

M A X I M  
DEVELOPMENTS

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# Mission & Vision



Contribute to the quality of life by seizing every potential opportunity in various sectors of the market. Ensure optimum customer satisfaction and return on investments. Our vision is to transform the way people live, work and experience life by providing a wide spectrum of innovative projects and bringing home international standards.

**Real Estate**

The Canyon  
bo Sands  
bo Islands  
Royal Maxim  
Maxim Country Club  
Maxim Residence  
Residential Towers  
( OIK - Mosharafa )

**Facility Management**

Maxim Facility Management

**Hospitality**

Royal Maxim Palace Kempinski  
bo Islands Hotels  
Maxim Inn Venizia Hotel  
Maxim Plaza Garden Resort  
Maxim Plaza White Knight Resort

**Food and Beverage**

Ney Lounge  
Maxim Country Club Clubhouse

**Design, Consulting  
and Finishing**

MK Consulting Engineers  
Design Plus Interiors

**Commercial**

bo Hub  
Bay walk  
Maxim Mall

**Industry**

Maxim Beton  
Maxim Aluminum Panels Factory

**Retail, Franchising  
and Agencies**

Spanos  
Maxim Fashion  
Volt Electronics Mega Store  
MEV (My Electric Vehicle )  
RVR

**Events, Media and  
Media Production**

Absolute Media

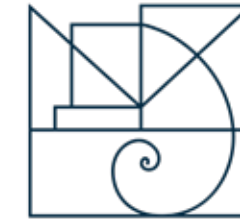
**Automotive**

Maxim Classics  
Domy





# Maxim Developments



M A X I M  
D E V E L O P M E N T S

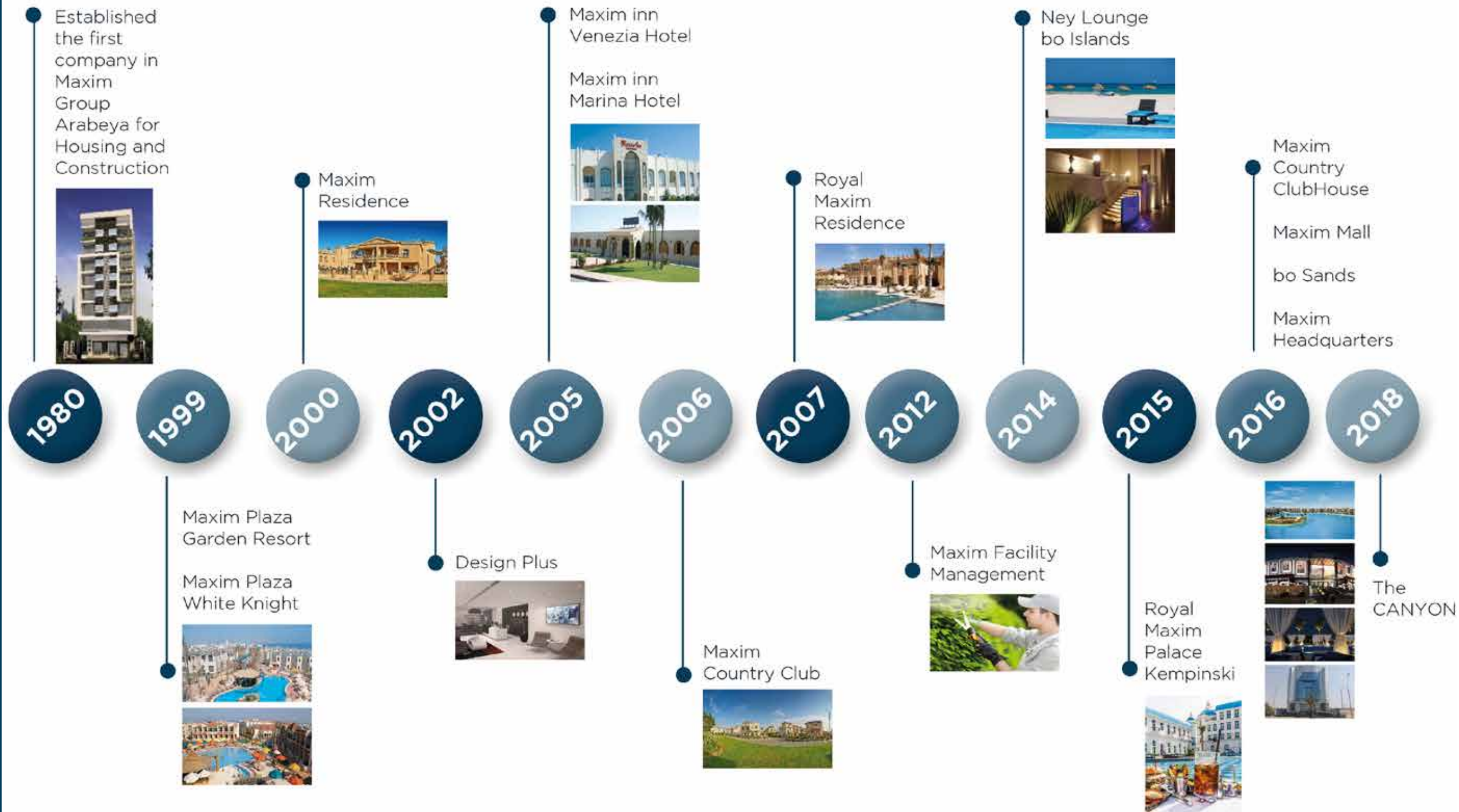
Maxim Developments is specialized in developing high-end residential towers, developments and communities.

Since its establishment, Maxim Developments has been reinforcing the company's mission to enrich the daily lives of its clients by breaking the norms of luxury.

