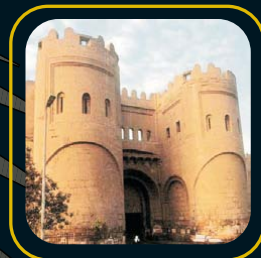


ORASCOM

HOTELS & DEVELOPMENT

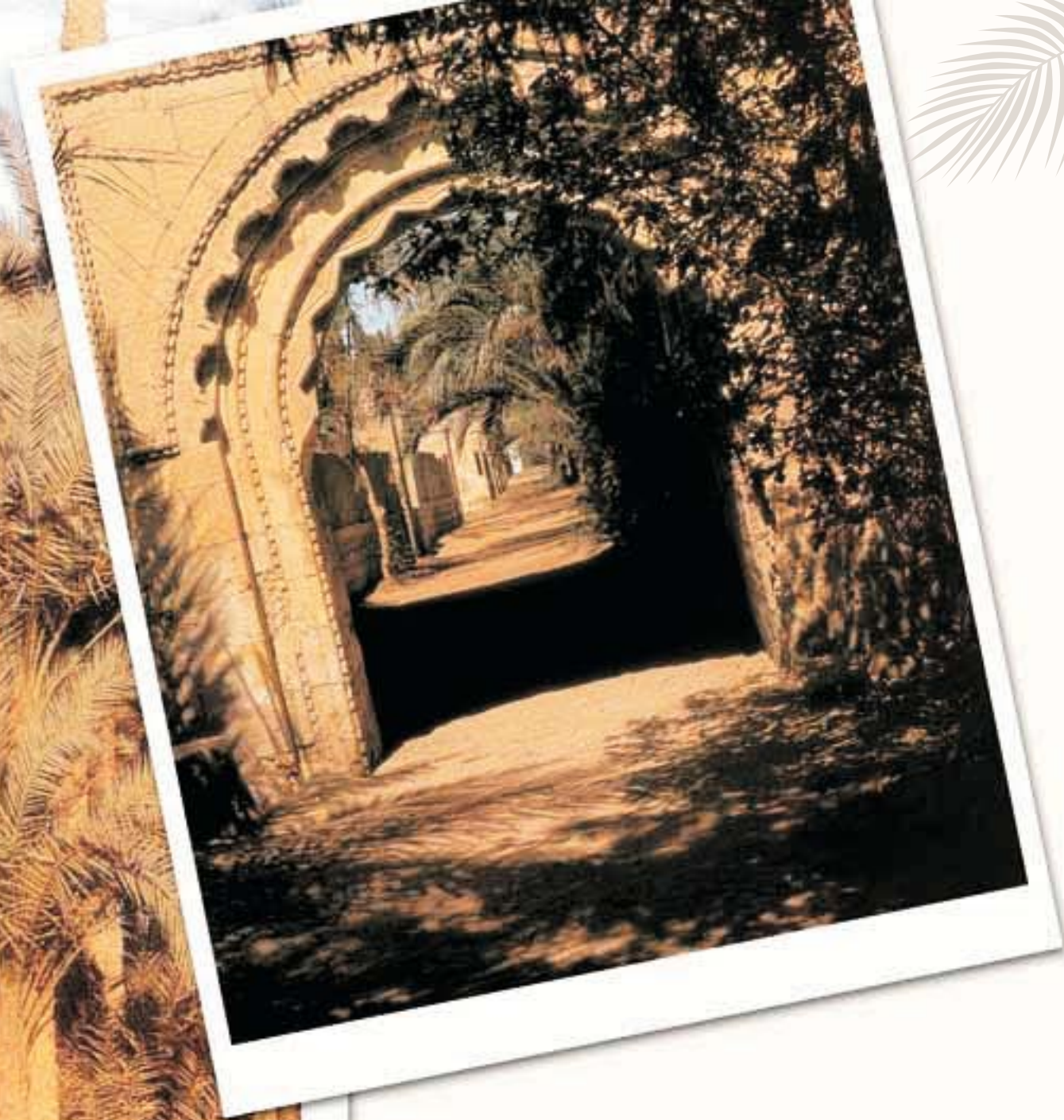
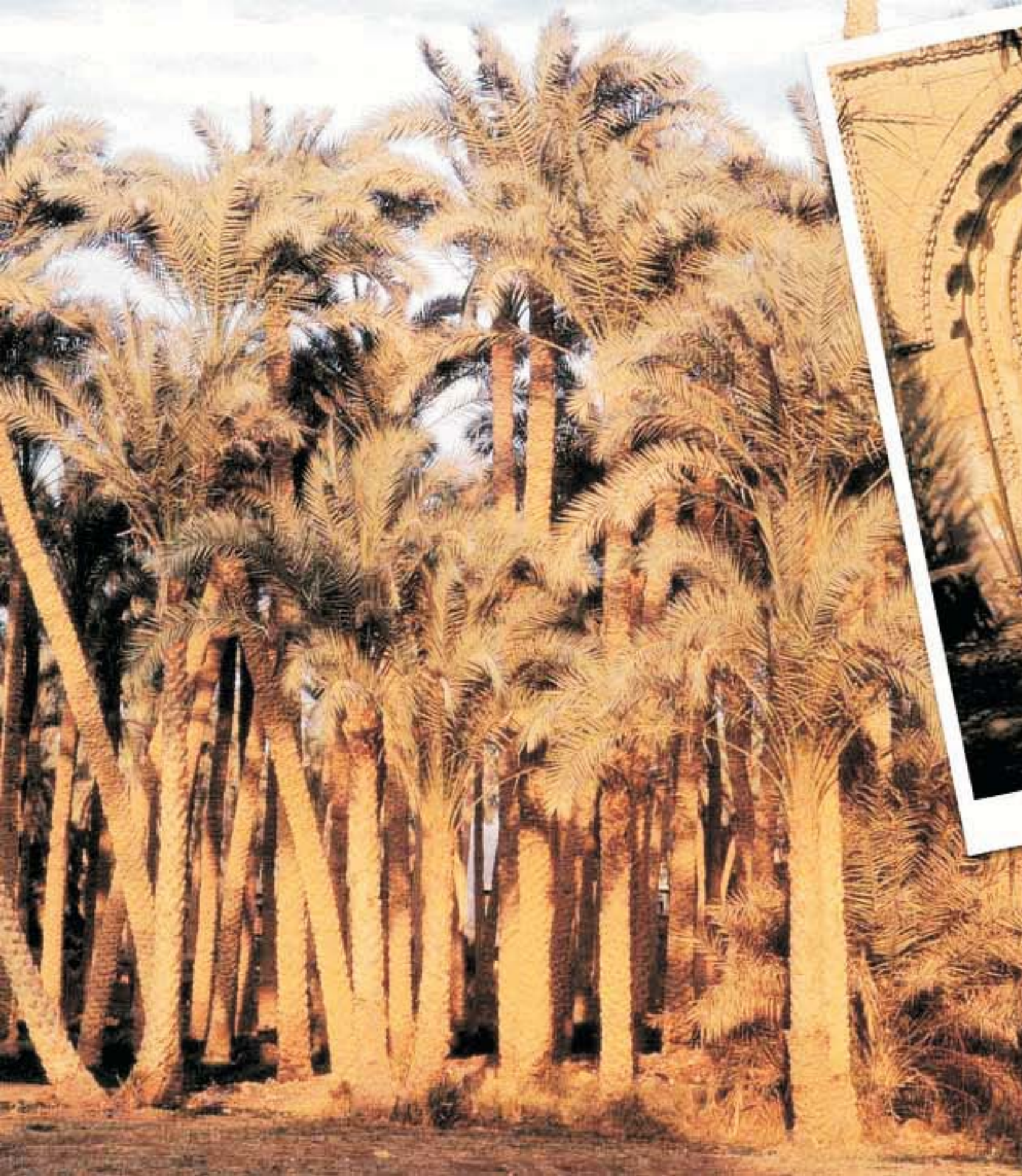


