

Sabina

El Gouna Real Estate



Updated: 10 October 2007







icomeg.com



EL GOUNA SITE
Red Sea



El Gouna Mansions



El Fanadir Project



Sabina

Sabina

Sabina is the extension of West Golf area, offering nubian designed villas and apartments with lagoon view.

Villas

- Number of Villas : 126
- Average Villa land Area : 790 M²
- Villa Designs: Nubian
- Villa Areas :
 - Type A 160.8 M2
 - Type D 184.75 M2

Apartments

- Total Number of blocks: 2
- Number of Apartments : 92
- Apartments Designs: Nubian

Sabina Master Plan



Sabina, Villas

- Nubian Style
- Lagoon View



Unit selling price excludes the following:

Water filtering connection

External works for villas

Swimming pool

Furniture

Fire place

Villa Type A

160.8M2



Entrance Perspective



Pool Perspective

Villa Type A

2 Bedrooms



Ground Floor
108.11 M2

Villa Type A

2 Bedrooms



First Floor
52.67 M2

Villa Type D

184.75M2



Entrance Perspective



Pool Perspective

Villa Type D

3 Bedrooms



Ground Floor

129 M2

Villa Type D

3 Bedrooms



First Floor
55.75 M2

Standard Specifications

Ser.	Item	Description
1	Sanitary sets	<ul style="list-style-type: none"> • <i>Ideal Standard</i> - Rogada - white color • Bathtub: According to basic design drawing. <i>Ideal standard</i> - Florida - Acrylic 170 x 70 cm - white color OR • Shower tray: Acrylic 90 x 90 cm - white color - without cabinet ▪ Bathroom basin: if imbedded in marble counter ▪ Basin: <i>Ideal Standard</i> - Ovalux - white color ▪ Counter: <i>Galala marble</i> counter, 4 cm thick ▪ Bidet: Without ▪ Kitchen sink: <i>Stainless steel</i> Frankie Sammy - 1 meter long - with one bowl
2	Faucets	<ul style="list-style-type: none"> ▪ Kitchen & Bathroom mixers: <i>Ideal Standard</i> Europa - chrome color ▪ Shower set: <i>Ideal Standard</i> G6111 - chrome color - 2 function shower set
3	Flooring	<ul style="list-style-type: none"> ▪ Internal : <i>Galala Marble</i> ▪ Roof: <i>Mosaico tiles</i> 25x25 cm
4	Bathroom Walls: up to 2.00 m height	<ul style="list-style-type: none"> ▪ <i>Galala Marble</i>

Standard Specifications

Ser.	Item	Description
5	Kitchen Walls	<ul style="list-style-type: none"> ▪ Walls above counter top only: <i>Galala Marble</i> 60 cm height from counter top ▪ Rest of walls: Plastic paint – white color
6	Doors and Windows carpentry	<ul style="list-style-type: none"> ▪ Soft wood as sample without shutters except bedrooms
7	Doors and Windows hardware	<ul style="list-style-type: none"> ▪ Local copper as sample
8	Stairs	<ul style="list-style-type: none"> ▪ <i>Galala Marble</i> 4/2 cm ▪ <i>Harari</i> tiles
9	A/C Units	<ul style="list-style-type: none"> ▪ Connections & units are included <i>Carrier N2</i> per room
10	Internal painting	<ul style="list-style-type: none"> ▪ Plastic paint – white color
11	External painting	<ul style="list-style-type: none"> ▪ "Fetissa" finish coat according to the colors approved by Orascom
12	Satellite dish connections	Two connections included: <ul style="list-style-type: none"> ▪ 1 in living room ▪ 1 in master bedroom
13	Telephones	Internal connections on El Gouna internal central: <ul style="list-style-type: none"> ▪ 1 outlet in living room ▪ 1 outlet in each room
14	Washing machine connection	One connection including: <ul style="list-style-type: none"> ▪ Drainage connection ▪ Water supply connection ▪ Electrical outlet with switch

