
Silvia
COMPOUND



Where Sustainability Meets Serenity

About TE Developments:

TE Developments, born from the merger of Trust Contracting, a premier contracting company, and a vision for progressive construction solutions, boasts a rich heritage spanning over 23 years. Founded with a wealth of industry expertise, a culture of forward-thinking, and a steadfast commitment to sustainability, our journey under the leadership of Engineer Samir Fawzy has been defined by unwavering leadership and continuous growth. Today, we stand as a beacon of excellence in Egypt's construction landscape.

Our mission is clear: to curate a distinguished, opulent experience that elevates our clients' expectations. Throughout our extensive tenure, TE Developments has cultivated strategic partnerships with esteemed international collaborators and investors, propelling us to unparalleled success in contracting and real estate development across Egypt's burgeoning locales. With a robust portfolio encompassing prime land parcels in coveted areas like Al Shorouk, Badr, the Fifth Settlement, and the Administrative Capital, we are poised for expansion into the Middle Eastern markets.

Driven by a relentless pursuit of innovation, TE Developments has meticulously crafted a visionary business model, meticulously honing investment strategies across diverse sectors. From comprehensive general contracting services to bespoke architecture, interior design, and consultancy, our reach extends far beyond traditional boundaries, positioning us as pioneers in progressive development initiatives worldwide.





Vission

At TE Developments, our vision is to emerge as one of the foremost companies in the realm of urban development in Egypt and the Middle East. We aim to achieve this by cultivating a diverse investment portfolio across various sectors and advancing steadily, drawing upon our practical experience to shape the future in the years to come.

Furthermore, we aspire to be the premier choice and a pioneering force in the field of real estate development. Setting ourselves apart from conventional offerings, we endeavor to redefine industry standards through value-added initiatives and iconic projects that not only transform the landscapes of Egypt and the Middle East but also leave an indelible mark on the future of urban development.

Mission

At TE Developments, our mission is twofold: to deliver sustainable communities that enrich the lives of our residents, and to strategically identify promising investment opportunities aligned with the vision of Egypt 2030.

We are committed to upholding world-class standards by implementing strategic planning that manifests in visionary developments, elevating our clients' aspirations to extraordinary heights. Through innovative and responsible practices, we aim to redefine the real estate market, exceeding the expectations of our shareholders while maintaining our dedication to sustainability and excellence.

About Silvia Compound

Building upon the success of 23+ Years of experience in construction and project delivery, TE Developments have revolutionized the concept of modern living in New Cairo with their latest project.

Silvia Compound the first residential compound distinguished by its adherence to the esteemed LEED certification standards established by the US Green Building Council (USGBC), setting a new benchmark in sustainability and architectural excellence.

Imbued with ultra-modern architectural aesthetics and commanding panoramic vistas overlooking serene water features and verdant landscapes, Silvia Compound offers an unparalleled ambiance of luxury and exclusivity. Nestled strategically in the heart of New Cairo, its architectural ethos of simplicity and sophistication is manifest in both the structural design and meticulously landscaped grounds.

Designed to cater to every facet of refined living, Silvia Compound boasts a comprehensive array of facilities and amenities meticulously curated to meet your every need, ensuring an unrivaled standard of living.

Spanning across 37,800 square meters, the project comprises 16 meticulously crafted residential buildings, occupying only 22% of the land capacity, with the remaining 78% dedicated to essential services, expansive green spaces, a bustling commercial strip, and a state-of-the-art clubhouse, all complemented by vast landscaped expanses and serene artificial lakes.

Silvia Compound offers an array of residential options, with each unit thoughtfully designed to cater to diverse lifestyles, ensuring an unparalleled living experience for its esteemed residents.



FACILITIES



SMART



MODERN



LUXURIOUS



Smart Features

- QR Code entry
- Intercome
- CCTVs & Security
- Fire protection system
- Solar heaters
- Water leak detectors
- Car charger

LandScape

20,000 M^2 of an open landscape area





Commerial Strip

Where luxury meets convenience

GYM

Experience an exceptional workout





SPA

Get ready to escape the daily routine

Underground Parking





Club House

Swimming pool,Tennis court,Football court
Squash,Paddle.