^{-EL-}Gouma
Mansions
Luxury Real Estate



El Gouna Mansions Combine the distinctiveness & exclusivity of El Gouna with the sovereignty of the traditional countryside & stunning style of old cairo



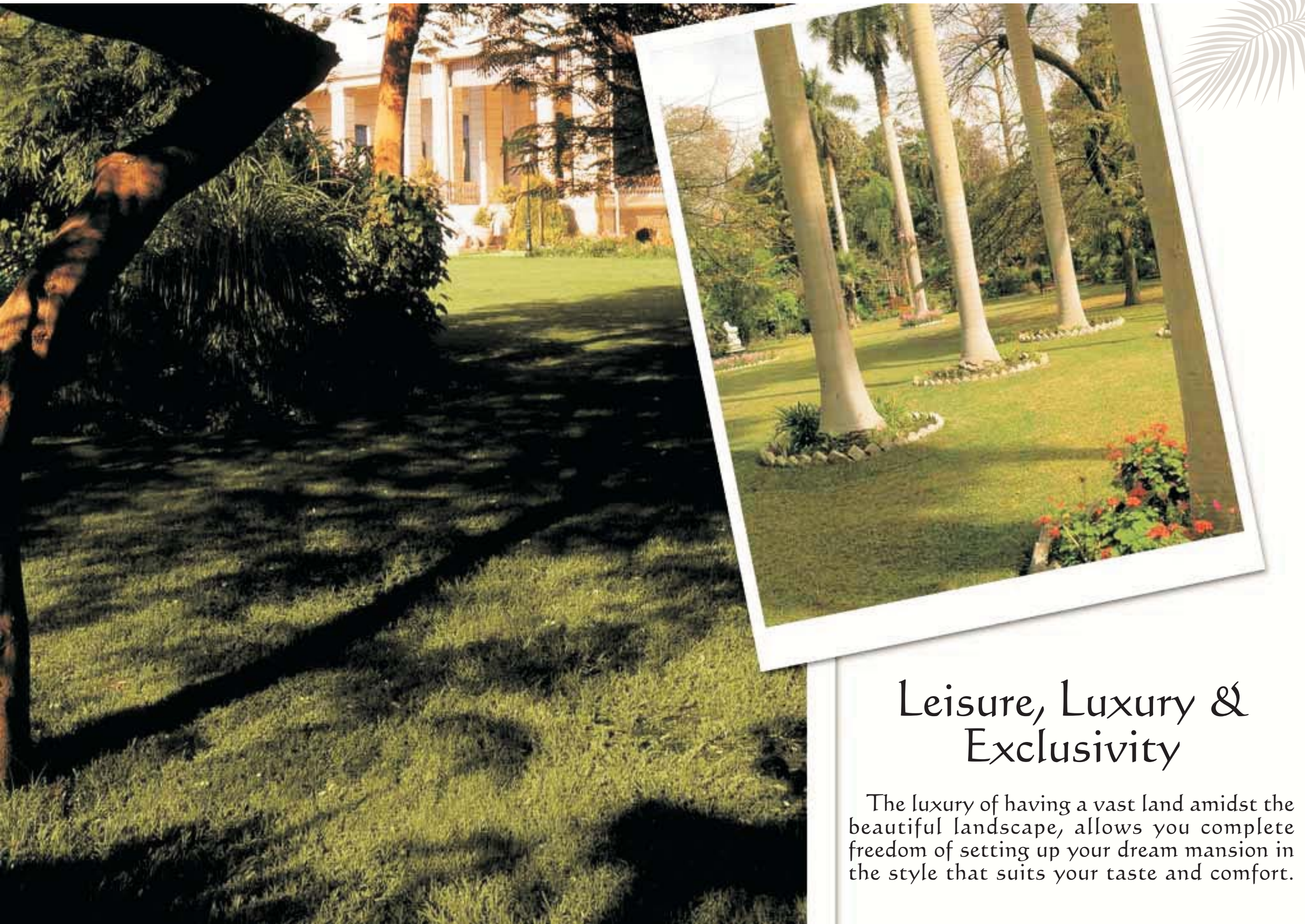


Greenery, Desert & Sea

The beautiful all year round climate along with its varied topography is unrivalled anywhere else. The location offers vibrant greenery, desert charm in proximity to the enchanting Red Sea Coast.







Leisure, Luxury & Exclusivity

The luxury of having a vast land amidst the beautiful landscape, allows you complete freedom of setting up your dream mansion in the style that suits your taste and comfort.





For the first time Orascom Hotels & Development has designated a footprint of one square kilometer to be sold as large pieces of land, offering its clients the freedom to design and build their dream mansions. The plots of land will range between one to three acres (feddans) each .

Orascom Hotels & Development's new vision is to revive the royal sense of Old Cairo. A huge colossal wall just like the well-defensed site of Old cairo will be built to enclose a mesmerizing scene of luxurious Mansions, which owners themselves will freely choose their designs. While enjoying the established El Gouna resorts, one can luckily own a real mansion.





El Gouna Mansions, ringed with a massive curtain wall; will be one of the most attractive spectacles Architecture can offer to the eye. Along the walls will be replicas of the four main doors / gateways of old Cairo : Bab Zuwayla, Bab al Futuh, Bab al Nasr and Bab al Azab. Every door will be built in a different phase to later complete the walls of one of the most notable constructions.





