The image features a vibrant blue background. In the center, a white, house-shaped polygon is divided horizontally into two sections: a top white section and a bottom blue section. The text 'NORTH BAY' is written in bold, black, sans-serif font across these sections. To the left, a series of vertical, reddish-brown lines of varying heights create a textured, architectural effect. Below the central shape, several white and light blue geometric blocks are arranged, some with small red and orange rectangular accents on their top surfaces, suggesting a modern architectural design.

**'NORTH  
BAY**



EPITOME OF SERENITY

# EL GOUNA A STATE OF MIND

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



## ABOUT EL GOUNA

El Gouna is a Red Sea coastal destination that encourages relaxed resort-like sophistication.

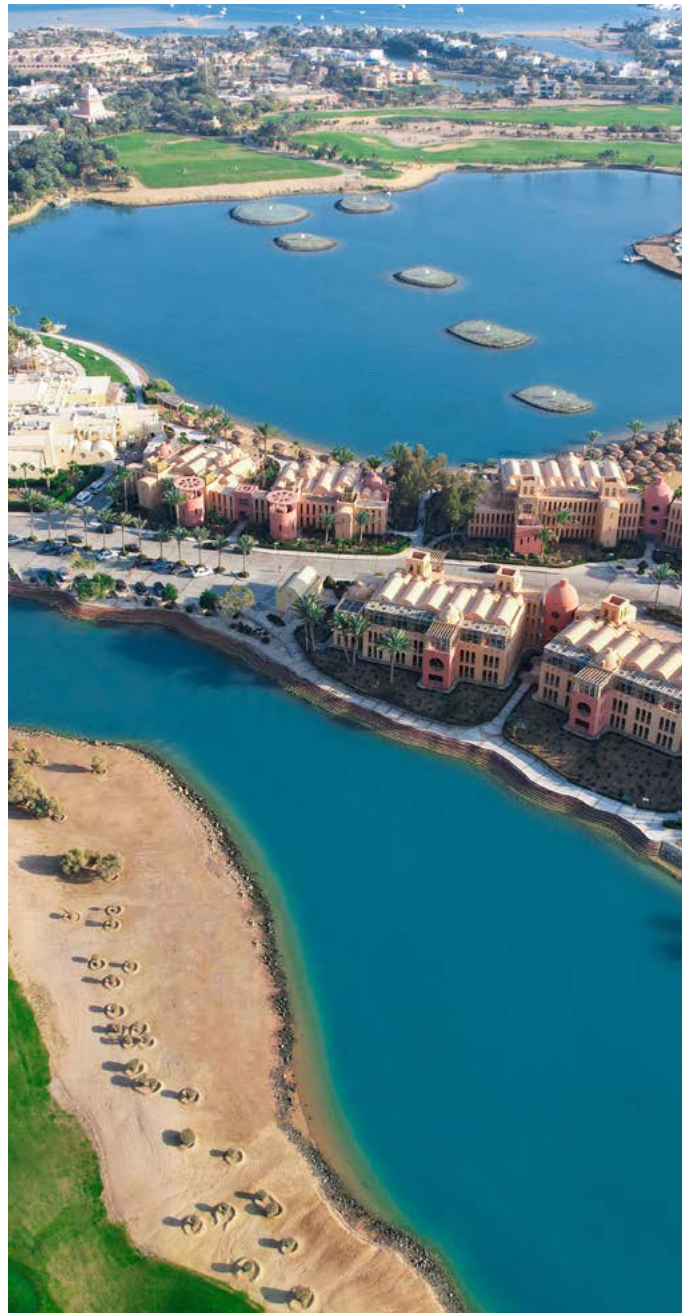


DISCOVER A UNIQUE  
LEISURE DESTINATION  
BRIMMING WITH  
INSPIRING POSSIBILITIES.

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, a sports district 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.



# EL GOUNA MASTERPLAN

Epitome of Serenity





NORTH BAY

ANCIENT SANDS 04

ANCIENT SANDS 03

FANADIR BAY 02

ANCIENT SANDS

THE VILLAGES

FANADIR BAY 01

CASPIAN

FANADIR LAGOONS

CASPIAN

JAMMAR

LA MAISON BLEUE

SEA FRONT

FANADIR MARINA

MANGROOVAS

ANCIENT HILL

THE MINES

ANCIENT SANDS

SWAN LAKE

CYAN

CASPIAN

SOUBAN LAGOON

JAMMAR

JOUBEAL

JOUBEAL VIEWS

ABU TIG

NEW MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

MANSIONS

CYAN THE RANGE

SWAN LAKE

CYAN

CASPIAN

SOUBAN LAGOON

JAMMAR

JOUBEAL

JOUBEAL VIEWS

ABU TIG

NEW MARINA

ITALIAN COMPOUND

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SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

SHEDWAN

MOSQUE

HOSPITAL

NORTH HOSPITAL

G-SPACE WESTWING

G-SPACE SCHOOL

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

SOUTH MARINA

ITALIAN COMPOUND

MIRAMAR RESORTS

SHERATON MIRAMAR RESORT

NEW NUBIA

UPPER NUBIA

GCC

MAMARAN

WATERSIDE CONDOS

SABINA

WEST GOLF

SOUTH GOLF

PHASE 5 VILLAGES

PHASE 4 VILLAGES

PHASE 3 VILLAGES

STIGENBERGER GOLF RESORT

GOLF VILLAGES

PHASE 2 VILLAGES

PHASE 1 VILLAGES

ABYDOS MARINA

CLUB PARADISIO HOTEL

MOYENIK & SPA

EL GOUNA ENTRANCE

CHURCH

GHQ

PEARL

JANOUÉ



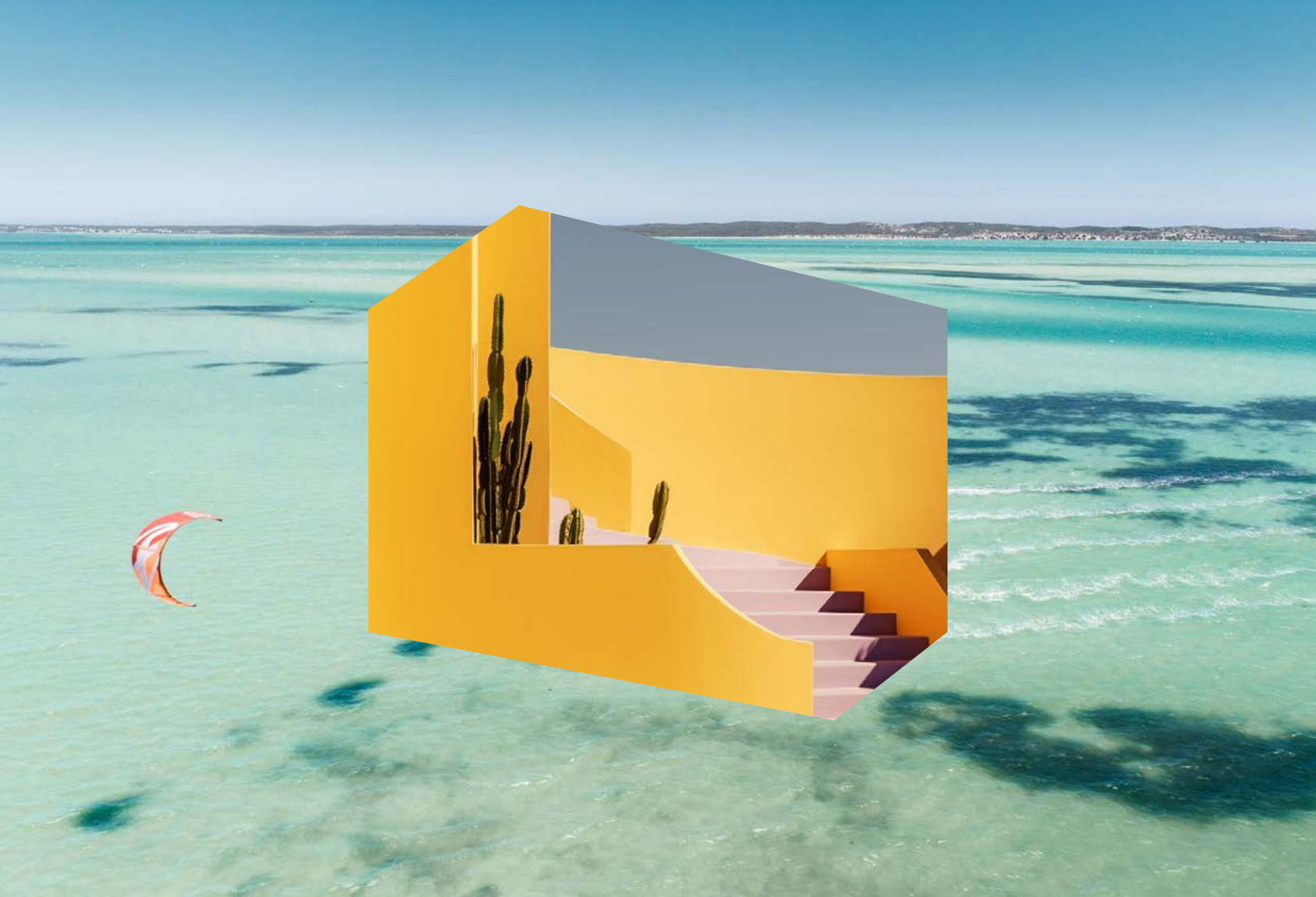
## A NORTHERN LEGEND IS BORN

Cradled comfortably between Ancient Sands phase four and Ancient Hill, a new neighbourhood rises defiantly from the stunning realm, redefining premium Red Sea living.



INTRODUCING ICONIC RESIDENCES, THAT SEAMLESSLY BLEND DYNAMIC ARCHITECTURAL BRILLIANCE WITH THE SURROUNDING ENVIRONMENT, NORTH BAY SETS AN ENTIRELY NEW STANDARD OF LUXURY LIVING.

