

MARINAGATE

ALMAZA BAY

RAS SOMA

A wide-angle photograph of a person in a red kayak on a vast, clear blue sea. The water is calm with gentle ripples, and the sky is a uniform, clear blue. In the far distance, a range of low mountains is visible on the horizon. The overall scene is serene and expansive.

ALMAZA BAY FINDS A NEW SEA

ALMAZA BAY
RAS SOMA



WELCOME TO ALMAZA BAY RAS SOMA

Along the crystal clear waters of the Red Sea with a magical backdrop of the mountains, Ras Soma presents ultimate harmony with nature. Inspired by the serenity of the surrounding landscape, this is the place where people come to live a life that is tranquil, yet dynamic - a life that is simple, yet luxurious - a life that is easy-going, yet full.



ALMAZA BAY, RAS SOMA

TRAVCO GROUP

75
HOTELS & RESORTS

50+
COMPANIES

30,000+
EMPLOYEES GLOBALLY

9
DIFFERENT SECTORS

8
COUNTRIES

16M
SQ. METERS OF LAND

3
CONTINENTS

20,500+
HOTEL ROOMS &
SUITES

28
CRUISE SHIPS

OVER 40 YEARS
OF EXPERIENCE



TRAVCO PROPERTIES

Travco Properties is the real estate development arm of The Group. Leveraging on Travco Group's large land bank of 16 Million sqm, Travco Properties is widening the arena of real estate offerings in Egypt by creating sustainable and self-sufficient resort destinations. Its main goal is to introduce a new perspective on mixed-use developments by establishing alternative, progressive, urban, and beach communities.

Travco Properties was established in 2014 and launched its flagship project, Almaza Bay, which instantly became a trend-setter on Egypt's North Coast. With 8 phases since its inception and a standout indoor – outdoor retail experience, The Village, featuring world class brands in F&B and retail such as Okhtein, Ego, Gourmet, Megumi, BRGR; Travco Properties continues to build to achieve the goals of its masterplan and continuously strives to fulfill its future expansion plans.

4000+
RESIDENTS

12
YEARS OF EXPERIENCE

2000+
UNITS DELIVERED

3
INTERNATIONAL
DESTINATIONS

9000+
UNITS TO BE
DEVELOPED

10M
SQUARED METERS
LANDBANK



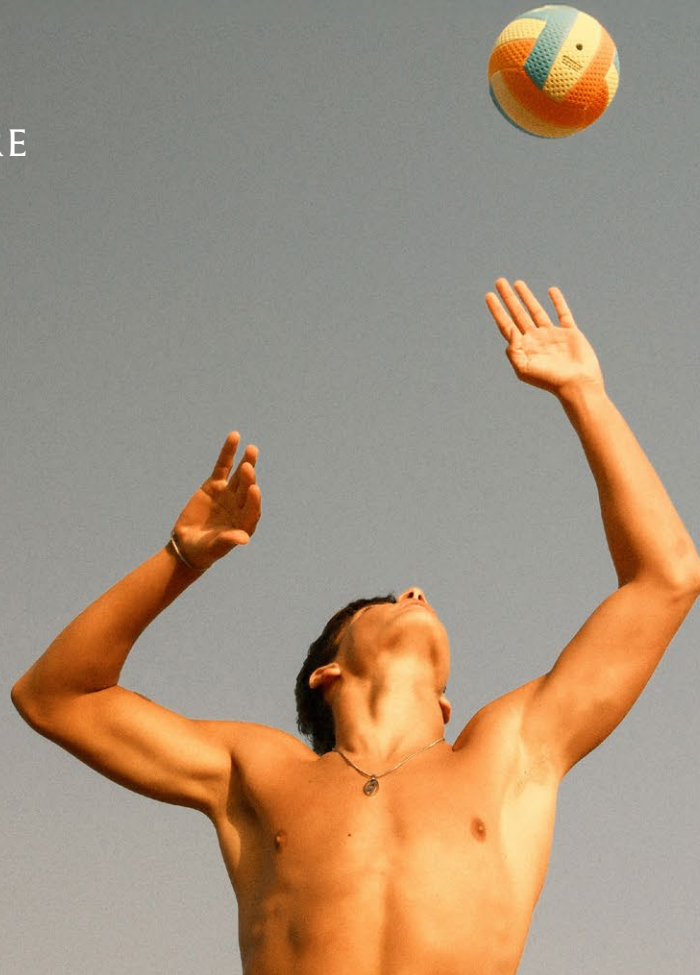


ALMAZA BAY, NORTH COAST

CRAFTING COMMUNITIES THAT INSPIRE

Since 2014, Travco Properties has redefined coastal living through landmark developments such as Almaza Bay and Ras Soma; these destinations have set new standards for integrated planning and long-term value creation.

