



VERANDA

SAHL HASHEESH

RED REFINING RED SEA

About Inertia

As a premium homebuilding company, Inertia wants owners to have absolute confidence when buying a new home from the company. That is why community stands at the heart of Inertia. Inertia challenges conventional lifestyles and provides a higher standard of living to people who join the Inertia "family".

Inertia aspires to create flawlessly designed developments that show commitment to innovation and quality, allowing residents to feel at home from day one. By consciously selecting exceptional locations across Egypt, Inertia delivers a lifestyle to its residents that suits them perfectly, putting their interests and needs first.



About Veranda

/vəˈrændə/.

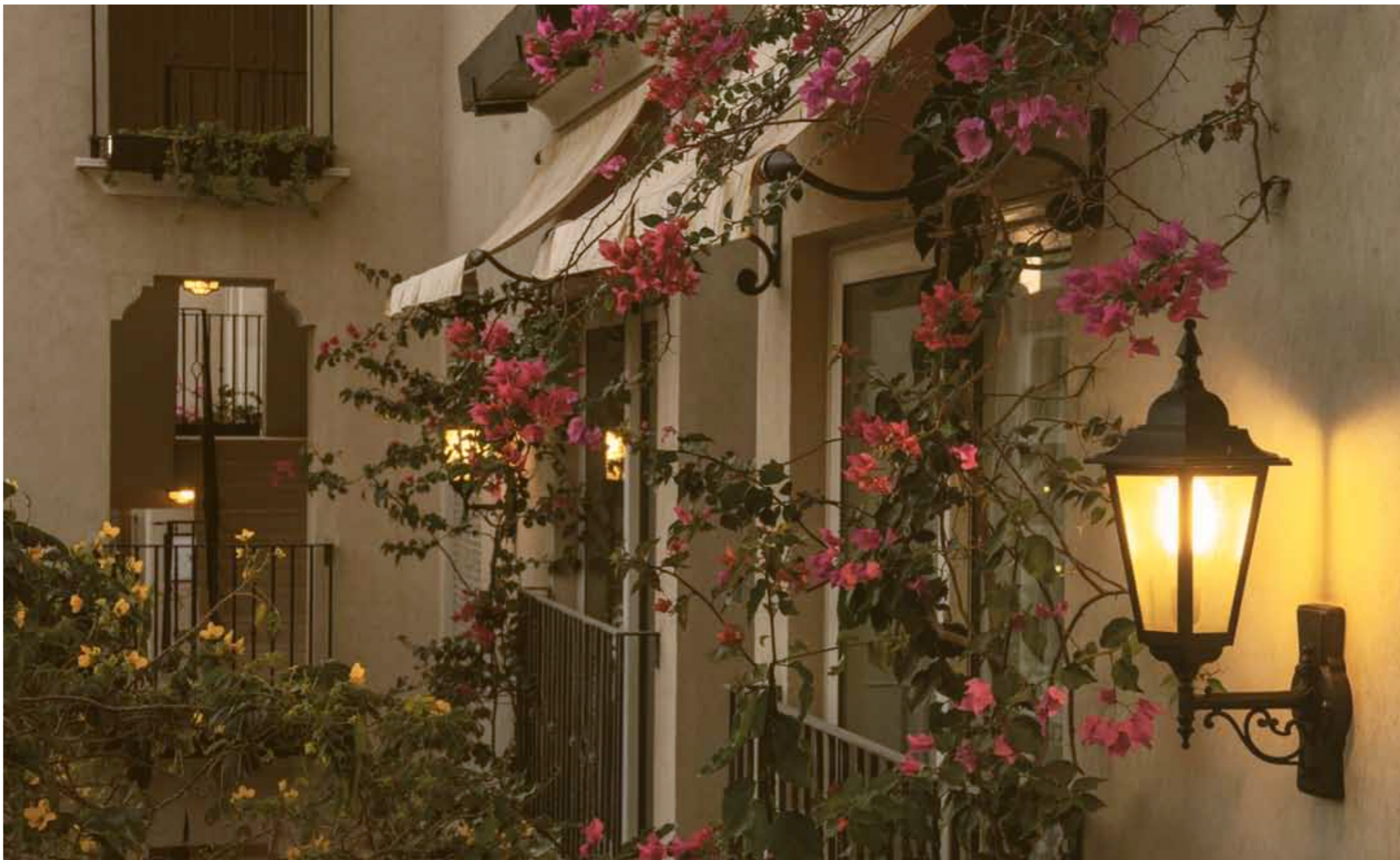
noun.

