PRIVÉ

Telal East

PRIVÉ

FRAMED BY NATURE.

one. TELAL EAST / two. LOCATION / three. TELAL PRIVÉ / four. FLOORPLANS / five. THE DEVELOPER

TELAL EAST

Telal East radiates a vibrant aura, blending luxurious residences with diverse commercial spaces for leisure and entertainment.

Meticulously designed to meet modern lifestyle needs, offering private landscaped areas for all residents.

TELAL EAST
DISTINCTIVE 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, with accessibility through the Middle Ring Road, Telal East is set to be an appealing new district at the heart of New Cairo.

2 MINUTES
to Suez Road.

10 MINUTES
from AUC.

15 MINUTES
to Cairo Int'l Airport.

ADJACENT TO
Mountain View iCity
Palm Hills New Cairo.

TELAL EAST
LOCATION.

TELAL PRIVÉ

Located on a 21.5-Acre island at the heart of telal east, this neighborhood represents the most exclusive and prestigious area within the entire project. It offers a refined lifestyle surrounded by a calm, non-swimmable lagoon, creating a serene and elegant atmosphere. All units enjoy double views overlooking lush green areas, peaceful lakes, and the outer lagoon.

The community is fully private and gated, with two secure entrances, and is only accessible through other gated neighborhoods—ensuring complete exclusivity and privacy.

Designed according to telal's signature concept, each home is built on a higher level to provide clear, uninterrupted views. The neighborhood features lush green valleys and quiet, walkable streets, offering residents a truly tranquil and harmonious living experience.

Disclaimer: Drawings scale ranges are given on their relevant pages. If no scale is shown or written, the drawing is not to scale and is intended for illustrative concept purposes. • Any areas/dimensions shown in this package are subject to very minor refinements at design stages against final Architecture, Landscape design/layout, engineering requirements & municipal regulations. • The final areas/dimensions shall be confirmed once conducting coordination procedures with all involved departments & consultants (e.g. Architecture - Roads/Infrastructure, etc.) to conclude the best possible outcomes as per regulations standards and construction cost. • All included specifications, finishing package - in terms of areas, locations & configurations could vary as per any change in the municipal, architecture & operations requirements. • Elevators are shown for illustrative purposes only. • Balconies & terraces • Cladding type and color will be subject to availability at the time of construction. • Planting shown is for illustrative purpose only. • Shades are for illustration purpose, and if could be added here, are optional at request or extra cost.