Each development reflects a commitment to building not simply projects, but fully realized destinations designed to evolve, operate, and endure. Makadina, the third destination Travco Properties is launching and it's second on the Red Sea, represents the natural progression of this vision and a new benchmark in destination-led development.





LOCATION & PROXIMITY

- 35 MIN TO HURGHADA INTERNATIONAL AIRPORT
- 30 MIN TO DOWNTOWN HURGHADA
- 45 MIN TO EL GOUNA
- 4.5 HR TO CAIRO



ALMAZA BAY

RAS SOMA

MASTERPLAN

1. MAIN ENTRY
2. THE TOWN
3. GO-KARTING
4. WATER PARK
5. ADVENTURE PARK
6. OASIS LAGOON PARK
7. SPORTS CLUB
8. THE CONDOS
9. MARINA GATE
10. THE VILLAGE
11. MARINA APARTMENTS
12. RAS SOMA MARINA
13. RAS SOMA RESIDENCES
14. BEACH CLUB
15. KITE SURFING AND DIVE CENTER
16. STEIGENBERGER RAS SOMA
17. JAZ RAS SOMA
18. HOTEL CONFERENCE CENTER
19. VILLAGE HOTEL
20. HOTEL SERVICED APARTMENTS
21. UTILITY AREA



LIFE IN ALMAZA BAY RAS SOMA



THE NEXT FLAGSHIP RESORT DESTINATION ON EGYPT'S EAST COAST

Design brilliance is not simply about beautiful spaces and places, though beauty is an important factor. It also combines a project's functionality, profitability, sustainability and longevity, and the experience of each person and community involved. The impact that the built environment has on people and the land must be designed as carefully as the built environment itself.

The unique combination of world class service and years of experience in the real estate industry, births a one-of-a-kind international residential destination and touristic hotspot that celebrates nature and all the wonders it has to offer. Launching hotel-serviced residential units, ranging from beachfront villas to cozy apartment condos; beautifully master-planned and interlaced with stunning landscaping and water features, as well as a breathtaking vista of the serene shoreline of the Red Sea.



WATER SPORTS HAVEN

DISCOVER THE GLISTENING CALM OF THE RED SEA
AND COLORFUL ADVENTURES AWAITING BELOW



THE VILLAGE

WORLD-CLASS DINING, BARS, AND RETAIL BOUTIQUES
OFFER THE PERFECT ENTERTAINMENT DAY & NIGHT



EXCLUSIVE MARINA

A PRIVATE MARINA DEDICATED TO OUR HOMEOWNERS
WITH A VIBRANT MARINA DISTRICT



EXQUISITE DINING EXPERIENCES

THE WIDE ARRAY OF THE RED SEA'S EXOTIC TASTES AWAITS
YOU AT EVERY DINING SPOT IN ALMAZA BAY RAS SOMA



WORLD-CLASS HOSPITALITY

HOSPITALITY IS PART OF OUR DNA, WE TAKE PRIDE IN DESIGNING
WELL-BALANCED, SELF SUFFICIENT DESTINATIONS.



SERVICED HOMES

- HOUSEKEEPING
- LAUNDRY SERVICE
- GYM & SPA
- RENTALS & PROPERTY MANAGEMENT
- SWIMMING POOL CLEANING SERVICE



A FAMILY FRIENDLY DESTINATION

A HAVEN FOR ALL AGES, WE FOCUS ON CREATING
WELL-BALANCED RESORTS.





120 CM

MARINAGATE





YOUR GATEWAY TO THE NAUTICAL WORLD

Marina Gate, the forthcoming phase of Almaza Bay Ras Soma, serves as the welcoming gateway to the maritime world. Positioned as the gateway to the Marina, it bridges pristine coastal living with the vibrant nautical life, offering residents and visitors a prelude to the shimmering waters, diverse marine life, and exclusive access to the boating and waterfront experiences that define Almaza Bay Ras Soma.



MARINAGATE

LAYOUT

	ONE STORY VILLA
	TWIN VILLA
	TOWNHOUSE
	HEXA CHALET
	APARTMENT



A modern architectural rendering of a building. The scene features a light-colored, textured wall on the right with a square louvered window. In the center, a stone wall with irregular, light-colored stones is visible. To the left, there are dark-framed windows. A tall palm tree stands in the courtyard area, casting shadows on the walls. The foreground is filled with various plants, including purple flowers and green foliage. The text "UNIT TYPES & FLOOR PLANS" is centered over the stone wall.

