

WHERE  
LIFE  
PEAKS

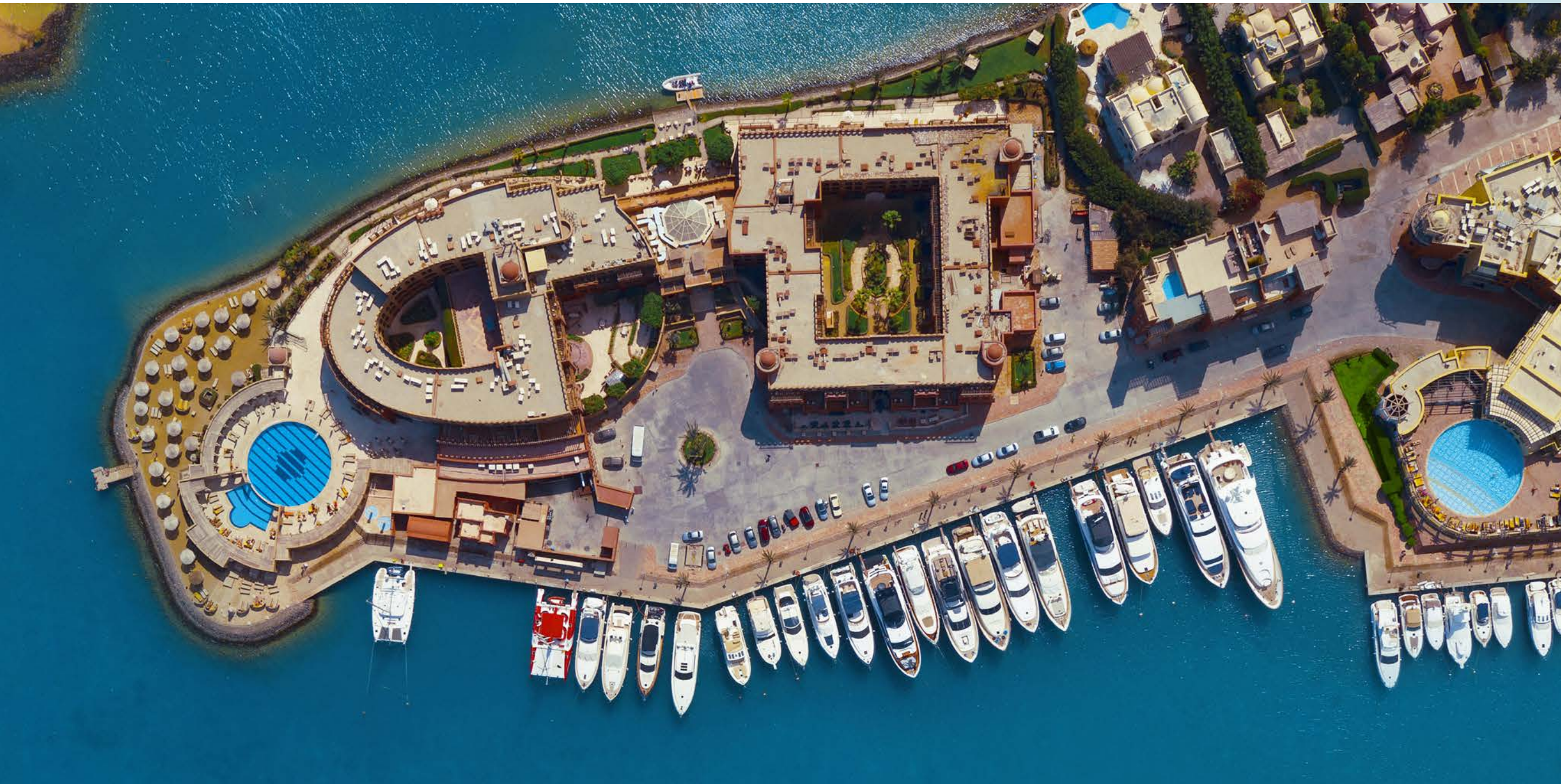


# ANCIENT HILL









LIVE AN ELEVATED  
*El Gouna way of life*

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

El Gouna is a Red Sea coastal destination that encourages relaxed resort-like sophistication, offering 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 time for favoured leisure activities, exceptional gastronomic experiences, and the chance to become an active part of El Gouna's sophisticated, multinational, and child-friendly community.



# EL GOUNA MASTER PLAN

WAKE UP IN FRONT OF THE SEA  
WAKE UP IN FRONT OF THE SEA  
WAKE UP IN FRONT OF THE SEA

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, banks, 2 championship golf courses, a world-class international hospital, schools, universities, co-working spaces, and an airport.

El Gouna is an international kitesurfing destination. Home to 4 marinas, including the Abu Tig Marina, where boat owners pursue their nautical adventures freely. 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 a colourful nightlife.





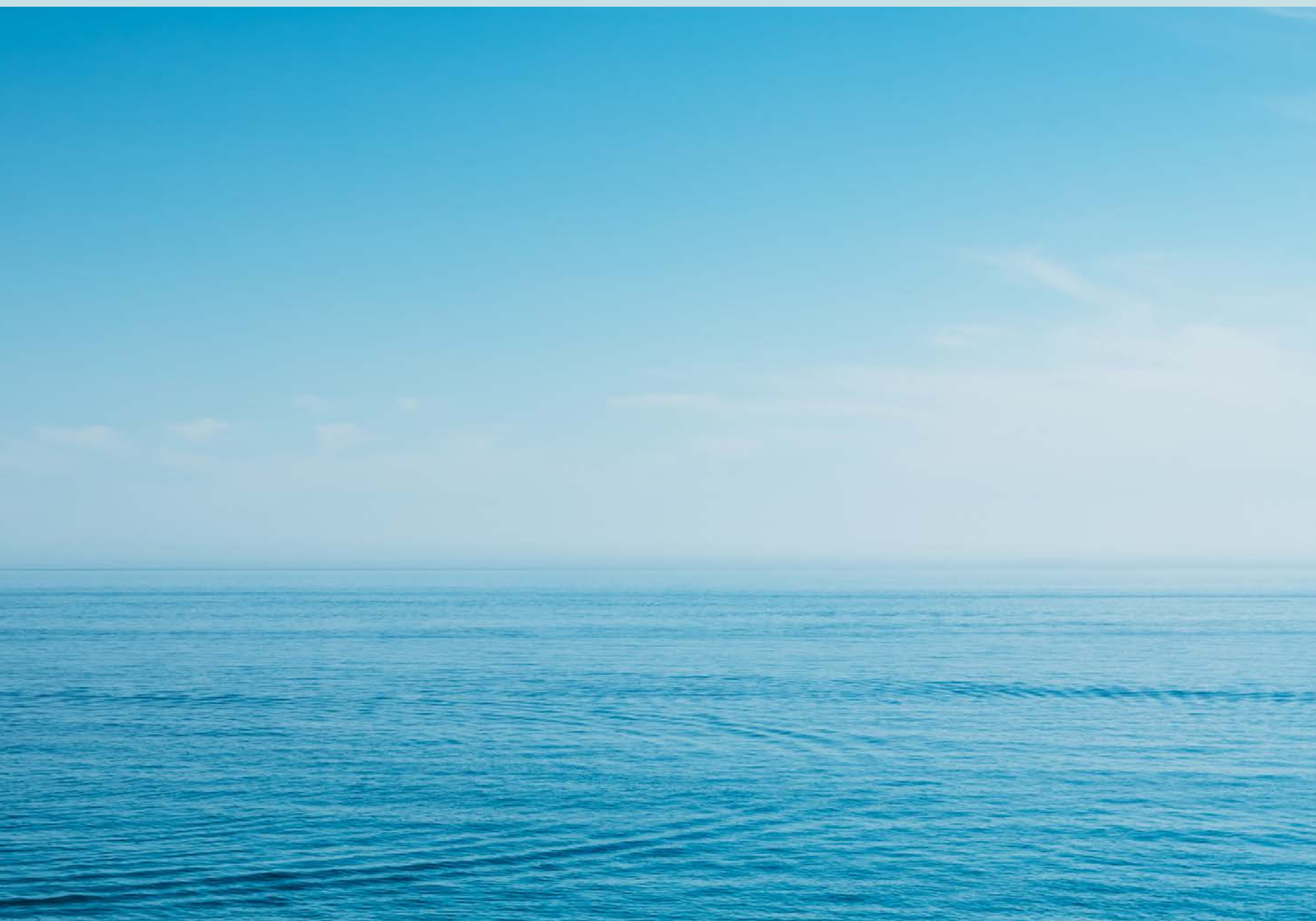


El Gouna's perfect year-round weather, thoughtful urban planning, allow its residents to enjoy healthier and more outdoor focused lives. Water sports and aquatic activities are possible all year round due to the sheltering influence of a reef headland. Water sport facilities and dive centers are located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



INTRODUCING ANCIENT HILL

*Where life peaks*





FALL ASLEEP NEXT TO THE  
NOON

## ANCIENT HILL

*Elevated living beyond compare.*

Escape from life's challenging pace to El Gouna's newest luxury development, where life peaks and natural beauty abounds.

Ancient Hill is mere minutes away to access the nearby marinas, shopping hubs, recreational activities, beaches, and Red Sea coastline.

Ancient Hill is a luxurious development stretching across 396,000 sqm of prime land curving around the shores of a magnificent lake. Perched at 14 metres above sea level between the sand and the stars, Ancient Hill offers breathtaking, uninterrupted views of a shimmering lake, lush golf course greenery, rugged mountain ranges, and the warm embrace of the Red Sea horizon, all from the comfort and privacy of your beautiful new home.







Ancient Hill anticipates the needs of individuals and families wanting the coveted El Gouna way of life by offering a selection of luxurious, generously proportioned contemporary Villas, Twin Villas, Chalets, Duplexes and Penthouses positioned around a lagoon. Elevated views are a unique delight, with interior and exterior spaces crafted to maximize enjoyment of the surrounding scenery from multiple vantage points. The views impart a sense of spaciousness and majesty that is inspiring and rare, while also providing stunning natural backdrops for life's most precious moments.

WAKE UP IN FRONT OF THE SEA  
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WAKE UP IN FRONT OF THE SEA



The lower density footprint of Ancient Hill upholds a sense of privacy and lavishness while retaining the vitality of self-sustaining communities. The neighbourhood's Villas, Twin Villas, Chalets, Duplexes and Penthouses feature private gardens and terraces for ultimate exclusivity and to take full advantage of El Gouna's desirable climate.

The prime design philosophy focuses on architecture that combines visual unity with a defined sense of place within the built environment. Each home includes a swimming pool, which also serves as a visual connection to the lake, lagoons, and sea that characterize El Gouna's landscape. The vision for Ancient Hill incorporates airy residences that support a vibrant community and encourage appreciation of El Gouna's vast elemental beauty.



WAKE UP IN FRONT OF THE SEA  
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TO DANCE WITH THE STARS

## *Next level living*

Awake to an elevated lifestyle filled with choice. Live life to the fullest within the neighbourhood or sit back and relax into the sky-high views from the contemporary comfort of your new home.

