

MARINA ISLAND

BY TUBAN EL GOUNA



THE SOUL OF TUBAN



ELGOUNA

RED SEA

El Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences. Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes.

With picturesque views and endless sunshine, it is an ideal investment at any time of year, allowing you to live the sea, love the life, and embrace its magic in a town like no other.

EL GOUNA MASTERPLAN



EL GOUNA ENTRANCE

MANSIONS

NORTH BAY

ANCIENT HILL

CYAN THE RANGE

ANCIENT SANDS 04

KAMARAN

SHEDWAN

SWAN LAKE

THE NINES

ANCIENT SANDS 03

CHURCH

WATERSIDE CONDOS

TUBAN

CYAN

FAIRWAYS

FANADIR BAY 02

CHQ

SABINA

WEST GOLF

NUBIA

ART ISLAND

ANCIENT SANDS

ANCIENT SANDS THE VILLAS

PHASE 5 VILLAS

WEST VILLAS

WEST WING

CAMPUS EL GOUNA

GCCC

CASPIAN

FANADIR BAY 01

CASA COOK

PHASE 4 VILLAS

SOUTH GOLF

NORTH GOLF

HOSPITAL G SPACE

SPORTS DISTRICT

SOUTH MARINA

UPPER NUBIA

UM JAMAR

FANADIR MARINA

LA MAISON BLEUE

PEARL

PHASE 3 VILLAS

GOLF VILLAS

STEIGENBERGER GOLF RESORT

SCHOOL

DOWNTOWN KAFR

ITALIAN COMPOUND

MIRAMAR RESIDENCE

NEW MARINA

FANADIR SHORES

FANADIR SEA FRONT

PHASE 1 VILLAS

HILL VILLAS

THE CHEDI

SHERATON MIRAMAR RESORT

ABU TIC MARINA

MANGROOVY

ABYDOS MARINA

CLUB PARADISO HOTEL

PHASE 2 VILLAS

MOVENPICK RESORT & SPA

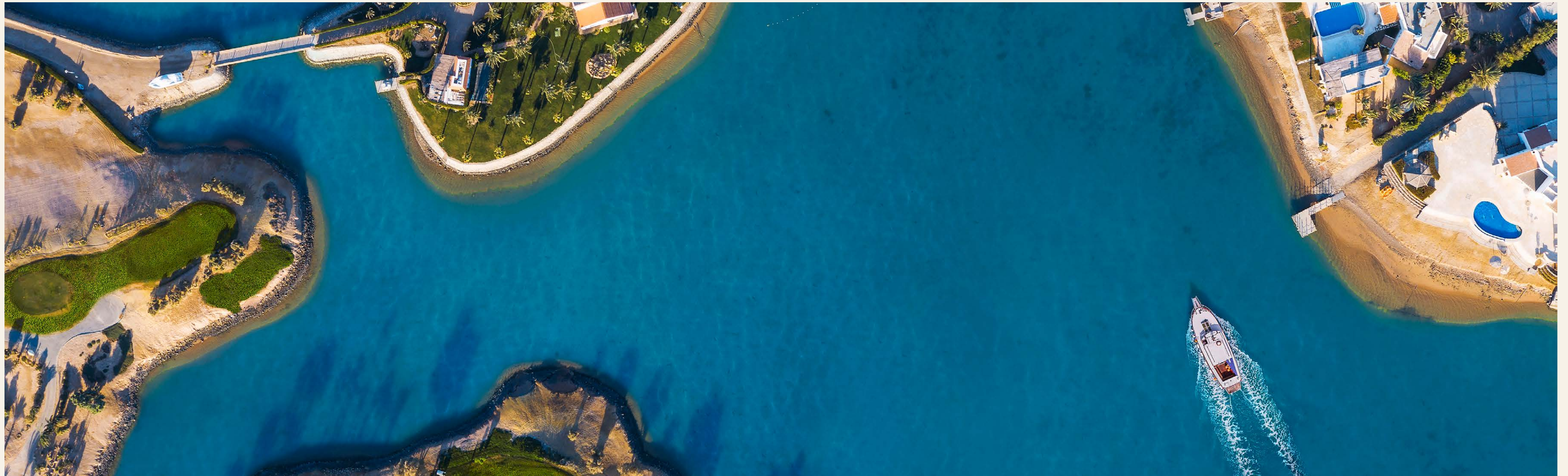


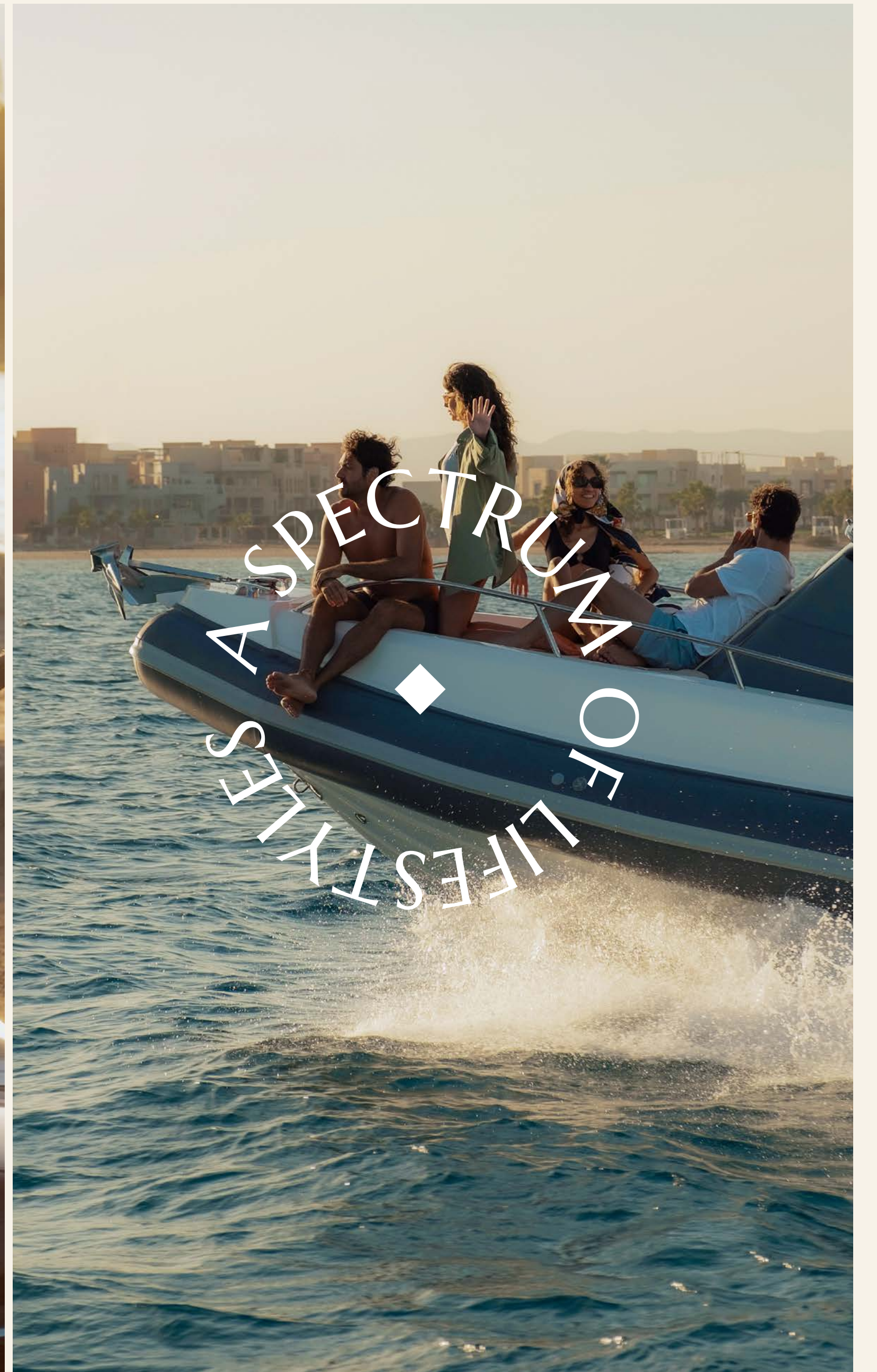
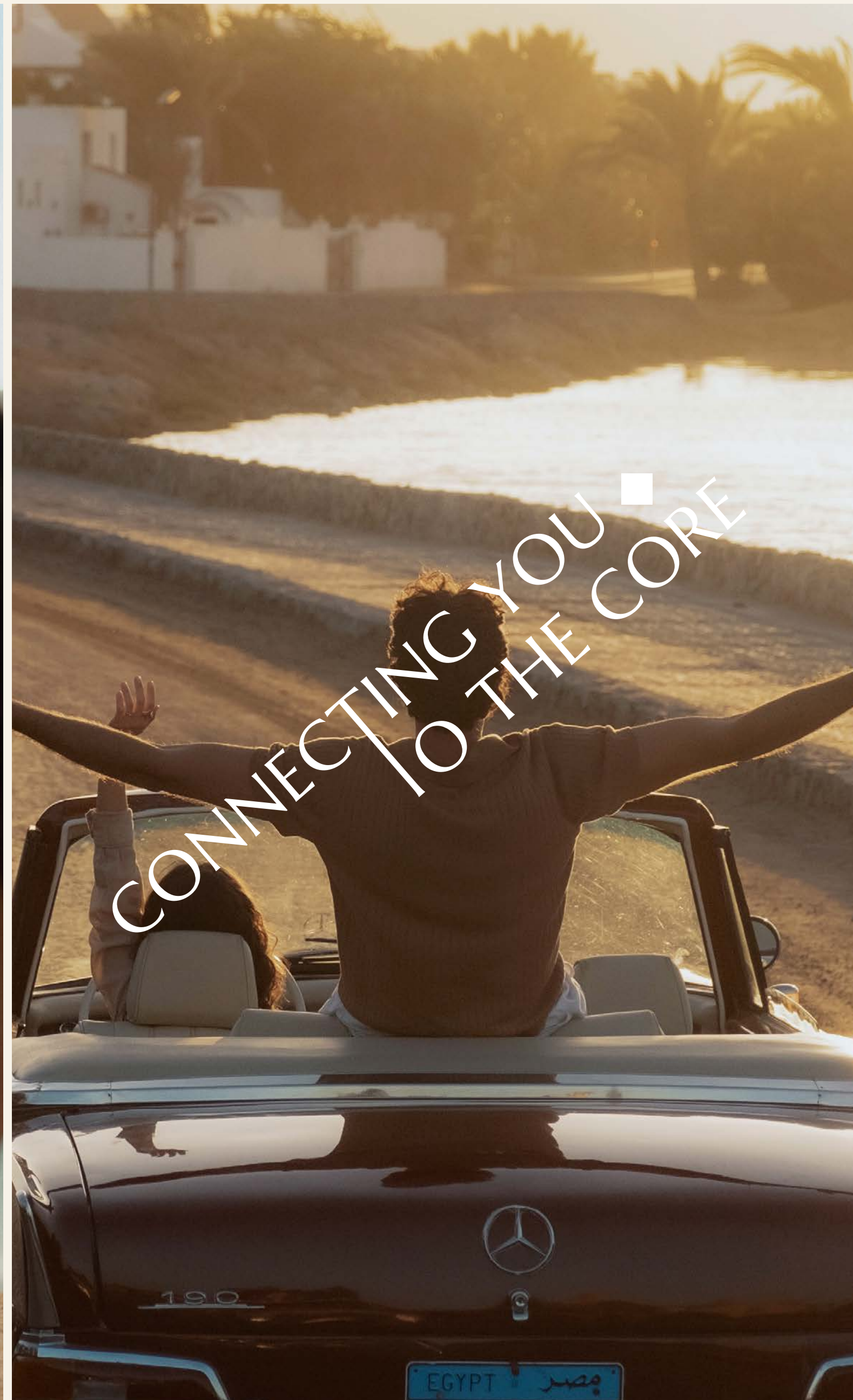
TUBAN

