

The
Hills
AT STONE PARK

— OAK —
RESIDENCES

CLUSTER 06



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 promises to always deliver more than just brick and mortar. It delivers the true meaning of genuinely thriving lives through upscale living.

Roya Developments 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, Telal East and The Hills in New Cairo.

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The Hills Oak Residences, created with unparalleled distinctiveness and nestled amidst endless greenery. It boasts world class architectural designs with panoramic views to picturesque water features designed for the perfect connection with nature within a flourishing community.



CLUSTER 06



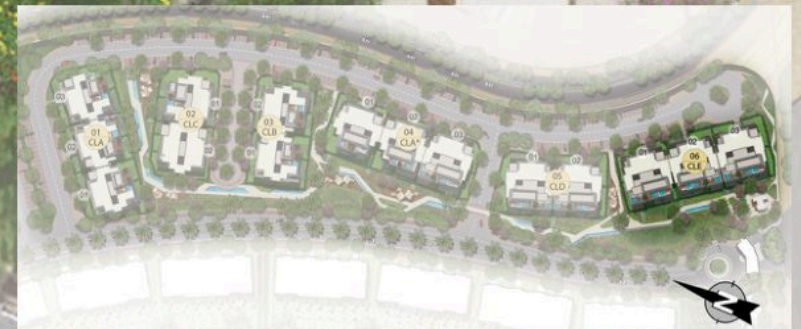
Landscape

01

02

03

Layout





Front
View



Back
View

MASTER PLAN

Ground Floor



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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.



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First
Floor



Second Floor

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Third
Floor



Fourth Floor

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Roof
Floor



BUILDING PLAN

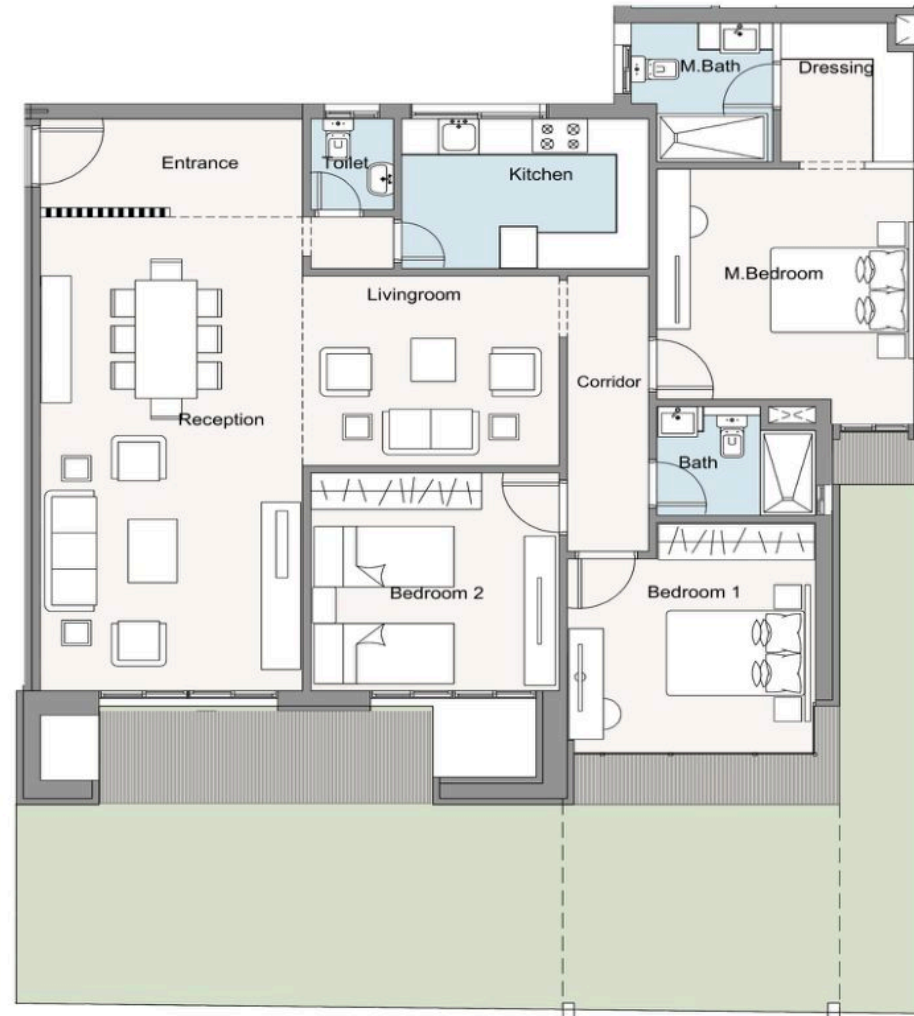
Ground Floor



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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.

ENTRANCE	3.80x1.65
RECEPTION	7.85x3.80
KITCHEN	3.60x2.50
TOILET	1.50x1.20
LIVINGROOM	3.70x3.15
CORRIDOR	4.55x1.20
BEDROOM 1	3.80x3.60
BEDROOM 2	3.60x3.60
BATH	2.30x1.80
M.BEDROOM	3.80x3.75
DRESSING	2.30x1.95
M.BATH	2.30x2.05

TOTAL AREA
174.00 M²



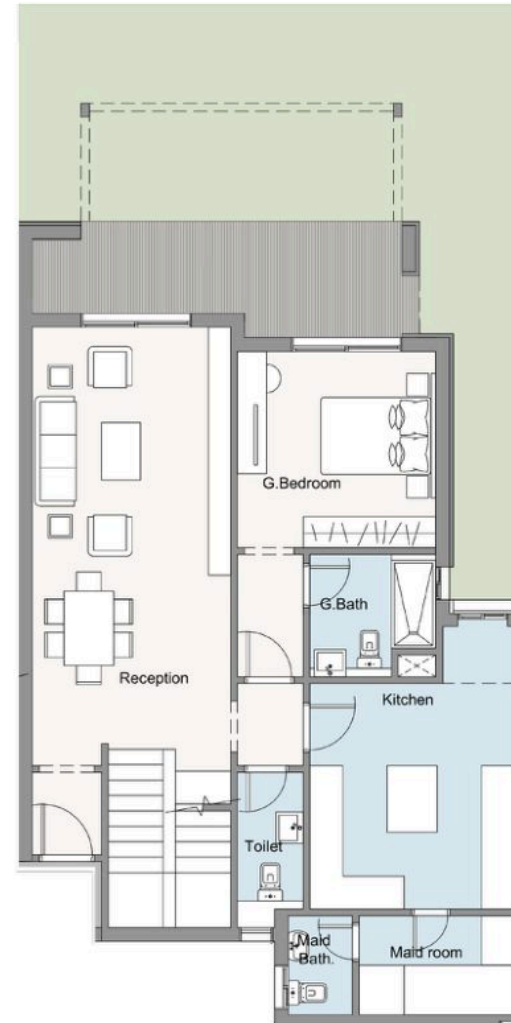
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3 Bdr C***
Ground Floor

RECEPTION	7.95X3.60
KITCHEN	4.10X3.70
GUEST BEDROOM	3.60X3.55
GUEST BATH	2.30X2.20
TOILET	2.50X1.20
MAID ROOM	2.80X1.80
MAID BATH	1.80X1.15

TOTAL AREA
258.00 M²

FLOOR AREA
129 M²



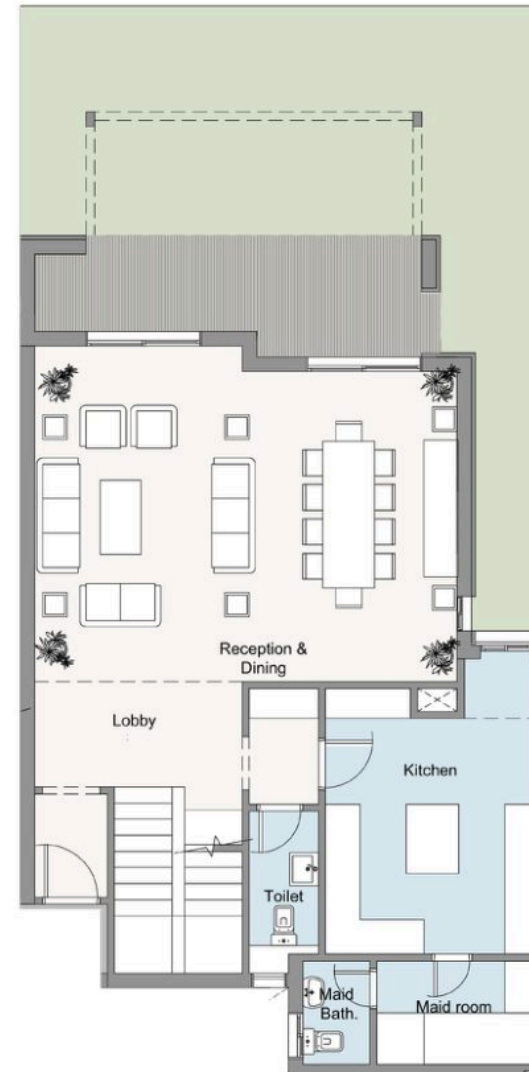
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DUPLEX B
Ground Floor

RECEPTION	5.85x3.60
DINING	5.40x3.70
KITCHEN	4.60x3.70
LOBBY	3.60x1.85
TOILET	2.50x1.20
MAID ROOM	2.80x1.80
MAID BATH	1.80x1.15

TOTAL AREA
258.00 M²

FLOOR AREA
129 M²



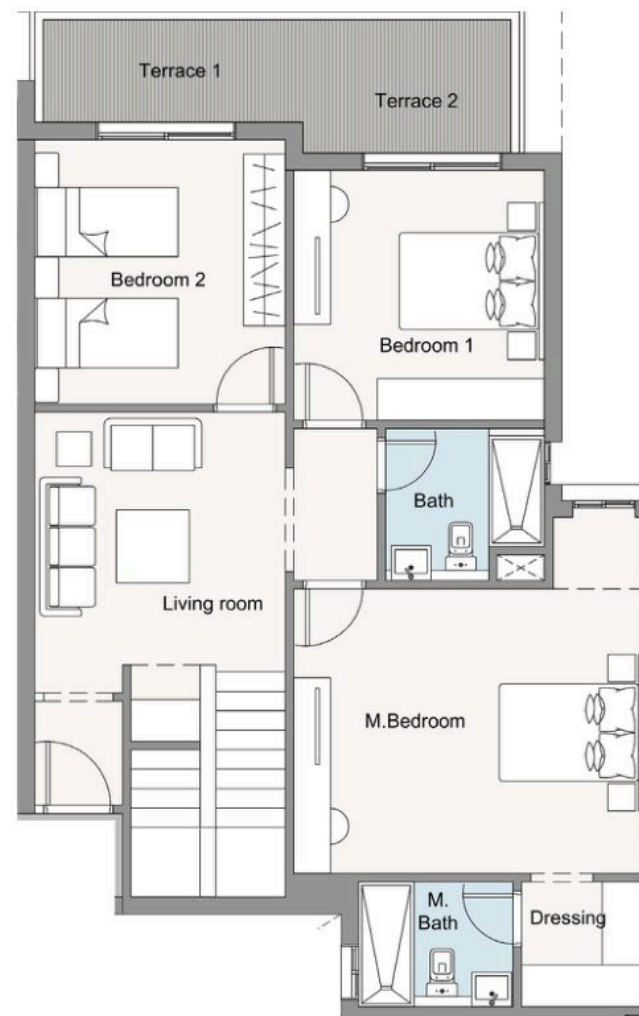
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DUPLEX B
Ground Floor
 Second Option

