

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.

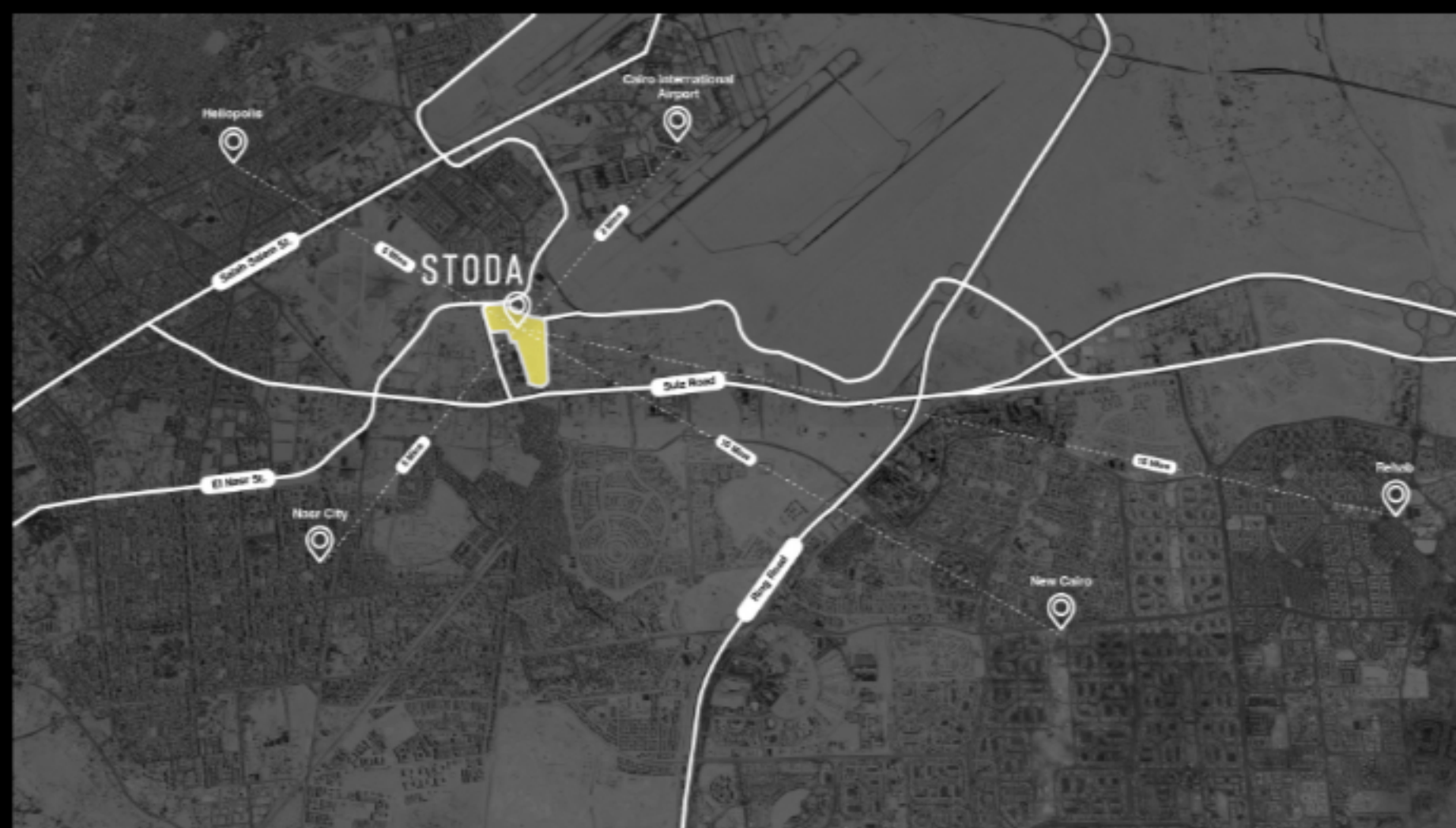


DISCOVER STODA

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



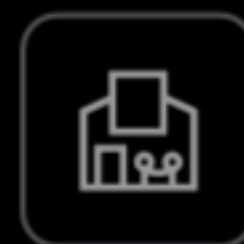
Underground Parking



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)

