



ELBATAL
DEVELOPMENTS



Residential & Commercial Projects

— SINCE 1978 —

A MAN'S AMBITION; A GROWING LEGACY

Once modest contractors started by Eng. Samir Doss, now quickly becoming one of the country's most dependable residential, commercial, and administrative real estate developers.

El Batal Developments, a growing family of born-and-raised Egyptian engineers and real estate developers with a passion for transforming plain earth into tangible constructions.

Throughout 40 years of operation, we've established a diverse portfolio of signature real estate developments, guided by years of collective engineering experience. Our projects spread throughout Egypt's most significant destinations, from the historic areas of Old Cairo, to massive residential, commercial and administrative ventures in its newest growing districts, and several exemplary commercial ventures in Canada.



SHERATON HELIOPOLIS

The Doss family has left a heavy mark on Heliopolis within its iconic Sheraton district; continuing its storied track record in the Heliopolis real estate residential scene, El Batal Developments expands its hold over the Sheraton Heliopolis area with commercial buildings and managed to attract a wealth of successful partners.

Among them are Mercedes-Benz, Commercial International Bank (CIB), The National Bank of Egypt (NBE), Spinneys, Merck, PIL, ACE, The Ministry of Foreign Trade, and Avon Cosmetics to name a few.

Biggest developer in Sheraton Heliopolis



ENGINEERING WITH PURPOSE

El Batal Developments has stretched its influence across the evolving new cities of Egypt. We own, finance, construct, and develop impressive real estate projects in Heliopolis, 6th of October, Obour, New Cairo, and now seizing a prime spot in the New Administrative Capital.

The secret to our success is simple: we're dedicated to real estate. Our expertise lies in finding the ideal land for impressive visions to materialize in the residential and commercial sectors. A solid foundation and the right location are our tools of the trade; no more is this better exemplified than in our Cultural Rock concept.

Heliopolis
6 October
Obour
New Cairo
New Capital



We Own, Finance, Construct, and Develop Our Projects

GOING ACROSS CONTINENTS

Led by engineers Adel and Emad Doss, El Batal Developments grew to new heights overseas in 2010, in Canada.

Entering an entirely new world of real estate, architectural code, regulations, and techniques was a challenge to the Doss brothers, to say the least. However, their progress soared, learning all the essential ins and outs of international code, licensing, and building procedures. This has allowed the company to establish six commercial ventures in Ontario - Canada, under its Canadian sister company, Doss Homes. Made to fit and go beyond the ideal Canadian requirements, Doss Homes eventually attracted the eyes of some core Canadian enterprises: Tim Hortons, CIBC Bank, Burger King, A&W, and Scotia Bank.

Only through learning the finer points of local and international code, licensing, and building procedures have we made a noteworthy mark on our combined land banks.

Egyptian Developer With Canadian Experience



THE ROCK DEFINED

We implemented the ROCK Concept; a name found in all of our projects, indicating not only that we develop on Rock-solid foundations, but also a reflection of our intent to meet the needs and standards of our clients whether at home, at work or anywhere in between. Our Rock Concept could be an innovative, cultural or architectural or a new idea we present to the market, our profile of the Rocks promises residential and commercial landmarks for our clients.

Our crowning commercial achievement, Rock Capital 1 - an iconic administrative landmark, takes El Batal Developments' signature craft and practice to the New Administrative Capital, demonstrating the company's world-class architectural and cultural innovation, as well as strict adherence to proper building codes across its ventures.



MEET THE BOARD



Eng. Adel Doss
Chairman

Pioneering the future of El Batal Developments, Eng. Adel Doss brings more than 28+ years of real estate development expertise to the company's continued progress. A Civil Engineering graduate of Ain Shams University class of 1994 with honors and first-class distinction, Eng. Adel Doss has also studied the Ontario Building Codes and was awarded a license and certifications in high rise building construction in Canada.

He has worked tirelessly to uphold father and founder Eng. Samir Doss's standard of real estate excellence in El Batal Developments. Eng. Adel's passion for engineering visionary new projects, and his knack for instilling the values of trust and confidence in his teams, have helped shape what El Batal Developments represents today.

"Today, when I look back on the path we covered, it gives me a profound sense of pride and confidence in our strong and diverse team. These individuals are capable of managing any challenge under the leadership of the Board of Directors."



