

Waters

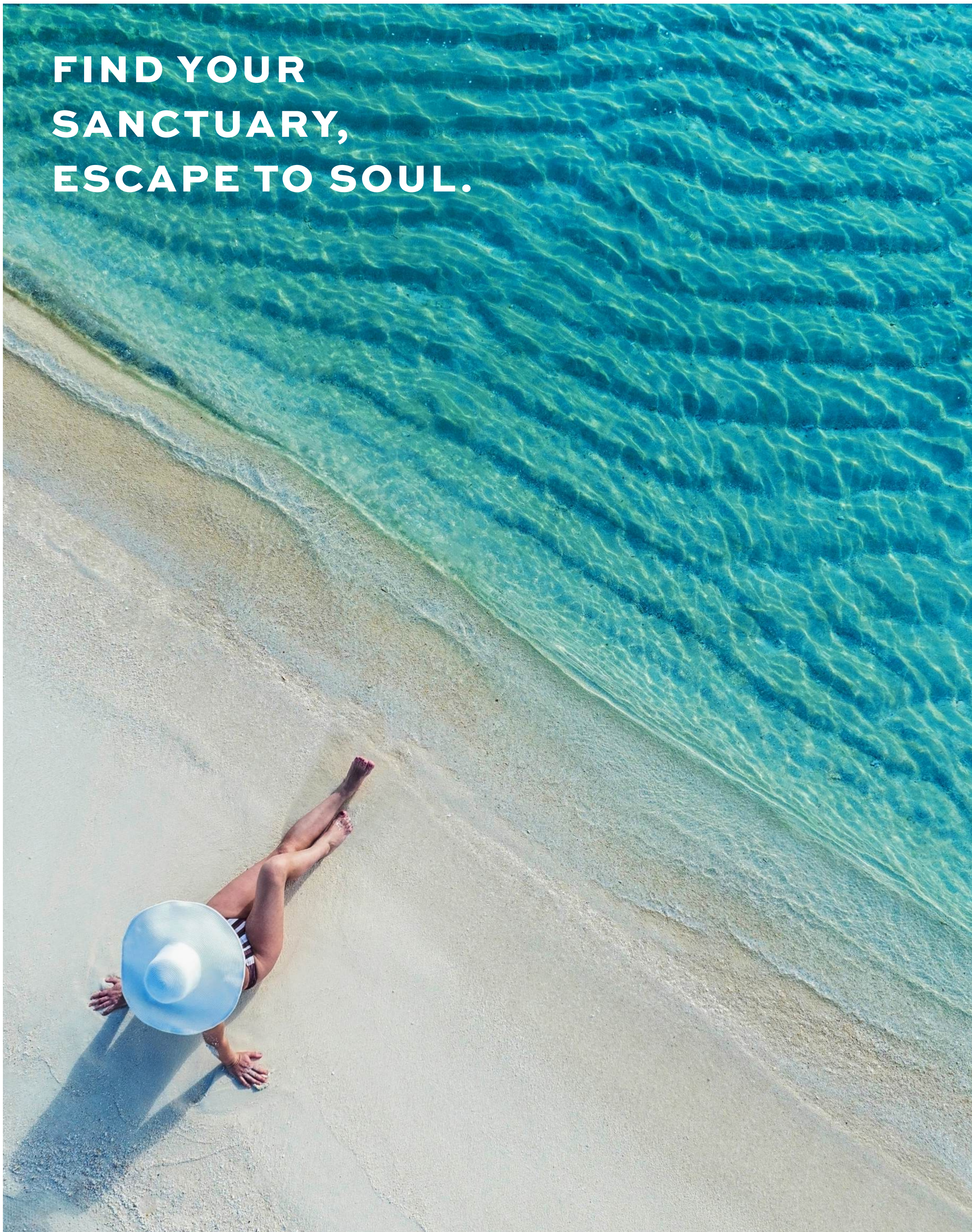


SOUL
LUXURY BEACH RESORT

**A WORLD CLASS
MASTERPIECE ON
THE MEDITERRANEAN**

A PLACE UNLIKE ANY OTHER

**FIND YOUR
SANCTUARY,
ESCAPE TO SOUL.**



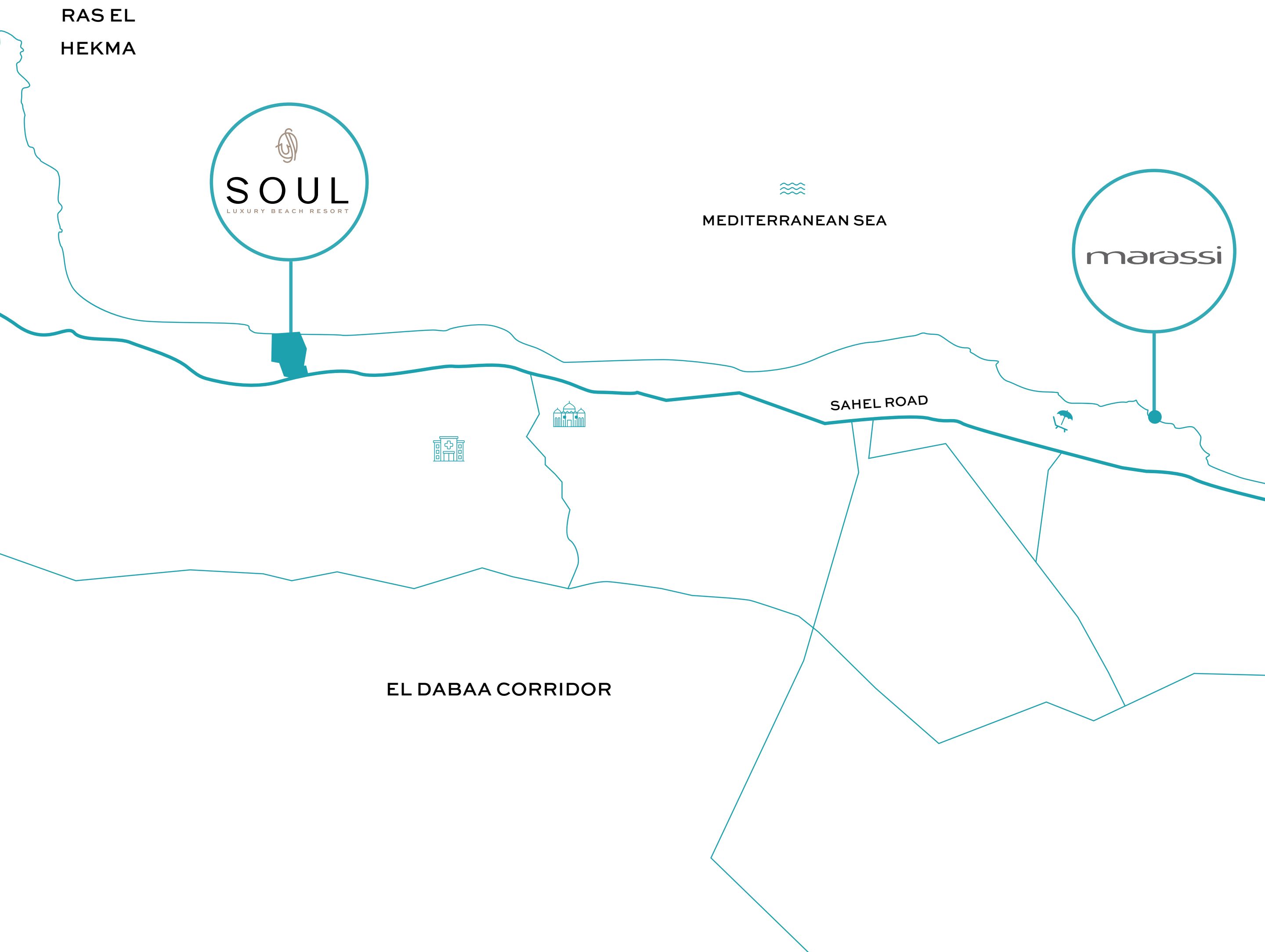


SOUL
LUXURY BEACH RESORT

A ONE OF A KIND DESTINATION

A one-of-a-kind luxury beach resort destination that has never been experienced before, designed to bond your soul with nature.

LOCATED IN THE HEART OF THE NORTH COAST OF EGYPT



10 MIN FROM AL-DABAA CORRIDOR

35 MIN FROM MARASSI

INTRODUCING



waters

Experience the ultimate retreat at Waters, where luxury meets the tranquility of nature. Our idyllic location offers breathtaking water views and top-tier amenities.

