

ORIENTAL COAST

MARSA ALAM



THE ART OF LIFE



ABOUT OUD

Oriental for Urban Development (OUD), a joint-stock company, was established in 1994 to capitalize on the real estate boom in Egypt. Since then, OUD has blossomed into one of Egypt's largest real estate and urban development companies with investments in excess of USD 3.1 billion.

Over the years, OUD seized growth opportunities through diversification into tourism and agriculture. Today, OUD and its two subsidiaries, Red Sea Sharm for Tourism Development, and Greater Cairo for Construction and Development, have an assortment of different prospects spanning the three different sectors of Real Estate, Tourism, and Agriculture.

The projects vary significantly, ranging from huge eco-resorts, to citrus farms, up-scale residential cities, and midrise income high rises.

COMPANY STRUCTURE

Real Estate Sector:

Dahyat Al Nakhil Al Shorouk City
Hay Al Yasmin, 10th of Ramadan
Fountain Park
Nakhil Park
La Playa Marina
Baron City
Baron Royal Towers
Korba Royal Residence

Tourism Sector:

Oriental Coast, Marsa Alam

Retail Sector:

Baron Mall
Dawar El Asher, 10th of Ramadan
Side Walk - New Cairo

Agricultural Sector:

Wadi El Mullak Farm - Sharqia Province
Ramsis Farm - Sharqia Province
Rafah Farm - Sinai Peninsula
East Suez Farm - Sinai

THE LOCATION

Nestled in Oriental Coast, the ultimate destination in Marsa Alam, Matangi is thirty minutes from the Marsa Alam Airport, and approximately 100 minutes from the Hurghada Airport.

Oriental Coast spans throughout a seven kilometer beach, with various water and beach activities such as kite surfing, diving, sand boarding, and paint ball, to name a few.

- 700 Km Cairo
- 180 Km Hurghada
- 200 Km Luxor
- 35 Km Al Quseir
- 35 Km Marsa Alam Airport



THE MASTER PLAN: ORIENTAL COAST

The ultimate build out target is to remain below %20 coverage of the site area, with no development allowance for the zones of the national road strip or coastal path strip. Various sports facilities include swimming pools, a tennis court, a ball court, a sports arena, and water sports, which gravitate around the marina and yacht club, golf course, and the equestrian center. The weather is warm but dry, with evening breezes. The built out resort will contain over 4,200 hotel accommodations (resorts, hotels, & inns) grouped mainly in seven large size developments, The permanent residential dwellings from the bulk of the core of development includes support facilities like retail, services, commercial, entertainment, and educational institutions, as well as the recreational facilities for both the permanent population and visitors. There is an additional allocation for employment within a factory shop/service commercial area with an independent vehicular access.

The Oriental Coast resort has the potential to attract 12,000 visitors, create employment for 6,000 staff members, and provide permanent residences for a significant number of them. A management structure for the whole resort is going to be implemented in order to enforce the final image guidelines as well as provide all services needed to maintain this image. The master planning was prepared by Wimberly, Allison, Tong & Goo (WATG).



THE MASTER PLAN: MATANGI

Exploiting the site and project's location, the architectural concept and flawless design ensures that most of the units have an exquisite sea view, with easy access to the beach as well. Matangi is built on tiered levels of varying heights, to maximize the beachfront view. The resort has three entrances: the main and center, (a gate serving owners, and two gates for visitors and services). Everything has been designed to maximize the impact of the natural beauty and serenity of Marsa Alam. Matangi truly is a luxury destination.



THE MEANING BEHIND MATANGI

Matangi is the goddess of music, knowledge and the arts. A unique and powerful goddess, Matangi is also associated with nature. Given her ability to bestow supernatural powers, she is additionally known as the one who restores peace, calm and prosperity.

Matangi is located in Oriental Coast, Marsa Alam, and is built on the concept of peace, tranquility, and beauty. Situated on one of the best beaches in the world, Matangi provides beachfront apartments and a spectacular community. Surrounded by nature, it also has a superb selection of amenities and services.



THE CLUBHOUSE

Every entrance to Matangi has been designed to instill a sense of ease, comfort, and luxury in all of our guests –especially our fabulous restaurant entrance. Once you arrive, the calming ambience will increase your appetite and heighten your senses to better enjoy the sumptuous food that await you.



THE RESTAURANT

Various dining options are located near the infinity pool, the beach, and the outdoor activity area for easy access and convenience. You can choose from delicious international cuisine, refreshing drinks from the juice bar, and exquisite treats at the live cooking station. There are indoor, outdoor and roof-seating areas to suit everyone's needs.



THE INFINITY POOL

Our opulent pool has been developed with floating pergolas, a bar, and a massage area to soothe and ease the stresses of everyday life. With no boundaries blocking your view, the serenity from the illusion of water flowing over the edges will lull all of your troubles away. The plush pool area is ideal for all-day lounging, whether you are on your own or with your family and friends.



THE RESIDENTIAL AREA

Matangi offers easy access to homeowners and their guests. Not only that, but Matangi's green spaces make it perfect for walking. Being able to leave the car keys at home and walk to the restaurants, or the beach, or any of the other amenities we have to offer, will make you fall even more deeply in love with your neighbourhood.



THE VILLAS

Matangi's state-of-the-art villas were exclusively designed to capture the essence of the surrounding beachfront and landscape. These tastefully designed villas feature spacious living rooms that open out to your own personal pools, mini gardens and private sundecks.



THE INTERIORS

All of the villas were built with great attention to detail, and include extravagant modern finishes. The designs boast sleek, and clean-cut forms with homely comforts; paired with our spectacular services, it makes for a luxurious living experience.



Enjoy the many perks and indulgences that our residences offer. Homeowners will enjoy a superior slumber, waking up to a stunning view of the beach. Aside from the life-changing views, the villas also come with a full complement of opulent, in-room amenities and lavish bathrooms.



THE APARTMENTS

With outstanding architecture and design, all Matangi apartments have been beautifully furnished with the latest in sophisticated, 21st century conveniences. The deluxe rooms have splendid panoramic views of the sea. Living here will feel like a permanent vacation.



THE STUDIOS

Matangi's studio apartments have endless breath-taking views of the sea and the glittering skyline that are not obstructed by any urban jungles. With floor to ceiling windows, all of the apartments offer superior, modern finishes, and outstanding services.



Enjoy delightful sea views from the comfort of your home! Spacious and breezy, the fresh, streamlined design gives you a unique, stress-free living space that you will just never want to leave.



THE FACILITIES AND SERVICES

Whether you are seeking great food and drink, a swim, afternoon drinks, or even free Wi-Fi, Matangi has it all, and provides it with excellence. Friendly, 24-hour staff and animation teams go out of their way to make your stay perfect. Here are a few of the features that you can enjoy:

- Infinity Pool
- Outdoor Cinema
- Yachting Club
- Horse Stable
- Golf Course
- Gym & Spa
- Beauty Center
- Community Center
- Retail Area
- Beach Club
- Sports Facilities

Plus several other delightful options!



THE ACTIVITIES

With Matangi's wide variety of entertainment activities there is something for everyone. From biking, to horseback riding, clubbing, or sunbathing, and many more, you will be able to fully enjoy yourself, and be immersed in new and thrilling experiences. As for water sports, if it exists Matangi offers it. We have snorkelling, wind surfing, paddle boarding, and fishing, to name a few.

One of the most pristine areas to dive and fish in the Red Sea, is in Marsa Alam. Matangi is the perfect location for divers and fishers who aren't afraid to explore and discover the world around them. It is home to unique coral reef, spinner dolphins, a variety of sharks, and of course, endangered dugongs and sea turtles. With so many astonishing sites to see, there are an even greater number of surprises that await you at Matangi.



THE NIGHT LIFE: BUS STOP

Bus Stop is a social-themed sports café, bar, lounge, restaurant and discotheque, that will be handling all your party ventures at Matangi. Open from early morning until late at night, we cater to everyone! Sip on a cocktail or two made by our professional barmen, some fresh juice, or just chill with an ice cold beer. Our fabulous party nights host a variety of music that will suit everyone's taste. Remember, THE BEST NIGHTS ARE AT BUS STOP LOUNGE!

 Bus Stop New Cairo



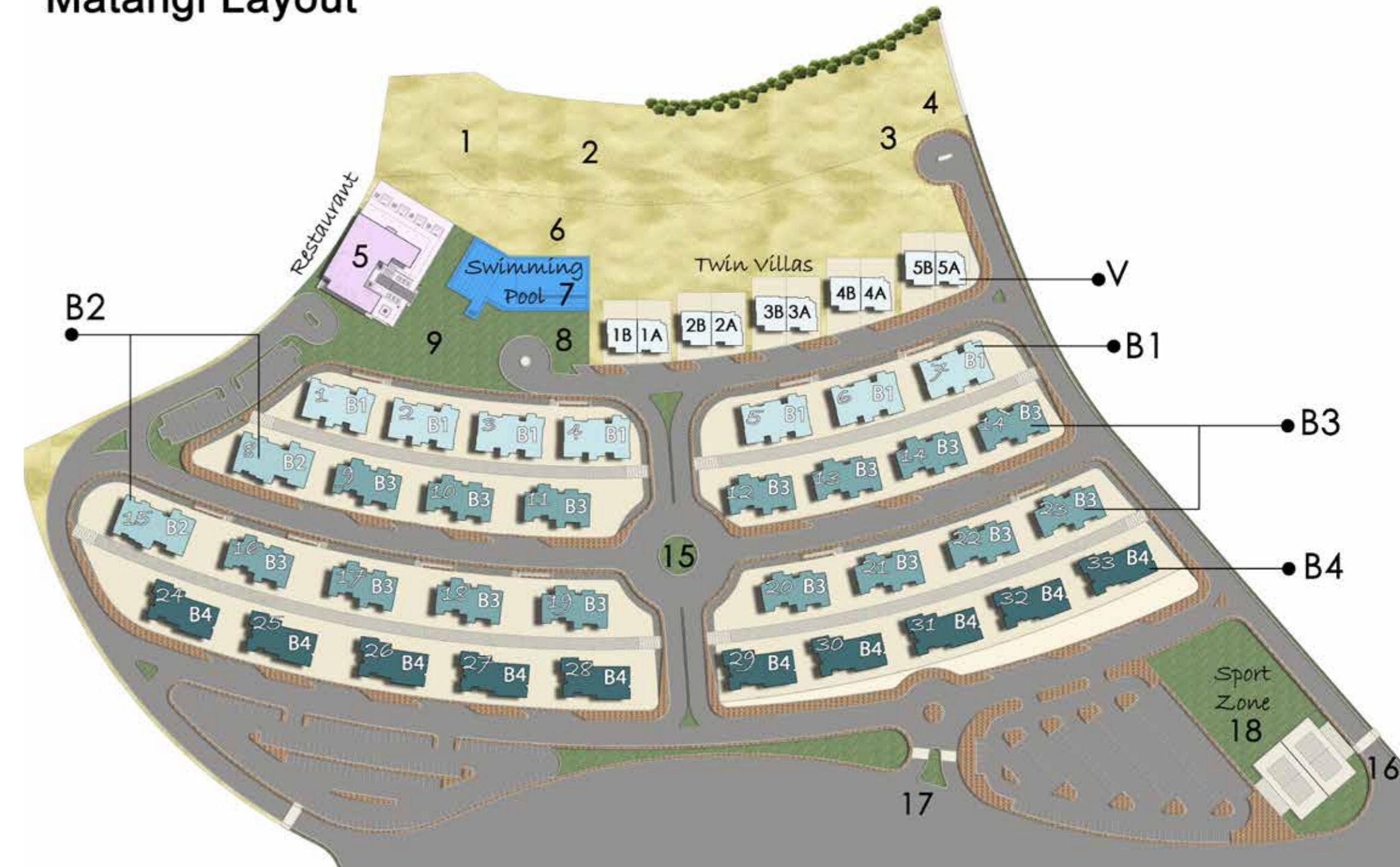
MARSA ALAM IS
ONE
OF THE
BEST BEACHES
IN THE
WORLD!



THE RESIDENCE KEY PLAN

- 1 BEACH
- 2 BEACH BAR
- 3 OUTDOOR GYM
- 4 BEACH ACTIVITIES
- 5 RESTAURANT
- 6 SPA
- 7 SWIMMING POOL
- 8 LANDSCAPE
- 9 HEALTH CLUB
- 10 B1 BUILDINGS (2 FLOORS)
- 11 B2 BUILDINGS (3 FLOORS)
- 12 B3 BUILDINGS (3 FLOORS)
- 13 B4 BUILDINGS (3 FLOORS)
- 14 TWIN VILLAS
- 15 MEETING SQUARE
- 16 VISITORS & SERVICES ENTRANCE
- 17 OWNERS ENTRANCE
- 18 SPORTS ZONE

Matangi Layout

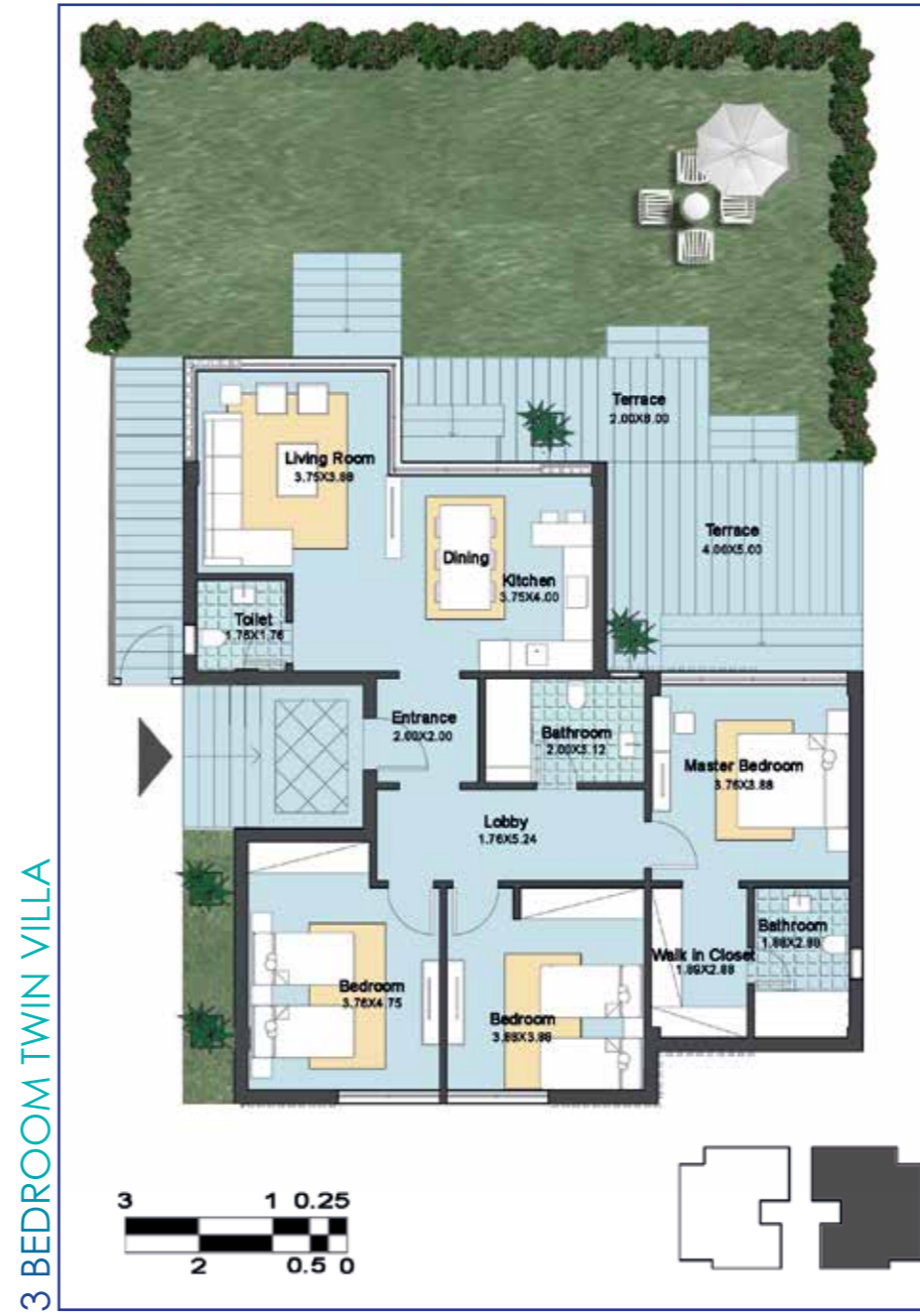




MATANGI TWIN VILLA GROUND



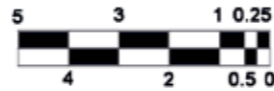
MATANGI TWIN VILLA - A GROUND FLOOR 206m²



