

FANADIR SHORES

EL GOUNA

LIVE BY  THE BLUE



EL GOUNA MASTERPLAN

El Gouna masterplan is a visionary urban development blueprint that has transformed the Red Sea coastline into a vibrant and sustainable town. The masterplan priortizes eco-friendly practices, with initiatives like solar energy usage and waste management systems, showcasing a commitment to environmental sustainability.

AVERAGE FLIGHT TIME MAP



Approximately

4 HR

flight from most European international airports

Located only

20KM

North Of Hurghada Airport

Easy airport access and only

1HR

Flight from cairo and 1hr flight from luxor

FANADIR SHORES

EL GOUNA



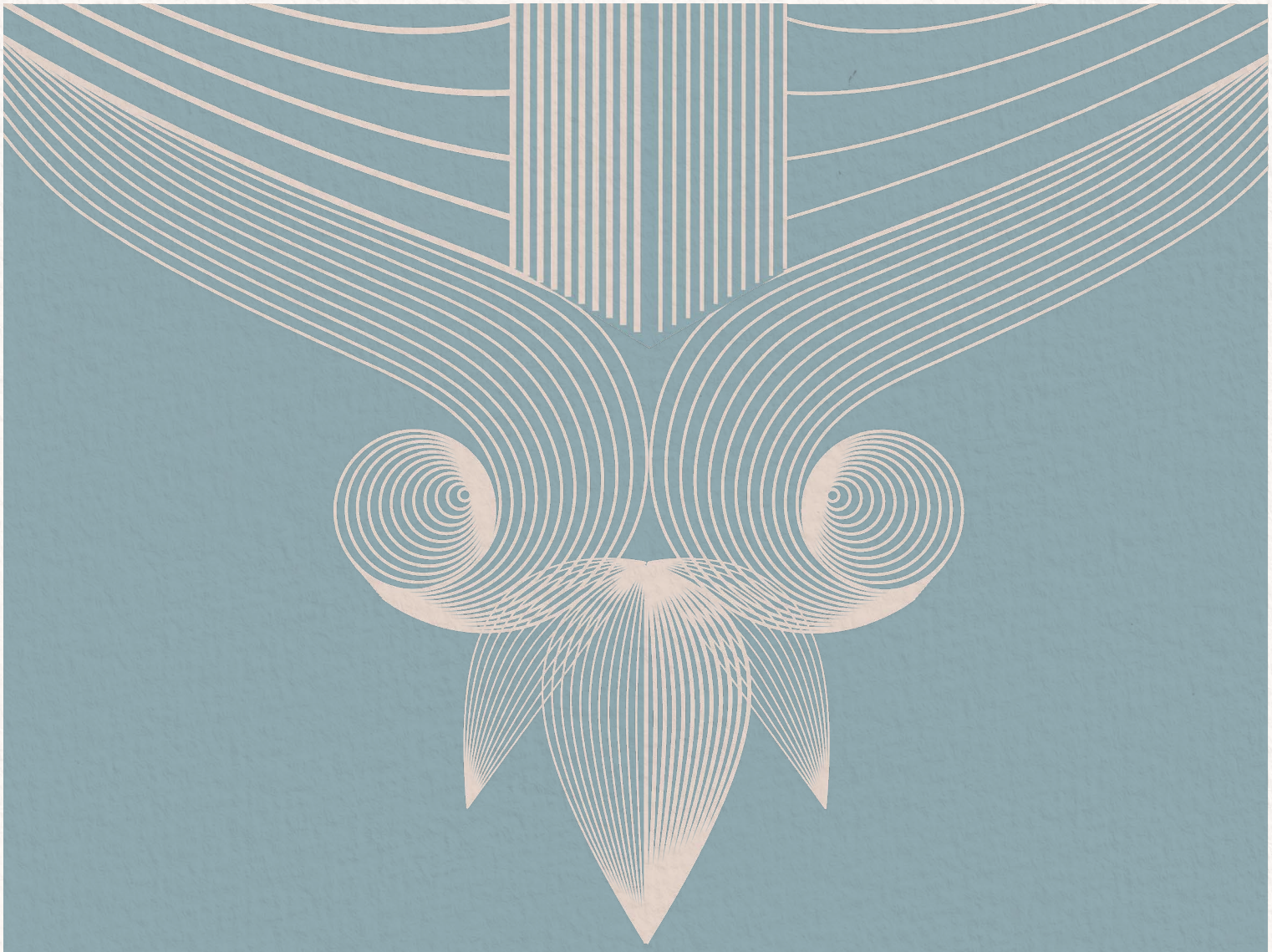
LIVE BY THE BLUE

Fanadir Shores embodies the essence of refined coastal living. Perfectly positioned on the most premium piece of land on the Red Sea, this exceptional destination is created for the discerning few. These exclusive properties offer each resident an elevated lifestyle enhanced by panoramic seascapes and serene open lagoon views.

Nestled beside La Maison Bleue Hotel, one of the most prestigious boutique hotels in Egypt, and Fanadir Marina, life at this distinguished address is thoughtfully curated for those who appreciate sophistication and the ultimate Red Sea experience.

FANADIR SHORES MASTERPLAN





MARINA BUILDINGS

B01 - B03

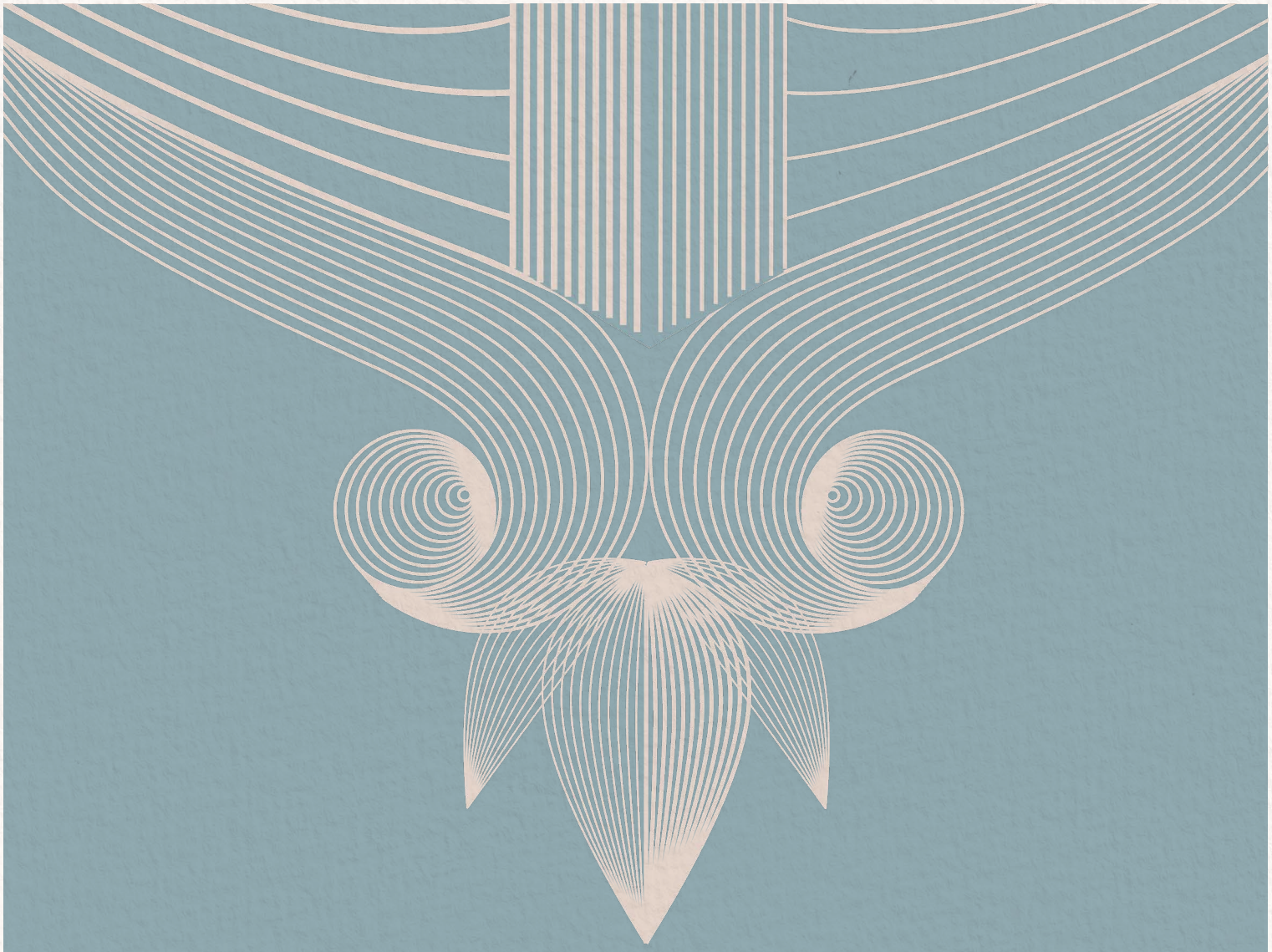





IMPULSE TOO







FLOOR PLANS

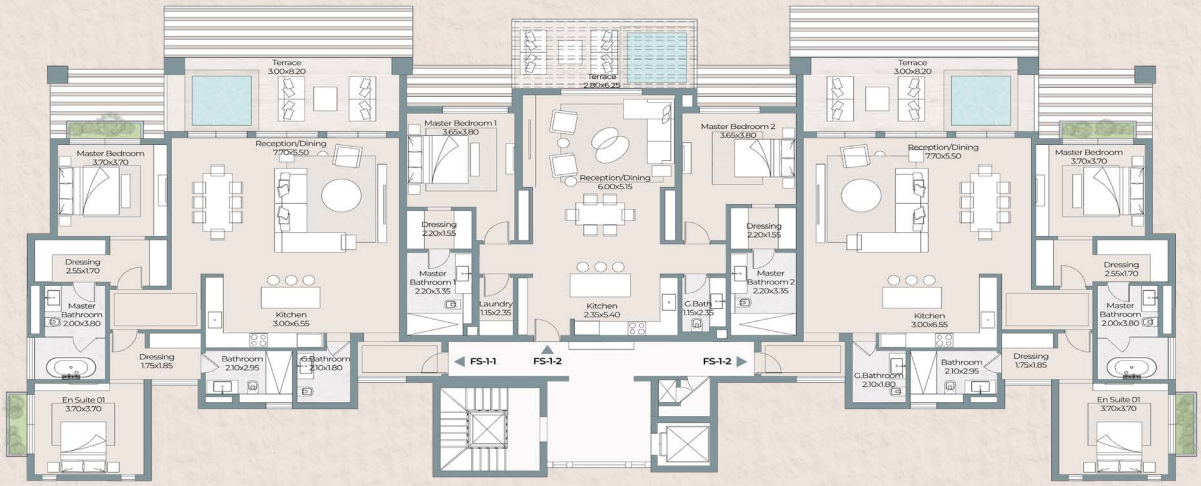
B01 - B03

GROUND FLOOR



BUA	Terraces	Gardens	BUA	Terraces	Gardens	BUA	Terraces	Gardens
229 sqm	43 sqm	48 sqm	99 sqm	34 sqm	83 sqm	229 sqm	43 sqm	48 sqm
2 Bedroom			1 Bedroom			2 Bedroom		

