

A Living Experience,

GARDINN

Framed

by *Nature*



AT **SOLANATM** EAST
BY **OGA**

TABLE OF CONTENT



01 ^{P.06}
Naguib's
Word

05 ^{P.20}
Introducing
Gardinn

09 ^{P.46}
Gardinn
Masterplan

02 ^{P.08}
About
Solana East

06 ^{P.26}
The Creation
of Gardinn

10 ^{P.58}
The
Residences

03 ^{P.10}
Location
& Connectivity

07 ^{P.34}
An Open
Frame
of Nature

11 ^{P.60}
Gardinn
Floorplans



04 ^{P.14}
Solana East
Amenities

08 ^{P.40}
Tailored
Carefree Living



(01)

NAGUIB'S WORD

"We dream big.

We design to make a difference and bring happiness.

We embrace creativity, innovation, sustainability, and harmony.

Ora stands in a strong position holding the legacy which has been earned through credibility, a diversified portfolio, and offering the invaluable culture of happiness.

Ora, reimagining time."

(02)

ABOUT SOLANATM EAST



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Solana East is a community envisioned for those who seek more than just a home.

By blending green spaces and communal hubs together into a canvas for balancing life's demands with the pursuit of serene living is where the sunshine sheds its light with warmth into the much-needed facilities.

A sanctuary of balance, beauty, and belonging, nestled in the heart of New Cairo's Golden Square.

With a thoughtfully designed masterplan that embraces low-density living, ensuring privacy, exclusivity, and open horizons.

Residences are framed by tree lined landscapes and activities the community offers a variety of living experiences that adapt to every stage of life.

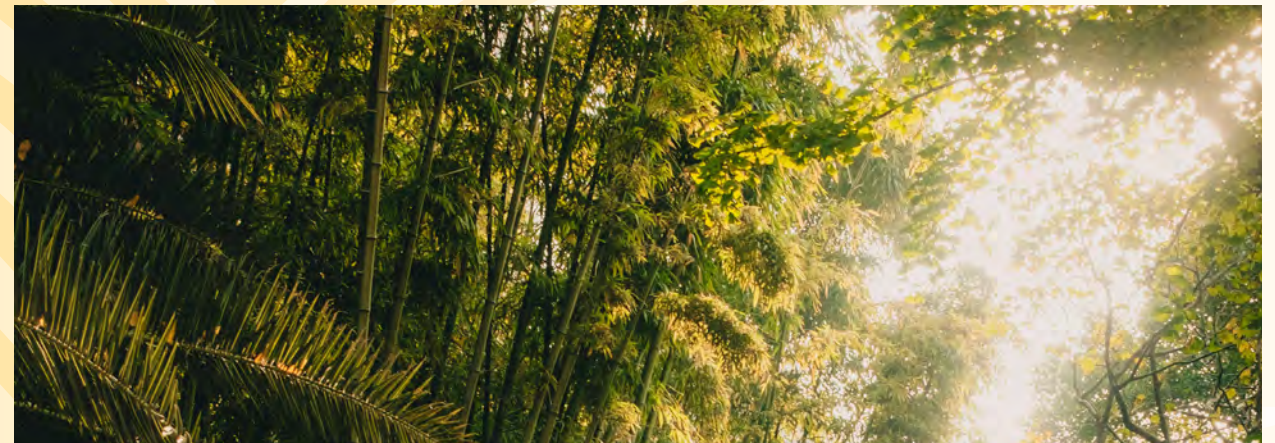
Here, architecture flows with elegance and simplicity, while thoughtful infrastructure ensures comfort and ease.

Curated amenities and lifestyle conveniences create a setting where families can thrive, neighbors can connect, and every day unfolds with harmony.

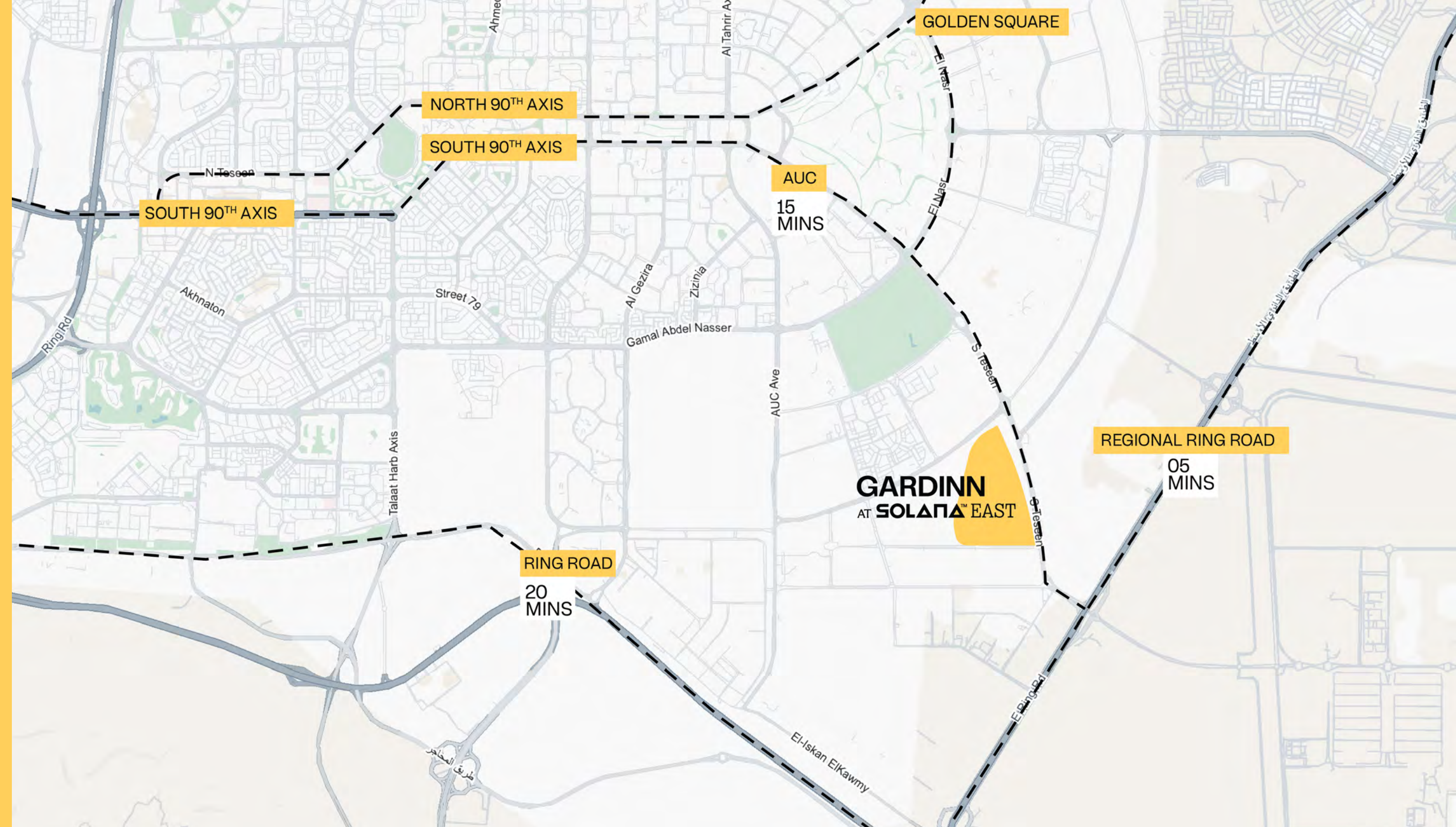
Solana East is not simply a place to live, but a place to feel at home.