MATANGI TWIN VILLA - B GROUND FLOOR 206m²



MATANGI BUILDING B1 GROUND FLOOR

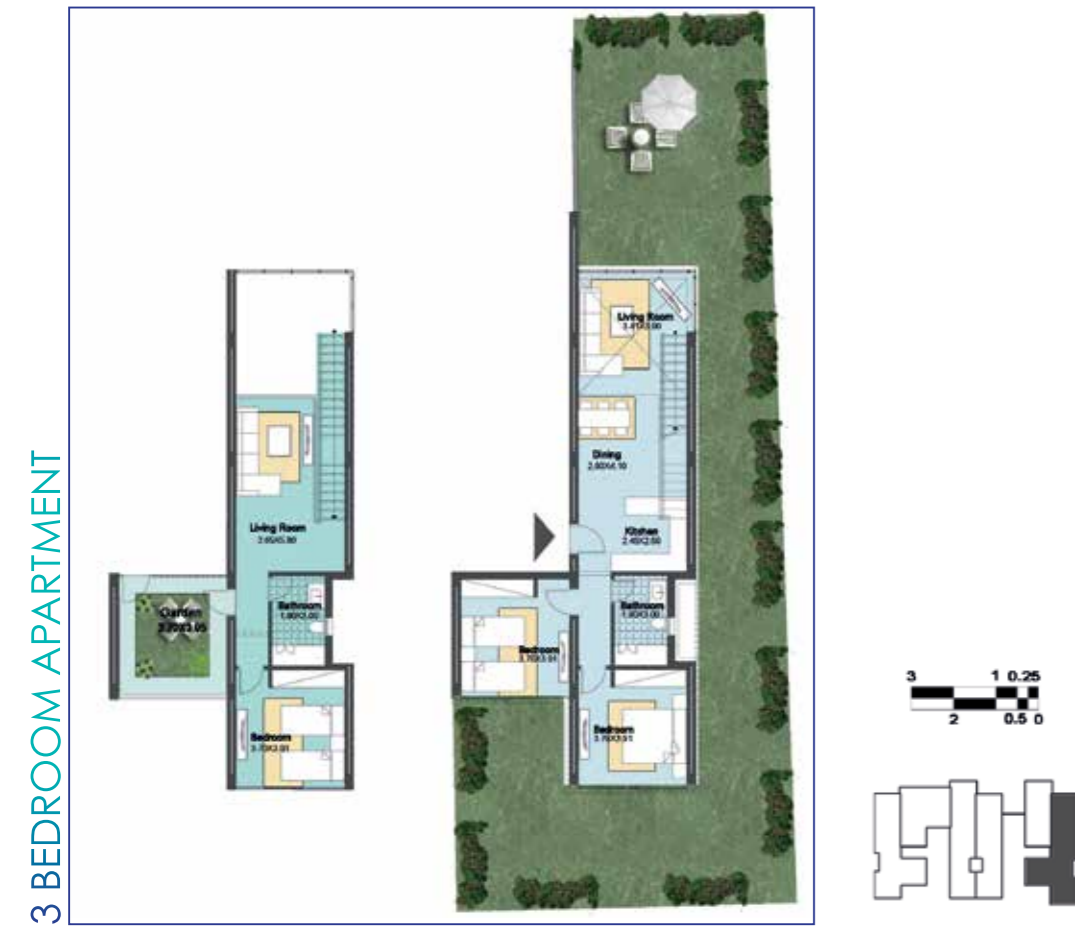


MATANGI BUILDING B1 FIRST FLOOR



MATANGI BUILDING B1 DUPLEX

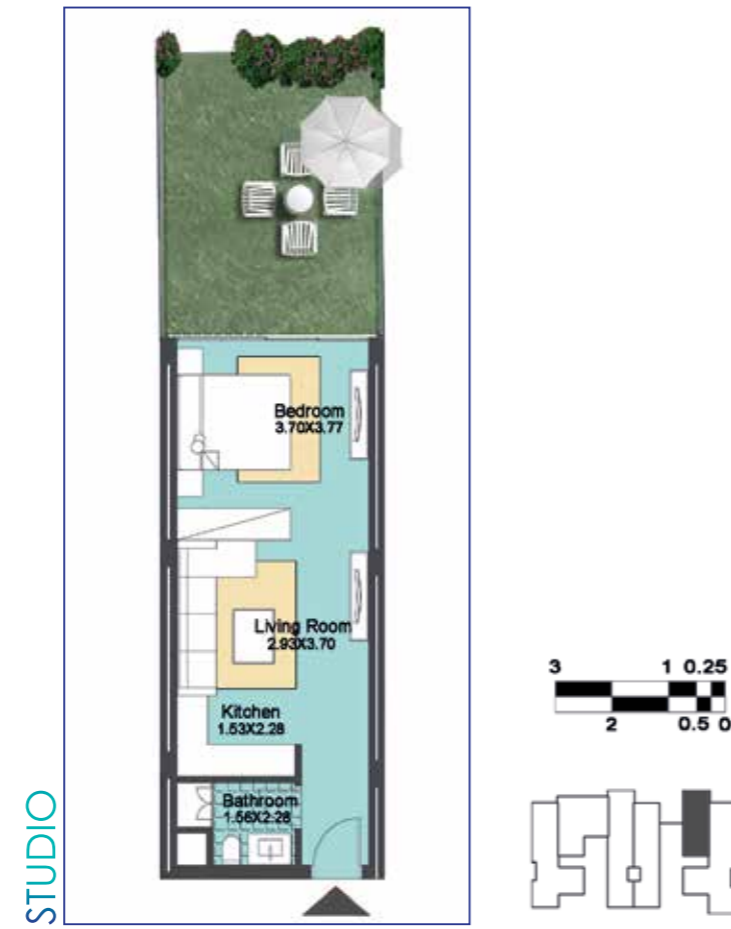
APARTMENT 1



GROSS AREA: 199.00M²

MATANGI BUILDING B1 GROUND FLOOR

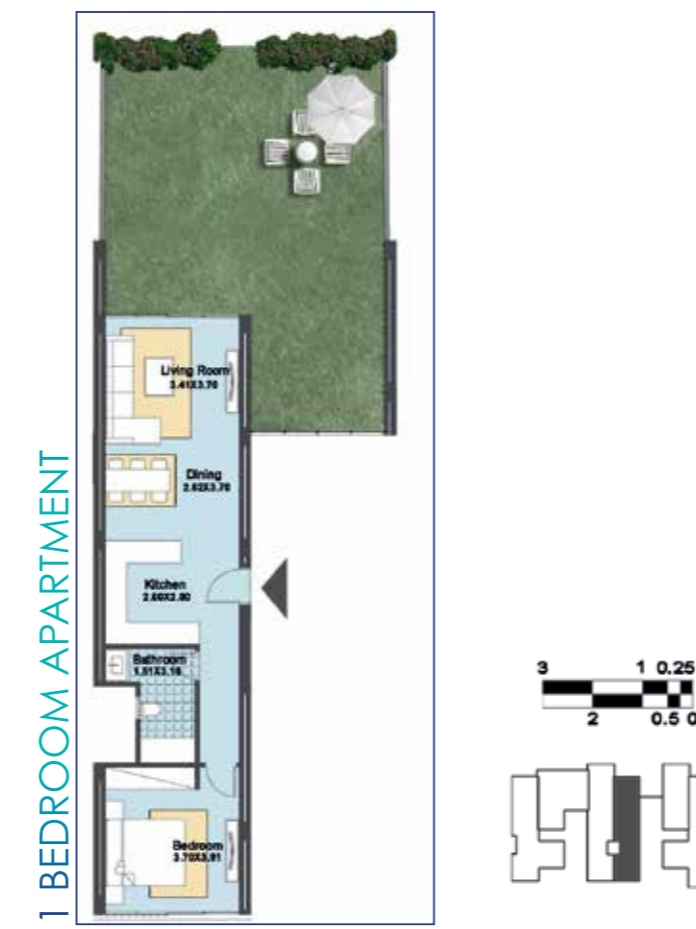
APARTMENT 2



GROSS AREA: 53.00M²

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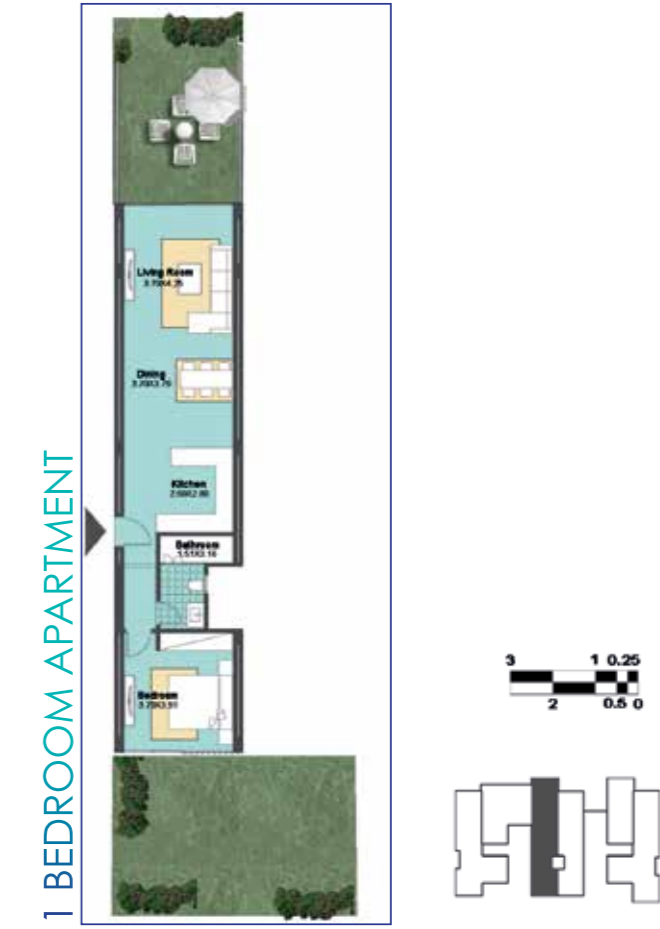
APARTMENT 3



GROSS AREA: 82.00M²

MATANGI BUILDING B1 GROUND FLOOR

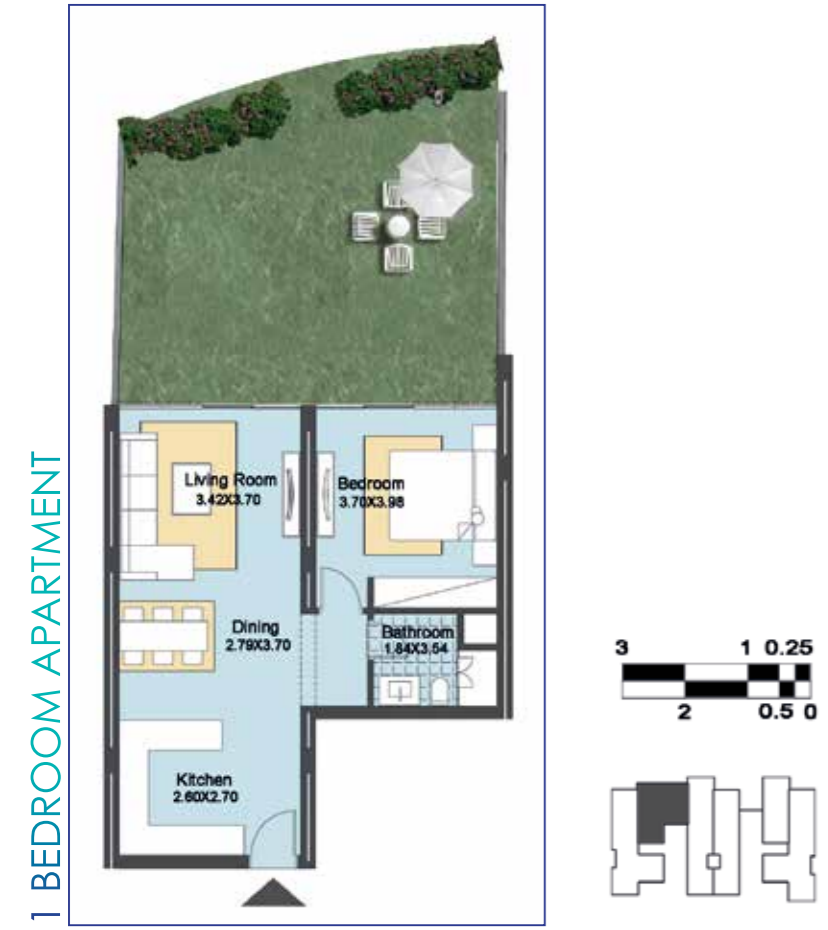
APARTMENT 4



GROSS AREA: 91.50M²

MATANGI BUILDING B1 GROUND FLOOR

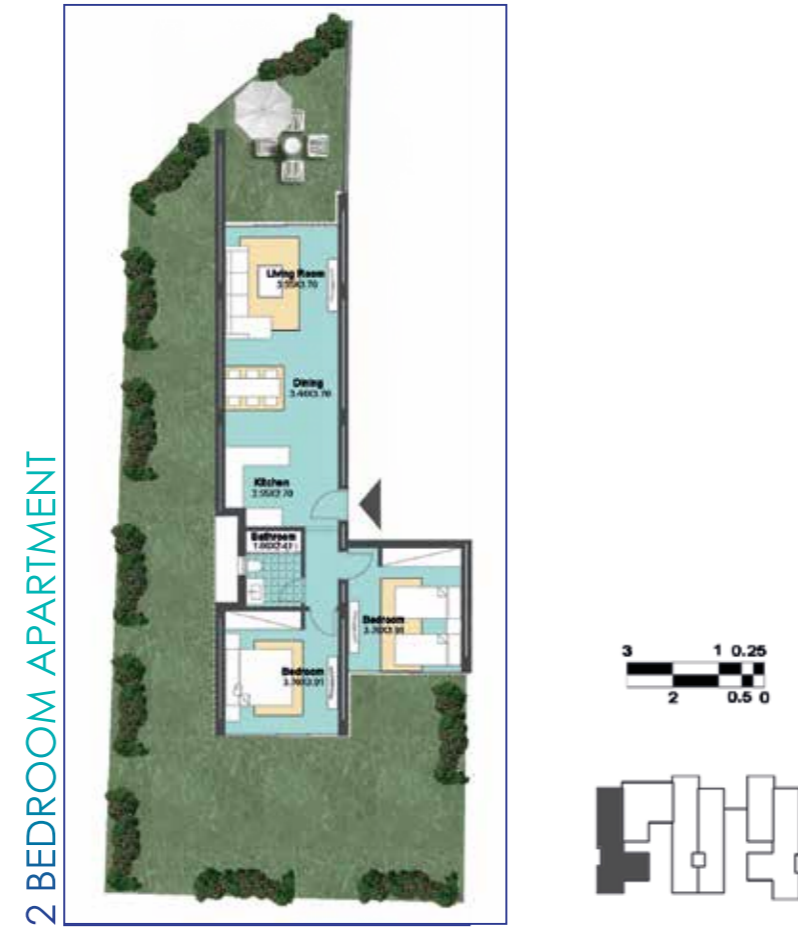
APARTMENT 5



GROSS AREA: 78.50M²

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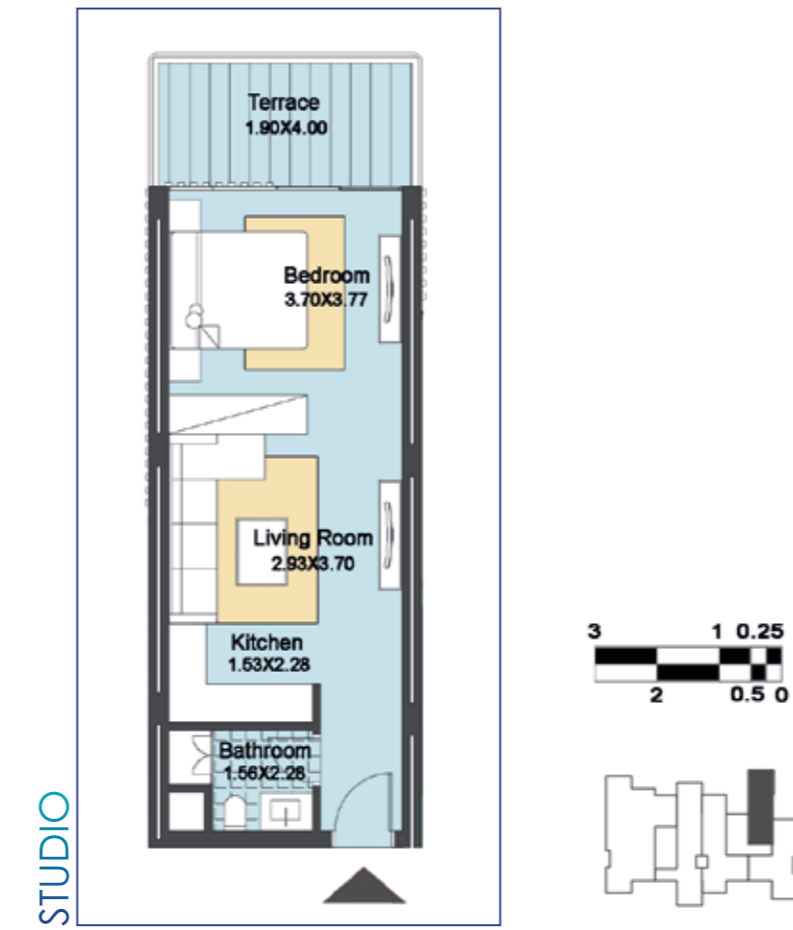
APARTMENT 6



