



HASSAN ALLAM
PROPERTIES

ENCCOORE

SWANLAKE *el gouna.*

Here is to another
breathtaking milestone.

Here is to clarity beyond
what meets the eye.

Here is to

ENCORE

ENCORE SWANLAKE *el gouna.*

After the resounding success of SwanLake El Gouna, Hassan Allam Properties (HAP) is poised to make waves once again with its latest masterpiece Encore - SwanLake El Gouna: a picturesque waterfront lifestyle, promising to immerse natives in shimmering turquoise crystal clear waters, perfected by a pristine sandy beach, straight at their door. With an eye on Greek-inspired design and a commitment to expand with another timeless community atmosphere, Encore - SwanLake El Gouna aims to create not just private homes of utmost exclusivity, but a liberating escape for those wishing to disconnect and relax where possibilities are infinite.

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Tranquility is Calling You.

Welcome to a place where clear water shimmers with secrets, calling you to smile harder, enjoy more, and worry less.

Encore - SwanLake El Gouna is thoughtfully designed to unveil a shimmering turquoise lagoon by one of the visionary pioneers HAP in El Gouna. This radiant destination seamlessly blends urban convenience with the tranquillity of lagoon-front living, spanning an impressive 15,000 sqm.

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An aerial photograph of a beach. On the left, there is a clear turquoise lagoon. A narrow strip of white sand separates the lagoon from a wider, golden-brown sandy beach. On the right side of the sandy beach, two large, circular, thatched umbrellas are set up, casting shadows on the sand. The overall scene is serene and tropical.

Crystal Calm: 15k sqm of Sparkling Clear Waters, All yours to Enjoy.

Encore - SwanLake El Gouna is where waterfront exclusivity transforms into an intimate living experience, defined by a 15k sqm sparkling lagoon at heart, inviting natives to step out of their homes, directly onto a pristine sandy beach, alive with sun-kissed possibilities.

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A Well-Choreographed
Orientation of Archetypes
Massing Promising Turquoise Views
Stretching to Infinity & Beyond.

Lush gardens on the ground floor come alive with fragrant plantation, inviting quiet contemplation. Above, airy rooftop terraces offer a serene retreat, where natives can bask in the beauty of sunset hues reflecting off the lagoon.

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Exciting.

Here, a unique community flourishes; one that not only harmonizes diverse interests into a rich tapestry of shared experiences, but also fosters outdoor recreation, thanks to manicured landscapes and open breathing spaces unfolding on Encore - SwanLake El Gouna.

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All around.

Encore - SwanLake El Gouna community celebrates both unity and individuality, crafting a harmonious living experience where natives gather to enjoy heartfelt connections, as well as personal passions. It is simply a floating paradise where water-filled serenity embraces the symphony of El Gouna's spirited activities, just a stone's throw away.

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A Floating Oasis of Calm
Where Inner Tranquility
Meets a World
Bursting with Energy.

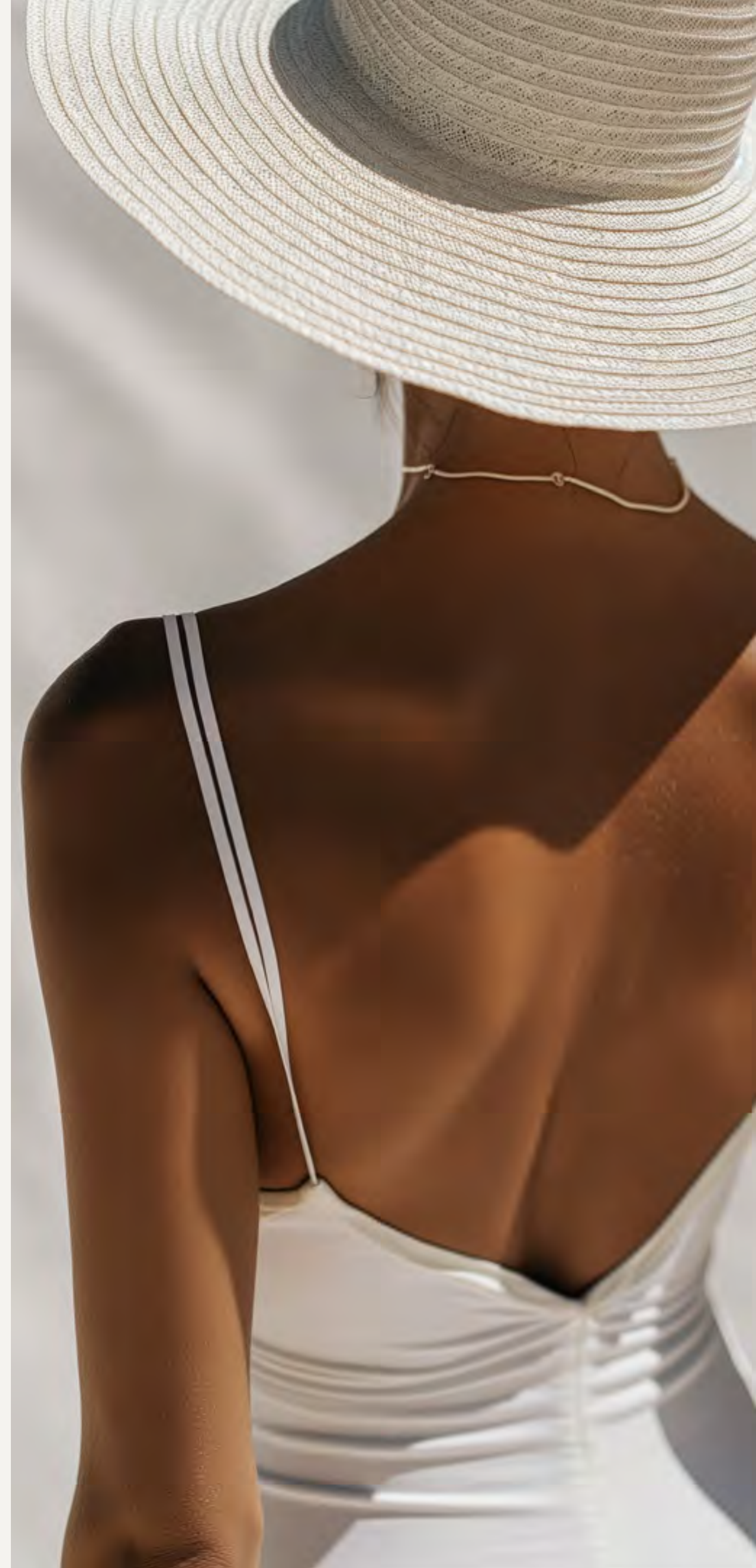
ENCORE SWANLAKE *el gouma.*



Where Privacy Rules.

Encore - SwanLake El Gouna architecturally stunning G3+ buildings redefine exclusivity from an elevated perspective. The intelligent layout ensures that every fully-finished residence is privileged with its very own entrance, providing a unique sense of privacy and ease, as if living in an expansive villa.

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Mingle.



Energize.



Chill.

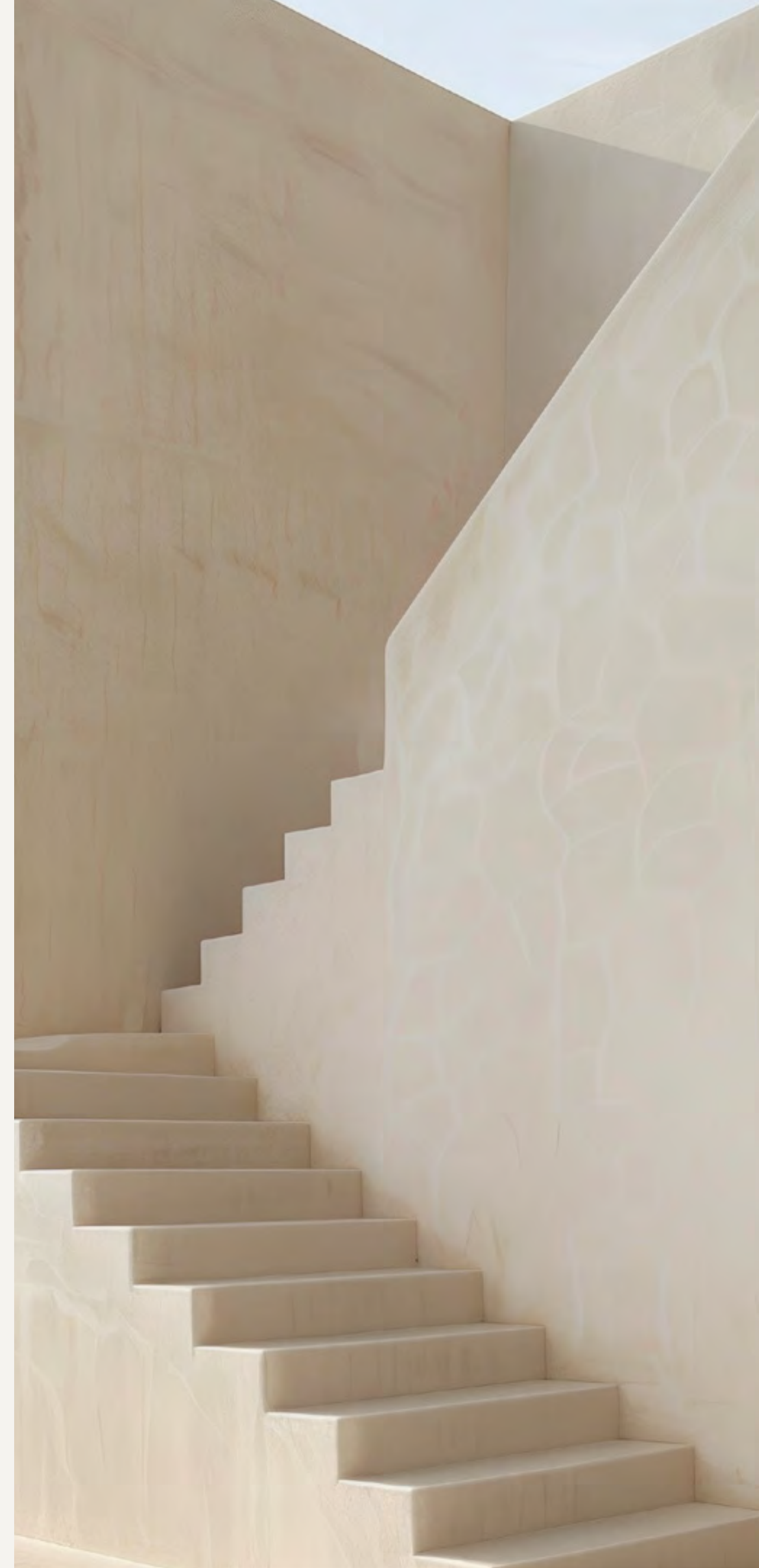
ENCORE



An Intimate Getaway.

Designed with an emphasis on maximizing vistas of tranquil lagoon waters while greeting you with intimate courtyards inside, Encore - SwanLake El Gouna offers a signature collection of 1 to 4 bedroom apartments with manicured gardens on the ground floor, in addition to penthouses with rooftop terraces, creating an idyllic retreat where natives can relish both nature's beauty and the comforts of home.

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In the Heart of it All.

Encore is gracefully poised in the spirited heart of El Gouna, offering direct access to all major roads including Hurghada Road, as well as vital roads leading to El Gouna Golf Club and the bustling Marina where buzzing cafes, restaurants and retail shops promise to delight.

Whether you're a scuba diver, a golfer, an adrenaline seeker or a desert escapist, Encore's premium location is a reminder that worlds of privacy and recreation can beautifully coexist, creating a perfect sanctuary on the Red Sea for those who appreciate life's finer pleasures.

- Hurghada 30 km
- Hurghada International Airport 35 km
- Giftun Islands 33 km

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Encore Location Map

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SWANLAKE *el gouna.*

Tuban

Shedwan

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Tawila

LOCATIONS

SLG: 3 min/1.3km

Shedwan: 3 min/1.7km

Tuban: 3 min/1.6km

Tawila: 3 min/1.6km



Exceptionally Exclusive: With Only A 12% Footprint.

Each of Encore - SwanLake El Gouna homes are thoughtfully curated and seamlessly extend into the embrace of turquoise waters, elegantly framed by the subtle charm of Greek-inspired architecture. Every home is a privileged amphitheater of clear skies and flowing views, perfected by airy landscapes that breathe in all shades of green and blue.

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Sun.



Swim.



Sip.

ENCORE



Simplicity.

Encore - SwanLake El Gouna boasts a subtle interpretation of Greek-inspired architecture that not only melds modern sophistication with serene simplicity, but also seamlessly blends with the vibrant coastal landscape, thanks to well-choreographed orientation of archetypes massing, allowing picturesque views of crystal lagoons all around or all over.

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That Speaks Volumes.

Characterized by striking whitewashed facades that beautifully contrast with turquoise lagoon views, all buildings feature thoughtfully designed stone punctuations, as well as artful cutouts in protruding walls to create a harmonious interplay between solid and void, allowing natural illumination to dance across the interiors while inviting the cooling sea breeze inside. Your home here is a natural extension of blue skies and crystal-clear waters, thanks to expansive windows that promise a direct connection to nature.

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Barefoot Walks,
& Intimate Lagoon Talks
Another Day In Paradise.

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Larger Than Life Interiors.

Stepping into your home at Encore - SwanLake El Gouna feels like a breath of fresh air, where every corner is designed to evoke a sense of limitless freedom and tranquility. Sunlight pours through expansive windows, illuminating the open-concept living spaces and bathing your personal space in warmth, while generous lagoon views create a seamless connection between indoor comfort and the natural beauty outside.

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Fully-Finished To Perfection.

The palette of soft tones and earthy neutrals complements your serene surroundings, fostering an atmosphere of inescapable calm. Quality fixtures and elegant furniture, thoughtfully curated yet effortlessly chic, invite you to sink into cozy sofas or enjoy leisurely meals at a tastefully set dining table. The absence of clutter and the intelligent use of space enhance the feeling of liberation—here, every item has its place, and every room tells a story of relaxation and simplicity.

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Inspiring
Water-Filled
Memories.



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MASTER PLAN



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Renders & Floorplans

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Building 1

Units Floor Plans

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BUILDING 1 GROUND FLOOR



DISCLAIMER:

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- THE UNIT ORIENTATION WILL BE AS SHOWN IN THE PARCEL LAYOUT AND NOT AS SHOWN IN THE FLOOR PLANS.
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APARTMENT [SA- 01]

4 BEDROOM

BUA: 179 Sqm
Garden Area : 84 Sqm

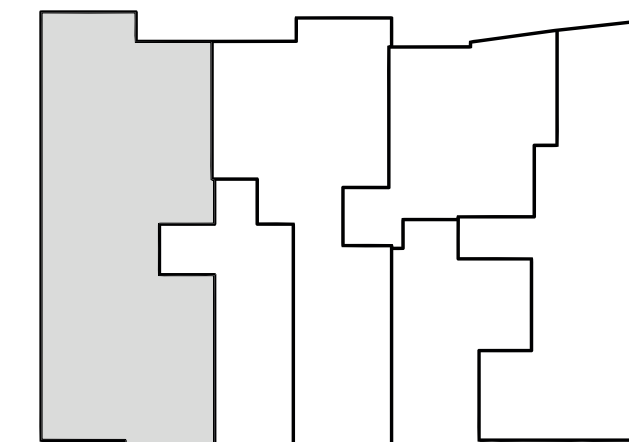
1.	Reception	3.85m x 5.15m
2.	Kitchen & Dining	3.60m x 4.50m
3.	Guest Toilet	1.20m x 2.85m
4.	Master Bedroom	3.60m x 3.75m
5.	Master Bathroom	2.40m x 1.45m
6.	Master Bedroom 2	3.60m x 3.60m
7.	Master Bathroom 2	3.60m x 1.65m
8.	Bedroom 1	3.60m x 3.60m
9.	Bedroom 2	3.60m x 3.70m
10.	Shared Bathroom	1.85m x 2.40m
11.	Maid's Room	2.40m x 3.10m
12.	Maid's Bathroom	1.55m x 1.00m



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KEY PLAN



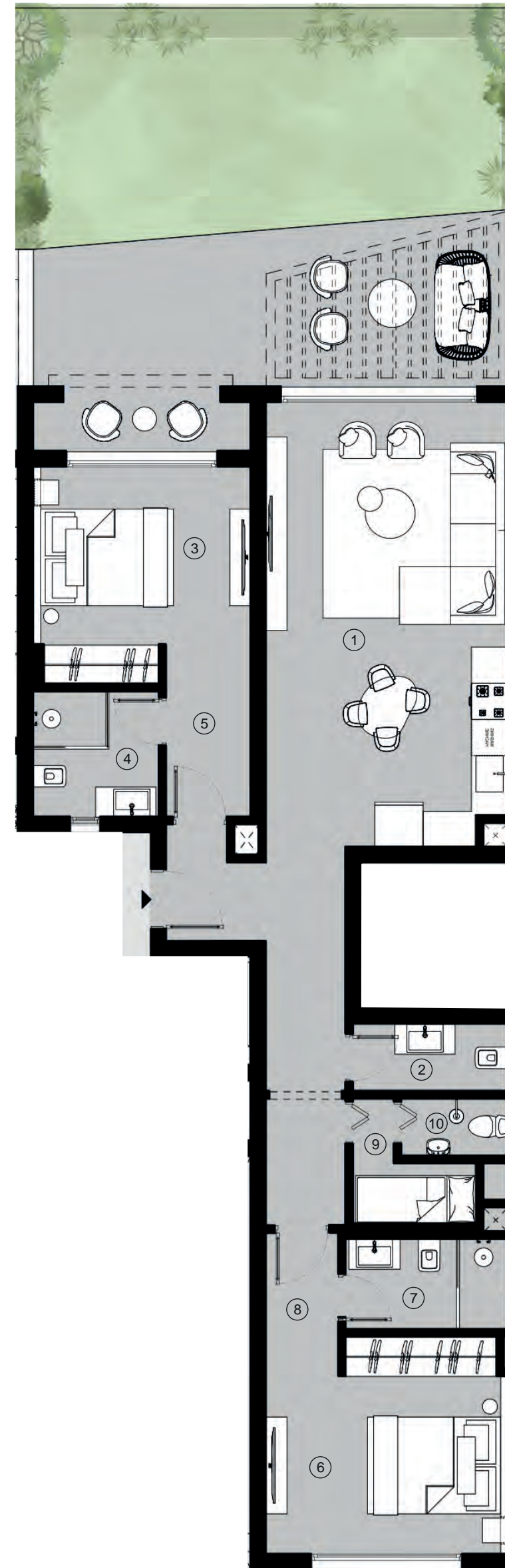
GROUND FLOOR

APARTMENT [SA- 02]

2 BEDROOM

BUA: 125 Sqm
Garden Area : 31 Sqm

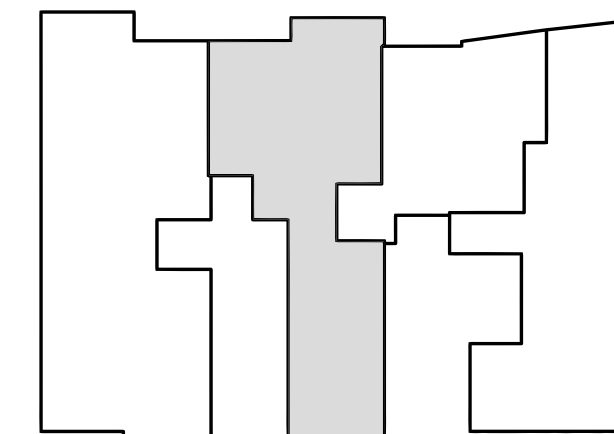
1. Reception & Kitchten	4.00m x 7.35m
2. Guest Toilet	2.55m x 1.10m
3. Master Bedroom	3.60m x 3.60m
4. Master Bathroom	2.05m x 2.05m
5. Master Bedroom Lobby	1.40m x 2.20m
6. Master Bedroom 2	4.00m x 3.60m
7. Master Bathroom 2	2.65m x 1.50m
8. Master Bedroom 2 Lobby	1.20m x 1.60m
9. Maid's Room	1.00m x 2.05m
10. Maid's Bathroom	1.75m x 0.95m



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KEY PLAN



GROUND FLOOR

DUPLEX [SB- 01]

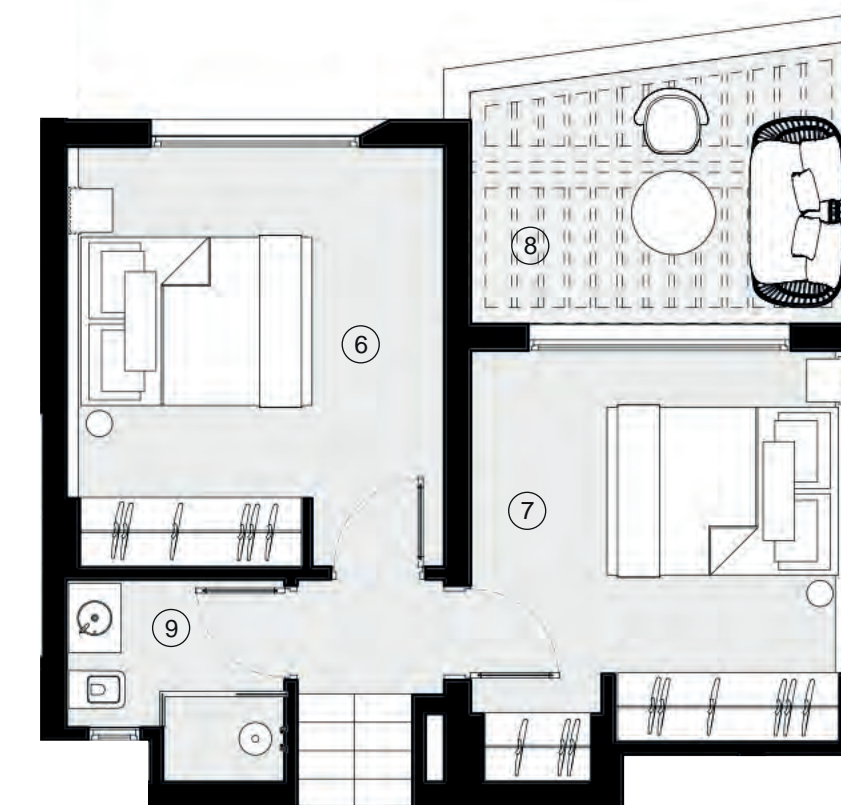
3 BEDROOM

BUA: 156 Sqm
Garden Area : 27 Sqm

- | | |
|-------------------------|---------------|
| 1. Reception & Kitchten | 3.60m x 6.15m |
| 2. Guest Toilet | 1.25m x 1.75m |
| 3. Master Bedroom | 3.60m x 3.60m |
| 4. Master Bathroom | 2.35m x 1.95m |
| 5. Master Bedroom Lobby | 1.10m x 1.25m |
| 6. Bedroom 1 | 3.60m x 4.00m |
| 7. Bedroom 2 | 3.60m x 4.10m |
| 8. Bedroom 2 Terrace | 3.60m x 2.65m |
| 9. Shared Bathroom | 2.05m x 1.95m |
| 10. Maid's Room | 2.40m x 3.05m |
| 11. Maid's Bathroom | 1.20m x 1.35m |

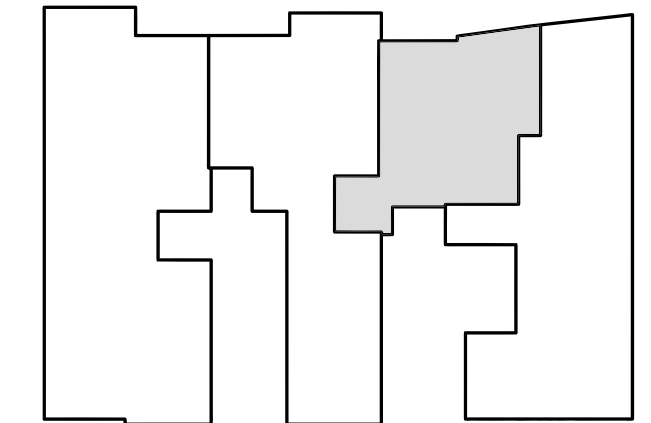


Lower Floor



Upper Floor

KEY PLAN



GROUND FLOOR

DISCLAIMER:

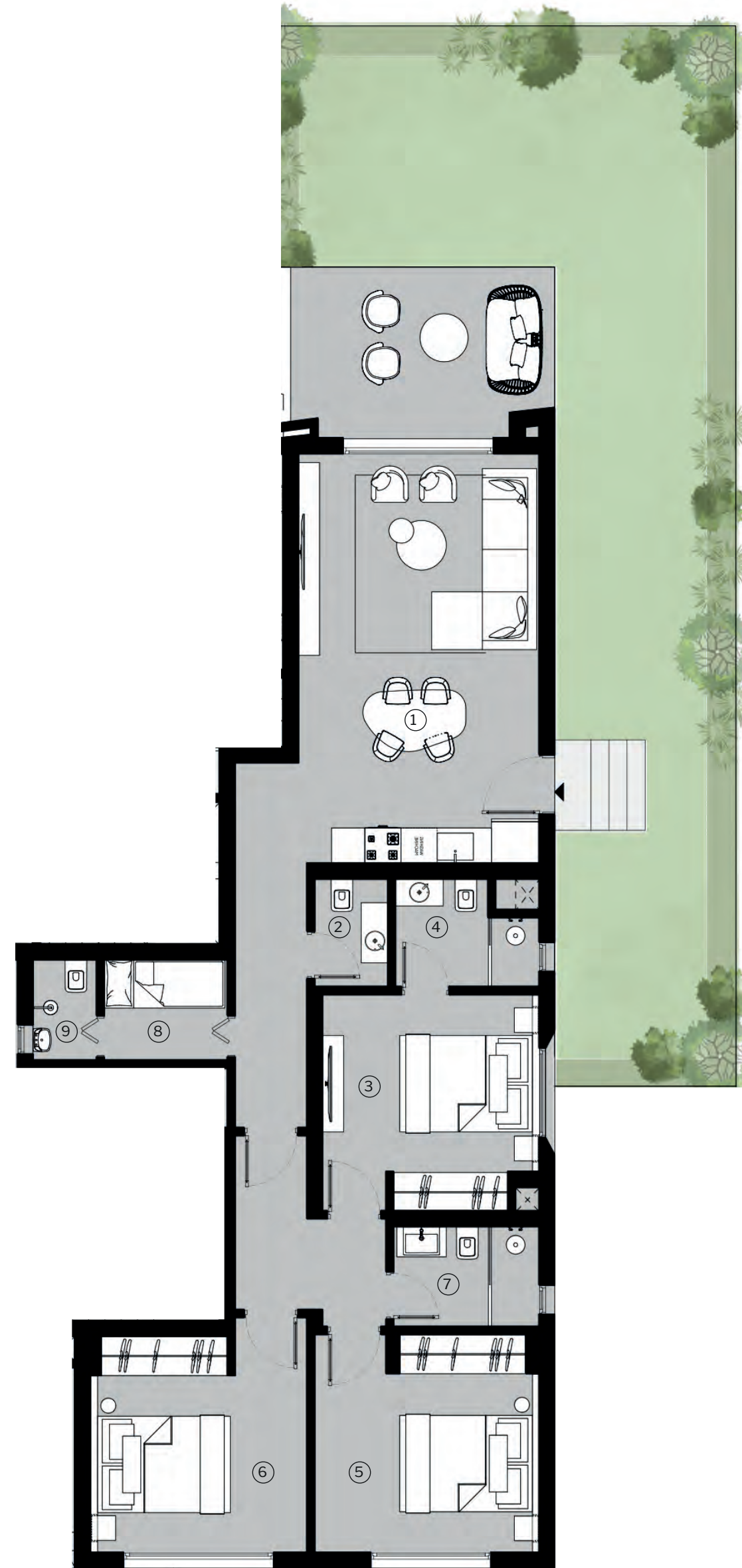
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APARTMENT [SB- 02]

3 BEDROOM

BUA: 154 Sqm
Garden Area : 69 Sqm

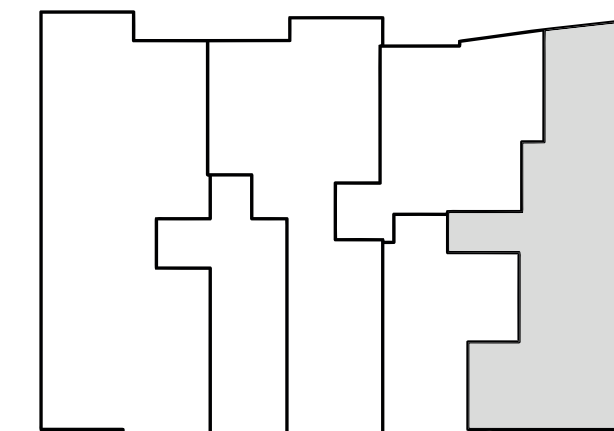
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|----|----------------------|---------------|
| 1. | Reception & Kitchten | 4.00m x 6.80m |
| 2. | Guest Toilet | 1.20m x 1.80m |
| 3. | Master Bedroom | 3.60m x 3.60m |
| 4. | Master Bathroom | 2.40m x 1.80m |
| 5. | Bedroom 1 | 3.65m x 3.75m |
| 6. | Bedroom 2 | 3.60m x 3.60m |
| 7. | Shared Bathroom | 2.40m x 1.65m |
| 8. | Maid's Room | 1.65m x 2.05m |
| 9. | Maid's Bathroom | 1.65m x 1.06m |



DISCLAIMER:

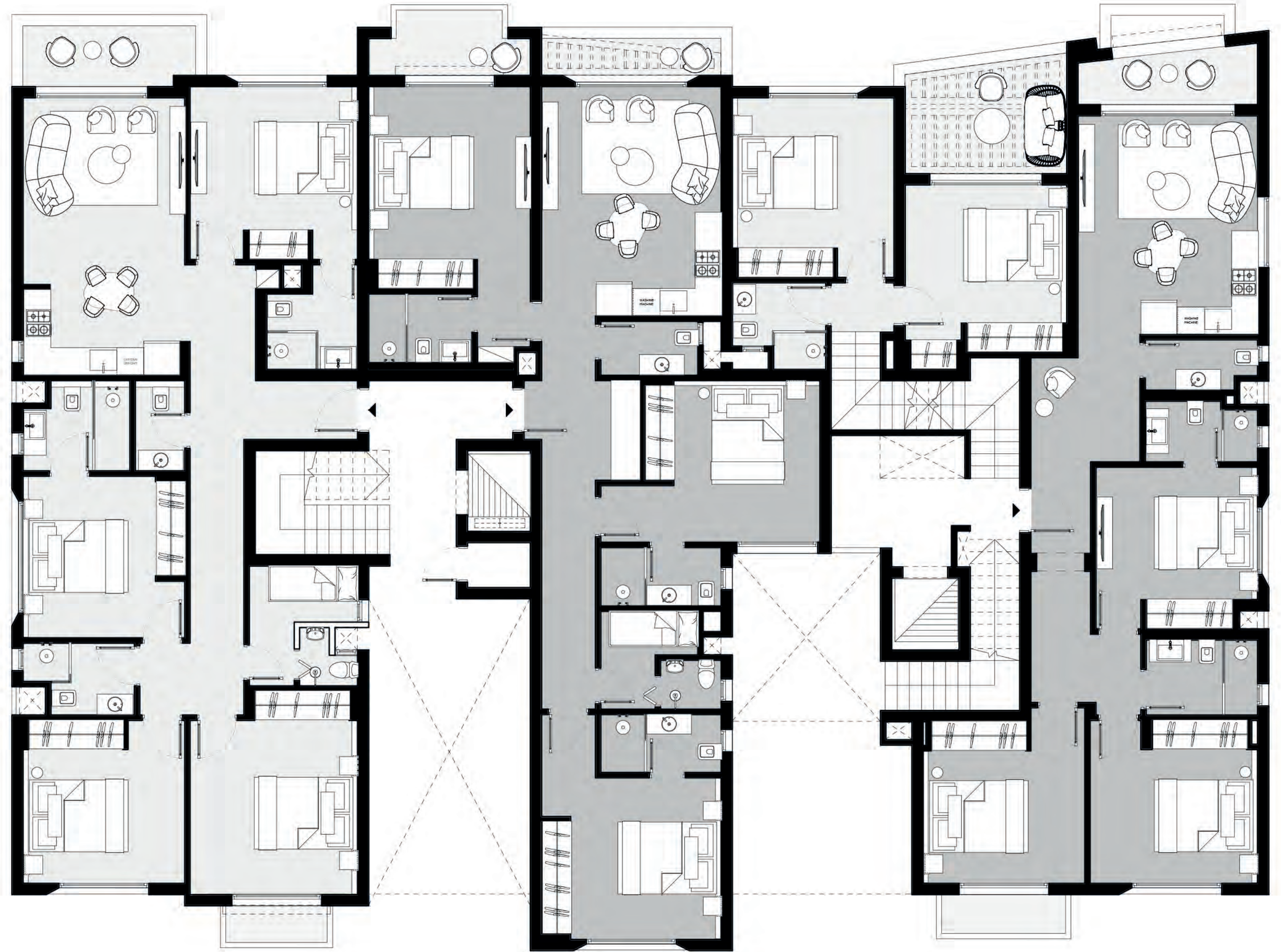
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KEY PLAN



