



SOMABAY

All Projects and Services

# SOMABAY MASTERPLAN



## SOMABAY

### RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazaq Hotel / Residences
6. Baycentral
7. Marine Residences
8. Soma Breeze
9. Reef Town
10. Golf Townhouses
11. Wadi Jebel
12. Wadi Soma
13. Sholan Residences
14. Cores
15. Golf Course Residences
16. The ARC

### HOTELS & RESORTS

17. Mesca Hotel
18. Kempinski Hotel Somabay
19. Robinson Club Somabay
20. Sheraton Somabay Resort
21. The Breakers Diving & Surfing Lodge Somabay
22. The Cascades Golf Resort, Spa & Thalasso
23. The Village Hotel
24. SO INN Hotel

### SERVICES & AMENITIES

25. Somabay Main Gate
26. Somabay Marina
  - A. Events Ballroom
  - B. Kompass Garden Garden
  - C. Medical Center
  - D. Somabay Sales Office
  - E. Bayfit
  - F. Stayr Lounge
27. Employee Housing
28. Mosque
29. Pets Hotel
30. Events Platform

### ATTRACTIONS & ACTIVITIES

31. Umm Gursen Island
32. Reef Island
33. Jasmine Horse Stable
34. Mesca Beach Club
35. YBFT (Kite Surfing Center)
36. S. Cape Beach Club
37. Orca Diving Center
38. Jetty Hub

### PLAY PARK

39. Soma Splash Aqua Park
40. Soma Raceway & Hopps
41. Kids Playground

### SOMABAY GOLF

42. Golf Academy
43. Sports Hub & Proshop
44. Scoring Arena
45. 360 Hub
46. Gary Player Golf Course
47. Tim Lobb Golf Course
48. Par 3 Course

# Overview about Somabay

Somabay is a 10 million m<sup>2</sup> land situated on the eastern shores of Egypt on the Red Sea coast just 20 minutes by car from Hurghada International Airport. Only a 4-hour flight from Central Europe, the ten million square meters, self-contained community of Somabay is surrounded with three sides of the sea. The resort location boasts some of the most beautiful sandy beaches of the Red Sea and panoramic views of desert mountains. Nestled on 10 million square meters of lush land, life at Somabay is where fantasy-scapes follow you wherever you go



and sun-drenched activities take infinite elevating forms.

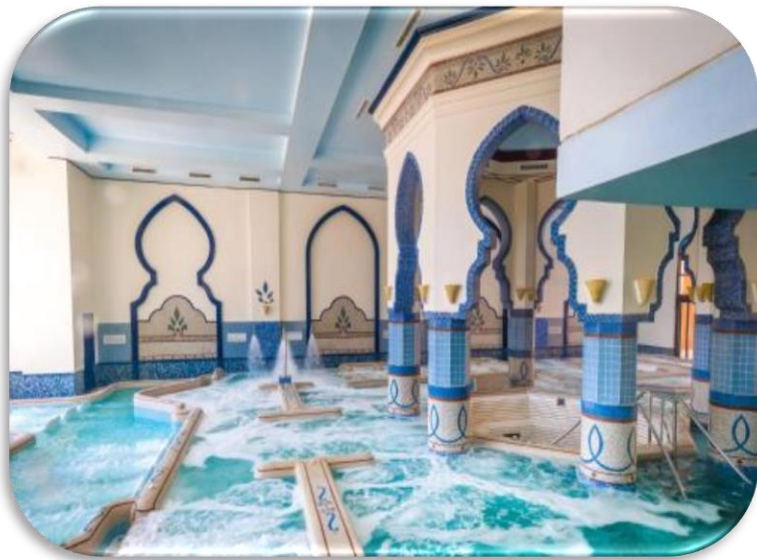
## Services:

- 7BFT Kite House
- Baladina Restaurant
- Bamboo Shoot
- KOKOMO Restaurant
- Sobar Restaurant
- Thomas Restaurant
- Seven Fortune
- The Burger factory
- Jasmine horse stable
- Safari
- Orca diving center

- Medical center
- Somabay Laundry
- Somabay limousine
- Homeowners Beach club
- 11 km of accessible coastal shores.
- Stayr property management for rentals.

