# NAJAN

EL GOUNA

# The Village Life

# EL GOUNA
# A TOWN TO LOVE

Positioned along Egypt's Red Sea coastline, El Gouna presents opportunities for those seeking cosmopolitan, seaside living and the exclusivity of a self-contained community.



# LIVE THE SEA
# LOVE THE LIFE

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.



# A PLACE TO BELONG

Our inclusive community welcomes 25,000 residents from 50+ nationalities with different backgrounds, fostering a sense of belonging and acceptance that promotes personal growth and well-being. This spirit of harmonious environment makes El Gouna more than just a place to live; it’s a place to thrive.



# ALL YEAR ROUND DESTINATION

El Gouna's perfect all-year round sunshine and thoughtful urban planning allow its residents to enjoy healthier and more outdoor-focused lifestyle. The town provides a diverse array of amenities including 4 world-class marinas, 2 championship golf courses, 18 reputable hotels, a world- class international hospital, schools, universities, co-working spaces, a private airport and over 100 exciting restaurants, bars and eateries.





# A VIBRANT TOWN

The town also boasts several high- profile cultural events and festivals that occur yearround at the renowned El Gouna Conference and Cultural Center, which infuse the area with energy and excitement, making it a vibrant and lively place, ensuring there is always something exciting happening.



# EL GOUNA'S VISION

To set the global standard for sustainable seaside living, inspiring people to actualize their individual desires within a cosmopolitan, carefree, and coastal environment unlike anywhere else.



# 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.



# THE VILLAGE LIFE



Spanning 44,000 sqm, NAJAN introduces an intimate way of living in El Gouna. A boutique village shaped around sandy pools, lush landscapes, and winding pathways, it brings homes and shared spaces together in a setting designed for connection.

From studios to three-bedroom apartments and lofts, homes offer a place to retreat, while the village invites you to step outside and feel part of the town.

# NAJAN MASTERPLAN



# A VILLAGE SHAPED FOR CONNECTION

NAJAN’s masterplan follows the natural flow of village life. Rather than a uniform grid, homes gather around sandy pools, with passages and landscaped spaces creating new perspectives at every turn.





# MEET THE MASTERMINDS

PRO
MON
TORIO

Founded in Lisbon in 1990, PROMONTORIO is a multidisciplinary practice led by five partners, with a team of 80 professionals spanning architecture, planning, landscape, interiors and graphic design. Its work combines solidity, stability and durability with a collaborative approach to complex projects.

With an international portfolio across residential, hospitality, commercial and cultural sectors, the practice has earned international awards and recognition through leading publications and exhibitions.



# MEET THE MASTERMINDS

KHALED MOKHTAR ARCHITECTS

Creating exclusive, branded waterfront residences that embody the essence of their surroundings requires a distinguished architectural firm. KMA was thoughtfully selected to transform the La Maison Bleue Residences' vision into a stunning reality. Established in 2006, the firm has meticulously designed and constructed hundreds of remarkable projects locally and globally, with a primary emphasis on the resort and hospitality sector.

KMA is the mastermind who envisioned and brought to life Fanadir neighborhood, Mosaic Hotel, Fanadir Hotel and the New Marina extension. These breathtaking projects are transforming visions into reality and leaving an exceptional architectural fingerprint in El Gouna.

# A VILLAGE AT THE HEART OF EL GOUNA

NAJAN carries the spirit of El Gouna into a new architectural expression. Varied building heights and sculpted forms create a distinctive low-rise skyline, while greenery weaves between homes and shared spaces. Throughout the village, the relationship between indoors and outdoors brings a sense of openness to everyday life.

Located at the meeting point of El Gouna's main parkway, and Shedwan, NAJAN places residents close to the town's attractions within a neighborhood with a character of its own.



# A DAY AT YOUR OWN PACE



At NAJAN, village life unfolds around lush courtyards and inviting communal areas. A morning walk leads through greenery, an afternoon is spent by the sandy pools, and a quiet pause in a courtyard becomes part of the everyday.

Shared spaces create room for neighbors to meet and spend time together, while winding alleyways connect the village and invite discovery. With places to gather and corners to enjoy a moment of calm, NAJAN brings a sense of belonging to daily life.

# A VILLAGE BUILT AROUND YOU

## BOUTIQUE VILLAGE

With its organic layout and inviting communal spaces, NAJAN captures the familiarity of village life. Each passage opens onto a different view, each gathering place offers a chance to connect, and the neighborhood feels personal in scale and distinctive in character.