Main Map

Bab al Futuh
GATE 3

Bab al Nasr
GATE 4

Bab al Azab
GATE 1

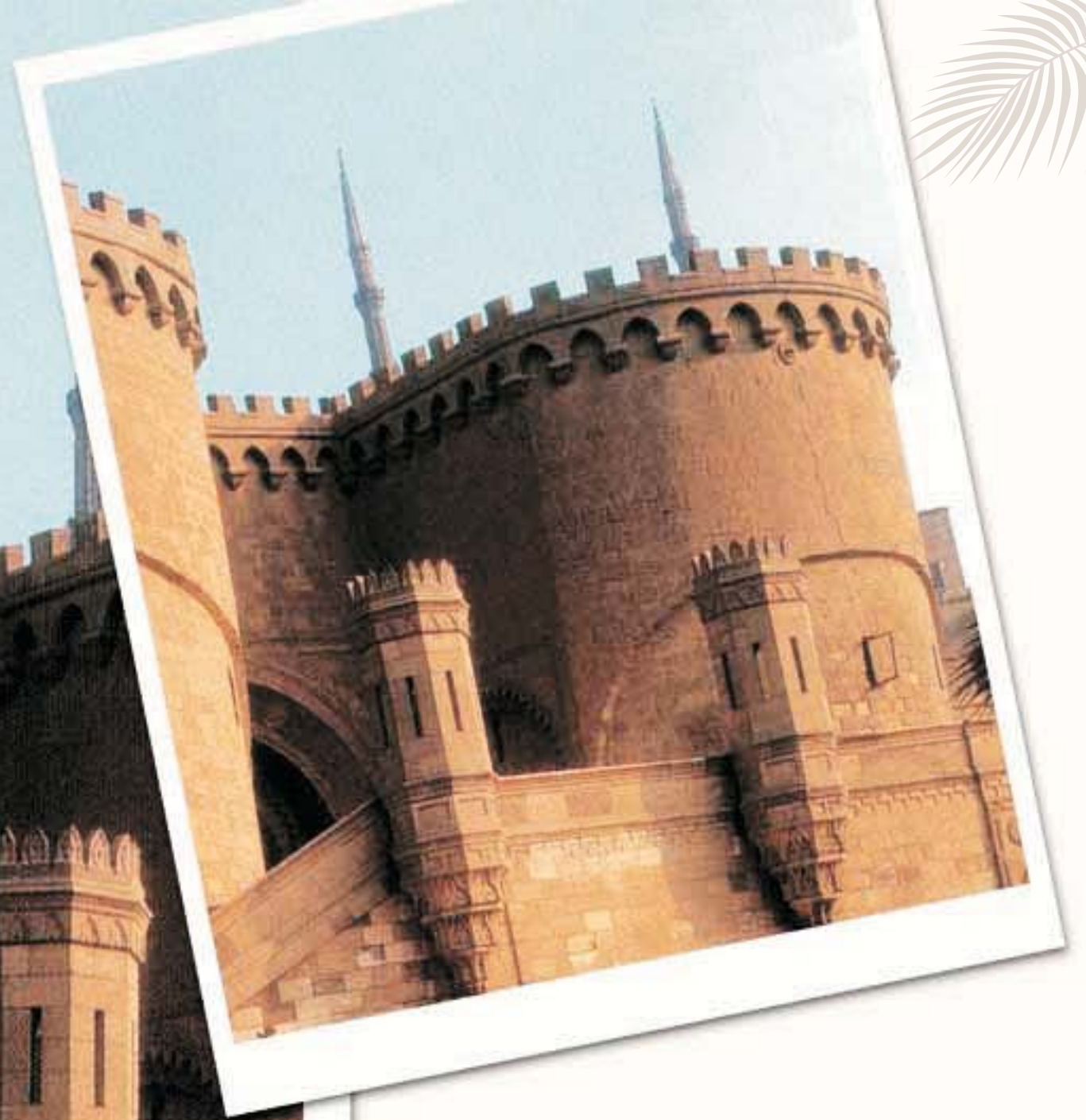
Bab Zuwayla
GATE 2

El Gouna Mansions



Strategically located in El Gouna, the enclosed Mansions will enjoy all the benefits of Exclusivity, Luxury and Relaxation of El Gouna residents as well as complete privacy.





Bab al Azab

Bab al Azab

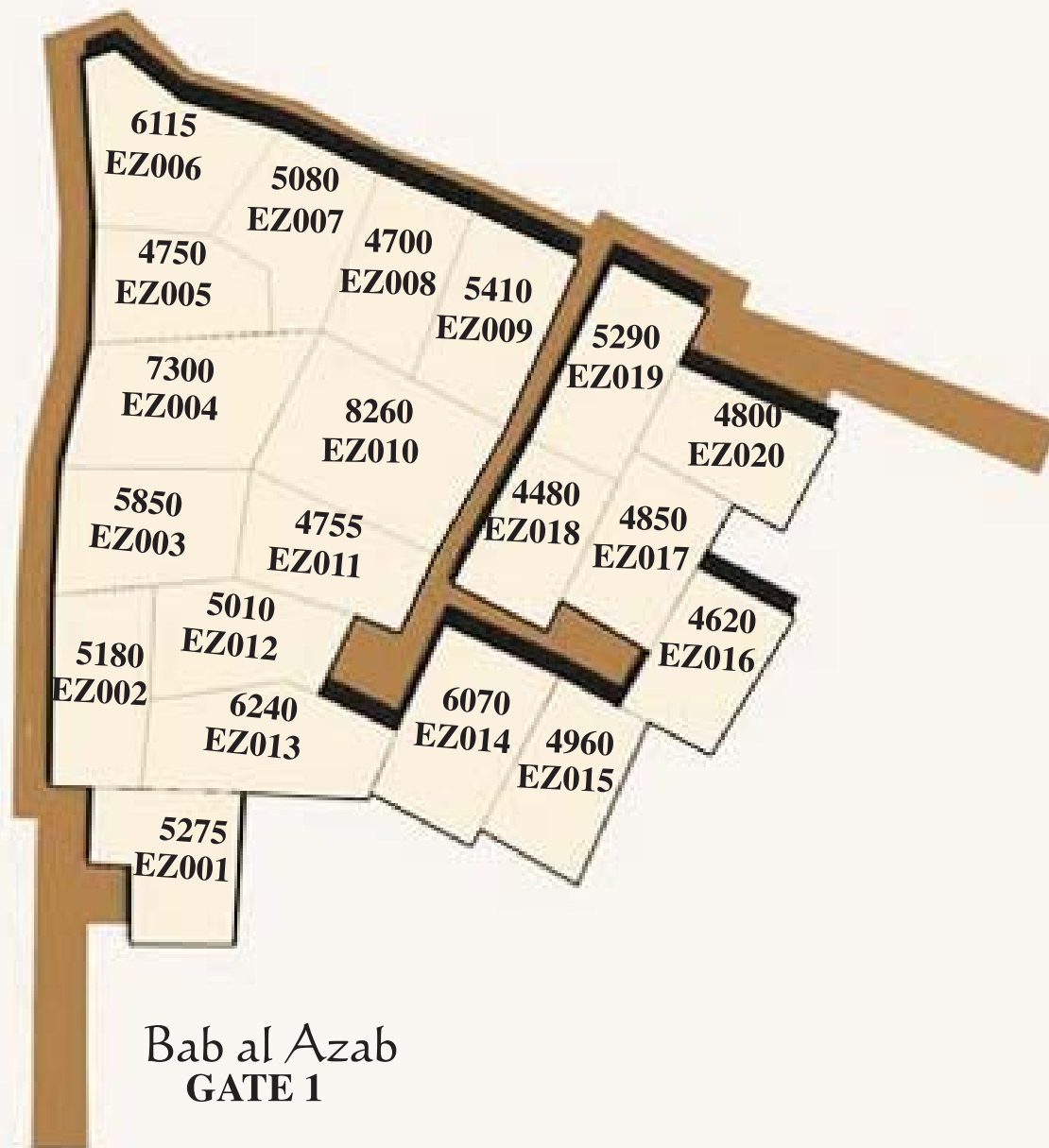
Rebuilt by Abd el-Rahman Katkhuda in 1754, Bab al Azab is the royal gate of the citadel and a landmark of old Cairo. The marvelous brass-bound wooden doors, its architecture and decorative motifs are perfect representations of the glory of that era.

