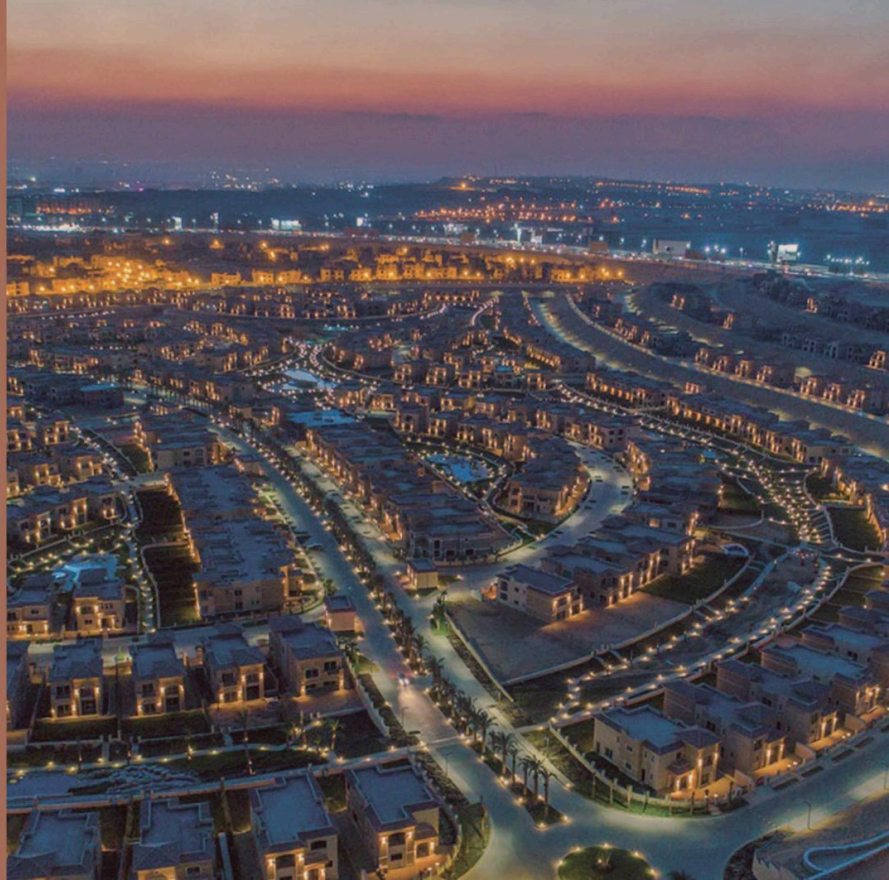

The
Hills
AT STONE PARK
WILLOWS

Roya Developments has been at the forefront of Egypt's real estate market since 2007, with a distinguished portfolio various stages of planning, progress and delivery 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 Ain El Sokhna, Stone Park and The Hills in New Cairo.




Introducing
The
Hills
AT STONE PARK
WILLOWS

Welcome to

The Hills AT STONE PARK WILLOWS

The Hills is designed with unparalleled meticulousness to create a fully integrated environment for its residents, catering to a seamless lifestyle that encompasses all their needs.



THE DREAM LOCATION

Accessibility is not merely a buzz word used in conjunction with The Hills' location. Located at the heart of Katameya, The Hills redefines the meaning of being truly accessible with its proximity to the New Capital, New Cairo and Katameya's most vibrant spots. It is secluded from the busy city life, yet close to Cairo's vital areas.

10 Minutes from Cairo International Airport
15 Minutes from Heliopolis and Nasr City
20 Minutes from the New Administrative Capital
30 Minutes from Downtown's Tahrir Square





MASTERPLAN

The Hills boasts a diverse selection of homes, offering panoramic views of Stone Park from an elevated height; a landscape designed with state-of-the-art amenities. The options are endless at The Hills: Stone, Exclusive, Executive, or Signature Villas, Townhomes and Twin Homes. No matter what you choose, there is guaranteed seclusion and privacy for the residents of the esteemed community.



LIVE UP TO YOUR DREAMS

The Hills offers a home for someone with an eye for impeccable detail and quality.
From enchanting panoramic views to picturesque water features and uninterrupted greenery,
it is a heightened experience of life suited for your wildest dreams.





LIVE UP TO YOUR EXPECTATIONS

At The Hills, every attention has been made to intricate details, from modern finished homes to never-ending lush green landscape with private parks overlooking shimmering blue lakes and pools designed for the residents' leisure.