GROUND FLOOR

BUILDING 1 FIRST FLOOR



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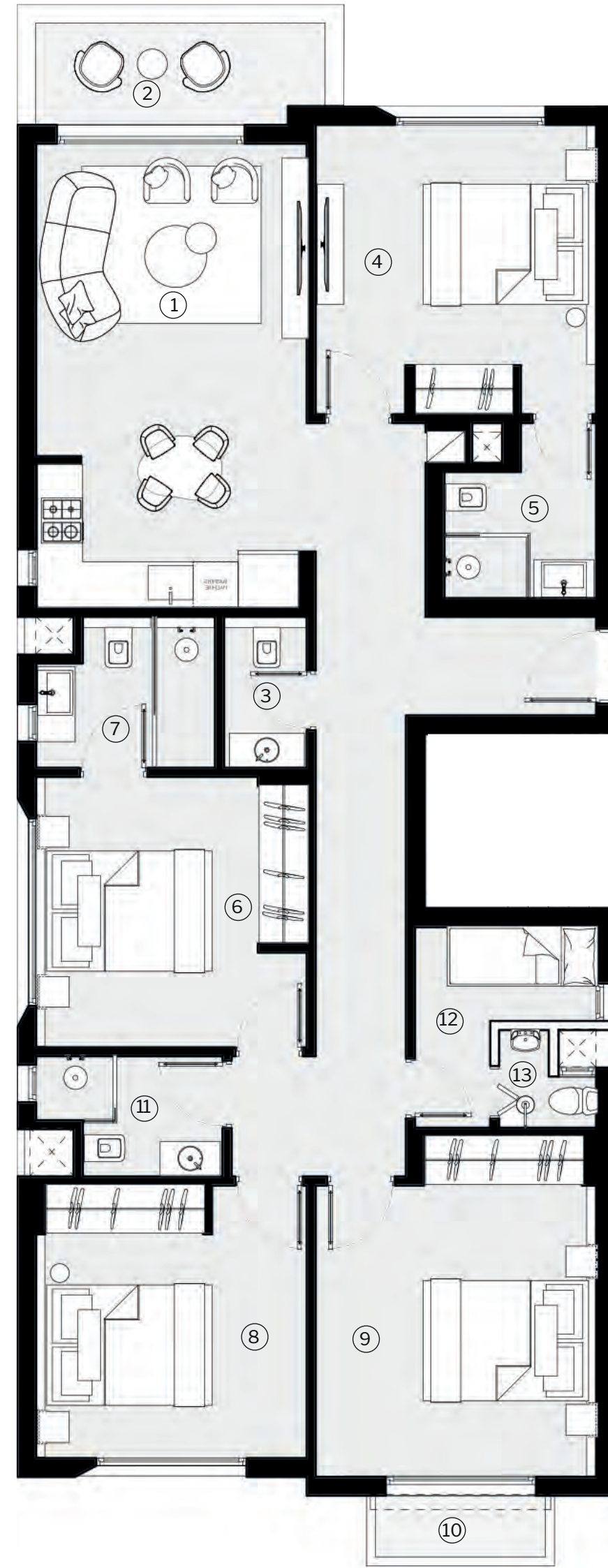
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APARTMENT [SA- 11]

4 BEDROOM

BUA: 165 Sqm

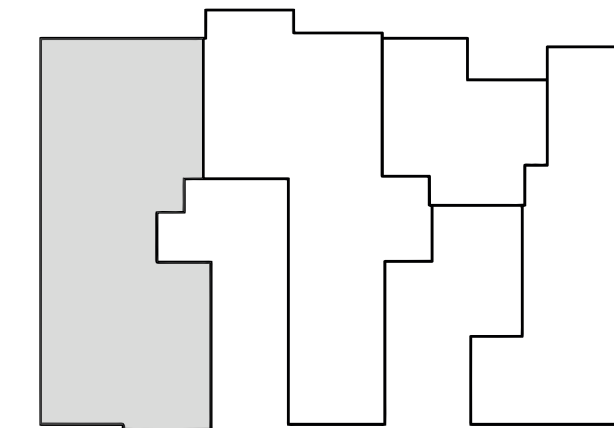
1. Reception	3.60m x 6.15m
2. Terrace	1.35m x 3.85m
3. Guest Toilet	2.00m x 1.10m
4. Master Bedroom	3.70m x 3.85m
5. Master Bathroom	2.00m x 2.30m
6. Master Bedroom 2	3.60m x 3.60m
7. Master Bathroom 2	2.40m x 2.00m
8. Bedroom 1	3.60m x 3.60m
9. Bedroom 2	3.90m x 3.70m
10. Bedroom 2 Terrace	0.85m x 2.25m
11. Shared Bathroom	2.45m x 1.60m
12. Maid's Room	2.40m x 2.65m
13. Maid's Bathroom	1.30m x 1.30m



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KEY PLAN



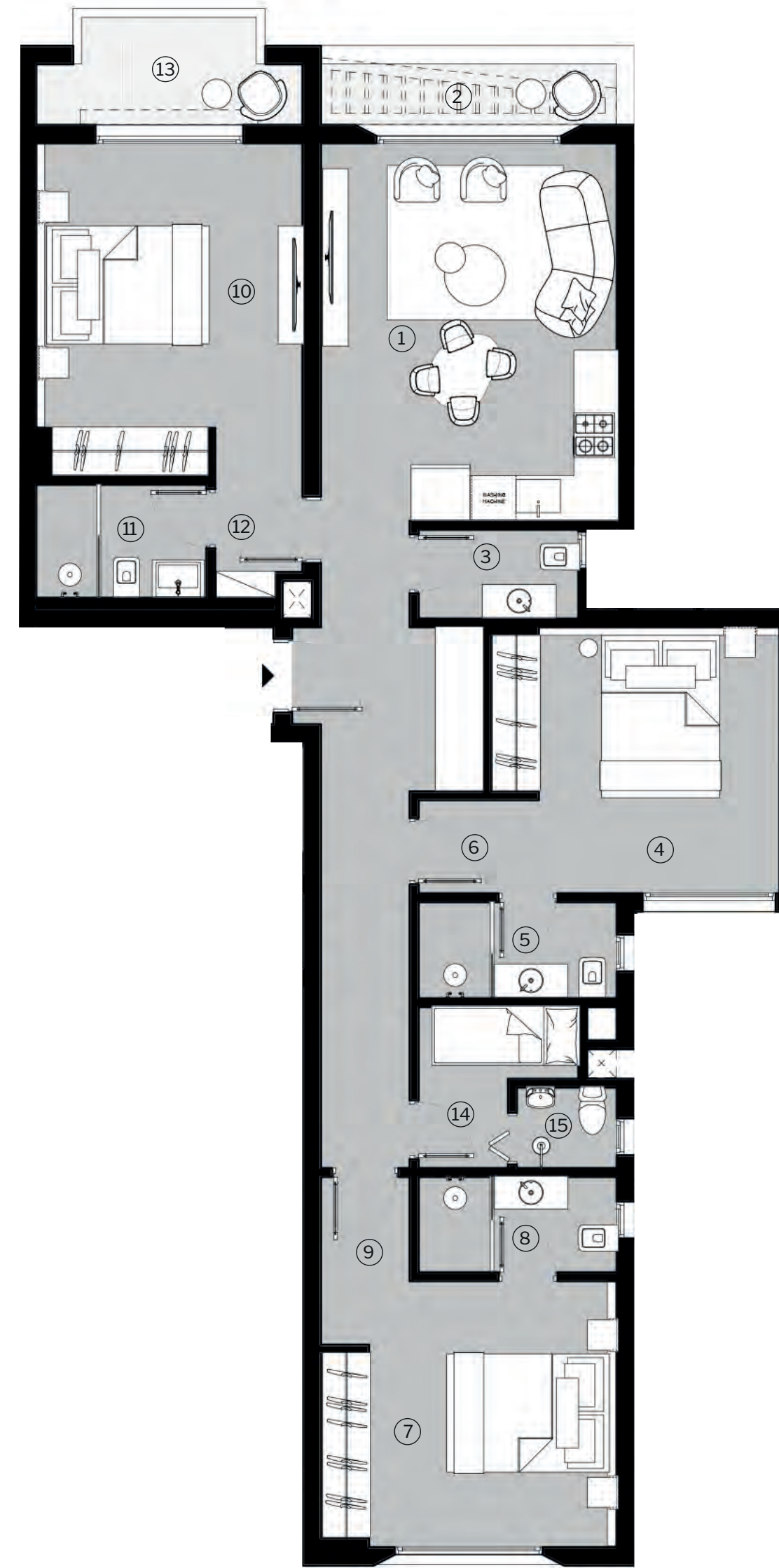
FIRST FLOOR

APARTMENT [SA- 12]

3 BEDROOM

BUA: 139 Sqm

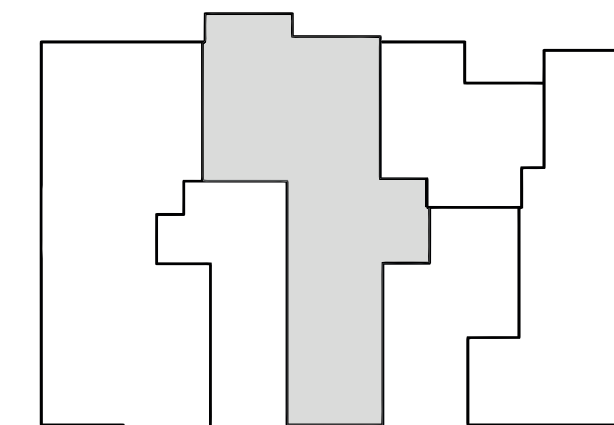
1. Reception & Kitchten	4.00m x 5.10m
2. Terrace	4.00m x 0.80m
3. Guest Toilet	2.15m x 1.20m
4. Master Bedroom	3.60m x 3.90m
5. Master Bathroom	2.65m x 1.30m
6. Master Bedroom Lobby	0.95m x 1.25m
7. Master Bedroom 2	3.60m x 4.00m
8. Master Bathroom 2	2.65m x 1.25m
9. Master Bedroom 2 Lobby	1.20m x 1.40m
10. Master Bedroom 3	4.50m x 3.60m
11. Master Bathroom 3	2.30m x 1.55m
12. Master Bedroom 3 Lobby	1.65m x 1.15m
13. Master Bedroom 3 Terrace	3.60m x 1.45m
14. Maid's Room	2.15m x 2.15m
15. Maid's Bathroom	1.10m x 1.35m



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KEY PLAN



FIRST FLOOR

APARTMENT [SB- 11]

3 BEDROOM

BUA: 129 Sqm

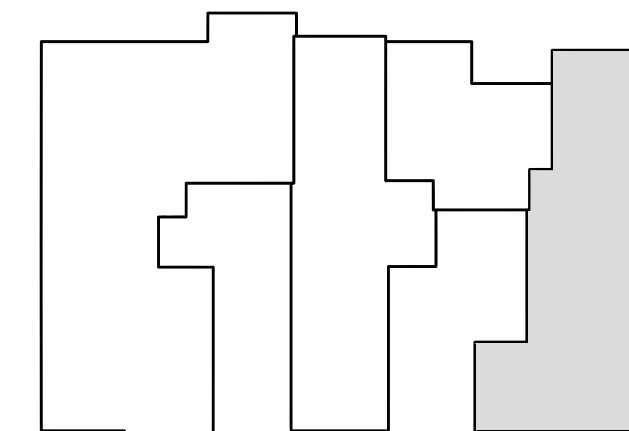
1.	Reception & Kitchten	4.00m x 4.85m
2.	Terrace	4.00m x 1.95m
3.	Guest Toilet	2.50m x 1.10m
4.	Master Bedroom	3.60m x 3.60m
5.	Master Bathroom	2.50m x 1.35m
6.	Bedroom 1	3.70m x 3.60m
7.	Bedroom 2	3.60m x 3.60m
8.	Shared Bathroom	2.45m x 1.65m
9.	Bedroom 2 Terrace	3.00m x 1.00m



DISCLAIMER:

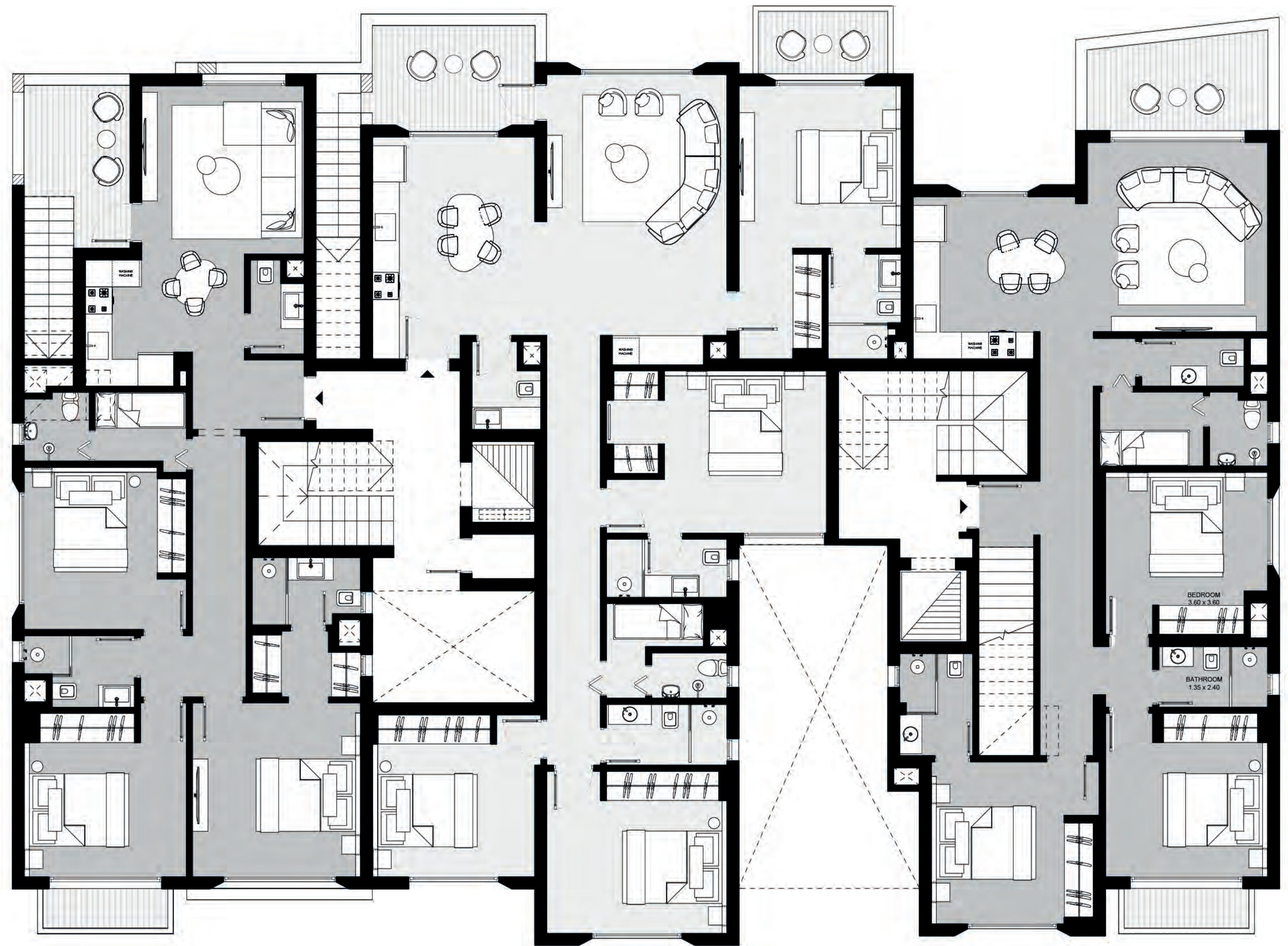
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KEY PLAN



FIRST FLOOR

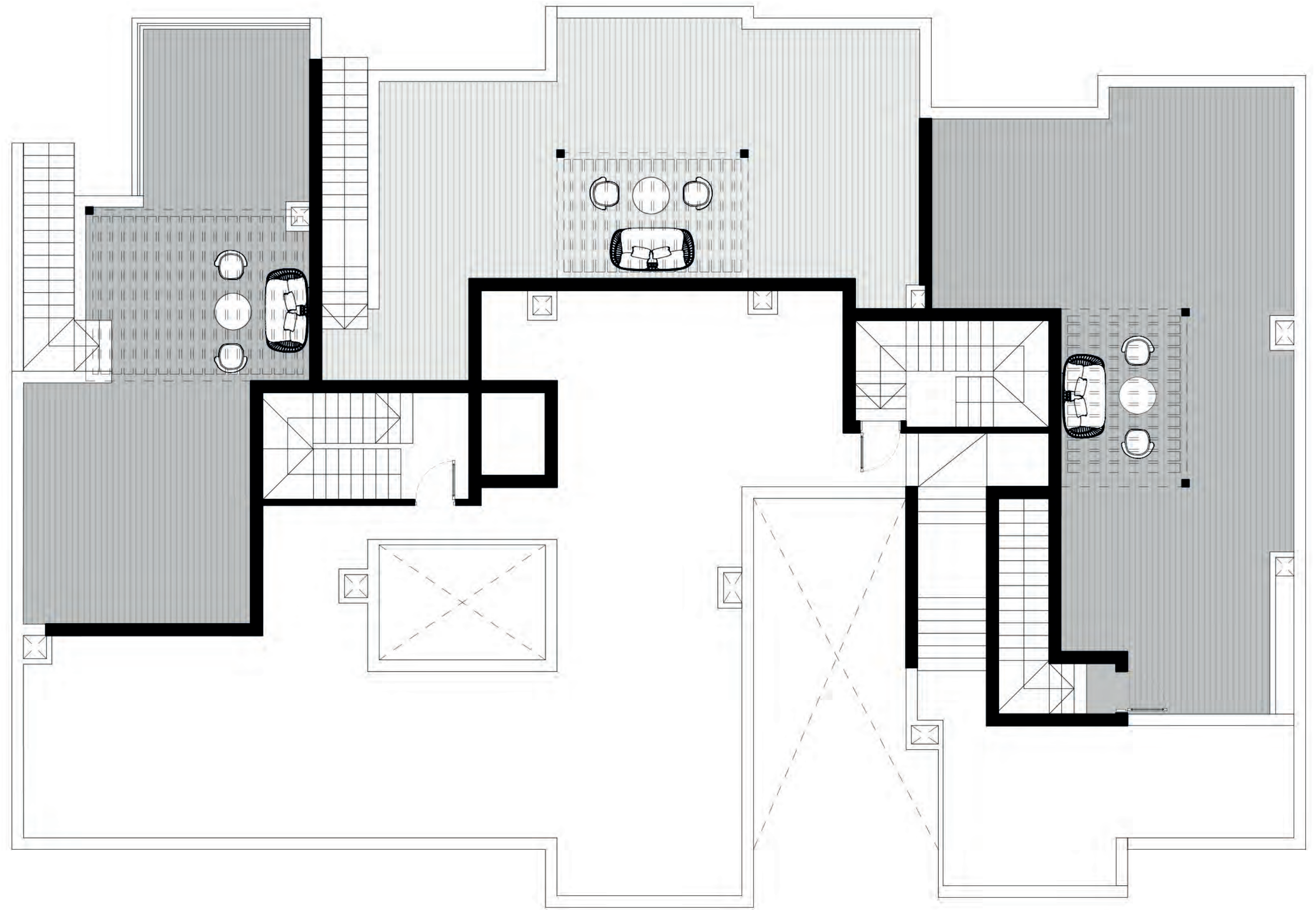
BUILDING 1 SECOND FLOOR



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BUILDING 1 ROOF FLOOR



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APARTMENT [SA- 21]

3 BEDROOM

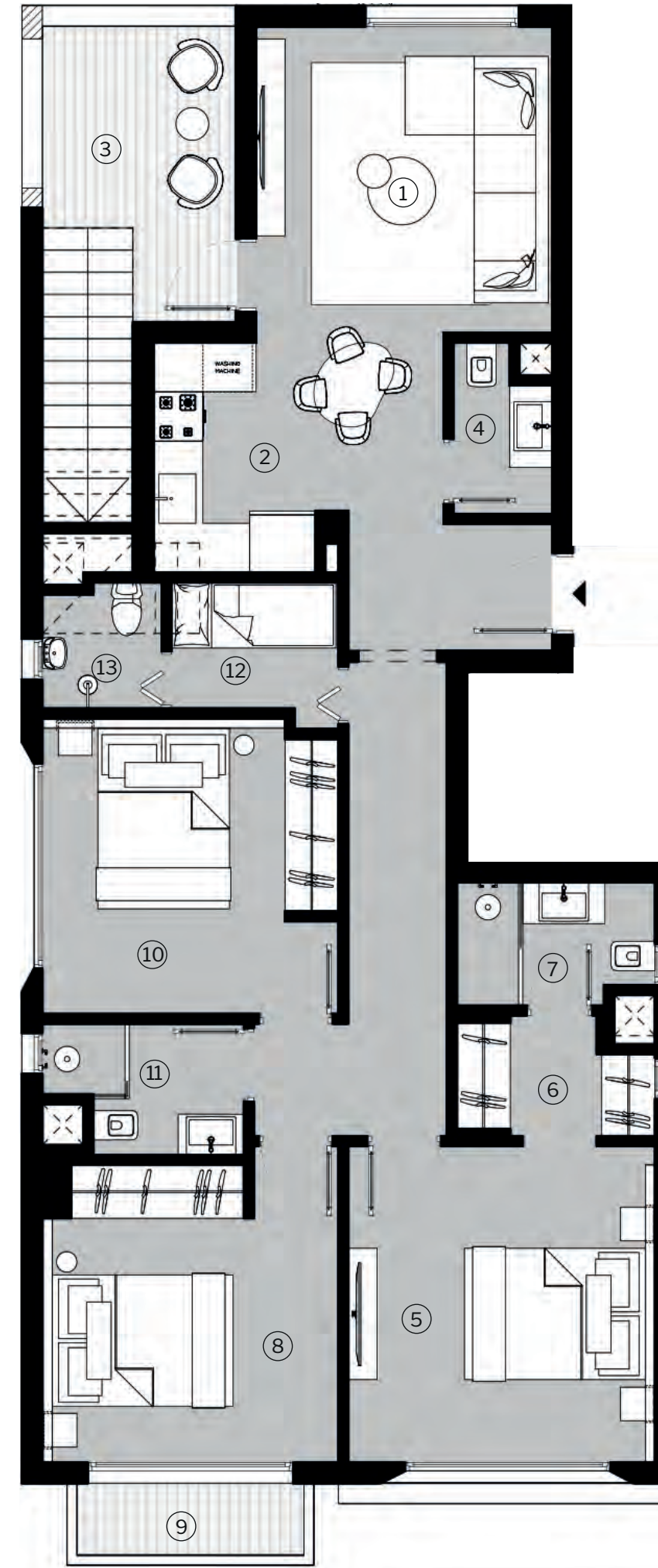
BUA: 152 Sqm

- | | |
|----------------------|---------------|
| 1. Reception | 3.70m x 3.60m |
| 2. Kitchten & Dining | 3.50m x 2.80m |
| 3. Terrace | 6.05m x 2.35m |
| 4. Guest Toilet | 2.10m x 1.20m |
| 5. Master Bedroom | 3.70m x 3.85m |
| 6. Master Dressing | 2.40m x 1.30m |
| 7. Master Bathroom | 2.40m x 1.50m |
| 8. Bedroom 1 | 3.65m x 3.60m |
| 9. Bedroom 1 Terrace | 2.75m x 0.85m |
| 10. Bedroom 2 | 3.60m x 3.60m |
| 11. Shared Bathroom | 2.45m x 1.60m |
| 12. Maid's Room | 1.75m x 2.00m |
| 13. Maid's Bathroom | 1.45m x 1.50m |

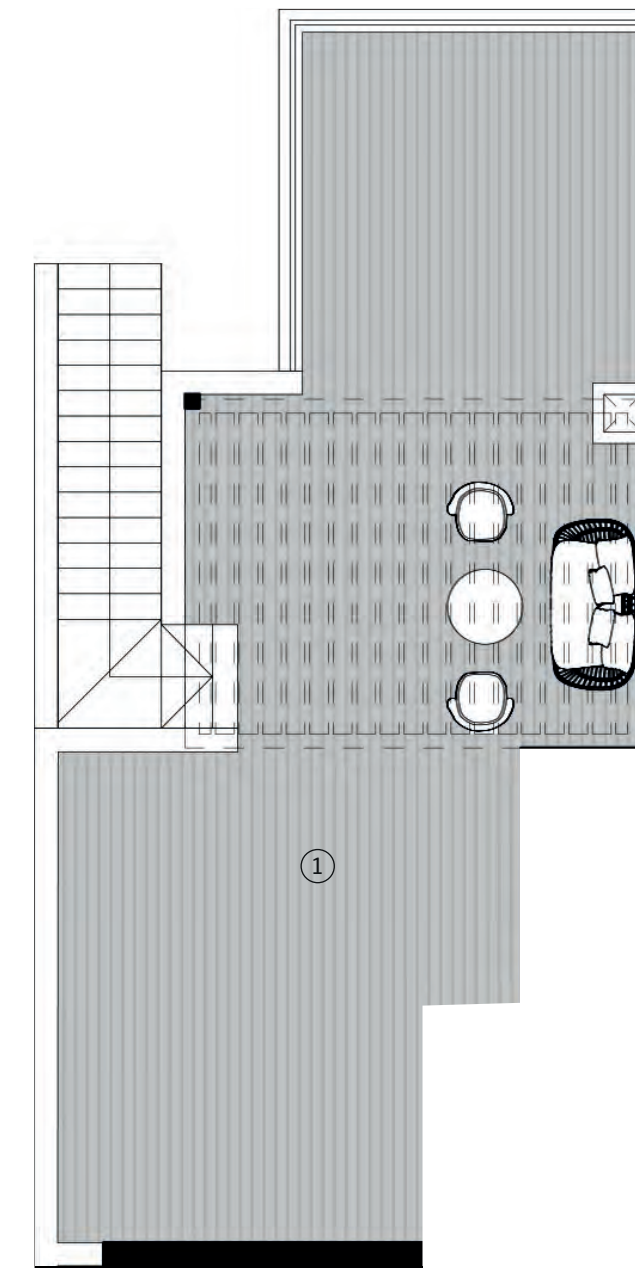
ROOF FLOOR

BUA: 66 Sqm

- | | |
|------------|----------------|
| 1. Terrace | 4.90m x 12.85m |
|------------|----------------|



SECOND FLOOR

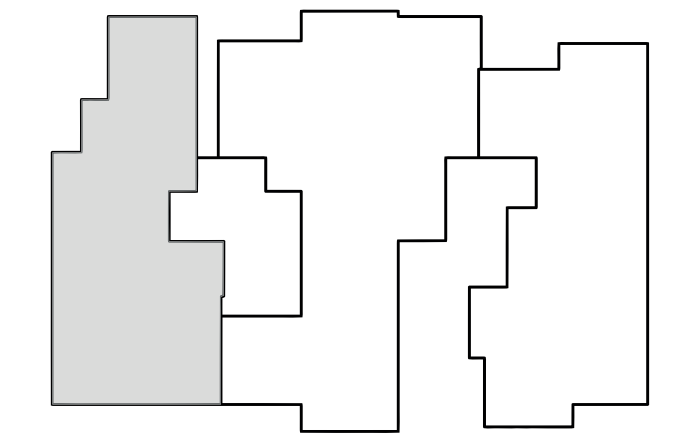


ROOF FLOOR

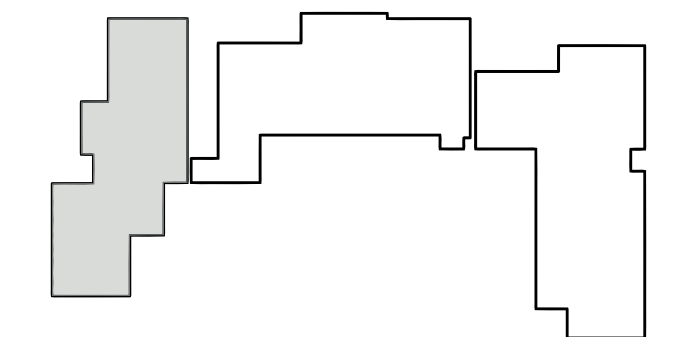
DISCLAIMER:

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KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [SA- 22]

4 BEDROOM

BUA: 185 Sqm

- | | |
|---------------------------|---------------|
| 1. Reception | 4.00m x 6.40m |
| 2. Kitchten & Dining | 4.90m x 3.60m |
| 3. Terrace | 3.60m x 2.20m |
| 4. Guest Toilet | 1.95m x 1.50m |
| 5. Master Bedroom | 3.60m x 3.60m |
| 6. Master Bathroom | 2.30m x 1.60m |
| 7. Master Bedroom Lobby | 1.85m x 2.45m |
| 8. Master Bedroom Terrace | 1.50m x 2.85m |
| 9. Master Bedroom 2 | 3.60m x 3.60m |
| 10. Master Dressing | 2.25m x 1.25m |
| 11. Master Bathroom 2 | 1.30m x 2.65m |
| 12. Master Bedroom Lobby | 1.20m x 1.25m |
| 13. Bedroom 1 | 4.00m x 3.60m |
| 14. Bedroom 2 | 3.60m x 3.60m |
| 15. Shared Bathroom | 2.65m x 1.35m |
| 16. Maid's Room | 2.10m x 2.15m |
| 17. Maid's Bathroom | 1.65m x 1.00m |

ROOF FLOOR

BUA: 75 Sqm

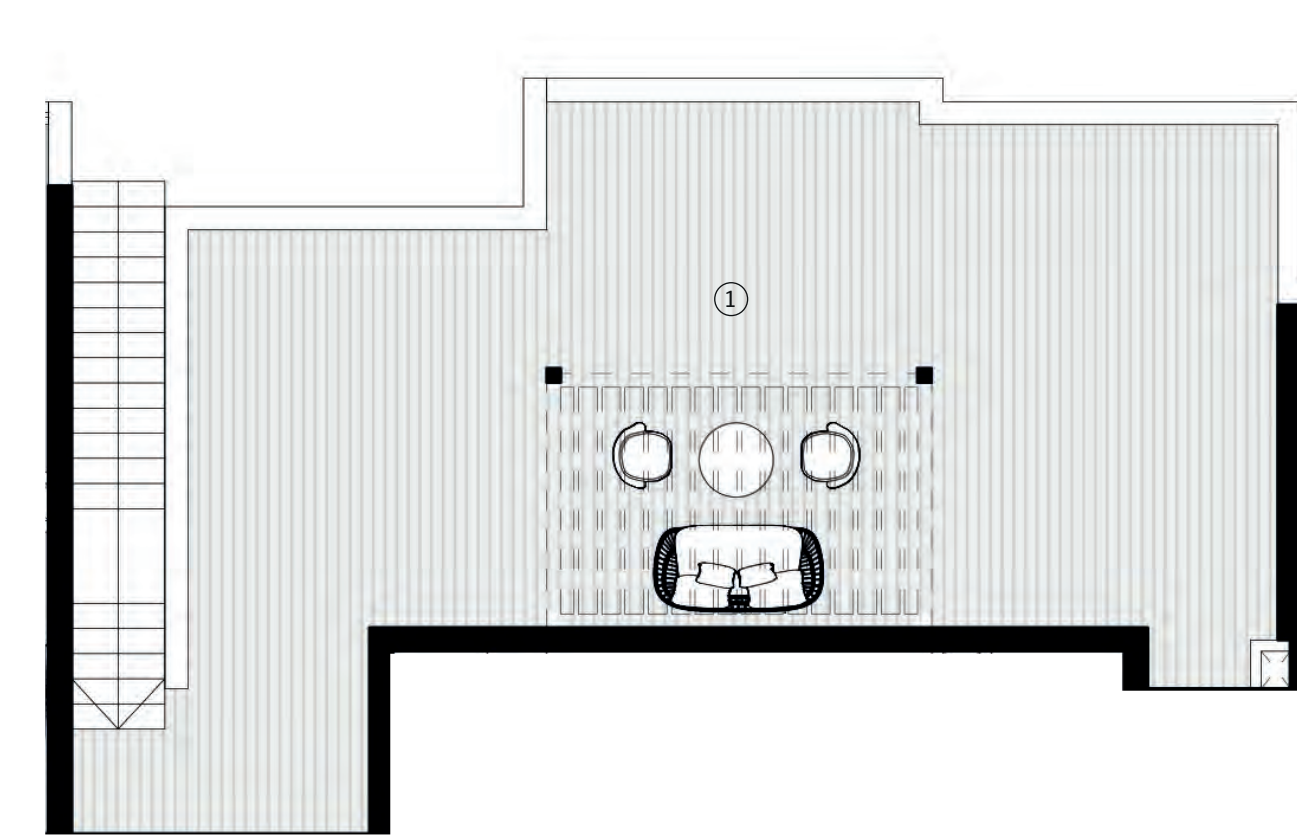
- | | |
|------------|----------------|
| 1. Terrace | 12.95m x 6.45m |
|------------|----------------|