Honoring elements of El Gounda's architectural legacy, whilst harnessing nature's wonders and interweaving modern aesthetics that speak to the heart, it is a visual masterpiece of refinement that is forging a new language for the Northern area of the town. Anchored by a scenic lagoon water body of epic proportion, that conveniently connects to the open sea, North Bay is a spectacular new landmark and visionary development that residents will proudly call home.



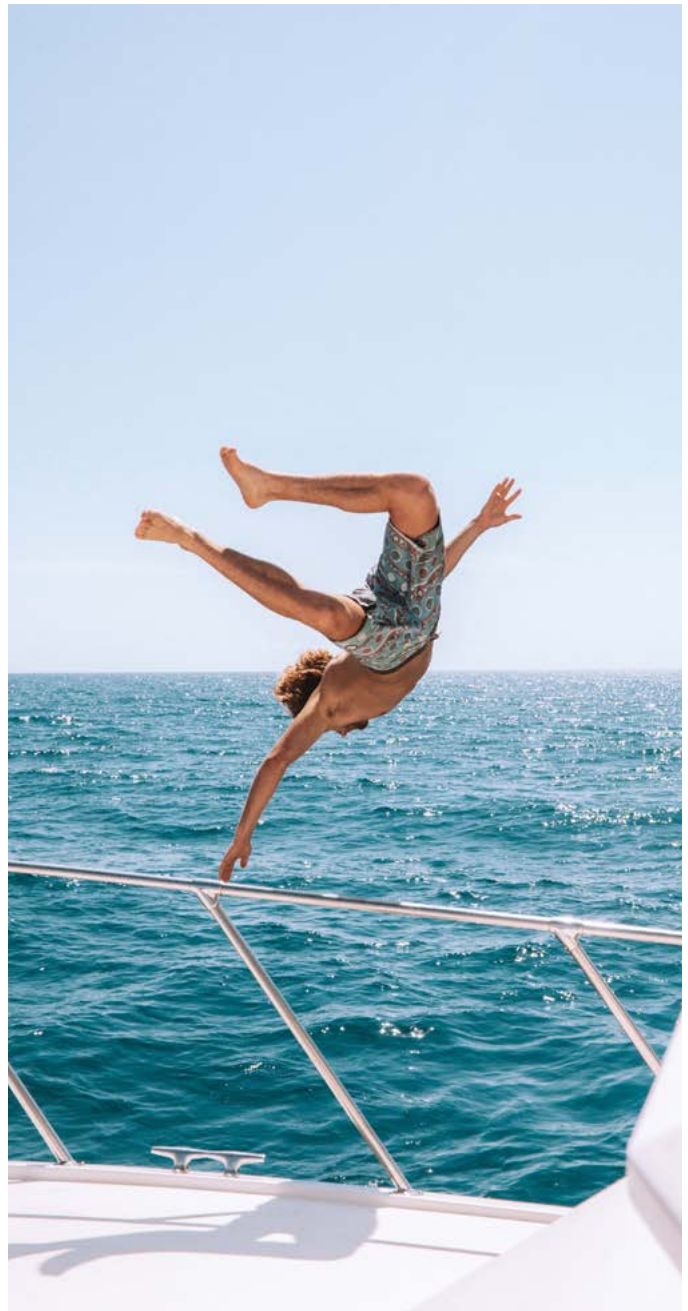
## EVOKING A SENSE OF SERENITY

Here, distractions fade away and the mind becomes attuned to the present moment, heightening the senses and deepening an appreciation of the beauty that surrounds you.

Imagine homes that echo hints of El Gouna's architectural legacy, but advance the narrative further by introducing grounding geometric shapes, vibrant color palettes, subtle patterns, minimalistic clean lines and innovative use of space and light. Each property provides emotional comfort and evokes a sense of serenity, solace and privacy, all while maintaining a harmonious connection to nature. Function, forms, openness and fluidity fuse the forward-thinking visual essence of the town. Every home is distinct and a sanctuary of peace and safety, emphasising calmness and promoting relaxation and well-being.



## A BOUNTY OF MINDFULLY CURATED AMENITIES



Picture yourself residing close to the coast with a friendly, like-minded community that shares a love for the sea and its unique maritime lifestyle. Residents can simply unwind whilst overlooking the lagoon that connects to the sea, having direct boat access via the neighbouring developments. A bounty of mindfully curated amenities redefines the way to experience life. In essence, open-to-sea lagoon-side living encapsulates the best of nature's gifts, offering a serene, adventurous and soul-nourishing lifestyle that leaves a welcomed imprint on those fortunate enough to call North Bay their home.



## MEET THE MASTERMINDS

Legorreta is an internationally renowned architectural firm that was carefully chosen to turn North Bay's vision into a breathtaking reality. Based in Mexico City and founded in 1965, Legorreta's projects have won several globally acclaimed awards. Aligned with El Gouna's core aesthetic values, the company creates the best architectural outcomes inspired by human nature, the desires of residents and the natural indigenous surrounds. Through functionality and efficiency, Legorreta designs friendly, human-centric environments for communities to thrive. They create atmospheres that serve society; always conveying peace, intimacy and optimism. Their prevailing design principles include the use of natural light, color, water, integration of art and craftsmanship, along with the use of local materials that possess a sense of luxury. Over the decades Legorreta has conceived many legendary neighbourhoods that have made thousands of home owners happy. Applying all of their successful creative philosophies and strategies, North Bay will represent the best in quality design and thinking.

IN COLLABORATION WITH



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.

## F&R PARTNERSHIP

by Malak Rashad

F&R Partnership is an award winning, Cairo-based office of Architecture and Interior Design established in 2010 experienced in residential, office and commercial projects. With wellness and timelessness being at the center of its discipline, F&R adopts a minimal and purist design approach that passionately uses proportion and form to enhance people's quality of life. With consideration for what people will experience in these spaces, F&R creates spaces that are full of positive energy, feel open and are nature-filled for people to live, work, and entertain. F&R Partnership has been named as one of the 50 Best Designers in the Middle East by Architectural Digest Magazine AD50 in 2021, won the International Property Awards for Single-Residence Architecture in Egypt in 2018 and Shortlisted in WIN Awards in 2021 in Experiential Design.



# NORTH BAY MASTERPLAN

Epitome of Serenity





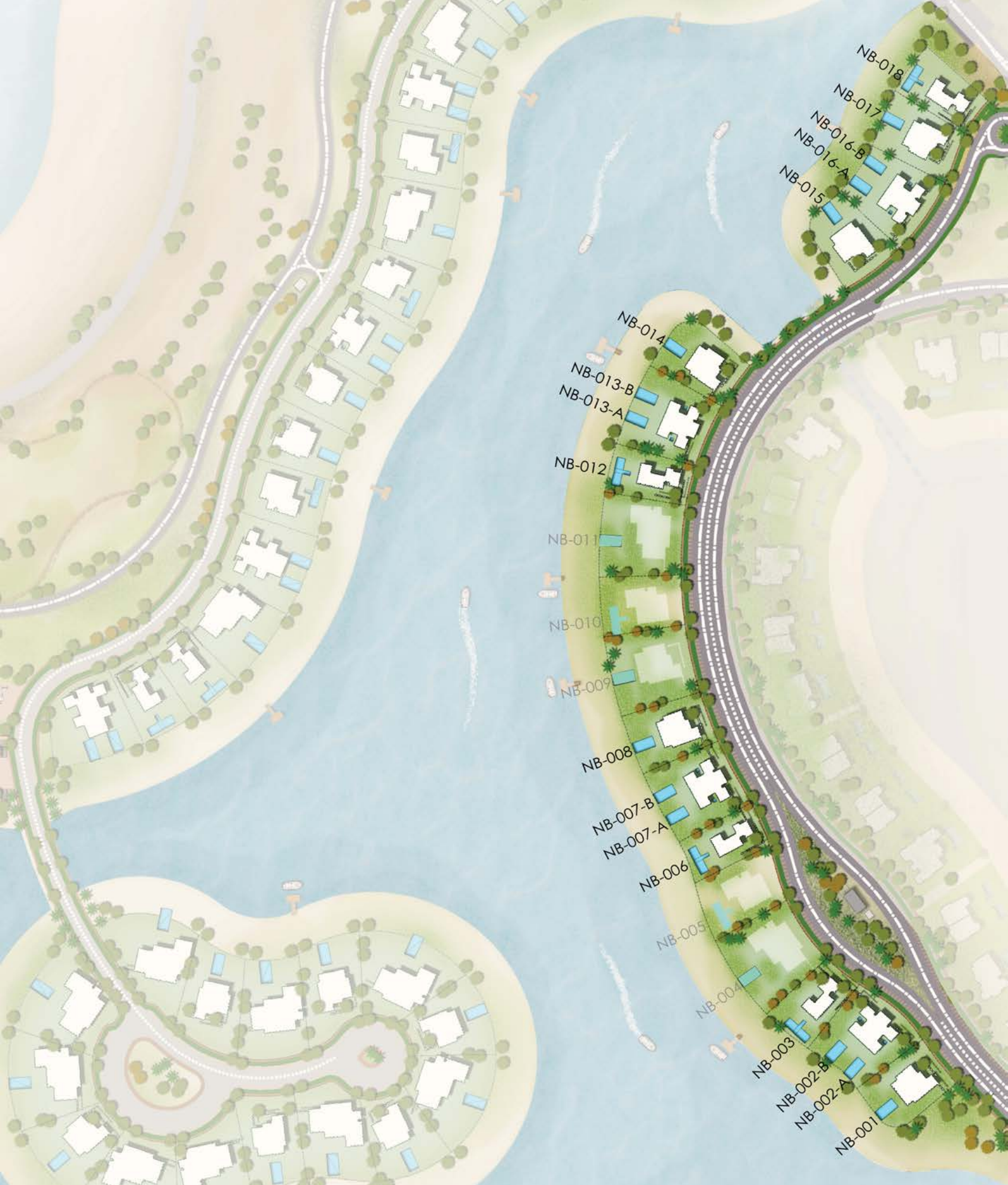
# North Bay Master Plan





North Bay  
First Release





# North Bay First Release





## VENTURE NORTH

At North Bay, a profound sense of inner peace prevails. There's a feeling of being completely in tune with oneself and the world around, creating a serene and calm state of mind.