A defining focal point of Ancient Hill is the majestic 122,000 sqm lake at its centre. Each residence has been mindfully positioned around the lake's curving shoreline, partnering with attentive architectural design to offer scenic views from multiple vantage points. Residents can swim in the lake as well as enjoy many other water-based activities.

Residents at Ancient Hill can reach El Gouna's endless offerings by using thoughtfully incorporated bike and jogging lanes.

TO DANCE WITH THE STARS



HIGH ENOUGH TO SEE THE

WORLD FROM ABOVE

## *Where state of mind peaks*

All of Ancient Hill's luxurious properties are mindfully positioned around the curving shoreline of the lake. Residents will enjoy lake views, a lush golf course, the distant mountain ranges, and the Red Sea horizon.

The architecture of Ancient Hill is designed to complement aspects of the surrounding landscape, and create a sense of visual unity within the community.

WORLD FROM ABOVE

HIGH ENOUGH TO SEE THE





## ANCIENT HILL MASTERPLAN

### *Elevated luxury*

Ancient Hill's expansive masterplan bestows new heights of exclusivity and comfort through the fluidity of its layout. From every angle, the project highlights nature at its finest glory.

Nestled between the mountains and the Red Sea, the elegantly designed properties are graced with exhilarating views of the sky, stars, sea, lake, and golf course greenery.

## ANCIENT HILL *Masterplan*







WHERE DESIGN & ARCHITECTURE PEAKS  
*The Ancient Hill creative visionaries*

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## *The Exteriors*

Ancient Hill's architects have employed an interplay of space, perspective, shape, technology, materials, and light to create environmentally responsive architecture that provides a multitude of ways to enjoy El Gouna's surrounding landscape. Villas, Twin Villas, Chalets, Duplexes and Penthouses designed by Shahira Fahmy Architects (SFA), INNOVATION Design Studio, F&R Partnership and Studio être are uplifting through a fusion of well-crafted spaciousness, unparalleled vistas and a strong sense of home.

## *The Interiors*

The interior design concept for Ancient Hill by Shahira Fahmy Architects (SFA), INNOVATION Design Studio, Studio être, and Design Avenue embraces contemporary refinement, appreciation for outdoor living and entertaining, and picture-perfect elevated views. The design is elegant and innovative, and uses soft, grounding colours and spacious windows and terraces to maximize and accentuate the scenic views beyond.



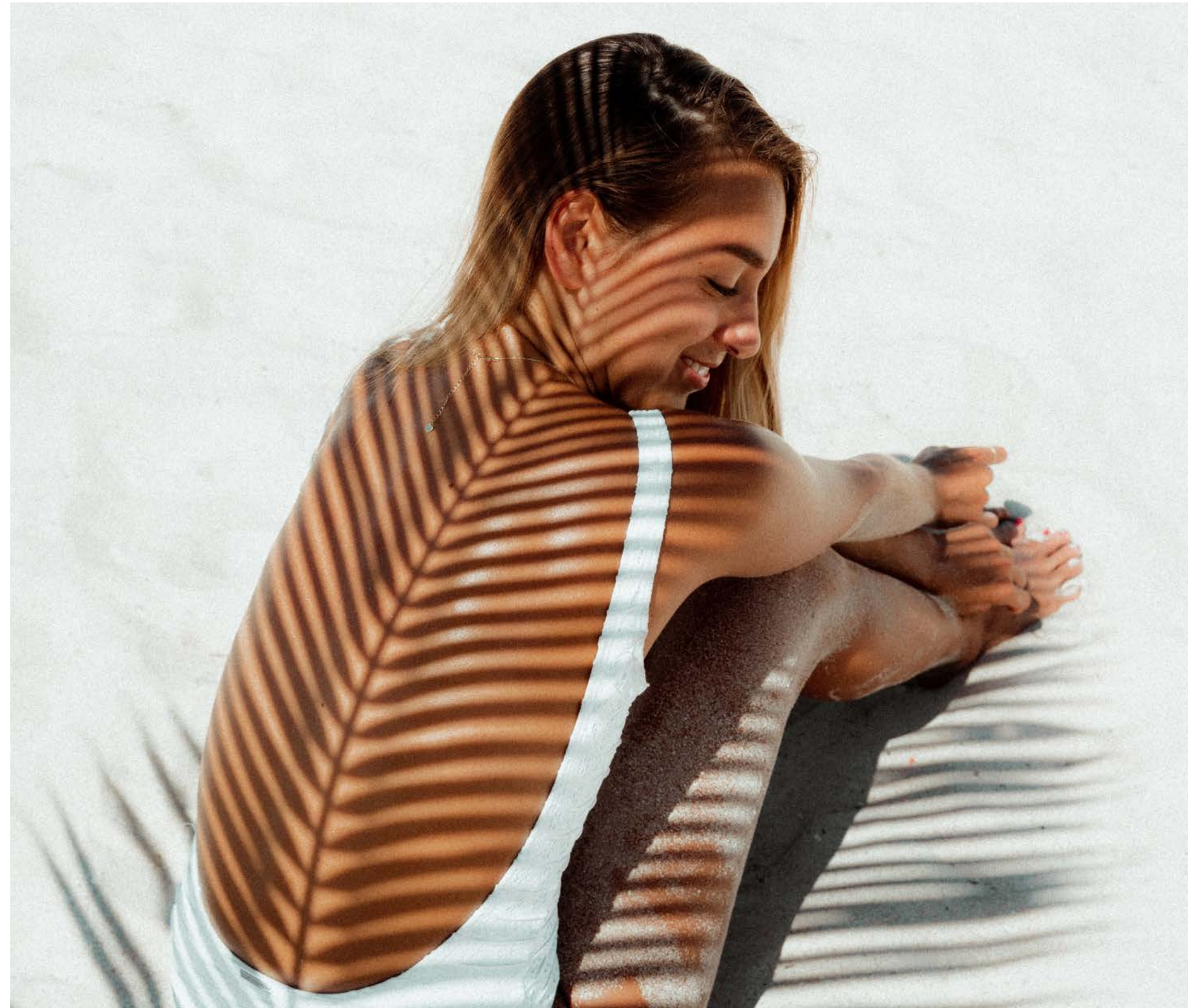
## *The Masterplan*

EDSA's vision for Ancient Hill incorporates holistic urban design with an emphasis on fluidity, connectedness, and local heritage. Homes are positioned high around the edges of a large picturesque lake so everyone can enjoy a variety of viewpoints. Residents can also easily move around their community via a network of walkways which connect directly to neighbourhood trails within El Gouna.

Ancient Hill offers a choice of Villas, Twin Villas, Chalets, Duplexes and Penthouses which range between 1 and 2 storeys, and feature 3-5 bedroom configurations for outstanding comfort. All residences possess incomparable multi-level views, different finishing options, pools, and private gardens and terraces for ultra exclusivity.







## *Villa A*

Experience enriched living with the exquisite comforts offered by the magnificent 2 storey 300 sqm 5 bedroom villa with 30m<sup>2</sup> pool. Ample living and dining areas flow into an elongated kitchen, which can further open out onto the ground level deck, extending the space for family gatherings and dynamic social events. Upstairs, a spacious roof deck offers room for sun-lounges, relaxation, and panoramic views of Ancient Hill's central lake as well as neighboring mountains, sea and golf course. Master bedrooms on two levels overlook the pool and back garden, while nannies also have their own bedroom and bathroom, creating a more favorable living environment.

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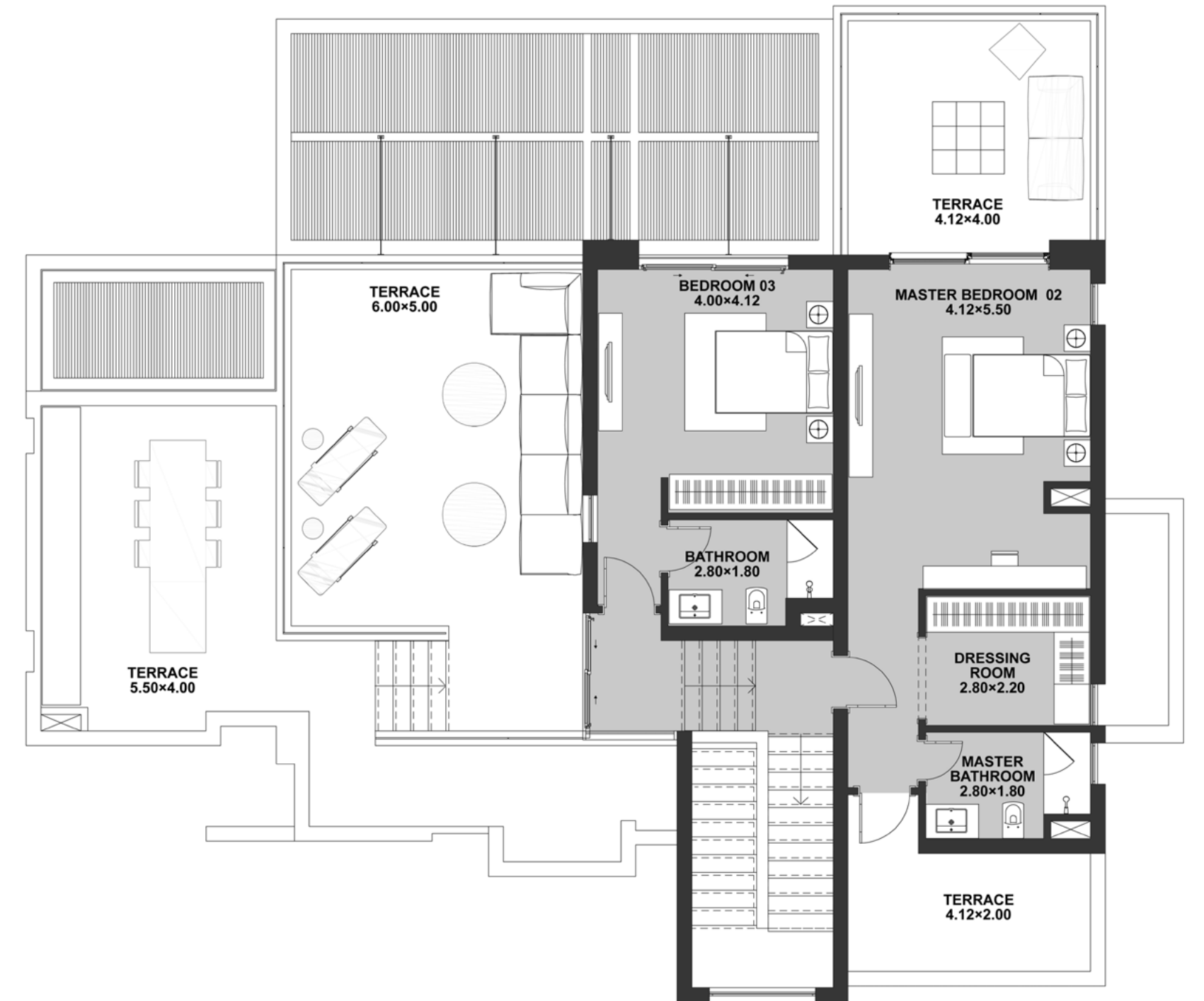


# Ground Floor



Total Unit Area: 300 SQM

# Roof Floor



Total Unit Area: 300 SQM



## *Villa B*

An impressive 2 storey 234 sqm 4 bedroom villa complete with 30m<sup>2</sup> pool and space for outdoor socialising. The kitchen is spacious and inviting, while open-plan living and dining areas open out onto a covered terrace. The rooftop deck provides privacy as well as far-ranging views of the lake, mountains, Red Sea and golf course.