SECOND FLOOR

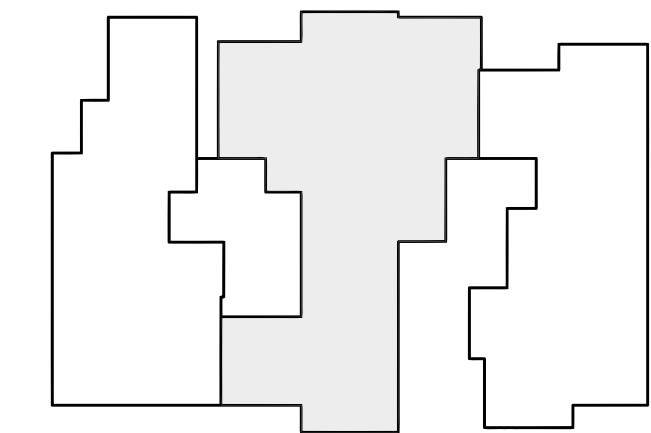
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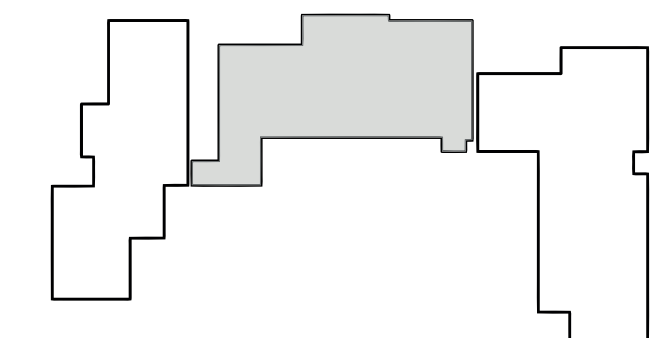


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [SB- 21]

3 BEDROOM

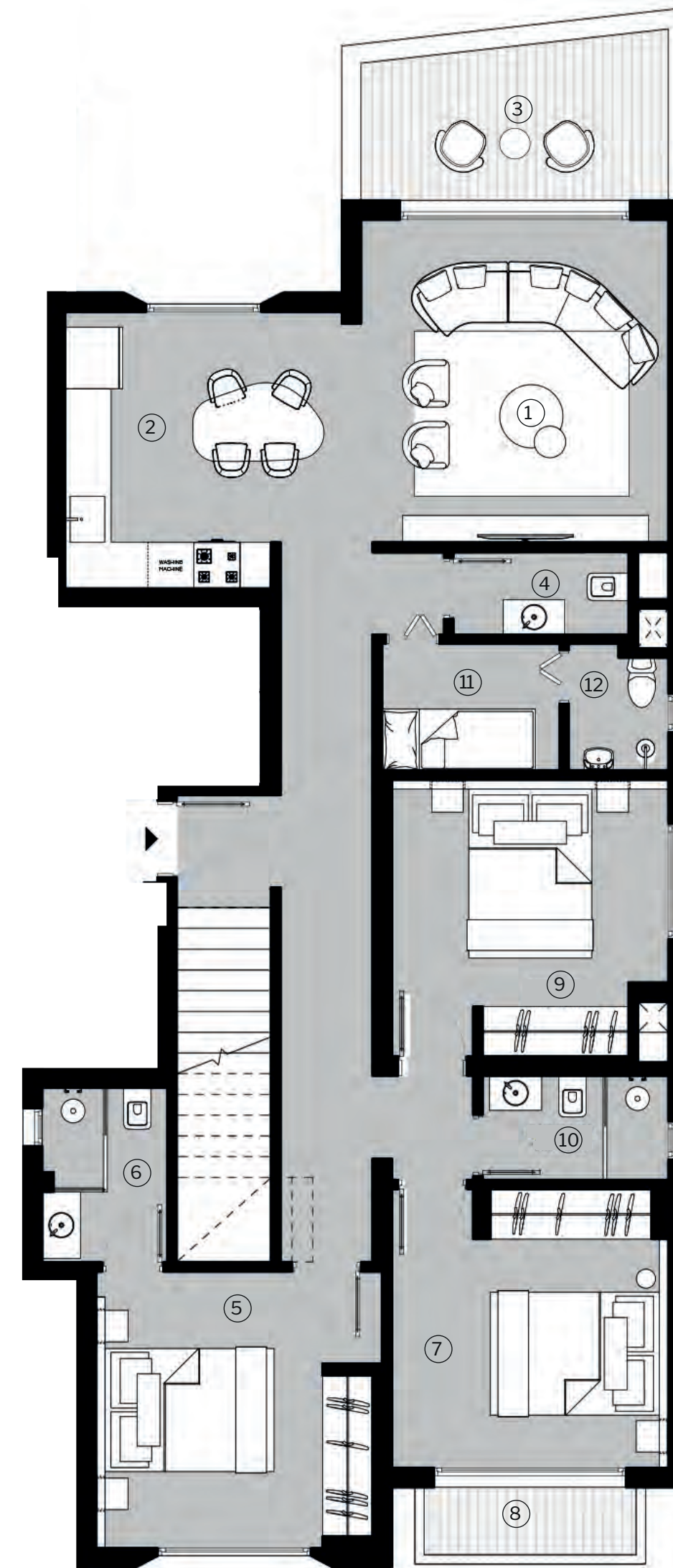
BUA: 154 Sqm

1. Reception	4.00m x 4.20m
2. Kitchen & Dining	3.60m x 3.60m
3. Terrace	4.00m x 2.20m
4. Guest Toilet	2.25m x 1.05m
5. Master Bedroom	3.60m x 3.60m
6. Master Bathroom	2.25m x 1.60m
7. Bedroom 1	3.60m x 3.60m
8. Bedroom Terrace	2.75m x 0.85m
9. Bedroom 2	3.60m x 3.60m
10. Shared Bathroom	2.40m x 1.35m
11. Maid's Room	1.65m x 2.30m
12. Maid's Bathroom	1.65m x 1.30m

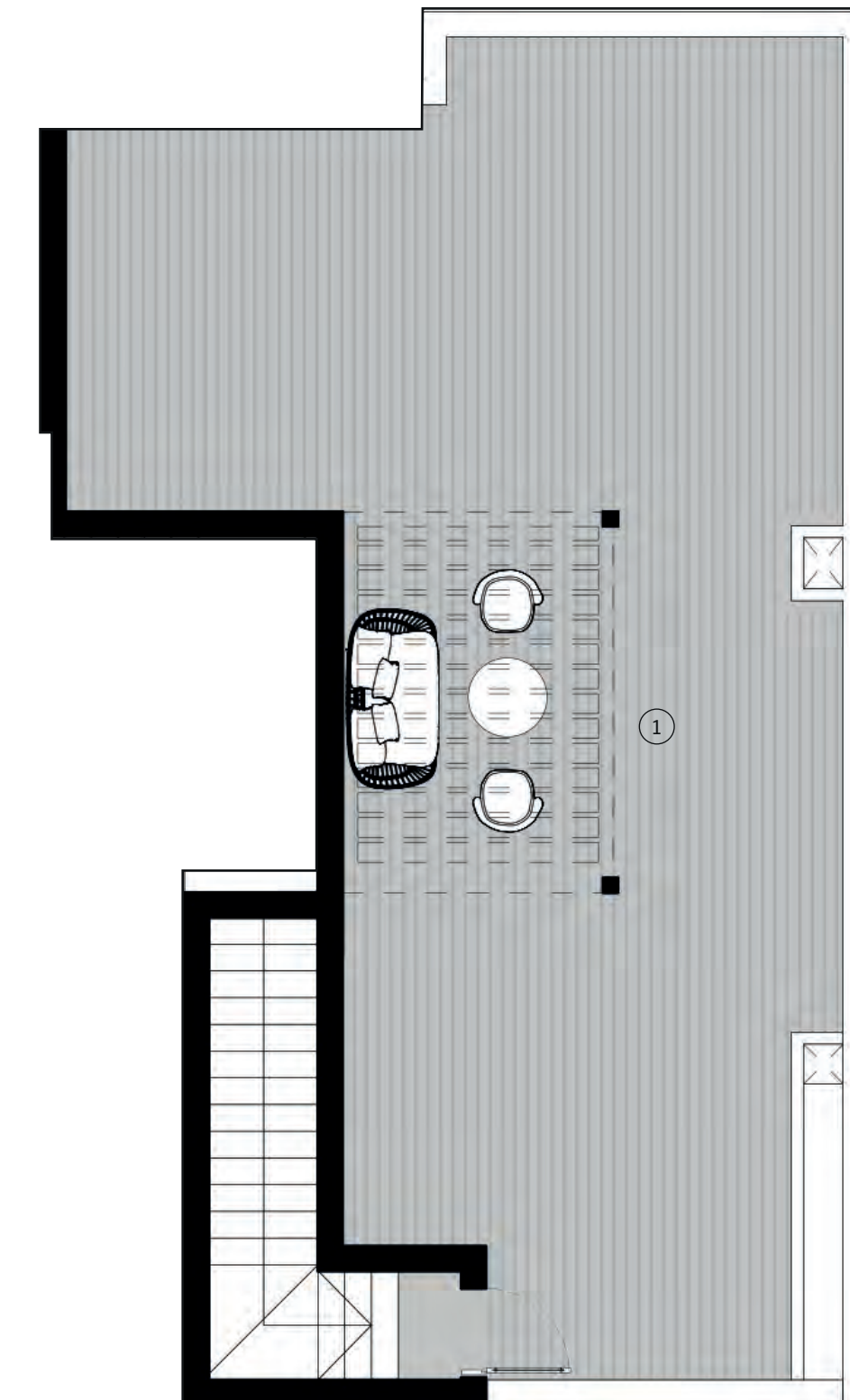
ROOF FLOOR

BUA: 84 Sqm

1. Terrace	7.85m x 13.55m
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SECOND FLOOR

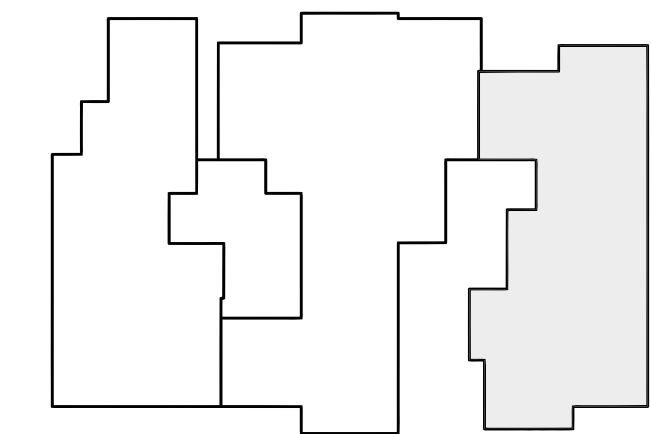


ROOF FLOOR

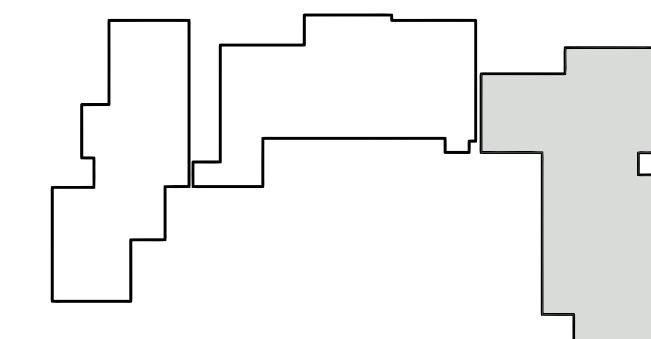
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KEY PLANS



SECOND FLOOR



ROOF FLOOR



DISCLAIMER

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ENCORE SWANLAKE *el gouna.*



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ENCORE SWANLAKE *el gouna.*

Building 2

Units Floor Plans

ENCORE SWANLAKE *el gouna.*

BUILDING 2 GROUND FLOOR

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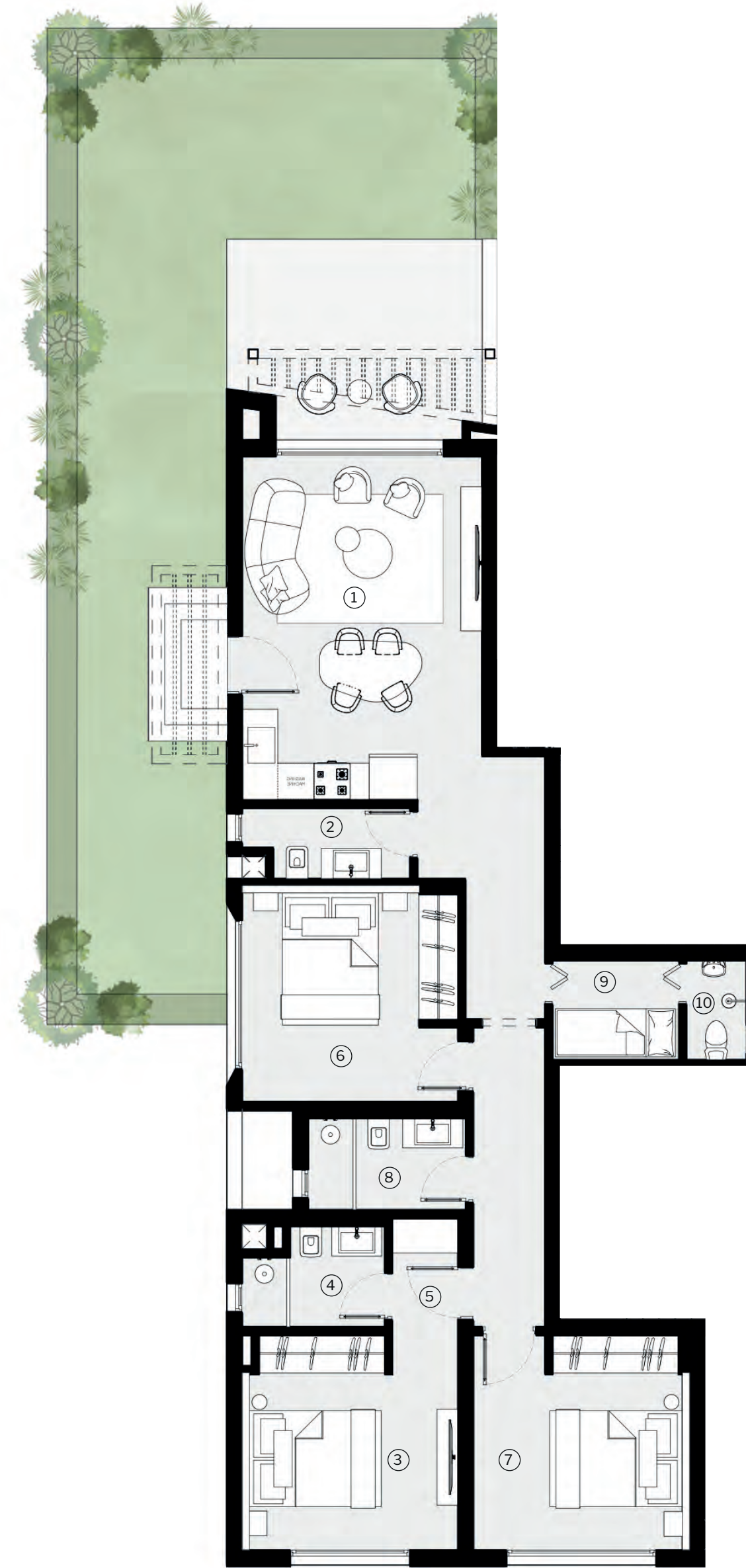


APARTMENT [LA- 01]

3 BEDROOM

BUA: 154 Sqm
Garden Area: 70 Sqm

1.	Reception / Kitchten	4.00m x 5.75m
2.	Guest Toilet	2.80m x 1.20m
3.	Master Bedroom	3.60m x 3.60m
4.	Master Bathroom	2.40m x 1.70m
5.	Master Lobby	1.95m x 1.10m
6.	Bedroom 1	3.60m x 3.60m
7.	Bedroom 2	3.60m x 3.60m
8.	Shared Bathroom	2.65m x 1.55m
9.	Maid's Room	1.70m x 2.10m
10.	Maid's Bathroom	1.70m x 1.00m



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KEY PLAN



GROUND FLOOR

DUPLEX [LA- 02]

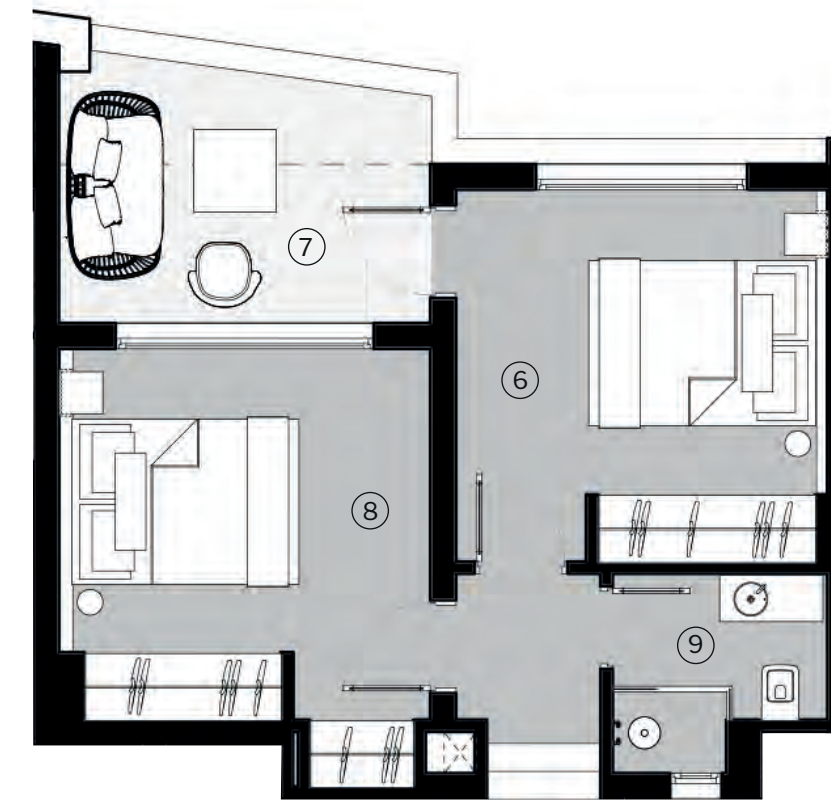
3 BEDROOM

BUA: 156 Sqm
Garden Area: 39 Sqm

- | | |
|-------------------------|---------------|
| 1. Reception & Kitchten | 3.60m x 5.35m |
| 2. Guest Toilet | 2.00m x 1.10m |
| 3. Master Bedroom | 3.60m x 3.40m |
| 4. Master Bathroom | 2.25m x 1.35m |
| 5. Master Bedroom Lobby | 1.10m x 1.35m |
| 6. Bedroom 1 | 3.60m x 3.60m |
| 7. Bedroom 1 Terrace | 3.60m x 2.65m |
| 8. Bedroom 2 | 3.60m x 3.60m |
| 9. Shared Bathroom | 1.90m x 1.95m |
| 10. Maid's Room | 3.20m x 2.10m |
| 11. Maid's Bathroom | 1.60m x 1.00m |

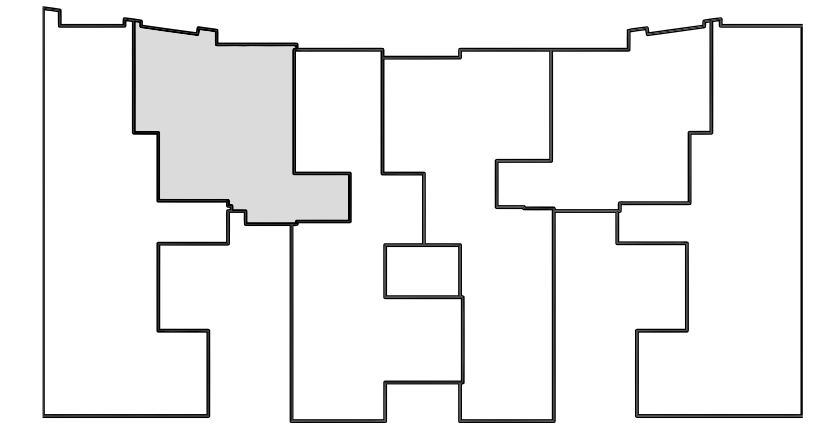


Lower Floor



Upper Floor

KEY PLAN



GROUND FLOOR

DISCLAIMER:

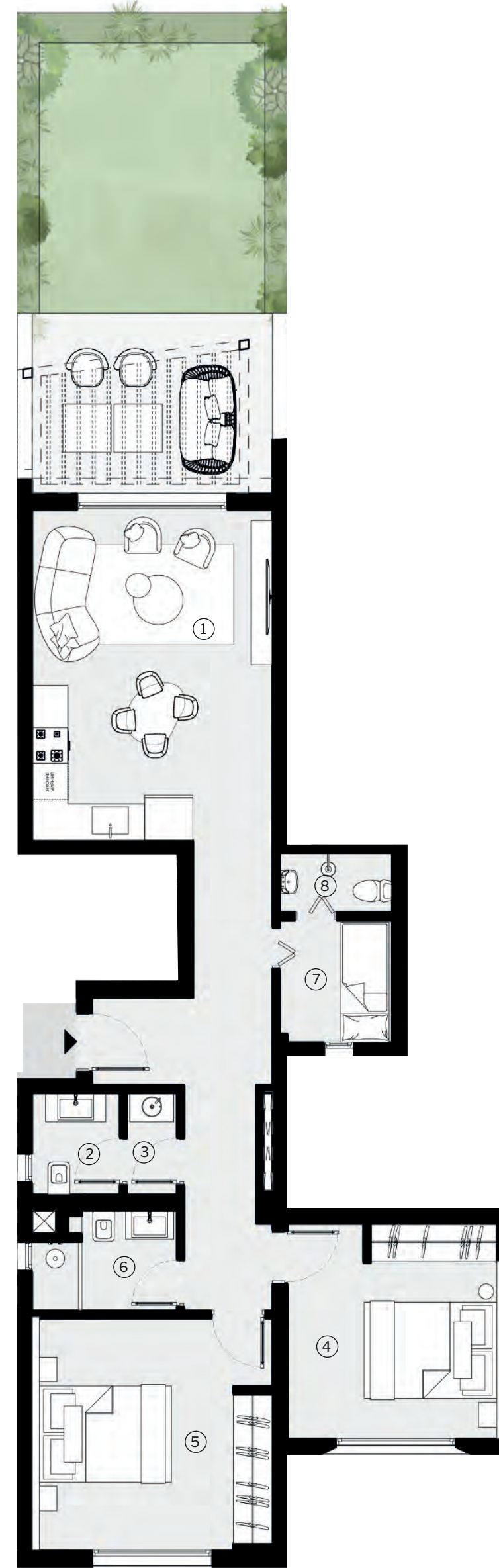
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APARTMENT [LA- 03]

2 BEDROOM

BUA: 117 Sqm
Garden Area: 21 Sqm

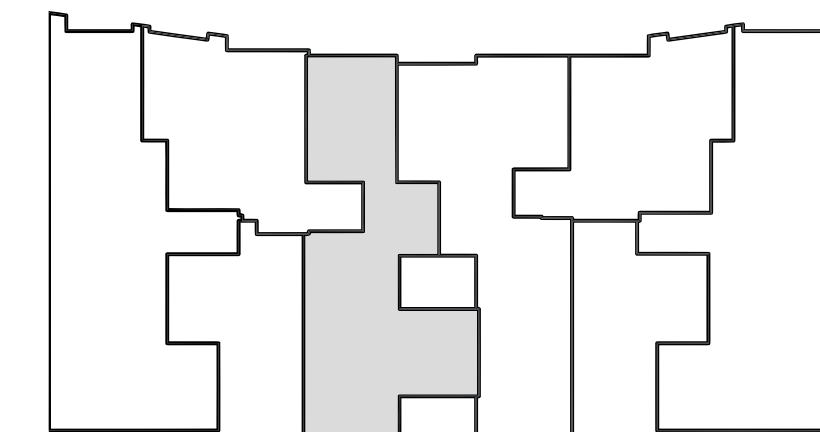
- | | | |
|----|----------------------|---------------|
| 1. | Reception & Kitchten | 4.00m x 5.55m |
| 2. | Guest Toilet | 1.70m x 1.45m |
| 3. | Powder Room | 1.70m x 0.80m |
| 4. | Bedroom 1 | 3.60m x 3.60m |
| 5. | Bedroom 2 | 3.85m x 4.00m |
| 6. | Shared Bathroom | 2.40m x 1.65m |
| 7. | Maid's Room | 1.85m x 2.05m |
| 8. | Maid's Bathroom | 1.00m x 1.85m |



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KEY PLAN



GROUND FLOOR

APARTMENT [LB- 01]

2 BEDROOM

BUA: 123 Sqm
Garden Area: 41 Sqm

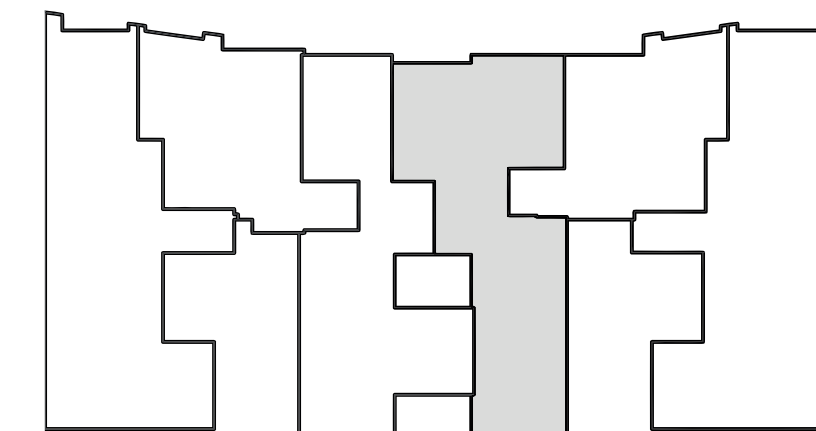
1.	Reception & Kitchten	4.00m x 4.90m
2.	Guest Toilet	1.25m x 1.40m
3.	Master Bedroom	3.65m x 3.60m
4.	Master Dressing	2.40m x 1.40m
5.	Master Bathroom	3.15m x 1.60m
6.	Master Bedroom Lobby	1.55m x 1.05m
7.	Master Bedroom 2	3.60m x 4.00m
8.	Master Bathroom 2	2.65m x 1.40m
9.	Master Bedroom 2 Lobby	1.55m x 1.20m
10.	Maid's Room	1.45m x 2.65m
11.	Maid's Bathroom	1.40m x 1.15m



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KEY PLAN



GROUND FLOOR

DUPLEX [LB- 02]

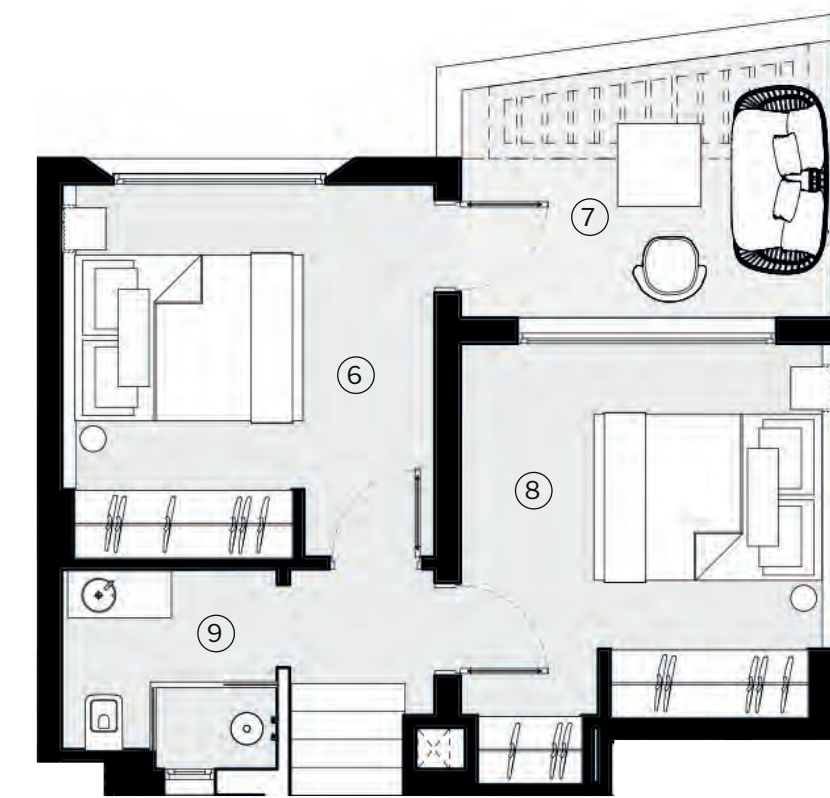
3 BEDROOM

BUA: 156 Sqm
Garden Area: 39 Sqm

- | | |
|-------------------------|---------------|
| 1. Reception & Kitchten | 3.60m x 5.45m |
| 2. Guest Toilet | 2.00m x 1.10m |
| 3. Master Bedroom | 3.60m x 3.60m |
| 4. Master Bathroom | 2.25m x 1.40m |
| 5. Master Bedroom Lobby | 1.10m x 1.45m |
| 6. Bedroom 1 | 3.60m x 3.60m |
| 7. Bedroom Terrace | 3.60m x 2.65m |
| 8. Bedroom 2 | 3.60m x 4.25m |
| 9. Shared Bathroom | 2.05m x 1.95m |
| 10. Maid's Room | 3.10m x 2.10m |
| 11. Maid's Bathroom | 1.05m x 1.25m |

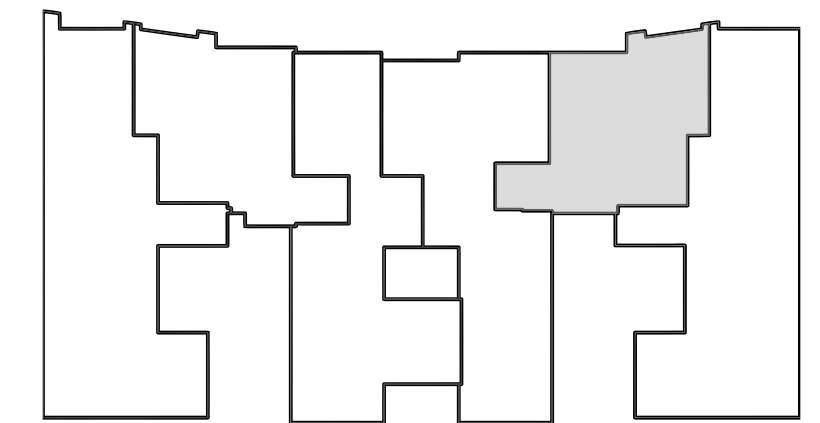


Lower Floor



Upper Floor

KEY PLAN



GROUND FLOOR

DISCLAIMER:

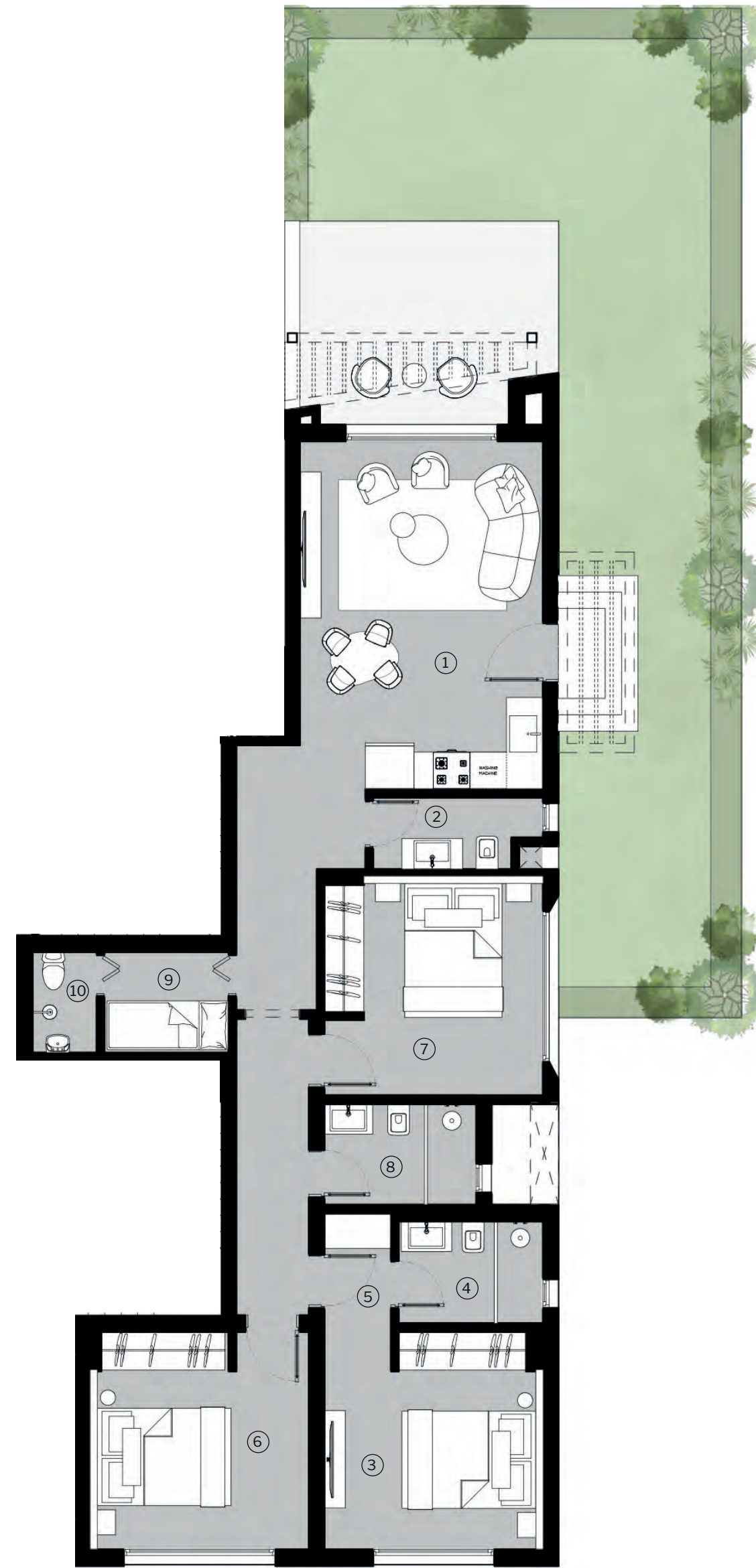
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APARTMENT [LB- 03]

3 BEDROOM

BUA: 154 Sqm
Garden Area: 70 Sqm

- | | |
|-------------------------|---------------|
| 1. Reception / Kitchten | 4.00m x 5.75m |
| 2. Guest Toilet | 2.80m x 1.20m |
| 3. Master Bedroom | 3.60m x 3.60m |
| 4. Master Bathroom | 2.40m x 1.70m |
| 5. Master Lobby | 1.95m x 1.10m |
| 6. Bedroom 1 | 3.60m x 3.60m |
| 7. Bedroom 2 | 3.60m x 3.60m |
| 8. Shared Bathroom | 2.50m x 1.65m |
| 9. Maid's Room | 1.70m x 2.10m |
| 10. Maid's Bathroom | 1.65m x 1.05m |



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KEY PLAN

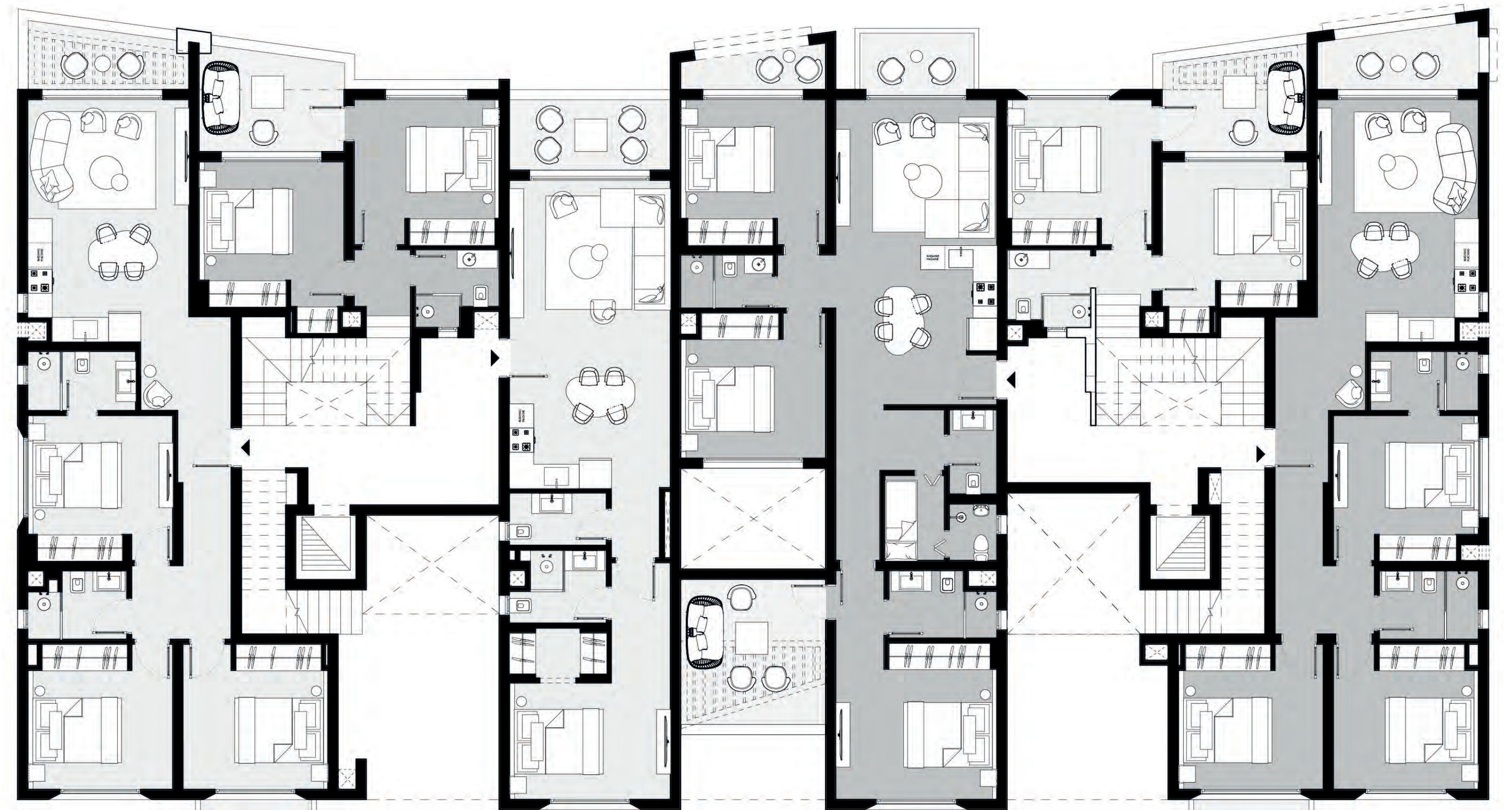


GROUND FLOOR

BUILDING 2 FIRST FLOOR

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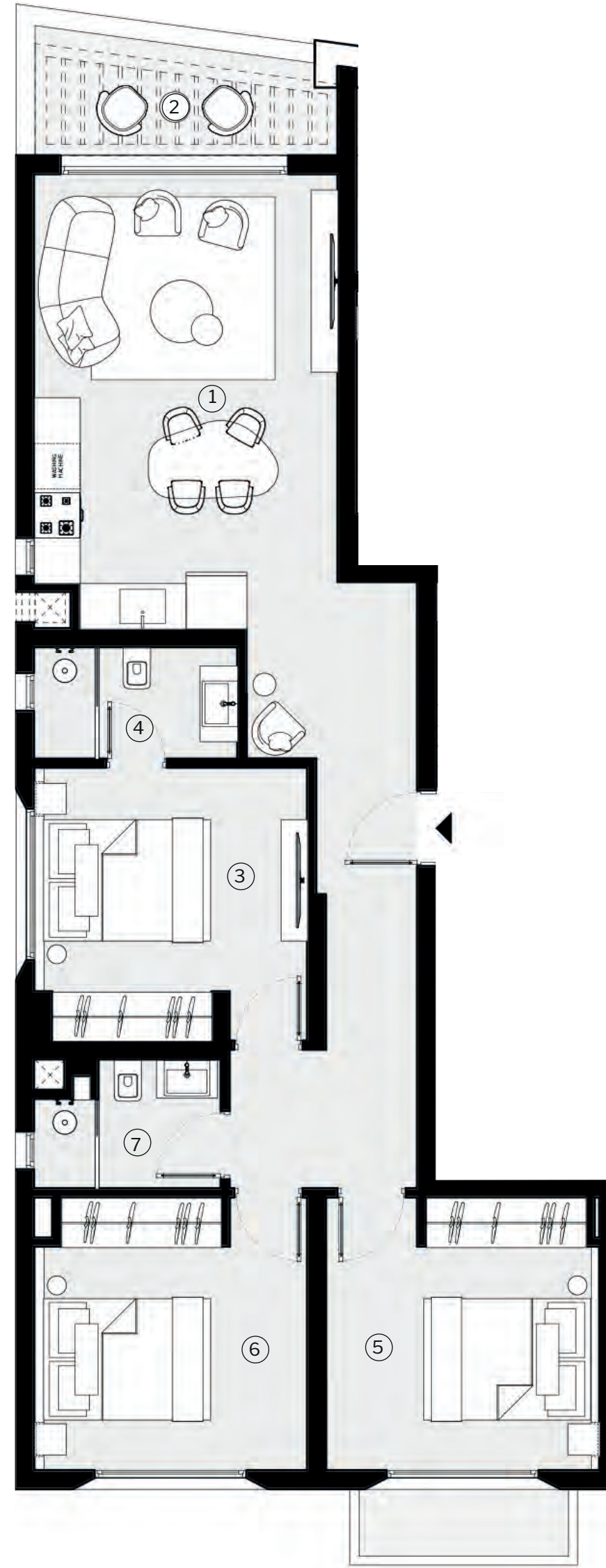


APARTMENT [LA- 11]

3 BEDROOM

BUA: 129 Sqm

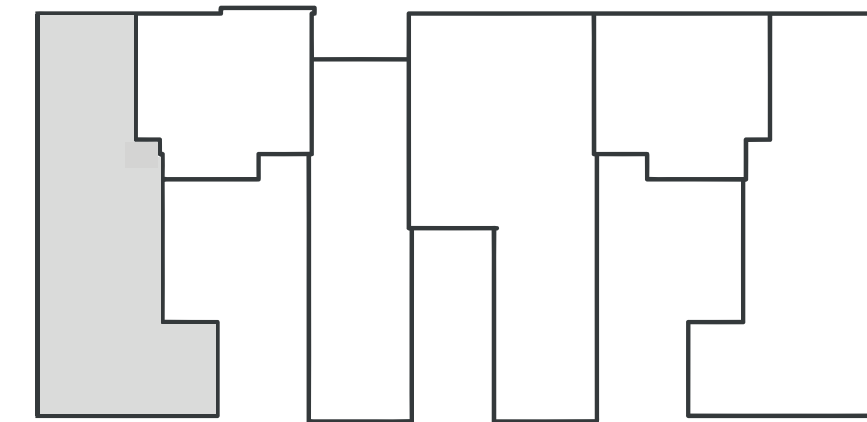
1.	Reception & Kitchten	4.00m x 6.00m
2.	Terrace	1.70m x 4.00m
3.	Master Bedroom	3.60m x 3.60m
4.	Master Bathroom	2.65m x 1.45m
5.	Bedroom 1	3.60m x 3.60m
6.	Bedroom 2	3.60m x 3.60m
7.	Shared Bathroom	2.45m x 1.70m



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KEY PLAN



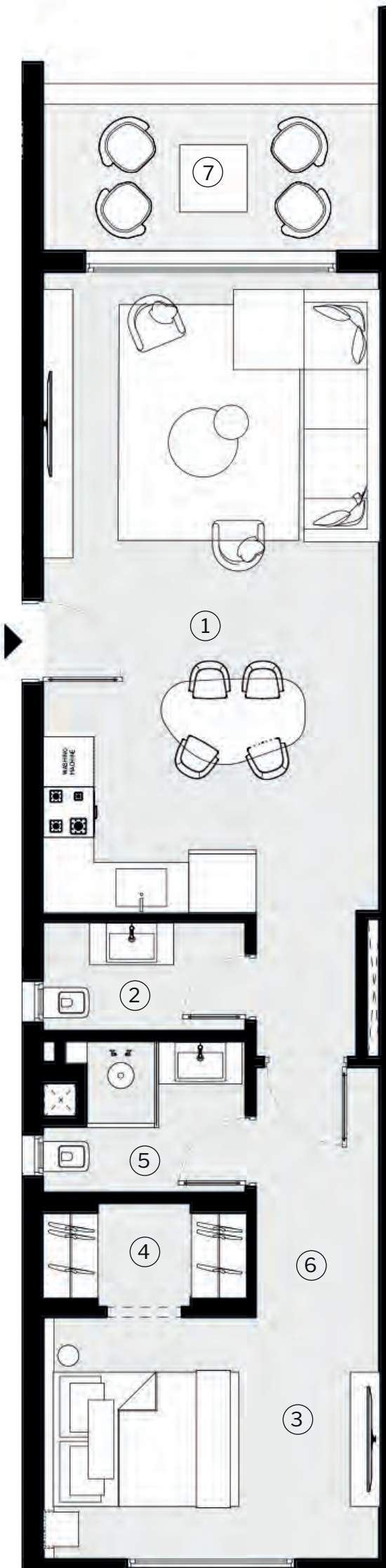
FIRST FLOOR

APARTMENT [LA- 12]

1 BEDROOM

BUA: 85 Sqm + Terrace: 10 Sqm

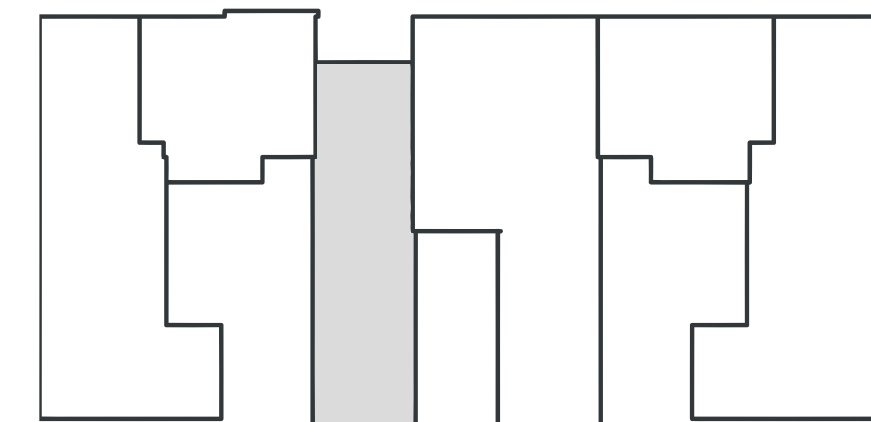
1.	Reception & Kitchten	4.00m x 7.90m
2.	Guest Toilet	2.40m x 1.30m
3.	Master Bedroom	2.90m x 4.00m
4.	Master Dressing	2.40m x 1.25m
5.	Master Bathroom	2.40m x 1.80m
6.	Master Bedroom Lobby	2.95m x 1.45m
7.	Terrace	1.75m x 4.00m



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KEY PLAN



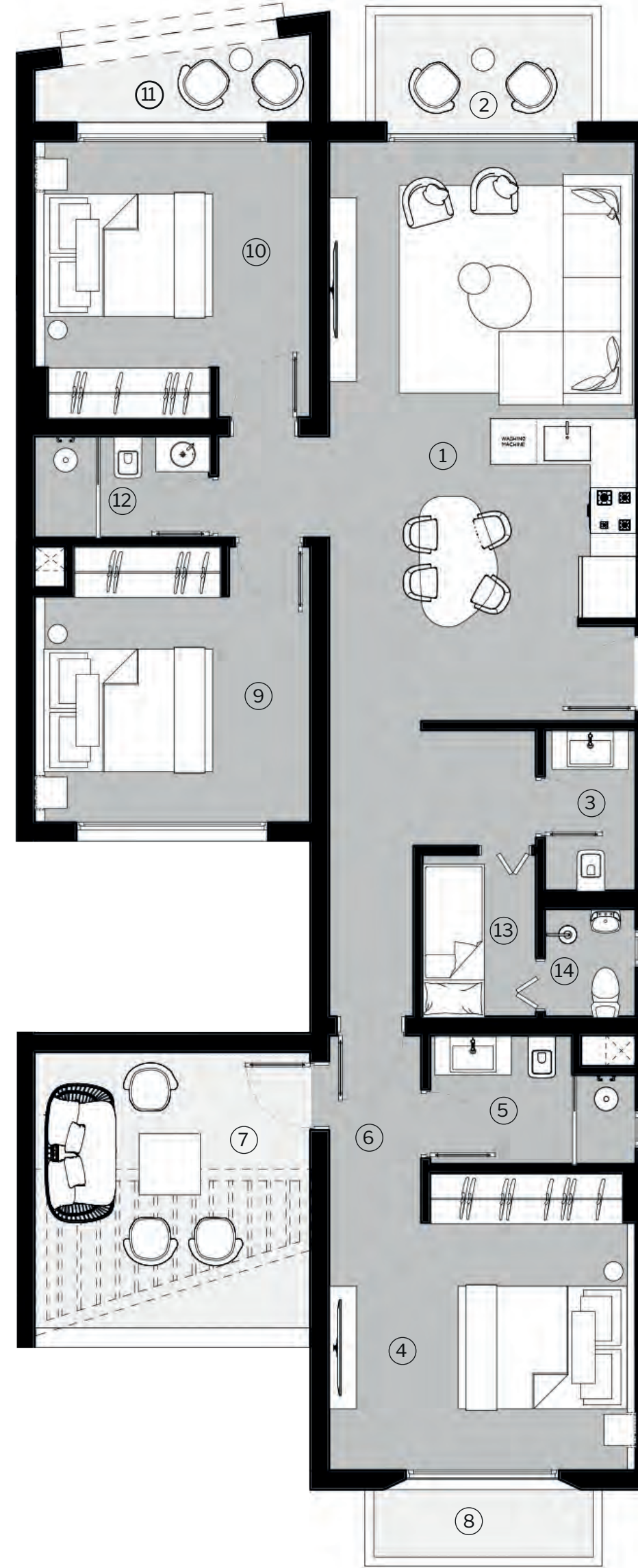
FIRST FLOOR

APARTMENT [LB- 11]

3 BEDROOM

BUA: 138 Sqm

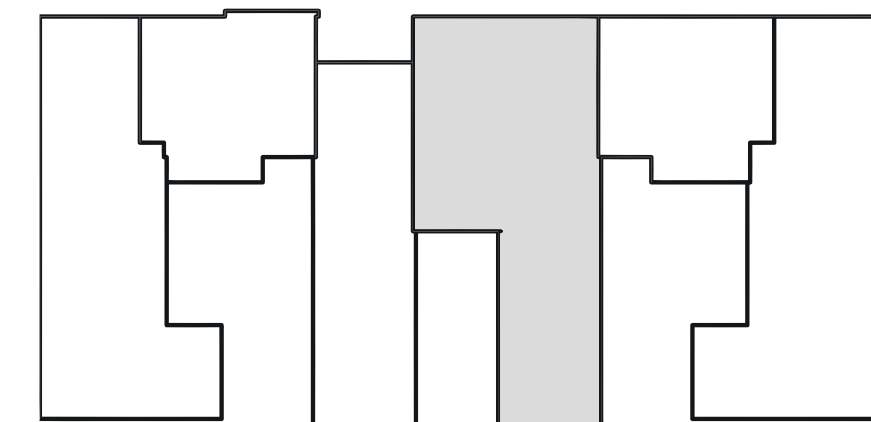
1. Reception & Kitchten	4.00m x 7.55m
2. Terrace	1.40m x 2.80m
3. Guest Toilet	2.00m x 1.15m
4. Master Bedroom	3.85m x 4.00m
5. Master Bathroom	2.65m x 1.65m
6. Master Bedroom Lobby	1.20m x 2.45m
7. Master Bedroom Terrace 1	3.60m x 3.60m
8. Master Bedroom Terrace 2	2.85m x 1.00m
9. Bedroom 1	3.60m x 3.60m
10. Bedroom 2	3.60m x 3.60m
11. Bedroom Terrace	3.60m x 1.15m
12. Shared Bathroom	2.25m x 1.30m
13. Maid's Room	1.45m x 2.10m
14. Maid's Bathroom	1.40m x 1.20m



DISCLAIMER:

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KEY PLAN



FIRST FLOOR

APARTMENT [LB- 12]

3 BEDROOM

BUA: 129 Sqm

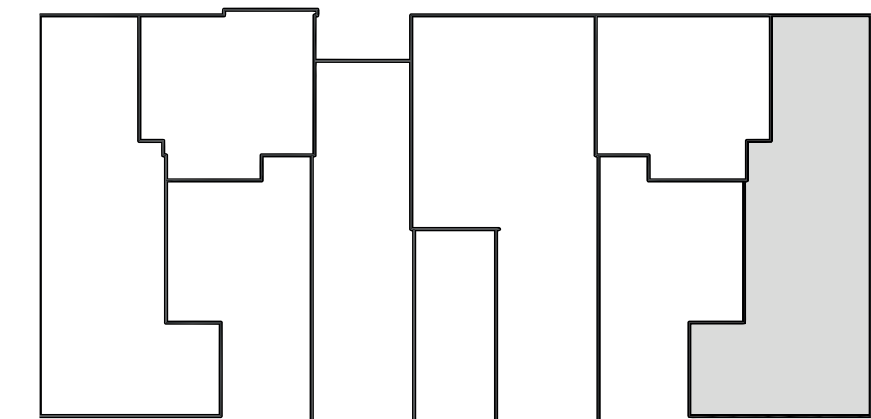
1.	Reception & Kitchten	4.00m x 6.00m
2.	Terrace	1.70m x 4.00m
3.	Master Bedroom	3.60m x 3.60m
4.	Master Bathroom	2.65m x 1.45m
5.	Bedroom 1	3.60m x 3.60m
6.	Bedroom 2	3.60m x 3.60m
7.	Bedroom 2 Terrace	2.85m x 0.85m
8.	Shared Bathroom	2.45m x 1.70m



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KEY PLAN

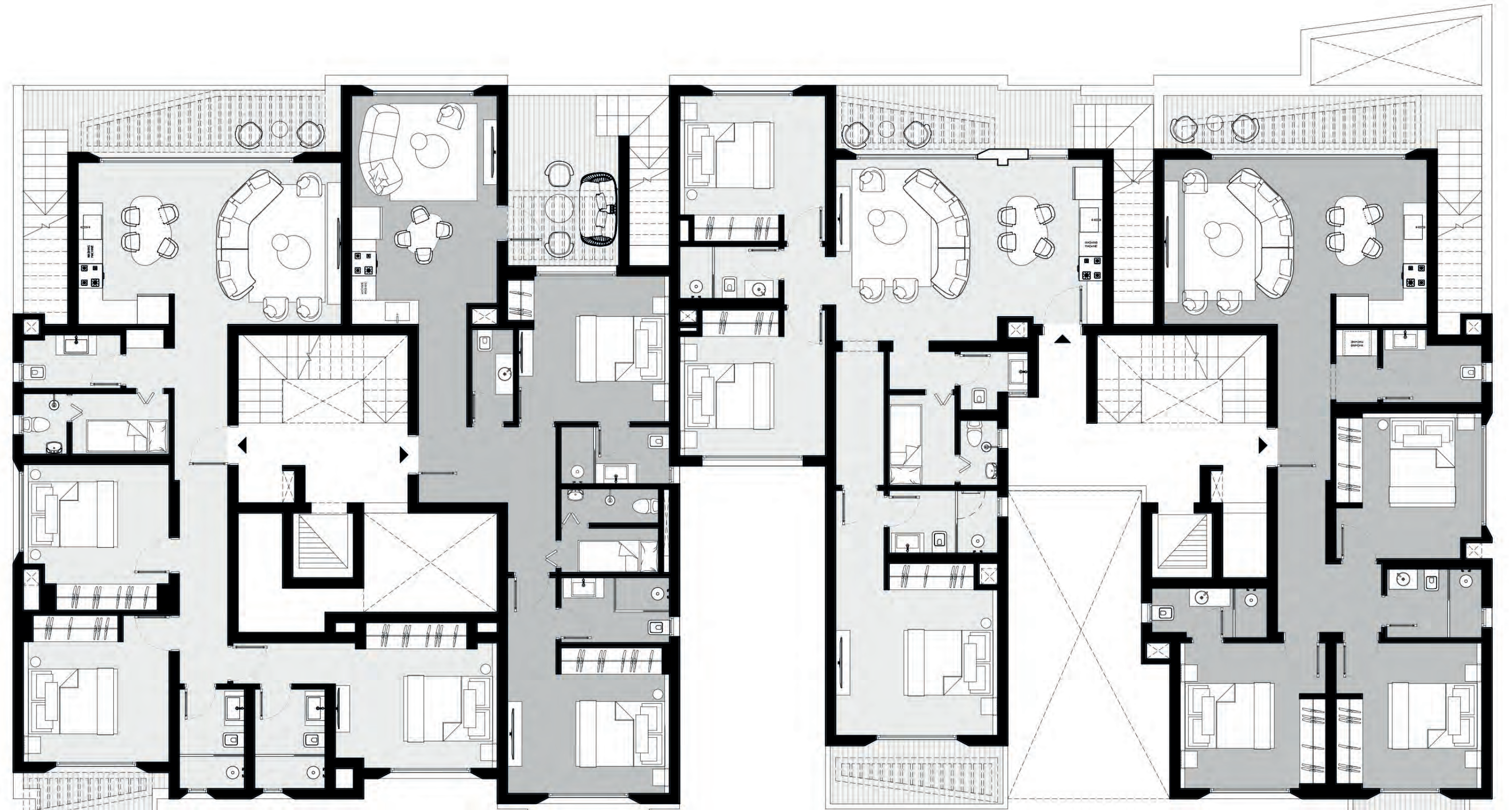


FIRST FLOOR

BUILDING 2 SECOND FLOOR

DISCLAIMER:

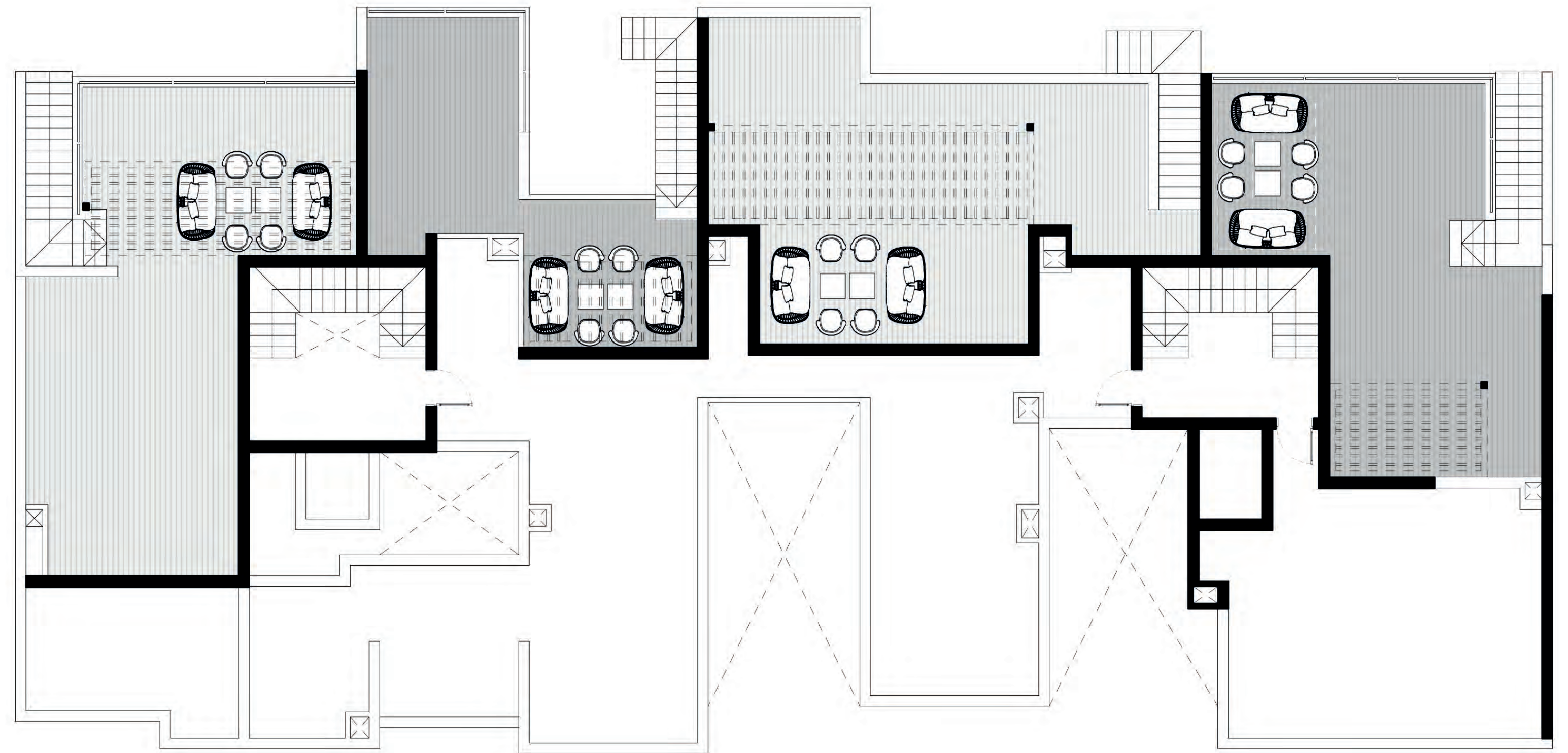
- ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES.
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BUILDING 2 ROOF FLOOR

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APARTMENT [LA- 21]

