



ANCIENT SANDS

SERVICED APARTMENTS



ETERNAL ELEGANCE



EL GOUNA

A STATE OF MIND

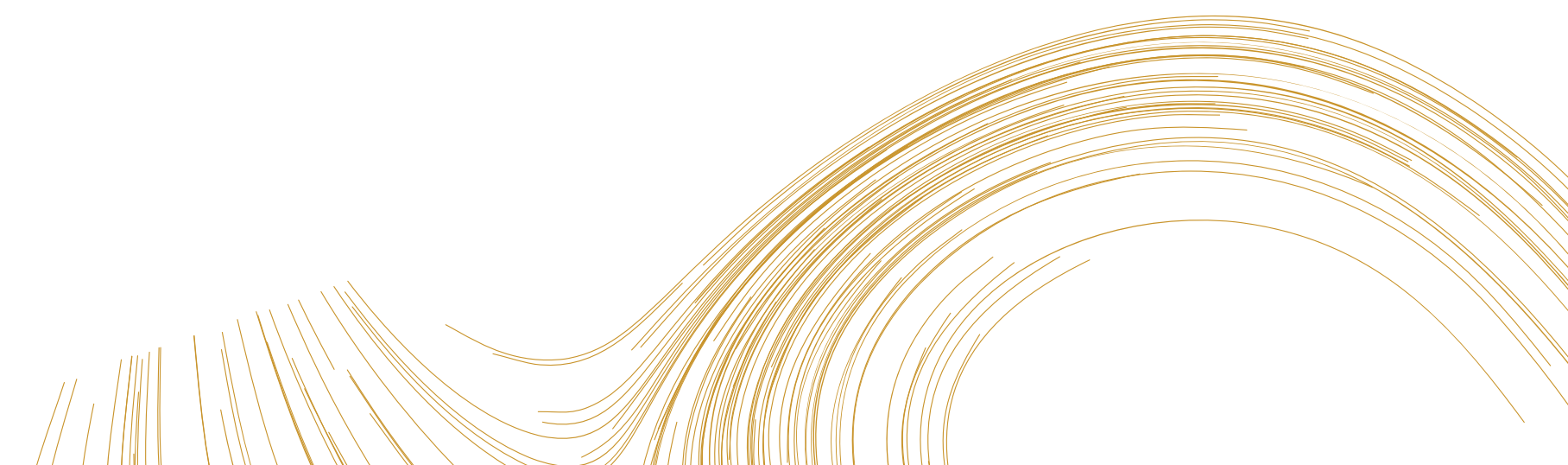
Nestled along Egypt's Red Sea coastline, El Gouna presents opportunities for those seeking cosmopolitan, seaside living and the exclusivity of a self-contained community.

El Gouna is a Red Sea coastal, sustainable destination that encourages relaxed resort-like sophistication. Offering a unique leisure destination brimming with inspiring possibilities. Investing in El Gouna way of life guarantees a future filled with the best experiences life has to offer: quality time with loved ones, more time for favoured leisure activities, exceptional gastronomic experiences, and the chance to become an active part of El Gouna's sophisticated, multinational, and child-friendly community.

Part of El Gouna's appeal relates to its fully integrated urban infrastructure, which has made the town visually attractive, easy to live in, and largely self-sufficient. El Gouna is home to a variety of sought-after amenities, including 18 reputable hotels, marinas, banks, restaurants, 2 championship golf courses, a world-class international hospital, schools, universities, co-working spaces, and an airport.

El Gouna's perfect year-round weather, thoughtful urban planning, allow its residents to enjoy healthier and more outdoor focused lives. Water sports and aquatic activities are possible all year round due to the sheltering influence of a reef headland. Water sport facilities and dive centers are located throughout the town. El Gouna is an international kite surfing destination.

Home to 4 marinas, including the Abu Tig Marina, boat owners pursue their nautical adventures freely, without interruption. El Gouna offers over 100 exciting restaurants, bars and eateries that encompass an impressive variety of international cuisines. The town also boasts a number of high-profile cultural events and festivals, as well as a colourful nightlife.



EL GOUNA

MASTERPLAN





ANCIENT SANDS GOLF RESORT

Located minutes away from the town's attractions, the Ancient Sands Golf Resort acts as the perfect hideaway, with a hotel and apartments resting at the top of the Ancient Sands hill.

On Egypt's Red Sea Riviera, Ancient Sands Resort provides a unique combination of apartments and hotel accommodations all with incredible views of the sea, golf course, lagoons and coastal mountains.

Reception is available 24-hour and our team are at your service any time. Five swimming pools including exquisite infinity edges are dotted through the resort for the use of residents and guests. A private beauty center and salon is available to guests of the resort and the first nine holes of the golf course.

Ancient Sands offers a plethora of activities ranging from kite-surfing and diving, to shopping, golfing, swimming, spas, and much more.





ANCIENT SANDS
SERVICED
APARTMENTS

MASTER PLAN





SERVICED APARTMENTS

LUXURIOUSLY REFINED LIVING

Wake up to panoramic glistening sea views and a vibrant green golf view in the majestic hilltop of Ancient Sands resort, in the comfort of your fully furnished serviced apartment. This is a place where traditions of the desert and Egyptian architecture surround you, while making a statement of contemporary simplicity.

The Ancient Sands Serviced Apartments offer luxurious and meticulously designed studios and 1 bedroom apartments. With a total of 23 units, each one is designed to have a spacious terrace from which you can enjoy breezy weather and breathtaking views.

Offering an elevated living experience, each apartment boasts sleek and sophisticated finishes with a pure white color scheme and richly varied masses.

Enjoy an effortlessly elegant lifestyle in your very own exclusive unit, or optional for a rental with Orascom's multiple rental agreement schemes. You also have the option of a fully finished serviced apartment for an effortlessly luxurious lifestyle featuring beautifully sleek pieces of furniture that complement the overall serene aesthetic.

SB ARCHITECTS

PERFECTION BY DESIGN

With an original masterplan designed by EDSA, Ancient Sands boasts a beautifully articulate design concept throughout.

Widely recognized for their highly individual approach, SB has received over 200 awards for design excellence. Staffed exclusively by highly trained, immensely talented and deeply passionate individuals they have successfully blended more than fifty years of experience with the energy, drive and dedication of a second generation of partners, and remain hands-on and design-oriented at heart.

For SB Architects, site-sensitive design is the hallmark of their practice. While striving to infuse their sites with solutions inspired by the regional vernacular and the sense of place inherent within each location, SB also focuses on sustainable construction methods and the use of local materials on all of their projects.