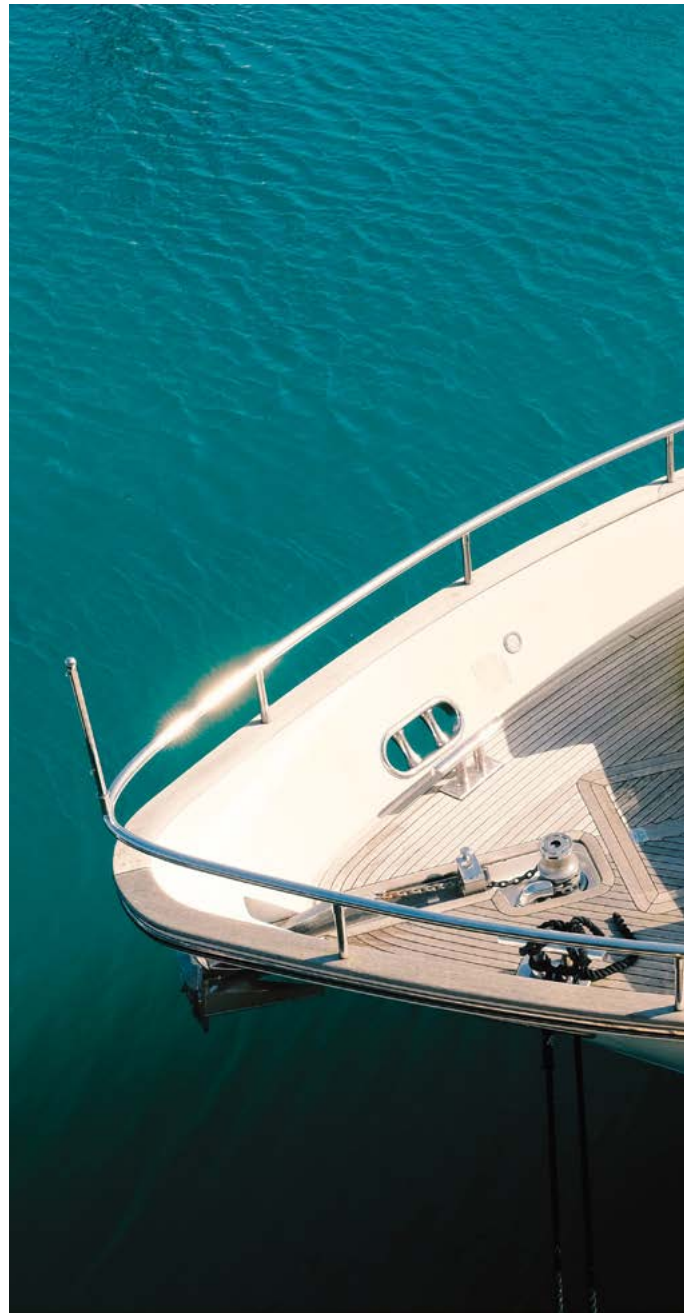


ENVISIONED AS THE EPICENTER THAT WILL GUIDE AND INSPIRE THE NORTH AREA'S EVOLUTION, THE NEW TOWN WHISPERS EL GOUNA'S LEGENDARY AESTHETIC TALES WHILST INTRODUCING FRESH AND DYNAMIC ARCHITECTURAL CORNERSTONES.

Sprawling over a total land area of 440,000 sqm and home to a central lagoon measuring 140,000 sqm, the iconic neighbourhood has been designed to flow effortlessly. The lagoon is a sight that leaves an indelible impression; a spectacular focal point and landmark that merges harmoniously with the surrounding natural beauty. The water body is linked to, and allows direct boat access, to the neighbouring Ancient Sands phase four and Ancient Hill waterways, which in turn connect seamlessly to the sea. Maritime adventures are encouraged here.



## PEACEFUL AND SERENE COASTAL LIFE



Being close to the coast ensures continual fluid water circulation. Private boat docks have been allocated for each residence or shared between two homes by request. Watching vessels bob gently on the water surface creates a lively and authentic scene.

Open lagoon living offers the privilege of witnessing both stunning sunrises and sunsets shimmering over the water. The villas have a direct lagoon view and are positioned to ensure a sense of seclusion and privacy, making them seem like a scene from a postcard. North Bay captures the essence of a peaceful and serene coastal life.



NORTH BAY HAS BEEN ORCHESTRATED TO ELEVATE EL GOUNA'S SUCCESSFUL LEGACY TO ANOTHER LEVEL OF LUXURY LIVING.


It is a trailblazing neighbourhood which will set a higher benchmark for a new, visionary northern way of life. The comprehensive masterplan considers convenience, connectivity and traffic flow, ensuring seamless integration with the residents' lifestyles. Each home is unique and has been designed to incorporate light and space mindfully, always considering optimal views and fluid boundaries between the interior and exterior, and instil a sense of openness that ensures connections with the natural surrounds. Architectural, minimalistic clean lines and vivid bright colors combine beautifully with the green landscaping and interweaving water features. Each prototype owns a subtle design that empowers a sense of individuality.



## LEAVING A LASTING IMPRESSION

A landmark public pavilion within North Bay will present opportunities as a gathering hub, bringing together a rich tapestry of home owners who share a passion for luxury living. It will be a social space that will act as a beacon for the surrounding communities and El Gouna as a whole. Overall, the northern town will undoubtedly be etched in the memories of all who experience its bespoke uniqueness. With its natural beauty and vibrant community, it is a destination that leaves a lasting impression on all that have the pleasure of living its wonder.





ON THE NORTHERN HORIZON  
**WHERE THE LAGOON  
MEETS THE SEA**

Venturing north, one  
will discover a profound  
sense of tranquillity.



VISTAS UNFOLD IN EVERY DIRECTION, REMINDING YOU OF THE SHEER MAGNITUDE AND BEAUTY OF THE NATURAL WORLD THAT EXPANDS AROUND THE THRIVING NORTHERN DISTRICT.



North Bay is not just a place to live; it is a serene oasis where life is a timeless flow of engaging experiences. The prime location immerses every resident in precious moments, and idyllic lifestyles are lived.

North Bay's luxurious open lagoon living concept is what makes this new neighbourhood so desirable. Residences overlook an expansive lagoon that connects to the sea. Maritime adventures are plentiful here. Imagine having direct boat access to the coast, via neighbouring Ancient Sands phase four. For ultimate convenience, you can moor your vessel at your private dock at the lagoon. Boating enthusiasts have ample opportunities to indulge in their favorite pastime, ensuring life feels perfect.

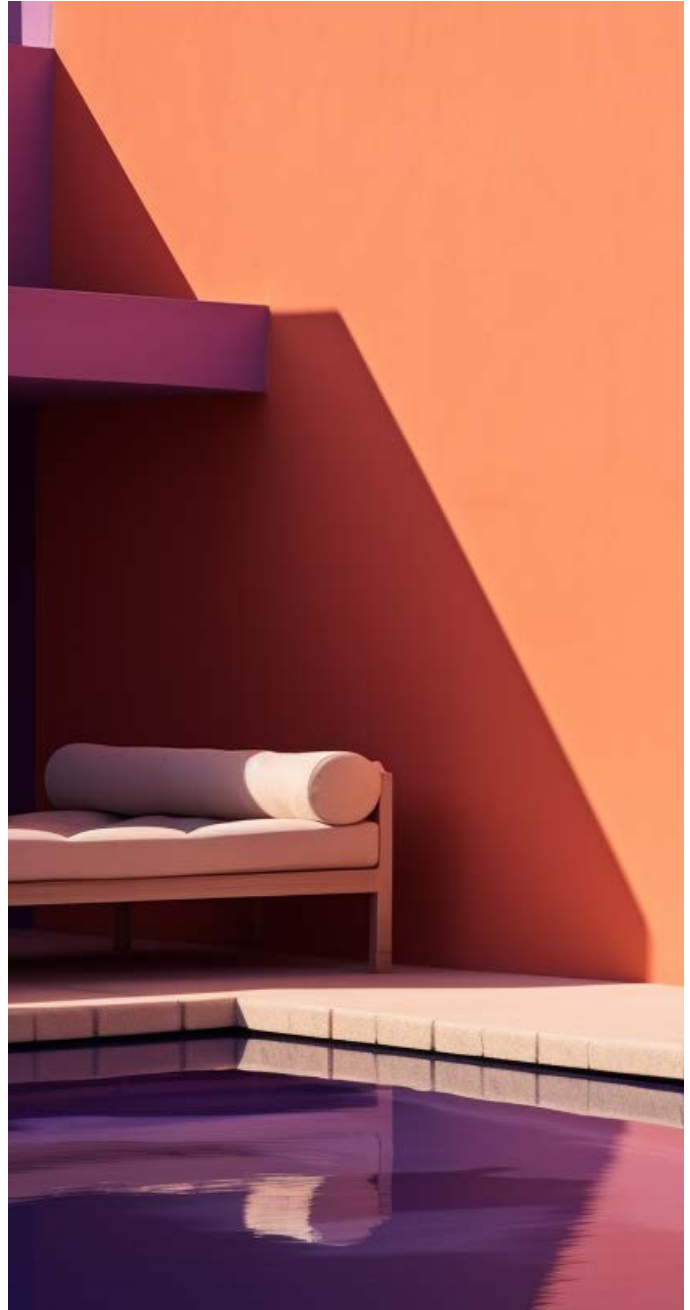


## FEEL A SENSE OF TRANQUILITY AND REJUVENATION

Stroll with ease and connect with the surrounds. Meandering pathways wind through verdant green landscaping, guiding you along picturesque routes. As you walk through the neighbourhood, you feel a sense of tranquillity and rejuvenation, making every step a perfect escape into nature's embrace.



