



# MIRAMAR

R E S I D E N C E S







EL GOUNA  
STATE OF MIND

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 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, 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 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





# MIRAMAR RESIDENCES MASTERPLAN

ICONIC LIVING  
REDEFINED

El Gouna invites you to discover its newest luxury offering of exceptional quality, operated by El Gouna Plus.

Miramar Residences is located in close proximity to El Gouna's legendary Sheraton Miramar, possessing a built-up area of 4,000 sqm. Set within an abundance of breathtaking scenery, including lush green landscaping and tranquil lagoons, Miramar Residences' home owners will be investing in a luxurious lifestyle experience beyond compare.

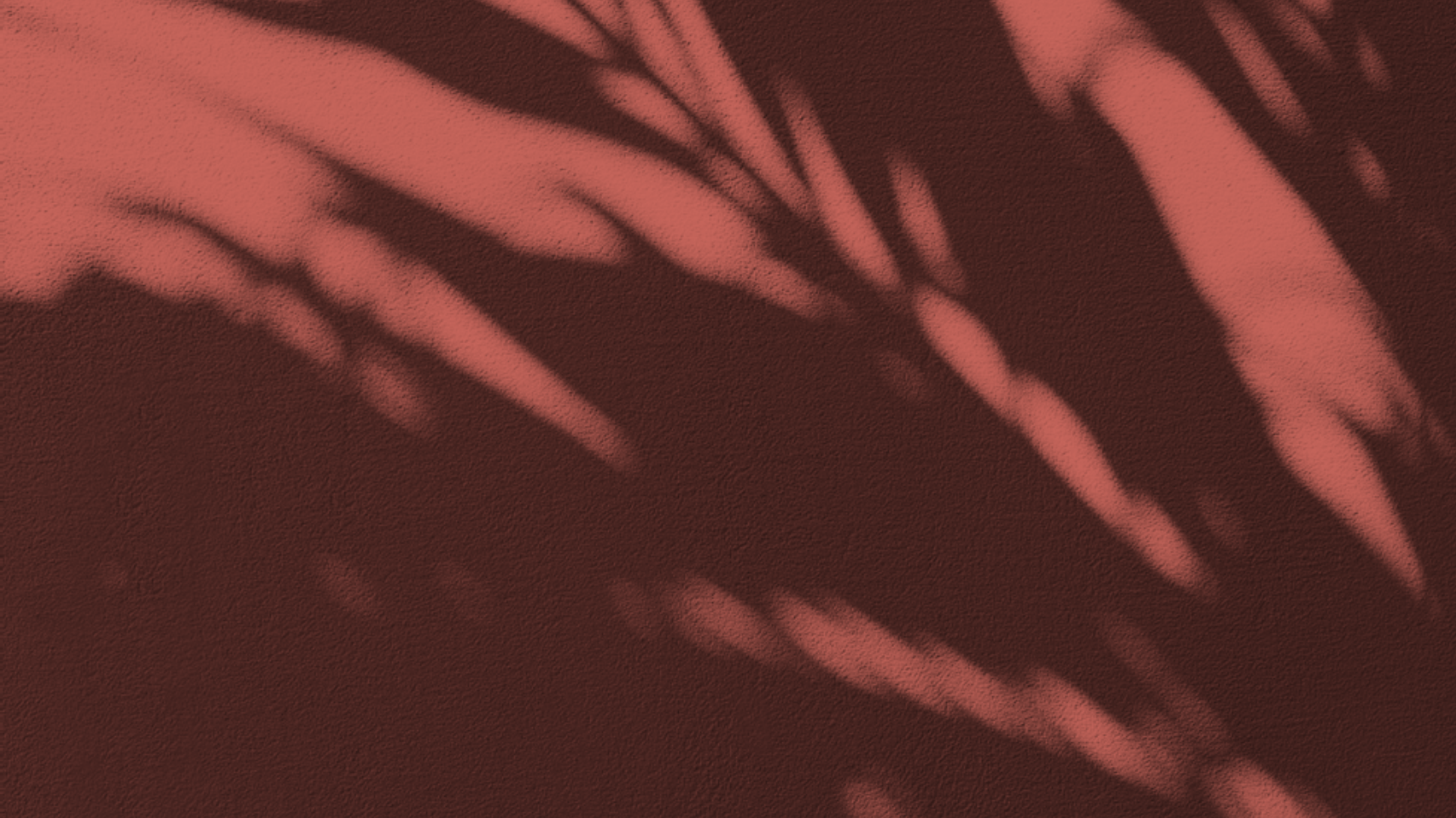






REFINED  
LINING





# MIRAMAR RESIDENCES

AN EXPRESSION OF  
EL GOUNA CULTURE & STYLE

Having created the most exceptional luxury vacations for holidaymakers for over three decades, El Gouna is now presenting a new iconic hospitality experience. Miramar Residences are luxurious upscale residences that express the legendary cultural spirit of El Gouna; ideal for those desiring to invest in a property or are seeking a perfect space to live life's precious moments. Life feels effortless here. A world of opportunity awaits you.

Miramar residents have the option of enjoying 24/7 services with exclusive privileges, courtesy of El Gouna Plus Services. Overlooking breathtaking lagoons, and reminiscent of the Sheraton Miramar architectural aesthetic, each residence has been designed to get more and more inviting with time.





Four exclusive buildings make up Miramar Residences. Each building accommodates differing luxury residences that all overlook the project waterfront and lagoon. They are punctuated with exotic accents such as the visually striking infinity pool, so residents can always admire captivating views. The residences are home to studios, 1 bedroom and 2 bedroom apartments along with 2 bedroom and 3 bedroom penthouse apartments, all ranging from 60 sqm to 300 sqm. Selected units have a private garden, plunge pool or their own pontoon.

Each residence has been designed with impeccable attention to detail. Imagine balconies and terraces with unrivalled views, verdant vistas and spacious light and airy spaces. Each apartment is fitted with luxurious well appointed, high end finishes, fixtures and optional furnishing, making them truly one of a kind.

Monochrome palates ensure interiors feel large and inviting. Here, you will find the standards of living so high, having been mindfully curated to ensure your every whim is met.







## Optional Elite Services

 24/7 Concierge

 House Keeping

 Luggage Storage

\*Other special services can be applied for an additional fee.



REFINED  
LINEN





Perhaps the most desirable feature is that homes will have access to Sheraton Miramar hotel amenities and services with special rates for residents, and advantages.

## HOMEOWNER'S BENEFITS

- Access to Sheraton Miramar Resort's Beach.
- Owners enjoy special discounts and rates on all Sheraton Resort amenities and facilities.
- Optional Rental Services to be operated by El Gouna Plus.

**Residents will live an indulgent lifestyle here, bold enough to match the breathtaking views.**





# OBMI INTERNATIONAL

## MEET THE ARCHITECT

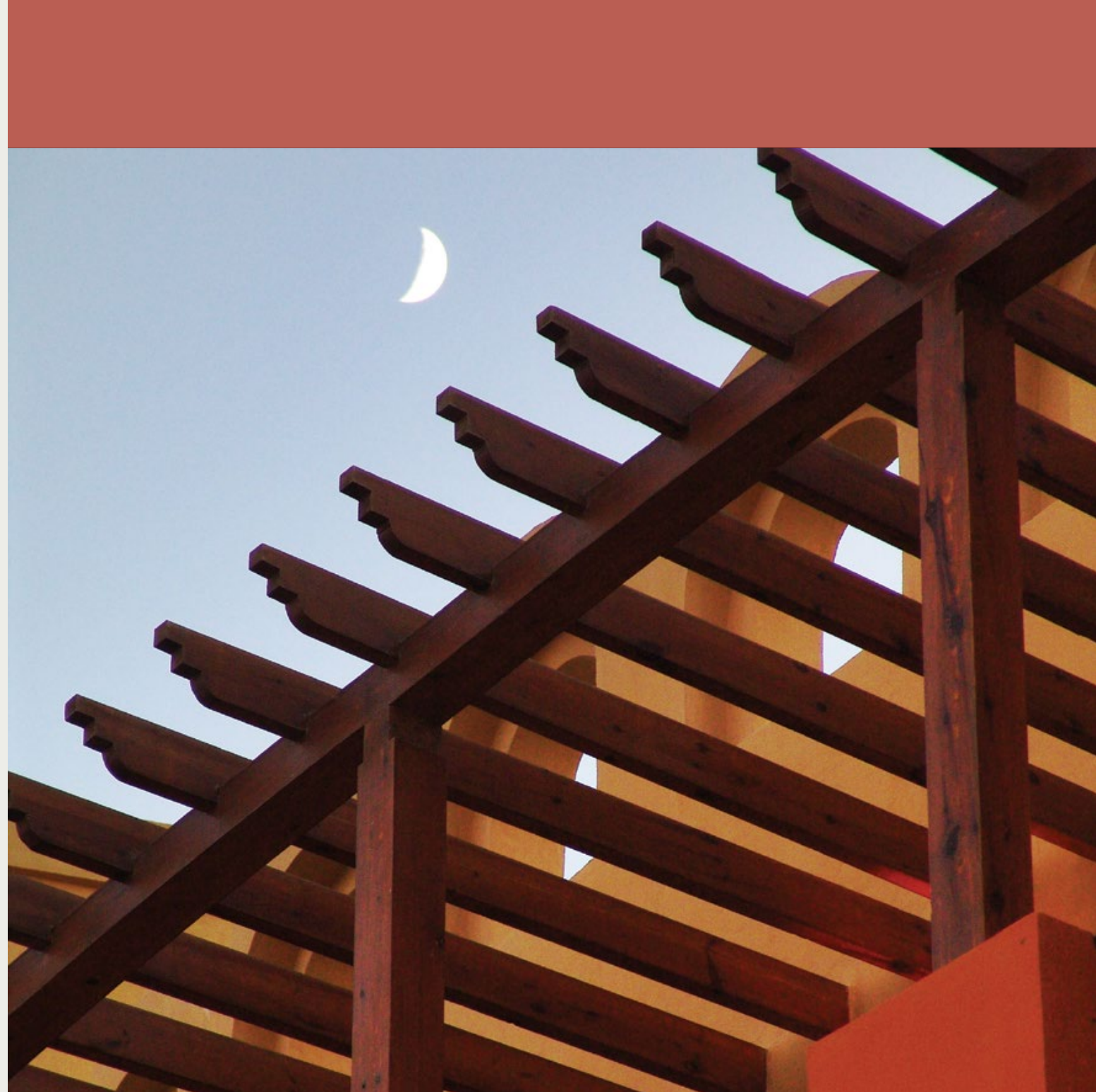
OBMI International (OBMI) is a leading global master planning, architecture and interior design firm specializing in luxury resorts and hotels, bespoke private residences and engaging urban areas. Celebrated for creating storied places that are experientially memorable, financially successful and incomparably marketable.

With more than 85 years of experience designing storied destinations, the firm has developed a sterling reputation as trusted advisors to the world's most prominent hospitality brands and developers to create distinctive spaces that evoke an authentic sense of place while delivering long-term value for clients and communities.



**O B M I**





# DESIGN POINT

## MEET THE INTERIOR DESIGNER

Design Point, founded and based in Cairo in 2002 - Priding itself on its multidisciplinary nature, is immersed in all aspects of design, art, cultural and social engagement. Design Point is managed by partners and principals Karim El Hayawan and Nehal Leheta (with their diverse practices) and a team of specialized and experienced architects, designers and visual artists. Design Point has also collaborated with some of Egypt's most well-respected artists and designers to produce an array of products and installations ranging from educational spaces, furniture pieces to interactive artworks - the latest being the design of the VIP and Visitor Center at the Pyramids of Giza. El Gouna has always been a source of inspiration since it's very first conception for the founders, both as designers and users, from private to public design, to architecture, urban design and full experience. Taking part in this project is of true professional and artistic value for Design Point - as well as personal value, having been part of the Gouna community and fabric for over a decade.