Standard Specifications

Ser.	Item	Description
15	Water heating system	<ul style="list-style-type: none"> ▪1 Heater (10 Lt) for kitchen ▪1 Heater (50 Lt) for each bathroom
16	Lighting units	<ul style="list-style-type: none"> ▪Outlets only according to standard drawings
17	Wardrobes	<ul style="list-style-type: none"> ▪Built-in wardrobes <i>Pine Wood</i> for all bedrooms
18	Kitchen Cabinets	<ul style="list-style-type: none"> ▪Built-in wooden kitchen under a counter top, elevated units including standard accessories and painting - <i>Galala</i> counter top
19	Bathroom Cabinets	<ul style="list-style-type: none"> ▪Built-in wooden cabinet under wash basin counter + mirror and open shelves include paints in each bathroom
20	Shower Door	<ul style="list-style-type: none"> ▪Tempered glass
21	Fly Screens	<ul style="list-style-type: none"> ▪For external opening
22	Dish Washer	<ul style="list-style-type: none"> ▪Connection only
23	Irrigation System	<ul style="list-style-type: none"> ▪1 connection for irrigation water source (includes the water counter)

Sabina, Apartments



Nubian style

Variety of sizes

Easy to maintain

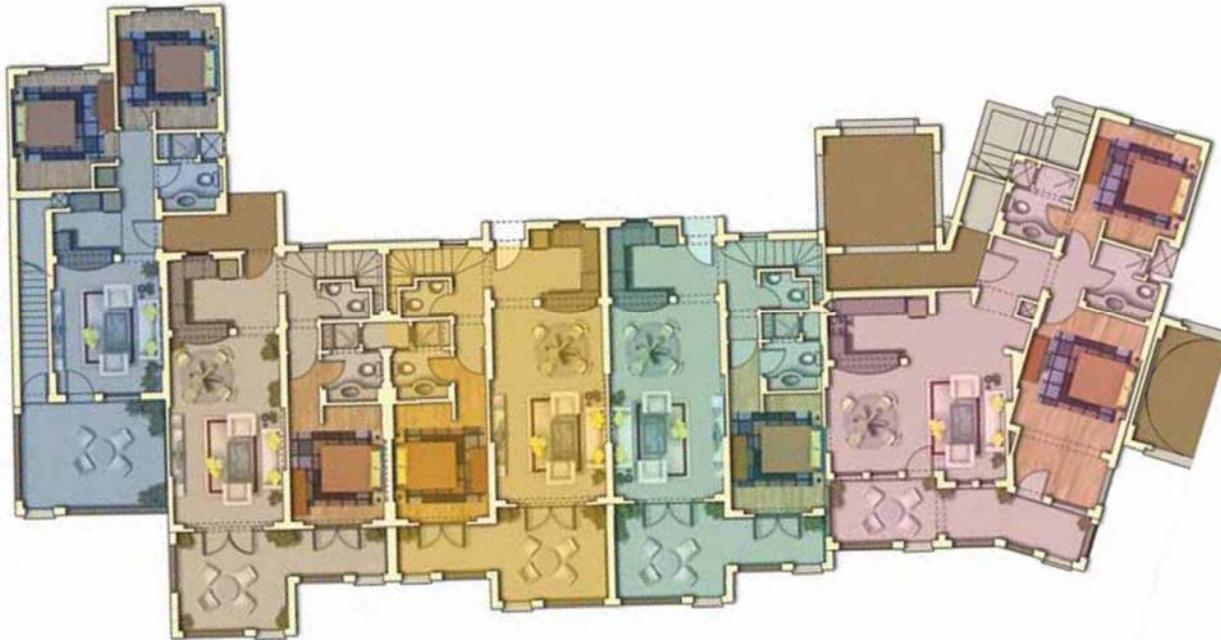
Easy to rent

Sabina, Apartments



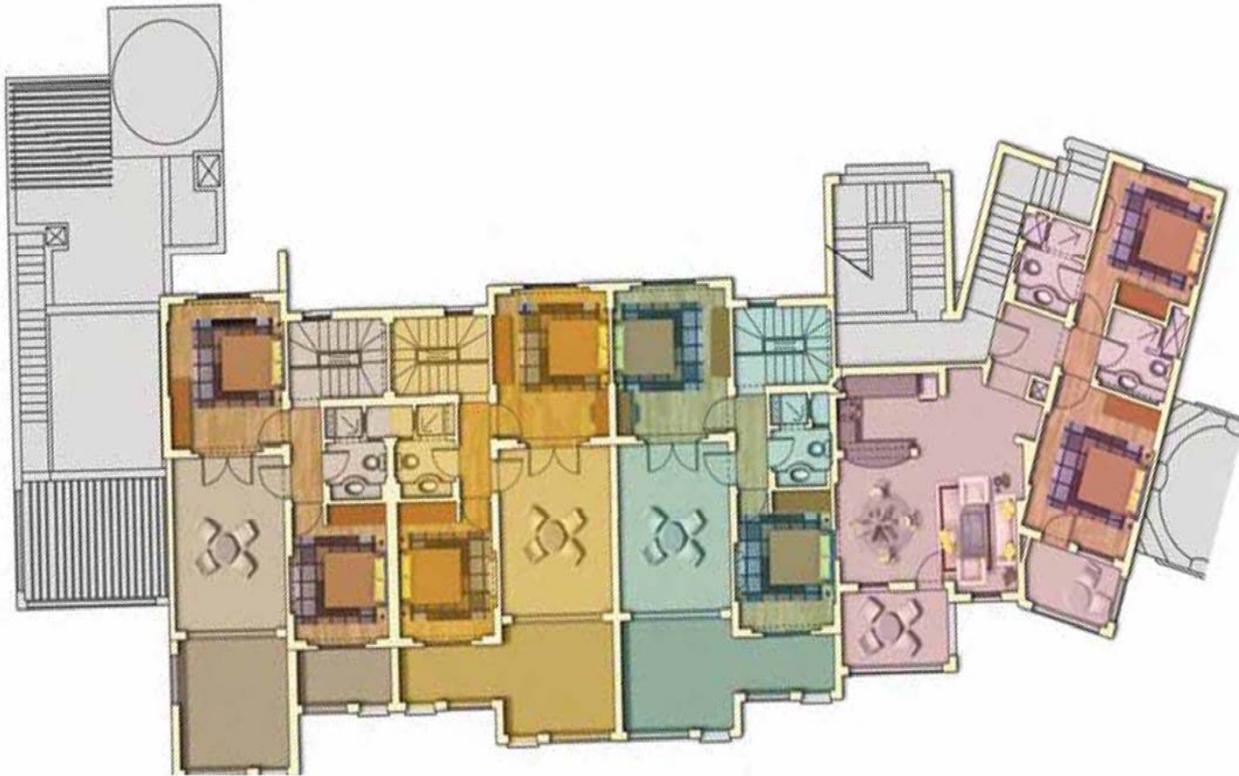
Apartments Section A

88.0 m ²	145.0 m ²	145.0 m ²	145.0 m ²	107.0 m ²
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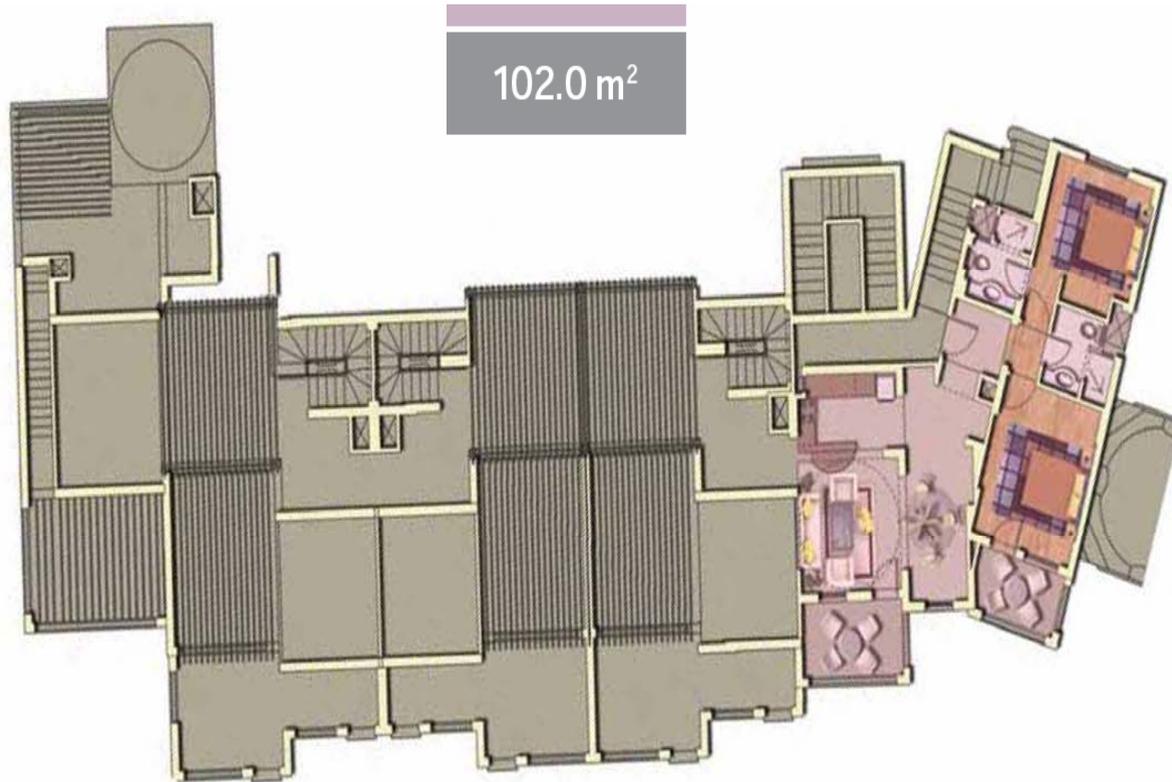