Veranda is derived from the Spanish word “baranda”, which means long balcony or terrace.

Veranda consists of 318 residential units composed of an array of studios, one-bedroom, two-bedroom apartments and villas in Southern Hurghada overlooking the Red Sea. Designed with a mēlange of exotic gardens and surrounded by several lagoons, every homeowner in Veranda will be presented with idyllic views everywhere they look, without compromising their privacy. The white and cream coloured Mediterranean themed villas in Veranda blend into the coastal terrain, as red brick roads invite residents to take scenic strolls in village-like passageways.

Veranda's homeowners will enjoy their time in the various facilities and amenities offered to them, which include a private beach, a clubhouse, a spa, a fully-functional gym, swimming pools and a clock tower to sit in and gaze at unmatched sunsets over the Red Sea coastline. All these services make Veranda more than just a holiday home, they give you a lifestyle and a community you deserve. Veranda is also a handicapped friendly and safety equipped environment, with fire alarms installed in every unit.







Community

/kəmju:niti/.

noun.

a group of people living in Veranda and having particular characteristics in common.

Veranda is tailored to create a close-knit and relaxed community within an unrivalled location. Strategically located on the enrapturing Sahl Hasheesh bay, and equipped with a collection of services and amenities that provide an intimate holiday get-away and a viable option to spend one's golden years.





Location

/lə(ʊ)'keɪʃ(ə)n/.

noun.

a unique place on the shore of Sahl Hasheesh.

Veranda's location is unparalleled on the Sahl Hasheesh bay, granting its residents an exquisite experience of the beach, mountains, and a quaint English village. A twenty minute drive away from Hurghada, Veranda assuredly delivers an ideal escape from the buzzing resort city within a distinguished elegant location.





Lifestyle

/ˈlɪfstʌɪl/.

noun.

the way in which Veranda homeowners live, as well as their surroundings.

The sophisticated landscaping in Veranda spreads on the entire magnificent Red Sea coastline for all homeowners to feast upon. Residents will wake up to creamy, soft-sand, private beaches and calm, azure waters that stretch to as far as the eye can see. Looking in the opposite direction, residents can view the stunning mountain range jutting into the horizon. Veranda also boasts pleasurable vistas on its grounds, as the units surround lagoons and look upon the colourful gardens and several sports courts. Come night-time, homeowners can look out of their private verandas to view the softly lit greenery reflecting on the still lagoons.

Veranda's distinguished community is not without a venue to entertain them. Brought together by the Central Piazza, which is tailor-made to reflect an English village square, Veranda's piazza spoils its residents, as it boasts a collection of fine-dining restaurants to choose from, alongside the multipurpose clubhouse.



Natural Landscape

Veranda lends its residents fascinating views that overlook lush exotic gardens and peaceful lagoons.

Lagoons

Veranda's residences are divided into courts that ensure privacy and exclusive views onto a number of lagoons and pools. Proven to bring relaxation, the several lagoons have been designed to suit Sahl Hasheesh's topography and to maximise viewing pleasure.



Clock Tower

Veranda's clocktower provides an incredible view of Sahl Hasheesh. Residents will be provided the opportunity to see the vast sea and jagged mountain chains that promise to enthrall and inspire. A fascinating fact about this tower is that it was constructed by the same makers of Britain's Big Ben.



Croquet Course

Veranda promises to have an activity for everyone-which includes an equipped croquet court that grants hours of entertainment for Veranda's residents.

Golf Course

Veranda's residents can find the time to be able to play a relaxing round of golf in Sahl Hasheesh's golf course. The course will provide a quiet opportunity for golf players to practice their skills while on their holiday.



Sports Facilities

Veranda aims to give a recourse from the everyday routine by providing a variety of sports facilities such as football fields, basketball and tennis courts for the compound's residents.



Private Beach

Being located on the Sahl Hasheesh bay makes Veranda stand apart from the crowd. The compound's exclusive private beach is a secluded haven of buttery golden sands smoothed by the gentle lapping waves of the Red Sea. The beach is set with canopies, sunbeds and sun lounges to suit every beach-goer's needs. A well-stocked beach bar provides Veranda's sun-lovers with drinks and beach-side snacks while they bask in the sun and stride in the sea.





