

HAP's philosophy revolves around 'the art of living well.' For us, this means helping you share the good things in life with the people that you love. Whether you are going about your daily routine in the city or enjoying a weekend getaway by the sea, HAP offers you world-class living environments with state-of-the-art facilities and a select community of friends.

Swanlake North Coast was born out of this vision to build an exclusive community of like-minded neighbors in a spectacular natural setting. Our first very development on Egypt's Mediterranean coastline, Swanlake North Coast is a luxury beach resort in Egypt to rival any world-class destination.

Designed by internationally renowned design firm, JZMK, in an Asian/contemporary style, Swanlake North Coast merges the exoticism of Far Eastern resorts with the dramatic natural setting of the Mediterranean. An outstanding master plan blends perfectly with the natural topography of Egypt's northern coastline: with large turquoise sea-water lagoons at your very doorstep and the longest shorelines on the North Coast extending, at multiple levels, throughout the resort.

Swanlake North Coast is a tropical paradise on the Mediterranean developed with you in mind: the perfect setting for you to enjoy the best things in life with those you hold most dear.

Sincerely,

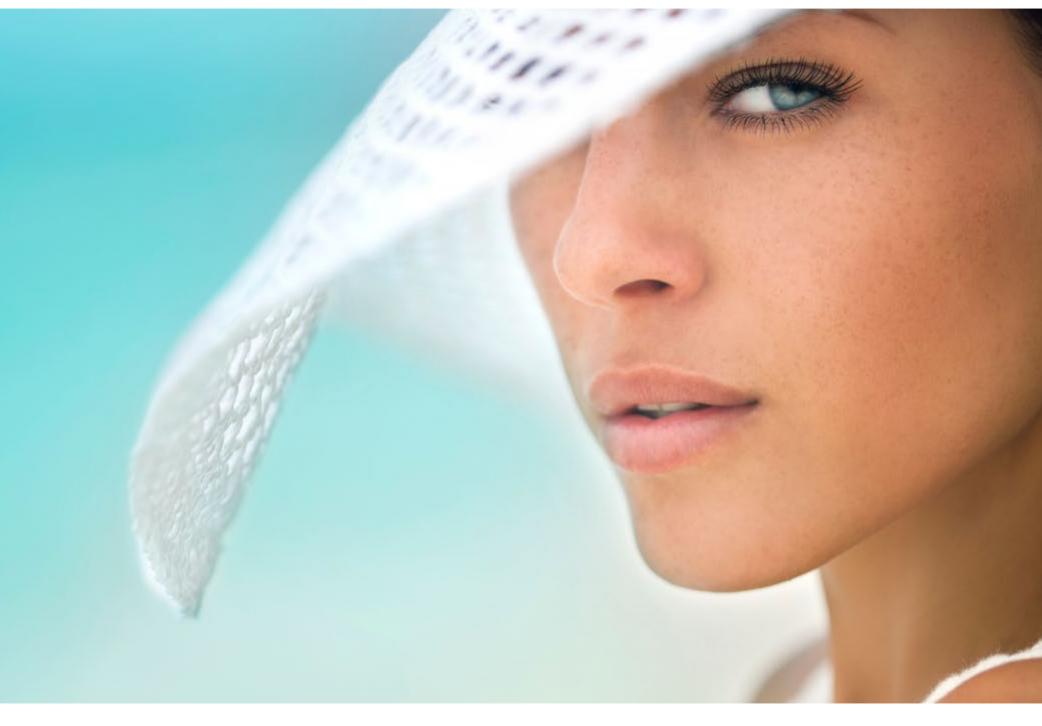
Mohamed Allam CEO



WELCOME TO SWANLAKE

Imagine the serenity of white sandy
beaches and glittering vistas of crystal
blue sea. Imagine the lushness of tropical
landscapes with sparkling lagoons and
undulating green. Picture the breathtaking
luxury of the Far East only a few hours'
drive from your home: an exclusive
community where your family will unwind
in the privacy of like-minded neighbors and
friends. This is the promise of Swanlake
North Coast, a luxurious new beach
destination in Egypt to rival any worldclass resort.





A Hassan Allam Properties Development



FROM THE CITY TO THE SEA

Located on the Alexandria/Marsa
Matrouh road, Swanlake North Coast
is only a short drive from Cairo making
it the perfect weekend destination and
an idyllic setting for longer retreats. As
part of government plans to improve
the national transportation network,
our sister company, Hassan Allam
Construction, is currently building
the New Cairo-Alamein highway. This
national road project will run in close
proximity to the Swanlake resort and
promises to shorten travel times further

