

Selection

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THE DEVELOPER

Nº1

TELAL

Collection of Beautiful Destinations.

Telal East | Telal Sokhna | Telal North

Nº 2

TELAL EAST

Natural Beauty to Call Home.

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Life's a breeze when you picture living in a place with a constant scenic sight of a turquoise clear lagoon and shimmering water features, adorned with vast green spaces and Mediterranean architecture of intricate detail, symmetry, harmony, and balance.

Creating an inviting new neighborhood, the fully integrated and mixed use project is spread across 184 feddans of open space, boasting of diverse alluring residences, situated at a prime location along the Middle Ring Road and in between New Cairo and the Administrative Capital.

It contains a sensational array of designated amenities catering to a plethora of lifestyles, along with an iconic lagoon where the azure of the water merges with the blue shades of the sky, redefining the meaning of living in a truly idyllic atmosphere with standards that reflect privacy, comfort and true relaxation.

Natural Beauty to Call Home.



Every aspect of Selection has been carefully planned to pay tribute to the art of living well. Ideally located within Telal East, the landmark phase is ideally situated between New Cairo and the New Capital, placing your life at the intersection of St 90's lively happenings, in addition to leading business and educational establishments.

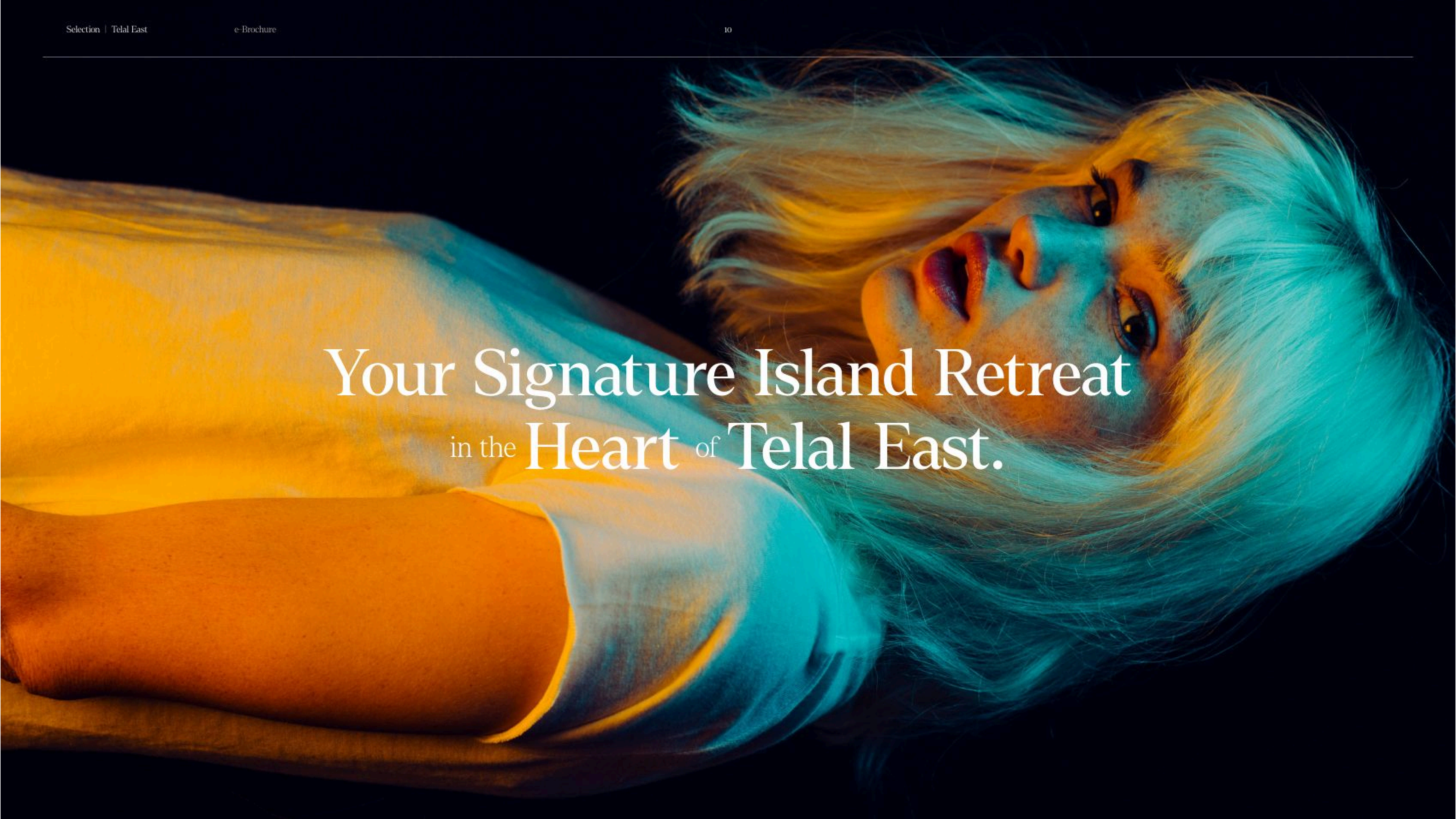
- 2 mins from Suez Road.
- 10 mins from AUC.
- 15 mins to Airport.





