



*Smeralda Bay*  
SIDI HENEISH





The ultimate attention to details, charming designs, and a row of familiar atmosphere welcoming you to Smeralda Bay.

Contemporary Italian flair meets with Egyptian charm to evoke an ambiance that stirs you from within, overlooking the majestic beach situated in Sidi heinish, North Coast.

Here is where 'Simple Things Done Beautifully' gives you a lasting impression of personalized luxury.

Smeralda bay is a truly unique destination conceived by seasoned Italian architecture firms, offering everything a family could need for the ultimate vacation home.

The project offers a diversified range of unit areas and designs in addition to including 5 stars hotel, commercial area, Clubhouse, multiple lagoons, swimming pools and Kids Area.







# Experience ITALIAN DOLCEVITA

## A DOLCE VITA DESTINATION

Smeralda Bay is named after *the homonymous world famous Italian coast in Sardinia*, renewed not only for the *turquoise clear sea water* and *white sandy beaches* but also for the glamour of *Italian Dolce Vita*, that collects celebrities and influent people from all over the world.





# Extraordinary LOCATION IN NORTH-COAST

MEDITERRANEAN SEA



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

Marsa Matrouh *international airport* is only **50 km** away and the highway connects to Alexandria and Cairo in few hours' drive.

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



## SMERALDA BAY DISTANCE

* Marsa Matrouh International Airport	50 km
* Marsa Matrouh City Center	70 km
* Alexandria City Center	295 km
* El-Alamein International Airport	180 km
* Cairo City Center	440 km

MARSA  
MATROUH

ALMAZA BAY

FOUKA BAY

HASSAN ALLAM  
SWAN LAKE

LAVISTA BAY  
RAS EL HEKMA

NEW ALAMEIN  
CITY

ALEXANDRIA  
CITY

CAIRO  
CITY



KM 249  
ALEX MATROUH  
ROAD

ALEX MATROUH ROAD

10<sup>TH</sup>  
BEST  
BEACH  
WORLDWIDE





# *Italian* DESIGN ARCHITECTURE

Smeralda Bay project has been conceived by highly professional Italian architects and designers.

The *efficiency of design* matches perfectly with comfort and prestige of all types of houses. Construction materials *are of a higher international standards*.

*All units are offered fully finished and equipped with the best Italian design solutions.*







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 Smeralda 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



10<sup>TH</sup>  
BEST  
BEACH  
WORLDWIDE





# *Italian* INTERIOR DESIGN

Your home at Smeralda bay is delivered with state-of-the-art fully finished interior design. A warm and elegant colors scheme with enchanting design bringing glamour and simplicity to your home's overall ambience.

All units are offered fully finished and equipped with the best Italian design solutions.







\*\*\*\*  
SMERALDA BAY  
HOTEL RESORT  
\*\*\*\*

There's no end to the fascinating luxury of Smeralda 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



Launched *like a sail* in the middle of the sea and shaped like a *contemporary sculpture*, this pier is *an excellence landmark design that* Having dinner in its elegant restaurant will be a unique experience of privilege and luxury living.







# Live A GLAMOUR LIFE

There is nothing more beautiful  
than having  
the chance to wake up feeling  
refreshed because  
you get to enjoy the view of  
the beach from  
your house. You can have that kind  
of experience  
here. You will have fun all the time as  
you can enjoy the sun and swim  
at the beach  
whenever you want to. There is also  
a swimming pool that you can use.  
If you are organizing an event,  
invite your  
guests to the house's bar.  
In addition to three Clubhouses ,  
social activities and a hub of events  
where people meet enjoying shops,  
restaurants, bars, or admiring  
wonderful sunset.





# 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.

Smeralda bay offers to all real estate owners the opportunity to *enjoy their investment immediately,* in the 5 stars hotel that will open in 2021.



THINKING OF THE FINEST DETAILS







## *A children* **KINGDOM**

Children are the kings and the queens of Smeralda Bay. A reserved area for the children club will be their kingdom with professional attendants taking care of them while they play and practice sports.









# Smeralda Bay

SIDI HENEISH

## MASTER PLAN

**CLEOPATRA LUXURY RESORT**

- TOTAL AREA 175.074 M2  
41.7 Acres
- Hotel Resort 5 STAR  
Total Capacity 346 Rooms in different types
- There are arena- kids club- snacks bar- gym- spa- club lounge  
relex pool- animation pools- salty pool- kids club pool

**SMERALDA BAY-MARSA MATROUH**

**Main Information**

length of SMERALDA&LUXURY RESORT beach		511 M			
• TOTAL AREA		222500 m2			
Depth		814 M			
• A percent of footprint		19.5%			
• A percent of Landscape area		52 %			
• No. of swimming pools/ Lagoons		14			
• Depth of the beach		130 M			
		phases	Distance from Beach Road	Phase Depth	
		BEACH FRONT	130M	992M	276M
		CLIFF TOP	412M	883M	107M
		ISLAND	513M	455M	429M

**BUILDINGS**

- |                            |                           |
|----------------------------|---------------------------|
| 1 SEA FRONT DIMORA         | 7 CONDO-A                 |
| 2 SEA FRONT VILLETE        | 8 LAGON VILLINO           |
| 3 SEA FRONT GRAND VILLETE  | 9 CONDO A-B-C-E           |
| 4 SEA FRONT JUNIOR VILLETE | 11 SEA CLIFF TWIN VILLETE |
| 5 CHALET A                 | 12 CABANAS                |
| 6 CHALET B                 |                           |