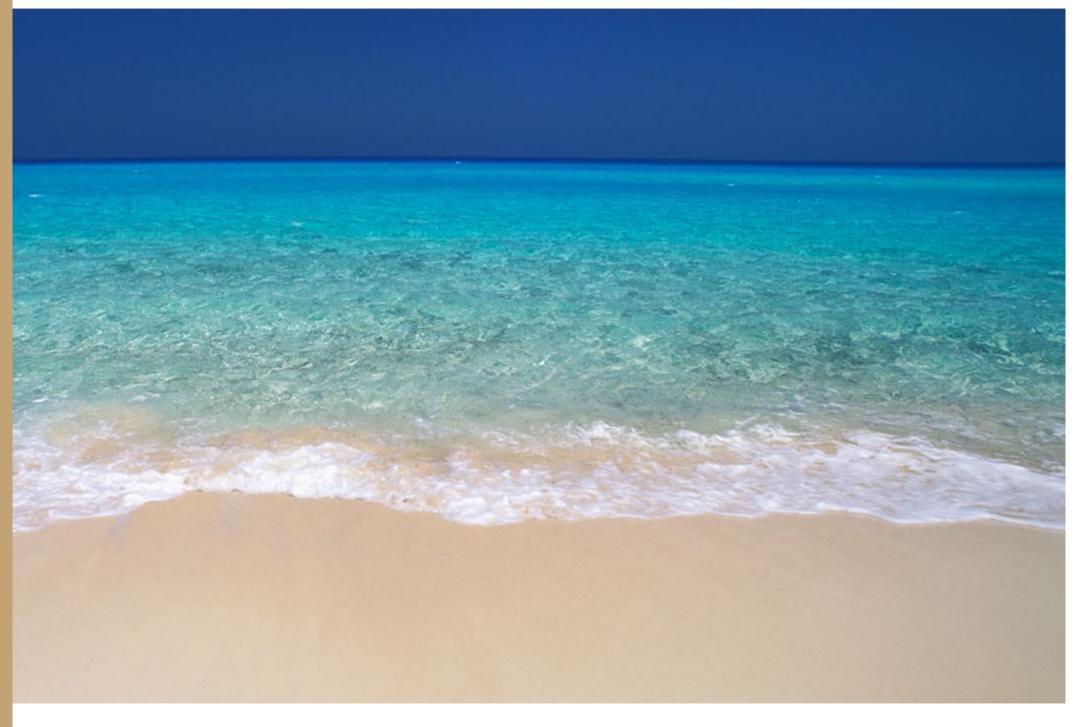


THE BEACH

At Swanlake North Coast, the tropical landscaping cascades down in verdant waves of emerald green towards a brilliant stretch of white sand beach.

Here, overlooking the azure waters of the Mediterranean Sea, luxury cabanas dot the edges of the pristine sand against a backdrop of sparkling blue. The beach is the perfect setting for a family day with a range of kids' activities, sports facilities, a beach restaurant at the water's edge and kiosks serving light snacks. A network of walkways for joggers and cyclists allows you to explore the full reach of Swanlake's magnificent seafront.





A Hassan Allam Properties Development

CRYSTAL LAGOONS

At the heart of the Swanlake North
Coast lies a series of large and spectacular
seawater lagoons surrounded by a 2 km
stretch of white sandy beach. Through this
network of translucent lagoons, the Crystal
Lagoons of the Mediterranean are carried
into the landscaping of Swanlake North
Coast, offering homeowners throughout
the resort unimpeded views of water and
easy access to the beach. The dramatic
lagoons bring the seafront to your doorstep
and provide a safe and idyllic setting for
your family to unwind.





A Hassan Allam Properties Development

TROPICAL LANDSCAPE DESIGN

Modelled on the world famous beach resorts of the Far East, Swanlake North Coast offers owners a tropical landscape of luxurious green. Thick forests of palm trees line the edges of splendid seawater lagoons that arch into exclusive and secluded beach coves, stretching throughout the Swanlake resort. The rich leafy foliage and towering palms mark the contours of this paradise of green.





A Hassan Allam Properties Development

FULLY-FINISHED UNITS

For the busy city dweller, a break from home shouldn't mean leaving the luxuries of home behind. Interior Designer,
Mohamed Noaman, has created a bespoke range of interiors in a modern contemporary style to match the architecture of the project for our exclusive holiday homes and chalets offering you all the comforts and amenities of home in a breathtaking setting by the sea. All properties are delivered with fully finished interiors so all you have to do is move in.





CONTEMPORARY, ASIAN INSPIRED ARCHITECTURE

At HAP, we work with internationally reputed master planners and architecture design firms achieve the world –class living experience that is the trademark of our developments. Swanlake North Coast is no exception: designed by world renowned, JZMK Partners, the resort has been created in an architectural style that emphasizes privacy and an exclusive way of life. The modern open-floor-plan with large expanses of glass maximizes potential views and effortlessly combines indoor and outdoor living spaces.





