



KAMARAN

A REFLECTION OF NATURE



EL GOUNA
A STATE OF MIND

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 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, 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 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





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**EL GOUNA
LIFESTYLE
EVOLUTION**



Imagine a place that reflects who you are and what you love and value most. There is nothing like finding a home and neighborhood that instantly feel right. The time to own an **El Gouna** address has never felt more alluring than the present. Modern couples, families and individuals are now redefining the way one's dream life should look like. **Kamaran** inspires residents to flourish and live that expression of desired culture and style within a like-minded community. Is it a cool, young residence or child friendly? Cleverly it is both.

Kamaran is a lively family neighborhood that presents multiple lifestyle amenities to explore and enjoy. Picture relaxing surroundings and soothing sand pools within a residential oasis of calm.

KAMARAN IS HOME TO LEISURE OFFERINGS THAT ENCOURAGE CONNECTION AND HAVE THE POWER TO AFFECT EVERYDAY LIVES POSITIVELY.

Homes and public spaces are designed to promote the well-being of the community. Most units present working spaces to support today's contemporary working from home ethos. Discover a well-conceived neighborhood for today's modern family.

El Gouna's rich architectural legacy has been rewritten in the freshest of ways. Still paying homage to minimalist clean accented lines, the project adopts biophilic design philosophies.



Inspired by nature to create feelings of tranquility the structures complement the surroundings whilst having high regards for the local ecology and environment. The neighborhood's architectural aesthetic will hold its beauty forever. It is a clever design that will get more and more inviting with time. Each residence has a story waiting to be told. El Gouna homeowners know they will be surrounding themselves with the most inspirational design, culture and lifestyle.







HOMES WORTH DREAMING ABOUT

Great architectural design is the foundation of our existence. It creates spaces that nurture and sustain; places to call home. At **Kamaran**, there is more to life than ordinary. This is a beautifully curated neighborhood where you can live your favorite experiences and feel a connection to them. Welcome to **El Gouna**'s newest, lively young district.

IMAGINE LARGE OPEN, SAFE
SPACES FOR CHILDREN TO PLAY,
ADULTS TO LIVE THEIR BEST
LIVES AND DOGS TO ROAM FREELY.

The entire area is enveloped by stretches of landscaping, thus separating the community from the main roads to ensure child safety and contribute to a serene environment. Tranquil sand pools embellish the neighborhood, imbuing the sought-after, laid-back **El Gouna** vibe. Vibrant public spaces have been designed to inspire children and adults to explore the surrounding natural settings. You will not feel the need to leave, rather you will invite your extended **El Gouna** community to visit and enjoy special times together.





DISCOVER A
NEIGHBORHOOD WITH
HOMES THAT EVOLVE WITH
LIFE AS THE YEARS GO BY.

Units offer all retain elements that make them timeless. Whether your place is a retreat from your Cairo property, vacation residence or permanent working and living home, **Kamaran** is a perfect statement for how you love to live your life.

All of the buildings overlook stunning, tranquil sand pools. They showcase the brilliance of El Gouna's accustomed warm and inviting biophilic design. Urban necessities, breathtaking nature and architecture all work harmoniously together to create welcoming aesthetically proportioned spaces for all to enjoy.

A LIFE



WELL-LIVED STORY

Discover green areas and private gardens for you to live your ultimate life. What truly stands out is the many ways you can enjoy your sun-dappled leisure time in one distinctive setting after another. There are picnic areas and private gardens perfect to gather and appreciate with family, friends and neighbors, as well as a community center and the Grill Pavillion in the central spine of Kamaran. Social activities are plentiful. Children will find their bliss at the kids' park. There is a perfect space for everyone to live life however quiet or dynamic that may be. Even your four-legged friends will love their thoughtfully planned dog park.

FOR ENERGETIC TIMES

Kamaran is home to scenic bike and jogging lanes that include a beautiful green buffer.

Absorb the soothing surrounds whilst enjoying your daily run. The sports zone ensures residents can work out in a variety of ways and at their preferred pace. The ambient vegetation was selected so that it flourishes in the year-round sun. A quiet yoga area sets the tone for relaxed living whereas perfection flows in the form of tranquil sand pools that gently promote calm.

Whether searching the skies for magical sunsets or listening to long palms rustling in the fresh breeze during long peaceful walks, know that you are only a short stroll away from endless lifestyle choices. All you need to complete the picture is your **Kamaran** home.



A high-angle photograph of a woman swimming in a pool. She is wearing a white bikini top and a pink headband. The water is clear blue, and her reflection is visible below. The text 'THE HOMES EL GOUNA'S NEWEST STANDARD OF LIVING' is overlaid in white, uppercase letters in the center of the image.

THE HOMES
EL GOUNA'S NEWEST
STANDARD OF LIVING

A home should be a serene and tranquil landscape, a cozy place to live life fully, to work and relax. It should present spaces that promote both relaxation and productivity. **Kamaran** represents design that makes you feel good and cultivates overall wellness.

Biophilic design touches every aspect of the well-conceived neighborhood. The units are modern in form but unite harmoniously with the surrounding natural scenery. This is great design that feels beautiful to live with. Each home consists of cohesive spaces that bring the outdoors in. Imagine architecture with proportions and curves that invite and embrace. Still a nod to **El Gouna's** aesthetic heritage, simplicity is key, eliminating unnecessary visual clutter, so that light, shadows, neutral palettes and stunning natural surroundings all reveal themselves through daily living, enhancing every moment. You will live a lifestyle bold enough to match the breathtaking views.

EACH UNIT IS ONE OF A KIND

They introduce new living experiences. Overlooking soothing sand pools, life feels perfect. There are several unit types available, conducive to your preferred lifestyle. Each one presents carefully considered spaces that define a home. Chalets and Townhouses with some having lofts and terraces, these are residences where you can express your individuality and quality family time. They are places to enjoy work, rest and play.

Discover your own oasis of calm that keeps the important things in focus. These are homes worth dreaming about.



CHALET S



CHALETS

Our chalet types offer a range of beautifully designed spaces suitable for modern individuals, couples, and families.

With some of the units situated in front of a scenic sand pool, the Chalet consists of units ranging from studios, one bedroom, two bedrooms as well as lofts, each with a terrace or window overlooking the inviting sand pool. These homes possess unique features, with some of the units boasting double height ceilings to create a wider dimension of space. Specific units even have dedicated workspaces for residents' convenience.

For families, several of the two-bedroom apartments feature a nanny's room, as well as a private staircase that may come with some units. Each home offers exclusive features to enjoy every aspect of life.

For those who want to go one step further, private gardens and spacious terraces are also available for certain units. Immense care has been taken for you to enjoy a peaceful atmosphere - whether you're watching the sun gently set from the tranquil terrace, or enjoying a delectable meal in your private garden. Our chalets offer units that encourage unbelievable feel-good factors.