(03)

LOCATION & CONNECTIVITY



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(04)

SOLANA™ EAST AMENITIES



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- 01 Lake
- 02 Commercial Hub
- 03 Clubhouse
- 04 Parks and Water Features
- 05 Bike Lanes
- 06 Sports Facilities
- 07 Offices
- 08 Fine Dining
- 09 Clinics

The Lake of Solana East

As the sun rises, its rays dance on the surface, casting a shimmering reflection of the blue sky onto the water. By night, the moonlight bathes the lake in a serene, bright white glow. Set at the heart of Solana East, the lake anchors the community with a breathtaking focal point morning and evening alike, with select waterfront residences enjoying a perfect vantage point overlooking its shores.

The Commercial Hub

At the edge of Solana East lies our commercial zone, a carefully curated blend of entertainment, exquisite dining, and spaces designed for true relaxation. A place where you can immerse yourself in a vibrant world of art, food, and unique cultural experiences.

The Clubhouse

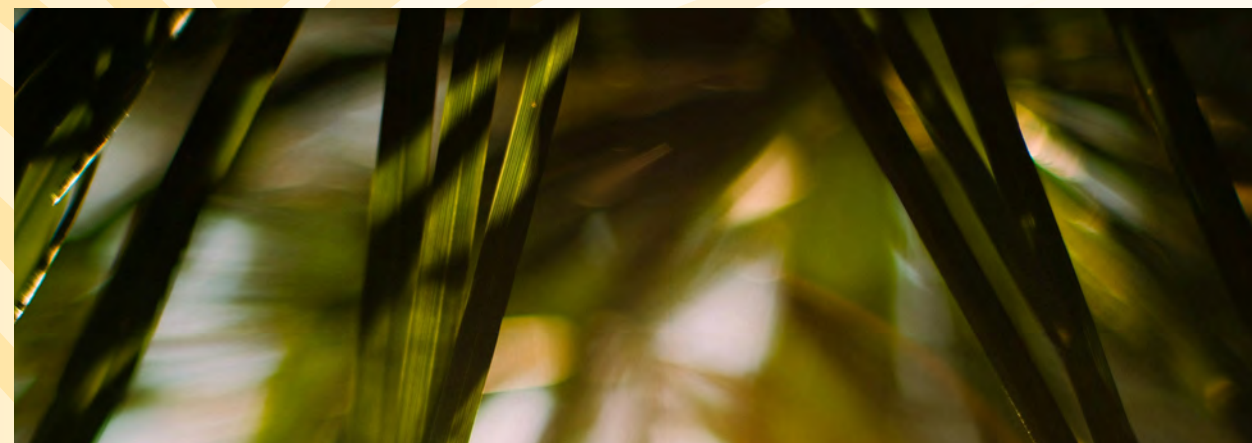
The clubhouse serves as the main hub for community mingling and offers a convenient spot for a quick yet close staycation. Bikers can safely explore the town. Athletes of all levels can thrive in the sports area, and professionals can head to the office with focused minds.





(05)

INTRODUCING GARDINN



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There is a moment just as the early morning light touches the dew on the grass when the noise of the world simply fades away.

You step onto your terrace, take a slow breath, and realize this isn't a weekend takeaway.

THIS IS
YOUR HOME

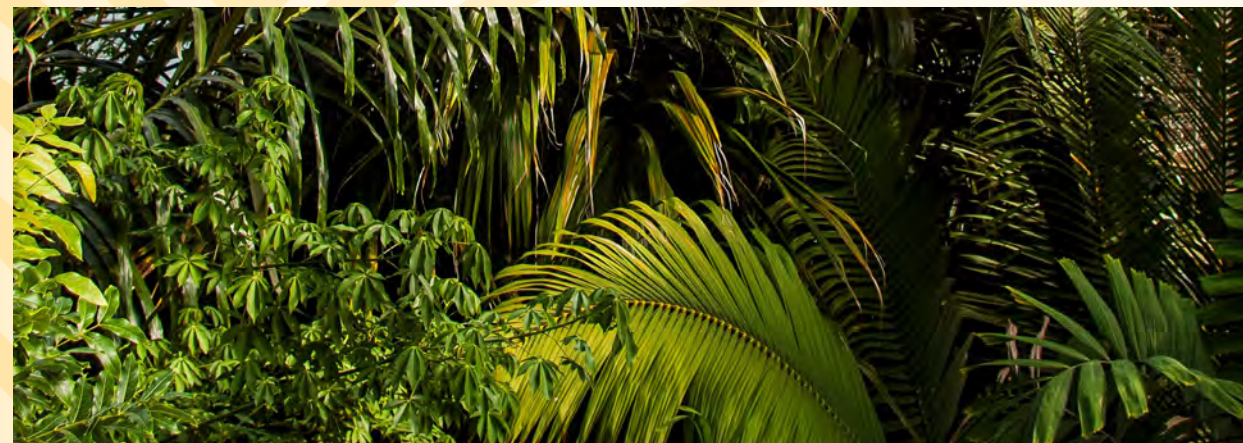


WELCOME TO
GARDINN AT **SOLAPPA™** EAST



(06)

THE CREATION OF GARDINN



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Gardinn was designed for those who seek a more refined way of living where the comfort of a fully serviced residence meets the quiet serenity of a luxury resort.

Set within a deeply landscaped, low-density environment, its low-rise architecture ensures every home benefits from maximum privacy and uninterrupted views, feeling open, light-filled, and deeply connected to nature.

Delivered fully finished and complemented by hospitality-inspired services.

Gardinn offers a distinctive residential experience where the privacy of home meets the comfort of a luxury retreat.

ARCHITECTURAL HIGHLIGHTS



Low-Rise Scale

Design creating a human-scale, low-density community.



Single-Loaded Design

Ensures maximum privacy, cross-ventilation, and 100% unobstructed views.