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UNIT TYPES















VILLA A 464M²

SWANLAKE

VILLA A 464M²



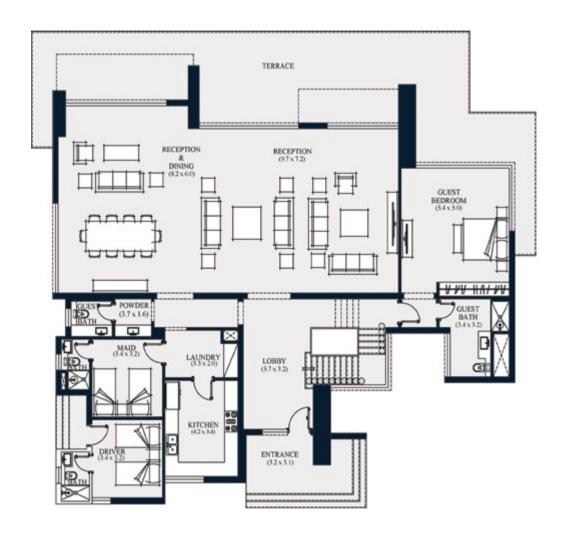


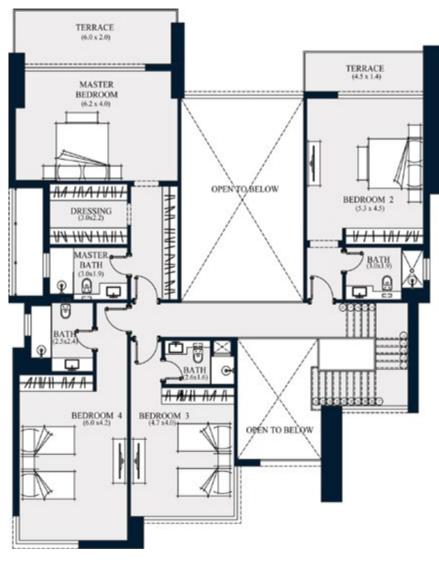


VILLA B 583 M²

GROUND FLOOR

FIRST FLOOR





218 m²

215 m²

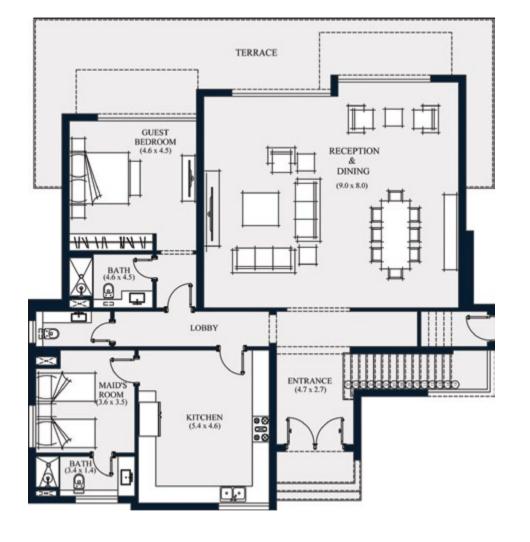


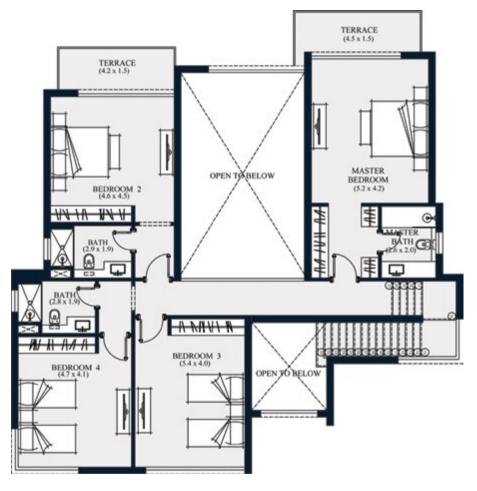


VILLA C 433M²

GROUND FLOOR

FIRST FLOOR

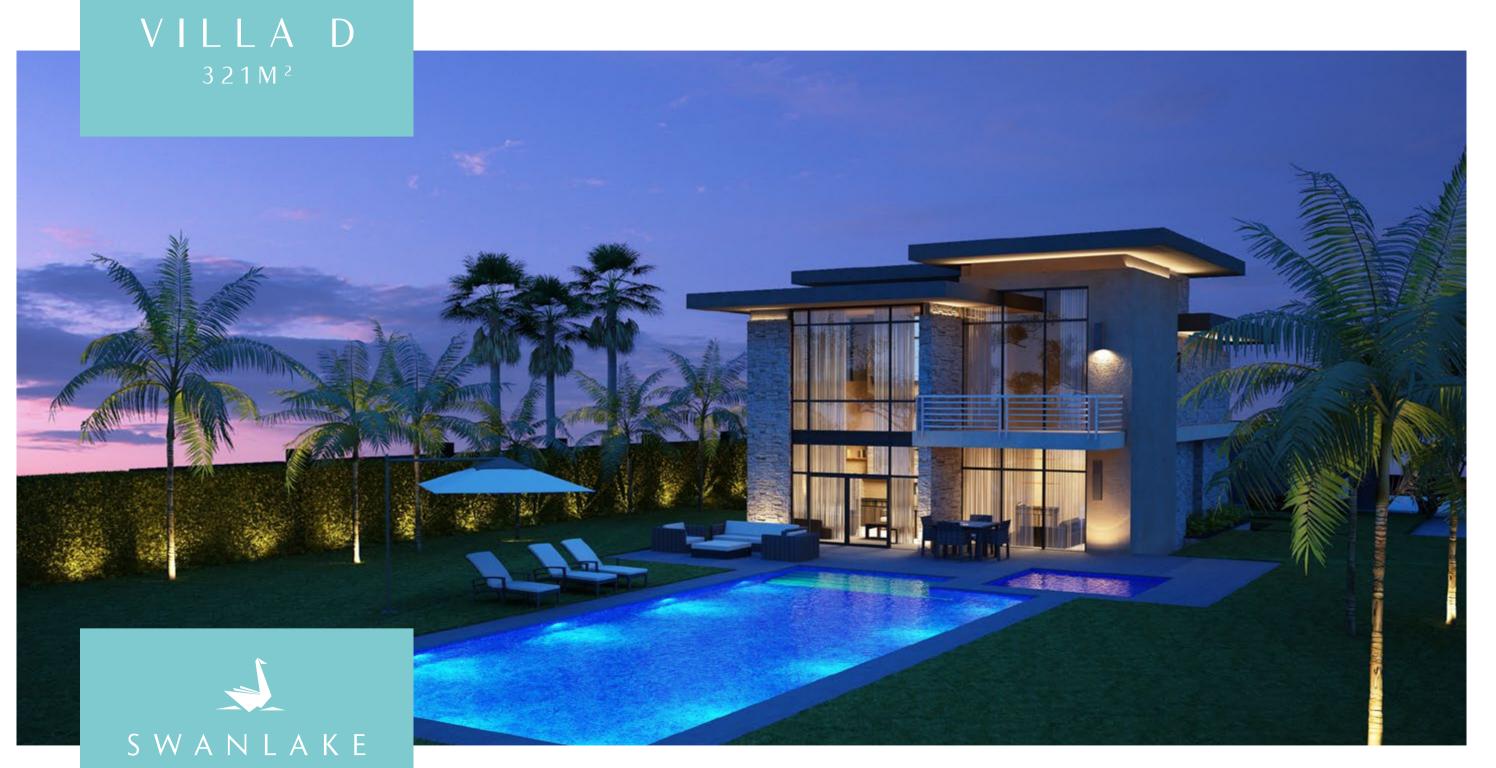




218 m²

 $215 \, \text{m}^{2}$



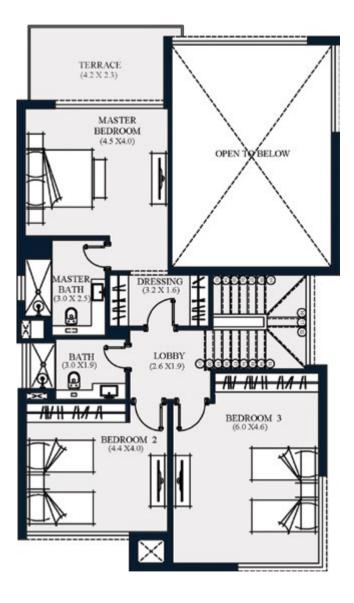


VILLA D 321M²

GROUND FLOOR

