# Rose Ville


حياة
HAyAh
DEVELOPMENTS

HAYAH Developments

Upon its foundation in 2007, Hayah Developments has set its objective to be in the forefront of the real estate market Basing its operations on a clear vision and a highly competitive strategy, it has successfully designed and executed in excess of 50 residential projects exhibiting revolutionary concepts of engineering embodied in an exquisitely contemporary style.



جاهة



# Welcome To
# **Rose Ville**

Rose Ville is an iconic representation of modern architecture combined with state-of-the-art technology ,It provides unprecedented standards of privacy in conjunction with an immaculate environment that enables the residents to savour every moment.

# Location
# **In New Zayed**

Rose Ville is perfectly located in New Zayed (Green Belt Area), within a zone that possesses the identity of luxurious gated communities which supplements its merits with magnificent neighbourhood.
It is situated in a well connected spot with numerous facilities round the corner such as Mall of Arabia and Juhayna Square.
It displays easy access to pivotal roads, for instance: Cairo-Alexandria Desert Road and the 26th of July Corridor. Various universities occur in its vicinity such as Cairo University, Nile University and Misr University for Science & Technology.


Sphinx
International
Airport
Rod El Farag Axis
Mohandiseen
Heliopolis
Smart Village
Cairo - Alex Road
Dabaa Corridor
Waslet Dahshur Road
Sheikh
Zayed
Mehwar Corridor
New Zayed
Extension
Rose Ville
Grand
Museum
Mall
Of Arabia
New 6th Of October
Extention
Mall
Of Egypt

# Facilities

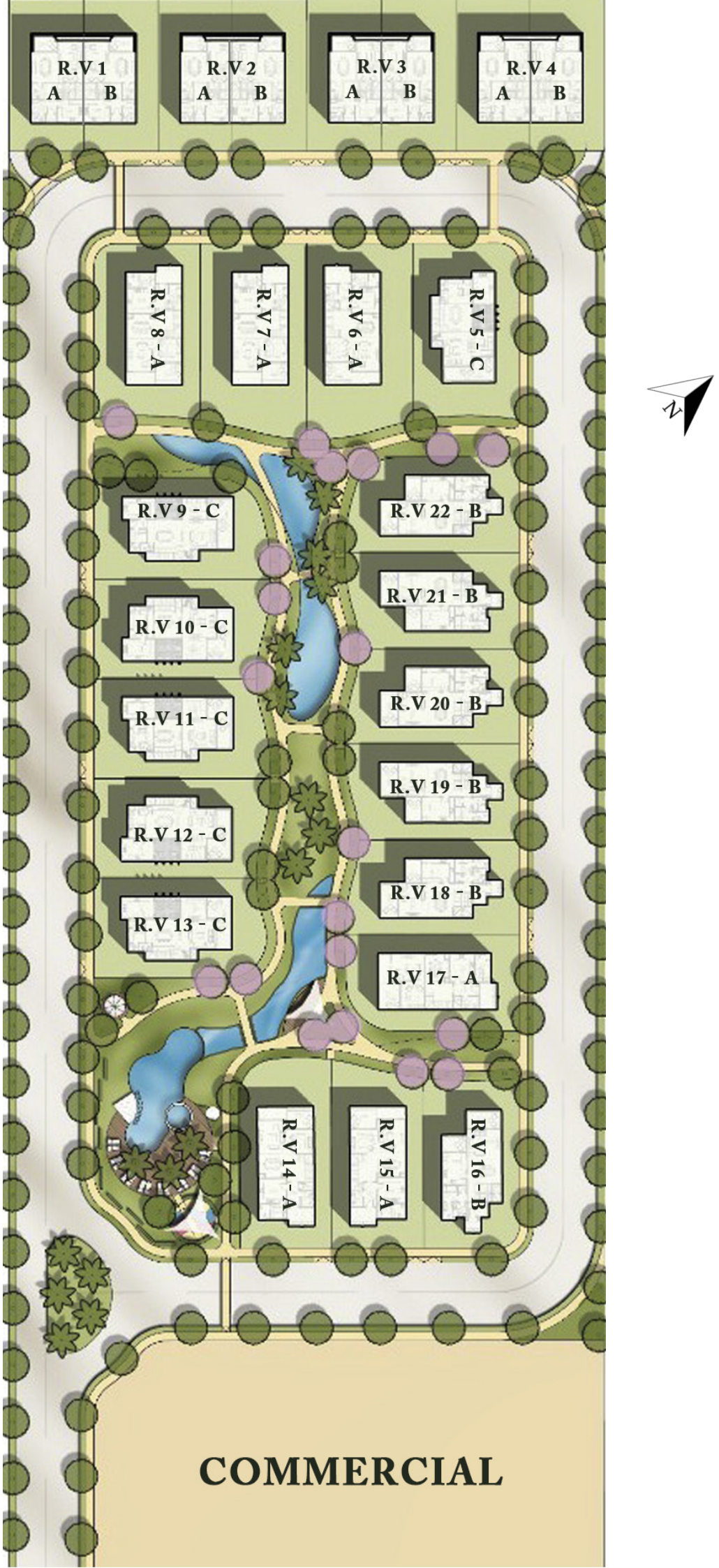
- LandScape Area 85%
- Solar Energy
- Kids Area
- CCTV
- Commercial
- Swimming Pool
- Health Club
- Bikes Area
- Lagoons