Eng. Emad Doss
Chief Executive Officer

Our CEO and lead visionary, Eng. Emad Doss, perfectly personifies what El Batal Developments stands for: creativity, perseverance, integrity, and reliability. A Civil Engineering graduate of Ain Shams University class of 1996 with honors, Eng. Emad Doss has been fully immersing himself in the expansive world of real estate. His 25+ years of engineering experience have led him to become CEO of El Batal Developments, taking the company to new heights both locally and across continents to Canada with Doss Homes.

Under Eng. Emad Doss's continued leadership, El Batal Developments has become a powerful and dependable name in the world of Egyptian and Canadian real estate. This is supported by our signature Rock Concept, extending the company's view of a better life to all who appreciate prime real estate.

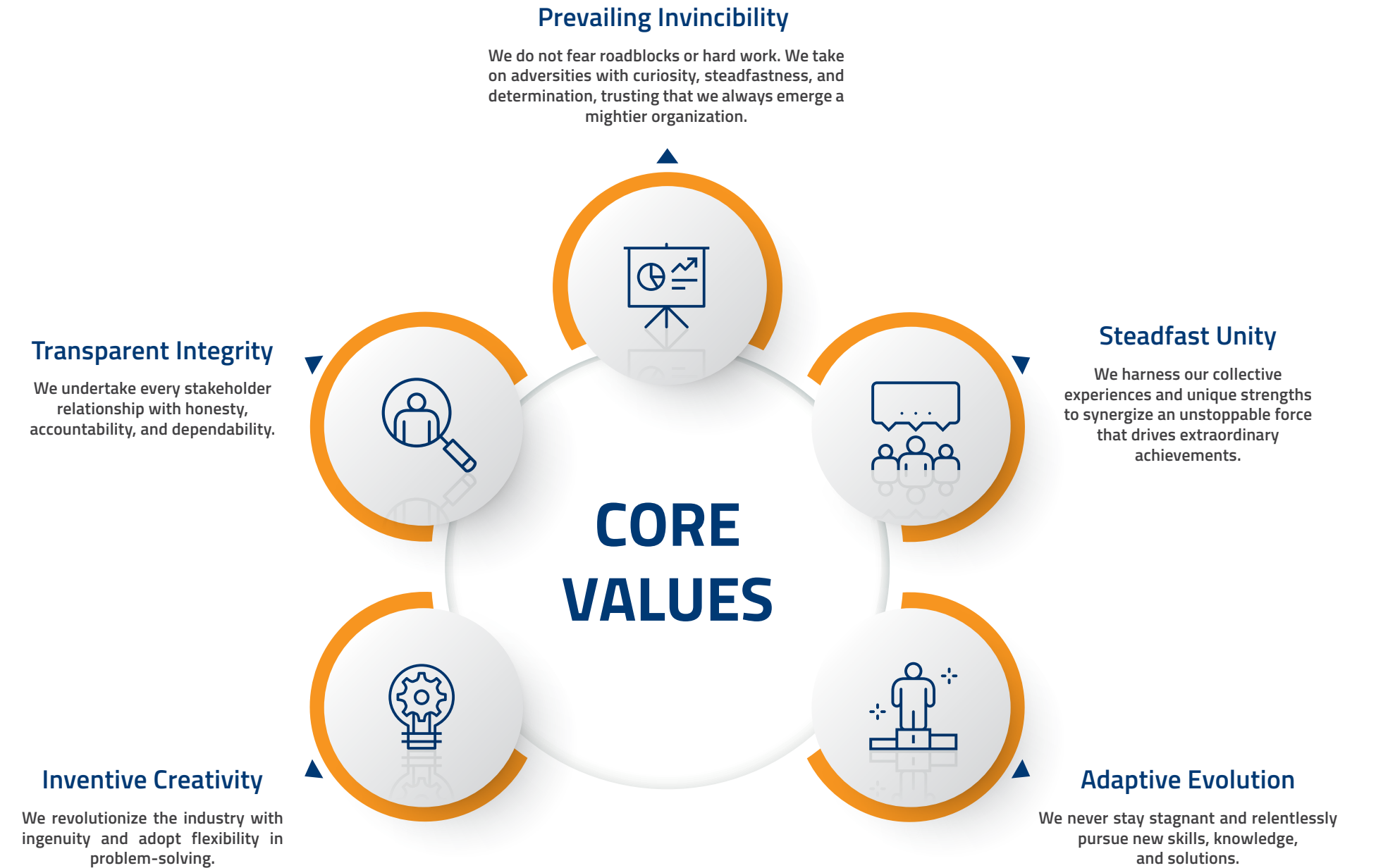
"For the future, we believe that El Batal Developments will continue to grow in strength and size and will continue to provide our clients with accessible, quality service. All while assured that they are fully supported throughout the purchasing process, as well as after, thanks to our team."

