



EL GOUNA AT A GLANCE





El Gouna is a Red Sea resort destination that boasts an extremely relaxed yet sophisticated vibe. Property owners have fully subscribed to the care-free and laid back 'El Gouna' way of life – filled with inspiring possibilities. Residents form a vibrant, multinational and child-friendly community who have chosen this distinct town as their permanent home or a preferred holiday haven. El Gouna is a fully integrated, self-sufficient town, adhering to the highest global standards while offering a uniquely charming coastal experience.



Accommodating an international hospital, 2 championship golf courses, 17 reputable hotels, co-working facilities, a landing strip as well as spas and banks, the town has been thoughtfully designed to cater to everybody's needs. El Gouna has become a favored residential destination in the last decade with hundreds of families choosing to make it their permanent home.

Reputed for its perfect year round weather, shimmering turquoise lagoons, coral reefs and stretching coastlines, El Gouna is a destination conducive to healthy living.



Watersports and aquatic activities are possible all year round due to the sheltering influence of a reef headland and dive centers that are located throughout the town. El Gouna has also become an international kite surfing destination hosting worldclass professional competitions as well as numerous spots that can accommodate even the novice.

Home to 3 marinas, including the Abu Tig Marina, boat owners pursue their nautical adventures freely, without interruption. El Gouna is also a very child-centric community, providing safe environments for kids to roam, discover and to be pleasantly entertained.

More than 100 restaurants, bars and eateries are part of El Gouna's refined culinary scene, where visitors and residents alike are spoiled with a wealth of gastronomic options. Cultural events and festivals are also popular occurrences. El Gouna was honored with the Global Green Town Award, sponsored by the United Nations Environment Program, – having achieved the substantial measures required within the field of environmental sustainability.

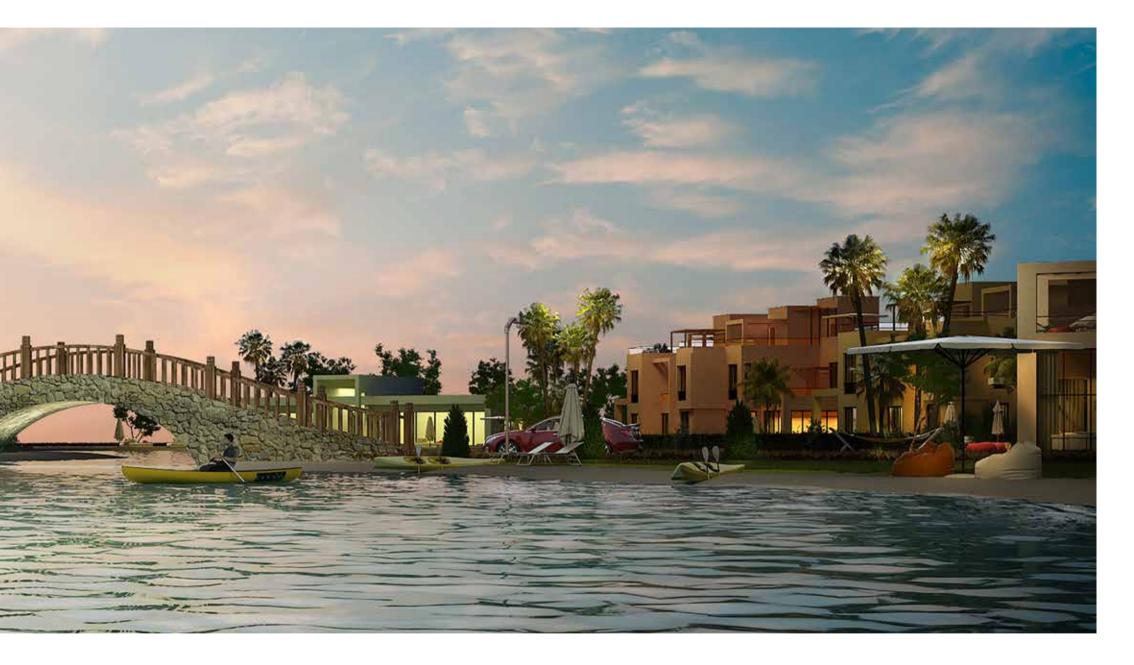


ABOUT TAWILA



Tawila... Redefining Waterfront Living

Nestled amidst the azure blue waters is Tawila, a pictureperfect masterpiece waiting anxiously to be captured. Ideally located three minutes away from the Abu Tig Marina, the alluring Tawila is situated conveniently in El Gouna's buzzing center, yet far enough from it to provide idyllic calm and sought after privacy. 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 wide range of villas, townhouses and apartments with a variety of interior moods to choose from. All units are waterfront enjoying views of the shimmering blue lake. In addition, all homes enjoy access to their own private parking areas. At Tawila, we have paid attention to the most intricate of details, from the modern finishing of the homes to the lush landscape.



Homeowners have access to the Tawila Clubhouse that overlooks the lake and provides various amenities only a few steps away.

By introducing an accessible community hub, the Tawila living experience will truly be enriched.



The Clubhouse is designed to fulfill everyday needs; a pool for a relaxing swim, a gym for a vigorous workout, and a restaurant for a delicious meal. With this in mind, Tawila ensures that all daily activities are conveniently within its intimate community.



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.







TAVILA APARTMENTS

Tawila apartments have been meticulously and innovatively designed with the aim of creating living spaces that cater to all needs. Choose the unit that best suits your lifestyle, from one and two bedroom apartments, as well as duplexes, each type has unique and distinctive elements.