DESIGN POINT



INTERIOR DESIGN







B E D R O O M





L I V I N G   A R E A





L I V I N G   A R E A





L I V I N G   A R E A





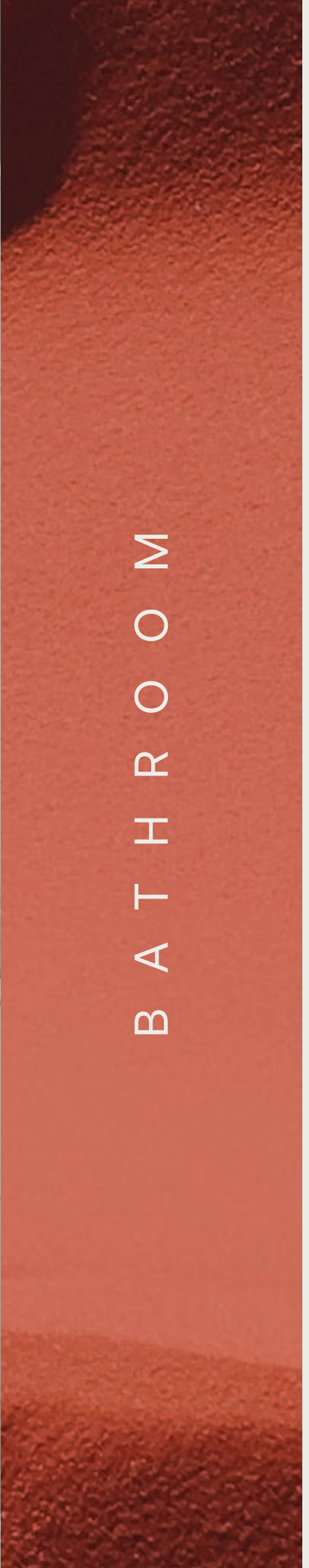
L I V I N G   A R E A





KITCHEN & DINING





BATHROOM





# BUILDING ONE

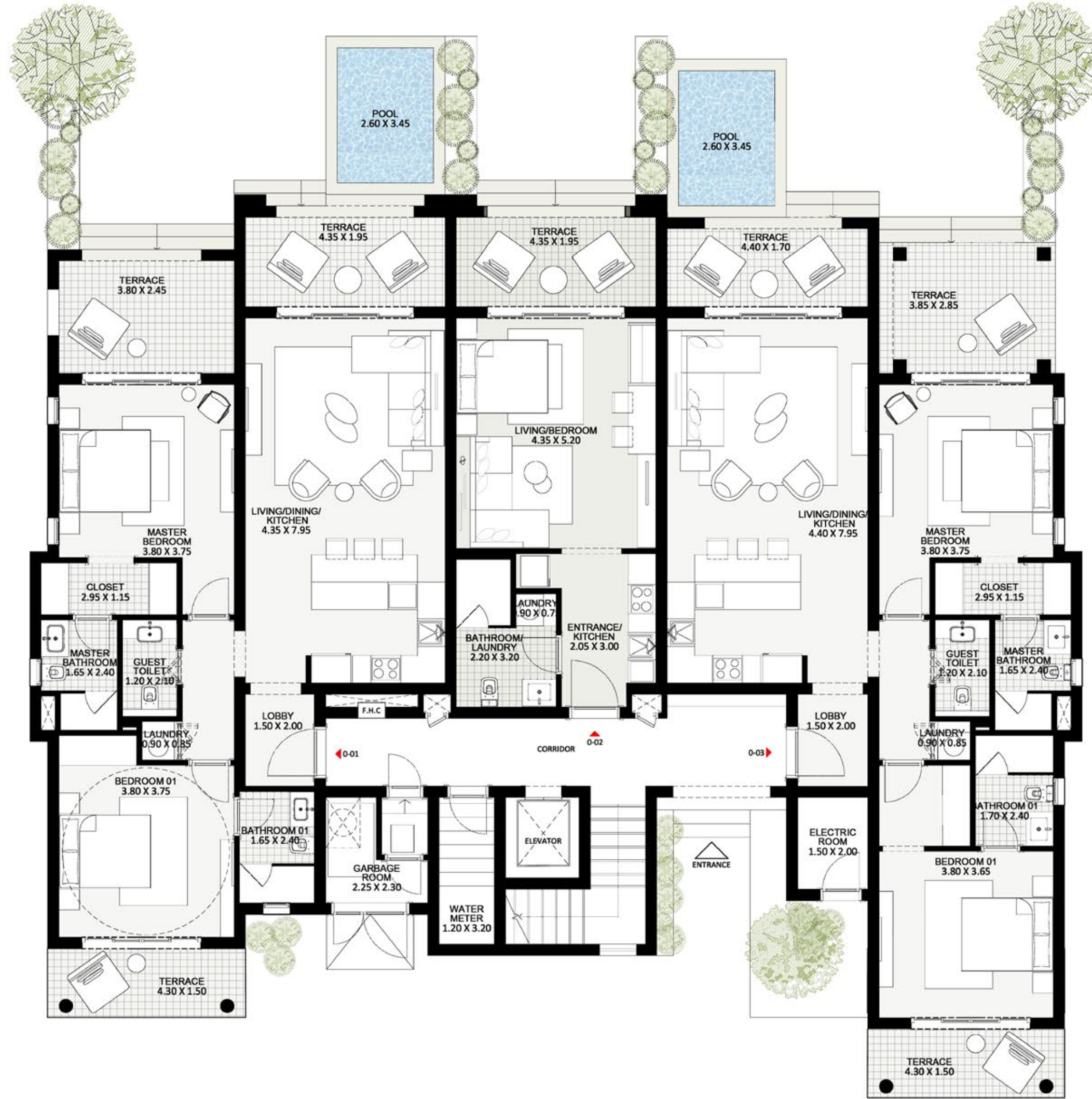
## A WELL-CONSIDERED SANCTUARY

The three-storey residence accommodates a studio, one and two-bedroom apartments and a two-bedroom penthouse apartment that vary in size according to your lifestyle needs. Life here is a truly unforgettable experience. Homes have been designed as a perfect backdrop for rest and relaxation with sweeping views that outstretch before you. Studio and one-bedroom apartments have a welcoming balcony or terrace. Two-bedroom units have a generous balcony with vistas that have the power to take your breath away. Interiors possess a luxurious aesthetic of simplicity, designed to enhance every moment. Every room has a purpose, being perfect spaces for daily living. Soothing natural light illuminates, ensuring your days feel brighter. Ground floor residences have a private garden and plunge pool for some units, adding a little something extra to enjoy. Second floor penthouse apartment also owns a plunge pool and rooftop terrace, ideal to watch the setting sun and soak up the uninterrupted panoramas. When living here, you will feel an amazing sense of satisfaction and bliss.