LIVE UP TO YOUR ASPIRATIONS

Whether it's a family that wants to enjoy moments of bliss together, friends that are looking for a fun time or someone who wants to indulge in some me time. The Hills offers a private community center and a variety of amenities with all its residents' lifestyle needs in mind.





LIVE UP TO YOUR AMBITIONS

The Hills caters to your daily needs by offering convenient access to one of the top retailed and commercial destinations in New Cairo. The Hills is designed with your daily comfort and convenience in mind.



GRAND ARCHITECTURE

Tastefully styled with contemporary Mediterranean Architecture exteriors, each residence at Willows is surrounded by tranquil waters and lush greenery with ensured privacy and comfort.

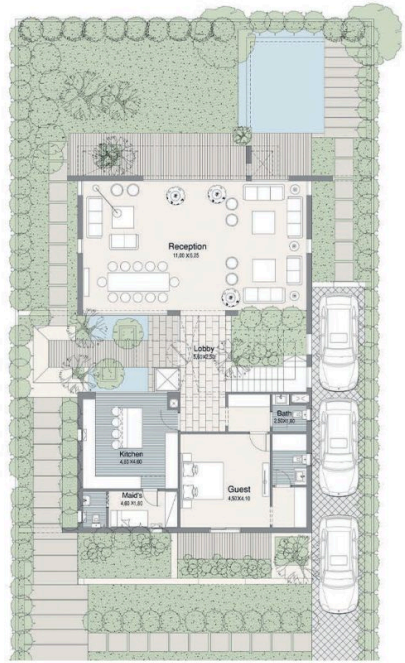


FLOORPLANS & RENDERS



The Signature Villa boasts Large open entertaining spaces, a Master Wing a with his and hers bath and dressing rooms.
4 En-Suite bedrooms, and a variety of family entertainment on the roof with an expansive terrace overlooking the city.


BACK VIEW



TOTAL UNIT AREA	452.00

GROUND FLOOR	177.50
RECEPTION	11.00x6.25
LOBBY	5.60x2.50
BATHROOM	2.50x1.80
GUEST ROOM	4.50x4.10
MAID	4.60x1.80
KITCHEN	4.60x4.60

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SIGNATURE VILLA



FIRST FLOOR	210.75
MASTER BEDROOM	5.25X5.10
MASTER BATHROOM-1	3.00X2.65
MASTER BATHROOM-2	3.00X2.65
HER DRESSING	3.95X3.15
HIS DRESSING	3.15X3.15
TERRACE	5.25X1.95
LIVING	4.60X3.50
BEDROOM -1	4.60X3.90
BATHROOM -1	2.50X1.80
BEDROOM -2	3.75X3.50
BEDROOM -3	2.20X1.70
TERRACE	7.30X2.00



ROOF FLOOR	63.78
LIVING	5.05X3.50
GYM	3.50X3.40
SPA	3.50X2.20
TOILET	5.20X1.20
OUTDOOR BACK	11.3X2.85
OUTDOOR FRONT	10.90X7.70

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SIGNATURE
VILLA



EXCLUSIVE VILLA

The Exclusive Villa Contemporary Mediterranean architectural style homes with internal outdoor courts, accompanied by a mix of city views and wide valley views.


BACK VIEW



TOTAL UNIT AREA	375.10

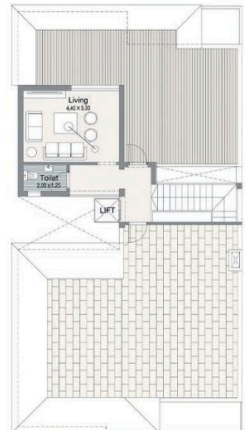
GROUND FLOOR	152.65
RECEPTION	10.00X6.75
LOBBY	4.00X1.80
OFFICE	4.00X3.50
MAID	3.70X1.60
KITCHEN	4.30X4.00

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EXCLUSIVE VILLA



FIRST FLOOR	185.30
Master Bedroom	5.25x5.15
Master Bathroom	4.30x2.00
Dressing	4.30x2.40
Terrace	5.30x1.75
Living	4.50x3.60
Bedroom -1	4.55x3.60
Bedroom -2	4.00x3.90
Bathroom -2	2.50x1.80
Bedroom -3	4.00x4.00
Terrace	5.95x1.35



