

Telal EAST

A NEW PROJECT
BY ROYA DEVELOPMENTS



ABOUT THE DEVELOPER

TELAL EAST NEW CAIRO

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. 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.

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 and The Hills in New Cairo.


EXPERIENCE
Telal
EAST

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.

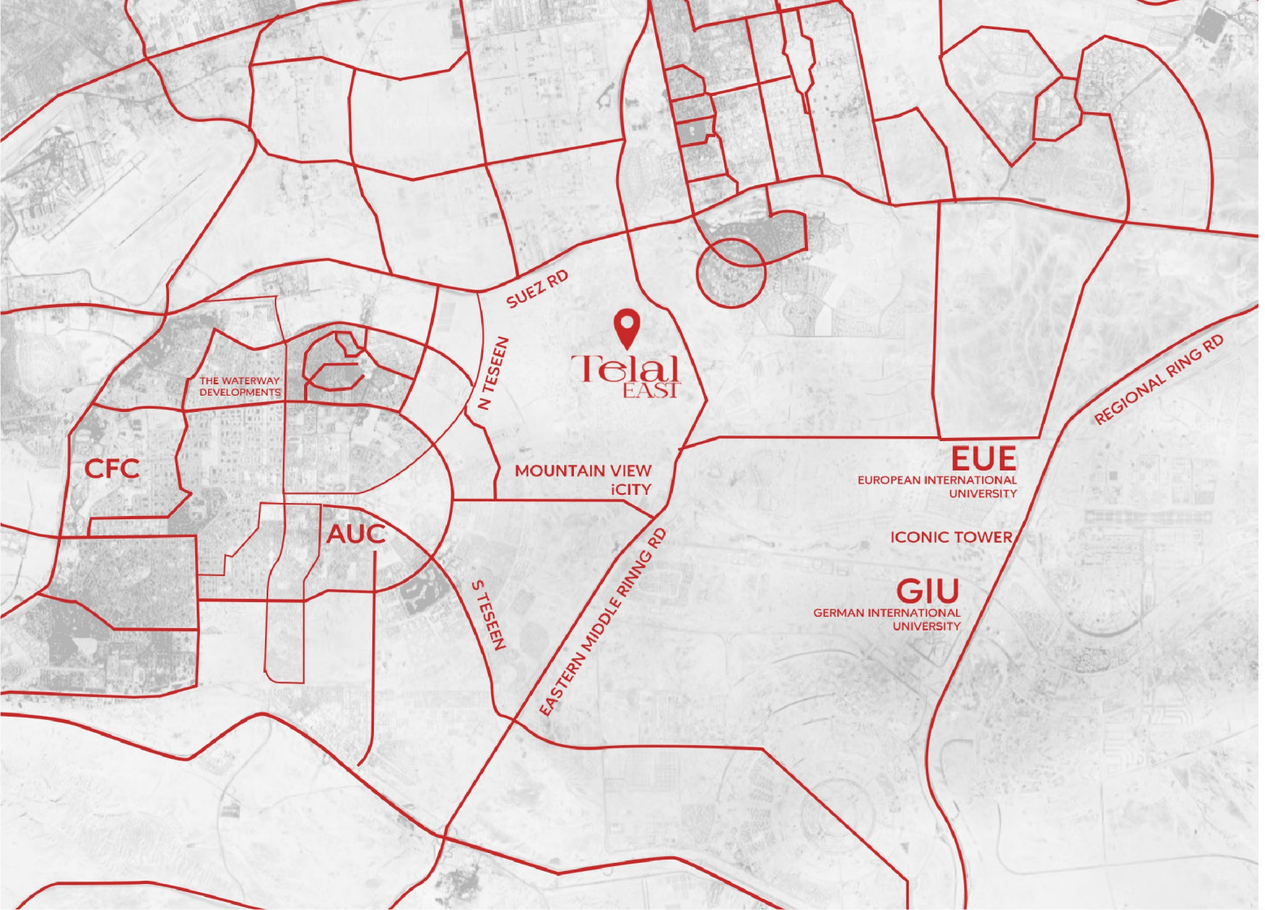
Creating an inviting new neighborhood, the fully integrated and mixed use project is spread across 184 feddan of open space, boasting of diverse alluring residences, situated at a prime location along the Middle Ring Road and in between New Cairo and the Administrative Capital.

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.

PROJECT OVERVIEW



LIVING AT Telal EAST



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.



