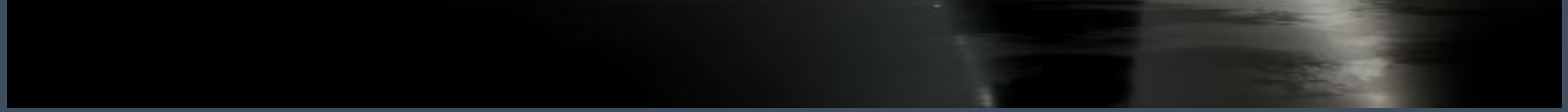
NEW CAIRO

VELORIA

SERVICED APARTMENTS

Welcome to Veloria, a refined serviced living destination in New Cairo where architectural elegance meets five-star hotel apartment living. Designed for those who value privacy, comfort, and professional service, Veloria offers a balanced lifestyle that blends the ease of hospitality with the permanence of home.





Crafting Timeless Communities.

REGENCY
Urban Developments



*Regency Urban Developments (RUD) is a visionary real estate developer shaping the future of business destinations in Egypt's New Administrative Capital. Backed by over **30 years of cumulative experience** across leading real estate investment entities in Egypt and the Middle East, RUD brings deep market insight and proven expertise to every project.*

*Driven by a **client-centric philosophy**, RUD is committed to excellence beyond delivery, offering reliable after-sales services and adaptable solutions that respond to evolving market needs. This dedication has positioned Regency Urban Developments as a trusted partner and a leading name in the Egyptian real estate sector.*

*Specializing in **premium commercial and administrative developments**, RUD creates **fully integrated mixed-use environments** where business, lifestyle, and leisure seamlessly converge. Each destination is designed to meet **international standards of architecture, engineering, and functionalit** delivering long-term value, operational efficiency, and strong investment returns.*



