



# A/spire

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presented by .beachfront Real Estate & Investment L.L.C.

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aspire

/əˈspaɪə/

**verb**

Direct one's hopes or ambitions towards achieving something.

spire

/ˈspaɪə/

**noun**

a pointed structure

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"Aspire" relates to pursuing goals, while "spire" refers to a pointed architectural structure symbolizing elevation. The connection highlights the concept of reaching upward both metaphorically and physically.



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DISCOVER  
**YOUR SHADE**





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## 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 Fayebi*

# 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.



# TLD

THE LAND DEVELOPERS

COMMITTED  
TO YOU



# THE CENTER OF PROSPERITY

## New Administrative Capital



## ABOUT **ARMONIA**

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

Armonia is TLD's first project in the New Capital, designed to transform city life into a calmer, safer, and more harmonious experience.

Decorated with lush greenery, crystal lagoons, and swimming pools, Armonia radiates positivity and mindfulness.

The project aims to create a sanctuary that goes beyond traditional residential spaces, offering a futuristic concept focused on everlasting peace and a tranquil lifestyle.

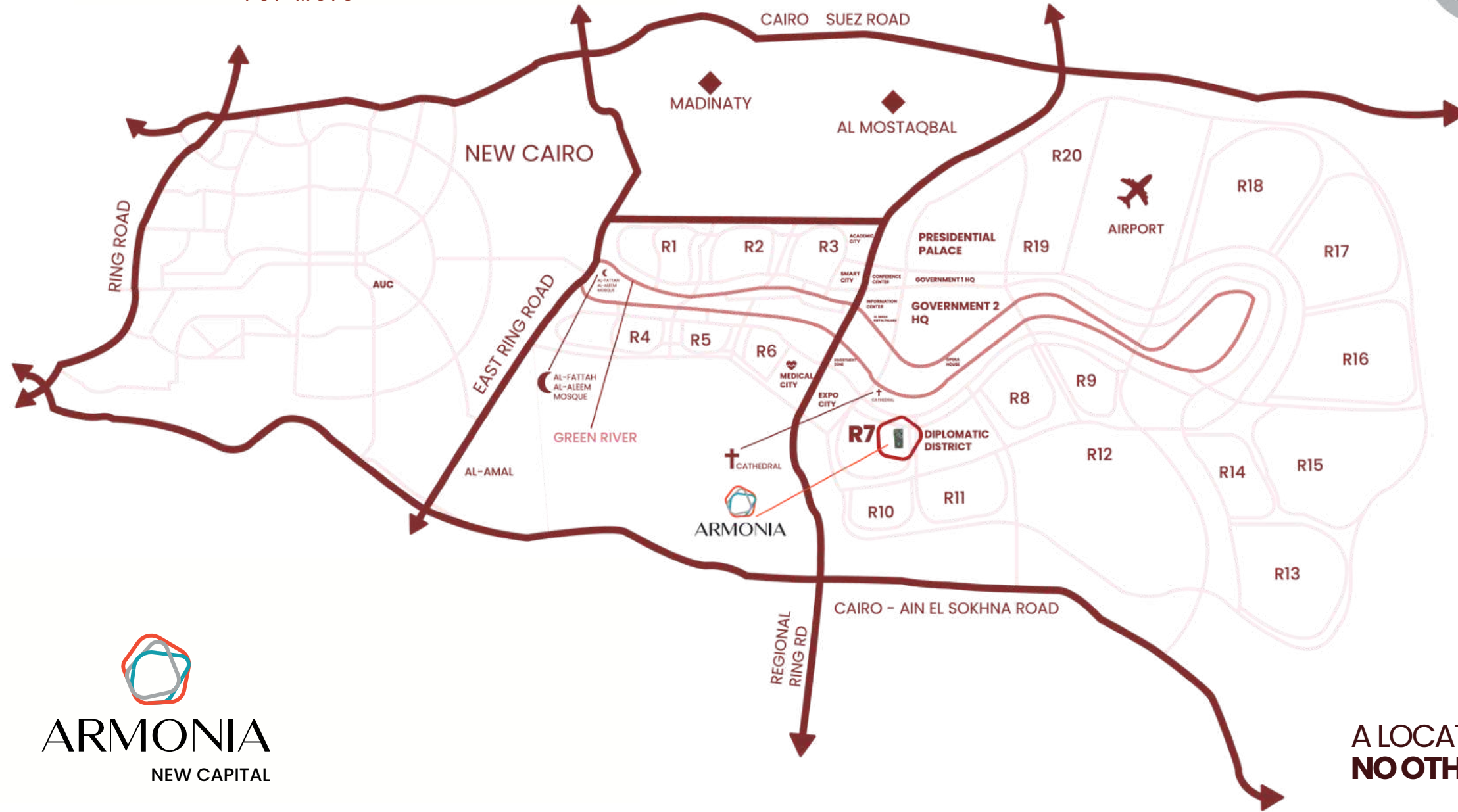
Armonia, situated in the strategic R7 area of the New Capital, where buildings are statically spaced to optimize a private and serene living experience.

