

Primary Projects Brief (Off-Plan)



El Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences. Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes.

Projects are either:

- Open Lagoon: Connected to Open Sea
- Closed Lagoon (Lake): Great for swimming but cannot park a boat
- Sandy Pools: Purely for Swimming



Kamaran

5 Year Payment Plans / 1 Year Delivery
(15% downpayment)

Project with Nubian-Modern fusion architecture

Featuring sandy pools, community parks, dog parks, BBQ areas, playgrounds and more.

Availability : 2 Bedrooms Apartments

- **2 Bedroom Apartments: 91 - 100 M2 BUA**
(Prices starting at \$438,000 to 500,000\$)



**Nuba Serviced Apartments
Overlooking big sand pool.**

*5 Year Payment Plans / 2 Years Delivery) (15%
downpayment)*

Concierge service 24/7

Gym ,spa, coworking spaces & more

- 1 Bedroom 80 Sq²
Price :365.000\$ to 380.000\$

- 2 Bedrooms 110 Sq²
Price : 500.000\$



Tuban

*5 Year Payment Plan / 1 to 2.5 Year Delivery
(15% downpayment)*

NEW DOWNTOWN AREA OF EL GOUNA

Open Lagoon

Project will feature 3 marinas (50 boats total max. 8m boats), commercial island (shopping district, restaurants and more), boutique hotel, community parks and more.

Walking distance to Schools, Sports district, Supermarkets and Hospital.



Apartments: 2&3 Bedrooms

- **2 Bedrooms:** 113 -122 M2 BUA(Prices starting \$536,000 to \$595,000)
- **3Bedrooms:**150M2 (Prices starting 681,000\$)

Townhouses:

- **3 Bedrooms:** 162 M2 BUA (Prices starting\$886,000)
- **4 Bedroom Townhouse:** 207M2 BUA (prices starting 1,100,000\$)

Villas

- **3 Bedroom SS Villa** 177 m2 / 900 avg Land (starting \$1,400,000)
- **4 Bedroom DS Villa** 224 M2 / 1000 avg Land (starting \$1,600,000)



Tuban Marina Island (2.5 Yrs Delivery)

1 Bedrooms: 87 M2 BUA

(Prices starting 401,000\$ to 431,000 \$)

2 Bedrooms: 112 -122 M2 BUA

(Prices starting
\$553,000 to \$614,000)

3Bedrooms:143-147 M2

(Prices starting 673,000\$ to 687,000\$)

Townhouses By Victor Legoretta

- 4 Bedrooms ensuite+ Nanny
- 214 M2 (Starting Price 1,200,000\$)



North Bay

5 Year Payment Plans / 1 to 2 Year Delivery
(15% downpayment)

Exclusive project on an open lagoon

Features public pavilion with clubhouse, spa, gym,
cinema and more.

Large units with possibility to park boat Infront of the
unit or in Public Pavilion Marina.



● **Lofts Double Hight Ceiling 3 Beds Ensuite + Nanny** (186-189 Sq²)

Price : Starting 965.000\$

● **Penthouse with Pool on the roof included 4 Beds** Ensuite + Nanny(240 Sq²)

Price : 1.540.000 \$

● **Garden Villa 3 Beds Ensuite + Nanny** (182 Sq² with Land 550 Sq²)

Price : 1.090.000 \$

● **Horizon Villa 3 Beds Ensuite + Nanny** (194 Sq²)

Price : 1.049.000\$

● **Twin Villa 3 Beds Ensuite + Nanny** (197 Sq²)

Price : 1.500.000\$

● **Standalone 6 Beds ensuite +Nanny** (390 Sq²)

Price : 3.600.000\$ (Delivery 1 year)

● **Signature Villa 4 Beds** (270 Sq²)

Price : 2.400.000 \$



SIBA

5 Year Payment Plans / 1 to 2 Year Delivery (15% downpayment)

A bold architectural neighborhood designed around openness, privacy, and seamless waterfront living.

With Elevation of 11 to 14 Meter from sea level.

Triangle Villa :

3 Berooms ensuite +Nanny 161 M2
(Price 1,140,000\$)



Fanadir Shores

5 Year Payment Plans / 2 Year Delivery) (15% downpayment)

Seafront LUXURY Apartments

- Full Sea View
- Designated Jetty
- Fully Finished + Bosch Appliances
- Beach Access
- Elevators

Available 3- and 4-bedroom luxury apartments, penthouses and lofts

Prices: Starting price \$3.000.000 up to 4.000.000\$



The Nines

5 Year Payment Plans / 1 Year Delivery) (15% downpayment)

Standalones overlooking Golf Course of Ancient Sands

- 4 Beds Ensuite + Nanny (209 Sq²)
Price : 1.200.000\$



Shedwan Apartments Extention

5 Year Payment Plans / 1 Year Delivery) (15% downpayment)

- 1 Bedroom 74 to 89 Sq²
Price : 340.000\$ to 480.000\$
- 2 Bedrooms 109 to 120 Sq²
Price : 495.000\$ to 655.000\$

