



THE BUYER'S GUIDE TO EL GOUNA



EL GOUNA AT A GLANCE

- * El Gouna is a fully integrated self sufficient coastal town on the Egyptian Red Sea
- * Total land bank of 36.92 million m²
- * The town covers 12 km of pristine shoreline on the beautiful Egyptian Red Sea



- * Year-round sunshine with an average temperature of 27°C
- * All residential units overlook picturesque views of either shimmering lagoons, turquoise beaches, marinas or endless lush greenery
- * A range of schools, university & a co-working space
- * Located 25 kilometres north of Hurghada governorate and only 25 minutes away from Hurghada International Airport



- * 41 residential neighborhoods
- * 18 Hotels offering a mix of 5,4, and 3 star accommodation
- * El Gouna was honoured with the Global Green Town Award, sponsored by the United Nations Environment Program
- * El Gouna operates two world-class marinas and two championship golf courses

FACTS & FIGURES

4700
ODE Residential Units
Delivered

2500
Housing Units

2000
Sub-development
Units

12 km
Shoreline

36.9 Million SQM
Total Area

25,000
Residents

120+
Nationalities

04
MARINAS
and 400 berths



02
GOLF COURSES
· Steingenberg Golf Course
· Ancient Sands Golf Course
01 GOLF ACADEMY



OVER 100
DIFFERENT DINING
& NIGHTLIFE SPOTS



NURSING
INSTITUTE



02
EDUCATIONAL
INSTITUTIONS



400+
RETAIL OUTLETS
(90+ F&B Outlets)



05
SCHOOLS



Including
El Gouna International School
and The German Hotel School

LIBRARY

Linked to Bibliotheca
Alexandrina



02
CO-WORKING SPACES

Gspace east wing
Gspace west wing



09
CERTIFIED
DIVING CENTERS



06
KITE-SURFING
CENTERS



41
RESIDENTIAL
NEIGHBORHOODS



CABLE
PARK

One of the largest Olympic
standard cable parks in the
Middle East



80+
TUK-TUKS

Includes bus & shuttle bus,
boat, limousines and tuk-tuk



AIRPORT



EL GOUNA
FOOTBALL
CLUB



01
STADIUM



INT. STANDARD
SPORTS ZONE



25+
BANKS &
ATMS



CONCERT
AND CONFERENCE
HALL



DOG PARK
AND VET



EL GOUNA
FARM



EL GOUNA
WINERY



12 km
Shoreline



06
CINEMA SCREENS



INFORMATION
CENTER



MULTINATIONAL
COMMUNITY



HOSPITAL



9.2k
Residential key delivered



25k
Residents



18
HOTELS



AVERAGE FLIGHT TIMES TO EL GOUNA

Germany // 5 Hours
England // 7 Hours
France // 5 Hours
Italy // 4 Hours
Switzerland // 5 Hours
Russia // 5 hours
UAE // 3.30 hours





MARINAS

El Gouna operates 3 marinas for the convenience of boating enthusiasts from around the world. These marinas provide easy access to trips to the Red Sea's most popular diving sites and islands.

BEACHES & POOLS

El Gouna's beautiful beaches and pools are more than just places to enjoy swimming and sunbathing – they are ideal places to savour good music, quality food and drinks, in a fun and relaxing social atmosphere.

AVERAGE TEMPERATURES IN EL GOUNA

JANUARY	☀ 21°C	JULY	☀ 33°C
FEBRUARY	☀ 21°C	AUGUST	☀ 33°C
MARCH	☀ 23°C	SEPTEMBER	☀ 31°C
APRIL	☀ 26°C	OCTOBER	☀ 29°C
MAY	☀ 30°C	NOVEMBER	☀ 26°C
JUNE	☀ 32°C	DECEMBER	☀ 22°C



WATER SPORTS

El Gouna's sunny weather, prime location on the Red Sea coast, and the wide range of water sports attracts visitors from all over the world.

Spacious beaches, excellent winds, and shallow waters bring droves of kite surfers – including world champions – to El Gouna. Numerous kite centers offer the latest facilities, equipment and training staff with internationally-recognized courses for both beginners and advanced kite-surfers.

El Gouna is also home to Sliders Cable Park, Egypt's first cable park, the facility is one of the largest Olympic-standard cable parks in the Middle East.

El Gouna is in close proximity to some of the world's best dive sites. El Gouna's heated pools and calm reefs are a perfect place for beginners to learn the basics of diving, while experienced divers will also find benefit in the many offerings of El Gouna's dive centres.