GROSS AREA: 105.00M²

MATANGI BUILDING B1 FIRST FLOOR

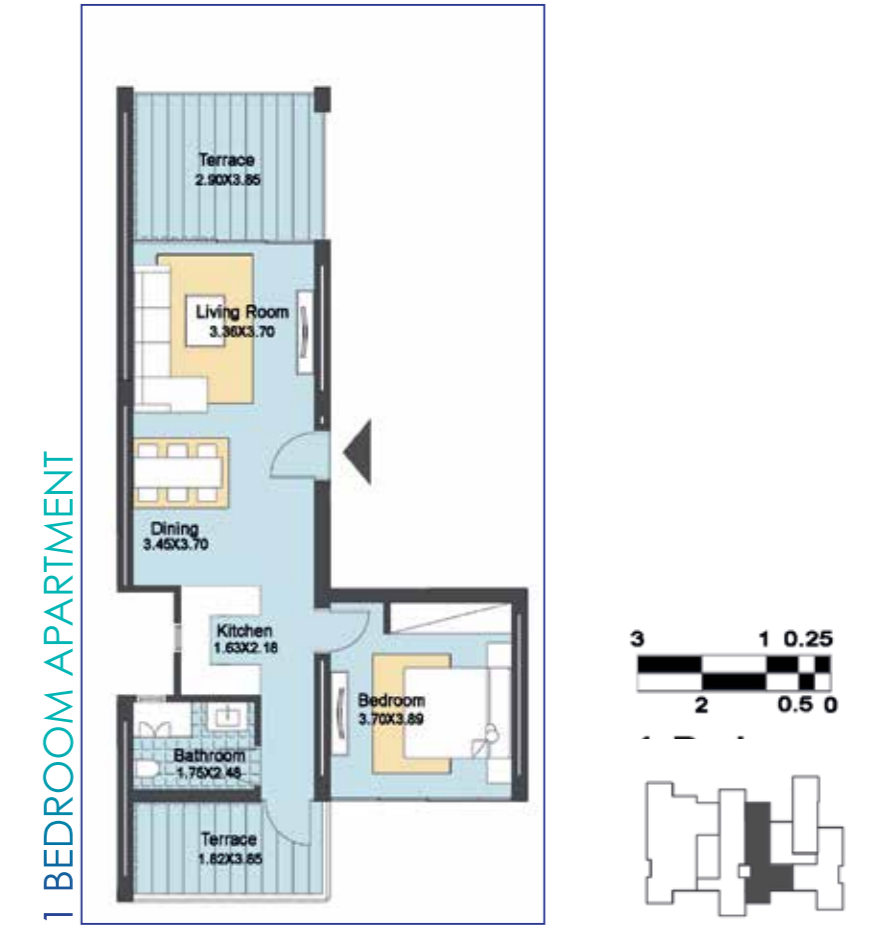
APARTMENT 7



GROSS AREA: 59.00M²

MATANGI BUILDING B1 FIRST FLOOR

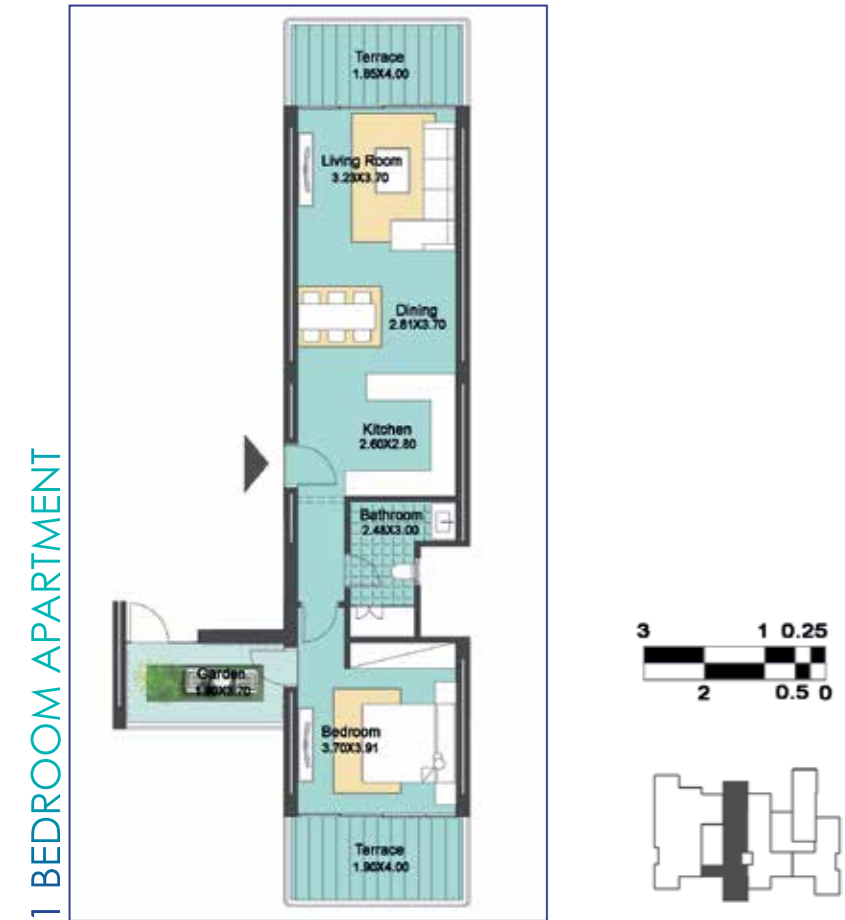
APARTMENT 8



GROSS AREA: 90.00M²

MATANGI BUILDING B1 FIRST FLOOR

APARTMENT 9



GROSS AREA: 100.50M²

MATANGI BUILDING B1 FIRST FLOOR

APARTMENT 10

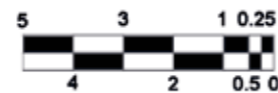


GROSS AREA: 190.50M²

MATANGI BUILDING B2 GROUND FLOOR



MATANGI BUILDING B2 FIRST FLOOR



MATANGI BUILDING B2 SECOND FLOOR



MATANGI BUILDING B2 GROUND FLOOR

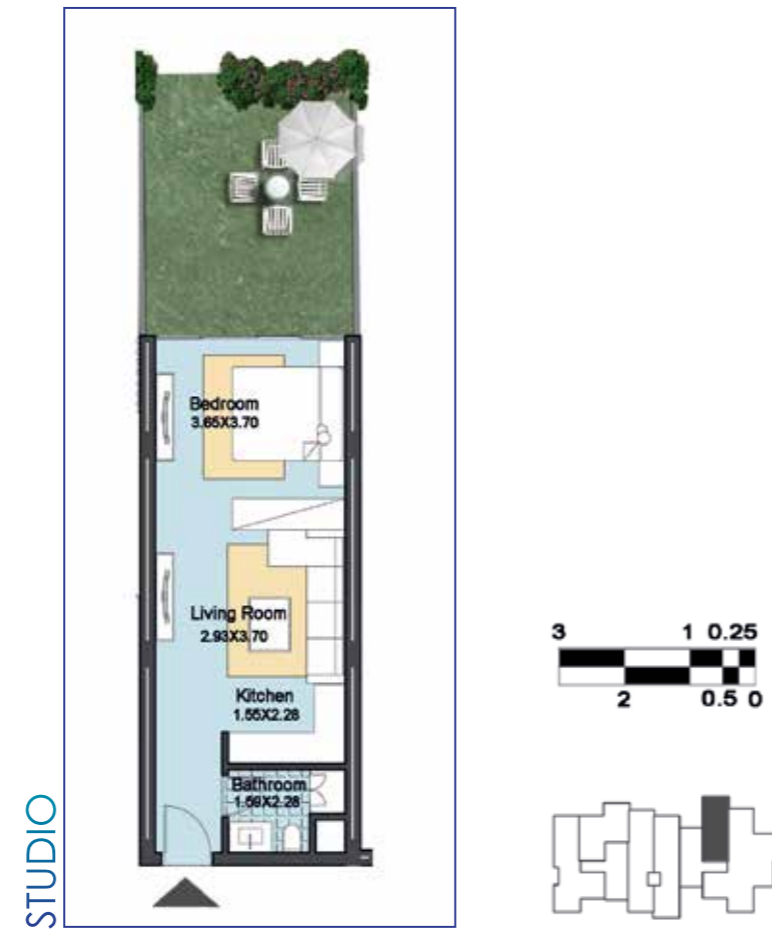
APARTMENT 1



GROSS AREA: 142.00M²

MATANGI BUILDING B2 GROUND FLOOR

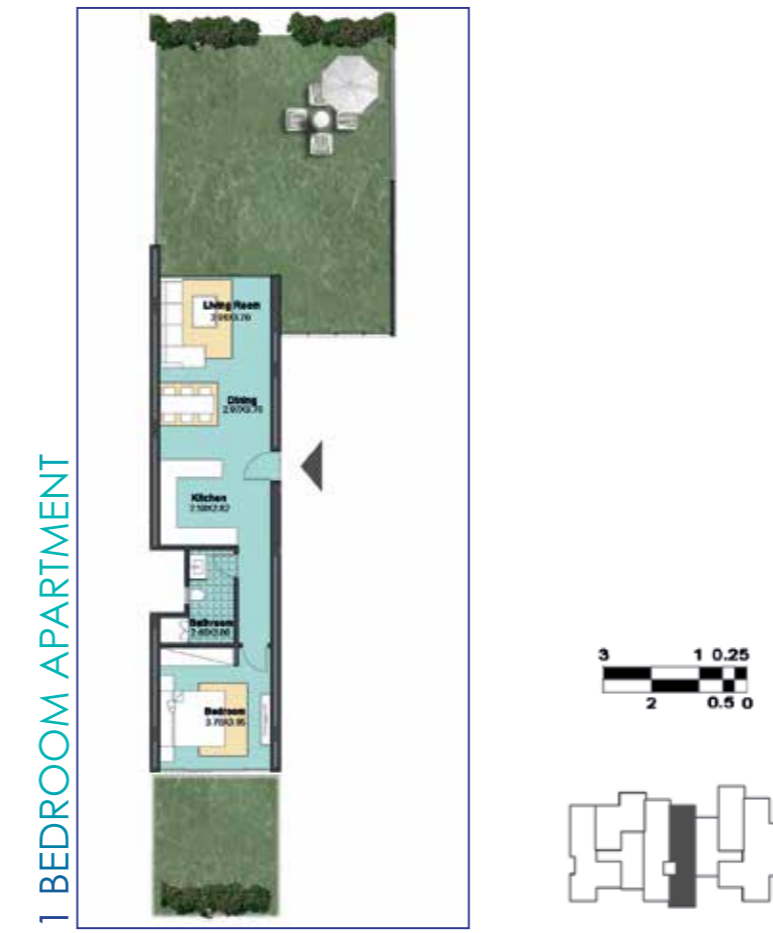
APARTMENT 2



GROSS AREA: 52.00M²

MATANGI BUILDING B2 GROUND FLOOR

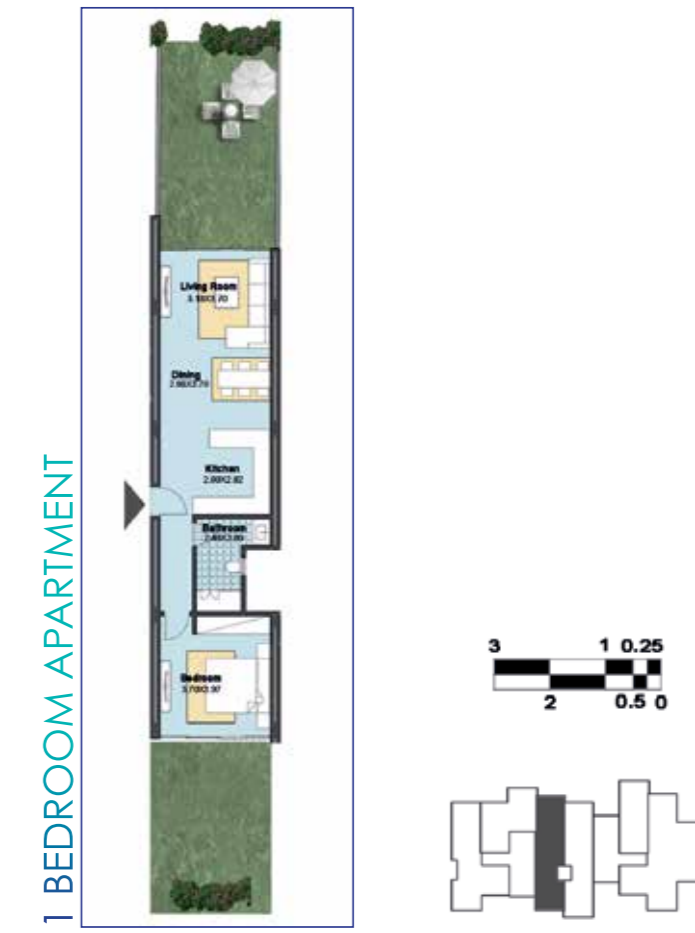
APARTMENT 3



GROSS AREA: 80.00M²

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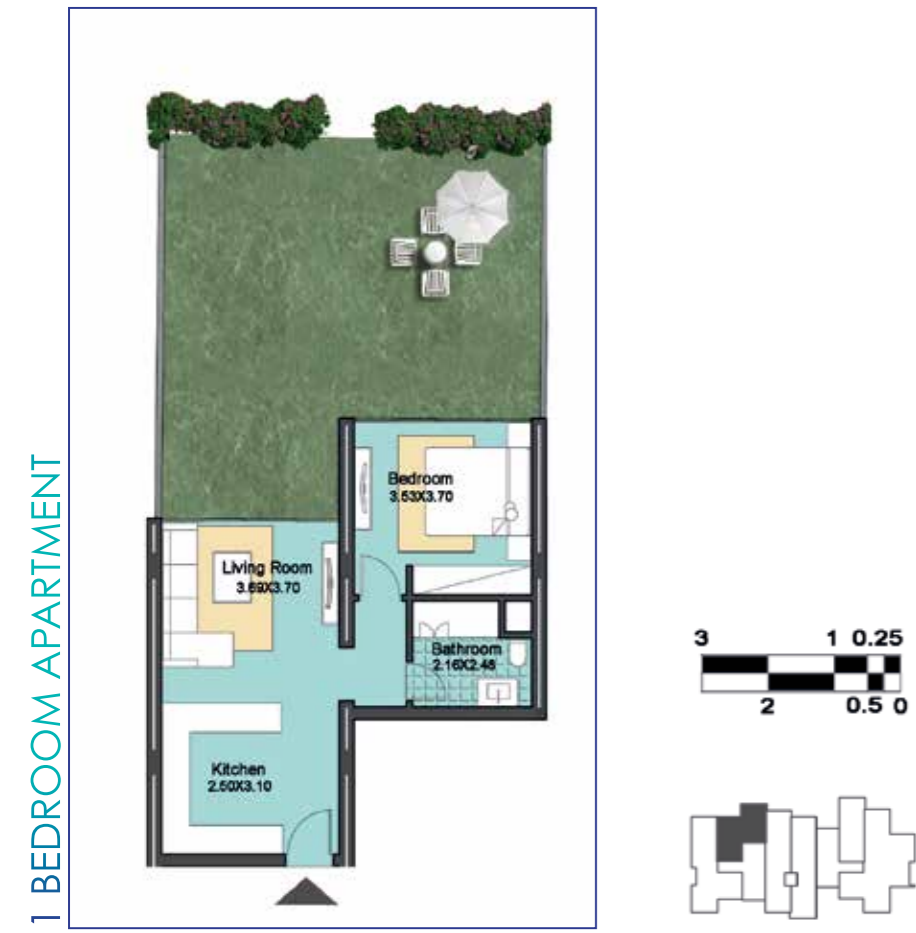
APARTMENT 4



GROSS AREA: 79.00M²

MATANGI BUILDING B2 GROUND FLOOR

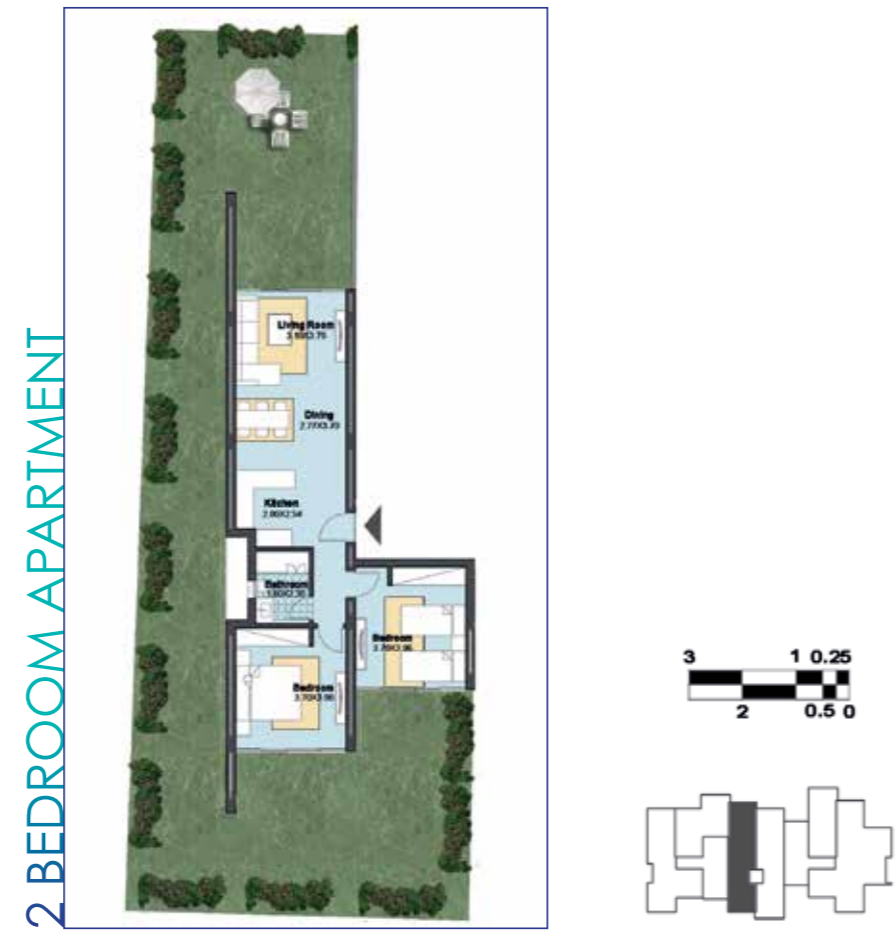
APARTMENT 5



GROSS AREA: 66.00M²

MATANGI BUILDING B2 GROUND FLOOR

APARTMENT 6



GROSS AREA: 97.00M²

MATANGI BUILDING B2 DUPLEX

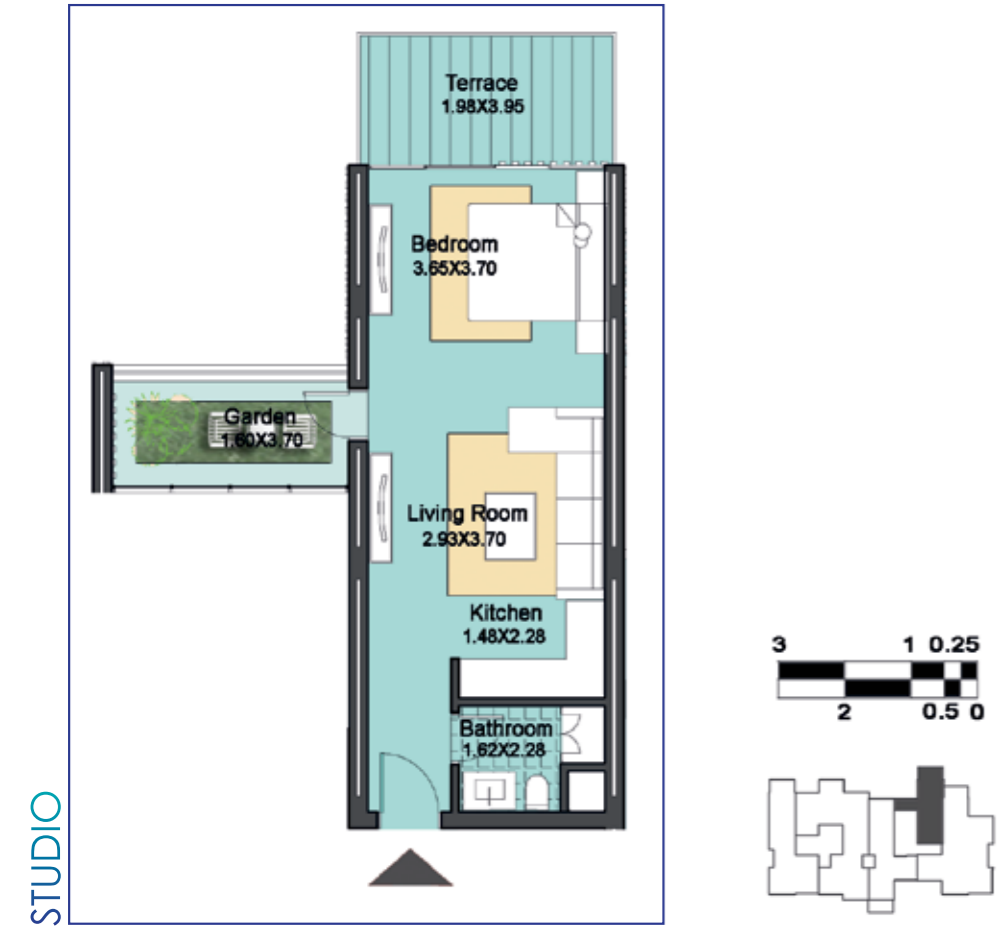
APARTMENT 7



GROSS AREA: 274.00M²

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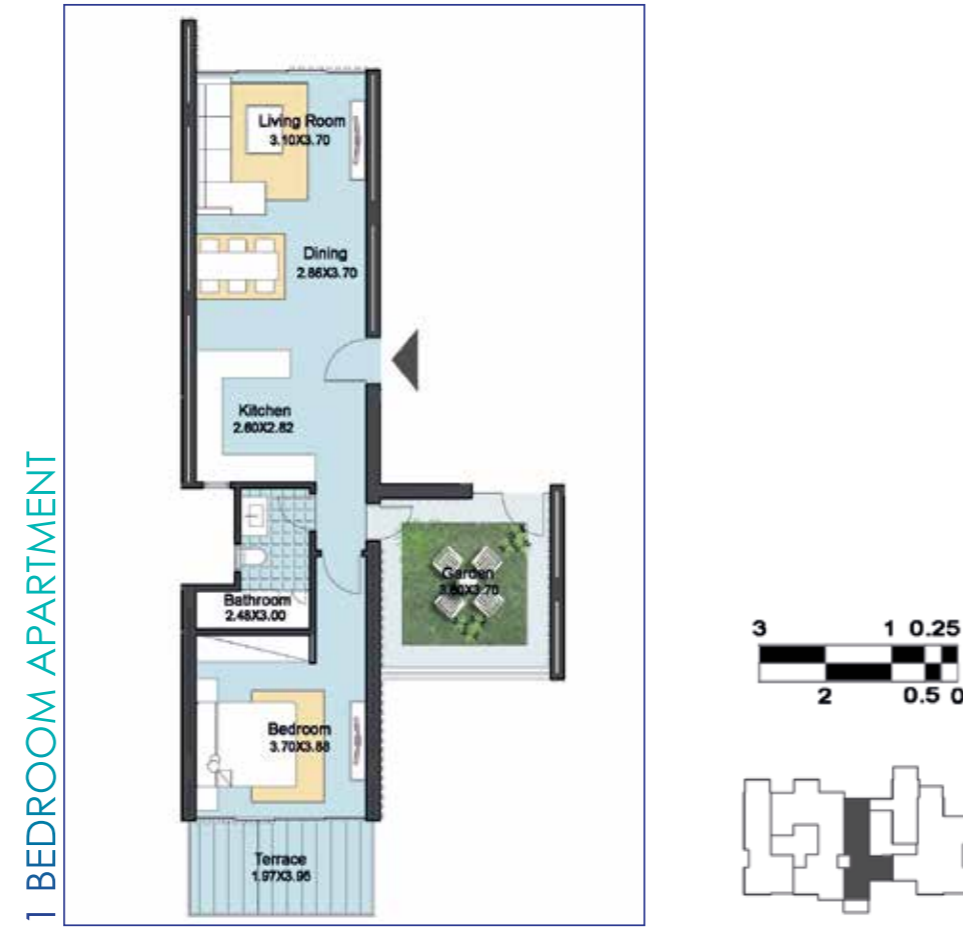
APARTMENT 8