CHALET 1

—



CHALET 2

—



CHALET 3, 4 & 5

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INTERIOR DESIGN



LIVING AREA

INTERIOR DESIGN



KITCHEN AREA

INTERIOR DESIGN



BEDROOM

INTERIOR DESIGN



BATHROOM

CHALET 1



FLOOR PLAN | GROUND FLOOR



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 96 SQM



1 BEDROOM
Total Unit Area: 72 SQM

CHALET 1

GROUND FLOOR



2 BEDROOMS
Total Unit Area: 95 SQM

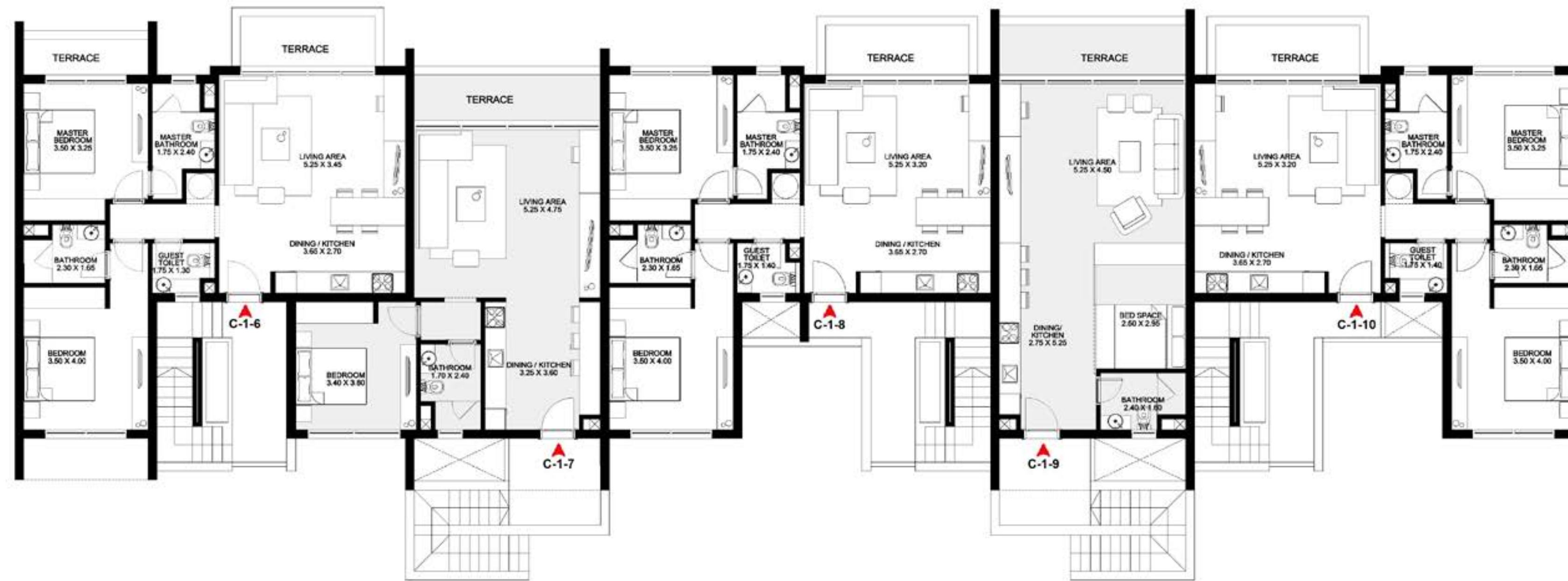


STUDIO
Total Unit Area: 58 SQM



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 96 SQM

CHALET 1

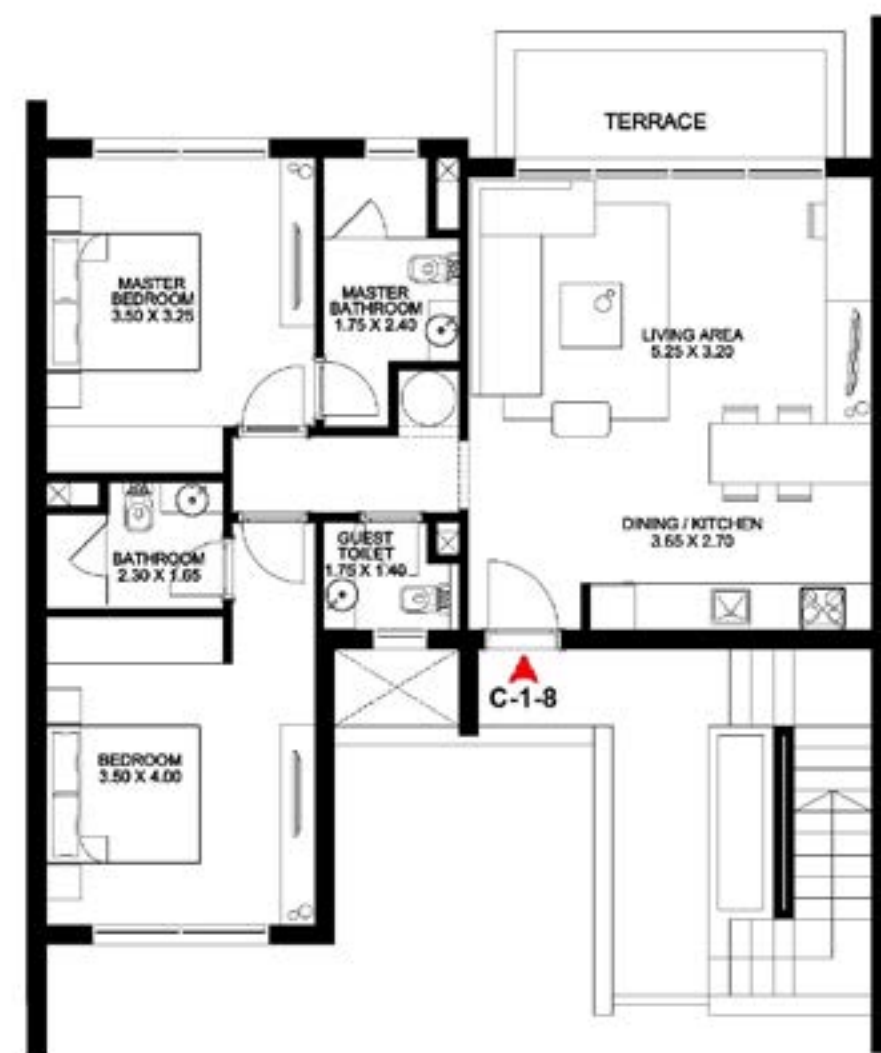




CORNER UNIT - 2 BEDROOMS
Total Unit Area: 89 SQM



1 BEDROOM
Total Unit Area: 64 SQM



2 BEDROOMS
Total Unit Area: 87 SQM



STUDIO
Total Unit Area: 58 SQM



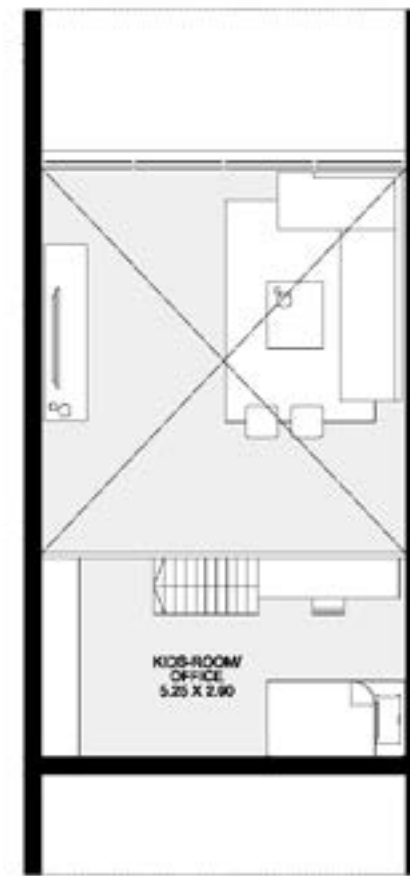
CORNER UNIT - 2 BEDROOMS
Total Unit Area: 96 SQM