Nº3

SELECTION

A woman with long, wavy blonde hair is lying down, her head tilted back and eyes looking upwards. She is wearing a light-colored, possibly white, top. The scene is dramatically lit with two distinct color temperatures: a warm, golden-orange light on the left side of her body and face, and a cool, cyan-blue light on the right side, particularly on her hair and the right side of her face. The background is dark, making the subject stand out. Overlaid on the center of the image is the text "Your Signature Island Retreat" in a large, white, serif font, followed by "in the Heart of Telal East." in a smaller, similar font.

Your Signature Island Retreat
in the Heart of Telal East.

Rolling out on 13 Lush Feddans.

Selection re-imagines iconic island living from an elevated perspective by harmoniously blending refined luxury with natural splendor to immerse residents in a tranquil lifestyle in the heart of Telal East.

Thoughtfully designed as a premier landmark, the central destination cultivates a timeless sense of belonging, thanks to a charming resort feel, not only inviting homeowners to slow down and bond in idyllic settings, but also enjoy uninterrupted moments of calm, thanks to sweeping vistas of a shimmering non-swimmable lagoon, stretching to infinity and beyond. Life here is enriched by top-class amenities, captivating views, as well as vibrant communal spots that nurture social interaction around every corner, in nature's embrace.



Disclaimer
1. Cladding type and color will be subject to availability at the time of construction. 2. Planting shown is for illustrative purposes only. 3. Drawings and dimensions are for illustrative purposes and are subject to modifications at the discretion of the developer. 4. Penthouse elevators are provisional only; shall be added at an extra cost. 5. Landscape shown is for illustrative purposes; changes may apply to landscape final design. 6. Floorplan areas may vary as per technical drawings. 7. Garden availability is subject to unit location. Units on typical or roof floors do not include garden areas.

