



ROCK EDEN

— 6TH OF OCTOBER —

**TRULY
EDEN**



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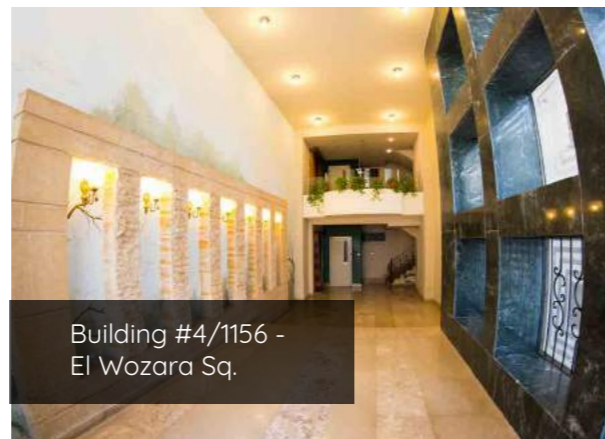
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About El Batal Group

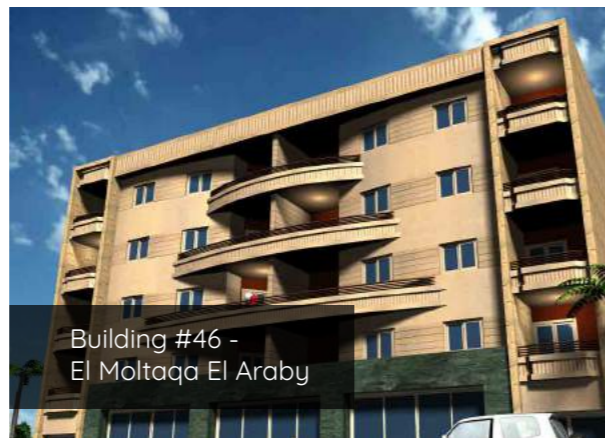
After **more than 40 years** of vision, experience, dedication and devotion, El Batal Group has built its true and lasting legacy. Passing over generations, it has become one of the Real Estate market leaders in the local, as well as, the international real estate markets.

Back in 1978, **Engineer Samir Doss**, the family patriarch, started as an independent contractor, always seeking to have transparent relationships with his clients, built on reliability and credibility in order to achieve long-term trust in his name. The early projects were at Zeitoun and Nozha El Gedida.

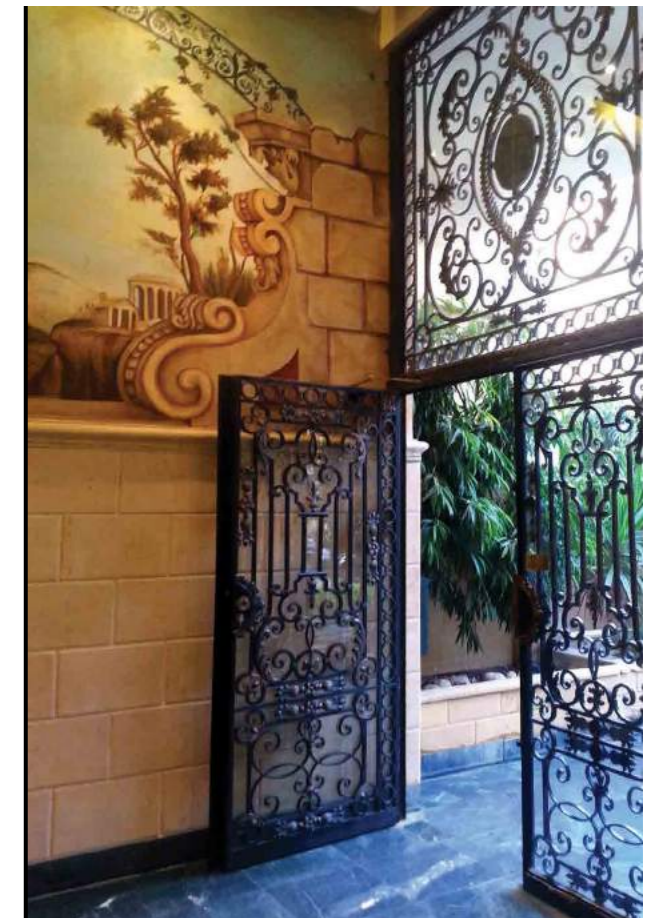
Engineers Adel and Emad Doss pursued their late father's legacy starting 1996; through building up and capitalizing in many provinces in **Egypt and Canada**, to expand El Batal Group's success story with steady and calculated steps in the real estate domain. Currently, El Batal Group's authorized capital is at **1.5 Billion Egyptian Pounds**.



In **2002**, Eng. Adel and Eng. Emad Doss united their efforts and aspirations to establish **El Batal Group**, an Egyptian shareholding company, specialized in real estate development.



The company then went on to develop up to **60 residential and commercial properties** in **Sheraton Heliopolis** district.



In **2010**, El Batal Group developed **17 acres in 6th of October City**, to build "Paradise Compound", consisting of **1,200 residential units**. The compound was delivered in 2016. It consists of all the necessary needs and requirements to cater to the daily requirements of residents to act as a fully integrated compound.



Later it was time for a transformational step, expanding to develop residential properties in Sheraton district. Today, El Batal Group's dominance in Sheraton Heliopolis is clearly noticeable.

In one of the **most dynamic commercial** hubs in Egypt, Sheraton Heliopolis inhibits excellent potential to attract a large population of more than 700,000 buyers and customers. It is a prime location that is close to top amenities and services including educational and health institutions, shopping malls, hotels, dining spots, as well as, its accessibility to major roads including the Ring Road, Salah Salem Road, Autostrad and Suez Road. Nowadays Sheraton Heliopolis has become a super attractive hub for commercial zones and businesses.



Building #149-150 - El Moltaqa El Araby

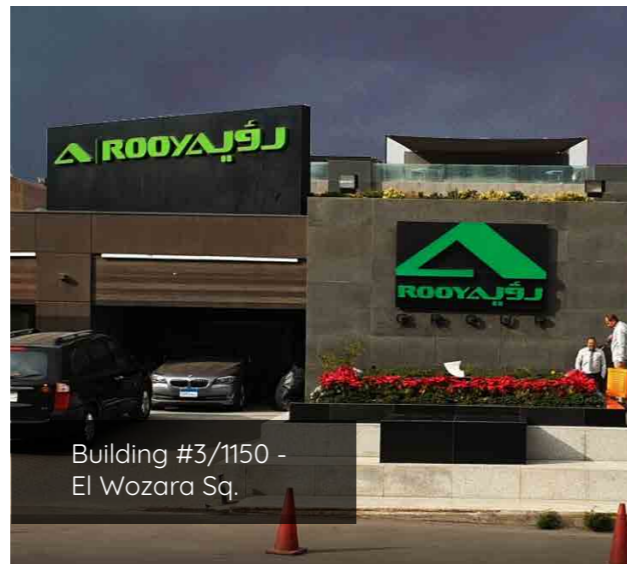


Building #6/1181 - El Wozara Sq.



B-Gate Building #12/1156 - El Wozara Sq.

El Batal Group has succeeded to have the biggest market share in the commercial domain in Sheraton Heliopolis through offering retail areas, amenities and administrative spaces, proudly attracting market leading brand names clients and tenants such as: **Mercedes Benz, CIB, National Bank of Egypt, Spinneys, Merck, PIL, ACE, BreadFast, Ministry of Foreign Trade, Negmet Heliopolis, Avon and Abou Qeer Fertilizers**, to become our partners in success.



Building #3/1150 - El Wozara Sq.

Many of El Batal Group's residential buildings in Sheraton Heliopolis offer commercially licensed properties with specific criteria, furnishing optimum convenience for all types of commercial activities.



29 El Moltaka El Araby

With ranging areas, multiple floors and wide facades, some of El Batal Group's residential projects, inclusive of commercial properties, include Twin Wave, A-Gate, B-Gate, C-Gate, Twin Gate and 29 Al Moltaka Al Arabi.



Building #1/1150 - El Wozara Sq.

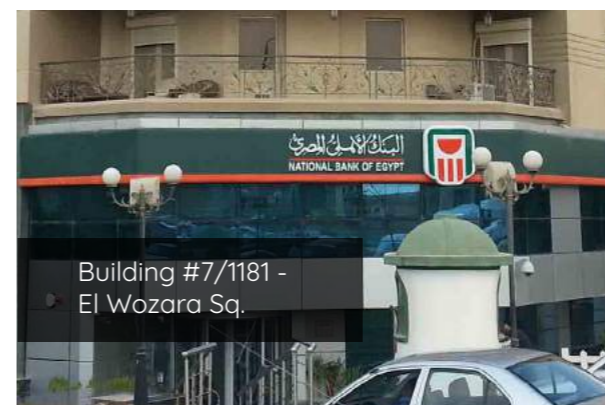
In addition to the ideal locations, all commercial zones are designed and built with care to offer prospective solutions for merchandises, facilities and retails.



Building #2/1150 - El Wozara Sq.



Building #4/1150 - El Wozara Sq.



Building #7/1181 - El Wozara Sq.



Building #2/1150 - El Wozara Sq.

Harrow, Essex
County, Ontario



OUR TRACK RECORD OF SUCCESS IN CANADA

In 2010, “Doss Homes Company” in Canada was instigated; becoming El Batal Group’s sister real estate company. It attracted several leading brand names including **Tim Hortons, CIBC Bank, Burger King, A&W, and Scotia Bank** among others to a variety of retail plazas. Doss Homes attained presence all over the province of Ontario, in cities such as Toronto, Hamilton, Niagara Falls, Pembroke, Harrow and Stoney Creek.

Building upon El Batal Group’s renowned name in delivering top class quality and enriching the real estate sector, it was time for growth to transcend their expertise in the field of construction, in order to penetrate the international real estate industry through the Canadian market.

TIM HORTONS, SCOTIA BANK, CIBC, BURGER KING, A&W AND MANY MORE PLAZAS.

The Doss brothers realized that in a rapidly growing market, it is important to stand out with a distinctively clear and consistent strategy.

Exposed to the cross culture community in Canada, they were inspired them to take their architecture to an outstanding diversified level.

Reflecting on the diversified cultural community in Canada, El Batal Group decided to elevate their architecture to a different level of cultural divergence; bringing a different concept to their hometown Egypt.



ROCK COMPOUNDS

Under the Rock umbrella, El Batal delivers four residential projects, each is associated with a commercial zone and office spaces, totaling up to four compounds.

El Batal's cultural Rock concept is the first of its kind, highlighting world-class architectural innovation in a cultural context.

The target was to build and develop sustainable and enduring homes with different styles through cultural-themed compounds, each characterized by the features that define each worldly culture. Embracing this start point, the ROCK concept was brought to light in 2016, represented in a chain of cultural compounds in East and West of Cairo.

ROCK GATE — NEW CAIRO —



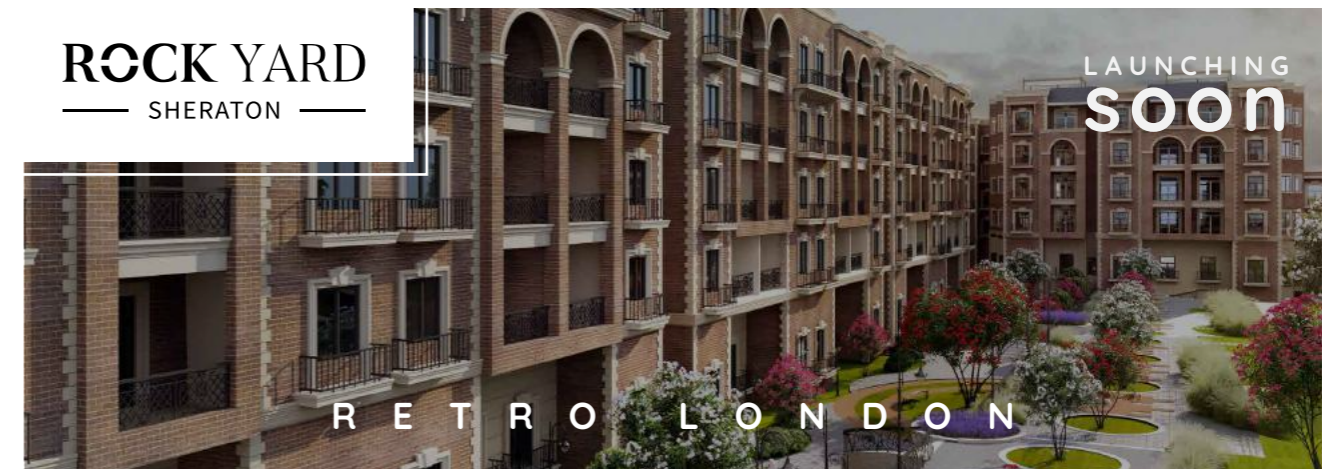
Rock Gate is built on 3 acres and it provides a fully equipped Administrative & Commercial Zone, located in the New Cairo, Fifth Settlement in the Golden Square, overlooking The Central Park

ROCK VERA — NEW CAIRO —



Rock Vera compound is inspired by the timeless **Italian architecture**. Built on **11 acres**, it contains over **270 units** in **New Cairo, Fifth Settlement**, right off Road 90 and 5 minutes away from AUC.

ROCK YARD — SHERATON —



Rock Yard is a **3 acres** privately closed compound offering **300 apartments** inspired by the British culture and its classic façades. The compound is located in **Sheraton, Nasr Rd., behind Mercedes Benz**.

ROCK VILLE — OBOUR CITY —



Rock Ville is a compound that embodies the charm found in **the Asian lifestyle**. The compound is located in the heart of Obour City, **5th District** and consists of over **101 villas built over 12 acres**.

ROCK CAPITAL 1 — NEW CAPITAL —



Rock Capital One is a total of **100,000m²** & the average floor **gross area is 9,000m²**. The building comprises two underground parking levels (22,000m²) to suffice the 8 floors capacity.

ROCK EDEN

— 6TH OF OCTOBER —



Over 34 acres, the compound delivers a top class homeownership service, combining substantial areas of greenery, along with, premium unit designs catering to the varying tastes and needs of our clients.

WELCOME
TO THE MOST PIVOTAL
DESTINATION IN
THE 6TH OF OCTOBER CITY.



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Project Overview

Residential options at Rock Eden include townhouse villas and four types of apartments, with a total number of 859 apartments, as well as, 87 townhouse villas.

Conveying a sense of elegance and luxury, the areas of town villas range between 285-296 sqm including a private garden area and an attractive architectural design.

At Rock Eden, we promise variety through our multiple type apartments; meeting the needs of different homeowners and families.

With varying areas of 160-320 sqm and along a modern edgy style, you can choose between Rock Eden's penthouses, duplexes, ground with garden or typical apartments; all surrounded by vast and spacious areas of landscape; creating the perfect environment for home.



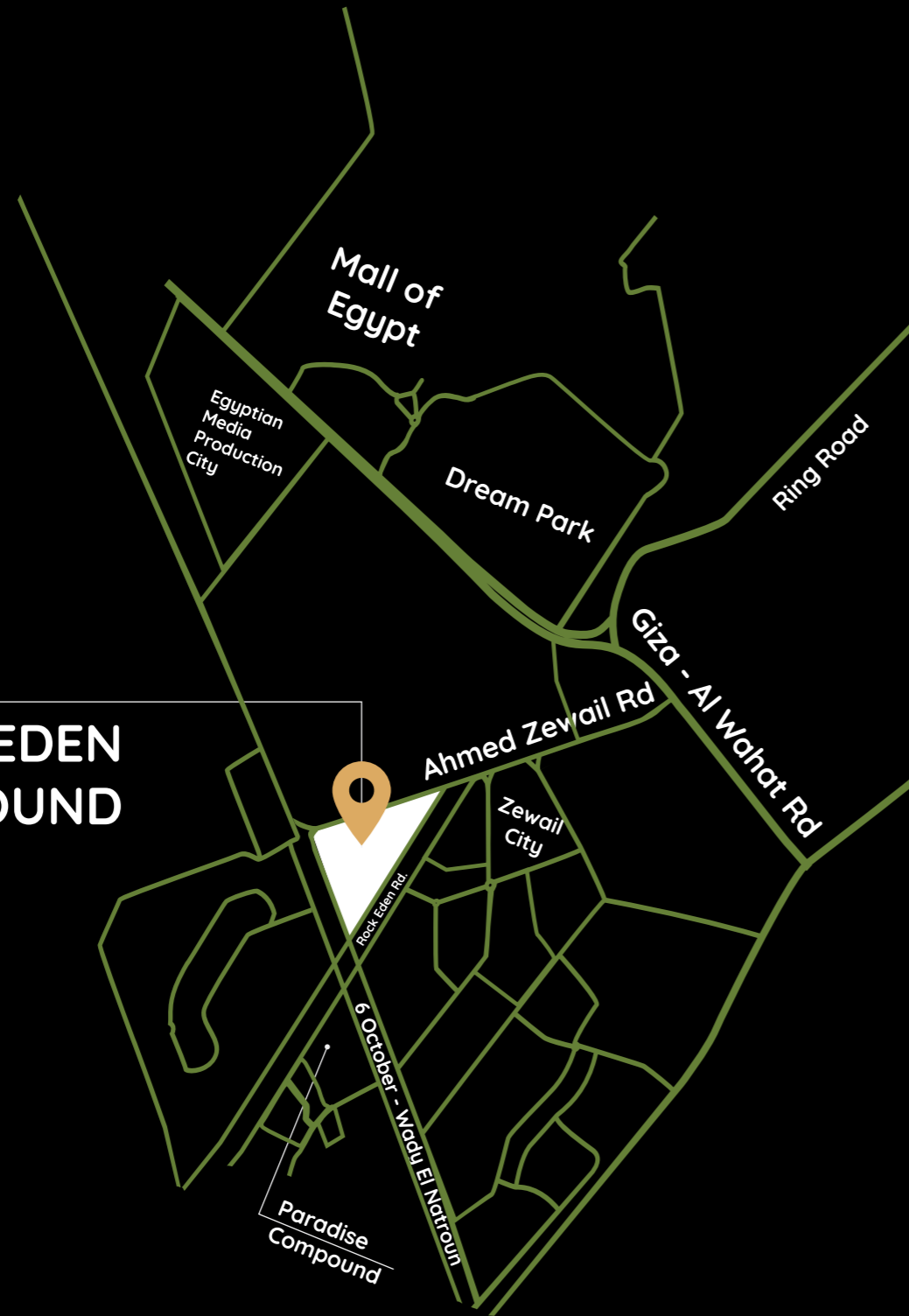
ROCK EDEN

Located in the heart of the lively and attractive 6th of October City, 5 minutes away from the Ring Road and overlooking Ahmed Zewail Street, Rock Eden is a residential manifestation of beauty, comfort, and convenience.

You are just there in a few minutes

- Zewail City ----- 1 Min
- Magdy Yacoub Hospital ----- 2 Mins
- Wahat Road----- 3 Mins
- Ring Road -----5 Mins
- Mall of Egypt ----- 6 Mins
- Egyptian Media Production City ----- 7 Mins
- Monorail Station ----- 8 Mins
- Touristic Capital ----- 10 Mins
- The Grand Egyptian Museum ----- 12 Mins
- Sphinx Airport ----- 15 Mins

ROCK EDEN COMPOUND



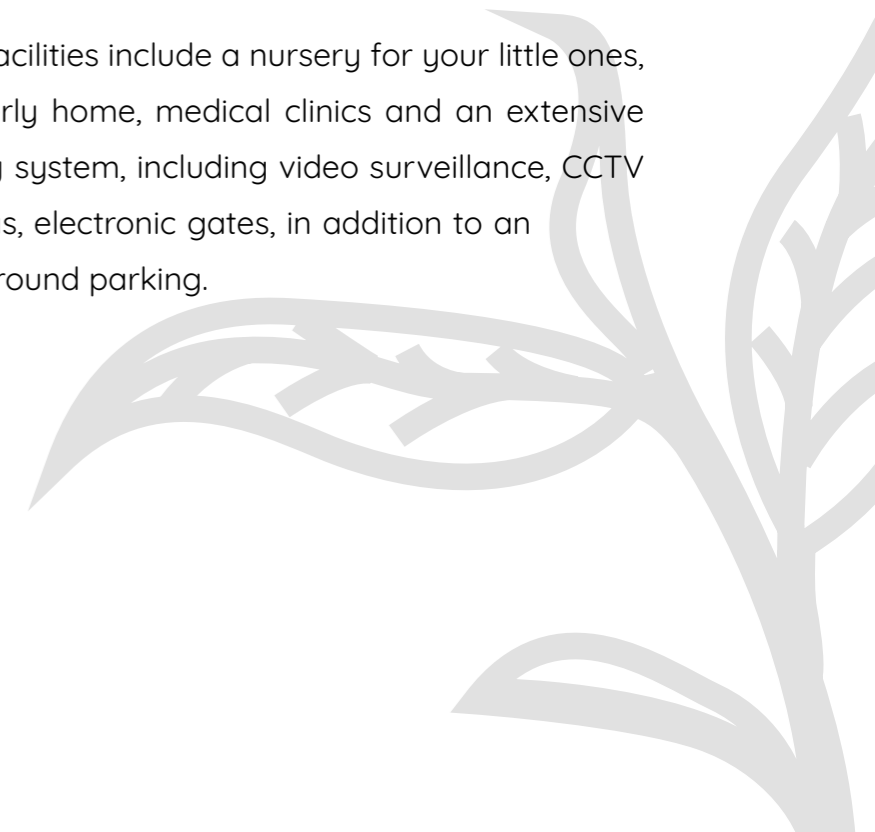


A Fully Integrated Compound

At Rock Eden, we promise a fulfilled life where all you need is just a walk away, inside your compound. To complement the quality of living at Rock Eden, we offer our homeowners a variety of amenities for their convenience.

