

Telal Soul NORTH
COAST

The LAGOON



RÖYA
DEVELOPMENTS

From
RÖYA
to Reality

Founded in 2007 as an offshoot of TIBA for Real Estate Development, Roya Developments is one of Egypt's fastest growing holding companies in the fields of Tourism and Real Estate Development, Investment and Contracting, and Consultancy. Roya Group owns 13 companies including TIBA Company, Oekoplan and Roya for Development of Real Estate and Tourism.

Roya Group boasts a unique portfolio of resorts and residential projects, some of which include La Vista 1 and 2 in Ain El Sokhna, Telal in Ain El Sokhna and the North Coast, and El Patio 1 and 2 in New Cairo. Delivering developments at the highest standards is at the core of the company's ethos. With clients, investors, partners and employees in full consideration, Roya Developments promises to always deliver a unique way of life.

Secluded Location

A UNIQUE EXTENSION IN TELAL NORTH COAST

As Telal's new extension in the North Coast, Telal Soul is where effortless living meets relaxed indulgence. Situated 129 km on the Alexandria Matrouh Coastal Road near El Alamein, Telal Soul is located on a private elevation with lush gardens and a panoramic sea view. Within proximity to the most desirable attractions, residents can indulge in a selective range of entertainment and dining choices unmatched with unique experiences.





EXPERIENCE THE RELAXED CHARM OF THE NORTH COAST

Welcome to Telal reimagined. An intimate coastal retreat; a modern, indulgent getaway with sweeping backdrops of the North Coast's pristine landscape and the Mediterranean as its playground. Telal Soul is where you can experience the relaxed charm of a unique community and a memorable lifestyle. Take your time to refresh and rediscover your element on a weekend getaway or a family vacation.

Welcome to Telal Soul, where panoramic beachfront views meet year-round indulgence.

Location Map

- 145 KM from Marsa Matrouh
- 20 KM from Dabaa Axis
- 20 KM from Alamien Airport
- 35 KM from Alamien City



The Master Plan

In its master plan by Oekoplan, Telal Soul captures the unique spirit of the North Coast. A variety of villas, twin houses, and chalets offer private views of the Mediterranean seacoast. Exquisite water features, private lagoon, swimming pools, lush gardens, and a selection of restaurants and dining choices, are all set within proximity to a stunningly tiered landscape that boasts spectacular views. The concept of Telal Soul takes advantage of the destination's charming lifestyle, transforming it into an iconic landmark with a timeless design and high-end experiences.



The Design

LAGOON VIEWS FROM EVERY HOME

Home to an exquisite variety of villas, twin houses and chalets, Telal Soul - The Lagoon - draws inspiration from the natural coastal beauty. Spacious living areas feature private terraces set on a tiered landscape that allow for an indoor and outdoor experience with nature. With panoramic backdrops of the Lagoon all around, Telal Soul - The Lagoon - is the ideal setting for a unique retreat.





A TRUE RELAXATION EXPERIENCE

With an unrivaled standard of serenity, the 29,000 sqm swimmable lagoon at Telal Soul inspires rejuvenating journeys for the soul. As the largest crystallized lagoon in the North Coast, it offers a majestic view in its own way, with a unique sense of privacy and a true relaxing experience. Everything at Telal Soul comes together to create an unforgettable memory. Experience the luxury of living by a lagoon and waking up to impeccable views, all from the comfort of your home.

Unit types & floorplans

7 Floor plans

Type B

Entry view



Garden view



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

Villa Type B

Total Area 280m²
Private Garden Area 220m²

Ground Floor

1	Entrance	2.25 x 1.50 m ²
2	Reception	8.50 x 4.30 m ²
3	Terrace	8.25 x 2.00 m ²
4	Dining	4.00 x 2.20 m ²
5	Kitchen	3.00 x 3.30 m ²
6	Toilet	2.90 x 1.30 m ²
7	Guest's Room	320 x 3.70 m ²
8	Guest's Toilet	2.30 x 1.30 m ²
9	Maid's Room	2.90 x 1.50 m ²
10	Maid's Toilet	1.45 x 1.3 m ²
11	Driver's Room	2.90 x 1.90 m ²
12	Driver's Toilet	1.45 x 1.3 m ²



