

Silvia
COMPOUND



Where Sustainability Meets Serenity

About TE Developments:

TE Developments, born from the merger of Trust Contracting, a premier contracting company, and a vision for progressive construction solutions, boasts a rich heritage spanning over 23 years. Founded with a wealth of industry expertise, a culture of forward-thinking, and a steadfast commitment to sustainability, our journey under the leadership of Engineer Samir Fawzy has been defined by unwavering leadership and continuous growth. Today, we stand as a beacon of excellence in Egypt's construction landscape.

Our mission is clear: to curate a distinguished, opulent experience that elevates our clients' expectations. Throughout our extensive tenure, TE Developments has cultivated strategic partnerships with esteemed international collaborators and investors, propelling us to unparalleled success in contracting and real estate development across Egypt's burgeoning locales. With a robust portfolio encompassing prime land parcels in coveted areas like Al Shorouk, Badr, the Fifth Settlement, and the Administrative Capital, we are poised for expansion into the Middle Eastern markets.

Driven by a relentless pursuit of innovation, TE Developments has meticulously crafted a visionary business model, meticulously honing investment strategies across diverse sectors. From comprehensive general contracting services to bespoke architecture, interior design, and consultancy, our reach extends far beyond traditional boundaries, positioning us as pioneers in progressive development initiatives worldwide.





Vission

At TE Developments, our vision is to emerge as one of the foremost companies in the realm of urban development in Egypt and the Middle East. We aim to achieve this by cultivating a diverse investment portfolio across various sectors and advancing steadily, drawing upon our practical experience to shape the future in the years to come.

Furthermore, we aspire to be the premier choice and a pioneering force in the field of real estate development. Setting ourselves apart from conventional offerings, we endeavor to redefine industry standards through value-added initiatives and iconic projects that not only transform the landscapes of Egypt and the Middle East but also leave an indelible mark on the future of urban development.

Mission

At TE Developments, our mission is twofold: to deliver sustainable communities that enrich the lives of our residents, and to strategically identify promising investment opportunities aligned with the vision of Egypt 2030.

We are committed to upholding world-class standards by implementing strategic planning that manifests in visionary developments, elevating our clients' aspirations to extraordinary heights. Through innovative and responsible practices, we aim to redefine the real estate market, exceeding the expectations of our shareholders while maintaining our dedication to sustainability and excellence.

About Silvia Compound

Building upon the success of 23+ Years of experience in construction and project delivery, TE Developments have revolutionized the concept of modern living in New Cairo with their latest project.

Silvia Compound the first residential compound distinguished by its adherence to the esteemed LEED certification standards established by the US Green Building Council (USGBC), setting a new benchmark in sustainability and architectural excellence.

Imbued with ultra-modern architectural aesthetics and commanding panoramic vistas overlooking serene water features and verdant landscapes, Silvia Compound offers an unparalleled ambiance of luxury and exclusivity. Nestled strategically in the heart of New Cairo, its architectural ethos of simplicity and sophistication is manifest in both the structural design and meticulously landscaped grounds.

Designed to cater to every facet of refined living, Silvia Compound boasts a comprehensive array of facilities and amenities meticulously curated to meet your every need, ensuring an unrivaled standard of living.

Spanning across 37,800 square meters, the project comprises 16 meticulously crafted residential buildings, occupying only 22% of the land capacity, with the remaining 78% dedicated to essential services, expansive green spaces, a bustling commercial strip, and a state-of-the-art clubhouse, all complemented by vast landscaped expanses and serene artificial lakes.

Silvia Compound offers an array of residential options, with each unit thoughtfully designed to cater to diverse lifestyles, ensuring an unparalleled living experience for its esteemed residents.

A woman with dark hair, wearing a white shirt and blue pants, is sitting on a windowsill. She is reading a book and has a white mug of coffee next to her. The scene is brightly lit by natural light coming from the window. The background shows a view of a building and some greenery.

The Quality Of Life That
You Deserve..

FACILITIES



SMART



MODERN



LUXURIOUS



Smart Features

- QR Code entry
- Intercome
- CCTVs & Security
- Fire protection system
- Solar heaters
- Water leak detectors
- Car charger

LandScape

20,000 M² of an open landscape area





Commercial Strip

Where luxury meets convenience

GYM

Experience an exceptional workout





SPA

Get ready to escape the daily routine



Underground Parking





Club House

Swimming pool, Tennis court, Football court
Squash, Paddle.



