

ARMONIA<sup>®</sup>



## TLD

At TLD, we create thoughtfully designed neighborhoods that encourage intentional living making every choice the right one. Rooted in hospitality, we craft functional yet soulful spaces that enhance well-being, foster connection, and elevate everyday life

Where harmony  
takes its form



# The right perspective

We took it upon us to completely change the game within our vigorously growing real estate industry.

A Project by

TLD<sup>1</sup>



Spaces designed  
for clarity.

TLD<sup>1</sup>

# Curated, Considered, **Yours**

At TLD, we vow to  
translate your needs into  
work.



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THE LAND DEVELOPERS  
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\*REAL SHOT FROM THE PROJECT\*

Discover a rhythm of life where nature and architecture coexist. As the New Capital's only compound exclusively featuring stand-alone buildings, Armonia offers a rare standard of living across 42 acres in the R7 district. Designed for privacy without isolation, it is more than a home; it is a daily practice in balance, comfort, and peace.



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# A location like no other

DIPLOMATIC DISTRICT	0.8 KM
CONFERENCE CENTER	3.2 KM
NEW CAPITAL CATHEDRAL	3.6 KM
GOVERNMENT CENTER	5 KM
MEDICAL CITY	5.3 KM
INVESTMENT ZONE	5.5 KM
ACADEMIC CITY	9.3 KM
AL FATTAH AL-ALIM MOSQUE	16 KM
AIRPORT	20 KM



NESTLED WITHIN AN EXTRAORDINARY NATURAL LANDSCAPE.

NESTLED WITHIN AN EXTRAORDINARY

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## THE 80/20 BALANCE

DESIGNED ACROSS 42 ACRES, ARMONIA PRIORITIZES OPEN SPACE WITH ONLY 20% BUILT AREA, DEDICATING THE REMAINING 80% TO LUSH LANDSCAPES. THE COMMUNITY OFFERS A DIVERSE RANGE OF RESIDENCES, FROM APARTMENTS TO EXCLUSIVE CIELO VILLAS, THOUGHTFULLY DESIGNED TO ACCOMMODATE A MODERN LIFESTYLE.



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# MASTER PLAN





ARMONIA PRESENTS A SELECTION OF CURATED AMENITIES DESIGNED FOR RESIDENTS OF ALL AGES. AS YOU EXPLORE THE PARK AND ITS THOUGHTFULLY ENGINEERED ACTIVITIES, HARMONY COMES TO LIFE. EACH WALK REJUVENATES THE SPIRIT, DEFINING THE ULTIMATE ARMONIA EXPERIENCE.