# BUILDING ONE

GROUND FLOOR







## 2 BEDROOM

TOTAL UNIT AREA: 150 SQM



## STUDIO

TOTAL UNIT AREA: 60 SQM





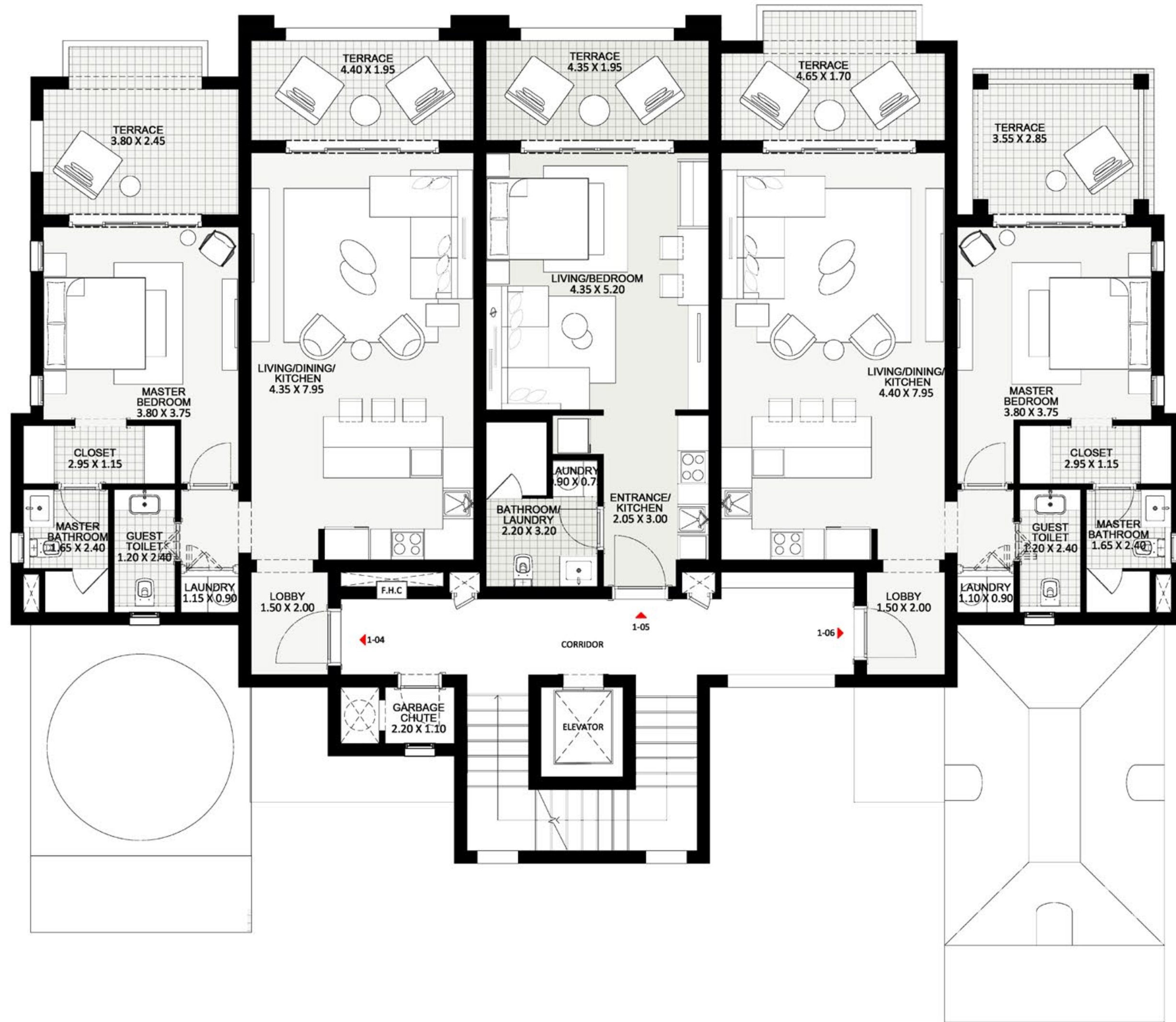
## 2 BEDROOM

TOTAL UNIT AREA: 150 SQM

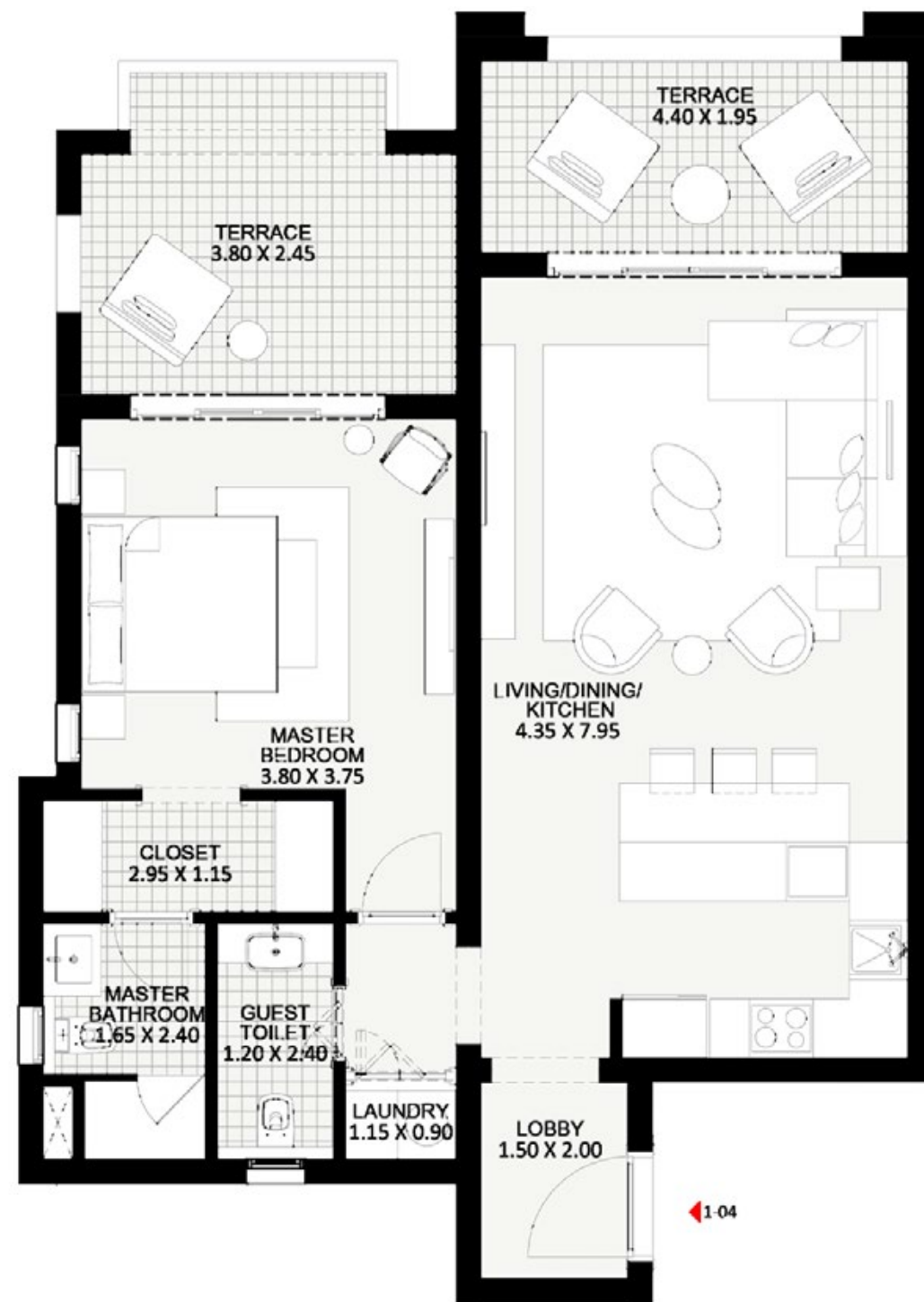


# BUILDING ONE

FIRST FLOOR







## 1 BEDROOM

TOTAL UNIT AREA: 115 SQM



## STUDIO

TOTAL UNIT AREA: 60 SQM





# 1 BEDROOM

TOTAL UNIT AREA: 115 SQM

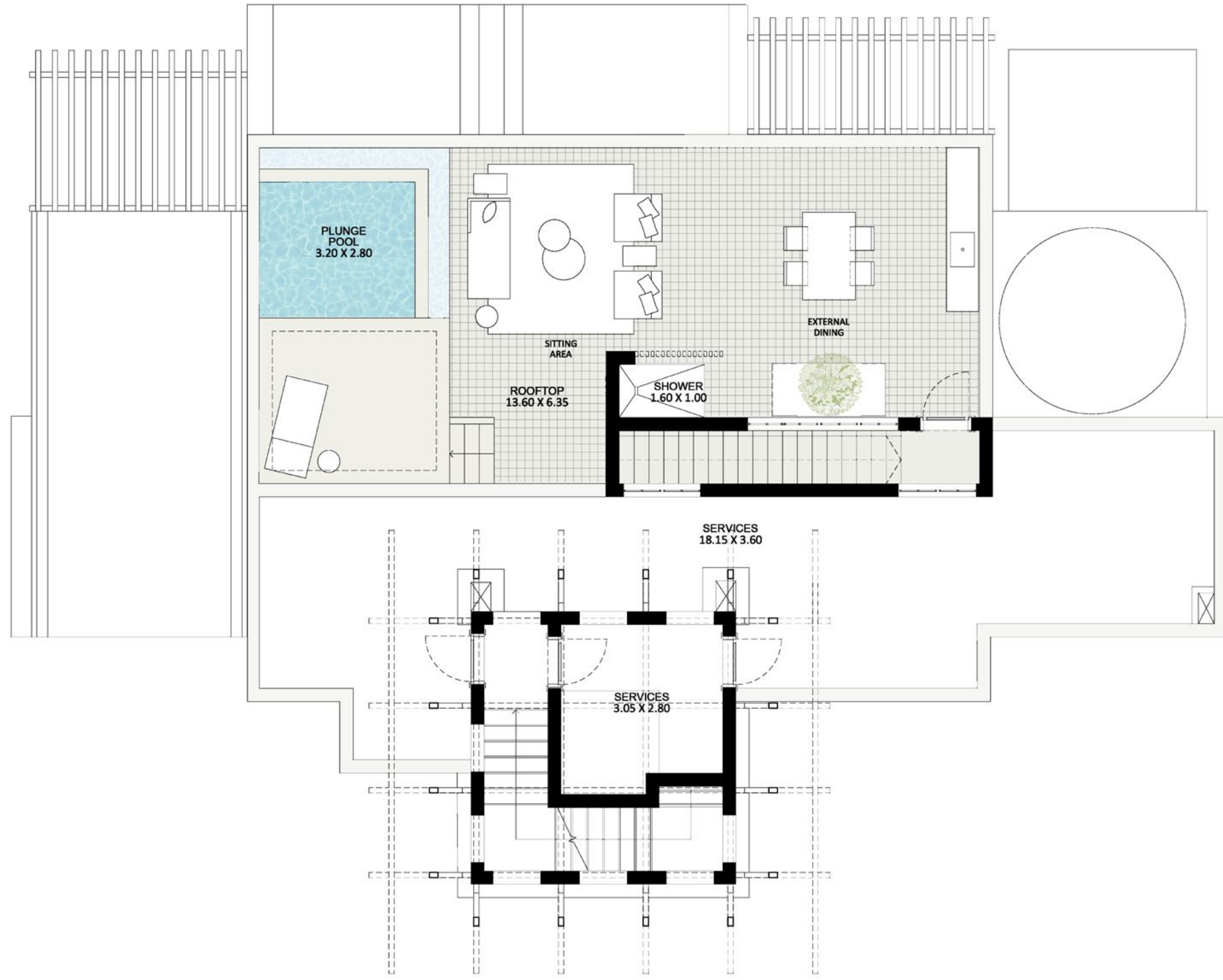


BUILDING ONE  
SECOND FLOOR  
PENTHOUSE

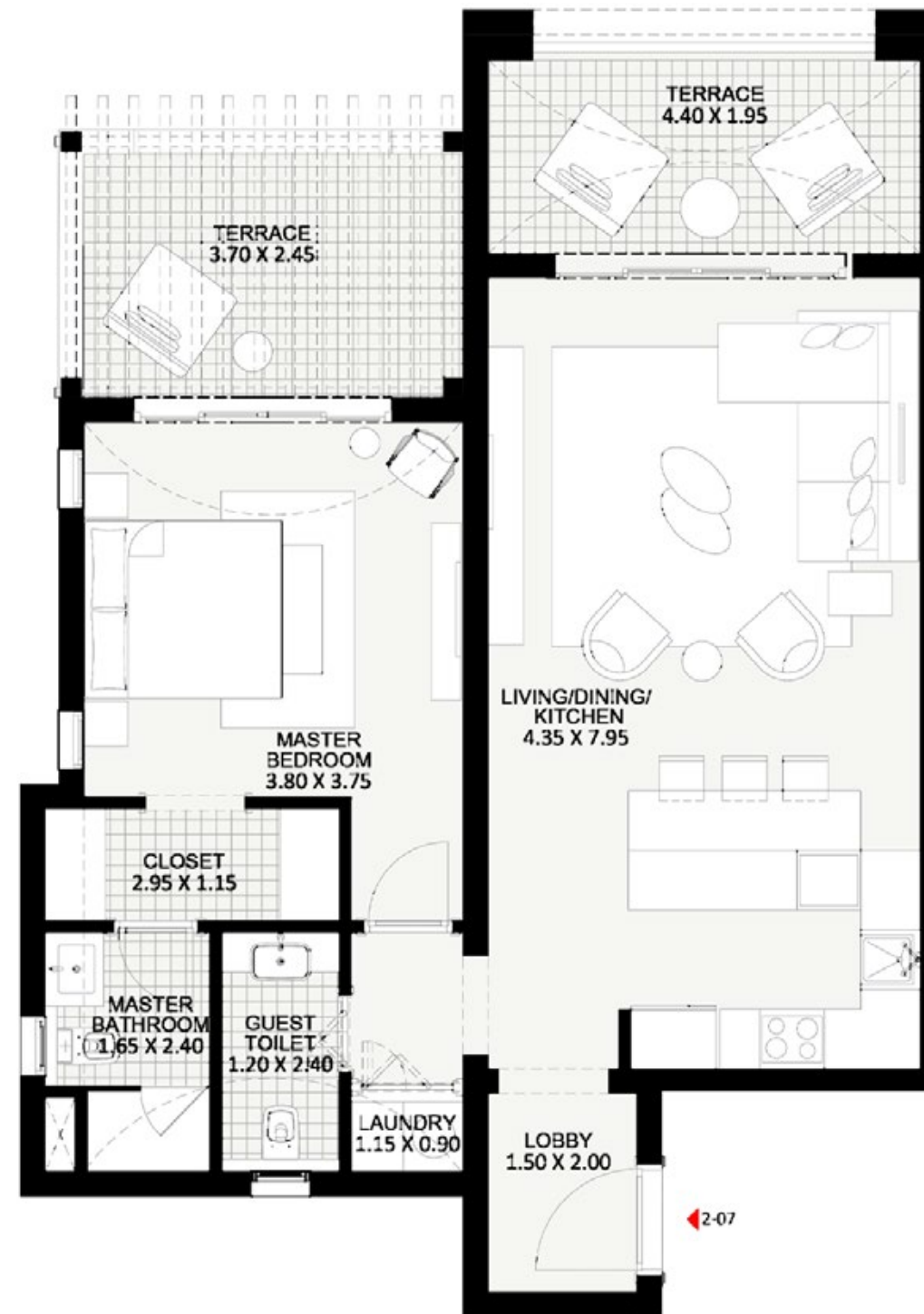




**BUILDING ONE**  
SECOND FLOOR  
PENTHOUSE



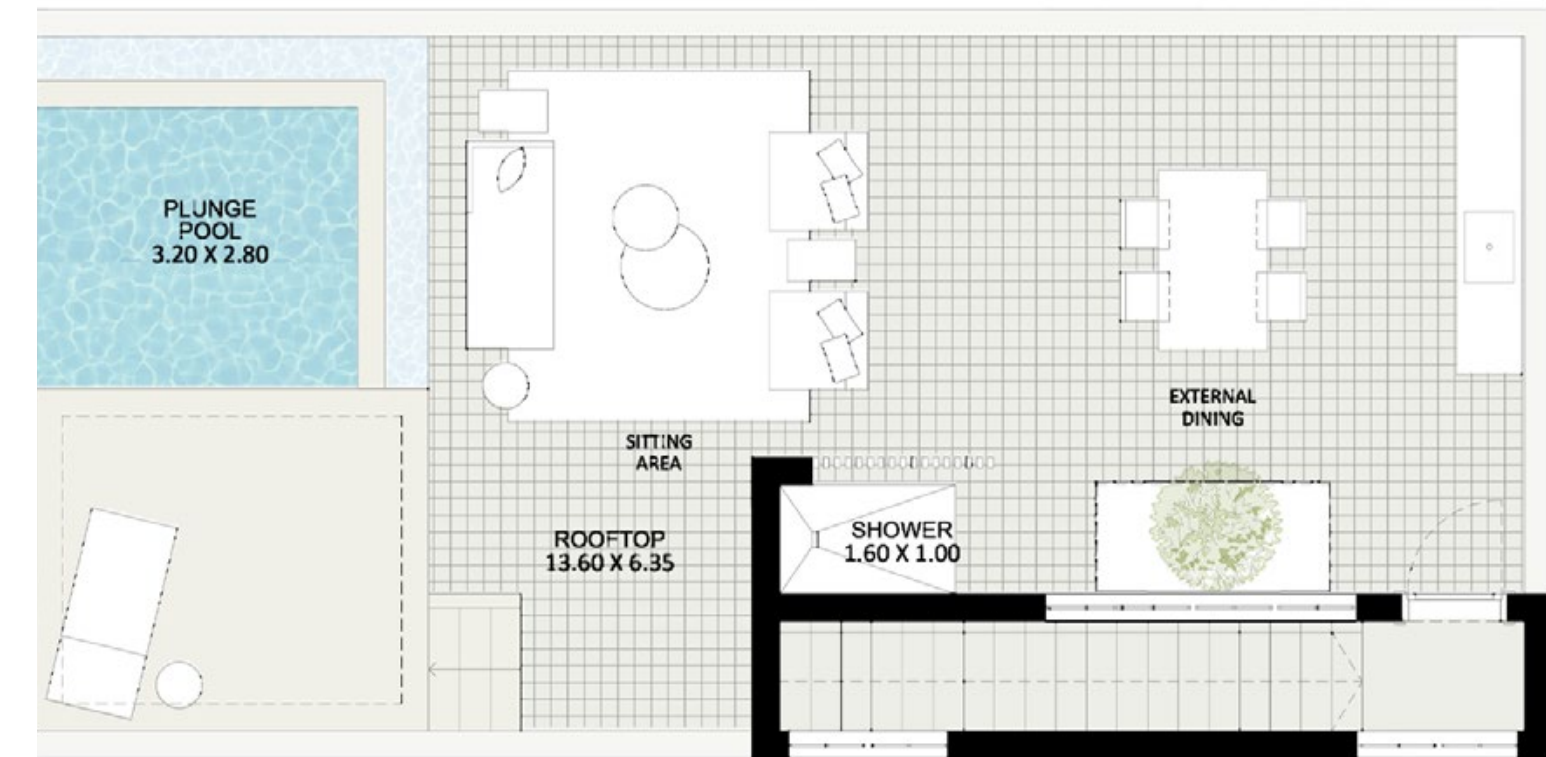
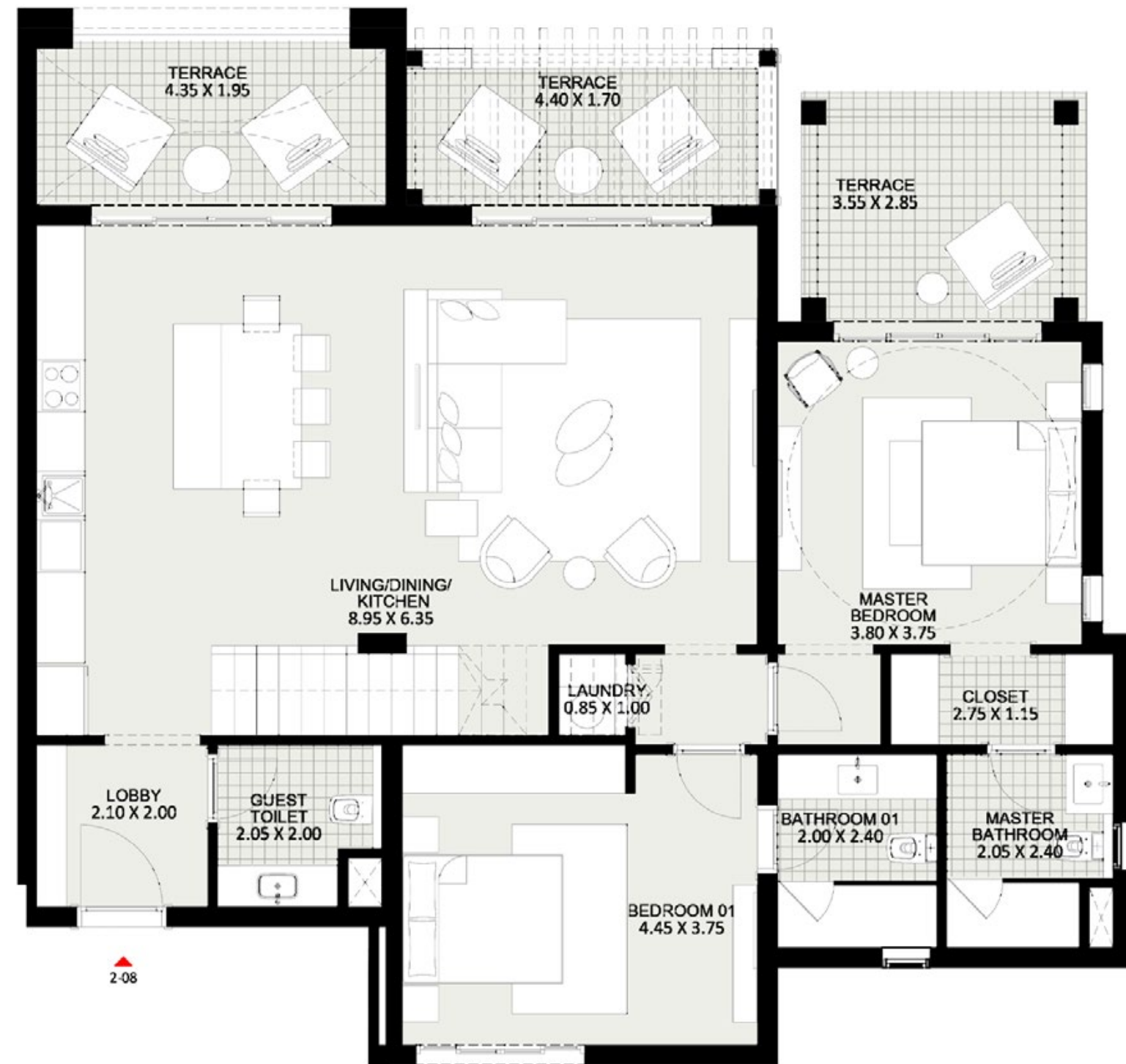