# Master **Plan**

Rose Ville’s entire area amounts to 21,000 square metres, with solely 15 per cent of that area occupied by building and the rest is dominated by green spaces, streets, lagoons, waterways, solar energy, commercial area and health club.

The compound comprises three types of stand-alone villas as well as twin villas designed in adherence to the latest architectural trends.


R.V 1
A B
R.V 2
A B
R.V 3
A B
R.V 4
A B
R.V 8 - A
R.V 7 - A
R.V 6 - A
R.V 5 - C
N
R.V 9 - C
R.V 22 - B
R.V 21 - B
R.V 10 - C
R.V 20 - B
R.V 11 - C
R.V 19 - B
R.V 12 - C
R.V 18 - B
R.V 13 - C
R.V 17 - A
R.V 14 - A
R.V 15 - A
R.V 16 - B
COMMERCIAL

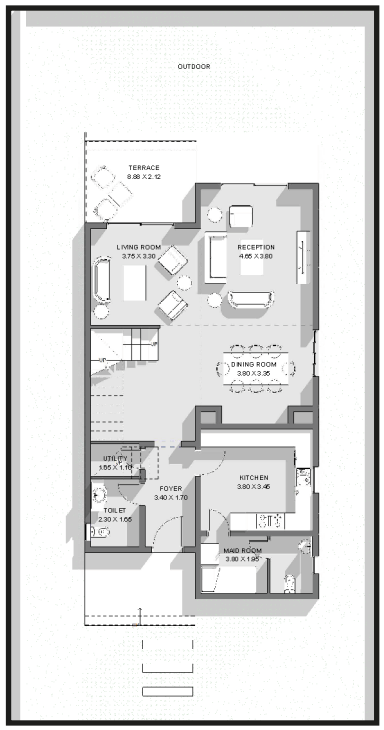


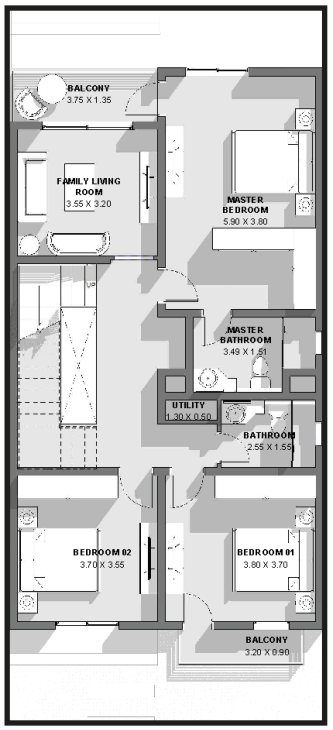


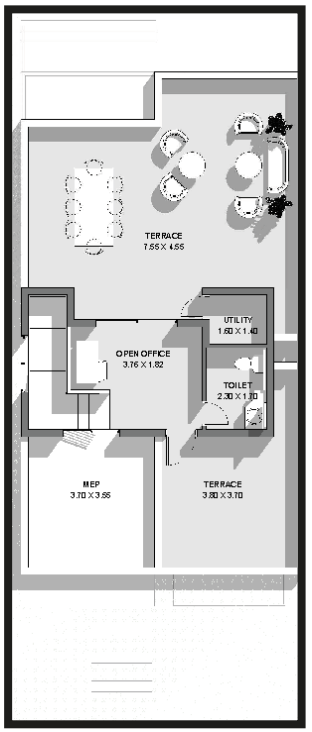
# Stand-alone
## Type (A) Front View



# Stand-alone
## Type (A) 2D Plan



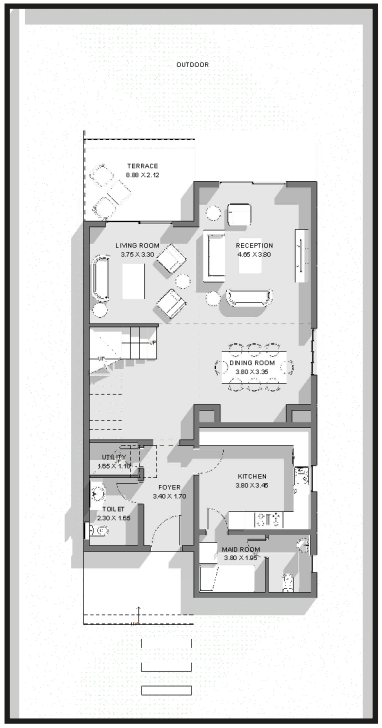

**The net built-up area for Stand-alone villas Type (A) is 354.4 sq.m.**

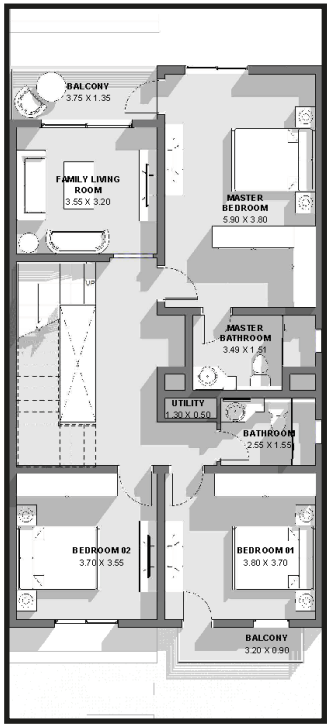
| | | | | | |
|---|---|---|---|---|---|
| Ground floor area | 102 sq.m | First floor area | 117.3 sq.m | Total roof area | 117.3 sq.m |
| Terrace | 11 sq.m | | | Roof staircase and room | 25.5 sq.m |
| Net garden area | 241.40 sq.m | | | | |

