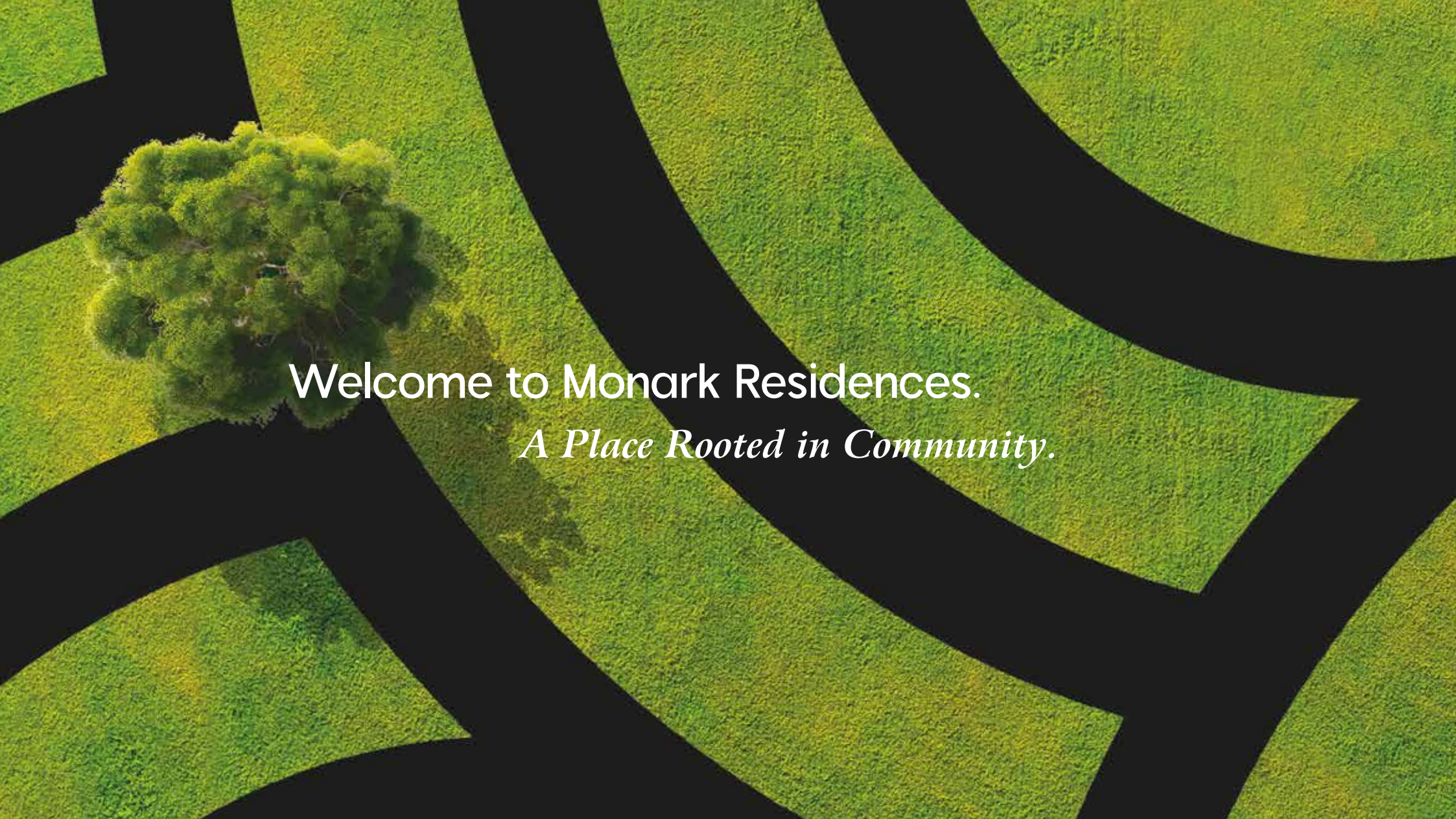


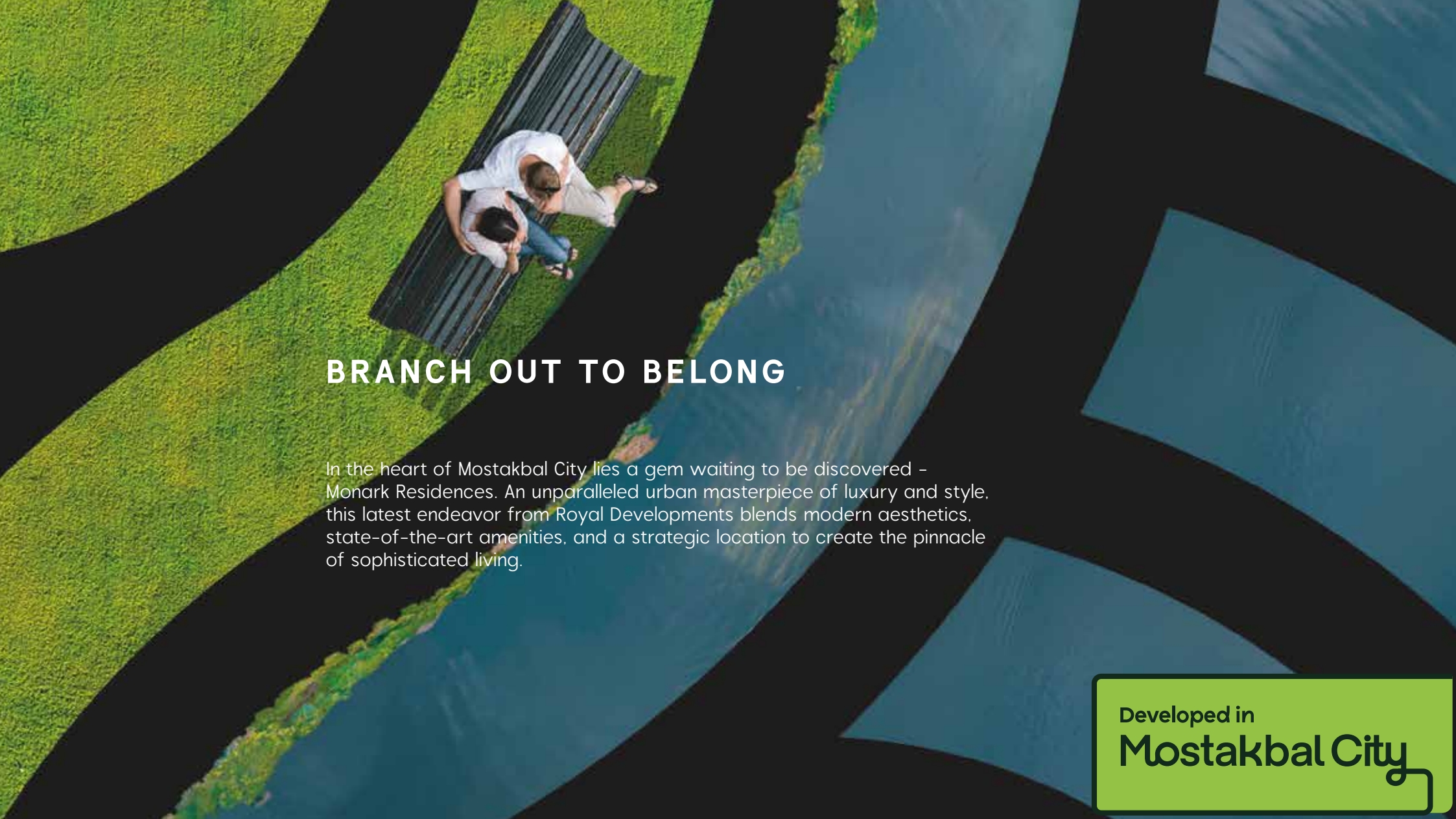


MONARK
RESIDENCES

An aerial photograph of a lush green field. A single, dense green tree stands on the left side. A dark, winding path or road curves through the field, creating a series of curved segments. The overall composition is abstract and organic.

Welcome to Monark Residences.

A Place Rooted in Community.

An aerial photograph of a couple sitting on a wooden bench in a park. The park features a winding path and a lake. The couple is sitting on a wooden bench, looking at each other. The path is made of wooden planks and curves through the green grass. The lake is a deep blue color and is surrounded by a dark, curved path. The overall scene is peaceful and romantic.

BRANCH OUT TO BELONG

In the heart of Mostakbal City lies a gem waiting to be discovered – Monark Residences. An unparalleled urban masterpiece of luxury and style, this latest endeavor from Royal Developments blends modern aesthetics, state-of-the-art amenities, and a strategic location to create the pinnacle of sophisticated living.

Developed in
Mostakbal City

Where It All Started.

Introducing Royal Developments





A leading local real estate developer with years of experience under its belt, Royal Developments specializes in crafting human-centric communities that inspire, connect, and empower.

With a legacy spanning over 16 years, Royal Developments' visionary approach has transformed the real estate landscape in Egypt, paving the way for a new era of excellence in design, functionality, and sustainability.



Regional Positioning Map

Cross-processing between Monark and *Capital Prime*

Premium inclusion as a resident of Monark, you will 10 minutes away from Capital Prime.

