

ROCK VERA

NEW CAIRO

THE ITALIAN BEAUTY

THE ITALIAN
VIBRANT
COMPOUND
IN NEW CAIRO

ROCK VERA

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THE ITALIAN BEAUTY

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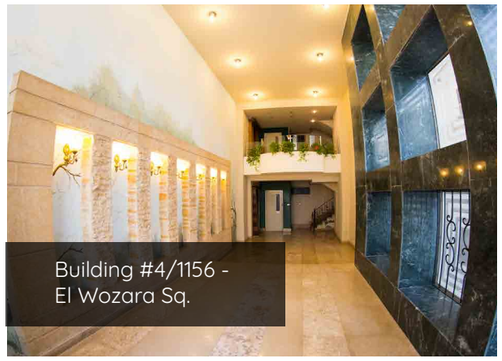
- About El Batal Group
- Project Overview
- Location
- Amenities
- Rock Vera Plaza
- Floor Plans

About El Batal Group

After **more than 40 years** of vision, experience, dedication and devotion, El Batal Group has built its true and lasting legacy. Passing over generations, it has become one of the Real Estate market leaders in the local, as well as, the international real estate markets.

Back in 1978, **Engineer Samir Doss**, the family patriarch, started as an independent contractor, always seeking to have transparent relationships with his clients, built on reliability and credibility in order to achieve long-term trust in his name. The early projects were at Zeitoun and Nozha El Gedida.

Engineers Adel and Emad Doss pursued their late father's legacy starting 1996; through building up and captalizing in many provinces in **Egypt and Canada**, to expand El Batal Group's success story with steady and calculated steps in the real estate domain. Currently, El Batal Group's authorized capital is at **1.5 Billion Egyptian Pounds.**


Building #4/1156 -
El Wozara Sq.

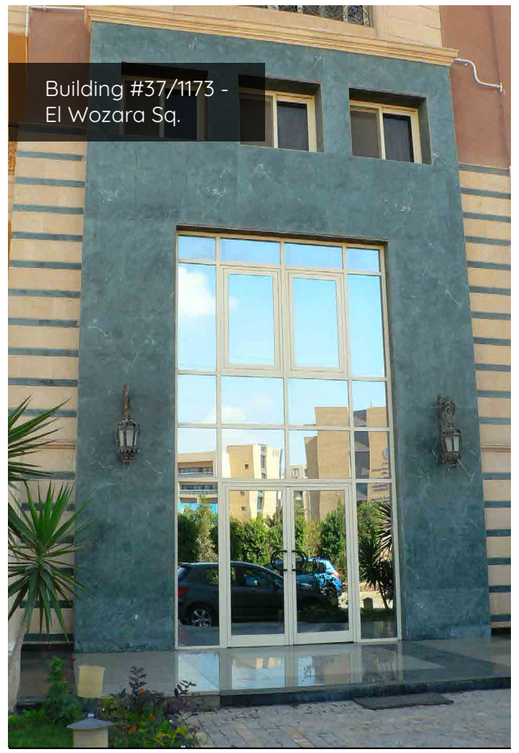
In 2002, Eng. Adel and Eng. Emad Doss united their efforts and aspirations to establish **El Batal Group,** an Egyptian shareholding company, specialized in real estate development.

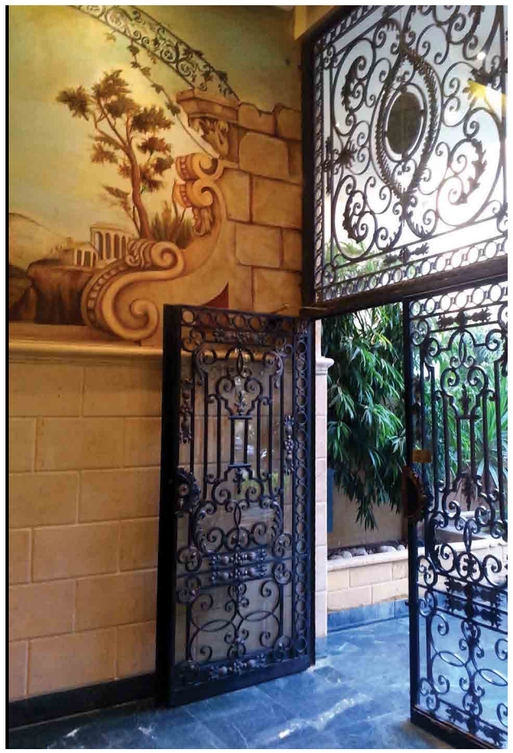
The company then went on to develop up to **60 residential and commercial properties in Sheraton Heliopolis** district.


Building #46 -
El Moltaqa El Araby


Building #6/1164 -
El Wozara Sq.


Building #6/1165 -
El Wozara Sq.


Building #37/1173 -
El Wozara Sq.



In 2010, El Batal Group developed **17 acres in 6th of October City,** to build "Paradise Compound", consisting of **1,200 residential units.** The compound was delivered in 2016. It consists of all the necessary needs and requirements to cater to the daily requirements of residents to act as a fully integrated compound.


Paradise Compound

Later it was time for a transformational step, expanding to develop residential properties in Sheraton district. Today, El Batal Group's dominance in Sheraton Heliopolis is clearly noticeable.

In one of the **most dynamic commercial** hubs in Egypt, Sheraton Heliopolis inhibits excellent potential to attract a large population of more than 700,000 buyers and customers. It is a prime location that is close to top amenities and services including educational and health institutions, shopping malls, hotels, dining spots, as well as, its accessibility to major roads including the Ring Road, Salah Salem Road, Autostrad and Suez Road. Nowadays Sheraton Heliopolis has become a super attractive hub for commercial zones and businesses.



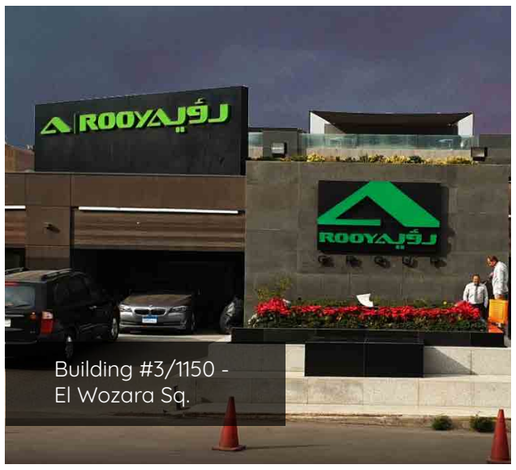
Building #149-150 -
El Moltaqa El Araby



Building #6/1181 - El
Wozara Sq.


B-Gate Building #12/1156
- El Wozara Sq.

El Batal Group has succeeded to have the biggest market share in the commercial domain in Sheraton Heliopolis through offering retail areas, amenities and administrative spaces, proudly attracting market leading brand names clients and tenants such as: **Mercedes Benz, CIB, National Bank of Egypt, Spinneys, Merck, PIL, ACE, BreadFast, Ministry of Foreign Trade, Negmet Heliopolis, Avon and Abou Qeer Fertilizers,** to become our partners in success.



Building #3/1150 -
El Wozara Sq.

Many of El Batal Group's residential buildings in Sheraton Heliopolis offer commercially licensed properties with specific criteria, furnishing optimum convenience for all types of commercial activities.



29 El Moltaka
El Araby

With ranging areas, multiple floors and wide facades, some of El Batal Group's residential projects, inclusive of commercial properties, include Twin Wave, A-Gate, B-Gate, C-Gate, Twin Gate and 29 Al Moltaka Al Arabi.

In addition to the ideal locations, all commercial zones are designed and built with care to offer prospective solutions for merchandises, facilities and retails.

Building #1/1150 -
El Wozara Sq.



Building #2/1150 -
El Wozara Sq.



Building #4/1150 -
El Wozara Sq.



Building #7/1181 -
El Wozara Sq.



Building #2/1150 -
El Wozara Sq.

Harrow, Essex County, Ontario

OUR TRACK RECORD OF SUCCESS IN CANADA

In 2010, "Doss Homes Company" in Canada was instigated; becoming El Batal Group's sister real estate company. It attracted several leading brand names including **Tim Hortons, CIBC Bank, Burger King, A&W, and Scotia Bank** among others to a variety of retail plazas. Doss Homes attained presence all over the province of Ontario, in cities such as Toronto, Hamilton, Niagara Falls, Pembroke, Harrow and Stoney Creek.

Building upon El Batal Group's renowned name in delivering top class quality and enriching the real estate sector, it was time for growth to transcend their expertise in the field of construction, in order to penetrate the international real estate industry through the Canadian market.

TIM HORTONS, SCOTIA BANK, CIBC, BURGER KING, A&W AND MANY MORE PLAZAS.

The Doss brothers realized that in a rapidly growing market, it is important to stand out with a distinctively clear and consistent strategy.

Exposed to the cross culture community in Canada, they were inspired them to take their architecture to an outstanding diversified level.

Reflecting on the diversified cultural community in Canada, El Batal Group decided to elevate their architecture to a different level of cultural divergence; bringing a different concept to their hometown Egypt.



Stoney Creek, Ontario



Pembroke, Ontario



Hamilton, Ontario



Niagara Falls, Ontario

ROCK COMPOUNDS

Under the Rock umbrella, El Batal Group delivers four residential projects, each associated with a commercial zone and office spaces, totaling up to four compounds.

El Batal Group cultural Rock concept is the first of its kind, highlighting world-class architectural innovation in a cultural context.

The target was to build and develop sustainable and endurable homes with different styles through cultural-themed compounds, each characterized by the features that define each worldly culture. Embracing this start point, the Rock concept was brought to light in 2016, represented in a chain of cultural compounds in East and West of Cairo.



Rock Eden compound consists of approximately **1000 units extended over 34 acres** all while maintaining creatively designed landscapes and alluring sceneries in the lively and attractive **6th of October City.**



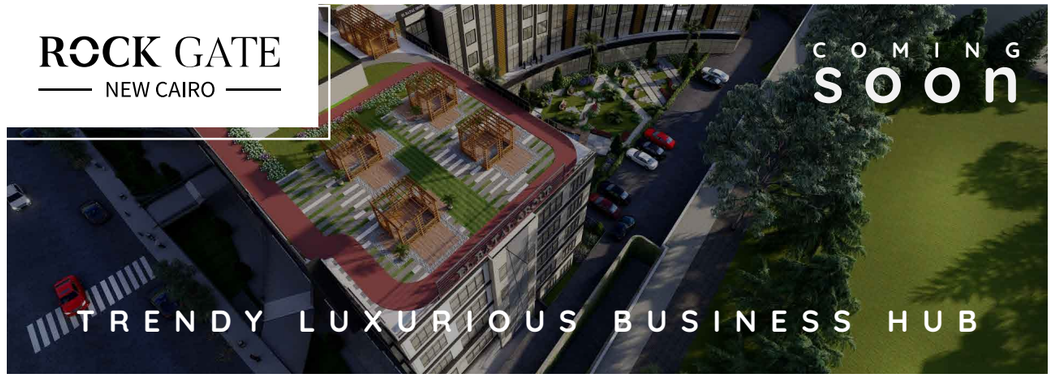
Rock Ville is a compound that embodies the charm found in **the Asian lifestyle.** This compound is located in the heart of **Obour City, 5th District** and consists of over **101 villas built over 12 acres.**



Rock Capital One is a total of **100,000m2** and the average floor **gross area is 9,000m2.** The building comprises two underground parking levels (22,000m2) to suffice the 8 floors capacity.



Rock Yard is a **3 acres** privately closed compound offering **300 apartments** inspired by the British culture and its classic façades. The compound is located in **Sheraton Heliopolis, Nasr Road, behind Mercedes Benz.**



Rock Gate is built on **3 acres** and it provides a fully equipped Administrative & Commercial Zone, located in the **New Cairo, Fifth Settlement** in the **Golden Square**, overlooking The Central Park.

WELCOME
TO THE ITALIAN
ARCHITECTURE & DESIGN

ROCK VERA
NEW CAIRO

THE ITALIAN BEAUTY

Your new home with Italian style ...

Welcome to Rock Vera .. where residential apartments reflect the finest artistic traditions of Italian architecture and design, blenlding seamlessly in a sought-after location featuring world class facilities and amenities.

Rock Vera ...
A harmonious lifestyle where families, couples, and individuals will flourish among gorgeous landscaped garden, winding pathways, and outdoor seating that invite you to relax and enjoy life.