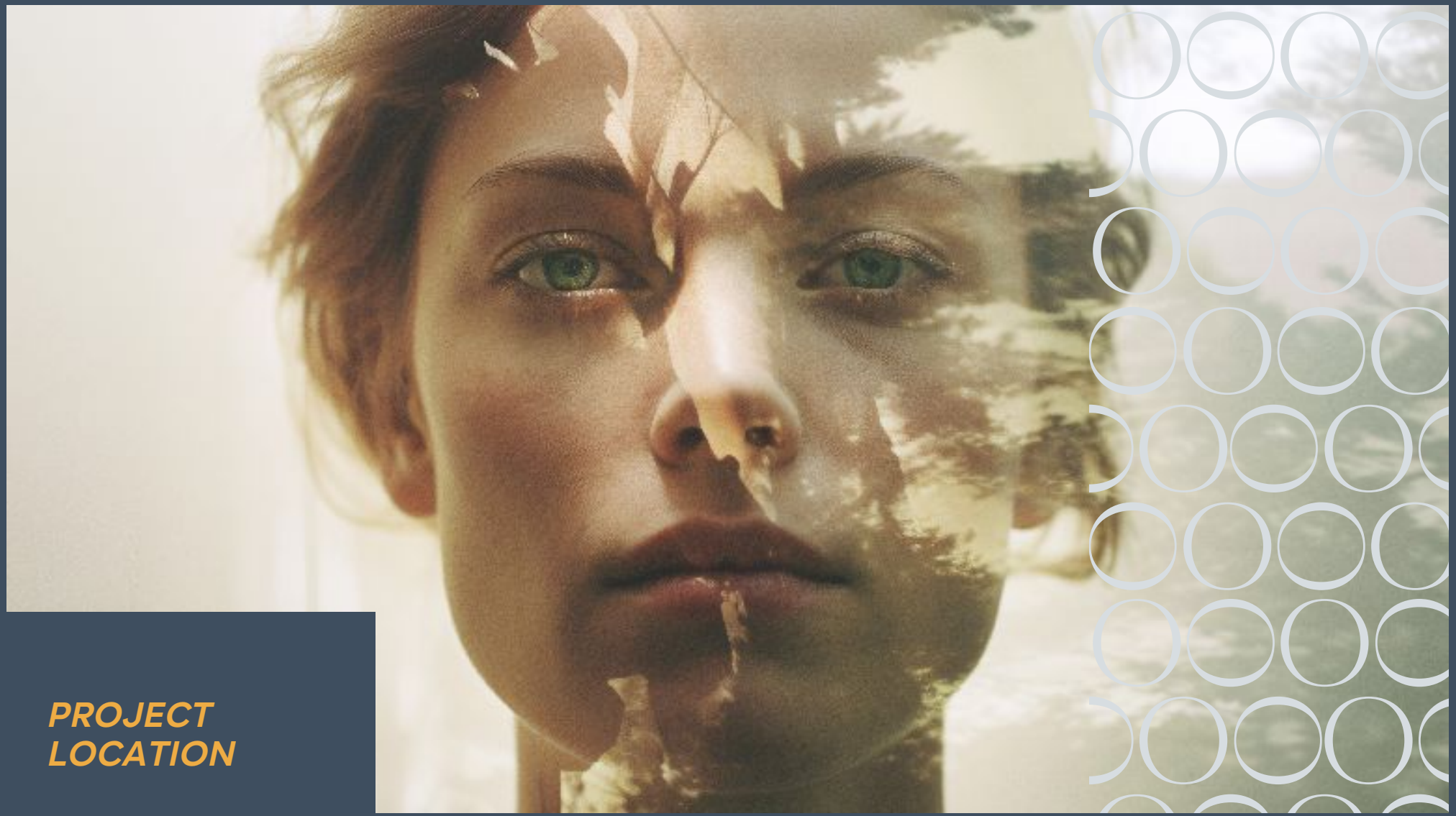
NEW CAIRO

VELORIA

SERVICED APARTMENTS

*Veloria is a **refined residential community** by Regency Urban Developments, thoughtfully designed to bring together **upscale living and serviced apartments** within a fully established neighborhood. With **immediate move-in availability**, Veloria offers a ready lifestyle where every unit overlooks expansive green spaces, creating a sense of privacy, tranquility, and everyday comfort from day one.*

*Strategically located just **minutes from South 90 Street, AUC, Point 90, Hyde Park, and Sokhna Road**, Veloria ensures seamless connectivity without compromising serenity. Distinguished by elegant architectural design, diverse unit options, and competitive pricing compared to New Cairo, Veloria is crafted **for those seeking real stability, elevated living, and a smart investment**—perfectly combined in one address.*



PROJECT LOCATION

NEW CAIRO

VELORIA

SERVICED APARTMENTS

90TH STREET	3	MIN
HYDE PARK	3	MIN
SOKHNA ROAD	4	MIN
MIVIDA EMAAR	6	MIN
EASTOWN SODIC	8	MIN
AUC	8	MIN
POINT 90 MALL	10	MIN

REGENCY
Urban Developments





FACILITIES

Gym

A fully equipped, modern fitness center designed to support daily workouts and healthy routines. Suitable for all fitness levels, from beginners to advanced training.



Squash Academy

Open-air fitness areas that allow residents to work out while enjoying fresh air. A refreshing way to stay active within a natural and motivating setting.



Outdoor Gym

Professional squash courts created for training, practice, and friendly competitions. An active space that encourages movement, focus, and an energetic lifestyle.



Well-Planned Views

Each apartment is carefully positioned to enjoy beautiful, open views. Designed to enhance comfort, maximize natural light, and create a sense of space.



Green Areas

Expansive landscaped gardens designed for relaxation, walking, and everyday enjoyment. Open green spaces that add balance, calm, and a connection to nature.



Water Features

Thoughtfully designed fountains and water elements integrated throughout the project. Adding a calming atmosphere and enhancing the overall visual experience.