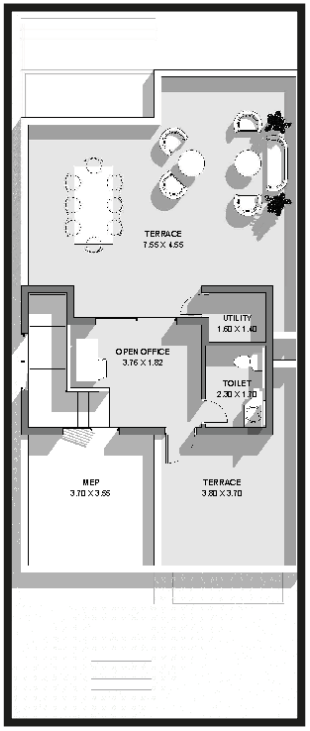
# Stand-alone
## Type (A) Back View



# Stand-alone
## Type (A) 2D Plan



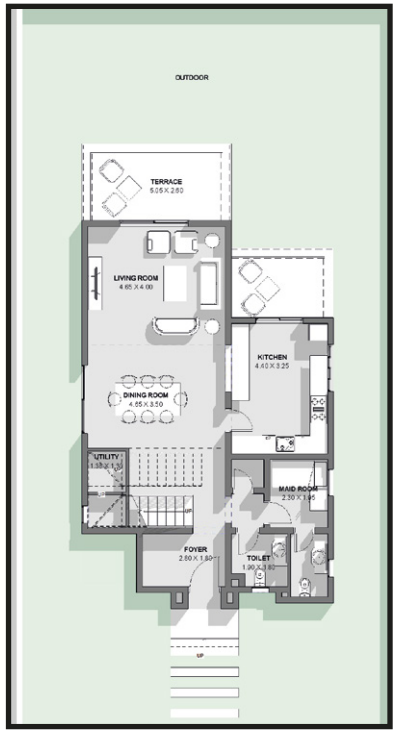

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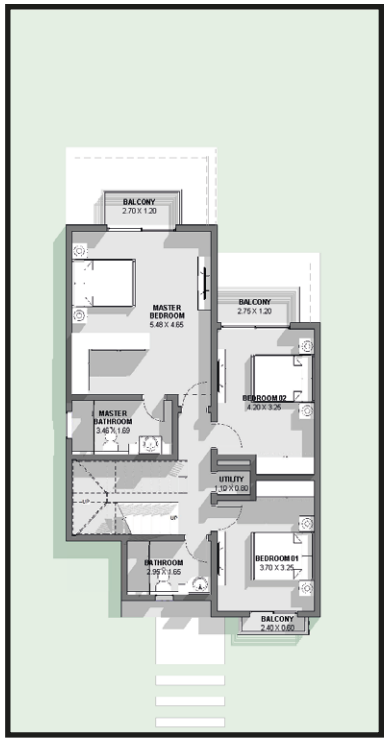
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|---|---|---|---|---|---|
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| Terrace | 11 sq.m | | | Roof staircase and room | 25.5 sq.m |
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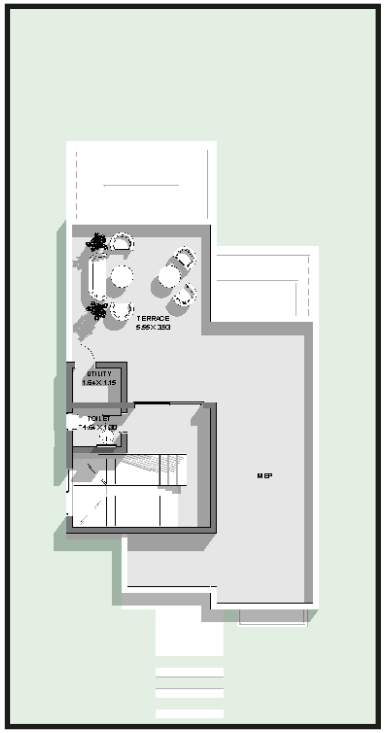
# Stand-alone
## Type (B) Front View



