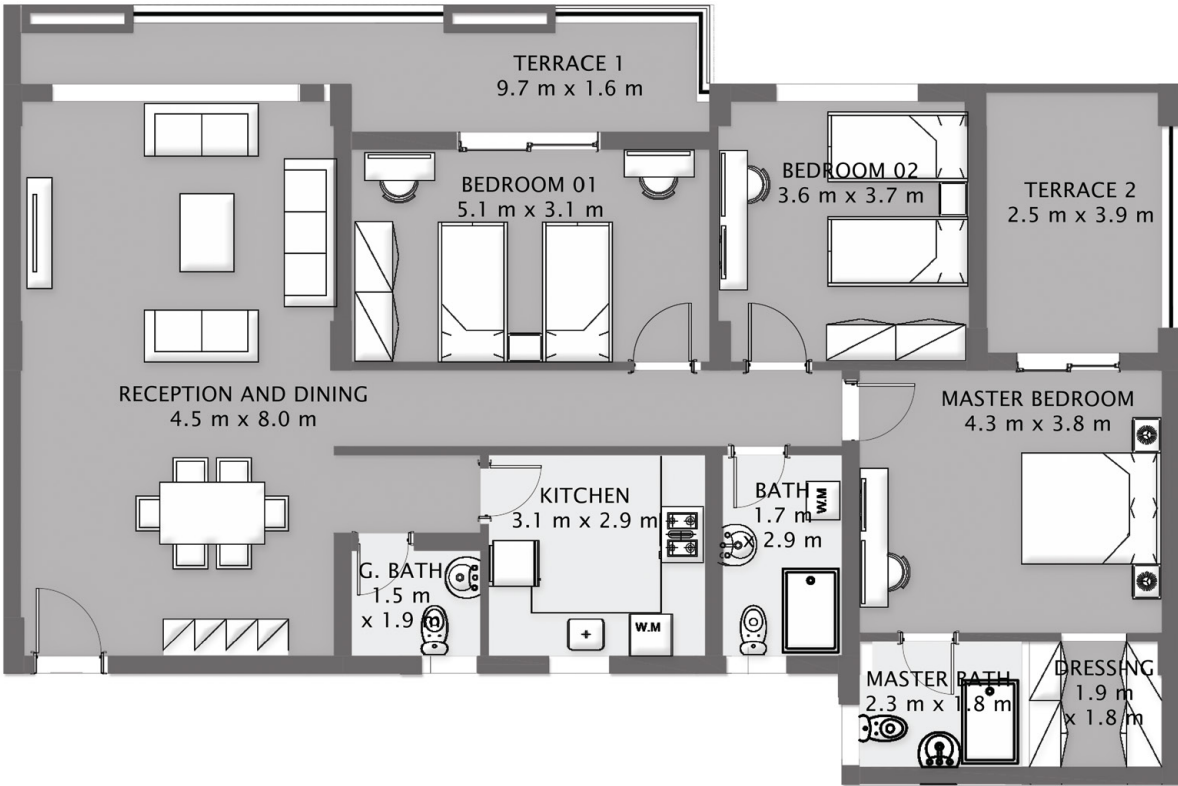


Ground Floor

Typical Floor

AP08 - 3BRs (176m²)

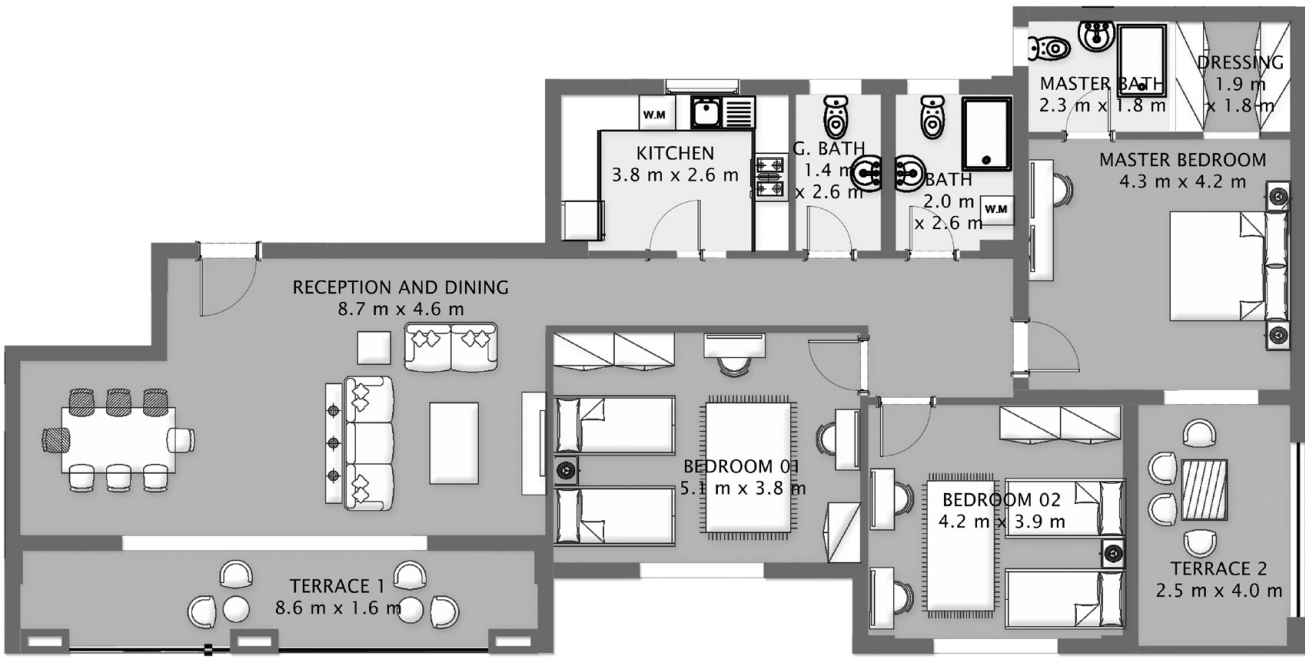
Reception & Dining	4.5x8.0
Kitchen	3.1x2.9
Guest Bathroom	1.5x1.9
Bathroom	1.7x2.9
Bedroom 1	5.1x3.1
Bedroom 2	3.6x3.7
Master Bedroom	4.3x3.8
Master Dressing	1.9x1.8
Master Bathroom	2.3x1.8
Terrace 1	9.7x1.6
Terrace 2	2.5x3.9