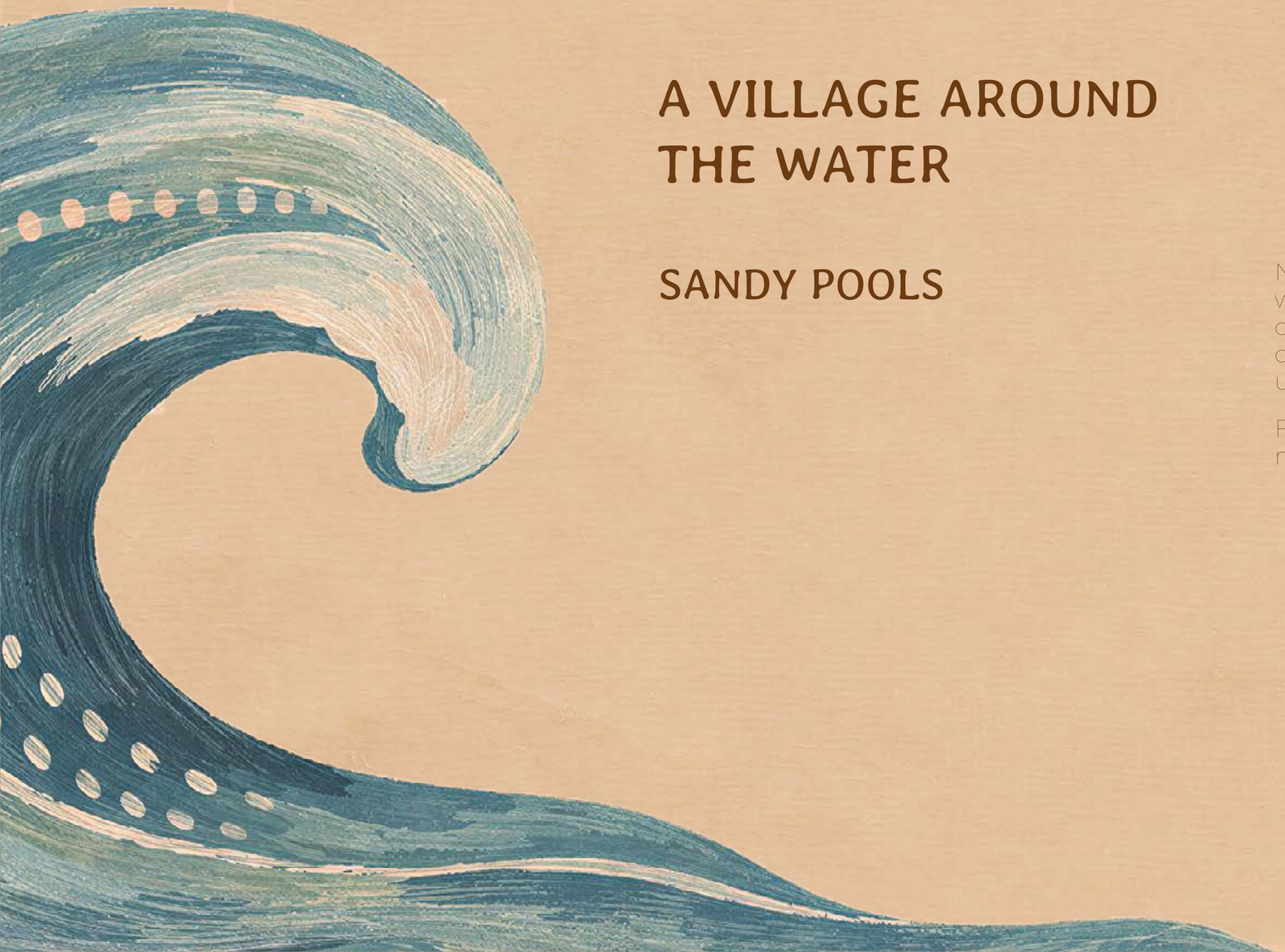




# A VILLAGE, WALKABLE BY DESIGN

## WALKABILITY

At NAJAN, winding pathways connect homes with sandy pools, landscaped courtyards, and communal areas. Each walk offers a chance to discover a new corner of the village, meet a neighbor, or simply enjoy the surroundings at your own pace.



# A VILLAGE AROUND THE WATER

## SANDY POOLS

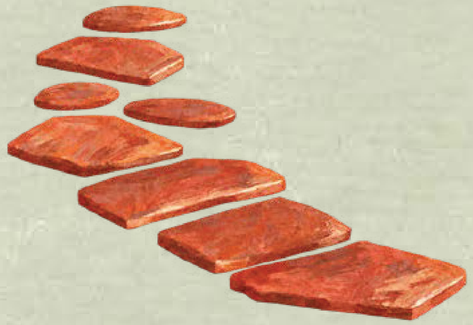
NAJAN's sandy pools bring El Gouna's relationship with water into the heart of the village. Their organic forms weave through the landscape, opening up views and creating places to gather, unwind, and enjoy the sunshine.

Framed by homes and greenery, they become a natural part of the everyday.

