

# Telal

EL SOKHNA



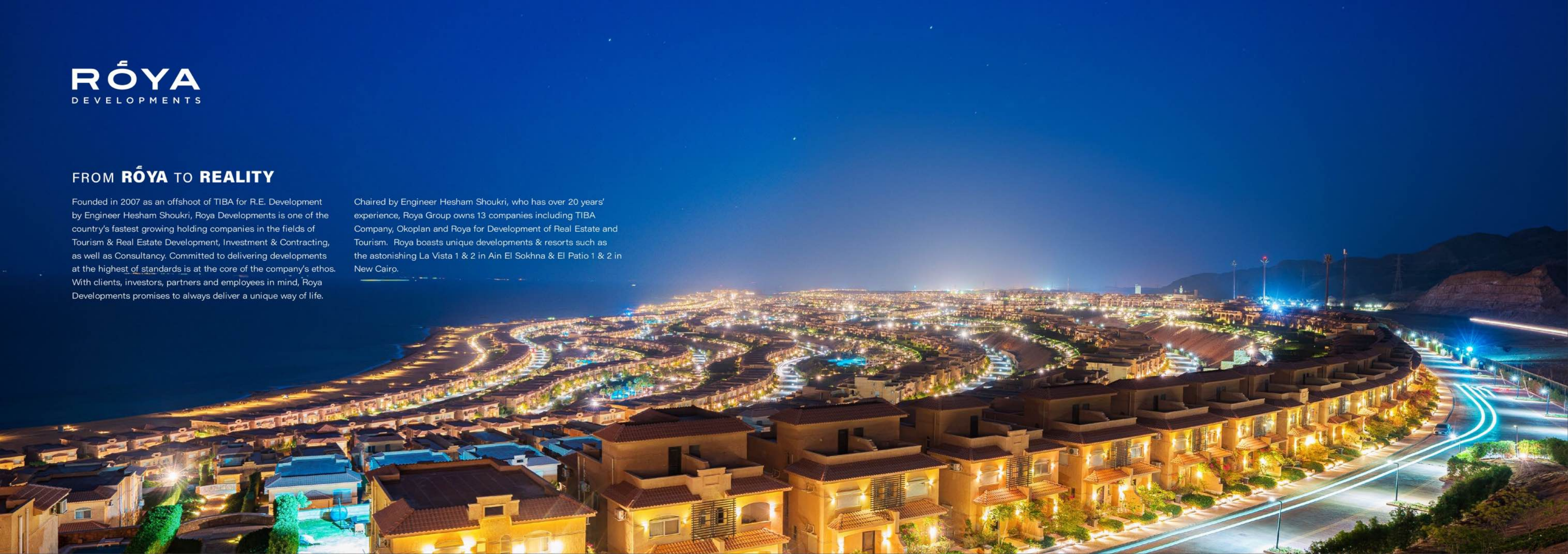
**RÓYA**  
DEVELOPMENTS

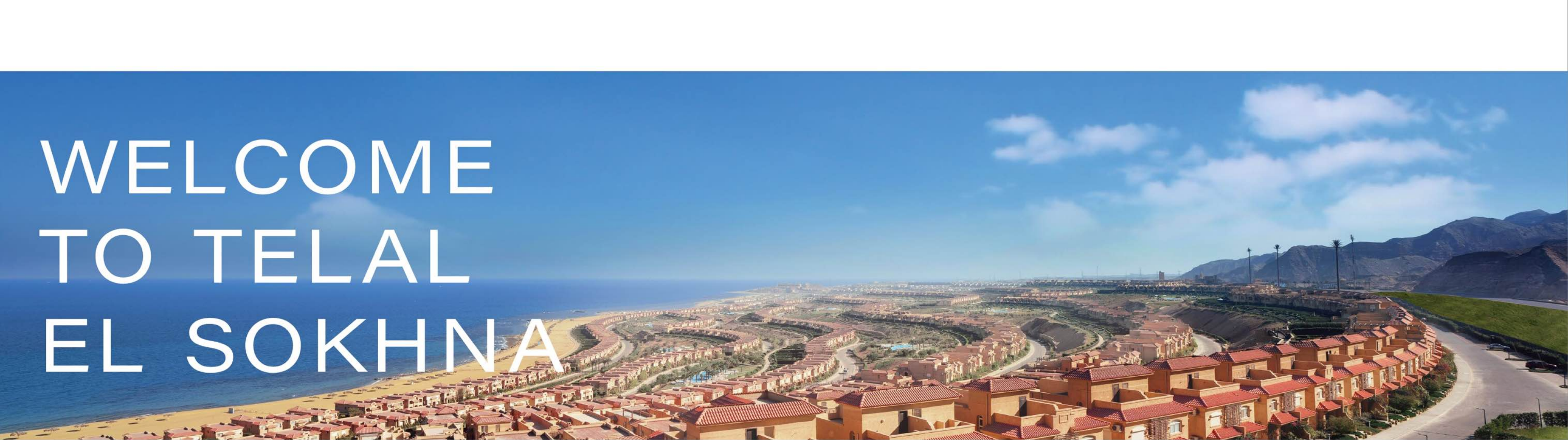


## FROM ROYA TO REALITY

Founded in 2007 as an offshoot of TIBA for R.E. Development by Engineer Hesham Shoukri, Royo 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, Royo Developments promises to always deliver a unique way of life.

Chaired by Engineer Hesham Shoukri, who has over 20 years' experience, Royo Group owns 