A woman with long dark hair, wearing a light blue tank top and shorts, is riding a brown and white pinto horse through turquoise water. The horse is splashing water as it moves. The background is a soft, hazy sunset over a beach.

EXCURSIONS

El Gouna provides an excellent gateway to Egypt's most desirable touristic sites. Many of Egypt's ancient monuments are located in Luxor, Aswan and Cairo, just a few hours away. Destination-centric excursions are also popular, including Red Sea cruises by boat or desert safaris by bus or jeep. Excursions can be customised to accommodate your personal interests and timelines.



LAND SPORTS

Activities in El Gouna are not limited to water-based activities. You can also participate in other open-air recreations including cycling, horseback riding, beach volleyball, go-karting, motor-cross and ATV adventures, tennis, squash, indoor and outdoor gyms, and golf.

GOLF

El Gouna offers golf enthusiasts year-round golfing opportunities by having two championship golf courses catering to all abilities, from beginners, to advanced golfers playing the tournament circuit. Both courses capitalise on El Gouna's natural topography, and expertly balance lush green fairways with desert landscape to create courses that are as picturesque as they are challenging.



Ancient Sands Golf Course



El Gouna Golf Club



EL GOUNA'S NEWEST RESIDENTIAL NEIGHBORHOODS



ANCIENT SANDS
THE VILLAS

SHEDWAN

CYAN
The Range

The
ninas
GOLF VILLAS



KAMARAN
A REFLECTION OF NATURE



ANCIENT SANDS

THE VILLAS



PROJECT FEATURES

- Offering a range of standalone and twin villas
- Spacious double height ceilings in all units
- All units are designed by the renowned SB Architects
- All units include multiple terraces and spacious interiors
- All units are delivered with private pools
- Project overlooks extended views of the lagoon and golf course



TYPE 1
—
Single story Villa



- 4 bedrooms
- Nanny's room
- 4.5 bathrooms
- Area of 265 m²
- Spacious rooftops
 - Private pool
- A variety of interior finishing options

Price
1,640,000 USD

TYPE 2
—
Two story Villa



- 4 bedrooms
- Semi-detached nanny's quarter
- 4.5 bathrooms
- Area of 262 m²
- Private pool
- Spacious rooftops
- A variety of interior finishing options