The tranquil sanctuary of the master bedroom looks out to the pool and garden along with different views. To maintain a seamless flow of family life there is also a nanny's room and bathroom.

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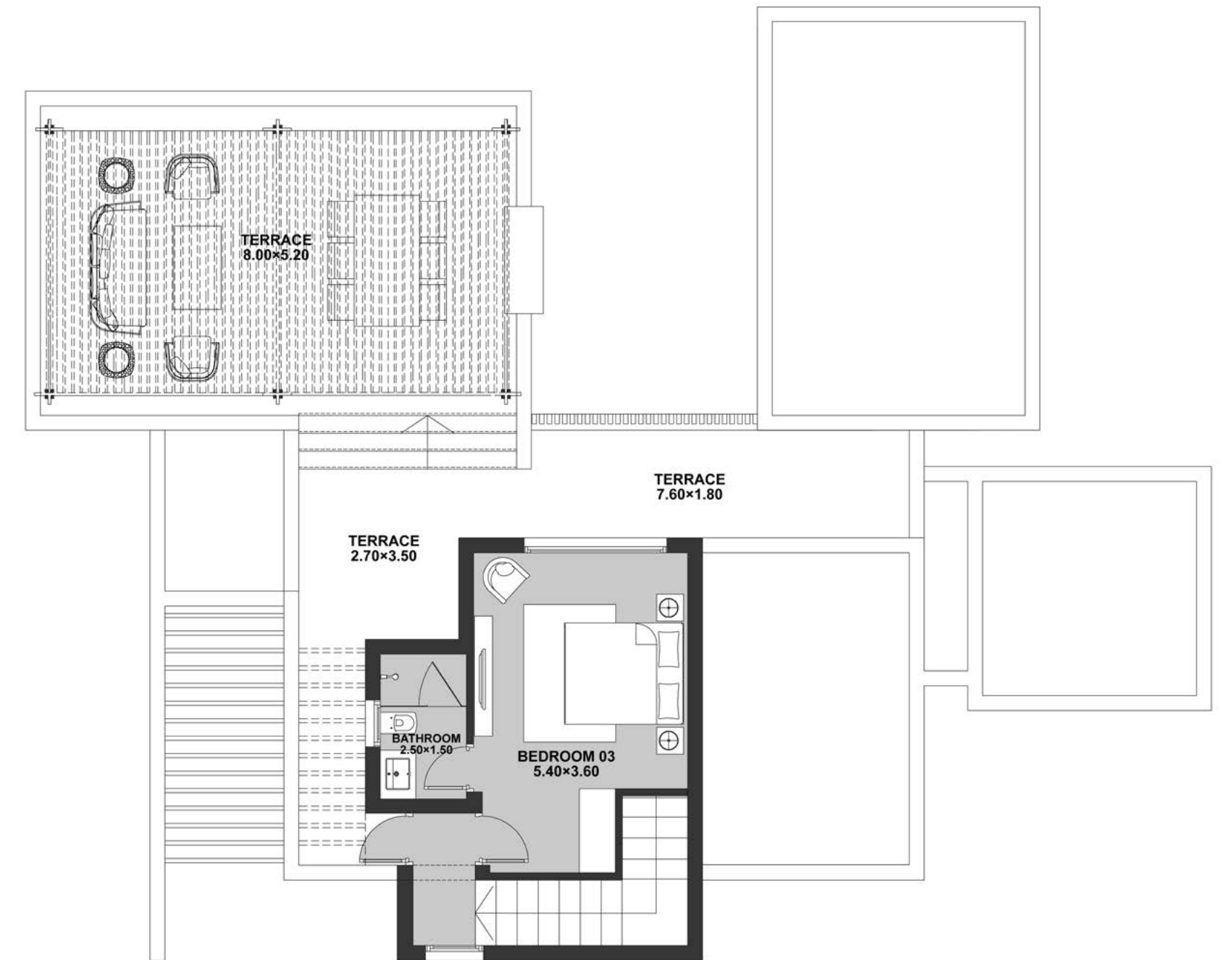


# Ground Floor



Total Unit Area: 234 SQM

# Roof Floor



Total Unit Area: 234 SQM





## *Villa C*

Relax into an inspired home filled with features conducive to better living, the superb 1 storey 210 sqm 4 bedroom villa has a 30m<sup>2</sup> pool and a spacious deck overlooking Ancient Hill's central lake. A sizable kitchen opens out onto a roomy terrace while the living and dining areas also flow outside to a covered terrace to optimize space for gatherings. Prime views of the lake, golf course and Red Sea can be enjoyed from the master bedroom, along with views of the pool and back garden. The villa offers an enormous roof deck ideal for entertaining and recreation, with stunning panoramic views. An inbuilt nanny's room and bathroom ensures discretion and an uninterrupted flow of family time.

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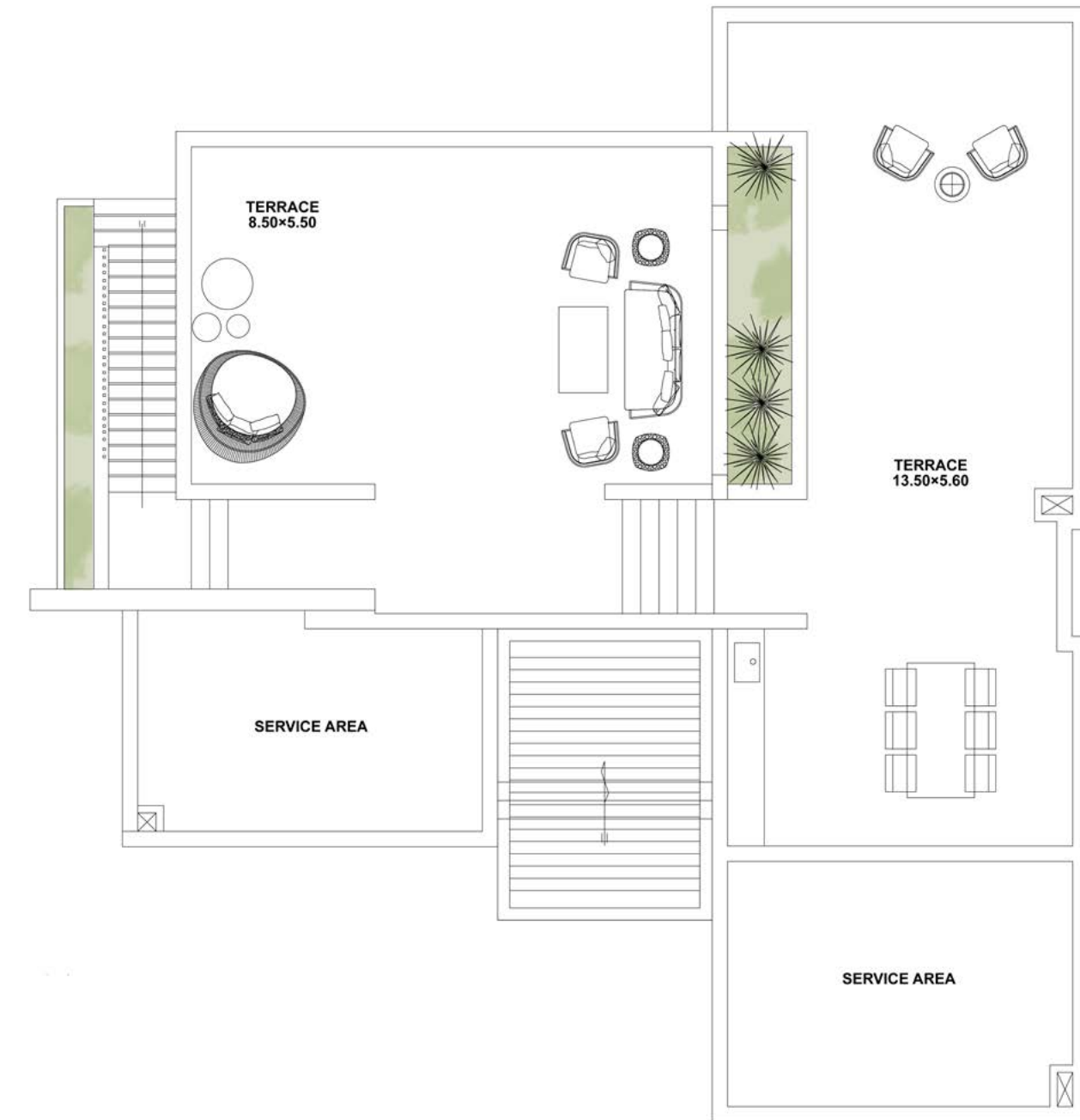


# Ground Floor



Total Unit Area: 210 SQM

# Roof Floor



Total Unit Area: 210 SQM



TO DANCE WITH THE STARS

## Villa D

Step into a new way of living with the impressive 199 sqm 1 storey 3 bedroom villa graced with a long, 30m<sup>2</sup> pool and a deck area perfect for sun-lounges. A spacious kitchen flows into an open space for living and dining, which then extends out to a covered terrace designed to enhance enjoyment of outdoor occasions. The master bedroom looks out over the pool and garden, as well as views of the lake, golf course and Red Sea. Upstairs, sweeping views of the surrounding landscape and mountains unfold from the privacy of a wide roof terrace presents. For convenience, the villa also encompasses a nanny's room with its own bathroom.