3 BEDROOM

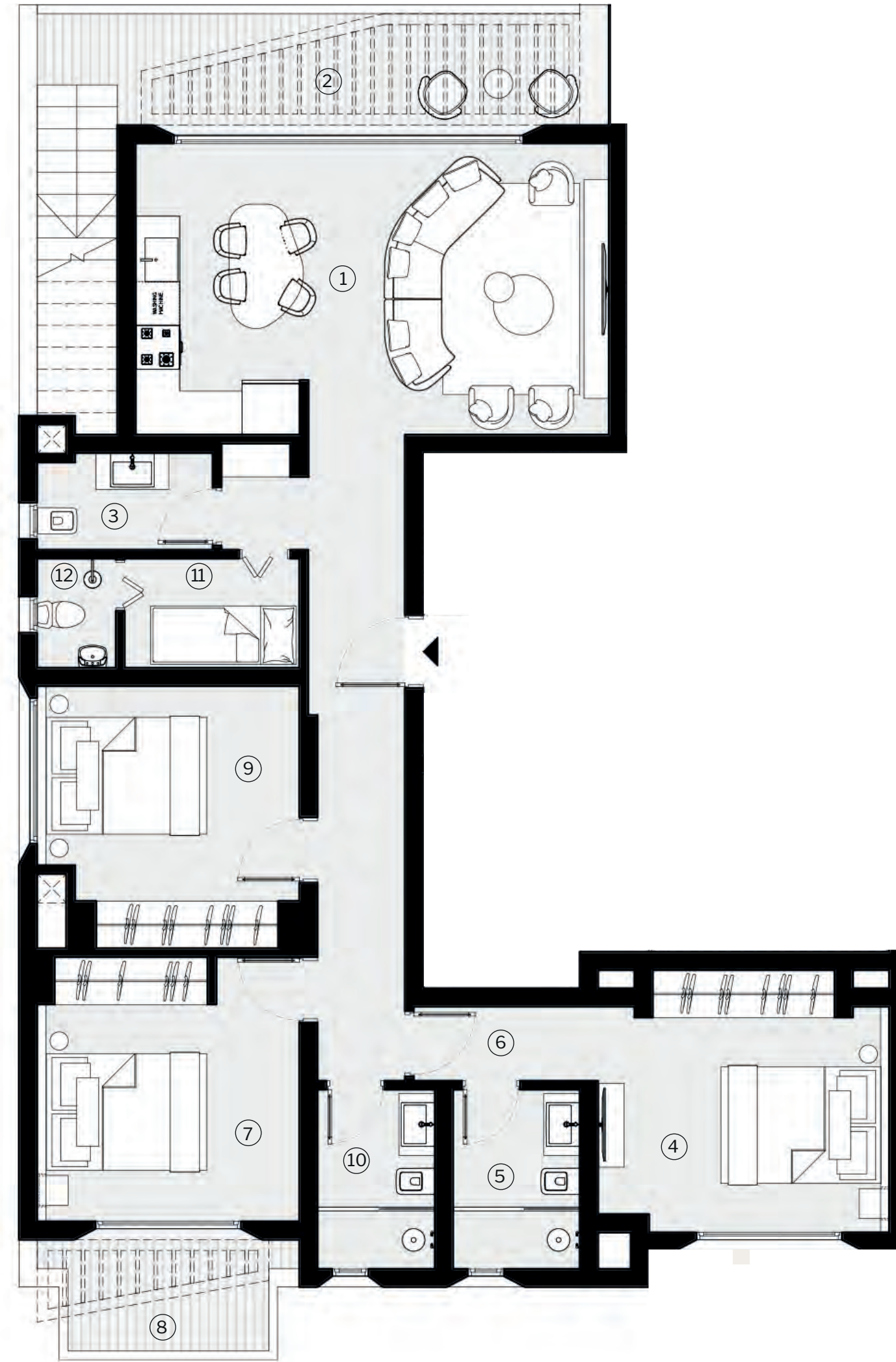
BUA: 155 Sqm

- | | |
|-------------------------|---------------|
| 1. Reception & Kitchen | 4.00m x 6.50m |
| 2. Terrace | 7.45m x 1.55m |
| 3. Guest Toilet | 2.40m x 1.30m |
| 4. Master Bedroom | 3.60m x 4.00m |
| 5. Master Bathroom | 2.45m x 1.75m |
| 6. Master Bedroom Lobby | 2.55m x 1.05m |
| 7. Bedroom 1 | 3.60m x 3.60m |
| 8. Bedroom 1 Terrace | 1.50m x 2.75m |
| 9. Bedroom 2 | 3.60m x 3.60m |
| 10. Shared Bathroom | 2.45m x 1.60m |
| 11. Maid's Room | 1.50m x 2.40m |
| 12. Maid's Bathroom | 1.50m x 1.05m |

ROOF FLOOR

BUA: 71 Sqm

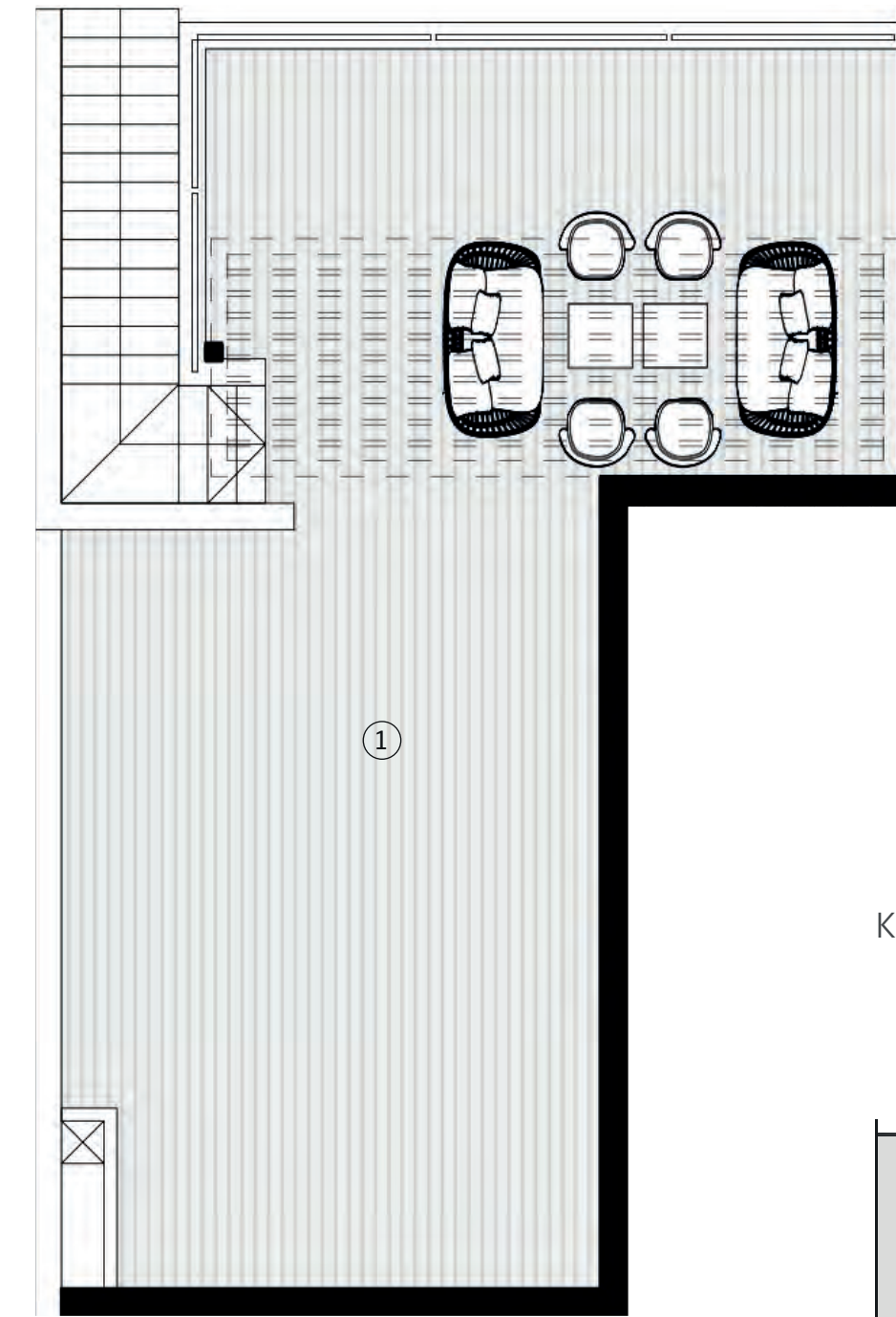
- | | |
|------------|----------------|
| 1. Terrace | 11.60m x 6.50m |
|------------|----------------|



SECOND FLOOR

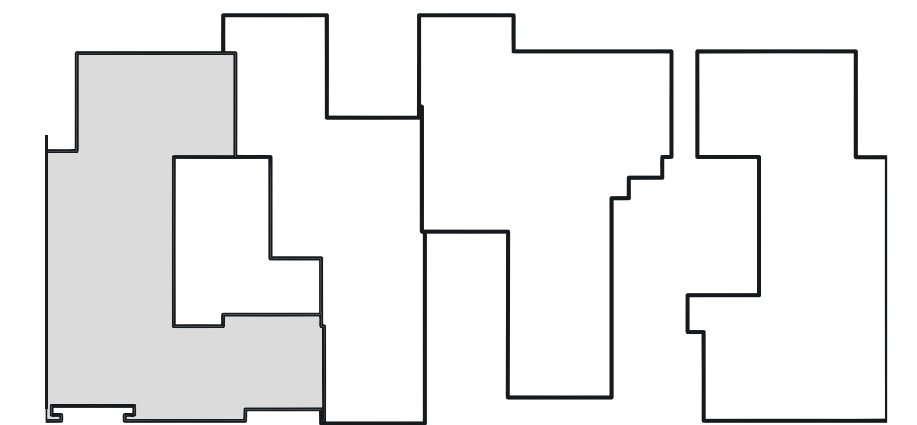
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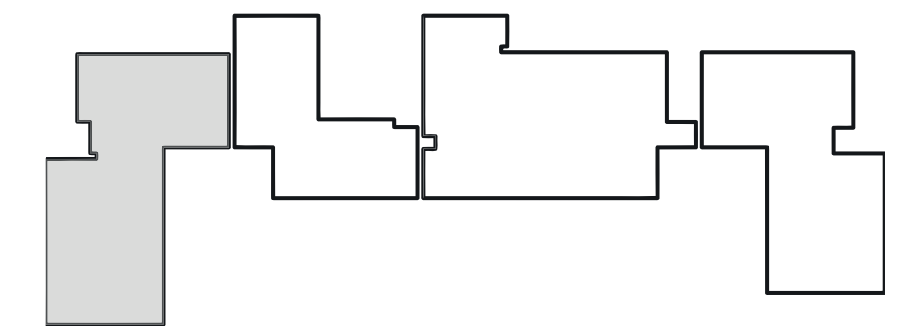


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [LA- 22]

2 BEDROOM

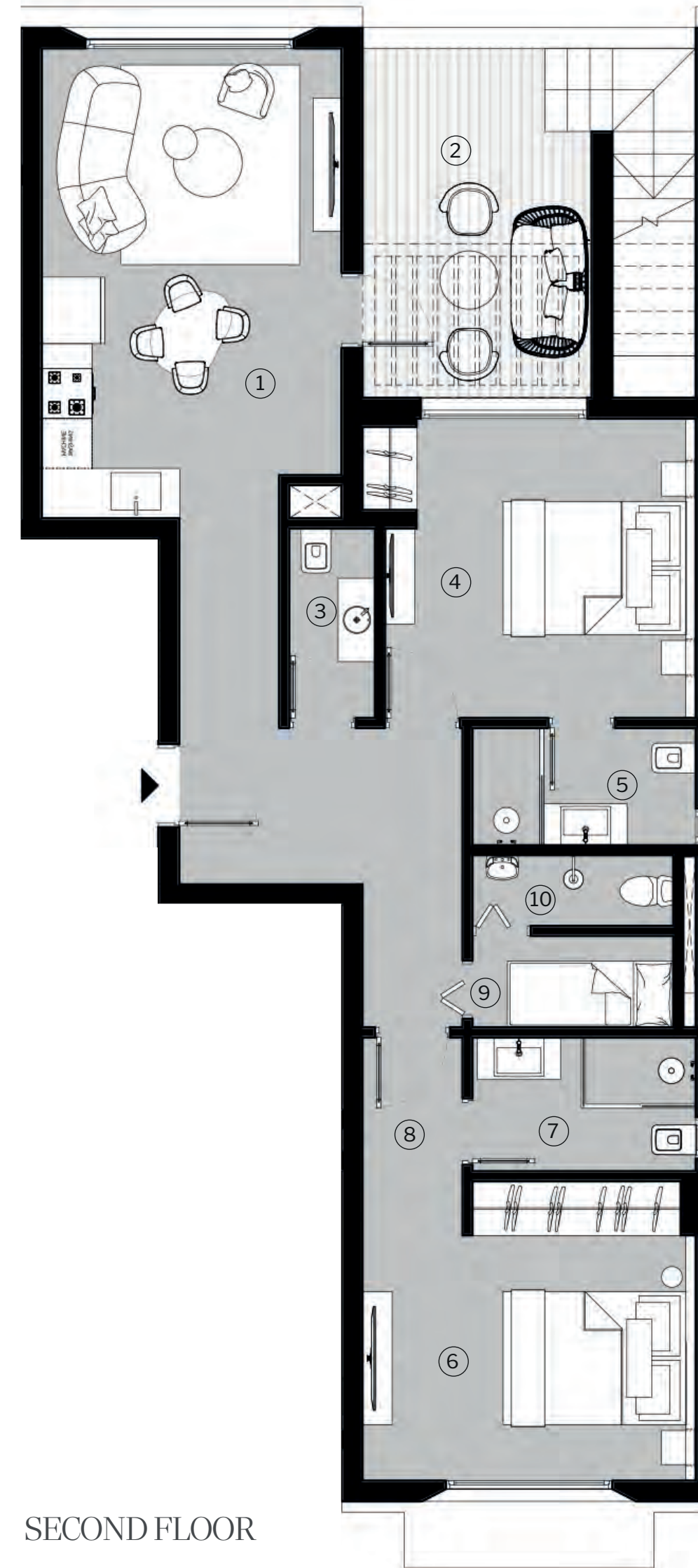
BUA: 123 Sqm

- | | |
|---------------------------|---------------|
| 1. Reception & Kitchen | 3.60m x 5.65m |
| 2. Terrace | 4.20m x 2.75m |
| 3. Guest Toilet | 2.25m x 1.05m |
| 4. Master Bedroom | 4.00m x 3.60m |
| 5. Master Bathroom | 2.65m x 1.40m |
| 6. Master Bedroom 2 | 3.60m x 4.00m |
| 7. Master Bathroom 2 | 2.65m x 1.60m |
| 8. Master Bedroom 2 Lobby | 1.20m x 2.35m |
| 9. Maid's Room | 1.10m x 2.40m |
| 10. Maid's Bathroom | 2.40m x 0.85m |

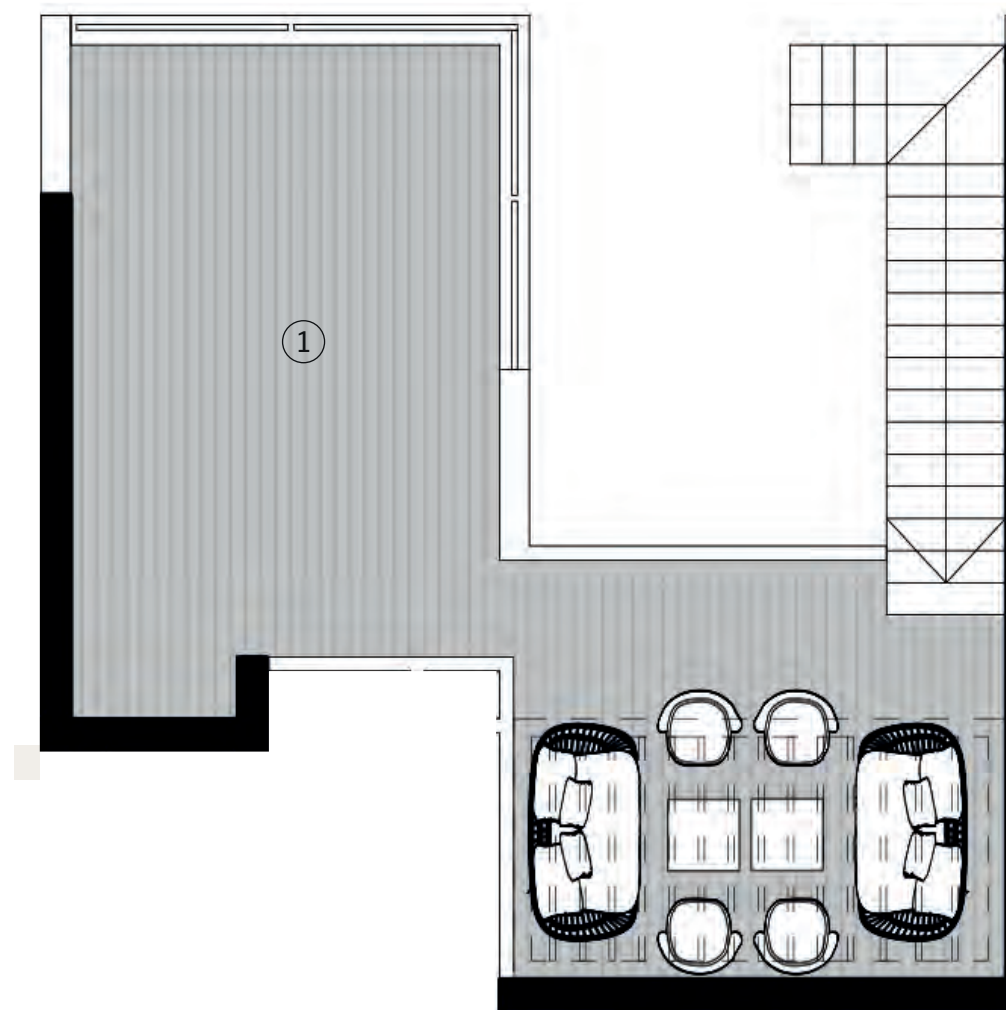
ROOF FLOOR

BUA: 40 Sqm

- | | |
|------------|---------------|
| 1. Terrace | 4.25m x 3.50m |
| | 5.10m x 3.60m |



SECOND FLOOR

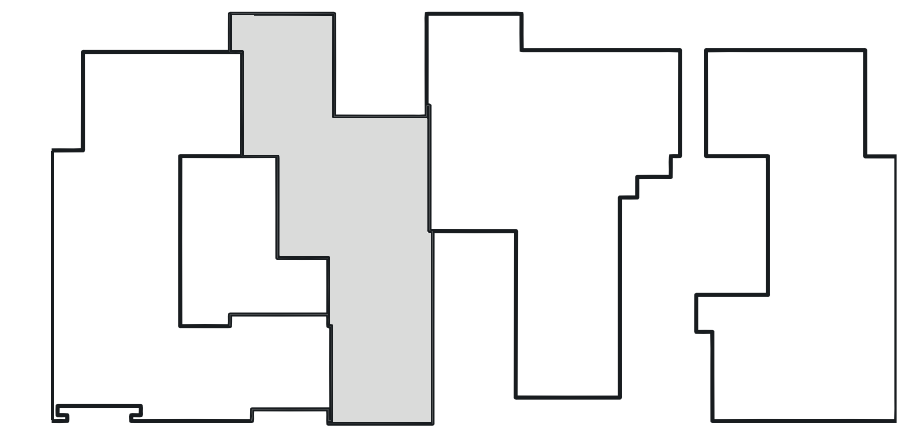


ROOF FLOOR

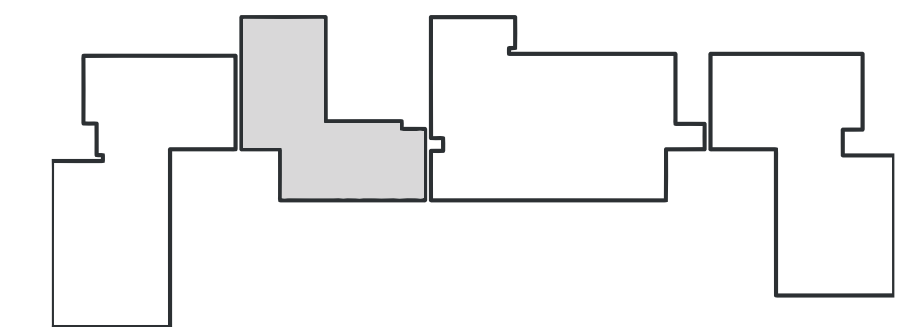
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KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [LB- 21]

3 BEDROOM

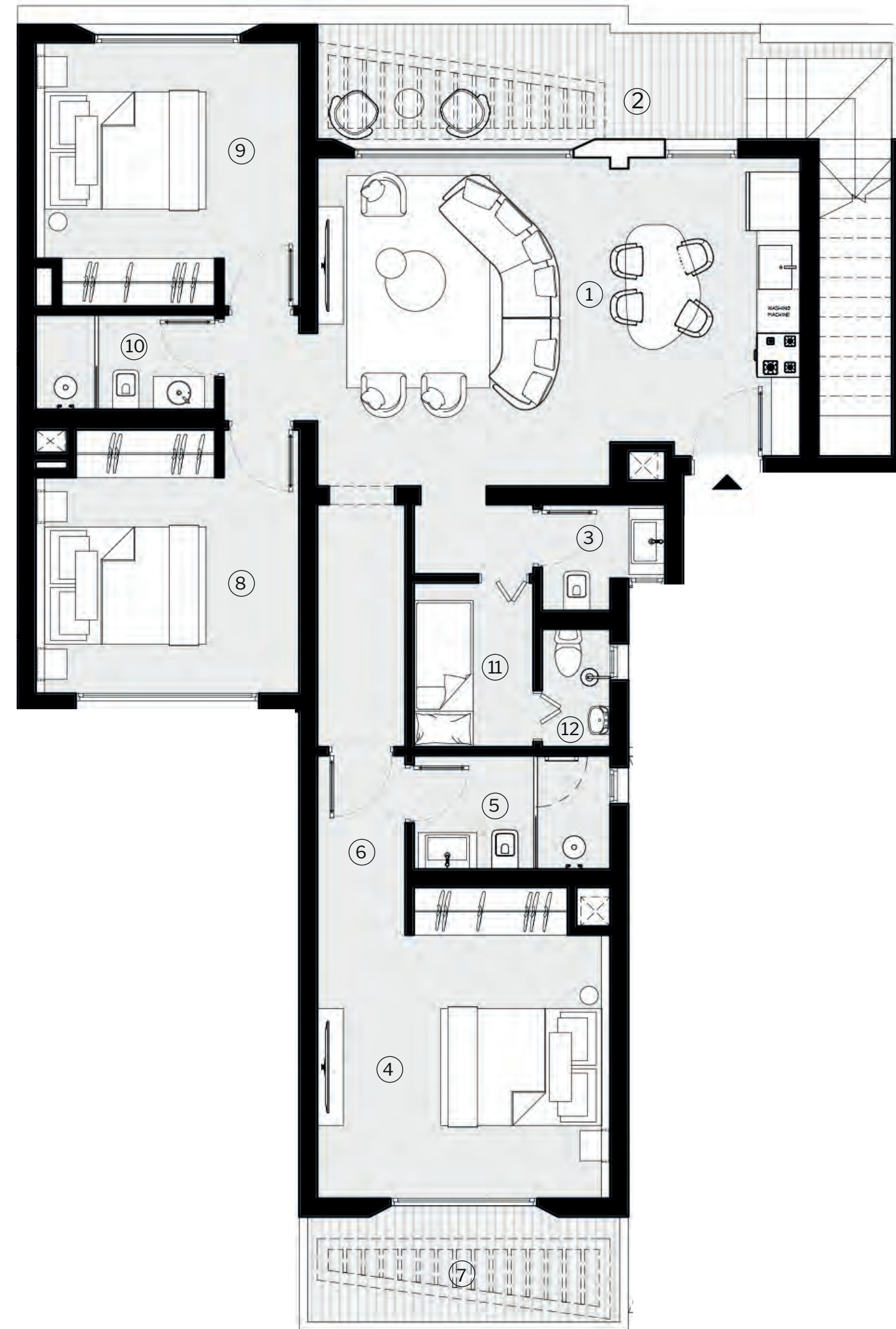
BUA: 155 Sqm

- | | |
|---------------------------|-----------------|
| 1. Reception & Kitchen | 4.50 m x 6.60 m |
| 2. Terrace | 5.85 m x 1.55 m |
| 3. Guest Toilet | 1.65 m x 1.45 m |
| 4. Master Bedroom | 4.00 m x 4.25 m |
| 5. Master Bathroom | 2.65 m x 1.55 m |
| 6. Master Bedroom Lobby | 1.20 m x 1.80 m |
| 7. Master Bedroom Terrace | 4.25 m x 1.45 m |
| 8. Bedroom 1 | 3.60 m x 3.60 m |
| 9. Bedroom 2 | 3.60 m x 3.60 m |
| 10. Shared Bathroom | 2.45 m x 1.30 m |
| 11. Maid's Room | 1.60 m x 2.25 m |
| 12. Maid's Bathroom | 1.60 m x 0.95 m |

ROOF FLOOR

BUA: 71 Sqm

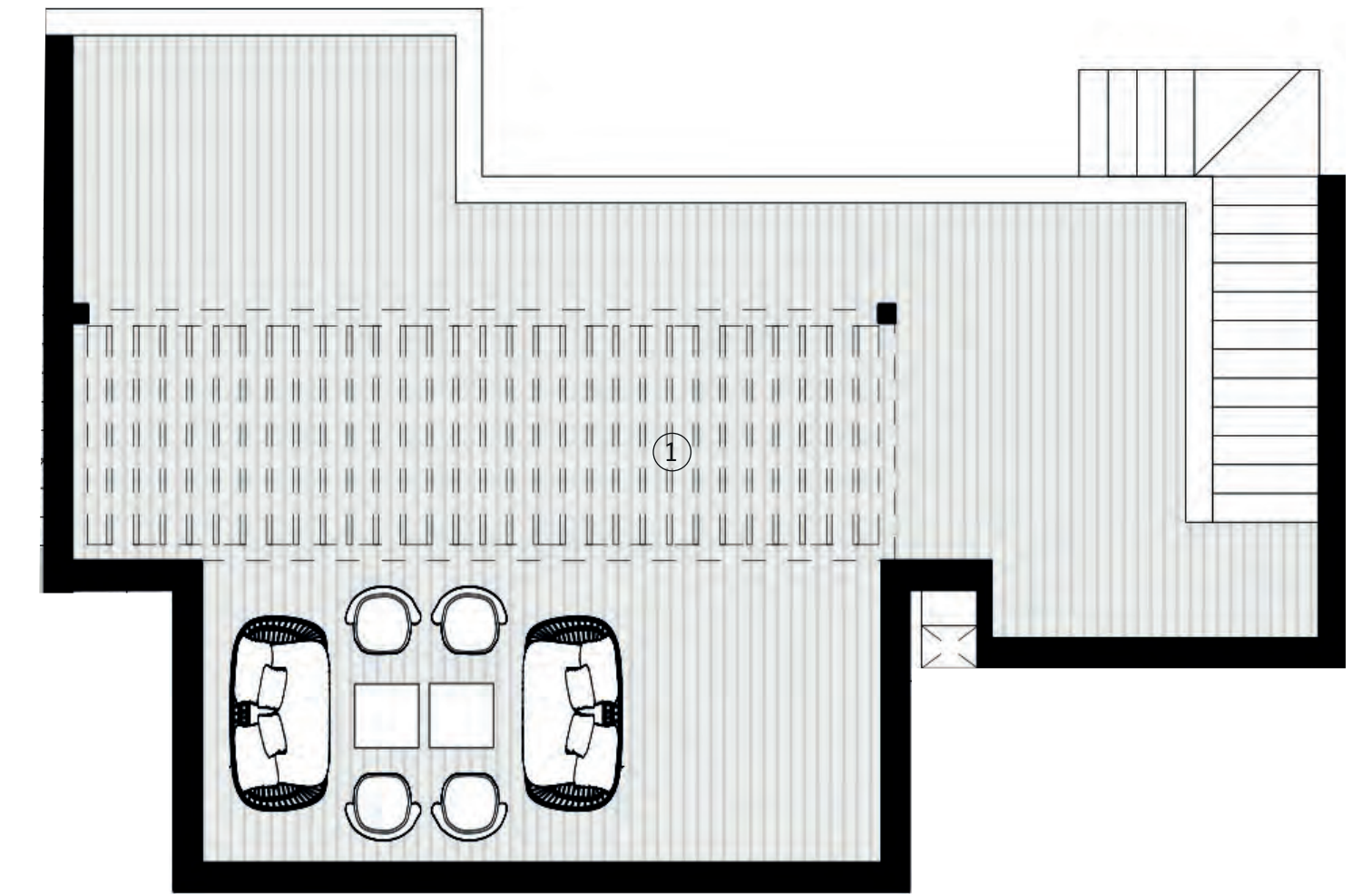
- | | |
|------------|----------------|
| 1. Terrace | 11.70m x 7.75m |
|------------|----------------|



SECOND FLOOR

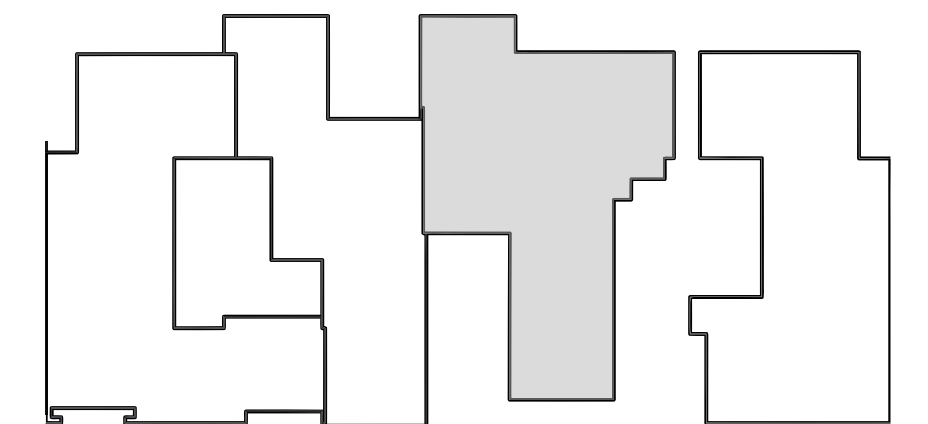
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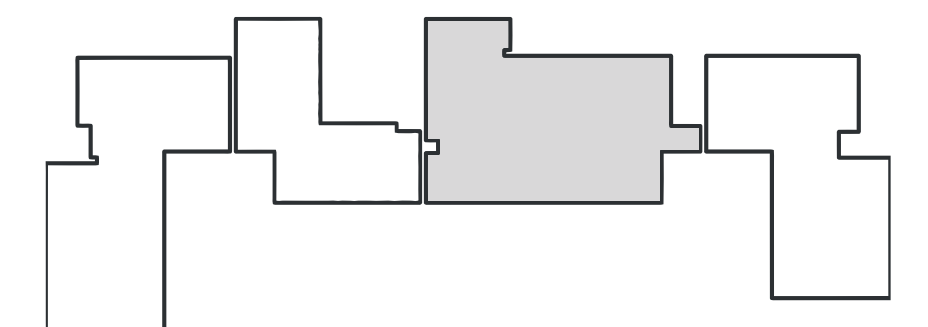


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [LB- 22]

3 BEDROOM

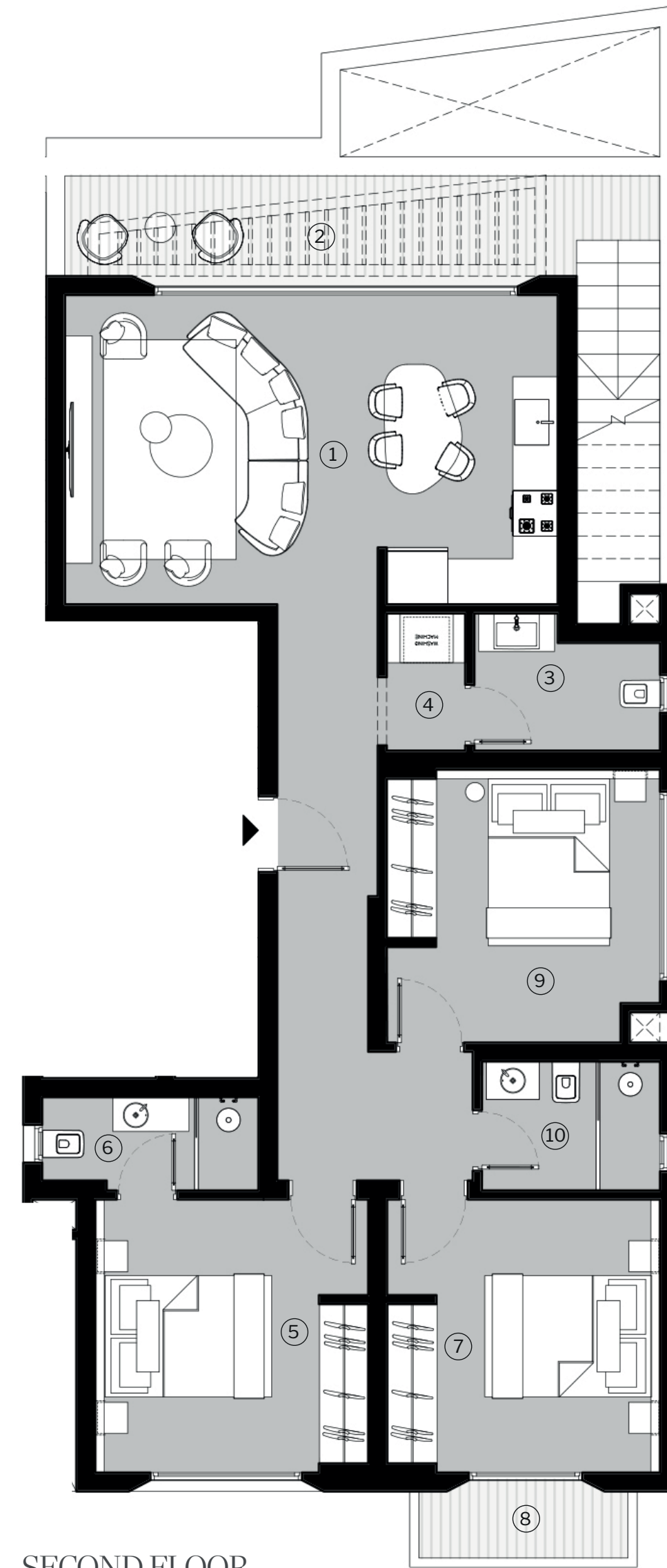
BUA: 135 Sqm

- | | |
|------------------------|-----------------|
| 1. Reception & Kitchen | 4.05 m x 6.50 m |
| 2. Terrace | 7.85 m x 1.30 m |
| 3. Guest Toilet | 2.45 m x 1.80 m |
| 4. Laundry | 1.80 m x 1.00 m |
| 5. Master Bedroom | 3.60 m x 3.60 m |
| 6. Master Bathroom | 2.85 m x 1.20 m |
| 7. Bedroom 1 | 3.60 m x 3.60 m |
| 8. Bedroom 1 Terrace | 2.75 m x 0.85 m |
| 9. Bedroom 2 | 3.60 m x 3.60 m |
| 10. Shared Bathroom | 2.35 m x 1.70 m |