GROSS AREA: 61.50M²

MATANGI BUILDING B2 FIRST FLOOR

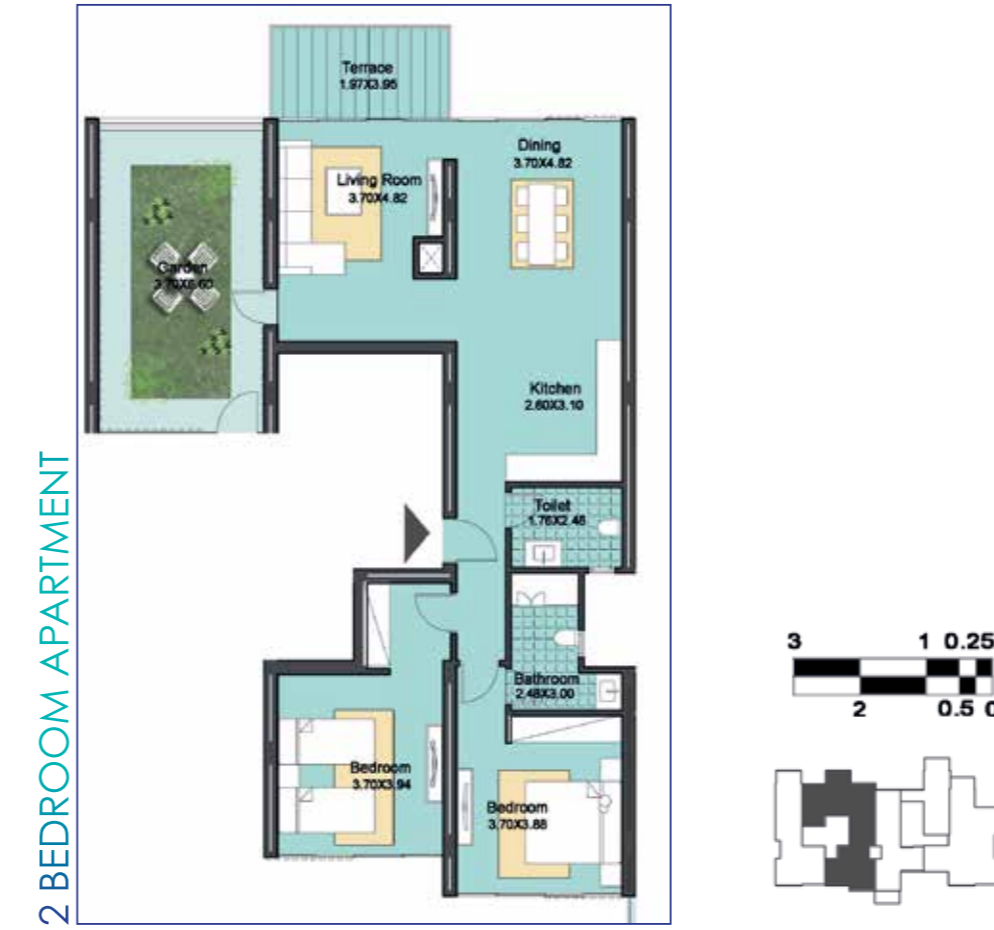
APARTMENT 9



GROSS AREA: 95.00M²

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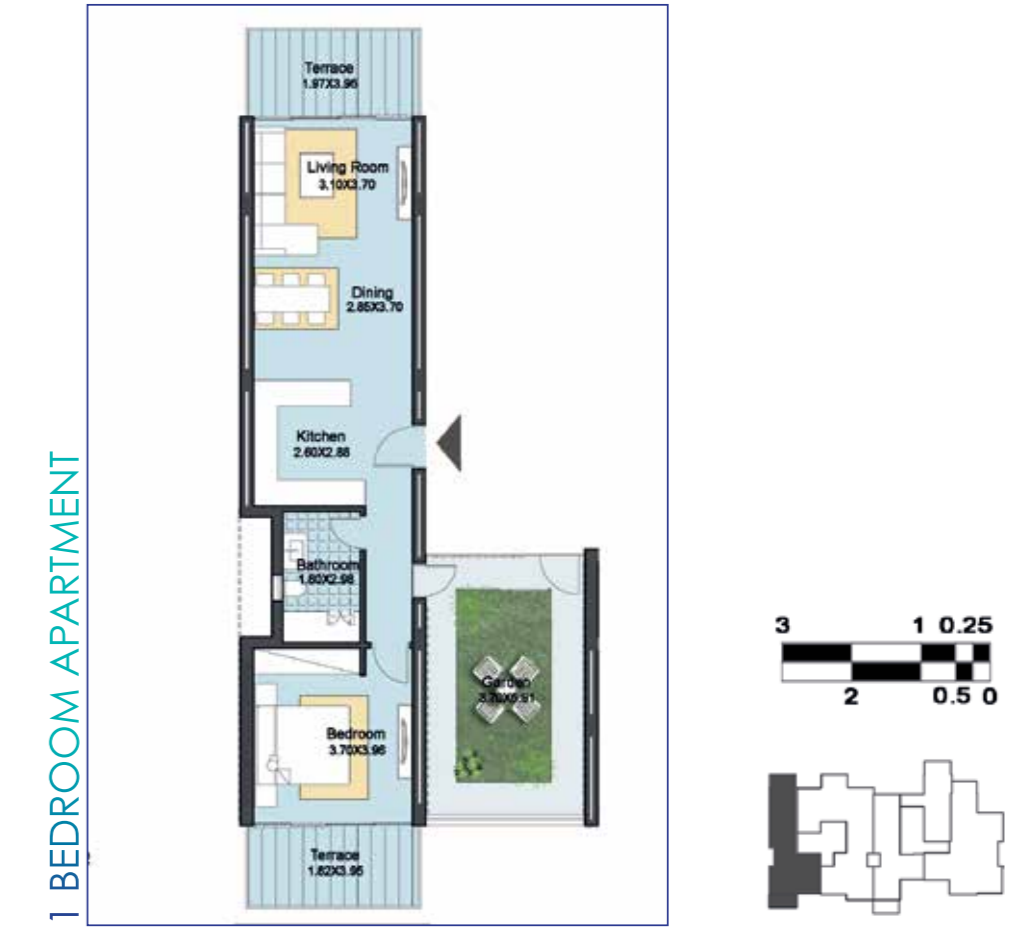
APARTMENT 10



GROSS AREA: 164.50M²

MATANGI BUILDING B2 FIRST FLOOR

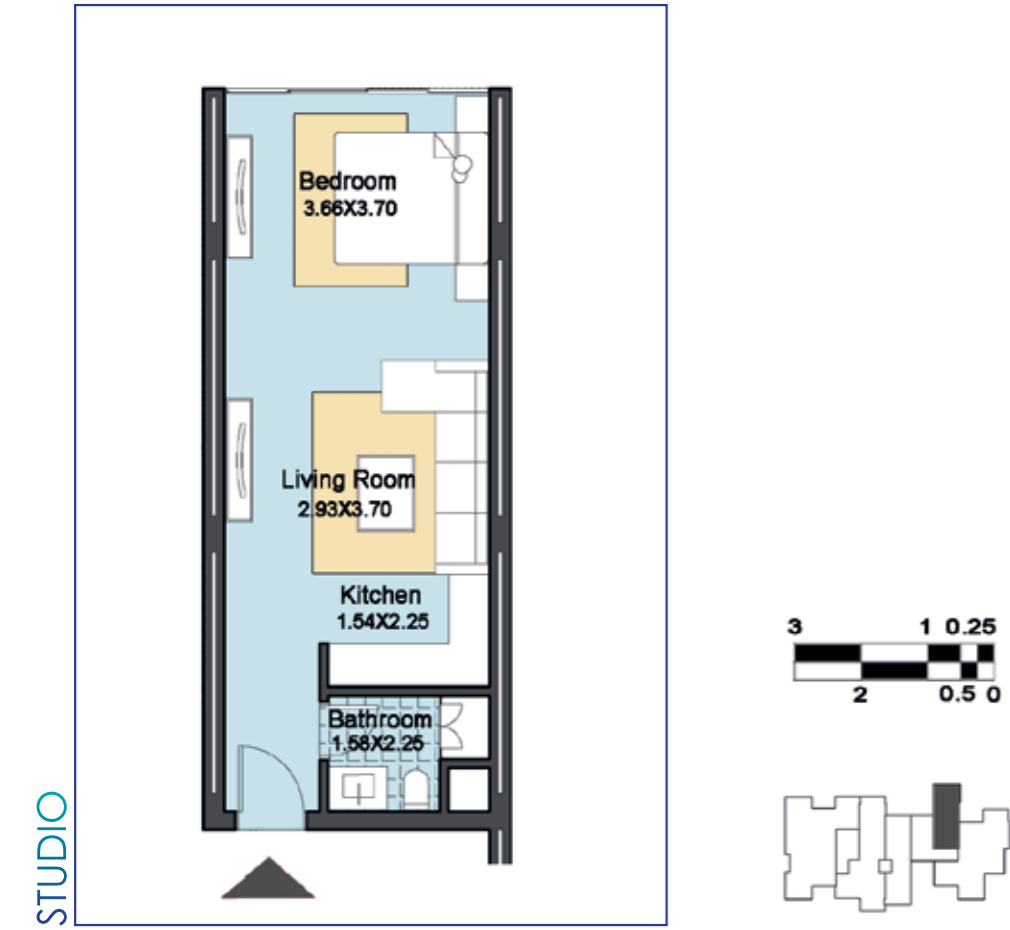
APARTMENT 11



GROSS AREA: 109.00M²

MATANGI BUILDING B2 SECOND FLOOR

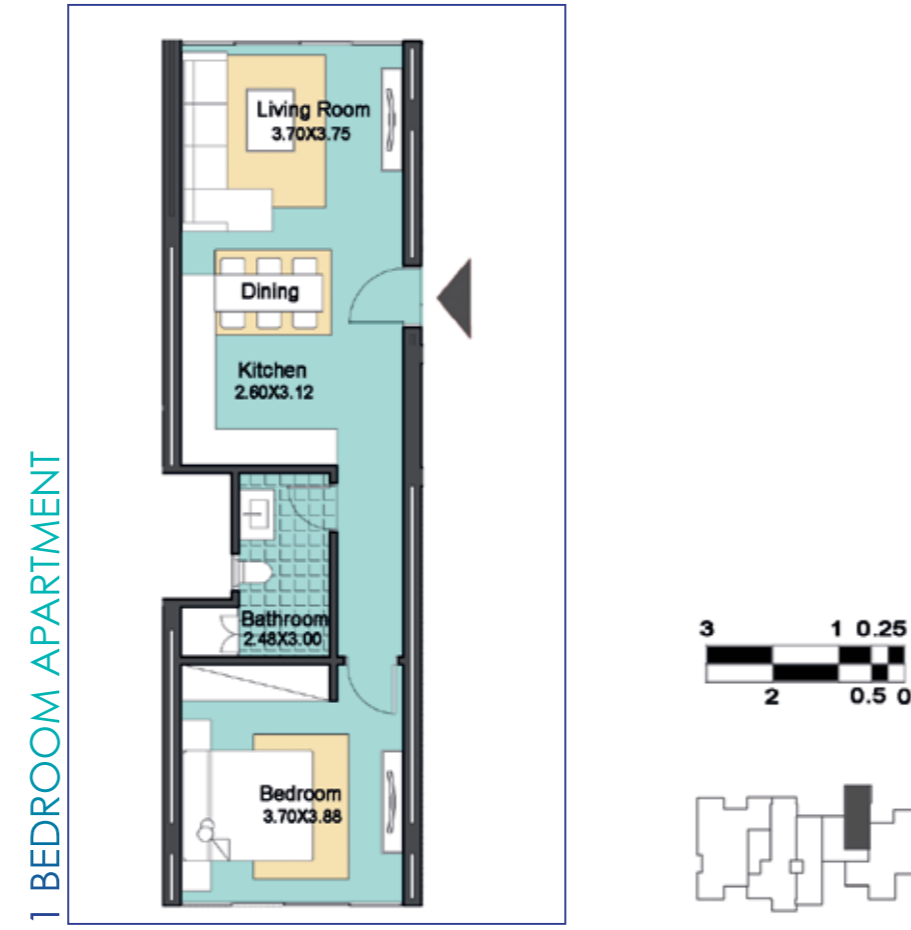
APARTMENT 12



GROSS AREA: 52.50M²

MATANGI BUILDING B2 SECOND FLOOR

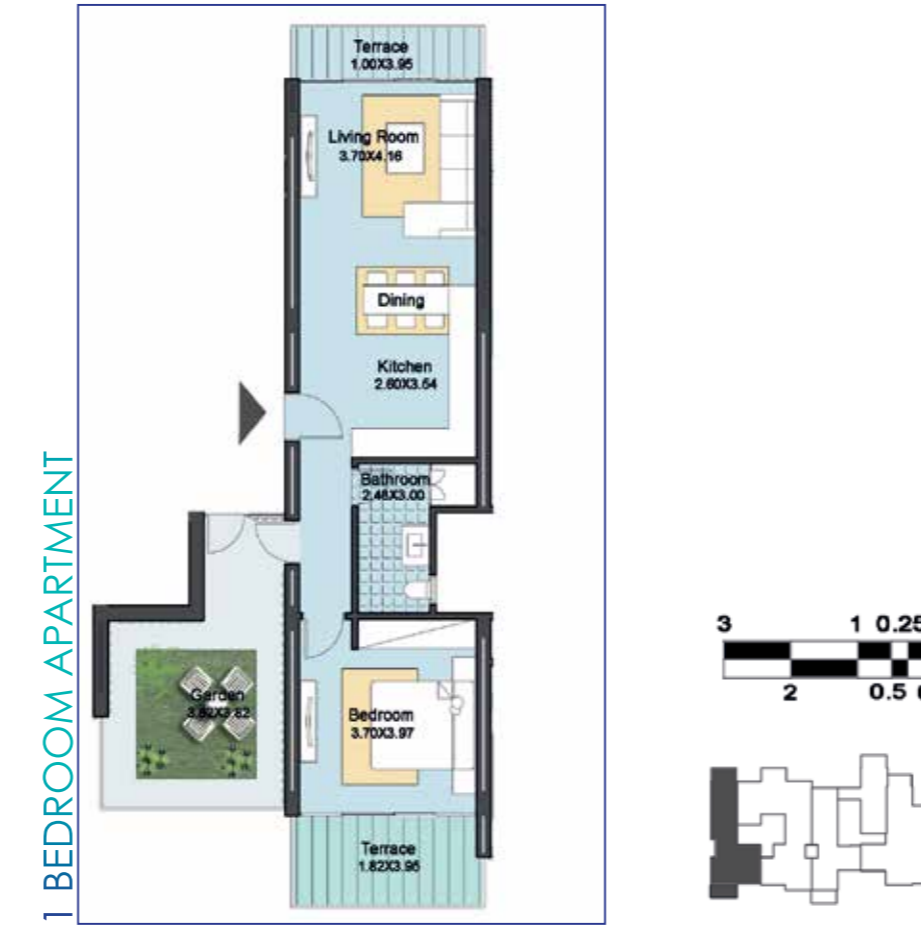
APARTMENT 13



GROSS AREA: 74.00M²

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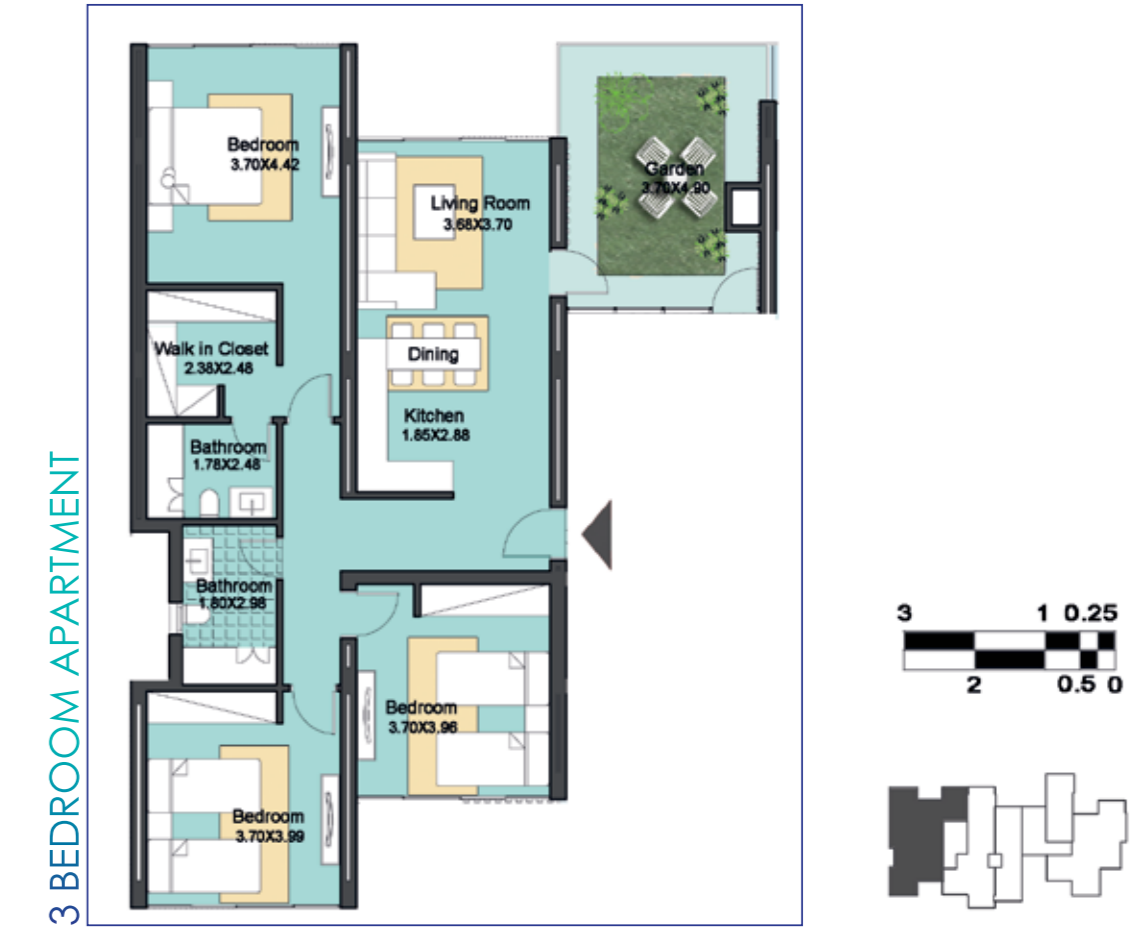
APARTMENT 14