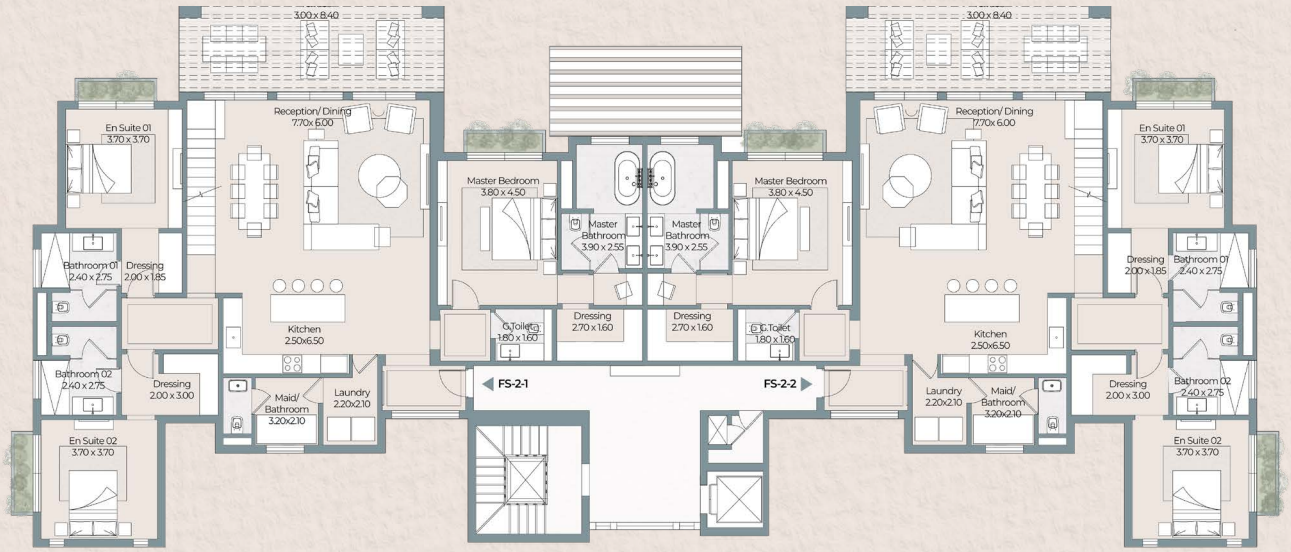
FIRST FLOOR



BUA	Terraces	BUA	Terraces	BUA	Terraces
210 sqm	35 sqm	185 sqm	30 sqm	210 sqm	35 sqm

2 Bedroom	2 Bedroom	2 Bedroom

SECOND FLOOR



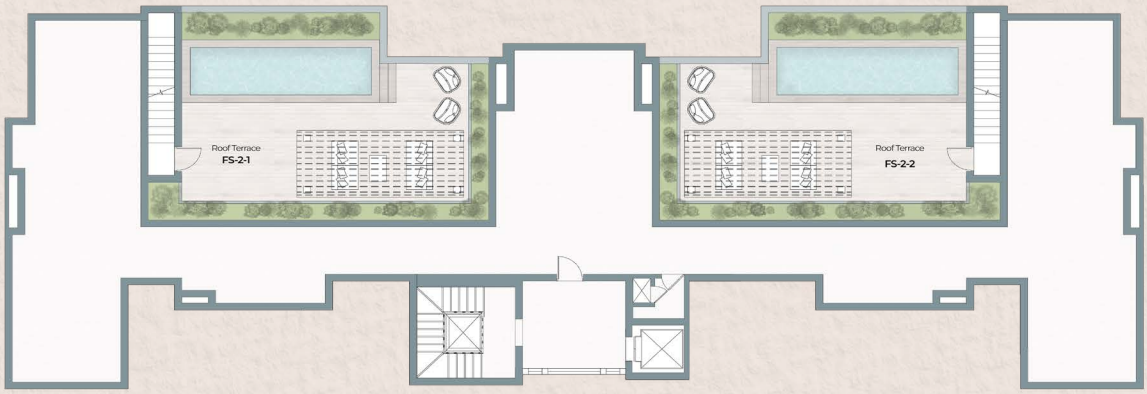
BUA	Terraces	Roof
265 sqm	30 sqm	100 sqm

3 Bedroom

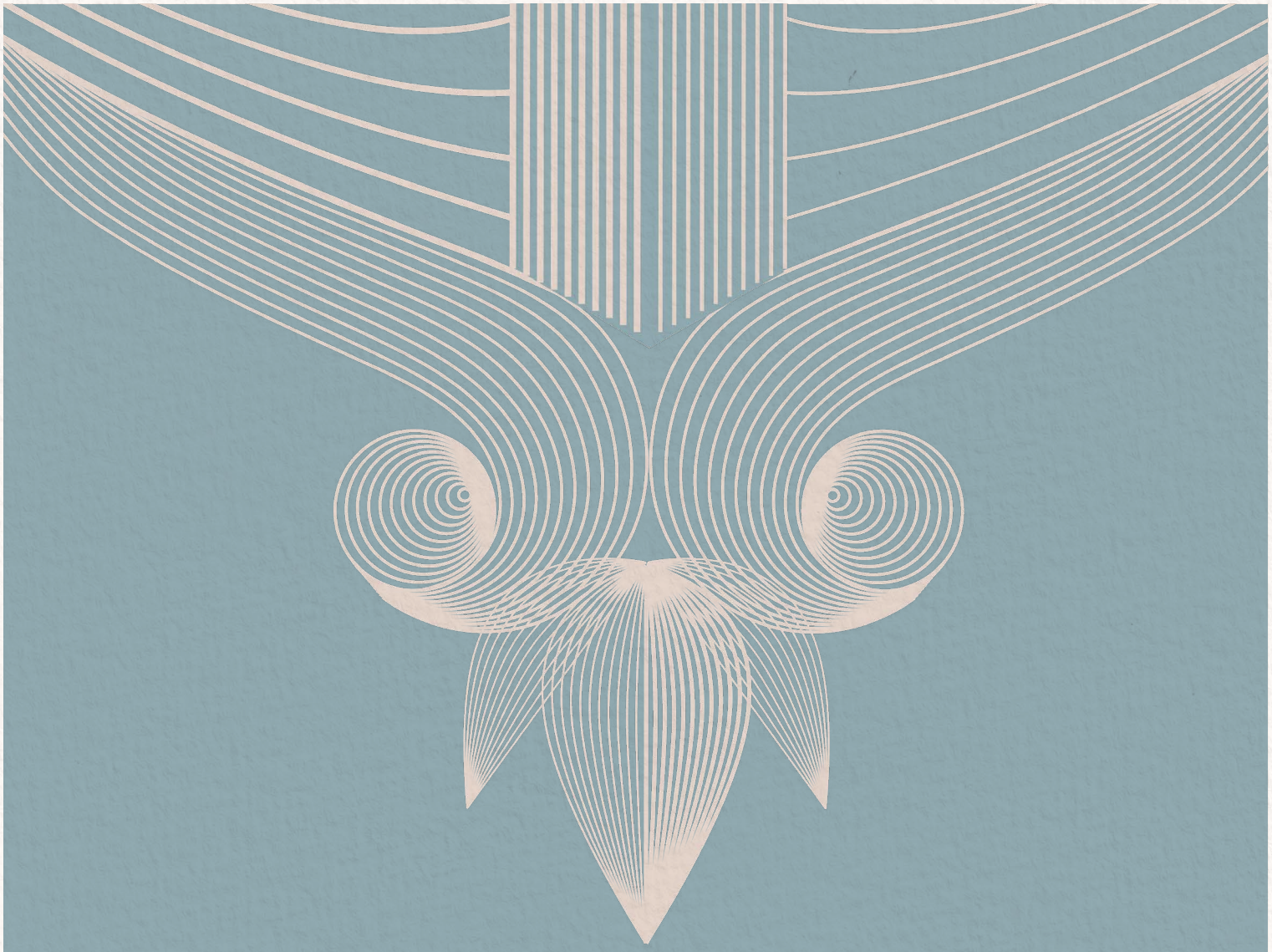
BUA	Terraces	Roof
265 sqm	30 sqm	100 sqm