Master Plan

/ma:sta plan/.

noun.

design specifications of the buildings and landscape of Veranda.

Veranda is comprised of 305 private residences ranging from artful studios, spacious one and two-bedroom apartments, and attractive villas. At present, phase 1, which is 60,000 sqm is complete, while phase 2 is 70,000 sqm - combined, they are 130,000 sqm. These private and secluded units are centered around a Central Piazza which is the main hub of activities and services that brings Veranda's residents together. All of the units overlook the Sahl Hasheesh bay, to maximise the relaxing experience that can only be found there.



- | | |
|---------------------------------------|---------------------------|
| 1 CLUBHOUSE | 14 CLOCK TOWER |
| 2 HEALTH SPA | 15 ENTRANCE CONTROL |
| 3 LAP POOL | 16 EMERGENCY ENTRANCE |
| 4 MAIN SWIMMING POOL | 17 SPORTS FACILITIES |
| 5 POOL BAR | 18 KIDS PLAYGROUNDS |
| 6 POOL SURROUND | 19 ELECTRIC CARTS STATION |
| 7 REFLECTION POOL | 20 PARKING |
| 8 SWIMMING POOLS AND LAGOONS | 21 VISITORS PARKING |
| 9 PALM LAGOON | 22 SOPHIA |
| 10 HUB OF RESTAURANTS AND
EATERIES | 23 ISABELLA |
| 11 SHADED TERRACE | 24 ALEXANDRA |
| 12 ENTRY BUILDING | 25 JULIETTA |
| 13 SHOPPING MALL | 26 GOLF CROQUET |
| | 27 SERVICE BUILDINGS |



Distinctive Services

/dɪˈstɪn(k)tɪv səːvɪs/.

noun.

1. a system supplying public needs including utilities, transportation and communications in Veranda.
2. containing distinguishing characteristics

Veranda's residents will enjoy a range of lifestyle services and amenities to choose from, which include:

Housekeeping Services

Keeping your home clean has never been easier. Rather than spend time refreshing your home, Veranda's housekeeping service, available between 9 am and 3 pm, can clean your home for you while you focus on your vacation.

On call Reception

Veranda's reception is a call away should you have any inquiries or needs.

Rental Service

The compound's rental service keeps you hassle-free by renting out your home whenever you need.





Clubhouse

/klʌbhaʊs/.

noun.

a building with facilities for the homeowners of Veranda and their guests.

Veranda's clubhouse is the centre of the compound's social activities. With lavish gardens surrounding it, and hosting several amenities, the clubhouse fulfills residents' needs with a variety of activities and services.

Residents can enjoy the main swimming pool, fully-fledged pool bar and sunbeds that ensure that they can get a healthy tan that foretells a blissful vacation. For the little ones, an adjacent children's swimming pool promises to keep the precious ones cool and entertained. If not in the mood for a swim, children will be spoilt for choice as they can play on the outdoor landscape.

Veranda's gym is a state-of-the-art facility including changing rooms, various equipment, and an array of machinery ranging from free weights to rowing machines to suit every resident's fitness level. To unwind and de-stress, a relaxing spa is offered and hosts a 30 metre exercise pool, as well as a sauna and steam room. In the spa, residents will be provided with the opportunity to have a range of relaxing massages and beautifying treatments.







Architecture

/a:kitektʃə/.

noun.

the style in which Veranda's buildings are designed and constructed with regard to a specific period, place, or culture.

Veranda is composed of an amalgamation of inspirations: from curvatures of Mediterranean homes to the rustic feel of English village life. Saleh Hamdy, the Egyptian architect and mastermind behind Veranda's design, has decked the compound with elegant, intimate and select units, washed in shades of white and cream to imbue a sense of calm, light, and harmony with Sahl Hasheesh's unique terrain. Organising the units into courts to surround the lagoon ensures that all homeowners have the opportunity to overlook a body of water, whether from its own balcony, or from its wide windows.



A blue door with a silver handle and a large white 'V' graphic. The background is a close-up of the door's surface, showing a silver handle and a keyhole. The 'V' graphic is large and white, set against the blue background of the door.

Types of Residences

/tʌɪp ˈrezɪd(ə)nz/.

noun.

1. a building in which a Veranda homeowner lives.
2. a category of items having common characteristics.



