

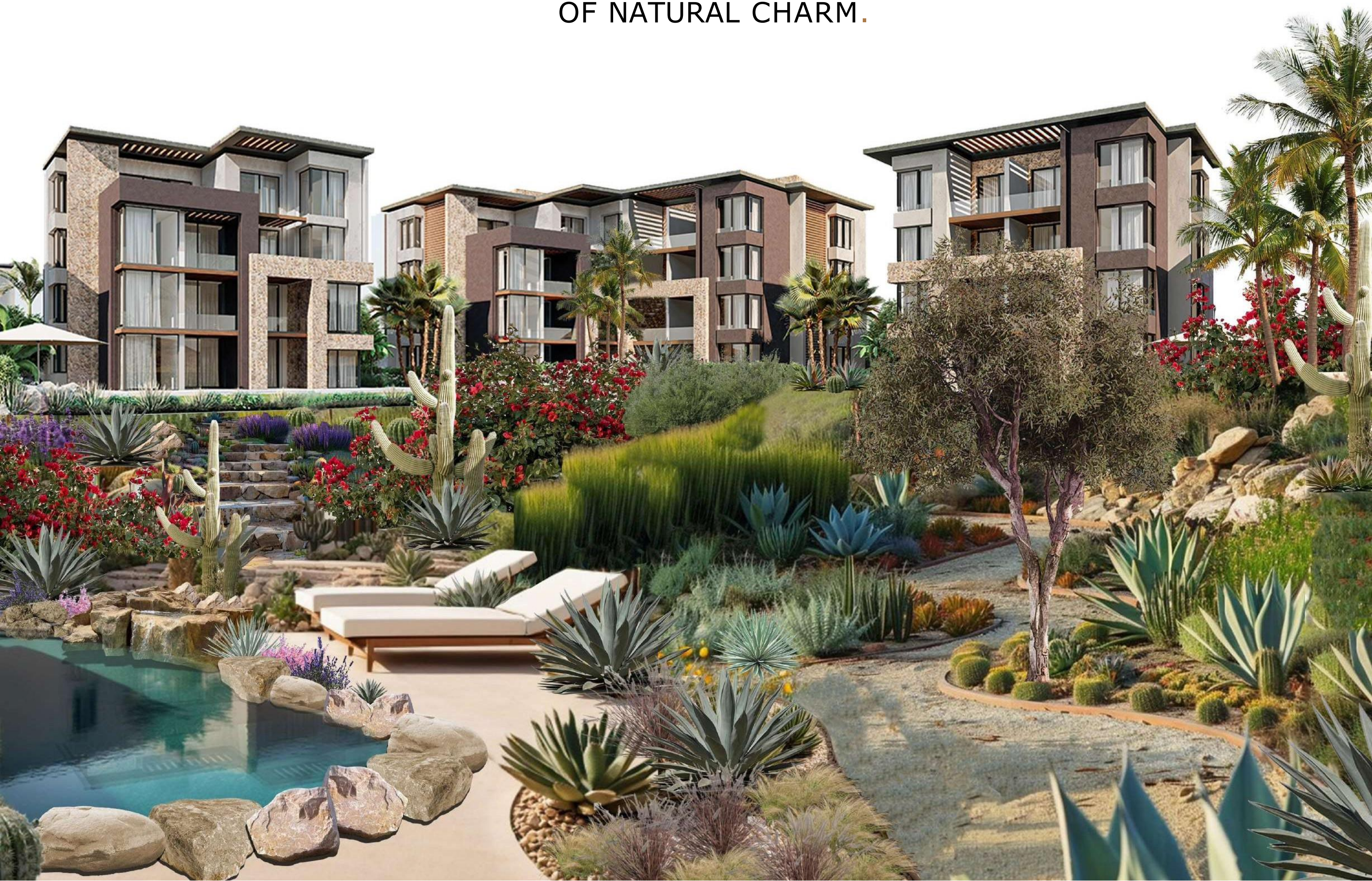
GREENS
BAYWEST VALLEY

FALL INTO THE GREENS

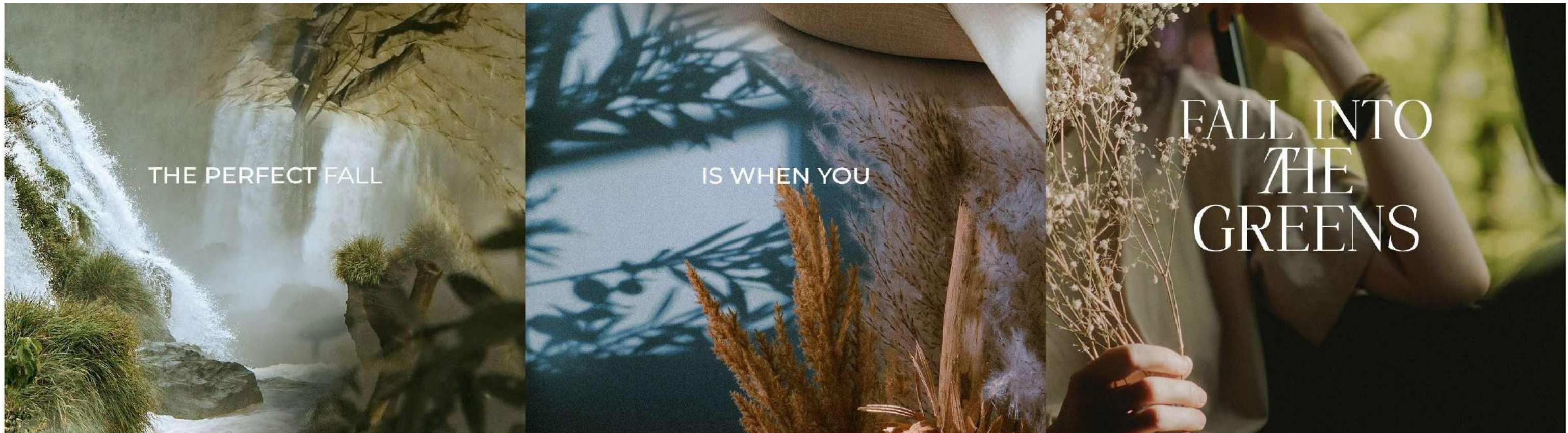


SOMABAY

A PICTURESQUE VALLEY AWAITS YOU. A TIMELESS SANCTUARY
OF NATURAL CHARM.



GREENS BAYWEST VALLEY



Tucked away between Soma's West Coast and idyllic backdrop of the Red Sea mountains lies the West Valley, a magical residential sanctuary boasting the renowned, soothing architecture of Baywest, set within a picturesque, valley walking distance from the tranquil sea of Soma

SOMABAY MASTERPLAN



SOMABAY

RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazeej Hotel / Residences
6. Blanca Gardens I
7. Blanca Gardens II
8. Baycentral
9. Nautilus
10. Marina Residences
11. The Arc
12. Somabreeze
13. Reef Town
14. Golf Townhouses
15. Wadi Jebal
16. Wadi Soma
17. Sholan Residences
18. Coves
19. Golf Course Residences

HOTELS & RESORTS

20. Mesca Hotel
21. Kempinski Hotel Somabay
22. Robinson Somabay
23. Sheraton Somabay Resort
24. The Breakers Diving & Surfing Lodge Somabay
25. The Cascades Golf Resort, Spa & Thalasso
26. The Village Hotel
27. SO INN Hotel

SERVICES & AMENITIES

28. Somabay Main Gate
29. Somabay Marina
 - A. Events Ballroom
 - B. Kompass Kindergarten
 - C. Medical Center
 - D. Somabay Sales Office
 - E. Bayfit
 - F. Stayr Lounge
30. Employee Housing
31. Mosque
32. Pets Hotel
33. Events Platform

ATTRACTIONS & ACTIVITIES

34. Umm Gursan Island
35. Reef Island
36. Jasmine Horse Stable
37. Mesca Beach Club
38. 7BFT (Kite Surfing Center)
39. S.Cape Beach Club
40. Orca Diving Center
41. Jetty Hub
42. Tobia Island

PLAY PARK

43. Soma Splash Aqua Park
44. Soma Raceway & Hoppa
45. Kids Playground

SOMABAY GOLF

46. Golf Academy
47. Sports Hub & Proshop
48. Scoring Arena
49. 360 Hub
50. Gary Player Golf Course
51. Tim Lobb Golf Course
52. Par 3 Course

GREENS BAYWEST VALLEY

LOCATION



GREENS BAYWEST VALLEY

MASTER PLAN LAYOUT



- RT 1- Apartments - 8Keys -2BR - B+G+2
- RT 2- Apartments - 7Keys -2BR - B+G+2
- RT 3- Apartments - 6Keys -2BR - B+G+1
- RT 4- Apartments - 6Keys -2BR - G+2
- RT 5- Apartments - 5Keys -2BR - G+2
- RT 6- Apartments - 4Keys -2BR - G+1
- RT 7- Apartments - 9Keys -1BR - G+2
- RT 8- Apartments - 6Keys -1BR - G+1
- Villa A - 3Br - G
- Villa B - 2Br - G
- Villa C - 4Br - G+1
- Villa D - 3Br - G+1
- Twin House A - 3Br - G+1
- Twin House B - 2Br - G+1



GREENS
BAYWEST VALLEY
MASTER PLAN
TYPES

GREENS BAYWEST VALLEY



MASTER PLAN

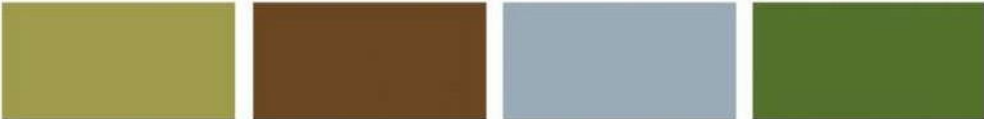
GREENS BAYWEST VALLEY



GREENS BAYWEST VALLEY



GREENS
BAYWEST VALLEY



VILLAS



BAY WEST VALLEY
Villa A&B



VILLA TYPE A PLAN

3 BEDROOMS



GROUND FLOOR PLAN

Villa A – 3Br	
Total BUA 158 sqm	
Living Room	5.2x4.5 m
Dining Room	5.2x4.5 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.2 m
Master Bathroom	2.7x1.8 m
Bedroom 1	4.2x3.6 m
Bedroom 2	4.3x3.6 m
Bathroom	2.2x2.0 m
Maid's Room	2.0x1.6 m
Maid's Toilet	2.0x1.6 m

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VILLA TYPE B PLAN

2 BEDROOMS



GROUND FLOOR PLAN

Villa B – 2Br
Total BUA 122 sqm

Living Room	5.0x4.2 m
Dining Room	5.0x4.2 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.0 m
Master Bathroom	2.8x1.8 m
Bedroom 1	5.0x3.5 m
Bathroom	2.3x2.0 m

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BAY WEST VALLEY
Villa C



VILLA TYPE C PLAN

4 BEDROOMS G+1



GROUND FLOOR PLAN



ROOF FLOOR PLAN

Villa C – 4Br – G+1	
Total BUA 187 sqm	
Living Room	5.2x4.5 m
Dining Room	5.2x4.5 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.2 m
Master Bathroom	2.7x1.8 m
Master Bedroom 2	5.6x4.2 m
Master Bathroom 2	2.5x2.3 m
Bedroom 1	4.2x3.6 m
Bedroom 2	4.3x3.6 m
Bathroom	2.2x2.0 m
Maid's room	2.0x1.6 m
Maid's toilet	2.0x1.6 m
Roof terrace	6.5x4.0 m

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BAY WEST VALLEY
Villa D



VILLA TYPE D PLAN

3 BEDROOMS G+1



GROUND FLOOR PLAN



ROOF FLOOR PLAN

Villa D – 3Br – G+1

Total BUA 152 sqm

Living Room	5.0x4.2 m
Dining Room	5.0x4.2 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.0 m
Master Bathroom	2.8x1.8 m
Master Bedroom 2	5.5x4.5 m
Master Bathroom 2	2.6x1.9 m
Bedroom 1	5.0x3.5 m
Bathroom	2.3x2.0 m
Roof terrace	5.0x4.0 m

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BAY WEST VALLEY
Twin House A



Twin House A PLAN

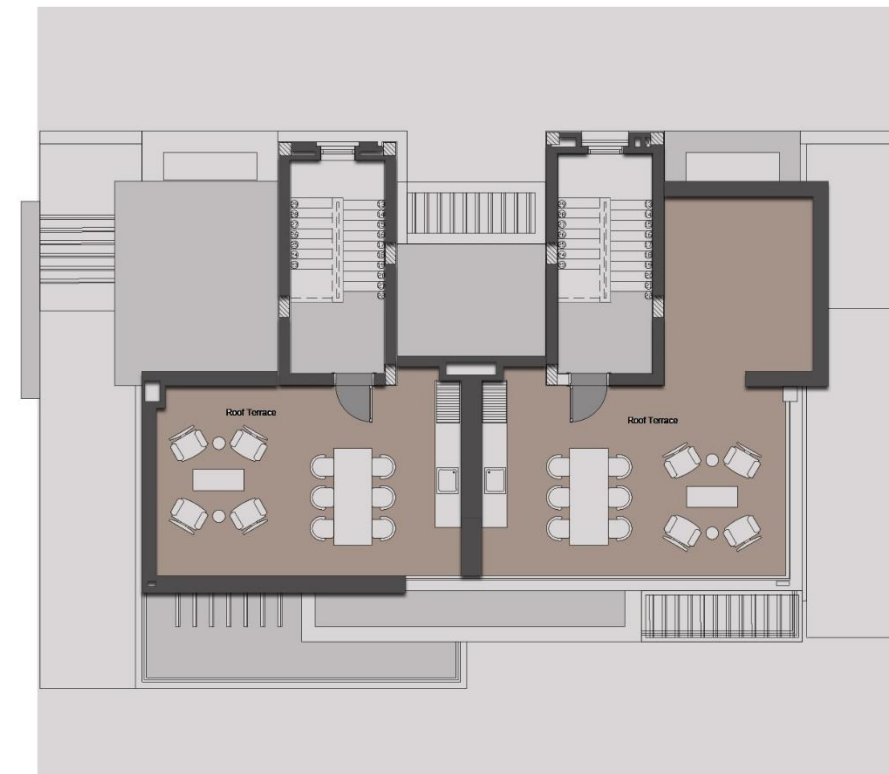
3 BEDROOMS



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Twin House A-3BR

A - Total BUA 174 sqm

B - Total BUA 171 sqm

Ground Floor

Reception & Dining	6.00x7.20m
Kitchen	2.50x2.80m
Guest Bathroom	1.60x2.35m

First Floor

Bedroom 1	3.55x4.00m
Bathroom 1	1.60x2.35m
Lobby	1.30x2.90m
Master Bedroom 1	3.00x3.55m
Master Bedroom Bathroom 1	1.65x2.40m
Master Bedroom 2	3.50x3.60m
Master Bedroom Bathroom 2	1.65x2.50m