3 Bedroom

ROOF FLOOR



Roof 100 sqm	Roof 100 sqm
3 Bedroom	3 Bedroom



EXTERIOR

B02 - B04






FS 4

FLOOR PLAN

B02 - B04

GROUND FLOOR



BUA	Terraces	Gardens
168 sqm	17 sqm	60 sqm

2 Bedroom

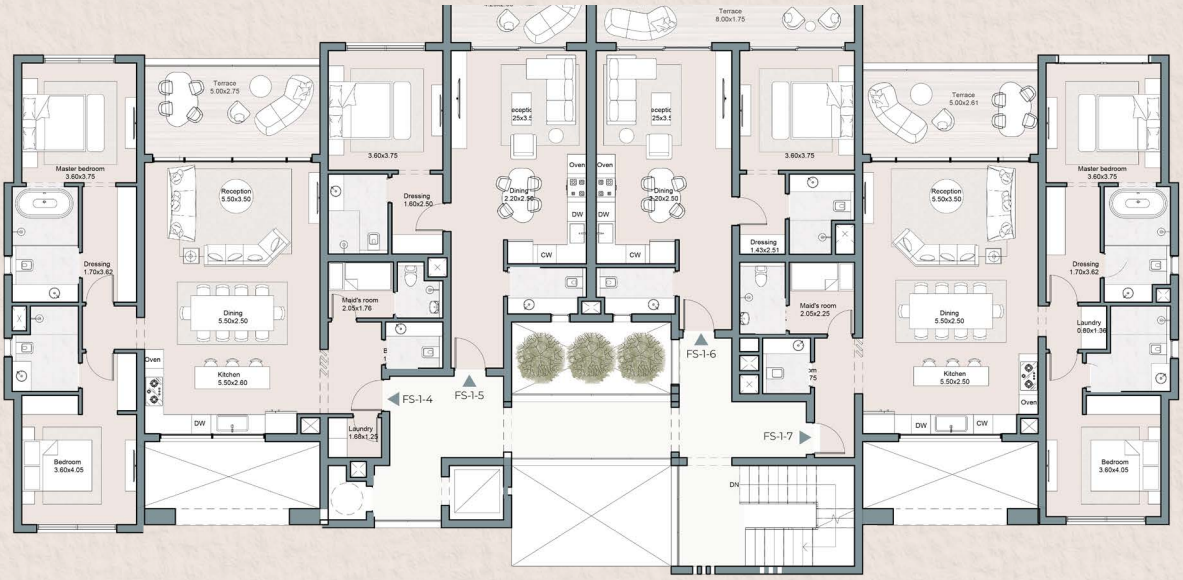
BUA	Terraces	Gardens
169 sqm	18 sqm	68sqm

2 Bedroom

BUA	Terraces	Gardens
172 sqm	17 sqm	60 sqm

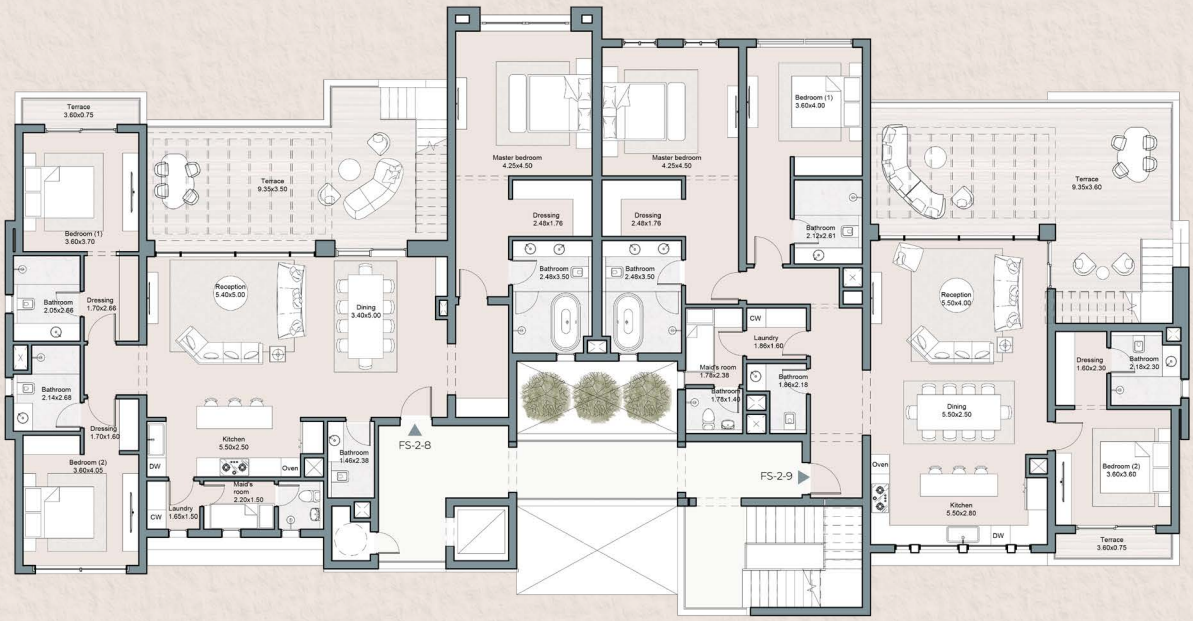
2 Bedroom

FIRST FLOOR



BUA	Terraces	BUA	Terraces	BUA	Terraces	BUA	Terraces
168 sqm	16sqm	91 sqm	10 sqm	88 sqm	17 sqm	172 sqm	16 sqm
2 Bedroom		1 Bedroom		1 Bedroom		2 Bedroom	

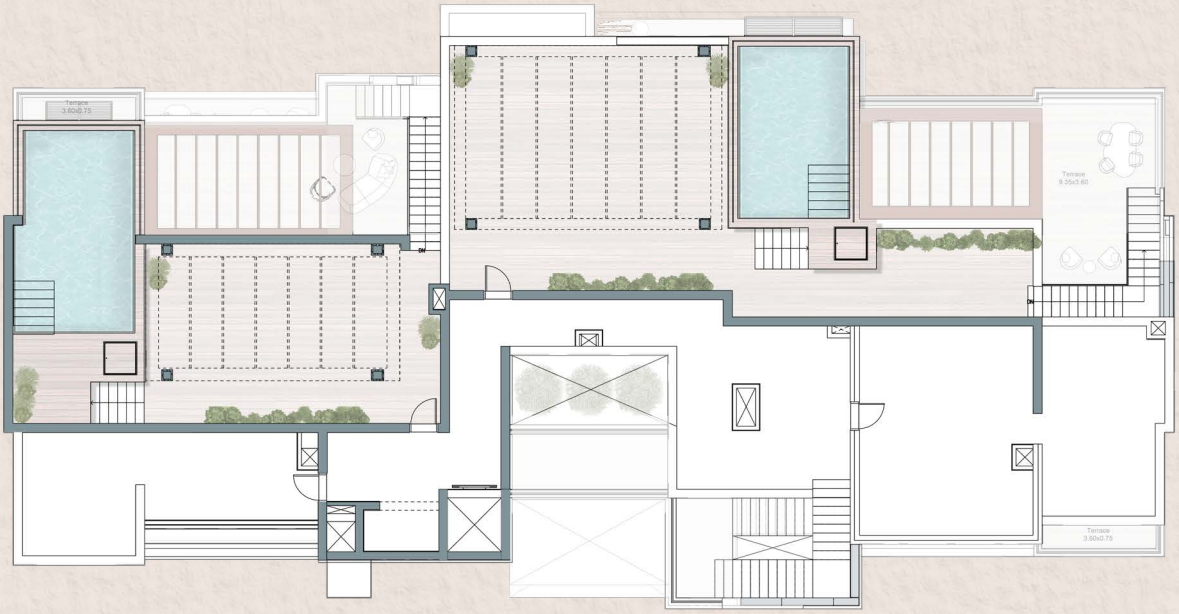
SECOND FLOOR



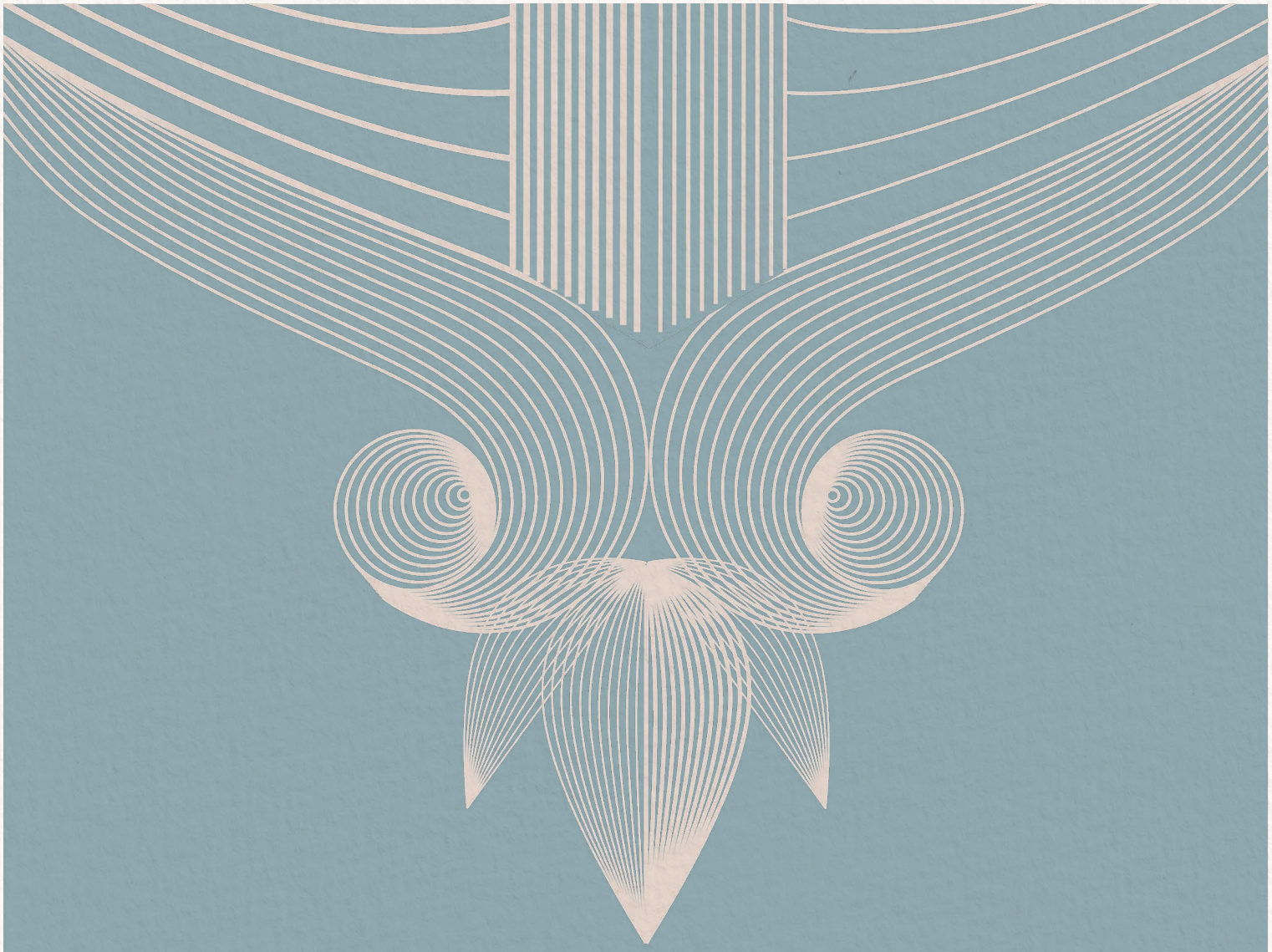
BUA	Terraces	Roof
228 sqm	44 sqm	126 sqm
3 Bedroom		