LIVINGROOM	3.65x3.60
BEDROOM 1	3.60x3.60
BEDROOM 2	3.80x3.60
BATH	2.30x2.20
M.BEDROOM	5.05x4.10
DRESSING	1.80x1.70
M.BATH	2.30x1.80
TERRACE.1	3.75x1.50
TERRACE.2	3.00x1.90

TOTAL AREA
258.00 M²

FLOOR AREA
129 M²



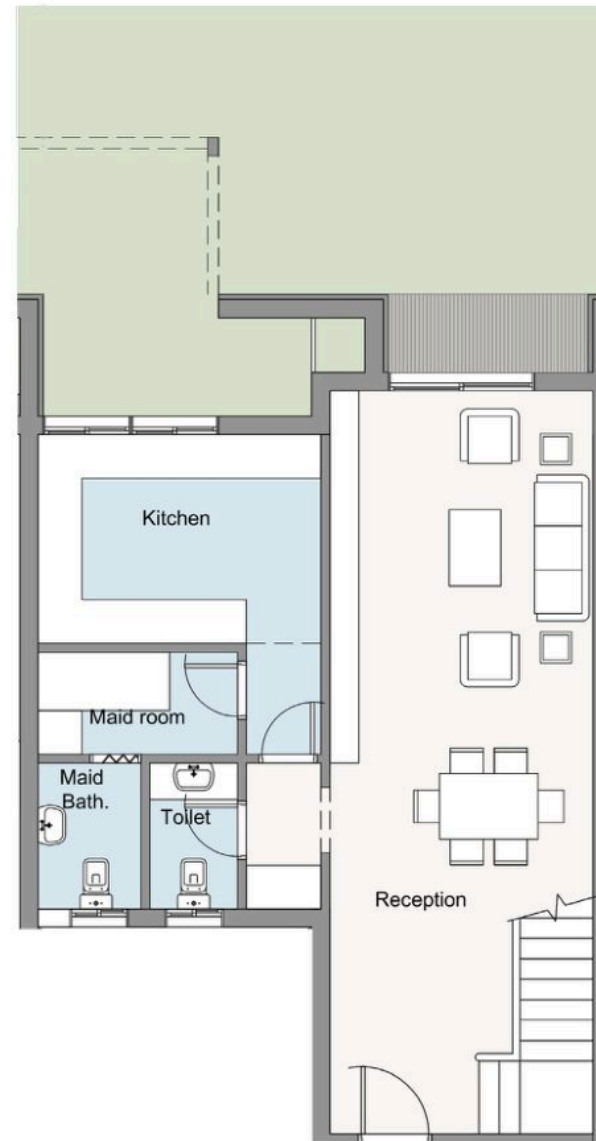
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*First
Floor* DUPLEX B

RECEPTION	10.20X3.60
KITCHEN	3.85X2.85
TOILET	2.00X1.20
MAID ROOM	2.75X1.40
MAID BATH	2.00X1.40

TOTAL AREA
172.00 M²

FLOOR AREA
84 M²



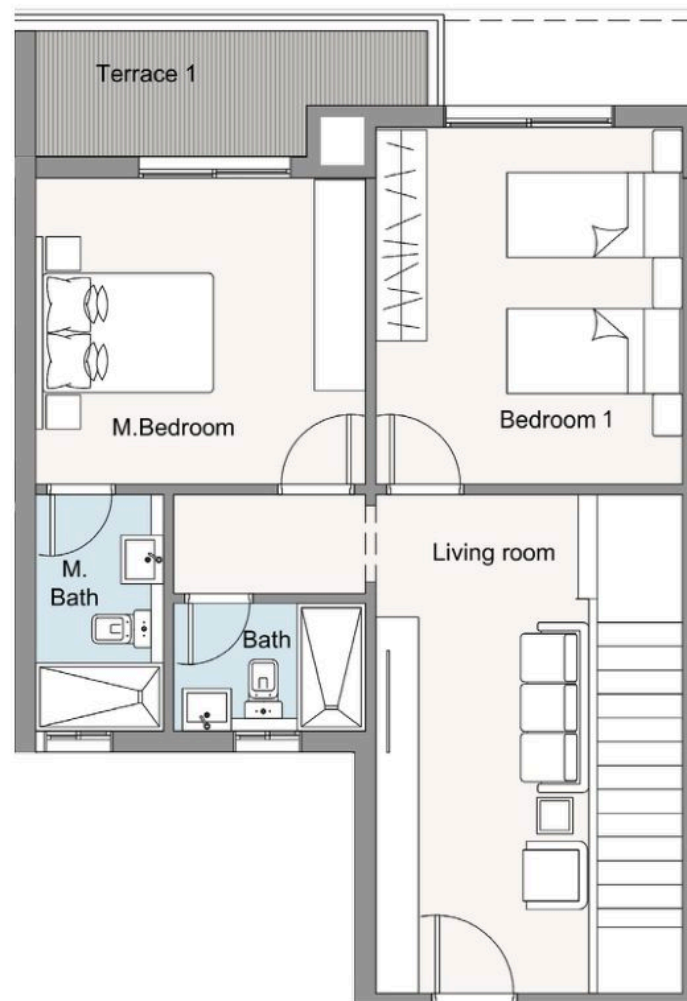
DUPLEX C
Ground Floor

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LIVINGROOM	5.85x2.60
BEDROOM 1	4.20x3.60
M.BEDROOM	3.85x3.60
M.BATH	2.80x1.50
BATH	2.30x1.50
TERRACE.1	4.60x1.50

TOTAL AREA
172.00 M²

FLOOR AREA
88 M²



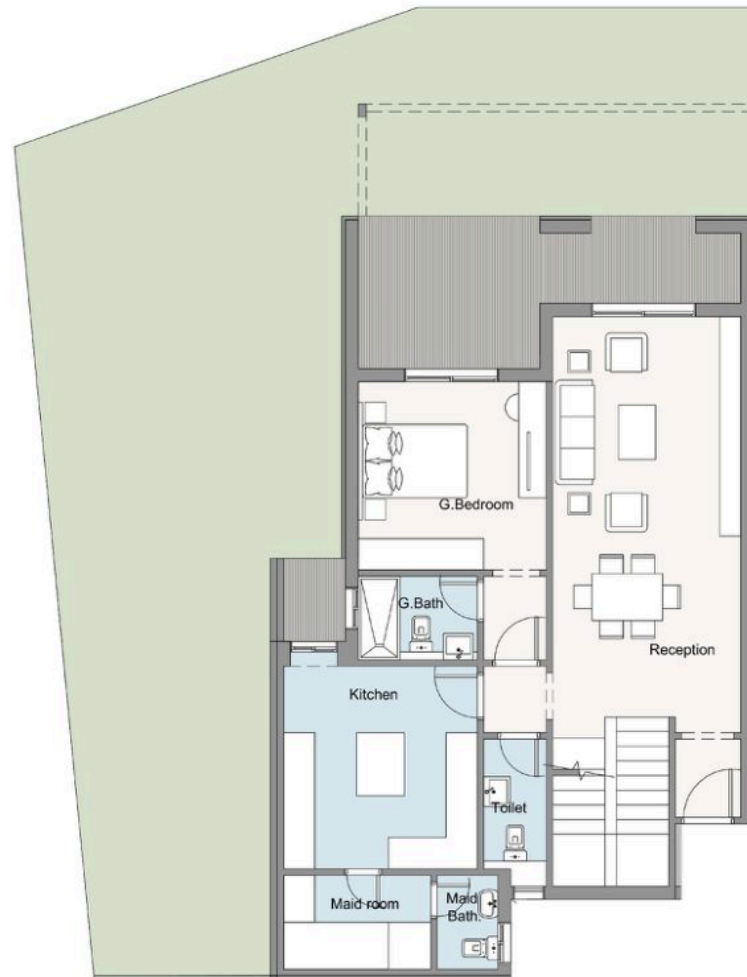
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First Floor DUPLEX C

RECEPTION	7.95X3.60
KITCHEN	3.90X3.70
GUEST BEDROOM	3.60X3.55
GUEST BATH	2.30X1.60
TOILET	2.50X1.20
MAID ROOM	2.80X1.80
MAID BATH	1.80X1.15

FLOOR AREA
132 M²

TOTAL AREA
265.00 M²



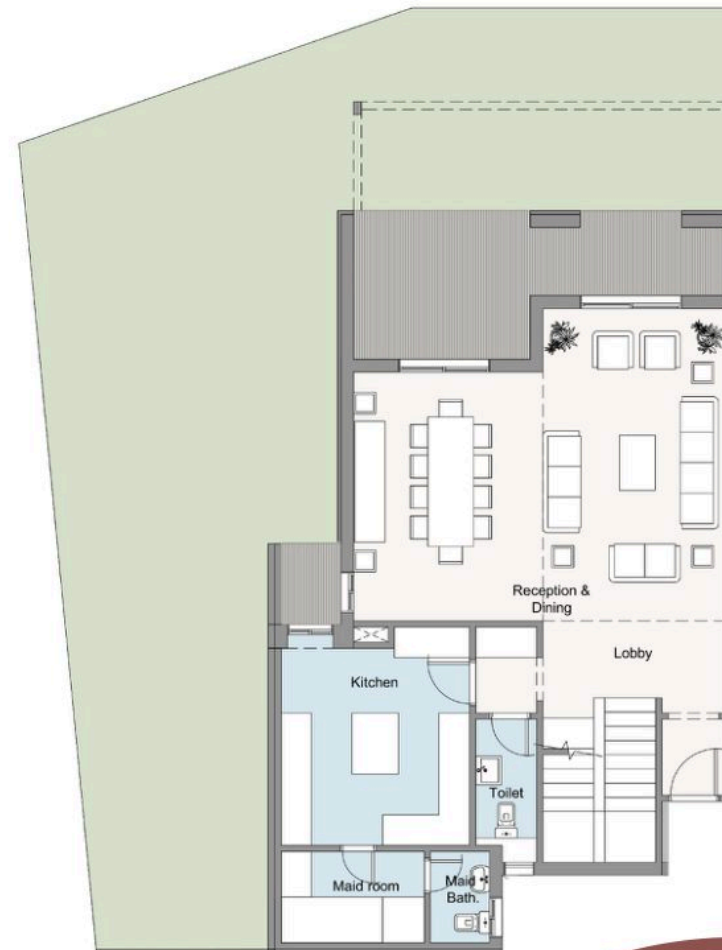
DUPLEX B*
Ground Floor

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RECEPTION	6.15X3.60
DINING	4.90X3.70
KITCHEN	4.30X3.70
LOBBY	3.60X1.80
TOILET	2.50X1.20
MAID ROOM	2.80X1.80
MAID BATH	1.80X1.15

