

Telal

EL SOKHNA



RÔYA
DEVELOPMENTS

WELCOME TO TELAL





FROM **ROYA** TO **REALITY**

Founded in 2007 as an offshoot of TIBA for R.E. Development by Engineer Hesham Shoukri, Roya Developments is one of the country's fastest growing holding companies in the fields of 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 promises to always deliver a unique way of life.

Chaired by Engineer Hesham Shoukri, who has over 20 years' experience, Roya Group owns 13 companies including TIBA Company, Okoplan and Roya for Development of Real Estate and Tourism. Roya boasts unique developments & resorts such as the astonishing La Vista 1 & 2 in Ain El Sokhna & El Patio 1 & 2 in New Cairo.





WELCOME TO TELAL EL SOKHNA

Located only 90 minutes away from Downtown Cairo and nestled in the charming Ain El Sokhna mountains, Telal El Sokhna is your home away from home. With its unspoiled crystal waters and the longest beach in Ain El Sokhna, this perfect getaway

offers its residents a tranquil finer side of life. Set along a 6km beach front and only 35km from El Sokhna highway, this all year-round resort was designed exclusively for you.

10 MINUTES FROM GALALA CITY
45 MINUTES FROM NEW CAPITAL CITY
60 MINUTES FROM NEW CAIRO





PANORAMIC SEA VIEWS FROM EVERY UNIT

Master planned by the German Oekoplan Consultant Engineers and tiered from +7m to +84m above sea level, the resort has been divided into a series of terraces, each having a full panoramic view of the sea and set among perfectly manicured green open spaces.

Occupying 12% of the 2.5 million sqm total land area, homes enjoy privacy, spectacular sea views and tranquil living amidst water features, pools and beautiful scenery unlike anywhere else

MASTERPLAN BY



6 km. Promenade

T7

Main Road

Hotel

Hotel

Gate 01

Commercial, and Service Area

Gate 02

Gate 03



ARCHITECTURE MEETS NATURE

The architectural concept of Telal Al Sokhna blends the Mediterranean and modern schools of design. Founded in Stuttgart in 1990, Oekoplan Consultant Engineers, brought its ethos of applying progressive design approaches to urban context in relation to the natural surroundings of Telal Al

Sokhna. With innovative designs and state-of-the-art technologies, your home at Telal has been designed with your comfort in mind. Inspired by the surrounding natural elements, earthy tones and shades of sky blue complete the elegant overall design of Telal.



PRACTICAL DESIGNS

Designed with practicality in mind, homes are perfectly spaced allowing for privacy and maximum utilization of space with greenery and sea views all around. As a pedestrian friendly environment, pathways, walkways and wooden bridges allow for a car free and noise free atmosphere.

Take a stroll and enjoy the view of the sunset all around, or let the little ones safely explore their surroundings; your peace of mind and easy mobility are details all taken care of.

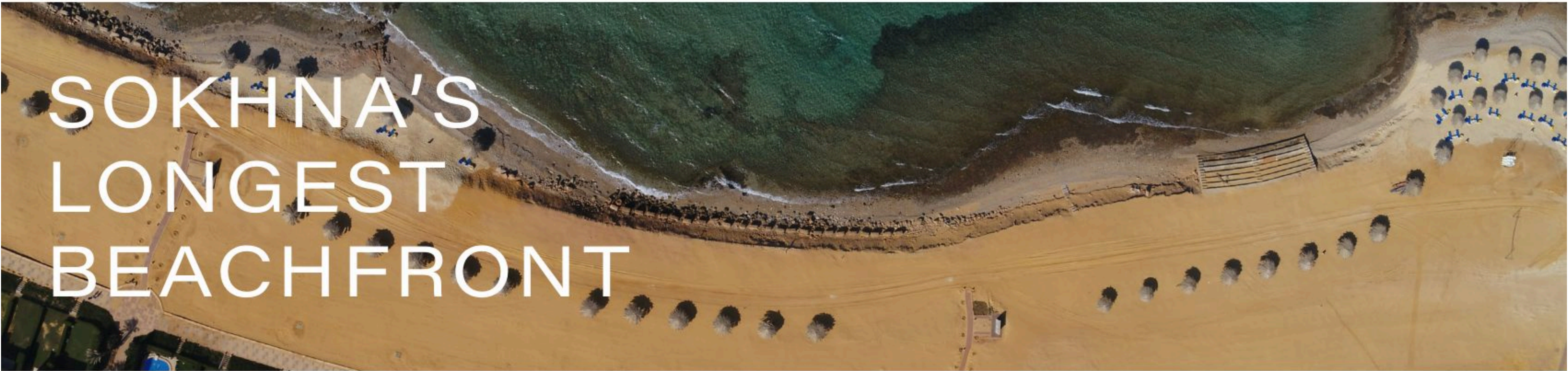
LIFE AT TELAL 





With Chalets, Villas and Twin Villas, at Telal T7 you are spoiled for choice. Wake up to an unparalleled view to start your day or take a stroll around the amenity-laden neighborhood. Pamper yourself at

the hotel just around the corner or have a lazy day at the beach only steps away. At Telal T7, your everyday is an unforgettable experience.