THE PATH AHEAD

El Batal Developments envisions a future where international and local standards become one as far as real estate is concerned. We aim to constantly evolve our idea of how a life can be best lived through our long heritage of real-estate expertise.

THE MISSION AT HEART

To construct extraordinarily hospitable residential and commercial real-estate properties that elevate wellbeing and enrich human experiences.





**EL BATAL DEVELOPMENTS
BY THE NUMBERS**

EL BATAL DEVELOPMENTS BY THE NUMBERS

El Batal Developments keeps making great strides in its real estate journey, allowing us to increase our geographical footprint, project portfolio, investment potential, and dedicated personnel.



of Experience



Investments



Capital



Landbank



Egypt and Canada



Units

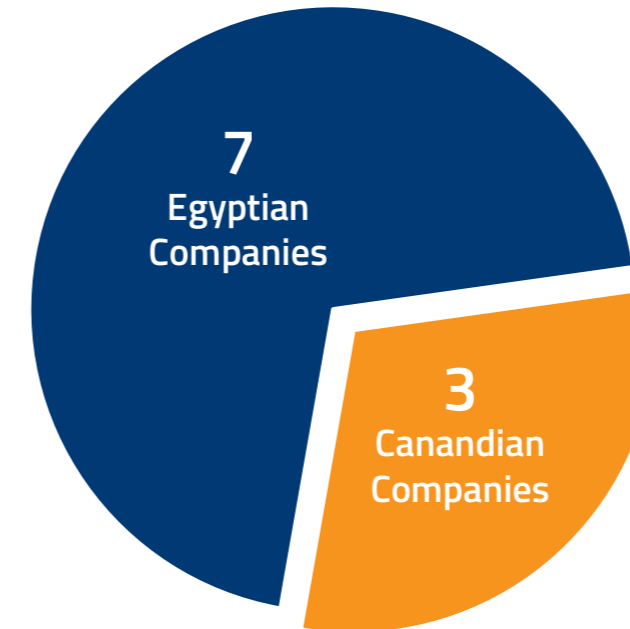


Units sold

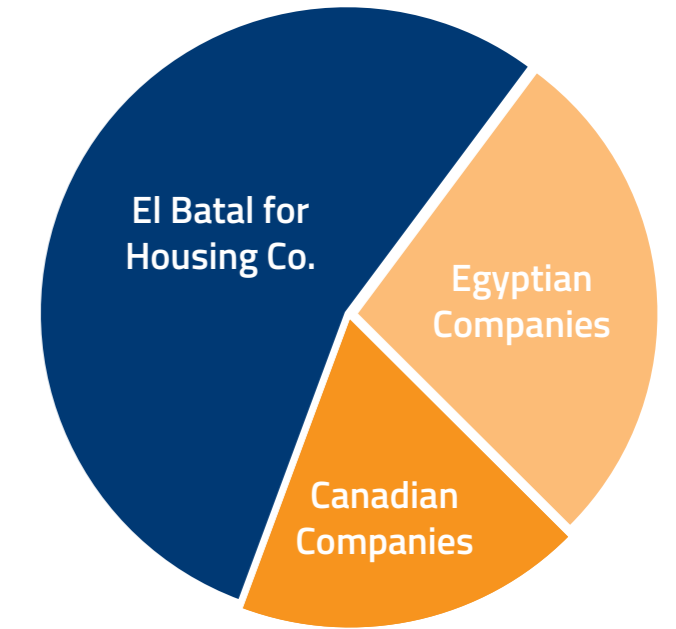


Guaranteed Future Sales

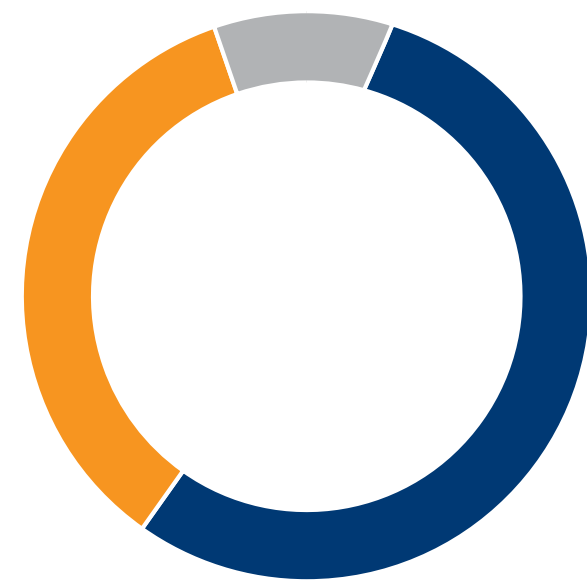
El Batal Developments Companies



Total Authorized Capital EGP 15 Billion

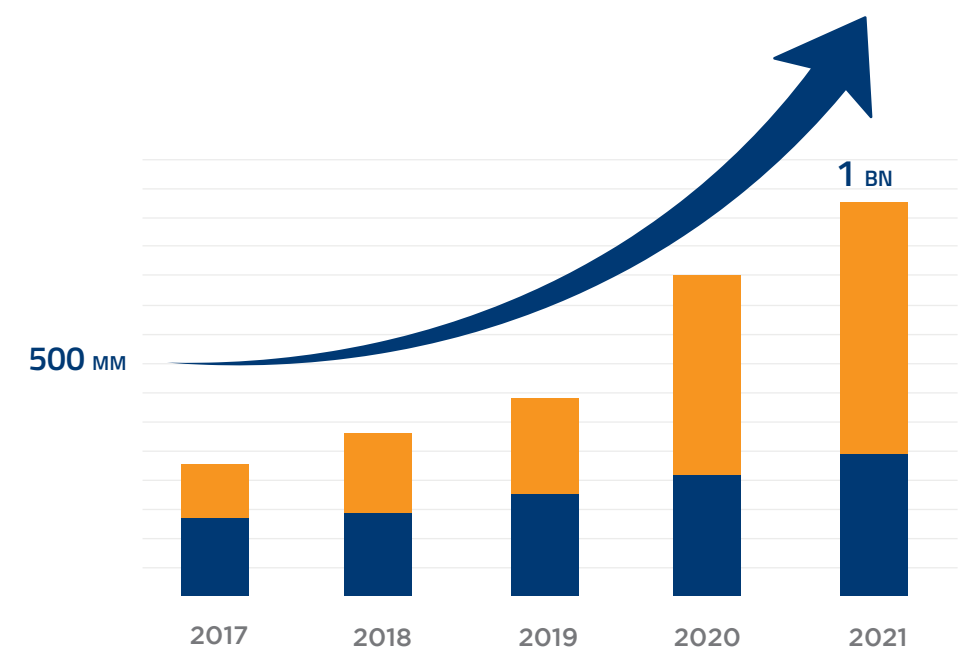


Geographical Diversity
Total 4,600 Units



■ West Cairo ■ East Cairo ■ New capital

Sales Volume



■ Units ■ Contracted Sales

**Our Achievements Keep on Rising;
We're Dedicated to Doing More**

REASONS TO INVEST

We operate with a few core principles in each endeavor, and these values have shaped the facts that make us a guaranteed choice for outstanding residential, commercial, and administrative real estate.



Credibility

Our Credibility has only grown throughout 40 years of operation with distinguished clientele.



Discipline

El Batal Developments' resolve has allowed it to achieve great and positive heights in terms of development, returns, and dependable delivery.



Diversity

El Batal Developments has seized every chance to transform its substantial landbank into a versatile selection of projects in prominent locations.



Continued Development

El Batal Developments represents 40 years of experience in the residential, commercial, and administrative real estate sectors throughout two generations, and with a third on the way. This allows the company to continuously refresh and refine its creative endeavors.



Investment Potential

El Batal Developments offers attractive investment opportunities with several types of residential, commercial, and administrative projects yielding high returns.

