
Telal
Soul
NORTH COAST

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. Committing 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 El Sokhna, Stone Park, The Hills and Telal East in New Cairo.

Telal
EL SOKHNA

STONE PARK
NEW CAIRO

Telal
NORTH COAST

The Hills
AT STONE PARK

Telal
EAST

EXPLORE

Telal Soul

NORTH COAST



-The shown masterplan and all its relevant contents are for illustrative purposes only.
-All dimensions, locations and/or orientations are shown in a conceptual format and are subject to vary as per further detailed studies, engineering requirements and/or regulations.



Masterplan

Drawing inspiration from the stunning natural surroundings, the masterplan creates a sense of harmonious balance between modern architecture and the pure, untouched beauty of the coastline.



Location

Telal Soul, an extension of Telal North Coast, is a perfect fusion of an active lifestyle with a serene ambiance that's ideal for indulging in relaxation. Nestled in the heart of North Coast at Kilo 143 on the Alexandria/Matrouh Road, Telal Soul is an extension to Telal North Coast and is situated amidst the breathtaking natural beauty of Sidi Abdel Rahman Bay.

Telal Soul is only
-145 KM from Marsa Matrouh
-20 KM from Dabaa Axis
-35 KM from Alamein City

The location is conveniently accessible from the main road network, yet distant enough to provide privacy and seclusion for a serene escape.



Where effortless living meets

Relaxed Indulgence

Relish in the exquisite ambiance of Telal Soul, the newest extension of Telal on the mesmerising North Coast. Telal Soul boasts an unparalleled community lifestyle, fusing effortless living with opulent indulgence. Boasting an expansive area of 8 feddan lagoon zone, the larger-than-life swimmable lagoon, accompanied by a sandy beach and islands scattered around the lagoon offer a paradise-like experience.




Whispers of the Sea

Timeless Serenity

Immerse yourself in a land of pure serenity and peacefulness from the very moment you step into Telal Soul. Inspired by the crystal-blue water of the Mediterranean Sea and the beauty of its natural surroundings, the community's design is a true work of art. Every corner of this divine place is thoughtfully crafted to help you unwind and attain absolute relaxation. Tranquillity reigns supreme, making Telal Soul the ultimate gateway to a world of timeless serenity.



Breathtaking Sea Views

Residents of Telal Soul are presented with a heavenly experience on earth as they bask in the awe-inspiring sea views from the terraced levels, exquisitely embellished to provide an unobstructed panorama of the blue Mediterranean horizon. The levels provide unparalleled privacy that adds a touch of dreaminess to your daily routine.

The stunning panoramic views makes every moment you spend here feel like a surreal dream.



A Coastal Escape: Exclusivity & Privacy

Each unit boasts an open sea-view that is nothing short of enchanting. The dedicated commercial area elevates the luxury lifestyle, while the low density ensures exclusivity and utmost privacy.






Tranquility and
Fun by the Shore

Waterfront Amenities

Nestled by the sparkling blue water of the sea, Telal Soul offers an unparalleled beach living experience that emanates pure bliss and tranquillity. The beach accessibility is a dream come true for water enthusiasts, allowing them to bask in the warm sun, relish the refreshing water, and immerse in unparalleled beach sports and activities.





Live in Harmony with the Lagoon

Telal Soul's dedicated lagoon area is a visual treat that brings serenity to its residents, with each row graced with its own tranquil water body offering uninterrupted privacy. The destination features two integrated clubhouses with dining and beach retail for recreation, truly making Telal Soul a dreamy paradise where the magic of the sea comes alive.




Typologies


Standalone Villa - B01



Front yard

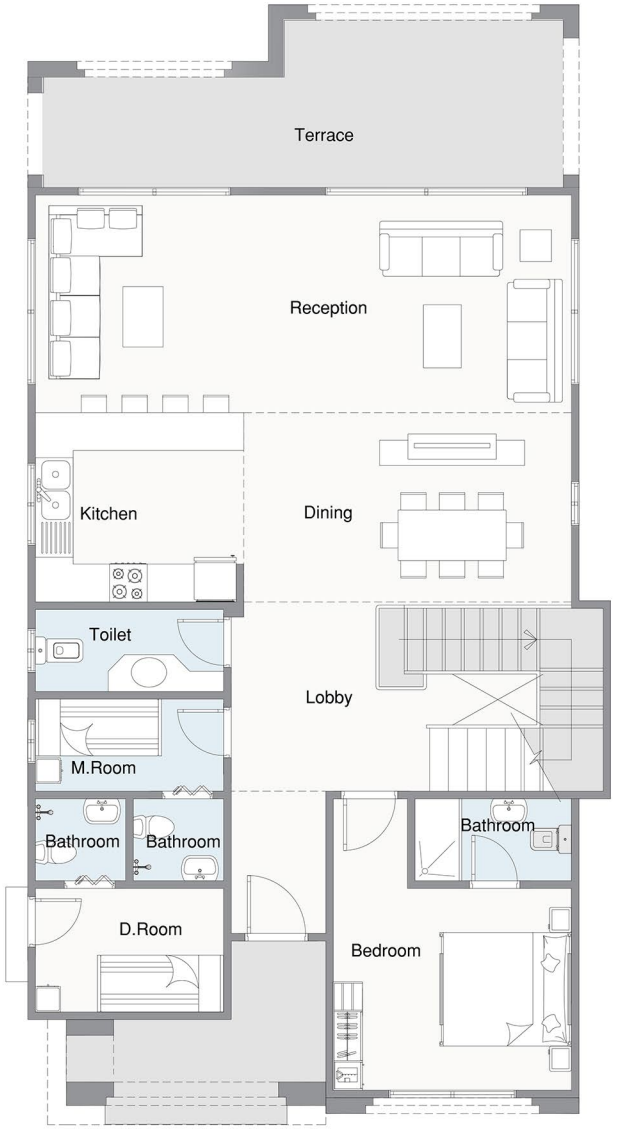

Back yard

STANDALONE VILLA-B01

GROUND FLOOR 150 M²

TOTAL BUA 302 M²

RECEPTION	3.45X8.50
KITCHEN	3.00X3.30
DINING	3.00X5.20
LOBBY	3.00X2.30
TOILET	1.30X3.00
MAID'S ROOM	1.45X3.00
MAID'S BATHROOM	1.30X1.45
DRIVER'S ROOM	3.00X1.95
DRIVER'S BATHROOM	1.30X1.45
BEDROOM	3.20X3.80
BATHROOM 1	1.30X2.50
TERRACE	8.25X1.75



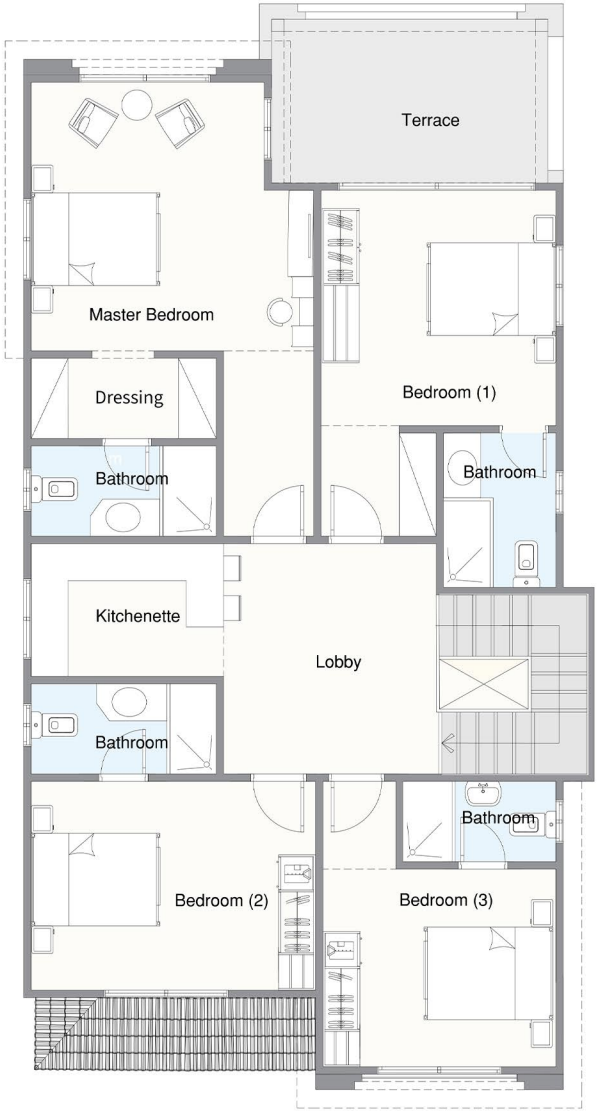
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STANDALONE VILLA-B01

FIRST FLOOR 152 M²

TOTAL BUA 302 M²

M.BEDROOM	4.60X4.35
DRESSING	3.00X1.30
M.BATHROOM	1.45X3.00
BEDROOM 01	3.80X3.80
BATHROOM 1	1.85X2.50
BEDROOM 02	4.60X3.40
BATHROOM 2	3.00X1.45
BEDROOM 03	3.80X3.20
BATHROOM 3	2.50X1.30
LOBBY	3.75X3.45
KITCHENETTE	2.15X3.10
TERRACE	4.50X2.65