# Stand-alone
## Type (B) 2D Plan



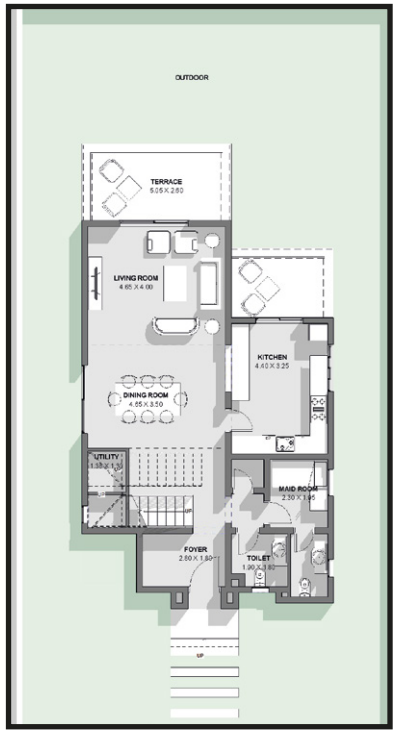

**The net built-up area for Stand-alone villas Type (B) is 341 sq.m.**

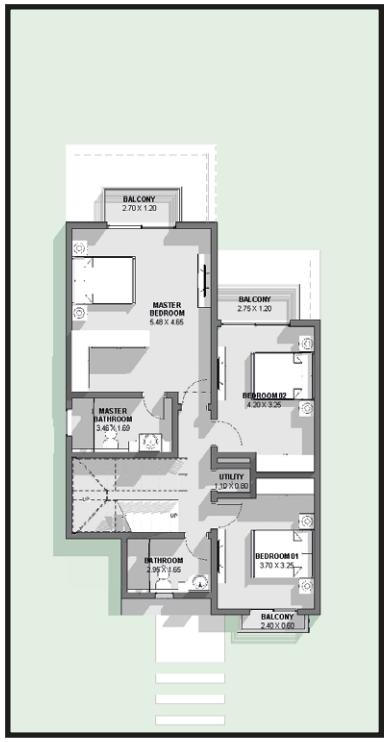
| | | | | | |
|---|---|---|---|---|---|
| Ground floor area | 95 sq.m | First floor area | 109.25 sq.m | Total roof area | 109.25 sq.m |
| Terrace | 7.65 sq.m | | | Roof staircase and room | 23.75 sq.m |
| Net garden area | 238.35 sq.m | | | | |

