

amwaj

SIDI ABDEL RAHMAN

YOUR ONE STOP SUMMER STAY



## *About AL-AHLY*

The brand name of Sabbour has a ground-breaking history with reputable successes across multifarious fields; starting from residential compounds, retail, mixed used developments, to business and medical complex. Over and above Sabbour owns sports and social clubs, hotels and touristic resorts, and provides urban planning and consulting services. Furthermore, in 1994 the two market leaders in their respective industries, Al Ahly Bank and Hussein Sabbour Consulting came together to establish Al Ahly for Real Estate Development. The joint venture resulted in the creation of one of the largest real estate developers in the region; a pioneer in its domain inspiring many companies to follow in providing the highest possible standards of living.



## *ABOUT AMWAJ*

Nestled among the wide sandy beaches of the Mediterranean Sea, the luxurious compound Amwaj, in the Sidi Abdel Rahman bay area, with its stunning range of detached and semi-detached villas, duplexes and chalets.

Whether your goal is a long weekend, or a whole summer of indulgence, the range and variety of swimming pools, entertainment area and a luxurious beach are well within reach at Amwaj, 136 kilometers from Alexandria.

The architectural excellence coupled with outstanding facilities such as our 'Bali Lake', has credited Amwaj as one of the largest lake area in the North Coast. Totalling 9000 square meters. Bali Lake incorporates our children's water entertainment area as well as numerous venues and facilities making Amwaj the first choice for individuals, couples and families alike.

If socializing is on your list then our club house, main pool, wave pool and kid's pool provide the ultimate distraction for all the family. Children don't want to leave after spending a great fun time with their friends playing at the interactive fountain and entertainment area.

Dedicated recreation areas provide something for everyone and ladies who enjoy a little escape from the hustle and bustle can enjoy pool privacy in our ladies pool, with or without their children. Situated in the heart of the North Coast's elite venues, it's easy to stay in touch with friends close by who will be envious of our 36 pools, our retail area, as the endless selection of food and beverage outlets expected of an elite coastal resort such as Amwaj.



MOMENTS



GETTING  
CUTE  
TEXT



MOOD



EXPLORE



PUSH  
THE  
LIMIT



HUSTLE



LIFE



HARMONY



NEW STYLE



LET'S BE  
MERMAIDS



 Restaurants

 Cafes



 Beach Kiosks

 LAKE

 Interactive Fountain

 Kids Areas

 Aqua Kids



 Beach & Swimming Pools

 Ladies Beach & Pool

 Retail & Commercial



 Mosque

 Security

 Super Market



 Hotel

 Club House

 ATM

 Football Court

 Facility Management











All Models , drawings sizes , dimensions & Structural Materials in 3D Visuals & Floor Plans area the nearest to Reality, the Company has the right to modify or change according to the Specifications issued theron in accordance with the Marketing plans regarding the Project

# Villa

## Ground Floor



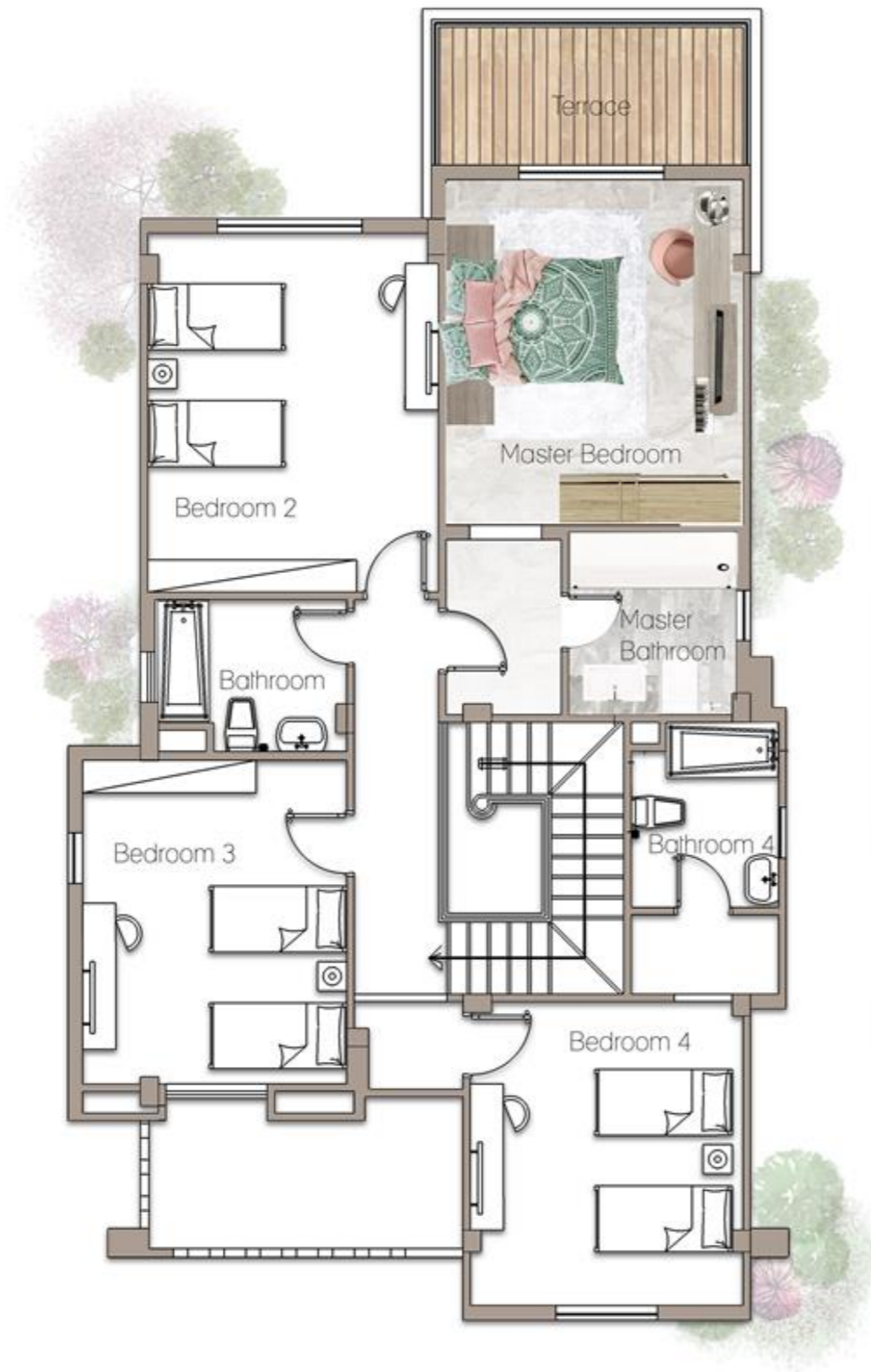
Ground Floor

Kitchen	(4.00 x 2.80) m
Guest Toilet	(3.10 x 1.80) m
Living & Dining Areas	(8.10 x 6.10) m
Driver's Room	(2.40 x 2.10) m
Driver's Toilet	(2.10 x 1.30) m
Nanny's Room	(2.60 x 2.00) m
Nanny's Toilet	(1.75 x 1.55) m