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Twin House - 002



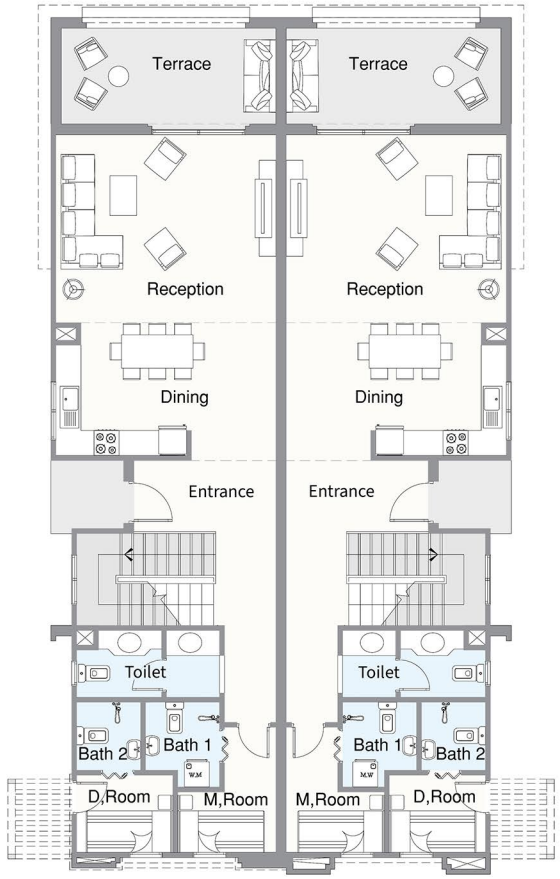
Front yard


Back yard

TWIN HOUSE-C02

GROUND FLOOR

UNIT A



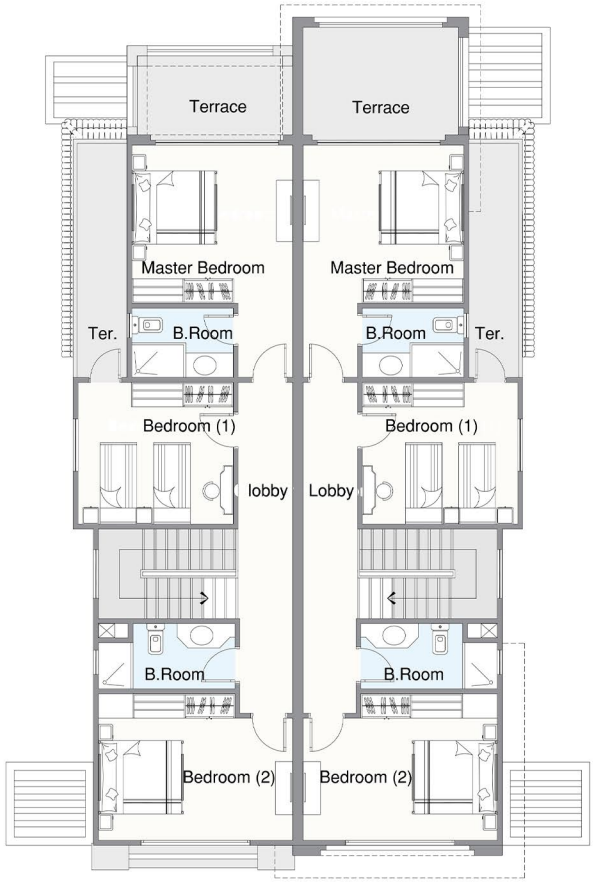
UNIT B

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TWIN HOUSE-C02

FIRST FLOOR

UNIT A



FIRST FLOOR PLAN

UNIT B

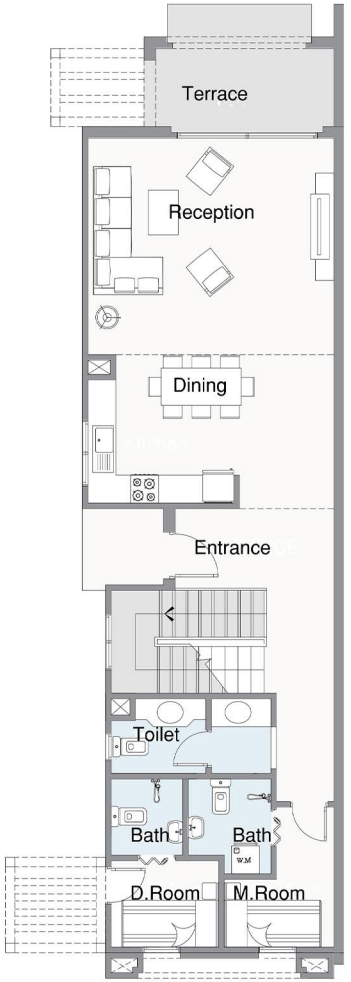
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TWIN HOUSE-C02

GROUND FLOOR LEFT 106 M²

TOTAL BUA 213 M²

RECEPTION	5.25X4.65
DINING & KITCHEN	3.30X5.25
ENTRANCE	1.70X3.40
TOILET	1.60X3.40
MAID'S ROOM	2.35X1.45
BATHROOM 1	1.75X2.05
DRIVER'S ROOM	2.30X1.85
BATHROOM 2	1.65X1.55
TERRRACE	1.80X3.80





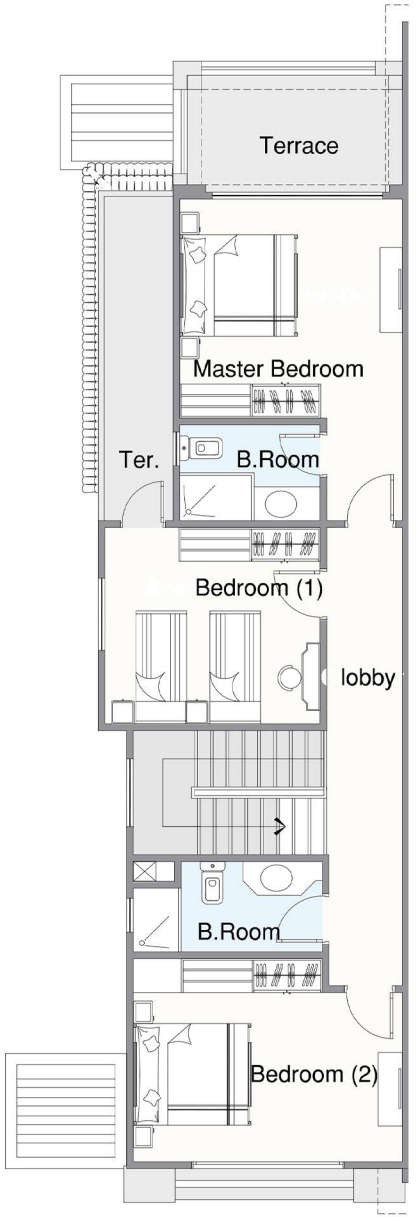
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TWIN HOUSE-C02

FIRST FLOOR LEFT 107 M²

TOTAL BUA 213 M²

M. BEDROOM	3.95X3.90
M. BATHROOM	2.50X1.70
BEDROOM 01	3.50X3.80
CORRIDOR	1.35X8.10
BATHROOM	3.35X1.60
BEDROOM 02	3.60X4.75
TERRACE 1	1.95X3.80
TERRACE 2	5.75X1.20





FIRST FLOOR PLAN

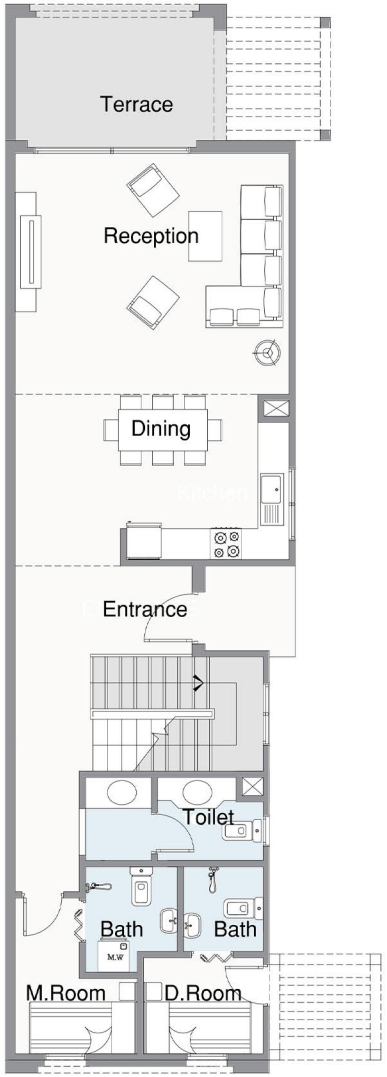
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TWIN HOUSE-C02

GROUND FLOOR RIGHT 108 M²

TOTAL BUA 214 M²

RECEPTION	5.25X4.65
DINING & KITCHEN	3.30X5.25
ENTRANCE	1.70X3.40
TOILET	1.60X3.40
MAID'S ROOM	2.35X1.45
BATHROOM 1	1.75X2.05
DRIVER'S ROOM	2.30X1.85
BATHROOM 2	1.65X1.55
TERRRACE	1.80X3.80