FLOOR AREA
132 M²

TOTAL AREA
265.00 M²



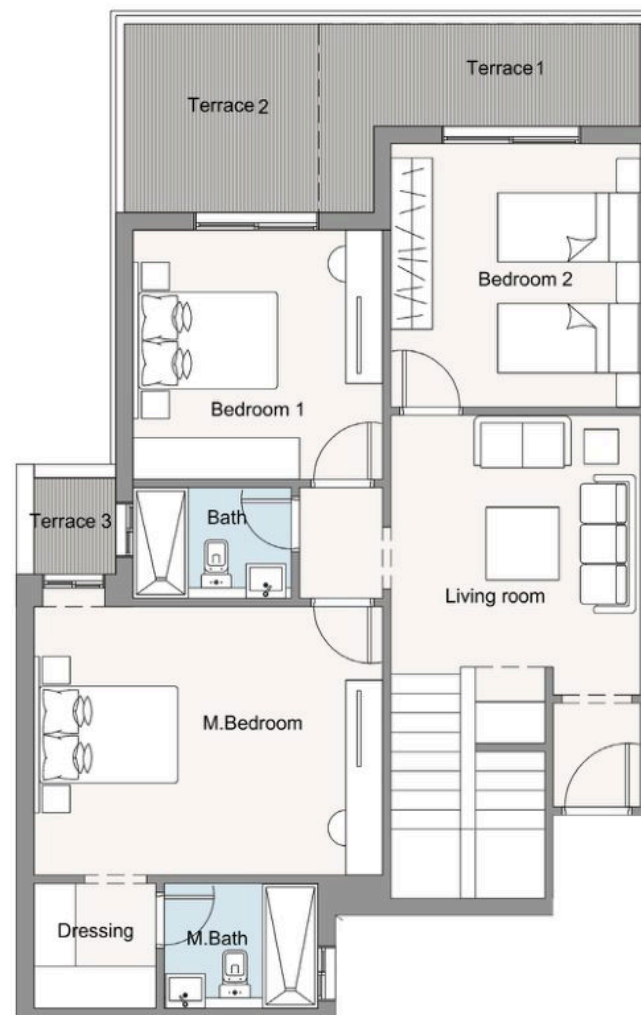
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DUPLEX B*
Ground Floor
Second Option

LIVINGROOM	3.65x2.60
BEDROOM 1	3.60x3.60
BEDROOM 2	3.80x3.60
BATH	2.25x1.60
M.BEDROOM	5.05x3.90
DRESSING	1.80x1.70
M.BATH	2.20x1.80
TERRACE.1	4.60x1.50
TERRACE.2	3.60x2.75
TERRACE.3	1.40x1.20

FLOOR AREA
133 M²

TOTAL AREA
265.00 M²



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First Floor
 DUPLEX B*

ENTRANCE	2.70X1.30
RECEPTION	8.25X4.15
KITCHEN	2.75X2.70
TOILET	2.60X1.20
BEDROOM 1	3.60X3.60
BATH	2.30X1.80
M.BEDROOM	3.80X3.75
DRESSING	2.30X1.95
M.BATH	2.30X1.05

TOTAL AREA
129.00 M²



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Ground
2 Bdr B Floor

BUILDING PLAN

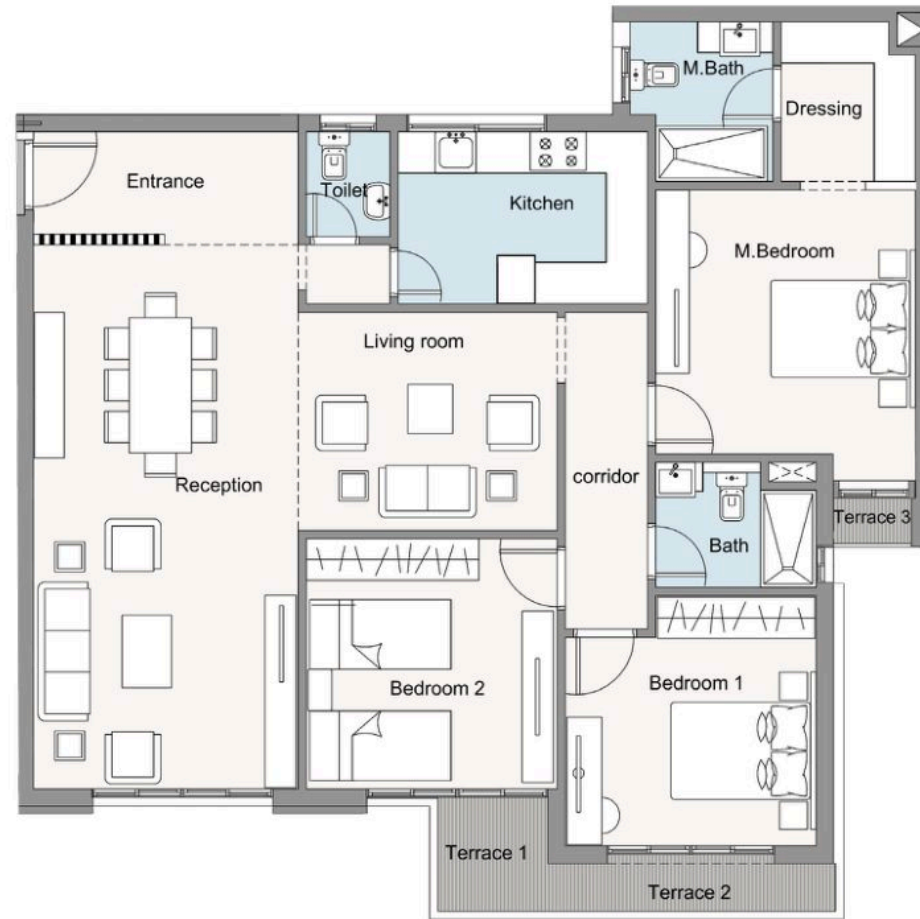
First Floor



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ENTRANCE	3.80x1.65
RECEPTION	7.85x3.80
KITCHEN	3.60x2.50
TOILET	1.50x1.20
LIVINGROOM	3.70x3.15
CORRIDOR	4.55x1.20
BEDROOM 1	3.60x3.60
BEDROOM 2	3.60x3.60
BATH	2.30x1.80
M.BEDROOM	3.80x3.75
DRESSING	2.30x1.95
M.BATH	2.30x2.05
TERRACE.1	1.65x1.60
TERRACE.2	4.10x0.70
TERRACE.3	1.20x0.50

TOTAL AREA
163.00 M²



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First
 3 Bdr C Floor

ENTRANCE	1.90X1.45
RECEPTION	8.00X3.80
KITCHEN	3.55X2.50
TOILET	1.50X1.20
LIVINGROOM	3.70X3.15
CORRIDOR	4.55X1.15
BEDROOM 1	3.60X3.60
BEDROOM 2	4.40X3.60
BATH	2.30X1.80
M.BEDROOM	3.80X3.70
DRESSING	2.30X1.95
M.BATH	2.30X2.05
TERRACE.1	4.65X1.50
TERRACE.2	7.80X0.70
TERRACE.3	1.30X1.15

