

S'BAY

SIDI HENEISH
NORTH COAST



CLEOPATRA
HOTELS & DEVELOPMENTS



SIDI HENEISH
NORTH COAST

The Vision for S-Bay is to create the luxurious “Crown Jewel” that is the premier resort within all the Egyptian North Coast.

This incredible site has over 250 acres of beautiful coastline beach frontage, an incredible Hotel Resort, and the development of a wonderful new community that is divided into five Italian cities by the water, which is Sardinia Bay Beachfront, Sanremo Bay seacliff, Smeralda Bay Lagoon, Sicily Bay botanical garden, Salo Bay condos, and Paradise Cove that provides the complete Resort opportunity for all levels of relaxation, recreation, entertainment, and enjoyment.

It is a special place that will provide great vacations that will never be forgotten, by its Lotus Lagoon and 7 levels of Seaview.



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NORTH COAST

Extraordinary LOCATION IN NORTH-COAST

In the Mediterranean sea of Sidi heneish,
North Coast, SBay
springs out like a mirage, standing as
*a gorgeous masterpiece
of nature, architecture and good life.*

Marsa Matrouh *international airport*
is only 40 km away and the highway
connects to Alexandria and Cairo
in few hours' drive.

Sbay is the place where the
dream of a *luxury escape* from the city
is *possible, affordable and close to*
you, every time you want.



SBAY DISTANCE

* Marsa Matrouh International Airport	40 km
* Marsa Matrouh City Center	50 km
* Alexandria City Center	245 km
* El-Alamein International Airport	80 km
* Cairo City Center	400 km





The *turquoise* of the sea, the *white* of the beach, the lavish *green* of vegetation, the *yellow* of the sun, the *blue* of the sky. In S-Bay nature is a *kaleidoscope of colors* that pervade each and every property.

Here the *sun shines all year round*, enlightening a new idea of vacation homes to live surrounded by nature and close to all comforts.



A natural PARADISE



th
best
beach
worldwide



CLEOPATRA LUXURY
RESORT

There's no end to the fascinating luxury of S-bay. From crystal-clear turquoise water, pristine beaches, untouched nature and stunning architecture to luxurious hotel that offers wellness centers, designer boutiques, world-class restaurants and exciting nightlife. For a memorable vacation, private event or wedding destinations



A contemporary
SCULPTURE CLUBHOUSE



S BAY

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NORTH COAST



Enjoy 5 STARS HOTEL SERVICES

A 5 STARS HOTEL SERVICES

When in holidays we all want to be pampered. Smeralda Bay is the unique real estate property to offer a *series of 5 star service to owners that requires* No more home housekeeping if you do not desire.

S-bay offers to all real estate owners the opportunity to *enjoy their investment immediately, in the 5 stars hotel* that will open in 2023.



THINKING OF THE FINEST DETAILS

S-BAY

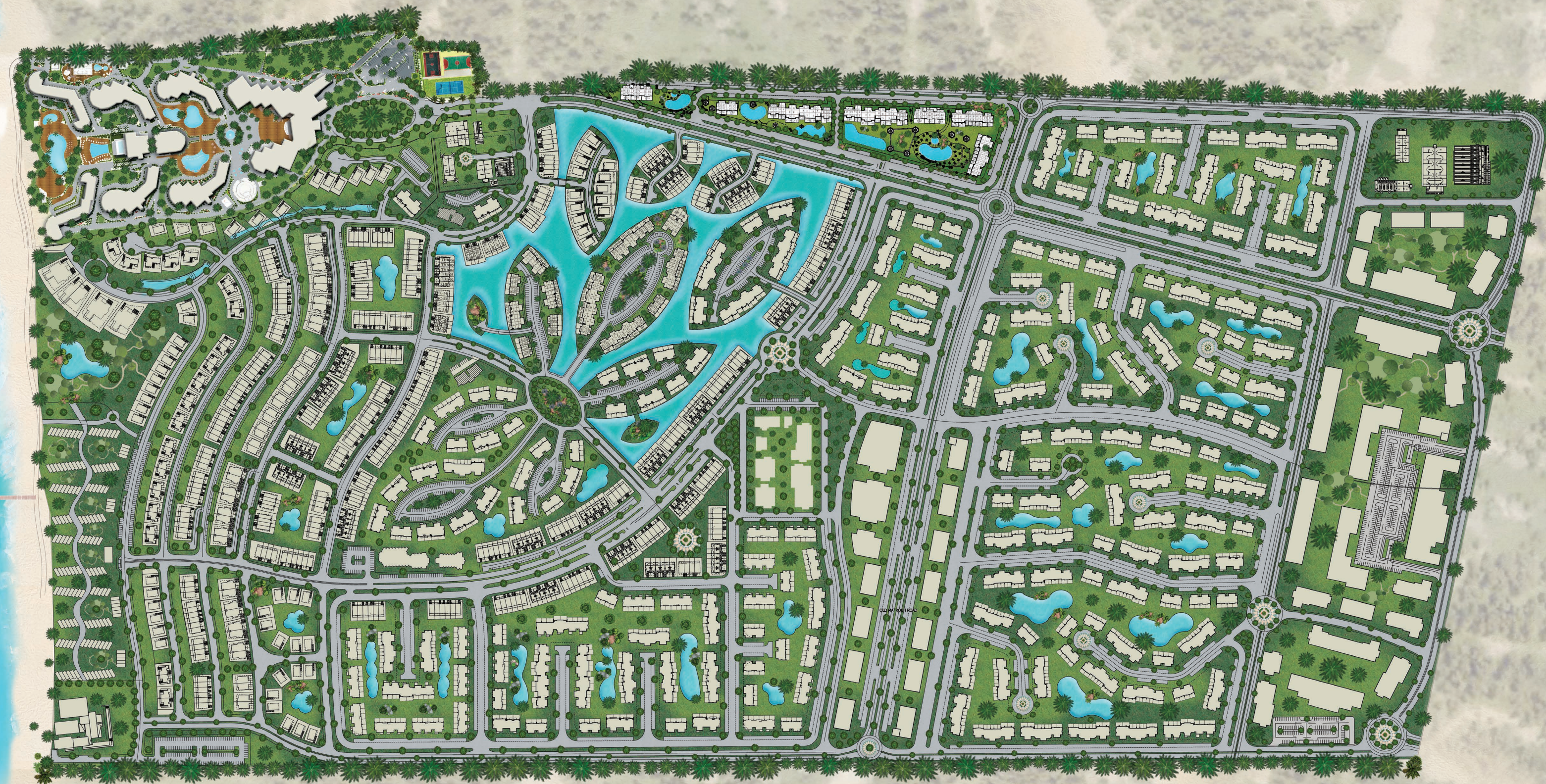
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S BAY

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MASTER PLAN





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VILAS	VI
WATER front Villetete	VIC

TOWN VILLAS	TH
Lagoon Floating Town Villas	THA
Lagoon Floating Town Villas	THB
Lagoon Floating Town Villas	THC

CONDOS	AP
CONDOS A	APA
CONDOS B	APB
CONDOS C	APC
CONDOS F	APF
CONDOS D	APD
CONDOS E	APE



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NORTH COAST



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NORTH COAST

MASTER PLAN



- SALO BAY
- SMERELDA BAY
- SICILY BAY
- SANREMO BAY
- SARDINIA BAY
- CLEOPATRA LUXURY HOTEL
- RETAIL / COMMERCIAL
- SEA FRONT CABANAS
- CLUBHOUSE
- KIDSClub
- UTILITIES
- SPORT FACILITIES
- PARADISE COVE
- EXTENSION
- RESIDENTIAL

Nature Inspired Resort RESORT

S-Bays offers the *widest range of units areas available in the North Coast*, from functional and smart 45 sqm condos to 700 sqm beach front luxury villas, all with *private sea view, lagoon view*, gardens and green area, swimming pools, walking paths across *lavish green and blue waters*.

It's a 4th generation resort in terms of facilities with a strong sense and engagement with nature featuring :

- Designs inspired from nature
- Panoramic sea view from units
- Private islands
- Jogging and cycling tracks for healthy life style
- Smart Spaces and Designs Private islands





* * * *

VILLETTE ISLAND

* * * *

The villas have magical views and a floating deck featuring 3 bedrooms and open space living area



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VILLETE MODERN



* * * * *

WATER FRONT VILLETTE

This solution is the perfect choice for those interested in the feel of a *single-family home* without all the maintenance duties. Small plot of land in a neighborhood development, with shared wall with another home.



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VILLETE CONTEMPORARY



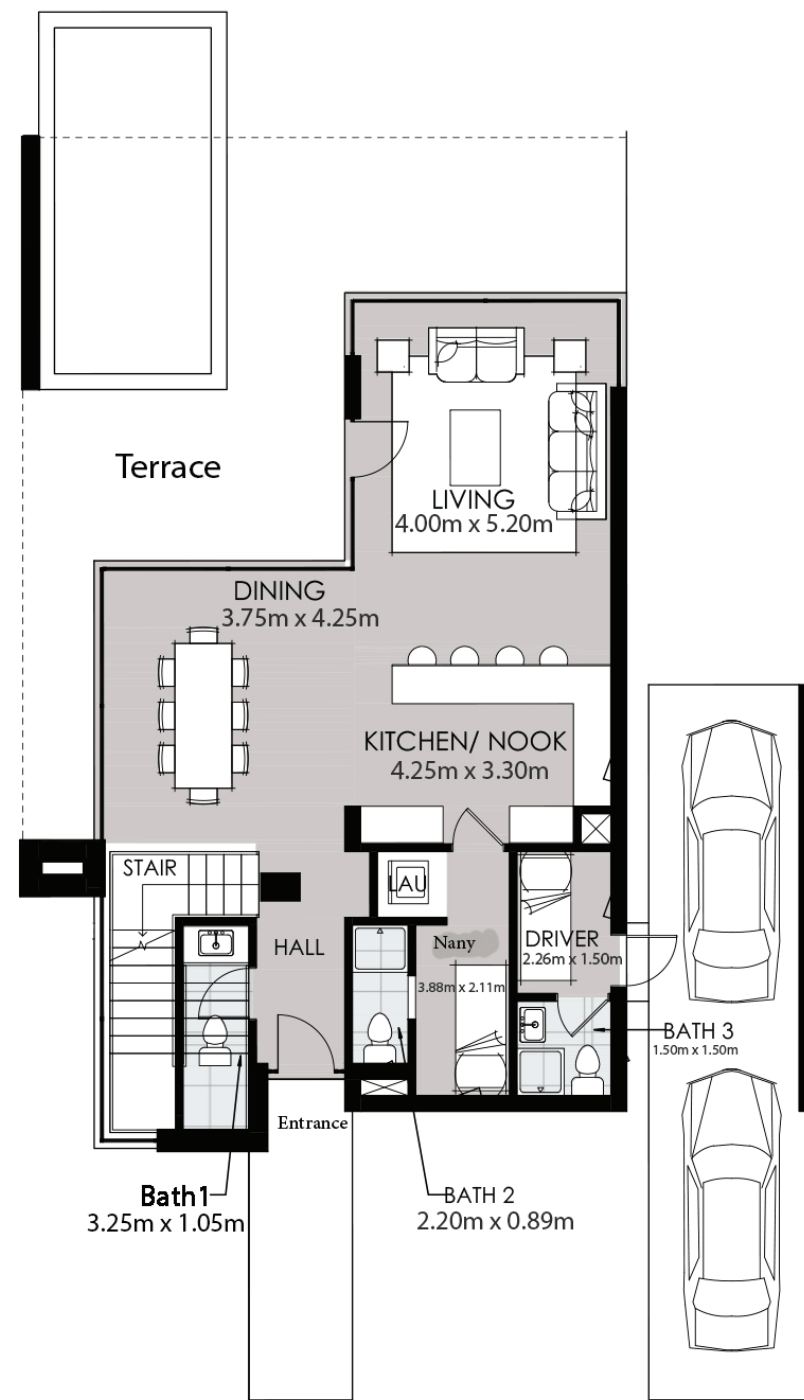
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WATER FRONT VILLETTE