**PUBLIC AREAS**

- |                     |                |
|---------------------|----------------|
| 1 CLUB HOUSE        | Swimming Pools |
| Retail Shops        | Lounges        |
| KIDS CLUB           | Gym            |
| WELLNESS SPA        |                |
| RESTAURANTS & CAFES |                |

**ENTERTAINMENTS**

- |                                |                            |
|--------------------------------|----------------------------|
| 1 FLOATING RESTAURANT & LOUNGE | 4 BEACH CLUB HOUSE         |
| 2 BEACH BAR                    | 5 Lagoons / Swimming Pools |
| 3 BEACH PARK                   |                            |

**FITNESS & ENTERTAINMENT PARK**

- |                  |                  |
|------------------|------------------|
| 1 TENNIS COURT   | 4 KIDS PLAY AREA |
| 2 FOOTBALL COURT |                  |
| 3 Food Court     |                  |















**TECHNICAL AREA**

Outside project area

- |                        |                      |
|------------------------|----------------------|
| 1 WASTEWATER TREATMENT | 4 GARDENER EQUIPMENT |
| 2 DESALIZATION PLAN    | 5 GENERAL STORES     |
| 3 GENERATOR PLANT      | 6 MAINTENANCE SHOPS  |





- |   |   |   |   |   |
|---|---|---|---|---|
|  CHALET A        |  Twin Villette B  |  SEA FRONT GRAND VILLETE |  CONDO B |  CONDO E |
|  CHALET B        |  Floating Villino |  SEA FRONT VILLETE       |  CONDO C |  CONDO F |
|  Twin Villette A |  SEA FRONT DIMORA |  CONDO A                 |  CONDO D |   |





# EMERALDA ISLANDS

- CHALET A
- CHALET B
- TWIN VILLETE A
- TWIN VILLETE B
- FLOATING VILLINO
- SEA FRONT DIMORA
- SEA FRONT GRAND VILLETE
- SEA FRONT VILLETE
- CONDO A
- CONDO B
- CONDO C
- CONDO D
- CONDO E
- CONDO F



# Nature Inspired Resort RESORT

Smeralda Bays offers the *widest range of units areas available in the North Coast*, from functional and smart 45 sqm condos to 500 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
- Smart Homes
- Eco- Friendly Resort
- Jogging and cycling tracks for healthy life style
- Smart Spaces and Designs Private islands

## ALL UNITS FULLY FINISHED

Your dream holiday house must perfectly fit your desire. That's why we offer a *complete choice of different solutions*.







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SMERALDA BEACH  
FRONT VILLAS







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## BEACH-FRONT DIMORA VILLAS

This is a beach-front villa with *spectacular sea view*. The outdoor has a private garden and a long deck faced on the *overflow swimming-pool* with a direct sea view.







Amazing  
SEA VIEW  
EVERYDAY

TOTAL B.U.A 522 m2

Ground floor area: 465 m2

A	Entrance	4.10X4.85
B	Reception	6.20X8.60
C	Dinning	5.40X4.85
D	Bedroom	5.50X3.95
E	Bathroom	2.30X2.15
F	Bedroom	5.50X3.90
G	Bathroom	2.75X1.80
H	M.Bedroom	7.15X4.30
I	M.Bathroom	5.50X2.55
J	M.Dressing	2.50X2.10
K	Bedroom	4.25X6.60
L	Bathroom	2.35X2.30
M	Dressing	1.90X2.45
N	Breakfast Room	2.90X3.55
O	kitchen	4.35X3.55
P	Laundry	1.50X1.55
Q	Nanny room	2.65X2.40
R	Nanny bathroom	2.50X1.85
S	Lobby	1.95X2.15
T	Guest toilet	1.80x3.90
U	Driver room	3.90X2.20
V	Driver bathroom	2.00X2.20
W	Pool	
X	Pool deck	
y	Car garage	
Z	Greens variable areas	

Roof floor area: 57 m2

A	Living	7.30x4.90
B	Toilet	1.90x1.70
C	Roof Terrace	407 m2

Disclaimer  
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GROUND FLOOR



ROOF FLOOR







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## SEA FRONT GRAND VILLETE

The perfect solution for those interested in a *luxury home* with an *amazing sea view*. A wide living room is open on the outdoor area where a covered deck is ideal for dinner and sun area. The garden surrounded by green has a private overflow swimming pool.







# Grand VILLETE

## DETAILS

- \* Pedestrian access and private underground garage
- \* -2sides apartment's view (sea/private garden-pool)
- \* Private spaces in a developed public space
- \* A luxury 2 floors home with great sea view and design details



TOTAL B.U.A 336 m2

Ground floor area: 151m2

A	Entrance	3.70x2.95
B	Reception	3.60x6.55
C	Dinning	3.80x3.60
D	Living	3.95x7.10
E	kitchen	3.55x2.50
F	Guset Toilet	1.55x1.20
G	Nanny room	3.55x1.40
H	Nanny Bathroom	2.85x1.00
I	Driver room	2.40x1.60
J	Driver Bathroom	2.40x0.80
K	Pool deck	
L	Pool	
M	Car garage	
N	Garden Variable areas	



TOTAL B.U.A 336 m2

First floor area: 154 m2

A	Lobby	3.60x3.30
B	Living	4.00x5.65
C	M.Bedroom	3.55x3.20
D	M.Dressing	2.30x1.50
E	M.Bathroom	2.30x1.55
F	Bedroom	3.65x3.40
G	Bathroom	2.30x1.60
H	Terrace	7.90x1.35
I	Terrace	1.65x1.20
J	Bedroom	3.60x3.40
K	Bedroom	3.60x3.30
L	Bathroom	2.50x1.50
M	Bathroom	2.50x1.50



TOTAL B.U.A 336 m2

Second floor area: 31 m2

A	Living	4.80x2.80
B	Toilet	1.65x1.10
C	Roof Terrace	196m2

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## SEA FRONT GRAND VILLETE

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.





