



# Telal Sou

NORTH COAST

**RÓYA**  
DEVELOPMENTS

*From*  
**RÓYA**  
*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 Alamein Airport
- 35 KM from Alamein 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*

**SEA VIEWS FROM EVERY HOME**

Home to an exquisite variety of villas, twin houses and chalets, Telal Soul draws inspiration from the natural coastal beauty and provides expansive views of the Mediterranean Sea. 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 beach all around, Telal Soul is the ideal setting for a unique seaside retreat.



## **IMMERSE YOURSELF IN THE COASTAL SPIRIT**

Retreat to Telal Soul and immerse yourself in the coastal spirit. With access to an exquisite range of water activities and refreshing experiences along its beachfront views, explore exotic dishes featuring Mediterranean and international cuisines. At Telal Soul, indulge in a world of coastal wonder where living effortlessly is uncompromised.





## **STEP OUT TO A PRISTINE BEACHFRONT**

Step out and enjoy breathtaking views of Telal's shoreline. The 1.5 km pristine beachfront has long lured families and friends, providing seaside recreation and relaxation in its warm, sunny playground. Whether you are seeking to venture in the water or bask in the sun, Telal's crystalline shore is the place to be.

## MODERN ELEGANCE MEETS COASTAL HARMONY

Framed by natural, earthy tones and shades of sky blue, gracefully coating the Mediterranean-inspired villas, twin houses and chalets, this newly reimagined extension merges modern elegance and coastal luxury with pedestrian-friendly walkways, wooden bridges, and natural settings. Take a walk amidst seaside surroundings, where an open landscape of greenery and the coast at the horizon emit a sense of tranquility. Indulge in Telal Soul's exterior facades, which perfectly embody the unique spirit of Telal North Coast. With beautifully appointed homes and dramatic sea views, Telal Soul is a place to be one with nature and experience life as you would imagine.





## **STYLISH, SOPHISTICATED, AND SPACIOUS INTERIORS.**

Enter your private space with stylish, sophisticated, and spacious interiors. Top-of-the-line finishing materials and details cater to your comfort. Every room is large enough for your family and friends providing ideal views of the sea. Floor-to-ceiling windows offer an invitation to natural lighting and wind circulation, as well as an indoor and outdoor experience of your private garden. Your home at Telal Soul is a natural haven designed for your personal indulgence.



*Refresh your Mind and Soul*



*The*  
*Lifestyle*

**ENTER A WORLD OF BEACHFRONT  
LUXURY AND EFFORTLESS LIVING**

From its prime location in Telal North Coast, Telal Soul is a newly reimagined sanctuary with intimate villas, twin houses, and chalets. It perfectly suits for a weekend getaway, family retreats, or year-round travels. Whether you want to breathe in the scenic coastal views, sample incredible Mediterranean cuisines, or workout in the lush outdoors, Telal Soul is the perfect getaway where every moment translates into a lasting memory.

**EXCEPTIONALLY YOUR  
PLACE TO BE**

The Club House is your social hub, where you will gather with friends and family, unwind with splendid spa treatments, and workout with the pristine seacoast in full view. With an array of invigorating activities to choose from, Telal Soul is exceptionally your place of indulgence.





## 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 sea views, all from the comfort of your home.



## **REFRESH YOUR MIND AND SOUL**

With a delightful range of 10 swimming pools steps away from your home, Telal Soul offers a full day of relaxation on its sun-soaked patios. From poolside living to beachfront charm, indulge in lasting leisure.



## **BRINGING CARE CLOSER TO YOU**

Plan your stay with focus on your wellbeing. Telal Soul offers a 24/7 clinic with highly equipped medical services, featuring qualified doctors and nurses who care for your health, safety and peace of mind.