UNIT TYPES & FLOOR PLANS





V-05

RANGE ROVER

ONE STORY VILLA

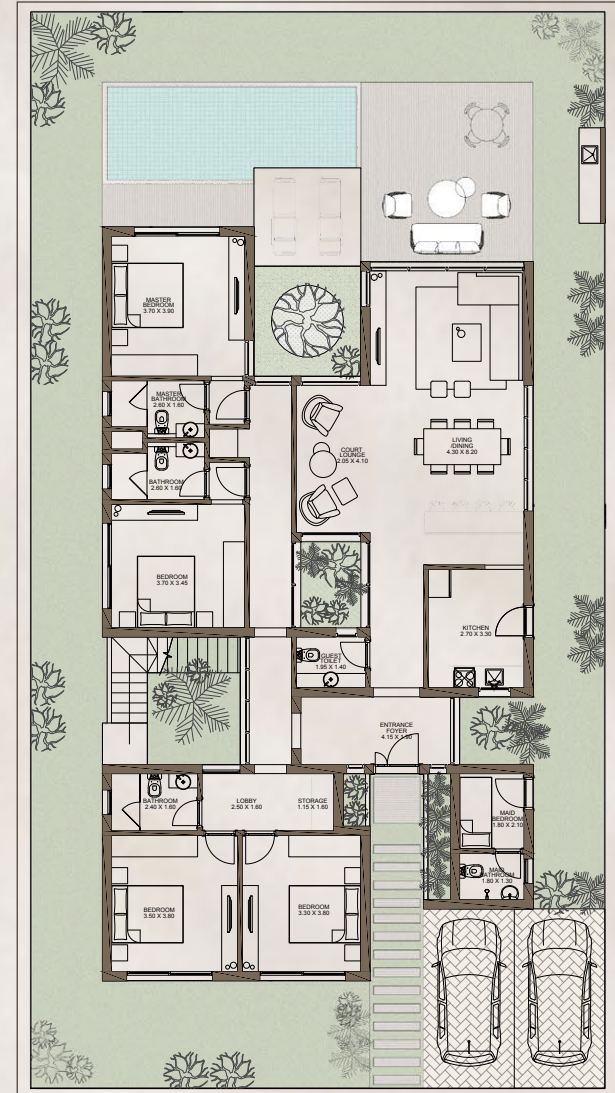
BUILT-UP AREA 198 M²

ROOF TERRACE 192 M²

ENTRANCE FOYER	4.15 M	X	1.90 M
KITCHEN	2.70 M	X	3.30 M
LIVING & DINING AREA	4.30 M	X	8.20 M
COURT LOUNGE	2.05 M	X	4.10 M
GUEST TOILET	1.95 M	X	1.40 M
MASTER BEDROOM	3.70 M	X	3.90 M
MASTER BATHROOM	2.60 M	X	1.60 M
BEDROOM 01	3.70 M	X	3.45 M
BATHROOM 01	2.60 M	X	1.60 M
BEDROOM 02	3.50 M	X	3.80 M
BEDROOM 03	3.30 M	X	3.80 M
BATHROOM	2.40 M	X	1.60 M
LOBBY	2.50 M	X	1.60 M
STORAGE	1.15 M	X	1.60 M
MAID'S BEDROOM	1.80 M	X	2.10 M
MAID'S BATHROOM	1.80 M	X	1.30 M

DISCLAIMER

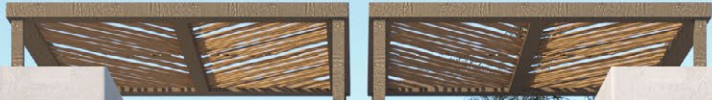
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TWIN VILLA