TO DANCE WITH THE STARS









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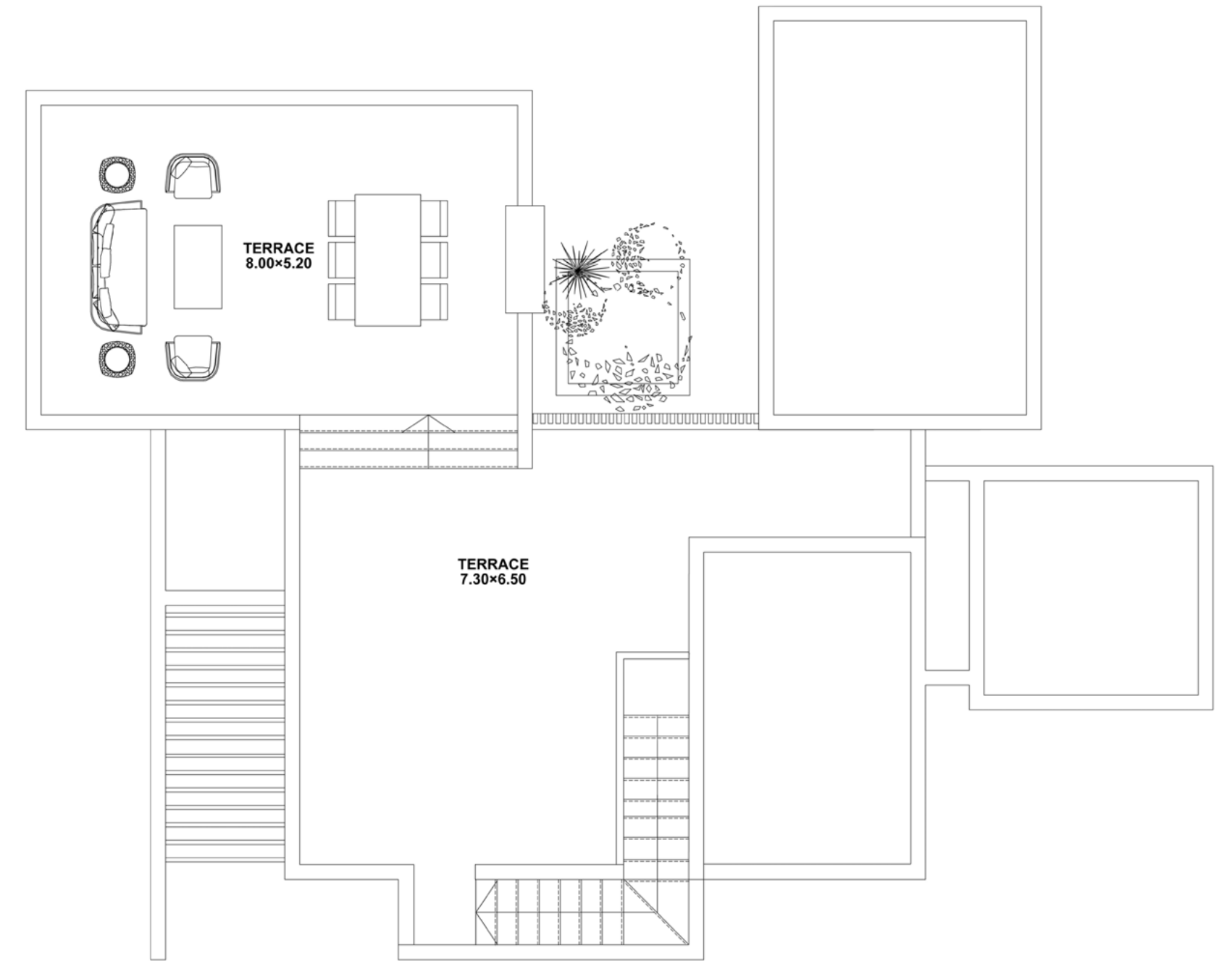


# Ground Floor



Total Unit Area: 199 SQM

# Roof Floor



Total Unit Area: 199 SQM



TO DANCE WITH THE STARS

## Villa F

Enjoy effortless living with this beautiful 1-storey villa. The villa boasts a spacious 178 sqm of living space, including 3 ensuite bedrooms, a 30m<sup>2</sup> pool, and ample outdoor space. The interior of the villa features an inviting kitchen, which opens up to the open-plan living and dining areas that lead out onto a covered terrace. The rooftop deck and garden provide privacy and breathtaking views of the lagoon, mountains and Red Sea, featuring a staircase that adds to the villa's unique design. To maintain a seamless flow of family life, there is also a nanny's room with a bathroom. The floorplan differentiation between the living room and bedrooms features a grand central entrance, creating a special design feature that sets this villa apart. All bedrooms are designed to enjoy optimum orientation within the house, with stunning surrounding views.









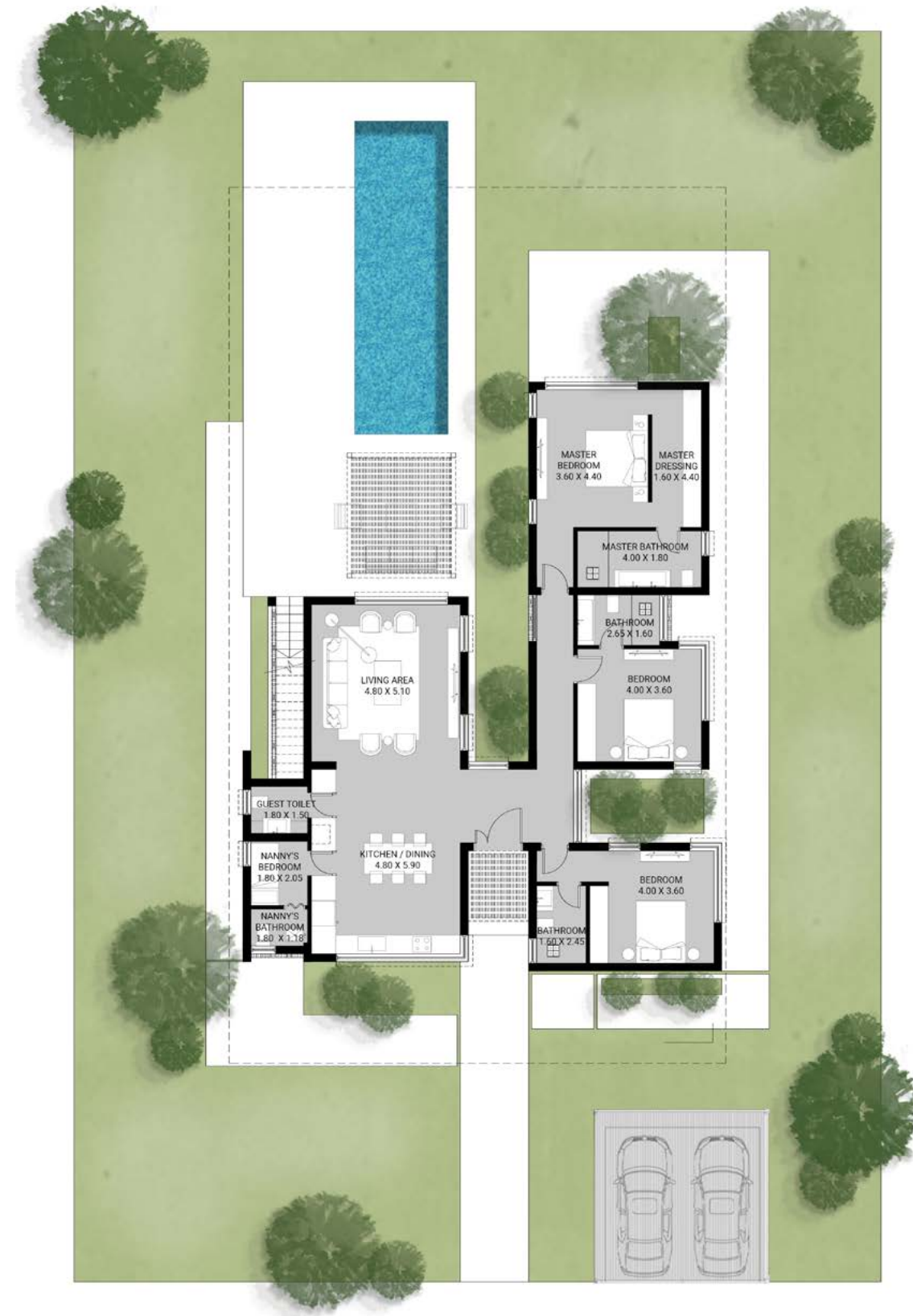






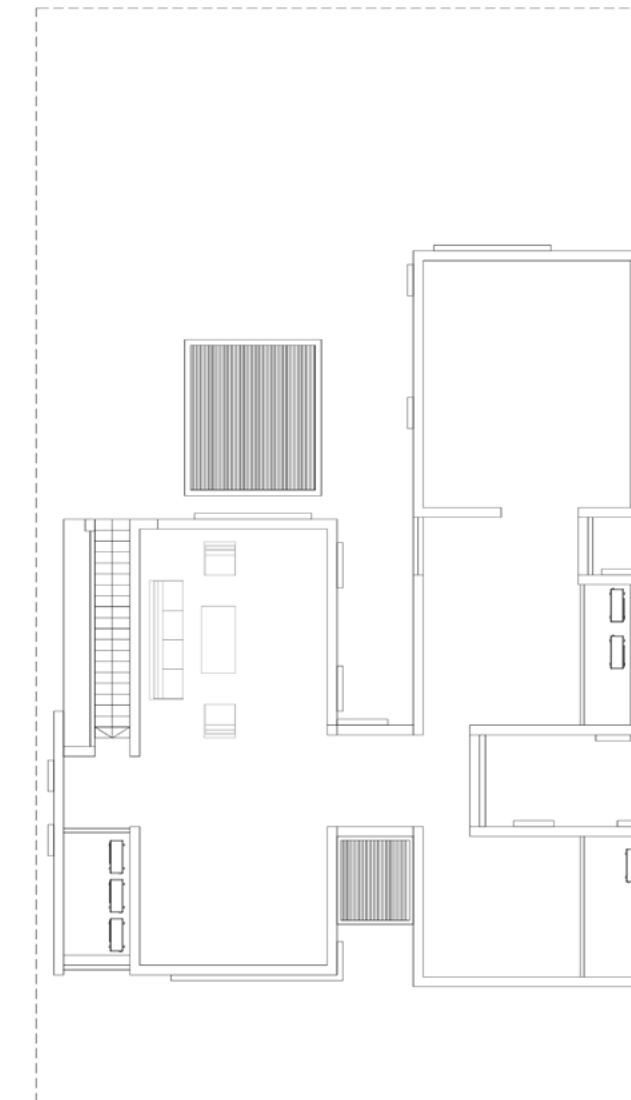


# Ground Floor



Total Unit Area: 178 SQM

# Roof Floor



Total Unit Area: 178 SQM





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## *Villa G*

1-storey villa that boasts an optimized design and breathtaking views. The villa features a spacious 190 sqm of living space, including 4 bedrooms, a 30m<sup>2</sup> pool, and a large outdoor space. The interiors feature a spacious kitchen that leads to the living and dining areas, which in turn open out onto a covered terrace. The rooftop deck and garden provide privacy and sweeping views of the surrounding lagoon, mountains and sea. The villa also includes a nanny's room with a bathroom. Strategically designed to enjoy views from each and every direction, this is a unique villa perfect for any family.

