



ROCK EDEN

— 6TH OF OCTOBER —

A watercolor illustration of a landscape. On the left, a tree trunk and part of its green foliage are visible. The background shows rolling hills or mountains in shades of light green and grey, with a soft, hazy atmosphere. The overall style is artistic and serene.

**WELCOME TO
ROCK EDEN**

Truly Eden



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 **Scotiabank** among others.



OUR CLIENTS



Mercedes-Benz



AVON



ROCK COMPOUNDS

Under the Rock umbrella, El Batal Group 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 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.

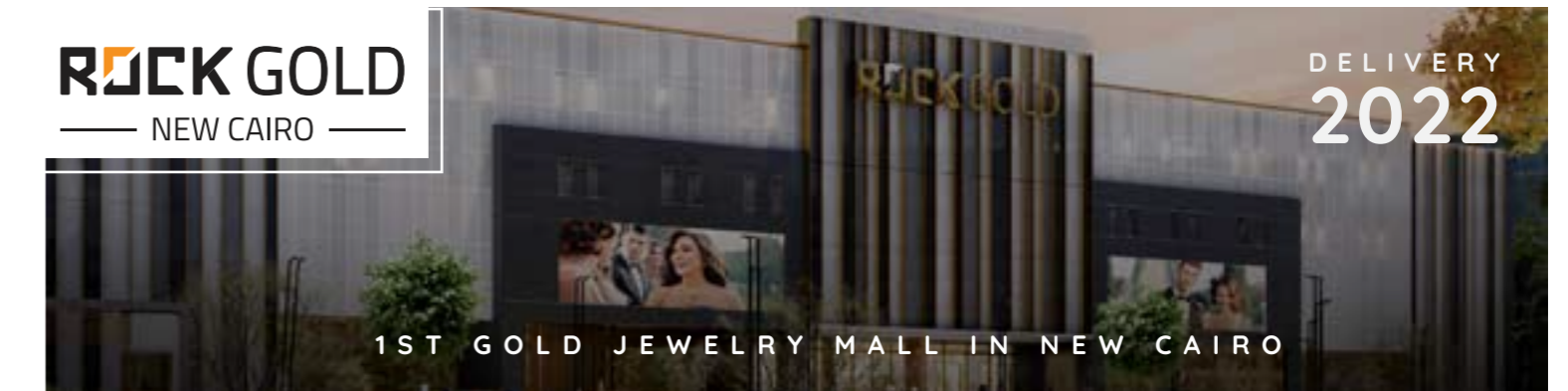


Rock Ville is a compound that embodies the charm found in **the Asian lifestyle**. The compound is located in the heart of Obour City, **5th District** and consists of over **101 villas built over 12 acres**.

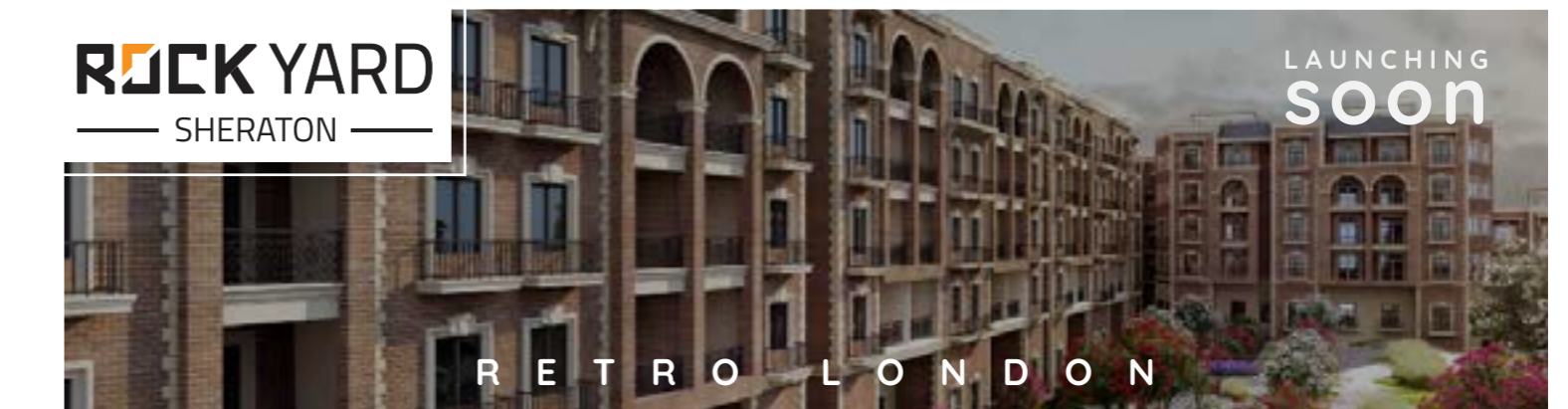
ROCK CAPITAL 1



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**.