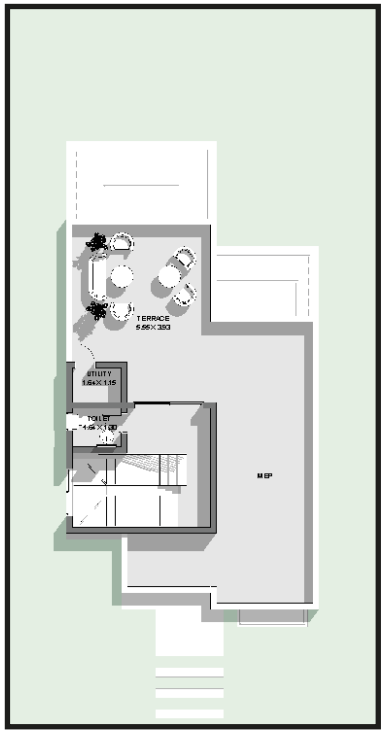
# Stand-alone
## Type (B) Back View



# Stand-alone
## Type (B) 2D Plan



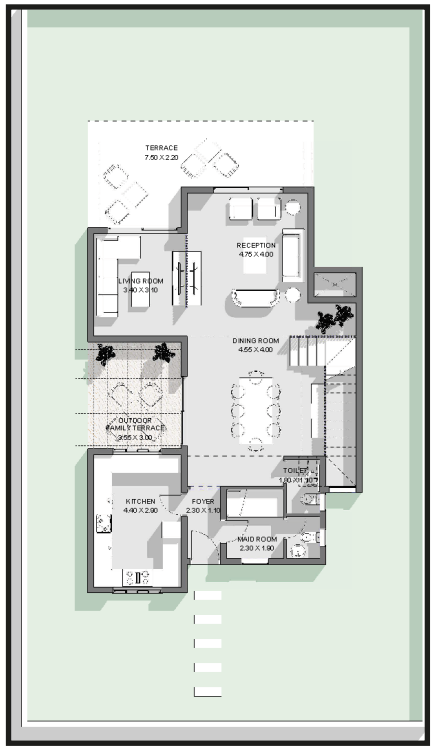

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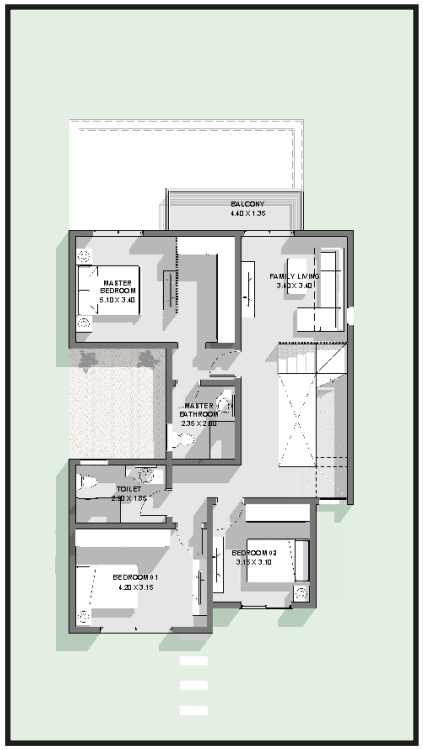
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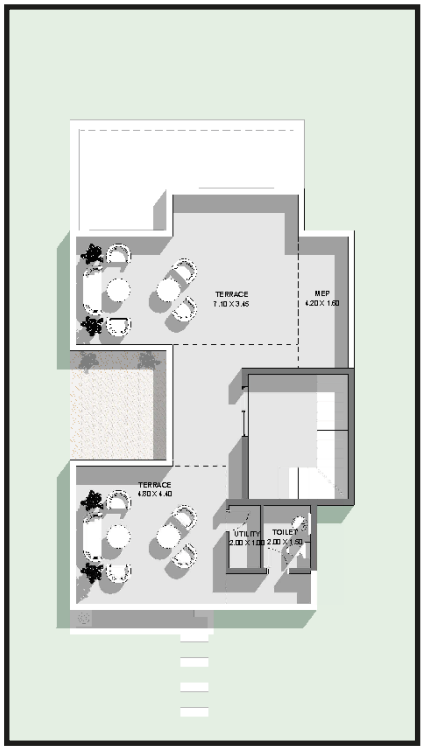
# **Stand-alone**
## Type (C) Front View



# Stand-alone
## Type (C) 2D Plan



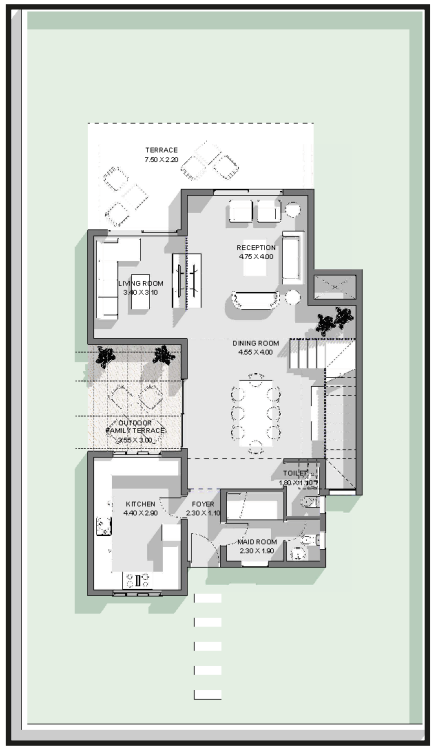

