



MONARK
RESIDENCES

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Branch out to belong

DEVELOPMENT IN
MOSTAKBAL CITY

An aerial photograph of a park featuring a vibrant green lawn and a dark, winding path. A man and a woman are sitting on a dark metal bench on the path, looking at something together. The background shows a body of water with a small island in the distance.

Welcome to Monark Residences.

A Place Rooted in Community.

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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.

Encapsulated within the tranquility of lush greenery, the hustle and bustle of city life meets the peaceful haven of nature at Monark Residences. Each aspect of this community is thoughtfully crafted to exceed your expectations, with high-end finishes, innovative designs, and an unwavering commitment to quality.

Monark isn't just a place to live... it's a place to thrive within a like-minded community, offering everything you need to create a lifestyle that's uniquely yours.

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Where It All Started.

Introducing Royal Developments

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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*

A premium inclusion as a resident of Monark, you will be near Capital Prime by exactly 10 mins traveling distance. As a resident your needs will be taken care of, you'll receive a medical insurance card and perks of discounted shopping and dining.

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- 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



MOSTKABAL CITY

SUEZ ROAD

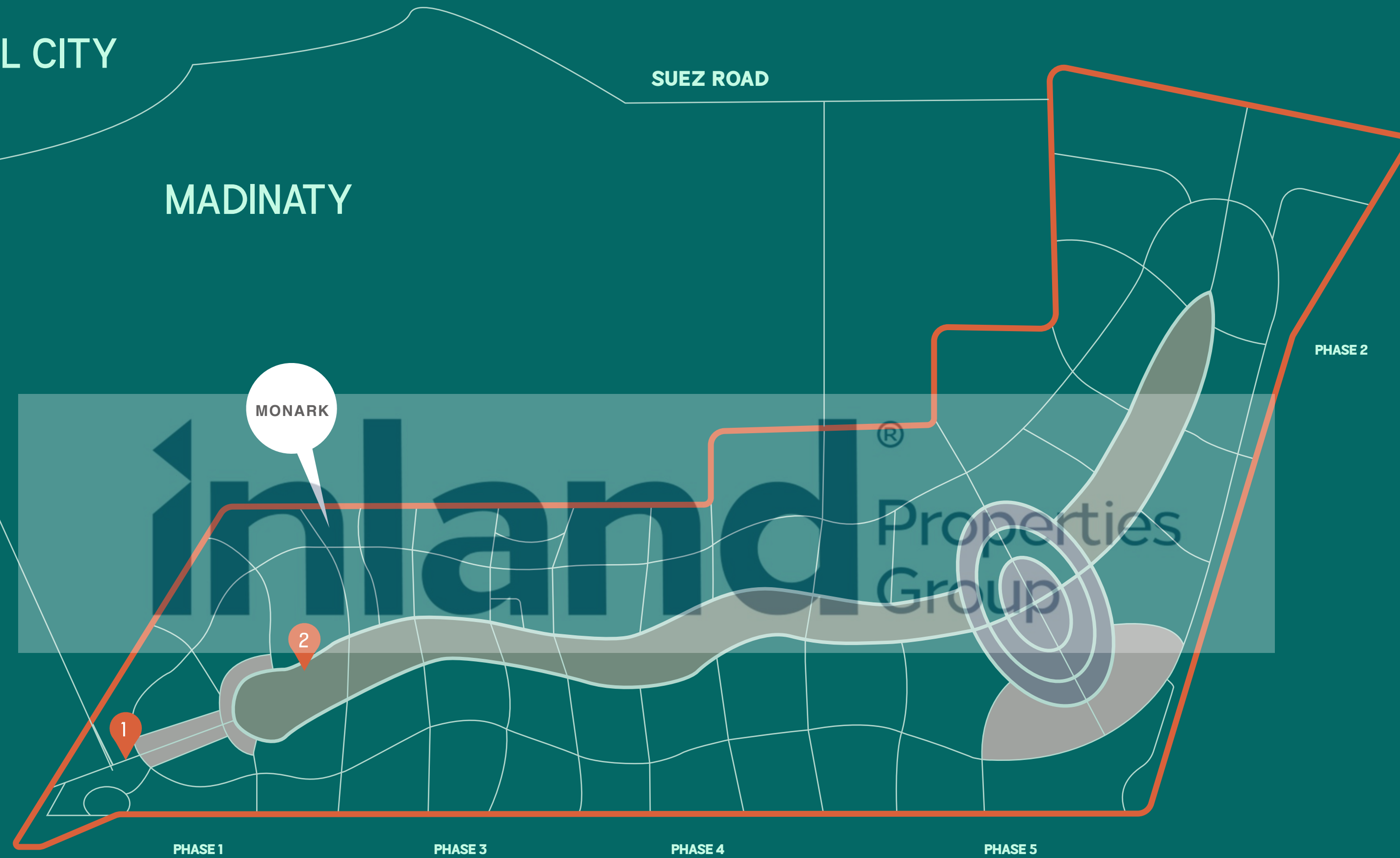
MADINATY

MONARK

PHASE 2

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Location Map



- 1. The Boulevard Mostakbal City
- 2. Mazar



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Master and Site Access Plan

- Main Entrance
- ➔ Side Entrance



The background features two curved, overlapping sections. The left section shows a cyclist in a red jacket and blue shorts riding on a cobblestone path. The right section shows a runner in a blue tank top and black shorts running on a red track. The overall design is modern and dynamic, with a focus on active lifestyles.

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

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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 tapestry of amenities for our community, designed to elevate your living experience and cater to your every need.

**Exquisite *Residences* Tailored
to Your Aspirations**

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Your Dream Home Awaits

Every residence at Monark is more than just a place to live – it's a meticulously crafted space designed to complement your lifestyle and cater to your every need. We understand that our residents have a unique sense of style, and we've designed each home to reflect this individuality.

Experience the Grandeur

From Panoramic Views to Built-in Wardrobes

Our residences offer unparalleled panoramic views that capture the captivating skyline and the serene landscapes that surround you. You'll wake up to the sight of lush greenery and fall asleep under the starlit sky, all from the comfort of your home. Each unit also comes with a built-in wardrobe, intelligently making use of your space, while adding a touch of convenient luxury.

Privacy Meets Elegance

Where Your Safety & Well-being Always Come First

With a deep understanding of our residents' needs for privacy, each residence is designed to provide an intimate living experience without compromising on opulence. All units and commercial sectors are planted with high state-of-the-art technology security systems, cameras, and digital lock systems so that you can rest easy and comfortably.