Kids Area





Fountain

Running Lane





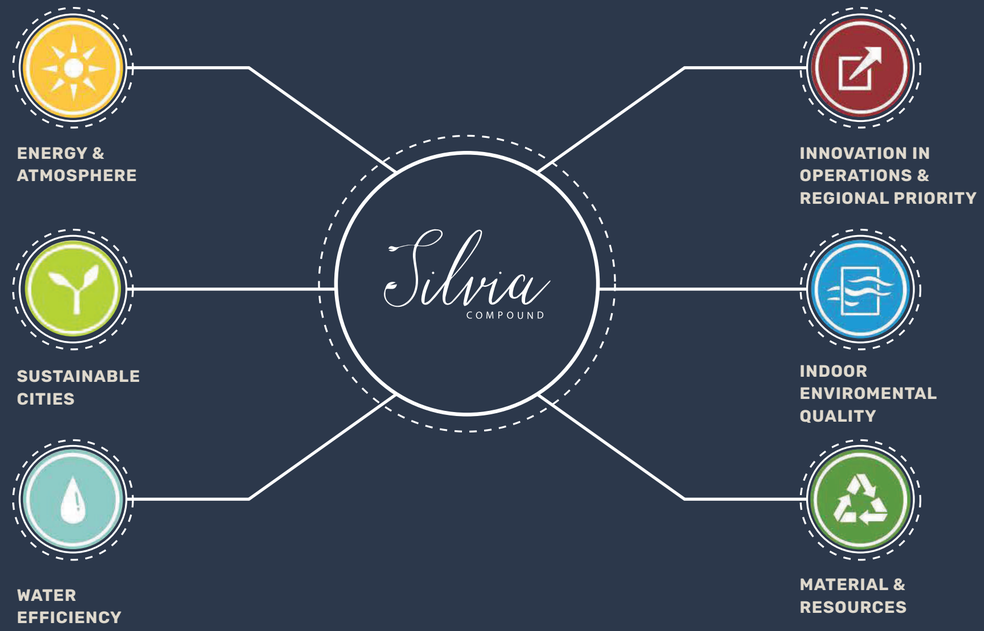
Lakes

Bike Track



PROJECT DESIGNS REALIZE
LEED
SYSTEM IDEAS

LEED, or Leadership in Energy and Environmental Design, is a rating system developed by the United States Green Building Council (USGBC) to evaluate the environmental performance of buildings and encourage sustainable design practices.LEED certification is based on a point system that evaluates various aspects of a building's design and construction, including energy efficiency, water conservation, indoor air quality, and the use of sustainable materials. Using LEED in project designs can have numerous benefits, such as reducing operating costs, improving occupant health and productivity, and promoting environmental sustainability. So, after all the above we will be trying to have the certification after finishing the project.



