

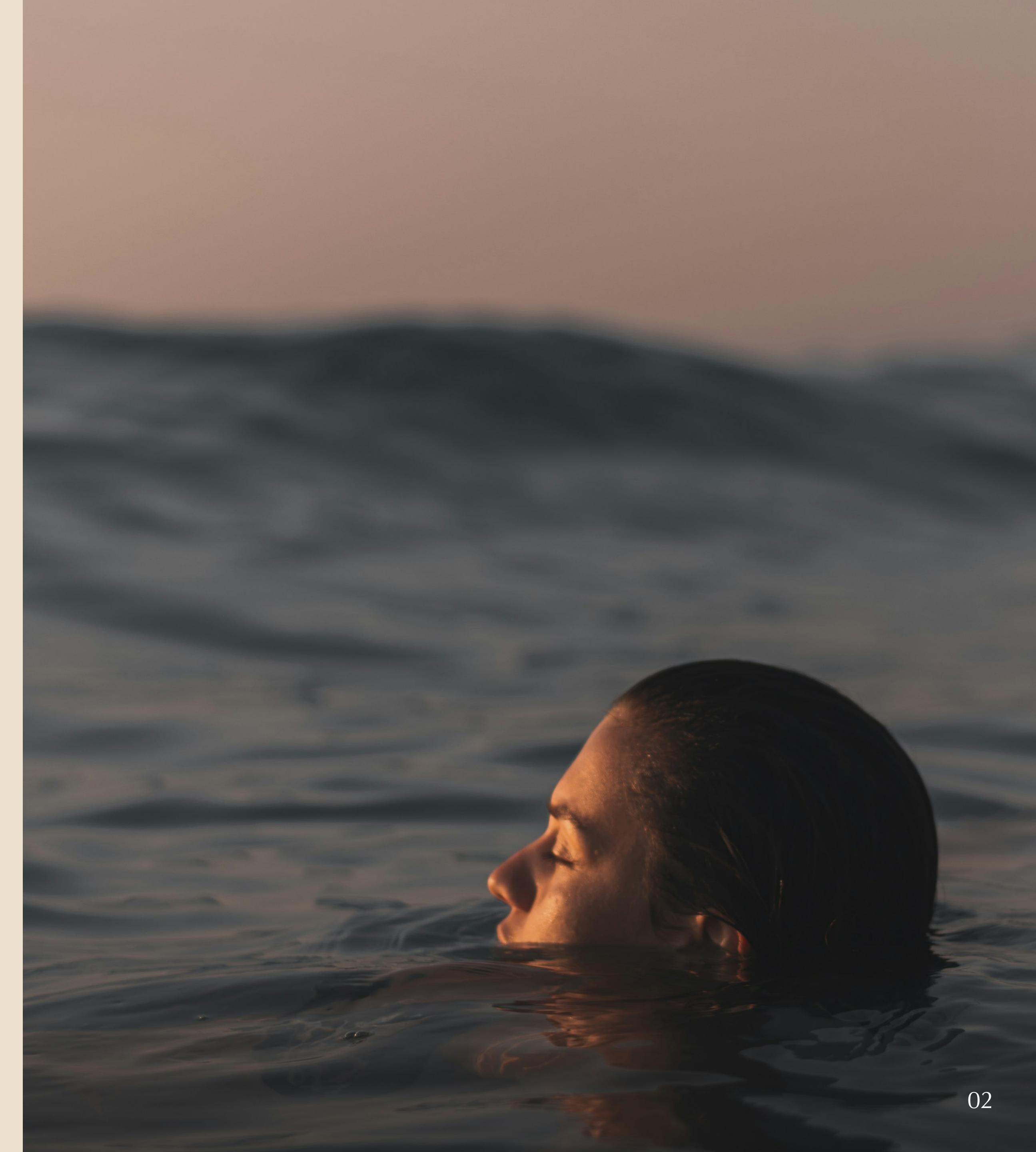
# Telal Sokhna Peaks



Peaks introduces a signature interpretation of a harmonious destination, promising panoramic views on Sokhna's deep blue waters while elevating new standards of refined coastal luxury, thanks to world-class amenities second to none.

# The Peak of Uninterrupted Beauty.

Mindfully designed to create a fluid connection between outdoor serenity and indoor living, Peaks immerses residents in a multi-sensory experience, perfected by heavenly landscapes that breathe inside the comfort of every living room. Ideal for families and nature lovers alike, the charming destination presents a series of pedestrian friendly neighborhoods, encouraging people to connect amidst lush greenery while enjoying a sense of never-ending discovery with every step.





<sup>01</sup> Project Overview

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Elevating New Standards  
of Contemporary luxury  
by the sea.



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<sup>02</sup> Masterplan and Location

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A Water-front Paradise,  
to Call Home