FIRST FLOOR







218 m² 215 m²

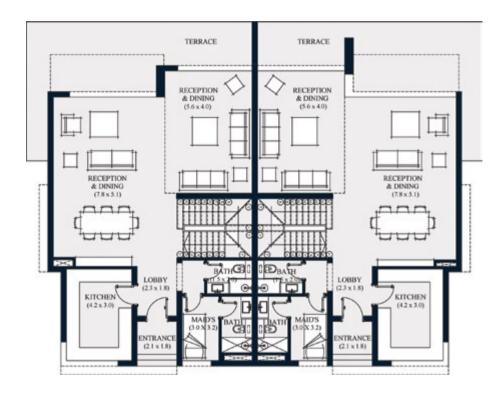
TWINVILLA

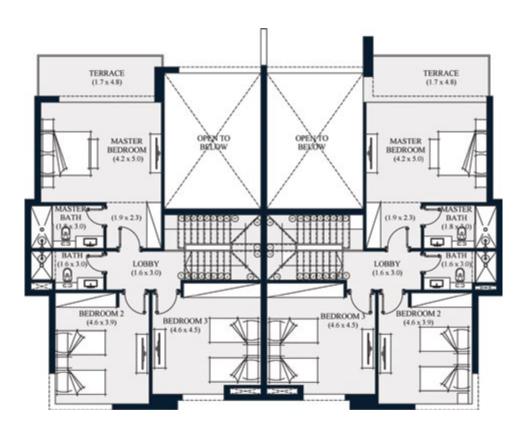


TWINVILLA 265 M²

GROUND FLOOR

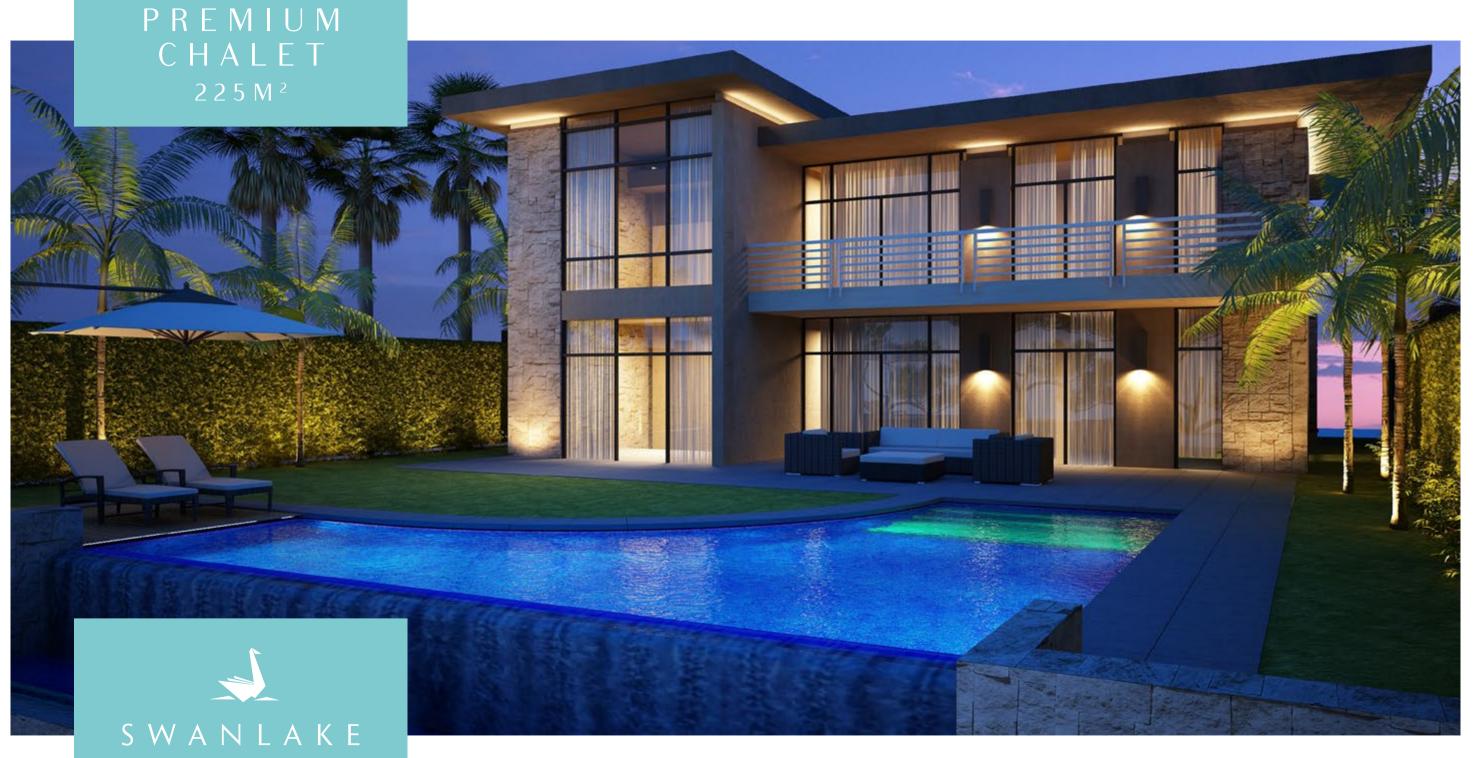
FIRST FLOOR





218 m² 215 m²

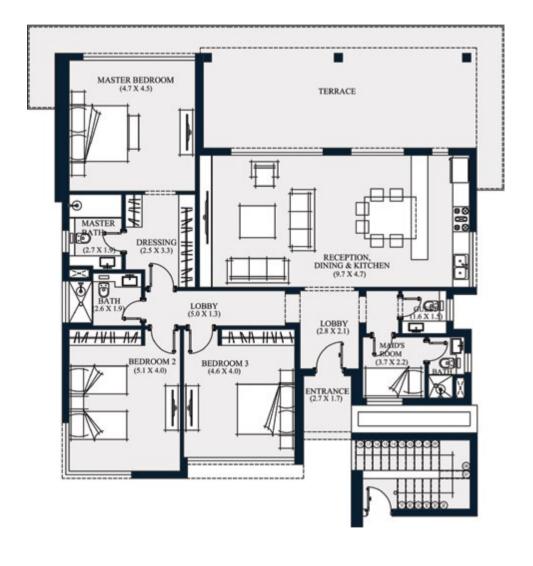


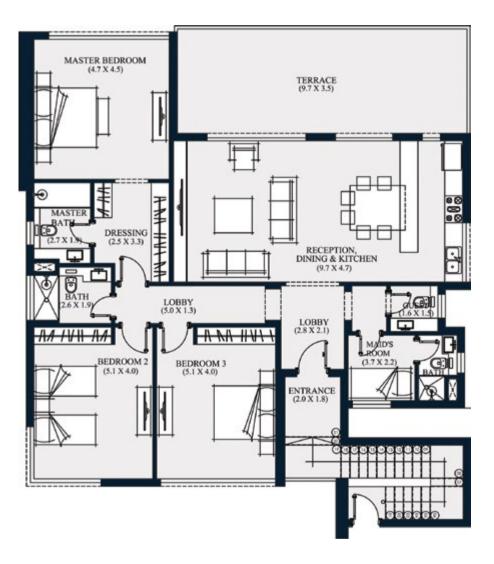


PREMIUM CHALET 225 M²

GROUND FLOOR

FIRST FLOOR







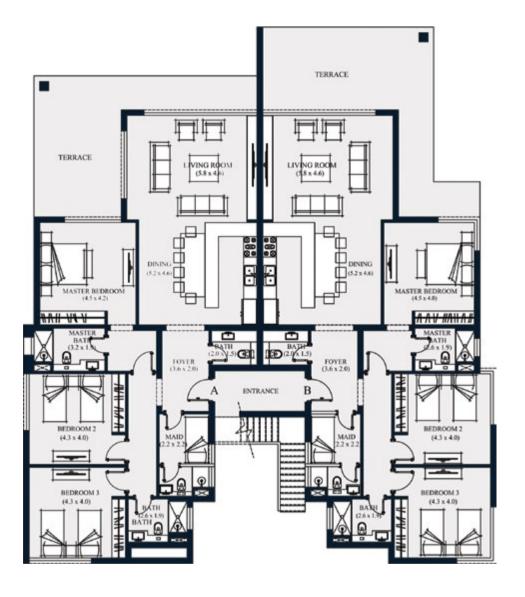
225 m²

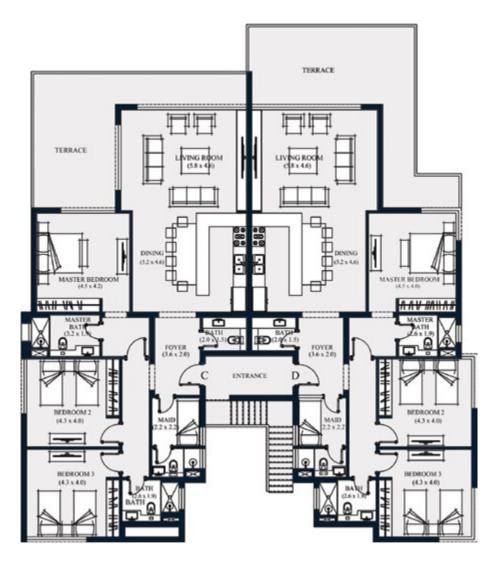


STANDARD 205 M²

GROUND FLOOR

FIRST FLOOR





SWANLAKE

205 m² 205 m^2



A DEDICATED CLUBHOUSE AT YOUR SERVICE

At the heart of the resort is a state-of-theart clubhouse nestling along the edges of spectacular seawater lagoon. With its panoramic views of crystal-blue water, this is a hub for families and friends. It offers a fully equipped gym, a luxury-dining outlet, a fun kids' area and several convenience stores for that last minute purchase. A large and luxurious 'lap-pool' features a horizon edge that stretches out towards the lagoon, offering breathtaking vistas that appear to merge the surface of the pool with the crystal waters of the lagoon beyond.





A Hassan Allam Properties Development

B O U T I Q U E H O T E L

Nestling in the heart of the tropical landscape, with dramatic views of the Mediterranean, we have created an exclusive
destination that offers six star hotel accommodation and catering facilities. Designed
in the Asian/contemporary architectural
style of the resort, our luxury boutique
hotel completes the Swanlake North Coast
experience, combining the elegance of the
Far East with the profound tranquility of
Egypt's northern coastline.



