

STONE PARK - THE HILLS

Willows Phase - Town House Middle



Location

Directly on Ring Road

Delivery

January 2027 (1 Year)

Unit Type

Town House Middle (Bahary)

Property Specifications

Built Up Area (BUA):	190 m ²
Land Area:	190 m ²
Garden Area:	110 m ²
Bedrooms:	3 Bedrooms (1 Master) + Living
Bathrooms:	4 Bathrooms
Finishing:	Core & Shell

Financial Summary

Total Price:	18,000,000 LE
Down Payment:	6,500,000 LE (Inclusive)
Remaining:	11,500,000 LE
Maintenance:	1,200,000 LE

Installment Schedule (till 2031)

الدفعات المتبقية			
فقط شهادة واثناء وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير			
23-Jan-2026	فقط اربعين واربعة ألف جنيه مصرى لاخير	822,750.00	7
23-Apr-2026	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	8
23-Jul-2026	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	9
23-Oct-2026	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	10
23-Jan-2027	فقط ستمائة واثنان وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير	822,750.00	11
23-Apr-2027	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	12
23-Jul-2027	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	13
23-Oct-2027	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	14
23-Jan-2028	فقط ستمائة واثنان وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير	822,750.00	15
23-Apr-2028	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	16
23-Jul-2028	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	17
23-Oct-2028	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	18
23-Jan-2029	فقط ستمائة واثنان وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير	822,750.00	19
23-Apr-2029	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	20
23-Jul-2029	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	21
23-Oct-2029	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	22
23-Jan-2030	فقط ستمائة واثنان وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير	822,750.00	23
23-Apr-2030	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	24
23-Jul-2030	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	25
23-Oct-2030	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	26
23-Jan-2031	فقط ستمائة واثنان وعشرون ألف وسبعين وخمسون جنيه مصرى لاخير	822,750.00	27
23-Apr-2031	فقط اربعين واربعة ألف جنيه مصرى لاخير	404,000.00	28
دبيعه الصيانة تدفع على النحو التالي :			
23-Jul-2025	فقط اربعين وسبعين واثنتان وثلاثون ألف وسبعين واربعة وثلاثون جنيه مصرى لاخير	418,934.00	1
23-Jul-2026	فقط ستمائة وسبعين وثلاثون ألف وسبعين وستة وستون جنيه مصرى لاخير	837,866.00	2
		1,256,800.00	

Master Plan & Location



Floor Plan Layout



Landscape & Views



Contact Us

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Email: darwiish@yahoo.com

[Click here to Chat on WhatsApp \(01004541000\)](#)



TOWNHOME

A six-plex town home overlooking lush greenery with stunning contemporary Mediterranean architectural style.



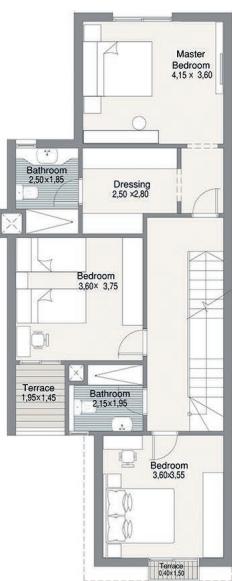
BACK VIEW



Disclaimer:

- Drawings and dimensions are for illustrative purposes and are subject to modifications at the discretion of the developer.
- Parking shade is for illustration purposes, and it could be added later upon client request at extra cost.
- Elevators are only provisions, and it could be added later upon client request at extra cost.
- Landscape and swimming pools are for illustration purposes only.

TOWNHOME



FIRST FLOOR		87.00
MASTER BEDROOM	4.15x3.60	
DRESSING	2.50x2.80	
MASTER BATHROOM	2.15x1.85	
BEDROOM -1	3.60x3.75	
BATHROOM	2.15x1.95	
TERRACE	1.95x1.45	
BEDROOM -2	3.60x3.55	
TERRACE	0.40x1.50	



ROOF FLOOR		20.45
LIVING	3.35x3.00	
TOILET	2.20x1.50	
OUTDOOR BACK	4.55x6.35	
OUTDOOR FRONT	6.80x6.35	

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TOWNHOME



The
Hills
AT STONE PARK
WILLOWS

Roya Developments has been at the forefront of Egypt's real estate market since 2007, with a distinguished portfolio various stages of planning, progress and delivery in Tourism & Real Estate Development, Investment & Contracting, as well as Consultancy. Committed to delivering developments at the highest of standards is at the core of the company's ethos.