- MAIN GATE
- COMMERCIAL DISTRICT
- BOULEVARD
- BOUTIQUE HOTEL
- CLUBHOUSE
- AVENUE
- BOTANICAL GARDEN
- EVENTS ZONE
- KAYAK MARINE
- PEDESTRIAN BRIDGE
- WATERFALL
- LAGOON
- AMPHITHEATRE ISLAND
- FINE DINING ISLAND
- CAMPING ISLAND
- CYCLING TRACK
- COMMUNITY HUB
- KIDS AREA
- OUTDOOR GYM
- YOGA LAWN
- NEIGHBORHOOD ACCESS CONTROL
- VALLEY PATHWAY
- PARKOUR ARENA
- OUTDOOR CINEMA
- HAMOCK ZONE



ELEVATED LIVING

EMBRACING NATURAL LIVING

Since nature is key to our wellness and vitality, our master plan exhibits green spaces, a clear lagoon along with endless water features to ensure everyone in the family can enjoy time spent in a natural environment – whether that's an stroll, an energetic run or just taking a moment to sit and breathe in the fresh air.

A network of pedestrian walk paths and sidewalks has been implemented to further highlight the thought put into each individual's wellbeing and health through designing a life where walking is hassle free.







THE KEY TO LASTING HAPPINESS

Water induces a meditative state that makes us happier, healthier, calmer and much more creative people. Each element of the project is elevated and perched over uninterrupted panoramic views of the 8 feddan lagoon with its own distinctive charm. The light blue glittering waterscape is a shining water surface shimmering gently in the sun or reflecting under the glittering night sky for you to take in.





LIVE IN STYLE

The residences are a sanctuary, taking comfort and convenience and mixing it with an aura that exudes style and sophistication. Each element of these design-led units has been carefully considered and accomplished to the highest of standards, reflecting a minimalist yet luxurious feel. Each residential phase has its own communal spaces and outdoor amenities, all seamlessly connected to the central clubhouse to create a sense of a tight-knit community. To truly cater to all lifestyles, Telal East offers a full range of family units (small, medium and large villas), Duplexes and Town Homes.





MODERN SPACES





FLOOR PLANS


SIGNATURE
VILLA



FRONT VIEW

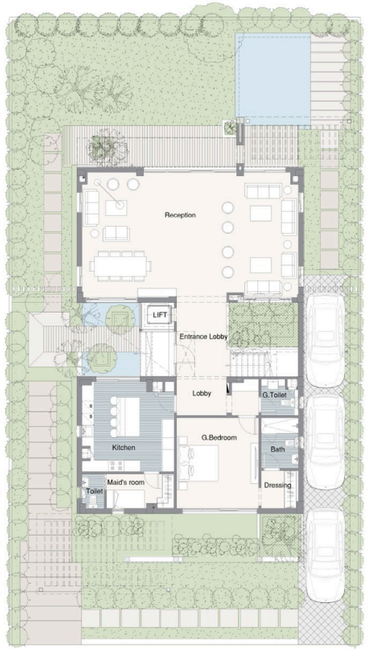

BACK VIEW

SIGNATURE VILLA

GROUND FLOOR

SELLABLE AREA	575M²
ENCLOSED BUA	472M²
AVERAGE PLOT AREA	658M²

RECEPTION	10.80 X 6.25
ENTRANCE LOBBY	3.70 X 2.70
LOBBY	1.80 X 2.50
GUEST TOILET	1.85 X 1.80
GUEST ROOM	4.50 X 4.10
BATHROOM	2.50 X 1.80
DRESSING	1.90 X 1.85
MAID'S ROOM+TOILET	4.60 X 1.70
KITCHEN	4.60 X 4.50

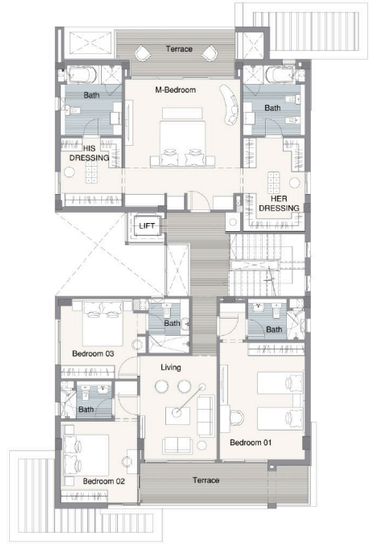


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•STONE CLADDING TYPE AND COLOR WILL BE SUBJECT TO AVAILABILITY AT THE TIME OF CONSTRUCTION.
•PLANTING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.
•DRAWINGS AND DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSE AND ARE SUBJECT TO MODIFICATIONS AT THE DISCRETION 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.
•ELEVATORS ARE SHOWN FOR ILLUSTRATIVE PURPOSES; SHALL BE ADDED AT EXTRA COST.