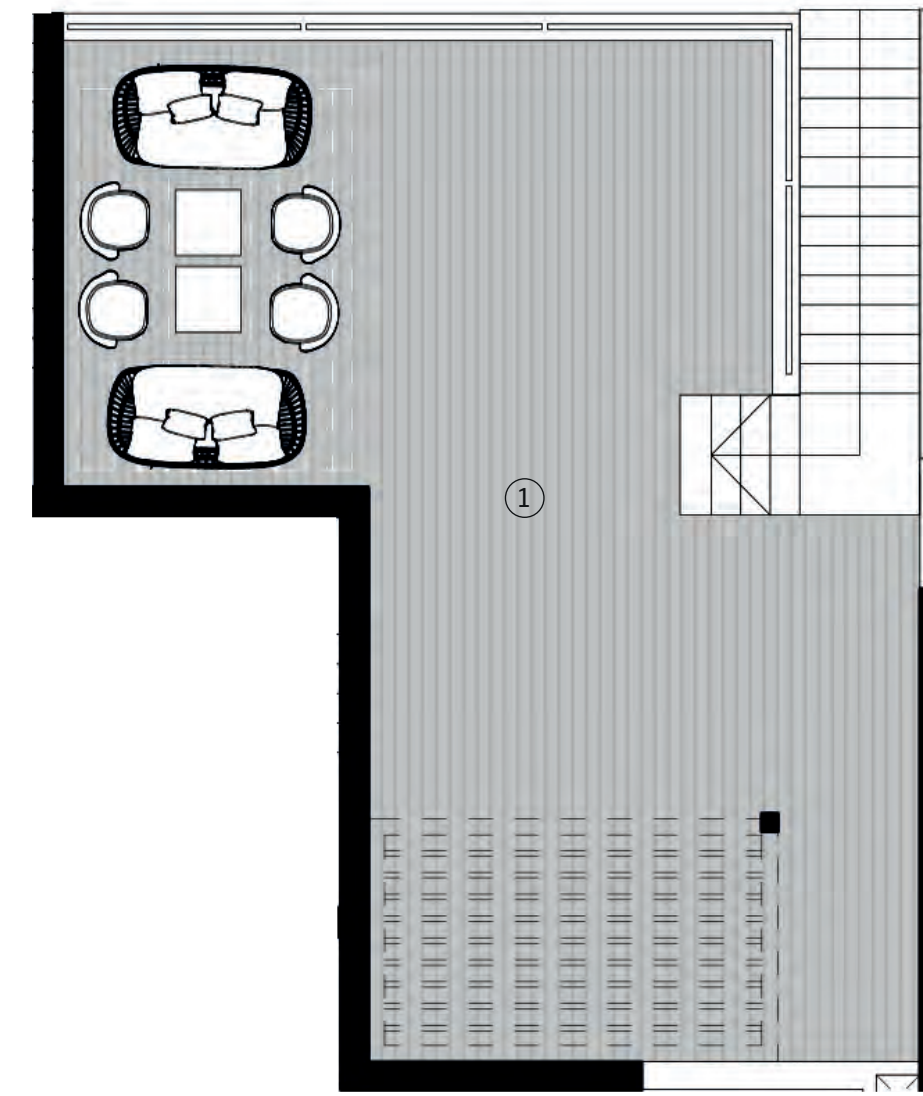
ROOF FLOOR

BUA: 61 Sqm

- | | |
|------------|---------------|
| 1. Terrace | 9.35m x 7.85m |
|------------|---------------|



SECOND FLOOR

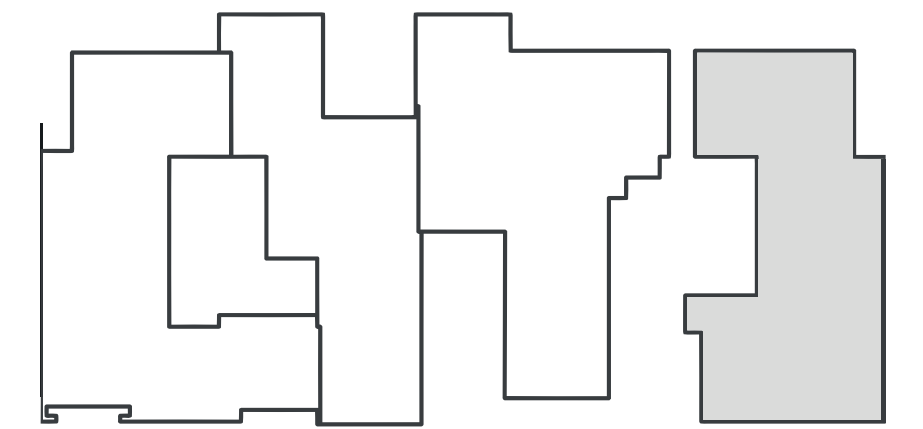


ROOF FLOOR

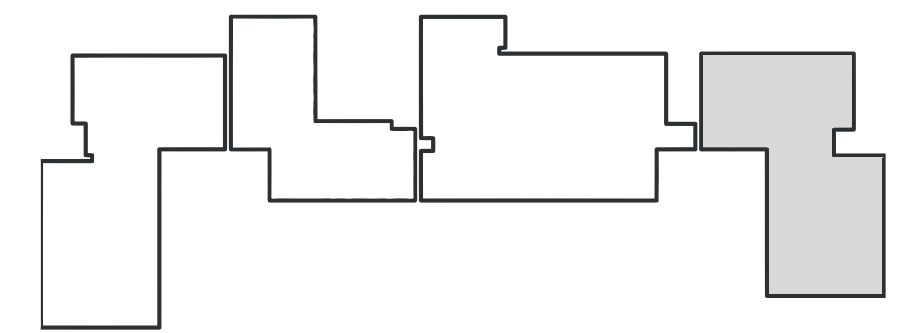
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KEY PLANS



SECOND FLOOR



ROOF FLOOR

Building 3

Units Floor Plans

ENCORE SWANLAKE *el gouna.*



DISLIAMER

ALL RENDERINGS AND LANDSCAPING VISUALS, MATERIALS, AND FACADES ARE FOR INDICATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. HASSAN ALLAM PROPERTIES RESERVES THE RIGHT TO MAKE NON-FUNDAMENTAL CHANGES TO THE DESIGN PROVIDED HEREIN.

ENCORE SWANLAKE *el gouna.*

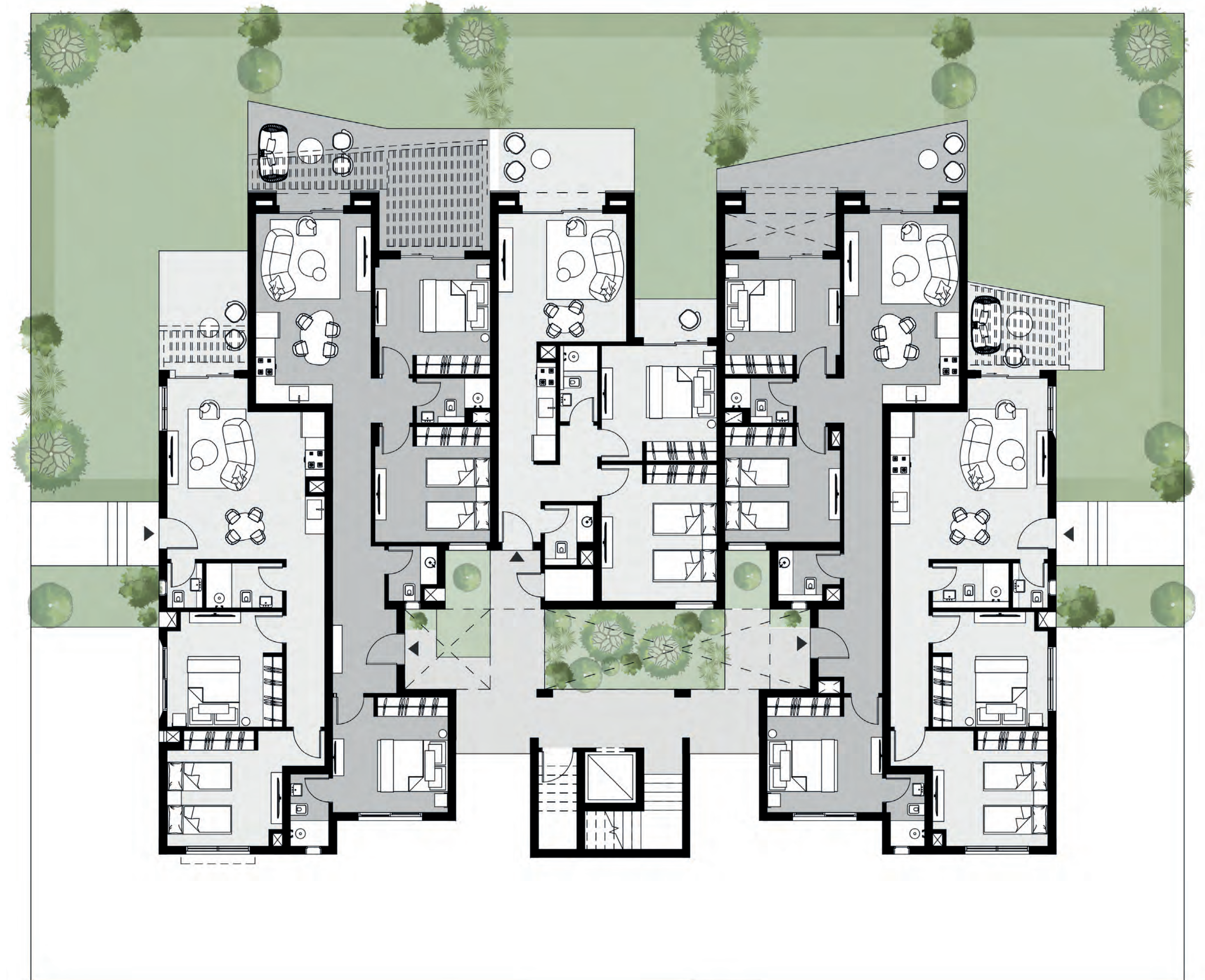


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ENCORE SWANLAKE *el gouna.*

BUILDING 3 GROUND FLOOR



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APARTMENT [NA-01]

2 BEDROOM

BUA: 110 Sqm
Garden Area : 85 Sqm

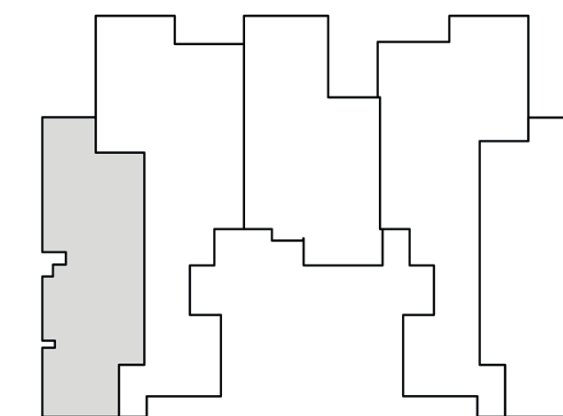
1.	Reception	4.90m x 4.70m
2.	Guest Bathroom	1.10m x 1.40m
3.	Bathroom	2.40m x 1.40m
4.	Corridor	1.20m x 5.80m
5.	Bedroom 1	3.60m x 3.60m
6.	Bedroom 2	3.60m x 3.60m



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KEY PLAN



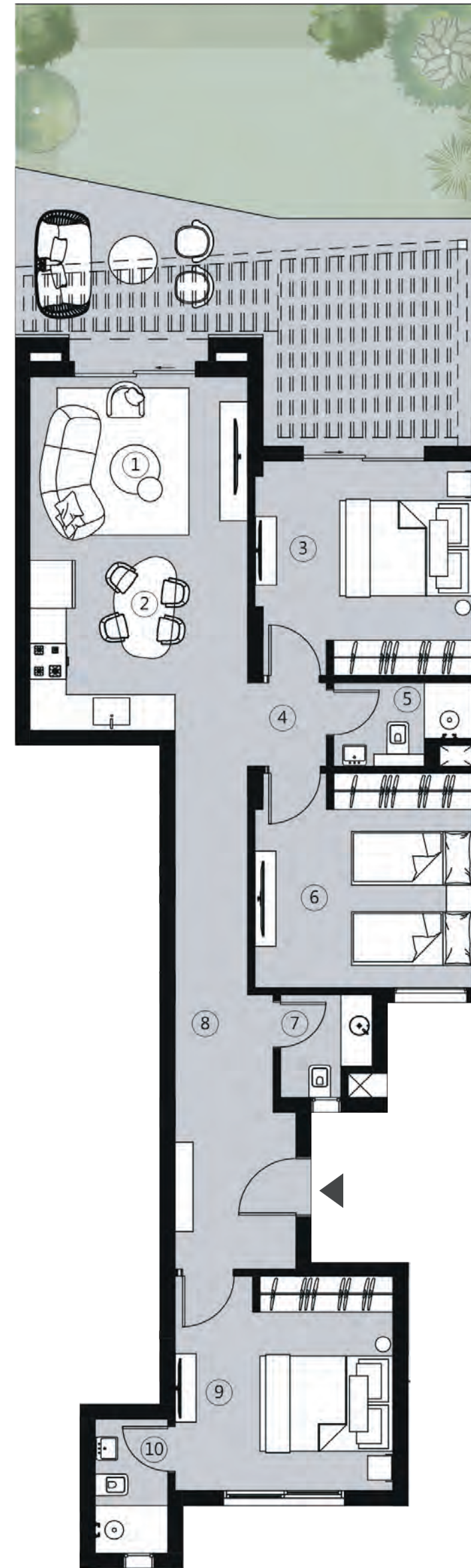
GROUND FLOOR

APARTMENT [NA- 02]

3 BEDROOM

BUA: 132 Sqm
Garden Area : 52 Sqm

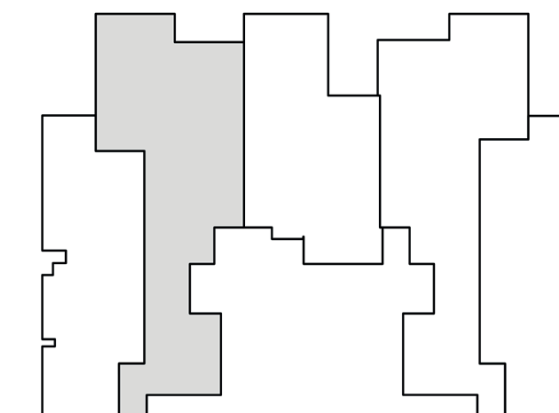
1. Reception	3.60m x 3.00m
2. Dining + Kitchen	3.60m x 3.30m
3. Bedroom 1	3.60m x 3.60m
4. Corridor	1.30m x 1.40m
5. Bathroom	2.30m x 1.40m
6. Bedroom 2	3.60m x 3.60m
7. Guest Bathroom	1.50m x 1.70m
8. Corridor	1.20m x 8.40m
9. Master Bedroom	3.60m x 3.60m
10. Master Bathroom	1.20m x 2.25m



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KEY PLAN



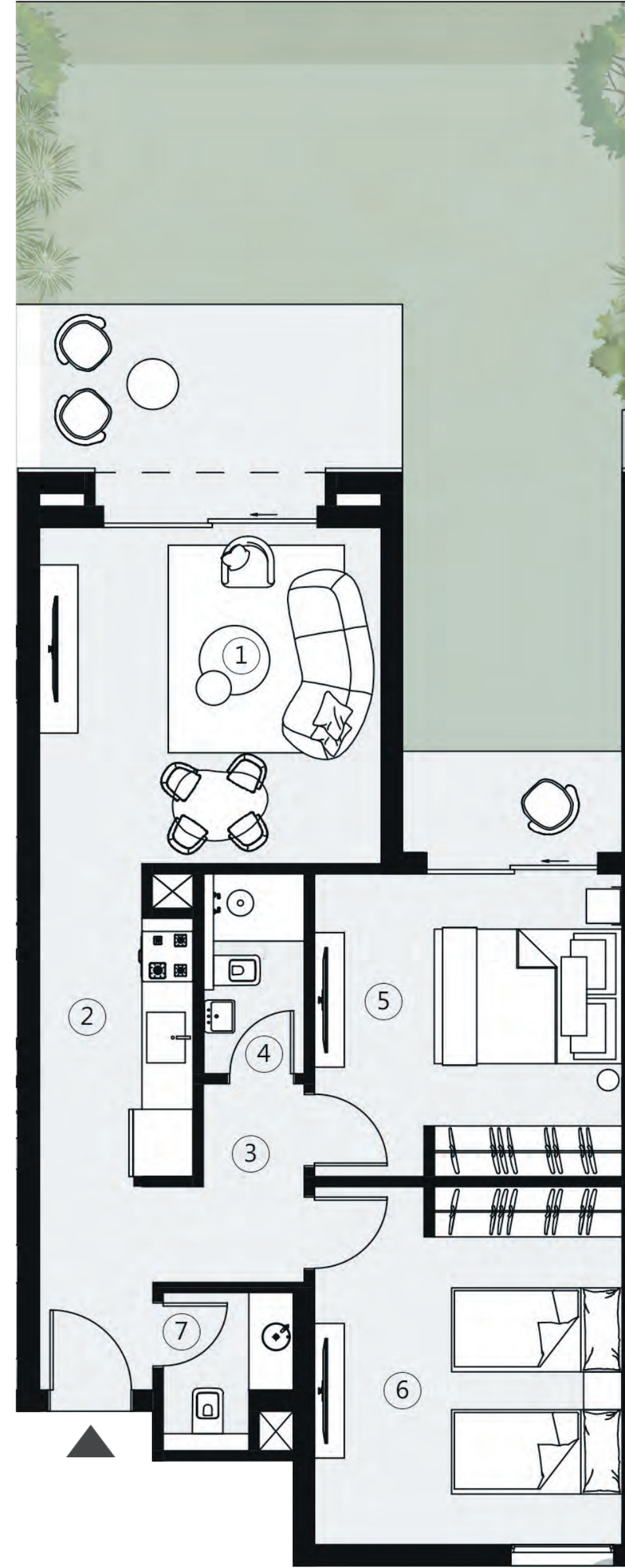
GROUND FLOOR

APARTMENT [NA- 03]

2 BEDROOM

BUA: 108 Sqm
Garden Area : 52 Sqm

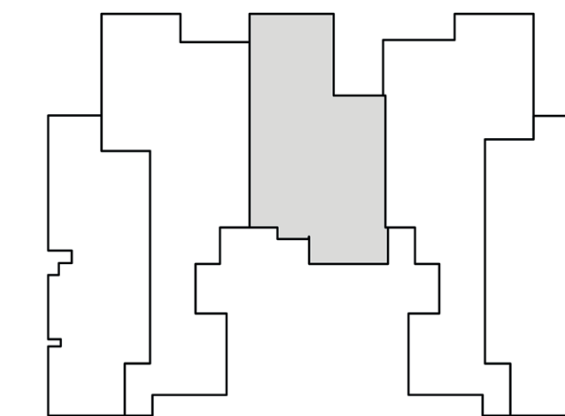
1.	Reception	4.00m x 4.00m
2.	Kithcen + Corridor	1.80m x 3.20m
3.	Corridor	1.20m x 2.40m
4.	Bathroom	1.20m x 2.38m
5.	Bedroom 1	3.60m x 3.60m
6.	Bedroom 2	3.60m x 4.30m
7.	Guest Bathroom	1.50m x 1.90m



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KEY PLAN



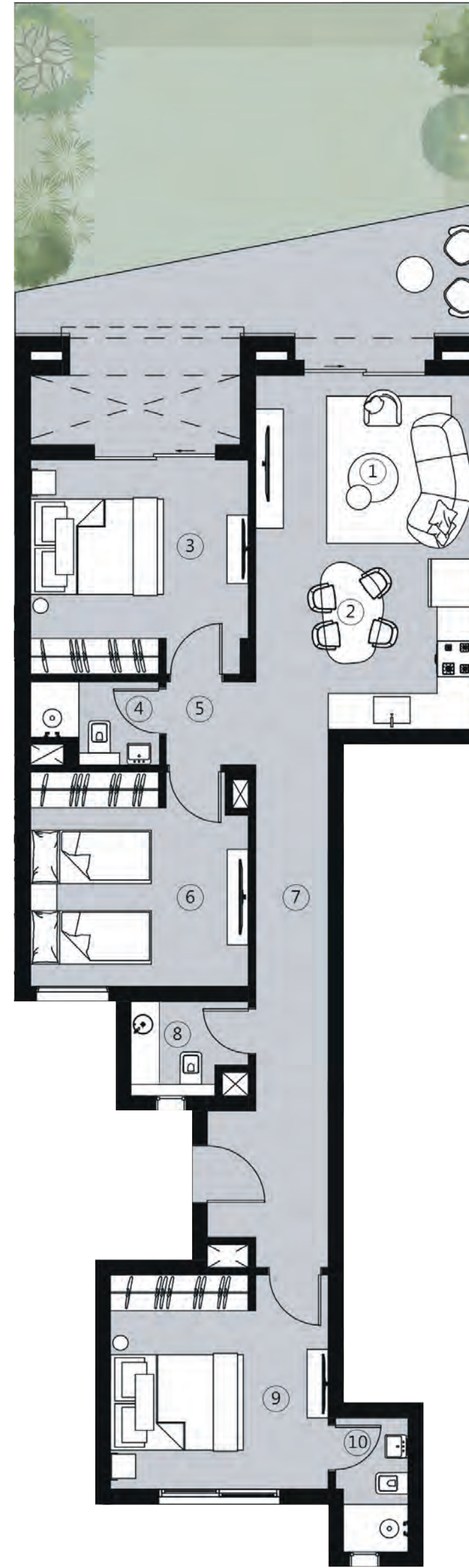
GROUND FLOOR

APARTMENT [NA- 04]

3 BEDROOM

BUA: 132 Sqm
Garden Area : 54 Sqm

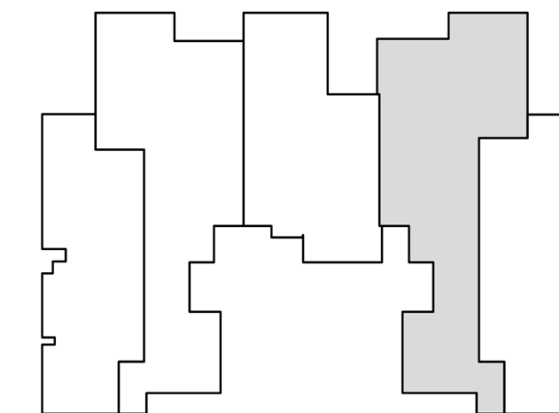
1. Reception	3.60m x 3.00m
2. Dining + Kitchen	3.60m x 3.00m
3. Bedroom 1	3.60m x 3.60m
4. Bathroom	2.12m x 1.40m
5. Corridor	1.50m x 1.40m
6. Bedroom 2	3.60m x 3.60m
7. Corridor	1.20m x 5.80m
8. Guest Bathroom	1.95m x 1.60m
9. Master Bedroom	3.60m x 3.60m
10. Master Bathroom	1.20m x 2.25m



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KEY PLAN



GROUND FLOOR

APARTMENT [NA- 05]

2 BEDROOM

BUA: 110 Sqm
Garden Area : 87 Sqm

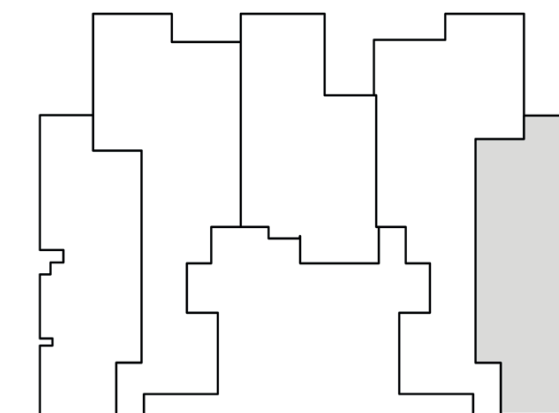
1.	Reception	4.90m x 4.70m
2.	Guest Bathroom	1.10m x 1.40m
3.	Bathroom	2.40m x 1.40m
4.	Corridor	1.20m x 5.25m
5.	Bedroom 1	3.60m x 3.60m
6.	Bedroom 2	3.60m x 3.60m



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KEY PLAN

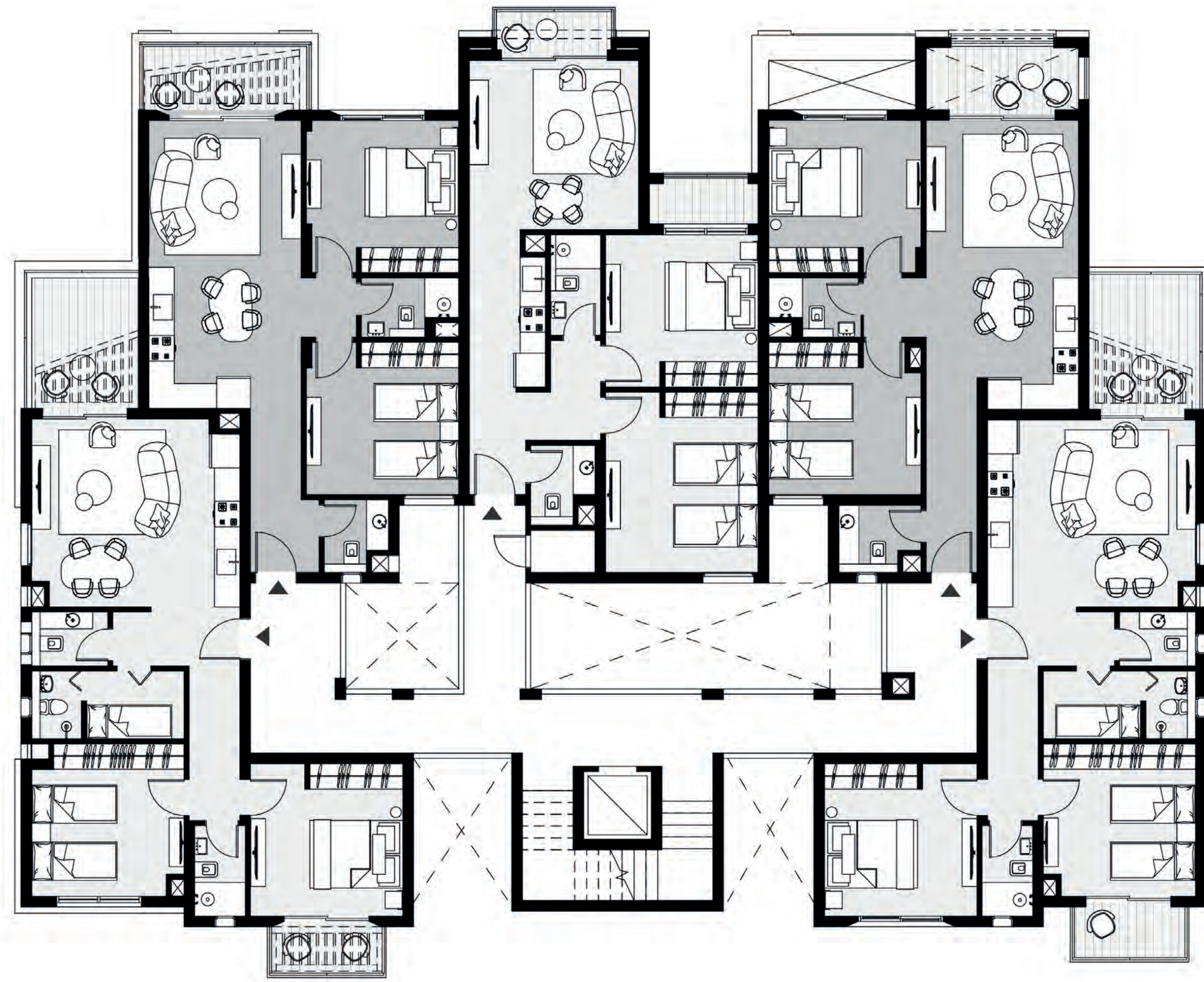


GROUND FLOOR

BUILDING 3 FIRST FLOOR

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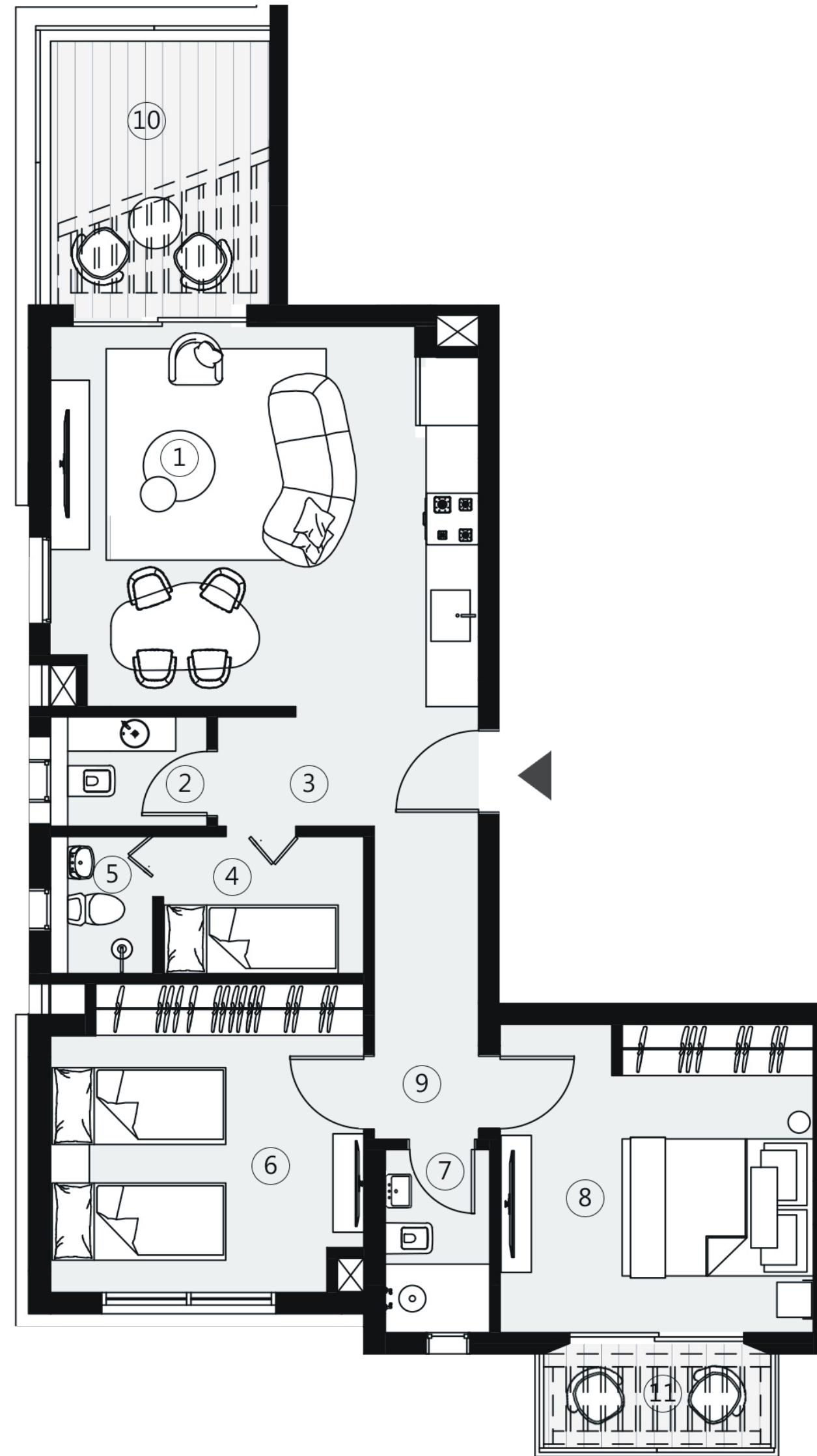


APARTMENT [NA- 11]