LOCATION

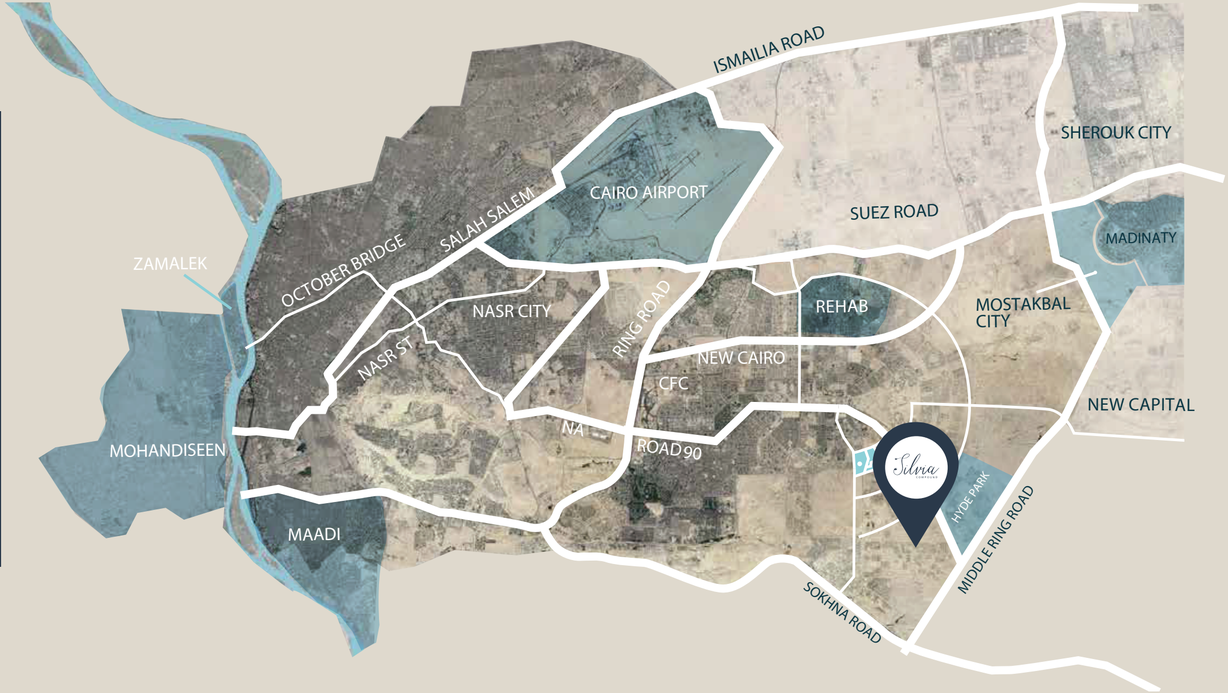
5 Minutes away from AUC

3 Minutes away from Southern 90

3 Minutes away from Middle Ring Rd

3 Minutes away from Ein El Sokhna Road

10 Minutes away from Suez Rd



MASTER PLAN



TYPE B

BUILDING 16

PLANS

GROUND FLOOR

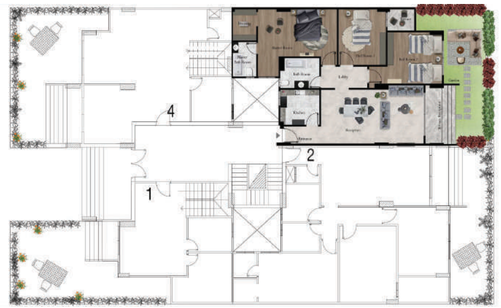
TYPE B
BUILDING 16

TOTAL AREA

168 m²

ENTRANCE	2.67 m x 1.20 m
RECEPTION	4.07 m x 7.35 m
TERRACE	4.07 m x 1.20 m
KITCHEN	2.46 m x 2.80 m
BATH ROOM	2.80 m x 2.11 m
LOBBY	3.32 m x 1.51 m
MASTER ROOM	5.67 m x 3.89 m
MASTER BATH ROOM	1.70 m x 2.40 m
DRESSING	1.70 m x 2.20 m
BED ROOM 1	3.40 m x 3.90 m
BED ROOM 2	3.91 m x 3.58 m
ENTRANCE BED ROOM 1	1.20 m x 1.32 m
TERRACE	1.93 m x 1.50 m
GARDEN	AREA = 35 m2





GROUND FLOOR

TYPE B
BUILDING 16

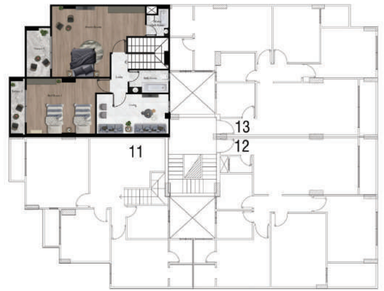
TOTAL AREA

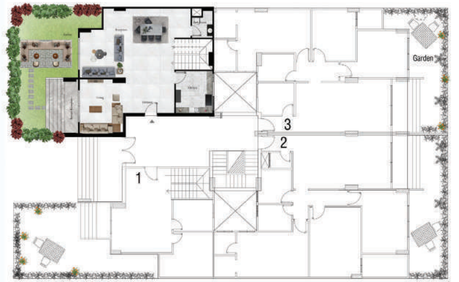
262 m²

LIVING	4.05 m x 7.36 m
TERRACE LIVING	4.05 m x 1.03 m
RECEPTION	7.35 m x5.20 m
KITCHEN	3.15 m x 2.86 m
STAIRS	2.30 m x 2.96 m
BATH ROOM	2.20 m x 1.60 m
GARDEN	AREA = 65m2
FIRST FLOOR	
STAIRS	2.30 m x 2.96 m
LOBBY	2.85 m x 1.10 m
MASTER ROOM	5.20 m x 5.51 m
MASTER BATH ROOM	1.60 m x 2.21 m
TERRACE	3.59 m x 1.72m
BATH ROOM	1.65 m x 2.86 m
BED ROOM 1	4.05 m x 4.99 m
TERRACE	1.03 m x 4.05 m
LIVING	5.22 m x 2.91m









