

EL GOUNA, RED SEA















Buying a home in El Gouna is more than buying a beautiful house in a perfect setting, you are buying into El Gouna life. A life where the sun always shines, the water is always turquoise, children are safely entertained and everyone wears a smile. Thousands of people from around the world have already chosen El Gouna as their permanent or holiday home. The result is a unique combination of beauty, nature, and a thriving community.

Imagine a lively, magnificently planned town ideally situated along 10 km of scenic beachfront. Picture exquisite islands surrounded by crystalline turquoise lagoons. Add to that year round sunshine, award winning architecture and an exciting array of sports and leisure activities. El Gouna is a complete town with hospitals, schools, university centers and facilities.

Built around three world class marinas, two 18 hole championship golf courses, one of the world's largest cable parks, 17 hotels ranging from intimate guesthouses to five star beachfront resorts, El Gouna's neighborhoods are designed with artistically inspired architectural wonders of Nubia, Tuscany, and Andalusia. Conveniently located just 25 km from Hurghada International Airport, El Gouna is a short flight away from all of Europe's major capitals.







## Tawila... Redefining Waterfront Living

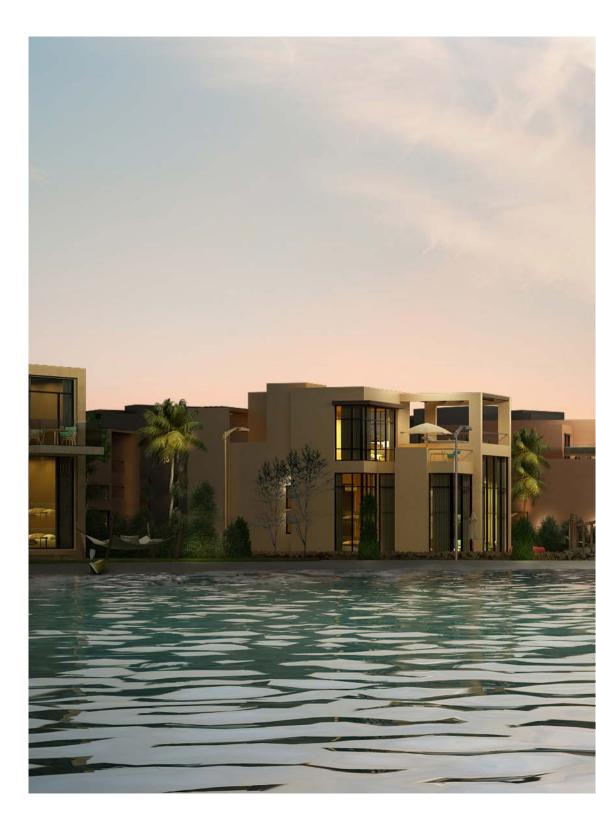
Nestled amidst azure blue waters is Tawila. A picture perfect master piece waiting anxiously to be captured, Tawila is Orascom Hotel and Development's newest neighborhood in the heart of El Gouna.

Ideally located three minutes away from the Abu Tig Marina, the alluring Tawila is situated in El Gouna's buzzing center, yet conveniently far from it.

Tawlia is comprised of five residential islands connected to one another by six El Gouna signature bridges. The glittering star of Tawila is its 18 acre seawater lake. Tawila offers a range of different sized villas and townhomes with a variety of finishing options. All units are waterfront enjoying views of the shimmering blue lake. In addition to all homes enjoying access to their own private parking areas.

