



Telal EAST

A NEW PROJECT
BY ROYA DEVELOPMENTS





TELAL EAST NEW CAIRO

ABOUT THE DEVELOPER



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.

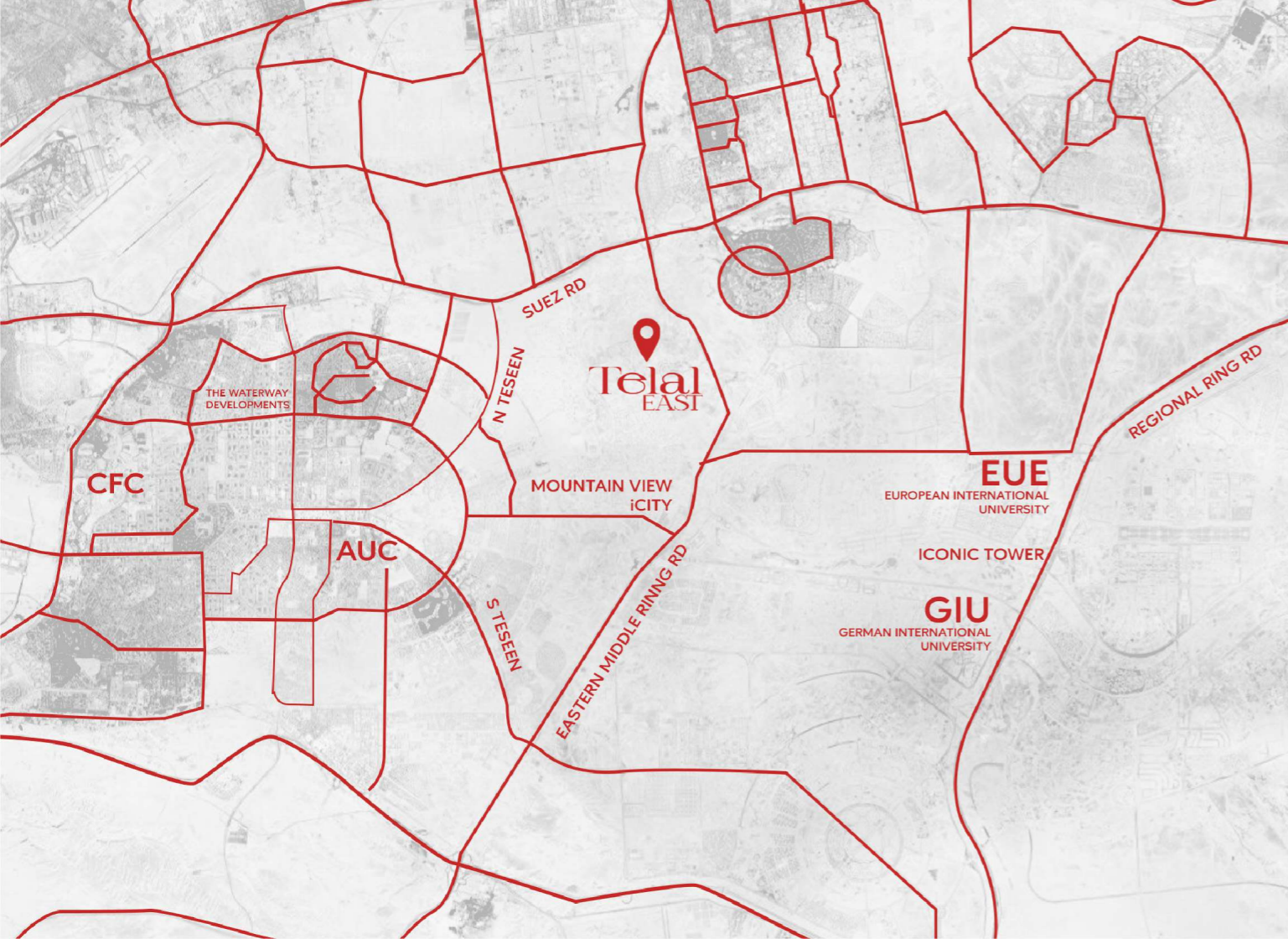
Creating an inviting new neighborhood, the fully integrated and mixed use project is spread across 184 feddan of open space, boasting of diverse alluring residences, situated at a prime location along the Middle Ring Road and in between New Cairo and the Administrative Capital.

