
NORTH
BAY



EPITOME OF SERENITY

EL GOUNA
A STATE OF MIND

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.



ABOUT EL GOUNA

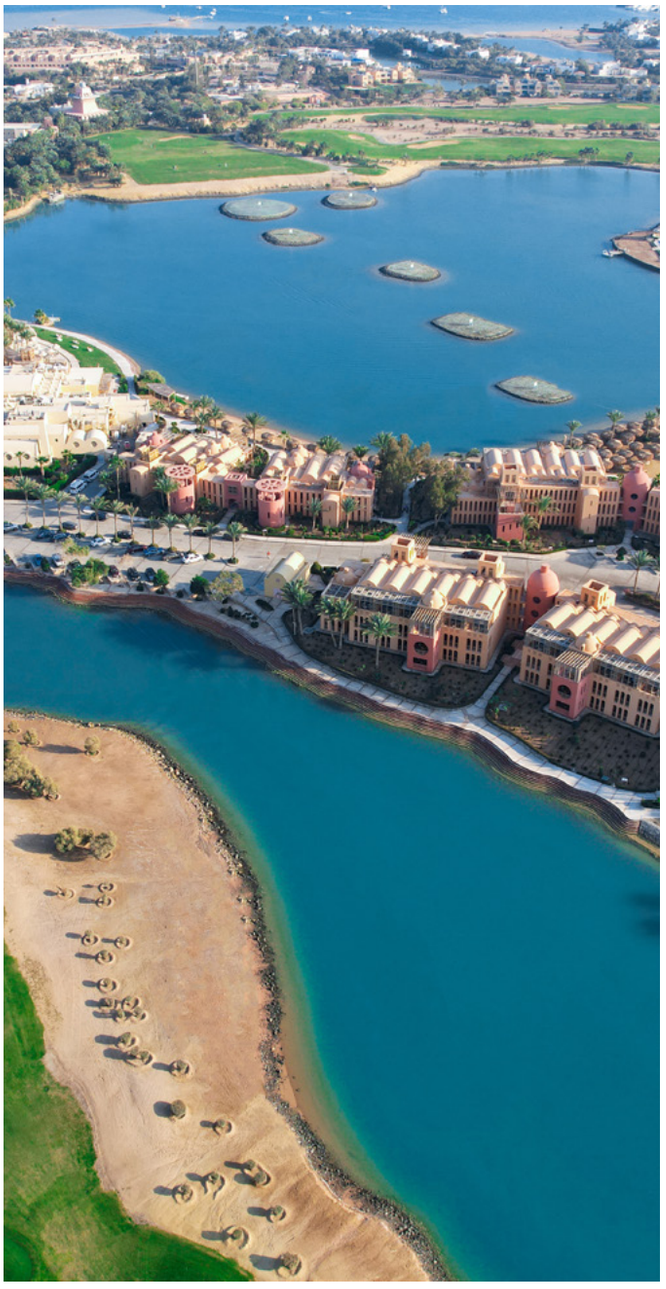
El Gouna is a Red Sea coastal destination that encourages relaxed resort-like sophistication.



DISCOVER A UNIQUE LEISURE DESTINATION BRIMMING WITH INSPIRING POSSIBILITIES.

Investing in the El Gouna way of life guarantees a future filled with the best experiences life has to offer: quality time with loved ones, more moments to enjoy favored recreational activities, exceptional gastronomic adventures, and the chance to become an active part of El Gouna's like-minded, multinational, and child-friendly community.





PART OF EL GOUNA'S APPEAL RELATES TO ITS FULLY INTEGRATED URBAN INFRASTRUCTURE, WHICH HAS MADE THE TOWN VISUALLY ATTRACTIVE, EASY TO LIVE IN, AND LARGELY SELF-SUFFICIENT.

El Gouna is home to a variety of sought-after amenities, including 18 reputable hotels, marinas, banks, restaurants, 2 championship golf courses, a world class international hospital, schools, universities, co-working spaces, a sports district and an airport.

El Gouna's perfect climate and thoughtful urban planning, allows its residents to enjoy healthier and more outdoor focused lives. Water sports and aquatic activities are possible all year round due to the sheltering influence of a reef headland. Water sport facilities and dive centers are located throughout the town.



EL GOUNA IS AN INTERNATIONAL KITE SURFING DESTINATION

Home to 4 marinas, including the Abu Tig Marina, boat owners pursue their nautical adventures freely, without interruption.

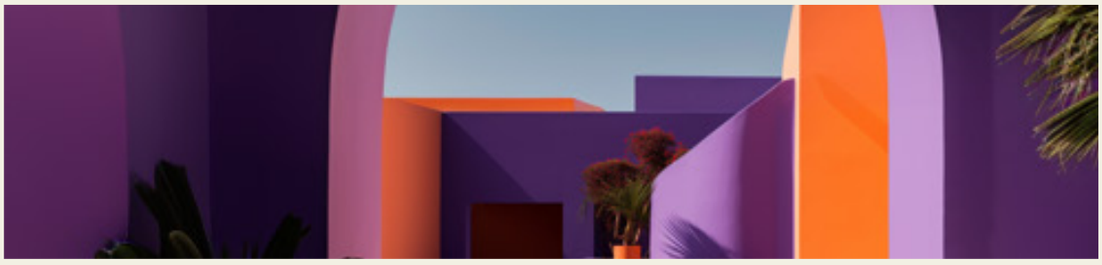
El Gouna offers over 100 exciting restaurants, bars and eateries that encompass an impressive variety of international cuisines. The town also boasts a number of high-profile cultural events and festivals, as well as colorful nightlife opportunities.



EL GOUNA MASTERPLAN

Epitome of Serenity


MANSIONS
EL GOUNA ENTRANCE
NORTH BAY
ANCIENT HILL
CYAN THE RANGE
KAMARAN
SHEDWAN
ANCIENT SANDS 04
CHURCH
SWANLAKE
THE NINES
ANCIENT SANDS 03
WATERSIDE CONDOS
FAIRWAYS
FANADIR BAY 02
CHQ
SABINA
MOSQUE
CYAN
ANCIENT SANDS THE VILLAS
TUBAN
ANCIENT SANDS
WEST GOLF
CASPIAN
FANADIR BAY 01
PHASE 5 VILLAS
WEST VILLAS
ART ISLAND
FANADIR LAGOONS
CASA COOK
WEST WING
CAMPUS EL GOUNA
GCCC
NORTH GOLF
HOSPITAL
UPPER NUBIA
UM JAMAR
FANADIR MARINA
LA MAISON BLEUE
PHASE 4 VILLAS
SPORTS DISTRICT
SOUTH MARINA
FANADIR SHORES
SCHOOL
NEW NUBIA
PHASE 3 VILLAS
SOUTH GOLF
GOLF VILLAS
FANADIR SEA FRONT
PEARL
DOWNTOWN KAFR
ITALIAN COMPOUND
MIRAMAR RESIDENCE
NEW MARINA
ABU TIG MARINA
MANGROOVY
STEIGENBERGER GOLF RESORT
SHERATON MIRAMAR RESORT
HILL VILLAS
PHASE 1 VILLAS
THE CHEDI
ABYDOS MARINA
CLUB PARADISIO HOTEL
PHASE 2 VILLAS
MOVENPICK RESORT & SPA



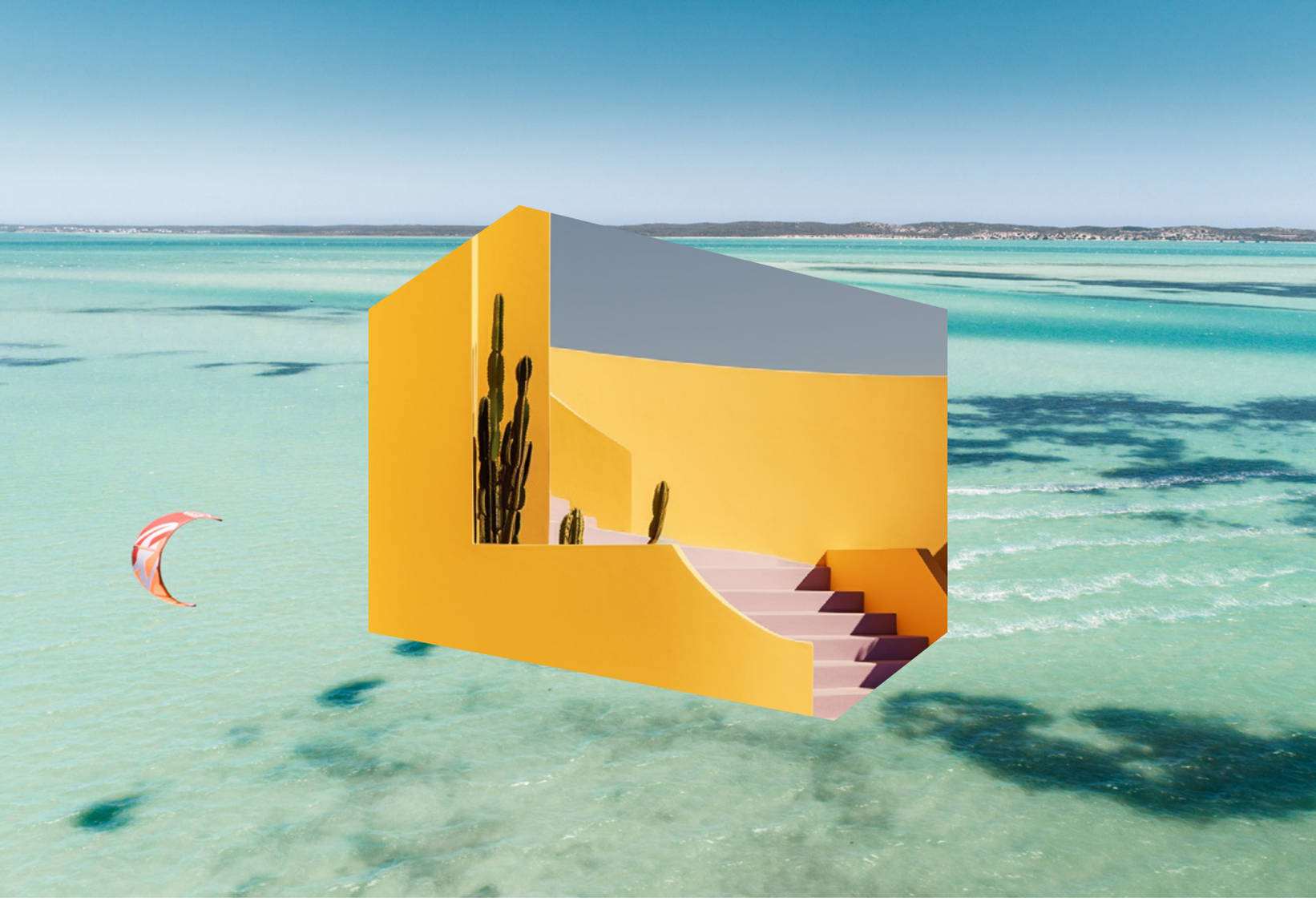
A NORTHERN LEGEND IS BORN

Cradled comfortably between Ancient Sands phase four and Ancient Hill, a new neighbourhood rises defiantly from the stunning realm, redefining premium Red Sea living.



INTRODUCING ICONIC RESIDENCES, THAT SEAMLESSLY BLEND DYNAMIC ARCHITECTURAL BRILLIANCE WITH THE SURROUNDING ENVIRONMENT, NORTH BAY SETS AN ENTIRELY NEW STANDARD OF LUXURY LIVING.