First Floor

1	Lobby	3.70 x 3.50 m ²
2	Kitchenette	3.10 x 2.10 m ²
3	Master Bedroom	4.50 x 4.30 m ²
4	Terrace	4.60 x 2.10 m ²
5	Dressing Room	3.00 x 1.30 m ²
6	Bathroom	3.00 x 1.40 m ²
7	Bedroom	3.80 x 3.80 m ²
8	Bathroom	2.50 x 1.80 m ²
9	Bedroom	4.70 x 3.30 m ²
10	Bathroom	3.00 x 1.40 m ²
11	Bedroom	3.20 x 3.70 m ²
12	Bedroom	2.50 x 1.30 m ²



7 Floor plans

Type C

Garden view



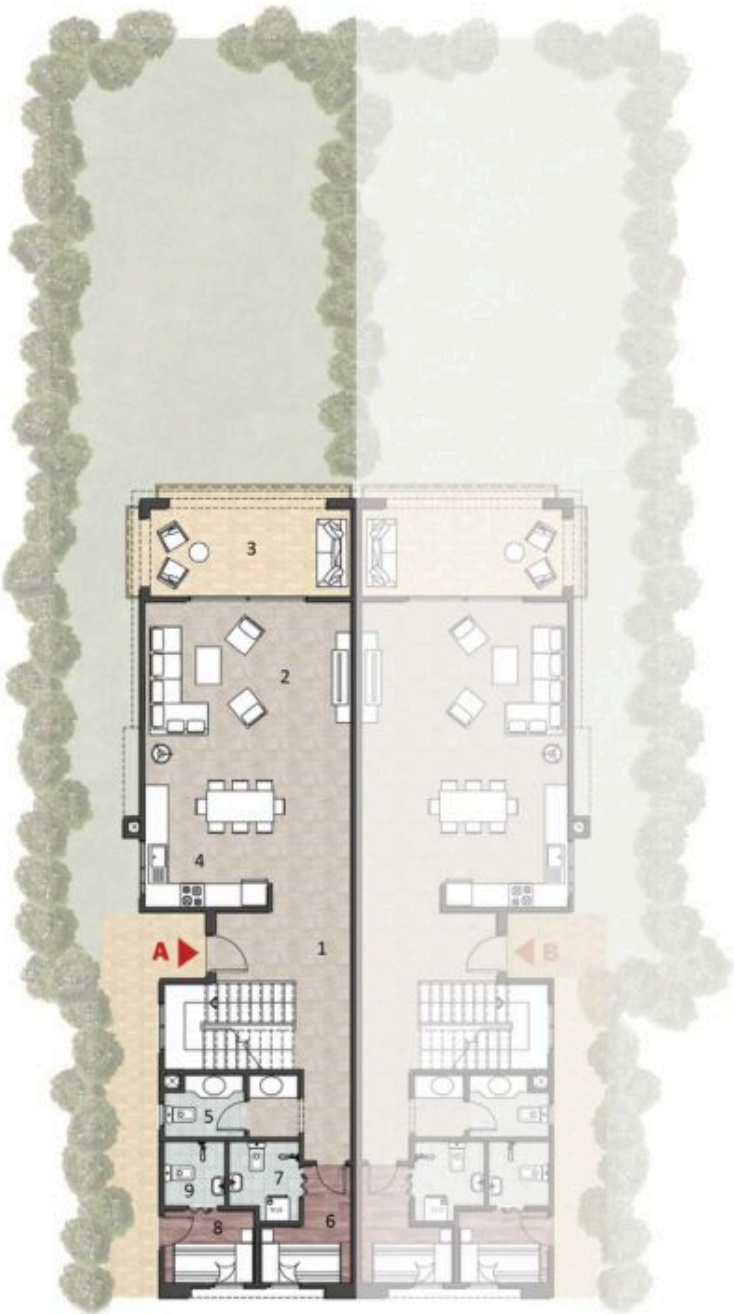
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Twin House Type C2