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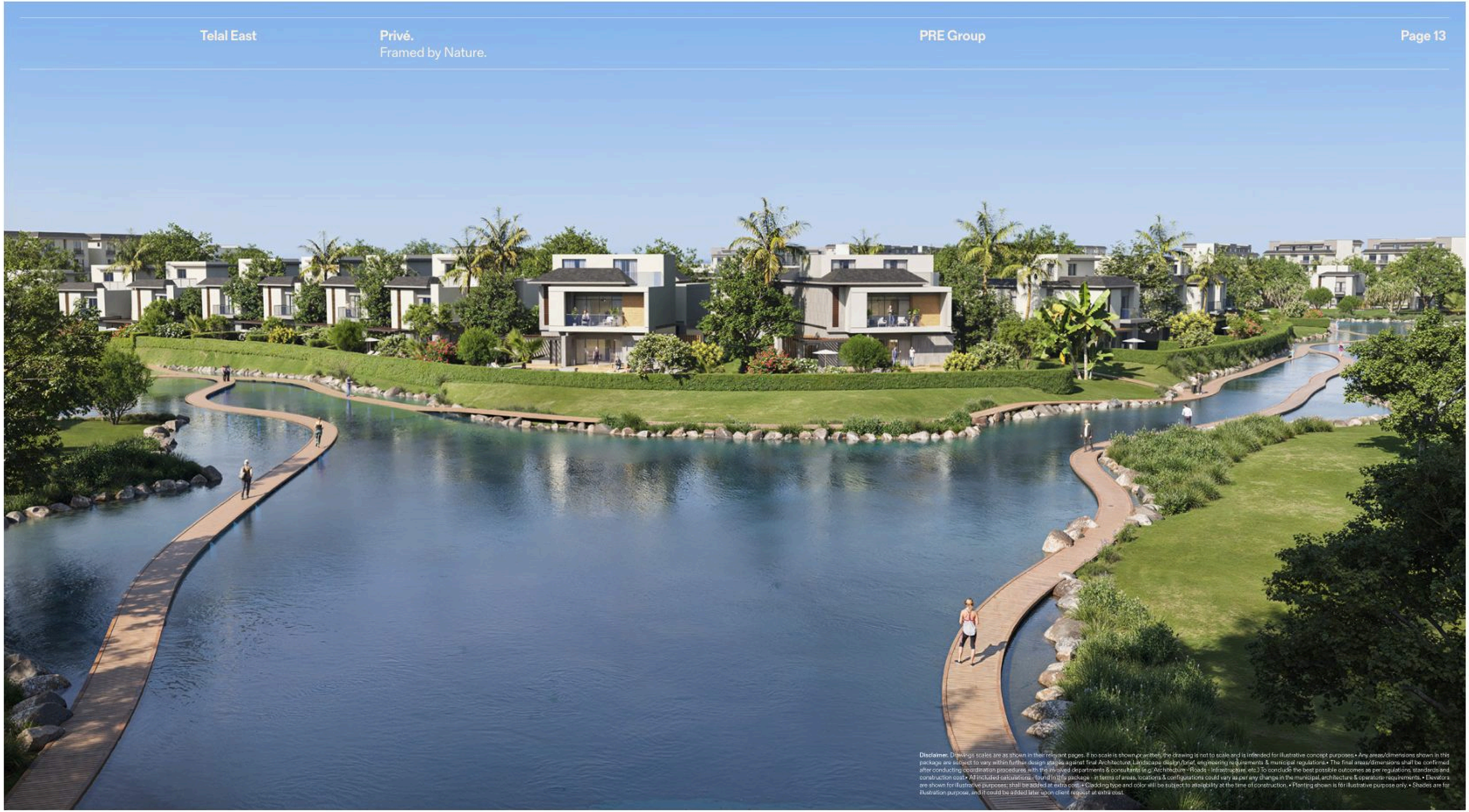
Privé.
Framed by Nature.



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FLOORPLANS

TERRACED VILLA

Senior

SELLABLE AREA
548 SQM

ENCLOSED AREA
453 SQM

ROOF TERRACE
95 SQM

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Lower Ground

Terraced Villa
Senior

LOWER GROUND

Reception & Dinning	11.25 × 6.90
Kitchen	4.20 × 3.35
Guest Toilet	1.75 × 1.45
Storage	1.40 × 1.10
Lobby	2.85 × 1.20
Maid's room & Toilet	3.50 × 2.70
Driver's room & Toilet	3.50 × 3.45
Guest Bedroom	6.00 × 3.65
Guest Bedroom Toilet	2.40 × 1.45

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Ground Floor

Terraced Villa
Senior

GROUND FLOOR

Entrance Lobby	3.70 × 2.30
Living	7.80 × 4.30
Kitchenette	2.45 × 1.90
Master Bedroom 1	3.40 × 3.00
Master Bathroom 1	3.00 × 1.50
Master Dressing 1	3.40 × 1.40
Master Bedroom 2	4.25 × 3.35
Master Bathroom 2	3.35 × 1.50
Master Bedroom 3	4.55 × 3.35
Master Bedroom Entrance	2.75 × 1.95
Master Bathroom 3	3.35 × 1.60
Master Dressing 3	2.75 × 1.60

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Roof

Terraced Villa
Senior

ROOF

Living	4.30 × 3.35
Master Bedroom	4.50 × 3.55
Master Dressing	2.30 × 2.15
Master Bathroom	2.75 × 2.15