**The net built-up area for Stand-alone villas Type (C) is 348.1 sq.m.**

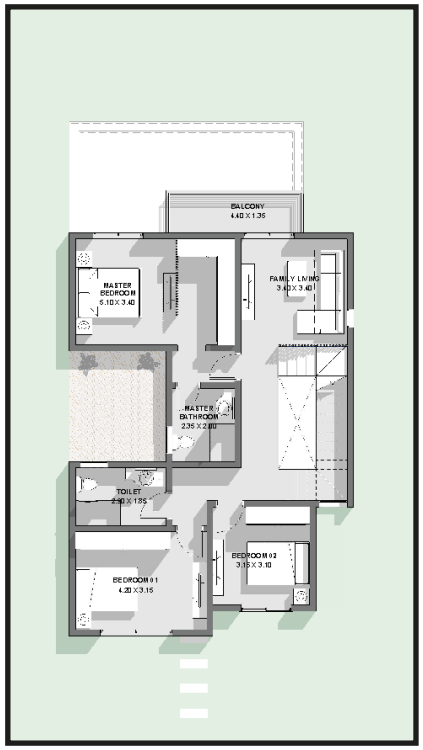
| | | | | | |
|---|---|---|---|---|---|
| Ground floor area | 95 sq.m | First floor area | 109.25 sq.m | Total roof area | 109.25 sq.m |
| Terrace | 9.70 sq.m | | | Roof staircase and room | 23.75 sq.m |
| Net garden area | 243.40 sq.m | | | | |