Ground Floor



TOTAL B.U.A 212 m2  
Ground floor area: 100 m2

A	Reception	7.90x3.90
B	Dinning	4.50x2.65
C	kitchen	3.40x2.30
D	Guest Toilet	1.05x1.75
E	Nany Room	1.30x3.75
F	Nany Bathroom	2.35x0.90
G	Driver Room	1.30x2.60
H	Driver Bathroom	1.80x0.90
I	Pool Deck	
J	Pool	
K	Car Garage	
L	Gardens Variable Areas	

1<sup>ST</sup> Floor



TOTAL B.U.A 212 m2  
First floor area: 112 m2

A	Living	2.70x3.40
B	Bathroom	1.75x2.50
C	Bedroom	3.90x3.00
D	Bathroom	2.70x1.40
E	Bedroom	3.45x3.25
F	Bathroom	2.70x1.45
G	Bedroom	3.60x3.90
H	Terrace	1.90x1.35
I	Bedroom	3.90x3.25
J	Terrace	7.80x1.40

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## SEA FRONT TWIN VILLETE

Twin houses offer all the advantages of a private villa in a smart and easy way. With an important sea view thanks for their *elevated position*, they have wide deck and swimming pool areas.







Ground Floor



1<sup>ST</sup> Floor



Roof Floor

TOTAL B.U.A 248 m2

Ground floor area: 110 m2

A	Dinning	5.00x3.65
B	Reception	4.35x5.70
C	Kitchen	3.10x3.20
D	Guest toilet	1.65x1.00
E	Nany room	1.40x2.95
F	Nany Bathroom	0.95x2.35
G	Driver room	1.45x2.95
H	Driver Bathroom	0.95x2.95
I	Pool deck	
J	Car Garage	
K	Pool	
L	Garden Variable Areas	

First floor area: 108 m2

A	Living	2.75x3.65
B	M.Bedroom	4.35x3.20
C	M.Dressing	1.50x2.30
D	M.Bathroom	1.50x2.30
E	Bedroom	3.20x3.15
F	Bedroom	3.20x3.15
G	Bathroom	2.10x1.40
H	Bedroom	3.05x3.35
I	Bathroom	1.75x1.85
J	Terrace	4.75x0.95
J'	Terrace	1.45x4.35

Roof floor area: 30 m2

A	Living	3.90x3.45
B	Toilet	2.75x1.00
C	Roof Terrace	64m2

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## SMERALDA SEA CLIFF

You can enjoy a home with 3 or 4 bedrooms and a *nice outdoor area*, without spending your free time tending to a large yard.

Chalets require little maintenance but the outdoor terrace ensures you can enjoy the outside, have a small garden or provide the kids with a *secure space to play*.





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## SEA CLIFF TWIN VILLETE

Twin houses offer all the advantages of a private villa in a smart and easy way. With an important sea view thanks for their *elevated position*, they have wide deck and swimming pool areas.





Ground Floor



TOTAL B.U.A 218 m2  
Ground floor area: 110 m2

A	Dinning	5.00x3.65
B	Reception	4.35x5.70
C	Kitchen	3.10x3.20
D	Guest Toilet	1.65x1.00
E	Nany Room	1.40x2.95
F	Nany Bathroom	0.95x2.35
G	Driver Room	1.45x2.95
H	Driver Bathroom	0.95x2.95
I	Pool Deck	
J	Car Garage	
k	Pool	
L	Garden Variable Areas	

1<sup>ST</sup> Floor



TOTAL B.U.A 218 m2  
First floor area: 108 m2

A	Living	2.75X3.65
B	M.Bedroom	4.35X3.20
C	M.Dressing	1.50X2.30
D	M.Bathroom	1.50X2.30
E	Bedroom	3.20X3.15
F	Bedroom	3.20X3.15
G	Bathroom	2.10X1.40
H	Bedroom	3.05X3.35
I	Bathroom	1.75X1.85
J	Terrace	4.75X0.95
J'	Terrace	1.45X4.35

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# SEA CLIFF Chalets - CH-A

## DETAILS

The chalet area is multi-functional, split in different floors. There is staircase and *amazing private view* to the sea and the surrounding landscape.



Apartment 2 Gross area: 116 m2

A Reception	5.20x3.90
B Terrace (covered)	3.80x1.60
C Bedroom	3.30x3.30
D Bedroom	3.30x3.50
E Bedroom	3.30x3.30
F Bathroom	2.10x1.70
G kitchen	2.20x2.80
H Bathroom	2.10x1.95
I Garden Variable areas	

Apartment 1 Gross area: 116 m2

A Reception	5.20x3.90
B Terrace (covered)	3.80x1.60
C Bedroom	3.30x3.30
D Bedroom	3.30x3.50
E Bedroom	3.30x3.30
F Bathroom	2.10x1.70
G kitchen	2.20x2.80
H Bathroom	2.10x1.95
I Garden Variable areas	



Duplex 2 TOTAL B.U.A: 165 M2

Duplex 2 Gross area: 114m2

A Bedroom	3.90x4.00
B Terrace	3.85x1.60
C Bedroom	3.30x3.40
D Bedroom	3.30x3.50
E Bedroom	3.30x3.30
F Bathroom	2.10x1.60
G Living	3.90x5.00
H Guest Toilet	1.85x1.00