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VILLA

Terraced

SELLABLE AREA
404 SQM

ENCLOSED AREA
354 SQM

ROOF TERRACE
50 SQM

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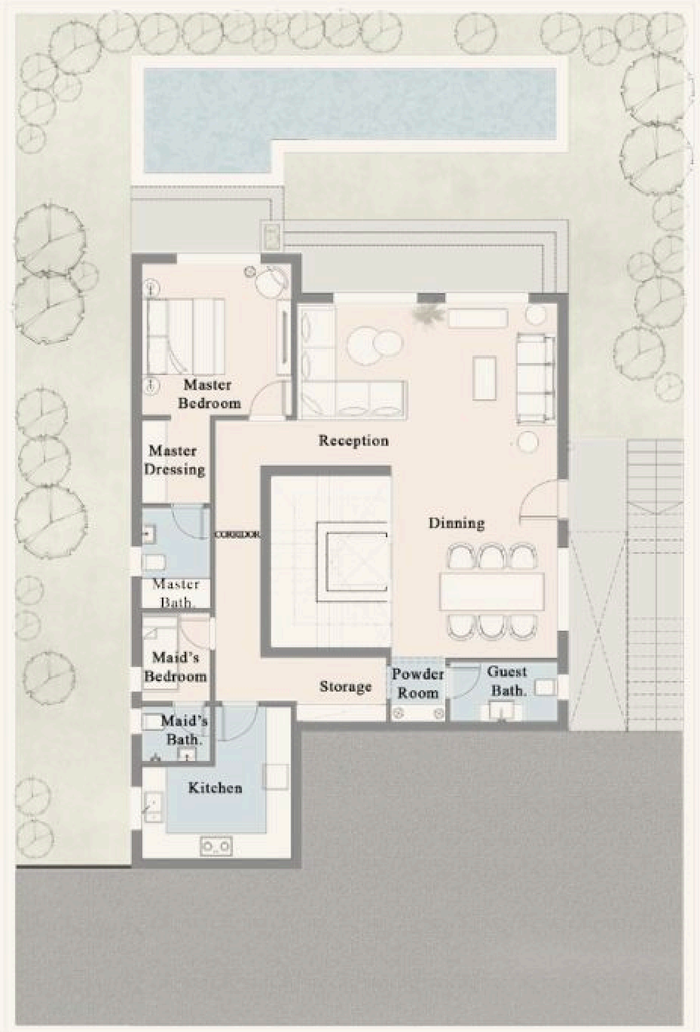

Lower Ground

Terraced Villa

LOWER GROUND

Reception	6.30 × 3.90
Dinning	4.00 × 3.30
Guest Bathroom	2.60 × 1.40
Powder Room	1.40 × 1.30
Storage	2.15 × 1.50
Kitchen	3.65 × 3.60
Master Bedroom	3.65 × 3.60
Master Dressing	2.00 × 1.65
Master Bathroom	2.40 × 1.65
Maid's Bedroom	2.15 × 1.65
Maid's Bathroom	1.65 × 1.35
Corridor	6.75 × 1.10

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Ground Floor

Terraced Villa

GROUND FLOOR

Living Room	5.55 × 4.00
Kitchenette	2.20 × 1.60
Guest Toilet	2.16 × 1.55
Master Bedroom 01	4.80 × 3.60
Master Bathroom 01	2.15 × 1.65
Master Bedroom 02	3.65 × 3.60
Master Dressing	2.00 × 1.65
Master Bathroom 02	2.40 × 1.65
Terrace	6.40 × 2.95
Corridor	4.50 × 1.10

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Roof

Terraced Villa

ROOF

Living Room	4.00 × 3.55
Terrace	5.45 × 1.10
Master Bedroom	4.95 × 3.16
Master Dressing	1.70 × 1.65
Master Bathroom	2.85 × 1.65