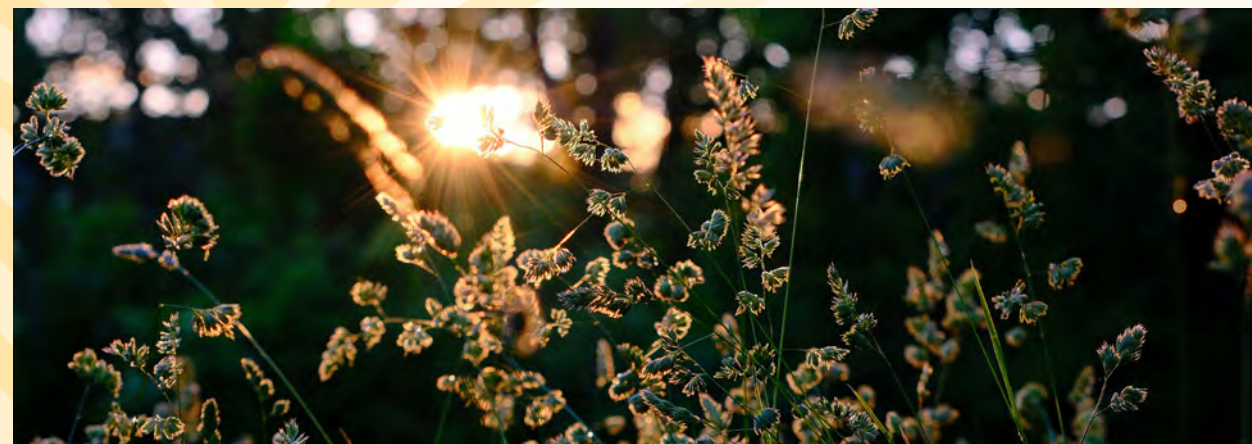
Turnkey Finish

Delivered fully finished.



(07)

AN OPEN FRAME TO NATURE



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At Gardinn, nature is woven into daily life.

Walkable green corridors thread between buildings, inviting quiet morning strolls and shaded afternoon breaks, while a collection of landscape pockets each centered around a distinct program, from swimming and play to sensory and relaxation zones offer residents unique ways to connect, move, and unwind.



Together, these spaces create a highly walkable resort-inspired community that rewards discovery at every turn, enhancing the connection between homes and open space while maximizing views across the surrounding landscape. The result is a vibrant, immersive setting where everyday life is shaped by the energy and ease of resort-style living.

MASTERPLANE ZONES



Central Pool Hub

Pool-facing terraces



Park & Garden Portals

Soft landscaping, quiet pathways, and green portals.



Wellness & Active Living

Fitness area, shaded walkaways, and outdoor kids' play areas.

(08)

TAILORED CAREFREE LIVING



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Defined by a **refined architectural** vision, the Gardinn offers an elevated residential experience where thoughtful design, exceptional surroundings, and an elegant arrival experience bring a heightened sense of service and sophistication to everyday life.



This is complemented by a suite of **hospitality-inspired servies** designed for ease, comfort, and convenience with every residence positioned around the **cluster's lush landscape pockets**.

ENJOYING OPEN VIEWS ACROSS
CURATED GREENERY THAT LET
NATURAL LIGHT AND OPENNESS
DEFINE EACH HOME.

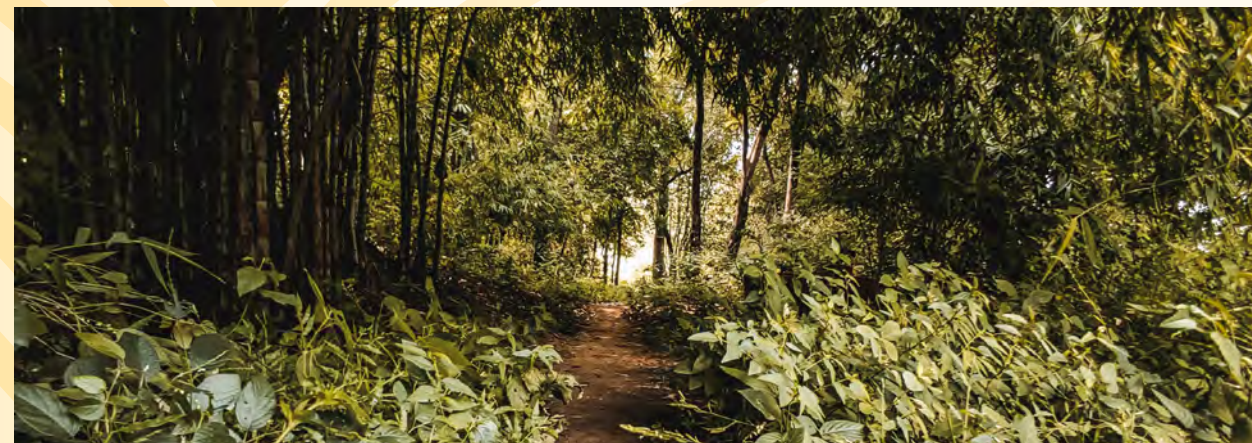


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The result is a **distinctive setting** where contemporary architecture, elevated services, and an immersive connection to nature create a lifestyle that **feels both exclusive and effortlessly refined**.

(09)