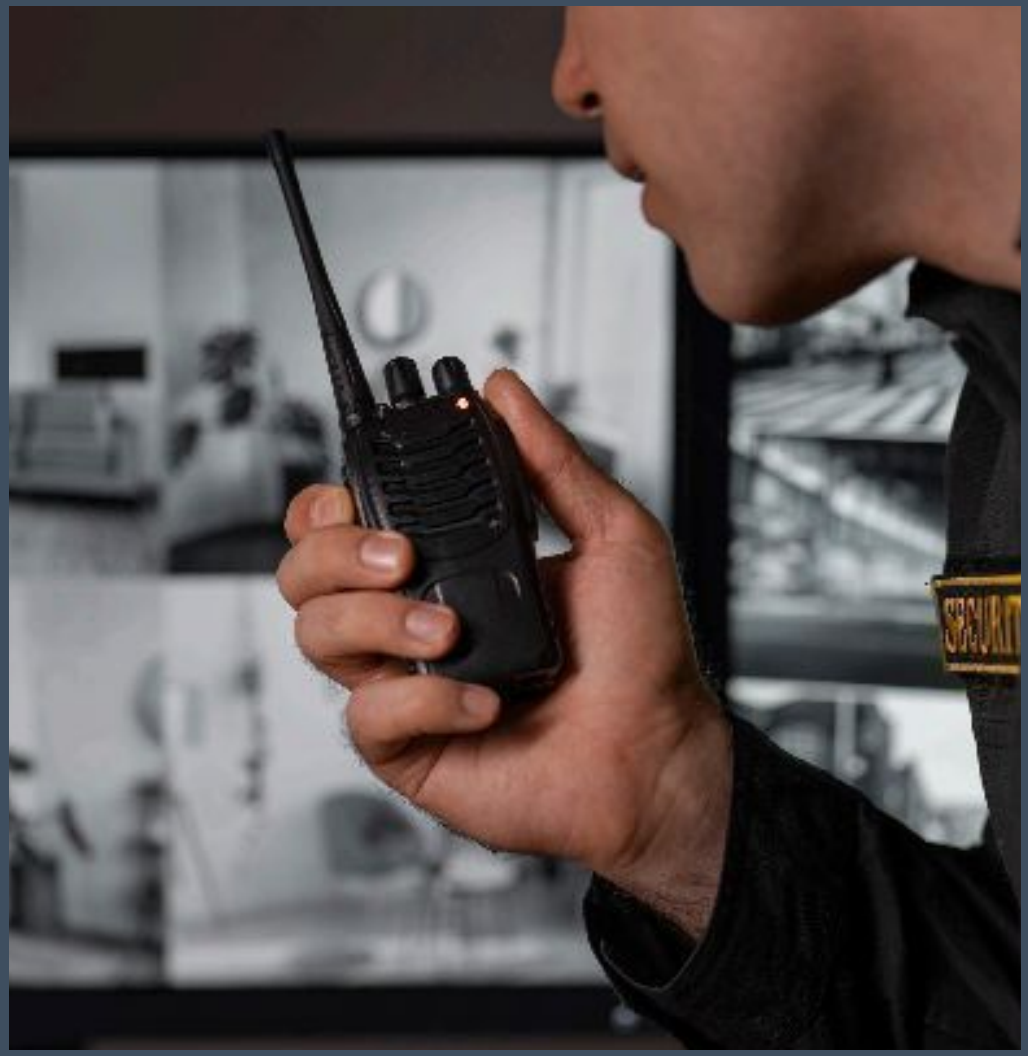
Commercial Area

A conveniently located commercial zone that supports daily living needs. Seamlessly connected to the community to ensure ease, accessibility, and comfort.



Security

An integrated security system designed to protect all areas around the clock. Working hand in hand with controlled access points to ensure safety and peace of mind.



Clubhouse

A central social space that brings residents together in a relaxed setting. Designed to complement the surrounding facilities and encourage everyday interaction.



BBQ Area

Outdoor gathering spaces connected to the social zones of the project. Ideal for shared moments, casual meetups, and community activities.



Gated Entrance

A controlled and secure entrance that organizes access to the entire project. Enhancing privacy while maintaining smooth movement throughout the community.



Thank you for exploring Veloria. We look forward to welcoming you to a community defined by refined living, professional service, and lasting value.

Veloria is more than a residence — it is a carefully curated experience designed to elevate everyday life.

NEW CAIRO

VELORIA

SERVICED APARTMENTS

Crafting Timeless Communities.