GROUND FLOOR PLAN

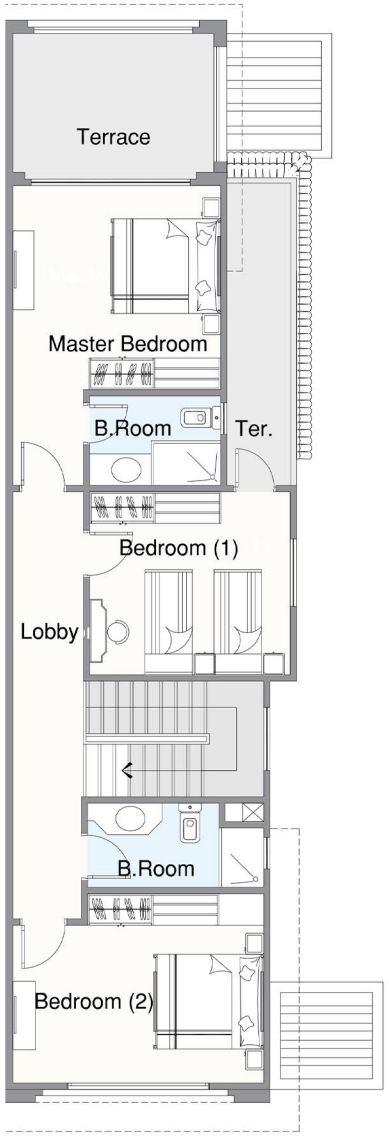
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TWIN HOUSE-C02

FIRST FLOOR RIGHT 106 M²

TOTAL BUA 214 M²

M. BEDROOM	3.95X3.90
M. BATHROOM	2.50X1.70
BEDROOM 01	3.60X3.80
CORRIDOR	1.35X8.10
BATHROOM	3.35X1.60
BEDROOM 02	3.60X4.75
TERRACE 1	2.75X3.80
TERRACE 2	5.75X1.20





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Twin House - CR2



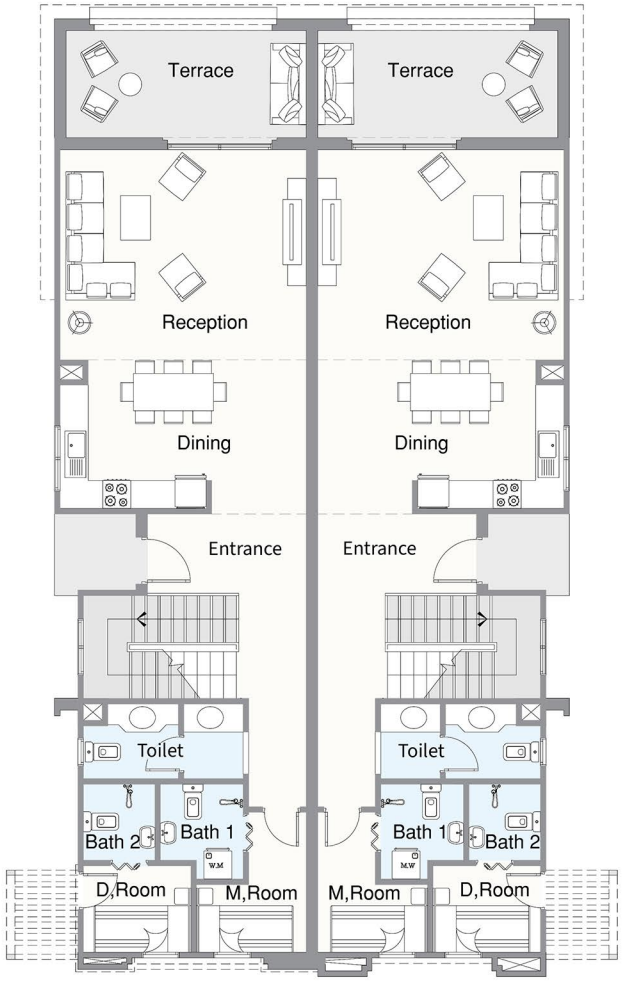
Front yard


Back yard

TWIN HOUSE-CR2

GROUND FLOOR

UNIT A

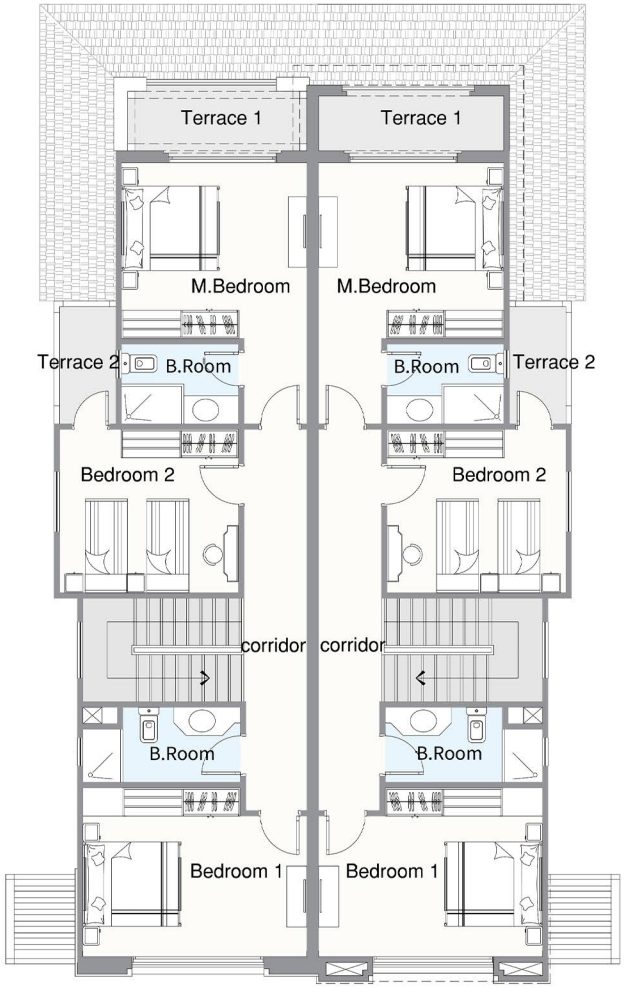


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TWIN HOUSE

FIRST FLOOR



UNIT A

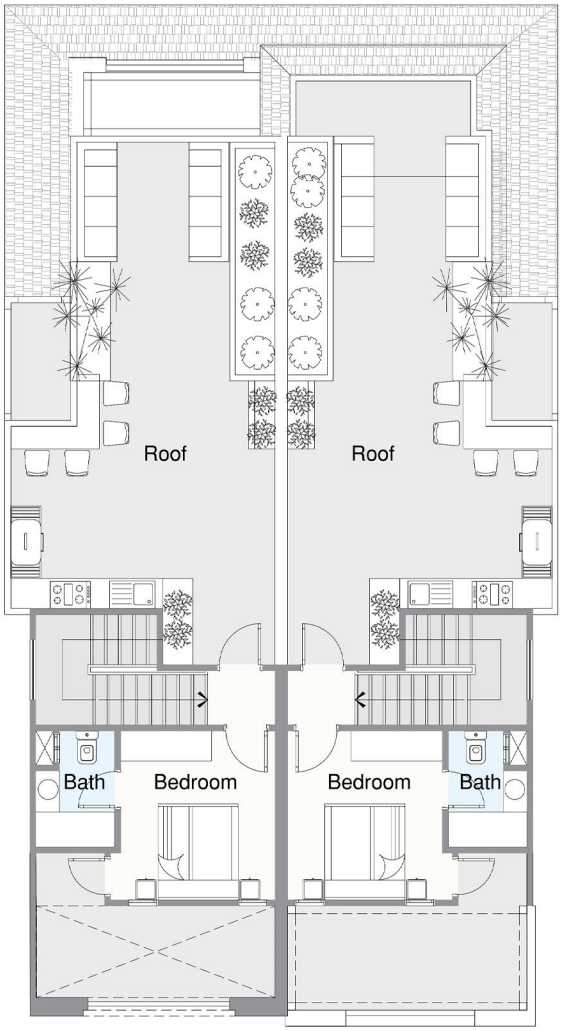
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TWIN HOUSE

ROOF FLOOR

UNIT A



UNIT B

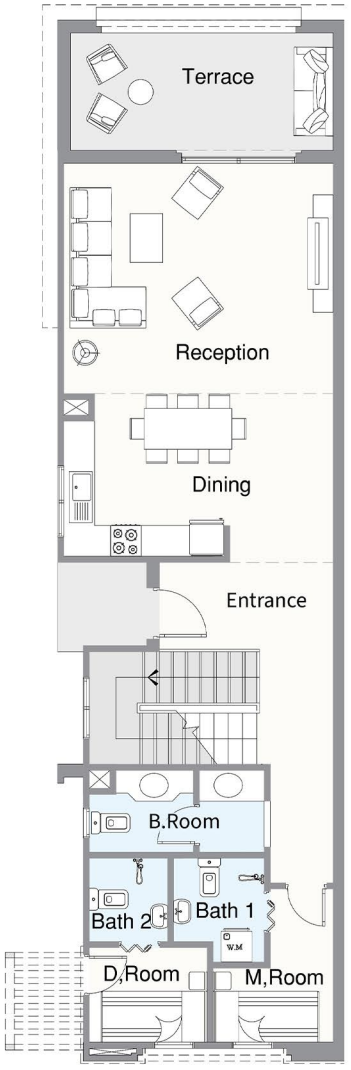
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TWIN HOUSE-CR2

GROUND FLOOR LEFT 108 M²

TOTAL BUA 230 M²

RECEPTION	5.25X4.50
DINING	3.30X5.25
ENTRANCE	1.75X3.40
TOILET	1.60X3.40
MAID'S ROOM	2.35X1.45
BATHROOM 1	1.75X2.05
DRIVER'S ROOM	2.30X1.85
BATHROOM 2	1.65X1.55
TERRACE	2.30X5.15