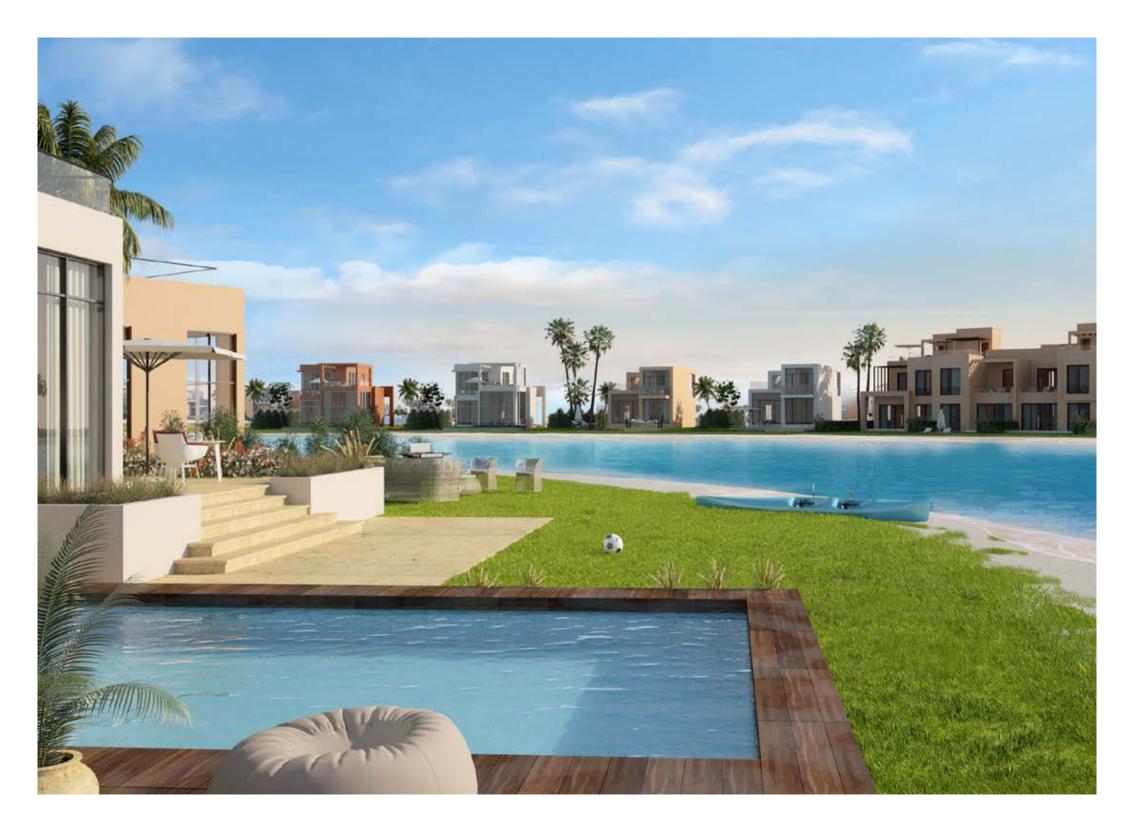
At Tawila, every attention has been made to the most intricate of details, from the modern finishing of the homes to the lush landscape and the homeowners Clubhouse.

Tawila also includes three more islands, which will be dedicated to hosting trendy outdoor activities, including barbecue and fitness areas. Encompassed by a cycling track, Tawila promotes the ingredients for a healthy and carefree lifestyle. All these areas will foster new friendships and inject a sense of intimacy amongst all of Tawila's homeowners.















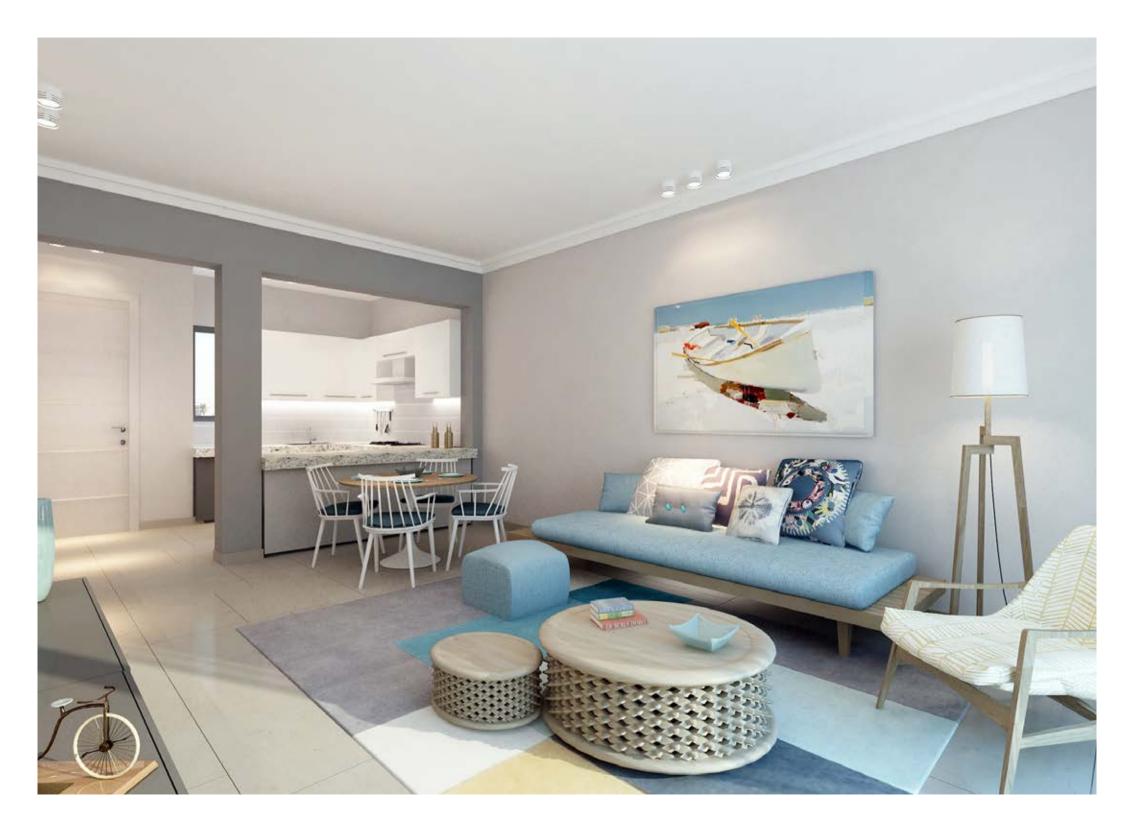
Our 3 bedroom town houses are created to provide an efficient living space along with multiple terraces. Each group of these meticulously designed townhouses has access to one of the neighborhood's 14 pools. Units have been designed to provide multiple scenic views from every corner of your home.