Duplex 1 TOTAL B.U.A: 165 M2

Duplex 1 Gross area: 114m2

A Bedroom	3.90x4.00
B Terrace	3.85x1.60
C Bedroom	3.30x3.40
D Bedroom	3.30x3.50
E Bedroom	3.30x3.30
F Bathroom	2.10x1.60
G living	3.90x5.00
H Guest Toilet	1.85x1.00



Duplex 2 TOTAL B.U.A: 165 M2

Duplex 1 Gross area: 51m2

A Dinning	5.20x3.25
B Kitchen	3.30x2.30
C Toilet	1.80x1.00
D Roof terrace	66m2
+ Jacuzzi	

Duplex 1 TOTAL B.U.A: 165 M2

Duplex 1 Gross area: 51m2

A Dinning	5.20x3.25
B Kitchen	3.30x2.30
C Toilet	1.80x1.00
D Roof terrace	74m2
+ Jacuzzi	





# SEA CLIFF Chalets - CH-B

## DETAILS

The chalet area is multi-functional, split in different floors. There is staircase and *amazing private view* to the sea and the surrounding landscape.



Apartment 2: Gross area: 147 m2

A	Reception \ Dinning	3.95x5.70
B	Terrace (covered)	2.70x1.40
C	Kitchen	2.65x2.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.60
F	Bathroom	3.10x1.60
G	Terrace (covered)	1.60x1.70
H	Bedroom	3.85x3.50
I	M.Bedroom	3.20x3.50
J	M.Bathroom	2.20x1.85
k	M.Dressing	1.50x2.30
L	Gardens Variable areas	

Apartment 1: Gross area: 135 m2

A	Reception \ Dinning	3.95x5.70
B	Terrace (covered)	2.70x1.40
C	Kitchen	2.65x2.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.60
F	Bathroom	3.10x1.60
G	Terrace (covered)	1.60x1.70
H	M.Bedroom	6.00x3.50
I	M.Bathroom	1.90x1.70
J	M.Dressing	1.50x1.95
k	Gardens Variable areas	



Apartment 2: Gross area: 155 m2

A	Reception \ Dinning	3.95x6.40
B	Terrace	8.45x1.60
B'	Terrace	3.70x1.60
C	Kitchen	2.50x2.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.60
F	Bathroom	3.10x1.60
G	Bedroom	3.85x3.50
H	M.Bedroom	4.80x3.50
I	M.Dressing	1.50x2.25
J	M.Bathroom	2.15x1.85

Apartment 1: Gross area: 159 m2

A	Reception \ Dinning	3.95x7.30
B	Terrace	9.20x1.85
B'	Terrace	3.70x1.60
C	Kitchen	2.25x3.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.60
F	Bathroom	3.10x1.60
G	Bedroom	3.85x3.50
H	M.Bedroom	4.80x3.50
I	M.Dressing	1.50x2.25
J	M.Bathroom	2.15x1.85



Apartment 2: Gross area: 155 m2

A	Reception \ Dinning	3.95x6.40
B	Terrace	9.20x1.85
B'	Terrace	2.35x3.15
C	Kitchen	2.50x2.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.00
F	Bathroom	3.10x1.60
G	Bedroom	3.85x3.50
H	M.Bedroom	4.80x3.50
I	M.Dressing	1.50x2.25
J	M.Bathroom	2.15x1.85

Apartment 1: Gross area: 159 m2

A	Reception \ Dinning	3.95x7.30
B	Terrace	9.20x1.85
B'	Terrace	2.35x3.15
C	Kitchen	2.25x3.40
D	Bedroom	4.00x3.30
E	Bedroom	3.60x3.00
F	Bathroom	3.10x1.60
G	Bedroom	3.85x3.50
H	M.Bedroom	4.80x3.50
I	M.Dressing	1.50x2.25
J	M.Bathroom	2.15x1.85





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# SMERALDA ISLANDS

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## WATER FRONT DRIFTING CONDO Lagoon

The apartments are divided in 1, 2,  
3 bedrooms typologies. Each one has  
*terrace with an amazing view on*  
lagoons