BUILT-UP AREA 188 M²

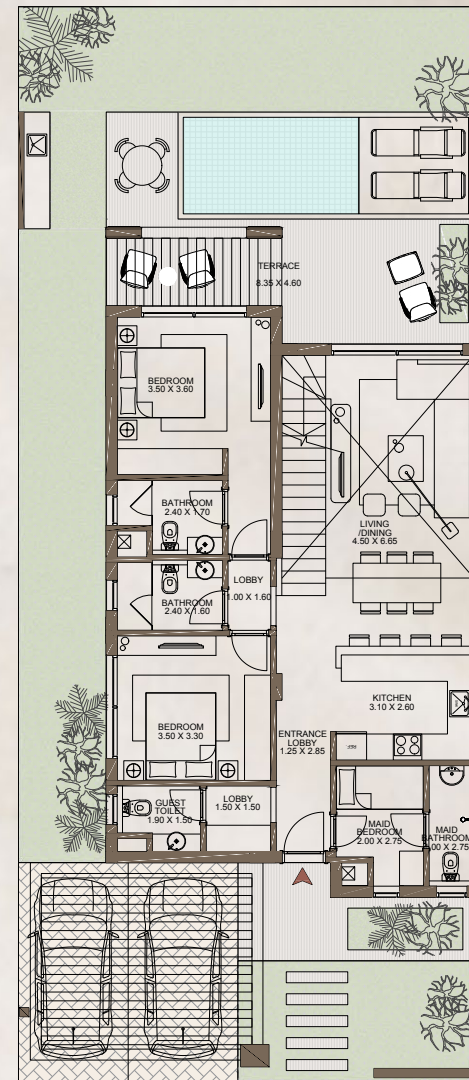
ROOF TERRACE 87 M²

GROUND FLOOR

ENTRANCE LOBBY	1.25 M	X	2.85 M
KITCHEN	3.10 M	X	2.60 M
LIVING & DINING AREA	4.50 M	X	6.65 M
LOBBY	1.50 M	X	1.50 M
GUEST TOILET	1.90 M	X	1.50 M
BEDROOM 01	3.50 M	X	3.30 M
BATHROOM 01	2.40 M	X	1.60 M
LOBBY	1.00 M	X	1.60 M
BEDROOM 02	3.50 M	X	3.60 M
BATHROOM 02	2.40 M	X	1.70 M
MAID'S BEDROOM	2.00 M	X	2.75 M
MAID'S BATHROOM	1.00 M	X	2.75 M
TERRACE	8.35 M	X	4.60 M

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GROUND FLOOR

TWIN VILLA

BUILT-UP AREA 188 M²

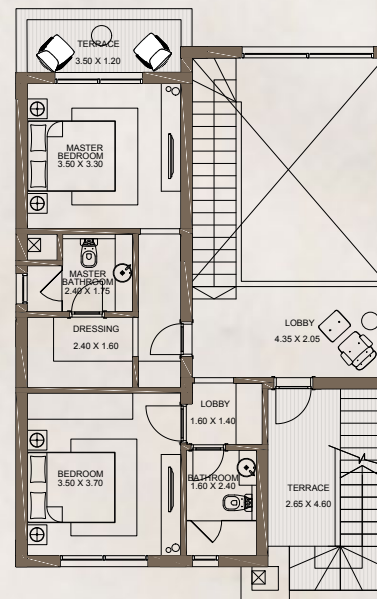
ROOF TERRACE 87 M²

FIRST FLOOR

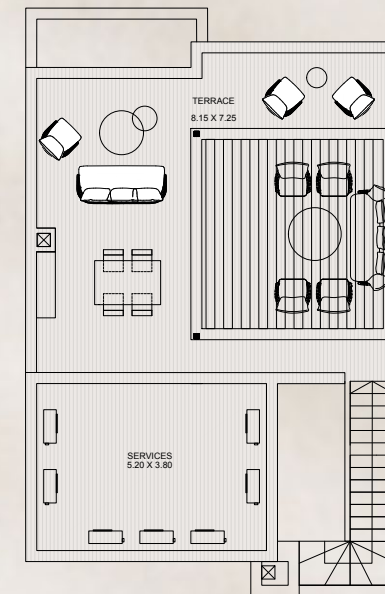
LOBBY	4.35 M	X	2.05 M
MASTER BEDROOM	3.50 M	X	3.30 M
MASTER BATHROOM	2.40 M	X	1.75 M
DRESSING ROOM	2.40 M	X	1.60 M
TERRACE 01	3.50 M	X	1.20 M
LOBBY	1.60 M	X	1.40 M
BEDROOM 03	3.50 M	X	3.70 M
BATHROOM	1.60 M	X	2.40 M
TERRACE 02	2.65 M	X	4.60 M