ROCK EDEN

Located in the heart of the lively and attractive 6th of October City, 5 minutes away from the Ring Road and overlooking Ahmed Zewail Street, Rock Eden is a residential manifestation of beauty, comfort, and convenience.

You are just there in a few minutes from:

- Zewail City ----- **1 Min**
- Magdy Yacoub Hospital ----- **2 Mins**
- Wahat Road----- **3 Mins**
- Ring Road ----- **5 Mins**
- Mall of Egypt ----- **6 Mins**
- Egyptian Media Production City ----- **7 Mins**
- Monorail Station ----- **8 Mins**
- Touristic Capital ----- **10 Mins**
- The Grand Egyptian Museum ----- **12 Mins**
- Sphinx Airport ----- **15 Mins**



Eden
LOCATION

Project Overview

Over **34** acres, the compound delivers a top class homeownership service, combining substantial areas of greenery, along with, premium unit designs catering to the varying tastes and needs of our clients. Residential options at Rock Eden include townhouse villas and four types of apartments, with a total number of **859** apartments, as well as, **87** townhouse villas.

Conveying a sense of elegance and luxury, the areas of town villas range between **285-296** sqm including a private garden area and an attractive architectural design.

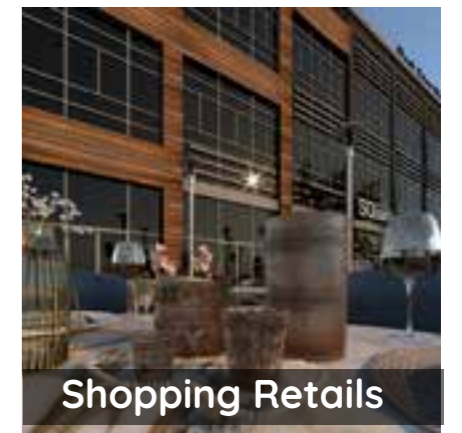
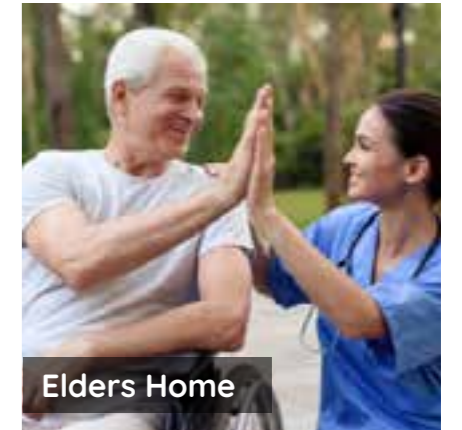
At Rock Eden, we promise variety through our multiple type apartments; meeting the needs of different homeowners and families.

With varying areas of **160-320** sqm and along a modern edgy style, you can choose between Rock Eden's penthouses, duplexes, ground with garden or typical apartments; all surrounded by vast and spacious areas of landscape; creating the perfect environment for home.

Truly Eden



Amenities



UNRIVALLED
LOCATION

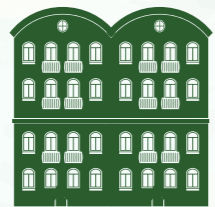
1 MIN
FROM ZEWAIL
CITY

137,593 m²
TOTAL AREA

23,452 m²
COMMERCIAL ZONE

24 / 7
SECURITY

28,927m²
LANDSCAPE
AREA



Duplex,
Penthouse,
Ground with
Garden, Typical

859
APARTMENTS

87 TOWN
HOUSE VILLAS

NURSERY

GYM
FITNESS
CLUB

Fact
SHEET



JOGGING
TRACK

BICYCLE
TRACKS



PRIVATE
PARKING



CLINICS



ELDERS HOME



Master P L A N

- Type (A)
- Type (B)
- Type (C)
- Type (D)
- Town Villa (VI)
- Town Villa (VII)
- Commercial Area Zone 1
- Commercial Area Zone 2
- Nursery
- Sport Yard
- Service Building
- Parking Lot