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BAY WEST VALLEY
Twin House B

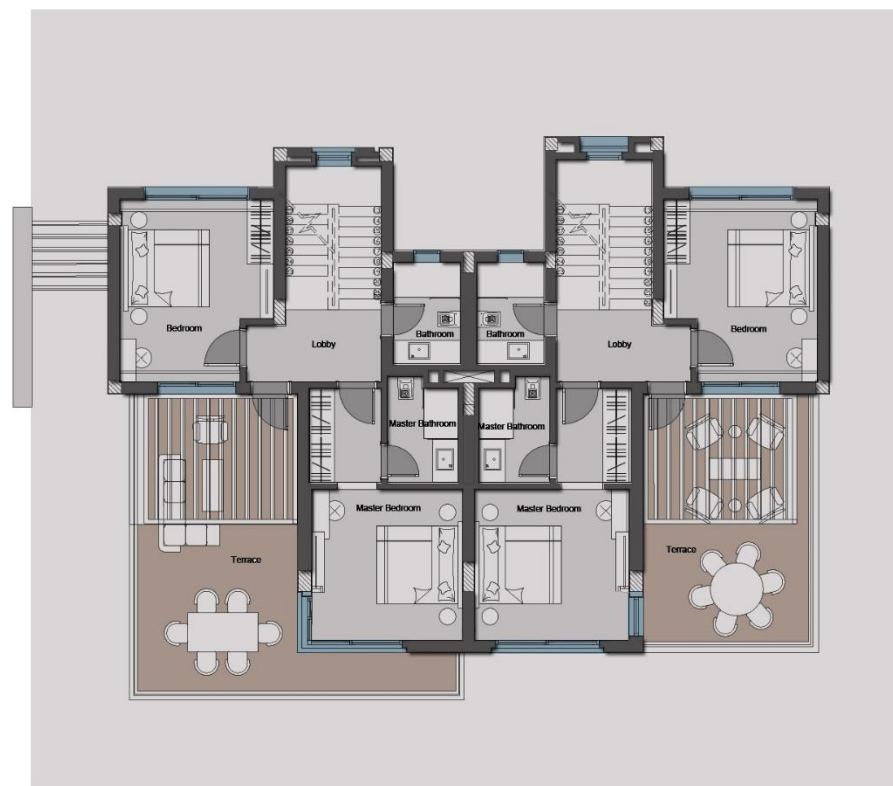


Twin House B PLAN

2 BEDROOMS



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Twin House B-2BR

A - Total BUA 157 sqm

B - Total BUA 149 sqm

Ground Floor

Reception & Dining	5.90x7.10m
Kitchen	2.50x2.80m
Guest Bathroom	1.60x2.35m
Terrace in A only	2.50x6.90m

First Floor

Bedroom 1	3.55x4.25m
Lobby	1.30x3.15m
Master Bedroom 1	3.50x3.60m
Master Bedroom Bathroom 1	1.75x2.20m
Master Bedroom 1 Lobby	1.75x2.20m
Terrace in A	3.90x6.90m
Terrace in B	3.85x5.75m

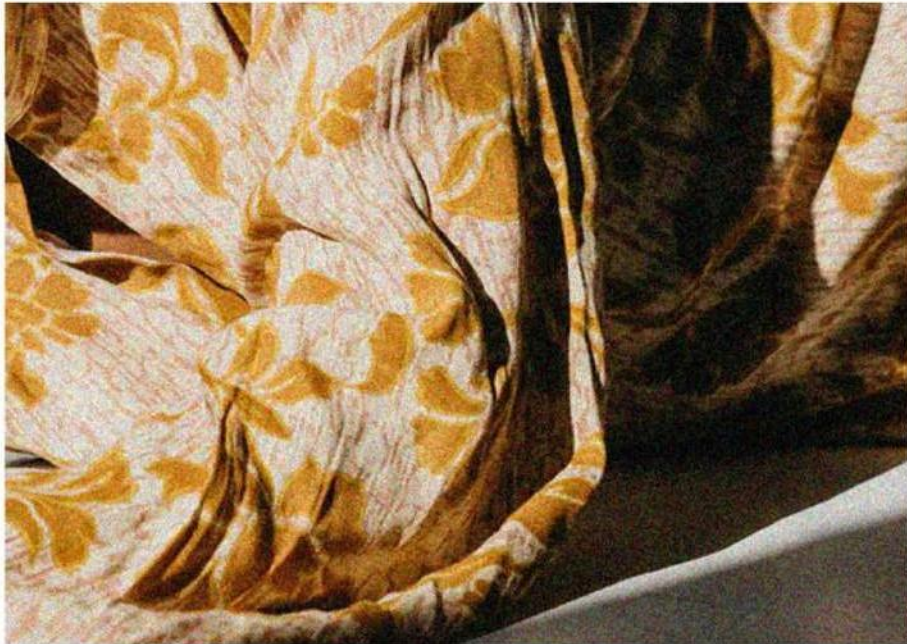
Roof Floor

Roof Terrace	3.55x5.75m
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A P A R T M E N T S





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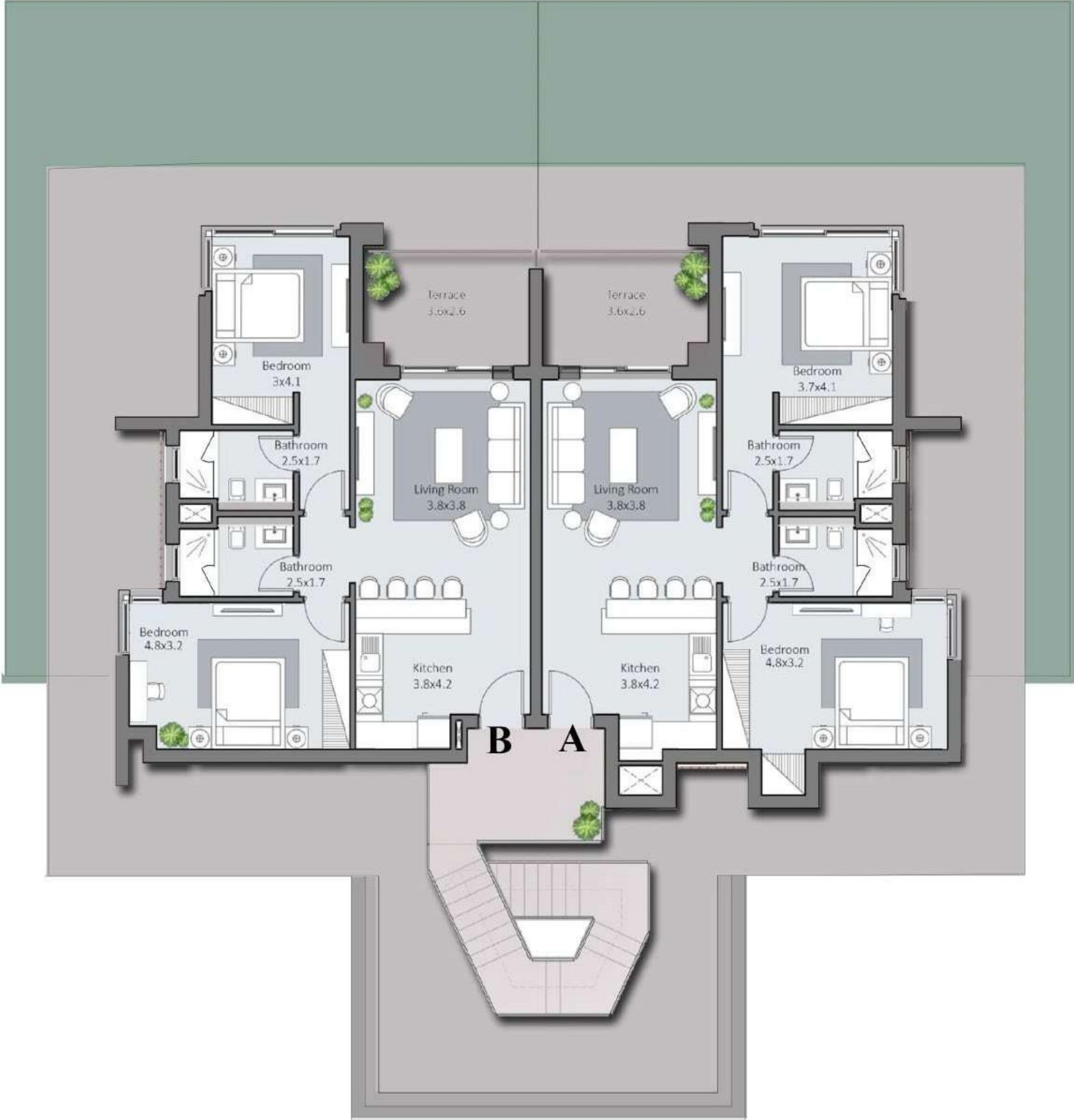
A PARTMENTS
TYPE 1

RT1 – B+G+2 - 8 KEYS PLAN

Landscape Level

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm



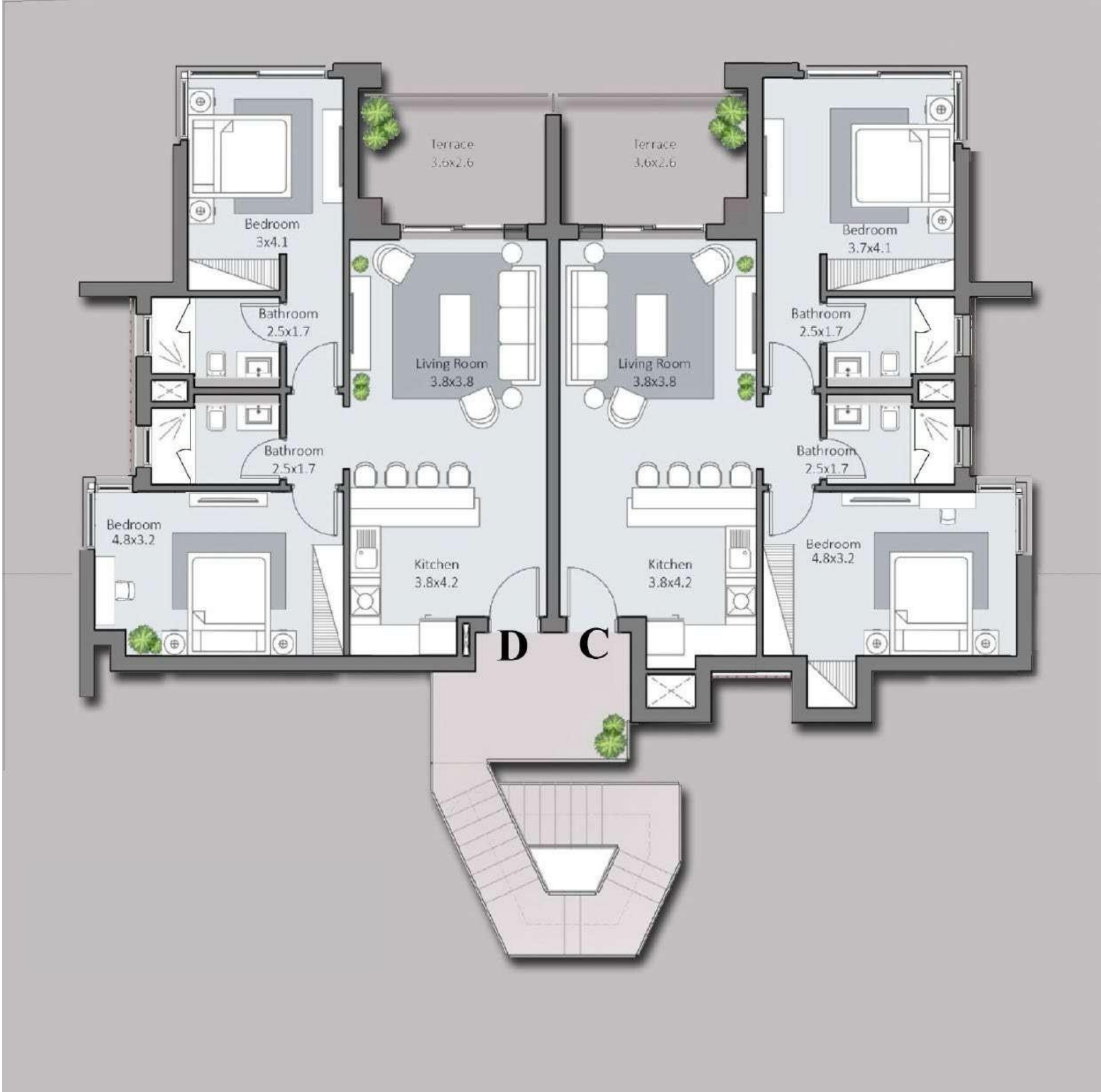
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RT1 – B+G+2 - 8 KEYS PLAN