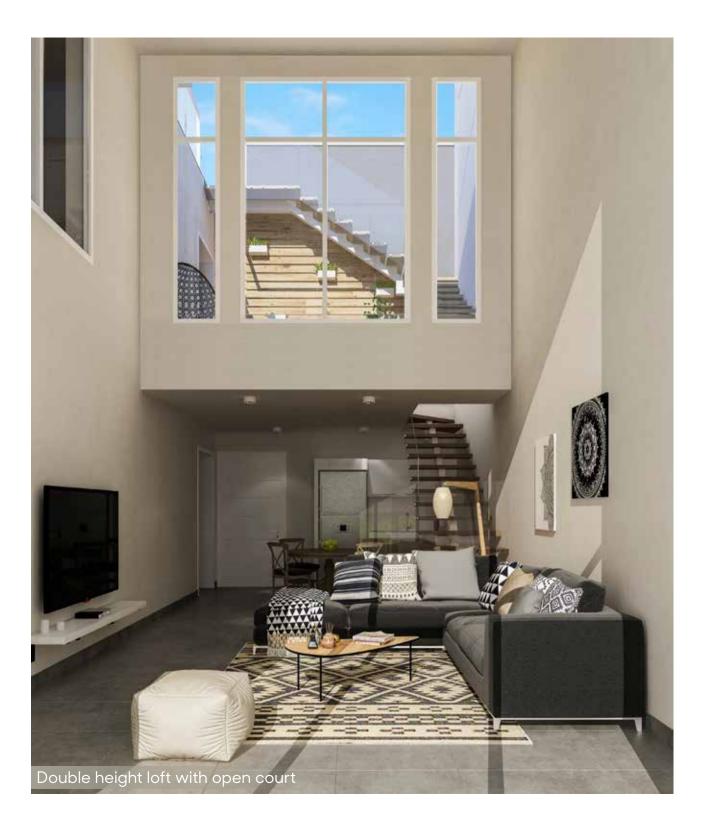
Our design approach brings the outside in, embracing the stunning surroundings and in particular the azure waters of Tawila Lake, which can be seen from every unit. From high ceilings to double heights with a mezzanine hammock or an open court and roof access in addition to ground units enjoying private gardens.