Ground floor

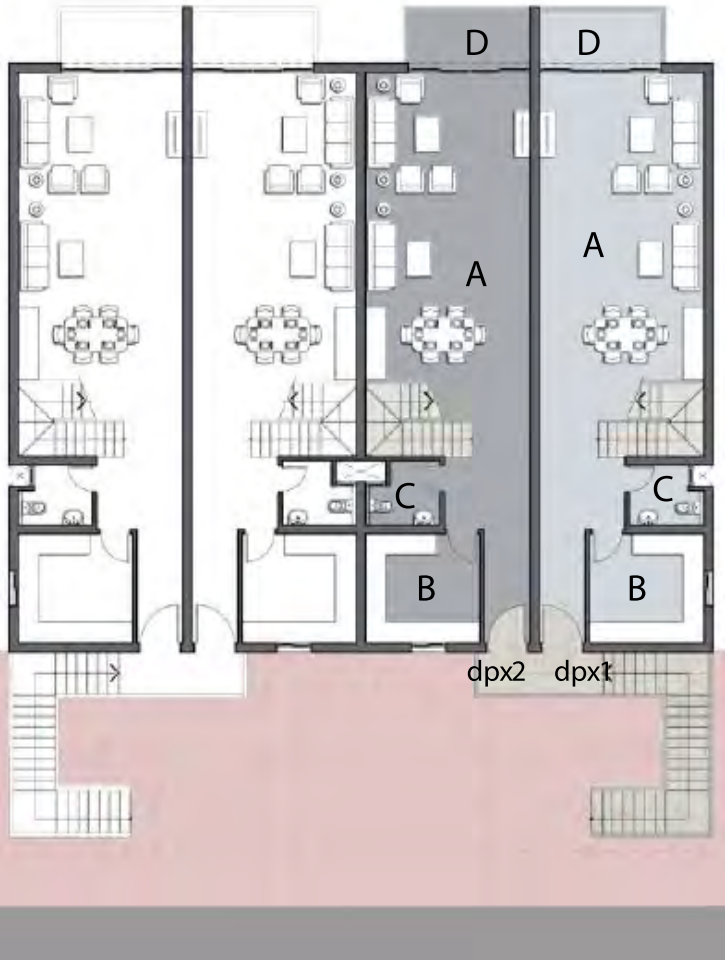
Apartment 1: Gross area : 88 m2

A	Reception/Dinning	4.70x4.15
B	Kitchen	3.50x2.60
C	Bedroom	3.40x3.60
D	Bathroom	2.25X1.95
E	Bedroom	3.40X3.65
F	Terrace	2.00X1.40
G	Garden Variable Areas	

Apartment 2: Gross area : 88 m2

A	Reception/Dinning	4.70x6.10
B	Kitchen	3.50x2.80
C	Bedroom	3.40x3.70
D	Bathroom	3.40x1.40
E	Bedroom	3.35x3.60
F	Terrace	1.10x1.50
G	Garden Variable Areas	

## WATER FRONT DRIFTING CONDO A



First floor

Duplex 1: Ground + First Floor : 101+73=174 m2

A	Reception/Dinning	4.70x8.80
B	Kitchen	3.30x3.15
C	Guest Toilet	2.15x1.70
D	Terrace	3.50x1.60
E	Living	4.70x3.00
F	Bedroom	3.40x3.10
G	Bedroom	4.80x3.15
H	Bathroom	3.40x1.70
I	Roof	18 m2

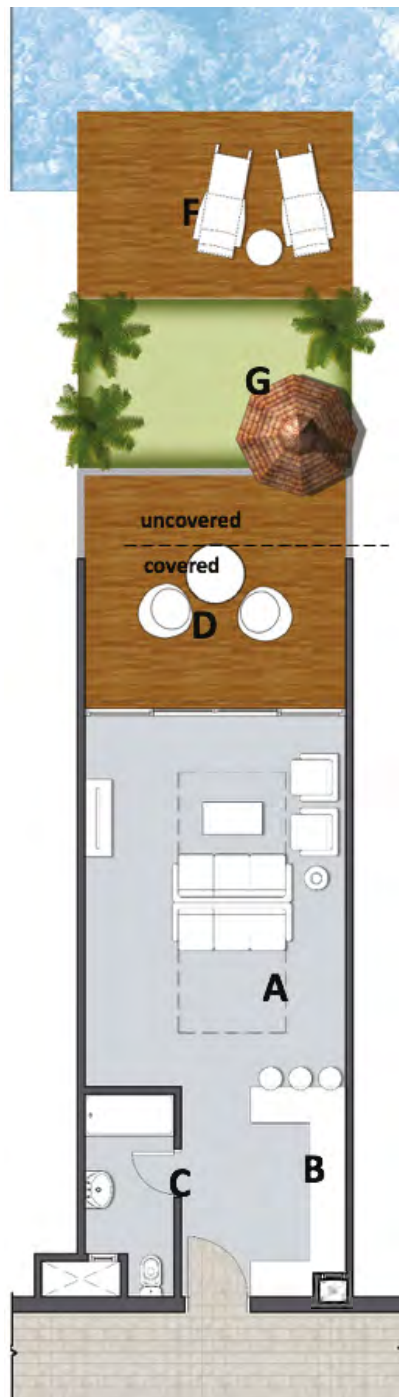


Second floor

Duplex 2:Ground + First Floor : 99+72=171 m2

A	Reception/Dinning	4.70x8.80
B	Kitchen	3.30x3.15
C	Guest Toilet	2.15x1.85
D	Terrace	3.50x1.60
E	Living	3.45x3.30
F	Bedroom	3.40x3.10
G	Bedroom	4.70x3.15
H	Bathroom	3.40x1.85
I	Terrace	1.00x2.30
I	Roof	19 m2

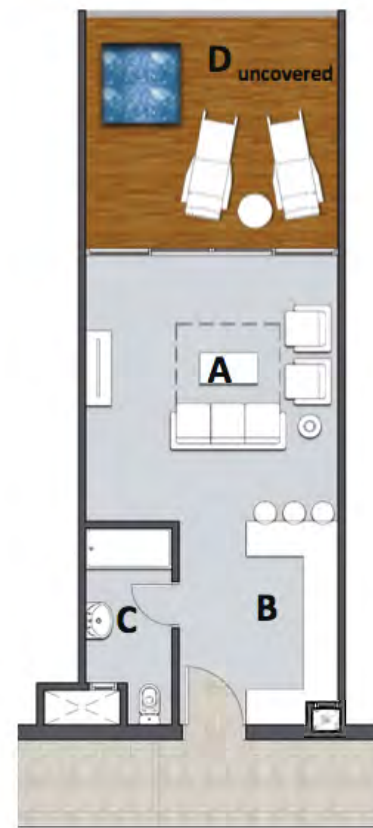




Ground floor



First floor



second floor

## WATER FRONT DRIFTING CONDO (B)ALT<sub>1</sub>

Apartment area (Ground Floor): 63 m<sup>2</sup>

A	Studio	40.40x6.20
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace (covered)	4.40x2.10
F	Floating deck	
G	Garden Variable areas	