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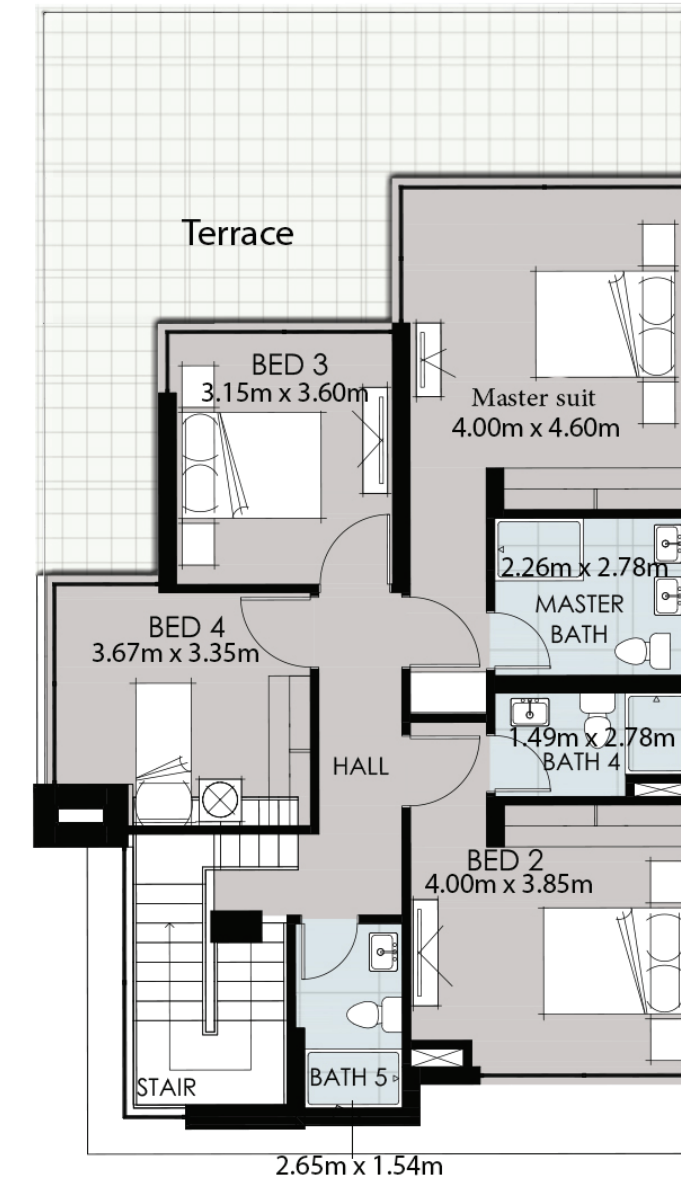


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Ground Floor

Ground Area **96m²**



First Floor

Area **107m²**

VILLETTE

BUA **232m²**
Open Terraces **12m²**

- 1 Master Suite
- 3 Bedroom
- 5 Bathroom
- 1 Living Room
- 1 Dining Room
- 1 Nany's Room
- 1 Driver's Room
- 1 Kitchen



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EMERALDA ISLANDS



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SALO ISLANDS



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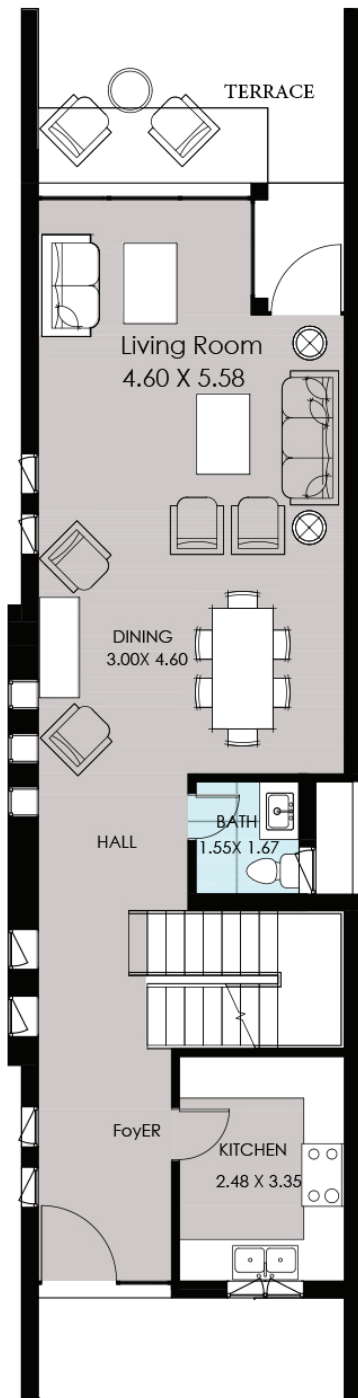


LAGOON FLOATING TOWN VILLAS

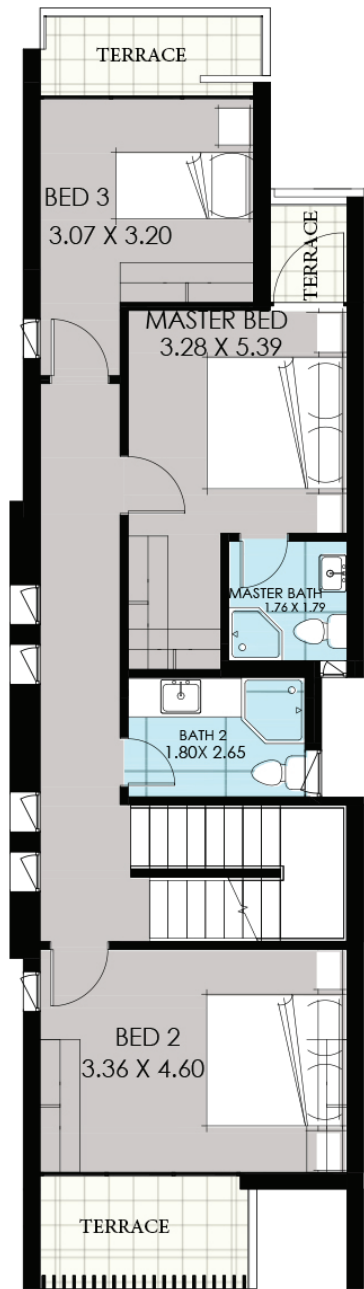
The villas have magical views and a floating
deck featuring 3 bedrooms and open space
living area



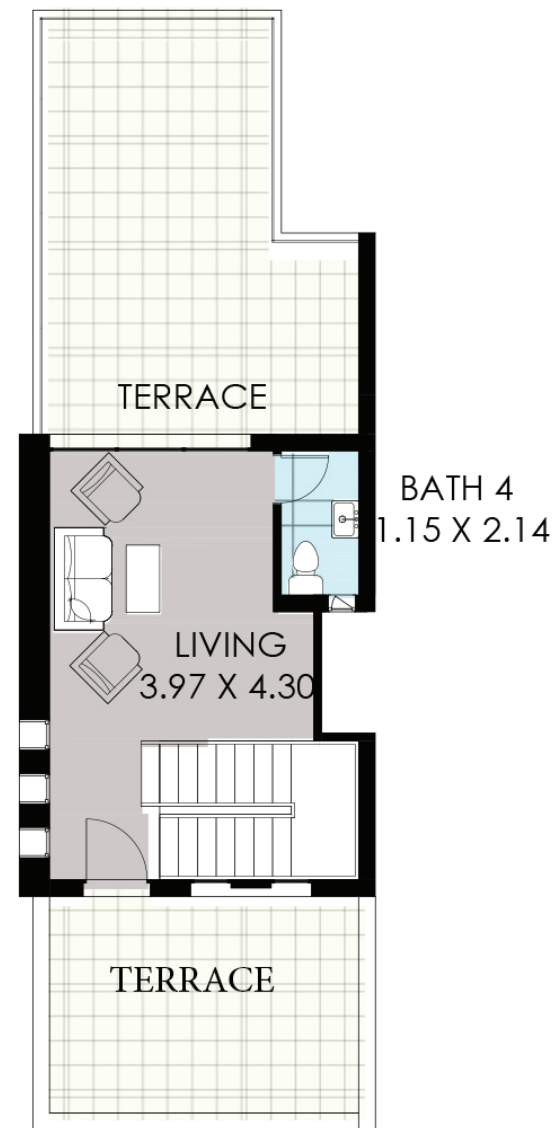
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Ground Floor
Ground Area **80m²**



First Floor
Area **78m²**



Penthouse
Area **34m²**

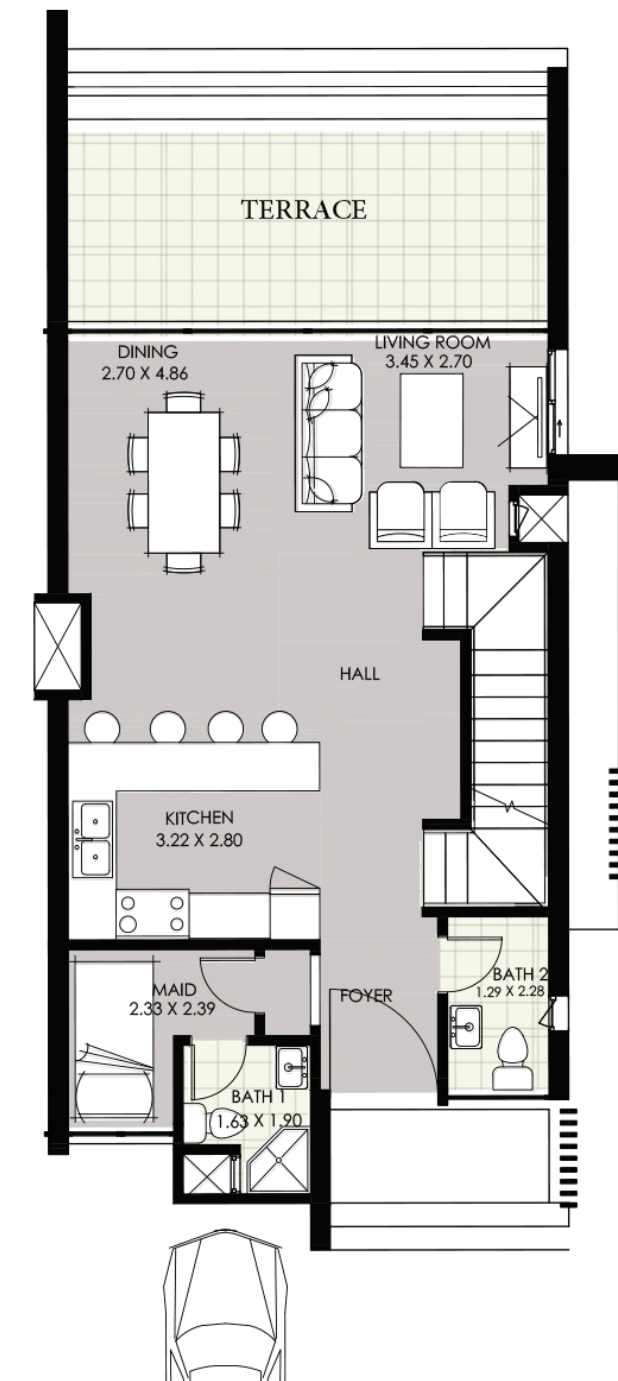
A TOWN VILLAS

BUA **208m²**
Open Terraces **53m²**

- 1 Master Bedroom
- 2 Bedroom
- 4 Bathroom
- 2 Living Room
- 1 Dining Room
- 1 Kitchen

