**Roya Developments**

**ABOUT** ROYA DEVELOPMENTS

Roya Developments was founded in 2007

Roya Developments has always been crafting a space with intention and care, where each tailored element speaks to the story and needs of the dwellers within it. Since the company was founded in 2007, a name was made for itself for its genuine approach to creating inclusive, contemporary spaces that fuse timeless-ness and innovation within their many projects across Egypt.

Our wide portfolio of projects consists of Telal North Coast which is dotted with exquisite penthouses, chalets and villas, with unique themes and décor to match the signature lifestyle of each of its inhabitants, replete with private lagoons, health clubs and upscale restaurants. Its newest extension on the same stretch is Telal Soul, perched on the Alexandrian Matrouh Coastal road, sowed with lush greenery and water features including 8 acres swimmable lagoon. Telal El Sokhna, meanwhile, faces the unspoiled crystal waters on the longest beach in Ain El Sokhna, everyone’s quick and easy getaway from Cairo’s bustle. Its resplendent chalets are carved into the natural elevation of the land and the winding, car-free pathways allow for an immersive connection to nature. In the Cairo metropolis, Stone Park and The Hills New Cairo both are located in prime locations, being navigable from many of the city’s hotspots without compromising Roya’s sense of tranquility: state-of-the-art apartments, duplexes, penthouses and villas are nestled against a backdrop and greenery.

Through its varied destinations, the conscious, integrated design present throughout shows how Roya Developments views each project less as a commodity and more as an aspiration.

Vision and Mission

Our Vision:

We aspire to create inspiring and exquisite communities that enhance quality of life, as well as provide an unmatched combination of luxury, Modernity and convenience in the Egyptian Real estate market.

Our Mission:

To build on the company’s Heritage, develop and deliver innovative sustainable projects that provide our communities with thoughtful living experiences, timeless homes and an unmatched lifestyle.

**Telal East**

Life is a breeze when you picture living in a place with a constant scenic sight of a turquoise crystal lagoon and shimmering water features, adorned with vast green spaces and Mediterranean architecture of intricate detail, symmetry, harmony, and balance. Creating an inviting new neighborhood, the fully integrated and mixed use project is spread across 772,800 SQM of open space and 1,218 units, boasting of diverse alluring residences, situated at a prime location along the Middle Ring Road and in between New Cairo and the Administrative Capital. It contains a sensational of array designated amenities catering to a plethora of lifestyles, redefining the meaning of living in a truly idyllic atmosphere with standards that reflect privacy and comfort. Its ideal location makes 772,800 SQM a distinct choice for living because living at the right location is key to a serene and harmonious life. Located at the epicenter, in between New Cairo and the Administrative capital with accessibility through the Middle Ring Road, 184 is set to be an appealing new district at the heart of New Cairo.

**Telal East New Cairo Location**

The Telal East Compound is ideally located between New Cairo and the New Capital. This prime location of Telal East New Cairo is easily accessible through the Middle Ring Road, adjacent to iCity New Cairo and Palm Hills New Cairo Compounds.

Additionally, the Telal East location is only

2 minutes away from Suez Road

10 minutes away from the AUC New Cairo Campus

15 minutes away from Cairo International Airport

**Amenities:**

Includes an outdoor cinema, an events zone, a cycling track, a community hub, kids' areas, and a commercial district.

Telal East by Roya Developments is a high-end compound rolling on 184 acres of land in New Cairo. Across that area, the Telal East Compound features a wide range of services and facilities such as a commercial district, an outdoor cinema, an events zone, a cycling track, a community hub, and kids' areas. As well as waterfalls, valley pathways, a hammock zone, an amphitheater island, and a boat house.

In general, Telal East New Cairo offers a tranquil living environment that helps residents connect with all their senses and the surrounding nature.

Waterfront Living

To help residents connect with nature, Telal East offers uninterrupted panoramic views of the crystal lagoons.

Sports Facilities

Telal East Compound features a wide range of sports facilities including an outdoor gym, a kayak marine, a yoga lawn, and a parkour arena. Also, there are botanical gardens perfect for meditation and other relaxing activities.