We provide our clients with the golden opportunity to embark on finding their dream home, a more spacious, better and greener setting for them and their families.



# Our Projects





## Sidi Abdelrahman

### **bo Sidi Abdelrahman**

bo Sidi Abdelrahman is 1000 Acres divided into bo Islands & bo Sands projects; offering an exquisite bohemian design Water-front Homes. Picture the calmness of white sandy beach and glittering scenes of crystal blue sea bay.

At your residential area you'll find the lushness of Crystal Lagoons & tropical landscapes surrounded by jogging tracks, bicycle lanes and undulating green. Feel the breathtaking luxury of our gated fully served community; where your family and friends will find all desired facilities of malls, sports hub & hotels in one place.

### **bo Islands**

Artistically designed network of islands with its own beach, blue lagoons and bohemian design Water-front homes offering a wide range of unit types ; from Premium Chalets, Townhouses to the exquisite Standalone Villa types for a community of a like-minded people.

### **bo Sands**

A lavishing extraordinary experience; with a modern characterized chalets surrounded by the natural beauty of lagoons, swimming pools & landscape.

### **Bay Walk**

A strip mall direct on the exotic beach of bo Sidi Abdelrahman, where you can find high-end cafes, restaurants and shopping areas with a breathtaking view to enjoy the sea breeze day and night.

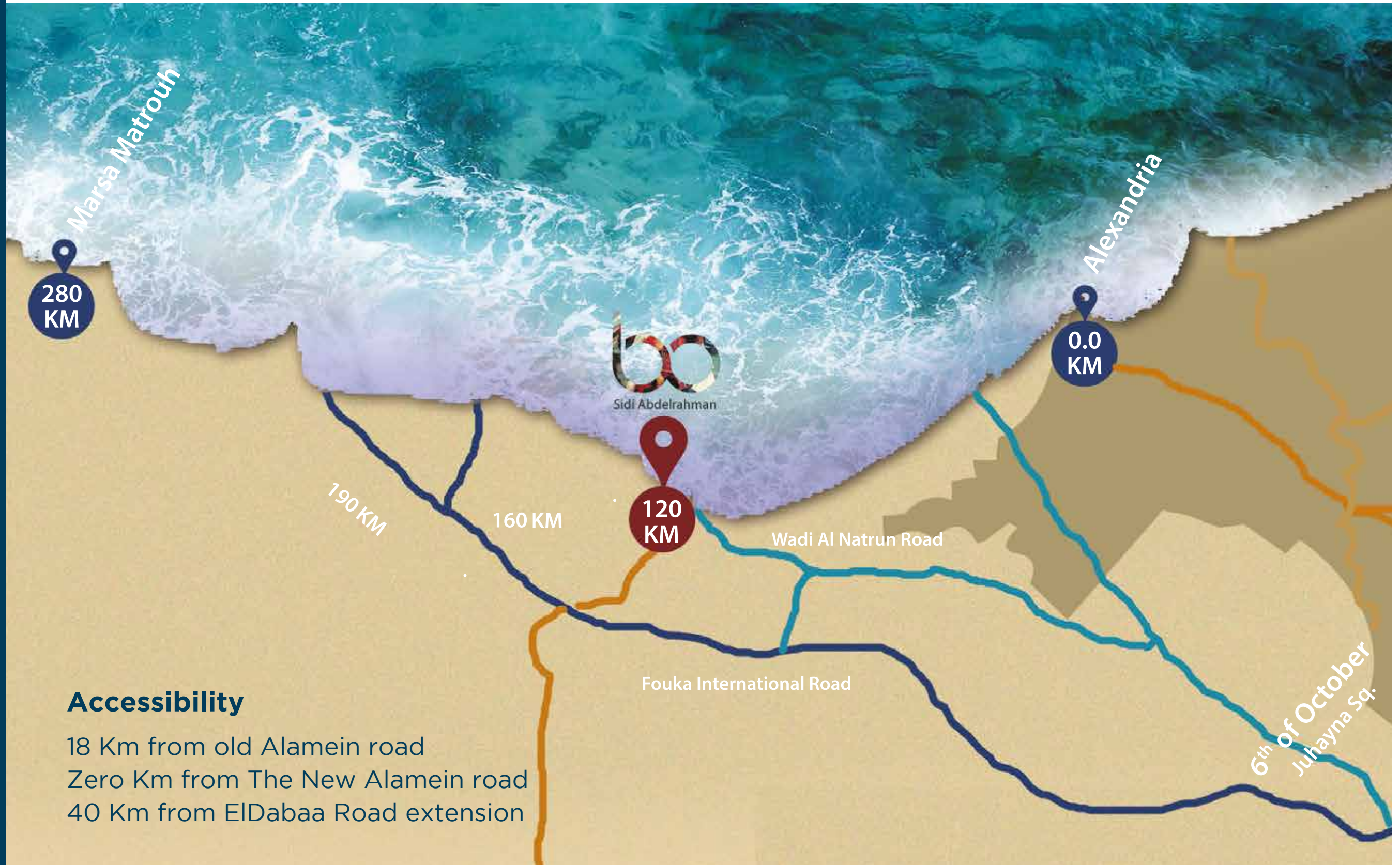
### **bo hub**

A fully equipped mall at bo Sidi Abdelrahman Gates; with furniture galleries, fashion boutiques, glamorous jewelry shops and various cafes and restaurants for a sensational experience.