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VILLA

Signature

SELLABLE AREA
575 SQM

ENCLOSED AREA
472 SQM

ROOF TERRACE
103 SQM

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Disclaimer: Drawings scale as shown on A1 and A3 size sheets. If no scale is shown/written, the drawing is not to scale and is intended for illustrative concept purposes. • Any dimensions shown on this plan/sketch are subject to variation during the detailed Town Architecture, Landscape design/brief, engineering requirements & municipal regulations. • The final area/dimensions of the parcel/unit may vary after conducting coordination with the relevant authorities and service departments & consultants (e.g. Architecture - Roads - Infrastructure, etc.) to conclude the best possible outcomes as per regulations, standards and construction cost. • All underground services - found in the purpose - in terms of areas, locations & configurations could vary as a company changes in the municipal architecture & operators requirements. • Elevations are shown for illustrative purposes only to scale the landscape. • Selected trees and color will be subject to availability at the time of construction. • Planting shown is for illustrative purposes and it could be modified upon client request (e.g. fruits & co).

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Ground Floor

Signature Villa

GROUND FLOOR

Reception	10.80 × 6.25
Entrance Lobby	3.70 × 2.70
Lobby	1.80 × 2.50
Guest Toilet	1.85 × 1.80
Guest Room	4.50 × 4.10
Bathroom	2.50 × 1.80
Dressing	1.90 × 1.85
Maid's Room + Toilet	4.60 × 1.70
Kitchen	4.60 × 4.50

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First Floor

Signature Villa

FIRST FLOOR

Master Bedroom	5.75 × 4.90
Master Bathroom 1	3.10 × 2.75
Master Bathroom 2	3.10 × 2.75
Her Dressing	4.15 × 2.75
His Dressing	3.05 × 2.75
Terrace	5.20 × 1.95
Living Room	4.60 × 3.60
Bedroom 1	5.20 × 3.75
Bathroom 1	2.50 × 1.80
Bedroom 2	3.60 × 3.60
Bathroom 2	2.40 × 1.80
Bedroom 3	3.80 × 3.60
Bathroom 3	2.30 × 1.65
Terrace	7.40 × 1.80

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Roof

Signature Villa

ROOF

Master Bedroom	3.55 × 3.85
Master Dressing	2.25 × 1.60
Master Bathroom	2.25 × 1.80
Living	3.55 × 3.40
Toilet	2.50 × 1.40

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VILLA

Executive

SELLABLE AREA
362 SQM

ENCLOSED AREA
300 SQM

ROOF TERRACE
62 SQM

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Ground Floor

Executive Villa

GROUND FLOOR

Reception & Dinning	7.80 × 6.90
Lobby	7.20 × 1.65
Guest toilet	2.40 × 1.45
Maid's room + Toilet	3.90 × 1.55
Kitchen	4.30 × 3.05

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First Floor

Executive Villa

FIRST FLOOR

Master Bedroom	4.65 × 4.30
Master Bathroom	2.30 × 1.80
Dressing	3.00 × 2.95
Terrace	3.30 × 1.25
Living	4.65 × 3.75
Lobby	5.80 × 1.35
Bedroom 1	4.65 × 3.95
Bedroom	2.50 × 1.70
Terrace	1.75 × 0.30
Bedroom 2	4.00 × 3.75
Bathroom	2.40 × 1.85
Terrace	3.75 × 0.80

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Roof

Executive Villa

ROOF

Master Bedroom	3.40 × 3.20
Dressing	1.45 × 1.05
Bathroom	2.15 × 1.45

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VILLA

Stone

SELLABLE AREA
295 SQM

ENCLOSED AREA
253 SQM

ROOF TERRACE
42 SQM

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Ground Floor

Stone
Villa

GROUND FLOOR

Reception	7.65 × 4.10
Dinning	5.00 × 4.30
Lobby	2.05 × 3.25
Maid's room + Toilet	3.00 × 1.60
Guest toilet	1.20 × 3.55
Kitchen	3.00 × 3.75