Bab al Azab Phase entails twenty Mansions.

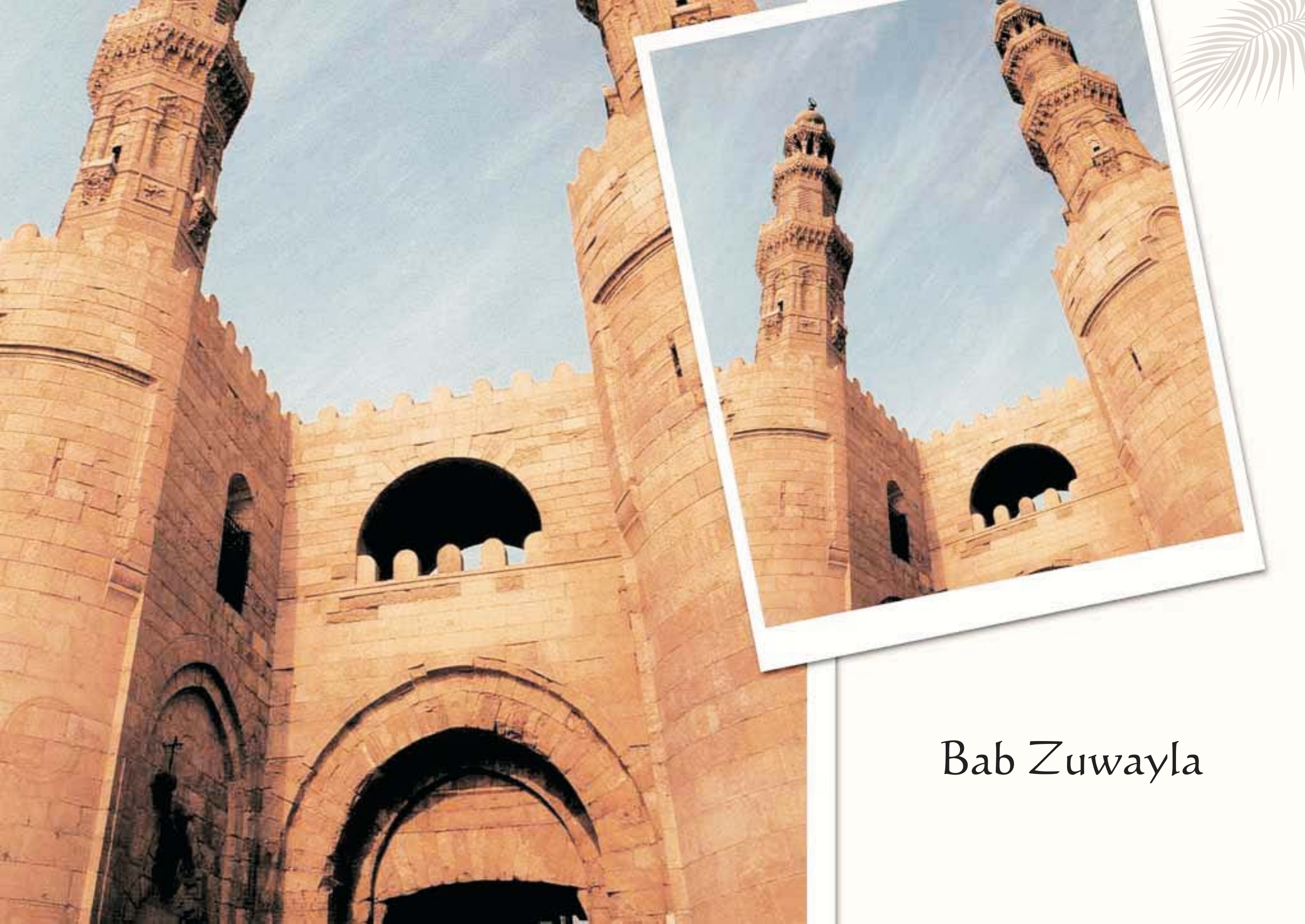
The size of each Mansion ranges between one to three acres (feddans).

Included in the cost, Orascom Hotels & Development provides the following :

- Fence wall around every Mansion with various heights ranging from 3.5m to 5m.
- Main entrances security.
- Tower features in squares and some corners of the Mansion.
- Thirty Palm trees per acre (feddan).
- Each Mansion will be provided with domestic and irrigation water supply inlets as well as one main electrical point and a septic tank for sewage.



