

A hand is shown holding a dried pampas grass flower next to a vase filled with dried palm fronds. The background features a wall with a geometric, sunburst-like pattern in shades of beige and light green. The overall aesthetic is warm, natural, and bohemian.

The
Hills
AT STONE PARK

— OAK —
RESIDENCES

R^ÉOYA

DEVELOPMENTS

Roya Developments has been at the forefront of Egypt's real estate market since 2007, 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.

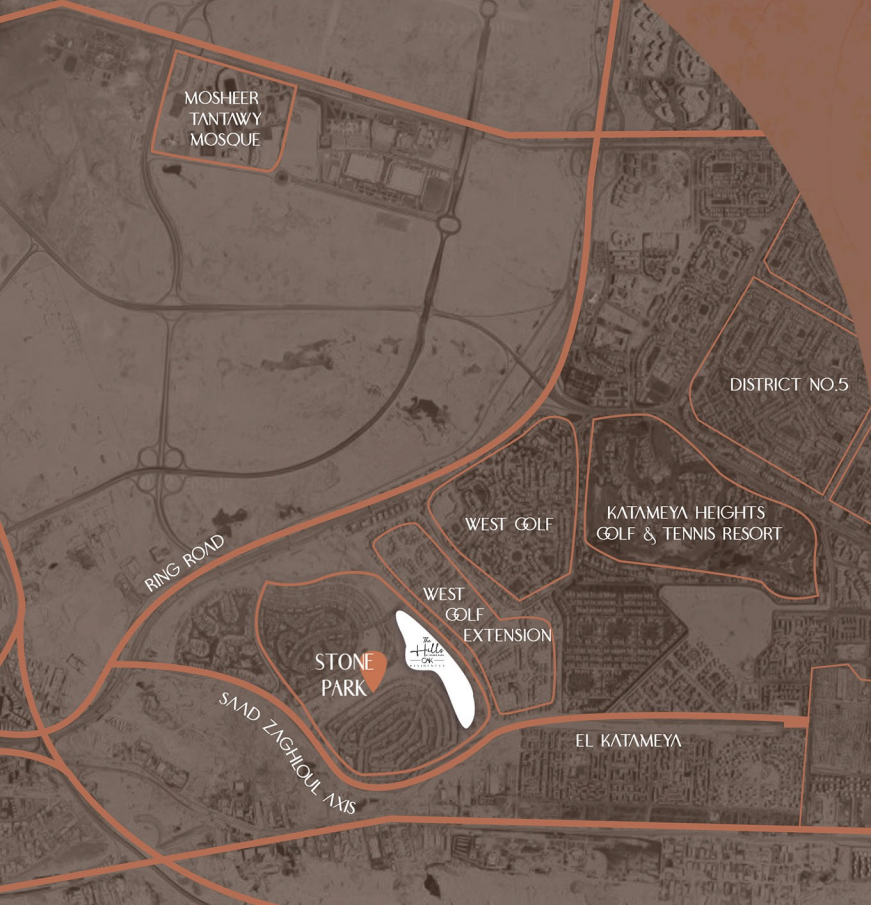
Roya is well known for its prominent projects in prime locations across Egypt such as Telal in the North Coast as well as in Ain El Sokhna, Stone Park and The Hills in New Cairo.

The
Hills
AT STONE PARK
— OAK —
RESIDENCES

The second phase of The Hills is created with unparalleled distinctiveness, nestled amidst endless greenery. It boasts world class apartments, penthouses, and duplexes with views to picturesque water features for a perfect connection with nature.







LOCATION

With a prime location in Katameya, Oak Residences is the definition of a perfectly situated community. The New Capital is within close proximity to Oak Residences, so are the most vibrant spots in Katameya and New Cairo. Cairo International Airport is 25 minutes away, while Heliopolis and Nasr City are 20 minutes away, and it is only 15 minutes away from The American University in Cairo.



MASTERPLAN

Living at Oak Residences means that each and every residential unit is adorned with the surrounding green landscape in an atmosphere where accessibility, comfort and security are paramount. It's designed so that you have the opportunity to enjoy every moment of your life, whether you want to take a walk, go for a jog, or go out for a family picnic, it will always be a calming experience at Oak Residences.