Total Area 200m²
Private Garden Area 100m²

Unit A Ground Floor

1	Entrance	3.40 x 1.70 m ²
2	Reception	5.20 x 3.80 m ²
3	Terrace	5.10 x 2.30 m ²
4	Kitchenette & Dining	5.20 x 4.00 m ²
5	Bathroom	4.30 x 1.60 m ²
6	Maid's Room	3.00 x 2.30 m ²
7	Maid's Toilet	2.00 x 1.50 m ²
8	Driver's Room	2.30 x 1.90 m ²
9	Driver's Toilet	1.60 x 1.50 m ²



Unit A First Floor

1	Corridor	8.20 x 1.30 m ²
2	Master Bedroom	4.00 X 4.10 m ²
3	Terrace	4.20 x 1.20 m ²
4	Bathroom	2.70 x 1.70 m ²
5	Bedroom 1	3.80 x 3.60 m ²
6	Terrace	2.50 x 1.40 m ²
7	Bedroom 2	4.70 x 3.60 m ²
8	Bathroom	3.40 x 1.60 m ²

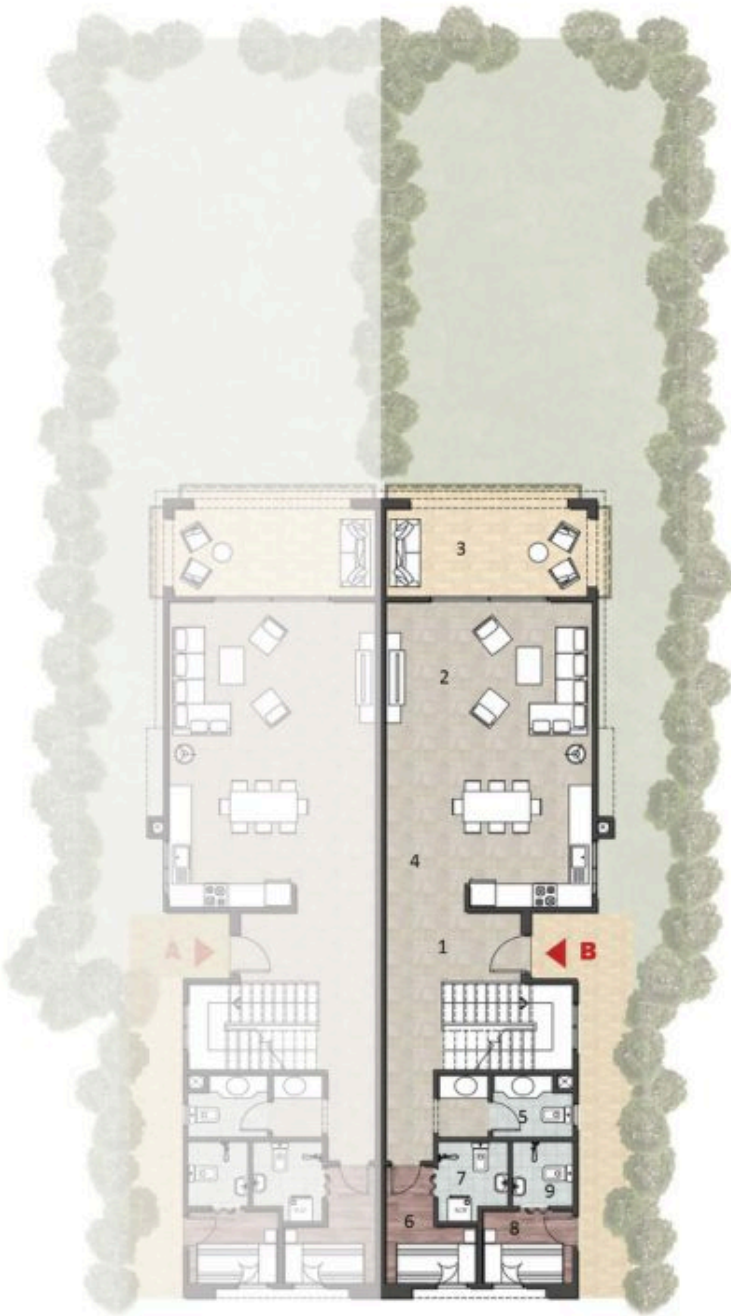


Twin House Type C2

Total Area 200m²
Private Garden Area 100m²

Unit B
Ground Floor

1	Entrance	3.40 x 1.70 m²
2	Reception	5.20 x 3.80 m²
3	Terrace	5.10 x 2.50 m²
4	Kitchenette & Dining	5.20 x 4.00 m²
5	Bathroom	3.40 x 1.60 m²
6	Maid's Room	3.00 x 2.30 m²
7	Maid's Toilet	2.00 x 1.50 m²
8	Driver's Room	2.30 x 1.90 m²
9	Driver's Toilet	1.60 x 1.50 m²