EL GOUNA

Tuban El Gouna is nestled in the heart of this lively town, it is the most prime and central district. Featuring interconnected neighborhoods and a visually stunning water body, it also offers waterfront living with promenades and varied elevations for breathtaking views.

This vibrant area provides easy access to essential services and amenities, epitomizing the perfect destination lifestyle and offering everything needed for an inspired and fulfilling life.



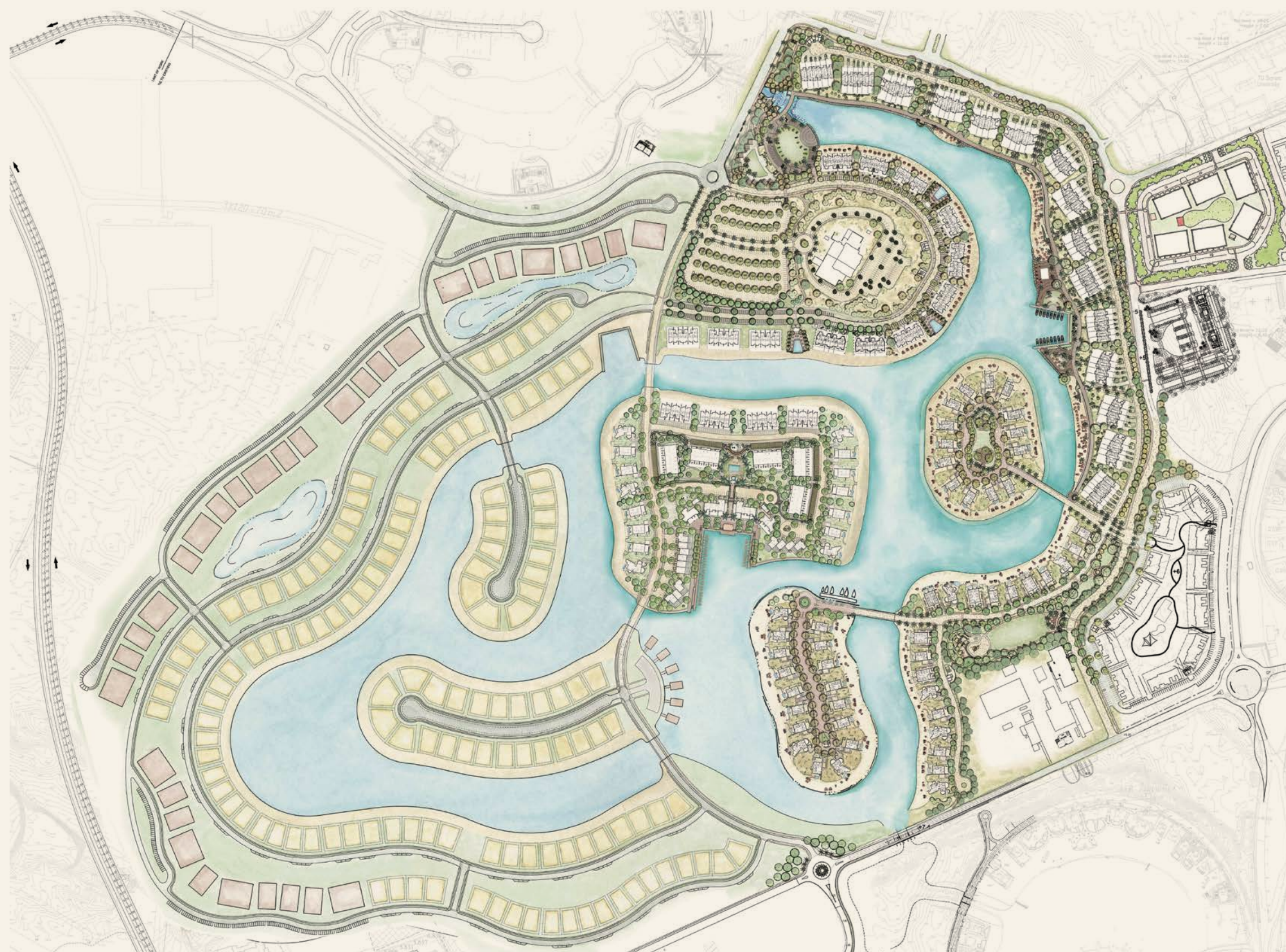




WHERE MERCS
TO GO
■



CORNER
EVERY
◆ A VIEW FROM
FROM



THE MASTERPLAN

by *EDSA and Burton*

“Tuban El Gouna creates a sophisticated fusion of thoughtfully terraced levels of residences with the natural beauty of a dynamic waterway that is the central focus of the community. The project features a diverse array of contemporary apartments, waterfront townhouses and spacious villas, each designed and located to take advantage of stunning water and community open space views.

Setting Tuban El Gouna apart and central to its charm are its Venetian- inspired residential island enclaves within the waterway, as well as its wide offering of amenities such as marinas, beaches, parks, and inter-connecting trails throughout. This community will also enjoy close proximity and connectivity to the mixed-use G Valley development, which offers shopping, dining and entertainment just steps away”.





ISLAND MASTERPLAN



MARINA ISLAND

BY TUBAN EL GOUNA

At the heart of El Gouna, Marina Island introduces a new chapter of island living. Defined by its seamless connection to water, contemporary design, and vibrant lifestyle, Marina Island has been envisioned to elevate daily life—balancing privacy, beauty, and convenience. More than just homes, it offers a distinctive address where waterfront living meets the energy of a thriving community.

Adopting biophilic concepts with vernacular inspired architecture, the design principles have created homes that reflect how you desire to live your life.



