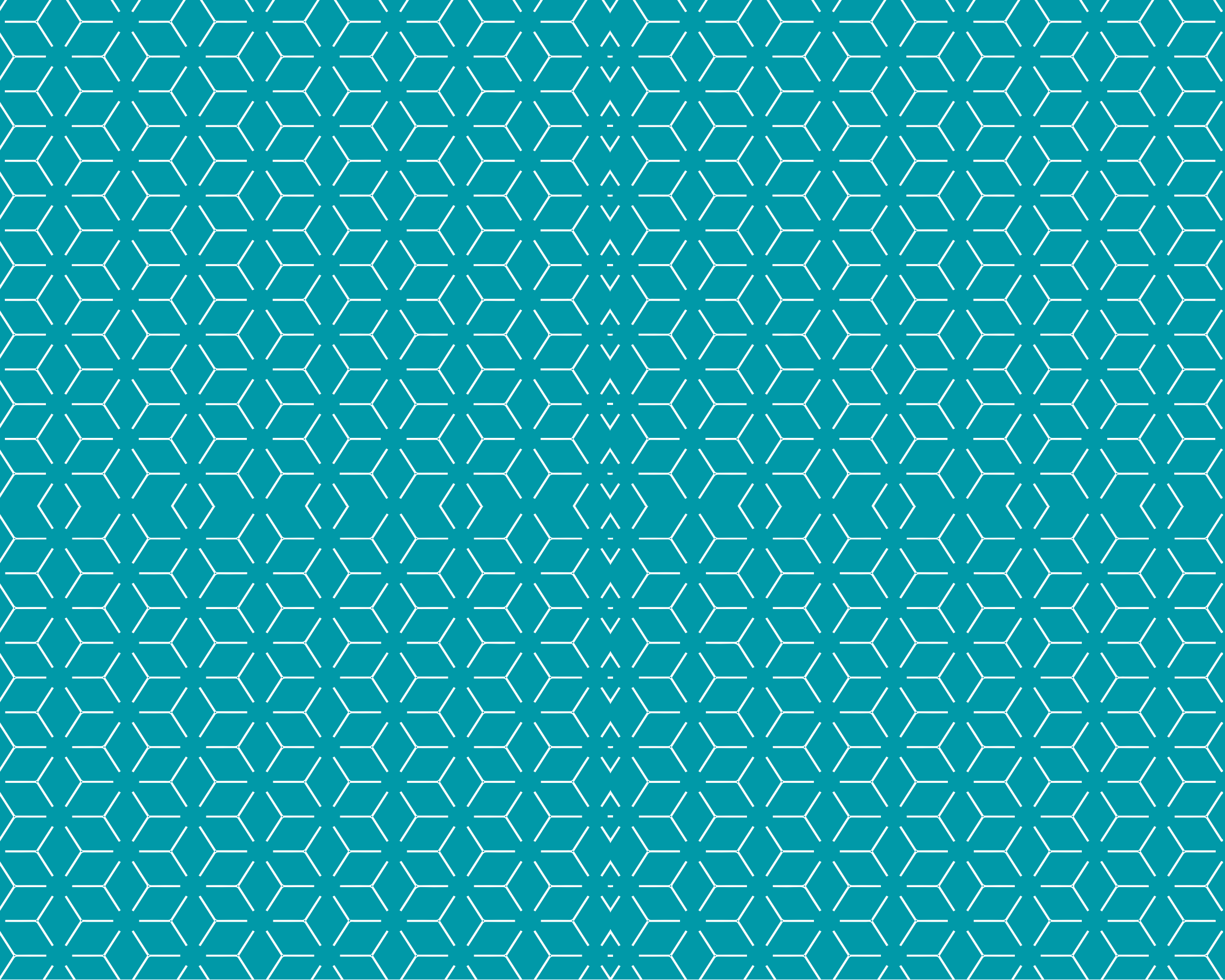




Smeralda Bay
SIDI HENEISH

S M E R A L D A B A Y
LAGOON FLOATING VILLINO



S M E R A L D A B A Y

LAGOON FLOATING VILLINO

Extraordinary LOCATION IN NORTH-COAST

MEDITERRANEAN SEA



In the Mediterranean sea of Sidi heneish, North Coast, Smeralda Bay springs out like a mirage, standing as *a gorgeous masterpiece of nature, architecture and good life.*

Marsa Matrouh *international airport* is only 50 km away and the highway connects to Alexandria and Cairo in few hours' drive.

Smeralda bay is the place where the dream of a *luxury escape* from the city is *possible, affordable and close to you*, every time you want.



SMERALDA BAY DISTANCE

* Marsa Matrouh Internation Airport	50 km
* Marsa Matrouh City Center	70 km
* Alexandria City Center	295 km
* El-Alamein International Airport	180 km
* Cairo City Center	440 km

3RD
BEST
BEACH
GLOBAL RANKING



S M E R A L D A I S L A N D S
F L O A T I N G V I L L A S





Smeralda Bay

MASTERPLAN

SMERALDA BEACH FRONT

SMERALDA SEA CLIFF

SMERALDA ISLANDS



CLEOPATRA LUXURY RESORT

- TOTAL AREA 175,074 M2
41.7 Acres
- Hotel Resort 5 STAR
Total Capacity 346 Rooms in different types
- There are arena- kids club- snacks bar- gym -spa- club lounge
relex pool -animation pools- salty pool- kids club pool

SMERALDA BAY-MARSA MATROUH

Main Information

- length of SMERALDA&LUXURY RESORT beach 511 M
 - TOTAL AREA 222500 m2
 - Depth 814 M
 - A percent of footprint 19.5%
 - A percent of Landscape area 52%
 - No. of swimming pools/ Lagoons 14
 - Depth of the beach 130 M
- | phases | Distance from | | Phase Depth |
|-------------|---------------|------|-------------|
| | Beach | Road | |
| BEACH FRONT | 130M | 992M | 276M |
| CHFF TOP | 412M | 883M | 107M |
| ISLAND | 513M | 455M | 429M |

BUILDINGS

- 1 Villas (A)
- 2 Villa (B)
- 3 Hybrid villa
- 4 Executive Villa
- 5 CHALET (A)
- 6 CHALET (B)
- 7 DUPLEX/ CONDO (A)
- 8 TOWN HOUSES
- 9 CONDO (B-C-D-E-F)
- 10 Executive Villa
- 11 Hybrid villa
- 12 CABANAS

PUBLIC AREAS

- 1 CLUB HOUSE
- Retail Shops
- KIDS CLUB
- WELLNESS SPA
- RESTAURANTS & CAFES
- Swimming Pools
- Lounges
- Gym

ENTERTAINMENTS

- 1 FLOATING RESTAURANT & LOUNGE
- 2 BEACH BAR
- 3 BEACH PARK
- 4 BEACH CLUB HOUSE
- 5 Lagoons / Swimming Pools

FITNESS & ENTERTAINMENT PARK

- 1 TENNIS COURT
- 2 FOOTBALL COURT
- 3 Food Court
- 4 KIDS PLAY AREA

TECHNICAL AREA Outside project area

- 1 WASTEWATER TREATMENT
- 2 DESALINATION PLANT
- 3 GENERATOR PLANT
- 4 GARDENER EQUIPMENT
- 5 GENERAL STORES
- 6 MAINTENANCE SHOPS

ENTERTAINMENT

- SEA FRONT DIMORA
- SEA FRONT VILLETE
- SEA FRONT VILLINO
- SEA -VIEW VILLAS
- Bicycle / Jogging track

Villas

- Executive Villa
- Hybrid villa
- CHALET (B)
- CHALET (A)
- Sea View Chalets

public Areas

- Club House

STREET

LAGOON VILLINO

LAGOON VILLETE

LAGOON

LAGOON VILLINO

LAGOON VILLETE

CLUB HOUSE

FITNESS PARK

CONDOS

- CONDOS (A)
- CONDOS (B)

DUPLEX

CHALET (A)

CHALET (B)

SEA VIEW VILLAS

SEA FRONT VILLINO

SEA FRONT VILLETE

SEA FRONT DIMORA



4th Generation RESORT

SMERALDA BAYS OFFERS THE WIDEST RANGE OF UNITS AREAS AVAILABLE IN THE NORTH COAST, FROM FUNCTIONAL AND SMART 45 SQM CONDOS TO 500 SQM BEACH FRONT LUXURY VILLAS, ALL WITH PRIVATE SEA VIEW, LAGOON VIEW, GARDENS AND GREEN AREA, SWIMMING POOLS, WALKING PATHS ACROSS LAVISH GREEN AND BLUE WATERS. IT'S A 4TH GENERATION RESORT IN TERMS OF FACILITIES WITH A STRONG SENSE AND ENGAGEMENT WITH NATURE FEATURING :

- DESIGNS INSPIRED FROM NATURE
- PANORAMIC SEA VIEW FROM UNITS
- SMART HOMES
- ECO- FRIENDLY RESORT
- JOGGING AND CYCLING TRACKS FOR HEALTHY LIFE STYLE
- SMART SPACES AND DESIGNS PRIVATE ISLANDS



Enjoy
5 STARS
HOTEL
SERVICES



5 STARS HOTEL SERVICES

WHEN IN HOLIDAYS WE ALL WANT TO BE PAMPERED. SMERALDA BAY IS THE UNIQUE REAL ESTATE PROPERTY TO OFFER A SERIES OF 5 STAR SERVICE TO OWNERS THAT REQUIRES IT.

NO MORE HOME HOUSEKEEPING IF YOU DO NOT DESIRE.

SMERALDA BAY OFFERS TO ALL REAL ESTATE OWNERS THE OPPORTUNITY TO ENJOY THEIR INVESTMENT IMMEDIATELY, IN THE 5 STARS HOTEL THAT WILL OPEN IN 2021.



SMERALDA BEACH BAR LIFE





LAGOON FLOATING VILLINO



LUXURIOUS FULLY
FINISHED VILLAS





LAGOON FLOATING VILLINO - A



TOTAL B.U.A 195 m2

A	Entrance	2.00x3.50
B	Dinning\reception	4.60x8.60
C	Kitchen	2.50x3.35
D	Toilet	1.30x1.80
E	Terrace	3.45x2.60
F	Garage	4.60x4.55
G	Bedroom	4.60x4.35
H	Bedroom	3.20x3.10
I	M.Bedroom	3.30x3.35
J	Bathroom	1.75x1.90
K	Dressing	1.40x2.05
L	Bathroom	1.80x2.65
M	Terrace	3.35x1.00
N	terrace	1.15x1.50
O	Living	4.00x4.25
P	bathroom	1.15x2.25
Q	terrace+Jacuzzi	49 m ²
R	Greens Variable areas	

Disclaimer
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LAGOON FLOATING VILLINO - B



LAGOON FLOATING VILLINO - B



TOTAL B.U.A 175 m2

A	Entrance	2.00x3.50
B	Dinning\reception	4.60x8.60
C	Kitchen	2.50x3.35
D	Toilet	1.30x1.80
E	Terrace	3.45x2.60
F	Garage	4.60x4.55
G	Bedroom	4.60x4.35
H	Bedroom	3.20x3.10
I	M.Bedroom	3.30x3.35
J	Bathroom	1.75x1.90
K	Dressing	1.40x2.05
L	Bathroom	1.80x2.65
M	Terrace	3.35x1.00
N	terrace	1.15x1.50

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LAGOON FLOATING VILLINO - C



TOTAL B.U.A 195 m²

A	Reception	3.10x2.50
B	Living/Dinning	6.30x5.30
C	Kitchen	3.50x2.80
D	Nanny	3.00x2.25
E	Bathroom	1.60x1.90
F	Terrace	6.45x1.85
G	Living	2.00x5.44
H	Bedroom	3.10x3.40
I	Bathroom	1.50x1.90
J	Bedroom	3.10x3.20
K	Bathroom	2.00x1.60
L	Terrace	1.35x1.00
M	M.Bedroom	3.10x2.95
N	Bathroom	2.00x1.50
O	Terrace	1.00x3.00
P	Bedroom	3.10x2.95
Q	Bathroom	1.90x1.50
R	Living	1.80x4.55
S	Bathroom	2.60x1.00
T	Roof	65m ²



LAGOON FLOATING VILLINO - C



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LAGOON FLOATING VILLINO - D



4 FT
NO DIVING

TOTAL B.U.A 150 m2

A	Reception	2.10x3.20
B	Living/Dinning	6.50x4.40
C	Kitchen	3.30x2.30
D	Nanny	1.50x2.70
E	Bathroom	1.50x1.55
F	Bathroom	2.10x1.00
G	Terrace	6.70x1.50
H	Living	2.05x2.85
I	Bedroom	3.00x3.80
J	Bathroom	2.05x1.95
K	M.Bedroom	3.00x3.80
L	Terrace	2.05x1.95
M	Bathroom	3.20x4.10
N	Bedroom	3.05x1.60
O	Bathroom	2.00x1.60
P	Private graden	3.20x3.00 59m ²



LAGOON FLOATING VILLINO - D



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LAGOON FLOATING VILLINO - D



LAGOON FLOATING VILLINO - E

Total B.U.A : 82 + 82 + 21 = 185 m2

Ground floor : 82 m2

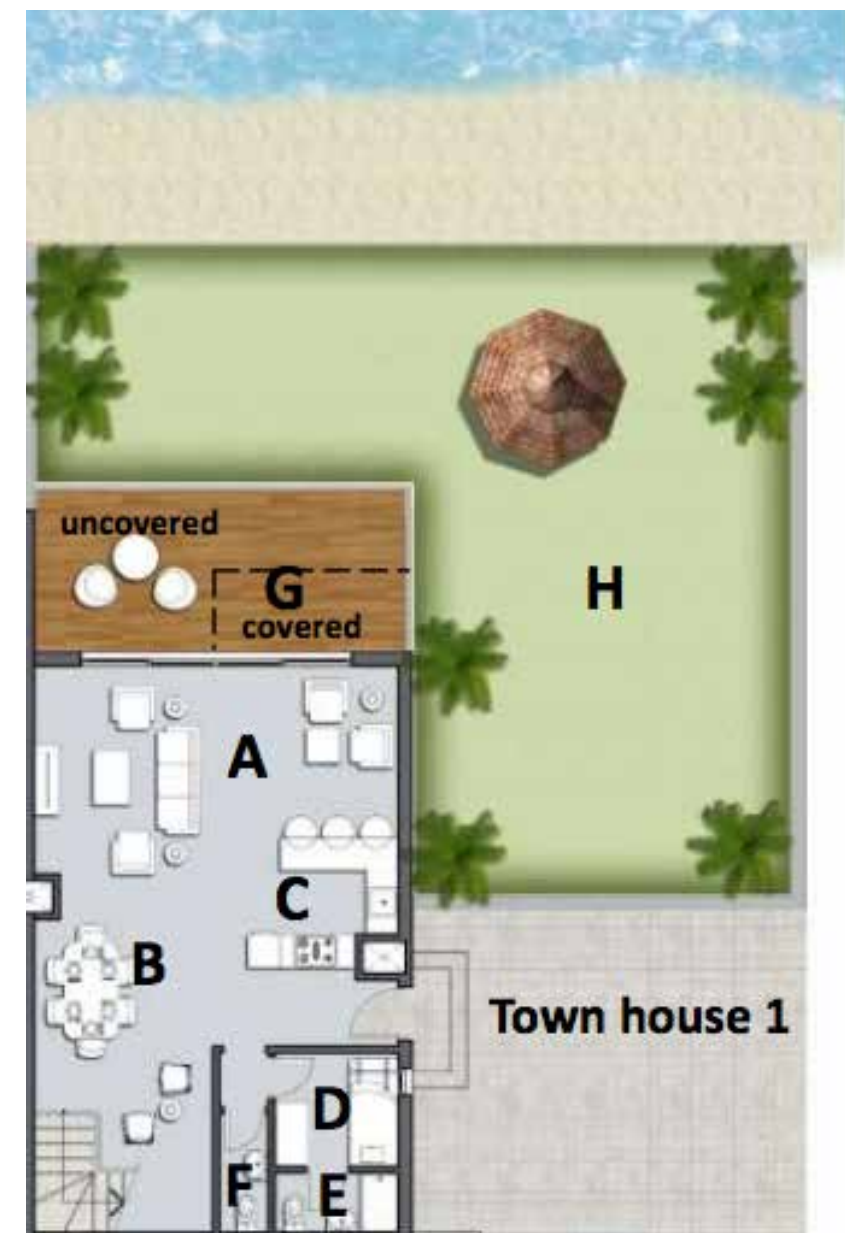
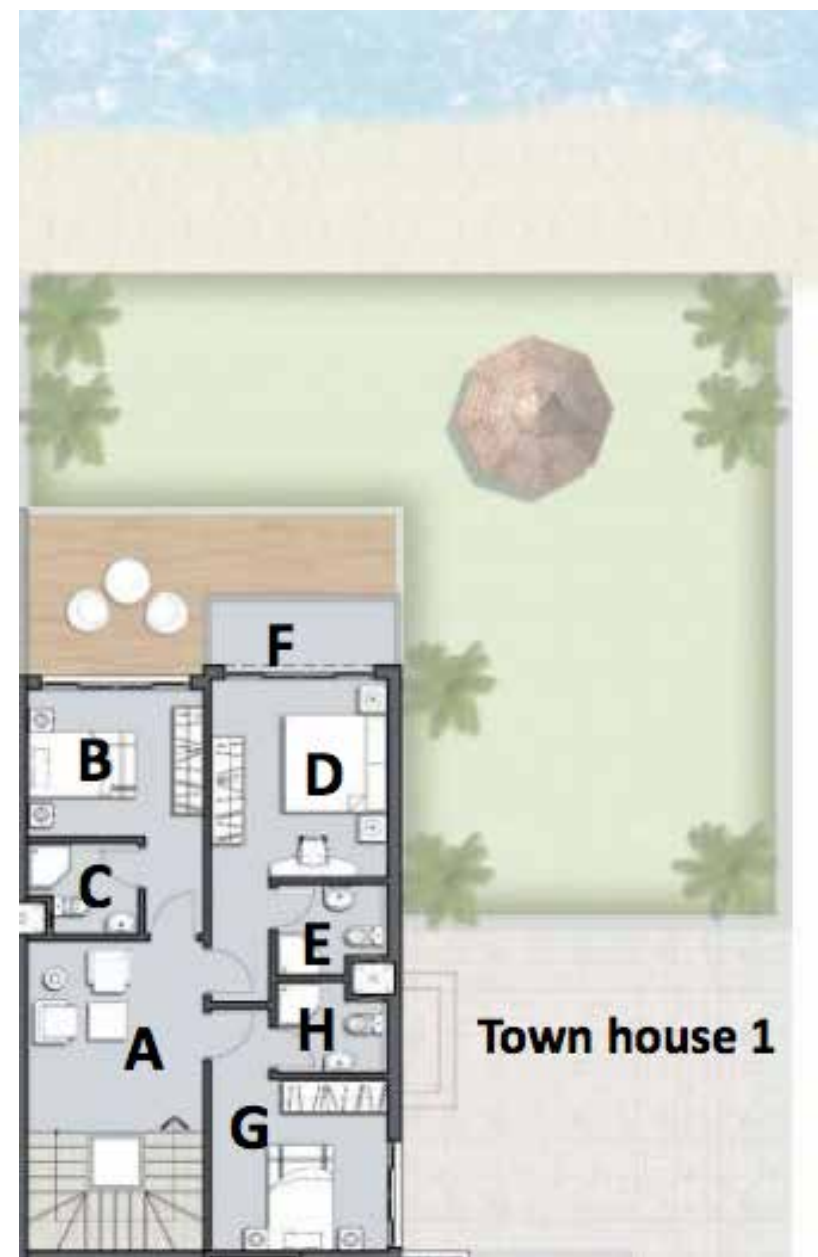
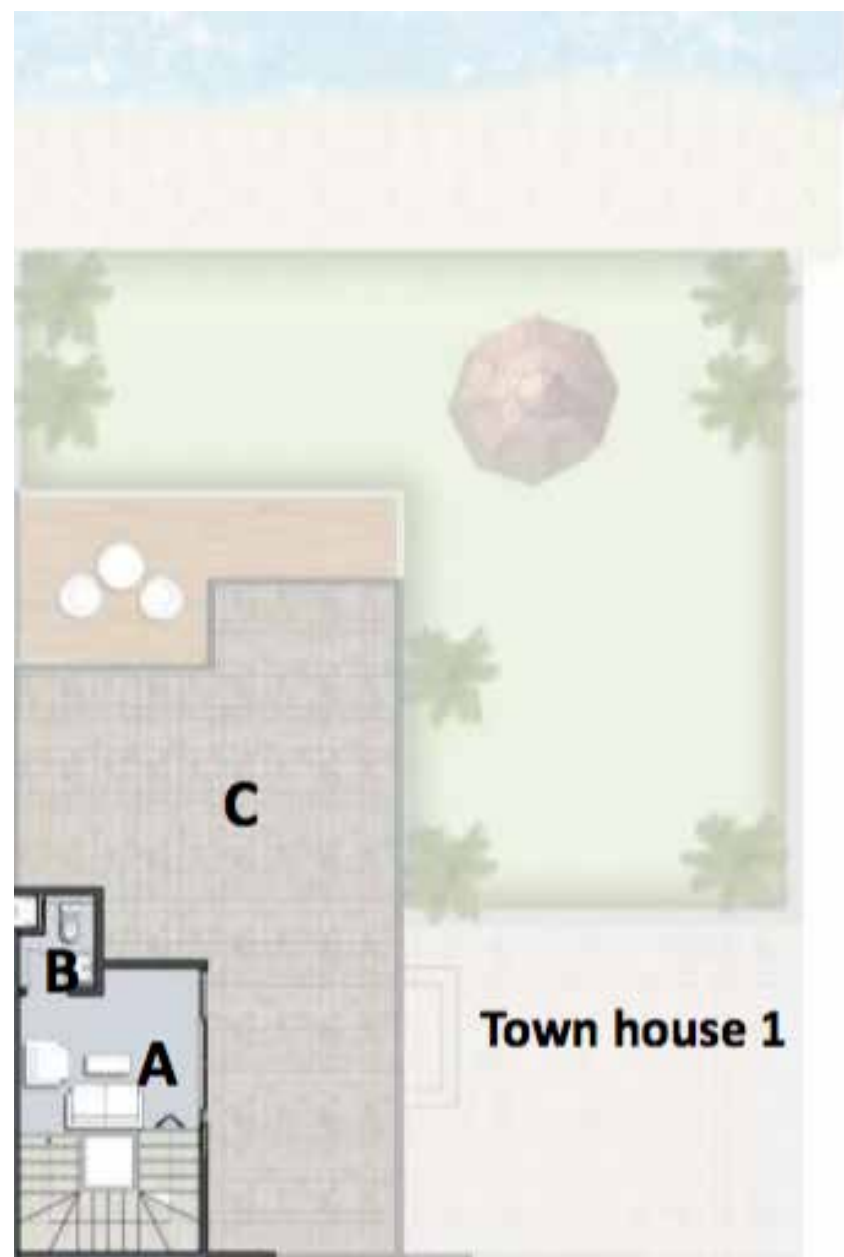
A	Living	6.70x3.15
B	Dinning	3.30x3.30
C	Kitchen	2.80x2.40
D	Nanny	2.30x2.00
E	Bathroom	2.30x1.10
F	Bathroom	0.90x2.20
G	Terrace	6.85x2.50
H	Private graden	130m ²

First floor : 82 m2

A	Living	3.30x3.60
B	Bedroom	3.30x2.75
C	Bathroom	2.10x1.70
D	M.Bedroom	3.30x3.70
E	Bathroom	2.10x1.70
F	Terrace	3.45x1.20
G	Bedroom	3.30x3.20
H	Bathroom	2.10x1.70

Second floor : 21 m2

A	Living	3.30x3.60
B	Bathroom	3.30x2.75
C	roof	50m ²



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LAGOON FLOATING VILLINO - D



LAGOON FLOATING VILLINO -F

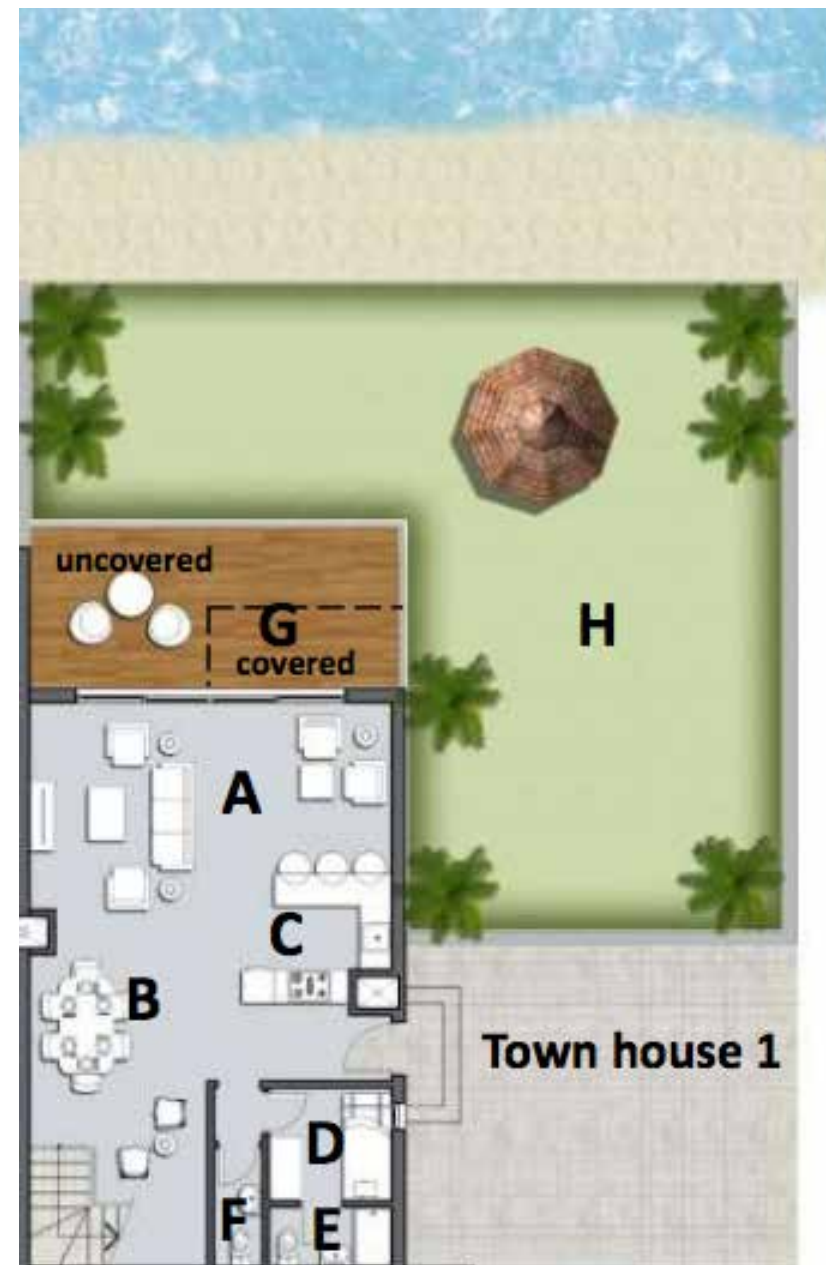
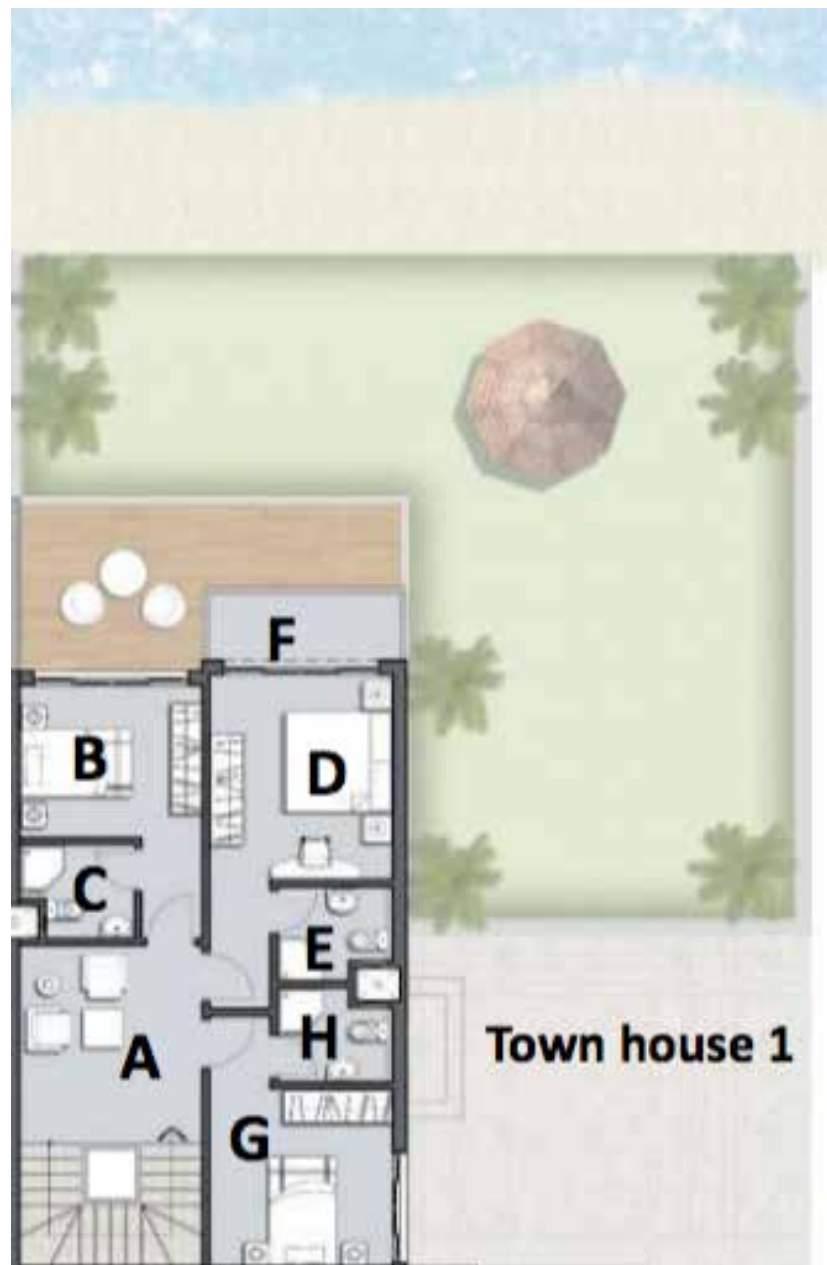
Total B.U.A : 82.5 + 82.5 = 165 m2

Ground floor : 82 m2

A	Living	6.70x3.15
B	Dinning	3.30x3.30
C	Kitchen	2.80x2.40
D	Nanny	2.30x2.00
E	Bathroom	2.30x1.10
F	Bathroom	0.90x2.20
G	Terrace	6.85x2.50
H	Private graden	130m ²

First floor : 82 m2

A	Living	3.30x3.60
B	Bedroom	3.30x2.75
C	Bathroom	2.10x1.70
D	M.Bedroom	3.30x3.70
E	Bathroom	2.10x1.70
F	Terrace	3.45x1.20
G	Bedroom	3.30x3.20
H	Bathroom	2.10x1.70



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FULLY FINISHED VILLAS
WITH
MAGICAL LAGOON VIEW





Smeralda Bay

A PROJECT BY