## A SENSE OF SPACIOUSNESS



An indoor, outdoor seamless integration of living areas creates a sense of spaciousness and illuminates the surrounding landscape, blurring the boundaries between interior and exterior spaces. Innovative use of natural light is a hallmark of the designs, creating areas that are not only visually stunning, but also functional and uplifting. The layouts encourage connections between family members, making homes feel inviting and inclusive. Defined areas have been cleverly incorporated into the design, for relaxation, privacy and social moments. Private gardens and lush greenery are in between homes to create a sense of seclusion.



## A NORTHERN ARCHITECTURAL LEGACY ARISES

A North Bay home is a luxurious sanctuary that nurtures both the body and mind; that fosters a deep connection with oneself and the natural world.





THE NEIGHBOURHOOD  
IS PIONEERING A NEW  
ICONIC ARCHITECTURAL  
IDENTITY.

Honouring elements of El Gounda's legendary aesthetic, North Bay will act as a landmark by presenting architecture that transcends the ordinary and immerses residents in an extraordinary environment of breathtaking spaces and views.

Adopting a distinct biophilic landscape within a building concept, the natural surrounds and property are fully merged. Open plan living, specifically blending internal and external views, are essential to the architectural experience.



## A REMINDER OF THE BEAUTY THAT LIFE HAS TO OFFER

A public pavilion is the central hub where the discerning community can share experiences that enrich the quality of their lives. Here, events and gatherings become cherished moments to connect, socialize and celebrate together. The building will be the north's most iconic landmark, that captures the essence of North Bay itself. A clubhouse that houses a gym, soothing spa and recreational activities will ensure residents always maintain a connection to their inner and outer wellness. Overall, North Bay is a powerful reminder of the beauty that life has to offer and the potential for true happiness that resides within each of us.







NORTH BAY IS A VISIONARY HUB FOR THE EXCITING EVOLUTION OF THE NORTHERN REGION OF EL GOUNA.

ONE OF ITS MOST COMPELLING ASSETS IS THE PROJECT'S OPEN TO SEA LAGOON.

Intertwining water features and optional private swimming pools also add to the luxurious nature of the neighbourhood. Imagine finding your bliss in your own private meditative gardens or savoring breakfast on your indoor-outdoor lounge and dining area. These are homes that encourage self-care, rejuvenation and mindfulness.

Each property is of unique character, offering a glimpse of tradition and grounded by contemporary, minimalistic clean lines and geometric shapes. Vibrant colors are an important part of the aesthetic. The warm color palette has a timeless appeal that transcends trends. The hues have a remarkable ability to infuse living spaces with a sense of comfort, coziness and emotional warmth. They promote interaction and conversation, making gatherings with family and friends even more enjoyable.

Each North Bay property is a powerful reminder of the beauty that life has to offer, where every detail contributes to a sense of serenity and well-being. Here, memories are etched forever in the sands of time and homes are redefining the way we experience and interact with our living spaces.

TWIN  
VILLAS

3 BEDROOM  
207 sqm



THE THREE-BEDROOM TWIN VILLA WAS CREATED TO FEEL LIKE A SANCTUARY THAT NURTURES THE INDIVIDUALS THAT RESIDE WITHIN IT

Incorporating an abundance of soft natural light into the open space living and dining areas promotes tranquility and wellbeing. The surrounding views have been carefully considered so that the outdoors merges indoors, providing a soothing and calming scene and soundscape that envelops the home. A covered and open sky terrace invites residents to find solace whilst absorbing the breathtaking scenery. Private meditative gardens provide a sense of seclusion. A swimming pool with variety of options that meet the need of individuals can be added upon request, further creating a playful and carefree environment.



The overall layout of the Twin Villa has been conceived to reconnect inhabitants with the essence of life, keeping effortless functionality in mind.

Laundry and utility room, a mindfully designed kitchen and staff bedroom all ensure the property runs smoothly, without interruption to the communal relaxation spaces. The master bedroom is a haven of comfort, complete with ensuite bathroom, closet and private terrace. The two additional bedrooms also have ensuite bathrooms, keeping the main places of rest serene and uncluttered. In general, the villa creates an inviting atmosphere that makes residents feel right at home.

