

The background of the image is a marbled pattern in shades of blue and white, resembling stone or liquid swirls. The colors range from deep, dark blues to lighter, almost white tones, creating a complex, organic texture.

**ROCK** VERA  
— NEW CAIRO —



Welcome To Rock Vera

ABOUT THE DEVELOPER



## SINCE 1978

Throughout 40 years of experience, we've established a diverse portfolio of signature real estate developments.

## 5 DESTINATIONS

El Batal Developments has stretched its influence across the evolving new cities of Egypt. We own, finance, construct, and develop real estate projects in Heliopolis, 6<sup>th</sup> of October, New Cairo, Obour, and the New Administrative Capital.

# Egyptian Developer With Canadian Experience

## 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.

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.

Doss Homes eventually attracted the eyes of some core Canadian enterprises: Tim Hortons, CIBC Bank, Burger King, A&W, and Scotia Bank.

# ROCK VERA

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 m<sup>2</sup> 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.

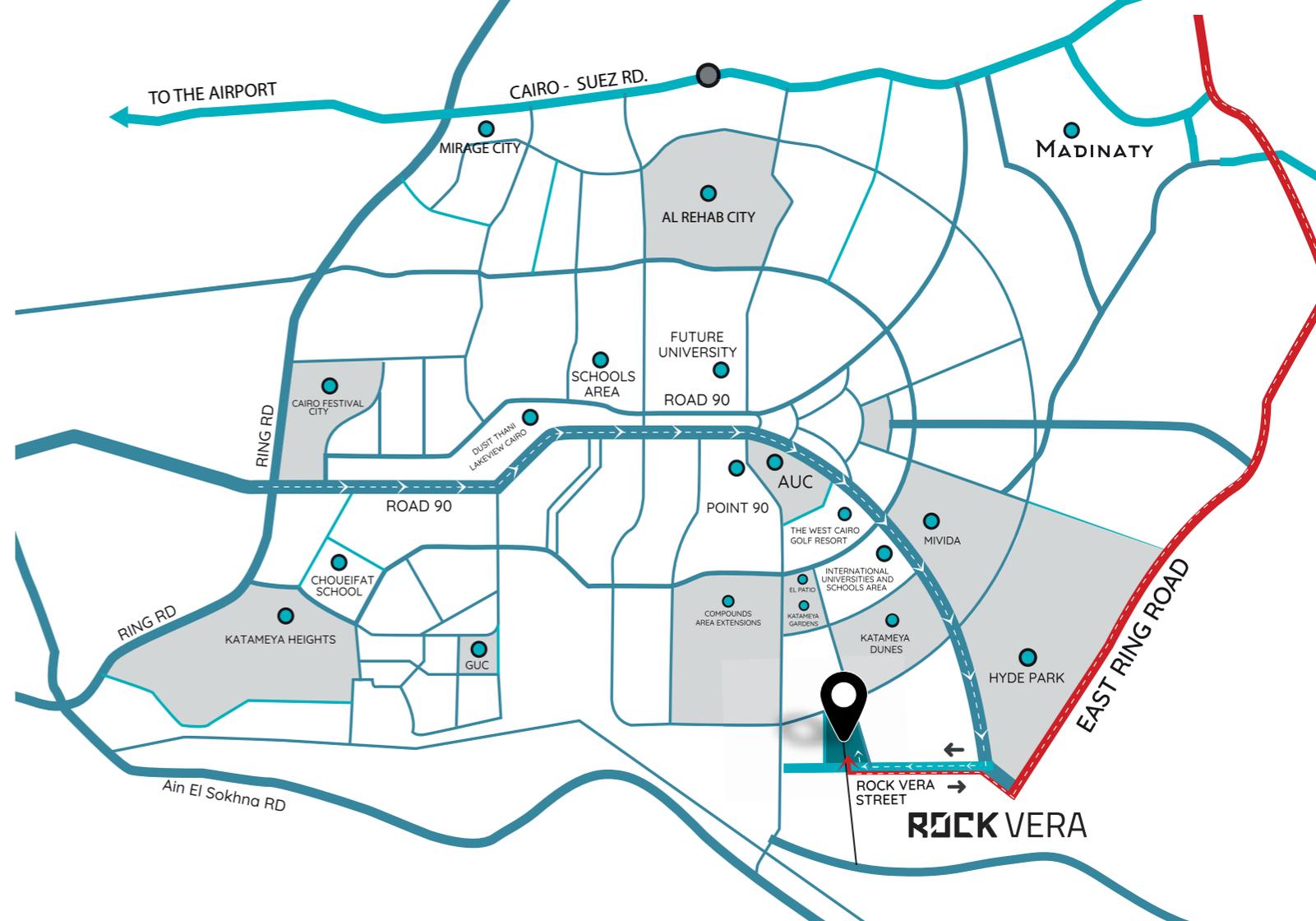


## Never Feel Far Away

Rock Vera sits on 40,468 m<sup>2</sup> of prime New Cairo real estate, moments away from the evolving city's strategic roads, lifestyle venues, and professional points of interest.

Minutes Away from:

- AUC ..... 10 minutes
- Point 90 Mall ..... 12 minutes
- the New Monorail Station ..... 12 minutes
- the GUC ..... 13 minutes
- FUE ..... 14 minutes
- Concord Plaza ..... 14 minutes
- 90 Street ..... 15 minutes
