



FANADIR
SEAFRONT VILLAS

PRISTINE SEASIDE LIVING





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.





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 favored leisure activities, exceptional gastronomic experiences, and the chance to become

an active part of El Gouna's sophisticated, 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

STATE OF MIND



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

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.



EL GOUNA

AIRPORT



Experience the epitome of luxury travel with the private airport of El Gouna. Conveniently nestled within the picturesque coastal landscape, this exclusive facility offers a host of benefits for discerning travelers. Enjoy seamless and efficient arrivals

and departures, with personalized services tailored to your every need. The private airport ensures a truly elevated travel experience. Say goodbye to long queues and hello to a world of convenience, comfort, and indulgence.



COASTAL LIVING

REDEFINED



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 a colorful nightlife.



EL GOUNA

MASTER PLAN





FANADIR SEAFRONT

MASTER PLAN





ABOUT

Fanadir Seafront

The first project of its kind in El Gouna, Fanadir Seafront lies on an elevated area of land that boasts the widest horizon of uninterrupted sea views, and offers 1,400 to 2,200 sqm plots of land that are customizable to each of our residents' desires.





SEASIDE

LIVING



Situated along the last existing El Gouna shoreline and just minutes away from Fanadir Marina, Fanadir Seafront offers seaside living at its finest.



Fanadir Seafront is redefining luxury living as each spacious plot of land will cater to clients' individual wants and needs, with units having spacious bedrooms, bathrooms, living or entertainment areas and dining areas with top-of-the-line features.



The project sets the tone for the most distinctive living experience in El Gouna, presenting contemporary luxury of indoor and outdoor spaces with panoramic views of the sea.

Fanadir Seafront residents are vowed utmost privacy, exclusive views, and care of the highest degree. Being a part of this elevated plateau provides access to a celebrated El Gouna coastal lifestyle beyond compare.



AMENITIES



Residents can also enjoy indoor and outdoor pools, a luscious garden area and even the options of adding wine cellars, spa and exercise areas.

Fanadir Seafront inspires individuality, sophistication and a serene lifestyle that gives new meaning to pristine seaside living.



ESSENCE OF EXCLUSIVITY



Discover the essence of exclusivity with our collection of 29 luxurious villas. Each residence is meticulously designed to provide unparalleled privacy and seclusion, accompanied by high-end amenities and

exquisite finishes. Nestled in a coveted location, this project effortlessly combines elegance, comfort, and mesmerizing sea views.



PURE
LUXURY



Indulge in pure luxury as you gaze upon the boundless sea from the comfort of your villa. Every detail has been carefully crafted to offer uninterrupted views and a haven of relaxation.

The spacious living areas seamlessly connect to a breathtaking terrace that overlooks the shimmering waters. Embrace privacy and exclusivity as you immerse yourself in a paradise where the beauty of the sea takes center stage.



SOPHISTICATED

LIFESTYLE



Experience a luxurious and sophisticated lifestyle within a prestigious and secluded community. Designed with your utmost comfort in mind, this project creates a sanctuary where you

can retreat from the world outside. Privacy is paramount, ensuring a unique living experience that is unparalleled and elevated. Welcome to a haven of tranquility and refinement.



