

LAYANA

TOLEDO DEVELOPMENTS

دولاب  
GLORIA

LET  
THE  
FACTS  
SPEAK

FACT SHEET

Nestled at the prestigious ***kilometer 70  
of the North Coast,***

**LAYANA** offers an unparalleled blend of nostalgia and contemporary luxury. This prime location provides easy access to stunning beaches, **crystal-clear waters**, and breathtaking coastal scenery.

# LAYANA

**TOLEDO** DEVELOPMENTS



دولاب  
**GLORIA**

**KILO 70** BAHARY

**15 MINS** ALAMEIN

**12 MINS** MARINA

**25 MINS** SIDI ABDELRAHMAN

**15 MINS** BORG ALARAB AIRPORT

**40 MINS** FROM ALEX





# SEA VIEW



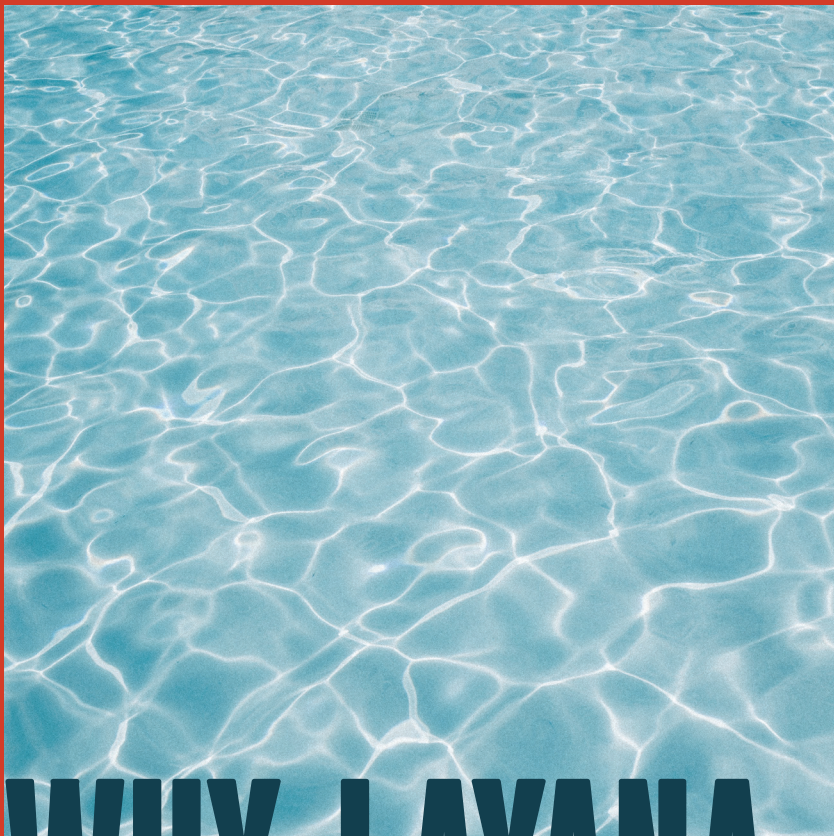


**POINT OF DIFFERENTIATION**

**DISTANCE**

**MASTERPLAN**

**FAMILY**



# WHY LAYANA..

**TOTAL AREA:**  
**52 ACRES**

**PROJECT DEPTH:**  
**800 METER**

**BEACH FRONT:**  
**300 METER**

**PROJECT AREA:**  
**17 ACRES ( PHASE 2 )**



**15%**

**FOOTPRINT**

**85%**

**GREEN AREA +  
WATER FEATURES**

**12K**

**METER CONNECTED  
INFINITY POOL**

**3**

**YEARS  
TILL DELIVERY**

**2**

**ELEVATORS IN  
EACH BUILDING**



## GLORIA HOTEL APARTMENTS

GLORIA

COMFORT

NOSTALGIC CHARM

## LUXURIES HOTEL APARTMENTS SERVICES BY GLORIA

At Layana, Gloria Hotel Apartments blend the ease of hotel living with the warmth of home. With thoughtful service, family-friendly amenities, and a touch of nostalgic charm, every stay becomes a chance to reconnect with your loved ones, and with the golden summers you grew up with.



جلوريا  
GLORIA



جلوريا  
GLORIA



**GLORIA WELCOMES YOU —  
WHEREVER YOU ARE:**

- BRAZIL
- MALAYSIA
- AZERBAIJAN
- EGYPT
- TANZANIA
- GERMANY
- MAURITIUS
- MAURITANIA
- MANY OTHERS

**OUR HOTELS:**

- KHALIDIA PALACE HOTEL DUBAI
- AL NAKHEEL HOTEL APARTMENTS
- GLORIA AQUA PARK HOTEL ASWAN
- GLORIA HOTELS & RESORTS

**FOR MORE INFO**





TOLEDO DEVELOPMENTS



جلوريا  
GLORIA





TOLEDO DEVELOPMENTS



WHERE  
IT FEELS  
LIKE  
HOME...

HOME



TOLEDO DEVELOPMENTS



# GLORIA HOTEL & LAYANA RESORT





TOLEDO DEVELOPMENTS

جلوريا  
GLORIA





TOLEDO DEVELOPMENTS



جلوريا  
GLORIA





YOUR CHOICES OF COMFORT

STUDIO

1 BED

2 BED



PRODUCT  
TYPES



STUDIO



1 BED



2 BED

PROJECT PROTOTYPES

# AMENITIES

FROM MORNING YOGA AND KIDS' PLAY ZONES TO CONCIERGE SERVICES AND SEA-VIEW CABANAS, LAYANA OFFERS EVERYTHING YOU NEED FOR EFFORTLESS, ELEVATED LIVING. EVERY DETAIL IS DESIGNED TO TURN EVERYDAY MOMENTS INTO SOMETHING MEMORABLE.



INTERNATIONAL BRANDED  
HOTEL BY GLORIA



COLLABORATION



CLUBHOUSE



CENTRAL WIFI



CYM & SPA



SPORTS COURT



KIDS PLANET



YOGA AREA



WALKING TRACK



BBQ AREA



GREEN AREA



COVERED POOL  
( LADIES ONLY )



COMMERCIAL AREA



CONNECTED HUGE  
SWIMMING POOL



GOLF CARS



CONCIERGE SERVICE



MINI MEDICAL CENTER



85% SEA VIEW



5% GARDEN VIEW



10% POOL VIEW



WATER FEATURES



CABANAS



SOCIAL HUB



# LAYANA

## PAYMENT PLAN

**10%** DOWN  
PAYMENT | UP TO  
**10** YEARS OF  
INSTALLMENTS



**TOLEDO** DEVELOPMENTS



دولاب  
**GLORIA**

# LAYANA

ليانا

16978

TOLEDO DEVELOPMENTS



جلوريا  
GLORIA