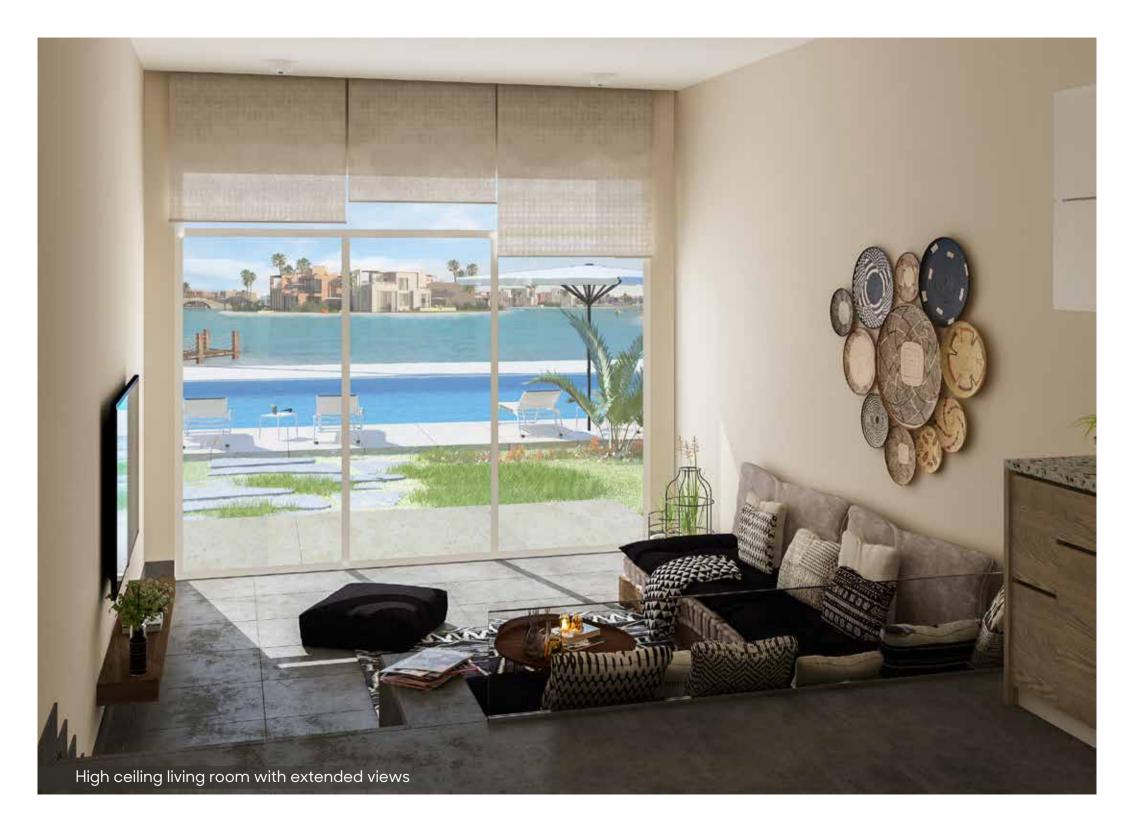


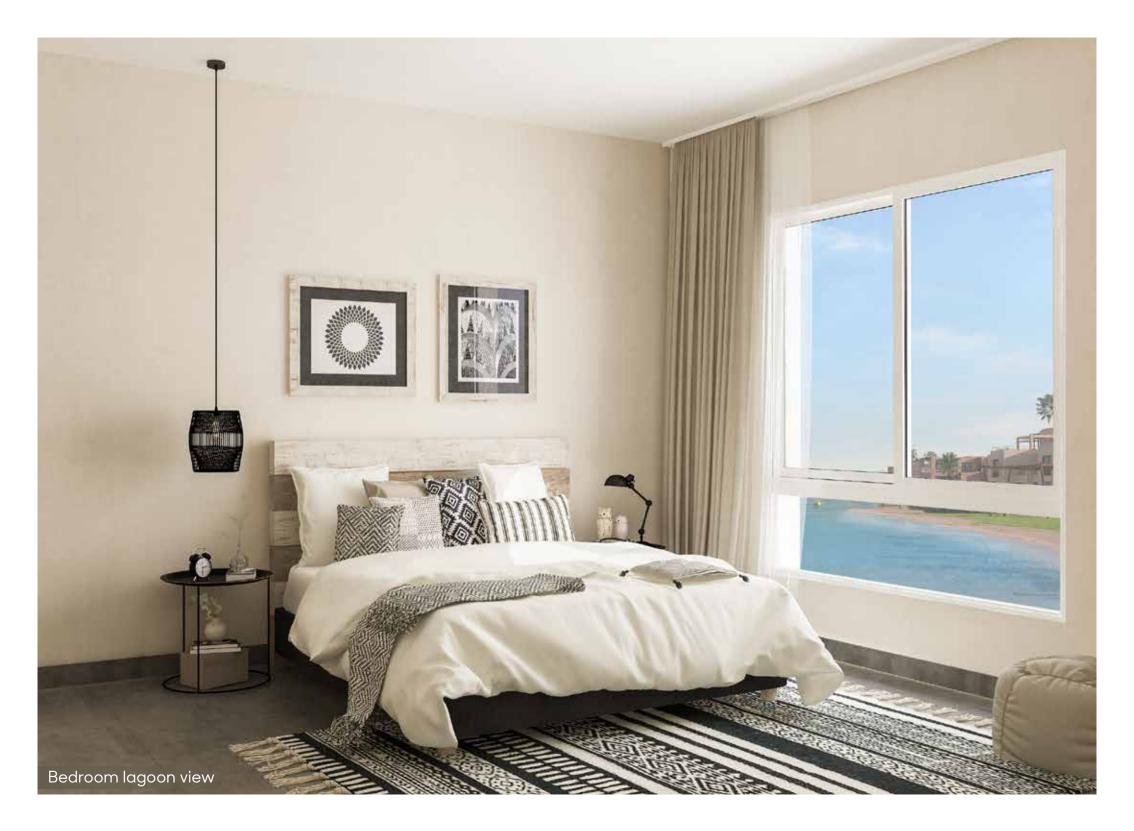
INTERIOR

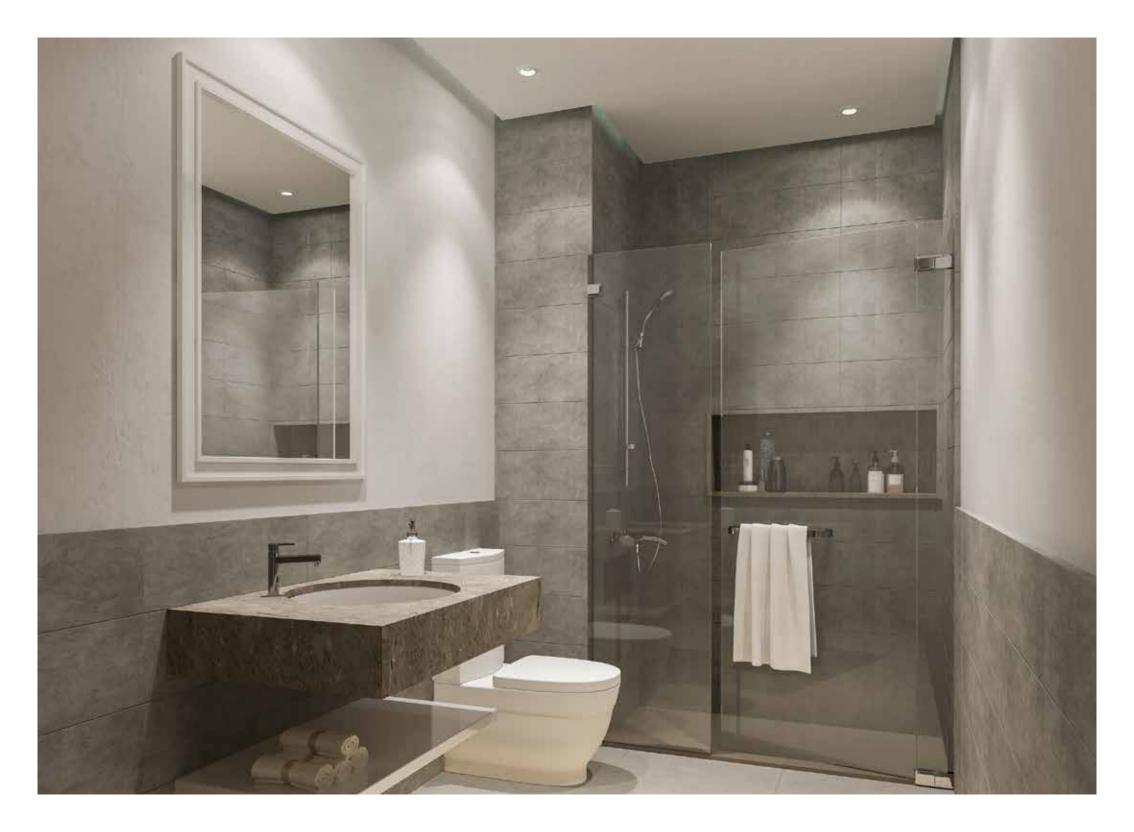
Chic Hues



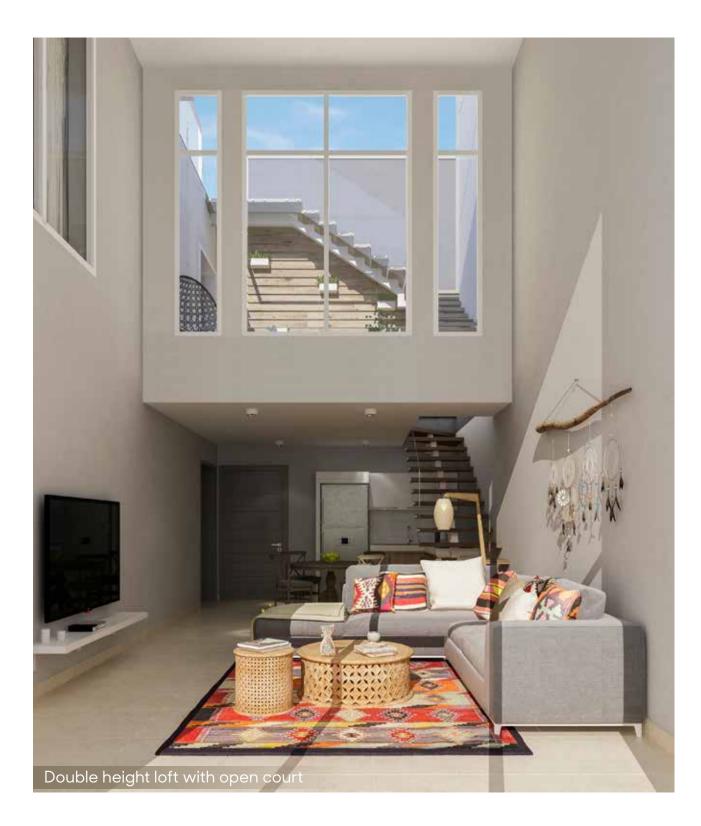




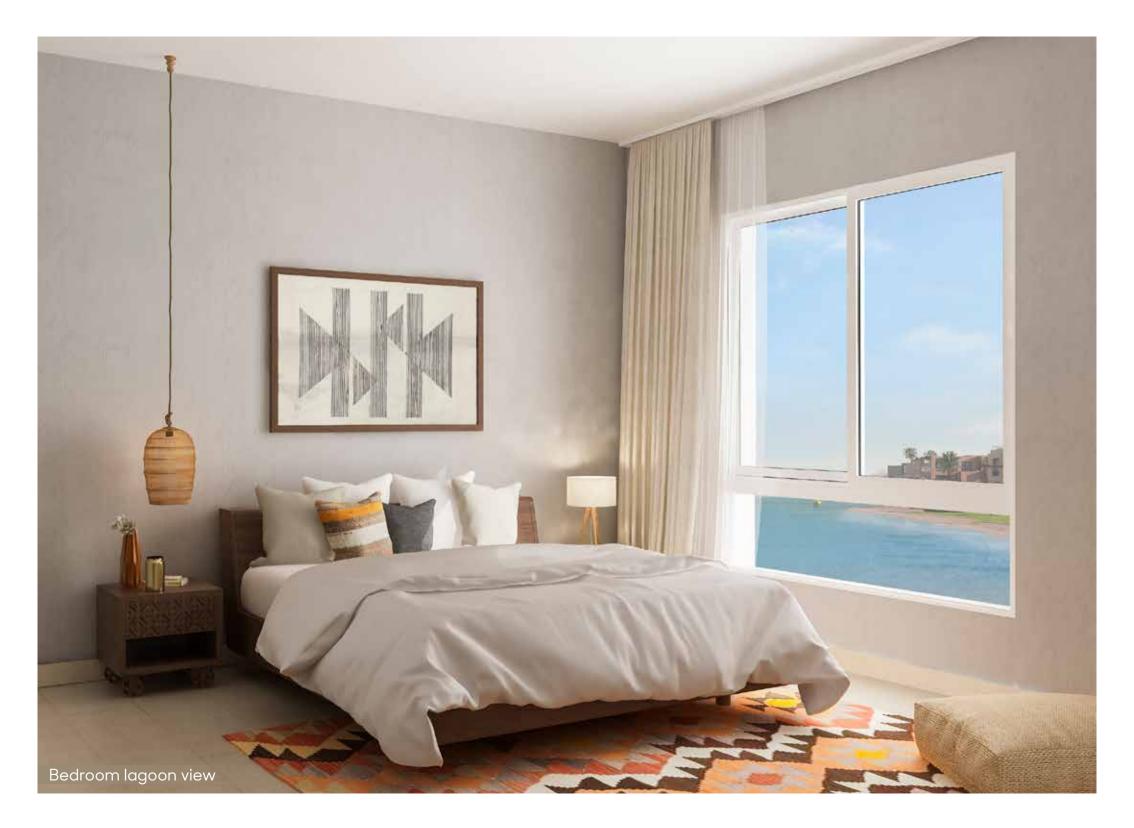




Earthy Flair











FLOOR PLANS

Type A & B



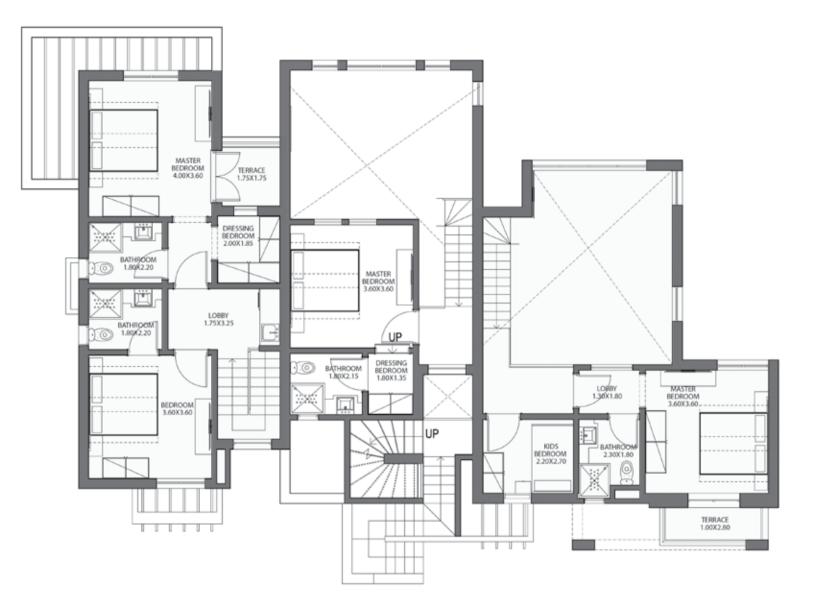












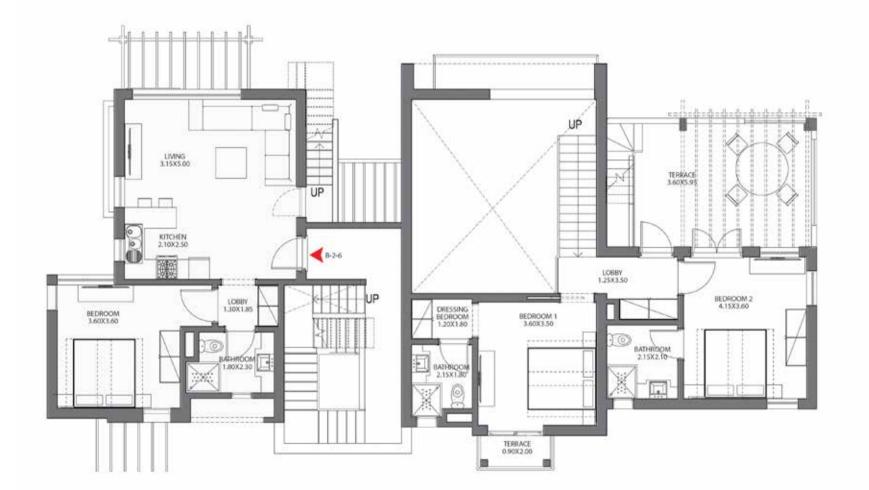










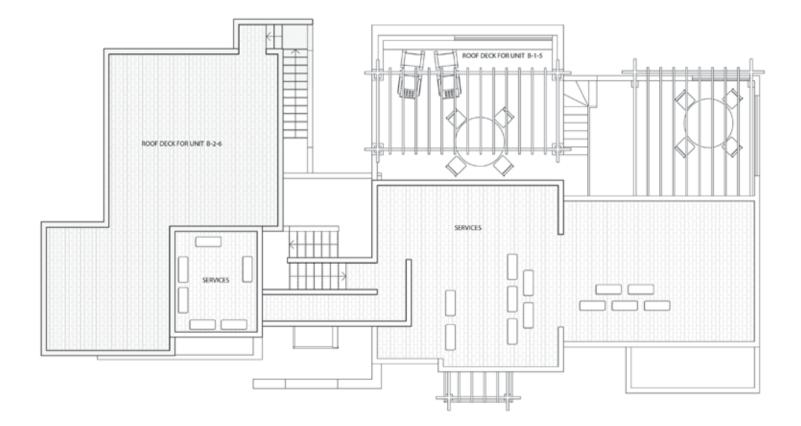


TYPE B