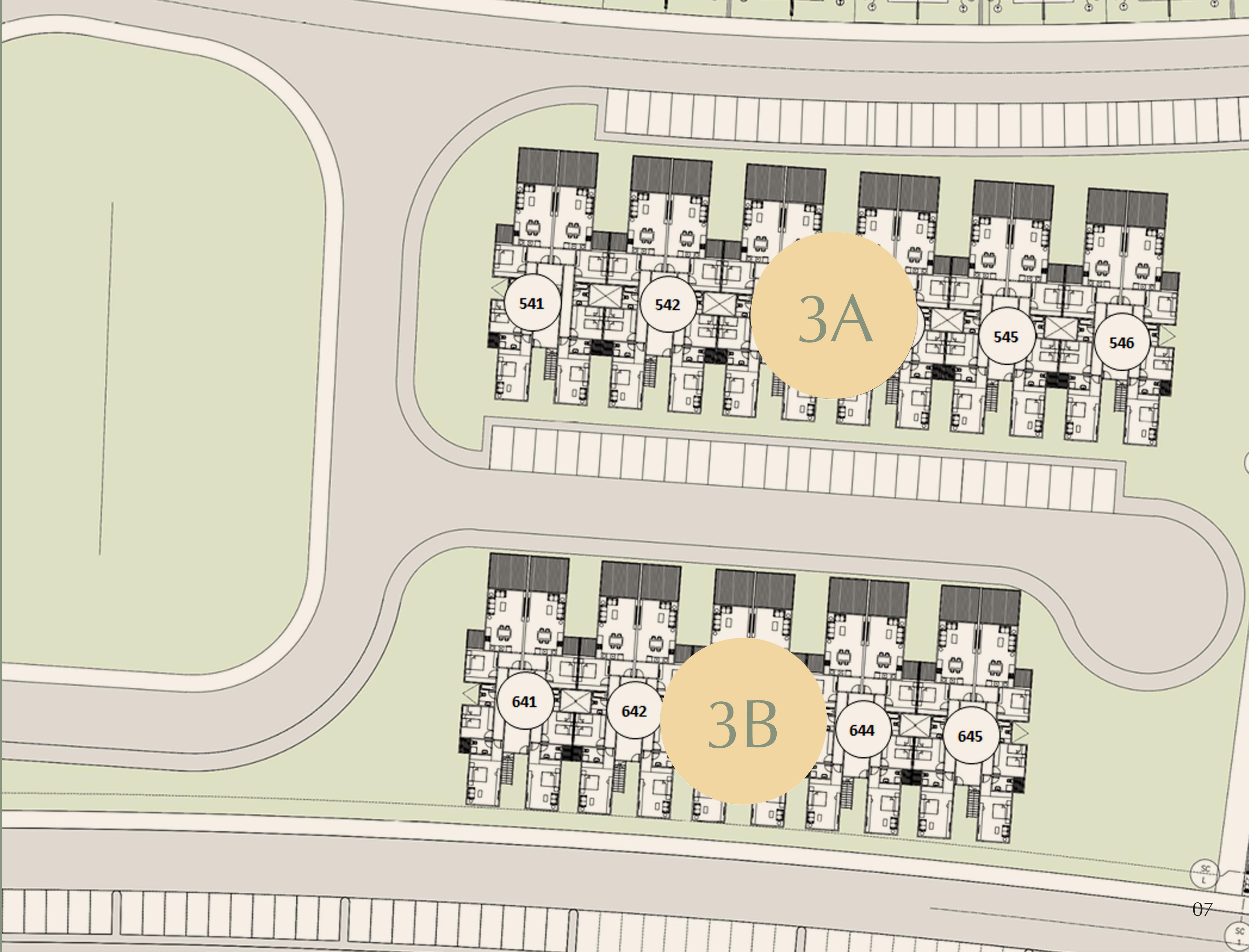
## A New Era of Coastal Connectivity.

Thoughtfully masterplanned on varied elevations, Peaks opens residents' eyes on an elevated lifestyle that maximizes magical sea views for all homeowners alike while maintaining a unique sense of privacy, thanks to a cluster-centric layout where buildings are evenly spread-out.

Capturing a unique air of exclusivity, the destination mimics a charming neighborhood feel with resort-like amenities while promising the ultimate in interconnectivity via pedestrian-friendly walkways that meander through tranquil water features and ever-green landscapes.

## Masterplan.

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## Privately Situated; Centrally located.

Planned with ultimate accessibility in mind, Telal Peaks is idyllically located on the far west side of Telal El Sokhna project, surrounding homeowners with a host of unrivaled experiences in every direction. Just a delightful one hour ride from Cairo, the immaculate destination boasts an unrivaled location in the heart of Sokhna, transforming it as anchor point for seamless arrivals -both from the city and the New Administrative Capital.

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15 minutes to Galala City  
45 Minutes to New Capital City  
75 Minutes to New Cairo



<sup>03</sup> Amenities

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A Coastal Masterpiece  
by Design.

At Peaks, every ordinary day is a memorable symphony of water-filled experiences that promise to elevate your soul. Peaks pays tribute to the art of living, where timeless belonging stands in absolute harmony with natural beauty.

# A Tapestry of Signature Experiences.

All buildings are meticulously designed with beige and white washed out facades that beautifully incorporate natural punctuations of raw wood and stone formations. Melding the best in function and form. Spend the day lounging by a serene pool stretching to infinity and beyond or simply dive into shimmering pools and make lifetime memories with friends. For the more athletic, cutting-edge gyms invite you to break a sweat, followed by a brisk walk in lush pocket parks. For those searching for one-of-a-kind luxury, a beachfront boutique hotel awaits to impress.





# A 500 Meter Pristine Beach.

Telal Peaks invites you to Immerse in pristine beauty, perfected by a private 500 meter beachfront. Here, golden sands meet azure waters at the tip of your sea, providing an idyllic escape for solo relaxation and family recreation. Whether you're strolling along the shore, basking in the sun, or savoring the gentle sound of waves, Telal Peak offers an unparalleled coastal experience.



Wake up to crystal-clear waters, lapping soft sand and enjoy a sunny day in paradise where experiences abound.

## A Flowing Lagoon Paradise.

Telal Peaks lagoons are an open invitation to bathe with friends or simply soak up the sun in pristine settings that promise to wash your stresses away. Here is where nature and serenity collide to redefine relaxation from a refreshing perspective.



# Panoramic Views for Every Home.

The elemental edge of Telal Peaks lies in an elevated design alchemy that transforms every home into an open amphitheater of sky and sea. Your life here allows you to forge an unobstructed connection with the natural world, perfected by generous intervals of natural daylight and sweeping vistas of deep blue, living indoors.

Telal Peaks opens your eyes on a handpicked collection of unit types that re-define the concept of spaciousness while living up to the highest standards of elegance and comfort. From chic chalets, like and expansive villas, all layouts are thoughtfully optimized to grant you the freedom to belong, your way.

# Spaces as Grand as Your Imagina- tion.

Telal Peaks introduces modern coastal architecture tailored for all personal preferences, uniting innovation with individuality in a harmonious blend. Through this articulation, each unit becomes a unique reflection of its owner, while a seamless integration between home and nature adds true depth.





<sup>04</sup> Unit Types

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A Signature Collection  
of Unit Types.