AMENITIES

Bringing leisure and entertainment to life, Oak Residences offers its residents access to exclusive amenities to suit their lifestyle.

Blending nature to be an integral part of everyday life, Oak Residences' living spaces are complemented by the surrounding green landscape.

Relaxing strolls and bike rides amidst the verdant greenery are the key to experiencing truly stress-free moments.





AMENITIES

The Club is the social space for world class entertainment and leisure facilities. It is equipped with exclusive access to sports courts and a cross-fit center, a kids area and a movie garden.

Nearby are popular food spots and a fully equipped mini market for the convenience of residents' everyday needs.

Oak Residence's Community Centre prioritizes residents' wellness with a serene yoga corner, expansive lounge deck, and an observation deck.



ARCHITECTURE

The architecture of Oak Residences reflects a sophisticated and modern vision. The contemporary buildings offer spacious apartments, duplexes and penthouses for residents' different needs and tastes. The exterior of every home is designed with neutral shades and spacious terraces, with an open view of the surrounding lush greenery.





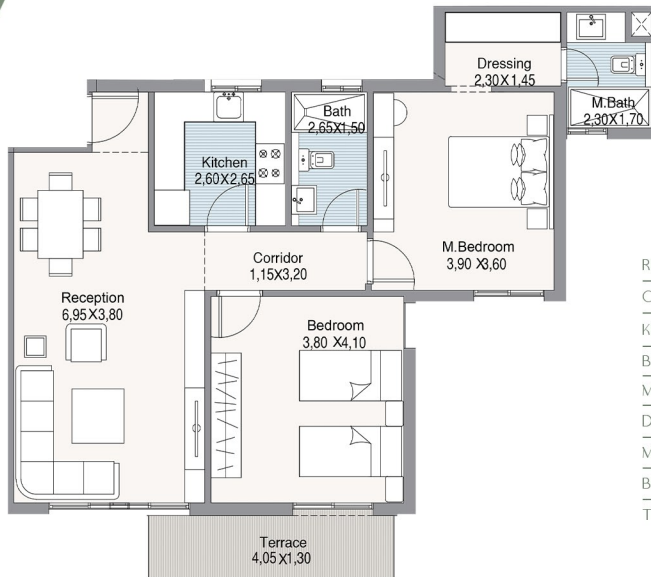


GENERAL FLOORPLANS



APARTMENTS

2BDR-A



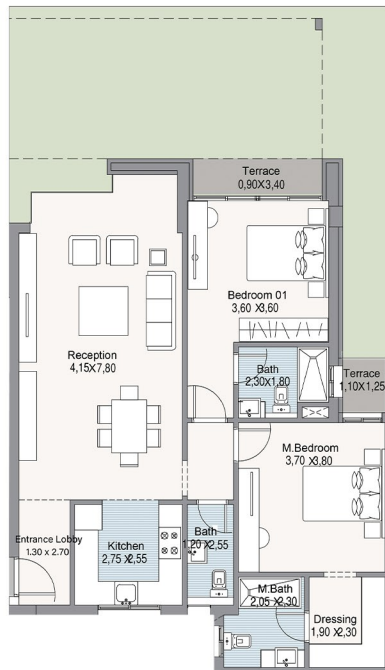
RECEPTION	3.80 X 6.95 M ²
CORRIDOR	3.20 X 1.15 M ²
KITCHEN	2.65 X 2.60 M ²
BATH	1.50 X 2.65 M ²
MASTER BEDROOM	3.60 X 3.90 M ²
DRESSING	1.45 X 2.30 M ²
M. BATH	1.70 X 2.30 M ²
BEDROOM 1	4.10 X 3.80 M ²
TERRACE	1.30 X 4.05 M ²

UNIT GROSS AREA

111.00 M²

- The terraces ceiling materials are wooden like material.
- Planting shown in the terraces is for illustrative purposes only.
- Drawings and dimensions are for illustrative purpose and are subject to modifications at the discretion of the developer.
- Private gardens shades are for illustrative purpose, and it could be added later upon client request at extra cost.

