



ANCIENT SANDS

THE VILLAS





EL GOUNA

A WORLD OF POSSIBILITIES

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. Watersports facilities and dive centers are located throughout the town. El Gouna is an international kite surfing destination.

Home to 3 marinas, including the Abu Tig Marina, boat owners can pursue their nautical adventures freely and without interruption. El Gouna is the ultimate child-centric community, providing safe environments for entertainment so that children of all ages can have the time of their lives. Residents and guests are spoilt for choice on the gastronomy front. Over 100 restaurants, bars and eateries make up a refined culinary scene. Cultural events and festivals are also popular occurrences.

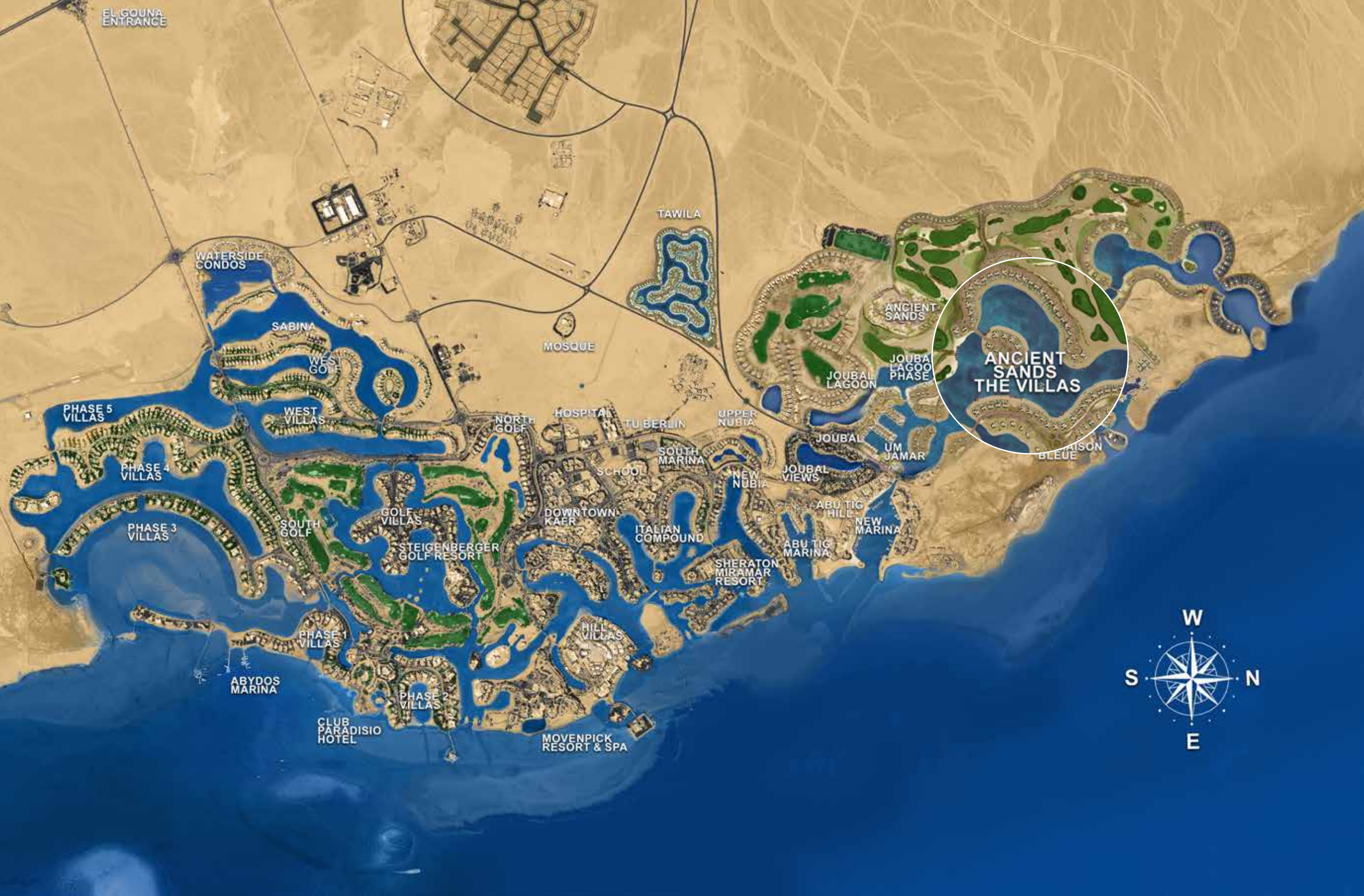
El Gouna was honored with the Global Green Town Award, sponsored by the United Nations Environment Program, having achieved the substantial measures required within the field of environmental sustainability.

EL GOUNA

MASTER PLAN



EL GOUNA
ENTRANCE



ANCIENT
SANDS
THE VILLAS



NEIGHBORHOOD MASTER PLAN



ANCIENT SANDS THE VILLAS MASTER PLAN



THE VILLAS

EXQUISITE SURROUNDING,
INSPIRING LIFESTYLE

At Ancient Sands – The Villas, residents can enjoy extended views of the lagoon, golf course and the shimmering azure waters of the Red Sea extending to the horizon. The Villas offer a lifestyle beyond compare: with moorings for speedboats on the lagoon with direct access to the Red Sea, an 18 hole golf courses in your backyard and water sports and dining and entertainment opportunities close by, it is sure to be the most desirable and acclaimed of El Gouna’s residential areas.

A range of standalone and twin villas are available designed by the renowned SB Architects. Cutting-edge designs combine clean, modern lines with inspiration derived from Ancient Sands architecture. Exquisite stone and wood are deployed to create awe-inspiring exteriors, further emphasis by the spacious double heights create a striking visual statement internally and externally along with towers and whitewashed domes that ascend dramatically toward the blue skies.





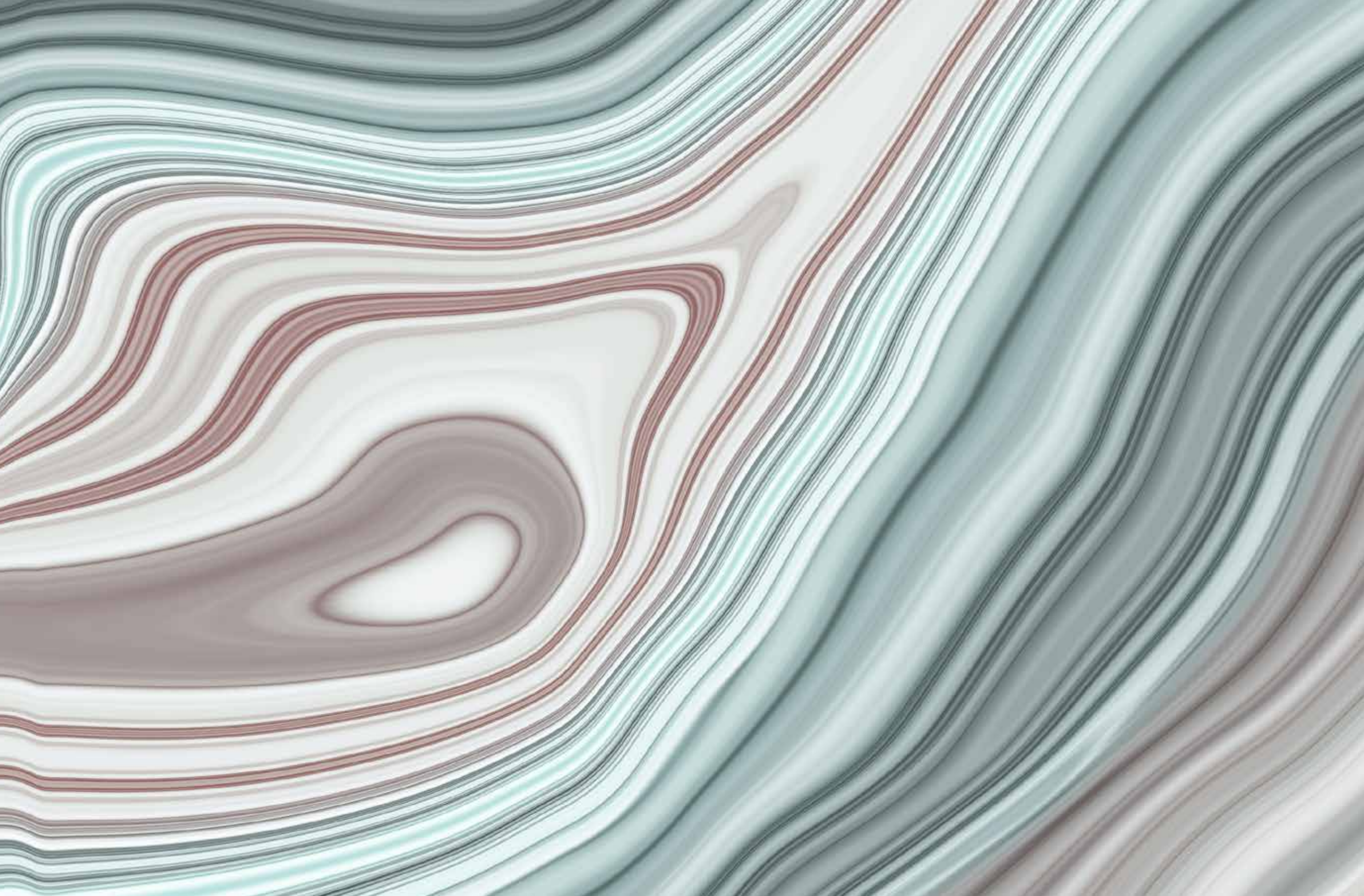




SB ARCHITECTS

PERFECTION BY DESIGN

Widely recognized for their highly individual approach, SB has received over 200 awards for design excellence. Staffed exclusively by highly trained, immensely talented and deeply passionate individuals they have successfully blended more than fifty years of experience with the energy, drive and dedication of a second generation of partners, and remain hands-on and design-oriented at heart. For SB Architects, site-sensitive design is the hallmark of their practice. While striving to infuse their sites with solutions inspired by the regional vernacular and the sense of place inherent within each location, SB also focuses on sustainable construction methods and the use of local materials on all of their projects.