# 3A Stepping Chalet

# 3A Stepping Chalets Extension

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## A and B

Ground Floor | 12 Apartments



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## C and D

First Floor | 12 Apartments



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## E and F

Second Floor | 12 Apartments



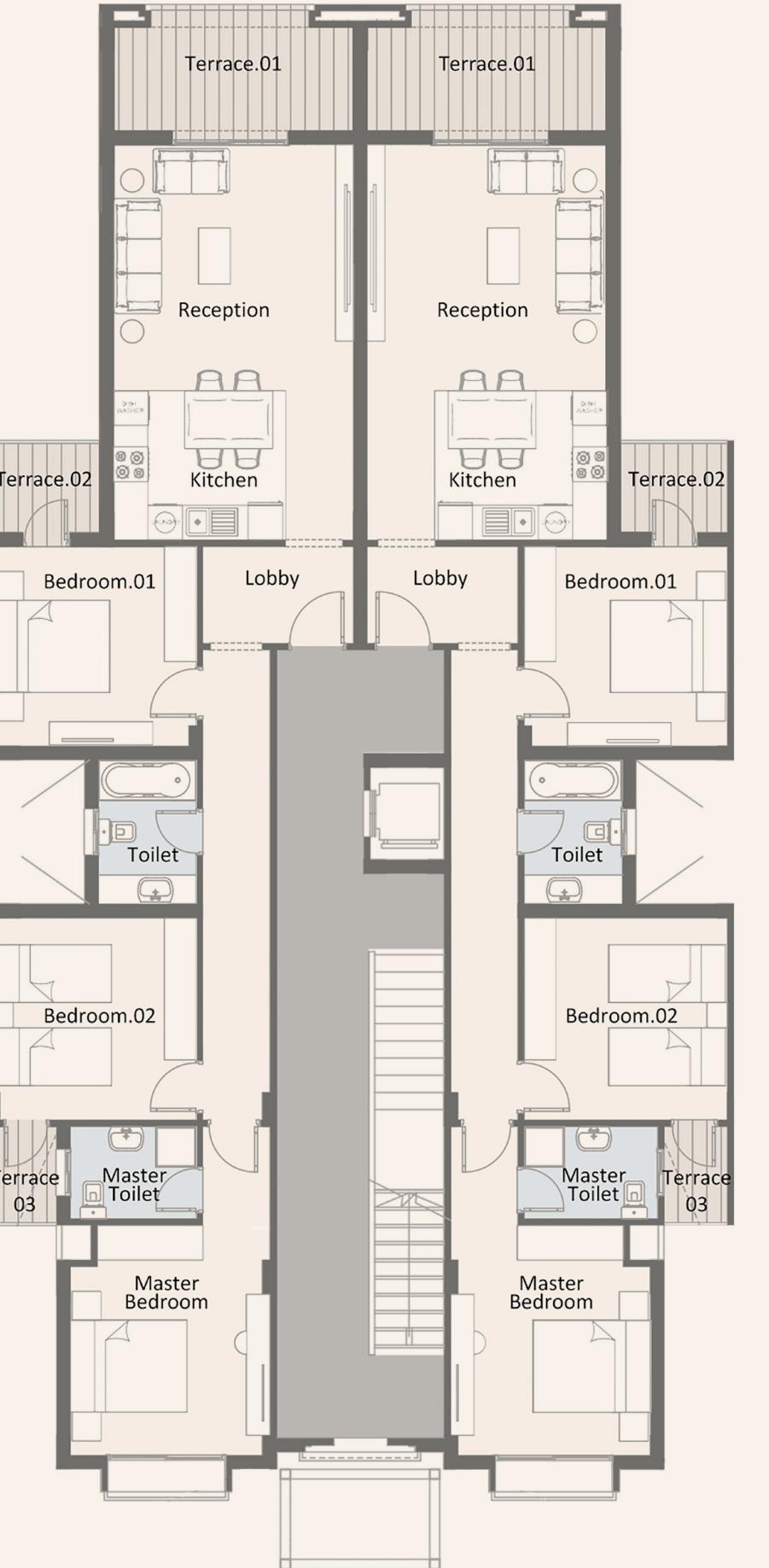
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Ground Floor

A

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
Bedroom 1	3.47 x 3.54
Bedroom 2	3.52 x 3.54
Bathroom	2.50 x 1.70
M.Bedroom	5.72 x 3.47
M.Bathroom	1.60 x 2.20
Terrace 1	4.17 x 1.80
Terrace 2	1.85 x 1.60
Terrace 3	1.72 x 1.10



B

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
Bedroom 1	3.47 x 3.54
Bedroom 2	3.52 x 3.54
Bathroom	2.50 x 1.70
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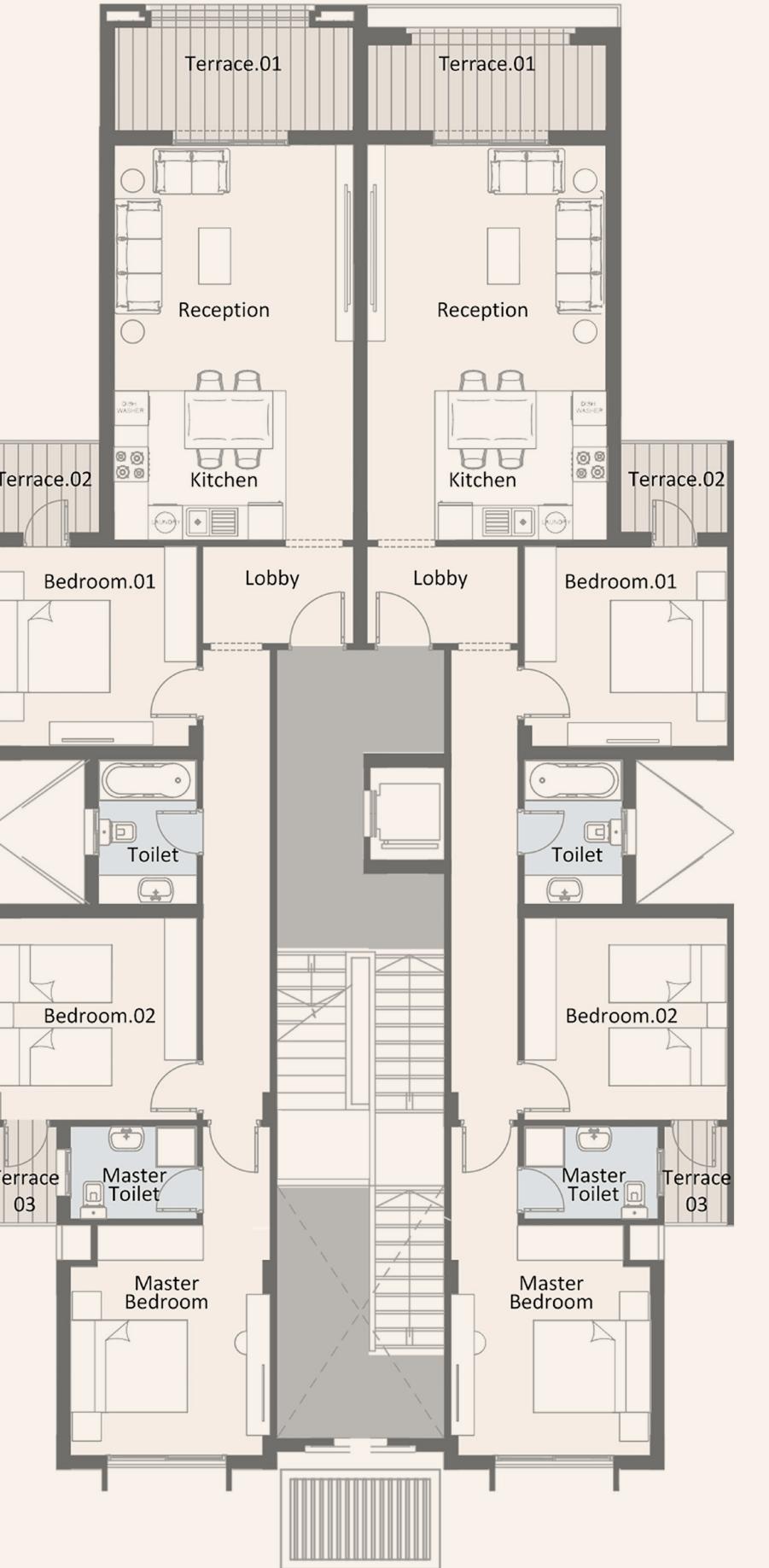
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First Floor

