

Selection

Nº 1

TELAL

Nº 2

TELAL EAST

Nº 3

SELECTION

Nº 4

FLOORPLANS

Nº 5

THE DEVELOPER

N°1

TELAL

Collection of Beautiful Destinations.

Telal East | Telal Sokhna | Telal North

N^o 2

TELAL EAST



Natural Beauty to Call Home.

Life's a breeze when you picture living in a place with a constant scenic sight of a turquoise clear 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 184 feddans of open space, 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 array of designated amenities catering to a plethora of lifestyles, along with an iconic 8-feddan lagoon where the azure of the water merges with the blue shades of the sky, redefining the meaning of living in a truly idyllic atmosphere with standards that reflect privacy, comfort and true relaxation.

Natural Beauty to Call Home.

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Every aspect of Selection has been carefully planned to pay tribute to the art of living well. Ideally located within Telal East, the landmark phase is ideally situated between New Cairo and the New Capital, placing your life at the intersection of St 90's lively happenings, in addition to leading business and educational establishments.

2 mins from Suez Road.

10 mins from AUC.

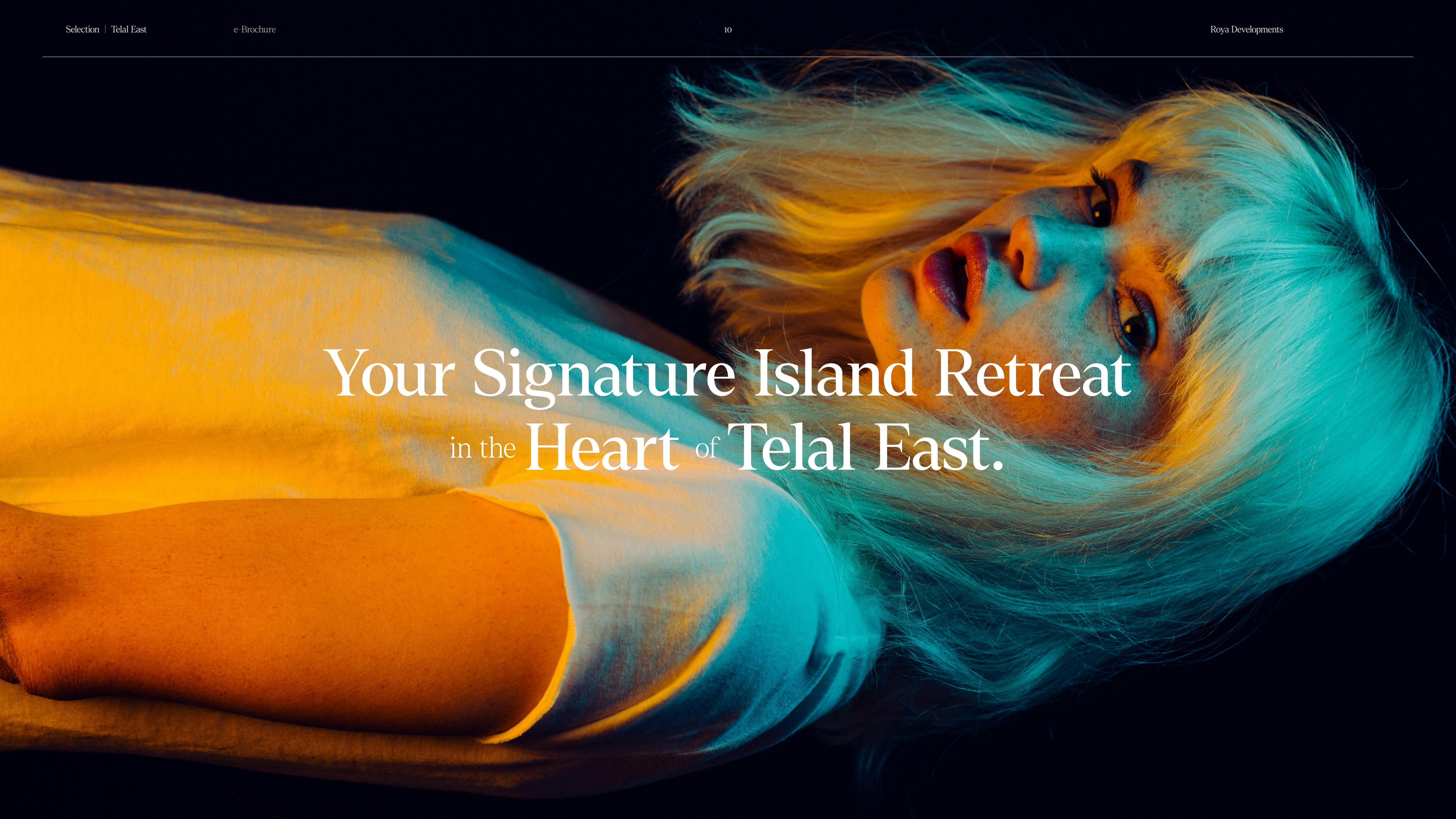
15 mins to Airport.