2 BEDROOM

BUA: 115 Sqm

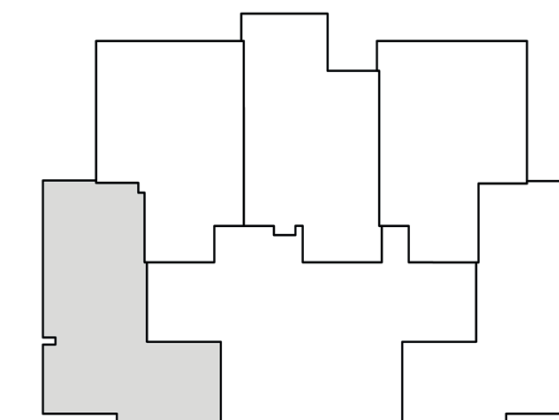
1.	Reception	4.90m x 4.40m
2.	Guest Bathroom	1.80m x 1.30m
3.	Corridor	1.80m x 1.30m
4.	Maid's room	2.30m x 1.60m
5.	Maid's Bathroom	1.20m x 1.60m
6.	Bedroom 1	3.60m x 3.60m
7.	Bathroom	1.20m x 2.20m
8.	Bedroom 2	3.60m x 3.60m
9.	Corridor	1.20m x 3.60m
10.	Terrace	2.50m x 3.00m
11.	Terrace	2.60m x 1.10m



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KEY PLAN



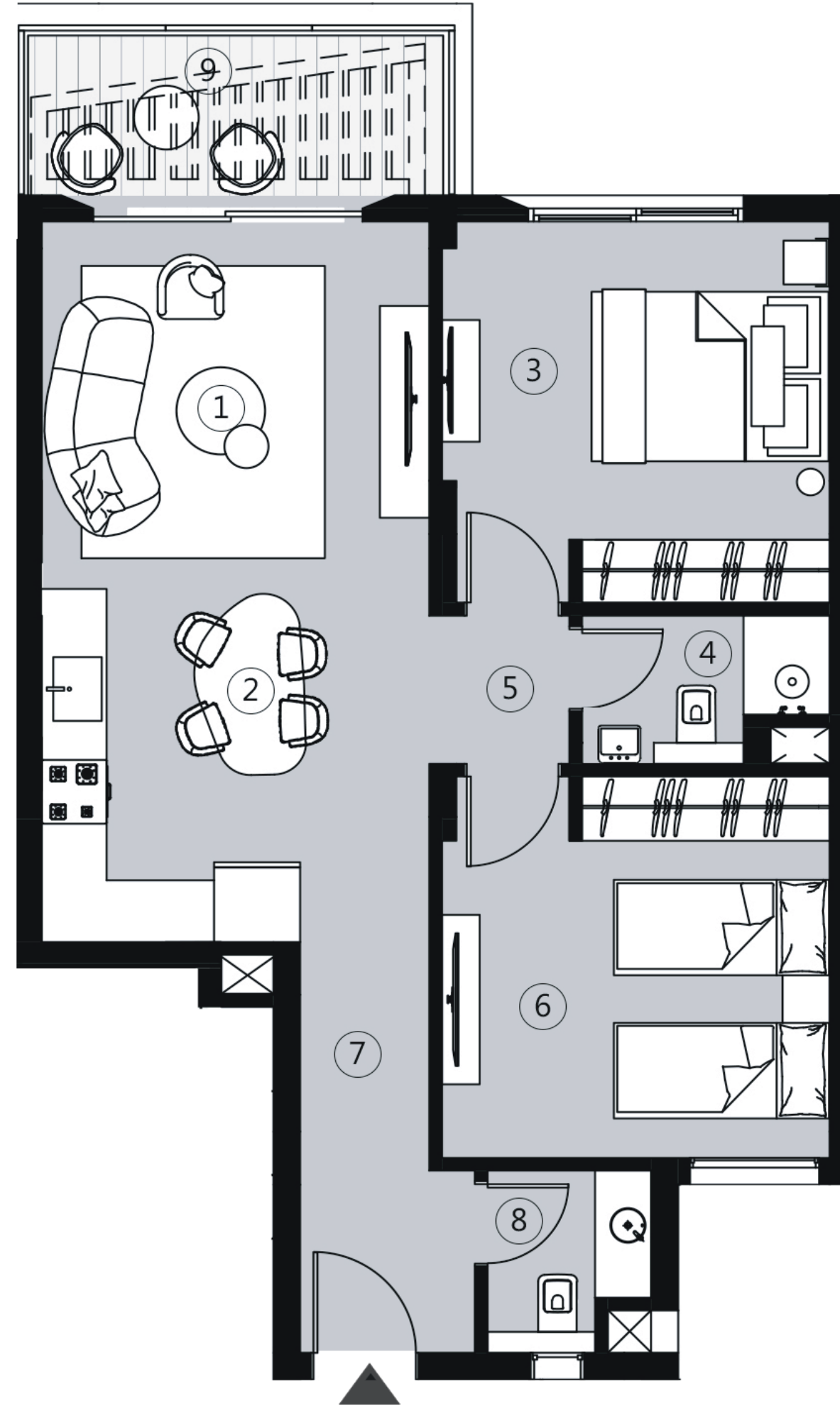
FIRST FLOOR

APARTMENT [NA- 12]

2 BEDROOM

BUA: 102 Sqm

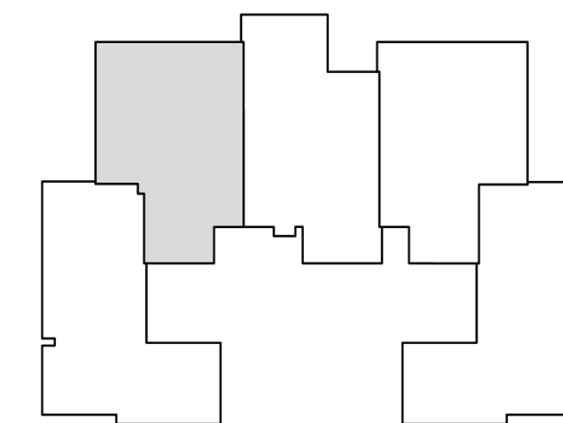
1.	Reception	3.60m x 3.30m
2.	Dining + Kitchten	3.60m x 3.30m
3.	Bedroom 1	3.60m x 3.30m
4.	Bathroom	2.30m x 1.40m
5.	Corridor	1.30m x 1.40m
6.	Bedroom 2	3.60m x 3.60m
7.	Corridor	1.20m x 3.80m
8.	Guest Bathroom	1.50m x 1.70m
9.	Terrace	3.85m x 1.50m



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KEY PLAN



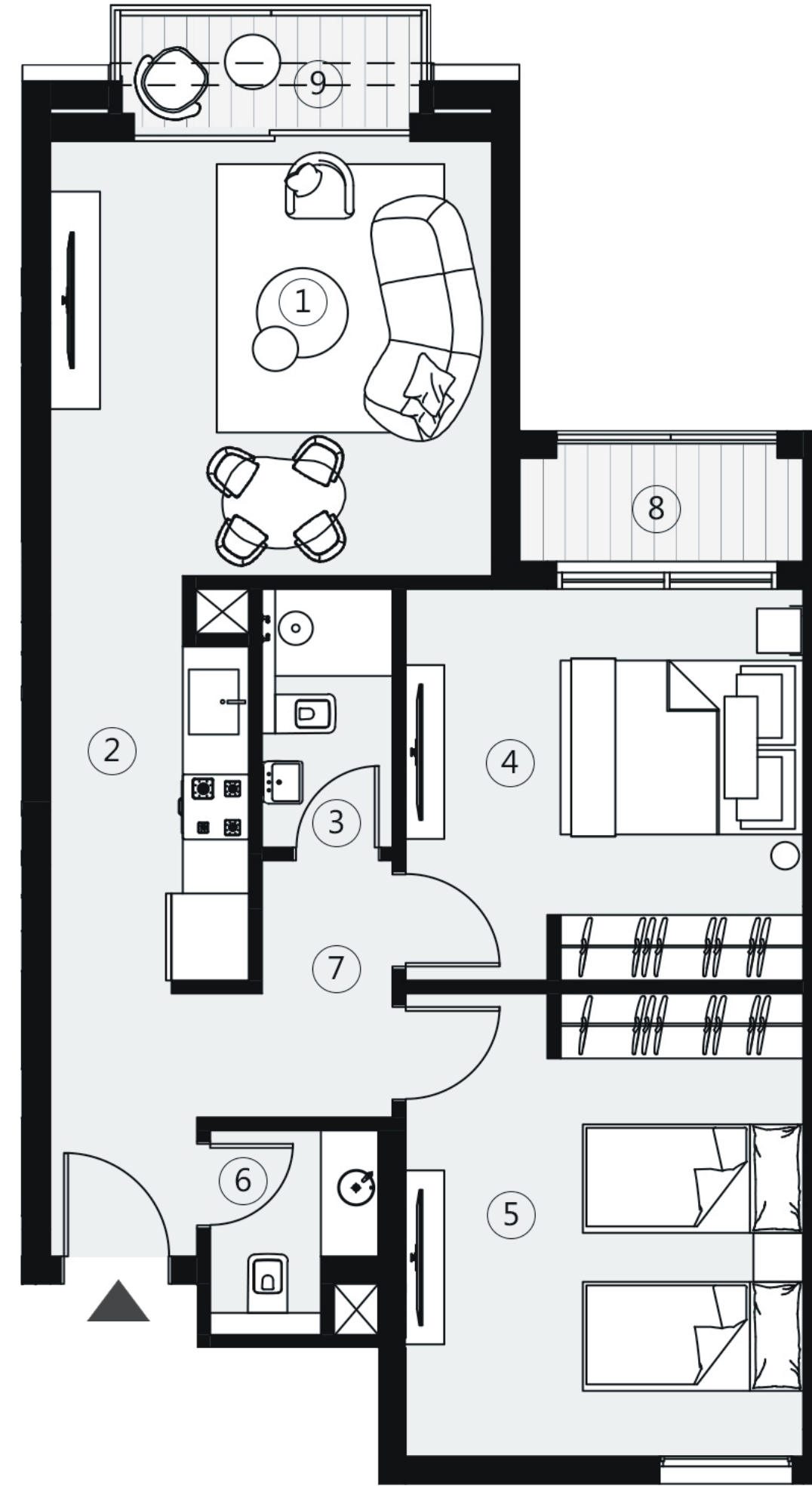
FIRST FLOOR

APARTMENT [NA- 13]

2 BEDROOM

BUA: 102 Sqm

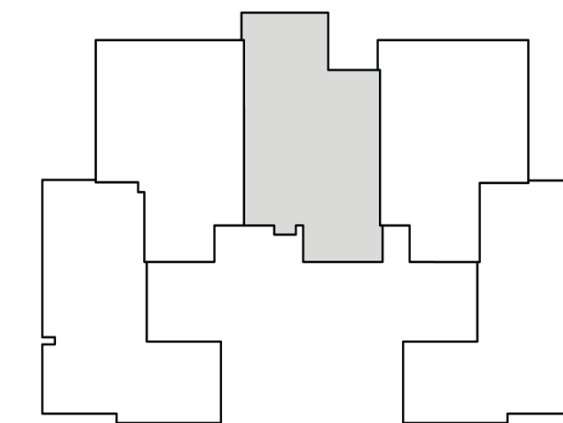
1.	Reception	4.00m x 4.00m
2.	Kitchen + Corridor	1.80m x 3.80m
3.	Bathroom	1.20m x 2.40m
4.	Bedroom 1	3.60m x 3.60m
5.	Bedroom 2	3.60m x 4.25m
6.	Guest Bathroom	1.50m x 1.80m
7.	Corridor	1.20m x 2.40m
8.	Terrace	2.60m x 1.00m
9.	Terrace	2.70m x 0.90m



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KEY PLAN



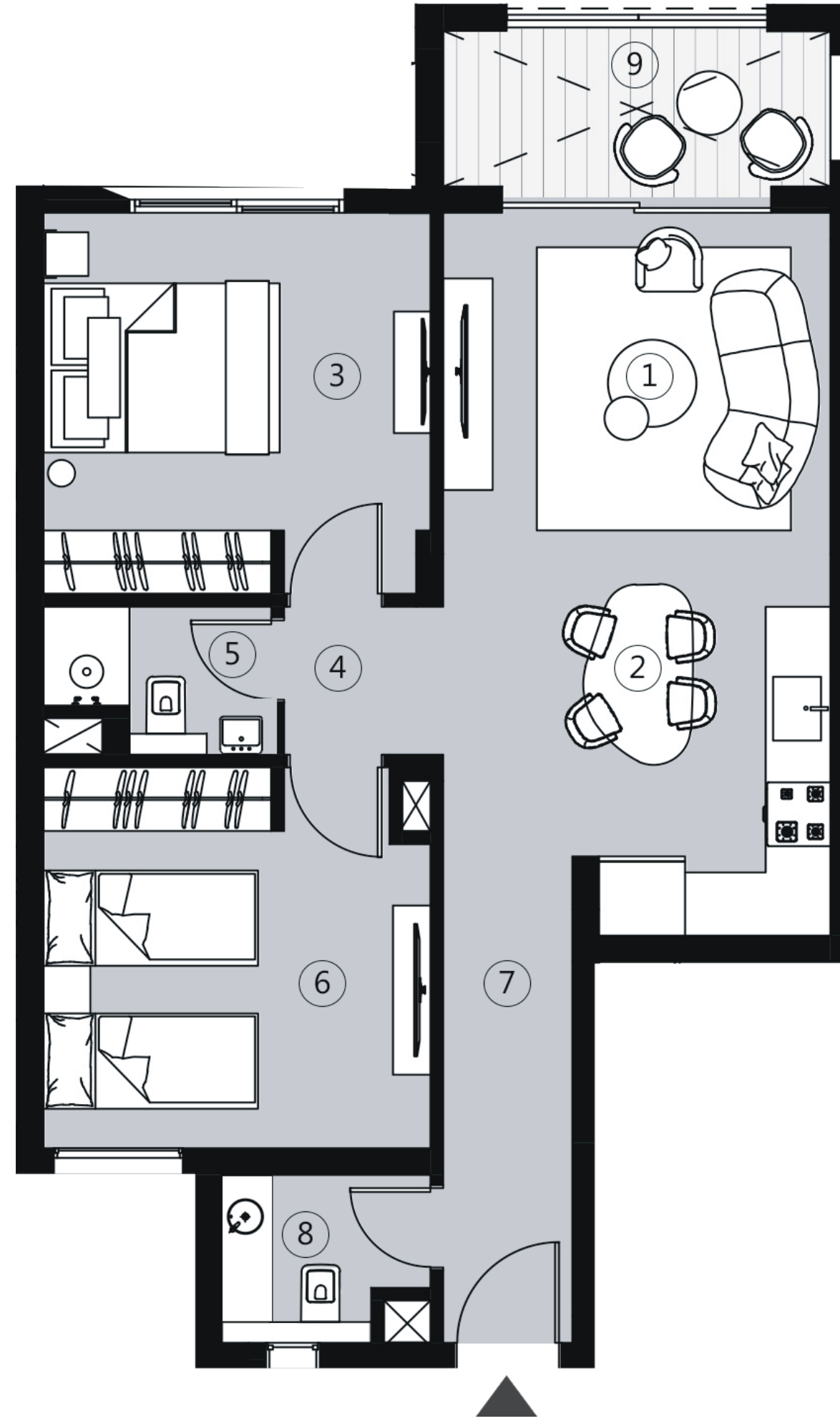
FIRST FLOOR

APARTMENT [NA- 14]

2 BEDROOM

BUA: 102 Sqm

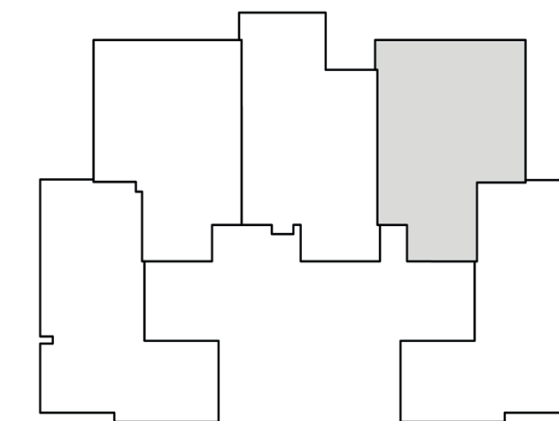
1.	Reception	3.60m x 3.30m
2.	Dining + Kitchen	3.60m x 3.30m
3.	Bedroom 1	3.60m x 3.30m
4.	Corridor	1.50m x 1.40m
5.	Bathroom	2.10m x 1.40m
6.	Bedroom 2	3.60m x 3.60m
7.	Corridor	1.20m x 2.60m
8.	Guest Bathroom	1.95m x 1.60m
9.	Terrace	3.60m x 1.50m



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KEY PLAN



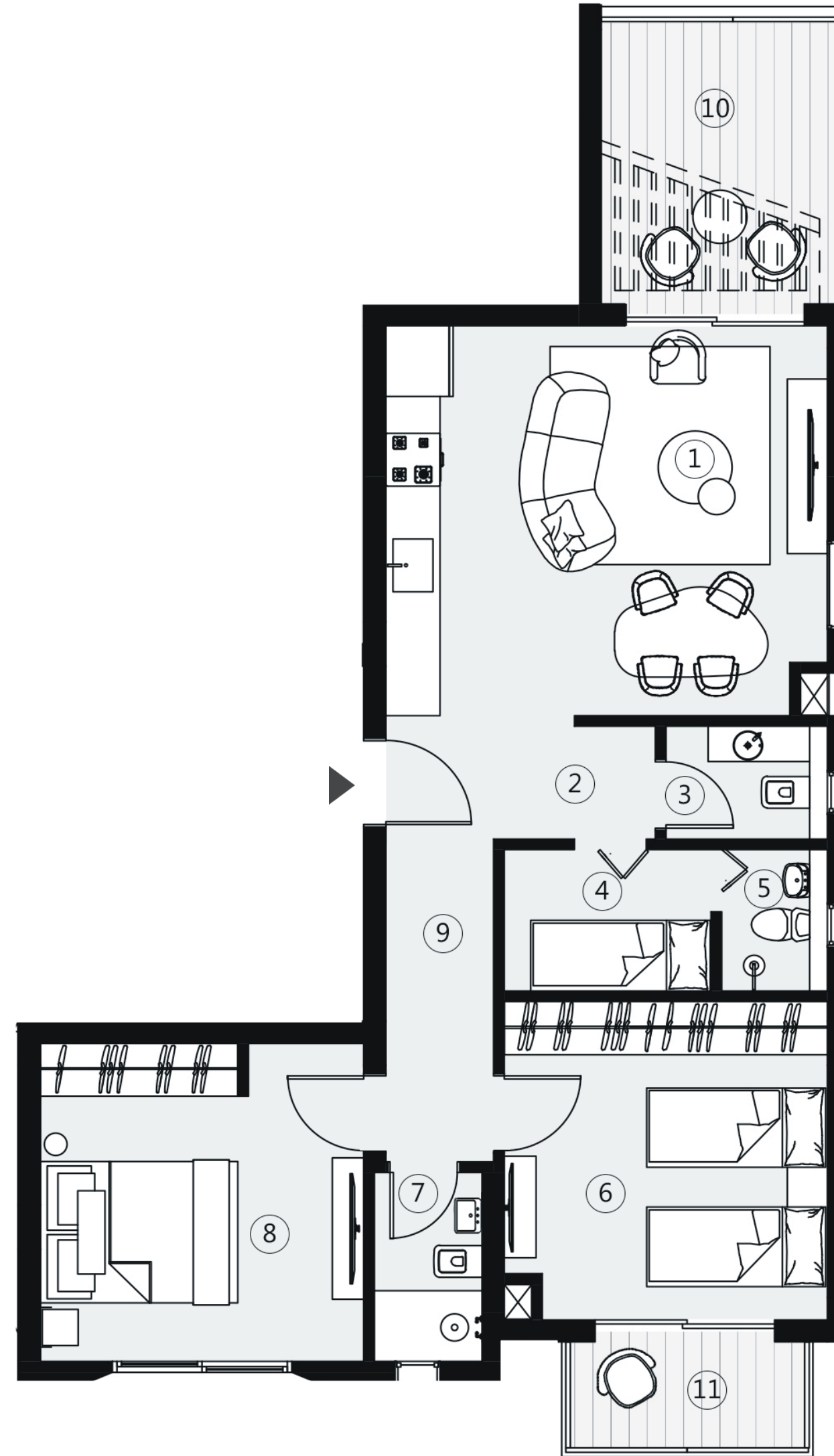
FIRST FLOOR

APARTMENT [NA- 15]

2 BEDROOM

BUA: 115 Sqm

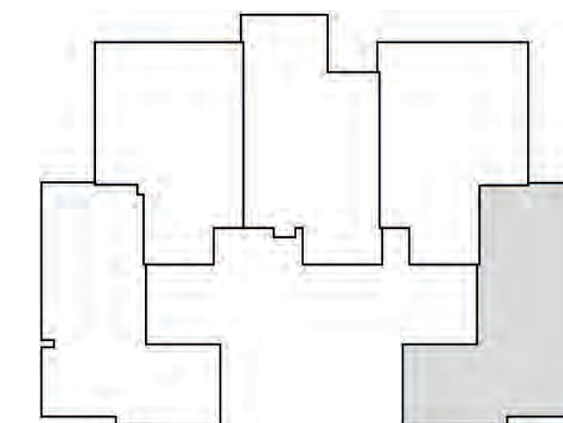
1.	Reception	4.90m x 4.40m
2.	Corridor	1.80m x 1.30m
3.	Guest Bathroom	1.80m x 1.30m
4.	Maid's room	2.30m x 1.60m
5.	Maid's Bathroom	1.20m x 1.60m
6.	Bedroom 1	3.60m x 3.60m
7.	Bathroom	1.20m x 2.13m
8.	Bedroom 2	3.60m x 3.60m
9.	Corridor	1.20m x 3.60m
10.	Terrace	2.60m x 3.20m
11.	Terrace	2.60m x 1.20m



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KEY PLAN

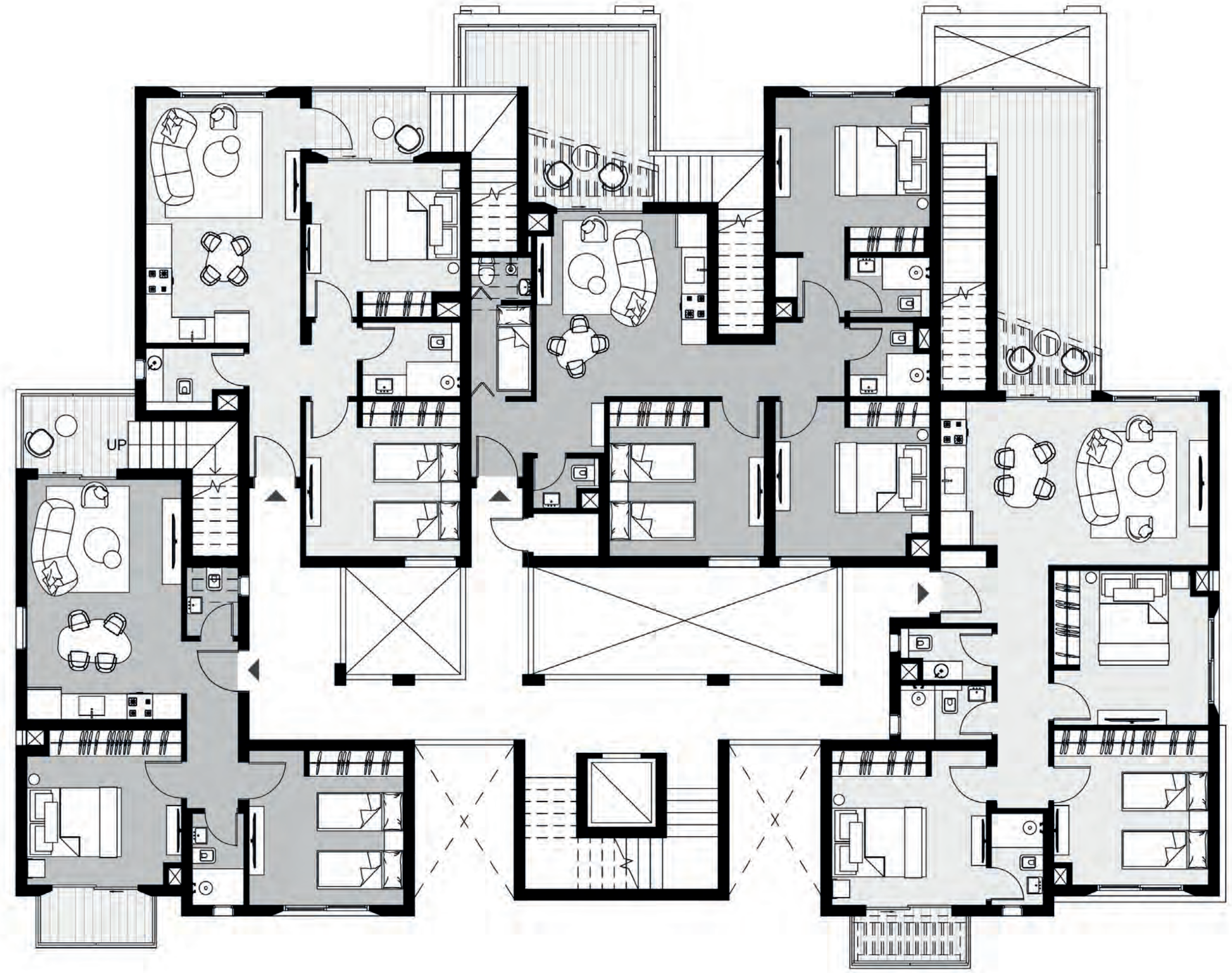


FIRST FLOOR

BUILDING 3 SECOND FLOOR

DISCLAIMER:

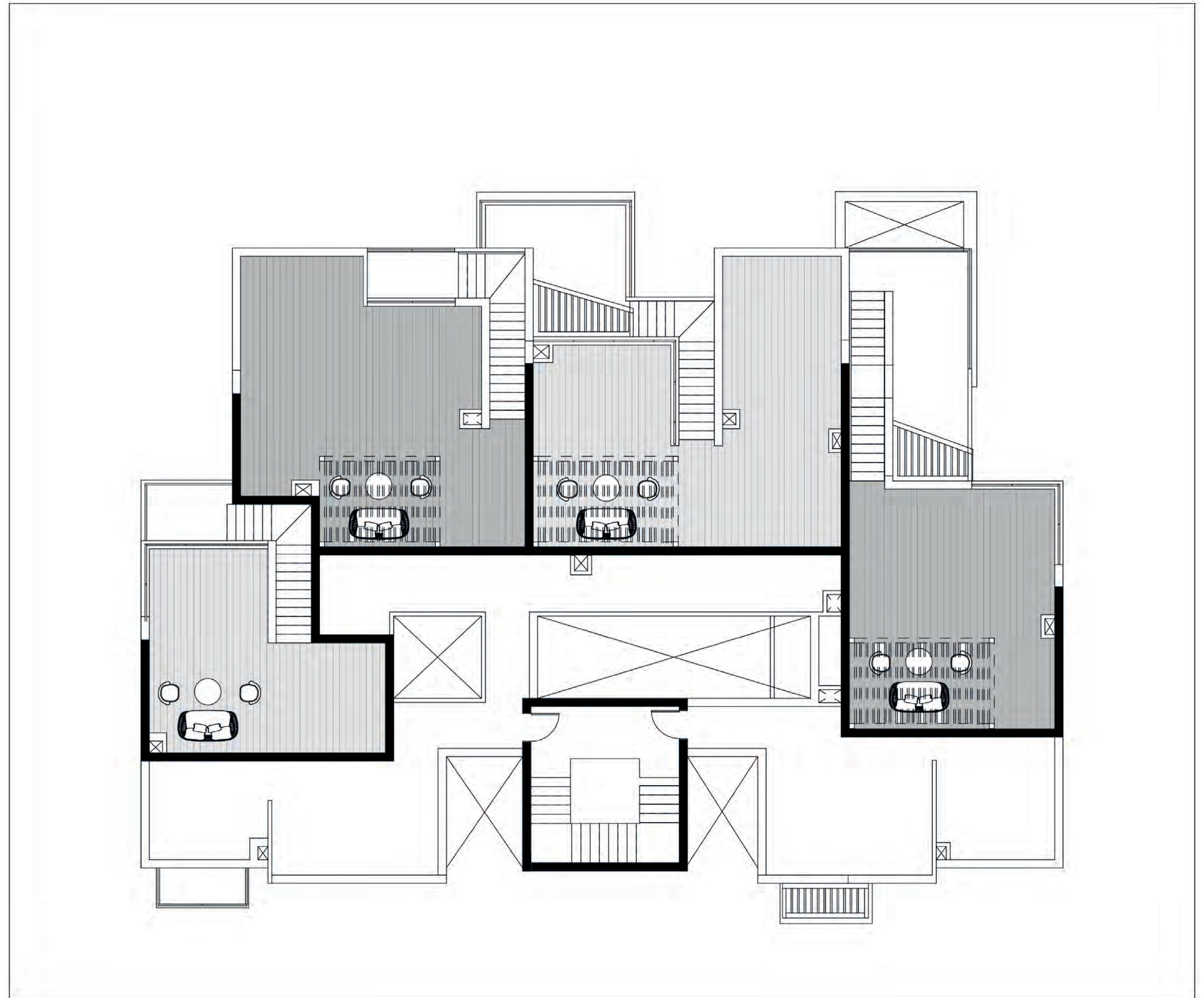
- ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES.
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BUILDING 3 ROOF FLOOR

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APARTMENT [NA- 21]

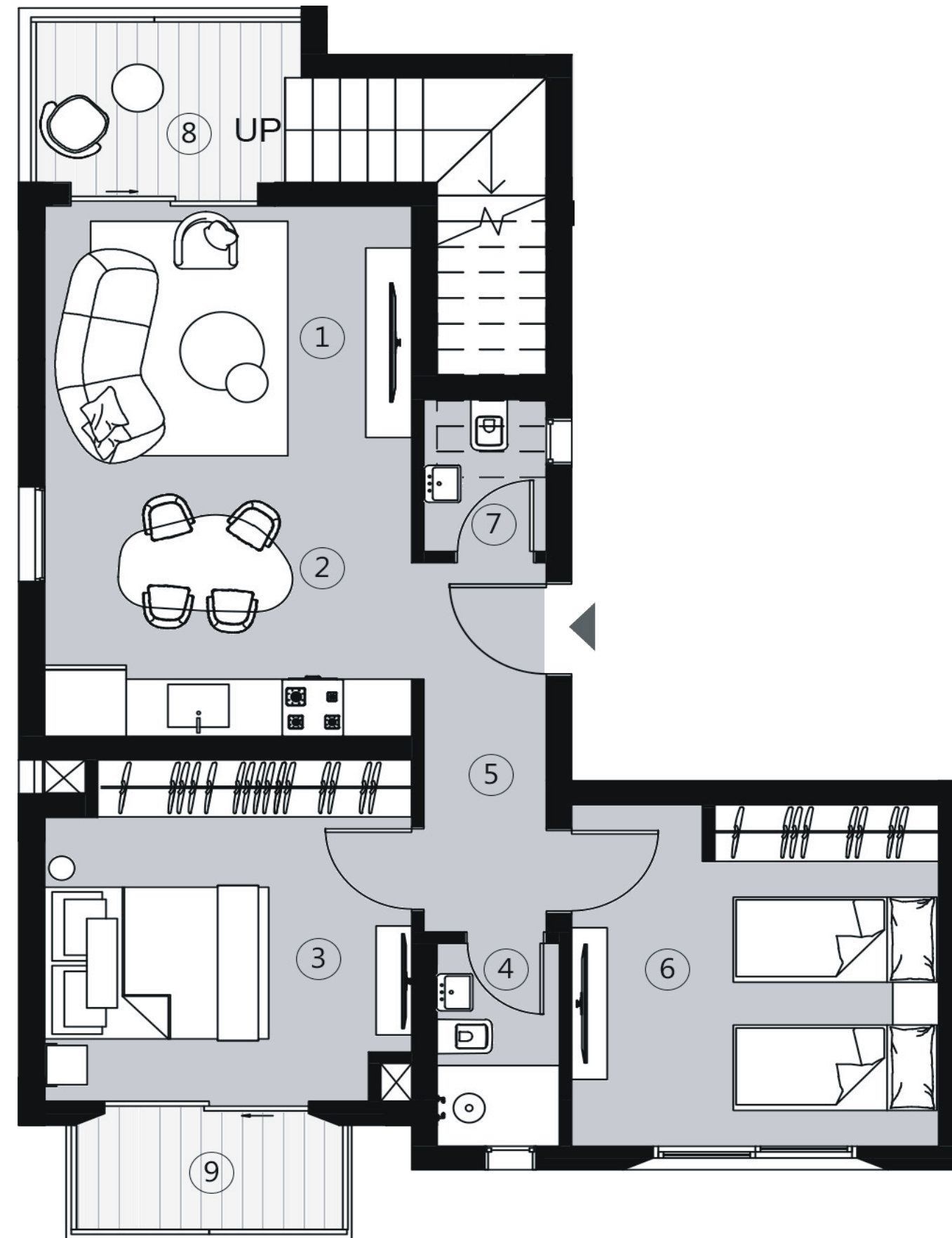
2 BEDROOM

BUA: 102 Sqm

- | | |
|---------------------|---------------|
| 1. Reception | 3.60m x 3.80m |
| 2. Kitchen + Dining | 3.60m x 1.85m |
| 3. Bedroom 1 | 3.60m x 3.60m |
| 4. Bathroom | 2.15m x 1.20m |
| 5. Corridor | 1.20m x 3.90m |
| 6. Bedroom 2 | 3.60m x 3.60m |
| 7. Guest Bathroom | 1.20m x 1.60m |
| 8. Terrace 1 | 1.70m x 2.50m |
| 9. Terrace 2 | 1.10m x 2.60m |