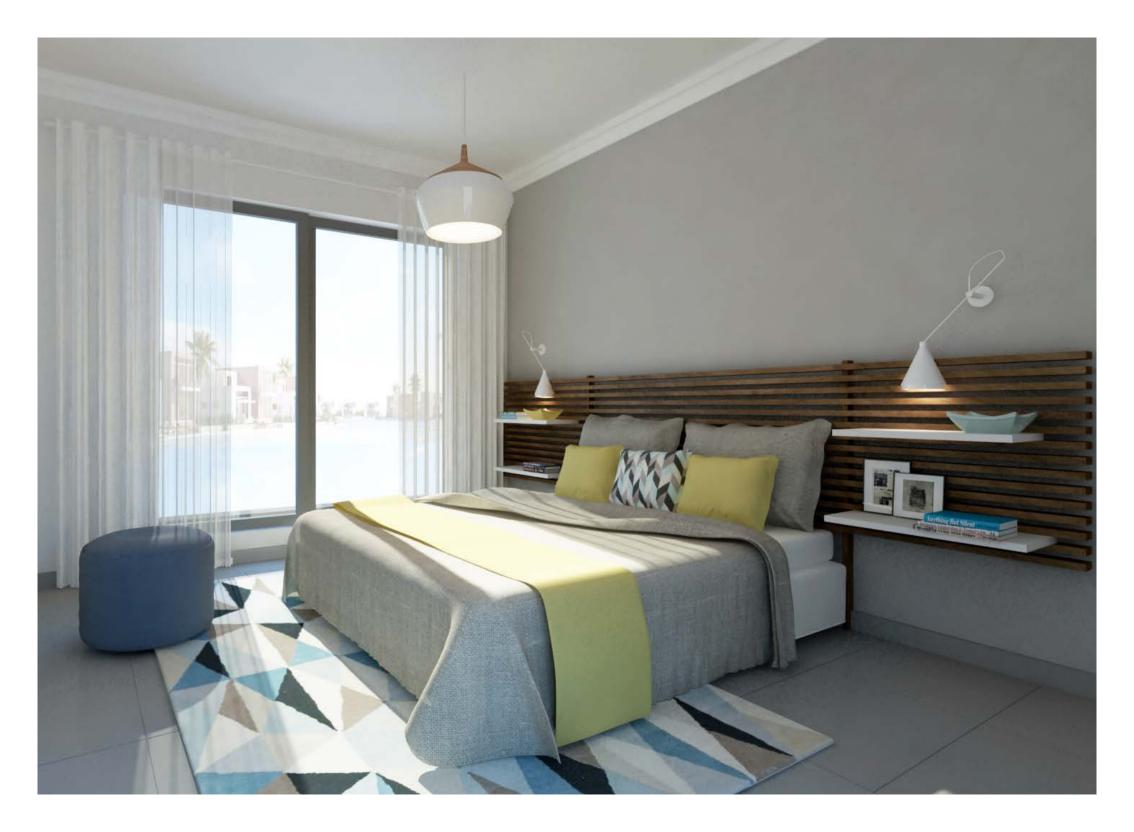


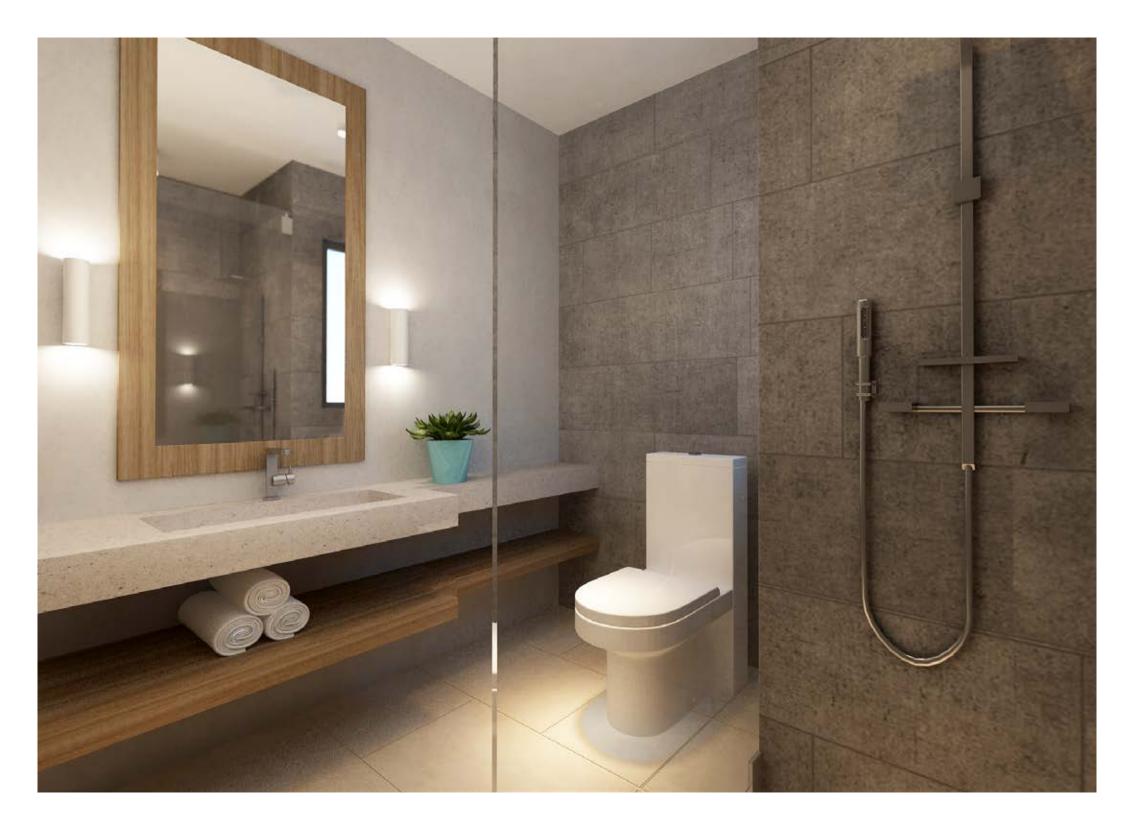










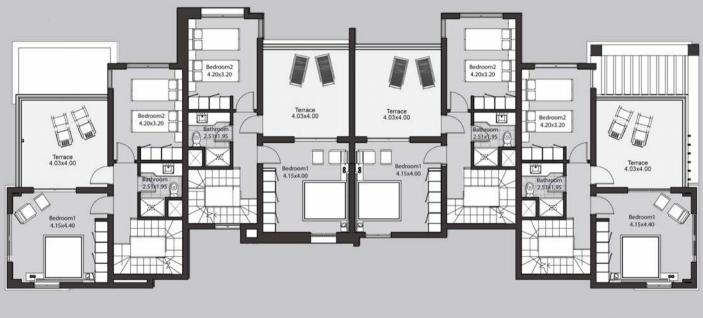


Floor plans









T-1A

T-1B

T-1C

T-1D





T-1A

T-1B

T-1C

T-1D

## Stand alone villas Type B | C

An abundance of sunlight shines through these elegant villas caused by the large glazed areas, providing an airy ambiance. Offered in two different designs, homeowners can choose between a three bedroom villa or four bedroom villa with a nanny's room. Homeowners have access to a spacious garden and a rooftop terrace providing an unmatched view of the seemingly infinite clear blue lake.