BUA	Terraces	Roof
232 sqm	51 sqm	156 sqm
3 Bedroom		

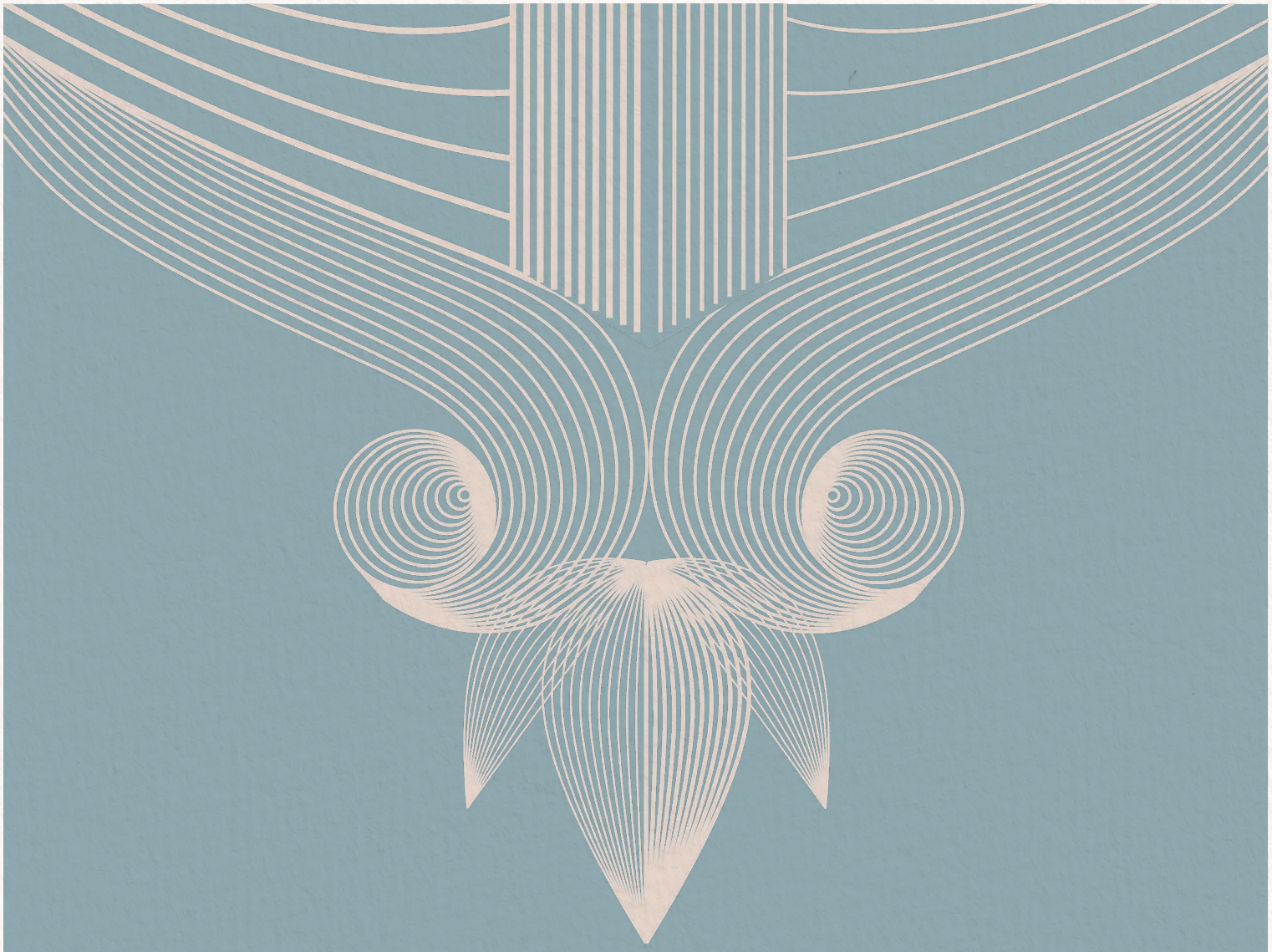
ROOF FLOOR



Roof 100 sqm	Roof 100 sqm
3 Bedroom	3 Bedroom



MARINA BUILDINGS
INTERIORS



INTERIOR

2 BEDROOM GROUND FLOOR





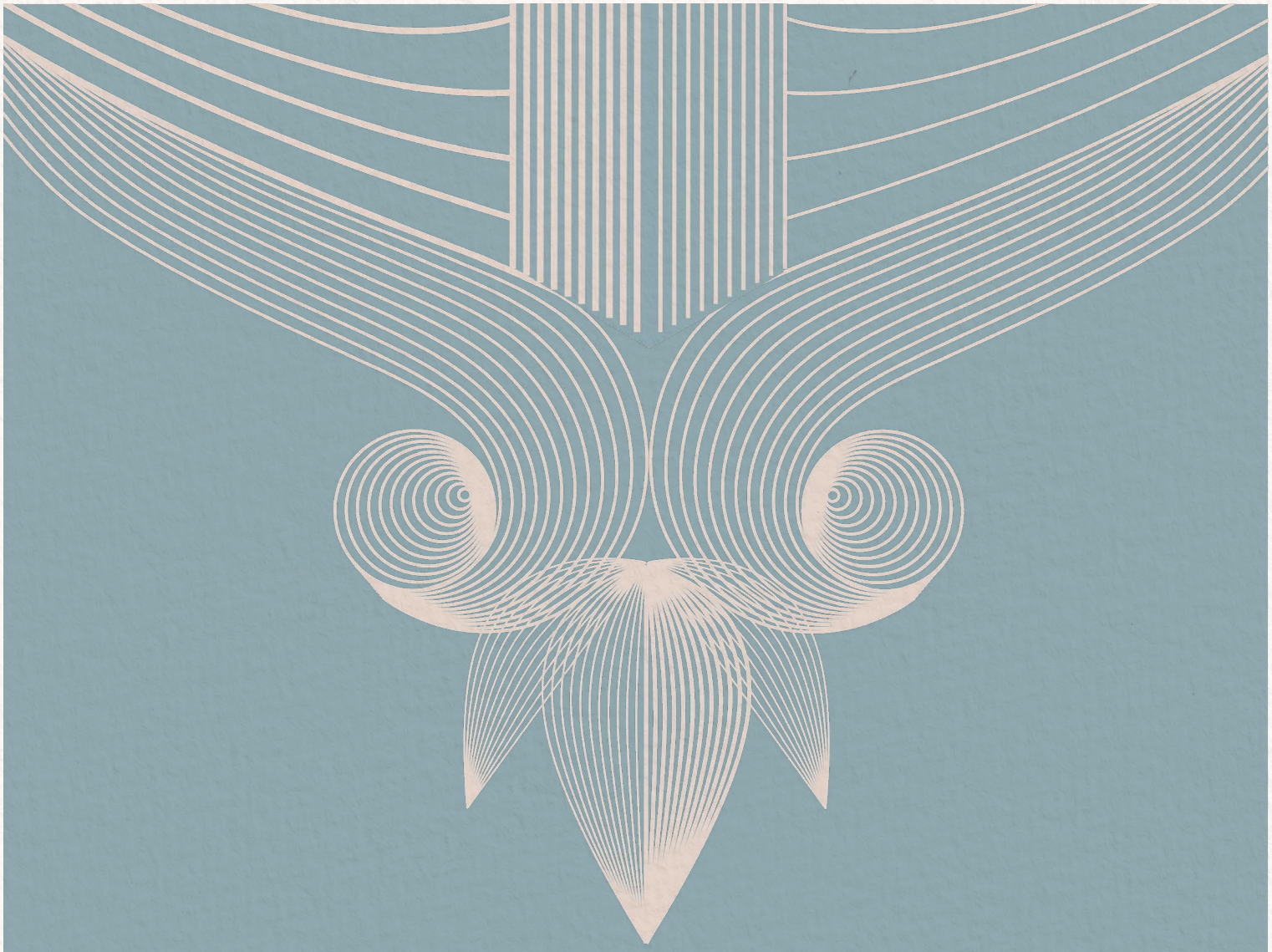