Area sqm



Bab Zuwayla

Bab Zuwayla

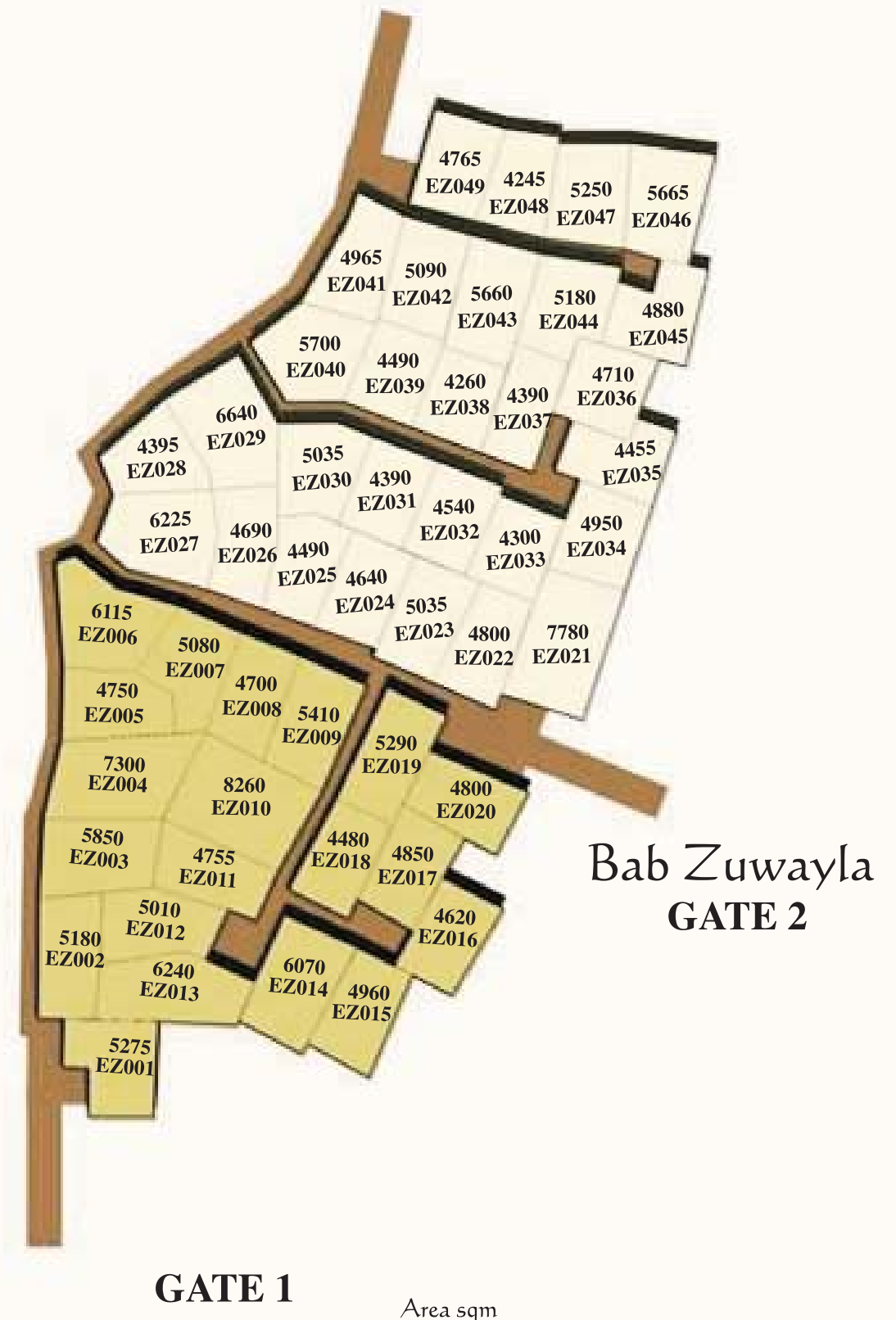
Built by Badr El Gamali in 1087, Bab Zuwayla is a landmark of the remaining gates to the Fatimid city of al-Qahira. During the glorious years of the Fatimids, a scene of luxurious trade and marvelous architecture could be seen. Above the rounded towers of Bab Zuwayla are the soaring Mamluk minarets of the Sultan al-Mu'ayyad. From this landmark a spectacular view of the royal city can be seen.

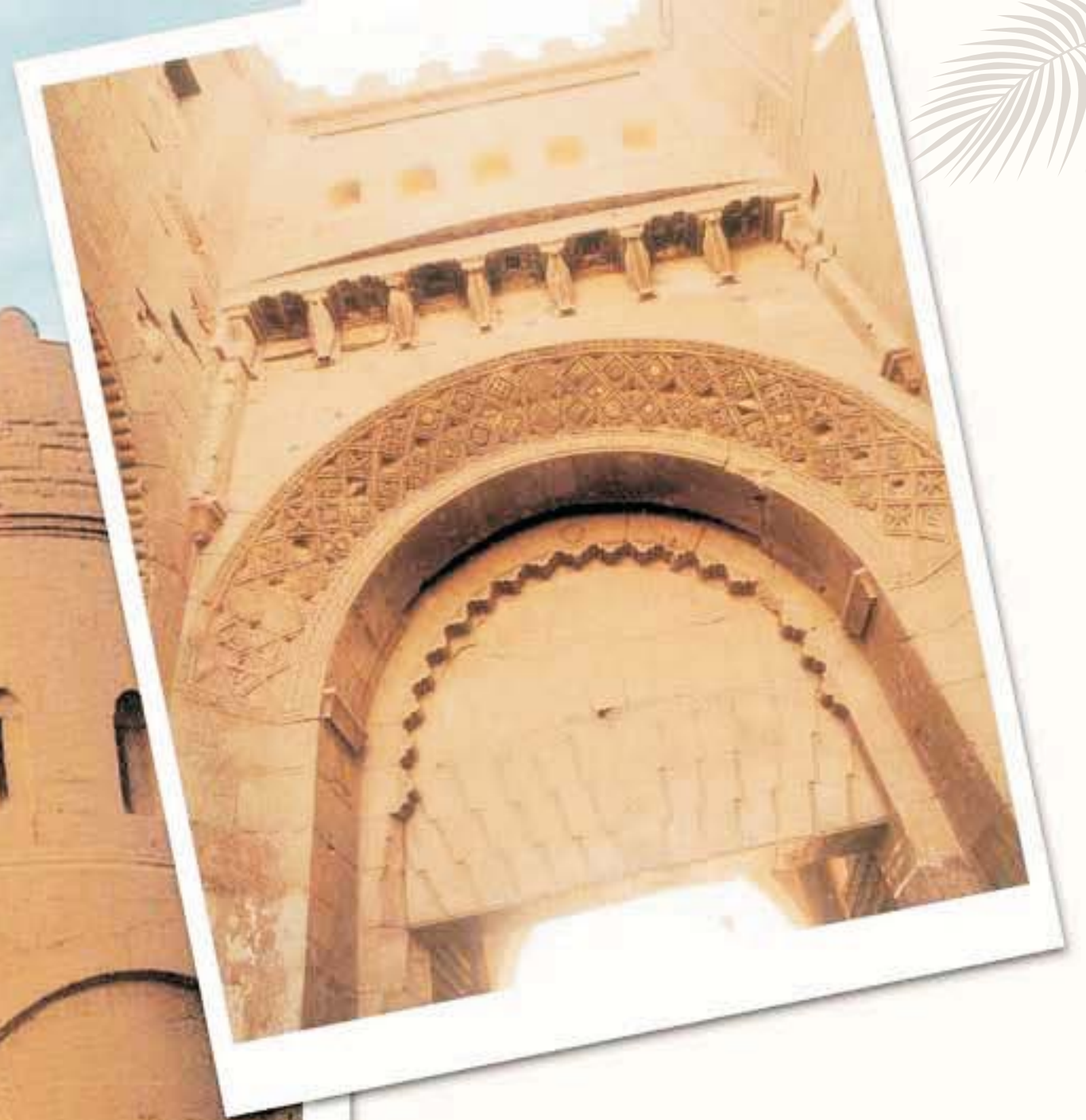
Bab Zuwayla Phase entails twenty nine Mansions.