SIGNATURE VILLA

FIRST FLOOR

MASTER BEDROOM	5.75 X 4.90
MASTER BATHROOM 1	3.10 X 2.75
MASTER BATHROOM 2	3.10 X 2.75
HER DRESSING	4.15 X 2.75
HIS DRESSING	3.05 X 2.75
TERRACE	5.20 X 1.95
LIVING	4.60 X 3.60
BEDROOM 1	5.20 X 3.75
BATHROOM 1	2.50 X 1.80
BEDROOM 2	3.60 X 3.60
BATHROOM 2	2.40 X 1.80
BEDROOM 3	3.80 X 3.60
BATHROOM 3	2.30 X 1.65
TERRACE	7.40 X 1.80



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SIGNATURE VILLA

ROOF FLOOR

ROOF TERRACE **103M²**

LIVING	5.05 X 3.60
GYM	3.55 X 3.40
SPA	3.50 X 2.20
TOILET	2.50 X 1.40
OUTDOOR BACK	9.70 X 2.75
OUTDOOR FRONT	9.35 X 7.10



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EXCLUSIVE
VILLA



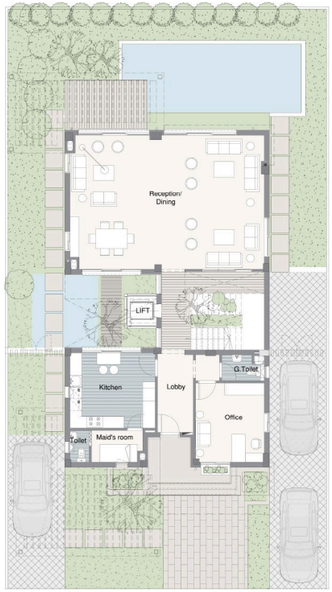
FRONT VIEW


BACK VIEW

EXCLUSIVE VILLA

GROUND FLOOR

RECEPTION / DINING	9.80 X 6.75
LOBBY	3.95 X 1.80
GUEST TOILET	1.30 X 2.10
OFFICE	4.00 X 3.60
MAID'S ROOM & TOILET	3.70 X 1.60
KITCHEN	4.30 X 3.80



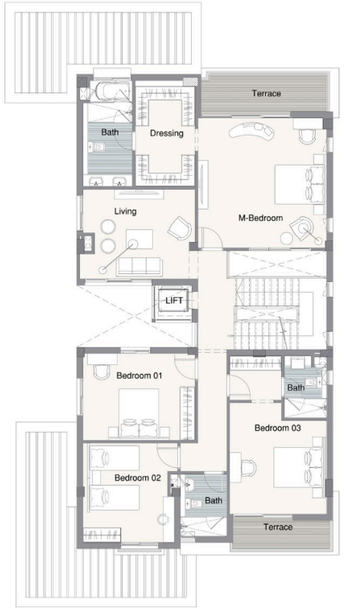
SELLABLE AREA 492M²
ENCLOSED BUA 395M²
AVERAGE PLOT AREA 595M²

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EXCLUSIVE VILLA

FIRST FLOOR

MASTER BEDROOM	5.25 X 5.20
MASTER BATHROOM	4.30 X 2.00
DRESSING	4.30 X 2.40
TERRACE	5.05 X 1.65
LIVING	4.40 X 3.80
BEDROOM 1	4.50 X 3.60
BEDROOM 2	4.00 X 3.65
BATHROOM 2	2.50 X 1.85
BEDROOM 3	3.90 X 4.50
BATHROOM 3	2.50 X 1.70
TERRACE	3.90 X 1.15



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EXCLUSIVE VILLA

ROOF FLOOR

ROOF TERRACE **97M²**

LIVING ROOM	4.35 X 3.30
TOILET	2.20 X 1.15
OUTDOOR BACK	8.50 X 5.00
OUTDOOR FRONT	8.50 X 6.25



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EXECUTIVE
VILLA



FRONT VIEW

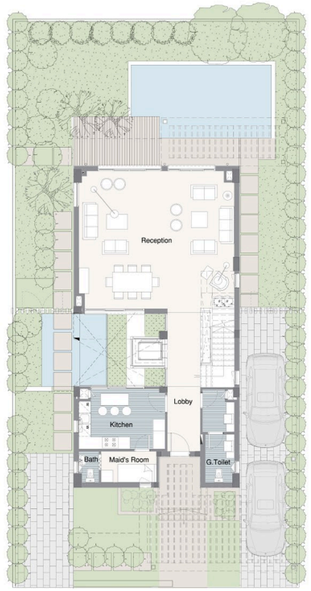

BACK VIEW

EXECUTIVE VILLA

GROUND FLOOR

SELLABLE AREA	362M²
ENCLOSED BUA	300M²
AVERAGE PLOT AREA	498M²

RECEPTION / DINING	7.80 X 6.90
LOBBY	7.20 X 1.65
GUEST TOILET	2.40 X 1.45
MAID'S ROOM & TOILET	3.90 X 1.55
KITCHEN	4.30 X 3.05