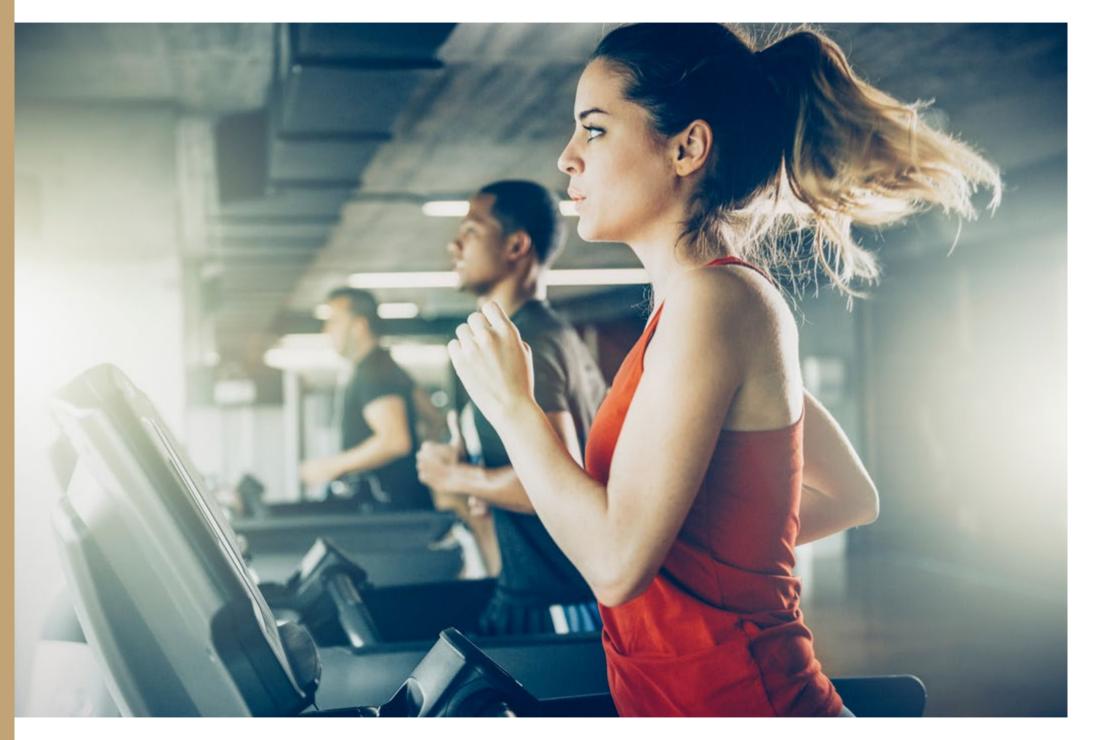


A Hassan Allam Properties Development

SPORTS

for those heated afternoon matches. For





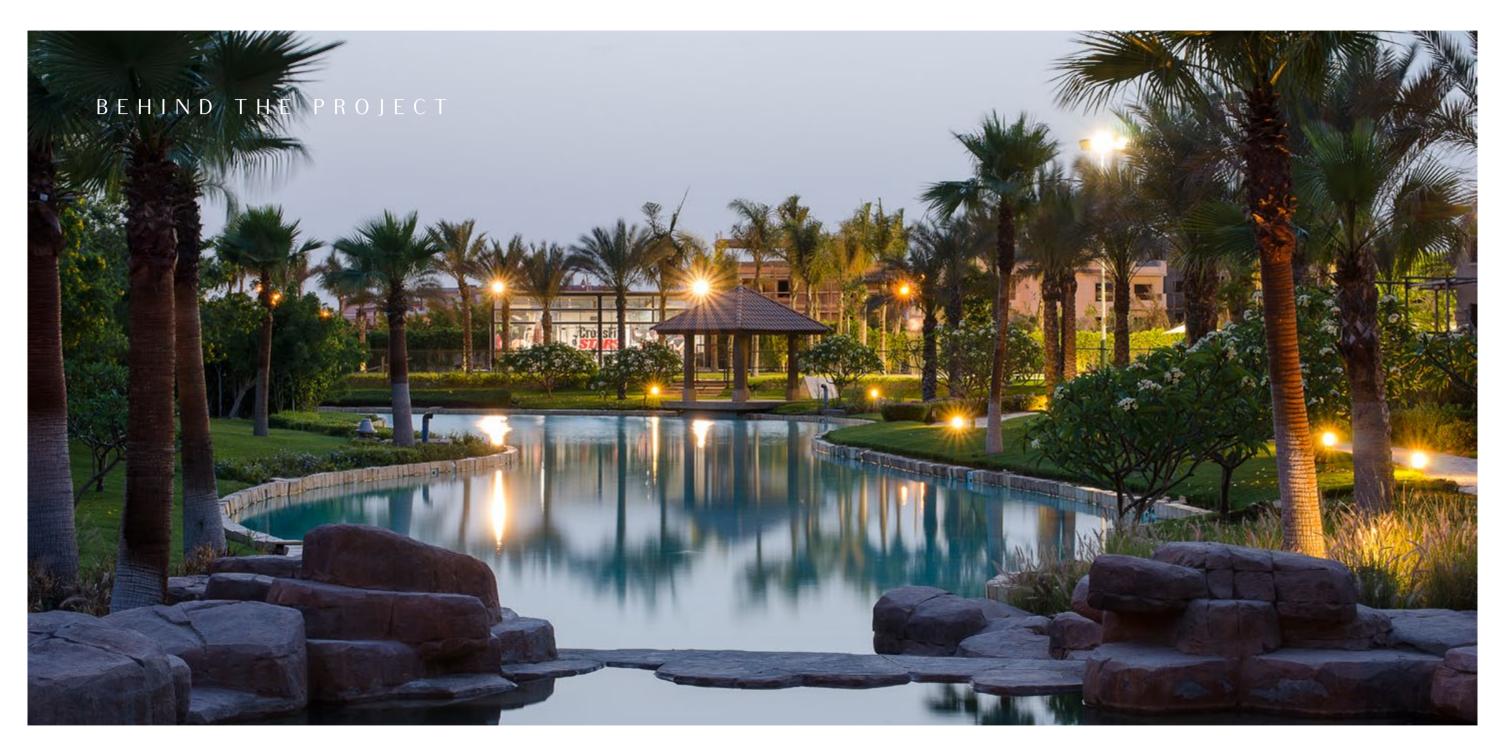
A Hassan Allam Properties Development

KIDS PLAY AREA

What do you do with your children after a long day at the beach? How to keep them entertained on weekends when they want to see their friends? At Swanlake North Coast, you'll never have to ask these questions again. We have developed fully equipped and exciting kid's play areas throughout the resort where your children can enjoy their holiday in complete comfort and safety.









Established in the 1990s, Hassan Allam Properties (HAP) is one of Egypt's leading real estate developers. Enjoying a large and diversified land bank of luxury residential properties and holiday resorts in prime locations throughout Egypt. Our goal is to provide an unmatched lifestyle experience to discerning individuals who care about how they live and where they vacation.

Our property portfolio includes some of Egypt's most famous communities: the exclusive Swan Lake-New Cairo and Swan Lake-6th October residential developments, the Seasons Residence in New Cairo and the Park View residential community also in New Cairo. Our luxury seaside resorts include the well-known Little Venice Golf Resort in Ain el Sokhna and the Baia Bianca vacation resort in Sharm el Sheikh.



Of all of the premier beach communities in the northern coast of Egypt, Swanlake presents a rare opportunity. The combination of careful masterplanning, elegant contemporary architecture and spectacular ocean and crystal lake views creates an allure that the Egyptian home buyers cannot pass on.

The contemporary architecture style is characterized by layers of glass, metal, stucco and stone. The richness of the materials provides warmth to the clean lines of the architecture. As the exterior elements project through glass into the interior, the human eye is challenged to find the line of enclosure. Concrete and metal elements provide privacy from the street. The modern open floor plan with large expanses of glass maximizes potential views and effortlessly combines indoor and outdoor living spaces. Cantilevered decks, extended eaves and expansive glass define the front elevations.

Crystal Lagoons

Darnoama

Crystal Lagoons is a high innovative, fast growing, multinational company that develops limitless-size sustainable crystal clear lagoons worldwide. Our groundbreaking concept challenges the real estate industry mantra of "location, location, location" by allowing developers to bring the idyllic beach lifestyle anywhere in the world. With Crystal Lagoons' concept and technology it is possible to create a sustainable beach life and tropical paradise anywhere in the world.