Unit B
First Floor

1	Corridor	8.20 x 1.30 m²
2	Master Bedroom	4.00 X 4.10 m²
3	Terrace	4.20 x 1.20 m²
4	Bathroom	2.70 x 1.70 m²
5	Bedroom 1	3.80 x 3.60 m²
6	Terrace	2.50 x 1.40 m²
7	Bedroom 2	4.70 x 3.60 m²
8	Bathroom	3.40 x 1.60 m²



7 Floor plans

Type CR

Garden view



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Twin House Type CR2

Total Area 225m²
Private Garden Area 100m²

Unit A Ground Floor

1	Entrance	3.40 x 1.70 m ²
2	Reception	5.20 x 3.80 m ²
3	Terrace	5.10 x 2.50 m ²
4	Kitchen & Dining	5.20 x 4.00 m ²
5	Bedroom	3.40 x 1.60 m ²
6	Maid's Room	3.00 x 2.30 m ²
7	Maid's Toilet	2.00 x 1.50 m ²
8	Driver's Room	1.20 x 6.60 m ²
9	Driver's Toilet	2.30 x 1.90 m ²



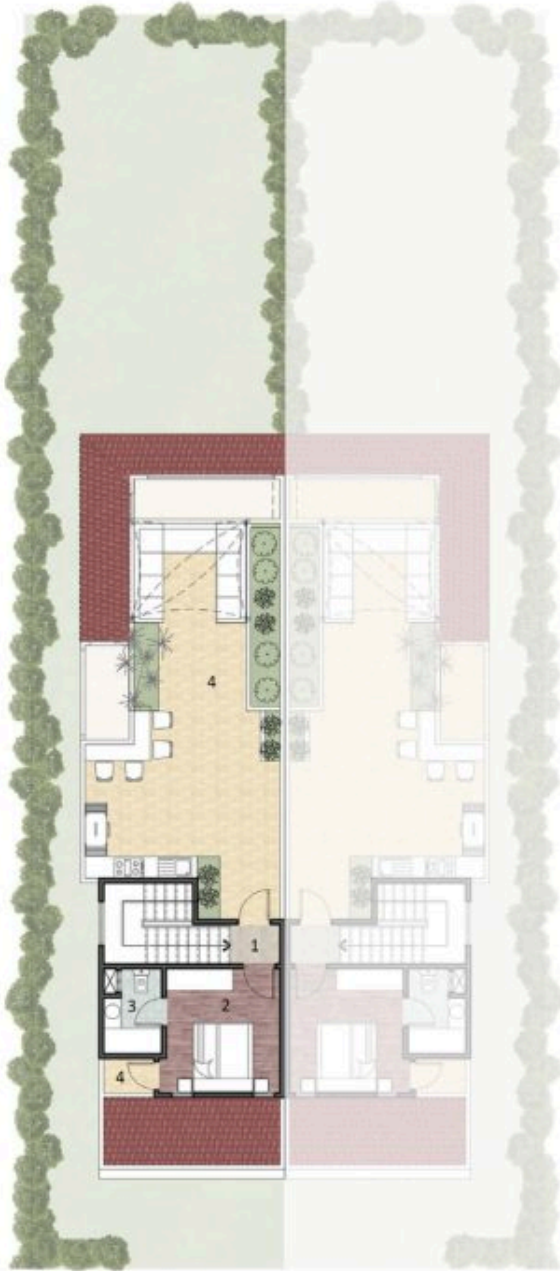
Unit A First Floor

1	Corridor	8.20 x 1.30 m ²
2	Master Bedroom	4.00 x 4.10 m ²
3	Terrace	4.20 x 1.20 m ²
4	Bathroom	2.70 x 1.70 m ²
5	Bedroom	3.80 x 3.60 m ²
6	Terrace	2.50 x 1.30 m ²
7	Bedroom	3.70 x 3.60 m ²
8	Bathroom	3.40 x 1.60 m ²



