

Roya Developments has been at the forefront of Egypt's real estate market since 2007, with a distinguished portfolio various stages of planning, progress and delivery in 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, Roya Developments promise to always deliver more than just brick and mortar. It delivers the true meaning of genuinely thriving lives through upscale living.

Roya is well known for its prominent projects in prime locations across Egypt such as Telal in the North Coast as well as in Ain El Sokhna, Stone Park and The Hills in New Cairo.





Welcome to

# The Hills AT STONE PARK WILLOWS

The Hills is designed with unparalleled meticulousness to create a fully integrated environment for its residents, catering to a seamless lifestyle that encompasses all their needs.



# THE DREAM LOCATION

Accessibility is not merely a buzz word used in conjunction with The Hills' location. Located at the heart of Katameya, The Hills redefines the meaning of being truly accessible with its proximity to the New Capital, New Cairo and Katameya's most vibrant spots. It is secluded from the busy city life, yet close to Cairo's vital areas.

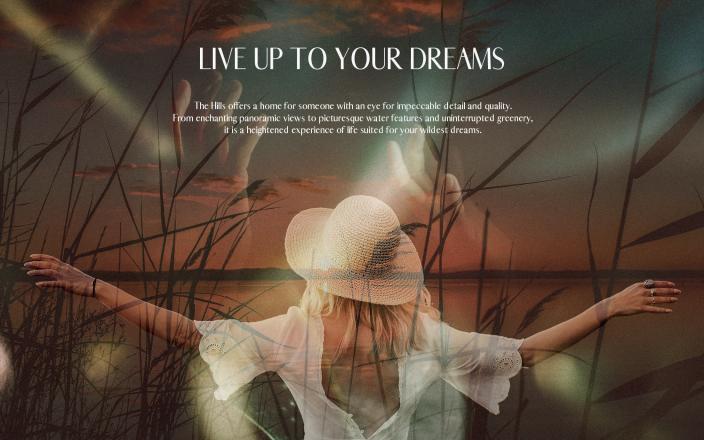
10 Minutes from Cairo International Airport 15 Minutes from Heliopolis and Nasr City 20 Minutes from the New Administrative Capital 30 Minutes from Downtown's Tahrir Square





### MASTERPLAN

The Hills boasts a diverse selection of homes, offering panoramic views of Stone Park from an elevated height; a landscape designed with state-of-the-art amenities. The options are endless at The Hills: Stone, Exclusive, Executive, or Signature Villas, Townhomes and Twin Homes. No matter what you choose, there is guaranteed seclusion and privacy for the residents of the esteemed community.











Whether it's a family that wants to enjoy moments of bliss together, friends that are looking for a fun time or someone who wants to indulge in some me time. The Hills offers a private community center and a variety of amenities with all its residents' lifestyle needs in mind.





The Hills caters to your daily needs by offering convenient access to one of the top retailed and commercial destinations in New Cairo. The Hills is designed with your daily comfort and convenience in mind.







The Signature Villa boasts Large open entertaining spaces, a Master Wing a with his and hers bath and dressing rooms. 4 En-Suite bedrooms, and a variety of family entertainment on the roof with an expansive terrace overlooking the city.





TOTAL UNIT AKEN	452.00
GROUND FLOOR	177.50
RECEPTION	11.00x6.25
LOBBY	5.60x2.50
BATHROOM	2.50XI.80
GUEST ROOM	4.50X4.10
MAID	4.60xi.80
KITCHEN	4.60x4.60

TOTAL INIT APEA

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FIRST FLOOR	210.75
MASTER BEDROOM	5.25X5.IO
MASTER BATHROOM-1	3.00x2.65
MASTER BATHROOM-2	3.00x2.65
HER DRESSING	3.95X3.15
HIS DRESSING	3.15X3.15
TERRACE	5.25XI.95
LIVING	4.60x3.50
BEDROOM -I	4.60x3.90
BATHROOM -I	2.50XI.80
BEDROOM -2	3.75x3.50
BEDROOM -3	2.20XI.70
TERRACE	7.30X2.00



ROOF FLOOR	63.78
LIVING	5.05X3.50
GYM	3.50X3.40
SPA	3.50X2.20
TOILET	5.20XI.20
OUTDOOR BACK	II.3X2.85
OUTDOOR FRONT	10.90X7.70

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The Exclusive Villa Contemporary Mediterranean architectural style homes with internal outdoor courts, accompanied by a mix of city views and wide valley views.