TOTAL AREA
170.00 M²

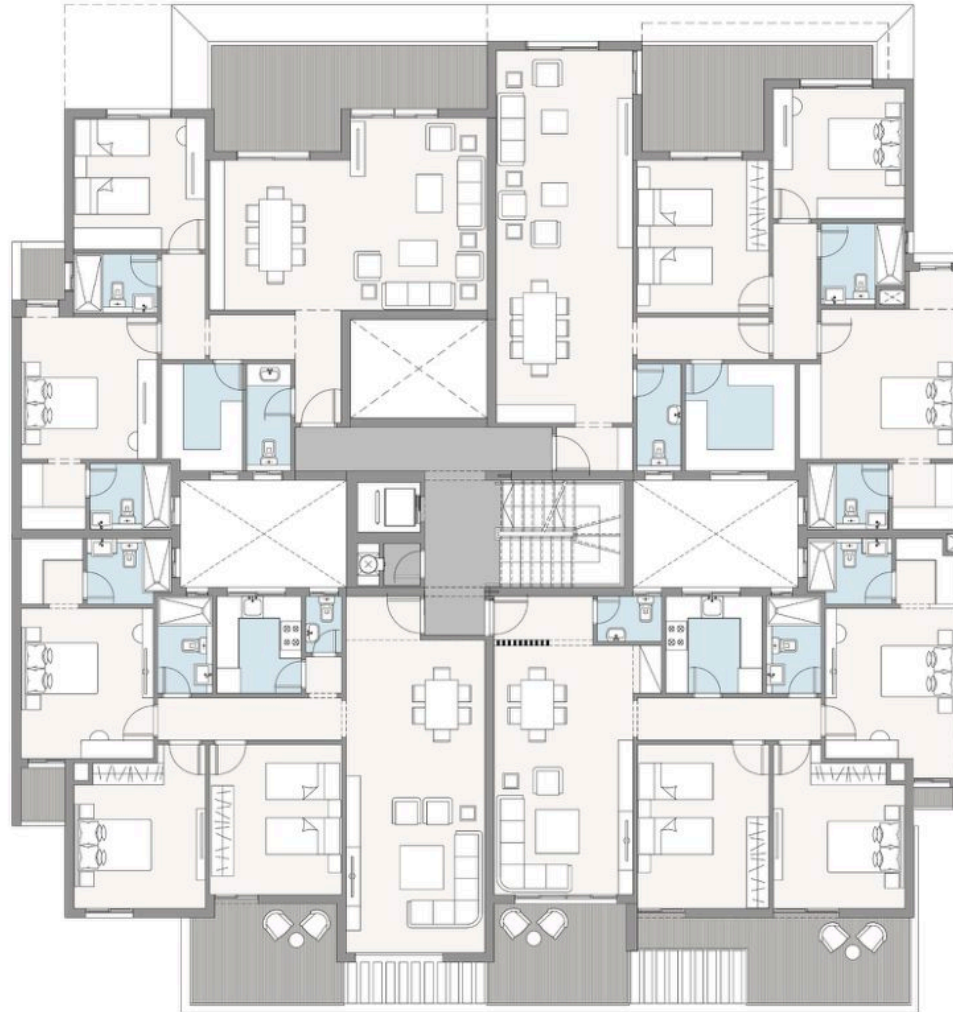


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First
 3 Bdr C** Floor

BUILDING PLAN

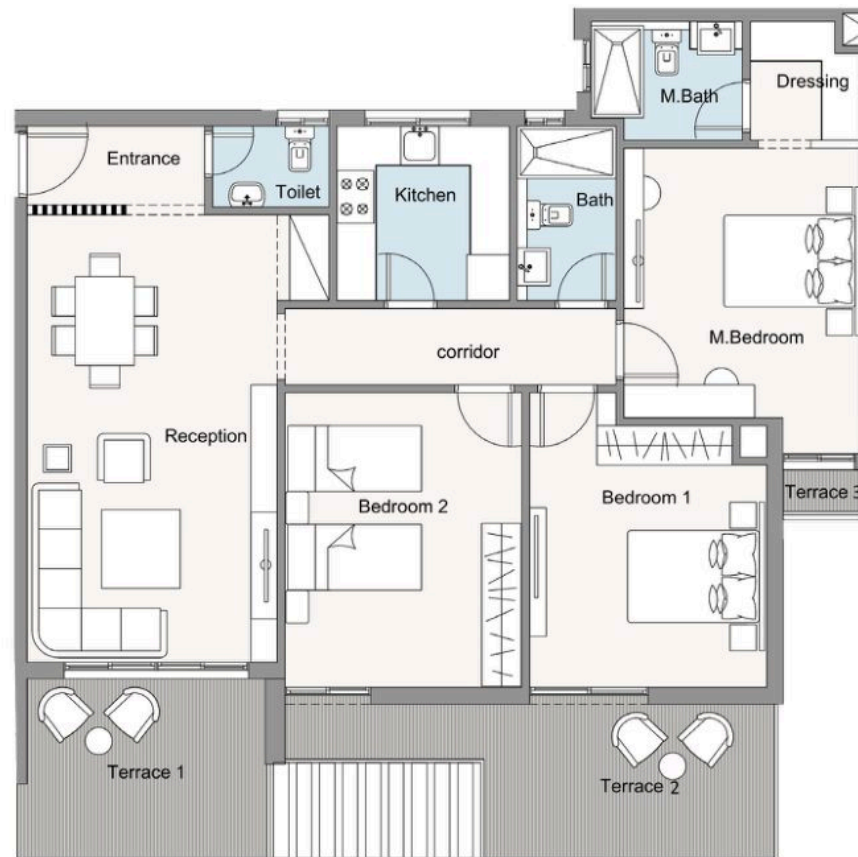
Second Floor



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ENTRANCE	2.70X1.20
RECEPTION	6.80X3.80
KITCHEN	2.65X2.60
TOILET	1.75X1.25
CORRIDOR	5.00X1.15
BEDROOM 1	4.00X3.60
BEDROOM 2	4.50X3.60
BATH	2.65X1.50
M.BEDROOM	4.10X3.60
DRESSING	1.80X1.70
M.BATH	2.30X1.80
TERRACE.1	3.60X2.75
TERRACE.2	7.45X2.35
TERRACE.3	1.20X0.70

TOTAL AREA
165.00 M²

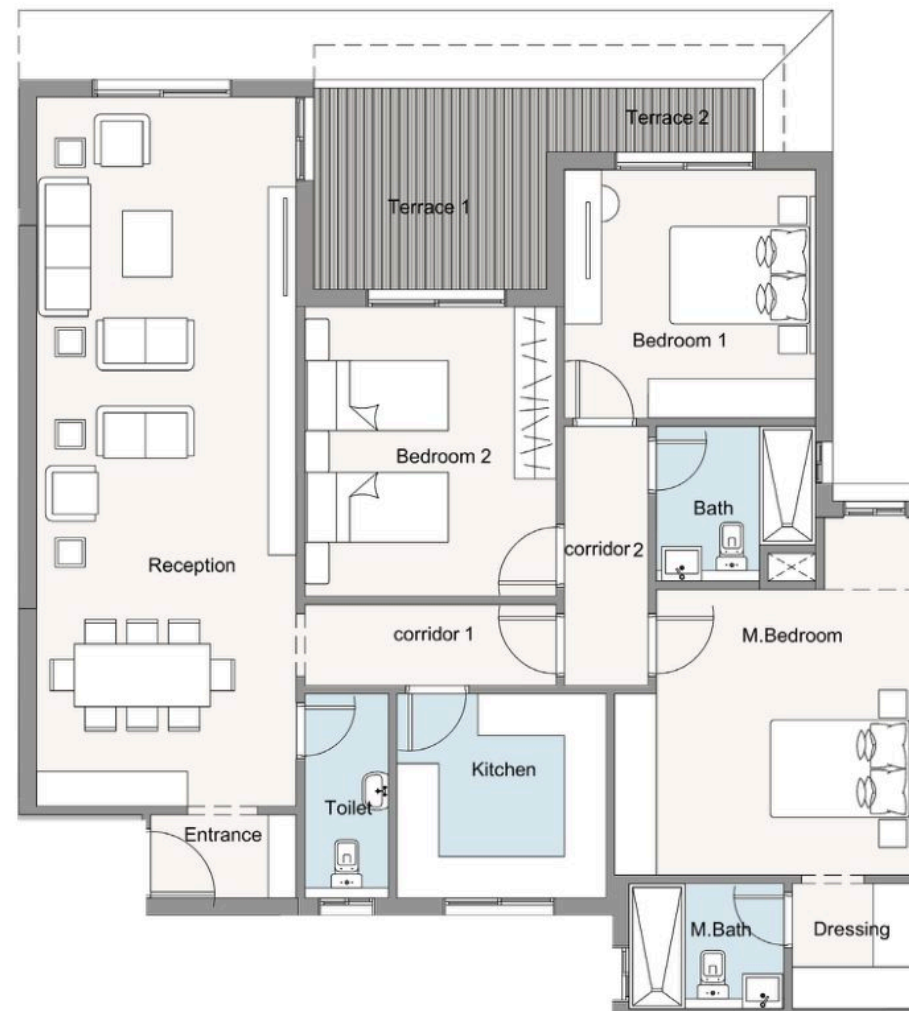


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Second
*3 Bdr B** Floor*

ENTRANCE	2.10X1.20
RECEPTION	10.20X3.75
KITCHEN	3.00X2.95
TOILET	2.95X1.20
CORRIDOR 1	3.60X1.20
CORRIDOR 2	3.70X1.20
BEDROOM 1	3.60X3.60
BEDROOM 2	4.15X3.60
BATH	2.30X2.25
M.BEDROOM	4.30X4.10
DRESSING	1.80X1.75
M.BATH	2.20X1.80
TERRACE.1	3.35X2.90
TERRACE.2	3.00X0.90

TOTAL AREA
173.00 M²

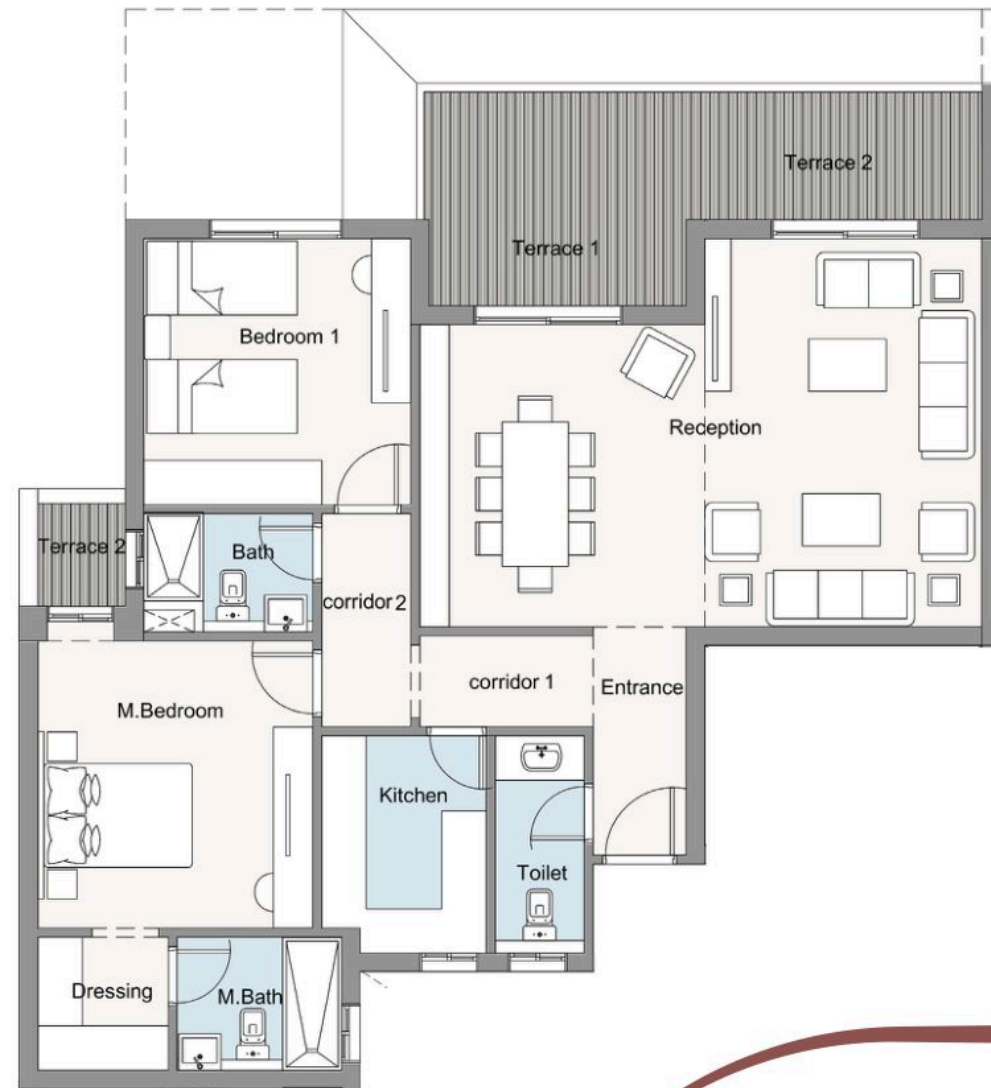


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*Second
3 Bdr D Floor*

ENTRANCE	3.10X1.25
RECEPTION	7.60X4.10
KITCHEN	2.95X2.35
TOILET	2.95X1.20
CORRIDOR 1	2.35X1.25
CORRIDOR 2	2.90X1.20
BEDROOM 1	3.60X3.60
BATH	2.30X1.60
M.BEDROOM	3.90X3.70
DRESSING	1.80X1.75
M.BATH	2.20X1.80
TERRACE.1	3.45X2.90
TERRACE.2	4.00X1.75
TERRACE.3	1.40X1.20