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Inland[®] Outdoor Cinema

A Place Where the Stars Align

We've redefined entertainment with our Outdoor Cinema. Here, you can relish a wide choice of movies right from the comfort of your car, all under the serene embrace of the starlit sky. Our Outdoor Cinema is the perfect place to unwind, bond with family and friends, and create memorable experiences, all against the backdrop of nature's tranquility.





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.

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. The House of Worship isn't just a place to pray - it's a place to connect, understand, and build a compassionate community.

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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.

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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.



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.

Swimming Pools

Every day is a Refreshing One

There's no need to travel long distances or go to clubs 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.



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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.

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Outdoor Kids Area

Fun for the Little Ones

Wondering how to lessen your kids' screen time and get them outside, enjoying 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.



Pet-friendly Zone

For Our Favorite Furry Friends

We did not forget about our four-legged friends - after all, they're a part of our family. Monark has a unique pet-friendly zone for all pet lovers. In addition to this, you will also have access to top-tier vets who will take care of and treat your pet with love and care.

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.

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Sports Areas

Reaching Your Full Potential

We offer a wide and diverse range of sports areas to cater to different interests and preferences. Residents can engage in their favorite sports and stay active while enjoying the convenience of having different facilities within their reach. Take your pick from our paddle courts, tennis courts, gymnasium, CrossFit areas, ping pong tables, and basketball and football courts, and enjoy a community that thrives on teamwork and sportsmanship.

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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 to cater to each and every one of our residents. The nursery provides a safe and nurturing environment for young children while their parents are at work or running errands, while the pharmacy offers convenient access to prescription medications and over-the-counter remedies for common ailments. Monark clinics provide medical care for both routine check-ups and urgent health concerns, ensuring that residents have easy access to quality healthcare services without having to travel far from home.



Special *Needs* Areas

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.

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.

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Facilities That Facilitate Every Aspect of Life
Created For Your Peace of Mind



Water Features

Because You Deserve Serenity Every Day

It has been proven time and again that being close to water not only makes us happier, calmer, and more emotionally healthy, but also subsequently more successful in life, relationships, and business. Living in a thoughtfully designed water-adjacent community also provides more social opportunities and recreational activities.

At Monark, rest assured that you will wake up to the sight of serene lakes and water spines, in addition to enjoying leisurely strolls with loved ones along these water features, at any time of the day.