TOTAL UNIT AREA	375.10
GROUND FLOOR	152.65
RECEPTION	10.00x6.75
LOBBY	4.00XI.80
OFFICE	4.00X3.50
MAID	3.70XI.60
KITCHEN	4.30X4.00

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FIRST FLOOR	185.30
Master Bedroom	5.25X5.15
Master Bathroom	4.30X2.00
Dressing	4.30X2.40
Теггасе	5.30XI.75
Living	4.50x3.60
Bedroom -I	4.55x3.60
Bedroom -2	4.00x3.90
Bathroom -2	2.50x1.80
Bedroom -3	4.00X4.00
Теггасе	5.95XI.35



ROOF FLOOR	37.15
LIVING	4.40X3.30
TOILET	2.00XI.25
OUTDOOR BACK	9.25x6.15
OUTDOOR FRONT	8.75x7.95

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The Executive Villa is perfectly appointed with everything the modern family requires, relaxing spaces within lush surroundings where every room overlooks an enchanting outdoor experience.





TOTAL UNIT AREA	293.60
GROUND FLOOR	116.40
RECEPTION	8.oox6.90
LOBBY	3.25XI.65
BATHROOM	2.40XI.45
MAID	4.40XI.55
KITCHEN	4.40X3.IO

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FIRST FLOOR	145.40
MASTER BEDROOM	4.75X4.30
BATHROOM	2.50XI.80
DRESSING	3.00x3.00
TERRACE	3.75XI.50
LIVING	4.75x3.90
BEDROOM -I	4.00X4.00
BATHROOM -I	2.50XI.80
TERRACE	4.00XI.00
BEDROOM -2	4.00x4.00
BATHROOM -2	2.50XI.80
TERRACE	0.50XI.50



ROOF FLOOR	31.80
LIVING	3.80x3.00
TOILET	3.00XI.IO
OUTDOOR BACK	7.25x3.85
OUTDOOR FRONT	6.70x5.80

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The Stone Villa is a unique one-sided stand-alone that is ideal for small families or couples seeking luxury and seclusion.





TOTAL UNIT AREA	239.15
GROUND FLOOR	99-37
RECEPTION	7.00X4.40
DINING	5.00X4.15
ENTRANCE	3.15XI.50
MAID	4.00XI.50
KITCHEN	4.00X2.8

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FIRST FLOOR	113.73
MASTER BEDROOM	5.00X4.00
MASTER BATHROOM	2.55XI.80
DRESSING	2.55XI.70
TERRACE	2.IOXI.15
LIVING	4.60x3.60
BEDROOM -I	4.00x3.80
TERRACE	3.90x0.50
BEDROOM -2	4.00x3.80
DRESSING	2.25XI.50
BATHROOM	2.55XI.40
TERRACE	1.50X0.50



ROOF FLOOR	26.00
LIVING	3.25X3.00
TOILET	3.00XI.00
OUTDOOR BACK	7.65x3.65
OUTDOOR FRONT	6.55x4.30

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Semi attached villa, surrounded by the lavish landscape with internal semi courts, allowing for views for the different spaces connecting the indoors with the outdoors.





TOTAL UNIT AREA	228.15
GROUND FLOOR	92.85
RECEPTION	7.00X4.40
DINING	5.00X4.I5
ENTRANCE	3.15X1.50
TOILET	1.45x2.65
MAID	4.00XI.50
KITCHEN	4.00x2.85

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FIRST FLOOR	107.85
MASTER BEDROOM	5.00X4.00
DRESSING	2.75XI.70
TERRACE	2.15X1.15
MASTER BEDROOM	2.75XI.90
LIVING	4.00X3.20
BATHROOM	2.35XI.70
BEDROOM -I	3.60x3.50
BEDROOM -2	4.00x3.60
TERRACE	3.85x0.60



ROOF FLOOR	27.40
LIVING	4.00X3.30
TOILET	2.60XI.25
OUTDOOR BACK	3.95x6.00
OUTDOOR FRONT	3.70x6.20

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A six-plex town home overlooking lush greenery with stunning contemporary Mediterranean architectural style.





TOTAL UNIT AREA	187.00
GROUND FLOOR	79.60
RECEPTION	4.95x6.10
DINING	6.iox3.oo
TOILET	2.30XI.55
ENTRANCE	3.00x2.69
KITCHEN	3.60x3.55

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FIRST FLOOR	87.00
MASTER BEDROOM	4.15x3.60
DRESSING	2.50x2.80
MASTER BATHROOM	2.50XI.85
BEDROOM -I	3.60x3.75
BATHROOM	2.15XI.95
TERRACE	1.95XI.45
BEDROOM -2	3.60x3.55
TERRACE	0.40XI.50



ROOF FLOOR	20.45
LIVING	3.35x3.00
TOILET	2.20XI.50
OUTDOOR BACK	4.55x6.35
OUTDOOR FRONT	6.8ox6.35

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## OUR CONSULTANTS

## YBA

ARCHITECTURAL DESIGN AND MASTER PLANNIC

CRID

DESIGN& ENGINEERING

MASTERPLAN VISION

