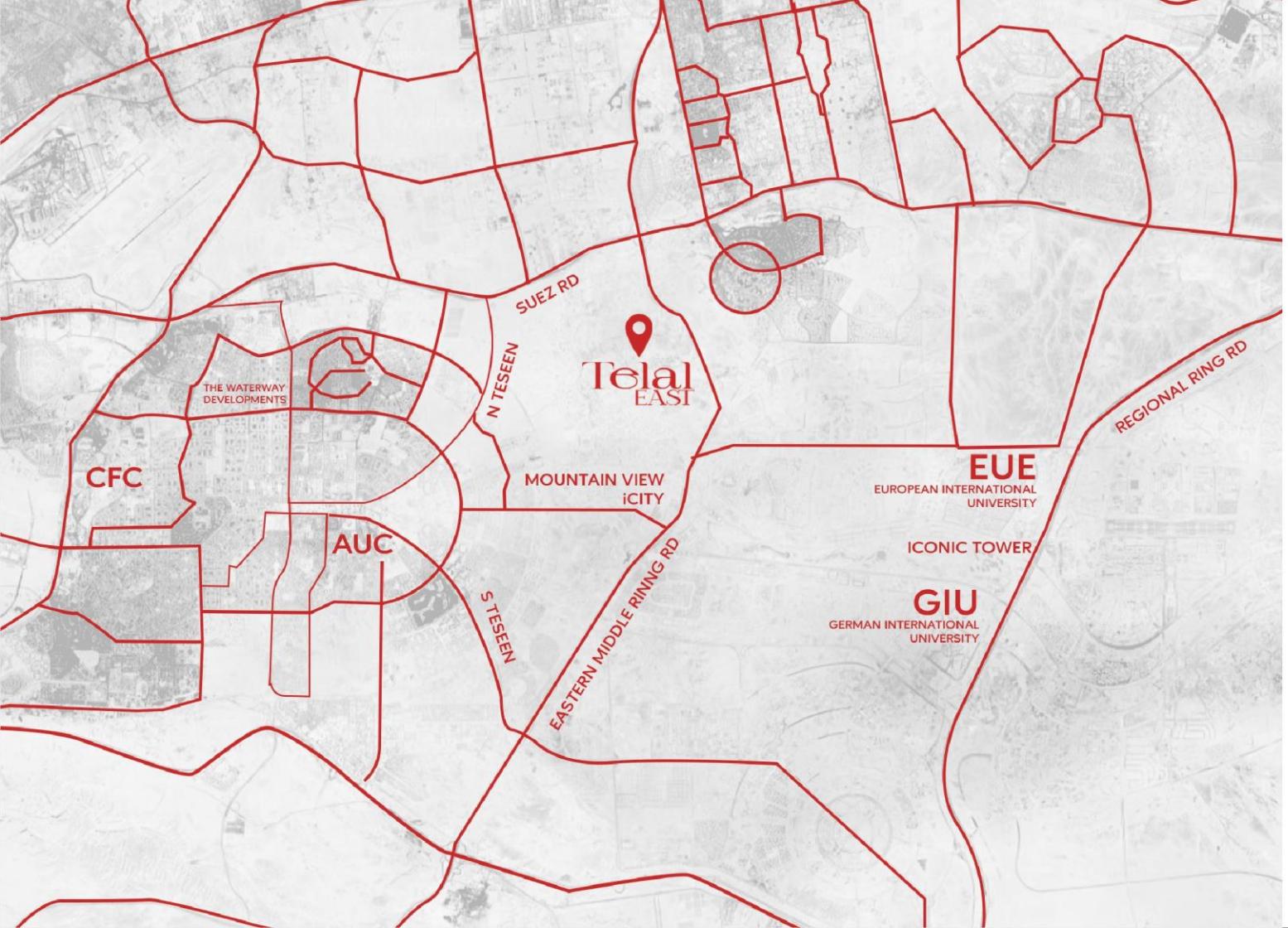




Telal EAST

A NEW PROJECT
BY ROYA DEVELOPMENTS





THE LOCATION

Its ideal location makes Telal East 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, Telal East is set to be an appealing new district at the heart of New Cairo.

2 mins from Suez Road.

10 mins from AUC.

15 mins to Cairo International Airport.

Adjacent to Mountain View I-City and Palm Hills New Cairo.



MASTERPLAN

Its vibrant aura draws you in with ease, combining the exquisiteness of lavish residential units and infinite commercial spaces for entertainment. Meticulously designed to match the needs of contemporary living, all the residences enjoy access to private landscaped spaces.

The project is enriched with a lagoon adorning every part of the project along with infinite water features views through elevated living, for a tranquil yet cosmopolitan lifestyle.