ROCK

RESIDENTIAL DEVELOPMENTS

ROCK EDEN

— 6 OCTOBER —

El Batal Developments' signature Rock concept is all about ideal living at the heart of the 6th of October City, with Rock Eden: a residential landmark that is everything today's discerning real estate seeker needs to thrive in peace and prosperity.

Rock Eden consists of 87 townhouses, 859 apartments, and a better lifestyle awaits you at Rock Eden, all ready for you to move in.

Rock Eden is 13,7593 m² of quality residential real estate, striking the perfect balance between civilization and nature. Premium unit designs are built to satisfy the variety of tastes and needs of every Rock Eden resident. Besides everything that elevates everyday life and beyond, Rock Eden offers the modern homeowner a signature architectural style, master plan, and lively surroundings.

Amenities

- Prime gym, fitness club
- A 650 meter jogging track
- Fully landscaped green zones
- A sports yard
- A nursery
- An elderly care home
- Assorted medical clinics
- CCTV & 7/24 security
- Swimming pools
- Parking



Real Photo from Site



Real Photo from Site



ROCK VERA

— NEW CAIRO —

Inspired by the timeless architecture and revitalizing energy of a lively Italian city, El Batal Developments brings Rock Vera to New Cairo: an Italian inspired residential masterpiece in the 5th Settlement, with 40,468 m² of lush living.

Rock Vera's key focus on vivid green landscapes entices residents to explore both their surroundings and their inner selves. Elegant water features and meandering walkways form the backdrop to 272 ready-to-move premium units, each sporting an invigorating view of the Rock Vera community, offering a more peaceful alternative to New Cairo's busy air.

Amenities

- Prime gym and spa access
- Fully equipped business center
- Home cinema systems
- An 800 meter jogging track
- Arts & crafts rooms
- Cozy Book Café
- Shopping and retail areas
- 7/24 CCTV and security
- Facility management
- Two 700 m² swimming pools



ROCK VILLE

— OBOUR CITY —

Inspired by the tranquility of the Far East, and designed for an equally peaceful lifestyle, El Batal Developments is proud to introduce Rock Ville: 50,000 m² of Asian-inspired living in the growing city of Obour, ready for you to move in.

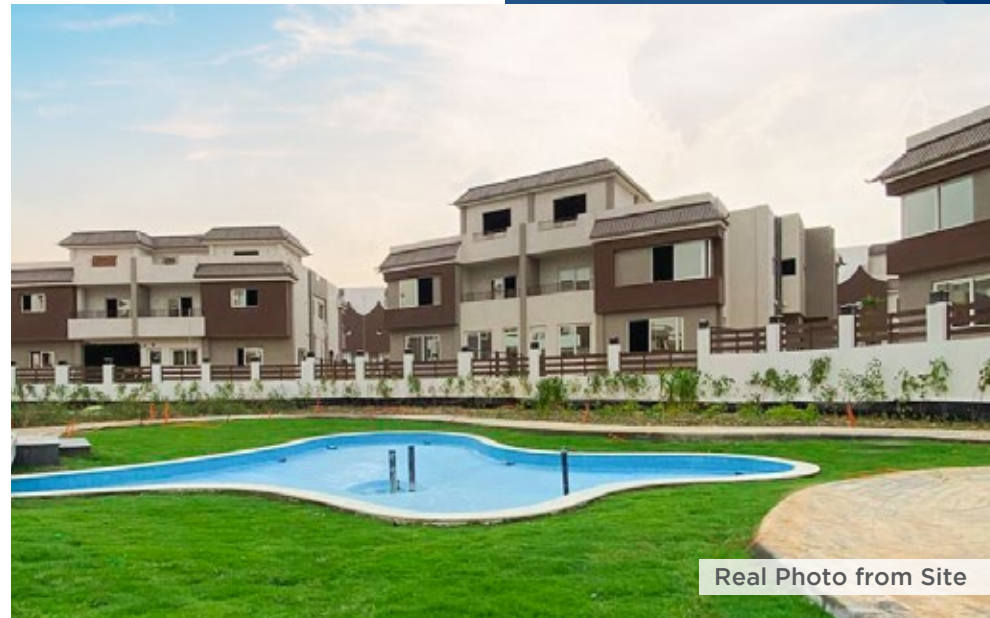
A peaceful all-villa community, Rock Ville offers tasteful, minimalist architectural designs with iconic Asian rooftops amid a lush green landscape. Comfort and convenience are a given at all times when venturing through Rock Ville, complete with revitalizing spas, crafting areas, and a relaxing atmosphere.