CHALET 1





Second Floor

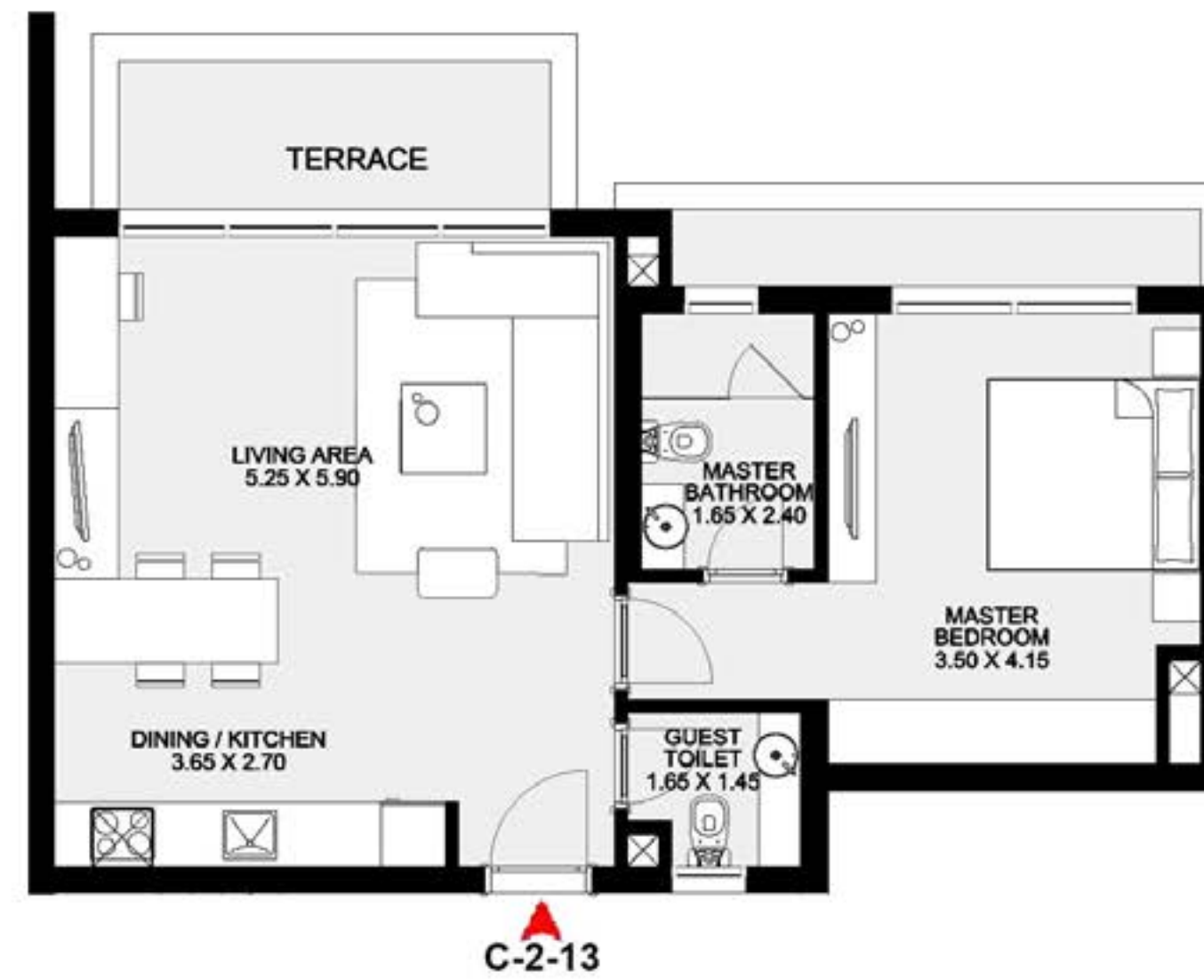


Mezzanine Floor



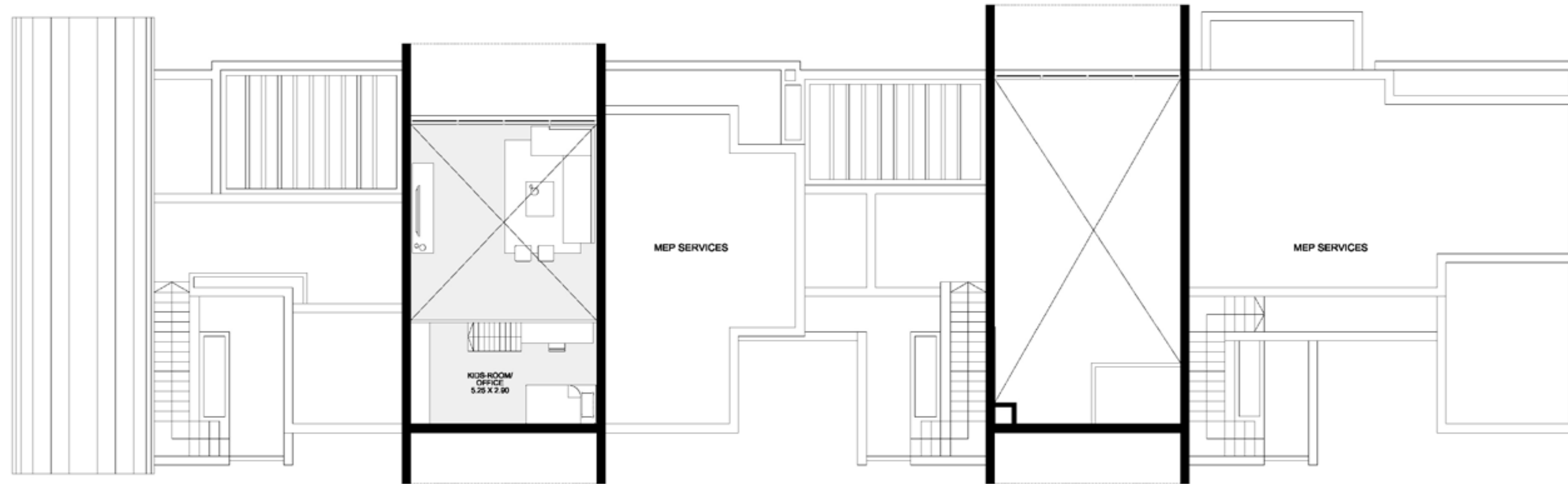
STUDIO
Total Unit Area: 60 SQM

2 BEDROOMS
Total Unit Area: 99 SQM



CORNER UNIT - 1 BEDROOM
Total Unit Area: 65 SQM

CHALET 1



CHALET 2



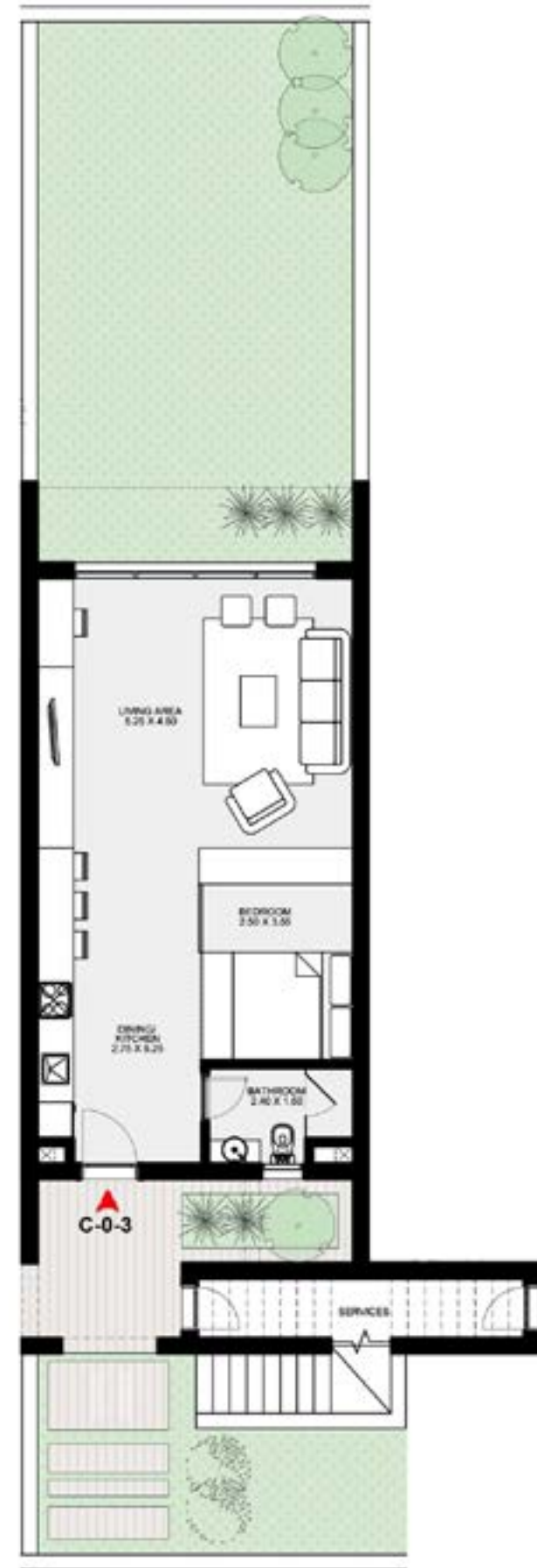
FLOOR PLAN | GROUND FLOOR



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 95 SQM



