

ARMONIA  
NEW CAPITAL

# DISCOVER YOUR SPACE





## A WORD FROM **THE Chairman**

Submerging 30 years of entrepreneurship in various businesses; tourism, hotel management, retail, and lastly Real Estate development.

The journey started in 2006 with a vision to conquer the market to present an unmatched living experience, making TLD a tycoon in the real estate business with projects in the most high-profile areas in Egypt.

By holding a diverse portfolio in different industries, we were able to crack the code of what the customers are looking for. From this moment on, TLD's passion was born, offering a better quality of life and a better sense of investment to any kind of customer, and for any kind of project.

**Chairman**  
**Ahmed El Tayebi**



**COMMITTED  
TO YOU**



**IT'S  
WHO  
WE  
ARE,  
IT'S  
WHAT  
WE  
DO.**

# A STORY WORTH TELLING

TLD is building a legacy from the ground up to cater to each client's perspective, needs, and life aspirations. A stellar Real Estate company that feeds on decades of entrepreneurial experiences in diverse industries, such as hospitality, tourism, retail, franchising, and real estate, which allow us to creatively execute challenging projects with optimum quality.

Inaugurated in 2006, TLD is taking remarkable measures to grow communities and maintain a high-quality development with its lucid sense of familiarity with Egypt's top-tier locations and infrastructure, it can successfully detect the sustainability and stardom of any project.





# THE CENTER OF PROSPERITY



**TOTAL AREA**  
170,000 acres



**RESIDENTIAL DISTRICTS**  
20



**MAJOR ROADS OF**  
650KM



**SCHOOLS & UNIVERSITIES**  
2,000



**CITY OF THE ART & CULTURE**



**AN ELECTRIC TRAIN**



**SOLAR ENERGY**



**SMART INFORMATION NETWORK**



**INTERNATIONAL AIRPORT**



**MOSQUES & CHURCHES**  
1,250



**SPORTS CITY**



**BANKS**  
20



**KNOWLEDGE CITY**



**MEDICAL CITY**  
600



**GOVERNMENT DISTRICT**



**SMART VILLAGE**



# ABOUT ARMONIA

## IF ALL MOVES IN HARMONY, IT WILL BE LIKE SPRING EVERYDAY.

In the light of harmony, Armonia is born to bring about a futuristic concept of an everlasting peaceful sensation. An untroubled, quiet life is a dream to many people. The project is built on the notion of changing the stereotypical city life into a calmer, safer one; hence, introducing the one and only Armonia, TLD's latest project in the New Capital.

Decorated with white stones, Armonia radiates positivity, nourishment, and mindfulness. The compound is adorned with greeneries, lavish landscapes, crystal lagoons, and swimming pools, together igniting light and color into your homes, sparking a zest for life.

Armonia is the one and only project that offers the very first standalone buildings in the New Capital, as well as luxurious apartments, set beautifully in different axes to provide the necessary privacy that Armonia believes everyone is entitled to have.

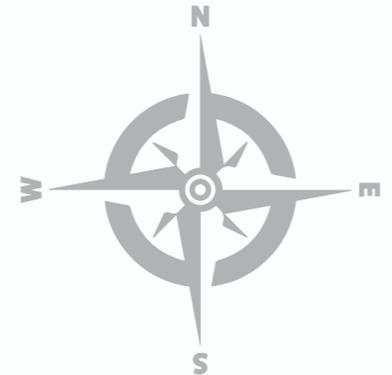
With plenty of amenities created for a bountiful living experience, Armonia has placed a number of facilities to satisfy your everyday needs, as well as an integrated commercial area that includes restaurants, business offices, medical clinics, shops and so forth. It also encompasses a kids zone where all the entertainment elements take place, such as an adventure park, climbing walls, and tree houses, creating a dreamlike childhood experience for your kids.

The project is based in R7, a strategic, prime location in the New Capital, built on an area of 42 acres. It brings about a wonderful park-like, secluded life for those who aim to dwell in comfort, peace, and a zen state of mind.

Located in a pivotal destination in the New Capital, Armonia is placed 800 meters away from the Diplomatic District, 5.3km away the Medical City, 2.1km from the Green River, 10km from the Airport, and 8.8km away from the Academic City.

We carry a huge responsibility of delivering the optimum quality of living with extraordinary services, which are originally designed to fit our clients' expectations.

