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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

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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 hillside retreat.





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

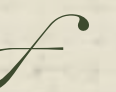
This neighborhood offers residents iconic design and glorious views. Overlooking expansive golf courses, with majestic mountains as a backdrop, it truly is a sanctuary of beauty and tranquility.



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



Ancient Sands Masterplan



## Fairways Masterplan

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

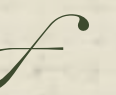
Discover a luxurious neighbourhood in a prime El Gouna location, where life gently slows down and the stresses of everyday living simply melt away.



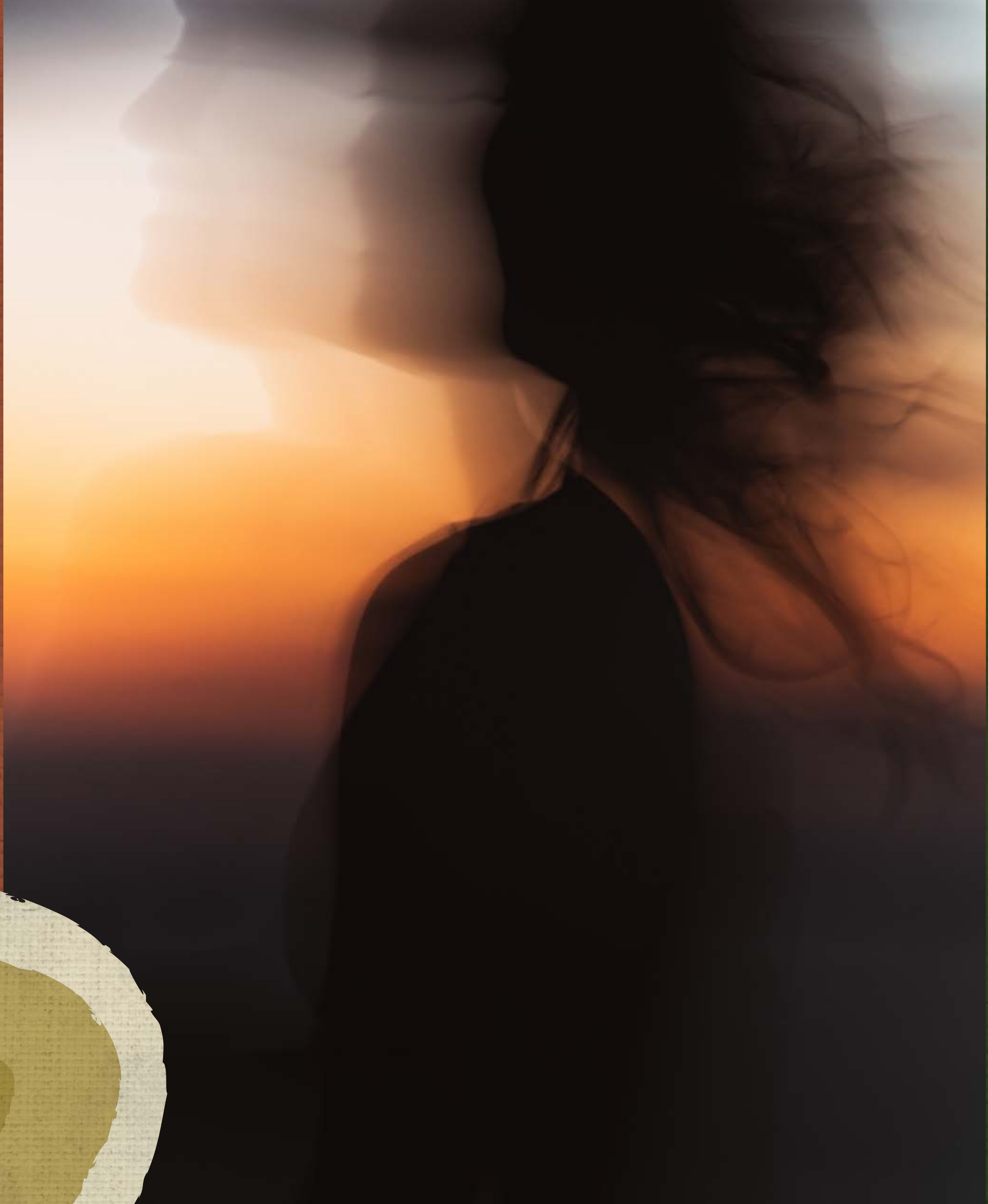


The masterplan of Fairways was created to immerse residents in an ambiance of tranquillity and serenity. Fairways is a low-density residential community, ensuring further exclusivity to property owners.