GROUND FLOOR

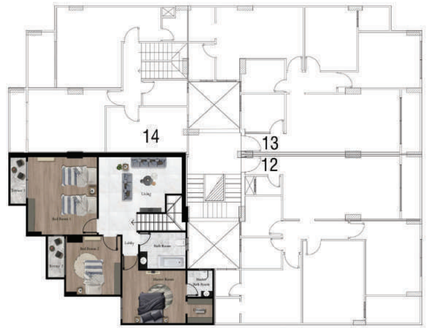
TYPE B
BUILDING 16

TOTAL AREA

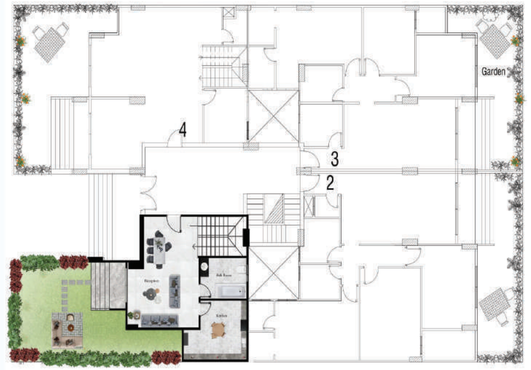
227 m²

RECEPTION	6.45 m x 4.68 m
TERRACE LIVING	2.68 m x 1.08 m
STAIRS	2.30 m x3.21 m
BATH ROOM	2.37 m x 3.05 m
KITCHEN	3.43 m x 4.15 m
GARDEN	AREA = 120m2
FIRST FLOOR	
LIVING	5.44 m x 5.06 m
BED ROOM 1	5.06 m x 4.52 m
TERRACE	3.03 m x 1.03 m
BED ROOM 2	3.78 m x 3.58 m
TERRACE	2.68 m x 1.08m
LOBBY	0.94 m x 1.26 m
BATH ROOM	3.00 m x 2.37 m
MASTER ROOM	3.43 m x 4.15 m
MASTER BATH ROOM	1.72 m x 1.65m
DRESSING	1.62 m x 1.65m









GROUND FLOOR

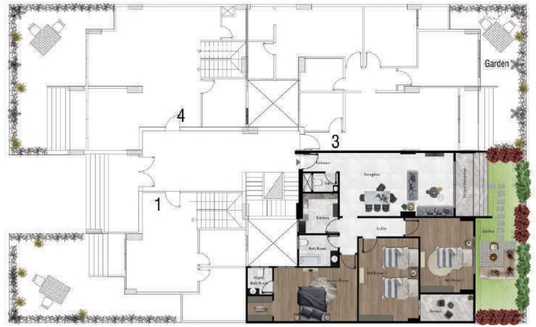
TYPE B
BUILDING 16

TOTAL AREA

191 m²

ENTRANCE	1.20 m x 2.45 m
RECEPTION	4.08 m x 7.57 m
TERRACE	4.07 m x 1.20 m
BATH ROOM	1.20 m x 2.35 m
KITCHEN	2.58 m x 2.60 m
BATH ROOM	2.60 m x 2.00 m
LOBBY	1.72 m x 4.25 m
MASTER ROOM	5.54 m x 3.43 m
ENTRANCE MASTER ROOM	0.83 m x 1.19 m
MASTER BATH ROOM	1.72 m x 1.65 m
DRESSING	1.62 m x 1.65m
BED ROOM 1	3.96 m x 5.33 m
BED ROOM 2	3.53 m x 4.80 m
ENTRANCE ROOM 2	1.00 m x 1.20 m
TERRACE	1.73 m x 3.53m
GARDEN	AREA = 171m2









FIRST FLOOR

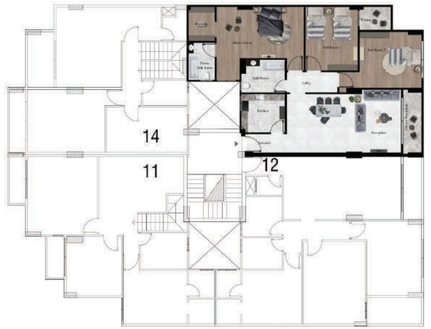
TYPE B
BUILDING 16

TOTAL AREA

170 m²

ENTRANCE	2.66 m x 1.20 m
RECEPTION	7.35 m x 4.06 m
TERRACE	4.13 m x 1.20 m
KITCHEN	2.47 m x 2.80 m
BATH ROOM	2.10 m x 2.80 m
LOBBY	1.31 m x 3.25 m
MASTER ROOM	4.09 m x 5.62 m
MASTER BATH ROOM	1.70 m x 2.39 m
DRESSING	1.70 m x 2.21 m
BED ROOM 1	4.10 m x 3.37 m
TERRACE	1.49 m x 2.02m
BED ROOM 1	4.00 m x 3.59 m
ENTRANCE ROOM 2	1.31 m x 1.31 m