- Cairo Festival City ..... 26 minutes





## MASTER PLAN

Rock Vera's Italian -inspired grace and design is an excellent example of El Batal Developments' proud track record of architectural and civil innovation, all with peace of mind at its core.

- |       |                   |
|-------|-------------------|
| ● A   | ● C               |
| ● B'1 | ● C'              |
| ● B'2 | ● D               |
| ● B1  | ● E               |
| ● B2  | ● Commercial Area |



## ROCK VERA IN NUMBERS

- . Total area of **45,000 m<sup>2</sup>**
- . Landscape area of **12,600 m<sup>2</sup>**
- . Commercial area of **5,500 m<sup>2</sup>**
- . **272** ready-to-move premium apartments
- . Apartment areas ranging from **153 m<sup>2</sup>** to **285 m<sup>2</sup>**

Real Images  
November 2022







## AN OUTSTANDING LIST OF AMENITIES

Rock Vera's green and bountiful surroundings accentuate its core amenities and facilities for its growing community. You'll always find something to make the most of each day.



Gym



CCTV Camera



Facility Management



Security



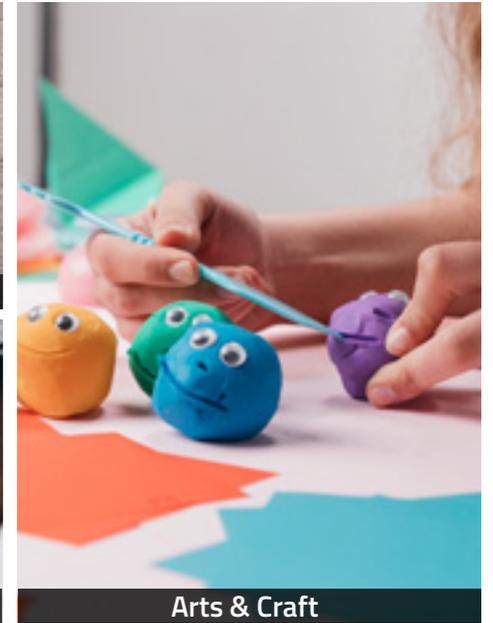
Home Cinema



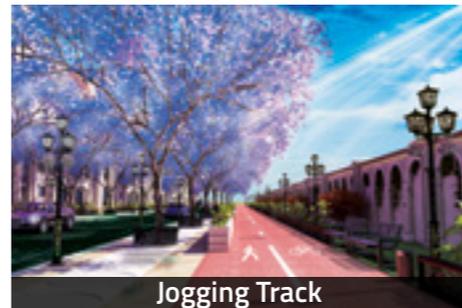
Book Cafe



Business Center



Arts & Craft



Jogging Track



Swimming pools



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## An Extraordinary Commercial Experience at Rock Vera Plaza

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.

## MASTER PLAN

Occupying a built-up area of **5,040 m<sup>2</sup>**, and sporting a frontage of **125 meters**, Rock Vera Plaza offers premium ready-to-move-in commercial spaces ranging from **25 m<sup>2</sup>** to **314 m<sup>2</sup>**.