Apartment area (First floor): 63 m<sup>2</sup>

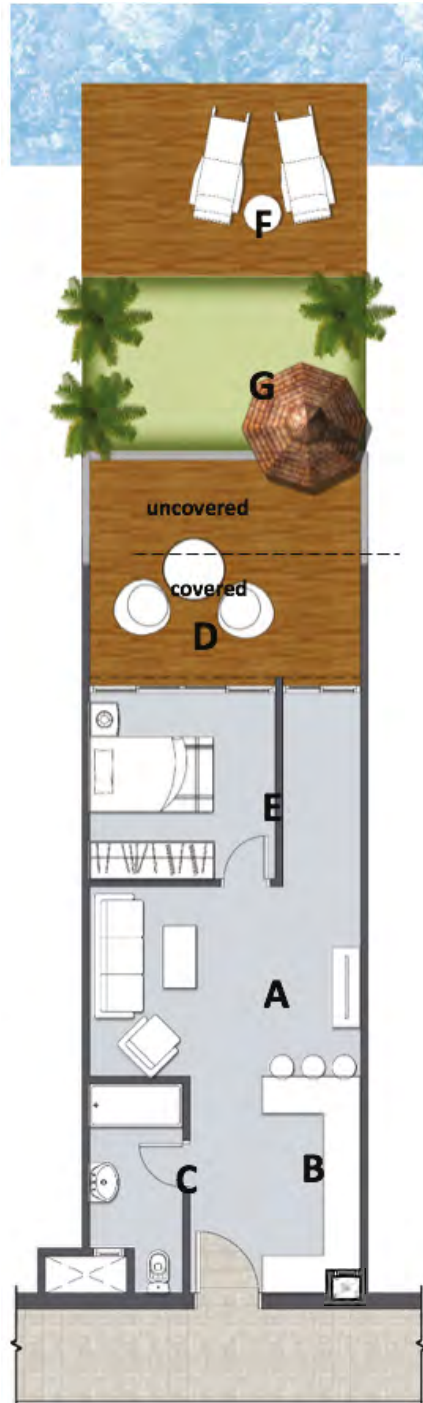
A	Studio	4.40x6.20
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace	4.40x2.00

Apartment area (Second floor): 45 m<sup>2</sup>

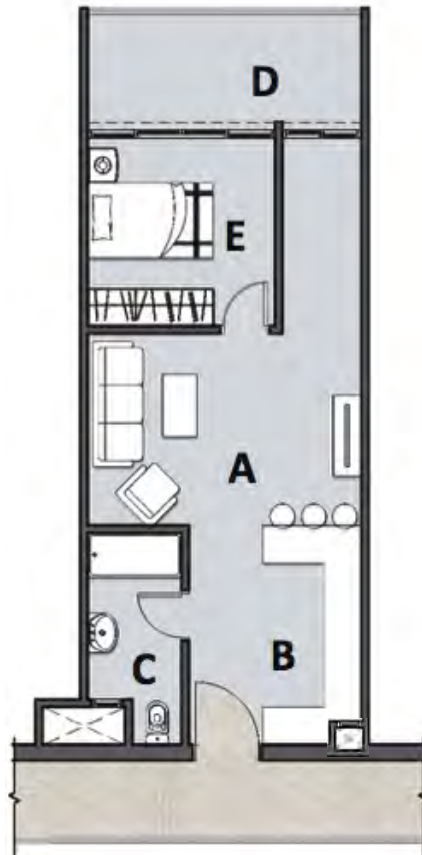
A	Studio	4.40x4.30
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace+jacuzzi	17.00m <sup>2</sup>

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Ground floor



First floor

## WATER FRONT DRIFTING CONDO (B)ALT2

Apartment area (Ground floor) : 63 m2

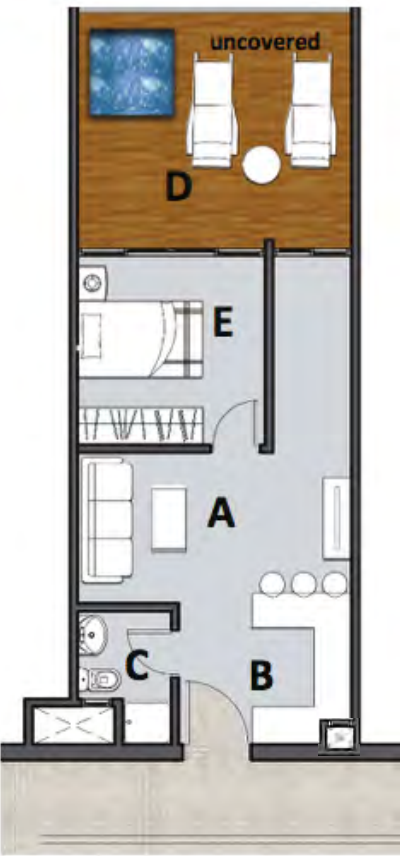
A	Reception/Dinning	4.40x3.05
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Bedroom	3.00x3.00
E	Terrace (covered)	4.40X1.80
F	Floating Deck	
G	Garden Variable areas	

Apartment area (First floor) : 63 m2

A	Reception\Dinning	4.40x3.05
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Bedroom	3.00x3.00
E	Terrace	4.40x1.70