N^o 3

SELECTION



Your Signature Island Retreat
in the Heart of Telal East.

Rolling out on 13 Lush Feddans.

Selection re-imagines iconic island living from an elevated perspective by harmoniously blending refined luxury with natural splendor to immerse residents in a tranquil lifestyle in the heart of Telal East.

Thoughtfully designed as a premier landmark, the central destination cultivates a timeless sense of belonging, thanks to a charming resort feel, not only inviting homeowners to slow down and bond in idyllic settings, but also enjoy uninterrupted moments of calm, thanks to sweeping vistas of a shimmering non-swimmable lagoon, stretching to infinity and beyond. Life here is enriched by top-class amenities, captivating views, as well as vibrant communal spots that nurture social interaction around every corner, in nature's embrace.

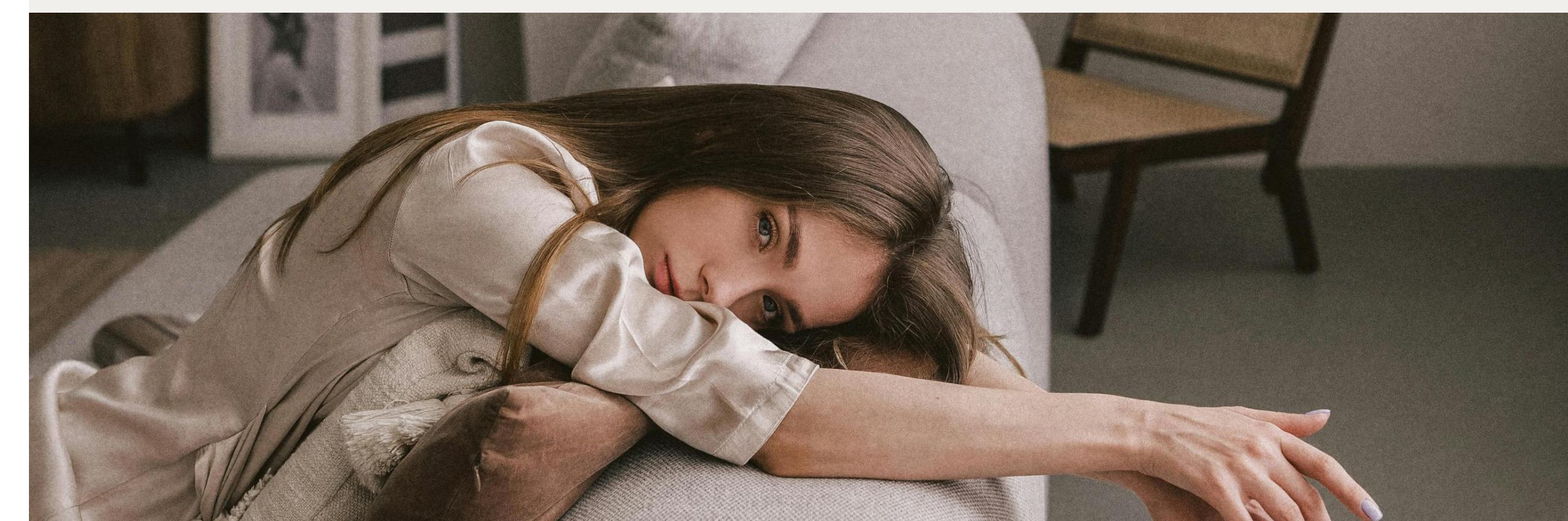




New Standards of Enjoyment.

Serene, sophistication and simply out of this world, Selection boasts a signature portfolio of single family and multifamily residential units to cater to diverse contemporary lifestyles and tastes.

With an eye on integration and a commitment to set new standards of enjoyment every doorstep, Selection presents a thriving commercial hub, lined with select F&B concepts, fresco cafes and casual hangouts, in addition to a colorful retail component for those who indulge in memorable shopping sprees.



Waterfront luxury in Nature's Embrace.





Elevating a Flowing Reality

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Selection reflects a pioneering vision that encapsulates the serene essence of a private island within the city. The master plan is a harmonious blend of tiered units, each thoughtfully designed to maximize breathtaking waterfront views of a shimmering central lagoon, thanks to a unique elevated technique that positions every home on gentle hillsides.

Mindfully masterplanned with privacy in mind, all units are equally spaced out to evoke a sense of exclusivity while allowing residents to revel themselves in uninterrupted surroundings, complete with lush landscaping and the soothing sounds of water. Here, the bustle of urban life fades away, replaced by an oasis of calm where every sunrise and sunset paints the skyline in hues of gold and violet.