Unwind in comfort and let the natural beauty surrounding you provide a serene escape from the everyday.



INFINITY BEACHES





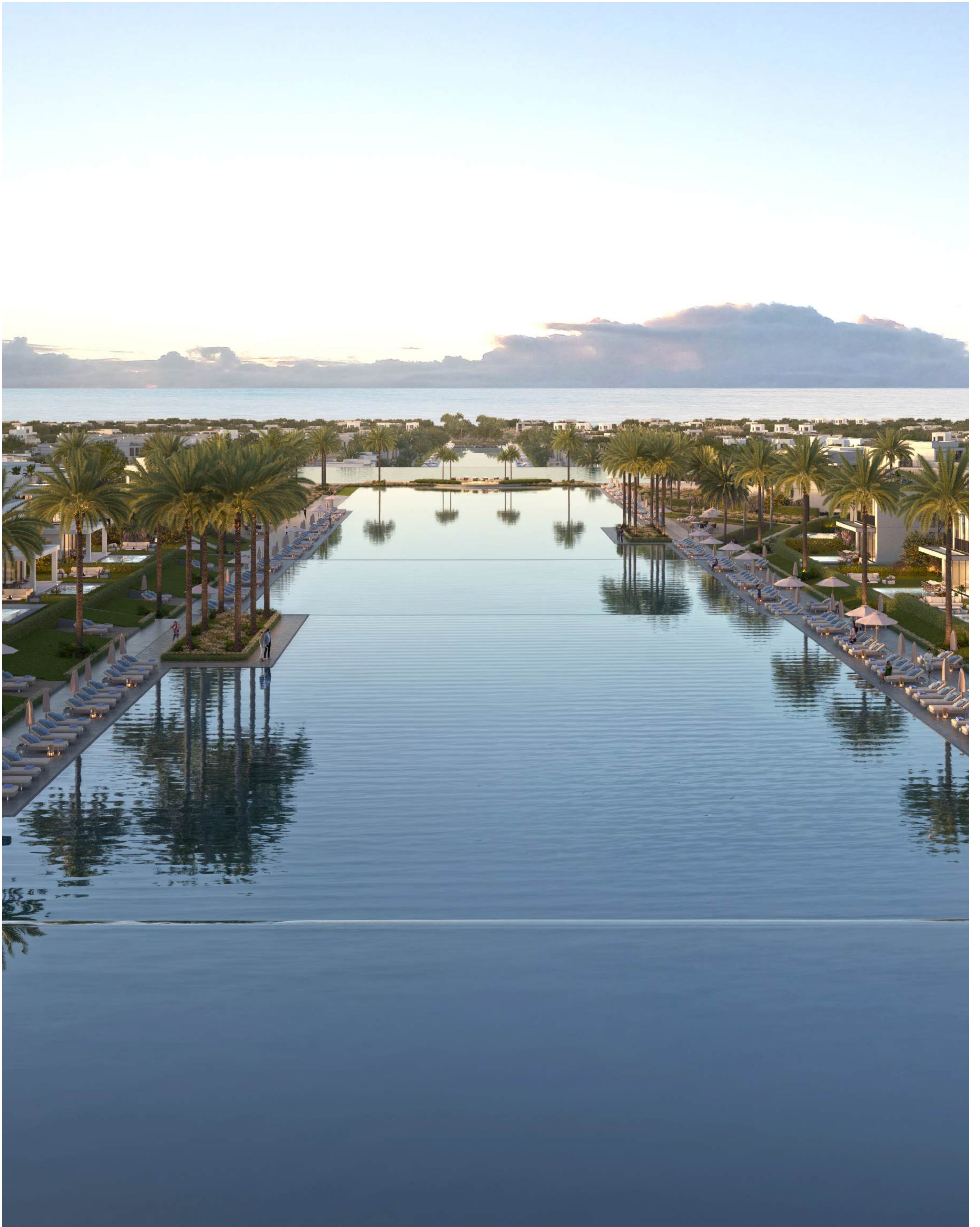
A HARMONIOUS ESCAPE

Paradise on earth with clear blue waters, lagoons all around, and a sea view that will leave you speechless, while the green landscape is so lush that it looks like a painting.