GARDINN MASTERPLAN

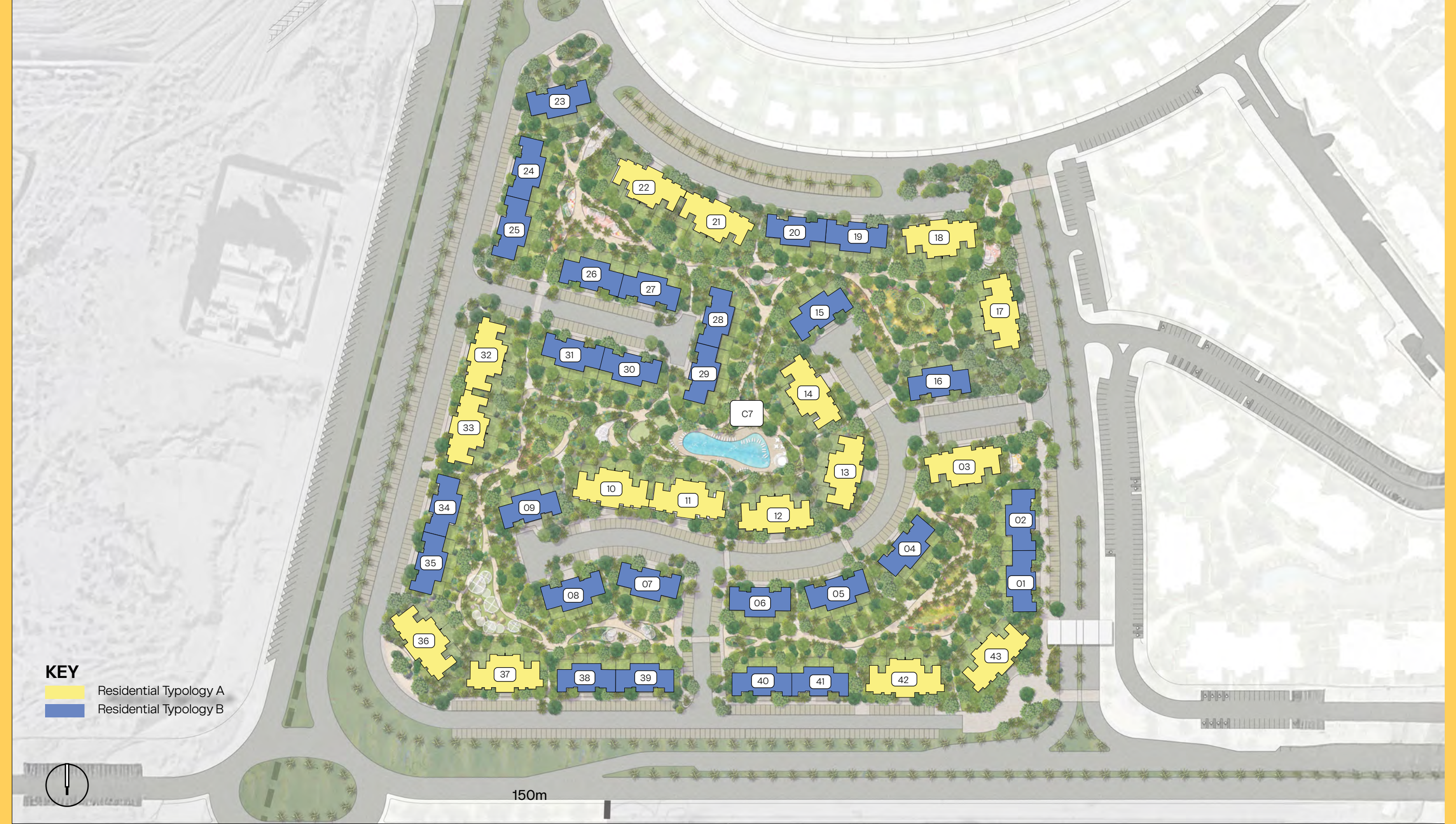


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(10)

THE RESIDENCES



CURATED TYPOLOGIES TAILORED FOR PERSONAL
LIVING OR INVESTMENT

UNIT TYPES



1 Bedroom



2 Bedroom



2 Bedroom + Nanny



3 Bedroom + Nanny

(11)

GARDINN FLOORPLANS



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TPOLOGY A

3 Bed + Maid Units & 2 Bed + Maid Units



TYPOLOGY A

3 BR+M Flat A

1	FOYER	2.45 x 1.10
2	LIVING/ DINING ROOM	3.80 x 6.35
3	CORRIDOR	1.10 x 2.80
4	GUEST TOILET	1.30 x 1.70
5	KITCHEN	2.70 x 2.40
6	MAID'S ROOM	2.20 x 1.80
7	MAID'S BEDROOM	1.40 x 1.80
8	BEDROOM 01	3.40 x 3.20
9	BEDROOM 02	3.40 x 3.20
10	BATHROOM	1.60 x 2.40
11	MASTER ENSUITE	1.60 x 2.40
12	MASTER WALK-IN CLOSET	1.70 x 1.80
13	MASTER BEDROOM	3.60 x 3.40

TOTAL AREA = 128 SQM

KEY PLAN



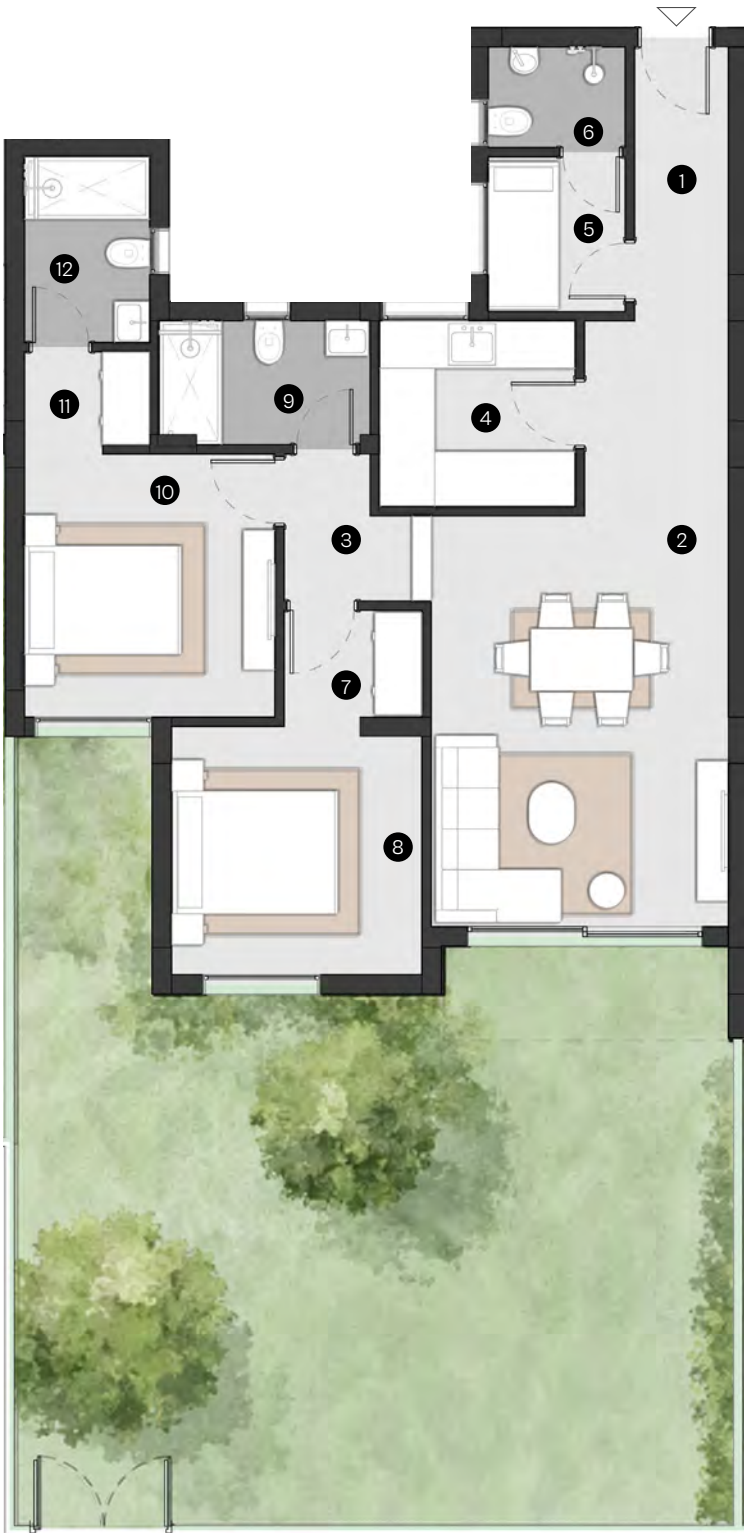
TYPOLOGY A

2 BR+M Flat A

1	FOYER	3.55 x 1.20
2	LIVING/ DINING ROOM	3.80 x 5.30
3	CORRIDOR	1.10 x 1.90
4	KITCHEN	2.40 x 2.50
5	MAID'S BEDRROOM	1.75 x 2.00
6	MAID'S BATHROOM	1.75 x 1.30
7	BEDROOM 01 WALK-IN CLOSET	1.35 x 1.75
8	BEDROOM 01	3.20 x 3.20
9	BATHROOM	1.60 x 2.70
10	MASTER BEDROOM	3.40 x 3.20
11	MASTER WALK-IN CLOSET	1.60 x 1.20
12	MASTER ENSUITE	1.60 x 2.40