C

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
Bedroom 1	3.47 x 3.54
Bedroom 2	3.52 x 3.54
Bathroom	2.50 x 1.70
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D

Reception	4.30 x 4.17
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Bedroom 2	3.52 x 3.54
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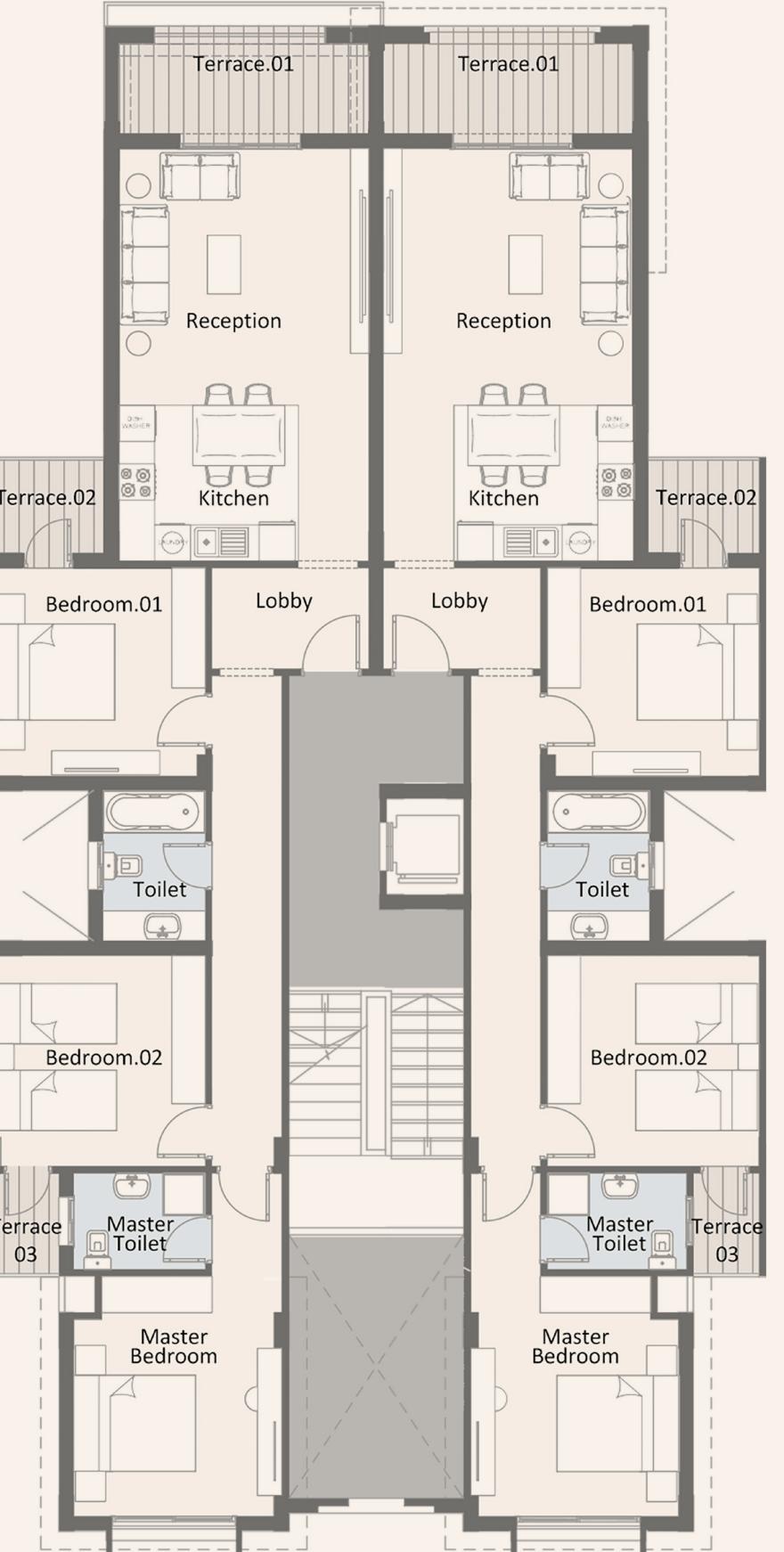
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Second Floor

E

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
Bedroom 1	3.47 x 3.54
Bedroom 2	3.52 x 3.54
Bathroom	2.50 x 1.70
M.Bedroom	5.72 x 3.47
M.Bathroom	1.60 x 2.20
Terrace 1	4.17 x 1.50
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F

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
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# 3B Stepping Chalet