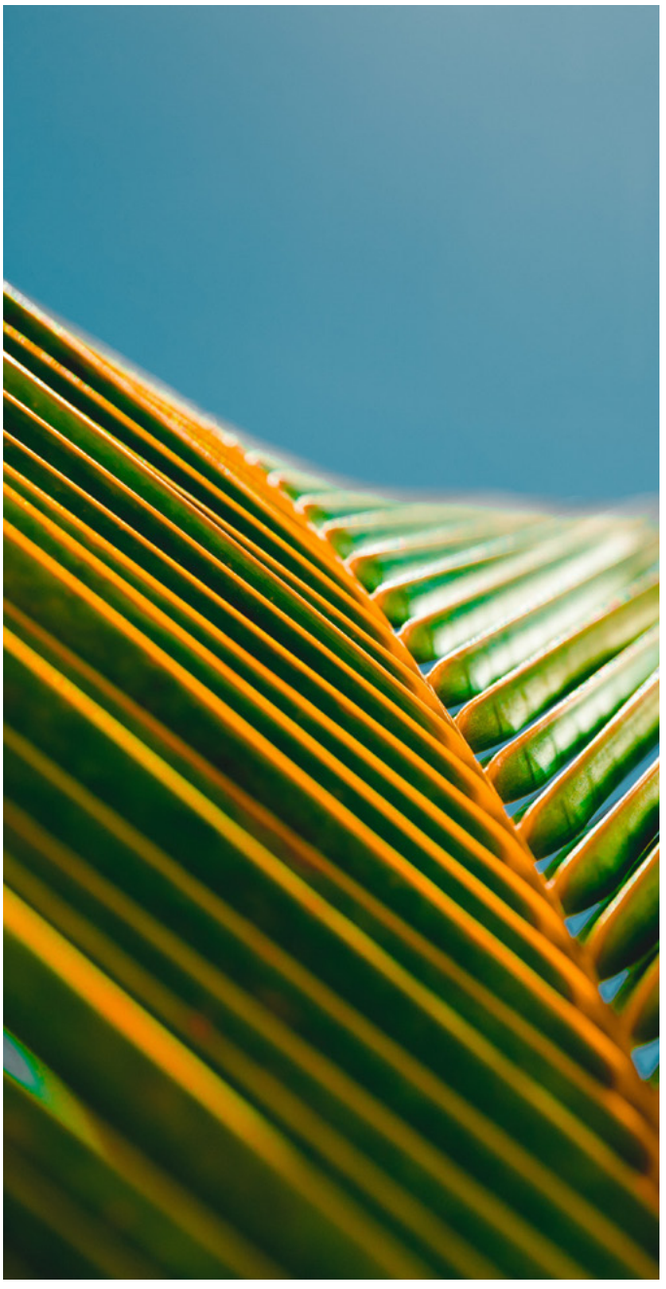
Honoring elements of El Gouna's architectural legacy, whilst harnessing nature's wonders and interweaving modern aesthetics that speak to the heart, it is a visual masterpiece of refinement that is forging a new language for the Northern area of the town. Anchored by a scenic lagoon water body of epic proportion, that conveniently connects to the open sea, North Bay is a spectacular new landmark and visionary development that residents will proudly call home.

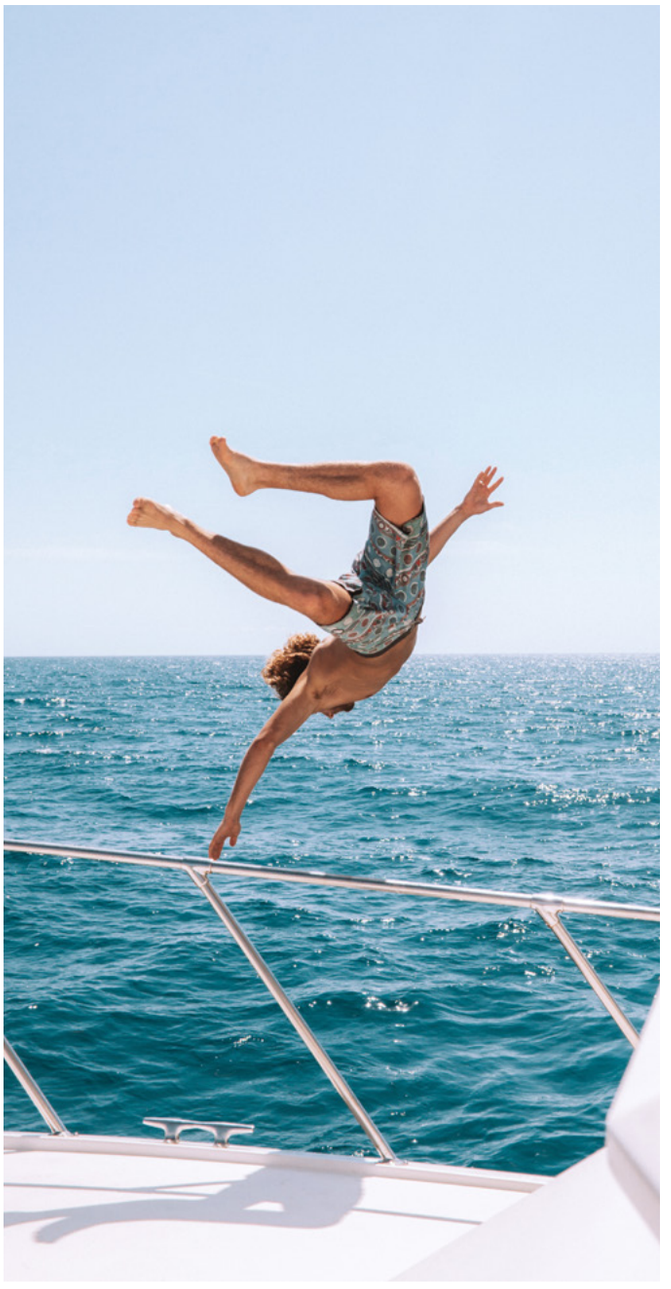


EVOKING A SENSE OF SERENITY

Here, distractions fade away and the mind becomes attuned to the present moment, heightening the senses and deepening an appreciation of the beauty that surrounds you.

Imagine homes that echo hints of El Gouna's architectural legacy, but advance the narrative further by introducing grounding geometric shapes, vibrant color palettes, subtle patterns, minimalistic clean lines and innovative use of space and light. Each property provides emotional comfort and evokes a sense of serenity, solace and privacy, all while maintaining a harmonious connection to nature. Function, forms, openness and fluidity fuse the forward-thinking visual essence of the town. Every home is distinct and a sanctuary of peace and safety, emphasising calmness and promoting relaxation and well-being.





A BOUNTY OF MINDFULLY CURATED AMENITIES

Picture yourself residing close to the coast with a friendly, like-minded community that shares a love for the sea and its unique maritime lifestyle. Residents can simply unwind whilst overlooking the lagoon that connects to the sea, having direct boat access via the neighbouring developments. A bounty of mindfully curated amenities redefines the way to experience life. In essence, open-to-sea lagoon-side living encapsulates the best of nature's gifts, offering a serene, adventurous and soul-nourishing lifestyle that leaves a welcomed imprint on those fortunate enough to call North Bay their home.



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

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.

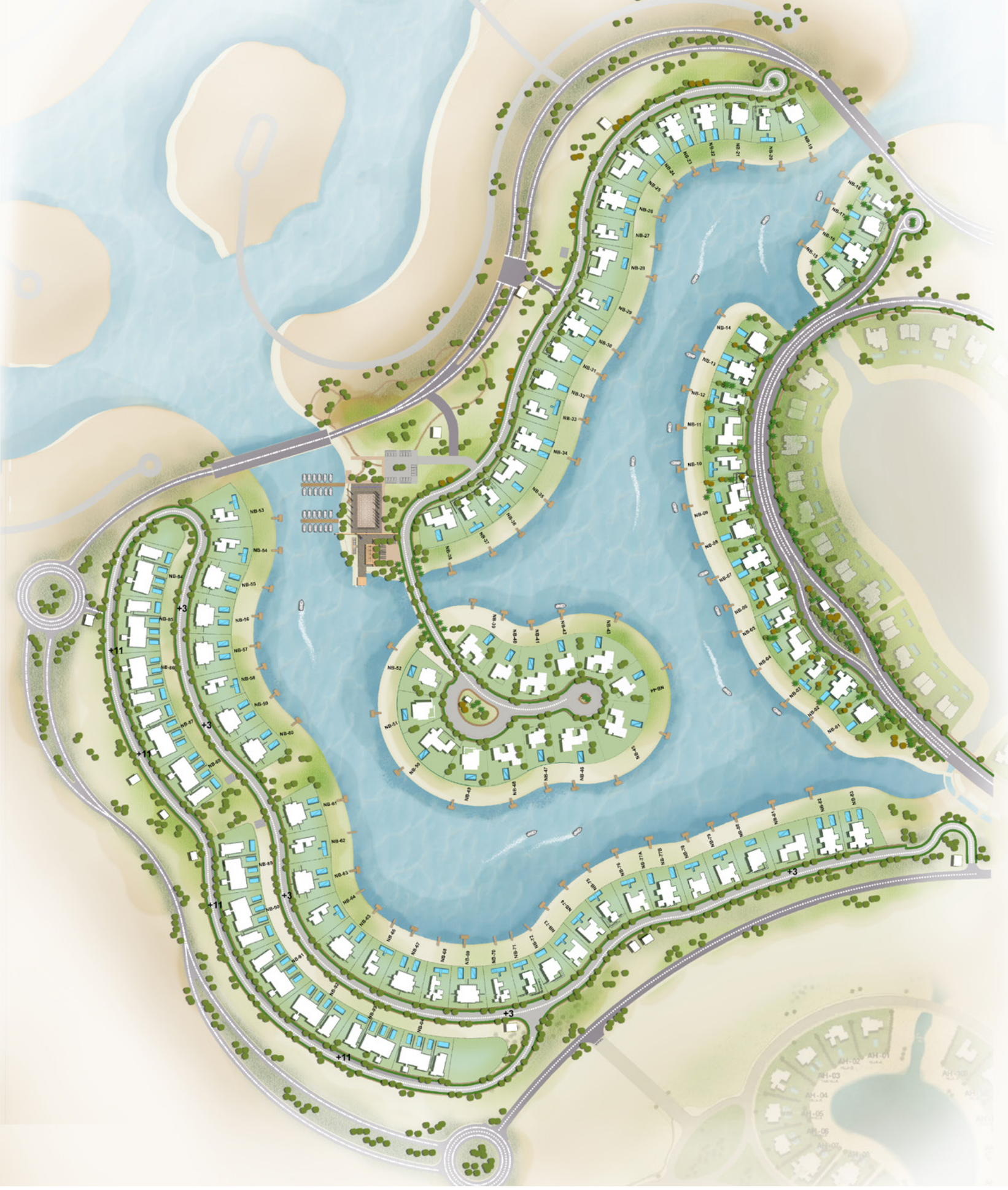
F&R Partnership is an award winning, Cairo-based office of Architecture and Interior Design established in 2010 experienced in residential, office and commercial projects. With wellness and timelessness being at the center of its discipline, F&R adopts a minimal and purist design approach that passionately uses proportion and form to enhance people's quality of life. With consideration for what people will experience in these spaces, F&R creates spaces that are full of positive energy, feel open and are nature-filled for people to live, work, and entertain.

Founded in 2020 in Cairo, Egypt, Time is an architecture and interior design studio inspired by the Japanese concept of ma, the art of intervals, pause, and harmony. The studio prioritizes simplicity and purpose, incorporating clean lines, uncluttered spaces, and curated elements to create calm and focus. Using natural materials, light, and indoor-outdoor connections, they promote a harmonious connection with the environment. Time specializes in transforming spaces into artistic expressions, merging creativity, functionality, and innovation as the fourth dimension of space and enhancing the overall experience of a place.



NORTH BAY MASTERPLAN

Epitome of Serenity



North Bay

N



VENTURE NORTH

At North Bay, a profound sense of inner peace prevails. There's a feeling of being completely in tune with oneself and the world around, creating a serene and calm state of mind.



ENVISIONED AS THE EPICENTER THAT WILL GUIDE AND INSPIRE THE NORTH AREA'S EVOLUTION, THE NEW TOWN WHISPERS EL GOUNA'S LEGENDARY AESTHETIC TALES WHILST INTRODUCING FRESH AND DYNAMIC ARCHITECTURAL CORNERSTONES.

Sprawling over a total land area of 440,000 sqm and home to a central lagoon measuring 140,000 sqm, the iconic neighbourhood has been designed to flow effortlessly. The lagoon is a sight that leaves an indelible impression; a spectacular focal point and landmark that merges harmoniously with the surrounding natural beauty. The water body is linked to, and allows direct boat access, to the neighbouring Ancient Sands phase four and Ancient Hill waterways, which in turn connect seamlessly to the sea. Maritime adventures are encouraged here.



PEACEFUL AND SERENE COASTAL LIFE

Being close to the coast ensures continual fluid water circulation. Private boat docks have been allocated for each residence or shared between two homes by request. Watching vessels bob gently on the water surface creates a lively and authentic scene.

Open lagoon living offers the privilege of witnessing both stunning sunrises and sunsets shimmering over the water. The villas have a direct lagoon view and are positioned to ensure a sense of seclusion and privacy, making them seem like a scene from a postcard. North Bay captures the essence of a peaceful and serene coastal life.



NORTH BAY HAS BEEN ORCHESTRATED TO ELEVATE EL GOUNA'S SUCCESSFUL LEGACY TO ANOTHER LEVEL OF LUXURY LIVING.

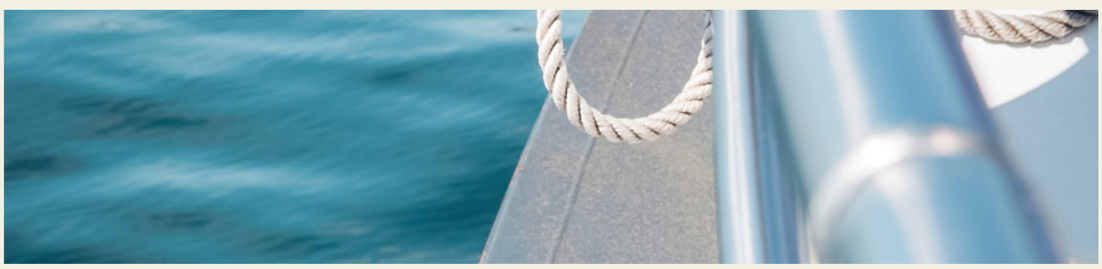
It is a trailblazing neighbourhood which will set a higher benchmark for a new, visionary northern way of life. The comprehensive masterplan considers convenience, connectivity and traffic flow, ensuring seamless integration with the residents' lifestyles. Each home is unique and has been designed to incorporate light and space mindfully, always considering optimal views and fluid boundaries between the interior and exterior, and instil a sense of openness that ensures connections with the natural surrounds. Architectural, minimalistic clean lines and vivid bright colors combine beautifully with the green landscaping and interweaving water features. Each prototype owns a subtle design that empowers a sense of individuality.