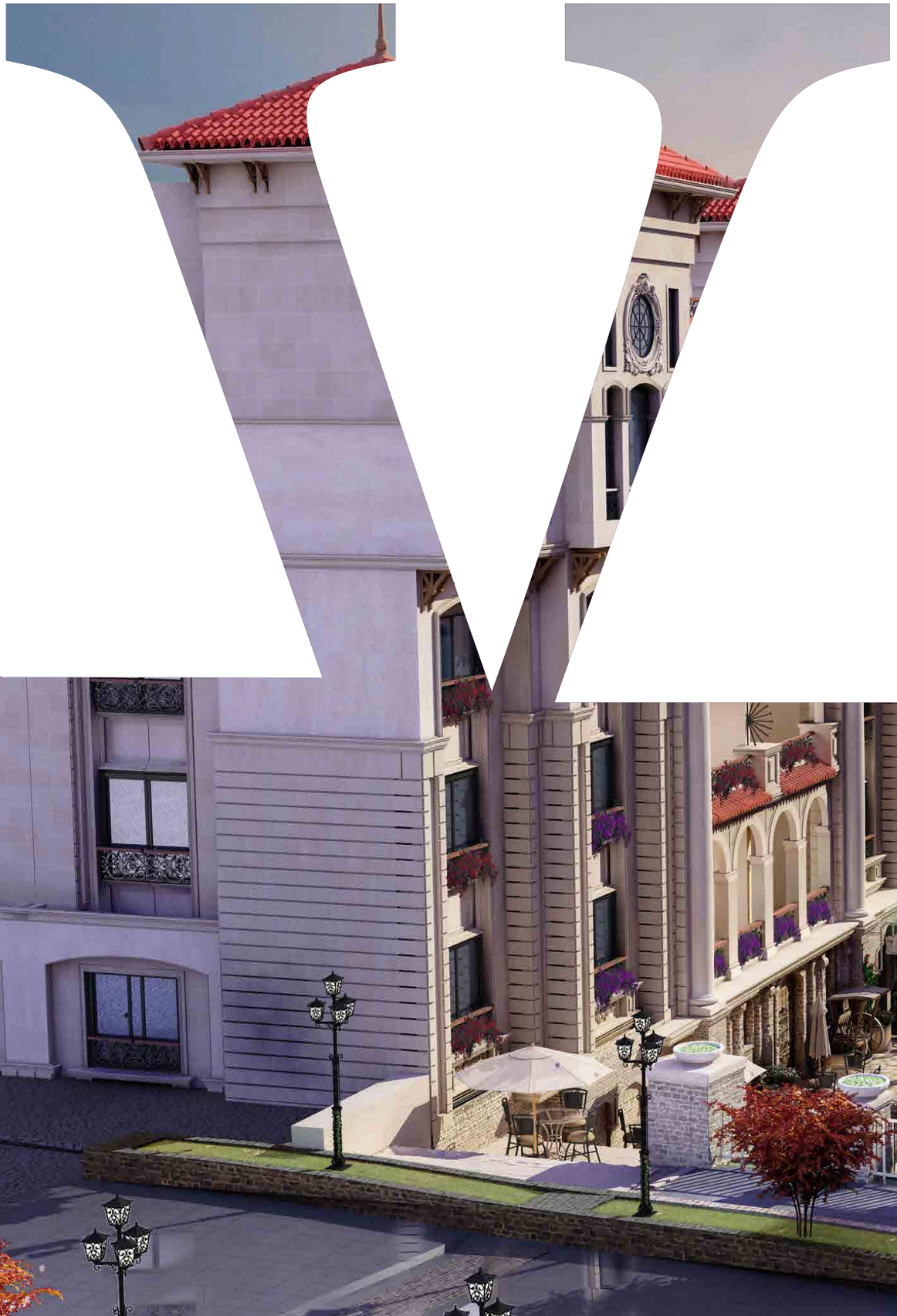
The inspiration comes from the medieval town of Spello ...
so be transported to this ancient location in the Italian region of Perugia and taste its charming and atmospheric beauty in New Cairo. The Italian word ‹vera› has meanings including ‹real› and ‹genuine›. Here is your chance to experience the real and genuine Italy.

ROCK VERA

Fulfills Every day Necessities

At Rock Vera, you will find all the amenities that would enhance the overall milieu of a true Italian neighborhood. You get to be relaxed as you fulfill your daily needs, fully entertained when you engage in fun activities, and relieved when you need a break. All what you need is right there at a walking distance from your home.

Let your kids enjoy their time at the arts and crafts area or learn new skills families and friends will be well treated as they spend their time in the family room, home cinema area, or the indoor sports room.



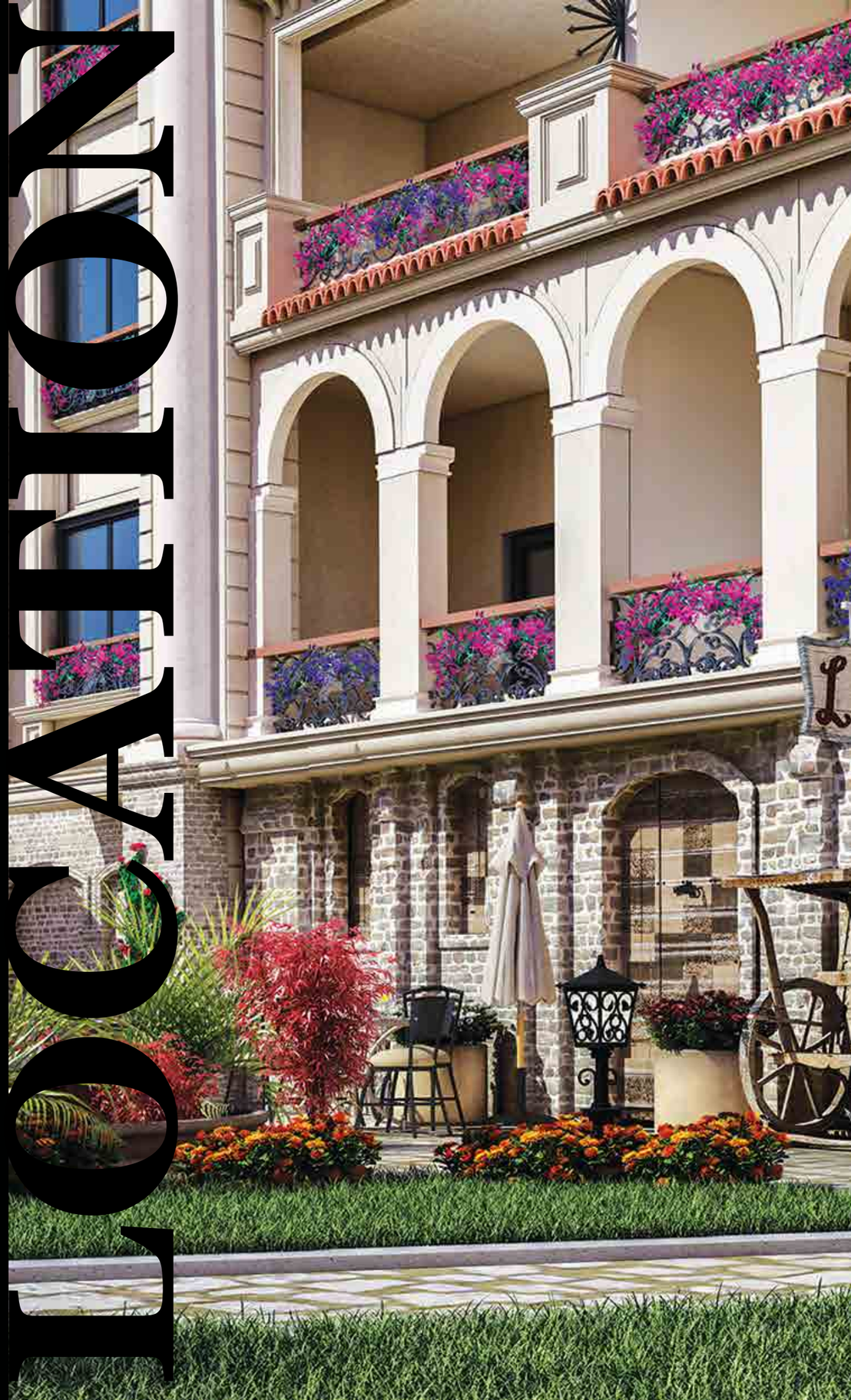
The Rhythms of Italy

Music, art, and cuisine play major roles in the daily life of Italians. You will experience the ultimate 560 degree ‹surround-sound› walking the lanes and avenues of Rock Vera, as melodies drift through the air to rejuvenate and refresh your energy and senses.

ROCK VERA

Strategically situated in the heart of New Cairo, 5th Settlement, minutes away from the Southern Road 90 and the American University of Cairo. Rock Vera stands out as a magnificent Italian village on Egyptian soil.





You are just there in few minutes

- The American University ---------- 09 Mins
- GUC ---------- 19 Mins
- Cairo Festival City ---------- 28 Mins
- New Monorail Station ---------- 05 Mins
- Point 90 ---------- 12 Mins
- Concord Plaza ---------- 14 Mins



Rock Vera ... an Italian masterpiece

Lush greenery, gardens and landscapes, water features and meandering pathways are the enticing backdrop to the Rock Vera residential compound, which covers 10 acres. Rock Vera provides ‹room to breathe› away from the bustling city.

This is an exclusive haven where families, couples and individuals can rejoice in an enviable lifestyle in mixed-sized units to suit their needs and desires, with leisure facilities on site.

Rock Vera has 27 buildings, and each one of their apartments enjoys a view over this eye-catching vista. Most floors feature only two apartments, free of the noise and bustle of too many people and adding to the air of peace and seclusion.

Flair and Elegance Italian Style ...

Rock Vera reflects the flair and elegance of Italian architecture and design. Stroll through the peaceful lanes, avenues, and gardens to absorb the beguiling aura created by arched balconies, cupolas, forge windows, Italian sculptures, street lanterns with hanging baskets, statues and fountains. The experience will take your breath away ..... and this is an experience you can enjoy every day.

Rock Vera displays the care and attention taken with every detail of colour, lighting, and décor to recreate the atmosphere and nuances of Italy in a unique environment that turns dreams into a wonderful reality.

A spellbinding experience

The streets of Spello, a medieval town in the Italian region of Perugia, are the inspiration for the tree-lined lanes and avenues of Rock Vera. Feel the cobbles under your feet as you walk along, admiring the flowers in a kaleidoscope of colours and gaze over the vista of landscaped gardens, vines clinging to the walls while plants and bushes tumble from baskets and tubs.

Take it easy ...

At Rock Vera we know 'down time' is vital to a balanced life.That is why the compound provides countless options for rest and relaxation alongside options for fitness and activities.
World class amenities feature a gym, health club, and spa as well as a meditation area. A 'residents lounge', book shop café, areas for arts and crafts, and events hall guarantee Rock Vera families will find everything they need to fill their relaxation and fitness needs.

LARGE SPECTRUM
OF AMENTIES TO CATER TO YOUR DAILY NEEDS

Swimming Pools

Marvel at the mysteries of the deep as you swim in the pools at Rock Vera. Let your imagination take over and believe you are under the ocean waves. Relax by the poolside or watch from the comfort of your private balcony.

The view is heavenly

Rock Vera brings to New Cairo an enduring feature of Italian architecture, conjuring images of the cathedrals of the ‹eternal city› of Rome with gorgeous skylight roof domes. Natural light brings a changing ambience to your home as you watch the sky change from sunrise to sunset. At night, relax and unwind as you star gaze and moon watch unique and heavenly.

BOOK CAFE



BUSINESS CENTER



GYM & SPA



JOGGING TRACK

KIDS ART & CRAFT ROOM

FAMILY ROOM

INDOOR SPORTS

HOME CINEMA

ROCK VERA PLAZA

Take your time to decide where to eat, meet and greet. Create memories that last, be a part of the elite community of the fascinating Rock Vera Compound with friends and families.

Rock Vera Plaza holds Commercial retails, mixed use, gym, spa, café, and restaurant that give you the ultimate Italian shoping experience.