INTERIOR
& MOOD











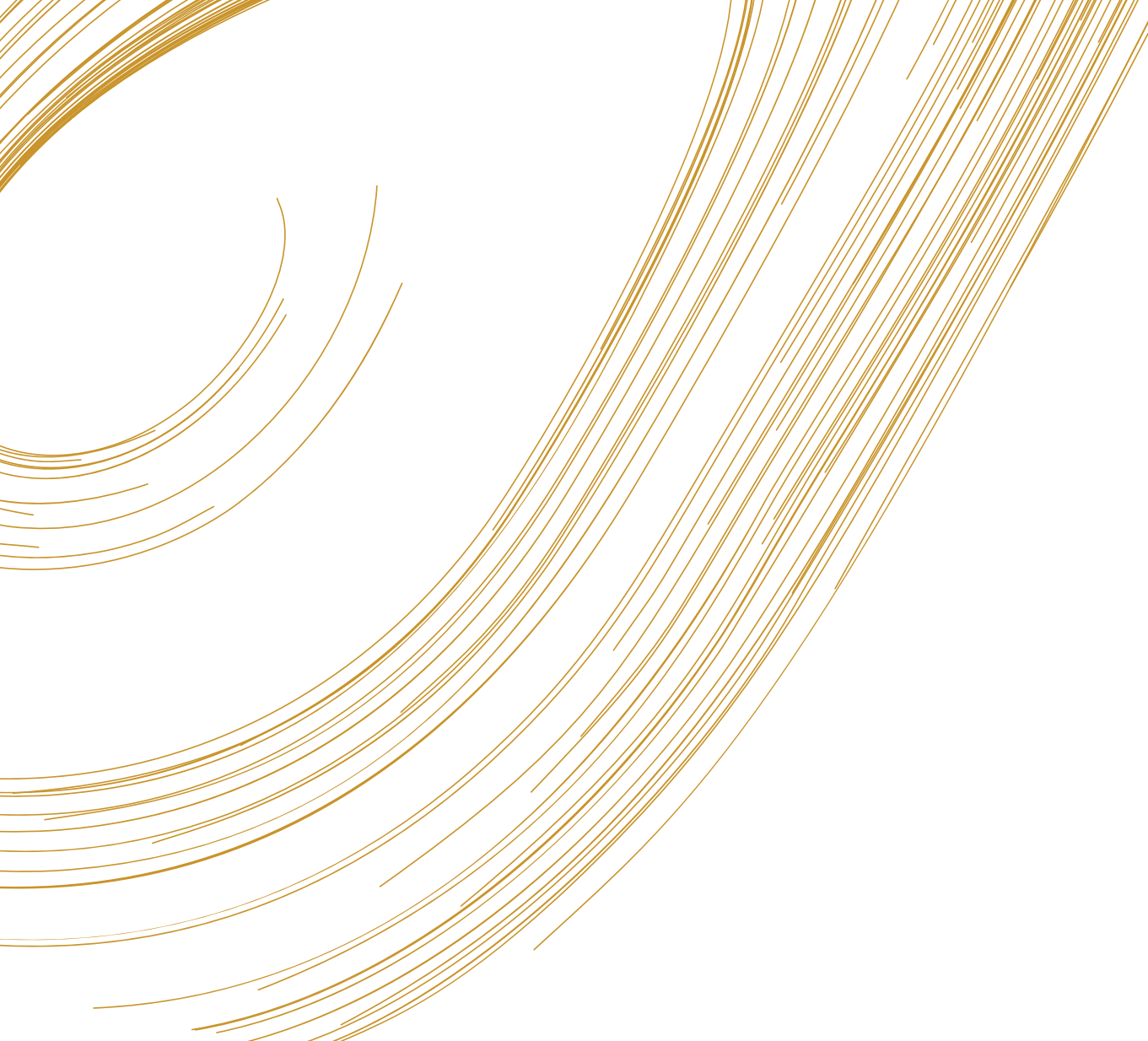




FLOOR PLANS



LOWER
GROUND
FLOOR

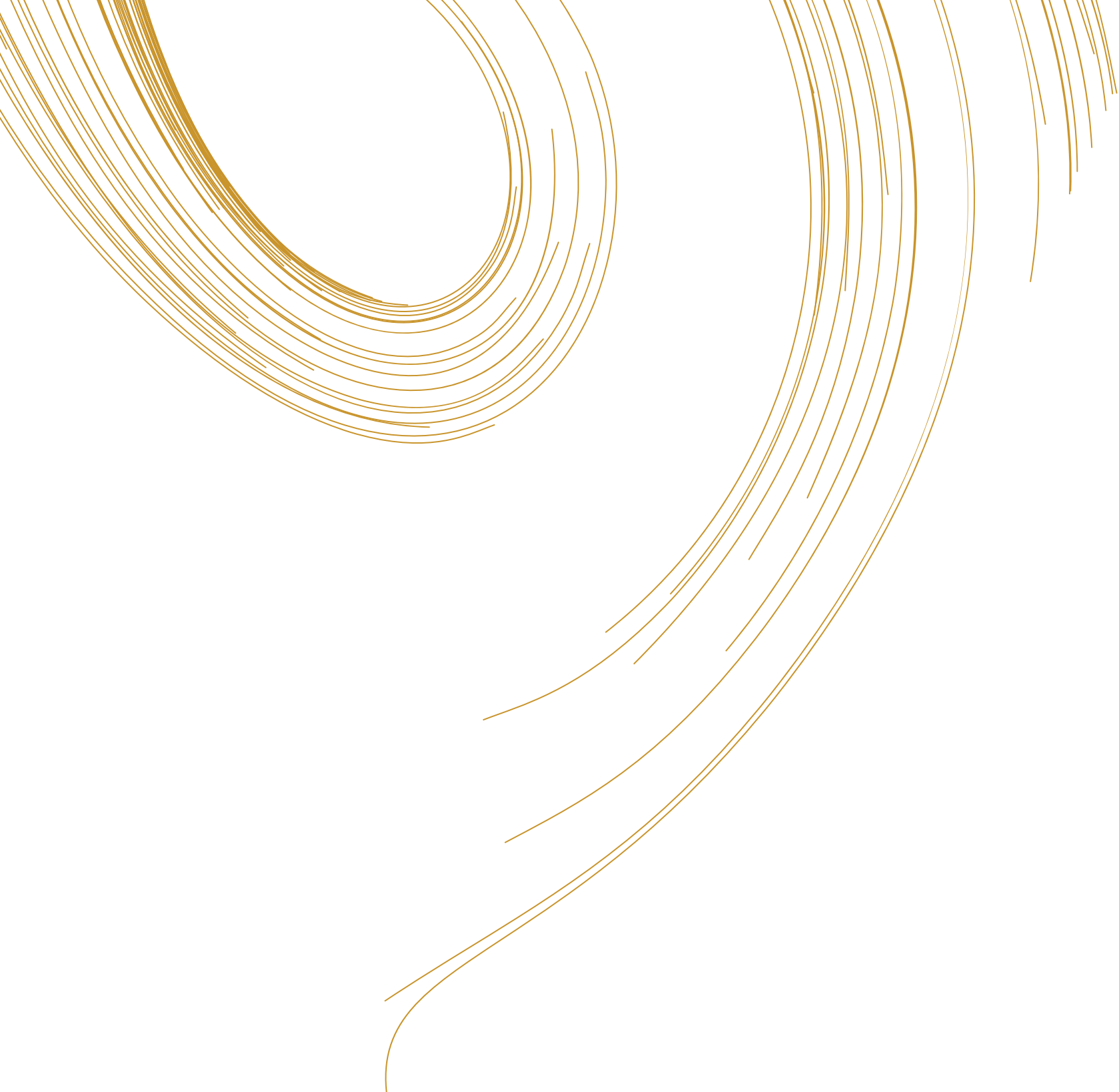


LOWER
GROUND
FLOOR

UNIT 01
STUDIO
UNIT AREA: 72 M²



ASR04--01-01

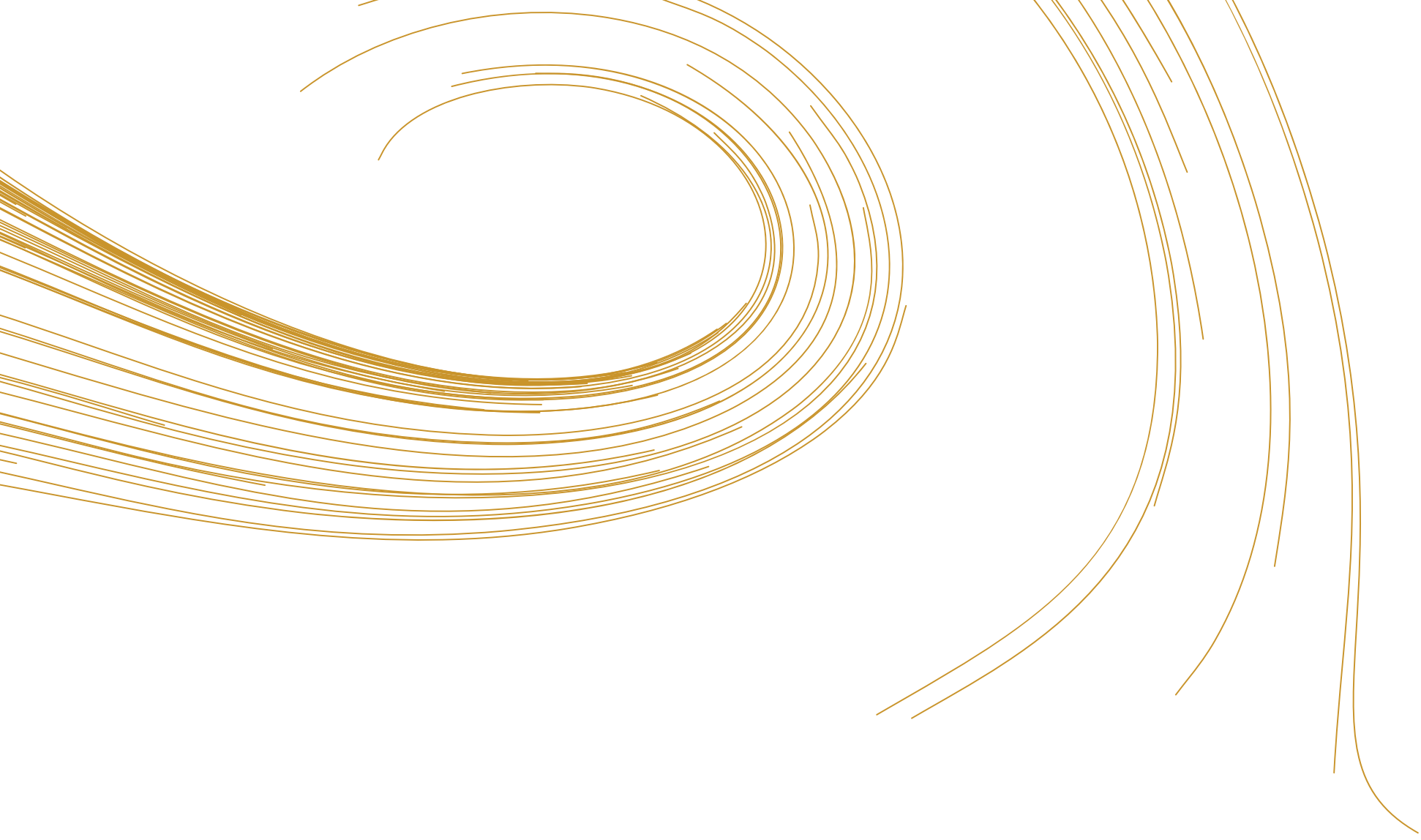


LOWER
GROUND
FLOOR

UNIT 02
STUDIO
UNIT AREA: 71 M²



ASR04--01-02



LOWER
GROUND
FLOOR

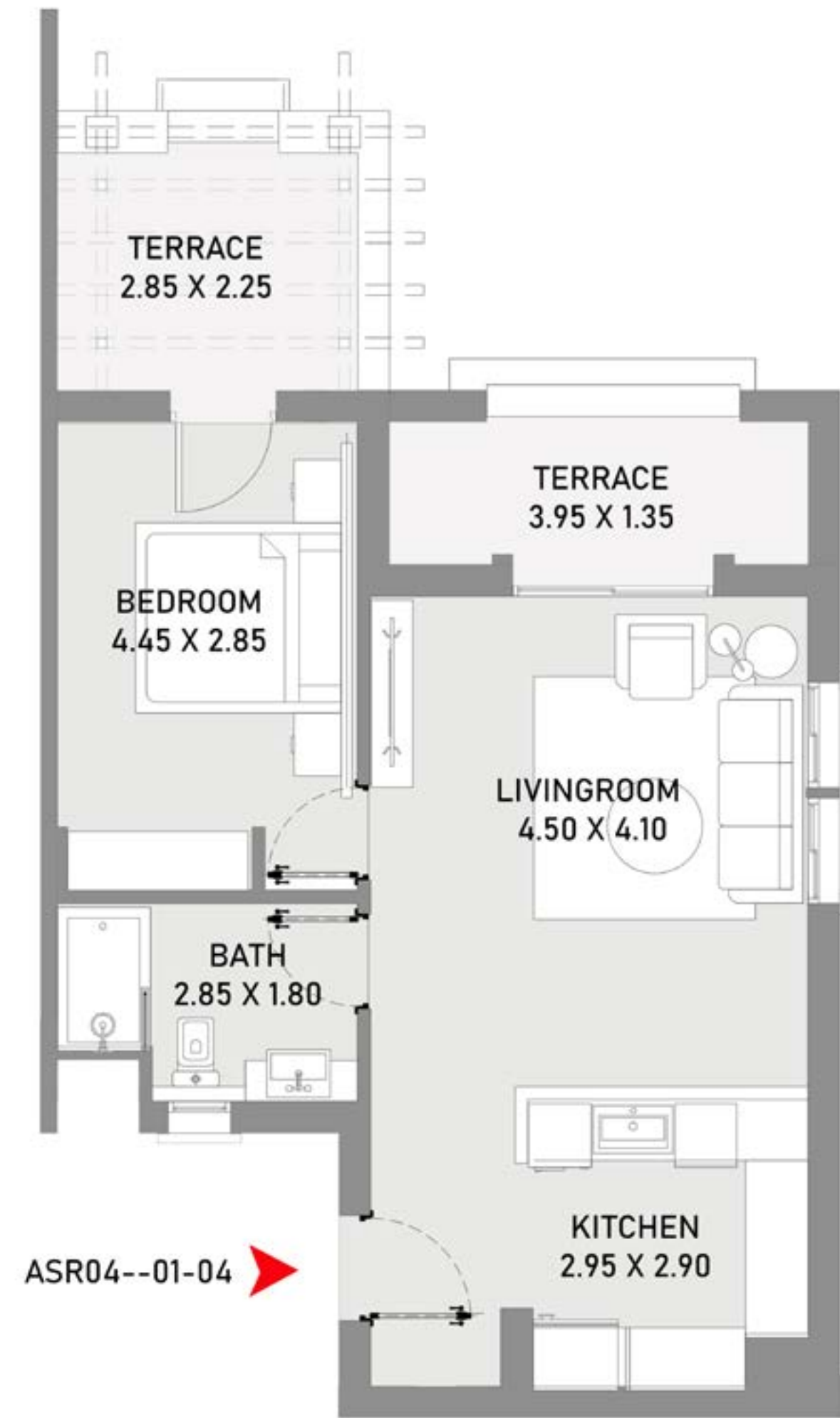
UNIT 03