Kids Area



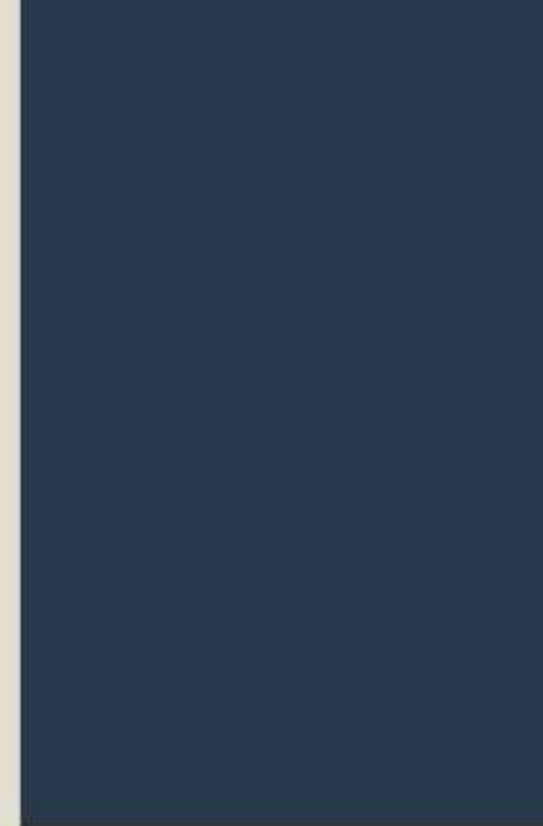


Fountain



Running Lane





Lakes



Bike Track





PROJECT DESIGNS REALIZE
LEED
SYSTEM IDEAS

LEED, or Leadership in Energy and Environmental Design, is a rating system developed by the United States Green Building Council (USGBC) to evaluate the environmental performance of buildings and encourage sustainable design practices. LEED certification is based on a point system that evaluates various aspects of a building's design and construction, including energy efficiency, water conservation, indoor air quality, and the use of sustainable materials. Using LEED in project designs can have numerous benefits, such as reducing operating costs, improving occupant health and productivity, and promoting environmental sustainability. So, after all the above we will be trying to have the certification after finishing the project.



LOCATION

5 Minutes away from AUC

3 Minutes away from Southern 90

3 Minutes away from Middle Ring Rd

3 Minutes away from Ein El Sokhna Road

10 Minutes away from Suez Rd



MASTER PLAN



TYPE B
BUILDING 10

PLANS

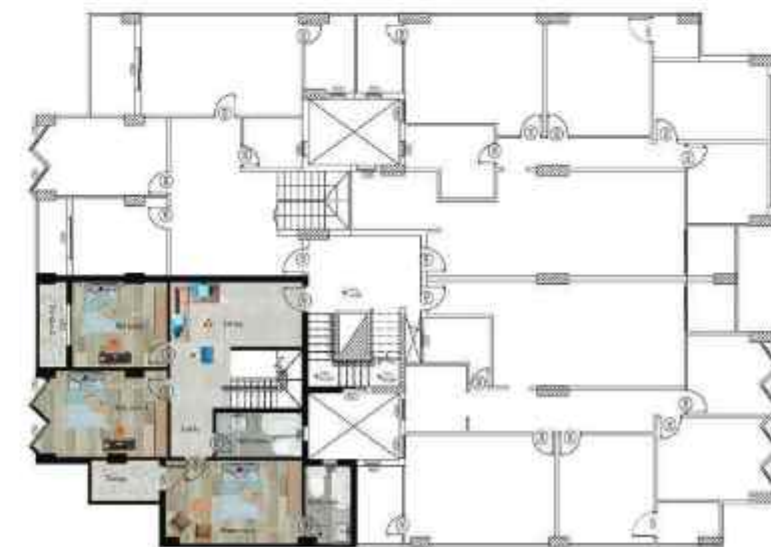
GROUND FLOOR

TYPE B
BUILDING 10

TOTAL AREA
262 m²

ENTRANCE	4.35 m x 3.41 m
RECEPTION	4.51 m x 3.53 m
DINING	3.10 m x 4.83 m
TERRACE	3.00 m x 1.48 m
KITCHEN	2.79 m x 3.10 m
BATH ROOM	2.01 m x 3.06 m
GARDEN	AREA = 52m ²