The project spans 42 acres and offers a park-like setting, emphasizing comfort and peace. Armonia features various amenities and a commercial area with restaurants, offices, medical clinics, and shops.

Additionally, a dedicated kid's zone with an adventure park and other entertainment elements enhancing the family living experience. Located near key destinations. Committed to delivering optimum quality living, Armonia strives to meet and exceed client expectations with its exceptional services.



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**ARMONIA**  
NEW CAPITAL

A LOCATION LIKE  
**NO OTHER**



 / Medical City  
**5.3 KM**

 / Government Center  
**5 KM**

 / Diplomatic District  
**0.8 KM**

 / Conference Center  
**3.2 KM**

 / Opera  
**8.9 KM**

 / Investment Zone  
**5.5 KM**

 / Academic City  
**9.3 KM**

 / Airport  
**20 KM**

 / Al Fattah Al-Alim Mosque  
**16 KM**

 / New Capital Cathedral  
**3.6 KM**





# The MASTER PLAN

## Discover Your Shade of Vibrant Connection

Nestled on 42 acres, Armonia seamlessly blends tranquility with vibrancy, with only 20% dedicated to built-up areas and an expansive 80% reserved for a lush park.

This unique design fosters a harmonious living experience, creating a community that effortlessly integrates serene retreats with dynamic shared spaces. Residents can enjoy both solitude and a sense of belonging within this thoughtfully crafted environment.



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# The Theory

## Discover Your Shade of Harmonious Living

We aspire for the creation of a community that seamlessly blends the tranquility of secluded retreats with the vibrancy of shared spaces. Imagine a place where residents enjoy private havens nestled in nature, yet effortlessly connect with neighbors, forming a dynamic and harmonious living experience. Our goal is to build a haven that offers both solitude and a sense of belonging, where individuals find peace in seclusion while thriving in a connected community. Dive into a world of harmony.



