



Fanadir Bay™

El Gouna, Red Sea

EL GOUNA

A TIMELESS DESTINATION

More than just acquiring a new home, at El Gouna becoming a homeowner means enjoying life from a whole different level. It means the promise of sunshine 365 days a year and being part of a cosmopolitan community of like-minded people. It means enjoying a life where there's no compromise.

El Gouna strikes the perfect balance between nature and man-made and between open space and built structure. The seaside town has been planned along 10 km of picturesque beachfront taking into account life's necessities and its indulgences. From a nursery, school, hospital and supermarkets to 17 hotels, a championship golf course, one of the world's largest cable parks, and the finest culinary experience on the Red Sea Coast, all at El Gouna.

At just 25 km from Hurghada International Airport, El Gouna is a short flight away from Europe's major cities and a few hours drive from Cairo and Egypt's incredible Luxor.



Fanadir Bay

El Gouna, Red Sea

A Celebration of Quality Time.

El Gouna's latest and one of the most exclusive neighborhoods, Fanadir Bay encompasses life's finest gifts and is an homage to what matters most at the end of the day: quality time.

Ideally located 300 meters away from the open sea and overlooking a 19-acre swimmable lagoon, Fanadir Bay spoils all its residents with views of the surrounding crystal clear waters. All units either have a view of the open sea, or the shimmering lagoon.

A place where dreams are finally fulfilled and every memory cherished, Fanadir Bay is a true testament to inspiration and ambition. Legendary design nestled among idyllic landscapes; its environment is one that celebrates life, its finer gifts, treasured moments and irreplaceable people.



Bringing together renowned architectural firms, Fanadir Bay is set to be a true design phenomenon. Redefining luxury and what bespoke design means; it invites homeowners to choose between a wide variety of exterior and interior designs. Complete flexibility and a great choice promises each homeowner a unique, home that resonates with his style and with the surrounding environment. Needless to say, all homes will be delivered fully finished using top of the line materials.

Homeowners will benefit from the new state-of-the-art fiber to the home telecom network recently deployed in El Gouna. The new fiber network will boost El Gouna's residential Internet speed to the fastest in the country. All homeowners will in turn enjoy the latest broadband Internet services, broadband Wi-Fi services in all the public areas in addition to the latest IP TV packages.





ELGOUNA MASTER PLAN



NEIGHBOURHOOD MASTER PLAN

sea view

Enjoy the view of the luxury hotel lagoons and the Red Sea's open waters.



lagoon view

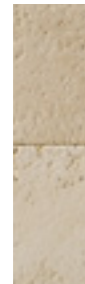
Enjoy the view of a 19-acre swimmable lagoon that is open to the Red Sea.





Fanadir BayTM
El Gouna, Red Sea

SB ARCHITECTS
VILLAS



Architecture

Involving the finest in the craft

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SB ARCHITECTS

Widely recognized for their highly individual approach to design, SB received over 200 awards for design excellence. With a staff of highly trained, immensely talented and deeply passionate individuals they successfully merged more than fifty years of experience with the energy, drive and dedication of a second generation of partners and remain hands-on, design-oriented at heart.

For SB, site-sensitive design is the hallmark of their practice. They strive to honor the site with design solutions inspired by the regional vernacular, local materials and the sense of place inherent within each location. Further, they strongly advocate sustainable design and construction methods on all of their projects.

Fanadir Bay by SB Architects

Evoking a modern sensibility, for SB Architects Fanadir Bay is all about striking the perfect balance. Contemporary design and architectural heritage seamlessly co-exist, resulting in a new definition of luxury for modern-day buyers.

Drawing inspiration from desert elements, roughly hewn local stone contrasts with smooth white walls to invoke a sense of lavishness throughout. Wood lattice shields and large outdoor covered spaces complement simpler architectural elements to ensure beautiful, outdoor spaces that protect from the sun, a practical approach that adds to rather than compromises the design aesthetics.

Living space is immaculately designed for a unique experience, the ground floor provides a sense of openness, while the sleeping areas are isolated perfectly for ultimate privacy. Fanadir bay is a place where luxury, sophistication and comfort exist hand in hand.