2BDR-B



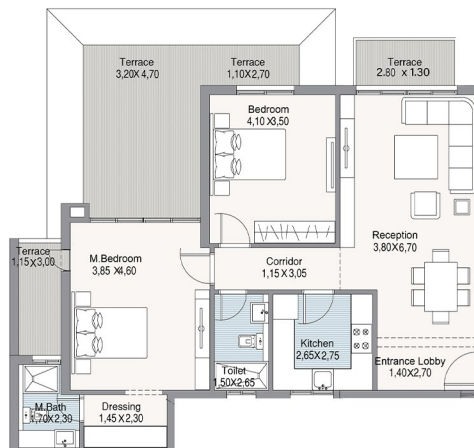
ENTRANCE LOBBY	2.70 X 1.30 M ²
RECEPTION	7.80 X 4.15 M ²
KITCHEN	2.55 X 2.75 M ²
GUEST TOILET	2.55 X 1.20 M ²
MASTER BEDROOM	3.80 X 3.70 M ²
M.BATH	2.30 X 2.05 M ²
DRESSING	2.30 X 1.90 M ²
BEDROOM 1	3.60 X 3.60 M ²
BATH	1.80 X 2.30 M ²
TERRACE 1	1.25 X 1.10 M ²
TERRACE 2	3.40 X 0.90 M ²

UNIT GROSS AREA

126.00 M²

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2BDR-C*



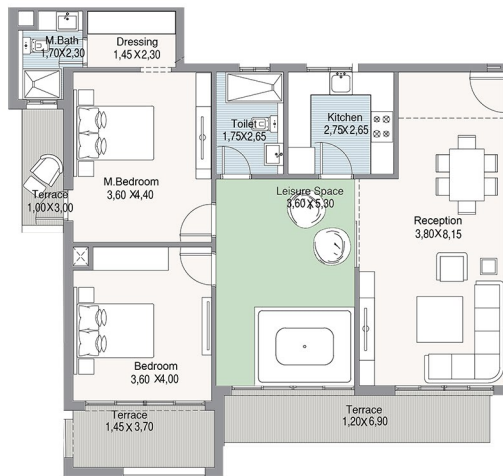
ENTRANCE LOBBY	2.70 X 1.40 M ²
RECEPTION	6.70 X 3.80 M ²
CORRIDOR	3.05 X 1.15 M ²
KITCHEN	2.75 X 2.65 M ²
BATH	2.65 X 1.50 M ²
MASTER BEDROOM	4.60 X 3.85 M ²
M. BATH	2.30 X 1.70 M ²
DRESSING	2.30 X 1.45 M ²
BEDROOM 1	3.50 X 4.10 M ²
TERRACE 1	3.20 X 4.70 M ²
TERRACE 2	2.70 X 1.10 M ²
TERRACE 3	2.80 X 1.30 M ²
TERRACE 4	3.00 X 1.15 M ²

UNIT GROSS AREA

135.00 M²

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2BDR-D



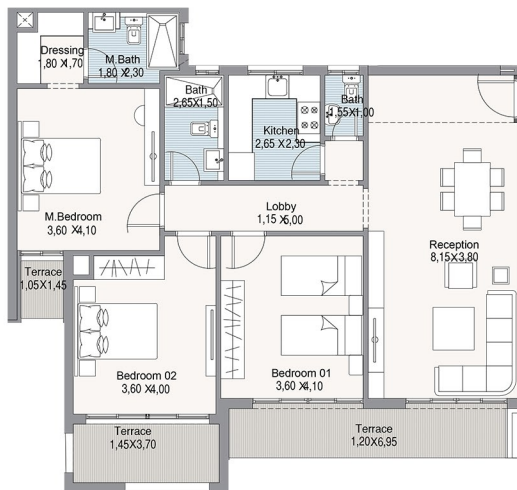
RECEPTION	8,15 X 3,80 M ²
KITCHEN	2,75 X 2,65 M ²
LEISURE SPACE	5,30 X 3,60 M ²
BATH	2,65 X 1,75 M ²
MASTER BEDROOM	4,40 X 3,60 M ²
M.BATH	2,30 X 1,70 M ²
DRESSING	2,30 X 1,45 M ²
BEDROOM 1	4,00 X 3,60 M ²
TERRACE 1	6,90 X 1,20 M ²
TERRACE 2	3,70 X 1,45 M ²
TERRACE 3	3,00 X 1,00 M ²