STUDIO
UNIT AREA: 71 M²





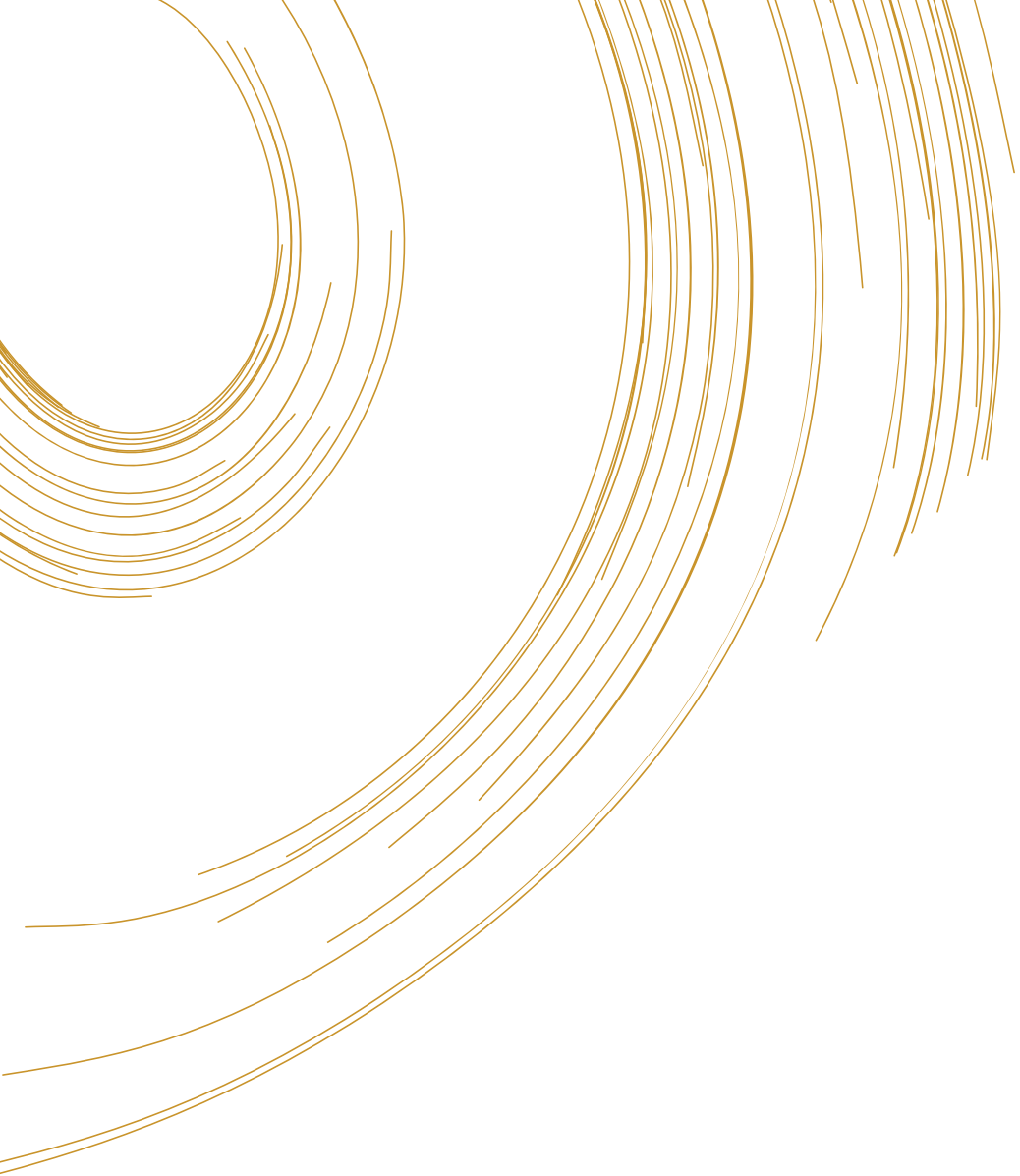
LOWER
GROUND
FLOOR

UNIT 04
1 BEDROOM
UNIT AREA: 67 M²





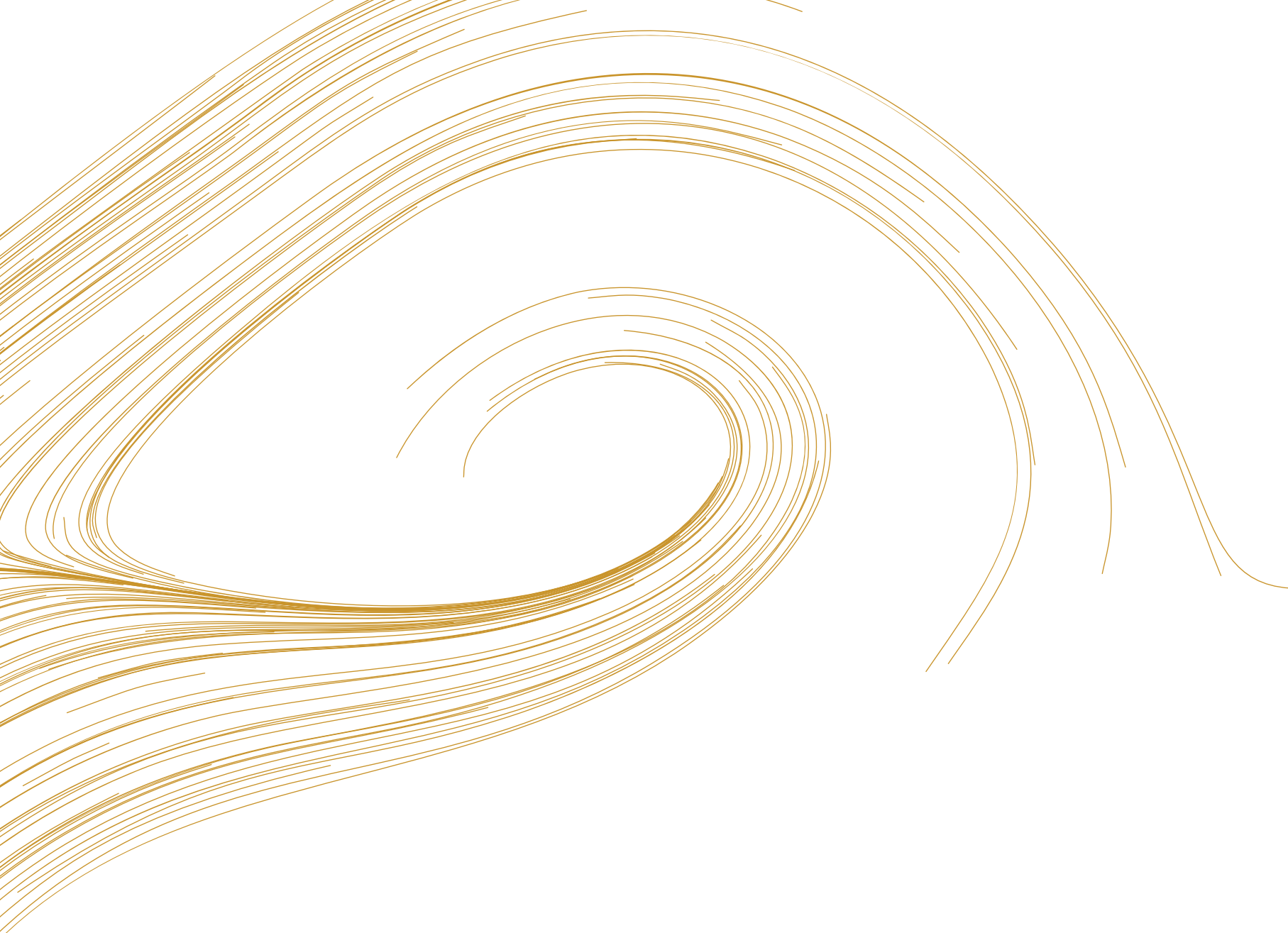
GROUND
FLOOR



**GROUND
FLOOR**

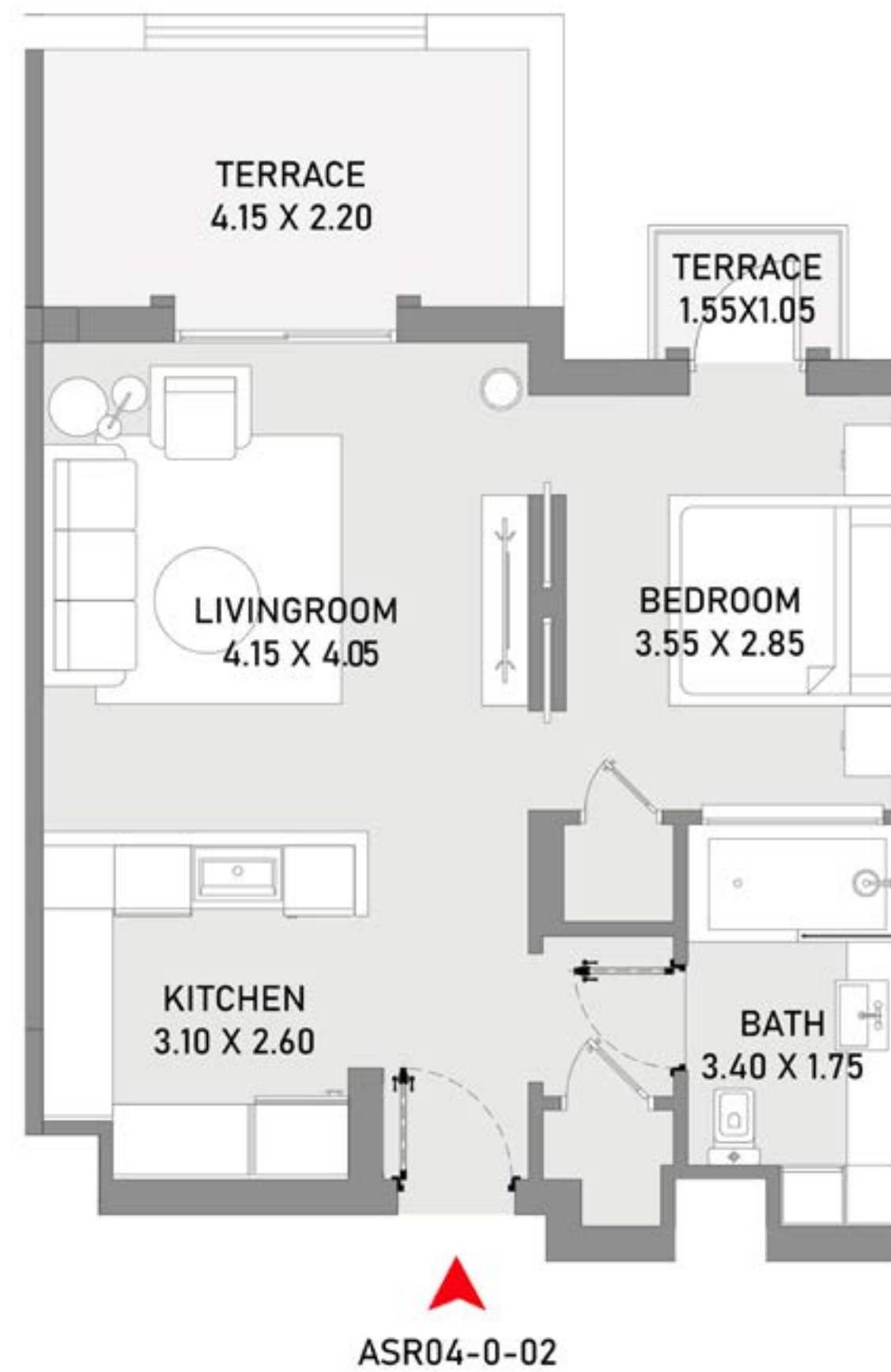
**UNIT 01
STUDIO
UNIT AREA: 67 M²**

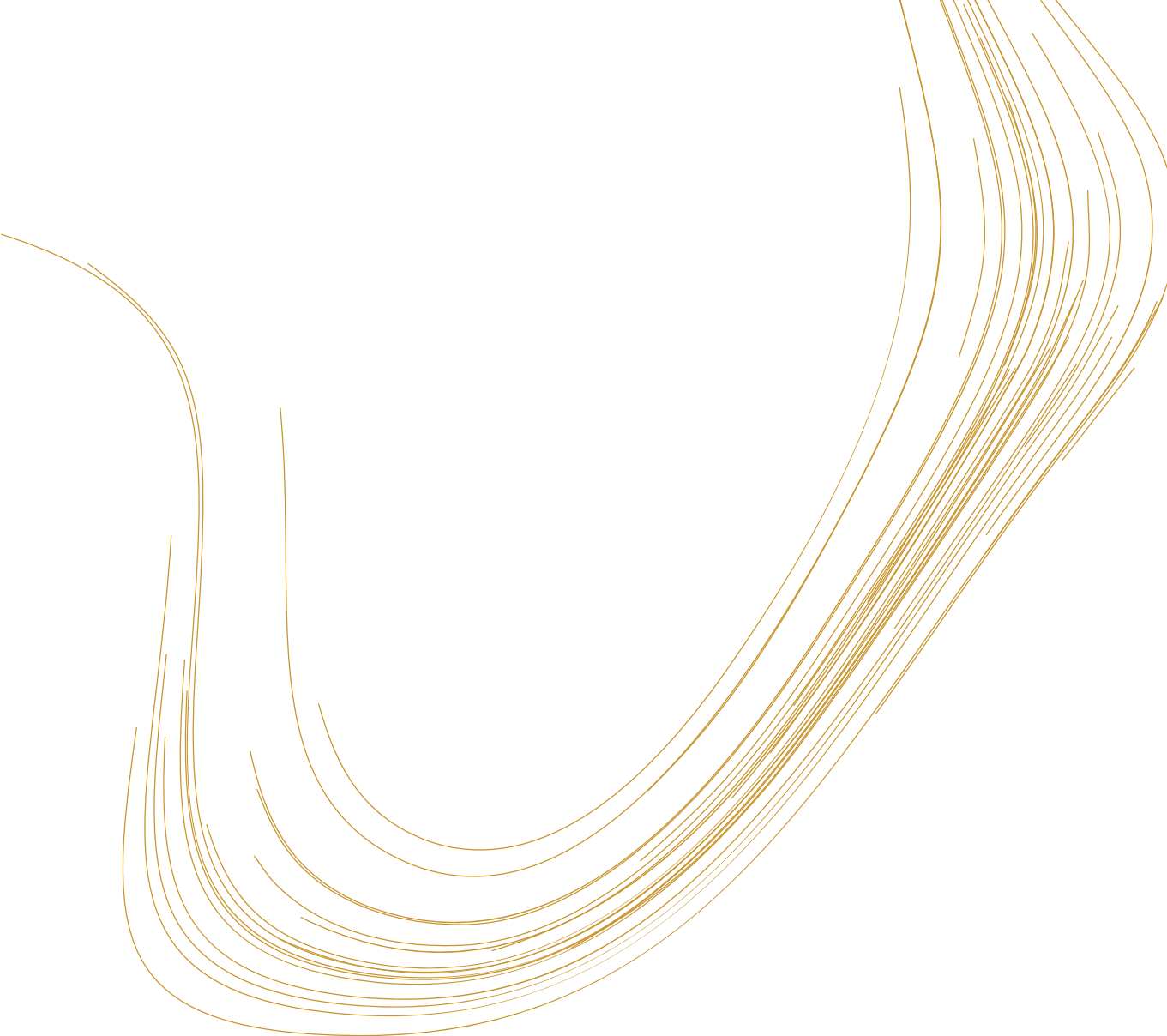




**GROUND
FLOOR**

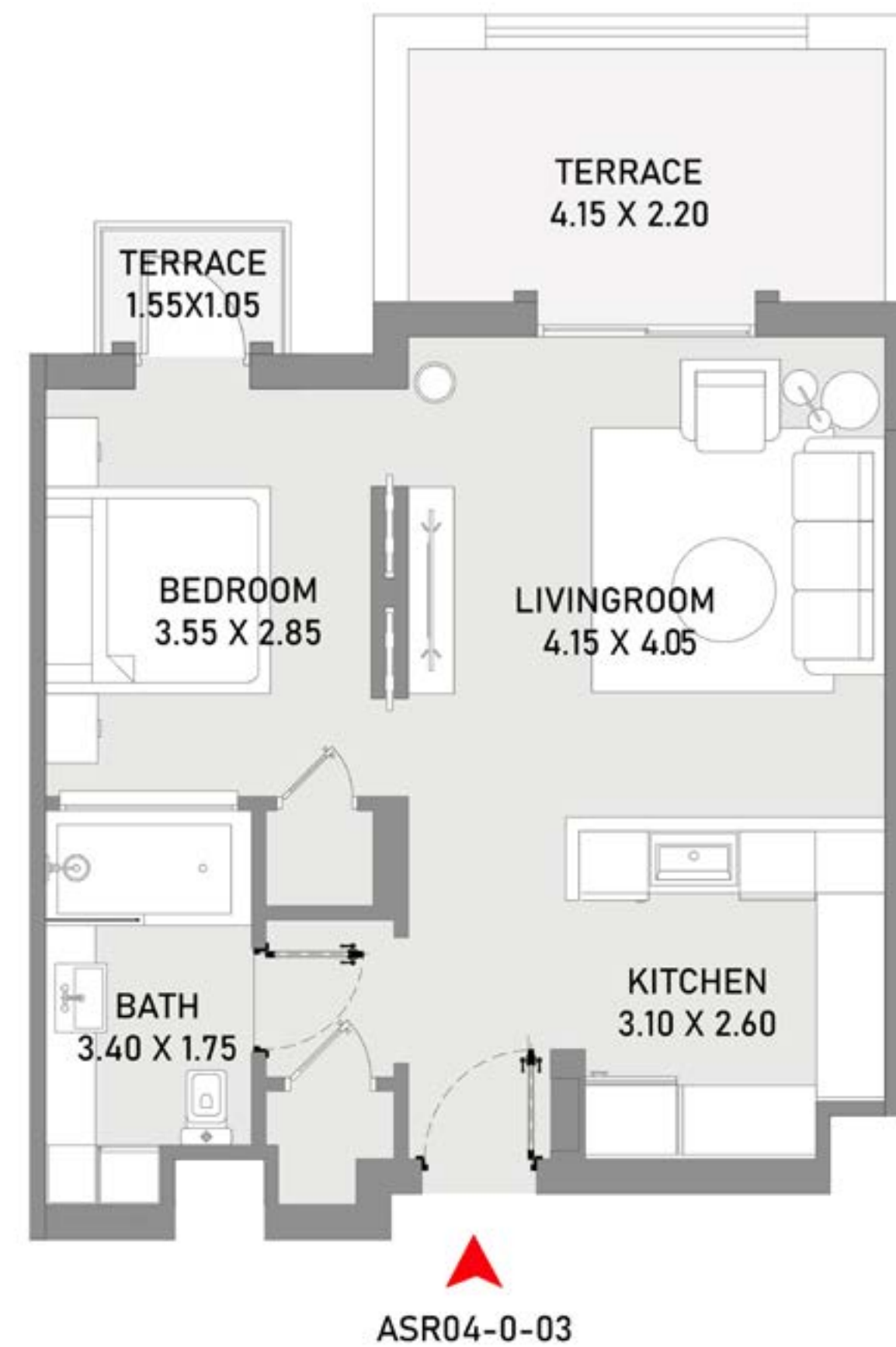
**UNIT 02
STUDIO