Apartments Section A

90 m ²	60 m ²	56 m ²	107.0 m ²
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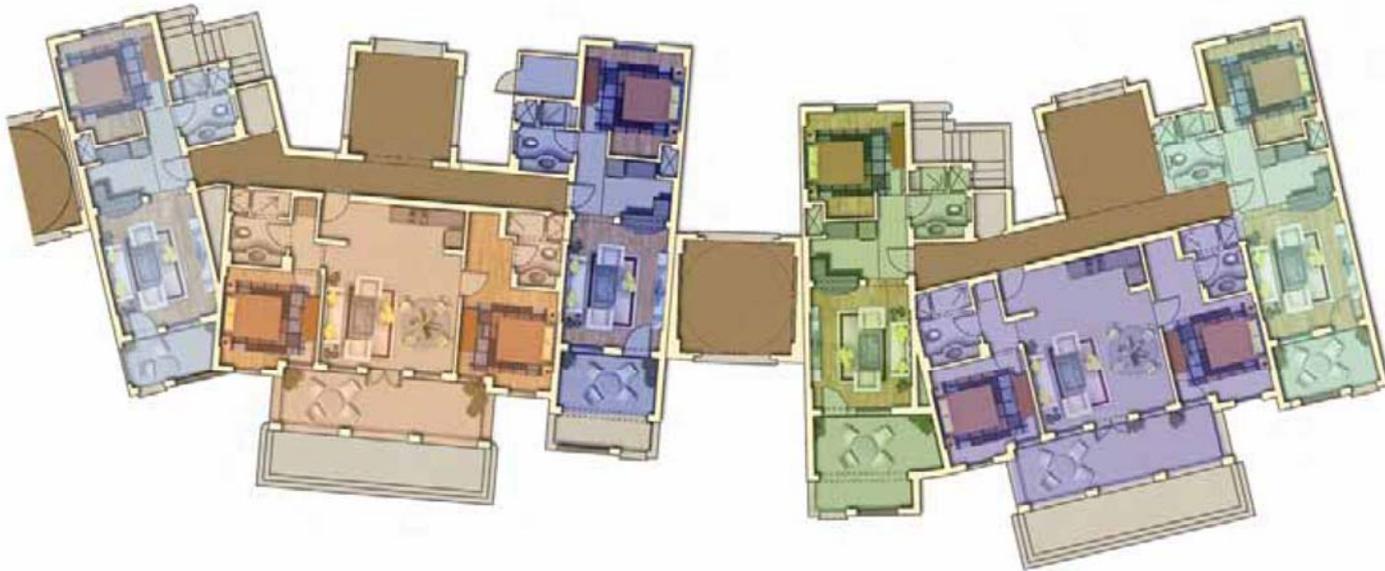


Apartments Section A



Apartments Section B

56.0 m ²	97.0 m ²	63.0 m ²	61.0 m ²	97.0 m ²	57.0 m ²
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Apartments Section B

56.0 m ²	90.0 m ²	60.0 m ²	58.0 m ²	90.0 m ²	57.0 m ²
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Apartments Section B