TYPE 1

265 m²

SINGLE STORY VILLA

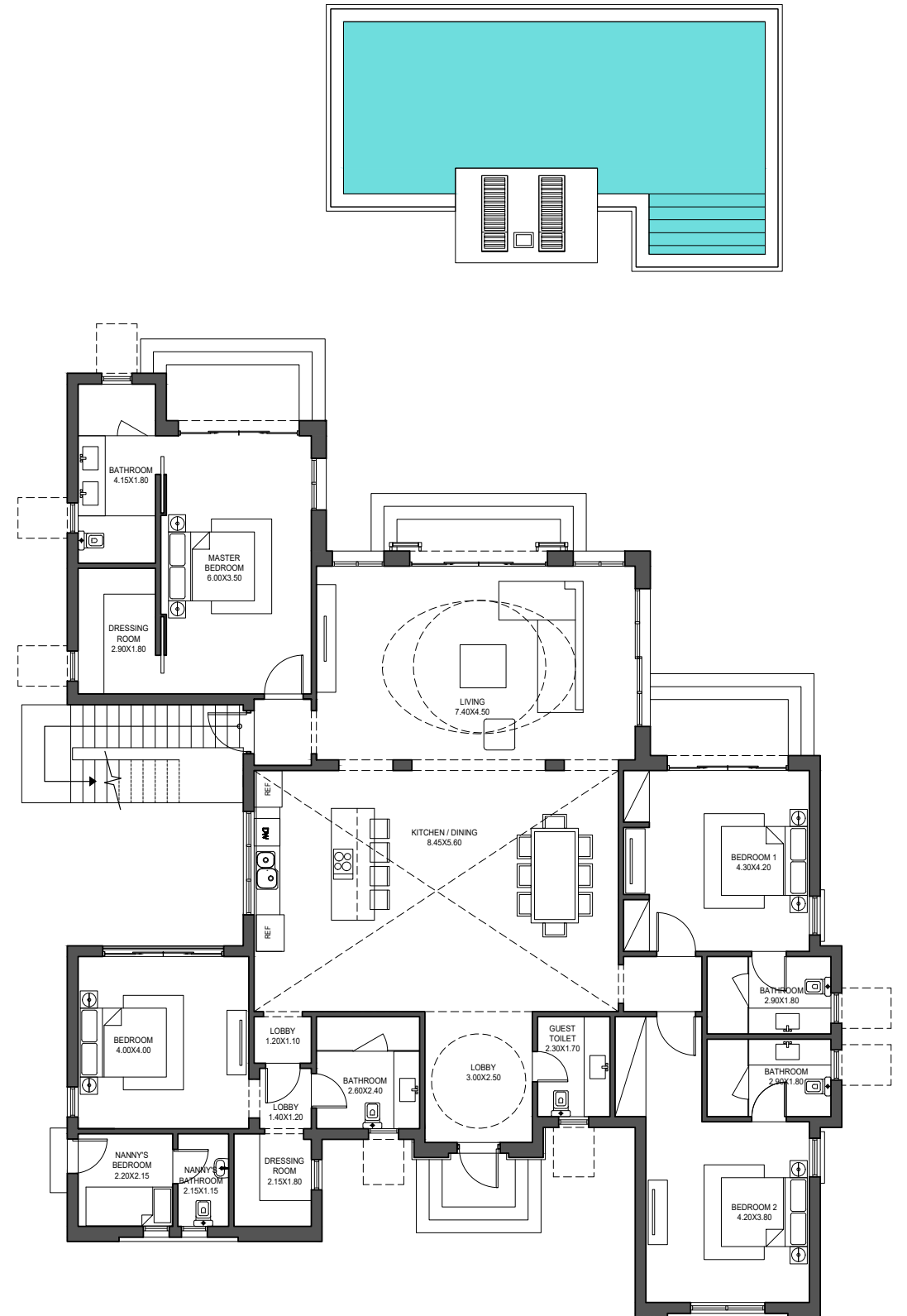
This spacious 4 bedroom single story villa has generous high ceilings and wide glazing in the living area guaranteeing a lavish indoor experience. The villas have spacious roof areas providing allowing homeowners exquisite views.



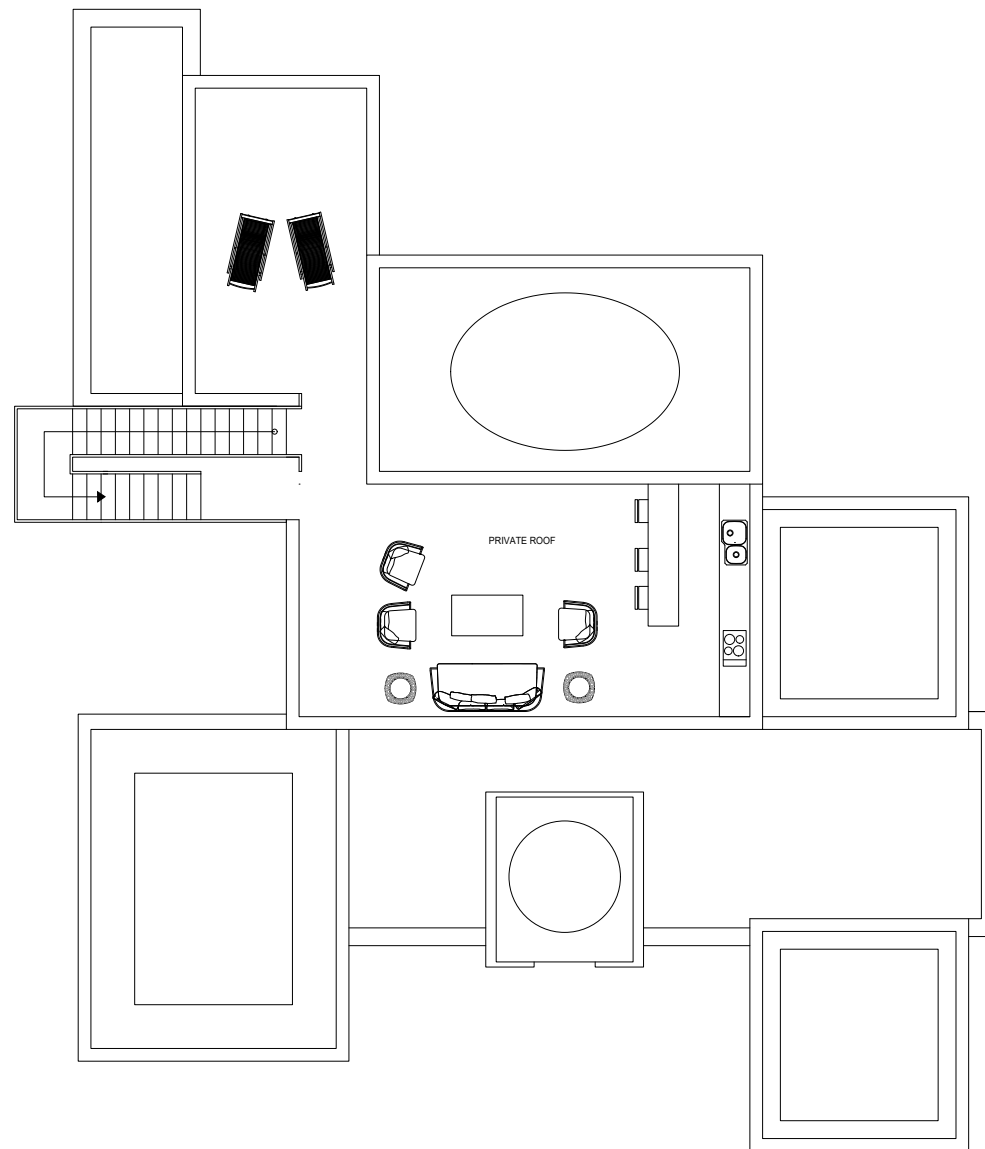


TYPE 1 265 m² FLOOR PLANS

Ground Floor



Roof Floor



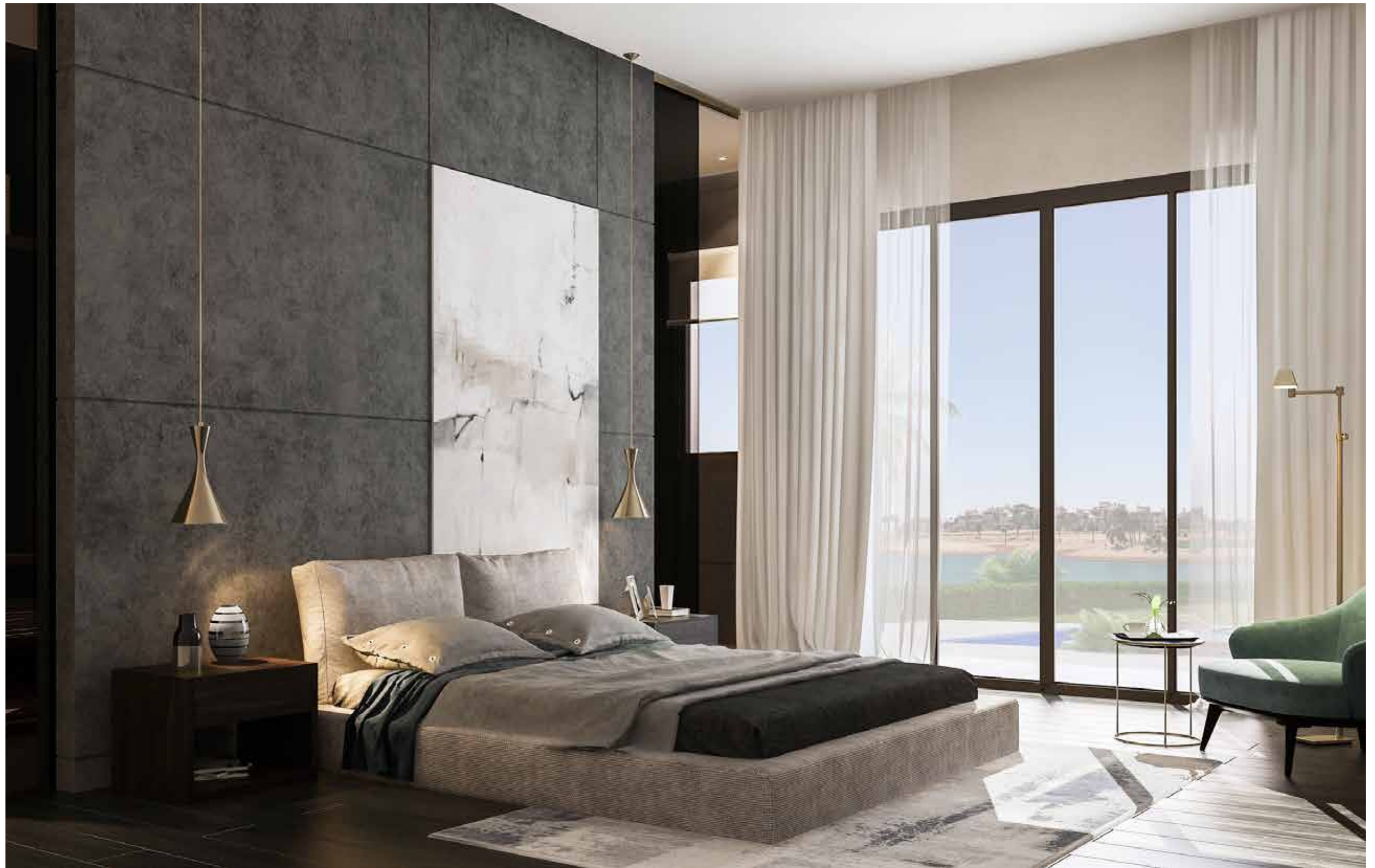


INTERIOR

DARK THEME









INTERIOR
LIGHT THEME















TYPE 2

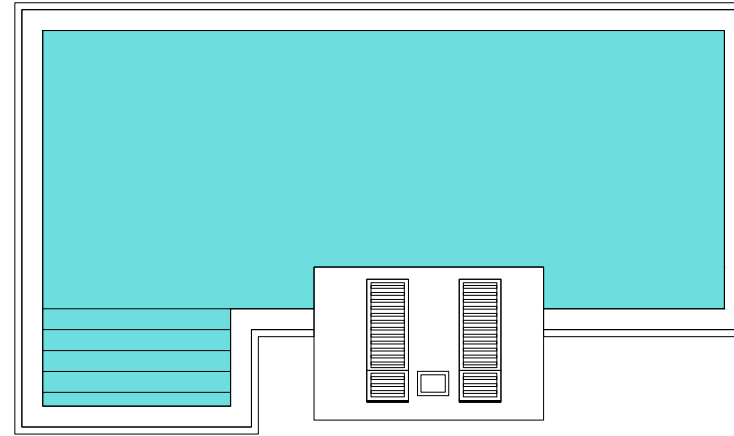
262 m²

TWO STORY VILLA

This 2 story spacious villa has a double height ceiling in the living area, offered in a 4 bedroom with a semi-detached maid's quarter, multiple terraces and a roof deck.