**Disclaimer**

1. Claddings type and color will be subject to availability at the time of construction. 2. Planting shown is for illustrative purposes only. 3. Drawings and dimensions are for illustrative purpose and are subject to modifications at the discretion of the developer. 4. Penthouses' elevators are provisional only; shall be added at extra cost. 5. Landscape shown is for illustrative purposes; changes may apply to landscape final design. 6. Floorplans' areas may vary as per terraces changes.



A SANCTUARY OF CALM

where
**MODERN-DAY
LUXURY**
meets
**NATURAL
SERENITY**



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A natural feast for All Your Senses

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Selection is designed to harmonize the human experience with the natural surroundings. Embracing a "less is more" philosophy, each residence features a minimalist chic aesthetic that prioritizes simplicity and elegance.



N^o 4

FLOORPLANS

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2-BEDROOM

**2-Bedroom
Total Area**

119 m²

Reception & Dining
6.90 × 3.60

Kitchen
2.80 × 2.75

Bedroom
3.90 × 3.60

Bathroom
1.90 × 1.55

Master Bedroom
3.70 × 3.70

Master Bathroom
1.90 × 1.55

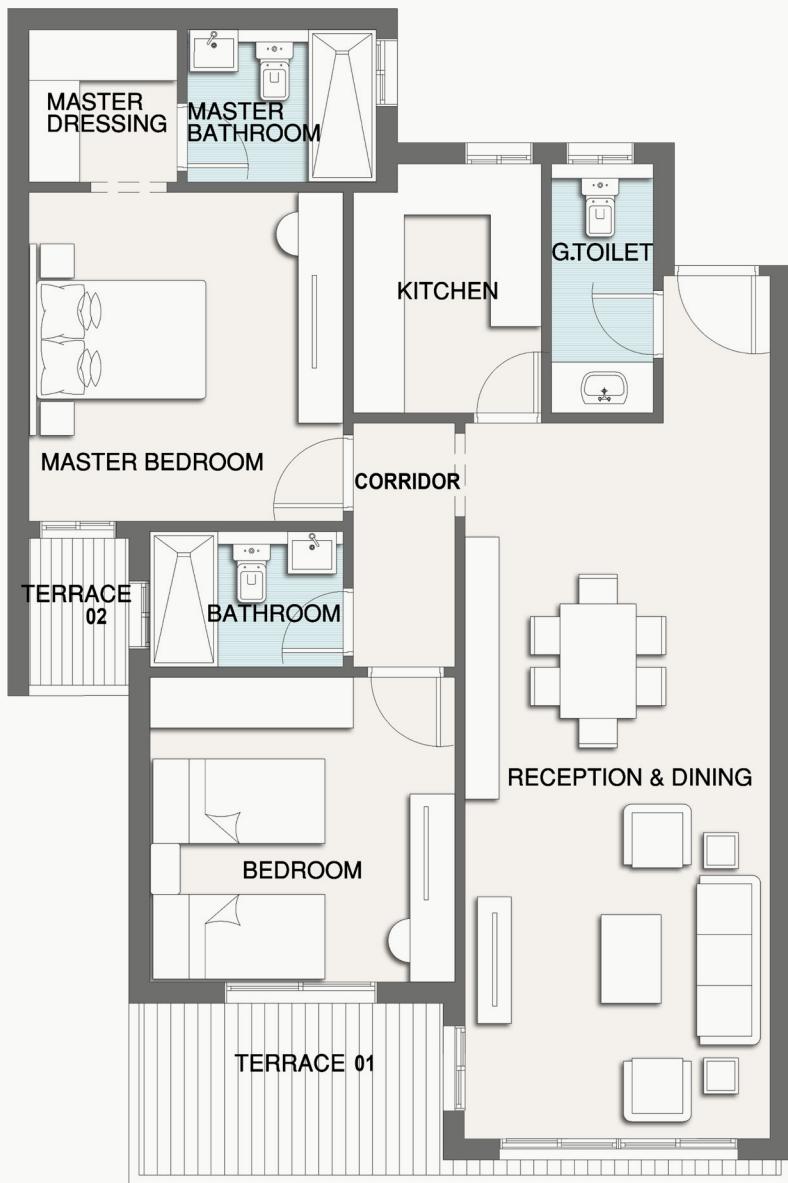
Terrace
3.75 × 1.40



2-Bedroom

Total Area 134 m²

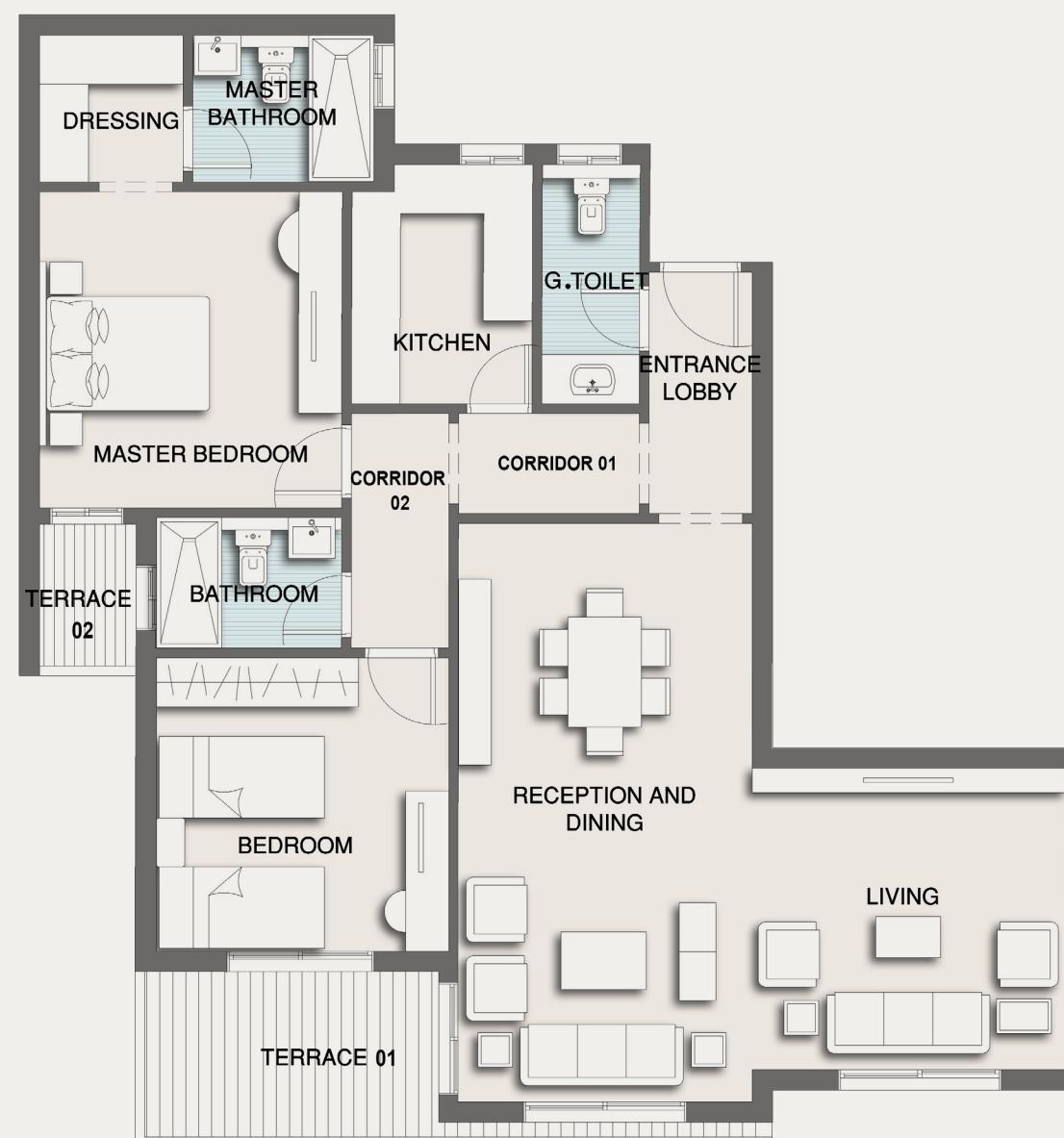
Reception & Dining 8.45 × 3.60	Bedroom 3.60 × 3.60	Master Dressing 1.80 × 1.75
Kitchen 2.95 × 2.25	Bathroom 2.30 × 1.60	Terrace 01 3.75 × 2.20
Guest Toilet 2.95 × 1.20	Master Bedroom 3.90 × 3.75	Terrace 02 1.90 × 1.20
Corridor 2.90 × 1.20	Master Bathroom 2.25 × 1.80	



2-Bedroom

Total Area 153 m²

Entrance Lobby 3.00 × 1.25	Corridor 01 2.20 × 1.20	Master Bathroom 2.20 × 1.80
Reception & Dining 7.10 × 3.60	Corridor 02 2.90 × 1.20	Dressing 1.80 × 1.75
Living 3.90 × 3.70	Bedroom 3.60 × 3.60	Terrace 01 3.60 × 2.00
Kitchen 2.95 × 2.20	Bathroom 2.30 × 1.60	Terrace 02 1.75 × 1.20
Guest Toilet 2.95 × 1.20	Master Bedroom 3.90 × 3.70	