Ground Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm



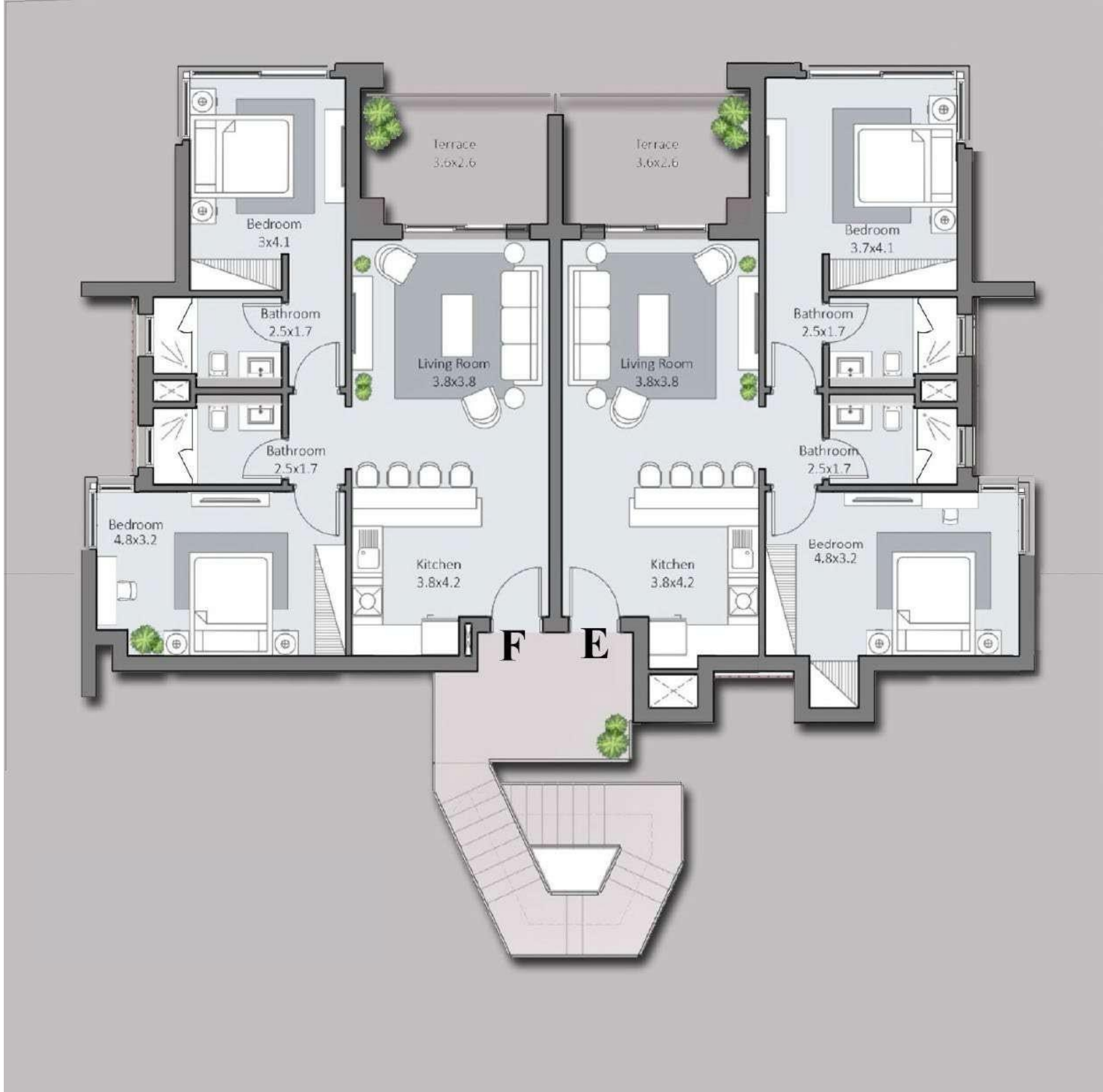
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RT1 – B+G+2 - 8 KEYS PLAN

First Floor

E Apartments
Unit Area: 112 sqm

F Apartments
Unit Area: 105 sqm



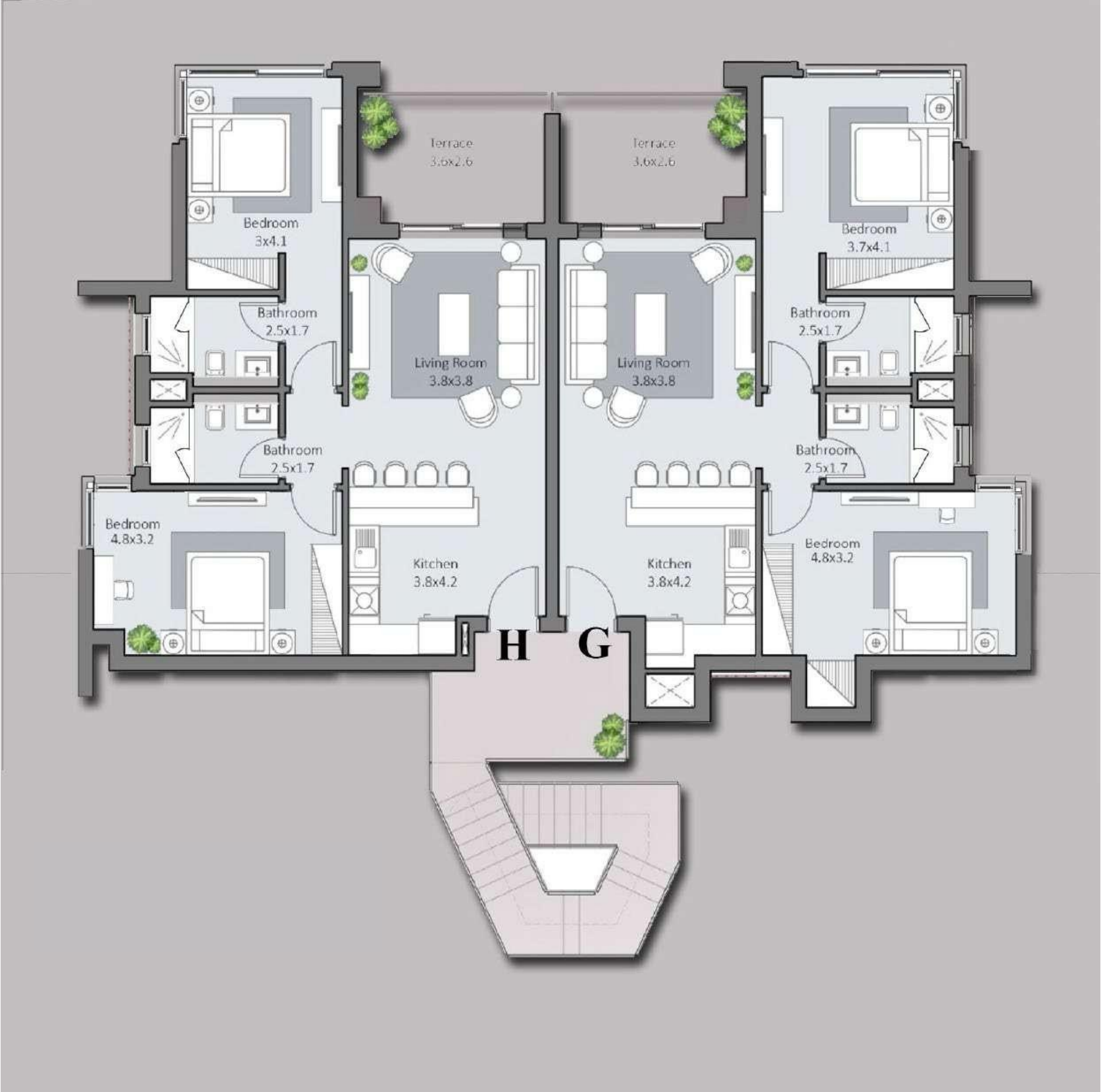
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RT1 – B+G+2 - 8 KEYS PLAN

Second Floor

G Apartments
Unit Area: 112 sqm

H Apartments
Unit Area: 105 sqm



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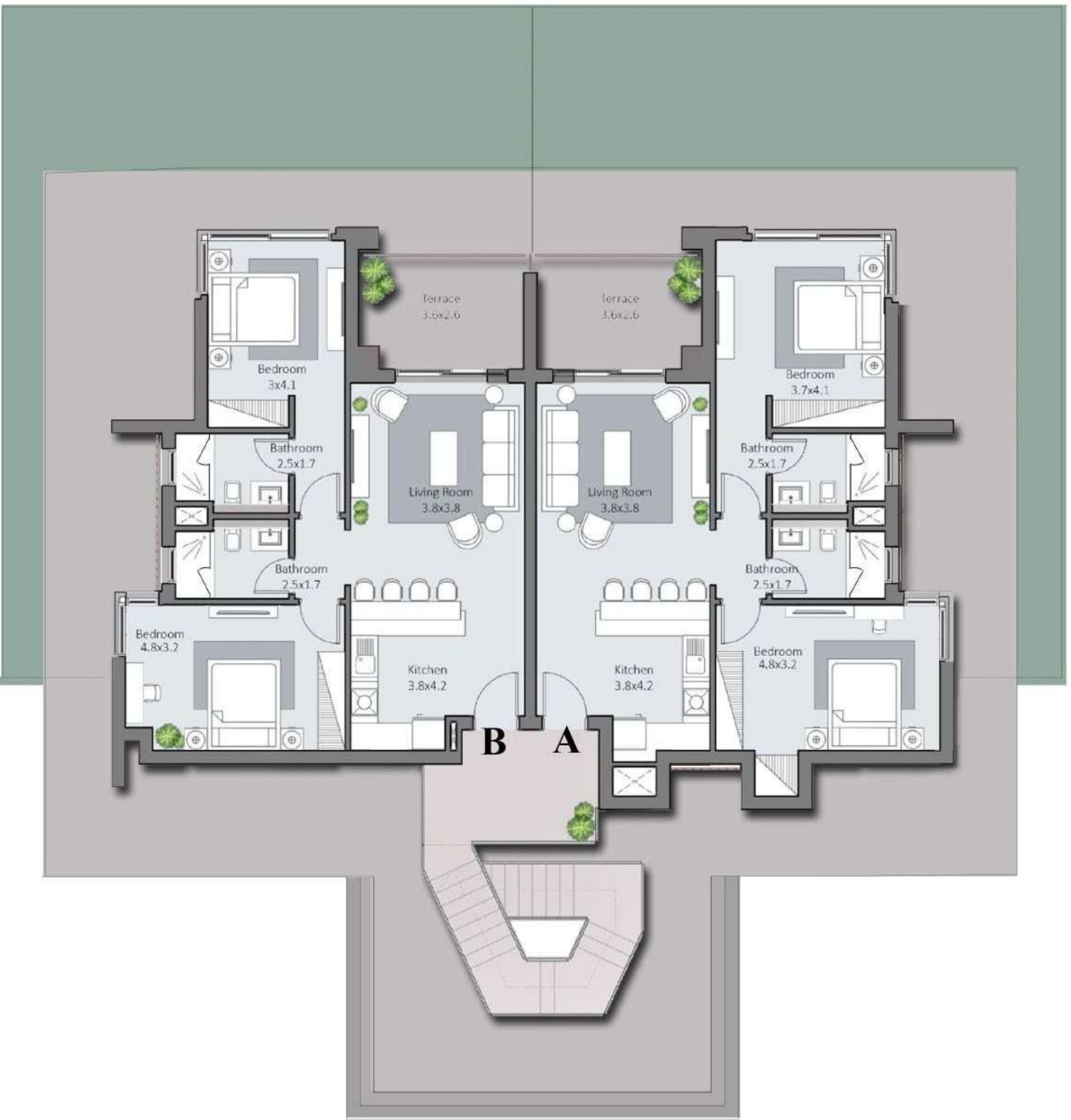
A PARTMENTS
TYPE 2

RT2 – B+G+2 - 7 KEYS PLAN

Landscape Level

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm



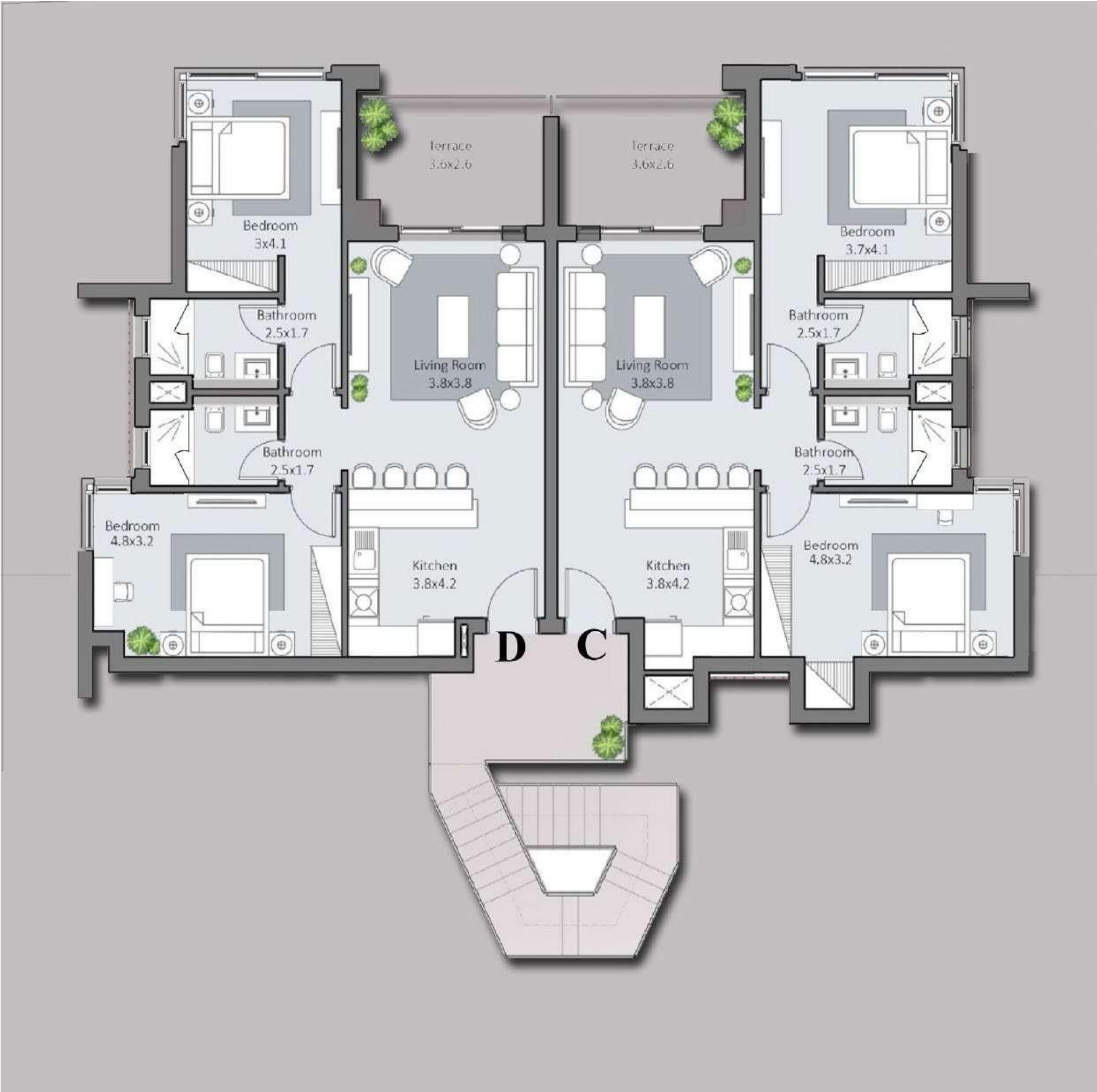
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RT2 – B+G+2 - 7 KEYS PLAN