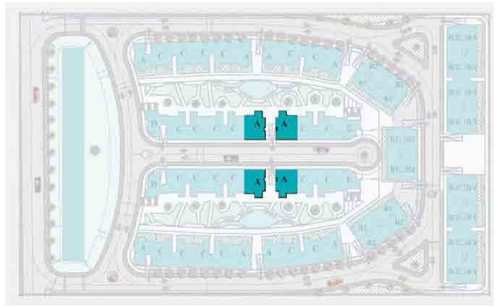


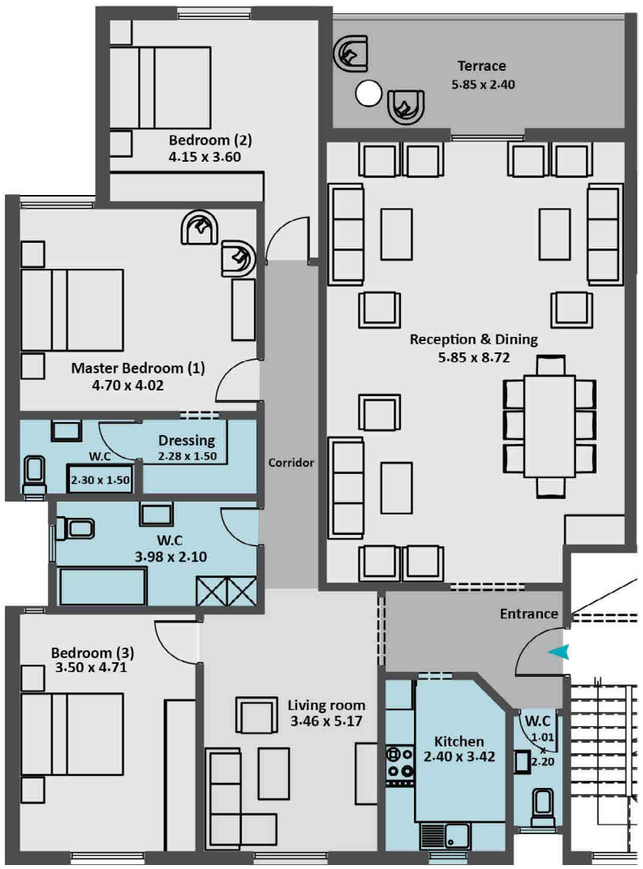
FLOOR PLANS

B2 B1 B'2 B'1 A D E C' C

TYPE A

GROUND FLOOR	
Unit Area	235 m²

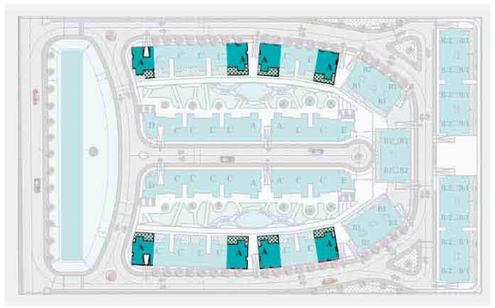


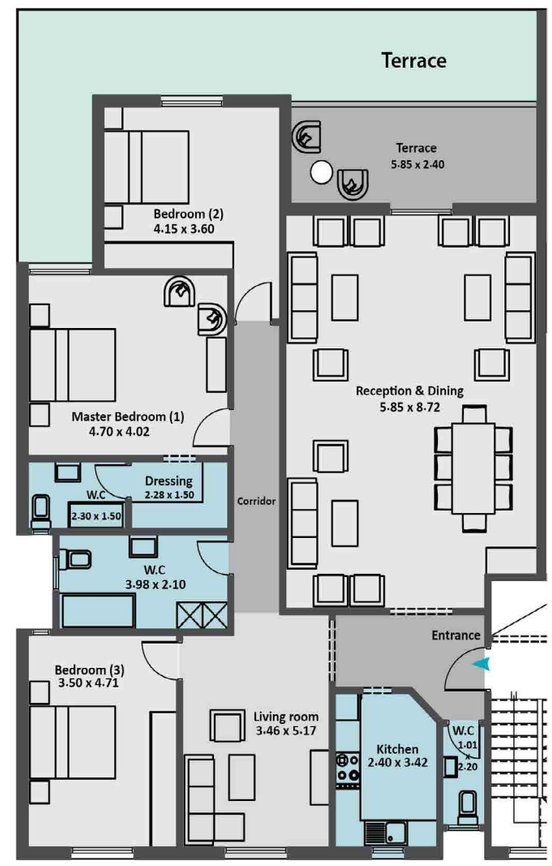


All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

TYPE A

GROUND FLOO R (WITH TERRACE)	
Unit Area	235 m²
Terrace	36 m²

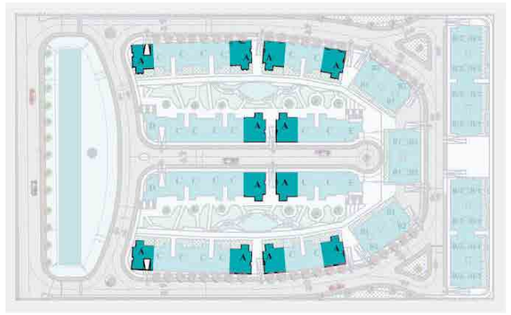


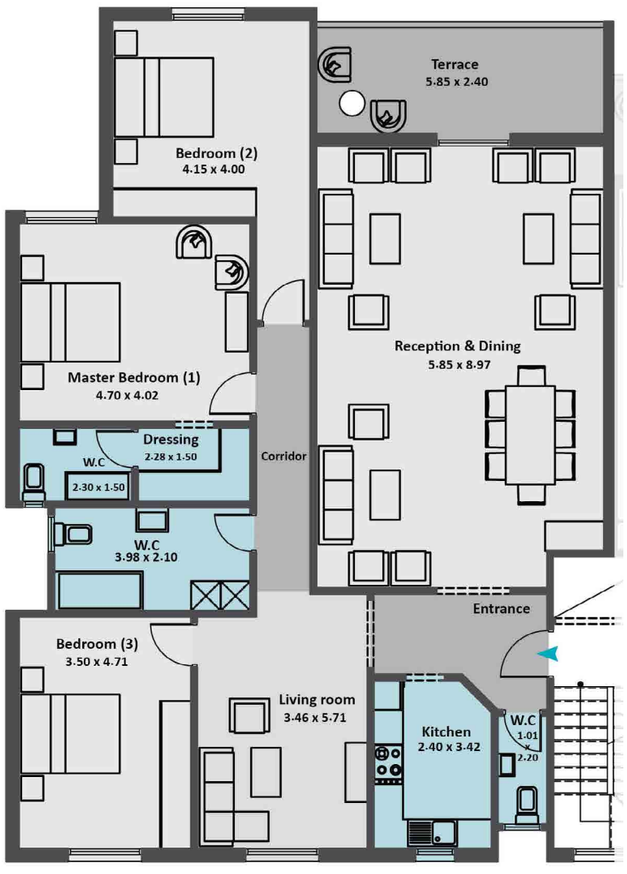


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TYPE A

TYPICAL FLOOR	
Unit Area	238 m²

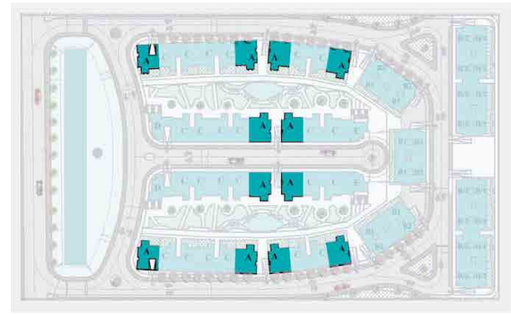




All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

TYPE A

PENTHOUSE	
Unit Area	285 m² (238+47)