UNIT AREA: 66 M²**

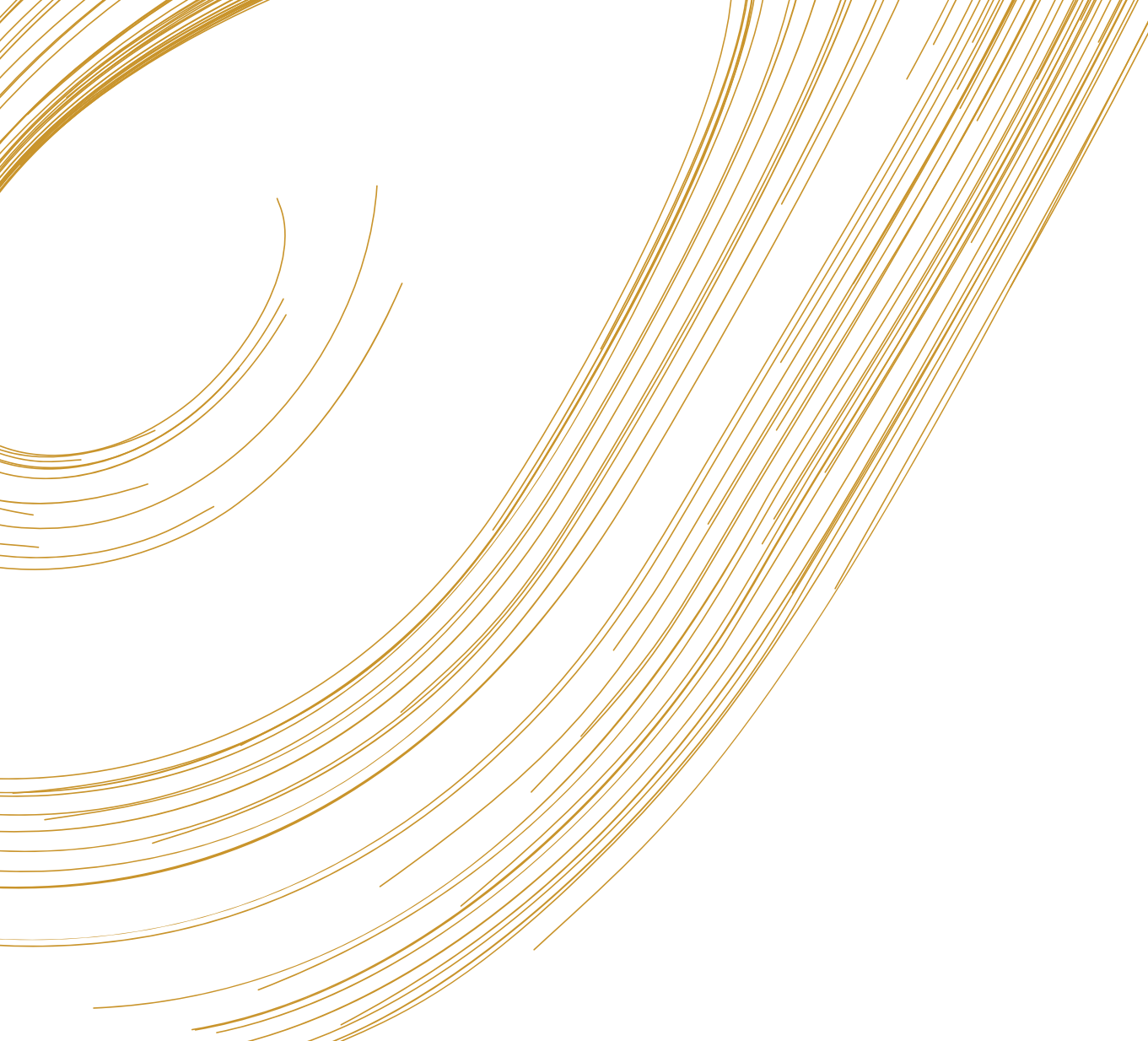




**GROUND
FLOOR**

**UNIT 03
STUDIO
UNIT AREA: 66 M²**

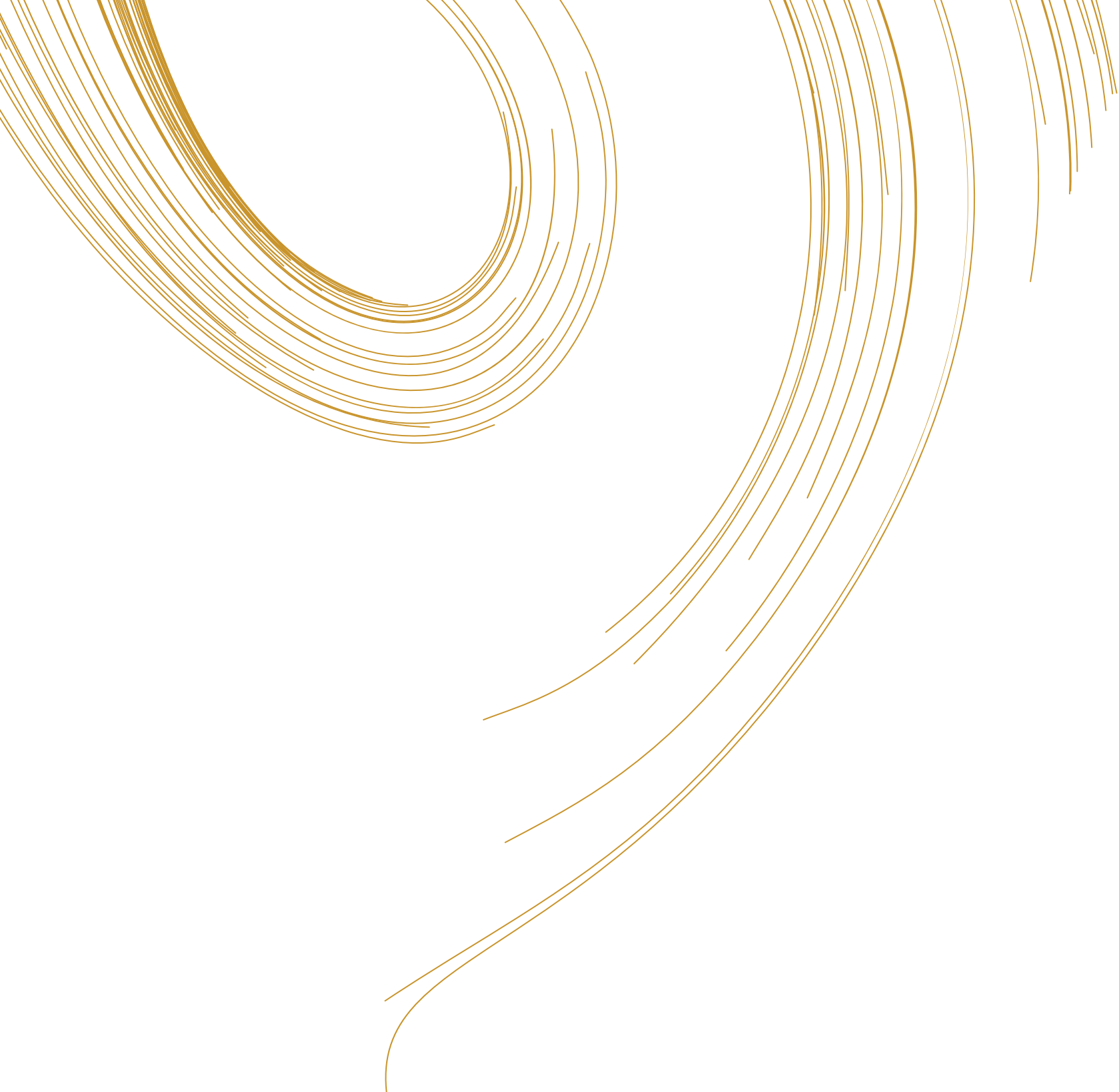





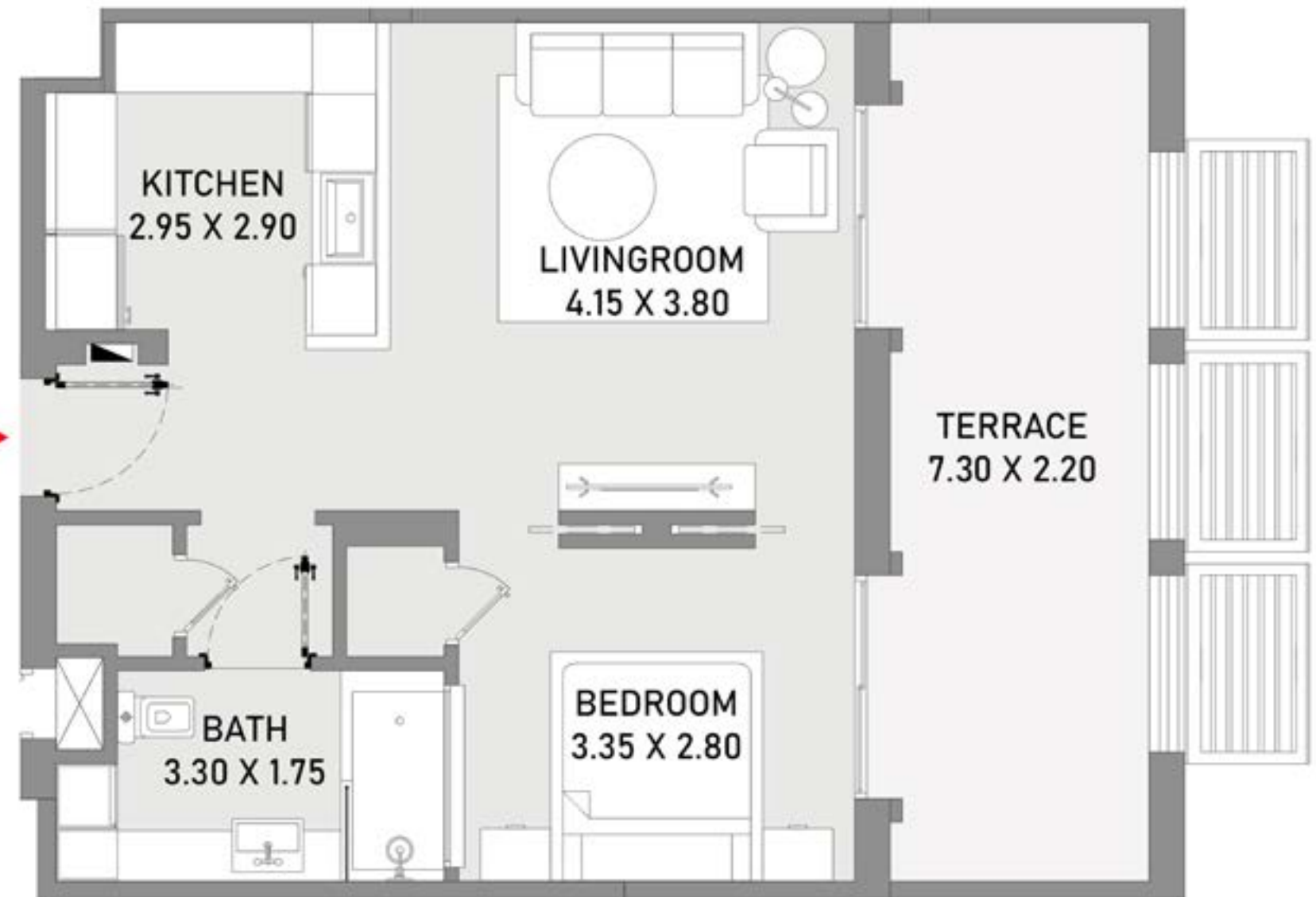
**GROUND
FLOOR**

UNIT 04
1 BEDROOM
UNIT AREA: 59 M²



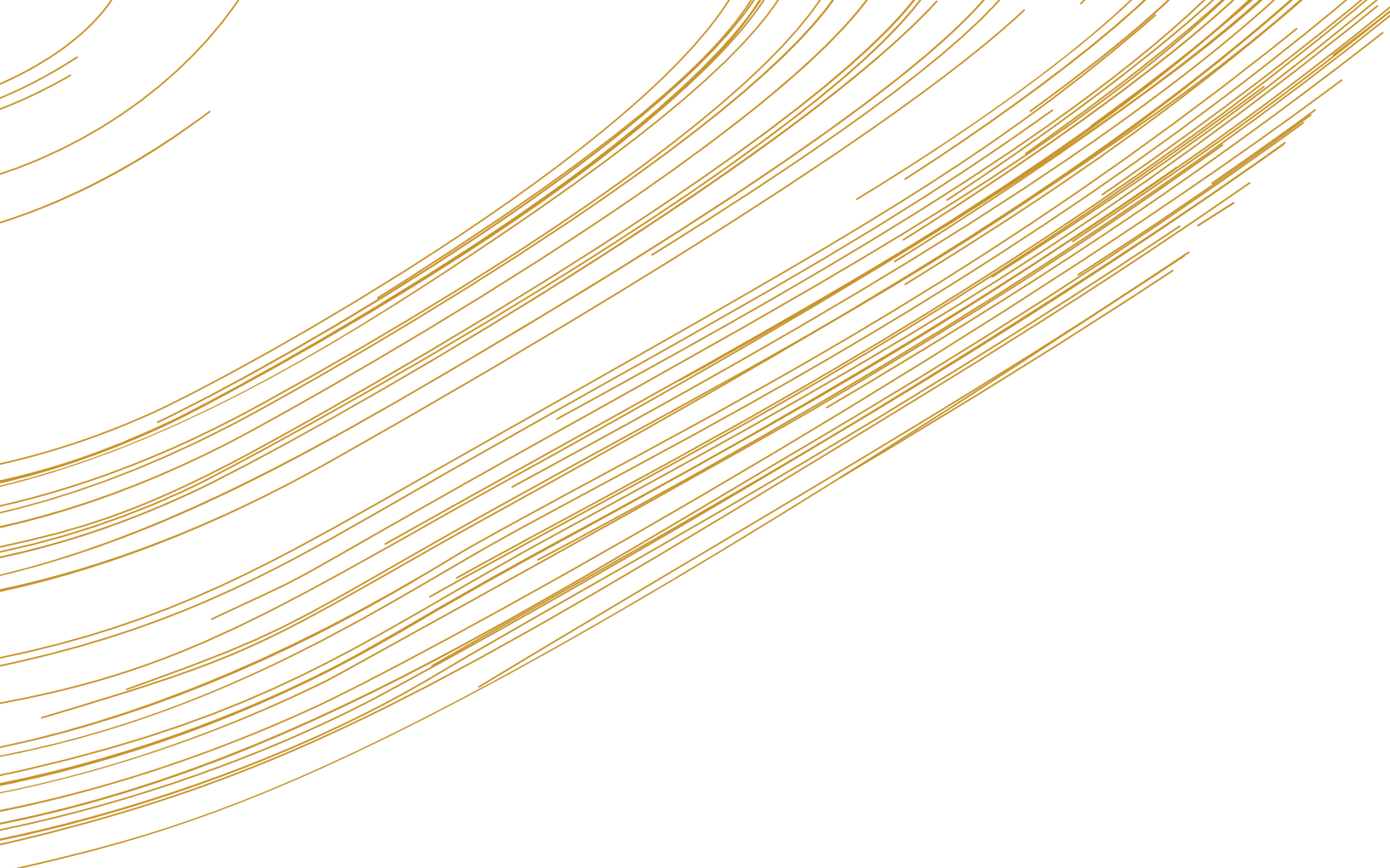


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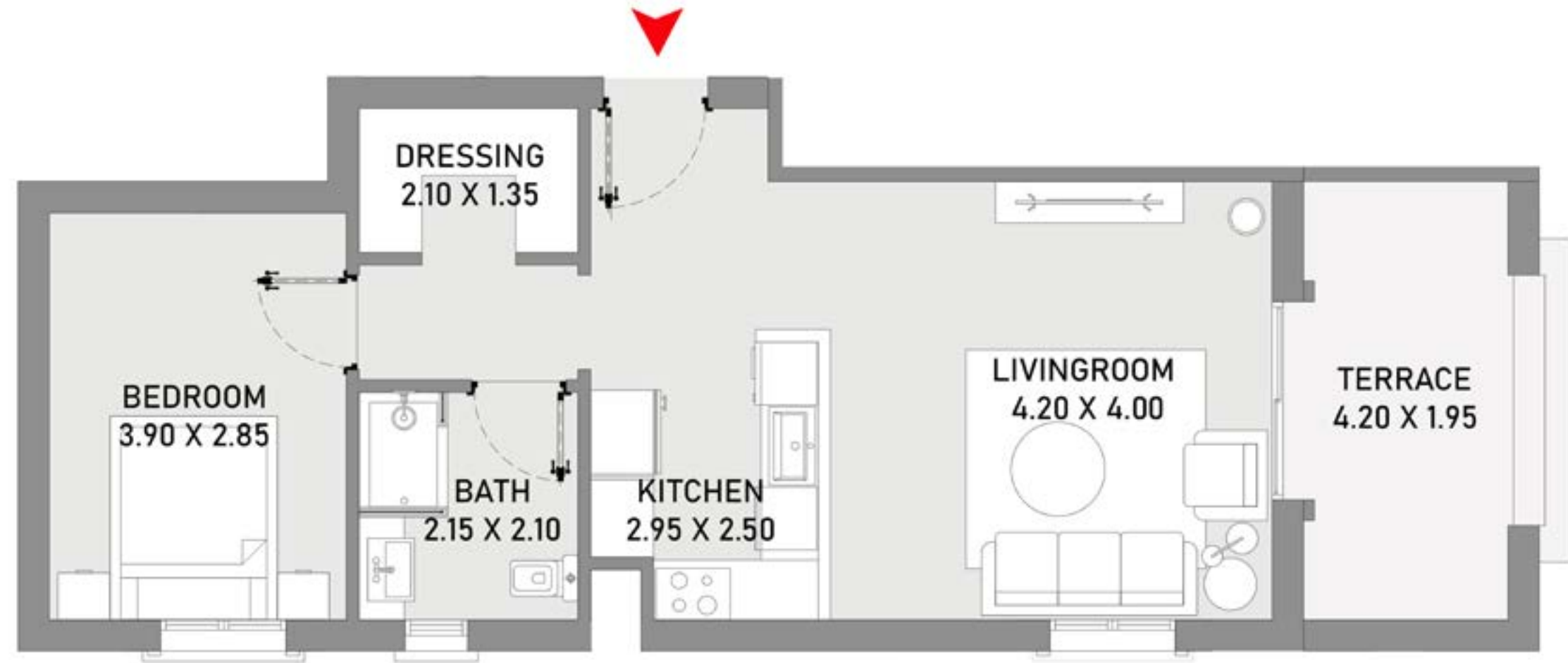