STUNNING CASCADING LAGOONS











A LUXURIOUS HAVEN

STEPS AWAY FROM







BOUNDLESS VIEWS





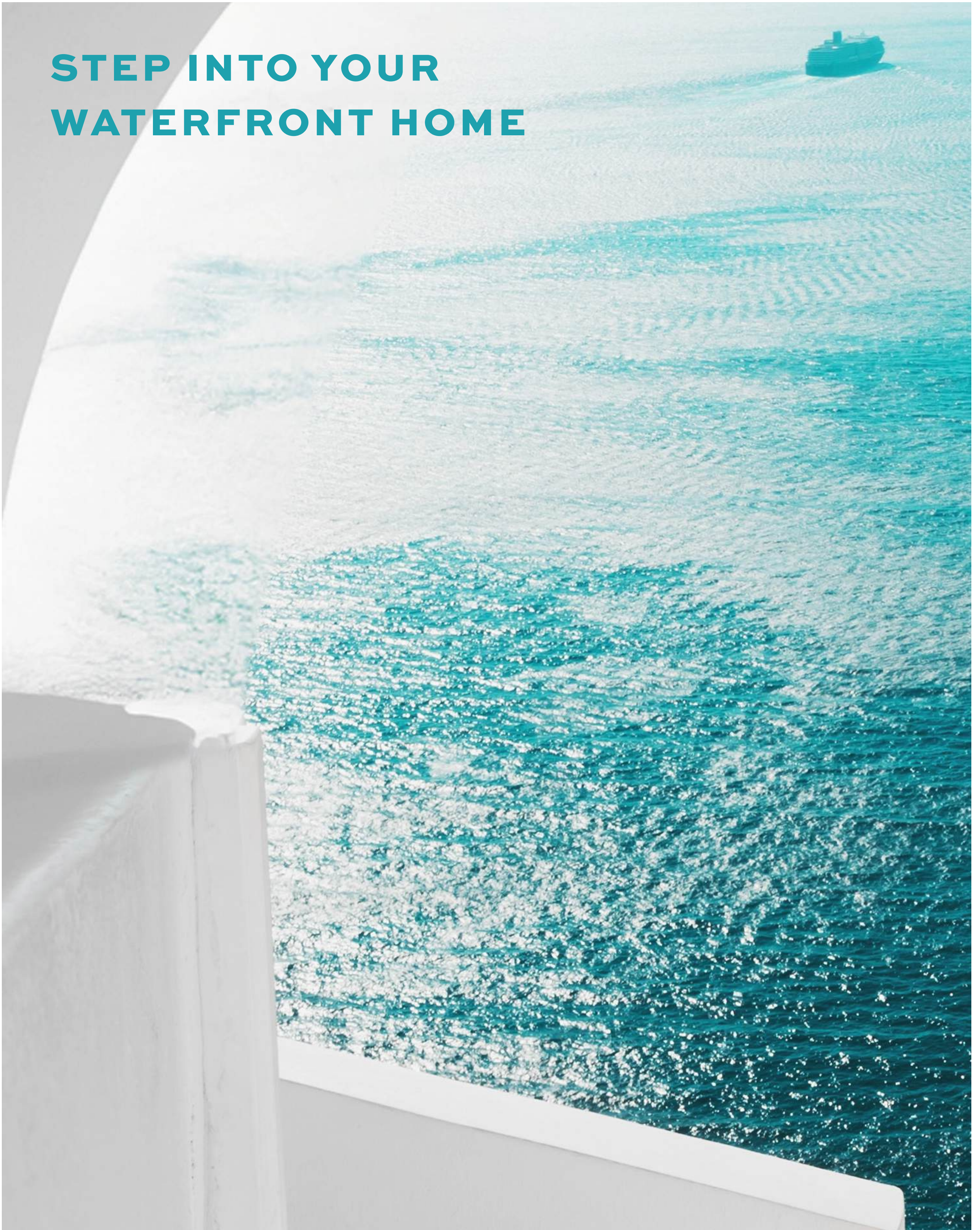
LUSH GREENERY AND CAPTIVATING LANDSCAPES



THE GRACEFUL DANCE OF SEA & SKY



**STEP INTO YOUR
WATERFRONT HOME**



Waters



DISCLAIMER

The water feature inside the parcel limits is a non-swimmable feature.

All materials and drawings are approximate and not to scale.

The developer reserves the right to make revisions without prior notice and only for illustrative purposes.