FIRST FLOOR	
LIVING	4.99 m x 5.51 m
BED ROOM 2	3.98 m x 3.36 m
TERRACE 2	1.13 m x 3.36 m
BED ROOM 1	5.36 m x 3.43 m
LOBBY	1.78 m x 1.92m
BATH ROOM	3.59 m x 1.80 m
MASTER ROOM	3.32 m x 5.70 m
MASTER BATH ROOM	1.92 m x 3.10 m
TERRACE	1.61 m x 2.86m



GROUND FLOOR

TYPE B BUILDING 10

TOTAL AREA
218 m²

ENTRANCE	2.80 m x 1.28 m
DINING	4.00 m x 4.13 m
RECEPTION	4.00 m x 4.13 m
TERRACE	1.69 m x 1.95 m
LOBBY	1.60 m x 8.96 m
BATH ROOM	1.80 m x 2.84 m
ENTRANCE BATH ROOM	0.87 m x 0.92 m
KITCHEN	2.55 m x 2.62 m
MASTER ROOM	6.25 m x 4.33 m
MASTER BATH ROOM	1.92 m x 3.10m
BED ROOM 1	4.01 m x 4.33m
TERRACE 1	4.01 m x 4.33m
BED ROOM 2	1.64 m x 2.73 m
BED ROOM 3	3.35 m x 3.18 m
GARDEN	AREA = 53m ²



GROUND FLOOR

TYPE B BUILDING 10

TOTAL AREA
222 m²

ENTRANCE	3.00 m x 2.94 m
KITCHEN	3.70 m x 2.57 m
DINING	3.68 m x 4.13 m
RECEPTION	4.12 m x 4.13 m
TERRACE	2.53 m x 2.01 m
LOBBY	7.80 m x 1.20 m
BATH ROOM	3.72 m x 2.85 m
MASTER ROOM	5.74 m x 4.24 m
ENTRANCE MASTER ROOM	1.91 m x 0.46 m
MASTER BATH ROOM	1.94 m x 3.02m
BED ROOM 1	4.70 m x 4.35m
TERRACE 1	1.99 m x 1.55m
BED ROOM 2	4.85m x 3.23 m
BED ROOM 3	3.48 m x 3.18 m
GARDEN	AREA = 51m2

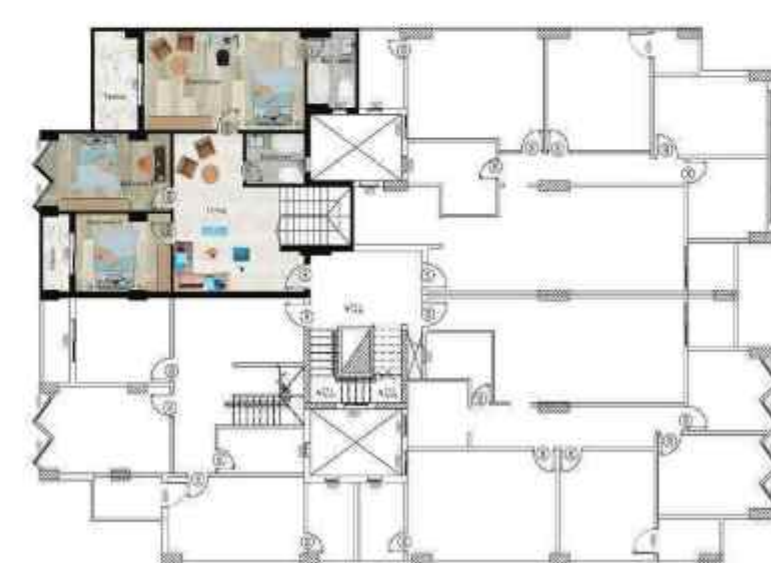
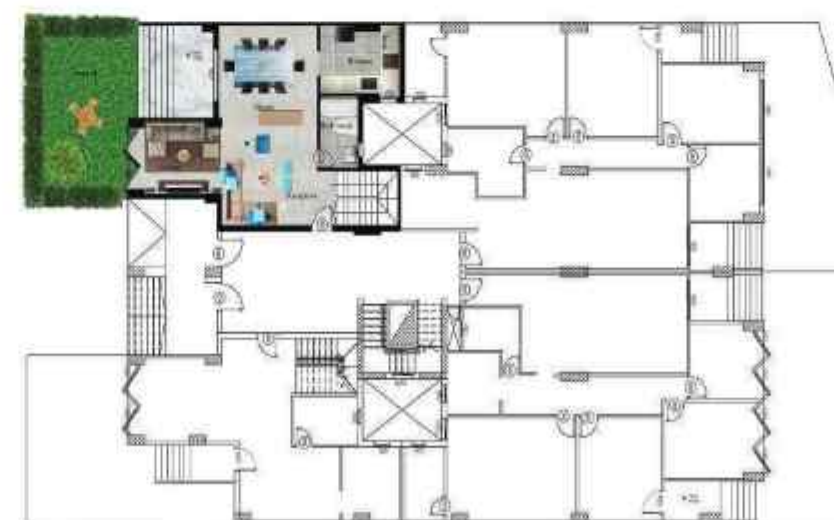