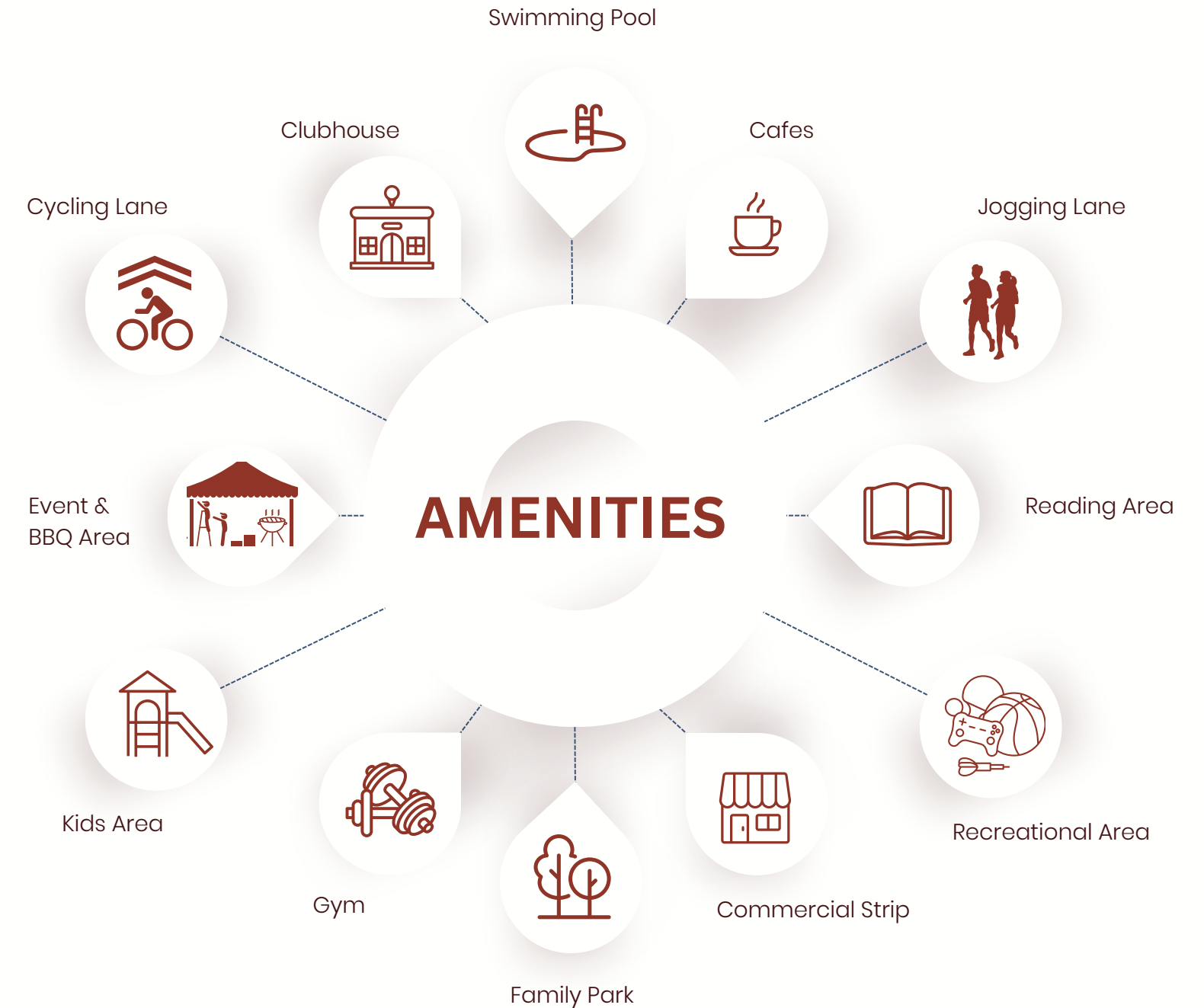


# ANSWERING **ALL YOUR NEEDS**

## Discover Your Shade of Recreation

Discover a range of amenities: a convenient commercial strip, upscale cafes, and a restaurant deck. Enjoy outdoor gatherings at the BBQ area and a sunny family park with furry friends.

For action seekers, there's a recreational zone, outdoor gym, jogging/cycling lanes, and eleven swimming pools. Parents can relax in the serene reading area or leisure hammocks while the kids play in the special kids' area. Your all-encompassing haven for relaxation and recreation.







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Dive into a  
World of  
Harmony





# Discover your Shade of Vibrant Living

Explore the essence of vibrant living and meaningful connections at our exclusive clubhouse – a sanctuary for your daily retreats and moments of relaxation. Immerse yourself in the lap of luxury with state-of-the-art spa treatments, perfectly complementing the care-free lifestyle we aspire to provide.

Discover a thoughtfully curated environment, where your daily needs seamlessly meet convenience. Our clubhouse goes beyond the ordinary, offering a private haven for socializing, delightful meals, and family gatherings.

Enjoy the serene poolside deck, and well-equipped gym. Kids can have a day of fun at the daycare or kids' area. Elevate your lifestyle, embrace vibrant living, and build lasting connections at our clubhouse