# A LOCATION LIKE NO OTHER



Diplomatic District  
0.8 KM



Government Center  
4.1 KM



Conference Center  
4.8 KM



Medical City  
5.3 KM



Investment Zone  
5.5 KM



Opera  
1.6 KM



Academic City  
8.8 KM



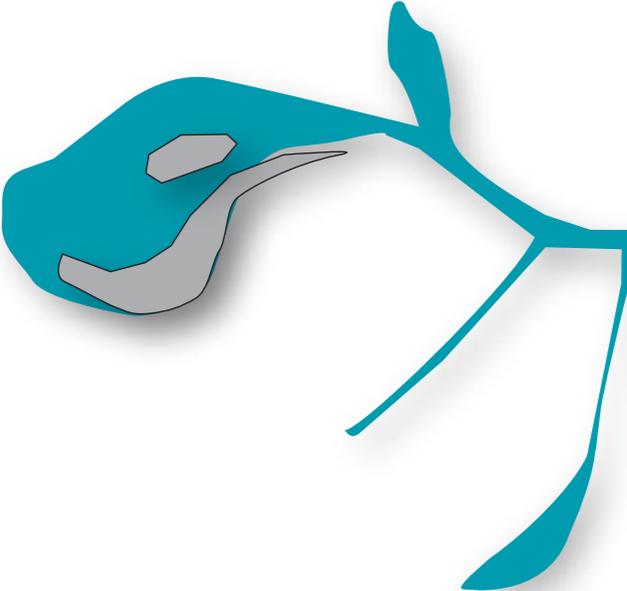
Al Fattah Al Alim Mousque  
3.2 KM



New Capital Cathedral  
2.5 KM



Airport  
10 KM

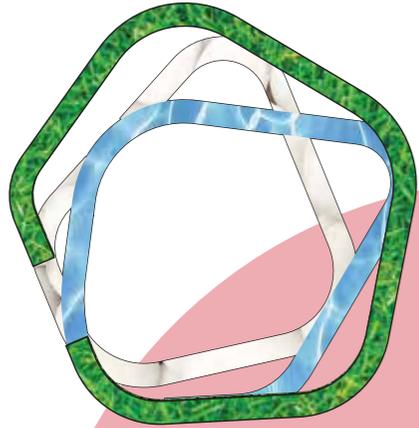


## MASTER PLAN

Spread over 42 acres, Armonia has only 20% built-up area and the remaining 80% is dedicated to the park. Armonia offers a wide variety of living spaces ranging from 1-bedroom apartment to 4-bedroom known as Celio Villas. Living spaces range from 87 sqm to 347 sqm to serve all customers needs.







## Armonia Theory

Specifically designed for those who cherish harmony and serenity, those who long to leave the bustling city life, and settle somewhere where nature and modernity come hand in hand. We give you Armonia, TLD - The Land Developers' latest project in the New Capital, inspiring harmony with nature. Get to live the life you always dreamed of having, surrounded by greenery all around, living in your very own park.

Discover your space nestled in the midst of lush landscapes, coupled with blue waters all around, as we introduce to you the first stand alone buildings in the New Capital, overlooking endless greenery and abundant crystal waters of our eleven compound swimming pools, creating the perfect harmonious balance for your eyes. Armonia, is where your peace of mind comes first, as we built every inch of our compound to better suit your needs, offering you luxurious apartments in our standalone buildings where privacy is paramount as every building is placed in a separate axis to provide peace and quietness.



# THE CLUBHOUSE

Our clubhouse is the perfect place for your daily escapades, and times of relaxation that you long for. We got you a luxurious state of the art spa to offer relaxing treatments to complement the care-free life we aspire to offer you at Armonia. As we promise to make life easier for you, we have even gathered everything that you look for and more in our clubhouse, as we have a pharmacy and supermarket, to have everything you might need within easy reach.

Whether you want to catch up with some friends and socialize over a cup of coffee, or simply crave some quality relaxation, our clubhouse has it all! This is your own private hub for socialization, to host your daily gatherings with family and friends. Grab a delicious lunch or have coffee with friends in our pool cafés deck, or even go for a refreshing swim and hit the gym, while you leave the kids at our day care center, or our fun-filled game room.