# Amenities

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CAFES



BBQ AREA



RECREATIONAL  
AREA



JOGGING  
LANE



SWIMMING  
POOL



FAMILY PARK



COMMERCIAL  
STRIP



CYCLING  
LANE



READING  
AREA



KIDS AREA



CLUBHOUSE



GYM

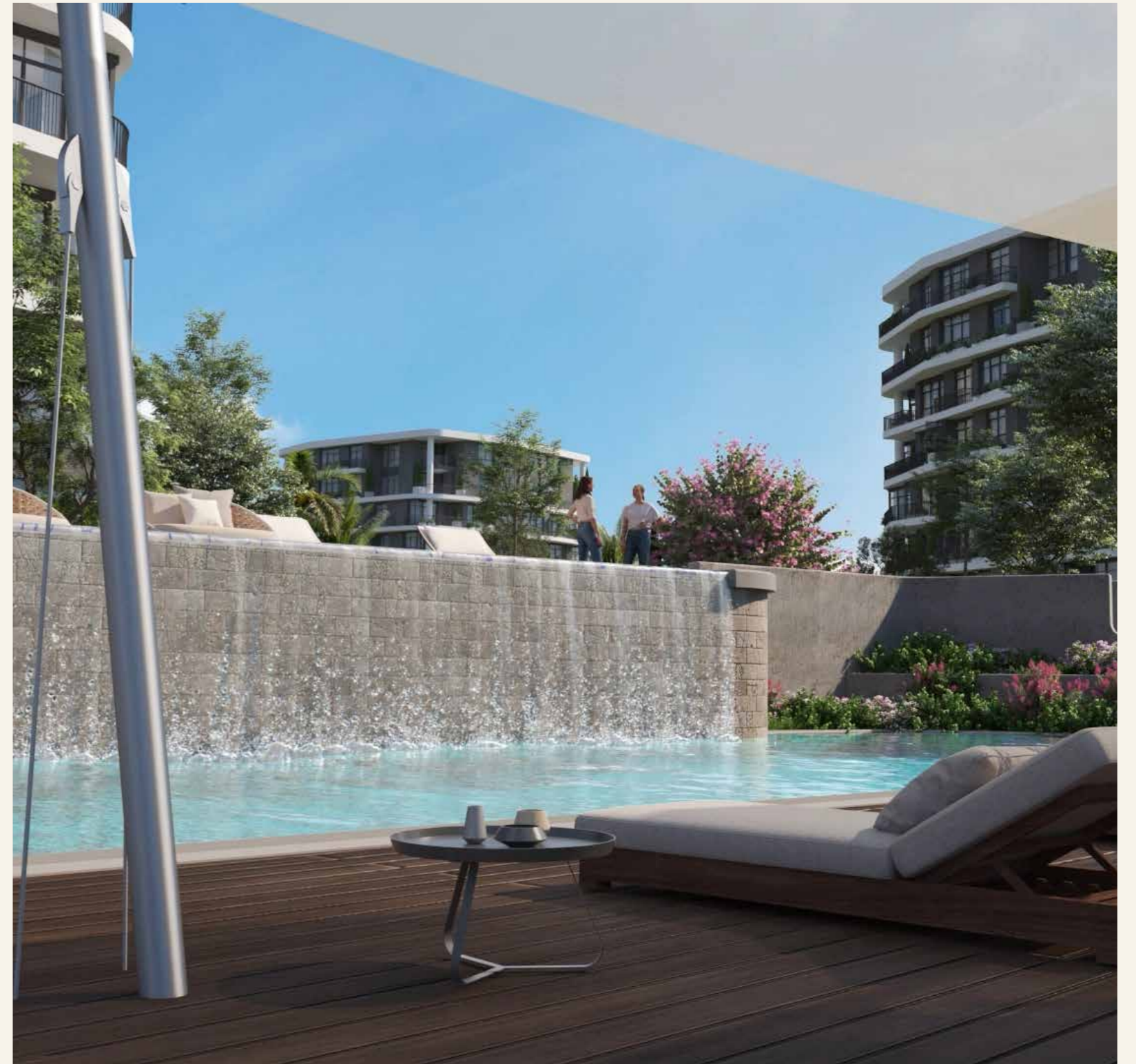




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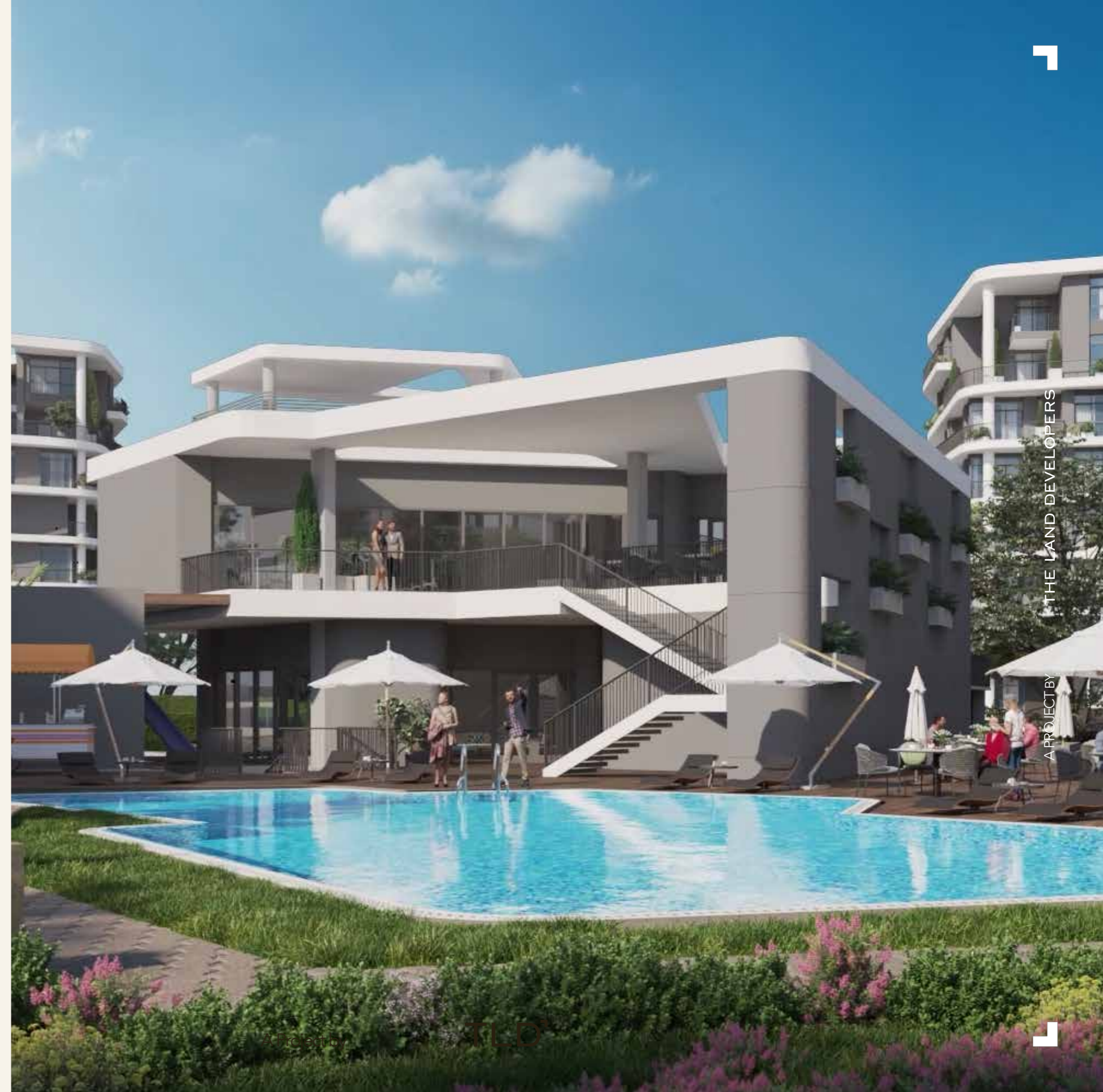
**TLD'**

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# The Clubhouse

THE ARMONIA CLUBHOUSE SERVES AS A  
PRIVATE WELLNESS RETREAT FOR RELAXATION  
AND SOCIAL CONNECTION, BRINGING EASE,  
BALANCE, AND COMFORT TO DAILY LIFE.

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ARMONIA OFFERS A RARE STANDARD  
OF LIVING ACROSS 42 ACRES IN THE  
R7 DISTRICT. DESIGNED FOR PRIVACY  
WITHOUT ISOLATION,

ITS MORE THAN A HOME; IT'S WHERE  
BALANCE, COMFORT, & PEACE COME  
NATURALLY.