# 1 BEDROOM

TOTAL UNIT AREA: 115 SQM





## 2 BEDROOM PENTHOUSE + ROOF

TOTAL UNIT AREA: 195 SQM





# BUILDING ONE A

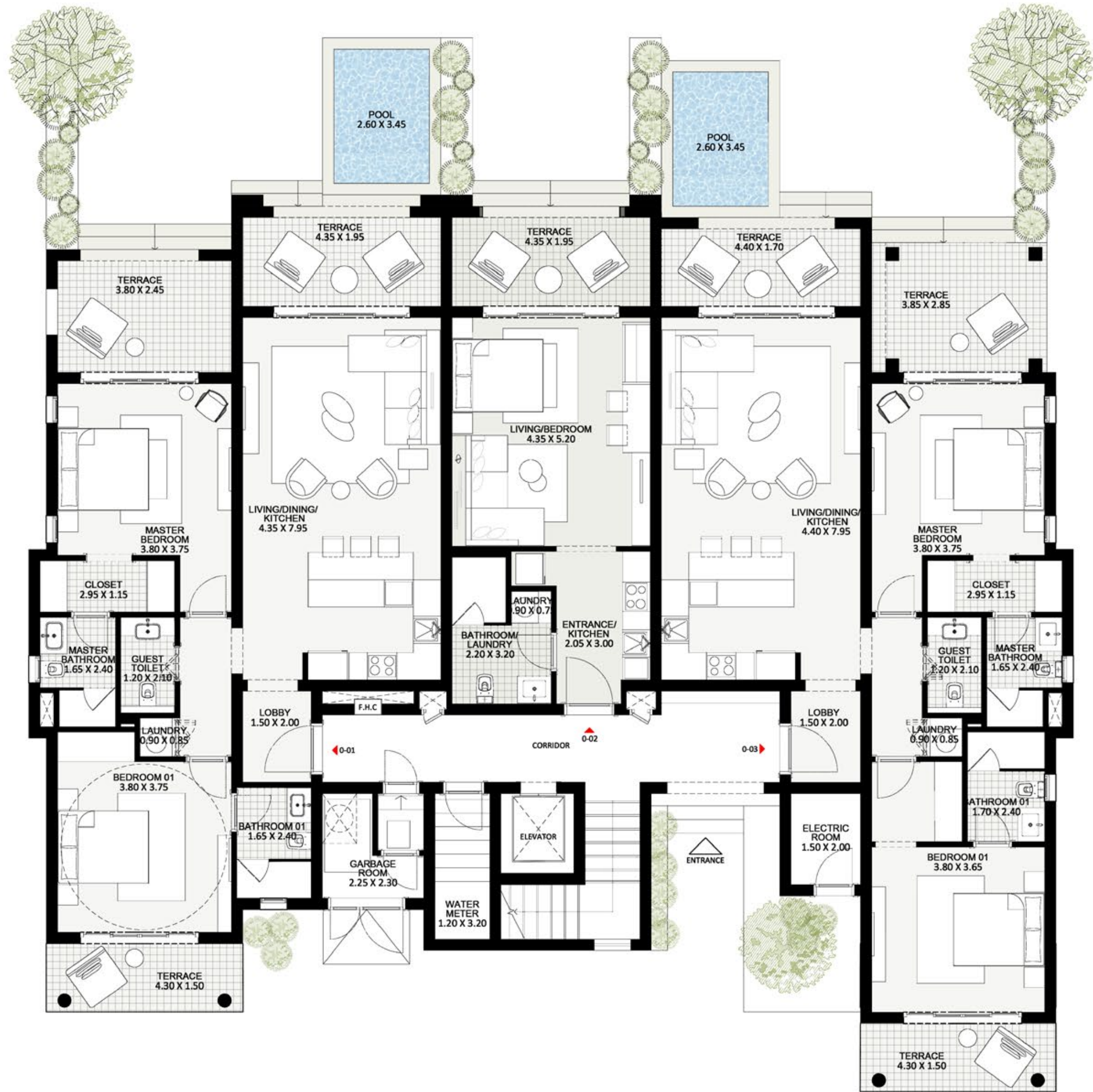
## A WELL-CONSIDERED SANCTUARY

The three-storey residence is home to studio, one and two-bedroom apartments. Each differs in size, portraying luxury living at its finest. Life feels effortless and beautiful here. Studio and one-bedroom apartments have a balcony or terrace which allow you to further immerse yourself amongst the wonder of this remarkable location. Interiors feel luxurious, and reflect the legendary destination aesthetic. Each room is a well-considered space. The bedrooms ensure you experience a quiet, undisturbed night's sleep. Ground floor apartments have a private garden and some units have a plunge pool to enjoy. The two-bedroom second-storey penthouse defines gracious living. A luxurious terrace will stir a welcoming response, ensuring the penthouse residents can always relish their private space with accompanying unrivalled views. The residences all showcase superior design and finishes, making these homes one of El Gouna's most desirable addresses.