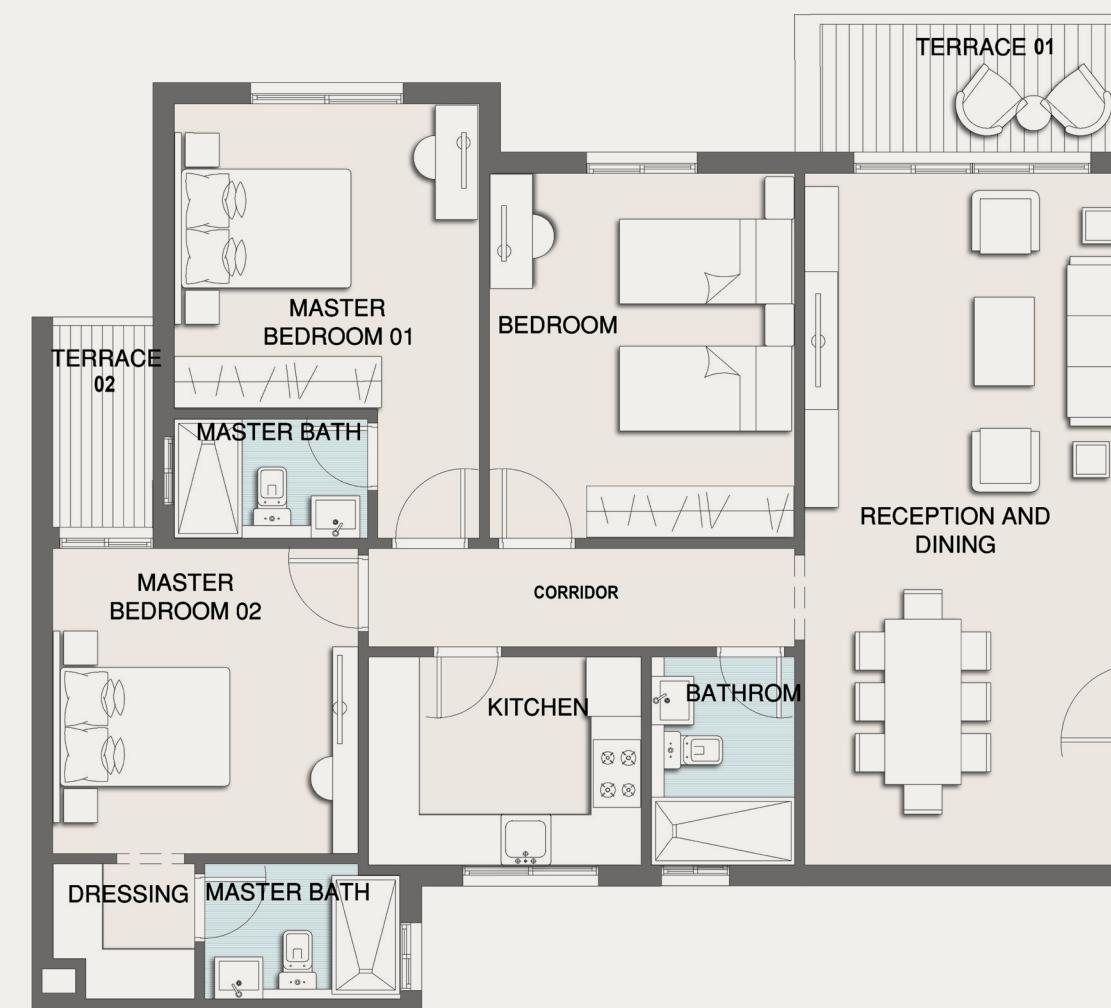


3-BEDROOM

**3-Bedroom
Total Area**

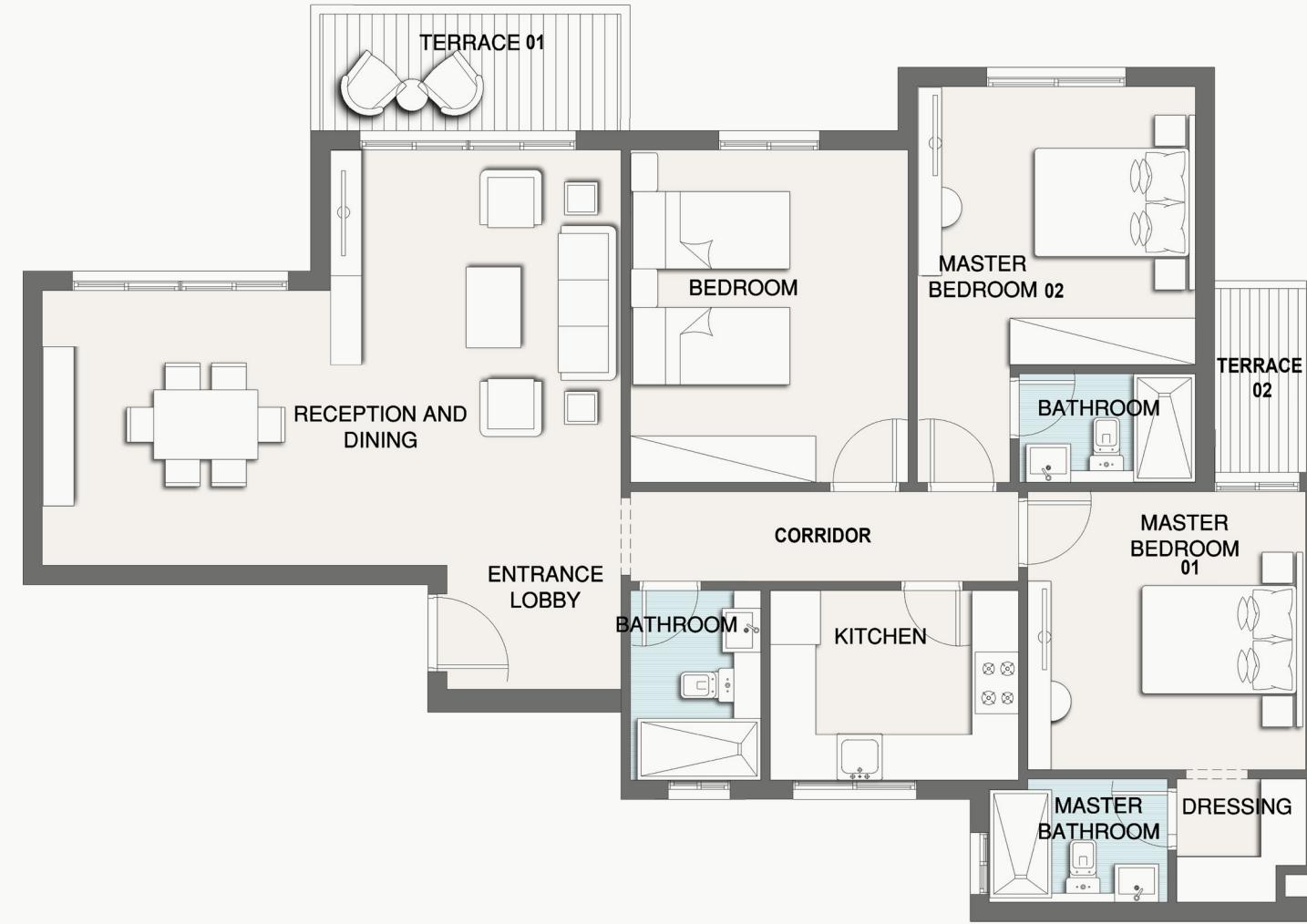
155 m²

Reception & Dining 8.15×3.95	Bedroom 4.30×3.60	Master Bathroom 02 2.30×1.60
Kitchen 3.25×2.45	Master Bedroom 01 3.60×3.60	Master Dressing 02 1.70×1.60
Bathroom 2.40×1.70	Master Bathroom 01 2.30×1.40	Terrace 01 3.90×1.50
Corridor 5.05×1.16	Master Bedroom 02 3.60×3.60	Terrace 02 2.40×1.20



3-Bedroom Total Area **163 m²**

Entrance Lobby 2.25×1.60	Bedroom 4.30×3.60	Master Bathroom 02 2.30×1.70
Reception & Dining 7.50×5.40	Master Bedroom 01 3.60×3.60	Terrace 01 3.90×1.50
Corridor 5.00×1.16	Master Bathroom 01 2.30×1.60	Terrace 02 2.40×1.20
Kitchen 3.25×2.45	Master Dressing 01 1.70×1.60	
Bathroom 2.45×1.70	Master Bedroom 02 3.60×3.60	



3-Bedroom Total Area **200 m²**

Reception & Dining 8.80×4.40	Maid Room 2.95×2.00	Bathroom 2.30×1.60
Kitchen 2.50×2.40	Maid Toilet 2.95×1.40	Master Bedroom 3.90×3.70
Guest Toilet 2.45×1.20	Corridor 2.90×1.20	Master Bathroom 2.20×1.80
Living Room 5.55×3.60	Bedroom 01 3.60×3.60	Dressing 1.80×1.75
Entrance Lobby 3.00×1.25	Bedroom 02 3.60×3.60	Terrace 01 3.75×1.40



