

people[®]
& *places.*

THE GRAY LAGUNA
RESIDENCES

A WATERFRONT SERVICED COMMUNITY

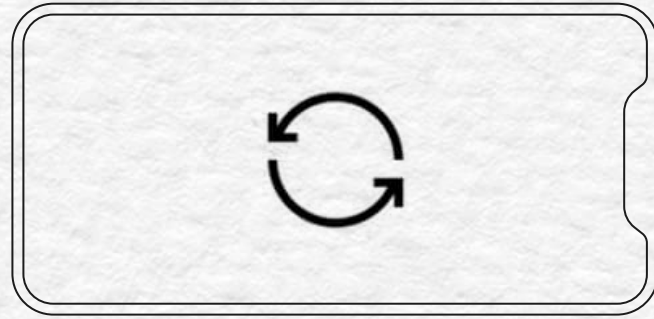
IN PARTNERSHIP WITH



CAMPBELL GRAY
HOSPITALITY



The med.



**ROTATE YOUR PHONE FOR
A BETTER EXPERIENCE**

The Med sits centrally in Ras el Hikma - the new and upcoming area of the North Coast. Giving you easy access through the main Dabaa road from Cairo, the location is right in the center between the hustle and bustle of Sidi Abd el Rahman and the quiet stillness of Marsa Matrouh, The Med brings you the best of both worlds.

Ras el Hikma is in close proximity to El Alamein Airport, giving you the optimum convenience whether you choose to drive or fly.

- | | |
|---------------------------------------|--------------------------------------|
| 15 MINS
DABAA ROAD | 30 MINS
SIDI ABDELRAHMAN |
| 35 MINS
SIDI HENEISH | 40 MINS
EL ALAMEIN AIRPORT |
| 1 HOUR
MARSA MATROUH | 2 HOURS
ALEXANDRIA |
| 2 HOURS
BORG ELARAB AIRPORT | 3.5 HOURS
CAIRO |





The med.

Inspired by the beauty of the Mediterranean, The Med embraces contemporary Mediterranean architecture, where every open space, neighborhood and home is designed to take in the north breeze, and merge naturally with the environment.

Authentic living experiences are designed to immerse you in nature, whilst promoting wellbeing, sustainability and raw luxury.

As you explore The Med, you'll be captivated by the land elevations that offer mesmerizing sea views and tranquil vibes.

AUTHENTIC BEACH EXPERIENCES

1

the peninsula

YOUR TROPICAL SERVICED ISLAND

2

the clubhouse

FULLY SERVICED

3

the waterfall lagoons

A SERENE WATER SPINE

4

the riverwalk

A SHADED WALK TO THE BEACH

5

by the beach

A SMALL MEDITERRANEAN
TOWN EXPERIENCE

6

sustainability park

THE GREEN PARK

7

campbell gray

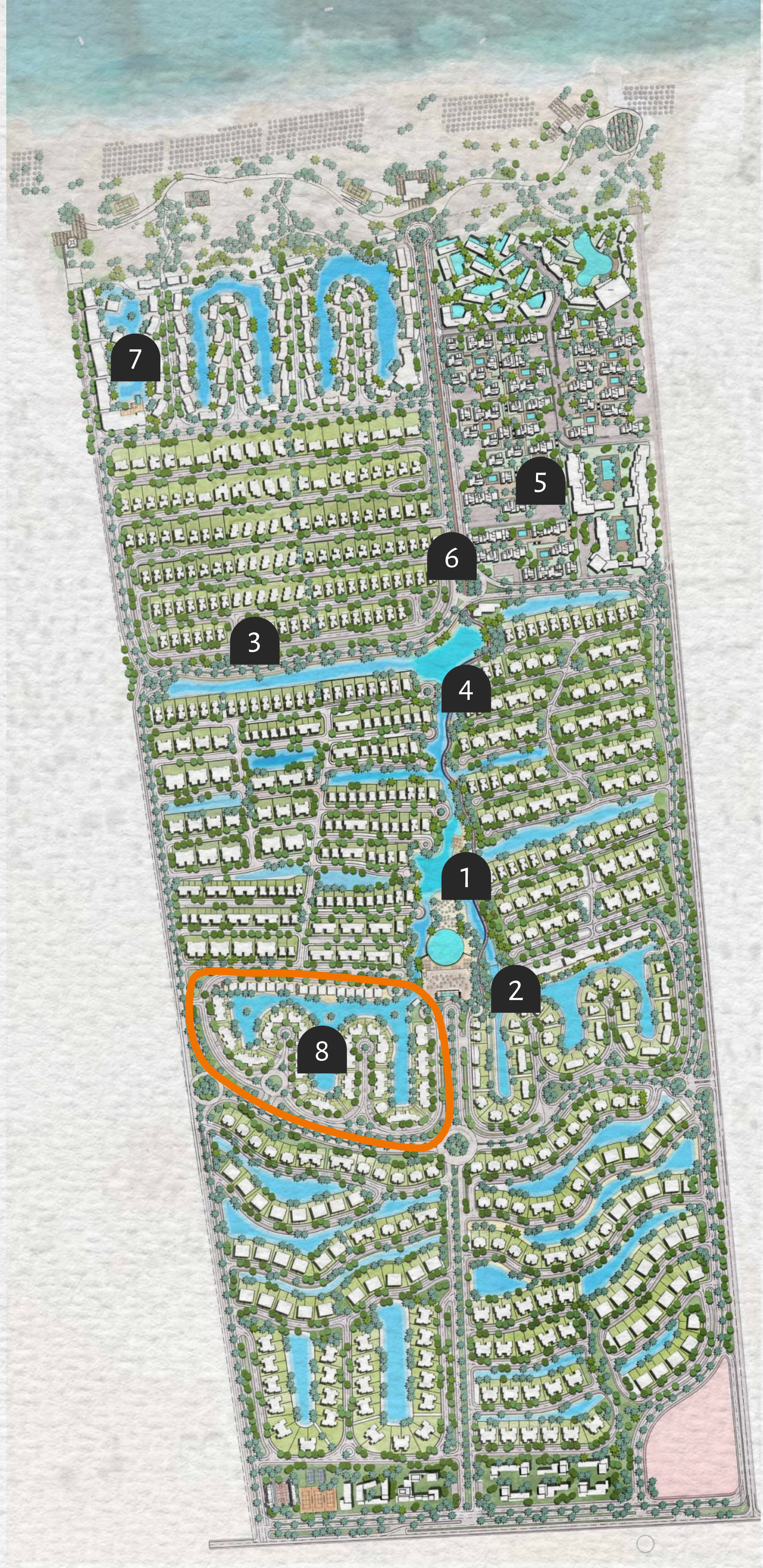
BEACH HOTEL

8

the gray lagoon

SERVICED RESIDENCES

the med.



the peninsula

YOUR TROPICAL SERVICED ISLAND

The Peninsula is the charming heart of The Med, located in the center of the community and lined with magical white sandy palm tree beaches overlooking turquoise lagoons.

This **8,900 sqm** island is fully serviced by The Gray and only a short walk from your home.



the riverwalk

A SHADED WALK TO THE BEACH

A curated walking experience of sounds and sights that takes you through waterfalls, lagoons and greenery all designed to be shaded naturally so you and your family can enjoy an effortless walk, jog or a bike ride to the beach.

the clubhouse

FULLY SERVICED

Overlooking the Peninsula, this pool deck clubhouse features a **1,800 sqm** circular infinity pool overlooking the sea horizon, the waterfalls and peninsula below.

All day dining services for you and your guests by The Gray.





the peninsula

YOUR TROPICAL SERVICED ISLAND



the riverwalk

A SHADED WALK TO THE BEACH



IN PARTNERSHIP WITH



CAMPBELL GRAY
HOTELS & RESORTS

British Hospitality Chain - Campbell Gray are focused on creating, designing and operating a collection of highly individual hotels around the world, in addition to signature restaurants & bars, private clubs and wellness concepts.

This partnership has led us to launch the first luxury boutique hotel at The MED – The Gray Beach Hotel & Residences, launched in 2022; to offer you the best of British Hospitality.

CAMPBELL GRAY

ICONIC CREATIONS

AROUND THE WORLD



U.K.

SWISS

PORTUGAL

MALTA

ANTIGUA AND BARBUDA

LIBERIA

EGYPT

JORDAN

LEBANON

SAUDI ARABIA

BAHRAIN



After the great success of The Gray Beach Residences, where Phase 1 was sold out, we introduce to you – **The Gray Laguna, Serviced Residences**, beautifully shaped and designed by our team of artists and architects alongside the experts in hospitality – Campbell Gray.

SERVICED BY



CAMPBELL GRAY
HOTELS & RESORTS

THE GRAY LAGUNA RESIDENCES

A WATERFRONT SERVICED COMMUNITY



THE GRAY LAGUNA RESIDENCES



Lining an **11,000 SQM TURQUOISE LAGOON**, the Laguna Villas, Lofts and Residences are built to bring back colour to life and blend in with nature,

WHILE FEATURING FOR THE FIRST TIME:

- A Fully Serviced & Furnished Lagoon
- Outdoor Kitchenette
- Double-height Lofts

These charming Summer homes are fully finished, offering you the epitome of sophistication.

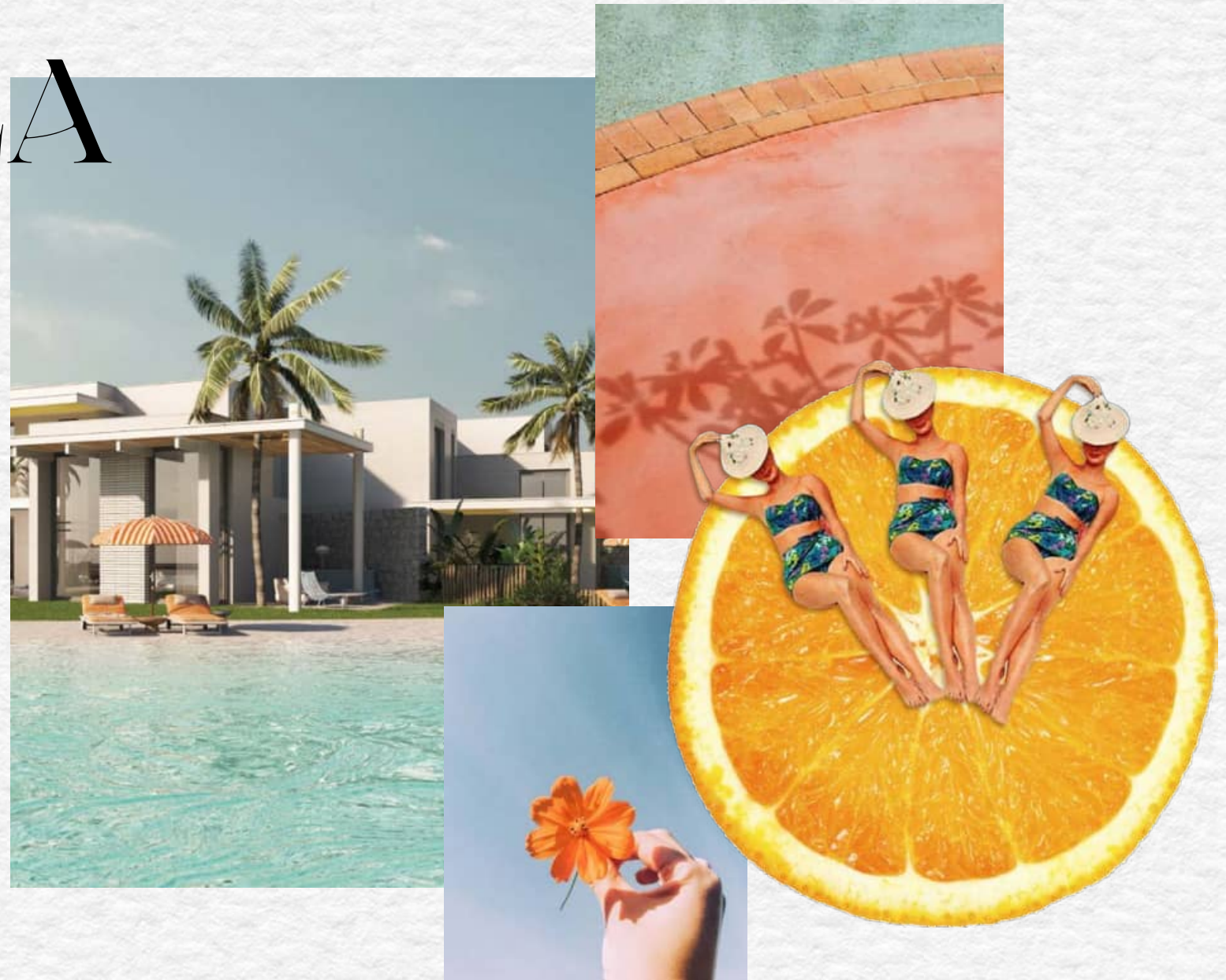
All homes are serviced by Campbell Gray.

A VIBRANT SEA OF COLOURS

Wide turquoise lagoons and dancing palm trees surround the U-shaped Zones of the artistically designed homes of The Gray Laguna.

It's a pop of personality, accentuated by the vibrant colors and nostalgic patterns of summer.

Experience a resort-like lifestyle, where your home is located at the waterfront of the Laguna Beach and impeccable services are offered by Campbell Gray.



FOR
THE YOUNG HEARTED
THE FREE SPIRITED
THE LIKE-MINDED

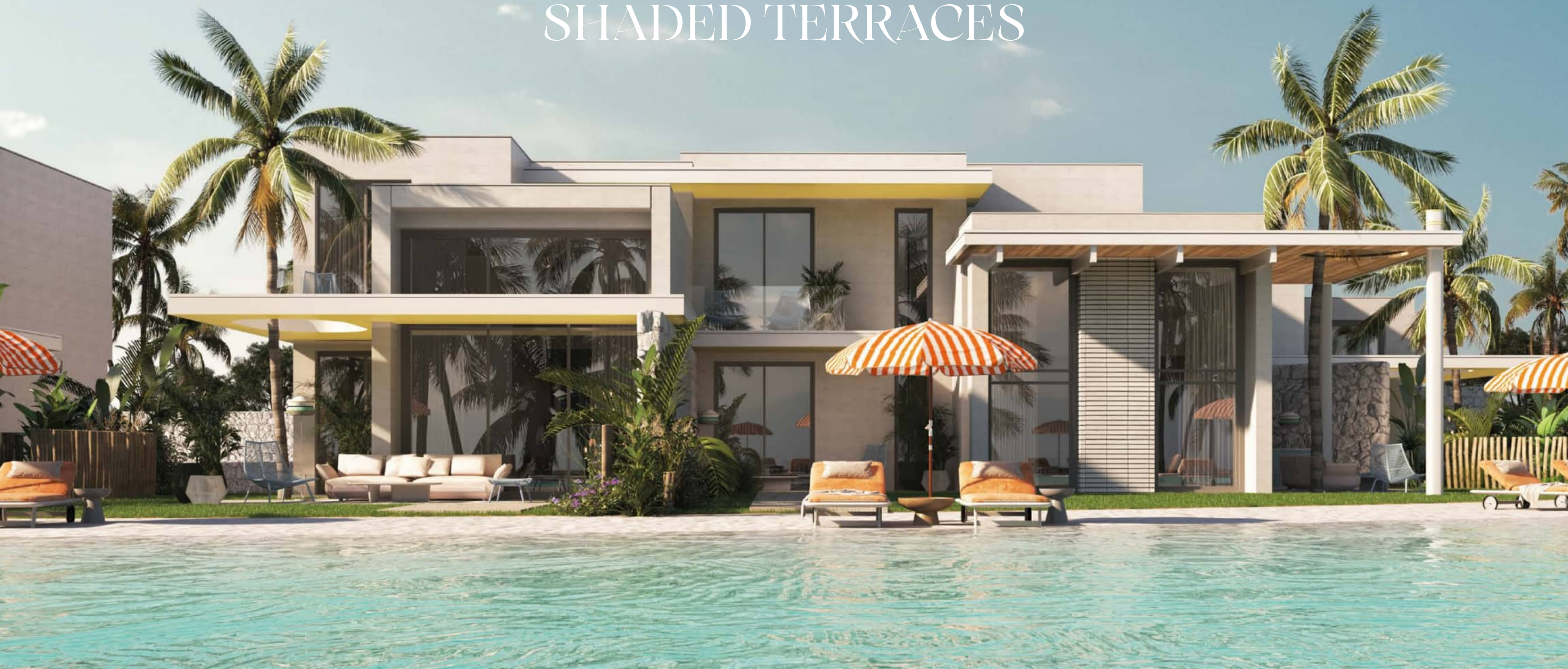
A community that will uplift you high and swing to your groove. The Gray Laguna embraces individuality and brings together the like-minded to indulge in a vibrant lifestyle.





CELEBRATING
OUTDOOR LIVING

SHADED TERRACES



Providing you with maximized shading in your outdoor area, encouraging you and your family to spend time in nature.

Shades are designed to allow soft light into the homes, reducing the need for AC's by creating a naturally lit and cool atmosphere.



EXTENDED PRIVACY



Outdoor terraces are designed to provide maximum comfort and privacy through the orientation of the units and extended fences.

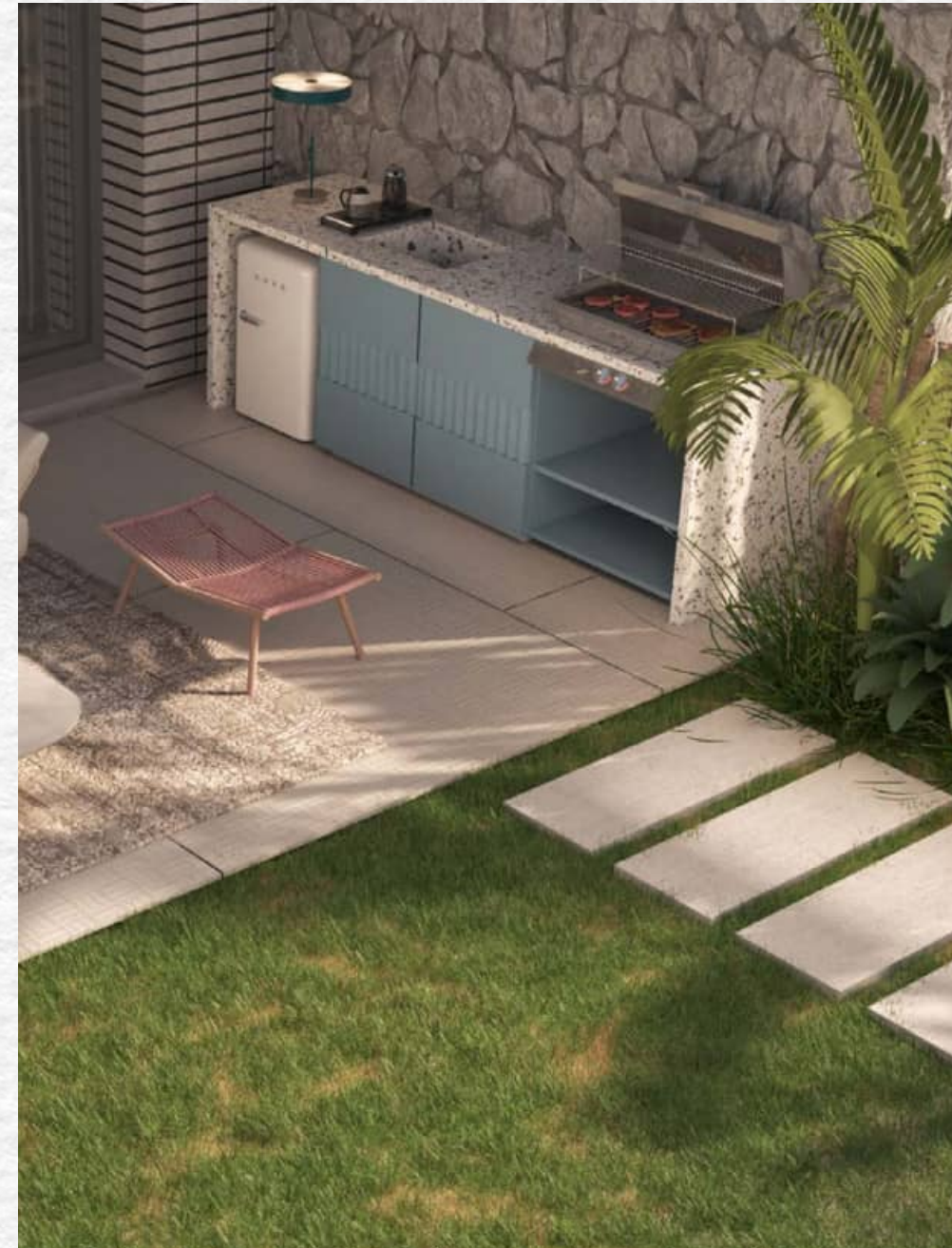


OUTDOOR KITCHENETTE & BBQ



Featuring for the first time – an outdoor kitchenette with a built-in BBQ is provided in your garden or roof terrace; creating the perfect setting to host unforgettable gatherings with family and friends.

Enjoy BBQ Bites by the lagoon!



VIBRANT ENTRANCES



An up-lifting entrance awaits. As you approach the Laguna home, you are greeted with a burst of color and a warm embrace.

Doors, like canvases, become works of art, adorned with patterns and vibrant hues; giving each home a personality.



LAGUNA RESTROBAR & GYM

A dedicated Restaurant & Bar is designed specifically for the community of The Gray Laguna, where the services are tailored by Campbell Gray and extended to all homes and to the lagoon.

The Laguna Gym is just around the corner for those who would love to engage in an energetic lifestyle.



SERVICED & FURNISHED LAGOON

All the water-front homes enjoy a fully furnished lagoon with comfortable sun-beds and perfect shading.

Enjoy a resort-like lifestyle, and order your favorite meal and a refreshing cocktail to your sunbed.

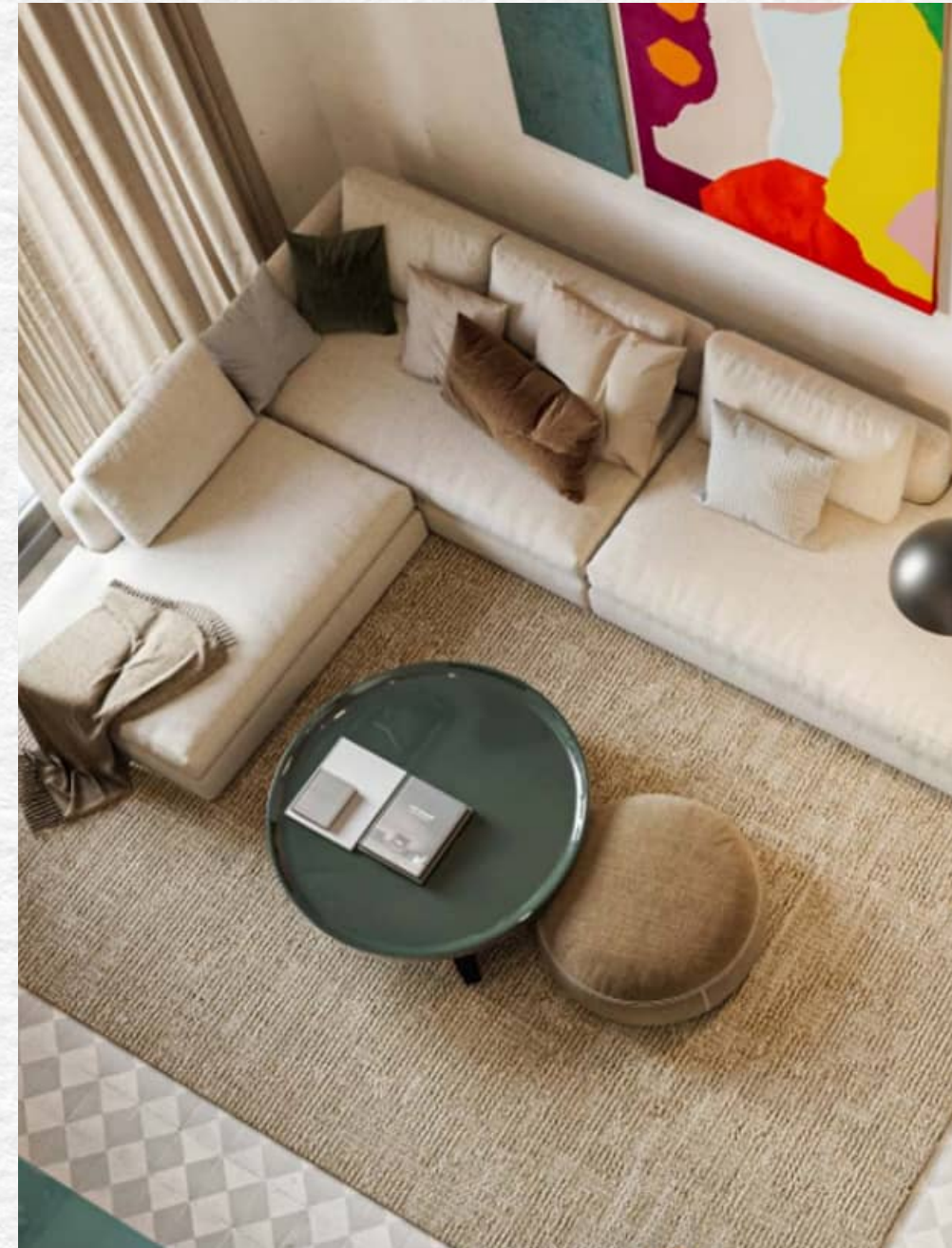
Campbell Gray, experts in British Hospitality bring forth their impeccable services.



ARTISTICALLY FULLY FINISHED HOMES



All Residences of The Gray Laguna come fully finished, following the elegant design standards of Campbell Gray. The interiors feature high ceilings, large façade windows, artistically decorated floors, and more.



LAGUNA INTERIORS

FULLY FINISHED



DECORATIVE WALLS



HIGH CEILINGS

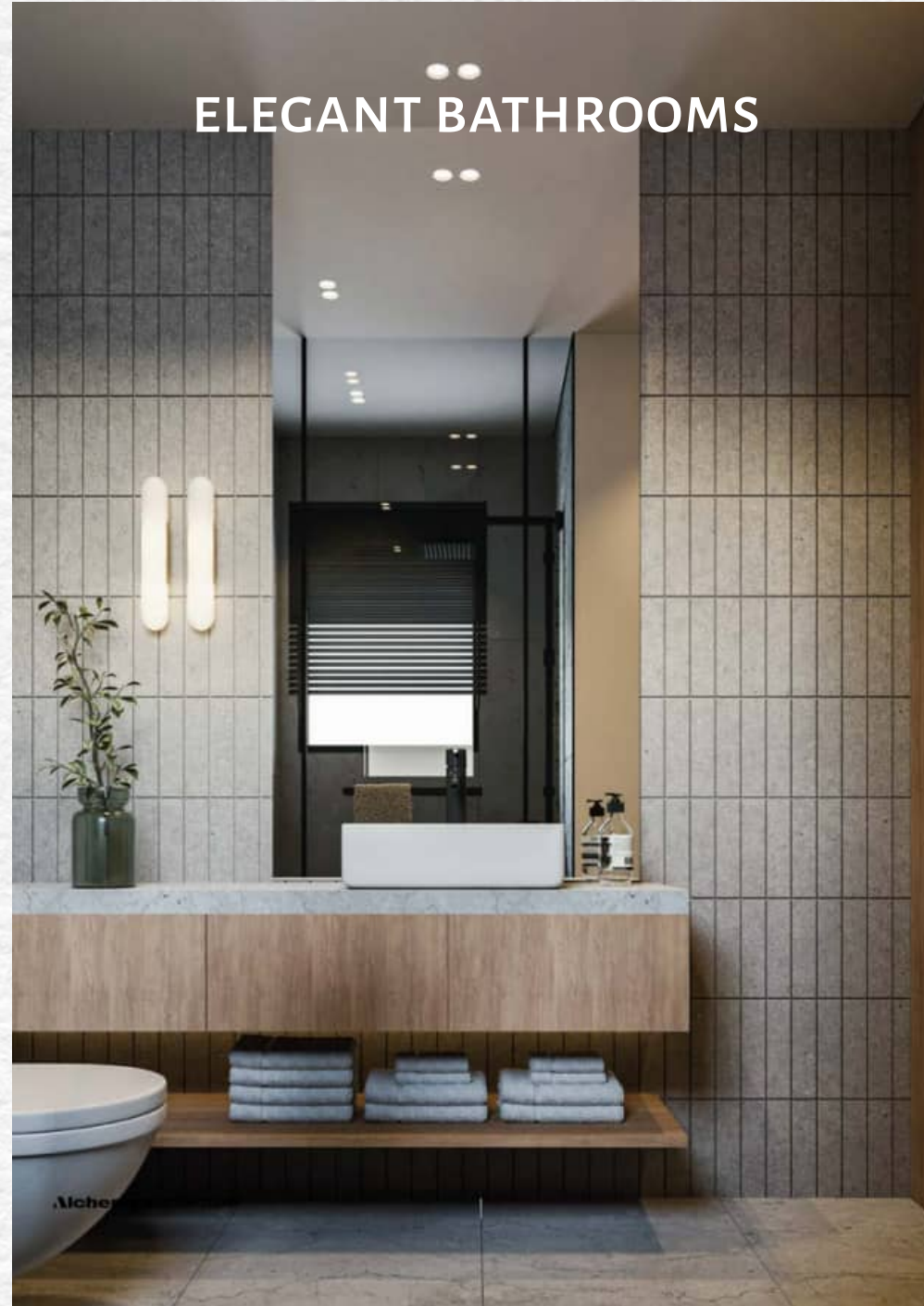


LAGUNA INTERIORS

ARTISTIC FLOORS



ELEGANT BATHROOMS



LARGE FAÇADE WINDOWS



SERVICED HOMES



HOUSEKEEPING

A housekeeping service is provided for all homes, upon request. Campbell Gray grant you the luxury of time, and there will be no need to worry about house chores.

ROOM SERVICE

Upon request, bed-side services are offered to you by Campbell Gray. Order your favorite meal or a signature cocktail, and it will be delivered to your home.

ICEBOX REFILL SERVICE

Prepare your ice-box and we will refill it for you with ice and your favorite drinks. This way, you can sit back, relax and enjoy your time by the lagoon.

OUR HOMES

LAGUNA VILLAS

LOFTS

RESIDENCES

Designed to cater to a diversity of preferences



**OF A WOMAN
OF SUBSTANCE**

Lee Miller was the 1920s Vogue model who ran with the surrealists and became an important Second World War photographer. Seen through the lens of spring summer 2020, her brilliance is brought back into focus.

Photographs by Zoe Chertner. Styling by Jane Hooe.

THROWN: TOP SHIRT: STELLA MCCARTNEY; SUNGLASSES: GUCCI; BAG: ANNE KLEIN; LEMONS: ANNE KLEIN; TOWEL: ANNE KLEIN; MAGAZINE: ANNE KLEIN; NET: ANNE KLEIN; SAND: ANNE KLEIN

LAGUNA VILLAS

LAGUNA VILLAS

Designed with art in mind, the lagoon-front Villas offer 2 bedroom and 3 bedroom stand-alone homes, with maximized outdoor spaces including a garden and a roof terrace.

The 2 Bedroom Villa is one floor including a Mastersuite; whereas the 3 Bedroom Villa is designed to have the Mastersuite on the roof as a penthouse bedroom.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors

High Ceilings

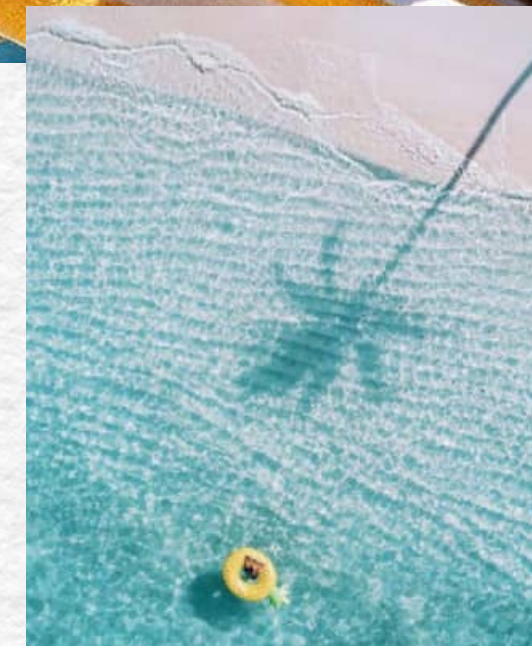
A/C

An outdoor kitchenette with a built-in BBQ

Roof Terrace

Garden Terrace

Private Lagoon Beach Area















3 BR VIBES VILLA - JA

TOTAL AREA	236 SQM
INTERNAL AREA	142.9 SQM
TERRACES AREA	84.4 SQM
SHADED AREA	8.7 SQM

GROUND FLOOR

ROOM	DIMENSIONS
Entrance	1.80 x 1.55
Kitchen / Dining	3.80 x 3.00
Living Area	4.25 x 3.60
Bedroom 1	3.80 x 3.60
Bedroom 2	3.80 x 3.60
Bathroom	2.35 x 2.00
Guest Toilet	1.75 x 1.60
Terrace	10.65 x 3.45/2.05
Corridor	2.05 x 1.10
Nanny's Room (with Bathroom)	3.15 x 2.55



GROUND FLOOR

FIRST FLOOR

ROOM

DIMENSIONS

Bedroom 3	4.40 x 4.00
Bathroom	2.80 x 1.60
Lobby	2.55 x 2.50
Terrace	9.90 x 5.65



FIRST FLOOR







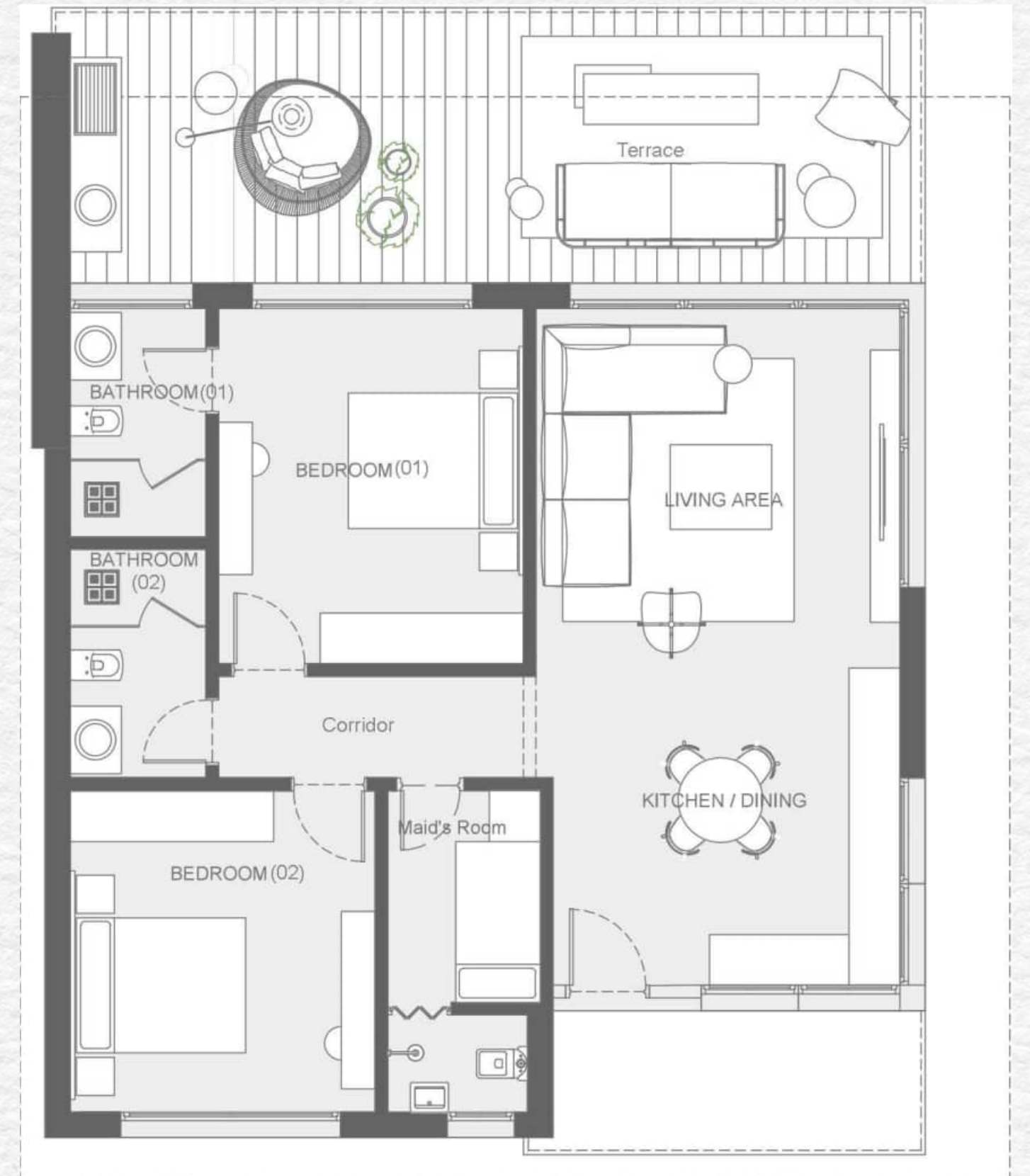




2 BR VIBES VILLA - JB

TOTAL AREA	147.6 SQM
INTERNAL AREA	100.0 SQM
TERRACES AREA	29.6 SQM
SHADED AREA	18 SQM

ROOM	DIMENSIONS
Kitchen / Dining	4.10 x 3.45
Living Area	4.55 x 4.30
Bedroom 1	4.20 x 3.60
Bathroom 1	2.70 x 1.60
Bedroom 2	3.80 x 3.60
Bathroom 2	2.70 x 1.60
Terrace	10.10 x 3.20
Corridor	3.60 x 1.20
Nanny's Room (with Bathroom)	3.80 x 1.80









123



2 BR VIBES VILLA - JC

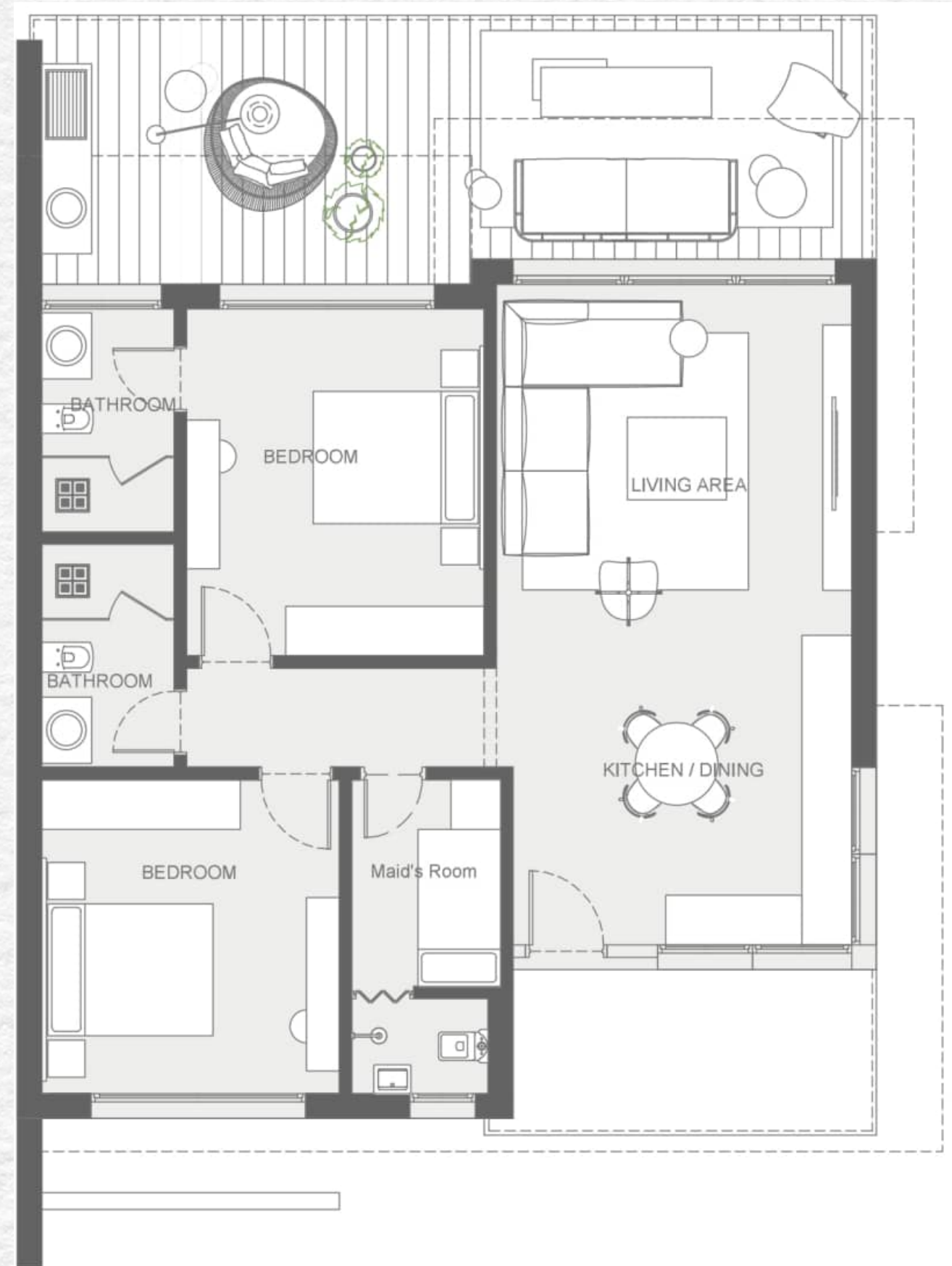
TOTAL AREA 146.6 SQM

INTERNAL AREA 100.0 SQM

TERRACES AREA 30.7 SQM

SHADED AREA 15.9 SQM

ROOM	DIMENSIONS
Kitchen / Dining	4.10 x 3.35
Living Area	4.65 x 4.30
Bedroom 1	4.20 x 3.60
Bathroom 1	2.70 x 1.60
Bedroom 2	3.80 x 3.60
Bathroom 2	2.70 x 1.60
Terrace	10.10 x 3.25/2.95
Nanny's Room (with Bathroom)	3.80 x 1.80



LAGUNA VILLAS INTERIOR & INTERIOR FINISHES



Decorative Tiles



Textured Paint



Ribbed Paint



Wall Decorative Cladding



Wood Veneer



Painted Wood



Terrazzo



Light Color Paint



Textured Paint



Bricks Cladding



Green Paint



Wood Effect Paint



Breeze Blocks



Painted Wood

LAGUNA VILLAS INTERIOR
& EXTERIOR FINISHES





LAGUNA LOFTS

LAGUNA LOFTS

Explore the beauty of this Laguna Loft; featuring 3 bedrooms, double-height ceilings, large façade windows and captivating outdoor areas, with a built-in kitchenette in the garden.

A sense of openness is created due to the double-height ceilings, inviting space and maximized daylight into your home.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors

High Ceilings

A/C

An outdoor kitchenette with a built-in BBQ

Garden Terrace





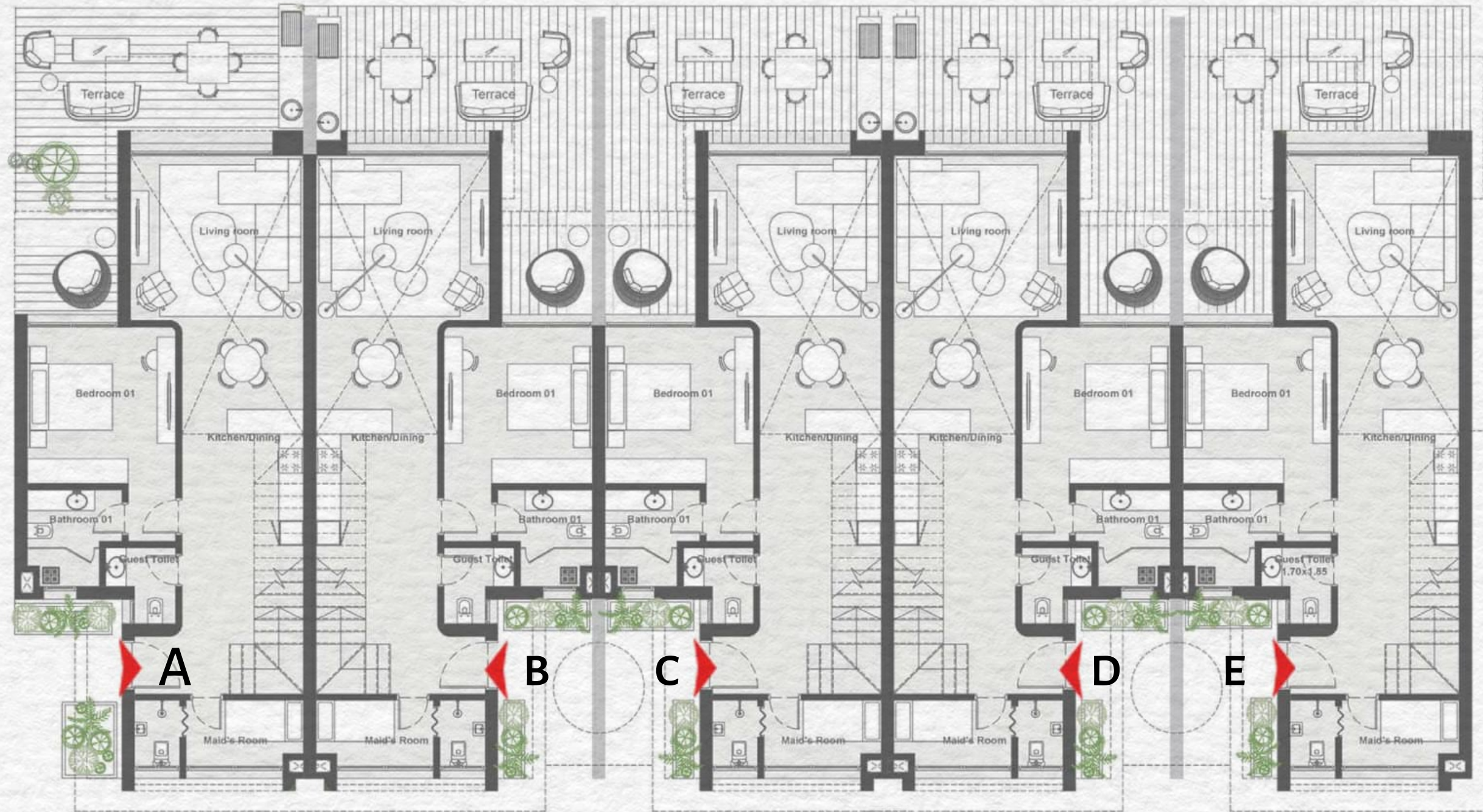








TYPE G LOFTS

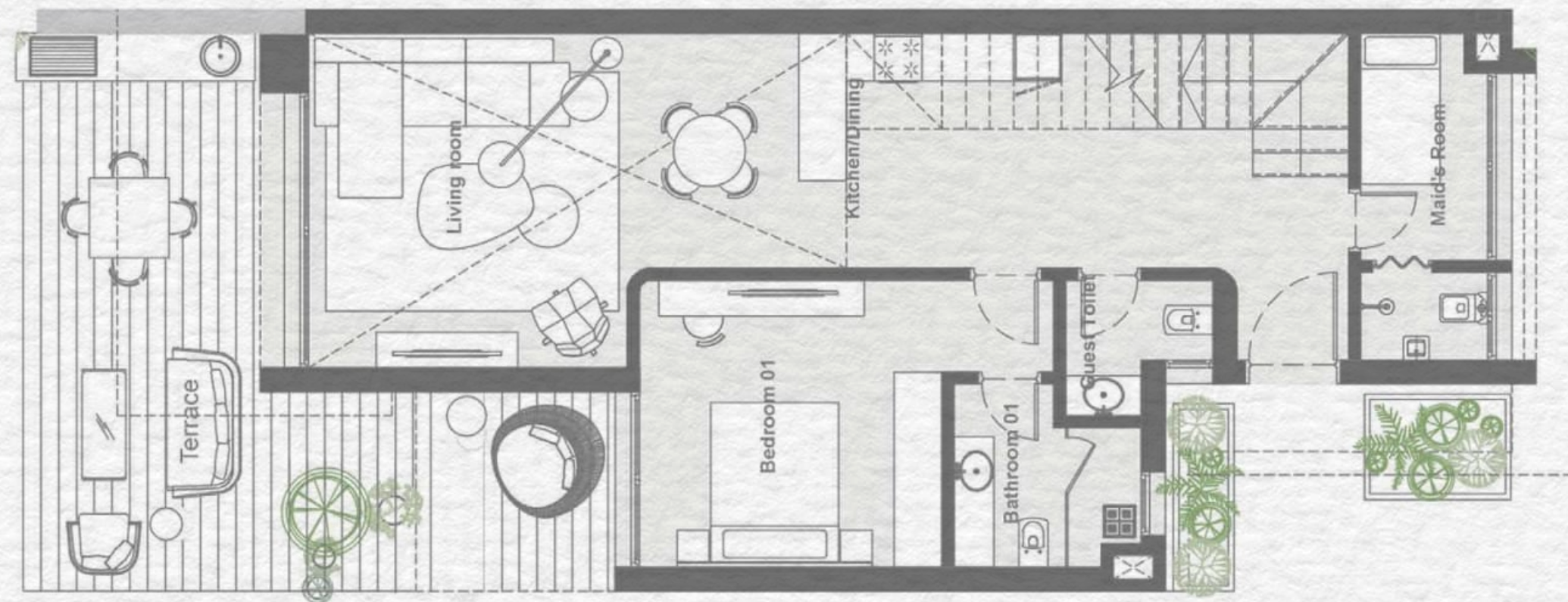


GROOVES LOFT, CORNER UNITS GROUND FLOOR

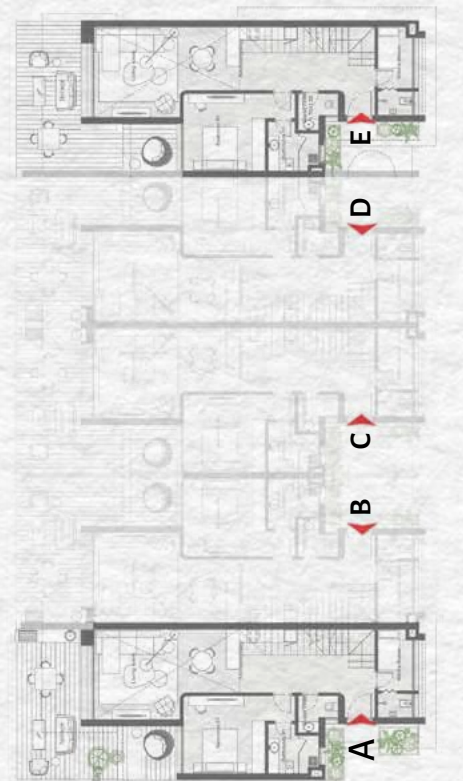
UNIT A & E

TOTAL AREA	196.7M ² - 214.9M ²
INTERNAL AREA	148.1M ² - 152.6M ²
TERRACES AREA	40.0M ² - 40.7M ²
SHADED AREA	8.6M ² - 21.6M ²

ROOM	DIMENSIONS
Entrance Lobby	1.40m x 1.15m
Living room	4.20m x 4.00m
Kitchen & Dining	5.45m x 2.95m
Guest Toilet	1.85m x 1.70m
Nanny's room	
Nanny's bedroom	2.85m x 1.60m
Nanny's bathroom	1.60m x 1.10m
Bedroom (1)	
Entrance	1.40m x 1.15m
Bedroom	3.80m x 3.60m
Bathroom	2.35m x 2.30m
Terrace	7.00m x 7.45m / 3.00m

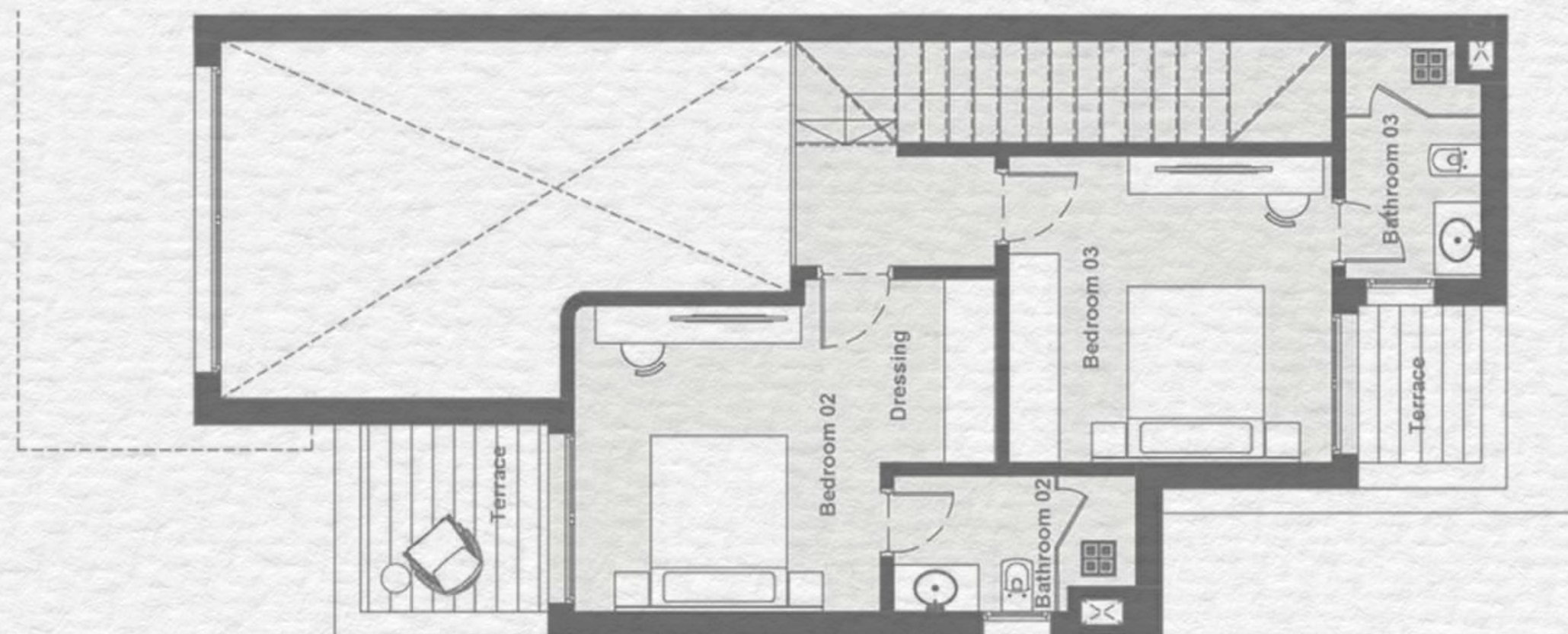


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60m x 3.60m
Dressing	2.15m x 1.35m
Bathroom	2.85m x 1.60m
Terrace	2.20m x 2.20m
Bedroom(3)	
Bedroom	3.80m x 3.60m
Bathroom	2.80m x 1.60m
Terrace	1.85m x 1.45m
Corridor	2.35m x 1.30m



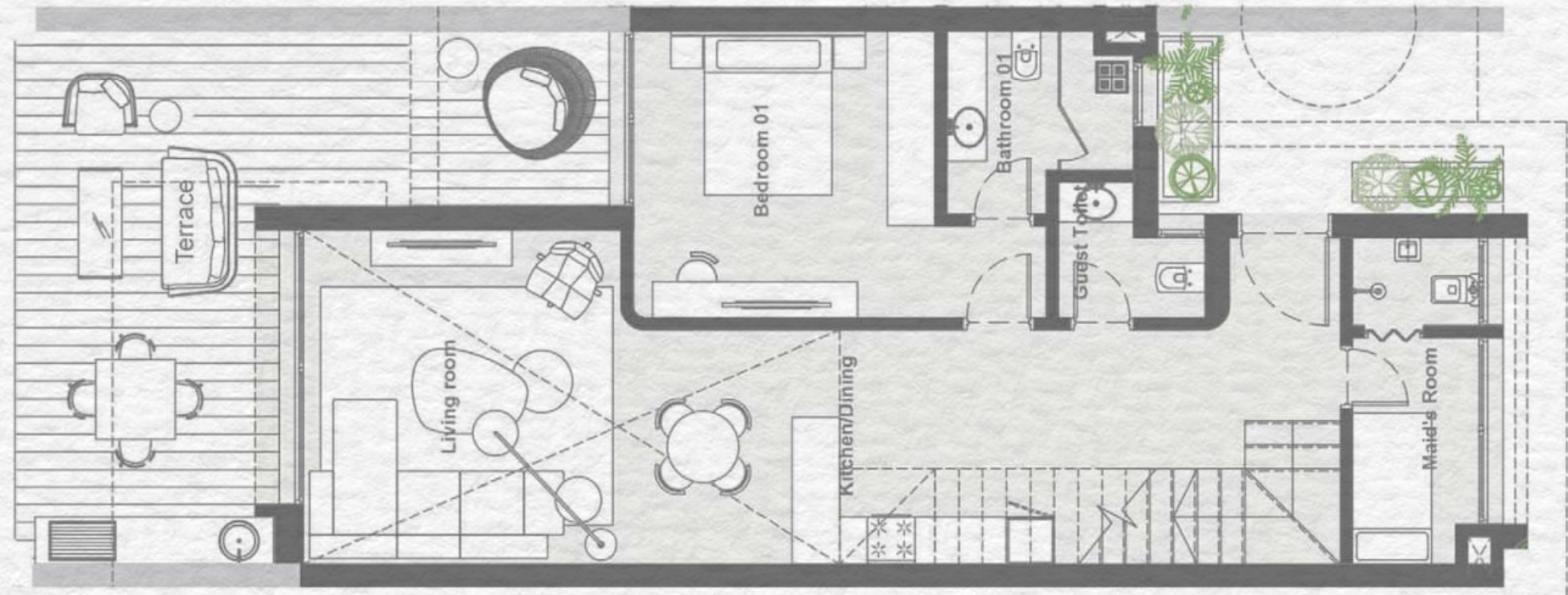
FIRST FLOOR

GROOVES LOFT, MIDDLE UNITS GROUND FLOOR

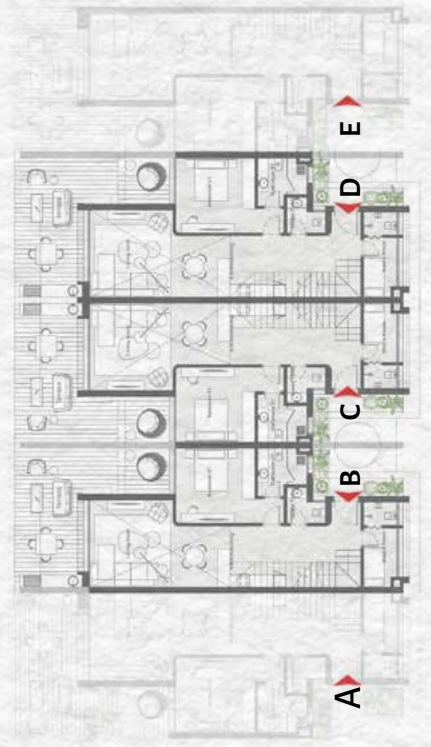
UNIT B, C & D

TOTAL AREA	202.8 M ² - 203.1 M ²
INTERNAL AREA	147.7M ² -148.1 M ²
TERRACES AREA	39.1 M ²
SHADED AREA	15.9 M ²

ROOM	DIMENSIONS
Entrance Lobby	1.40m x 1.15m
Living room	4.20m x 4.00m
Kitchen & Dining	5.45m x 2.95m
Guest Toilet	1.85m x 1.70m
Nanny's room	
Nanny's bedroom	2.85m x 1.60m
Nanny's bathroom	1.60m x 1.10m
Bedroom (1)	
Entrance	1.40m x 1.15m
Bedroom	3.80m x 3.60m
Bathroom	2.35m x 2.30m
Terrace	7.00m x 7.45m / 3.00m

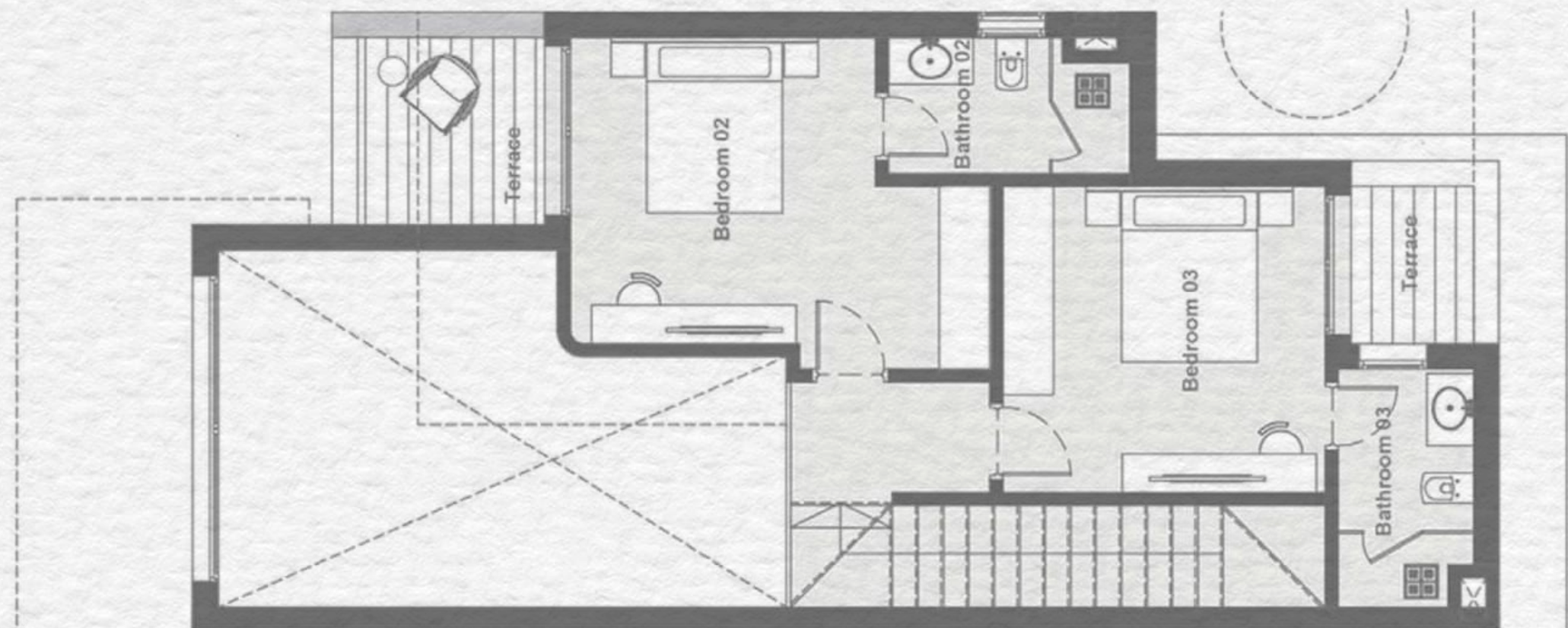


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60m x 3.60m
Dressing	2.15m x 1.35m
Bathroom	2.85m x 1.60m
Terrace	2.20m x 2.20m
Bedroom(3)	
Bedroom	3.80m x 3.60m
Bathroom	2.80m x 1.60m
Terrace	1.85m x 1.45m
Corridor	2.35m x 1.30m



FIRST FLOOR



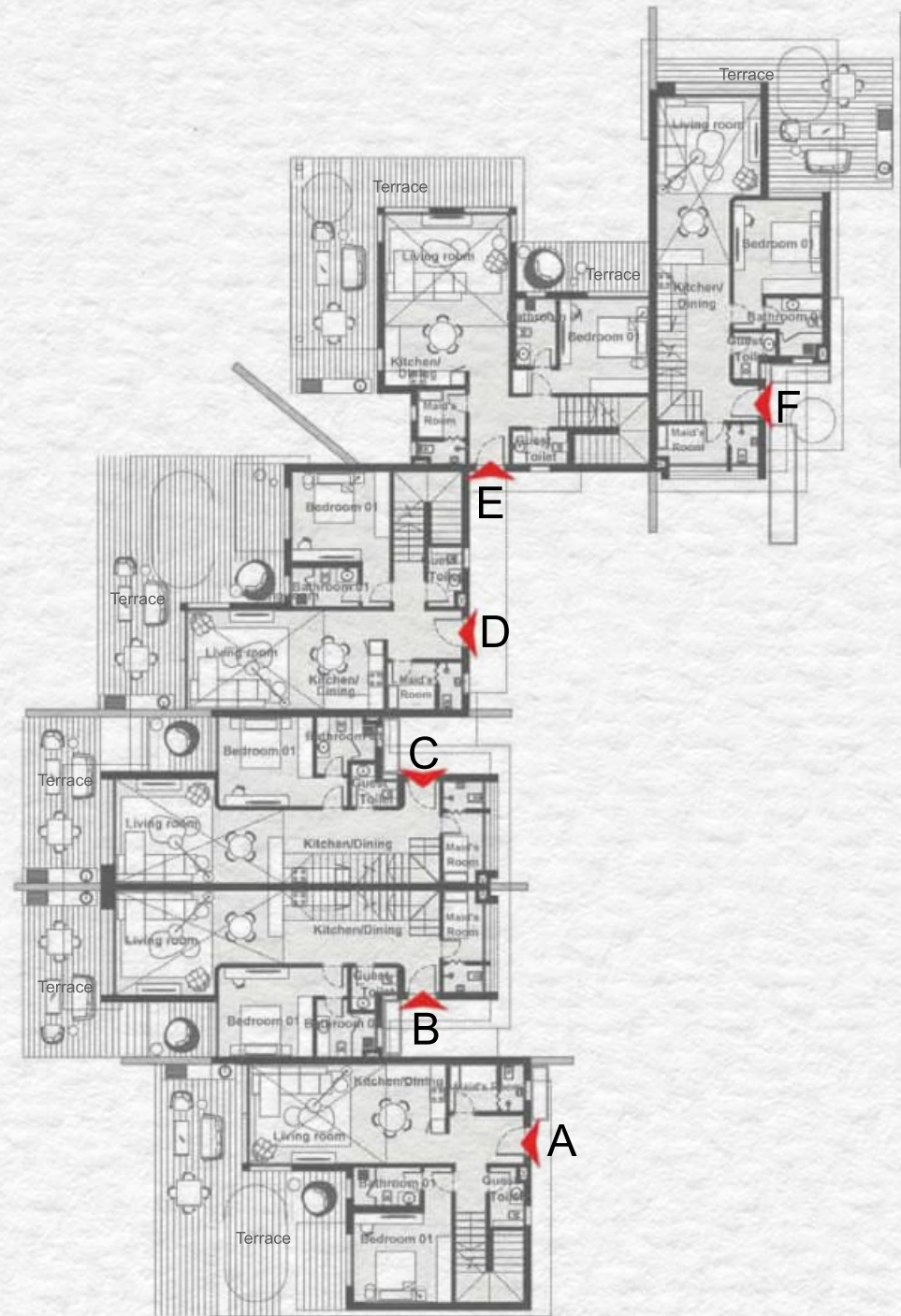








TYPE F LOFTS

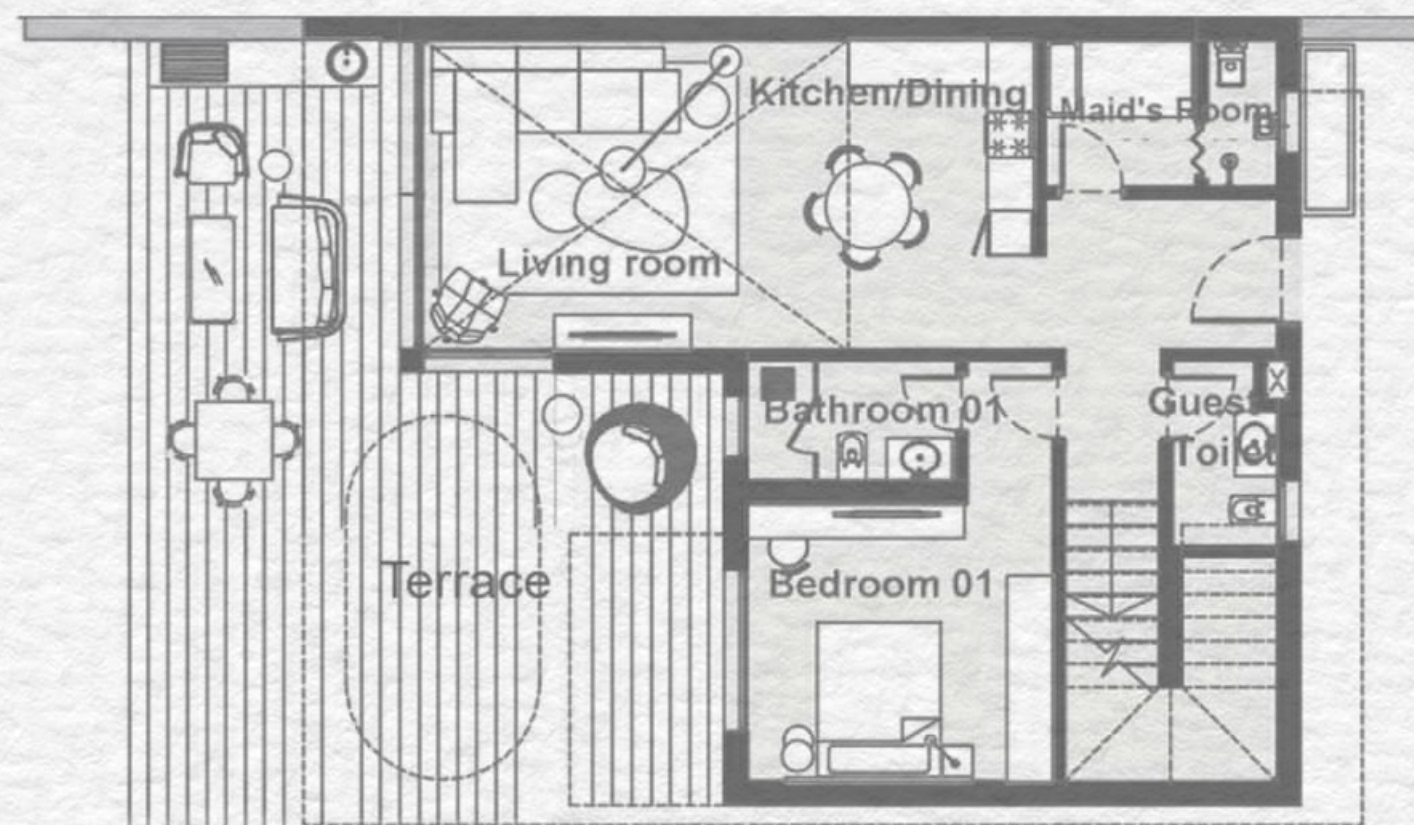


LAGUNA LOFT, CORNER UNIT GROUND FLOOR

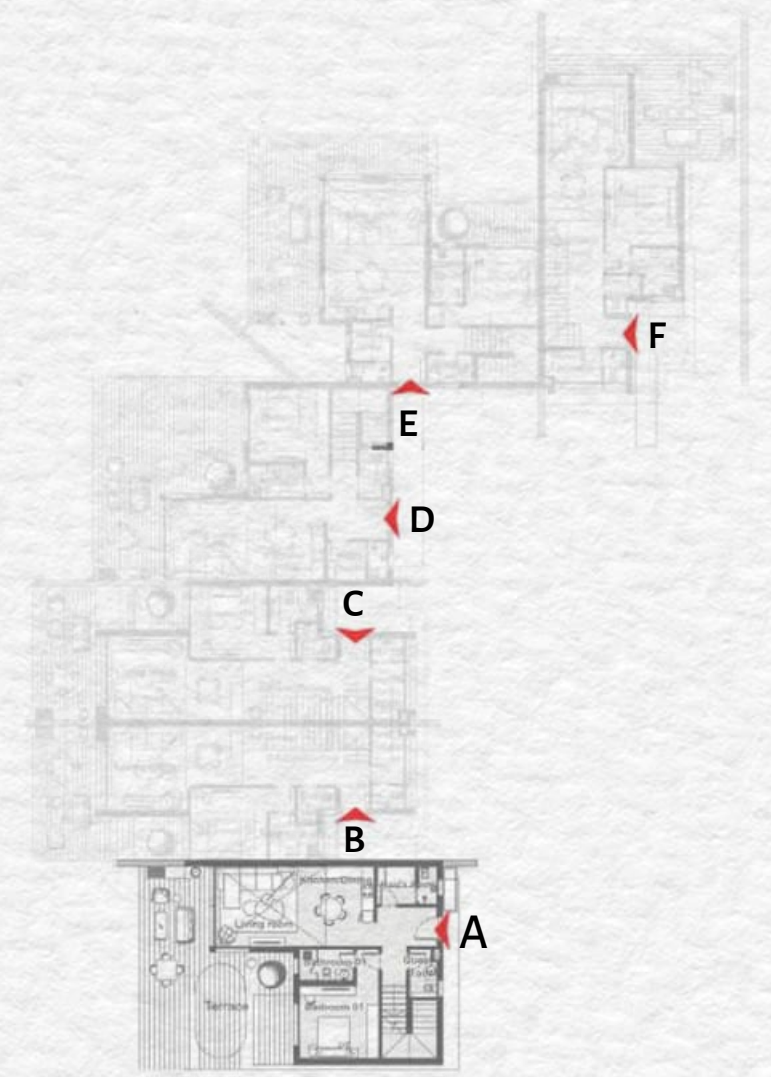
UNIT A

TOTAL AREA	221.3 M ²
INTERNAL AREA	155.2 M ²
TERRACES AREA	54.1 M ²
SHADED AREA	12 M ²

ROOM	DIMENSIONS
Entrance Lobby	1.95m x 1.50m
Living room	4.50m x 4.00m
Kitchen & Dining	3.40m x 2.80m
Guest Toilet	2.40m x 1.35m
Nanny's room	
Nanny's bedroom	1.95m x 1.90m
Nanny's bathroom	1.90m x 0.90m
Bedroom (1)	
Bedroom	3.95m x 3.60m
Entrance	1.85m x 1.10m
Bathroom	2.70m x 1.55m
Corridor	2.00m x 1.20m
Terrace	5.60m x 2.00m
Terrace	6.30m x 5.95m / 3.75m

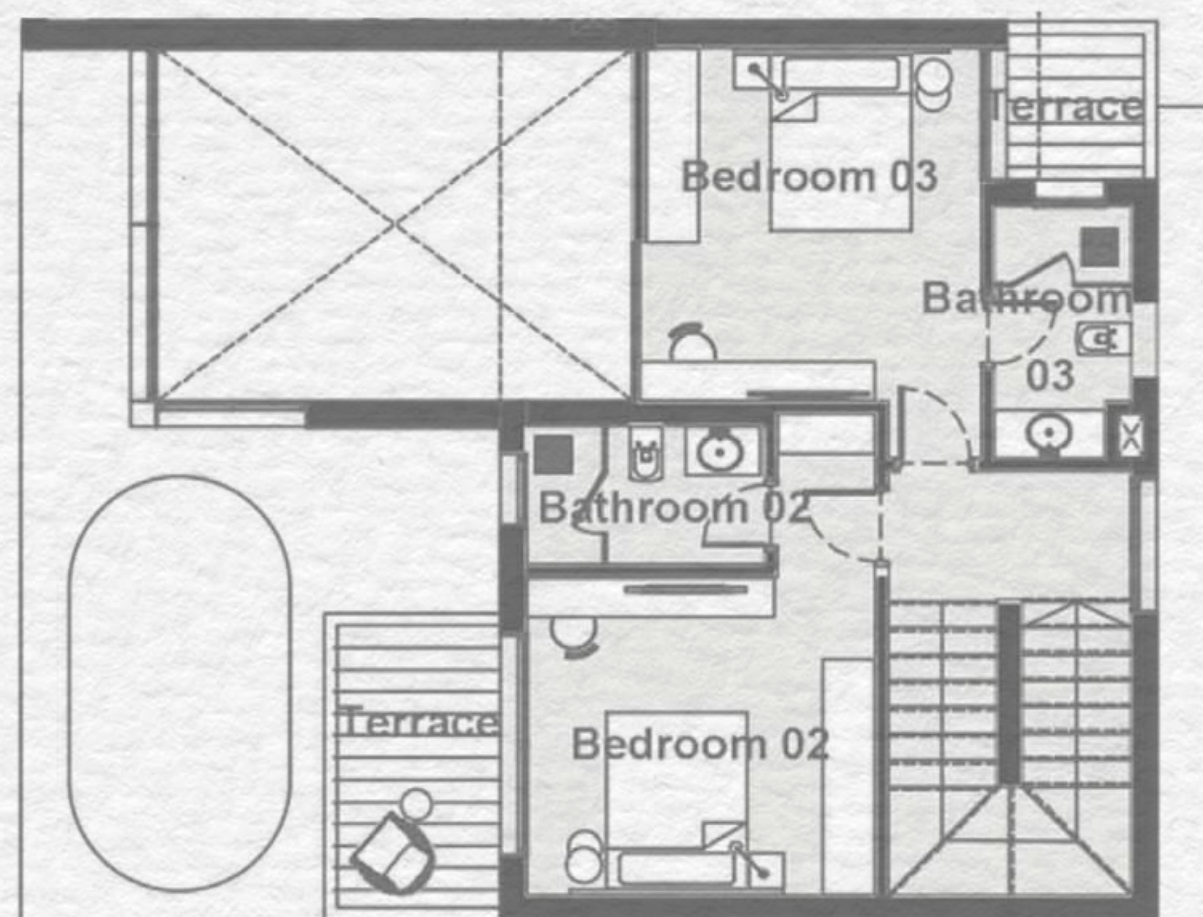


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.95m x 3.60m
Walk-in closet	1.85m x 1.10m
Bathroom	2.70m x 1.55m
Terrace	3.20m x 1.85m
Bedroom(3)	
Bedroom	4.00m x 3.80m
Entrance	1.05m x 0.65m
Bathroom	2.85m x 1.55m
Terrace	1.65m x 1.55m
Corridor	2.75m x 1.45m



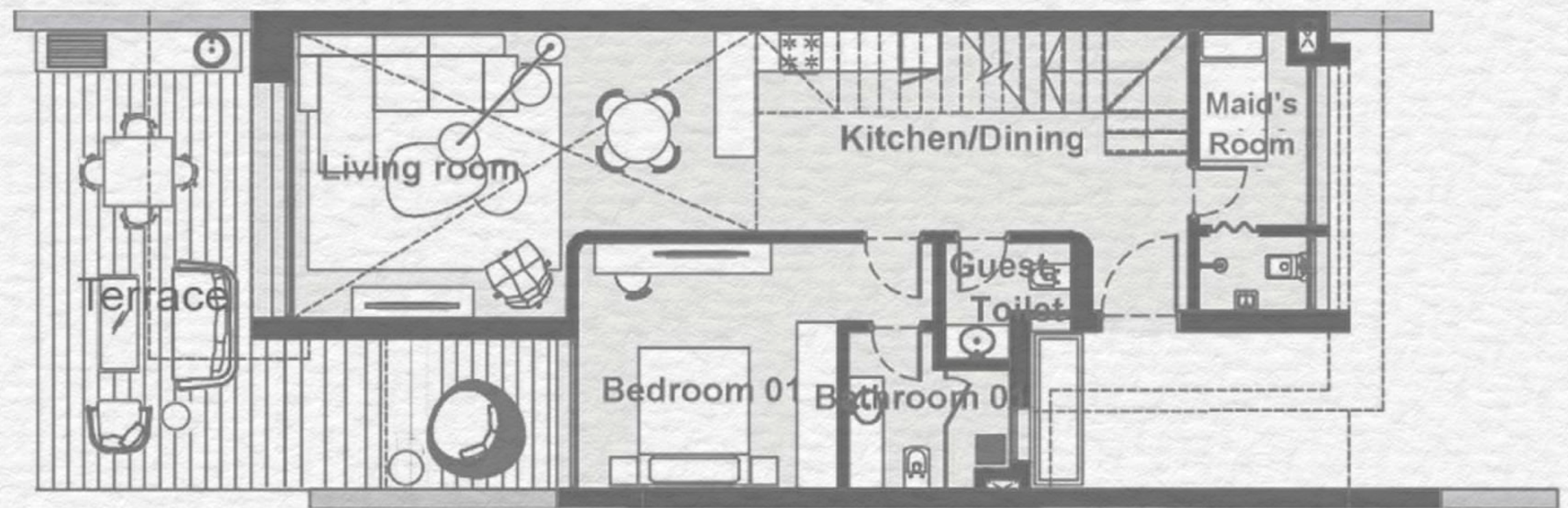
FIRST FLOOR

GROOVES LOFTS, MIDDLE UNIT GROUND FLOOR

UNIT B & C

TOTAL AREA	196.3 M ² - 200.1 M ²
INTERNAL AREA	146.3 M ²
TERRACES AREA	41.6 M ² - 42.4 M ²
SHADED AREA	8.3M ² - 11.4M ²

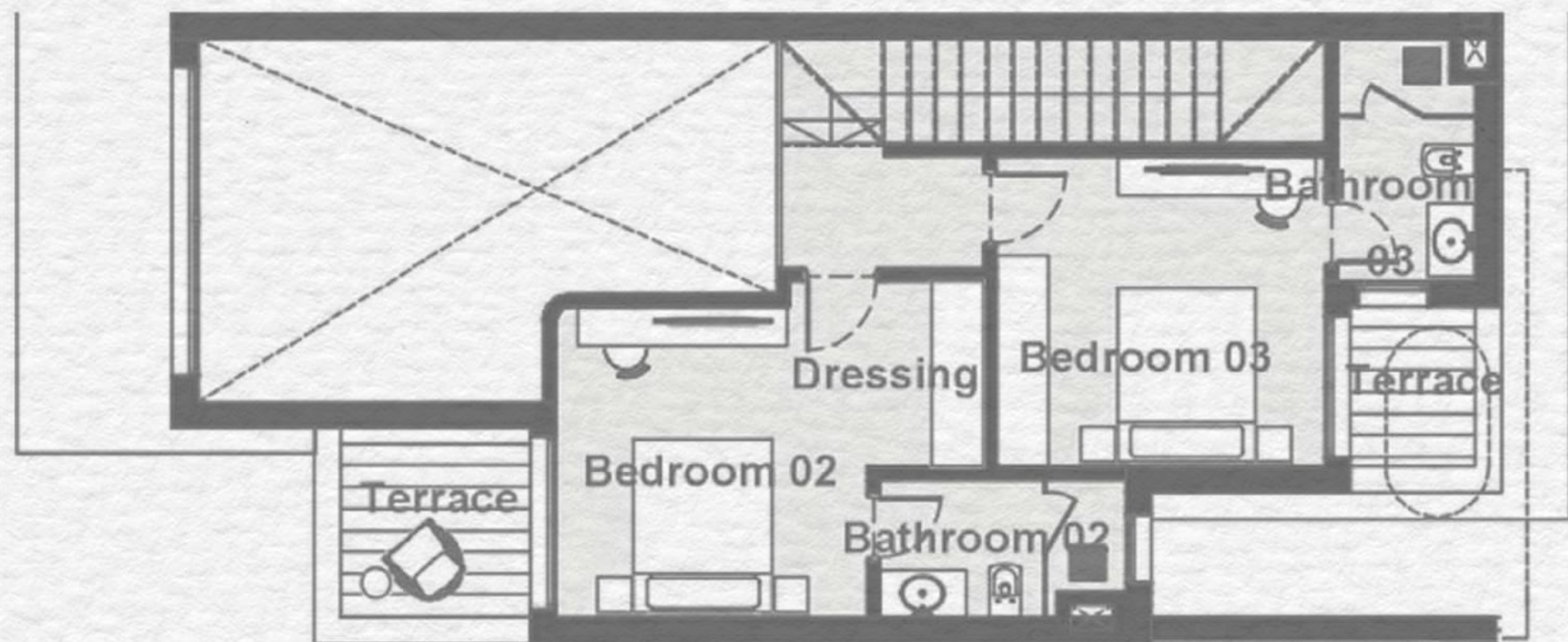
ROOM	DIMENSIONS
Entrance Lobby	1.40m x 1.15m
Living room	4.20m x 4.00m
Kitchen & Dining	5.45m x 2.95m
Guest Toilet	1.85m x 1.70m
Nanny's room	
Nanny's bedroom	2.85m x 1.60m
Nanny's bathroom	1.60m x 1.10m
Bedroom (1)	
Entrance	1.40m x 1.15m
Bedroom	3.80m x 3.60m
Bathroom	2.35m x 2.30m
Terrace	6.70m x 7.75m / 3.30m



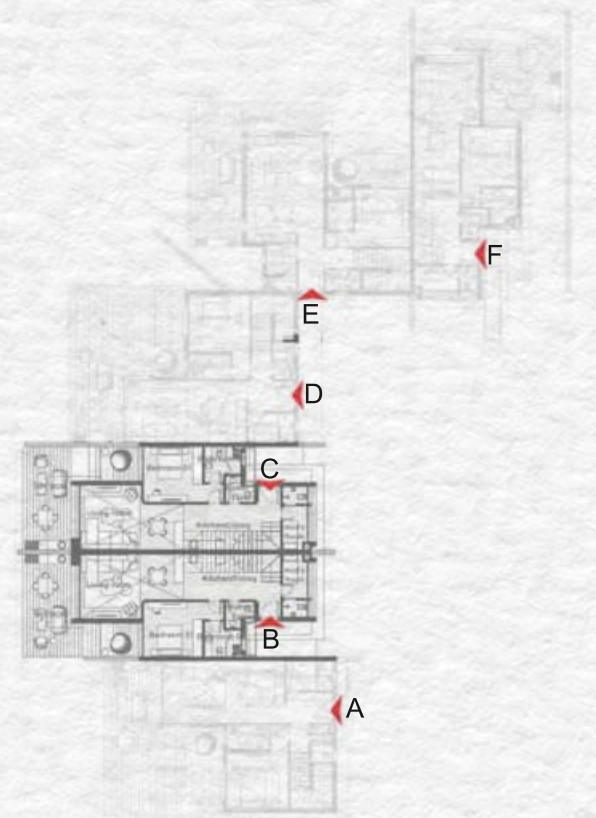
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60m x 3.60m
Dressing	2.15m x 1.35m
Bathroom	2.85m x 1.60m
Terrace	2.20m x 2.20m
Bedroom (3)	
Bedroom	3.80m x 3.60m
Bathroom	2.80m x 1.60m
Terrace	1.85m x 1.45m
Corridor	2.35m x 1.30m



FIRST FLOOR

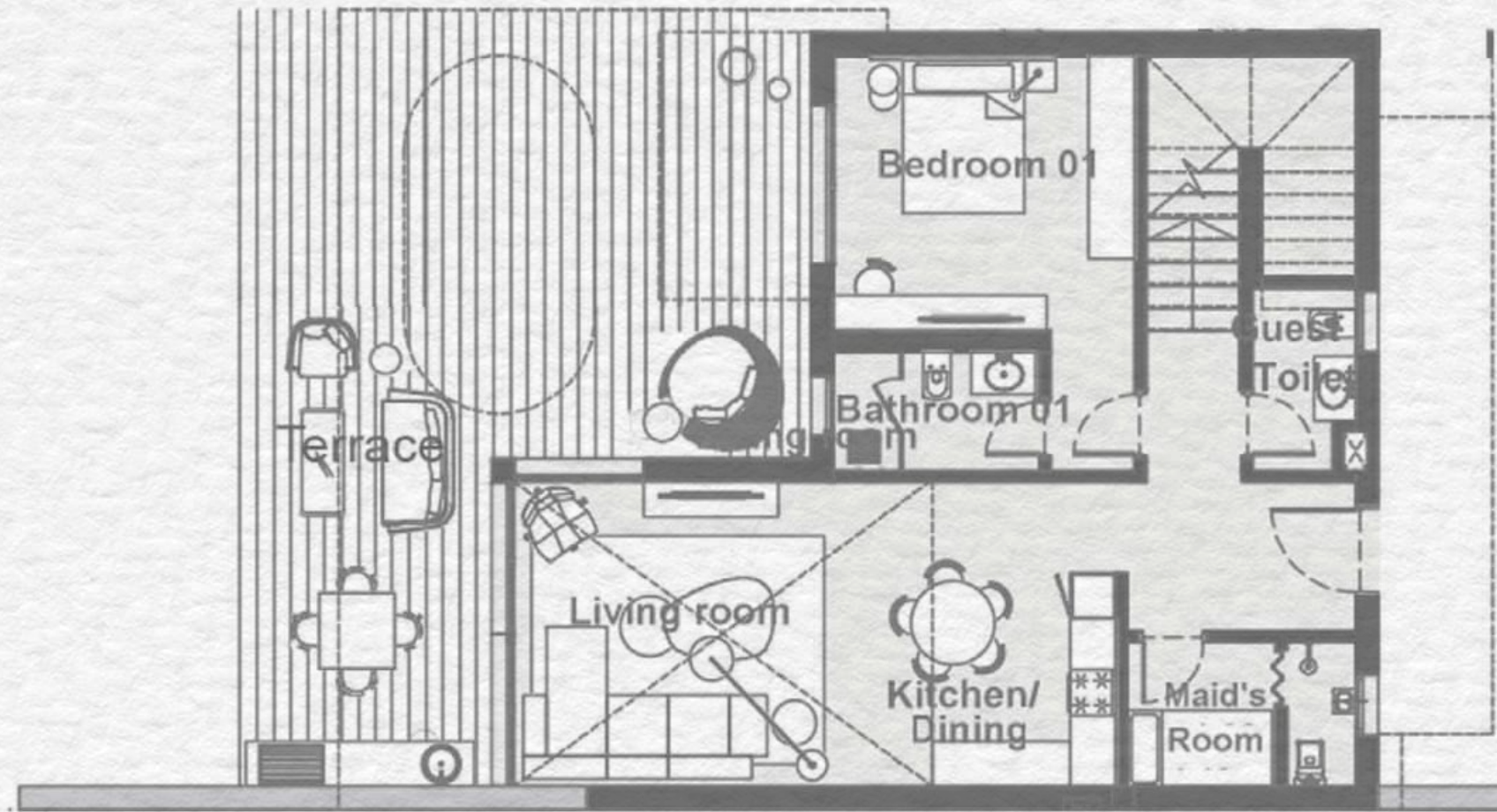


LAGUNA LOFT, MIDDLE UNIT GROUND FLOOR

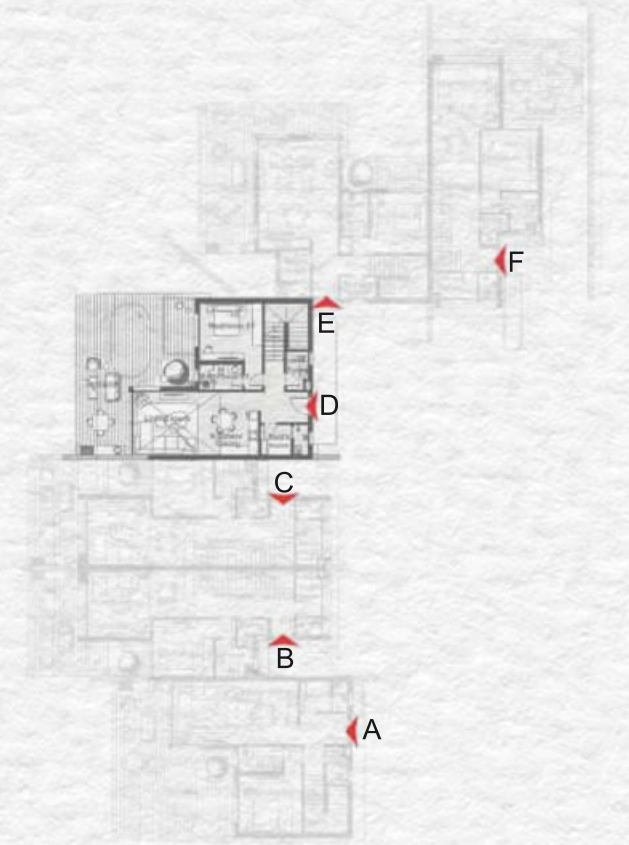
UNIT D

TOTAL AREA	224.8 M ²
GROSS AREA	155.7 M ²
TERRACES AREA	44.8 M ²
SHADED AREA	24.3M ²

ROOM	DIMENSIONS
Entrance Lobby	1.95m x 1.50m
Living room	4.50m x 4.00m
Kitchen & Dining	3.40m x 2.80m
Guest Toilet	2.40m x 1.35m
Nanny's room	
Nanny's bedroom	1.95m x 1.90m
Nanny's bathroom	1.90m x 0.90m
Bedroom (1)	
Bedroom	3.95m x 3.60m
Entrance	1.85m x 1.10m
Bathroom	2.70m x 1.55m
Corridor	2.00m x 1.20m
Terrace	9.90m x 7.70m/3.50m

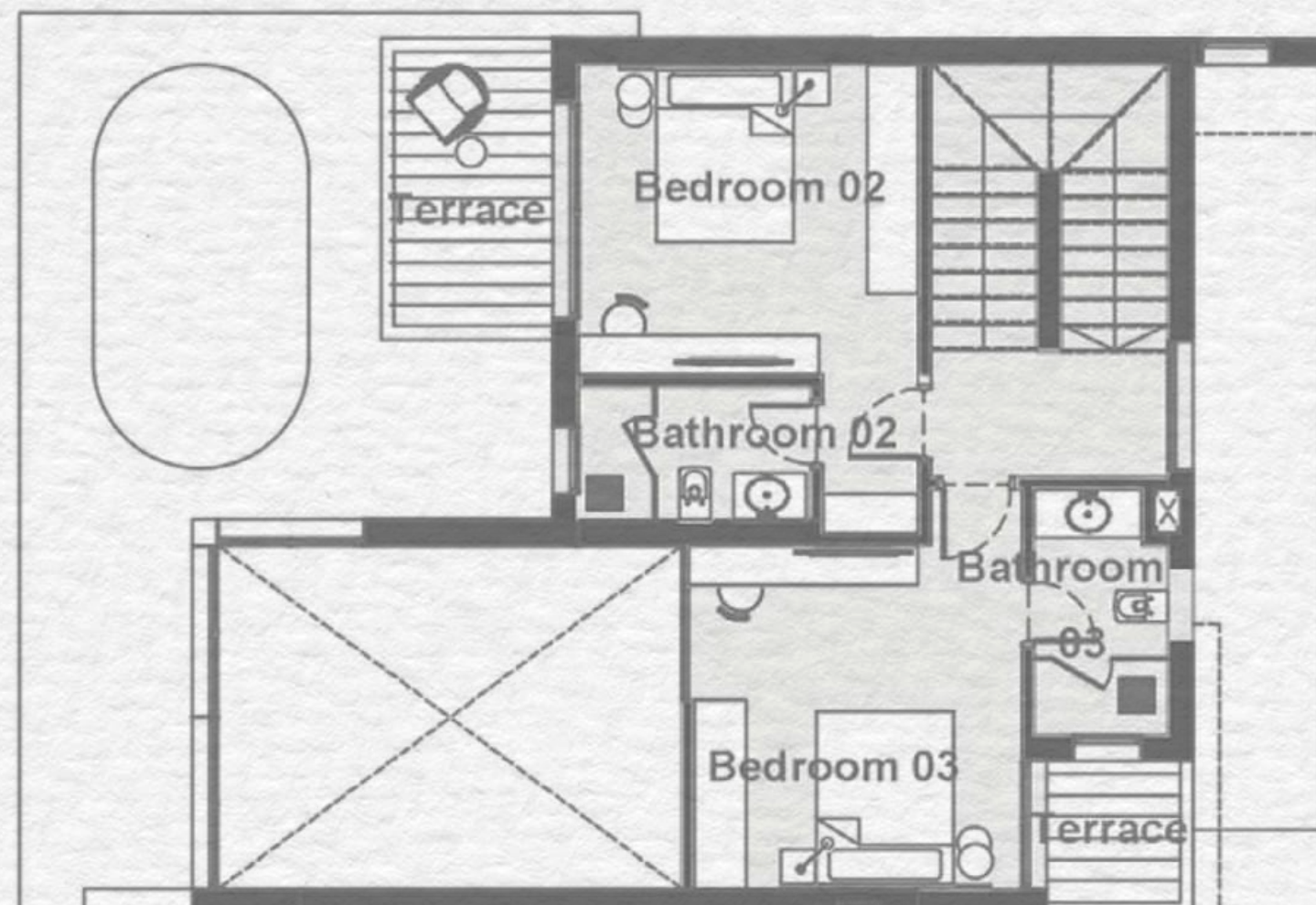


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.95m x 3.60m
Walk-in closet	1.85m x 1.10m
Bathroom	2.70m x 1.55m
Terrace	3.20m x 1.85m
Bedroom (3)	
Bedroom	4.00m x 3.80m
Entrance	1.05m x 0.65m
Bathroom	2.85m x 1.55m
Terrace	1.65m x 1.55m
Corridor	2.75m x 1.45m



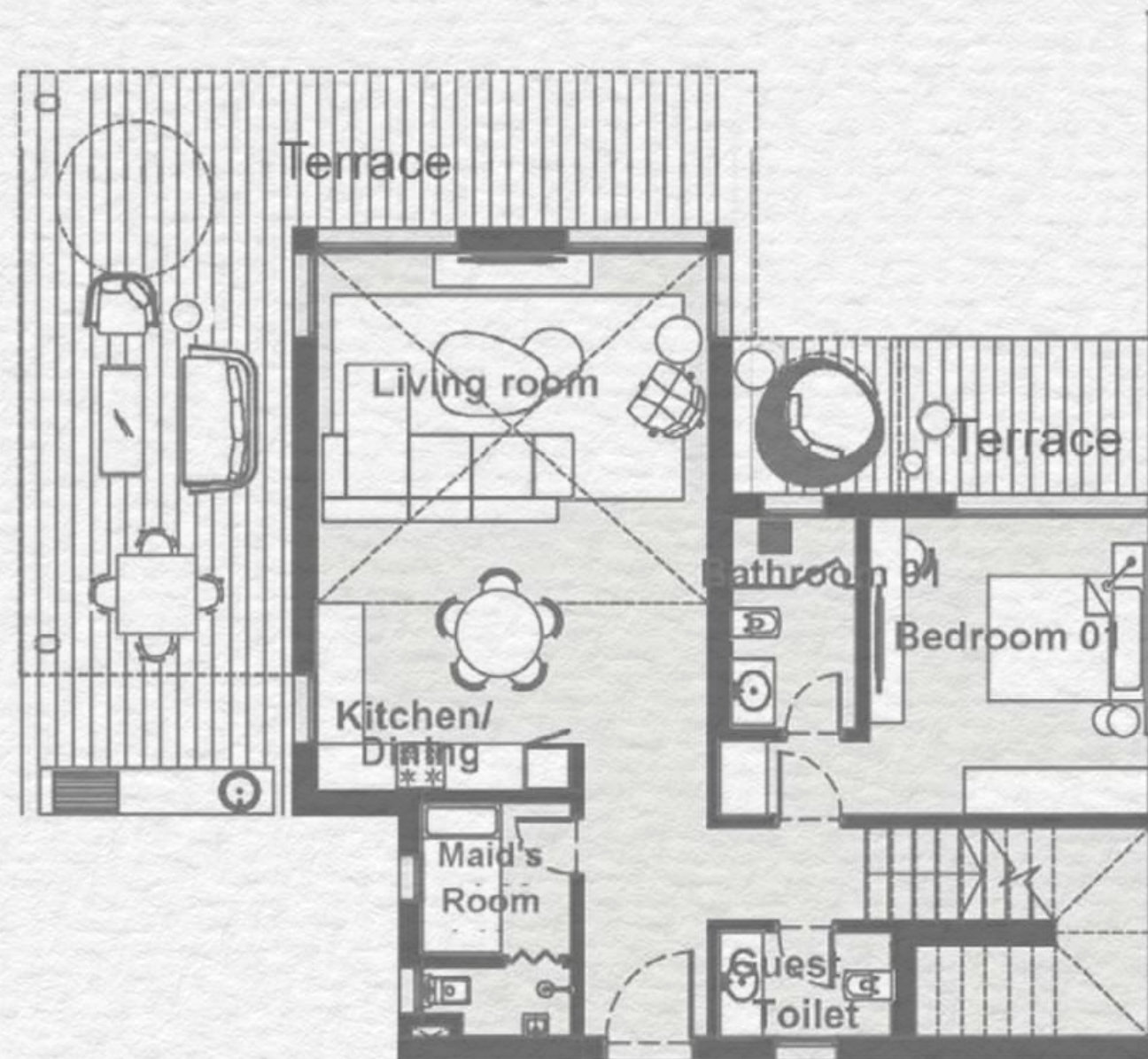
FIRST FLOOR

SUNRAY LOFT GROUND FLOOR

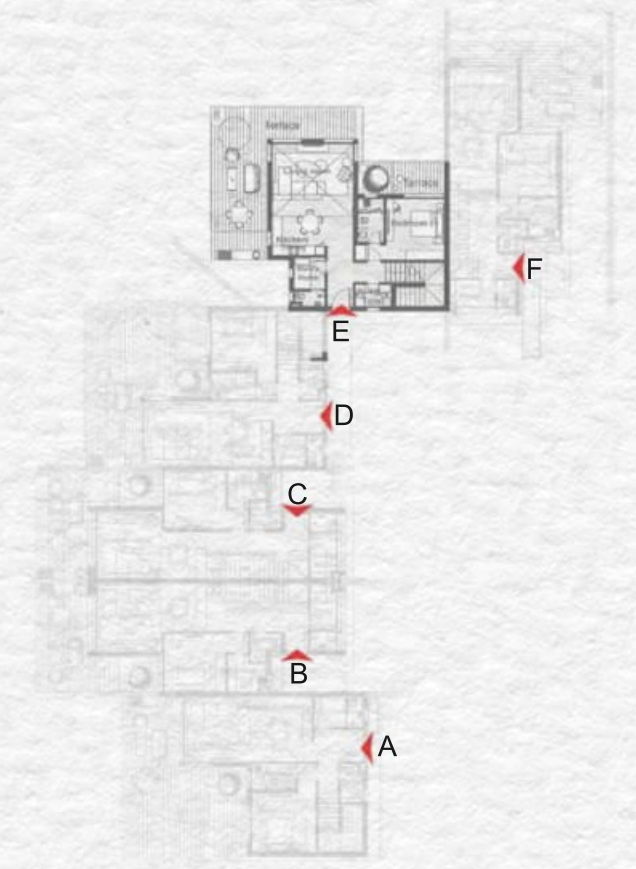
UNIT E

TOTAL AREA	229.4 M ²
INTERNAL AREA	155.7 M ²
TERRACES AREA	56.3 M ²
SHADED AREA	17.4M ²

ROOM	DIMENSIONS
Entrance Lobby	1.60m x 1.50m
Living room	5.00m x 3.90m
Kitchen & Dining	3.25m x 3.00m
Guest Toilet	2.20m x 1.35m
Nanny's room	
Nanny's bedroom	1.95m x 1.90m
Nanny's bathroom	1.90m x 0.90m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Walk-in closet	1.90m x 0.95m
Bathroom	2.70m x 1.60m
Corridor	2.00m x 1.20m
Terrace	5.35m x 2.00m
Terrace	8.50m x 3.55m / 9.40m

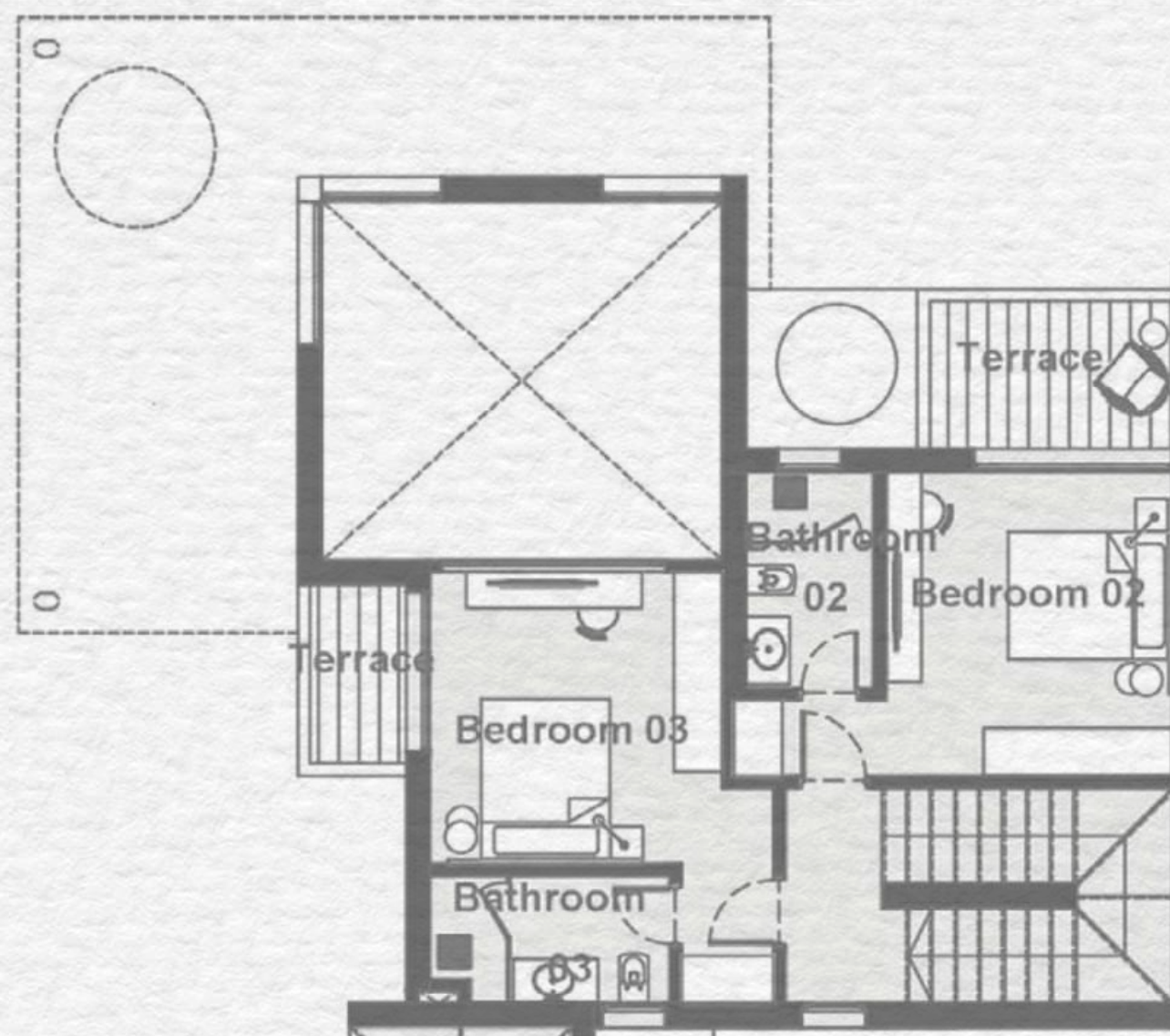


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.80m x 3.60m
Walk-in closet	1.90m x 0.95m
Bathroom	2.70m x 1.60m
Terrace	3.05m x 1.85m
Bedroom (3)	
Bedroom	3.65m x 3.65m
Walk-in closet	1.75m x 1.15m
Bathroom	3.00m x 1.60m
Terrace	2.25m x 1.20m
Corridor	2.70m x 1.20m



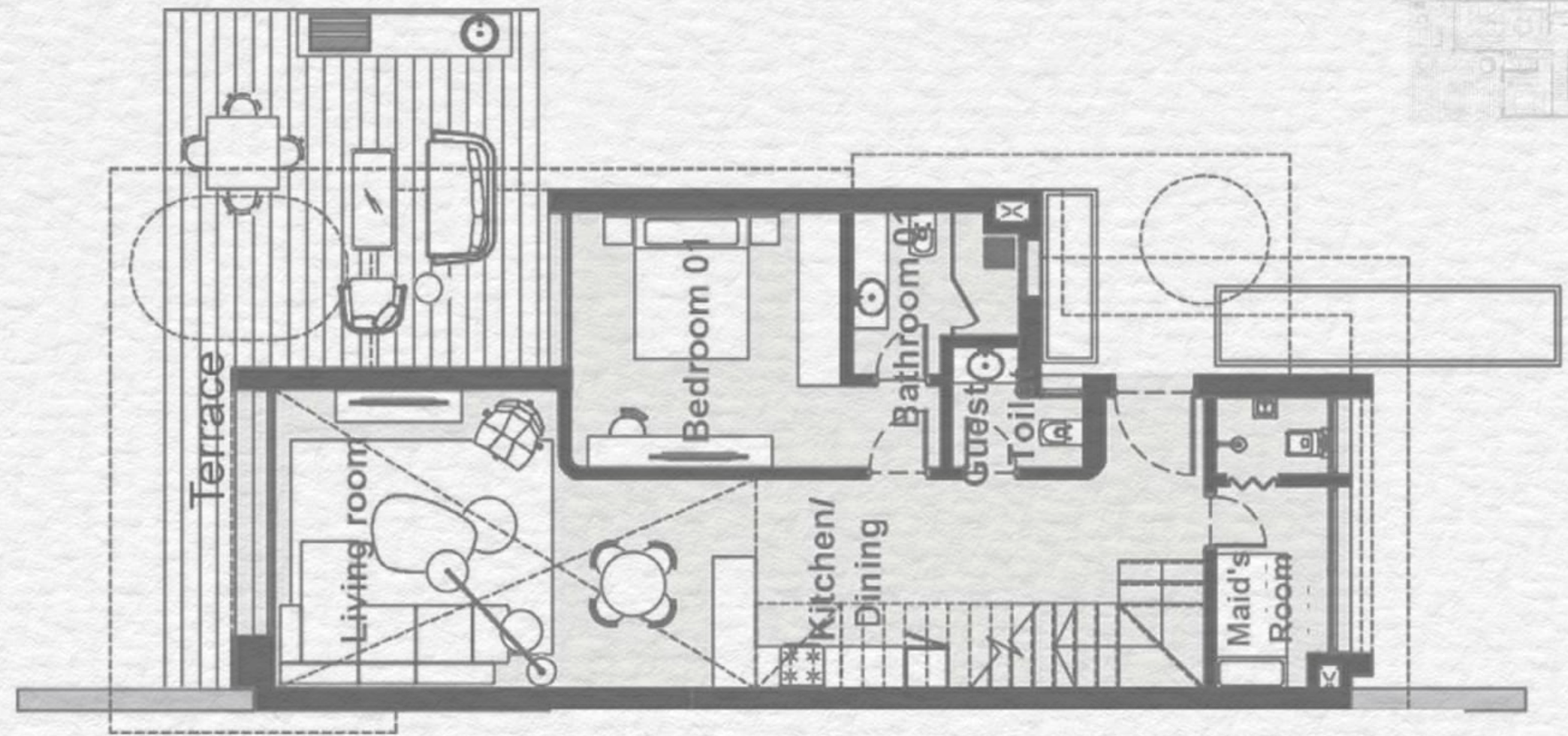
FIRST FLOOR

GROOVES LOFT, CORNER UNIT GROUND FLOOR

UNIT F

TOTAL AREA	202.4 M ²
INTERNAL AREA	150.9 M ²
TERRACES AREA	29.8 M ²
SHADED AREA	21.7 M ²

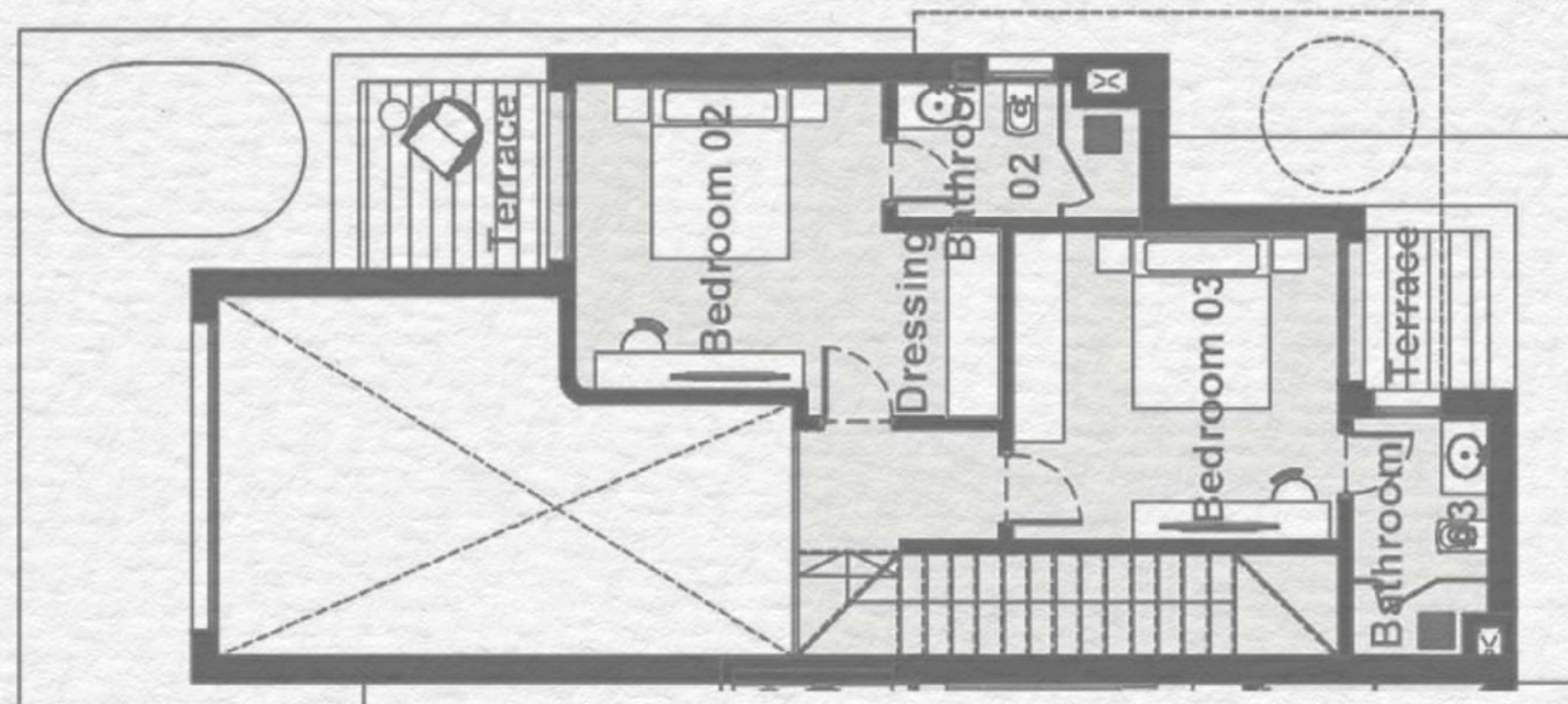
ROOM	DIMENSIONS
Entrance Lobby	1.40m x 1.15m
Living room	4.20m x 4.00m
Kitchen & Dining	5.45m x 2.95m
Guest Toilet	1.85m x 1.70m
Nanny's room	
Nanny's bedroom	2.85m x 1.60m
Nanny's bathroom	1.60m x 1.10m
Bedroom (1)	
Entrance	1.40m x 1.15m
Bedroom	3.80m x 3.60m
Bathroom	2.35m x 2.30m
Terrace	7.30m x 5.45m / 1.00m



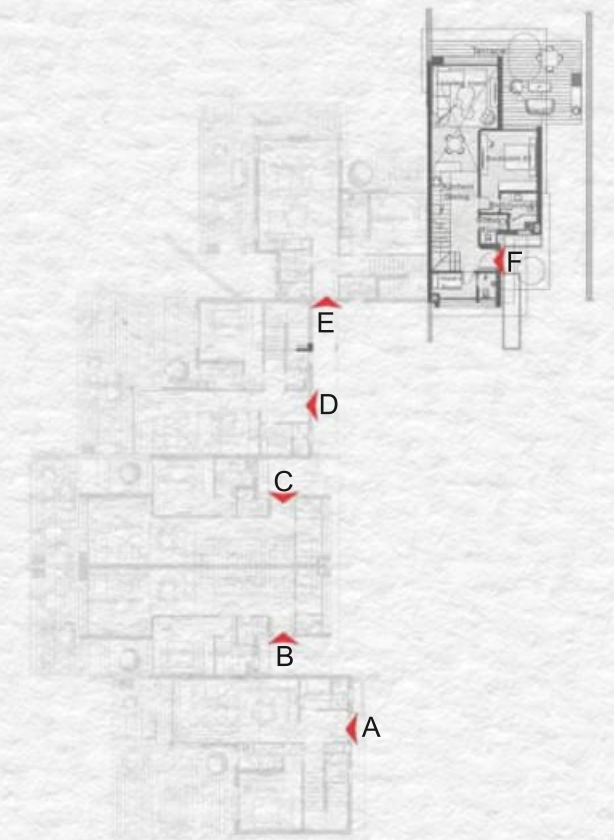
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.80m x 3.60m
Walk-in closet	1.90m x 0.95m
Bathroom	2.70m x 1.60m
Terrace	3.05m x 1.85m
Bedroom (3)	
Bedroom	3.65m x 3.65m
Walk-in closet	1.75m x 1.15m
Bathroom	3.00m x 1.60m
Terrace	2.25m x 1.20m
Corridor	2.70m x 1.20m



FIRST FLOOR



LOFTS EXTERIOR & INTERIOR FINISHES



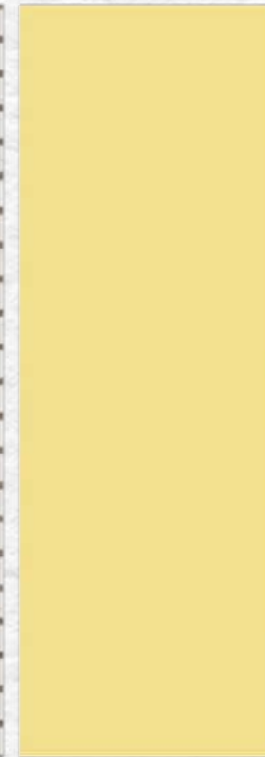
Light Grey Paint



Grey Textured Paint



Bricks Cladding



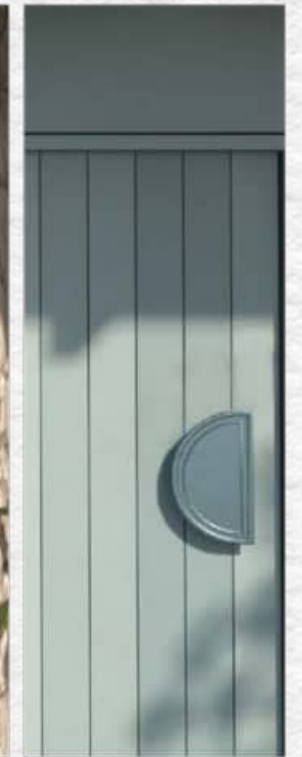
Yellow Paint



Wood Effect Paint



Stone Cladding



Painted Wood



Decorative Tiles



Textured Paint



Ribbed Paint



Wall Decorative Cladding



Wood Veneer



Painted Wood



Terrazzo

LOFTS EXTERIOR
& INTERIOR FINISHES





LAGUNA RESIDENCES

LAGUNA RESIDENCES

Modern comfort and simple luxury is artistically expressed through design and architecture, offering you 2 and 3 Bedroom Residences.

Ground floor & penthouse residences enjoy maximized outdoor spaces with a garden terrace or a lagoon view roof terrace.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors
Elevators in the building
A/C
Garden or roof kitchenette with a built-in BBQ





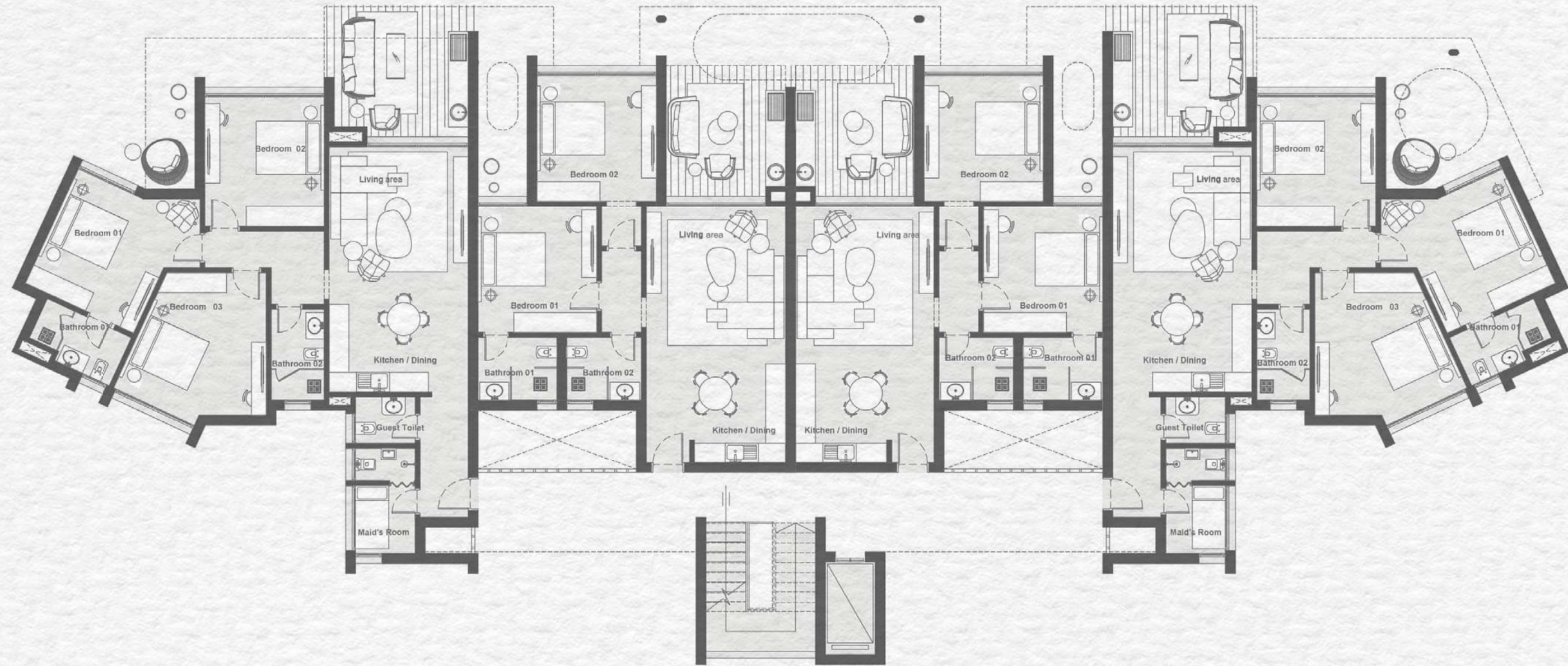








KC BUILDING - LAGUNA RESIDENCES - GROUND FLOOR



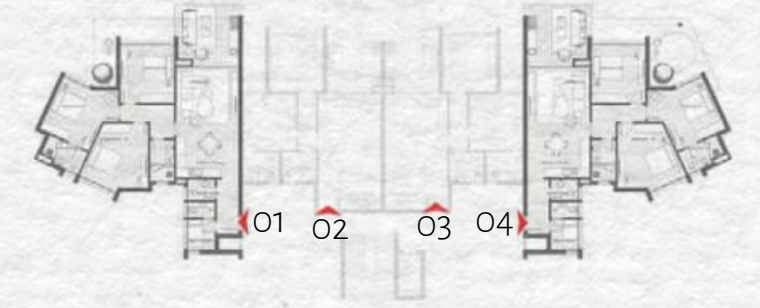
3 BR LAGUNA RESIDENCES GROUND FLOOR

UNIT 01 & 04

TOTAL AREA	185.1 M ²
GROSS AREA	167.4 M ²
TERRACES AREA	17.6 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.65m x 1.45m
Living area	4.60m x 4.20m
Kitchen & Dining	3.10m x 2.80m
Guest Toilet	1.80m x 1.40m
Nanny's Room	
Nanny's bedroom	2.05m x 1.80m
Nanny's bathroom	1.80m x 1.00m
Bedroom (1)	
Entrance	2.10m x 1.10m
Bedroom	3.80m x 3.60m
Bathroom (1)	2.80m x 1.60m
Bedroom (2)	3.90m x 3.60m

Bedroom (3)	4.30m x 3.60m
Bathroom (2)	2.75m x 1.60m
Corridor	3.60m x 2.20m/1.10m
Terrace	4.35m x 4.00m

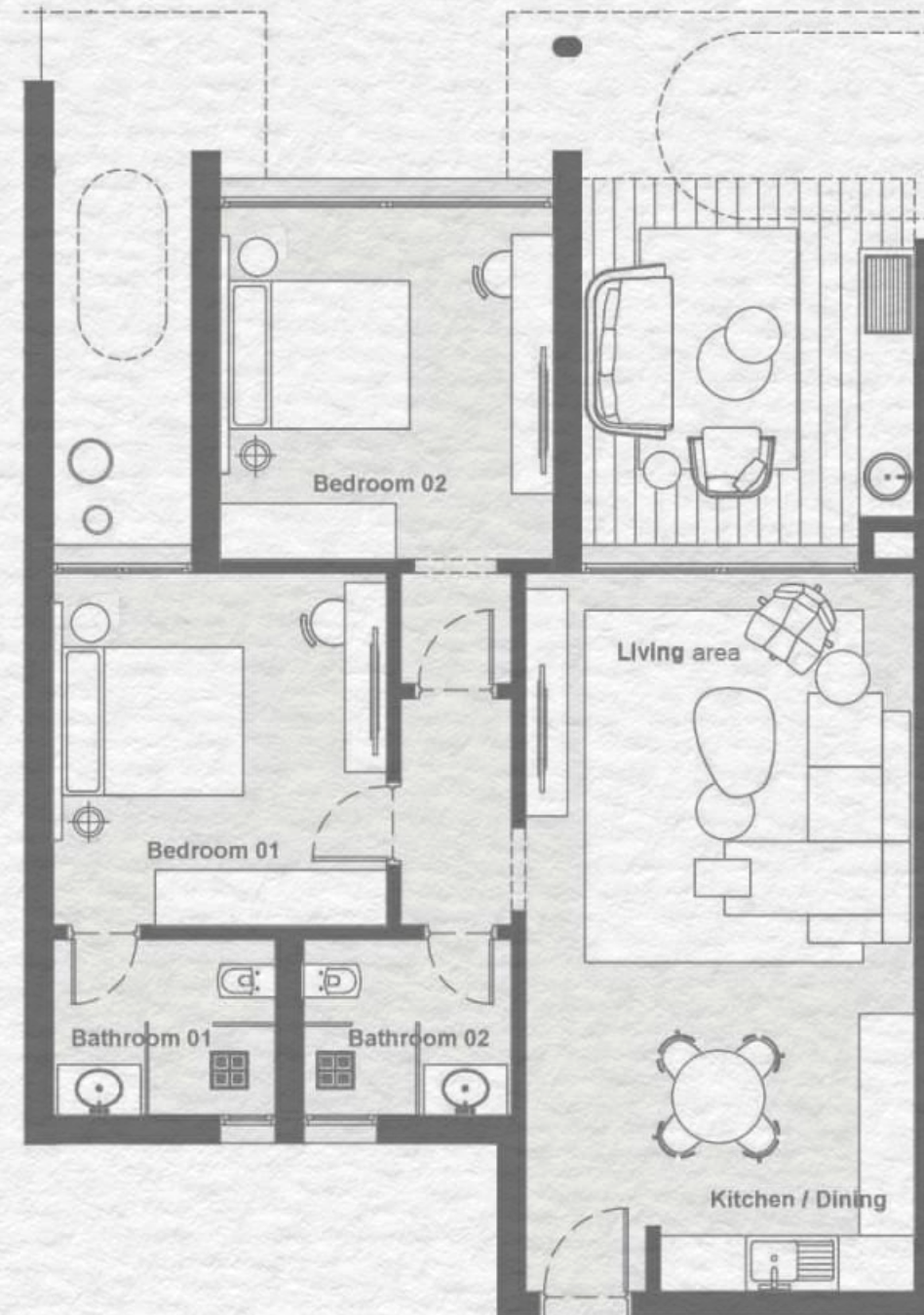


2 BR LAGUNA RESIDENCES GROUND FLOOR

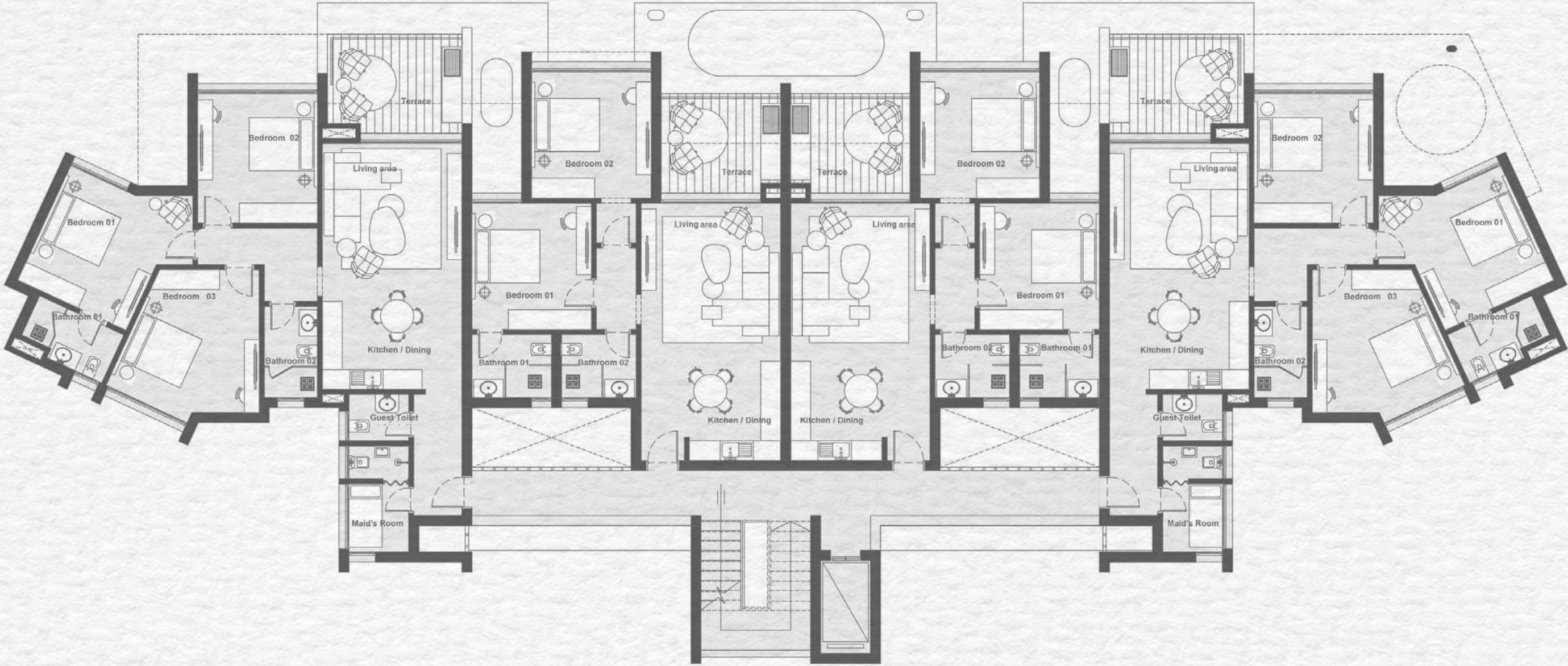
UNIT 02 & 03

TOTAL AREA	131.2 M ²
GROSS AREA	116.3 M ²
TERRACES AREA	14.9 M ²

ROOM	DIMENSIONS
Entrance Lobby	1.30m x 0.70m
Living area	4.75m x 4.20m
Kitchen & Dining	3.00m x 2.75m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Bathroom (1)	2.40m x 1.90m
Bedroom (2)	1.20m x 1.20m
Entrance	
Bedroom	3.80m x 3.60m
Bathroom (2)	2.25m x 1.90m
Corridor	2.45m x 1.20m
Terrace	3.95m x 3.60m



KC BUILDING - LAGUNA RESIDENCES - FIRST FLOOR



3 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 11 & 14

TOTAL AREA	180.5 M ²
GROSS AREA	168.1 M ²
TERRACES AREA	12.4 M ²

ROOM	DIMENSIONS		
Entrance Lobby	3.65m x 1.45m		
Living area	4.60m x 4.20m		
Kitchen & Dining	3.10m x 2.80m		
Guest Toilet	1.80m x 1.40m		
Nanny's room			
Nanny's bedroom	2.05m x 1.80m		
Nanny's bathroom	1.80m x 1.00m		
Bedroom (1)			
Entrance	2.10m x 1.10m	Bedroom (3)	4.30m x 3.60m
Bedroom	3.80m x 3.60m	Bathroom (2)	2.75m x 1.60m
Bathroom (1)	2.80m x 1.60m	Corridor	3.60m x 2.20m/1.10m
Bedroom (2)	3.90m x 3.60m	Terrace	4.05m x 2.55m



2 BR LAGUNA RESIDENCES FIRST FLOOR

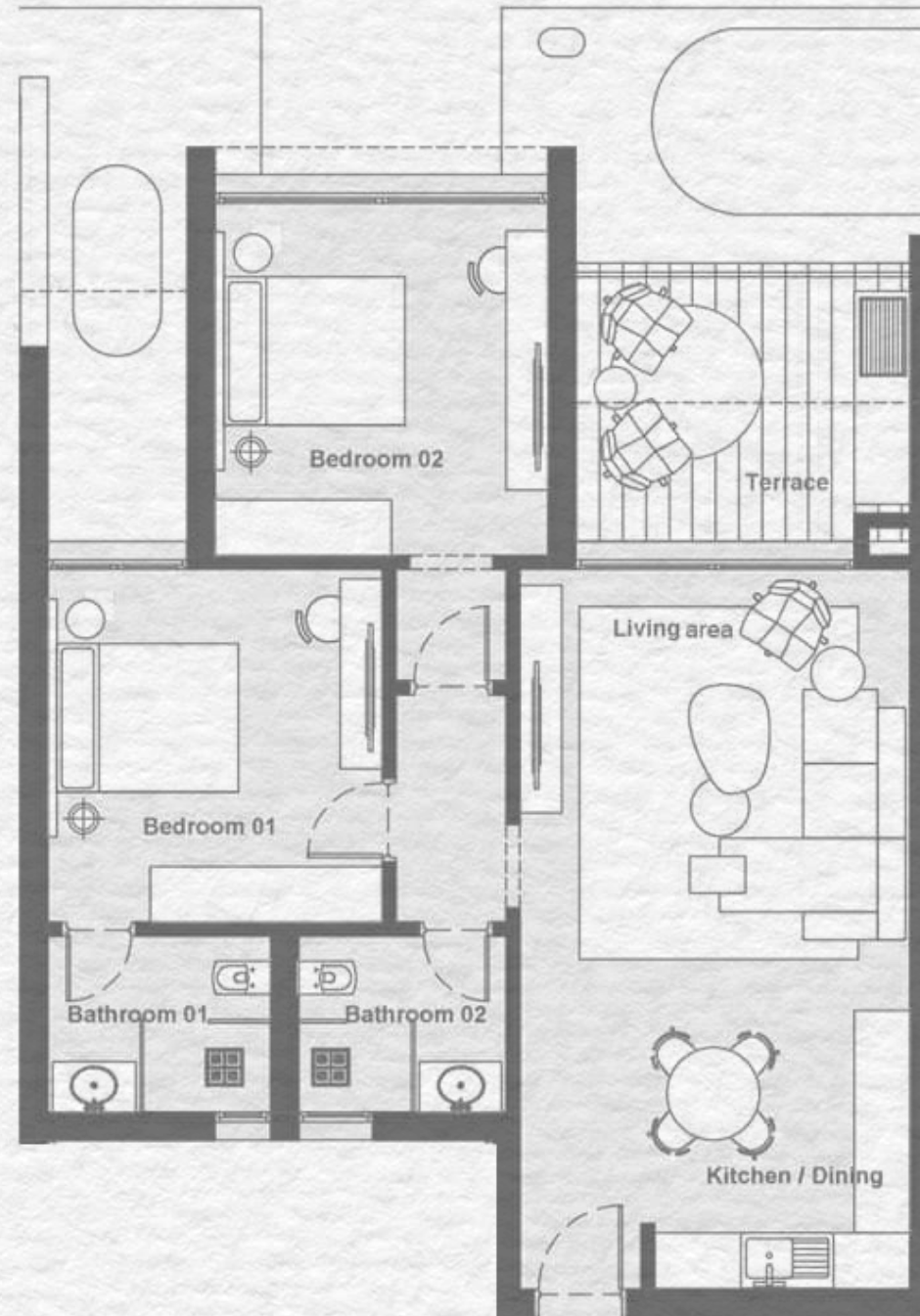
UNIT 12

TOTAL AREA	128.2 M ²
GROSS AREA	117.1 M ²
TERRACES AREA	11.1 M ²

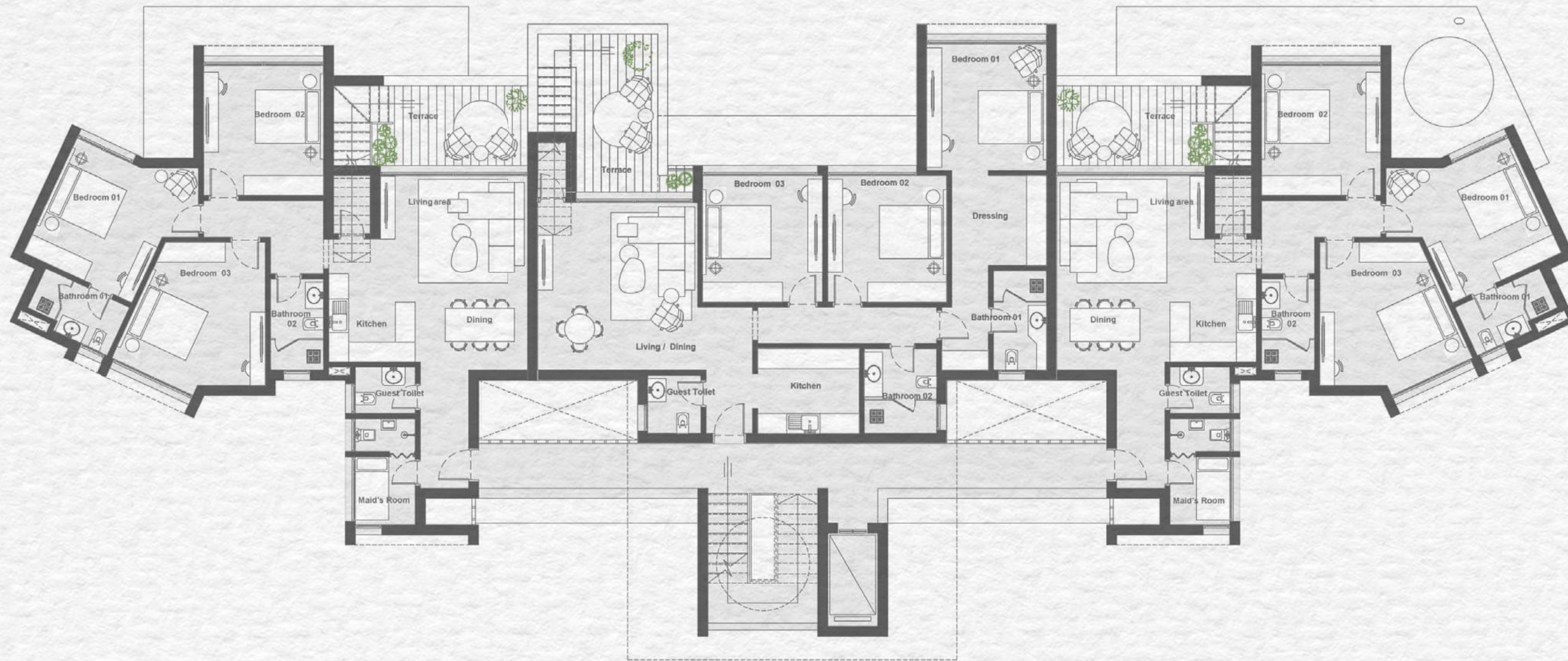
ROOM	DIMENSIONS
Entrance Lobby	1.30m x 0.70m
Living area	4.75m x 4.20m
Kitchen & Dining	3.00m x 2.75m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Bathroom (1)	2.40m x 1.90m
Bedroom (2)	
Entrance	1.20m x 1.20m
Bedroom	3.80m x 3.60m
Bathroom (2)	2.25m x 1.90m
Corridor	2.45m x 1.20m
Terrace	3.60m x 2.85m

UNIT 13

TOTAL AREA	126.8 M ²
GROSS AREA	115.7 M ²
TERRACES AREA	11.1 M ²



KC BUILDING - SUNSET PENTHOUSES - SECOND FLOOR



KC BUILDING - SUNSET PENTHOUSES - ROOF TERRACE



3 BR SUNSET PENTHOUSE SECOND FLOOR

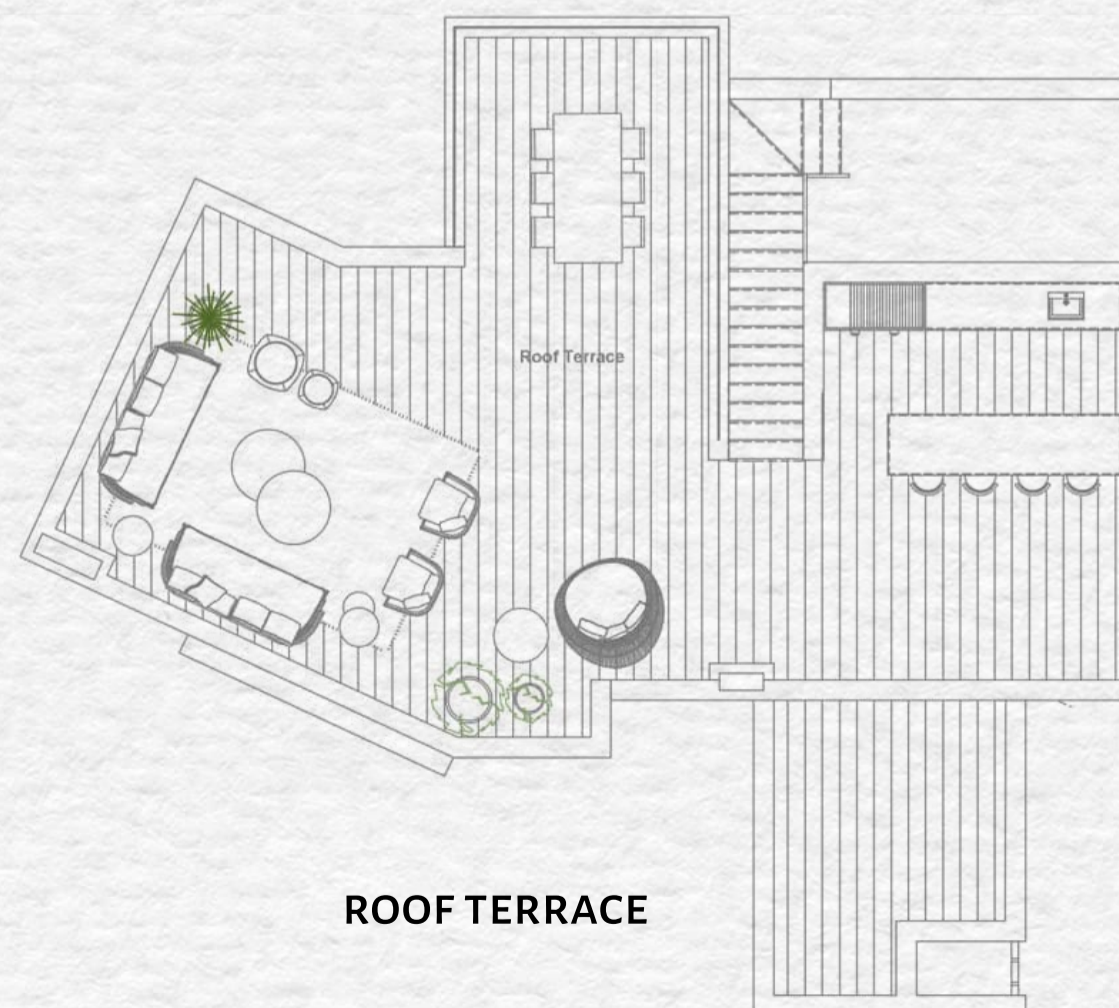
UNIT 21 & 23

TOTAL AREA	193.0 M ²
GROSS AREA	180.7 M ²
TERRACES AREA	12.4 M ²
ROOF TERRACE	131.5 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.55m x 1.45m
Living area	4.45m x 3.35m
Dining	3.25m x 2.50m
Kitchen	2.80m x 2.75m
Guest Toilet	1.80m x 1.40m
Nanny's room	
Nanny's bedroom	2.05m x 1.80m
Nanny's bathroom	1.80m x 1.00m
Bedroom (1)	
Entrance	2.10m x 1.10m
Bedroom	3.80m x 3.60m
Bathroom (1)	2.80m x 1.60m
Bedroom (2)	3.90m x 3.60m
Bedroom (3)	4.30m x 3.60m
Bathroom (2)	2.75m x 1.60m
Corridor	3.60m x 2.20m/1.10m
Storage	1.75m x 1.10m
Terrace	4.05m x 2.40m



SECOND FLOOR



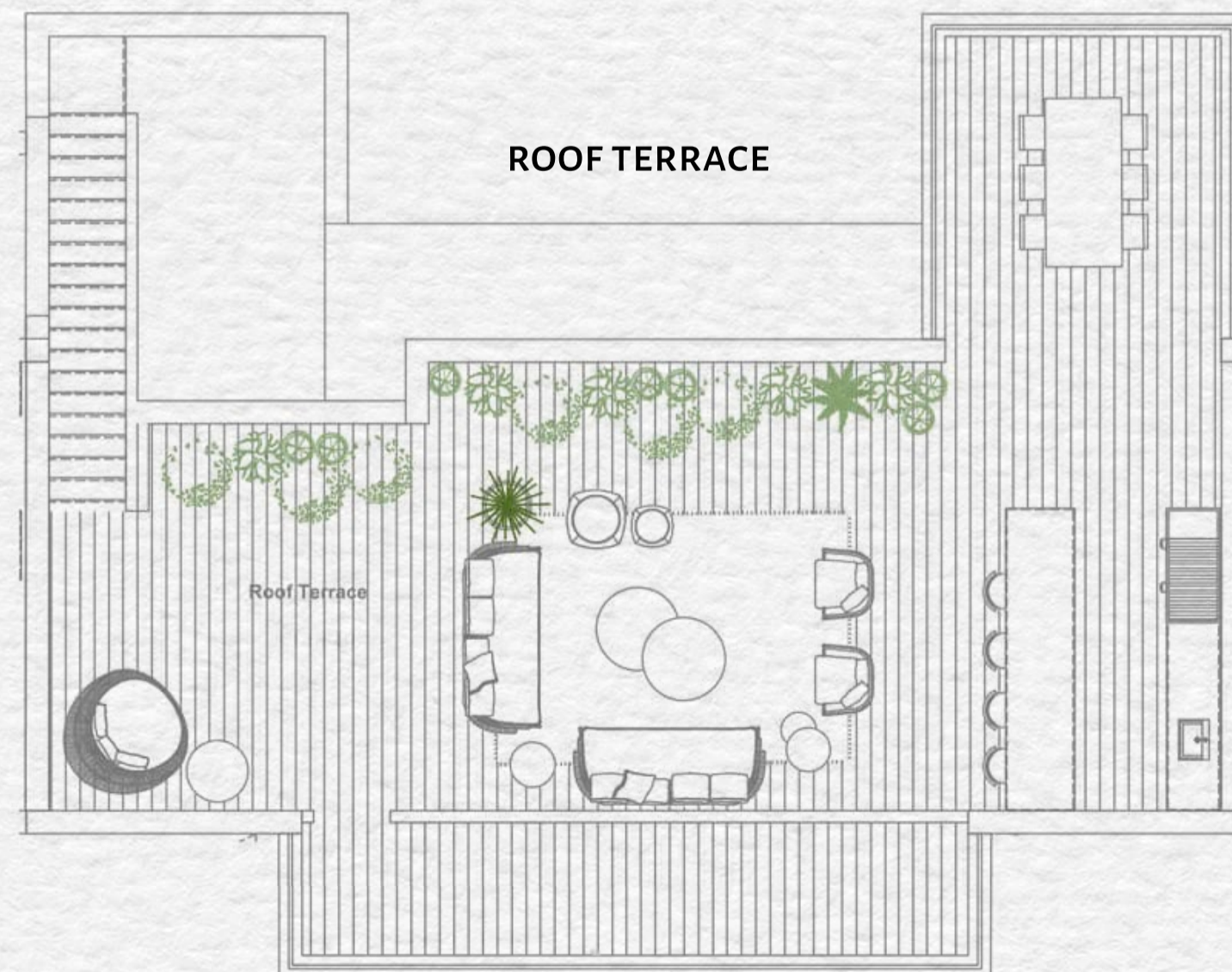
ROOF TERRACE

3 BR SUNSET PENTHOUSE SECOND FLOOR

UNIT 22

TOTAL AREA	195.9 M ²
GROSS AREA	180.7 M ²
TERRACES AREA	15.2 M ²
ROOF TERRACE	130.8 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.80m x 1.40m
Living & Dining	5.05m x 4.80m
Kitchen	3.05m x 2.55m
Guest Toilet	1.75m x 1.60m
Bedroom (1)	
Entrance	3.15m x 1.10m
Bedroom	3.80m x 3.60m
Dressing	2.85m x 2.70m
Bathroom (1)	3.00m x 1.60m
Bedroom (2)	3.80m x 3.60m
Bedroom (3)	3.80m x 3.60m
Bathroom (2)	2.55m x 2.20m
Corridor	5.40m x 1.10m
Storage	1.65m x 0.85m
Terrace	4.75m x 2.45m



KA BUILDING - LAGUNA RESIDENCES - GROUND FLOOR

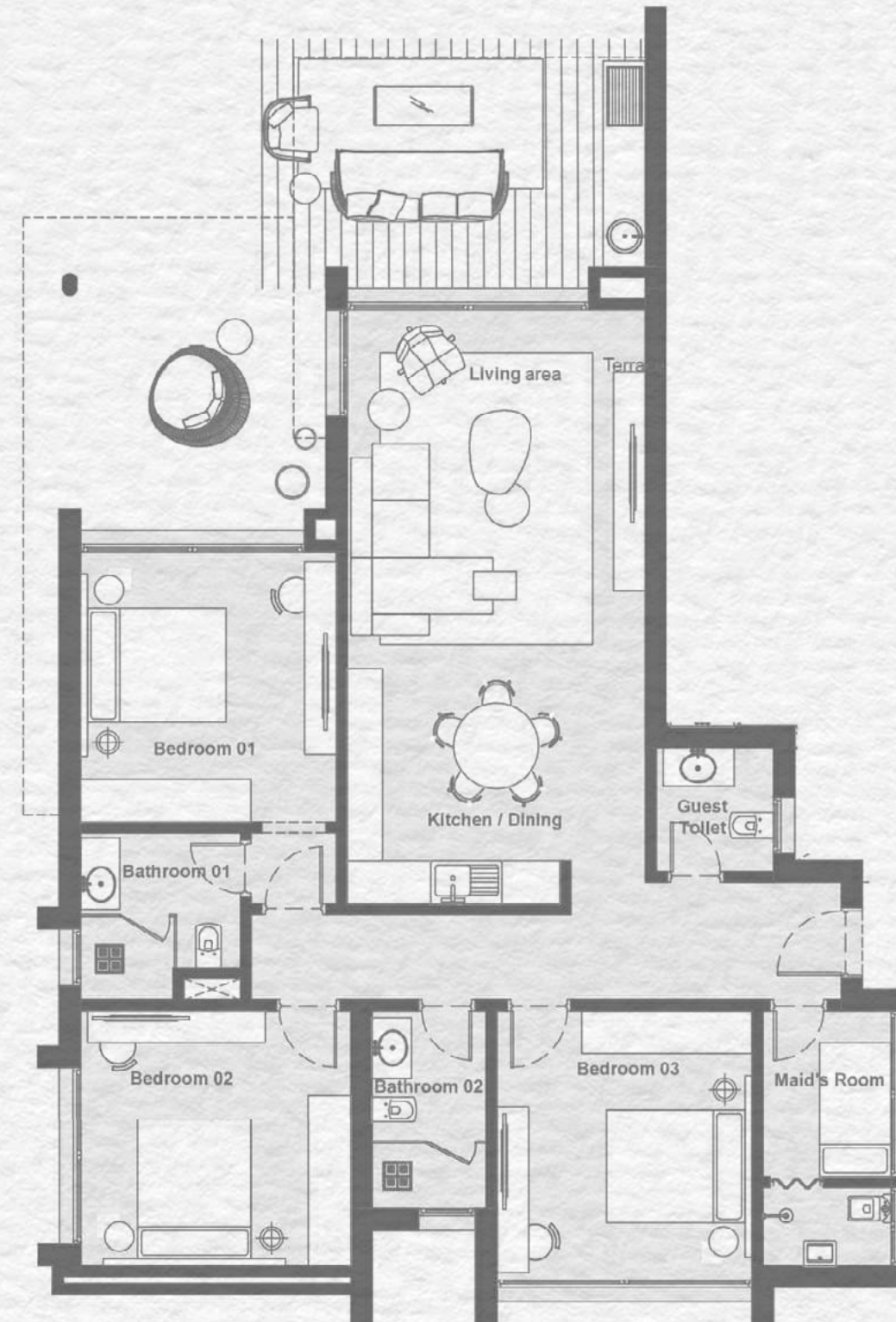


3 BR LAGUNA RESIDENCES GROUND FLOOR

UNIT 01 & 04

TOTAL AREA	182.3 M ²
GROSS AREA	162.6 M ²
TERRACES AREA	19.7 M ²

ROOM	DIMENSIONS		
Entrance Lobby	3.80m x 1.65m		
Living area	5.05m x 4.20m		
Kitchen & Dining	3.30m x 3.00m		
Guest Toilet	1.75m x 1.65m		
Nanny's room			
Nanny's bedroom	2.35m x 1.80m		
Nanny's bathroom	1.80m x 1.10m		
Bedroom (1)			
Entrance	1.20m x 1.00m	Bedroom (3)	3.80m x 3.60m
Bedroom	3.80m x 3.60m	Bathroom (2)	2.80m x 1.60m
Bathroom (1)	2.35m x 2.25m	Corridor	4.50m x 1.20m
Bedroom (2)	3.80m x 3.60m	Terrace	5.50m x 3.50m

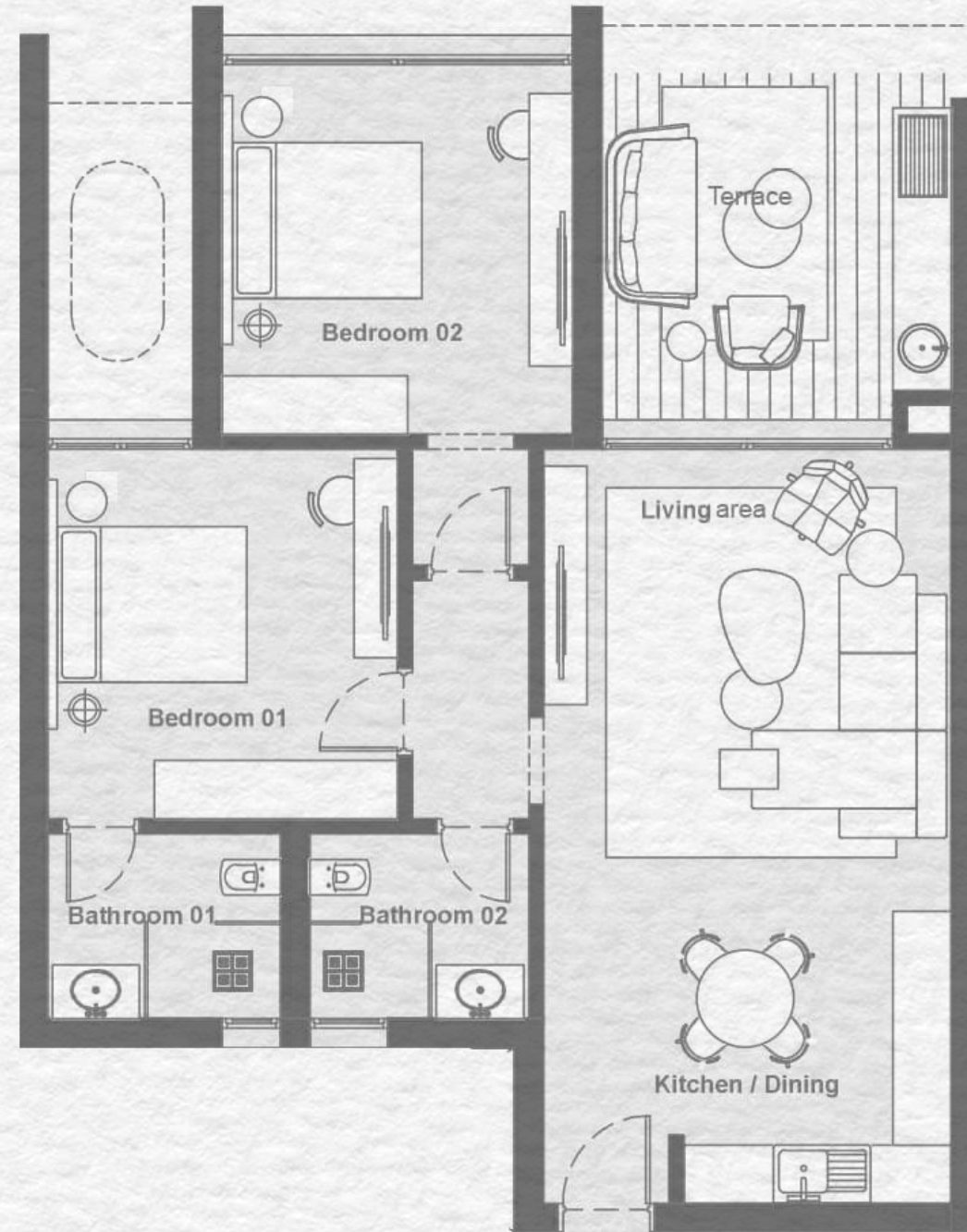


2 BR LAGUNA RESIDENCES GROUND FLOOR

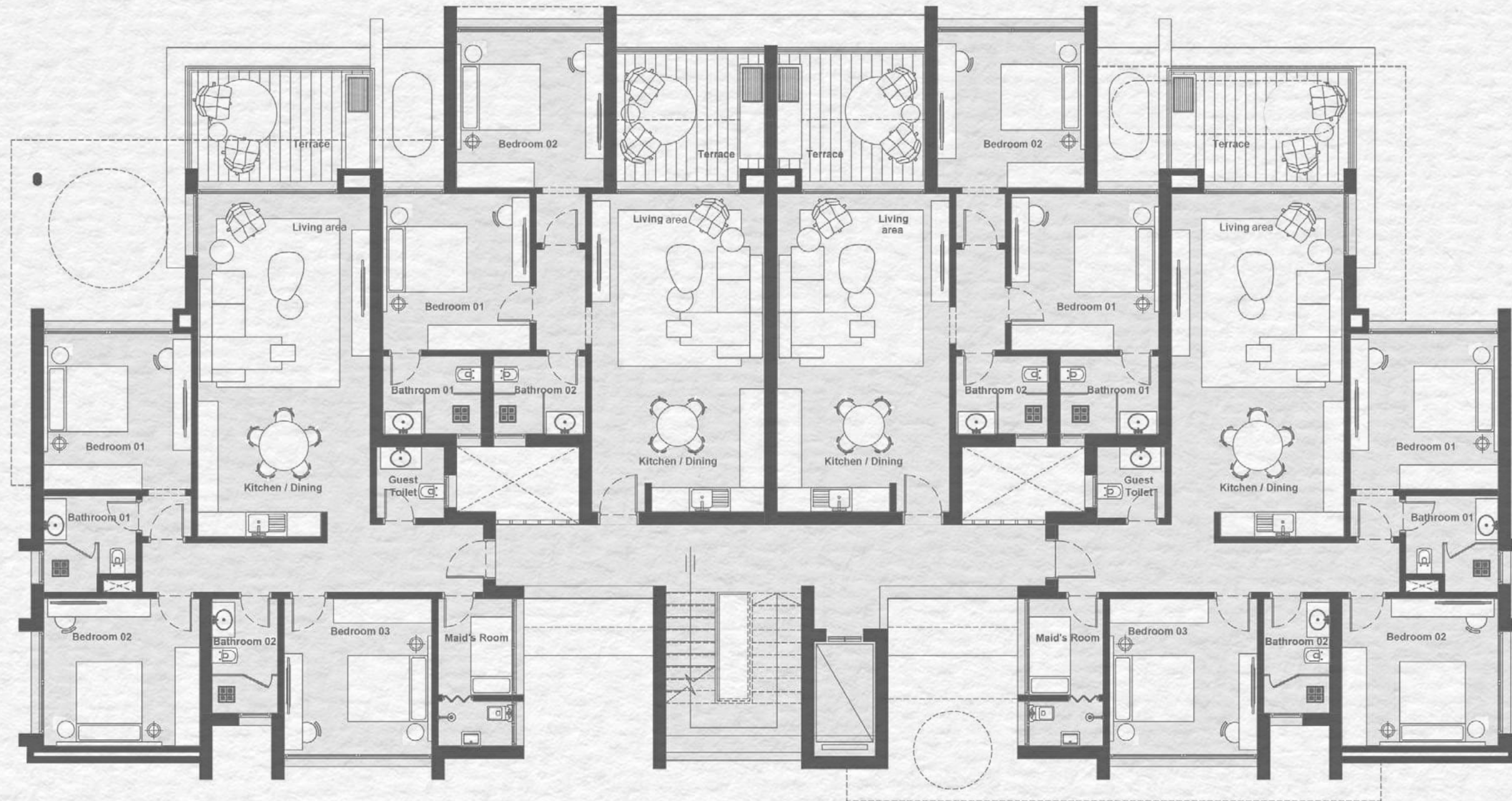
UNIT 02 & 03

TOTAL AREA	123.2 M ²
GROSS AREA	109.9 M ²
TERRACES AREA	13.2 M ²

ROOM	DIMENSIONS
Entrance Lobby	1.30m x 0.70m
Living area	4.75m x 4.20m
Kitchen & Dining	3.00m x 2.75m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Bathroom (1)	2.40m x 1.90m
Bedroom (2)	
Bedroom	3.80m x 3.60m
Bathroom (2)	2.25m x 1.90m
Corridor	2.45m x 1.20m
Terrace	3.60m x 3.55m



KA BUILDING - LAGUNA RESIDENCES - FIRST FLOOR



3 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 11

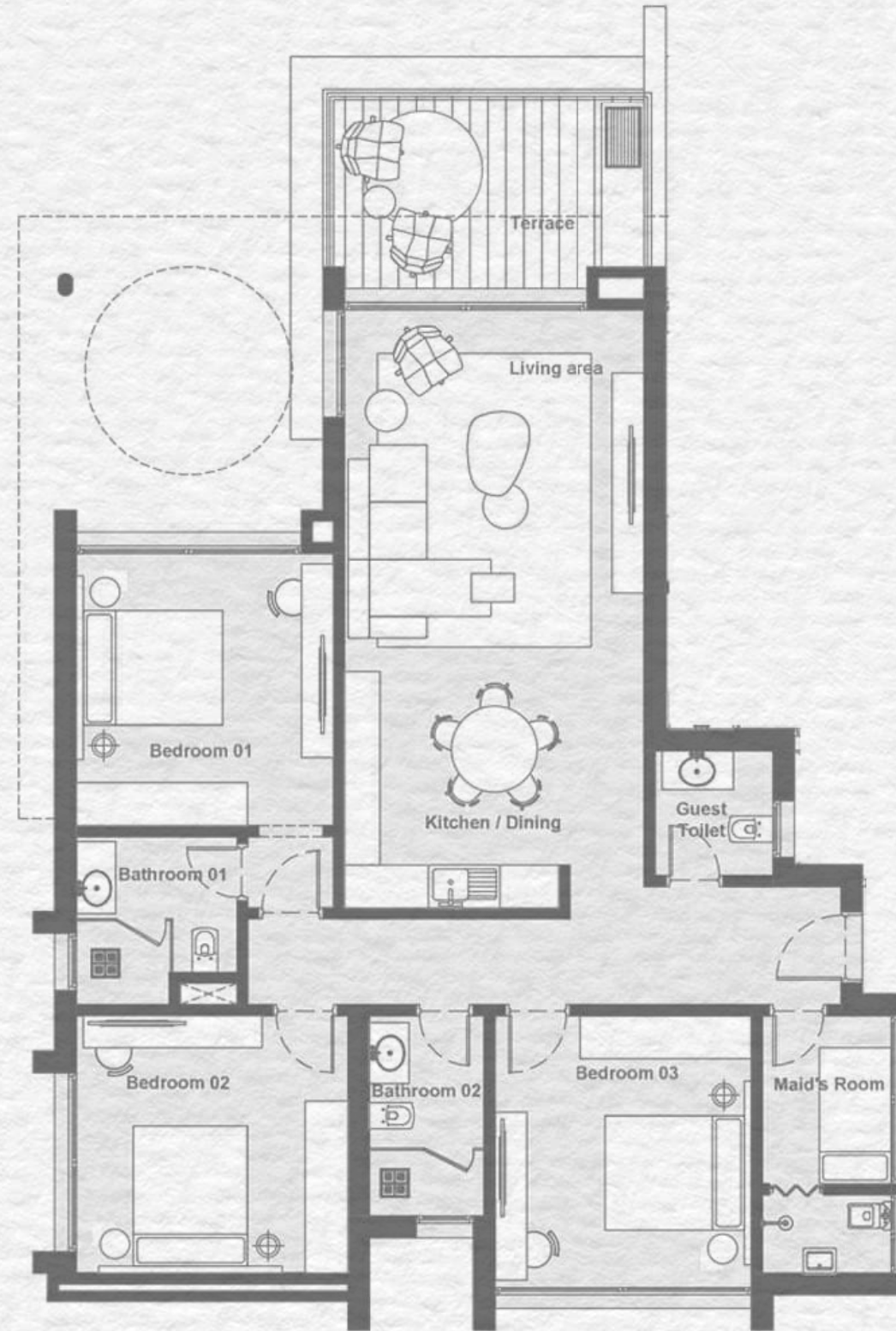
TOTAL AREA	175.0 M ²
GROSS AREA	161.8 M ²
TERRACES AREA	13.1 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.80m x 1.65m
Living area	5.05m x 4.20m
Kitchen & Dining	3.30m x 3.00m
Guest Toilet	1.75m x 1.65m
Nanny's room	
Nanny's bedroom	2.35m x 1.80m
Nanny's bathroom	1.80m x 1.10m
Bedroom (1)	
Entrance	1.20m x 1.00m
Bedroom	3.80m x 3.60m
Bathroom (1)	2.35m x 2.25m
Bedroom (2)	3.80m x 3.60m

UNIT 14

TOTAL AREA	174.8 M ²
GROSS AREA	161.8 M ²
TERRACES AREA	12.9 M ²

Bedroom (3)	3.80m x 3.60m
Bathroom (2)	2.80m x 1.60m
Corridor	4.50m x 1.20m
Terrace	4.35m x 2.65m



2 BR LAGUNA RESIDENCES FIRST FLOOR

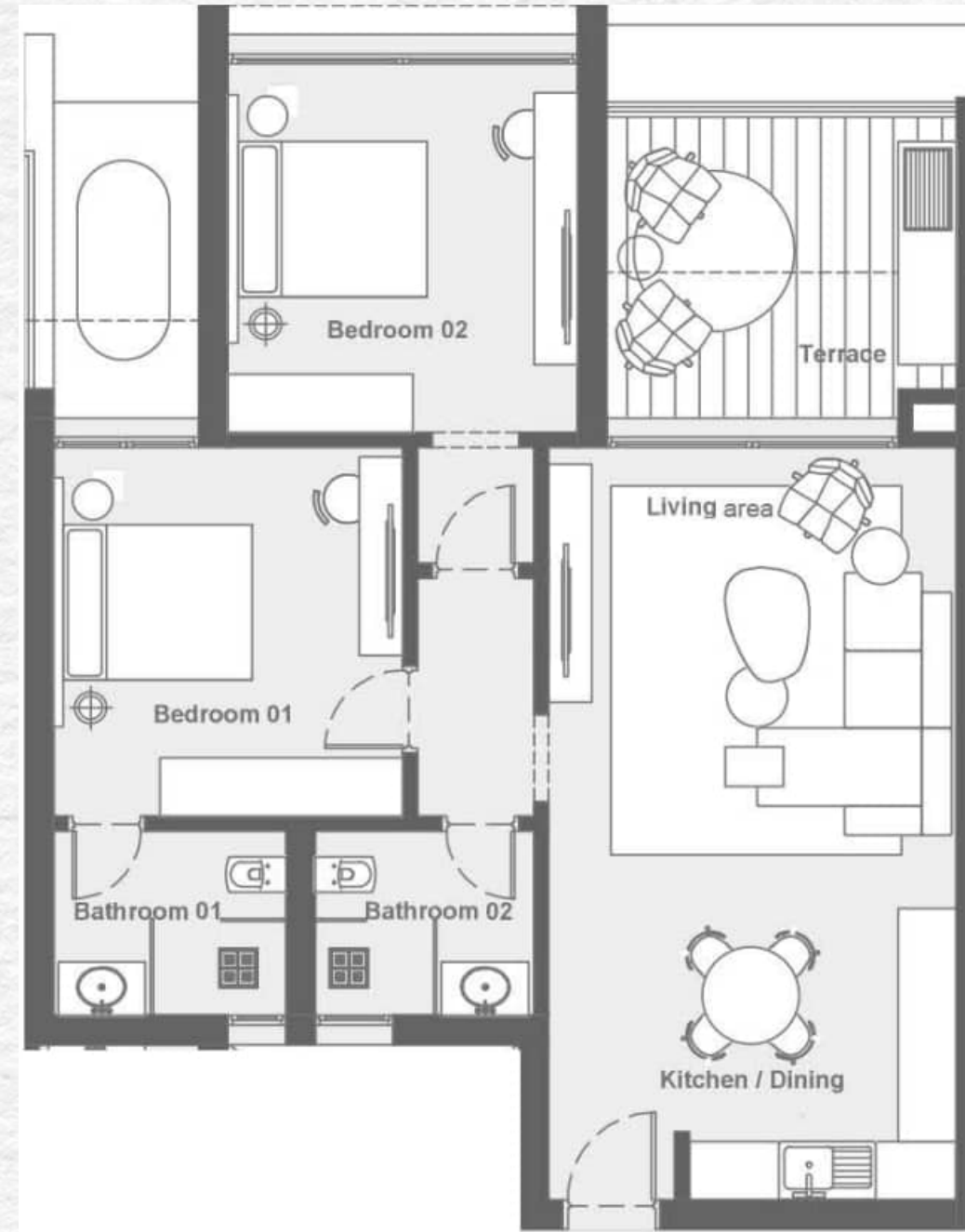
UNIT 12

TOTAL AREA	122.6 M ²
GROSS AREA	110.5 M ²
TERRACES AREA	12.1 M ²

ROOM	DIMENSIONS
Entrance Lobby	1.30m x 0.70m
Living area	4.75m x 4.20m
Kitchen & Dining	3.00m x 2.75m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Bathroom (1)	2.40m x 1.90m
Bedroom (2)	
Entrance	1.20m x 1.20m
Bedroom	3.80m x 3.60m
Bathroom (2)	2.25m x 1.90m
Corridor	2.45m x 1.20m
Terrace	3.60m x 3.10m

UNIT 13

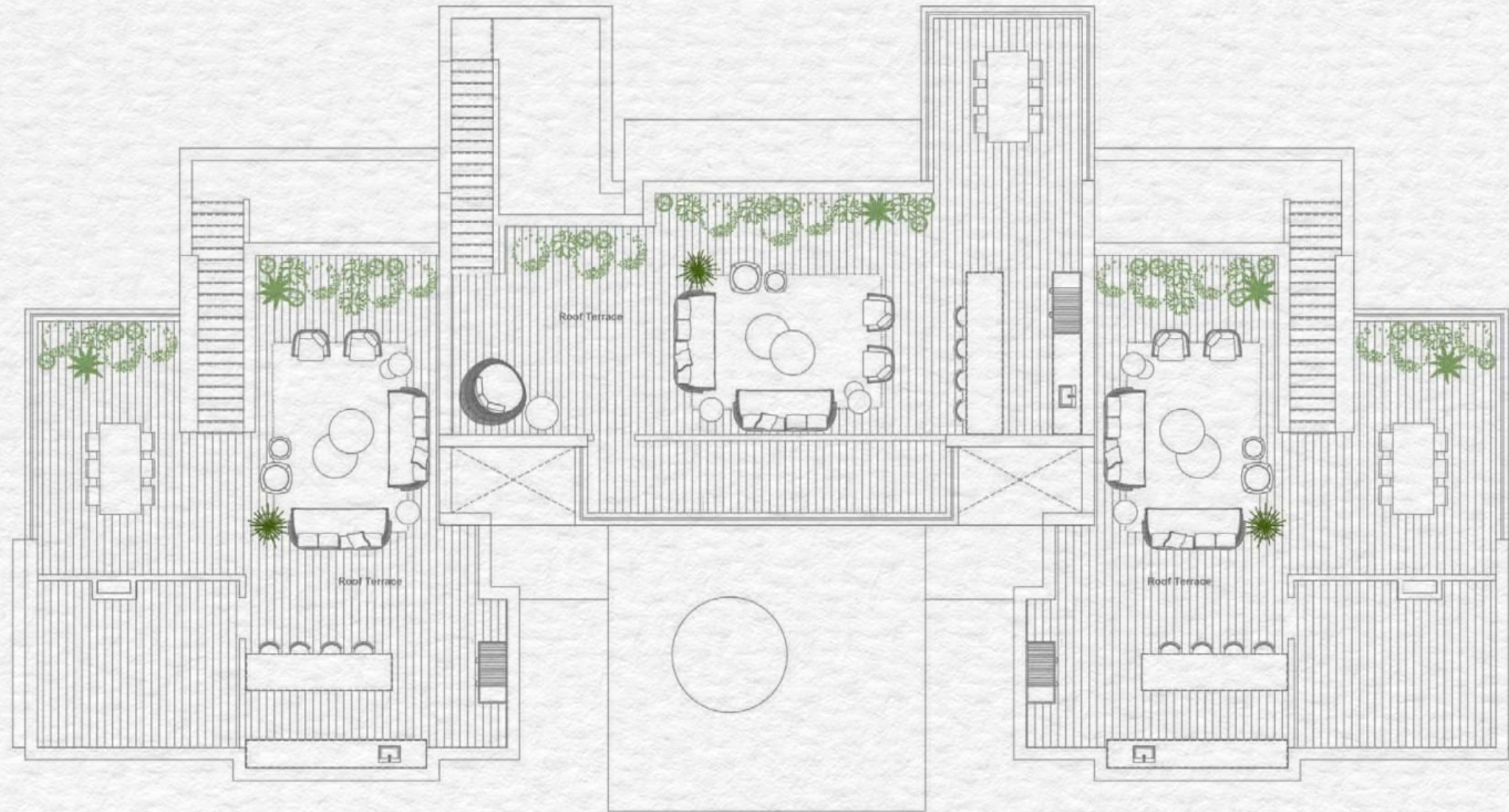
TOTAL AREA	121.4 M ²
GROSS AREA	109.3 M ²
TERRACES AREA	12.1 M ²



KA BUILDING - SUNSET PENTHOUSES - SECOND FLOOR



KA BUILDING - SUNSET PENTHOUSES - ROOF TERRACE



3 BR SUNSET PENTHOUSES SECOND FLOOR

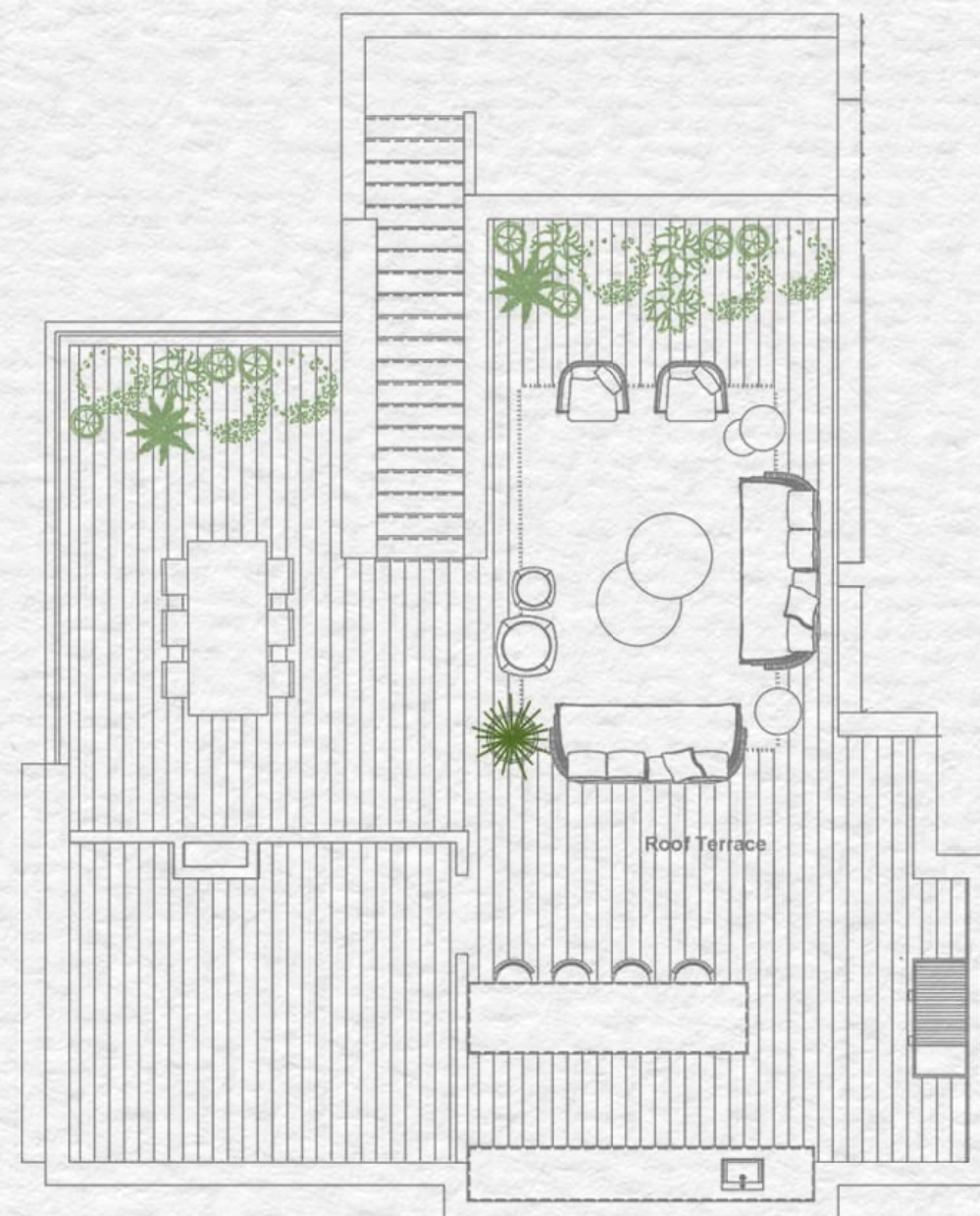
UNIT 21 & 23

TOTAL AREA	182.5 M ²
GROSS AREA	169.1 M ²
TERRACES AREA	13.4 M ²
ROOF TERRACE	129.3 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.80m x 1.65m
Living area	4.45m x 4.35m
Kitchen & Dining	3.65m x 3.00m
Guest Toilet	1.90m x 1.60m
Nanny's room	
Nanny's bedroom	2.35m x 1.80m
Nanny's bathroom	1.80m x 1.10m
Bedroom (1)	
Entrance	1.20m x 1.00m
Bedroom	3.80m x 3.60m
Bathroom (1)	2.35m x 2.25m
Bedroom (2)	3.80m x 3.60m
Bedroom (3)	3.80m x 3.60m
Bathroom (2)	2.80m x 1.60m
Corridor	4.50m x 1.20m
Storage	2.15m x 1.10m
Terrace	6.00m x 2.00m



SECOND FLOOR



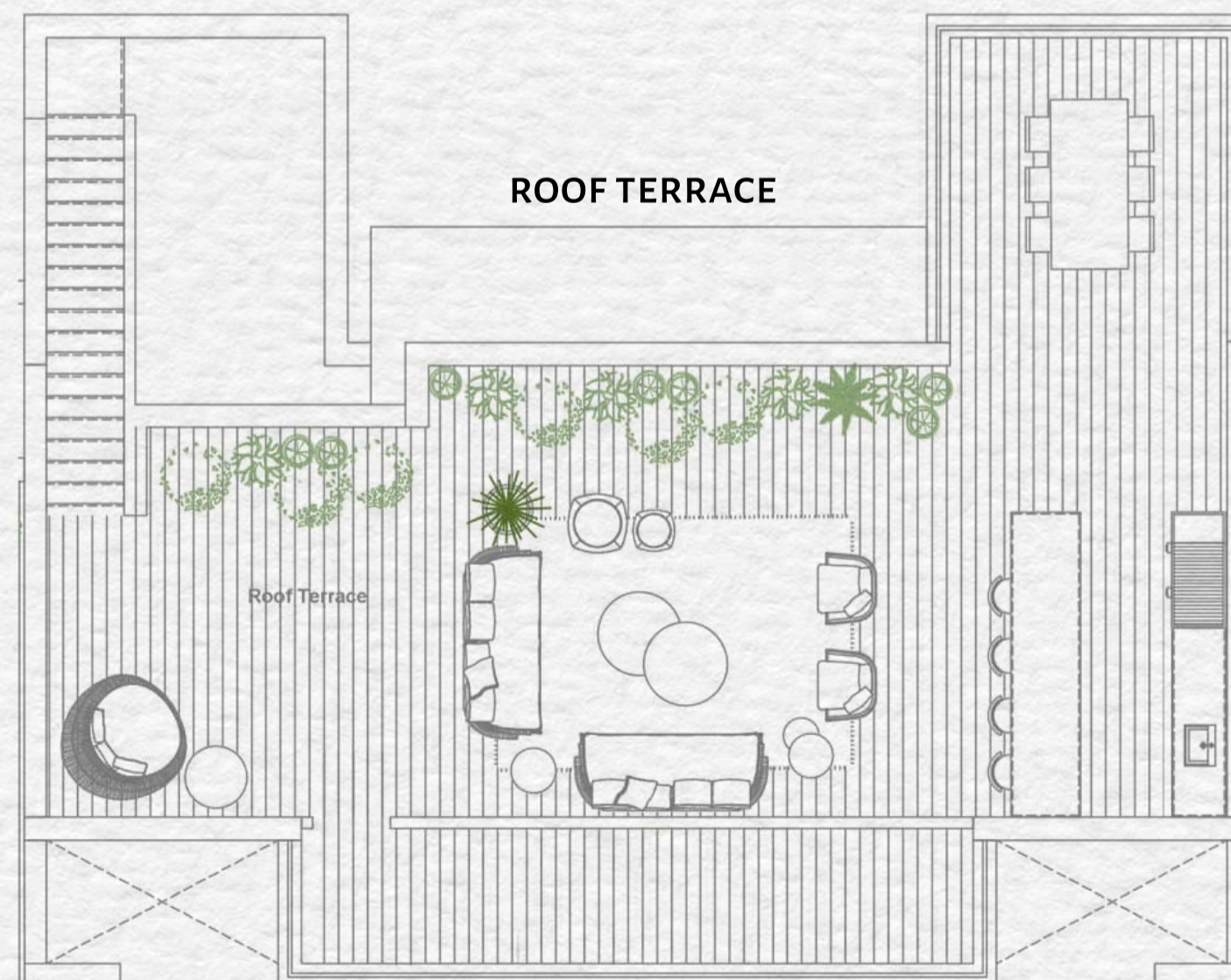
ROOF TERRACE

3 BR SUNSET PENTHOUSES SECOND FLOOR

UNIT 22

TOTAL AREA	188.7 M ²
GROSS AREA	173.5 M ²
TERRACES AREA	15.2 M ²
ROOF TERRACE	131.0 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.80m x 1.40m
Living & Dining	5.05m x 4.80m
Kitchen	3.05m x 2.55m
Guest Toilet	1.75m x 1.60m
Bedroom (1)	
Entrance	3.15m x 1.10m
Bedroom	3.80m x 3.60m
Dressing	2.85m x 2.70m
Bathroom (1)	3.00m x 1.60m
Bedroom (2)	3.80m x 3.60m
Bedroom (3)	3.80m x 3.60m
Bathroom (2)	2.55m x 2.20m
Corridor	5.40m x 1.10m
Storage	1.65m x 0.85m
Terrace	4.75m x 2.45m



DISCLAIMERS

GENERAL DISCLAIMER

- All plans, information, drawings, and dimensions herein in this brochure are intended to give a general indication of the proposed layout only and do not constitute any representation, warranty or guarantee by the Developer.
- Changes may be made by the developer during the further planning or development stages of any dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without obligation to give prior notices.

FLOORPLAN DISCLAIMER

1. All rooms dimensions are measured to structural elements and exclude wall finished 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.
5. The developer reserves the right to make revisions without an obligation to give prior notices.
6. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MASTERPLAN DISCLAIMER

1. Actual spaces areas may vary from the stated area in the masterplan.
2. Drawing is not to scale.
3. The masterplan shall not be deemed as final, the developer reserves the right to make technical revisions, without an obligation of giving prior notices.
4. Each garden plot shape will vary based on the location of the building in the masterplan.

RENDERS DISCLAIMER

1. This façade is subjected to minor amendments without an obligation to give prior notices.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishing for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

DESIGNED BY



IN PARTNERSHIP WITH



CAMPBELL GRAY
HOTELS & RESORTS

The med.

people[®] COMMUNITY & *places.* MAKERS.

WE ARE THE NEXT GENERATION COMMUNITY MAKERS, creators of authentic, sustainable, young and positive everlasting human experiences that ultimately create value for our community. We design and build soulful people-focused neighborhoods and genuine experiences that celebrate and stimulate connections amongst the community & with nature.

We ultimately bring all our forces to masterplan and design for these values.

Our communities are our perpetual companions and we are defined by their smiles, their wellbeing and ultimately their respect and trust.

PEOPLE & PLACES is introduced by Khaled El Assal, Mohamed Khaled El Assal, Karim Khaled El Assal, and Nabil Amasha. The founders have been leaders of the real estate industry, have designed, developed, and delivered superb mixed use masterplans and communities in Egypt.