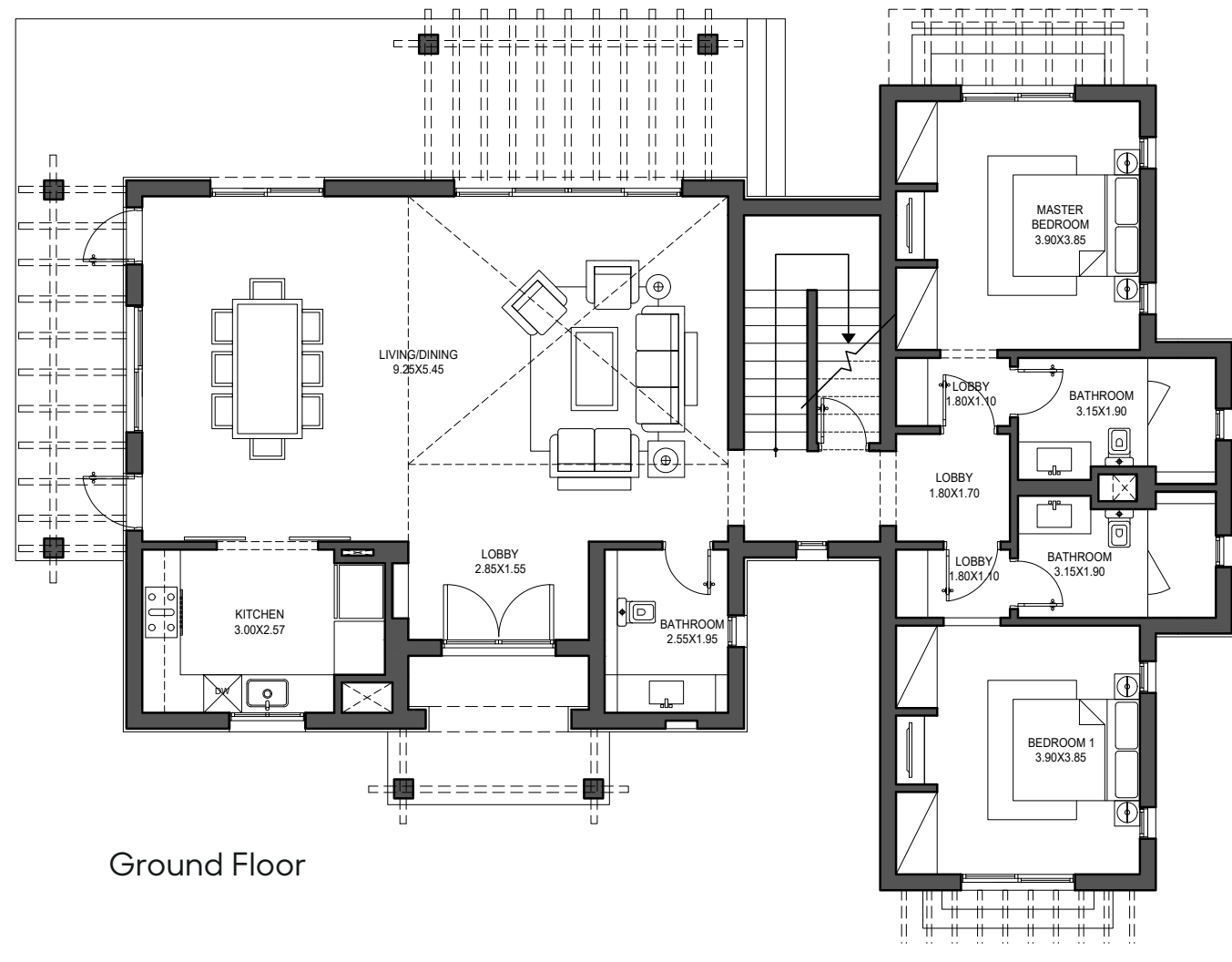


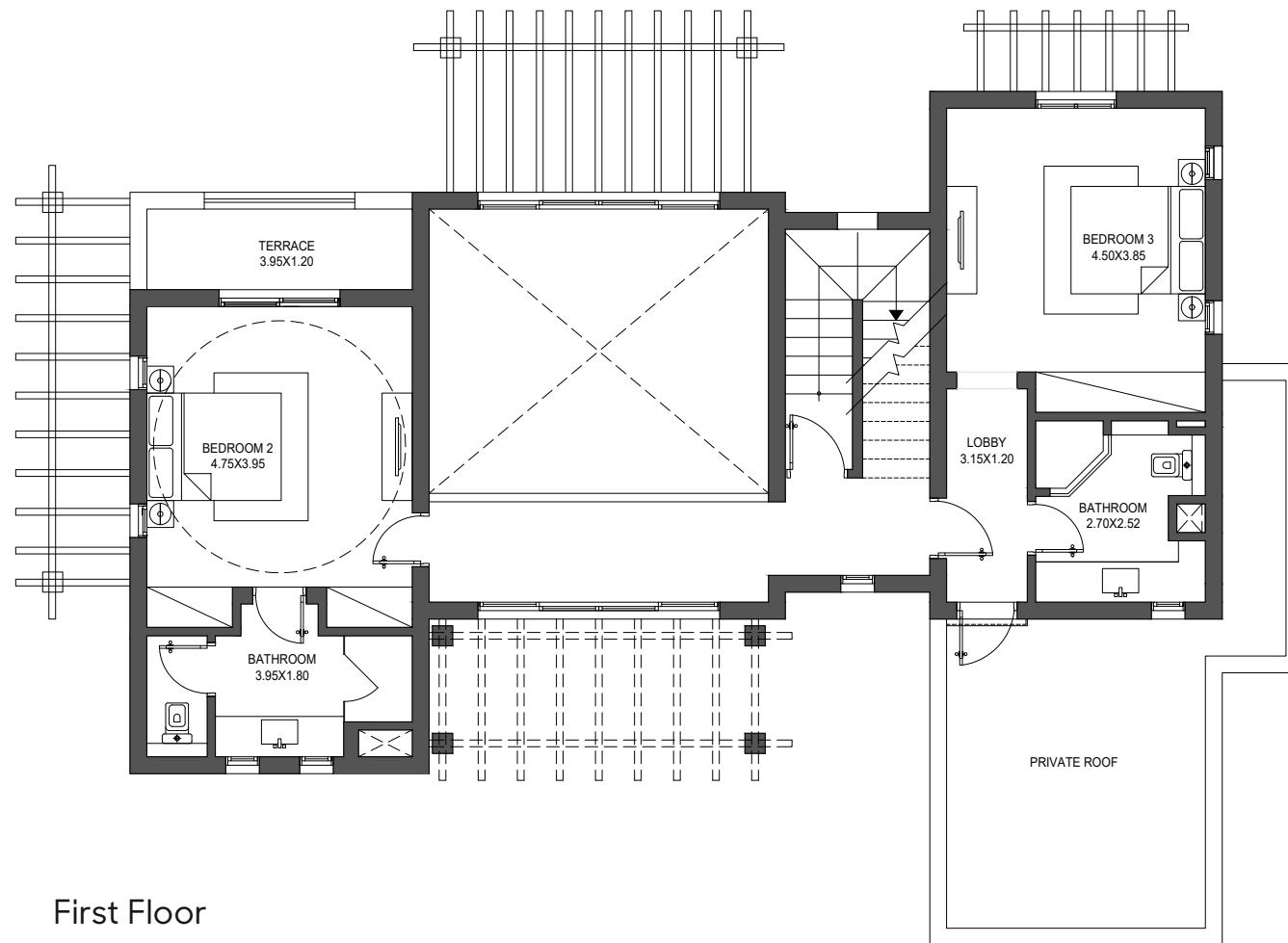


TYPE 2

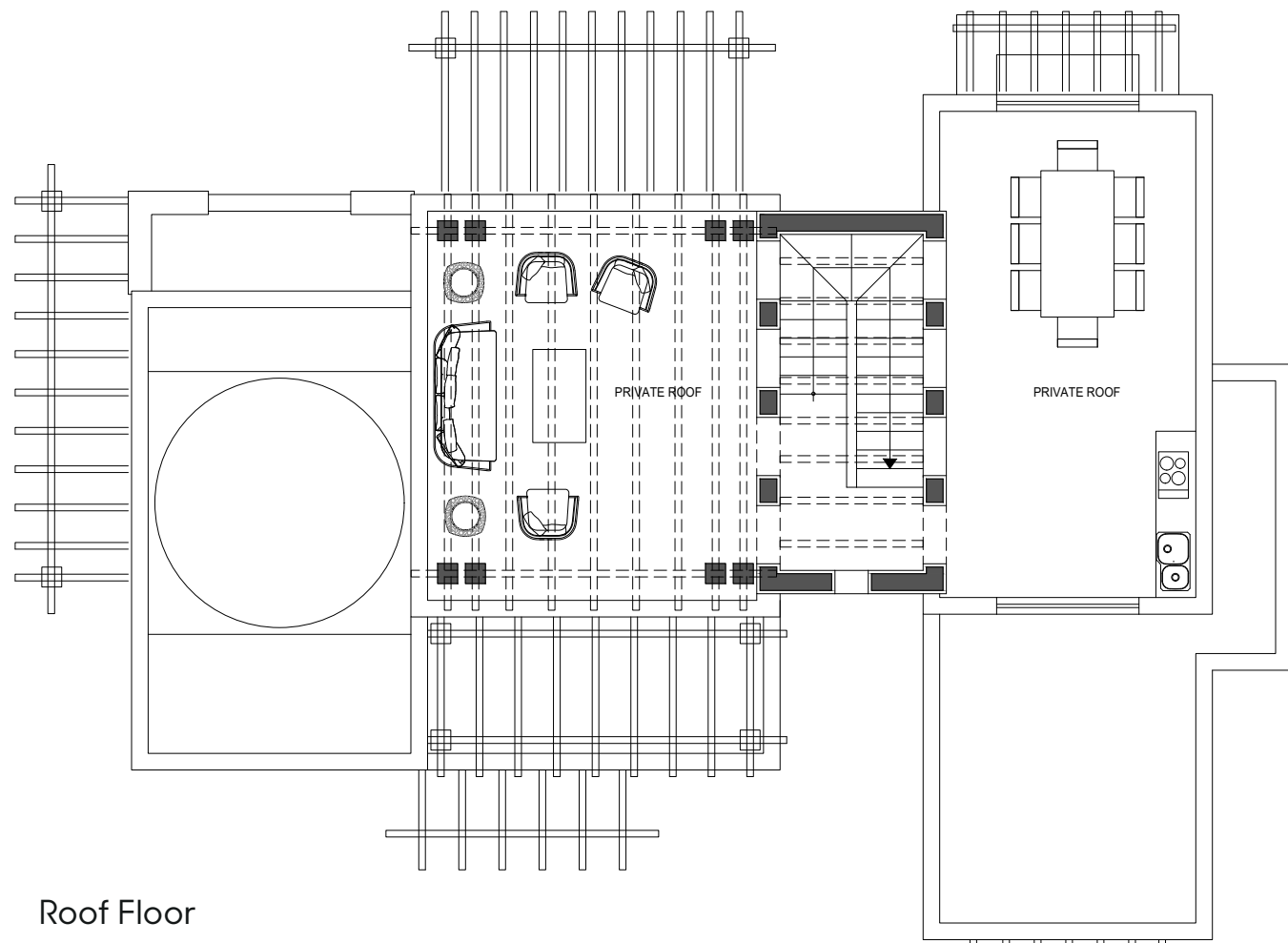
262 m²

FLOOR PLANS



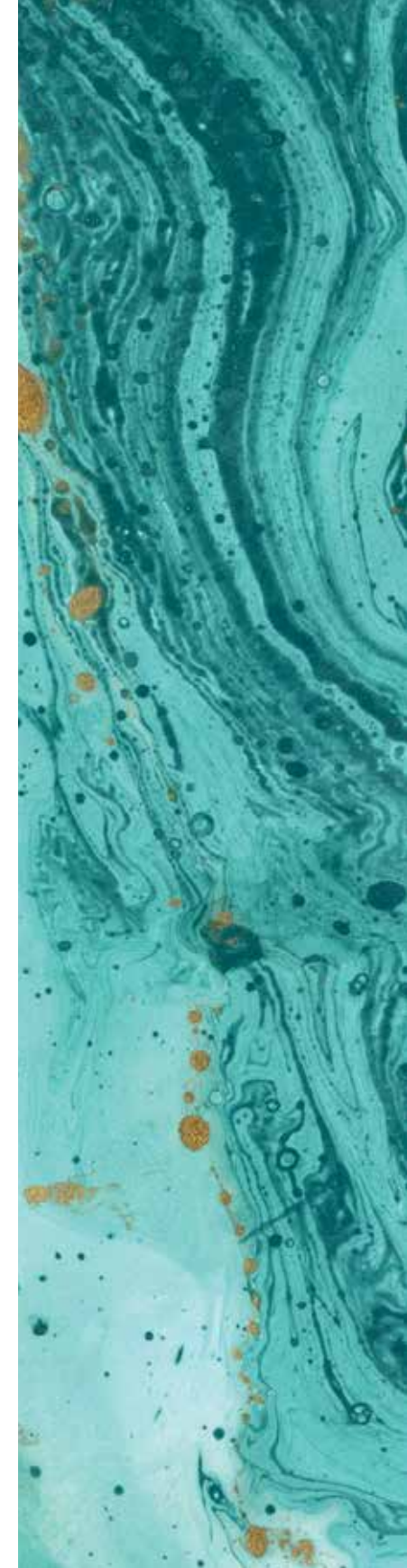


First Floor



Roof Floor

INTERIOR



DARK
THEME



LIGHT
THEME





TYPE 3 400 m² TWO STORY VILLA