Price
1,501,060 USD

TYPE 3
—
Two story Villa

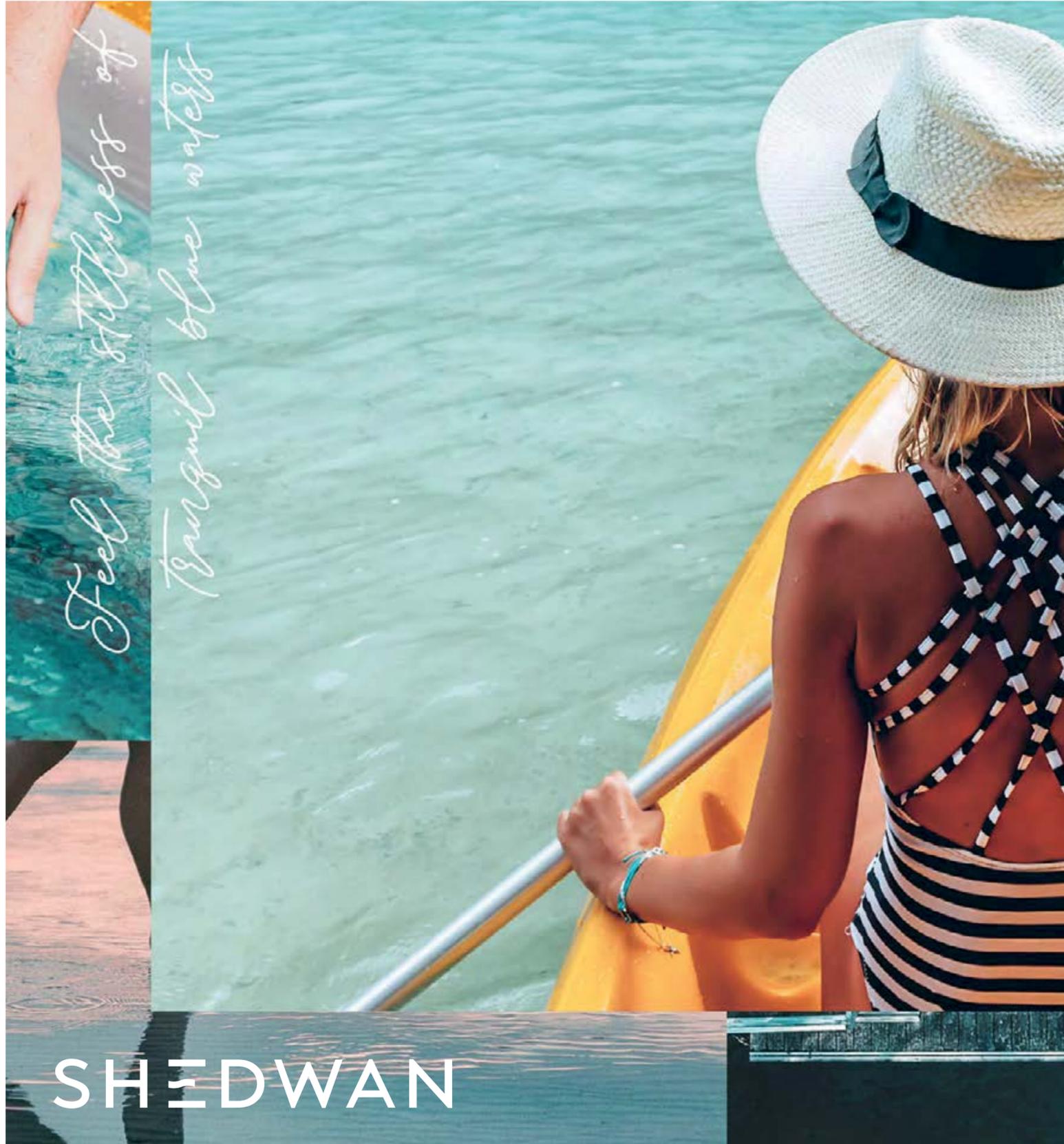


- 6 bedrooms
- 3 bedrooms are on the top floor for enhanced privacy
 - Nanny's room
 - 7.5 bathrooms
 - Area of 400 m²
 - Private pool
- Spacious rooftops
- A variety of interior finishing options

Price
1,880,000 USD

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PROJECT FEATURES

- The project comprises a substantial land area of 419,000 m²
- Offering an exclusive range of villas and townhouses perfectly positioned to overlook its impressive 125,000 m² lake
- Each home is created with spaciousness and privacy in mind
- A stunning park, comprising almost 22,000 m², created to entice residents to spend more time relaxing and unwinding outside
- The park includes an outdoors gym, a kid's and barbeque area and a dedicated dog park
- A track of 3.1 kilometers surrounds the neighborhood providing a scenic setting for cyclists & joggers
- The project masterplan has been designed by the global architecture firm Perkins Eastman and the architecture by the noteworthy local Studio être

VILLA A
—
Two story Villa



- 3 bedrooms
- 2.5 bathrooms
- Unit area of 162.7 m²
- Master bedroom on the first floor for privacy
- A nanny's bedroom and a bathroom are located on the ground floor with a private entrance
- Multiple roof decks
- Featuring large windows that emphasize views of the lake

Price
955,275 USD

VILLA B
—
Two story Villa



- 4 bedrooms
- 3.5 bathrooms
- Unit area of 184.7 m²
- Nanny's room and a bathroom

Price
860,000 USD

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VILLA D

Two story Villa



- 4 bedrooms
- 4.5 bathrooms
- Unit area of 221.6 m²
- Nanny's room and a bathroom

Price

1,023,672 USD

TOWNHOUSES

Two story Villa



Townhouse Middle

- 3 bedrooms
- 3 bathrooms
- Area of middle units is 149 m²
- Area of corner units is 153 m²
- Living and dining areas with double height ceilings
- Each town house overlooks a shared pool

Price

471,643 USD

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CYAN

The Range



PROJECT FEATURES

- Cyan The Range offers one and two story Villas, Twin Villas, and Townhouses
- Units feature high ceilings, double height ceilings, skylights, and spacious interior
- The Project is spread across 121 acres of land
- Homes offer extended views of blue lakes and golf course
- All homes are delivered fully finished with choice between two finishing options
- Access to private parking designed by renowned SB Architects



Type A

Two Story Villa



- 3 bedrooms
- Nanny's Room
- 4 bathrooms
- Area of 138 m²
- Double Height Ceilings
- Spacious Garden and a rooftop terrace
- Golf course & lakes views

Price

576,221 USD

Type B

Two Story Villa



- 4 bedrooms
- Nanny's Room
- 4 bathrooms
- Area of 155 m²
- High Ceilings
- Spacious Garden and a rooftop terrace
- Golf course view & lakes