3-Bedroom

Total Area **214 m²**

Entrance Lobby 1.95 × 1.20	Corridor 01 3.75 × 1.20	Master Bedroom 4.30 × 3.90
Reception & Dining 9.90 × 4.20	Corridor 02 3.00 × 1.20	Master Bathroom 2.20 × 1.80
Living Room 6.60 × 3.40	Bedroom 01 5.35 × 3.75	Dressing 1.80 × 1.80
Kitchen 3.00 × 2.95	Bedroom 02 3.60 × 3.60	Terrace 01 3.75 × 1.75
Guest Toilet 2.95 × 1.35	Bathroom 2.30 × 1.60	Terrace 02 1.75 × 1.20



LOFT

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Loft

Total Area **253 m²**

First Floor

Reception & Dining	Guest Toilet
7.55×5.50	2.55×1.35
Kitchen	Terrace
3.80×2.30	3.90×1.40



Second Floor

Living Room	Bedroom	Master Bathroom 02
4.40×3.80	4.30×3.60	2.30×1.60
Kitchenette	Bathroom	Master Dressing 02
2.45×1.40	2.45×1.70	1.70×1.60
Maid's Room	Master Bedroom 01	Terrace 01
2.45×1.65	3.60×3.60	4.20×1.60
Maid's Toilet	Master Bathroom 01	Terrace 02
2.45×1.20	2.30×1.40	2.50×1.30
Corridor	Master Bedroom 02	
5.30×1.16	4.10×3.60	



Loft

Total Area 253 m²

First Floor

Entrance Lobby	Guest Toilet
2.10×1.50	2.10×2.25
Reception & Dining	Terrace
6.60×6.30	3.75×1.40



Second Floor

Living Room	Bathroom	Master Bathroom 02
5.40×2.70	2.45×1.60	2.30×1.40
Kitchen	Master Bedroom 01	Bedroom
4.10×3.40	3.60×3.60	4.30×3.70
Corridor	Master Dressing	Terrace 01
5.15×1.16	1.70×1.60	3.30×1.00
Maid Room	Master Bathroom 01	Terrace 02
2.45×1.80	2.30×1.60	1.20×1.00
Maid's Toilet	Master Bedroom 02	
2.45×1.50	3.60×3.60	



GARDEN DUPLEX



Garden Duplex

Total Area 224 m²

Ground Floor

Lobby & Entrance 2.30 × 1.65	Kitchen 4.15 × 3.60	Maid Toilet 1.60 × 1.50
Reception & Dining 7.45 × 5.40	Bedroom 3.60 × 3.60	Terrace 01 4.20 × 1.50
Powder Room 2.10 × 1.10	Bathroom 2.30 × 1.40	Terrace 02 2.50 × 1.20
Guest Toilet 2.10 × 1.20	Maid Room 2.60 × 1.60	



First Floor

Lobby 2.30 × 1.20	Master Dressing 1.80 × 1.60
Bedroom 3.60 × 3.60	Master Bathroom 2.20 × 1.60
Bathroom 2.30 × 1.40	Terrace 2.50 × 1.20
Master Bedroom 4.15 × 3.60	



Garden Duplex

Total Area 233 m²

Ground Floor

Lobby & Entrance 4.00 × 2.55	Kitchen 4.15 × 3.60	Maid Toilet 1.60 × 1.50
Reception & Dining 7.70 × 5.70	Bedroom 3.60 × 3.60	Terrace 01 4.20 × 1.50
Powder Room 2.10 × 1.10	Bathroom 2.30 × 1.40	Terrace 02 2.50 × 1.20
Guest Toilet 2.10 × 1.20	Maid Room 2.60 × 1.60	



First Floor

Lobby 2.50 × 2.30	Master Dressing 1.80 × 1.60
Bedroom 3.60 × 3.60	Master Bathroom 2.20 × 1.60
Bathroom 2.30 × 1.40	Terrace 2.50 × 1.20
	Master Bedroom 4.15 × 3.60