As a resident your needs will be taken care of, as you'll receive a medical insurance card and perks of discounted shopping and dining.

1. Golden Square
2. New Capital's Green River
3. Iconic Tower
4. Downtown New Capital
5. New Capital Presidential Palace
6. New Capital Airport





Location Map



1. The Boulevard Mostakbal City
2. Mazar

MOSTKABAL CITY

MADINATY

SUEZ ROAD

MONARK

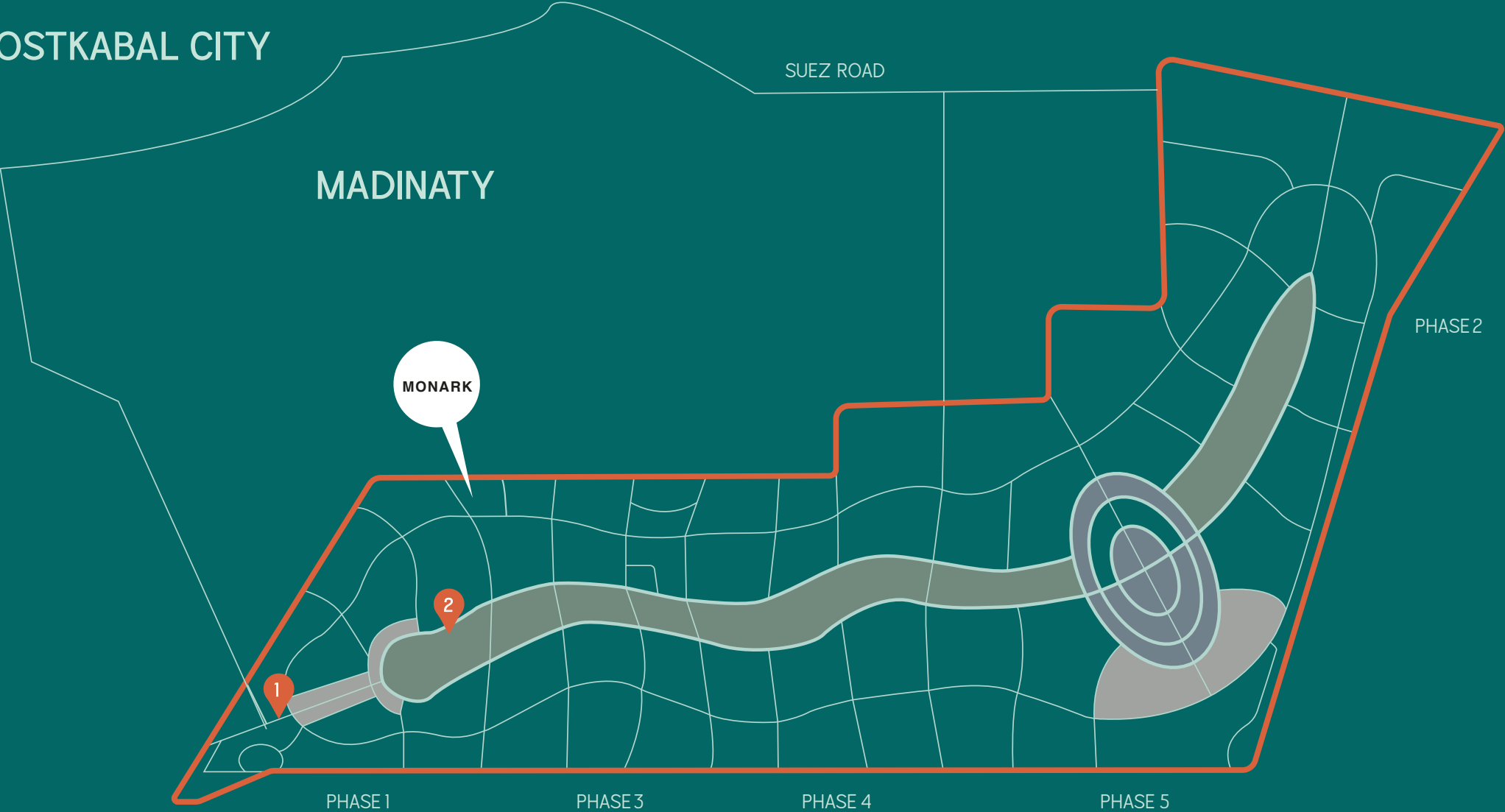
PHASE 2

PHASE 1

PHASE 3

PHASE 4

PHASE 5





Master and Site Access Plan



Main Entrance



Side Entrance





Monark *Residences*: A Modern Metropolitan Skyline



Designed by Yasser Al Beltagy Architects (YBA)

The architectural brilliance of Monark Residences is brought to you by none other than Engineer Yasser Al Beltagy Architects (YBA). With a reputation for multidisciplinary design and a portfolio that spans across a broad range of specialties, YBA lends its innovative touch to the Monark community. Inspired by high skyline buildings, all units are designed to have a view, whether that be of our various water features or lush green landscape

The YBA philosophy resonates deeply with our vision at Monark. Their commitment to creating spaces that harmonize with their surroundings and foster positive human experiences mirrors our aspiration to create a living environment that is not just beautiful, but also truly meaningful.