# Unit types & floorplans

# Floor plans

Type AS



# Villa Type AS

Total Area 360m<sup>2</sup>  
Private Garden Area 240m<sup>2</sup>

## Ground Floor

1	Entrance	3.10 x 1.50 m <sup>2</sup>
2	Lobby	2.70 x 1.70 m <sup>2</sup>
3	Reception & Dining	9.90 x 7.90 m <sup>2</sup>
4	Terrace	9.50 x 2.50 m <sup>2</sup>
5	Kitchen	3.85 x 2.80 m <sup>2</sup>
6	Bedroom	3.30 x 3.00 m <sup>2</sup>
7	Bathroom	2.10 x 1.60 m <sup>2</sup>
8	Maid's Room	3.30 x 1.60 m <sup>2</sup>
9	Maid's Bathroom	1.60 x 1.30 m <sup>2</sup>
10	Driver's Room	3.30 x 1.60 m <sup>2</sup>
11	Driver's Bathroom	1.60 x 1.30 m <sup>2</sup>



## First Floor

1	Lobby	4.50 x 2.40 m <sup>2</sup>
2	Corridor	3.10 x 1.10 m <sup>2</sup>
3	Master Bedroom	5.40 x 4.00 m <sup>2</sup>
4	Terrace	7.50 x 2.60 m <sup>2</sup>
5	Dressing Room	1.80 x 1.70 m <sup>2</sup>
6	Bathroom	2.50 x 1.70 m <sup>2</sup>
7	Bedroom	4.20 x 3.60 m <sup>2</sup>
8	Bathroom	2.60 x 1.90 m <sup>2</sup>
9	Bedroom	3.90 x 3.90 m <sup>2</sup>
10	Bathroom	2.80 x 2.20 m <sup>2</sup>
11	Bedroom	4.70 x 4.00 m <sup>2</sup>
12	Bedroom	4.70 x 4.15 m <sup>2</sup>
13	Kitchenette	3.40 x 1.90 m <sup>2</sup>



# Floor plans

Type C



## Twin House Type C1

Total Area 200m<sup>2</sup>

Private Garden Area 100m<sup>2</sup>

### Unit A Ground Floor

1	Entrance	4.00 x 1.30 m <sup>2</sup>
2	Reception	5.30 x 4.30 m <sup>2</sup>
3	Terrace	5.30 x 2.30 m <sup>2</sup>
4	Kitchenette & Dining	5.30 x 3.50 m <sup>2</sup>
5	Guest Toilet	2.00 x 1.50 m <sup>2</sup>
6	Maid's Room	1.70 x 3.20 m <sup>2</sup>
7	Maid's Bathroom	1.60 x 1.60 m <sup>2</sup>
8	Driver's Room	1.60 x 3.20 m <sup>2</sup>
9	Driver's Bathroom	1.50 x 1.60 m <sup>2</sup>



### Unit A First Floor

1	Corridor	7.40 x 1.30 m <sup>2</sup>
2	Master Bedroom	4.10 X 4.00 m <sup>2</sup>
3	Terrace	4.10 x 1.40 m <sup>2</sup>
4	Bathroom	2.60 x 1.70 m <sup>2</sup>
5	Bedroom	3.80 x 3.40 m <sup>2</sup>
6	Terrace	2.50 x 1.20 m <sup>2</sup>
7	Bedroom	4.70 x 3.20 m <sup>2</sup>
8	Bathroom	2.70 x 1.60 m <sup>2</sup>



## Twin House Type C2

Total Area 200m<sup>2</sup>

Private Garden Area 100m<sup>2</sup>

### Unit A Ground Floor

1	Entrance	4.00 x 1.30 m <sup>2</sup>
2	Reception	5.30 x 4.30 m <sup>2</sup>
3	Terrace	5.30 x 2.30 m <sup>2</sup>
4	Kitchenette & Dining	5.30 x 3.50 m <sup>2</sup>
5	Guest Toilet	2.00 x 1.50 m <sup>2</sup>
6	Maid's Room	1.70 x 3.20 m <sup>2</sup>
7	Maid's Bathroom	1.60 x 1.60 m <sup>2</sup>
8	Driver's Room	1.60 x 3.20 m <sup>2</sup>
9	Driver's Bathroom	1.50 x 1.60 m <sup>2</sup>