**GROUND
FLOOR**

**UNIT 05
STUDIO
UNIT AREA: 77M²**

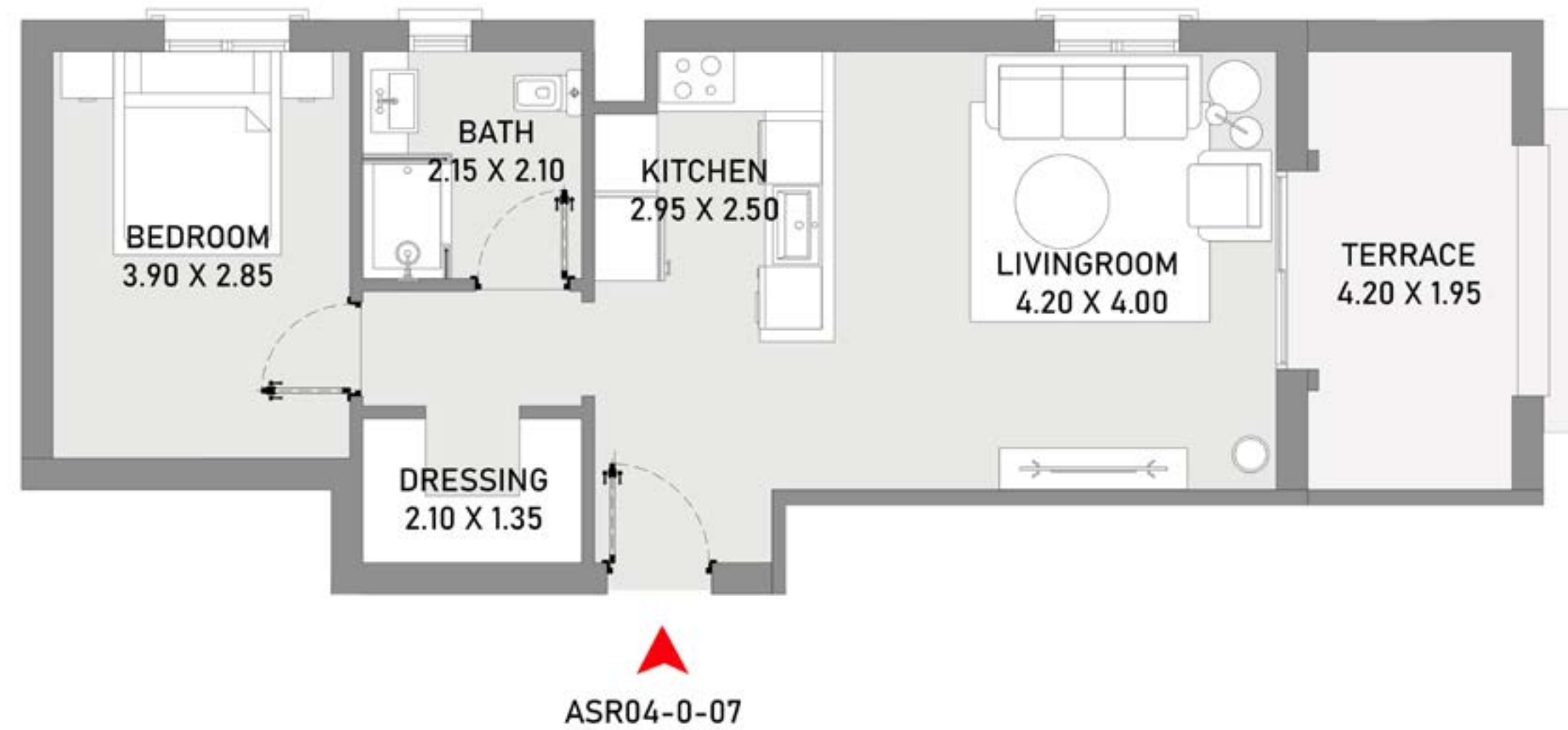


ASR04-0-06



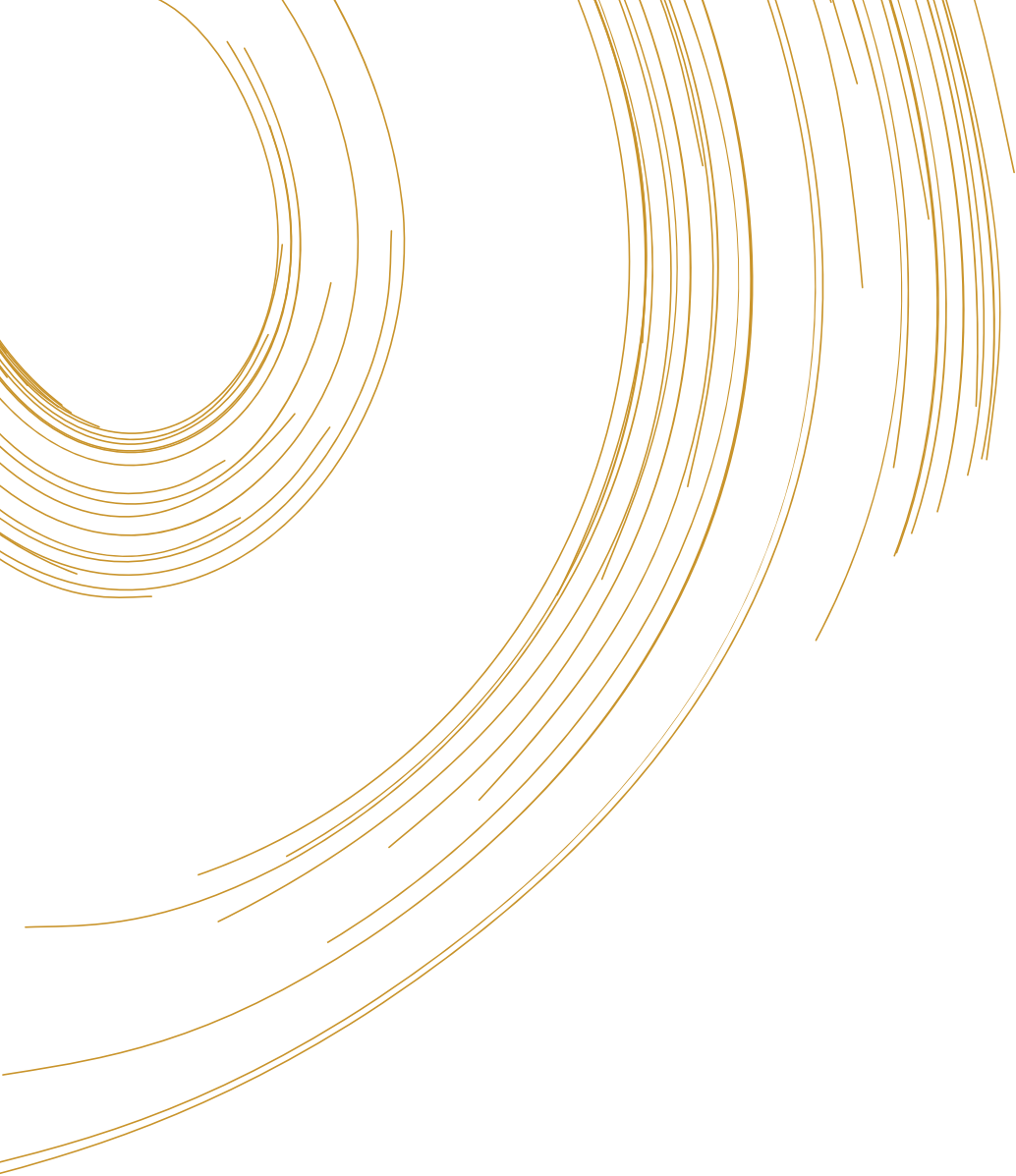
**GROUND
FLOOR**

**UNIT 06
1 BEDROOM
UNIT AREA: 71M²**




**GROUND
FLOOR**

**UNIT 07
1 BEDROOM
UNIT AREA: 71 M²**

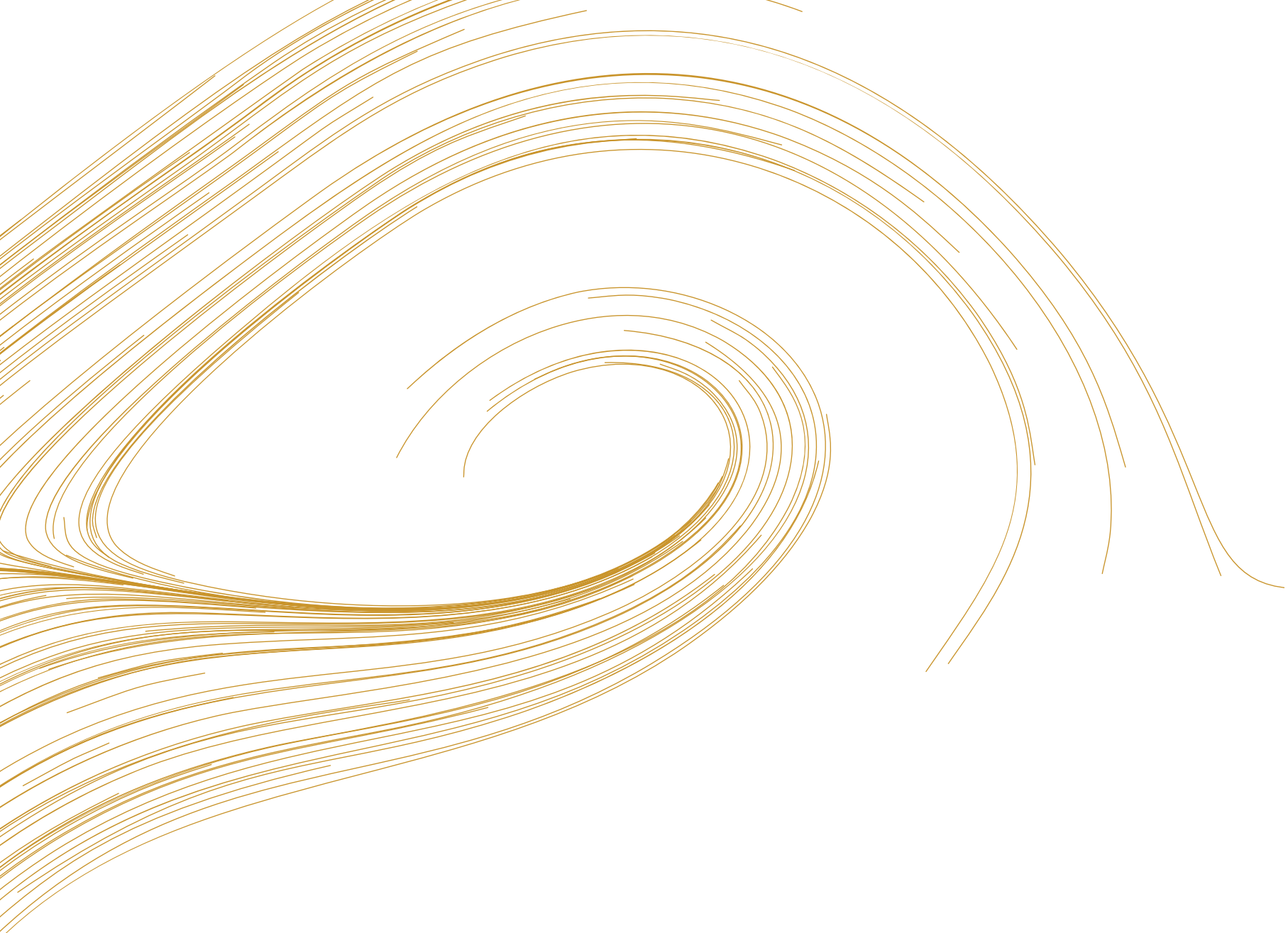


**GROUND
FLOOR**

**UNIT 08
STUDIO
UNIT AREA: 64M²**

ASR04-0-08 

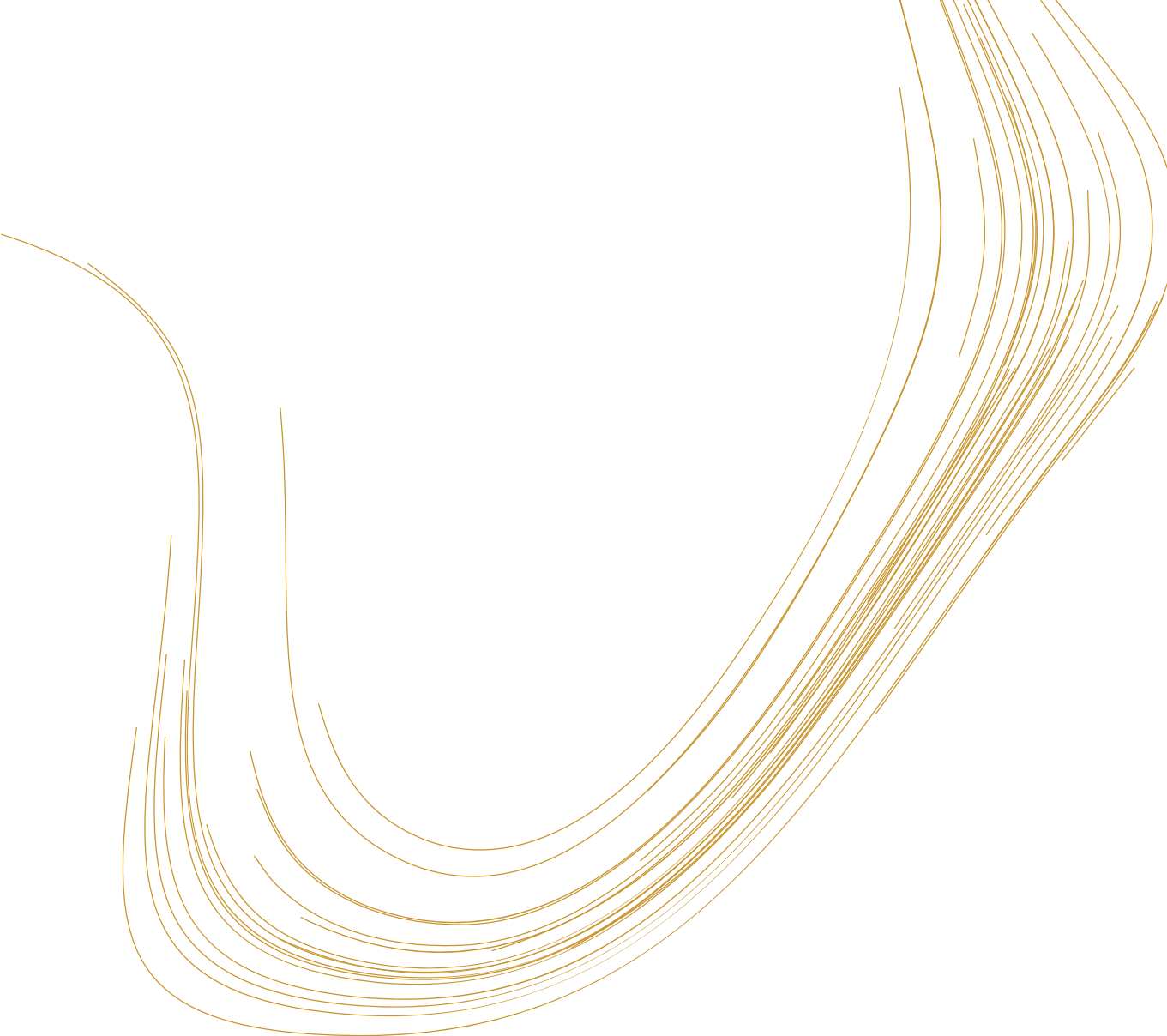




**GROUND
FLOOR**

