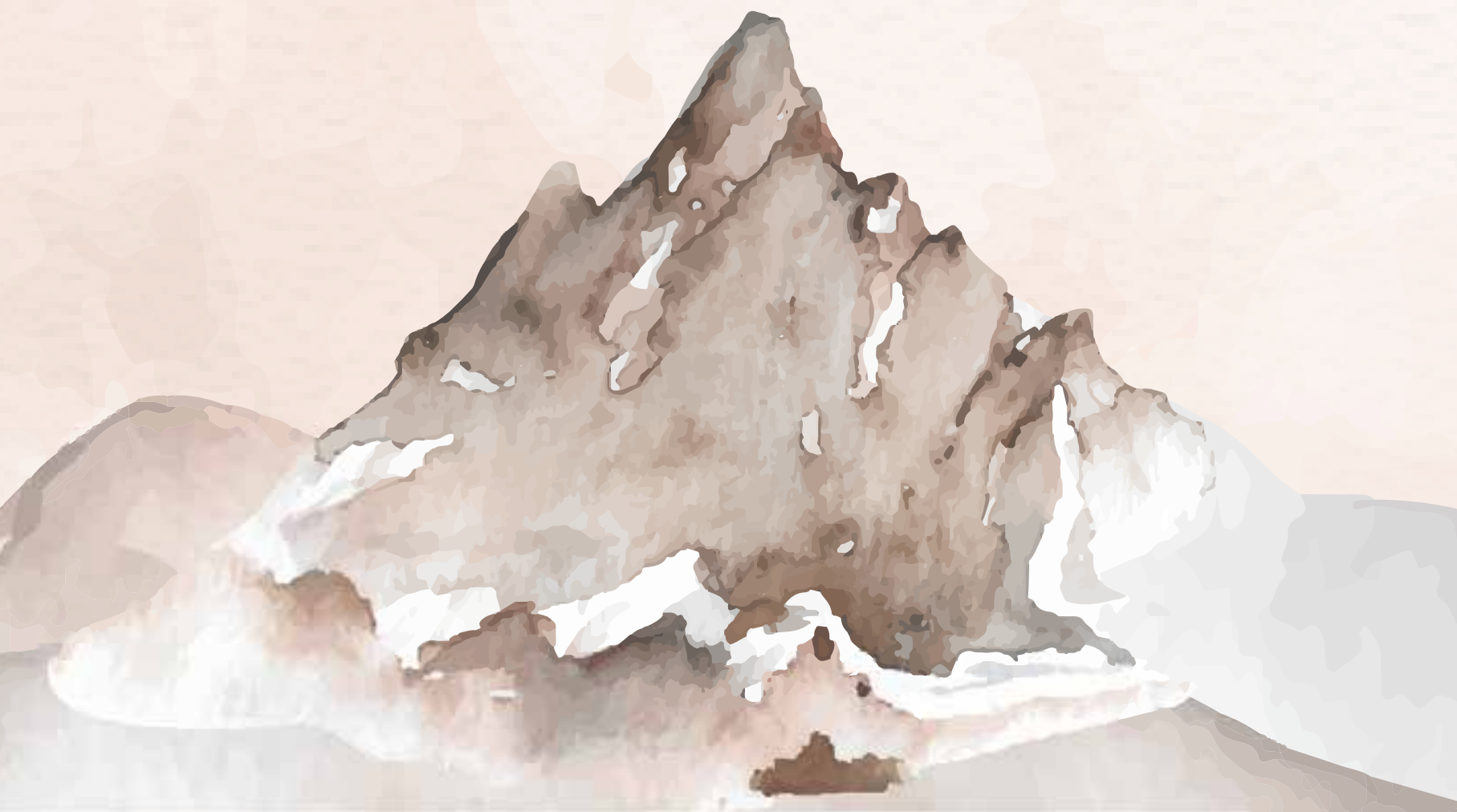


ROCK VILLE

— OBOUR CITY —





WELCOME TO ROCKVILLE

The Asian Charm



1978
— SINCE —

WHO WE ARE

El Batal Group’s legacy is traced back to 1978. With over **40 years** of experience, El Batal Group has earned a prominent position in the **Egyptian** as well as the **Canadian** real estate markets. The family’s personal success story is the foundation of the company’s values over the years; highlighting professionalism, credibility and trustworthiness within the local and international communities, with bigger prospects to earn further recognition, success and presence in the future.