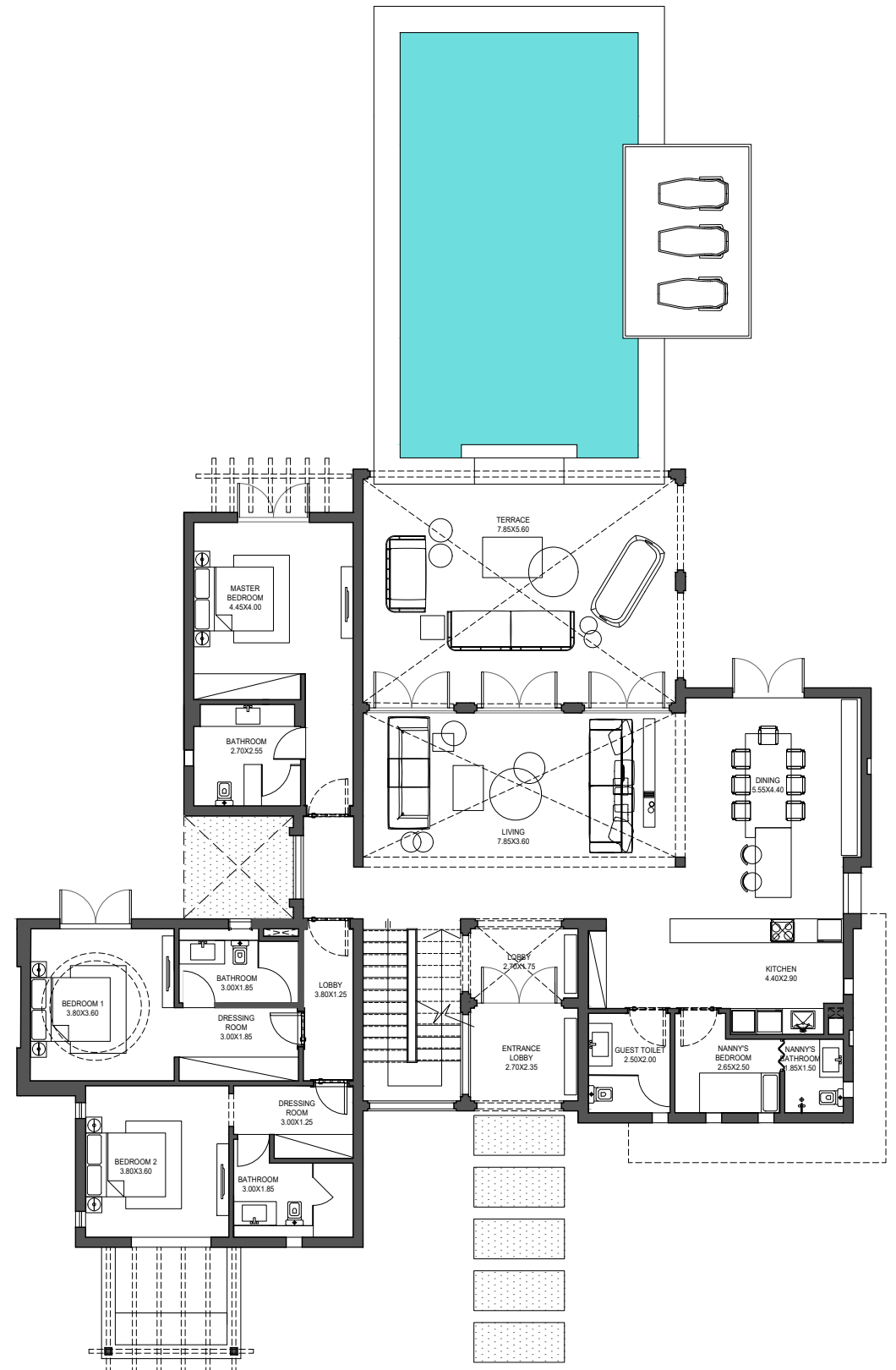
A double height entrance, living area and shaded terrace creates the ultimate sensation of space and luxury. The 6 bedroom villa has some bedrooms on the top floor for enhanced privacy, and each 400 sqm villa has its own exclusive speedboat mooring area.