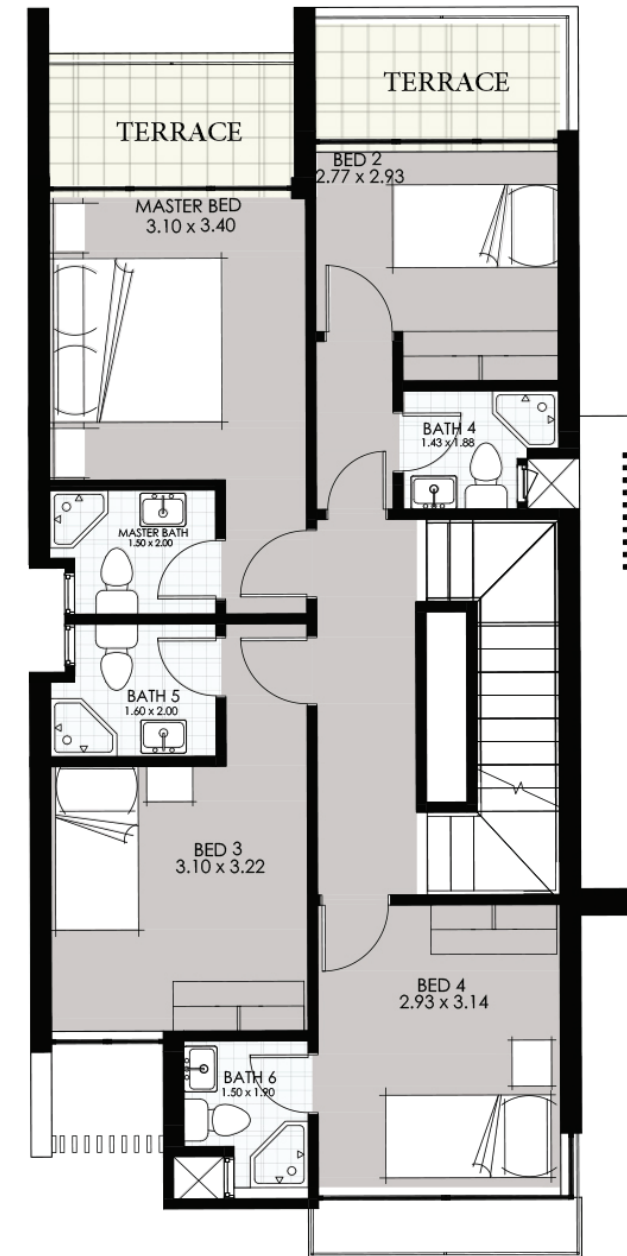


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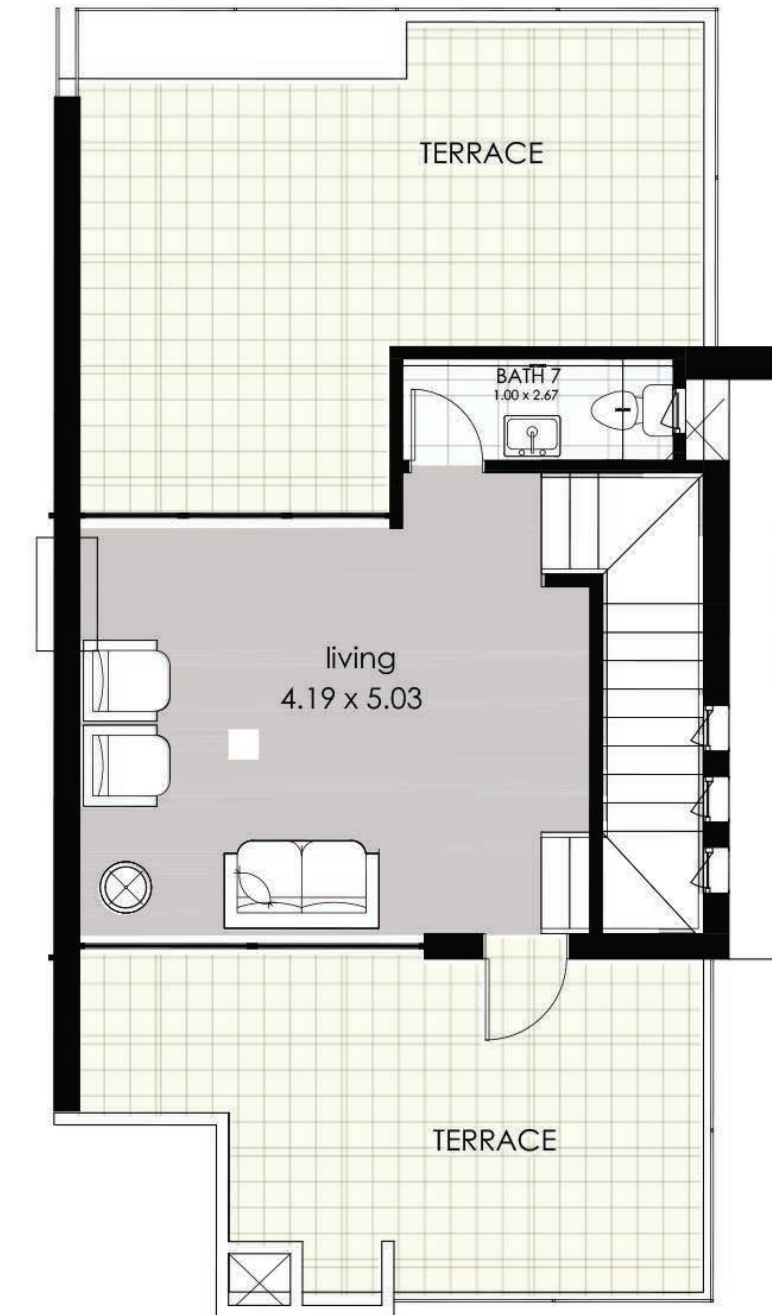
Ground Floor

Ground Area **67m²**



First Floor

Area **78m²**



Penthouse

Area **33m²**

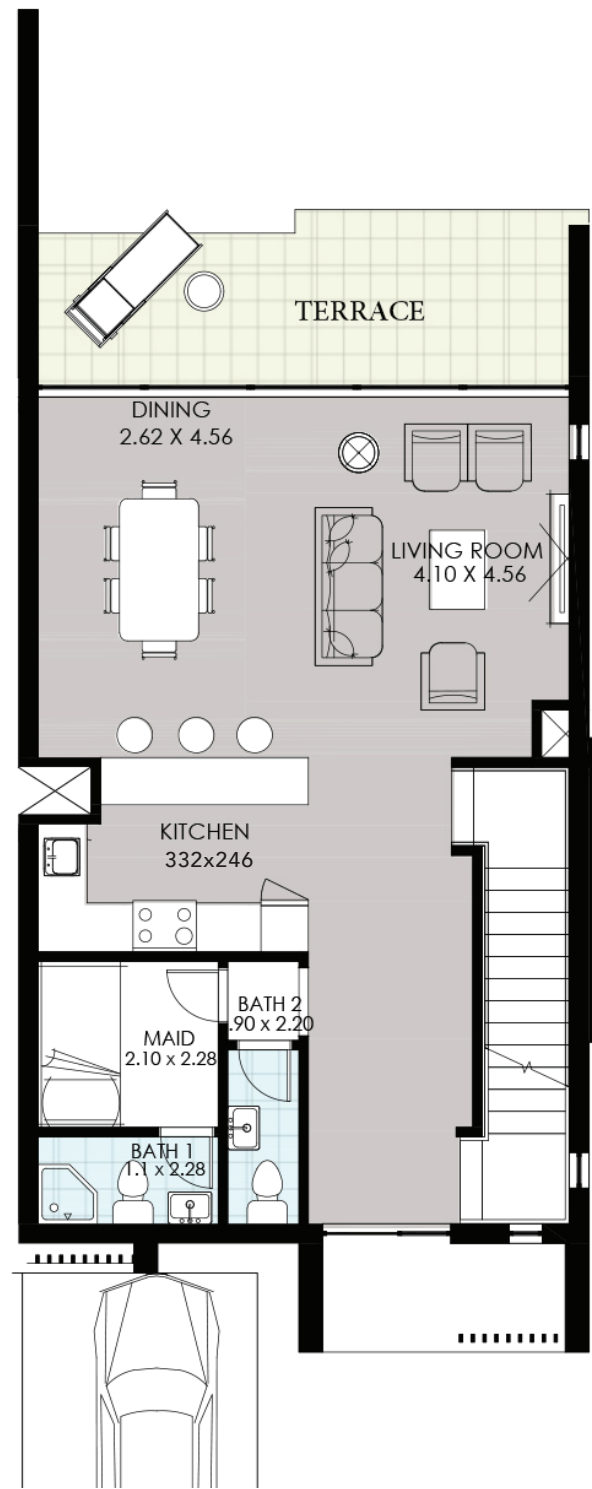
B TOWN VILLAS

BUA **210m²**
Open Terraces **47m²**

- 1 Master Bedroom
- 3 Bedroom
- 7 Bathroom
- 2 Living Room
- 1 Maid Room
- 1 Kitchen
- 1 Dining Room

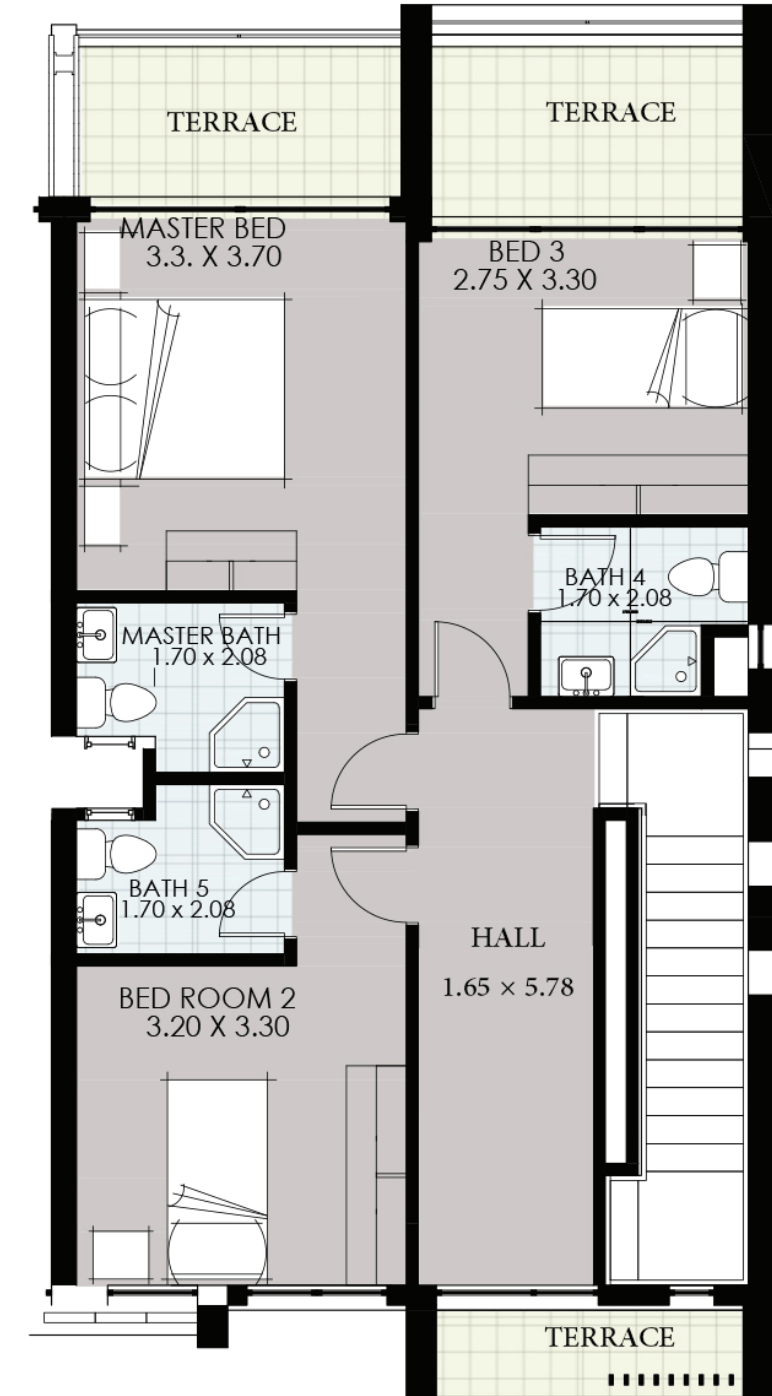


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Ground Floor

Ground Area **76m²**



First Floor

Area **77m²**

C TOWN VILLAS

BUA **177m²**
Open Terraces **22m²**

- 1 Master Bedroom
- 2 Bedroom
- 5 Bathroom
- 1 Living Room
- 1 Maid Room
- 1 Dining Room
- 1 Kitchen



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FLOATING CONDOS

The villa is multi-floored with amazing views over magical gardens and massive lagoon