two story
villa
exterior



pool view



entrance view



two story villa

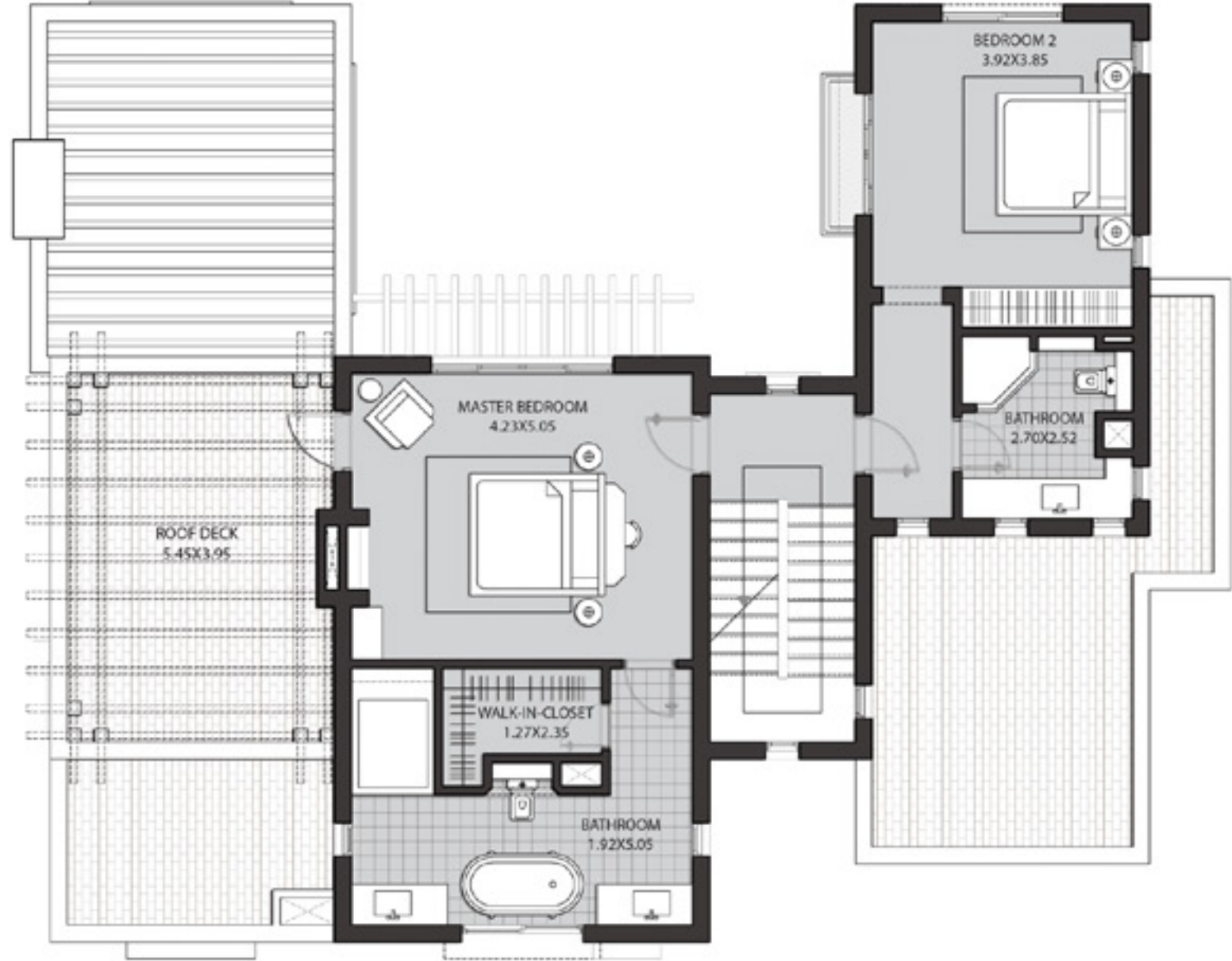
floor plans

GROUND FLOOR

total area: 270 m²



FIRST FLOOR



two story villa
with guest suite
exterior



pool view



entrance view

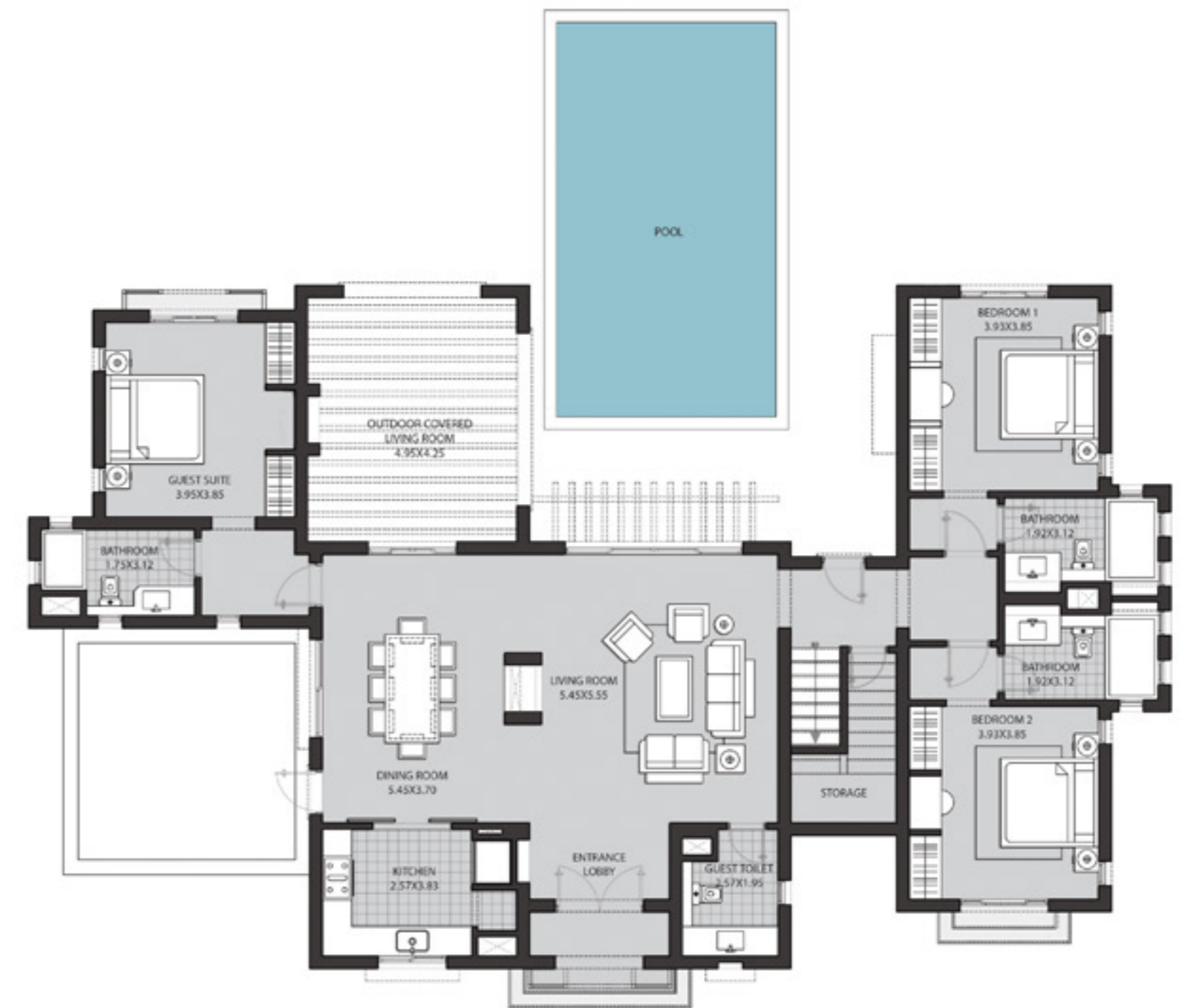


two story villa

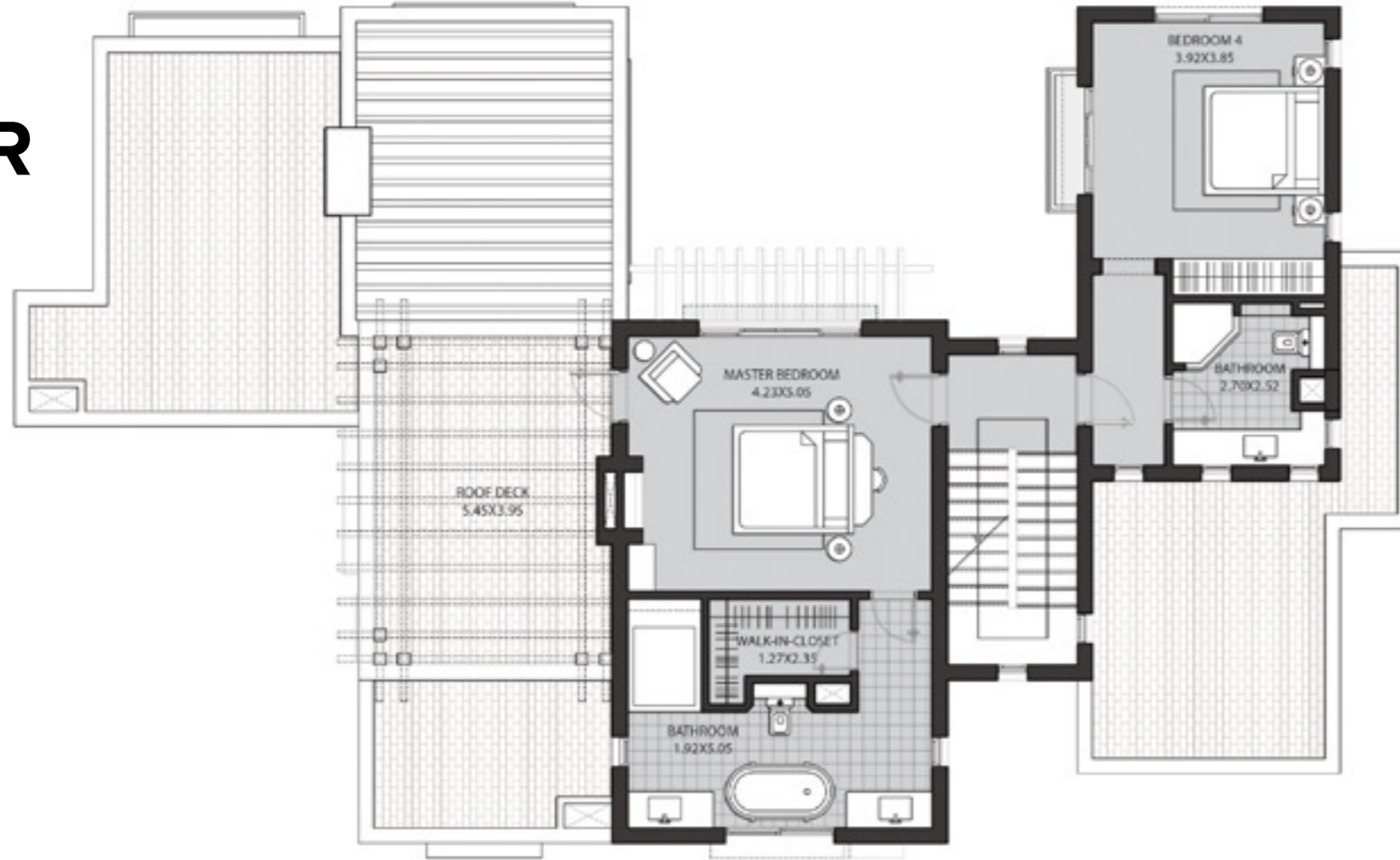
with guest suite
floor plans

GROUND FLOOR

total area: 300 m²



FIRST FLOOR



retro chic
interior



living area



dining area



bedroom



bathroom



coastal elegance

interior





dining area



bedroom



Fanadir Bay
El Gouna, Red Sea

ALCHEMY
VILLAS

EL GOUNA

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Architecture

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Founded in 1997 by Karim Mekhtigian, Alchemy Design Studio started out as an interior and product design office. Today, Mekhtigian along with Mohamed Fares his partner, manage the firm and stand among the top architectural design firms in the country.