This is the promise of bo Sidi Abdelrahman North Coast, a new luxurious destination in Egypt



# Our Location



## Accessibility

- 18 Km from old Alamein road
- Zero Km from The New Alamein road
- 40 Km from ElDabaa Road extension



# Our Location



## Surroundings

55 KM from International Airport  
Next To The New Alamein City



# At the heart of North Coast



Located on a calm bay at Sidi Abdelrahman,  
Occupies the best spot in the North Coast, at KM 120 on the  
Alexandria-Matrouh, North Coast road.



Sidi Abdelrahman



# Master Plan

## bo Sidi Abdelrahman

Total Land Area  
**1000 Acres**

bo Islands Area  
**300 Acres**

bo Sands Area  
**300 Acres**

## bo Islands

- a. bo Islands beach
- b. 2 hotels
- c. Residential area

## bo Med

- d. Residential area

## bo Sands

- e. bo Sands beach
- f. Sports hub
- g. Hotel
- h. Residential area

## bo Sunstone

- i. Residential area

## bo Sidi Abdelrahman commercial areas

- j. "Bay walk"
- k. "bo hub"





An aerial photograph of a beach and ocean. The left side shows a sandy beach with some small rocks and debris. The right side shows the ocean with gentle waves. The water transitions from a light turquoise near the shore to a deeper teal further out. Overlaid on the image is a large, white, stylized logo consisting of the lowercase letters 'b' and 'o' joined together. The 'b' has a vertical stem on the left and a rounded bottom. The 'o' is a simple circle. The logo is positioned in the center-right of the image, overlapping the beach and the shallow water.

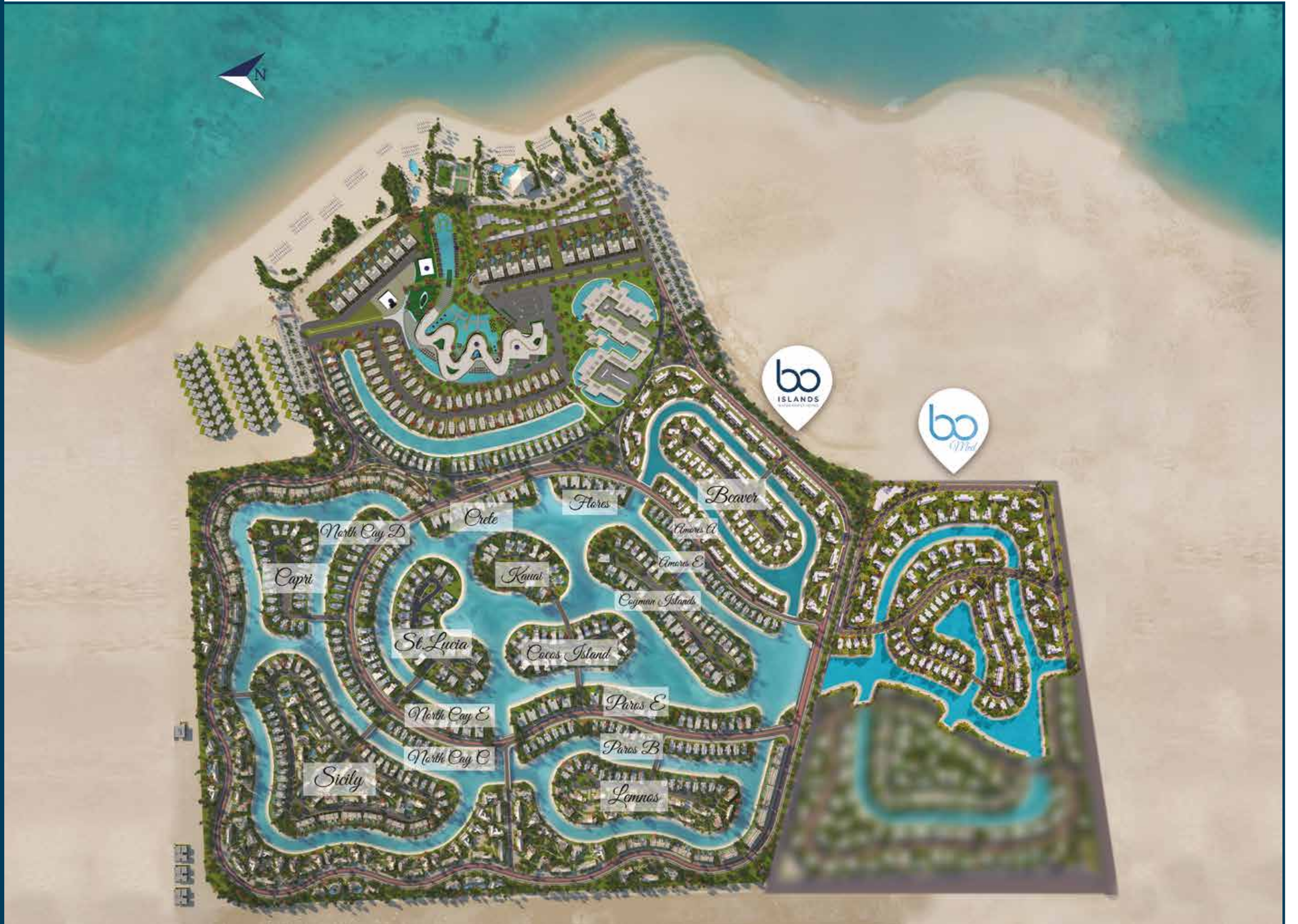
bo

ISLANDS

WATER FRONT HOMES



# Master Plan







**300 acres**  
artistically distributed to

**12%**  
Foot print for high-reaching privacy

**88%**  
of Crystal lagoons & landscape

bo Islands a waterfront inspired living, a distinctive residences designed with a bohemian aesthetic, and each with it's very own waterfront view.

Picture a place with its own beautiful beach and irresistible clear sea & a huge network of specially designed lagoons, islands and greenery all around.