GROSS AREA: 93.00M²

MATANGI BUILDING B2 SECOND FLOOR

APARTMENT 15



GROSS AREA: 155.50M²

MATANGI BUILDING B3 FIRST FLOOR



MATANGI BUILDING B3 SECOND FLOOR



MATANGI BUILDING B3 GROUND FLOOR

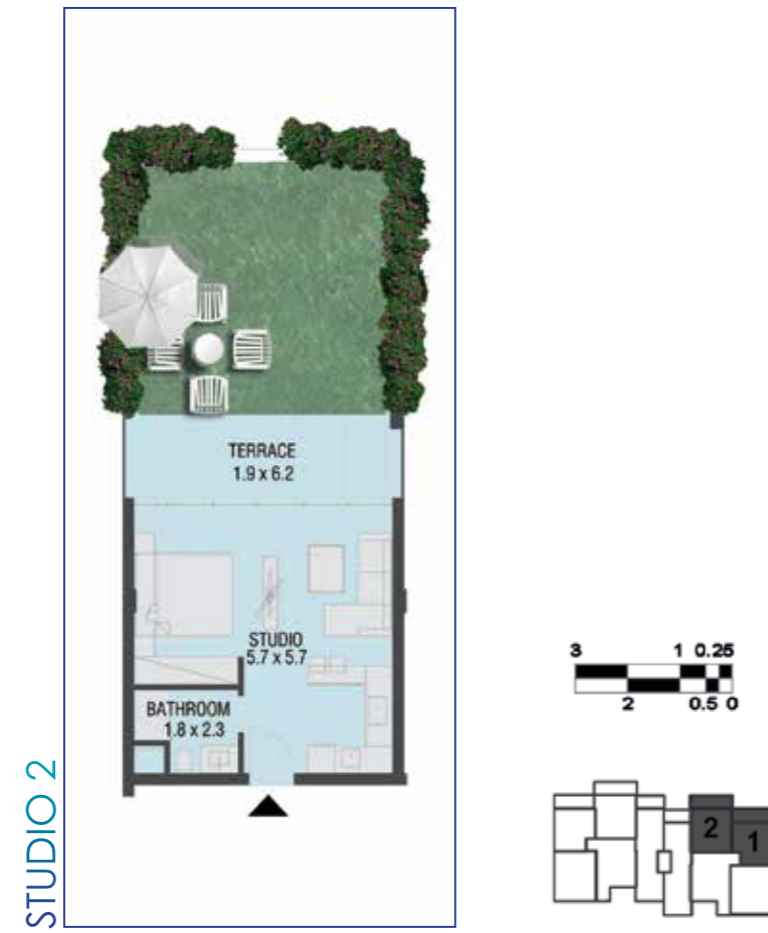
APARTMENT 1



GROSS AREA: 54.00 M2

MATANGI BUILDING B3 GROUND FLOOR

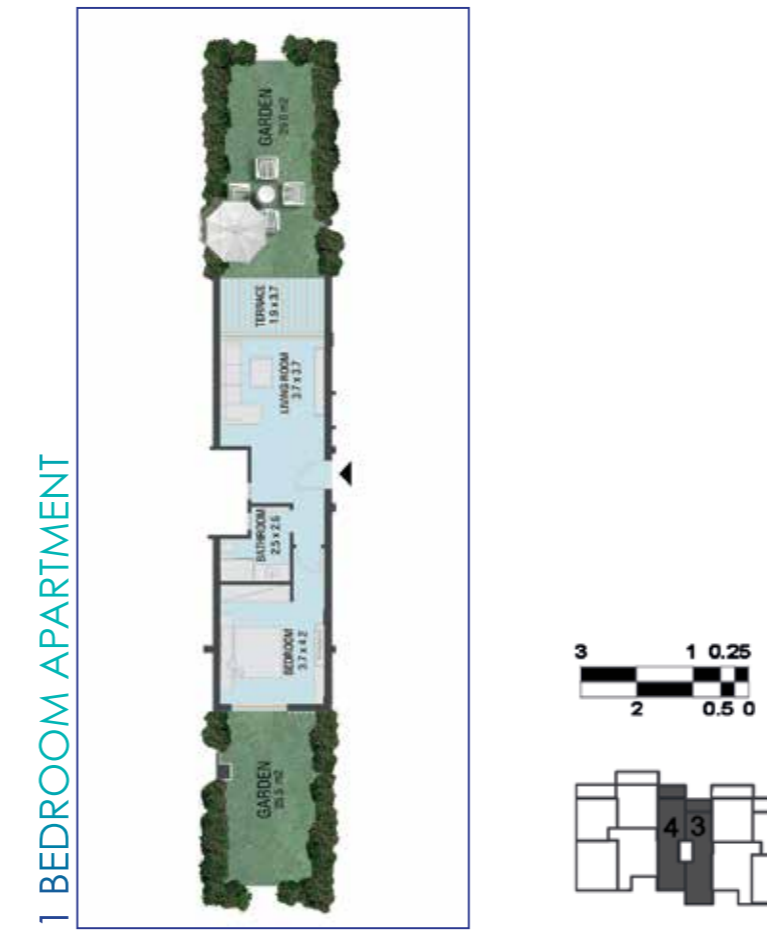
APARTMENT 2



GROSS AREA: 56.50 M2

MATANGI BUILDING B3 GROUND FLOOR

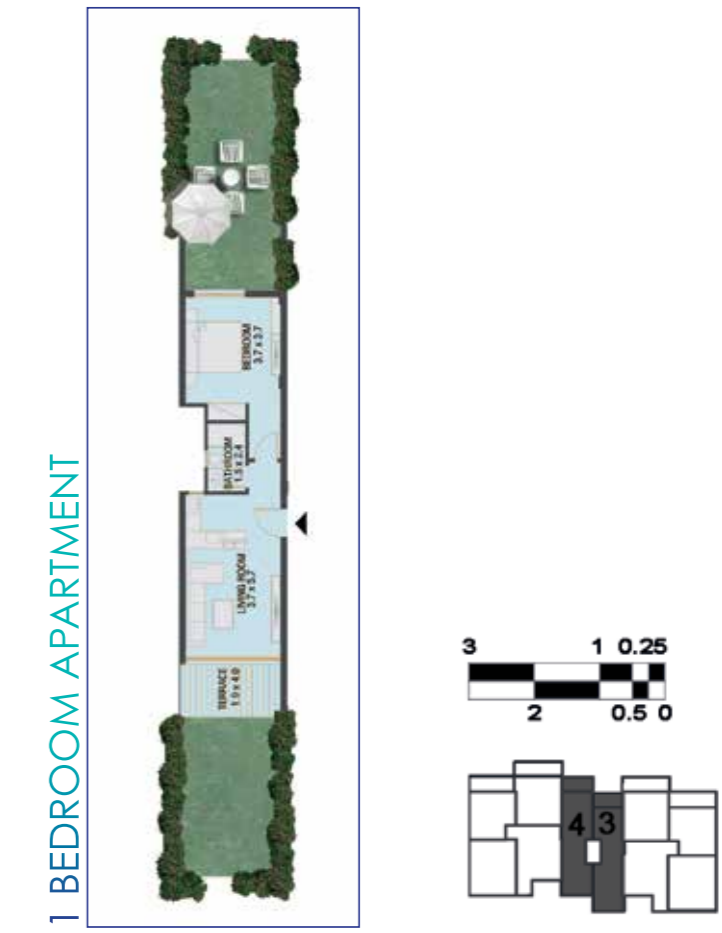
APARTMENT 3



GROSS AREA: 68.00 M2

MATANGI BUILDING B3 GROUND FLOOR

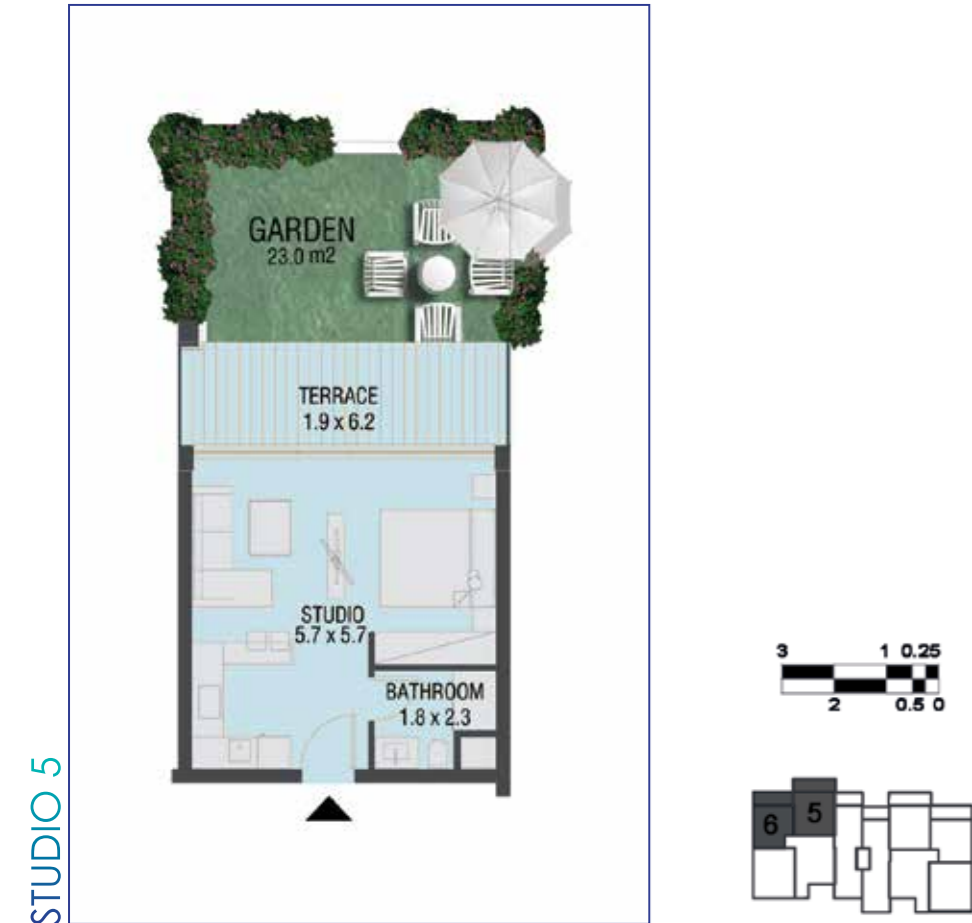
APARTMENT 4



GROSS AREA: 69.00 M2

MATANGI BUILDING B3 GROUND FLOOR

APARTMENT 5



GROSS AREA: 56.50 M2

MATANGI BUILDING B3 GROUND FLOOR

APARTMENT 6



GROSS AREA: 54.00 M2

MATANGI BUILDING B3 DUPLEX

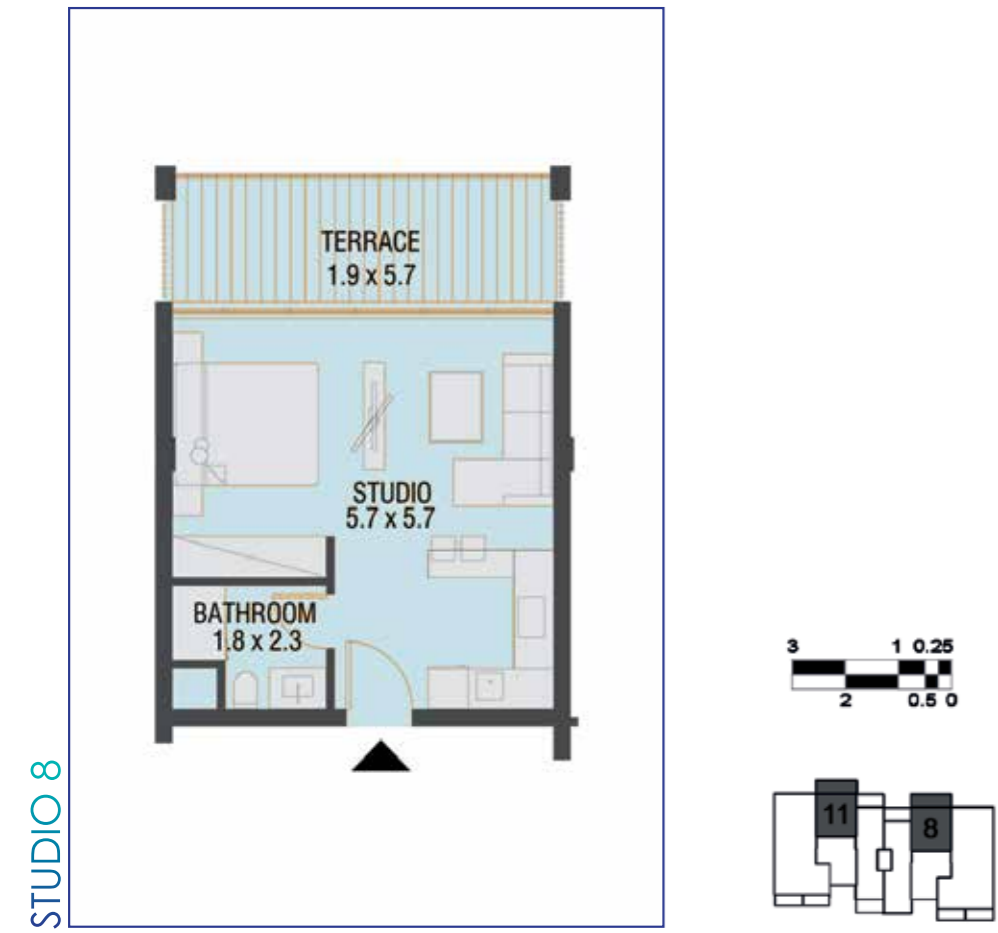
APARTMENT 7



GROSS AREA: 185.50 M2

MATANGI BUILDING B3 FIRST FLOOR

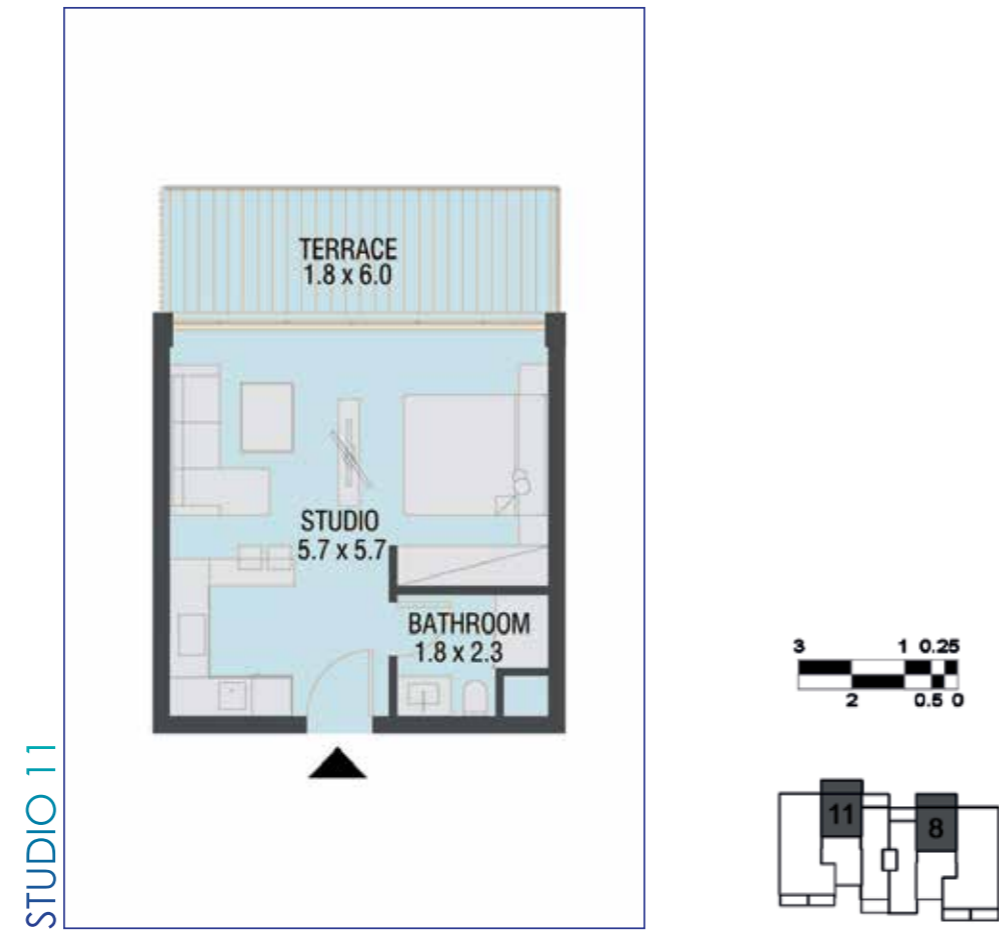
APARTMENT 8



GROSS AREA: 56.00 M2

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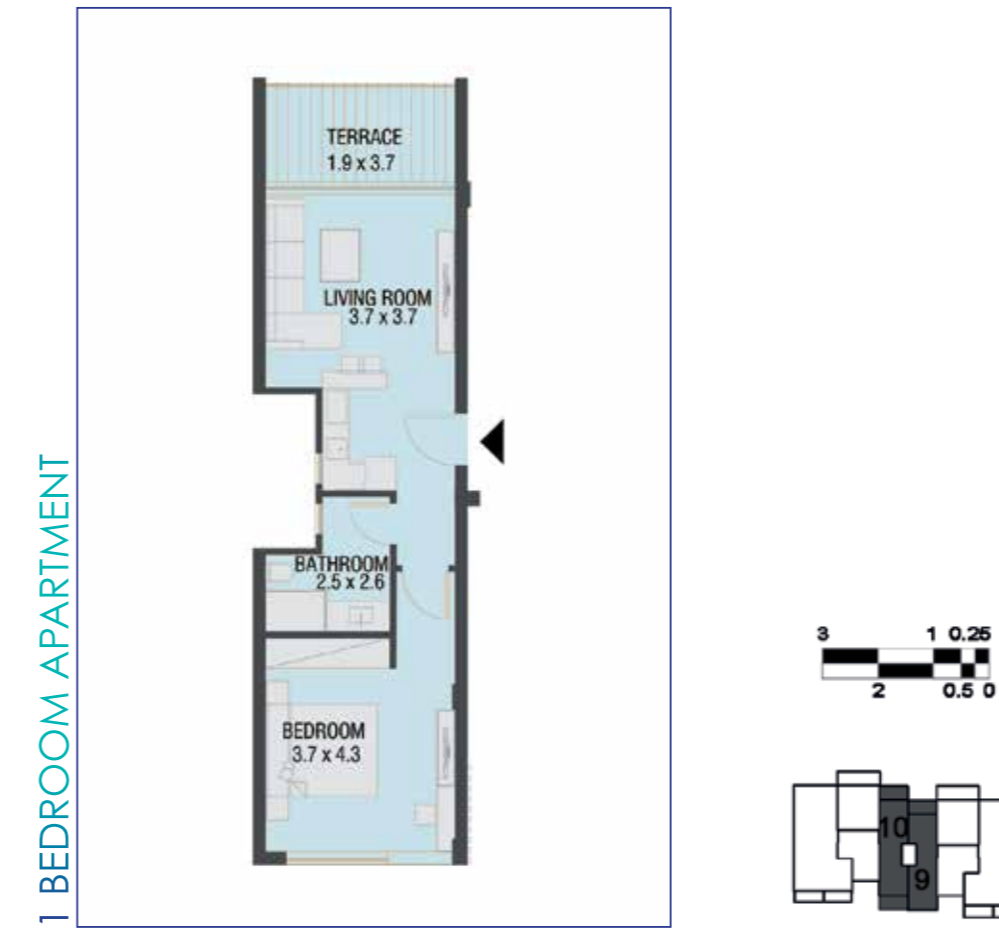
APARTMENT 11