56.0 m²

90.0 m²

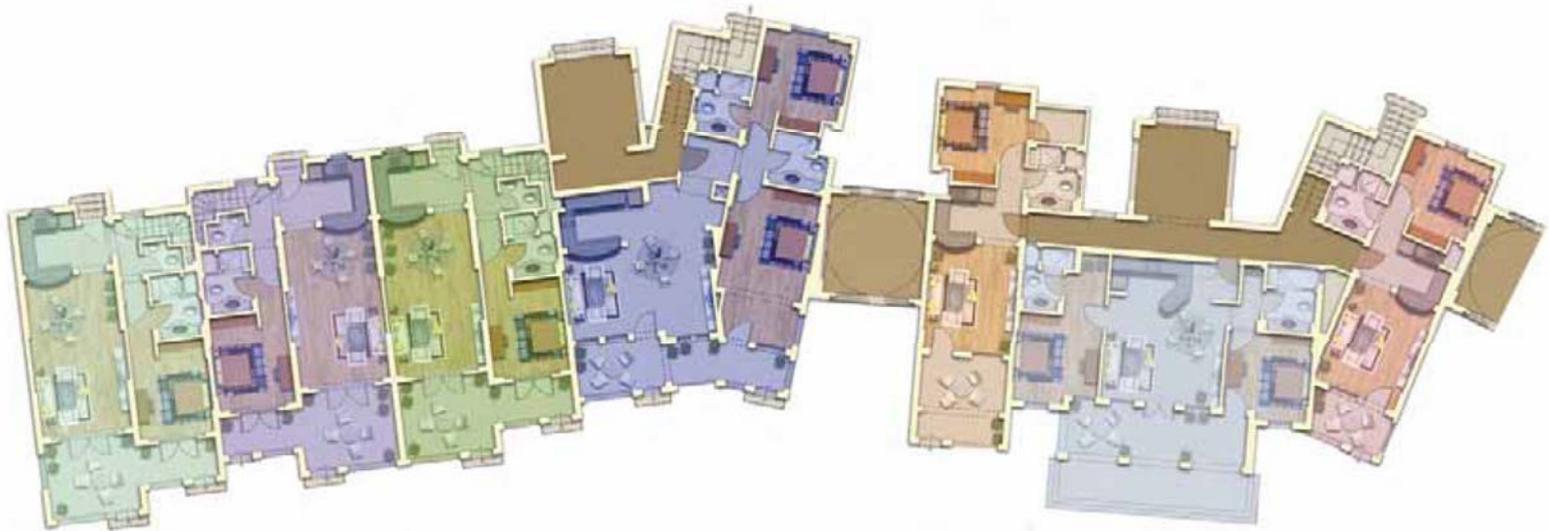
60.0 m²

90.0 m²



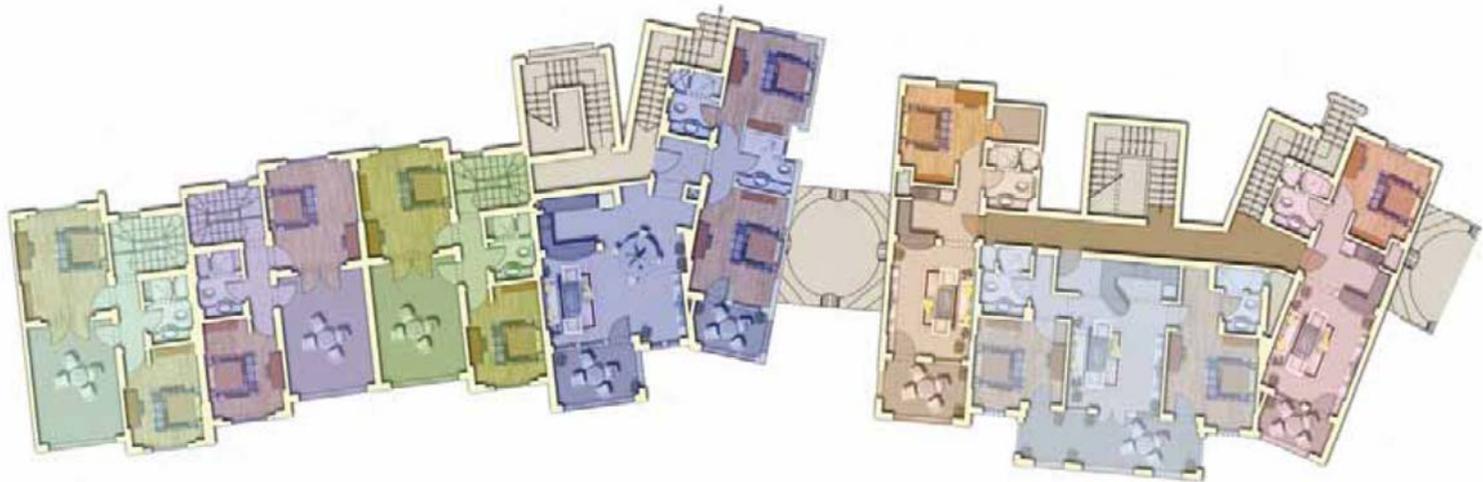
Apartments Section C