UNIT GROSS AREA

151.00 M²

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3BDR-A**



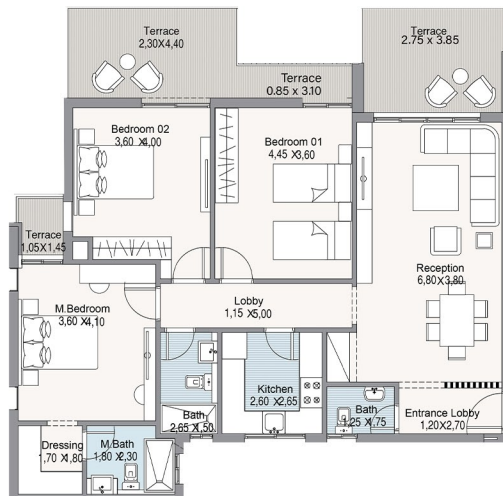
RECEPTION	3.80 X 8.15 M ²
CORRIDOR	1.15 X 5.00 M ²
KITCHEN	2.30 X 2.65 M ²
GUEST TOILET	1.00 X 1.55 M ²
BATH	1.50 X 2.65 M ²
MASTER BEDROOM	4.10 X 3.60 M ²
M. BATH	2.30 X 1.80 M ²
DRESSING	1.70 X 1.80 M ²
BEDROOM 1	4.10 X 3.60 M ²
BEDROOM 2	4.00 X 3.60 M ²
TERRACE 1	3.70 X 1.45 M ²
TERRACE 2	6.95 X 1.20 M ²
TERRACE 3	1.45 X 1.05 M ²

UNIT GROSS AREA

155.00 M²

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3BDR-B**

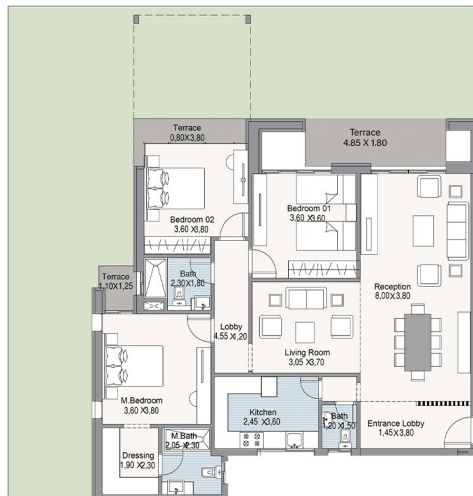


ENTRANCE LOBBY	1.20 X 2.70 M ²
RECEPTION	3.80 X 6.80 M ²
CORRIDOR	1.15 X 5.00 M ²
KITCHEN	2.60 X 2.65 M ²
GUEST TOILET	1.25 X 1.75 M ²
BATH	1.50 X 2.65 M ²
MASTER BEDROOM	4.10 X 3.60 M ²
M. BATH	1.80 X 2.30 M ²
DRESSING	1.70 X 1.80 M ²
BEDROOM 1	4.45 X 3.60 M ²
BEDROOM 2	4.00 X 3.60 M ²
TERRACE 1	2.75 X 3.85 M ²
TERRACE 2	3.10 X 0.85 M ²
TERRACE 3	4.40 X 2.30 M ²
TERRACE 4	1.45 X 1.05 M ²