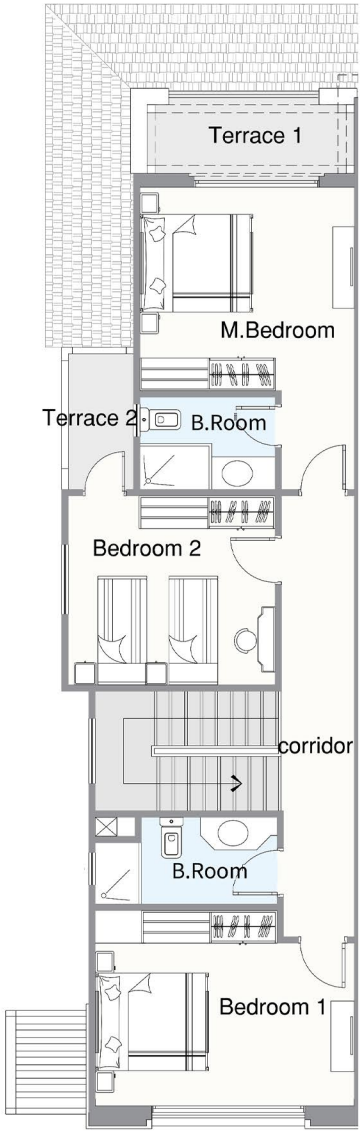
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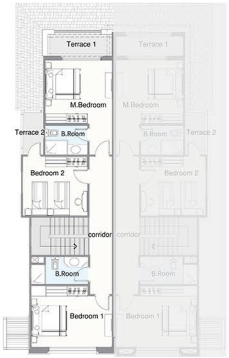
TWIN HOUSE-CR2

FIRST FLOOR LEFT 95 M²

TOTAL BUA 230 M²

M.BEDROOM	3.95X3.75
M.BATHROOM	2.50X1.70
BEDROOM 01	3.60X4.75
CORRIDOR	1.35X8.10
BATHROOM	3.35X1.60
BEDROOM 02	3.50X3.80
TERRACE 1	3.80X1.50
TERRACE 2	1.20X2.50





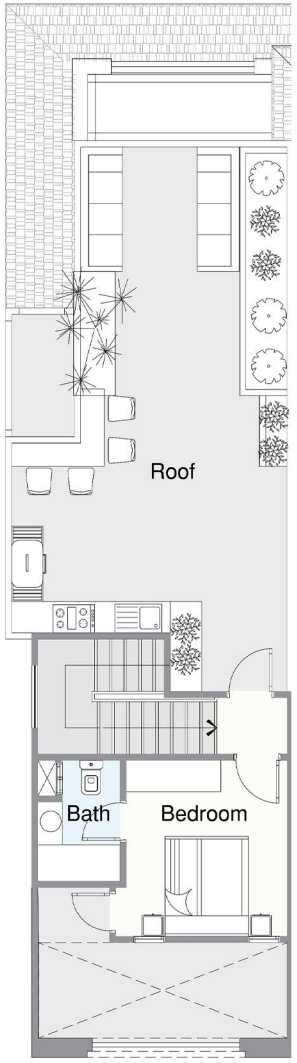
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TWIN HOUSE-CR2

ROOF FLOOR LEFT 27 M²

TOTAL BUA 230 M²

BEDROOM	**3.10X3.35**
BATHROOM	**1.55X2.30**
ROOF TERRACE	**56 M²**





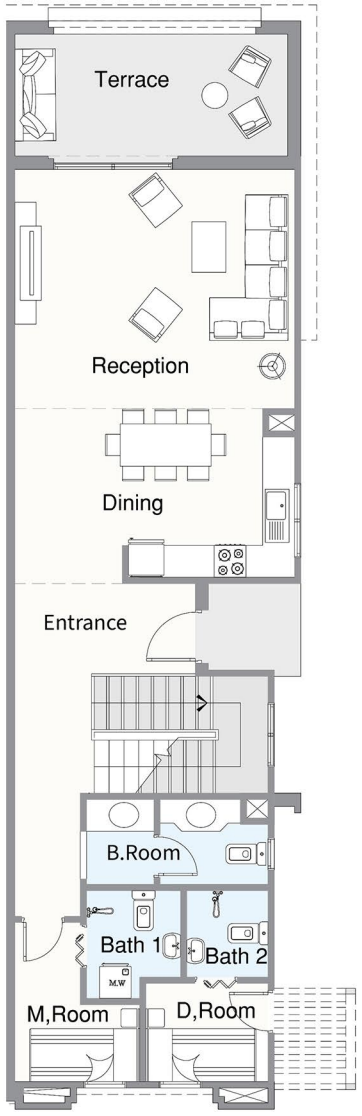
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TWIN HOUSE-CR2

GROUND FLOOR RIGHT 108 M²

TOTAL BUA 230 M²

RECEPTION	5.25X4.50
DINING	3.30X5.25
ENTRANCE	1.75X3.40
TOILET	1.60X3.40
MAID'S ROOM	2.35X1.45
BATHROOM 1	1.75X2.05
DRIVER'S ROOM	2.30X1.85
BATHROOM 2	1.65X1.55
TERRACE	2.30X5.15





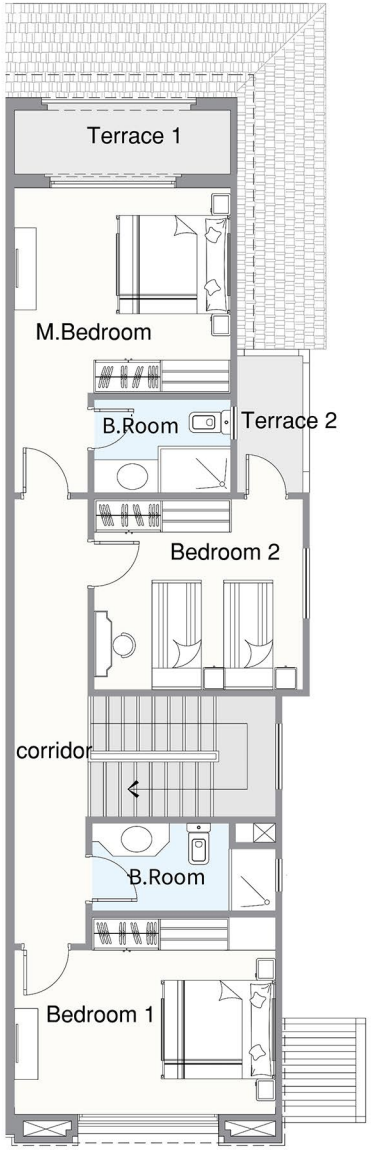
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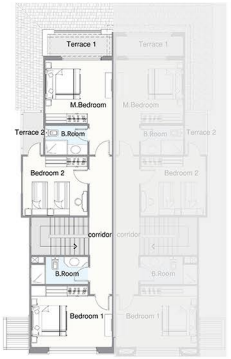
TWIN HOUSE-CR2

FIRST FLOOR RIGHT 95 M²

TOTAL BUA 230 M²

M.BEDROOM	3.95X3.75
M.BATHROOM	2.50X1.70
BEDROOM 01	3.60X4.75
CORRIDOR	1.35X8.10
BATHROOM	3.35X1.60
BEDROOM 02	3.50X3.80
TERRACE 1	3.95X1.15
TERRACE 2	1.20X2.50





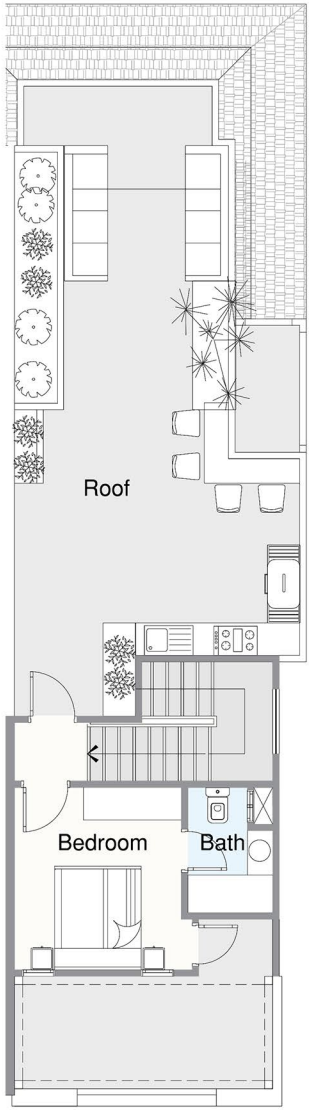
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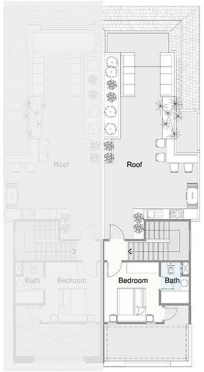
TWIN HOUSE-CR2