ROOF FLOOR	37.15
LIVING	4.40x3.30
TOILET	2.00x1.25
OUTDOOR BACK	9.25x6.15
OUTDOOR FRONT	8.75x7.95

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EXCLUSIVE VILLA

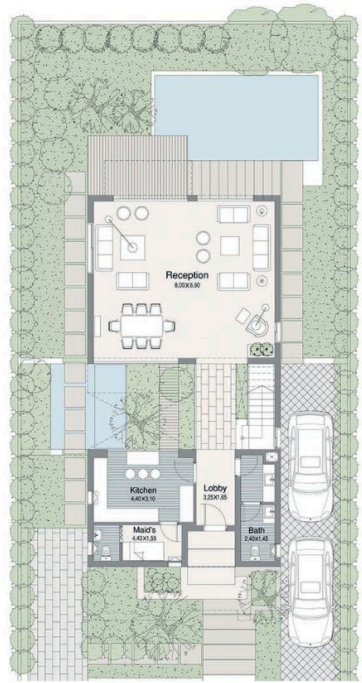


EXECUTIVE VILLA

The Executive Villa is perfectly appointed with everything the modern family requires, relaxing spaces within lush surroundings where every room overlooks an enchanting outdoor experience.



BACK VIEW

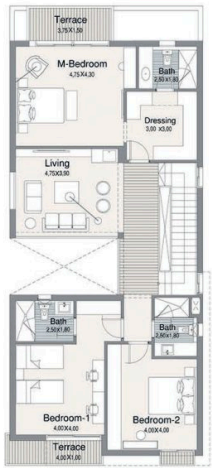


TOTAL UNIT AREA	293.60

GROUND FLOOR	116.40
RECEPTION	8.00x6.90
LOBBY	3.25x1.65
BATHROOM	2.40x1.45
MAID	4.40x1.55
KITCHEN	4.40x3.10

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EXECUTIVE VILLA



FIRST FLOOR	145.40
MASTER BEDROOM	4.75x4.30
BATHROOM	2.50x1.80
DRESSING	3.00x3.00
TERRACE	3.75x1.50
LIVING	4.75x3.90
BEDROOM -1	4.00x4.00
BATHROOM -1	2.50x1.80
TERRACE	4.00x1.00
BEDROOM -2	4.00x4.00
BATHROOM -2	2.50x1.80
TERRACE	0.50x1.50



ROOF FLOOR	31.80
LIVING	3.80x3.00
TOILET	3.00x1.10
OUTDOOR BACK	7.25x3.85
OUTDOOR FRONT	6.70x5.80

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EXECUTIVE VILLA



STONE VILLA

The Stone Villa is a unique one-sided stand-alone that is ideal for small families or couples seeking luxury and seclusion.


BACK VIEW

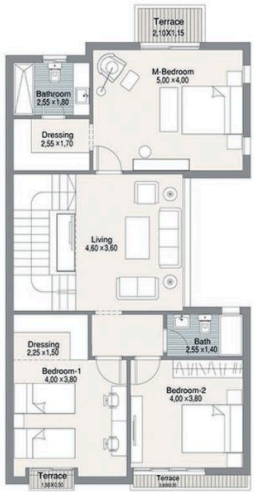


TOTAL UNIT AREA	239.15

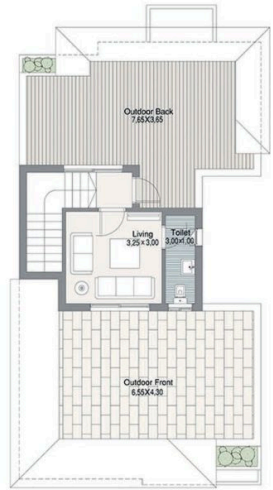
GROUND FLOOR	99.37
RECEPTION	7.00X4.40
DINING	5.00X4.15
ENTRANCE	3.15X1.50
MAID	4.00X1.50
KITCHEN	4.00X2.85

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STONE VILLA



FIRST FLOOR	113.73
MASTER BEDROOM	5.00x4.00
MASTER BATHROOM	2.55x1.80
DRESSING	2.55x1.70
TERRACE	2.10x1.15
LIVING	4.60x3.60
BEDROOM -1	4.00x3.80
TERRACE	3.90x0.50
BEDROOM -2	4.00x3.80
DRESSING	2.25x1.50
BATHROOM	2.55x1.40
TERRACE	1.50x0.50