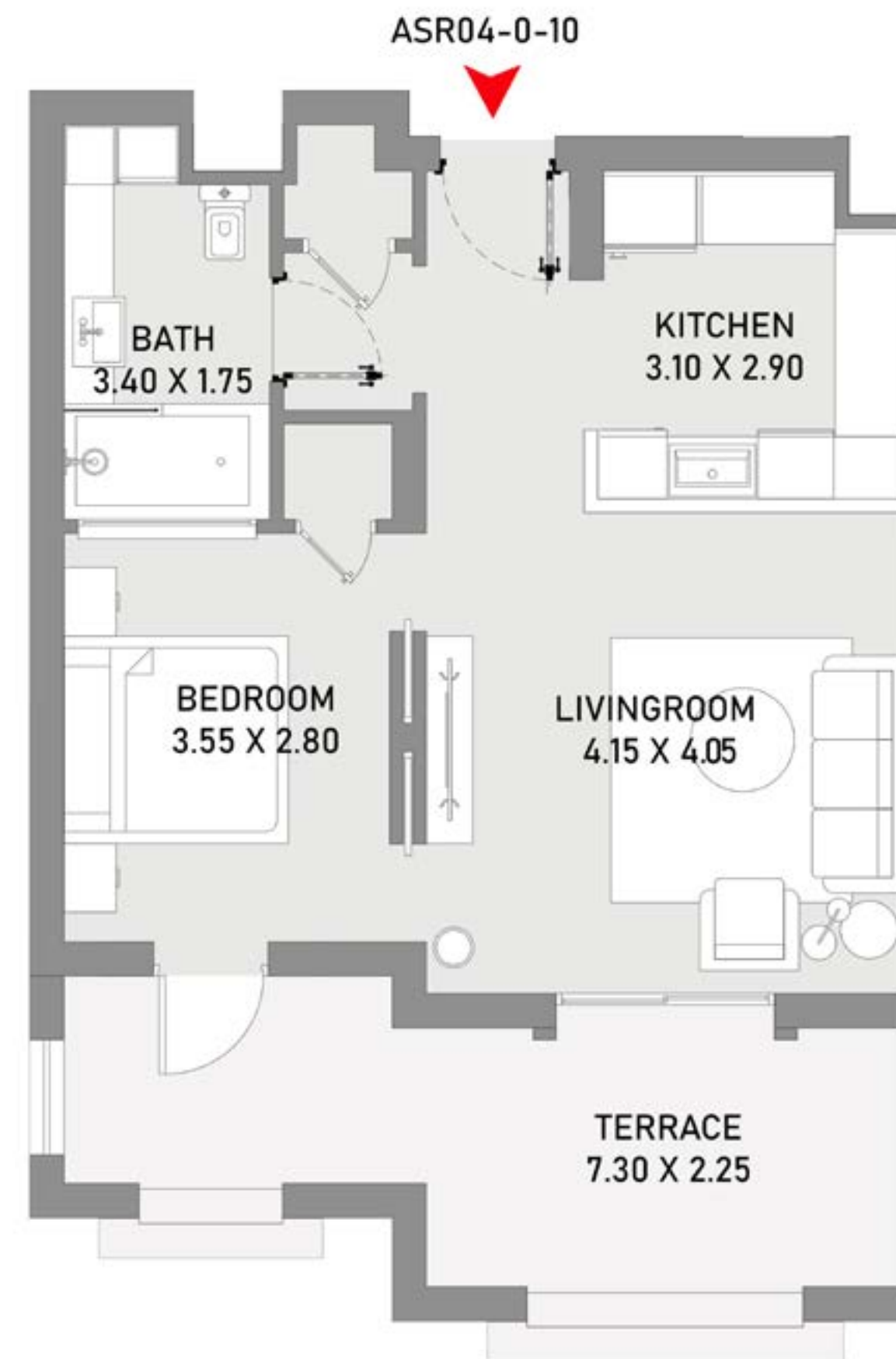
UNIT 09
STUDIO
UNIT AREA: 78 M²





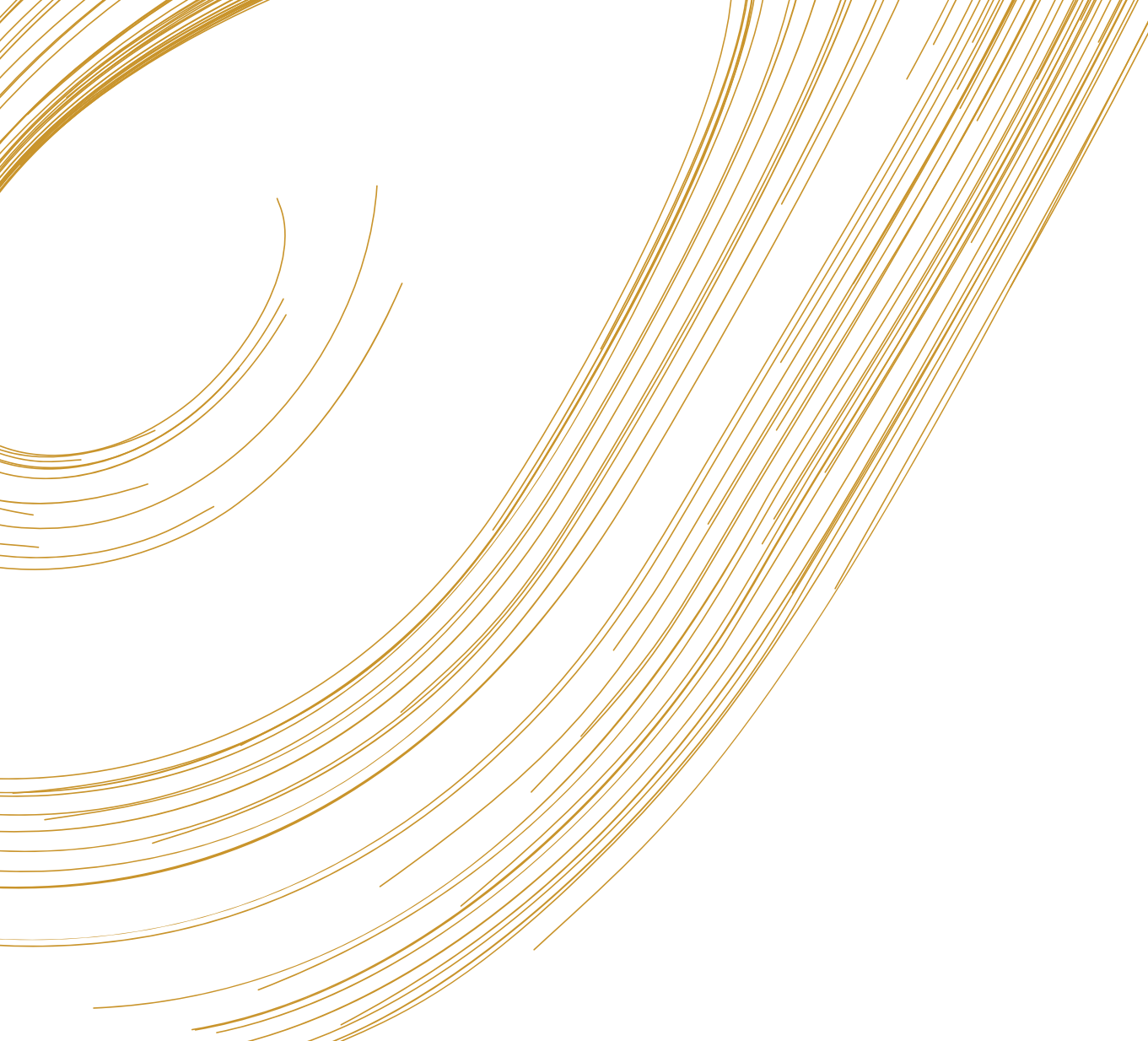
**GROUND
FLOOR**

**UNIT 10
STUDIO
UNIT AREA: 79M²**





FIRST
FLOOR

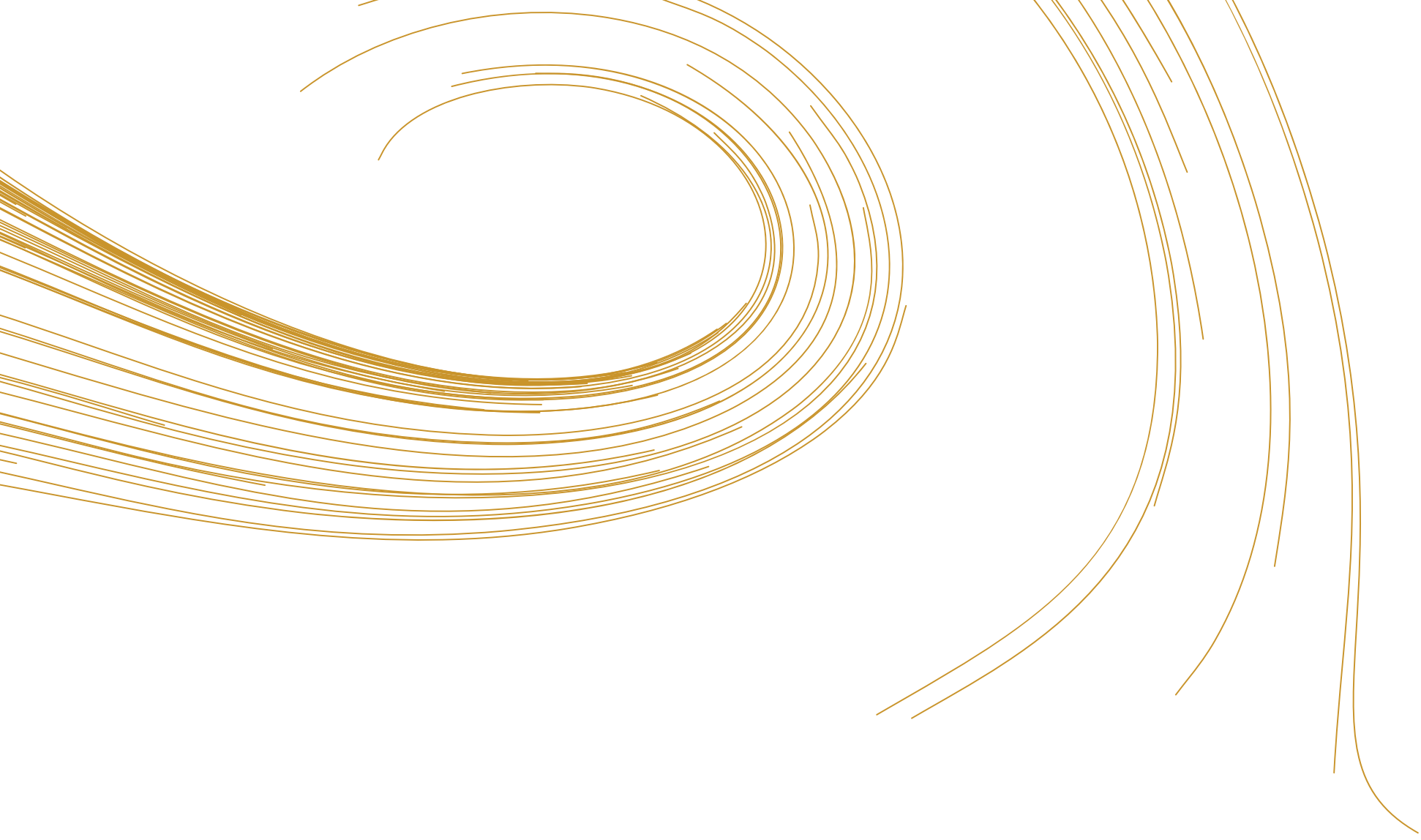


FIRST
FLOOR

UNIT 01
STUDIO
UNIT AREA: 60M²

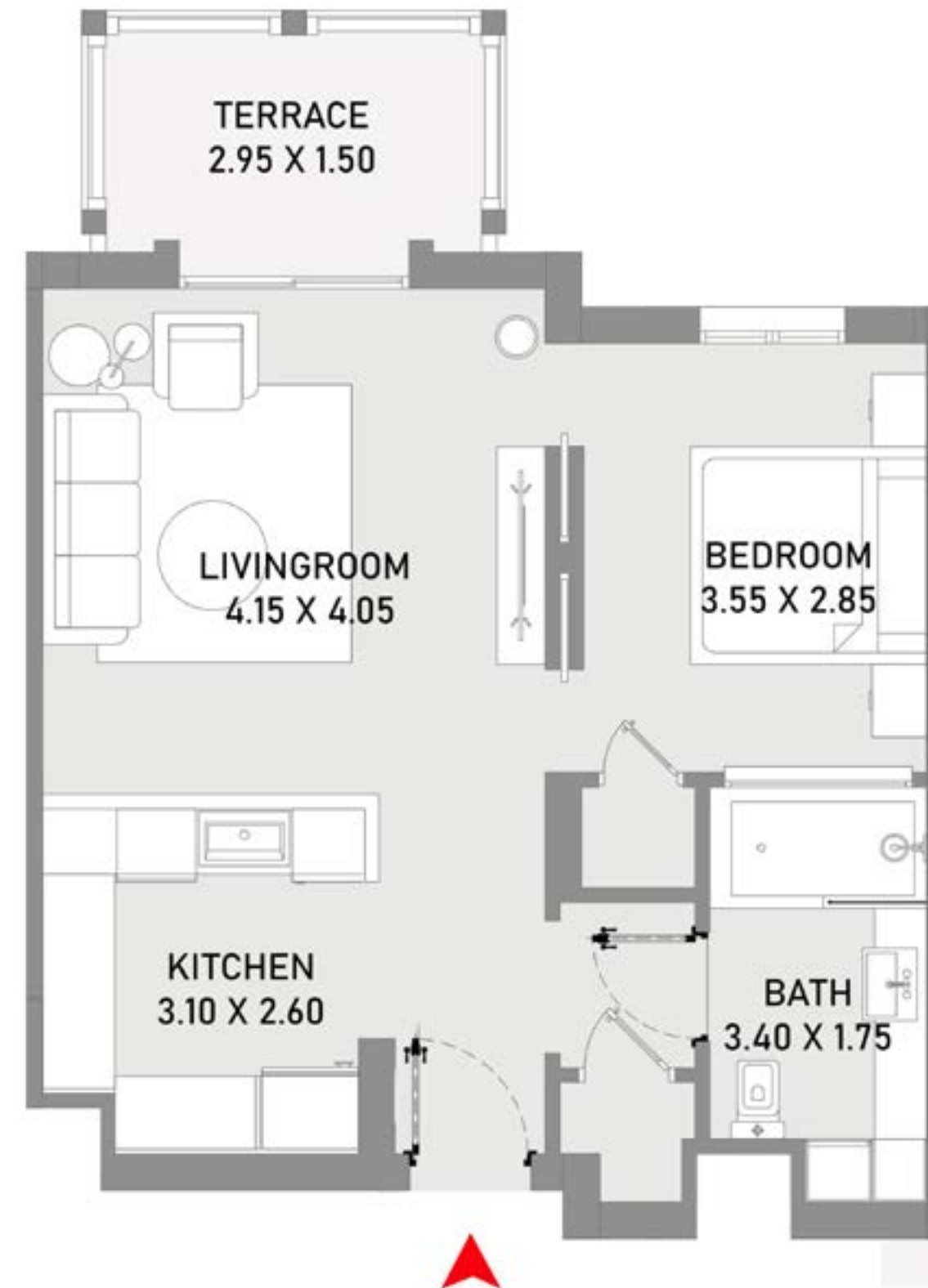


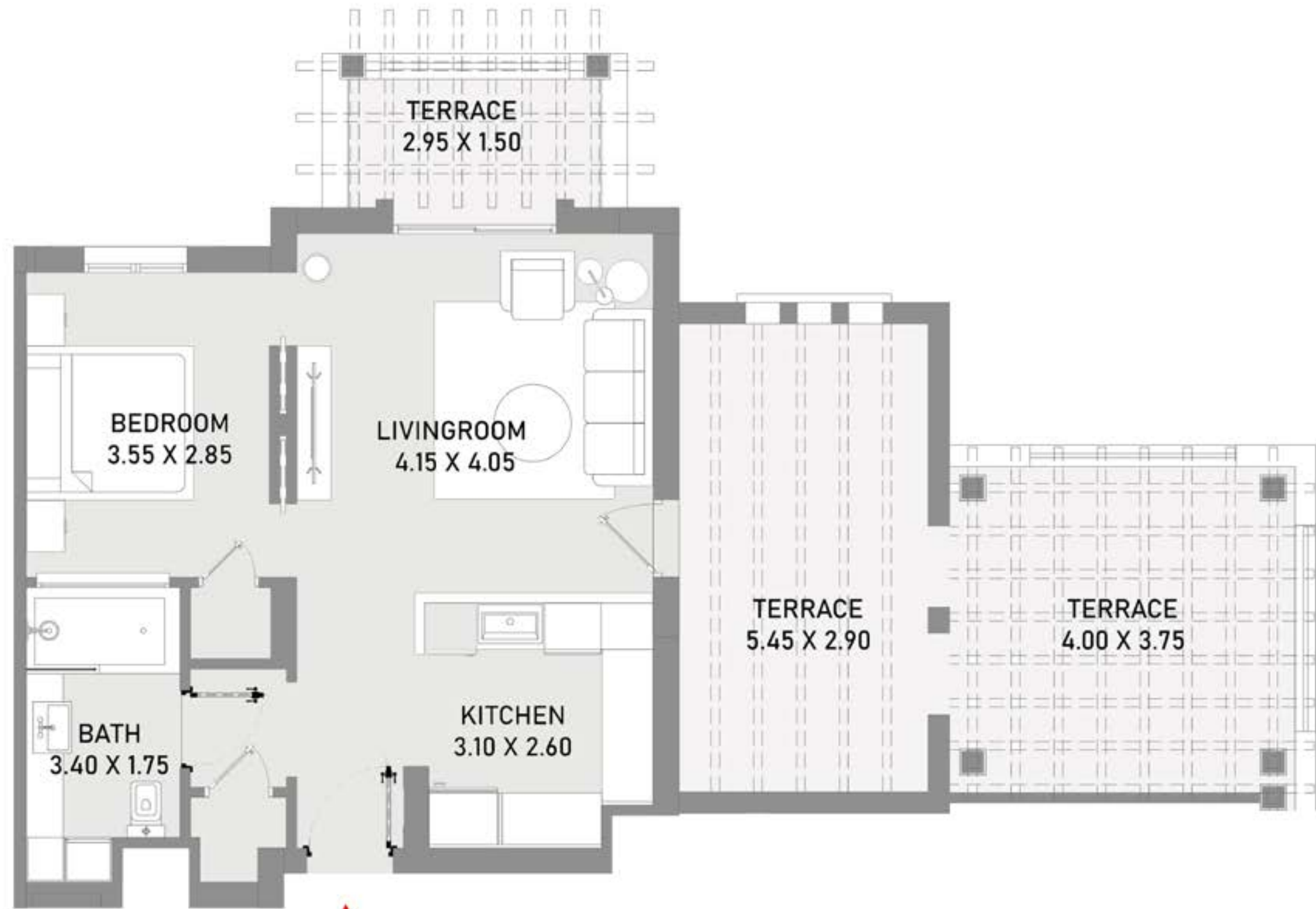
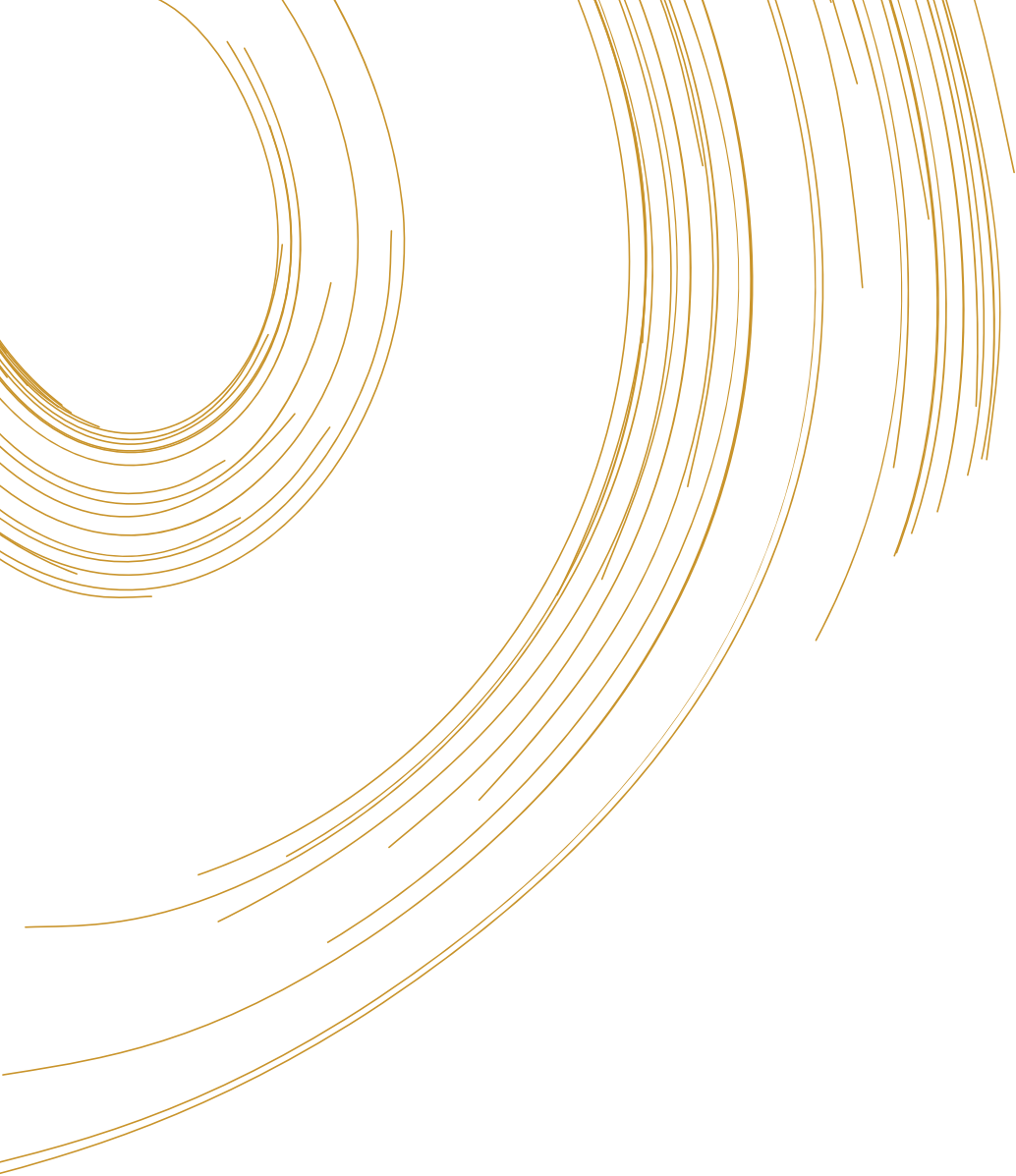
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FIRST
FLOOR