TYPE A

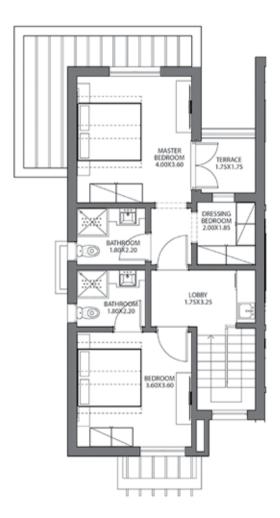




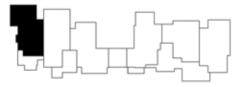
UNIT NUMBER A-0-1 BUILDING TYPE A

UNIT AREA: 137.41 Sqm WITH PRIVATE GARDEN





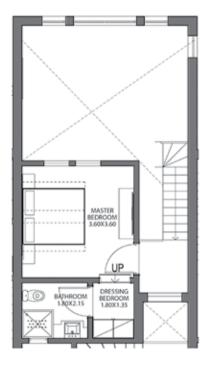




UNIT NUMBER A-0-2 BUILDING TYPE A

UNIT AREA: 98.97 Sqm WITH PRIVATE GARDEN





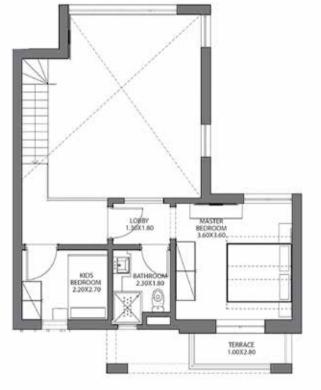
Upper Level

UNIT NUMBER A-0-3 BUILDING TYPE A

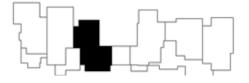