GROUND FLOOR

TYPE B BUILDING 10

TOTAL AREA
292 m²

RECEPTION	5.32 m x 4.53 m
LIVING	4.68 m x 3.06 m
DINING	4.77 m x 3.90 m
TERRACE	1.95 m x 3.90 m
KITCHEN	3.87 m x 3.02 m
BATH ROOM	1.83 m x 3.02 m
STAIRS	3.22 m x 2.30 m
FIRST FLOOR	
LIVING	5.51 m x 4.13 m
BED ROOM 2	3.98 m x 3.08 m
TERRACE 2	1.13 m x 3.06 m
BED ROOM 1	5.65 m x 3.06 m
LOBBY	2.92 m x 2.11 m
MASTER ROOM	6.72 m x 3.90 m
TERRACE	1.83 m x 3.90 m
MASTER BATH ROOM	2.03 m x 3.02 m
BATH ROOM	2.45 m x 1.99 m
GARDEN	AREA = 50m2



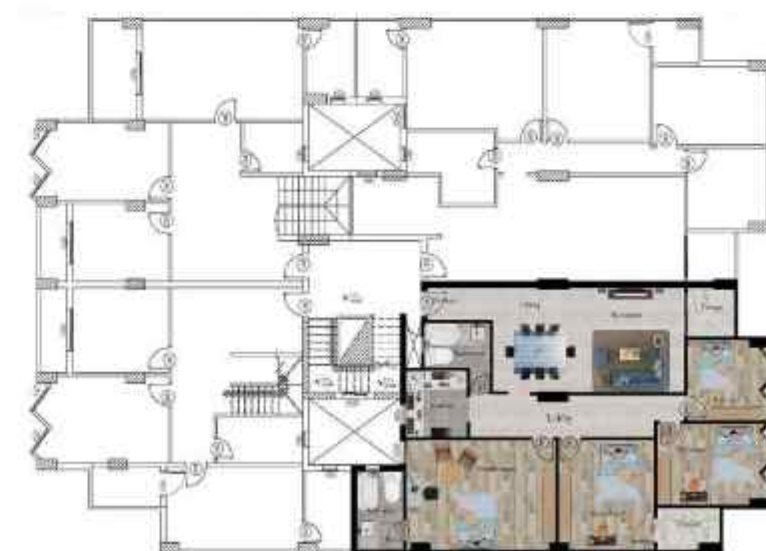


FIRST FLOOR

TYPE B BUILDING 10

TOTAL AREA
218 m²

ENTRANCE	2.80 m x 1.28 m
DINING	4.00 m x 4.13 m
RECEPTION	4.00 m x 4.13 m
TERRACE	1.98 m x 1.95 m
LOBBY	8.96 m x 1.65 m
BATH ROOM	1.80 m x 2.84 m
ENTRANCE BATH ROOM	0.87m x 0.92 m
KITCHEN	2.55 m x 2.62 m
MASTER ROOM	6.30 m x 4.33 m
MASTER BATH ROOM	1.87 m x 3.10m
BED ROOM 1	4.01 m x 4.33m
TERRACE 1	1.66 m x 2.48m
BED ROOM 2	4.60m x 3.20 m
BED ROOM 3	3.36 m x 3.18 m