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TYPE C

GROUND FLOOR	
Unit Area	177 m^2



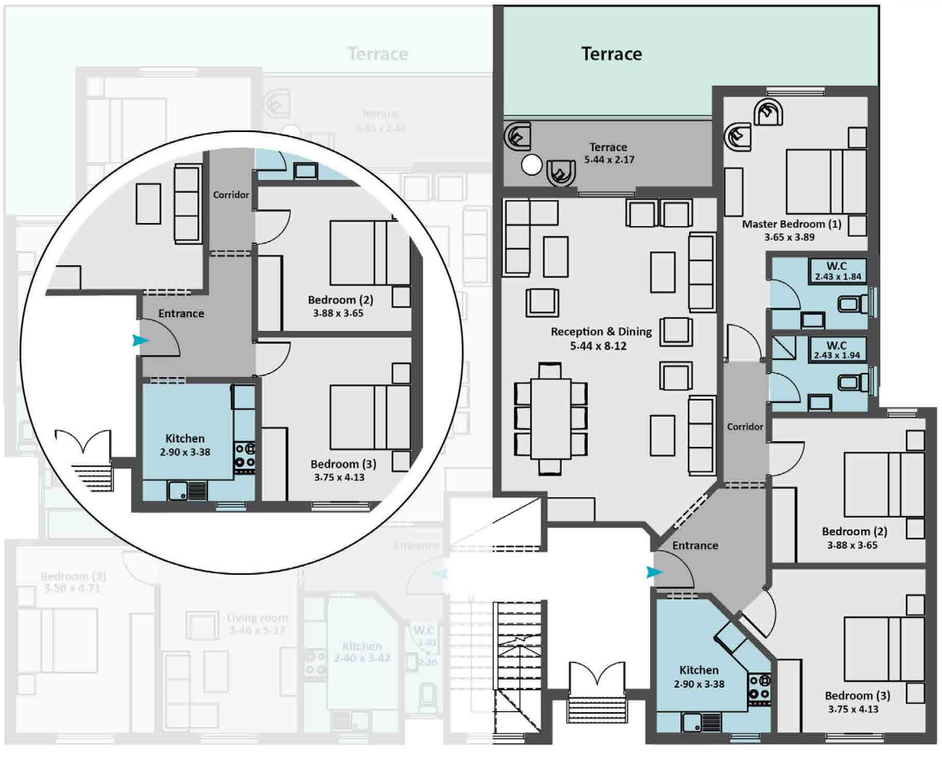


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TYPE C

GROUND FLOO R (WITH TERRACE)	
Unit Area	177 m^2
Terrace	34 m^2



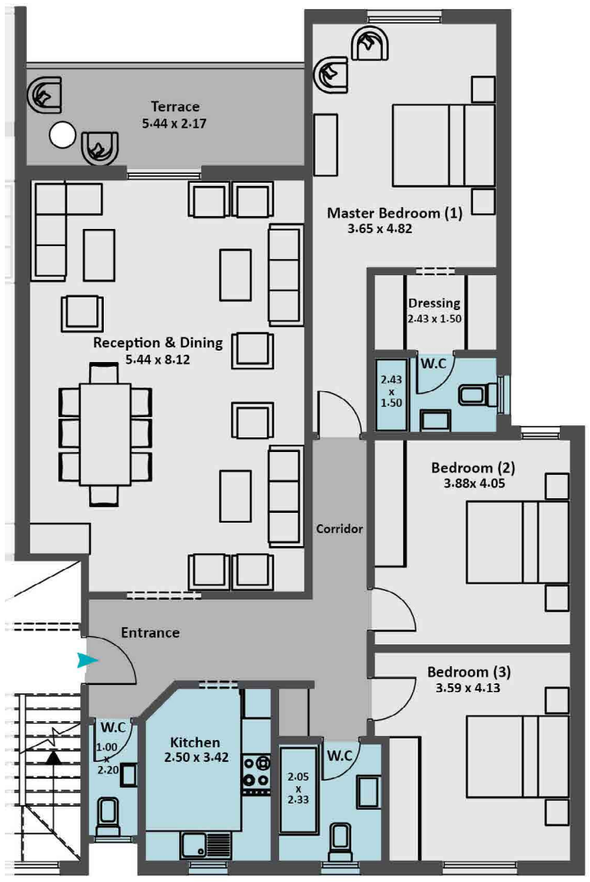


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TYPE C

TYPICAL FLOOR	
Unit Area	198 m²

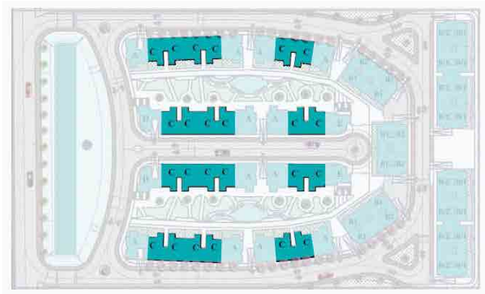


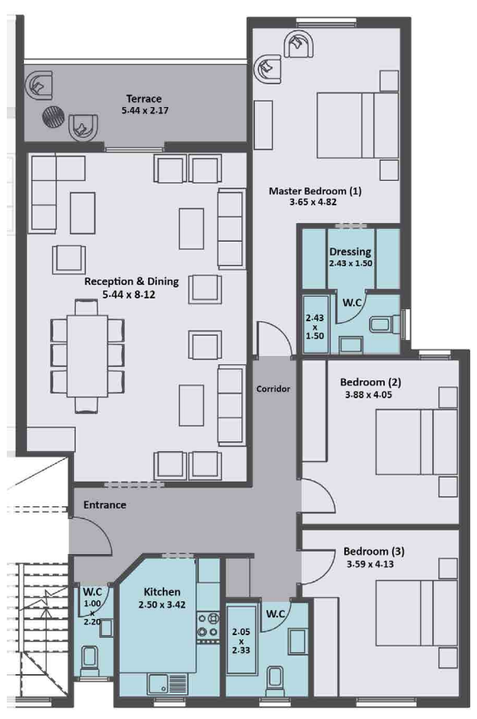


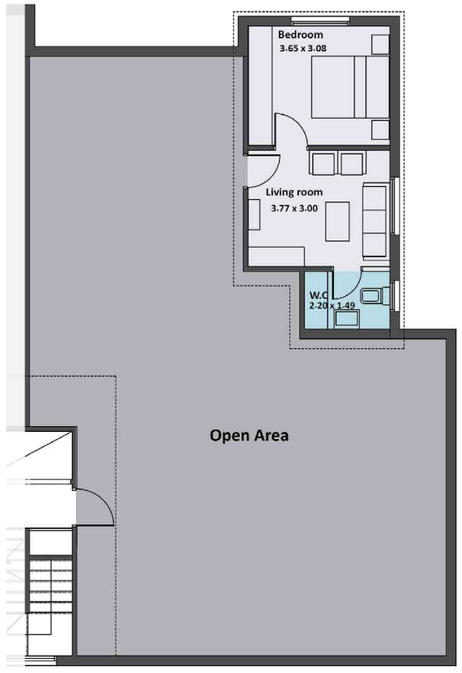
All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

TYPE C

PENTHOUSE	
Unit Area	235 m² (198+37)





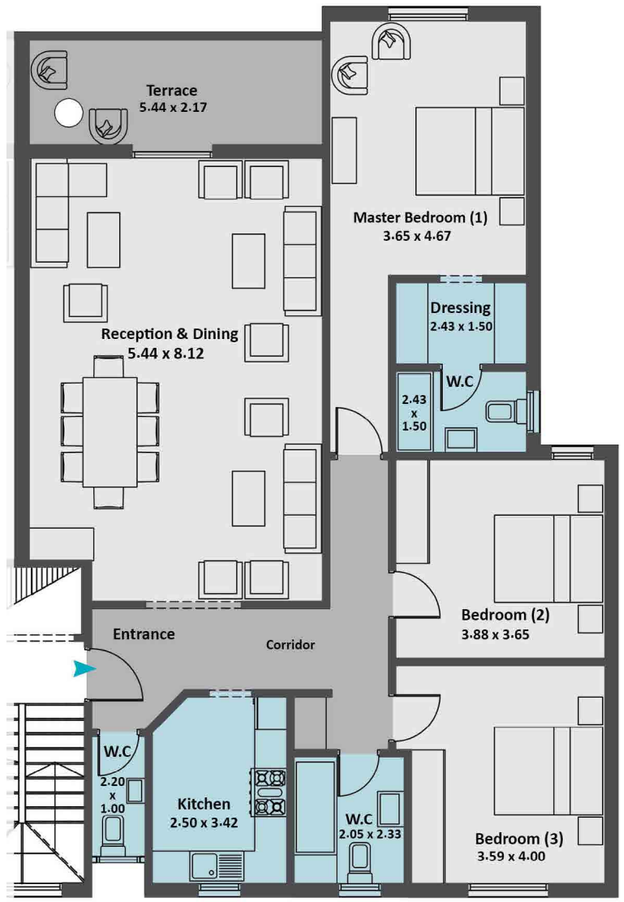


All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

TYPE C’

GROUND FLOOR	
Unit Area	195 m²



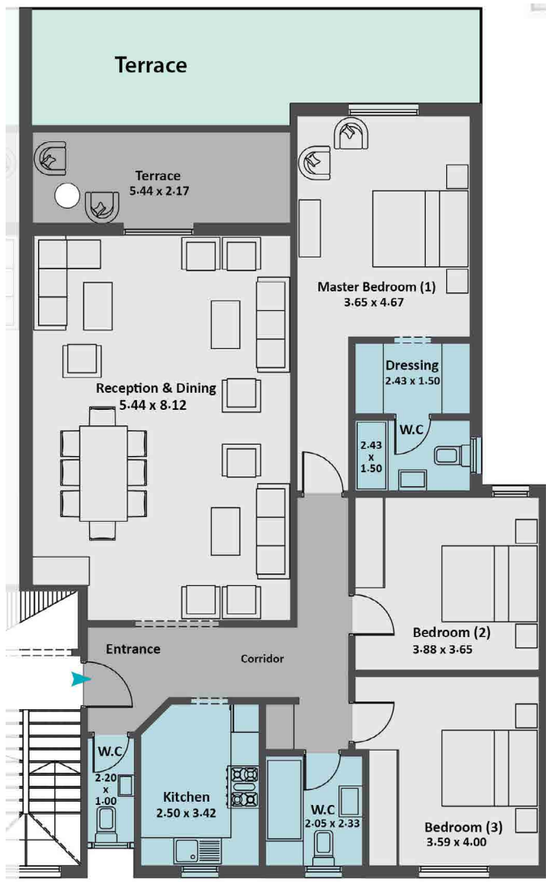


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TYPE C’