Alexandra

Studio

Veranda's chic studios in Alexandra are designed to please. These 47m² spaces are as cozy as they are practical. Residents can choose to have their units overlooking swimming pools that are at a close proximity for the owner's pleasure.

Studio

Type 1 AVERAGE GROSS AREA 47m²

SPACE NAME	DIMENSIONS
Lobby	2.70 x 1.20 m
Bathroom	2.25 x 1.95 m
Kitchen	2.70 x 2.30 m
Bedroom	3.95 x 3.90 m
Average Terraces	14 sqm



All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may vary from the state floor plans. The developer reserves the right to make revisions to the floor plans. All displayed garden and terrace areas vary according to unit locations in buildings and according to the project layout.



First Floor



Alexandra

One-Bedroom Apartment

In Veranda's Alexandra buildings, the one-bedroom apartments are as refreshing as they are charming. Their average area is 63m² and they have wide lengthly balconies that promise dazzling views of Sahl Hasheesh's sunsets. Some apartments are equipped with balconies decorated with wooden beams, that spell out warmth and comfort. The apartments look at different views and pools nearby.

One-Bedroom Apartment

Type 1 AVERAGE GROSS AREA 63m²

SPACE NAME	DIMENSIONS
Kitchen	2.60 x 1.90 m
Living Room	3.30 x 3.20 m
Bedroom	4.30 x 3.30 m
Bathroom	2.60 x 2.00 m
Average Terraces	10 sqm



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First Floor

One-Bedroom Apartment

Type 2 AVERAGE GROSS AREA 63m²

SPACE NAME	DIMENSIONS
Kitchen	2.60 x 1.90 m
Living Room	3.30 x 3.20 m
Bedroom	4.30 x 3.30 m
Bathroom	2.60 x 2.00 m



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First Floor

One-Bedroom Apartment

Type 3 AVERAGE GROSS AREA 74m²

SPACE NAME	DIMENSIONS
Bathroom	3.20 x 2.10 m
Living Room & Kitchenette	3.90 x 3.70 m
Bedroom	3.80 x 3.30 m
Roof Floor	9.60 x 7.60 m
Average Terraces & Roof	84 sqm



First Floor



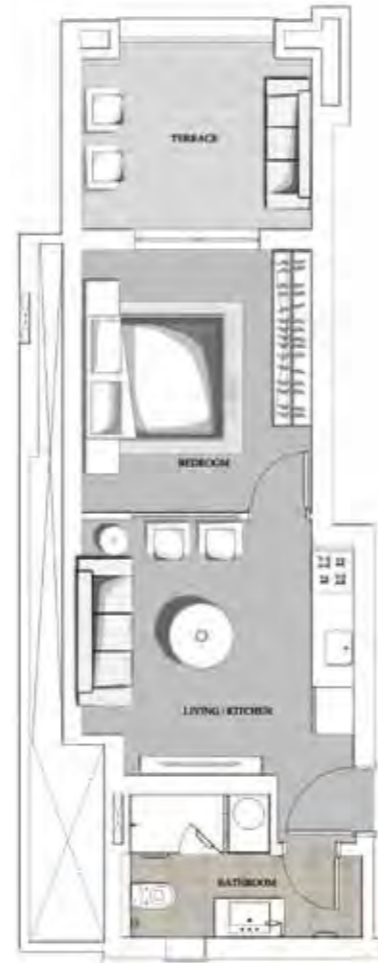
Second Floor

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One-Bedroom Apartment

Type 4 AVERAGE GROSS AREA 52m²

SPACE NAME	DIMENSIONS
Bathroom	3.45 x 2.10 m
Living Room & Kitchenette	3.90 x 3.70 m
Bedroom	3.80 x 3.30 m
Average Terraces	12 sqm



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First Floor



Alexandra

Two-Bedroom Apartment

Veranda's Alexandra two bedroom apartments are the epitome of luxury and the definition of spacious. They range from 105-127m², and either come with a fruitful green garden or an exhilarating roof.

Two-Bedroom Apartment

Type 1 AVERAGE GROSS AREA 107m²

SPACE NAME	DIMENSIONS
Lobby	2.70 x 1.55 m
Kitchen	2.70 x 2.20 m
Dining & Living	5.80 x 3.90 m
Master Bedroom	4.30 x 3.30 m
Master Bathroom	2.60 x 2.20 m
Bedroom	3.30 x 2.80 m
Bathroom	2.80 x 1.70 m
Average Terraces	22 sqm
Average Gardens	70-160 sqm



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Ground Floor

Two-Bedroom Apartment

Type 2 AVERAGE GROSS AREA 105m²

SPACE NAME	DIMENSIONS
Lobby	2.70 x 1.55 m
Kitchen	2.70 x 2.20 m
Dining & Living	5.80 x 3.90 m
Master Bedroom	4.30 x 3.30 m
Master Bathroom	2.60 x 2.20 m
Bedroom	3.30 x 2.80 m
Bathroom	2.80 x 1.70 m
Average Terraces	14 sqm
Average Gardens	55-170 sqm



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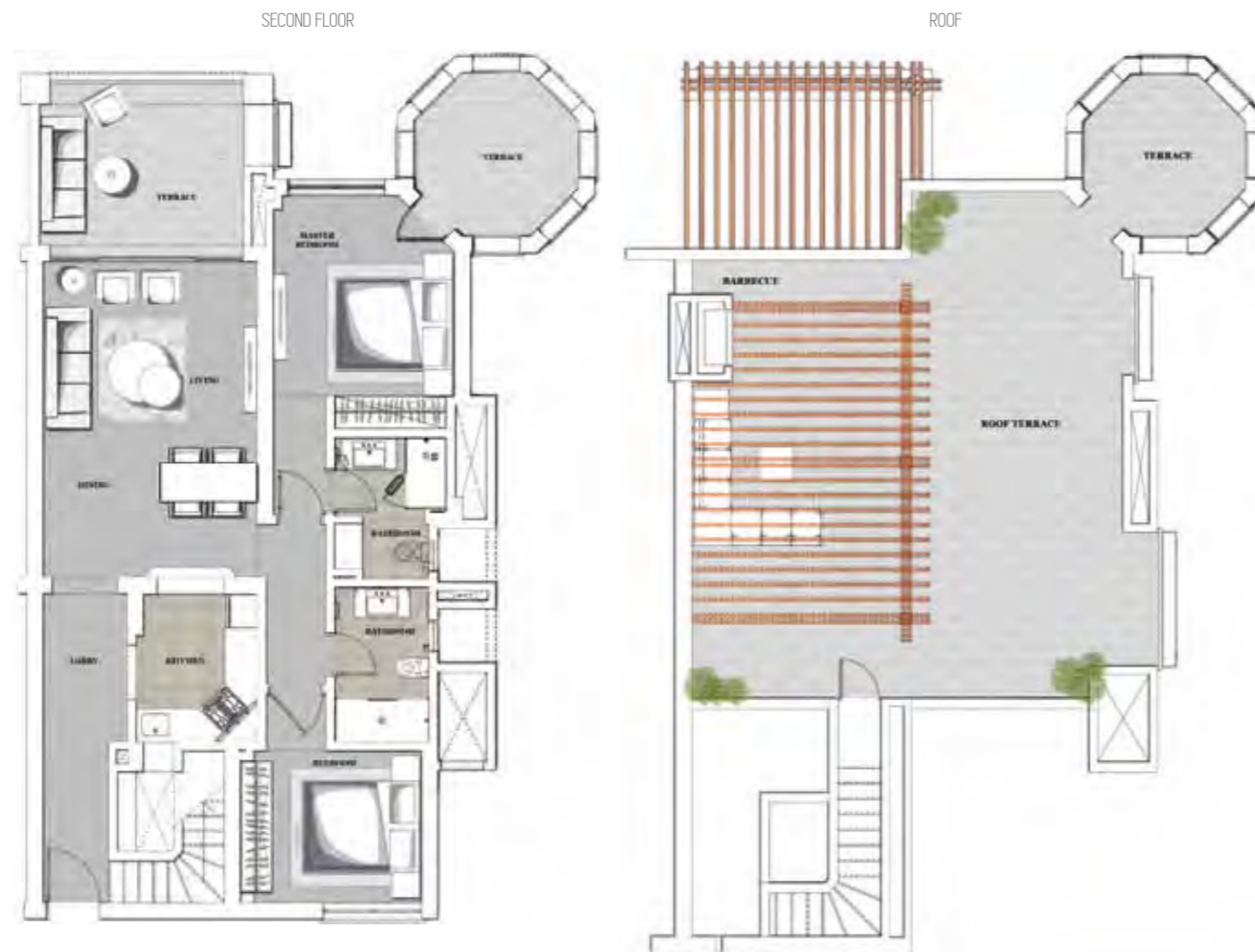


Ground Floor

Two-Bedroom Apartment

Type 3 AVERAGE GROSS AREA 127m²

SPACE NAME	DIMENSIONS
Lobby	5.70 x 1.50 m
Kitchen	2.70 x 2.20 m
Dining & Living	5.80 x 3.90 m
Master Bedroom	4.30 x 3.30 m
Master Bathroom	2.60 x 2.05 m
Bedroom	3.30 x 2.80 m
Bathroom	2.80 x 1.70 m
Average Terraces & Roof	145 sqm



Second Floor

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Two-Bedroom Apartment

Type 4 AVERAGE GROSS AREA 125m²

SPACE NAME	DIMENSIONS
Lobby	5.70 x 1.50 m
Kitchen	2.70 x 2.20 m
Dining & Living	5.80 x 3.90 m
Master Bedroom	4.30 x 3.30 m
Master Bathroom	2.60 x 2.05 m
Bedroom	3.30 x 2.80 m
Bathroom	2.80 x 1.70 m
Average Terraces & Roof	80 sqm



Second Floor

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Julietta

Two-Bedroom Apartment

Veranda's Julietta two-bedroom apartments are relaxing living spaces ranging from 89-98m². The minimalism of the apartment exudes elegance, while windows and balconies overlook lush gardens decorated with vividly colored floras.

Two-Bedroom Apartment

Type 1 AVERAGE GROSS AREA 89m²

SPACE NAME	DIMENSIONS
Lobby	2.00 x 1.00 m
Kitchen	3.50 x 2.50 m
Living	4.50 x 3.50 m
Dining	2.50 x 2.50 m
Bathroom	2.00 x 2.00 m
Bedroom 1	3.50 x 3.00 m
Bedroom 2	3.50 x 2.50 m
Average Terraces	10 sqm
Average Gardens	30-40 sqm



Ground Floor



First Floor



Second Floor

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Two-Bedroom Apartment

Type 2 AVERAGE GROSS AREA 98m²

SPACE NAME	DIMENSIONS
Lobby	2.00 x 1.00 m
Kitchen	3.50 x 2.50 m
Living	4.50 x 3.50 m
Dining	2.50 x 2.50 m
Bathroom	2.00 x 2.00 m
Bedroom 1	3.50 x 3.00 m
Bedroom 2	3.50 x 3.00 m
Average Terraces & Roof	54 sqm



Second Floor



Third Floor

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Sophia Villa

Privacy has never been more inviting as it is in Veranda's breezy villas located in the Sophia court. Washed in cream, these 233m² three-storey villas are as spacious as they are intimate, and look out onto a private court garden. Sophia's gardens are almost 152 m².

Villa

Type 1 AVERAGE GROSS AREA 233m²

	SPACE NAME	DIMENSIONS
GROUND FLOOR	Lobby	1.50 x 1.50 m
	Drivers/Maids Room	3.00 x 3.00 m
	Kitchen	3.00 x 2.50 m
	Guest Toilet	2.00 x 1.50 m
	Living and Dining	5.00 x 4.50 m
	Guest Bedroom	4.50 x 2.50 m
	Bathroom	2.50 x 1.50 m
	Family Room	5.00 x 3.50 m
1 st FLOOR	Bedroom I	4.00 x 2.50 m
	Bathroom I	2.50 x 1.50 m
	Bedroom II	3.50 x 2.50 m
	Bathroom II	3.00 x 2.00 m
2 nd FLOOR	Master Bedroom	5.00 x 4.50 m
	Master Dressing	2.50 x 2.00m
	Master Bathroom	3.00 x 2.00 m
	Average Terraces & Roof	108 sqm
	Average Garden	152 sqm



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Interior

/ɪnˈtɪə:riə/.

noun.

the comfortable and spacious indoor design of Veranda homes.

Veranda's interior finishing leaves no detail unattended to. The design of each unit assures comfort and class, as the spaces are finished with white and pastel shades to ensure that the homeowner's eyes are relaxed as they look around the unit. Wooden beams frame the spaces within the units, and shade the balconies in every unit. The interior finishing grants the homeowner a sense of relaxation and luxury.