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# The Prototypes

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# TYPE 1

STARTING FROM 278M<sup>2</sup> TO 303M<sup>2</sup>

3 BEDROOMS GARDEN APARTMENT



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# TYPE 2

STARTING 71M<sup>2</sup> TO 75M<sup>2</sup>

1 BEDROOM TYPICAL APARTMENT

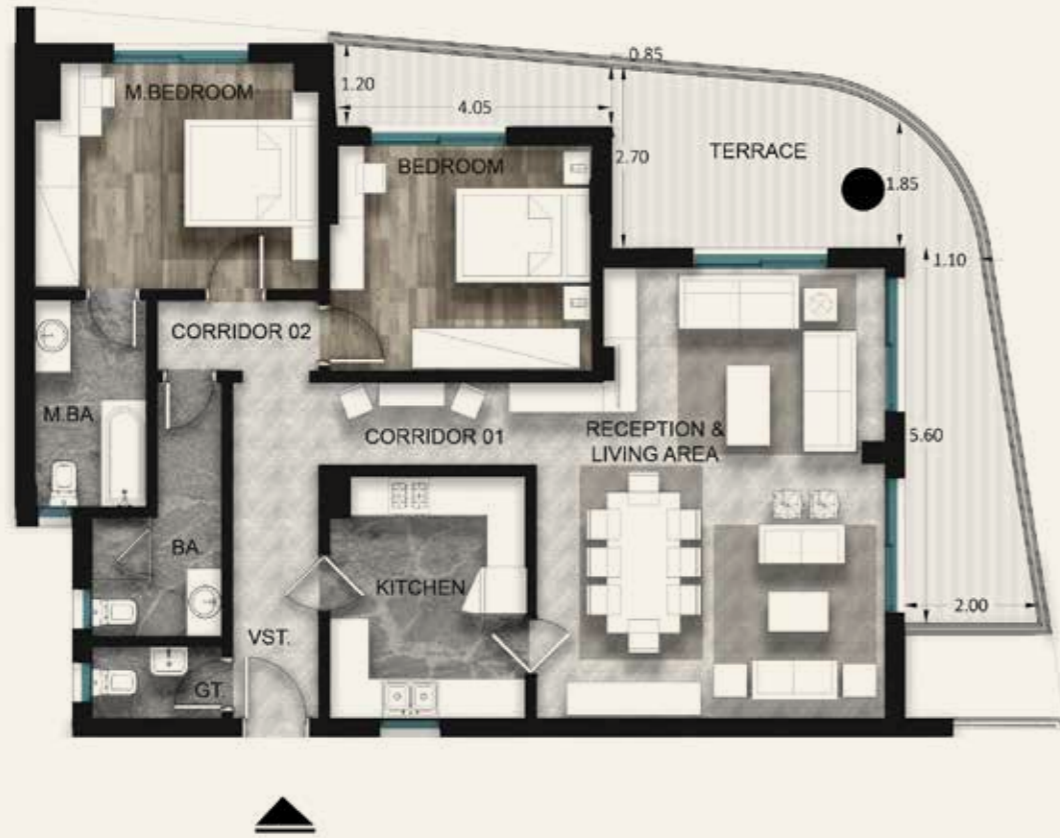


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 ALL DRAWINGS ISSUED BY OUR ARCHITECT, AREAS MAY VARY DEPENDING ON UNIT LOCATION AND FLOOR, DRAWINGS ARE NOT TO SCALE.  
 ALL ENCLOSED INFORMATION DIMENSIONS AND MATERIALS ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.  
 ALL DIMENSIONS SHOWN ARE MEASURED TO STRUCTURAL ELEMENTS, EXCLUDING WALL FINISHES AND CONSTRUCTION TOLERANCE, ACTUAL AREAS MAY VARY FROM STATED AREAS.