1 BEDROOM
Total Unit Area: 71 SQM



STUDIO
Total Unit Area: 57 SQ M



STUDIO
Total Unit Area: 57 SQ M

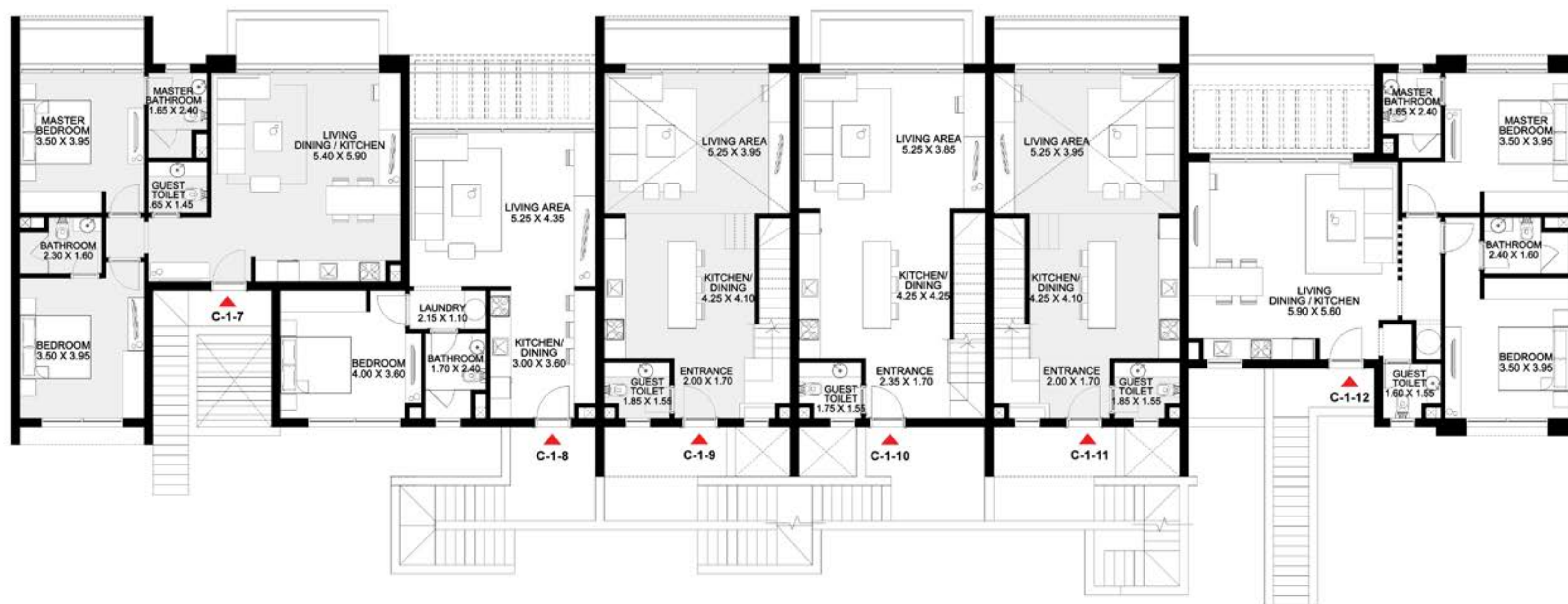


1 BEDROOM
Total Unit Area: 71 SQM



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 90 SQM

CHALET 2

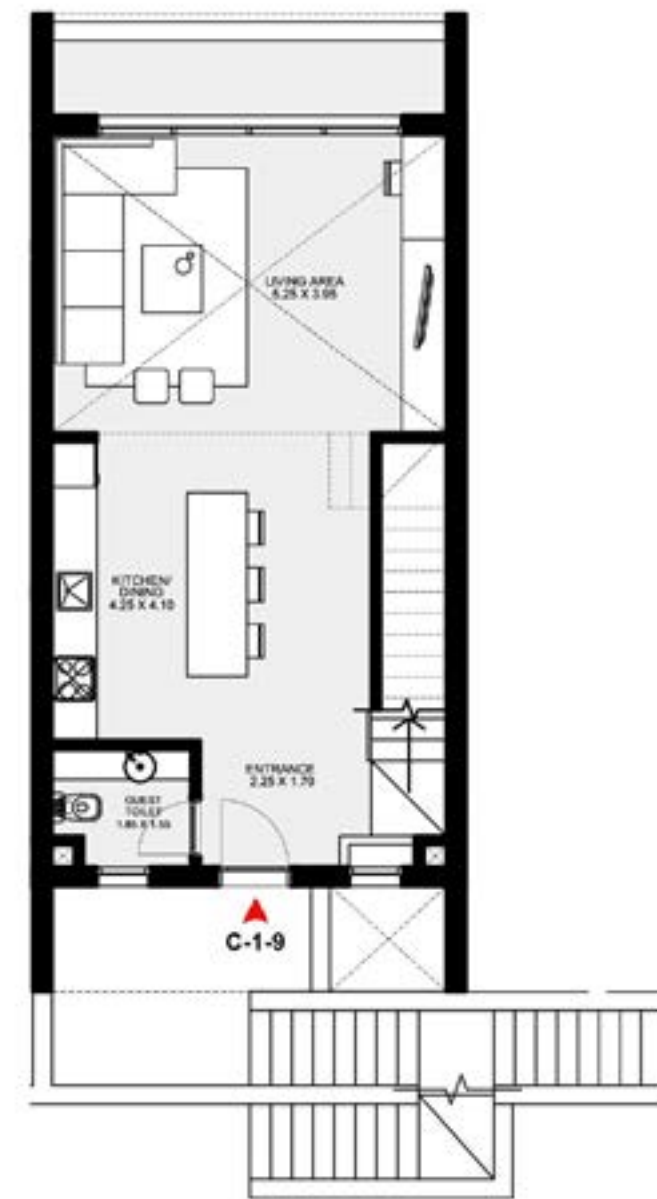




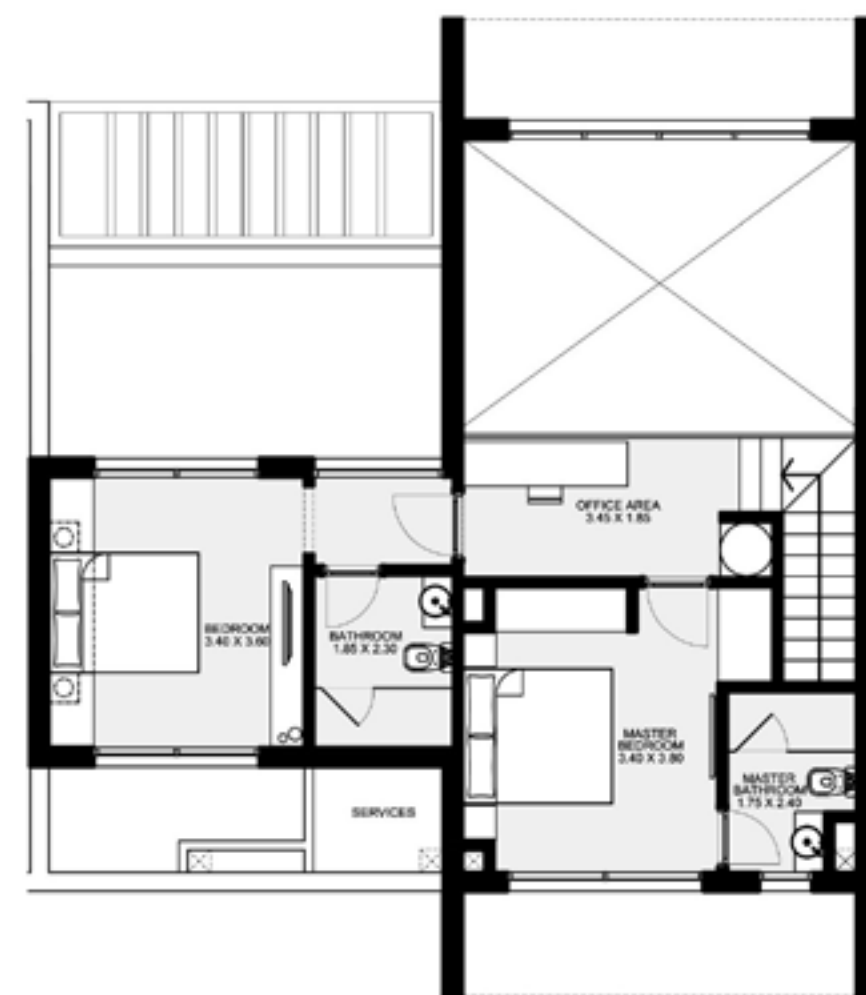
CORNER UNIT - 2 BEDROOMS
Total Unit Area: 88 SQM