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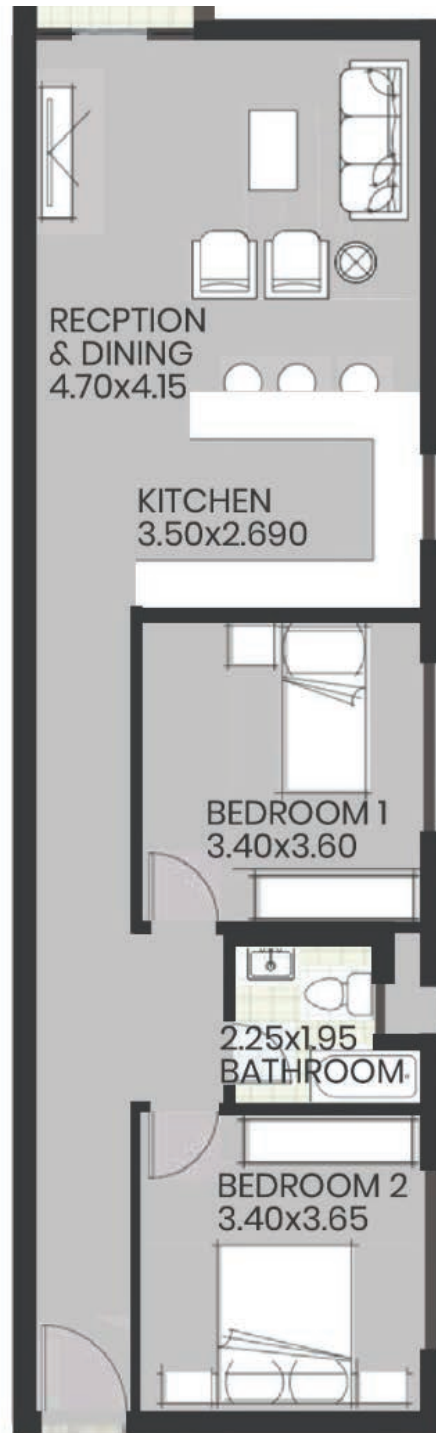




SALO ISLANDS

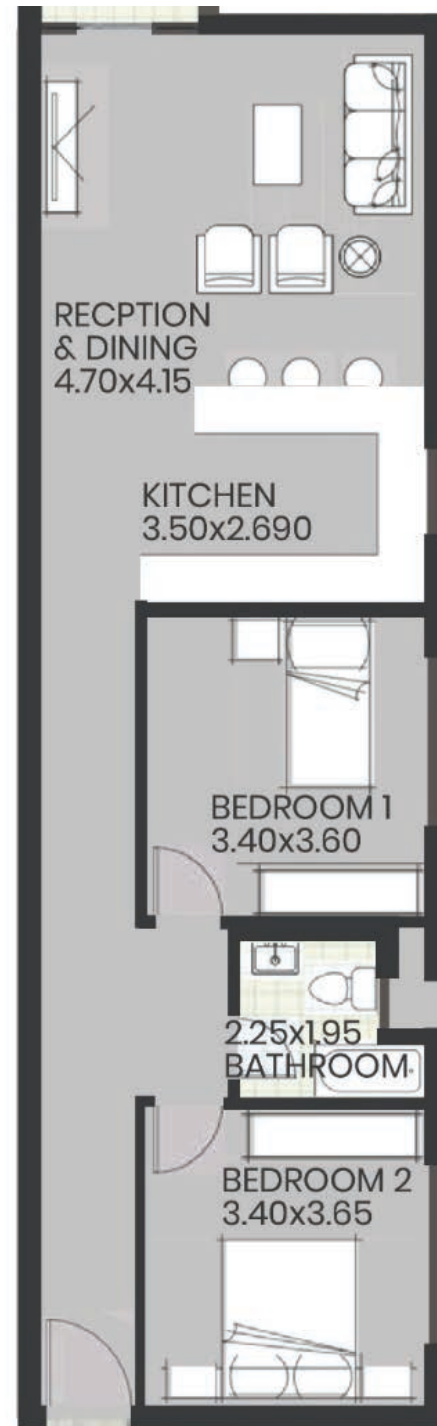


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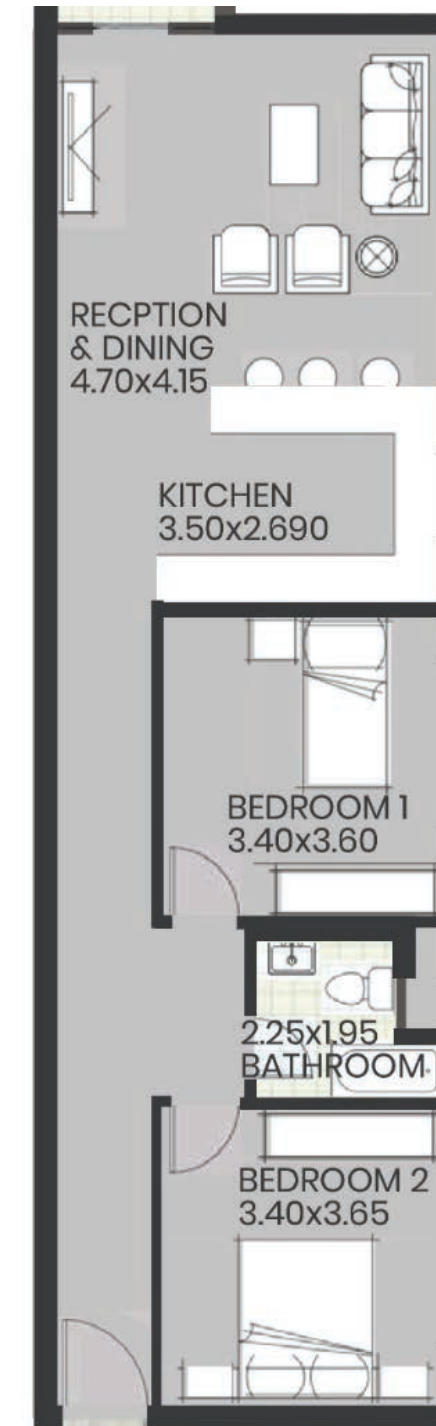
Ground Floor

Ground Area **116m²**



First Floor

Area **116m²**



Second Floor

Area **116m²**

A01 CONDOS

BUA **116m²**

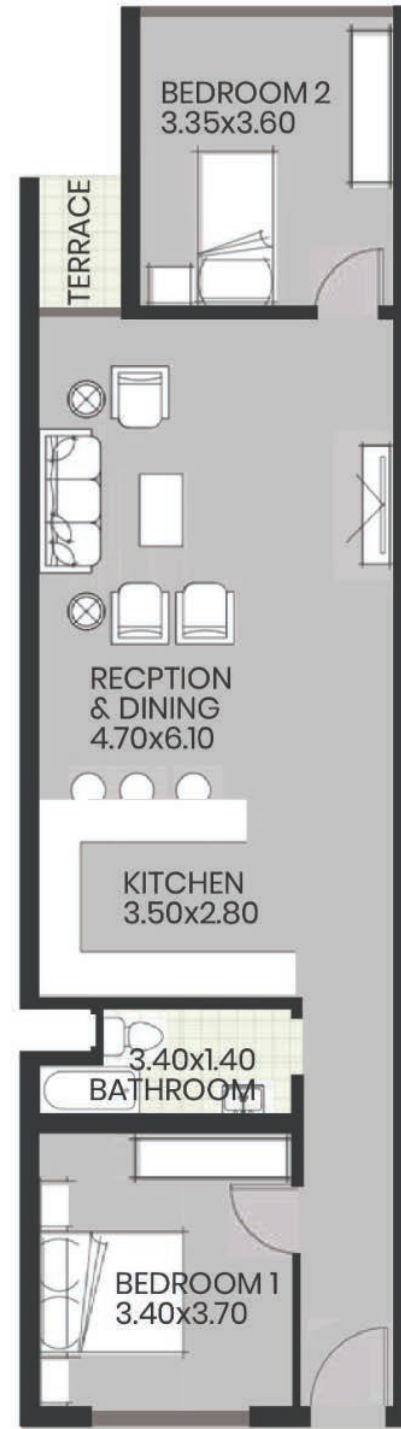
2 Bedroom
1 Bathroom
1 Living Room
1 Kitchen



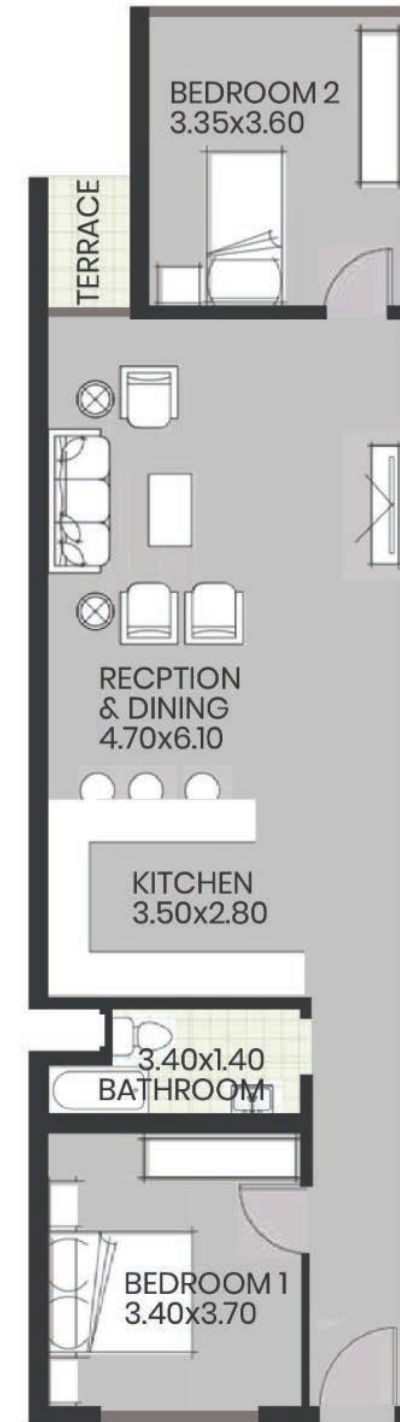
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Ground Floor
Ground Area **116m²**