Total Area = 275 m<sup>2</sup>

# Villa

First Floor



First Floor

Master Bedroom	(4.70 x 4.10) m
Master Bathroom	(2.50 x 2.30) m
Bathroom	(3.65 x 2.10) m
Bedroom 2	(4.95 x 4.00) m
Bedroom 3	(4.45 x 3.65) m
Bedroom 4	(4.20 x 3.70) m
Bathroom 4	(2.50 x 2.00) m

# Twin

## Ground Floor



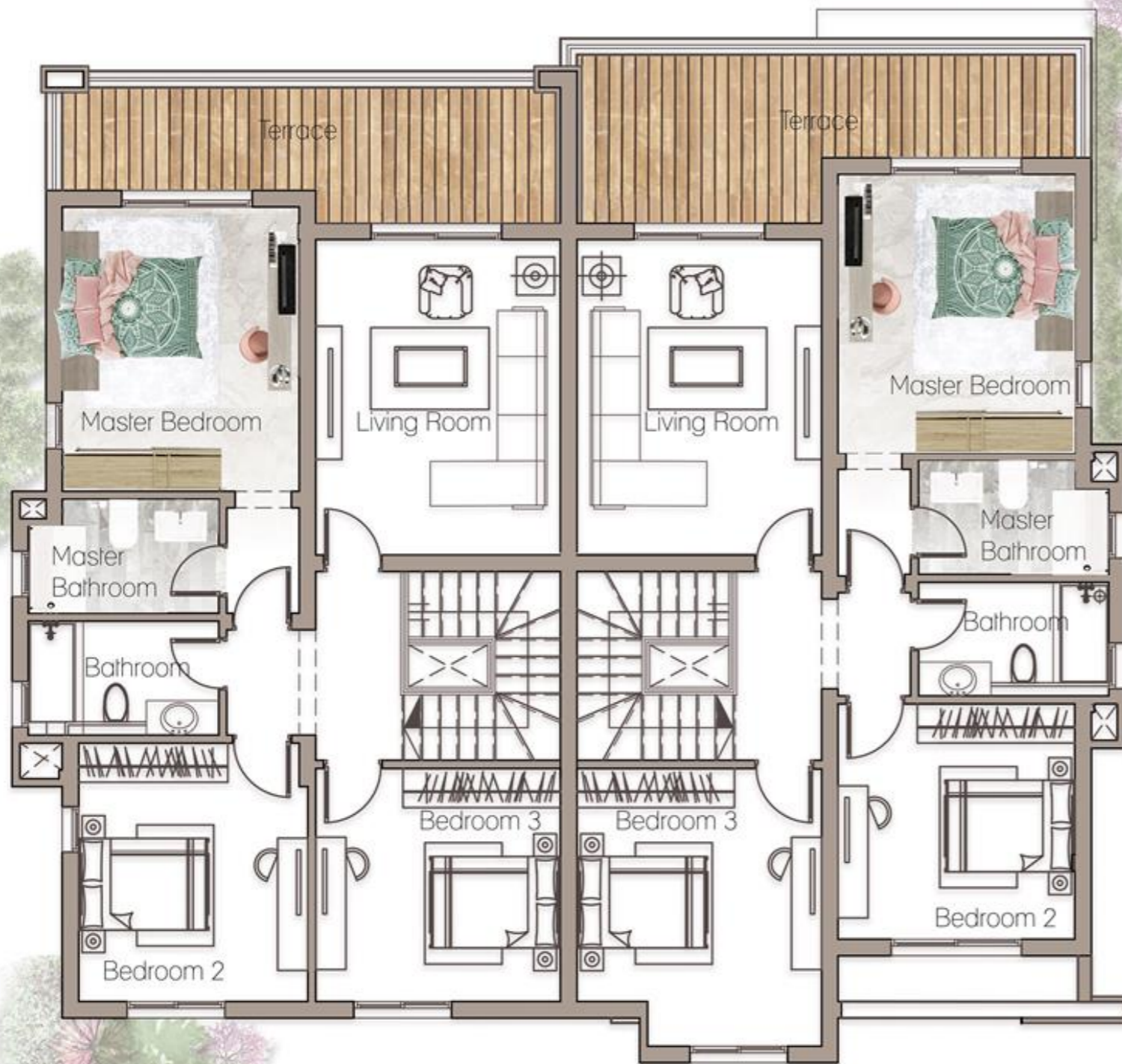
Ground Floor

Kitchen	(3.70 x 3.20) m
Guest Toilet	(3.35 x 1.65) m
Living & Dining Areas	(7.70 x 5.00) m
Driver's Room	(2.20 x 1.95) m
Driver's Toilet	(2.00 x 1.10) m
Nanny's Room	(2.20 x 2.00) m
Nanny's Toilet	(2.00 x 1.40) m

T1 Total Area = 222 m<sup>2</sup>  
 T2 Total Area = 226 m<sup>2</sup>

# Twin

## First Floor



First Floor

Master Bedroom	(4.40 x 3.70) m
Master Bathroom	(2.95 x 1.75) m
Living Room	(4.90 x 3.74) m
Bedroom 2	(4.00 x 3.55) m
Bedroom 3	(3.75 x 3.65) m
Bathroom	(2.95 x 1.75) m