UNIT GROSS AREA
165.00 M²

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3BDR-C***



ENTRANCE LOBBY	3.80 X 1.45 M ²
RECEPTION	3.80 X 8.00 M ²
LIVING	3.70 X 3.05 M ²
KITCHEN	3.60 X 2.45 M ²
GUEST TOILET	1.50 X 1.20 M ²
LOBBY	1.20 X 4.55 M ²
BATH	1.80 X 2.30 M ²
MASTER BEDROOM	3.80 X 3.60 M ²
M. BATH	2.05 X 2.30 M ²
DRESSING	1.90 X 2.30 M ²
BEDROOM 1	3.60 X 3.60 M ²
BEDROOM 2	3.80 X 3.60 M ²
TERRACE 1	3.80 X 0.80 M ²
TERRACE 2	4.85 X 1.80 M ²
TERRACE 3	1.10 X 1.25 M ²

UNIT GROSS AREA
172.00 M²

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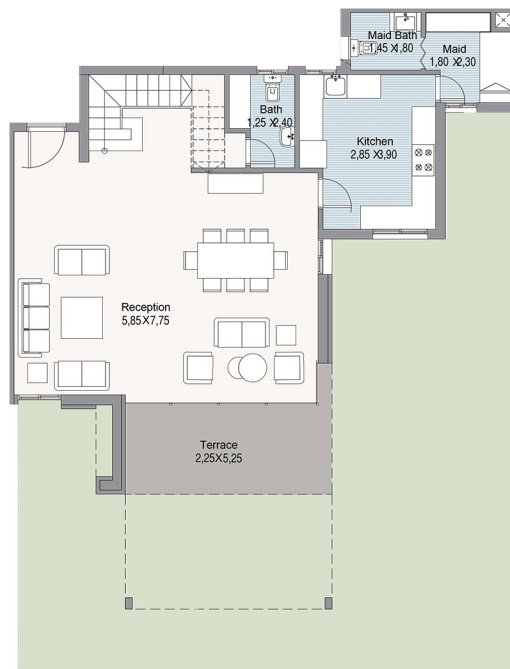


DUPLEX

DUPLEX

GROUND FLOOR

FLOOR AREA 105.00 M²



RECEPTION	7,75 X 5,85 M ²
GUEST TOILET	2,40 X 1,25 M ²
KITCHEN	3,90 X 2,85 M ²
MAID	2,30 X 1,80 M ²
MAID BATH	1,80 X 1,45 M ²
TERRACE 1	5,25 X 2,25 M ²

UNIT GROSS AREA

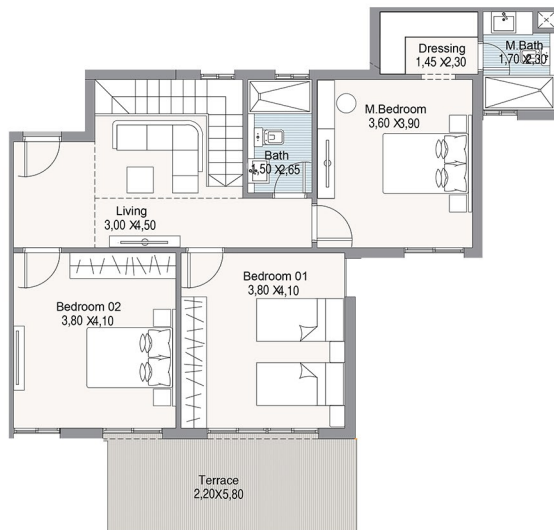
224.00 M²

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DUPLEX

FIRST FLOOR

FLOOR AREA 119.00 M²



LIVING	4.50 X 3.00 M ²
BATH	2.65 X 1.50 M ²
MASTER BEDROOM	3.90 X 3.60 M ²
M.BATH	2.30 X 1.70 M ²
DRESSING	2.30 X 1.45 M ²
BEDROOM 1	4.10 X 3.80 M ²
BEDROOM 2	4.10 X 3.80 M ²
TERRACE 2	5.80 X 2.20 M ²