TOTAL AREA
149.00 M²

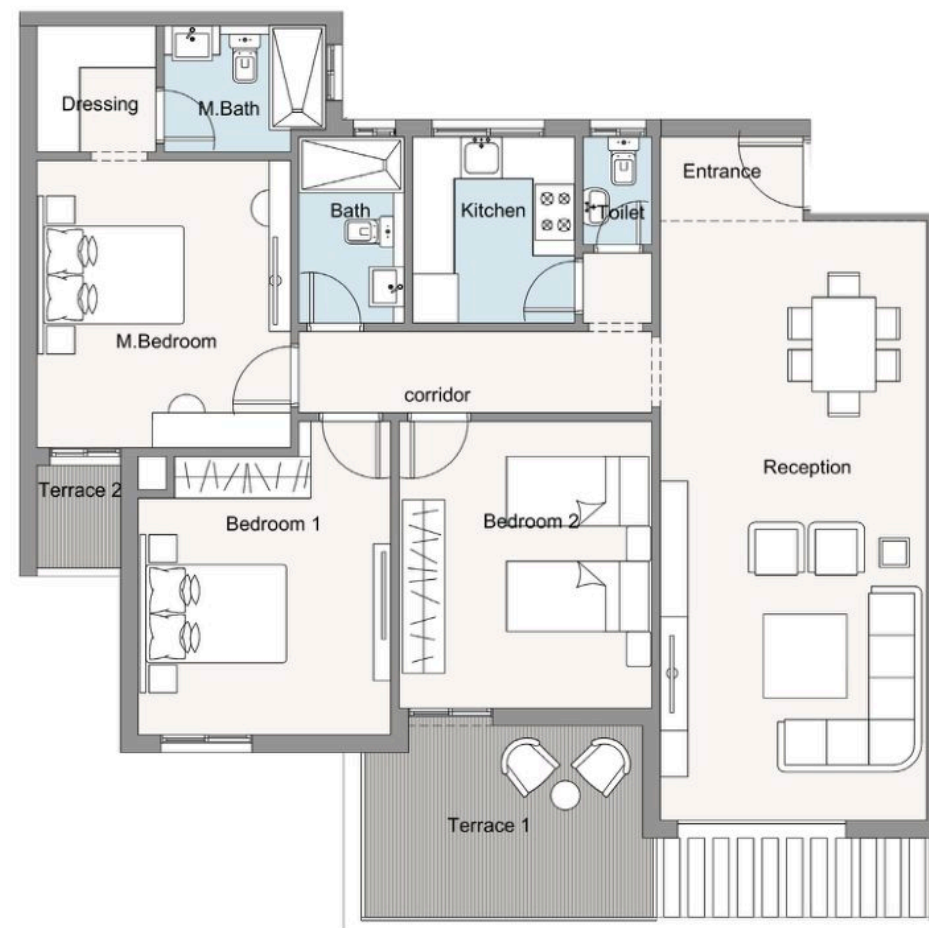


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*Second
2 Bdr F Floor*

ENTRANCE	2.05X1.20
RECEPTION	8.55X3.70
KITCHEN	2.75X2.30
TOILET	1.55X1.00
CORRIDOR	5.05X1.15
BEDROOM 1	4.00X3.60
BEDROOM 2	4.10X3.60
BATH	2.65X1.50
M.BEDROOM	4.10X3.60
DRESSING	1.80X1.70
M.BATH	2.35X2.05
TERRACE.1	4.10X2.75
TERRACE.2	1.45X1.20

TOTAL AREA
152.00 M²



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Second
 3 Bdr A* *Floor*

BUILDING PLAN

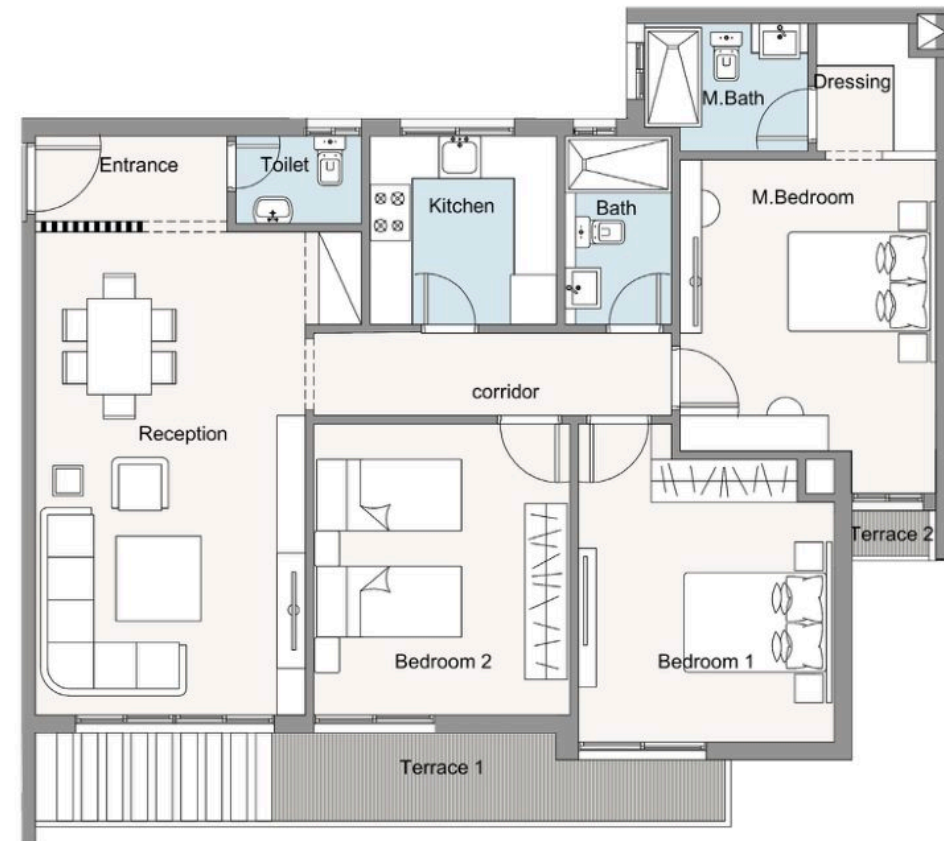
Third Floor



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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.

ENTRANCE	2.70x1.20
RECEPTION	6.80x3.80
KITCHEN	2.65x2.60
TOILET	1.75x1.25
CORRIDOR	5.05x1.15
BEDROOM 1	4.00x3.60
BEDROOM 2	4.10x3.60
BATH	2.65x1.50
M.BEDROOM	4.10x3.60
DRESSING	1.80x1.70
M.BATH	2.30x1.70
TERRACE1	6.40x1.20
TERRACE2	1.20x0.65

TOTAL AREA
143.00 M²



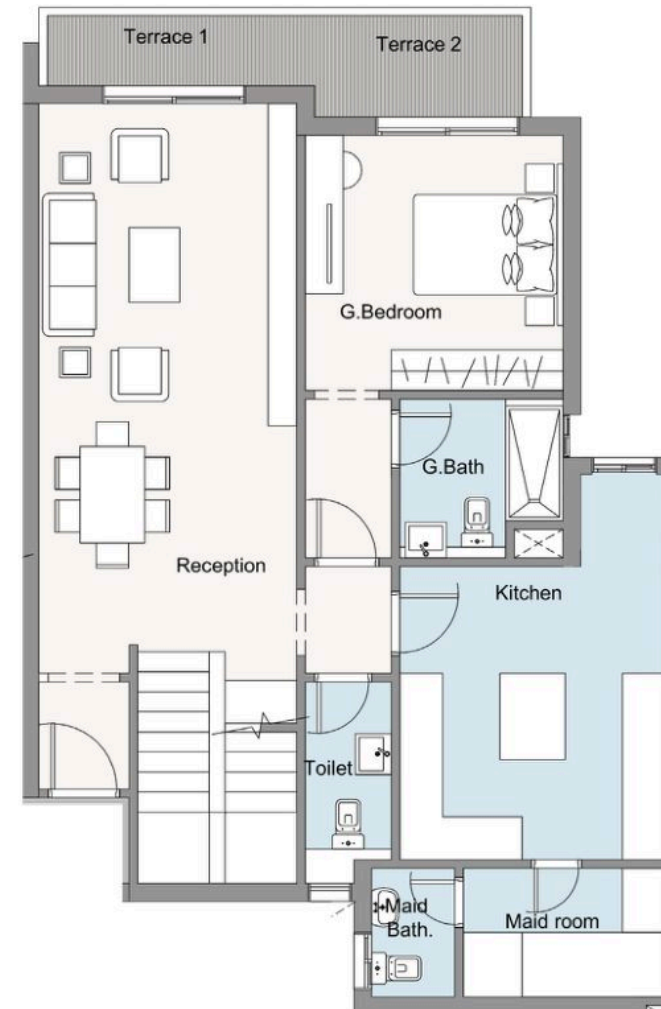
Third
 3 Bdr B Floor

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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.

RECEPTION	7.95X3.60
KITCHEN	4.10X3.70
TOILET	2.40X1.20
GUEST BEDROOM	3.60X3.55
GUEST BATH	2.30X2.20
MAID ROOM	2.80X1.80
MAID BATH	1.80X1.15
TERRACE1	3.75X1.00
TERRACE2	2.90X1.40

TOTAL AREA
288.00 M²

FLOOR AREA
124 M²



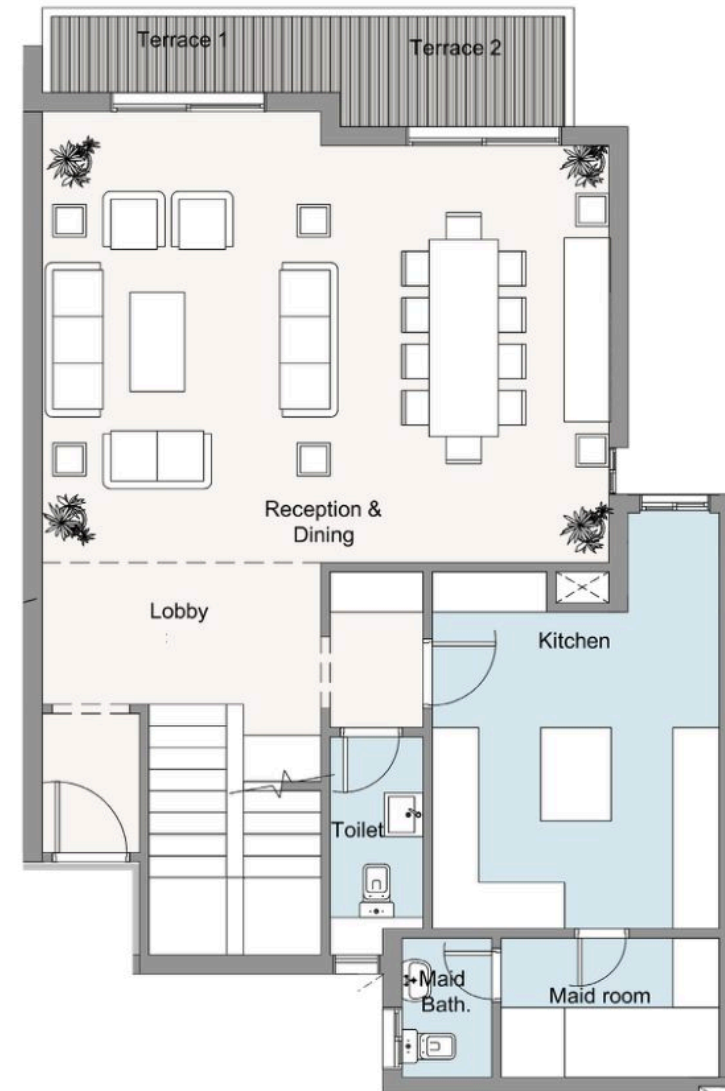
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Third PENT
HOUSE B
Floor

RECEPTION	5.85x3.60
DINING	5.40x3.70
KITCHEN	4.60x3.70
LOBBY	3.60x1.80
TOILET	2.40x1.20
MAID ROOM	2.80x1.80
MAID BATH	1.80x1.15
TERRACE1	3.75x1.00
TERRACE2	2.90x1.40