VOGUE

TOTAL GROSS AREA

534 SQM

NUMBER OF ROOMS

6 BEDROOMS



VOGUE

TOTAL GROSS AREA

534 SQM

NUMBER OF ROOMS

6 BEDROOMS

VOGUE

TOTAL
GROSS AREA

534 SQM

6 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 179 |
| FIRST FLOOR AREA | 182 |
| TERRACES AND PORCH | 62 |
| EXTERNAL STAIR AREA | 6 |
| SKY TERRACE AREA | 74 |
| COVERED CARPORTS AREA | 31 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 534 |
|------------------|-----|

| | |
|-----------------------------|---|
| NUMBER OF BEDROOMS | 6 |
| NUMBER OF BATHROOMS | 5 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |
| DRIVER'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



VINTAGE

TOTAL GROSS AREA

528 SQM

NUMBER OF ROOMS

6 BEDROOMS



VINTAGE

TOTAL GROSS AREA

528 SQM

NUMBER OF ROOMS

6 BEDROOMS

VINTAGE

TOTAL
GROSS AREA

528 SQM

6 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 177 |
| FIRST FLOOR AREA | 176 |
| TERRACES AND PORCH | 56 |
| EXTERNAL STAIR AREA | 7 |
| SKY TERRACE AREA | 79 |
| COVERED CARPORTS AREA | 33 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 528 |
|------------------|-----|

| | |
|-----------------------------|---|
| NUMBER OF BEDROOMS | 6 |
| NUMBER OF BATHROOMS | 5 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |
| DRIVER'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



SPARK

TOTAL GROSS AREA

412 SQM

NUMBER OF ROOMS

5 BEDROOMS



SPARK

TOTAL GROSS AREA

412 SQM

NUMBER OF ROOMS

5 BEDROOMS

SPARK

TOTAL GROSS AREA

412 SQM

5 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 152 |
| FIRST FLOOR AREA | 128 |
| TERRACES AND PORCH | 49 |
| EXTERNAL STAIR AREA | 9 |
| SKY TERRACE AREA | 39 |
| COVERED CARPORTS AREA | 35 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 412 |
|------------------|-----|

| | |
|-----------------------------|---|
| NUMBER OF BEDROOMS | 5 |
| NUMBER OF BATHROOMS | 4 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |
| DRIVER'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



SPARK B

TOTAL GROSS AREA

419 SQM

NUMBER OF ROOMS

5 BEDROOMS



SPARK B

TOTAL GROSS AREA

419 SQM

NUMBER OF ROOMS

5 BEDROOMS

SPARK B

TOTAL
GROSS AREA

419 SQM

5 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 152 |
| FIRST FLOOR AREA | 128 |
| TERRACES AND PORCH | 43 |
| EXTERNAL STAIR AREA | 10 |
| SKY TERRACE AREA | 50 |
| COVERED CARPORTS AREA | 36 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 419 |
|------------------|-----|

| | |
|-----------------------------|---|
| NUMBER OF BEDROOMS | 5 |
| NUMBER OF BATHROOMS | 4 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |
| DRIVER'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



JOY

TOTAL GROSS AREA

362 SQM

NUMBER OF ROOMS

4 BEDROOMS



JOY

TOTAL GROSS AREA

362 SQM

NUMBER OF ROOMS

4 BEDROOMS

JOY

TOTAL GROSS AREA

362 SQM

4 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 112 |
| FIRST FLOOR AREA | 94 |
| TERRACES AND PORCH | 36 |
| EXTERNAL STAIR AREA | 10 |
| SKY TERRACE AREA | 70 |
| COVERED CARPORTS AREA | 40 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 362 |
|------------------|-----|

| | |
|-----------------------------|---|
| NUMBER OF BEDROOMS | 4 |
| NUMBER OF BATHROOMS | 3 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |
| DRIVER'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



COVE

TOTAL GROSS AREA

281 SQM

NUMBER OF ROOMS

4 BEDROOMS



COVE

TOTAL GROSS AREA

281 SQM

NUMBER OF ROOMS

4 BEDROOMS

COVE

TOTAL
GROSS AREA

281 SQM

4 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 93 |
| FIRST FLOOR AREA | 113 |
| TERRACES AND PORCH | 34 |
| COVERED CARPORTS AREA | 42 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 281 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 4 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