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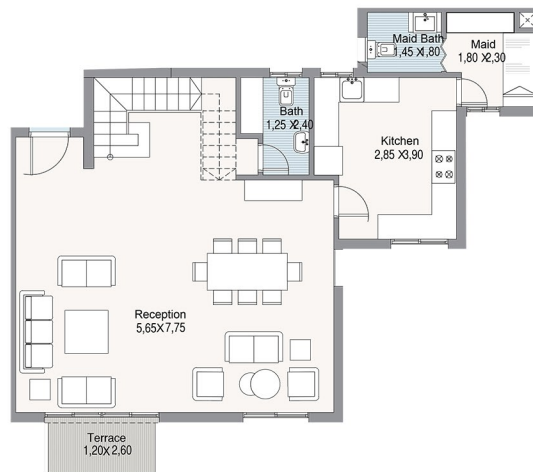


PENTHOUSE

PENTHOUSE

THIRD FLOOR

FLOOR AREA 107.00 M²



RECEPTION	7.75 X 5.65 M ²
GUEST TOILET	2.40 X 1.25 M ²
KITCHEN	3.90 X 2.85 M ²
MAID'S	2.30 X 1.80 M ²
MAID'S BATH	1.80 X 1.45 M ²
TERRACE 1	2.60 X 1.20 M ²

UNIT GROSS AREA

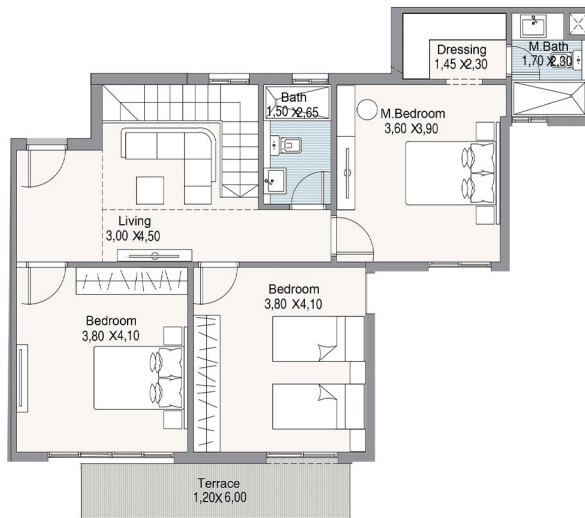
257.00 M²

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PENTHOUSE

FOURTH FLOOR

FLOOR AREA 112,00 M²



LIVING 1	4.50 X 3.00 M ²
BATH	2.65 X 1.50 M ²
MASTER BEDROOM	3.90 X 3.60 M ²
M. BATH	2.30 X 1.70 M ²
DRESSING	2.30 X 1.45 M ²
BEDROOM 1	4.10 X 3.80 M ²
BEDROOM 2	4.10 X 3.80 M ²
TERRACE 2	6.00 X 1.20 M ²

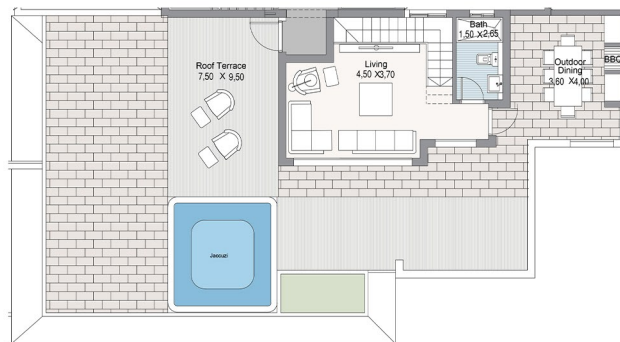
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PENTHOUSE

ROOF FLOOR

ROOF FLOOR AREA 38,00 M²

ROOF TERRACE AREA 120,00 M²



LIVING 2 3.70 X 4.50 M²

BATH 2 2.65 X 1.50 M²

ROOF TERRACE 9.50 X 7.50 M²

OUTDOOR DINING 4.00 X 3.60 M²

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DESIGN CONSULTANT

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A close-up photograph of a hand holding a dried plant stem with a feathery, light-brown head. The hand is positioned on the left side of the frame. To the right, a ribbed, light-brown sweater sleeve is visible. The background is a plain, light-colored wall. The overall aesthetic is warm and natural.

^h**RÓYA**
DEVELOPMENTS