Fancy a private luxury, world class dining and retail amenities, distinct sports arena, spas and other recreational areas just for you. Imagine a place where you can move around using an electric tram or cycle, or choose to use the fairy bo to get by the lagoons from one island to another.



## Crystal Lagoons®

Crystal Lagoons® a multi-awarded worldwide company who developed an innovative sustainable technology of low chemicals, breath-taking turquoise color lagoons.

Our Lagoons are considered the biggest Crystal lagoons in North Africa.

**Lagoons beach front: 18.5 km**

**Min. Lagoon Width: 24 m**

**Max. Lagoon Depth: 1.65 m**



Each and every home developed has a view of the lagoons.

Townhouses and Villas have private lagoon beaches.

All of the lagoons using Crystal Lagoons technology around the world are monitored by the Crystal Lagoons Control Center (CLCC) to assure excellent water quality 24/7.



## Water front Hotel

For the sense of richness & luxury of bo Sidi Abdelrahman; two of the multinational chain hotels will take place at the heart of our project.



## Water front Clubhouse

Spacious world class clubhouse exclusive for bo Sidi abdelrahman owners. You can dwell & enjoy our five-star recreational sauna, jacuzzi, spa and sea front gym.



## Bay Walk

A direct beach front commercial strip laid on 23,000 SQM, offering a tempting array of cafés, restaurants & shopping areas, where you can relish the sea breeze all day long, not forgetting the extravagant playing areas for your little ones.



## bo Hub

A bohemian designed mall fully equipped for all your home needs from furniture galleries, fashion boutiques, jewelry shops, VOLT electronics to a variety of cafes and restaurants for an exquisite experience.



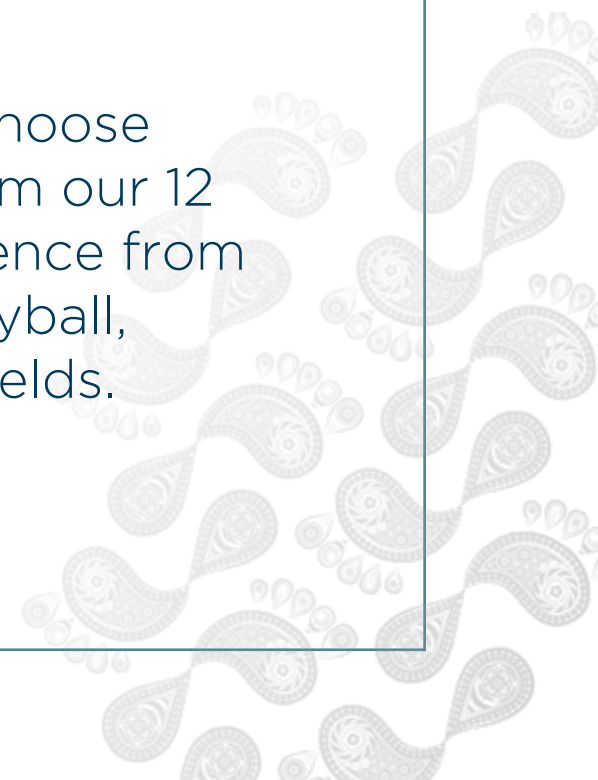
## Water Activities

bo Islands is the place for adventure seekers, Get ready for the adrenaline rush with a variety of water activities only at our bay side; from Hover boards & Wake board to Kite Surfing with specialized trainers.



## Sports Hub

A wide list of action, choose your favorite sport from our 12 courts for your preference from tennis, squash to volleyball, basketball & football fields.





## The Tram Line

An Electric tram, running along the perimeters of the resort and connect you to the beach, retail and leisure areas.



## Fairy bo

Imagine turning your stay into a journey by our fascinating fairy bo sailing from one island to another, visiting your family, meeting up with friends for coffee, reaching your clubhouse for live shows & events. Only at bo Islands.



*Water Front Living*



There will be so much to delight the eye at bo Islands, the beautiful beach side setting, the customized designed network of lagoons, the lush public and private green spaces.





**Junior Chalet**





**Ground floor plan**

2 Bedrooms BUA= 133 sqm



**First floor plan+ Penthouse plan**  
2 Bedrooms+ Penthouse BUA= 168 sqm

**Junior Chalet Floor Plan**

Ground Floor ( sqm )	: 133
Average Garden ( sqm )	: 70
First Floor + Pent House ( sqm )	: 168
First Floor ( sqm )	: 130
Pent House ( sqm )	: 38

No. of Master Bedrooms	: 2
Driver's Bedroom	: 0
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 1





**Senior Chalet**





**Ground floor plan**

3 Bedrooms BUA= 167 sqm



**First floor plan+ Penthouse plan**  
3 Bedrooms+ Penthouse BUA= 221 sqm

**Senior Chalet Floor Plan**

Ground Floor ( sqm )	: 167
Average Garden ( sqm )	: 85
First Floor + Pent House ( sqm )	: 221
First Floor ( sqm )	: 172
Pent House ( sqm )	: 49

No. of Master Bedrooms	: 3
Driver's Bedroom	: 0
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 1



*Unit Types*



**Townhouse**



# Unit Types



**Ground floor plan**



**First floor plan**



**Penthouse plan**

## Townhouse Floor Plan

Total BUA ( sqm )	: 230
Ground Floor ( sqm )	: 116
First Floor ( sqm )	: 92
Pent House ( sqm )	: 22
Garage Area ( sqm )	: 15
Average Land Area ( sqm )	: 567

No. of Master Bedrooms	: 3
Driver's Bedroom	: 1
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 1