TOTAL AREA
288.00 M²

FLOOR AREA
124 M²



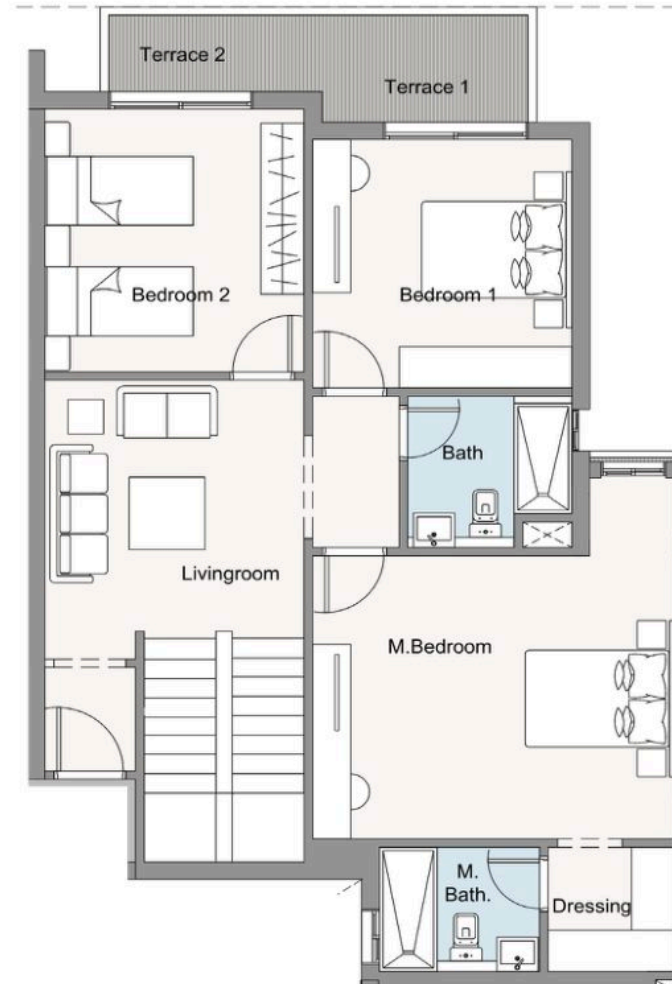
Third FLOOR
PENT HOUSE B
Second Option

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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.

LIVINGROOM	3.65x3.60
BEDROOM 1	3.60x3.60
BEDROOM 2	3.80x3.60
BATH	2.30x2.20
M.BEDROOM	5.05x4.10
DRESSING	1.80x1.70
M.BATH	2.30x1.80
TERRACE1	2.85x1.55
TERRACE2	2.95x1.10

TOTAL AREA
288.00 M²

FLOOR AREA
125 M²



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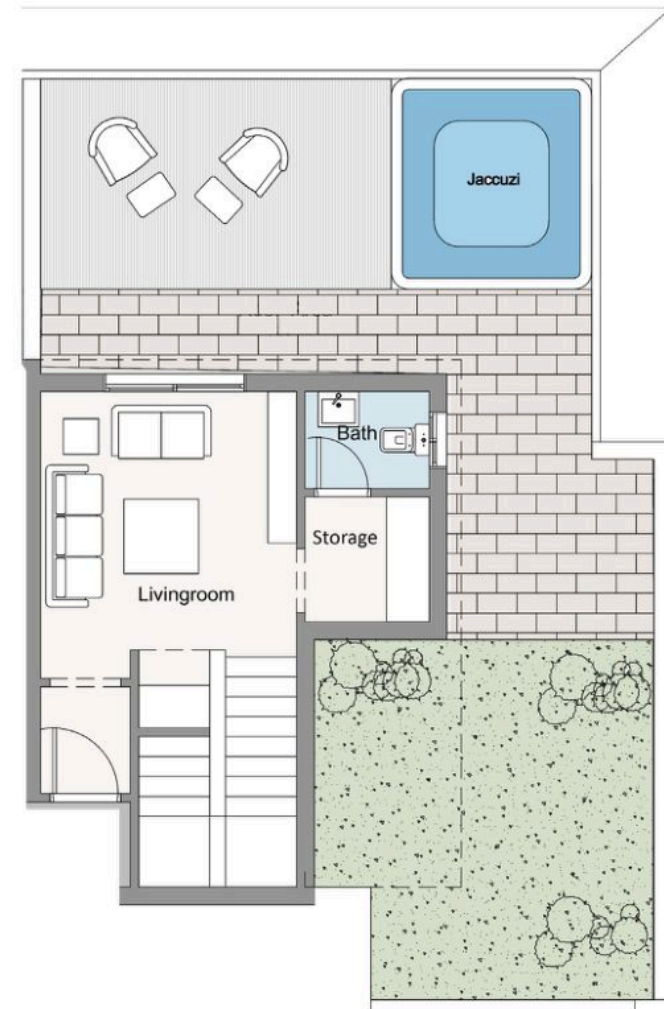
Fourth Floor
PENT HOUSE B

LIVINGROOM	3.65X3.60
STORAGE	1.75X1.75
BATH	1.75X1.35

TOTAL AREA
288.00 M²

FLOOR AREA
39 M²

ROOF TERRACE AREA
67 M²



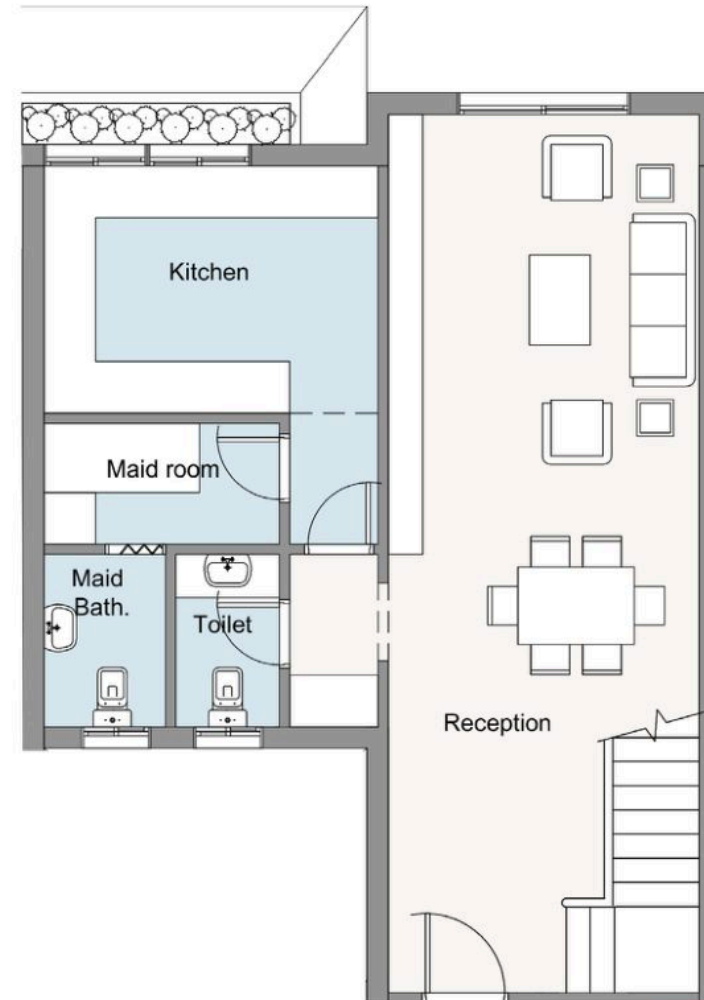
Roof
 PENT
 HOUSE B
 Floor

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- Private gardens shades are for illustrative purposes and it could be added later upon client request at extra cost.

RECEPTION	10.20X3.60
KITCHEN	3.85X2.85
TOILET	2.00X1.20
MAID ROOM	2.75X1.40
MAID B.ROOM	2.00X1.40

TOTAL AREA
208.00 M²

FLOOR AREA
81 M²



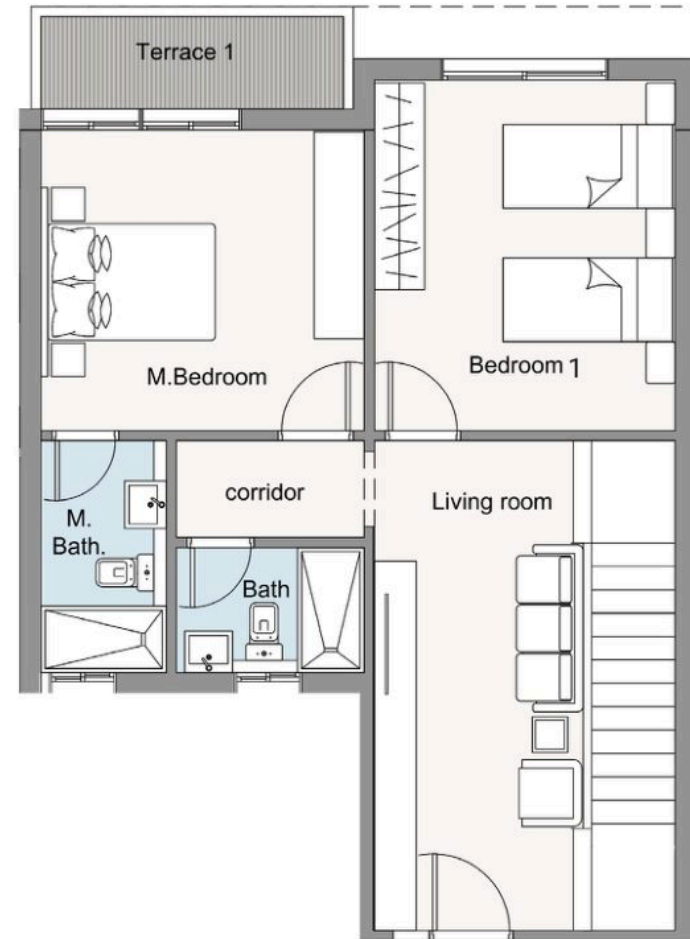
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Third Floor
PENTHOUSE C

LIVINGROOM	5.85x2.60
CORRIDOR	2.25x1.15
BEDROOM 1	4.20x3.60
BATH	2.30x1.50
M.BEDROOM	3.85x3.60
M.BATH	2.80x1.50
TERRACE 1	3.60x1.10