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I and J

Lower Ground 02 | 10 Apartments

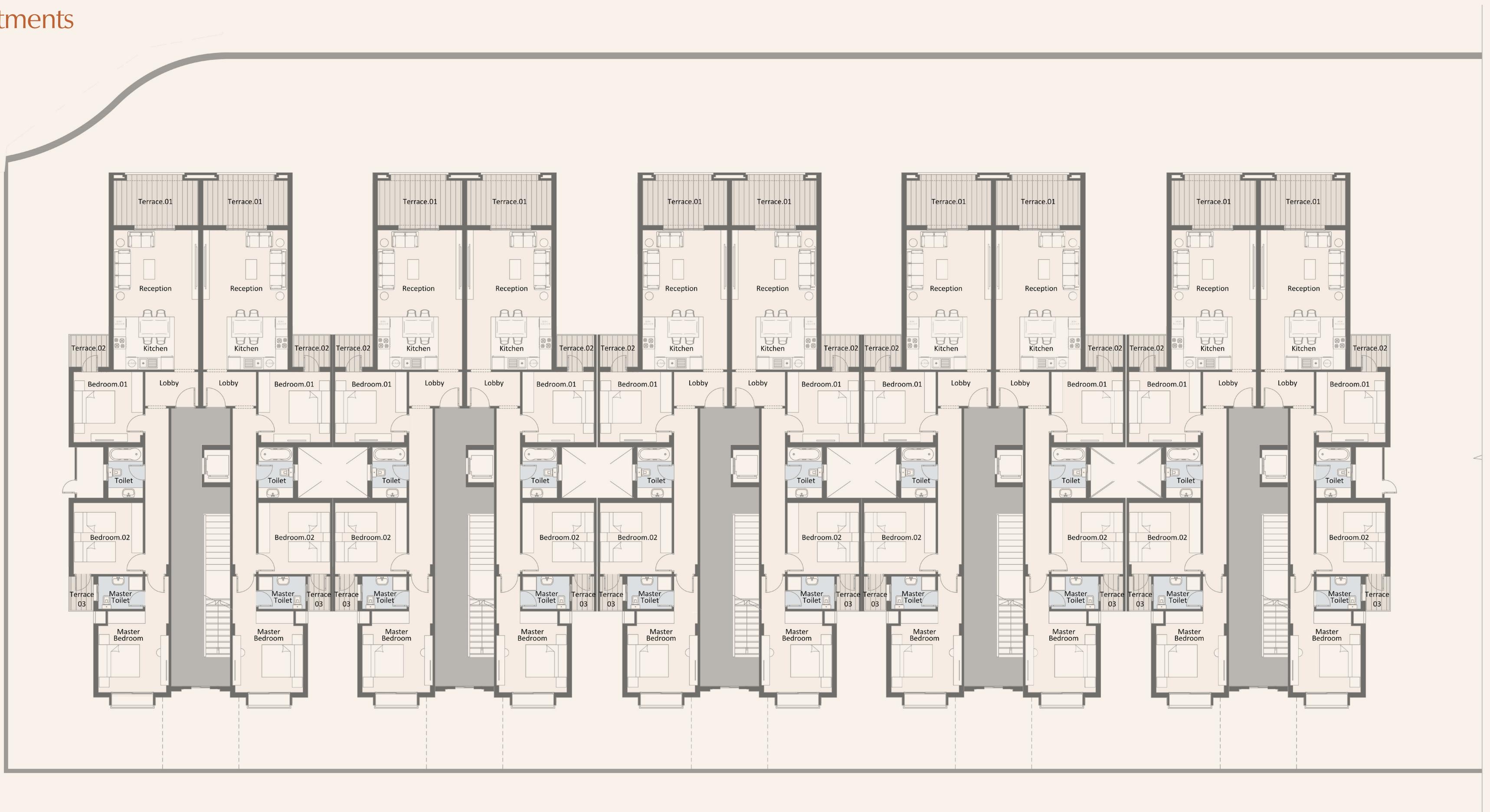


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## G and H

### Lower Ground 01 | 10 Apartments



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## A and B

Ground Floor | 10 Apartments



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## C and D

First Floor | 10 Apartments



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## E and F

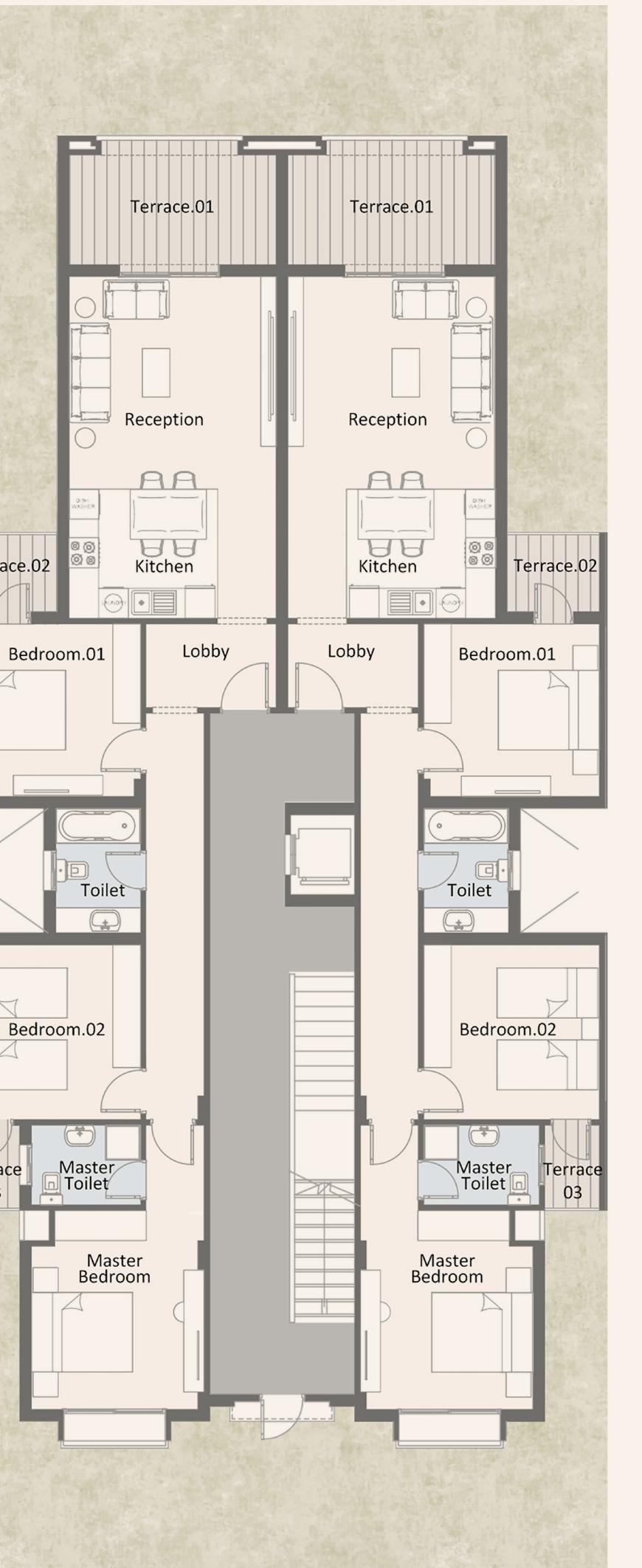