1 BEDROOM
Total Unit Area: 62 SQM



Second Floor

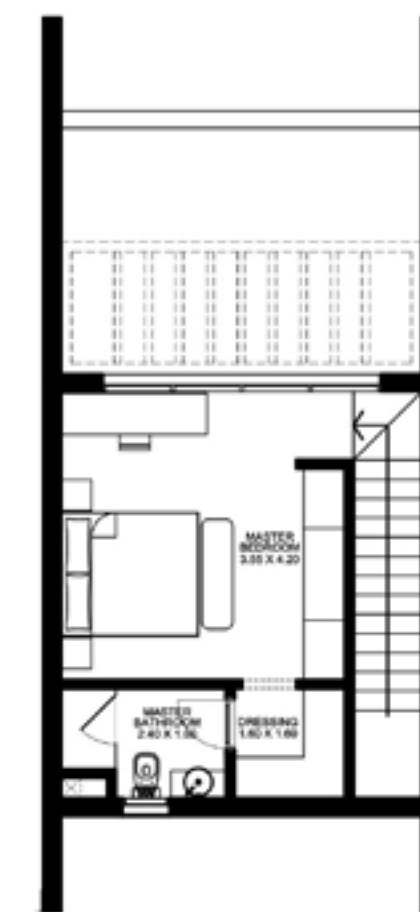


Mezzanine Floor

2 BEDROOMS + LOFT & OFFICE
Total Unit Area: 120 SQM

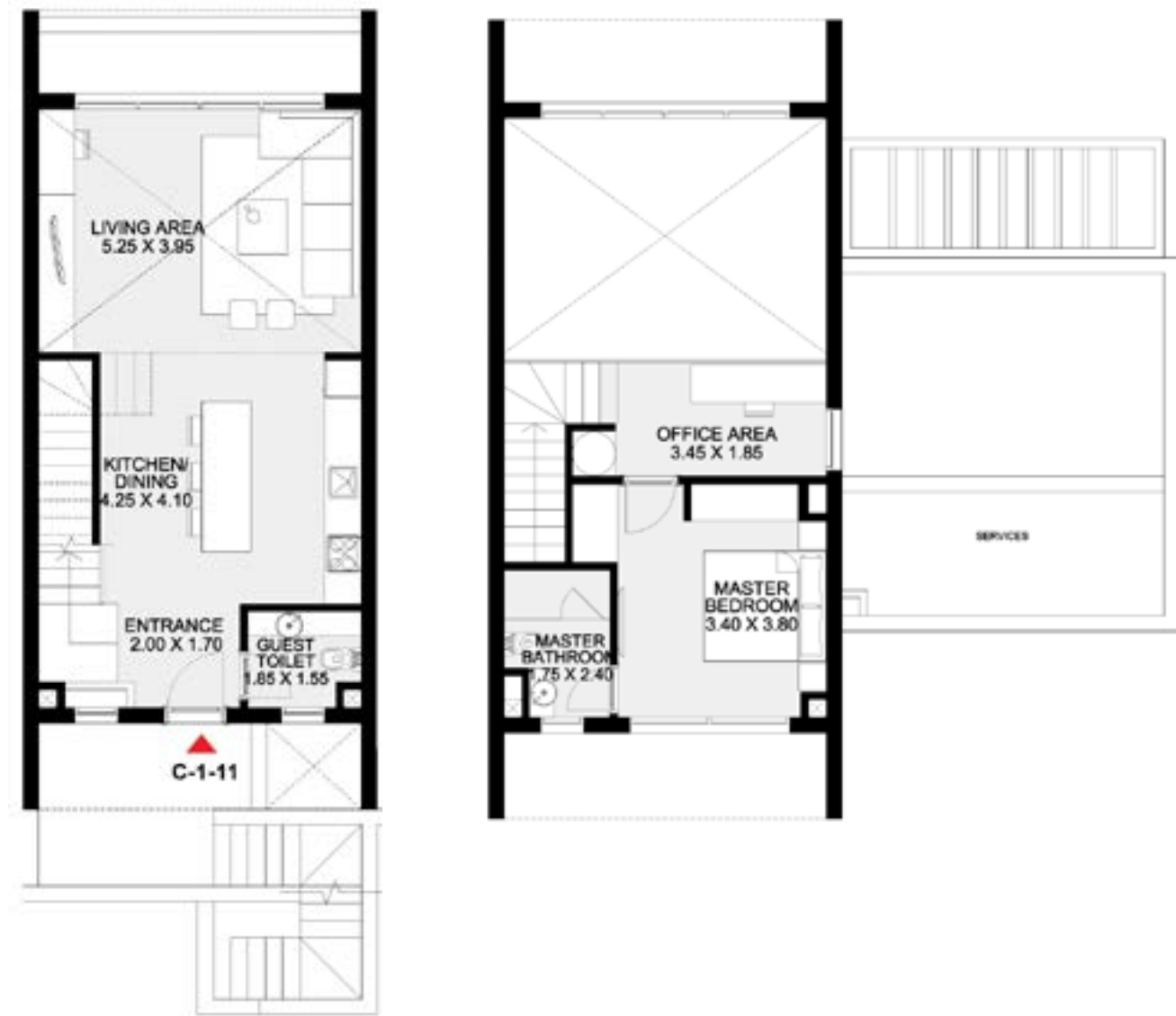


Second Floor



Mezzanine Floor

1 BEDROOM DUPLEX
Total Unit Area: 93 SQM



Second Floor

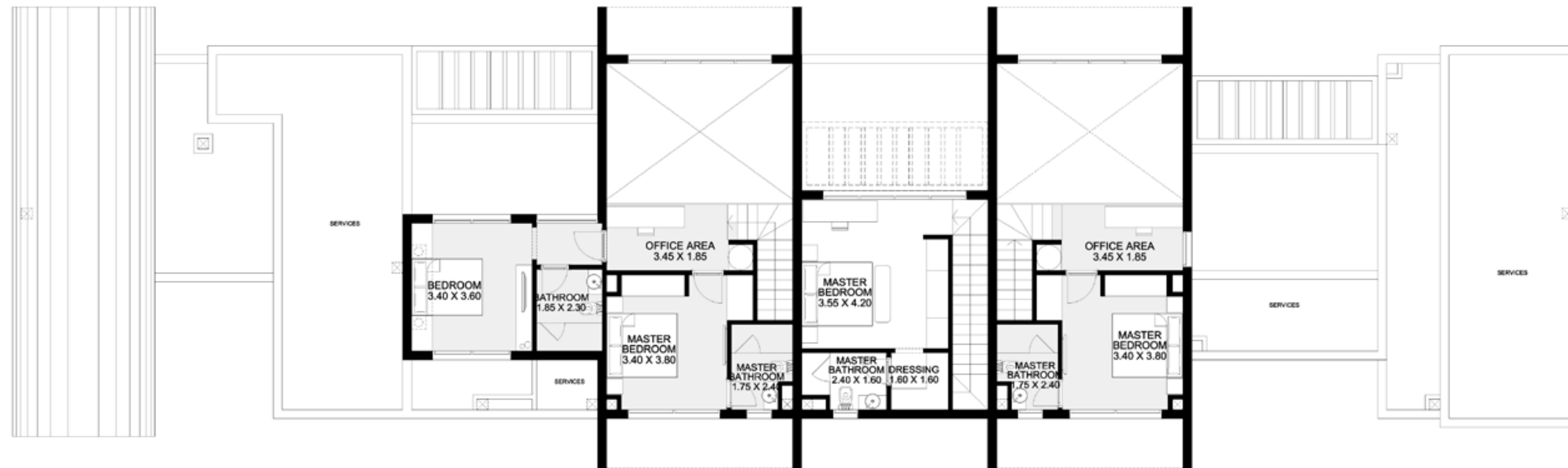
Mezzanine Floor



1 BEDROOM + LOFT & OFFICE
Total Unit Area: 98 SQM

CORNER UNIT - 2 BEDROOMS
Total Unit Area: 94 SQM

CHALET 2



CHALET 3



FLOOR PLAN | GROUND FLOOR



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 100 SQM



1 BEDROOM
Total Unit Area: 71 SQM



1 BEDROOM
Total Unit Area: 69 SQM



STUDIO
Total Unit Area: 47 SQM

CHALET 3

GROUND FLOOR



2 BEDROOMS
Total Unit Area: 98 SQM



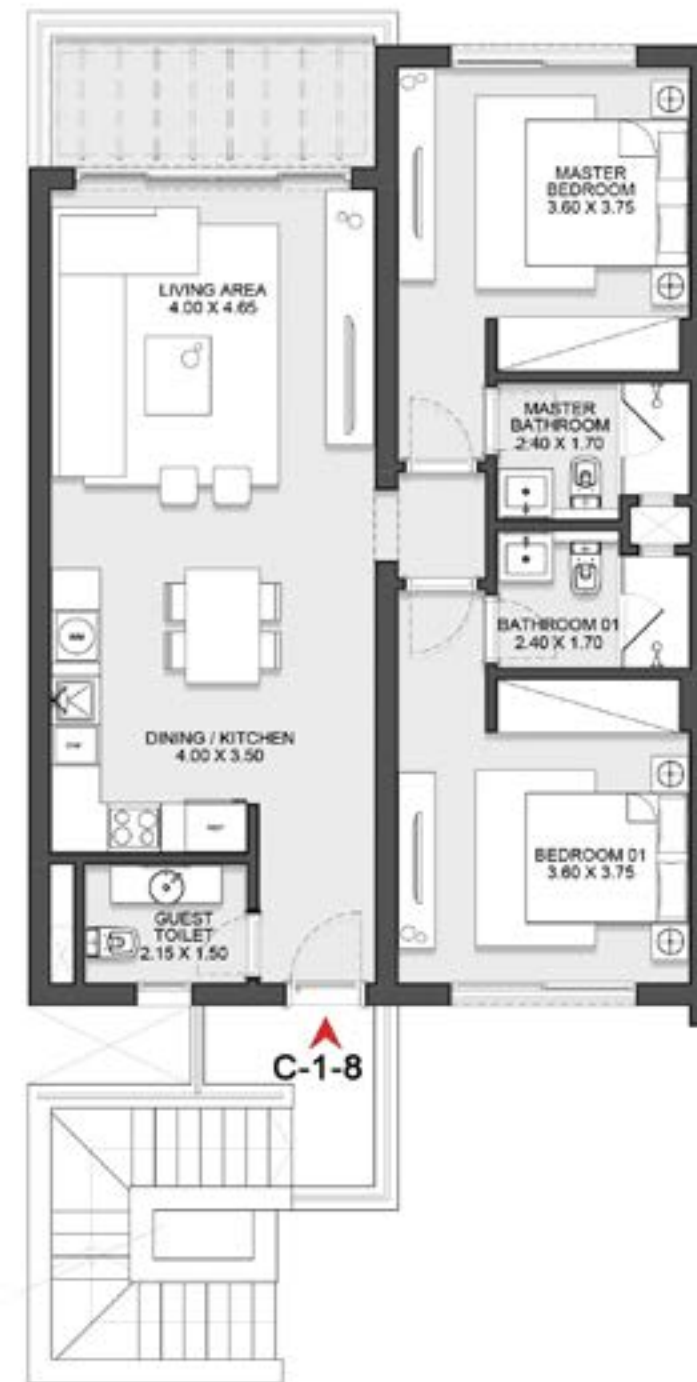
STUDIO
Total Unit Area: 46 SQM



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 99 SQM

CHALET 3





CORNER UNIT - 2 BEDROOMS
Total Unit Area: 91 SQ M



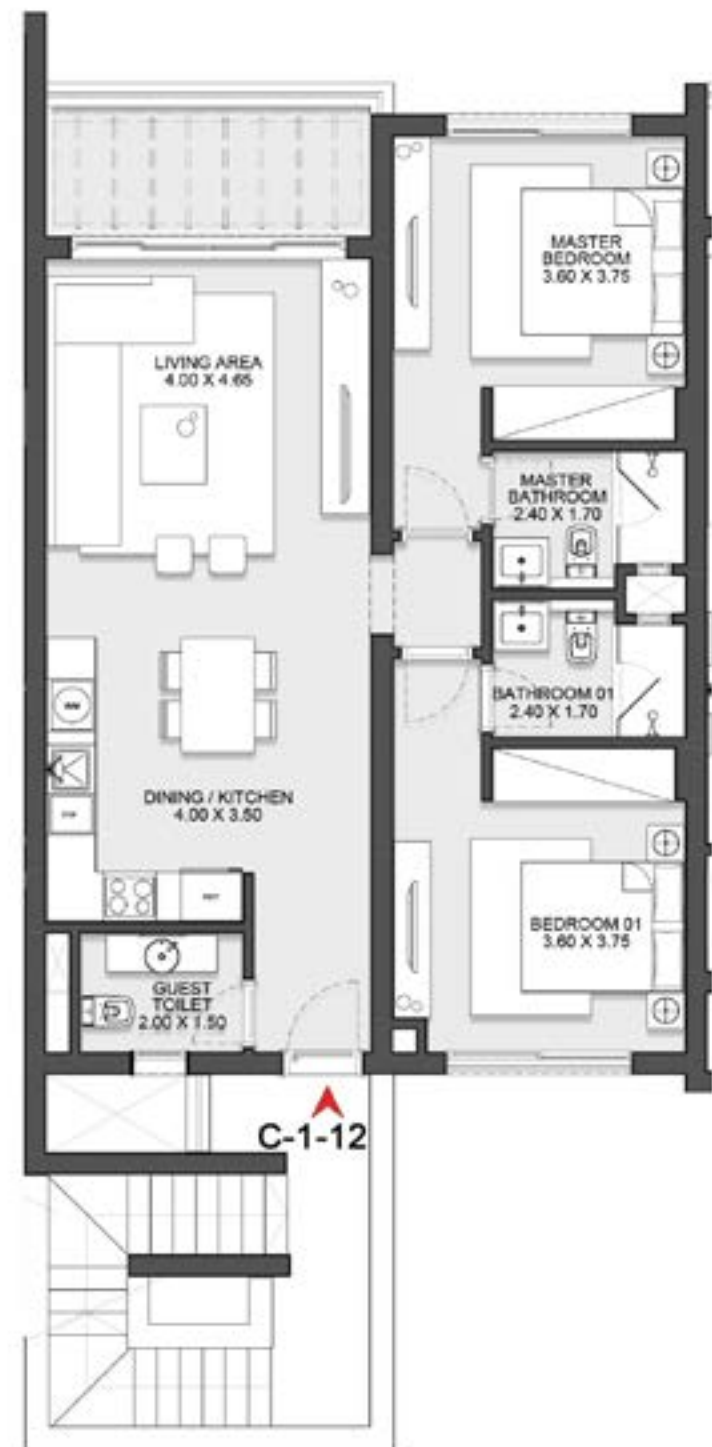
1 BEDROOM
Total Unit Area: 64 SQ M



1 BEDROOM
Total Unit Area: 62 SQM



STUDIO
Total Unit Area: 47 SQM



2 BEDROOMS
Total Unit Area: 90 SQ M



1 BEDROOM
Total Unit Area: 64 SQ M



CORNER UNIT - 1 BEDROOM
Total Unit Area: 65 SQM

CHALET 3

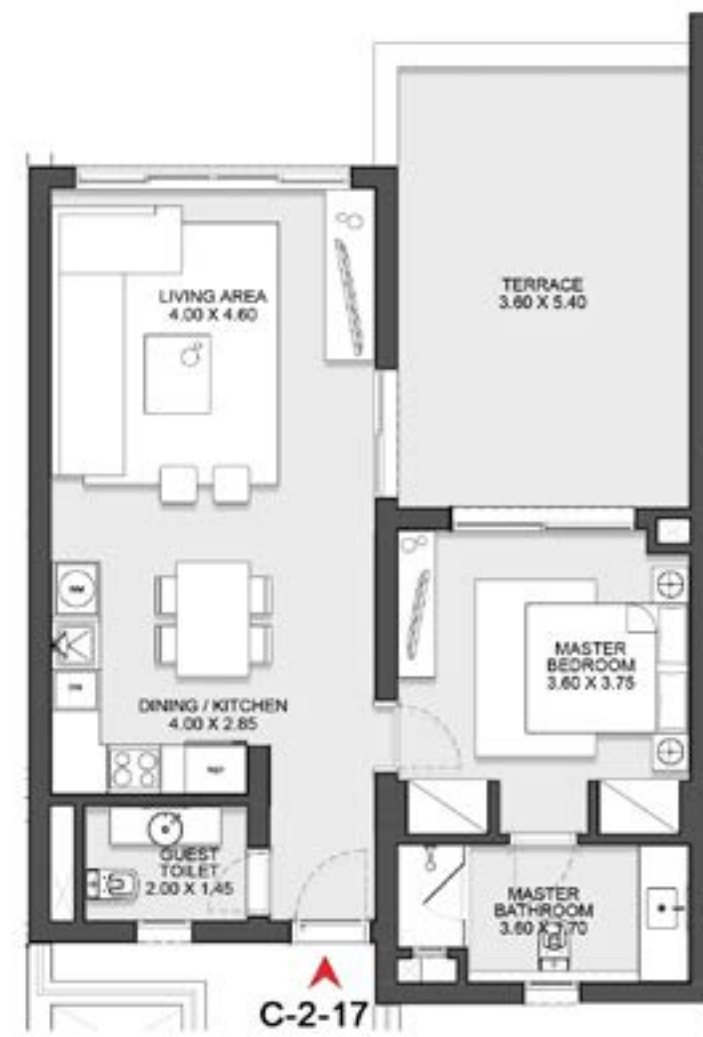




CORNER UNIT - STUDIO
Total Unit Area: 42 SQM