First Floor
Area **116m²**



Second Floor
Area **116m²**

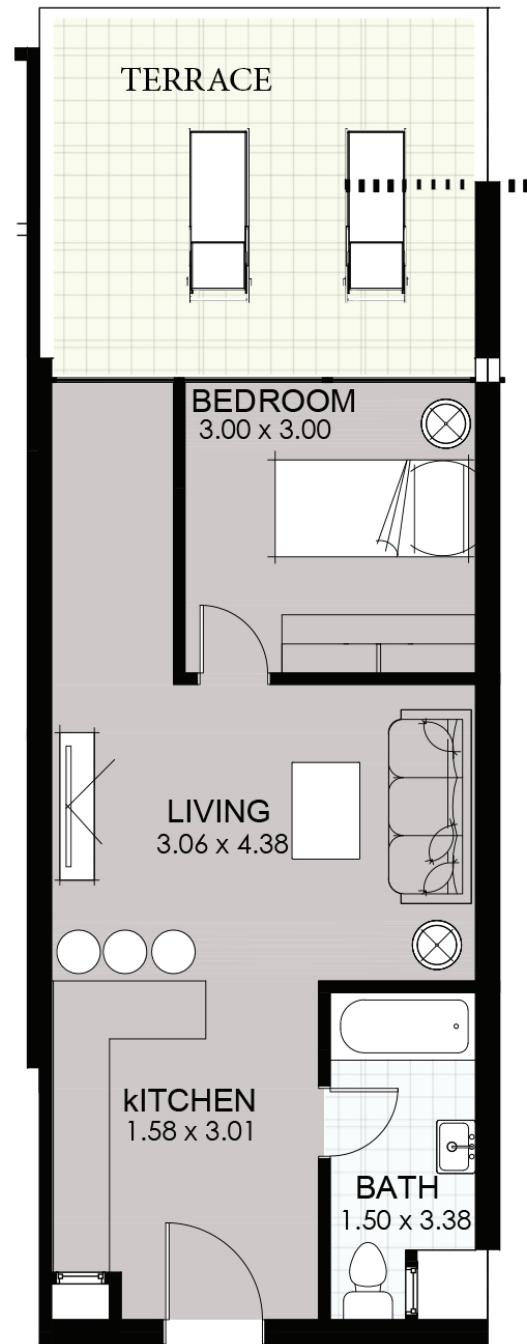
A02 CONDOS

BUA **116m²**

2 Bedroom
1 Bathroom
1 Living Room
1 Kitchen

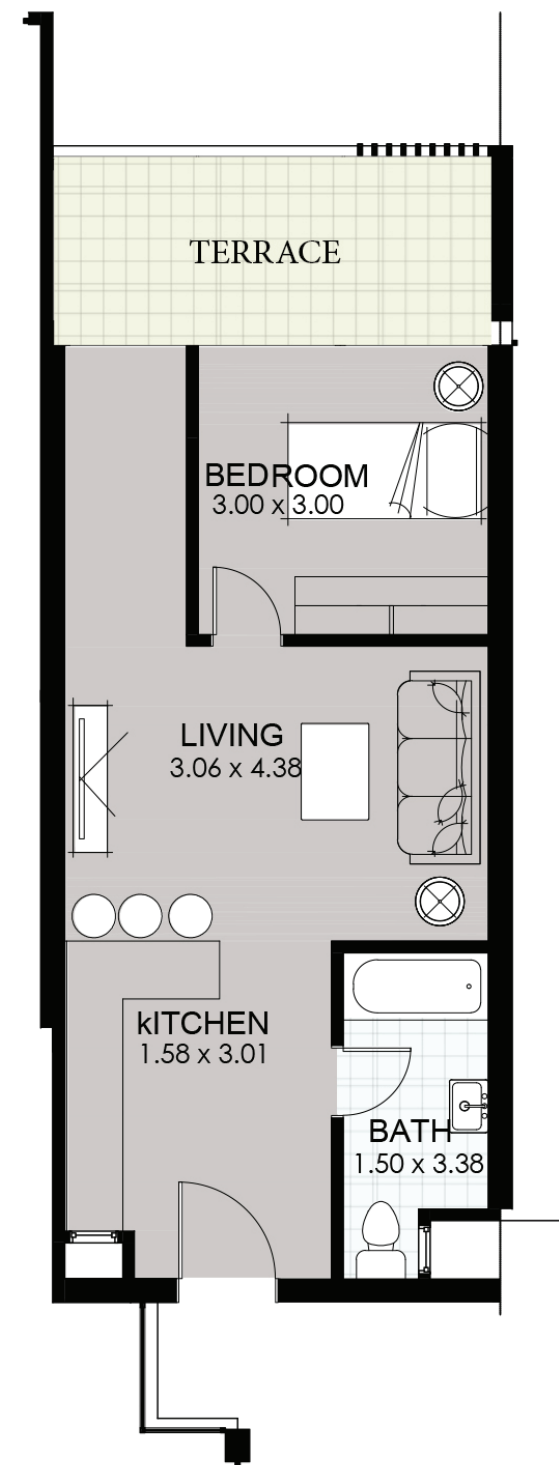


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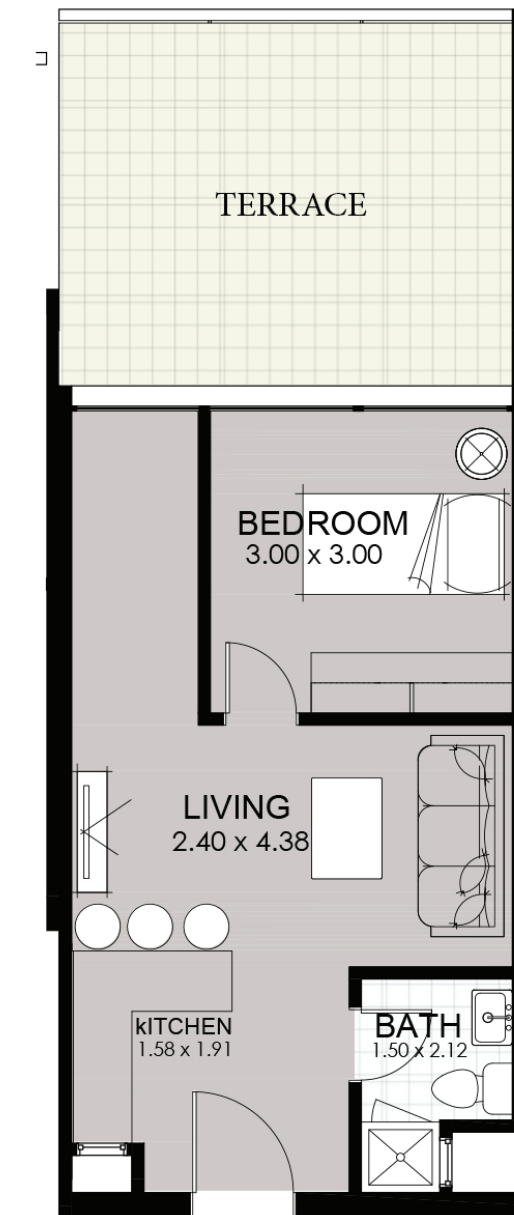
Ground Floor

Ground Area **65m²**



First Floor

Area **65m²**



Second Floor

Area **65m²**

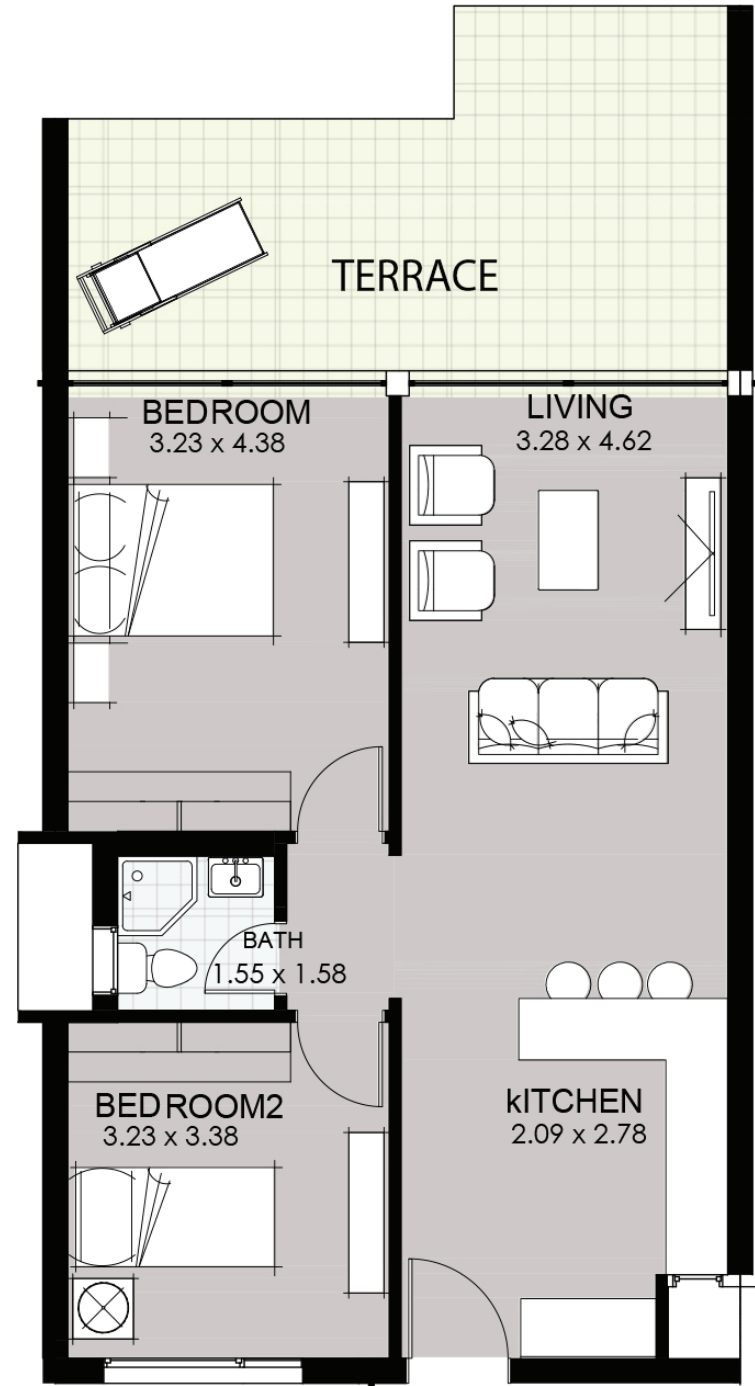
B CONDOS

BUA **65m²**
BUA Typical **47m²**
Open Terrace 2nd **18m²**

1 Bedroom
1 Bathroom
1 Living Room
1 Kitchen

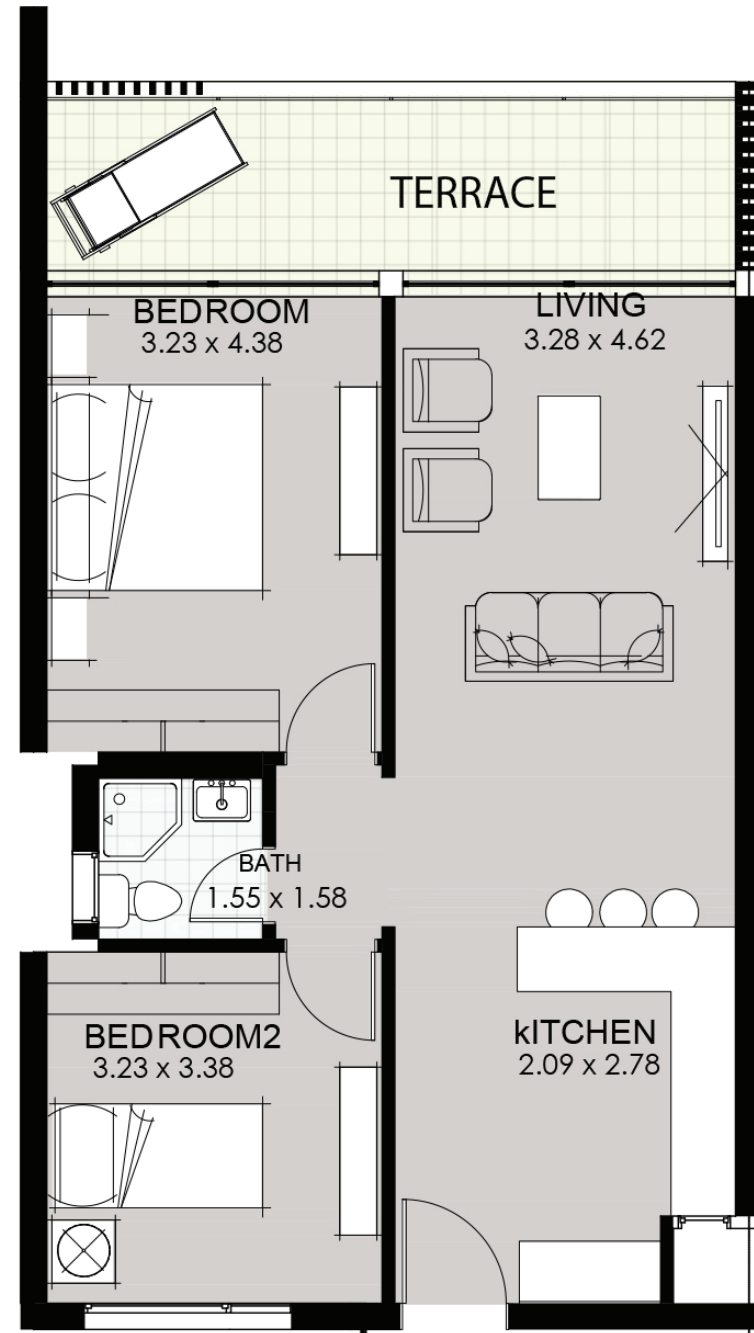


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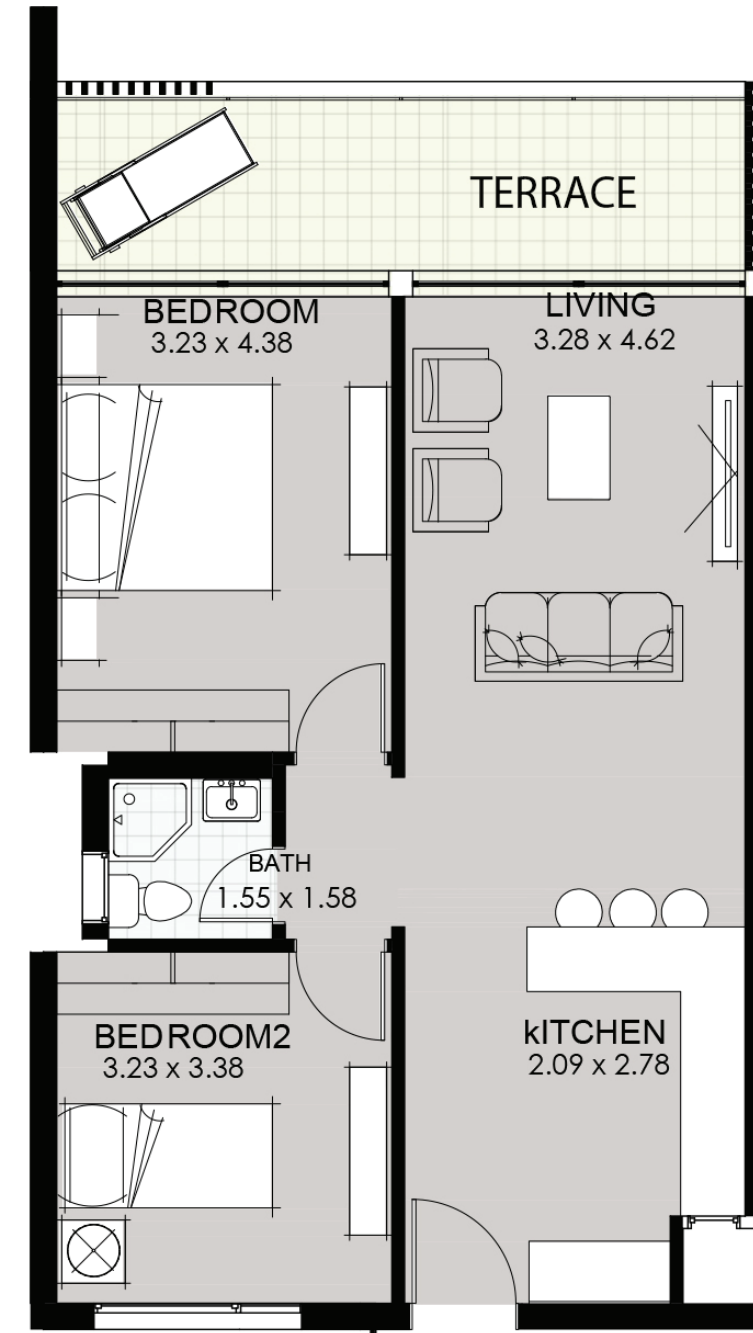
Ground Floor