Fine-dining Island

The fine-dining island of Telal East New Cairo is filled with renowned restaurants offering different cuisines.

Camping Island

In Telal East, the whole family can go on camping trips in a well-equipped environment without ever leaving the premises.

Property Types in Telal East

The property types in Telal East are sky villas, townhouses, and standalone villas.

**Payment Plan** : 5% Dp 8 Years

**Telal El Sokhna**

Located only 90 minutes away from Downtown Cairo and nestled in the charming Ain El Sokhna mountains, Telal El Sokhna is your home away from home with a total land area of 2.4M SQM and 4,308 units. With its unspoiled crystal waters and the longest beach in Ain El Sokhna, this perfect getaway offers its residents a tranquil finer side of life. Set along a 6km beach front and only 35km from El Sokhna highway, this all year-round resort was designed exclusively for you.

Telal Sokhna Resort covers 600 acres of land, and Roya outlined a unique master plan for the project filled with a wide range of high-end facilities and fancy houses. It merged convenience, leisure, quality time, and lavishness all in one place.

**The Master Plan of Telal Sokhna Resort**

Spreading across 600 acres of land, Roya Developments utilized every sqm of the Telal Sokhna Project by crafting a distinctive master plan for the resort.

Telal Ain Al Sokhna Resort is a flawless escapade, exhibiting all forms of rejuvenation, leisure, and quality family time. The buildings in Telal Sokhna occupy only 20% of the land area, whereas the rest are filled with public facilities and vast natural elements, merging both the green and blue elements.

Telal Ain Sokhna is elevated above sea level by +7m to +84m. The resort is divided into a series of terraces, each with a bewitching view of the sea, and amid splendidly manicured gardens and vast open spaces.

Telal El Sokhna Resort features a 6 km beachfront for all water sports enthusiasts as well as those looking for a peaceful gateway in front of the Red Sea. The crystalline shore of Telal Sokhna is the faultless spot to unwind, relax, and enjoy the warmth of the sun.

Furthermore, the beachfront of Telal Sokhna Resort includes a broad array of sports facilities, such as a grand football pitch, basketball, and tennis courts.

The water elements of the Telal Sokhna Project also include 24 swimming pools, nestled throughout green spaces.

Telal Sokhna Village is a fancy gated community where you can unwind and relax. It features vast greenery and natural landscapes. Taking a stroll amid the enchanting gardens of Telal Ain Sokhna will revive your mind. It also includes cycling lanes where you can take your bicycle and enjoy leisure time with your loved ones.

There is a social clubhouse in Telal Ain Sokhna Resort where you can refresh your mind. It includes a wide range of recreational activities as well as a luxurious spa with outstanding massage treatments.

Additionally, Telal Sokhna Village exhibits a variety of recreational activities suitable for all ages so you can bond with your loved ones over a leisurely time.

There is a commercial area in the Telal Sokhna Project with a broad collection of high-end retail outlets, fancy restaurants, chill cafes, and boundless leisure venues.

**Location**

Telal Sokhna Resort only 90 minutes away from Downtown Cairo, It ideally located the project in Ain Al Sokhna, not a long drive from anywhere in the city.

10 minutes away from Galala City.

45 minutes away from the New Capital.

60 minutes away from New Cairo.

1 hour away from Suez.

Zafarana Road (15 minutes away)

Porto Sokhna (5 minutes away)

**The Architecture** of Telal Sokhna Units

The beautiful art of architecture meets nature in Telal El Sokhna Resort. Roya Developments blended the Mediterranean and the modern school of design to deliver the lavish properties of the project.

Oekoplan Engineers brought its ethos of applying progressive design principles to urban living merging with natural surroundings in Telal Sokhna. The units of Telal Ain Sokhna Village reflect a perfect balance between innovative designs and state-of-the-art technologies. Your house was built with your comfort in mind.

The earthly tones and the blue shades of the skies complete the elegant overall design of Telal Sokhna.