ROOF

TERRACE	8.15 M	X	7.25 M
SERVICIES	5.20 M	X	3.80 M



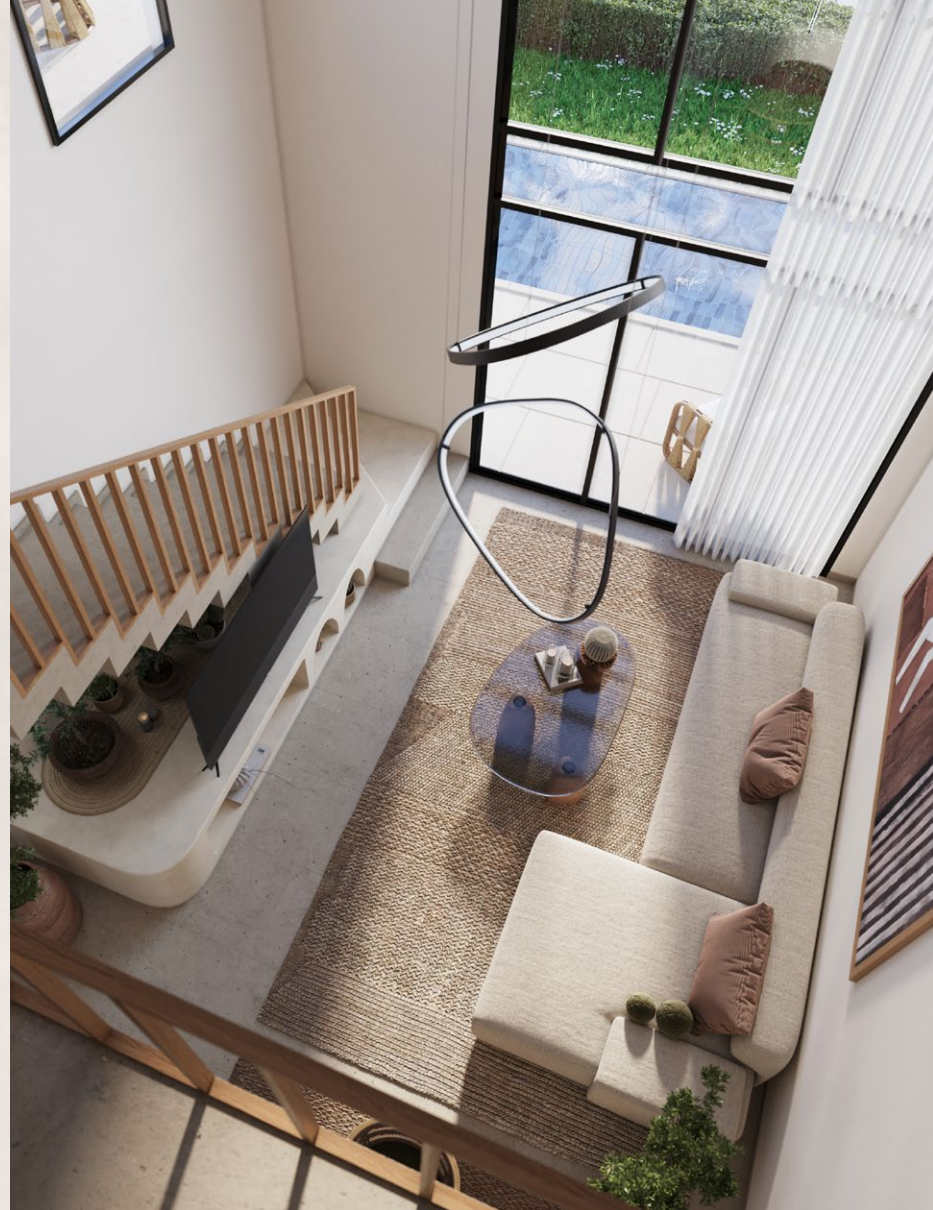
FIRST FLOOR



ROOF FLOOR

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TOWNHOUSE

CORNER UNIT

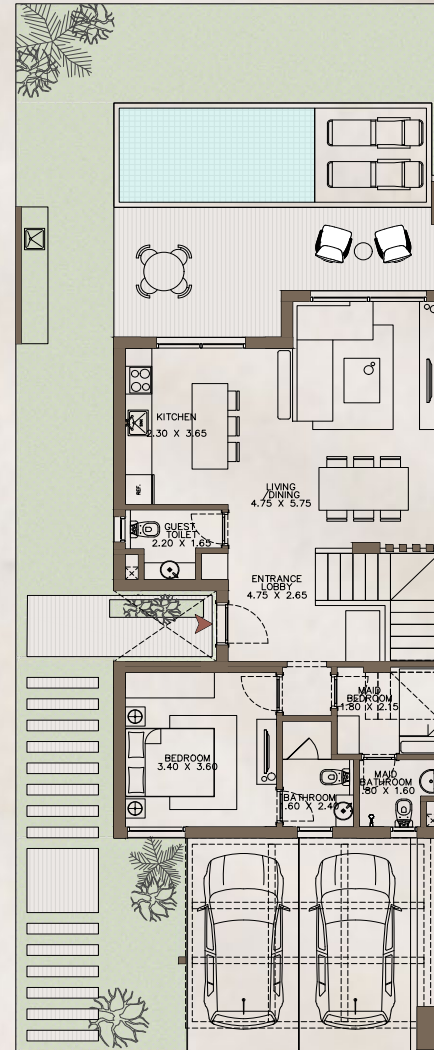
BUILT-UP AREA 171 M²
ROOF TERRACE 58 M²

GROUND FLOOR

ENTRANCE LOBBY	4.75 M	X	2.65 M
KITCHEN	2.30 M	X	3.65 M
LIVING & DINING AREA	4.75 M	X	5.75 M
GUEST TOILET	2.20 M	X	1.65 M
BEDROOM 01	3.40 M	X	3.60 M
BATHROOM 01	1.60 M	X	2.40 M
MAID'S BEDROOM	1.80 M	X	2.15 M
MAID'S BATHROOM	1.80 M	X	1.60 M