*Unit Types*



**Villa Type 4**





**Ground floor plan**



**First floor plan**

## Villa Type 4 Floor Plan

Total BUA ( sqm )	: 259
Ground Floor (sqm )	: 132
First Floor ( sqm )	: 125
Garage area ( sqm )	: 10
Average Land Area ( sqm )	: 507

No. of Master Bedrooms	: 3
Driver's Bedroom	: 1
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 2



*Unit Types*



**Villa Type 3\***





**Ground floor plan**



**First floor plan**

### Villa Type 3\* Floor Plan

Total BUA ( sqm )	: 354
Ground Floor (sqm )	: 178
First Floor ( sqm )	: 176
Garage area ( sqm )	: 30
Average Land Area ( sqm )	: 567

No. of Master Bedrooms	: 4
Driver's Bedroom	: 1
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 2





**Villa Type 3**



# Unit Types



**Ground floor plan**



**First floor plan**

## Villa Type 3 Floor Plan

Total BUA ( sqm )	: 408
Ground Floor (sqm )	: 203
First Floor ( sqm )	: 206
Garage area ( sqm )	: 30
Average Land Area ( sqm )	: 673

No. of Master Bedrooms	: 4
Driver's Bedroom	: 1
Nanny's Bedroom	: 1
Guest Bathrooms	: 1
Receptions	: 3



*Unit Types*



**Villa Type 2**



# Unit Types



**Ground floor plan**



**First floor plan**

## Villa Type 2 Floor Plan

Total BUA ( sqm )	: 584
Ground Floor (sqm )	: 300
First Floor ( sqm )	: 284
Garage area ( sqm )	: 30
Average Land Area ( sqm )	: 949

No. of Master Bedrooms	: 5
Driver's Bedroom	: 1
Nanny's Bedroom	: 1
Guest Bathrooms	: 2
Receptions	: 3