A Closer Look at YBA

Led by founder and chief architect, Engineer Yasser AL-Beltagy, Yasser Al Beltagy Architects (YBA) was established in 1995 in Cairo, Egypt. YBA is a leading multidisciplinary design firm that covers a wide range of specialties and services, including architecture, urban, landscape, and interior design.

Over the years, YBA has worked on more than 1,200 projects that range from residential, public, and corporate offices and educational and cultural spaces to hotels and resorts, and recreational, industrial, religious, and commercial projects. YBA's extensive collective experience and attention to detail have resulted in unexpected, inspirational, and trend-setting design solutions that have garnered them global recognition and 26 awards.





DMA Architects, a distinguished multi-disciplinary consulting firm, joins us in bringing their extensive expertise to the Monark Residences project. DMA will play a crucial role throughout the project, ensuring the highest quality engineering standards and providing meticulous construction site supervision. Their involvement will encompass Architecture, Urban Planning, Interior Design, Structure, MEP, Infrastructure, and overall Construction Supervision, guaranteeing that every aspect of Monark Residences is executed perfectly.

With over 30 years of cumulative experience and a talented team of more than 250 professionals, DMA's portfolio spans local and international markets, covering a diverse range of projects from mixed-use developments and commercial spaces to residential, educational, hospitality, healthcare, and administrative buildings.





TREE OF LIFE





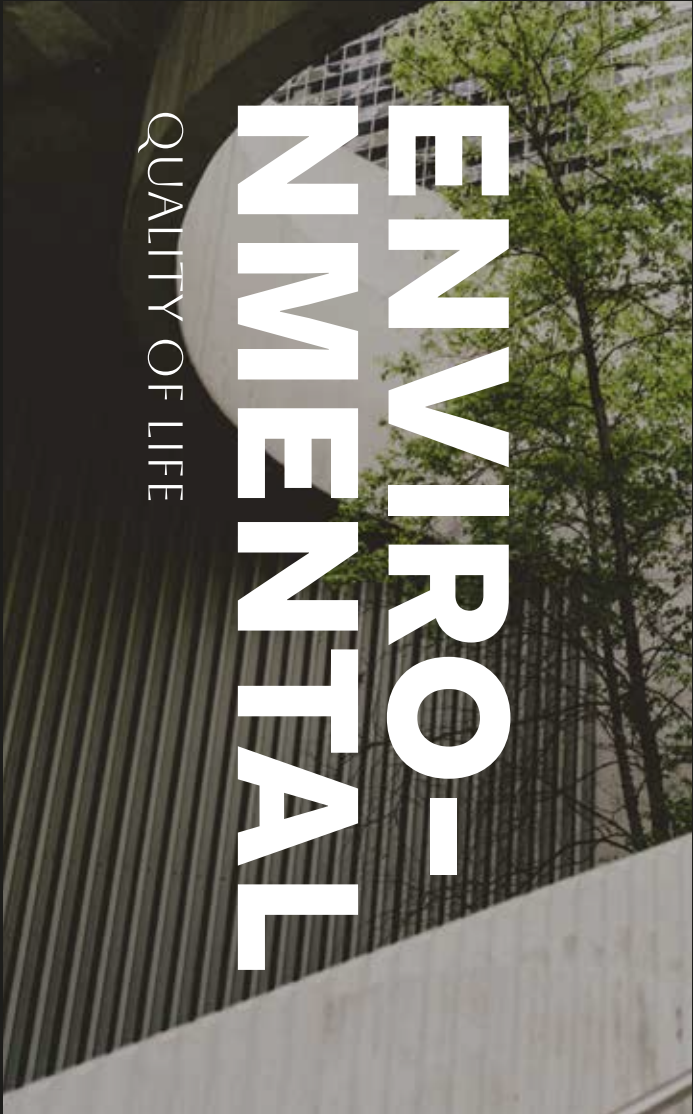
Monark Residences is named for the concept that it is intended to be a location where grandeur and royalty are intermingled. The community adopted the concept of the Tree of Life which is derived from the Quality of Life concept standing for the emergence of cohesive and expanding communities. The human, social, and environmental components of the theory are each represented by one of the three circles of Monark's symbol.