### Unit A First Floor

1	Corridor	7.40 x 1.30 m <sup>2</sup>
2	Master Bedroom	4.10 X 4.00 m <sup>2</sup>
3	Terrace	4.10 x 1.40 m <sup>2</sup>
4	Bathroom	2.60 x 1.70 m <sup>2</sup>
5	Bedroom	3.80 x 3.40 m <sup>2</sup>
6	Terrace	2.50 x 1.20 m <sup>2</sup>
7	Bedroom	4.70 x 3.20 m <sup>2</sup>
8	Bathroom	2.70 x 1.60 m <sup>2</sup>



# Floor plans

Type D





## Twin House Type D1

Total Area 160m<sup>2</sup>

Private Garden Area 100m<sup>2</sup>

### Unit A Ground Floor

1	Entrance	1.20 x 2.20 m <sup>2</sup>
2	Reception	4.80 x 4.20 m <sup>2</sup>
3	Terrace	1.70 x 4.80 m <sup>2</sup>
4	Kitchenette & Dining	4.30 x 4.00 m <sup>2</sup>
5	Lobby	3.30 x 2.30 m <sup>2</sup>
6	Toilet	1.40 x 1.80 m <sup>2</sup>
7	Maid's Room	1.70 x 3.10 m <sup>2</sup>
8	Maid's Bathroom	1.40 x 1.80 m <sup>2</sup>



### Unit A First Floor

1	Lobby	1.20 x 2.30 m <sup>2</sup>
2	Master Bedroom	3.20 x 4.80 m <sup>2</sup>
3	Terrace	4.80 x 1.70 m <sup>2</sup>
4	Bathroom	1.50 x 3.00 m <sup>2</sup>
5	Bedroom	3.20 x 3.00 m <sup>2</sup>
6	Corridor	1.10 x 2.40 m <sup>2</sup>
7	Bathroom	2.30 x 1.70 m <sup>2</sup>
8	Bedroom	3.80 x 3.20 m <sup>2</sup>



## Twin House Type D2

Total Area 160m<sup>2</sup>

Private Garden Area 110m<sup>2</sup>

### Unit A Ground Floor

1	Entrance	2.30 x 1.60 m <sup>2</sup>
2	Reception & Dining	4.90 x 4.30 m <sup>2</sup>
3	Terrace	4.20 x 1.50 m <sup>2</sup>
4	Kitchen	2.30 x 2.90 m <sup>2</sup>
5	Corridor	1.50 x 1.40 m <sup>2</sup>
6	Toilet	2.30 x 1.30 m <sup>2</sup>
7	Corridor	3.50 x 1.20 m <sup>2</sup>
8	Maid's Room	2.50 x 1.85 m <sup>2</sup>
9	Maid's Bathroom	1.85 x 1.20 m <sup>2</sup>
10	Maid's Bathroom	2.50 x 1.20 m <sup>2</sup>



### Unit A First Floor

1	Lobby	4.60 x 1.90 m <sup>2</sup>
2	Master Bedroom	4.30 x 3.10 m <sup>2</sup>
3	Terrace	4.30 x 1.60 m <sup>2</sup>
4	Bathroom	3.00 x 1.50 m <sup>2</sup>
5	Corridor	3.10 x 1.10 m <sup>2</sup>
6	Bedroom	3.00 x 3.10 m <sup>2</sup>
7	Bathroom	2.30 x 1.80 m <sup>2</sup>
8	Bedroom	3.80 x 3.20 m <sup>2</sup>
9	Terrace	3.80 x 0.70 m <sup>2</sup>