*be Med*



**bo**  
*Med*  
THE MEDITERRANEAN LIFE



*Unit Types*



**Water Lilly Chalet\* (Junior + Senior) L**

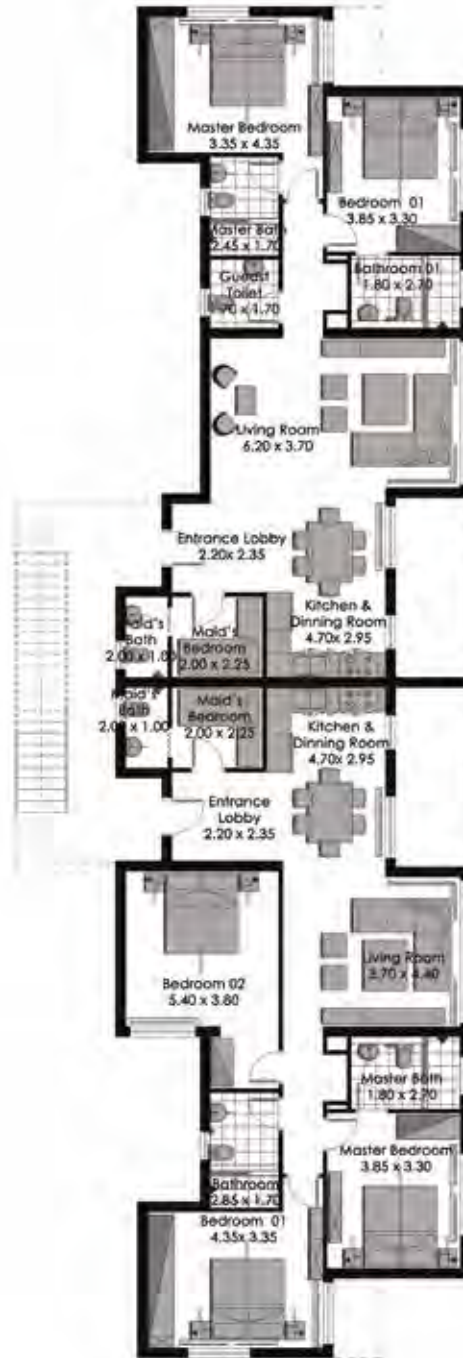


JUNIOR - SENIOR CHALET

GROUND FLOOR

**Unit 1**  
 Ground Floor: 134 sq.m.  
 Average Garden: 70 sq.m.  
 No. of Bedroom: 2

**Unit 2**  
 Ground Floor: 143 sq.m.  
 Average Garden: 70 sq.m.  
 No. of Bedroom: 3



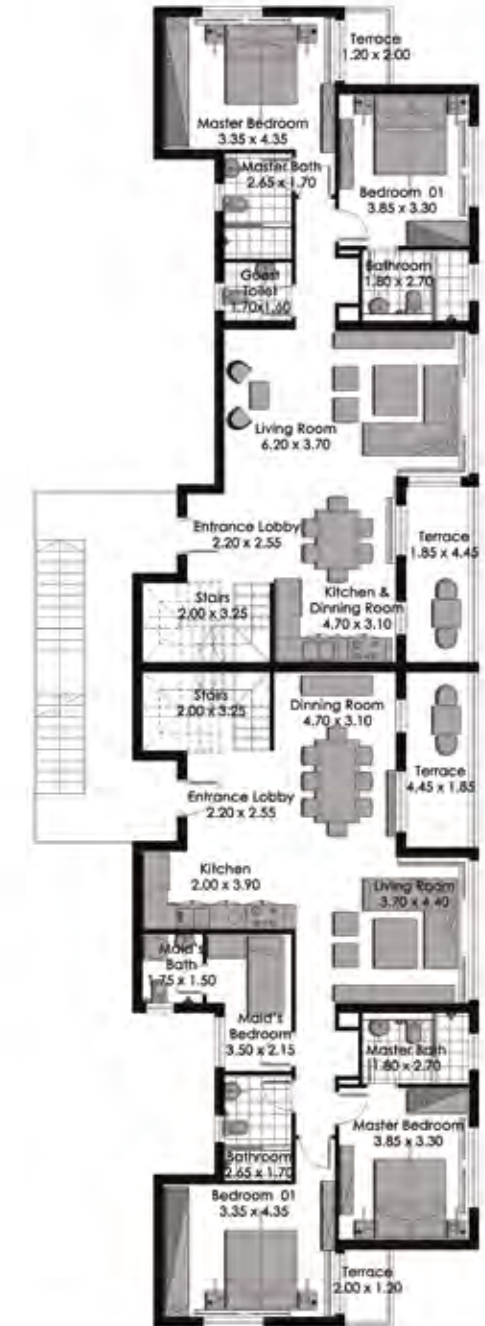
SENIOR CHALET

FIRST FLOOR

**Unit 1**  
 First Floor: 134 sq.m.  
 Penthouse: 33.5 sq.m.  
 Average Roof Terrace: 85 sq.m.  
 No. of Bedroom: 2 + Penthouse

**Unit 2**  
 First Floor: 143 sq.m.  
 Penthouse: 33.5 sq.m.  
 Average Roof Terrace: 85 sq.m.  
 No. of Bedroom: 2 + Penthouse