Apartment area (Second floor) : 45 m2

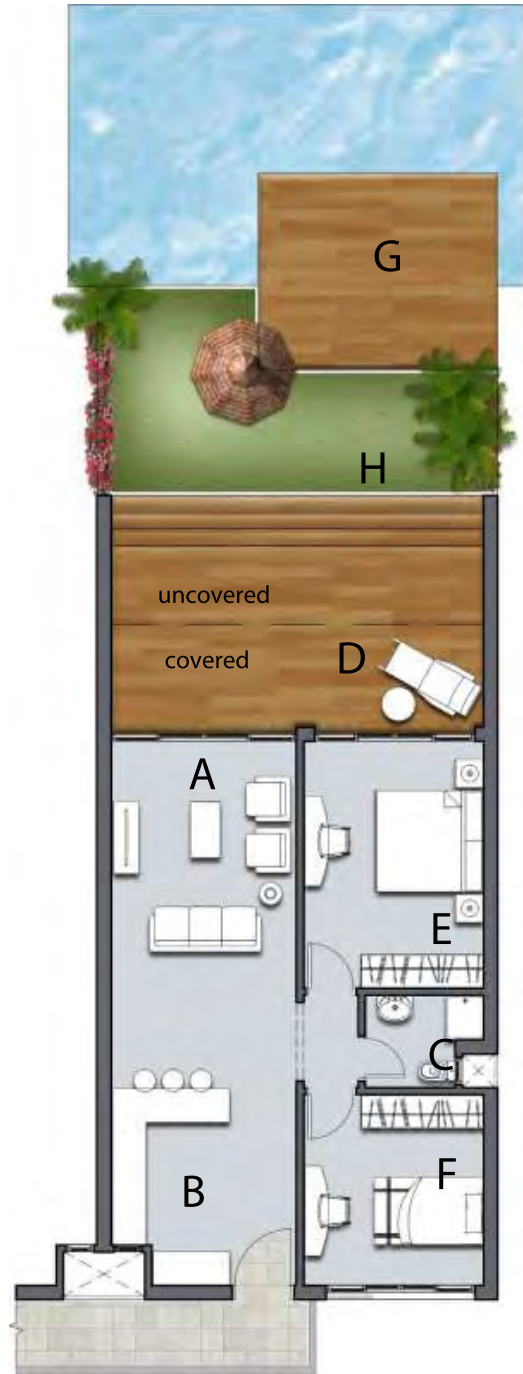
A	Reception\Dinning	4.40x2.40
B	Kitchen	1.60x2.40
C	Bathroom	1.50x2.10
D	Bedroom	3.00x3.00
E	Terrace+jacuzzi	16.00m2



Second floor

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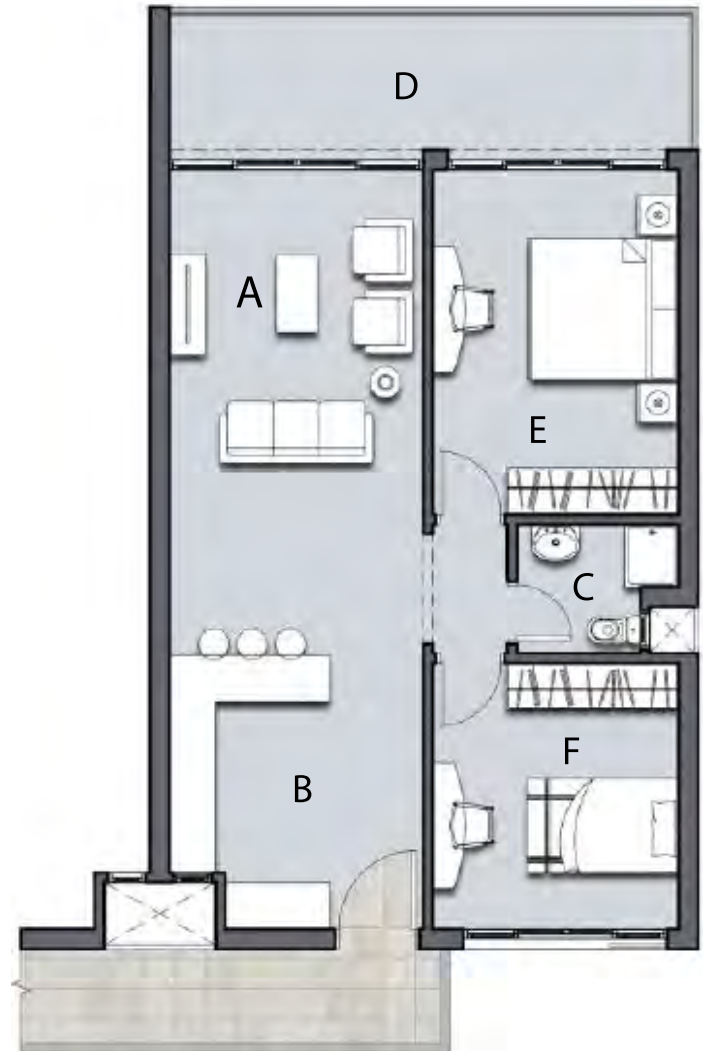
Ground floor

Ground floor Apartment area: 95 m2

A	Reception\Dinning	6.20x3.30
B	Kitchen	3.50x2.10
C	Bathroom	2.10x1.65
D	Terrace (Covered)	6.65x1.80
E	Bedroom 1	3.20x4.40
F	Bedroom 2	3.20x3.40
G	Open deck	
H	Garden Variable areas	

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## WATER FRONT DRIFTING CONDO C



First floor + second floor

Typical floor Apartment area: 95 m2

A	Reception\Dinning	6.20x3.30
B	Kitchen	3.50x2.10
C	Bathroom	2.10x1.65
D	Terrace	6.65x1.80
E	Bedroom 1	3.20x4.30
F	Bedroom 2	3.20x3.40





Ground floor

Ground floor Apartment area: 95 m2

A	Reception\Dinning	4.85x3.30
B	Kitchen	1.95x2.00
C	Bathroom	2.40x1.50
D	Terrace (Covered)	3.45x1.80
E	Bedroom	3.20x3.30
F	Bedroom	3.10x3.20
G	Bedroom	3.10x3.30
H	Guest Toilet	1.10x1.65
I	Floating Deck	
J	Garden Variable areas	

