





MANGROOVY
IS THE ONLY BEACHFRONT
RESIDENCE IN EL GOUNA



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CHAIRMAN MESSAGE

We, at Mangroovy are firm believers that the greatest companies are able to flourish and thrive by adapting to the ever-changing economic environment, and by implementing various flexible approaches to efficiently face the challenges presented to them within their line of business.

With our eye on being a leading regional real estate developer, we aim to deliver value. This value is derived from our unwavering promise to create a luxurious, yet homey, residential project, complete with innovation, functionality and beauty. We are able to maintain this value through our core principles of professionalism, sound ethics, transparency, safety and incomparable client servicing.

Our motivation is to always exceed expectations, aspiring to help shape what is perceived as quality living.

We hope that you will join us on our trip.

Sincerely, Mona El Sewedy



WHY EL GOUNA

El Gouna is renowned for its picturesque beaches and sun that caresses its golden sand throughout every season. Reaching those beaches is easier than ever.

It delights us to inform our European clientele that a trip to Hurghada International Airport is a mere four hour flight from most European capitals, where they will find EL Gouna, with its extensive infrastructure and facilities, ready to cater to their every need and convenience.

In El Gouna there are destinations waiting for every taste, ranging from breathtaking nature, all the way to ancient historical sites and treasures.

WELCOME TO MANGROOVY

With 360m of shoreline, Mangroovy combines environment- conscious architecture with efficient indulgence.

The exceptional scheme of the opulent 193,000sqm beach community blends seamlessly with the landscape, and is situated only 120m away from the shore.



THE MEANING BEHIND MANGROOVY

Mangroovy gets its name from the mangrove tree - a plant that grows chiefly in tropical coastal regions, forming the backbone of that region's ecosystem.

Known for its resilience and great importance, the mangrove thrives in harsh saltwater surroundings. The mangrove serves as a vital link in marine ecosystems, and works as a natural purifier for the water in its environment, maintaining its clarity and quality.

Just like the mangrove tree, Mangroovy grew its roots amongst striking aquatic surroundings. To us, Mangroovy is a grand tree of indulgence, superb facilities and innovative amenities –serving quality to a thriving community, in a lush seafront environment.