## PREMIUM 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:



24/7 CCTV and security



Admin & office spaces



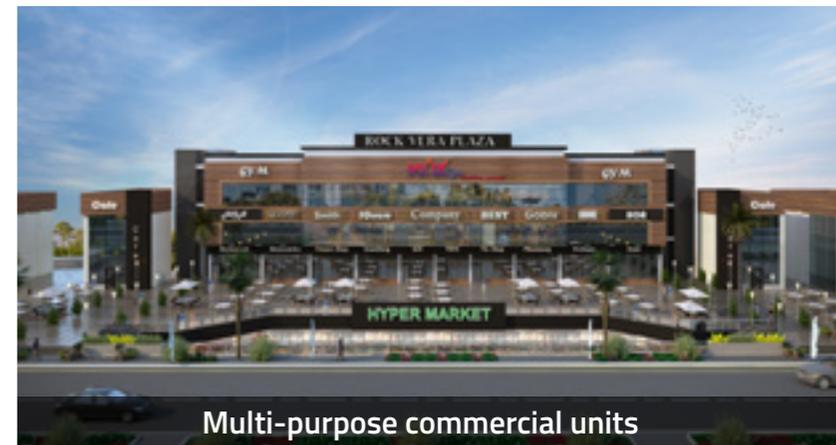
Underground parking area



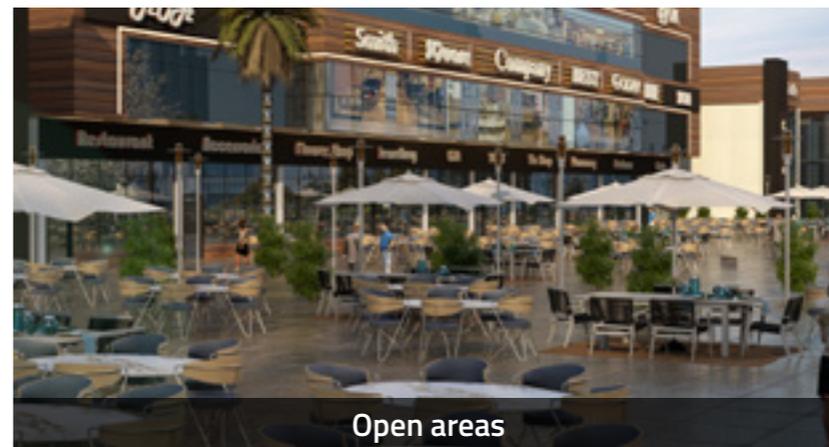
Property and facility management



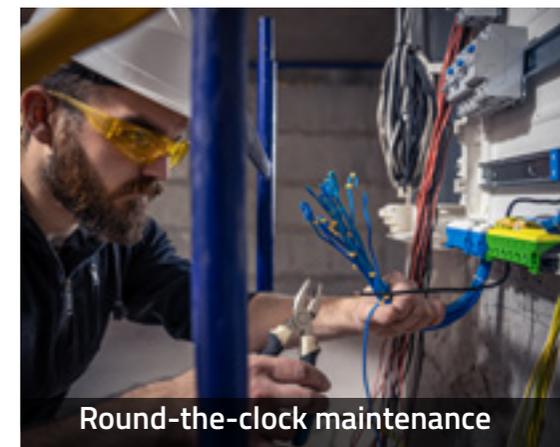
Stand-alone buildings



Multi-purpose commercial units



Open areas



Round-the-clock maintenance



## COMMERCIAL PROPERTY TYPES

### Standalone Buildings

- . Areas: **285 m<sup>2</sup>** to **314 m<sup>2</sup>**
- . Outdoor area up to **70 m<sup>2</sup>**
- . Ground and first floor

### Mixed-Use Buildings

- . Ground floor
- . First-floor areas: **25 m<sup>2</sup>** to **455 m<sup>2</sup>**
- . Second-floor areas: **645 m<sup>2</sup>** up to **1,290 m<sup>2</sup>**, with terrace area up to **358 m<sup>2</sup>**



**ENJOY**  
THE ITALIAN LIFESTYLE

# Contact Us

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The image features a dark blue, textured background that resembles a close-up of a desert landscape, possibly sand dunes or a rocky terrain. The texture is composed of various shades of blue and teal, with some lighter, almost white, areas that suggest sand or snow. The overall effect is a sense of depth and ruggedness. In the center of the image, the logo for ELBATAL DEVELOPMENTS is displayed. The word "ELBATAL" is in a bold, white, sans-serif font, with a small orange square replacing the letter 'A'. Below it, the word "DEVELOPMENTS" is in a smaller, white, sans-serif font, with wide letter spacing.

**ELBATAL**  
DEVELOPMENTS