COVE B

TOTAL GROSS AREA

293 SQM

NUMBER OF ROOMS

4 BEDROOMS



COVE B

TOTAL GROSS AREA

293 SQM

NUMBER OF ROOMS

4 BEDROOMS

COVE B

TOTAL
GROSS AREA

293 SQM

4 BEDROOMS

| | |
|-----------------------|-----|
| GROUND FLOOR AREA | 93 |
| FIRST FLOOR AREA | 115 |
| TERRACES AND PORCH | 41 |
| COVERED CARPORTS AREA | 44 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 293 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 4 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



CREEK A

TOTAL GROSS AREA

344 SQM

NUMBER OF ROOMS

4 BEDROOMS



CREEK A

TOTAL GROSS AREA

344 SQM

NUMBER OF ROOMS

4 BEDROOMS

CREEKA

TOTAL
GROSS AREA

344 SQM

4 BEDROOMS

| | |
|-----------------------|----|
| GROUND FLOOR AREA | 91 |
| FIRST FLOOR AREA | 97 |
| PENTHOUSE FLOOR AREA | 40 |
| TERRACES AND PORCH | 49 |
| SKY TERRACE AREA | 33 |
| COVERED CARPORTS AREA | 34 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 344 |
|------------------|-----|

| | |
|---------------------------|---|
| Number of Bedrooms | 4 |
| Number of Bathrooms | 3 |
| powder room | 1 |
| Maid's room with bathroom | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.



BEACH HOUSE

MIDDLE
4 BEDROOMS

TOTAL GROSS AREA

267 SQM

BEACH HOUSE

CORNER
3 BEDROOMS

TOTAL GROSS AREA

200 SQM



BEACH HOUSE

MIDDLE
4 BEDROOMS

TOTAL GROSS AREA

267 SQM

BEACH HOUSE

CORNER
3 BEDROOMS

TOTAL GROSS AREA

200 SQM

BEACH HOUSE

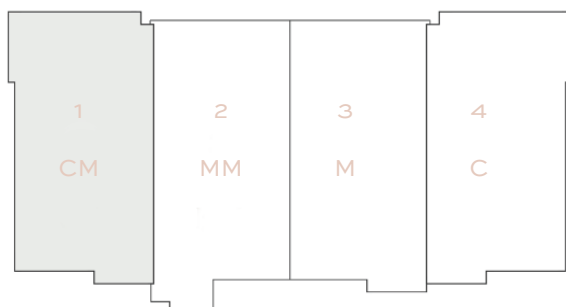
CORNER UNIT 1

TOTAL GROSS AREA

200 SQM

3 BEDROOMS

KEY PLAN



| | |
|-----------------------|----|
| GROUND FLOOR AREA | 62 |
| FIRST FLOOR AREA | 71 |
| TERRACES AND PORCH | 34 |
| COVERED CARPORTS AREA | 33 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 200 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.

BEACH HOUSE

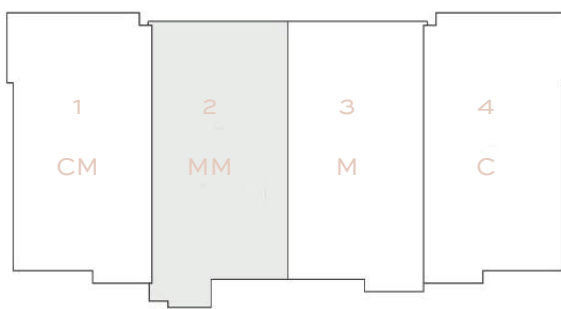
MIDDLE UNIT 2

TOTAL GROSS AREA

267 SQM

4 BEDROOMS

KEY PLAN



| | |
|-----------------------|----|
| GROUND FLOOR AREA | 63 |
| FIRST FLOOR AREA | 75 |
| PENTHOUSE FLOOR AREA | 47 |
| TERRACES AND PORCH | 30 |
| SKY TERRACE AREA | 17 |
| COVERED CARPORTS AREA | 35 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 267 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 4 |
| NUMBER OF BATHROOMS | 3 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SKY TERRACE



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.