Typical Floor

AP11 - 3BRs (193m²)

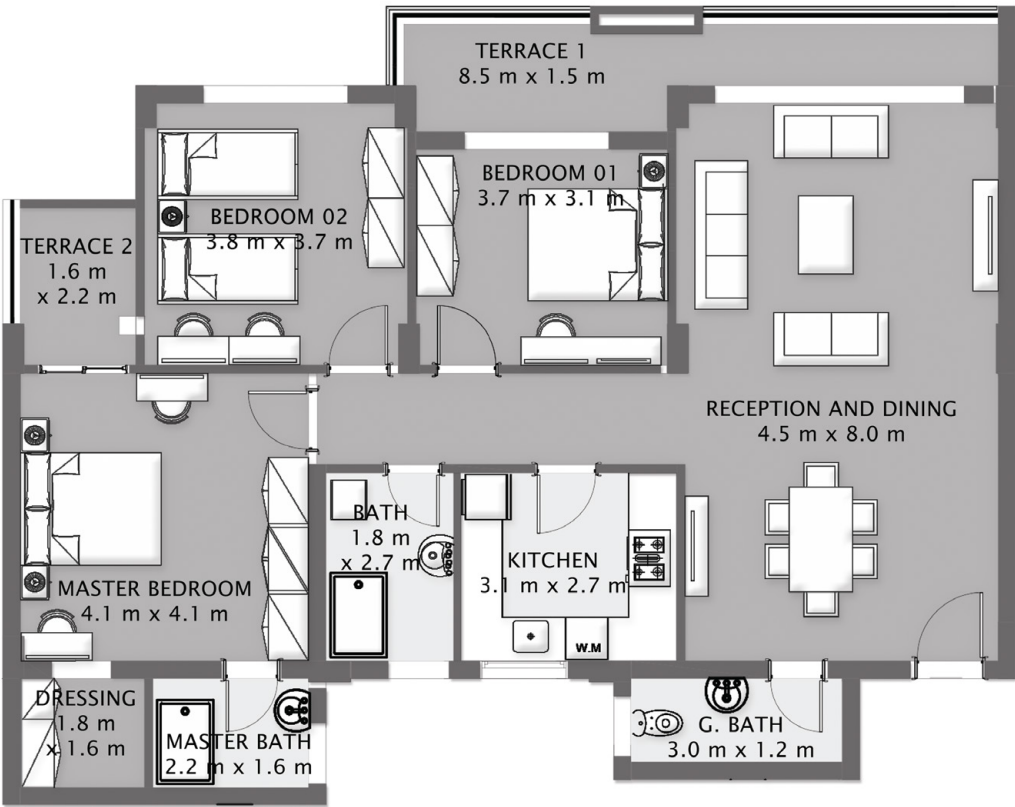
Reception & Dining	8.7x4.6
Kitchen	3.8x2.6
Guest Bathroom	1.4x2.6
Bathroom	2.0x2.6
Bedroom 1	5.1x3.8
Bedroom 2	4.2x3.9
Master Bedroom	4.3x4.2
Master Dressing	1.9x1.8
Master Bathroom	2.3x1.8
Terrace 1	8.6x1.6
Terrace 2	2.5x4.0



Typical Floor

AP13 - 3BRs (154m²)