# Floor plans

Type G



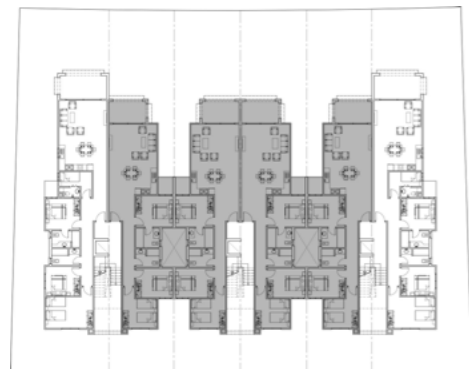
## 3 BR CHALET Type GS

Total Area 133m<sup>2</sup>

Private Garden Area 75m<sup>2</sup>

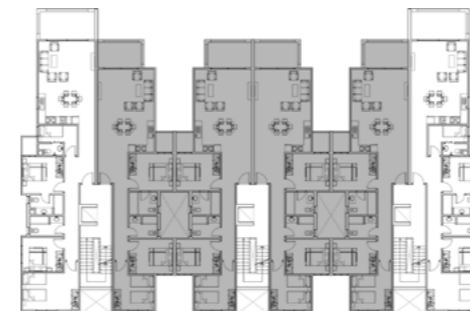
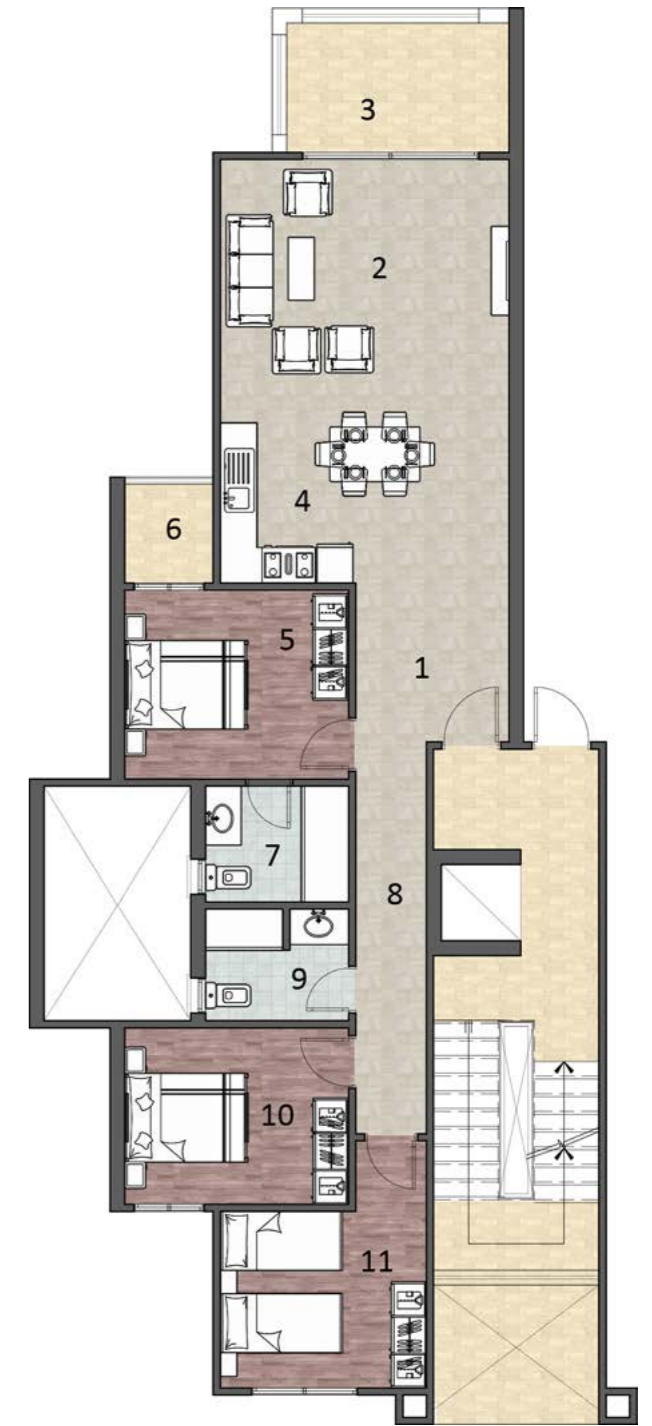
### Middle Unit Ground Floor