145.0 m ²	145.0 m ²	145.0 m ²	107.0 m ²	63.0 m ²	97.0 m ²	56.0 m ²
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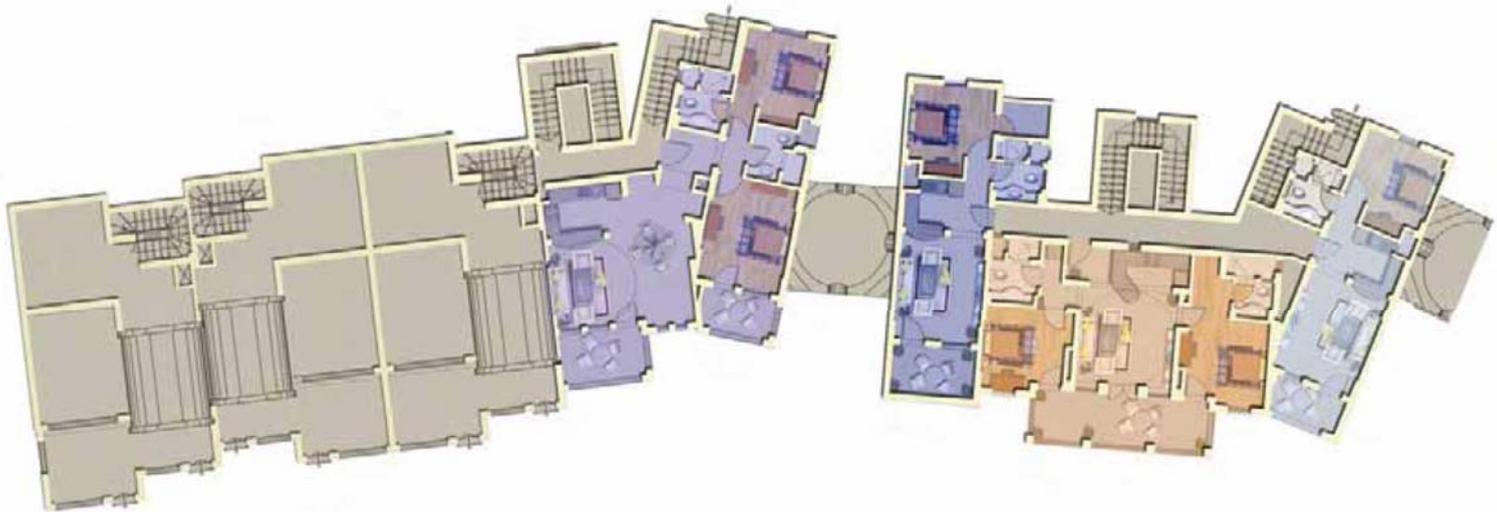
Apartments Section C