Enjoy quality time with your family in our sport yards and swimming pool or spend some self-care time at the gym and spa. Indulge your senses and delight in an enjoyable jog on our jogging track or a bicycle ride on our bicycle lanes amidst the fresh energizing greenery.

Other facilities include a nursery for your little ones, an elderly home, medical clinics and an extensive security system, including video surveillance, CCTV cameras, electronic gates, in addition to an underground parking.



**JOGGING &
BICYCLE TRACKS**

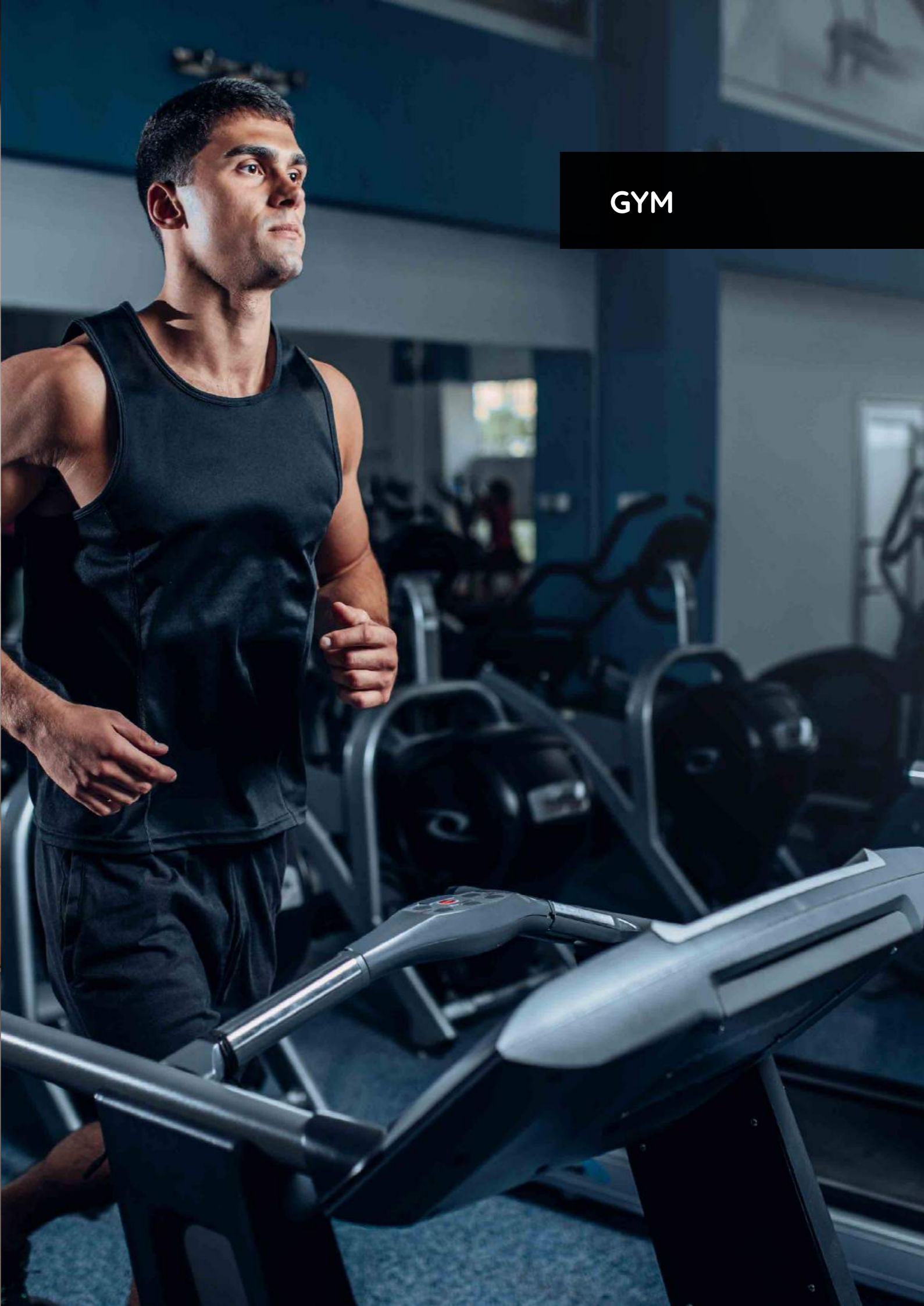


A Jogging Track that extends over 650m for a good vibrant run.

SPA



GYM



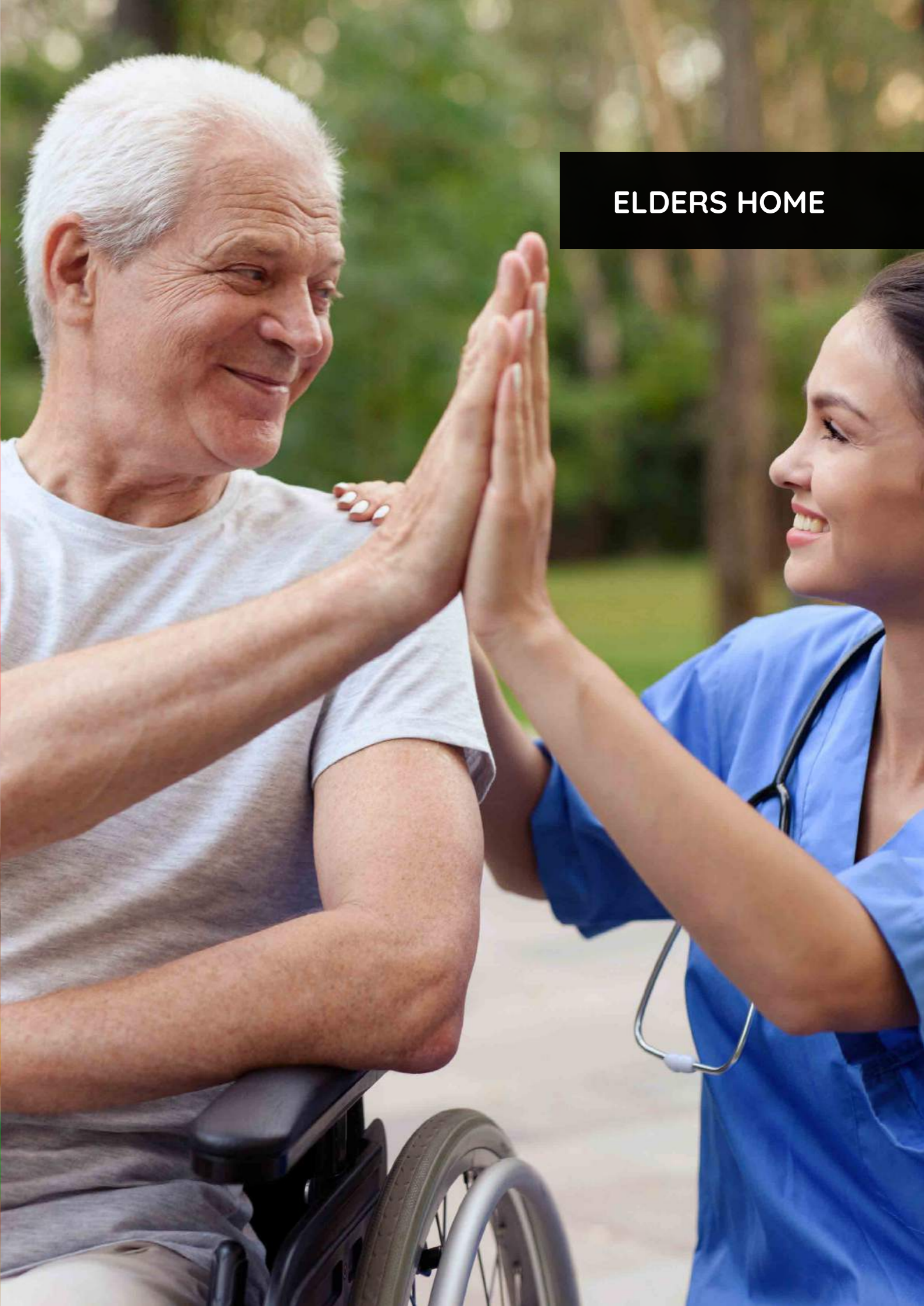
SHOPPING RETAILS



NURSERY



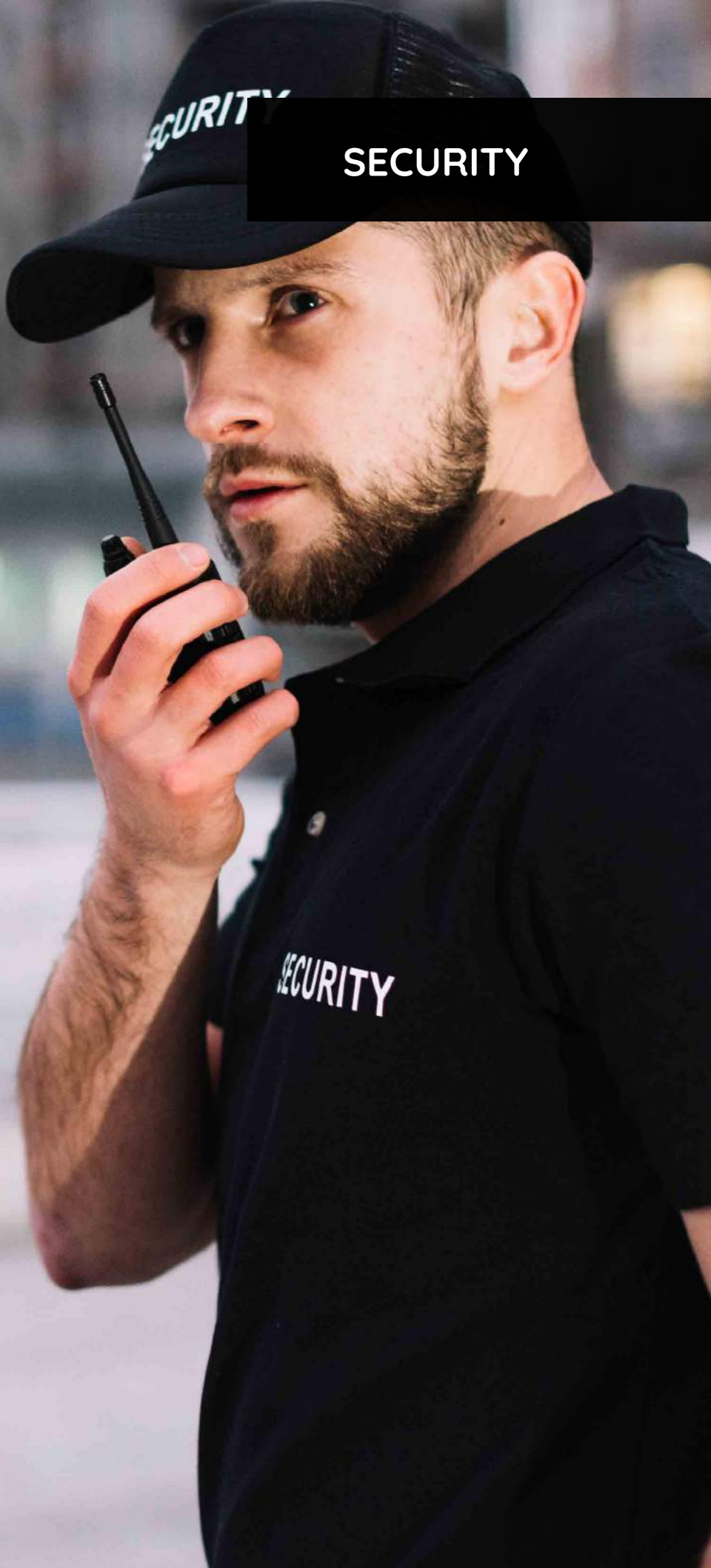
ELDERS HOME



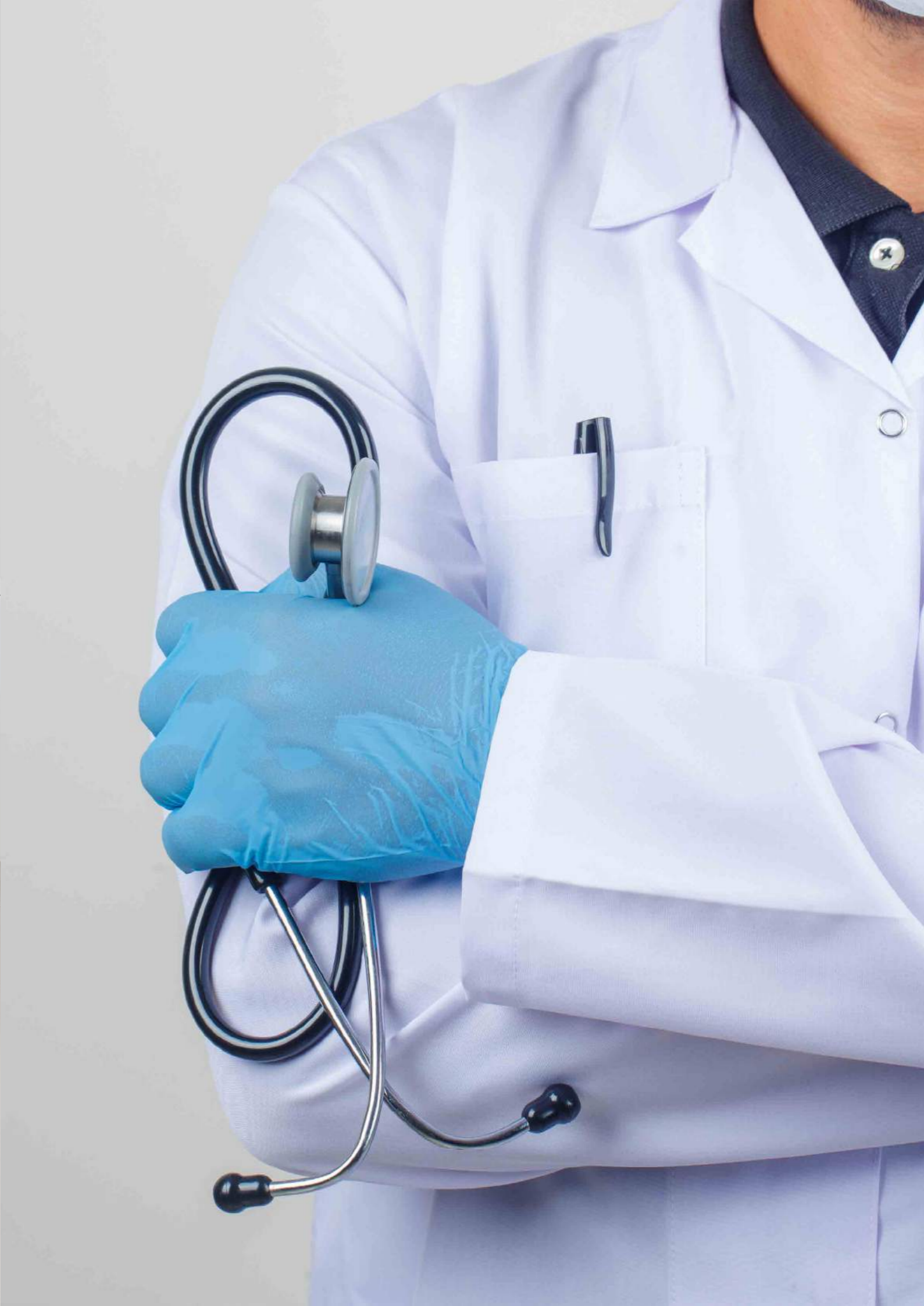
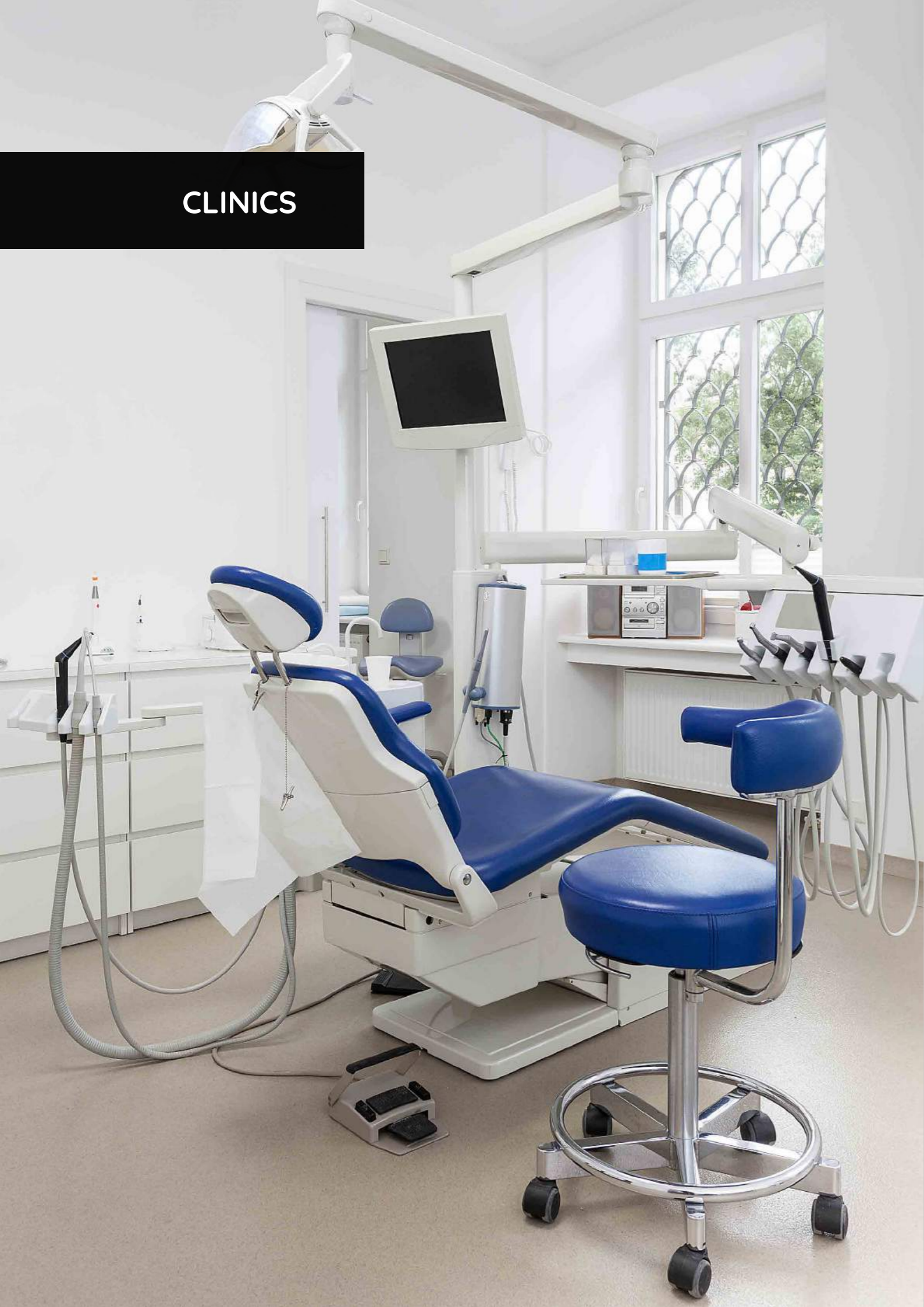
CCTV CAMERAS



SECURITY



CLINICS



E-GATES






GARDENS

Gardens extending over
7 acres for a magnificent
view



OPEN SPORTS
YARD



A Sports Yard spreading over 10,512 sqm that will be operated and run by a specialized academy

ROCK EDEN

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Commercial Plaza

For ultimate shopping experience all under the roof of a mixed-use services, Rock Eden Plaza brings all the high-end luxurious brands as well as retails, banks and medical spaces to your convenience. You will also enjoy a variety of cuisines at different restaurants and coffee shops with magnificent ambiance at the plaza.