# EXTERIOR



Street View



Lagoon View

# INTERIORS



Main Living Area | View I

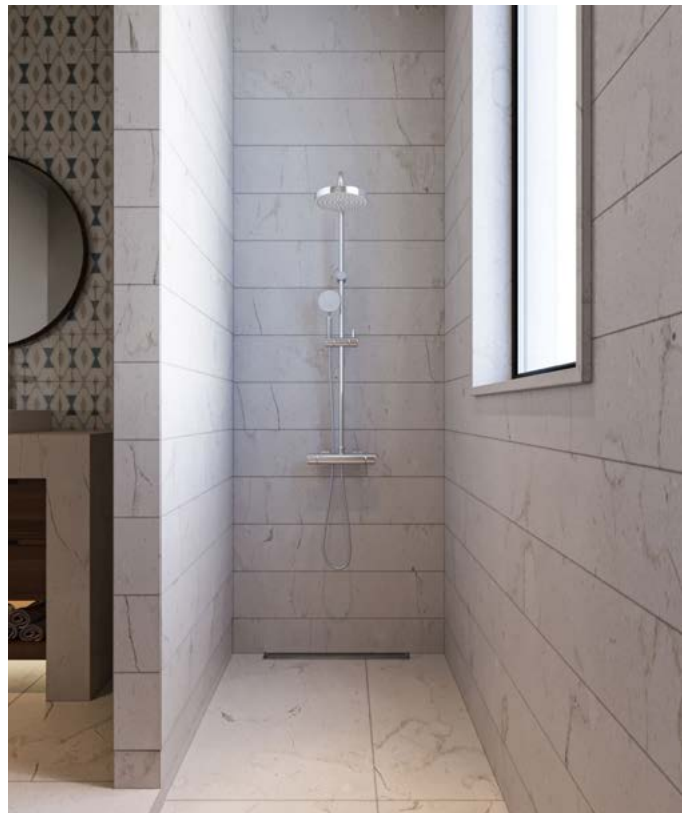


Main Living Area | View II

# INTERIORS

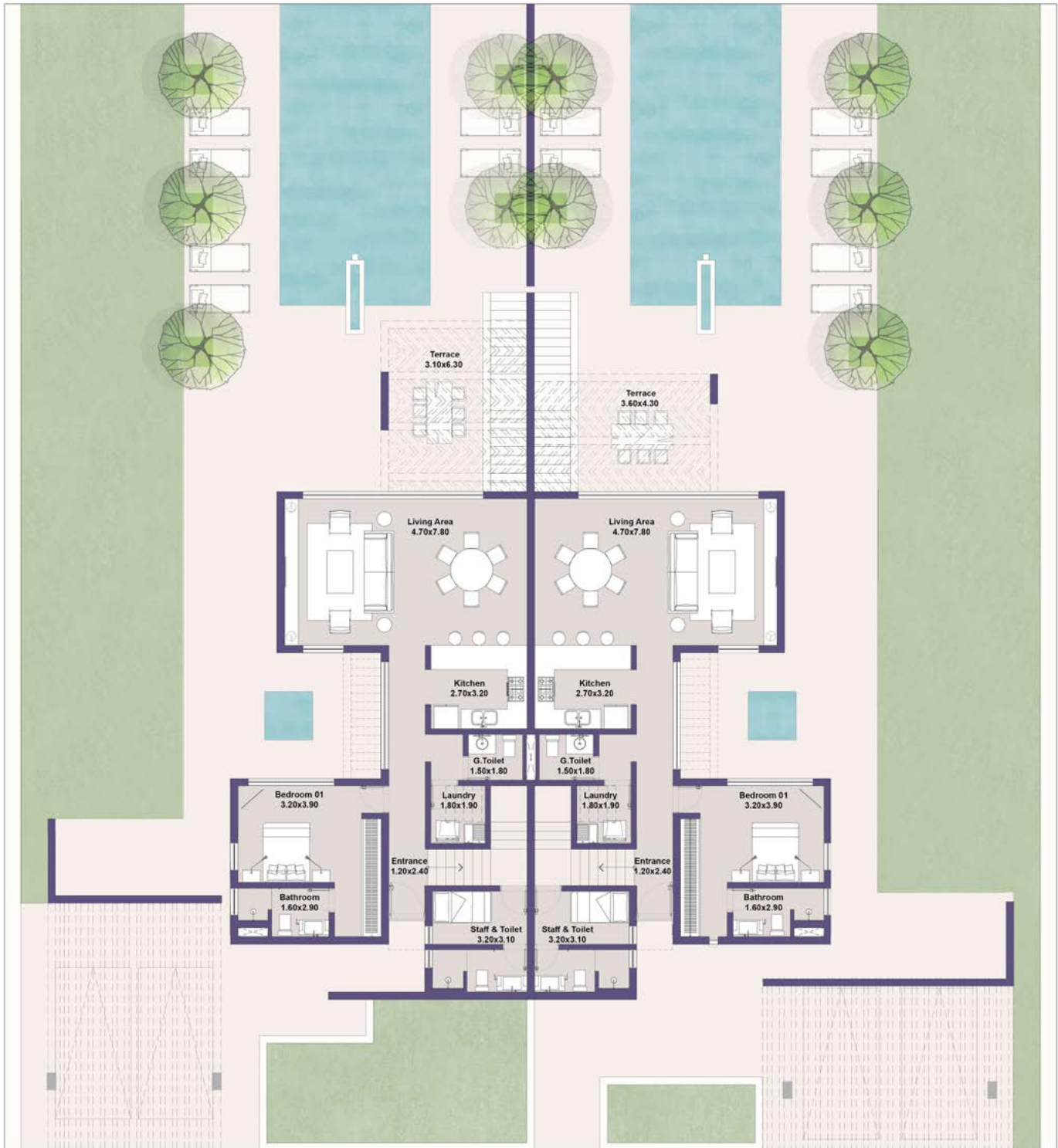


Bedroom



Bathroom

# GROUND FLOOR

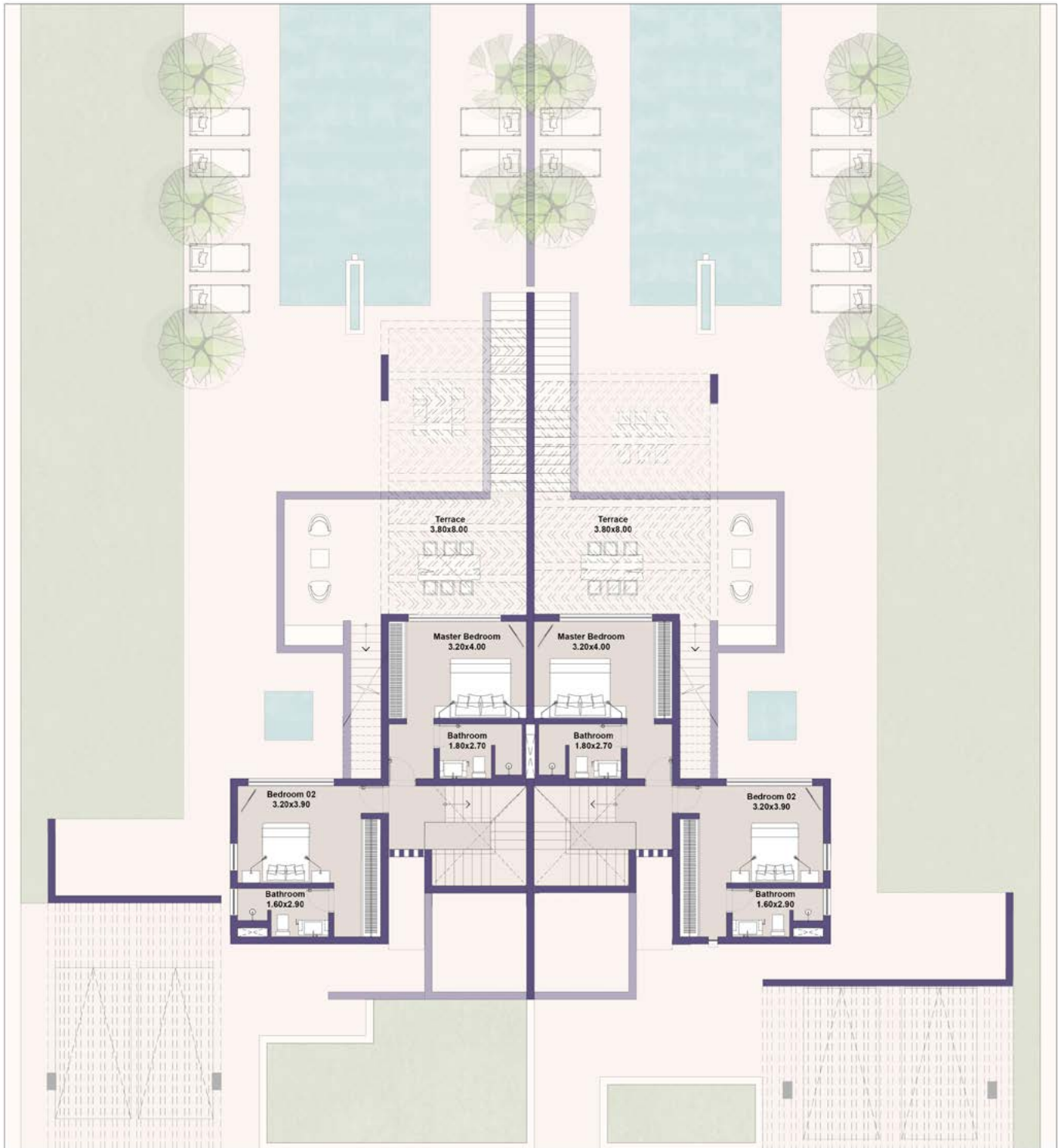


Twin A

Twin B



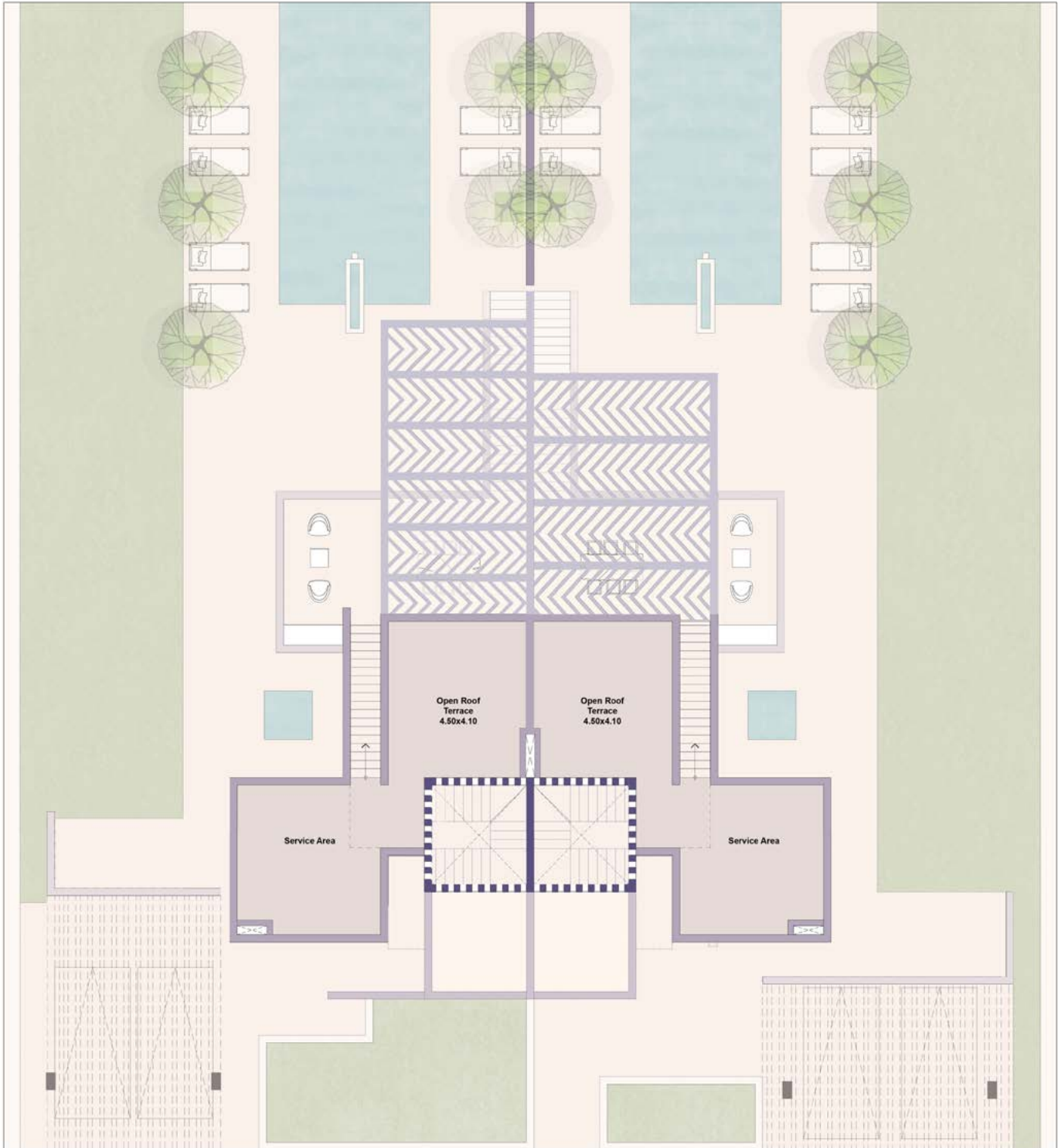
# FIRST FLOOR



Twin A

Twin B

# ROOF



Twin A

Twin B

TWIN VILLA-A  
3 BEDROOM  
BUA: 207 SQM

Shaded Terraces: 38 sqm.  
Uncovered Terraces: 12 sqm  
Open Roof Terraces: 23 sqm.  
Uncovered Courtyard: 14 sqm

TWIN VILLA-B  
3 BEDROOM  
BUA: 207 SQM

Shaded Terraces: 42 sqm.  
Uncovered Terraces: 8 sqm  
Open Roof Terraces: 23 sqm.  
Uncovered Courtyard: 14 sqm

NOTE

BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



VILLA  
TYPE A

3 BEDROOM  
245 sqm



**THE THREE-BEDROOM  
VILLA A HARBORS A  
FEELING OF SERENITY  
AND TRANQUILITY.**

A clever open plan layout blurs the distinction between the inside and the outside, infusing living, dining and communal spaces with natural freshness and promotes a connection with nature. A private garden ensures residents feel utmost privacy and seclusion. The mindful use of color encourages a sense of warmth and organic beauty that complements the natural views and allows the mind to relax and unwind. The home also features open to sky terraces and roof terraces that provide additional outdoor spaces for relaxation and contemplation. The roof terraces offer elevated views of the captivating surrounds. A swimming pool with a variety of options that meets the needs of individuals can be added to further embellish the lifestyles of the residents of individuals can be added to further embellish the lifestyles of the residents.



Although beautiful, the villa has been created with functionality in mind. Each space has a purpose and significance so that the home runs smoothly, without interruption. A laundry and utility room and staff bedroom, complete with ensuite bathroom, all ensure optimum efficiency and discreet home management.

Two bedrooms and a master suite, with a private terrace, provide sumptuous spaces for individuals to retreat from the world and recharge. They are sanctuaries that promote deep relaxation. Walk-in closets ensure bedrooms remain uncluttered and are free from distraction, and all contain ensuite bathrooms for ultimate convenience. All in all, life feels like it flows effortlessly here, where each day and night presents precious opportunities to live your preferred experiences.