Darnoama - Office for design and Architecture, established in 1995, was founded by Mohamed Noaman who is the head architect and owner. Amongst his notable architecture portfolio are vivid works in both the commercial and residential sectors. Noaman is the leading interior designer for Hassan Allam Properties' (HAP) Swanlake North Coast. The interior design for the project is inspired by contemporary, Mediterranean architecture. Noaman maintained his originality in the project in tailoring to the resident's preference, creating an aesthetically pleasing and relaxing interiors with an ethereal feeling of lightness.





Located in Katameya, Swanlake New Cairo is a luxurious development comprising 182 elegantly designed villas, inspired by Spanish infrastructure. With easy access to all neighboring districts, Swanlake New Cairo is the ideal community for residence.



Swanlake 6th of October is strategically located in the West side of Cairo, with close proximity to major malls, schools and markets. With 92 luxury villas and twin villas, residents of this gated community will surely enjoy an exceptional life among lush greenery and fresh air.



Being a mere 15-minute drive from the city, Seasons Residence offers 5 luxurious types of stand-alone Spanish style villas, and with over 85% of exhilarant landscaping.



Covering almost one million square meters, and located on the shores of the Red Sea, and only an hour's drive from Cairo, Little Venice Golf Resort is a beach resort offering a variety of villa and chalet types, all overlooking lavish landscapes, the golf course and the beach.



Ideally located near major shopping districts and educational institutions, Park View constitutes 356 uber chic residential units, fixated with state of the art high-tech infrastructure to support home automation devices. Residents of Park View have access to private luxurious facilities within the compound, such as a fully-equipped gym, a supermarket, and a kids' play area, to name a few.



Azzurra is set in an undeniably spectacular location, some 40 metres above sea level, right on the famous Red Sea peninsula of Sahl Hasheesh Bay. Approximately 14km south of Hurghada International Airport, the Bay of Sahl Hasheesh is a mix of old world charm, indiginous culture and world-class luxury. All of these features make Azzurra a first choice destination for those who want an unforgettable holiday in an exceptional location.



This mega project, located in Nabq, Sharm El Sheikh, boasts 4,400 residential apartments, 100 villas, as well as 5 luxury hotels and a commercial strip with a variety of restaurants, cafes and shops. This projects leaves no reason for its residents and guests to leave as it offers them a range of entertainment options, a school, a sports club and a clinic.