Monark employees and the tone of voice they use while speaking to clients and residents transmit the human aspect, which helps build and develop personal ties. The social component emphasizes the creation of fully developed communities where citizens may experience royalty and forge relationships with those around them. The environmental component highlights Monark's commitment to sustainability and being environmentally friendly.



QUALITY OF LIFE

Monark, a residential compound, offers a livable experience that caters to the three qualities of life – human, social, and environmental. It provides essential amenities for a healthy lifestyle, opportunities for social interaction, and a sustainable and eco-friendly environment for mental and emotional well-being.

A photograph of a modern building with a curved facade and large windows, partially obscured by green trees. The image is used as a background for the 'ENVIRONMENTAL' section.

ENVIRONMENTAL

QUALITY OF LIFE

A photograph of two young men outdoors. One man is wearing sunglasses and a patterned shirt, and the other is wearing a dark shirt and a watch. They are both smiling and appear to be dancing or celebrating. The image is used as a background for the 'SOCIAL' section.

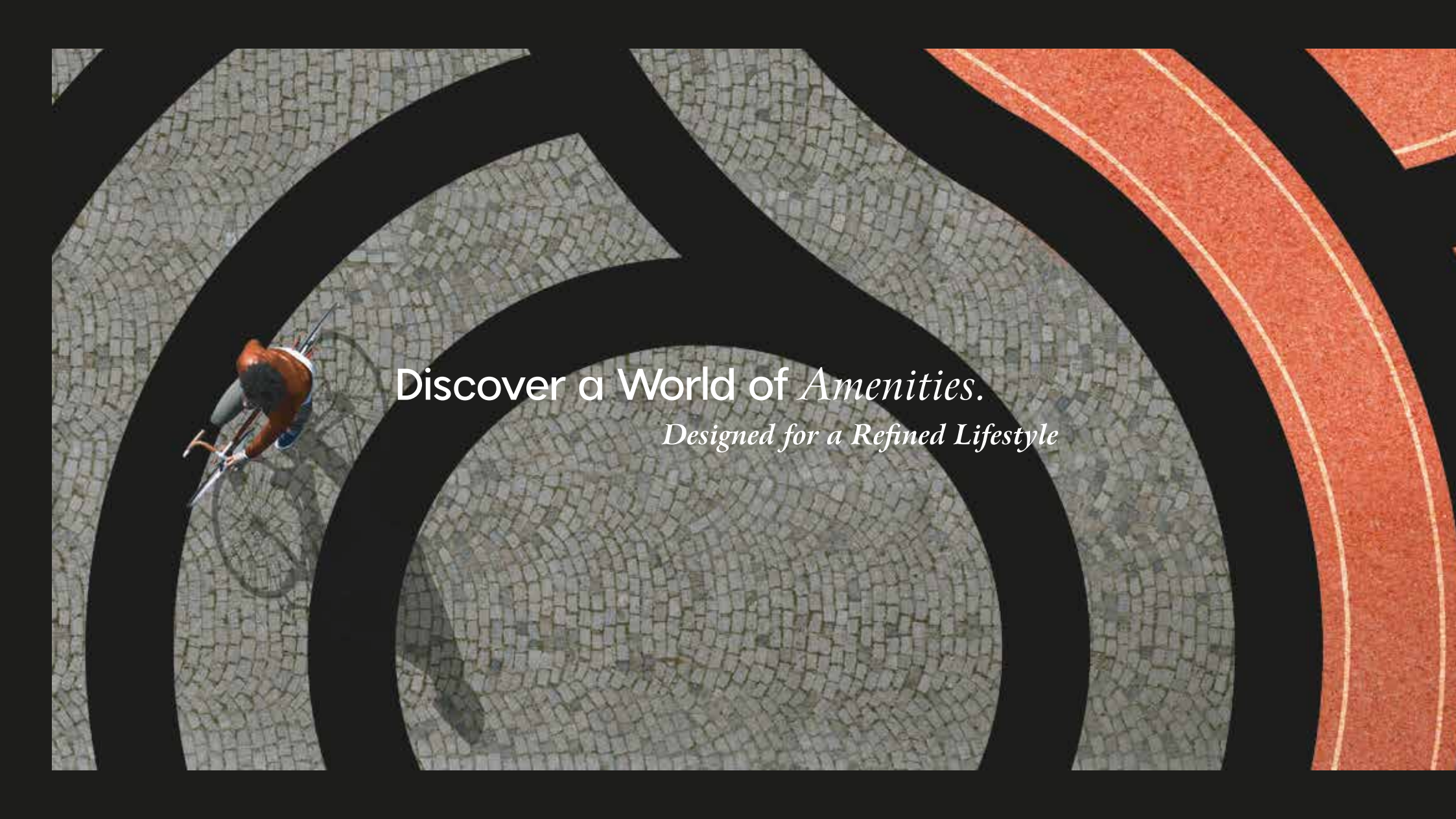
SOCIAL

QUALITY OF LIFE

A close-up photograph of a person's face, focusing on their eyes. The eyes are looking directly at the camera. The image is used as a background for the 'HUMAN' section.