LEAVING A LASTING IMPRESSION

A landmark public pavilion within North Bay will present opportunities as a gathering hub, bringing together a rich tapestry of home owners who share a passion for luxury living. It will be a social space that will act as a beacon for the surrounding communities and El Gouna as a whole. Overall, the northern town will undoubtedly be etched in the memories of all who experience its bespoke uniqueness. With its natural beauty and vibrant community, it is a destination that leaves a lasting impression on all that have the pleasure of living its wonder.



ON THE NORTHERN HORIZON

WHERE THE LAGOON MEETS THE SEA

Venturing north, one will discover a profound sense of tranquillity.





VISTAS UNFOLD IN EVERY DIRECTION, REMINDING YOU OF THE SHEER MAGNITUDE AND BEAUTY OF THE NATURAL WORLD THAT EXPANDS AROUND THE THRIVING NORTHERN DISTRICT.

North Bay is not just a place to live; it is a serene oasis where life is a timeless flow of engaging experiences. The prime location immerses every resident in precious moments, and idyllic lifestyles are lived.

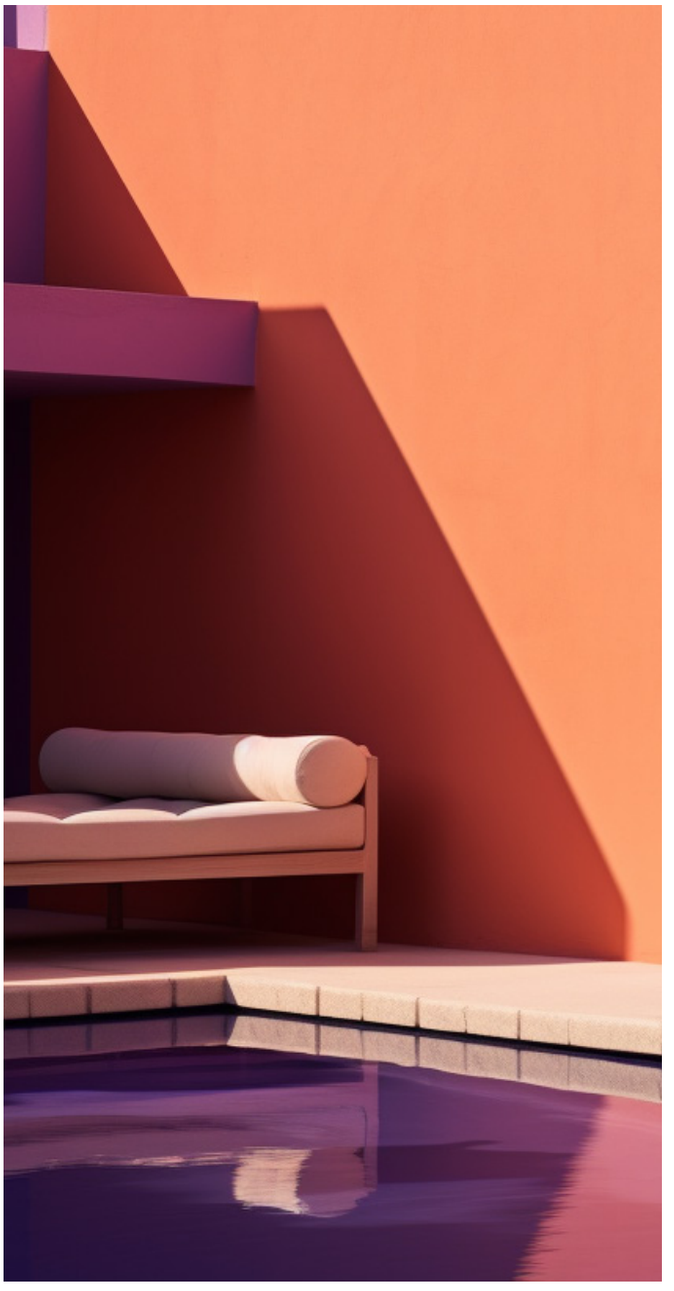
North Bay's luxurious open lagoon living concept is what makes this new neighbourhood so desirable. Residences overlook an expansive lagoon that connects to the sea. Maritime adventures are plentiful here. Imagine having direct boat access to the coast, via neighbouring Ancient Sands phase four. For ultimate convenience, you can moor your vessel at your private dock at the lagoon. Boating enthusiasts have ample opportunities to indulge in their favorite pastime, ensuring life feels perfect.



FEEL A SENSE OF TRANQUILITY AND REJUVENATION

Stroll with ease and connect with the surrounds. Meandering pathways wind through verdant green landscaping, guiding you along picturesque routes. As you walk through the neighbourhood, you feel a sense of tranquillity and rejuvenation, making every step a perfect escape into nature's embrace.





A SENSE OF SPACIOUSNESS

An indoor, outdoor seamless integration of living areas creates a sense of spaciousness and illuminates the surrounding landscape, blurring the boundaries between interior and exterior spaces. Innovative use of natural light is a hallmark of the designs, creating areas that are not only visually stunning, but also functional and uplifting. The layouts encourage connections between family members, making homes feel inviting and inclusive. Defined areas have been cleverly incorporated into the design, for relaxation, privacy and social moments. Private gardens and lush greenery are in between homes to create a sense of seclusion.



A NORTHERN ARCHITECTURAL LEGACY ARISES

A North Bay home is a luxurious sanctuary that nurtures both the body and mind; that fosters a deep connection with oneself and the natural world.



THE NEIGHBOURHOOD IS PIONEERING A NEW ICONIC ARCHITECTURAL IDENTITY.

Honouring elements of El Gouna's legendary aesthetic, North Bay will act as a landmark by presenting architecture that transcends the ordinary and immerses residents in an extraordinary environment of breathtaking spaces and views.

Adopting a distinct biophilic landscape within a building concept, the natural surrounds and property are fully merged. Open plan living, specifically blending internal and external views, are essential to the architectural experience.



A REMINDER OF THE BEAUTY THAT LIFE HAS TO OFFER

A public pavilion is the central hub where the discerning community can share experiences that enrich the quality of their lives. Here, events and gatherings become cherished moments to connect, socialize and celebrate together. The building will be the north's most iconic landmark, that captures the essence of North Bay itself. A clubhouse that houses a gym, soothing spa and recreational activities will ensure residents always maintain a connection to their inner and outer wellness. Overall, North Bay is a powerful reminder of the beauty that life has to offer and the potential for true happiness that resides within each of us.





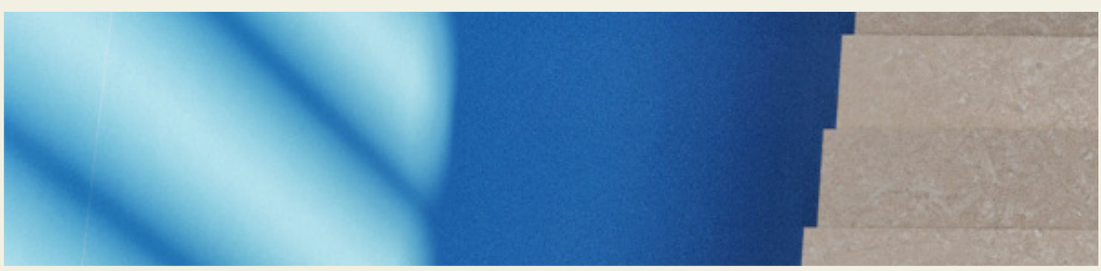


NORTH BAY IS A VISIONARY HUB FOR THE EXCITING EVOLUTION OF THE NORTHERN REGION OF EL GOUNA.
ONE OF ITS MOST COMPELLING ASSETS IS THE PROJECT'S OPEN TO SEA LAGOON.

Intertwining water features and optional private swimming pools also add to the luxurious nature of the neighbourhood. Imagine finding your bliss in your own private meditative gardens or savoring breakfast on your indoor-outdoor lounge and dining area. These are homes that encourage self-care, rejuvenation and mindfulness.

Each property is of unique character, offering a glimpse of tradition and grounded by contemporary, minimalistic clean lines and geometric shapes. Vibrant colors are an important part of the aesthetic. The warm color palette has a timeless appeal that transcends trends. The hues have a remarkable ability to infuse living spaces with a sense of comfort, coziness and emotional warmth. They promote interaction and conversation, making gatherings with family and friends even more enjoyable.

Each North Bay property is a powerful reminder of the beauty that life has to offer, where every detail contributes to a sense of serenity and well-being. Here, memories are etched forever in the sands of time and homes are redefining the way we experience and interact with our living spaces.



SIGNATURE VILLA

4 BEDROOMS
270 sqm



THE SIGNATURE VILLA AT NORTH BAY IS A MASTERPIECE OF WATERFRONT LIVING.

This one-of-a-kind, single-storey villa features 4 expansive bedrooms, overlooks the open lagoon, and comes with a private jetty. Every detail is crafted for absolute privacy, elegance, and unrivaled lagoon front exclusivity.

EXTERIOR



Street View



Lagoon View

EXTERIOR



Lagoon View



Lagoon View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom



Bathroom

GROUND FLOOR



SIGNATURE VILLA
4 BEDROOMS VILLA
BUA: 270 SQM

Shaded Terrace: 44 sqm.

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



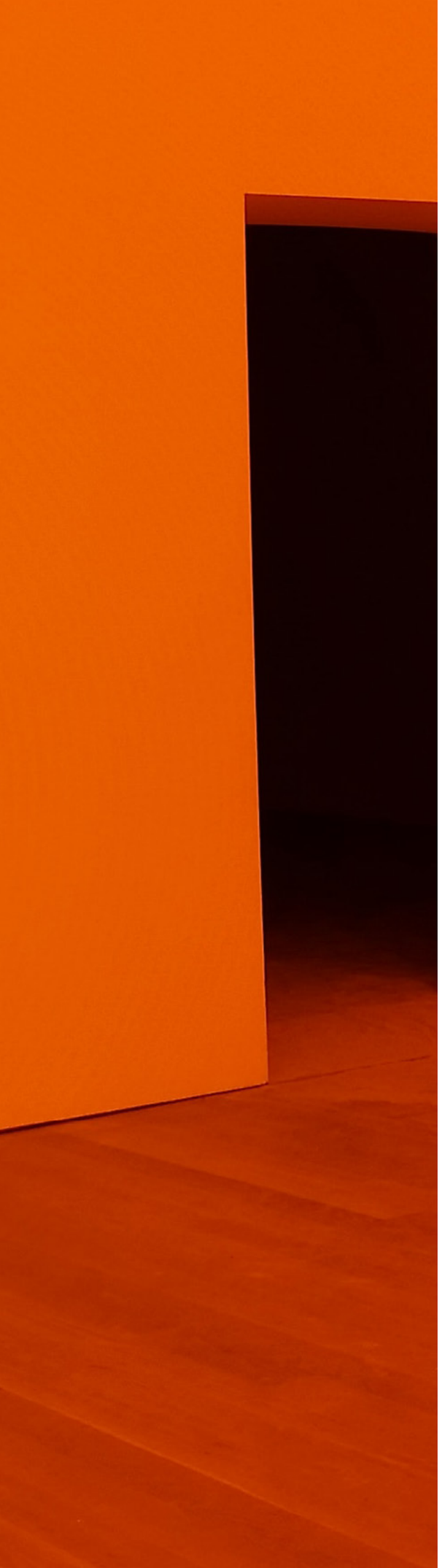
TWIN VILLAS

3 BEDROOM
207 sqm



THE THREE-BEDROOM TWIN VILLA WAS CREATED TO FEEL LIKE A SANCTUARY THAT NURTURES THE INDIVIDUALS THAT RESIDE WITHIN IT

Incorporating an abundance of soft natural light into the open space living and dining areas promotes tranquility and wellbeing. The surrounding views have been carefully considered so that the outdoors merges indoors, providing a soothing and calming scene and soundscape that envelopes the home. A covered and open sky terrace invites residents to find solace whilst absorbing the breathtaking scenery. Private meditative gardens provide a sense of seclusion. A swimming pool with variety of options that meet the need of individuals can be added upon request, further creating a playful and carefree environment.



The overall layout of the Twin Villa has been conceived to reconnect inhabitants with the essence of life, keeping effortless functionality in mind.

Laundry and utility room, a mindfully designed kitchen and staff bedroom all ensure the property runs smoothly, without interruption to the communal relaxation spaces. The master bedroom is a haven of comfort, complete with ensuite bathroom, closet and private terrace. The two additional bedrooms also have ensuite bathrooms, keeping the main places of rest serene and uncluttered. In general, the villa creates an inviting atmosphere that makes residents feel right at home.