# Village Building



# Exterior





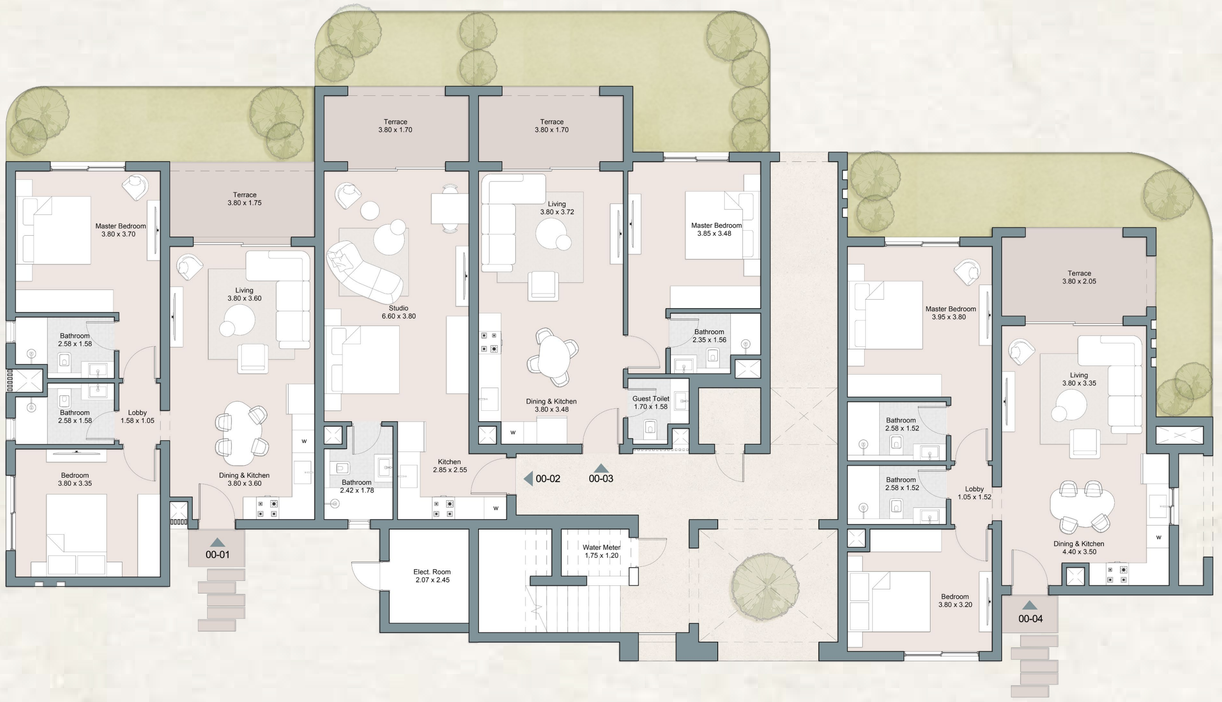



N
04


N
01

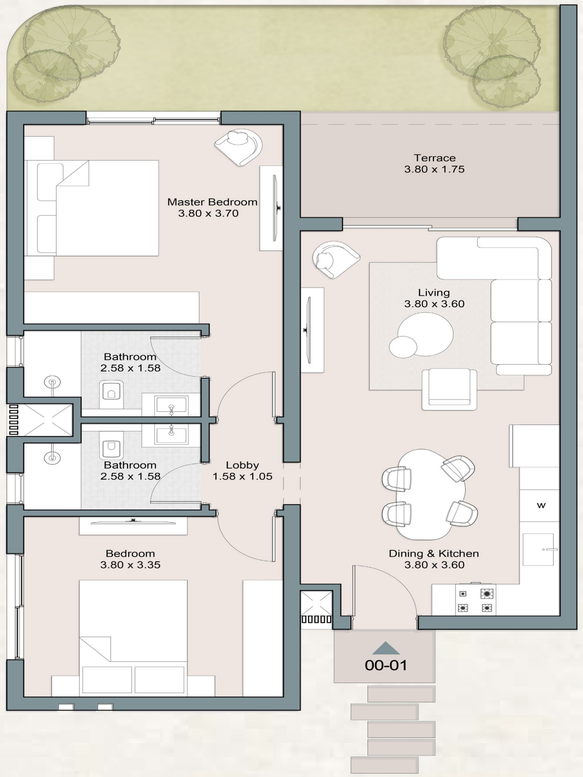
# Floor Plans






# GROUND FLOOR

# 2 BEDROOM APT




## GROUND FLOOR
## BUA = 95 SQM

# LUXURY STUDIO



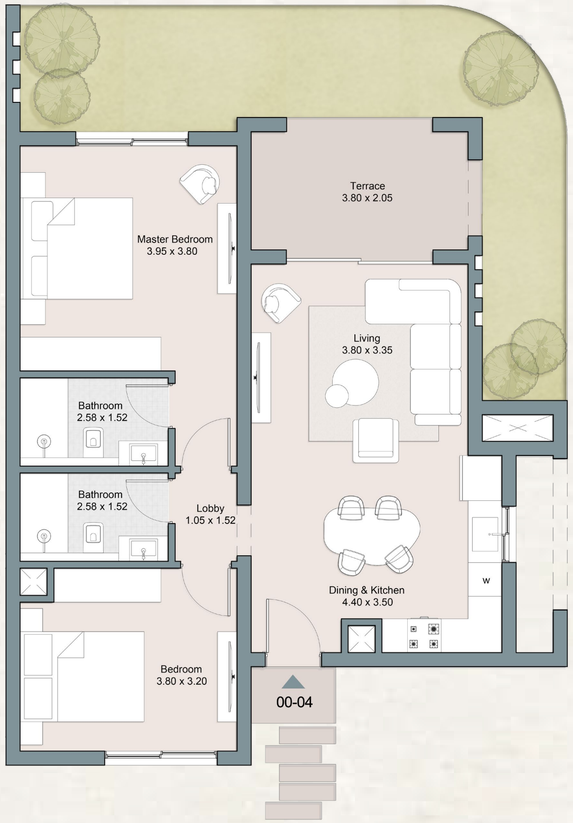

## GROUND FLOOR
## BUA = 51 SQM

# 1 BEDROOM APT

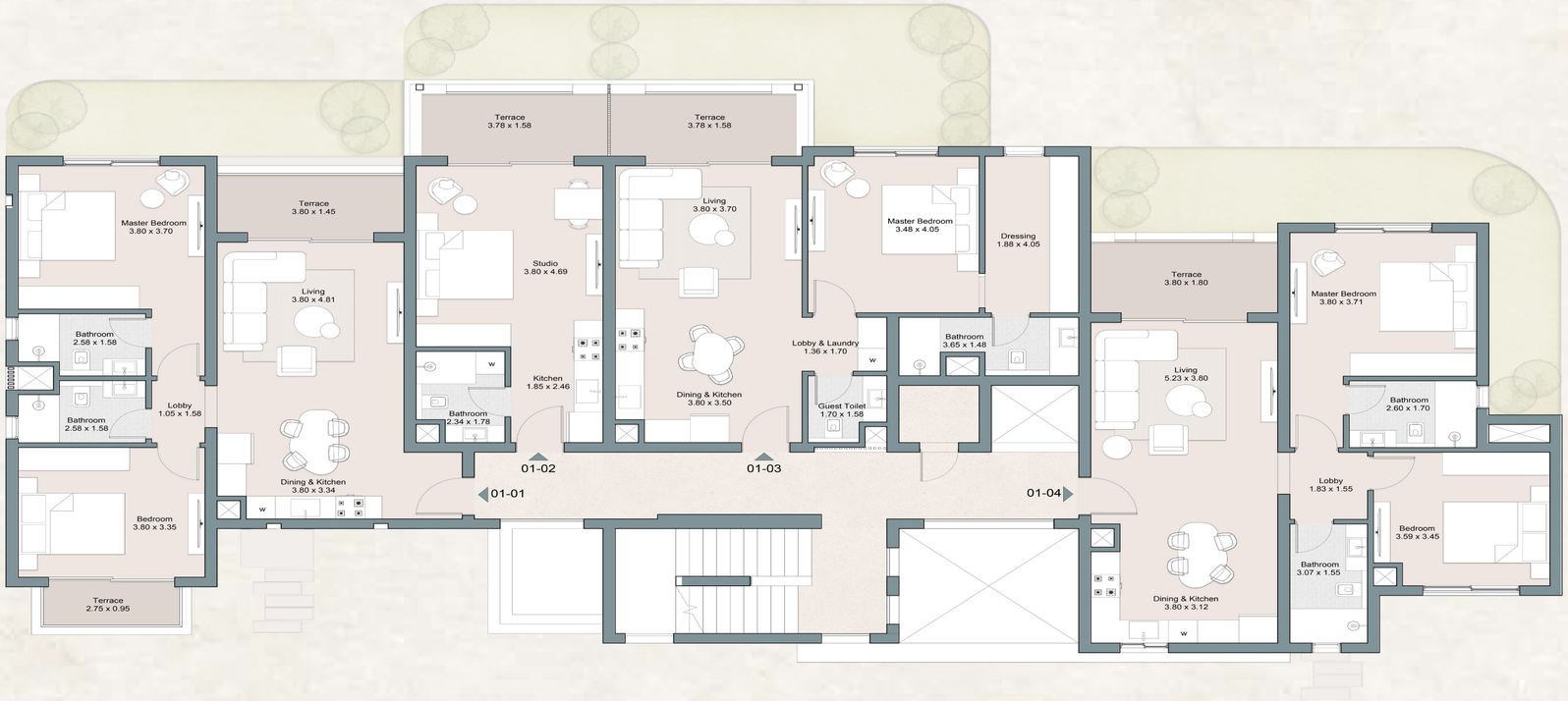



## GROUND FLOOR
## BUA = 69 SQM

# 2 BEDROOM APT

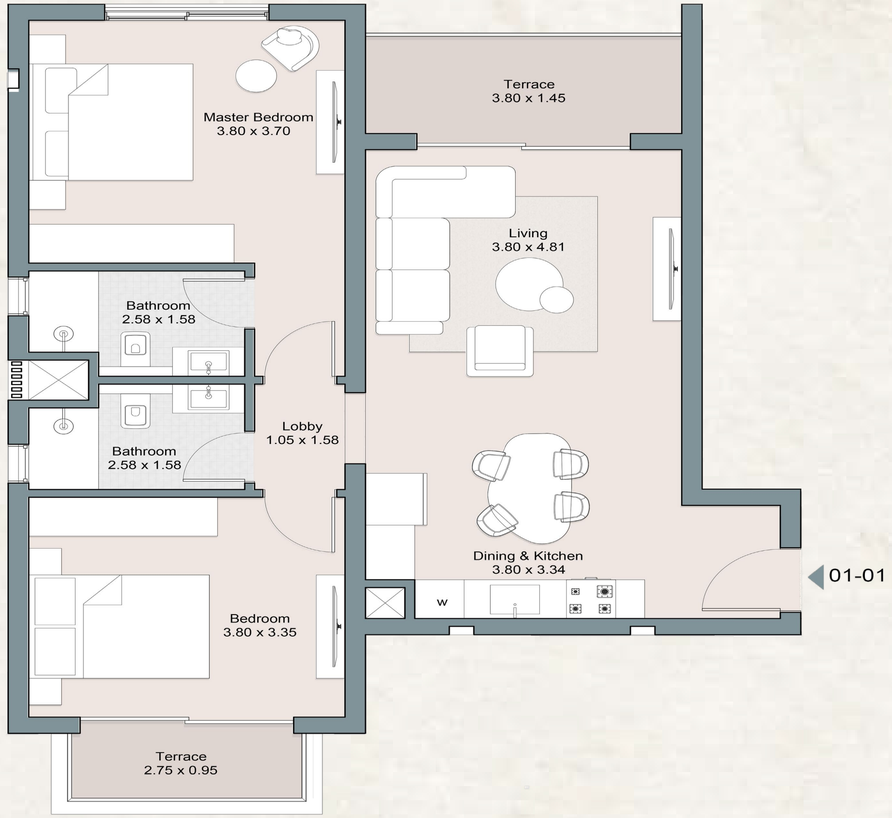



## GROUND FLOOR
## BUA = 98 SQM


Terrace
3.78 x 1.58
Terrace
3.78 x 1.58
Terrace
3.80 x 1.45
Master Bedroom
3.80 x 3.70
Living
3.80 x 4.81
Bathroom
2.58 x 1.58
Lobby
1.05 x 1.58
Bathroom
2.58 x 1.58
Bedroom
3.80 x 3.35
Terrace
2.75 x 0.95
Dining & Kitchen
3.80 x 3.34
W
Studio
3.80 x 4.69
Kitchen
1.85 x 2.46
W
Bathroom
2.34 x 1.78
Living
3.80 x 3.70
Dining & Kitchen
3.80 x 3.50
01-01
01-02
01-03
Master Bedroom
3.48 x 4.05
Dressing
1.88 x 4.05
Lobby & Laundry
1.36 x 1.70
W
Bathroom
3.65 x 1.48
Guest Toilet
1.70 x 1.58
01-04
Terrace
3.80 x 1.80
Living
5.23 x 3.80
Dining & Kitchen
3.80 x 3.12
W
Master Bedroom
3.80 x 3.71
Bathroom
2.60 x 1.70
Lobby
1.83 x 1.55
Bedroom
3.59 x 3.45
Bathroom
3.07 x 1.55