UNIT 02
STUDIO
UNIT AREA: 59 M²

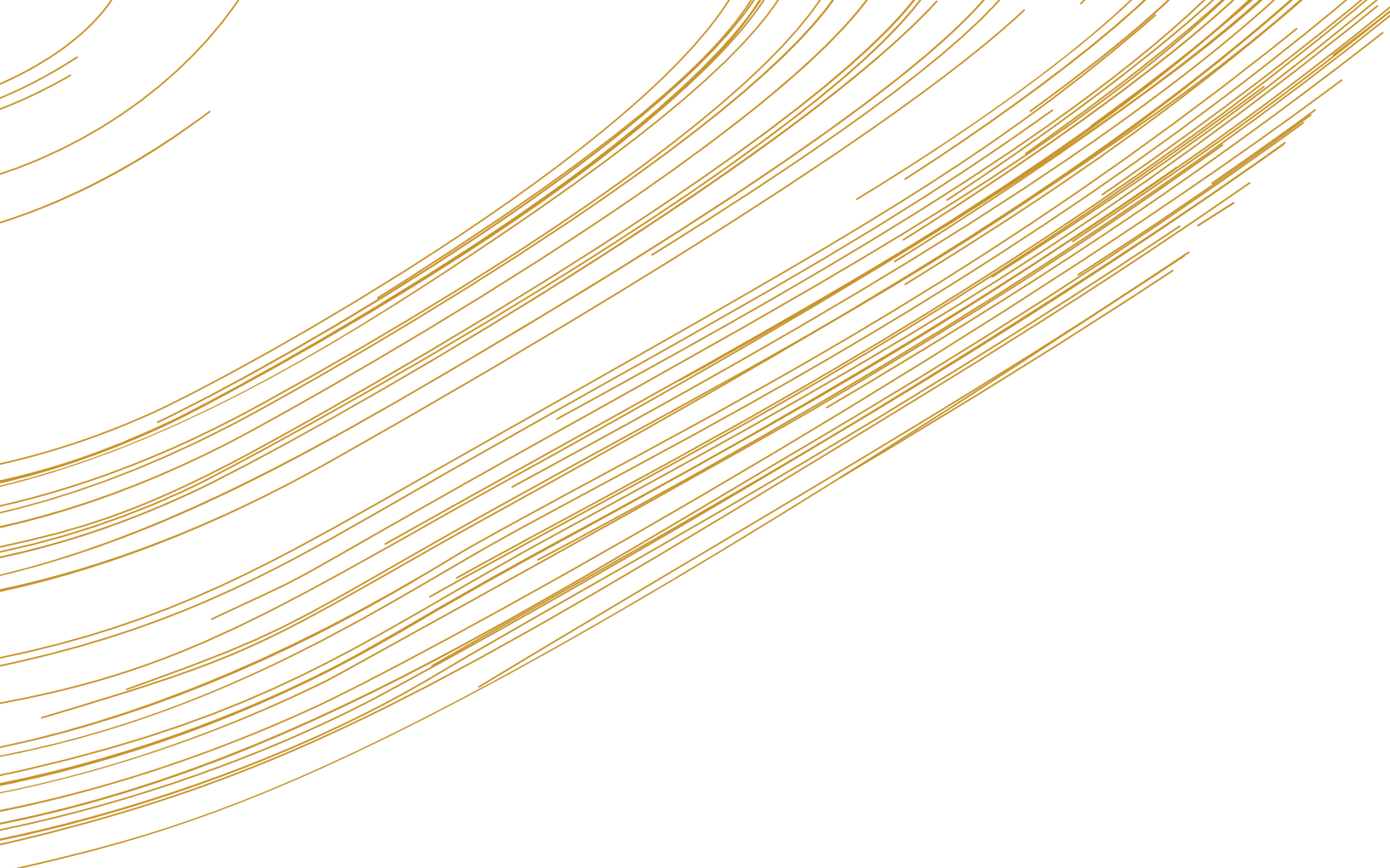




ASR04-01-03


FIRST FLOOR

UNIT 03
STUDIO
UNIT AREA: 60M²



FIRST
FLOOR

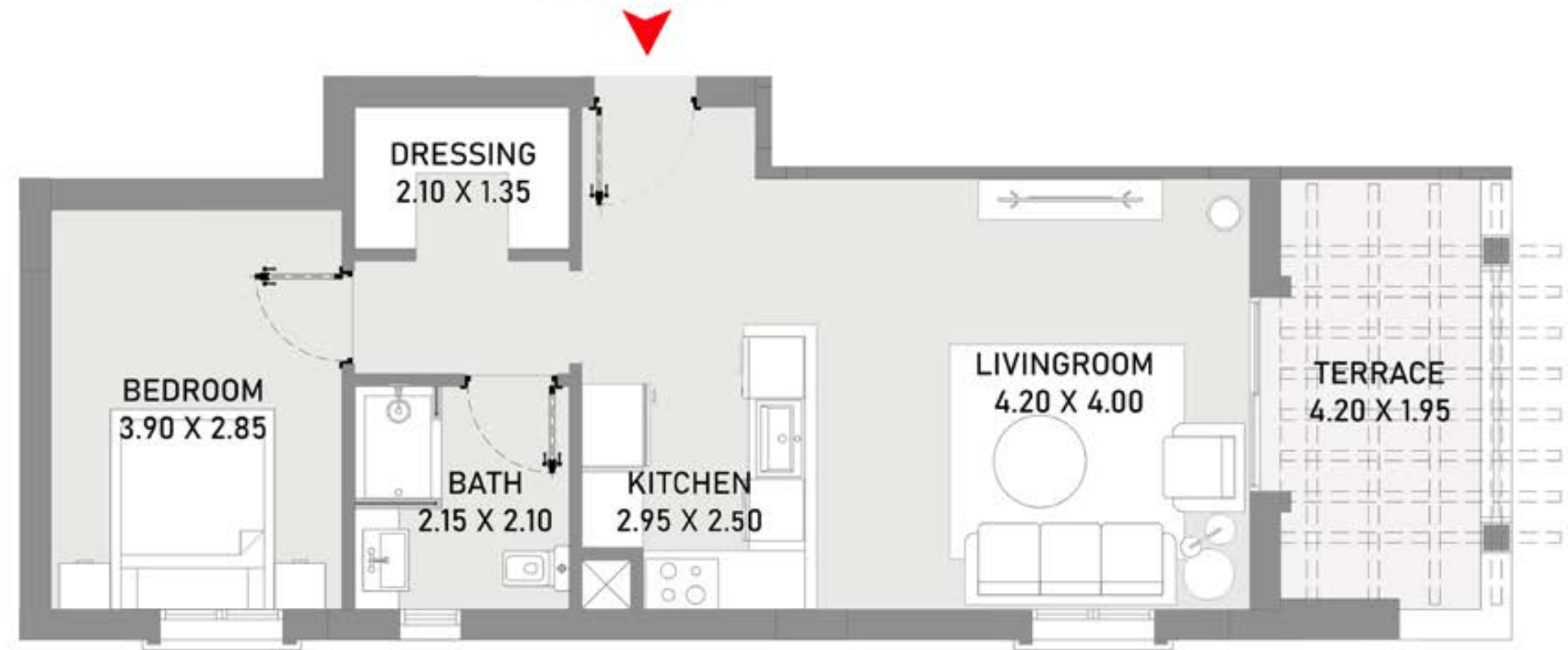
UNIT 04
STUDIO
UNIT AREA: 58M²

ASR04-01-04 



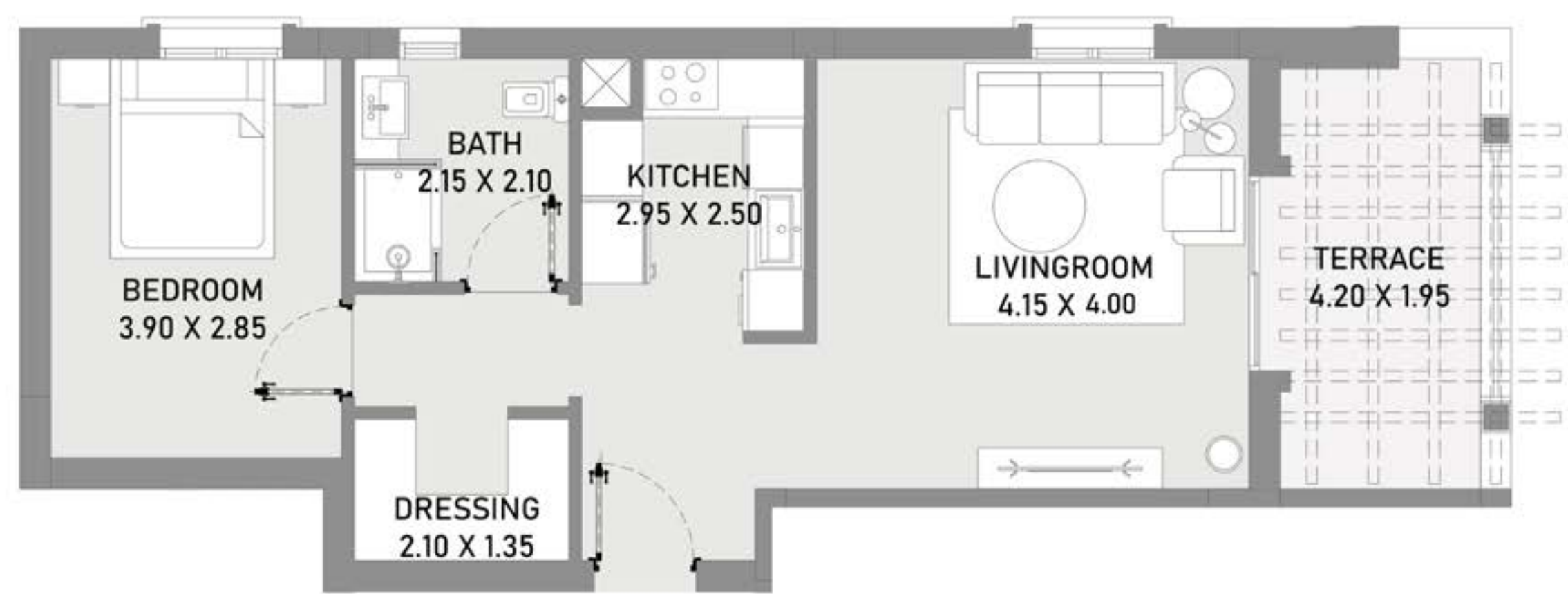
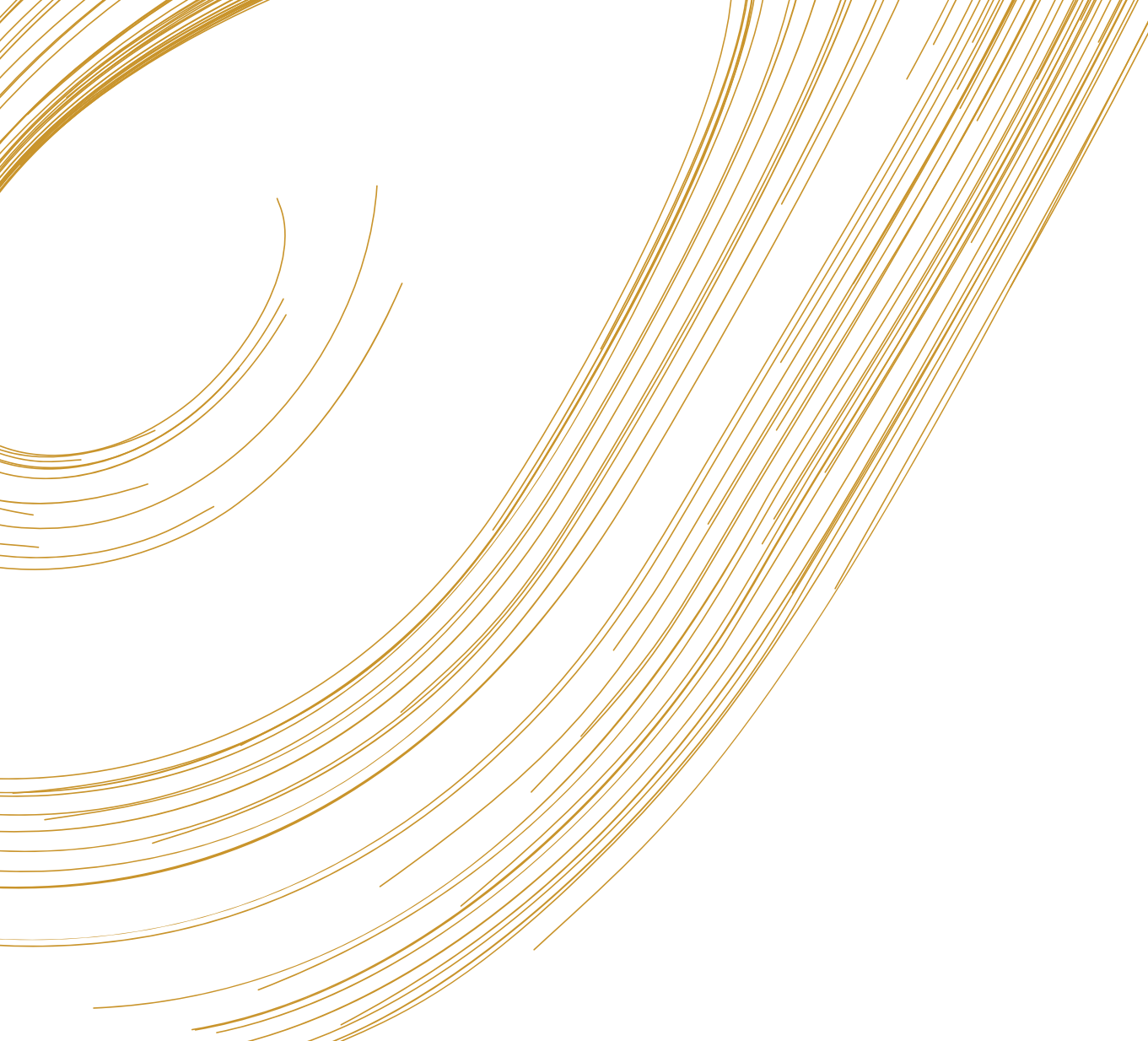