Each home is mindfully constructed on the hillside or the hill edges beside the Ancient Sands Resort. Surrounding the esteemed Ancient Sands Hotel, each house sits on the hill's outer perimeter, elevating the area with its elegant presence. Every home is meticulously designed to cater to every resident's need for outdoor spaces made for relaxation and leisure. The spacious garden offers residents a vibrant area where they can unwind amidst lush greenery, while the rooftop terrace provides panoramic views and a tranquil setting for social gatherings or personal leisure. Engulfed 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 the last wrapping perimeter of the hill, ensuring an exclusive view of the iconic golf course. Connect with nature and enjoy the great outdoors as you play on El Gouna's most prestigious golf courses, 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 town center to experience El Gouna's legendary food scene and explore the town's exciting nightlife. Everything is moments away.



EASE INTO YOUR HAPPINESS





Reminiscent of the legendary Ancient Sands residences, 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, homeowners will feel the beauty and intricacy of intelligent design and leave a lasting impression on those who witness it. Carefully designed 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.





## SINGLE FAMILY RESIDENCES

Encircling the renowned Ancient Sands Hotel, this extension gracefully embraces the outer edge of the hill, adding a touch of exclusivity to its surroundings. This boutique extension sprawls across 2.5 acres of lush land, boasting 10 single-family units meticulously designed to harmonize with the natural landscape. Among them, four standalone residences stand as distinctive architectural marvels, while the remaining area hosts three twin villas.

Enhanced by sweeping vistas of the golf course and majestic mountain silhouettes, this newest addition to the Fairways enclave represents the pinnacle of refinement and luxury. Drawing inspiration from the timeless elegance of Ancient Sands, these homes are adorned with intricate details, including captivating ceiling domes and enchanting stone cladding, elevating the hillside living experience to unprecedented heights for its residents.







## THE VILLAS

Crafted to embody the essence of luxurious living, these exquisite three-bedroom residences, complete with guard rooms and an additional nanny's bedroom, epitomize elegance and comfort. Boasting a generous living room, residents are treated to a space created for both relaxation and entertainment. The inclusion of a winter garden is designed to bring a breath of nature into the home by introducing touches of plant life and welcoming the warm rays of the sun, inviting nature indoors year-round.



From its elevated vantage point, the unit offers sweeping views of the open golf course, framed by the majestic silhouette of distant mountains. Outside, spacious roof terraces beckon for gatherings under the vast sky, while expansive gardens provide ample opportunity for outdoor leisure and recreation. Each detail is meticulously designed to create a haven of sophistication and tranquility, ensuring a truly exceptional living experience for its fortunate occupants.





## EXTERIORS

\*All 3D renders are generic to the exterior and interior look and feel of all units. Design variations will be applied to other prototypes, in accordance to the floor plans and layout differences.





FRONT VIEW



BACK VIEW



# INTERIORS

\*All presented interior shots are generic look and feel visualizations. For plan layout and design specifications, please refer to the individual building-type floor plans.