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GROUND FLOOR

TOWNHOUSE

CORNER UNIT

BUILT-UP AREA 171 M²
ROOF TERRACE 58 M²

FIRST FLOOR

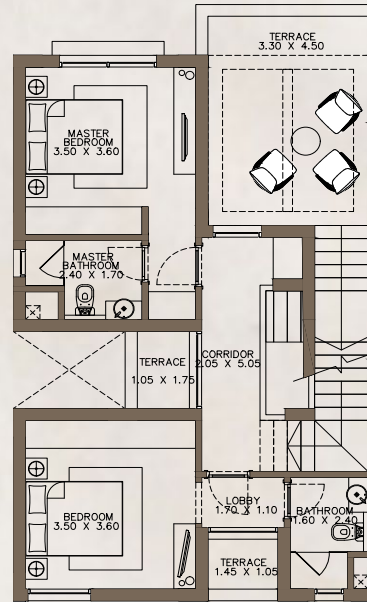
MASTER BEDROOM	3.50 M	X	3.60 M
MASTER BATHROOM	2.40 M	X	1.70 M
CORRIDOR	2.05 M	X	5.05 M
LOBBY	1.70 M	X	1.10 M
BEDROOM 02	3.50 M	X	3.60 M
BATHROOM	1.60 M	X	2.40 M
TERRACE 01	3.30 M	X	4.50 M
TERRACE 02	1.05 M	X	1.75 M
TERRACE 03	1.45 M	X	1.05 M

SECOND FLOOR

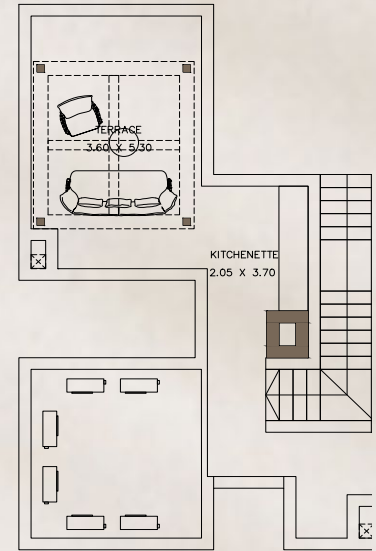
TERRACE	3.60 M	X	5.30 M
KITCHENETTE	2.05 M	X	3.70 M

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FIRST FLOOR



SECOND FLOOR



TOWNHOUSE

MIDDLE UNIT

BUILT-UP AREA 148 M²

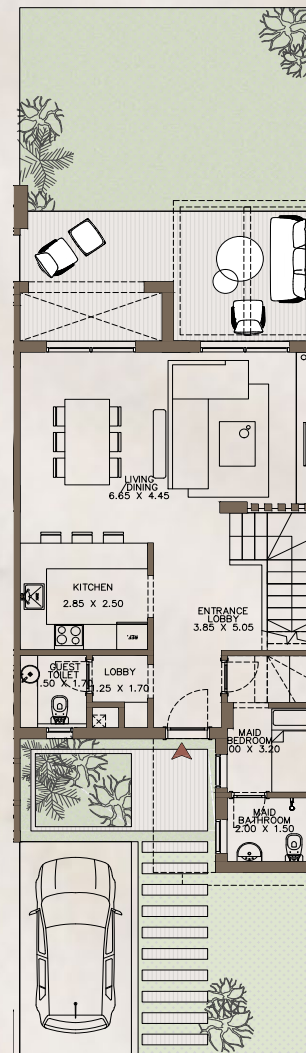
ROOF TERRACE 65 M²

GROUND FLOOR

ENTRANCE LOBBY	3.85 M	X	5.05 M
KITCHEN	2.85 M	X	2.50 M
LIVING & DINING AREA	6.65 M	X	4.45 M
LOBBY	1.25 M	X	1.70 M
GUEST TOILET	1.50 M	X	1.70 M
MAID'S BEDROOM	2.00 M	X	3.20 M
MAID'S BATHROOM	2.00 M	X	1.50 M

