
SIBA
EL GOUNA

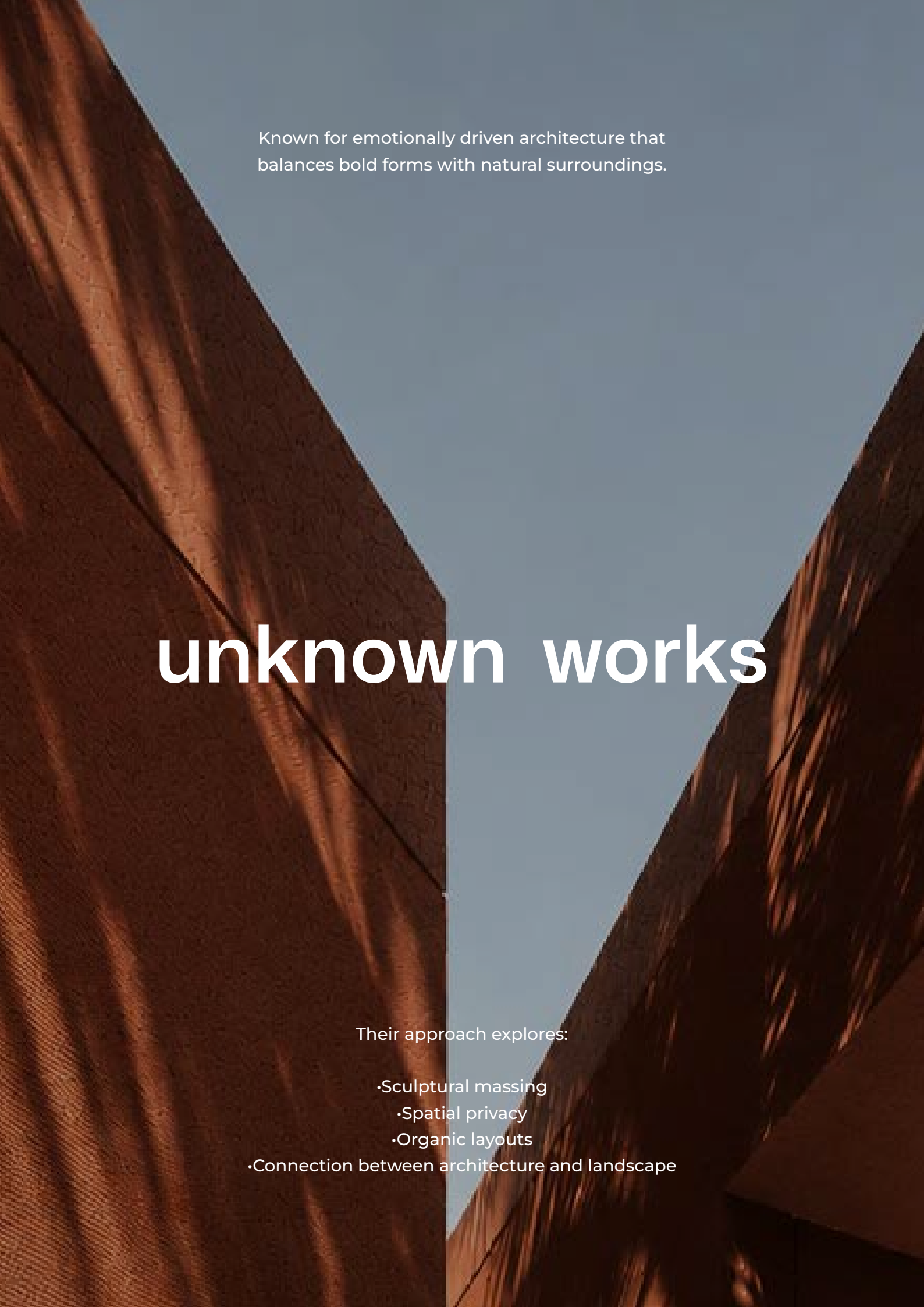
PROJECT MASTERPLAN



PROJECT MASTERPLAN

RELEASE ONE





Known for emotionally driven architecture that balances bold forms with natural surroundings.

unknown works

Their approach explores:

- Sculptural massing
- Spatial privacy
- Organic layouts
- Connection between architecture and landscape

THE TRIANGLE VILLA
THREE BEDROOM



The Triangle Villa takes its name and its nature from a single defining form. A triangular courtyard sits at the heart of the villa, sheltered and shaded, from which three wings extend outward, fanning toward the lagoon. The design is rooted in the ancient logic of desert building.