Ground Area **97m²**



First Floor

Area **97m²**



Second Floor

Area **97m²**

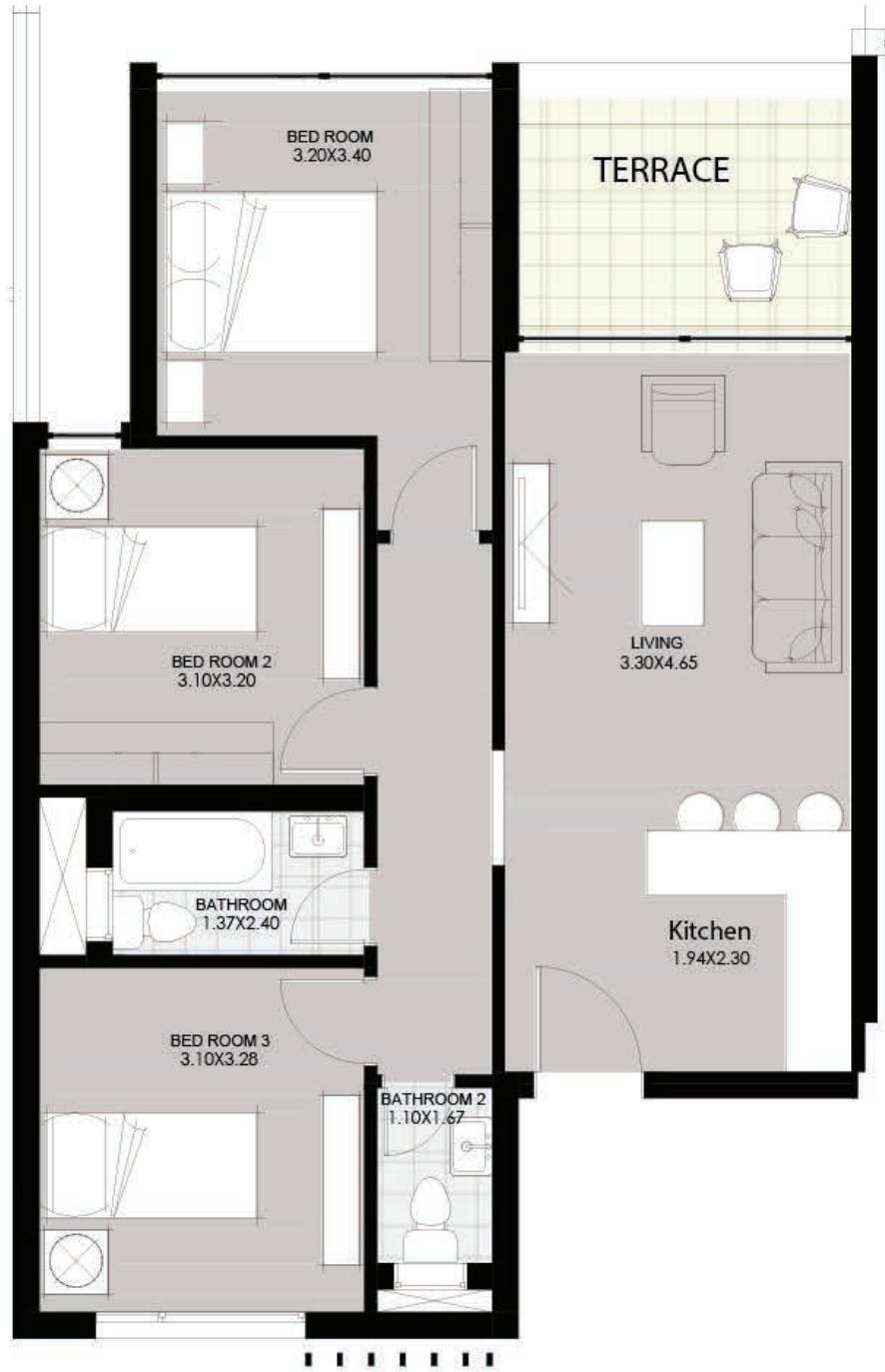
C01 CONDOS

BUA **97m²**

2 Bedroom
1 Bathroom
1 Living Room
1 Kitchen

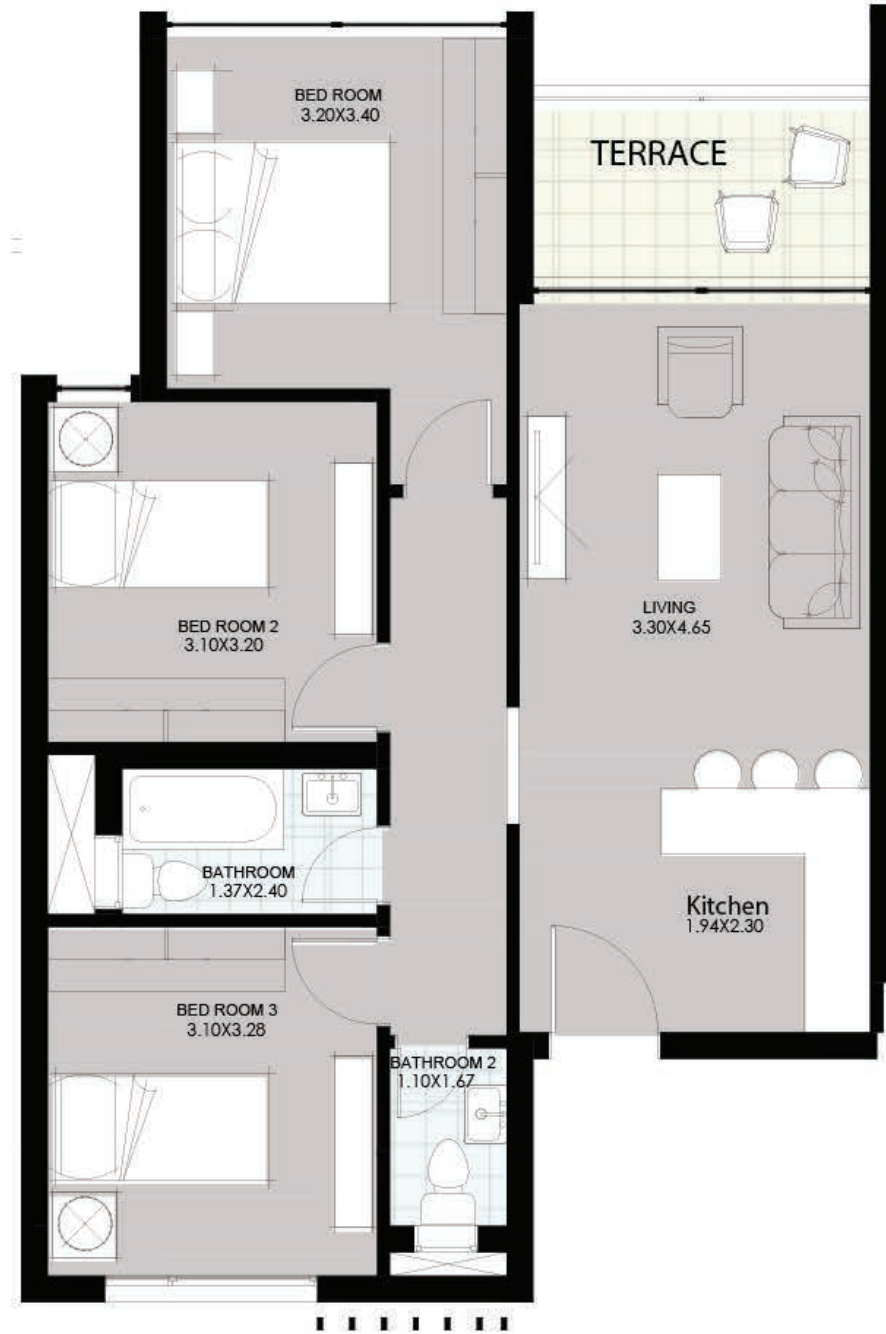


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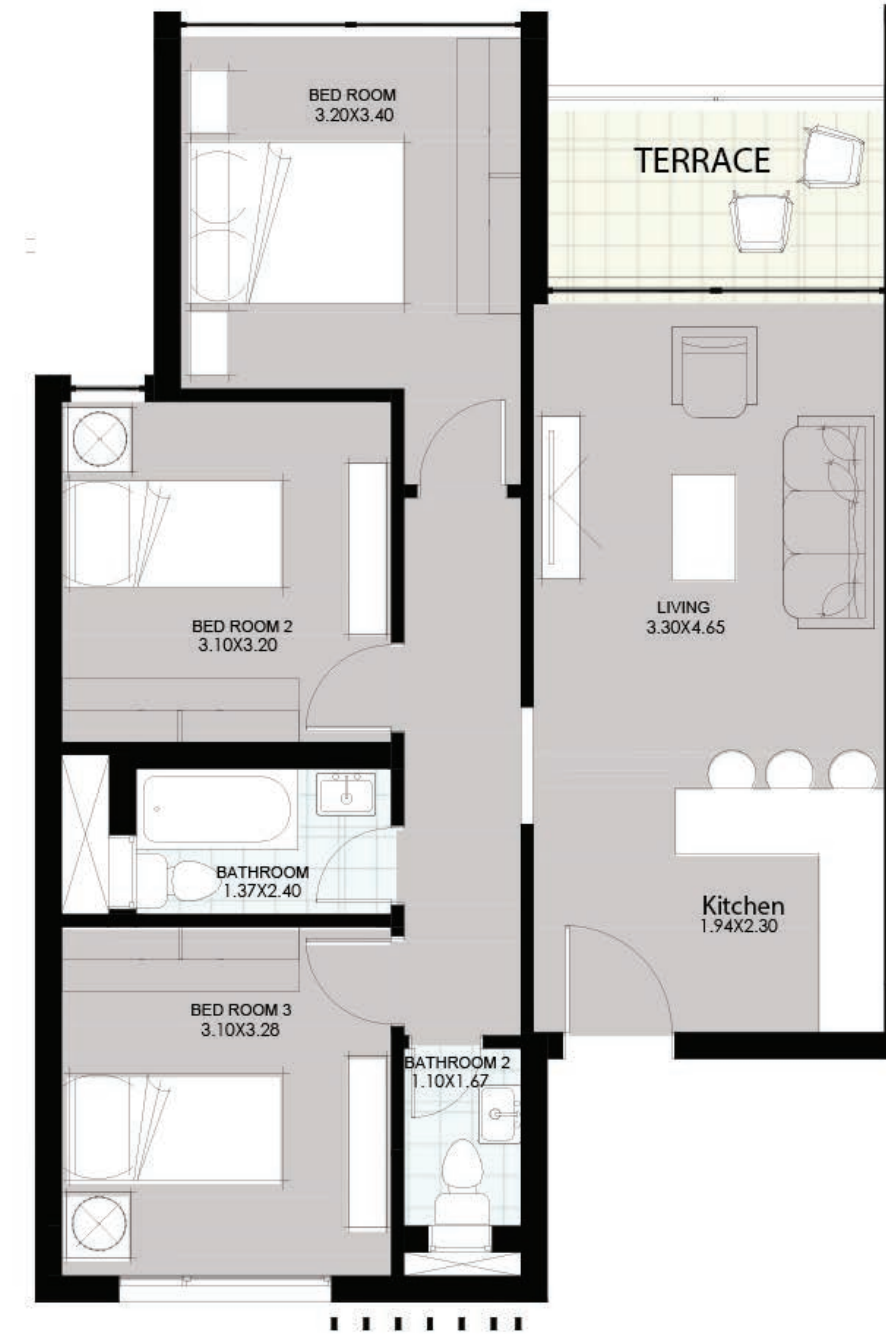
Ground Floor