PENTHOUSE

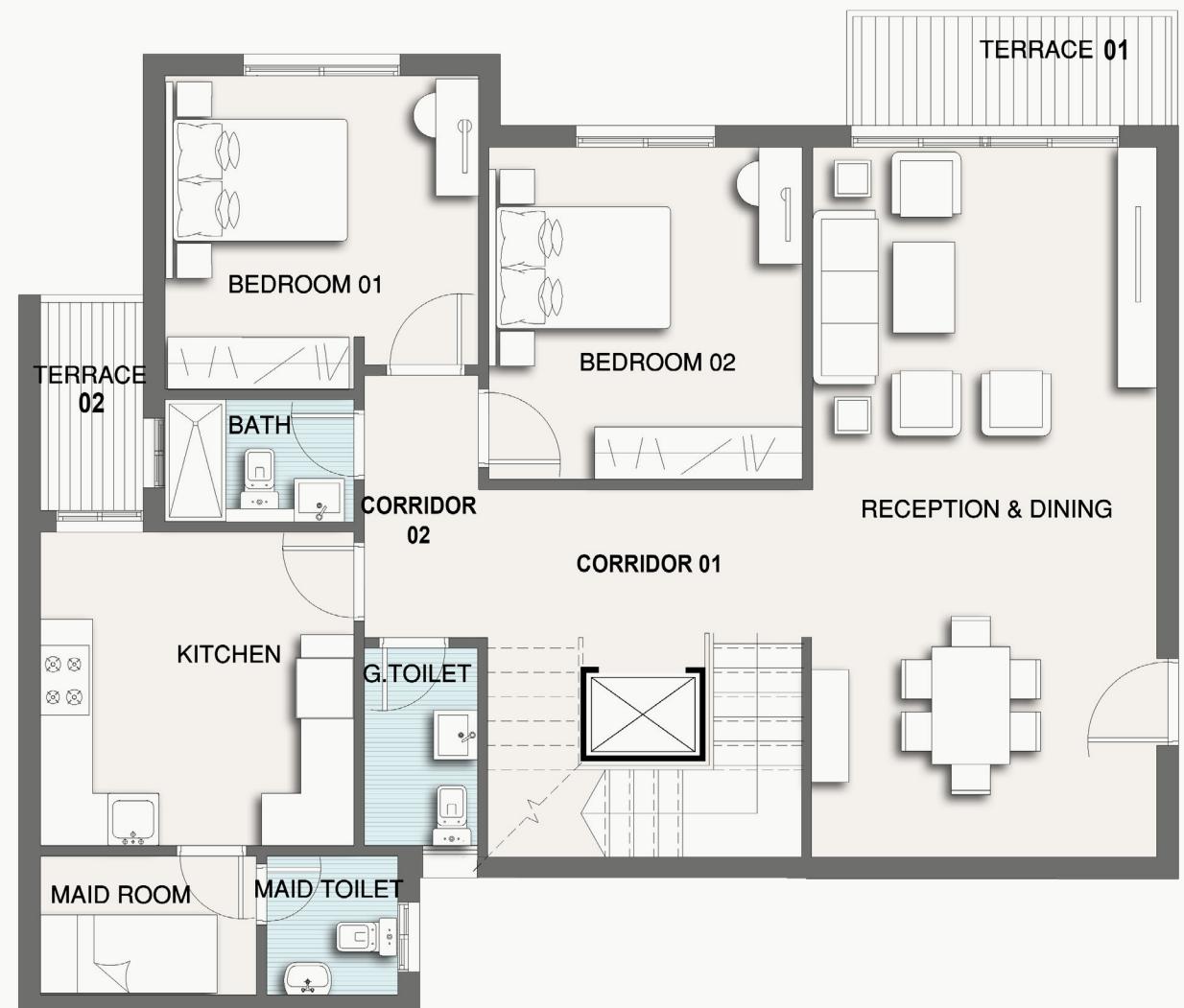


Penthouse

Total Area 223 m²

Sixth Floor

Reception & Dining	Maid Room	Bedroom 02
8.15 × 4.00	2.50 × 1.60	4.00 × 3.60
Corridor 01	Maid Toilet	Bathroom
3.90 × 1.70	1.60 × 1.50	2.20 × 1.40
Corridor 02	Guest Toilet	Terrace 01
3.00 × 1.30	2.30 × 1.30	3.80 × 1.30
Kitchen	Bedroom 01	Terrace 02
3.60 × 3.60	3.60 × 3.60	2.50 × 1.20



Roof

Living Room	Master Bathroom
4.90 × 3.00	2.20 × 1.80
Master Bedroom	Toilet
3.90 × 3.70	2.40 × 1.20
Master Dressing	
1.80 × 1.75	



Penthouse

Total Area **234 m²**

Sixth Floor

Entrance Lobby	Maid Room	Bathroom
2.25×1.60	2.50×1.60	2.20×1.40
Reception & Dining	Maid Toilet	Terrace 01
7.50×5.20	1.50×1.60	3.60×1.30
Corridor 01	Guest Toilet	Terrace 02
3.90×1.70	2.30×1.30	2.50×1.20
Corridor 02	Bedroom 01	
3.00×1.30	3.60×3.60	
Kitchen	Bedroom 02	
3.60×3.60	4.00×3.60	



Roof

Living Room	Master Bathroom
4.90×3.00	2.20×1.80
Master Bedroom	Toilet
3.90×3.70	2.40×1.20
Master Dressing	
1.80×1.75	



N^o 5

THE DEVELOPER



A Continuous Legacy of Livable Communities.

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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.

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

ROYA

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