Rock Ville brings the Far Asian East to our own thriving East in Obour City's 5th District, moments away from key local amenities, services, and points of interest.

Amenities

Apart from its iconic and serene designs and surroundings, Rock Ville provides residents with an expansive list of lifestyle options.

- Rejuvenating spa
- Tranquil yoga area
- Peaceful children's play area
- Fitness club, and gym access
- 7/24 security and CCTV
- A dedicated commercial zone



ROCK YARD

— SHERATON —

Throughout more than 40 years of operation, El Batal Developments has left its mark over some of Cairo's most well-known areas, and it continues to evolve. Having already received the full focus of the Doss family, and becoming a prime commercial destination; Sheraton Heliopolis is now home to Rock Yard; an English themed retro London residential landmark.

Taking many cues from retro London architecture and civil planning, Rock Yard offers exceptional apartment living in one of Cairo's most uniquely peaceful and productive areas. Rock Yard easily connects to all the major and memorable areas and cities around Cairo, as well as to our extended residential Rock Concept projects.

Ideally situated in the vibrant and productive metropolis of Sheraton Heliopolis, Rock Yard enjoys ideal proximity to key locations around Cairo, in addition to being in close contact to a growing list of attractive destinations, shops, and venues.

Amenities

- Home cinema
- Working spaces
- Indoor sports facilities
- Peaceful book café
- Lush roof garden
- Barbecue area



ROCK

COMMERCIAL DEVELOPMENTS

ROCK CAPITAL 1

The Pinnacle of Rock Business

Throughout our years of experience, and with each step we've taken, both locally and abroad, our engineers and visionaries have never stopped aspiring for more. El Batal Developments has come a long way since its promising origins, and no more are its architectural talents on display than in Rock Capital 1: the biggest administrative building in the Governmental district in the New Administrative Capital; Egypt's city of tomorrow.

El Batal Developments recognizes the immense potential lying in the New Administrative Capital's 700 km² of unmatched earth. Rock Capital 1 represents the company's 40 year track record in advanced Egyptian real estate, having invested EGP 3 billion in the administrative powerhouse.

Amenities & Facilities:

- 100,000 m² Built Up Area
- 11 meter triple-height ceilings
- Sixteen high-speed elevators
- Five expansive open-air atriums
- Overlooking the presidential palace
- Up to 9,000 m² of premium office spaces per floor
- Fine dining, cozy cafes, and peaceful chat corners
- Lavish main entrance
- Meeting Rooms
- Indoor & outdoor lounges



ROCK GOLD

NEW CAIRO

1st Gold Jewelry Mall in New Cairo

Rock Gold is introducing a new concept of shopping malls in Egypt; a mall that gathers all the gold and jewelry shops and brands together in one centralized mall for the first time in Egypt.

Designed with the customer in mind, Rock Gold offers a unique Gold shopping experience accompanied by related services to make the customer journey even more remarkable.

The project has been designed with a taste for luxury combined with elegance and convenience in mind, with an idealistic business environment for our customers and your customers through our thoughtful spaces, facilities and services that are needed to provide an outstanding experience for you and your clients.

Amenities & Facilities:

- Bank Security Measures 7/24
- Fire Fighting & Fire Alarms
- Parking Slots
- Operation & Maintenance
- Landscape & Water Features
- Disability-Friendly Building
- Central AC
- Elevators & Escalators
- ATM Machines
- Seating Areas
- Electricity Generators



ROCK EDEN PLAZA

6 OCTOBER

El Batal Developments' excellent track record in the commercial sector shines thoroughly with Rock Eden Plaza: the first walk-through plaza in October Gardens. Rock Eden Plaza serves upwards of 500,000 surrounding October City citizens across many residential compounds, offering truly elite shopping, entertainment, dining, medical, admin and assorted services. Following in Rock Eden's architectural footsteps, Rock Eden Plaza is designed to cater to the ever-growing needs of the surrounding community. With various unit types and layouts for diverse brands and businesses to thrive and serve the growing 6th of October area.

Situated at the beating heart of the iconic October Gardens in 6th of October City, Rock Eden Plaza enjoys prime access from all major roads, as well as being a short trip away from the best that October City has to offer.