Ground Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm



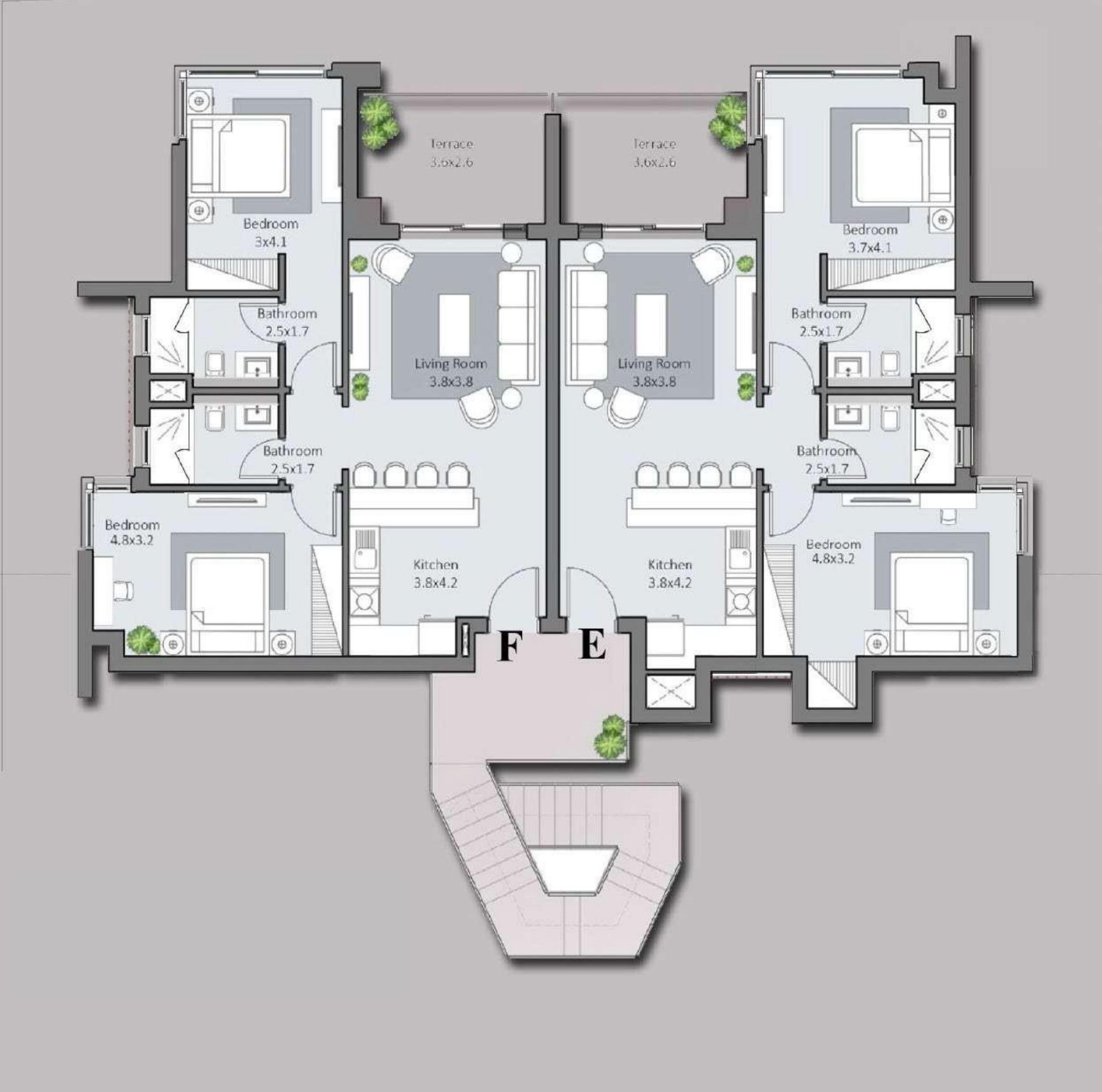
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RT2 – B+G+2 - 7 KEYS PLAN

First Floor

E Apartments
Unit Area: 112 sqm

F Apartments
Unit Area: 105 sqm

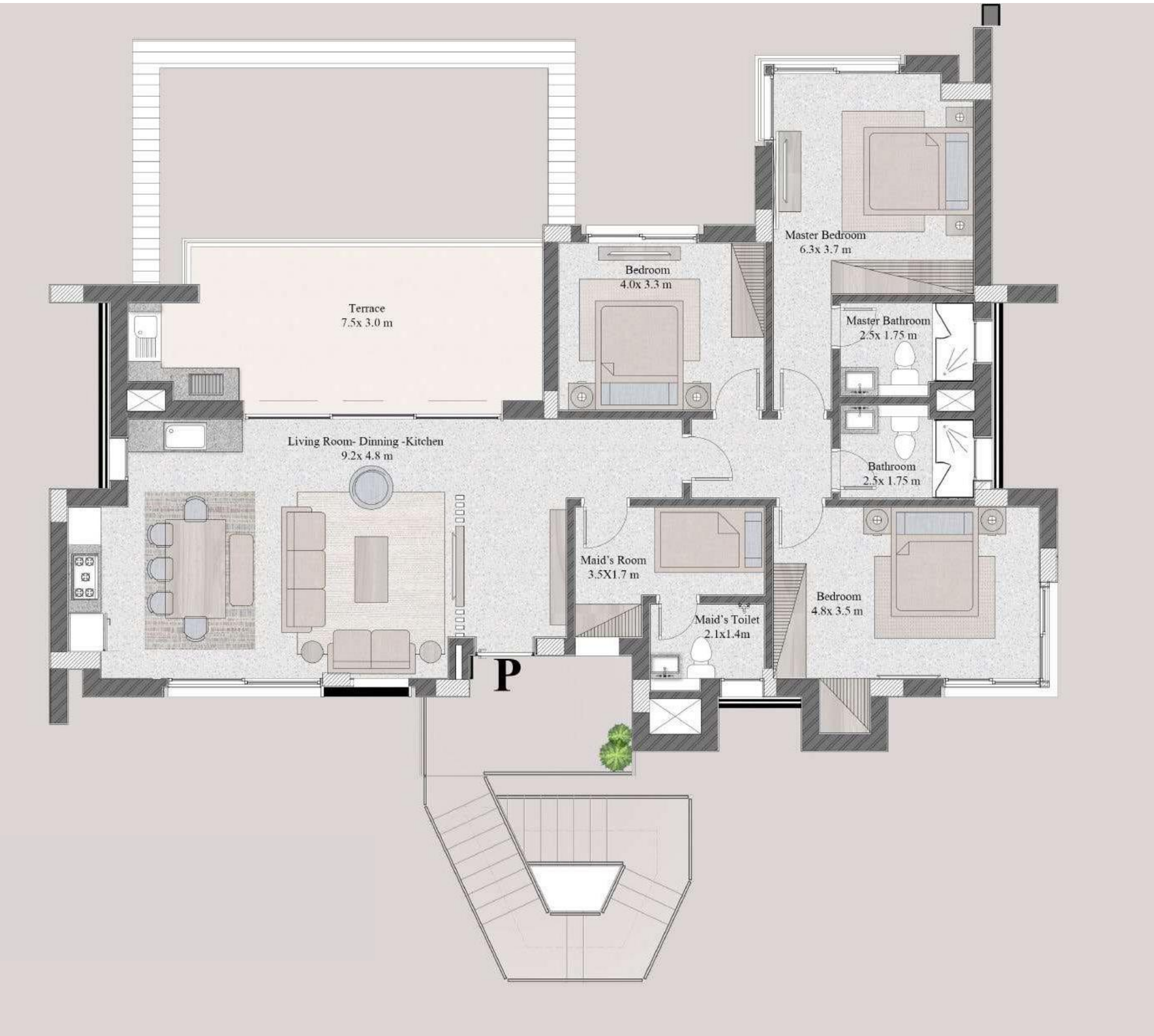


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RT2 – B+G+2 - 7 KEYS PLAN

Second Floor

P Apartments
Unit Area: 171 sqm



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GREENS
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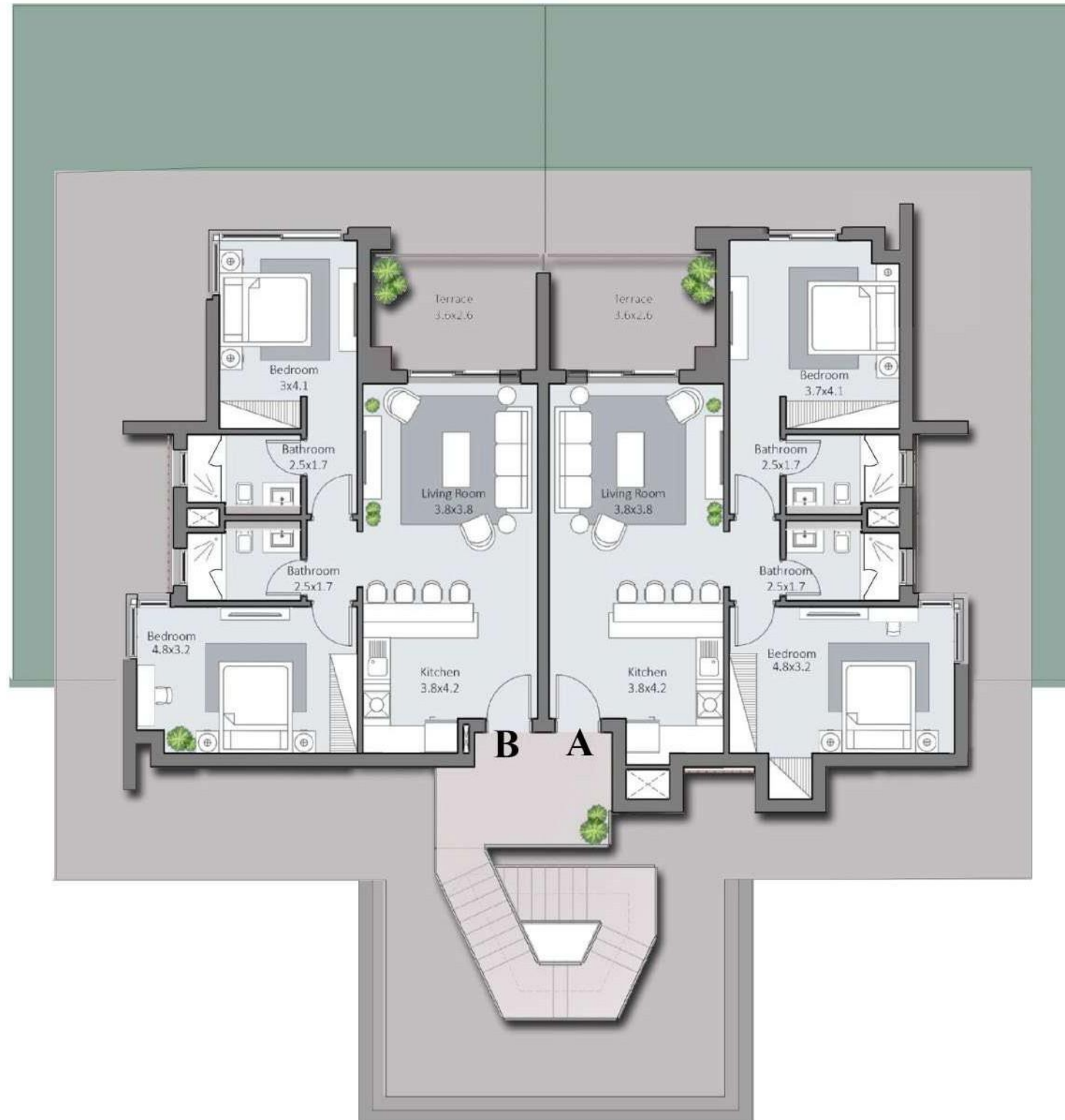
A PARTMENTS
TYPE 3