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GROUND FLOOR

TOWNHOUSE

MIDDLE UNIT

BUILT-UP AREA 148 M²

ROOF TERRACE 65 M²

FIRST FLOOR

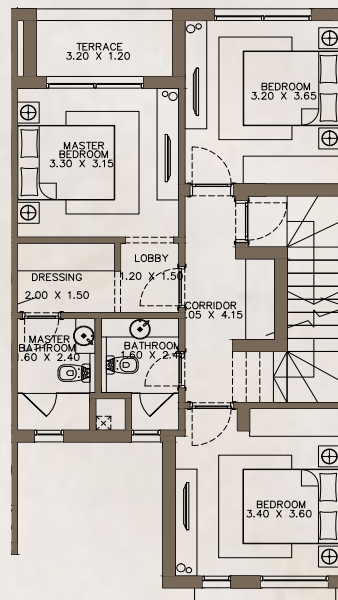
MASTER BEDROOM	3.30 M	X	3.15 M
MASTER BATHROOM	1.60 M	X	2.40 M
DRESSING ROOM	2.00 M	X	1.50 M
LOBBY	1.20 M	X	1.50 M
CORRIDOR	1.05 M	X	4.15 M
BEDROOM 01	3.20 M	X	3.65 M
BEDROOM 02	3.40 M	X	3.60 M
BATHROOM	1.60 M	X	2.40 M
TERRACE	3.20 M	X	1.20 M

SECOND FLOOR

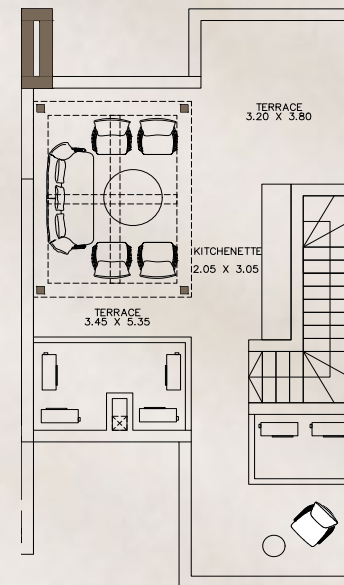
TERRACE 01	3.20 M	X	3.80 M
TERRACE 02	3.45 M	X	5.35 M
KITCHENETTE	2.05 M	X	3.05 M

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FIRST FLOOR



SECOND FLOOR





HEXA HOME

DUPLEX CORNER

BUILT-UP AREA 142 M²

GROUND FLOOR

ENTRANCE LOBBY	1.85 M	X	1.60 M
KITCHEN	3.40 M	X	3.60 M
LIVING AREA	3.60 M	X	3.60 M
DINING AREA	3.40 M	X	4.00 M
LOBBY	1.10 M	X	1.60 M
GUEST TOILET	1.60 M	X	1.60 M
MAID'S BEDROOM	2.10 M	X	2.00 M
MAID'S BATHROOM	2.00 M	X	1.00 M

FIRST FLOOR

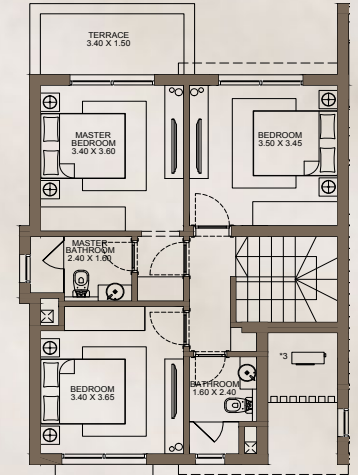
MASTER BEDROOM	3.40 M	X	3.60 M
MASTER BATHROOM	2.40 M	X	1.60 M
BEDROOM 02	3.50 M	X	3.45 M
BEDROOM 03	3.40 M	X	3.65 M
BATHROOM	1.60 M	X	2.40 M
TERRACE	3.40 M	X	1.50 M

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GROUND FLOOR



FIRST FLOOR

HEXA HOME

DUPLEX MIDDLE

BUILT-UP AREA 137 M²

GROUND FLOOR

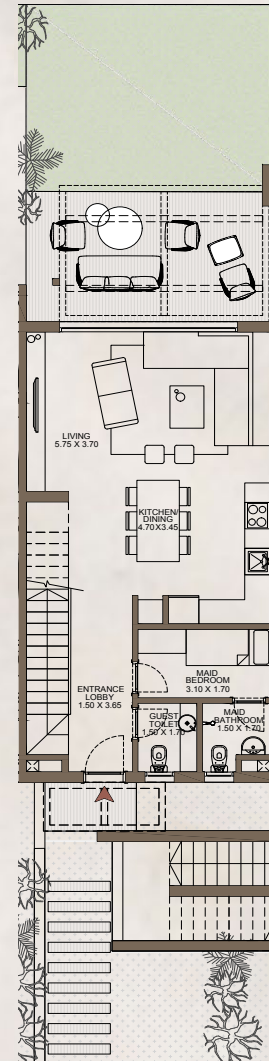
ENTRANCE LOBBY	1.50 M	X	3.65 M
KITCHEN & DINING	4.70 M	X	3.45 M
LIVING AREA	5.57 M	X	3.70 M
GUEST TOILET	1.50 M	X	1.70 M
MAID'S BEDROOM	3.10 M	X	1.70 M
MAID'S BATHROOM	1.50 M	X	1.70 M