Beyond decorative function, their designs focus on human space and are based on solid philosophies that evoke new spatial logic and stimulate self expression.

Alchemy's impressive track record in art directing projects speaks for itself. Setting a theme and creating the visceral resonance of how a certain project feels, they create spaces that convey a core message by stimulating moods, producing contrasts and speaking directly to the audience's emotions.

Fanadir Bay by Alchemy

A project that embraces the advantages of its unique location and integrates its surroundings into its design concept, that is what Fanadir Bay is about for Alchemy.

Sculpted architecture flows seamlessly into interior spaces, favoring an atmosphere of no boundaries. Clean lines that bend into arches and open into double heights allow natural light to stream uninterrupted. The window openings reflect the careful interplay of shadow and light, using both to optimize a sustainable, environmentally conscious logic while maintaining an atmosphere of serenity and beauty. The use of natural materials supports the seamless integration of the interior and exterior spaces without compromising the ornamental design elements which add a carefree atmosphere.

The outdoor is a continuation of the interior space and is given the same attention to detail. Hard and soft scape blend in harmoniously with the environment and melt into the horizon. Compromising neither comfort nor luxury both indoors and exteriors are designed using lifestyle-enhancing elements that have been carefully woven into the concept to create a sense of belonging and appeasement to the senses.

double
story villa
exterior



pool view

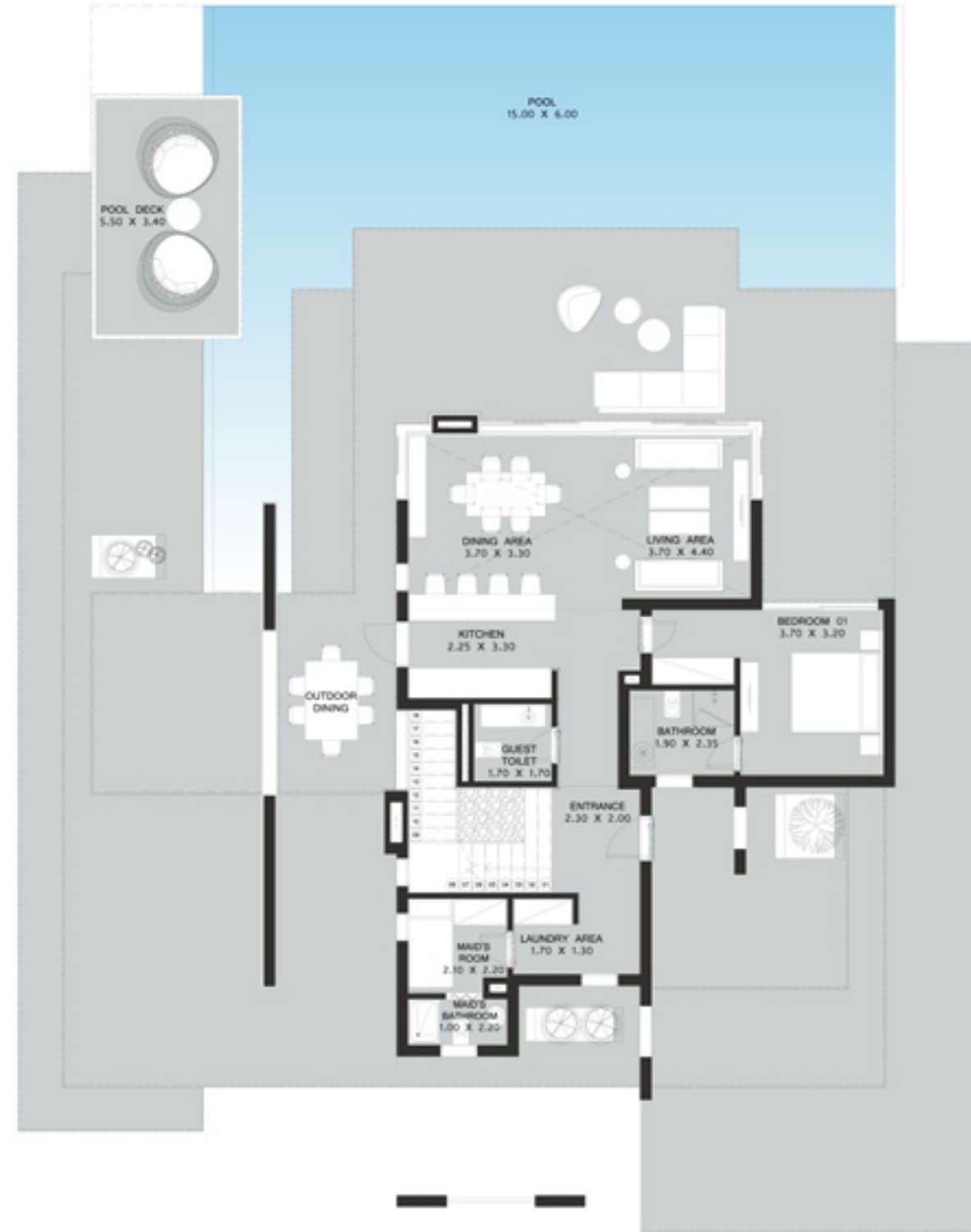


entrance view

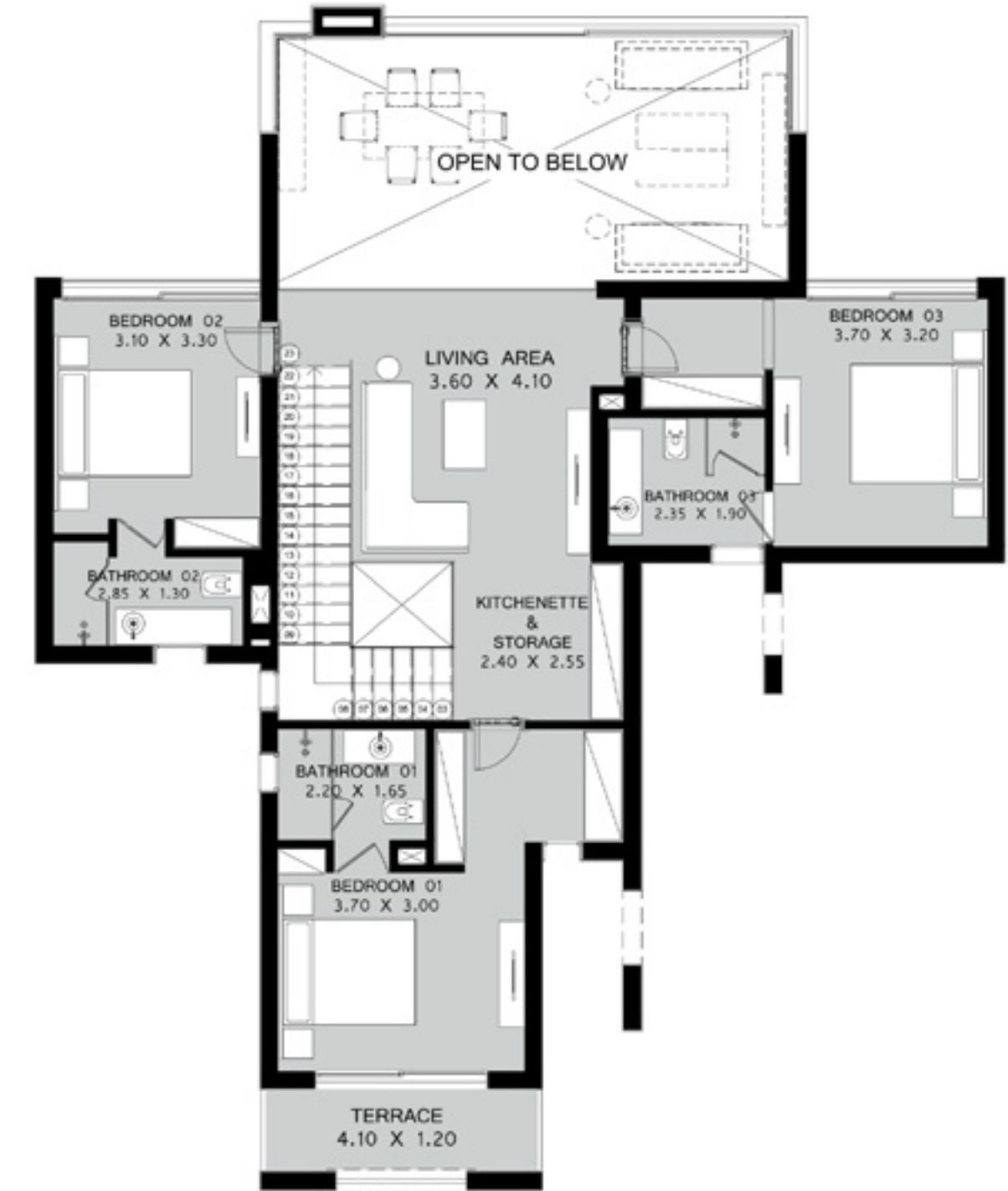
double
story villa
floor plans

GROUND FLOOR

total area: 270 m²



FIRST FLOOR



■ single
story villa
exterior





entrance view

■ single
story villa
floor plan



living area



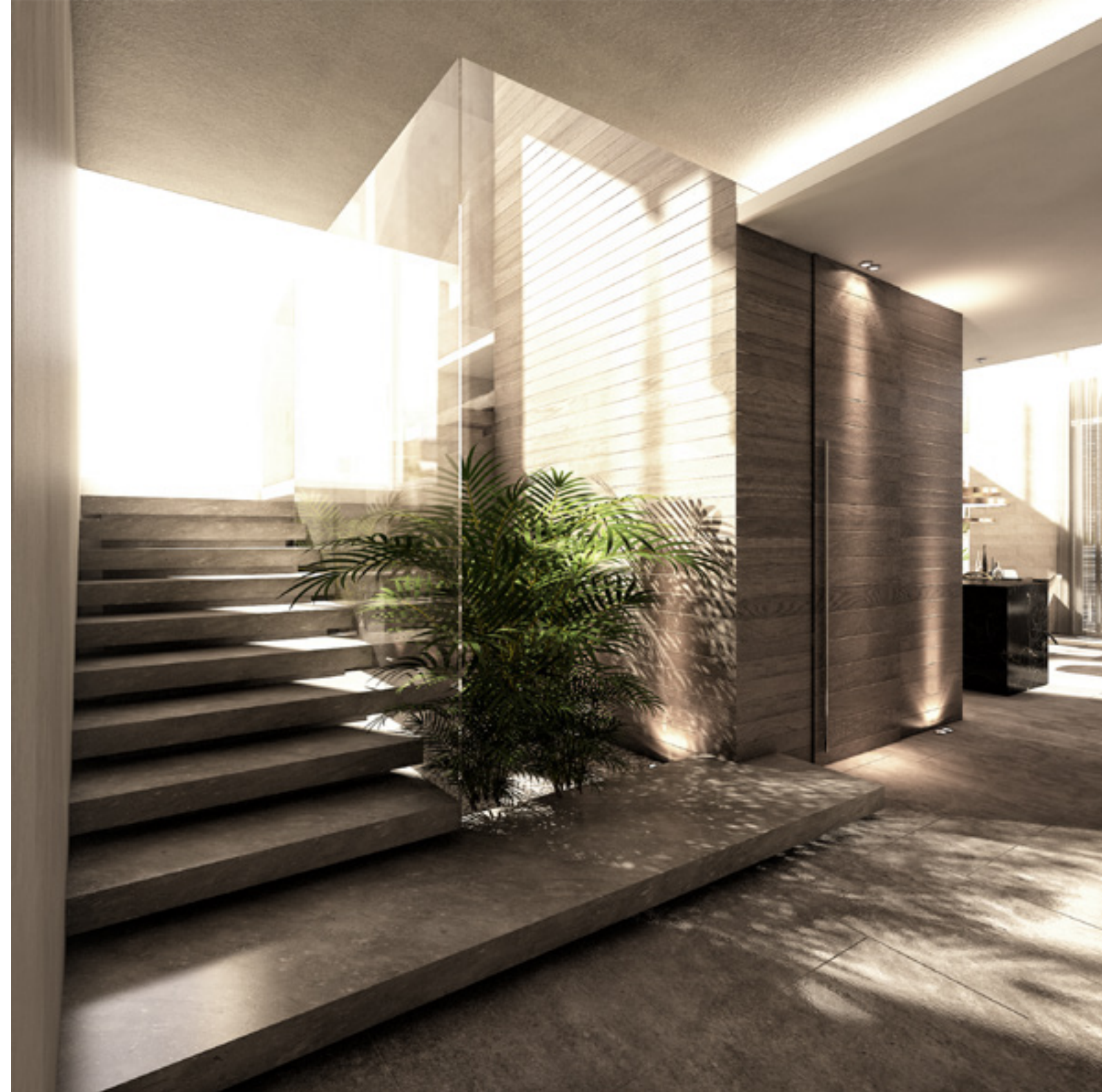
dining area



guest toilet



kitchen



 serene
white
interior



living area



dining area



guest toilet



kitchen



entrance





INNOVATION
DESIGN STUDIO
TWIN VILLAS

EL GOUNA

A TIMELESS DESTINATION

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Innovation Design Studio, a rapidly growing design studio established in 2007 is the mastermind behind the twin house designs. Their scope ranges from consultation to the complete delivery of high end-architectural design projects. The Studio is responsible for a large portfolio of diverse residential and commercial projects. Their designs are based on an informed use of technology and materials, combining a commitment to the spirit of the novel with a strong awareness of the project context.

Fanadir Bay by Innovation Design Studio

The twin houses by Innovation Design are envisioned and designed for those who are seeking more compact living spaces, with breathtaking views and ultimate privacy. Inspired from modern architecture with the incorporation of minimalistic elements to add character and function, the twin house designs are based on incorporating natural material to give an earthy feel. The units boast an unsymmetrical design for a more unconventional look. Keeping privacy in mind, a dividing feature wall is integrated in the design to provide residents with ultimate seclusion. Abundant glass windows are used to allow in daylight and the stunning lagoon view.