Total Unit Area 136 m<sup>2</sup>











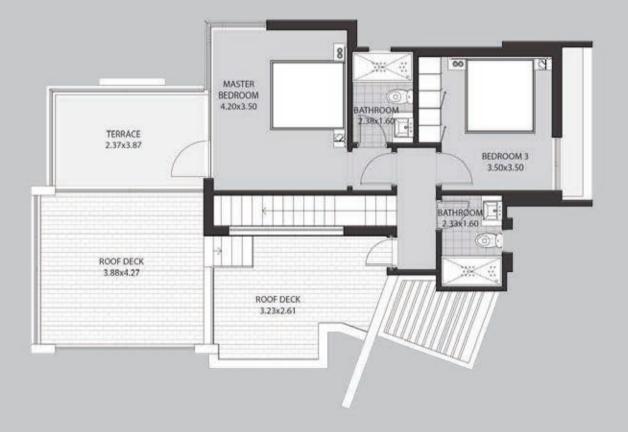


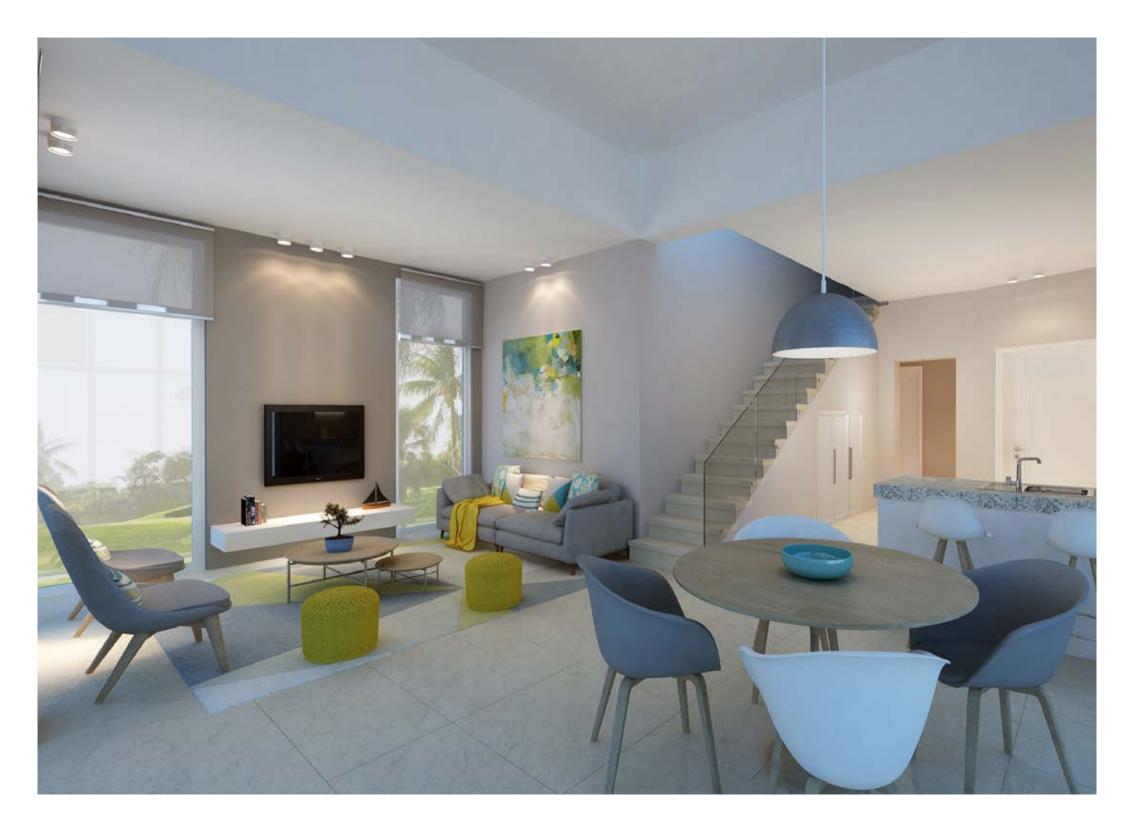


Total Unit Area 155 m<sup>2</sup>



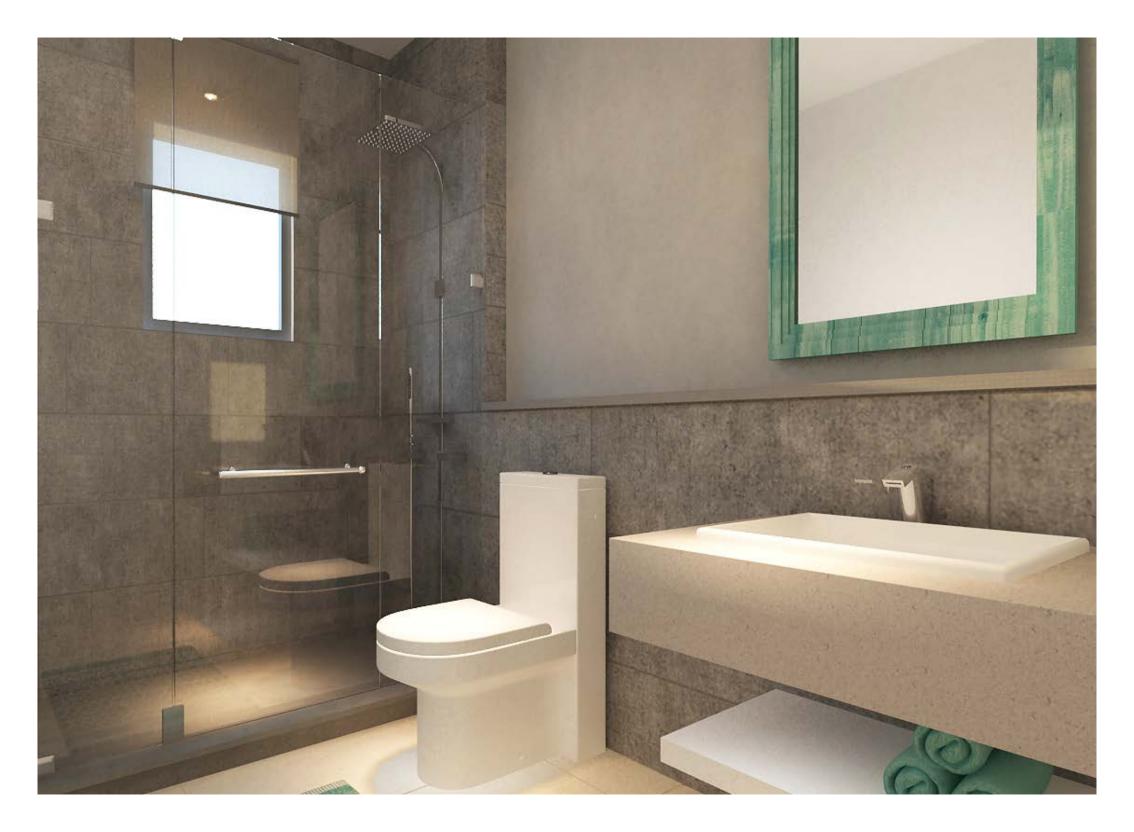












# Stand alone villas Type A | D

The immaculately designed villas welcome in ample amounts of natural sunlight, thanks to its double height ceiling. This group of villas has a series of vertical skylights installed, providing an airy ambiance. Offered in two different designs, homeowners can choose between a three bedroom villa or four bedroom villa with a nanny's room. Homeowners have access to a spacious garden and a rooftop terrace providing an unmatched view of the seemingly infinite clear blue lake.