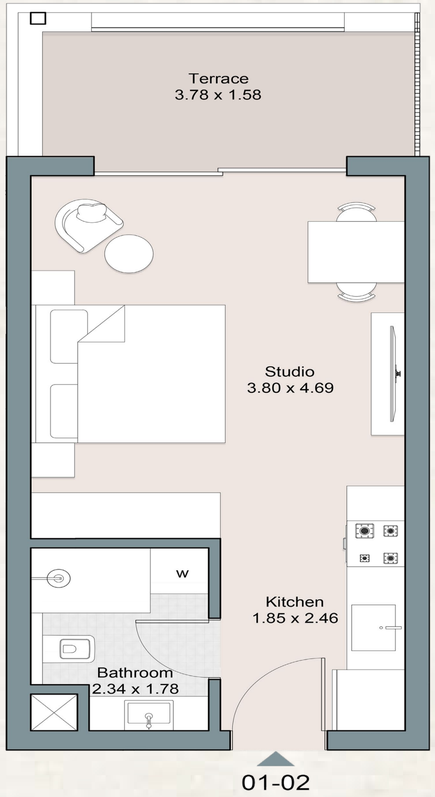
# FIRST FLOOR

# 2 BEDROOM APT



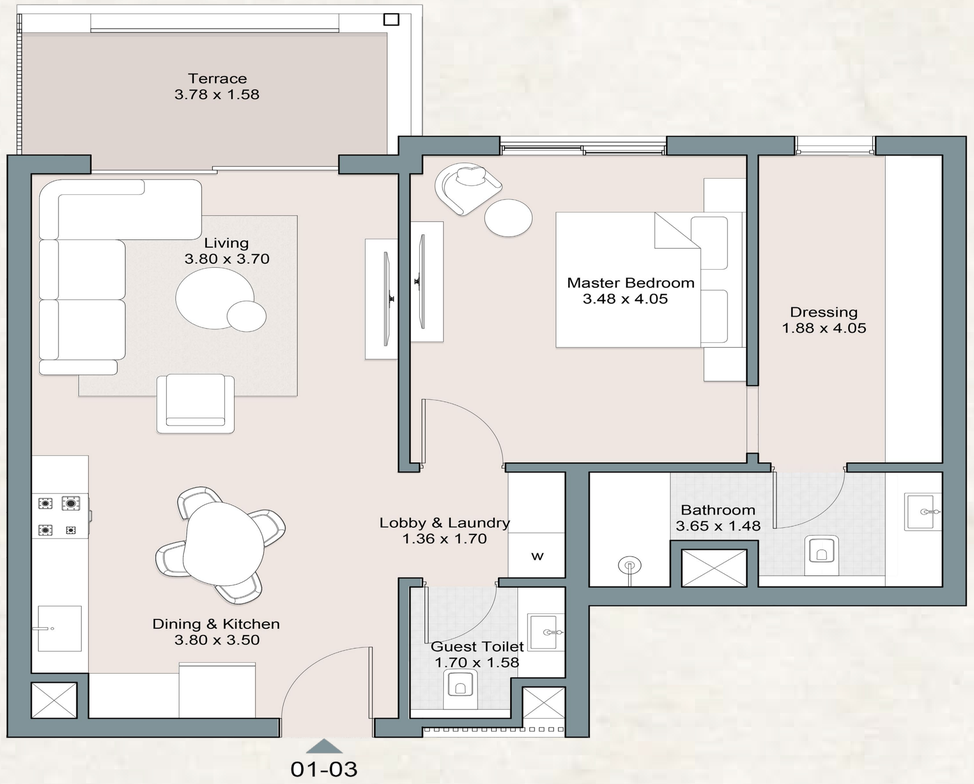

## FIRST FLOOR
## BUA = 98 SQM

# STUDIO



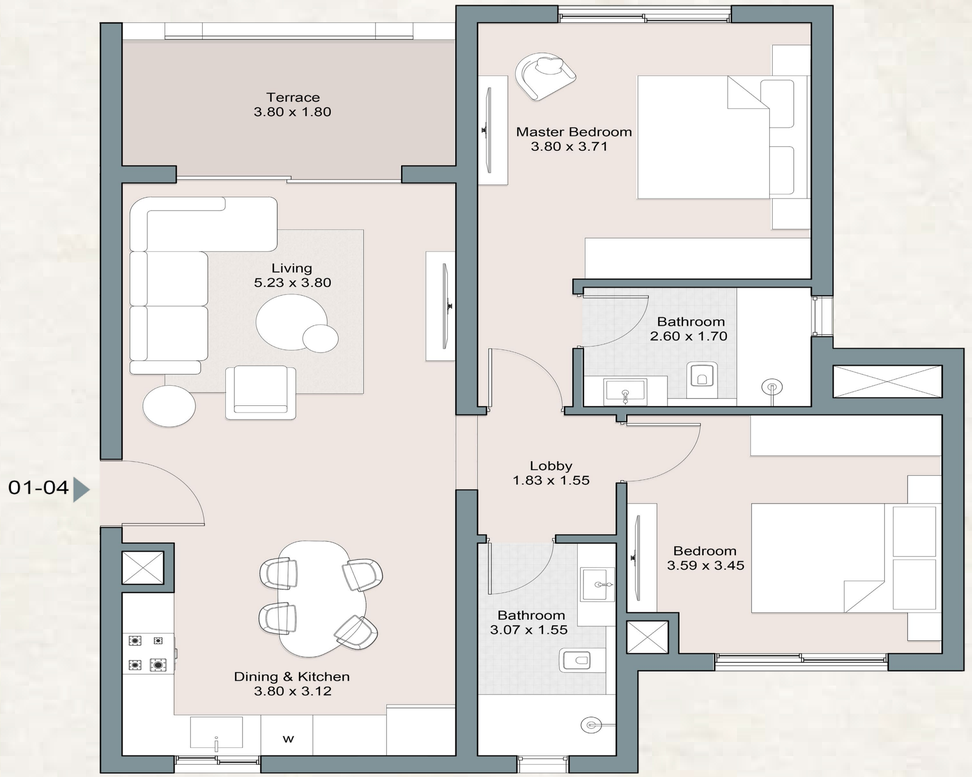

## FIRST FLOOR
## BUA = 38 SQM

# 1 BEDROOM APT

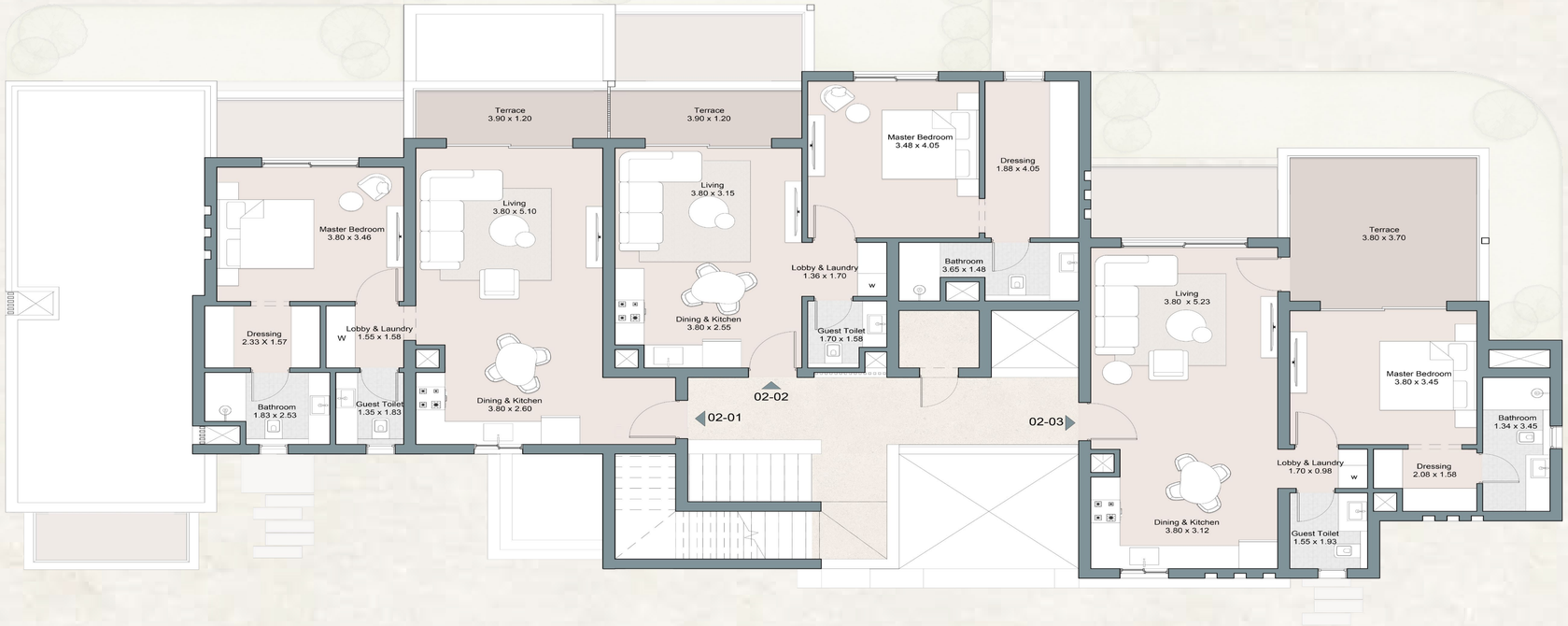



## FIRST FLOOR
## BUA = 85 SQM

# 2 BEDROOM APT

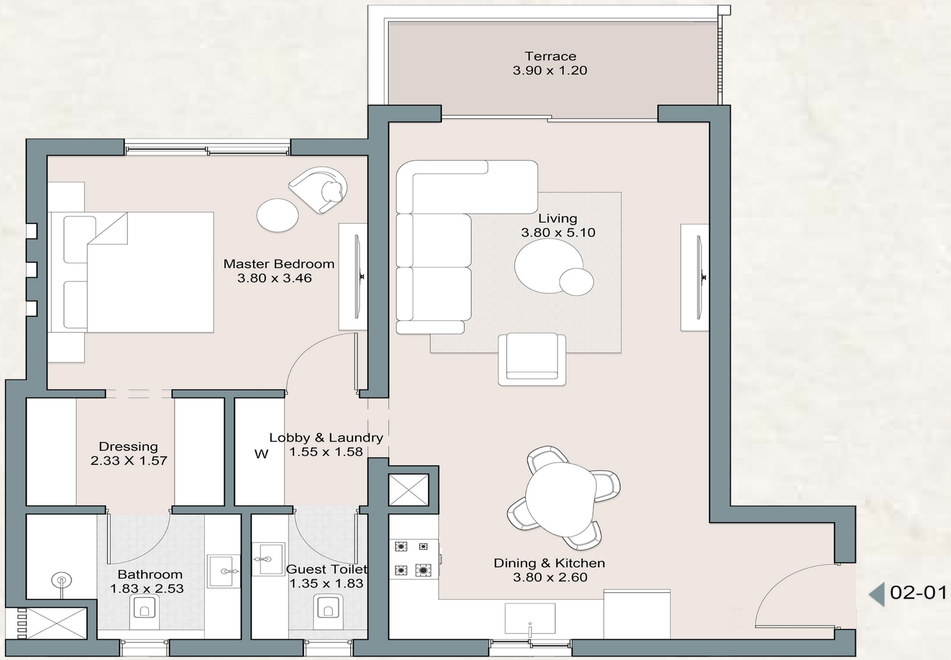



## FIRST FLOOR
## BUA = 105 SQM



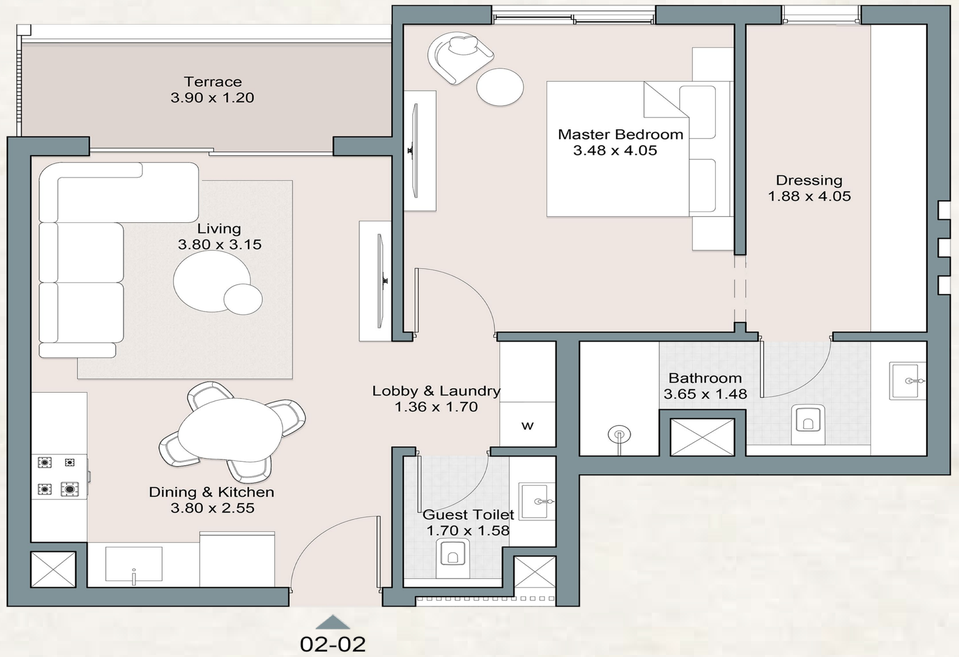