TOTAL AREA = 103 SQM

KEY PLAN



TPOLOGY A

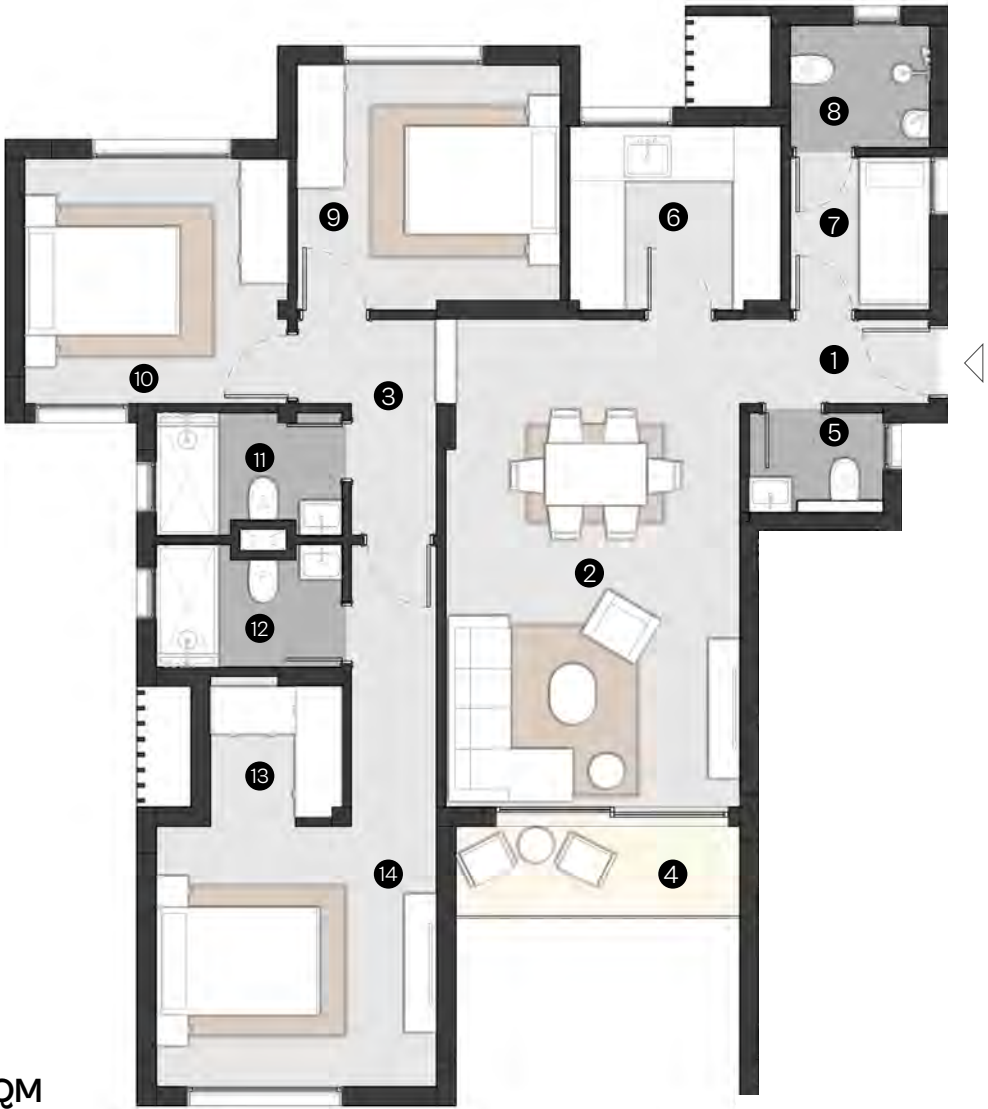
3 Bed + Maid Units & 2 Bed + Maid Units



TYPOLOGY A

3 BR+M Flat B

1	FOYER	2.45 x 1.10
2	LIVING/ DINING ROOM	3.80 x 6.35
3	CORRIDOR	1.10 x 2.80
4	TERRACE	3.65 x 1.20
5	GUEST TOILET	1.30 x 1.70
6	KITCHEN	2.70 x 2.40
7	MAID'S ROOM	2.20 x 1.80
8	MAID'S BEDROOM	1.40 x 1.80
9	BEDROOM 01	3.40 x 3.20
10	BEDROOM 02	3.40 x 3.20
11	BATHROOM	1.60 x 2.40
12	MASTER ENSUITE	1.60 x 2.40
13	MASTER WALK-IN CLOSET	1.70 x 1.80
14	MASTER BEDROOM	3.60 x 3.40



TOTAL AREA = 133 SQM
TERRACE AREA = 5 SQM

KEY PLAN



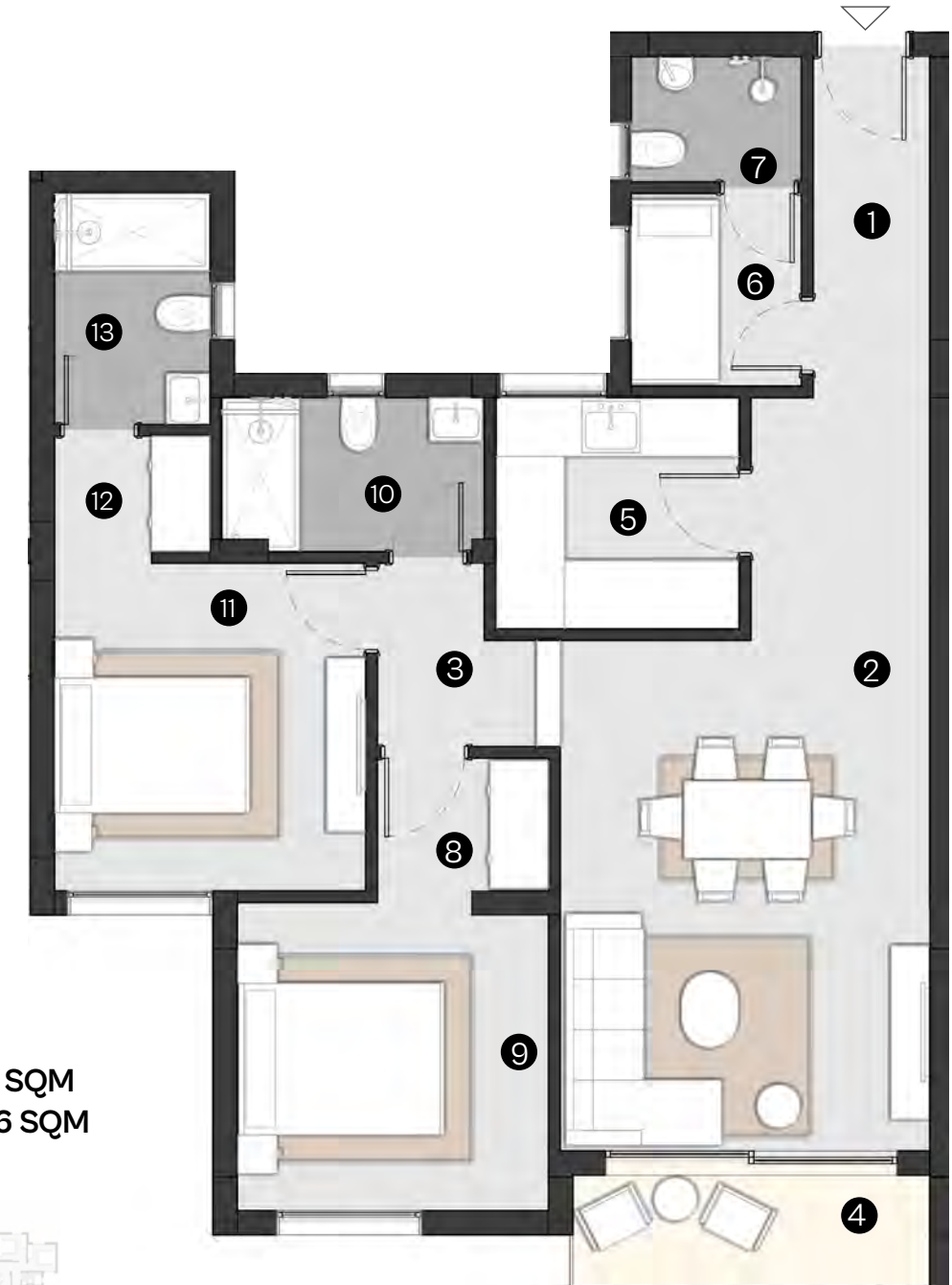
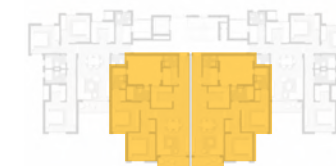
TPOLOGY A