UNIT AREA: 114.56 Sqm WITH PRIVATE GARDEN



Lower Level



Upper Level

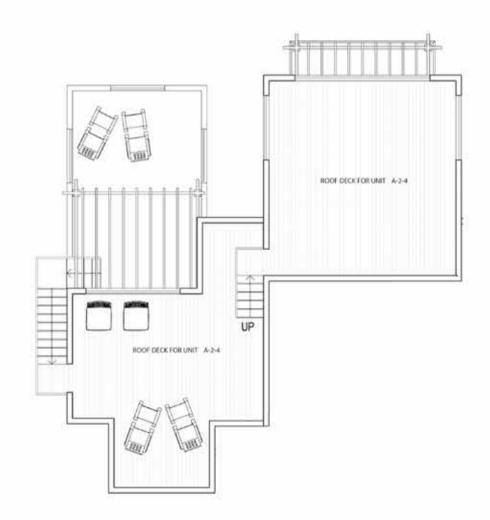


UNIT NUMBER A-2-4 BUILDING TYPE A

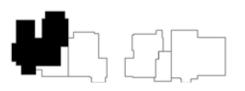
UNIT AREA: 93.07 Sqm ROOF AREA: 69.50 Sqm



Lower Level



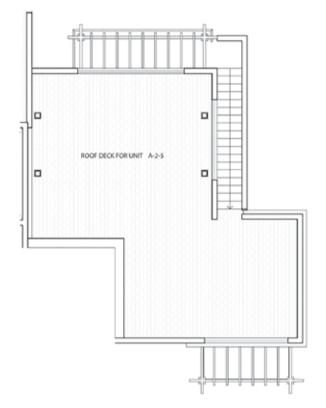




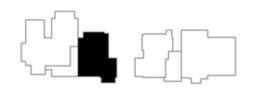
UNIT NUMBER A-2-5 BUILDING TYPE A

UNIT AREA: 67.32 Sqm ROOF AREA 52.10 Sqm







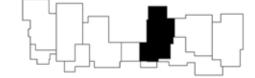


Lower Level

UNIT NUMBER B-0-1 BUILDING TYPE B

UNIT AREA: 80.86 Sqm WITH PRIVATE GARDEN

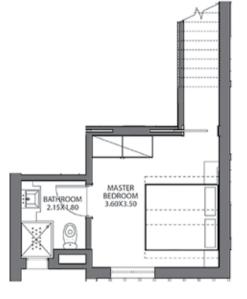




UNIT NUMBER B-0-2 BUILDING TYPE B

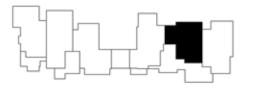
UNIT AREA: 99.03 Sqm WITH PRIVATE GARDEN





Lower Level

Upper Level

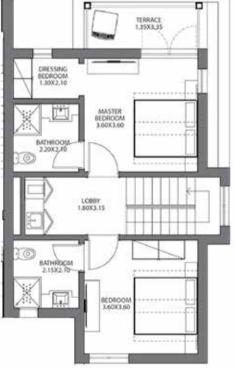


UNIT NUMBER B-0-3 BUILDING TYPE B

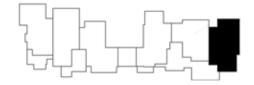
UNIT AREA: 138.82 Sqm WITH PRIVATE GARDEN