The size of each Mansion ranges between one to three acres (feddan).

Included in the cost, Orascom Hotels & Development provides the following :

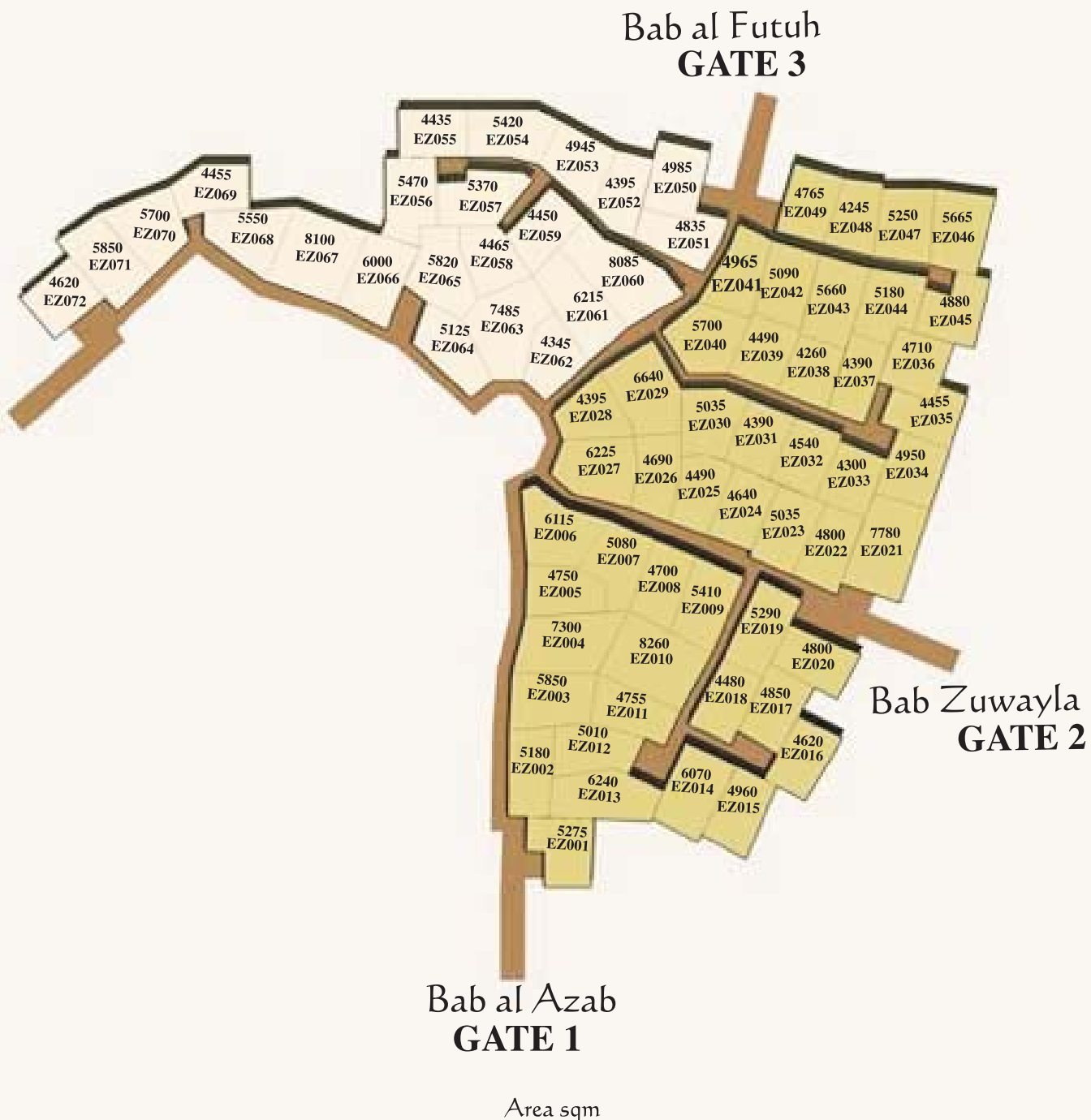
- Fence wall around every Mansion with various heights ranging from 3.5m to 5m.
- Main entrances security.
- Tower features in squares and some corners of the Mansion.
- Thirty Palm trees per acre (feddan).
- Each Mansion will be provided with domestic and irrigation water supply inlets as well as one main electrical point and a septic tank for sewage.