The commercial area offers a tantalizing bouquet of shops, banks and a wide array of different activities to cater to all needs of residents. Also, an external access is provided for shoppers to serve the needs of the close proximity to the compound.

The compound offers a great array of spaces to tailor to all commercial activities starting 95 sqm all the way to 5400 sqm.

CAFES &
RESTAURANTS



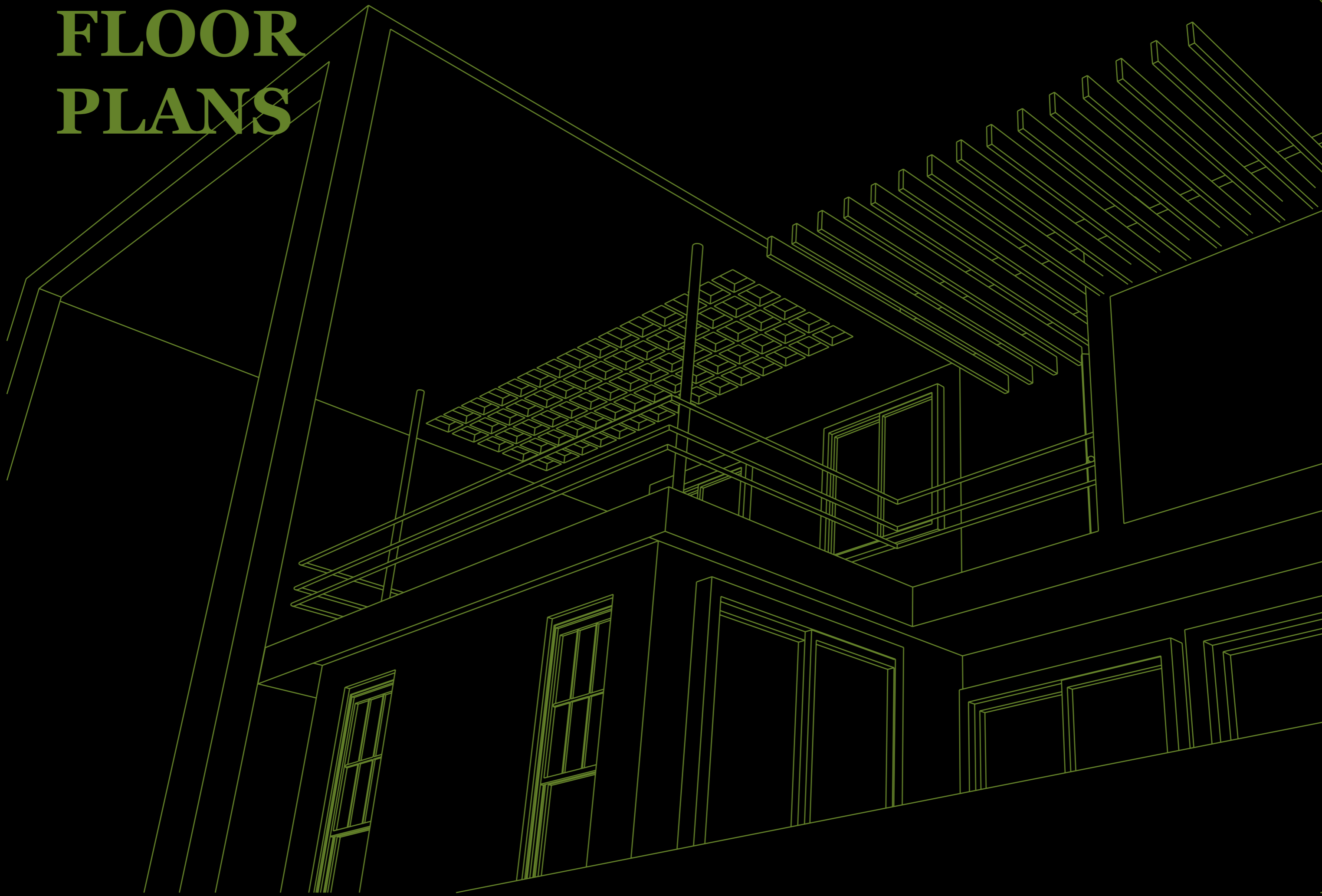
BANKS



FOOD &
BEVERAGE



FLOOR PLANS



TYPE A



TYPE A Ground 1

TOTAL AREA

254 m²

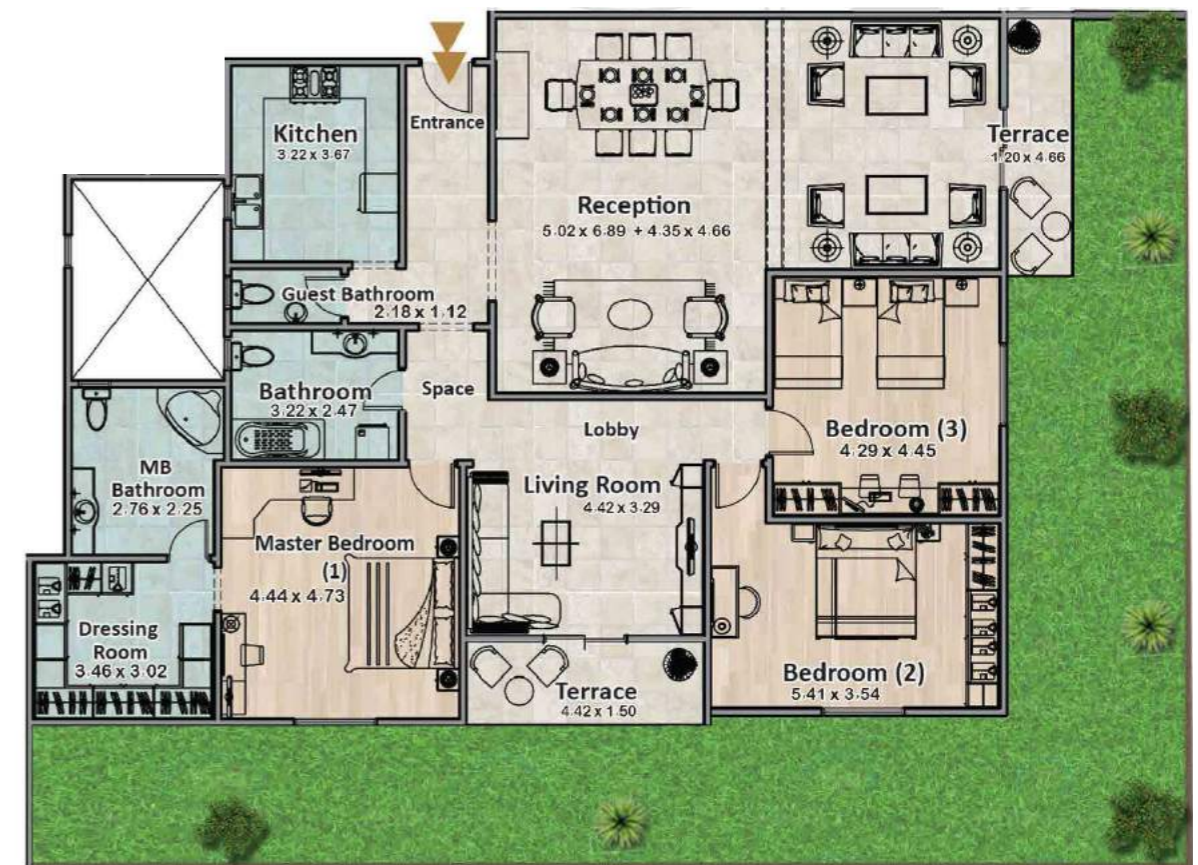
Garden Area

Average
55 m² - 78 m²

LANDSCAPE



AVENUE



TYPE A Ground 3

TOTAL AREA	282 m ²
Garden Area	40 m ²



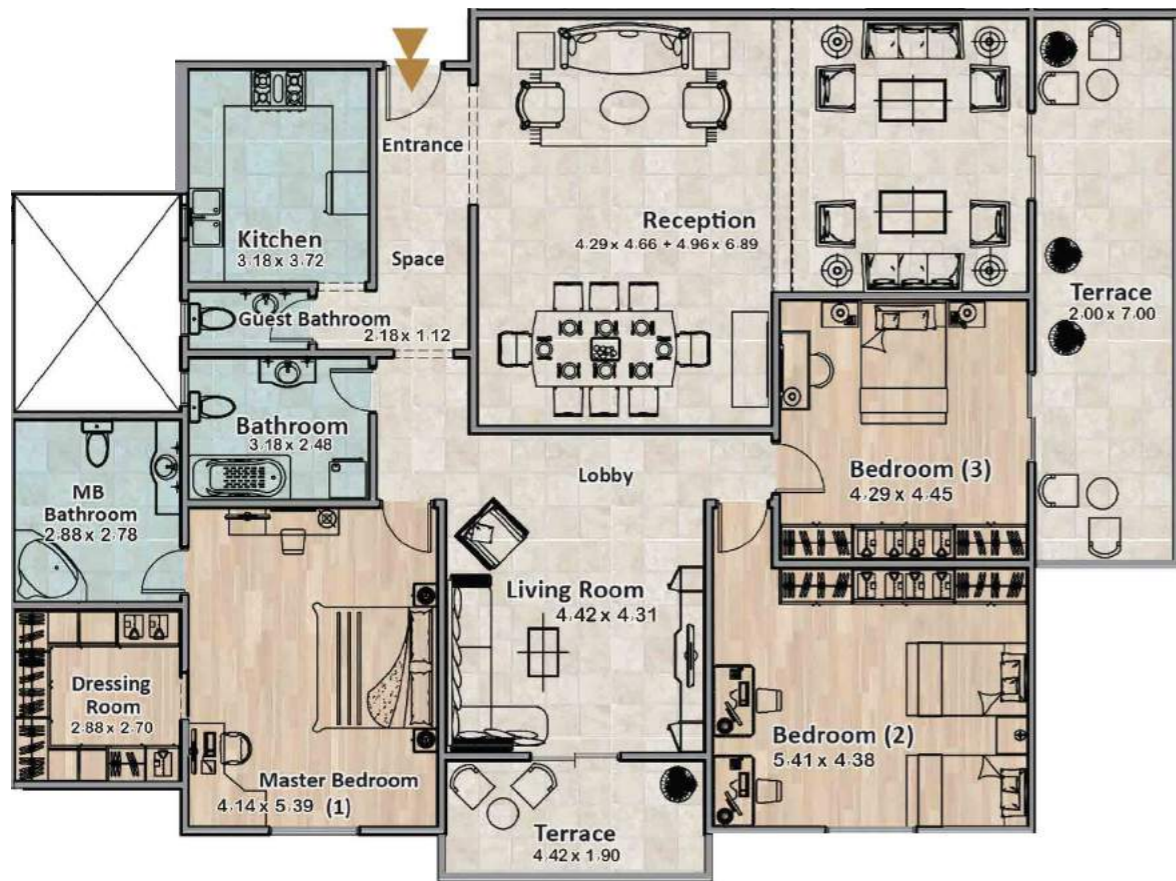
TYPE A Ground 4

TOTAL AREA	290 m ²