Lower Level



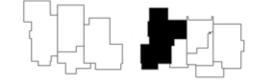
Upper Level



UNIT NUMBER B-1-4 BUILDING TYPE B

UNIT AREA: 61.20 Sqm

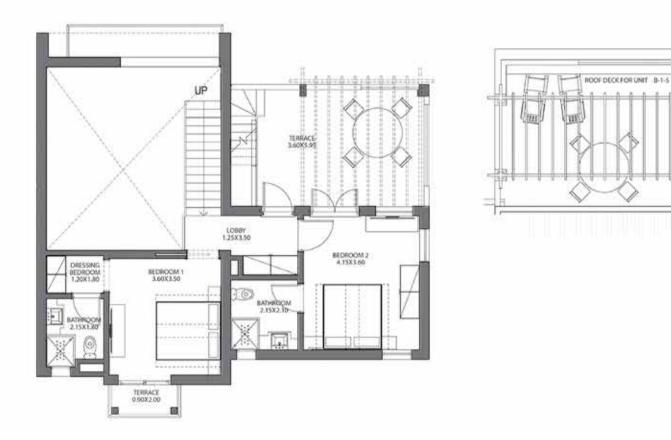




UNIT NUMBER B-1-5 BUILDING TYPE B

UNIT AREA: 100.72 Sqm ROOF AREA: 26.50 Sqm

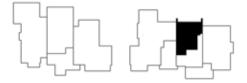




Lower Level

Upper Level

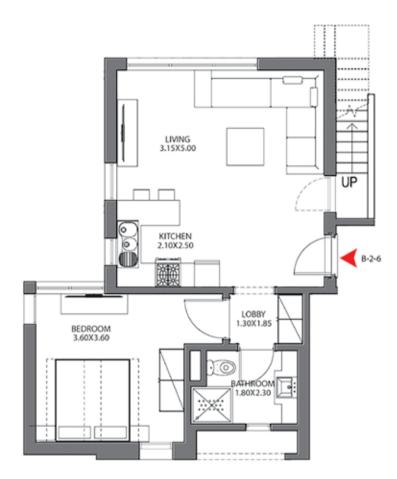
Roof Level

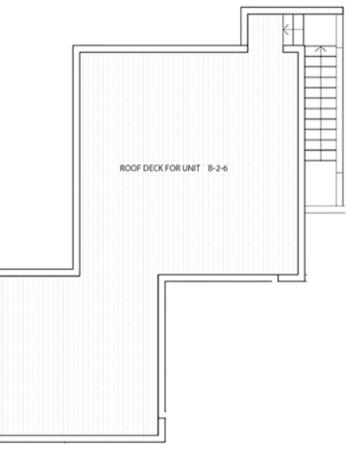


UNIT NUMBER B-2-6 BUILDING TYPE B

UNIT AREA: 61.47 Sqm ROOF AREA: 47.30 Sqm

L







Roof Level





FLOOR PLANS

Type C & D





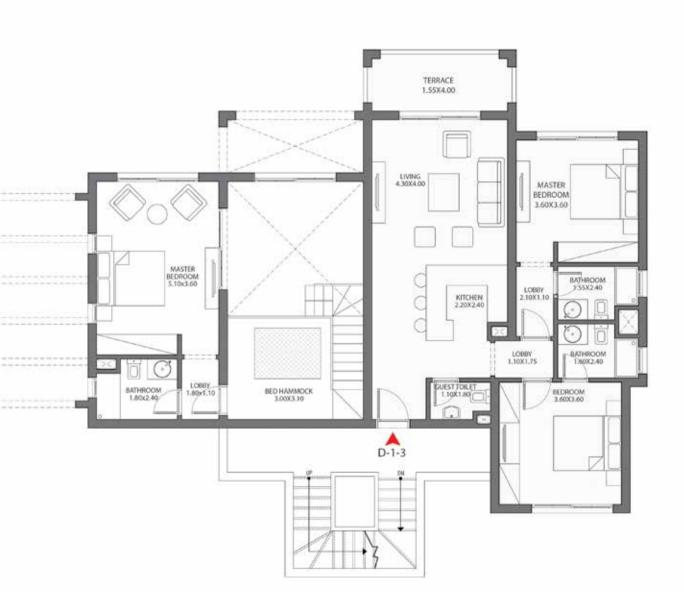




First Floor Overall Floor Plan



TYPE C



TYPE D

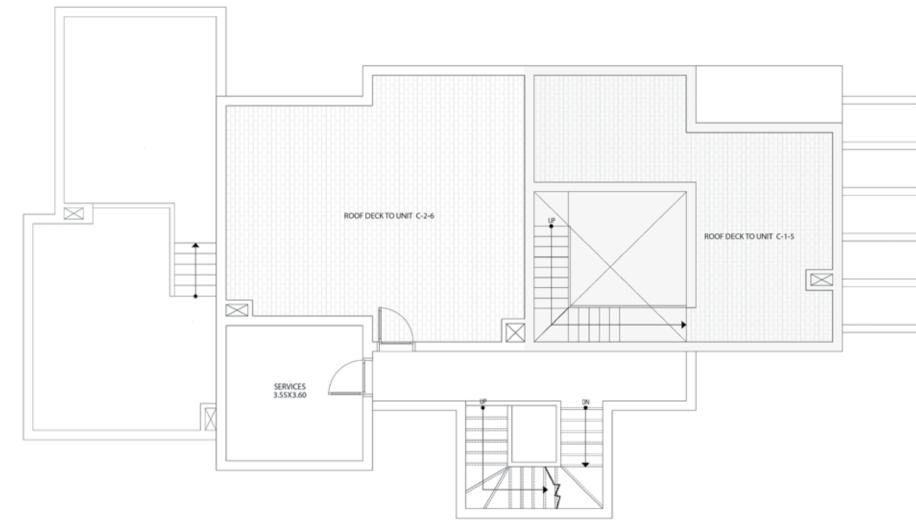
Second Floor Overall Floor Plan

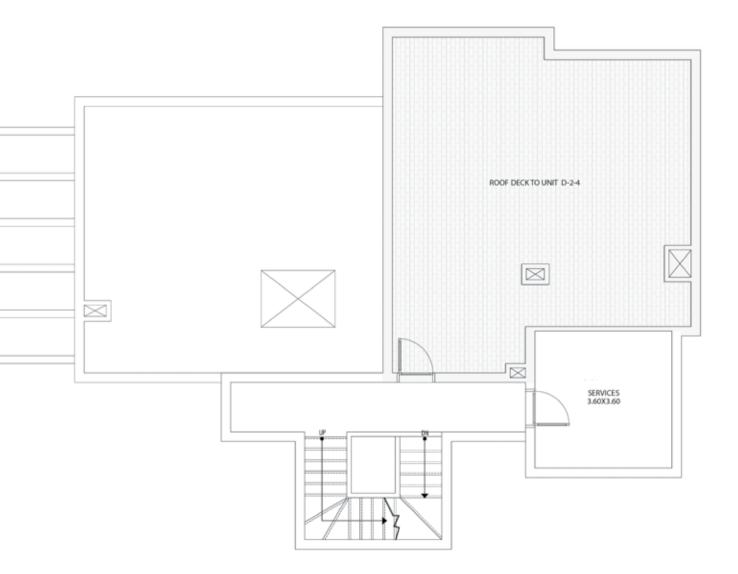










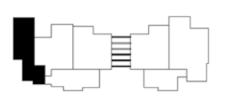




UNIT NUMBER C-0-1 BUILDING TYPE C

UNIT AREA: 157.02 Sqm WITH PRIVATE GARDEN ROOF AREA: 54.50 Sqm





Lower Level

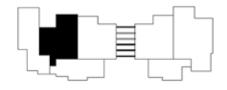
Upper Level

Roof Level

UNIT NUMBER C-0-2 BUILDING TYPE C

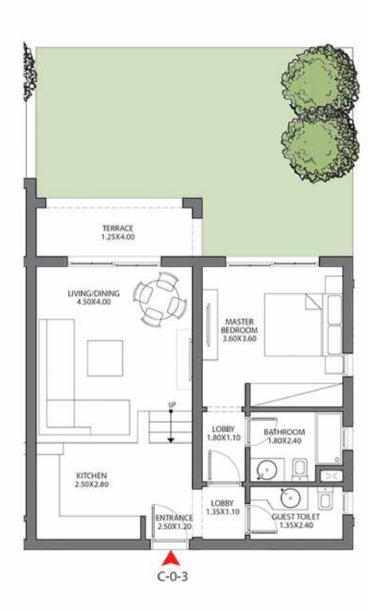
UNIT AREA: 77.03 Sqm WITH PRIVATE GARDEN

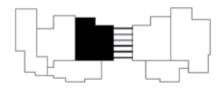




UNIT NUMBER C-0-3 BUILDING TYPE C

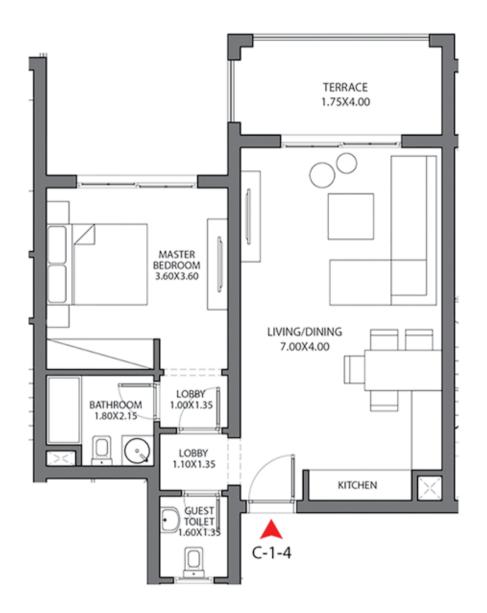
UNIT AREA: 77.60 Sqm WITH PRIVATE GARDEN