LIVING AREA



MASTER BEDROOM



BATHROOM



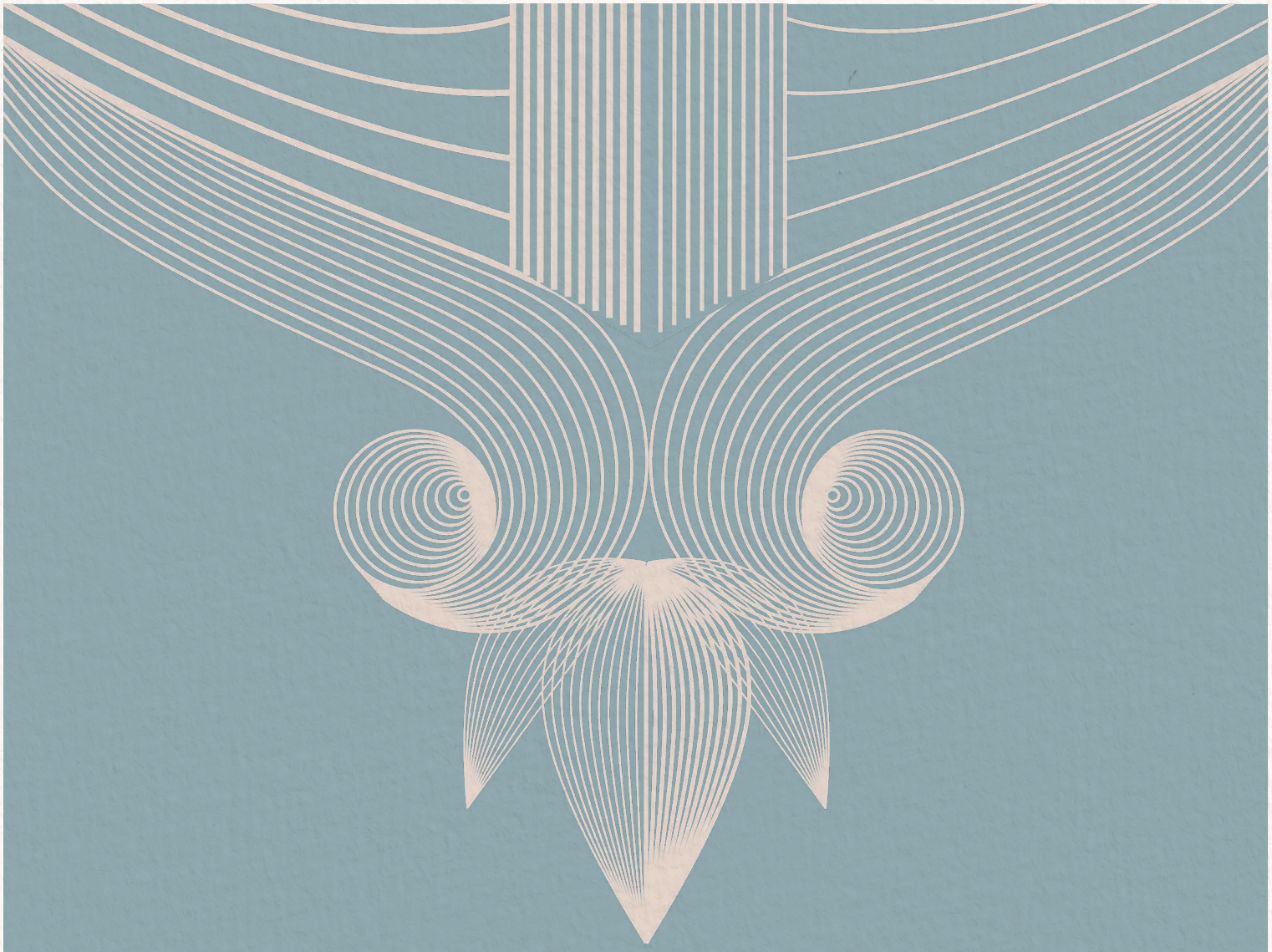
INTERIOR

2 BEDROOM FIRST FLOOR





LIVING AREA



INTERIOR

3 BEDROOM PENTHOUSE



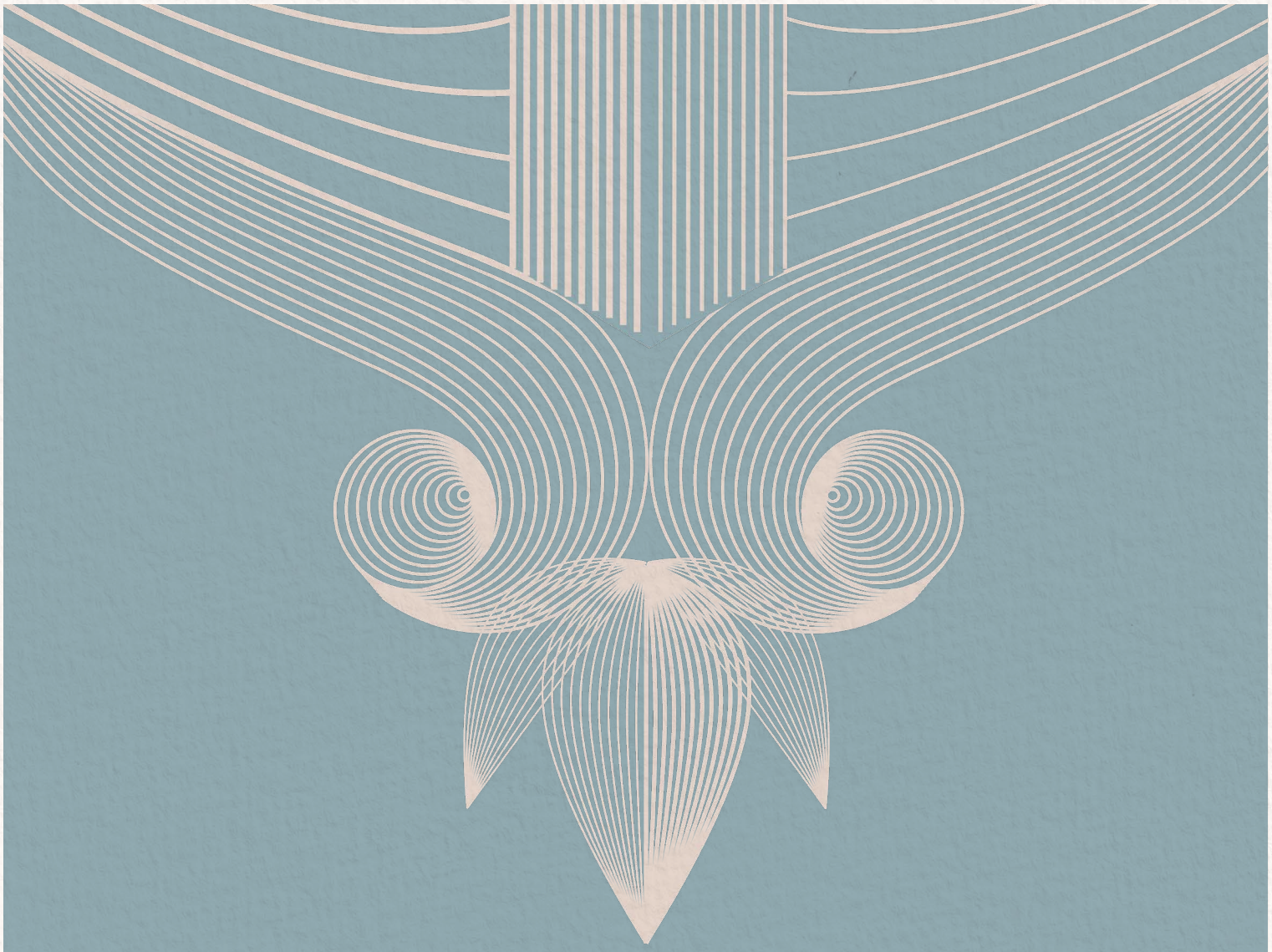
LIVING AREA



LIVING & DINING AREA