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# THE PROTO TYPES

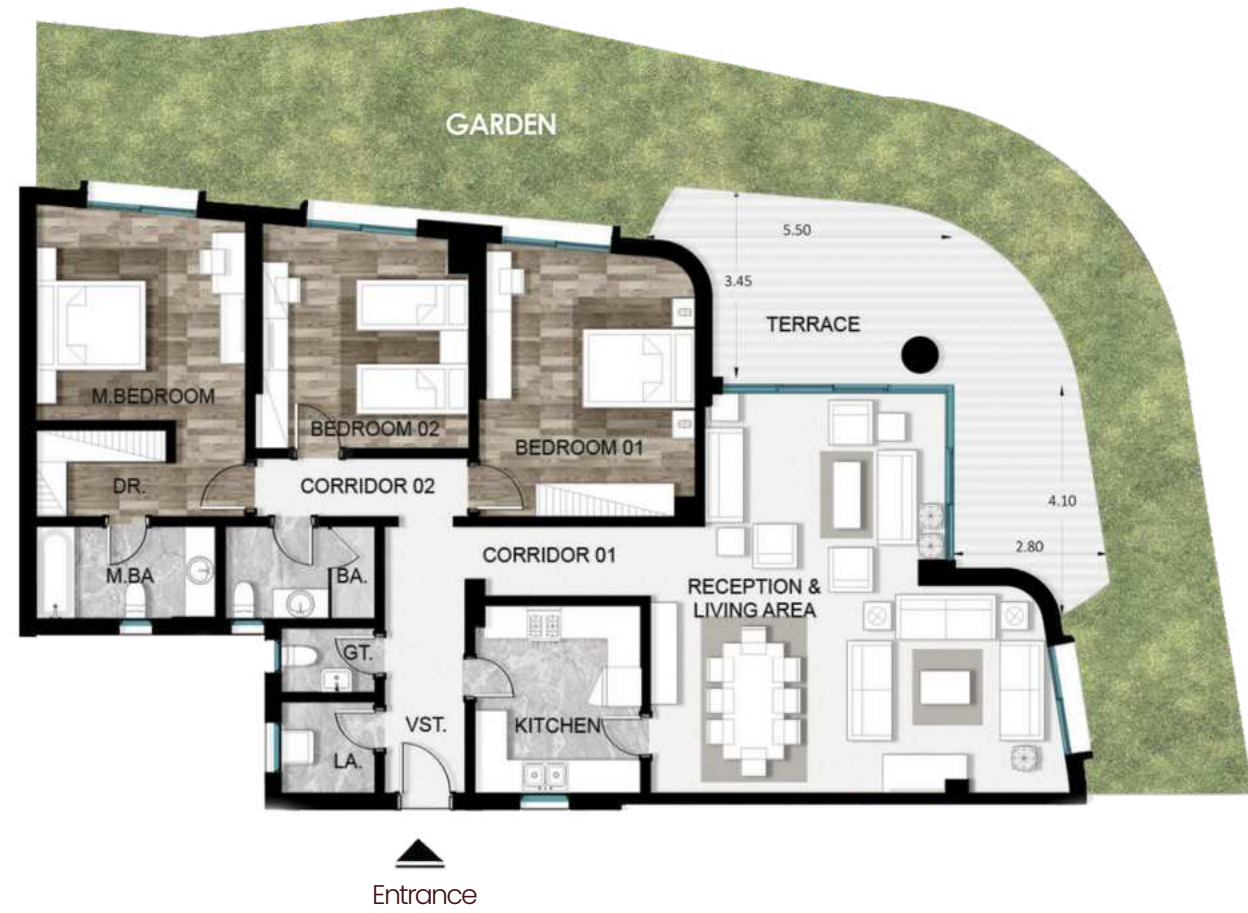
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## Discover Your Shade of Tranquility

At Armonia Aspire, a diverse array of living spaces awaits, ranging from 1-bedroom to 4-bedroom apartments. Spanning from 87 sqm to 303 sqm, they are crafted to meet every customer's unique needs.

The prototypes exhibit a variety of designs, accentuating elegance and innovation. Your choice of a living space becomes a personalized experience, as these prototypes seamlessly blend aesthetic appeal with functionality, curating harmonious environments tailored to your preferences.