13 companies including TIBA Company, Okoplan and Royo for Development of Real Estate and Tourism. Royo 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



MASTERPLAN BY



6 km. Promenade

T7

Main Road

Hotel

Hotel

Gate 01

Commercial, and Service Area

Gate 02

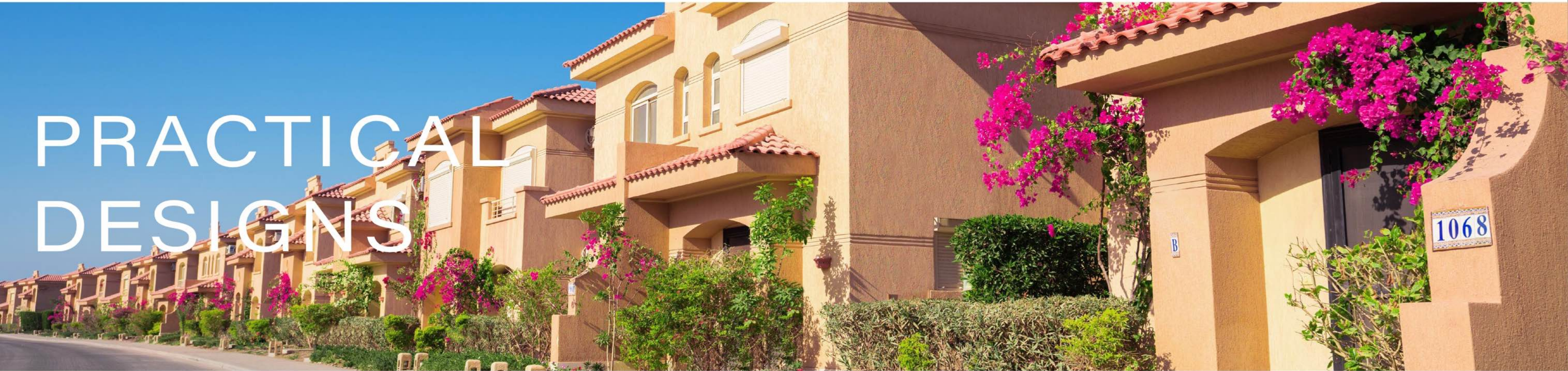
Gate 03



# 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.



# THE LIFESTYLE

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.