TO DANCE WITH THE STARS













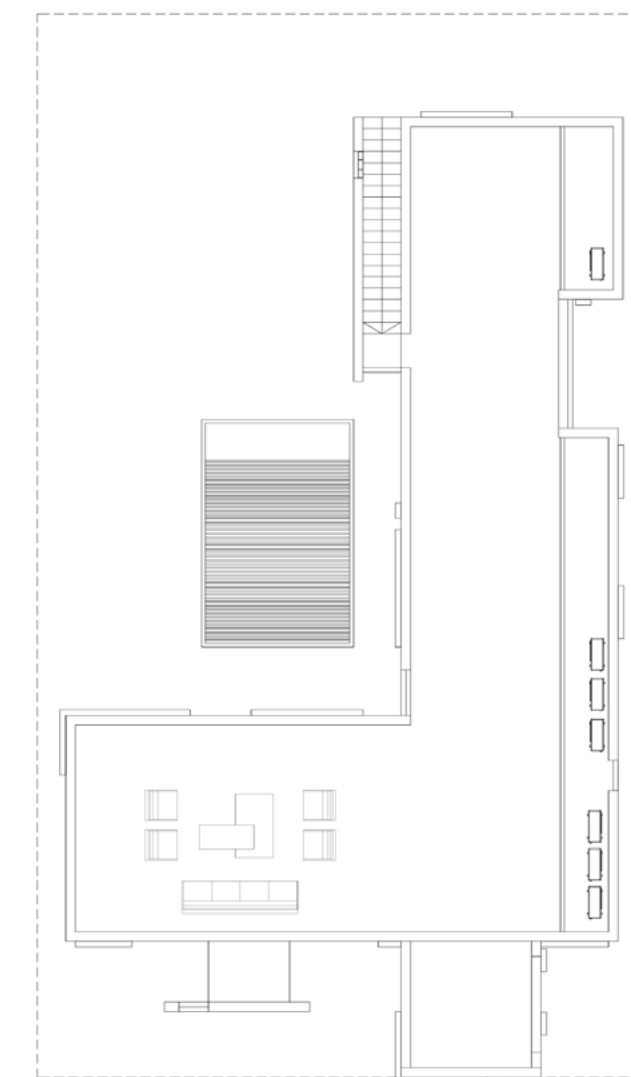


## Ground Floor



Total Unit Area: 190 SQM

## Roof Floor



Total Unit Area: 190 SQM



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## *Villa H*

A spacious 2-storey villa surrounded by majestic views of the surrounding landscape, Villa Type H boasts 226 sqm of living space, including 4 ensuite bedrooms, a 30m<sup>2</sup> pool, and vast outdoor space. The sleek design of the interiors features an open kitchen that leads out to a bright and large living and dining space. In addition to ensuring the utmost privacy, the villa's rooftop deck and garden allow anyone to bask across the stunning horizon of the surrounding mountains, lagoon and sea. The second floor is connected by an internal staircase, and an additional external staircase is a special feature that optimizes movement between the upper bedrooms and the pool or roof-deck terrace; which is the perfect addition for any social event or gathering. The villa also features a nanny's room and bathroom. Innovatively and sleekly designed, this is a villa you will be sure to thrive in with your family and friends.









