



# EL GOUNA

RED SEA



# A PLACE TO BELONG

El Gouna is a year-round coastal town on Egypt's Red Sea, offering a unique environment where you can embrace infinite waterfront experiences. It's more than just a place to live; it's a community that fosters personal growth and well-being. Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes. With picturesque views and endless sunshine, it's an ideal investment at any time of year, allowing you to live the sea, love the life, and embrace its magic in a town like no other.



# ALL YEAR ROUND SUNSHINE



12 Km  
Shoreline



9.2K  
Total residential  
properties



40+  
Residential  
neighborhoods



Residents from  
50+  
Nationalities

# ENDLESS COASTAL CHARM



# 36.9

million sq m.  
Land area



# 1M+

Visitors annually



With an average  
temperature of

# 27°C



# 25K

Residents



# A VIBRANT TOWN



El Gouna  
Half Marathon



El Gouna  
Film Festival

(7 Editions)



El Gouna  
International  
Squash Open



Forbes 30  
Under 30



OCEANMAN



Golf  
Tournaments



El Gouna Water  
Sports Festivals



# A FULLY FLEDGED TOWN



02

World Championship  
Golf Courses



04

Marinas



01

Hospital



03

Schools



Airport

for private and  
non-commercial jets



18+

Hotels

with a total of 2,675 rooms



Airport

Approximately

4 HR

flight from most  
European international  
airports

Germany

England

France

Italy

Greece

Located only

20KM

North Of  
Hurghada Airport

Easy airport  
access and only

1 HR

Flight from  
Cairo and Luxor

Egypt

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## ORASCOM DEVELOPMENT A BEACON OF VISIONARY EXCELLENCE

Orascom Development Holding (ODH) is a global leader in creating extraordinary living experiences through fully integrated destinations. For decades, ODH has transformed visions into reality with luxury hotels, residential neighborhoods, and deluxe leisure facilities like golf courses and marinas. Each development transcends mere structure, becoming an iconic landmark that inspires awe and fosters community. Operating in six countries—Egypt, Switzerland, Montenegro, Oman, the UK, and Morocco—ODH manages 33 hotels with 7,198 rooms and controls 101.4 million sq m of land. ODH invites the global community to experience destinations where imagination becomes reality and aspirations come to life.





## ABOUT EL GOUNA A TOWN TO LOVE

El Gouna, established in 1989, is a fully integrated town developed by Orascom Development, nestled along Egypt's Red Sea coastline. Home to more than 25,000 residents from over 50 nationalities, and featuring over 9,200 residential properties, the town offers opportunities for those seeking cosmopolitan, seaside living, year-round sunshine, and the exclusivity of a self-contained and diverse community.

El Gouna is distinguished by its signature architecture—a unique, colorful, and cohesive style that blends traditional Nubian designs with contemporary features. The town offers over 40 residential neighborhoods, each with its own charm.





El Gouna is more than a destination; it's a way of life, blending comfort, convenience, and sustainability with a human-centric approach.



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### Living Experience:

A community where life is lived to the fullest, offering exclusive luxury villas and cozy bespoke apartments. El Gouna presents gracious, laid-back seaside living, supported by the convenience and exclusivity of a self-contained community.

### Vibrant Lifestyle:

18 hotels and resorts offering 5, 4, and 3-star accommodations; 4 world-class marinas; 6 kite centers; cosmopolitan restaurants; vibrant nightlife; 2 world-class championship golf courses; schools; and co-working spaces.

### Sustainability:

The first MENA destination to receive a Global Green Award, emphasizing eco-friendly initiatives and energy-efficient buildings.





### **Accessibility:**

El Gouna is conveniently connected to Egypt's natural wonders, historical sites, and tourist destinations. It's just a 4-hour flight from many European capitals, followed by a 1-hour flight from Cairo to Hurgada. From there, it's only a 30-minute ride from Hurgada International Airport, or a 4-hour drive directly from Cairo.