GROSS AREA: 56.00 M2

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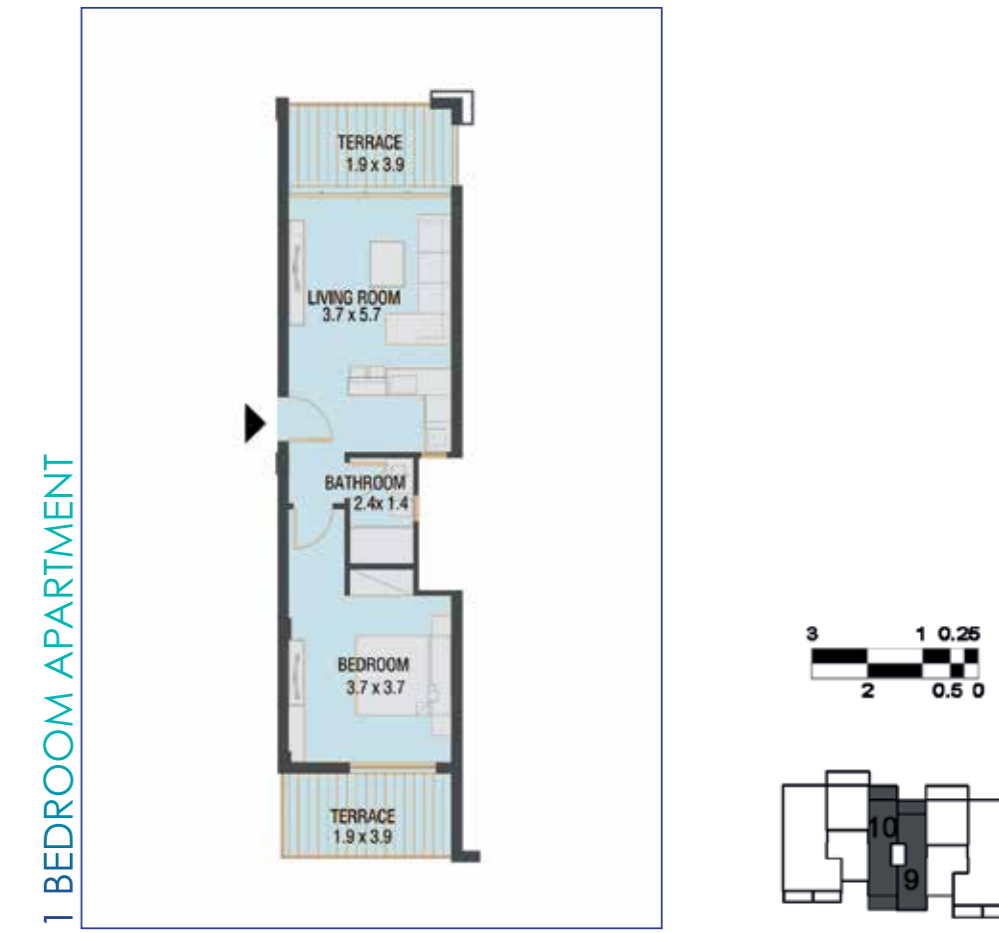
APARTMENT 9



GROSS AREA: 65.50 M2

MATANGI BUILDING B3 FIRST FLOOR

APARTMENT 10



GROSS AREA: 73.50 M2

MATANGI BUILDING B3 DUPLEX

APARTMENT 12



GROSS AREA: 185.00 M2

MATANGI BUILDING B3 SECOND FLOOR

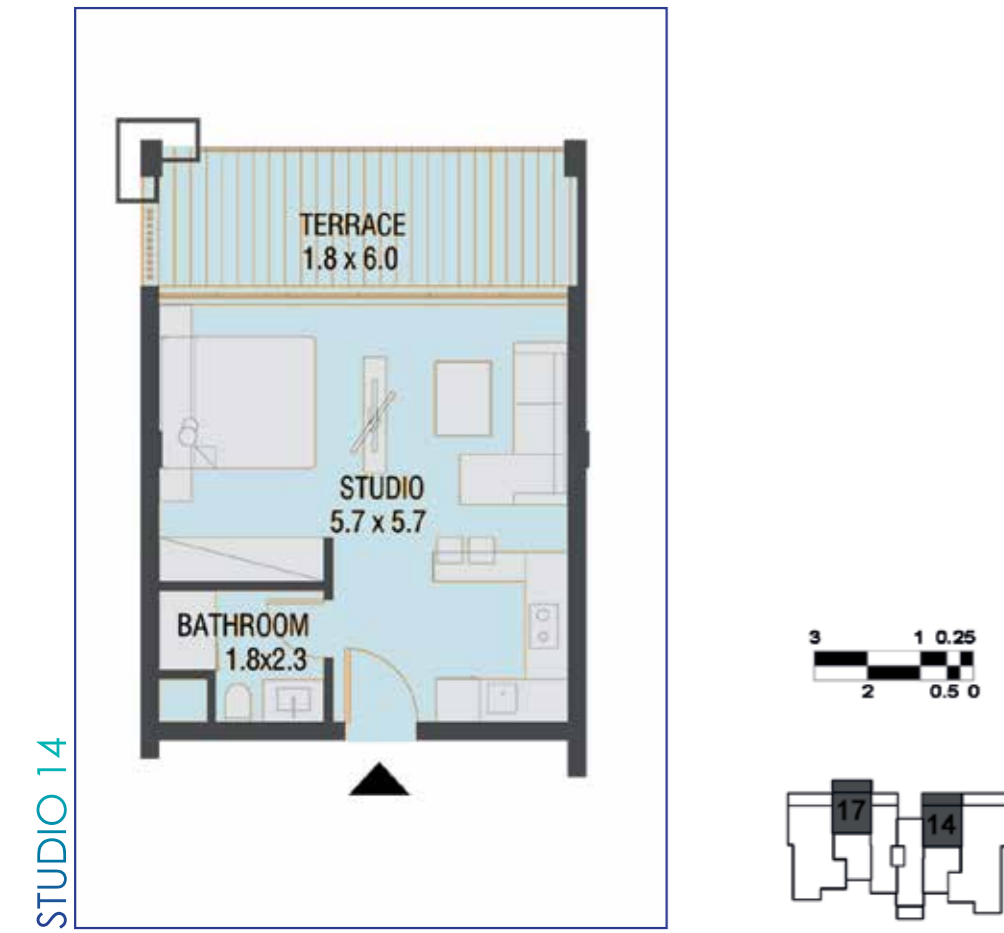
APARTMENT 13



GROSS AREA: 153.50 M2

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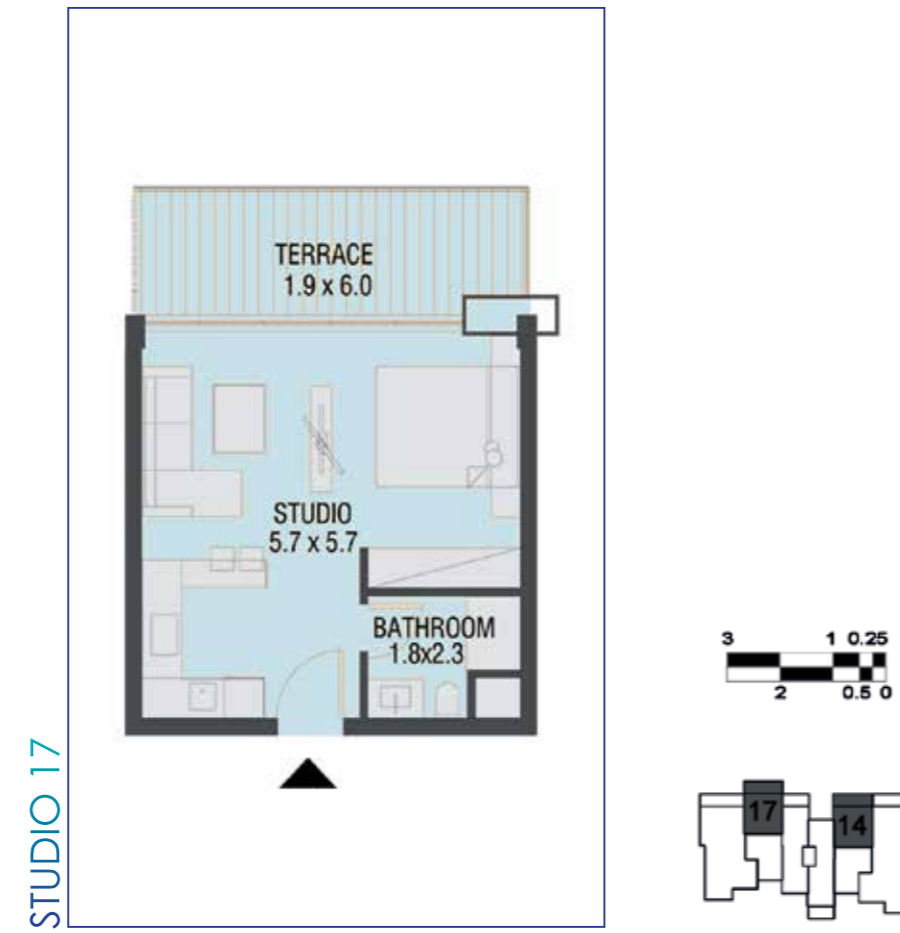
APARTMENT 14



GROSS AREA: 53.50 M2

MATANGI BUILDING B3 SECOND FLOOR

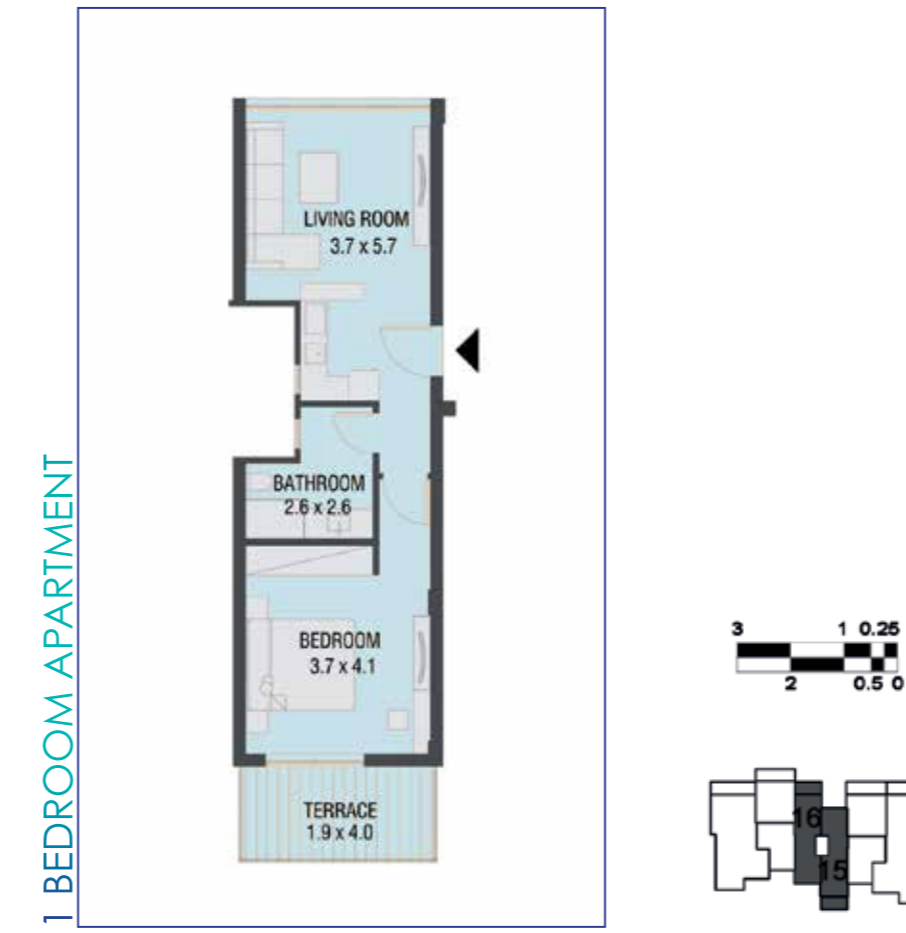
APARTMENT 17



GROSS AREA: 56.00 M2

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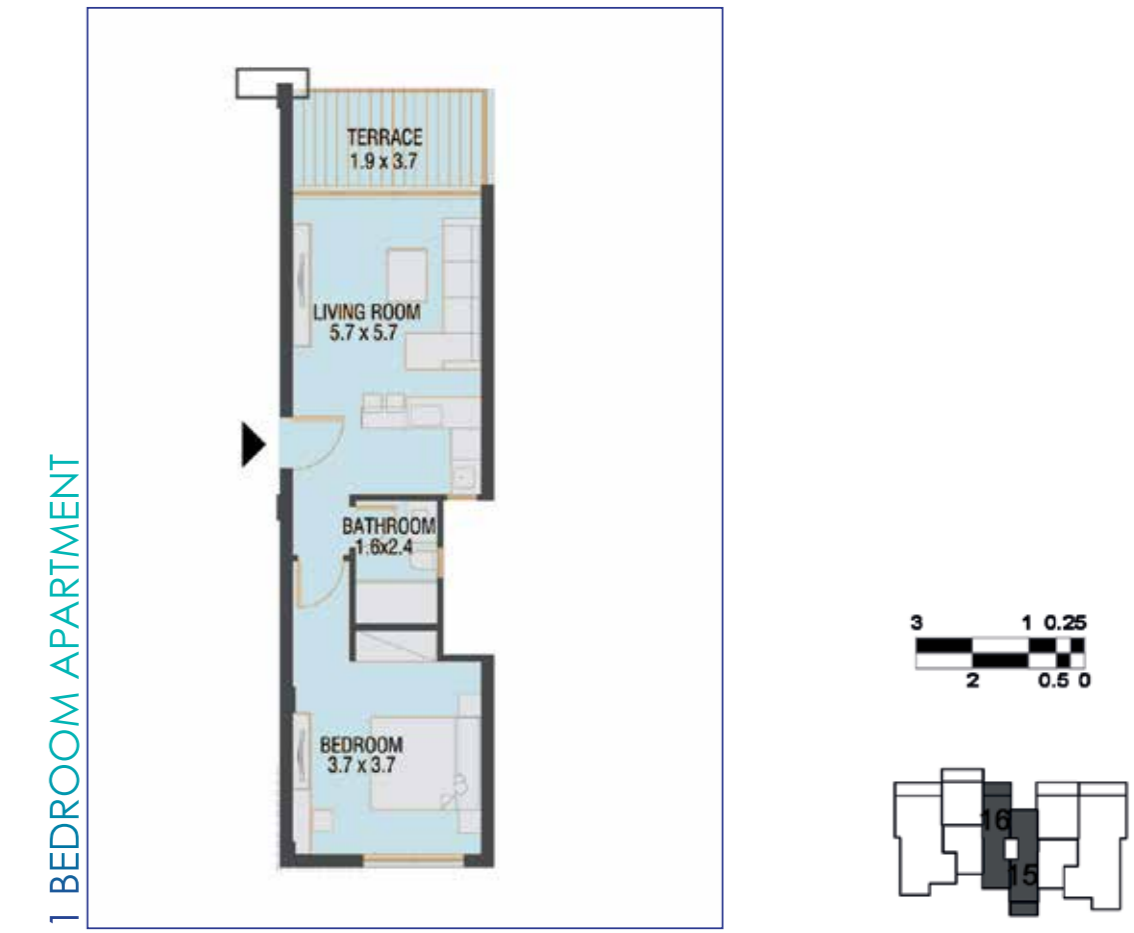
APARTMENT 15



GROSS AREA: 68.50 M2

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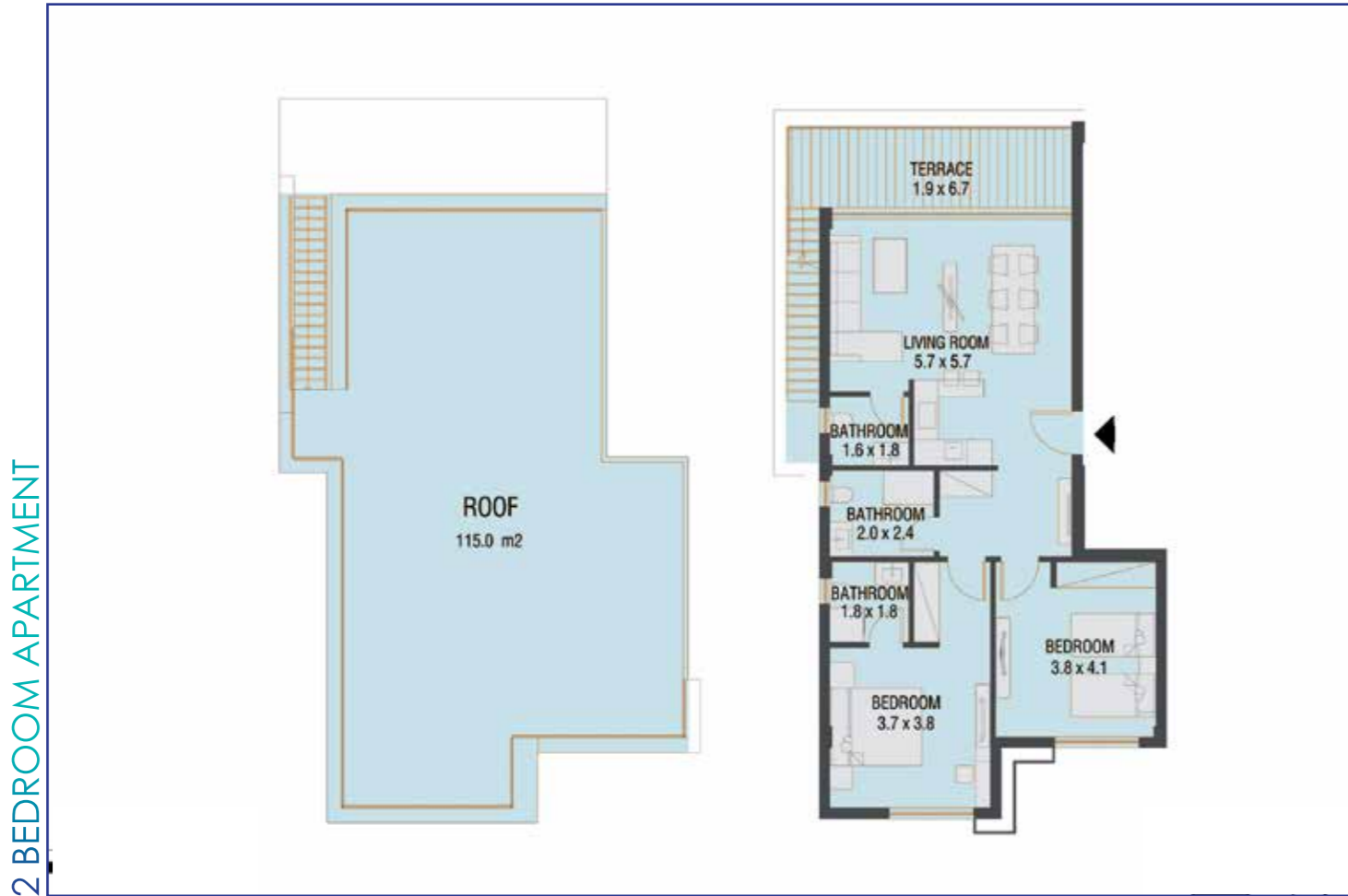
APARTMENT 16