GROUND FLOO R (WITH TERRACE)	
Unit Area	195 m²
Terrace	34 m²

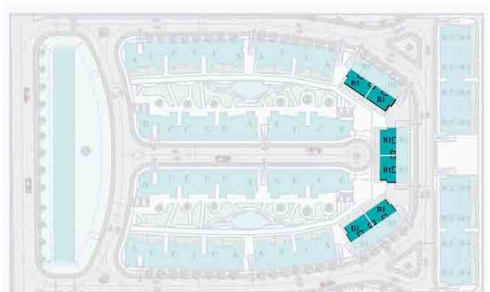


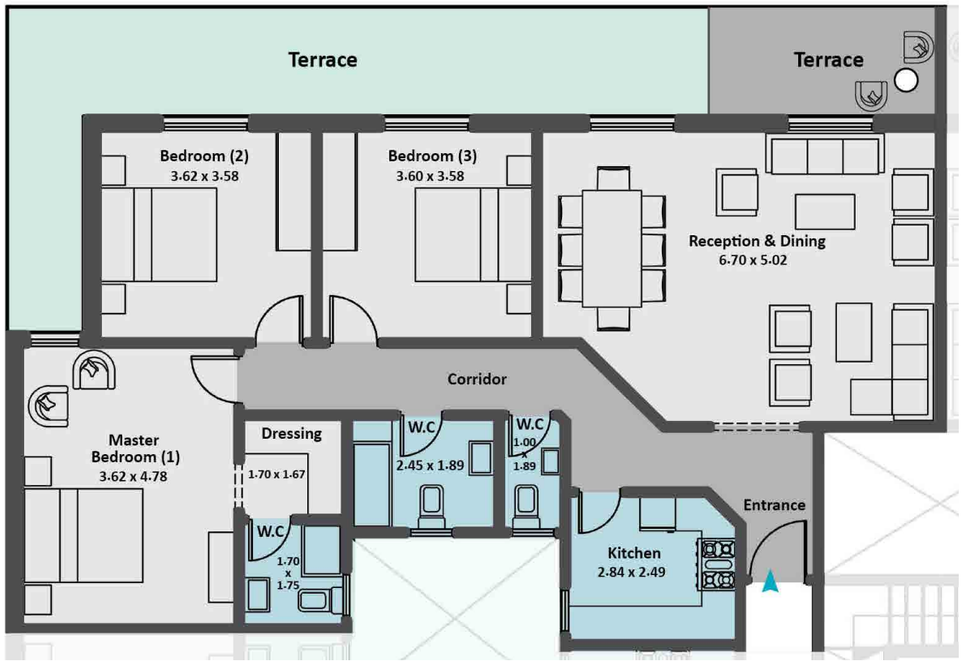


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TYPE B1

GROUND FLOO R (WITH TERRACE)	
Unit Area	166 m^2
Terrace	40 m^2



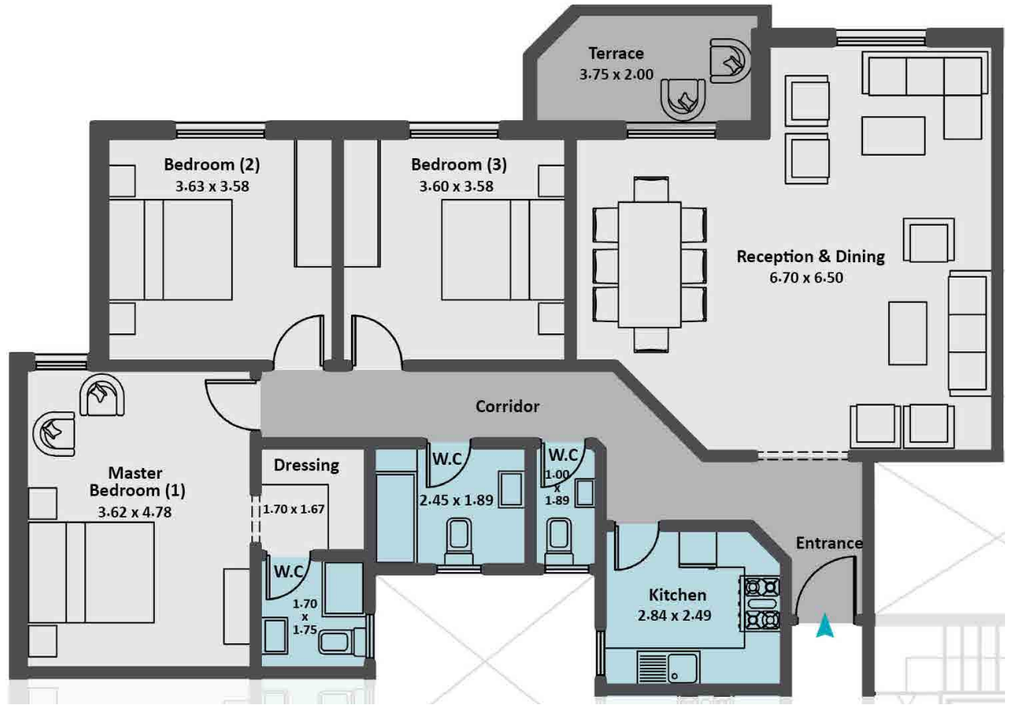


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TYPE B1

TYPICAL FLOOR	
Unit Area	166 m^2



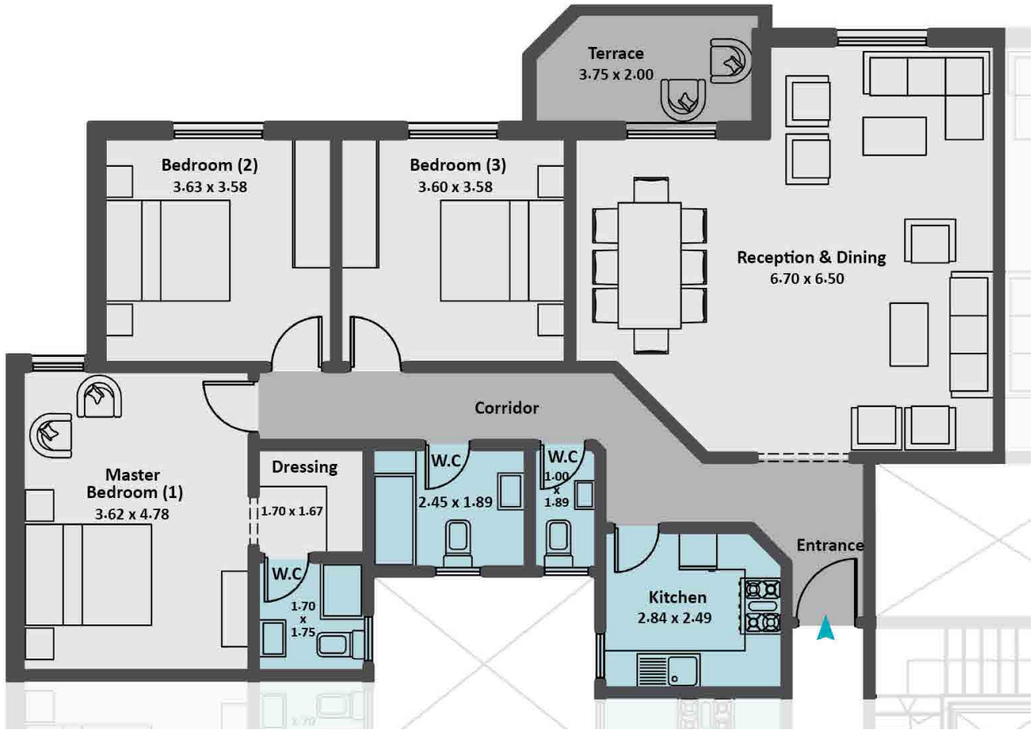


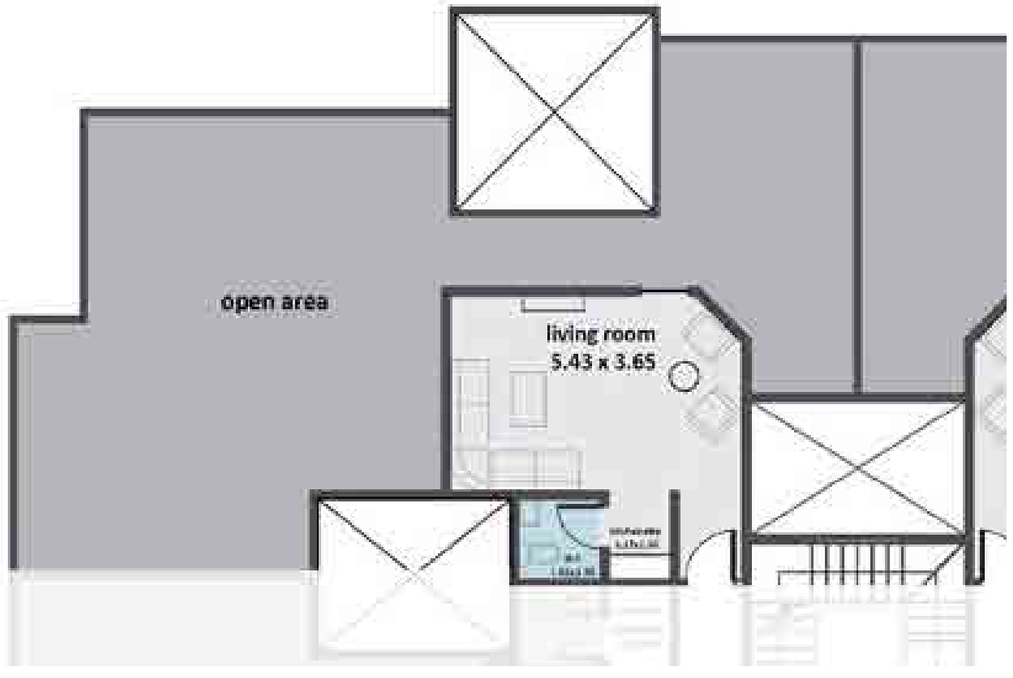
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TYPE B1

PENTHOUSE	
Unit Area	200 m^2 (166+34)





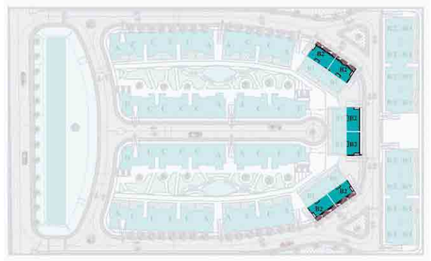


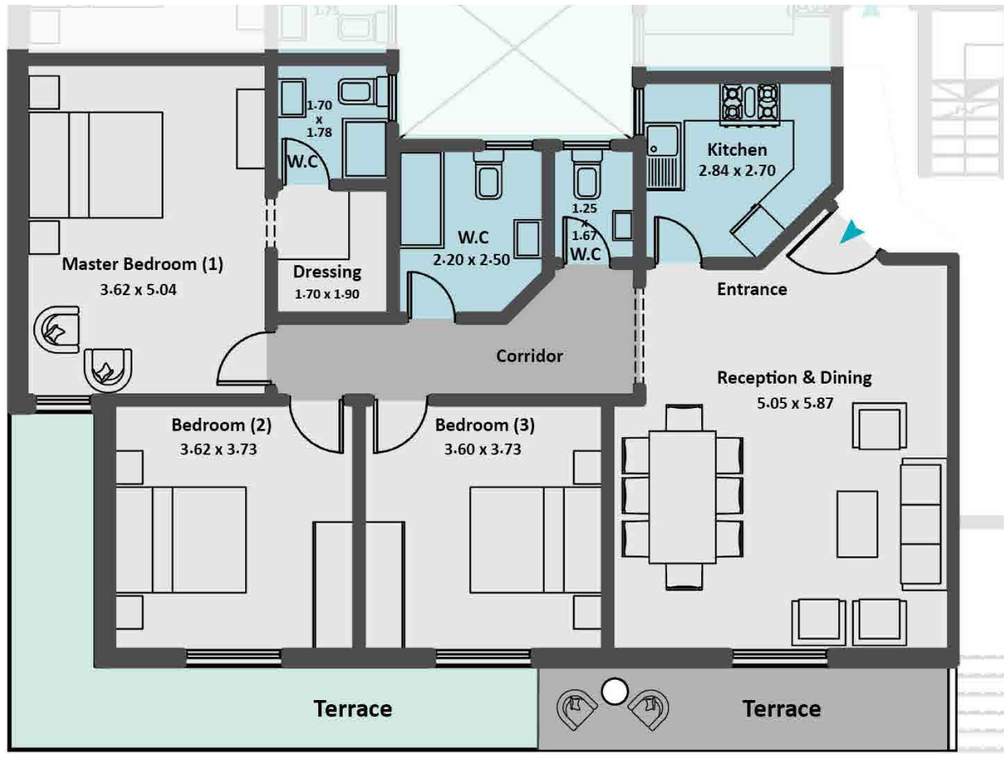
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TYPE B2

GROUND FLOO R (WITH TERRACE)	
Unit Area	158 m^2
Terrace	21 m^2



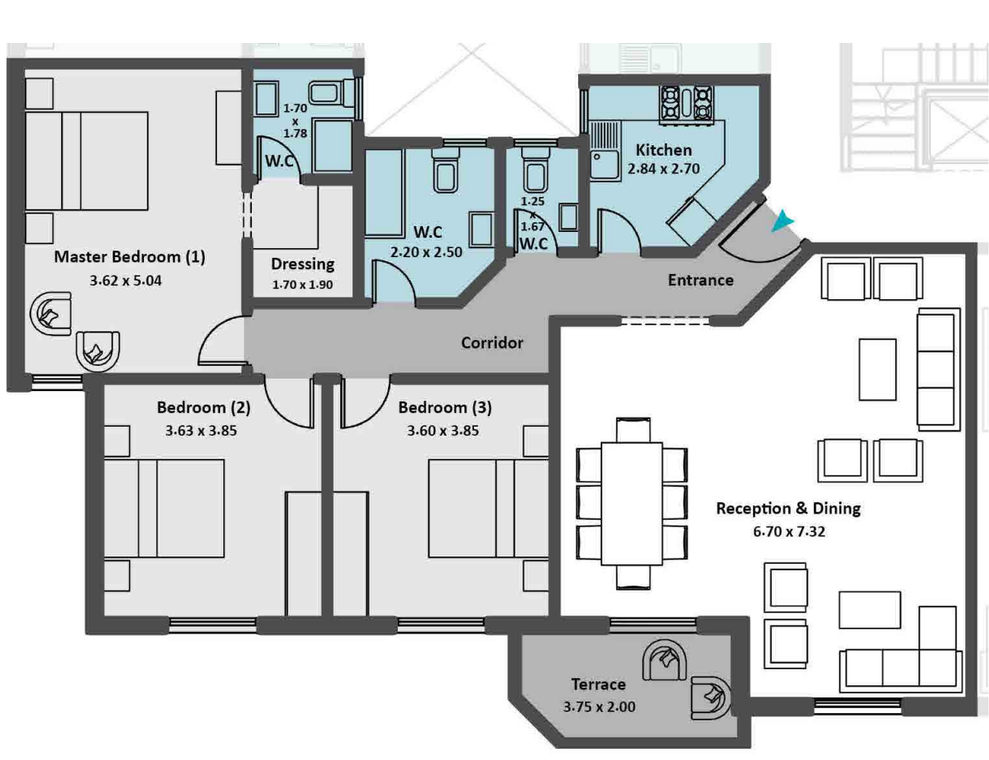


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TYPE B2

TYPICAL FLOOR	
Unit Area	171 m^2



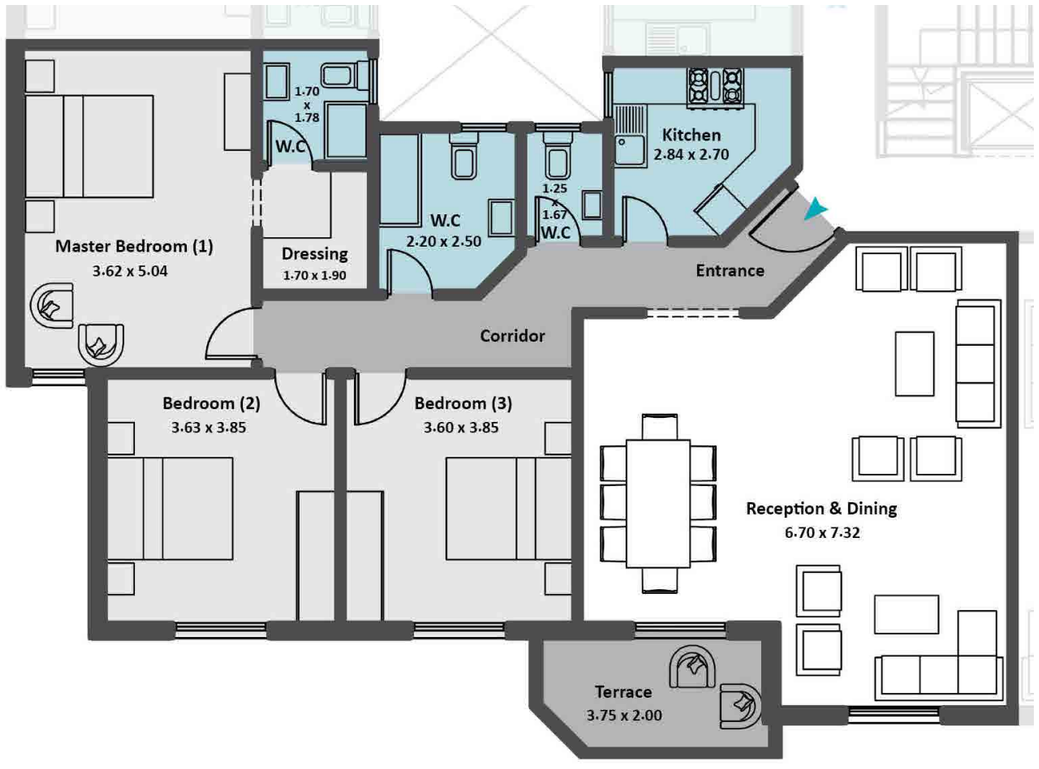


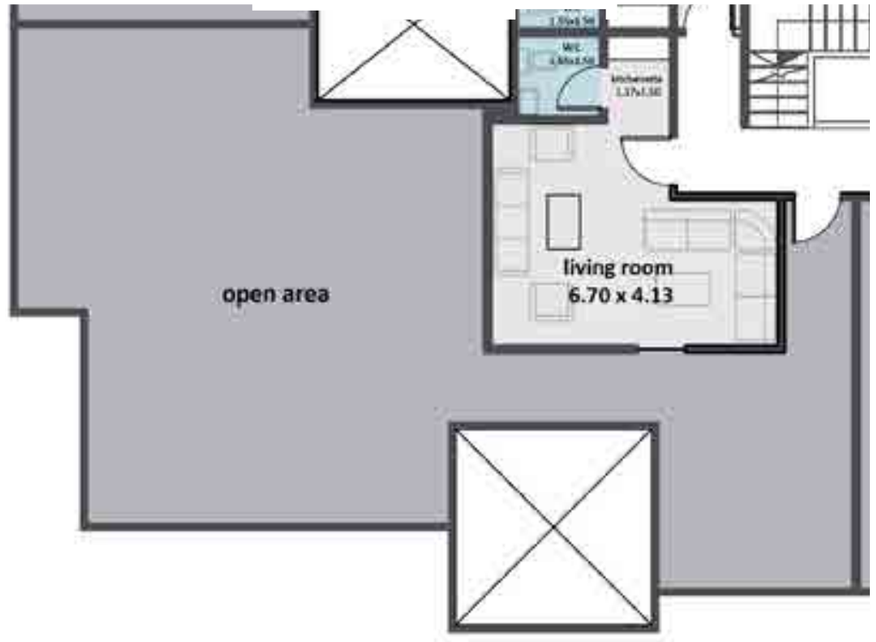
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TYPE B2