BEACH HOUSE

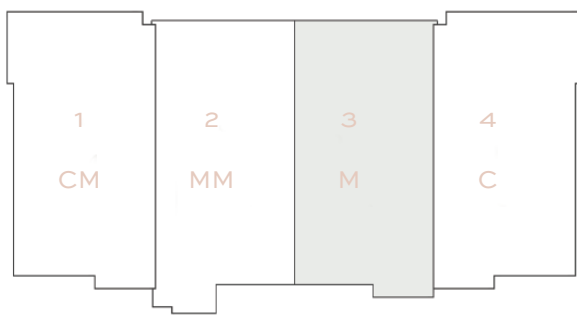
MIDDLE UNIT 3

TOTAL GROSS AREA

267 SQM

4 BEDROOMS

KEY PLAN



GROUND FLOOR PLAN



| | |
|-----------------------|----|
| GROUND FLOOR AREA | 63 |
| FIRST FLOOR AREA | 75 |
| PENTHOUSE FLOOR AREA | 47 |
| TERRACES AND PORCH | 30 |
| SKY TERRACE AREA | 17 |
| COVERED CARPORTS AREA | 35 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 267 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 4 |
| NUMBER OF BATHROOMS | 3 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

AN



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.

BEACH HOUSE

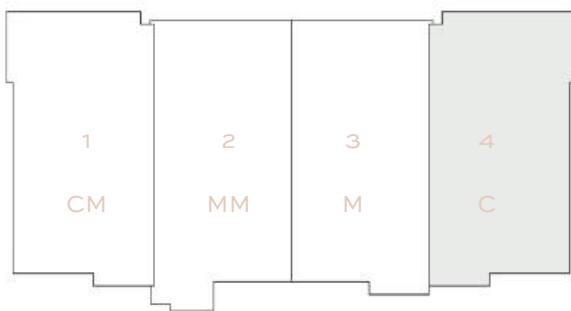
CORNER UNIT 4

TOTAL GROSS AREA

200 SQM

3 BEDROOMS

KEY PLAN



| | |
|-----------------------|----|
| GROUND FLOOR AREA | 62 |
| FIRST FLOOR AREA | 71 |
| TERRACES AND PORCH | 34 |
| COVERED CARPORTS AREA | 33 |

| | |
|------------------|-----|
| TOTAL GROSS AREA | 200 |
|------------------|-----|

| | |
|---------------------------|---|
| NUMBER OF BEDROOMS | 3 |
| NUMBER OF BATHROOMS | 2 |
| POWDER ROOM | 1 |
| MAID'S ROOM WITH BATHROOM | 1 |

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Disclaimer

1. All room dimensions are measured to structural elements and exclude wall niches and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and or level.
6. All villa visuals and layout context is for illustrative purposes and maybe subject to change.

SPECIFICATIONS & FACILITIES

1. ENTRY FOYER

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** PAINT (WHITE)
- **CEILING** PAINT (WHITE)

2. LIVING, DINING, & INTERNAL CORRIDORS

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** PAINT (WHITE)
- **CEILING** PAINT (WHITE)

3. KITCHEN

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** PAINT
- **CEILING** PAINT

4. BEDROOMS

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** PAINT
- **CEILING** PAINT

5. POWDER ROOM

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** HALF HEIGHT HIGH QUALITY LOCAL PORCELAIN
- **CEILING** PAINT

6. ALL BATHROOMS

- **FLOORS** HIGH QUALITY LOCAL PORCELAIN
- **WALLS** HALF HEIGHT HIGH QUALITY LOCAL PORCELAIN
- **CEILING** PAINT

7. SANITARY WARE

- HIGH QUALITY SANITARY FIXTURES & FITTINGS

8. WATER HEATER

- NOT INCLUDED - PROVISIONS ONLY
- THE DESIGN IS BASED ON CONVENTIONAL EWH TYPE WITH ELECTRICAL LOAD OF MAX 2KW

9. UTILITY ROOMS & BATHS

- **FLOORS** LOCAL CERAMIC TILES
- **WALLS** PAINT/FULL HEIGHT LOCAL CERAMIC TILES IN CASE OF BATHROOMS
- **CEILING** PAINT

10. ALUMINIUM

- ALUMINIUM WORKS

11. DOORS

- **ENTRANCE** SOLID WOODWORK
- **INTERNAL DOORS** WHITE LACQUER PAINTED

12. AIR CONDITIONING UNIT

- NOT INCLUDED, PROVISIONS ONLY

13. APPLIANCES

- NOT INCLUDED, PROVISIONS ONLY

14. EXTERNAL SHUTTERS

- NOT INCLUDED, PROVISIONS ONLY

Disclaimer

All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.