1	Entrance	2.70 x 2.60 m <sup>2</sup>
2	Reception	4.90 x 4.50 m <sup>2</sup>
3	Terrace	3.80 x 2.20 m <sup>2</sup>
4	Kitchen & Dining	4.90 x 2.70 m <sup>2</sup>
5	Bedroom	3.80 x 3.20 m <sup>2</sup>
6	Terrace	1.70 x 1.50 m <sup>2</sup>
7	Bathroom	2.45 x 2.00 m <sup>2</sup>
8	Corridor	1.20 x 6.60 m <sup>2</sup>
9	Bathroom	2.45 x 1.90 m <sup>2</sup>
10	Bedroom	3.80 x 3.00 m <sup>2</sup>
11	Bedroom	3.50 x 3.00 m <sup>2</sup>



### Middle Unit Typical Floor

1	Entrance	2.70 x 2.60 m <sup>2</sup>
2	Reception	4.90 x 4.50 m <sup>2</sup>
3	Terrace	3.80 x 2.20 m <sup>2</sup>
4	Kitchen & Dining	4.90 x 2.70 m <sup>2</sup>
5	Bedroom	3.80 x 3.20 m <sup>2</sup>
6	Terrace	1.70 x 1.50 m <sup>2</sup>
7	Bathroom	2.45 x 2.00 m <sup>2</sup>
8	Corridor	1.20 x 6.60 m <sup>2</sup>
9	Bathroom	2.45 x 1.90 m <sup>2</sup>
10	Bedroom	3.80 x 3.00 m <sup>2</sup>
11	Bedroom	3.50 x 3.00 m <sup>2</sup>



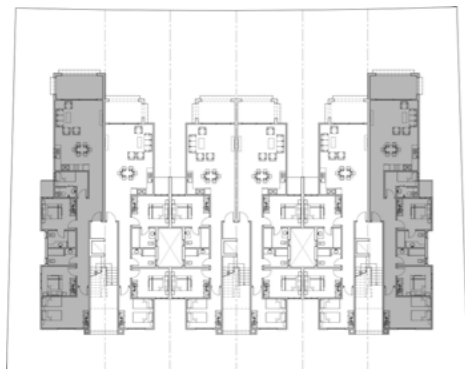
## 4 BR CHALET Type GS

Total Area 153m<sup>2</sup>

Private Garden Area 120m<sup>2</sup>

### Corner Unit Ground Floor

1	Entrance	2.65 x 2.30 m <sup>2</sup>
2	Lobby	2.85 x 1.40 m <sup>2</sup>
3	Reception	4.90 x 4.50 m <sup>2</sup>
4	Terrace	4.70 x 2.40 m <sup>2</sup>
5	Kitchen & Dining	4.90 x 2.60 m <sup>2</sup>
6	Bedroom	3.60 x 3.20 m <sup>2</sup>
7	Terrace	1.60 x 1.30 m <sup>2</sup>
8	Bathroom	2.90 x 1.70 m <sup>2</sup>
9	Corridor	1.25 x 6.60 m <sup>2</sup>
10	Bathroom	2.90 x 1.70 m <sup>2</sup>
11	Bedroom	3.50 x 3.00 m <sup>2</sup>
12	Bedroom	4.90 x 3.20 m <sup>2</sup>
13	Maid's Room	3.40 x 1.50 m <sup>2</sup>
14	Maid's Bathroom	1.60 x 1.00 m <sup>2</sup>



### Corner Unit Typical Floor

1	Entrance	2.65 x 2.30 m <sup>2</sup>
2	Lobby	2.85 x 1.40 m <sup>2</sup>
3	Reception	4.90 x 4.50 m <sup>2</sup>
4	Terrace	4.70 x 2.40 m <sup>2</sup>
5	Kitchen & Dining	4.90 x 2.60 m <sup>2</sup>
6	Bedroom	3.30 x 2.60 m <sup>2</sup>
7	Bedroom	3.60 x 3.20 m <sup>2</sup>
8	Terrace	1.60 x 1.30 m <sup>2</sup>
9	Bathroom	2.90 x 1.70 m <sup>2</sup>
10	Corridor	1.25 x 6.60 m <sup>2</sup>
11	Bathroom	2.90 x 1.70 m <sup>2</sup>
12	Bedroom	3.50 x 3.00 m <sup>2</sup>
13	Bedroom	4.90 x 3.20 m <sup>2</sup>



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