GLOBALLY LOCATED NATURALLY BEAUTIFUL

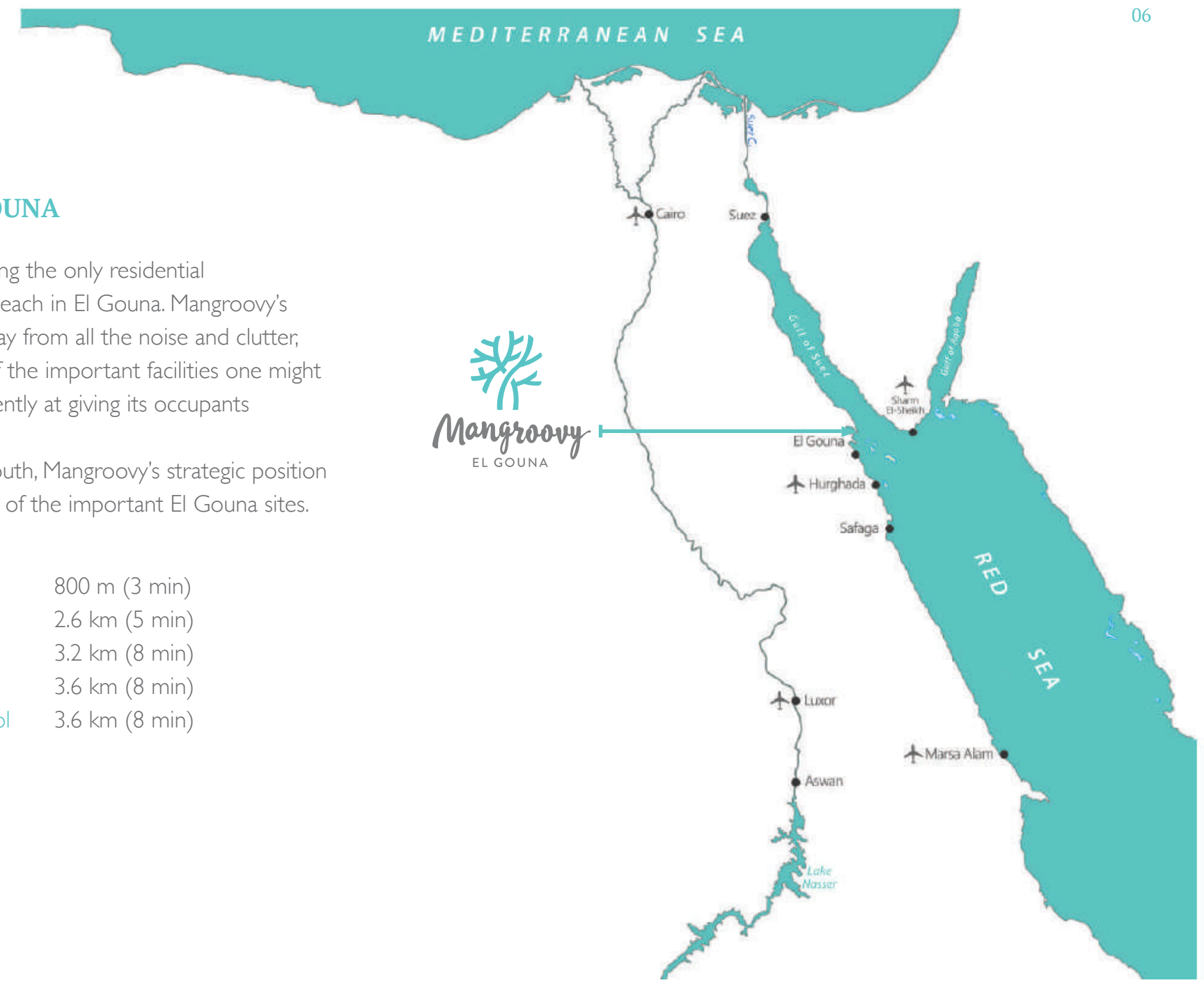


OUR LOCATION IN GOUNA

Mangroovy takes pride in being the only residential project built directly on the beach in El Gouna. Mangroovy's coveted location places it away from all the noise and clutter, but still close enough to all of the important facilities one might need. Mangroovy works diligently at giving its occupants the best of all worlds.

With Abu Tig Marina to its south, Mangroovy's strategic position is brief minutes away from all of the important El Gouna sites.

- To Marina 800 m (3 min)
- To Gouna Library 2.6 km (5 min)
- To Downtown 3.2 km (8 min)
- To Hospital 3.6 km (8 min)
- To Gouna International school 3.6 km (8 min)





RESIDENCE KEY PLAN

First Residence Development broke ground on Mangroovy on April 1st, 2016. Since then, First Residence Development has been hard at work to deliver its promise of a lavish and convenient residential community. Of El Gouna's 10km of immaculate shoreline, only Mangroovy's 360m of seafront is directly overlooking the Red Sea coast, making the Mangroovy project site truly prime real estate location. Taking its cue from the surrounding nature, the rich Earth tones of the exteriors, and the stenciled twiggy borders of the balconies and windows, mesh flawlessly with the comforting, mountainous and cerulean backdrop. With the founders being engineers, they are intimately familiar with, and very passionate about, each last detail of the project. Every aspect of Mangroovy is held up to the highest possible standard, with the driving force being perfection, and efficient opulence. The project has been structured to maximize the impact of the natural beauty and serenity of El Gouna. Mangroovy truly is a luxury destination.