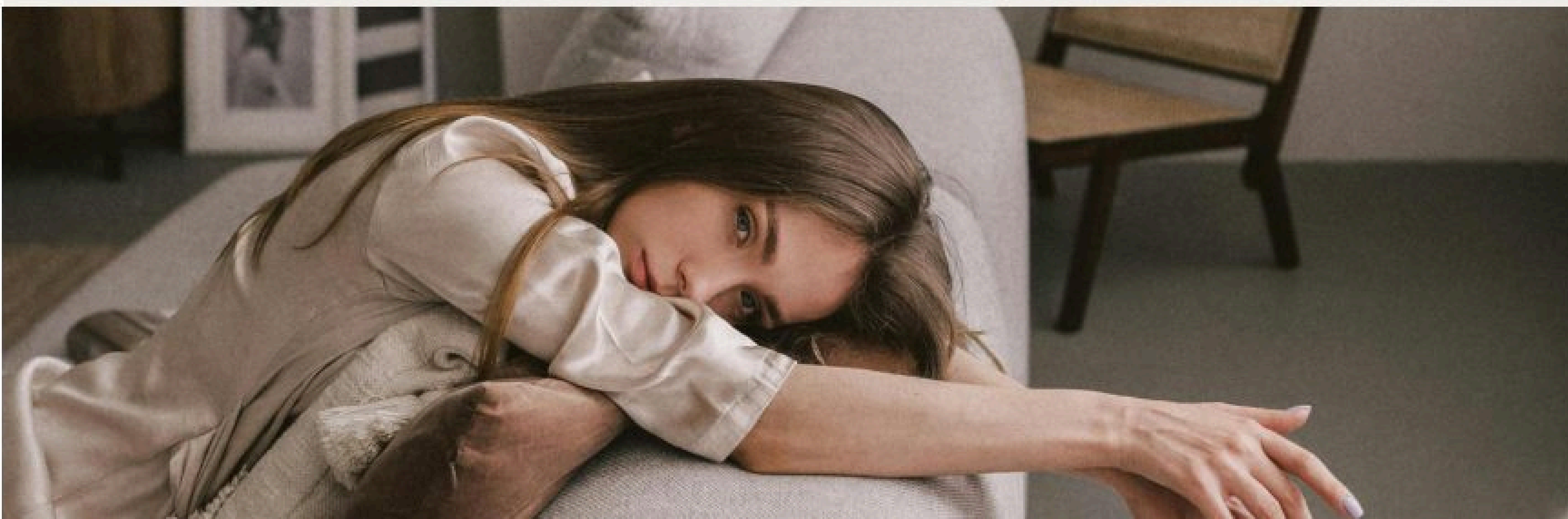


New Standards of Enjoyment.

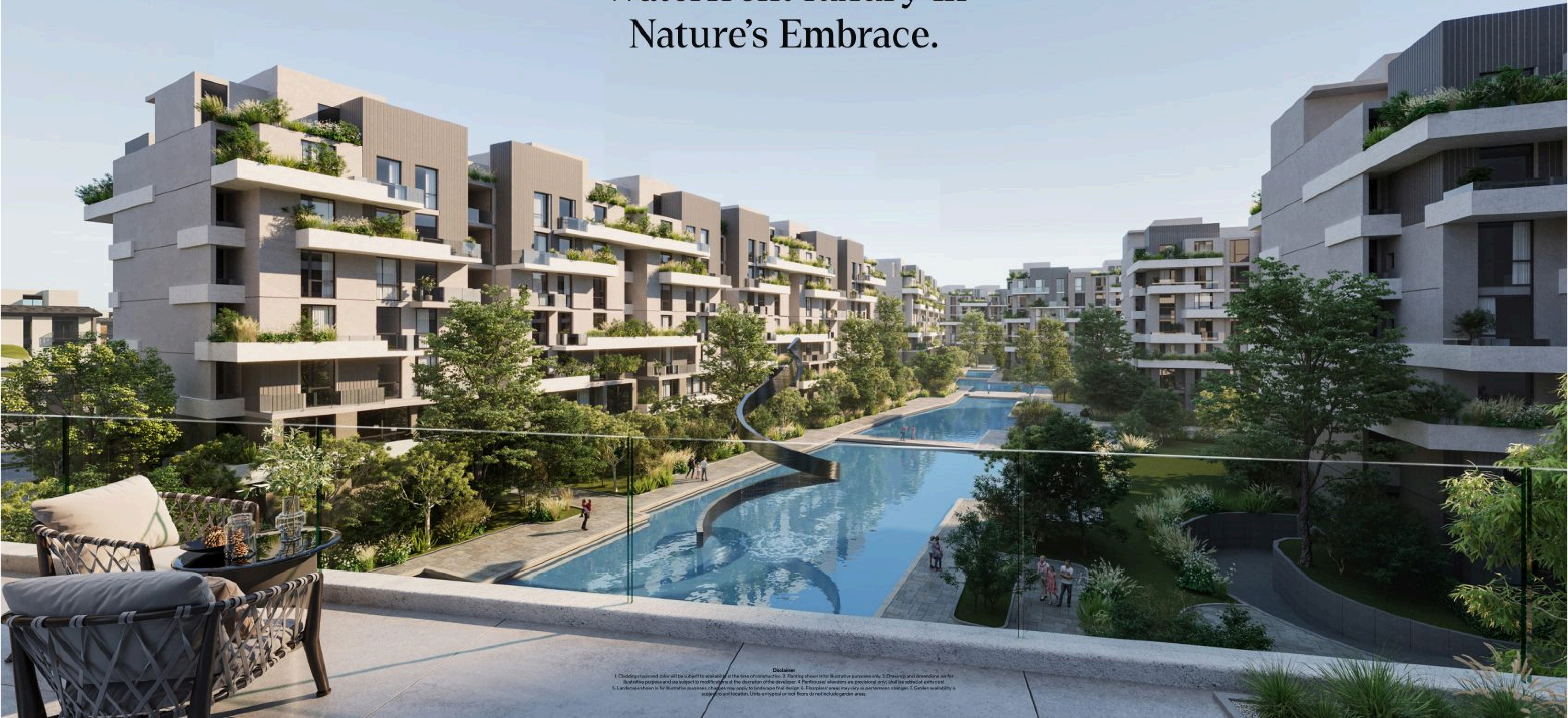
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Serene, sophistication and simply out of this world, Selection boasts a signature portfolio of single family and multifamily residential units to cater to diverse contemporary lifestyles and tastes.

