

A NEW LIFE IN THE SUN



ANCIENT SANDS

EL GOUNA



## El Gouna, the Venice of the Red Sea

Ancient Sands is located in El Gouna, the Red Sea's premier leisure destination. This vibrant and cosmopolitan town lies just 22km north of Hurghada International Airport. Everything you need is on your doorstep in this exclusive community: a challenging 18-hole USPGA golf course, a lavish new super yacht marina, varied water sports, sandy beaches, a range of shopping experiences, stylish night spots and restaurants offering international cuisine.

Year round sunshine and crystalline waters have made El Gouna a haven for water based activities with fishing, wind and kite surfing, waterskiing and yachting. The Red Sea is regarded as one of the world's finest diving and snorkelling regions with beautiful coral reefs, fascinating wreck sites and an abundance of colourful marine life.











ANCIENT SANDS  
EL GOUNA

## Ancient Sands, a legend in the making

This majestic resort rises out of the desert sands between the azure waters of the Red Sea and rugged crimson mountains. Built around an 18-hole Karl Litten designed championship golf course, with a spectacular Golf Club Estate House and offering a holistic spa treatment centre, chic restaurants and bars, Ancient Sands is a little taste of paradise.

### At a Glance

- Luxury gated residential golf community
- Apartments, townhouses, twin villas and villas
- 18-hole championship golf course
- Holistic spa and wellness centre
- Concierge services by Quintessentially – with one year complimentary global membership for Ancient Sands owners
- Golf Club Estate House
- Chic restaurants and bars
- Stunning swimming pools
- Incredible views from all properties
- Land planning by world renowned EDSA
- Timeless architecture by SB Architects

Q U I N T E S S E N T I A L L Y

[www.quintessentially.com](http://www.quintessentially.com)



# The Golf Course

The Red Sea Coast is fast becoming a golfing paradise. Ancient Sands will offer a world class 18-hole, par 72 Karl Litten designed championship golf course, adding to the already established Red Sea golfing circuit.

Ancient Sands Golf Course is an oasis in the midst of the development. The course carefully balances the desert landscape with the lush fairways to create a truly enjoyable course designed to appeal to golfers of all standards. The course follows the natural topography of the site, with the lagoons creating natural water hazards for many of the holes.

Owners at Ancient Sands will secure a special membership package as well as being entitled to discounts on green fees at the existing El Gouna 18-hole USPGA course. Karl Litten considers Ancient Sands Golf Course to be a truly unique opportunity to bind the development together and create a perfect balance between the aesthetic qualities of the course, the open space, lagoons and the exclusivity of the community itself. “The golf course at Ancient Sands Resort will be a challenging but forgiving course leaving a lasting memory every time it is played. The dual fairways design will enhance both the golf and living experience thereby creating added value to the residential product.”







# GOLF COURSE

COURSE PAR 72 - 7,334 YARDS

- |   |                   |   |                   |    |                   |    |                   |
|---|-------------------|---|-------------------|----|-------------------|----|-------------------|
| 1 | PAR 4 (421 YARDS) | 6 | PAR 4 (416 YARDS) | 10 | PAR 5 (591 YARDS) | 15 | PAR 4 (416 YARDS) |
| 2 | PAR 5 (619 YARDS) | 7 | PAR 3 (197 YARDS) | 11 | PAR 4 (443 YARDS) | 16 | PAR 3 (219 YARDS) |
| 3 | PAR 4 (405 YARDS) | 8 | PAR 4 (350 YARDS) | 12 | PAR 4 (454 YARDS) | 17 | PAR 4 (437 YARDS) |
| 4 | PAR 3 (159 YARDS) | 9 | PAR 4 (448 YARDS) | 13 | PAR 3 (213 YARDS) | 18 | PAR 5 (569 YARDS) |
| 5 | PAR 5 (569 YARDS) |   |                   | 14 | PAR 4 (410 YARDS) |    |                   |

# The Properties

The properties at Ancient Sands offer a unique fusion of Nubian and Mediterranean architecture. They are beautiful yet functional, providing stunning living spaces with incredible views to the Red Sea, blue lagoons, the lush golf course or the crimson mountains.

## Apartments:

- Studio to three bedrooms (sizes from 56.7m<sup>2</sup>)\*
- Located in Hilltop Village and Fairways Neighbourhood
- Generously sized
- Terraces with views

## Townhouses:

- Two bedroom townhouses (sizes from 156.4m<sup>2</sup>)\*
- Located within Hilltop Village
- Own private entrance
- Incredible roof terraces

## Twin Villas:

- Two and three bedroom twin villas (sizes from 160m<sup>2</sup>)\*
- Located within Fairways neighbourhood and on the golf course and lagoon front
- Generous roof terraces
- Stunning vaulted ceilings

## Villas:

- Three to five bedroom luxury villas (sizes from 190m<sup>2</sup>)\*
- Located around the golf course and lagoon front
- Stunning landscaped grounds
- Beautiful swimming pools

\* Excluding terraces











ANCIENT SANDS  
EL GOUNA

## An intelligent investment

The buoyant tourist market, strong economy, year round sunshine and unmatched quality of life ensure strong returns for property investors. El Gouna has a proven record of capital growth with over 2,200 homes already built and sold, providing a low risk investment.

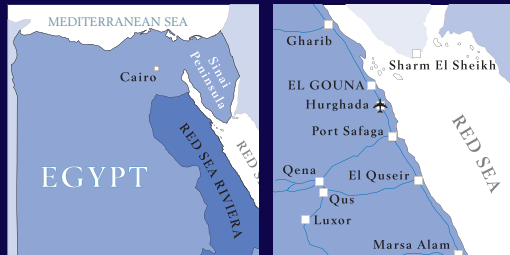
- Anticipated capital growth of at least 15% per annum
- Luxury rental management programme with excellent net rental returns
- Egypt's leading developer with a strong track record
- Only 20% build density and with international quality finishing
- Construction by Orascom Hotels & Development
- No capital gains or inheritance tax
- Low stamp duty
- Mortgage finance available
- Strong interest from Egyptian buyers underpinning the resale market
- Emerging market with strong growth potential
- 22km (20 mins drive) north of Hurghada International Airport





# The Developers

Orascom Hotels & Development is a leading regional and international town developer. The company was established by Samih Sawiris in the early 1990s to develop El Gouna. The company's land bank stands at 127 million square metres, comprising large scale town and resort developments in Egypt, Oman, Morocco and Switzerland. OHD has joined forces with IFB to develop Ancient Sands. With substantial golf and real estate experience, this is the first of several planned worldwide joint venture developments between IFB and OHD.



Email: [info@mepm-property.com](mailto:info@mepm-property.com) or Visit [www.mepm-property.com](http://www.mepm-property.com)

A JOINT VENTURE DEVELOPMENT BY

DESIGN CONSULTANTS