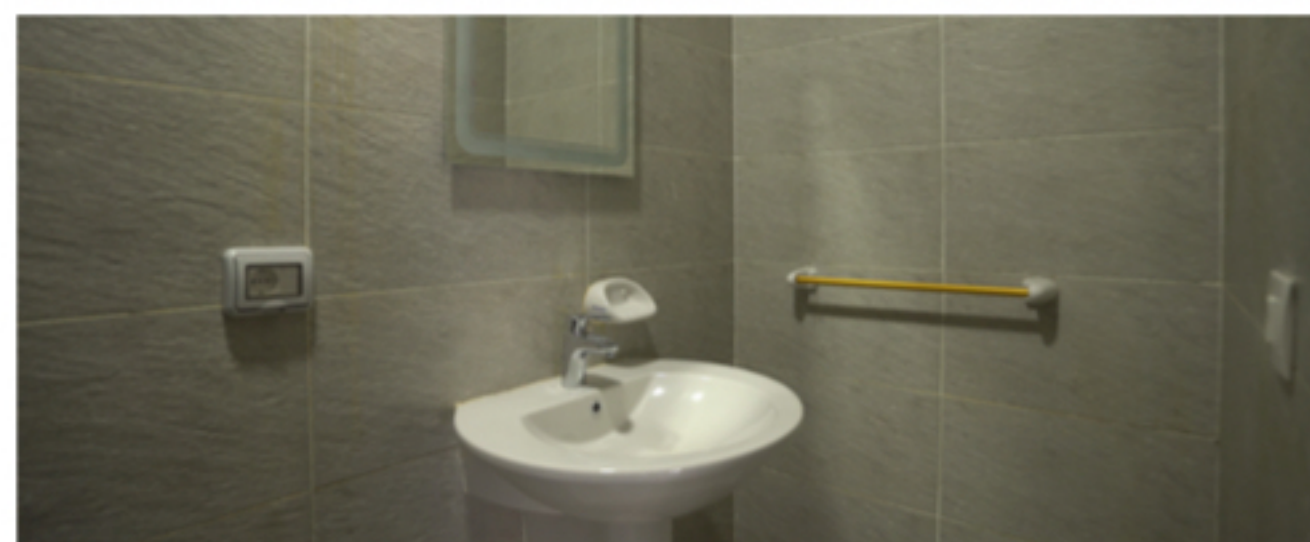
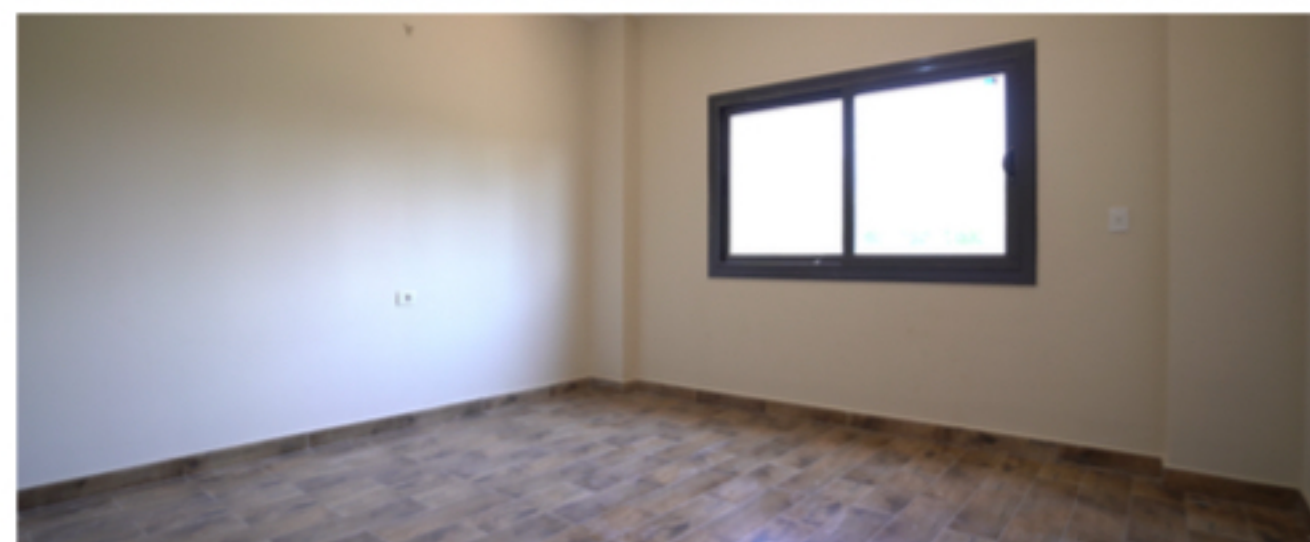
Internal Flooring: Cleopatra Ceramic 1st Degree

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

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	7.4x3.8
Guest Bathroom	3.0x2.2
Bedroom 1	3.7x3.8
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