PENTHOUSE

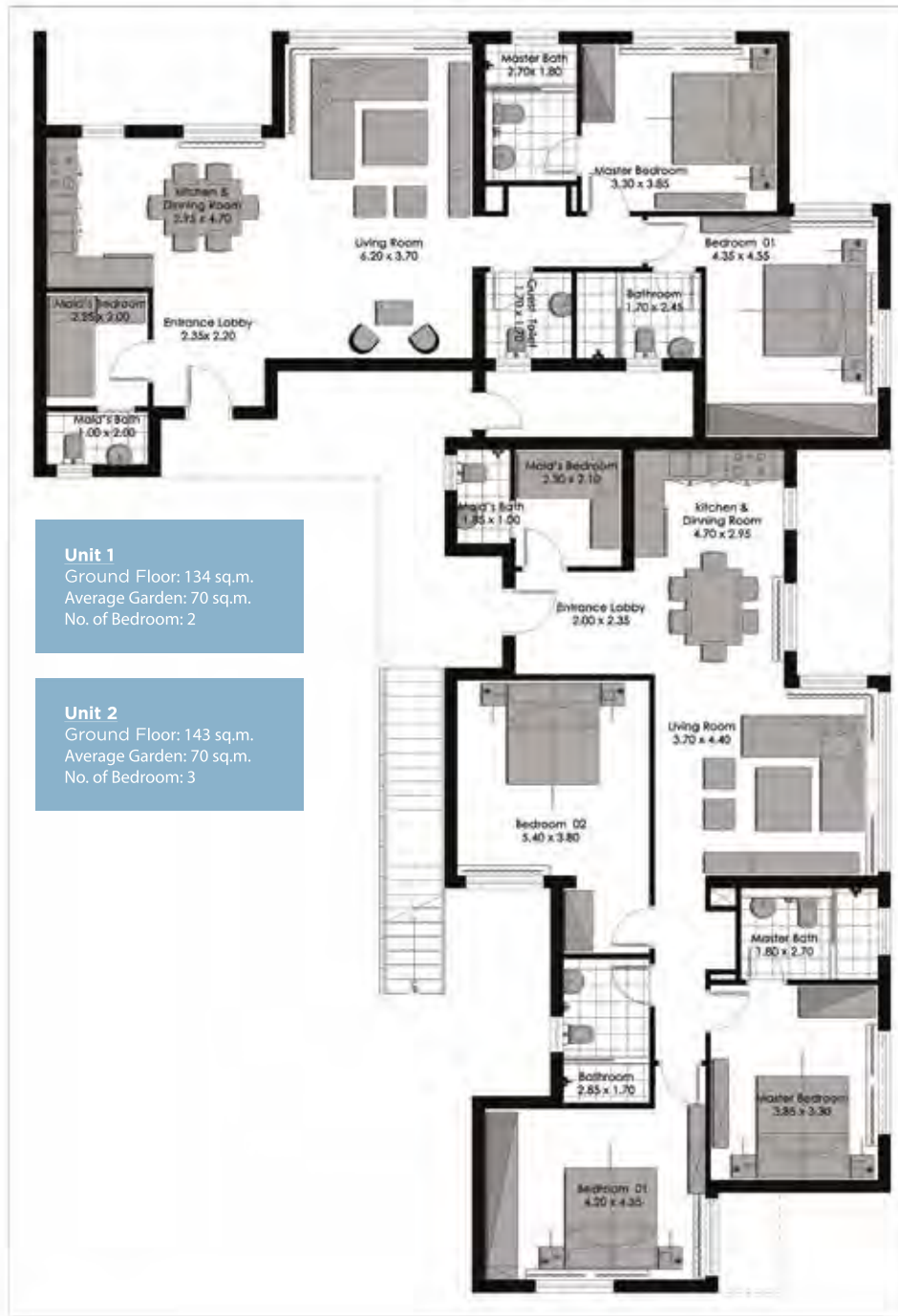


Water Lilly Chalet\* (Junior + Senior) S Floor Plan



JUNIOR - SENIOR CHALET

GROUND FLOOR



SENIOR CHALET

FIRST FLOOR



PENTHOUSE



Water Lilly Chalet\* (Junior + Senior) L Floor Plan



*Unit Types*

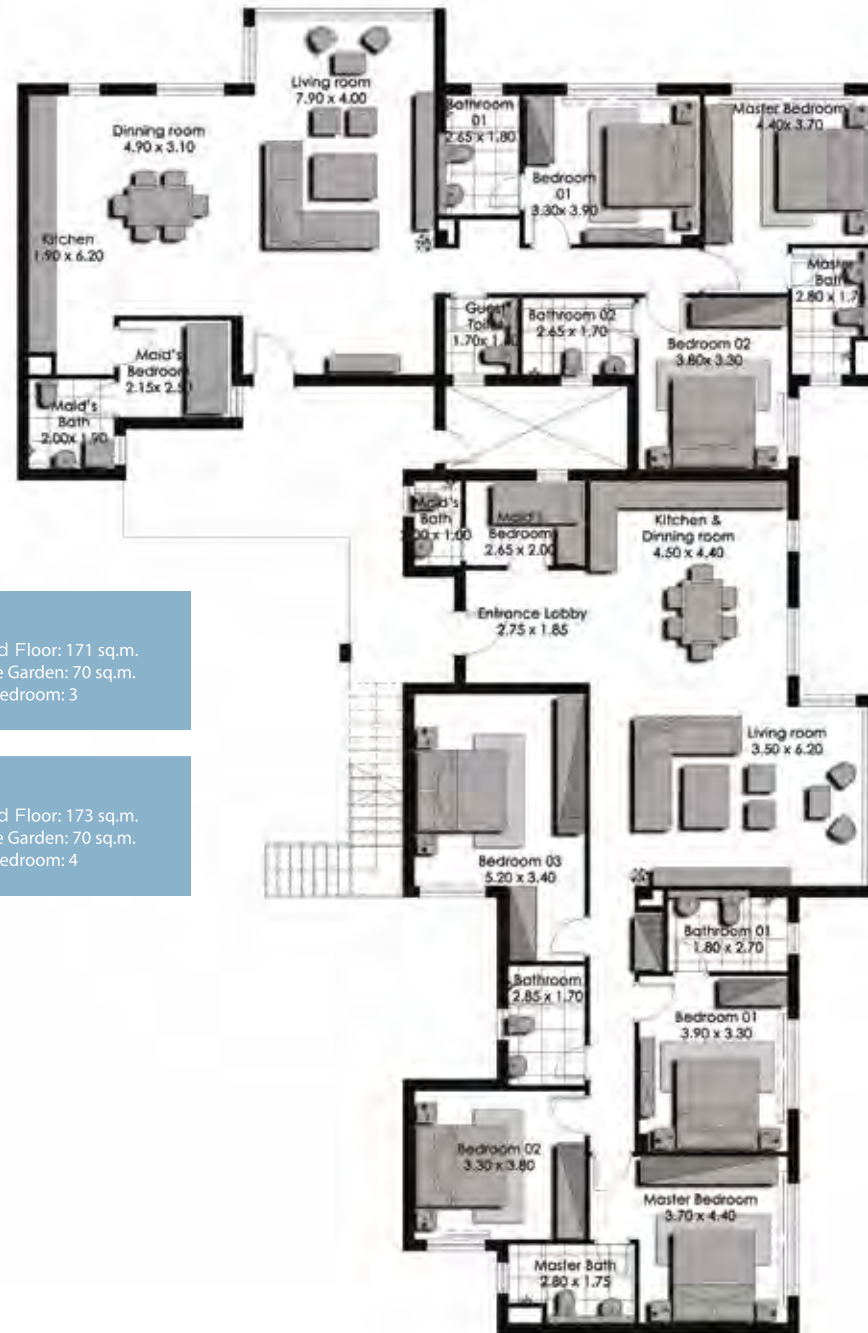


**Water Lilly Chalet\* (Senior + Grand) L**



SENIOR - GRAND CHALET

GROUND FLOOR



**Unit 1**  
Ground Floor: 171 sq.m.  
Average Garden: 70 sq.m.  
No. of Bedroom: 3

**Unit 2**  
Ground Floor: 173 sq.m.  
Average Garden: 70 sq.m.  
No. of Bedroom: 4

SENIOR CHALET

FIRST FLOOR



**Unit 1**  
First Floor: 173 sq.m.  
Penthouse: 41 sq.m.  
Average Roof Terrace: 85 sq.m.  
No. of Bedroom: 3 + Penthouse

PENTHOUSE



**Unit 2**  
First Floor: 173 sq.m.  
Penthouse: 41 sq.m.  
Average Roof Terrace: 85 sq.m.  
No. of Bedroom: 3 + Penthouse