Telal is home to Ain El Sokhna's longest beach front. Stretched across 6km, this mesmerizing beach is the place to relax, unwind and bask in the warmth of the sun. Whether you are a water sports enthusiast or simply looking for a getaway, this crystalline shore is the place to be.

AN UNRIVALED
6 KM BEACHFRONT

A DEDICATED CLUBHOUSE



Should you want to unwind and shake off the stress with a massage, keep your workout routine uninterrupted or simply take a break from the kids, the Clubhouse is the place to go.

24 LEISURE SWIMMING POOLS



With 24 swimming pools nestled throughout the green open spaces, your morning laps or your afternoon dips will be an unrivalled journey of relaxation.

BEACH ACTIVITIES



Indulge the athlete in you with an array of sports facilities to choose from. From a grand football pitch to basketball & tennis courts, at Telal everything is at your service.

MEDICAL CLINICS



The safety and wellbeing of you and your loved ones is always a priority which is why Telal Al Sokhna has dedicated a clinic with 24-hour medical services in case of an emergency and for your peace of mind.

FLOORPLANS & RENDERS

Disclaimer:
Diagrams and dimensions are for illustrative purposes only and subject to change.





Villa Type AS

Total area 360 m²

Ground Floor

1	Main Entrance	1.6 X 1.8 m ²
2	Foyer	1.5 X 4.3 m ²
3	Lobby	1.5 X 2.8 m ²
4	Maid's Bedroom	3.1 X 1.7 m ²
5	Maid's Bathroom	1.9 X 1.4 m ²
6	Toilet	1.6 X 3.6 m ²
7	Kitchen	3.6 X 2.8 m ²
8	Reception & Dining	10. X 8.0 m ²
9	Lobby	1.2 X 1.6 m ²
10	Guest Bath	2.3 X 1.6 m ²
11	Guest Room	3.1 X 3.2 m ²
12	Terrace	9.8 X 1.5 m ²
13	Stairs	



Villa Type AS

Total area 360 m²

First Floor

14	Staircase	3.7 X 2.5 m ²
15	Lobby	2.3 X 2.6 m ²
16	Corridor	1.2 X 5.0 m ²
17	Bedroom	4.0 X 5.0 m ²
18	Bedroom	4.0 X 5.0 m ²
19	Bathroom	2.9 X 2.0 m ²
20	Bedroom	4.0 X 3.5 m ²
21	Bathroom	2.6 X 2.0 m ²
22	Bedroom	4.4 X 4.7 m ²
23	Master Bedroom	4.7 X 4.5 m ²
24	Master Bathroom	2.5 X 1.7 m ²
25	Dressing Room	1.9 X 1.7 m ²
26	Kitchenette	4.7 X 1.7 m ²
27	Terrace	5.5 X 1.6 m ²



 TWIN VILLA CS



Twin Villa Type CS

Total area 180 m²

Ground Floor

1	Main Entrance	2.3 X 0.6 m ²
2	Entrance Corridor	1.2 X 3.8 m ²
3	Lobby	2.3 X 2.2 m ²
4	Lobby	1.6 X 2.8 m ²
5	Reception & Dining	5.3 X 6.5 m ²
6	Kitchen	3.2 X 4.0 m ²
7	Toilet	2.4 X 1.2 m ²
8	Maid's Bathroom	1.9 X 1.6 m ²
9	Maid's Bedroom	1.9 X 2.9 m ²
10	Terrace	5.2 X 1.6 m ²
11	Stairs	



Twin Villa Type CS

Total area 180 m²

First Floor

12	Staircase	1.0 X 5.0 m ²
13	Lobby	2.3 X 1.6 m ²
14	Corridor	1.0 X 2.2 m ²
15	Master Bedroom	5.3 X 3.3 m ²
16	Master Bathroom	3.2 X 1.7 m ²
17	Bedroom	3.6 X 3.4 m ²
18	Bathroom	2.4 X 1.7 m ²
19	Bedroom	3.2 X 4.6 m ²
20	Terrace	5.3 X 1.8 m ²



 TWIN VILLA DS



Twin Villa Type DS

Total area 140 m²

Ground Floor

1	Main Entrance	2.3 X 0.6 m ²
2	Entrance Corridor	1.1 X 3.8 m ²
3	Lobby	1.8 X 4.4 m ²
4	Reception & Dining	4.8 X 4.6 m ²
5	Kitchen	2.4 X 3.1 m ²
6	Toilet	2.4 X 1.2 m ²
7	Maid's Bathroom	1.8 X 1.5 m ²
8	Maid's Bedroom	1.8 X 2.2 m ²
9	Terrace	4.7 X 1.2 m ²
10	Stairs	



Twin Villa Type DS

Total area 140 m²

First Floor

11	Staircase	
12	Corridor	1.0 X 4.3 m ²
13	Master Bedroom	1.0 X 3.9 m ²
14	Master Bathroom	4.8 X 3.0 m ²
15	Bedroom	3.2 X 1.5 m ²
16	Bathroom	3.2 X 2.9 m ²
17	Lobby	1.5 X 1.8 m ²
18	Bedroom	1.2 X 1.9 m ²
19	Terrace	3.2 X 3.1 m ²