Built With Care



OUR CANADIAN PORTFOLIO

In 2010, “Doss Homes’ was born – becoming El Batal’s sister real estate company attracting several leading names to a variety of retail plazas all over Ontario, in cities such as Toronto, Hamilton, Niagara Falls, Pembroke, Harrow and Stoney Creek. Doss Homes’ tenants include **Tim Hortons**, **CIBC Bank**, **Burger King**, **A&W**, and **Scotia Bank** among others.



OUR CLIENTS



Mercedes-Benz



A V O N



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 Eden compound consists of approximately **1000 units extended over 34 acres** all while maintaining creatively designed landscapes and alluring sceneries in the lively and attractive **6th of October City**.



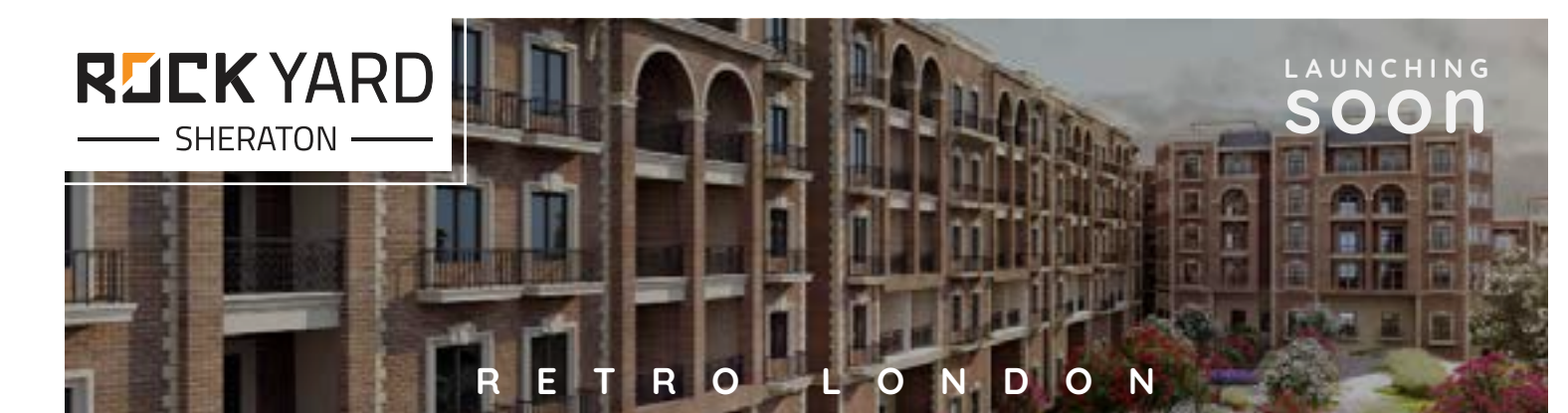
Rock Vera compound is inspired by the timeless **Italian architecture**. **Built on 11 acres**, it contains over **270 units** in **New Cairo, Fifth Settlement**, right off Road 90 and 5 minutes away from AUC.



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



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



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**.