With clients, investors, partners and employees in mind, Roya Developments promise to always deliver more than just brick and mortar. It delivers the true meaning of genuinely thriving lives through upscale living.

Roya is well known for its prominent projects in prime locations across Egypt such as Telal in the North Coast as well as in Ain El Sokhna, Stone Park and The Hills in New Cairo.





Introducing

The

Hills

AT STONE PARK

WILLOWS

Welcome to

The
Hills
AT STONE PARK
WILLOWS

The Hills is designed with unparalleled meticulousness to create a fully integrated environment for its residents, catering to a seamless lifestyle that encompasses all their needs.



THE DREAM LOCATION

Accessibility is not merely a buzz word used in conjunction with The Hills' location. Located at the heart of Katameya, The Hills redefines the meaning of being truly accessible with its proximity to the New Capital, New Cairo and Katameya's most vibrant spots. It is secluded from the busy city life, yet close to Cairo's vital areas.

- 10 Minutes from Cairo International Airport
- 15 Minutes from Heliopolis and Nasr City
- 20 Minutes from the New Administrative Capital
- 30 Minutes from Downtown's Tahrir Square



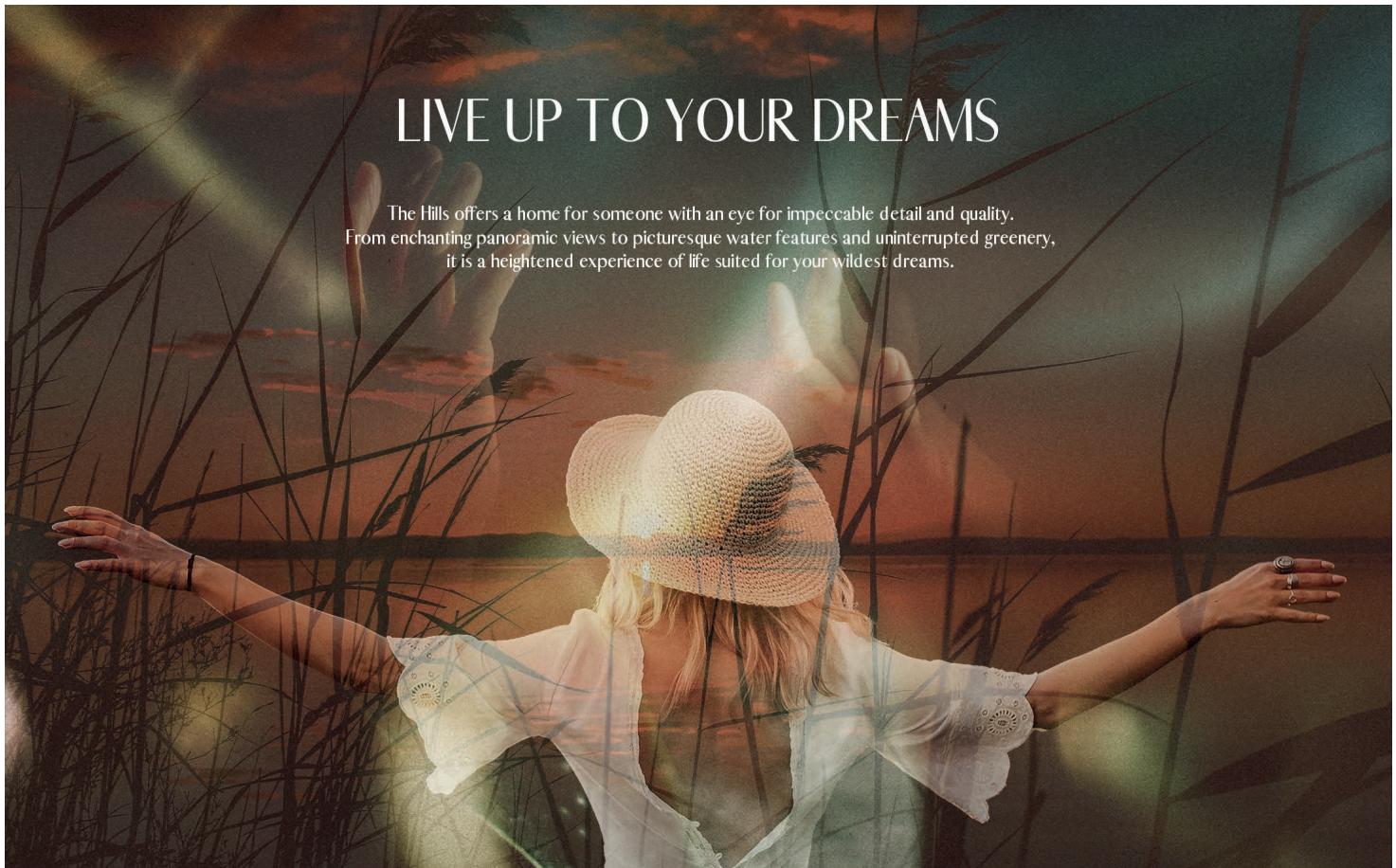


MASTERPLAN

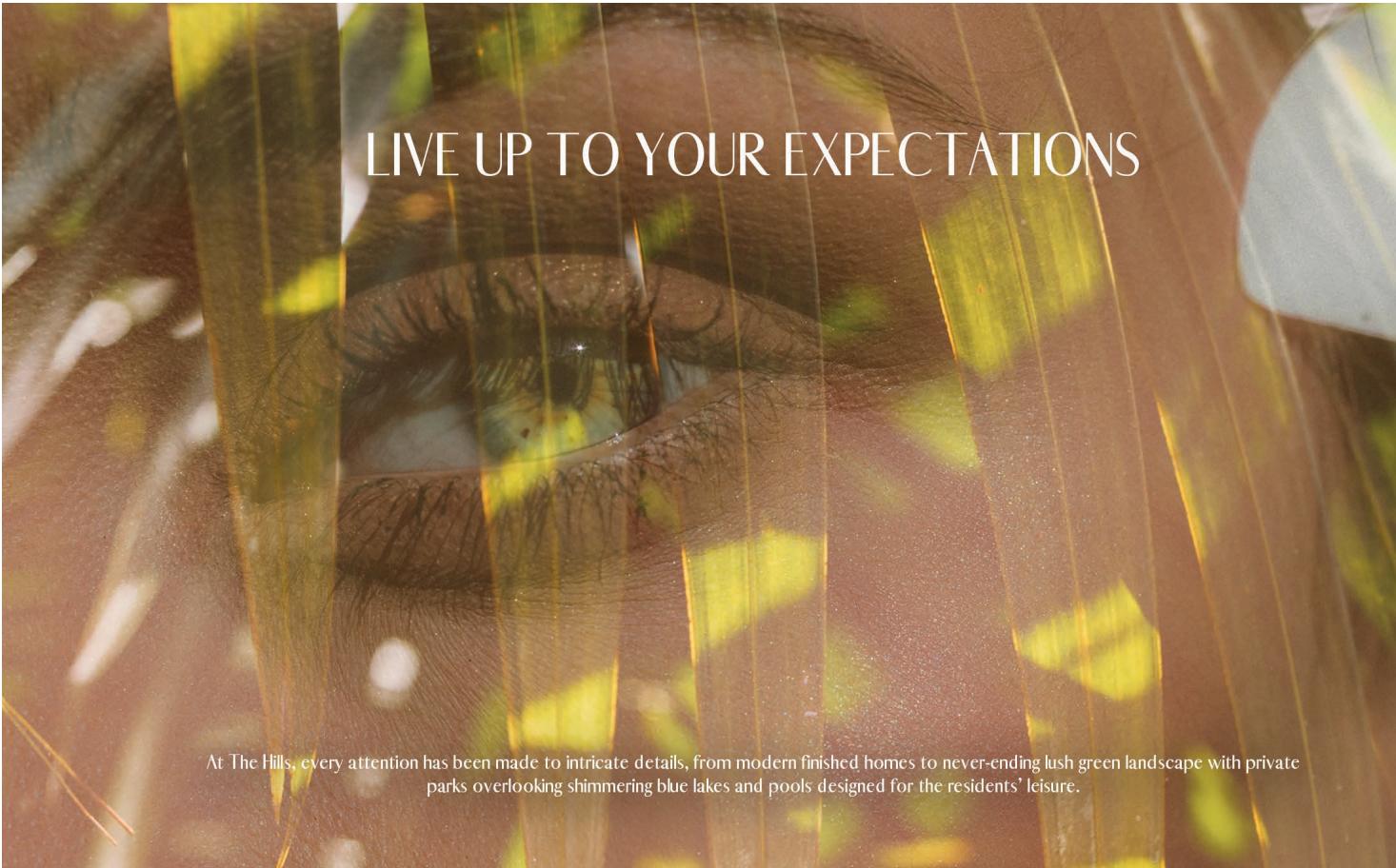
The Hills boasts a diverse selection of homes, offering panoramic views of Stone Park from an elevated height; a landscape designed with state-of-the-art amenities. The options are endless at The Hills: Stone, Exclusive, Executive, or Signature Villas, Townhomes and Twin Homes. No matter what you choose, there is guaranteed seclusion and privacy for the residents of the esteemed community.