**Property Types of Telal Ain Sokhna**

There are units for sale in Telal Sokhna Resort, varying between standalone villas, twin houses, townhouses, apartments, and chalets. Not to mention that all the properties of Telal Sokhna have an uninterrupted sea view.

**Amenities:**

**Five-star hotel:** Providing world-class accommodations, dining, and spa services.

**Marina:** Offering berths for yachts and boats, as well as a variety of water sports.

**Aqua park:** Featuring thrilling slides, pools, and attractions for all ages.

**Yacht marina:** Providing a luxurious experience for yacht owners and guests.

**Commercial district:** Offering a variety of shops, restaurants, and cafes.

**Sports facilities:** Including tennis courts, swimming pools, and fitness centers.

**Natural beauty:**

Surrounded by stunning landscapes, including mountains, valleys, and crystal-clear waters.

Offers breathtaking views of the Red Sea.

**Accommodations:**

Offers a variety of luxury units, including:

**Chalets:** Starting from 96 square meters, featuring modern design and sea views.

**Twin houses:** Starting from 140 square meters

**Villas:** Starting from 360 square meters, offering spacious living areas and private gardens.

Payment Plan : 5% Dp 8 Years

**Telal Shores El Sokhna**

Telal Shores is where a harmonious living experience awaits with a total of 80 acres. Nestled in the picturesque Telal El Sokhna project that emodies the pinnacle of coastal living. The project is located 10 mins away from Galala city and 65 mins away from New Cairo. It has 500M beach front and 16,800M2 swimmable lagoon all in an exclusive gated community.

**Amenities**

A 500-meter beachfront

A swimming pool

A gym

A spa

A children's play area

Restaurants and cafes

Shops

A commercial district

A marina

**About Telal Shores**

With a total area of 88 acres, Telal Shores El Sokhna includes an array of various experiences catering to all family members' needs. The resort has a wide range of amenities from innovative and modern products to the 500 m beachfront. Also, the resort includes many pedestrian-connected friendly districts.

**Telal Shores properties**

Telal Shores includes a wide range of properties varying from twin houses to townhouses, chalets, and standalone villas with different spaces and prices.

**Payment Plan** : 5% Dp 8 Years

**Telal North Coast**

With its beautiful landscapes and stunning views, Telal North Coast promises to deliver an aspirational lifestyle within a thriving community. Telal is a pioneering 851,000 SQM luxury resort features a beach that extends over 1500 m and instills a sense of privacy, peace and belonging. This resort boasts an unparalleled master plan featuring units overlooking the sea and lush green spaces from everywhere with 15 pools all around the project and a total number of 1,104 units.

Telal North Coast covers an area of 343 acres.

**Amenities:**

A 1,500-meter beachfront

A swimming pool

A gym

A spa

A children's play area

Restaurants and cafes

Shops

A commercial district

A marina

**Crystal Clear Lagoons**

Telal North Coast Resort has plenty of lagoons that are surrounded by lush greenery to deliver you a sense of serenity.

**Health Club**

There is a top-notch health club with all the latest equipment to keep you fit and healthy within Telal El Alamein Resort.

**Dining Options**

Telal Sahel boasts a myriad of upscale restaurants and cafes which will meet all tastes

**Commercial Area**

There is a large commercial district in Telal North Coast Resort which features many shops and services

**Unparalleled Beach View**

Telal El Alamein boasts its pristine beach, which stretches over 1500 m of land, with privacy and a quiet atmosphere.

**Location**

specifically at Kilo 142 Alexandria-Marsa Matrouh Road, making it easy to access many vital places, as it's near:

Sidi Abd El Rahman

The G Hotel

El Alamein City

El Alamein International Airport

Rixos Hotel

**Property Types** in Telal North Coast

Standalone villas, chalets, and penthouses.

The unit sizes in Telal Village vary, ranging from 96 square meters to 360 square meters, all of which offer direct sea views.