Ground Area **101m²**



First Floor

Area **101m²**



Second Floor

Area **101m²**

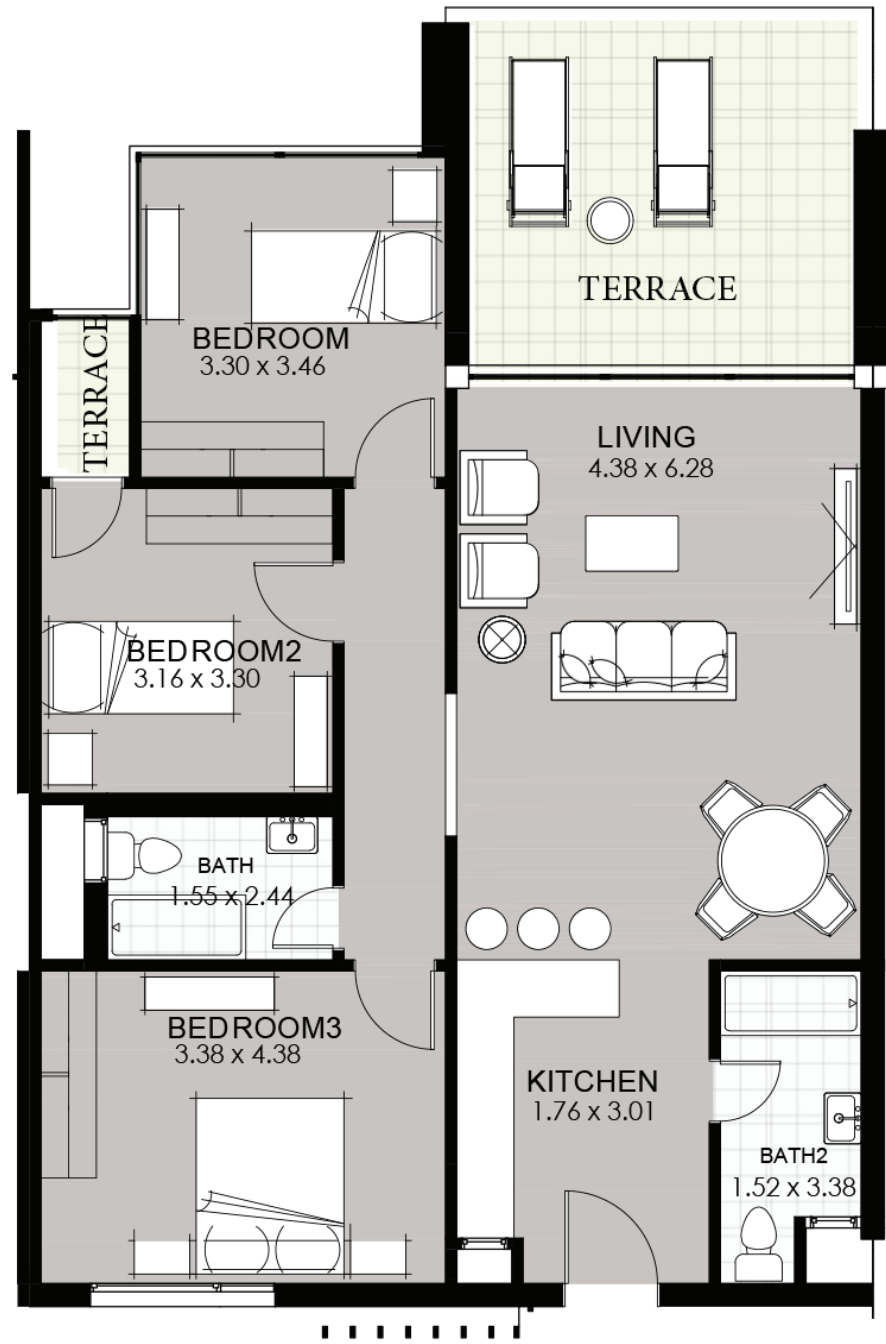
Co2 CONDOS

BUA **101m²**

3 Bedroom
2 Bathroom
1 Living Room
1 Kitchen

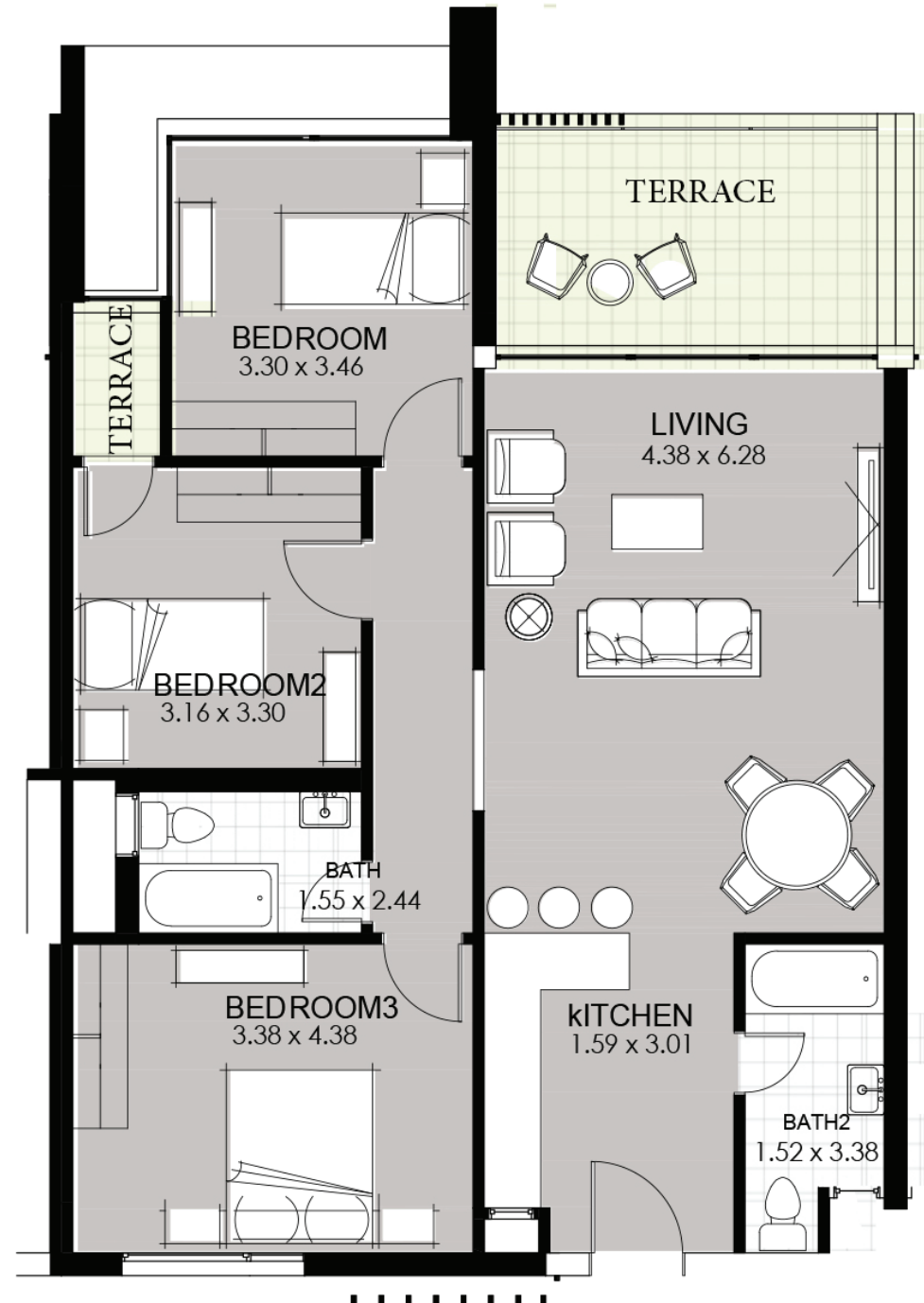


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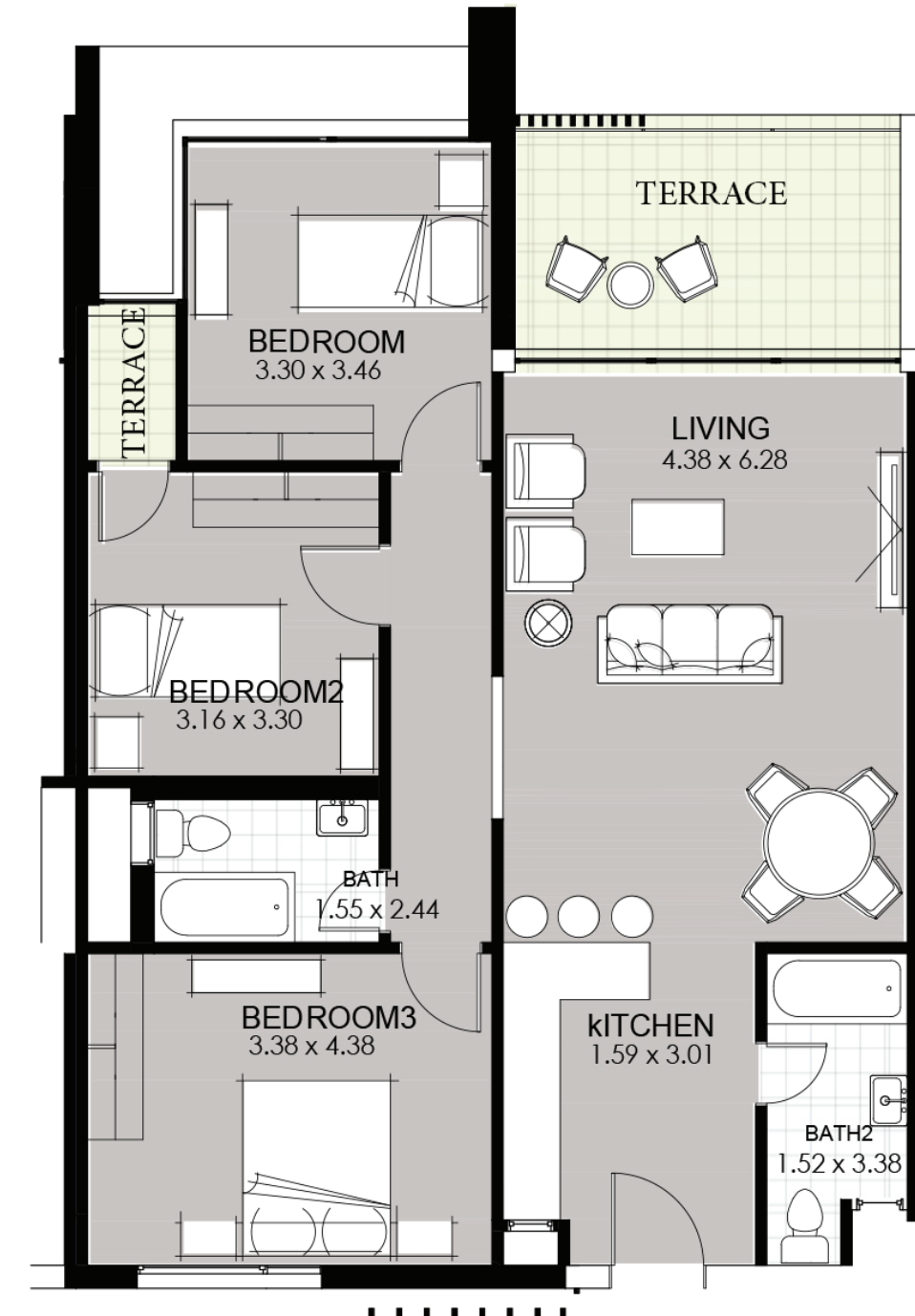
Ground Floor