Total Unit Area 130 m<sup>2</sup>











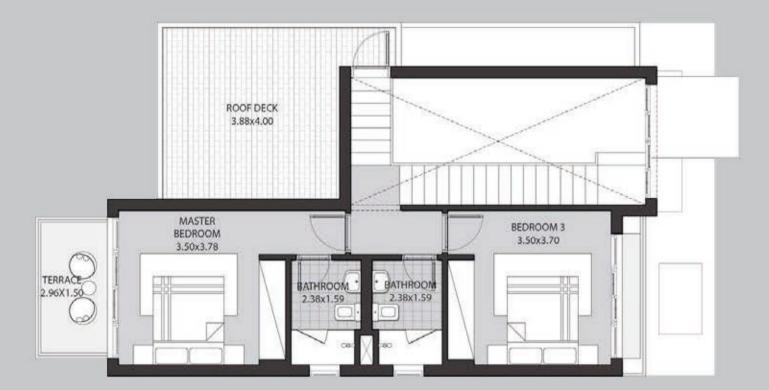


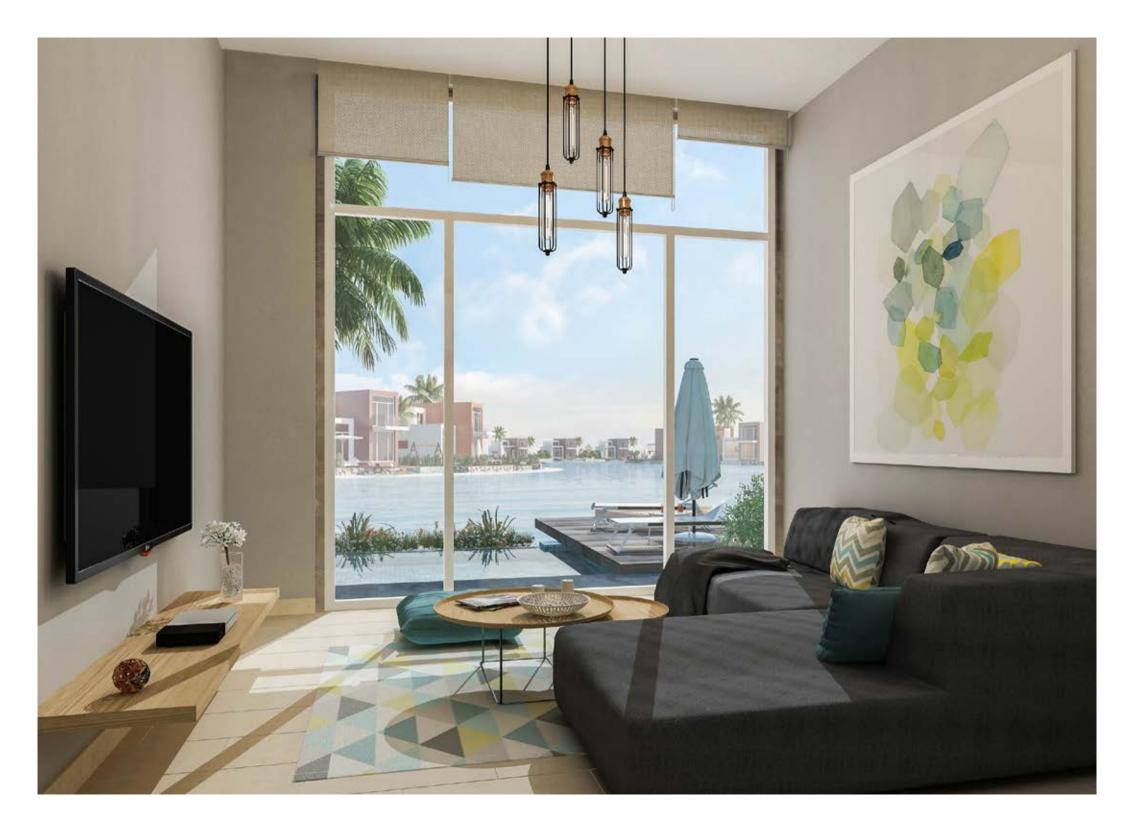


Total Unit Area 155 m<sup>2</sup>

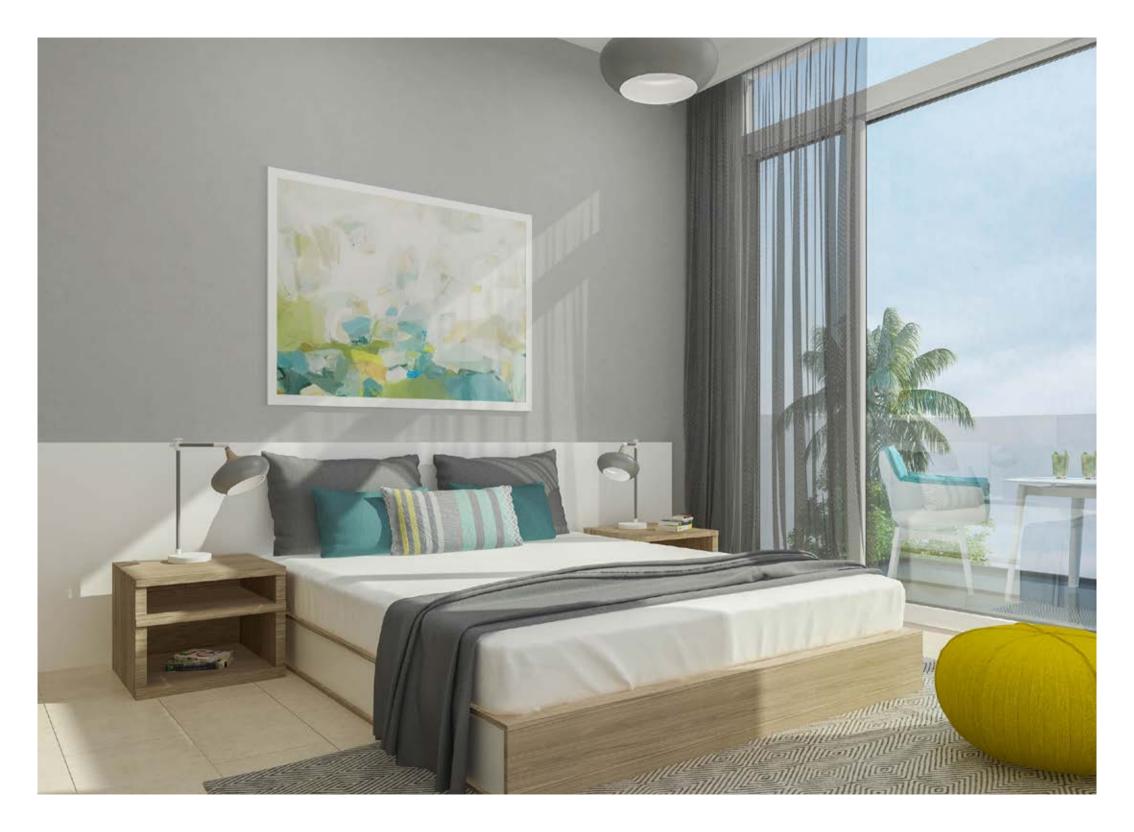














## Stand alone villa Type E - 200 sqm

From high ceilings in the reception areas a burst of natural sunlight seeps into these masterfully designed villas leave nothing to one's imagination. These elegant villas are created with abundant glazing in mind to provide mesmerizing views from every corner of your home. Homeowners will gain access to a large garden and rooftop terrace providing unmatched views of the seemingly infinite clear blue lake.