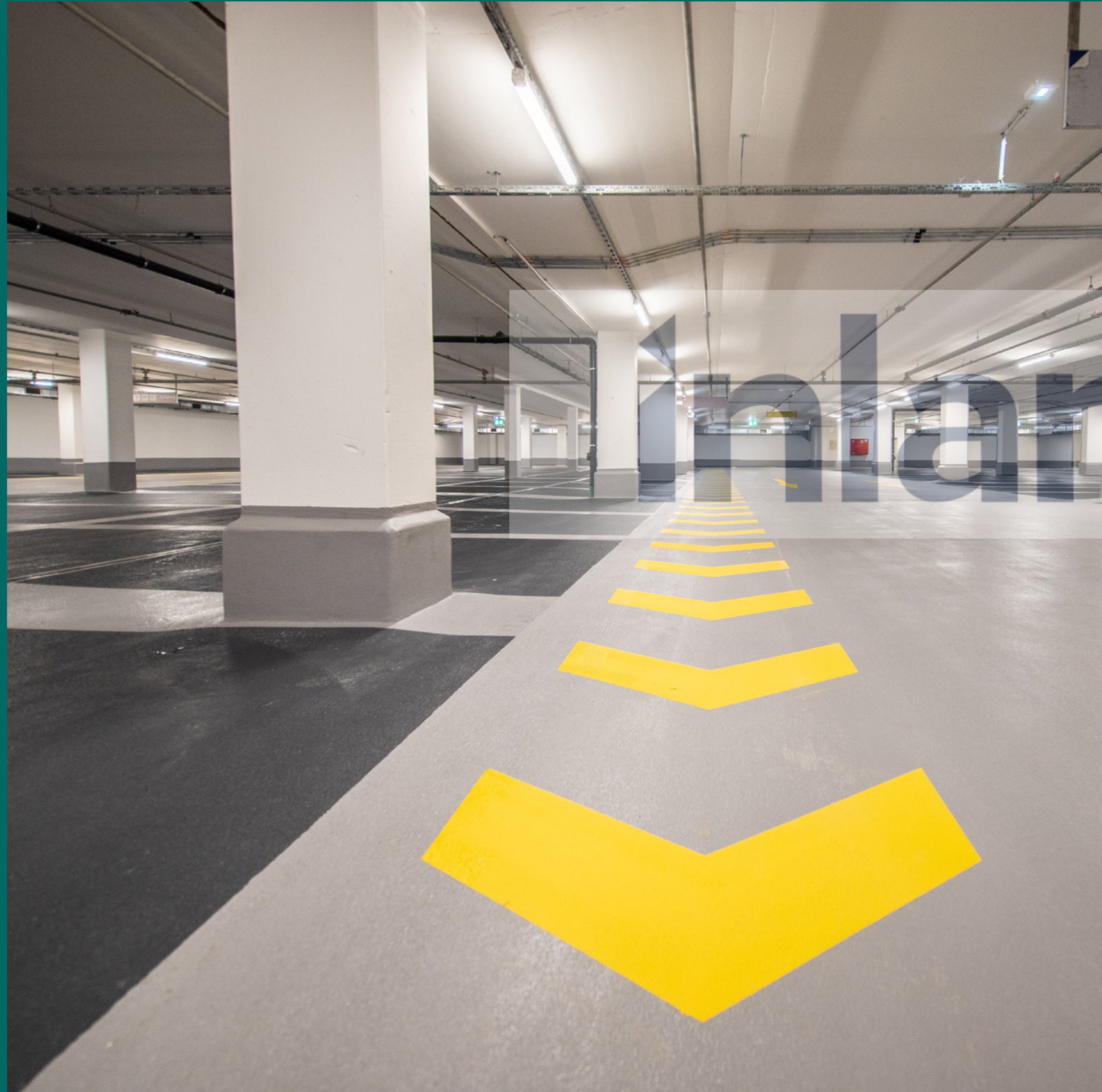
Garbage Chute

Top of Mind Cleanliness

For the sake of a cleaner, safer, and disease-free environment, Monark is planted with a wide number of garbage chutes across the whole compound. 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.

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Underground *Parking* & Electric Charging Services

Underground Parking & Electric Charging Services

Every residence at Monark is more than just a place to live – it's a meticulously crafted space designed to complement your lifestyle and cater to your every need. We understand that our residents have a unique sense of style, and we've designed each home to reflect this individuality

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 Mobile Application

Constantly Catering To Your Every Need Charging Services

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.



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.

MONARK RESIDENCES

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 (E-2-4, E-2-5), or call our hotline at 19657. Explore more about Monark Residences at www.RoyalDev.Com.





inland[®]
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Building A



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A01



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Building B



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Building C



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Quatro Type A



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Quatro Type B

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This is an architectural rendering of a modern, two-story residential or commercial building at dusk. The building features a mix of light-colored concrete or stone panels and dark, possibly black, accents. Large glass windows and doors are visible, some with interior lighting. The building is surrounded by lush greenery, including palm trees and manicured hedges. In the foreground, there is a paved area with a stone pattern. A large, semi-transparent watermark for 'Inland Properties Group' is overlaid across the center of the image. The sky is a deep blue, suggesting twilight.



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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.

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- 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.
- Royal Developments does not guarantee the accuracy of these calculations, and interested parties should consult with a qualified consultant for precise calculations.
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