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



TEJAL EAST NEW CAIRO

ELEVATED 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.



EMBRACING NATURAL LIVING



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

A close-up photograph of several autumn leaves in various shades of red, orange, and brown. The leaves are arranged in a way that creates a sense of depth and texture. The lighting is soft, highlighting the veins and edges of the leaves. The background is a light, neutral color, making the vibrant colors of the leaves stand out.

**SIGNATURE
VILLA**



Villa

FRONT VIEW





BACK VIEW

SIGNATURE VILLA

GROUND FLOOR

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



SELLABLE AREA	575M ²
ENCLOSED BUA	472M ²
AVERAGE PLOT AREA	658M ²

•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.
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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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A close-up photograph of several autumn leaves in various shades of orange, red, and brown. The leaves are scattered across the frame, with some showing detailed vein patterns. The background is a soft, out-of-focus light color.

**EXCLUSIVE
VILLA**



FRONT VIEW

Villa



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	492M ²
ENCLOSED BUA	395M ²
AVERAGE PLOT AREA	595M ²

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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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A close-up photograph of several autumn leaves in various shades of orange, red, and brown. The leaves are layered, with some in sharp focus and others blurred in the background. The lighting is soft, highlighting the texture and veins of the leaves. The overall mood is warm and seasonal.

**EXECUTIVE
VILLA**



FRONT VIEW

Villa



BACK VIEW

EXECUTIVE VILLA

GROUND FLOOR

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



SELLABLE AREA	362M ²
ENCLOSED BUA	300M ²
AVERAGE PLOT AREA	498M ²

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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**



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

MASTER BEDROOM	5.00 X 4.00
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 4.04



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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

SELLABLE AREA 246M²
ENCLOSED BUA 196M²
AVERAGE PLOT AREA 235M²

RECEPTION	4.95 X 6.10
DINING	6.10 X 3.00
TOILET	2.30 X 1.55
ENTRANCE	3.00 X 2.65
KITCHEN	3.60 X 3.55



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TOWN HOME

FIRST FLOOR

MASTER BEDROOM	4.15 X 3.60
DRESSING	2.50 X 2.80
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	3.60 X 3.55
TERRACE	0.40 X 1.50



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TOWN HOME

ROOF FLOOR

ROOF TERRACE 50M²

LIVING ROOM	3.35 X 3.00
TOILET	2.20 X 1.50
OUTDOOR BACK	4.55 X 6.35
OUTDOOR FRONT	6.80 X 6.35



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A close-up photograph of several autumn leaves in various shades of red, orange, and brown. The leaves are arranged in a way that creates a sense of depth and texture. The lighting is soft, highlighting the veins and edges of the leaves. The background is a light, neutral color, making the vibrant colors of the leaves stand out.

**SKY & GARDEN
VILLAS**



FRONT VIEW



BACK VIEW

GARDEN VILLA

GROUND FLOOR

SELLABLE AREA	233M ²
ENCLOSED BUA	233M ²
AVERAGE GARDEN AREA	68M ²

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 X 1.50



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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

SELLABLE AREA
ENCLOSED BUA

310M²
282M²

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 X 2.00
KITCHEN	4.60 X 3.60



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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
TERRACE	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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*PRIVATE GARDENS PERGOLAS AND/OR GROUND FLOOR SHADES ARE FOR ILLUSTRATIVE PURPOSE, AND IT COULD BE ADDED LATER UPON CLIENT REQUEST AT EXTRA COST.

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



*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.
*PLANTINGS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY.
*DRAWINGS AND DIMENSIONS ARE FOR ILLUSTRATIVE PURPOSE AND ARE SUBJECT TO MODIFICATIONS AT THE DISCRETION OF THE DEVELOPER.
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**OUR
CONSULTANT**

YBA

ARCHITECTURAL DESIGN & MASTER PLANNING