2 BEDROOMS
Total Unit Area: 92 SQM

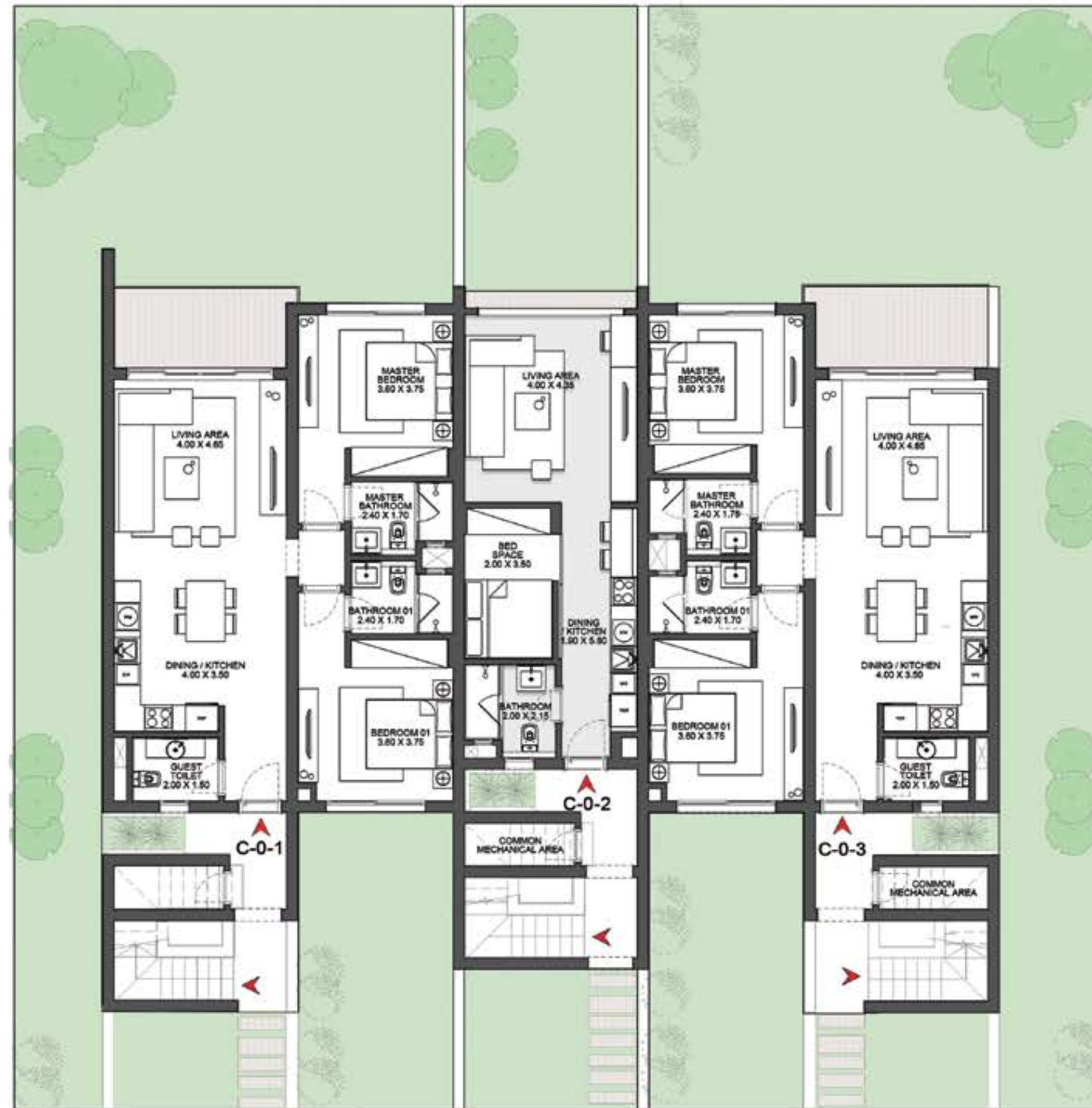


1 BEDROOM
Total Unit Area: 66 SQM



CORNER UNIT - 1 BEDROOM
Total Unit Area: 67 SQM

CHALET 4





CORNER UNIT - 2 BEDROOMS
Total Unit Area: 99 SQM



STUDIO
Total Unit Area: 46 SQM



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 99 SQM

CHALET 4





CORNER UNIT - 2 BEDROOMS
Total Unit Area: 91 SQM

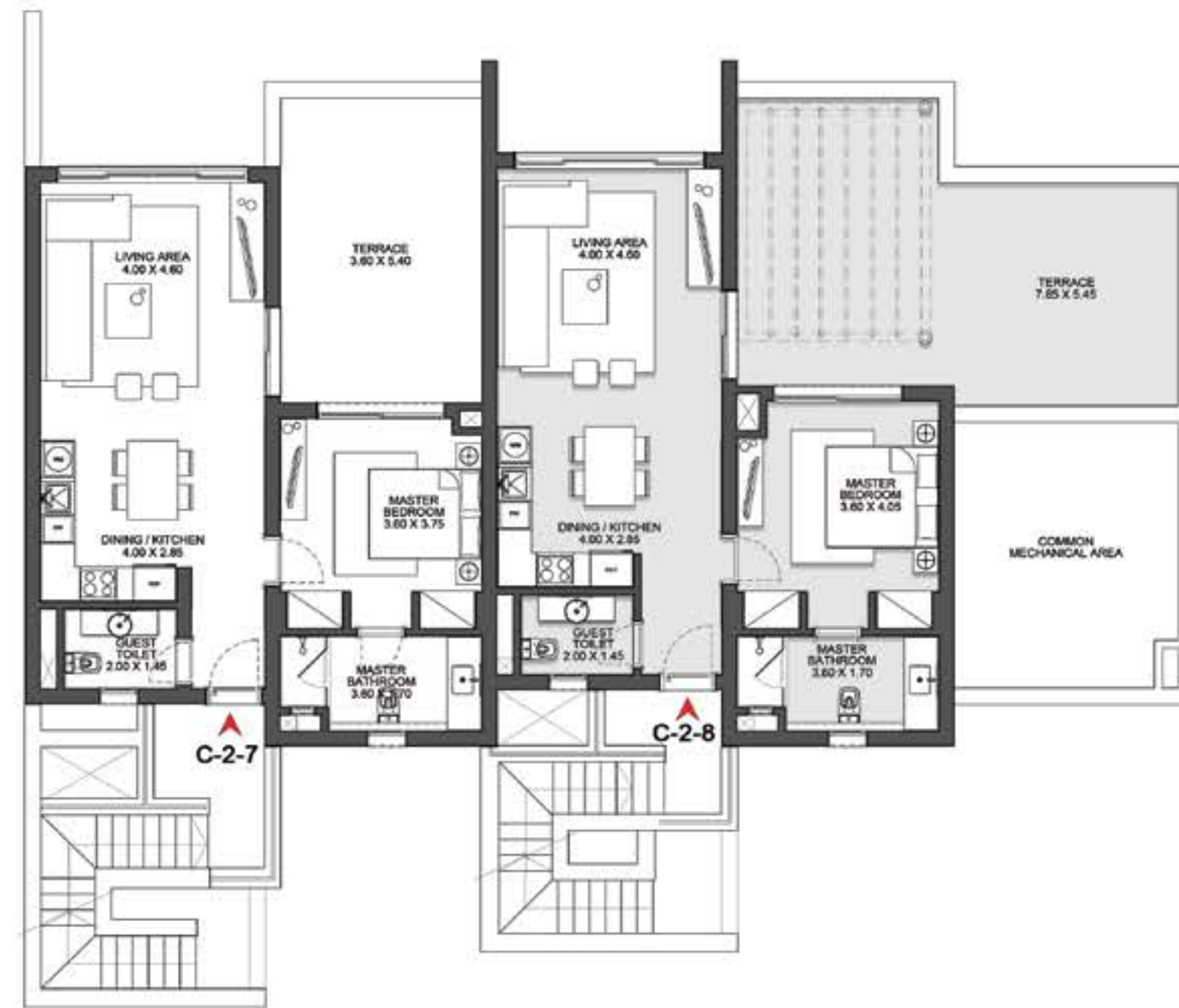


1 BEDROOM
Total Unit Area: 64 SQM



CORNER UNIT - 1 BEDROOM
Total Unit Area: 65 SQM

CHALET 4





CORNER UNIT - 1 BEDROOM
Total Unit Area: 66 SQM



CORNER UNIT - 1 BEDROOM
Total Unit Area: 67 SQM

CHALET 5



FLOOR PLAN | GROUND FLOOR



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 100 SQ M



1 BEDROOM
Total Unit Area: 71 SQ M



1 BEDROOM
Total Unit Area: 69 SQM



CORNER UNIT - STUDIO
Total Unit Area: 48 SQM

CHALET 5





CORNER UNIT - 2 BEDROOMS
Total Unit Area: 91 SQM



1 BEDROOM
Total Unit Area: 64 SQM



1 BEDROOM
Total Unit Area: 62 SQM



CORNER UNIT - STUDIO
Total Unit Area: 48 SQM

CHALET 5





CORNER UNIT - STUDIO
Total Unit Area: 42 SQM



CORNER UNIT - 2 BEDROOMS
Total Unit Area: 92 SQM

TOWNHOUSES



TOWNHOUSES