EXTERIOR



Street View



Lagoon View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom

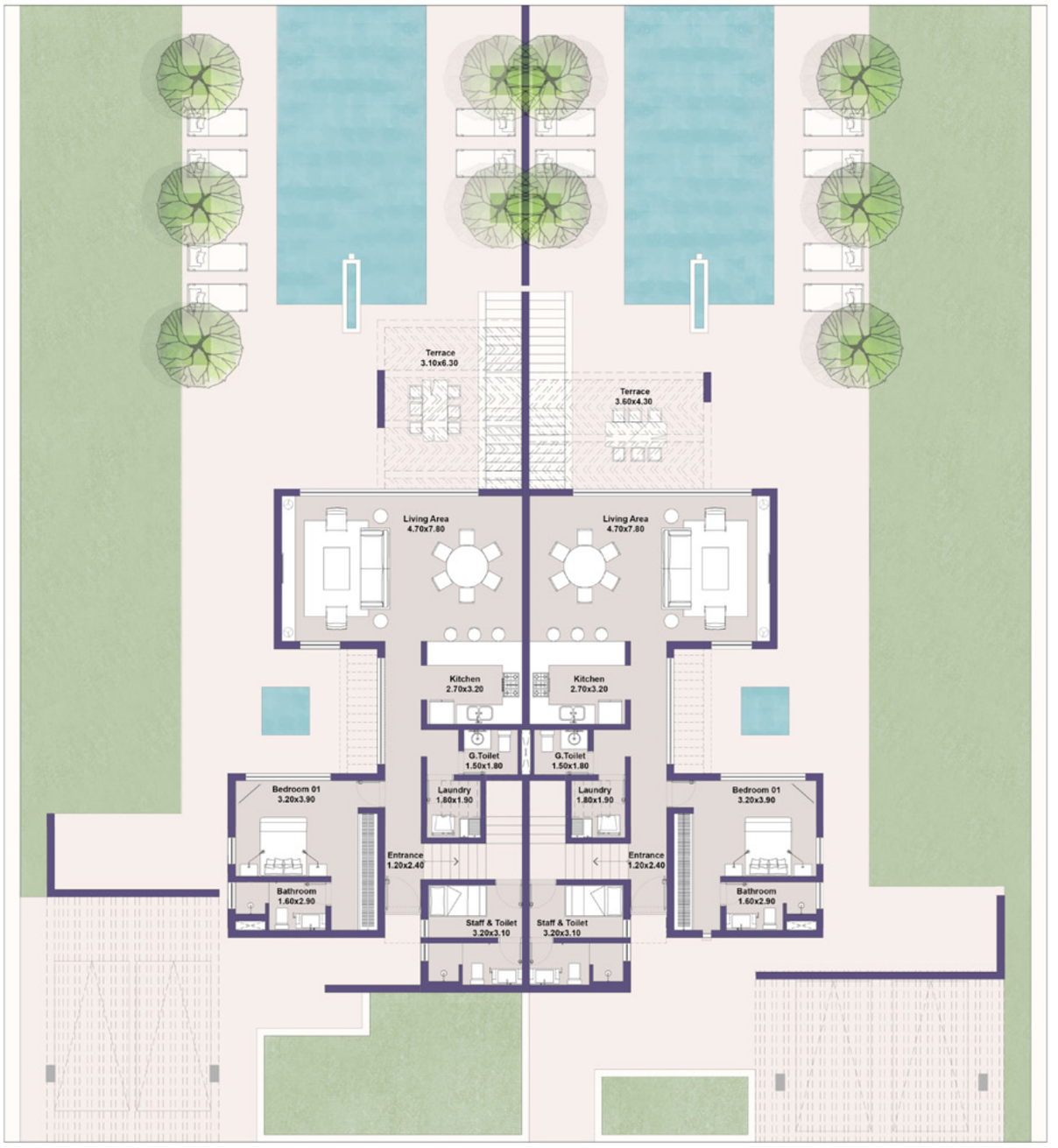


Interior Stairs



Bathroom

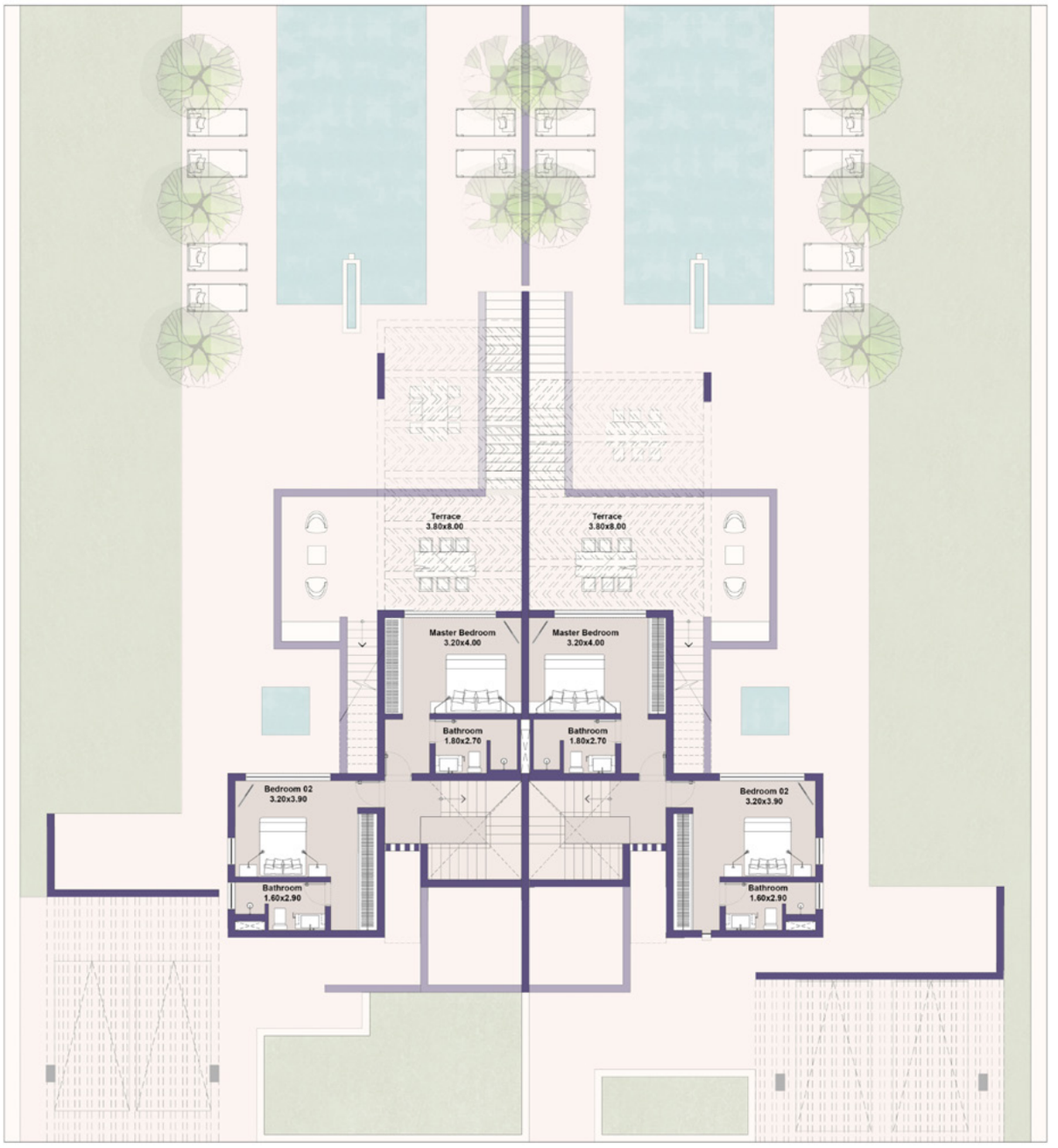
GROUND FLOOR



Twin A

Twin B

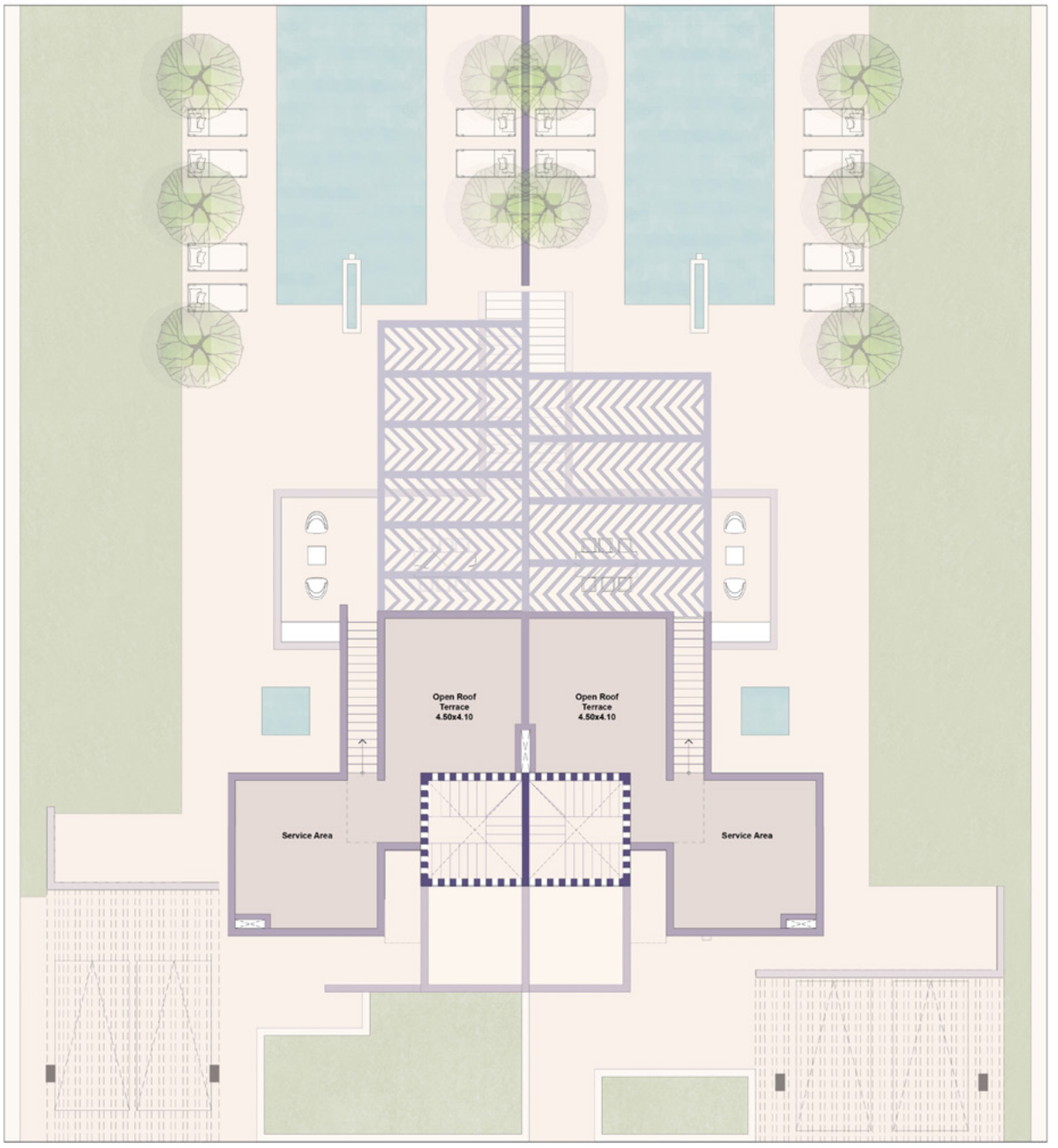
FIRST FLOOR



Twin A

Twin B

ROOF



Twin A

Twin B

TWIN VILLA-A
3 BEDROOM
BUA: 207 SQM

Shaded Terraces: 38 sqm.
Uncovered Terraces:12 sqm
Open Roof Terraces: 23 sqm.
Uncovered Courtyard: 14 sqm

TWIN VILLA-B
3 BEDROOM
BUA: 207 SQM

Shaded Terraces: 42 sqm.
Uncovered Terraces: 8 sqm
Open Roof Terraces: 23 sqm.
Uncovered Courtyard: 14 sqm

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



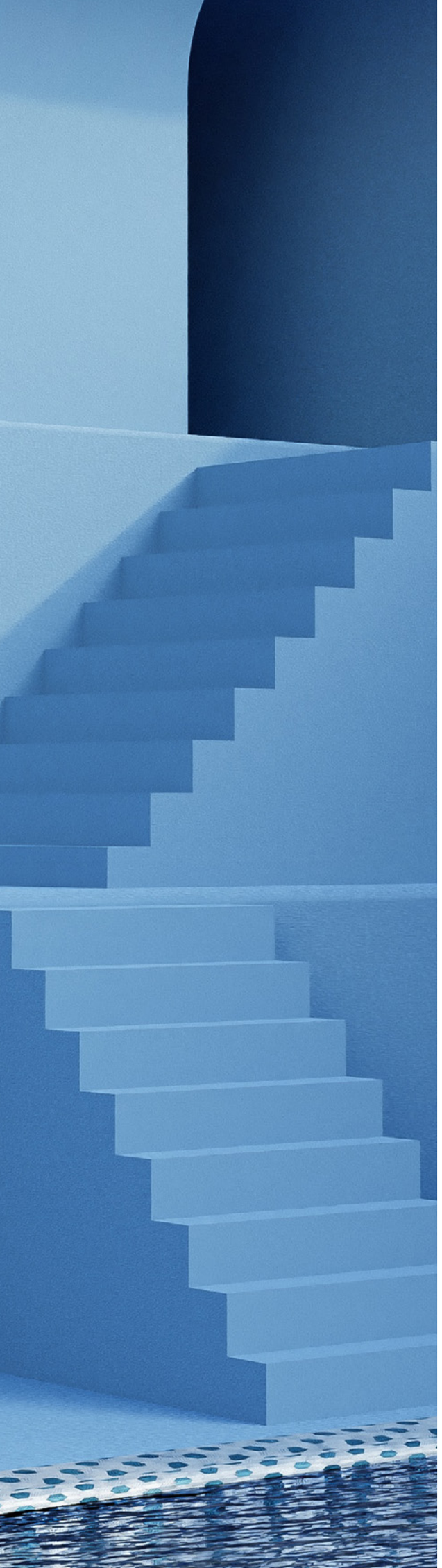
VILLA
TYPE A

3 BEDROOM
245 sqm



THE THREE-BEDROOM VILLA A HARBORS A FEELING OF SERENITY AND TRANQUILITY.