# Type C

## Ground Floor



Ground Floor

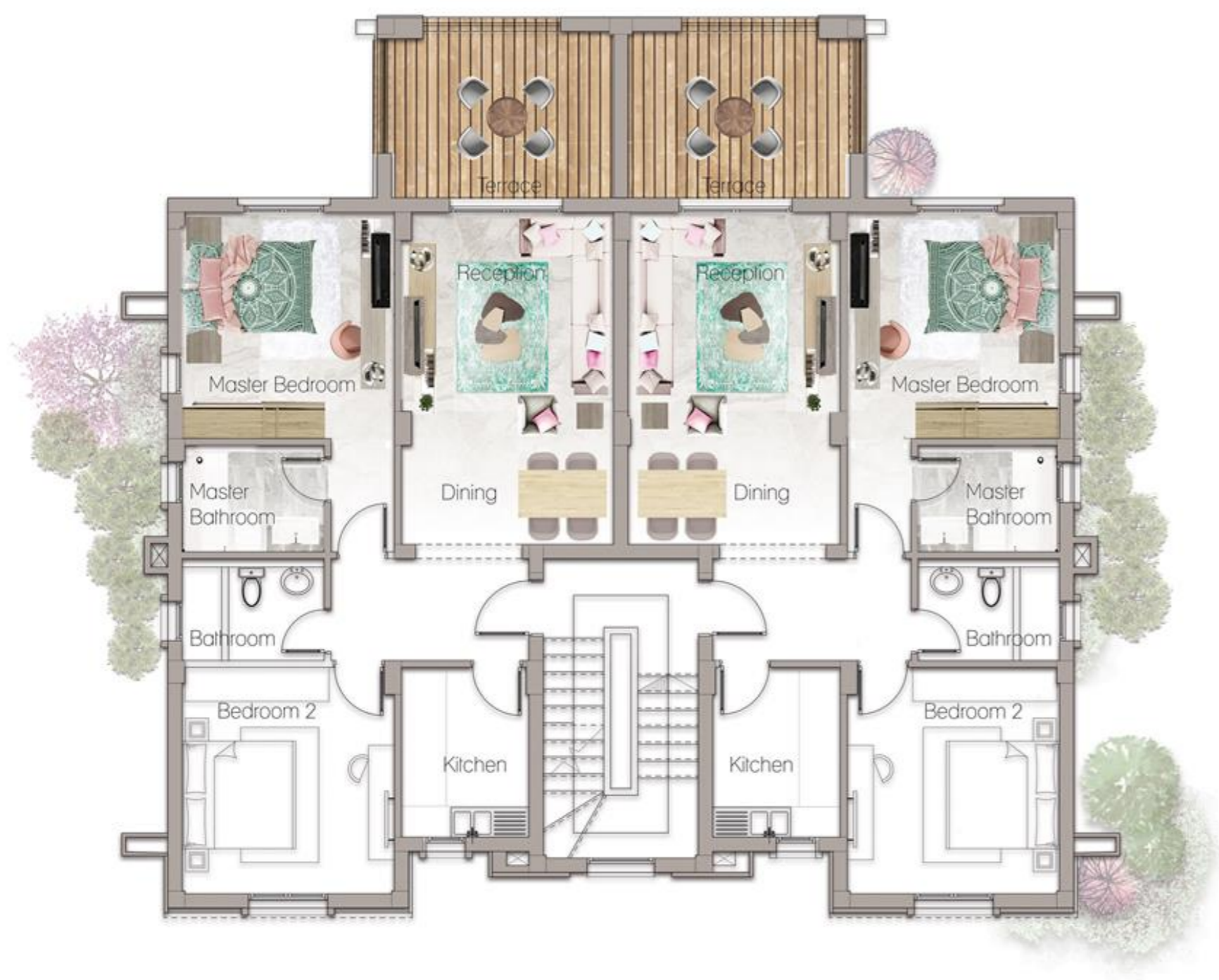
Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(4.00 x 3.75) m
Master Bathroom	(2.50 x 1.88) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.50 x 1.80) m

Ground & First Floor Total Area = 111 m<sup>2</sup>  
 Second Floor Total Area = 134 m<sup>2</sup>



# Type C

First Floor



Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(4.00 x 3.75) m
Master Bathroom	(2.50 x 1.88) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.50 x 1.80) m

First Floor

# Type C

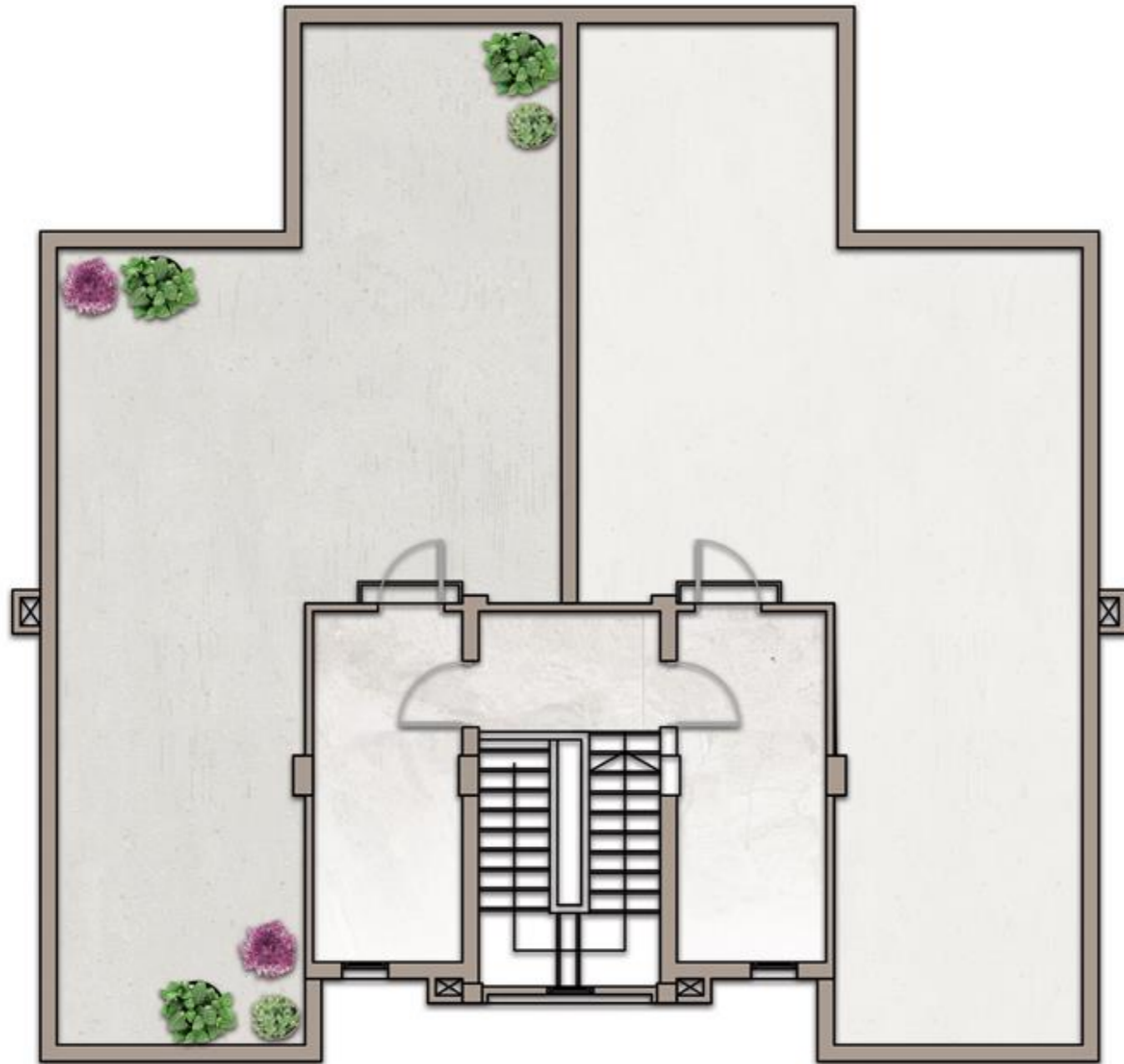
## Second Floor



Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(3.75 x 3.75) m
Master Bathroom	(2.50 x 1.88) m
Bedroom 2	(4.25 x 3.75) m
Bathroom	(2.50 x 1.80) m