MEET THE
MASTERMINDS



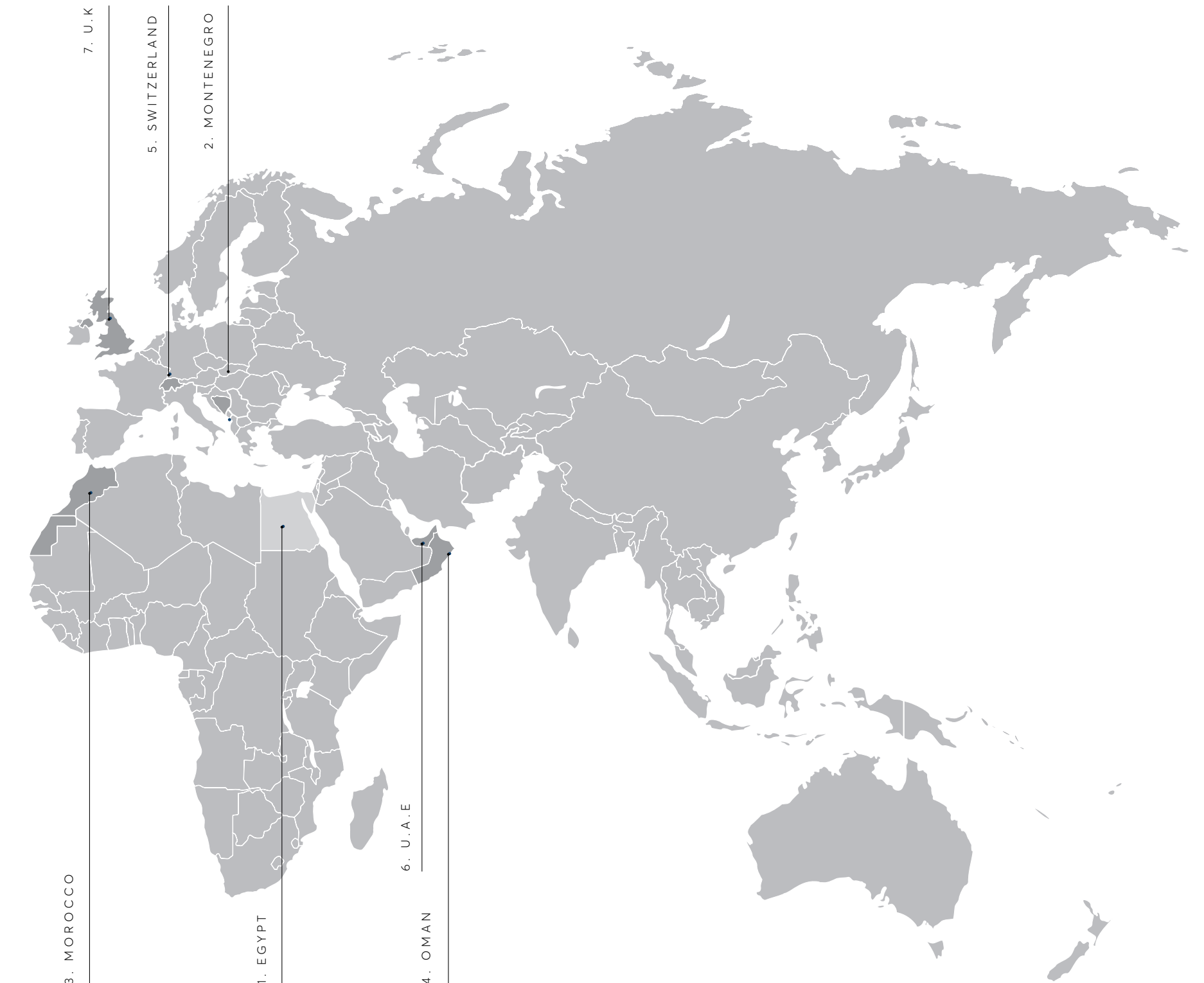
EDSA is an award-winning internationally renowned planning, landscape, architecture, and urban design firm. The company has long upheld an environmentally based approach to design, using inspiration from each project's local heritage and the principles of sustainability. EDSA has realized an impressive 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.

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 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.

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|-------------------------------------------------------------------------------------|------------------------------|---------------------------------------------|-----------------------------|---------------------------------|
| 1. EGYPT
El Gouna
O West
Taba Heights
Makadi Heights
Byoum Al Fayoum | 2. MONTENEGRO
Lustica Bay | 4. OMAN
Jebel Sifah
Hawana
Salalah | 5. SWITZERLAND
Andermatt | 7. UNITED
KINGDOM
Eco-Bos |
| | 3. MOROCCO
Chbika | | 6. U.A.E
The Cove | |





FANADIR

SEAFRONT VILLAS

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