IN COLLABORATION
WITH



burton

EDSA is an award-winning internationally renowned planning, landscape, architecture, and urban design firm. The company has long upheld an environmentally based approach to design, using inspiration from each project's local heritage and the principles of sustainability.

EDSA has realized an impressive portfolio of unique projects across the years, including large scale, luxury developments such as hotels, residential housing, shopping centers, and sporting facilities. Their work can be found in number of international destinations encompassing the Middle East, Europe and South America.

Burton Studio is a globally recognized design practice specializing in architecture, planning, and urban design. The studio approaches each project through a site-specific lens, creating comfortable and engaging environments that balance context, innovation, and long-term viability.

With extensive experience across a wide range of project types and scales, Burton has developed a strong understanding of design and programming priorities. This breadth of expertise enables the studio to carry insights across disciplines, shaping resilient public and private spaces that anticipate future needs.



MEET THE MASTERMINDS

mesura

Mesura is a model for creativity. We meet durable, creative solutions first by stepping into the unknown, and then by reimagining the ways architecture and design are practiced. The studio was founded in 2010 by five partners after being awarded the prestigious European Urban Planning Award. In the heart of El Gouna, where land meets water and tradition whispers through every breeze, Tuban Apartments rise as an ode to the spirit of this place—the genius loci that breathes life into each corner. Here, the design is not merely a collection of walls and structures, but a dialogue between history and modernity, a dance between the community and the landscape.

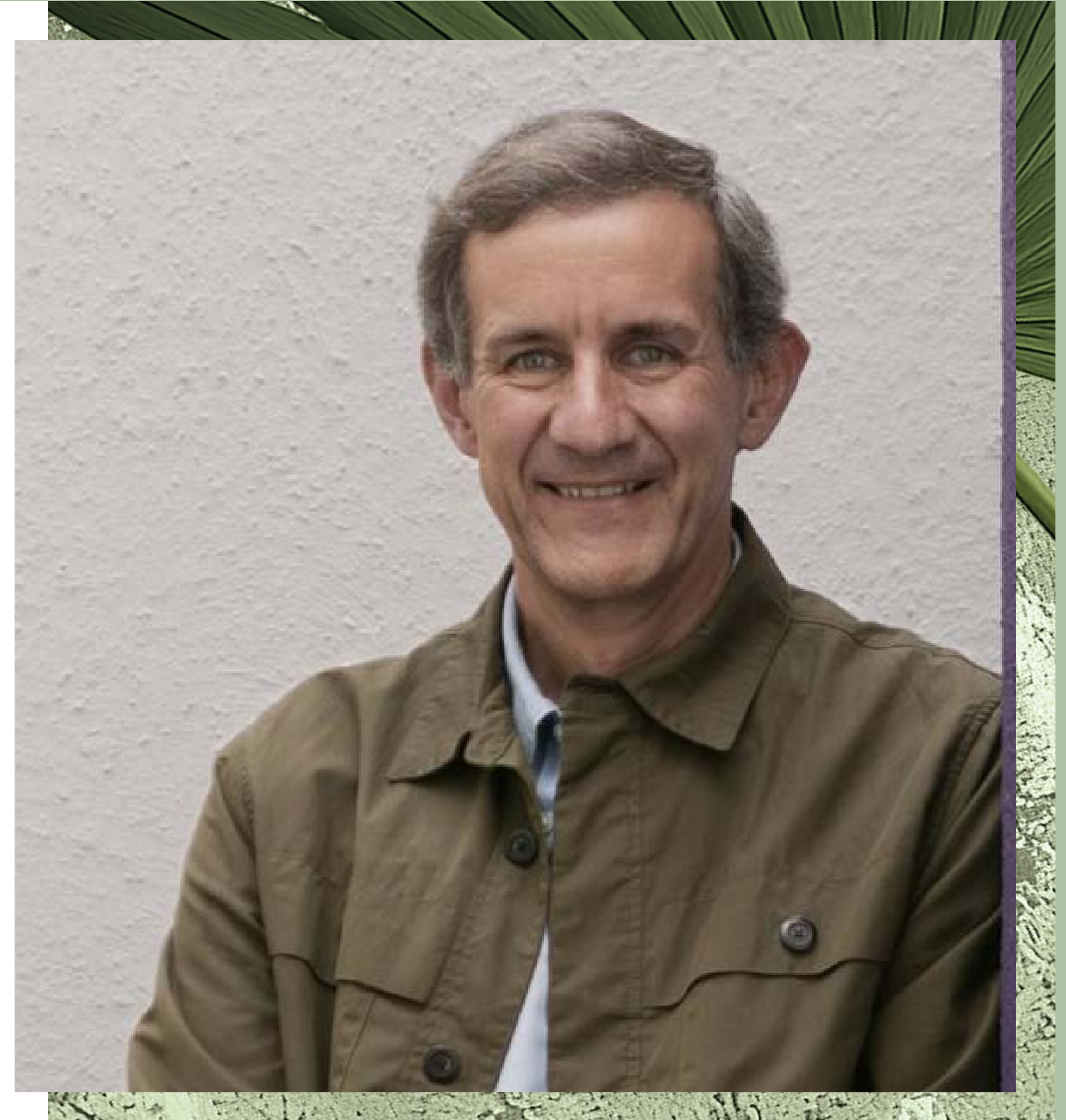
In Tuban, color tells its own story, the reed façade, weathered yet warm, contrasts with the blue frameworks that echo the sea and sky. Every hue is carefully chosen to reflect the vibrancy of the landscape, the pulse of the people, and the deep connection to the land. Together, they form a canvas that feels both timeless and alive, speaking to the soul of the place. In the end, Tuban Apartments are not just homes—they are living sculptures, harmoniously intertwined with the essence of El Gouna, sculpting a future that belongs to its people and the land they cherish.



MEET THE MASTERMINDS

Legorreta is an internationally renowned architectural firm that was carefully chosen to turn North Bay's vision into a breathtaking reality. Based in Mexico City and founded in 1965, Legorreta's projects have won several globally acclaimed awards. Aligned with El Gouna's core aesthetic values, the company creates the best architectural outcomes inspired by human nature, the desires of residents and the natural indigenous surrounds. Through functionality and efficiency, Legorreta designs friendly, human-centric environments for communities to thrive. They create atmospheres that serve society; always conveying peace, intimacy and optimism.

Their prevailing design principles include the use of natural light, color, water, integration of art and craftsmanship, along with the use of local materials that possess a sense of luxury. Over the decades Legorreta has conceived many legendary neighbourhoods that have made thousands of home owners happy. Applying all of their successful creative philosophies and strategies, North Bay will represent the best in quality design and thinking.