FIRST FLOOR

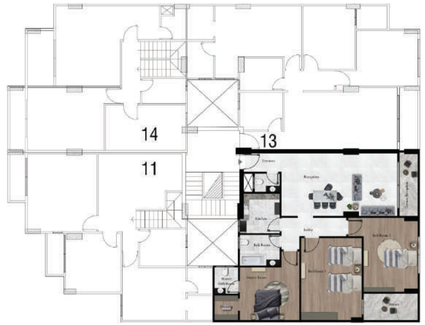
TYPE B
BUILDING 16

TOTAL AREA

182 m²

ENTRANCE	2.45 m x 1.20 m
BATH ROOM	2.35 m x 1.20 m
RECEPTION	4.08 m x 7.57 m
TERRACE	4.14 m x 1.20 m
KITCHEN	2.58 m x 2.60 m
BATH ROOM	2.60 m x 2.00 m
LOBBY	1.62 m x 4.25 m
MASTER ROOM	3.43 m x 3.88 m
ENTRANCE ROOM 1	1.18 m x 1.03 m
MASTER BATH ROOM	1.72 m x 1.55 m
DRESSING	1.62 m x 1.55 m
BED ROOM 1	3.97 m x 5.33m
TERRACE	3.53 m x 1.72 m
ENTRANCE ROOM 2	1.20 m x 1.00 m
BED ROOM 2	3.53 m x 4.80 m







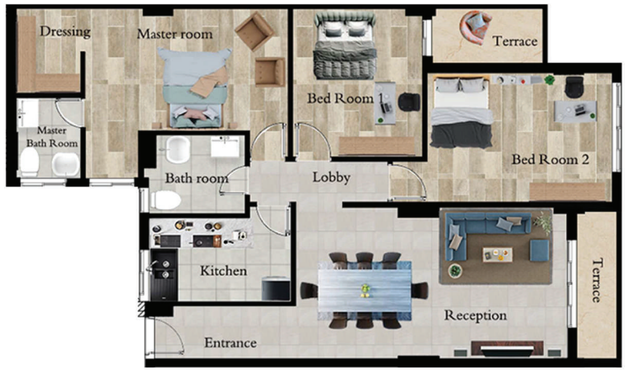
TYPICAL FLOOR

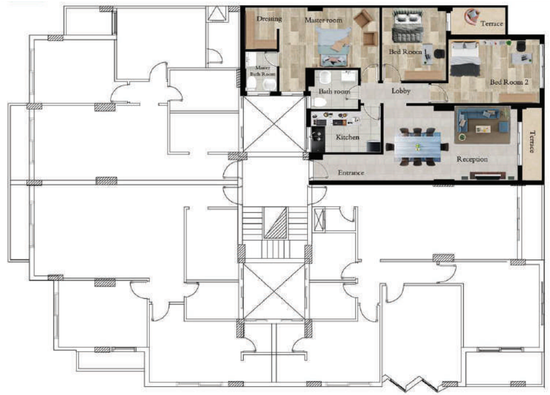
TYPE B
BUILDING 16

TOTAL AREA

178 m²

ENTRANCE	3.75 m x 1.42 m
RECEPTION	7.02 m x 4.07 m
TERRACE	4.07 m x 1.20 m
KITCHEN	2.25 m x 3.89 m
BATH ROOM	2.67 m x 2.10 m
LOBBY	1.11 m x 3.69 m
MASTER ROOM	5.60 m x 3.97 m
MASTER BATH ROOM	2.26 m x 1.55 m
DRESSING	2.34 m x 1.55 m
BED ROOM 1	3.98 m x 3.45 m
ENTRANCE ROOM 2	0.92 m x 1.11 m
BED ROOM 2	3.58 m x 5.28m
TERRACE	2.86 m x 1.49 m





TYPICAL FLOOR

TYPE B
BUILDING 16

TOTAL AREA

170 m²

ENTRANCE	2.39m x 1.21m
RECEPTION	2.07m x 8.00m
TERRACE	1.03m x 4.07m
KITCHEN	2.81m x 3.73m
BATH ROOM	2.21m x 2.10m
LOBBY	1.20m x 3.12m
MASTER ROOM	3.43m x 3.46m
MASTER BATH ROOM	1.52m x 3.30m
BED ROOM 1	3.00m x 4.32m
TERRACE	0.93m x 2.04m
BED ROOM 2	3.24m x 3.61m