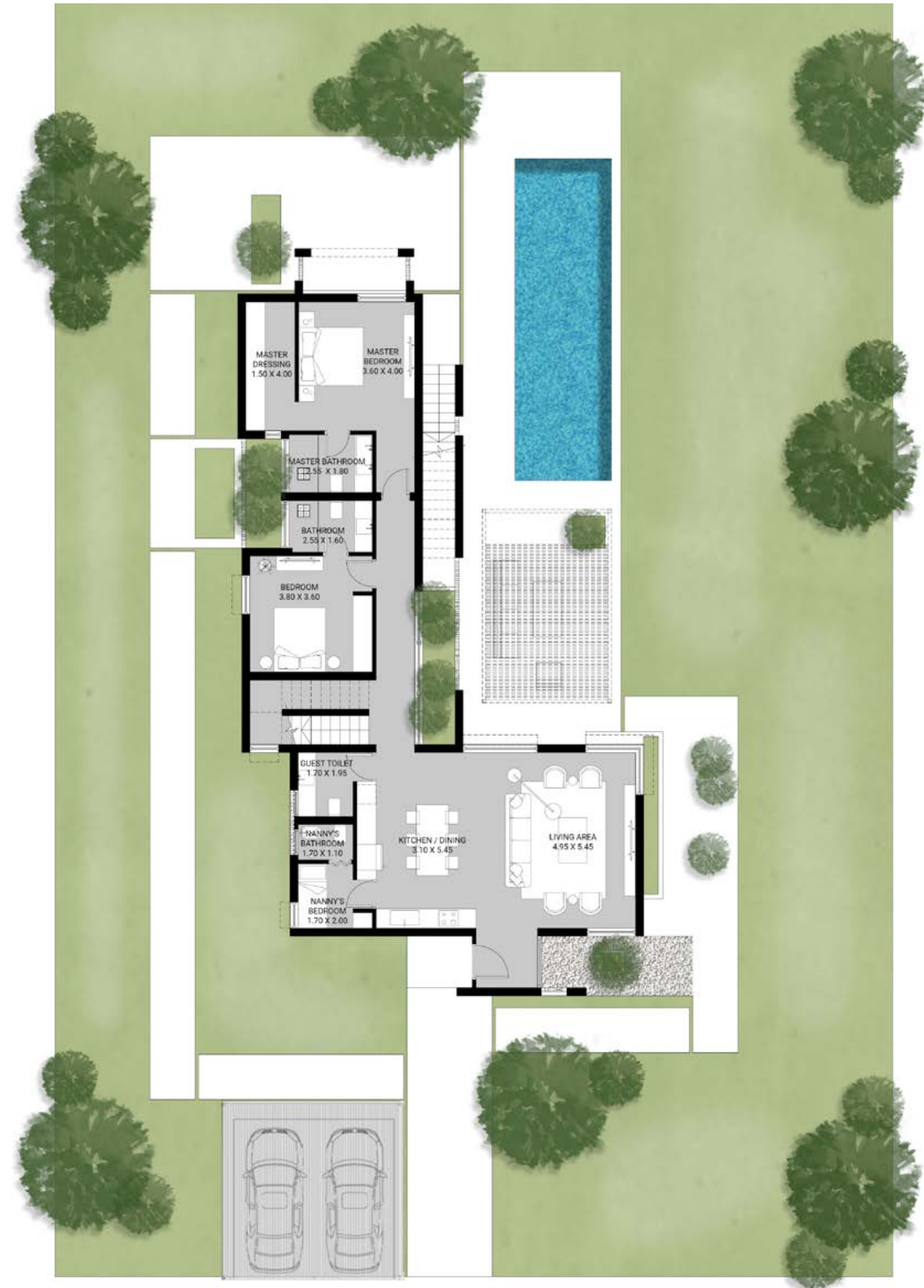






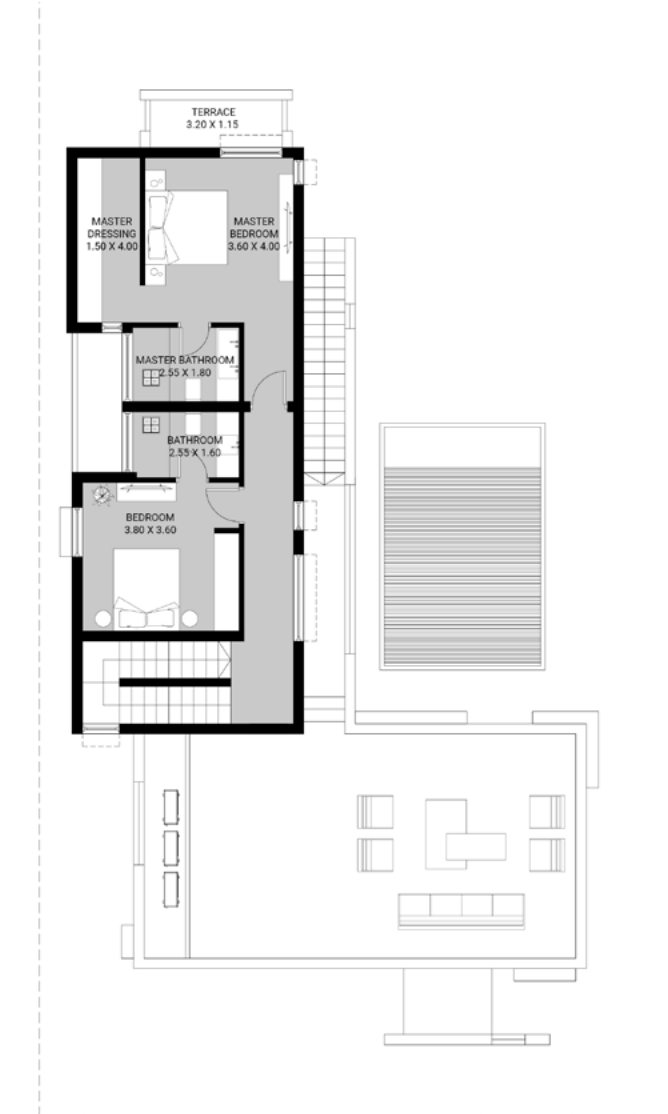


# Ground Floor



Total Unit Area: 226 SQM

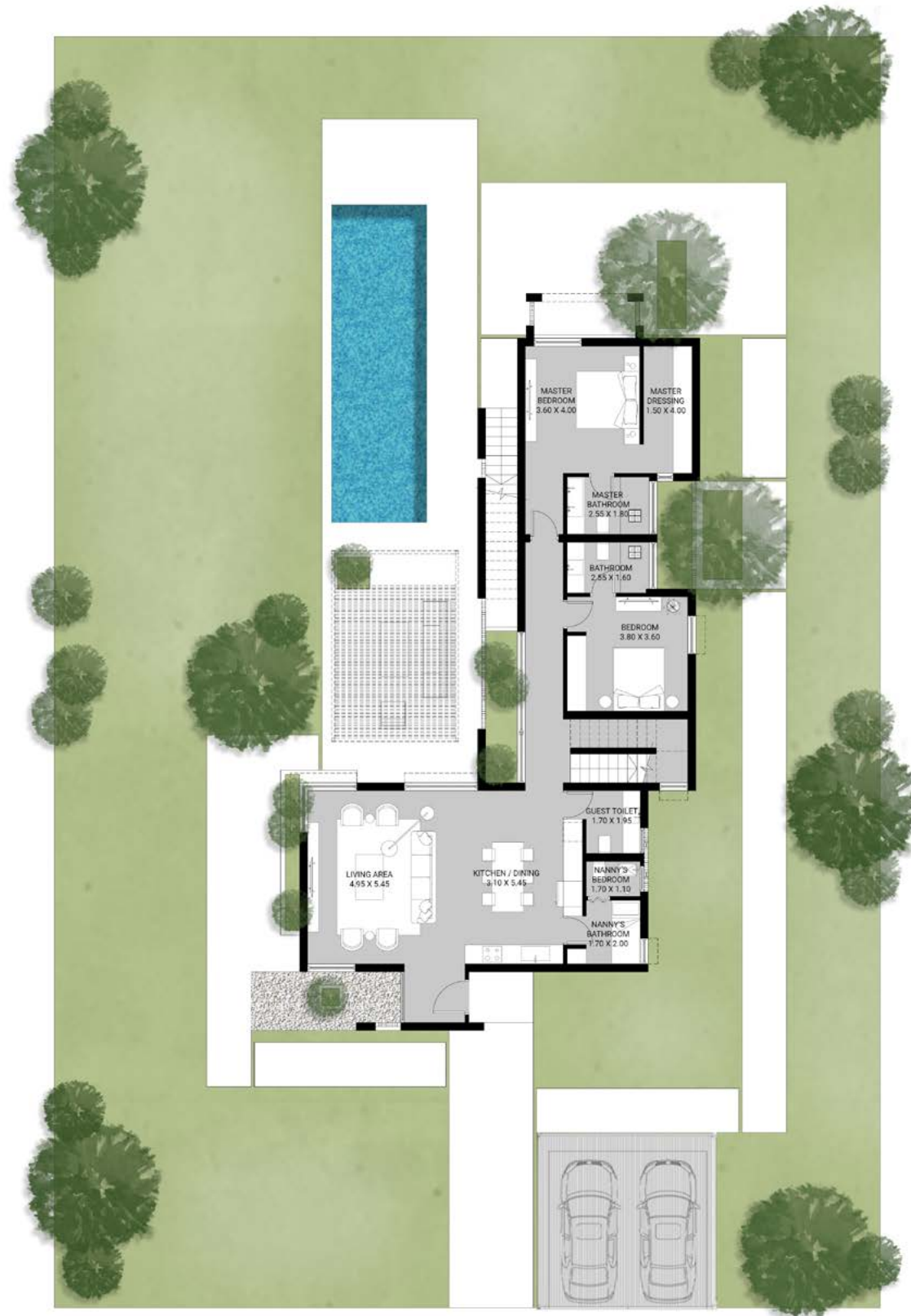
# Roof Floor



Total Unit Area: 226 SQM

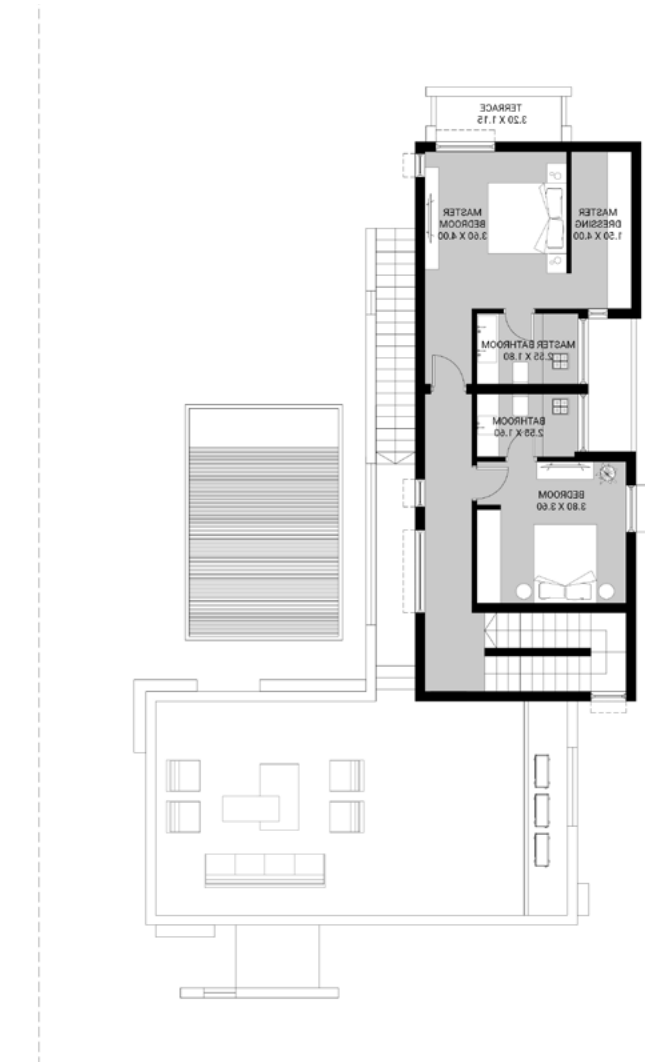


# Ground Floor - Mirrored



Total Unit Area: 226 SQM

# Roof Floor - Mirrored



Total Unit Area: 226 SQM





## *Twin Villa 01*

Let your best life unfold in the inspiring ambience of Ancient Hill's luxurious 175 sqm 3 storey 3 bedroom Twin Villa, featuring a 20m<sup>2</sup> pool. The ground floor offers a welcoming kitchen space leading to expansive dining and living area perfect for social events or relaxing in comfort. The master bedroom is positioned facing the lake, garden and pool, thus providing desirable restful views and a sense of grandeur. A nanny's bedroom is also discreetly tucked away to support quality family time. The villa's generous rooftop deck offers visually stunning retreats from the everyday with plenty of space and panoramic views of the lake, sea, mountains and golf course.

WAKE UP IN FRONT OF THE SEA







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# Ground Floor



Total Unit Area: 175 SQM

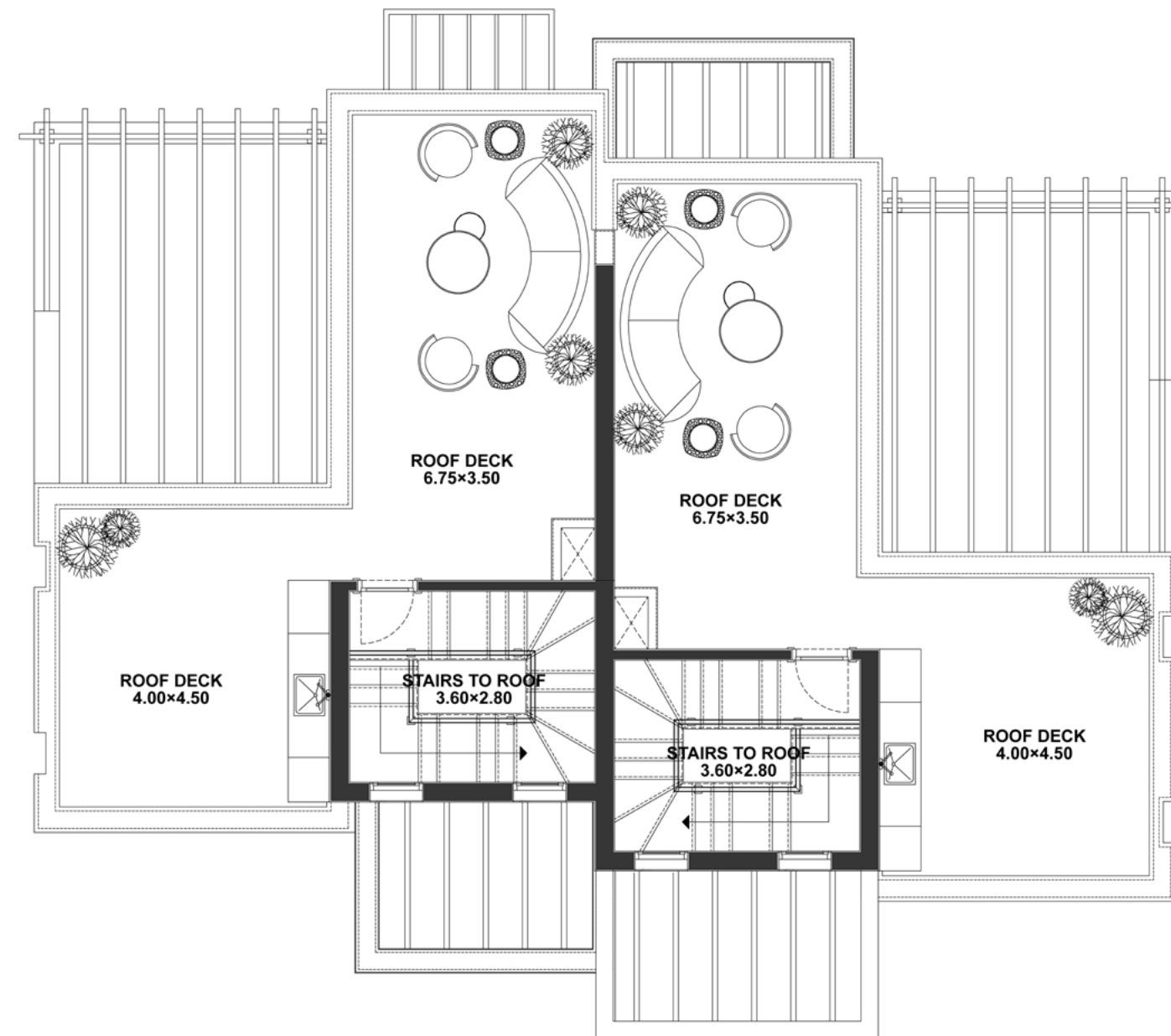
# First Floor



Total Unit Area: 175 SQM



# Roof Floor



Total Unit Area: 175 SQM





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## *Twin Villa 02*

Establish a happier lifestyle within the 185 sqm 3 storey 3 bedroom Twin Villa featuring a 20m<sup>2</sup> pool and a double height living area. The villa's kitchen flows out to ample living and dining areas which set the scene for a variety of exceptional experiences. The ground floor master bedroom commands calming views of the gardens, private pool, and lake for optimal relaxation time.

A nanny's bedroom and bathroom facilitates direct quality family time. The villa's rooftop deck offers far-ranging scenic views of the lake, sea, mountains and golf course, as well as a generous entertainment zone.

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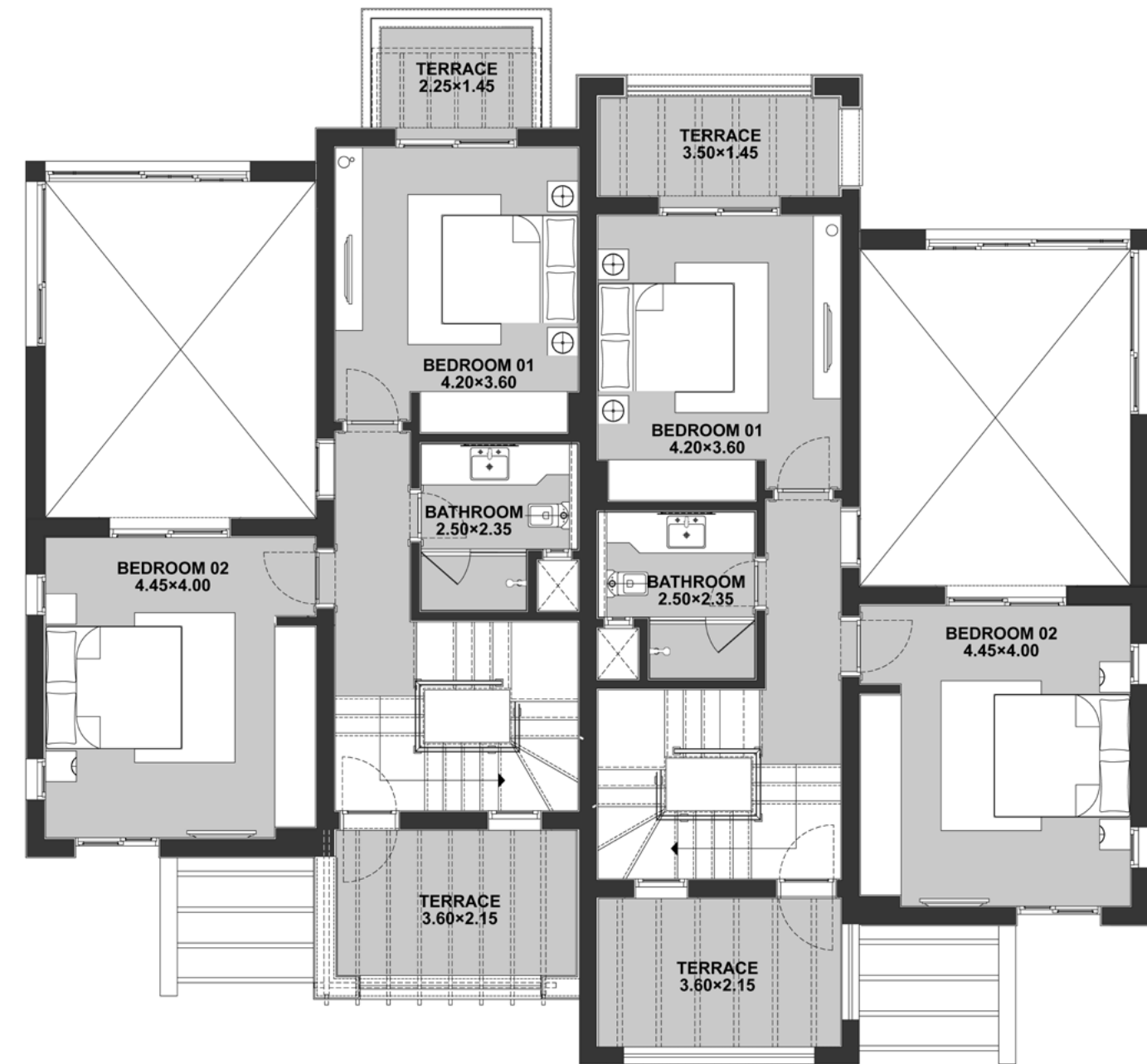