TELAL EAST NEW CAIRO

ELEVATED LIVING









FRONT VIEW



BACK VIEW

TOWN HOME

GROUND FLOOR

SELLABLE AREA **255M²**
 ENCLOSED BUA **205M²**
 AVERAGE PLOT AREA **239M²**

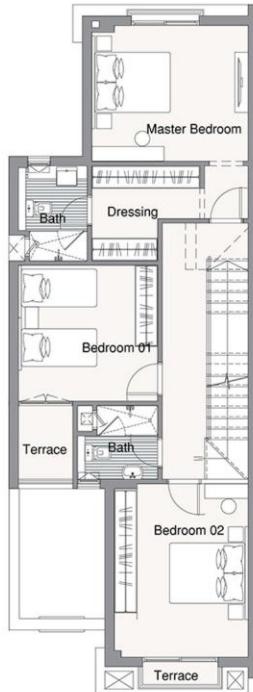
RECEPTION	6.10 X 4.50
DINING	6.10 X 3.00
TOILET	2.30 X 1.55
LOBBY	2.60 X 3.00
KITCHEN	3.55 X 3.00
MAID+ M. BATH	3.55 X 1.50



TOWN HOME

FIRST FLOOR

MASTER BEDROOM	4.15 X 3.60
DRESSING	2.50 X 2.85
MASTER BATHROOM	2.50 X 1.85
BEDROOM 1	3.60 X 3.75
BATHROOM	2.15 X 1.95
TERRACE	1.95 X 1.45
BEDROOM 2	3.55 X 4.60
TERRACE	0.60 X 2.00



*THE CEILING MATERIALS OF SOME TYPICAL FLOOR TERRACES ARE WOODEN LIKE MATERIAL OR AS SHOWN IN THE RENDERS.
 *STONE CLADDING TYPE AND COLOR WILL BE SUBJECT TO AVAILABILITY AT THE TIME OF CONSTRUCTION.
 *PLANTING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.
 *DRAWINGS AND DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSE AND ARE SUBJECT TO MODIFICATIONS AT THE DISCRETION OF THE DEVELOPER.
 *PRIVATE GARDENS PERGOLAS AND/OR GROUND FLOOR SHADES ARE FOR ILLUSTRATIVE PURPOSE, AND IT COULD BE ADDED LATER UPON CLIENT REQUEST AT EXTRA COST.

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TOWN HOME

ROOF FLOOR

ROOF TERRACE 50M²

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LIVING ROOM	3.35 X 3.25
TOILET	2.40 X 1.50
OUTDOOR BACK	4.35 X 6.10
OUTDOOR FRONT	7.15 X 6.10



Installments Application		
Project Name	Telal East	
Phase		
Unit Code		
Unit Description		
Type		
Area (sqm)		
Garden		
Terrace		
Unit value	12,060,000.00	
Dis		
Unit value After Dis	12,060,000	
Delivery Date after 4 years from sign the contract.		
1st 5% (Part of DP)	603,000	
12/Jun/23		
2nd 5% (Rest of DP)	603,000	
12/Sep/23		
	1,085,400.00	
Installment Schedule		
installment no.	installment amount	date of installment
1	339,187.00	12/Dec/23
2	339,187.00	12/Mar/24
3	339,187.00	12/Jun/24
4	339,187.00	12/Sep/24
5	339,187.00	12/Dec/24
6	339,187.00	12/Mar/25
7	339,187.00	12/Jun/25
8	339,187.00	12/Sep/25
9	339,187.00	12/Dec/25
10	339,187.00	12/Mar/26
11	339,187.00	12/Jun/26
12	339,187.00	12/Sep/26
13	339,187.00	12/Dec/26
14	339,187.00	12/Mar/27
15	339,187.00	12/Jun/27
16	339,187.00	12/Sep/27
17	339,187.00	12/Dec/27
18	339,187.00	12/Mar/28
19	339,187.00	12/Jun/28
20	339,187.00	12/Sep/28
21	339,187.00	12/Dec/28
22	339,187.00	12/Mar/29
23	339,187.00	12/Jun/29
24	339,187.00	12/Sep/29
25	339,187.00	12/Dec/29
26	339,187.00	12/Mar/30
27	339,187.00	12/Jun/30
28	339,187.00	12/Sep/30
29	339,187.00	12/Dec/30
30	339,187.00	12/Mar/31
31	339,187.00	12/Jun/31
32	339,187.00	12/Sep/31
Total	10,854,000	

* Maintenence Deposit :

	271,350.00	12/Jun/24
	271,350.00	12/Jun/25
Total Maintenence Value Per Unit 9%	271,350.00	12/Jun/26
	271,350.00	12/Dec/26
Total	1,085,400	



OUR CONSULTANT