LIVING AREA



KITCHEN AREA



B E D R O O M





W I N T E R   G A R D E N



BATHROOM



THE VILLAS  
FLOOR PLANS

# THE VILLA

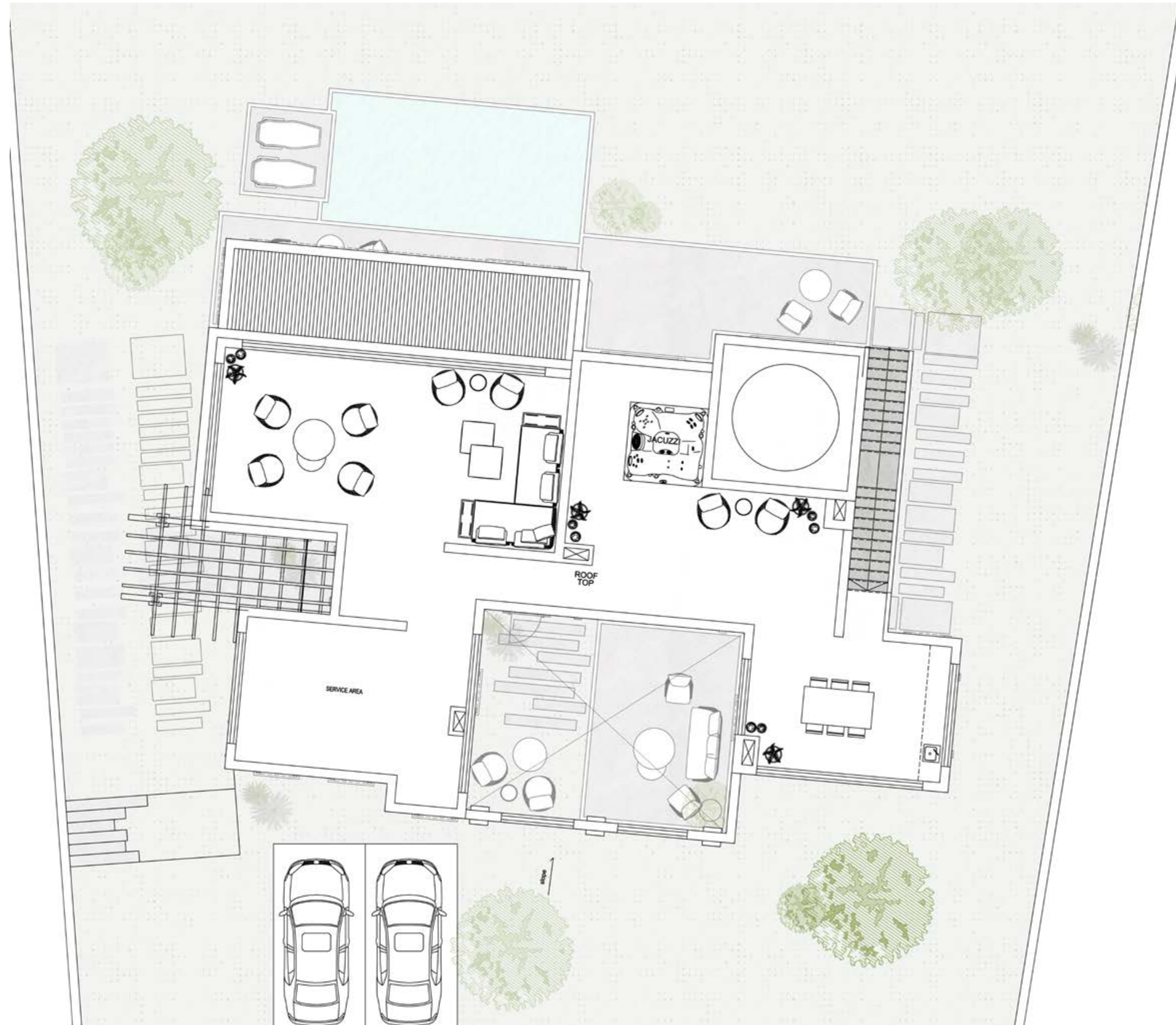
Ground Floor



Total Unit Area: 190 m<sup>2</sup>



THE VILLA  
Roof Floor



Total Unit Area:190 m<sup>2</sup>







## THE TWINS

Enter a sanctuary designed to captivate your senses at every turn. These cascading homes, including three luxurious en-suite bedroom units with guard rooms and an additional nanny's bedroom, are crafted to immerse you in the tranquility of your surroundings. From the peaceful winter garden to the wide roof terraces with stunning views of the golf course and mountains, every part of this home is designed to enhance your living experience.

Step outside onto the spacious gardens, where lush foliage and vibrant blooms invite moments of relaxation and connection with nature. Whether you're admiring the tranquil scenery from the comfort of your home or soaking in the breathtaking views from the rooftop, every detail has been carefully curated to ensure a haven of comfort and luxury for you to savor and enjoy.







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EXTERIORS



FRONT VIEW



BACK VIEW



WINTER GARDEN



The background features a dark green base with several large, overlapping organic shapes. On the left, a bright green shape is nested within a light green one. On the right, a yellow shape is nested within a light green one. The word "INTERIORS" is centered in white, uppercase letters.