IN COLLABORATION
WITH

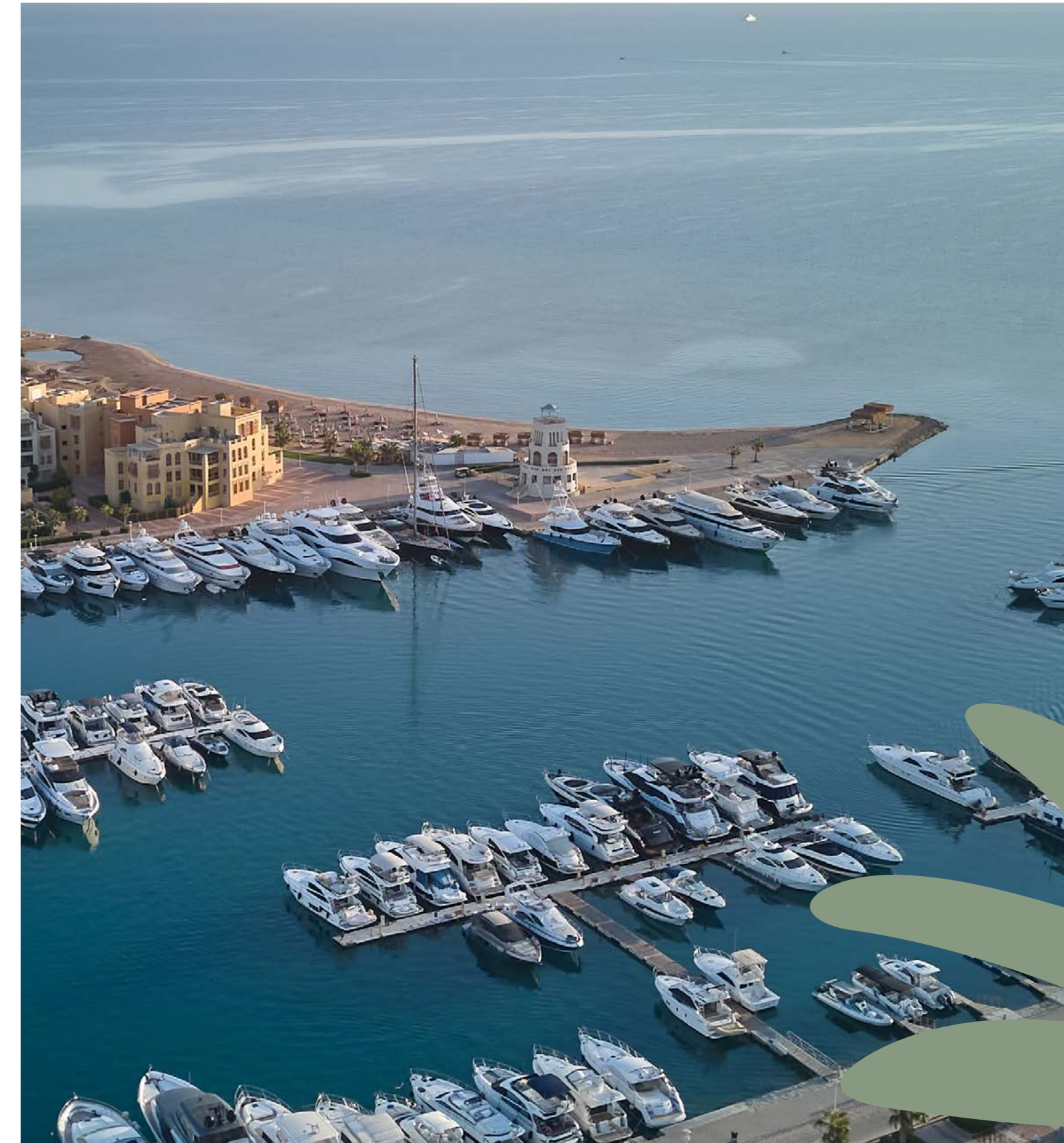
studioêtre

Studio être is a Cairo-based architecture and interior design firm with a reputation for pioneering innovative, sustainable design strategies. We are dedicated to bringing avant-garde creations to life in architecture, interior design, urban design, and research and development, from buildings and spaces to master plans and events.

At Studio être, we believe in leading with human experience rather than fixed design dogma. We are committed to creating soulful and exciting places that represent and celebrate the natural designs in the world around us.

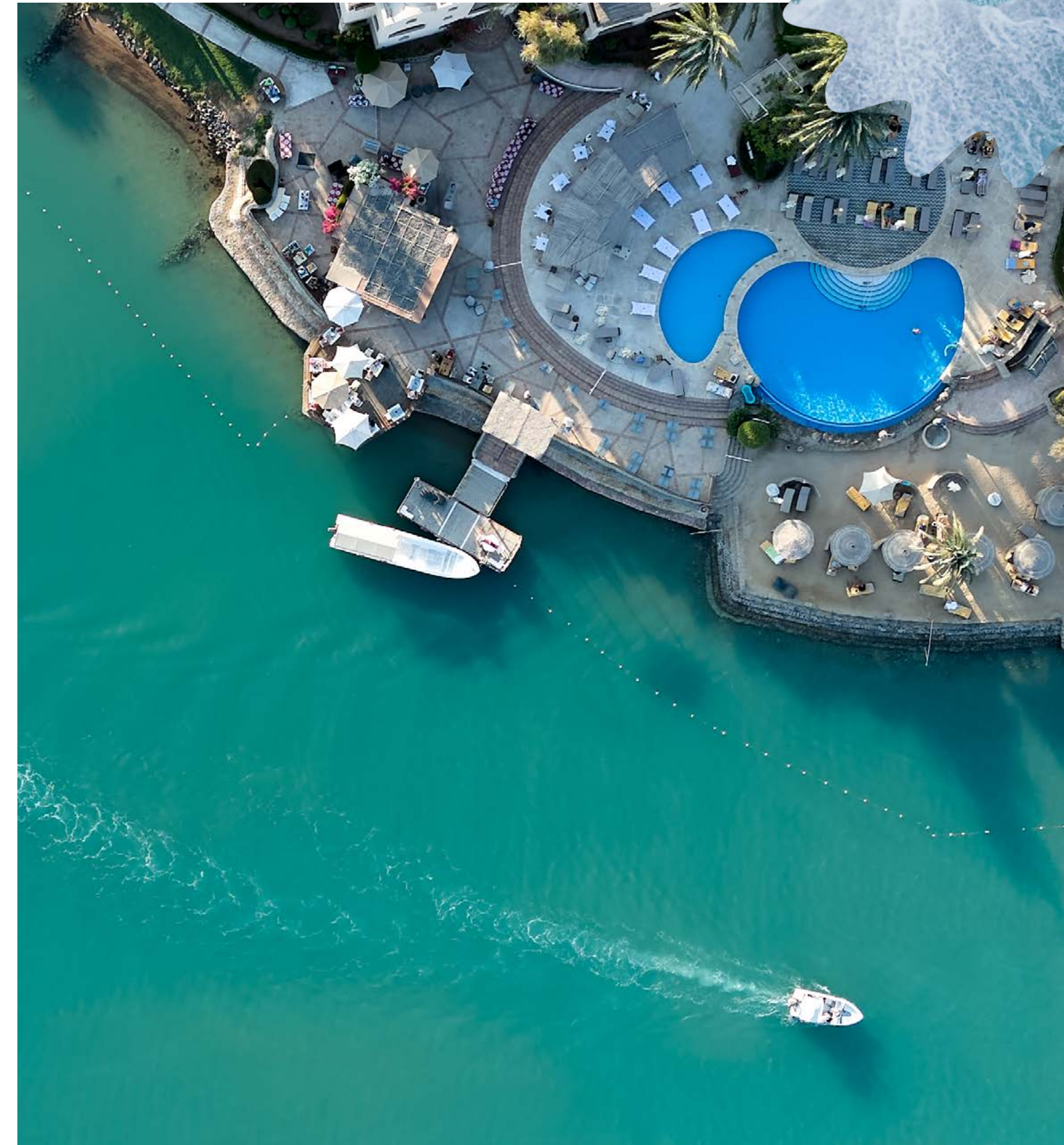
WHERE IT ALL COMES TOGETHER

Marina Island Is the true heart of Tuban, a place that connects East and West, land and water, leisure and community. Anchored by its marina and designed for walkability, it brings together the essentials of modern living in one effortless flow. Imagine a home just steps away from Abu Tig Marina, where dining, leisure, and daily conveniences are all within minutes. More than a central location, Marina Island Offers a lifestyle defined by connectivity, ease, and proximity to everything that matters.



EVERY FRONT IS A WATERFRONT

Marina Island is defined by its direct connection to the water, every residence enjoys a waterfront setting, whether overlooking open sea lagoons or the marina's vibrant edge. Wake up to uninterrupted views, step straight into the water from your home, and let the calm of the lagoon or the energy of the marina shape your everyday. On Marina Island, the water isn't just nearby, it is the foundation of your lifestyle, bringing beauty, serenity, and value to every address.





A SEA OF EXPERIENCE

Marina Island Brings together a world of refined living. Envisioned as a mixed-use development, it unites lifestyle and community in one place blending living, leisure, and everyday convenience into a destination where everything connects seamlessly.