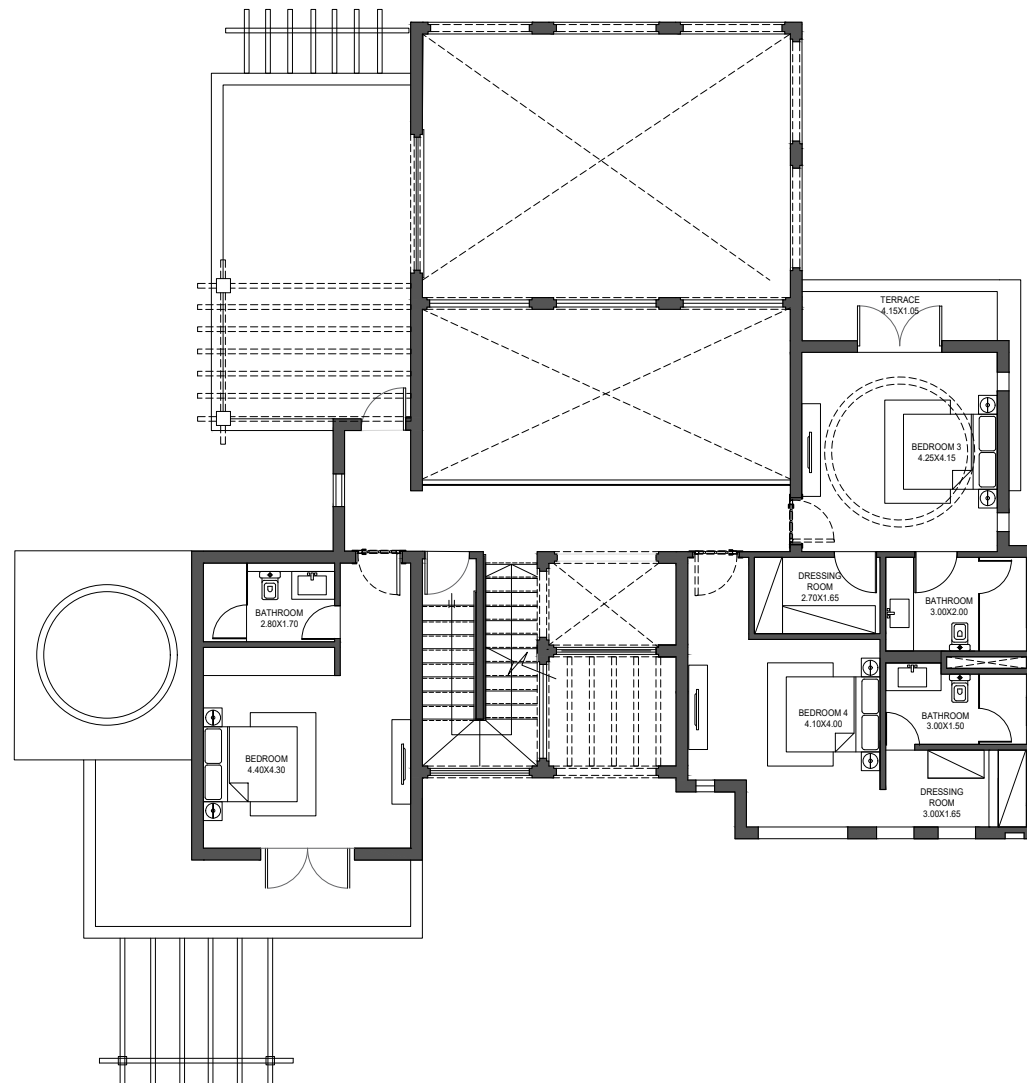




TYPE 3
400 m²
FLOOR PLANS
TWO STORY

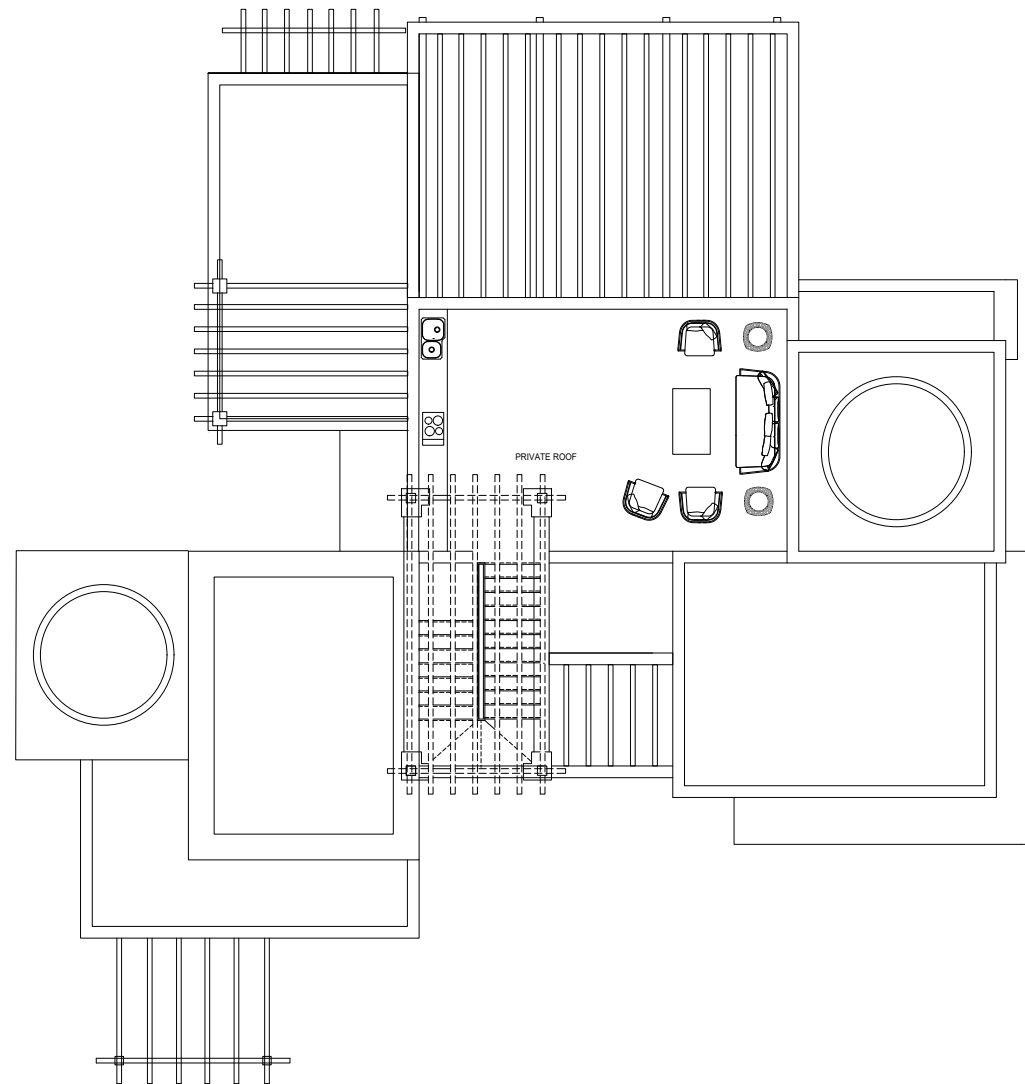
Ground Floor





First Floor

Roof Floor



INTERIOR

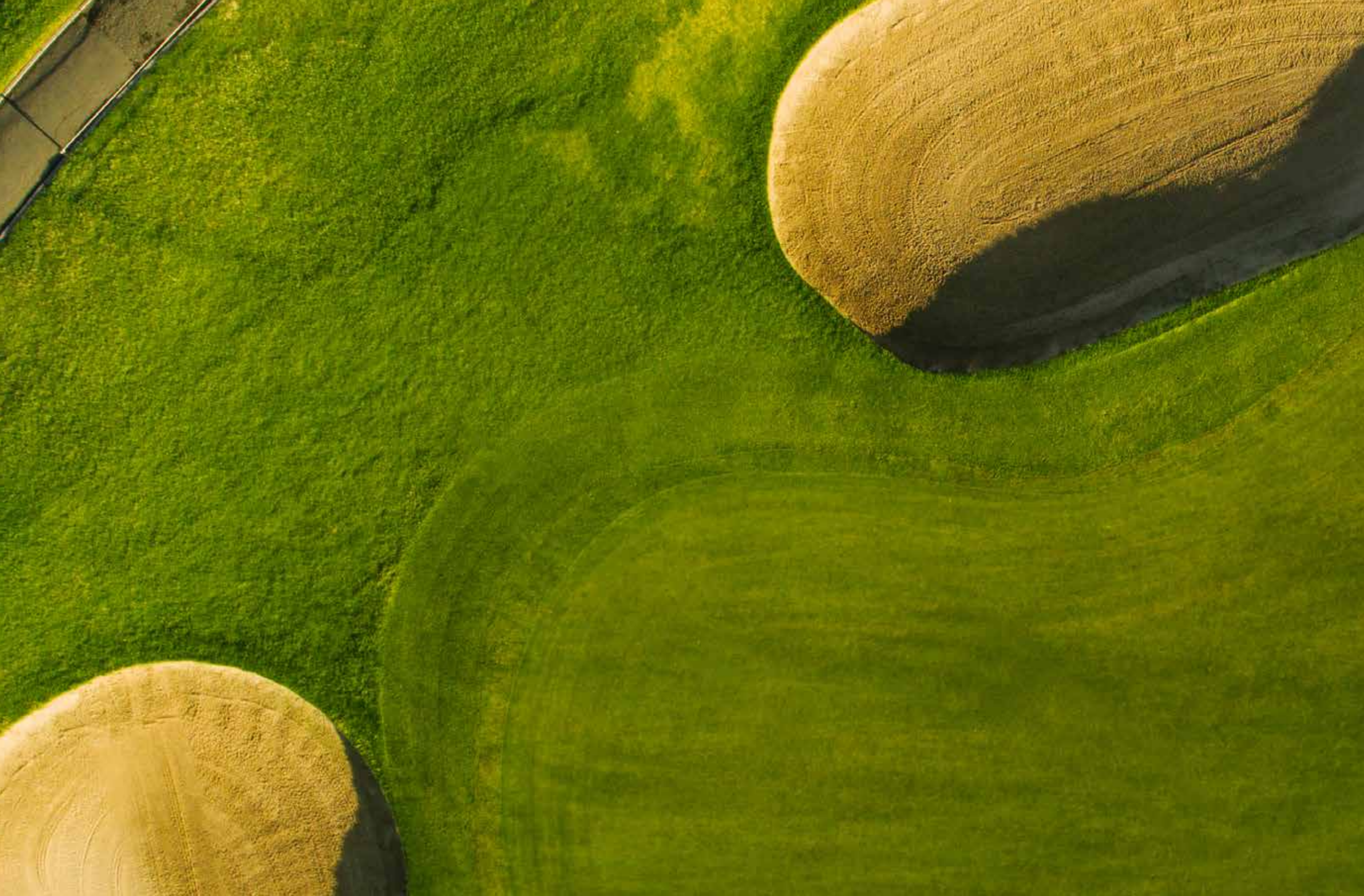


DARK
THEME



LIGHT
THEME







TYPE A

190 m²

TWIN VILLAS

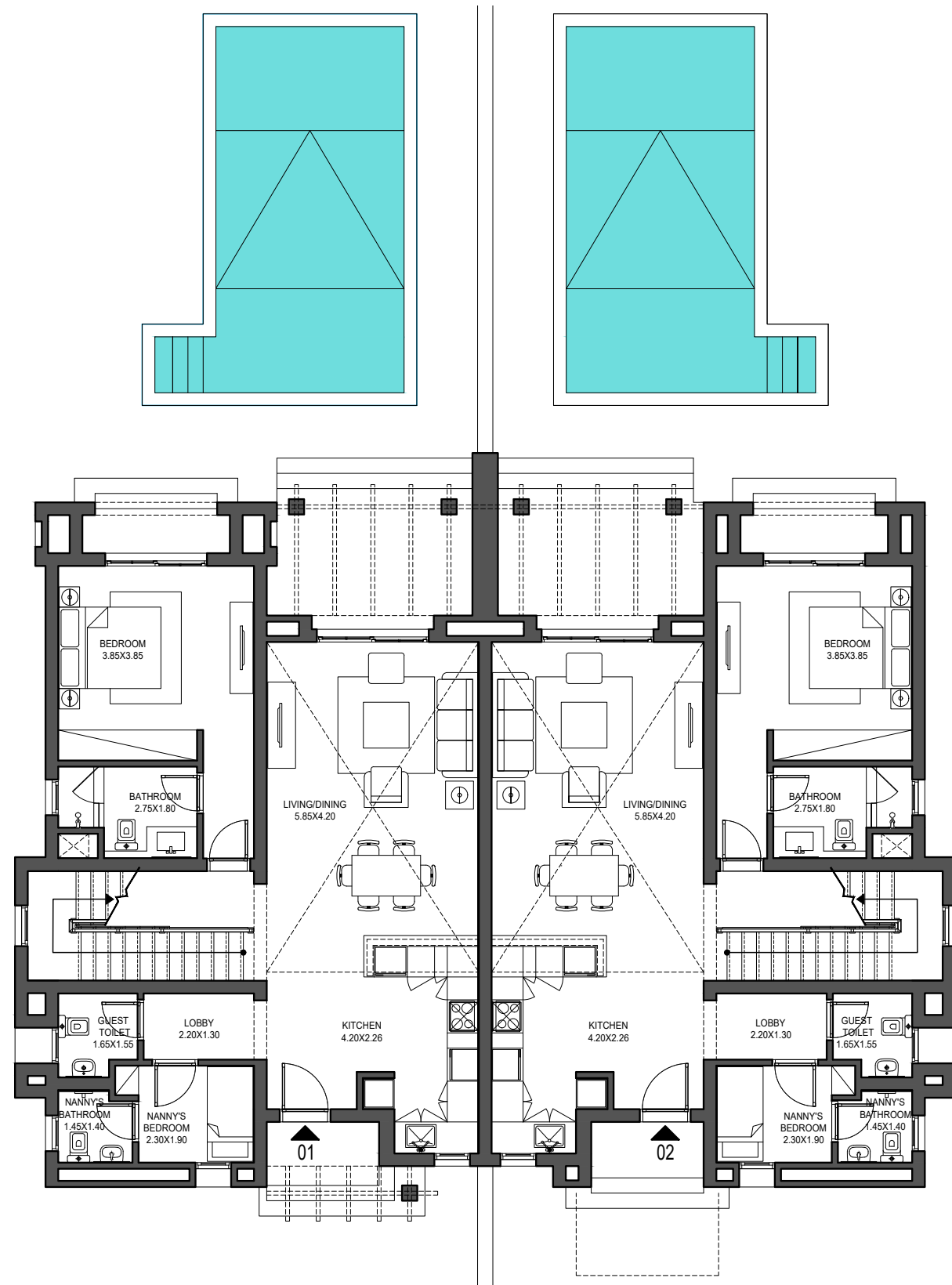
The twin villas are designed with spacious double-height ceilings similar to our detached homes. With various designs to choose from and dynamic elevations, the twins have an airy spacious indoor feel. Twins are offered with 3 bedrooms and a nanny's room, and multiple terraces for spectacular views of the lagoon, golf course and glorious panoramas of the open sea.