ROOF FLOOR RIGHT 27 M²

TOTAL BUA 230 M²

BEDROOM	**3.10X3.35**
BATHROOM	**1.55X2.30**
ROOF TERRACE	**56 M²**





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Twin House - D02



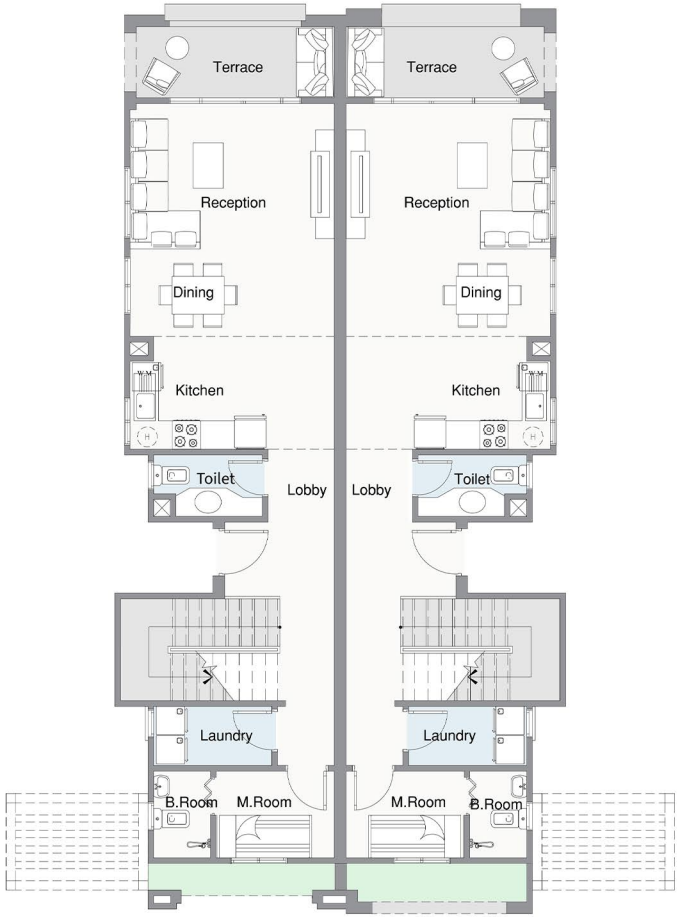
Front yard


Back yard

TWIN HOUSE-D02

GROUND FLOOR

UNIT A

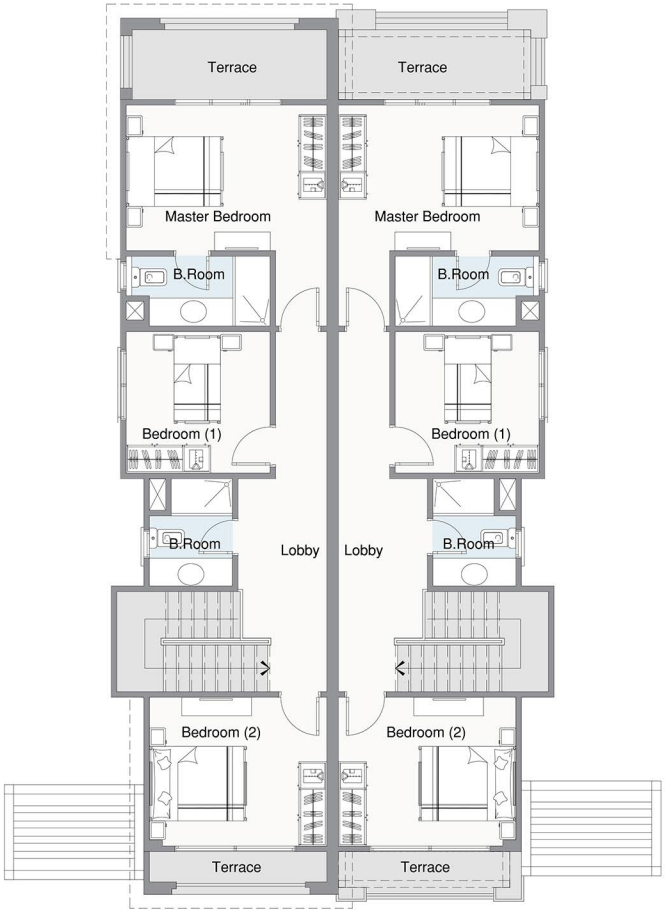


UNIT B

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TWIN HOUSE

FIRST FLOOR



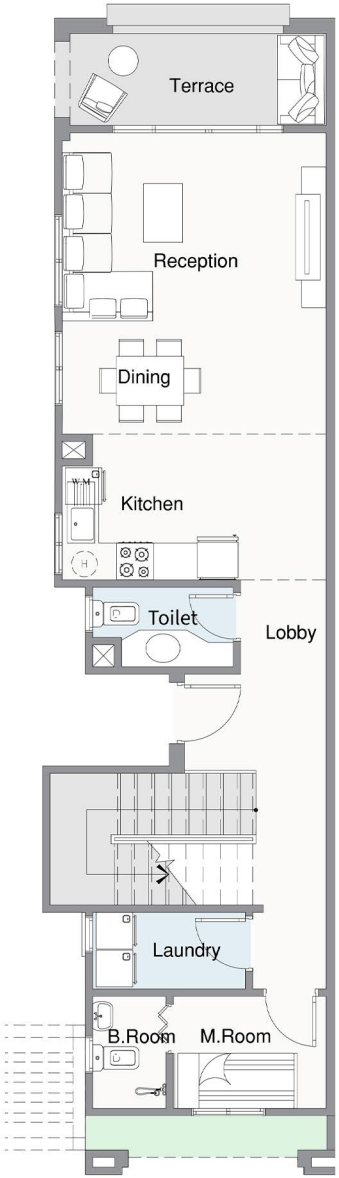
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TWIN HOUSE-D02

GROUND FLOOR LEFT 83 M²

TOTAL BUA 166 M²

RECEPTION	4.30X4.90
KITCHEN	2.40X2.90
LOBBY	1.40X3.10
LAUNDRY	1.25X2.50
MAID'S ROOM	1.85X2.50
BATHROOM	1.20X1.85
TOILET	1.30X2.30
TERRACE	4.20X1.50





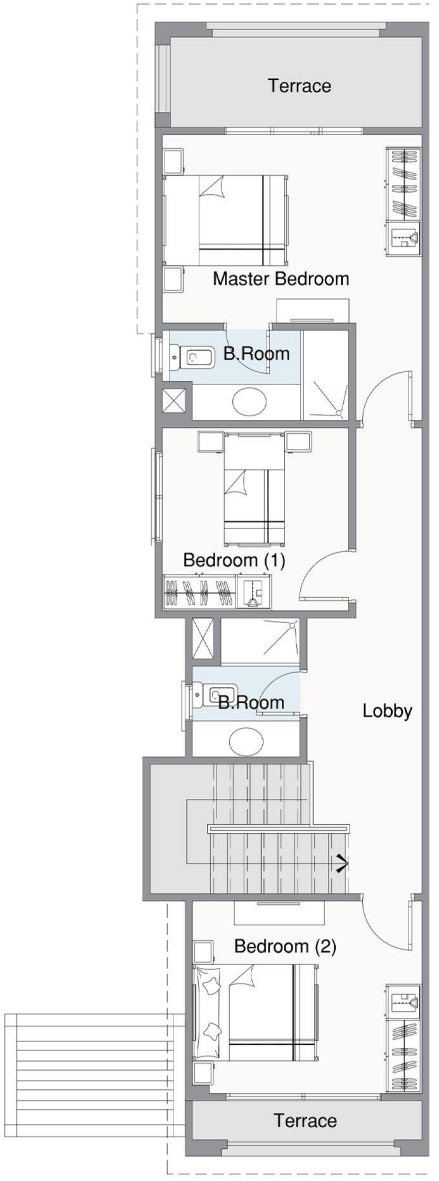
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TWIN HOUSE-D02

FIRST FLOOR LEFT 83 M²

TOTAL BUA 166 M²

M. BEDROOM	4.30X3.15
M.BATHROOM	3.10X1.50
BEDROOM 01	3.10X3.05
BEDROOM 02	3.80X3.20
BATHROOM	1.80X2.30
CORRIDOR	1.90X7.75
TERRACE 1	1.50X4.25
TERRACE 2	3.80X0.70





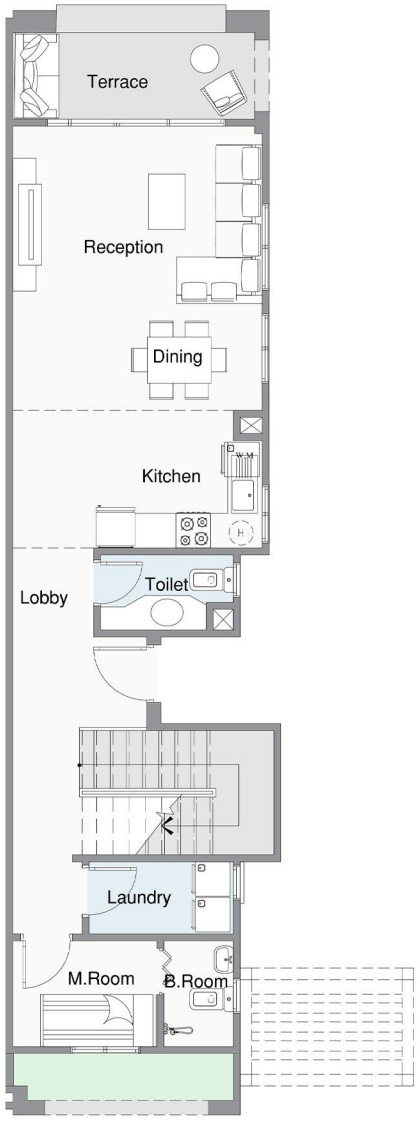
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TWIN HOUSE-D02

GROUND FLOOR RIGHT 85 M²

TOTAL BUA 168 M²

RECEPTION	4.30X4.90
KITCHEN	2.40X2.90
LOBBY	1.40X3.10
LAUNDRY	1.25X2.50
MAID'S ROOM	1.85X2.50
BATHROOM	1.20X1.85
TOILET	1.30X2.30
TERRACE	4.20X1.50