ROOF TERRACE



SEAFRONT BUILDINGS

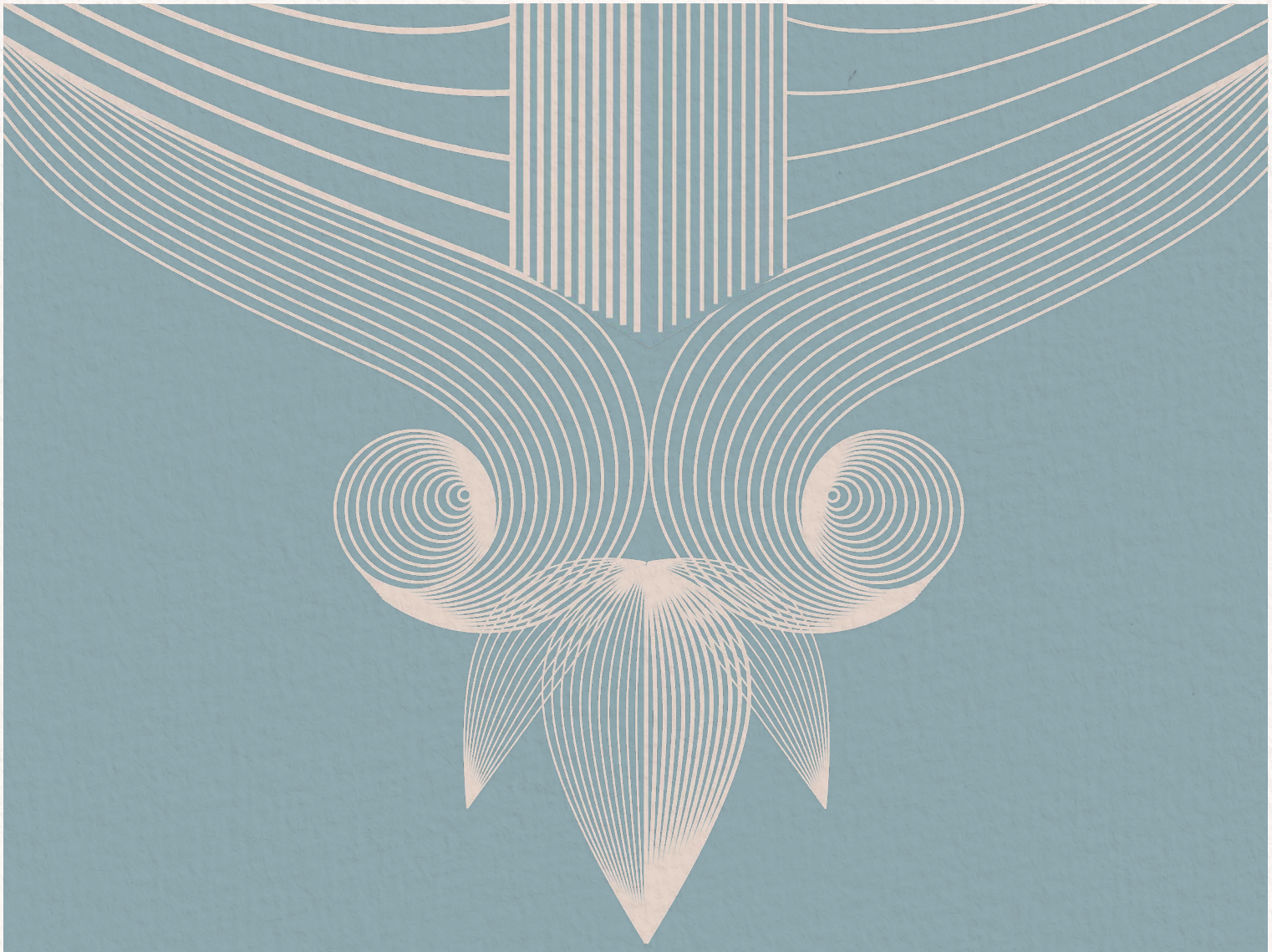
B05






FS-5

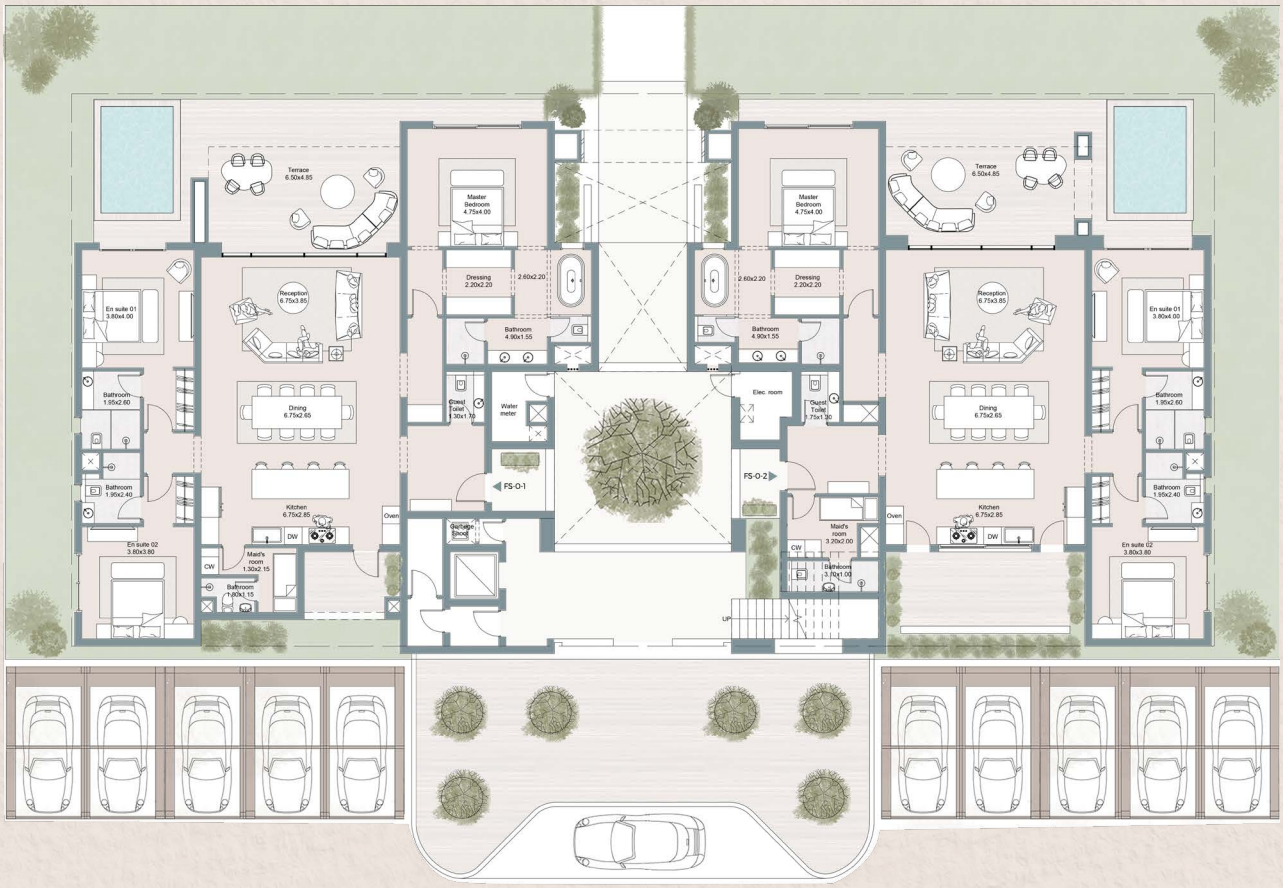

FS-5



FLOOR PLANS

B05

GROUND FLOOR



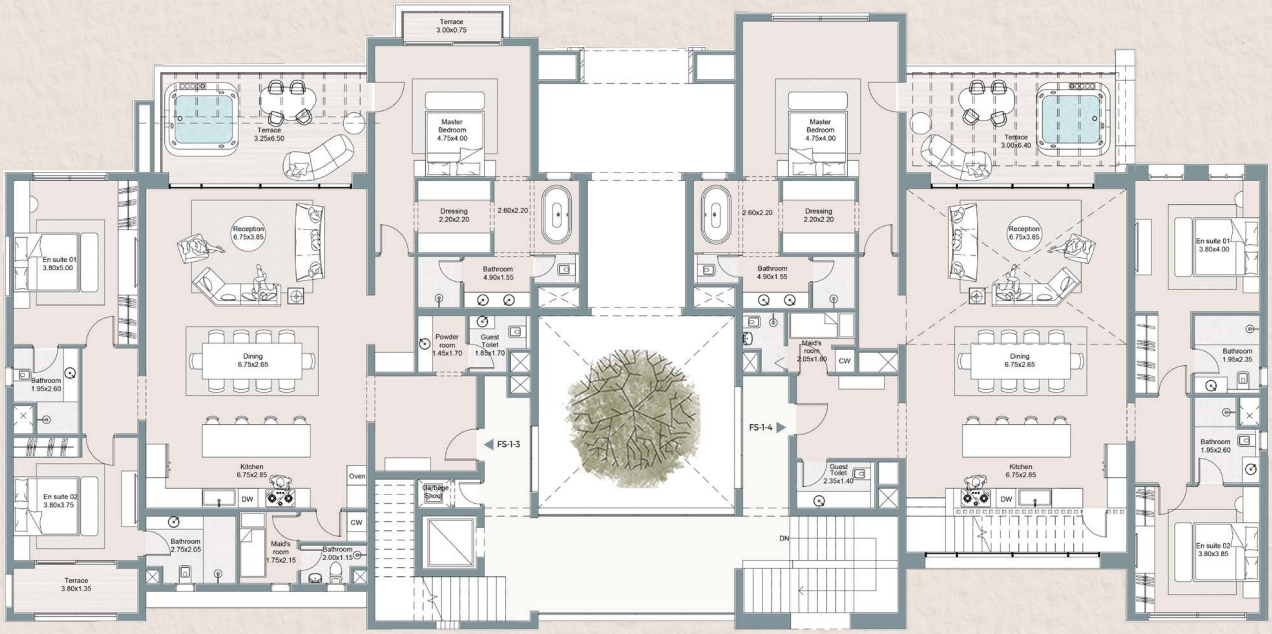
BUA	Terraces	Gardens
284 sqm	31 sqm	126 sqm