- Golf
- Paintball
- Sports
- Gym
- Spa & Thalasso
- Marina and Boat trips
- Kompass kinder garten
- Supermarket
- Pharmacy
- Gas station
- Solar system
- Water Desalination plant







# Hotels

- Kempinski
- The Cascades (Golf and Spa Resort)
- Robinson Club & Robinson Adults
- Sheraton
- Mazeej.





- The Breakers (Diving and kite surfing hotel)

- Mesca.

# Reef Side Projects:

- Soma Breeze

- Arc of Soma

- Reeftown

- Wadi Jebal Extension

- Wadi Soma

- Soma Coves



# Soma Breeze

**(1.5) Years delivery project:**

**Available buildings for sale:**

**Building1C:** Payment plan:

15% down payment and 10% after one year

75% quarter installments over 5 years

Delivery in 1.5 years fully finished

**Building 2C:**

Payment plan:

15% down payment and 10% after one year

75% quarter installments over 5 years

Delivery in 1.5 years fully finished

**Unit types in both buildings:**

One bedroom and 2 bedrooms apartments

Size range for 1-bedroom apartments from 78 m<sup>2</sup> till 114 m<sup>2</sup>

Size range for 2 bedrooms apartments is 113 m<sup>2</sup> and 115 m<sup>2</sup>

Price range is from 8,060,000 EGP to 11,050,000 EGP





# Arc Of Soma

**Land area:** 101,845 m2 **Unit types:**

- **One bedroom Suite** 76 m2
- **One bedroom Suite** 71 m2
- **Duplex 3 bedrooms** 145 m2
- **Grand Suite 3 bedrooms** 151 m2
- **Golf Suite one bedroom** 73 m2 ➤  
**Golf Suite one bedroom** 71 m2
- **Golf Duplex 3 bedrooms** 139 m2
- **Village Cabana one bedroom** 76 m2
- **& Village Cabana one bedroom** 71 m2
- **Village Duplex** 145 m2

Starting prices from **6,550,000 EGP** to  
**18,350,000 EGP** **Payment plan:**

10% down payment

10% after 1 year

80% installments over 5 years

**Delivery in 3 years fully finished**



# Arc Master Plan



# Reeftown:

**Land area:** 117,000 m2 **Types of units:**

**Apartments are delivered fully finished in 3 years.**

**2 bedrooms apartments** 105 m2 or 112 m2 prices from 10,220,000 to 11,030,000

**3 bedrooms penthouse** 171 m2

Prices from **17,160,000 EGP**

**Chalets – Core without shell**

**2 bedrooms** 103 m2 till 148 m2 prices from 14,400,000 EGP till 17,160,000 EGP

**Villa 4 bedrooms and 3 bedrooms** built-up area 263 m2 and 226 m2 Prices **34,680,000 EGP till 40,300,000 EGP**

**Payment plan:**

10% down payment

10% after one year



80% quarter  
installments over 5  
years **Villas are  
delivered semi  
finished in 3 years**