النسبة	القسط	البنك	رقم الشيك	المدفوع	سعر الوحدة	الوصف	التاريخ
					18,376,300.00	سعر الوحدة	
15.00%	2,756,445.00					DP-1	01-Jan-25
5.00%	918,815.00					DP-2	01-Jun-25
15.00%	2,756,445.00					INS-2	01-Dec-25
1.71%	314,331.45					INS-3	01-Mar-26
1.71%	314,331.45					INS-4	01-Jun-26
1.71%	314,331.45					INS-5	01-Sep-26
1.71%	314,331.45					INS-6	01-Dec-26
1.71%	314,331.45					INS-7	01-Mar-27
1.71%	314,331.45					INS-8	01-Jun-27
1.71%	314,331.45					INS-9	01-Sep-27
1.71%	314,331.45					INS-10	01-Dec-27
1.71%	314,331.45					INS-11	01-Mar-28
1.71%	314,331.45					INS-12	01-Jun-28
1.71%	314,331.45					INS-13	01-Sep-28
1.71%	314,331.45					INS-14	01-Dec-28
1.71%	314,331.45					INS-15	01-Mar-29
1.71%	314,331.45					INS-16	01-Jun-29
1.71%	314,331.45					INS-17	01-Sep-29
1.71%	314,331.45					INS-18	01-Dec-29
1.71%	314,331.45					INS-19	01-Mar-30
1.71%	314,331.45					INS-20	01-Jun-30
1.71%	314,331.45					INS-21	01-Sep-30
1.71%	314,331.45					INS-22	01-Dec-30
1.71%	314,331.45					INS-23	01-Mar-31
1.71%	314,331.45					INS-24	01-Jun-31
1.71%	314,331.45					INS-25	01-Sep-31
1.71%	314,331.45					INS-26	01-Dec-31
1.71%	314,331.45					INS-27	01-Mar-32
1.71%	314,331.45					INS-28	01-Jun-32
1.71%	314,331.45					INS-29	01-Sep-32
1.71%	314,331.45					INS-30	01-Dec-32
1.71%	314,331.45					INS-31	01-Mar-33
1.71%	314,331.45					INS-32	01-Jun-33
1.71%	314,331.45					INS-33	01-Sep-33
1.71%	314,331.45					INS-34	01-Dec-33
1.71%	314,331.45					INS-35	01-Mar-34
1.71%	314,331.45					INS-36	01-Jun-34
1.71%	314,331.45					INS-37	01-Sep-34
1.71%	314,331.45					INS-38	01-Dec-34
1.71%	314,331.45					INS-39	01-Mar-35
1.71%	314,331.45					INS-40	01-Jun-35
100%	18,376,300.00	الاجمالي					
0.0000%						وديعه الصبانه	
0	1,470,104.00	البنك	رقم الشيك			القسط الأول	01-Jun-25
	1,470,104.00	الاجمالي					

النسبة	القسط	البنك	رقم الشيك	المدفوع	سعر الوحدة	الوصف	التاريخ
					18,376,300.00	سعر الوحدة	
10.00%	1,837,630.00					DP-1	01-Jan-25
5.00%	918,815.00					DP-2	01-Mar-25
5.00%	918,815.00					INS-1	01-Sep-25
10.00%	1,837,630.00					INS-2	01-Dec-25
1.84%	338,510.79					INS-3	01-Mar-26
1.84%	338,510.79					INS-4	01-Jun-26
1.84%	338,510.79					INS-5	01-Sep-26
1.84%	338,510.79					INS-6	01-Dec-26
1.84%	338,510.79					INS-7	01-Mar-27
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1.84%	338,510.79					INS-9	01-Sep-27
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1.84%	338,510.79					INS-13	01-Sep-28
1.84%	338,510.79					INS-14	01-Dec-28
1.84%	338,510.79					INS-15	01-Mar-29
1.84%	338,510.79					INS-16	01-Jun-29
1.84%	338,510.79					INS-17	01-Sep-29
1.84%	338,510.79					INS-18	01-Dec-29
1.84%	338,510.79					INS-19	01-Mar-30
1.84%	338,510.79					INS-20	01-Jun-30
1.84%	338,510.79					INS-21	01-Sep-30
1.84%	338,510.79					INS-22	01-Dec-30
1.84%	338,510.79					INS-23	01-Mar-31
1.84%	338,510.79					INS-24	01-Jun-31
1.84%	338,510.79					INS-25	01-Sep-31
1.84%	338,510.79					INS-26	01-Dec-31
1.84%	338,510.79					INS-27	01-Mar-32
1.84%	338,510.79					INS-28	01-Jun-32
1.84%	338,510.79					INS-29	01-Sep-32
1.84%	338,510.79					INS-30	01-Dec-32
1.84%	338,510.79					INS-31	01-Mar-33
1.84%	338,510.79					INS-32	01-Jun-33
1.84%	338,510.79					INS-33	01-Sep-33
1.84%	338,510.79					INS-34	01-Dec-33
1.84%	338,510.79					INS-35	01-Mar-34
1.84%	338,510.79					INS-36	01-Jun-34
1.84%	338,510.79					INS-37	01-Sep-34
1.84%	338,510.79					INS-38	01-Dec-34
1.84%	338,510.79					INS-39	01-Mar-35
1.84%	338,510.79					INS-40	01-Jun-35
100%	18,376,300.00	الاجمالي					
0.0000%							
0	القسط	البنك	رقم الشيك	وديعه الصيانه			
	1,470,104.00					القسط الأول	01-Jun-25
	1,470,104.00	الاجمالي					