INTERIORS



LIVING AREA



KITCHEN AREA



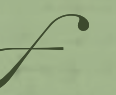
B E D R O O M







LOBBY





BATHROOM



THE TWINS  
FLOOR PLANS

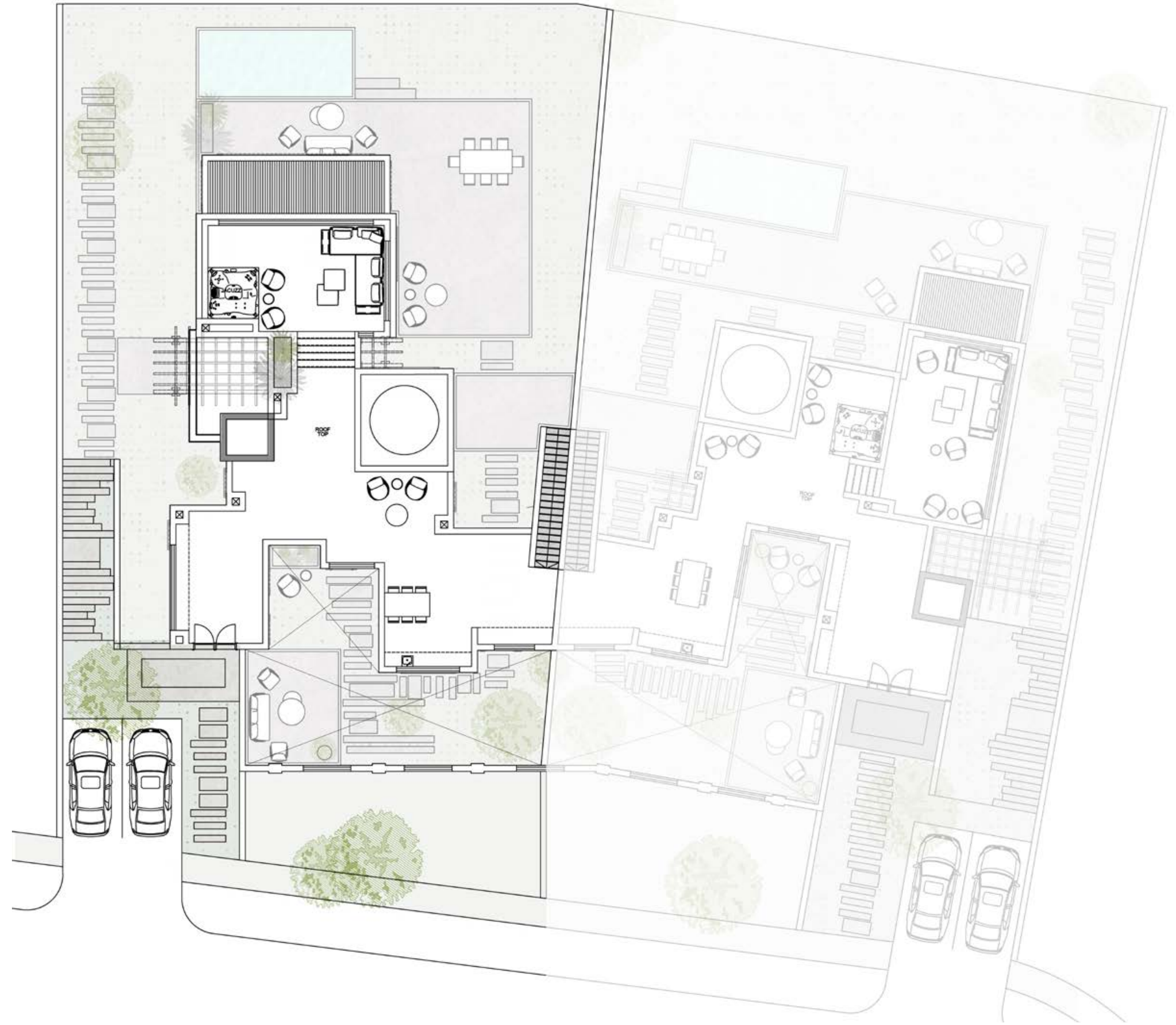
THE TWINS 01  
Ground Floor



Total Unit Area: 185 m<sup>2</sup>



**THE TWINS 01**  
Roof Floor



Total Unit Area: 185 m<sup>2</sup>



**THE TWINS 02**  
Ground Floor



Total Unit Area: 185 m<sup>2</sup>



**THE TWINS 02**  
Roof Floor



Total Unit Area: 185 m<sup>2</sup>



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](http://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



## 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.
- 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.

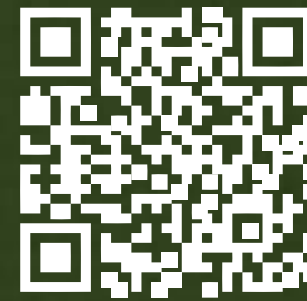


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