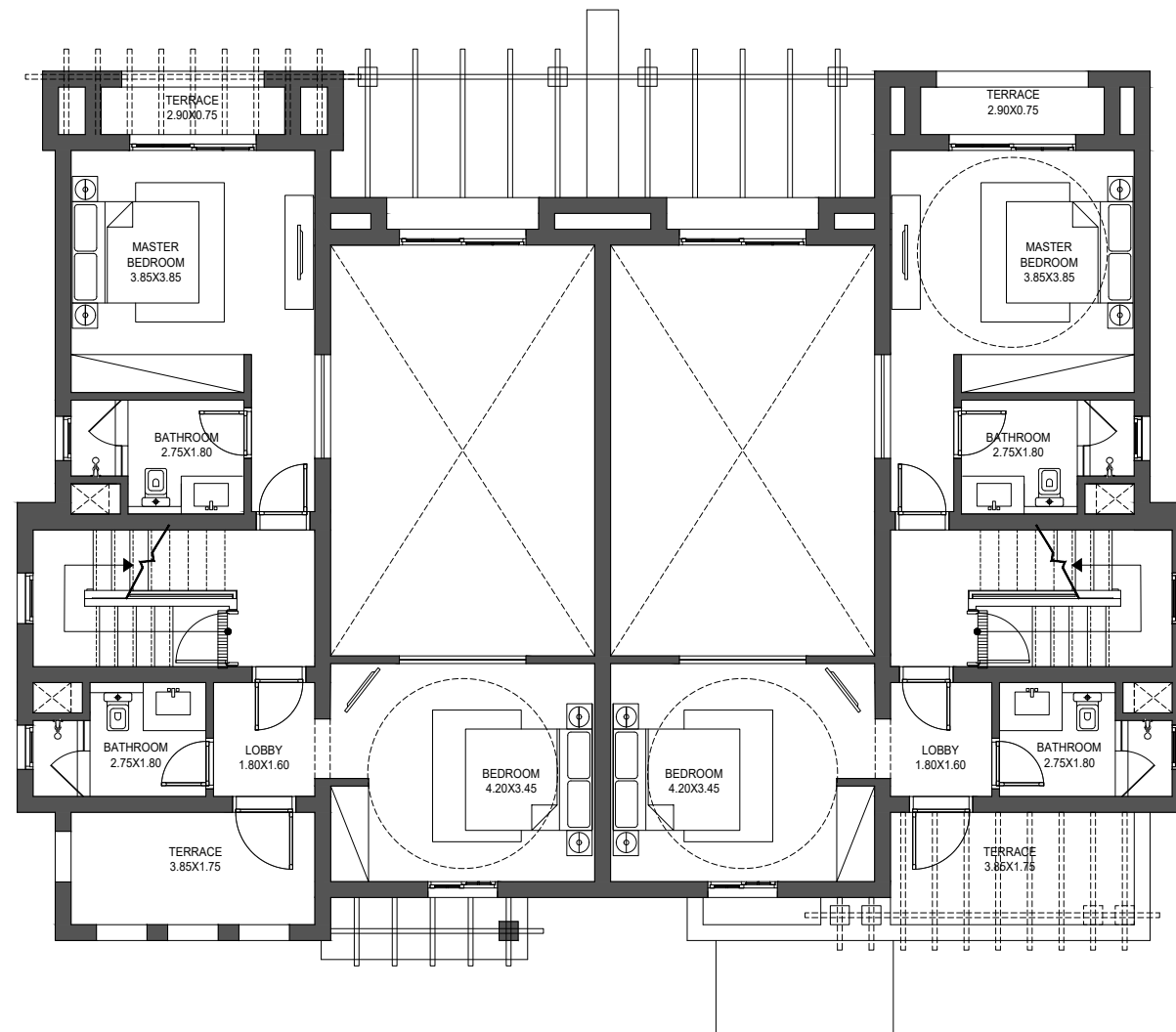




TYPE A 190 m² FLOOR PLANS

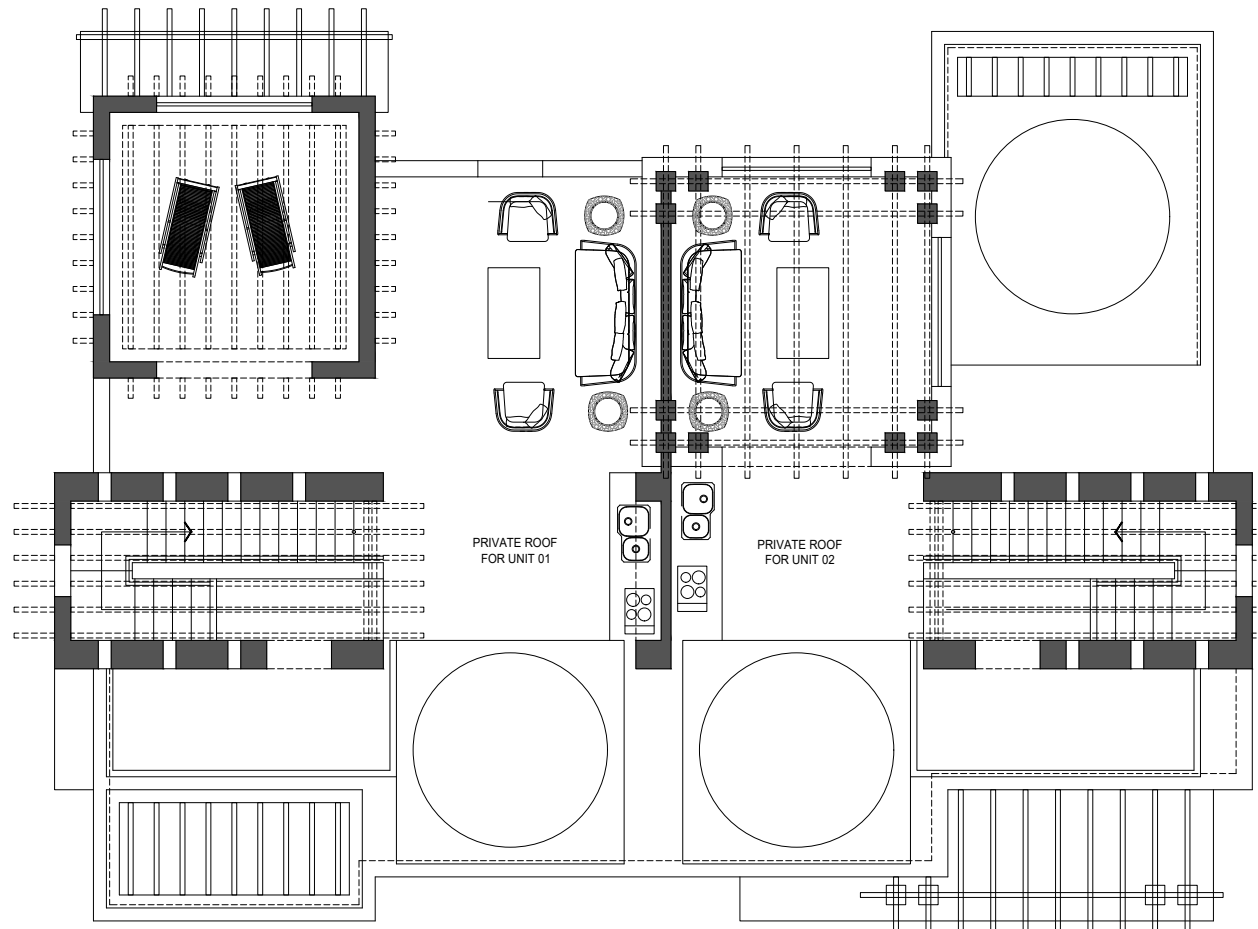
Ground Floor





First Floor

Roof Floor



TYPE B
190 m²
TWIN VILLAS

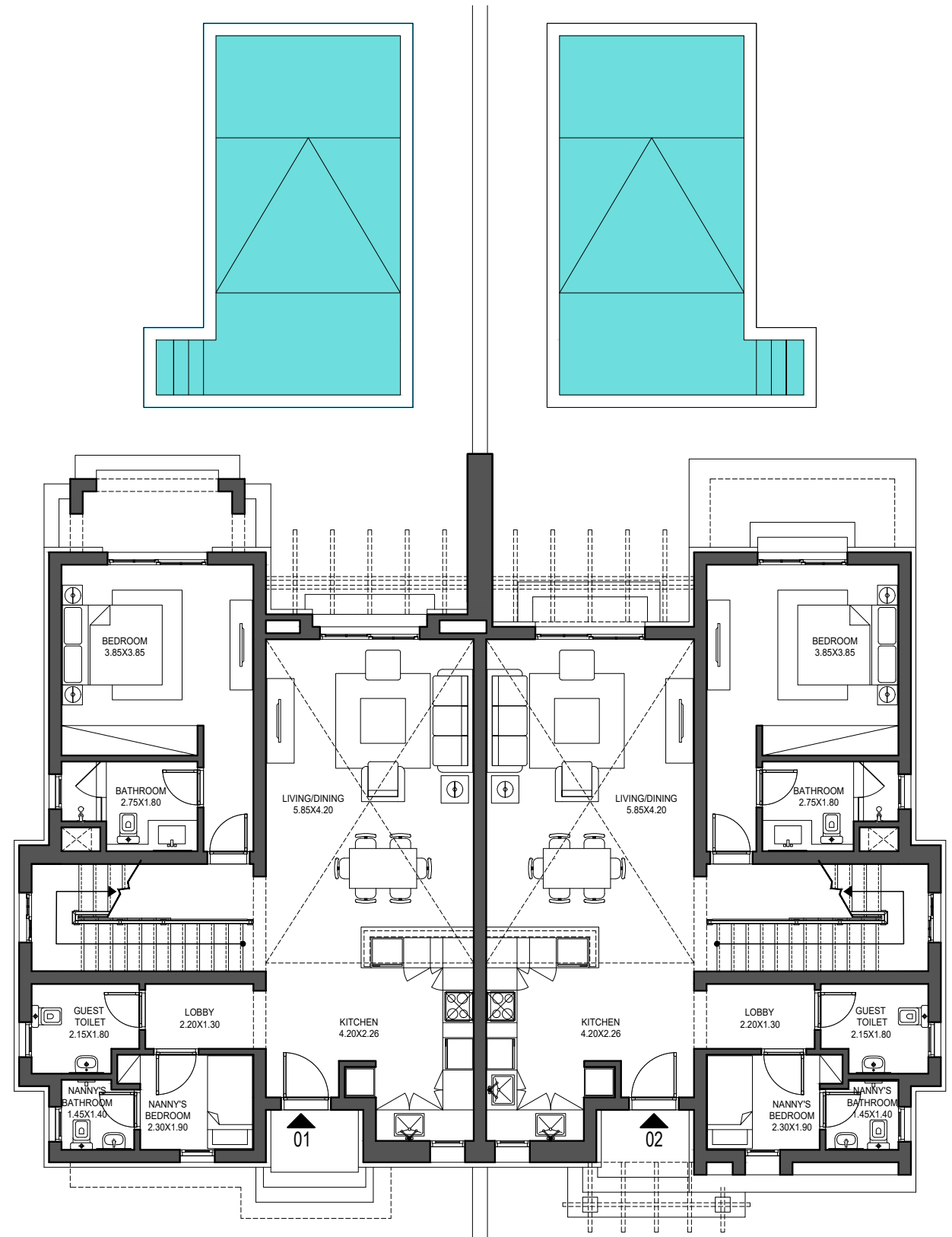


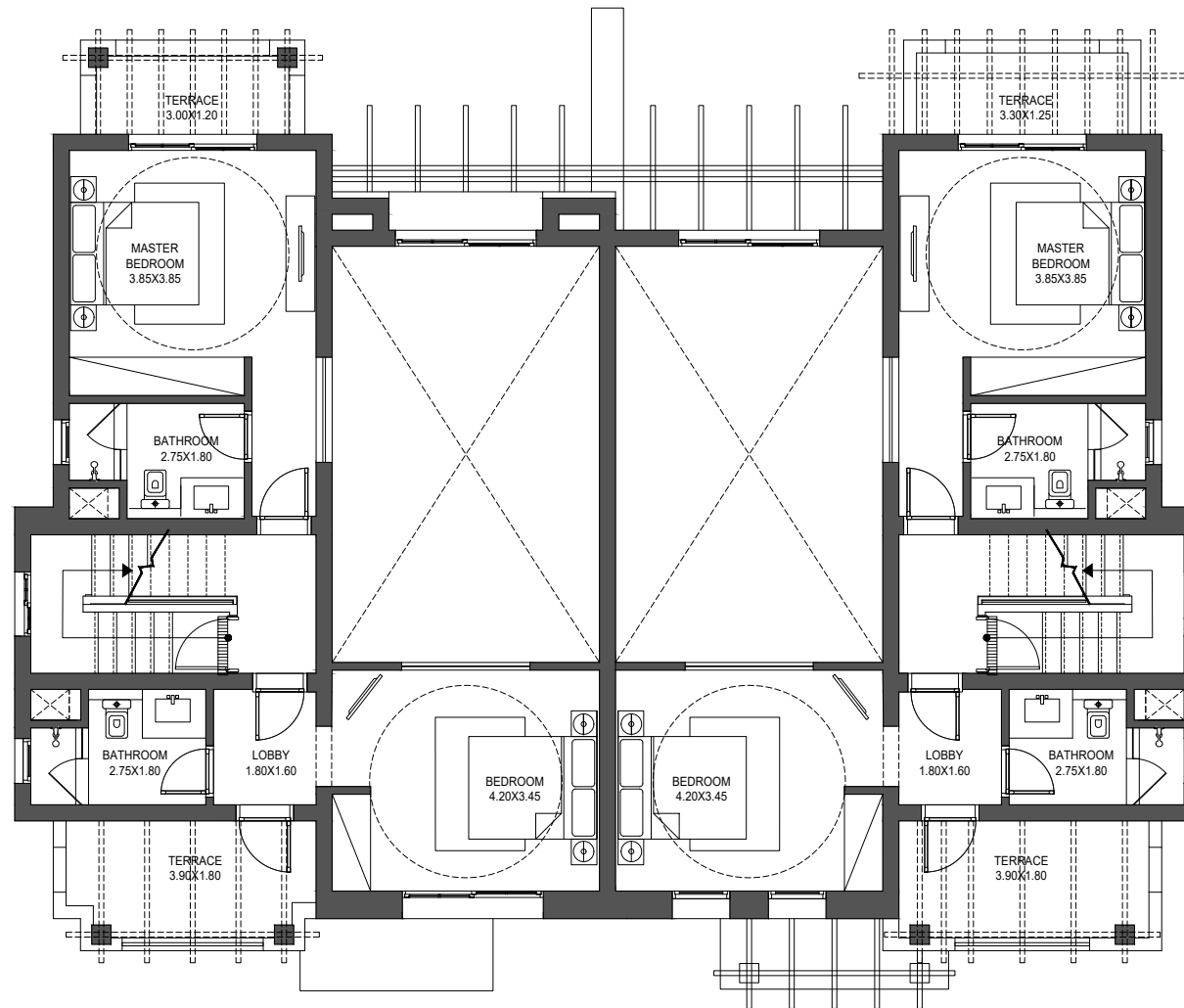




TYPE B 190 m² FLOOR PLANS

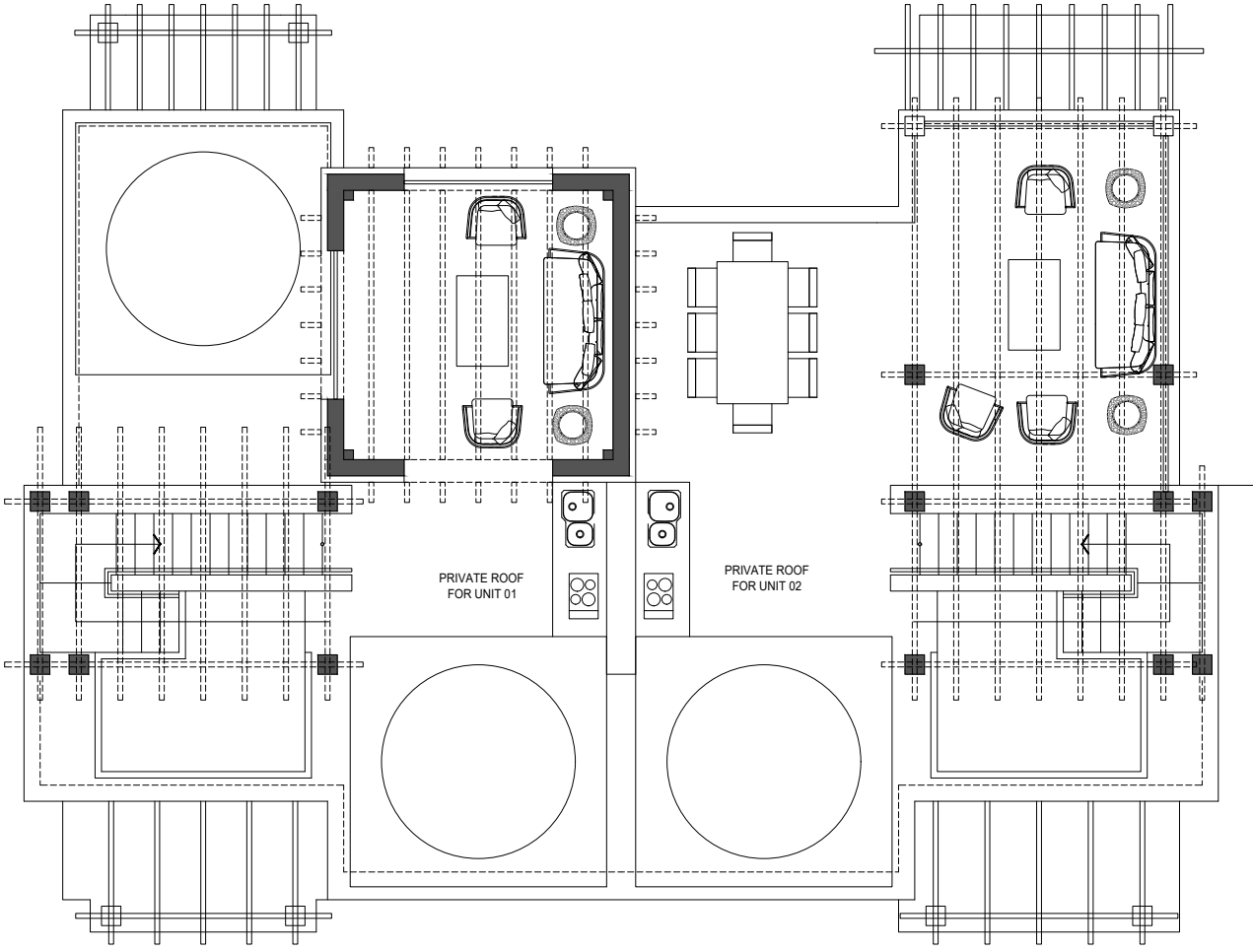
Ground Floor





First Floor

Roof Floor

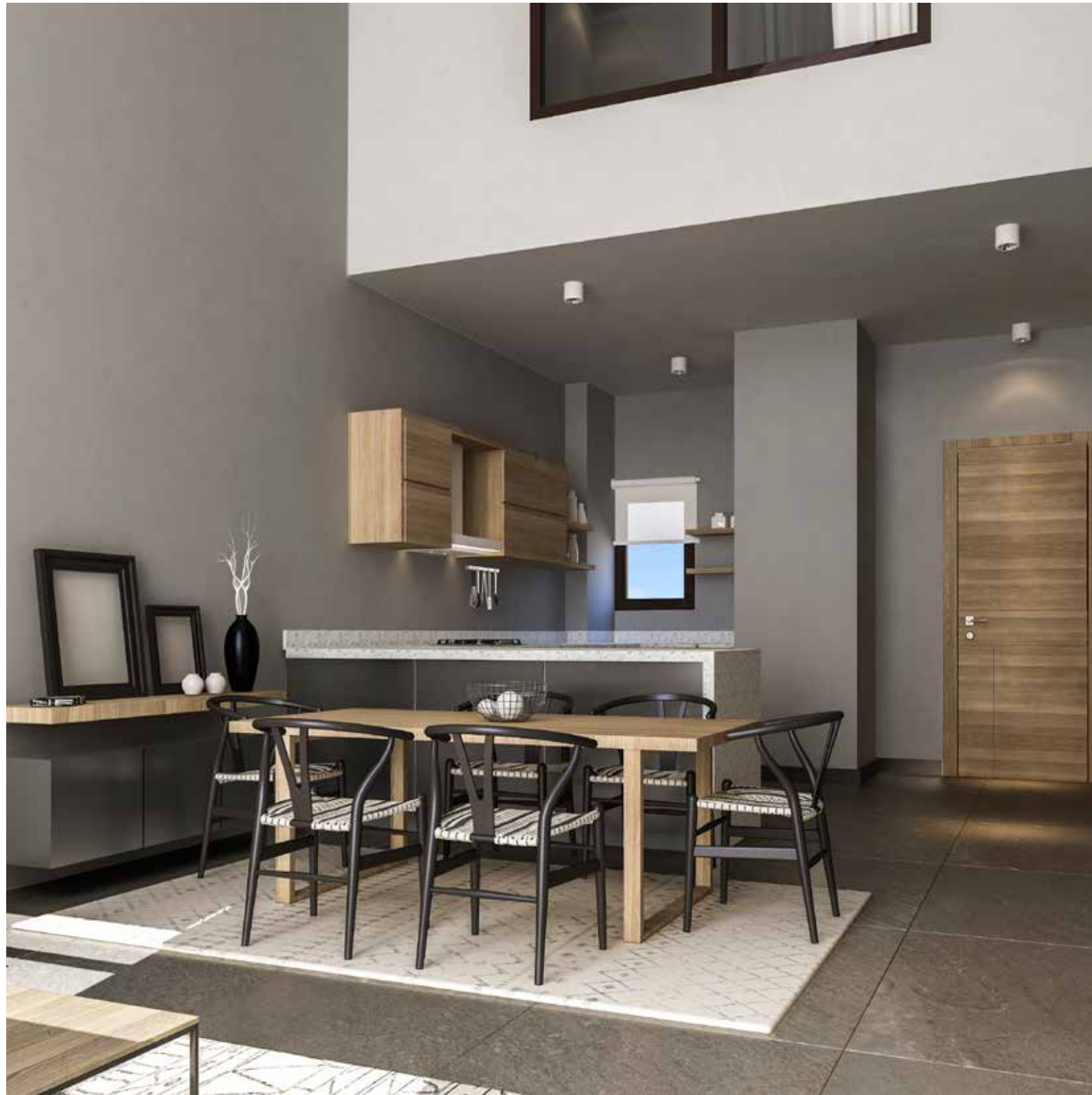


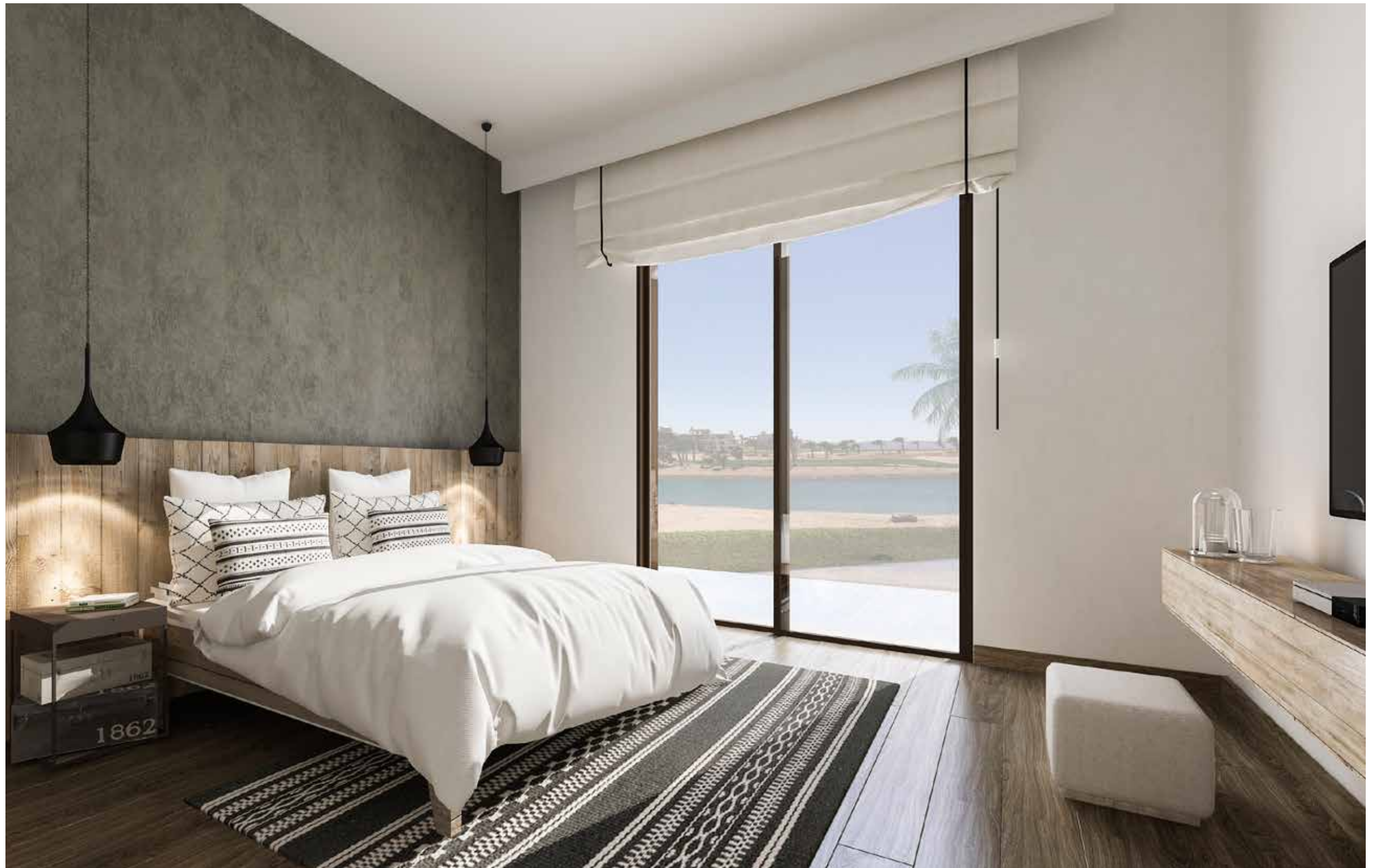
INTERIOR

DARK THEME





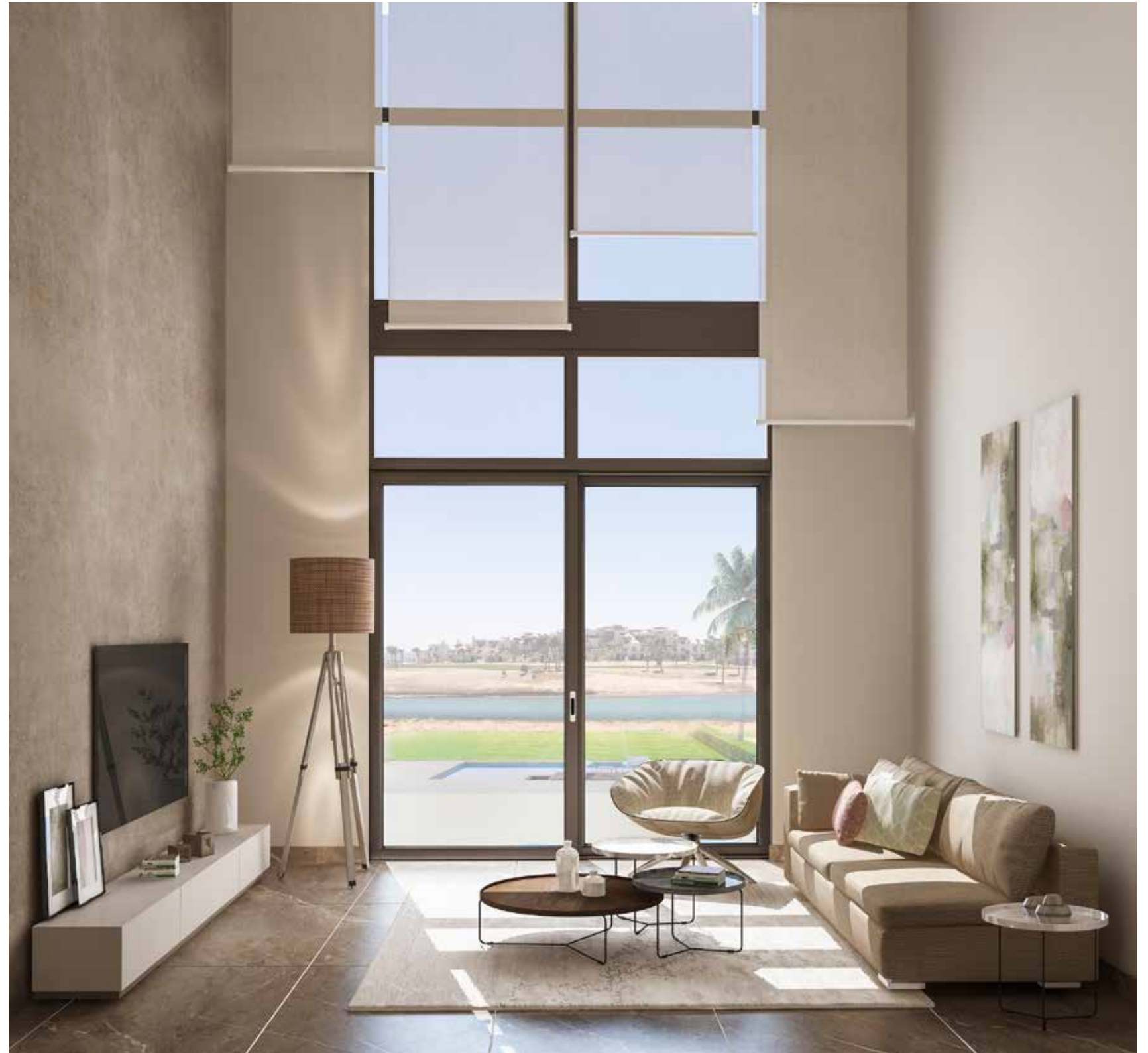






INTERIOR

LIGHT THEME