 twin villa
exterior



pool view

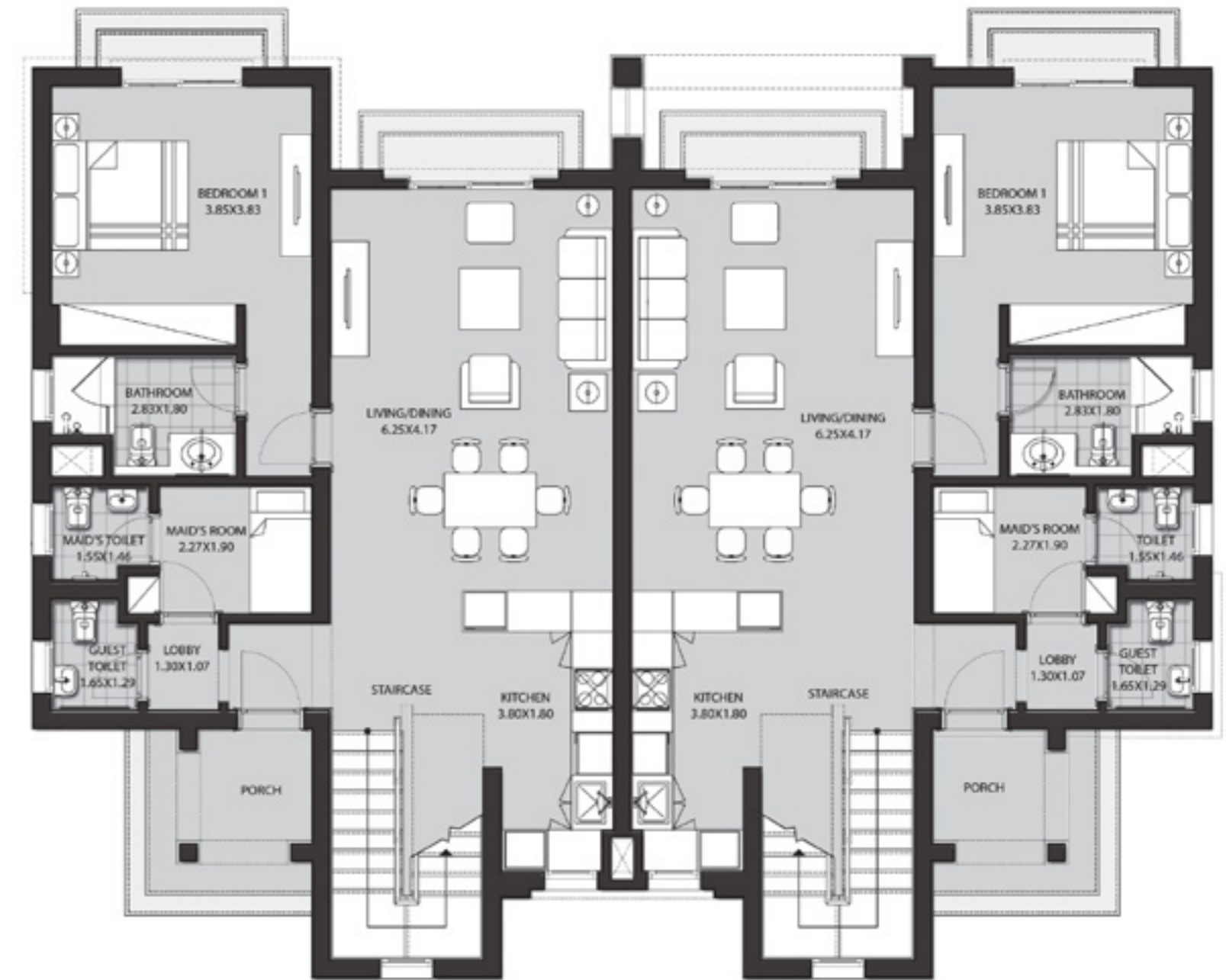


entrance view

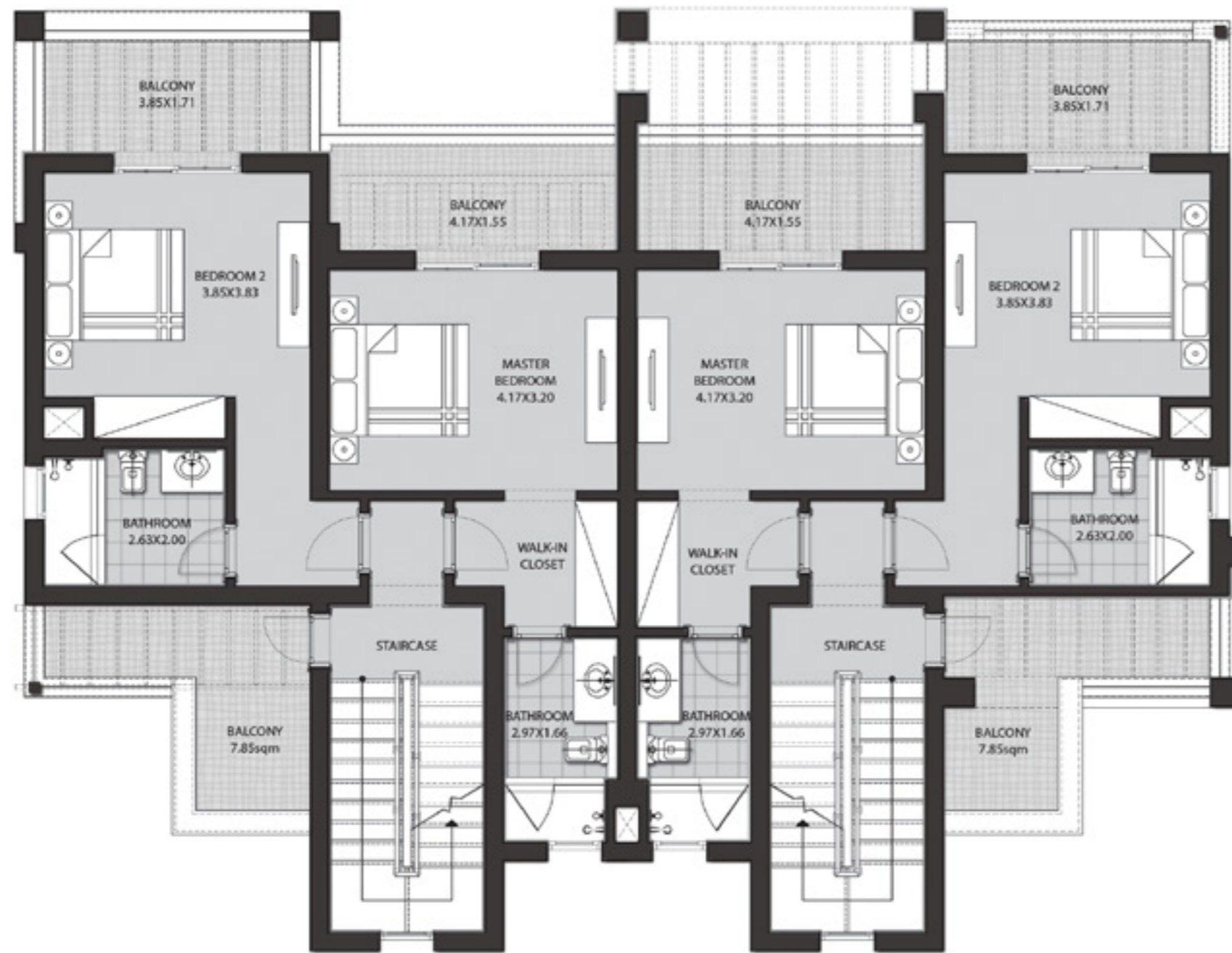
twin villa
floor plans

GROUND FLOOR

total area: 167 m²



FIRST FLOOR



 coral edge
interior





 **seaside flair**
interior





 **about
orascom**
hotels & development

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, has developed eight operating destinations to date. Numerous destinations around Egypt, the Cove in Ras Al Khaimah in UAE, and Jebel Sifah and Salalah Beach in Oman. Other destinations that are classified as investments in associates include Andermatt Swiss Alps ("ASA") in Switzerland, the Chedi Andermatt Hotel and the budget housing community of Haram City in the Greater Cairo area in Egypt.

ODH has an investment in associate in JPTD (Jordan Project for Touristic Development) in Jordan and other hotels in Egypt. Several destinations are currently in various stages of development and planning in Oman, Morocco, Montenegro, and the United Kingdom.

ODH currently owns 32 hotels with a total of 7,759 rooms, which are either self-managed by Orascom Hotels Management or managed by third-party hotel managers under management contracts and controls a land bank of approximately 100.2 million m².

Orascom Hotels and Development (OHD) a subsidiary of ODH is an integrated developer of resort towns in Egypt. It involves a vertically integrated business model with various development fields including residential units, marinas, and utilities. OHD currently owns a land bank of 45.7 million sqm distributed over five destinations including tourist destination such as El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula, and Makadi in the Red Sea district. Furthermore, other