Reception & Dining	4.5x8.0
Kitchen	3.1x2.7
Guest Bathroom	3.0x1.2
Bathroom	1.8x2.7
Bedroom 1	3.7x3.1
Bedroom 2	3.8x3.7
Master Bedroom	4.1x4.1
Master Dressing	1.8x1.6
Master Bathroom	2.2x1.6
Terrace 1	8.5x1.5
Terrace 2	1.6x2.2



Penthouse Floor

Duplex 17 - 3BRs (242m²)

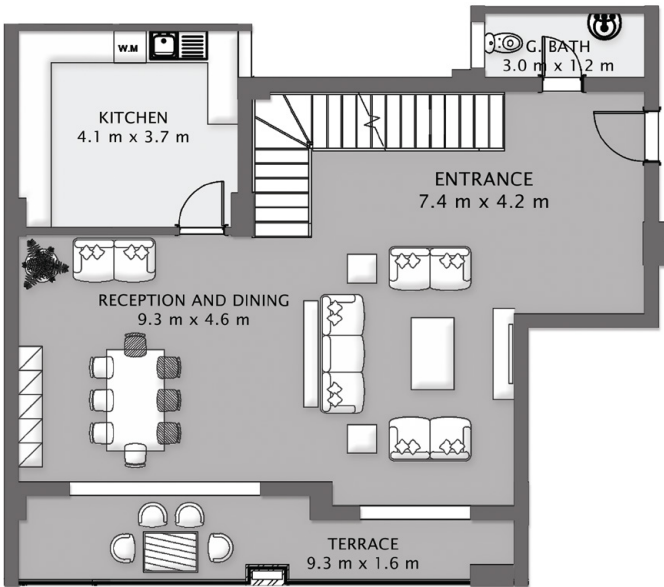
Fourth Floor

Reception & Dining	9.3x4.6
Kitchen	4.1x3.7
Guest Bathroom	3.0x1.2
Terrace	9.3x1.6
Garden	9.3x4.9

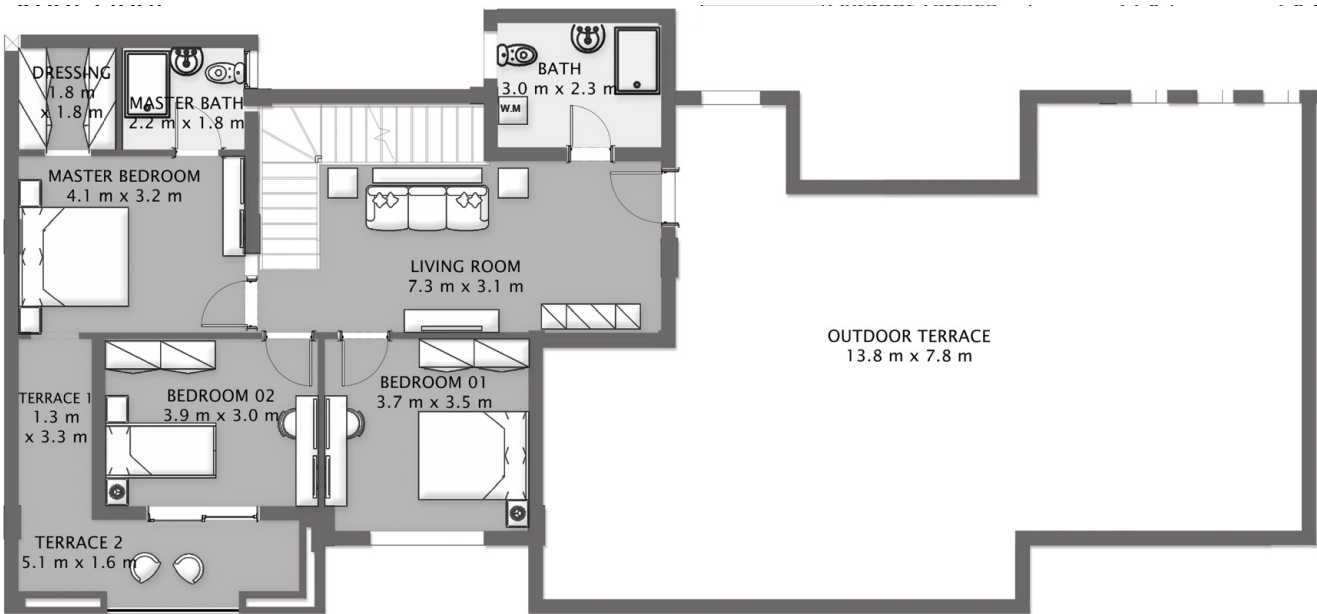
Roof Floor

Living Room	7.3x3.1
Bathroom	3.0x2.3
Bedroom 1	3.7x3.5
Bedroom 2	3.9x3.0
Master Bedroom	4.1x3.2
Master Dressing	1.8x1.8
Master Bathroom	2.2x1.8
Terrace 1	1.3x3.3
Terrace 2	5.1x1.6

Fourth Floor



Roof Floor



STODA

Ground Floor Plan



Typical
Floor Plan