APARTMENTS



MARINA VIEW



MARINA VIEW





MARINA VIEW



FLOORPLANS



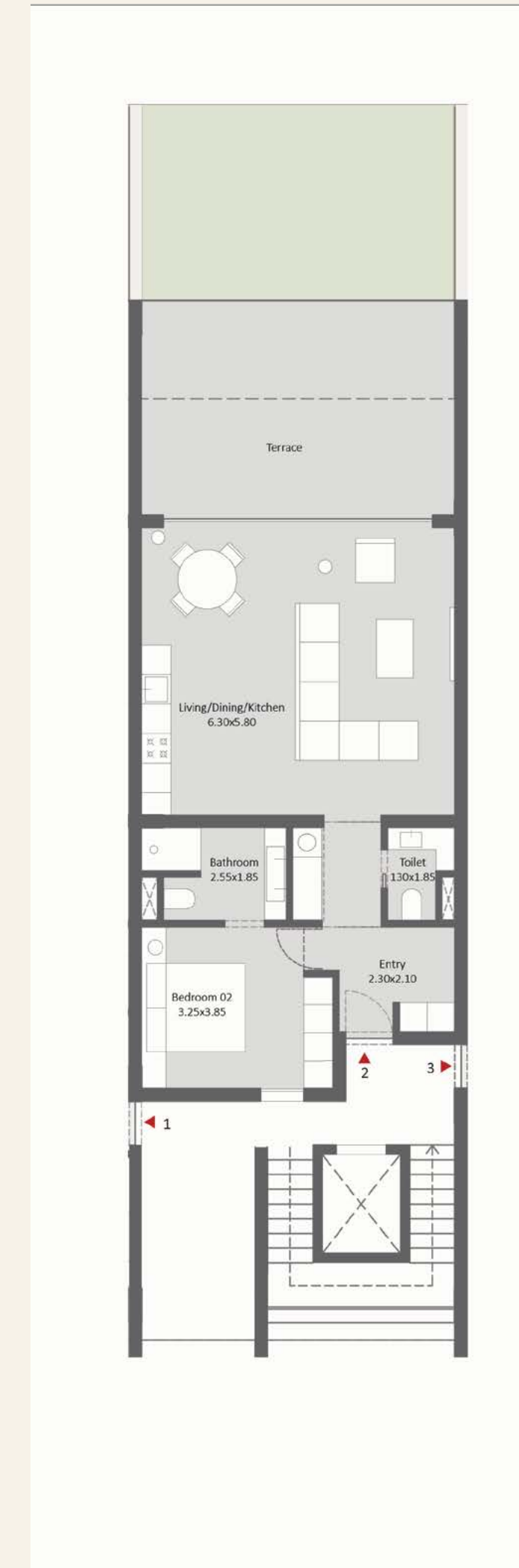
GROUND FLOOR

TU1 - 1



BUA - 123 SQM

TU1 - 2



BUA - 89 SQM

TU1 - 3



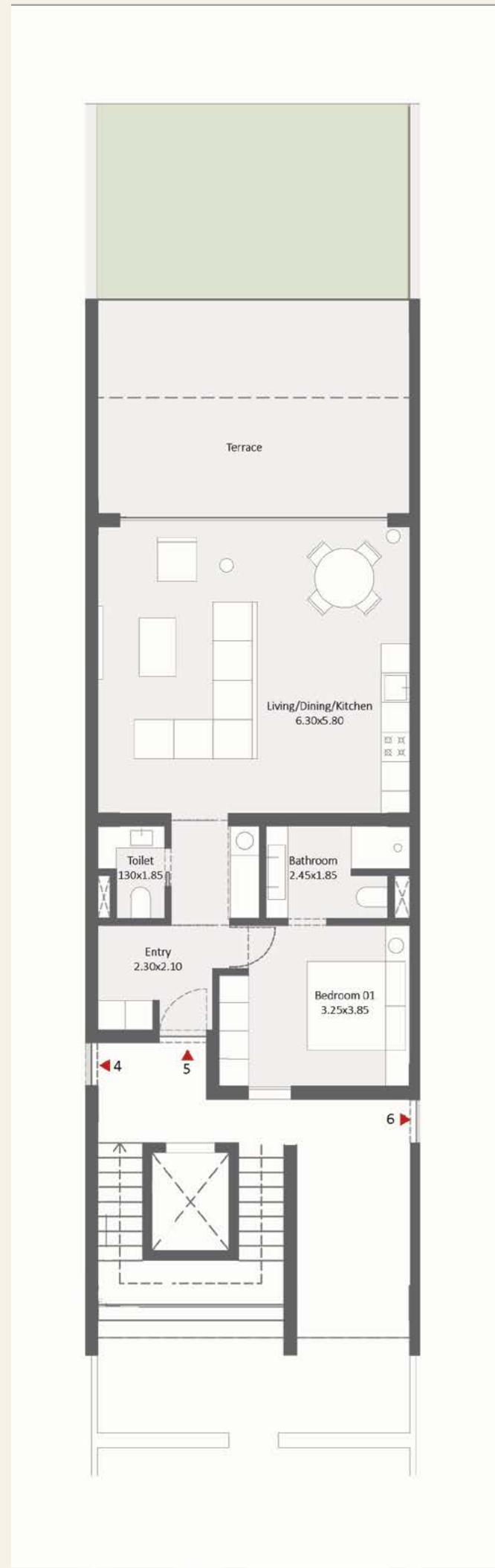
BUA - 117 SQM

TU1 - 4



BUA - 117 SQM

TU1 - 5



BUA - 89 SQM

TU1 - 6

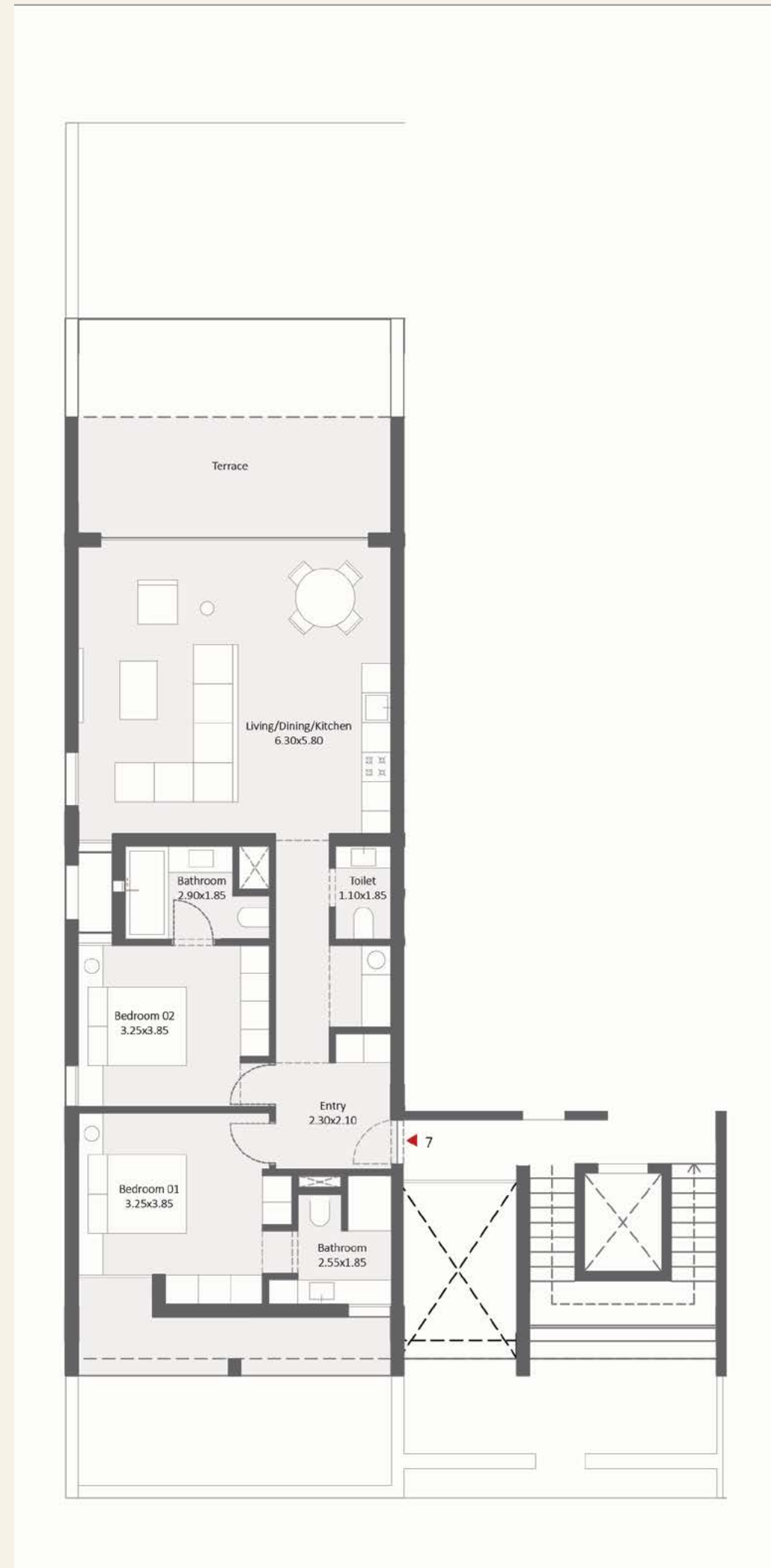


BUA - 123 SQM



FIRST FLOOR

TU1 - 7



BUA - 118 SQM

TU1 - 8



BUA - 85 SQM

TU1 - 9



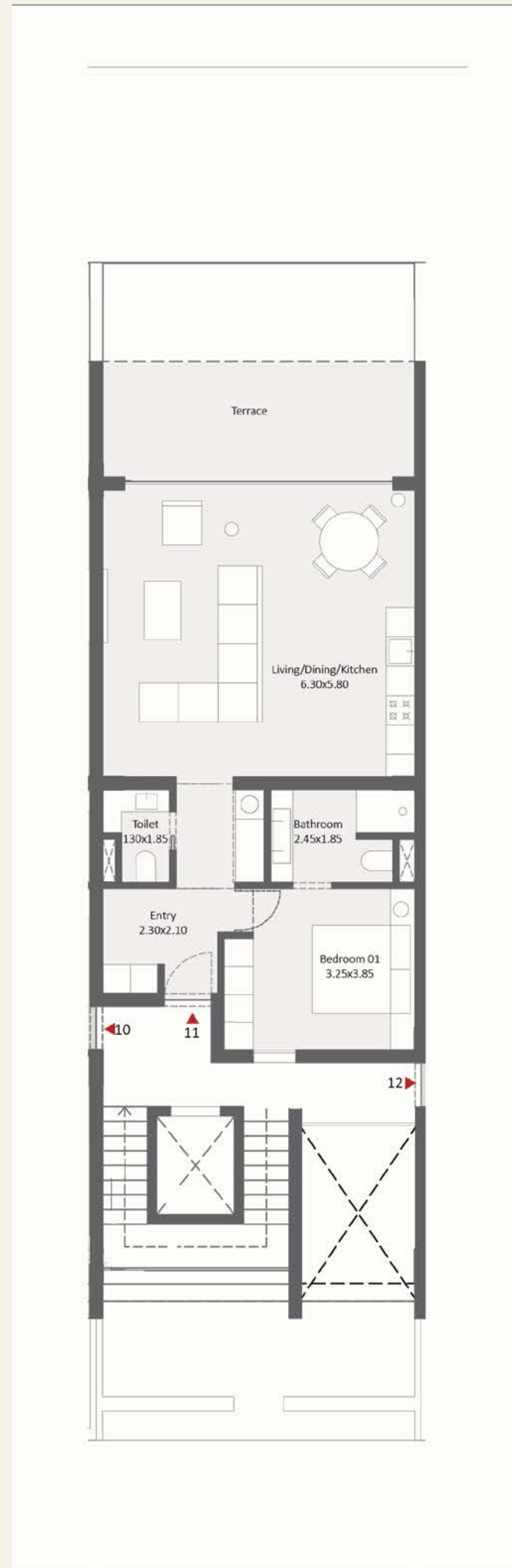
BUA - 112 SQM

TU1 - 10



BUA - 112 SQM

TU1 - 11