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EXECUTIVE VILLA

FIRST FLOOR

MASTER BEDROOM	4.65 X 4.30
BATHROOM	2.30 X 1.80
DRESSING	3.00 X 2.95
TERRACE	3.30 X 1.25
LIVING	4.65 X 3.75
LOBBY	5.80 X 1.35
BEDROOM 1	4.65 X 3.95
BATHROOM	2.50 X 1.70
TERRACE	1.75 X 0.30
BEDROOM 2	4.00 X 3.75
BATHROOM	2.40 X 1.85
TERRACE	3.75 X 0.80



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EXECUTIVE VILLA

ROOF FLOOR

ROOF TERRACE **62M²**

LIVING ROOM	3.40 X 3.20
BATH	2.15 X 1.45
OUTDOOR BACK	6.50 X 3.85
OUTDOOR FRONT	8.00 X 6.50



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STONE
VILLA



FRONT VIEW


BACK VIEW

STONE VILLA

GROUND FLOOR

SELLABLE AREA	295M²
ENCLOSED BUA	253M²
AVERAGE PLOT AREA	360M²

RECEPTION	7.65 X 4.10
DINING	5.00 X 4.30
LOBBY	2.05 X 3.25
MAID+TOILET	3.00 X 1.60
GUEST TOILET	1.20 X 3.55
KITCHEN	3.00 X 3.75

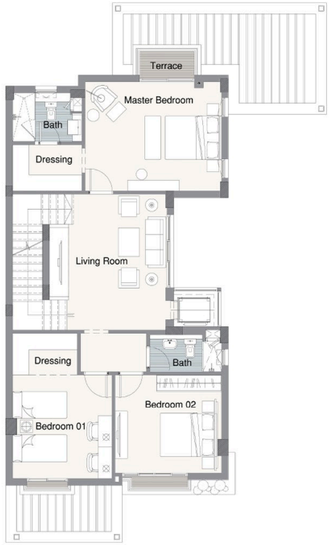


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STONE VILLA

FIRST FLOOR

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MASTER BATHROOM	2.55 X 1.80
DRESSING	2.55 X 1.70
TERRACE	2.00 X 1.00
LIVING	5.00 X 4.30
BEDROOM 1	3.80 X 3.65
DRESSING	2.35 X 1.50
TERRACE	1.75 X 0.20
BEDROOM 2	3.90 X 3.60
BATHROOM	2.65 X 1.35
TERRACE	2.30 X 0.40



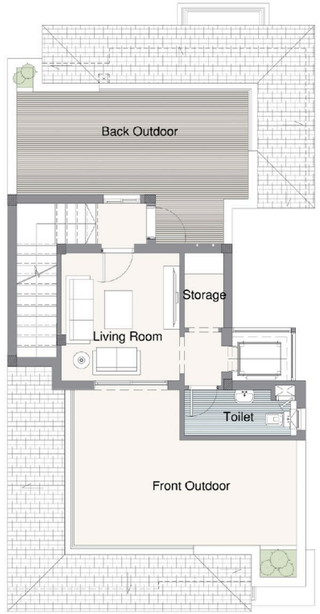
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STONE VILLA

ROOF FLOOR

ROOF TERRACE **42M²**

LIVING ROOM	3.55 X 3.25
TOILET	3.05 X 1.25
STORAGE	2.05 X 1.05
OUTDOOR BACK	6.35 X 2.80
OUTDOOR FRONT	6.10 X 4.25



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TOWN
HOME



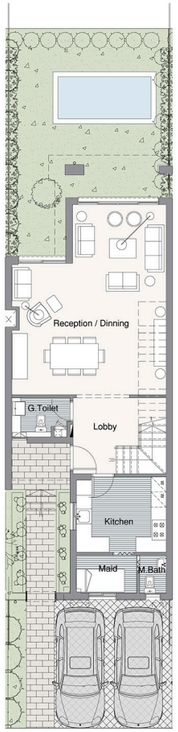
FRONT VIEW


BACK VIEW

TOWN HOME

GROUND FLOOR

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



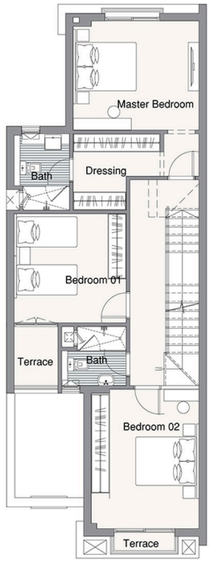
SELLABLE AREA **255** M²
ENCLOSED BUA **205** M²
AVERAGE PLOT AREA **239** M²

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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 X2.00