PENTHOUSE	
Unit Area	206 m² (171+35)





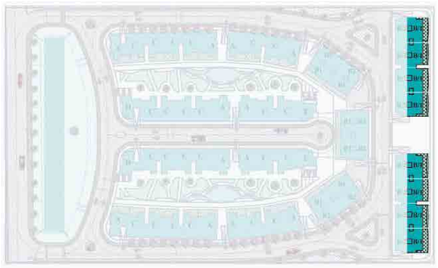


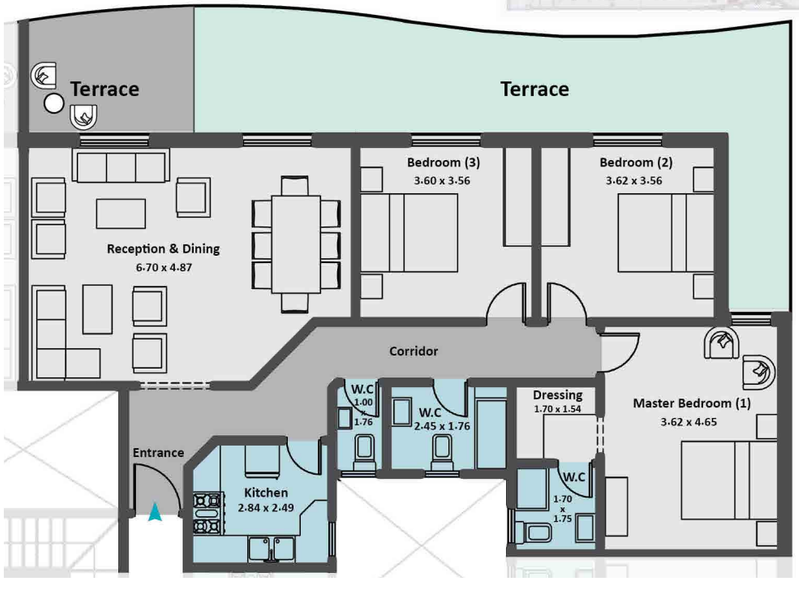
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TYPE B’1

GROUND FLOO R (WITH TERRACE)	
Unit Area	162 m^2
Terrace	40 - 50 m^2



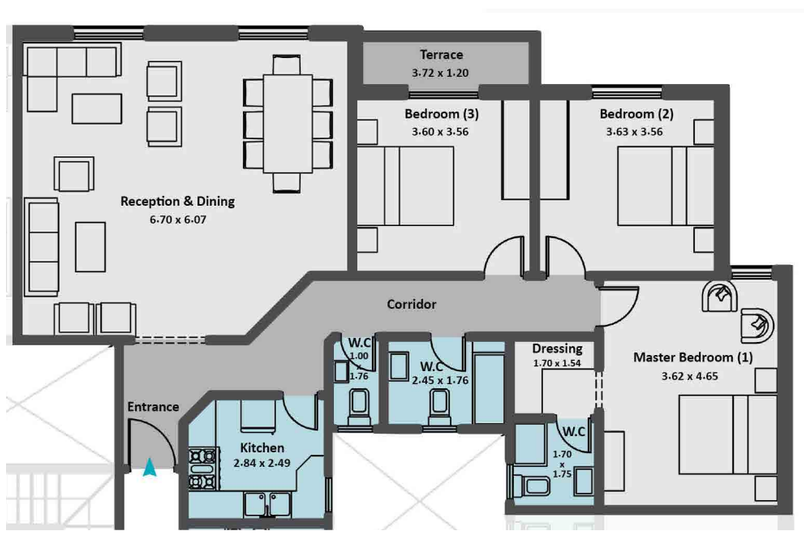


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TYPE B’1

TYPICAL FLOOR	
Unit Area	162 m^2



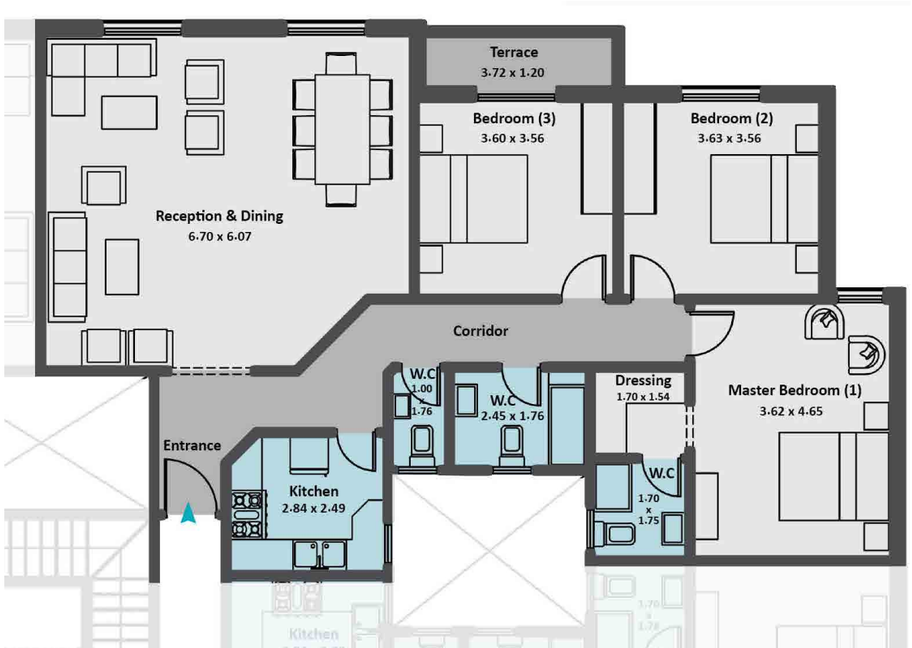


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TYPE B’1

PENTHOUSE	
Unit Area	194 m^2 (162+32)







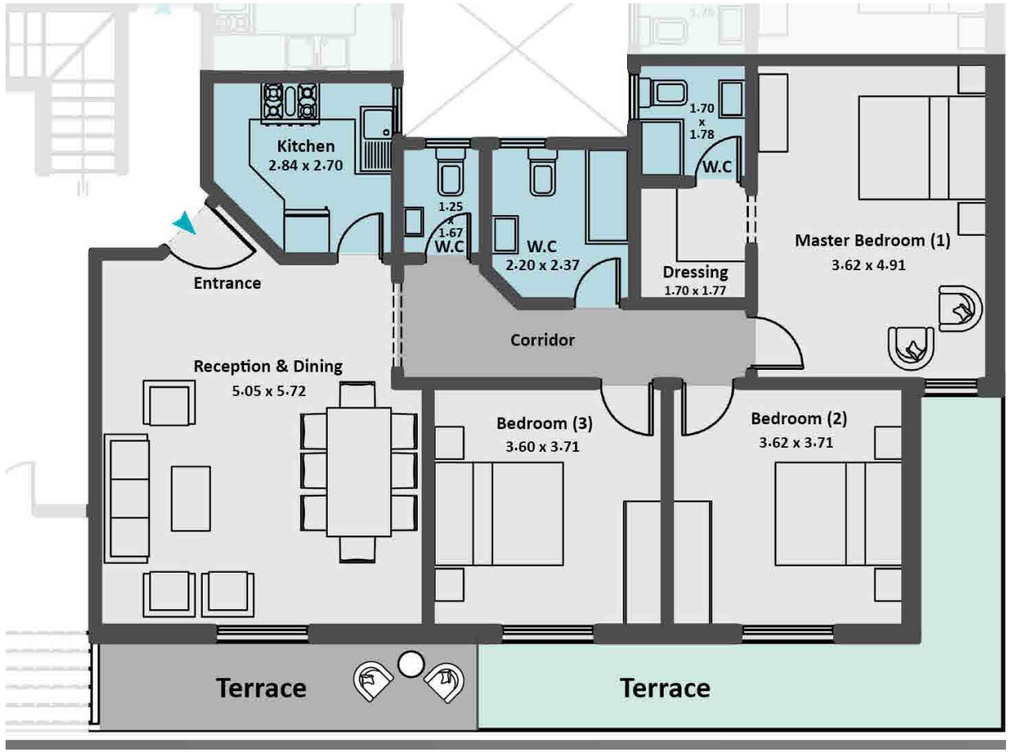
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TYPE B’2