TOTAL AREA
208.00 M²

FLOOR AREA
85 M²



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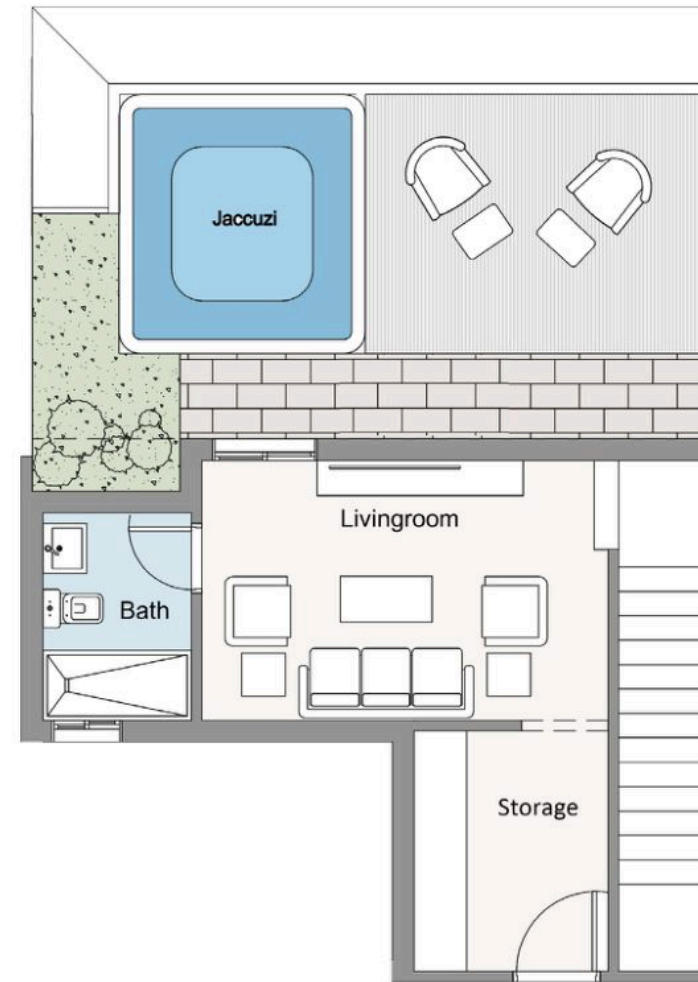
Fourth Floor
PENTHOUSE C

LIVINGROOM	4.65x3.00
STORAGE	2.75x2.20
BATH	2.40x1.70

TOTAL AREA
208.00 M²

FLOOR AREA
42 M²

ROOF TERRACE AREA
31 M²



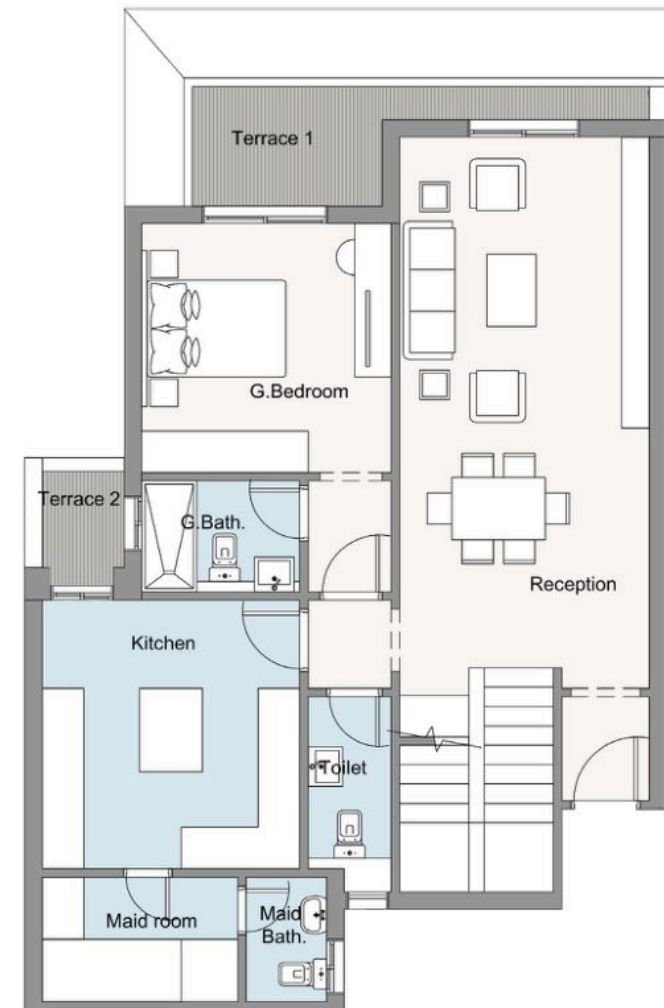
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Roof Floor
PENTHOUSE C

RECEPTION	7.95X3.60
KITCHEN	3.90X3.70
TOILET	2.35X1.20
GUEST BEDROOM	3.60X3.60
GUEST BATH	2.30X1.60
MAID ROOM	2.80X1.80
MAID BATH	1.80X1.15
TERRACE1	2.75X1.75
TERRACE2	1.40X1.20

TOTAL AREA
275.00 M²

FLOOR AREA
121 M²



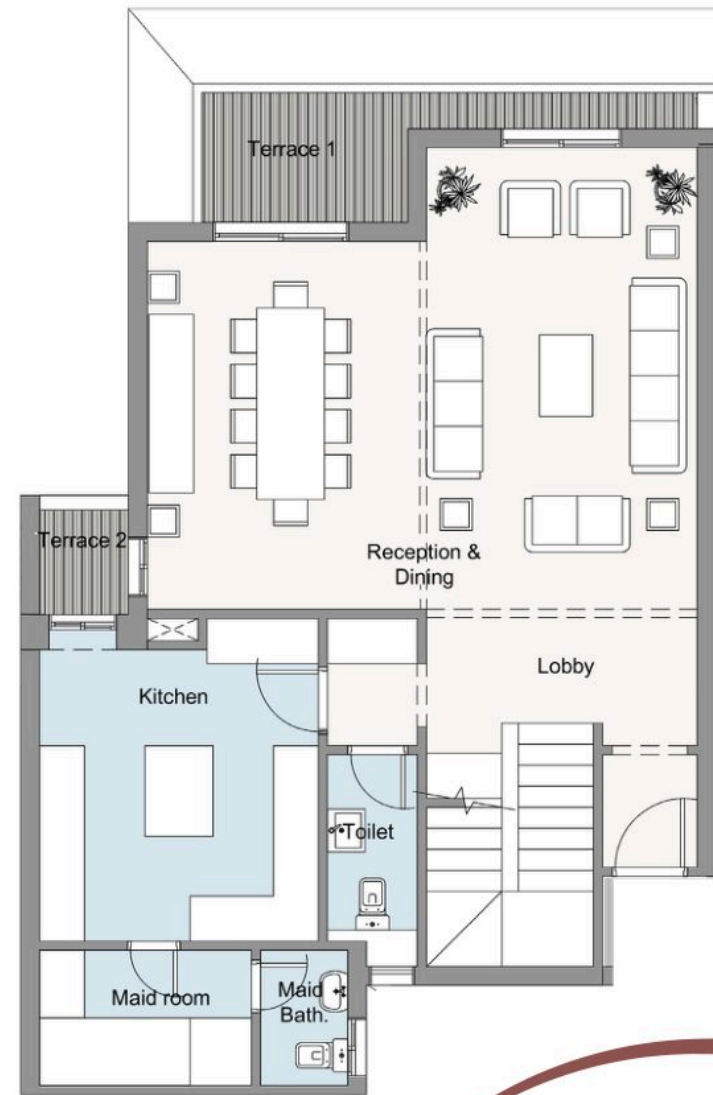
Third FLOOR
PENTHOUSE B*

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RECEPTION	6.15x3.60
DINING	4.90x3.70
KITCHEN	4.30x3.70
LOBBY	3.60x1.80
TOILET	2.35x1.20
MAID ROOM	2.80x1.80
MAID BATH	1.80x1.15
TERRACE1	2.75x1.75
TERRACE2	1.40x1.20

TOTAL AREA
275.00 M²

FLOOR AREA
121 M²



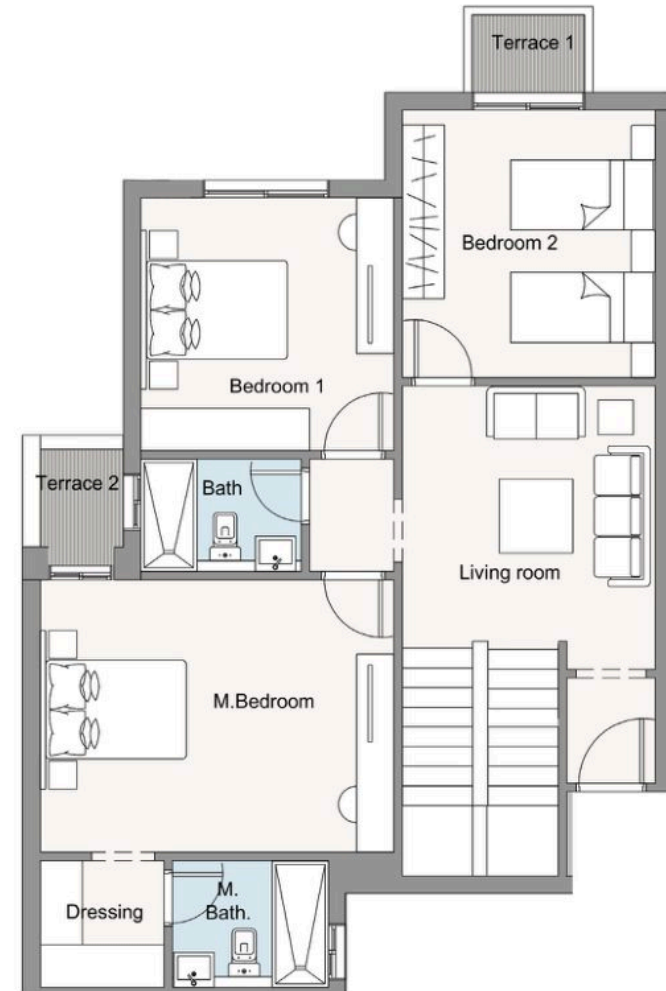
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Third Floor
PENT HOUSE B*
Second Option

LIVINGROOM	3.65x3.60
BEDROOM 1	3.60x3.60
BEDROOM 2	3.80x3.60
BATH	2.25x1.60
M.BEDROOM	5.05x3.90
DRESSING	1.80x1.75
M.BATH	2.20x1.80
TERRACE 1	1.60x1.10
TERRACE 2	1.40x1.20