GROSS AREA: 69.50 M2

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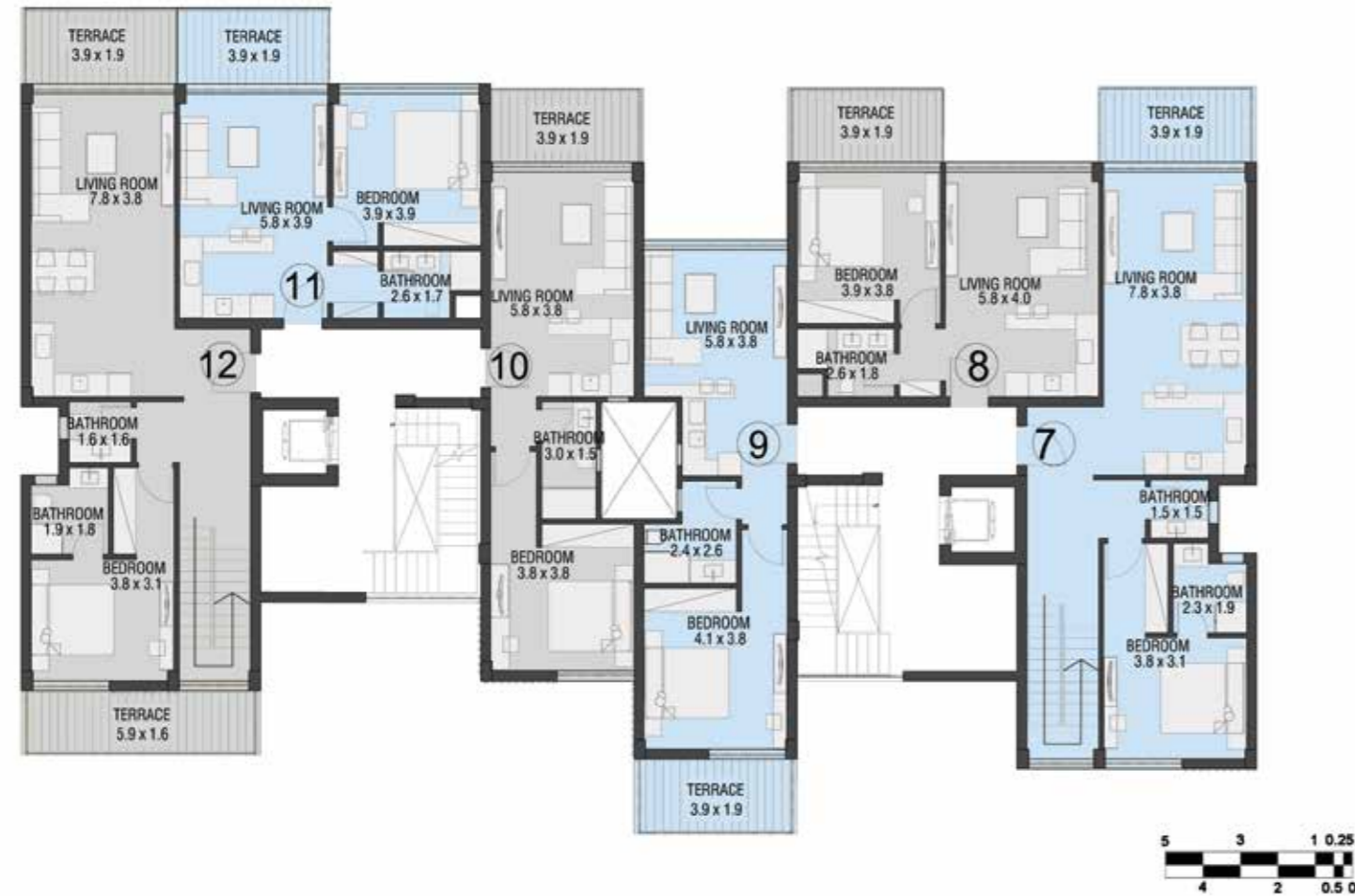
APARTMENT 18



GROSS AREA: 136.00 M²



MATANGI BUILDING B4 FIRST FLOOR



MATANGI BUILDING B4 SECOND FLOOR



MATANGI BUILDING B4 GROUND FLOOR

APARTMENT 1



GROSS AREA: 61.00 M2

MATANGI BUILDING B4 GROUND FLOOR

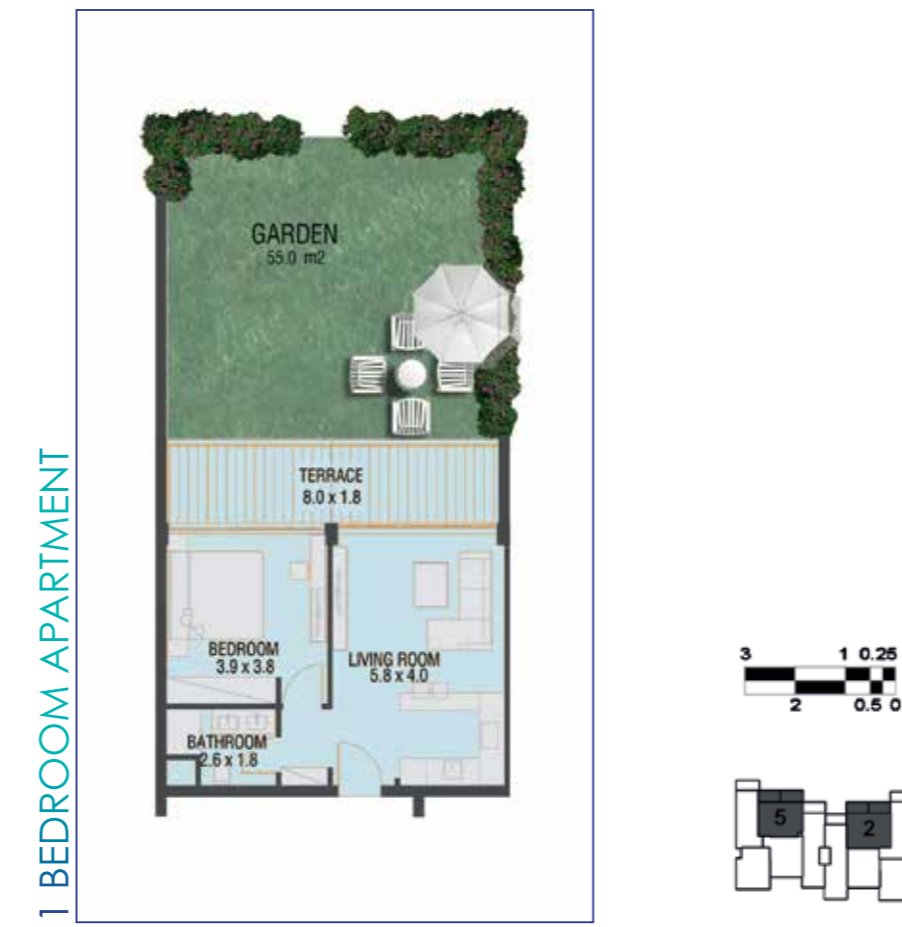
APARTMENT 6



GROSS AREA: 60.50 M2

MATANGI BUILDING B4 GROUND FLOOR

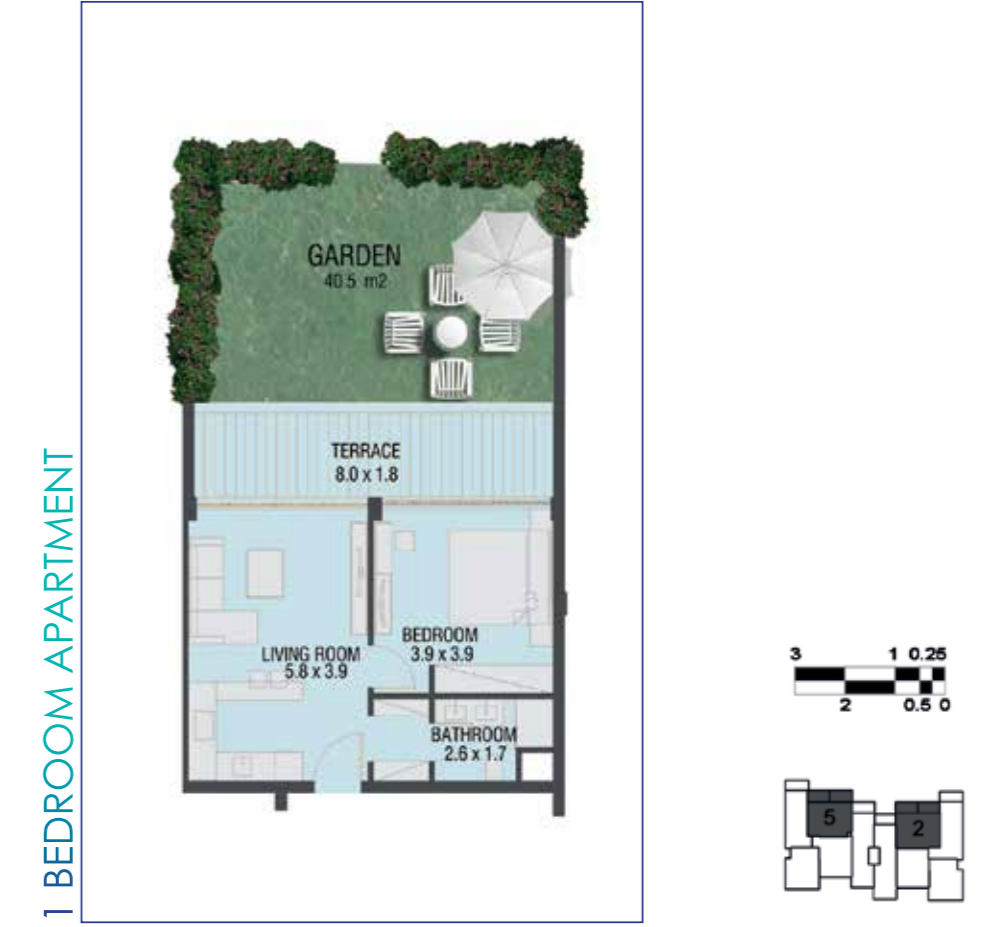
APARTMENT 2



GROSS AREA: 74.00 M2

MATANGI BUILDING B4 GROUND FLOOR

APARTMENT 5

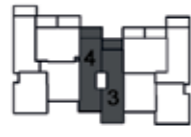
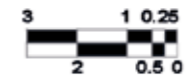


GROSS AREA: 73.00 M2

MATANGI BUILDING B4 GROUND FLOOR

APARTMENT 3

1 BEDROOM APARTMENT

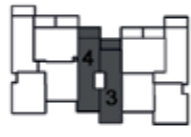
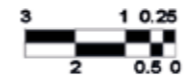
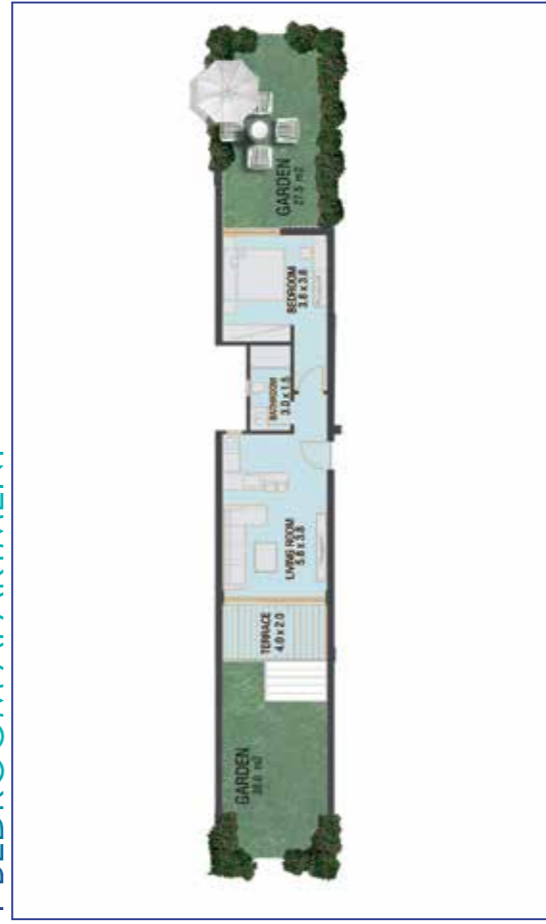


GROSS AREA: 67.50 M2

MATANGI BUILDING B4 GROUND FLOOR

APARTMENT 4

1 BEDROOM APARTMENT

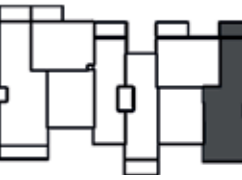
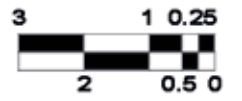