Second Floor | 10 Apartments



# 3B Stepping Chalets Extension

Lower  
Ground 02

Reception	4.30 x 4.17
Kitchen & Dining	2.60 x 4.17
Lobby	1.68 x 2.62
Bedroom 1	3.47 x 3.54
Bedroom 2	3.52 x 3.54
Bathroom	2.50 x 1.70
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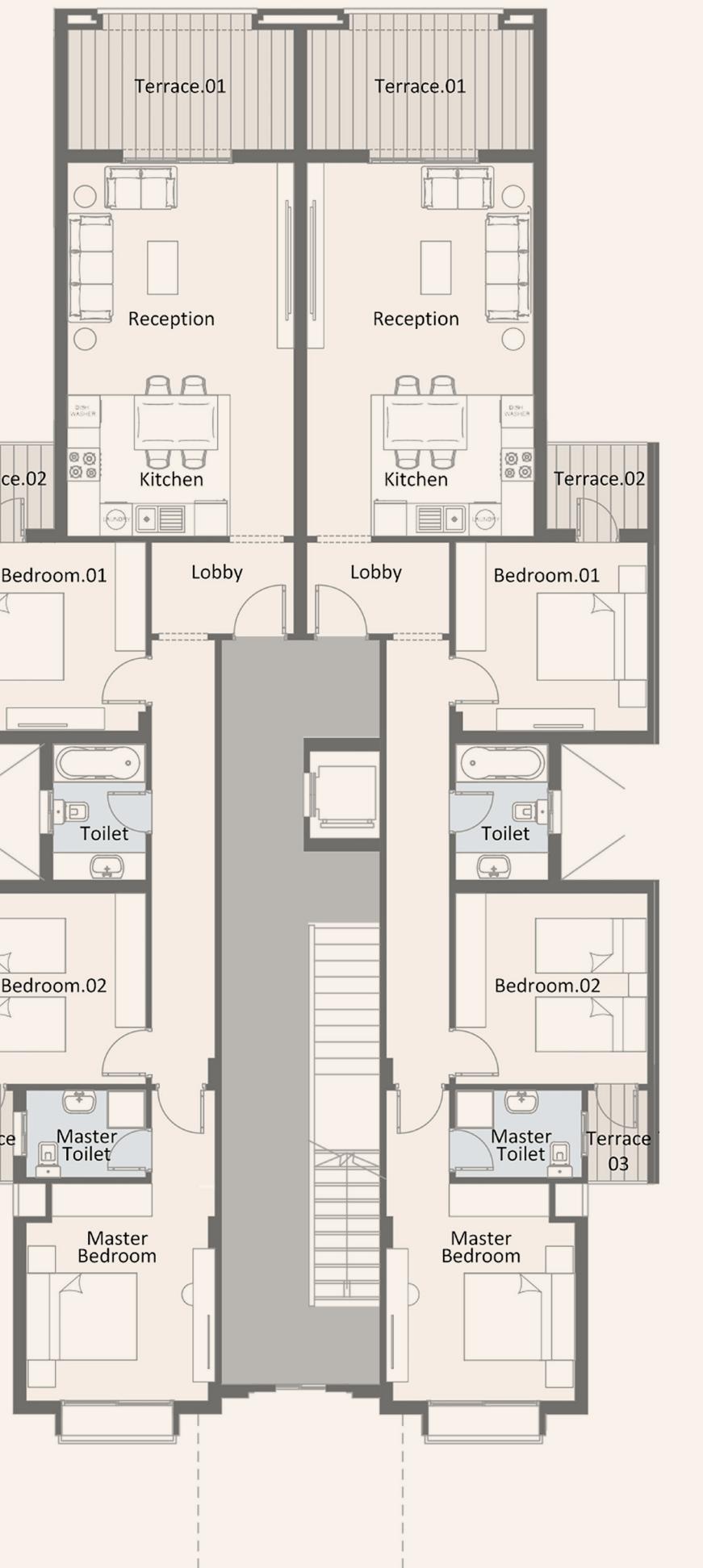
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Lower  
Ground 01

G

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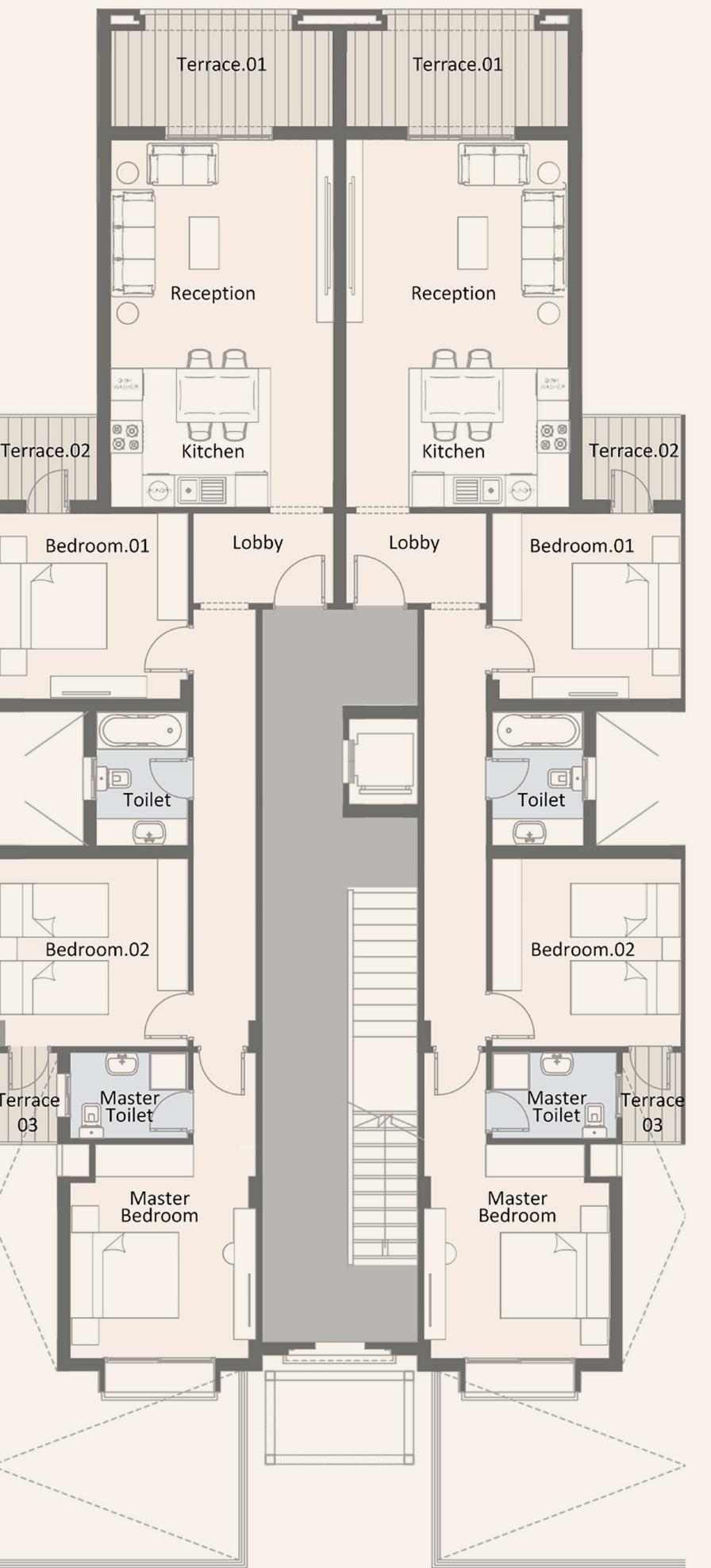
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Ground Floor