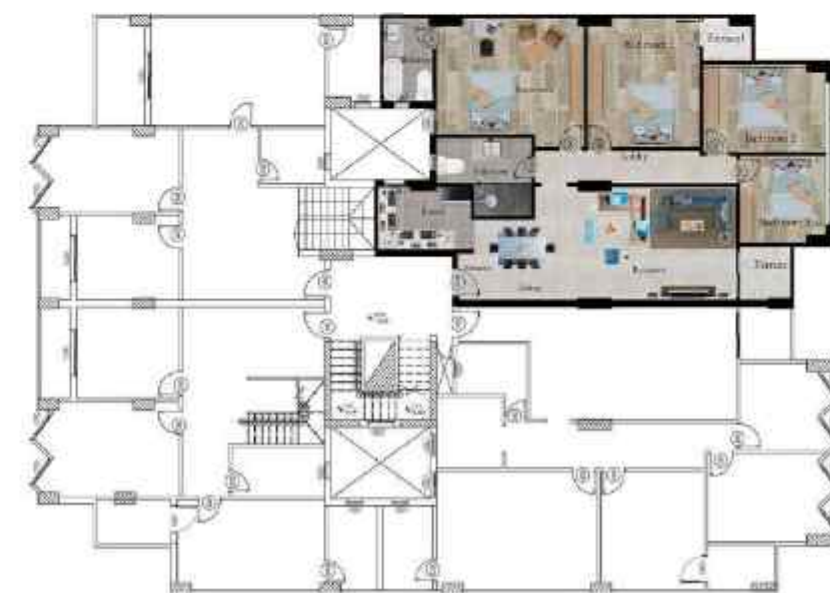


FIRST FLOOR

TYPE B BUILDING 10

TOTAL AREA
222 m²

ENTRANCE	0.62 m x 1.71 m
KITCHEN	3.60 m x 2.30 m
DINING	3.61 m x 2.94 m
RECEPTION	6.56 m x 4.13 m
TERRACE	1.85 m x 1.95 m
LOBBY	7.80 m x 1.20 m
BATH ROOM	3.71 m x 2.85 m
MASTER ROOM	5.74 m x 4.24 m