A clever open plan layout blurs the distinction between the inside and the outside, infusing living, dining and communal spaces with natural freshness and promotes a connection with nature. A private garden ensures residents feel utmost privacy and seclusion. The mindful use of color encourages a sense of warmth and organic beauty that complements the natural views and allows the mind to relax and unwind. The home also features open to sky terraces and roof terraces that provide additional outdoor spaces for relaxation and contemplation. The roof terraces offer elevated views of the captivating surrounds. A swimming pool with a variety of options that meets the needs of individuals can be added to further embellish the lifestyles of the residents of individuals can be added to further embellish the lifestyles of the residents.



Although beautiful, the villa has been created with functionality in mind. Each space has a purpose and significance so that the home runs smoothly, without interruption. A laundry and utility room and staff bedroom, complete with ensuite bathroom, all ensure optimum efficiency and discreet home management.

Two bedrooms and a master suite, with a private terrace, provide sumptuous spaces for individuals to retreat from the world and recharge. They are sanctuaries that promote deep relaxation. Walk-in closets ensure bedrooms remain uncluttered and are free from distraction, and all contain ensuite bathrooms for ultimate convenience. All in all, life feels like it flows effortlessly here, where each day and night presents precious opportunities to live your preferred experiences.

EXTERIOR



Street View



Lagoon View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom

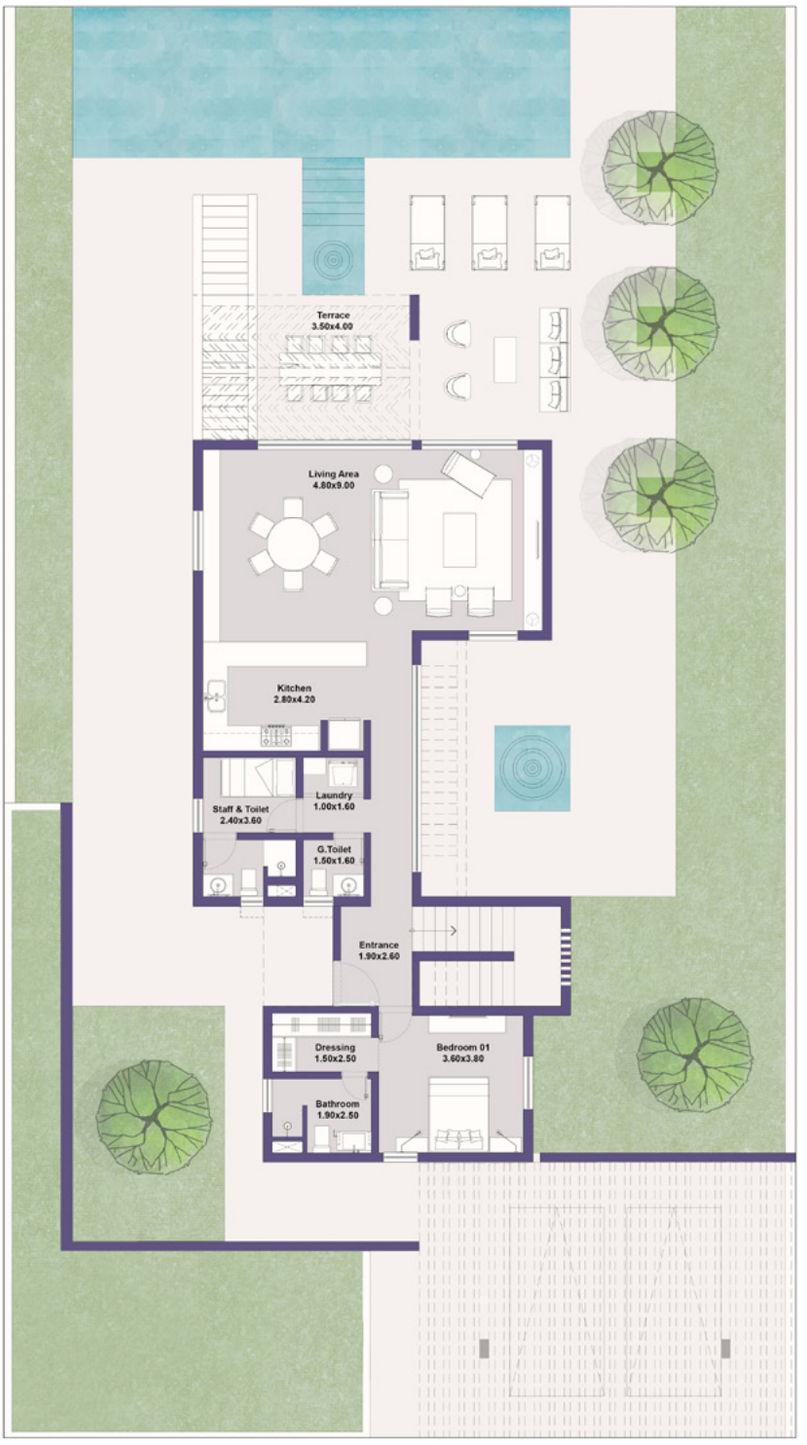


Interior Stairs

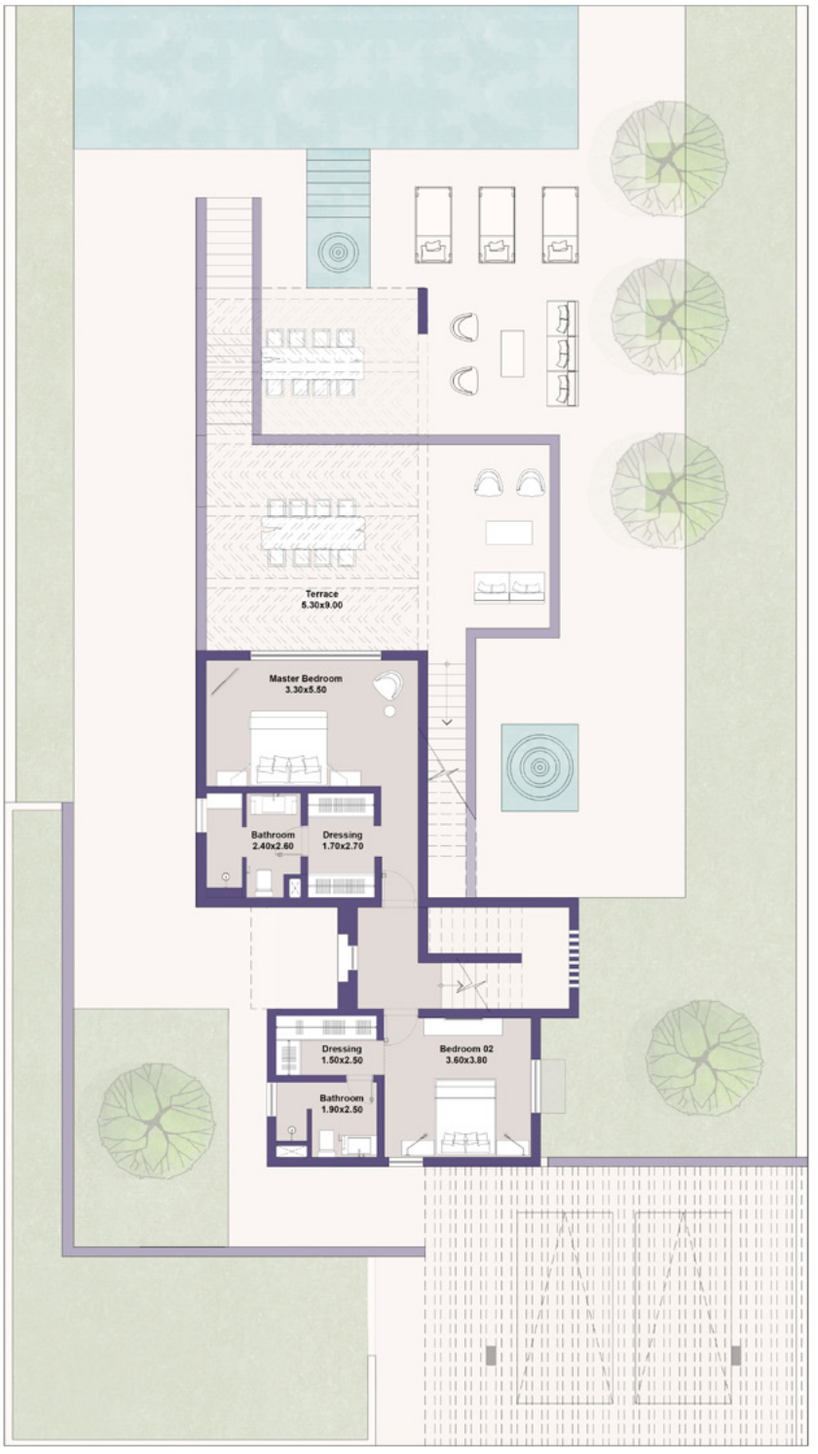


Bathroom

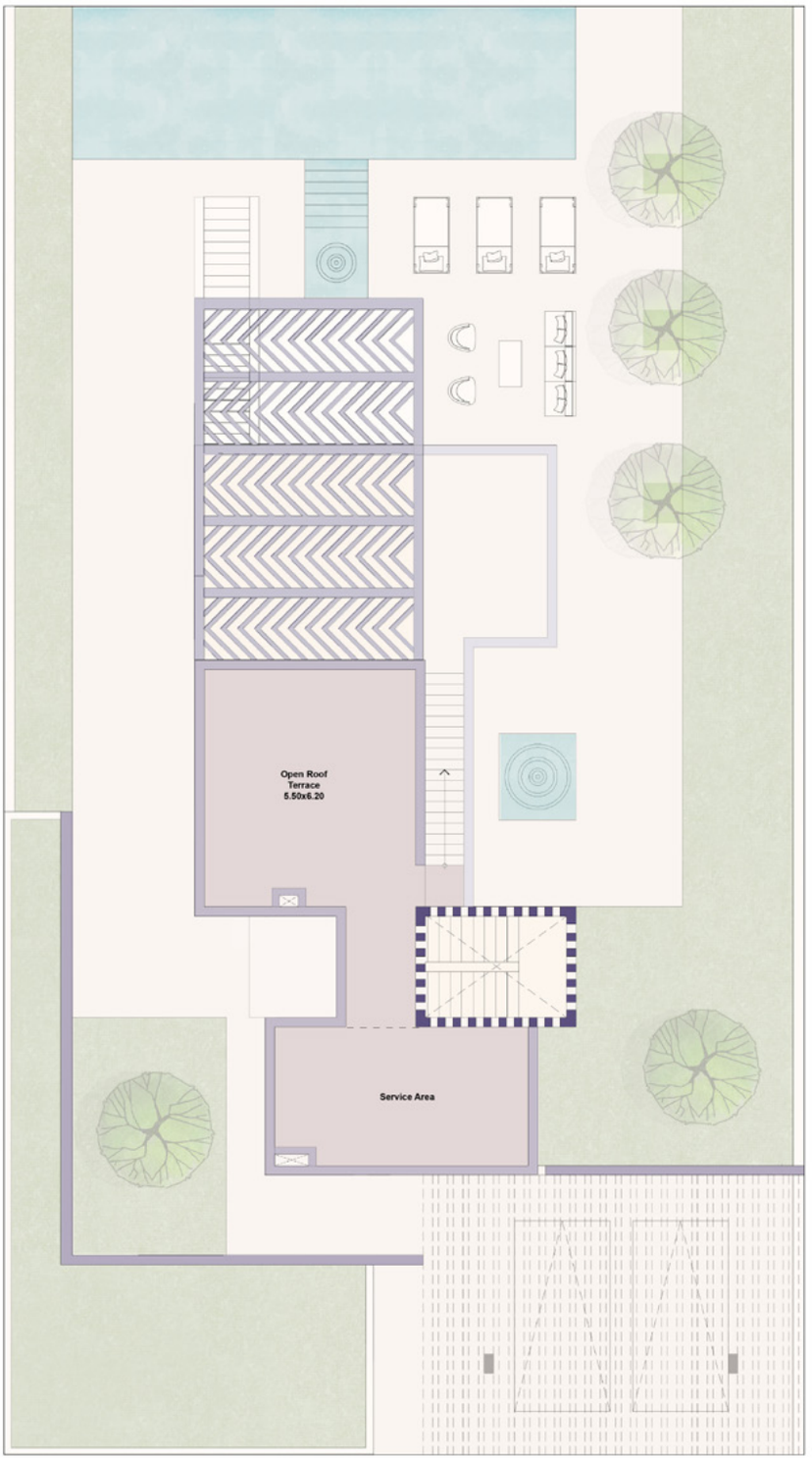
GROUND FLOOR



FIRST FLOOR


Terrace
5.30x9.00
Master Bedroom
3.30x5.50
Bathroom
2.40x2.60
Dressing
1.70x2.70
Dressing
1.50x2.50
Bathroom
1.90x2.50
Bedroom 02
3.60x3.80