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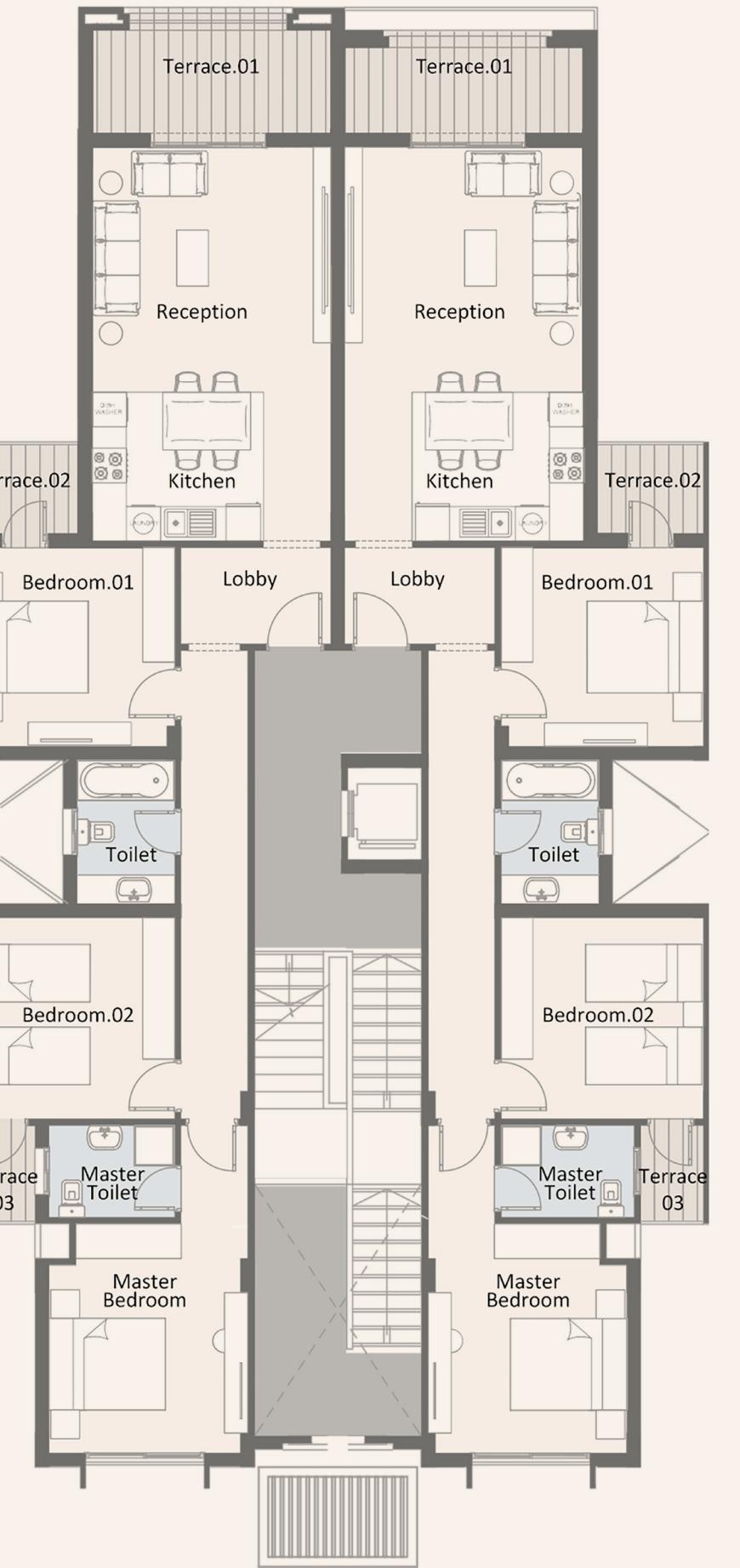
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First Floor

C

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Kitchen	2.60 x 4.17
Dining	1.68 x 2.62
Lobby	3.47 x 3.54
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D