# FLOORPLANS & RENDERS

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





VILLA AS



## Villa Type AS

Total area 360 m<sup>2</sup>

### Ground Floor

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



## Villa Type AS

Total area 360 m<sup>2</sup>

### First Floor

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





TWIN VILLA CS



## Twin Villa Type CS

Total area 180 m<sup>2</sup>

### Ground Floor

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



## Twin Villa Type CS

Total area 180 m<sup>2</sup>

### First Floor

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





TWIN VILLA DS

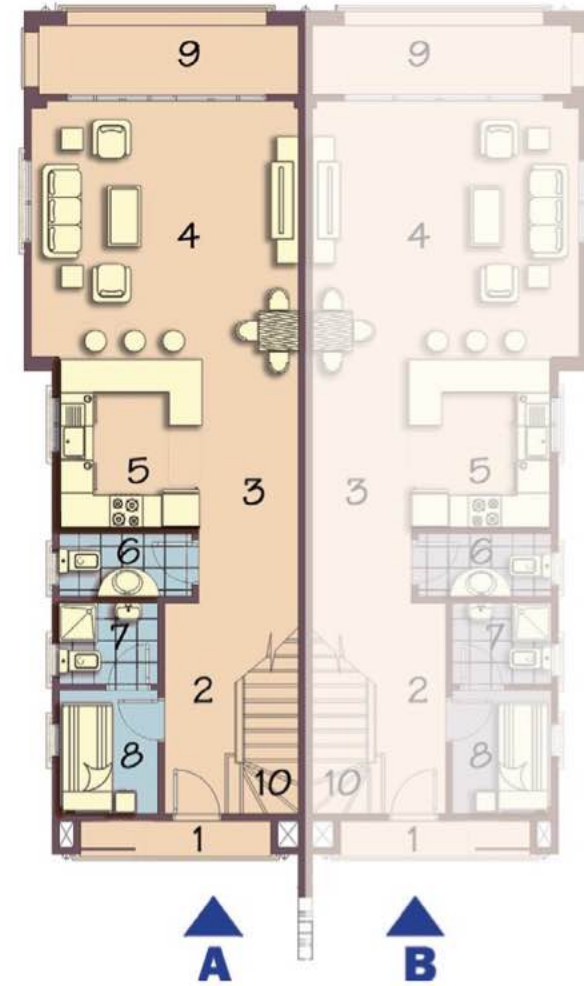


# Twin Villa Type DS

Total area 140 m<sup>2</sup>

## Ground Floor

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