ROOF



VILLA A
3 BEDROOM
BUA: 245 SQM

Shaded Terraces: 50 sqm.
Uncovered Terraces:30 sqm
Open Roof Terraces: 34 sqm.
Uncovered Courtyard: 18 sqm

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



VILLA
TYPE B

3 BEDROOM
235 sqm



THE THREE-BEDROOM VILLA B EMBRACES AN OPEN PLAN LIVING CONCEPT THAT ENCOURAGES TRANQUILITY AND FREEDOM OF HUMAN EXPRESSION.

The living, dining and family rooms offer an oasis of relaxation. Each space brings the outside in, setting the tone for a blissful atmosphere. Natural light filters through the interiors. Warm color elements are dispersed throughout the villa, ensuring spaces always look luxurious and welcoming. A private garden invites you to step into a symphony of calm. An optional swimming pool can be added upon request, adding yet another layer of sensorial serenity.



Two bedrooms plus a master suite are all havens of comfort. They have been mindfully designed to promote a restful sleep environment and for residents to disconnect and unwind. All are fitted with ensuite bathrooms and either walk-in or built-in closets. The master suite also has a private terrace that also encourages connections between relaxation and nature. A perfectly functional home allows you to focus on the joys of life; making every day feel smoother and more enjoyable. A cloak room or closet, home office, laundry and utility room and staff bedroom with an ensuite bathroom ensure your blissful ambiance remains uninterrupted. Overall, life in the villa provides residents with a feeling of profound contentment that sweeps over them each time they enter the entrance foyer.

EXTERIOR



Street View



Lagoon View

EXTERIOR



Court View



Side View

INTERIORS



Main Living Area | View I



Bedroom

INTERIORS



Kitchen



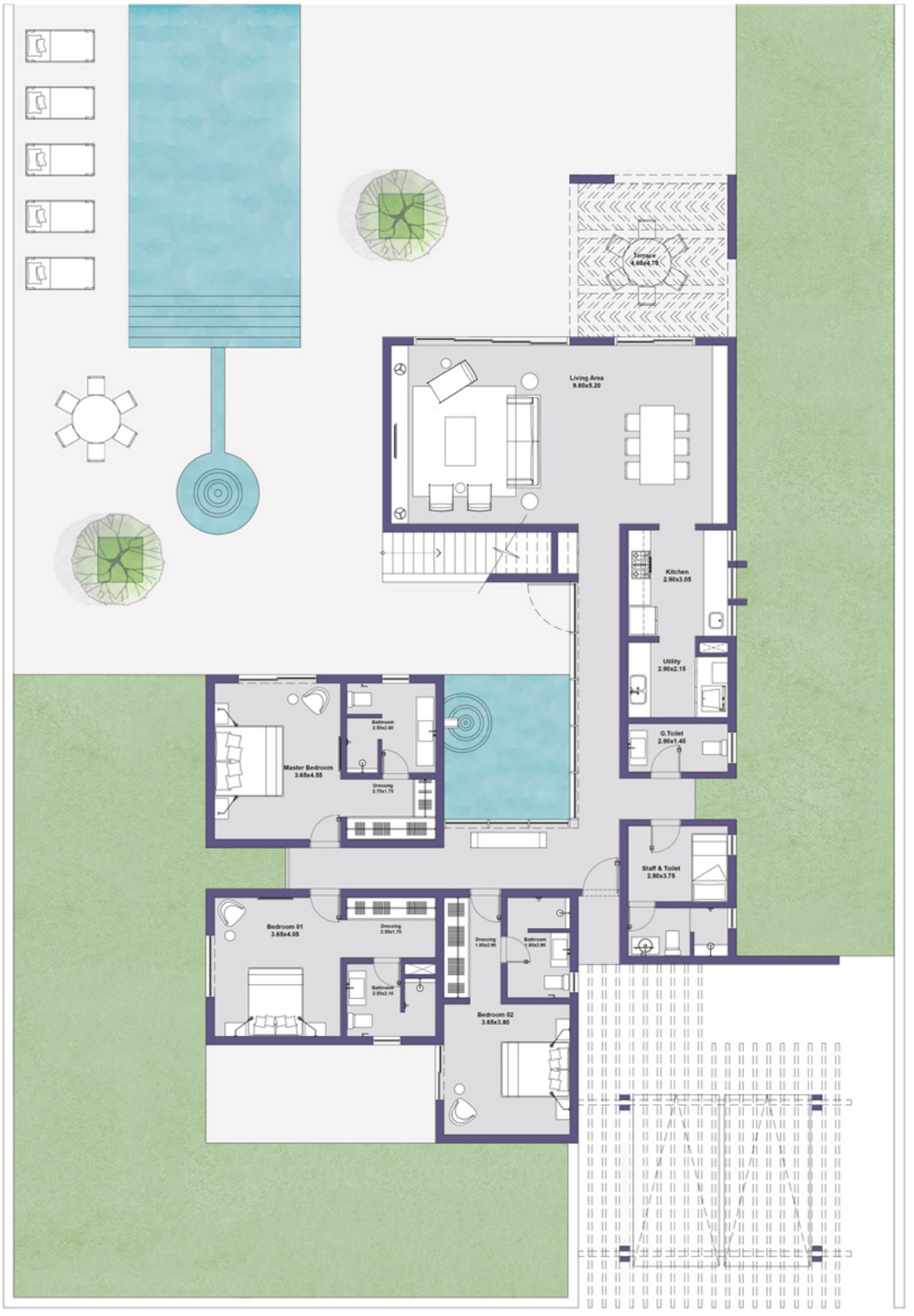
Kitchen



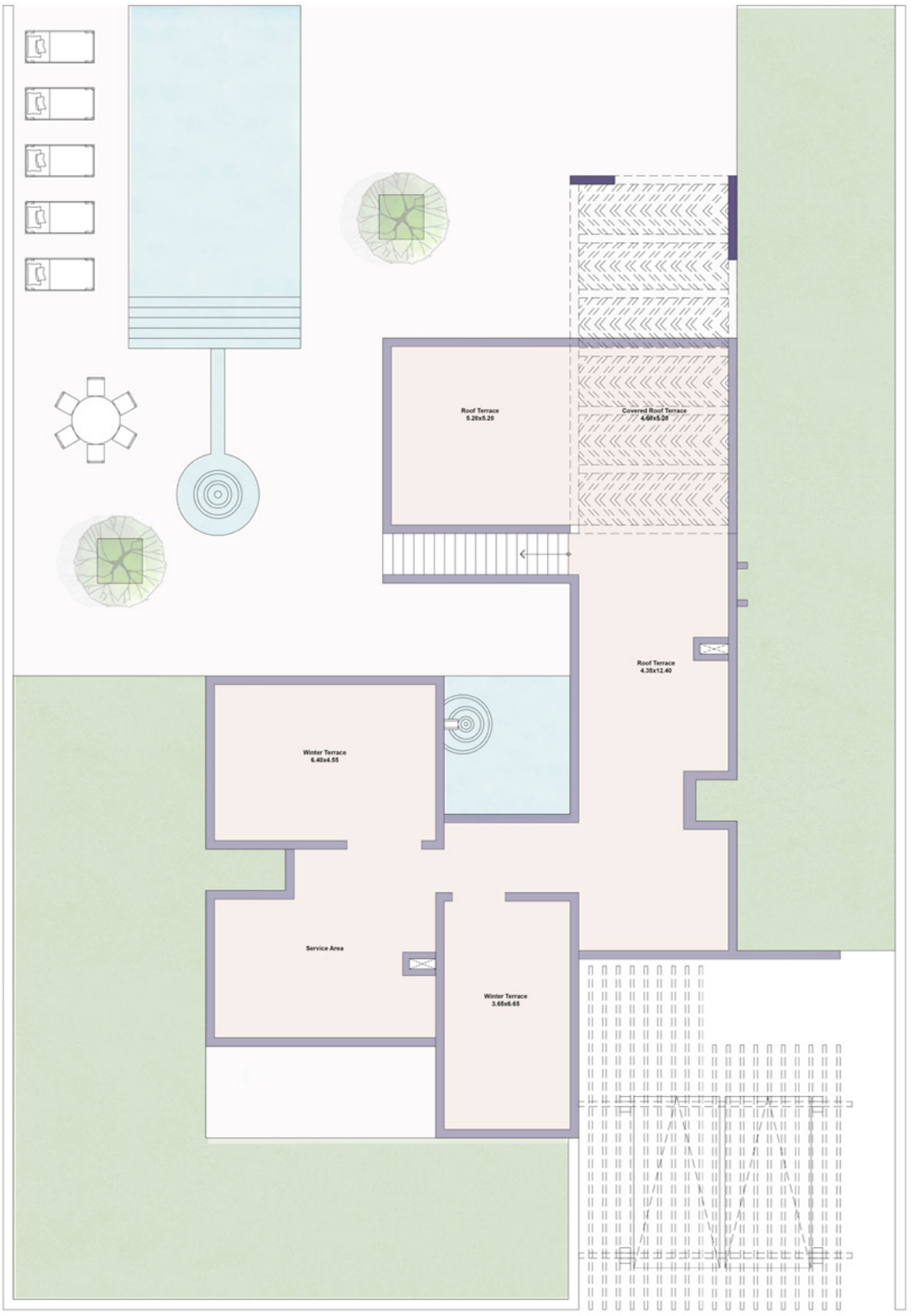
Bathroom



GROUND FLOOR



ROOF


Roof Terrace
5.20x5.20
Covered Roof Terrace
4.60x5.20
Roof Terrace
4.35x12.40
Winter Terrace
6.40x4.55
Service Area
Winter Terrace
3.65x6.65

VILLA B
3 BEDROOM
BUA: 235 SQM

Covered Terraces: 50 sqm
Open Roof Terraces: 129 sqm
Uncovered Courtyard: 25 sqm

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



VILLA
TYPE C

4 BEDROOM
286 sqm



THE FOUR-BEDROOM VILLA C CONTAINS SPACES THAT CREATE A CAPTIVATING SANCTUARY, THAT GROUND YOU IN THE PRESENT MOMENT AND CONNECT YOU WITH BEAUTIFUL SURROUNDS.

The focal point of the home is the open plan living areas that are strategically placed to bring the outdoors in. Residents can enjoy unobstructed views of the surrounding private garden and a swimming pool with variety of options that meet the need of individuals can be added, whilst sunlight gently filters the interiors, framing nature like a work of art. Pops of warm color reflect natural light, making spaces feel vibrant and cheerful. Open to sky and roof terraces all invite you to savor soothing views where you can lose track of time in their magical embrace.



Three bedrooms and a master suite have been designed to encourage relaxation. These are spaces where residents can retreat, recharge and enjoy a restful night's sleep, waking up refreshed and ready to embrace a new day. All have ensuite bathrooms and either walk-in or built-in closets to ensure a clutter-free environment. A first floor private terrace, bringing a touch of the natural surroundings inside.

The villa was created with functionality in mind so that running the home is free of distraction and life's necessities fall effortlessly in place. Laundry and utility space and staff bedroom with an ensuite bathroom are all considered to avoid distractions. All in all, the villa is a place to nurture harmonious relationships where individuals can truly be themselves and create cherished memories with loved ones.