Life is organized around a central, sheltered triangular void. It draws light down through the building, pulls breezes through its geometry and offers shade and stillness in the heat of the day. Each bedroom holds a view of the water and looks out onto the surrounding arid garden.





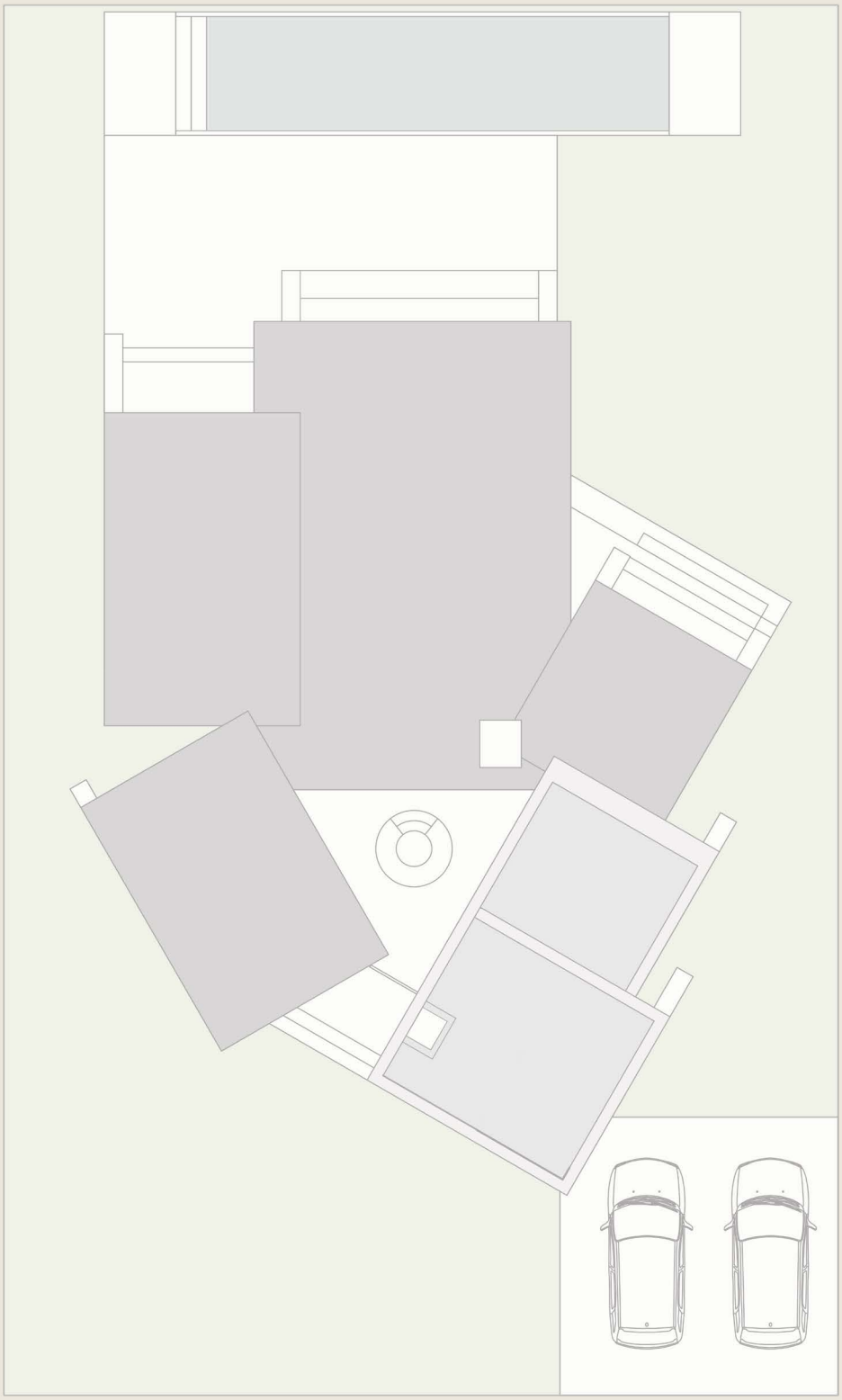
FLOORPLANS

3 BEDROOM SINGLE STORY



BUA 161 SQM

3 BEDROOM SINGLE STORY



BUA 161 SQM



LIVING & DINING AREA



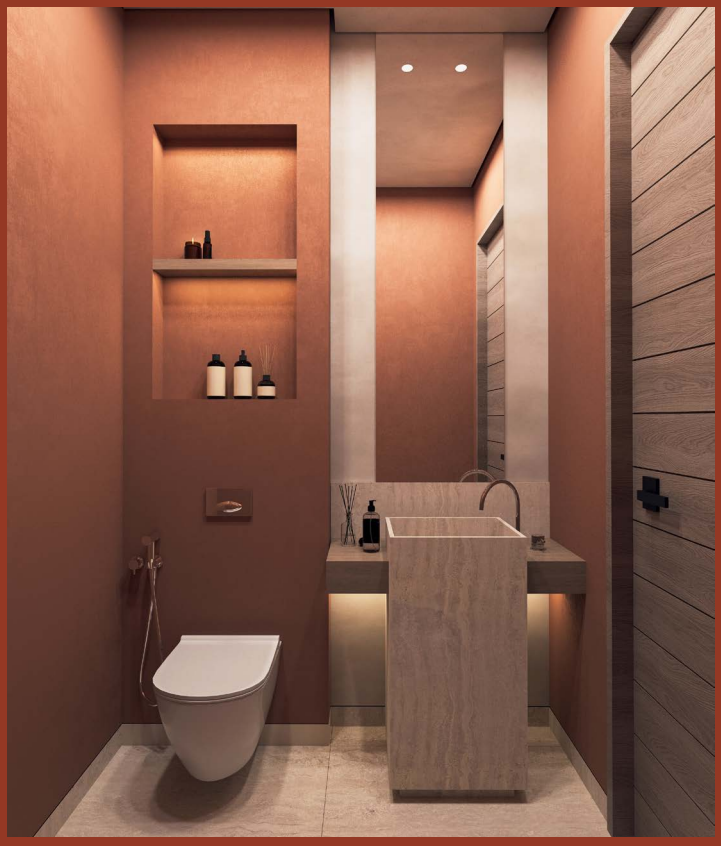
RECEPTION



MASTER BEDROOM



MASTER BATHROOM



GUEST BATHROOM

CANOPY VILLA
FOUR BEDROOM



The canopy villa is defined by its roof: a single sweeping form that curves gracefully across the living spaces. Ribbed and boldly cantilevered, it extends far beyond the spaces it shelters, creating a powerful architectural identity while providing shade and protection.

The design draws from the protective qualities of shaded desert canopies and the fluid forms shaped by wind and landscape. Soft curves and bold massing reflect El Gouna's own spatial language: rounded walls, thick enough to hold their own shadow, deep-set openings that frame the water and the sky without giving anything away.