GROUND FLOO R (WITH TERRACE)	
Unit Area	153 m²
Terrace	21 m²



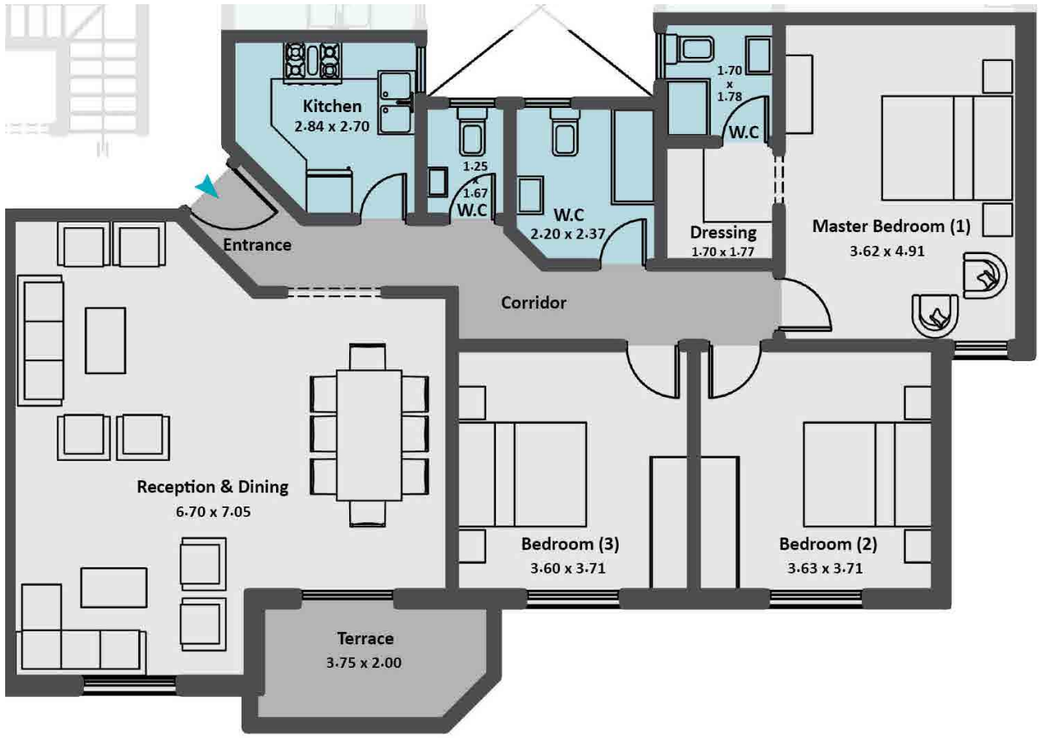


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TYPE B’2

TYPICAL FLOOR	
Unit Area	165 m²



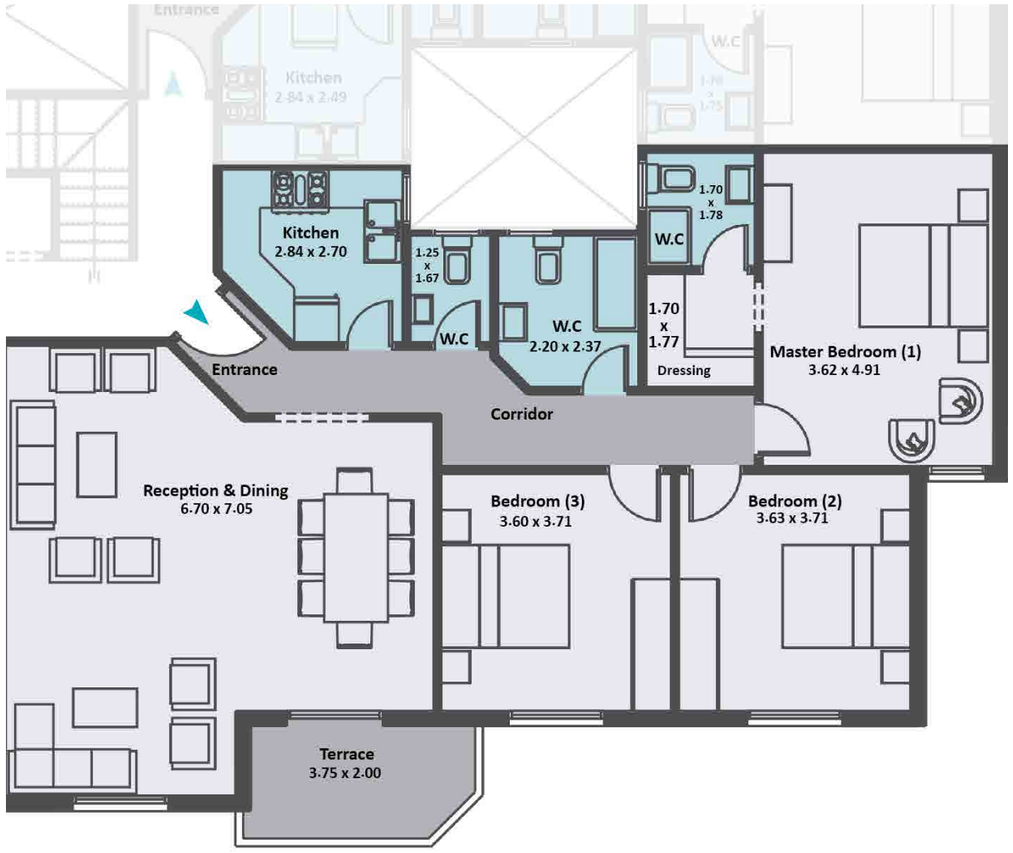


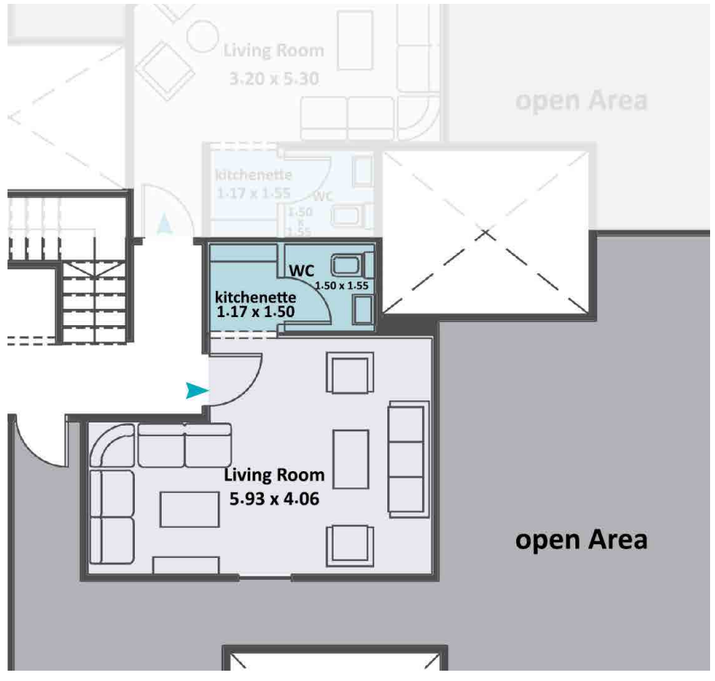
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TYPE B’2

PENTHOUSE	
Unit Area	199 m^2 (165+34)





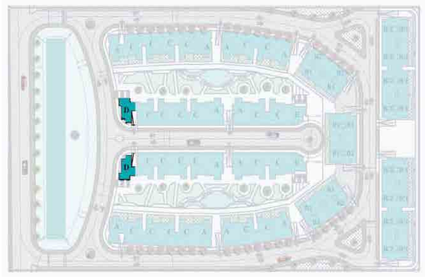


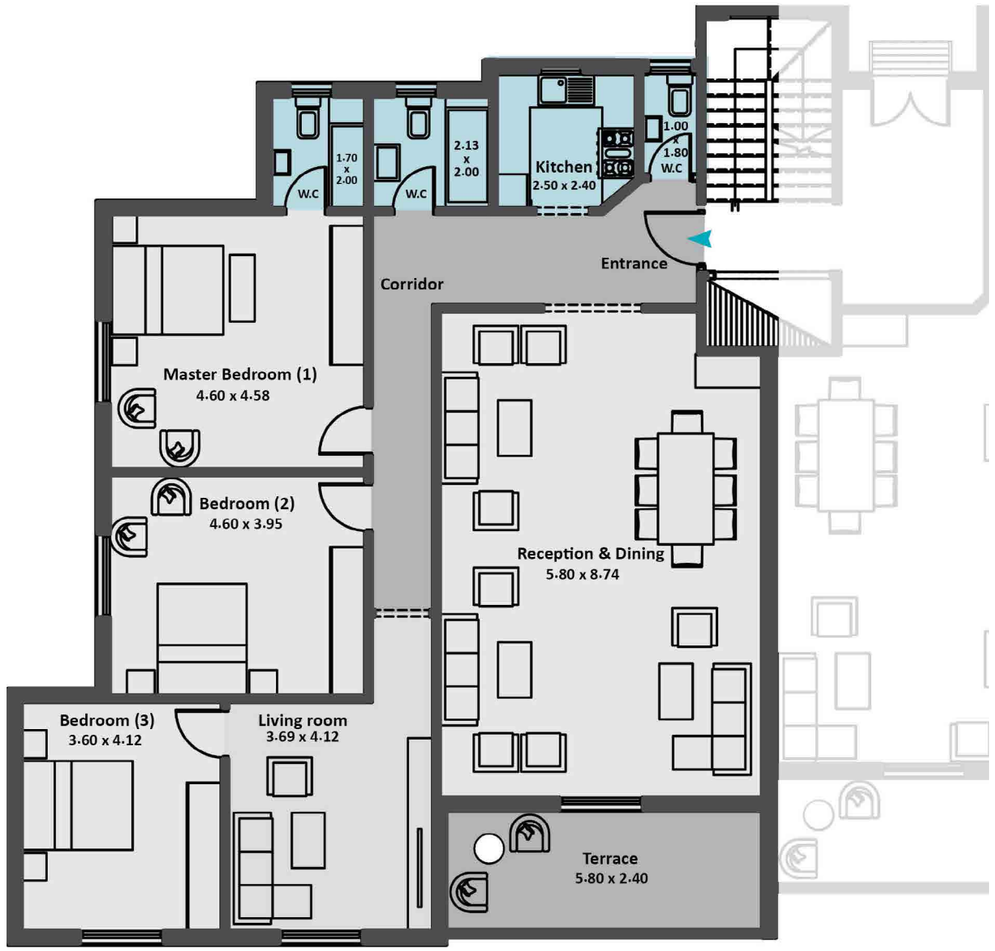
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TYPE D

GROUND FLOOR	
Unit Area	225 m²



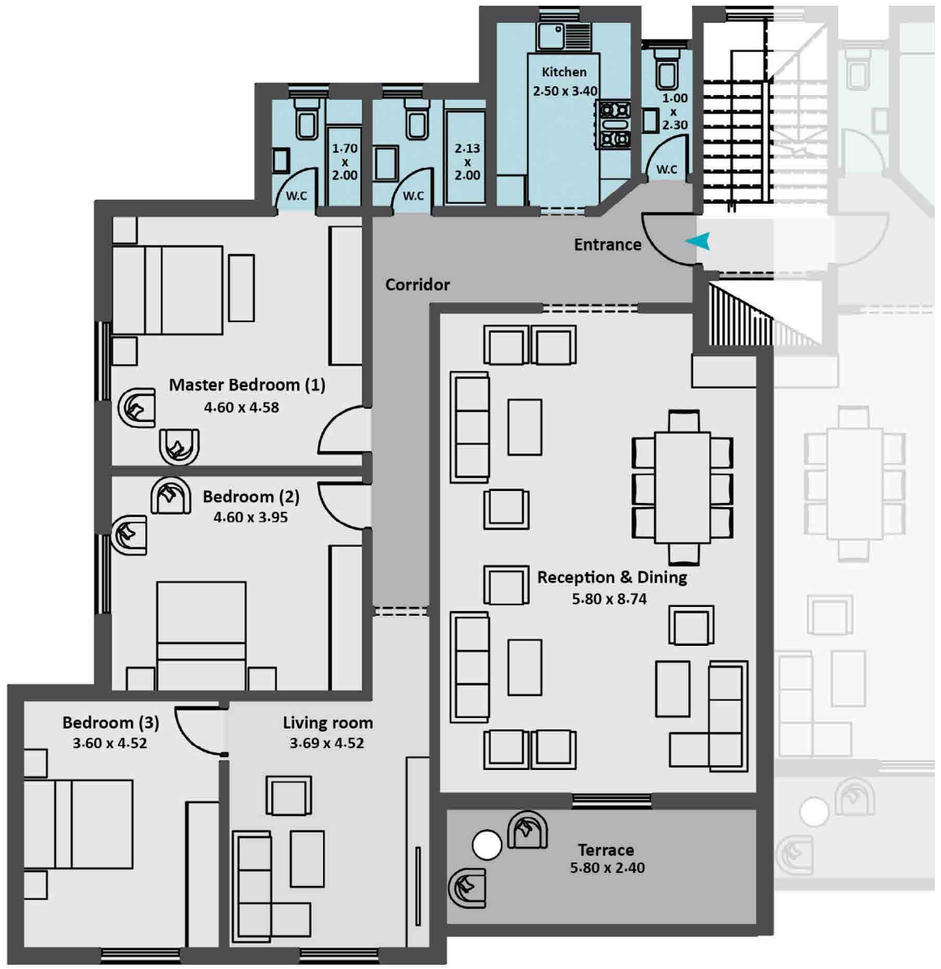


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TYPE D

TYPICAL FLOOR	
Unit Area	234 m²



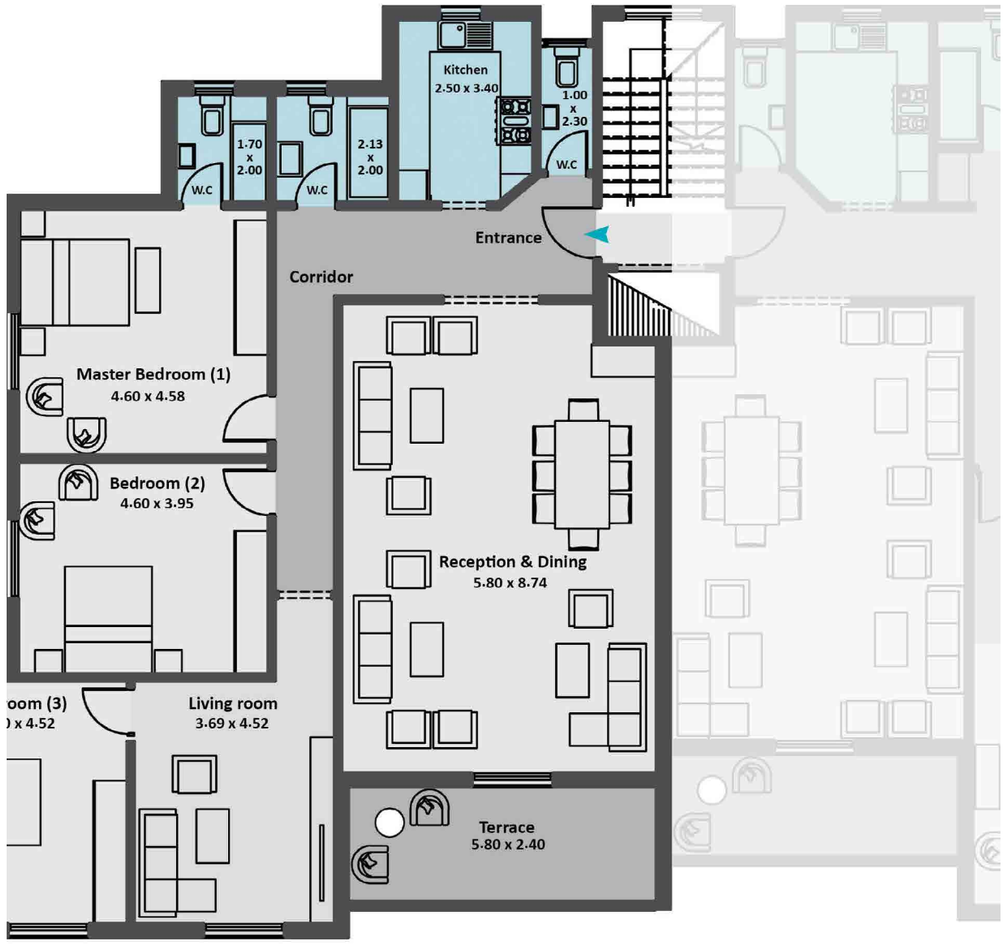


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TYPE D

PENTHOUSE	
Unit Area	278 m² (234+44)