EXTERIOR



Street View



Lagoon View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom



Bathroom

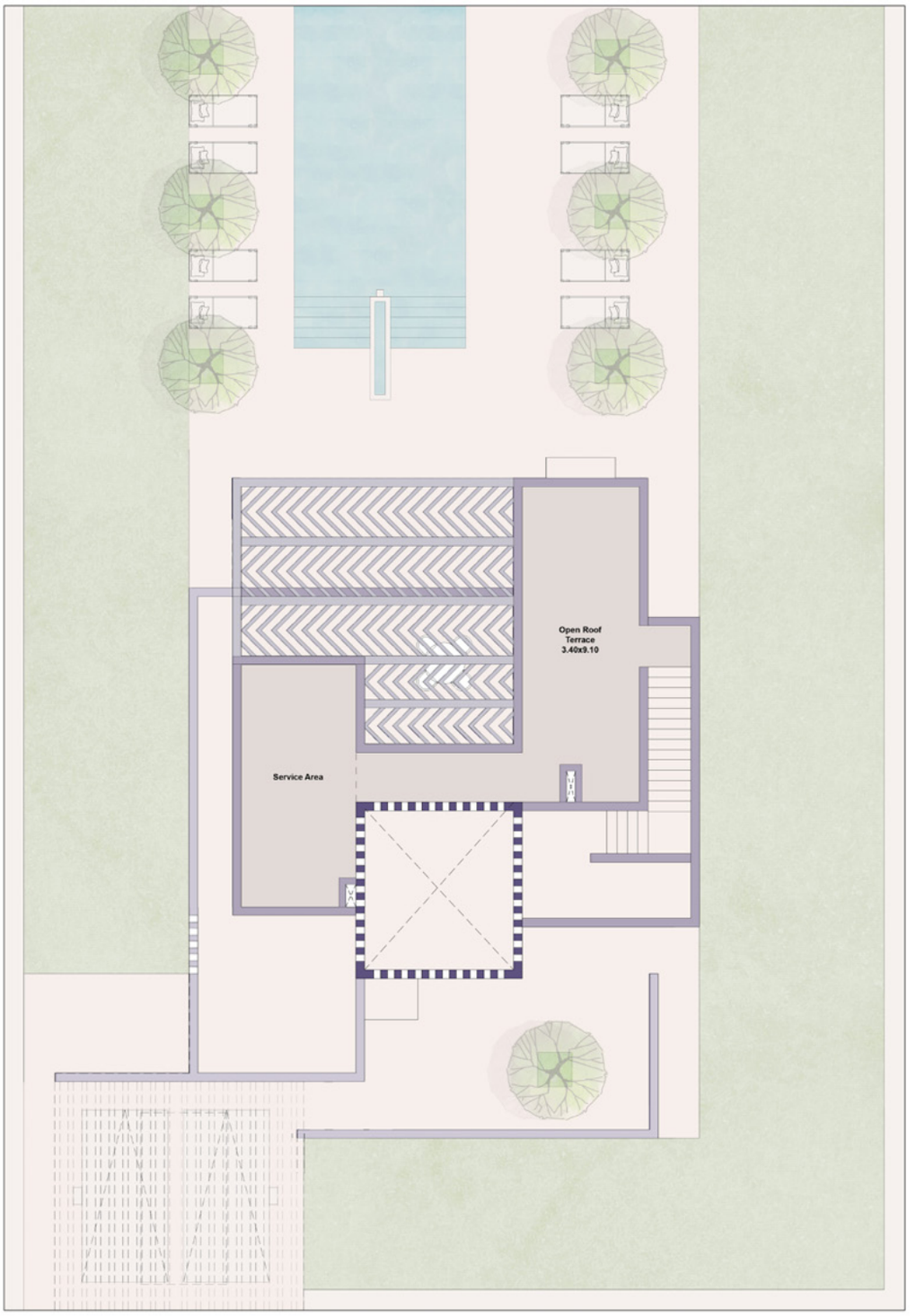
GROUND FLOOR



FIRST FLOOR


Master Bedroom
3.40x3.80
Dressing
2.30x2.40
Bathroom
2.30x2.50
Bedroom 03
3.30x4.00
Terrace
3.80x4.30
Bathroom
2.80x2.90
Service Area

ROOF



VILLA C
4 BEDROOM
BUA: 286SQM

Shaded Terraces: 54 sqm.
Uncovered Terraces:31 sqm
Open Roof Terraces: 31 sqm.

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



VILLA
TYPE D

4 BEDROOM
277 sqm



THE SINGLE STOREY VILLA D IS AN IDEAL CHOICE FOR LARGER FAMILIES.

Spread over two floors, residents will immediately feel comfortable with the dynamic flow of the home, as each space allows individuals to express their preferred lifestyle.

An epic entrance foyer adds to the sense of grandeur when first entering the villa. Open ground floor communal interiors, accentuated by natural light and an interplay of the indoors and outdoors, emphasize calm and balance. A private garden and optional swimming pool promote further relaxation and a connection to nature. Every space has been designed to encourage residents to unwind and feel at ease. Warm colors are used mindfully throughout the spaces, enhancing soft light and creating inviting environments.



Open to sky terraces and roof terraces allow you to embrace the tranquility of your natural surroundings.

Four spacious bedrooms, plus a master suite, have all been created to ensure calming, restful spaces. They are nurturing places where one can find comfort and emotional restoration. Each bedroom has its own ensuite bathroom and walk-in or built-in closet. The master suite has a private terrace where breathtaking views stretch before you, reminding you of the beauty of the natural world. For ultra-convenience, the villa has been designed with optimum functionality in mind. A staff bedroom, complete with ensuite bathroom, a home office or study, laundry and utility room and cloak closet all ensure the home runs smoothly, without distraction to the lives of the inhabitants. Overall, the villa is a sanctuary of calmness and serenity, where the stresses of the outside world melt away the moment you step inside.

EXTERIOR



Street View



Lagoon View

EXTERIOR



Roof View



Side View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom



Kitchen

INTERIORS



Bathroom

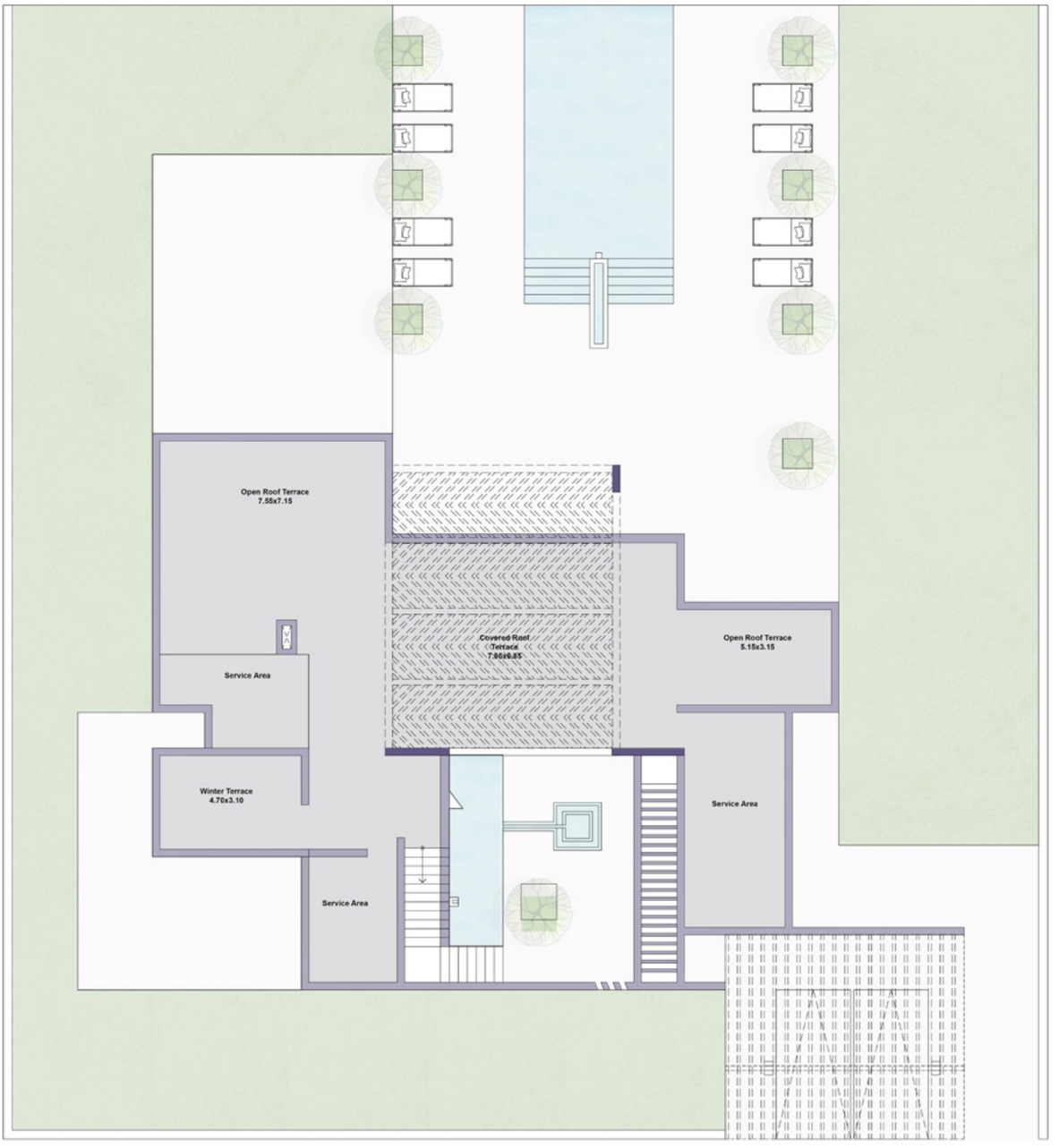


Kitchen

GROUND FLOOR



ROOF


Open Roof Terrace
7.55x7.15
Covered Roof
Terrace
7.80x6.85
Open Roof Terrace
5.15x3.15
Service Area
Winter Terrace
4.70x3.10
Service Area
Service Area

VILLA D
SINGLE STOREY VILLA
BUA: 277 SQM

Covered Terraces: 72 sqm.
Uncovered Terraces: 15 sqm
Open Roof Terraces: 117 sqm
Uncovered Courtyard: 44 sqm

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



VILLA
TYPE E

6 BEDROOMS
390 sqm



THE SIX-BEDROOM VILLA E IS AN IDEAL CHOICE FOR LARGER FAMILIES. SPREAD OVER TWO FLOORS.

Residents will immediately feel comfortable with the dynamic flow of the home, as each space allows individuals to express their preferred lifestyle. An epic entrance foyer adds to the sense of grandeur when first entering the villa. Open ground floor communal interiors, accentuated by natural light and an interplay of the indoors and outdoors, emphasize calm and balance. A private garden and optional swimming pool promote further relaxation and a connection to nature. Every space has been designed to encourage residents to unwind and feel at ease. Warm colors are used mindfully throughout the spaces, enhancing soft light and creating inviting environments. Open to sky terraces and roof terraces allow you to embrace the tranquility of your natural surroundings.



Six spacious bedrooms, plus a master suite, have all been created to ensure calming, restful spaces. They are nurturing places where one can find comfort and emotional restoration. Each bedroom has its own ensuite bathroom and walk-in or built-in closet. The master suite has a private terrace where breathtaking views stretch before you, reminding you of the beauty of the natural world. For ultra-convenience, the villa has been designed with optimum functionality in mind. A staff bedroom, complete with ensuite bathroom, a home office or study, laundry and utility room and cloak closet all ensure the home runs smoothly, without distraction to the lives of the inhabitants. Overall, the villa is a sanctuary of calmness and serenity, where the stresses of the outside world melt away the moment you step inside.