Unit A
Roof Floor

1	Corridor	1.35 x 1.10 m ²
2	Bedroom	3.10 x 3.30 m ²
3	Toilet	2.30 x 1.50 m ²
4	Roof Terrace	10.7 x 5.20 m ²



Twin House Type CR2

Total Area 225m²
Private Garden Area 100m²

Unit B
Ground Floor

1	Entrance	3.40 x 1.70 m ²
2	Reception	5.20 x 3.80 m ²
3	Terrace	5.10 x 2.50 m ²
4	Kitchen & Dining	5.20 x 4.00 m ²
5	Bedroom	3.40 x 1.60 m ²
6	Maid's Room	3.00 x 2.30 m ²
7	Maid's Toilet	2.00 x 1.50 m ²
8	Driver's Room	2.30 x 1.90 m ²
9	Driver's Toilet	1.60 x 1.50 m ²



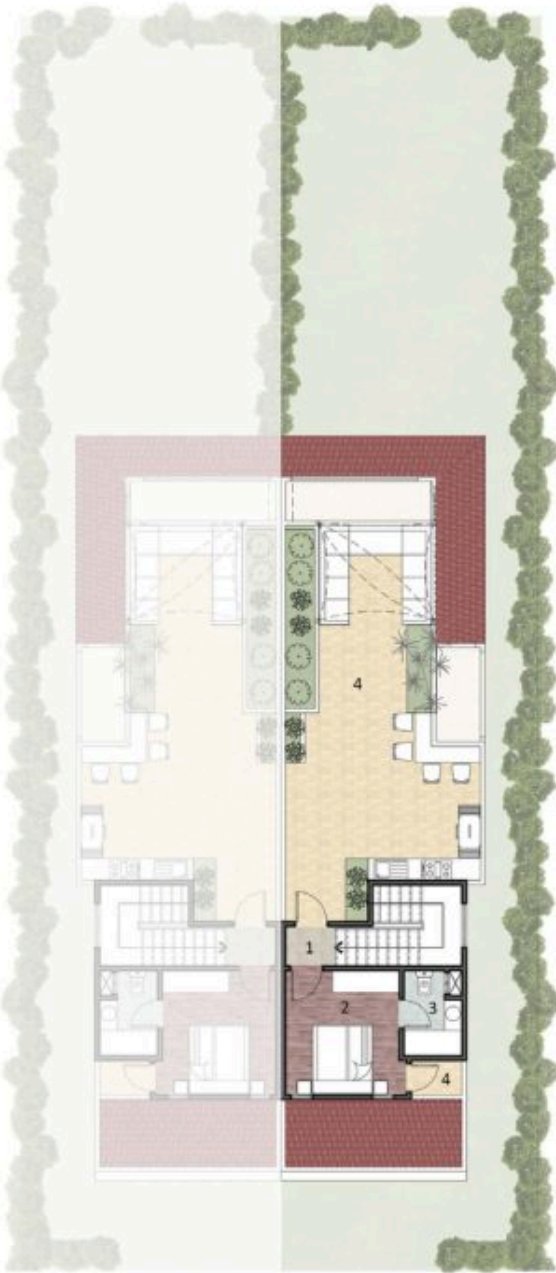
Unit B
First Floor

1	Corridor	8.20 x 1.30 m ²
2	Master Bedroom	4.00 x 4.10 m ²
3	Terrace	4.20 x 1.20 m ²
4	Bathroom	2.70 x 1.70 m ²
5	Bedroom	3.80 x 3.60 m ²
6	Terrace	2.50 x 1.30 m ²
7	Bedroom	3.70 x 3.60 m ²
8	Bathroom	3.40 x 1.60 m ²