HUMAN

QUALITY OF LIFE

A high-angle photograph of a cyclist in a red and white jersey riding on a cobblestone path. The path is framed by large, black, curved arches that create a series of circular openings. To the right, a red track with two white lines curves along the edge. The overall composition is geometric and modern.

Discover a World of *Amenities.*
Designed for a Refined Lifestyle



At Monark Residences, we believe that luxury is about more than just high-end finishes and opulent homes; it's about the lifestyle you lead and the experiences you indulge in. This is precisely why we offer a rich selection of amenities for our community, designed to elevate your living experience and cater to your every need.





HUMAN

QUALITY OF LIFE



Royal Developments Awards

*Recognizing the Excellence of Monark and
Capital Prime*

This certification signifies our dedication to quality control processes, leading to increased customer satisfaction, cost savings, and continuous improvement..





GIG Egypt

Demonstrating Monark's commitment to supporting its team members, a unique partnership with GIG Egypt provides unprecedented protection for agents' families in the extreme unfortunate hazard of payments incapability during the payment period.





Special Needs *Friendly*

Inclusivity at Its Finest

Inclusivity is at the core of the Monark community, which is why we've made sure that all of our streets, buildings, service areas, and parking lots are easily accessible and safe for each member of the community. Ramps, handrails, tactile walking indicators, and Braille language signs have been integrated into every element of our meticulously designed spaces.

Healthcare *Facilities*

Inspiring Wellness in Every Way

Our community's health comes above all else. From nurseries and pharmacies to clinics, we provide state-of the-art healthcare facilities that cater to every one of our residents. The nursery offers a safe and nurturing environment for young children while their parents



Sports *Areas*

Reaching Your Full Potential

At Monark, we provide an extensive and varied selection of sports areas to suit various interests and preferences. Our residents can indulge in their favorite sports and maintain an active lifestyle while enjoying the convenience of having multiple facilities within easy reach. Choose from a range of options such as paddle courts, tennis courts, gymnasium, CrossFit areas, ping pong tables, basketball and football courts, among others. Our community values teamwork and sportsmanship, making these sports areas a great way to socialize and build lasting relationships.

House of *Worship*

Strength in Unity

At the very heart of Monark lies our House of Worship. We understand that our unity and diversity form the foundation of a robust community. Here, everyone can practice their faith freely in their desired space, fostering a spirit of mutual respect and cooperation which are at the core of our values. The House of Worship isn't just a place to pray - it's a place to connect, understand, and build a compassionate community.





Bicycle Lane & *Jogging Track*

Where Wellness Comes First

Fitness and wellness are integral to the Monark lifestyle. Our dedicated Bicycle Lanes and Jogging Track are designed to give you the freedom to exercise at your own pace. They offer a safe space for you to ride or jog amidst the luscious greenery, helping you maintain a healthy lifestyle and feel energized.





Electric *Generators*

A Self Sufficient Community

To accommodate any unexpected circumstances, Monark has electric generators in case of a power outage. All electric generators are there to operate instantly, so power outages are never felt by our residents.

Monark's *Mobile Application*

Constantly Catering To Your Every Need

Everything you would ever need, from inquiries to complaints, can be taken care of instantly through the tap of a button thanks to the Monark Mobile Application. Our mobile application is a top-notch community and facility management platform, where you can get easy access to technicians such as carpenters, plumbers, and electricians, as well as delivery services, customer support, and so much more.







SOCIAL

QUALITY OF LIFE



| home
COMPOUND



Vodafone *Triple Play*

Enjoy seamless communication and entertainment with Vodafone's triple play service, offering landline, internet, and TV within the community. This partnership fosters a convenient and connected lifestyle for residents.





Outdoor *Cinema*

A Place Where the Stars Align

Our Outdoor Cinema redefines entertainment, offering a unique experience where you can enjoy a variety of films from the comfort of your car, beneath a starlit sky. It's the perfect place to relax, connect with loved ones, and create lasting memories in a serene natural setting.

Multi-*Purpose Hall*

Housing All Your Memories

Monark's multi-purpose hall is set to be a memory-making space, designed for a wide and diverse set of activities and events. From extravagant weddings to magical musical concerts and so much more, you'll always find something for every member of the community. And the best part? The hall is designed to cancel out any noise for your fellow neighbors.