Amenities & Facilities:

- Property & Facility Management
- Round-the-clock maintenance
- 7/24 CCTV and security
- Large underground parking area
- Multi-purpose Commercial units
- Anchor
- Stand-alone with Drive-thru
- Medical stand-alone building
- Double-height units
- Open areas



ROCK VERA PLAZA

NEW CAIRO

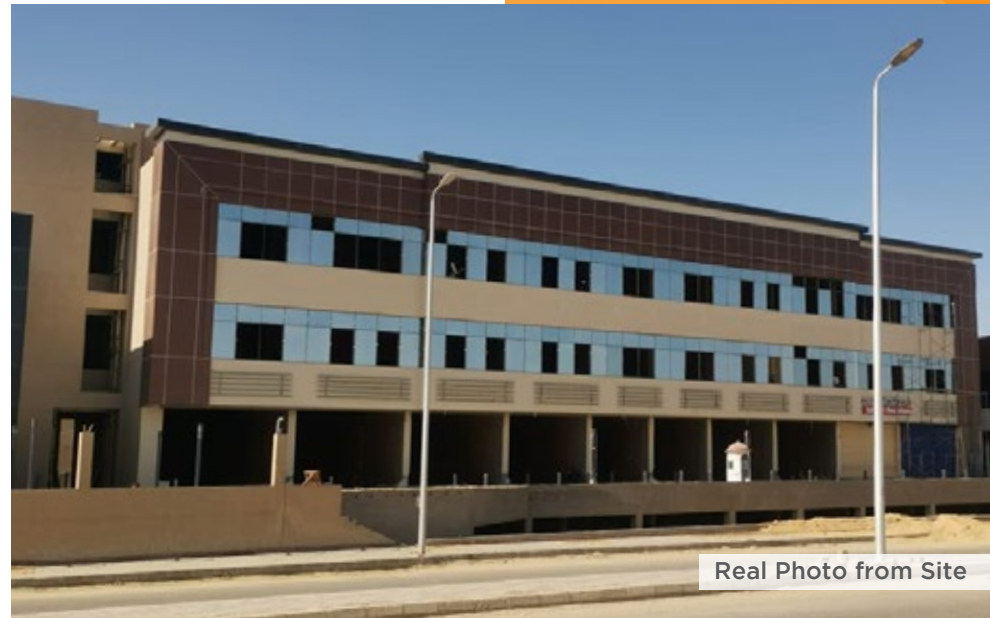
Rock Vera's accompanying plaza offers surrounding residents and visitors a prime commercial experience with El Batal Developments signature touch. Rock Vera Plaza is a prominent multi-purpose administrative, commercial, medical, and retail destination.

Ideally located in close proximity to New Cairo's key landmarks, and offering its own assortment of quality services, Rock Vera Plaza is moments away from everywhere that matters.

Amenities & Facilities:

Rock Vera Plaza offers residents, visitors, and tenants key perks and benefits for a smooth commercial experience, among its many commercial offerings, Rock Vera Plaza provides the following services and facilities:

- Property & Facility Management
- Round-the-clock maintenance
- 7/24 CCTV and security
- Multi-purpose Commercial units
- Stand-alone buildings
- Admin & office spaces
- Open areas & landscape
- Underground parking area



ROCK VILLE PLAZA

— OBOUR CITY —

Catering to Obour City and its growing 5th District, Rock Ville Plaza offers an expansive commercial experience, maintaining El Batal Developments' proud track record. Delivering a range of areas for administrative, commercial, medical, and retail purposes, Rock Ville Plaza offers an assortment of facilities, units, and amenities for a signature Rock commercial experience.

Rock Ville Plaza occupies a truly central location in the 5th District in Obour City, offering a range of services to the surrounding areas.

Amenities & Facilities:

Rock Ville Plaza offers a host of benefits to anyone looking to start their clinic, office, or shop.

- Facility management
- Elevators
- Dedicated storage areas





**EL BATAL DEVELOPMENTS
ON-GOING PASSION FOR REAL ESTATE
FUELS CURRENT AND FUTURE PROJECTS**

CONTACT US

El Batal Developments

HQ: 59 El-Moltaka El-Araby,
Sheraton Heliopolis, Cairo, Egypt

Tel: (+2) 02 206 44 444

Hotline: 19502

www.elbatal-egypt.com

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