# BUILDING ONE A

G R O U N D F L O O R







## 2 BEDROOM

TOTAL UNIT AREA: 150 SQM



## STUDIO

TOTAL UNIT AREA: 60 SQM





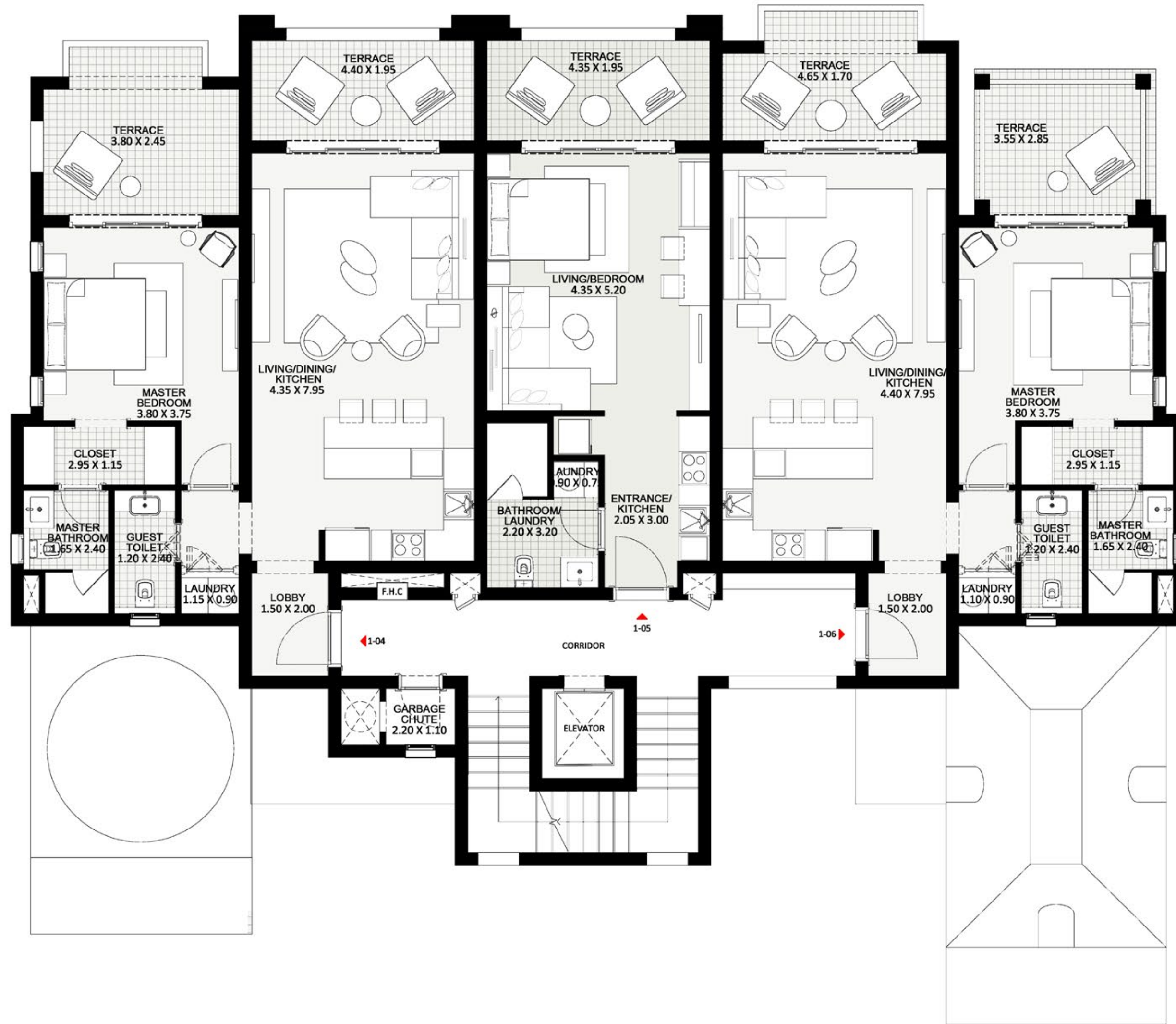
## 2 BEDROOM

TOTAL UNIT AREA: 150 SQM

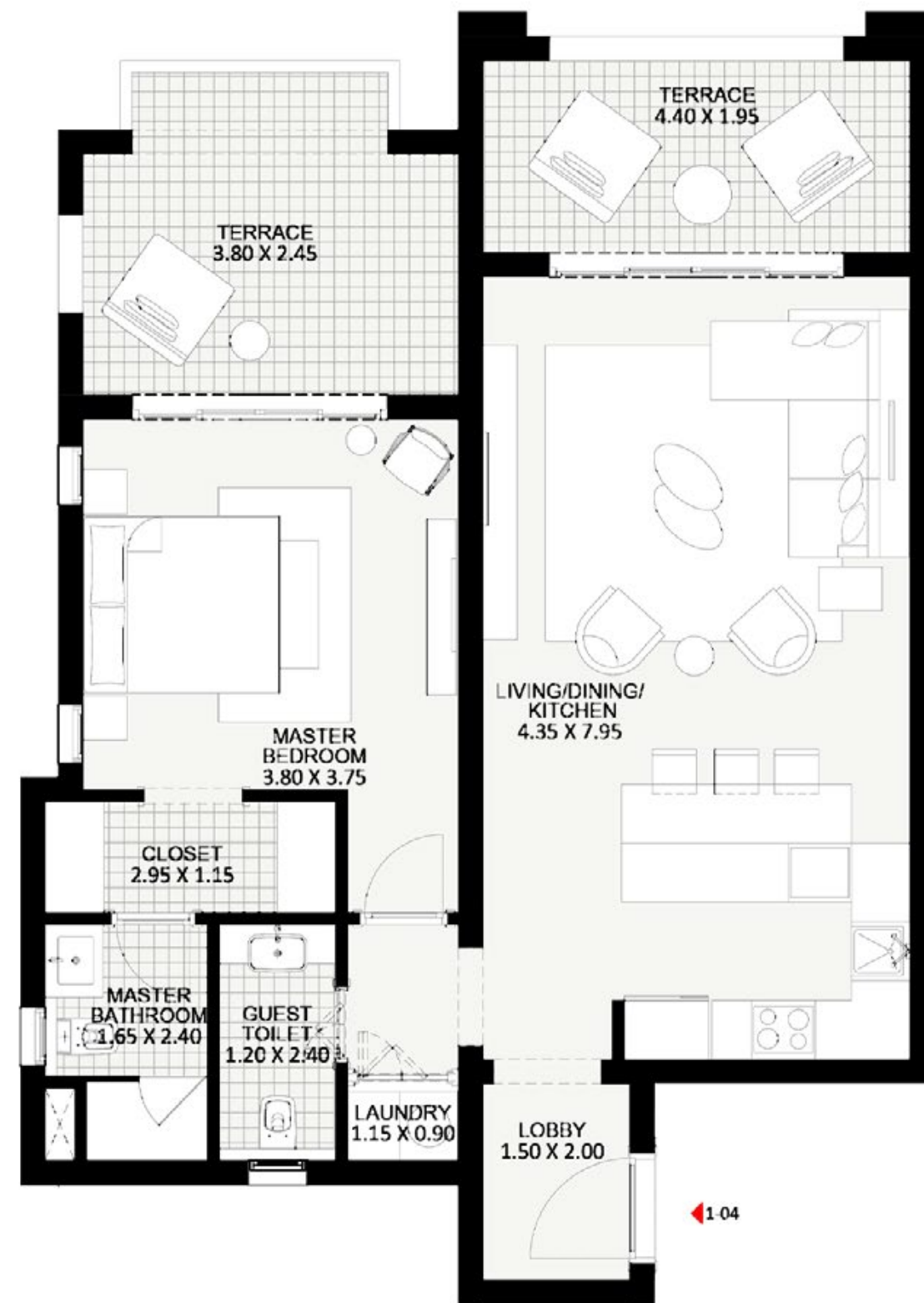


# BUILDING ONE

FIRST FLOOR







## 1 BEDROOM

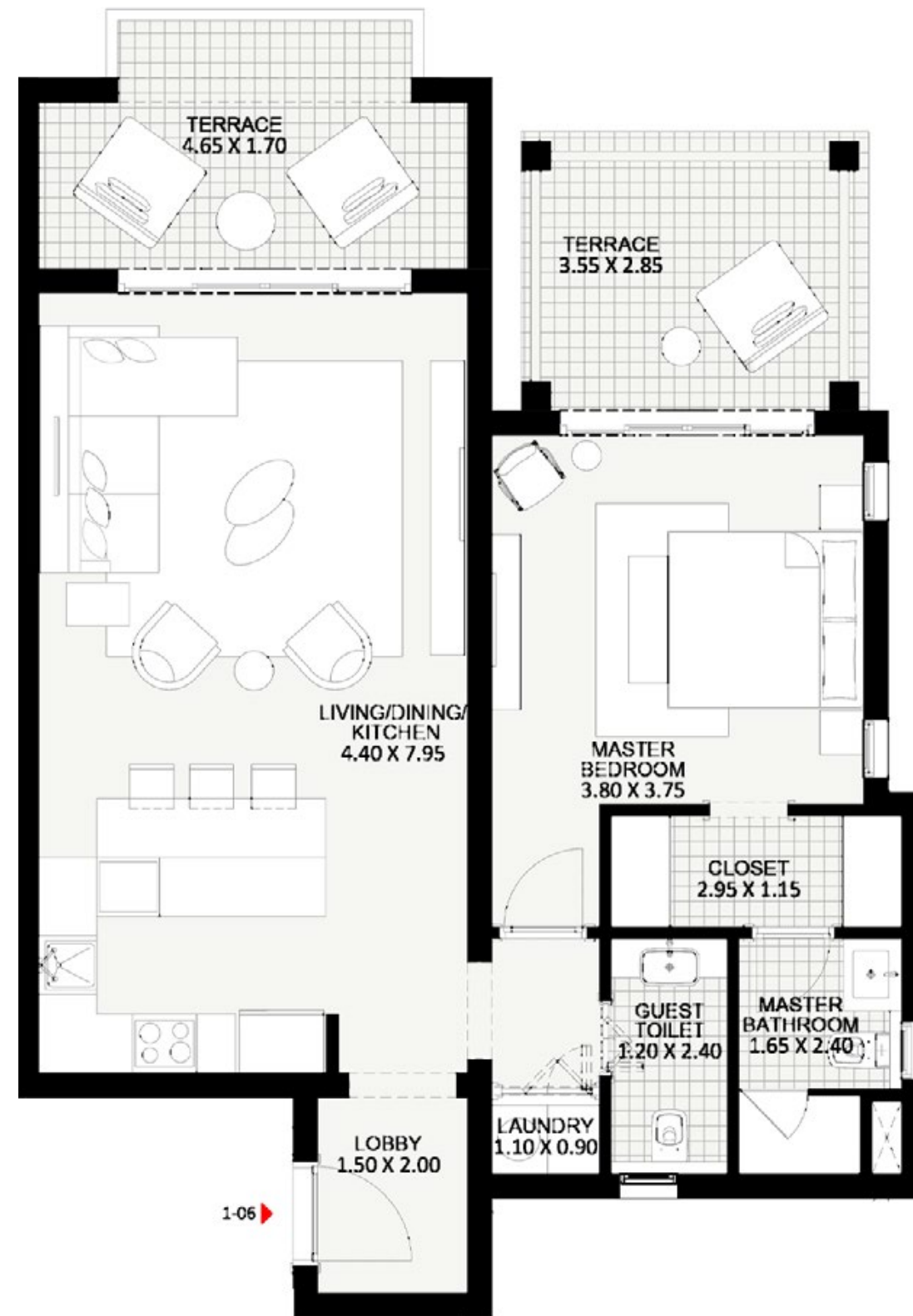
TOTAL UNIT AREA: 115 SQM



## STUDIO

TOTAL UNIT AREA: 60 SQM





# 1 BEDROOM

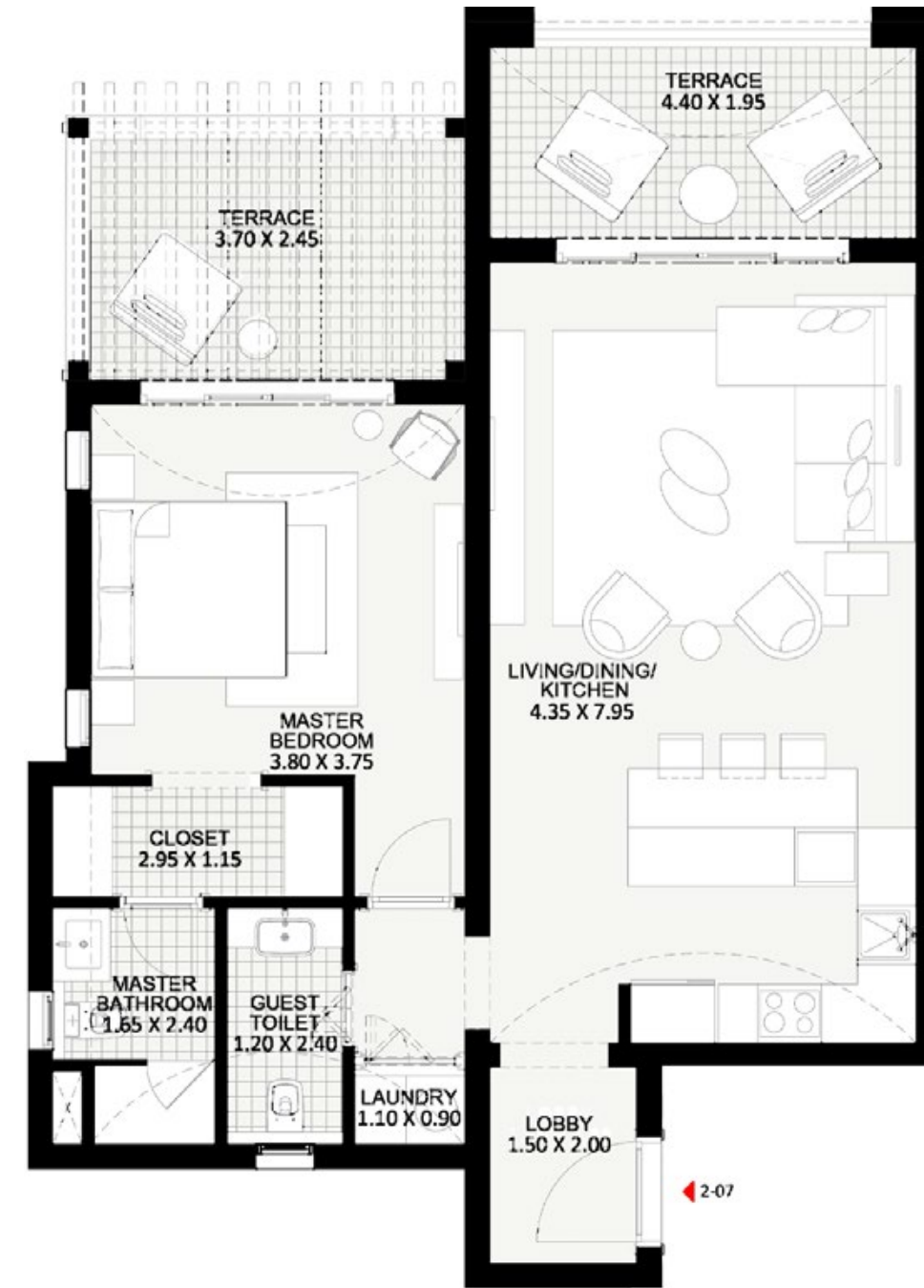
TOTAL UNIT AREA: 115 SQM



BUILDING ONE  
SECOND FLOOR  
PENTHOUSE



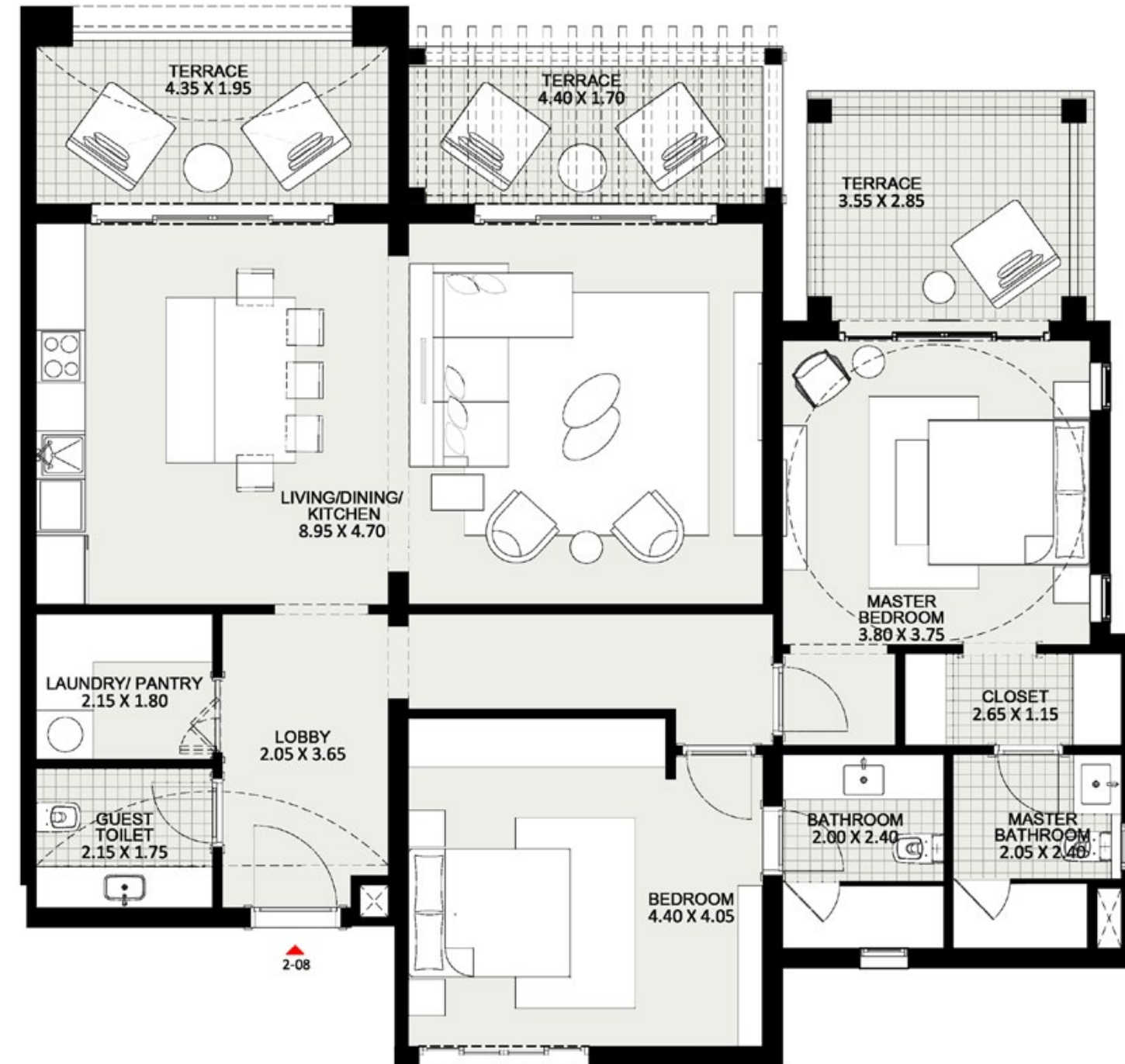




# 1 BEDROOM

TOTAL UNIT AREA: 115 SQM

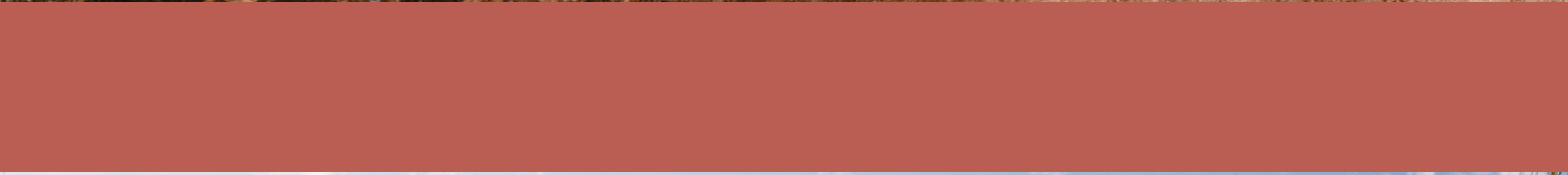
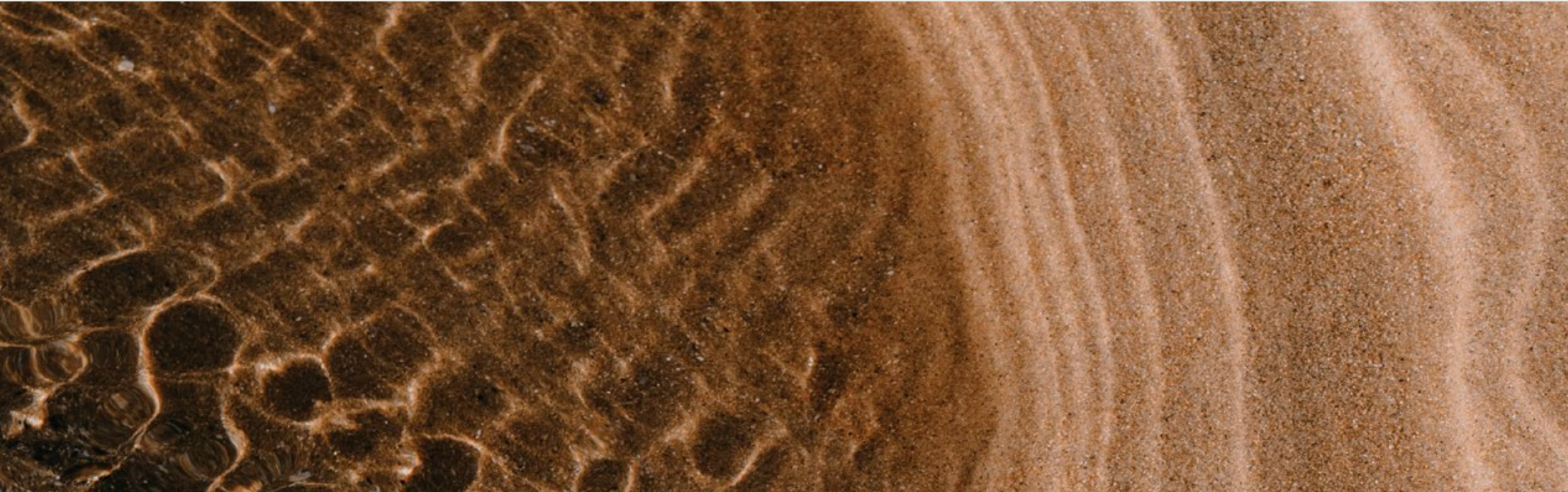