Price

648,760 USD

Type C

Two Story Villa



- 4 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 200 m²
- High Ceilings and rooftop terraces
- Golf course & lakes views

Price

801,535 USD

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Type D
—
Single Story Villa



- 3 bedrooms
- Nanny's Room
- 4 bathrooms
- Area of 165 m²
- Roomy living and dining areas
 - Spacious rooftop terrace
 - Golf course & lakes views

Price
782,491 USD

Twin Villas
—
Two Story Villa



- 3 bedrooms
- Nanny's Room
- 4 bathrooms
- Area of 165 m²
- Roomy living and dining areas
 - Spacious rooftop terrace
 - Golf course & lakes views

Price
587,837 USD

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The
nin9s
GOLF VILLAS



PROJECT FEATURES

- Conceived by EDSA, The Nine's masterplan is an 87,000 square meter object of desire
- Uninterrupted views of up to 400 Meters of the first 9-holes of Ancient Sands golf course
- The spacious placement of each property 12 meters apart, ensures the utmost privacy for all residents
- The project is home to a 2-kilometer pathway overlooking Ancient Sands golf course, perfect for walking, jogging or cycling perfectly positioned 1.5 meters below the villas to ensure privacy
- Offering stylish one-storey, two-storey, twin villas and townhomes
- These enticing vistas are a part of the legendary Ancient Sands 18-hole golf course, designed by Karl Litten
- Shimmering water features are an addition to each property

Type A
One-Storey Villa



- 3 bedrooms
- Nanny's Room
- 4 bathrooms
- Area of 168 m²
- High Ceilings
- Skylight Entrance
- Golf course view
- Optional swimming pool

Price
574,448 USD

Type B
One-Storey Villa



- 3 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 175 m²
- High Ceilings
- Skylight Entrance
- Golf course view
- Optional swimming pool
- Shallow water feature integrated

Price
639,537 USD

Type C
One-Storey Villa



- 3 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 181 m²
- High Ceilings
- Skylight Entrance
- Golf course view
- Optional swimming pool
- Shallow water feature integrated

Price
781,852 USD

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Type D
One-Storey Villa



- 4 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 190 m²
- High Ceilings
- Skylight Entrance
- Golf course view
- Optional swimming pool
- Shallow water feature integrated

Price
752,880 USD

Type E
Two-Storey Villa



- 3 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 190 m²
- Golf course view
- Optional swimming pool
- Outdoor Terrace
- Dedicated laundry area

Price
774,561 USD

Type F
Two-Storey Villa



- 4 bedrooms
- Nanny's Room
- 5 bathrooms
- Area of 207 m²
- Golf course view
- Optional swimming pool
- Shallow water feature integrated
- Outdoor Terrace
- Dedicated laundry area

Price
871,928 USD

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PROJECT FEATURES

- Kamaran is a lively family neighborhood that presents multiple lifestyle amenities to explore and enjoy.
- Picture relaxing surroundings and soothing sand pools within a residential oasis of calm.
- All of the buildings overlook stunning, tranquil sand pools.
- They showcase the brilliance of El Gouna's accustomed warm and inviting biophilic design.
- The neighborhood has a mixture between Chalets and Townhouses as some of the units have their own staircase as well as private gardens.

Chalet 2
—
One Bedroom



- Duplex
- 1 Bathroom
- 1 Guest Toilet
- 93 SQM

Price
265,530 USD

Chalet 2
—
Two Bedroom



- Loft & Office
- 1 Bathroom
- 1 Guest Toilet
- 98 SQM

Price
279,806 USD

- Loft & Office
- 2 bathrooms
- 1 Guest Toilet
- 120 SQM

Price
332,640 USD

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Townhouse
—
Two Bedroom



- Nanny's room
- 122 SQM
- 2 bathroom
- 1 guest toilet
- Loft
- Kid's room
- 135 SQM
- 2 Bathrooms
- 1 guest toilet

Price
373,312 USD

Townhouse
—
Three Bedroom



- 125 SQM
- Terrace
- 2 bedrooms both with dressing rooms
- 2 bathrooms
- 1 Guest toilet
- Nanny's room
- Terrace
- 2 bathroom
- 1 guest toilet
- 140 SQM

Price
379,543 USD

Price
440,149 USD

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BUYING PROCESS

DAY 0

DAY 14

DAY 90

DAY 180

**QUARTERLY PAYMENTS OF REMAINING INSTALMENTS
IN ACCORDANCE WITH THE PAYMENT SCHEDULE**

Unit Reservation

- Send valid passport copy
- Sign reservation form
- Make initial 15 % down payment via bank transfer
- Send proof of payment

Contract Signing

- Sign the contract and send original copy to Orascom Development

1st Instalment Payment

- Via bank transfer

2nd Instalment Payment

- Via bank transfer

Delivery

- Open local bank account & issue cheque book using signed contract with support from Orascom Development
 - Make 10% delivery instalment payment
- Guarantee cheques from local bank for remaining payments

Final Payment

01

WHAT ARE THE REGISTRATION FEES?