With an eye on integration and a commitment to set new standards of enjoyment every doorstep, Selection presents a thriving commercial hub, lined with select F&B concepts, fresco cafes and casual hangouts, in addition to a colorful retail component for those who indulge in memorable shopping sprees.



Waterfront luxury in Nature's Embrace.



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Elevating a Flowing Reality

Selection reflects a pioneering vision that encapsulates the serene essence of a private island within the city. The master plan is a harmonious blend of tiered units, each thoughtfully designed to maximize breathtaking waterfront views of a shimmering central lagoon, thanks to a unique elevated technique that positions every home on gentle hillsides.

Mindfully masterplanned with privacy in mind, all units are equally spaced out to evoke a sense of exclusivity while allowing residents to revel themselves in uninterrupted surroundings, complete with lush landscaping and the soothing sounds of water. Here, the bustle of urban life fades away, replaced by an oasis of calm where every sunrise and sunset paints the skyline in hues of gold and violet.



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A SANCTUARY OF CALM

where

**MODERN-DAY
LUXURY**

meets

**NATURAL
SERENITY**



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A natural feast for All Your Senses

Selection is designed to harmonize the human experience with the natural surroundings. Embracing a "less is more" philosophy, each residence features a minimalist chic aesthetic that prioritizes simplicity and elegance.



Nº 4

FLOORPLANS

Disclaimer

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5. Landscape shown is for illustrative purposes, changes may apply to landscape final design. 6. Floorplans' areas may vary as per terraces changes.
7. Garden availability is subject to unit location. Units on typical or roof floors do not include garden areas.

EDITIONS



Disclaimer
1. Colorings, type and color will be subject to availability at the time of construction. 2. Planting shown is for illustrative purposes only. 3. Drawings and dimensions are for illustrative purposes only and are subject to modifications at the discretion of the developer. 4. Permissible alterations are proportional only; shall be added at exit/entrance. 5. Landscaping shown is for illustrative purposes; changes may apply to landscape field design. 6. Surrounding areas may vary as per technical changes. 7. Caravan availability is subject to unit location. Units are typical of project floors do not include garden areas.



Disclaimer
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1-BEDROOM

1-Bedroom Total Area

79 m²

Reception
6.90 × 3.20

Terrace
3.30 × 1.50

Kitchen
2.50 × 2.40

Lobby
1.45 × 1.00

Toilet
2.00 × 1.00

Master Bedroom
3.35 × 3.05

Dressing
1.95 × 1.60

M. Toilet
1.95 × 1.60



2-BEDROOM

2-Bedroom
Total Area 96 m²

Roof Terrace average: 96 & 101

Reception
6.05 × 3.60

Kitchen
2.40 × 2.36

Lobby
1.35 × 1.00

Bedroom 01
5.05 × 3.26

Toilet
2.40 × 2.36

Master Bedroom
3.50 × 3.20

M. Toilet
2.20 × 1.60



2-Bedroom

Total Area103 m²

Reception	Bedroom	Dressing
5.20 × 3.70	3.40 × 3.20	2.40 × 1.50
Terrace 01	Toilet	M. Toilet
3.92 × 1.50	2.36 × 2.25	2.40 × 1.60
Kitchen	Master Bedroom	
3.20 × 2.25	3.47 × 3.20	
Lobby	Terrace 02	
1.20 × 1.10	1.50 × 1.05	