107.0 m ²	60.0 m ²	90.0 m ²	56.0 m ²
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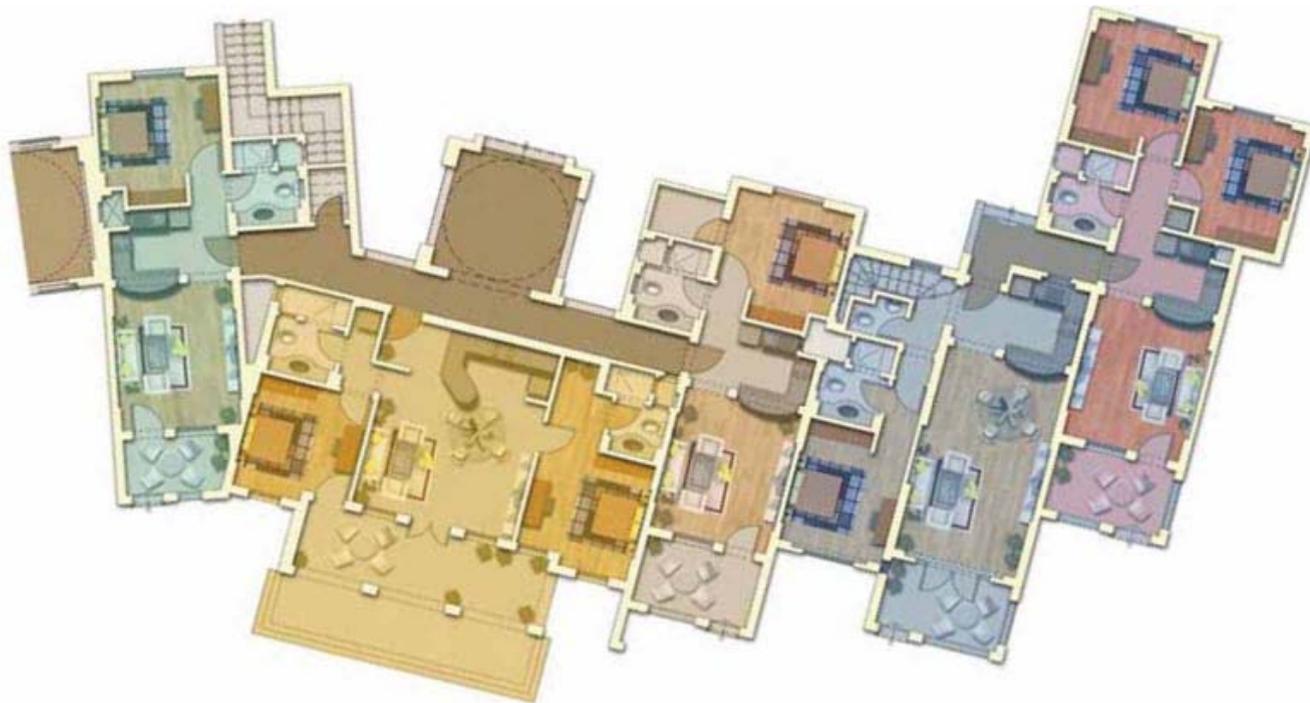
Apartments Section C