# Ground Floor



Total Unit Area: 185 SQM

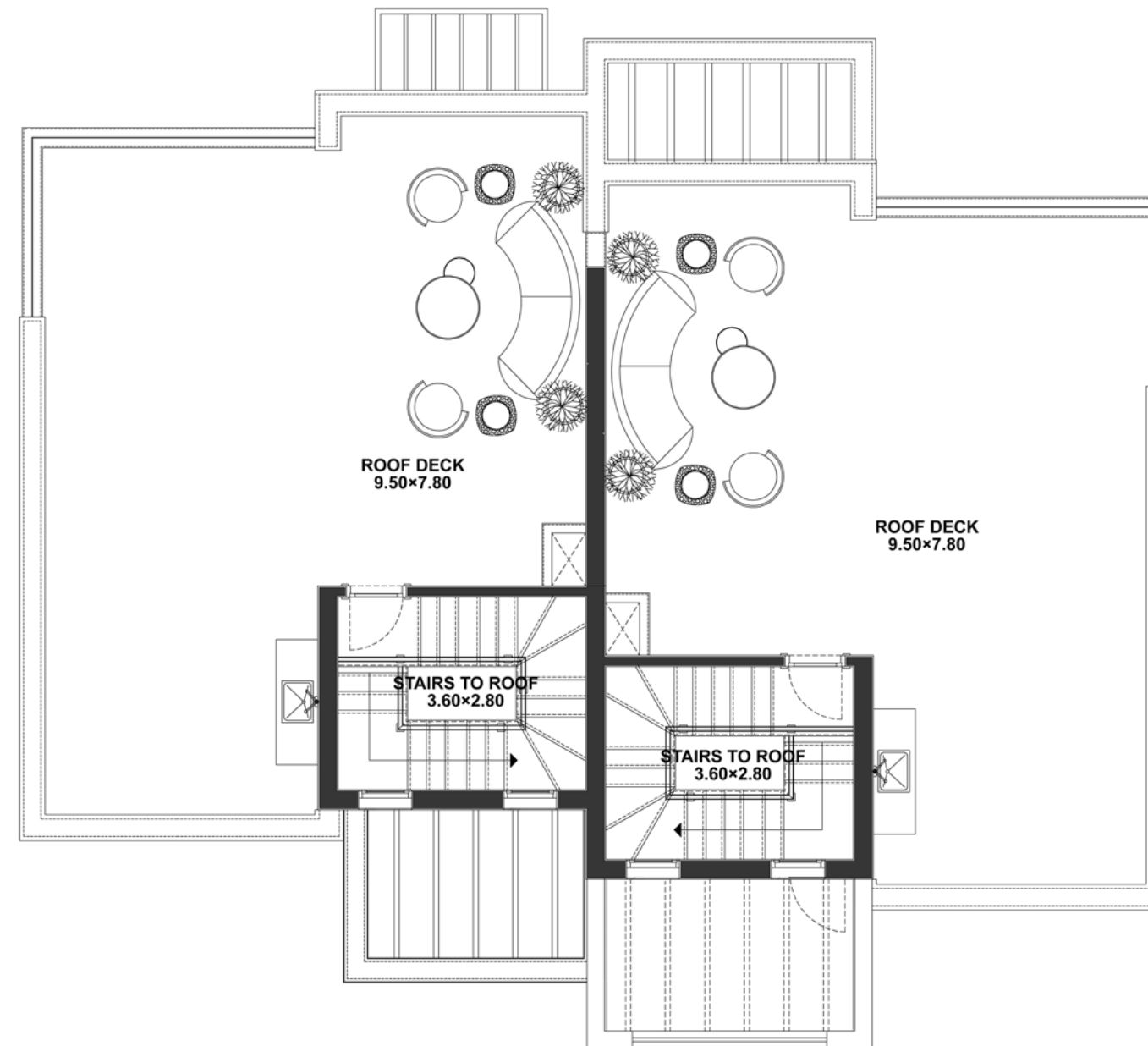
# First Floor



Total Unit Area: 185 SQM



# Roof Floor



Total Unit Area: 185 SQM



TO DANCE WITH THE STARS



## Chalet

Reach new heights of sophistication within the lavish 150 sqm 3 bedroom ground and first floor chalets. Each unit offers a majestic master bedroom and gracious shared dining and living room, making the expanse ideal for gatherings. The ground floor chalet offers a private garden and 20m2 pool, an undercover terrace provides opportunities for outdoor dining and a shaded place to relax, and enjoy nature with the garden and nearby lake, golf course, and Red Sea vistas. The first floor chalet spectacular rooftop deck, which features its own private plunge pool and commands uninterrupted views of the local landscape and mountains.

TO DANCE WITH THE STARS









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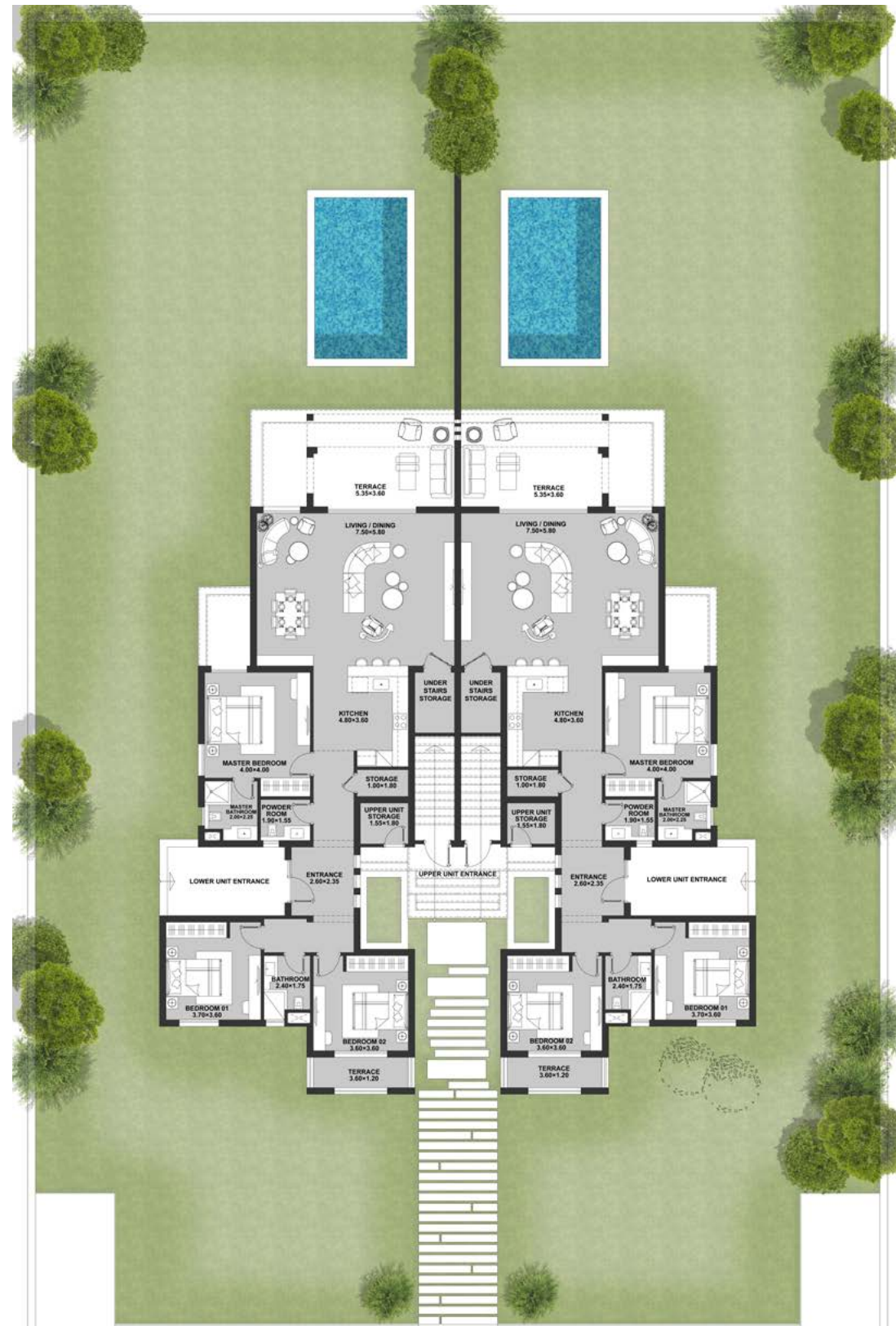


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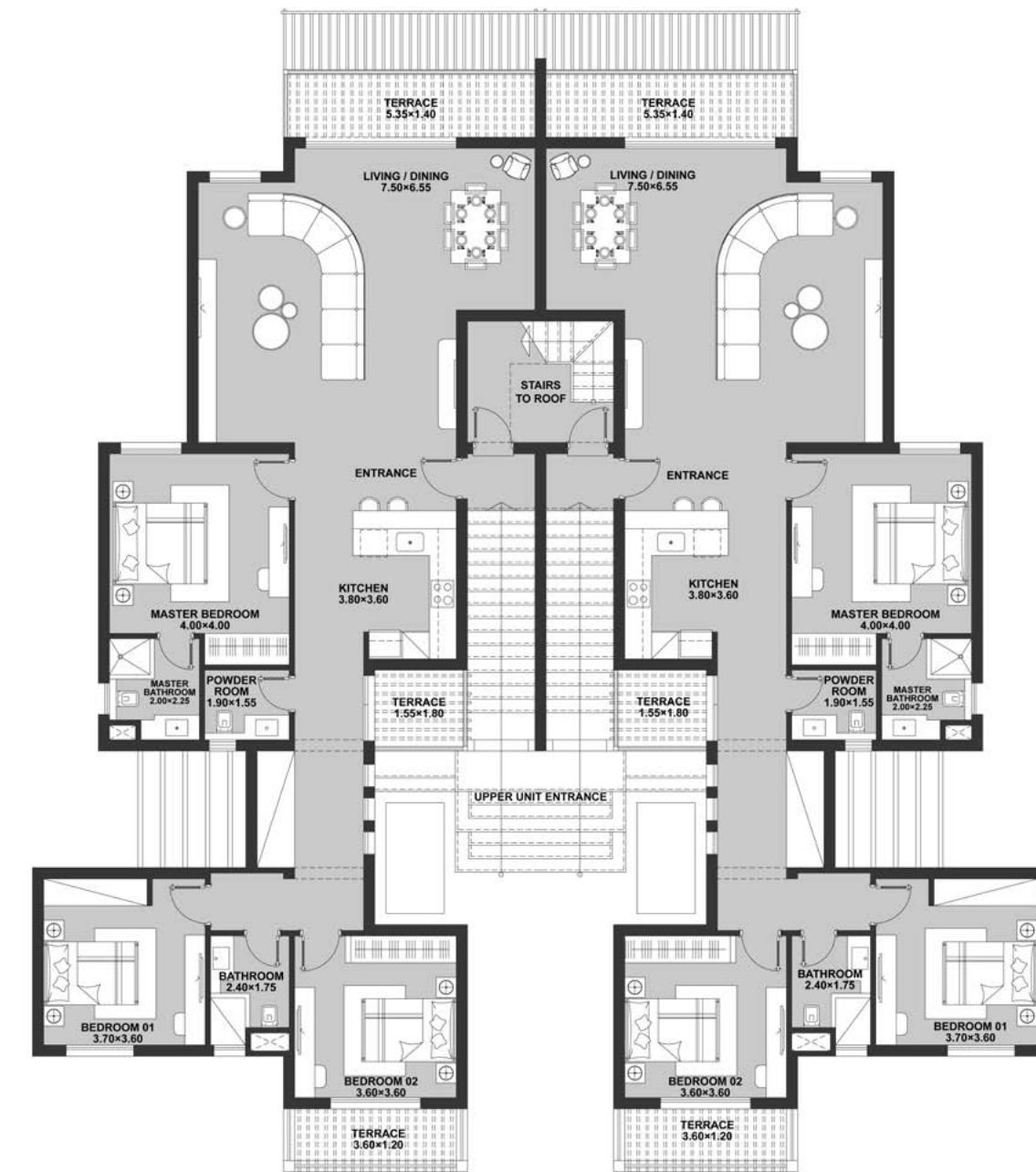


# Ground Floor Unit



Total Unit Area: 150 SQM

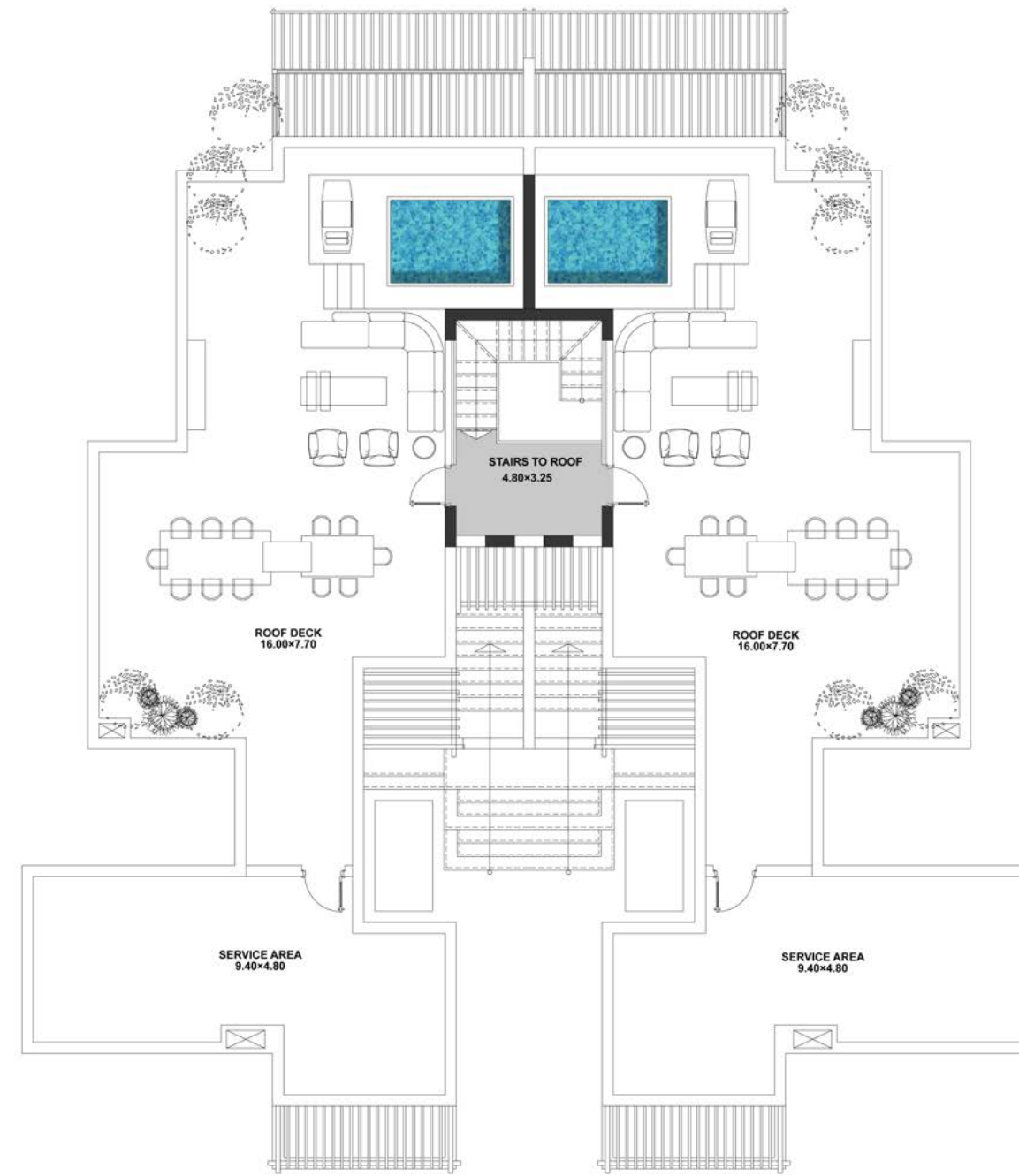
# First Floor Unit



Total Unit Area: 150 SQM



# Roof Floor



Total Unit Area: 150 SQM









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; four in Egypt (El Gouna, Makadi Heights, Taba Heights, OWest and Byoum), 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.



by **ORASCOM  
DEVELOPMENT**

**1. EGYPT**

El Gouna  
O West  
Taba Heights  
Makadi Heights  
Byoum Al Fayoum

**2. MONTENEGRO**

Lustica Bay

**3. MOROCCO**

Chbika

**4. OMAN**

Jebel Sifah  
Hawana Salalah

**5. SWITZERLAND**

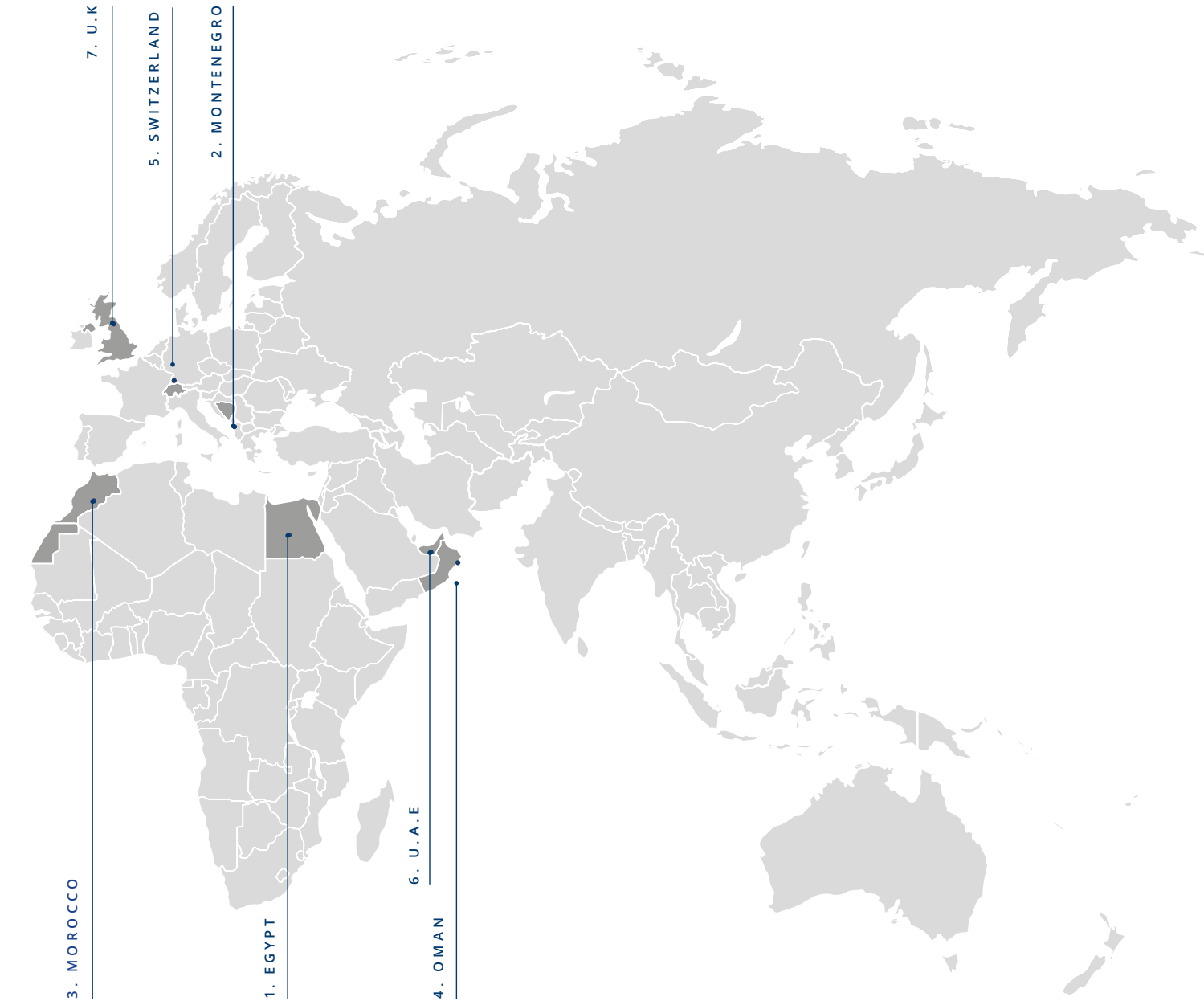
Andermatt

**6. U.A.E**

The Cove

**7. UNITED KINGDOM**

Eco-Bos







# ANCIENT HILL

WHERE LIFE PEAKS

Abu Tig Marina

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