# Twin Villa Type DS

Total area 140 m<sup>2</sup>

## First Floor

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





SENIOR CHALET G3





# Senior Chalet Type G3

## Unit A

Total area	125 m <sup>2</sup>
Private garden area	120 m <sup>2</sup>

### Ground Floor

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



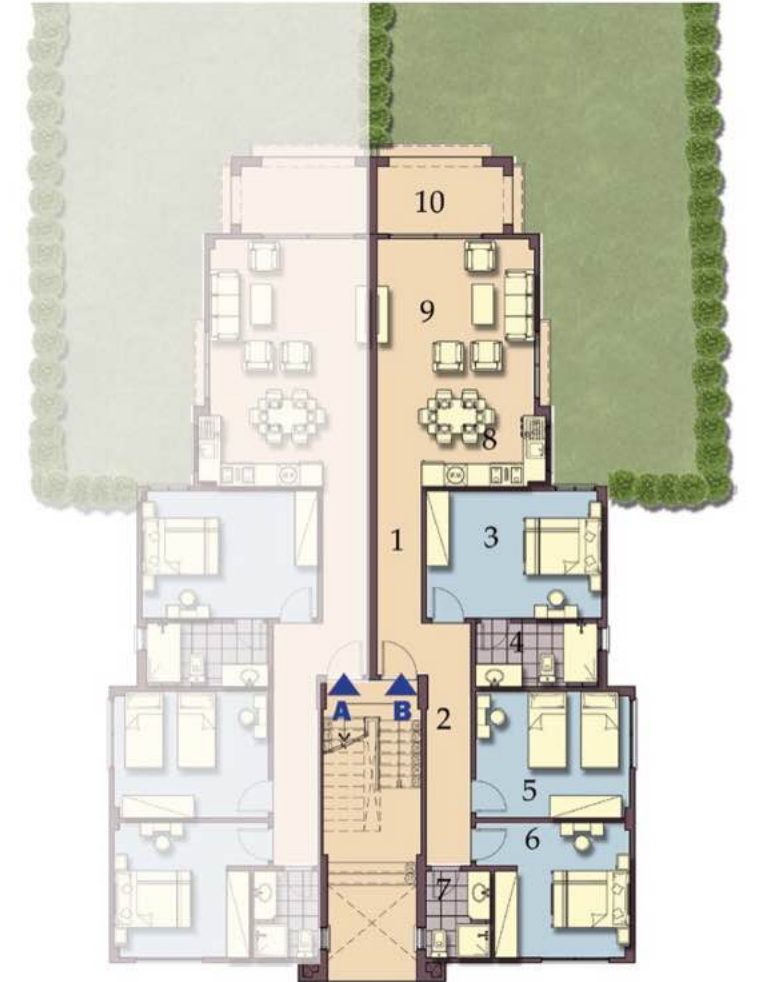
# Senior Chalet Type G3

## Unit B

Total area	125 m <sup>2</sup>
Private garden area	120 m <sup>2</sup>

### Ground Floor

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



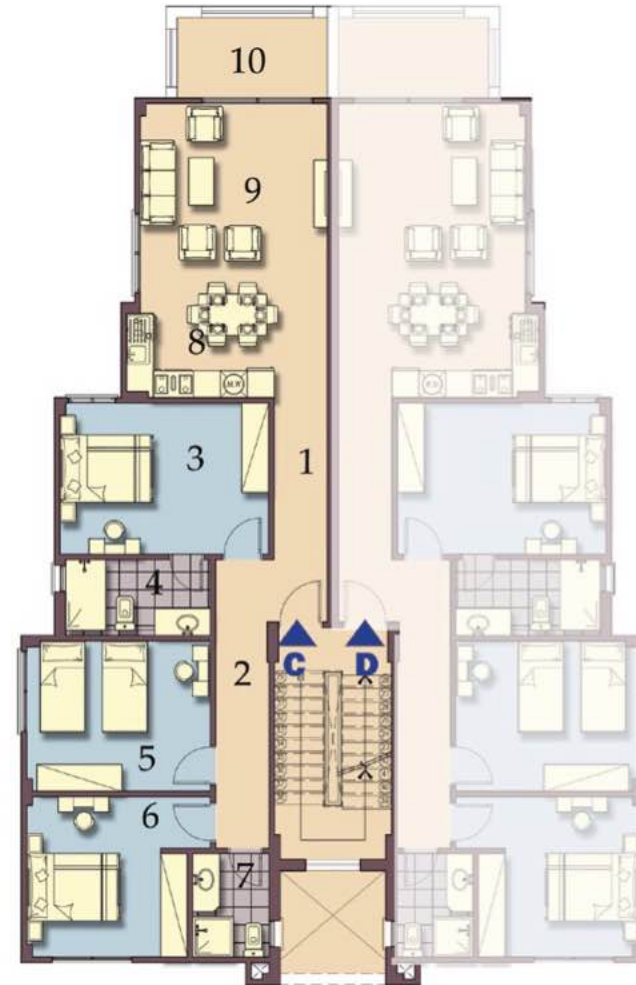
# Senior Chalet Type G3

## Unit C

Total area 125 m<sup>2</sup>

### First Floor

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



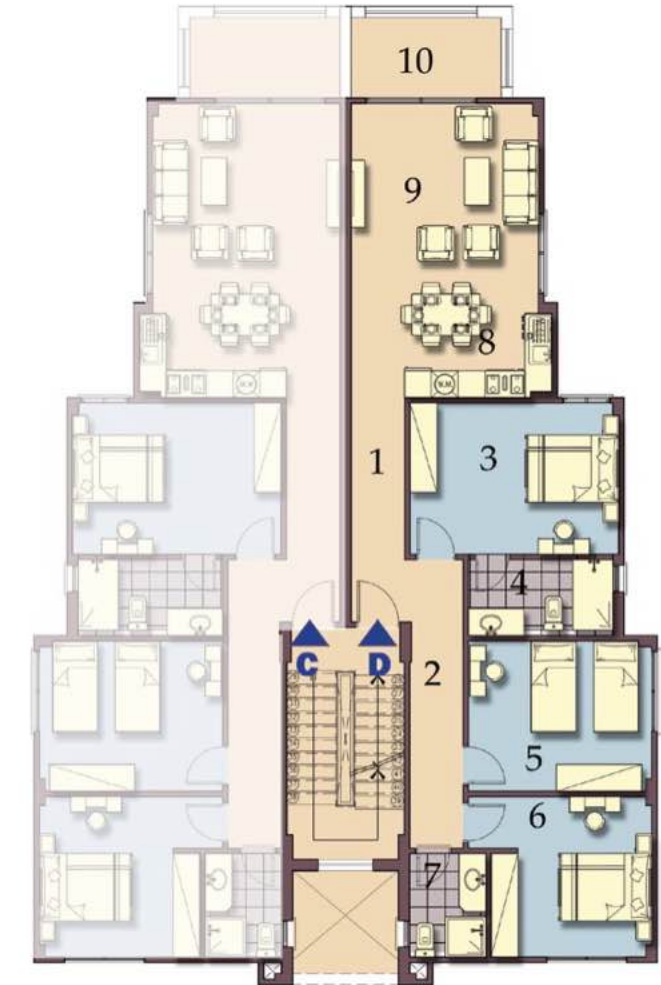