# Reeftown Master Plan



# Wadi Jebal Extension:

**Villas- fully finished:**

**3 Bedrooms and 4 Bedrooms**

253 m2 till 263 m2

Prices starts from 37,260,000 EGP till 40,500,000 EGP

**Payment plan:**

10% down payment

10% after one year

80% quarter installments over 5 years **Villas are delivered in 2 years.**





# Wadi Jebal EXT MP

December, 2023



# Wadi Soma:

**Unit type:** Lodges

## Type 5A

3 Bedrooms 200 m2

Prices **23,270,000 EGP** till **25,270,000 EGP**

## Type 5B

2 bedrooms 142 m2

Price is **19,760,000EGP**

till **21,180,000.**

## Type 5C

3 bedrooms 196 m2 Price is **20,343,000**

**EGP** till **22,270,000 EGP**



## unit type:

### Patio

**BUA: 188 m2**

**Prices starts from 23,530,000.**

#### **Payment plan:**

10% down payment

10% after 1 year

80% quarter installments over  
5 years

**Delivery in 3 years semi  
finished**



**Unit type: Sea Front Cliff Villa**

Two types: type A and type B

Semi-finished

BUA: 312 m2 and 255 m2

Prices from 38,000,000 EGP till  
51,120,000 EGP

**Payment plan:**

10% down payment

10% after 1 years

80% quarter installments over 5  
years

**Delivery in 3 years Core & shell.**

SEA FRONT CLIFF VILLA A



EXTERIOR SHOTS



# Soma Coves

### Chalets attached: Semi-finished

**3 Bedrooms, BUA:124 m<sup>2</sup>**

**Terrace 16 m<sup>2</sup>**

**Plot: 332 m<sup>2</sup>**

**Prices starts from 17,350,000 EGP till  
18,030,000 EGP**

### Villas: Semi-finished

**4 bedrooms , BUA: 185 m<sup>2</sup>**

**Terrace: 29 m<sup>2</sup>**

**Price: 31,810,000 EGP**

### Apartment (fully finished)

**2 Bedrooms, BUA: 116 m<sup>2</sup>**

**Price 9,680,000 EGP**



# Bay Side Projects:

- Bay Central
- Nautilus
- Blanca
- Mazeej
- Mesca Edition
- Bay West Valley



# Bay Central (SOLD OUT)

## Type of units:

One bedroom and 2 bedrooms apartments

Ground floor units are with garden 53 m2

## Size range

110 m2 one-bedroom apartment

113 m2 two bedrooms apartment

123 m2 two bedrooms apartment **Available**

## buildings:

D1, D2, E1, E2, F2

**Delivery in 3 years fully finished Payment plan:**

10% down payment

10% after 1 years

80% quarter installments over 5 years







# Nautilus:

**Villas inside bay central project** **Types of villas:**

## **4 bedrooms villa**

Built up area 308 m<sup>2</sup> or 310 m<sup>2</sup> and  
Plot area from 871 m<sup>2</sup> to 1300 m<sup>2</sup>