TOTAL AREA
275.00 M²

FLOOR AREA
115 M²



Fourth Floor PENTHOUSE B*

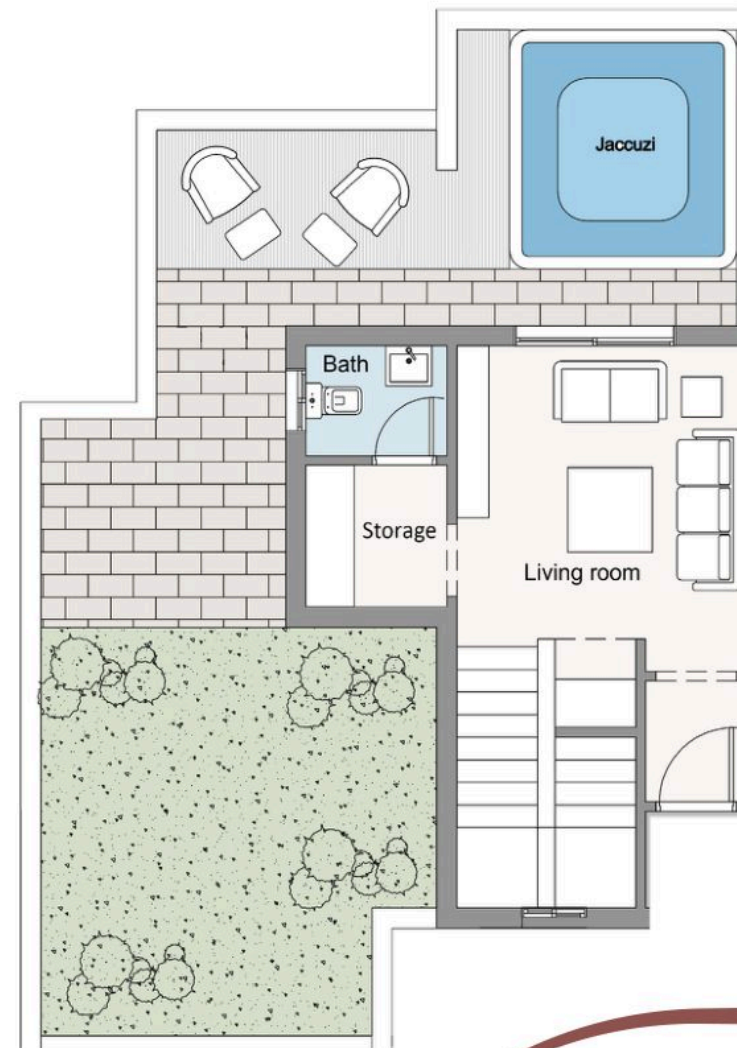
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LIVINGROOM	3.65x3.60
STORAGE	1.75x1.75
BATH	1.75x1.35

TOTAL AREA
275.00 M²

FLOOR AREA
39 M²

ROOF TERRACE AREA
55 M²

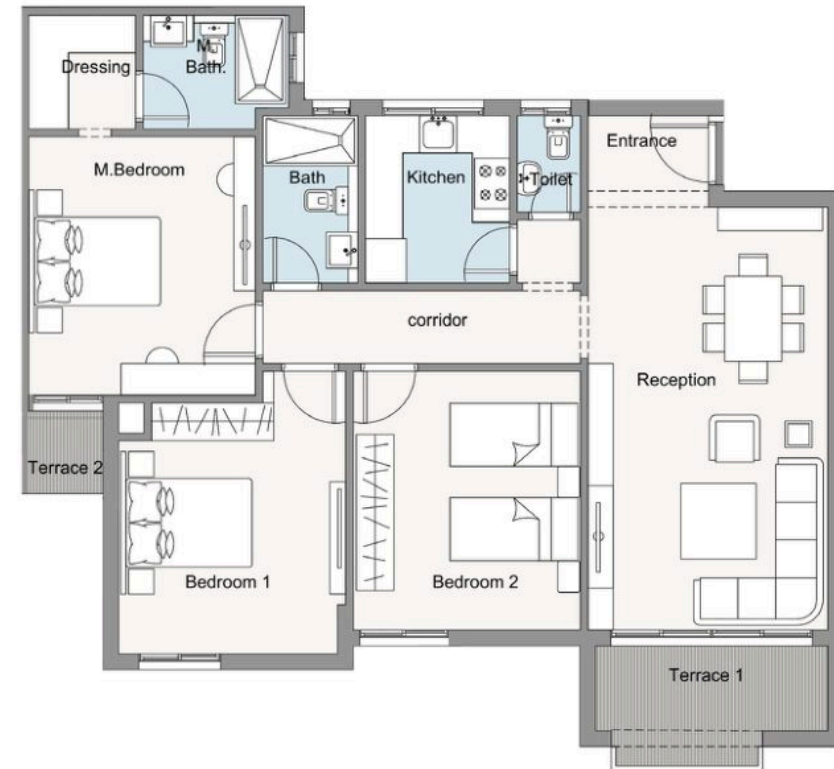


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Roof PENTHOUSE B*
Floor

ENTRANCE	1.90X1.20
RECEPTION	6.70X3.80
KITCHEN	2.65X2.30
TOILET	1.55X1.00
CORRIDOR	5.05X1.15
BEDROOM 1	4.00X3.60
BEDROOM 2	4.10X3.60
BATH	2.65X1.50
M.BEDROOM	4.10X3.60
DRESSING	1.80X1.70
M.BATH	2.30X1.80
TERRACE1	3.70X1.90
TERRACE2	1.70X1.20

TOTAL AREA
142.00 M²



Third
 3 Bdr A **** Floor

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BUILDING PLAN

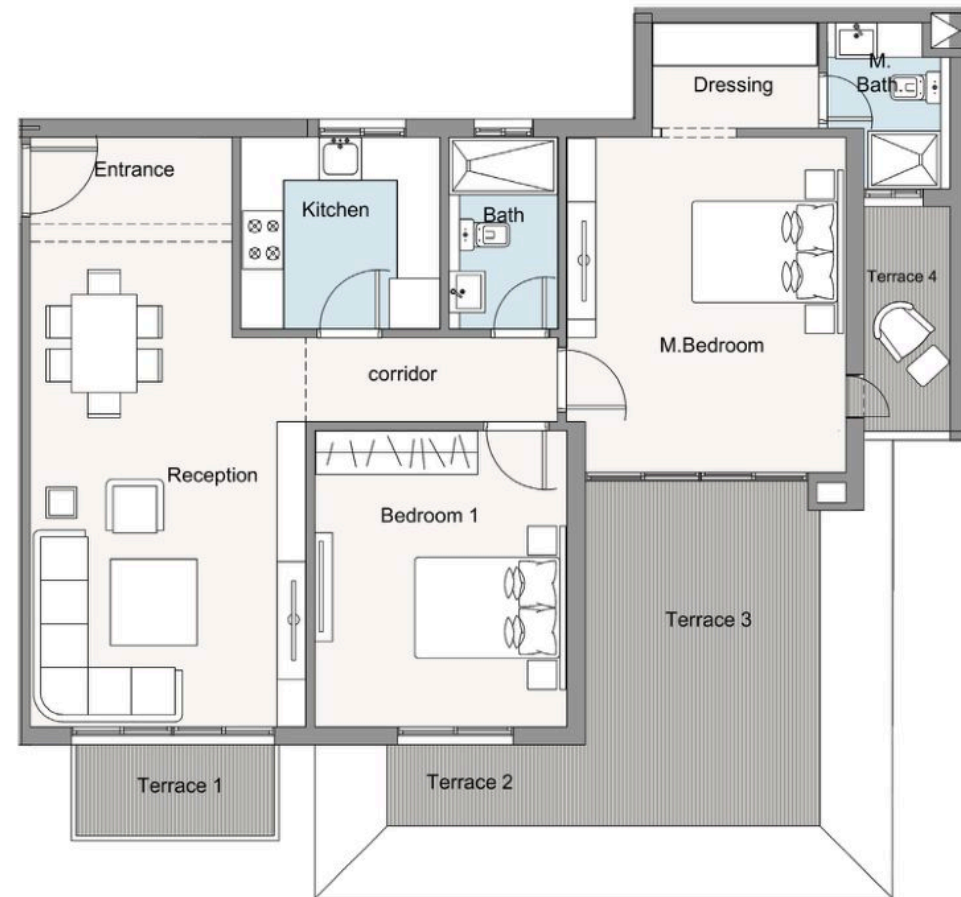
Fourth Floor



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ENTRANCE	2.80X1.20
RECEPTION	6.70X3.80
KITCHEN	2.75X2.65
BATH	2.65X1.50
CORRIDOR	3.45X1.15
BEDROOM 1	4.10X3.60
M.BEDROOM	4.65X3.75
DRESSING	2.30X1.45
M.BATH	2.30X1.55
TERRACE1	2.70X1.25
TERRACE2	2.75X1.10
TERRACE3	4.75X3.25
TERRACE4	3.10X1.20

TOTAL AREA
135.00 M²

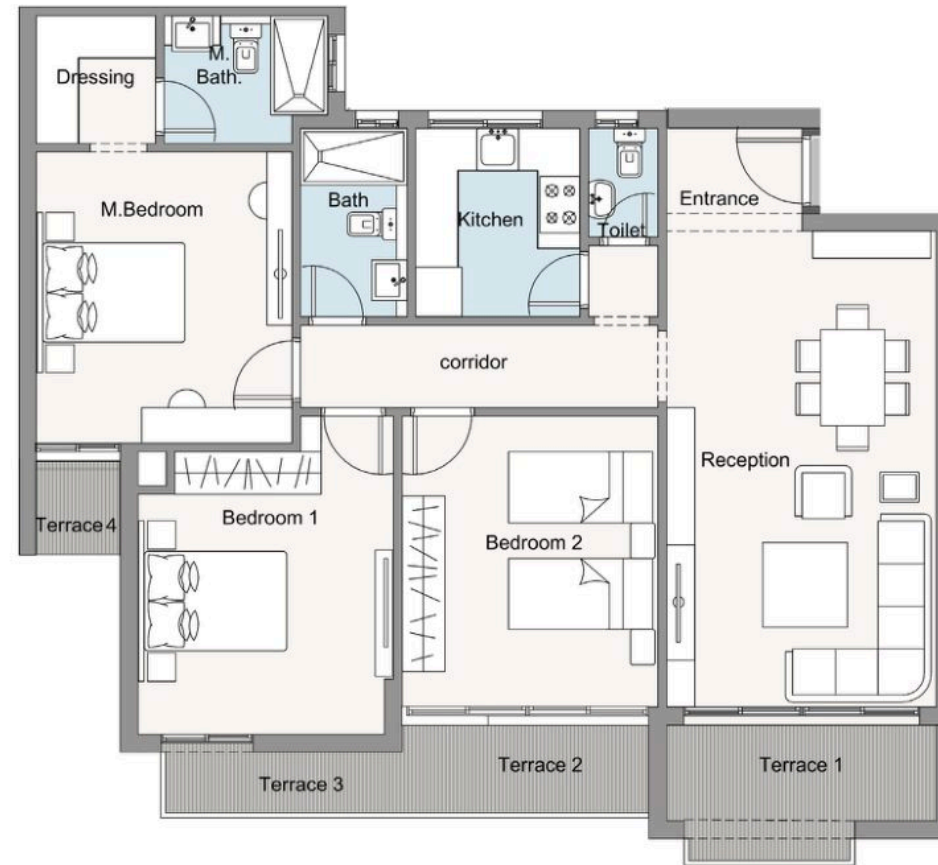


Fourth
 2 Bdr C* *Floor*

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ENTRANCE	1.90X1.20
RECEPTION	6.70X3.80
KITCHEN	2.65X2.30
TOILET	1.55X1.00
CORRIDOR	5.05X1.15
BEDROOM 1	4.00X3.60
BEDROOM 2	4.10X3.60
M.BEDROOM	4.10X3.60
DRESSING	1.80X1.70
M.BATH	2.30X1.80
TERRACE1	3.80X1.35
TERRACE2	3.45X1.15
TERRACE3	3.35X0.85
TERRACE4	1.70X1.20

TOTAL AREA
151.00 M²



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Fourth
 3 Bdr B ***** Floor



YBA

DESIGN
CONSULTANT

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