ORASCOM 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, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco.

The Group currently operates ten destinations; five in Egypt (El Gouna, Taba Heights, Byoum, Makadi Heights and Harram City), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Lustica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 100.3 million sqm and 35 hotels with a total number of 8,325 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.1 million sqm distributed over four Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, and Byoum in Al Fayoum.

ORASCM DEVELOPMENT

EGYPT

1. El Gouna, Red Sea
2. Taba Heights, Sinai
3. Harram City, 6 th of October
4. Makadi Heights, Red Sea
5. Byoum, Al Fayoum

SWITZERLAND

6. Andermatt, Swiss Alps

MONTENEGRO

7. Lustica Bay, Tivat

OMAN

8. Jebel Sifa
9. Hawana Beach

U.A.E

10. The Cove, Ras Al Khaimah

UNITED KINGDOM

11. Eco-Bas, Cornwall

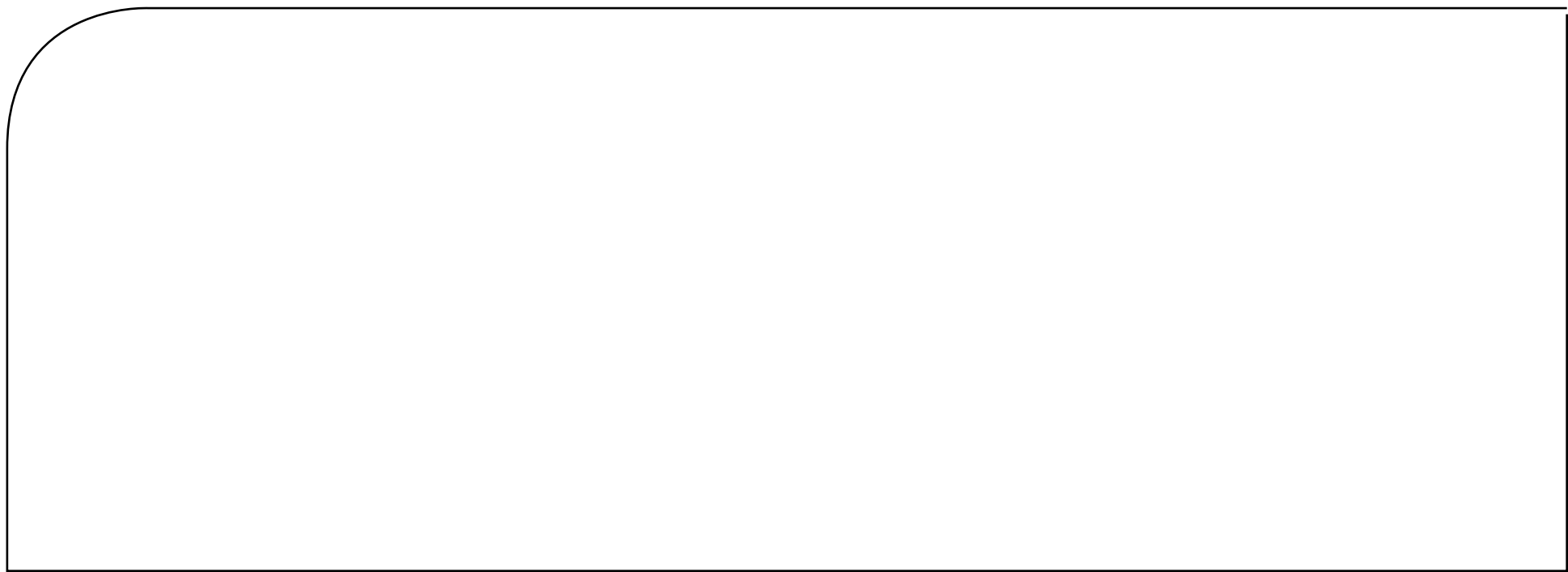
MOROCCO

12. Chbika



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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ORASC M
DEVELOPMENT
EGYPT



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