Ground Area **128m²**



First Floor

Area **128m²**



Second Floor

Area **128m²**

D CONDOS

BUA **128m²**

3 Bedroom
2 Bathroom
1 Living Room
1 Kitchen



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Ground Floor

Ground Area **121m²**



First Floor

Ground Area **121m²**



Second Floor

Ground Area **121m²**

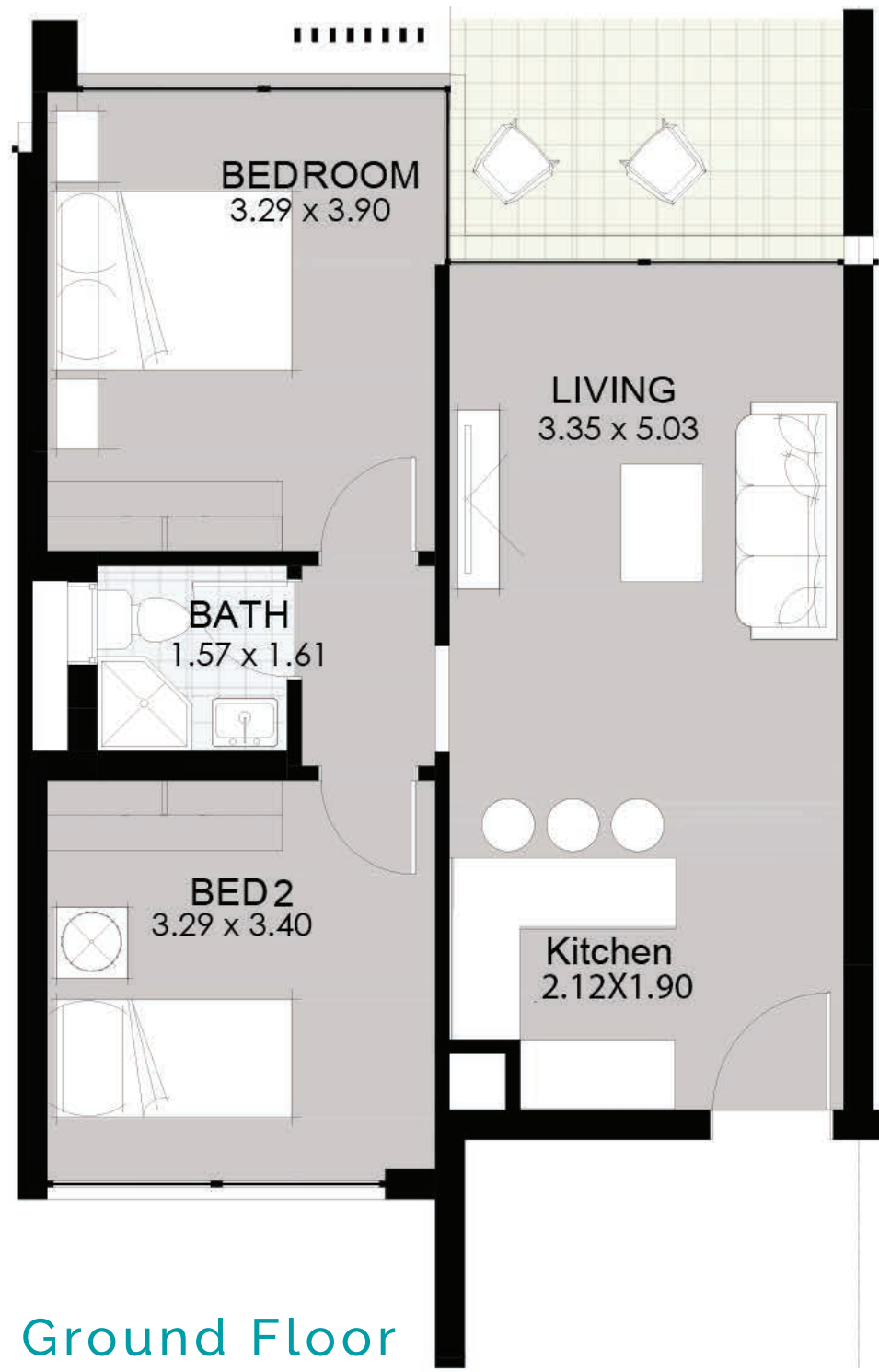
E CONDOS

BUA **121m²**

3 Bedroom
2 Bathroom
1 Living Room
1 Kitchen

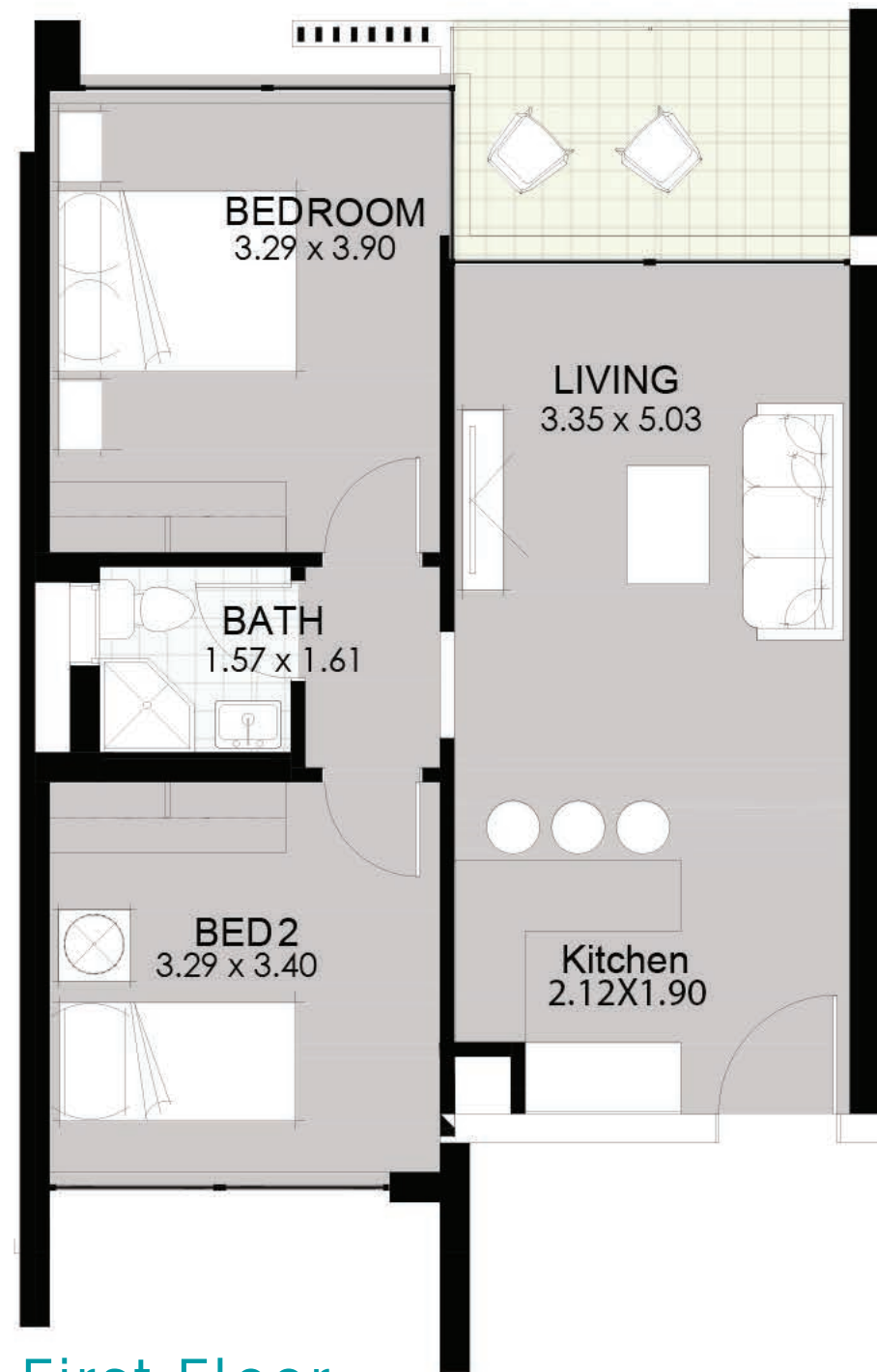


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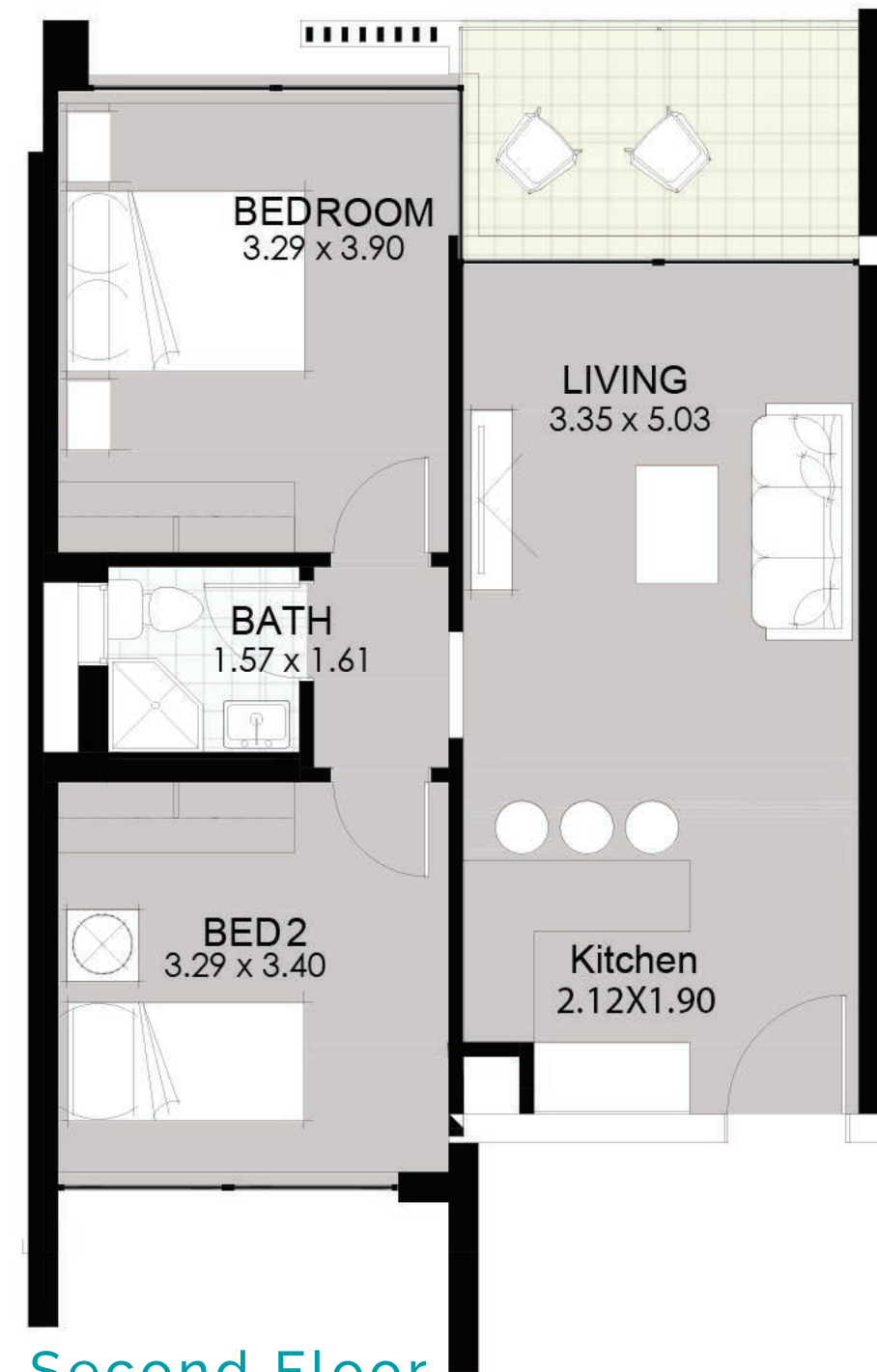
Ground Floor

Ground Area 82m²



First Floor

Area 82m²



Second Floor

Area 82m²

F₀₁-F₀₂ CONDOS

BUA 82m²

2 Bedroom
1 Bathroom
1 Living Room
1 Kitchen



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