 SENIOR CHALET G3



Senior Chalet Type G3

Unit A

Total area	125 m ²
Private garden area	120 m ²

Ground Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



Senior Chalet Type G3

Unit B

Total area	125 m ²
Private garden area	120 m ²

Ground Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



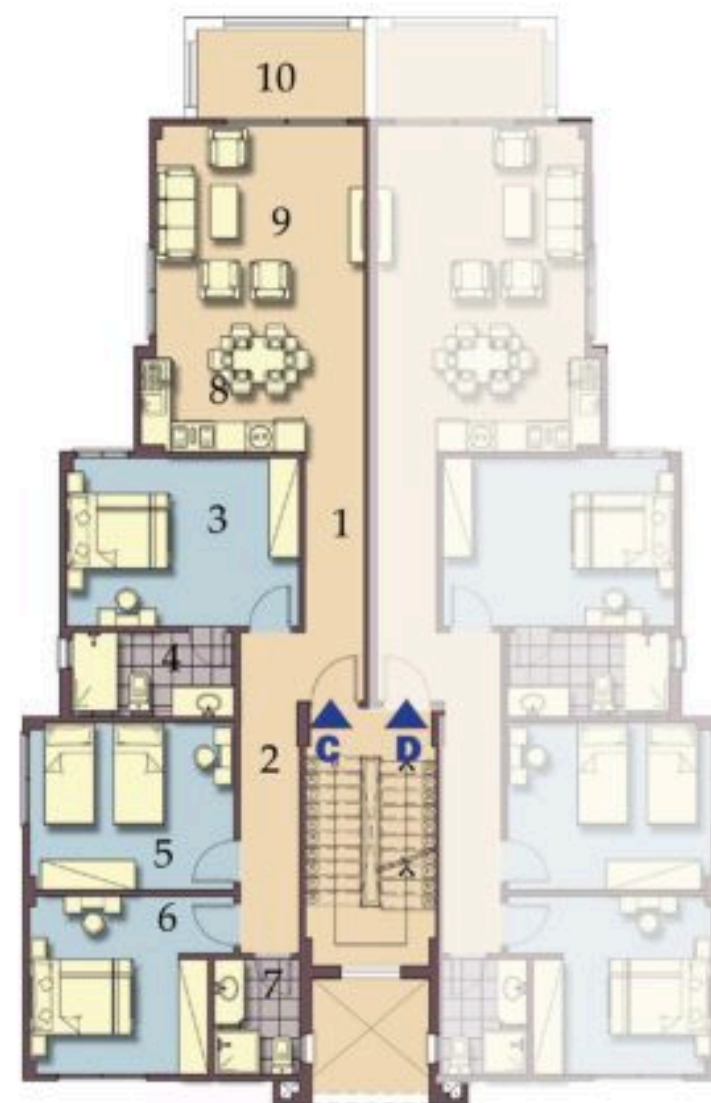
Senior Chalet Type G3

Unit C

Total area 125 m²

First Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



Senior Chalet Type G3

Unit D

Total area 125 m²

First Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



Senior Chalet Type G3

Unit E

Total area 125 m²

Second Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



Senior Chalet Type G3

Unit F

Total area 125 m²

Second Floor

1	Corridor 1	5.84 x 1.20 m ²
2	Corridor 2	6.48 x 1.20 m ²
3	Bedroom 1	4.70 X 3.40 m ²
4	Bathroom 1	3.25 X 1.70 m ²
5	Bedroom 2	4.10 X 3.35 m ²
6	Bedroom 3	3.70 X 3.60 m ²
7	Bathroom 2	2.30 X 1.70 m ²
8	Kitchenette & Dining	4.20 X 2.80 m ²
9	Living Room	3.80 X 4.20 m ²
10	Terrace	3.37 X 1.80 m ²



 CHALET H3



Chalet Type H3

Unit A Corner

Total area	96 m ²
Private garden area	60 m ²

Ground Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²



Chalet Type H3

Unit A

Total area	96 m ²
Private garden area	50 m ²

Ground Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²



Chalet Type H3

Unit B Corner

Total area	96 m ²
Private garden area	60 m ²

Ground Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²



Chalet Type H3

Unit B

Total area	96 m ²
Private garden area	50 m ²

Ground Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²



Chalet Type H3

Unit C & E

Total area 96 m²

Typical Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²



Chalet Type H3

Unit D & F

Total area 96 m²

Typical Floor

1	Entrance	3.80 x 1.20 m ²
2	Dining & Kitchenette	4.00 x 3.35 m ²
3	Living	4.00 x 3.35 m ²
4	Terrace 1	4.00 X 1.80 m ²
5	Bathroom	2.70 X 1.85 m ²
6	Bedroom 1	3.60 X 3.00 m ²
7	Terrace 2	1.90 X 1.40 m ²
8	Bedroom 2	4.20 X 3.60 m ²
9	Corridor	3.60 X 1.10 m ²





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