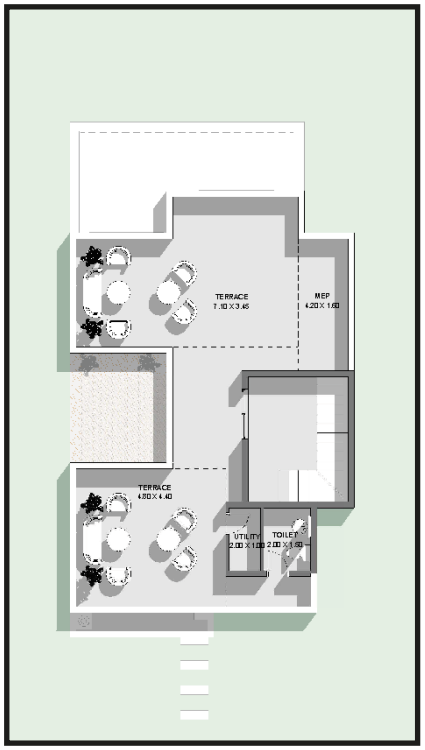
# Stand-alone
## Type (C) Back View



# Stand-alone
## Type (C) 2D Plan




**The net built-up area for Stand-alone villas Type (C) is 348.1 sq.m.**

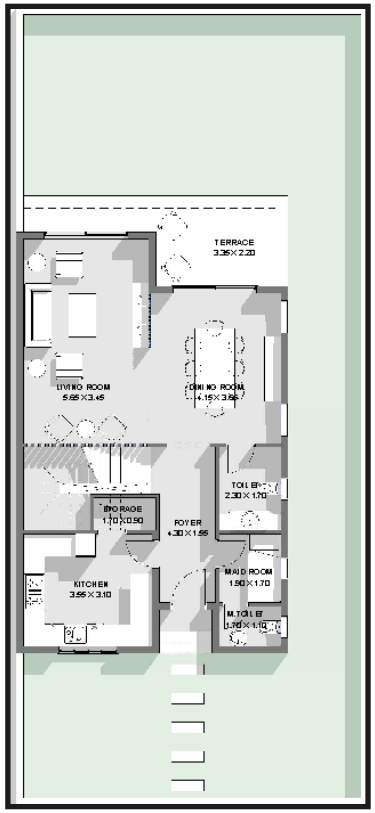
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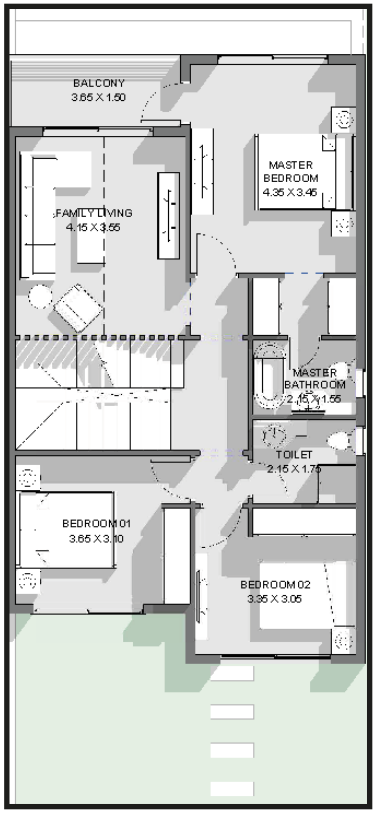
# Twin Villas
## Front View