ASR04-01-05



FIRST
FLOOR

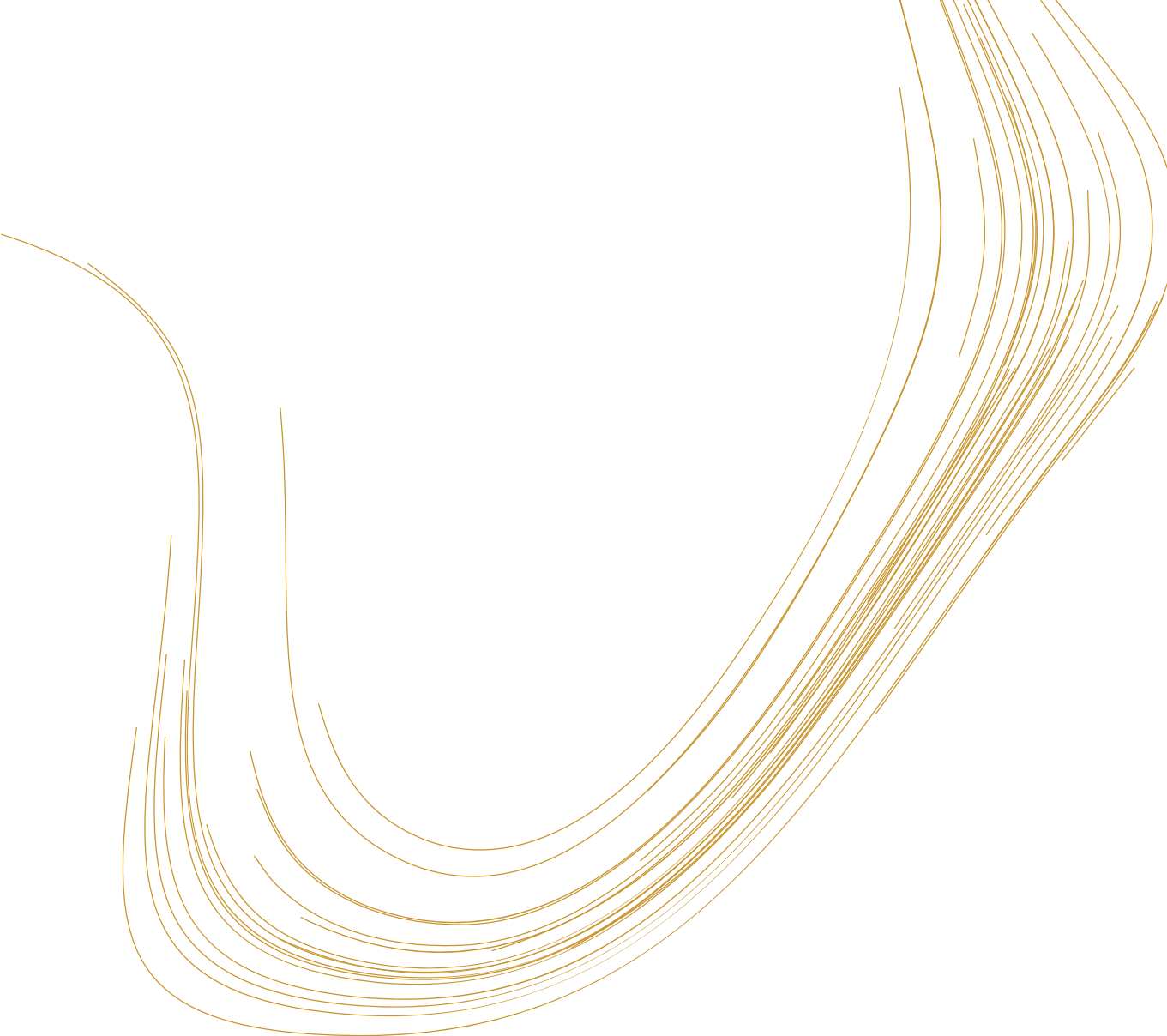
UNIT 05
1 BEDROOM
UNIT AREA: 61 M²



ASR04-01-06

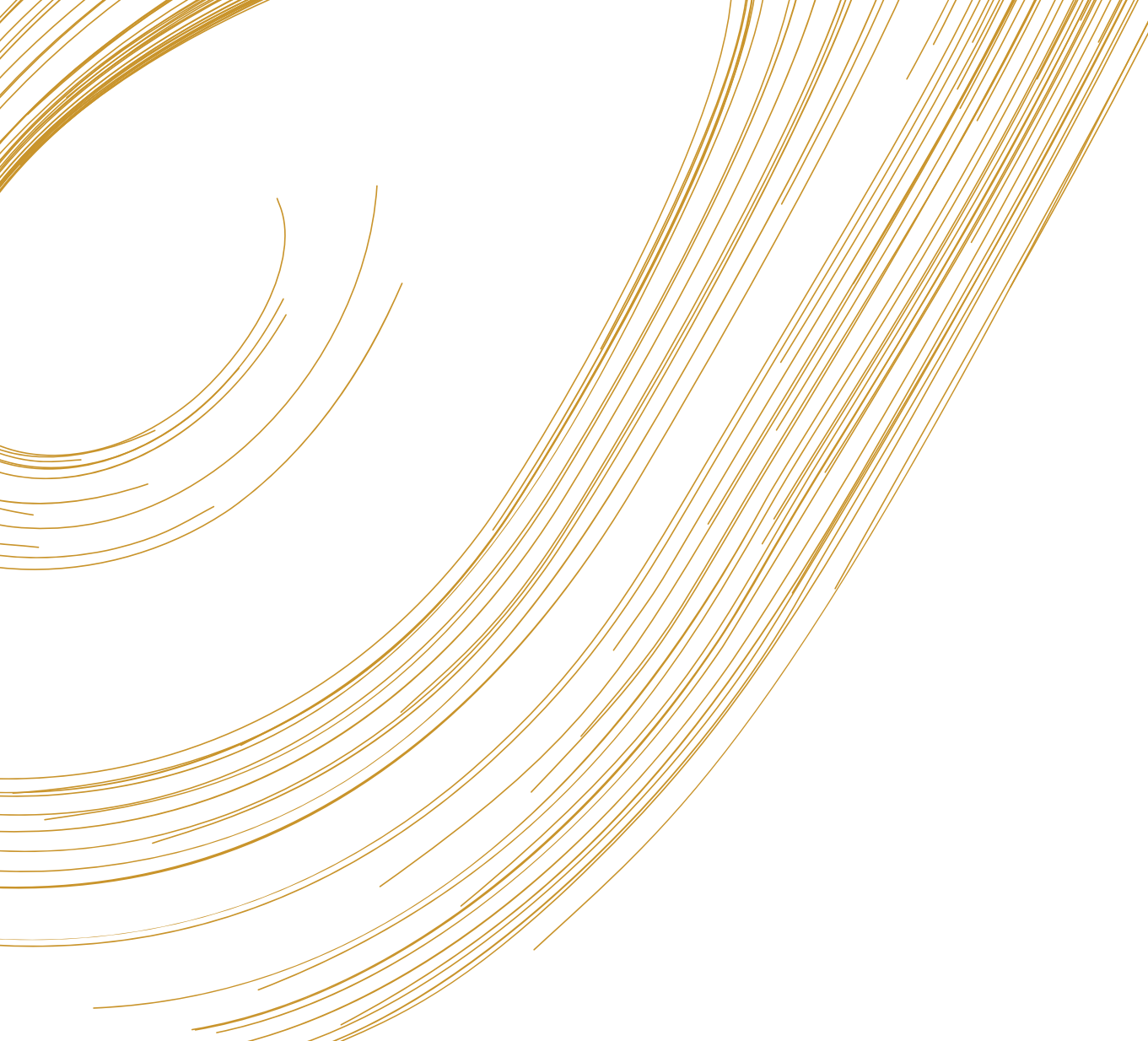
FIRST
FLOOR

UNIT 06
1 BEDROOM
UNIT AREA: 61 M²



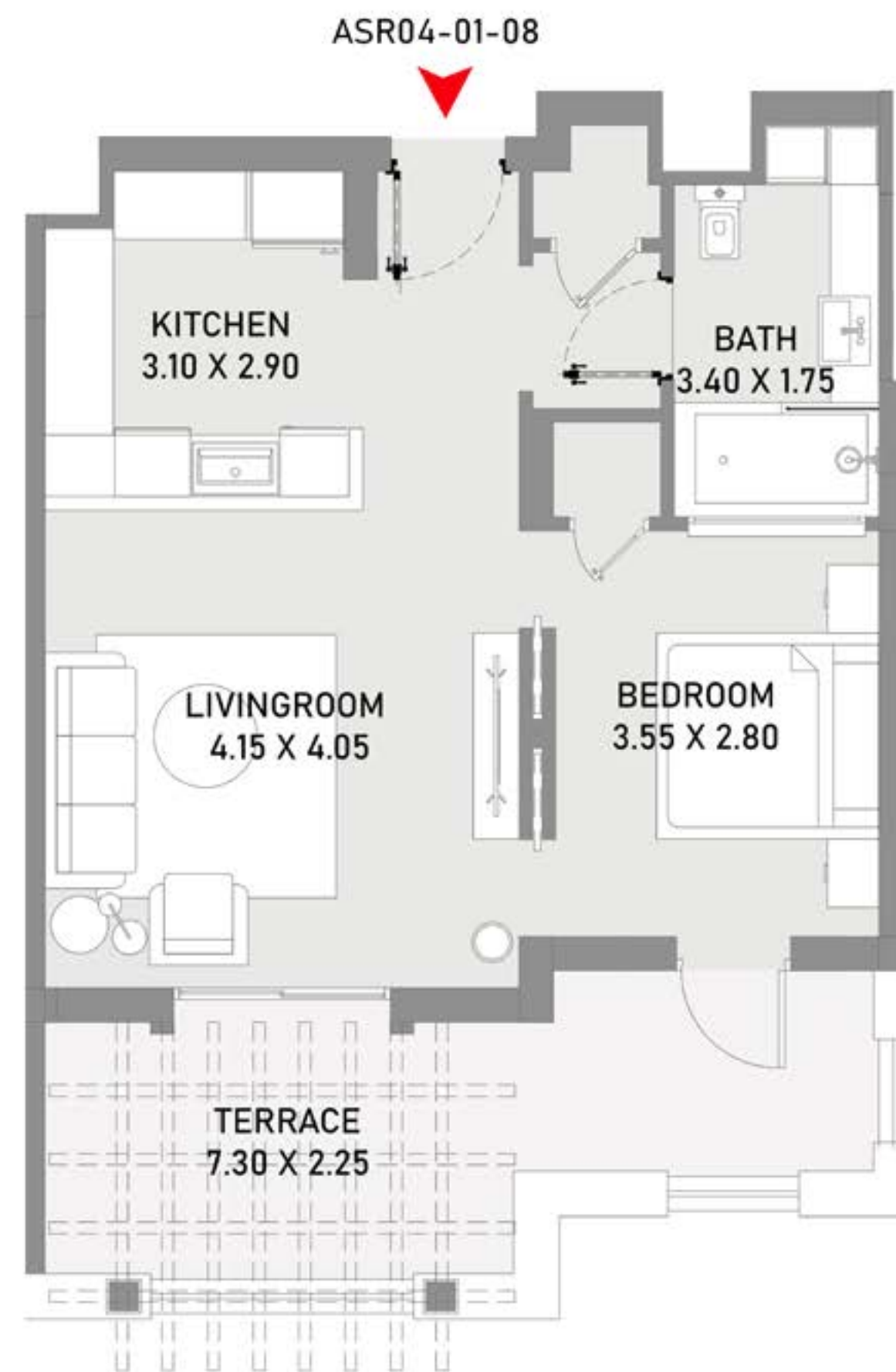
FIRST
FLOOR

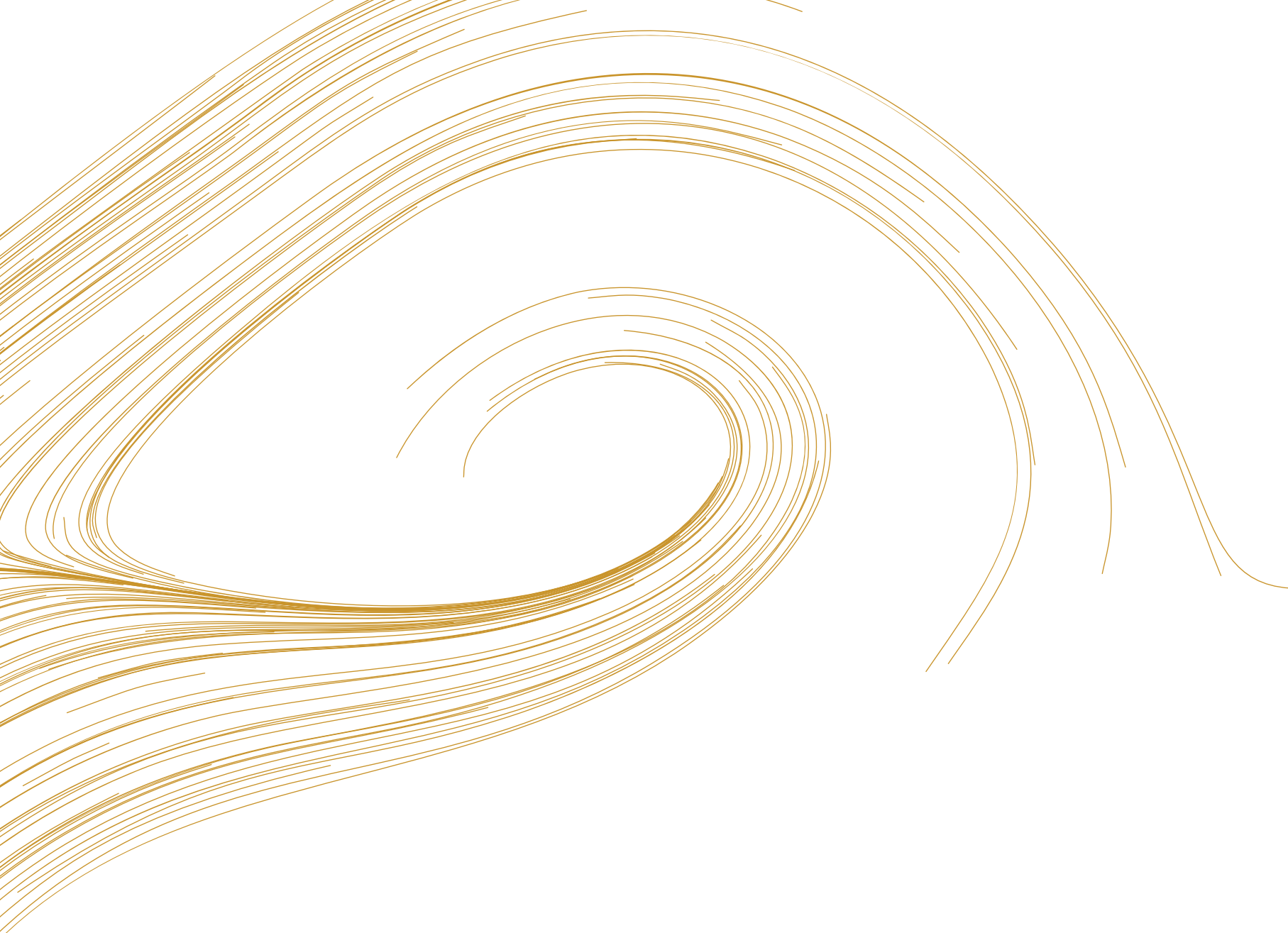
UNIT 07
STUDIO
UNIT AREA: 57M²



FIRST
FLOOR

UNIT 08
STUDIO
UNIT AREA: 60M²





FIRST
FLOOR

UNIT 09
STUDIO
UNIT AREA: 60M²



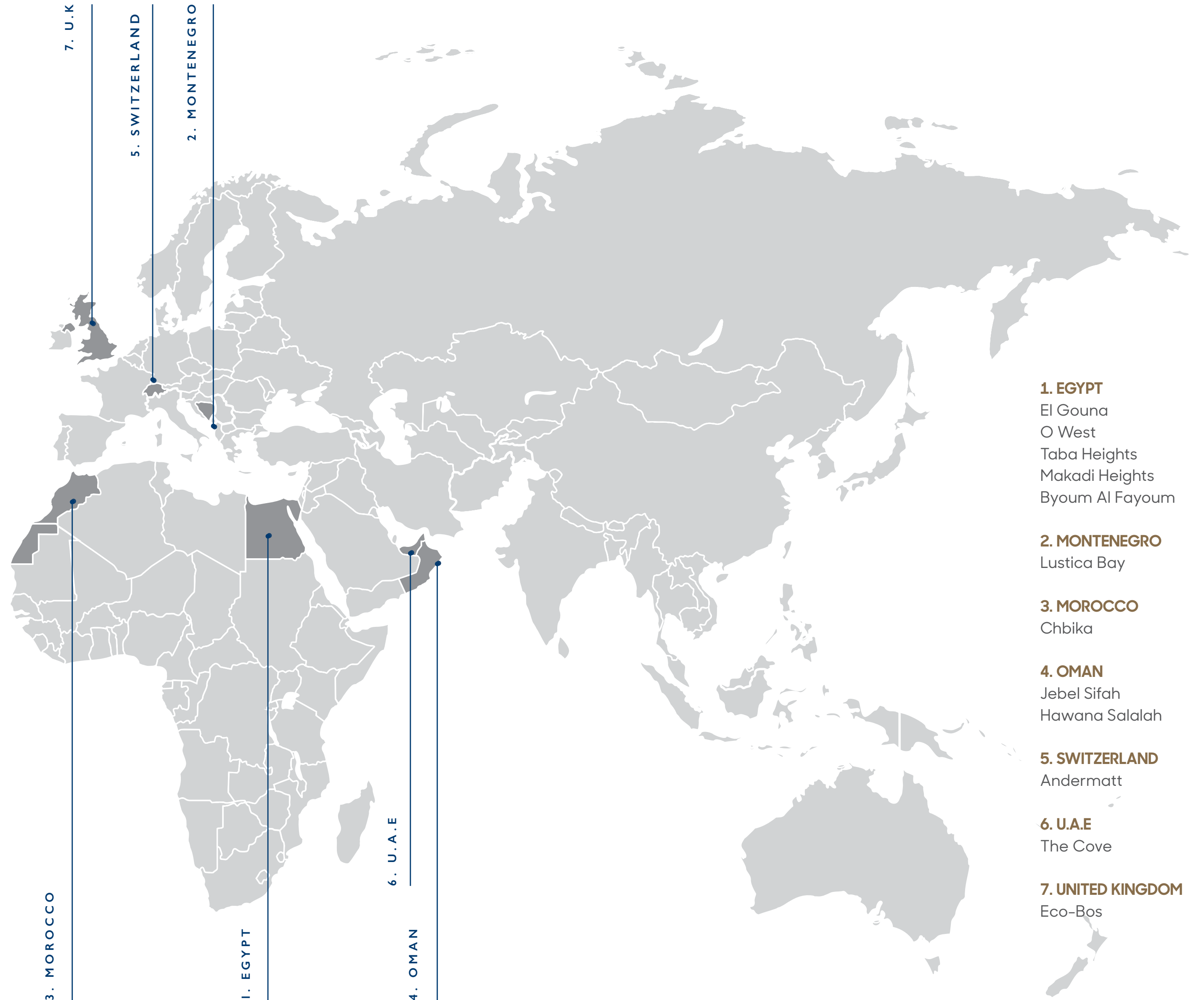




Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades, ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum and OWest), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, totaling with 7,176 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.



Disclaimer

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- The project's master plan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools/plunge pools are not included in the property.
- Final model used in our finishing and sanitary fixtures are similar and subject to change due to market availability at the time of operations.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover

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€16595