WHERE REALITY IMITATES IMAGINATION



RESIDENCE AREA

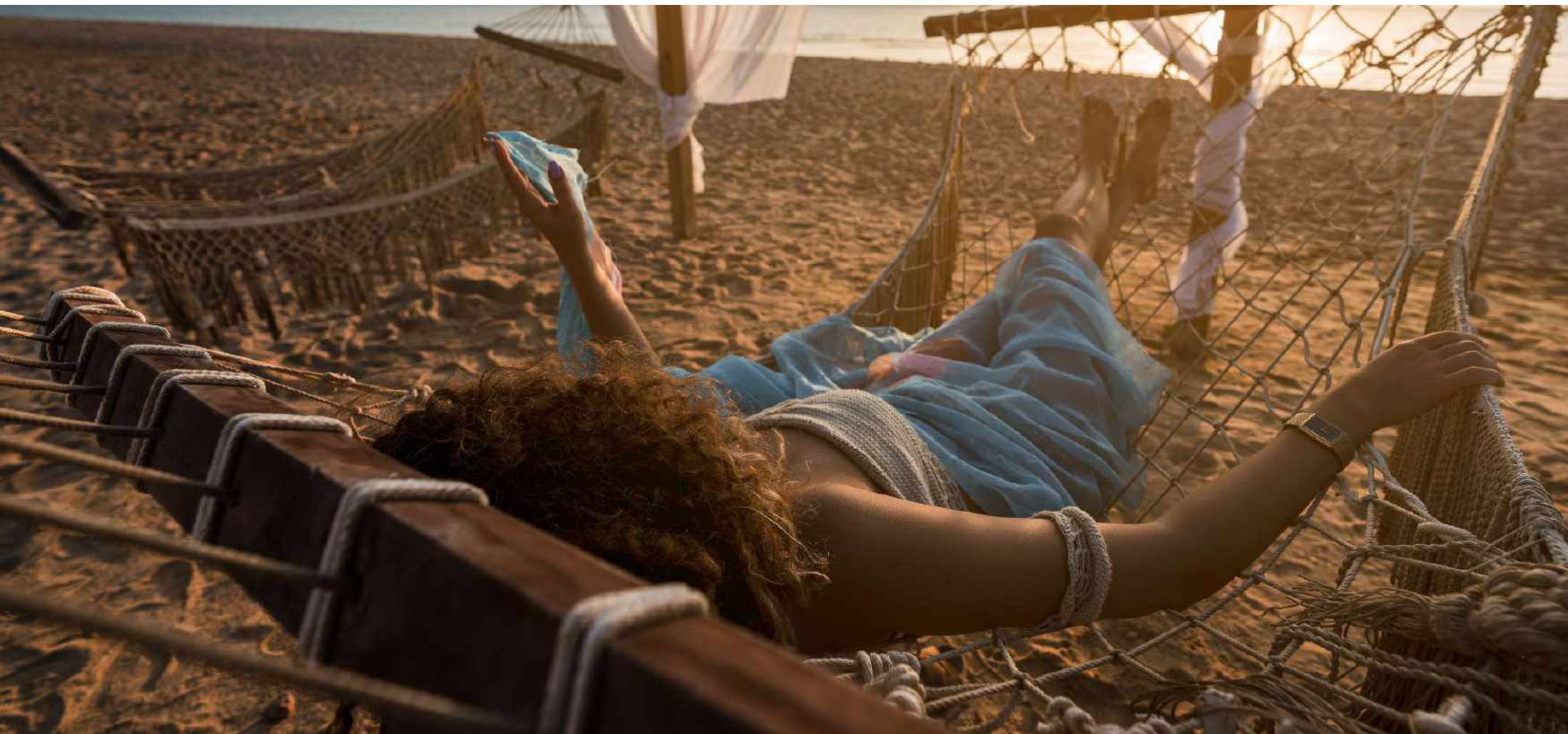
Mangroovy values your peace of mind and convenience. The spacious residential area provides you, and your guests, with easy access to the whole location. The calm and beautiful neighborhood, created for an exclusive community, will make you cherish your moments there. Mangroovy has 705 luxury apartment and chic studios; 18 spacious, detail-oriented townhouses; as well as 16 majestic and modern villas. Taking into account Mangroovy - exclusive, stunning sea view all housing units were designed to capture the essence of the surrounding beach-front and mountainous landscape. The outstanding architecture and extravagant modern finishes are complimented by magnificent pools with its cheerful cluster.



MANGROOVY BEACH

Situated right on the sea, Mangroovy is paradise on the Red Coast. With 40,000 sqm of pristine sandy beach, the ideal, year- round weather, captivating aquatic life, and azure water makes visitors never want to leave. If you are looking for sports and adventure then the open waters that are naturally protected from tides because of spectacular reefs make Mangroovy a superior location for all kinds of water sports. If you are looking to relax alone, or lounge with friends, then you can hang out at our beach bar and enjoy a remarkable selection of food and beverages. Alternatively just sit back, enjoy the glorious weather and catch some sunrays.

You will be spoilt for choice.



ARCHITECTURE

Embodying excellence in modern design.

The Mangroovy architecture takes inspiration from the intricate and rich Islamic designs, fusing them with sleek and stylistic forms that are entirely fresh.

The resulting aesthetic creates a contemporary and unique style suited for anyone looking for a home that exudes warmth, without skimping on luxury living and modern convenience.