### **Community and Culture:**

El Gouna's welcoming atmosphere is perfect for families, couples, and entrepreneurs. It offers reputable schools, immersive activities, and a rich tapestry of cultural and recreational experiences, making it Egypt's most exclusive leisure destination.



A TOWN TO LIVE. A TOWN TO  
INVEST. A TOWN TO EXPLORE.

A TOWN TO LOVE.





## EL GOUNA RESIDENTIAL NEIGHBORHOODS

El Gouna is composed of over 40 distinct neighborhoods, including stunning waterfront and golf views, each designed by renowned international designers to offer a unique and sought-after lifestyle experience within the town. These communities foster a sense of belonging and shared experiences. The range of housing options, from villas to apartments, is designed with sustainability in mind, integrating amenities that support a healthy and eco-conscious way of life. The town's architectural style harmoniously blends Mediterranean, Modern Nubian, and contemporary influences, featuring low-density developments and sustainable landscaping that complement the natural surroundings.





# TUBAN

## EL GOUNA

## THE HEART OF TOWN

El Gouna is launching its newest district, Tuban El Gouna, a prime area located at the heart of this lively town. Featuring interconnected neighborhoods and a visually stunning water body, it also offers waterfront living with promenades and varied elevations for breathtaking views.

This vibrant area provides easy access to essential services and amenities, epitomizing the perfect destination lifestyle and offering everything needed for an inspired and fulfilling life.





# TUBAN

WATERFALLS  
EL GOUNA

Tuban El Gouna, our newest district, is launching its first residential neighborhood, Tuban Waterfalls.

Prepare to be captivated by stunning waterfront homes, multi-level design with uninterrupted views, and beautifully designed spaces, all brought to life by the renowned Mexican architect, Hector Barroso.



# SHEDWAN

Nestled inland amid a leafy lakeside sanctuary, Shedwan intuitively blends the vibrant appeal of El Gouna's most sought-after neighborhoods with abundant greenery, picturesque waterfront scenes, privacy and exclusivity to present a relaxed, luxurious way of living. Located 5 minutes from Abu Tig Marina, Shedwan is a friendly, sophisticated neighborhood created to support a healthy, active, and more outdoor orientated lifestyle. Shedwan comprises a substantial land area of 419,000 square meters, to overlook its impressive 125,000 square meter lake.





**KAMARAN**  
A REFLECTION OF NATURE

Kamaran is a lively family neighborhood that presents multiple lifestyle amenities to explore and enjoy. All the buildings overlook stunning, tranquil sand pools. They showcase the brilliance of El Gouna's customized warm and inviting biophilic design.

The neighborhood introduces different units with a mixture between chalets and townhouses with some of them having their own staircase along with private gardens. At Kamaran, residents get to enjoy sand pools, an outdoor workout area, community center, picnic area, and grill pavilion.



**ANCIENT HILL**  
WHERE LIFE PEAKS

A luxurious development stretching across 396,000 sq m. of prime land curving around the shores of a magnificent lagoon. The neighborhood's Villas, Twin Villas and Chalets feature private gardens and terraces for ultimate exclusivity.

Ancient Hill is elevated 14 meters above sea level, offering views of a shimmering lagoon, lush golf course greenery, and rugged mountain ranges.



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## NORTH BAY

Cradled within the serene desert landscape, North Bay rises as a striking testament to premium Red Sea living. Spanning over 440,000 sqm, this iconic neighborhood boasts a central lagoon of 140,000 sqm, designed to flow seamlessly through the area. Anchored by a scenic waterway that connects directly to the open sea, North Bay offers residents a visionary development that perfectly balances natural beauty with modern living, creating a place they will proudly call home.



FANADIR  
SEAFRONT VILLAS

The first project of its kind in El Gouna, Fanadir Seafront lies on an elevated area of land that boasts the widest horizon of uninterrupted sea views and offers 1,400 to 2,200 sqm plots of land that are customizable to each of our residents' desires.

Situated along the last existing El Gouna shoreline and just minutes away from Fanadir Marina, Fanadir Seafront offers seaside living at its finest.