Our townhouse types, ranging from 3-6 units, all express definitive characteristics. Graciously positioned around a tranquil sand pool and landscaped gardens, the inviting structure houses well-considered spaces for residents to live their El Gouna dream.

What sets our townhouses apart is the diverse variations of each unit type spanning from two to three bedroom townhouses. Some of the unit types have double height ceiling spaces, others have terraces that bring the outdoors in. Units range from open plan combined living and bedroom spaces to having a separate one-bedroom area. Several of the two and three-bedroom units offer the choice to have the master bedroom / loft or office space on the upper level.

The two bedroom townhouses also have a nanny's room, perfect for families. Some units offer rooftop terraces, others have private ground floor gardens. Heightening the working from home experience, all units have dedicated workspaces. Along with a communal courtyard with storage spaces for bicycles.



TOWNHOUSES 1&2



TOWNHOUSE 3



INTERIOR DESIGN



LIVING AREA

INTERIOR DESIGN



KITCHEN/DINING AREA

INTERIOR DESIGN



BEDROOM

INTERIOR DESIGN



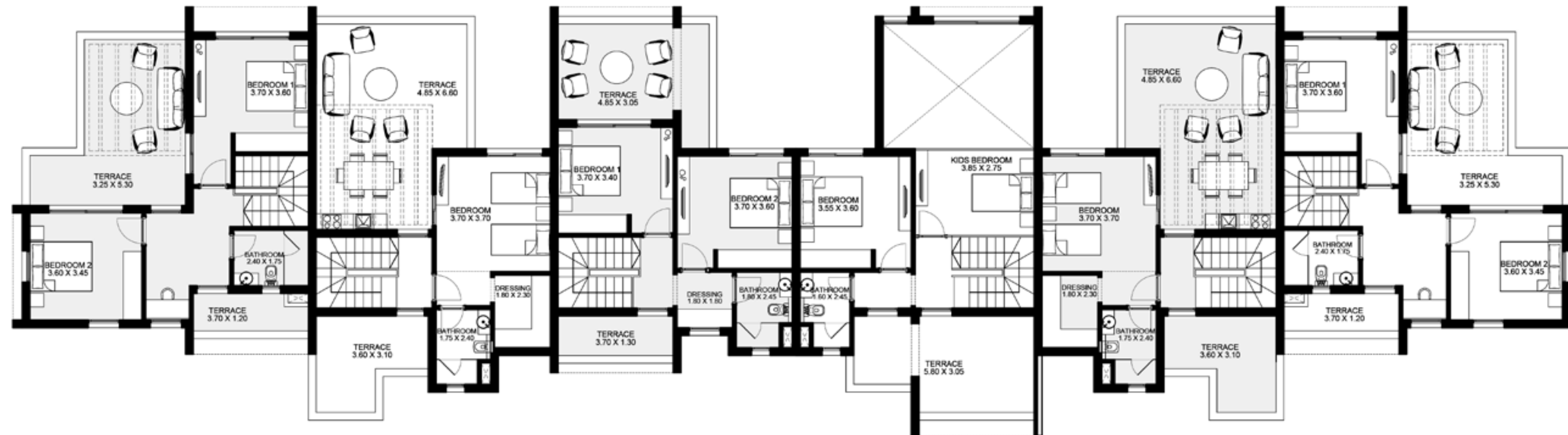
BATHROOM

TOWNHOUSE 1



FLOOR PLAN | GROUND FLOOR

TOWNHOUSE 1





CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM



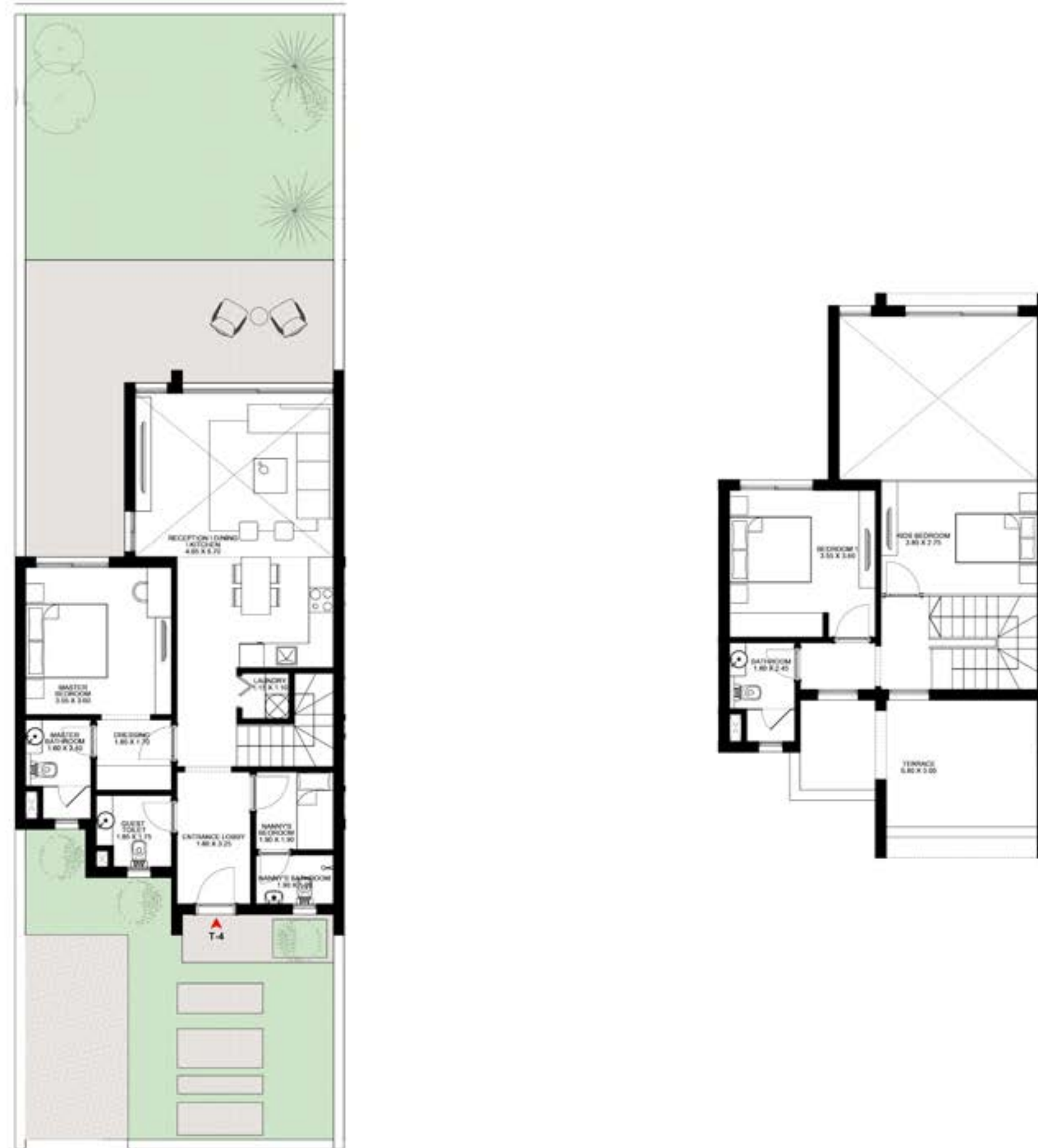
2 BEDROOMS + NANNY'S ROOM
Total Unit Area: 122 SQM