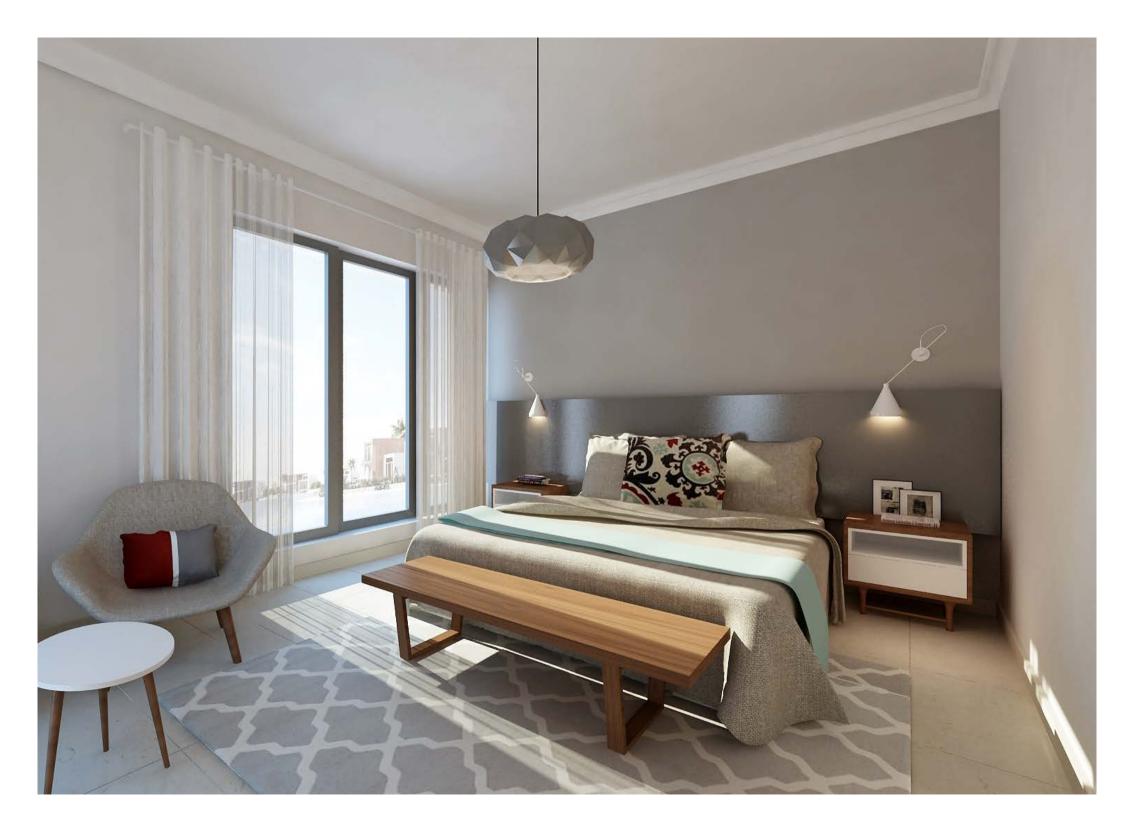


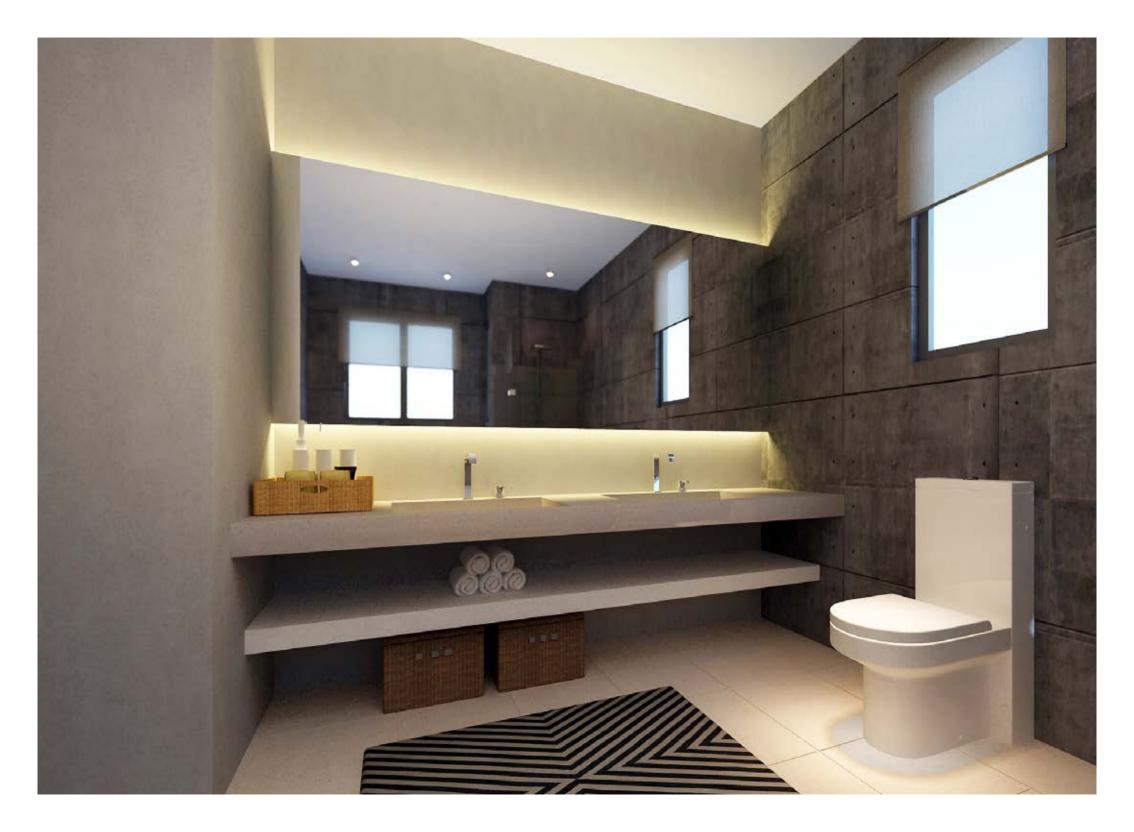












Floor plans



Total Unit Area 200 m<sup>2</sup>









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 (aka 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 are 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 is 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 destinations 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 Hurghada: 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, which provide numerous services, including mortgage, leasing offers and insurance.

### ORASC M DEVELOPMENT

#### EGYPT

- El Gouna, Red Sea
- 💈 Taba Heights, Sinai
- Haram City, 6th of Octobe
- 🐴 🛛 Makadi, Red Sea
- 5 Byoum, Al Fayoum
- 🔏 🛛 Qena Gardens, Qen
- 7 Amoun Island, Aswa

#### U.A.E

8 The Cove, Ras Al Khaimał

#### OMAN

Jebel Sifah

- 10 Salalah Beach
- As Sodah Island
- 👖 City Walk, Muscat

#### SWITZERLAND

13 Andermatt, Swiss Alps

MOROCCO 14 Chbika

UNITED KINGDOM 15 Eco-Bos, Cornwall

MONTENEGRO 16 Luštica Bay, Tiva

JORDAN 17 Tala Bay, Gulf of Aqaba



Disclaimer

- Room dimensions are consistent with structural elements and do 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.

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