## **3 bedrooms villa**

Built up area 271 m<sup>2</sup>

Plot area from 890 m<sup>2</sup> to 985 m<sup>2</sup>

Price range from **33,380,000 EGP** to  
**89,560,000 EGP**

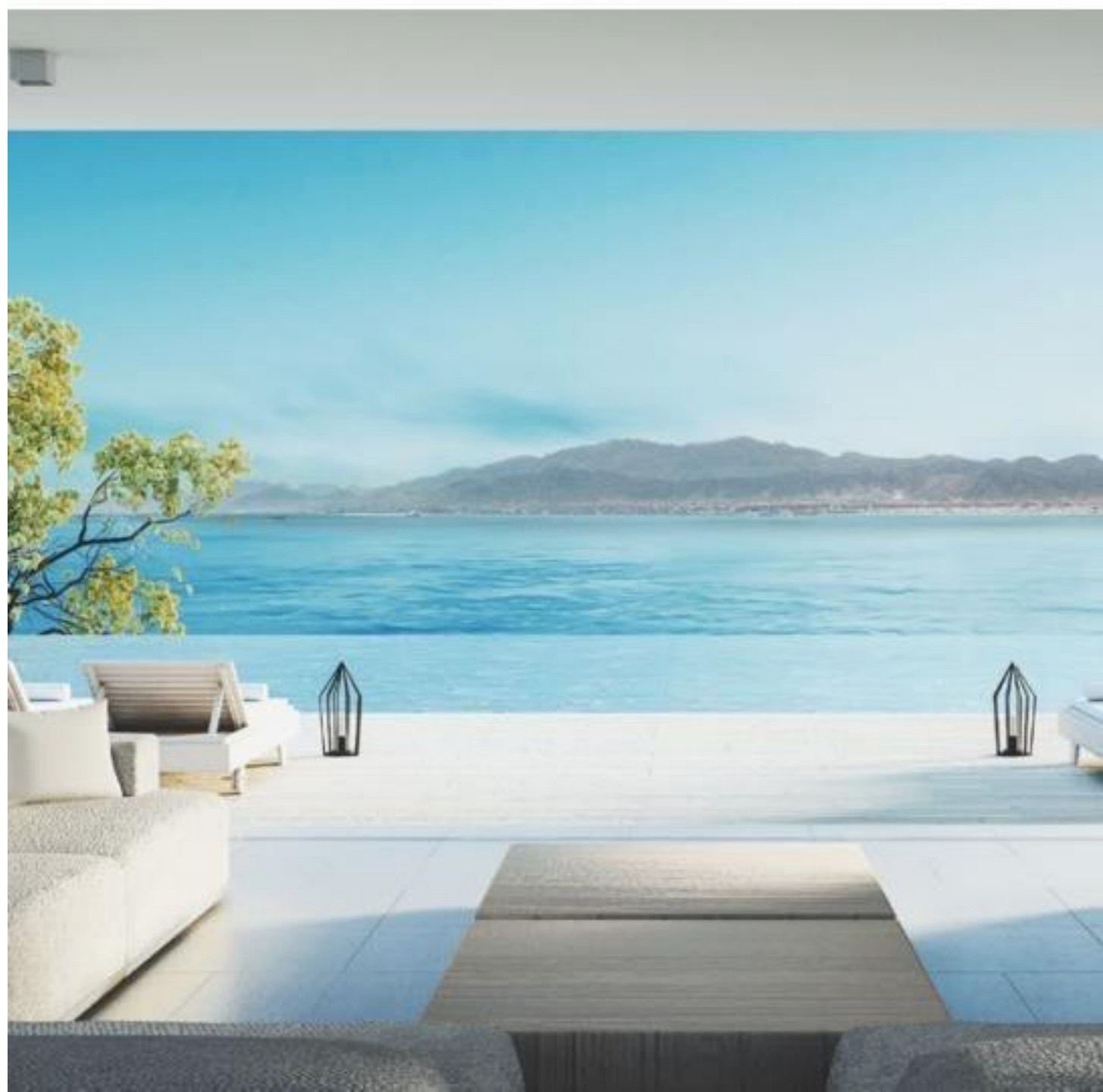
## **Payment plan:**

10% down payment

10% after 1 year

80% quarter installments over 5 years.

**Delivery in 3 years semi finished**



# Blanca:

## Unit types:

### Payment plan:

10% down payment

10% after 1 year 80% quarter

installments over 5 years

**Delivery in 3 years fully finished**

## Blanca Apartments:

➤ **BUA Range:** from 114 m<sup>2</sup>  
to 239 m<sup>2</sup> (Penthouse)



- **Price Range:** from 11,040,000 EGP to 30,330,000 EGP
  - **Payment Plan:**
    - 10% down payment
    - 10% after 1 year
    - 80% quarter installments over 5 years
  - **Delivery in 3 years fully finished**