# THE ART OF LIVING

Armonia features unmatched Amenities categorized according to the different age brackets of Armonia residents, you experience the true harmony strolling around the park and passing by the activities engineered within. A walk in the park will revive your spirit giving Armonia the ultimate experience.



pedestrian Lane  
to Armoia Walk  
SWIMMING POOL  
BBQ AREA  
EVENTS AREA  
KIDS AREA

SWIMMING POOL  
BBQ AREA  
SWIMMING POOL  
SWIMMING POOL  
KIDS AREA  
JOGGING TRACK  
SWIMMING POOL



SWIMMING POOL  
OUTDOOR GYM  
SWIMMING POOL  
CLUB HOUSE  
SWIMMING POOL  
SWIMMING POOL  
JOGGING TRACK  
SWIMMING POOL





# FRIENDLY ENVIRONMENT



A wide-angle photograph of a modern residential development. The scene is dominated by lush greenery, including palm trees and large, vibrant pink flowering trees. In the foreground, a paved walkway leads to a courtyard where two people are sitting on wooden benches. In the background, a playground with colorful equipment is visible. The buildings are modern, multi-story structures with balconies and large windows, set against a bright blue sky with scattered white clouds.

**INVITING  
GREENERY**

# THE PROTOTYPES



### 3 Bedrooms Garden Apartment

From 278 m2 To 303 m2



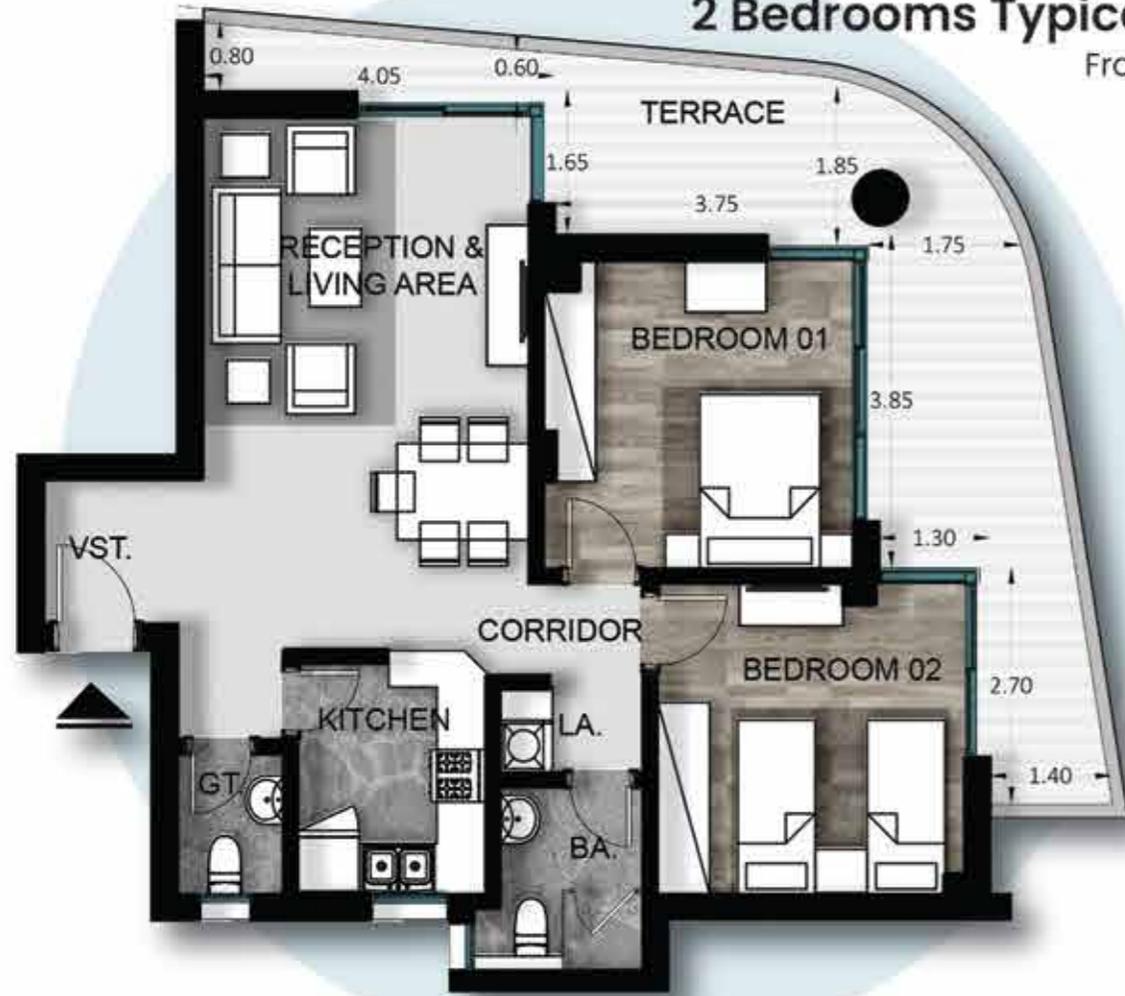
### 1 Bedroom Typical Apartment

From 71 m2 To 75 m2



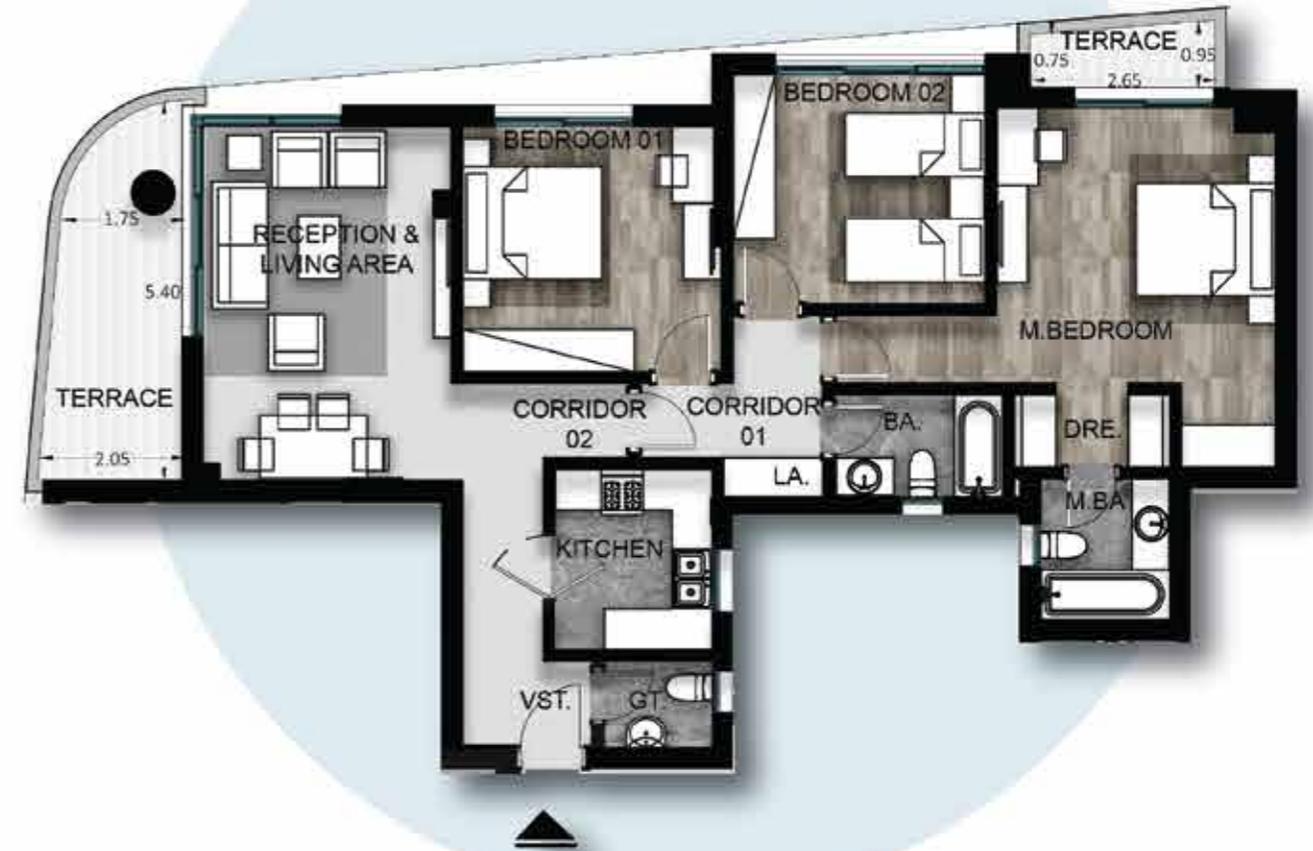
## 2 Bedrooms Typical Apartment

From 107 m<sup>2</sup> To 130 m<sup>2</sup>



## 3 Bedrooms Typical Apartment (Type A)

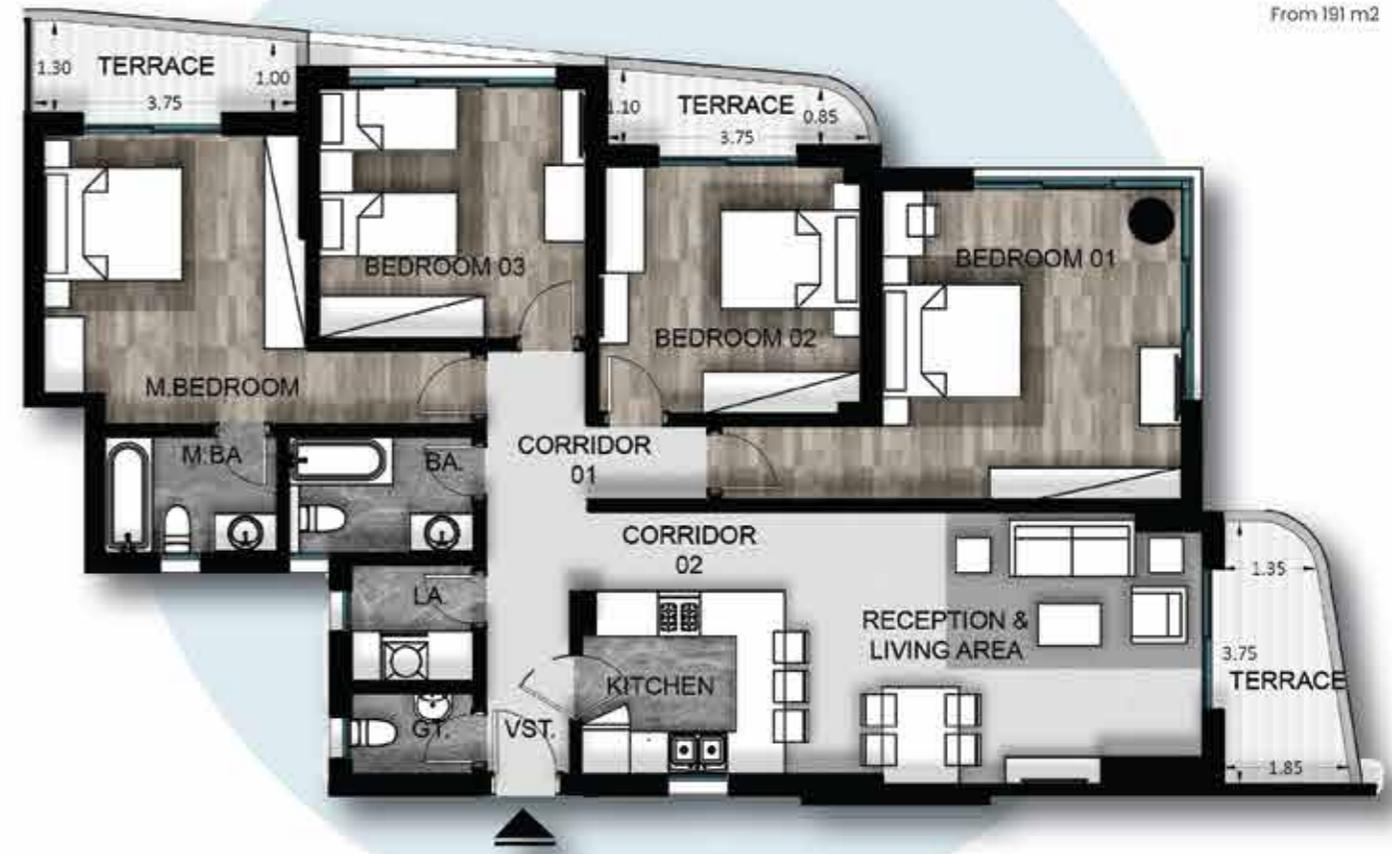
From 139 m<sup>2</sup> To 172 m<sup>2</sup>



### 3 Bedrooms Typical Apartment (Type B) From 171 m2 To 200 m2



### 4 Bedrooms Typical Apartment From 191 m2



### Cielo Villa 6TH floor

From 330 m2 to 343 m2



### Cielo Villa 7TH Floor

From 330 m2 to 343 m2



## DISCLAIMERS

1. The master plan is an artist impression, actual product may vary.
2. All materials and drawings are approximate, information is subject to change without notice.
3. Activity masterplan is for illustration purpose only, activities locations and type may change without prior notice.
4. The Developer reserves the right to make revisions and changes accordingly.



Building S1 - B - Third Administrative Floor,  
Down Town Mall, 90 st. - Katameya, New Cairo, Egypt.

tld-eg.com

**16170**