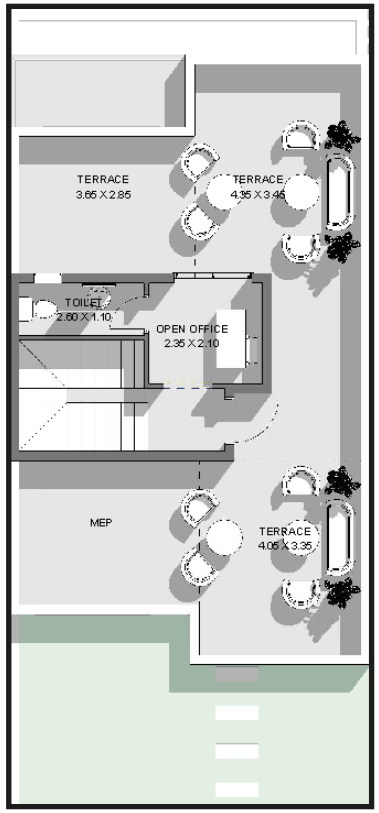


# Twin Villas

## 2D Plan




**The net built-up area for Twin villas is 216 sq.m.**

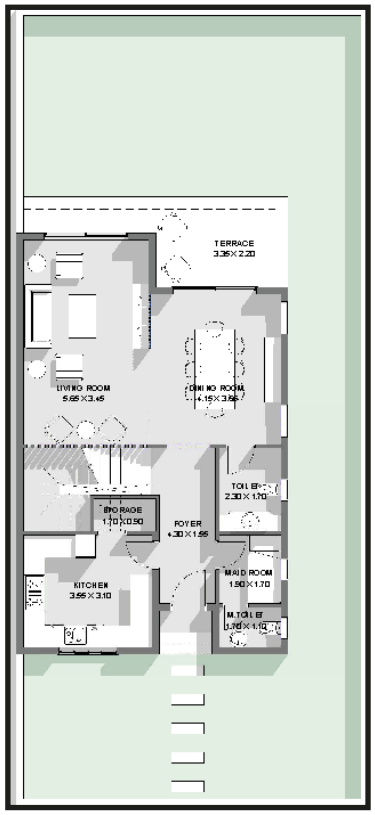
| | | | | | |
|---|---|---|---|---|---|
| Ground floor area | 82 sq.m | First floor area | 94.3 sq.m | Total roof area | 94.3 sq.m |
| Terrace | 5.55 sq.m | | | Roof staircase and room | 20.5 sq.m |
| Net garden area | 128.45 sq.m | | | | |

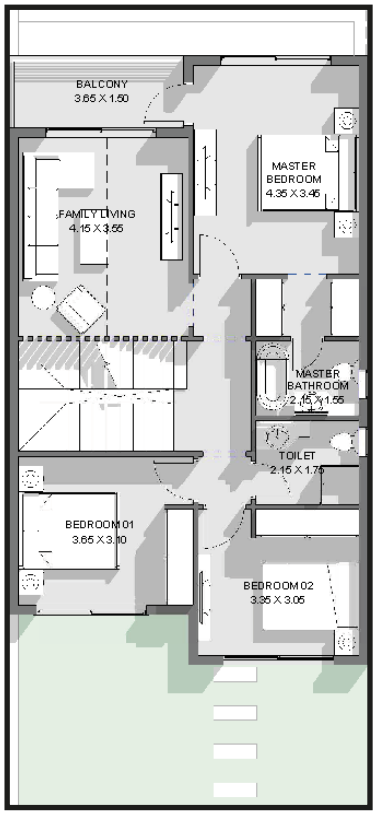
# Twin Villas
## Back View

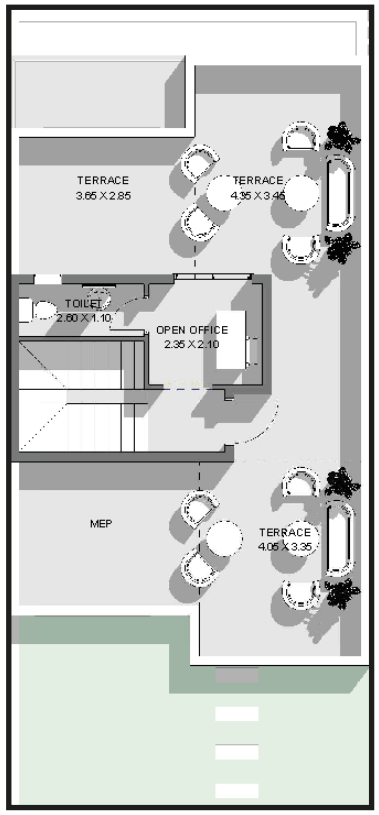


# Twin Villas

## 2D Plan




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Please do contact us should you have any queries via any of the following channels.


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