Water Lilly Chalet\* (Senior + Grand) L Floor Plan

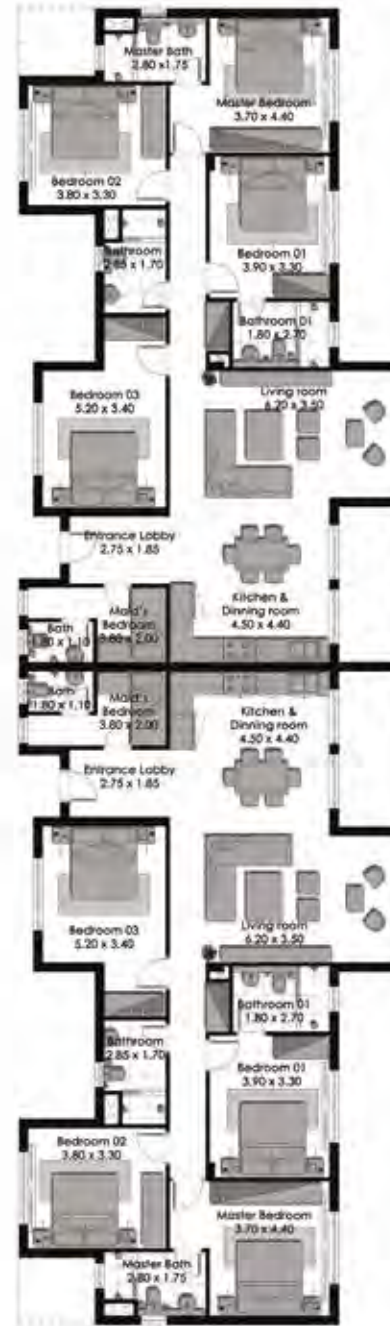


GRAND CHALET

GROUND FLOOR

**Unit 1**  
 Ground Floor: 173 sq.m.  
 Average Garden: 70 sq.m.  
 No. of Bedroom: 4

**Unit 2**  
 Ground Floor: 173 sq.m.  
 Average Garden: 70 sq.m.  
 No. of Bedroom: 4



GRAND CHALET

FIRST FLOOR

**Unit 1**  
 First Floor: 173 sq.m.  
 Penthouse: 41 sq.m.  
 Average Roof Terrace: 102 sq.m.  
 No. of Bedroom: 3 + Penthouse

**Unit 2**  
 First Floor: 173 sq.m.  
 Penthouse: 41 sq.m.  
 Average Roof Terrace: 102 sq.m.  
 No. of Bedroom: 3 + Penthouse

PENTHOUSE



Water Lilly Chalet\* (Grand) S Floor Plan



*Unit Types*



**Malva Townhouse**



**MALVA\***  
GROUND FLOOR      FIRST FLOOR



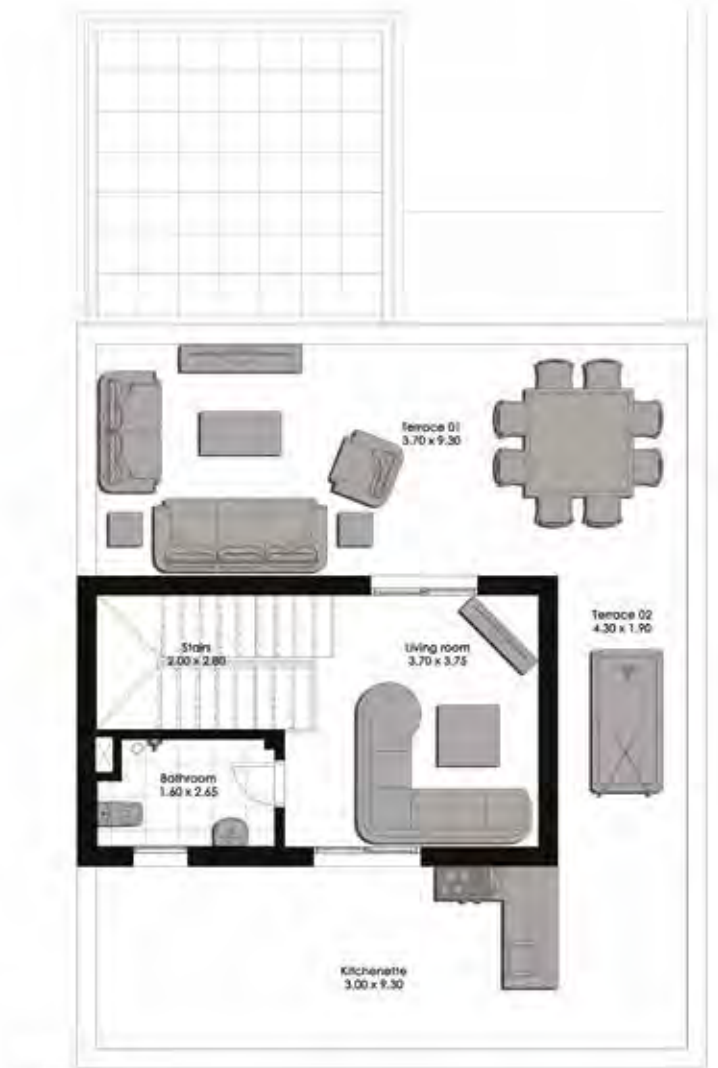
VSC GROUND FLOOR

VSC FIRST FLOOR

**GROUND FLOOR**  
Built Up Area 116 sq.m

**FIRST FLOOR**  
Built Up Area 92 sq.m

**MALVA\***  
PENTHOUSE



VSC PENTHOUSE

**PENTHOUSE**  
Built Up Area 22 sq.m

Average Land Area: 271 sq.m.  
Total Built-up area: 230 sq.m.  
No. of Bedrooms: 3 + Penthouse  
Uncovered roof terrace area: 65 sq.m.

**Malva Townhouse Floor Plan**



*Unit Types*



**Dianella Villa (V4)**



**DIANELLA\*** Double Height Is Available

**GROUND FLOOR**



**DIANELLA\*** Double Height Is Available

**FIRST FLOOR**



**Dianella Villa (V4) Floor Plan**



*Unit Types*



**Linaria Villa (V3\*)**



LINARIA\*

GROUND FLOOR



V38 GROUND FLOOR

GROUND FLOOR

Built Up Area 178 sq.m

LINARIA\*

FIRST FLOOR



FIRST FLOOR

Built Up Area 190 sq.m

Average Land Area: 567 sq.m.  
Total Built-up area: 368 sq.m.  
No. of Bedrooms: 5

Linaria Villa (V3\*) Floor Plan



## SEDLEY PLACE

*Crystal Lagoons*<sup>®</sup>

**AECOM**

**rmc** raafat.miller.consulting  
architects & engineers

**HCP** ARCHITECTURE & ENGINEERING