Floor

Plans



TYPE A

Ground Floor with Open Terrace

Areas start from 254-290 m²
Open Terrace Area from 40-78 m²



Area 290 m²

Typical Floors

Areas start from 206 - 276 m²



Area 276 m²

Penthouse

Areas start from 252-327 m²



Area: 206 M²



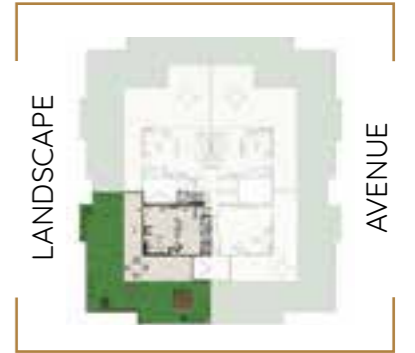
Penthouse

Built Area: 46-51 m²

Open Roof: 125 -175 m²



Area: 46 m²



TYPE B

Ground Floor with Open Terrace

Areas start from 187-220 m²
 Open Terrace Area from 42-85 m²



Area 220 m²

Typical Floors

Areas start from 165-198 m²



Area 198 m²

Floor
PLANS

Penthouse

Areas start from 195-240 m²



Area: 175 m²

Penthouse

Built Area: 30-42 m²

Open Roof: 100-120 m²



Area: 35 m²

TYPE C

Ground Floor with Open Terrace

Areas start from 171-202 m²
Open Terrace Area from 32-68 m²



Area 202 m²



Area 199 m²

Floor
PLANS

Typical Floors

Areas start from 160-190 m²



Area 160 m²



Area 190 m²

Penthouse

Areas start from 190-226 m²



Area: 190 m²

PENTHOUSE

Built Area : 30-36 M²

Open Roof : 90-110 M²



Area: 36 m²

TYPE D

Ground Floor with Open Terrace

Areas start from 185-256 m²



Total Area 185 m²

Typical Floors

Total Area 195 m²



Floor
PLANS

All renders and visual materials are for illustrative purpose only. Actual areas may vary from the started figures. All dimensions are measured to structural element.

Duplex

Areas 333m² (195 +138)



Area 195 m²

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Duplex

Area 333 m² (195 +138)

Open Roof 57m²



Area 138 m²

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Penthouse

Areas 234m² (195 +39)



Area 195 m²

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Penthouse

Area 234 m² (195 +39)

Open Roof 156m²



Area 39 m²

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A watercolor illustration of a landscape. On the left, a large tree trunk is visible. The background features rolling green hills under a pale, hazy sky. The overall style is soft and painterly.

Villas'

Plans

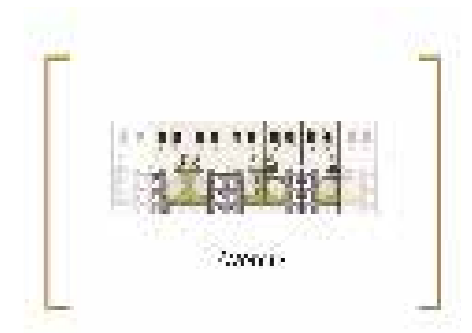


VILLA VI

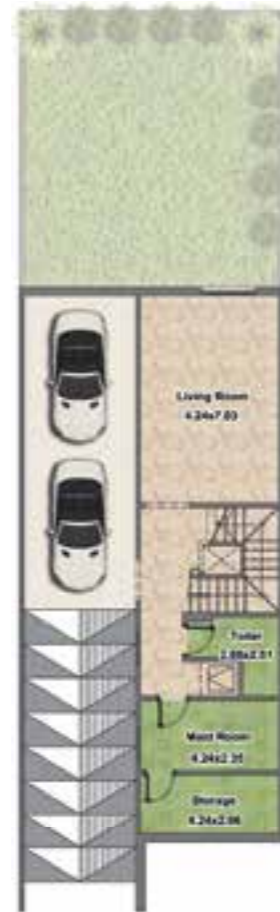
Villas' PLANS

	Area
Ground Floor	123 m ²
First Floor	138 m ²
Roof	35 m ²

Extra Area	Area
Extra Area	92 m ²
Roof Top	84 m ²
Basement	116 m ²



Basement Floor



Ground Floor



First Floor



Roof



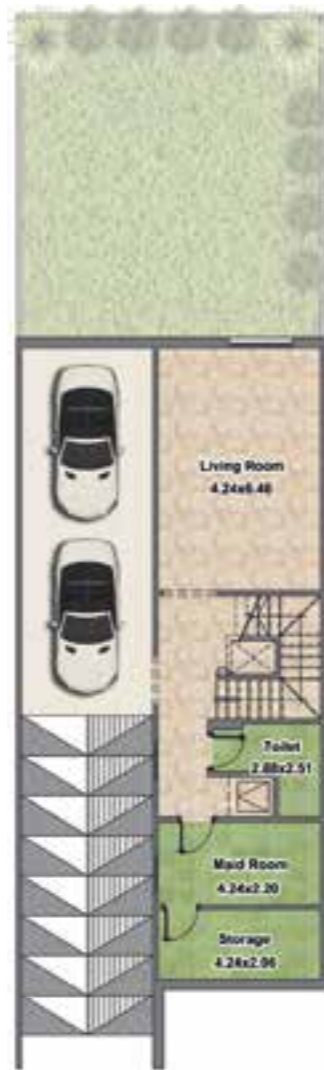
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VILLA VII

	Area	Extra Area	Area
Ground Floor	119 m ²	Roof Top	82 m ²
First Floor	133 m ²	Basement	112 m ²
Roof	33 m ²	Extra Area	88 m ²



Basement Floor



Ground Floor



First Floor



Roof



Villas
PLANS



ELBATAL
DEVELOPMENTS

 **19502**

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