ENTRANCE MASTER ROOM	1.91 m x 0.46 m
MASTER BATH ROOM	1.92 m x 3.02 m
BED ROOM 1	4.35 m x 4.70 m
TERRACE 1	1.55 m x 1.90 m
BED ROOM 2	4.90 m x 3.23 m
BED ROOM 3	3.48 m x 3.18 m





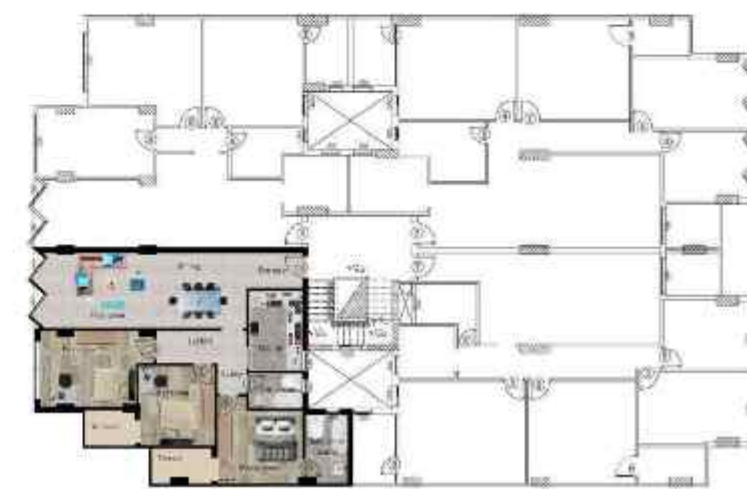
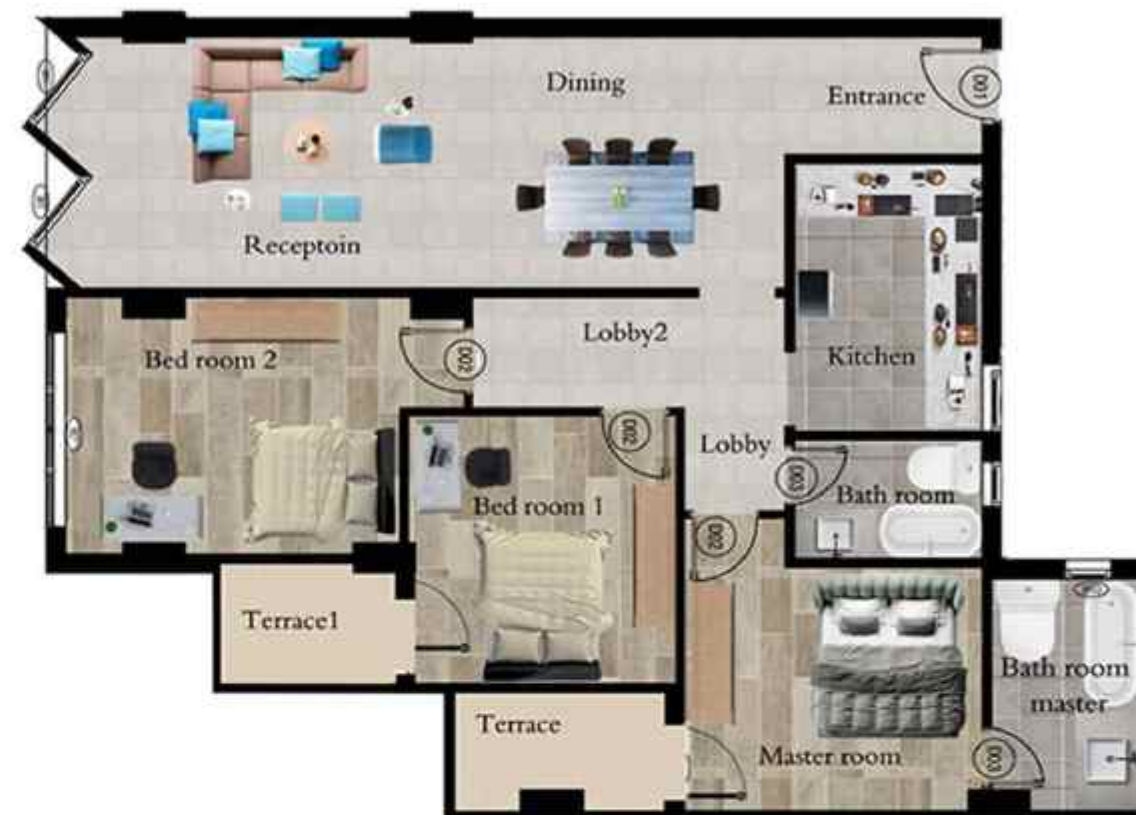
TYPICAL FLOOR