Clubhouse

The Ultimate Lifestyle Hub

While every aspect of the project exudes luxury, the Monark Clubhouse is a testament to our understanding of a comprehensive lifestyle. It is a hub of recreational activities, all under one roof, designed to cater to a new generation of homeowners seeking an international standard of living. The Clubhouse is a place for relaxation, entertainment, physical activity, and culinary pleasure, offering a well-rounded premium lifestyle.

Swimming Pools

Every day is a Refreshing One

There's no need to travel long and far distances to escape the summer heat. Monark offers four swimming facilities, as well as one covered swimming area, giving the community access to refreshing summer dips, all while feeling safe and included.





Gathering *Areas*

The Heart of the Community

The gathering areas are where the Monark community comes together. These are spaces created for our residents to come out and connect with each other within nature. Children can play under their parent's watchful eye, while they sit within a relaxing environment surrounded by lush greenery. These spaces are also designed to be wheelchair and walker friendly, making it easy to navigate for the senior citizens of the community as well.

Interactive *Fountain*

Dancing to the Beat of Life

Our Interactive Fountain is a feast for the eyes, promising endless amusement for all. This vibrant display of water and light dances to the rhythm of the music, creating a captivating spectacle that's sure to draw a smile. Whether you're out for a leisurely stroll or enjoying a family night out, the Interactive Fountain is a sight you'll always be happy to see.



Barbecue *Area*

Culinary Experiences that Bring Us Together

Nothing brings people together like the tantalizing aroma of a barbecue. That's why we've created a dedicated Barbecue Area, where families and friends can gather and cook up a storm. This space is more than just a place to eat - it's a place to bond, create shared memories, and revel in the unique joy that only a shared meal can bring.

Outdoor *Kids Activities*

Fun for the Little Ones

Wondering how to lessen your kids' screen time and get them outside all while enjoying the warmth of sunshine. We understand that spending time outdoors is an essential element of your child's growth and that's why we added a fun extension to their learning space. With a selection of unique tree houses, climbing sets, slides, a sports area, bicycle lanes, and kid-friendly parkour areas, your child will find everything they need to stay stimulated, healthy and joyful.



Mini Aqua Park

Making a Splash

Nothing quite compares to spending hours of refreshing fun at an aqua park on a hot summer's day. Between floating down the lazy river and zooming down water slides, kids, teens and adults alike can make unforgettable memories at the Mini Aqua Park.

Water Features

Because You Deserve Serenity Every Day

Wondering how to lessen your kids' screen time and get them outside to enjoy the sunshine? Because we understand that spending time outdoors as being an essential element of your child's growth, Monark added a fun extension to their learning space. With a selection of unique tree houses, climbing sets, slides, a sports area, bicycle lanes, and kid-friendly parkour areas, your child will find everything they need to stay stimulated, healthy and joyful.





MONARK RESIDENCES





Facilities That Facilitate Every Aspect of Life

Created For Your Peace of Mind





ENVIRONMENTAL

QUALITY OF LIFE

The Global Economics Awards2023

This award underscores our rapid growth and industry leadership.