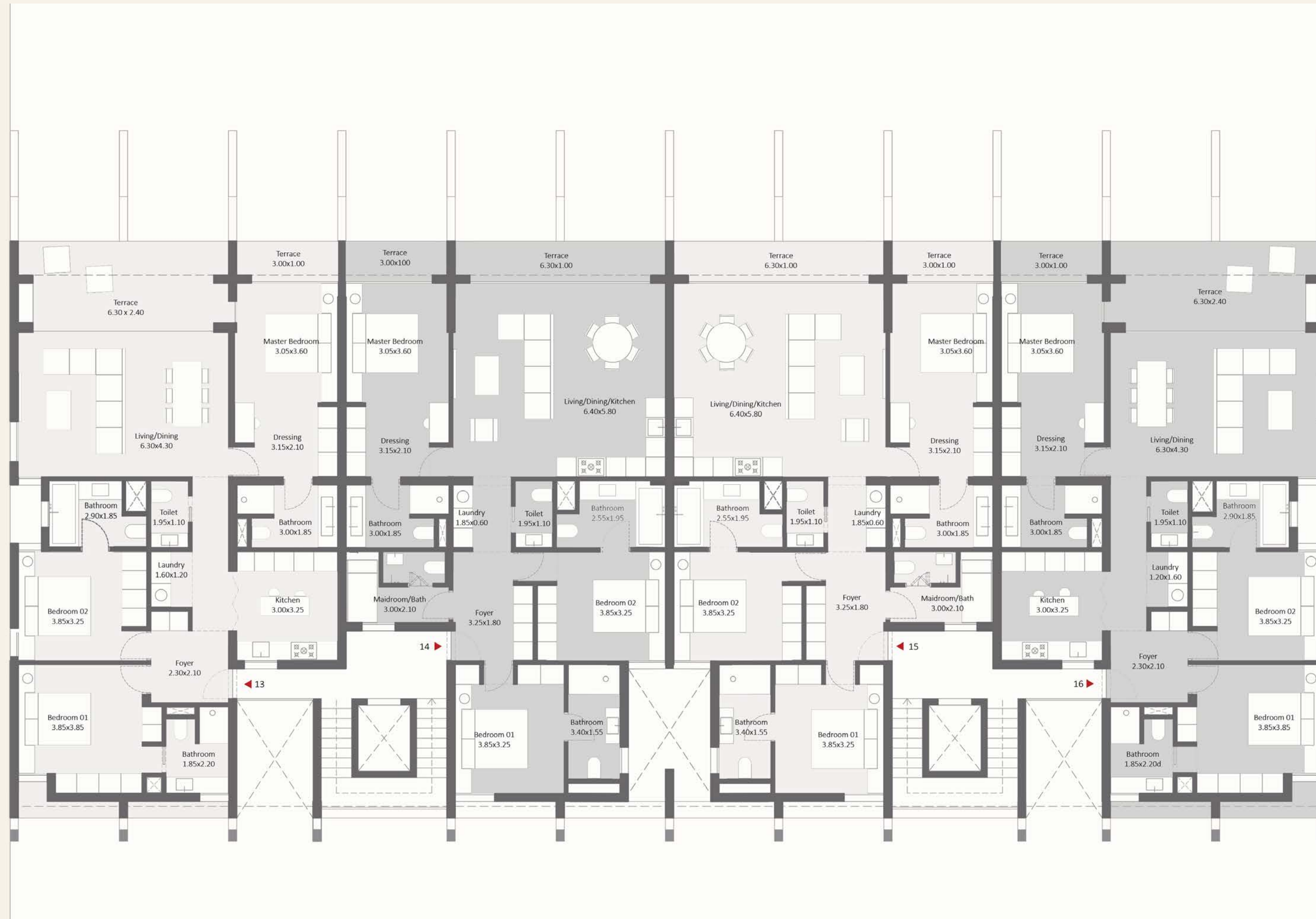


BUA - 85 SQM

TU1 - 12

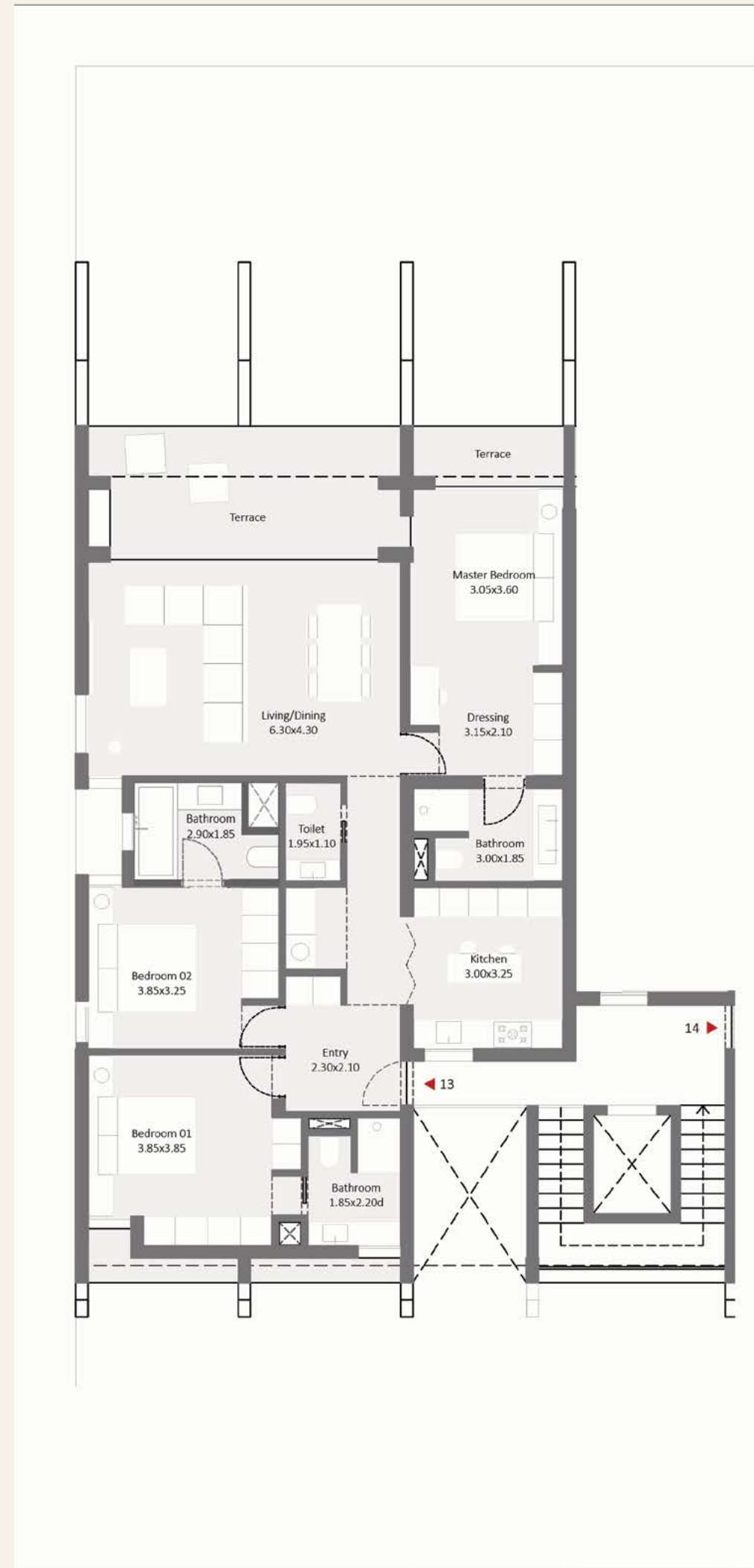


BUA - 118 SQM



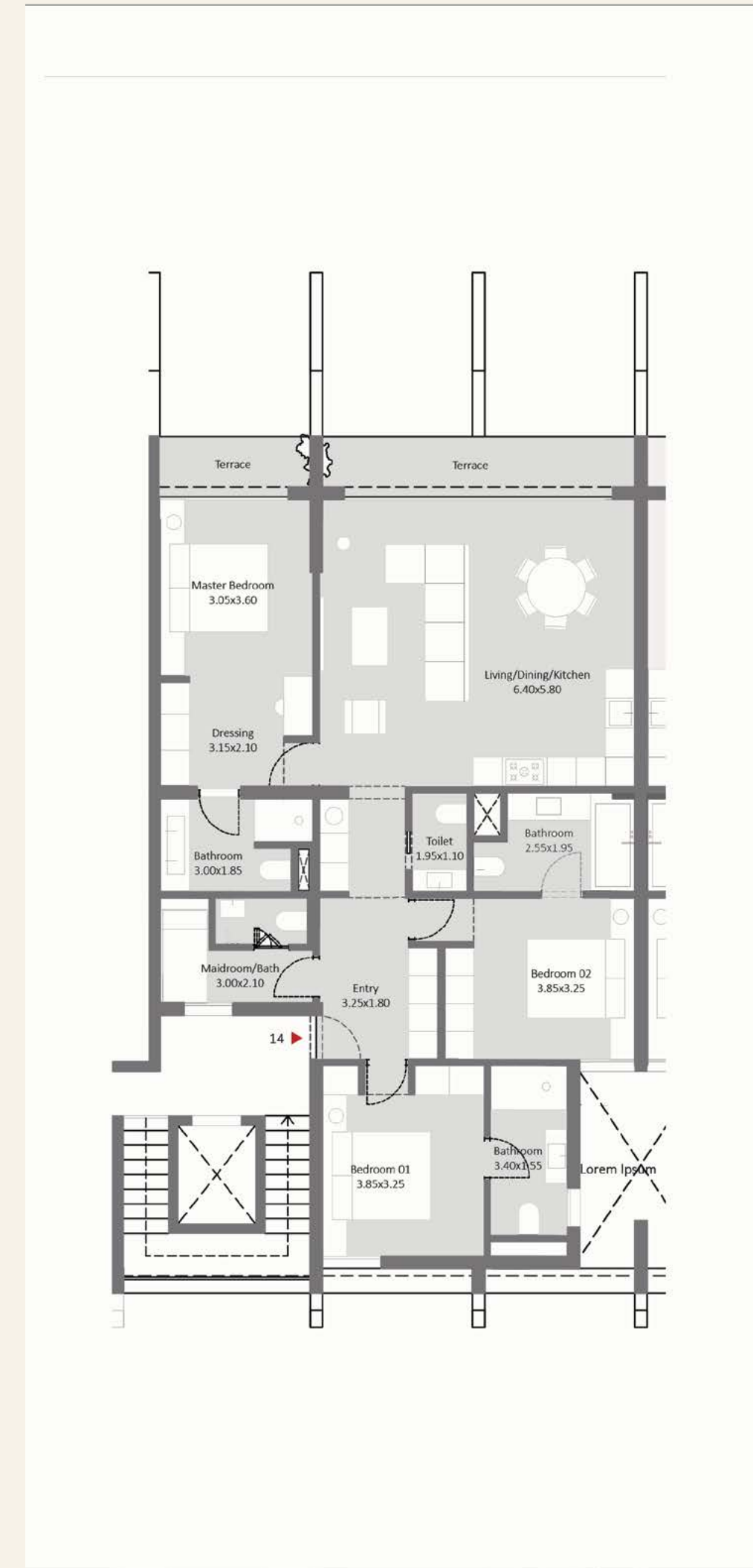
SECOND FLOOR

TU1 - 13



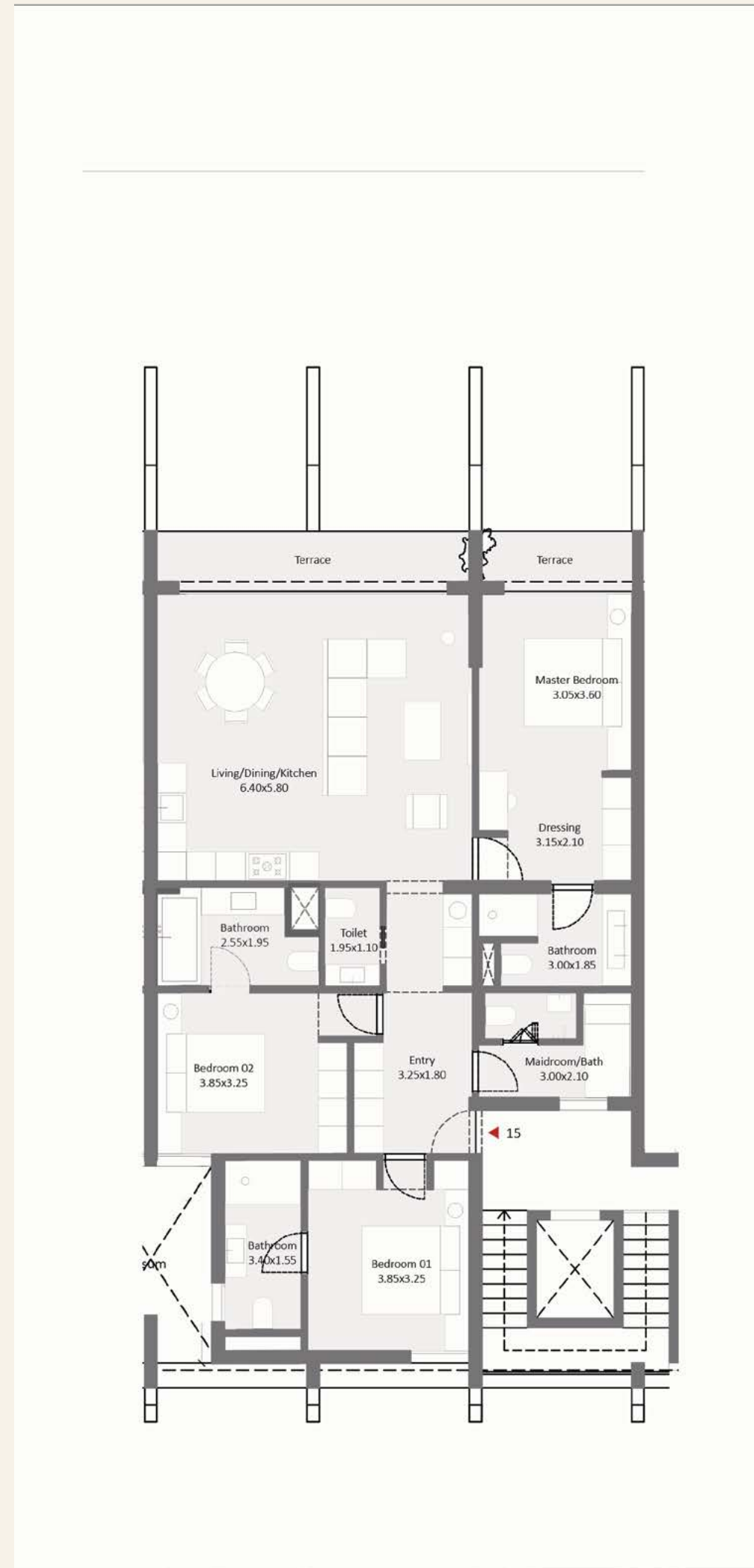
BUA - 147 SQM

TU1 - 14



BUA - 144 SQM

TU1 - 15



BUA - 144 SQM

TU1 - 16



BUA - 147 SQM



INTERIOR





LIVING & DINING AREA



LIVING & DINING AREA



LIVING AREA



MASTER BEDROOM



KITCHEN & DINING AREA



BATHROOM



TOWNHOMES



LAGOON VIEW



STREET VIEW



FLOORPLANS

