



ORASCOM  
DEVELOPMENT

# El Gouna's Real Estate Guide.

# EL GOUNA AT A GLANCE

- El Gouna is a fully integrated self-sufficient coastal town on the Egyptian Red Sea
- Year-round sunshine with an average temperature of 27 Celsius
- All residential units overlook picturesque views of either shimmering beaches, marinas or endless lush greenery
- Located 25 kilometers north to Hurgada governorate and only 25 minutes away from Hurgada International Airport
- El Gouna was honored with the Global Town Award, sponsored by the United Nations Environment Program





# FACTS & FIGURES

<b>4700</b> ODE Residential Units Delivered	<b>2000</b> Sub-development Units
<b>2500</b> Housing Units	<b>12 km</b> Shoreline
<b>36.9 Million SQM</b> Total Area	<b>120+</b> Nationalities
<b>25,000</b> Residents	

<b>04</b> <b>MARINAS</b> and 400 berths	<b>02</b> <b>GOLF COURSES</b> Steingenberg Golf Course Ancient Sands Golf Course <b>01 GOLF ACADEMY</b>	<b>OVER 100</b> Different dining & nightlife spots
<b>05</b> <b>SCHOOLS</b> Including El Gouna International School and The German Hotel School	<b>LIBRARY</b> Linked to Bibliotheca Alexandrina	<b>02</b> <b>CO-WORKING SPACES</b> Gspace east wing Gspace west wing
<b>CABLE PARK</b> One of the largest Olympic standard cable parks in the Middle East	<b>80+</b> <b>TUK-TUKS</b> Includes bus & shuttle bus, boat, limousines and tuk-tuk	<b>AIRPORT</b>
<b>25+</b> <b>BANKS &amp; ATMS</b>	<b>CONCERT AND CONFERENCE HALL</b>	<b>DOG PARK AND VET</b>
<b>06</b> <b>CINEMA SCREENS</b>	<b>MULTINATIONAL COMMUNITY</b>	<b>INFORMATION CENTER</b>

<b>NURSING INSTITUTE</b>	<b>02</b> <b>EDUCATIONAL INSTITUTIONS</b>	<b>400+</b> <b>RETAIL OUTLETS</b> (90+ F&B Outlets)
<b>09</b> <b>CERTIFIED DIVING CENTERS</b>	<b>06</b> <b>KITE-SURFING CENTERS</b>	<b>41</b> <b>RESIDENTIAL NEIGHBORHOODS</b>
<b>EL GOUNA FOOTBALL CLUB</b>	<b>01</b> <b>STADIUM</b>	<b>INT. STANDARD SPORTS ZONE</b>
<b>EL GOUNA FARM</b>	<b>EL GOUNA WINERY</b>	<b>12 km</b> Shoreline
<b>HOSPITAL</b>	<b>9.2k</b> Residential keys delivered	<b>25k</b> Residents
<b>18</b> <b>HOTELS</b>		

VILLA



TWIN VILLA



PENTHOUSE



CHALET



DUPLEX



WHERE LIFE  
PEAKS



ANCIENT HILL  
WHERE LIFE PEAKS

Introducing  
"ANCIENT HILL"

A luxurious development stretching across 396,000 sqm of prime land curving around the shores of a magnificent lake. The neighborhood's Villas, Twin Villas, Chalets, Duplexes and Penthouses feature private gardens and terraces for ultimate exclusivity.

 Elevated 14 meters above sea level

 Shimmering lake

 Lush golf course greenery

 Rugged mountain ranges views



STANDALONE VILLAS




  
ANCIENT SANDS  
THE VILLAS

Ancient Sands - The Villas is redefining luxury and refinement offering extended views of the widest lagoon of 112,000 sqm and a world-class, 18-hole golf course. The Villas offer its residents a lifestyle of eternal elegance and sophistication beyond compare.

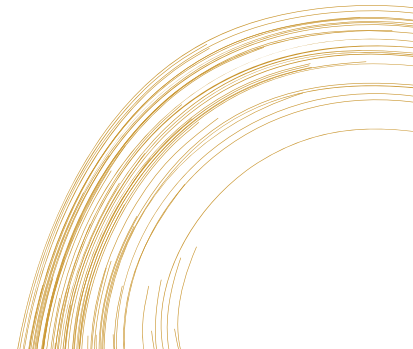
TWIN VILLAS



 **Designed by**  
SB Architects

 **18-hole championship**  
golf course

 **Lagoon with access**  
to Red Sea





VILLAS



# SHEDWAN

Shedwan comprises a substantial land area of 419,000 square meters, with an exclusive range of villas, townhouses and apartments perfectly positioned to overlook its impressive 125,000 square meter lake.

Shedwan is a friendly, sophisticated neighborhood with a stunning park almost 22,000 sqm created to support a healthy, active, and more outdoor orientated lifestyle.