TOWNHOUSE 1

GROUND & FIRST FLOORS



3 BEDROOMS
Total Unit Area: 125 SQM



2 BEDROOMS + LOFT & KIDS ROOM
Total Unit Area: 135 SQM



2 BEDROOMS + NANNY'S ROOM
Total Unit Area: 122 SQM



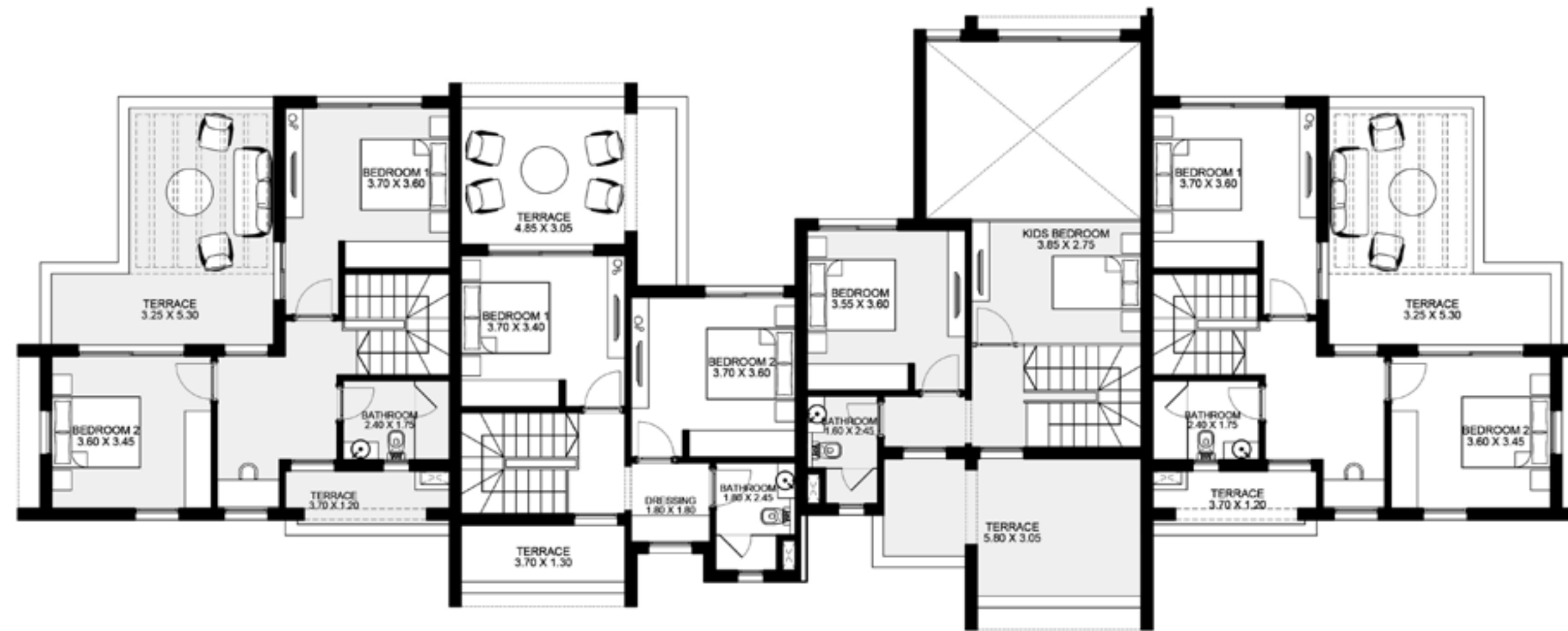
CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM

TOWNHOUSE 2



FLOOR PLAN | GROUND FLOOR

TOWNHOUSE 2



FLOOR PLAN | FIRST FLOOR



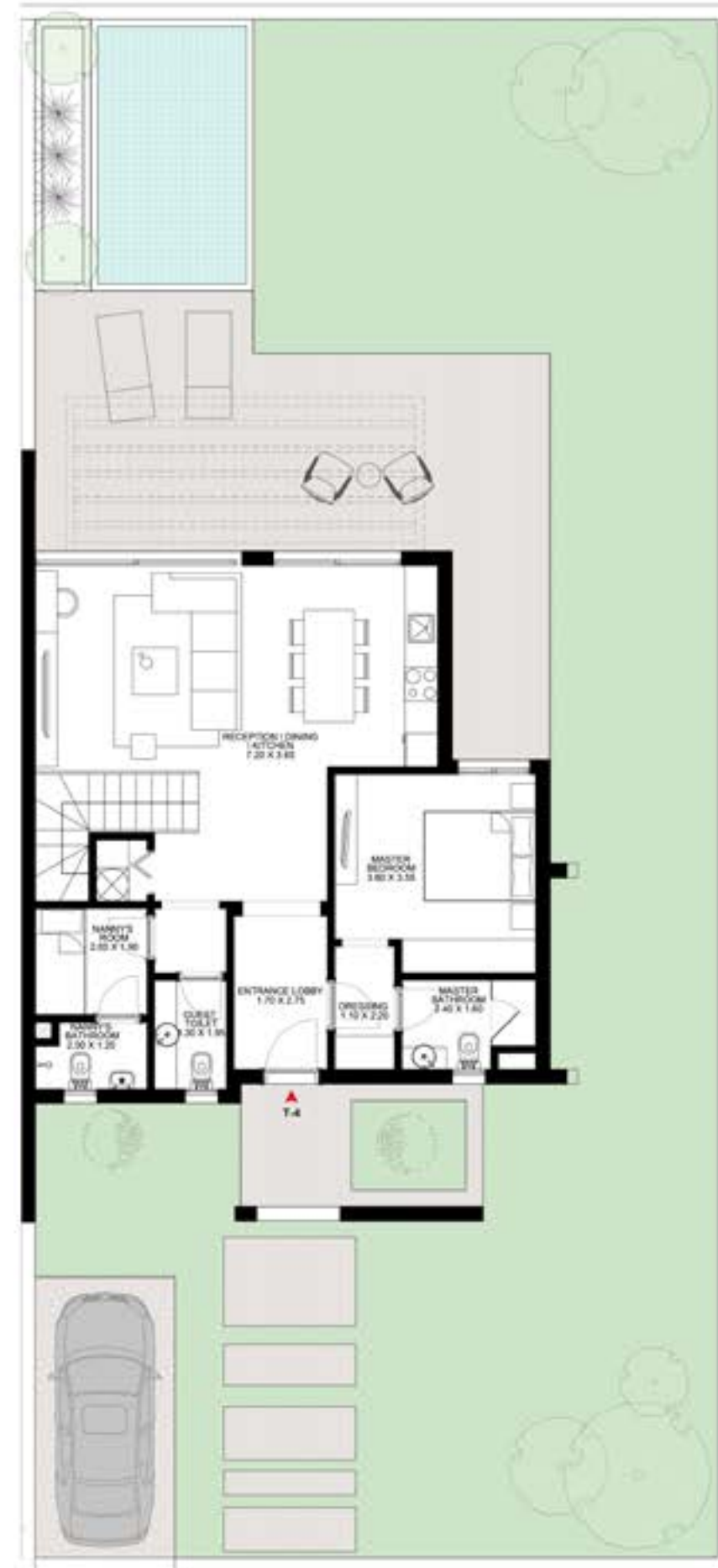
CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM



3 BEDROOMS
Total Unit Area: 125 SQ M



2 BEDROOMS + LOFT & KIDS ROOM
Total Unit Area: 135 SQM



CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM

TOWNHOUSE 3



FLOOR PLAN | GROUND FLOOR

TOWNHOUSE 3



FLOOR PLAN | FIRST FLOOR



CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM



2 BEDROOMS + NANNY'S ROOM
Total Unit Area: 122 SQM



CORNER UNIT - 3 BEDROOMS + NANNY'S ROOM
Total Unit Area: 140 SQM

MEET THE MASTERMINDS

THE MASTERPLANNERS



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 centres, and sporting facilities. Their work can be found in a number of international destinations encompassing the Middle East, Europe, and South America.

THE ARCHITECTS



Innovation Design Studio, a rapidly growing design studio established in 2007 is the mastermind behind the Intricately designed project plans. Their scope ranges from consultation to the complete delivery of high end-architectural design projects. The Studio is responsible for a large portfolio of diverse residential and commercial projects. Their designs are based on an informed use of technology and materials, combining a commitment to the spirit of the novel with a strong awareness of the project context.

THE INTERIOR DESIGNERS



Studio être is a Cairo-based group of seasoned architects and designers with a reputation for pioneering innovative, sustainable design strategies. With a focus on bespoke projects across Egypt and the wider region, they design soulful places that represent and celebrate the designs of the natural world. The approach driving everything is to lead from human experience. The interior designs of Kamaran are designed by noteworthy Studio être. Their design approach focuses on the characteristics of the architectural elements, spatial ratios, clean line details, and attention to materials. The interiors of Kamaran celebrate simplicity, lightness, and efficiency.



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 | |





KAMARAN

A REFLECTION OF NATURE

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Abu Tig Marina

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

16595

Download El Gouna's App