Second Floor

*Type C*  
*Roof*



*Roof*



# Type R

## Ground Floor

Kitchen/Dining/Living Area	(8.60 x 3.95) m
Master Bedroom	(3.80 x 3.50) m
Master Bathroom	(2.15 x 1.80) m
Bedroom 2	(3.75 x 3.50) m
Bathroom	(2.40 x 1.95) m

Ground Floor,  
First & Second  
Total Area = 115 m<sup>2</sup>  
Third Floor = 130 m<sup>2</sup>



Ground Floor

# Type R

First Floor

Kitchen/Dining/Living Area	(8.60 x 3.95) m
Master Bedroom	(3.80 x 3.50) m
Master Bathroom	(2.15 x 1.80) m
Bedroom 2	(3.75 x 3.50) m
Bathroom	(2.40 x 1.95) m



First Floor



*Second & Third Floor*

# Type R

*Second & Third Floor*

Kitchen/Dining/Living Area	(8.60 x 3.95) m
Master Bedroom	(3.80 x 3.50) m
Master Bathroom	(2.15 x 1.80) m
Bedroom 2	(4.00 x 3.50) m
Bathroom	(2.40 x 1.95) m



*Type R*  
*Roof*



# Type K

## Ground Floor



Ground Floor

Apartment 1	
Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.45 x 1.80) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.45 x 1.60) m
Apartment 2	
Kitchen/Dining/Living Area	(7.80 x 4.70) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.25 x 1.95) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.25 x 1.95) m
Apartment 3	
Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.05 x 4.00) m
Master Bathroom	(2.55 x 1.80) m
Bedroom 2	(4.35 x 3.65) m
Bathroom	(2.35 x 2.30) m

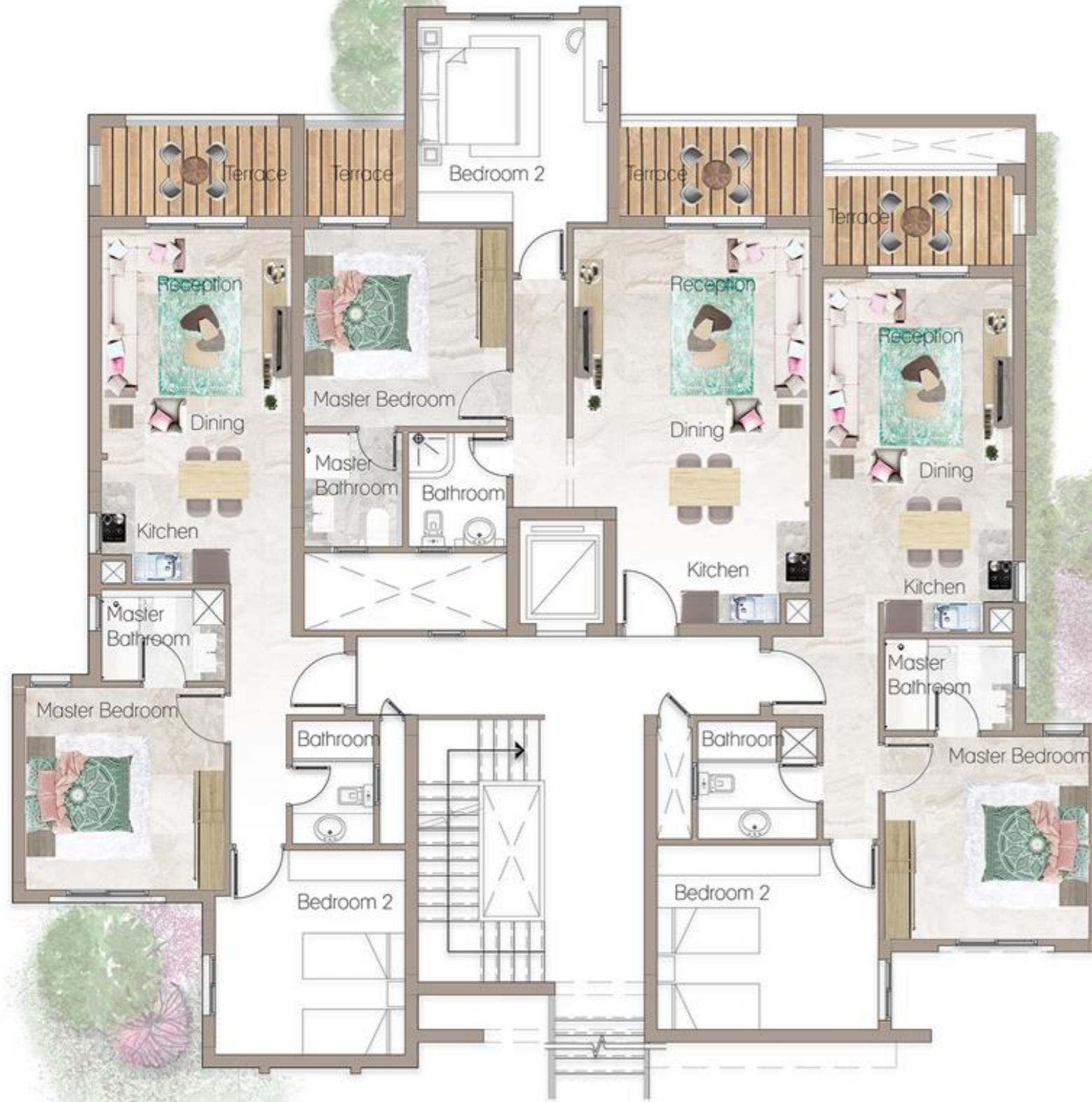
Ground, First & Second :  
 K1 = 114 m<sup>2</sup>  
 K2 = 124 m<sup>2</sup>  
 K3 = 121 m<sup>2</sup>



# Type K

## First Floor

Apartment 1	
Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.45 x 1.80) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.45 x 1.60) m
Apartment 2	
Kitchen/Dining/Living Area	(7.80 x 4.70) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.25 x 1.95) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.25 x 1.95) m
Apartment 3	
Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.05 x 4.00) m
Master Bathroom	(2.55 x 1.80) m
Bedroom 2	(4.35 x 3.65) m
Bathroom	(2.35 x 2.30) m



First Floor

# Type K

## Second & Third Floor



Second & Third Floor

### Apartment 1

Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.45 x 1.80) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.45 x 1.60) m

### Apartment 2

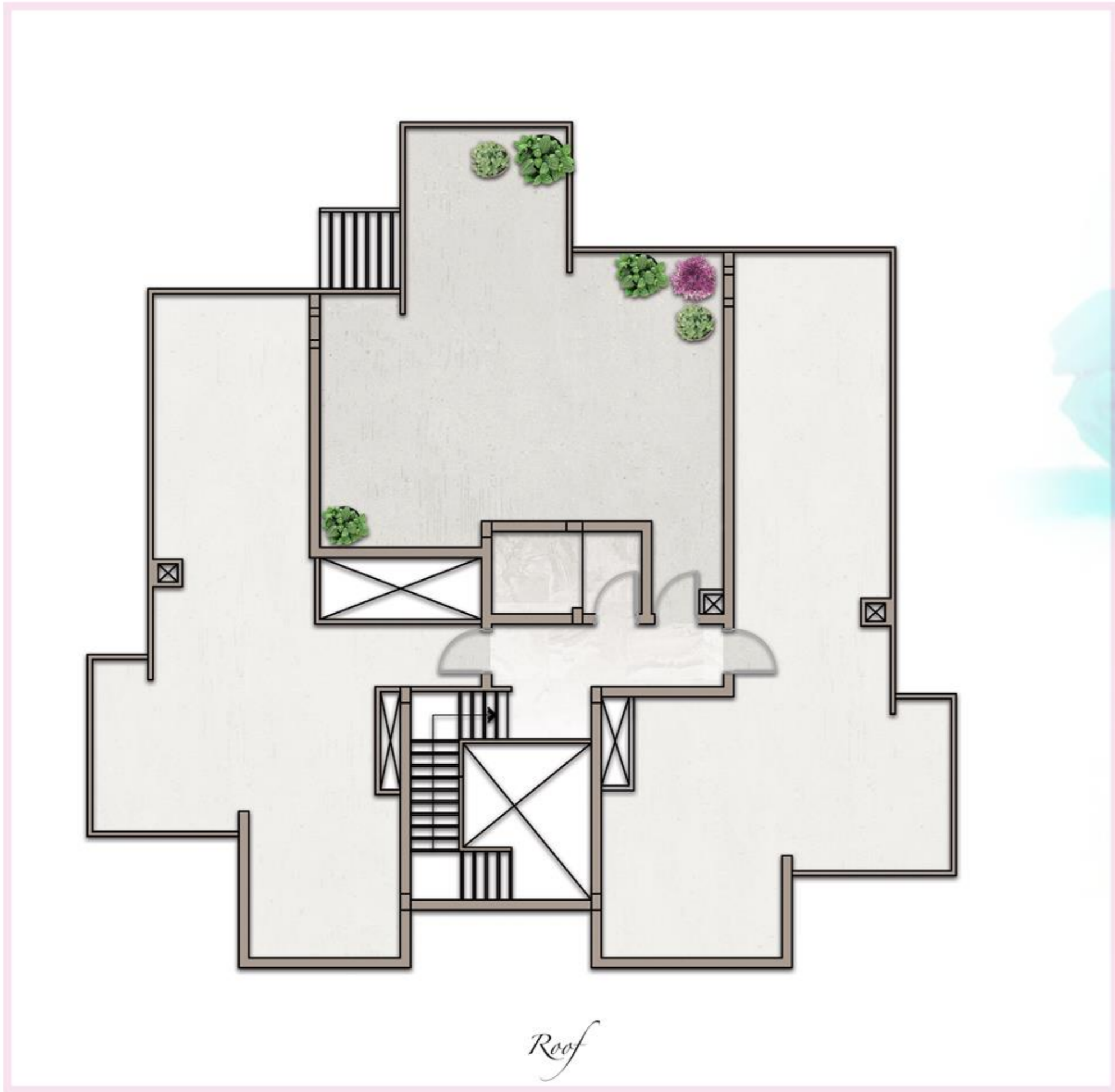
Kitchen/Dining/Living Area	(7.80 x 4.70) m
Master Bedroom	(4.00 x 3.90) m
Master Bathroom	(2.25 x 1.95) m
Bedroom 2	(4.00 x 3.75) m
Bathroom	(2.25 x 1.95) m

### Apartment 3

Kitchen/Dining/Living Area	(7.00 x 3.75) m
Master Bedroom	(4.05 x 4.00) m
Master Bathroom	(2.55 x 1.80) m
Bedroom 2	(4.35 x 3.65) m
Bathroom	(2.35 x 2.30) m

### Third Floor & Roof:

K1	= 127 m <sup>2</sup>
K2	= 137 m <sup>2</sup>
K3	= 124 m <sup>2</sup>



*Type K*  
*Roof*



# Type N

## Ground Floor



Kitchen/Dining/Living Area	(8.20 x 4.50) m
Master Bedroom	(4.00 x 4.00) m
Master Bathroom	(2.30 x 1.90) m
Bedroom 2	(4.00 x 4.00) m
Bedroom 3	(4.15 x 4.00) m
Bathroom	(2.55 x 2.15) m

Ground & First Floor Total Area = 144 m<sup>2</sup>  
 Second Total Area = 164 m<sup>2</sup>

Ground Floor

# Type N

First Floor



First Floor

Kitchen/Dining/Living Area	(8.20 x 4.50) m
Master Bedroom	(4.00 x 4.00) m
Master Bathroom	(2.30 x 1.90) m
Bedroom 2	(4.00 x 4.00) m
Bedroom 3	(4.15 x 4.00) m
Bathroom	(2.55 x 2.15) m

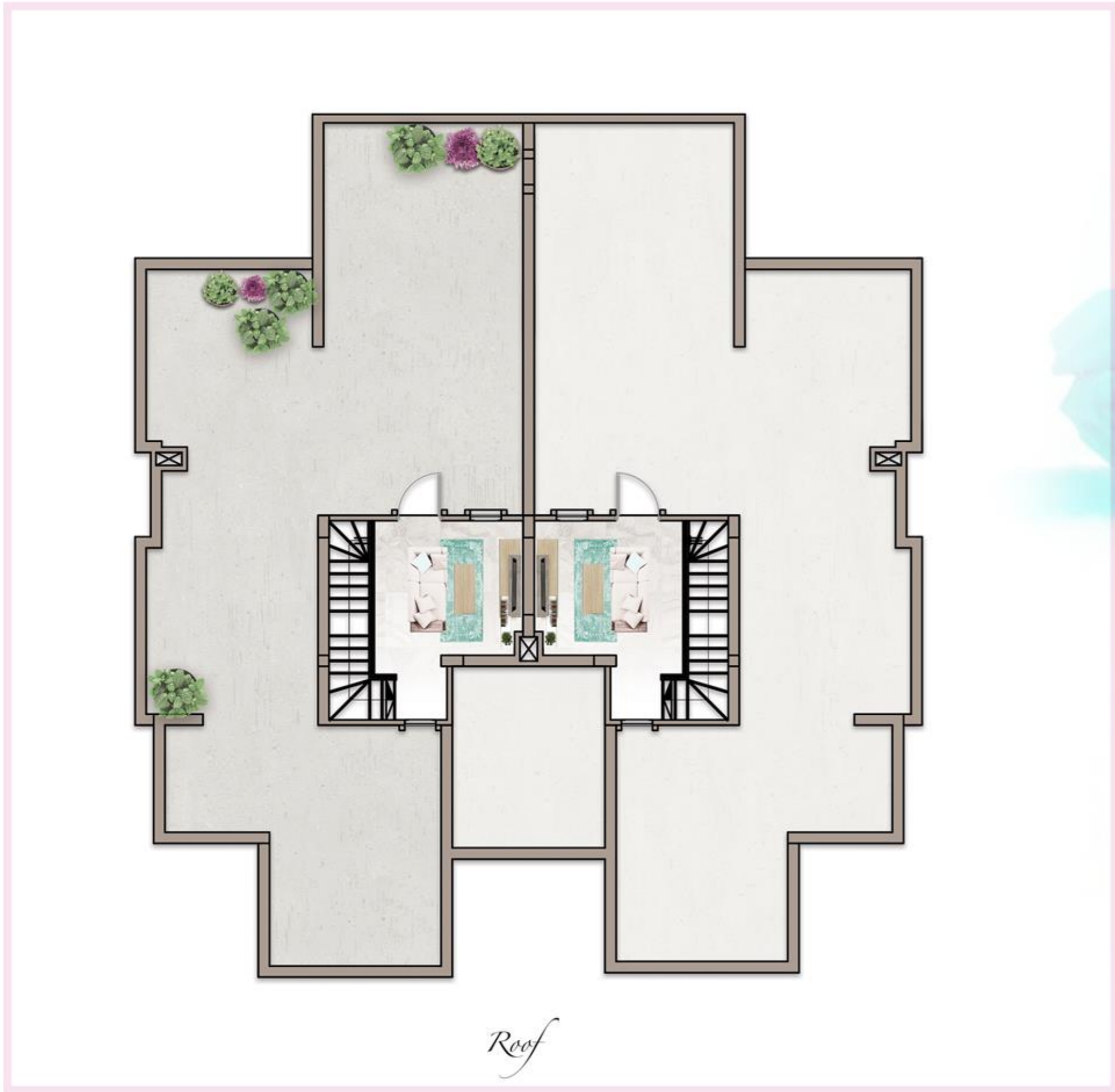
# Type N

Second Floor



Kitchen/Dining/Living Area	(8.20 x 4.50) m
Master Bedroom	(4.00 x 4.00) m
Master Bathroom	(2.30 x 1.90) m
Bedroom 2	(4.00 x 4.00) m
Bedroom 3	(4.15 x 4.00) m
Bathroom	(2.55 x 2.15) m

Second Floor

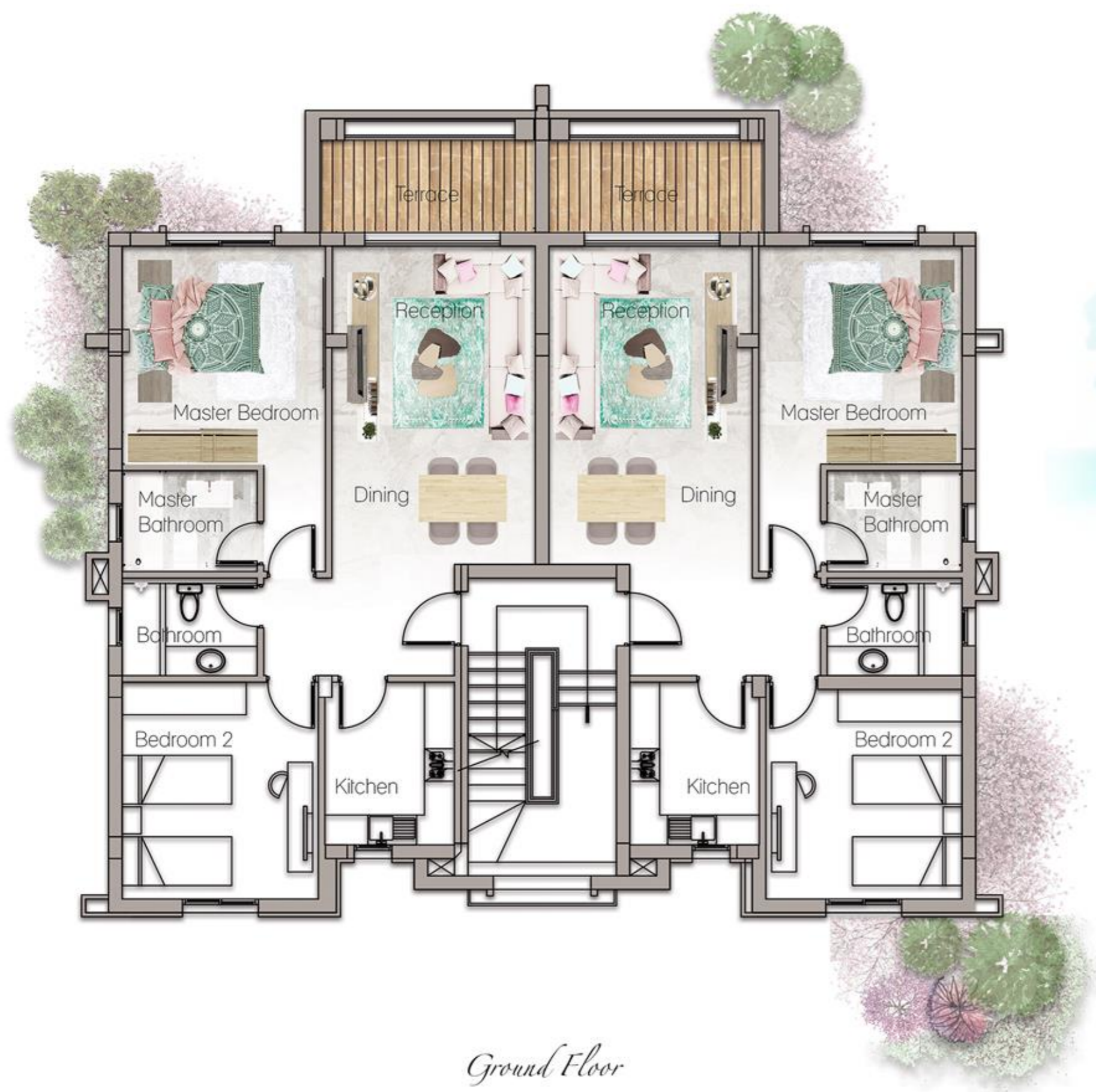


*Type N*  
*Roof*



# Type J

## Ground Floor



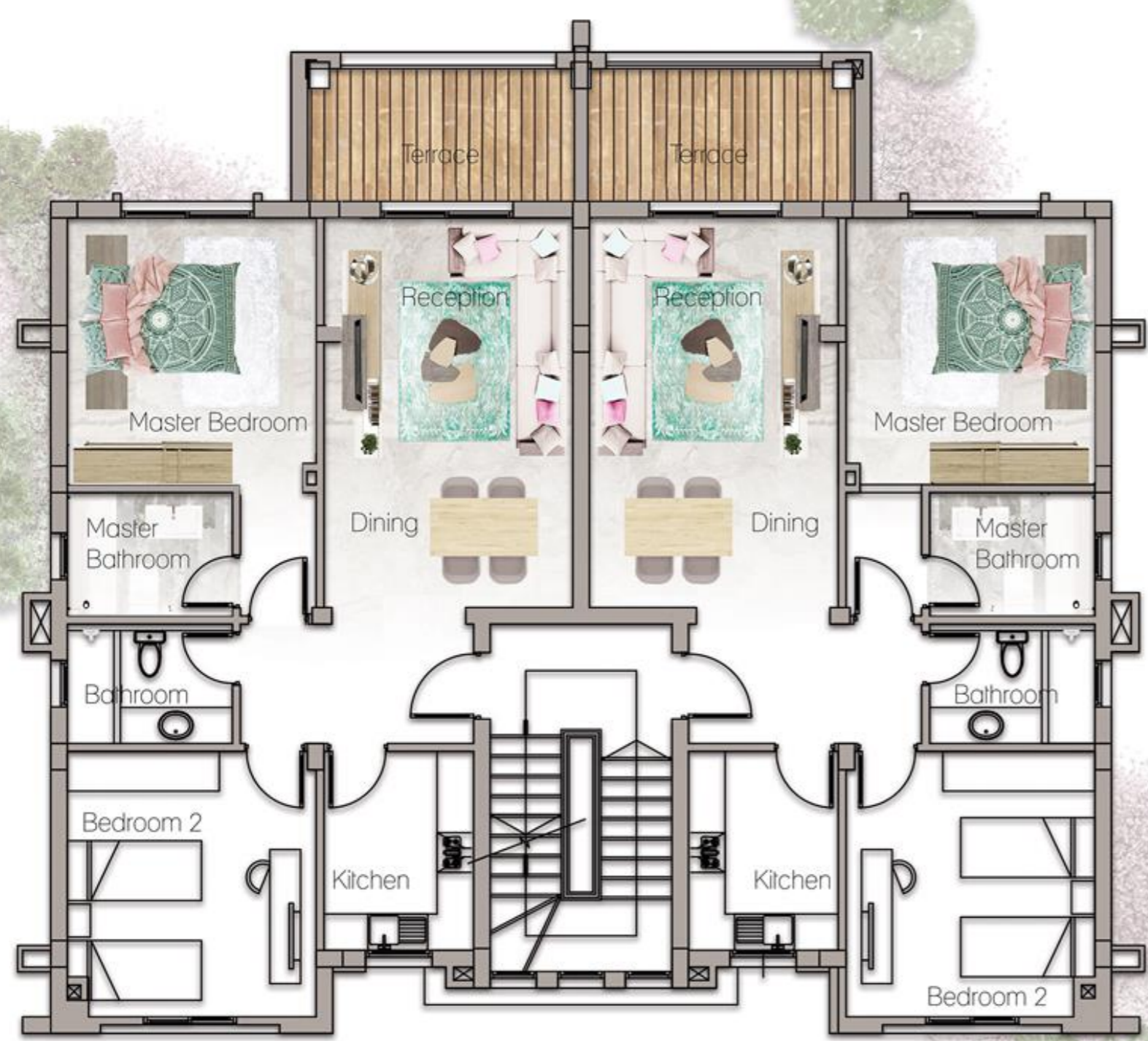
Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(4.00 x 3.75) m
Master Bathroom	(2.50 x 1.86) m
Bedroom 2	(4.00 x 3.62) m
Bathroom	(2.50 x 1.70) m

Ground Floor



# Type J

## First Floor

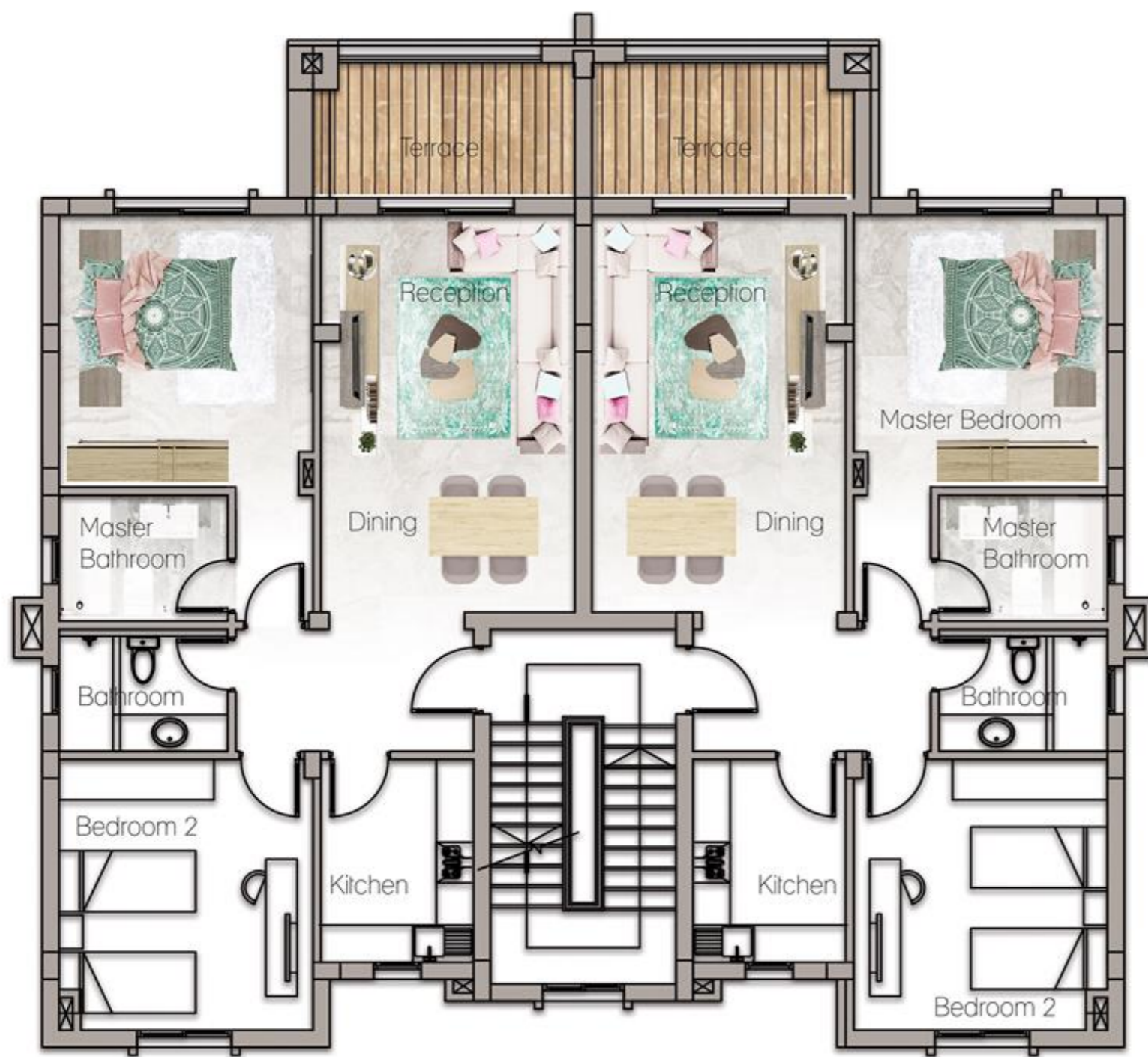


Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(4.00 x 3.75) m
Master Bathroom	(2.50 x 1.86) m
Bedroom 2	(4.00 x 3.62) m
Bathroom	(2.50 x 1.70) m

First Floor

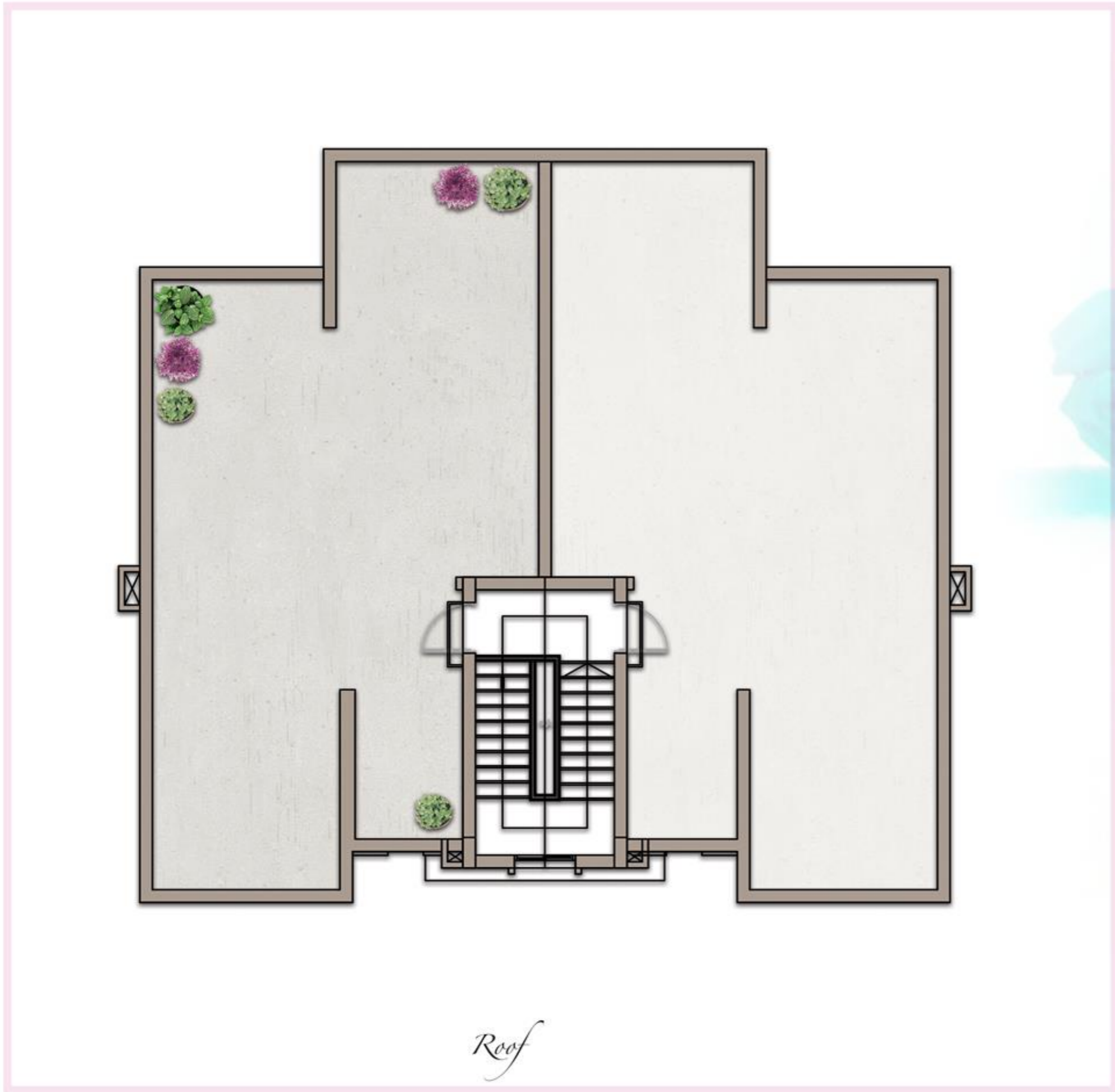
# Type J

## Second Floor



Kitchen	(3.00 x 2.25) m
Dining & Living Area	(5.87 x 3.75) m
Master Bedroom	(4.00 x 3.75) m
Master Bathroom	(2.50 x 1.86) m
Bedroom 2	(4.00 x 3.62) m
Bathroom	(2.50 x 1.70) m

Second Floor



*Roof*

*Type J*  
*Roof*