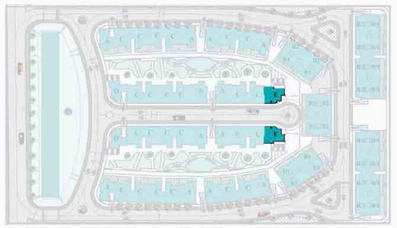
All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

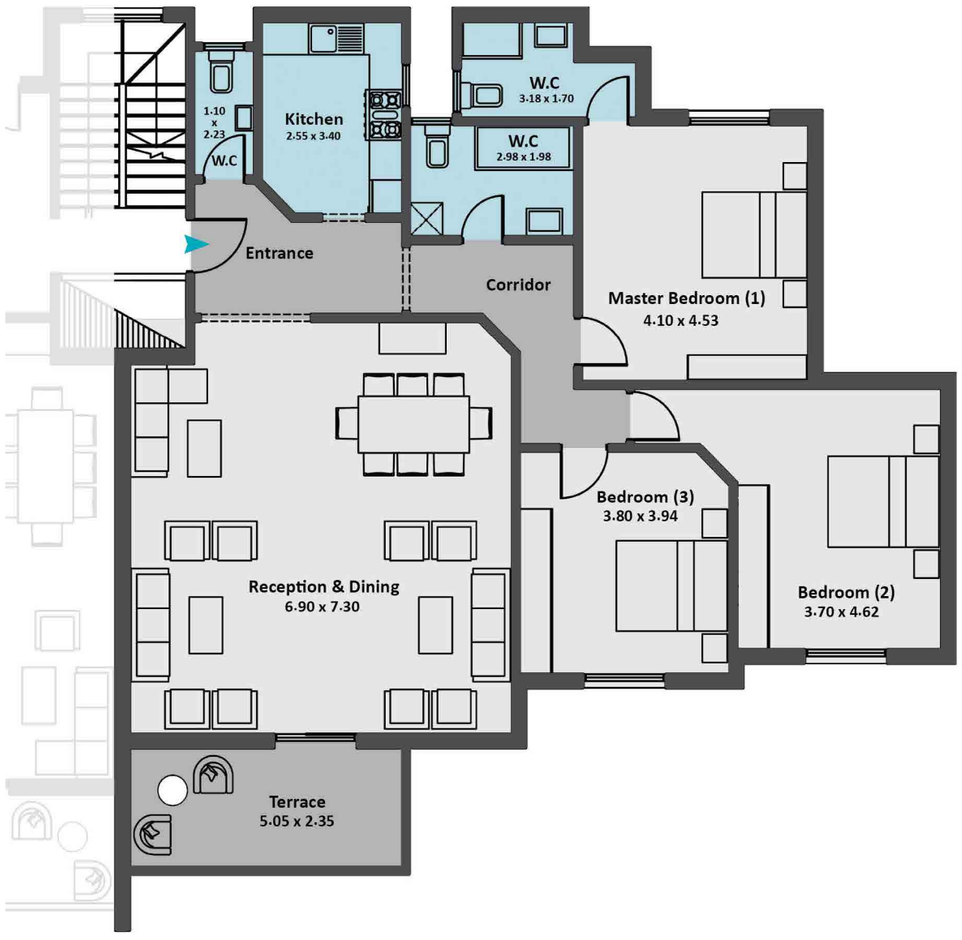


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TYPE E

GROUND FLOOR	
Unit Area	204 m²

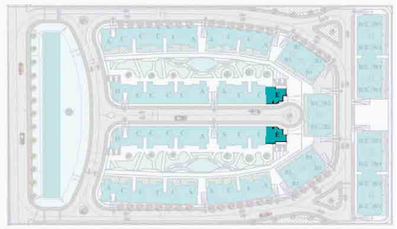


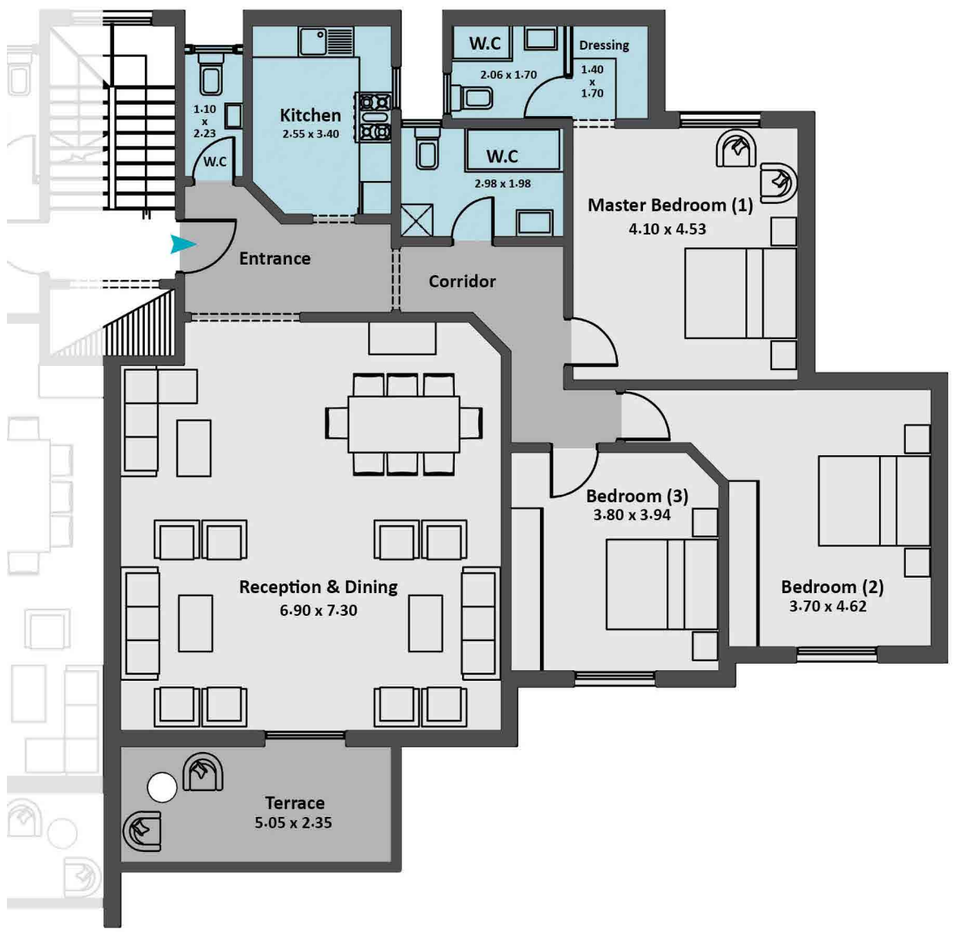


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TYPE E

TYPICAL FLOOR	
Unit Area	206 m²

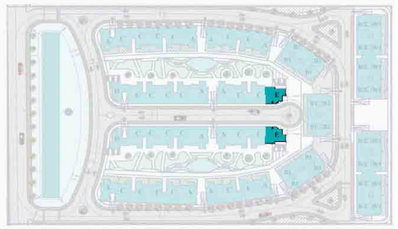


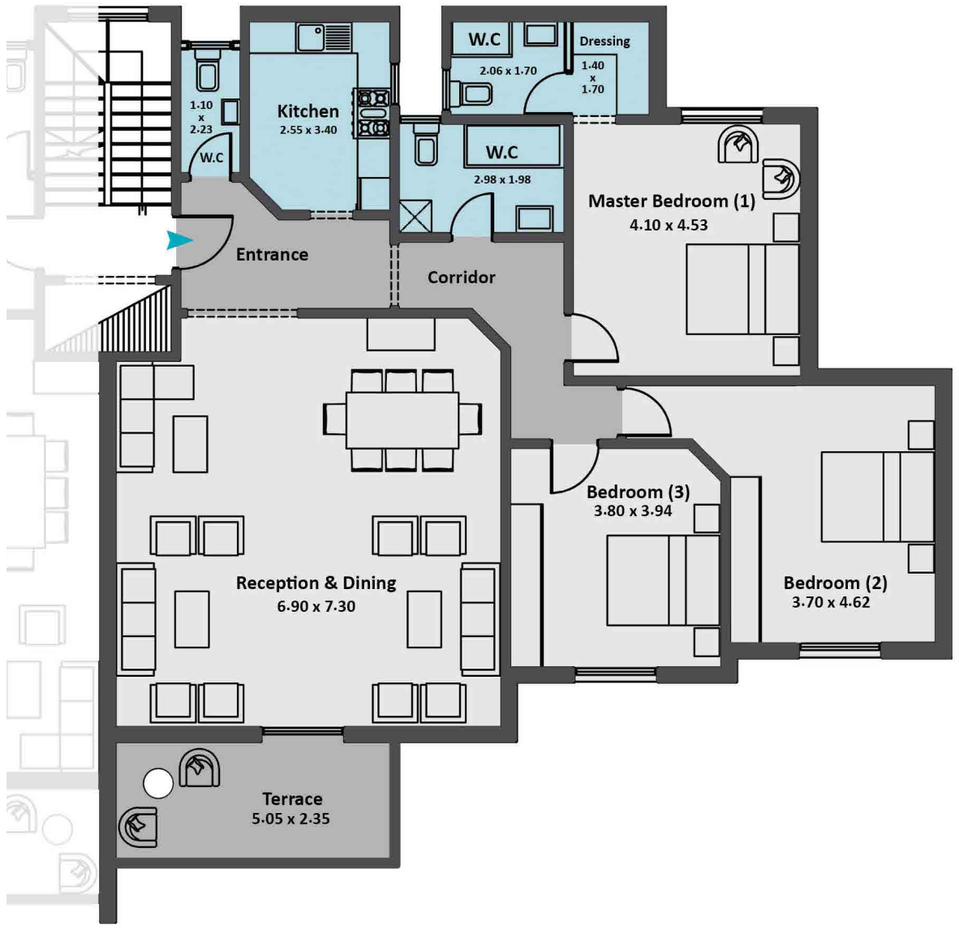


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TYPE E

PENTHOUSE	
Unit Area	245 m² (206+39)







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Fact Sheet

UNRIVALLED LOCATION

5 MINS FROM THE AUC

Penthouse, Ground with Garden, Typical

272 APARTMENTS

153 TO 238 SQM APARTMENTS AREA VARICES FROM

5,500 SQM COMMERCIAL ZONE

12,600 SQM LANDSCAPE AREA

INDOOR SPORTS

ARTS & CRAFT AREA

42,000 SQM TOTAL AREA

GYM FITNESS CLUB

EVENT HALL

HOME CINEMA

BALLET ROOM

SPA

BOOK SHOP CAFE

El Batal Group
welcomes you onboard.
We are glad to have you as
one of our family members.

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