WATER FRONT DRIFTING CONDO C'



First floor + second floor

Typical floor Apartment area: 95 m2

A	Reception\Dinning	4.85x3.30
B	Kitchen	1.95x2.00
C	Bathroom	2.40x1.50
D	Terrace	3.45x1.80
E	Bedroom	3.20x3.30
F	Bedroom	3.10x3.20
G	Bedroom	3.10x3.30
H	Guest Toilet	1.10x1.65





Ground floor

Ground floor Apartment area: 126 m2

A	Reception\Dinning	4.40x6.20
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace (Covered)	4.40x2.40
E	Bathroom	2.45x1.70
F	Bedroom	4.40x3.40
G	Bedroom	3.15x3.30
H	Bedroom	3.30x3.45
I	Terrace	1.00x1.70
J	Floating deck	
K	Gardens Variable areas	

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## WATER FRONT DRIFTING CONDO D



First floor + second floor

Typical floor Apartment area: 126 m2

A	Reception\Dinning	4.40x6.20
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace	4.40x2.40
E	Bathroom	2.45x1.70
F	Bedroom	4.40x3.40
G	Bedroom	3.15x3.30
H	Bedroom	3.30x3.45
I	Terrace	1.00x1.70





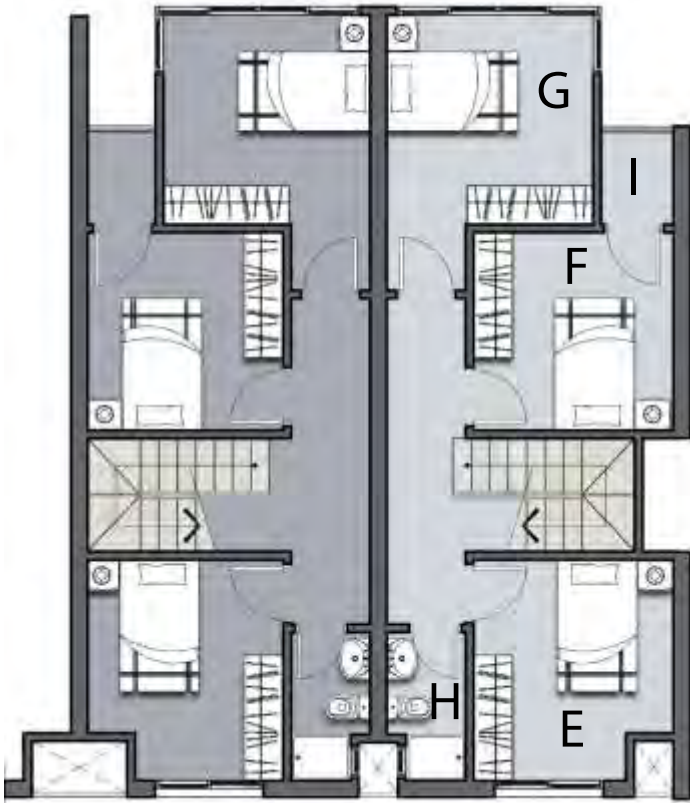
Ground floor

Apartment area: 126 m2

A	Reception\Dinning	4.35x6.15
B	Kitchen	1.60x3.50
C	Bathroom	1.50x3.40
D	Terrace (covered)	3.30x1.80
E	Bathroom	2.60x1.70
F	Bedroom	4.40x3.35
G	Bedroom	3.20x3.00
H	Bedroom	3.20x3.20
I	Terrace	1.10x1.45
J	Floating deck	
K	Gardens Variable areas	

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## WATER FRONT DRIFTING CONDO E



First floor

Duplex Apartment area: 110 m2

A	Reception\Dinning	4.30x3.10
B	Kitchen	2.65x2.15
C	Guest Toilet	1.85x1.10
D	Terrace+jacuzzi	11m2
E	Bedroom	3.05x3.35
F	Bedroom	3.05x3.00
G	Bedroom	3.10x3.20
H	Bathroom	1.20x2.25
I	Terrace	1.10X1.45



second floor





Ground floor

Ground floor Apartment area: 79 m2

A	Reception\Dinning	3.35x5.00
B	Kitchen	1.90x2.15
C	Bedroom	3.30x3.30
D	Bedroom	3.30x3.80
E	Terrace (covered)	3.20x1.75
F	Bathroom	2.10x1.70
G	Floating Deck	
H	Garden Variable Areas	

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## WATER FRONT DRIFTING CONDO F



First floor +second floor

Typical Floor Apartment area: 79 m2

A	Reception\Dinning	3.35x5.00
B	Kitchen	1.90x2.15
C	Bedroom	3.30x3.30
D	Bedroom	3.30x3.80
E	Terrace	3.20x1.70
F	Bathroom	2.10x1.70



# Launching a GREEN & BLUE EDEN

HOTEL SERVICED SEA VIEW  
VILLAS AND HOUSES

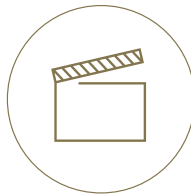
## FACILITIES



HIGH-CLASS  
RESTAURANTS



FOOD  
COURT



EVENTS



SHOPS



WELLNESS  
SPA



BYCICLE  
LANE



CLUB HOUSE



PLAY PARK



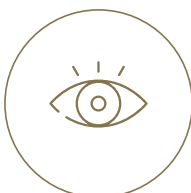
PHARMACY



PARKING



HOTEL  
SERVICE



7 / 24  
SECURITY











A PROJECT BY



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