**3 Bedrooms Garden  
Apartment**

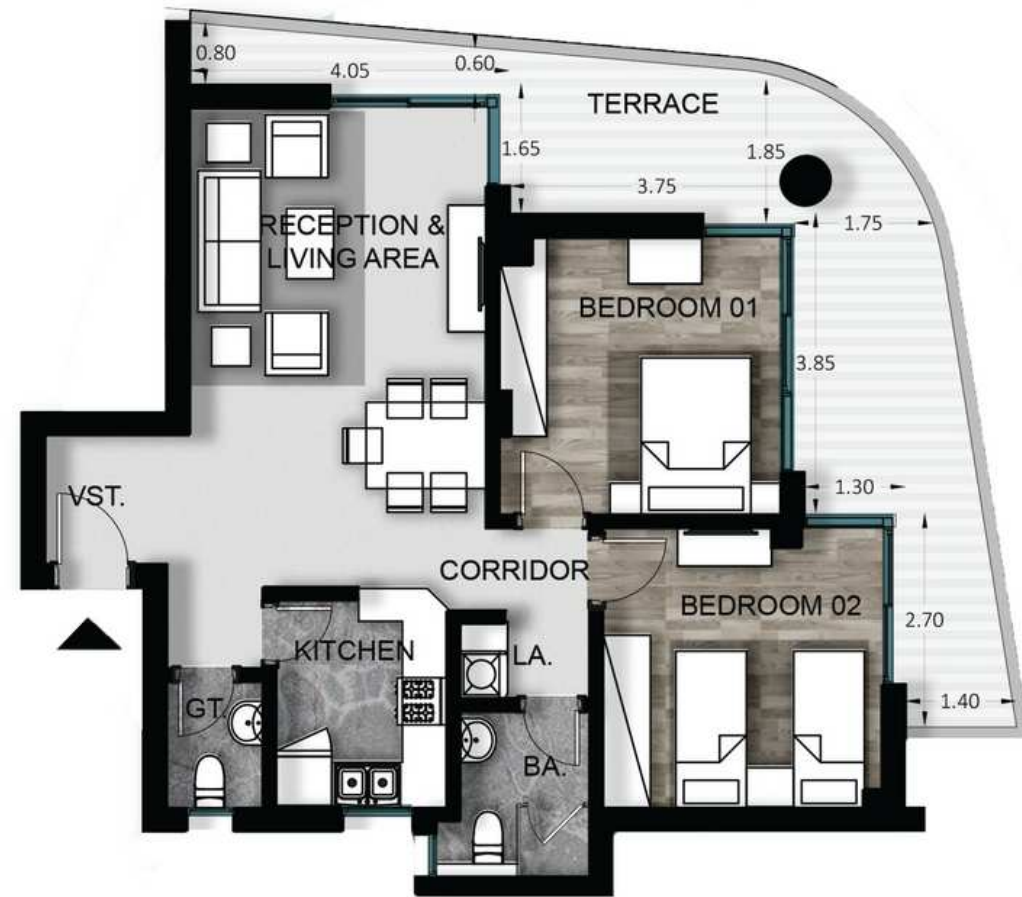
From **278 m2** to **303 m2**



**1 Bedroom Typical  
Apartment**

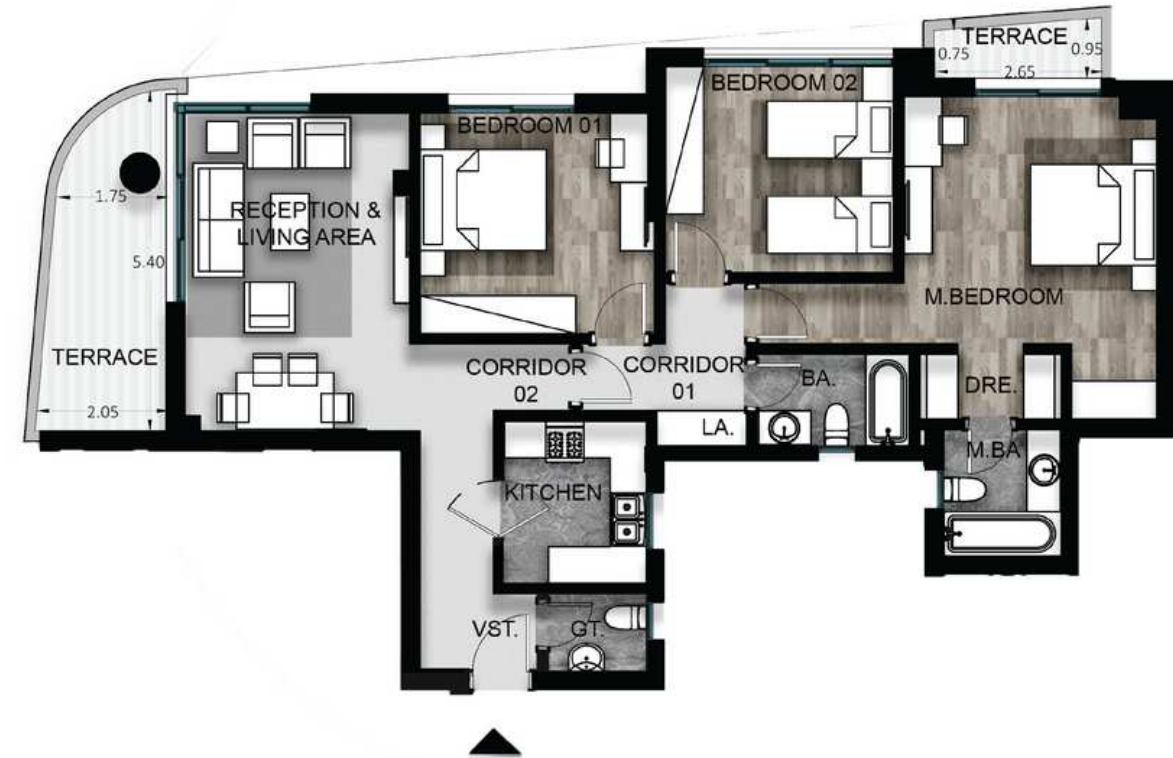
From **71 m2** to **75 m2**





2 Bedroom Typical Apartment

From **107m2** To **130 m2**



3 Bedrooms Typical Apartment (Type A)

From **139 m2** to **172 m2**





3 Bedrooms Typical  
Apartment (Type B)

From **171 m<sup>2</sup>** to **200 m<sup>2</sup>**



4 Bedroom Typical  
Apartment

From **191 m<sup>2</sup>**



## 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.

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