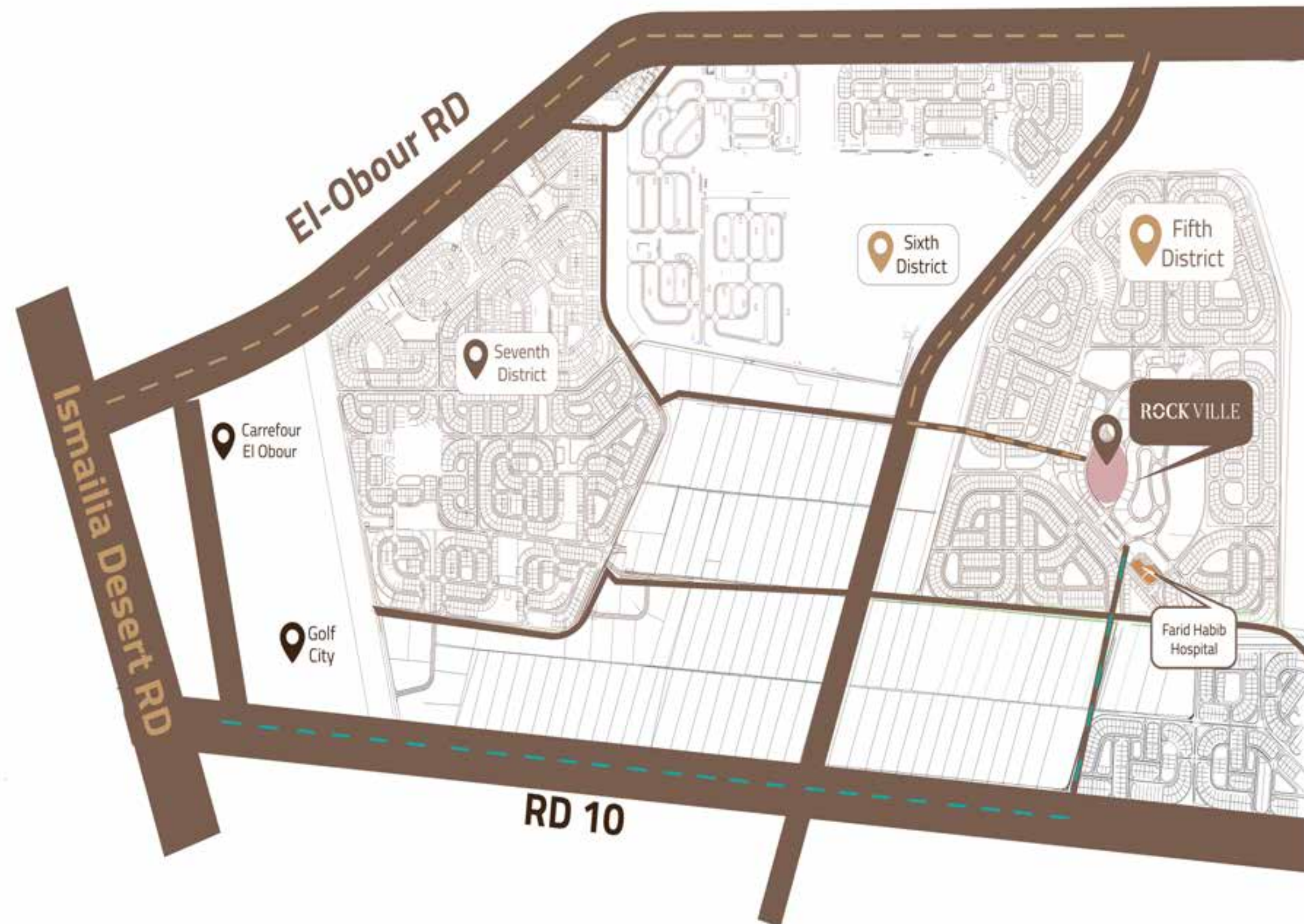
ROCKVILLE

Bringing on the incredible Asian experience of the Far East, **Rock Ville** is the first Asian-themed compound in Egypt. Located in the massive Obour City, 5th District, just a few minutes away from Carrefour El Obour, Golf City Mall. As a traveler, explorer or a nature lover, step into a one of a kind Asian compound and indulge yourself and your family in peace and tranquility.

Rock Ville is located in Obour City in the 5th District.

You are just there in a few minutes from:

- Al Sherouk and Madinaty ----- **10 Mins**
- The Cairo International Airport ----- **15 Mins**
- Heliopolis and Nasr City ----- **15 Mins**
- New Cairo and Rehab City ----- **20 Mins**



Project Overview

Over **12 acres** of land, Rock Ville is luxurious; offering **101 villas** ranging between Stand Alone Villas, Town and Twin Houses, yet, it demonstrates simple architectural designs with pretty brick-like rooftops in the middle of intertwined areas of landscape and greenery.

Areas of villas range between **228m² to 533m²** delivering a fully functional space matching varying needs and preferences.

At **Rock Ville**, we promise our residents comfort and convenience through a full range of amenities including a **food court, kids' area and a security system**. Furthermore, you will enjoy a complete Asian experience at the Chakra meditation room, the Diwali Spa or Origami crafting area. As charismatic and graceful as Asian tales, Rock Ville is a true Asian charm.