2 BR+M Flat B

1	FOYER	3.55 x 1.20
2	LIVING/ DINING ROOM	3.80 x 5.30
3	CORRIDOR	1.10 x 1.90
4	TERRACE	3.70 x 1.20
5	KITCHEN	2.40 x 2.50
6	MAID'S BEDRROOM	1.75 x 2.00
7	MAID'S BATHROOM	1.75 x 1.30
8	BEDROOM 01 WALK-IN CLOSET	1.35 x 1.75
9	BEDROOM 01	3.20 x 3.20
10	BATHROOM	1.60 x 2.70
11	MASTER BEDROOM	3.40 x 3.20
12	MASTER WALK-IN CLOSET	1.60 x 1.20
13	MASTER ENSUITE	1.60 x 2.40

TOTAL AREA = 109 SQM
TERRACE AREA = 6 SQM

KEY PLAN



TPOLOGY A

3 Bed + Maid Units & 2 Bed + Maid Units



TYPOLOGY A

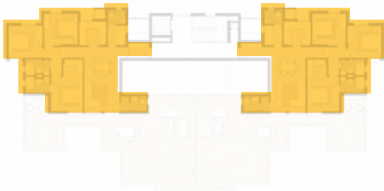
3 BR+M Flat C - Penthouse Floor

1	FOYER	1.50 x 2.10
2	LIVING/ DINING ROOM	3.55 x 6.35
3	LOBBY	2.2 x 1.1
4	TERRACE	95 SQM
5	GUEST TOILET & POWDER ROOM	1.50 x 2.60
6	MAID'S ROOM	2.20 x 1.80
7	MAID'S BEDROOM	1.40 x 1.80
8	KITCHEN	2.70 x 2.40
9	BEDROOM 01	3.40 x 3.20
10	BEDROOM 02	3.40 x 3.20
11	BATHROOM	1.60 x 1.40
12	MASTER WALK-IN CLOSET	2.00 x 1.70
13	MASTER ENSUITE	1.60 x 2.40
14	MASTER BEDROOM	3.40 x 3.20