Most Innovative *Residential Developer*



Fastest Growing *Residential Developer*

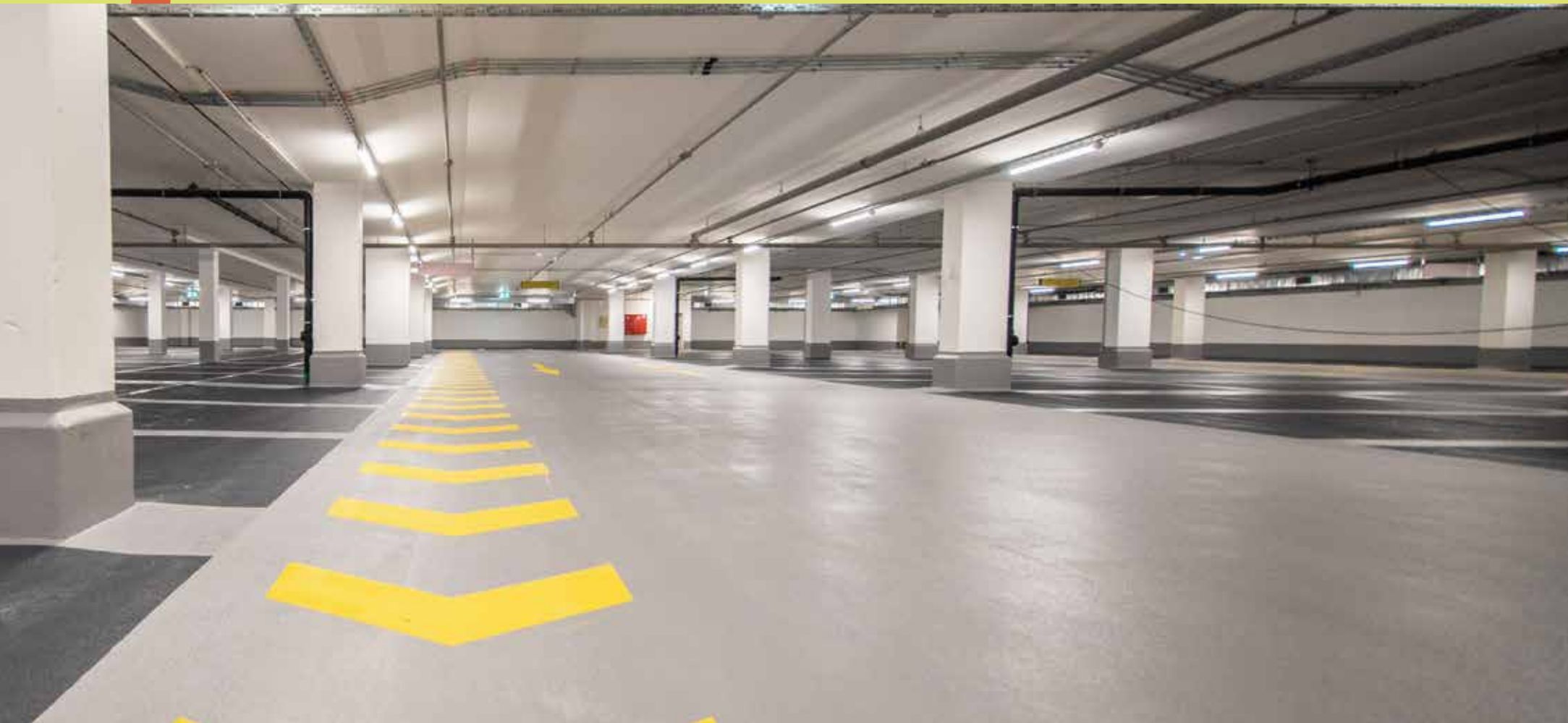




ISO 14001 prize 2015

A developer's commitment to environmental sustainability shines through as they achieve ISO 14001 certification.







Underground *Parking* & Electric Charging Services

Underground Parking & Electric Charging Services

Monark offers secure underground parking and convenient electric charging services for residents' vehicles. The parking area is monitored by surveillance cameras and security personnel, and the charging stations are easily accessible for everyone. Monark's access card system ensures only authorized individuals can use these services, highlighting their commitment to resident safety and satisfaction.

Garbage *Chute*

Top of Mind Cleanliness

Monark is planted with a wide number of garbage chutes across the whole compound for the sake of a cleaner and a more environmentally friendly spaces which is at the core of our values. Whether a residential unit, commercial unit, or on the streets, spaces will always remain clean thanks to the convenience of garbage chutes installed within every building.





The Last and Biggest phase in Monark

Introducing the last and biggest phase in Monark Residence. The Spine where every detail comes full circle experience the epitome of luxury living where .elegance and innovation meet seamlessly





Become a Part of Monark *Residences*

Find Home Within the Community

Monark Residences is more than a residence – it's a lifestyle, it's a community, it's a place where you belong. Immerse yourself in a living experience that is as regal as it is comfortable, as private as it is connected, and as luxurious as it is homely. Experience the epitome of luxury living at Monark Residences, where you don't just live, you thrive.

For more information, visit us at our office in New Cairo, 5th settlement, Agora complex suite (E4-2-, E5-2-), or call our hotline at 19657. Explore more about Monark Residences at www.RoyalDev.Com.



Building A









Building B









Building C









Building D









Building E









Quattro









King's Townhouse









Royal Townhouse











Disclaimer

We want to ensure that you have all the information you need, so we've provided a comprehensive disclaimer to cover all aspects of our brochure.

- All illustrations, diagrams, drawings, 3D renderings, and grading methodologies are for illustrative purposes only.
- The images and illustrations shown in the brochure are intended to provide a general sense of the final product, and the actual design and specifications may vary from those depicted due to architectural needs.
- The final areas, dimensions, and locations are approximate and may vary from the plans shown and will be liaised accordingly in the legal contract.
- All calculations used in the brochure, including those related to pricing and sizing, are approximate and have been provided for general information purposes only.
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New Cairo, 5th settlement, Agora
complex suite (E4-2- , E5-2-)
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