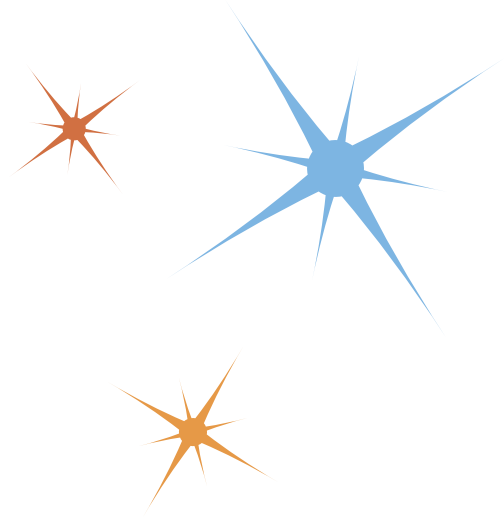


# The North Coast

Ultimate Guide **2022**



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# NORTH COAST MAP 2022



## SIDI ABDELRAHMAN MAP



## RAS ELHEKMA MAP

## Phase A

# **Al-Alamein to SidiAbdelrahman**







Resale

## NEW ALAMIEN TOWERS

**Delivery Date:** 2022

**Developed by:** City Edge Developments





**Location:**

Located in New Alamein City in Matrouh governorate, near the Old City, Al Masa Hotel, and New Alamein Gardens.

**Project Area:**

Executed on 48 acres.

**Units Types:**

Apartments and chalets.

**Units Space:**

Starts from 90 up to 351 m<sup>2</sup>

**Payment Systems:**

5% downpayment and the rest in installments within 7 years

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Resale

## LATIN NEIGHBORHOOD

**Delivery Date:** 1.5 years or 3 years from the year of contract

**Developed by:** Seoudi Egyptian Developers and City Edge Developments.





## Location:

Located in New Alamein City in Matrouh governorate, near the Old City, Al Masa Hotel, and New Alamein Gardens.

## Project Area:

Executed on 450 acres.



## Units Types:

varies between apartments and chalets.

## Units Space:

Starts from 50 m<sup>2</sup> up to 200 m<sup>2</sup>

## Payment Systems:

5% down payment up to 7 years



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Primary

Resale

## DOWNTOWN

**Delivery Date:** 2022

**Developed by:** City Edge Developments.





## Location:

it's located 261 km away from Cairo, 107 km away from Alexandria, 184 km away from Marsa Matrouh, 54 km away from Alamein International Airport and 89 km away from Borg El Arab International Airport.

## Project Area:

Executed on 31 acres.



## Units Types:

Apartments

## Units Space:

Starting from 111m ( one bedroom)  
to 330m(4 bed)

## Payment Systems:

5% down payment up to 7 years



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Primary

## PALM HILLS AL-ALAMEIN

**Delivery Date:** 4 years from contract

**Developed by:** Palm Hills development





## Location:

Located in a very distinctive location in the middle of New Alamein City in the North Coast.

## Project Area:

Executed on 32 acres.



## Units Types:

Apartments - chalets - private villas - townhouses - twin houses.

## Units Space:

from 99 m<sup>2</sup> for the small apartments up to 300 m<sup>2</sup> for the private villas.

## Payment Systems:

10 % downpayment over 6 years



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Primary

Resale

## MAZARINE

**Delivery Date:** 2024

**Developed by:** City Edge Developments



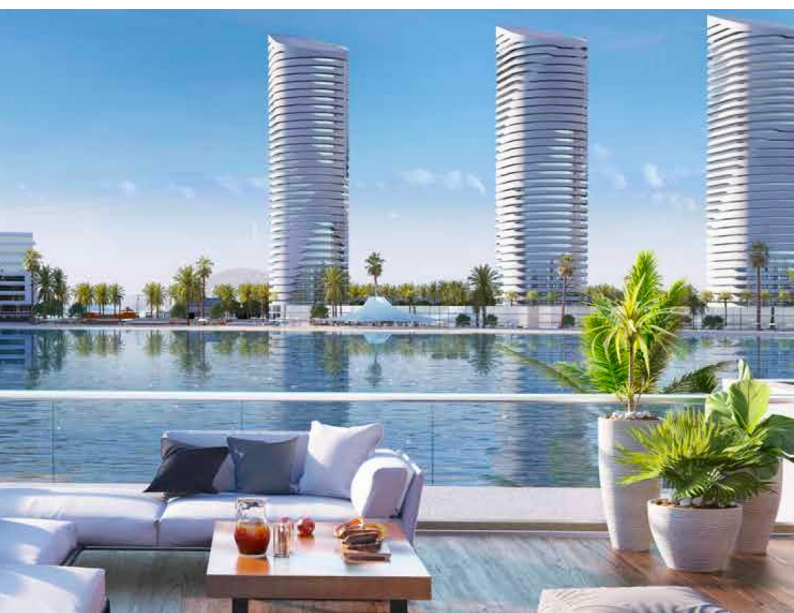


**Location:**

At Kilo 107 of Alexandria-Matrouh Road.

**Project Area:**

700 acres.

**Units Types:**

Chalet - twin - standalone

**Units Space:**

Starting from 140m<sup>2</sup> to 250 m<sup>2</sup>

**Payment Systems:**

5% downpayment over 7 years

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Primary

## L'HIVER

**Delivery Date:** 2025

**Developed by:** New Generation Developments



**Location:**

Located in New Alamien City

**Project Area:**

75 acres.

**Units Types:**

Town House- Twin House - Studio - Chalet

**Units Space:**

Starting from 44m<sup>2</sup> to 220 m<sup>2</sup>

**Payment Systems:**

10 % downpayment over 7 years



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Primary

## NORD

**Delivery Date:** 2025

**Developed by:** Il Cazar Developments



**Location:**

Located in a very distinctive location in the middle of New Alamein City in the North Coast.

**Project Area:**

Executed on 80 acres.

**Units Types:**

fully finished Stand Alone villas -  
- twin Houses - Town Houses)

**Units Space:**

starting from 85 m<sup>2</sup> up to 285 m<sup>2</sup>

**Payment Systems:**

10 % downpayment over 7 years



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Primary

Resale

## BO ISLAND

**Delivery Date:** Ready To Move

**Developed by:** Maxim developments



## Location:

Bo Islands is located at 120 km Alex Matrouh road, Bo Sidi Abd El Rahman resort directly on the sea after Marina by 16 km and nearby New Alamein City North Coast.

## Project Area:

Executed on 300 acres.



## Units Types:

Town Houses - Twin Houses - Stand Alone - Chalet

## Units Space:

Starting from 133m<sup>2</sup> to 534 m<sup>2</sup>

## Payment Systems:

10 % downpayment over 8 years



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Resale

## HACIENDA BAY

**Delivery Date:** Ready To Move

**Developed by:** Palm Hills Developments



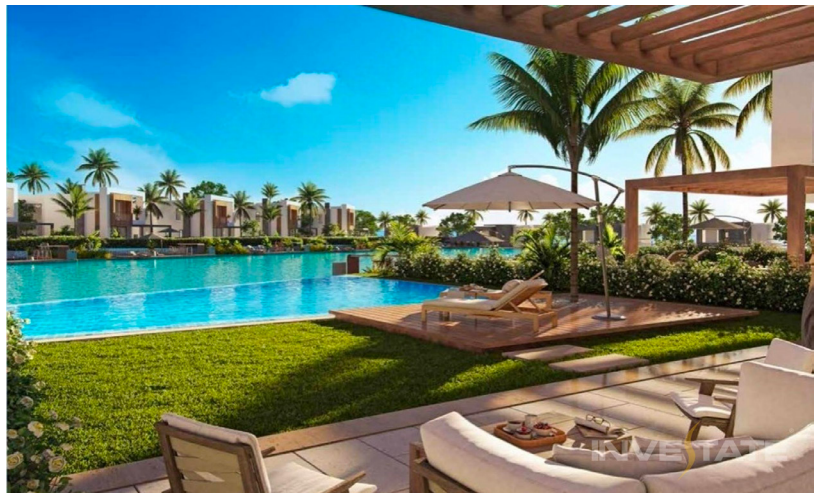


**Location:**

Located at kilo 124 North Coast.

**Total Space:**

574 acres

**Units Types:**

Apartments - Town Houses - Twin Houses - Chalets - Villas

**Apartments space:**

start from 103 m<sup>2</sup> up to 144 m<sup>2</sup>.

**Town House Space:**

Start from 232 m<sup>2</sup> up to 327 m<sup>2</sup>.

**Twin House space:**

start from 363 m<sup>2</sup>.

**Villas space:**

start from 322 m<sup>2</sup> up to 785 m<sup>2</sup>.

**Payment Systems:**

5% first downpayment, 10% second downpayment, and installments up to 6 years.



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Resale

## MARASSI

**Delivery Date:** Ready To Move

**Developed by:** Emaar Misr





**Location:**

Located at kilo 125 North Coast.

**Total Space:**

1455 acres

**Units Types:**

Apartments - Town Houses - Twin Houses - Chalets - Villas

**Apartments space:**

start from 103 m<sup>2</sup> up to 144 m<sup>2</sup>.

**Town House Space:**

Start from 232 m<sup>2</sup> up to 327 m<sup>2</sup>.

**Twin House space:**

start from 363 m<sup>2</sup>.

**Villas space:**

start from 322 m<sup>2</sup> up to 785 m<sup>2</sup>.

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Primary

## MASAYA

**Delivery Date:** 2024

**Developed by:** Egygap Developments





**Location:**

The project is characterized by its location in the heart of Sidi Abdel Rahman in Kilo 132Km

**Total Space:**

30 acres

**Units Types:**

Town House - Twin House -  
Standalone - Duplex - Chalet

**Unit space:**

Start from 120 m<sup>2</sup> up to 345 m<sup>2</sup>.

**Payment Systems:**

10% Downpayment over 8 years of  
installments

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Primary

Resale

## BIANCHI

**Delivery Date :** 4 years from contract  
**Developed by:** Developer x





## Location:

Located at kilo 135 North Coast.

## Total Space:

115 acres

## Units Types:

Chalets - Service apartments - Town House - Twin House - StandAlone

## Unit Spaces:

1,2,3,4 Bedroom Starting from 80 m<sup>2</sup>

## Town House Space:

Starting from 180m<sup>2</sup>.

## Twin House space:

Starting from 245 m<sup>2</sup>.

## Standalone:

Starting from 255 m<sup>2</sup> up to 400 m<sup>2</sup>.

## Service Apartments:

Studio 50 m<sup>2</sup> , 1 Bedroom 70 m<sup>2</sup>

## Payment Systems:

10% downpayment over 8 years

## The Waves ( Service Apartments:

15% Downpayment over 8 years



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Primary

Resale

## AMWAJ

**Delivery Date:** Ready To move

**New Phase:** 2026

**Developed by:** Al Ahly Sabbour





## Location:

Amwaj has a prime location in the heart of Sidi AbdelRahman,  
- 136km on the Alexandria -  
Marsa Matrouh Desert Road

## Total Space:

360 acres



## Units Types:

Town - Twin - Standalone - Penthouse  
- Duplex - Chalet

## Unit Spaces:

Starts from  
115 m<sup>2</sup> up to 350 m<sup>2</sup>

## Payment Systems:

- 10% down payment and the rest is over 6 years

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Resale

## HACIENDA WHITE

**Delivery Date:** Ready To move

**Developed by:** Palm Hills Developments





## Location:

Located specifically in  
Sidi Abdel Rahman area  
at Kilo 140 of Alexandria  
- Matrouh Road

## Total Space:

154acres



## Units Types:

chalets, twin houses, and  
villas

## Unit Spaces:

Starts from  
45 m<sup>2</sup> up to 554m<sup>2</sup>



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Resale

## TELAL

**Delivery Date:** Ready To Move  
or 4 years from the year of contract  
**Developed by:** Rooya Developments





## Location:

Located specifically in  
Sidi Abdel Rahman area at Kilo  
145 of Alexandria -  
Matrouh Road

## Total Space:

134acres



## Units Types:

chalets, twin houses, and twin  
houses.

## Unit Spaces:

Starts from 125 m<sup>2</sup> up to 261 m<sup>2</sup>

## Payment Systems:

10% down payment and the rest in  
equal installments over 7 years.



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Primary

## D-BAY

**Delivery Date:** 2025

**Developed by:** Tatweer Misr developments





## Location:

D - Bay can be found in the North Coast.

Specifically, kilo 165, just 15 minutes after Telal and 5 minutes before La vista Bay.

## Total space:

201 Acres with 800 m Beachfront



## Units Types:

Chalets, Villas, Twin Houses, and Cabins

## Unit Spaces:

starts from 100m<sup>2</sup> to 360m<sup>2</sup>

## Payment Systems:

10% down payment and the rest on 8 years .



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Resale

## LA VISTA BAY

**Delivery Date:** Ready to move

**Developed by:** La Vista Developments





## Location:

Located directly on the sea  
at Ras El Hikma and on kilo 170 of  
Alexandria Marsa Matrouh Road.

## Total Space:

310 acres.



## Units Types:

Chalets - Villas - Twin houses.

## Unit Spaces:

Starts from 110 up to 400 m<sup>2</sup>.



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Primary

## SEAZEN

**Delivery Date:** 2026

**Developed by:** Al Qamzi Developments





## Location:

Located directly on the sea  
at Ras El Hikma and on kilo 170 of  
Alexandria Marsa Matrouh Road.

## Total Space:

204 acres.



## Units Types:

Town - Twin - Stand alone - Chalet

## Unit Spaces:

Starting from 90m<sup>2</sup> to 475 m<sup>2</sup>.

## Payment Systems:

10% down payment and rest  
via installments up to 8 years.

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Primary

## WATERWAY NORTHCOAST

**Delivery Date:** 2026

**Developed by:** Equity Real Estate Development





## Location:

Located in Sidi Abdel Rahman,  
on the 173th Km  
The Waterway is only a 20  
minute drive from New Alamein City.

## Total Space:

124 acres.



## Units Types:

Seafront , stand-alone, Twin house ,  
Townhouse , Mini Townhouse ,  
Chalet and courtyard chalets.

## Unit Spaces:

Ranging 134 m<sup>2</sup> to - 437 m<sup>2</sup>

## Payment Systems:

5% downpayment - 5% after 3  
months over 6 years



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Primary

**D.O.S.E**

**Delivery Date:** 2026

**Developed by:** Akam Developments





## Location:

Located in Sidi Abdel Rahman,  
on the 174th Km  
The Waterway is only a 20  
minute drive from New Alamein City.

## Total Space:

125 acres.



## Units Types:

Town House - Twin House -  
Stand Alone - Chalet -  
Hotel Apartments

## Unit Spaces:

Ranging 68 m<sup>2</sup> to -333 m<sup>2</sup>

## Payment Systems:

10% downpayment over 8 years  
of installments



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Primary

## KATAMEYA COAST

**Delivery Date:** 2023

**Developed by:** Starlight Developments





## Location:

Located directly on the sea  
at Ras El Hikma and on kilo 180 of  
Alexandria Marsa Matrouh Road.

## Total Space:

200 acres.



## Units Types:

Town House- Twin House  
-Stand alone - Chalet

## Unit Spaces:

Starting from 175m<sup>2</sup> to 606 m<sup>2</sup>.

## Payment Systems:

10% down payment and rest  
via installments up to 7 years.



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# TERRACE *Coastline*



Primary

## AZZAR NORTH COAST

**Delivery Date:** 4 Years from from contract

**Developed by:** Reedy Group





## Location:

Located in kilo 182 Ras El Hekma

## Total Space:

400 acres.



## Units Types:

Town House - Twin houses -  
StandAlone

## Unit Spaces:

Starts from 162 m<sup>2</sup> up to 333 m<sup>2</sup>

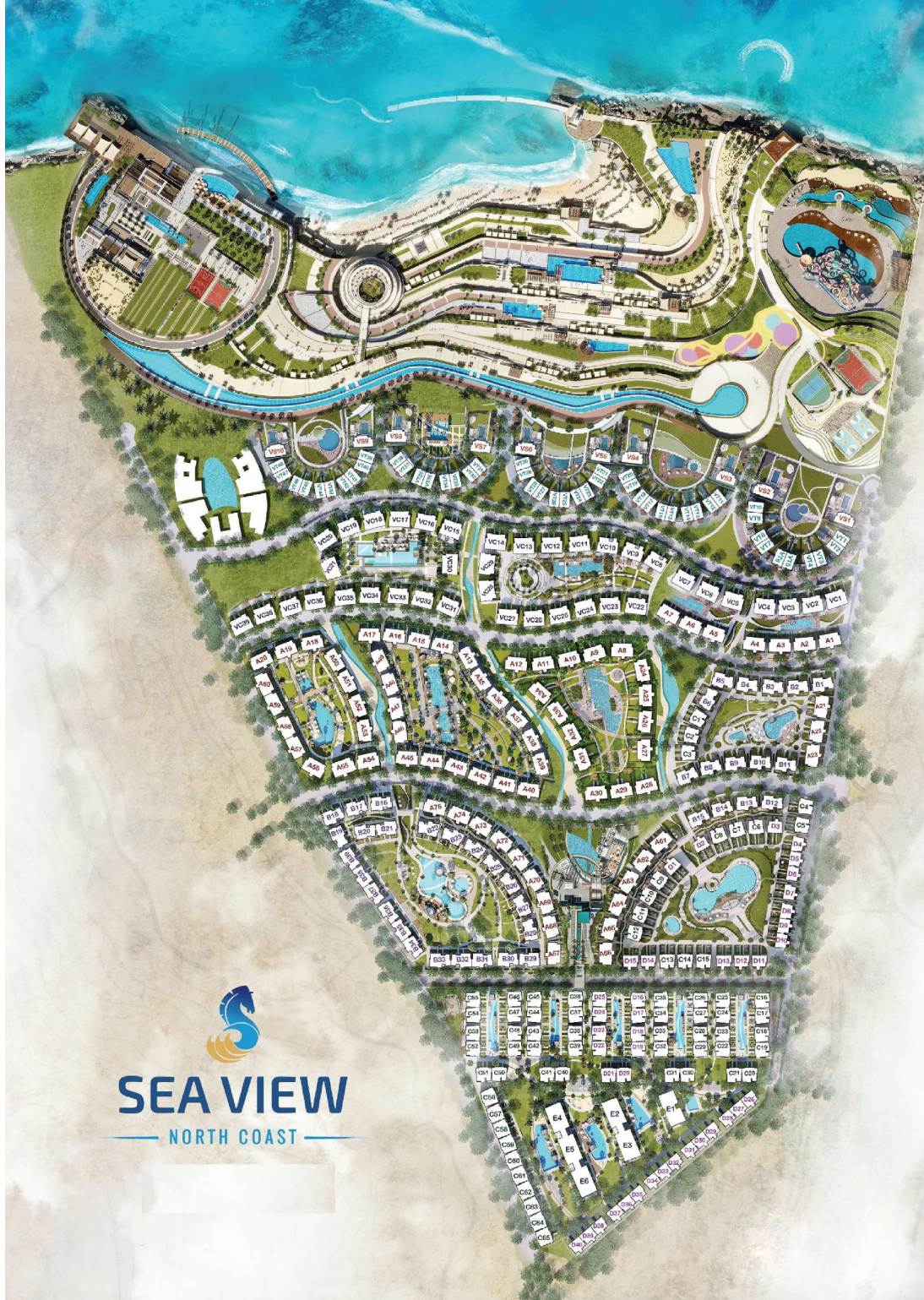
## Payment Systems:

- 5% Downpayment over 6 years
- 10% Downpayment over 7 years
- 15% Downpayment over 8 years



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Primary

## SEA VIEW

**Delivery Date:** 2023

**Developed by:** The Jedar development





## Location:

Located directly on the sea  
at Ras El Hikma and on kilo 187 of  
Alexandria Marsa Matrouh Road.

## Total Space:

173 acres.



## Units Types:

Chalet

## Unit Spaces:

Starting from 72m<sup>2</sup> to 140 m<sup>2</sup>.

## Payment Systems:

10% down payment and  
rest via installments  
up to 8 years.



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**Phase B**  
**SidiAbdelrahman To Ras ElHekma**







Primary

## JEFAIRA

**Delivery:** 2 to 4 years from contract

**Developed by:** Inertia Egypt Development





## Location:

Located at Kilo 188 in Ras El Hikma Bay. It is 10 minutes from Fouka Road, which is only an hour and a half away from Cairo through the new Fouka Road.

## Total Space:

1300 acres.



## Units Types:

Chalets - Duplexes - attached houses - villas.

## Unit Spaces:

### Condos

Starts from 110 m<sup>2</sup> to 182 m<sup>2</sup>

### Chalets

Starts from 136 m<sup>2</sup> to 255 m<sup>2</sup>

### Twin-House

252 m<sup>2</sup> - 336 m<sup>2</sup>

### Villas

480 m<sup>2</sup> - 600 m<sup>2</sup>

### Standalone

800 m<sup>2</sup>

Start from 130 m<sup>2</sup> up to 350 m<sup>2</sup>.

## Payment Systems:

10% down payment and installments up to 8 years.

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Primary

## DIRECTION WHITE

**Delivery:** 3 years from the year of contract

**Developed by:** Arabella Development





## Location:

Located at Kilo 192 in Ras El Hikma

## Total Space:

290 acres.



## Units Types:

Villas- Twin houses- Duplexes- Chalets

## Unit Spaces:

Starting from 90 m2

## Payment Systems:

15% down payment and installments up to 7 years.

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Primary

## GAIA

**Delivery Date:** 4 years from the year of contract

**Developed by:** Al Ahly Sabbour developments





## Location:

Located at Kilo 194 in Ras El Hikma Bay.

It is 10 minutes from Fouka Road, which is only an hour and a half away from Cairo through the new Fouka Road.

## Total Space:

280 acres.



## Units Types:

Chalets - Duplexes - attached houses - villas.

## Unit Spaces:

Start from 130 m<sup>2</sup> up to 350 m<sup>2</sup>.

## Payment Systems:

5% down payment and installments up to 8 years.

10% down payment and installments up to 9 years.

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Primary

## CALI COAST

**Delivery Date:** 2024

**Developed by:** Maven Developments





**Location:**

Located at Kilo 198 in Ras El Hikma

**Total Space:**

200acres.

**Units Types:**

Apartments, villas, twin houses, townhouses and chalets.

**Unit Spaces:**

The spaces of the units vary as the customer chooses what suits him and all units directly see the sea.

**Payment Systems:**

- 8% downpayment over 8 years
- 10% downpayment over 9 years



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Resale

## SWANLAKE

**Delivery Date:** Ready To Move

**Developed by:** Hassan Allam Properties



## Location:

Located at Kilo 199 in Ras El Hikma Bay.

## Total Space:

208 acres.

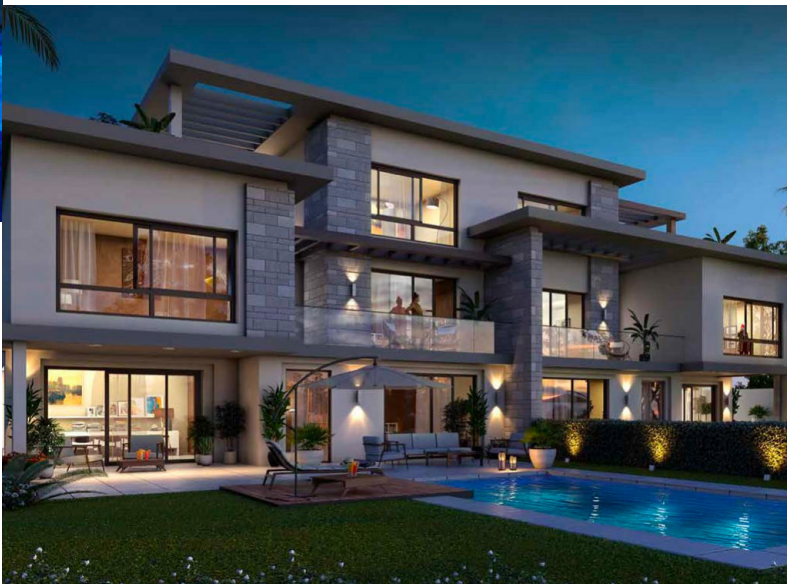


## Units Types:

fully finished (town - twin - stand-alone - penthouse - chalet)

## Unit Spaces:

Starting from 100m<sup>2</sup> to 321 m<sup>2</sup>.



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Primary

Resale

## MOUNTAIN VIEW RAS EL HIKMA

**Delivery:** Date 2022

**Developed by:** Mountain View Developments





**Location:**

Located in kilo 200 Ras El Hekma

**Total Space:**

400 acres.

**Units Types:**

Chalets - Villas - Penthouses -  
Twin houses.

**Unit Spaces:**

Starts from 70 up to 225 m<sup>2</sup>.

**Payment Systems:**

10% down payment and rest via  
installments up to 8 years.



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Primary

## LA VISTA RAS EL HIKMA

**Delivery Date:** 2024-2025

**Developed by:** La Vista Developments





**Location:**

Ras El Hikma North Coast near  
Caesar Sodic resort and Fouka Bay  
resort.

**Total Space:**

1200acres.

**Units Types:**

Chalets - Villas - Twin Houses.

**Unit Spaces:**

Starting from 120 m<sup>2</sup> up to 320 m<sup>2</sup>

**Payment Systems:**

- 15% Downpayment, 10% on delivery and the rest over 5 years installments
- 15% Downpayment, 10% on delivery and the rest over 7 years installments



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Primary

## HACIENDA WEST

**Delivery Date:** 2026

**Developed by:** Palm Hills Developments



## Location:

Located at Kilo 204 in Ras El Hikma

## Total Space:

116 acres.



## Units Types:

Cabins - chalet- standalone

## Unit Spaces:

Starting from 145m<sup>2</sup> to 235m<sup>2</sup>.

## Payment Systems:

10% down payment and rest via installments up to 8 years.



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Primary

Resale

## FOUKA BAY

**Delivery Date:**2022

**Developed by:** Tatweer Misr



**Location:**

Located in Kilo 211 Alexandria at Ras El Hikma Bay.

**Total Space:**

194 acres.

**Units Types:**

Villas - Chalets - Twin Chalets - Town chalets.

**Unit Spaces:**

Ranging from 125 m<sup>2</sup> to 450 m<sup>2</sup>

**Payment Systems:**

25% down payment and the rest of the amount up to 6 years

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## EL MASYAF

**Delivery Date:**2025

**Developed by:** M Squared Development





**Location:**

Located in Kilo 212 Alexandria at Ras El Hikma Bay.

**Total Space:**

112acres.

**Units Types:**

Town House - Twin House -  
Stand alone - Chalet - Cabins

**Unit Spaces:**

Starting from 100 m<sup>2</sup> to 425 m<sup>2</sup>

**Payment Systems:**

10% down payment and the rest of  
the amount up to 8 years



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Primary

## NAIA BAY

**Delivery Date:** 2024

**Developed by:** Jumeirah Egypt





**Location:**

Located in KM 213  
Ras El-Hekma

**Total Space:**

112 acres.

**Units Types:**

Divided into different categories:

**Fira:** Includes seafront standalone villas and twin houses

**Pelagio:** Private waterfront twin houses and townhouses with a crystal lagoon view.

**Porch:** waterfront townhouses.

**Palaka:** downtown studios and chalets

**Unit Spaces:**

Starting from 65m<sup>2</sup>

**Payment Systems:**

5% down payment – installments over 9 years



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Primary

## AZHA NORTH COAST

**Delivery Date:**2026

**Developed by:** Madaar Development



**Location:**

Located in Kilo 214 Alexandria at Ras El Hikma Bay.

**Total Space:**

250 acres.

**Units Types:**

Villas - Chalets - Twin Chalets - Town chalets.

**Unit Spaces:**

Starting from 123m<sup>2</sup> to 400m<sup>2</sup>

**Payment Systems:**

10% down payment and the rest of 8 years



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Primary

## SEASHORE

**Delivery Date:** 2026

**Developed by:** Hyde Park Developments





**Location:**

Located in kilo 210

**Total Space:**

506 acres

**Units Types:**

Town House - Twin House -  
Stand alone - Chalet

**Unit Spaces:**

Starting from 65 m<sup>2</sup> to 650 m<sup>2</sup>.

**Payment Systems:**

10% Downpayment over 8 years of  
installments



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Primary

## SILVER SANDS

**Delivery Date:** 4 years from the year of contract

**Developed by:** Ora developments





**Location:**

Located in North Coast, Egypt Between Almaza bay and Sidi Henish Kilo 222

**Total Space:**

506 acres

**Units Types:**

Villas (6 types) - Chalets - Twin Chalets.

All units are fully finished with AC's

**Unit Spaces:**

Ranging from 155 m<sup>2</sup> to 391 m<sup>2</sup>.

**Payment Systems:**

10% Downpayment , 5% on delivery and the rest over 6 years of installments



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