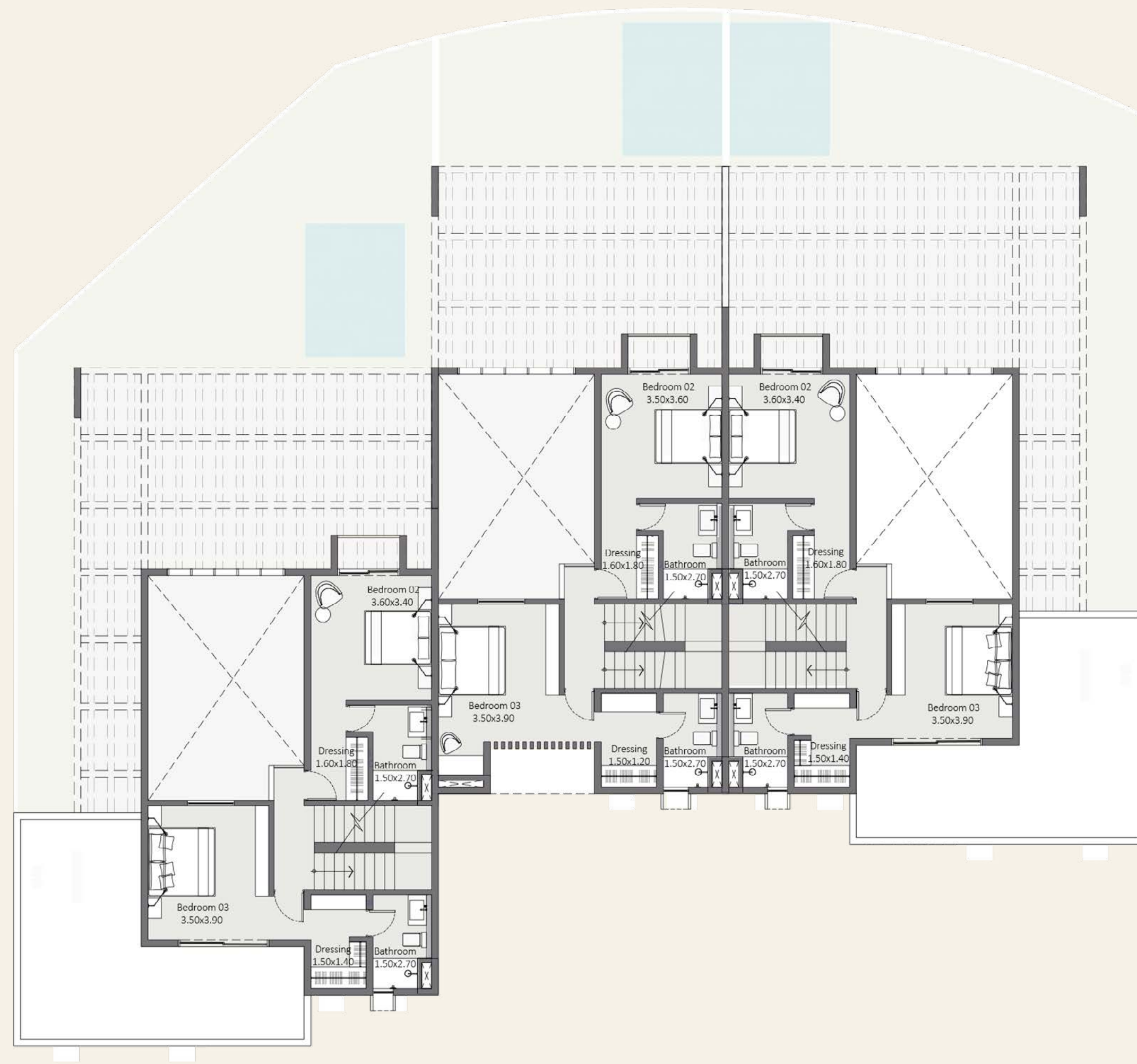


BUA - 214 SQM

BUA - 186 SQM

BUA - 214 SQM

GROUND FLOOR

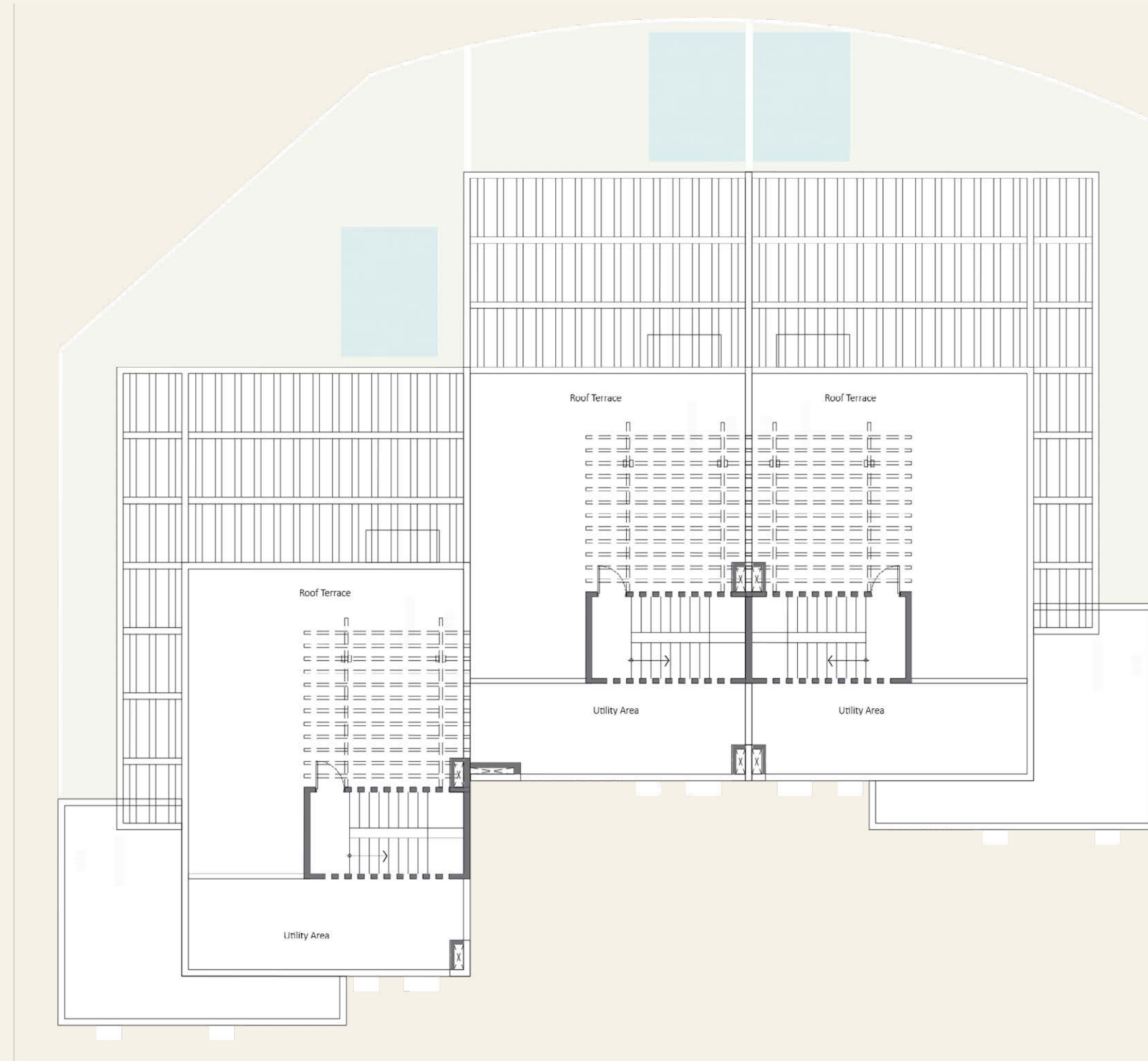


BUA - 214 SQM

BUA - 186 SQM

BUA - 214 SQM

FIRST FLOOR



BUA - 214 SQM

BUA - 186 SQM

BUA - 214 SQM

SECOND FLOOR



INTERIOR





LIVING & DINING AREA



KITCHEN & DINING AREA



MASTER BEDROOM



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.

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Taba Heights, Byoum, and O West),

Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank more than 100 million sqm and 33 hotels, totalling with more than 7,000 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.

1. EGYPT
El Gouna
O West
Taba Heights
Makadi Heights
Byoum Al Fayoum

2. MONTENEGRO
Luštica Bay
3. MOROCCO
Chbika

4. OMAN
Jebel Sifah
Hawana Salalah
5. SWITZERLAND
Andermatt

6. UNITED KINGDOM
West Carclaze Garden Village





MARINA ISLAND

BY TUBAN EL GOUNA



El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.



Online Platforms:



Download El Gouna App



El Gouna Hotline:
16595