RT3 – B+G+1 - 6 KEYS PLAN

Landscape Level

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm

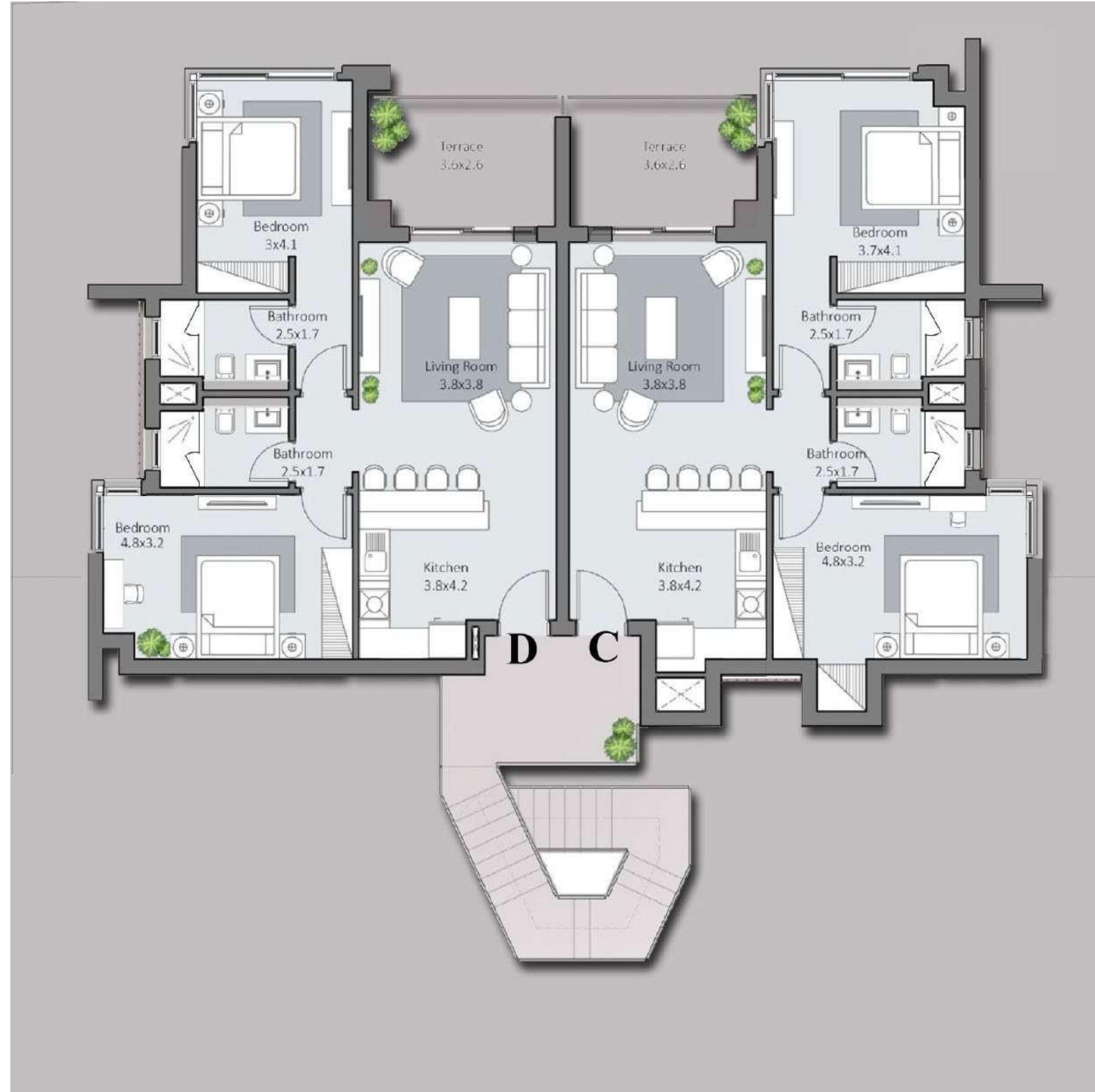


RT3 – B+G+1 - 6 KEYS PLAN

Ground Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm

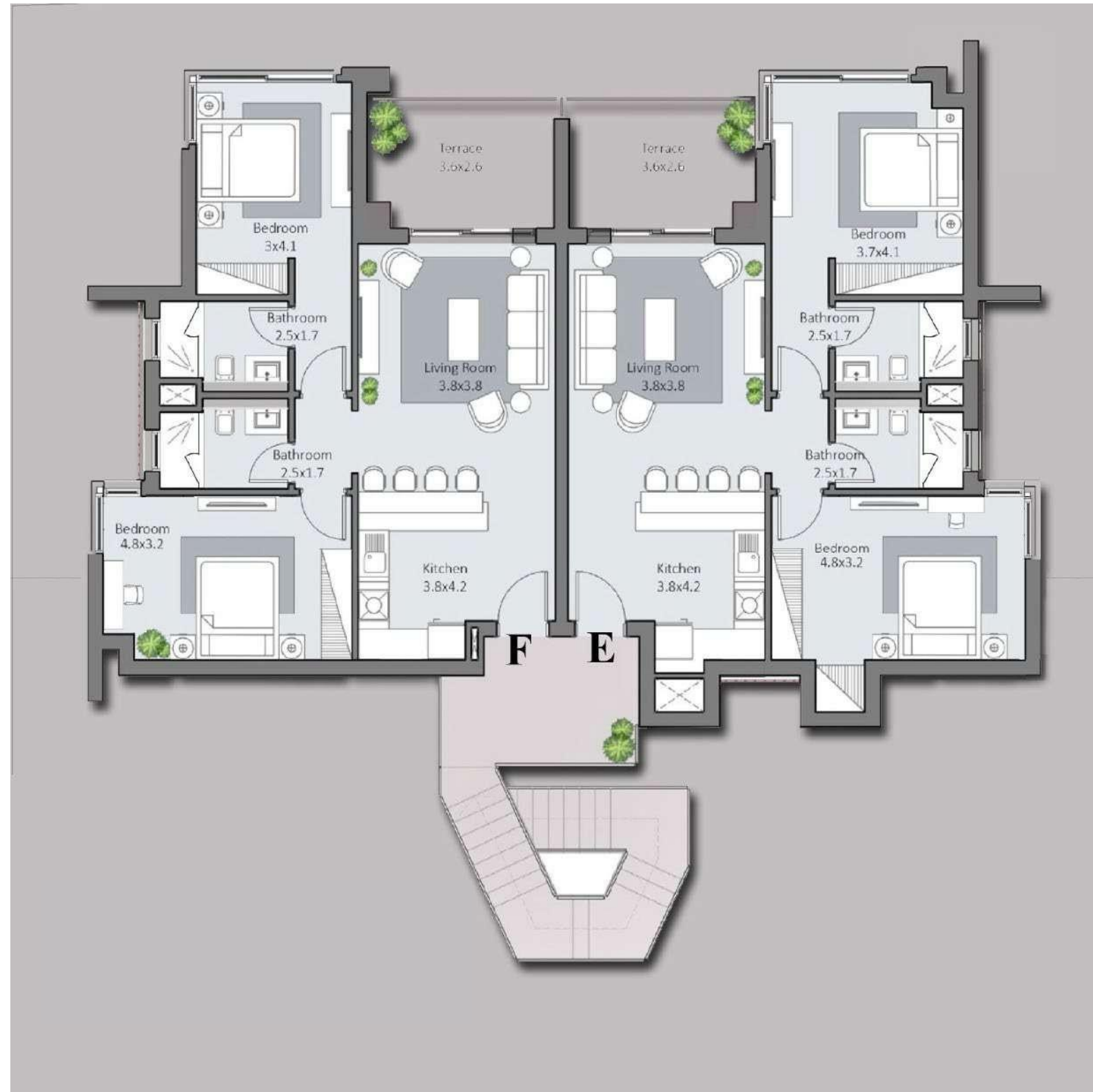


RT3 – B+G+1 - 6 KEYS PLAN

First Floor

E Apartments
Unit Area: 112 sqm

F Apartments
Unit Area: 105 sqm

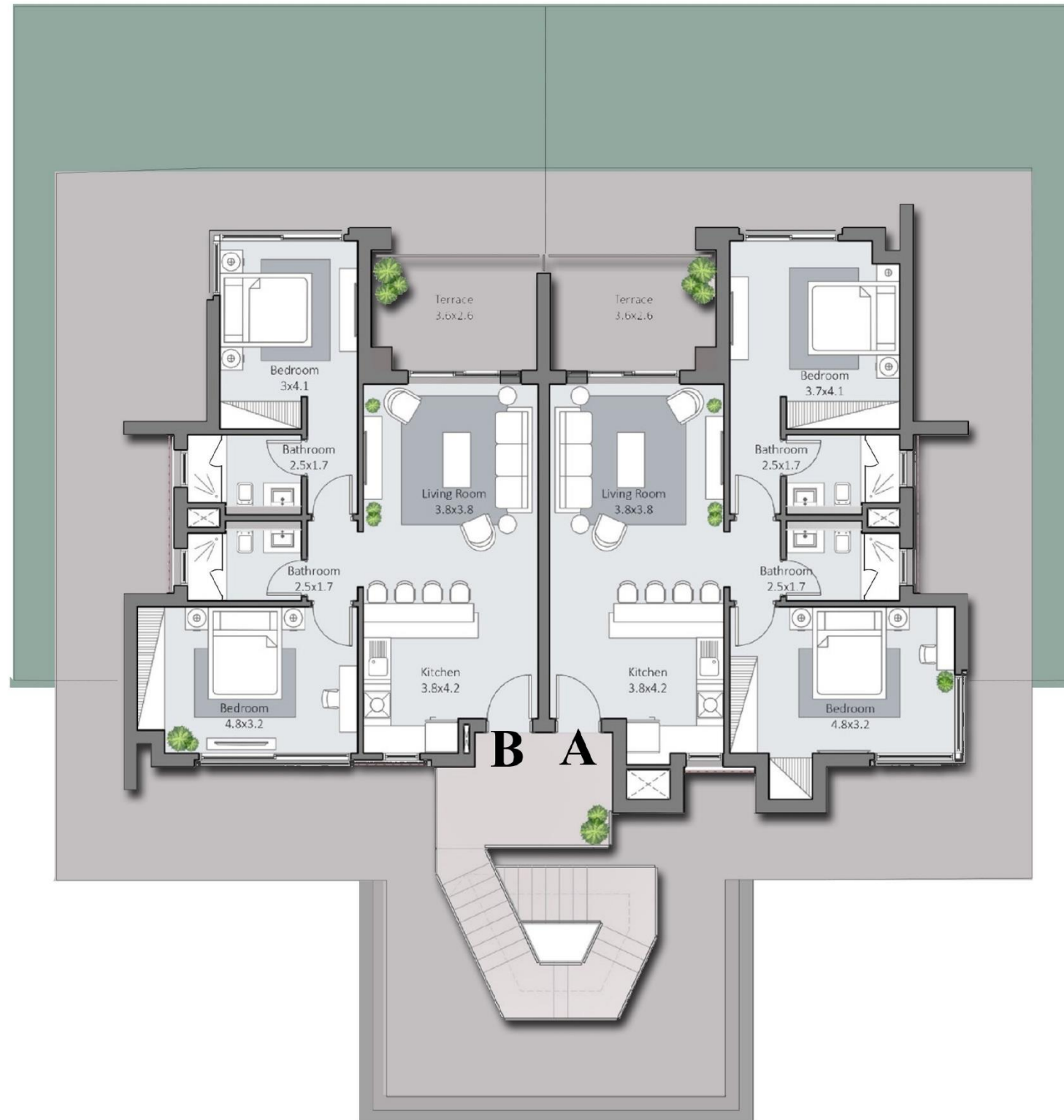


RT4—G+2 - 6 KEYS PLAN

Ground Floor

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm

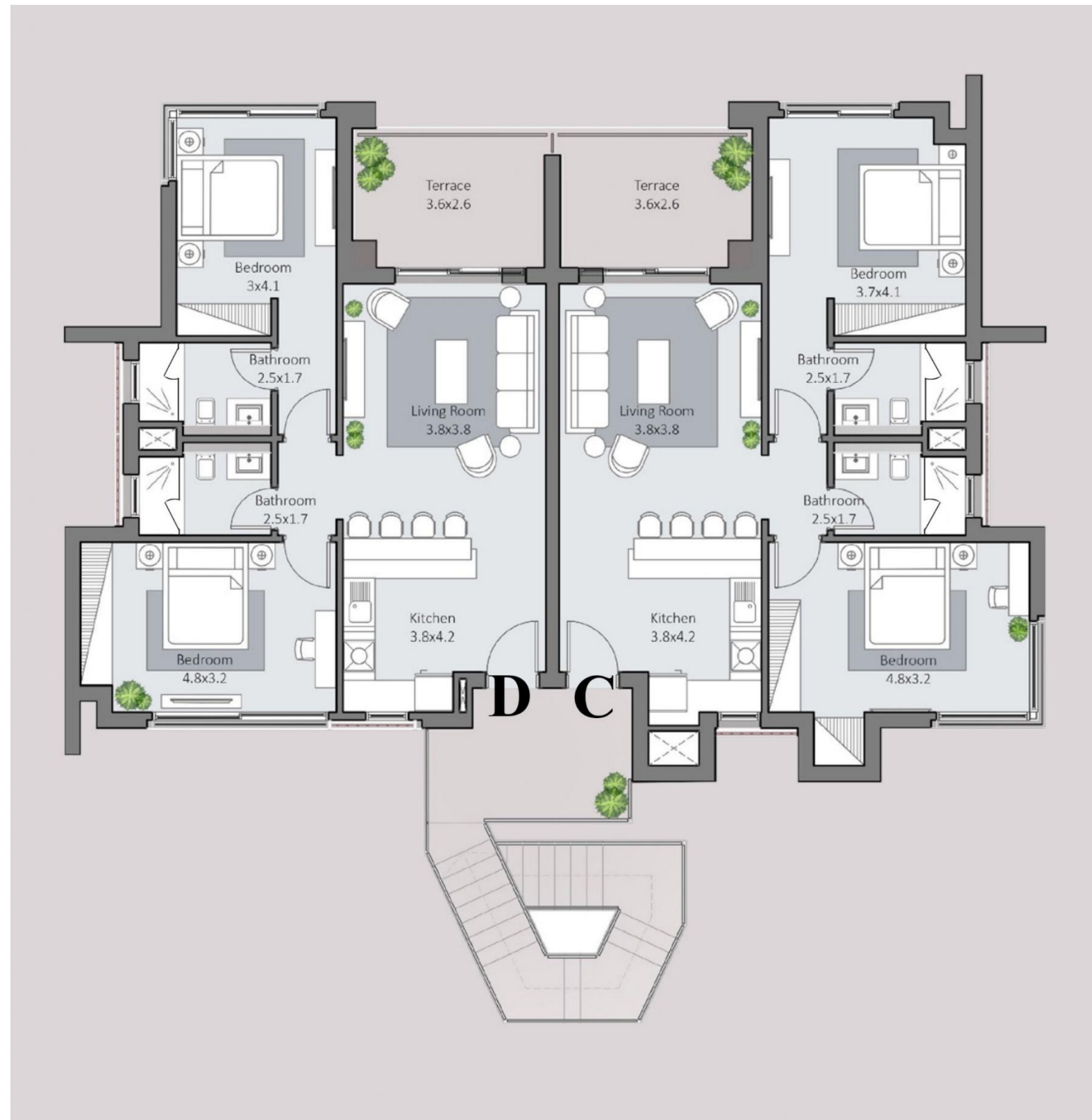


RT4 – G+2 - 6 KEYS PLAN

First Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm



Disclaimer:

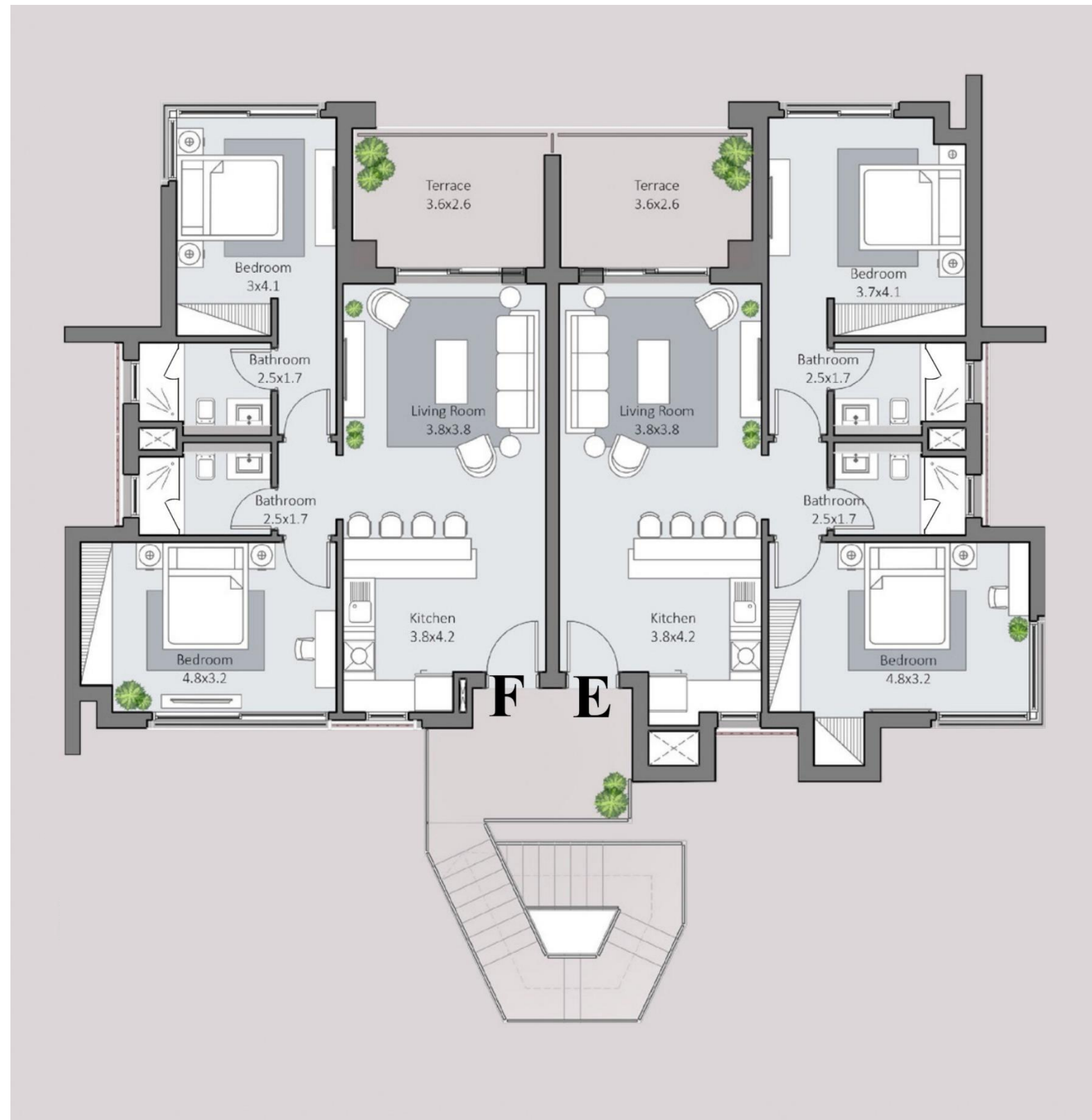
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RT4—G+2 - 6 KEYS PLAN