The Asian Charm



Amenities



WIFI ACCESS



YOGA AREA



SPA



KIDS AREA



SECURITY 24/7

UNRIVALLED
LOCATION

5 MINS

FROM FARID HABIB
HOSPITAL

101
VILLAS

228 TO 533 m²
V I L L A S
AREAS VARY FROM

3.814 m²
COMMERCIAL ZONE

SPA

47.470m²
TOTAL AREA



Town & Twin
House Villas,
Standalone villas,
family House villas

20.726m²
LANDSCAPE
A R E A

24 /7
SECURITY

KIDS
A R E A

GYM
FITNESS
CLUB

Fact
SHEET



COMMERCIAL AREA



WIFI
ACCESS

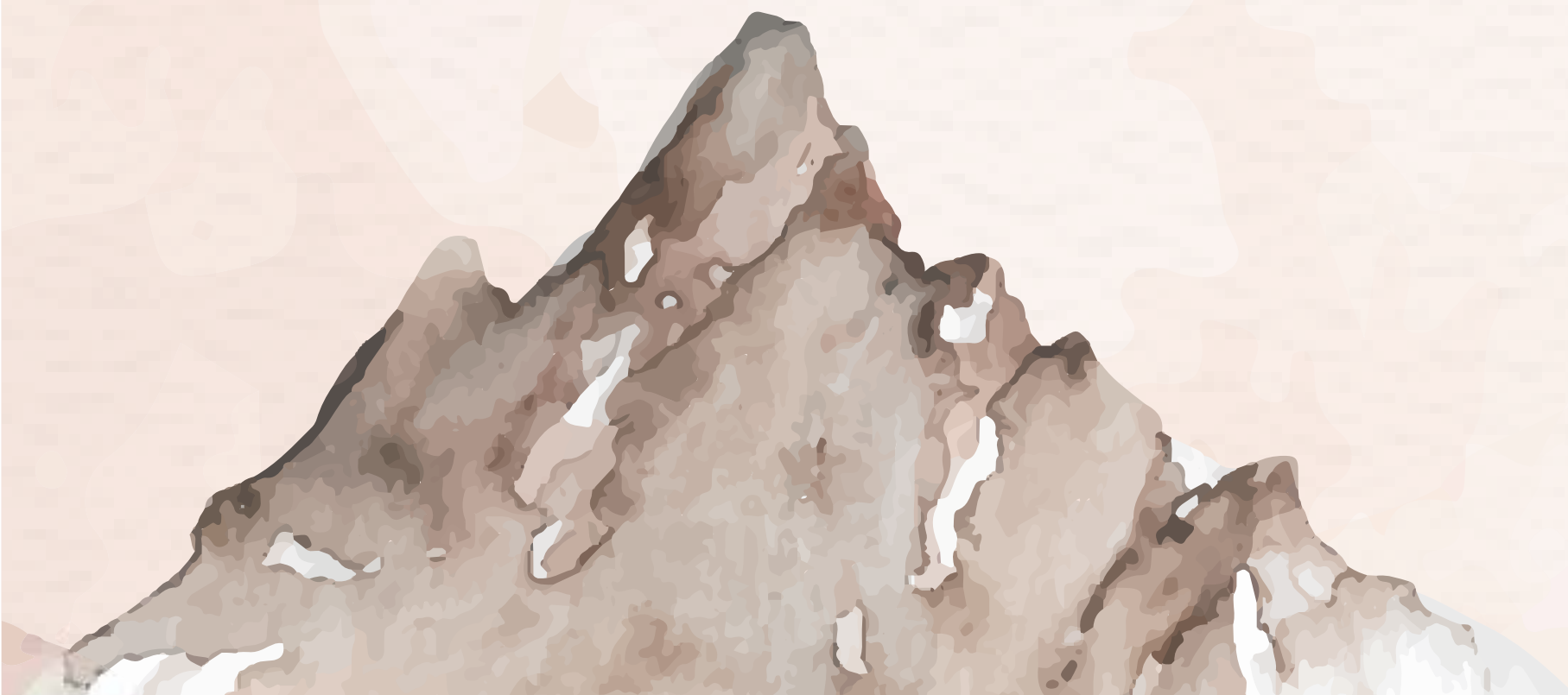
Master P L A N

- Family H
- Family J
- Family
- Town House
- Twin Villa
- Stand Alone



Floor

Plans





Town Corners

Land area (average)	150 M ² - 250 M
Built up area	228 M ²
Garden & Setbacks (average)	70 M ² - 172 M ²
Roof open area	81 M ²
Garage area	64 M ²