FIRST FLOOR

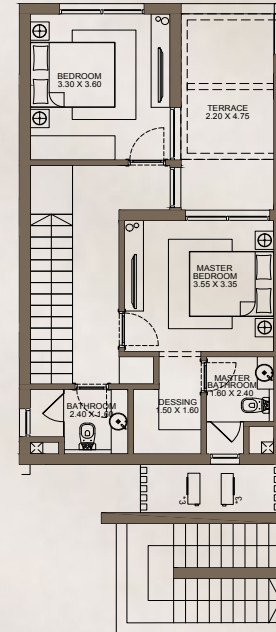
MASTER BEDROOM	3.55 M	X	3.35 M
MASTER BATHROOM	1.60 M	X	2.40 M
DRESSING ROOM	1.50 M	X	1.60 M
BEDROOM 02	3.30 M	X	3.60 M
BATHROOM	2.40 M	X	1.60 M
TERRACE	2.20 M	X	4.75 M

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GROUND FLOOR



FIRST FLOOR

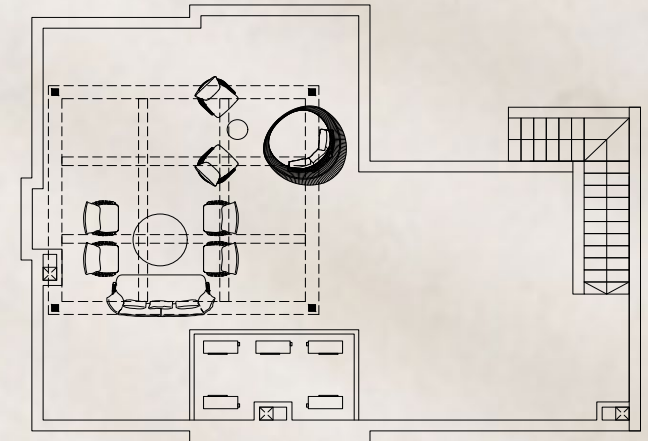
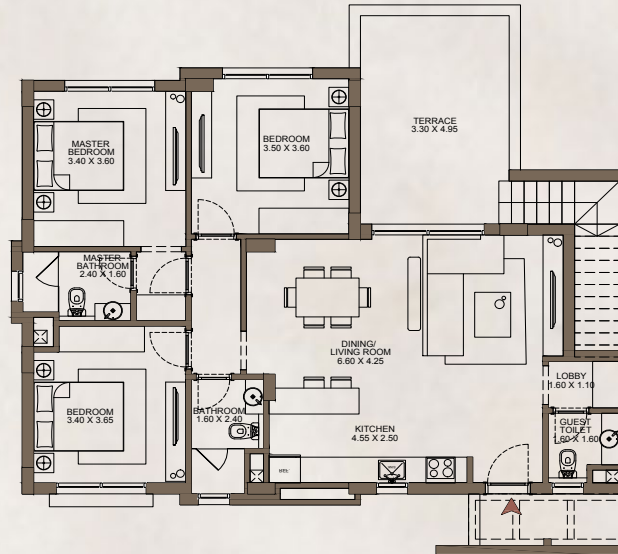
HEXA HOME

PENTHOUSE

BUILT-UP AREA 149 M²

ROOF TERRACE 108 M²

KITCHEN	4.55 M	X	2.50 M
LIVING & DINING AREA	6.60 M	X	4.25 M
LOBBY	1.60 M	X	1.10 M
GUEST TOILET	1.60 M	X	1.60 M
MASTER BEDROOM	3.40 M	X	3.60 M
MASTER BATHROOM	2.40 M	X	1.60 M
BEDROOM 02	3.50 M	X	3.60 M
BEDROOM 03	3.40 M	X	3.65 M
BATHROOM	1.60 M	X	2.40 M
TERRACE	3.30 M	X	4.95 M



ROOF TERRACE

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travcoproperties.

WATG



JAZ
HOTEL GROUP

STEIGENBERGER
HOTELS & RESORTS



ALMAZA BAY
RAS SOMA