ROOF FLOOR	26.00
LIVING	3.25x3.00
TOILET	3.00x1.00
OUTDOOR BACK	7.65x3.65
OUTDOOR FRONT	6.55x4.30

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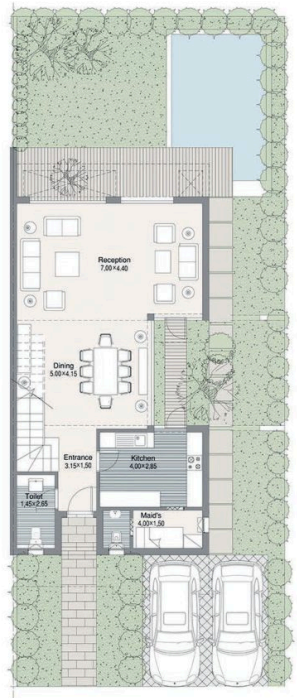
STONE VILLA



TWIN HOME

Semi attached villa, surrounded by the lavish landscape with internal semi courts,
allowing for views for the different spaces connecting the indoors with the outdoors.


BACK VIEW



TOTAL UNIT AREA	228.15

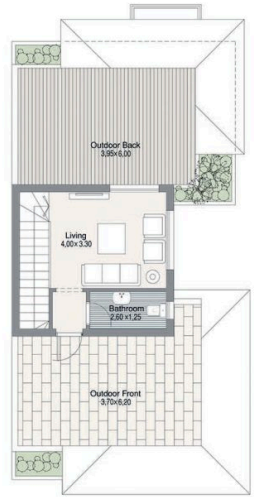
GROUND FLOOR	92.85
RECEPTION	7.00x4.40
DINING	5.00x4.15
ENTRANCE	3.15X1.50
TOILET	1.45x2.65
MAID	4.00x1.50
KITCHEN	4.00x2.85

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TWIN HOME



FIRST FLOOR	107.85
MASTER BEDROOM	5.00x4.00
DRESSING	2.75x1.70
TERRACE	2.15x1.15
MASTER BEDROOM	2.75x1.90
LIVING	4.00x3.20
BATHROOM	2.35x1.70
BEDROOM -1	3.60x3.50
BEDROOM -2	4.00x3.60
TERRACE	3.85x0.60



ROOF FLOOR	27.40
LIVING	4.00x3.30
TOILET	2.60x1.25
OUTDOOR BACK	3.95x6.00
OUTDOOR FRONT	3.70x6.20

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TWIN HOME



TOWNHOME

A six-plex town home overlooking lush greenery with stunning contemporary Mediterranean architectural style.



BACK VIEW

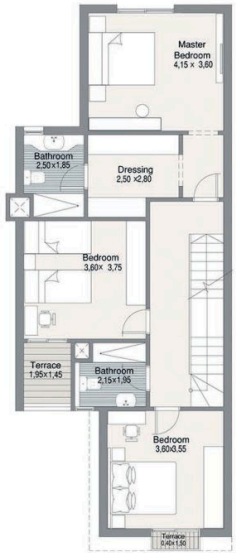


TOTAL UNIT AREA	187.00

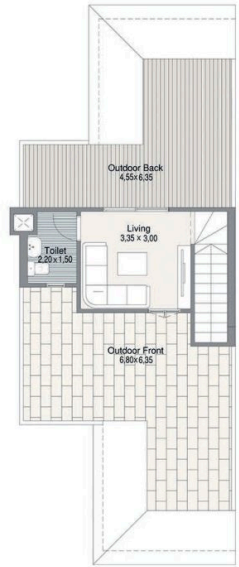
GROUND FLOOR	79.60
RECEPTION	4.95x6.10
DINING	6.10x3.00
TOILET	2.30x1.55
ENTRANCE	3.00x2.65
KITCHEN	3.60x3.55

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TOWNHOME



FIRST FLOOR	87.00
MASTER BEDROOM	4.15x3.60
DRESSING	2.50x2.80
MASTER BATHROOM	2.50x1.85
BEDROOM -1	3.60x3.75
BATHROOM	2.15x1.95
TERRACE	1.95x1.45
BEDROOM -2	3.60x3.55
TERRACE	0.40x1.50



ROOF FLOOR	20.45
LIVING	3.35x3.00
TOILET	2.20x1.50
OUTDOOR BACK	4.55x6.35
OUTDOOR FRONT	6.80x6.35

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TOWNHOME

OUR CONSULTANTS

YBA

ARCHITECTURAL DESIGN AND MASTER PLANNIG

GRID

DESIGN&
ENGINEERING

MASTERPLAN VISION

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