Garden Area	Average 52 m ² - 73 m ²



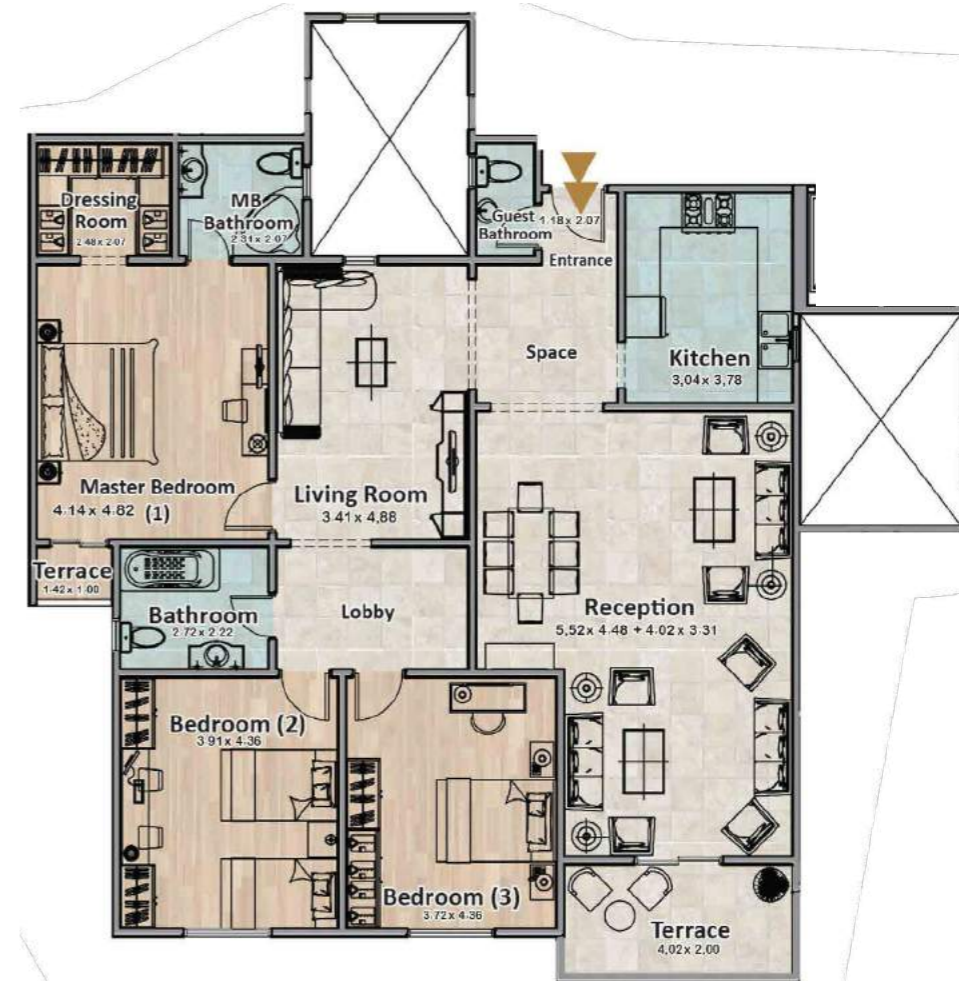
TYPE A TYPICAL 1

TOTAL AREA **276 m²**



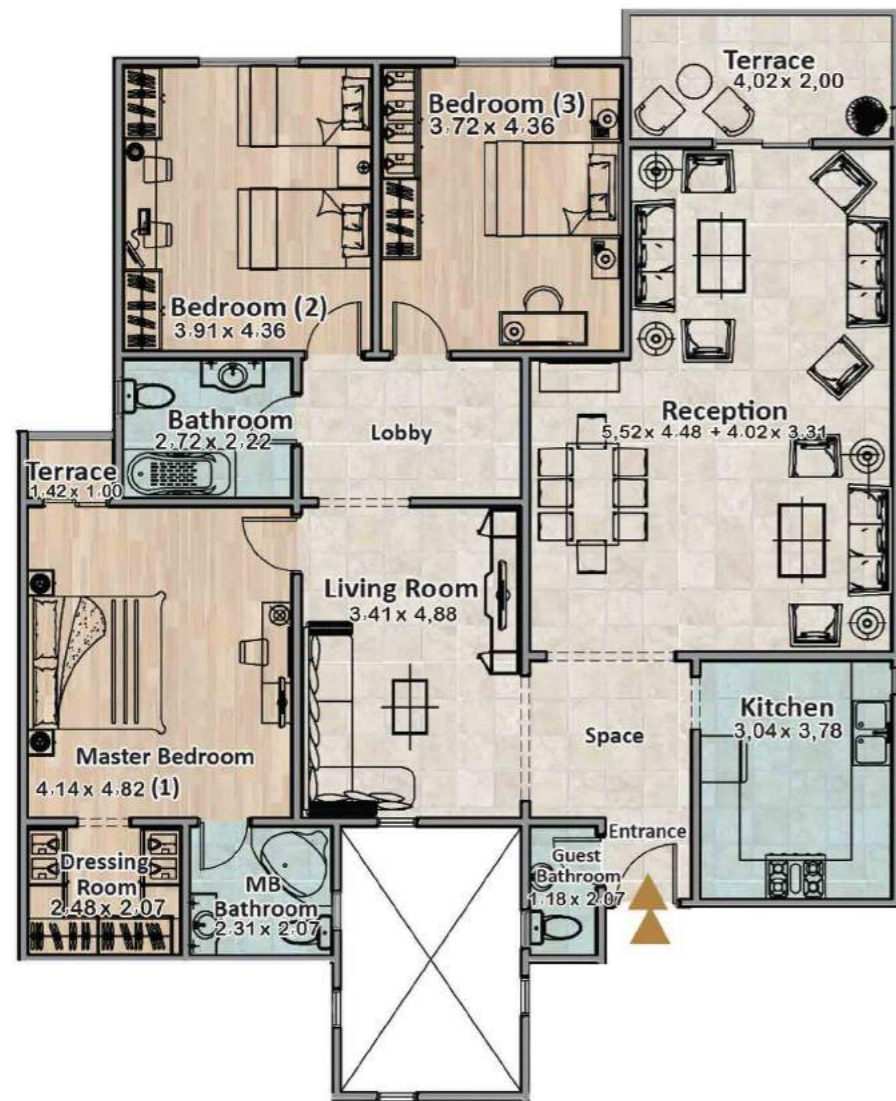
TYPE A TYPICAL 2

TOTAL AREA **206 m²**



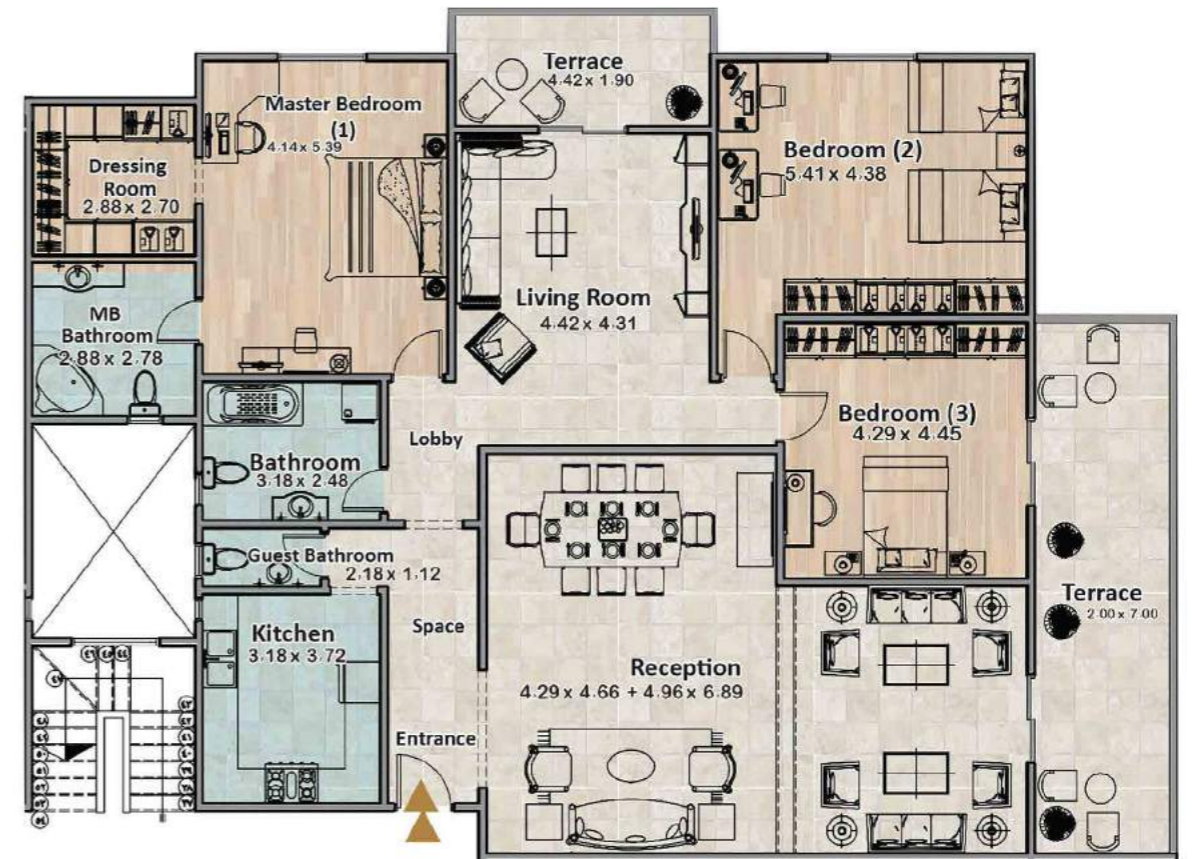
TYPE A TYPICAL 3

TOTAL AREA **206 m²**



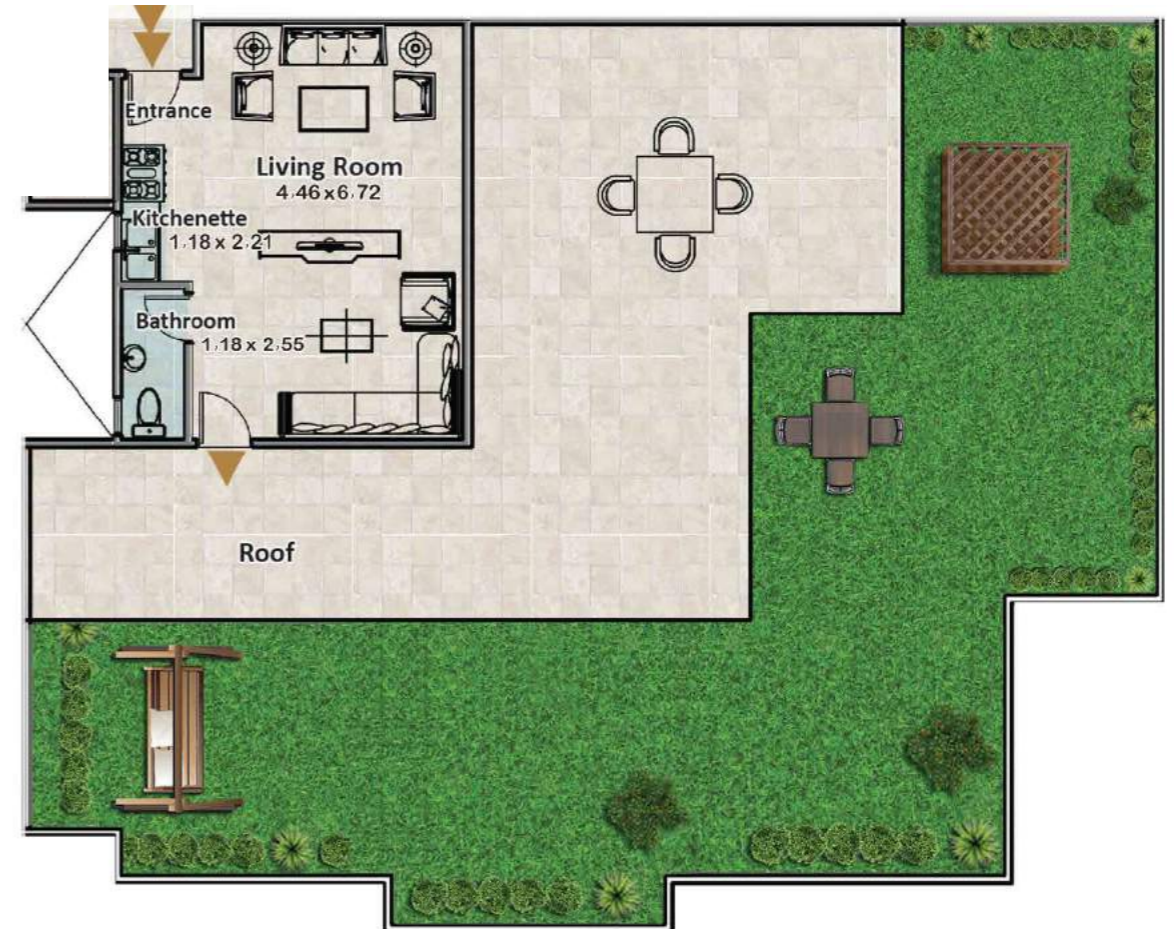
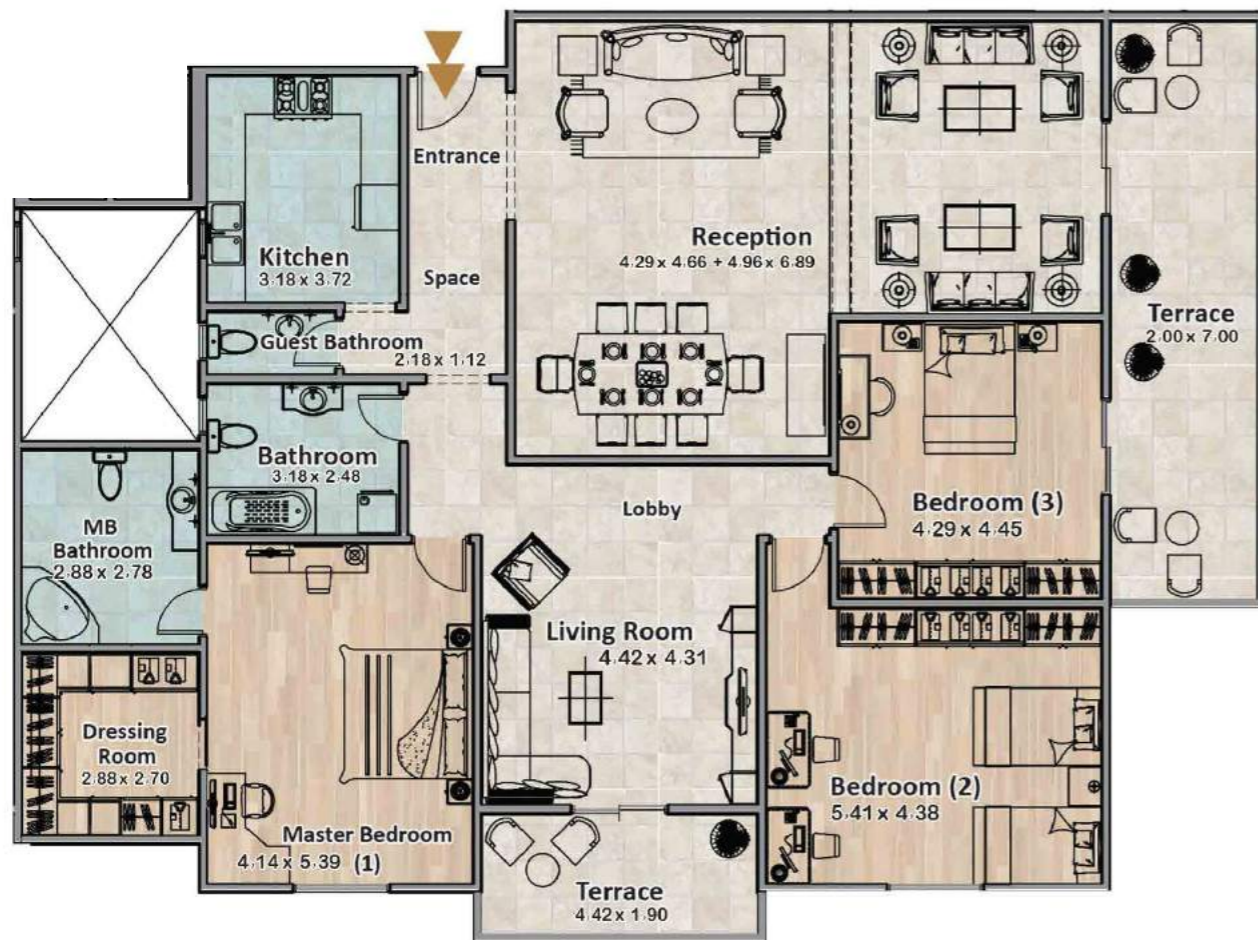
TYPE A TYPICAL 4

TOTAL AREA **276 m²**



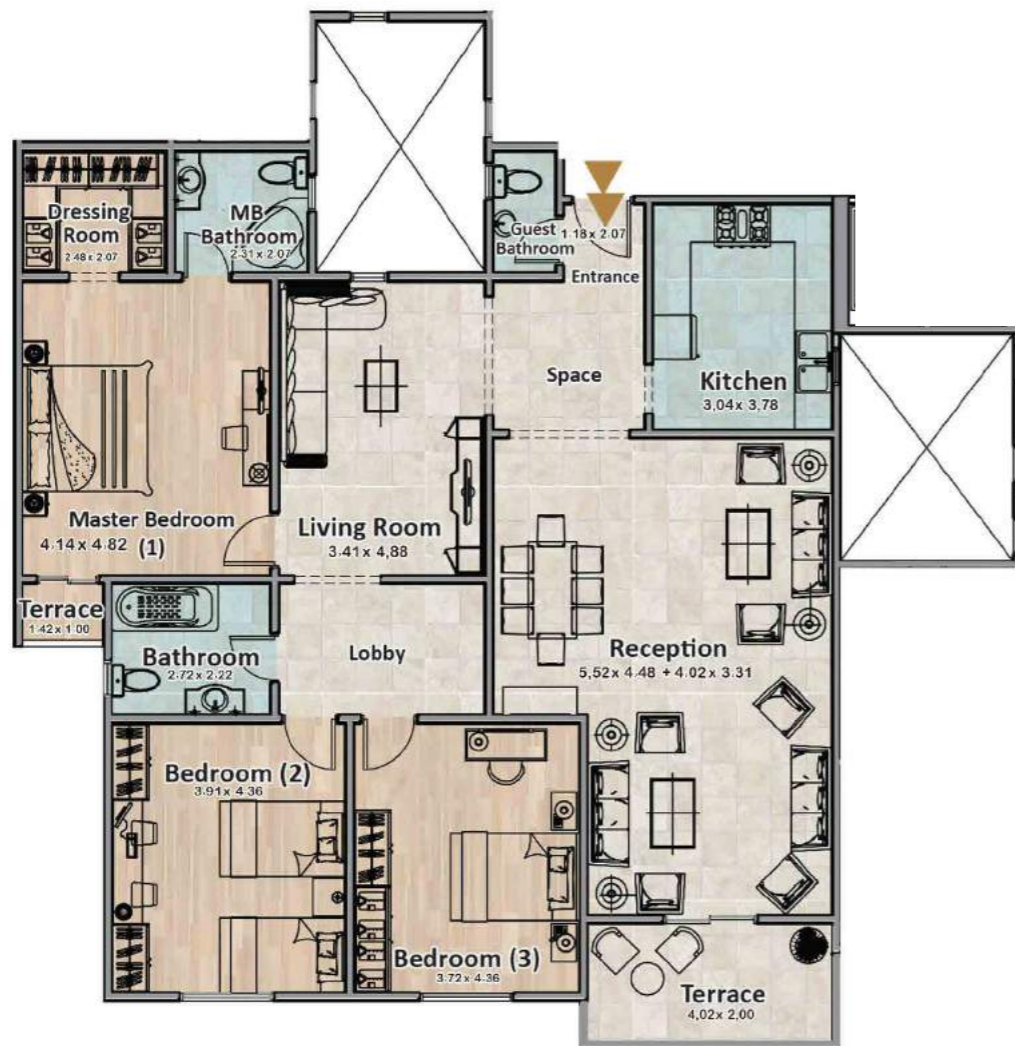
TYPE A PENTHOUSE 1

TOTAL AREA	327 m ² (276+51)
Roof Top Area	175m ²



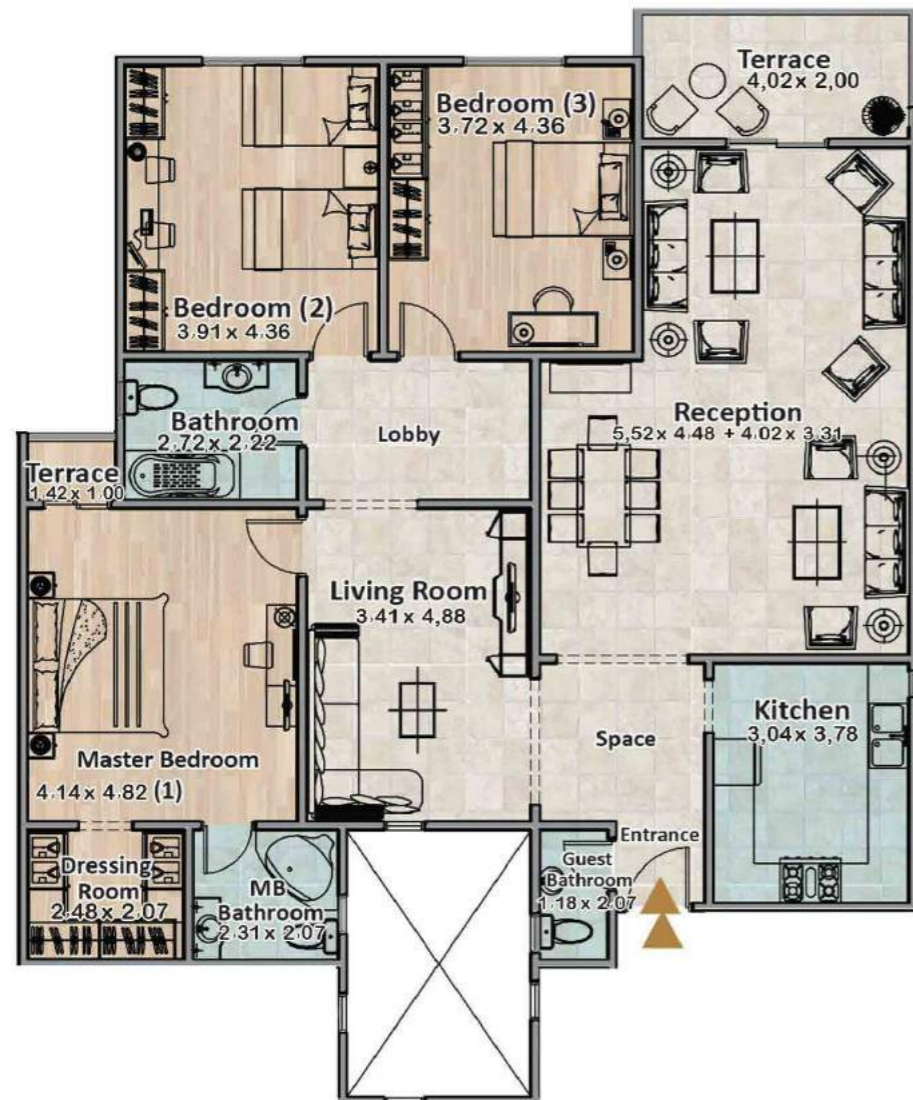
TYPE A PENTHOUSE 2

TOTAL AREA	252 m ² (206+46)
Roof Top Area	125m ²



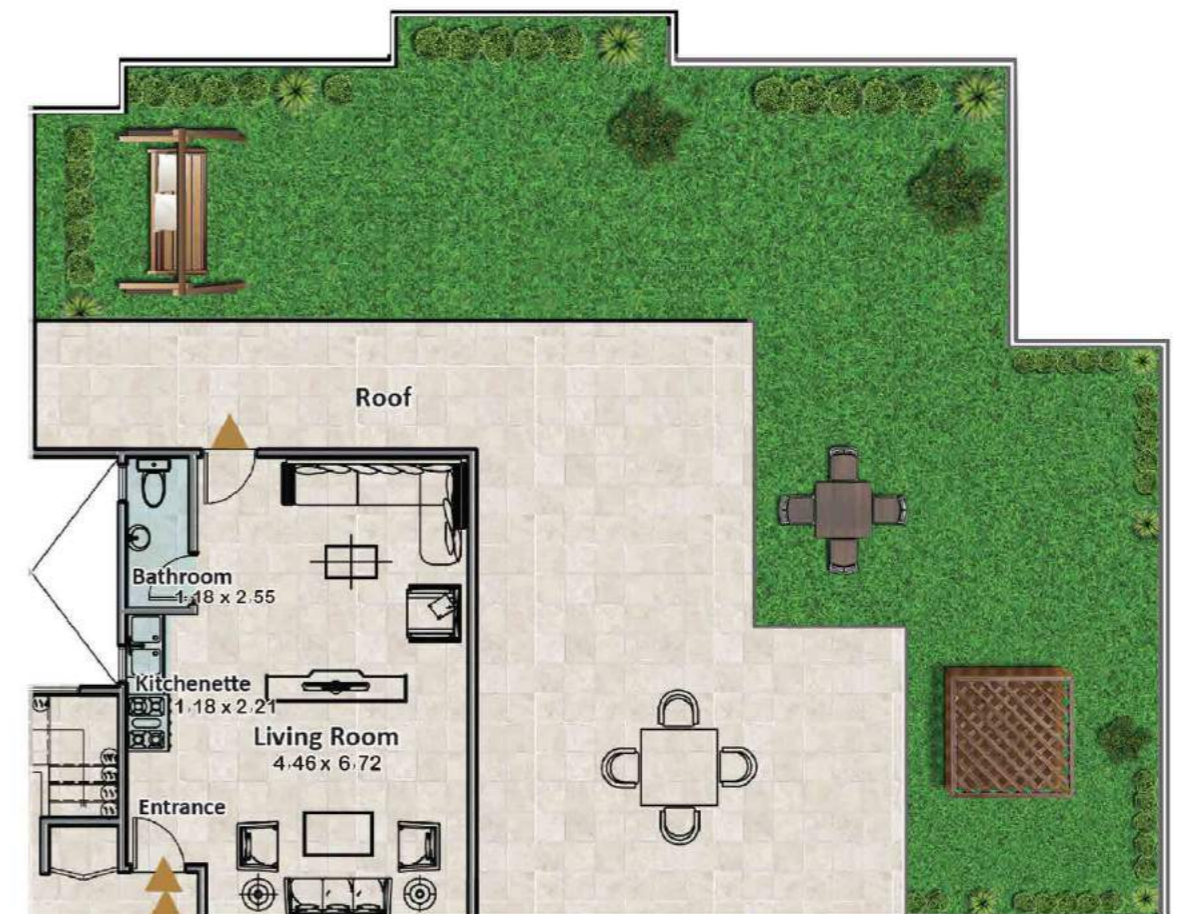
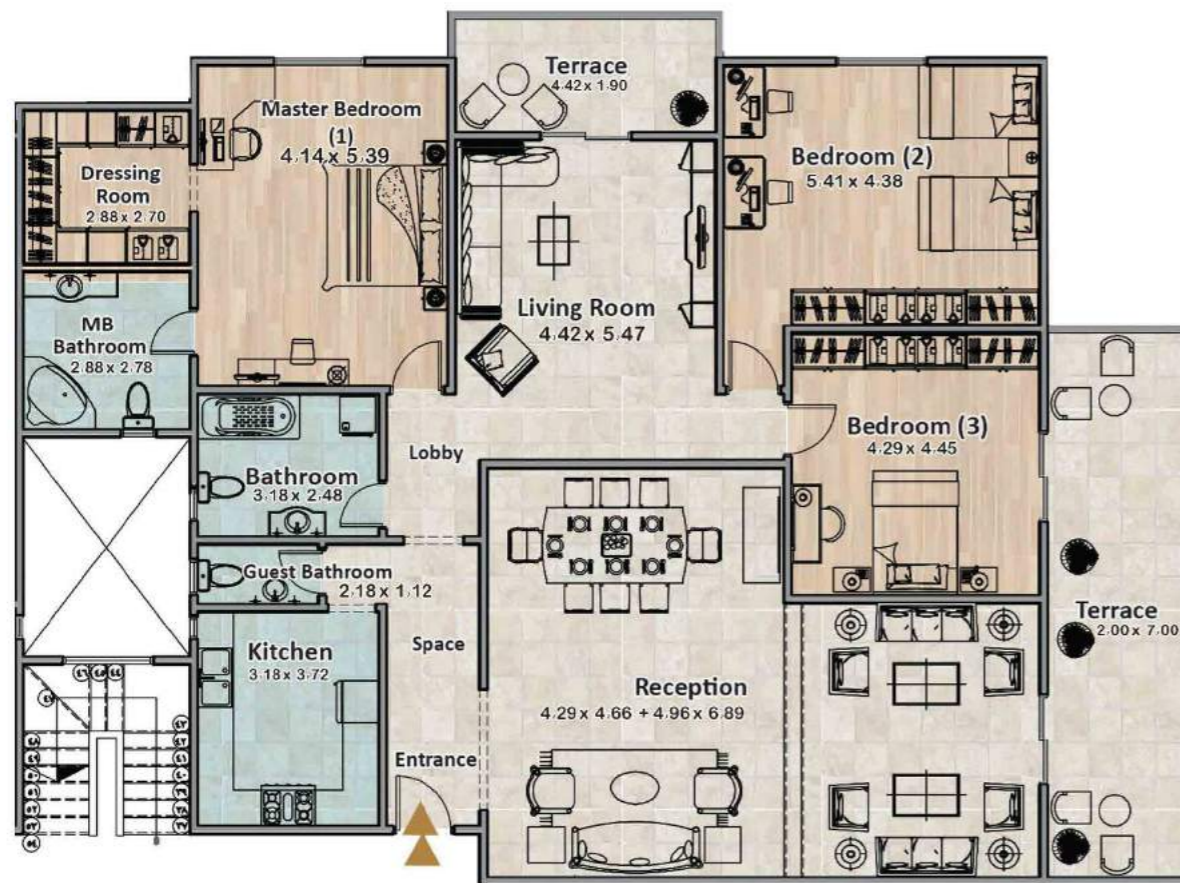
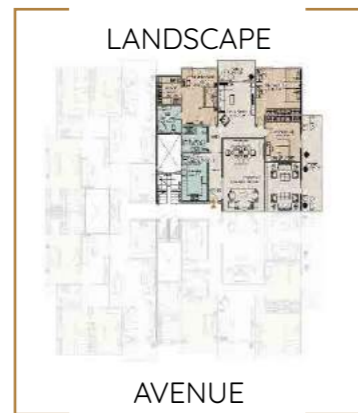
TYPE A PENTHOUSE 3