TOTAL AREA = 127 SQM
 ROOF TERRACE AREA = 95 SQM

KEY PLAN





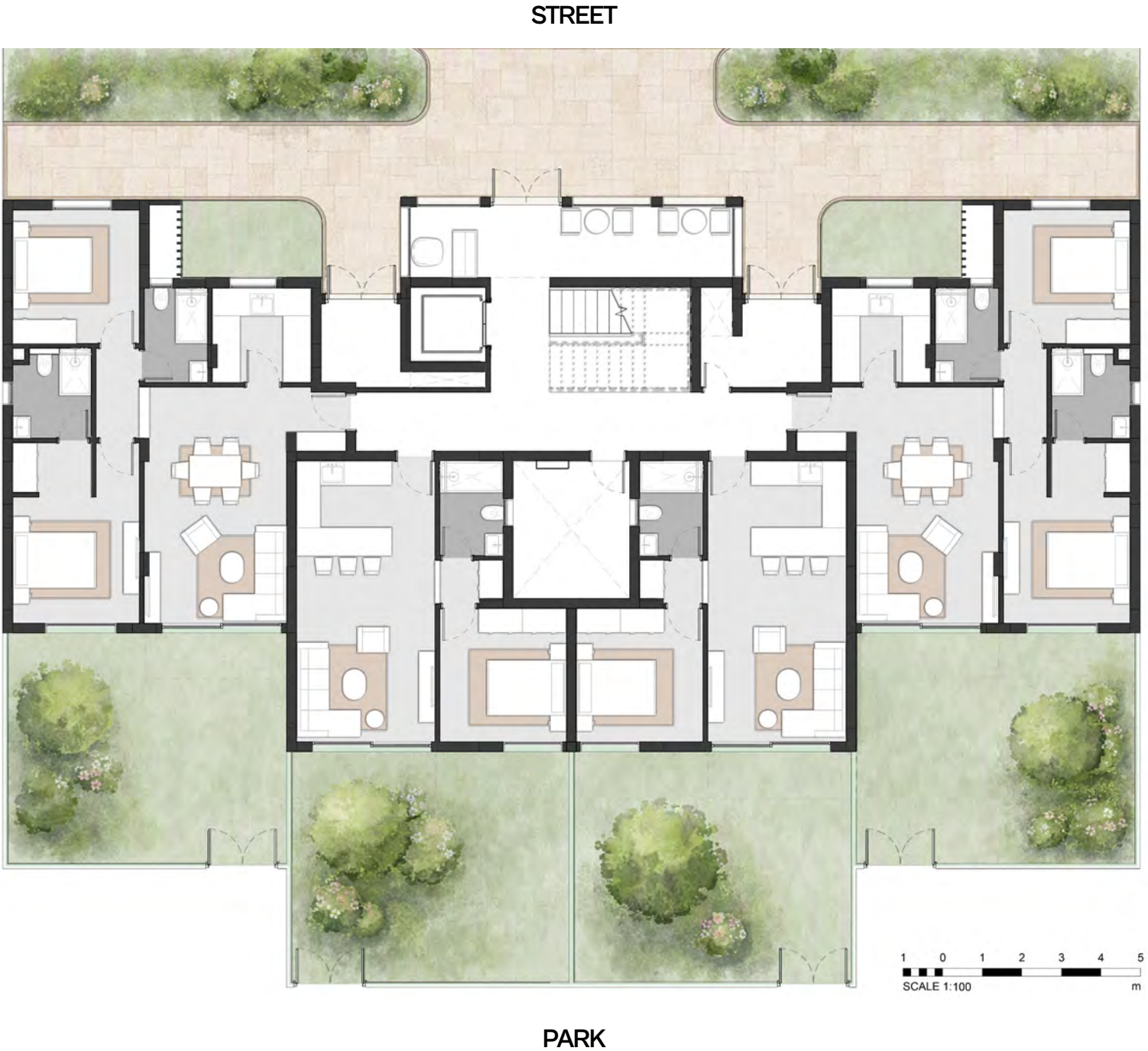






TPOLOGY B

2 Bed + Maid Units & 1 Bed Units



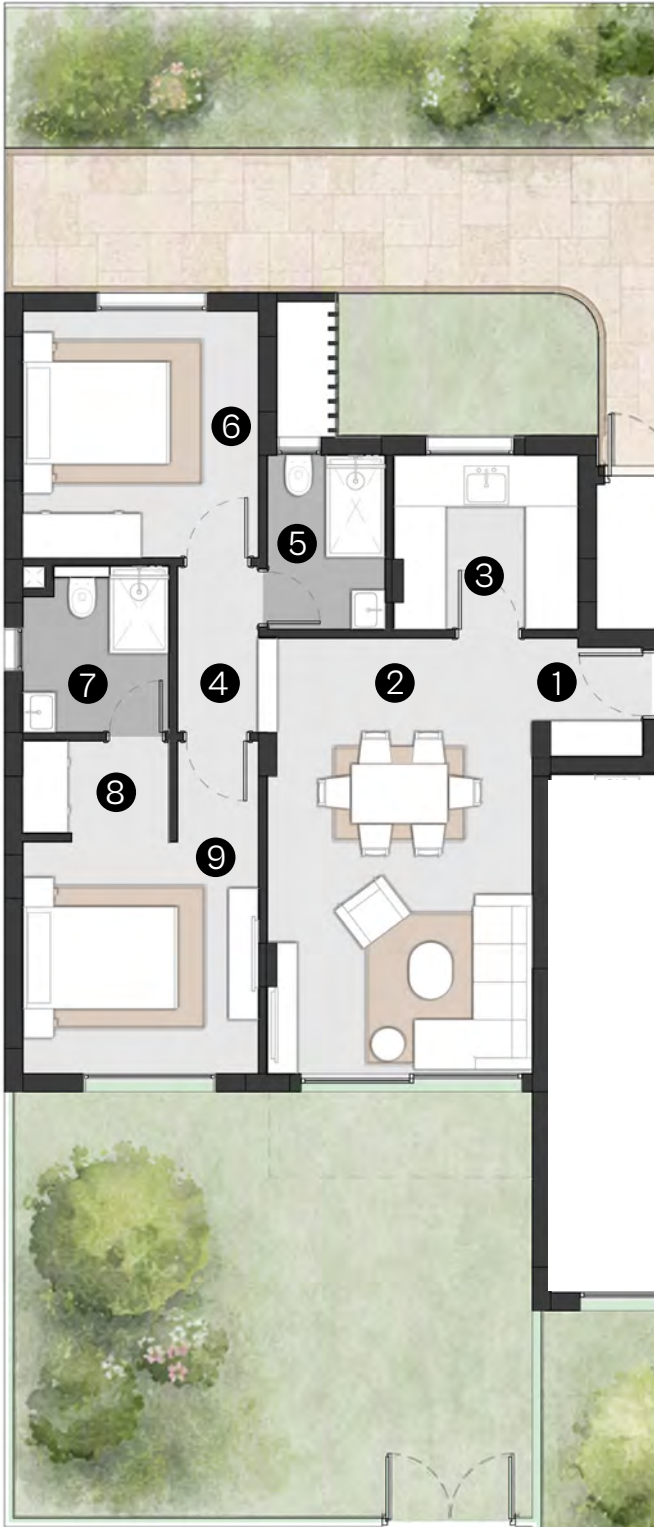
TYPOLOGY B

2 BR Flat A

1	FOYER	1.50 x 1.25
2	LIVING/ DINING ROOM	3.60 x 6.00
3	KITCHEN	2.50 x 2.40
4	CORRIDOR	1.10 x 2.30
5	BATHROOM	1.60 x 2.40
6	BEDROOM 01	3.40 x 3.20
7	MASTER ENSUITE	2.30 x 2.00
8	MASTER WALK-IN CLOSET	1.25 x 2.00
9	MASTER BEDROOM	3.20 x 3.20

TOTAL AREA = 92 SQM

KEY PLAN



TYPOLOGY B

1 BR Flat A

1	FOYER	1.10 x 2.40
2	LIVING ROOM	4.75 x 3.50
3	BATHROOM	1.60 x 2.40
4	KITCHEN	2.40 x 2.40
5	CORRIDOR	1.10 x 1.70
6	BEDROOM	3.40 x 3.20