3 Bedroom

BUA	Terraces	Gardens
292 sqm	31 sqm	126 sqm

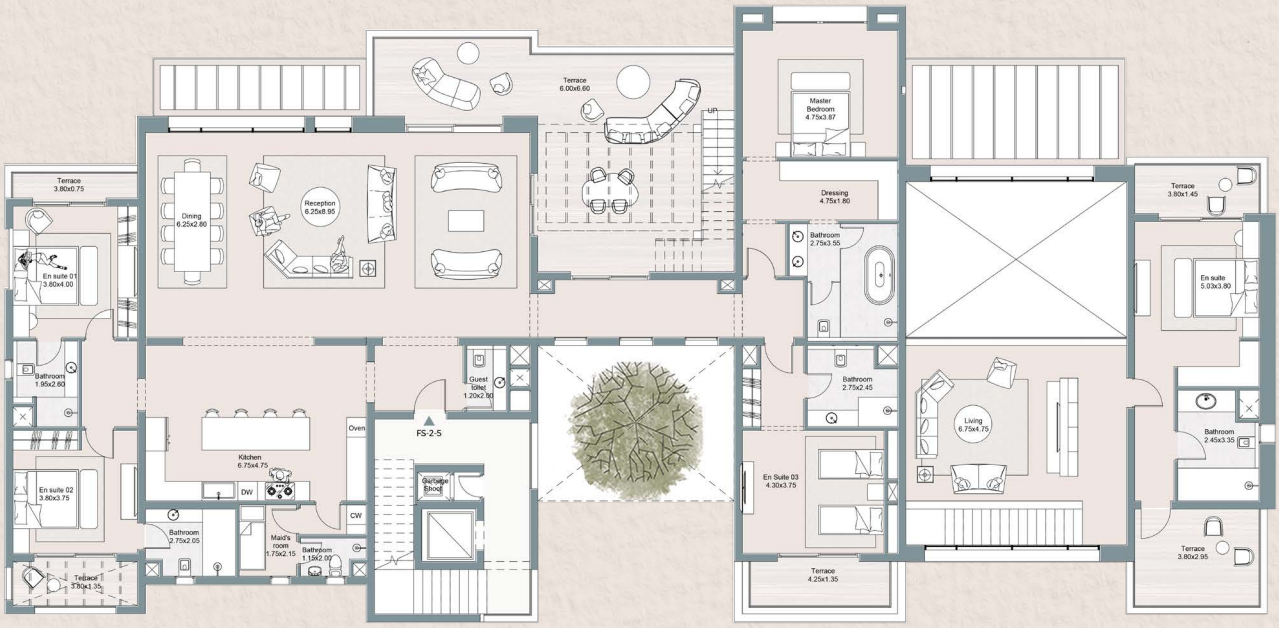
3 Bedroom

FIRST FLOOR



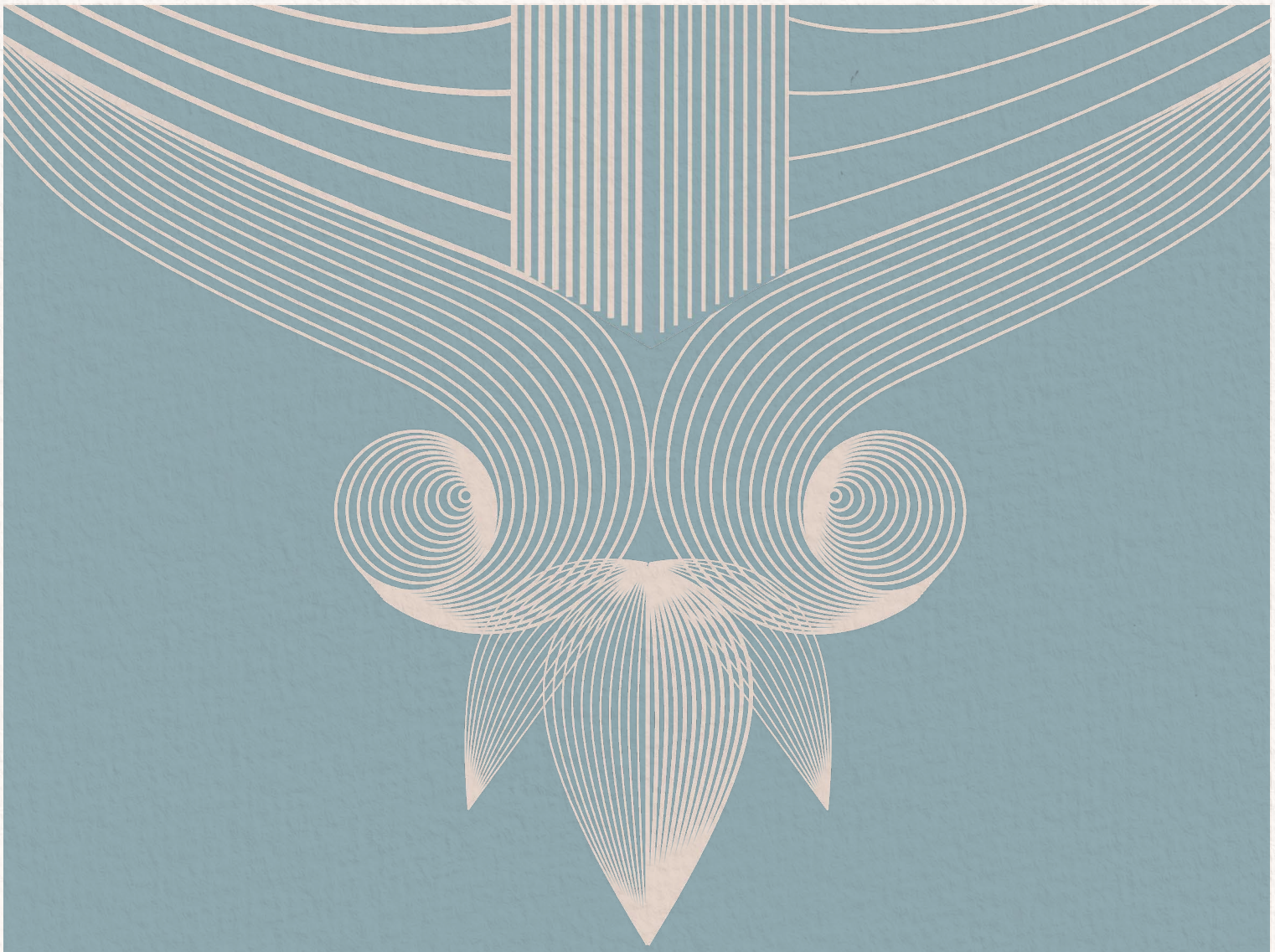
BUA	Terraces	BUA	Terraces
267 sqm	28 sqm	379 sqm	35 sqm
3 Bedroom		4 Bedroom Loft	

SECOND FLOOR



BUA	Terraces	ROOF
340 sqm	53 sqm	128 sqm

4 Bedroom Penthouse



EXTERIOR

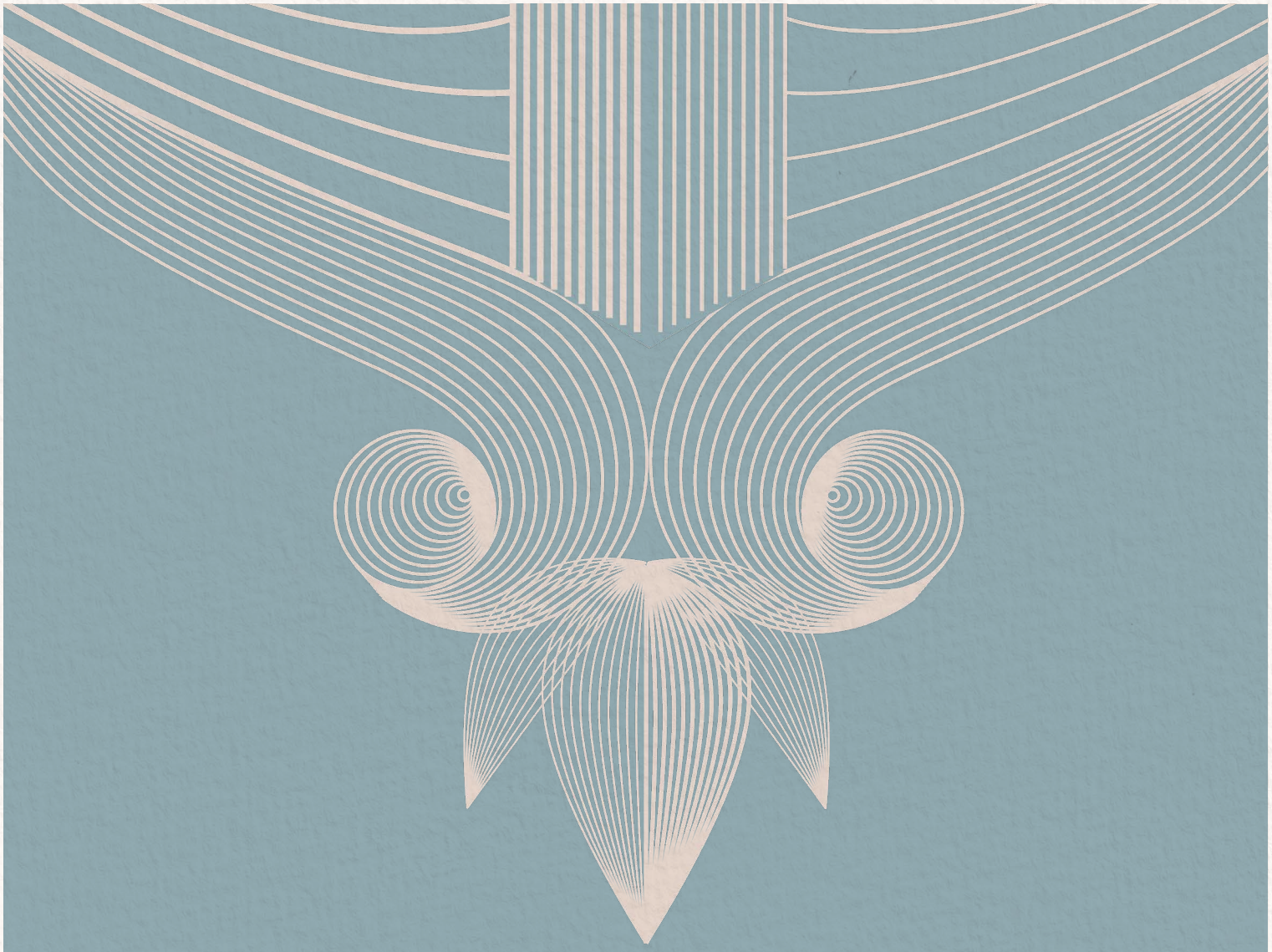
B07











FLOOR PLANS

B07

GROUND FLOOR



BUA	Terraces	Gardens
282 sqm	40 sqm	160 sqm

3 Bedroom

BUA	Terraces	Gardens
282 sqm	40 sqm	160 sqm

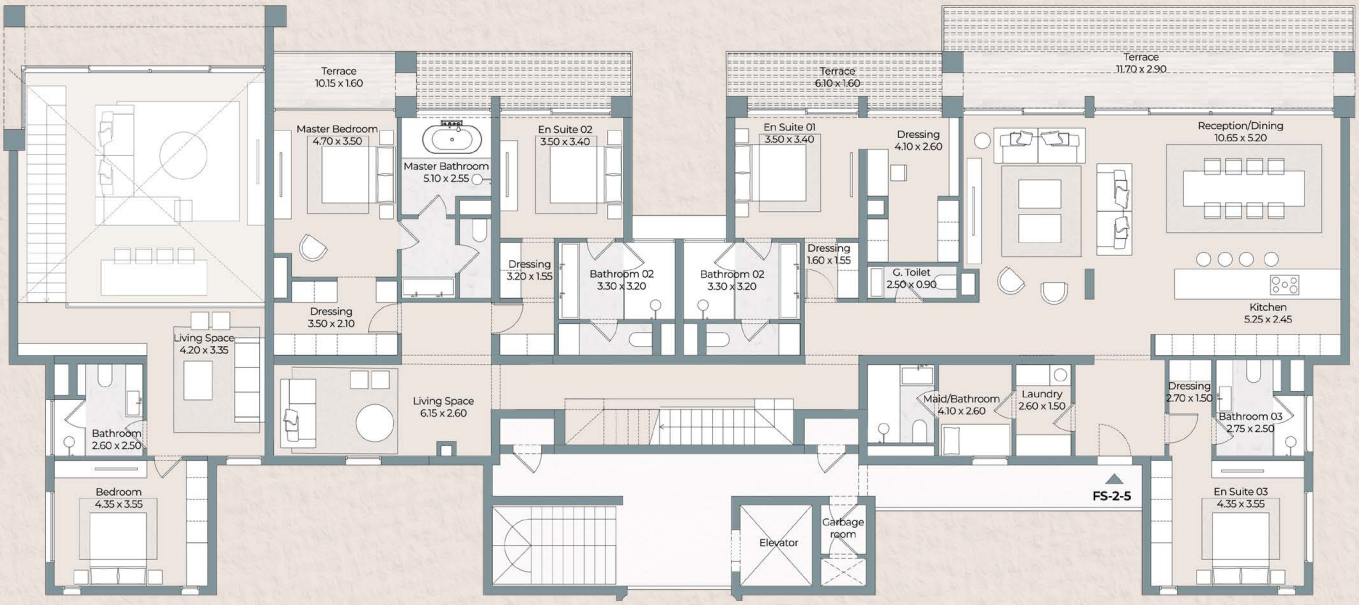
3 Bedroom

FIRST FLOOR



BUA	Terraces	BUA	Terraces
337 sqm	37 sqm	269 sqm	37 sqm
4 Bedroom Loft		3 Bedroom	