TOTAL AREA	252 m ² (206+46)
Roof Top Area	125m ²



TYPE A PENTHOUSE 4

TOTAL AREA	327 m ² (276+51)
Roof Top Area	175m ²



TYPE B



TYPE B GROUND 1

TOTAL AREA	220 m ²
Garden Area	Average 55 m ² - 85 m ²



All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

TYPE B



TYPE B GROUND 1

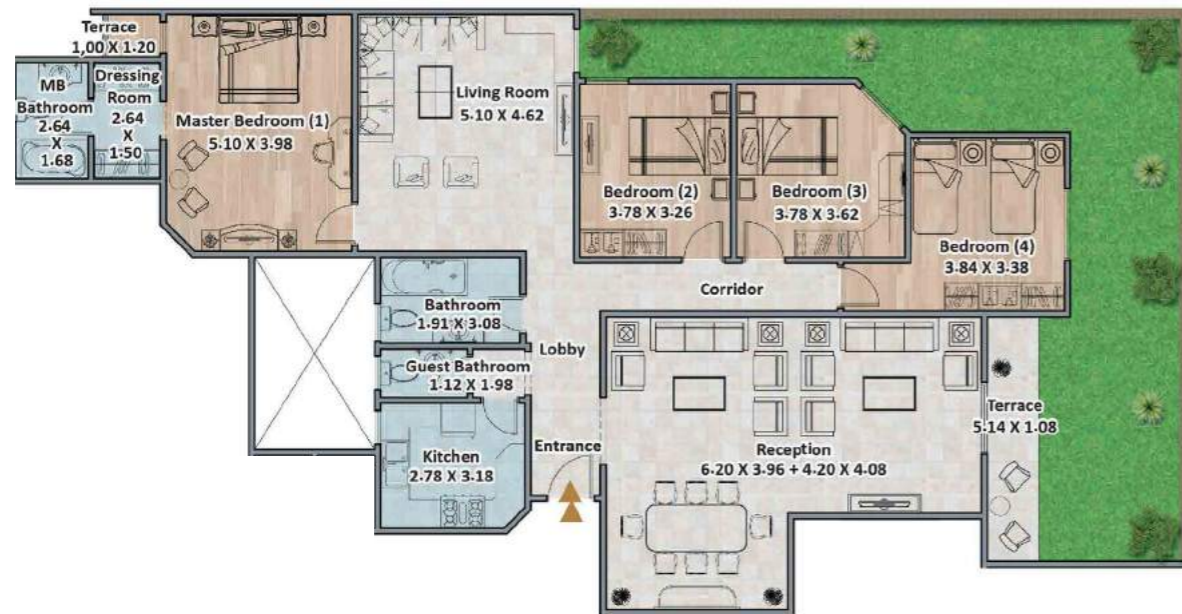
TOTAL AREA	215 m ²
Garden Area	Average 55 m ² - 85 m ²



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TYPE B GROUND 3

TOTAL AREA	216 m ²
Garden Area	Average 42 m ²



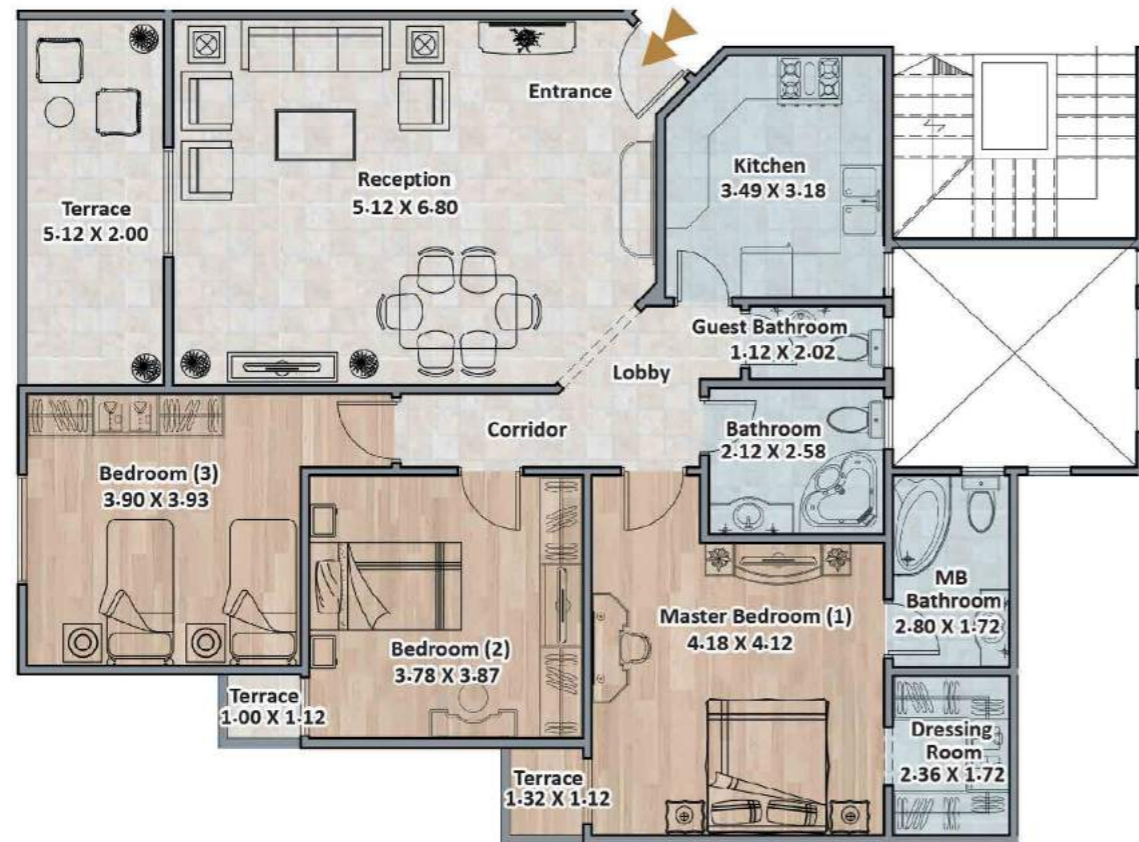
TYPE B GROUND 4

TOTAL AREA	187 m ²
Garden Area	42 m ²



TYPE B TYPICAL 1

TOTAL AREA **165 m²**



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TYPE B TYPICAL 2

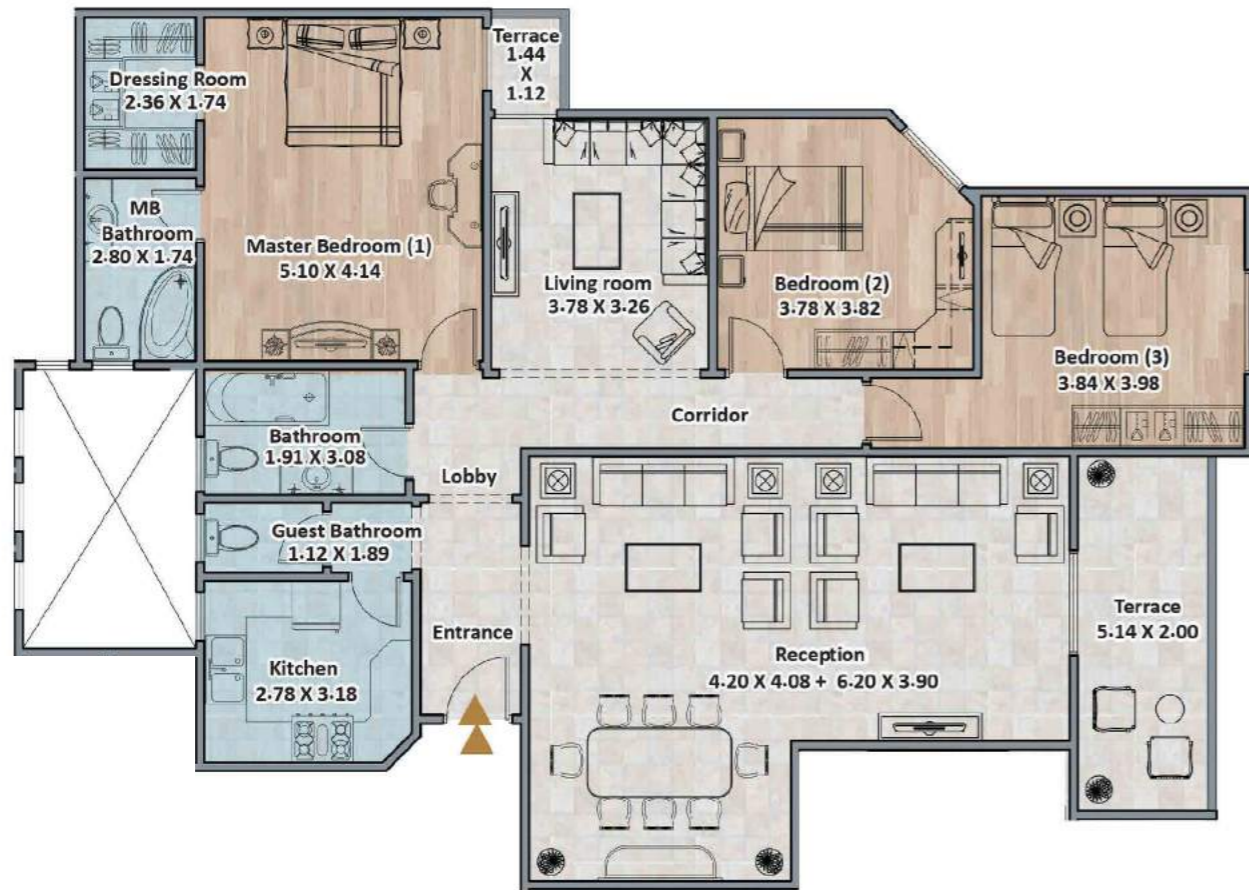
TOTAL AREA **175 m²**



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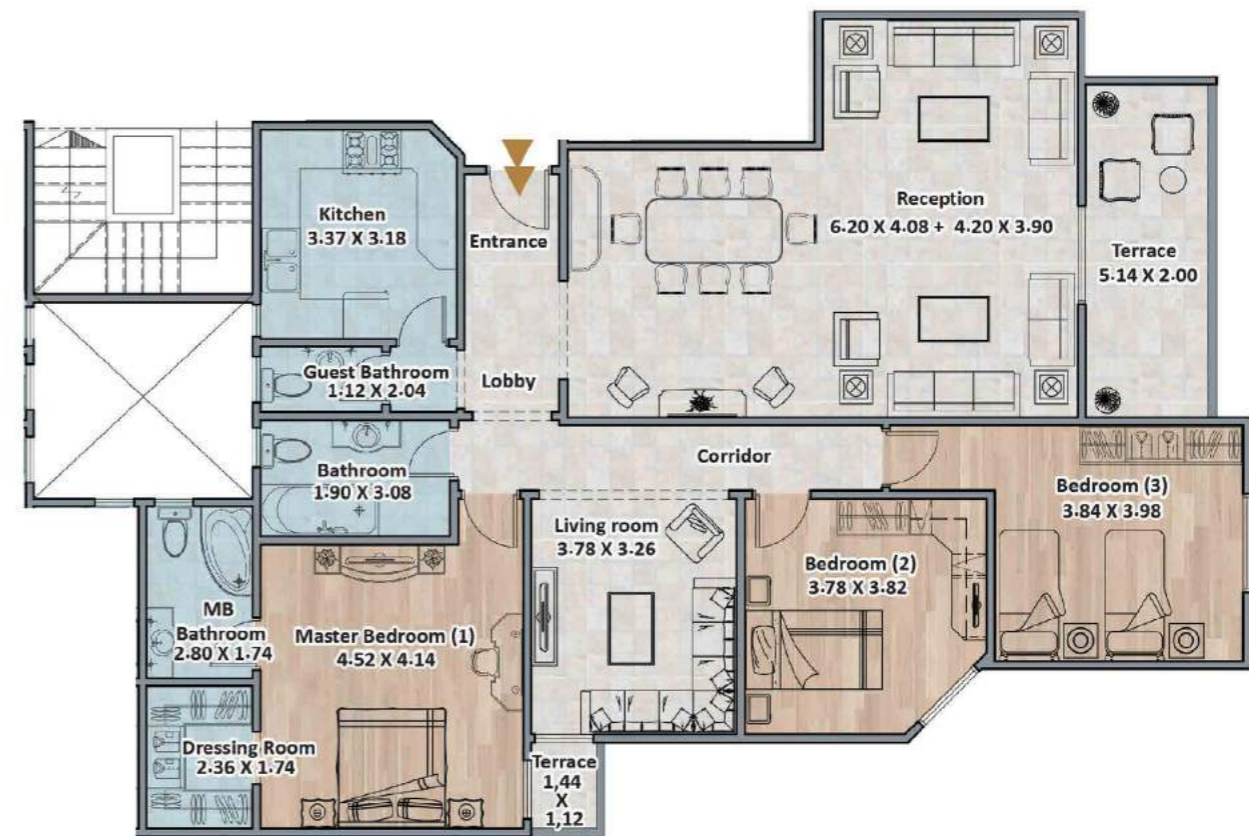
TYPE B TYPICAL 3

TOTAL AREA **198 m²**



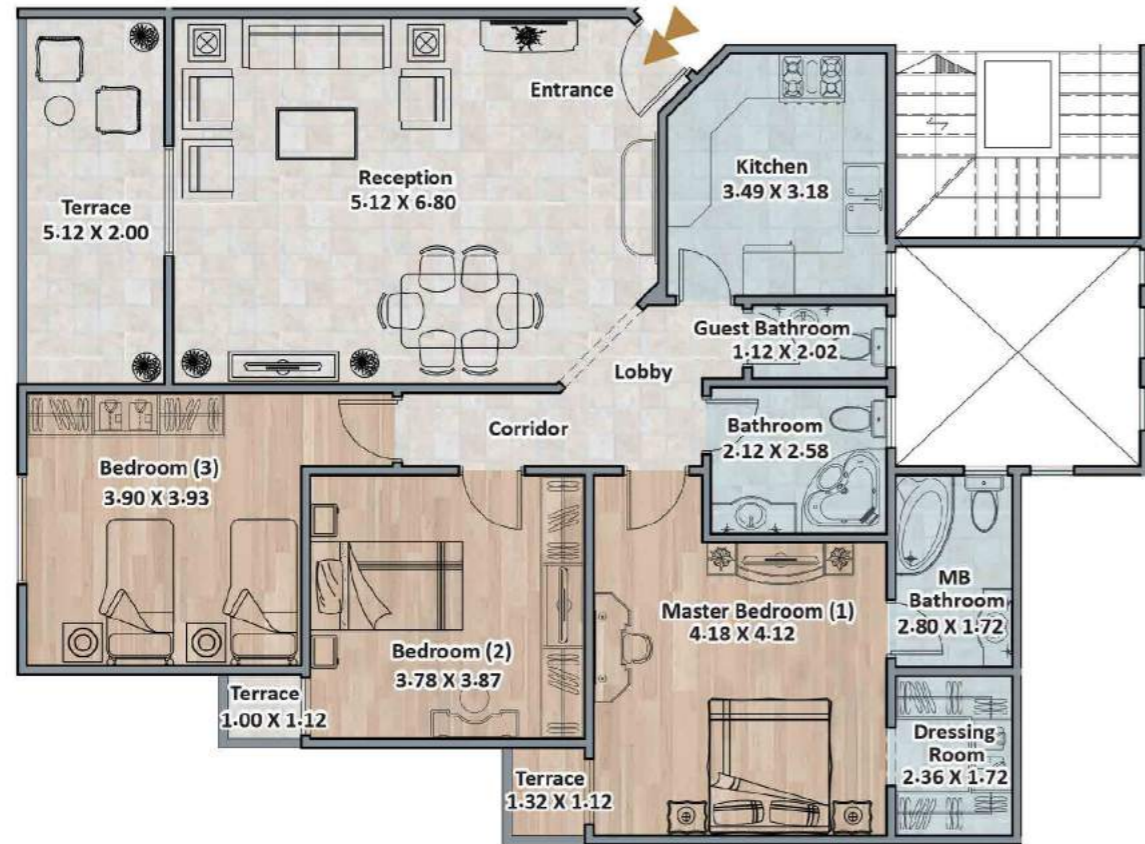
TYPE B TYPICAL 4

TOTAL AREA **198 m²**



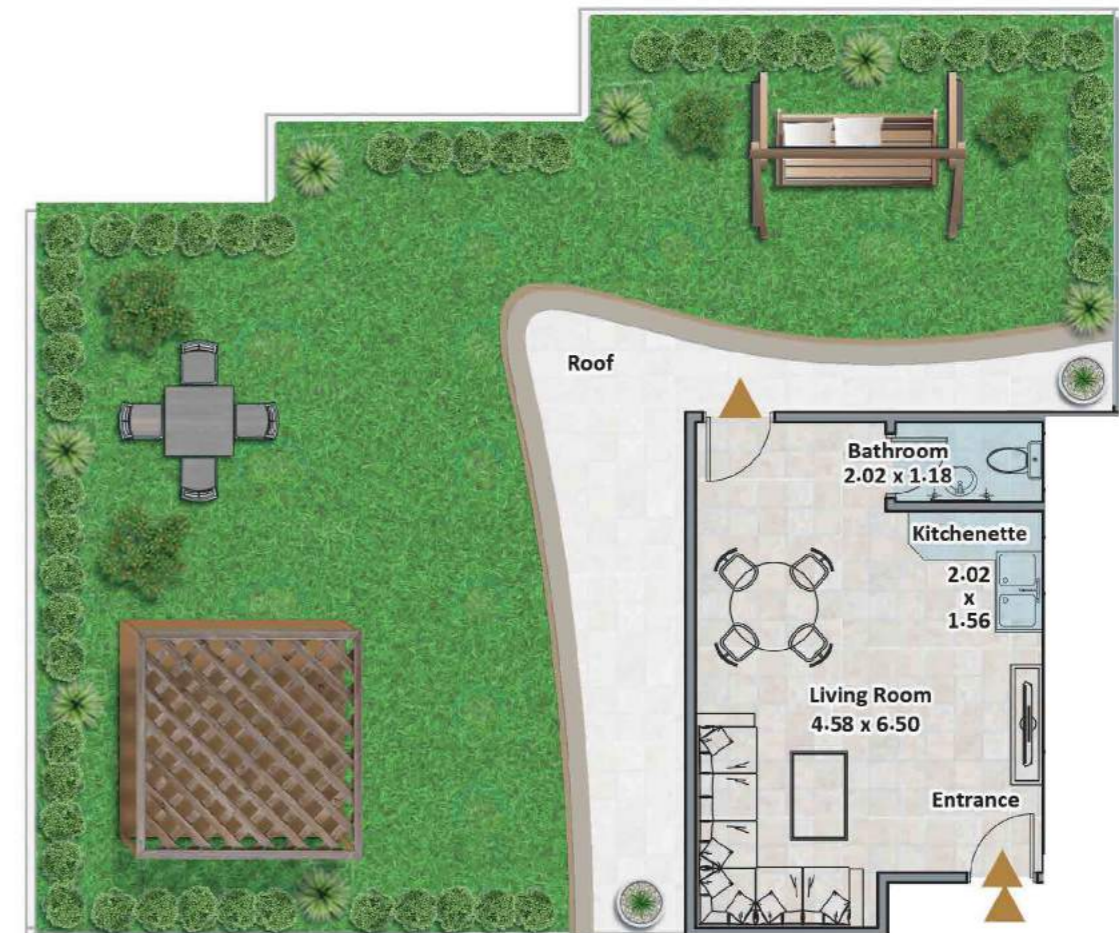
TYPE B PENTHOUSE 1

TOTAL AREA	195 m ² (165+30)
Garden Area	100m ²



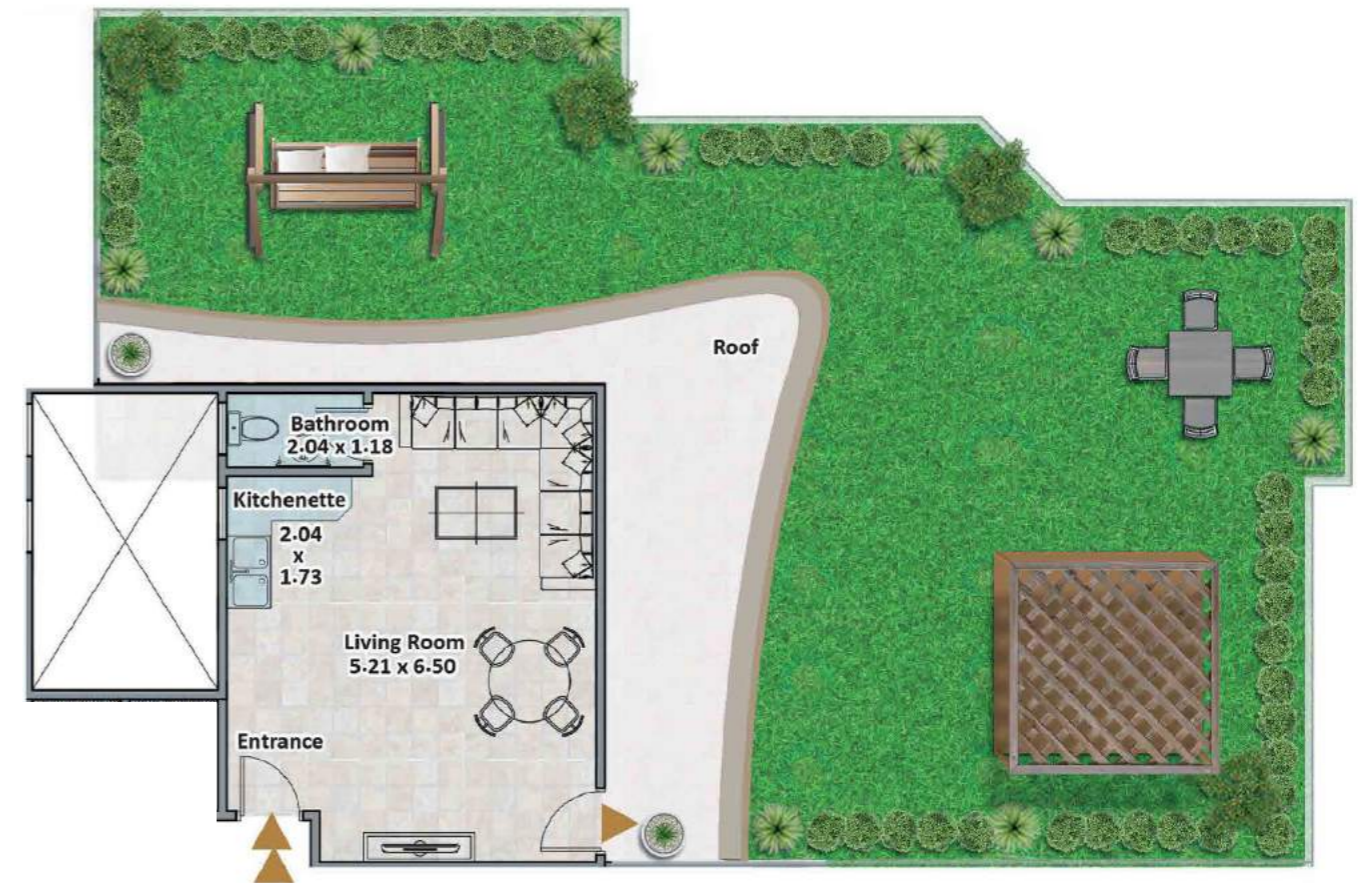
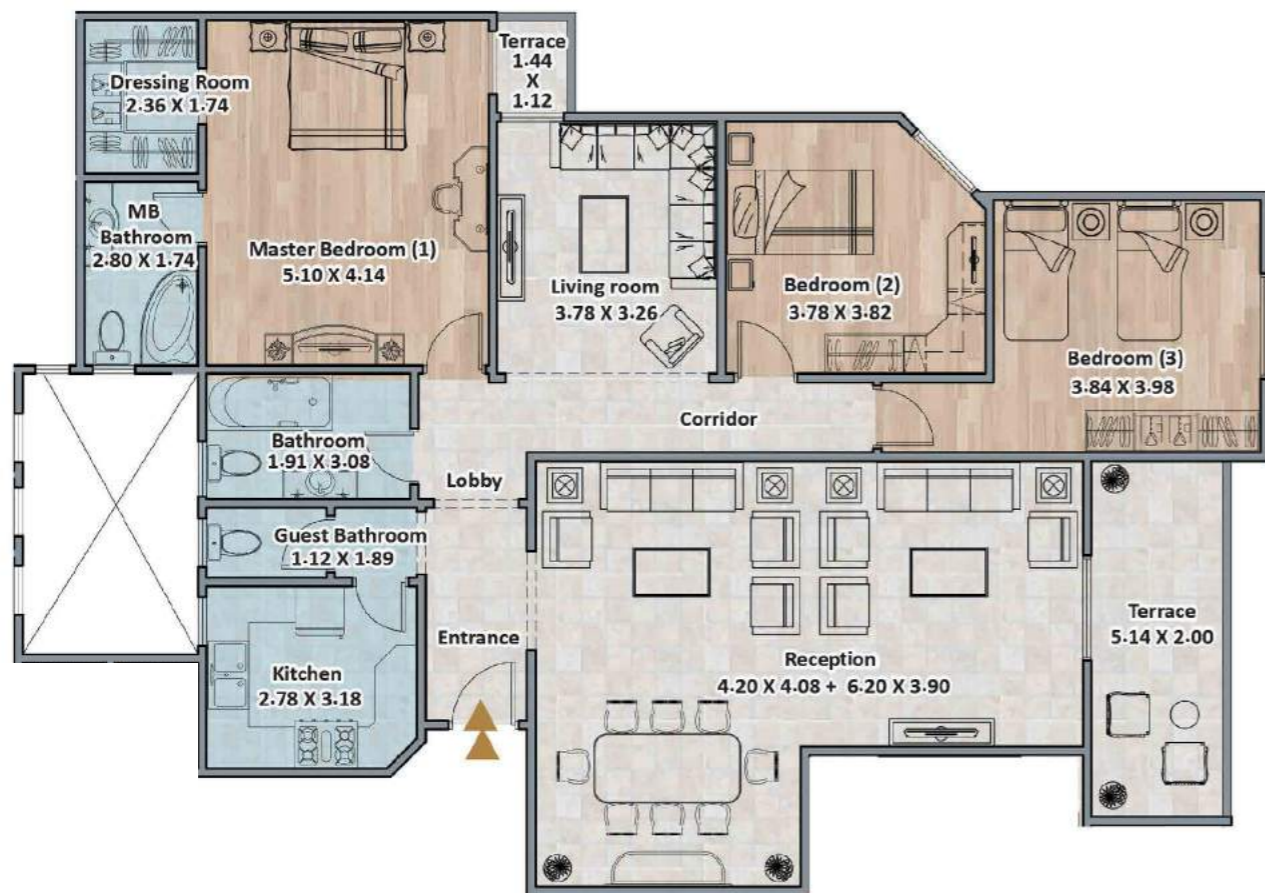
TYPE B PENTHOUSE 2

TOTAL AREA	210 m ² (175+35)
Roof Top Area	100m ²



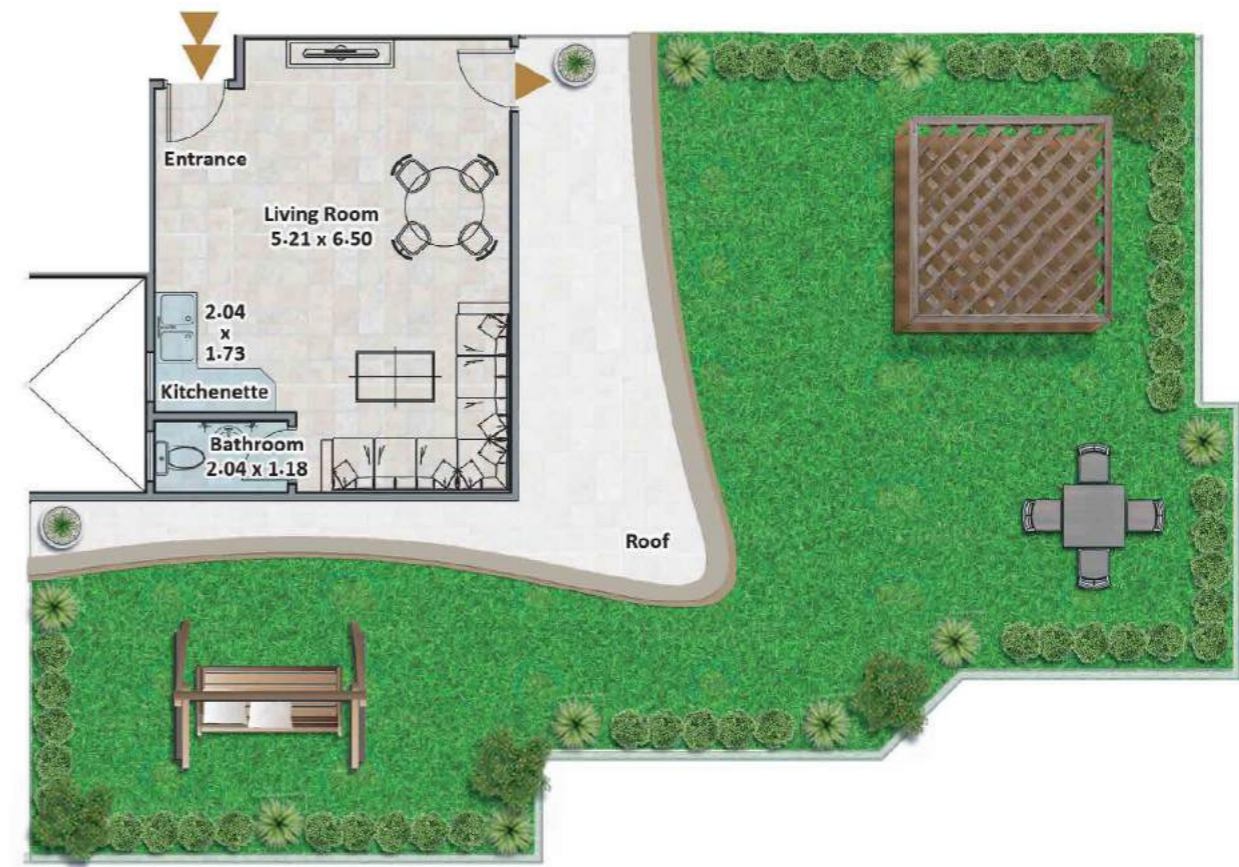
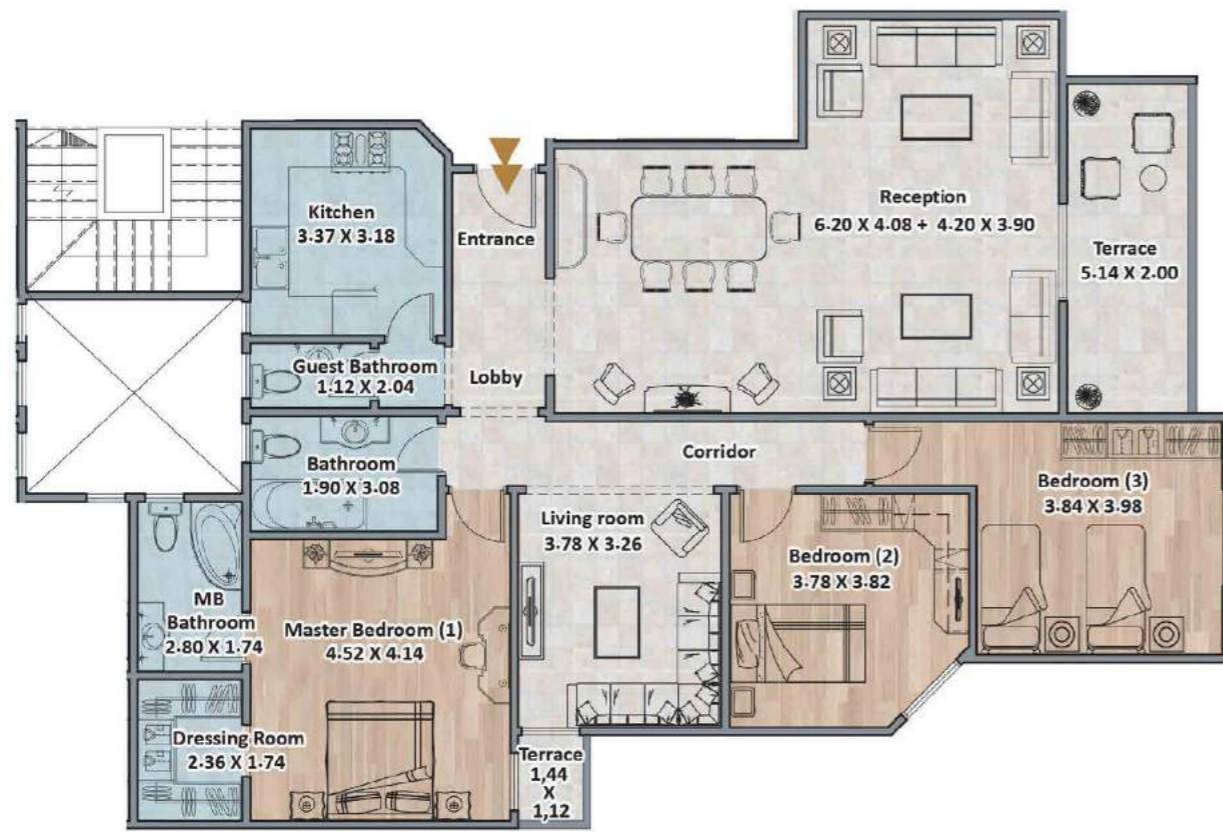
TYPE B PENTHOUSE 3

TOTAL AREA	240 m ² (198+42)
Roof Top Area	120m ²



TYPE B PENTHOUSE 4

TOTAL AREA	240 m ² (198+42)
Roof Top Area	120m ²



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TYPE C



TYPE C GROUND 1

TOTAL AREA

199 m²

Garden Area

Average
36 m² - 120 m²



TYPE C



TYPE C GROUND 1

TOTAL AREA

196 m²

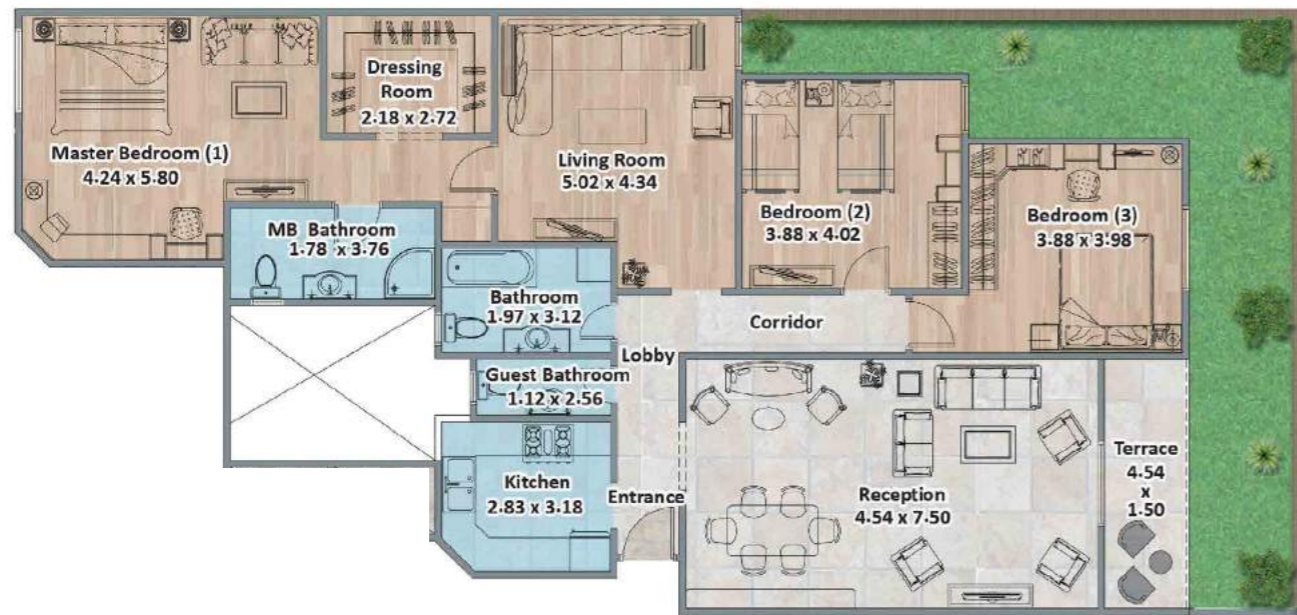
Garden Area

Average
36 m² - 120 m²



TYPE C GROUND 3

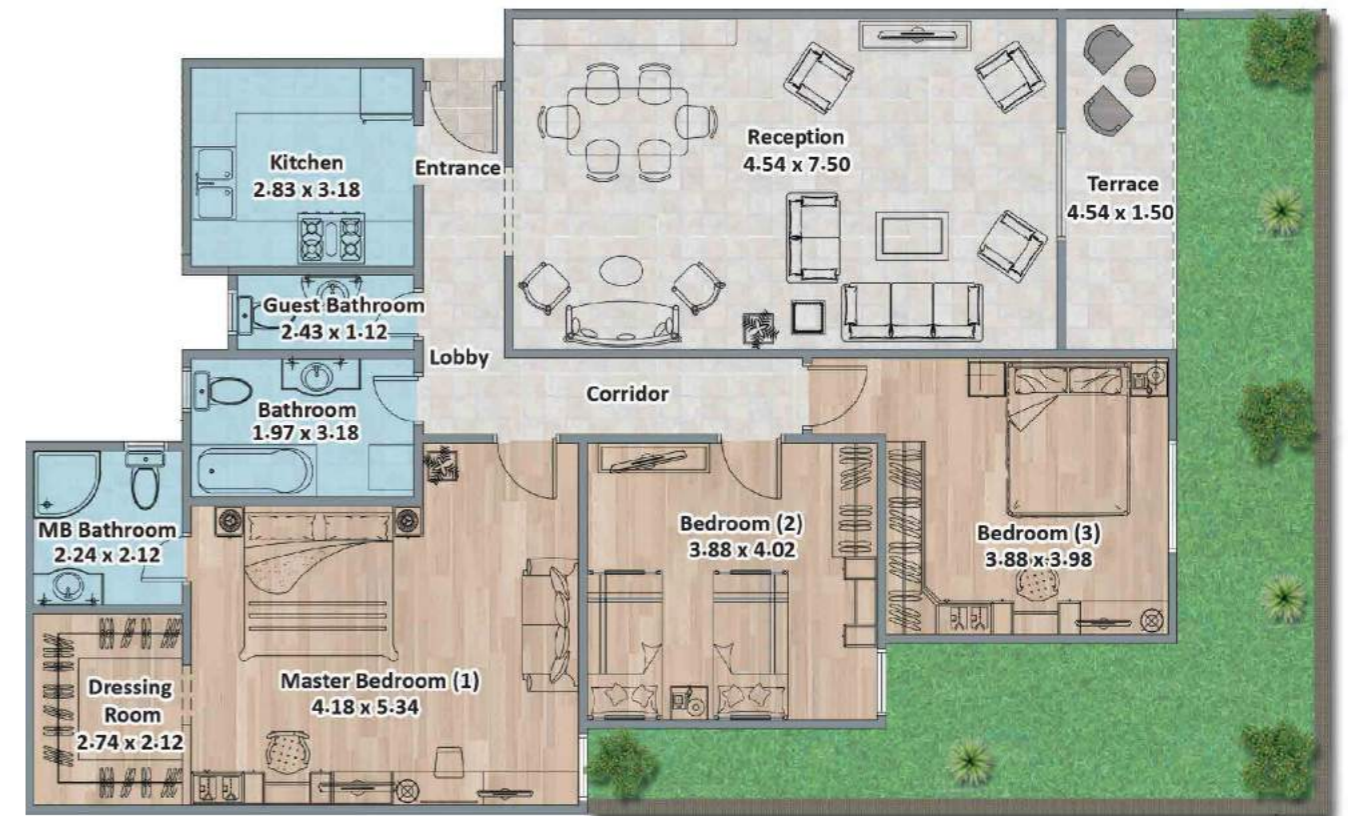
TOTAL AREA	202 m ²
Garden Area	32 m ²



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TYPE C GROUND 4

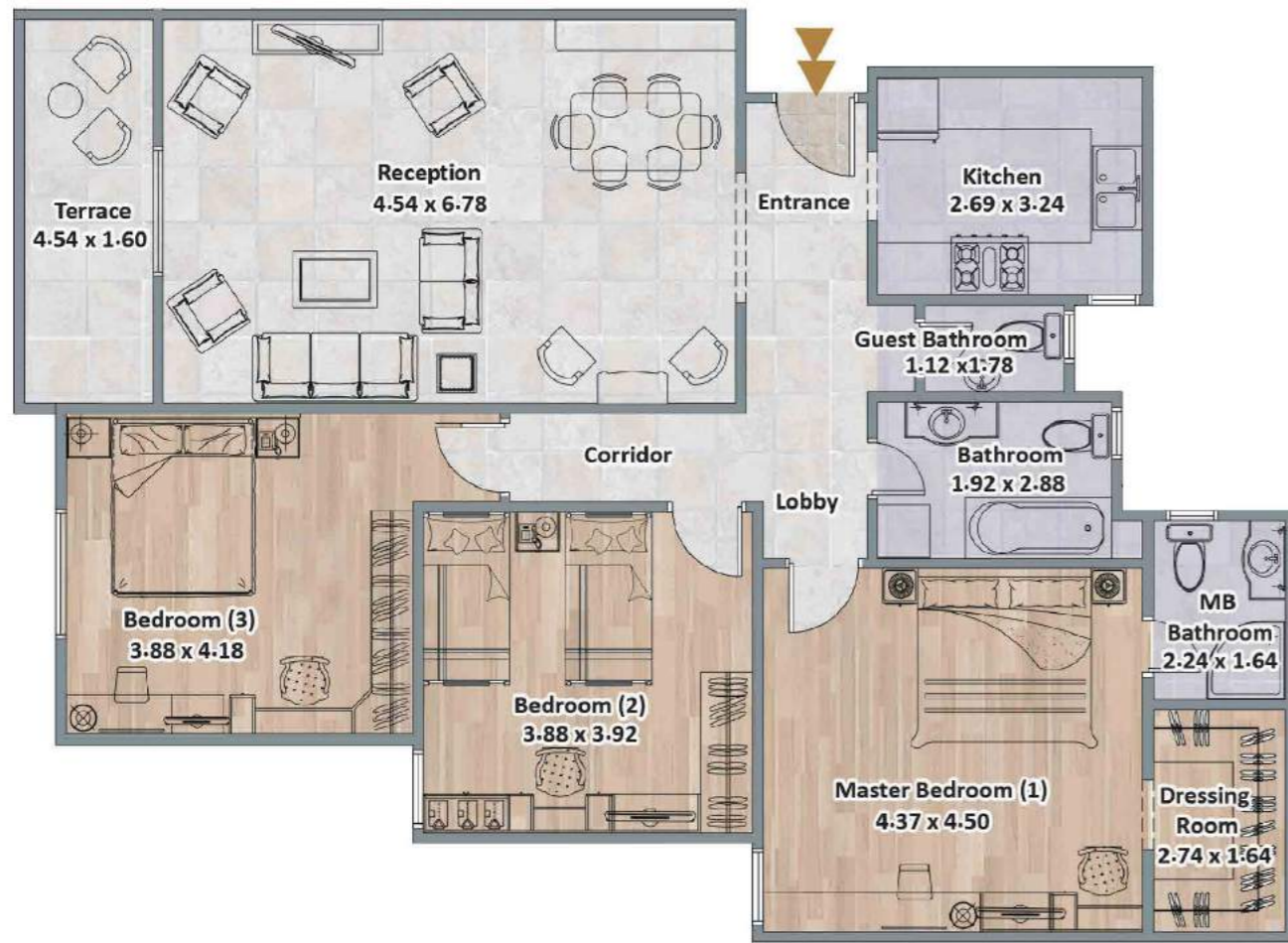
TOTAL AREA	171 m ²
Garden Area	32 m ²



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TYPE C TYPICAL 1

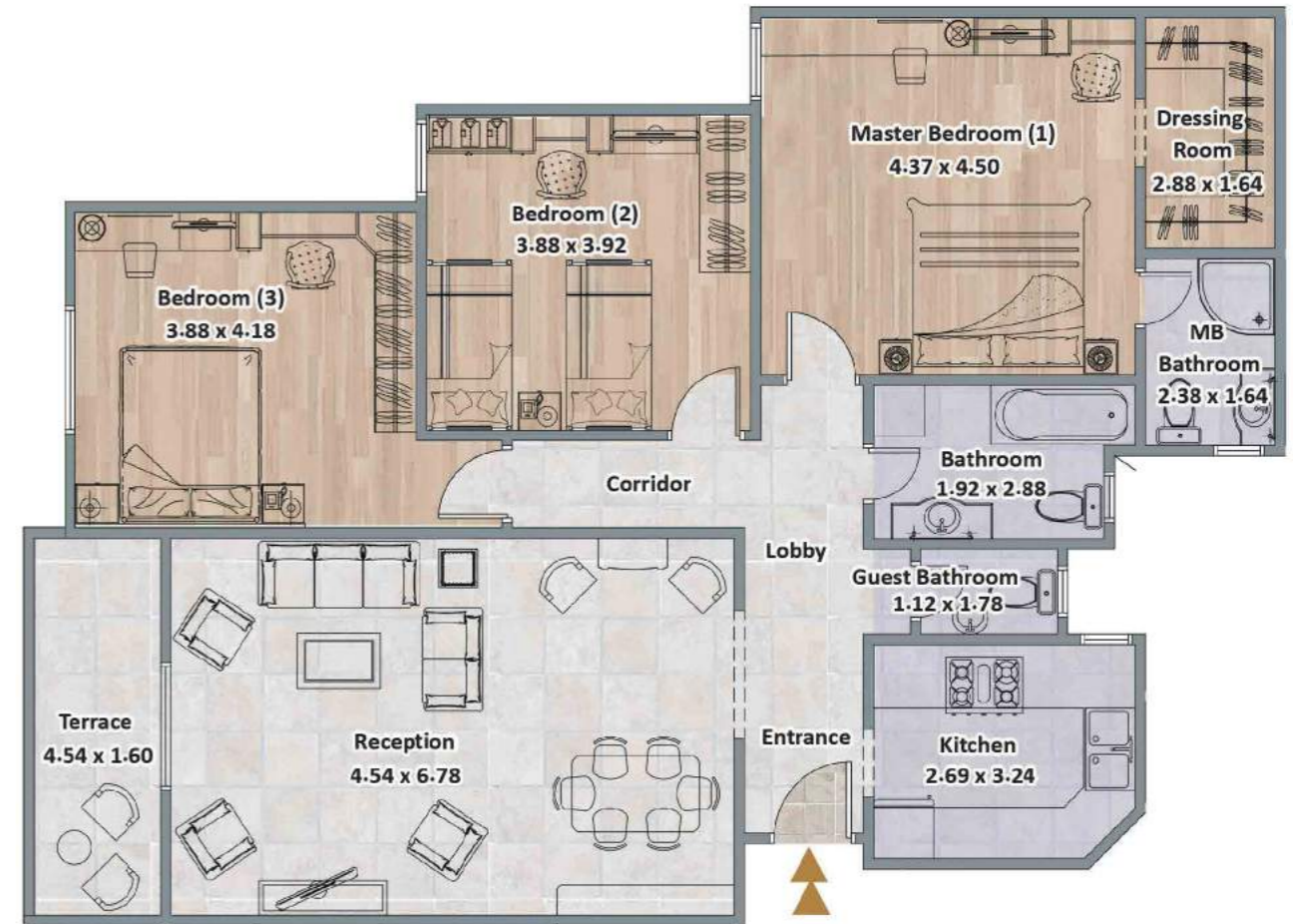
TOTAL AREA **160 m²**



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TYPE C TYPICAL 2

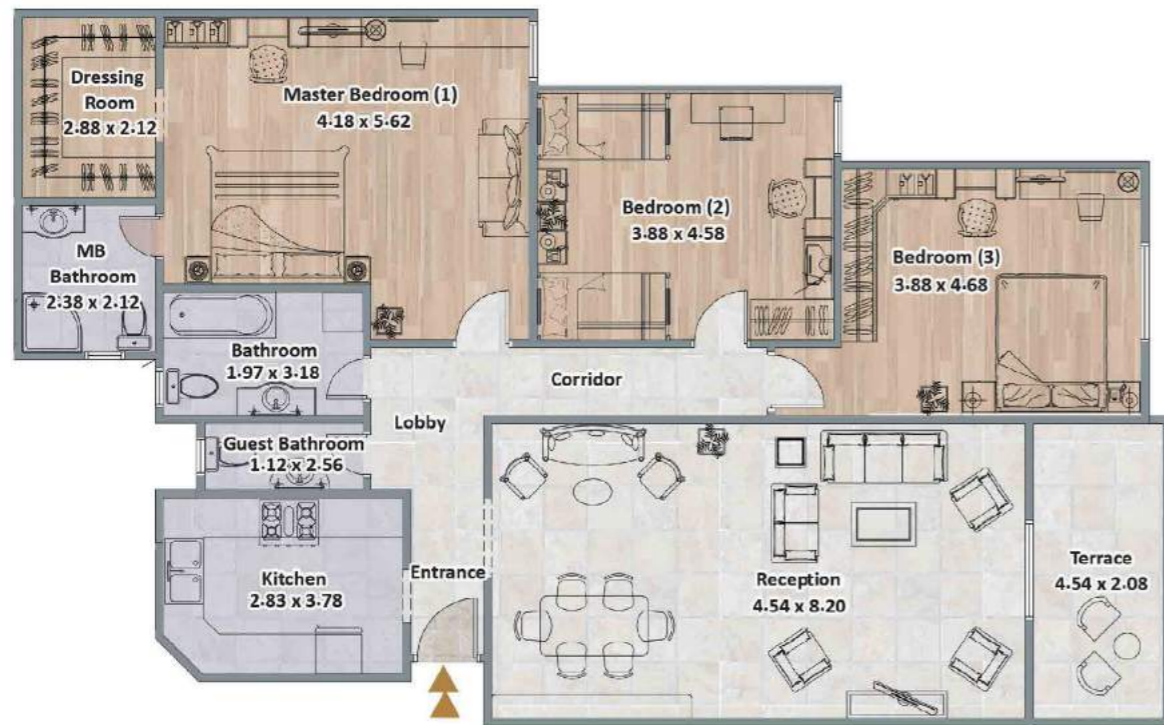
TOTAL AREA **160 m²**



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TYPE C TYPICAL 3

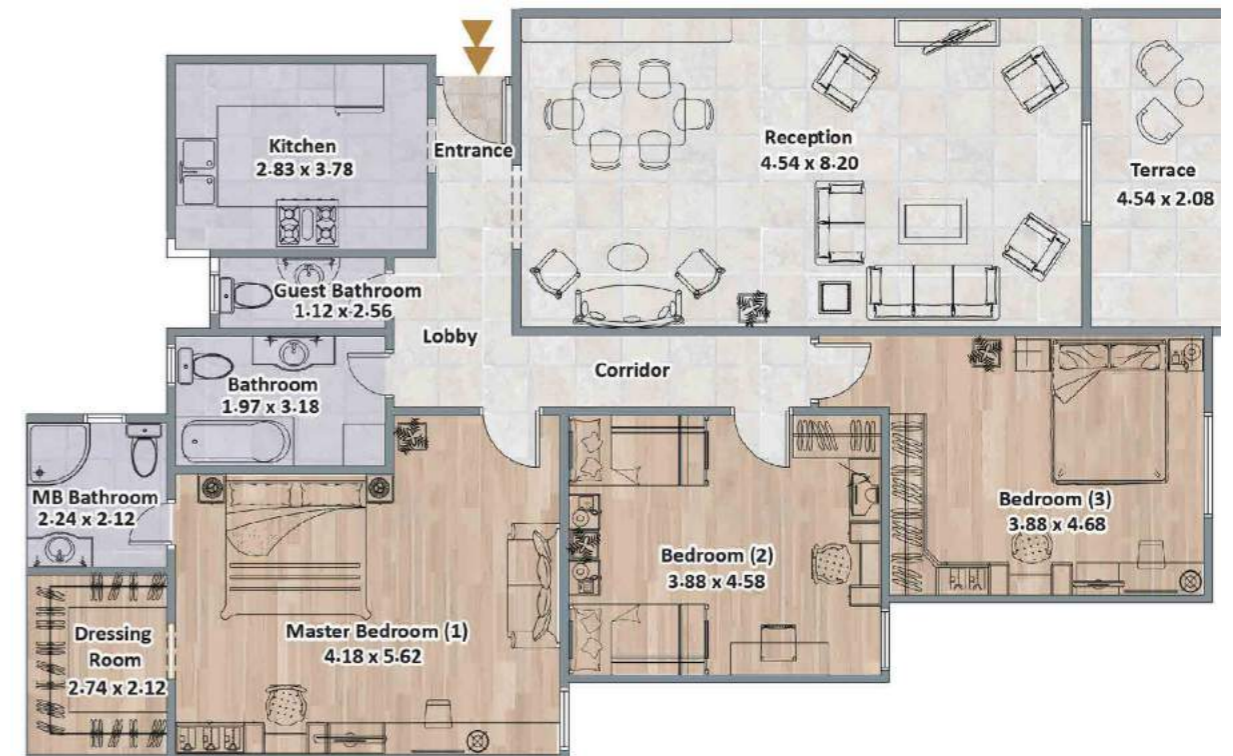
TOTAL AREA **190 m²**



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TYPE C TYPICAL 4

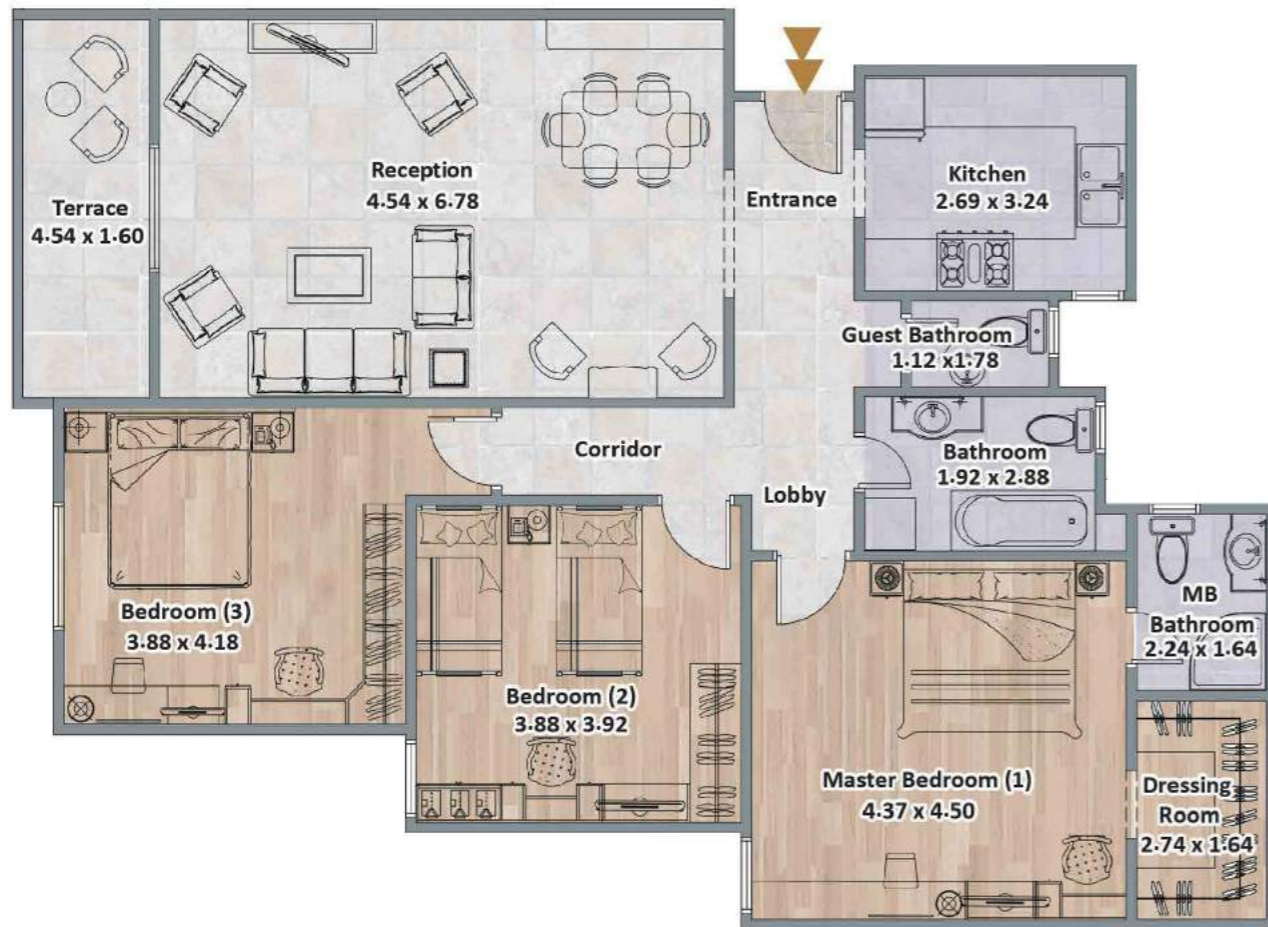
TOTAL AREA **190 m²**



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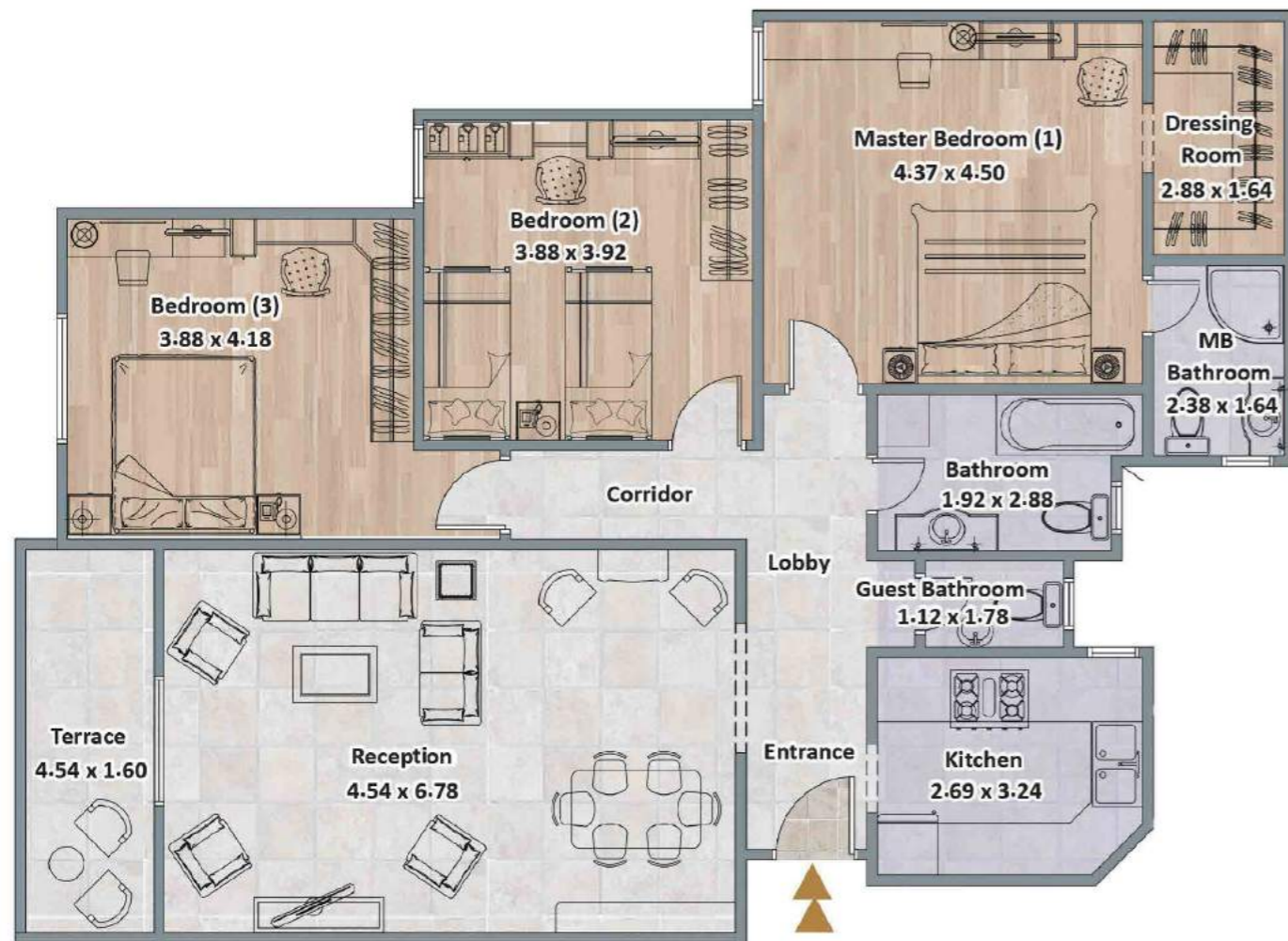
TYPE C PENTHOUSE 1

TOTAL AREA	190 m ² (160+30)
Roof Top Area	90m ²



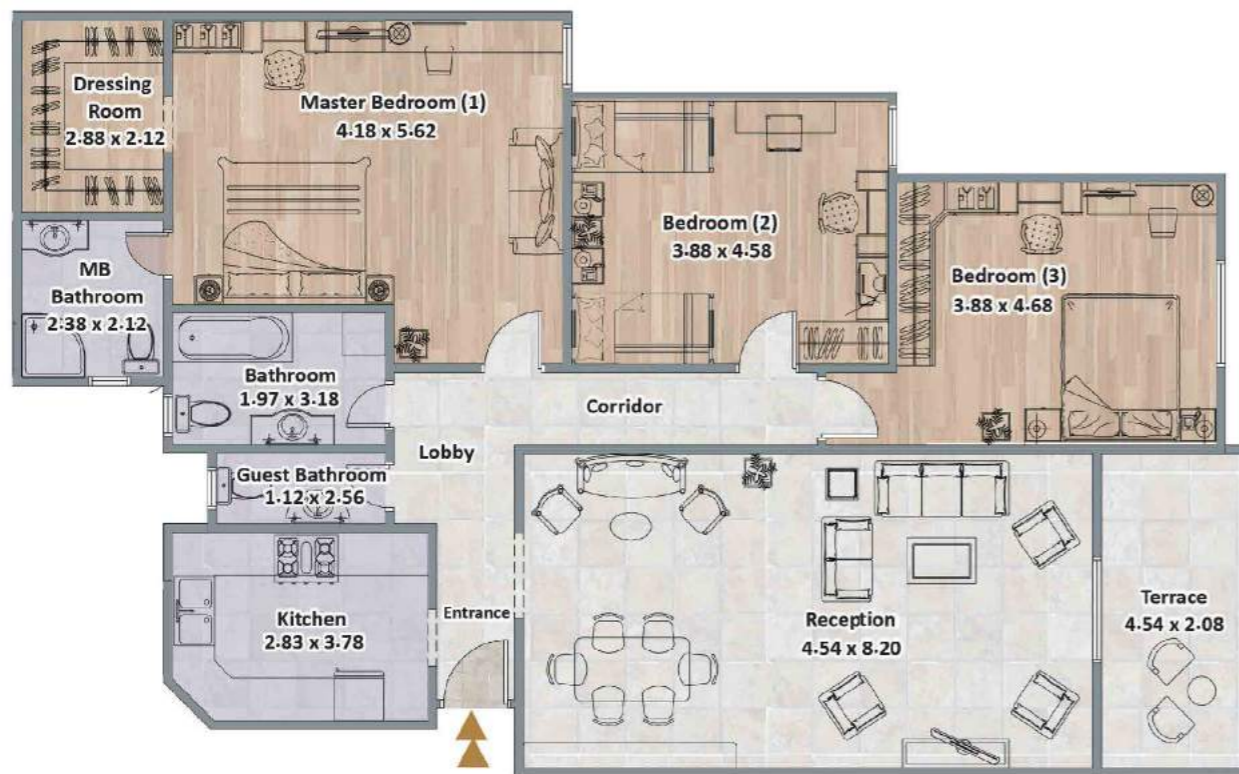
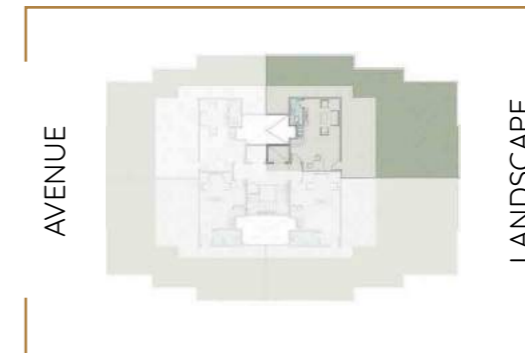
TYPE C PENTHOUSE 2

TOTAL AREA	190 m ² (160+30)
Roof Top Area	90m ²



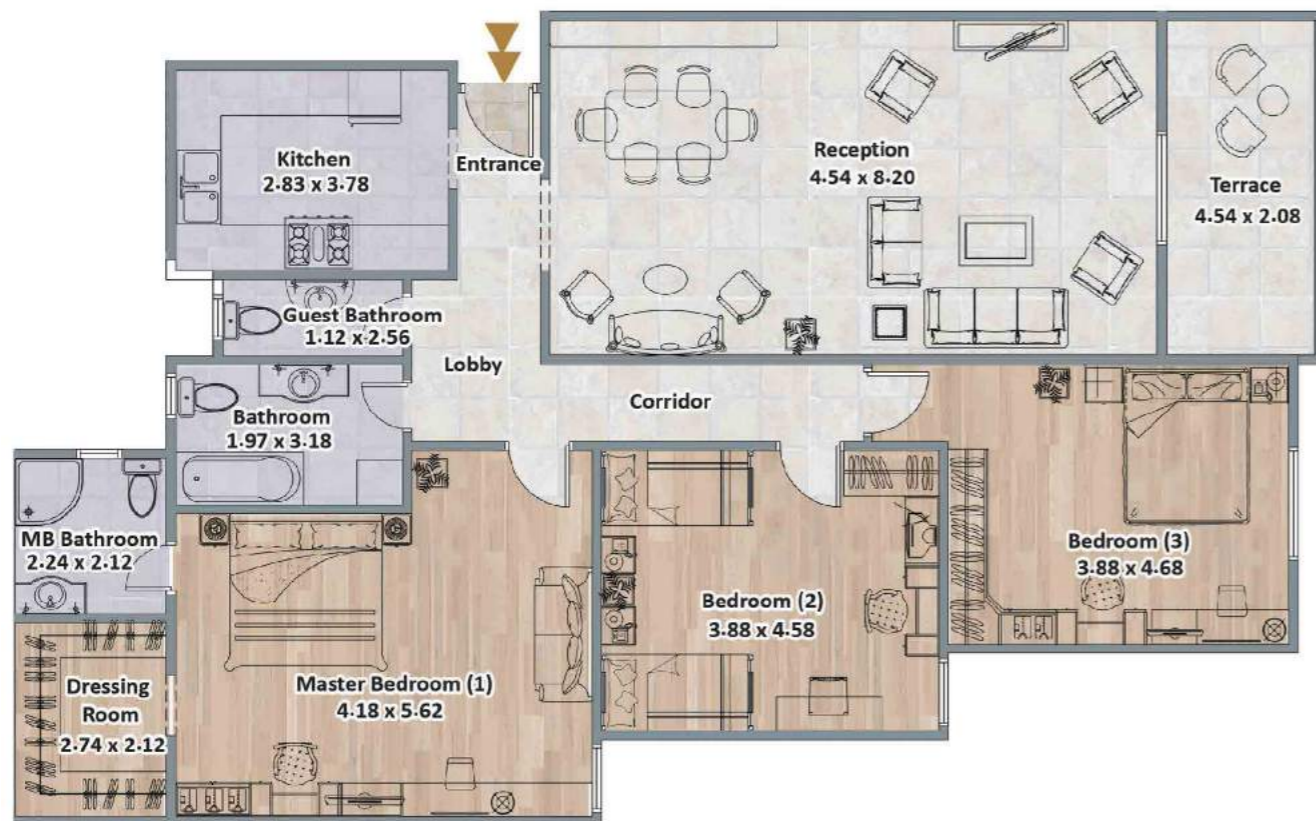
TYPE C PENTHOUSE 3

TOTAL AREA	226 m ² (190+36)
Roof Top Area	110m ²



TYPE C PENTHOUSE 4

TOTAL AREA	226 m ² (190+36)
Roof Top Area	110m ²



VILLA VI



TYPE VI

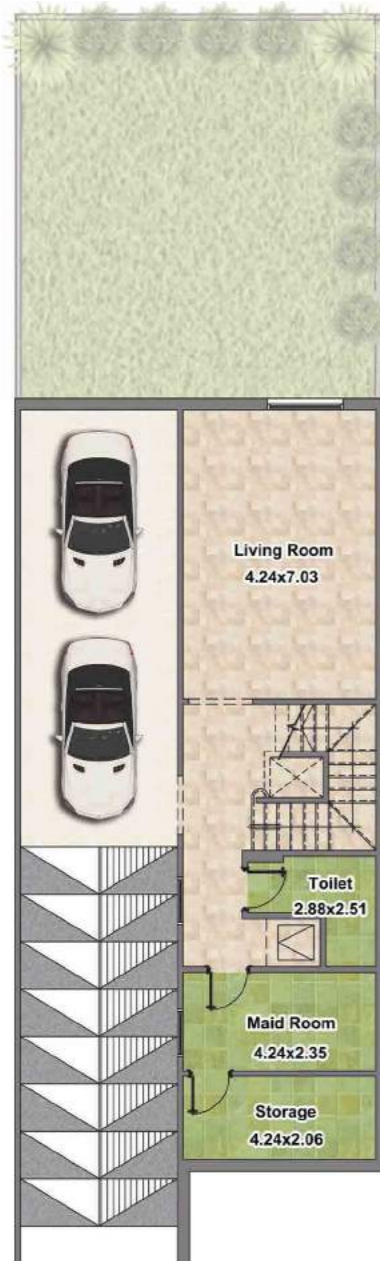
MIDDLE (V7-V12)

	Area
Ground Floor	123 m ²
First Floor	138 m ²
Roof	35 m ²

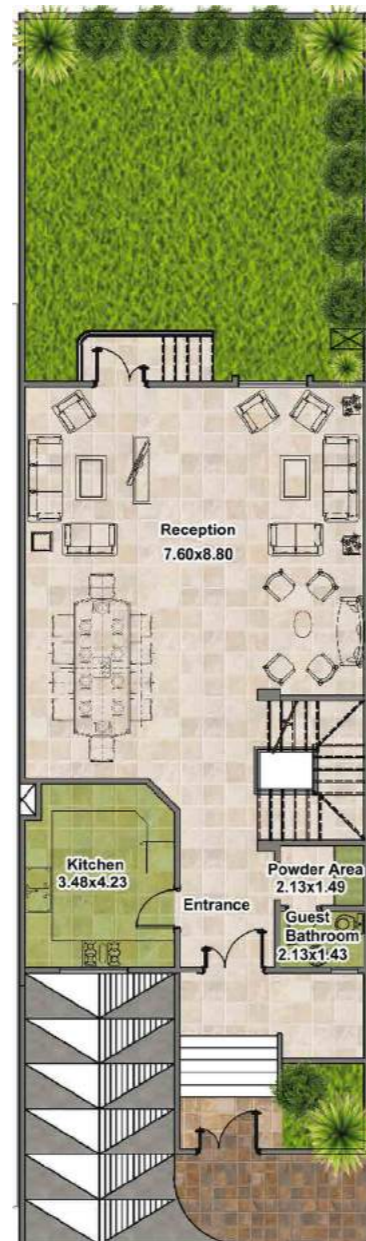
Extra Area	Area
Garden Area	92 m ²
Roof Top	84 m ²
Basement	116 m ²



Basement Floor



Ground Floor



First Floor



Roof



TYPE VI

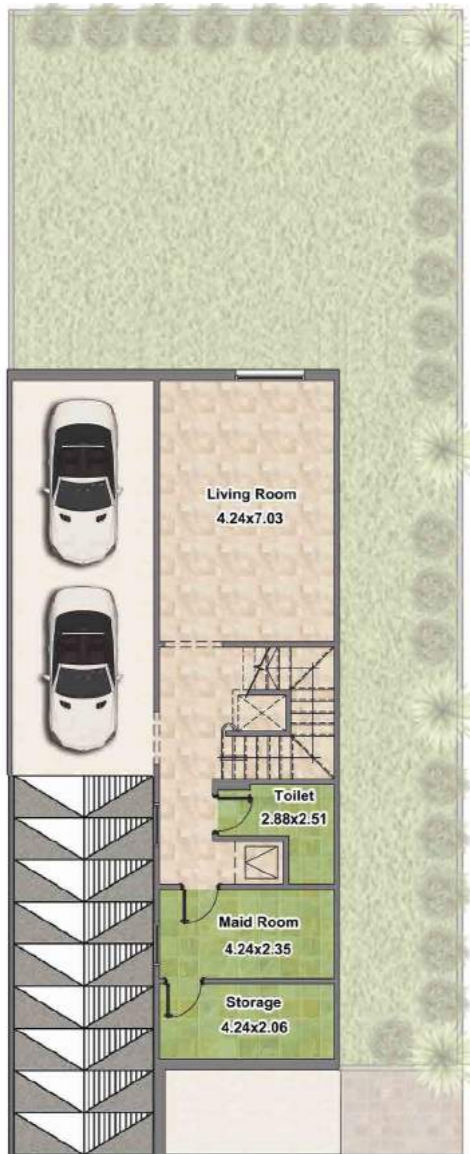
CORNER (V7-V12)

	Area
Ground Floor	123 m ²
First Floor	138 m ²
Roof	35 m ²

Extra Area	Area
Roof Top	83-85 m ²
Basement	112-119 m ²
Garden Area	164-169 m ²



Basement Floor



Ground Floor



First Floor



Roof



VILLA VII



TYPE VII

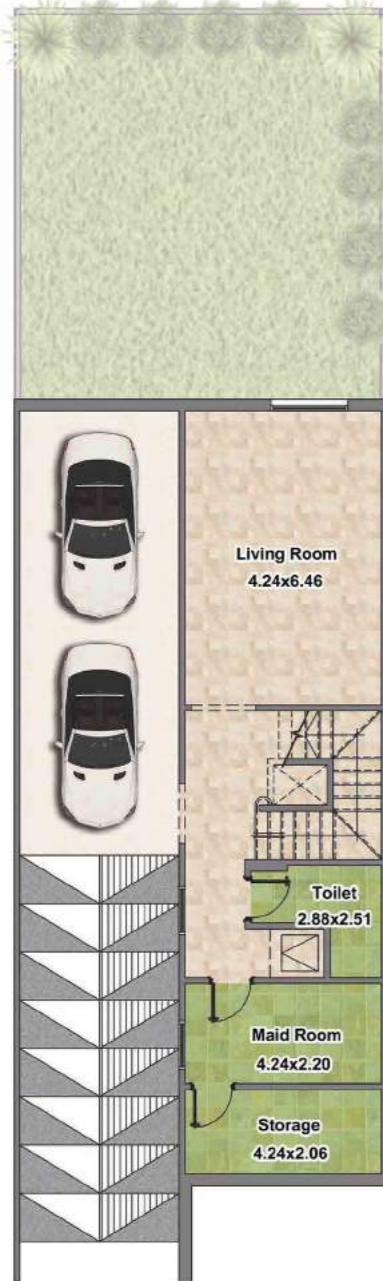
MIDDLE (V1-V6)

	Area
Ground Floor	119 m ²
First Floor	133 m ²
Roof	33 m ²

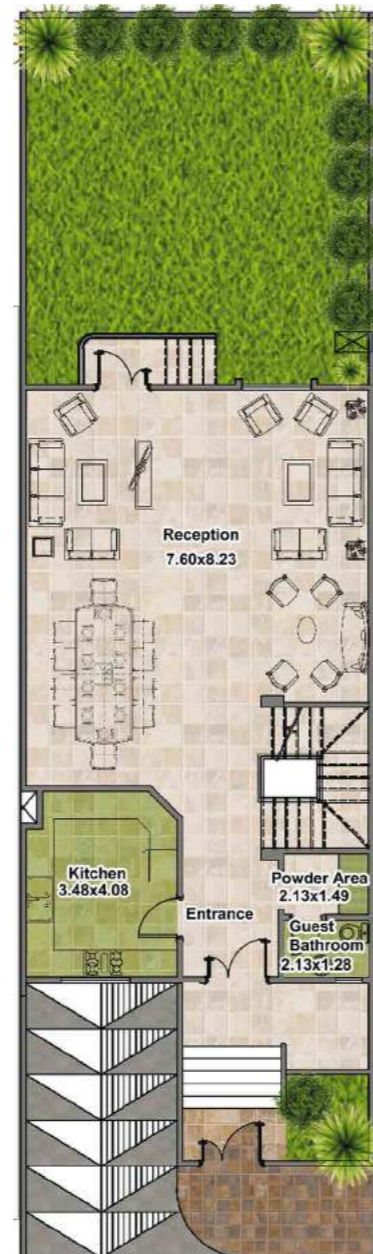
Extra Area	Area
Roof Top	82 m ²
Basement	112 m ²
Garden Area	88 m ²



Basement Floor



Ground Floor



First Floor



Roof

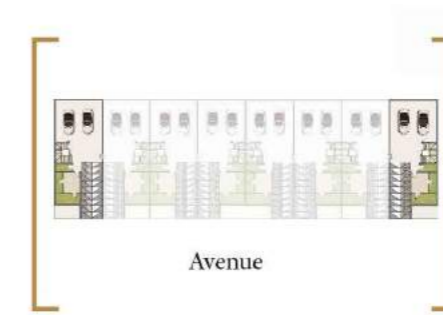


TYPE VII

CORNER (V1-V6)

	Area
Ground Floor	119 m ²
First Floor	133 m ²
Roof	33 m ²

Extra Area	Area
Roof Top	84 m ²
Basement	105-112 m ²
Garden Area	140-160 m ²



Basement Floor



Ground Floor



First Floor



Roof