- Villa: 1636 EUR and 1,300 EUR paid in EGP
- Apartment: 818 Euro and 1,039 Euro Paid in EGP
- Orascom Development will manage all the official registration requirements

02

IS THE CONTRACT LEGALLY REGISTERED?

- Yes, when the total amount of the unit has been fully paid

03

WHAT TAXES ARE NEEDED TO BE PAID? AND HOW MUCH?

There are two types of taxes in this case of registration of the contracts:

- Real Estate Tax: 2.5% of selling price stated in the contract
- Property Tax: 10 to 12% of the evaluated rental price

04

WHAT IS THE PROPERTY ANNUAL PRICE INCREASE?

- Year-on-year capital appreciation: average 18%

05

CAN I DO INTERNAL MODIFICATION?

- Yes, with appropriate approvals

06

CAN I CHOOSE MY OWN INTERIOR COLORS?

- Yes, there is an option to choose between two color schemes

07

WHAT IS THE EXPECTED DELIVERY TIME FOR OFF PLAN?

- 24 – 30 Months

08

HOW MUCH ARE THE ANNUAL MAINTENANCE FEES?

- The fees vary from one neighborhood to the other as well as according to the unit size and dimension. The average fees per year are EUR 2,650 for villas and EUR 1,250 for apartments, reviewed annually

09

WHAT ARE THE SERVICES RETURNED AGAINST THE MAINTENANCE FEES I PAY?

- Public landscaping maintenance
- Spraying insecticides and garbage collection
- Streets, sidewalks and public areas maintenance
- Lagoons and beaches maintenance
- Satellite system maintenance
- Water supply, sewage and electricity maintenance
- External public lighting
- Security

10

CAN I SELL MY PROPERTY TO A THIRD PARTY? HOW MUCH WILL I BE CHARGED?

- A property can be resold to a third party through Orascom Development at a 5% Orascom fees

11

WHAT IS THE PROCEDURE I HAVE TO FOLLOW IN ORDER TO RESELL MY UNIT?

- The procedure is as follows:
- Evaluating of the property by a representative from Orascom Development
 - Verification of any due amounts from the financial department

12

CAN I EASILY RENT MY PROPERTY AND WHAT ARE THE PROVIDED SERVICES FOR DOING SO?

- Orascom Property Management can manage the property short term & long term rental. Services include managing the check in & check out process, housekeeping and regular maintenance

13

WHAT ARE THE AVERAGE RENTAL PRICES?

- The average rental prices for a 1 and 2 bedroom apartment are approximately EUR 600 and EUR 900 respectively per week during low seasons and EUR 900 and EUR 1,500 during high seasons
- As for 3 and 4 bedroom properties the rental prices are approximately EUR 1,500 and EUR 1,800 per week during low seasons and EUR 2,200 and EUR 3,000 during high seasons

14

DO I OWN THE LAND ON WHICH I PURCHASE A PROPERTY?

- Orascom Development shall grant the buyer the right to use the surrounding area of the building for life time and to be inherited
- Its ownership not freehold

15

DO I NEED A VISA?

Visa is obtained upon arrival

16

DO YOU OFFER FINANCING METHODS?

- Unit payment is divided across a 5 year payment plan

ABOUT ORASCOM DEVELOPMENT



1. EGYPT
El Gouna
O West
Taba Heights
Makadi Heights
Byoum Al Fayoum

2. MONTENEGRO
Lustica Bay
3. MOROCCO
Chbika

4. OMAN
Jebel Sifah
Hawana Salalah

5. SWITZERLAND
Andermatt
6. U.A.E
The Cove

7. UNITED KINGDOM
Eco-Bos

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures.

Over several decades ODH has developed many global destinations. The company's diversified portfolio of destinations is spread over seven jurisdictions; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates nine destinations; four in Egypt (El Gouna, Makadi Heights, Taba Heights and Byoum), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels with a total number of 7,176 rooms. Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.



ORASCOM
DEVELOPMENT

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NEWSLETTER
JETZT ANMELDEN

BELLEVUE
Best Property
Agents
2022

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Diamond
Partner