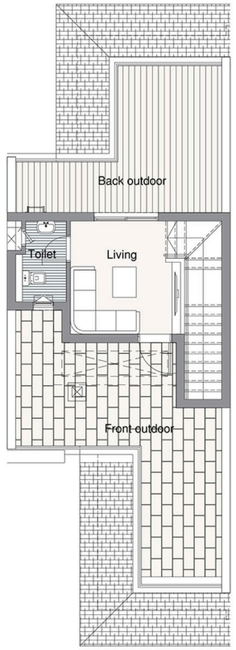
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TOWN HOME

ROOF FLOOR

ROOF TERRACE 50M²

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



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SKY & GARDEN
VILLAS



FRONT VIEW


BACK VIEW

GARDEN VILLA

GROUND FLOOR

RECEPTION	3.80 X 4.80
LIVING	2.75 X 6.35
DINING	2.70 X 5.25
ENTRANCE	3.20 X 1.65
G.BATH	1.75 X 1.45
KITCHEN	3.60 X 3.10
MAID	3.60 X1.50



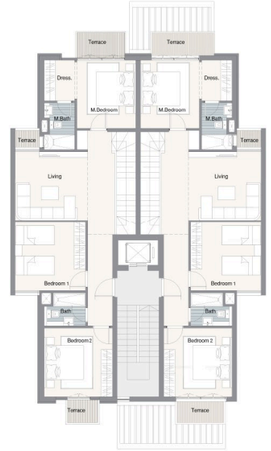
SELLABLE AREA 233M²
ENCLOSED BUA 233M²
AVERAGE GARDEN AREA 68M²

•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.

GARDEN VILLA

FIRST FLOOR

MASTER BEDROOM	3.60 X 3.10
DRESSING	2.15 X 1.60
TERRACE	3.30 X 1.20
MASTER BATHROOM	1.60 X 2.45
LIVING	3.80 X 3.60
TERRACE	1.30 X 1.10
BATHROOM	2.20 X 1.75
BEDROOM 1	3.70 X 3.60
BEDROOM 2	3.60 X 3.60
TERRACE	2.50 X 1.20

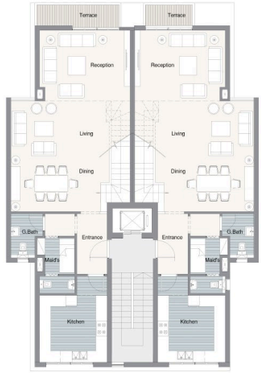


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SKY VILLA

SECOND FLOOR

RECEPTION	3.80 X 4.80
LIVING	2.95 X 6.35
DINING	2.95 X 5.25
TERRACE	4.40 X 1.20
ENTRANCE	3.20 X 1.65
G.BATH	2.35 X 1.70
MAID	2.90 X2.00
KITCHEN	4.60 X 3.60



SELLABLE AREA 310M²

ENCLOSED BUA 282M²

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SKY VILLA

THIRD FLOOR

MASTER BEDROOM	3.60 X 3.10
DRESSING	2.15 X 1.60
TERRACE	2.50 X 1.20
MASTER BATHROOM	1.60 X 2.45
TERRCAE	1.30 X 1.10
LIVING	3.80 X 3.60
BATHROOM	2.20 X 1.75
BEDROOM 1	3.70 X 3.60
BEDROOM 2	3.60 X 3.60
TERRACE	2.50 X 1.35



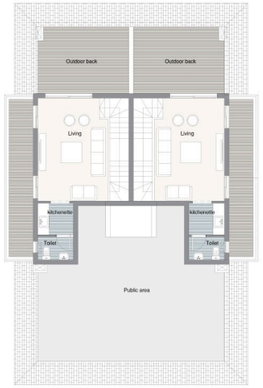
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SKY VILLA

ROOF FLOOR

ROOF TERRACE **28M²**

LIVING	5.45 X 3.70
KITCHENETTE	1.90 X 1.65
TOILET	1.90 X 1.20
OUTDOOR BACK	3.55 X 4.85



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OUR CONSULTANT

YBA

ARCHITECTURAL DESIGN & MASTER PLANNING