LIVE UP TO YOUR DREAMS

The Hills offers a home for someone with an eye for impeccable detail and quality.
From enchanting panoramic views to picturesque water features and uninterrupted greenery,
it is a heightened experience of life suited for your wildest dreams.



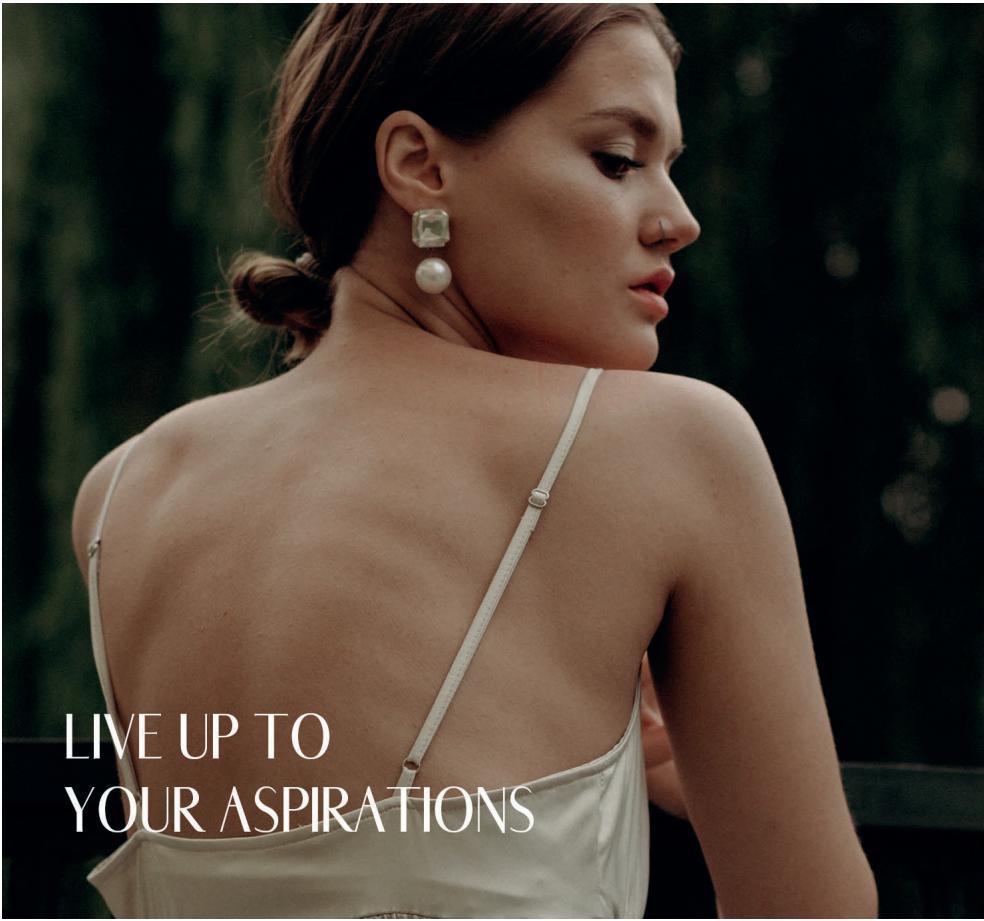




LIVE UP TO YOUR EXPECTATIONS

At The Hills, every attention has been made to intricate details, from modern finished homes to never-ending lush green landscape with private parks overlooking shimmering blue lakes and pools designed for the residents' leisure.





LIVE UP TO
YOUR ASPIRATIONS

Whether it's a family that wants to enjoy moments of bliss together, friends that are looking for a fun time or someone who wants to indulge in some me time. The Hills offers a private community center and a variety of amenities with all its residents' lifestyle needs in mind.





LIVE UP TO
YOUR AMBITIONS

The Hills caters to your daily needs by offering convenient access to one of the top retailed and commercial destinations in New Cairo. The Hills is designed with your daily comfort and convenience in mind.

GRAND ARCHITECTURE

Tastefully styled with contemporary Mediterranean Architecture exteriors, each residence at Willows is surrounded by tranquil waters and lush greenery with ensured privacy and comfort.

Villa
80



FLOORPLANS
& RENDERS