TOTAL AREA = 57 SQM

KEY PLAN



TYOLOGY B

2 Bed + Maid Units & 1 Bed Units



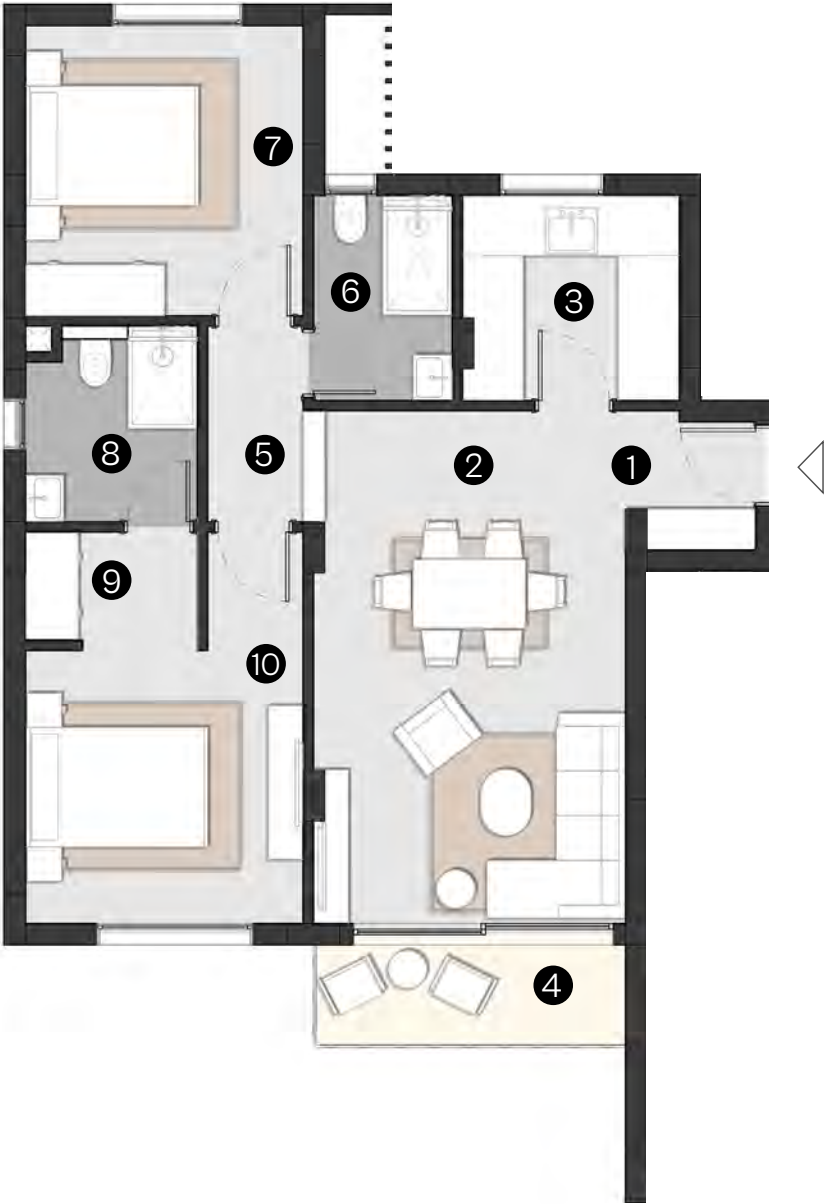
TYPOLOGY B

2 BR Flat B

1	FOYER	1.50 x 1.6
2	LIVING/ DINING ROOM	3.60 x 6.00
3	KITCHEN	2.50 x 2.40
4	TERRACE	1.20 x 3.60
5	CORRIDOR	1.10 x 2.30
6	BATHROOM	1.60 x 2.40
7	BEDROOM 01	3.40 x 3.20
8	MASTER ENSUITE	2.30 x 2.00
9	MASTER WALK-IN CLOSET	1.25 x 2.00
10	MASTER BEDROOM	3.20 x 3.20

TOTAL AREA = 99 SQM
TERRACE AREA = 6 SQM

KEY PLAN



TYPOLOGY B

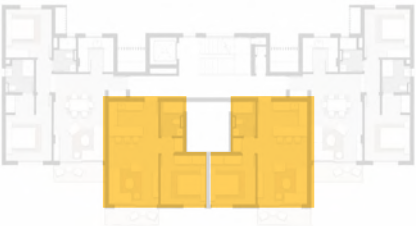
1 BR Flat B

1	FOYER	1.10 x 2.40
2	LIVING ROOM	4.75 x 3.50
3	TERRACE	3.75 X 1.20
4	BATHROOM	1.60 x 2.40
5	KITCHEN	2.40 x 2.40
6	CORRIDOR	1.10 x 1.70
7	BEDROOM	3.40 x 3.20



TOTAL AREA = 63 SQM
TERRACE AREA = 6 SQM

KEY PLAN



TPOLOGY B

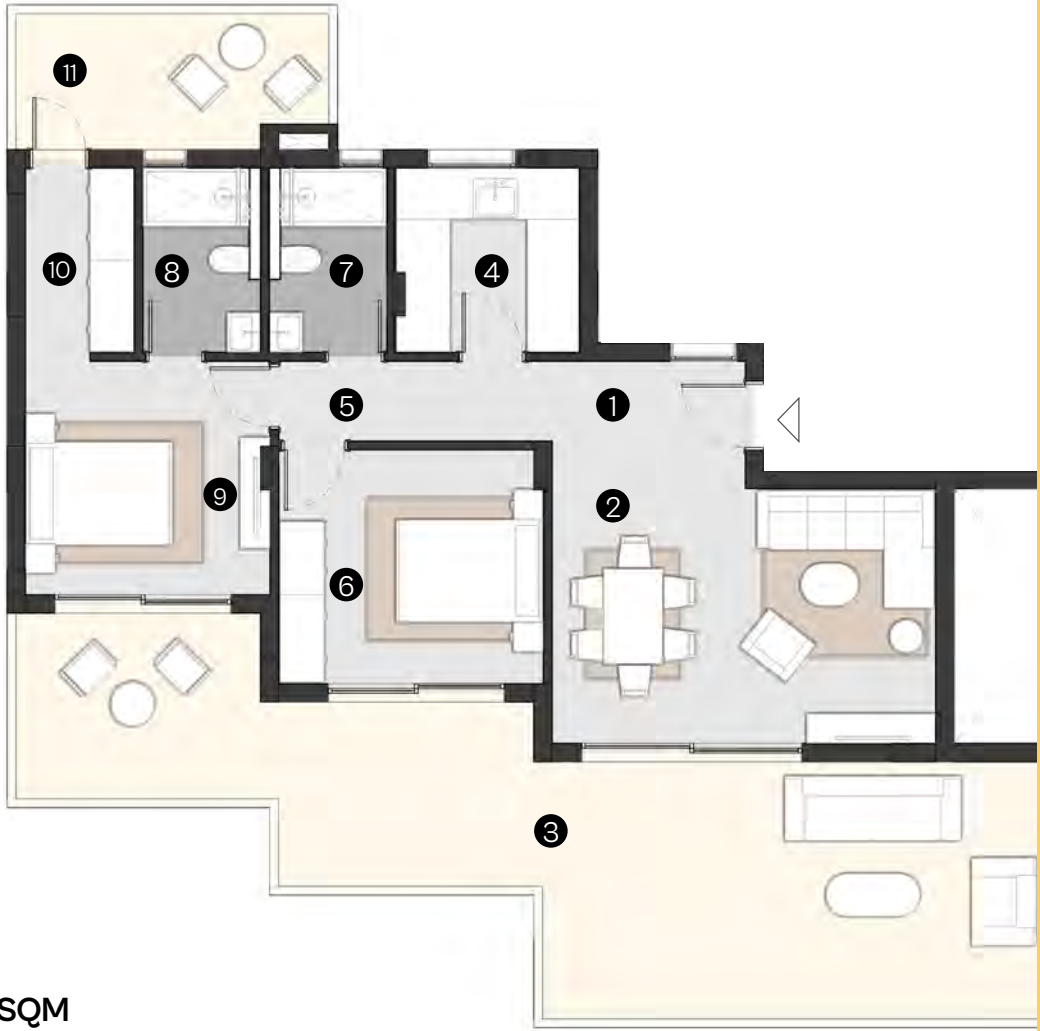
2 Bed + Maid Units & 1 Bed Units



TYPOLOGY B

2 BR Flat C - Penthouse Floor

1	FOYER	1.75 x 2.60
2	LIVING/ DINING ROOM	3.50 x 5.20
3	TERRACE 01	46 SQM
4	KITCHEN	2.50 x 2.50
5	CORRIDOR	1.10 x 3.70
6	BEDROOM 01	3.60 x 3.20
7	BATHROOM	1.60 x 2.50
8	MASTER ENSUITE	1.60 x 2.50
9	MASTER BEDROOM	3.30 x 3.20
10	MASTER WALK-IN CLOSET	2.50 x 1.50
11	TERRACE 02	2.00 x 4.50



TOTAL AREA = 95 SQM
ROOF TERRACE AREA = 53 SQM

KEY PLAN