EXTERIOR



Street View



Lagoon View

EXTERIOR



Roof View



Side View

INTERIORS



Main Living Area | View I



Main Living Area | View II

INTERIORS



Bedroom

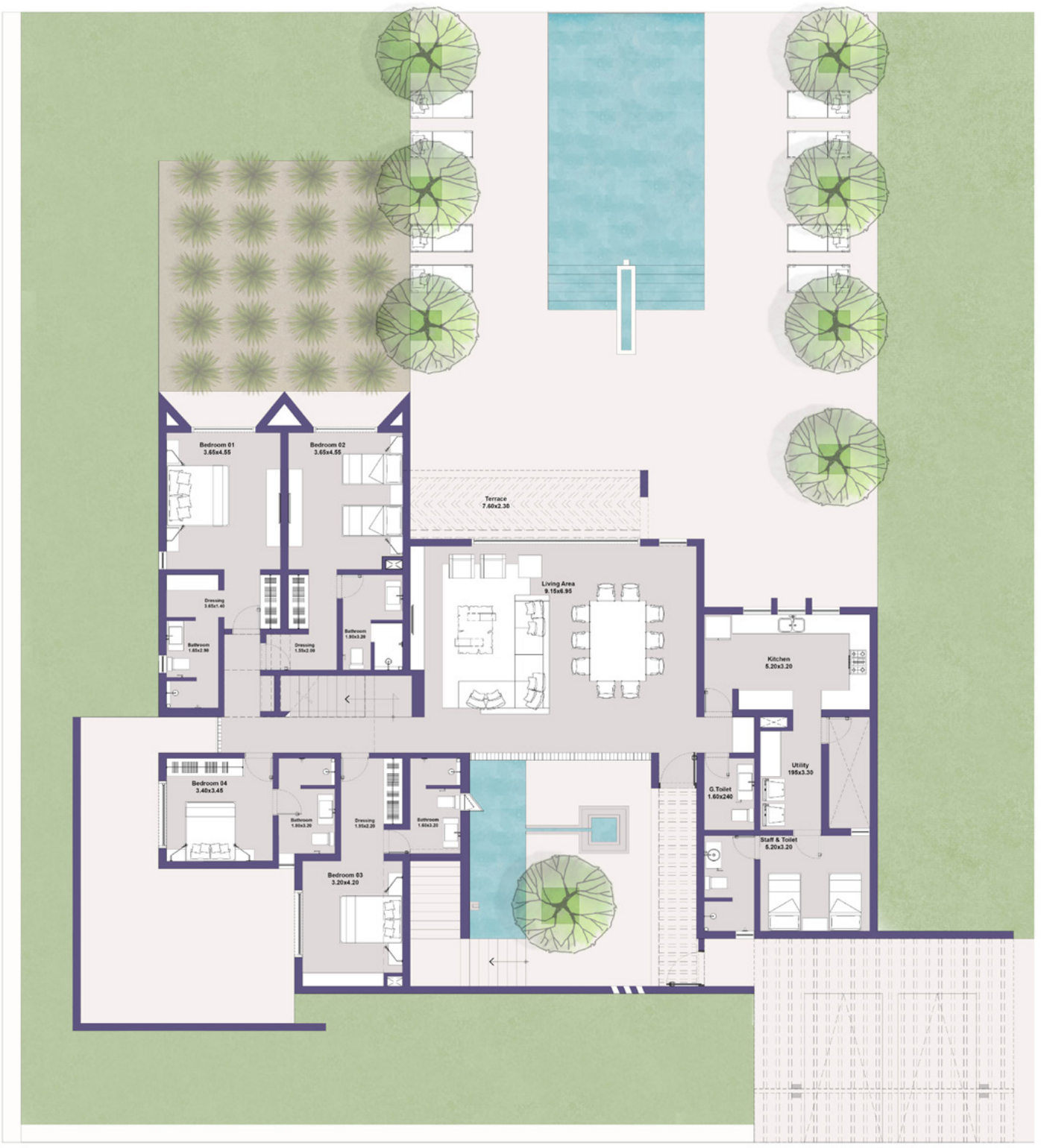


Staircase

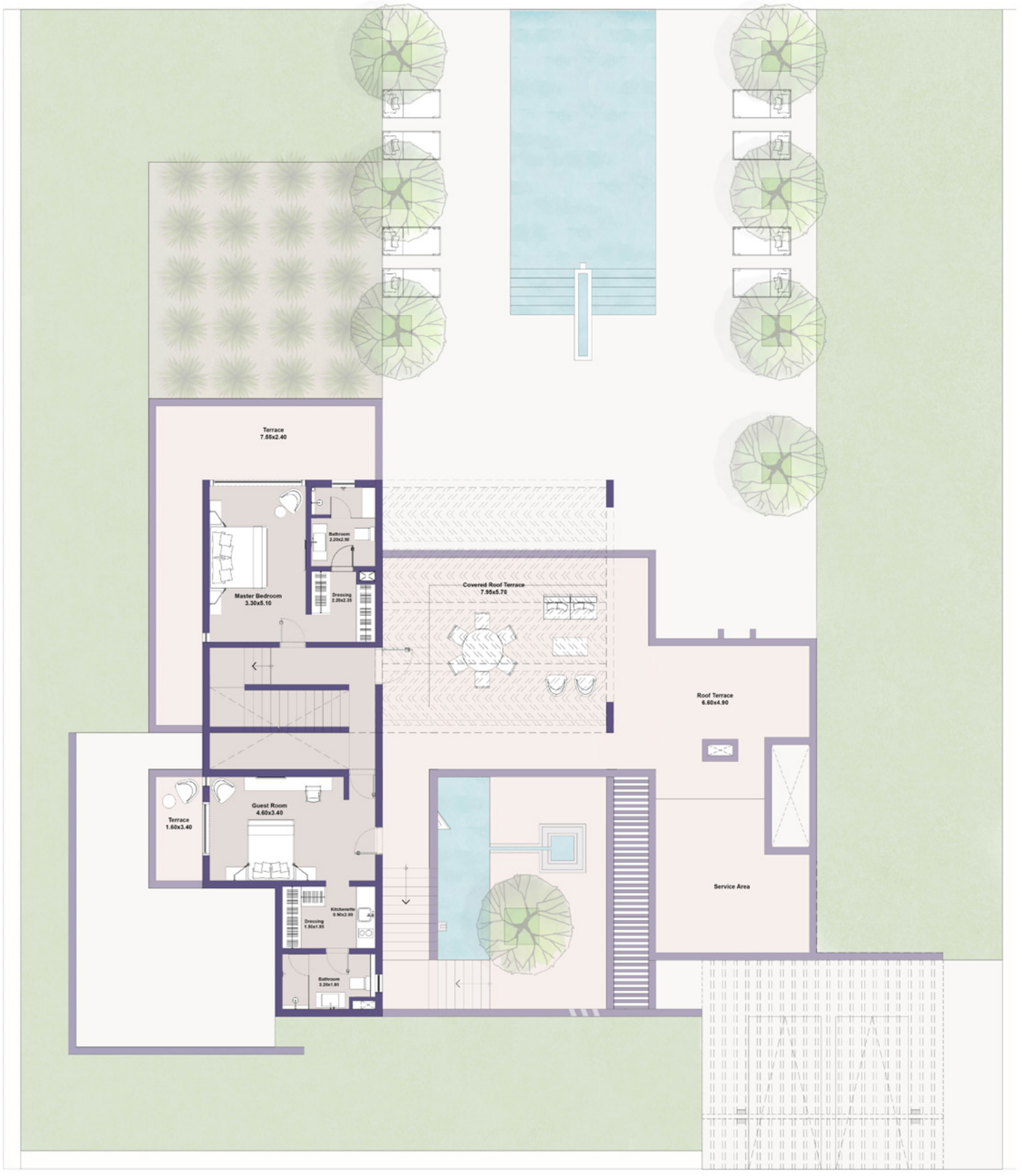


Bathroom

GROUND FLOOR



ROOF


Terrace
7.55x2.40
Master Bedroom
3.30x5.10
Bathroom
2.20x2.90
Dressing
2.20x2.35
Covered Roof Terrace
7.95x5.70
Roof Terrace
6.60x4.90
Service Area
Terrace
1.60x3.40
Guest Room
4.60x3.40
Kitchenette
0.80x2.80
Dressing
1.30x1.90
Bathroom
3.20x1.80

VILLA E
6 BEDROOMS VILLA
BUA: 390 SQM

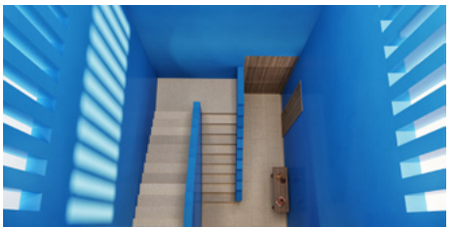
Covered Terraces: 65 sqm
Uncovered Terraces: 36 sqm
Open Roof Terraces: 31 sqm
Uncovered Courtyard: 41 sqm

NOTE
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



LEGORRETA'S SIGNATURE COLOR PALETTE FOR INTERIOR DESIGN

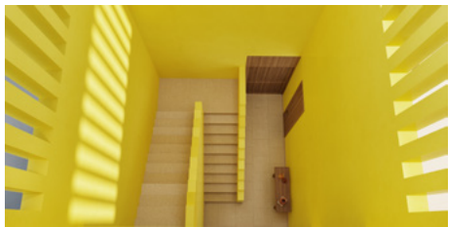
Where applicable in the design intent, residents will be provided with a selection of interior color options to choose from.



AZUL MISTERIO



JACARANDA



LIMÓN



MANDARINA



ROSA INTERIORES

EL GOUNA PLUS

El Gouna Plus is your ultimate gateway to comprehensive end-to-end solutions for all your home needs in El Gouna, offering key benefits to simplify your living experience:

Maximize ROI

Reliable Comfort

Effortless Livability

Design and Home Renovation

Comprehensive offerings including full home rebuilds, additions of new extensions, complete redesigns of interiors, and landscaping transformations. Access to pre-set packages, turnkey solutions, and bespoke designs facilitated by our top-tier designers, enabling you to realize your vision of a perfect coastal dream home.



Property Management

Expert management of both short-term and long-term rental arrangements for homeowners in El Gouna. Seamless rental management processes ensure that your property is not only well-maintained but also efficiently managed to maximize rental occupancy and income.



Home Services

Daily offerings that include housekeeping, laundry services, and regular maintenance tasks. These services are designed to enhance the everyday living experience, allowing homeowners and residents to fully immerse themselves in the joys of seaside living without the typical domestic burdens.

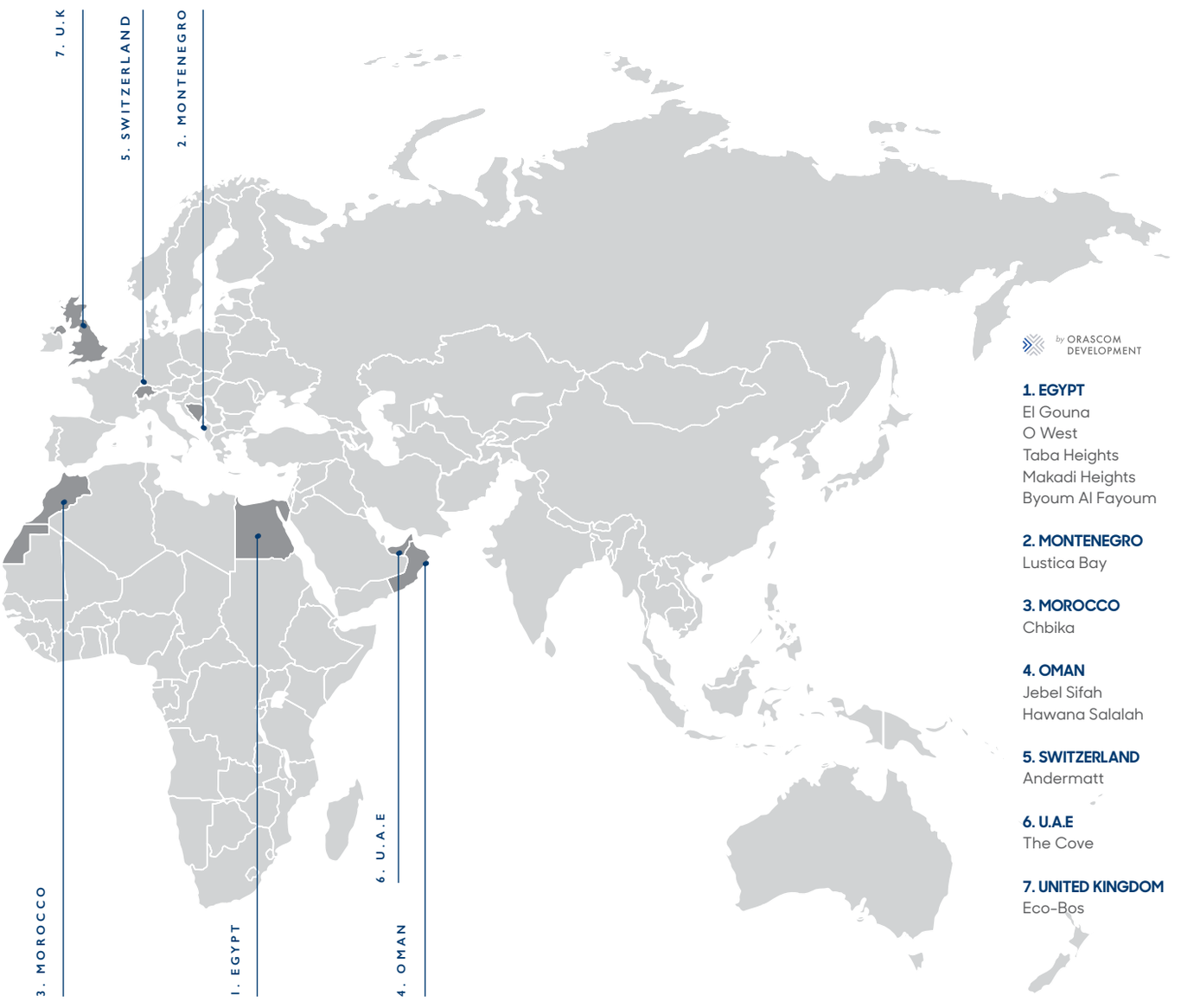


by ORASCOM DEVELOPMENT

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, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum and OWest), The Cove in the United Arab Emirates, 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 101 million sqm and 33 hotels, totaling with 7,176 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.



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 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.

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Abu Tig Marina
Fanadir Marina

E-mail: sales@elgouna.com
Website: elgouna.com/residences

16595

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ELGOUNA
RED SEA

by ORASCOM DEVELOPMENT