102.0 m ²	60.0 m ²	90.0 m ²	56.0 m ²



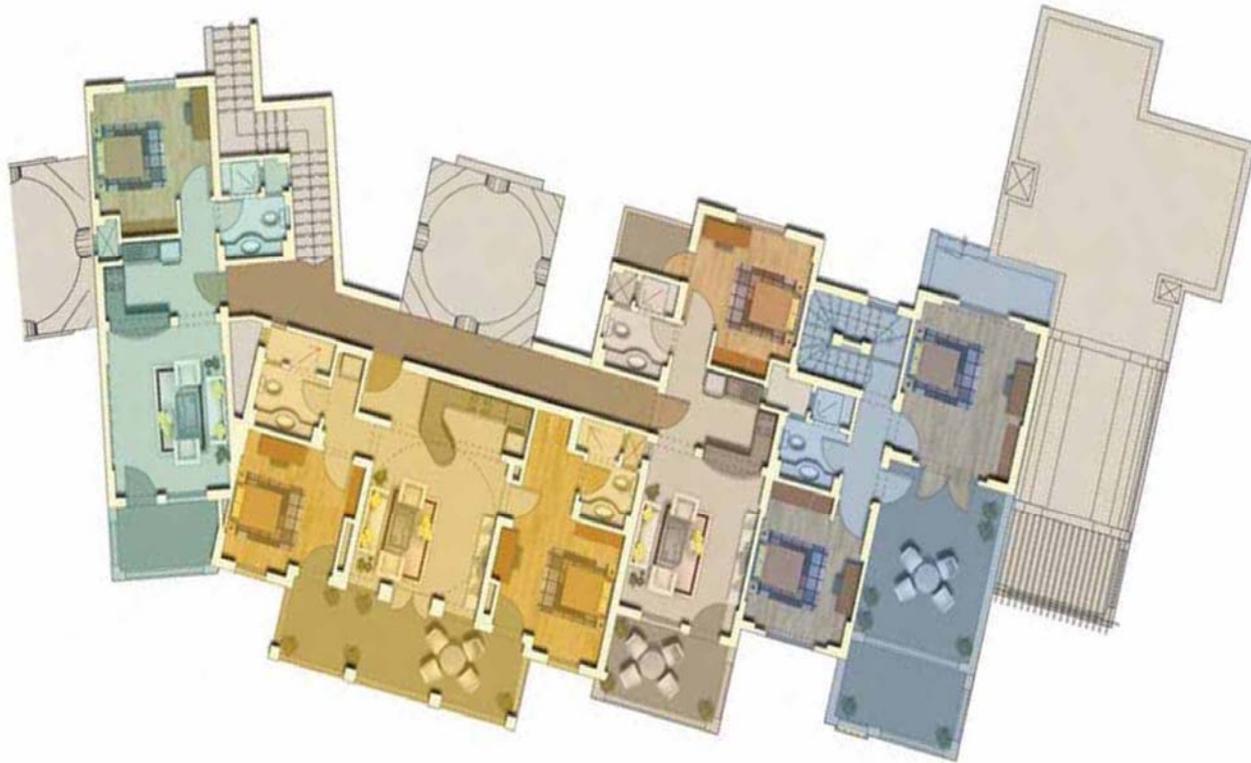
Apartments Section D

56.0 m ²	97.0 m ²	63.0 m ²	145.0 m ²	88.0 m ²
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Apartments Section D

56.0 m ²	90.0 m ²	60.0 m ²
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Standard Specifications

Serial	Item	Description
1	Sanitary Sets	<ul style="list-style-type: none"> ▪ <i>Ideal Standard</i> - Rogada - white color ▪ Bathtub: According to basic design drawing ▪ <i>Ideal standard</i> - Florida - Acrylic 170 x 70 cm - white color <p>OR</p> <ul style="list-style-type: none"> ▪ Shower tray: Acrylic 90 x 90 cm - white color ▪ Bathroom basin: if imbedded in marble counter ▪ Basin: <i>Ideal Standard</i> - Ovalux - white color ▪ Counter: Galala marble counter 4 cm thick ▪ Bidet: Without ▪ Kitchen sink: <i>Stainless Steel</i> Frankie Sammy 1 meter long with one bowl
2	Faucets	<ul style="list-style-type: none"> ▪ Kitchen & Bathroom mixers: <i>Ideal Standard</i> Europa - chrome color ▪ Shower set: <i>Ideal Standard</i> G6111 - chrome color - 2 function shower set
3	Flooring	<ul style="list-style-type: none"> ▪ Internal: Galala marble
4	Bathroom Walls: up to 2.00 m height	<ul style="list-style-type: none"> ▪ Galala marble
5	Kitchen Walls	<ul style="list-style-type: none"> ▪ Walls above counter top only: Galala marble 60 cm height from counter top ▪ Rest of walls: Plastic paint – white color

Standard Specifications

Serial	Item	Description
6	Doors & Windows Carpentry	▪Soft wood as sample without shutters except bedrooms
7	Doors & Windows Hardware	▪Local copper as sample
8	Stairs	▪ Galala marble 4/2 cm ▪ Harari tiles
9	A/C Units	▪Connections & units are included Carrier N2 one per room
10	Internal Painting	▪Plastic paint - white color
11	External Painting	▪ Fetissa finish coat according to the colors approved by Orascom
12	Satellite Dish Connections	Two connections included: ▪1 in living room ▪1 in master bedroom
13	Telephones	Internal connections on El Gouna network: ▪1 outlet in living room ▪1 outlet in each room
14	Washing Machine Connection	One connection including: ▪Drainage connection ▪Water supply connection ▪Electrical outlet with switch

Standard Specifications

Serial	Item	Description
15	Water Heating System	<ul style="list-style-type: none"> ▪ 1 Heater (10 Lt) for kitchen ▪ 1 Heater (50 Lt) for each bathroom
16	Lighting Units	<ul style="list-style-type: none"> ▪ Outlets only according to standard drawings
17	Kitchen Cabinets	<ul style="list-style-type: none"> ▪ Built-in wooden Pine wood kitchen cabinets under a Galala marble counter top and elevated units include standard accessories and paint
18	Wardrobes	<ul style="list-style-type: none"> ▪ Built-in Pine wood wardrobes for all bedrooms
19	Bathroom Cabinets	<ul style="list-style-type: none"> ▪ Built-in wooden cabinet under wash basin counter + mirror and open shelves including paint in each bathroom
20	Shower Door	<ul style="list-style-type: none"> ▪ Tempered glass
21	Fly Screens	<ul style="list-style-type: none"> ▪ For external opening
22	Dish Washer	<ul style="list-style-type: none"> ▪ Connection only (only applies for 3 bedroom units)

▪ One swimming pool for each block

Terms of Payment

- **2.5 % Reservation fees**
- **22.5 % Completion of 25% down payment within 5 working days.**
- **75 % Remaining Balance in equal quarterly installments till the delivery date.**
- **Delivery Date will be after 2 years**