# TYPE 3

STARTING FROM 107M<sup>2</sup> TO 130M<sup>2</sup>

2 BEDROOMS TYPICAL APARTMENT



# TYPE 4

STARTING 139M<sup>2</sup> TO 172M<sup>2</sup>

3 BEDROOMS TYPICAL APARTMENT [TYPE A]



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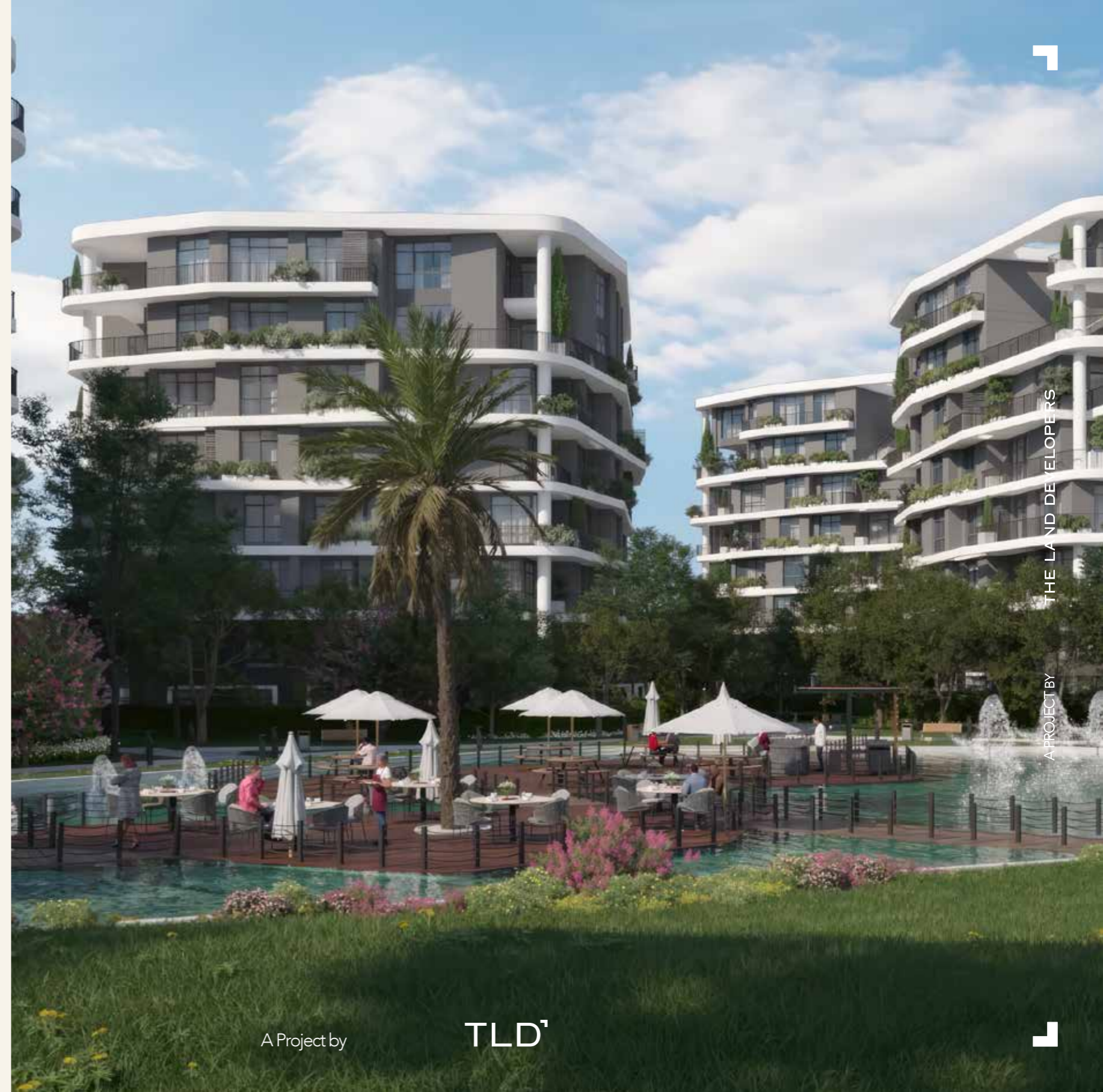
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# Harmony in All Shades



DESIGNED FOR PRIVACY WITHOUT ISOLATION,  
IT IS MORE THAN A HOME; IT IS A DAILY  
PRACTICE IN BALANCE, COMFORT, AND PEACE.

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