# EXTERIOR



Street View



Lagoon View

# INTERIORS



Main Living Area | View I



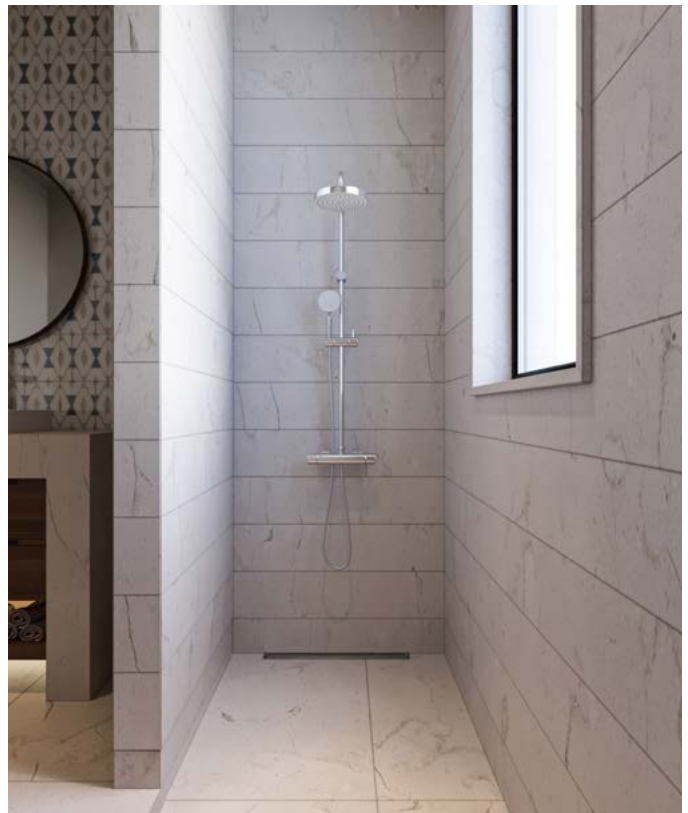
Main Living Area | View II



# INTERIORS

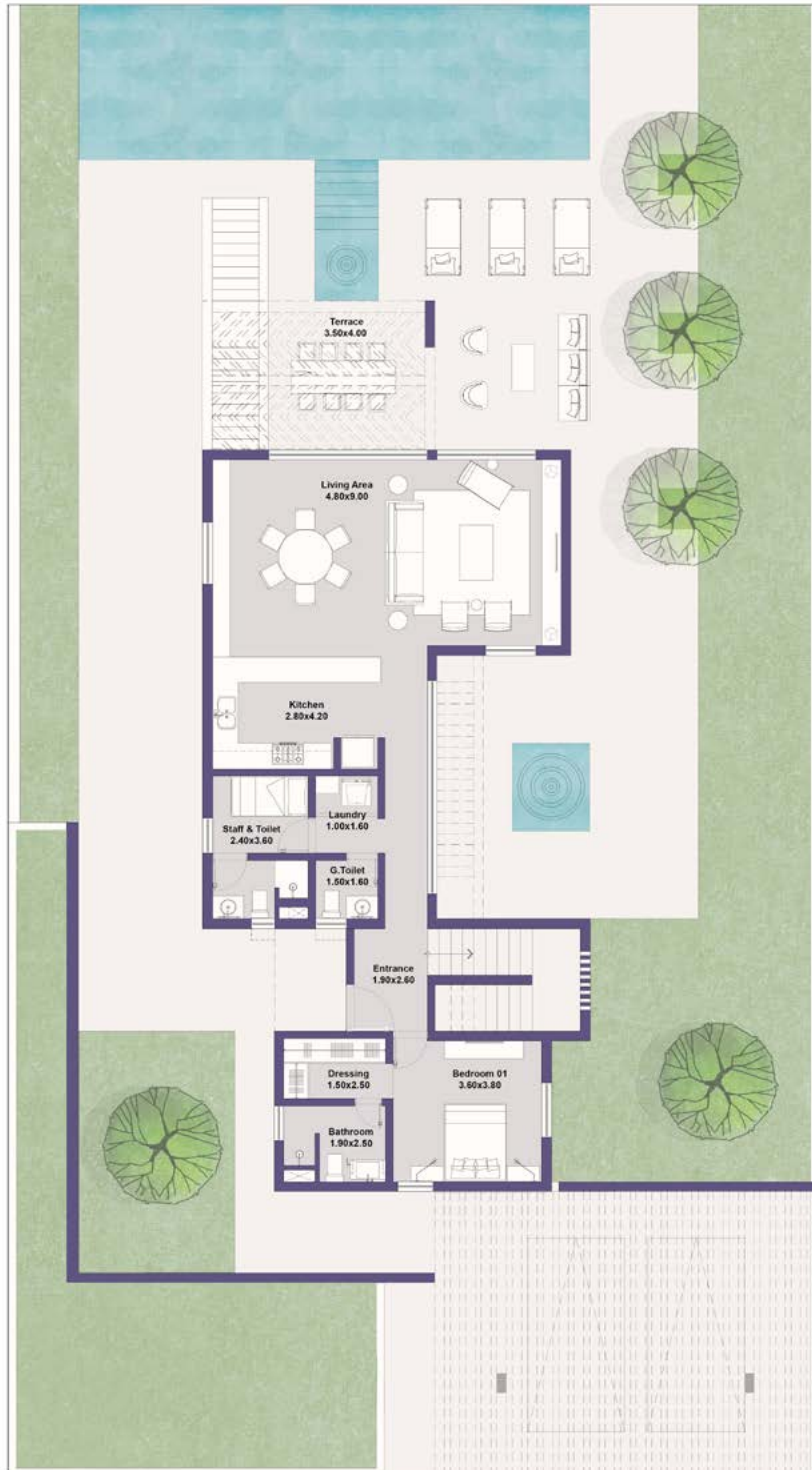


Bedroom

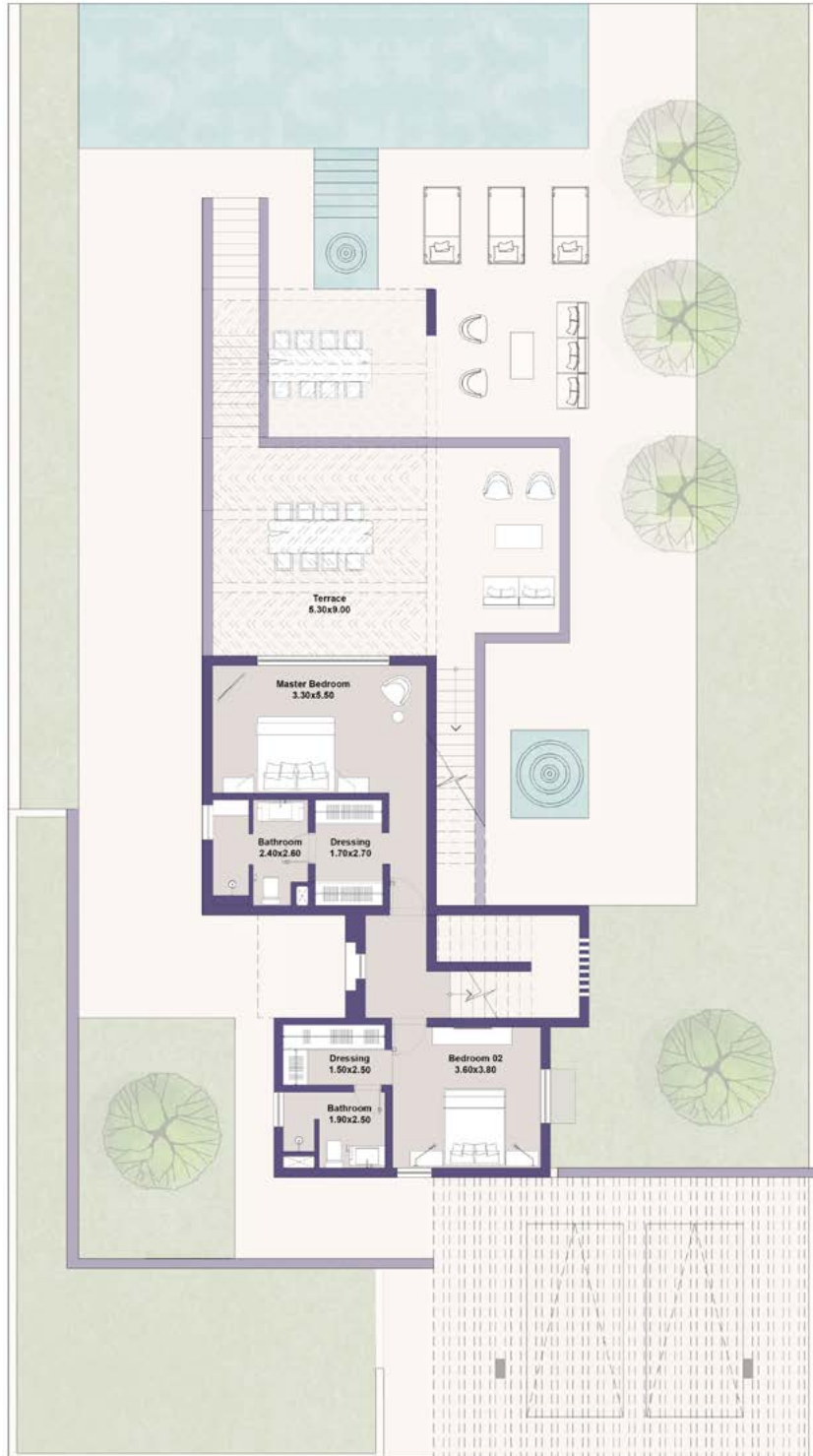


Bathroom

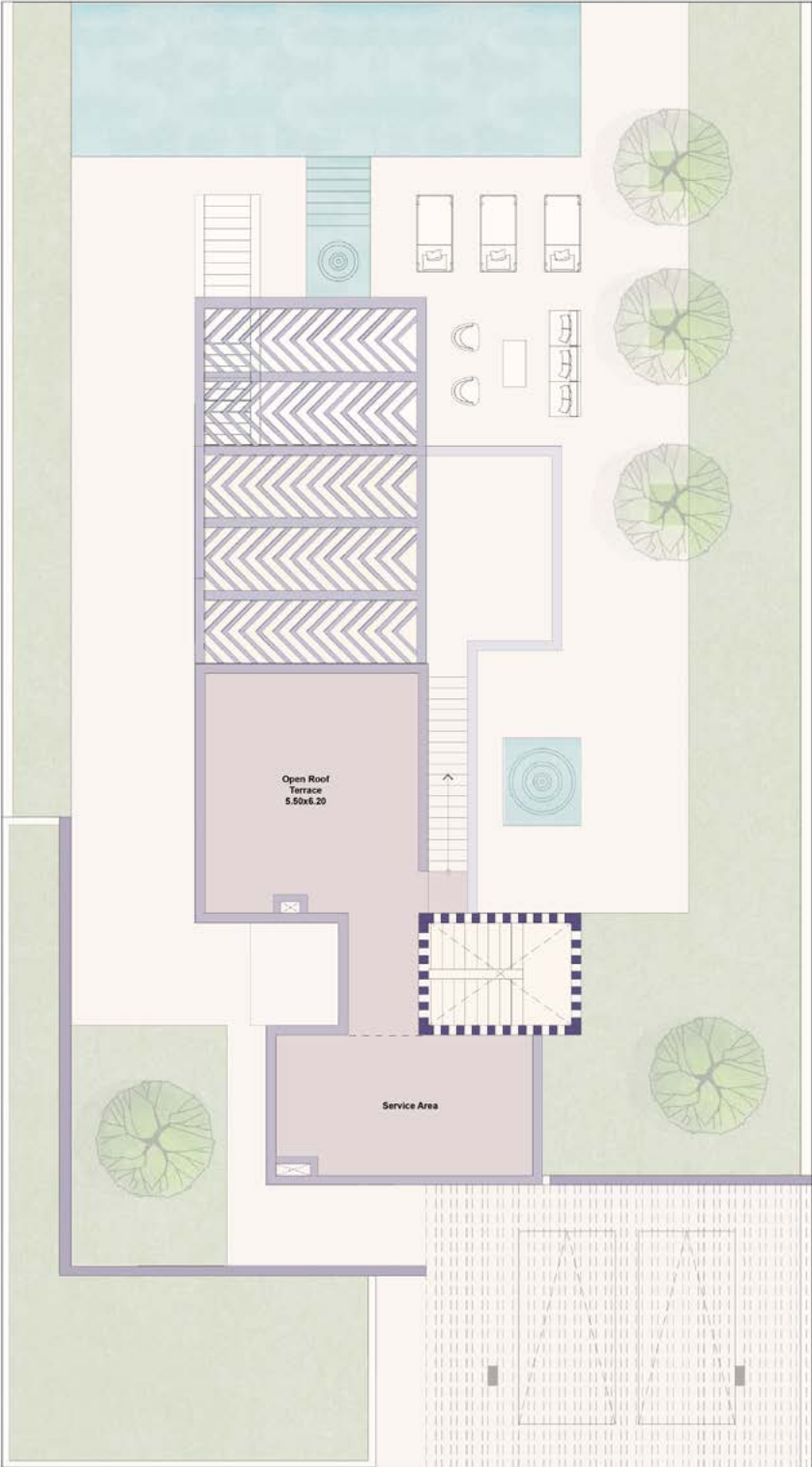
# GROUND FLOOR



# FIRST FLOOR



# ROOF



VILLA A  
3 BEDROOM  
BUA: 245 SQM

Shaded Terraces: 50 sqm.  
Uncovered Terraces: 30 sqm  
Open Roof Terraces: 34 sqm.  
Uncovered Courtyard: 18 sqm

NOTE

BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

VILLA  
TYPE C

4 BEDROOM  
286 sqm



THE FOUR-BEDROOM VILLA C CONTAINS SPACES THAT CREATE A CAPTIVATING SANCTUARY, THAT GROUND YOU IN THE PRESENT MOMENT AND CONNECT YOU WITH BEAUTIFUL SURROUNDS.

The focal point of the home is the open plan living areas that are strategically placed to bring the outdoors in. Residents can enjoy unobstructed views of the surrounding private garden and a swimming pool with variety of options that meet the need of individuals can be added, whilst sunlight gently filters the interiors, framing nature like a work of art. Pops of warm color reflect natural light, making spaces feel vibrant and cheerful. Open to sky and roof terraces all invite you to savor soothing views where you can lose track of time in their magical embrace.



Three bedrooms and a master suite have been designed to encourage relaxation. These are spaces where residents can retreat, recharge and enjoy a restful night's sleep, waking up refreshed and ready to embrace a new day. All have ensuite bathrooms and either walk-in or built-in closets to ensure a clutter-free environment. A first floor private terrace, bringing a touch of the natural surroundings inside.

The villa was created with functionality in mind so that running the home is free of distraction and life's necessities fall effortlessly in place. Laundry and utility space and staff bedroom with an ensuite bathroom are all considered to avoid distractions. All in all, the villa is a place to nurture harmonious relationships where individuals can truly be themselves and create cherished memories with loved ones.