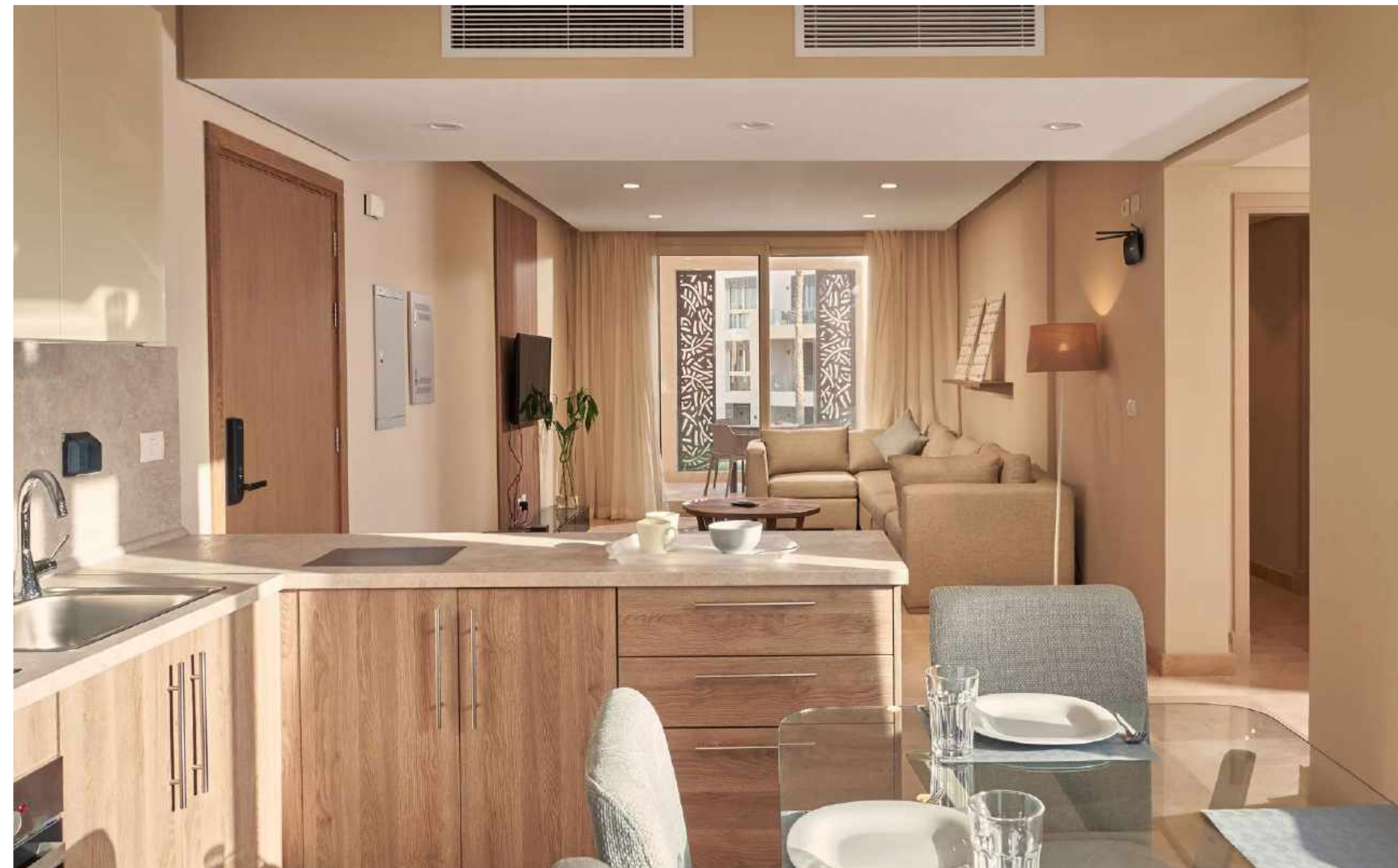




INTERIORS

Mangroovy does not compromise on anything –least of all its residents' convenience and quality of life. The meticulous design of all interiors provides the most luxuriant, comfortable and peaceful lifestyle to our community. All Mangroovy units are fully finished; we believe in luxury, but a luxury that includes function. With that in mind, all appliances and ACs used offer the greatest of beauty and extravagance, while serving most efficiently. We also have an outstanding quality of furniture to propose to our residents with exclusive prices. The second you turn the key, the clutter-free atmosphere of your residence will fill you with quiet, calm and regeneration.





MANGROOVY BEACH BAR

WHEN MAGNIFICENCE AND OPEN SPACES MEET AN EXCLUSIVE AND VIBRANT COMMUNITY





FACILITIES AND SERVICES

Whether you seek fitness, a relaxing swim, or even to celebrate your special day, Mangroovy has it all, and provides it with excellence.

Our advanced, cutting edge facilities exist to assure you a hassle-free time away from your busy life. The friendly and efficient staff members are there to anticipate your every need. They will go out of their way to assure your stay is perfect. You will never want to leave.

- *Pools*
- *Double Tree by Hilton Hotel*
- *Holistic SPA & Wellness Center*
- *Beach Bar / Noi Restaurant*
- *Sports Facilities*
- *Beach Wedding*



Mangroovy Double Tree Hotel is a four stars hotel operated by Hilton

- Total number of keys is 342 (300 hotel rooms + 42 hotel apartments).
- Total BUA "Built Up Area" for buildings is = 39,049 m².
- The hotel has its own beach with total area of 1500 m².
- The hotel contains 2 main pools in addition to 8 private secret pools with total area of 1050 m².
- The project contains different facilities including BAR , All Day Dining + specialty restaurant with luxuries roof terrace overlooking beach , GYM , business meeting facilities , beach activities.