**Telal Soul North Coast**

"Telal Soul is the newest extension of Telal North Coast, situated 129 km on the Alexandrian Matrouh Coastal Road near Alamein, offering panoramic sea views of the Mediterranean, lush greenery and exquisite water features total land area of 562,000 SQM and 1,196 units. In its master plan, Telal Soul offers a wide selection of stand-alone villas, chalets and twin houses to cater to the individual needs, surrounded by fascinating landscapes, swimming pools and a private lagoon. This iconic beachfront location presents luxury living with its timeless design, unique facilities and diversified entertainment & dining options, providing a high-end experience to its residents, away from the bustling city. "

**Stone Park New Cairo**

"Stone Park is one of the outstanding residential projects with a total land area 892,000 SQM and 852 number of units that offes an outstanding quiet and vibrant life in the heart of New Cairo. This upscale compound is featured by its unique location right at the entrance of the city, occupying a prime position in one of Cairo’s most exclusive neighborhoods as it is only 20 minutes from Cairo International Airport, 15 minutes from Heliopolis & Nasr City, 10 minutes from AUC campus and Maadi. Stone Park compound honors nature by offering an exquisite European-style architectural designs alongside greenery for a remarkable sense of place. Each level boasts panoramic views and an intimate relaxing atmosphere, delivering privacy and peace of mind. The residential units in the compound vary between standalone villas, twin houses, penthouses and apartments, designed to meet the different needs of the residents. "

Stone Park Compound is located in the heart of the Fifth Settlement in New Cairo on a very large area estimated at 450 acres, and it is an integrated residential project with many services and advantages that are not found anywhere else, in addition to the luxurious residential units that number up to 1430 units and vary in Its spaces to suit the desire of all customers and investors.

**Units**:

There are a variety of units available for sale in Stone Park, including apartments, villas, and townhouses. The units range in size from 111 square meters to 400 square meters.

**Amenities:**

-The distinguished strategic location in the heart of the Fifth Settlement area is unique in its calm and sophistication, and its distance from sources of pollution and noise.

-All residential units are designed according to the latest international and Egyptian styles in a distinctively modern way, as well as their attractive views of the most beautiful landscapes.

-There are large green spaces within Stone Park that can be used to practice yoga, and there are places to sit down to read your favorite book and relax in the middle of picturesque nature.

-Availability of dancing water fountains, lakes, and artificial waterfalls designed in European style.

-The apparent diversity in the units, their spaces, and designs attracts much attention to the project.

-Spaces between units have been taken into account for more privacy and luxury.

**Property Types in Stone Park**

Includes luxury apartments, penthouses, duplexes, townhouses, twin houses, and standalone villas

Apartments 119-142

Duplex 180

**Payment Plan :** 5% Dp 7 Years

**The Big Business District**

The Big Business District is a hallmark of integrated innovation, intelligently designed on 43 acres as a dynamic accelerator, East of Cairo. Mindfully planned to empower rising start-ups, entrepreneurs and visionary corporate alike, the destination is a tapestry of grand possibilities, thanks to cutting-edge administrative spaces and next-generation clinics, in addition to world-class hospitality, retail luxuries and ravishing entertainment, year-round. With an impressive frontage, stretching along the Ring Road, The Big Business District proudly stands as a visible landmark of life-work balance while adopting a unique indoor-outdoor philosophy that invites natural daylight, as well as inspirational views, inside. Bold, big and more than meets the eye, the thriving hub is thoughtfully elevated to rise with professionals’ ambitions high above ordinary limits, breaking down the optimum in vibrant public spaces and engaging streets capes at their door. Boasting skyline variations for endless inspiration, The Big Business District bridges the gap between networking opportunities and non-stop recreation, coming alive in public realms with enriching experiences. Private and highly practical, this is the address to succeed, hassle-free, powered by ample parking provision, as well as the highest in security standards, day and night.

**Amenities:**

The Big Business District features a range of amenities to enhance the working experience, such as:

High-speed internet

Central air conditioning

24/7 security

Ample parking

Landscaped gardens

State-of-the-art infrastructure

**Spaces of The Big Business District New Cairo**

Office spaces starting from 64 m²

Smart Offices buildings 64 m²,

Clinics spaces starting from 47 m²