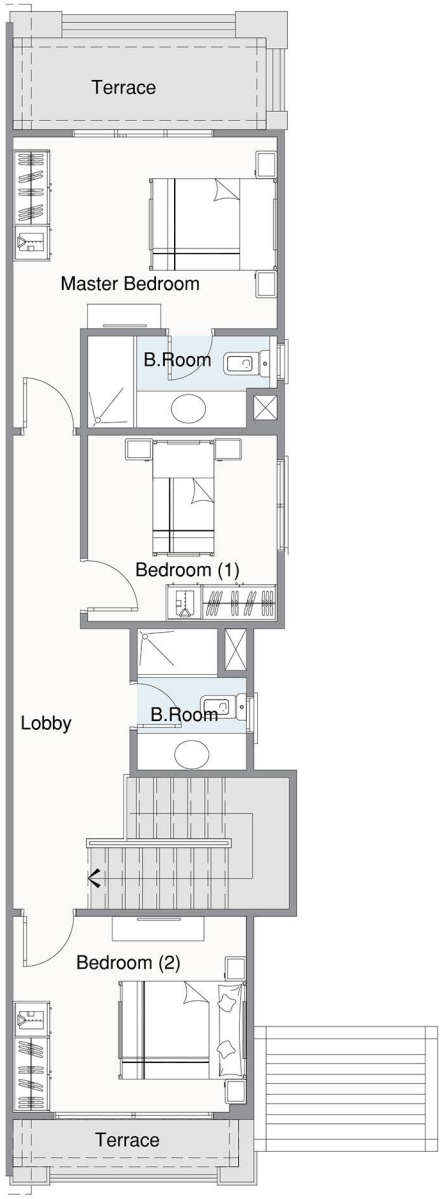
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TWIN HOUSE-D02

FIRST FLOOR RIGHT 84 M²

TOTAL BUA 168 M²

M. BEDROOM	4.30X3.15
M.BATHROOM	3.10X1.50
BEDROOM 01	3.10X3.05
BEDROOM 02	3.80X3.20
BATHROOM	1.80X2.30
CORRIDOR	1.90X7.75
TERRACE 1	1.50X4.25
TERRACE 2	3.70X0.90