ROOF FLOOR

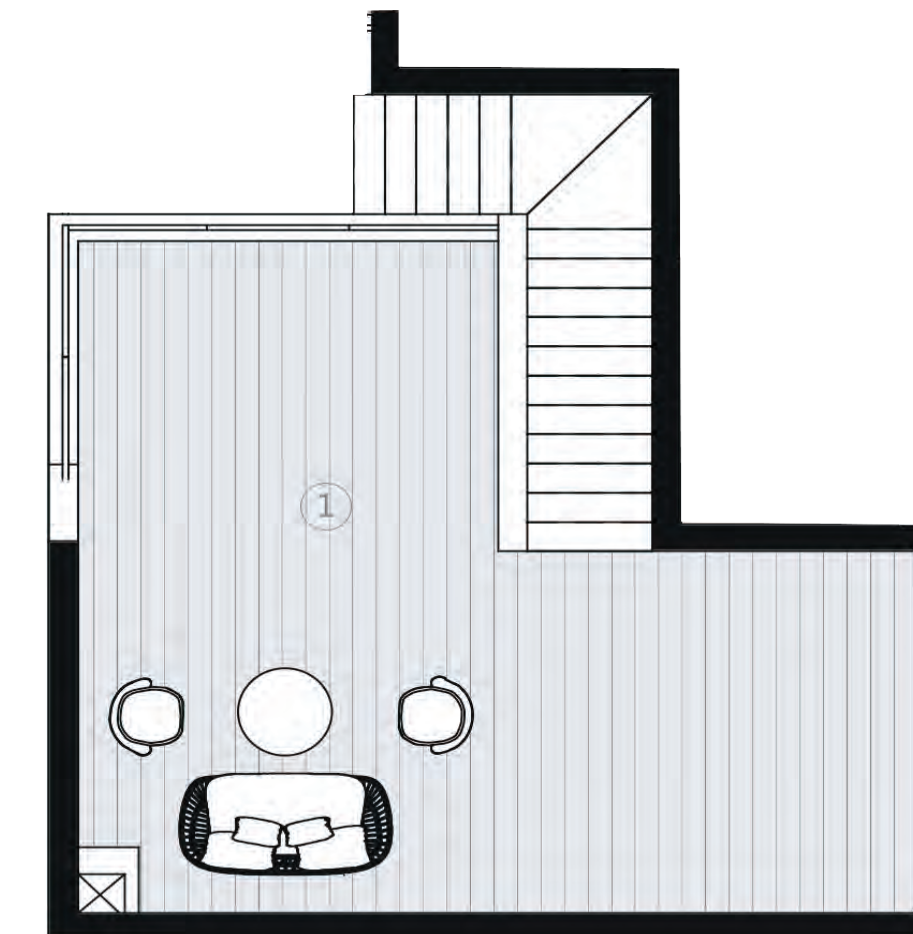
- | | |
|------------|---------------|
| 1. Terrace | 6.70m x 7.70m |
|------------|---------------|



SECOND FLOOR

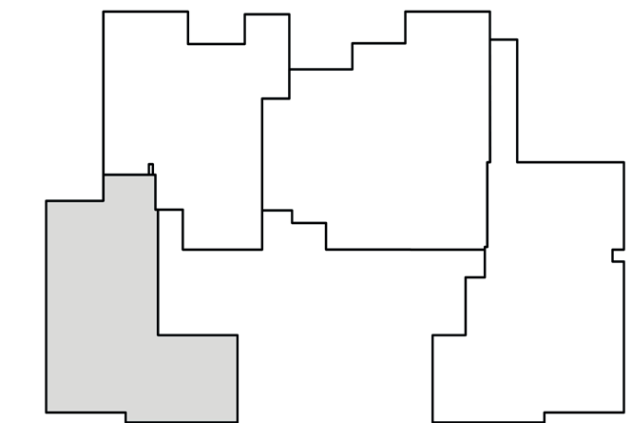
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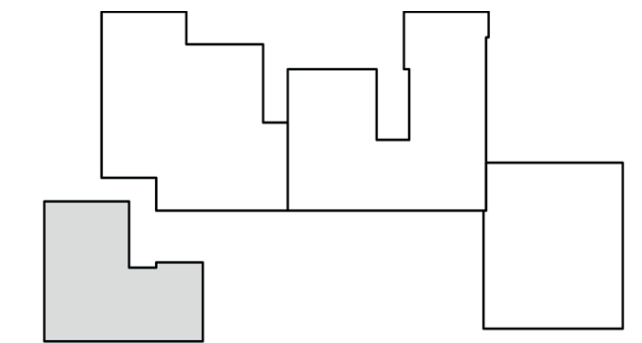


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [NA- 22]

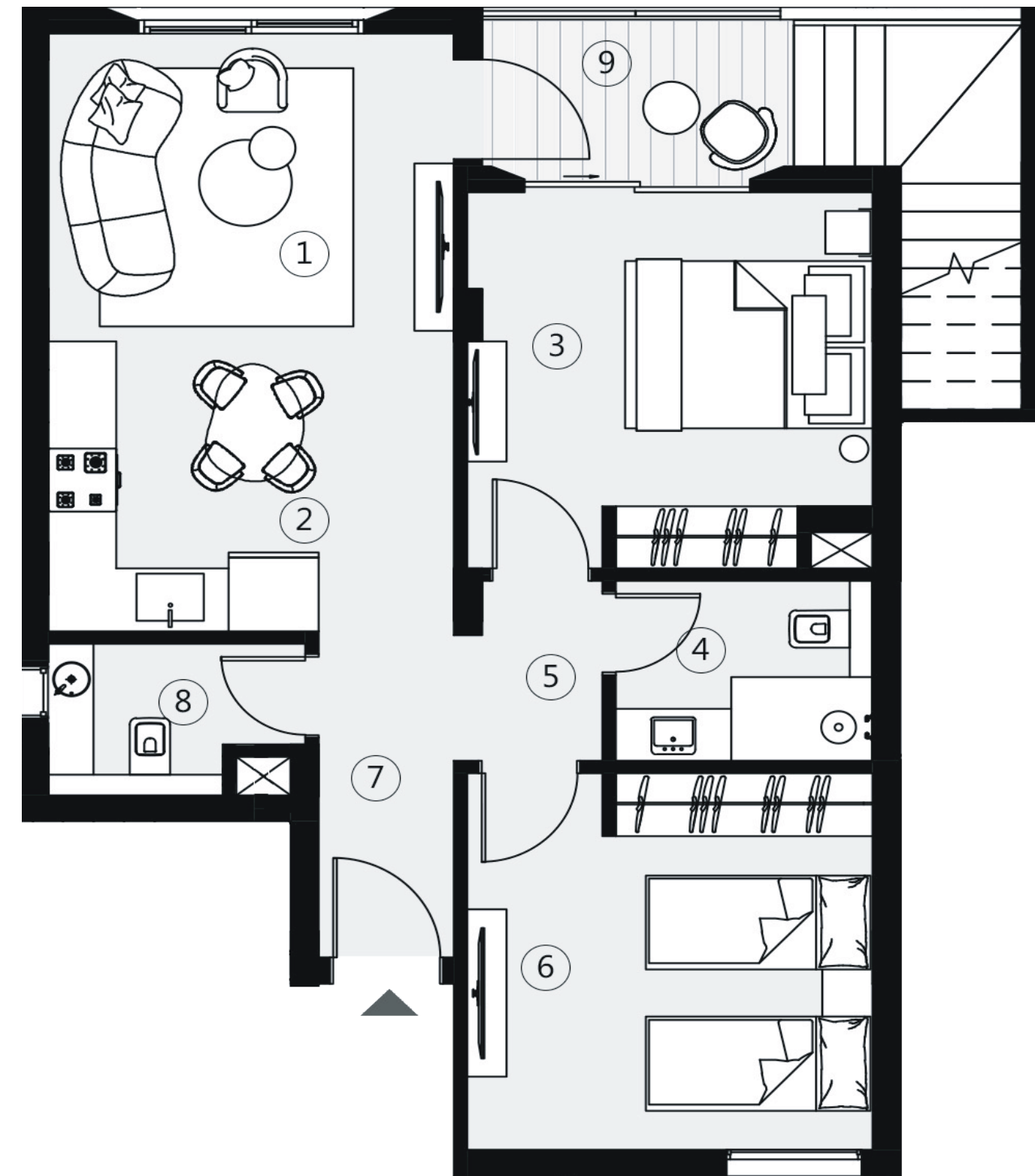
2 BEDROOM

BUA: 102 Sqm

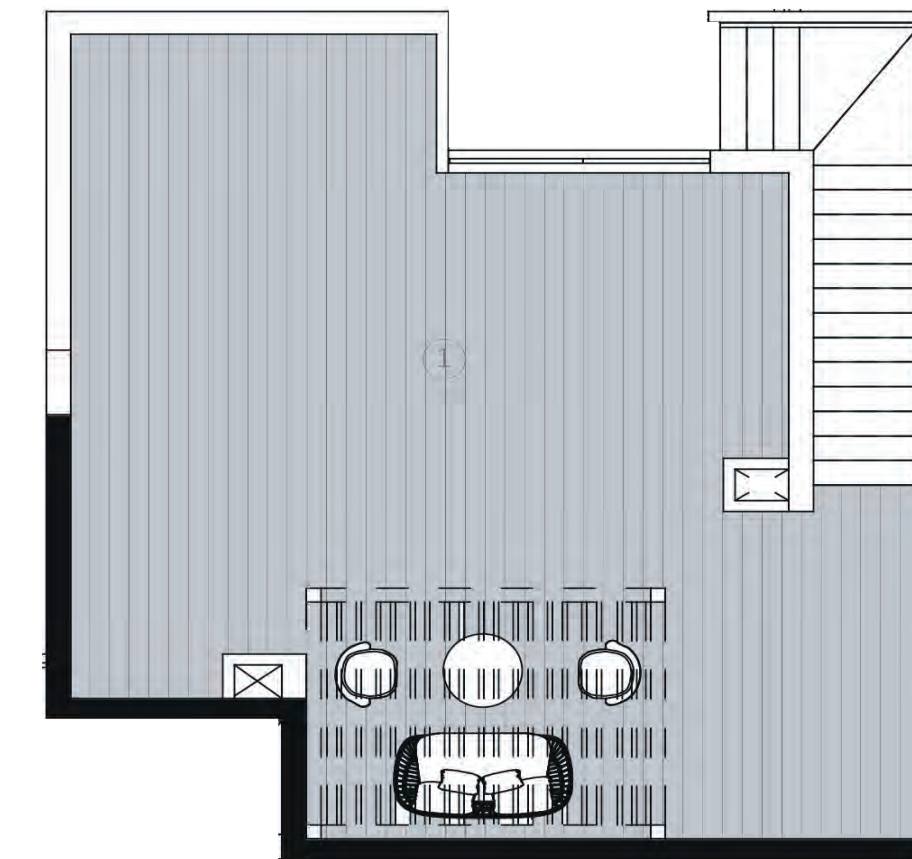
- | | |
|---------------------|---------------|
| 1. Reception | 3.60m x 2.95m |
| 2. Dining + Kitchen | 3.60m x 2.80m |
| 3. Bedroom 1 | 3.60m x 3.60m |
| 4. Bathroom | 2.30m x 1.75m |
| 5. Corridor | 1.30m x 1.75m |
| 6. Bedroom 2 | 3.60m x 3.60m |
| 7. Corridor | 1.20m x 3.80m |
| 8. Guest Bathroom | 1.50m x 2.30m |
| 9. Terrace | 3.85m x 1.50m |

ROOF FLOOR

- | | |
|------------|---------------|
| 1. Terrace | 9.00m x 8.90m |
|------------|---------------|



SECOND FLOOR

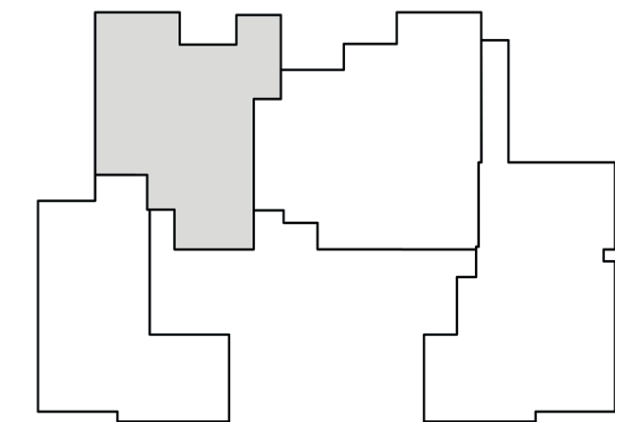


ROOF FLOOR

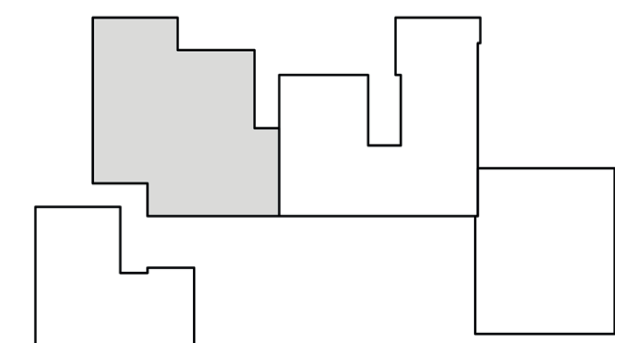
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KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [NA- 23]

3 BEDROOM

BUA: 125 Sqm

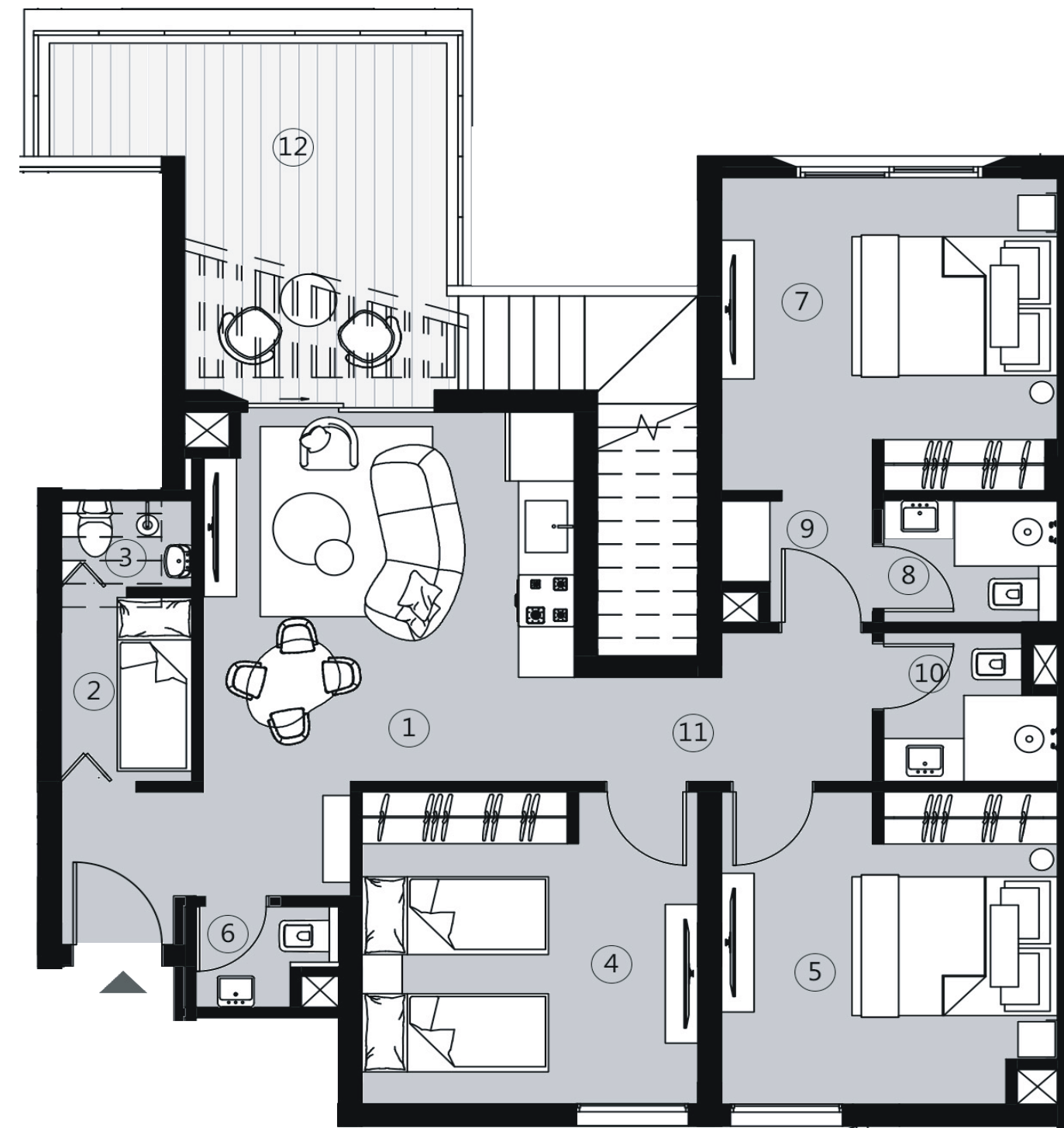
- | | |
|------------------------|---------------|
| 1. Reception + Kitchen | 3.60m x 4.25m |
| 2. Maid's Room | 1.40m x 2.10m |
| 3. Maid's Bathroom | 1.40m x 1.00m |
| 4. Bedroom 1 | 3.60m x 3.60m |
| 5. Bedroom 2 | 3.60m x 3.60m |
| 6. Guest Bathroom | 1.50m x 1.15m |
| 7. Master Bedroom | 3.60m x 3.60m |
| 8. Master's Bathroom | 1.90m x 1.40m |
| 9. Dressing | 1.65m x 1.40m |
| 10. Bathroom | 1.20m x 3.20m |
| 11. Corridor | 1.20m x 3.20m |
| 12. Terrace | 4.00m x 4.20m |

ROOF FLOOR

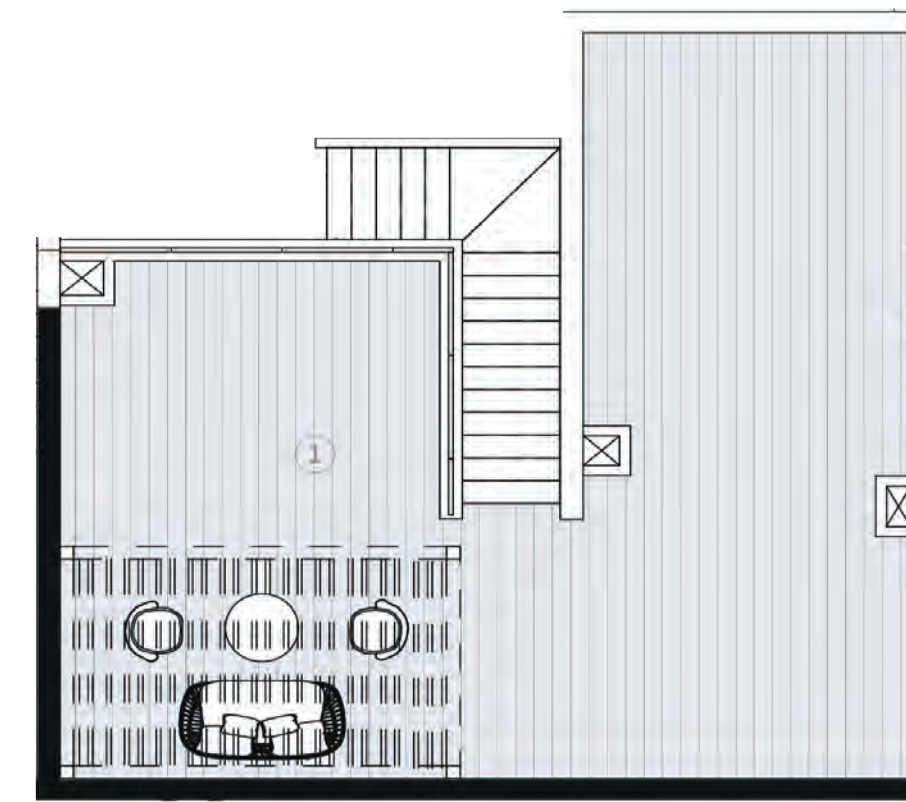
- | | |
|------------|---------------|
| 1. Terrace | 9.30m x 9.60m |
|------------|---------------|

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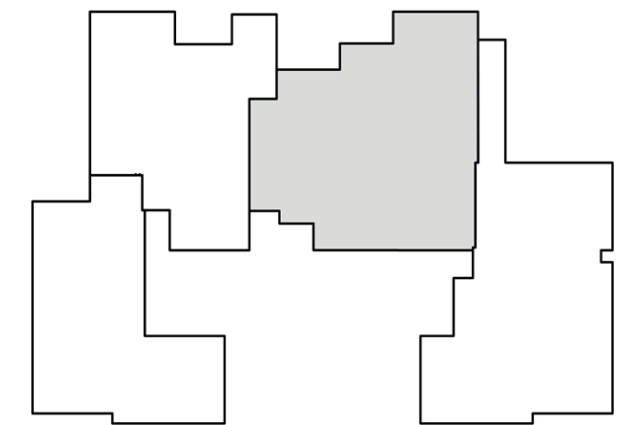


SECOND FLOOR

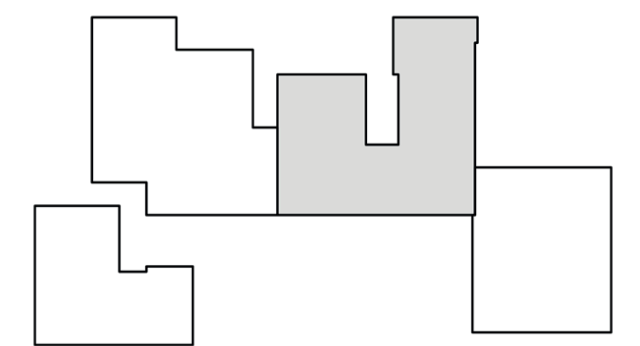


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR

APARTMENT [NA- 24]

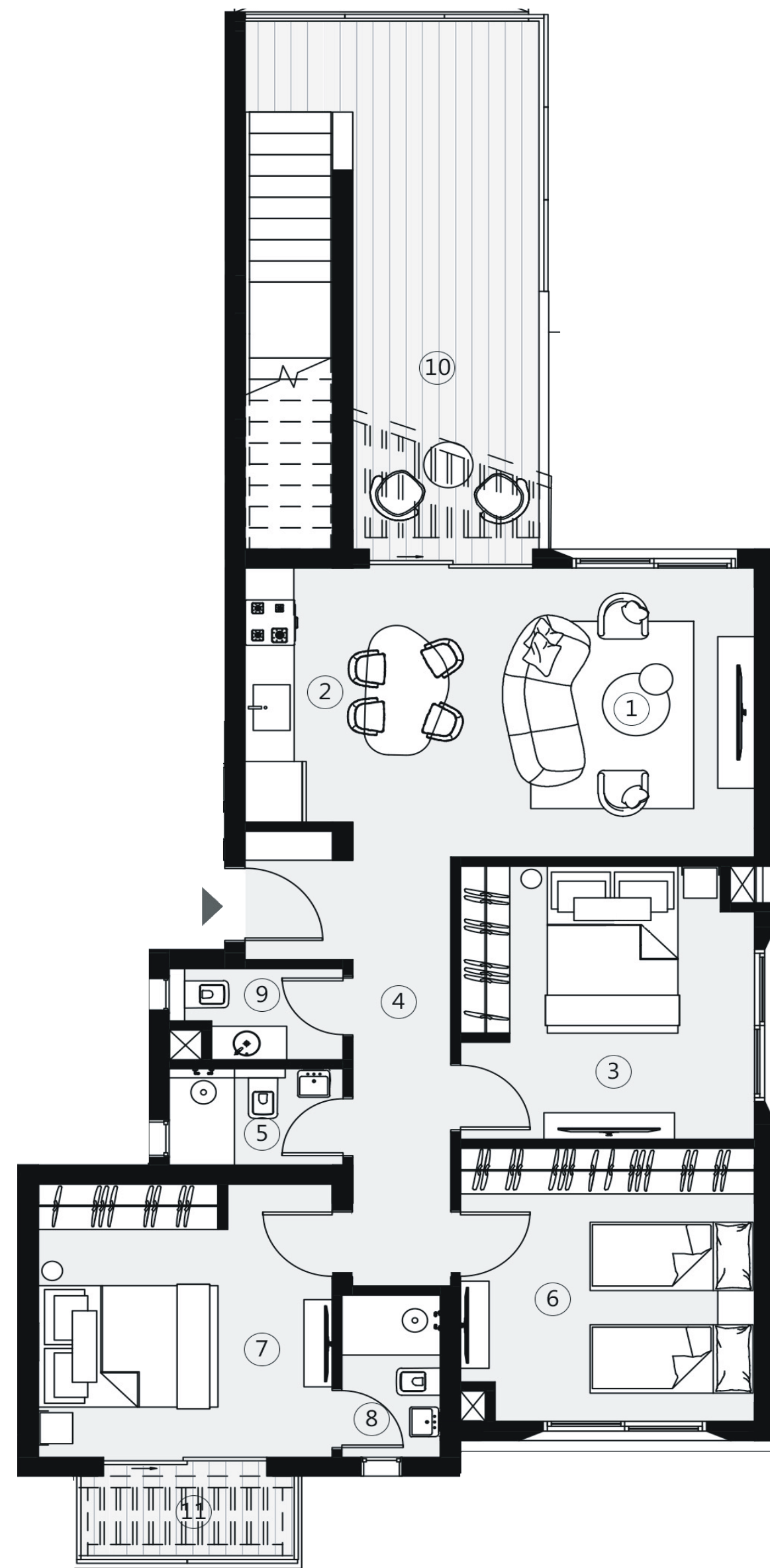
3 BEDROOM

BUA: 120 Sqm

- | | |
|----------------------|---------------|
| 1. Reception | 3.80m x 3.10m |
| 2. Dining + Kitchen | 3.80m x 3.10m |
| 3. Bedroom 1 | 3.60m x 3.60m |
| 4. Corridor | 5.60m x 1.20m |
| 5. Bathroom | 2.10m x 1.20m |
| 6. Bedroom 2 | 3.60m x 3.60m |
| 7. Master Bedroom | 3.60m x 3.60m |
| 8. Master's Bathroom | 1.20m x 2.10m |
| 9. Guest Bathroom | 1.95m x 1.60m |
| 10. Terrace 1 | 3.60m x 6.90m |
| 11. Terrace 2 | 1.10m x 2.60m |

ROOF FLOOR

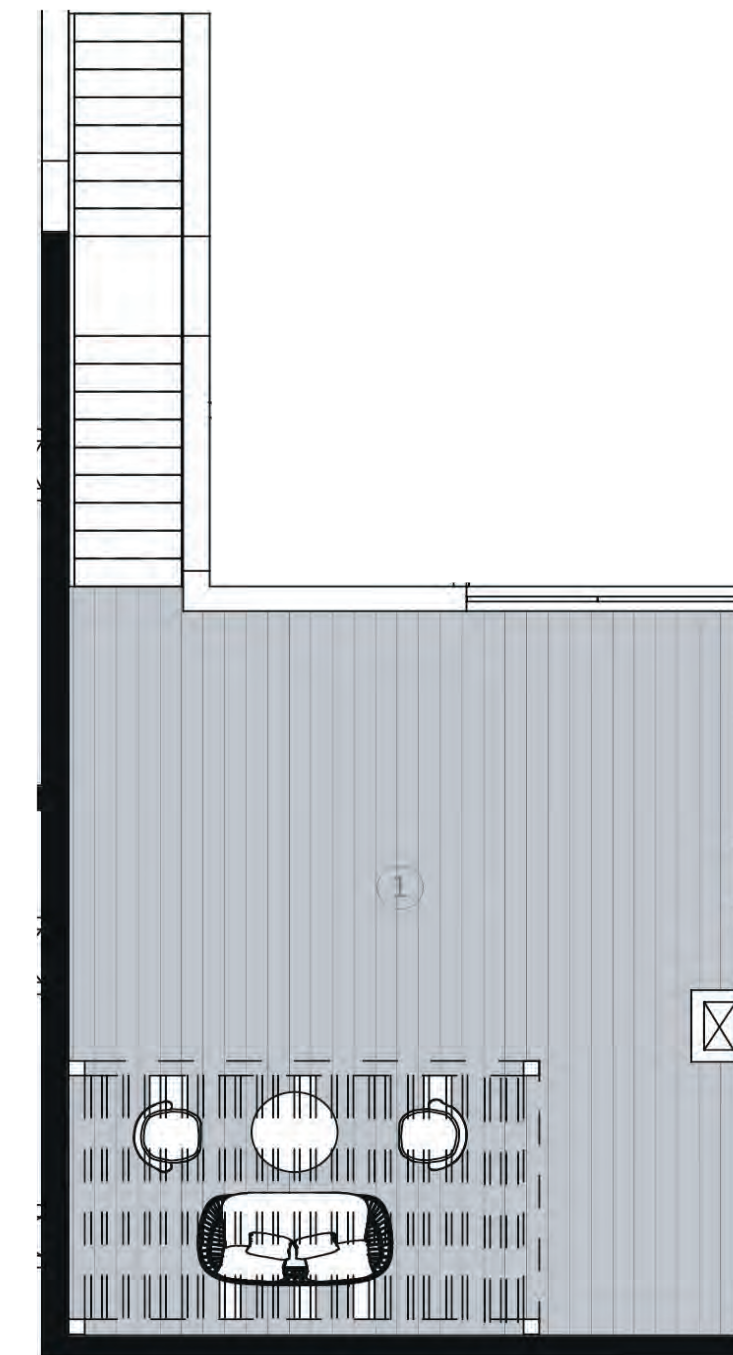
- | | |
|------------|---------------|
| 1. Terrace | 6.60m x 7.80m |
|------------|---------------|



SECOND FLOOR

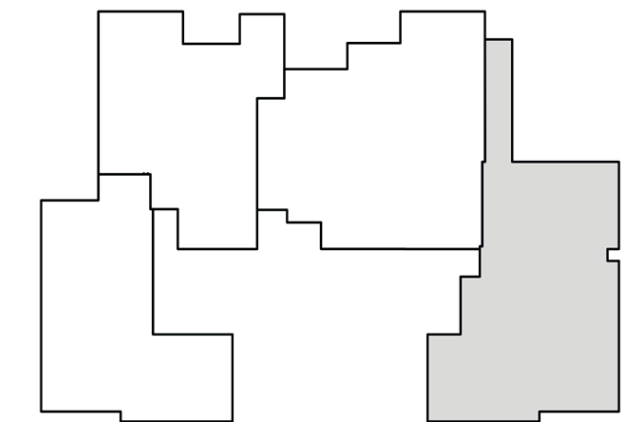
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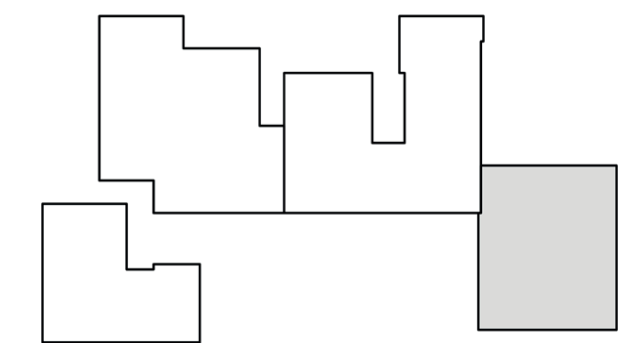


ROOF FLOOR

KEY PLANS



SECOND FLOOR



ROOF FLOOR



HASSAN ALLAM
PROPERTIES

ENCORE

SWANLAKE *el gouna.*