Bab al Futuh

Bab al Futuh



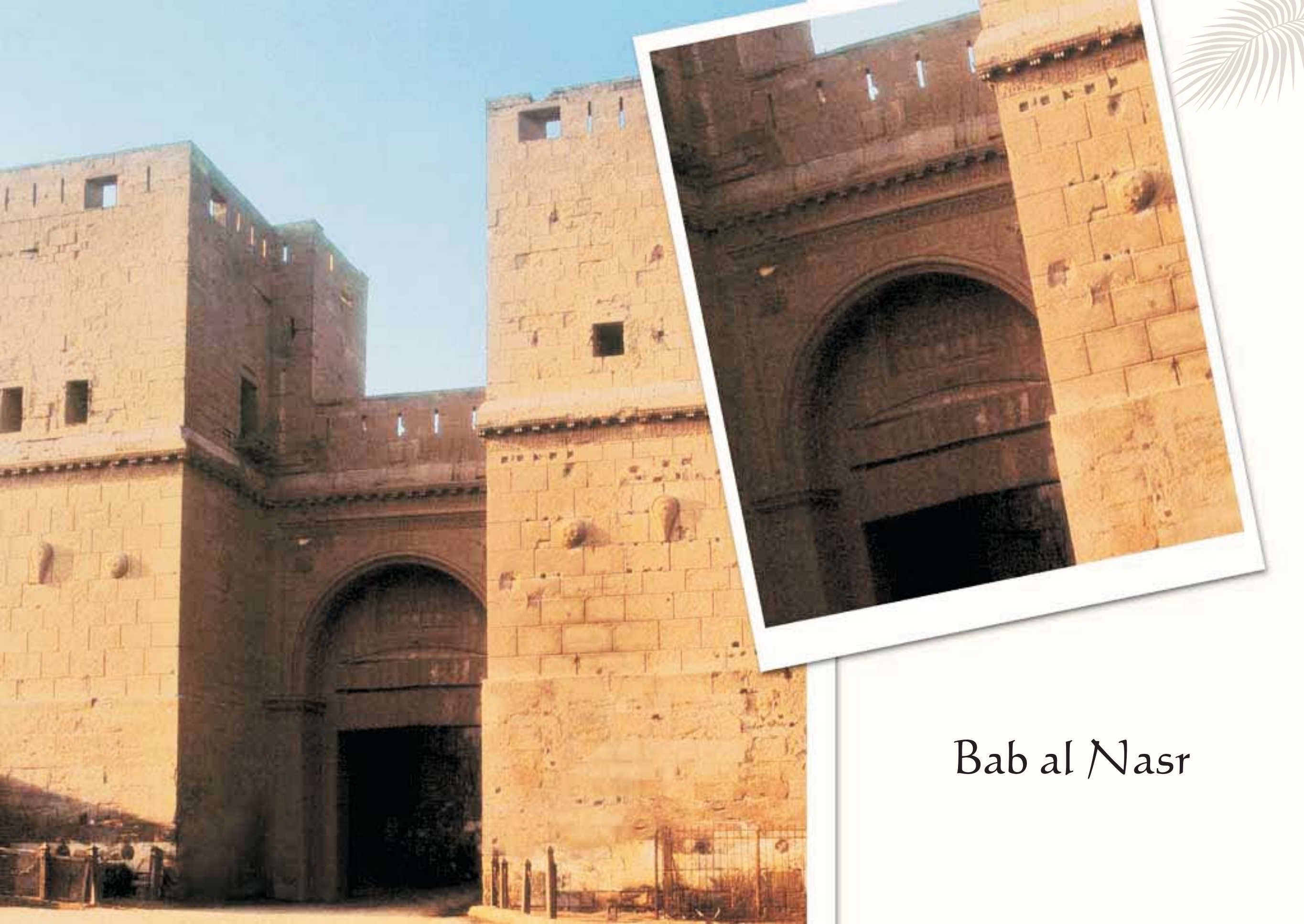
Built by Badr El Gamali in 1087, Bab al-futuh is a massive structure located on the northern end of old Cairo. The rounded, stone towers of Bab al-Futuh are carved with intricate geometric and vegetal bands, and a frieze of symbolic rams' heads, representative of the planet Mars, which was in the ascent when al-Qahira was founded.

Bab al Futuh Phase entails twenty three Mansions.

The size of each Mansion ranges between one to three acres (feddans).

Included in the cost, Orascom Hotels & Development provides the following :

- Fence wall around every Mansion with various heights ranging from 3.5m to 5m.
- Main entrances security.
- Tower features in squares and some corners of the Mansion.
- Thirty Palm trees per acre (feddan).
- Each Mansion will be provided with domestic and irrigation water supply inlets as well as one main electrical point and a septic tank for sewage.



Bab al Nasr

Bab al Nasr

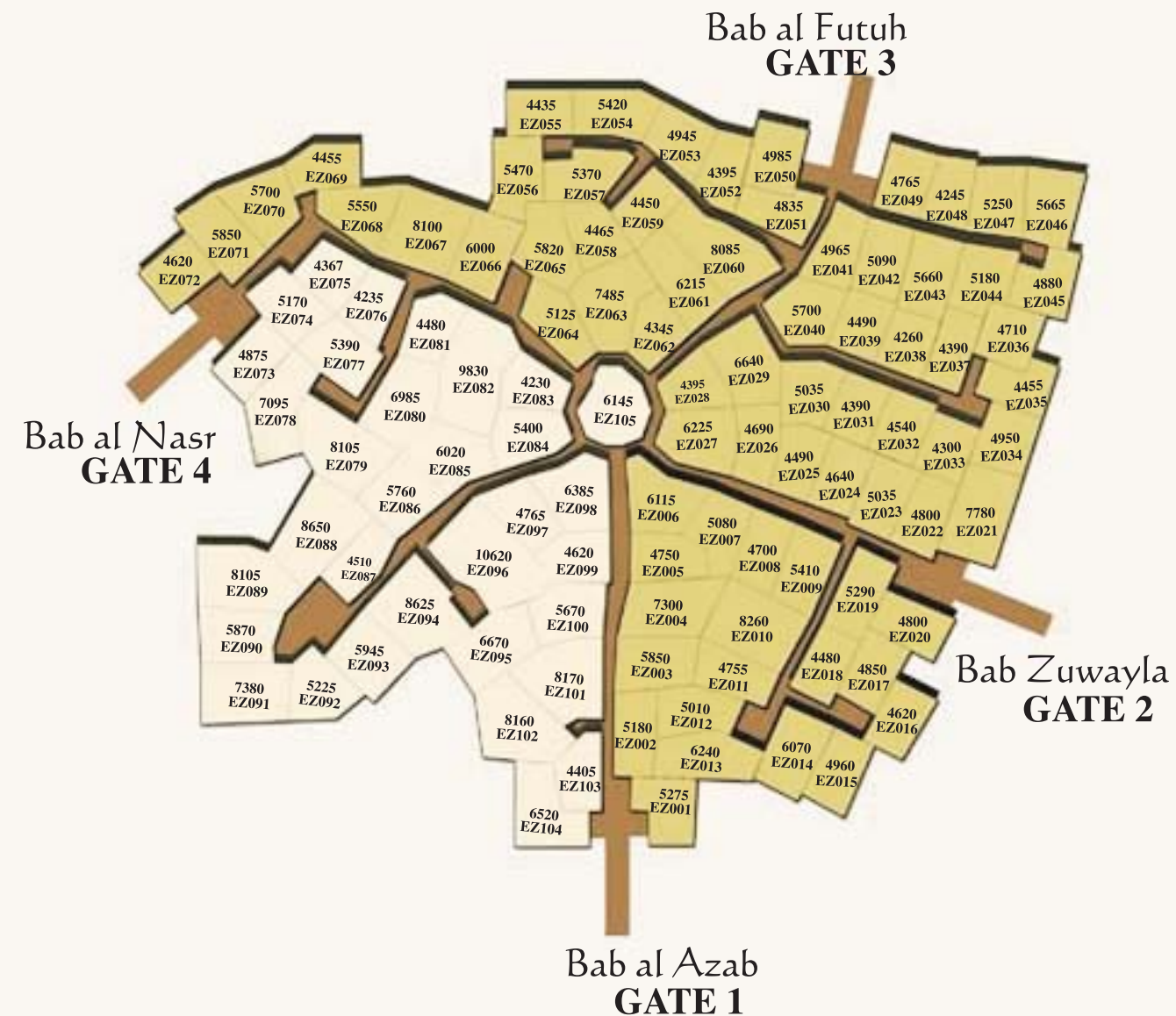
Built by Badr El Gamali in 1087, Bab al-Nasr is located on the northern end of the Fatimid city. The square towers of Bab al-Nasr are the most embellished of the Fatimid gates. The fortress-like bastions are subtly decorated with shields and emblems that were meant to thwart off any intruders to the city.