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First Floor

Stone Villa

FIRST FLOOR

Master Bedroom	5.00 × 4.00
Master Bathroom	2.55 × 1.80
Dressing	2.55 × 1.70
Terrace	2.00 × 1.00
Living	5.00 × 4.30
Bedroom 1	3.80 × 3.65
Dressing	2.35 × 1.50
Terrace	1.75 × 0.20
Bedroom 2	3.90 × 3.60
Bathroom	2.65 × 1.35
Terrace	2.30 × 0.40

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Roof

Stone
Villa

ROOF

Bedroom	3.55 × 3.25
Toilet	3.05 × 1.25
Corridor	3.65 × 1.10

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TOWNHOMES

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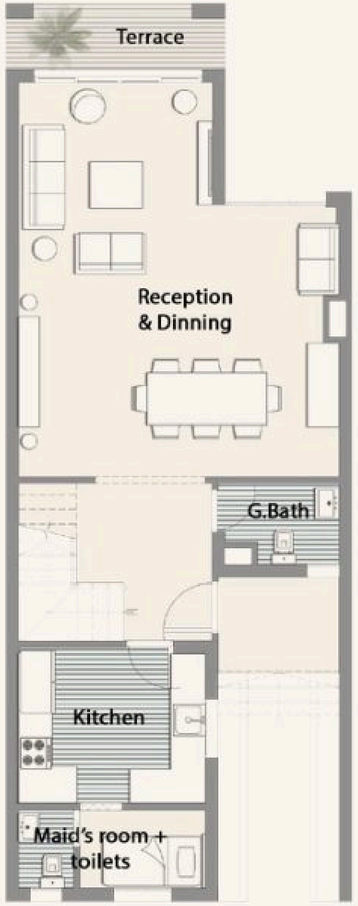

Ground Floor

Townhomes
Corner

SELLABLE AREA
263 SQM

ENCLOSED AREA
229 SQM

ROOF TERRACE
34 SQM

GROUND FLOOR

Reception & Dinning	7.50 × 6.10
Guest Bathroom	2.30 × 1.55
Kitchen	3.55 × 3.00
Maid's Room + Toilet	3.55 × 1.50
Lobby	3.00 × 2.58
Terrace	4.00 × 1.30

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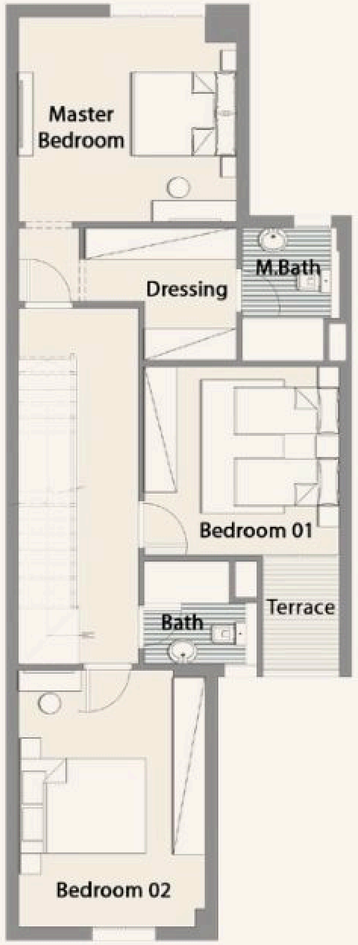

First Floor

Townhomes
Corner

FIRST FLOOR

Master Bedroom	4.15 × 3.90
Dressing	3.00 × 2.50
Master Bathroom	2.50 × 1.85
Bedroom 01	3.70 × 3.60
Terrace	2.30 × 1.45
Bedroom 02	4.90 × 3.55
Bathroom	2.15 × 1.95
Lobby	6.80 × 1.18