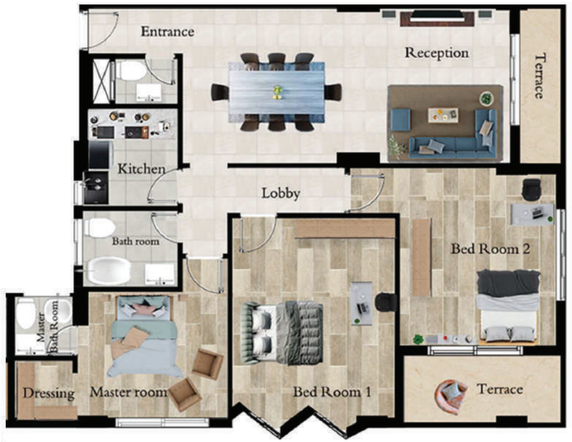
TYPICAL FLOOR

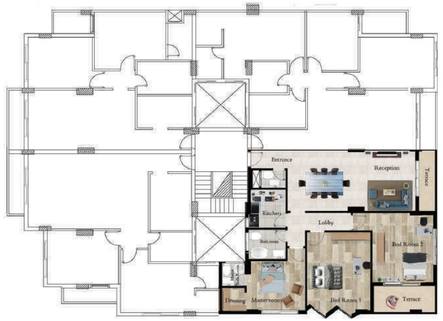
TYPE B
BUILDING 16

TOTAL AREA

170 m²

ENTRANCE	3.10m x 1.20m
RECEPTION	7.67m x 4.08m
TERRACE	4.14m x 1.20m
KITCHEN	3.25m x 3.87m
BATH ROOM	3.45m x 2.00m
LOBBY	1.72m x 3.93m
MASTER ROOM	4.65m x 4.43m
ENTRANCE ROOM	0.83m x 1.10m
DRESSING	2.25m x 1.55m
BED ROOM 1	2.08m x 1.55m
TERRACE	3.65m x 5.15m
BED ROOM 2	3.65m x 1.06m
ENTRANCE ROOM 2	4.80m x 3.83m





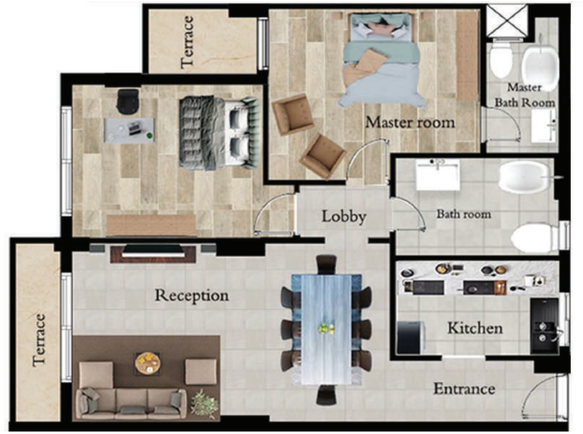
TYPICAL FLOOR

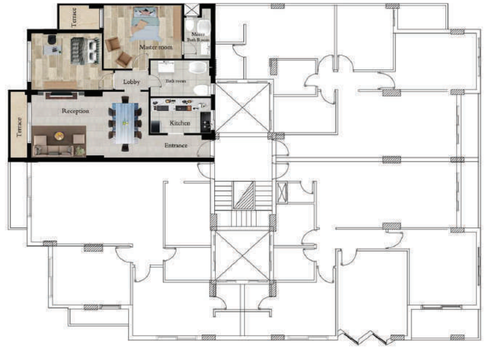
TYPE B
BUILDING 16

TOTAL AREA

150 m²

ENTRANCE	3.75m x 1.42m
RECEPTION	7.31m x 4.05m
TERRACE	4.12m x 1.03m
KITCHEN	2.15m x 3.89m
BATH ROOM	3.89m x 2.21m
LOBBY	2.06m x 1.20m
MASTER ROOM	5.05m x 3.90m
MASTER BATH ROOM	1.58m x 3.30m
ENTRANCE ROOM 1	1.20m x 0.68m
BED ROOM 1	3.59m x 4.46m
TERRACE	1.48m x 2.62m





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