APARTMENTS



- Jogging Track
- BBQ Area
- Kids Area
- Lake
- Outdoor gym
- Cycling lane
- Dog park



## VILLAS



Every home overlooks the 9-hole golf course



Homes overlook shimmering blue lake

## TWIN VILLAS



# CYAN

*The Range*

Cyan neighborhood is spread across 121 acres of land offering a range of one and two storey standalone Villas, Twin Villas and Townhouses. All homes are designed with clean, contemporary lines, blending lavish glazing with wood and modern materials to create an impressive visual statement along







## DOUBLE HEIGHT DUPLEXES AND PENTHOUSES



## APARTMENTS



FANADIR  
MARINA

*Signature Residences*

Fanadir Marina inspires vibrant cosmopolitan living, and presents limitless opportunities for life redefined. The project covers a land area of 120,000 square meters with a walkable promenade that is 1.25 km in length. The commercial section of the promenade stretches across 600 meters and features over 30 retail outlets. Our Signature Residences buildings offer Penthouses, Duplexes & 3-4 Bedroom Apartments, all of which are complemented by incomparable views of the Marina.

PENTHOUSES



Access to the Red Sea  
for yachts



Wealth of dining, shopping,  
and social opportunities



Promenade








## VILLAS



 Overlooking the 9-hole Karl Litten golf course

 Spacious placement of each property 12 meters apart.

 2KM pathway perfect for jogging, walking and cycling.

 Integrated water features provided in all unit types.



# The nines

GOLF VILLAS

The Nines is an 87,000 square meter object of desire. Uninterrupted views of up to 400 Meters of the first 9-holes of Ancient Sands golf course envelope the project, turning a desert scape into an abundant green paradise. These enticing vistas are a part of the legendary Ancient Sands 18-hole golf course, designed by Karl Litten. Enjoy your own view of the course from the privacy of your home. Created to be at one with nature, the stylish one-storey residences instill peace and harmony.

## TWIN VILLAS





# A REFLECTION OF NATURE



## KAMARAN

Kamaran is a lively family neighborhood that presents multiple lifestyle amenities to explore and enjoy. All of the buildings overlook stunning, tranquil sand pools. They showcase the brilliance of El Gouna's accustomed warm and inviting biophilic design. The neighborhood introduces different units with a mixture between Chalets and Townhouses with some of them having their own staircase along with private gardens.

### TOWNHOUSE



Sand Pools



Sports Zone



Picnic Area



Community  
Center



Grill Pavilion

### CHALET







# MIRAMAR

RESIDENCES

REFINED LIVING

El Gouna invites you to discover its newest real estate luxury offering of exceptional quality, operated by Orascom Hotel Management.

Miramar Residences is located in close proximity to El Gouna's legendary Sheraton Miramar. Set within an abundance of breathtaking scenery, including lush green landscaping and overlooking open lagoon.

Fully furnished and serviced units accommodating studios, one bedroom and two bedroom apartments along with 3 bedroom villas and penthouse apartments.

Perhaps the most desirable feature is that homes will have access to elite amenities and services for special resident's rates.

## ONE & TWO BEDROOM APARTMENTS



Overlooking open lagoon



40 ft Boat Pier



Operated by Orascom Hotel Development



Elite services with special rates



Fully furnished & serviced units

## STUDIOS



## PENTHOUSES



## 3 BEDROOM VILLA







# ART ISLAND

Overlooking a breathtaking view of El Gouna's iconic GCCC, (El Gouna Conference & Cultural Center), exists a tranquil, eco-friendly sanctuary. Imagine living on a private island that presents meaningful experiences of exceptional quality. Art Island ensures you live bespoke times that are uniquely yours. Designed with utmost privacy in mind, Art Island is an exclusive haven, home to 22 villas that make up a select, like-minded community. Enveloped by lush landscaping and secluded lagoon shorelines there is always something to inspire you to feel a connectivity with nature. Explore El Gouna's newest oasis of calm.

## ONE-STOREY & TWO-STOREY VILLAS



**Biophilic, eco-friendly design approach**



**Overlooking a private lagoon and lush landscaping**



**A private access road**



**Linear swimming pool**







## THE SMOOTHEST BUYING & SELLING PROCESS

### ★ OUR BENEFITS ★

- MOVE IN INSTANTLY
- LOWEST COMMISSION
- INSTALLMENTS ON SPECIFIC UNITS
- DIVERSE RANGE OF HOMES
- UPLIFT YOUR HOME WITH A VOUCHER

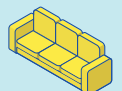


Bright blue skies, crystal clear waters and long sunny days all year round. That's what you get when you make a home out of El Gouna. And now, thanks to El Gouna's official Resale Page, making your new home is easier than ever.



Whether you're looking to buy or sell, you'll experience a smooth, easy and enjoyable process that also comes with multiple benefits.

Essentially at El Gouna, we are all about making life easier, simpler and all the more enjoyable. Live hassle-free days every day as you and your family take your pick from a multitude of amenities that this special community has to offer.









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**NEWSLETTER  
JETZT ANMELDEN**



**BELLEVUE**

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Agents

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**Diamond  
Partner**



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