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Kitchen	2.60 x 4.17
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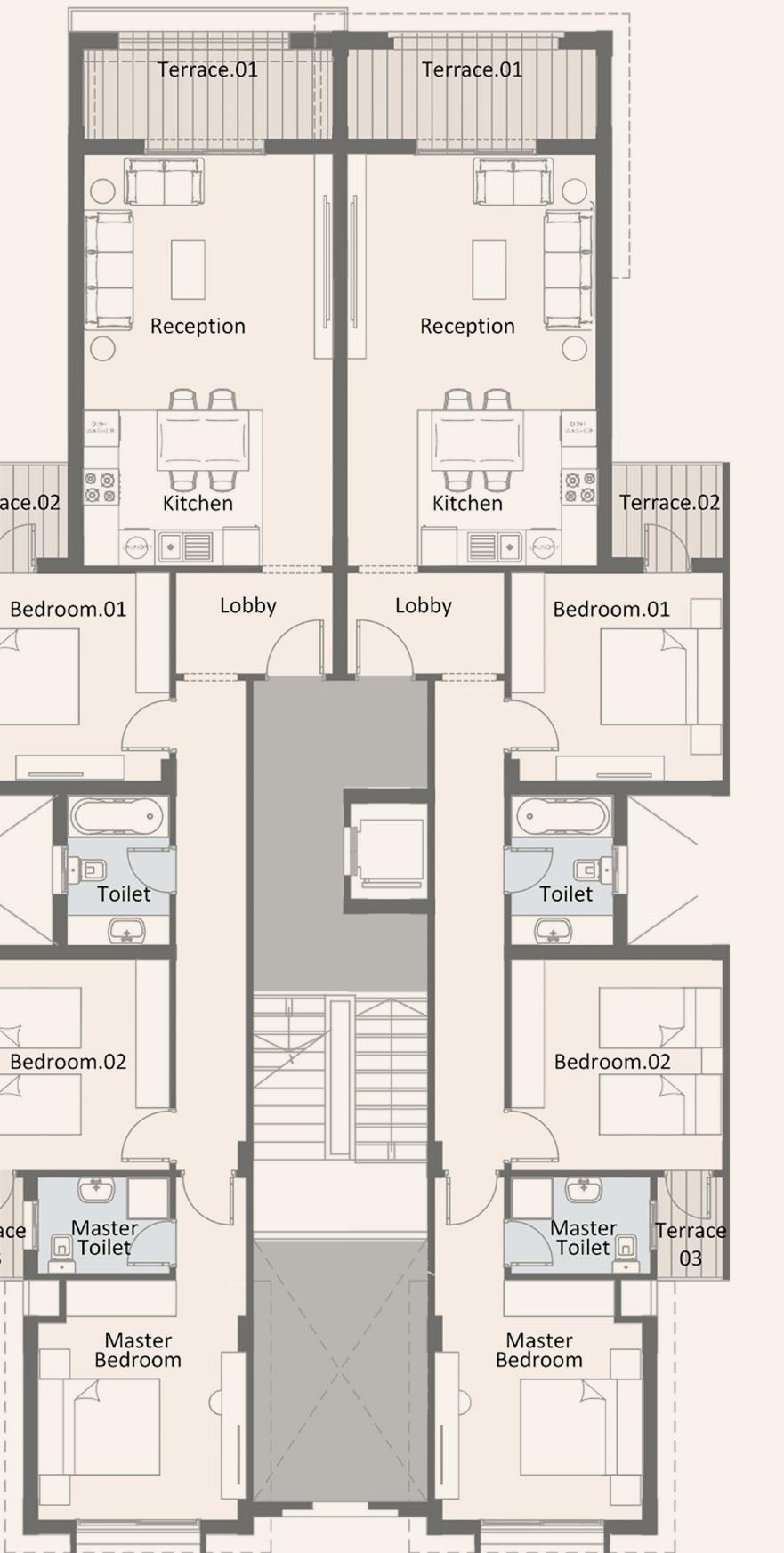
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Second Floor

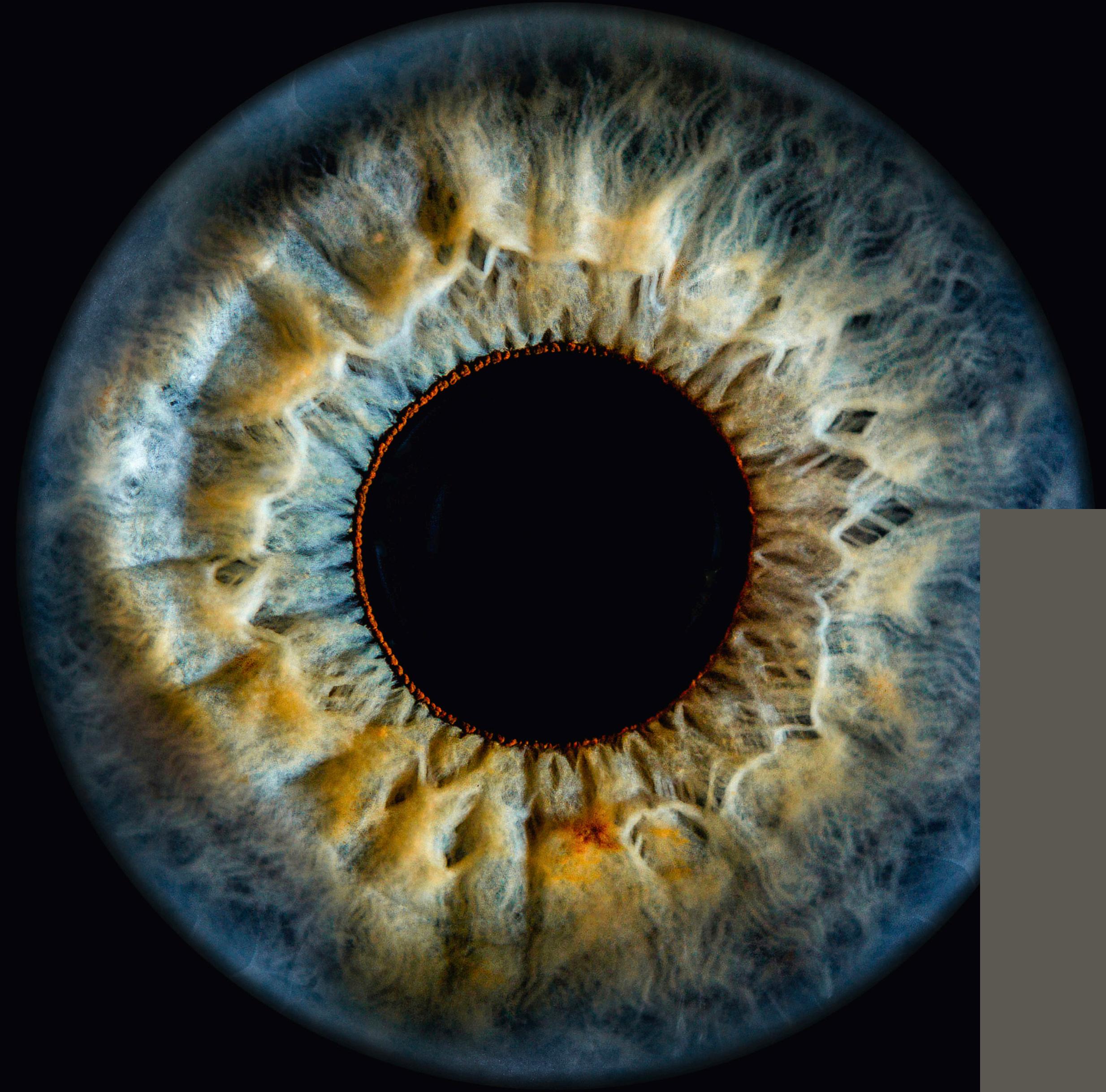
E

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F

Reception	4.30 x 4.17
Kitchen	2.60 x 4.17
Dining	1.68 x 2.62
Lobby	3.47 x 3.54
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<sup>05</sup> The Developer

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## Roya Developments

Roya Developments has been at the forefront of Egypt's real estate market since 2007, in Tourism & Real Estate Development, Investment & Contracting, as well as Consultancy.

# A Continuous Legacy of Livable Communities.

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.



Telal East · Telal North · Telal Sokhna · The Big Business District · Stone Park · The Hills · Shores · Soul