Second Floor

E Apartments
Unit Area: 112 sqm

F Apartments
Unit Area: 105 sqm



RT5 – G+2 - 5 KEYS PLAN

Ground Floor

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm

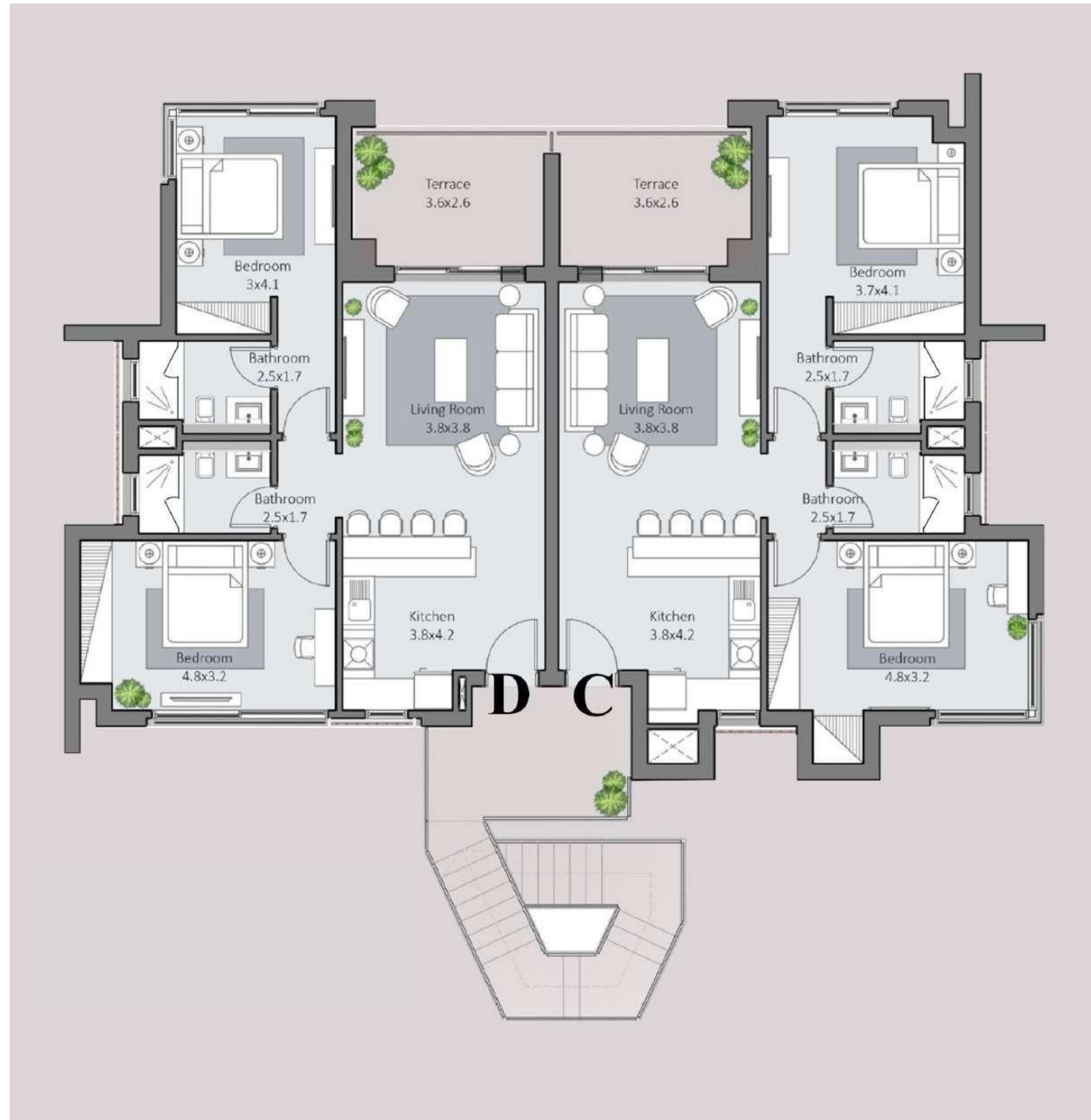


RT5 – G+2 - 5 KEYS PLAN

First Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm



RT5 – G+2 - 5 KEYS PLAN

Second Floor

P Apartments
Unit Area: 171 sqm

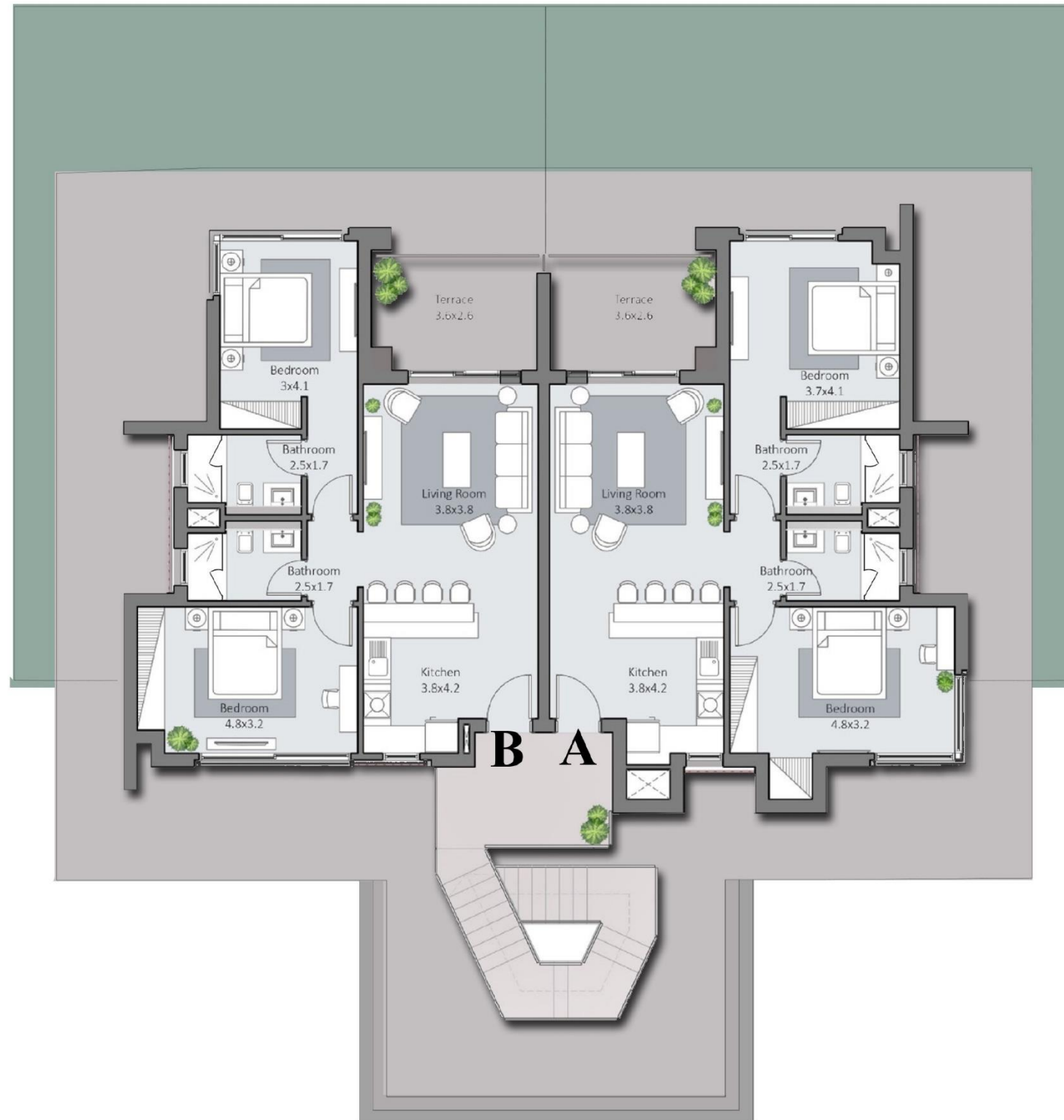


RT6 – G+1 - 4 KEYS PLAN

Ground Floor

A Apartments
Unit Area: 112 sqm

B Apartments
Unit Area: 105 sqm

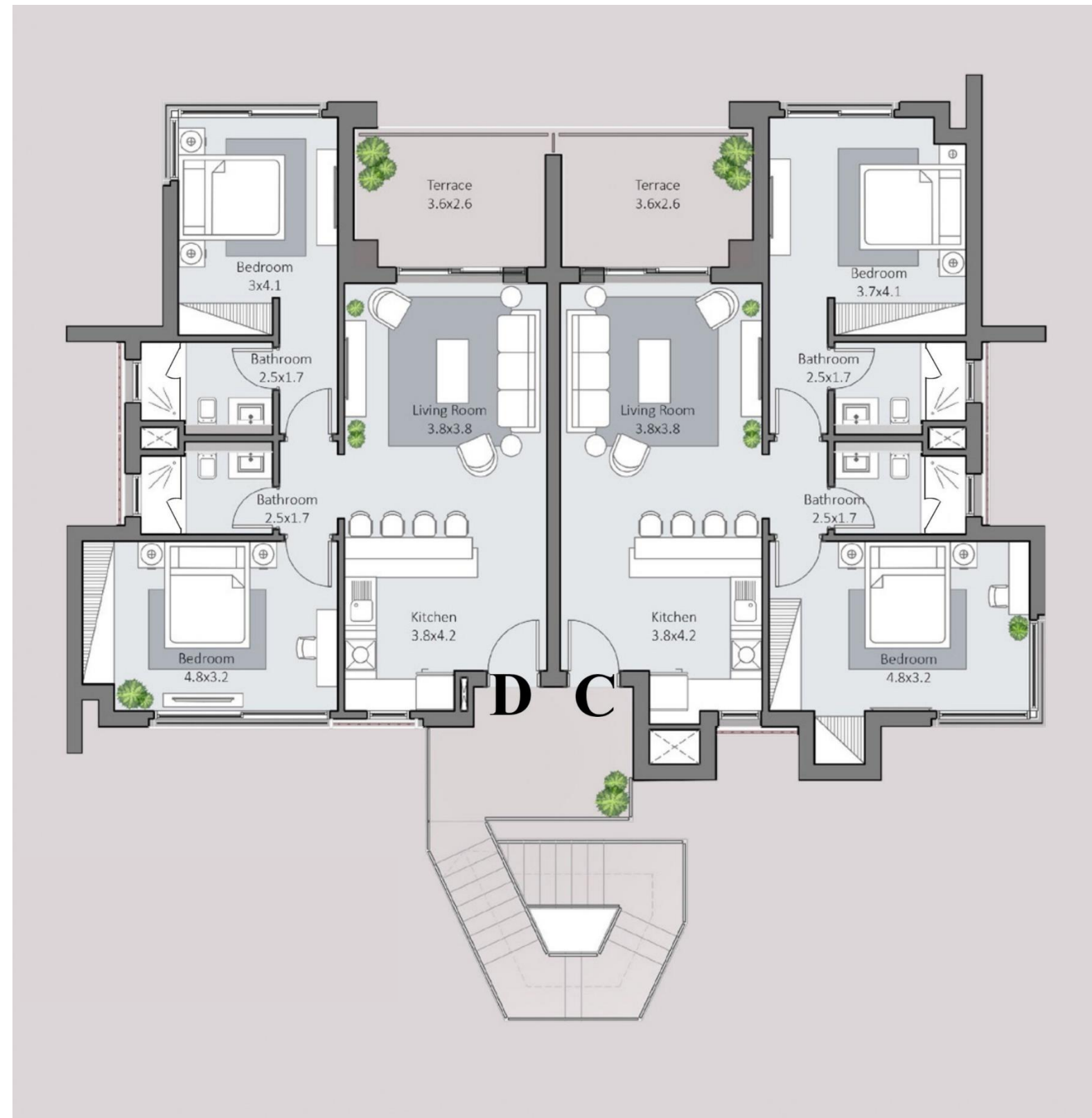


RT6 – G+1 - 4 KEYS PLAN

First Floor

C Apartments
Unit Area: 112 sqm

D Apartments
Unit Area: 105 sqm



**GREENS
BAYWEST VALLEY**



**A PARTMENTS
TYPE 7**

RT7-1 BR G+2 - 9 KEYS PLAN

Ground Floor

A Apartments

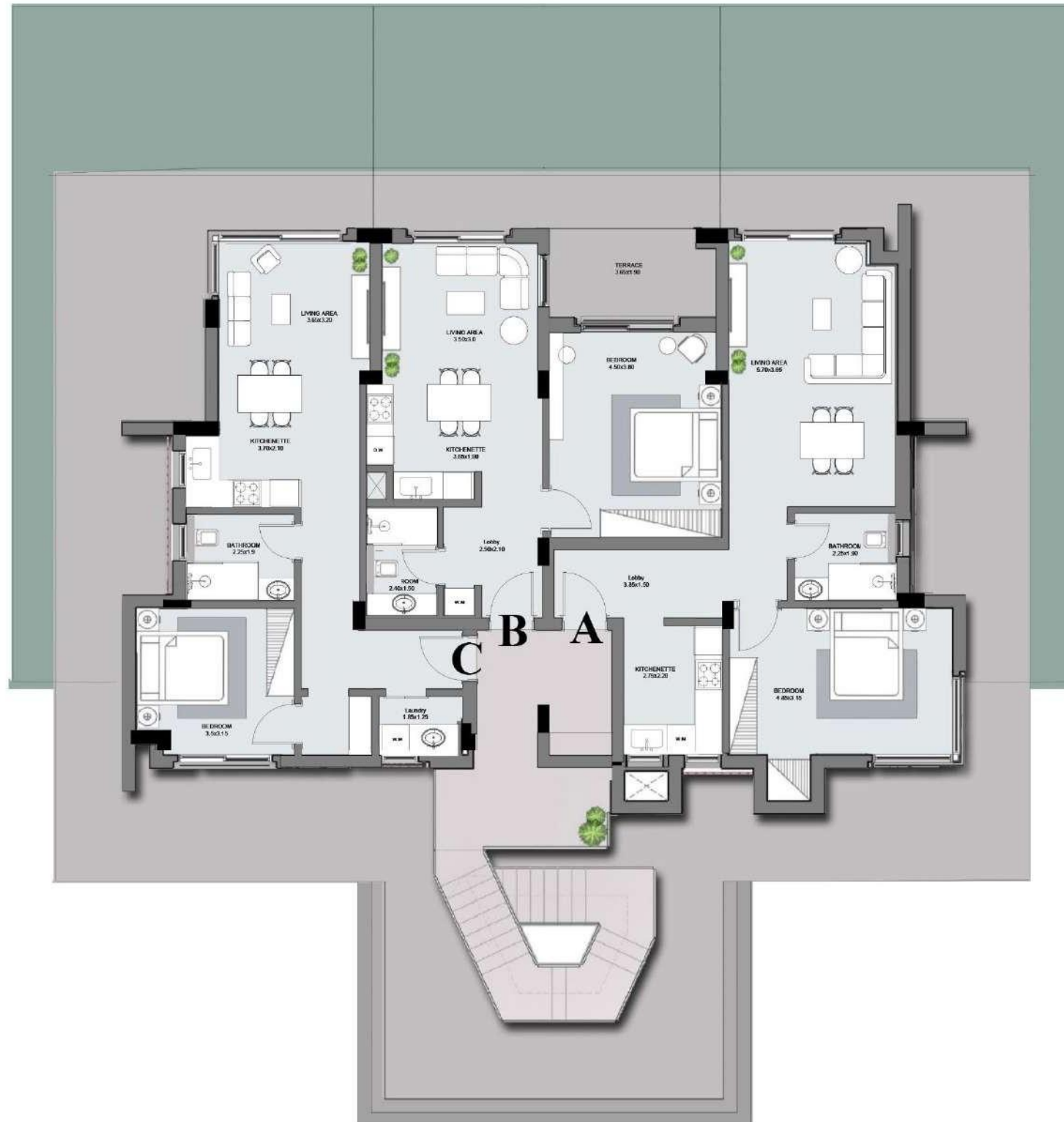
Unit Area: 82 sqm

B Apartments

Unit Area: 72 sqm

C Apartments

Unit Area: 69 sqm



RT7 – 1 BR G+2 - 9 KEYS PLAN

First Floor

D Apartments
Unit Area: 82 sqm

E Apartments
Unit Area: 72 sqm

F Apartments
Unit Area: 69 sqm



RT7-1 BR G+2 - 9 KEYS PLAN

Second Floor

G Apartments
Unit Area: 82 sqm

H Apartments
Unit Area: 72 sqm

I Apartments
Unit Area: 69 sqm



GREENS
BAYWEST VALLEY



A PARTMENTS
TYPE 8

RT8—1 BR G+1 - 6 KEYS PLAN

Ground Floor

A Apartments

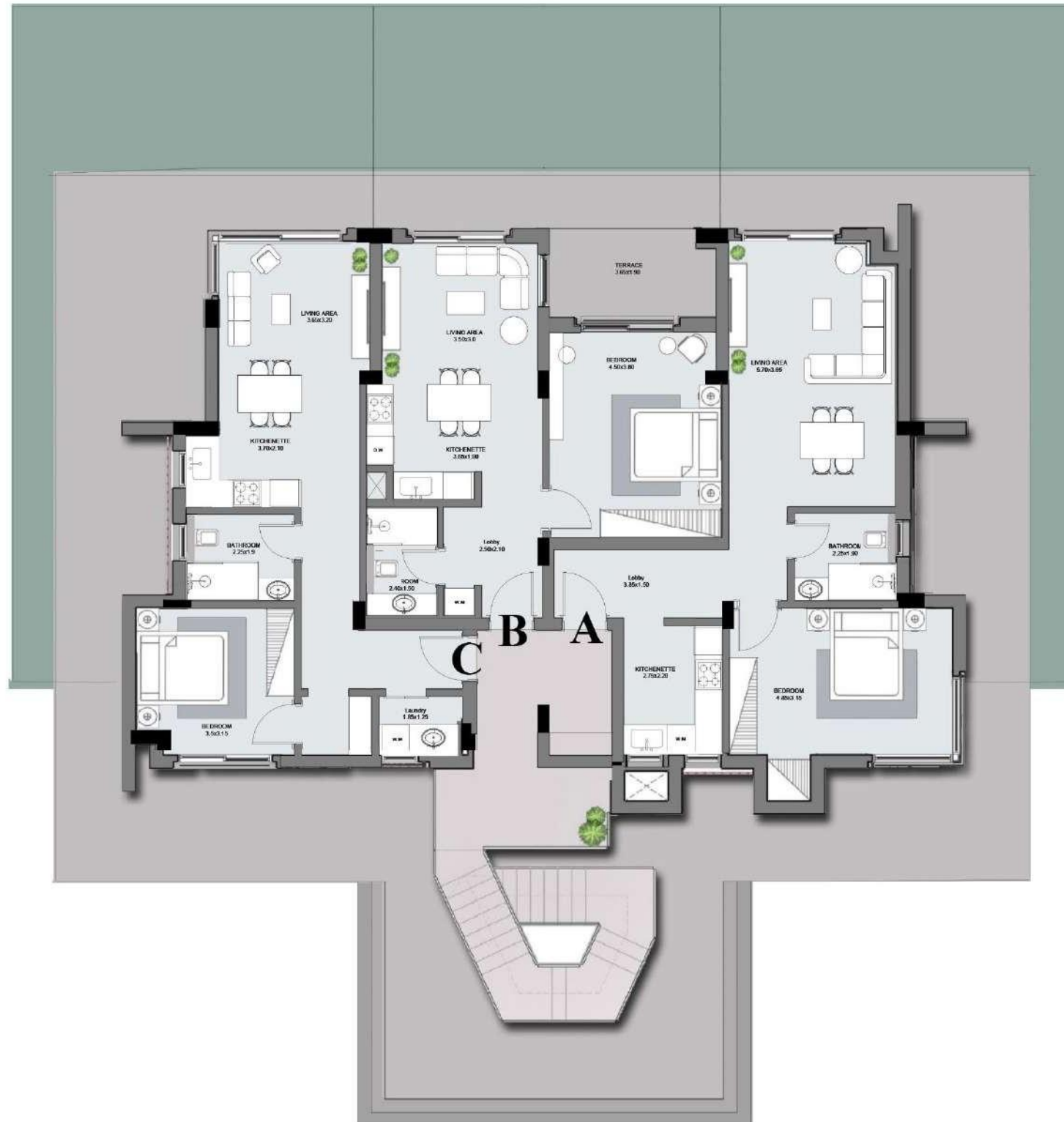
Unit Area: 82 sqm

B Apartments

Unit Area: 72 sqm

C Apartments

Unit Area: 69 sqm



RT8—1 BR G+1 - 6 KEYS PLAN

First Floor

D Apartments
Unit Area: 82 sqm

E Apartments
Unit Area: 72 sqm

F Apartments
Unit Area: 69 sqm

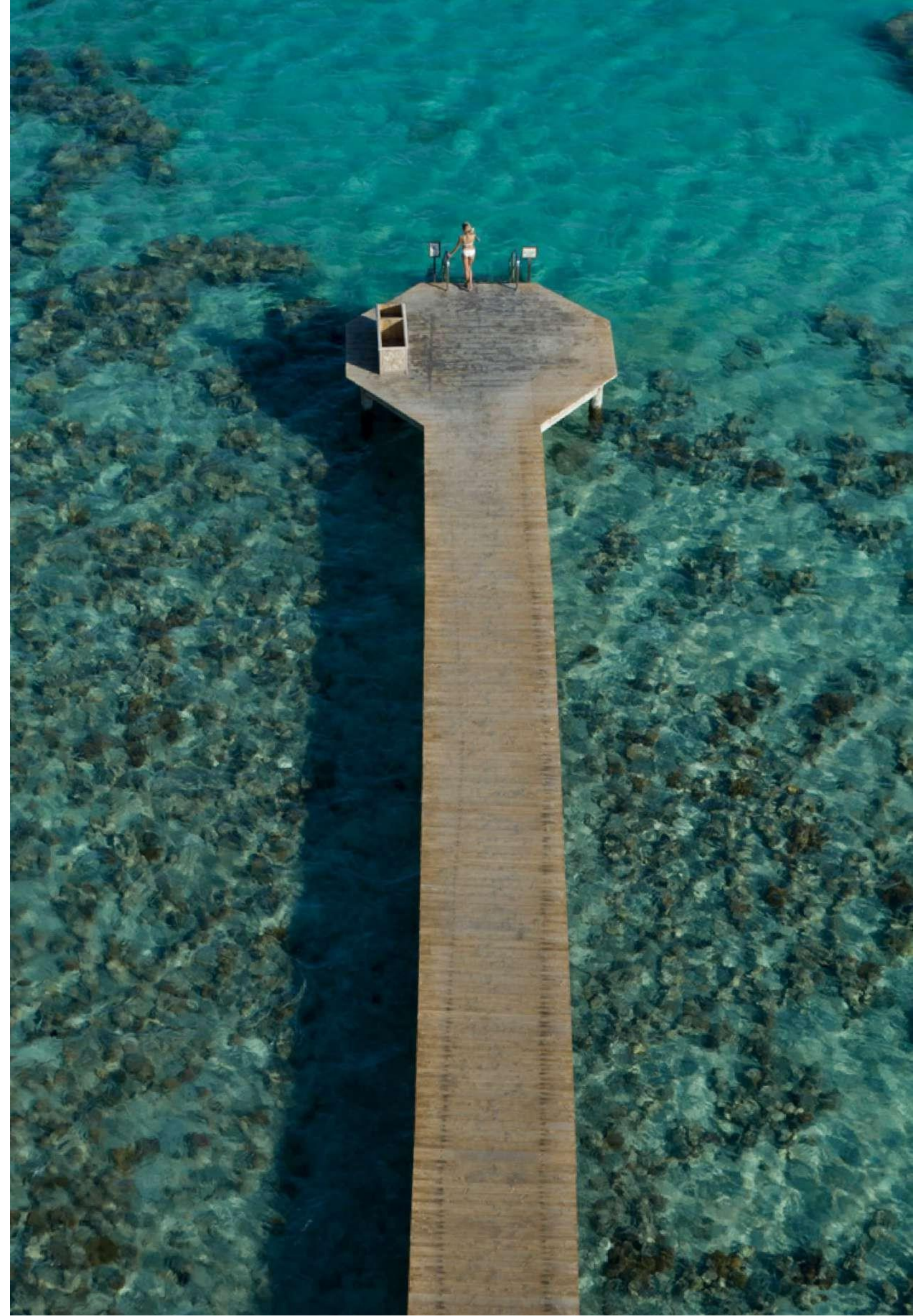


THE SOMA BAY

EXPERIENCE.

Start your day by teeing off at The Cascades Championship Golf Course then unwind at the award winning Cascades Spa and Thalasso and allow the healing powers of the Red Sea to restore balance to your body and soul.

For the more adventurous, ORCA Dive Centre invites you to uncover the untapped wonders of Egypt's marine life at the site's colorful House Reef. Kitesurfing lovers can spend a serene afternoon gliding across flat waters at 7Bft —one of the top 3 kitesurfing spots in the world- followed by a world-class dining experience at any of the destination's signature restaurants. Blessed with dry desert winds, low humidity and a front-row seat on immaculate sea views, Somabay dictates an exciting itinerary for the whole family, transforming your everyday reality into a waking dream.