Basement Floor



Ground Floor



First Floor



Roof Floor



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Twin Villas

Land area (average)	215 M ² - 255 M ²
Built up area	255 M ²
Garden & Setbacks (average)	130 M ² - 170 M ²
Roof open area	92 M ²
Parking Spot	2 CARS + EXTRA PLACE OPTIONAL

Ground Floor



First Floor



Roof Floor



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.



Family f1 to f5

Land area	268 M ²
Garden	156 M ²
Built up area	335 M ²



Ground Floor

Gross Area	140 M ²
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First Floor

Gross Area	158 M ²
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Roof Floor

Close Gross Area	37 M ²
Open area	121 M ²



Family f7

Land area	281 M ²
Garden	169 M ²
Built up area	335 M ²



Ground Floor

Gross Area	140 M ²
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First Floor

Gross Area	158 M ²
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Roof Floor

Close Gross Area	37 M ²
Open area	121 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Family f10

Land area	272 M ²
Garden	160 M ²
Built up area	330 M ²



Family f11

Land area	271 M ²
Garden	162 M ²
Built up area	325 M ²



Ground Floor

Gross Area	140 M ²
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First Floor

Gross Area	155 M ²
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Roof Floor

Close Gross Area	35 M ²
Open area	120 M ²



Ground Floor

Gross Area	136 M ²
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First Floor

Gross Area	154 M ²
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Roof Floor

Close Gross Area	35 M ²
Open area	119 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Family fj 1

Land area	325 M ²
Garden	193 M ²
Built up area	388 M ²



Ground Floor

Gross Area	165 M ²
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First Floor

Gross Area	181 M ²
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Roof Floor

Close Gross Area	42 M ²
Open area	139 M



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Family fj 2

Land area	313 M ²
Garden	189 M ²
Built up area	366 M ²

Ground Floor

Gross Area	155 M ²
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First Floor

Gross Area	172 M ²
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Roof Floor

Close Gross Area	39 M ²
Open area	133 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Family fh 1

Land area	363 M ²
Garden	224 M ²
Built up area	415 M ²



Ground Floor

Gross Area	174 M ²
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The Number of stairs vary according to the land levels.

First Floor

Gross Area	197 M ²
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The Number of stairs vary according to the land levels.

Roof Floor

Close Gross Area	44 M ²
Open area	123 M ²



Family fh 2

Land area	375 M ²
Garden	233 M ²
Built up area	419 M ²

Ground Floor

Gross Area	177 M ²
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First Floor

Gross Area	197 M ²
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Roof Floor