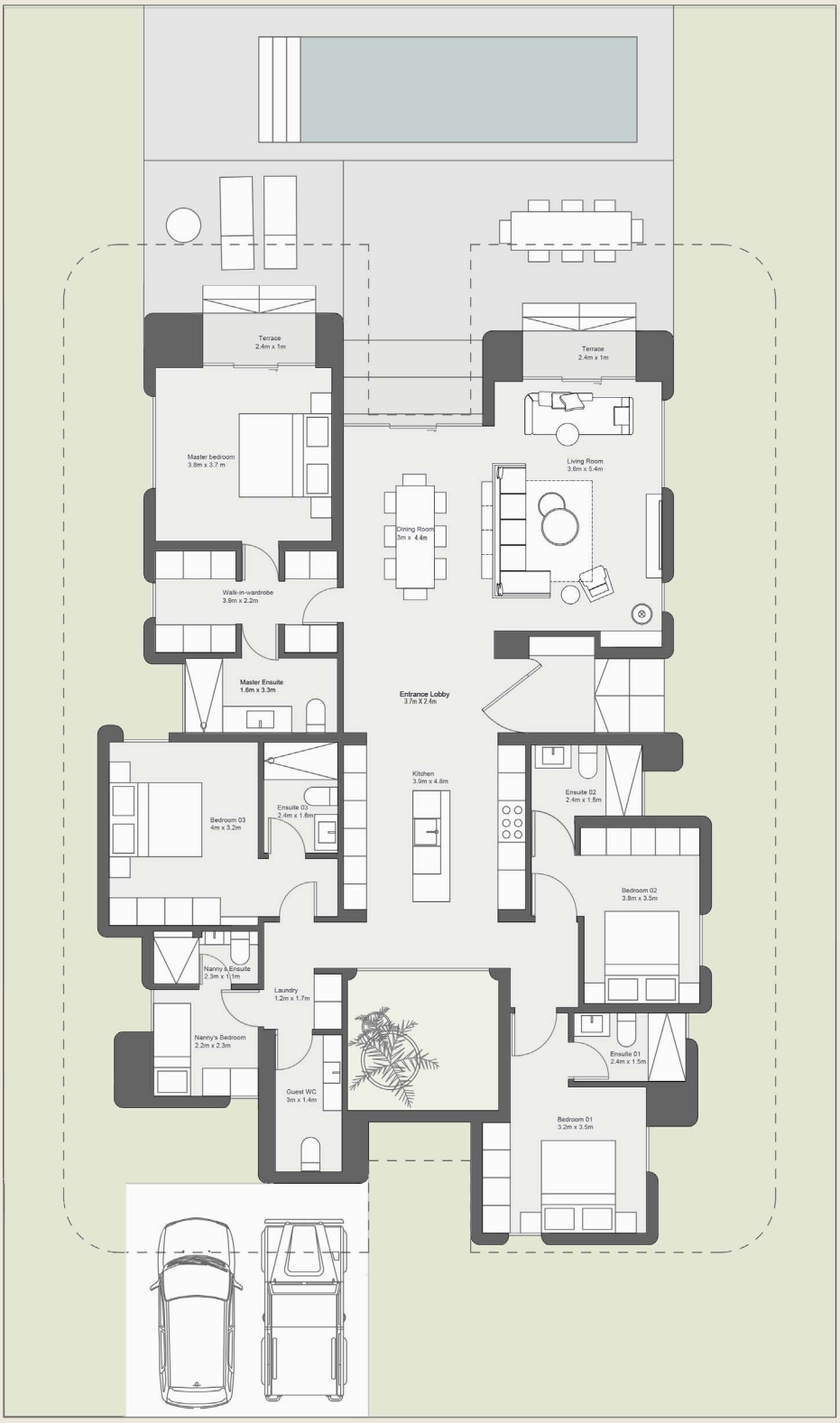






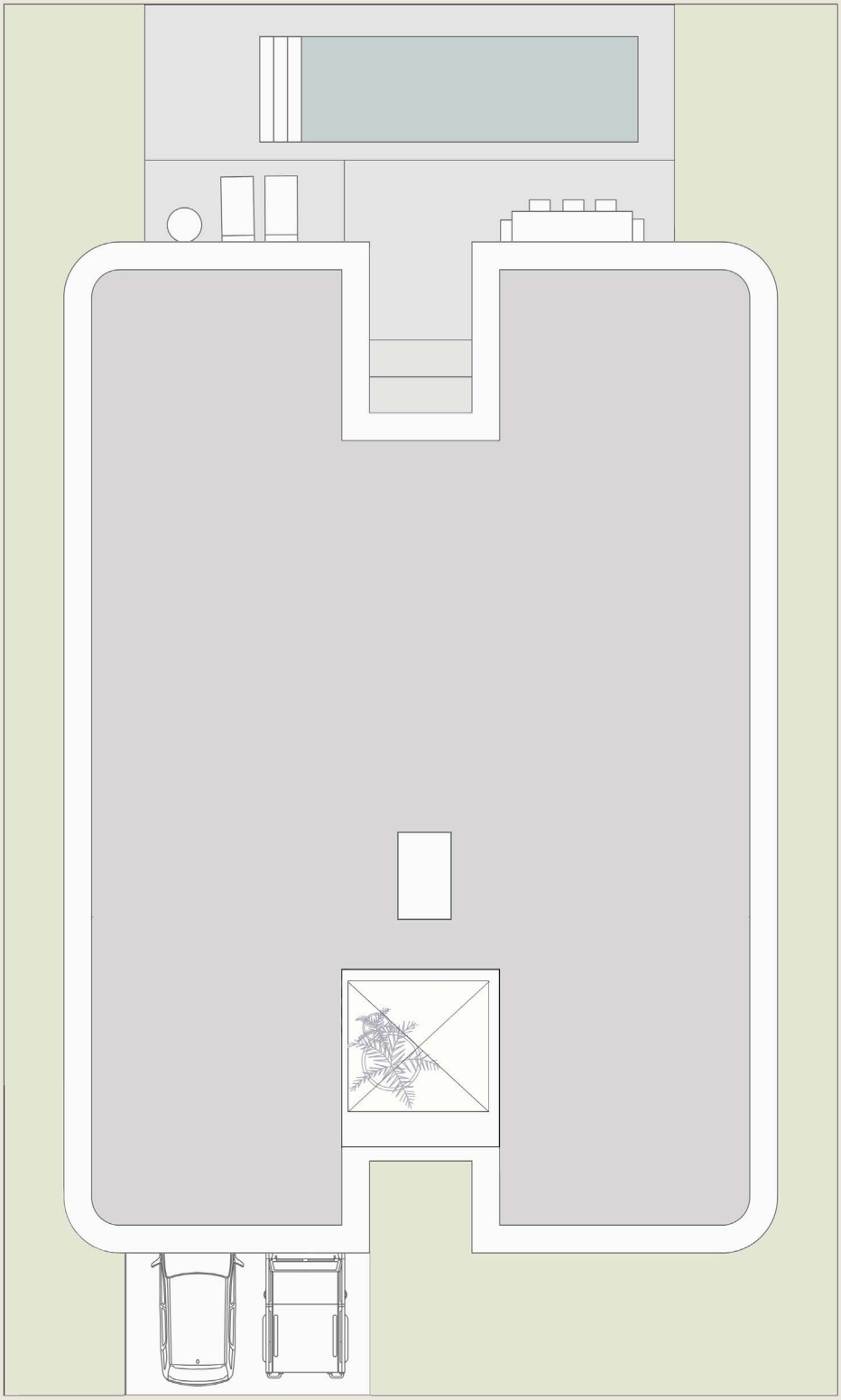
FLOORPLANS

4 BEDROOM SINGLE STORY



BUA 200 SQM

4 BEDROOM SINGLE STORY



BUA 200 SQM



LIVING & DINING AREA



KITCHEN



LIVING AREA

MASTER BEDROOM





BATHROOM



A studio recognized for refined Mediterranean minimalism and contemporary residential design.

block722

Their architecture focuses on:

- Simplicity and proportion
- Calm material palettes
- Indoor-outdoor continuity
- Warm modern living

TANDEM VILLA A/B
THREE BEDROOM



The Tandem Villa is conceived as a contemporary interpretation of desert living, where two independent residences are designed through a common architectural language. Carefully articulated volumes, material continuity and a balanced composition create a strong sense of identity while preserving the individuality and privacy of each home.

The result is a refined living environment that balances openness and intimacy while establishing a strong connection between architecture, landscape and the surrounding lagoon setting.









FLOORPLANS

TANDEM VILLA 3 BEDROOM

GROUND FLOOR



TANDEM VILLA A

BUA 166 SQM

TANDEM VILLA B

BUA 164 SQM

TANDEM VILLA 3 BEDROOM

FIRST FLOOR



TANDEM VILLA A

BUA 166 SQM

TANDEM VILLA B

BUA 164 SQM



RECEPTION



KITCHEN



MASTER BEDROOM



MASTER BATHROOM



GUEST BATHROOM

An internationally acclaimed design studio blending architecture, interiors, and lifestyle experiences



Their philosophy centers around:

- Human-centered spaces
- Contemporary luxury
- Material warmth
- Functional elegance

SKYBOUND TOWNHOME
TWO - THREE BEDROOMS



Between Walls, Towards the Sky

The project is conceived as a sequence of dividing walls that structure the ensemble and establish a clear rhythm. The staircases rise between tall enclosing planes, gradually directing the gaze upwards. On the journey towards the rooftop, architecture frames the sky, transforming the ascent into a spatial sequence.

The repetition of these vertical planes creates a recognizable cadence throughout the project: they structure, separate, guide, and orient. In this way, dwelling, circulation, and landscape are articulated through a single architectural gesture, where the party walls cease to be mere boundaries and become the defining element of the project's identity.