The Somabay Championship Golf Course.

Opening onto spectacular 360 degree views of lush golf greens, azure Red Sea hues and earthy desert tones, The Somabay 18 hole, par 72 Championship Golf Course is designed by legendary golfer Gary Player to ignite guests' love for the sport. Ranked as one of the leading golf courses in Africa, The Somabay Championship Golf Course boasts a state-of-the-art academy, guaranteeing non-stop excitement for amateurs and professionals alike.



Somabay Hotels

Somabay opens your eyes on a variety of hospitality options to suit every need. From design-led hotels to budget accommodation with impeccable service, the destination guarantees a memorable stay, as well as signature treatment all year.

Kempinski Somabay

The Cascades Golf Resort, Spa & Thalasso

The Breakers

Sheraton Somabay

Robinson Club



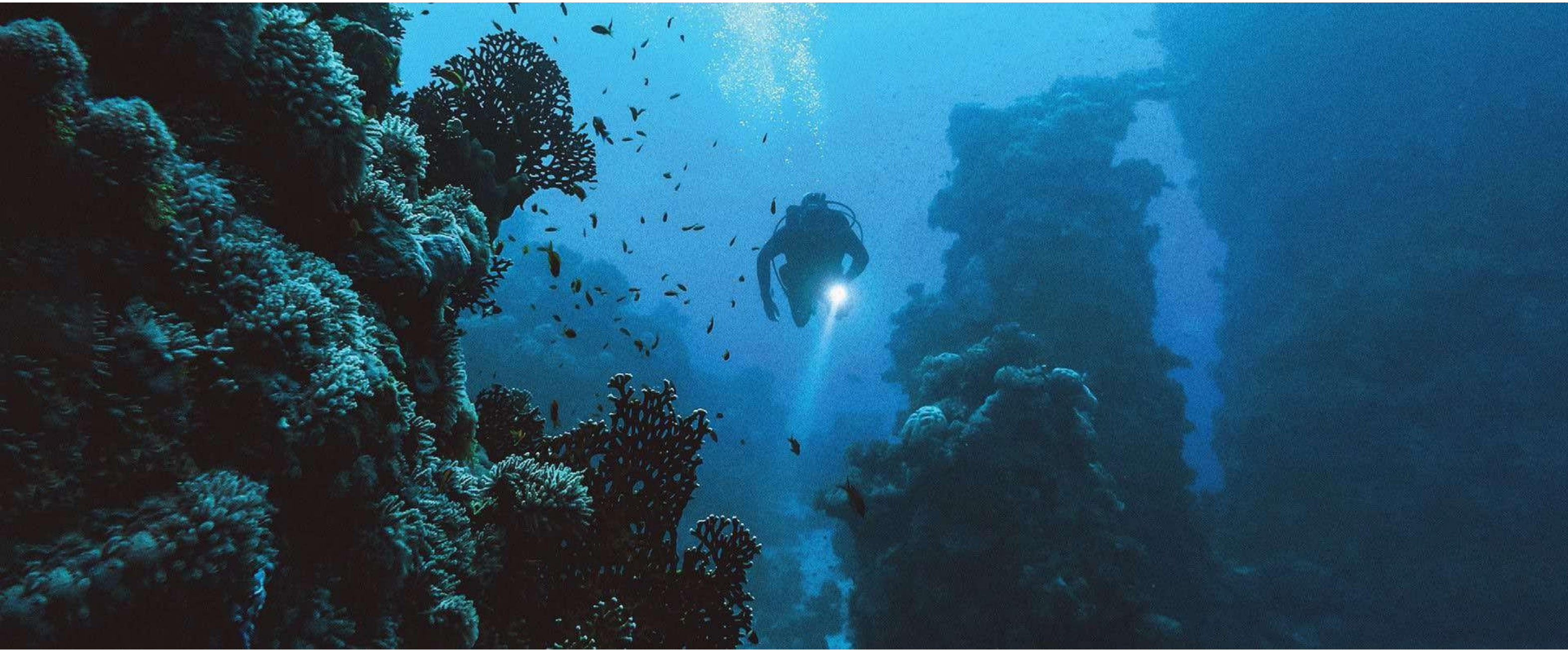
7 Bft
The Kite House.

Spend your day gliding across flat idyllic waters at one of the top 3 Kite Surfing spots in the world, offering 365 days of incomparable wind and natural beauty to inspire. Opening onto a tranquil bay, Somabay embraces pristine beaches and perfect off-shore and side-shore winds ranging from 4 to 8 Bft. 7Bft's professional team of instructors are committed to making your kite experience safe, fun and complete by offering exclusive teaching and testing weeks with the latest Naish and Carved equipment. The Kitehouse is an ideal sea-side escape, offering everything you need from fresh food and refreshing cocktails, as you take in heavenly bay views from the restaurant or bar's open terrace.



ORCA Dive Center.

Escape for hours at sea with ORCA Dive Center and allow Somabay's captivating dive sites and renowned colorful House Reef to leave you in awe. Ideal for beginners and advanced divers alike, our purpose-built diving center is one of the largest and most well-equipped in the Red Sea, led by an international team of instructors who ensure you explore a treasure trove of wonders with safety and ease. Easily accessible via a 420 meter long jetty that stretches over a kilometer, the House Reef is serviced by electric cards, available to transport equipment and divers for an ultimate fun and hassle-free experience like no other. Boasting a large turquoise-blue lagoon with sheltered waters ideal for training, ORCA dive center is fully equipped with top-of-the-line gear, in addition to snorkeling equipment, in-house photo and video facilities to meet all the needs of the avid underwater photographer and explorer.



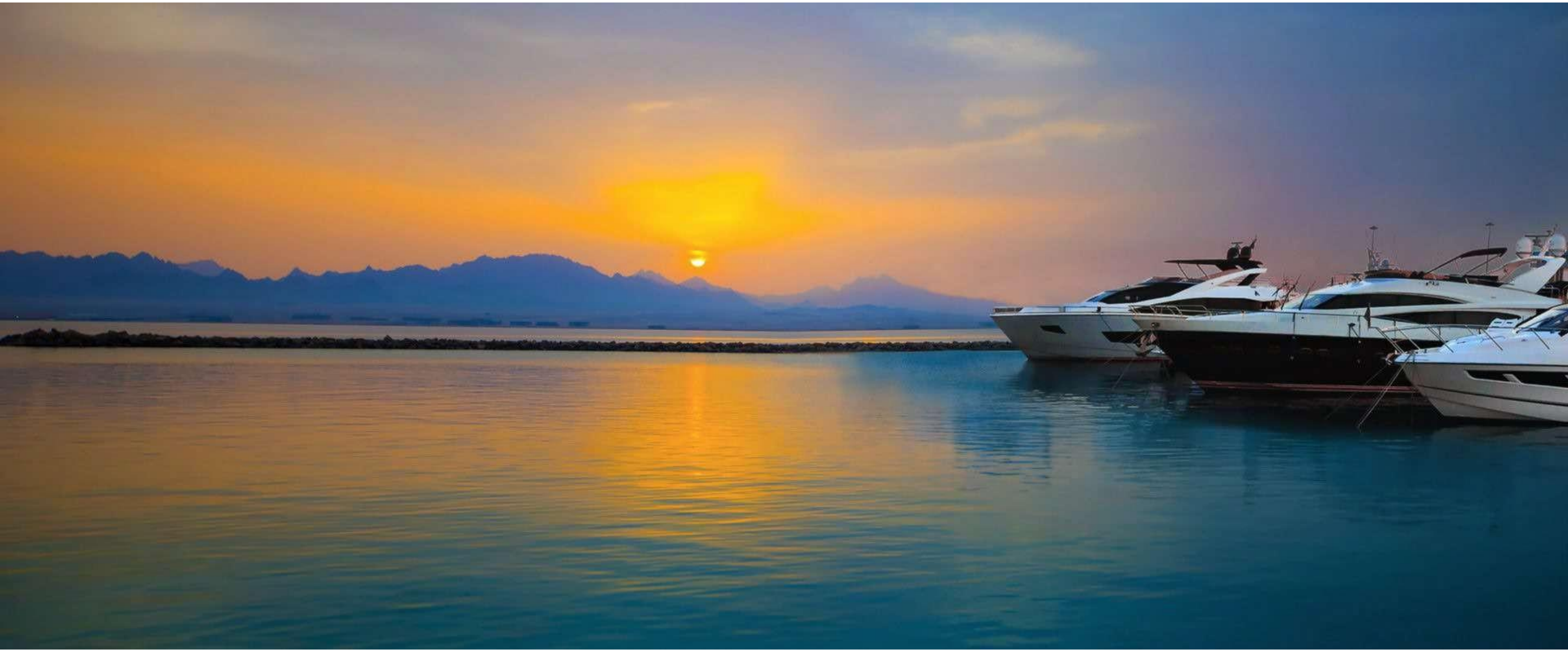
The Cascades Spa & Thalasso.

Luxury award winner 'The Cascades Spa & Thalasso' invites you to uncover the most exquisite spa experience in the Middle East. Rolling out on 7,500 m², the spa is an oasis of calm, crowning a front-row seat on the Red Sea's pristine coastline while boasting 65 treatment rooms spanning traditional massages, beauty treatments, hydrotherapy and aesthetic procedures. Take a plunge in our 830 m² Thalasso-Tonic hydrotherapy pool and allow the wonders of the Red Sea to restore balance to your mind, body and soul.



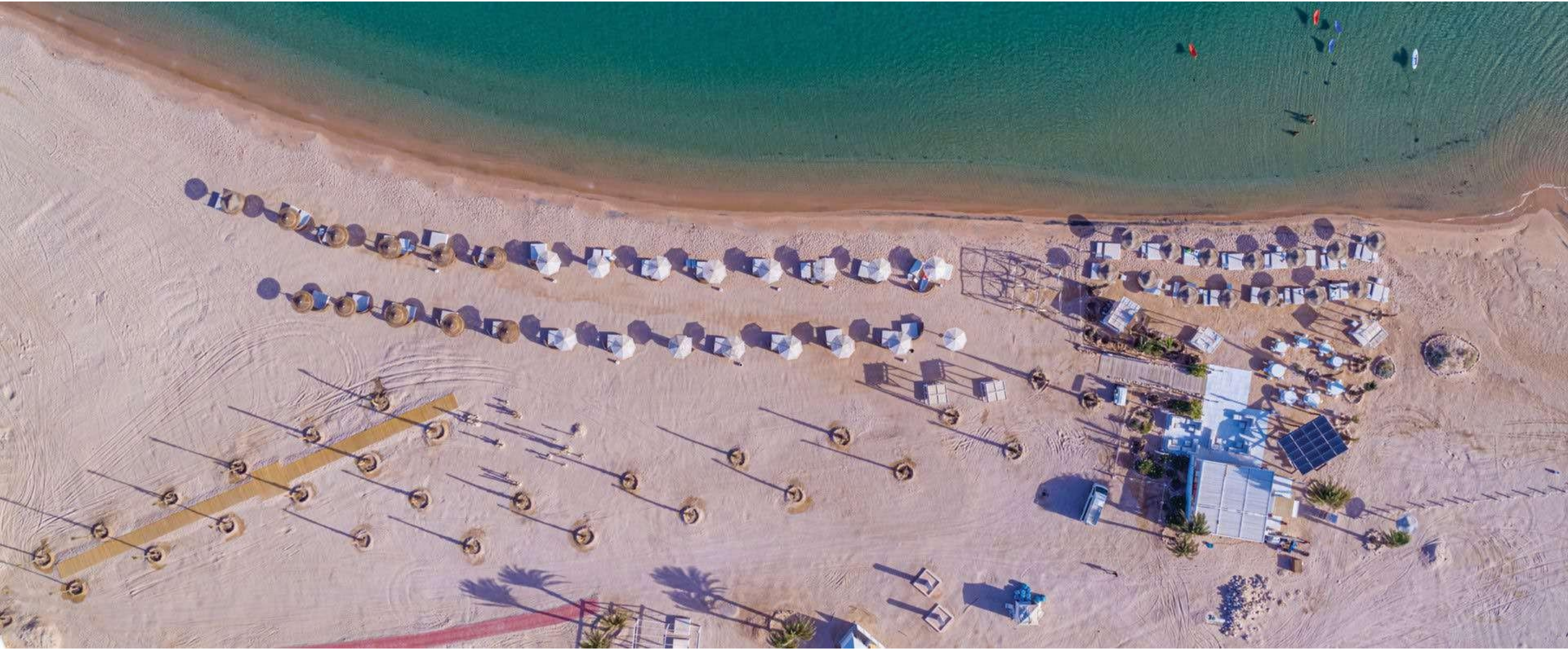
Somabay Marina.

Somabay's comprehensive Marina is a peaceful haven for immaculate sea views and a unique location for nautical fans wishing to dock their boats at a competitive price. Boasting world-class services and conditions for mooring, the Marina offers a wide array of quality services and facilities directly available at quayside, so you can enjoy sailing smoothly through life.



S.CAPE Beach.

Opening onto a secluded tranquil bay, S.CAPE Beach's pristine beach stretches along Somabay's azure coastline to create a timeless experience in paradise for those wishing to decelerate, swim or sunbathe in a one-of-a-kind luxury beachfront setting. When the sun descends, S.CAPE Beach transforms into a magical happening spot, perfected by chill-out beats, refreshing cocktails and gourmet bites.



stayr
BayLife home rentals

Leave your house in good hands

Our hospitality professionals with international experience in luxury branded properties will be taking care of your home and will be available around the clock to make sure everything goes according to plan.

Invest in a relationship of trust

We invest all our efforts in marketing your house while determining the best rental price based on meticulous market research. We personalize each of our bookings according to your needs, guaranteeing a hassle-free home rental experience where you don't need to show up at every tenant's back and because we'll do it for you.

Enter into a signature collection

Stayr invites you to enter its signature collection where the exceptional is found everywhere. Each of our listed homes boasts a unique personality of its own, as well as a one-of-a-kind view to cater to every holiday mood.



**SOMABAY
PROPERTY
RESALE**

Property Resale

Our Property Resale Division is a dedicated arm of leading professionals who enable you to make the most out of our unit's value by selling it at the best market price, guaranteeing the highest return on investment.



SOMABAY

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