Close Gross Area	45 M ²
Open area	152 M ²

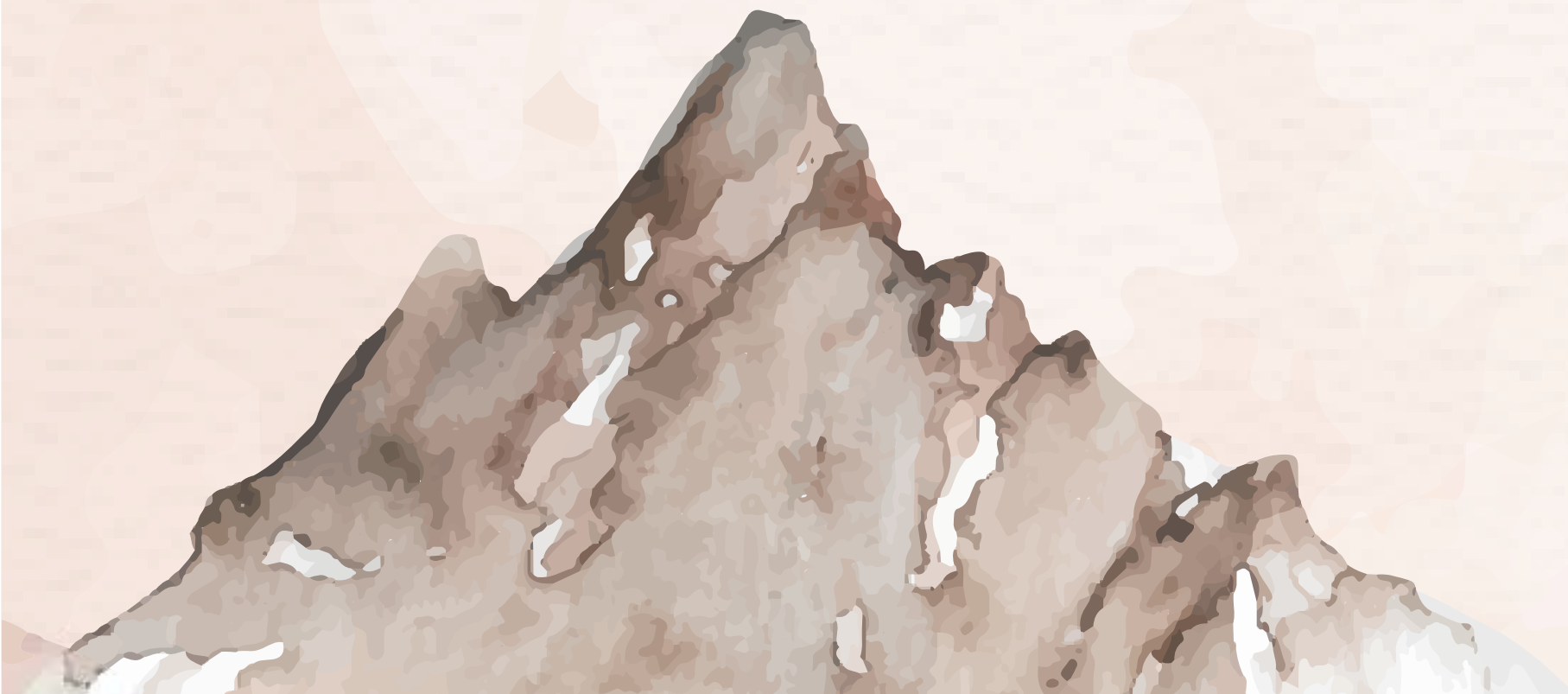


The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Stand

Alone



Stand alone

D1

Land area	324 M ²
Garden	215 M ²
Built up area	456 M ²



Basement floor

Gross Area	136 M ²
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Ground floor

Gross Area	136 M ²
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First floor

Gross Area	149 M ²
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Roof floor

Gross Area	35 M ²
Open area	114 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Stand alone D2

Land area	345 M ²
Garden	224 M ²
Built up area	507 M ²



Basement floor

Gross Area	151 M ²
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Ground floor

Gross Area	151 M ²
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First floor

Gross Area	166 M ²
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Roof floor

Gross Area	39 M ²
Open area	127 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Stand alone D4

Land area	329 M ²
Garden	222 M ²
Built up area	446 M ²



Basement floor

Gross Area	133 M ²
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Ground floor

Gross Area	133 M ²
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First floor

Gross Area	146 M ²
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Roof floor

Gross Area	34 M ²
Open area	112 M ²



The Number of stairs vary according to the land levels.

The Number of stairs vary according to the land levels.

Land area	371 M ²
Garden	244 M ²
Built up area	533 M ²

Land area	371 M ²
Garden	244 M ²
Built up area	533 M ²



Gross Area	159 M ²
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Gross Area	159 M ²
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Gross Area 175 M²

Gross Area	40 M ²
Open area	135 M ²



“El Batal Group would be
pleased to have you as a
new member in our family.”

ELBATAL

DEVELOPMENTS

 19502

Headquarters:

59 El-Moltaka El Araby, Sheraton Heliopolis, Cairo, Egypt.

6th of October Sales Office:

Block #23, Ahmed Zewil St., October Gardens District,
6th of October, Giza

Heliopolis Sales office:

12 block 1156 Mosheer Ahmed Ismail Rd. Unitower