SECOND FLOOR

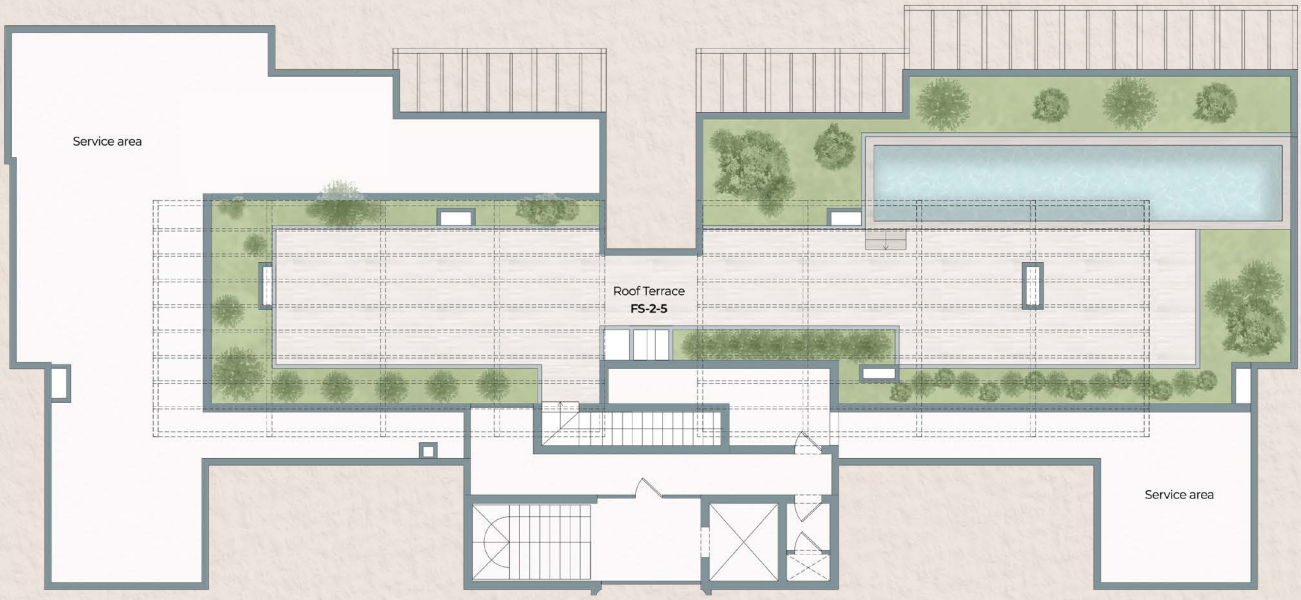


BUA
387 sqm

Terraces
59 sqm

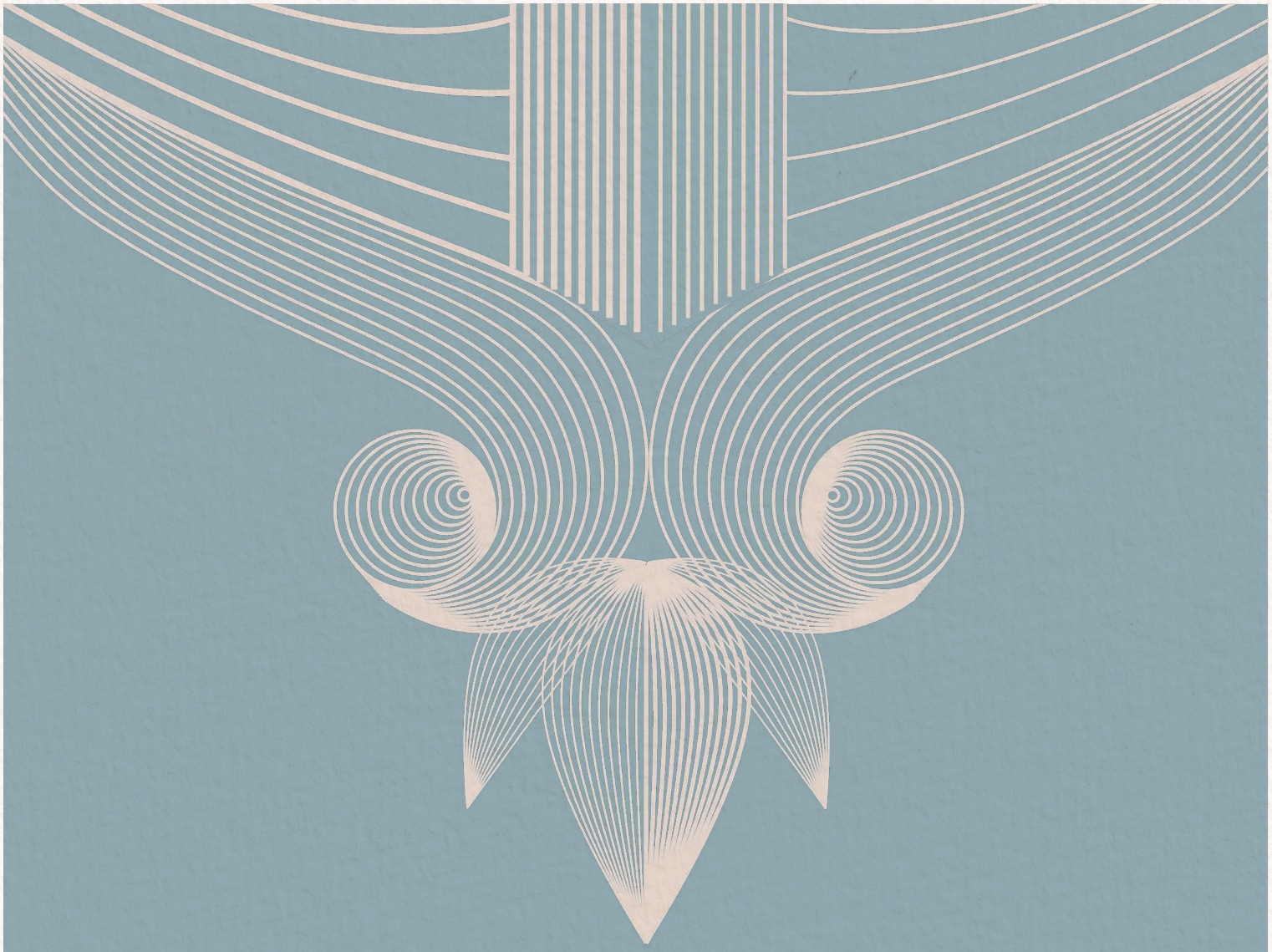
4 Bedroom Penthouse

ROOF FLOOR



PENTHOUSE ROOF

240 sqm



INTERIOR

4 BEDROOM LOFT



LIVING AREA



LIVING & DINING AREA



LIVING AREA



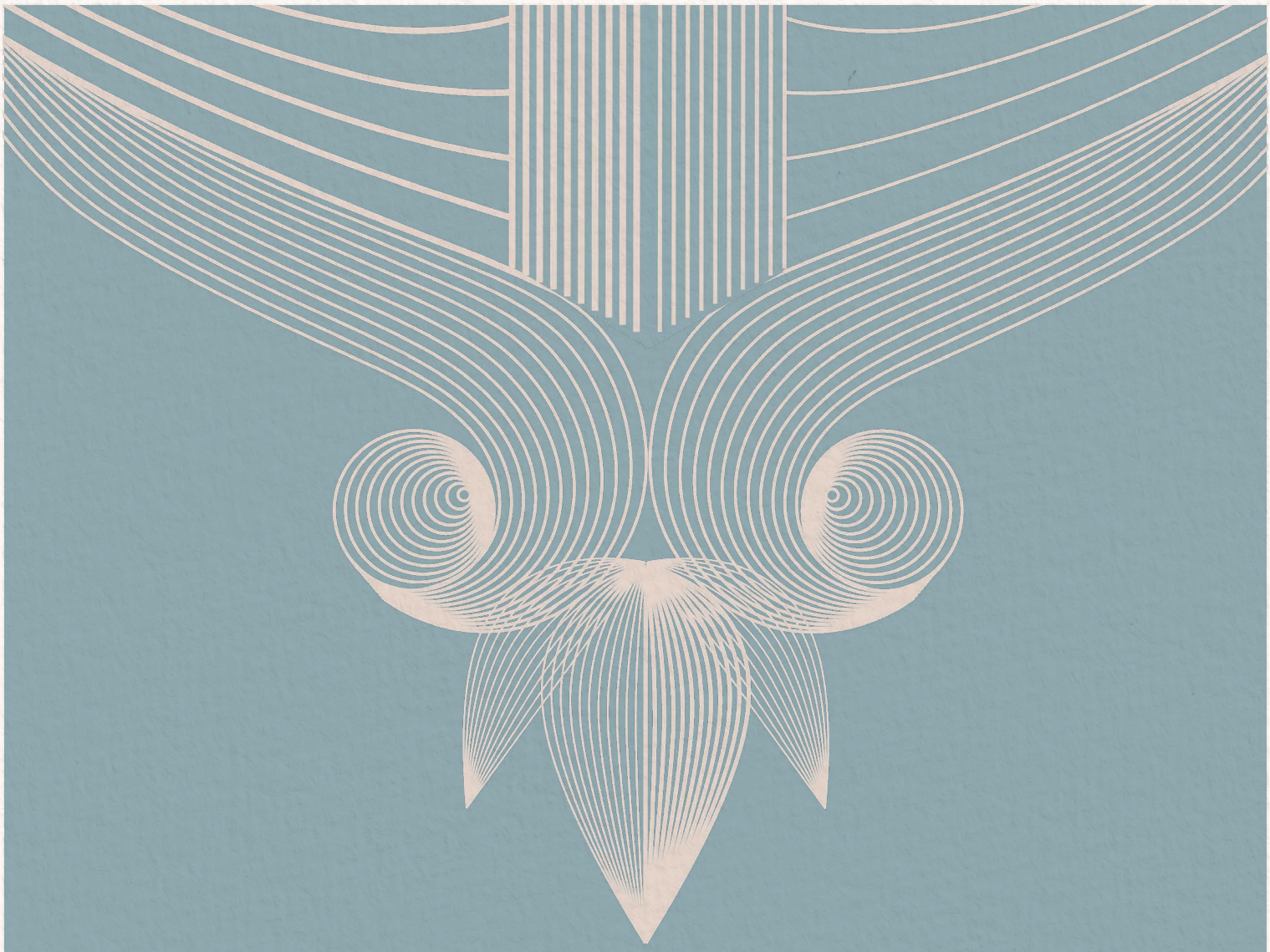
LIVING AREA



MASTER BEDROOM



BATHROOM



INTERIOR

4 BEDROOM PENTHOUSE





LIVING AREA



MASTER BEDROOM



ROOF TERRACE



BATHROOM

DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- The project's master plan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools/plunge pools/ Pergolas are not included in the property.
- Final model used in our finishing and sanitary fixtures are similar and subject to change due to market availability at the time of operations.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover.