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FAIRWAYS

LIFE BEYOND THE HORIZON



About El Gouna

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

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, 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.



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FAIRWAYS
A NEW COURSE OF LIFE



Imagine a setting where time seems to tick at your preferred pace.

A place where your senses are heightened and a profound sense of peace and contentment is felt. Here, a deeper connection with nature unfolds before you. Verdant golf vistas outstretch and venture seamlessly into breath taking sunrises and sunsets that dance across the sky. Nestled in the gentle slopes, beside Ancient Sands Resort, emerges Fairways; El Gouna's newest hillside retreat.





Fairways is a scenic reminder that sometimes, the most beautiful moments in life are those that we simply allow ourselves to enjoy.

This new neighbourhood offers residents spaciousness and exclusivity, as the entire project has a limited number of multi-levelled buildings to ensure you reside in ultimate comfort and privacy.



Built in the midst of a stunning landscape and presenting golf course views, El Gouna's epic skyline and poetic Red Sea mountains, it makes a tranquil base to call home.

Inspired by the legendary architectural aesthetic of Ancient Sands, each residence feels like a desirable hideaway, having a private garden or open roof terrace to create lasting memories, to unwind and reconnect with oneself and loved ones and to experience the joys of total relaxation.

With nature's symphony of calm before you, at Fairways you will feel that everything is possible, and your best life can be lived.



FEEL BEAUTY DIFFERENTLY



Fairways Masterplan

Envisage a place where nature's beauty and human ingenuity come harmoniously together to create a truly magical experience.

Discover a luxurious neighbourhood in a prime El Gouna location, where life gently slows down and the stresses of everyday living simply melt away.

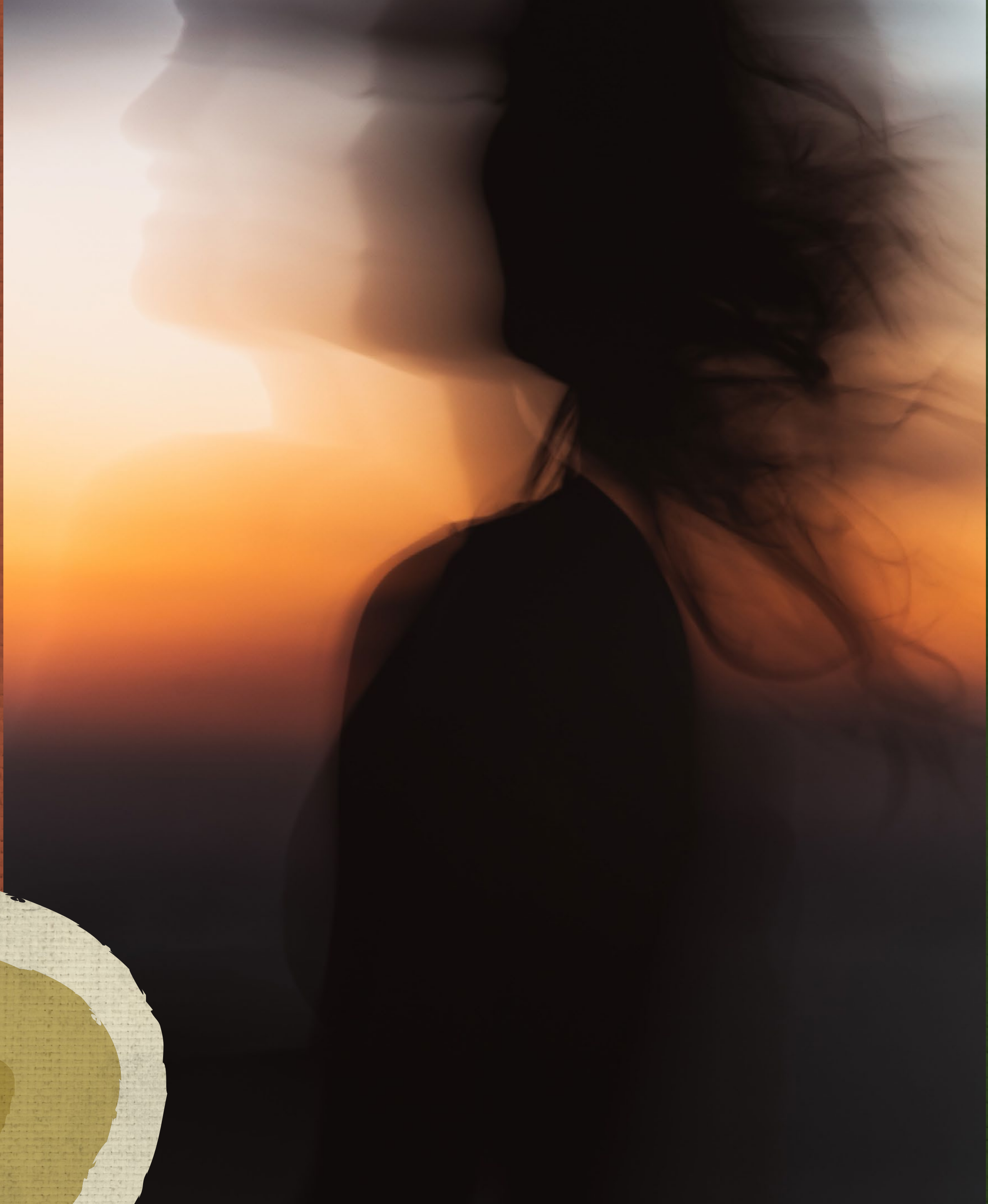




The masterplan of Fairways was created to immerse residents in an ambiance of tranquillity and serenity. Fairways is a low-density residential community, ensuring further exclusivity to property owners.

Each home is mindfully constructed on the hillside or the hill edges beside the Ancient Sands Resort. Situated in two desirable adjacent locations, units are placed spaciouly apart and built into elevated, sloped land so that each property owns its own distinct uninterrupted view. Meticulously planned, each home has its own levelled garden or outdoor terrace to ensure complete privacy. Surrounded by the natural beauty of the Ancient Sands Golf Courses, moments here are savored with a deep sense of gratitude and appreciation.

SOFTENING LIFE'S EDGES





Fairways is a haven of comfort, convenience and beauty, a place where residents can unwind and indulge in the finest things in life.

Each property is placed on a carefully designed multi-levelled footprint so that you literally own your own unique view, ensuring complete privacy. Connect with nature and enjoy the great outdoors as you play on El Gouna's most prestigious golf course, steps away from your home. Moments from the Ancient Sands Resort, pass by the Spa to relieve any stress and tension.

Take scenic walks that encourage tranquil thoughts.

Or, drive 5 minutes away to the city center to experience El Gouna's salt-sprayed shorelines, legendary food scene and decadent marinas. Party like a true 'Gouna Native' and explore the town's exciting night life. Everything is moments away.



EASE INTO YOUR HAPPINESS





Reminiscent of the legendary Ancient Sands residences, the Fairways architectural aesthetic is a sight to behold.

Combining culture, comfort and creativity the homes are structures that transcend time and will inspire future generations. Here, home owners will feel the beauty and intricacy of intelligent design and leave a lasting impression on those who witness it. Limited number of properties are available to ensure utmost exclusivity. Meticulously crafted to merge form and function, and to harmonize effortlessly with nature's breathtaking views, the Fairways residences take on a life of their own, becoming iconic symbols of El Gouna's epic tapestry.

MULTI-FAMILY RESIDENCES

Built on a slightly elevated hill edge or hillside, with spaciousness between properties for additional privacy, each home plays together in perfect harmony. Cleverly constructed on a levelled footprint, every unit is unique, capturing a symphony of sights and sounds of the surrounding serenity.

The multi-family buildings are comprising studios, one and two-bedroom units, with areas ranging from 50 to 130 sqm. Golf level and ground level residences have their own private garden and some have the advantage of adding a plunge pool. First floor units enjoy a stunning open panoramic roof terrace. Fairways is the perfect place to call home, an oasis, a sanctuary of life.





BUILDING TYPE A

Designed to offer a sense of lasting peace and fulfilment that comes from within, the buildings have several prestigious unit options, all owning unique views ranging from studios to one and two-bedroom units. The building has a ground floor studio with a terrace to enjoy the immediate tapestry of lush greenery and golf course views. One bedroom units are located on the ground floor or golf levels, complete with a garden and front yard patio, or stepped and deck garden that beckon you to sit and savor the beauty that surrounds you. To add to the indulgence, the ground floor units can receive an optional plunge pool. For extra convenience, they both have a guest toilet, laundry closet and open kitchen with dining bar. The interiors have been created for life to feel effortless and harmonious.

At Fairways, each property is placed on a thoughtfully designed multi-level footprint, providing residents with their own unique view and complete privacy. This innovative design allows residents to connect with nature and enjoy the great outdoors while being just steps away from the prestigious El Gouna golf course.

For those seeking relaxation and rejuvenation, the Ancient Sands Resort is just moments away. Enjoy the ground and golf level units gardens and an optional plunge pool, providing residents with the ultimate in luxury and comfort.



The golf level unit has a garden and a front yard patio, whereas the first floor penthouse home owners will experience a panoramic open roof terrace, with captivating vistas that stretch as far as the eye can see. Both have two ensuite bathrooms and guest toilet. Bedrooms have been designed to be a sanctuary of comfort and tranquillity; rooms that provide a sense of privacy and warmth. Two bedroom units also contain an open kitchen with dining bar or dining area, ensuring spaces that are both functional and enjoyable to spend time in, providing a warm and inviting atmosphere for family and guests alike. Finally, each home has its own private entrance, ensuring further privacy and exclusivity.



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INTERIORS

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LIVING AREA



LIVING AREA & KITCHEN





LIVING & DINING AREA





LIVING AREA & KITCHEN



LIVING AREA

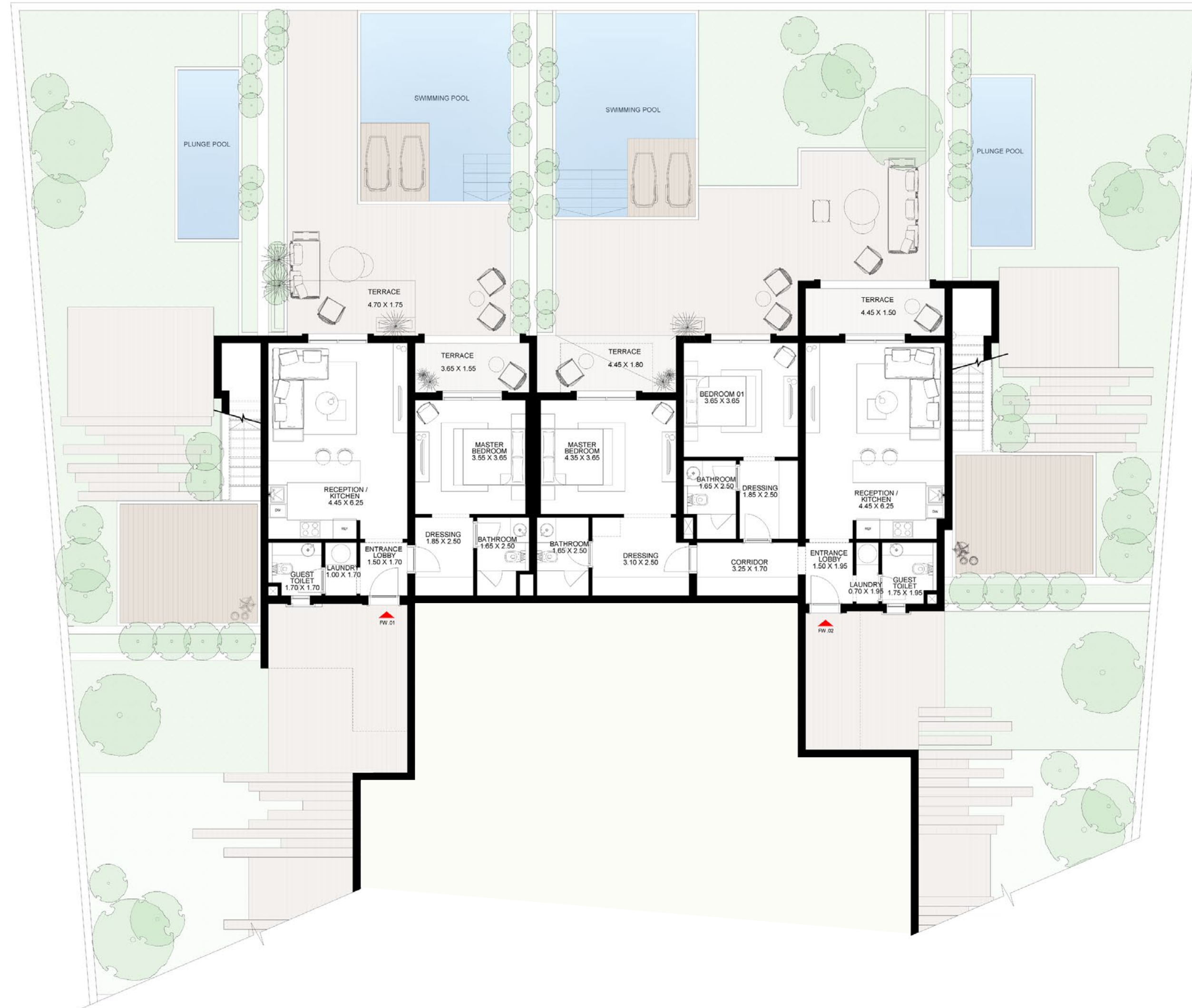


BEDROOM

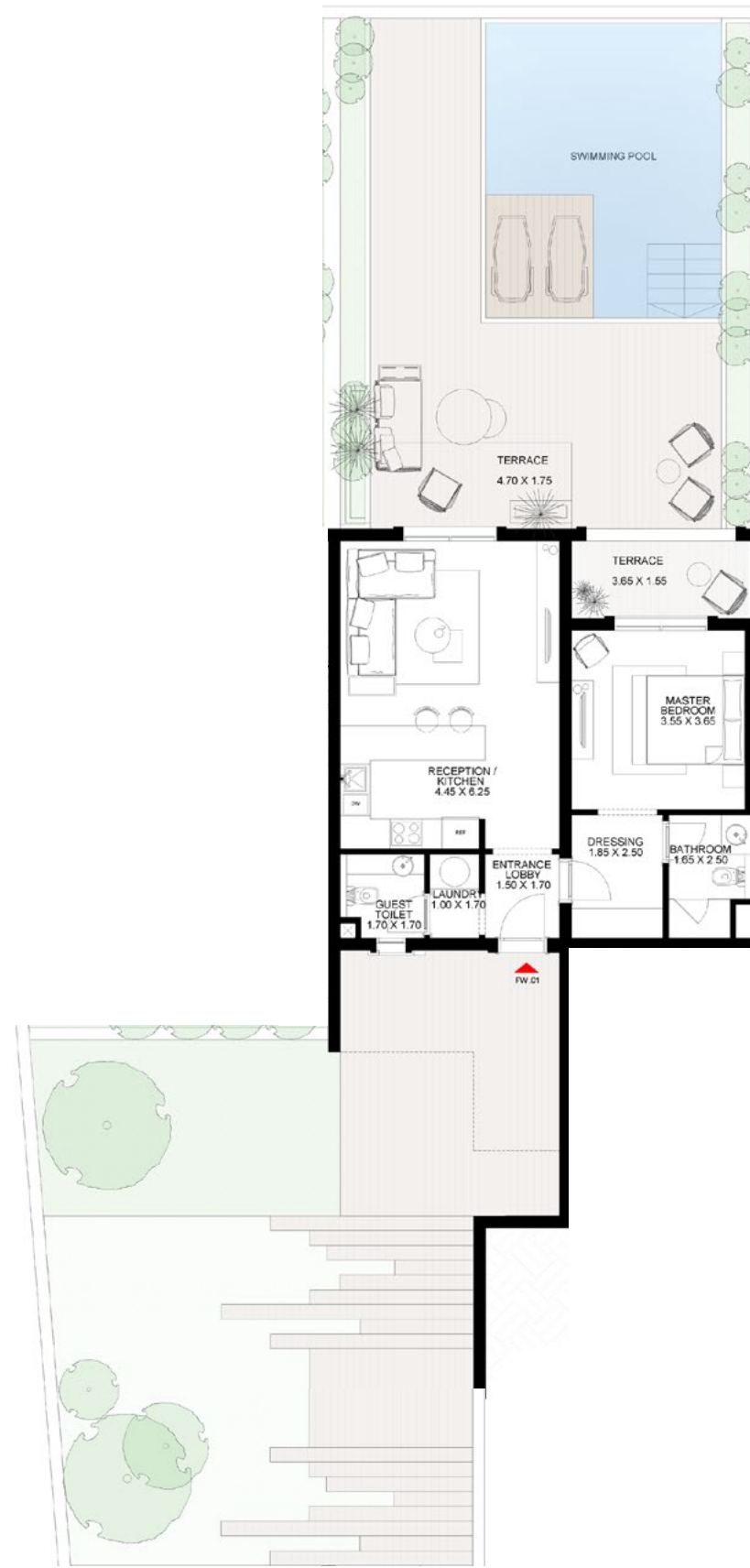


BATHROOM

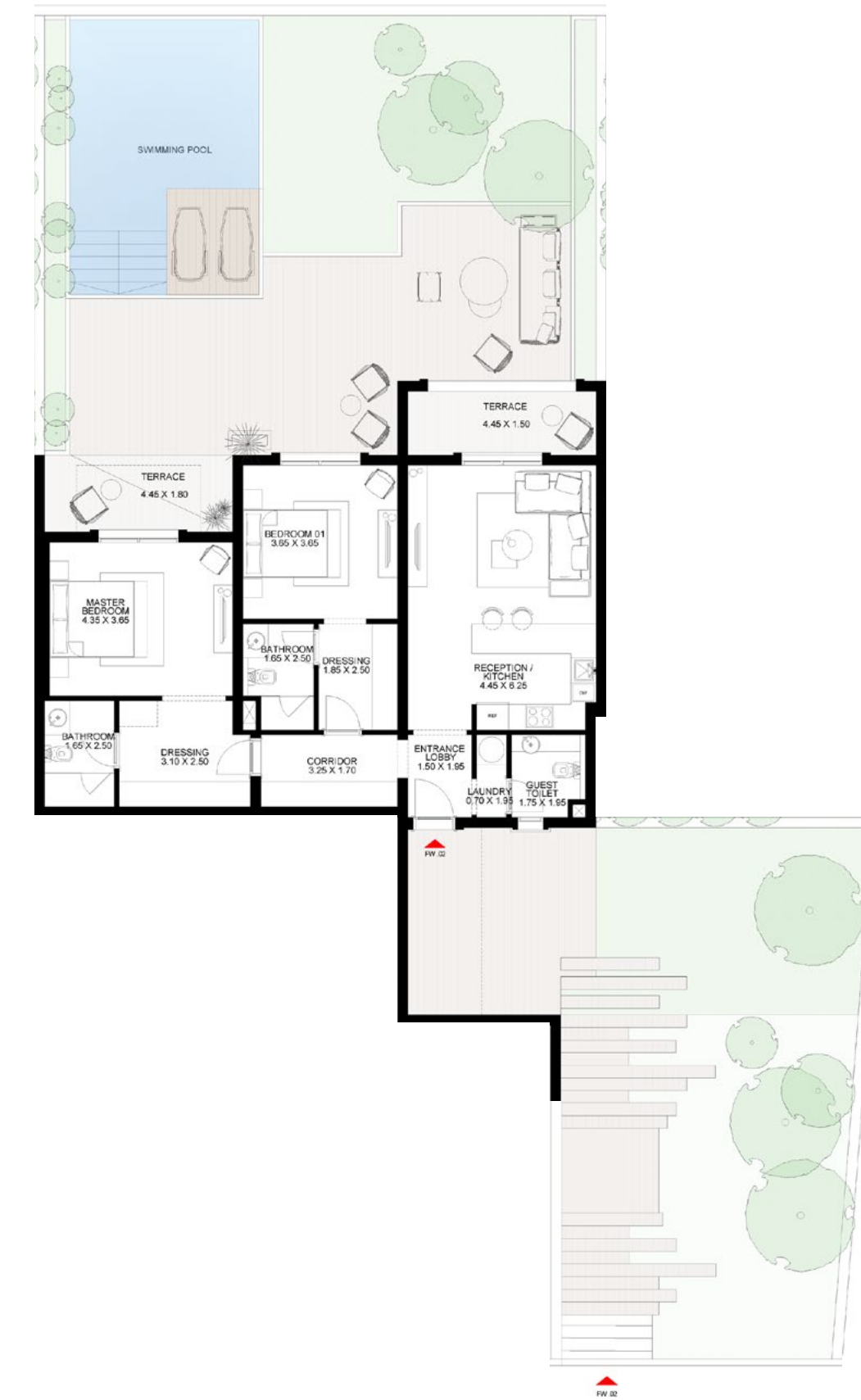
Building A Golf Level Floor



Building A Golf Level Floor



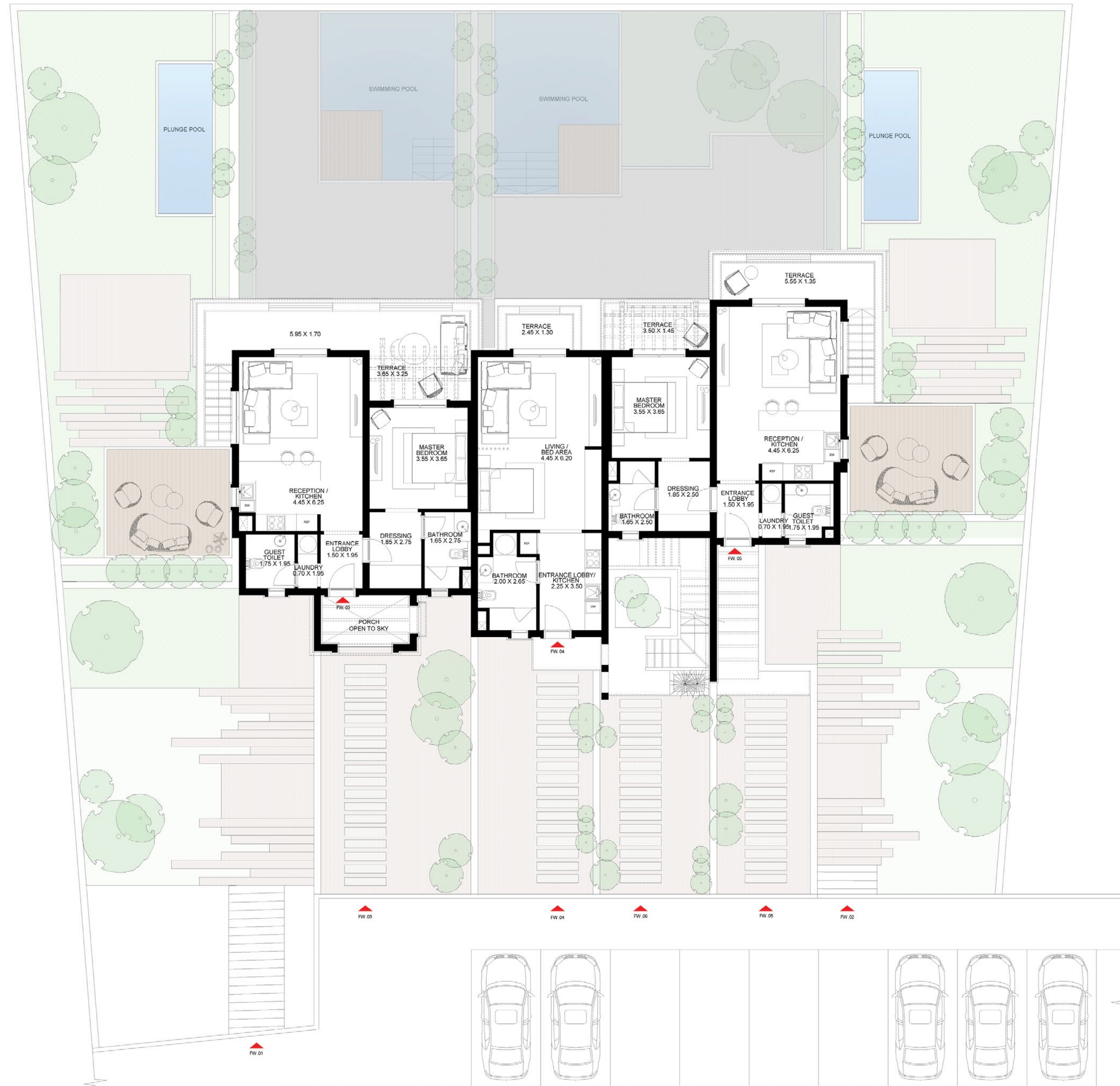
1 Bedroom Unit | Total Area:75 m²



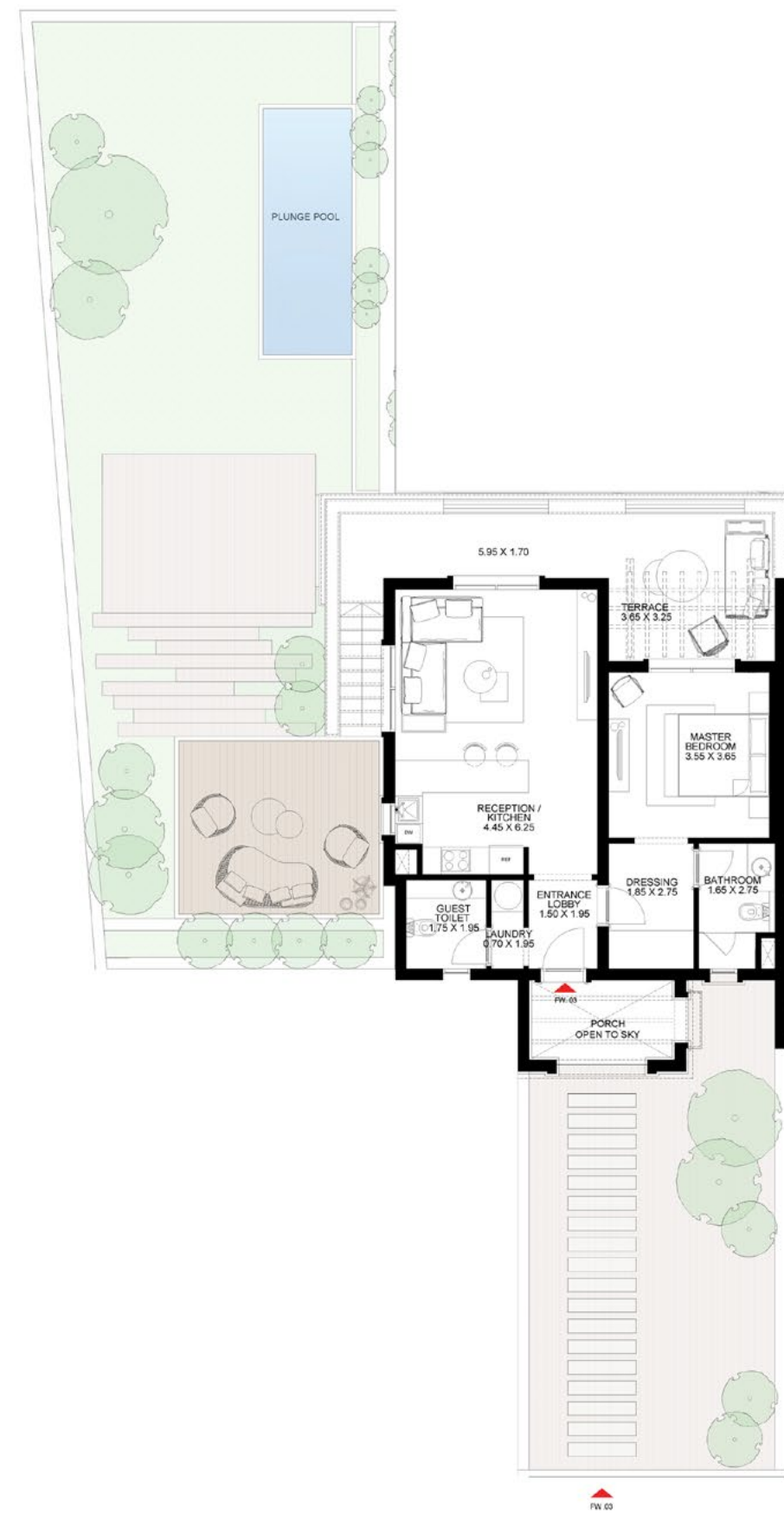
2 Bedroom Unit | Total Area:120 m²



Building A Ground Floor



Building A Ground Floor



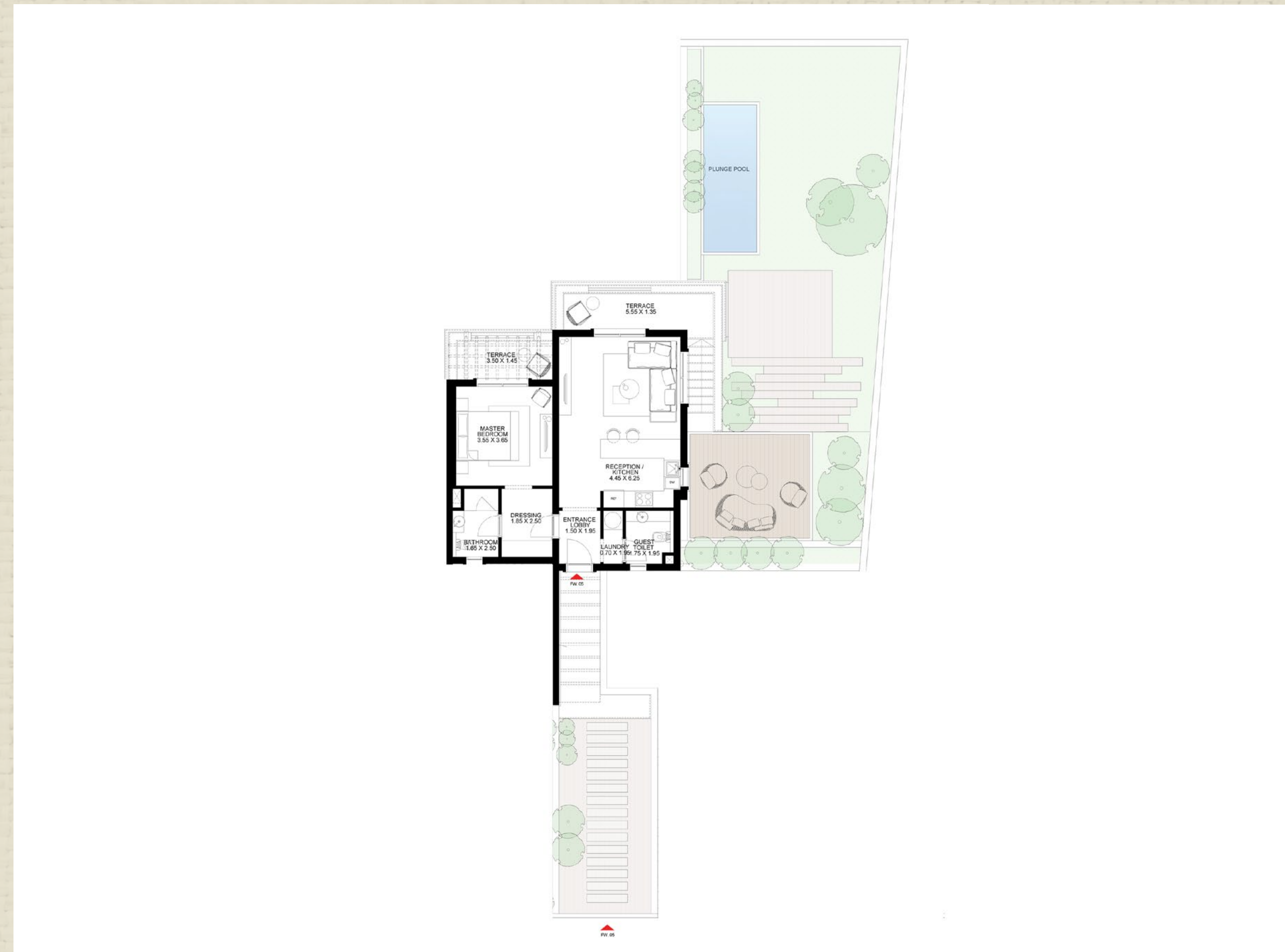
1 Bedroom Unit | Total Area:75 m²



Studio Unit | Total Area:50 m²



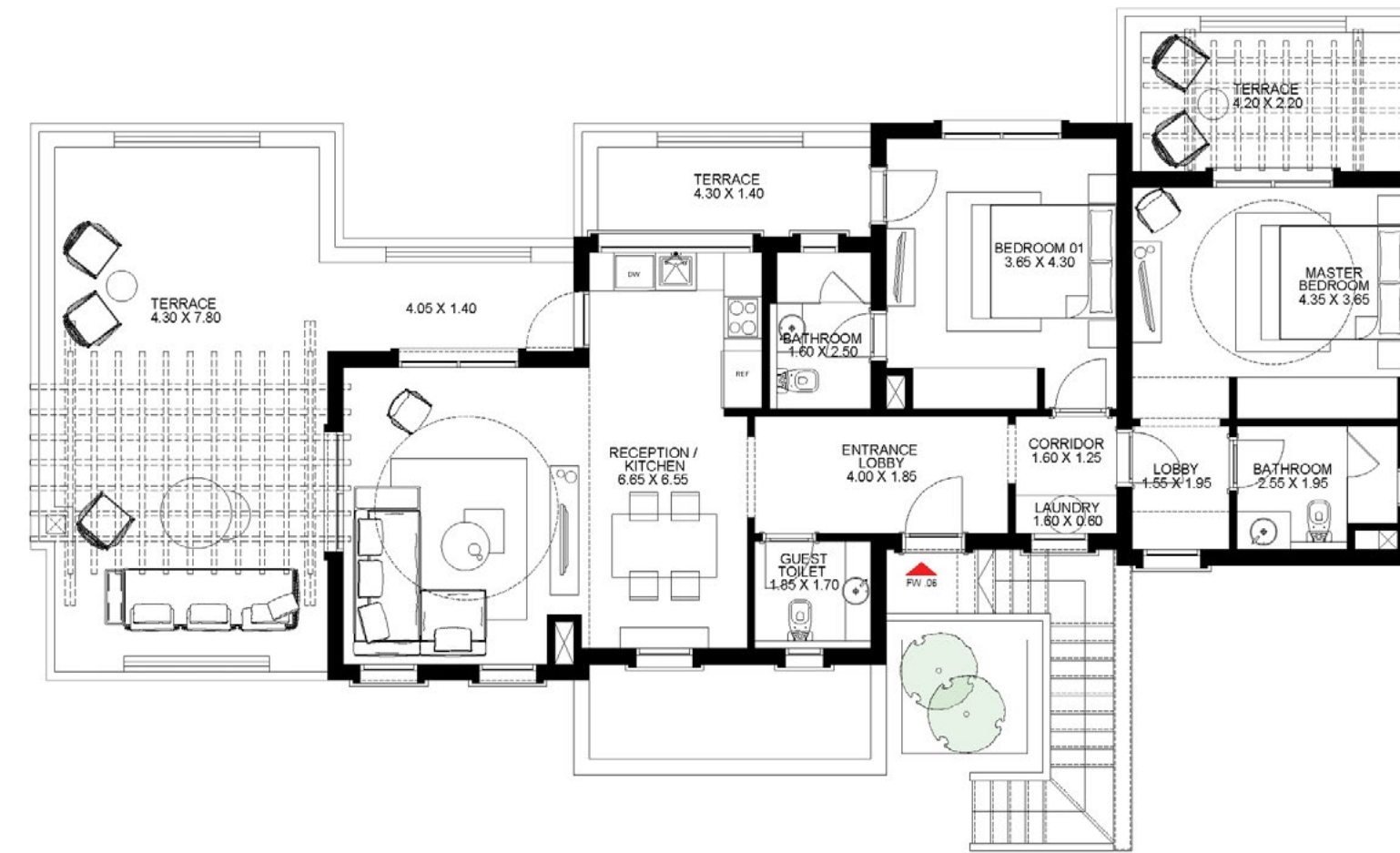
Building A Ground Floor



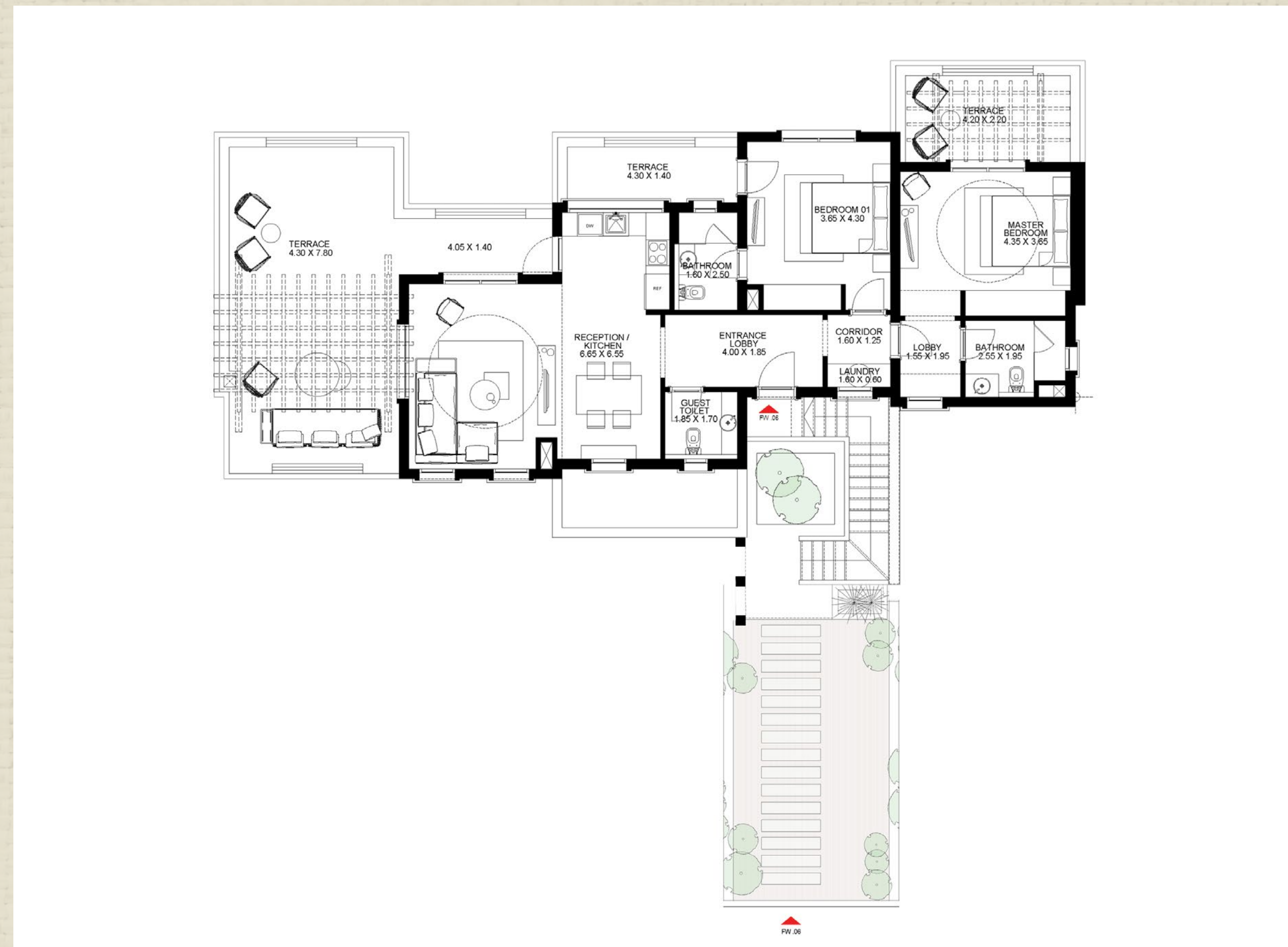
1 Bedroom Unit | Total Area:75 m²



Building A First Floor



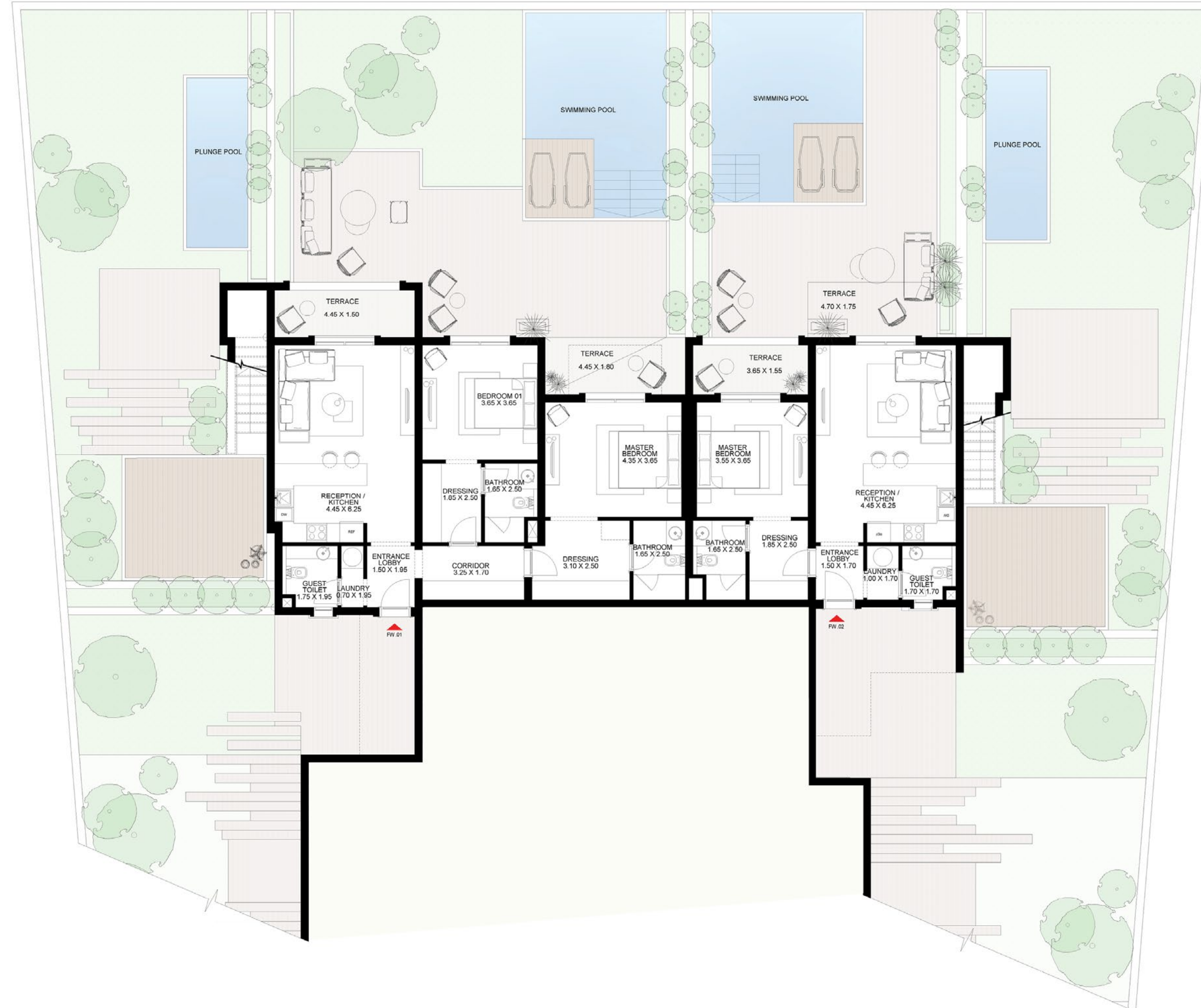
Building A First Floor



2 Bedroom Penthouse | Total Area:130 m²



Building A Mirror Golf Level Floor



Building A Mirror Golf Level Floor



2 Bedroom Unit | Total Area:120 m²



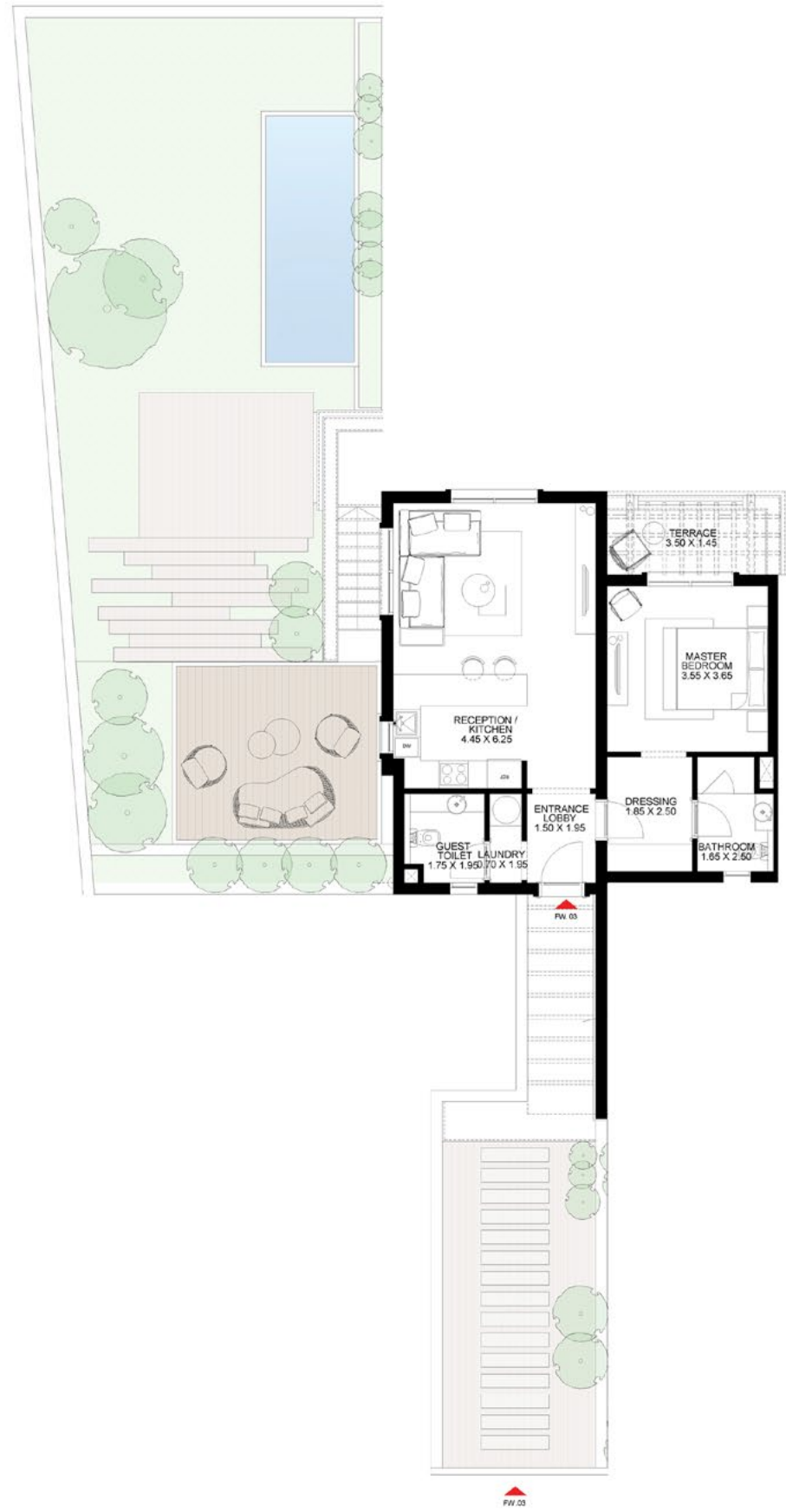
1 Bedroom Unit | Total Area:75 m²



Building A Mirror Ground Floor



Building A Mirror Ground Floor



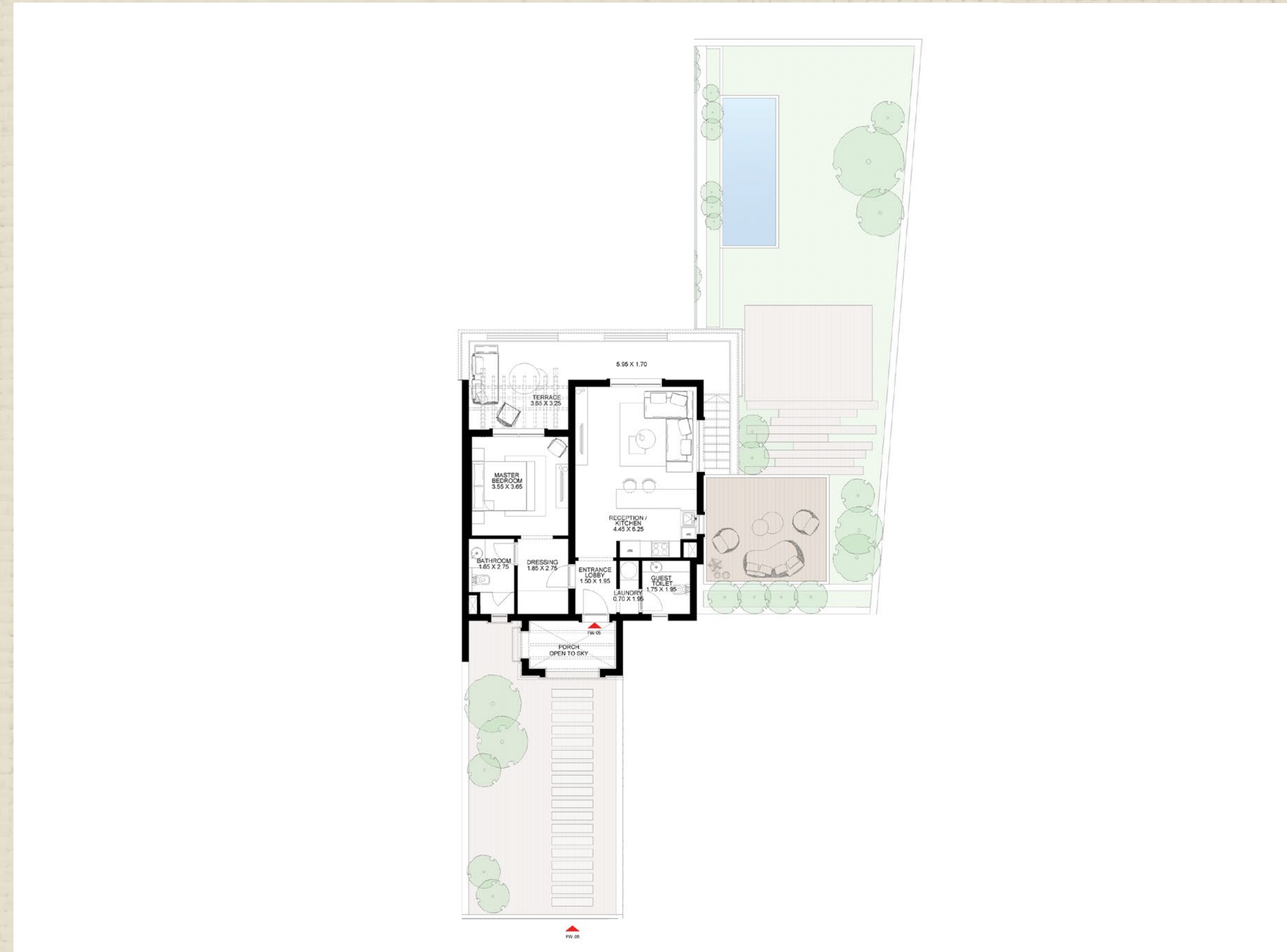
1 Bedroom Unit | Total Area:75 m²



Studio Unit | Total Area:50 m²



Building A Mirror Ground Floor



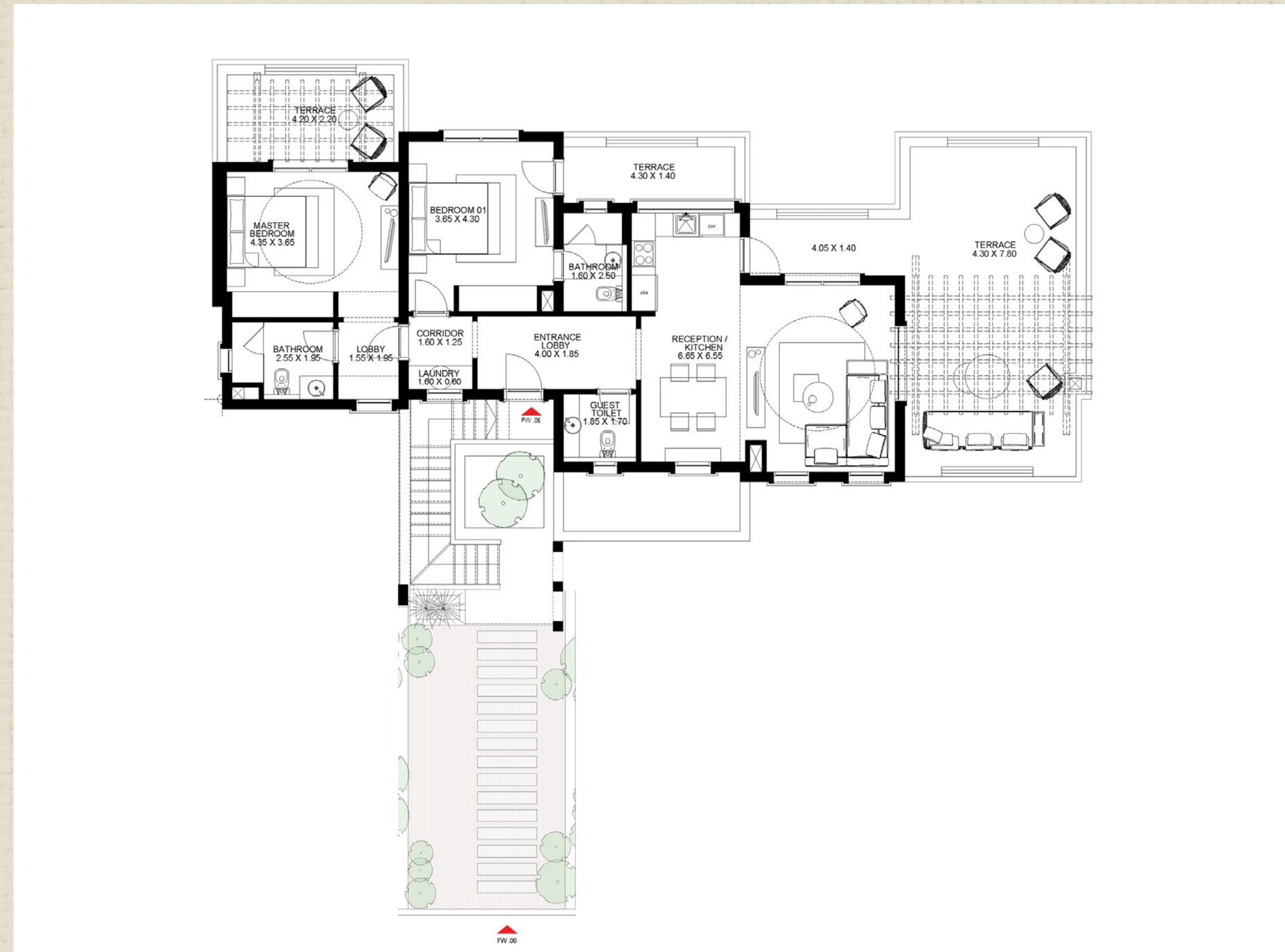
1 Bedroom Unit | Total Area:75 m²



Building A Mirror First Floor



Building A Mirror First Floor



2 Bedroom Penthouse | Total Area:130 m²



MEET THE MASTERMINDS



MEET THE MASTERMINDS

Fairways is a charming multi-family project located within the prestigious Ancient Sands Resort. The Ancient Sands Resort masterplan was meticulously planned and designed by **EDSA** in collaboration for the architectural concept with **SB Architects**, two of the most renowned names in the industry.

The Fairways Multi-Family project is specifically designed by Innovation Design Studio to provide residents with the ultimate living experience. The attention to detail and innovative design elements of Fairways truly set it apart, making it a true gem within the Ancient Sands Resort.



Established 2014, Innovation Design studio for architectural services has been rapidly growing, its involvement ranges from purely consultative to the complete delivery of high-end architectural design projects in the Egyptian market. Now Innovation Design studio is responsible for a large portfolio of diverse projects in various market sectors including residential, commercial, multi-complex buildings, master planning, as well as Interior Design.

Their designs are based on an informed use of technology and materials, combining a commitment to the spirit of the new with a strong awareness of context. Their approach is based on the establishment of a clear brief of the clients' requirements from the earliest stages of project.

Orascom Development, Marakez, SODIC, CFC, IMAKN Misr, Emaar-KSA, King Abdullah Economic City-KSA and Turquoise Branding-London are among their top clients during the past years.

Website: www.innovationstudioeg.com



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. bank of 101 million sqm and 33 hotels, totalling with 7,182 rooms.

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 O West), 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, totalling with 7,182 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

4. OMAN

- Jebel Sifah
- Hawana Salalah

2. MONTENEGRO

- Lustica Bay

5. SWITZERLAND

- Andermatt

3. MOROCCO

- Chbika

6. U.A.E

- The Cove

7. UNITED KINGDOM

- Eco-Bos



3. MOROCCO

1. EGYPT

6. U.A.E

4. OMAN

7. U.K

5. SWITZERLAND

2. MONTENEGRO



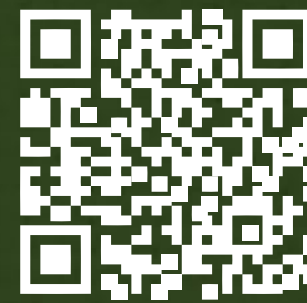


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