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Roof

Townhomes
Corner

ROOF

Living	3.00 × 2.80
Bedroom	3.52 × 3.50
Bathroom 01	2.00 × 1.50
Bathroom 02	2.52 × 1.50

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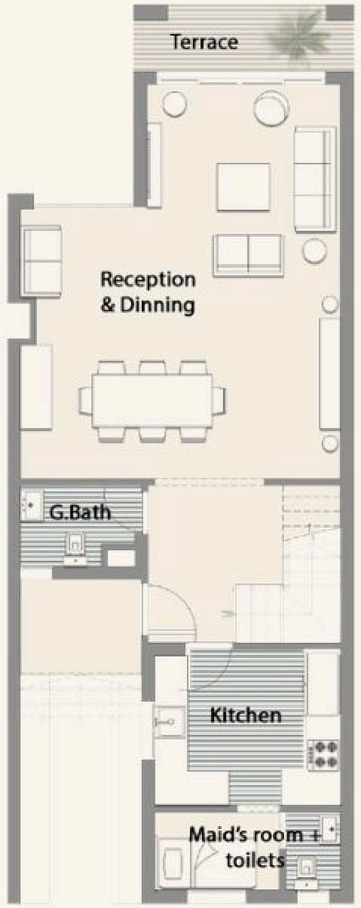

Ground Floor

Townhomes
Middle

SELLABLE AREA
262 SQM

ENCLOSED AREA
219 SQM

ROOF TERRACE
43 SQM

GROUND FLOOR

Reception & Dinning	7.50 × 6.10
Guest Bathroom	2.30 × 1.55
Kitchen	3.55 × 3.00
Maid's Room + Toilet	3.55 × 1.50
Lobby	3.00 × 2.58
Terrace	4.00 × 1.30

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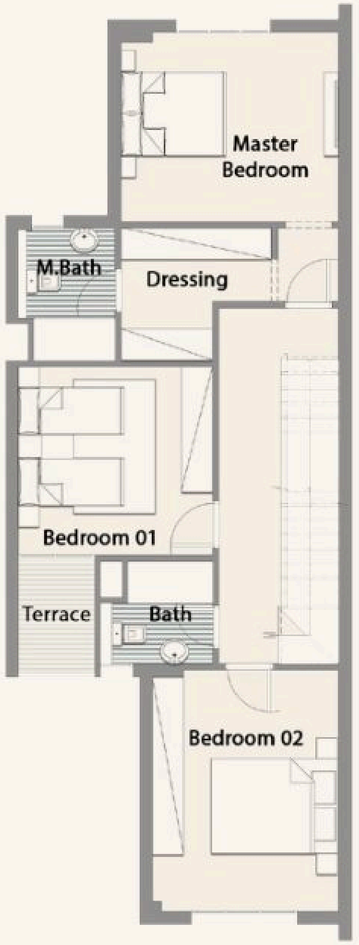

First Floor

Townhomes
Middle

FIRST FLOOR

Master bedroom	4.15 x 3.60
Dressing	3.00 x 2.50
Master Bathroom	2.50 x 1.85
Bedroom 01	3.70 x 3.60
Terrace	2.30 x 1.45
Bedroom 02	4.60 x 3.55
Bathroom	2.15 x 1.95
Lobby	6.80 x 1.18

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Roof

Townhomes
Middle

ROOF

Living	3.00 × 2.80
Bedroom	4.15 × 3.50
Bathroom	2.40 × 1.50

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PRE GROUP PROJECTS

Telal Sokhna	IVOIRE EAST	Telal East	IVOIRE WEST	SOUL	Telal North
Peâks	By	Selection	ZIAG	PARK V	shores
THE HILLS	Stone Park	THE < BIG BUSINESS DISTRICT	Brookview.	CR	MASSIV
Jebal SOKHNA	THE BROOKS	Hadaba OCTOBER	ISLE	Oak Residence	Crimson HEIGHTS
covaya	point90	STONE Residence NEW CAIRO			

P
R E GROUP

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