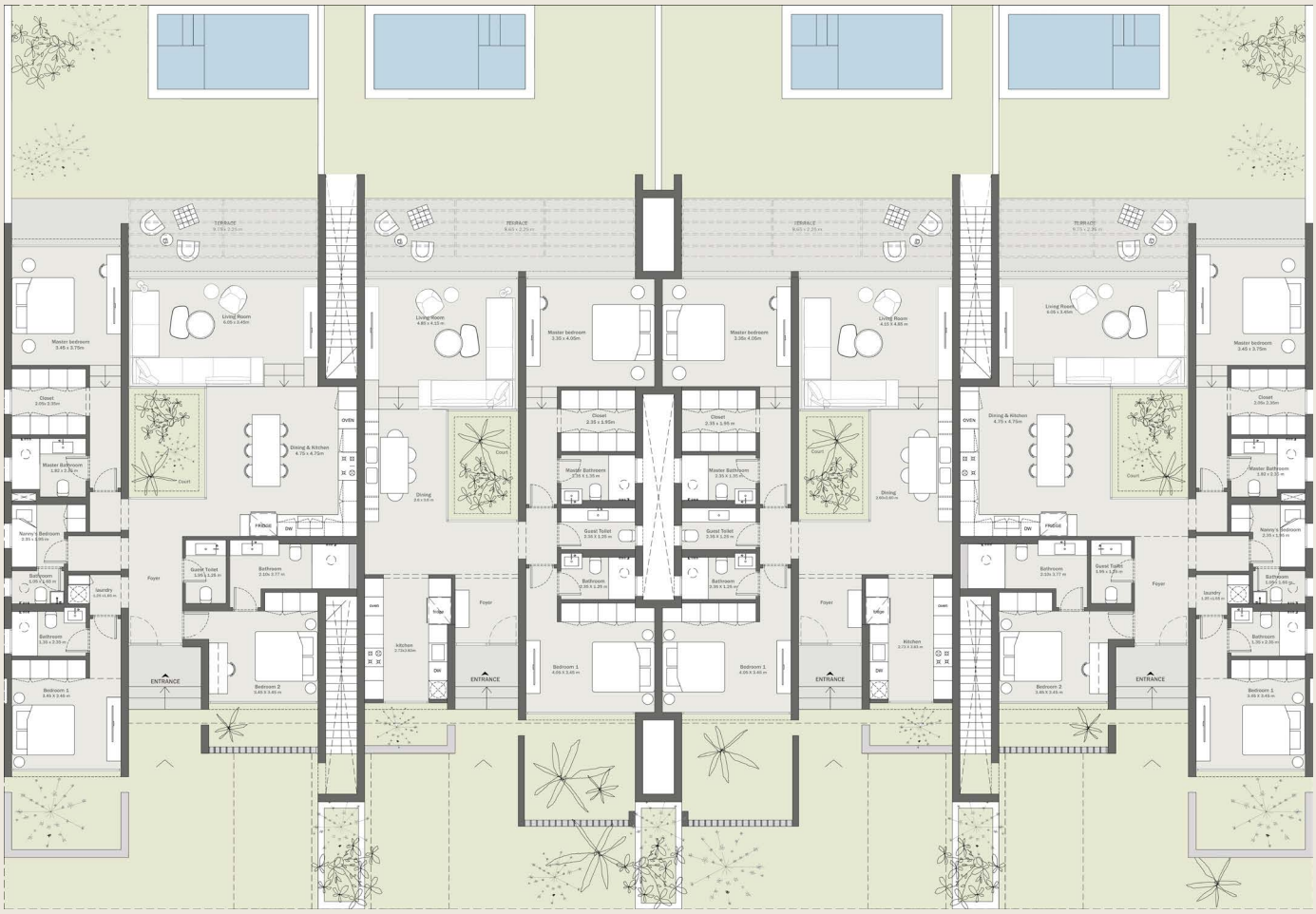






FLOORPLANS

2-3 BEDROOM SINGLE STORY



SI-A SI-B SI-C SI-D

2 BEDROOM
BUA 128 SQM

3 BEDROOM
BUA 160 SQM

2-3 BEDROOM SINGLE STORY



SI-A SI-B SI-C SI-D

2 BEDROOM
BUA 128 SQM

3 BEDROOM
BUA 160 SQM



LIVING &
DINING AREA

RECEPTION





KITCHEN



MASTER BEDROOM



MASTER BATHROOM



GUEST 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.

SIBA
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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16595