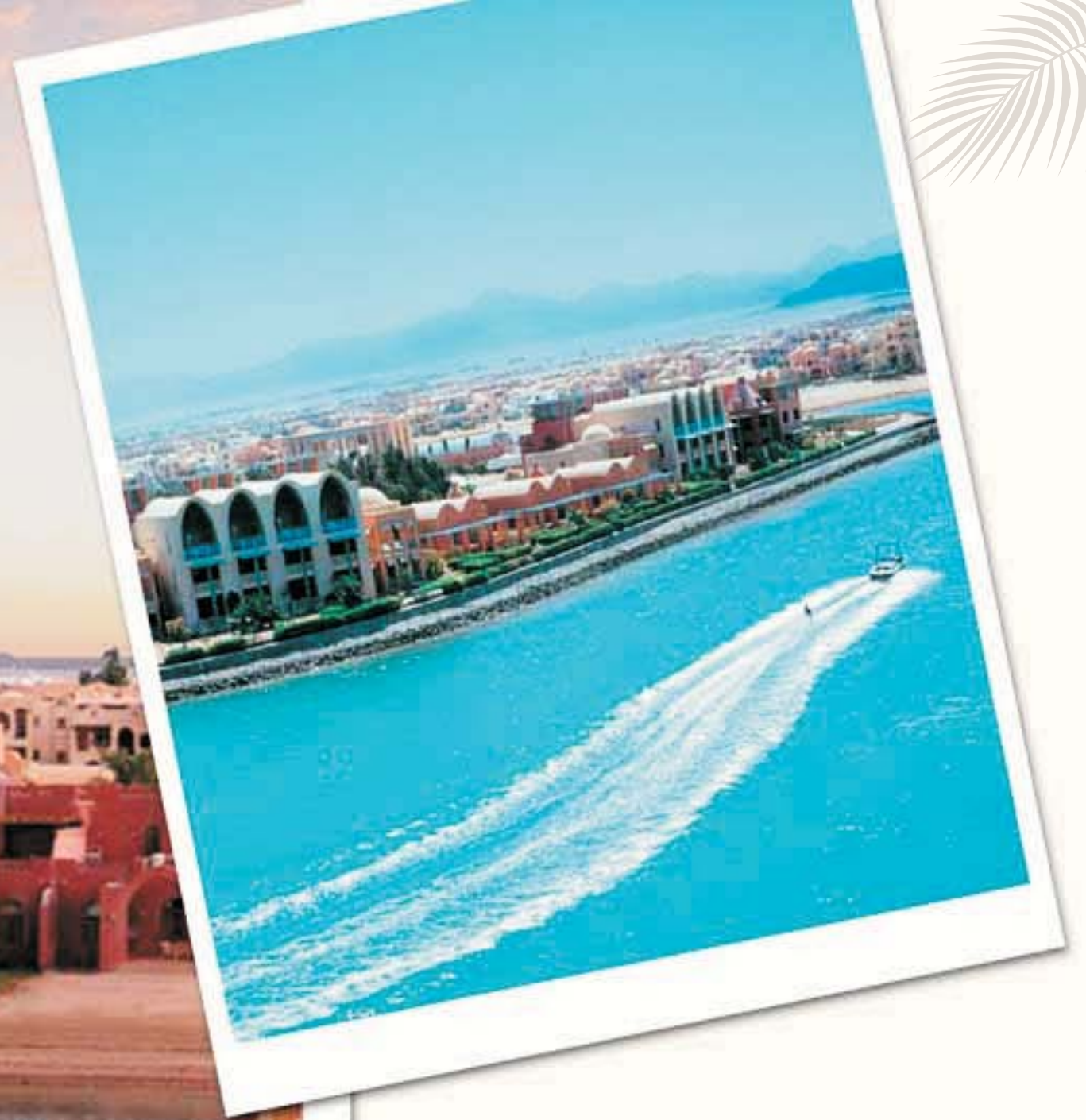
Bab al Nasr Phase entails Thirty three Mansions.

The size of each Mansion ranges between one to three acres (feddans).

Included in the cost, Orascom Hotels & Development provides the following :

- Fence wall around every Mansion with various heights ranging from 3.5m to 5m.
- Main entrances security.
- Tower features in squares and some corners of the Mansion.
- Thirty Palm trees per acre (feddan).
- Each Mansion will be provided with domestic and irrigation water supply inlets as well as one main electrical point and a septic tank for sewage.





El Gouna

The Red Sea's Premier Leisure Destination



Over the past ten years, El Gouna has positioned itself as the Red Sea's most exclusive resort. Known as the region's premier leisure destination, El Gouna is the jewel of the Red Sea Riviera.

Recognized as one of the finest destinations globally, El Gouna offers a rare and sophisticated mixture of modern Architecture and regional tradition. The unique beauty and unparalleled services of this town make it an exquisite destination of incomparable splendor.



Designed for elegance and comfort, El Gouna estates include top of the line designs by world renowned Architects Michel Graves and Alfredo Freda. Moreover, property value has appreciated by 400% over the past six years, resulting in the combination of beauty, nature, and a secure financial investment

The town's residents have created a unique cosmopolitan community. Currently, nearly 70% of El Gouna homeowners are of international origin; including British, Italian, Swiss, German and French nationalities.



The resort's extraordinary structure offers its members comfort and luxury in every form. Facilities include 18-hole USPGA golf course, 14 hotels, local transportation system, international marina, private airport, hospital, international curriculum school, and over 100 restaurants and bars, not to mention a full range of water sports and recreational facilities.

Homeowners benefit from all the activities and amenities enjoyed by hotel guests, including access to hotel pools, beaches and accommodation discounts through Owner cards.



A friendly and efficient customer services department handles homeowner requests and concerns. In addition, property management, home insurance, and security staff are readily available.

El Gouna, an unparalleled lifestyle in a unique setting.



ORASCOM
HOTELS & DEVELOPMENT

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