Unit B
Roof Floor

1	Corridor	1.35 x 1.10 m ²
2	Bedroom	3.10 x 3.30 m ²
3	Toilet	2.30 x 1.50 m ²
4	Roof Terrace	10.7 x 5.20 m ²



7th Floor plans

Type DR

Garden view



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Twin House Type DR2

Total Area 180m²

Private Garden Area 100m²

Unit A Ground Floor

1	Entrance	2.35 x 1.60 m ²
2	Reception	4.35 x 3.50 m ²
3	Terrace	4.20 x 1.50 m ²
4	Dining	4.35 x 2.20 m ²
5	Kitchen	2.90 x 1.90 m ²
6	Corridor	3.40 x 1.40 m ²
7	Toilet	2.30 x 1.30 m ²
8	Corridor 2	3.50 x 1.20 m ²
9	Maid's Room	2.50 x 1.85 m ²
10	Maid's Toilet	1.85 x 1.20 m ²
11	Laundry	2.50 x 1.25 m ²



Unit A First Floor

1	Lobby	4.60 x 1.90 m ²
2	Master Bedroom	4.30 x 3.20 m ²
3	Terrace	4.30 x 1.65 m ²
4	Bathroom	3.10 x 1.50 m ²
5	Corridor	3.30 x 1.10 m ²
6	Bedroom	3.25 x 3.10 m ²
7	Bathroom	2.30 x 1.80 m ²
8	Bedroom	3.80 x 3.20 m ²
9	Terrace	3.80 x 0.70 m ²



Unit A
Roof Floor

1	Corridor	1.10 x 1.10 m ²
2	Bedroom	3.00 x 2.35 m ²
3	Toilet	1.60 x 2.10 m ²
4	Roof Terrace	11.5 x 4.30 m ²



Twin House Type DR2

Total Area 180m²
Private Garden Area 100m²

Unit B Ground Floor

1	Entrance	2.35 x 1.60 m ²
2	Reception	4.35 x 3.50 m ²
3	Terrace	4.20 x 1.50 m ²
4	Dining	4.35 x 2.20 m ²
5	Kitchen	2.90 x 1.90 m ²
6	Corridor	3.40 x 1.40 m ²
7	Toilet	2.30 x 1.30 m ²
8	Corridor 2	3.50 x 1.20 m ²
9	Maid's Room	2.50 x 1.85 m ²
10	Maid's Toilet	1.85 x 1.20 m ²
11	Laundry	2.50 x 1.25 m ²



Unit B First Floor

1	Lobby	4.60 x 1.90 m ²
2	Master Bedroom	4.30 x 3.20 m ²
3	Terrace	4.30 x 1.65 m ²
4	Bathroom	3.10 x 1.50 m ²
5	Corridor	3.30 x 1.10 m ²
6	Bedroom	3.25 x 3.10 m ²
7	Bathroom	2.30 x 1.80 m ²
8	Bedroom	3.80 x 3.20 m ²
9	Terrace	3.80 x 0.70 m ²