# SECOND FLOOR

# 1 BEDROOM APT



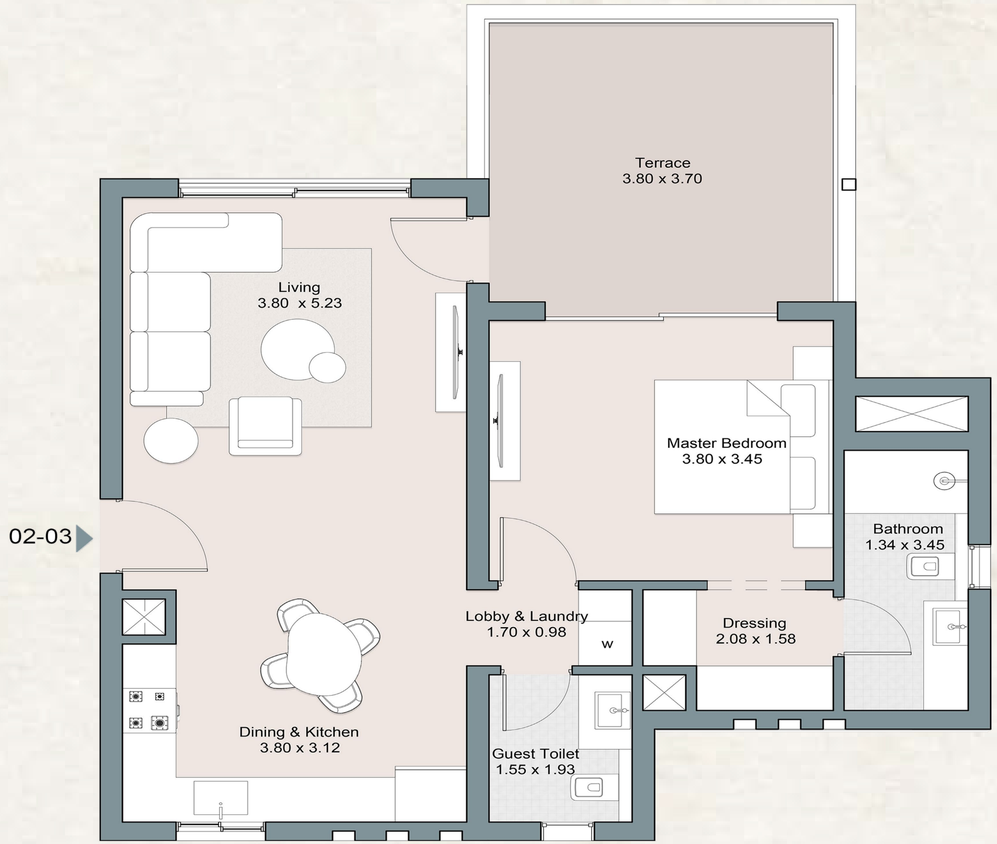

## SECOND FLOOR
## BUA = 84 SQM

# 1 BEDROOM APT




## SECOND FLOOR
## BUA = 78 SQM

# 1 BEDROOM APT




## SECOND FLOOR
## BUA = 85 SQM

# Interior





LIVING AREA



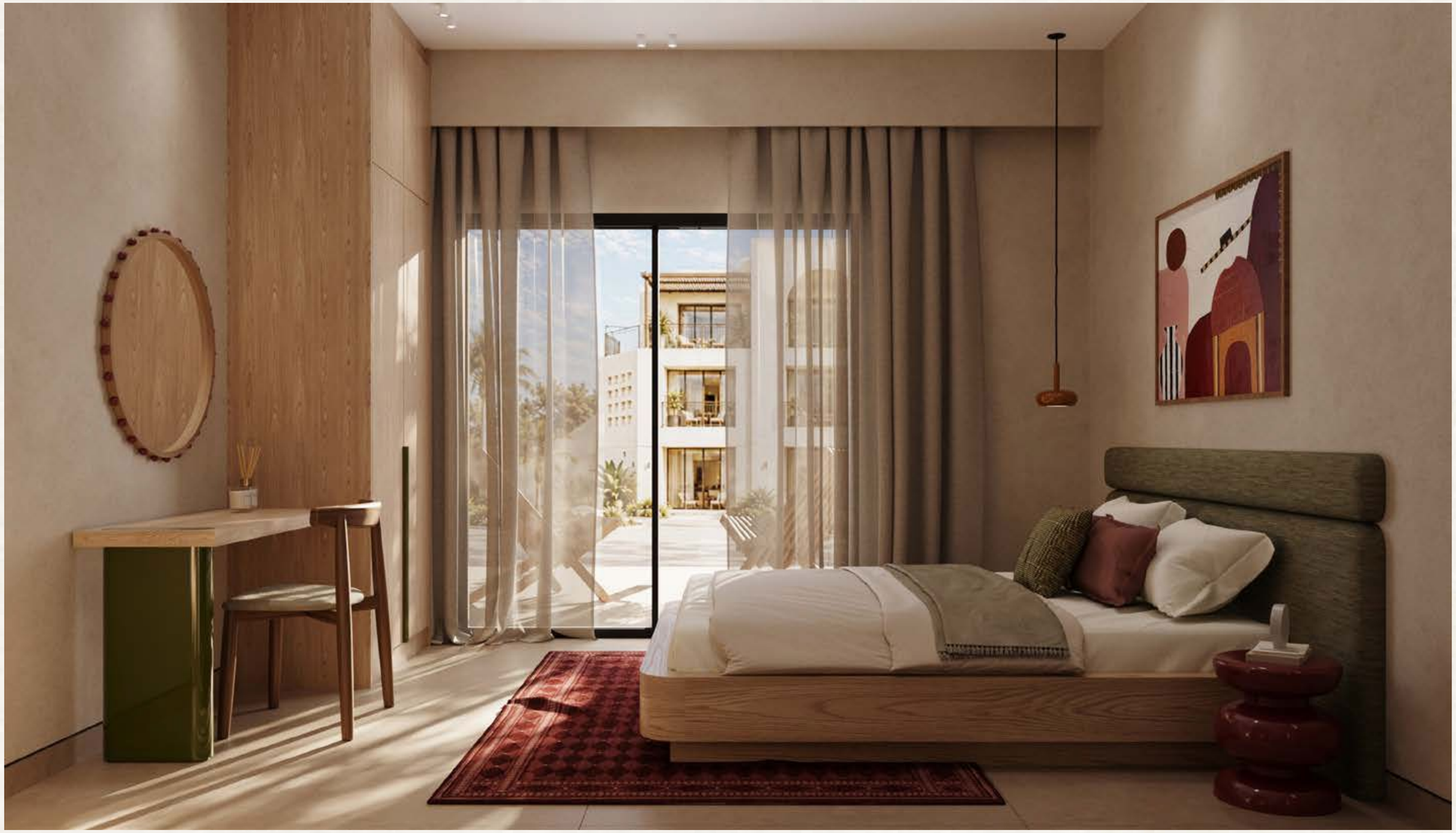
LIVING AREA



KITCHEN



BEDROOM



BEDROOM



BEDROOM



BATHROOM



GUEST BATHROOM

# ORASCOM DEVELOPMENT

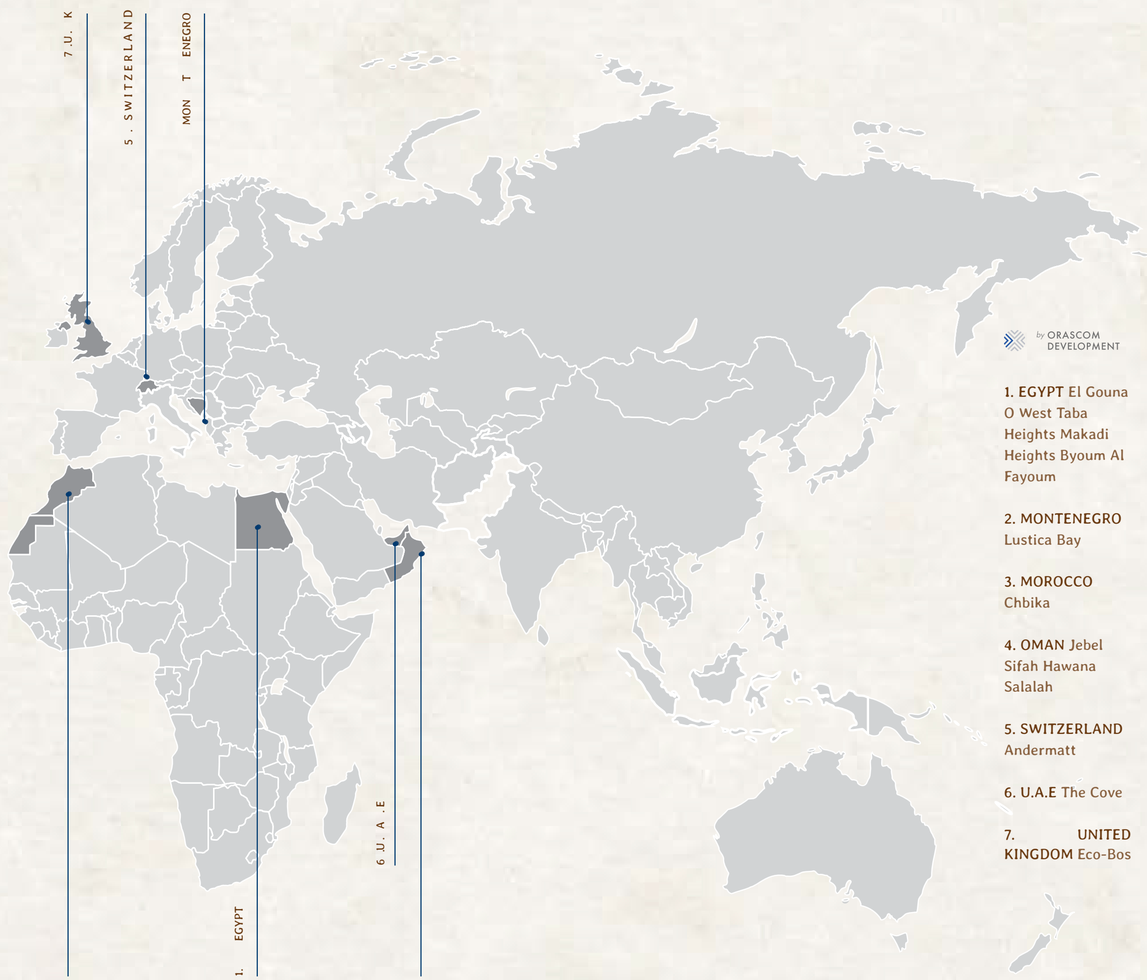
Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. 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 nine destinations; five in Egypt (El Gouna, Makadi Heights, 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 of 100 million sqm and 33 hotels offering more than 700 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. Vision:

Become a global leader in destination development and partner of choice for transforming land into thriving centres of life. Mission:

Create integrated destinations and build vibrant communities where people are inspired to live, play and work with passion and purpose.



# 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.

· Woodworks are excluded. All cabinets and wardrobes in the renders are for illustrative purposes only and will not be delivered with the units

# NAJAN

## EL GOUNA

EL GOUNA
RED SEA

by ORASCOM DEVELOPMENT

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

Online Platforms:

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El Gouna Hotline:
16595