# Senior Chalet Type G3

## Unit D

Total area 125 m<sup>2</sup>

### First Floor

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



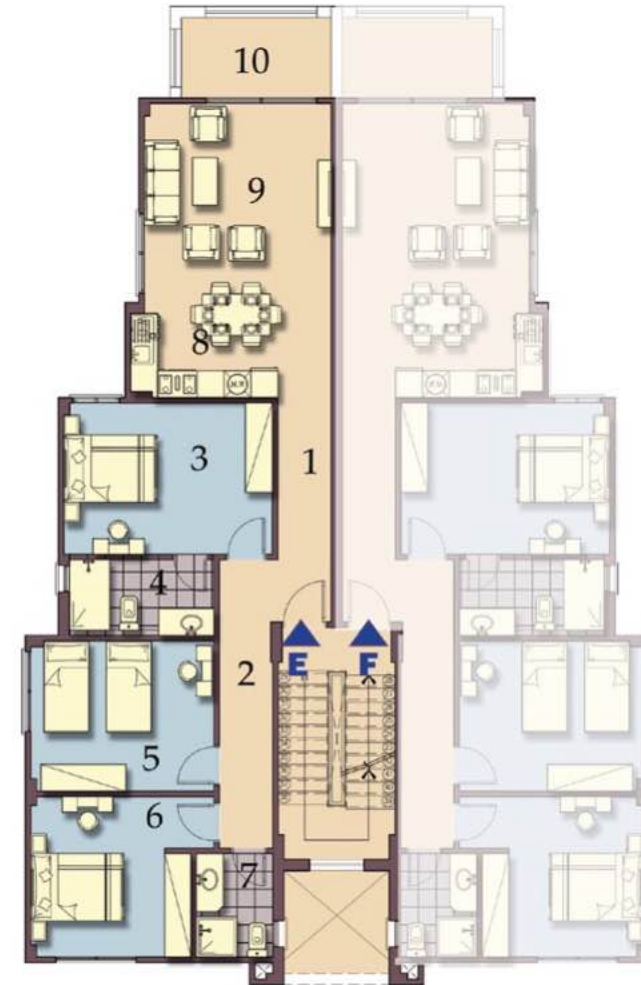
# Senior Chalet Type G3

## Unit E

Total area 125 m<sup>2</sup>

### Second Floor

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



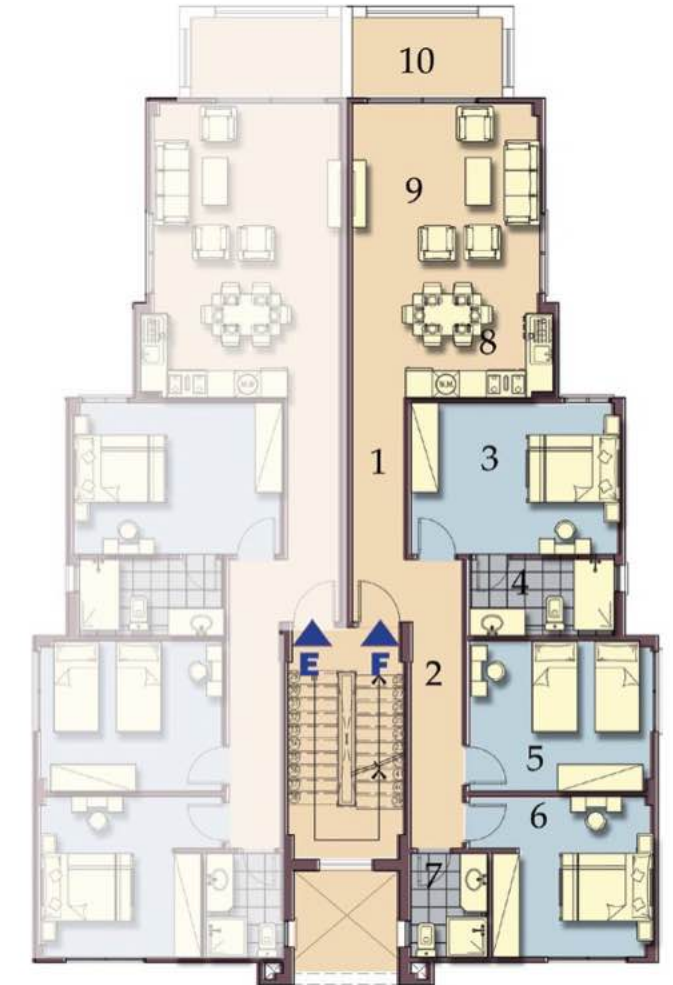
# Senior Chalet Type G3

## Unit F

Total area 125 m<sup>2</sup>

### Second Floor

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





CHALET H3



# Chalet Type H3

## Unit A Corner

Total area	96 m <sup>2</sup>
Private garden area	60 m <sup>2</sup>

### Ground Floor

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



# Chalet Type H3

## Unit A

Total area	96 m <sup>2</sup>
Private garden area	50 m <sup>2</sup>

### Ground Floor

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



# Chalet Type H3

## Unit B Corner

Total area	96 m <sup>2</sup>
Private garden area	60 m <sup>2</sup>

### Ground Floor

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



# Chalet Type H3

## Unit B

Total area	96 m <sup>2</sup>
Private garden area	50 m <sup>2</sup>

### Ground Floor

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



## Chalet Type H3

### Unit C & E

Total area 96 m<sup>2</sup>

#### Typical Floor

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



## Chalet Type H3

### Unit D & F

Total area 96 m<sup>2</sup>

#### Typical Floor

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





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