# EXTERIOR



Street View



Lagoon View

# INTERIORS



Main Living Area | View I

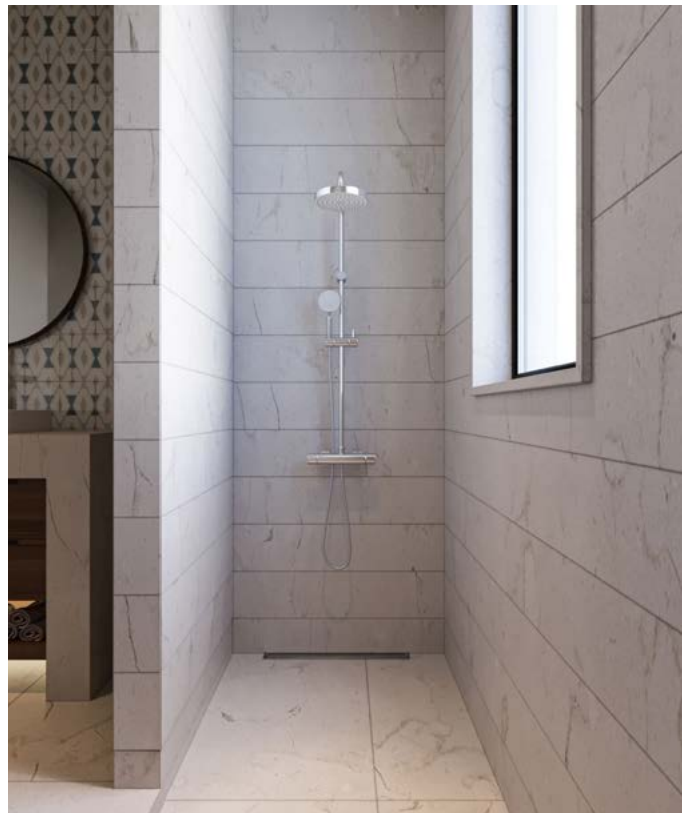


Main Living Area | View II

# INTERIORS



Bedroom

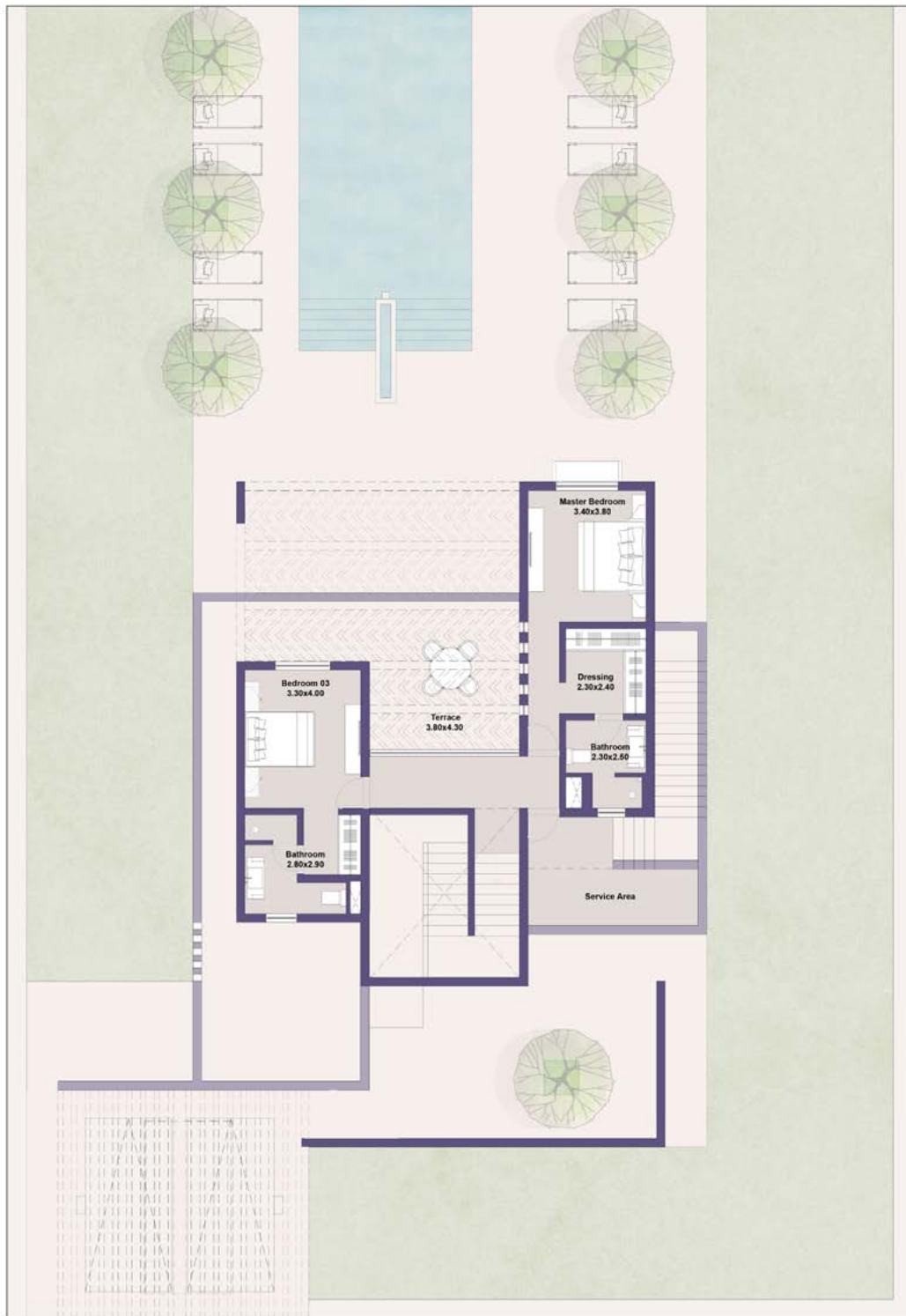


Bathroom

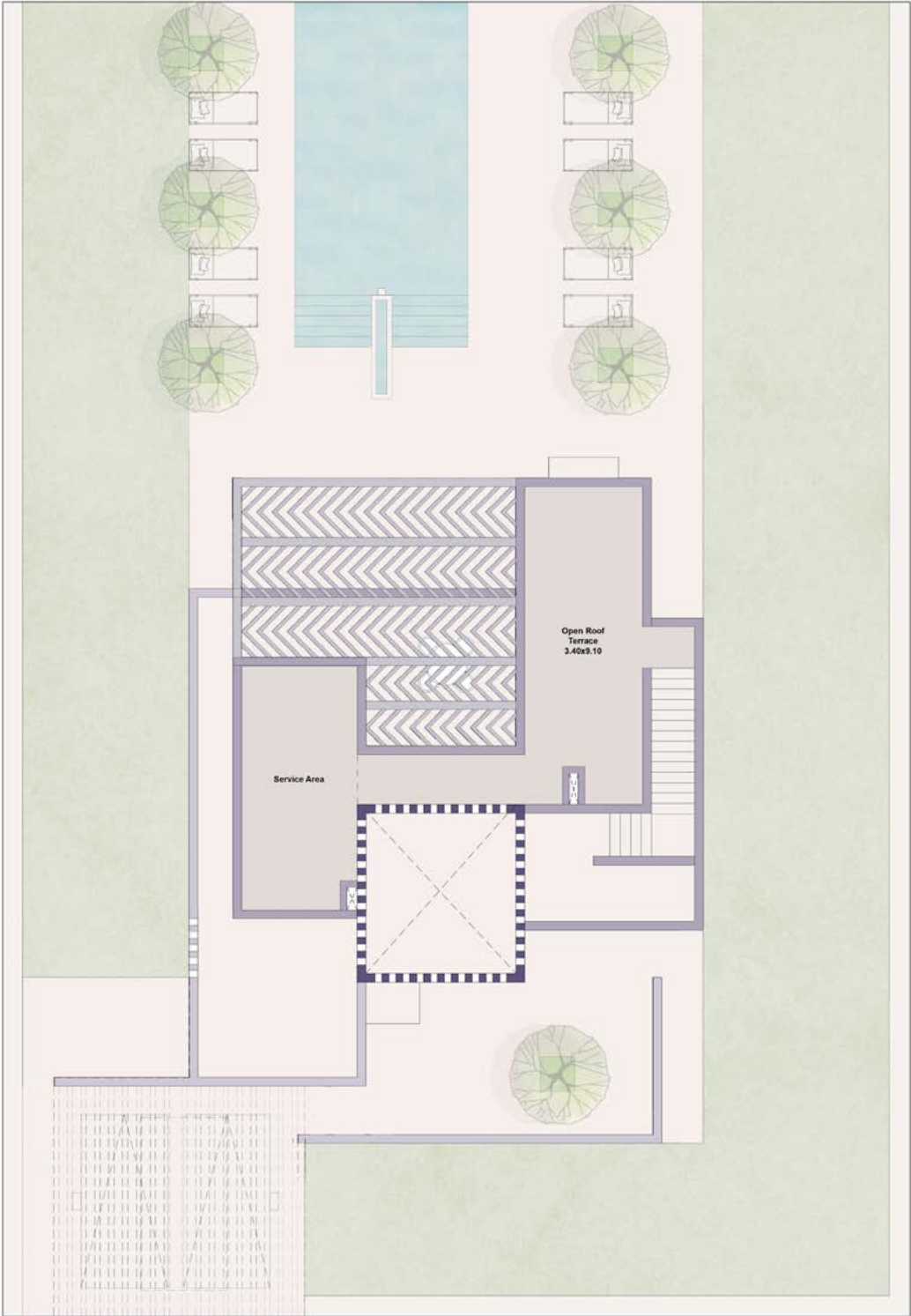
# GROUND FLOOR



# FIRST FLOOR



ROOF



VILLA C  
4 BEDROOM  
BUA: 286SQM

Shaded Terraces: 54 sqm.  
Uncovered Terraces: 31 sqm  
Open Roof Terraces: 31 sqm.

NOTE  
BUA mentioned doesn't include Shaded Terraces, Uncovered Terraces, Open  
Roof Terraces, or Uncovered Courtyard

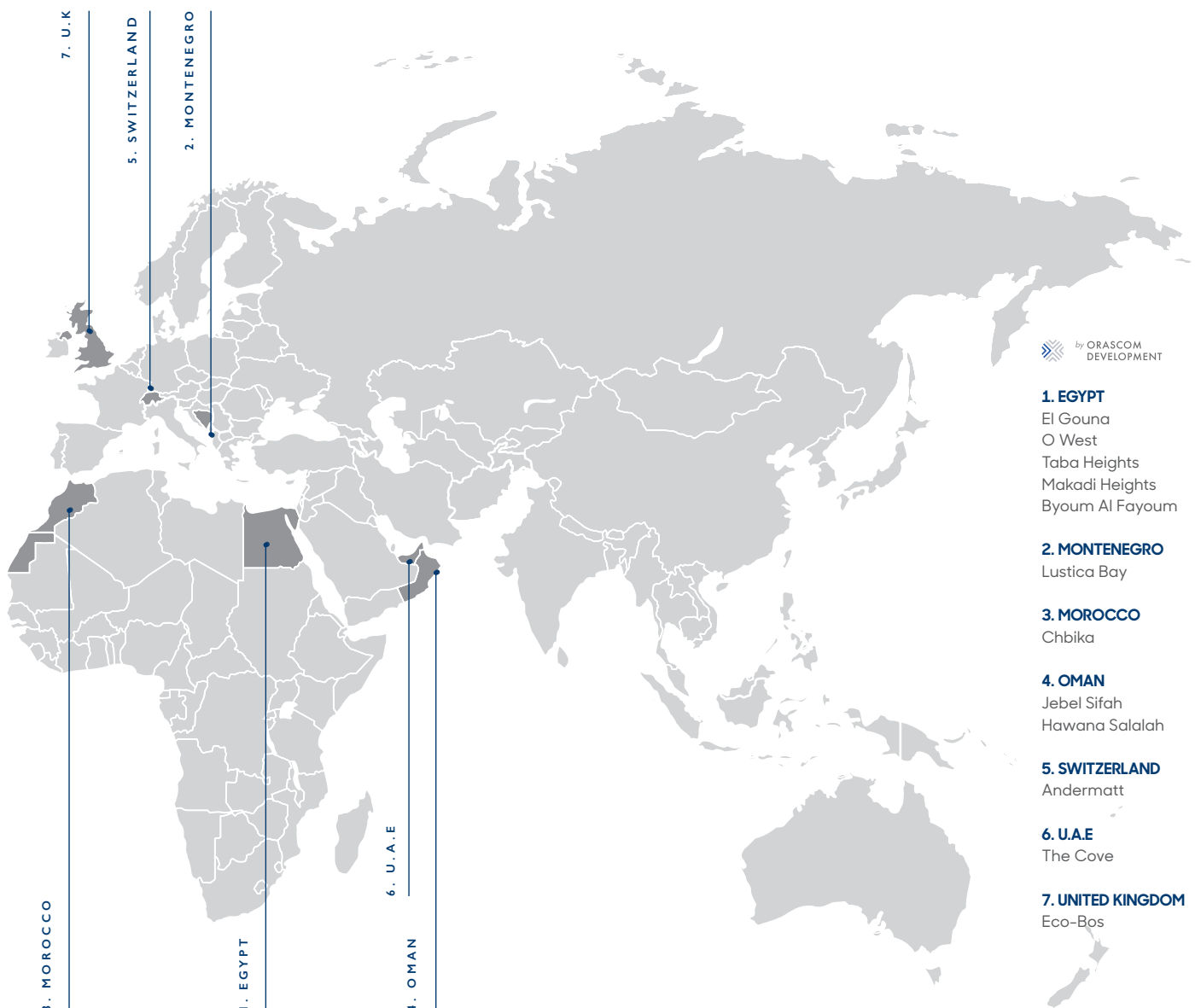


by **ORASCOM  
DEVELOPMENT**

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





#### Disclaimer

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams 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 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.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- The project's master plan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools/plunge pools are not included in the property.
- Final model used in our finishing and sanitary fixtures are similar and subject to change due to market availability at the time of operations.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover

El Gouna real estate office:  
Abu Tig Marina  
Fanadir Marina

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

# 16595

Download El Gouna App



by ORASCOM  
DEVELOPMENT