TYPE B BUILDING 10

TOTAL AREA

167 m²

ENTRANCE	2.55 m x 1.57 m
DINING	4.84 m x 3.36 m
RECEPTION	4.71 m x 3.36 m
LOBBY	2.86 m x 1.30 m
KITCHEN	2.43 m x 3.58 m
BATH ROOM	2.43 m x 1.58 m
ENTRANCE MASTER ROOM	1.30m x 0.66 m
MASTER ROOM	3.85 m x 3.25 m
MASTER BATH ROOM	1.92 m x 3.10 m
TERRACE 1	2.73 m x 1.58m
LOBBY 2	2.92 m x 1.48m
BED ROOM 2	3.47 m x 3.58m
TERRACE 2	2.27m x 1.61 m
MASTER ROOM 3	0.84 m x 1.48 m
BED ROOM 3	4.32 m x 3.43 m

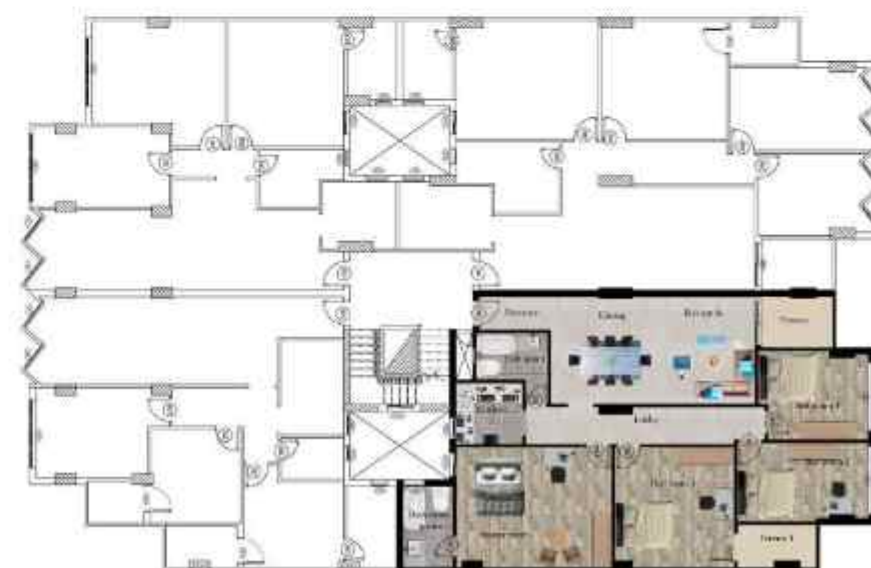


TYPICAL FLOOR

TYPE B BUILDING 10

TOTAL AREA
229 m²

ENTRANCE	1.28m x 2.80m
DINING	4.10 m x 3.60 m
RECEPTION	4.60 m x 4.10 m
TERRACE	2.73 m x 1.69 m
LOBBY	9.16 m x 1.43 m
BATH ROOM	1.80 m x 2.84 m
ENTRANCE BATH ROOM	0.87m x 0.92 m
KITCHEN	2.60 m x 2.37 m
MASTER ROOM	6.04 m x 4.60 m
MASTER BATH ROOM	1.87 m x 3.10m
BED ROOM 1	4.60 m x 4.62m
TERRACE 1	3.02 m x 1.64m
BED ROOM 2	3.01m x 5.15 m
BED ROOM 3	4.39 m x 3.39 m

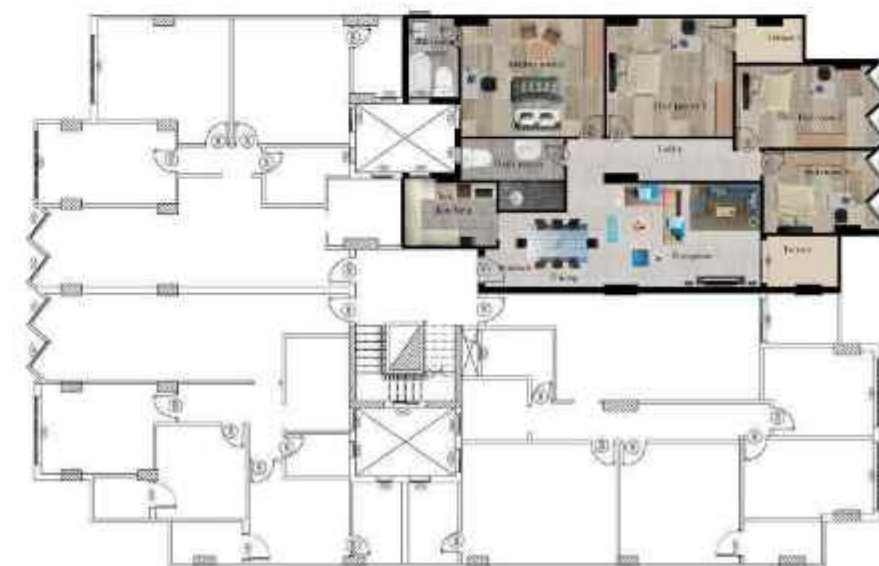


TYPICAL FLOOR

TYPE B BUILDING 10

TOTAL AREA
233 m²

ENTRANCE	1.44m x 0.63m
KITCHEN	3.54 m x 2.58 m
DINING	4.04 m x 2.84 m
RECEPTION	6.34 m x 3.95 m
TERRACE	1.95 m x 2.73 m
LOBBY	1.60 m x 7.78 m
BATH ROOM	3.95m x 2.71 m
MASTER ROOM	5.49 m x 4.52 m
MASTER BATH ROOM	1.92 m x 3.02 m
BED ROOM 1	4.52 m x 4.84m
TERRACE 1	1.68 m x 2.57m
BED ROOM 2	3.15 m x 5.30m
BED ROOM 3	3.13m x 4.48 m



TYPICAL FLOOR

TYPE B BUILDING 10

TOTAL AREA
177 m²

ENTRANCE	1.07m x 1.44m
DINING	2.43 m x 3.04 m
KITCHEN	2.84 m x2.58 m
LIVING	3.24 m x 4.19 m
RECEPTION	3.04 m x 5.40 m
LOBBY	3.24 m x 1.05 m
BATH ROOM	3.24m x2.19 m
MASTER ROOM	4.46 m x 4.79 m
MASTER BATH ROOM	3.02 m x 1.71 m
BED ROOM 1	5.12m x3.90m
ENTRANCE ROOM 1	2.02 m x 0.89m
BED ROOM 2	5.29 m x 3.08m