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Senior Chalet

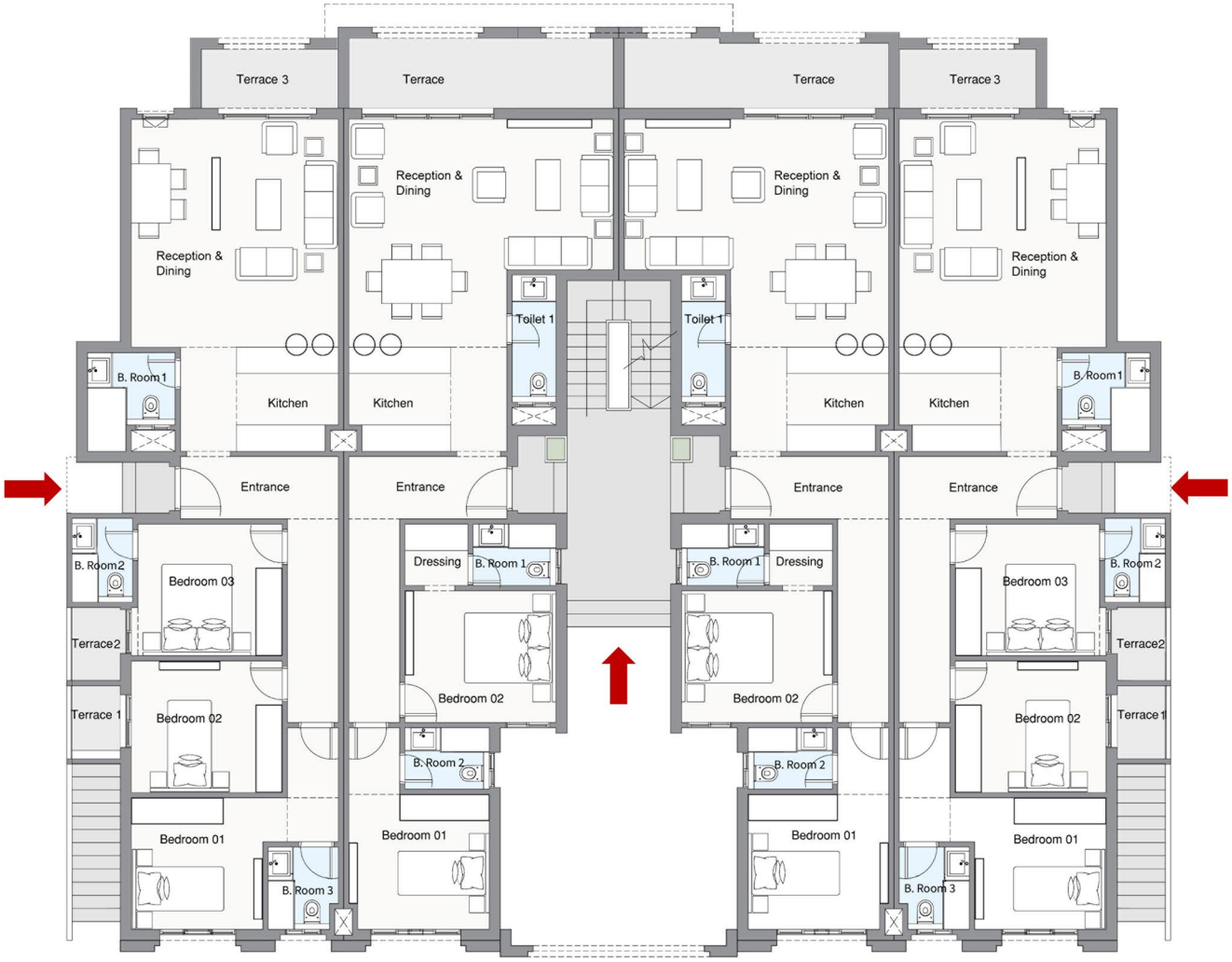


Front yard


Back yard

SENIOR CHALET

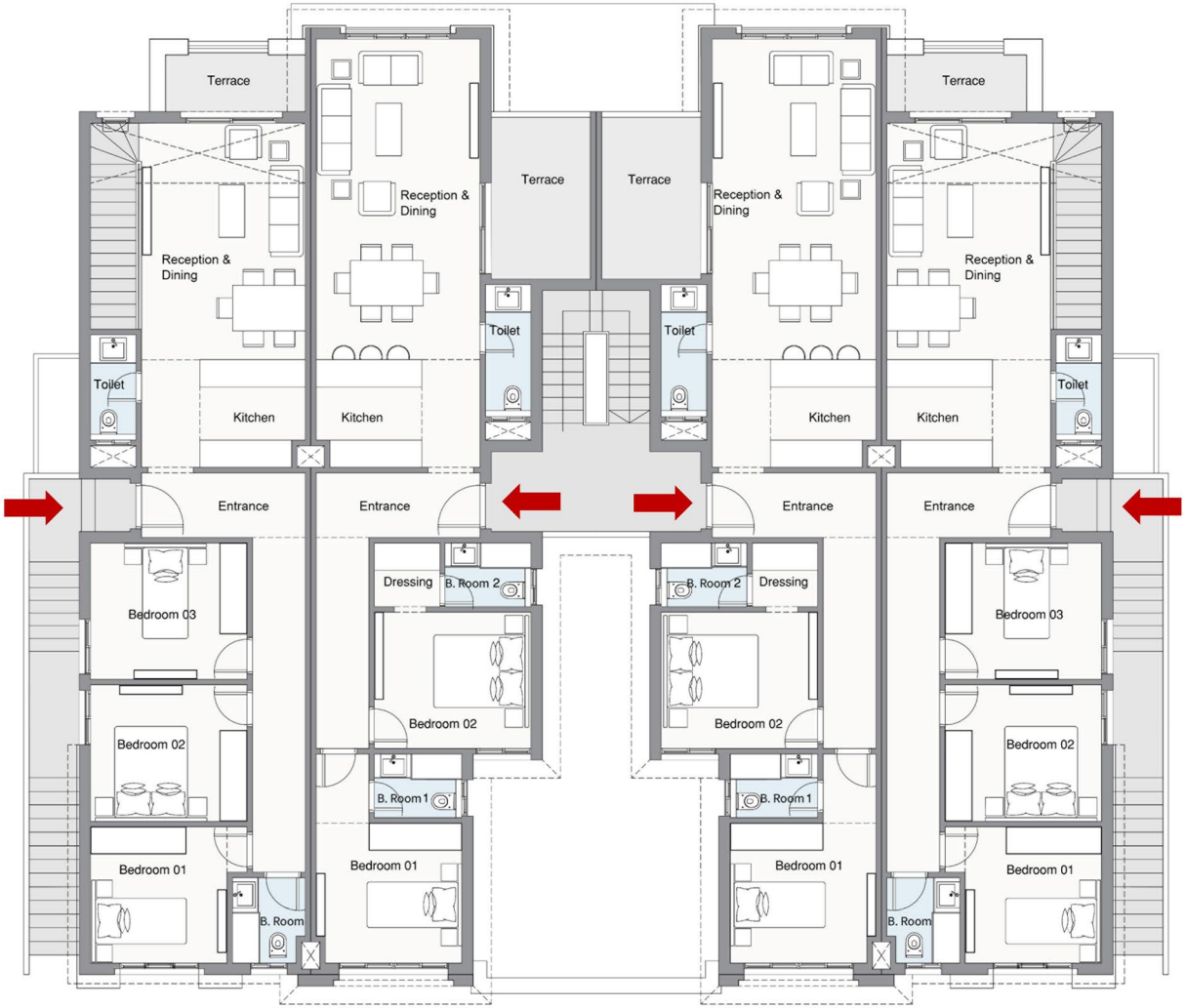
GROUND FLOOR ENTRANCES



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SENIOR CHALET

FIRST FLOOR ENTRANCES



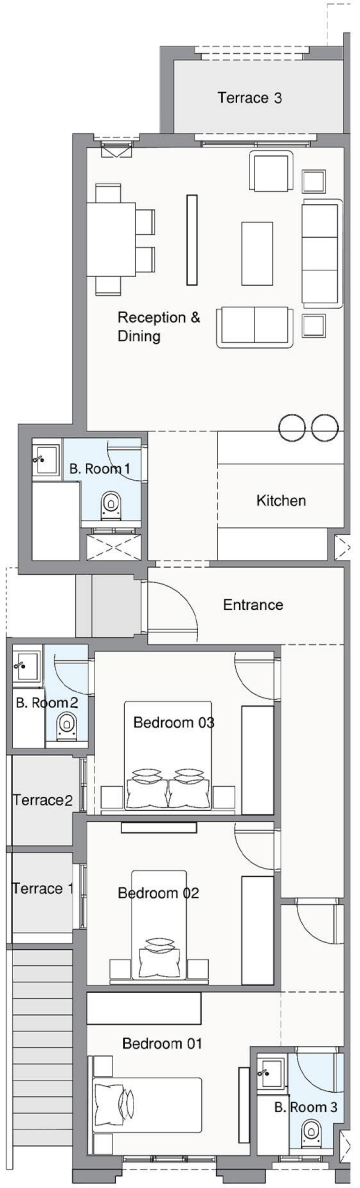
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SENIOR CHALET

GROUND FLOOR CORNER LEFT

TOTAL BUA 127 M²

RECEPTION	4.70X5.20
KITCHEN	2.30X2.35
ENTRANCE	3.60X1.40
BEDROOM 01	3.00X3.00
BATHROOM 1	2.00X2.25
BEDROOM 02	3.00X3.45
BATHROOM 2	1.90X1.40
BEDROOM 03	3.30X3.00
BATHROOM 3	1.90X1.60
TERRACE 1	1.10X1.65
TERRACE 2	1.10X1.65
TERRACE 3	3.10X1.35





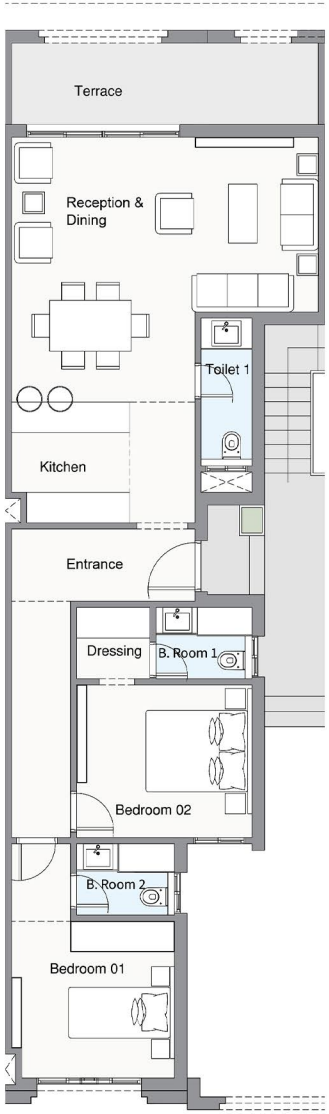
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SENIOR CHALET

GROUND FLOOR MIDDLE LEFT

TOTAL BUA 112 M²

RECEPTION	6.05X5.20
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	1.00X2.90
BEDROOM 01	3.10X3.20
BATHROOM 1	1.90X1.40
BEDROOM 02	3.45X3.00
BATHROOM 2	1.40X1.90
TERRACE	6.05X1.60
DRESSING	1.45X1.40





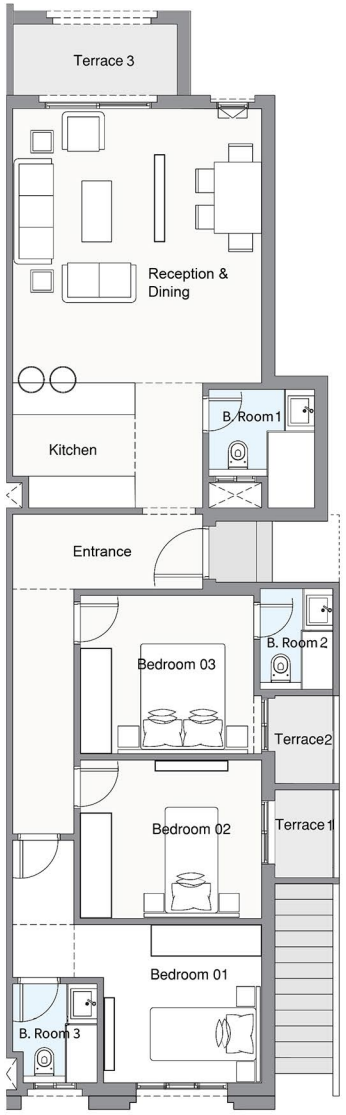
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SENIOR CHALET

GROUND FLOOR CORNER RIGHT

TOTAL BUA 127 M²

RECEPTION	4.70X5.20
KITCHEN	2.30X2.35
ENTRANCE	3.60X1.40
BEDROOM 01	3.00X3.00
BATHROOM 1	2.00X2.25
BEDROOM 02	3.00X3.45
BATHROOM 2	1.90X1.40
BEDROOM 03	3.30X3.00
BATHROOM 3	1.90X1.60
TERRACE 1	1.10X1.65
TERRACE 2	1.10X1.65
TERRACE 3	3.10X1.35





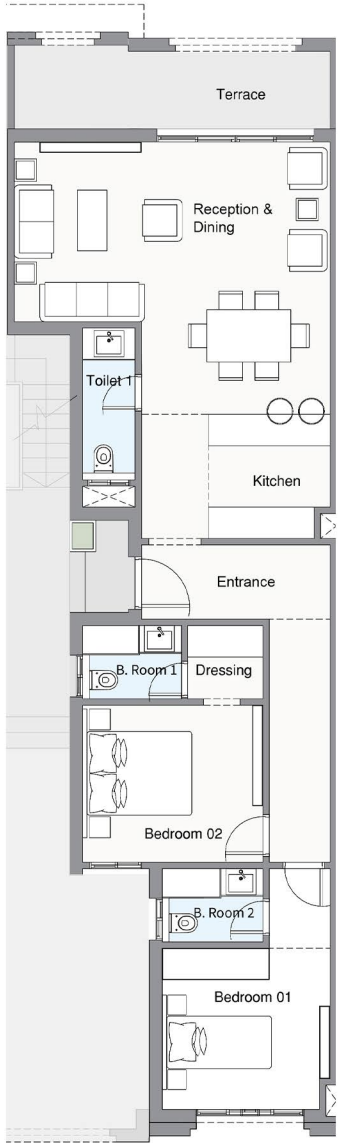
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SENIOR CHALET

GROUND FLOOR MIDDLE RIGHT

TOTAL BUA 112 M²

RECEPTION	6.05X5.20
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	2.90X1.00
BEDROOM 01	3.10X3.20
BATHROOM 1	1.90X1.40
BEDROOM 02	3.45X3.00
BATHROOM 2	1.40X1.90
TERRACE	6.05X1.60
DRESSING	1.45X1.40





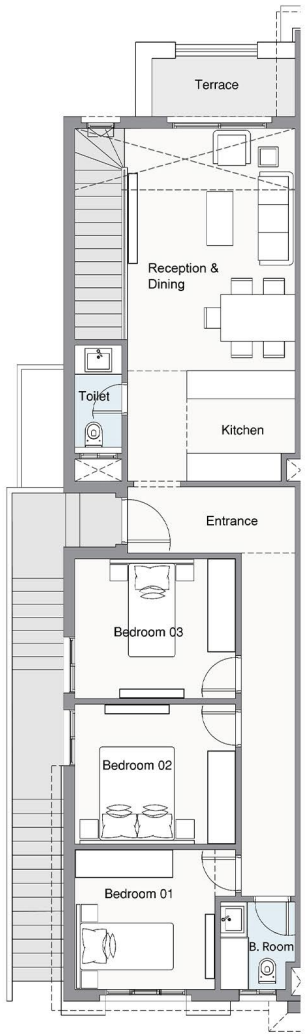
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SENIOR CHALET

PENTHOUSE LEFT FIRST FLOOR 140M²

TOTAL BUA 161 M²

RECEPTION	5.20X3.60
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	1.00X2.30
BEDROOM 01	3.00X3.00
BEDROOM 02	3.45X3.00
BEDROOM 03	3.45X3.00
BATHROOM	1.60X1.90
TERRACE	3.10X1.25