2-Bedroom

Total Area110 m²

Reception	Bedroom	Dressing
5.00 × 4.25	3.65 × 3.50	1.90 × 1.50
Terrace 01	Toilet	M. Toilet
4.37 × 1.50	2.65 × 1.45	1.90 × 1.75
Kitchen	Master Bedroom	
2.80 × 2.10	3.40 × 3.20	
Lobby	Terrace 02	
2.15 × 1.45	1.50 × 1.20	



2-Bedroom

Total Area101-111 m²

Reception	Bedroom	M. Toilet
6.90 × 3.60	3.30 × 3.20	2.20 × 1.60
Terrace 01	Toilet	
3.60 × 1.50	2.40 × 2.36	
Kitchen	Master Bedroom	
3.40 × 2.40	3.50 × 3.20	
Lobby	Terrace 02	
2.60 × 1.35	1.50 × 1.20	



2-Bedroom

Total Area116 m²

Reception	Lobby	Dressing
6.92 × 3.50	3.00 × 1.50	1.95 × 1.56
Terrace	Toilet	M. Toilet
3.60 × 1.50	2.70 × 1.60	1.95 × 1.60
Kitchen	Bedroom	
4.10 × 2.40	3.60 × 3.00	
Storage	Master Bedroom	
1.60 × 1.30	3.30 × 3.05	



3-BEDROOM

3-Bedroom Total Area 129 m²

Reception 7.20 × 3.60	Bedroom 01 3.20 × 3.20	Terrace 02 1.50 × 1.05
Terrace 01 4.10 × 1.50	Bedroom 02 3.20 × 3.20	Dressing 2.00 × 1.10
Kitchen 2.60 × 2.21	Toilet 2.21 × 1.60	M. Toilet 2.00 × 1.80
Lobby 2.50 × 1.06	Master Bedroom 3.45 × 3.40	



3-Bedroom

Total Area133 m²

Reception	Lobby	Master Bedroom
7.20 × 3.60	2.36 × 1.05	3.45 × 3.40
Terrace 01	Bedroom 01	Terrace 02
4.00 × 1.50	3.20 × 3.15	1.50 × 1.00
Kitchen	Bedroom 02	Dressing
2.52 × 2.30	3.25 × 3.20	2.00 × 1.25
G.Toilet	Toilet	M. Toilet
3.00 × 1.37	2.30 × 1.60	2.00 × 1.80



3-Bedroom

Total Area134 m²

Reception	Bedroom 01	Dressing
6.95 × 3.60	3.40 × 3.20	2.40 × 1.50
Terrace 01	Bedroom 02	M. Toilet
3.85 × 1.35	3.40 × 3.20	2.40 × 1.60
Kitchen	Toilet	
2.60 × 2.25	2.25 × 1.80	
G. Toilet	Master Bedroom	
2.05 × 1.45	3.50 × 3.20	
Lobby	Terrace 02	
2.70 × 1.10	1.50 × 1.05	



Nº 5

THE DEVELOPER

PRE Group is where bold visions meet real-world impact.

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Since its inception in 2007, we have been at the forefront of Egypt's real estate sector, leveraging over a decade of expertise and an ever-expanding portfolio of diverse, high-value projects. With 19,000+ homes delivered across landmark developments like Telal El Sokhna, Telal North Coast, Stone Park, and IVOIRE EAST, we are not just building properties — we are crafting vibrant, sustainable communities that redefine the way people live, work, and connect.

Our vision is to reshape Egypt's urban landscape by creating iconic destinations that blend seamlessly with the country's dynamic growth. With a strategic presence in Egypt's most strategic growth regions and a 12 million sqm land bank, we are committed to delivering developments that combine residential, commercial, construction, and facility management. Our flagship commercial development, Point 90 Mall, stands as a testament to this commitment, offering a premier retail destination that plays a role in the shopping and business landscape of New Cairo.

At the heart of PRE Group's journey as an Egyptian real estate and investment company, our mission is to shape the future of urban living through integrated, sustainable communities and commercial landmarks that contribute to the continued growth and prosperity of Egypt.