## 2 BEDROOM

TOTAL UNIT AREA: 180 SQM





## BUILDING TWO

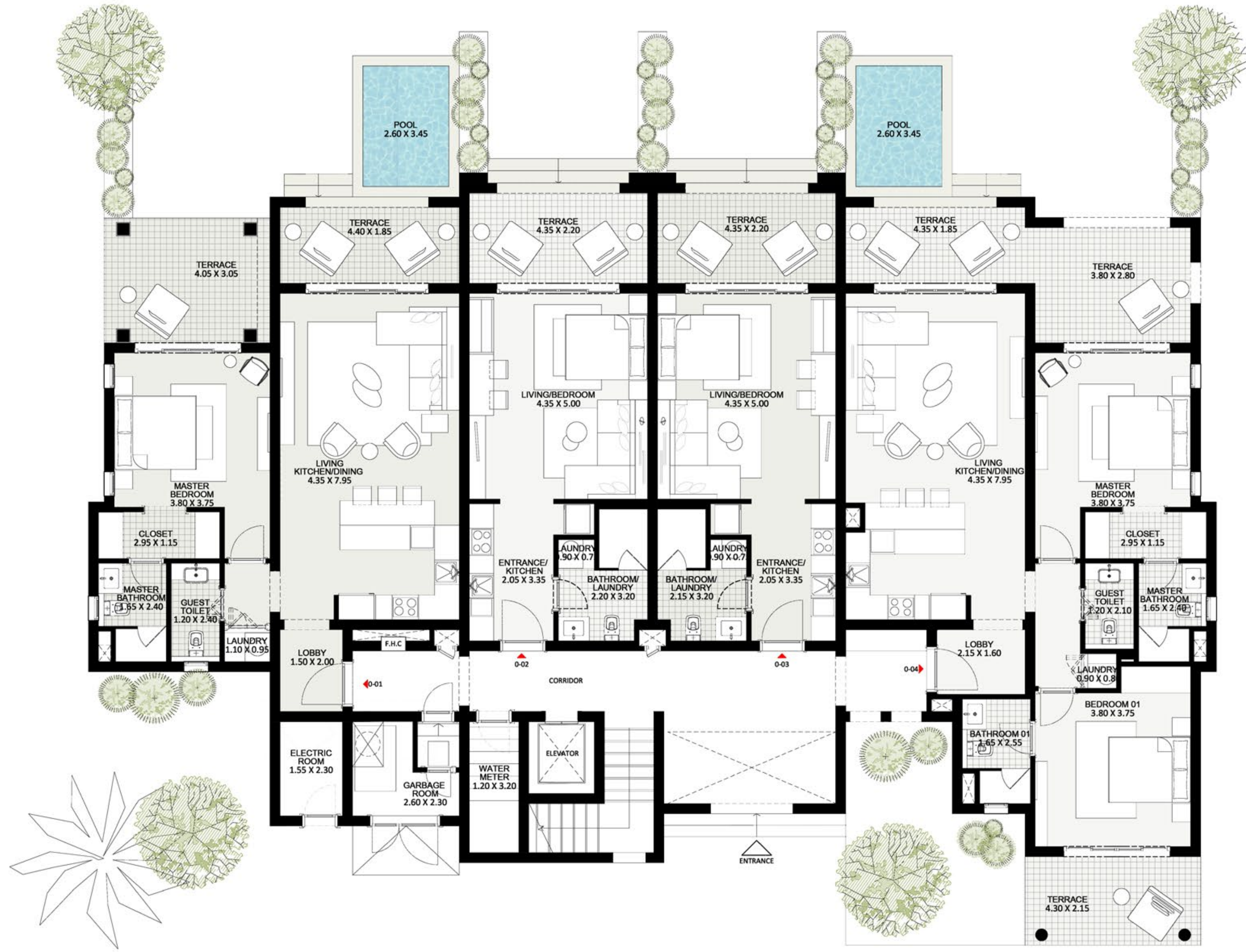
IMMEDIATELY INVITING INDULGENCE

This three-storey building is a haven of relaxation. Offering studios, one-bedroom and two-bedroom apartments and a three bedroom penthouse. These are spaces ideal for couples and families alike with soothing, spacious interiors that nourish the soul. Ground floor residences have a private garden and some units have a plunge pool; defining the concept of a tranquil retreat. With an inviting rooftop terrace, complete with a beautiful plunge pool and uninterrupted panoramas, the three bedroom penthouse second floor homeowners can relish their private space by winding down as they witness nature's finest hour and unrivalled views.