GROSS AREA: 70.00 M2

MATANGI BUILDING B4 DUPLEX

APARTMENT 7

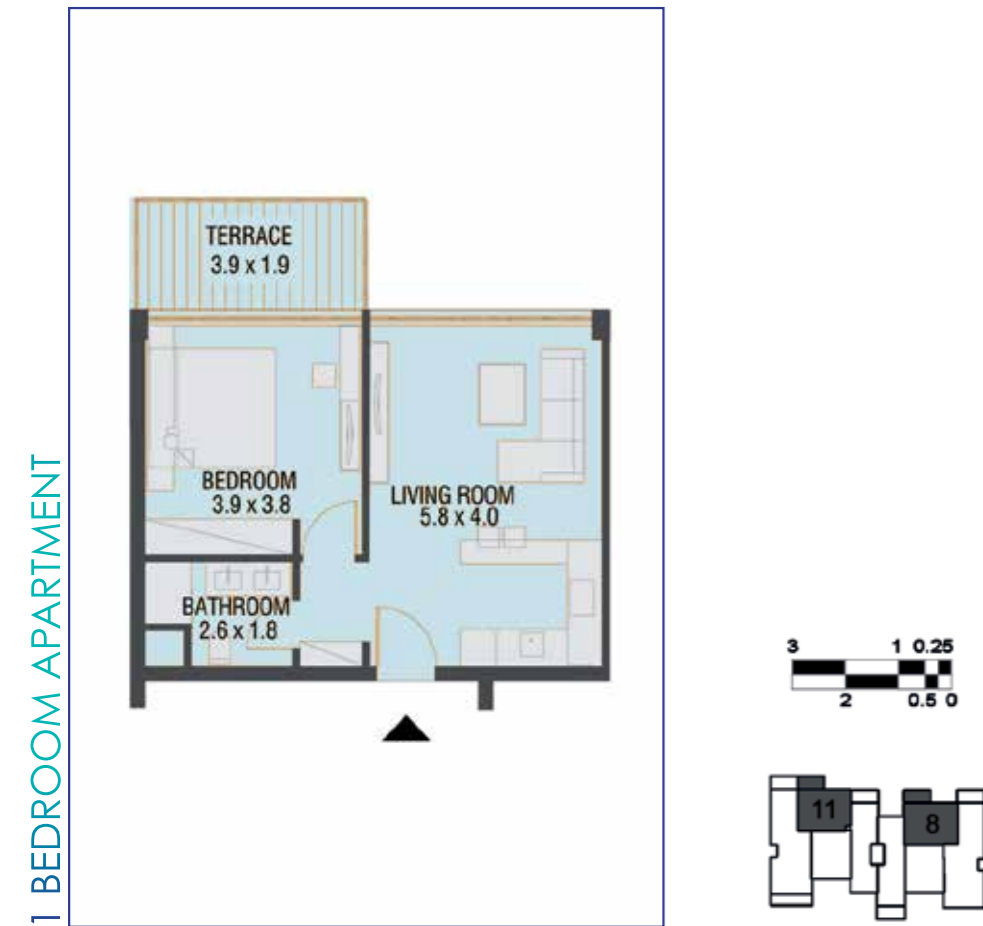
2 BEDROOM APARTMENT



GROSS AREA: 160.50 M2

MATANGI BUILDING B4 FIRST FLOOR

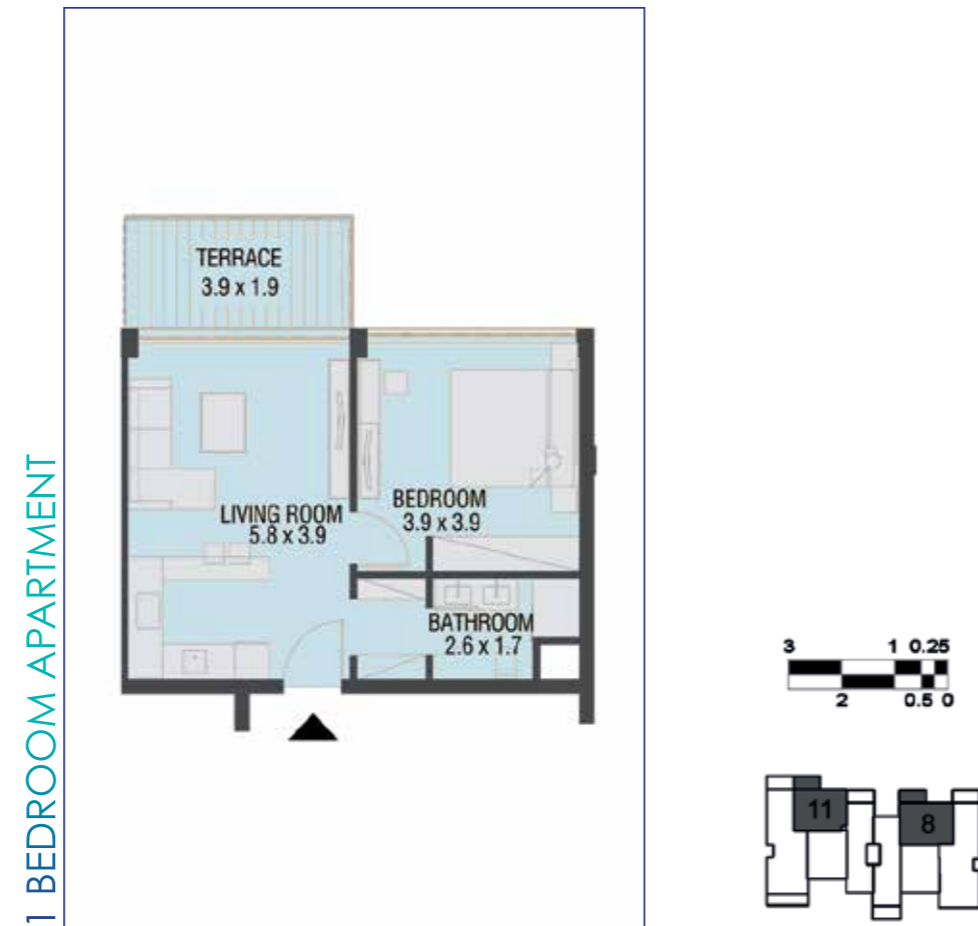
APARTMENT 8



GROSS AREA: 69.50 M2

MATANGI BUILDING B4 FIRST FLOOR

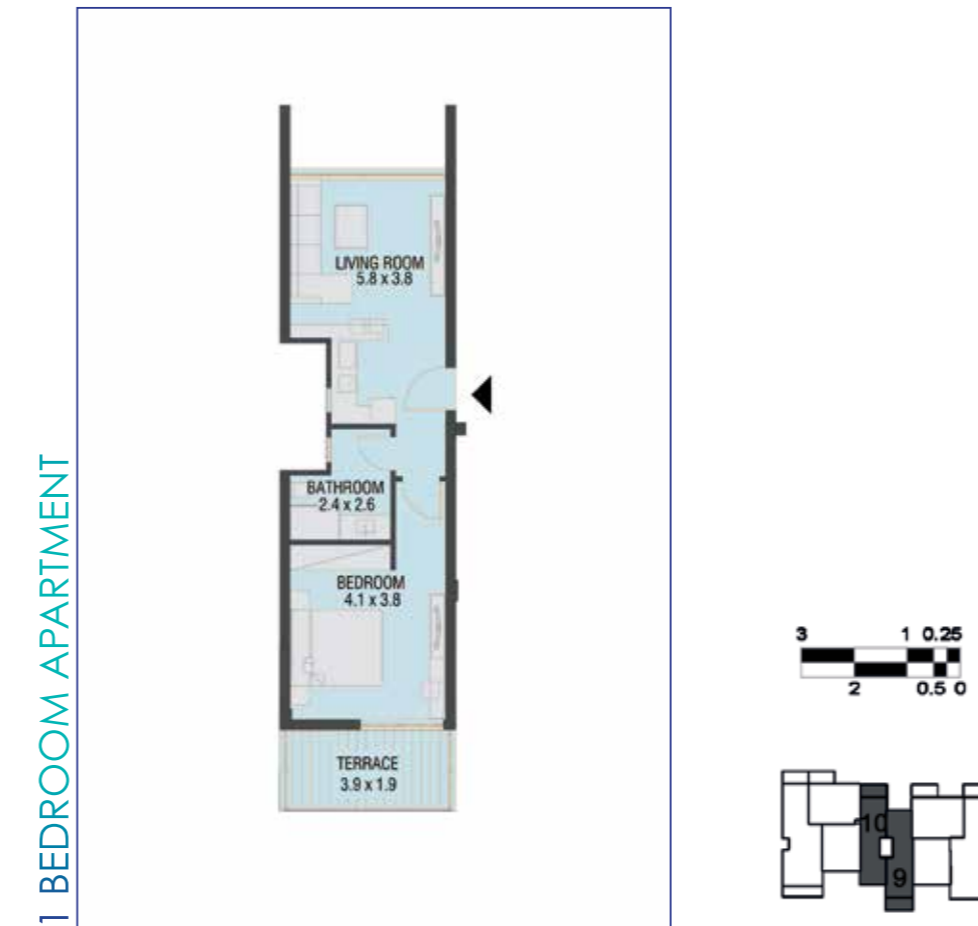
APARTMENT 11



GROSS AREA: 67.00 M2

MATANGI BUILDING B4 FIRST FLOOR

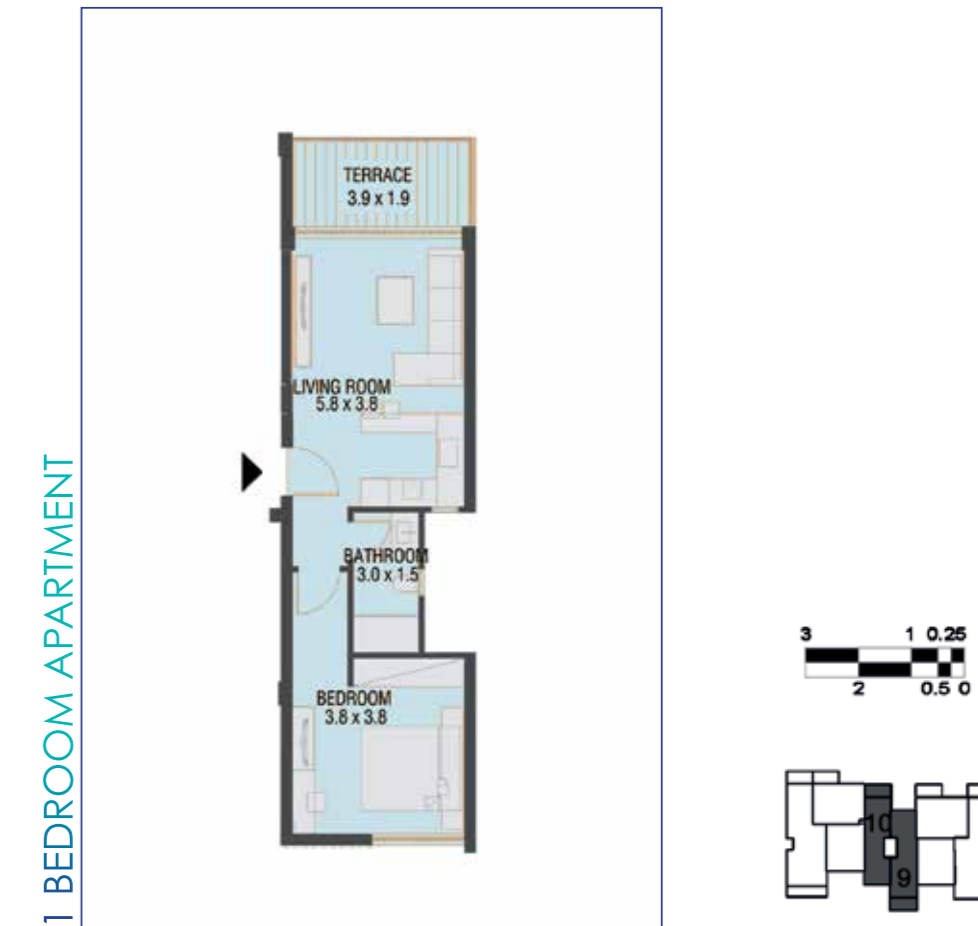
APARTMENT 9



GROSS AREA: 80.00 M2

MATANGI BUILDING B4 FIRST FLOOR

APARTMENT 10



GROSS AREA: 67.00 M2

MATANGI BUILDING B4 DUPLEX

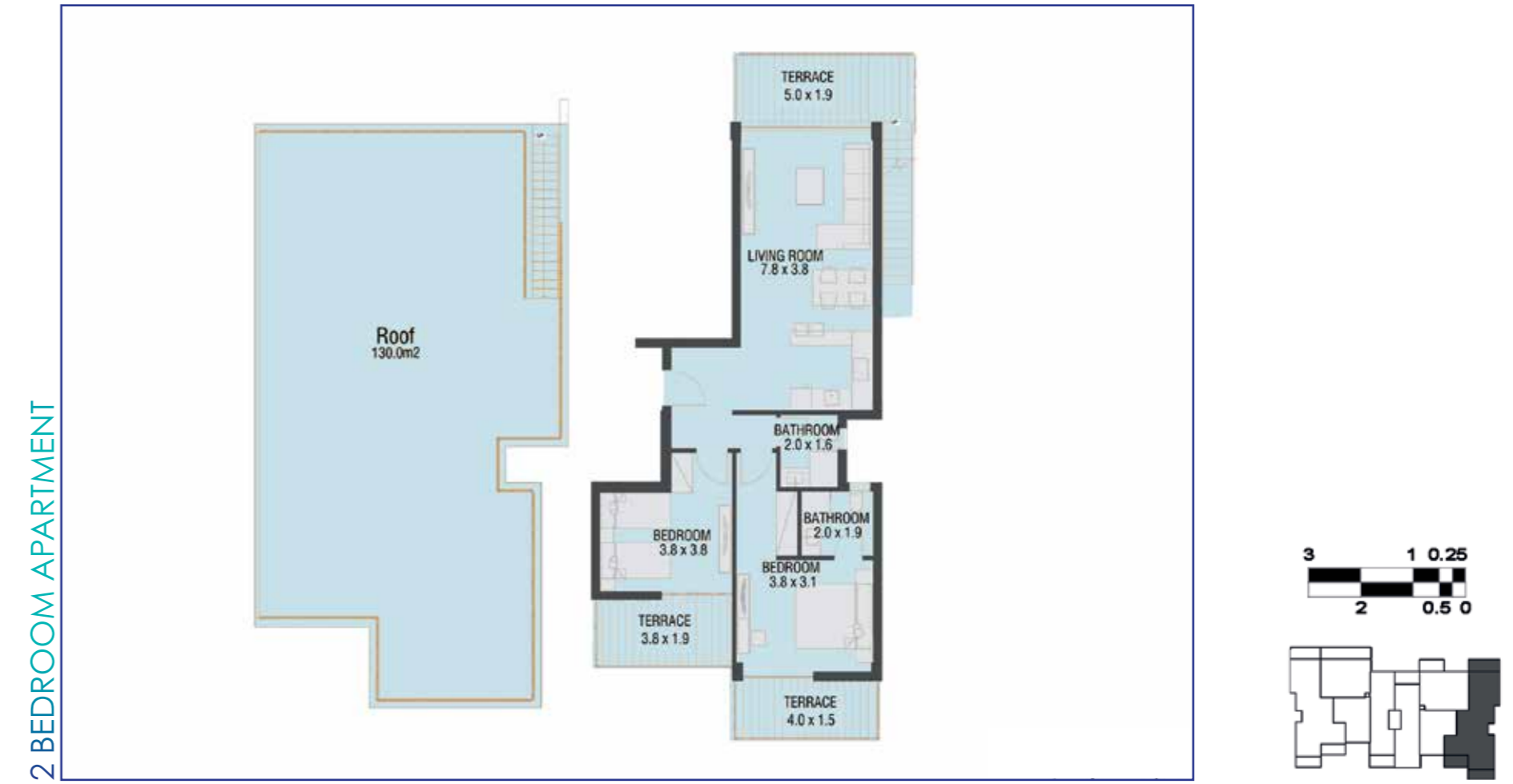
APARTMENT 12



GROSS AREA: 170.50 M2

MATANGI BUILDING B4 SECOND FLOOR

APARTMENT 13



GROSS AREA: 135.00 M2

MATANGI BUILDING B4 FIRST FLOOR

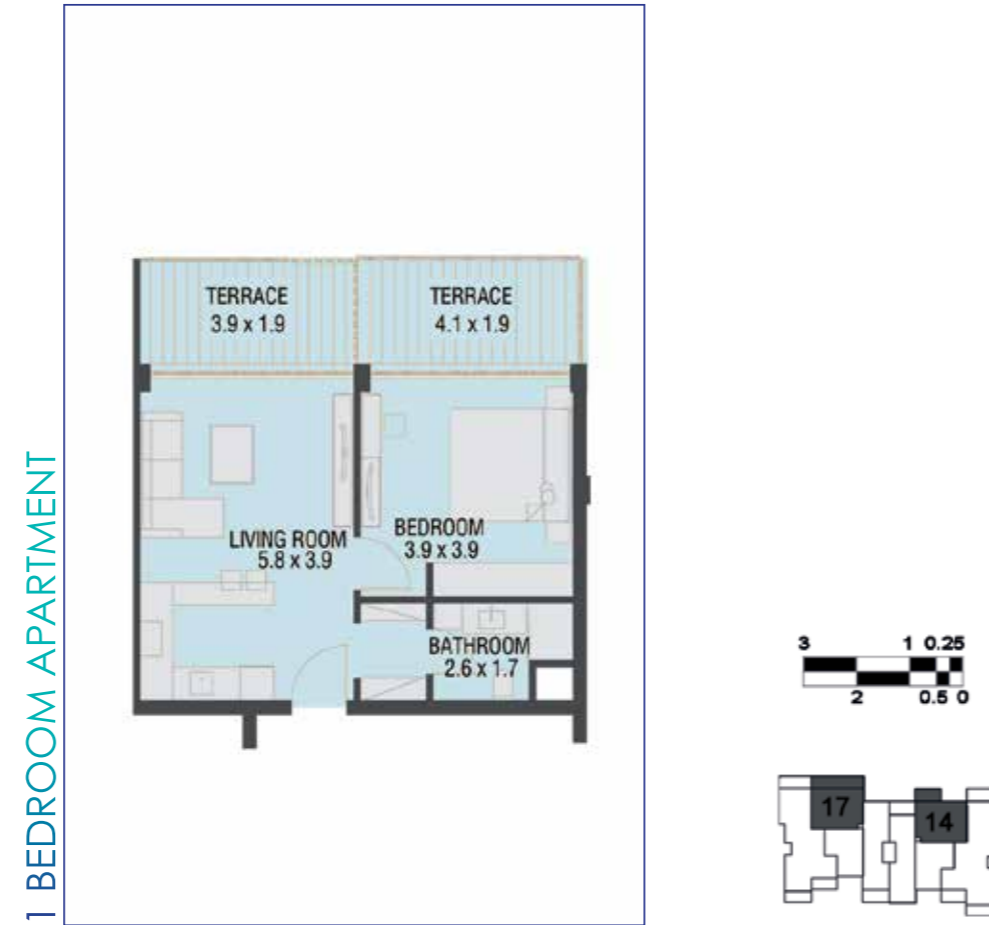
APARTMENT 14



GROSS AREA: 66.50 M2

MATANGI BUILDING B4 FIRST FLOOR

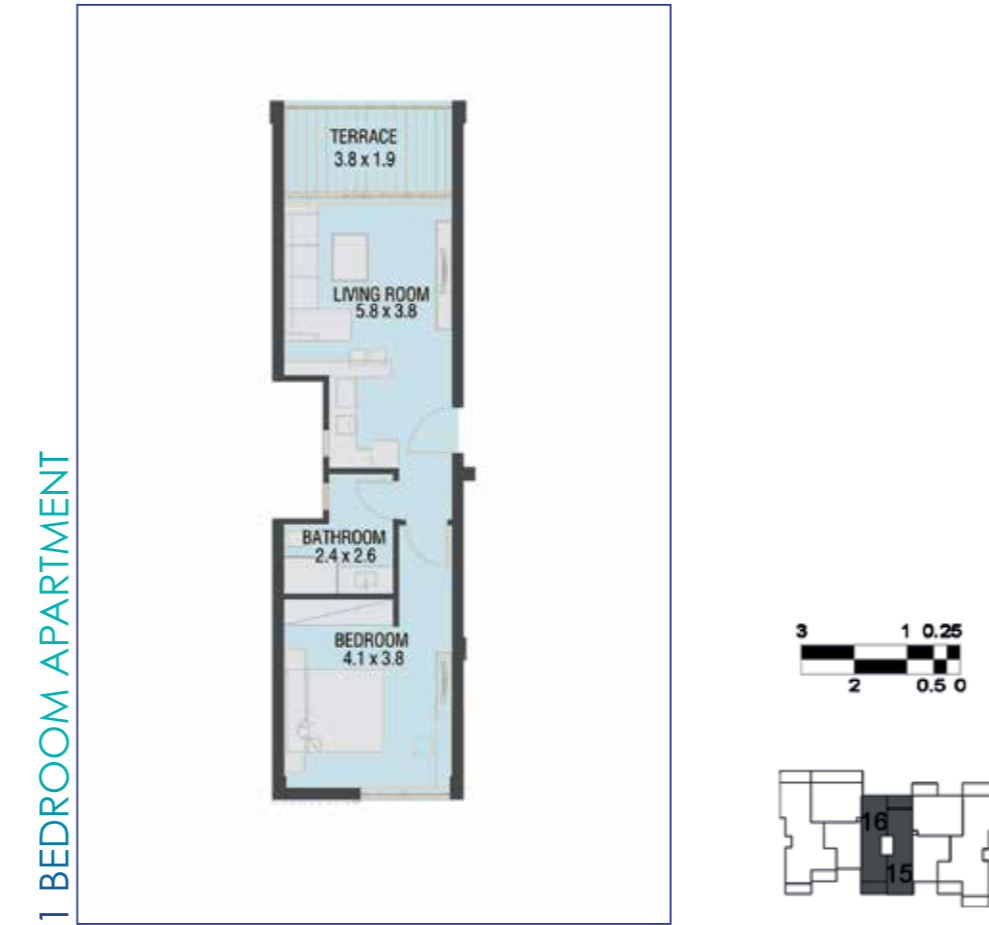
APARTMENT 17



GROSS AREA: 74.50 M2

MATANGI BUILDING B4 FIRST FLOOR

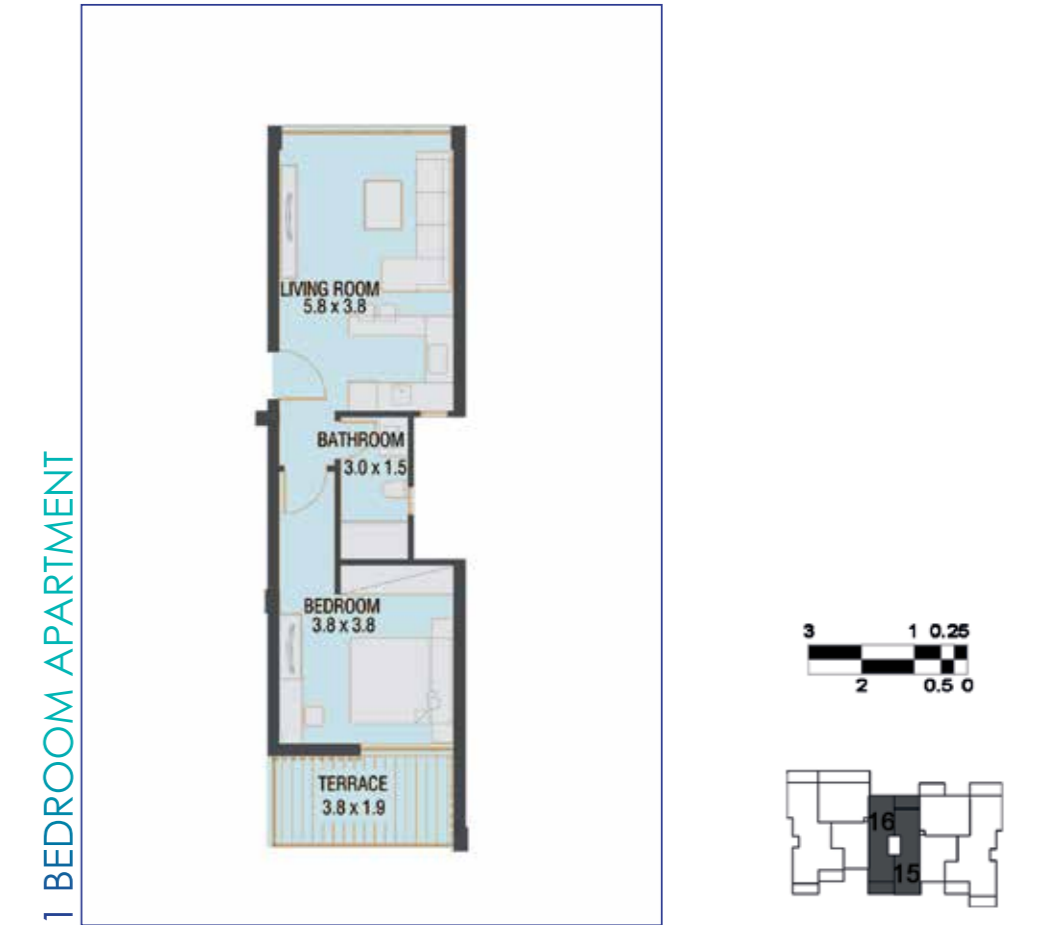
APARTMENT 15



GROSS AREA: 69.00 M2

MATANGI BUILDING B4 FIRST FLOOR

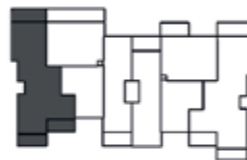
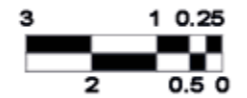
APARTMENT 16



GROSS AREA: 69.00 M2

MATANGI BUILDING B4 SECOND FLOOR

APARTMENT 18



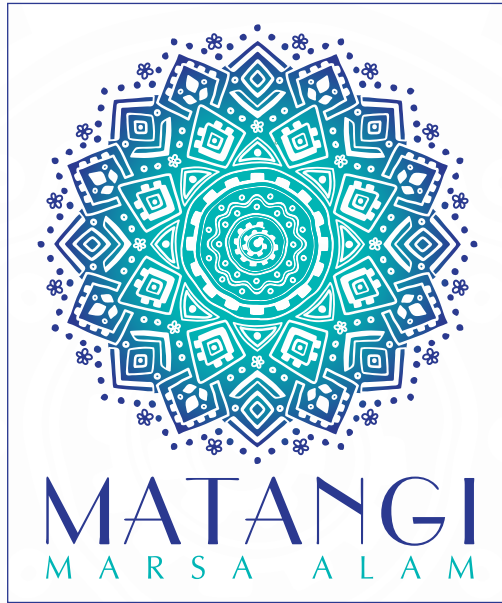
DISCLAIMER

1. Room measurements may not be consistent and do not include wall finishes or additional construction.
2. Diagrams are for illustrative purposes only.
3. All finishes, furniture, fences, etc. are shown for illustrative purposes only; refer to the sales contract annex for finishing specifications.
4. All landscaping visuals are for illustrative purposes only.
5. All renderings and other visual materials, designs, etc. are for demonstrative purposes only and are subject to change.
6. Orientals for Urban Developments reserves the right to make alterations.

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GROSS AREA: 134.00 M2





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