# Blanca Master Plan

**BLANCA MP**  
December, 2023



- SOLD
- Available to sell
- Hold
- Mazeej Hotel



STANDALONE

# Mazeej:

**(SOLD OUT)**

## **Types of villas:**

### **Twin Villa 2 bedrooms**

Plot area 470 m<sup>2</sup>

Built up area 154 m<sup>2</sup>

### **Standalone Villa available 2 bedrooms and 3 bedrooms**

Plot area from 514 m<sup>2</sup> to 575 m<sup>2</sup>

Built up area 219 m<sup>2</sup>

### **Combined Twin**

4 bedrooms

Plot area 940 m<sup>2</sup>

Built up area 300 m<sup>2</sup>

Prices from **16,030,000 EGP** to **40,750,000 EGP**

**Delivery in 3 years fully finished including Acs and heaters and kitchen cabinets**

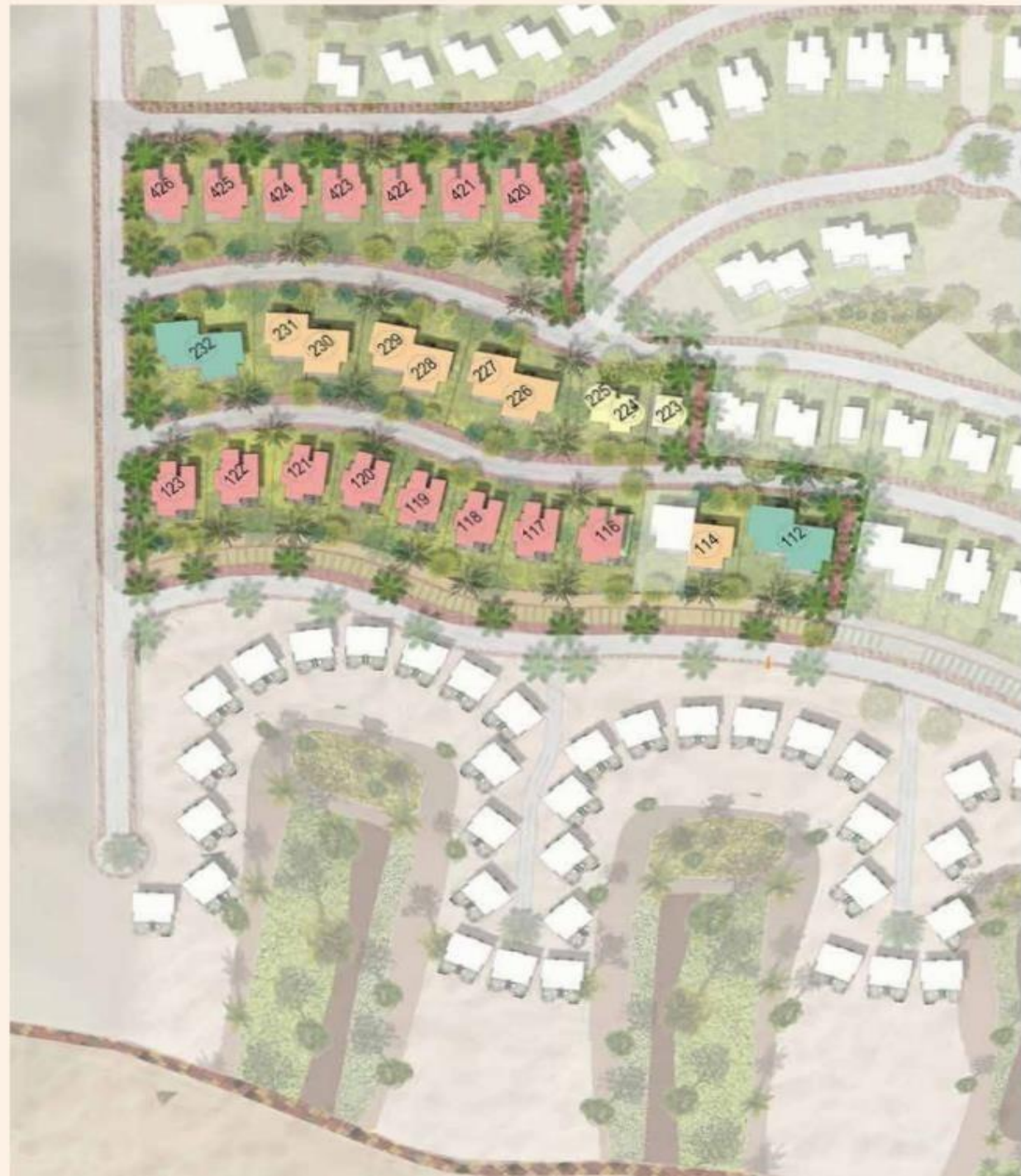
### **Payment plan:**

10% down payment

10% after 1 year

80% quarter installments over 5 years

- 4 Bedroom Standalone Villa
- Twin Villa
- Loft
- Standalone Villa



Mesca:





## **Unit Types:**

**Standalone Villas and combined twin.**

### **Type 1F**

4 bedrooms villa

Built up area 263 m<sup>2</sup>

### **Villa V4N**

4 bedrooms villa

Built up area 308 m<sup>2</sup>

Prices from **55,980,000 EGP** to **65,630,000 EGP**

**Villas will be delivered semi finished**

### **Cabanas**

One bedroom 69 m<sup>2</sup>

**Delivery in 3 years fully finished, Payment plan for cabanas and villas: 10% down**

payment after 1 year 10% and the rest 80% installments over 5 years.



- Cabanas**
- Signature Villas**
- Type 1F**
- Standalone Chalet**
- Twin Chalet**
- Standalone Villa**

# Bay West Valley:

BAYWEST



## **Apartments:**

### **Semi-finished:**

**2 bedrooms BUA: 105 m2 to 112 m2**

**Price: 7,030,000 EGP till 7,640,000 EGP**

**3 Bedrooms BUA: 171 m2**

**Price: 11,460,000**

### **Penthouse:**

**4 bedrooms BUA: 171 m2**

**Price: 13,700,000 EGP**

**Finished**

**Semi finished will be 11,460,000**

### **Villa:**

**3 bedrooms & 2 bedrooms BUA: 122 m2**

**to 187 m2 Prices:11,650,000 EGP to**

**17,510,000 EGP ( semi-finished)**



SOMABAY