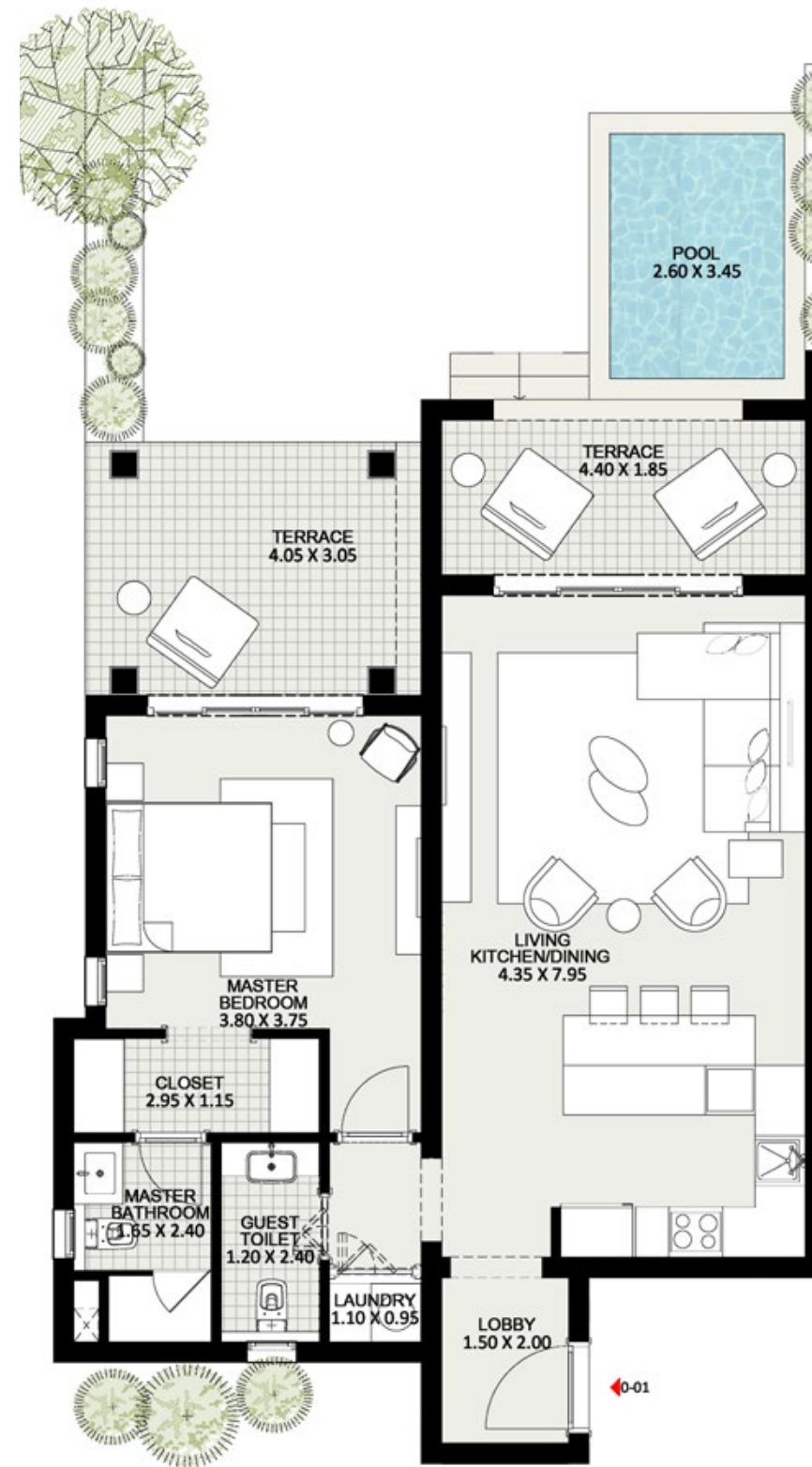


# BUILDING TWO

GROUND FLOOR

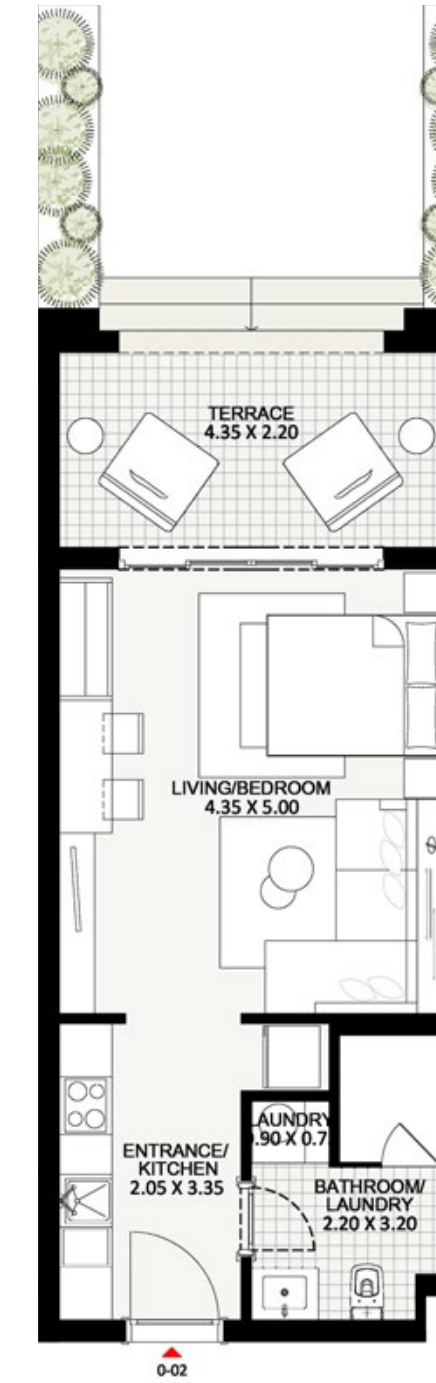






## 1 BEDROOM

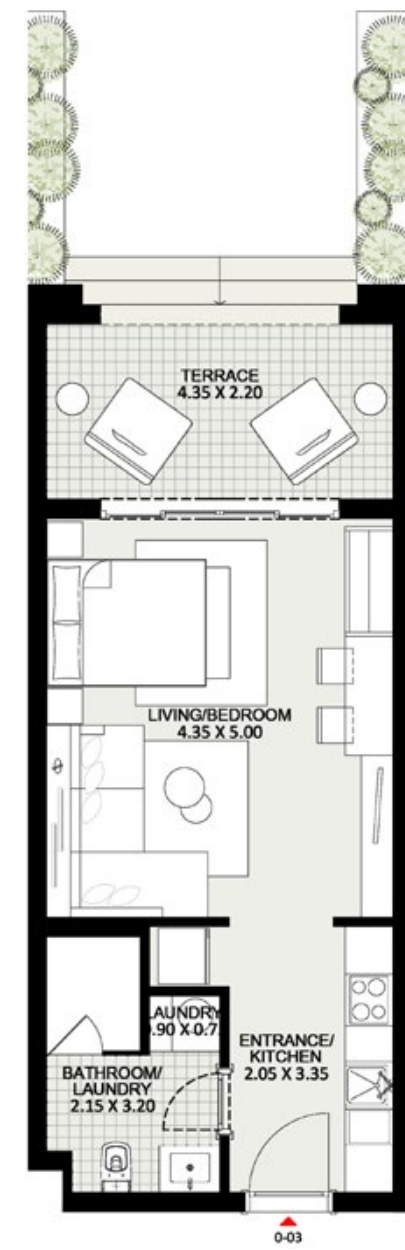
TOTAL UNIT AREA: 115 SQM



## STUDIO

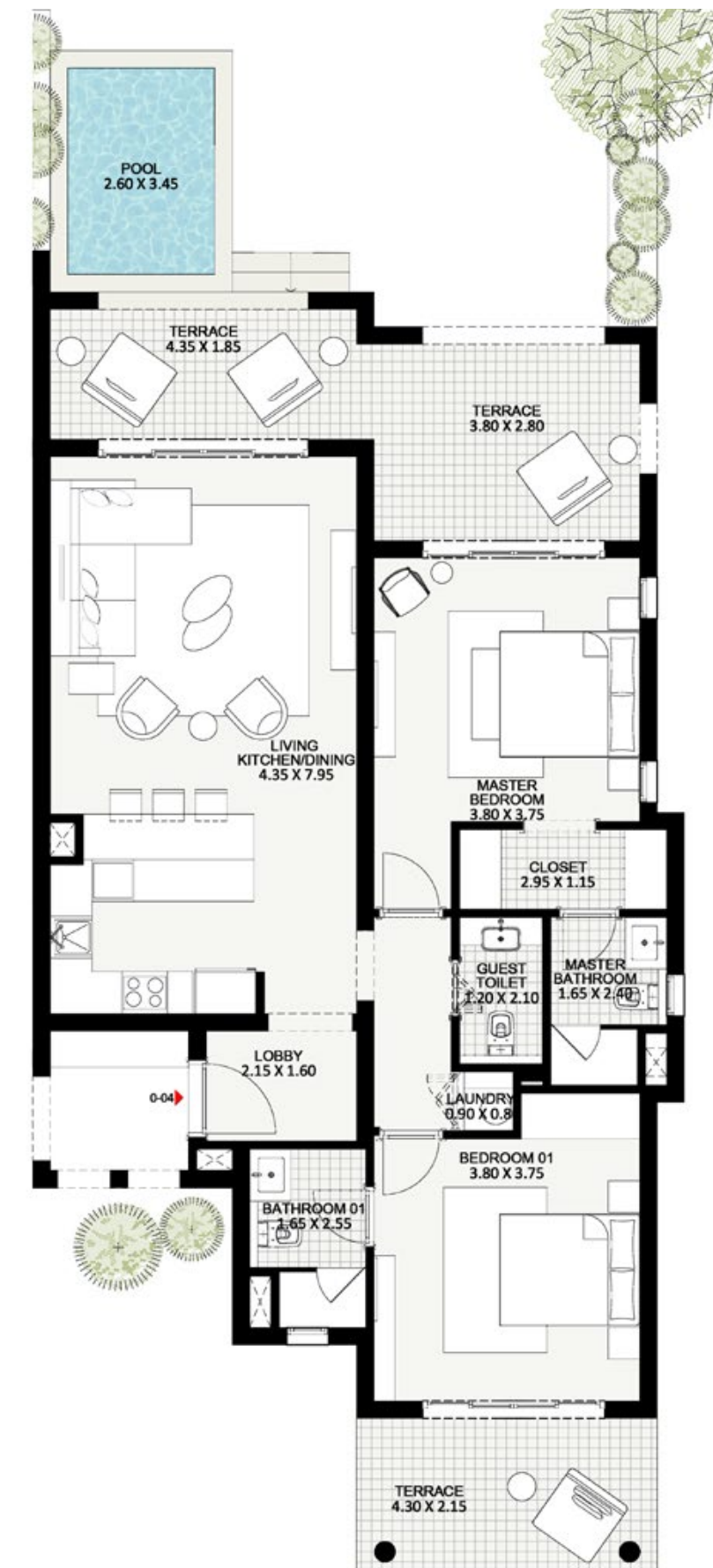
TOTAL UNIT AREA: 60 SQM





## STUDIO

TOTAL UNIT AREA: 60 SQM



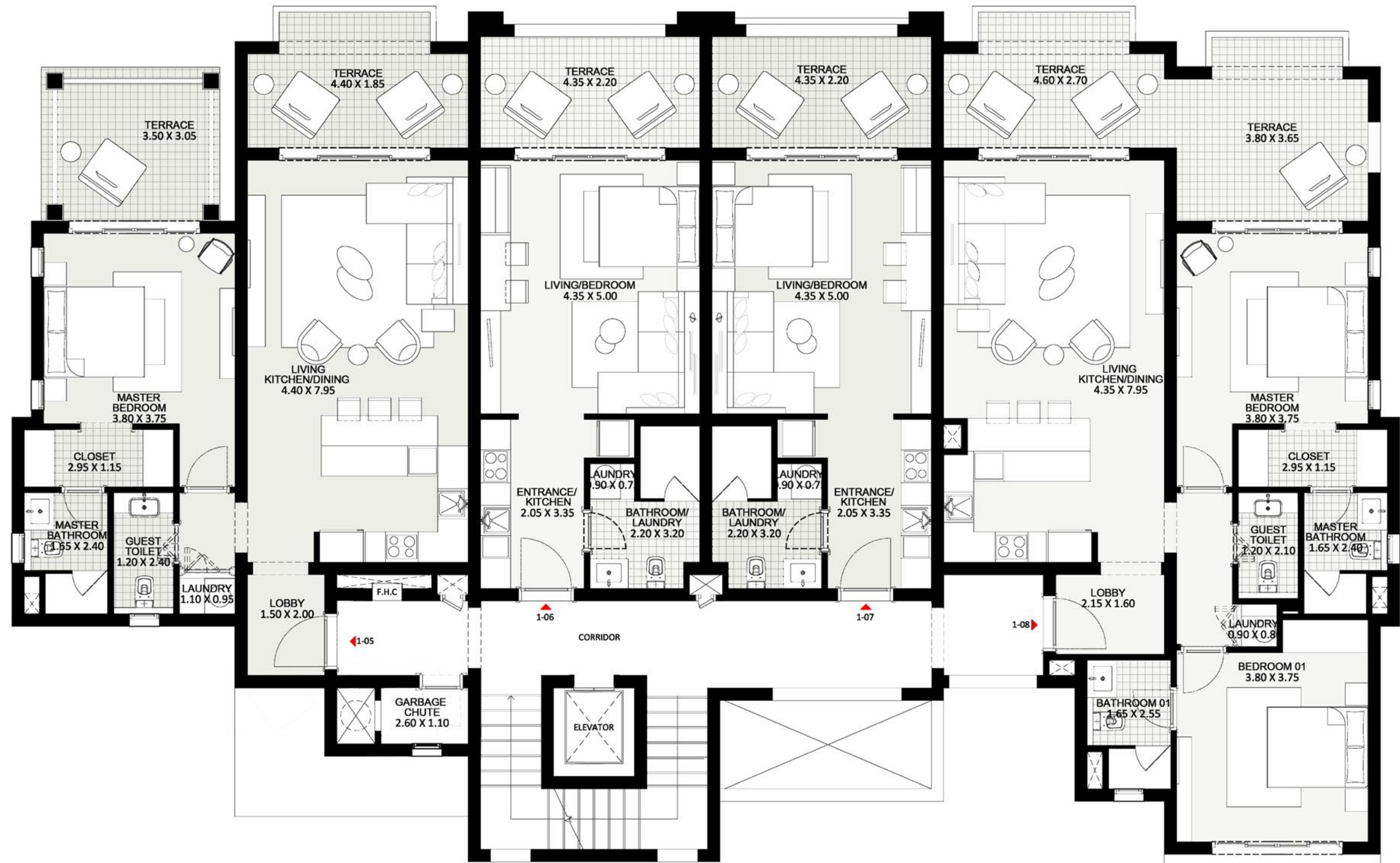
## 2 BEDROOM

TOTAL UNIT AREA: 155 SQM

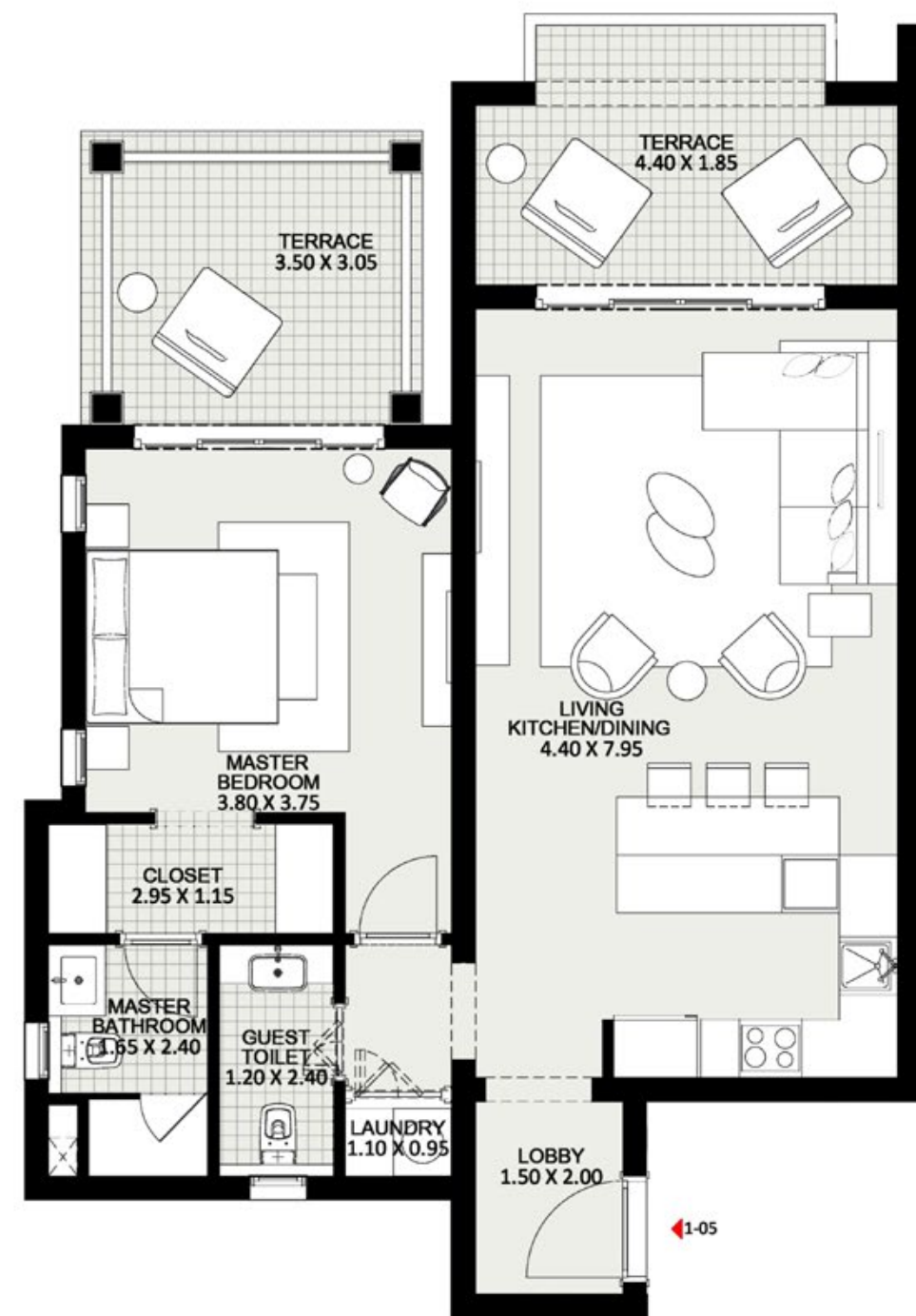


# BUILDING TWO

FIRST FLOOR







## 1 BEDROOM

TOTAL UNIT AREA: 115 SQM



## STUDIO

TOTAL UNIT AREA: 60 SQM





## STUDIO

TOTAL UNIT AREA: 60 SQM



## 2 BEDROOM

TOTAL UNIT AREA: 150 SQM

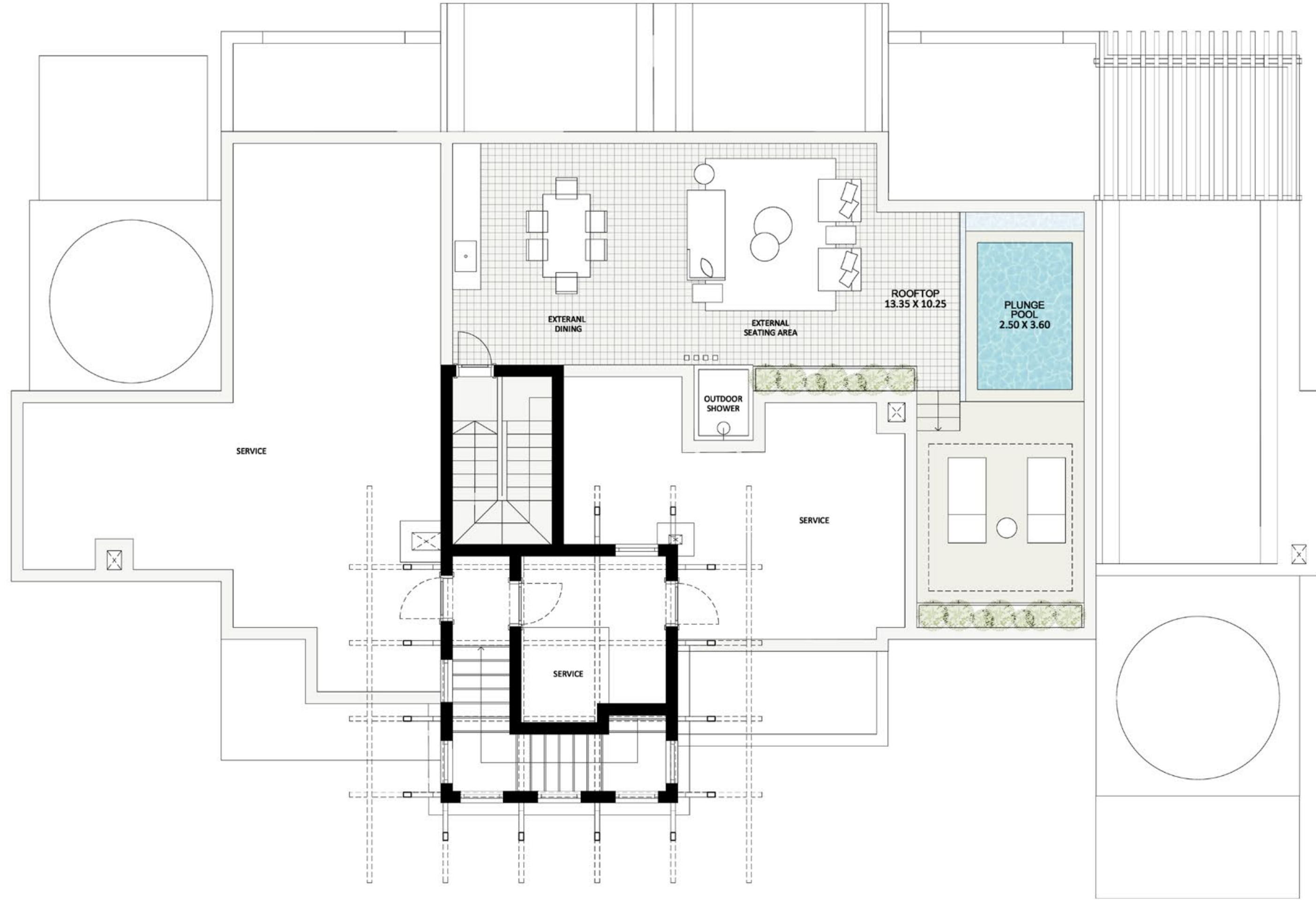


BUILDING TWO  
SECOND FLOOR  
PENTHOUSE

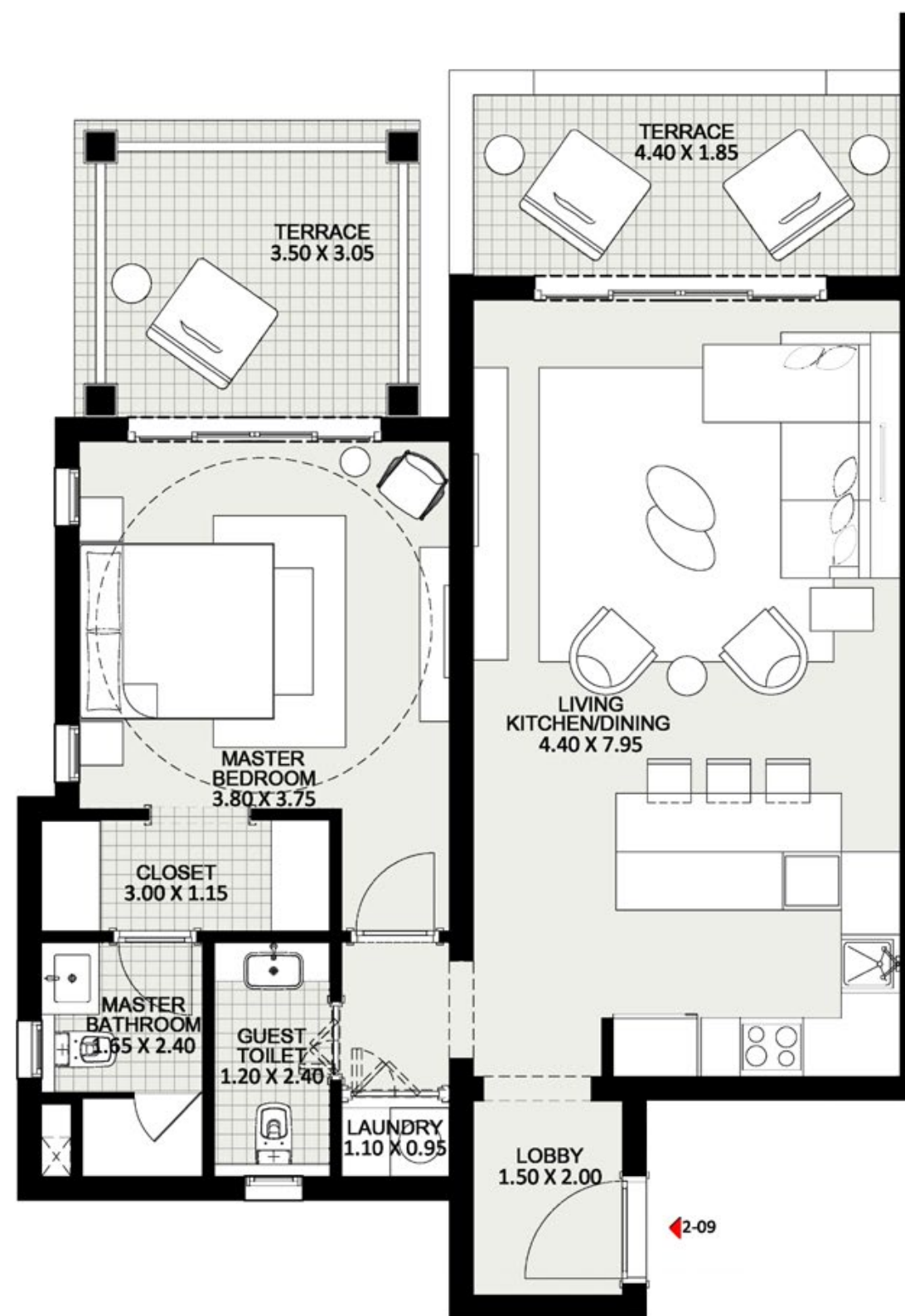




BUILDING TWO  
SECOND FLOOR  
PENTHOUSE



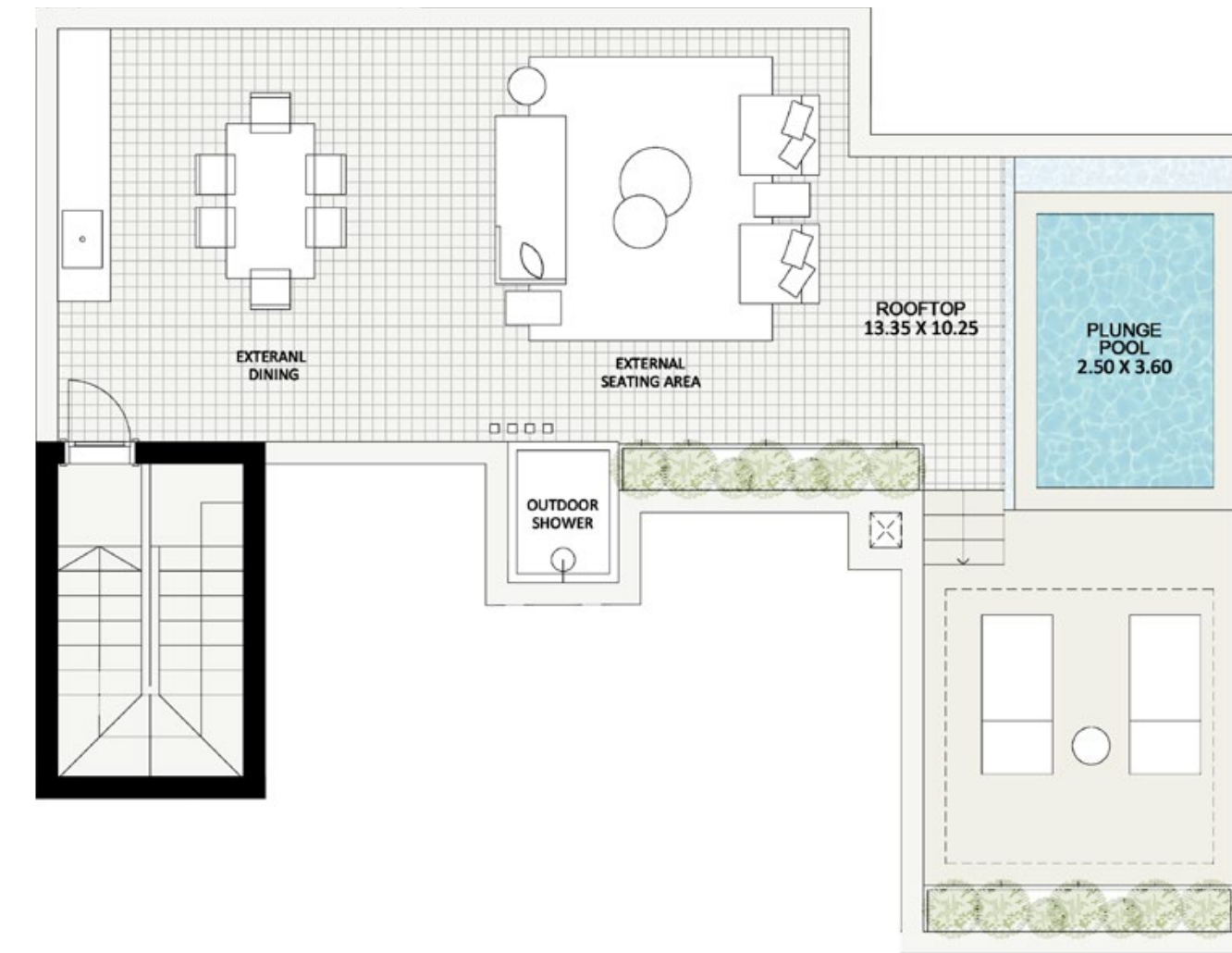