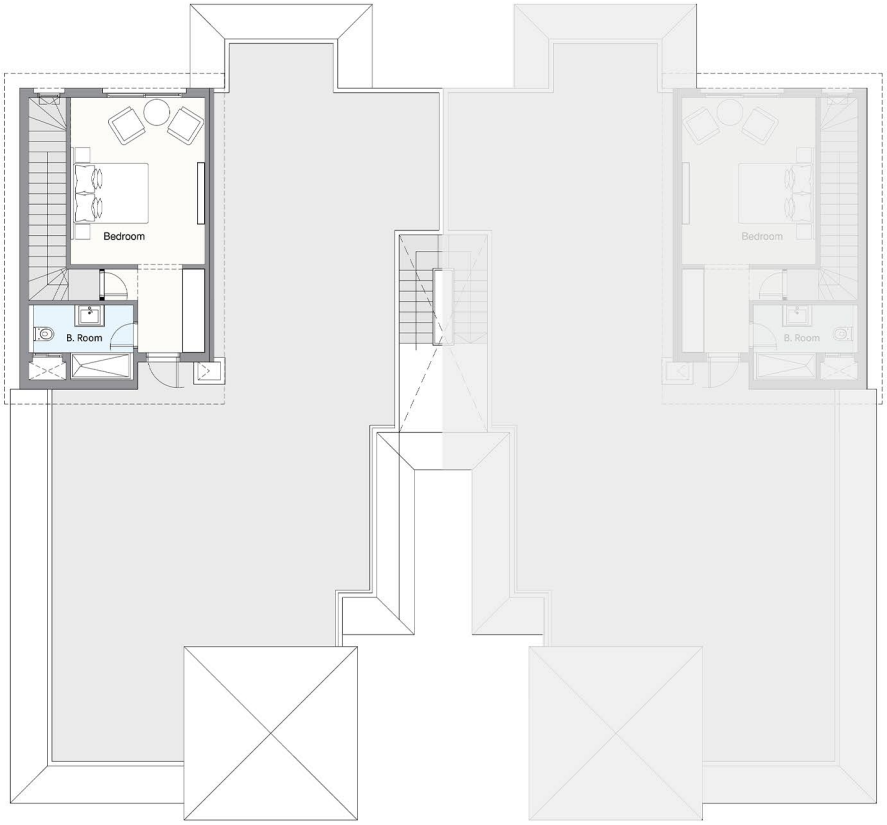


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SENIOR CHALET

PENTHOUSE LEFT ROOF FLOOR 21 M²

BEDROOM	**3.60X4.50**
BATHROOM	**2.80X2.00**
ROOF	**117 M²**



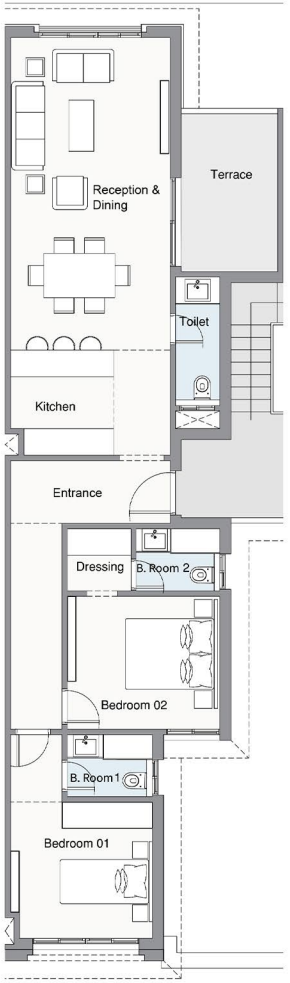
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SENIOR CHALET

FIRST FLOOR MIDDLE LEFT

TOTAL BUA 112 M²

RECEPTION	7.05X3.60
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	1.00X2.90
BEDROOM 01	3.10X3.20
BATHROOM 1	1.40X1.90
BEDROOM 02	3.45X3.00
BATHROOM 2	1.40X1.90
DRESSING	1.45X1.40
TERRACE	3.60X2.20





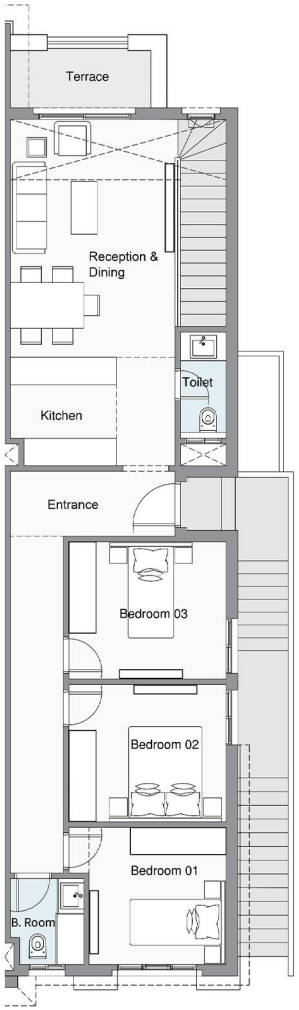
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SENIOR CHALET

PENTHOUSE RIGHT FIRST FLOOR 140M²

TOTAL BUA 161 M²

RECEPTION	5.20X3.60
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	1.00X2.30
BEDROOM 01	3.00X3.00
BEDROOM 02	3.45X3.00
BEDROOM 03	3.45X3.00
BATHROOM	1.60X1.90
TERRACE	3.10X1.25



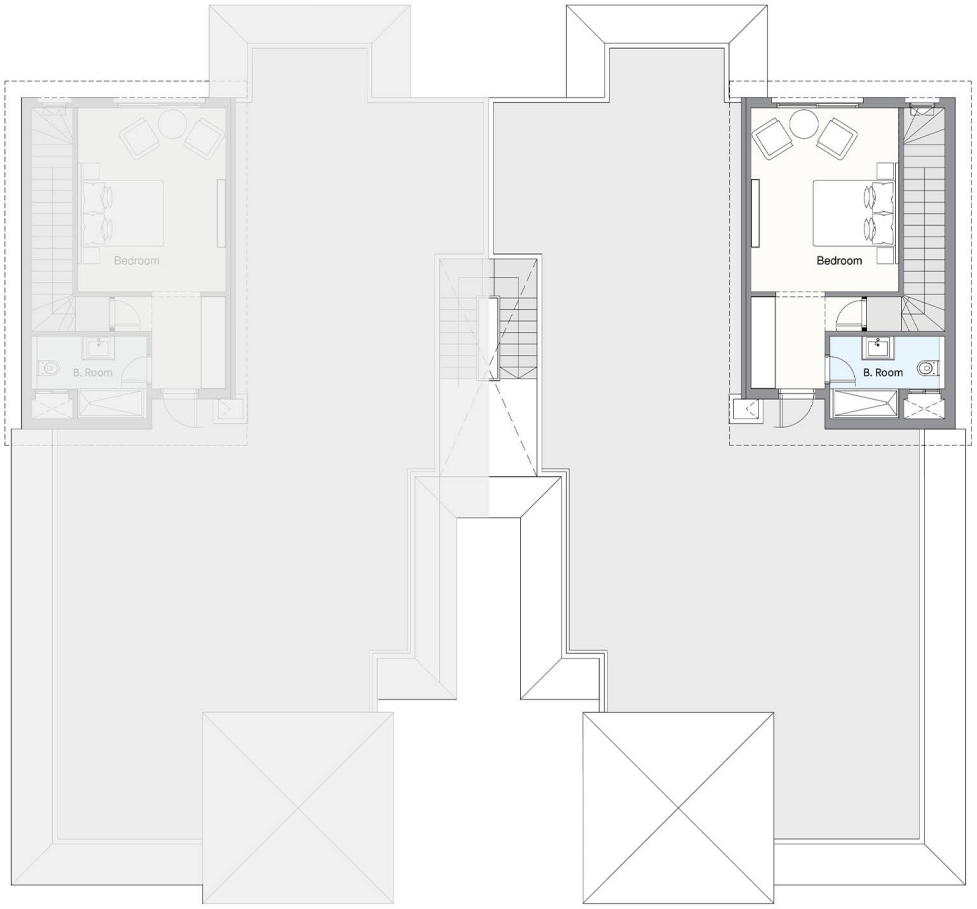


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SENIOR CHALET

PENTHOUSE RIGHT ROOF FLOOR 21 M²

BEDROOM	**3.60X4.50**
BATHROOM	**2.80X2.00**
ROOF	**117 M²**



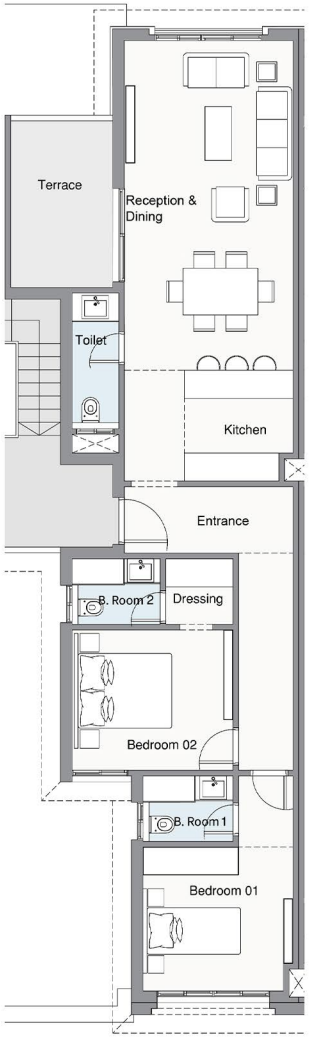
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SENIOR CHALET

FIRST FLOOR MIDDLE RIGHT

TOTAL BUA 112 M²

RECEPTION	7.05X3.60
KITCHEN	2.35X2.30
ENTRANCE	3.60X1.40
TOILET	1.00X2.90
BEDROOM 01	3.10X3.20
BATHROOM 1	1.40X1.90
BEDROOM 02	3.45X3.00
BATHROOM 2	1.40X1.90
DRESSING	1.45X1.40
TERRACE	3.60X2.20





- THE CEILING MATERIALS OF SOME TYPICAL TERRACES ARE WOODEN LIKE MATERIAL OR AS SHOWN IN THHE RENDERS.
- 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 PURPOSES 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.