destinations are currently in the various stages of development and planning such as Byoum in Al Fayoum and Amoun Island in Aswan. OHD owns 25 hotels with a total of 5,955 rooms located on the Egyptian Red Sea Coast in Hurgada: El Gouna and Makadi; and in Taba Heights in Sinai. OHD also holds 87.94% stake in Tamweel Mortgage and 79.95% stake in Tamweel leasing, financial services companies providing mortgage, leasing and insurance among other services.

EGYPT

- 1 El Gouna, Red Sea
- 2 Taba Heights, Sinai
- 3 Haram City, 6th of October
- 4 Makadi, Red Sea
- 5 Al Fayoum
- 6 Qena Gardens, Qena
- 7 Amoun Island, Aswan

U.A.E

- 8 The Cove, Ras Al Khaimah

OMAN

- 9 Jebel Sifah
- 10 Salalah Beach
- 11 As Sodah Island
- 12 City Walk, Muscat

SWITZERLAND

- 13 Andermatt, Swiss Alps

MOROCCO

- 14 Chbika

UNITED KINGDOM

- 15 Eco-Bos, Cornwall

MONTENEGRO

- 16 Luštica Bay, Tivat

JORDAN

- 17 Tala Bay, Gulf of Aqaba



Fanadir Bay MASTER PLAN



Disclaimer

Room dimensions are consistent with structural elements and not include wall finishes or additional construction
Diagrams are not to scale and are for illustrative purposes only.
Orascom Hotels and Development reserves the right to make minor alterations.
All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
All landscaping visuals are for illustrative purposes only and are not included in the property.

MEPM Contact

Edward Hill: Director MEPM

ehill@mepm-property.com

EG +20 1000 820810 | UK +44 7765 617298

| ME +38 267 848776

Arnaud de Rosen: Co-Director MEPM

aderosen@mepm-property.com

EG +20 1122 230183 | BE +32 472 755000 |

ME +38 267 880997

Email info@mepm-property.com

Website www.mepm-property.com



ORASCOM
HOTELS & DEVELOPMENT

Life As It Should Be