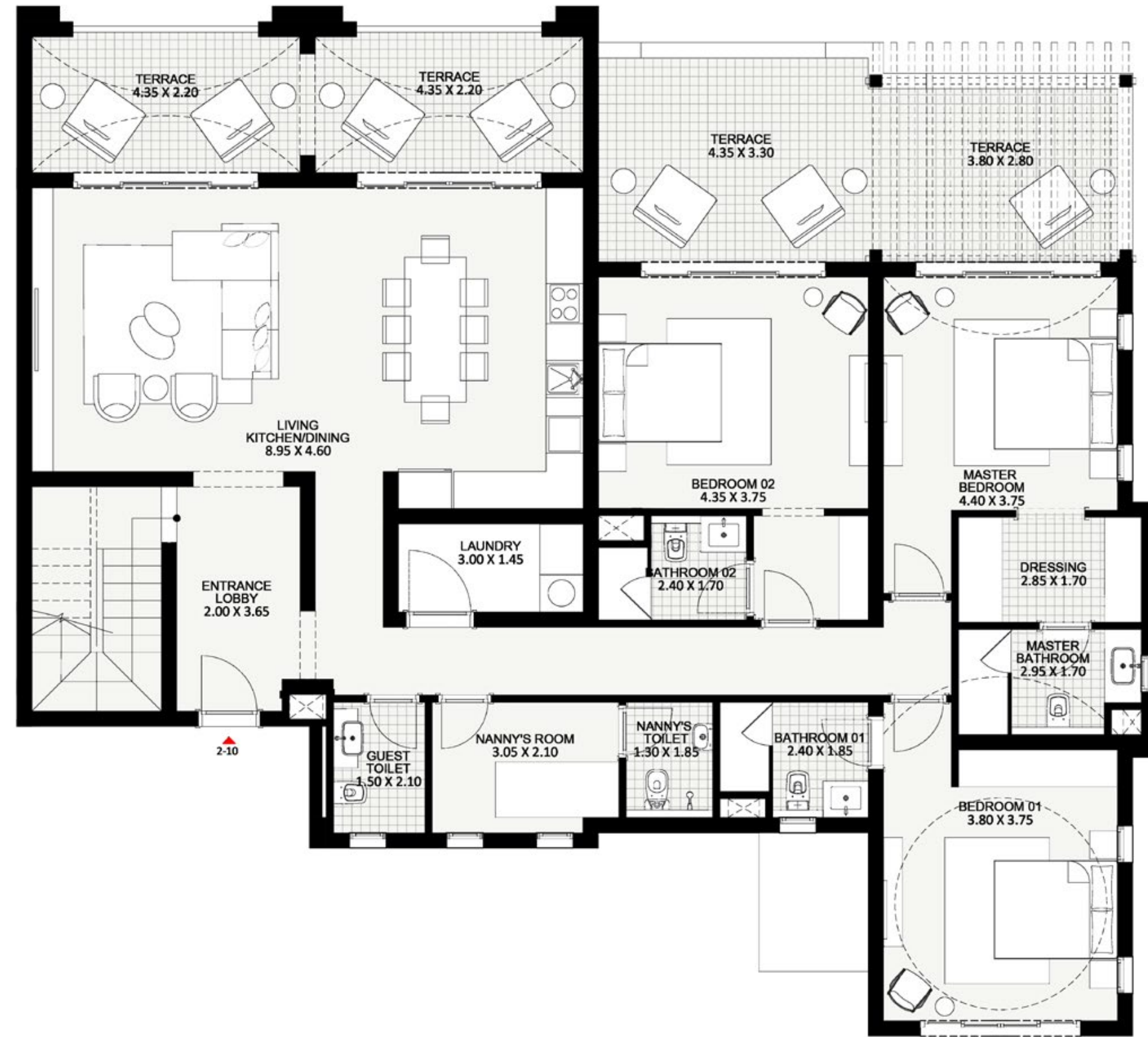




# 1 BEDROOM

TOTAL UNIT AREA: 115 SQM





## 3 BEDROOM PENTHOUSE

TOTAL UNIT AREA: 280 SQM



- 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



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.



## DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams and floor plans are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- The project's masterplan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Final model used in our finishing and sanitary fixtures are similar and subject to change due to market availability at the time of operations.





# MIRAMAR

RESIDENCES

REFINED LIVING

El Gouna real estate office:  
Abu Tig Marina

E-mail: [sales@elgouna.com](mailto:sales@elgouna.com)  
Website: [elgouna.com/residences](http://elgouna.com/residences)

## 16595

Download El Gouna's App