Unit B
Roof Floor

1	Corridor	1.10 x 1.10 m ²
2	Bedroom	3.00 x 2.35 m ²
3	Toilet	1.60 x 2.10 m ²
4	Roof Terrace	11.5 x 4.30 m ²





Floor plans

Type G3

Garden view



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Chalet Type G3

Total Area 125 m²
Private Garden Area 120m²

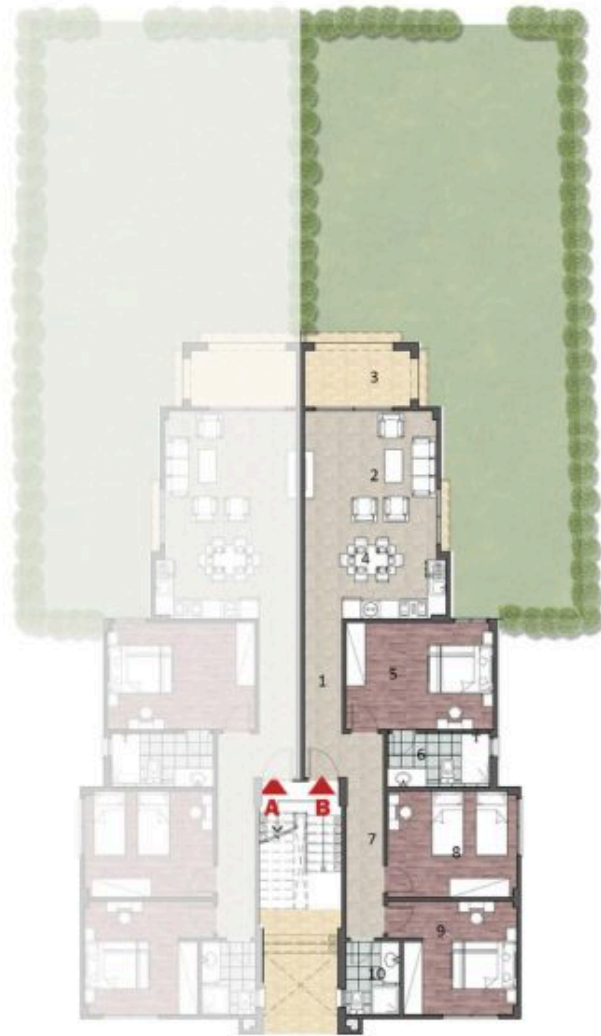
Unit A Ground Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



Unit B Ground Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



Unit C
First Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



Unit D
First Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



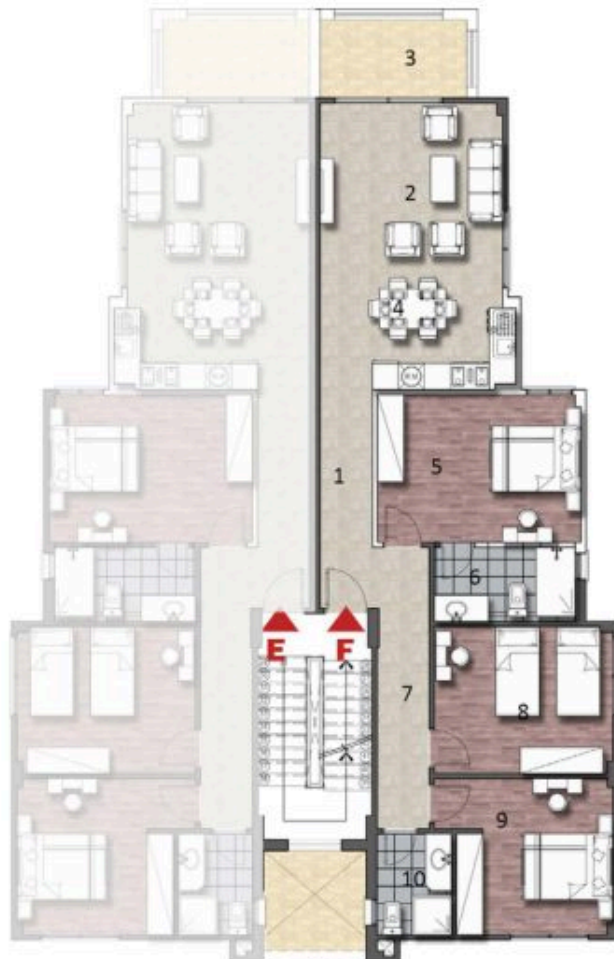
Unit E
Second Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



Unit F
Second Floor

1	Entrance	5.85 x 1.20 m ²
2	Reception	4.20 x 3.80 m ²
3	Terrace	3.40 x 1.80 m ²
4	Kitchen & Dining	4.20 x 2.80 m ²
5	Bedroom	4.70 x 3.40 m ²
6	Bathroom	3.25 x 1.70 m ²
7	Corridor	6.50 x 1.20 m ²
8	Bedroom	4.10 x 3.35 m ²
9	Bedroom	3.70 x 3.60 m ²
10	Bathroom	2.30 x 1.70 m ²



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