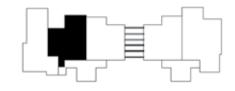




UNIT NUMBER C-1-4 BUILDING TYPE C

UNIT AREA: 77.03 Sqm

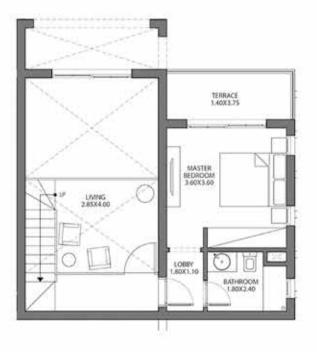


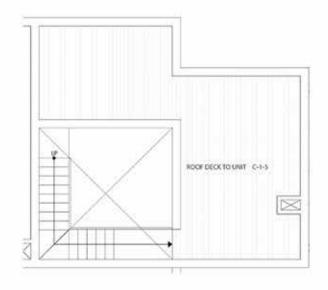


UNIT NUMBER C-1-5 BUILDING TYPE C

UNIT AREA: 113.78 Sqm ROOF AREA: 38.50 Sqm



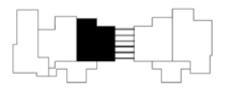






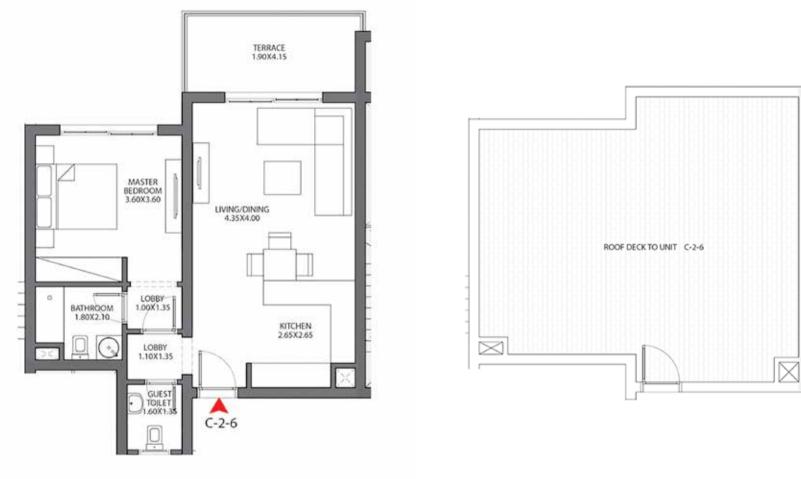


Roof Level



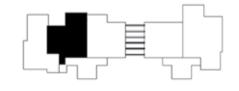
UNIT NUMBER C-2-6 BUILDING TYPE C

UNIT AREA: 67.13 Sqm ROOF AREA: 55.00 Sqm







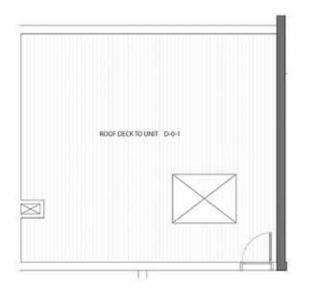


UNIT NUMBER D-0-1 BUILDING TYPE D

UNIT AREA: 133.95 Sqm WITH PRIVATE GARDEN ROOF AREA: 60 Sqm



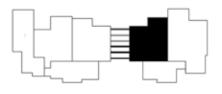








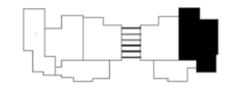
Roof Level



UNIT NUMBER D-0-2 BUILDING TYPE D

UNIT AREA: 108.22 Sqm WITH PRIVATE GARDEN

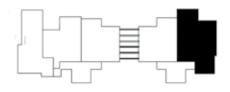




UNIT NUMBER D-1-3 BUILDING TYPE D

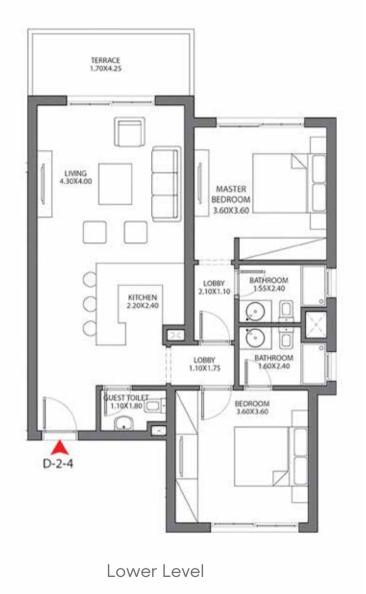
UNIT AREA: 108.22 Sqm

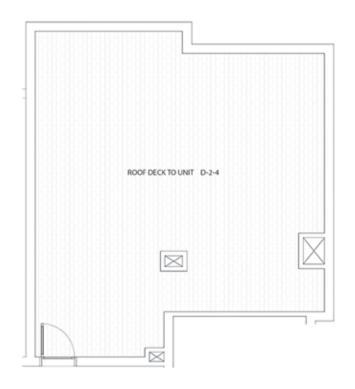




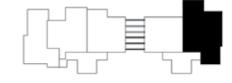
UNIT NUMBER D-2-4 BUILDING TYPE D

UNIT AREA: 98.70 Sqm ROOF AREA: 69.70 Sqm





Roof Level



ORASC M DEVELOPMENT

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings; such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations. The company's diversified portfolio of destinations is spread over seven jurisdictions; Egypt, UAE, Switzerland, United Kingdom, Montenegro, Morocco and Oman.

ODH has developed 10 operating destinations; the most renowned being El Gouna on the Red Sea coast and Andermatt in Switzerland. The Cove in Ras Al Khaimah in UAE, Jebal Sifah, Hawana Salalah in Oman and Lustica Bay in Montenegro are also other noteworthy destinations ODH has successfully developed.

ODH currently owns 34 hotels, totaling 8,008 rooms. Properties are run by Orascom Development thirdparty hotel management companies. Overall, the company controls a land bank of approximately 100.3 million meters square. Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 45.7 million sqm distributed over four Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi in the Red Sea district, and Byoum in Al Fayoum.

ORASC[®]M DEVELOPMENT

EGYPT

- 1 El Gouna, Red Sea
- Taba Heights, Sinai
 Haram City, 6th of October
 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 Hawana Beach
11 As Sodah Islan
12 City Walk, Muscat

SWITZERLAND

13 Andermatt, Swiss Alps

MOROCCO

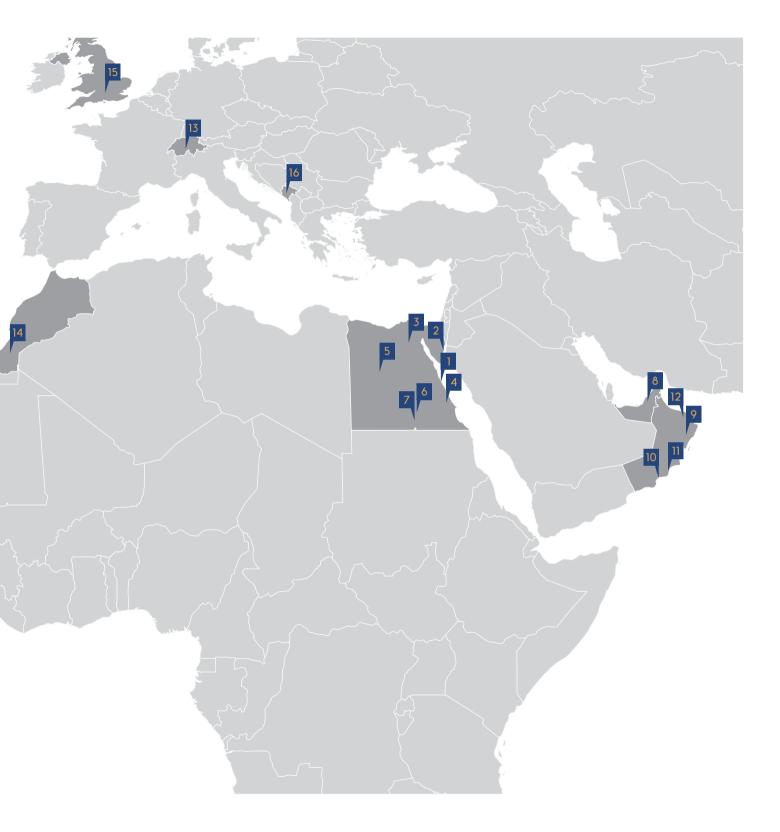
14 Chibka

UNITED KINGDOM

15 Eco-Bos, Cornwall

MONTENEGRO

16 Luštica Bay, Tivat



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 Development Egypt 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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