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## EL GOUNA HOTELS

El Gouna's 18+ bespoke hotels cater to a wide range of preferences, offering everything from serene retreats to lively, dynamic spaces. Whether guests seek the tranquility of The Chedi El Gouna, the charm of Steigenberger Golf Resort, or the vibrant energy of Club Paradiso, each hotel is thoughtfully designed to enhance their Red Sea experience.



Unique offerings like the "Dine-Around" program and special concepts such as Cook's Club for social communities or Casa Cook as the ultimate laid-back haven ensure that El Gouna's accommodations provide authentic and tailored experiences to meet the diverse needs and desires of every guest.



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### Casa Cook

Luxury Hideaway – 100 rooms | pool, beach, spa, meeting room, Exclusive for guests aged 16+. The five-star hotel Casa Cook El Gouna combines luxurious living with an earthy, nature-loving atmosphere offering couples and families, with teens, an oasis of peace and tranquility. The boutique hotel is located directly on the beach and offers its guests modern facilities amidst tropical palm trees and contemporary architecture facing the turquoise waters of the Red Sea.

### La Maison Bleue

Luxury Hideaway – 10 rooms | pool, beach, spa, meeting room, Exclusive for guests aged 16+. A luxurious guesthouse set on the northern shores of Mangroovy beach and the kite stations. Its unique architecture and seclusion makes it an ideal hideaway for luxury seekers.

### The Chedi El Gouna

Luxury Hideaway – 82 rooms | pool, beach, spa, a la carte restaurants For travelers with refined taste, The Chedi El Gouna resort offers a rediscovery of luxurious tranquility. This seafront getaway ensures premier experiences with pampering spa living, impressively laidback Asian architecture, impeccable dining options and rooms designed for maximum comfort. Nestled among lush landscapes with spectacular views of the azure waters ahead, The Chedi El Gouna is the majestic destination of your dreams.

### Ancient Sands Golf Resort & Residences

5 stars – 56 rooms, 100 apartments and villas | pool. An exclusive resort offering modern hotel rooms, and apartment residences which are also perfect for a self-catering holiday. The resort is in a stunning setting at 21m above sea level with views across all of El Gouna to the Red Sea.





### **Mövenpick Resort & Spa El Gouna**

5 stars – 420 rooms | pool, beach, spa, meeting room, kids club, a la carte restaurant The upscale beach resort allures with a relaxed atmosphere and a wide selection of activities – from diving, kitesurfing and wellness to golf on the nearby 18-hole course. A modern conference center, numerous offers for families with children and special facilities for guests with physical disabilities to ensure that each and every guest feels at home.

### **Sheraton Miramar El Gouna**

5 stars – 339 rooms | pool, beach, spa, a la carte restaurant, spa A beachfront award winning architectural mix of Arabian and Egyptian styles by the internationally renowned architect Michael Graves, built on nine islands displaying an amazing landscape of lush gardens and sparkling lagoons.

### **Steigenberger Golf Resort**

5 stars – 268 rooms | pool, beach, spa, a la carte restaurant, meeting room A stylish Nubian oasis exclusively situated on El Gouna’s 18-hole championship golf course, complemented by stunning architecture, breathtaking landscapes, and sparkling lagoons.

### **Cooks Club**

4 stars – 144 rooms | pool, beach, 16+ Cook’s Club El Gouna is an innovative hotel that has been completely renovated to offer a bold concept designed for a new generation of travelers. Established as a social space where guests can chill out by the pool while they revel in the resident DJ’s tunes all day long, the hotel brings a part of the North Coast lifestyle to the Red Sea in an adult’s only (16+) setting.





### Club Paradisio

4 stars – 239 rooms | pool, beach, spa, a la carte restaurant, kids club A beachfront resort with an all-inclusive program. The four-star hotel is built along a virgin beach expanse of a protected bay. Club-style animation and a myriad of sports and activities make it a perfect choice for active families.

### Fanadir

4 stars – 20 rooms | pool, a la carte restaurant, marina Offering a modern comfort and blissful quietude in a natural environment, Fanadir hotel is ideal to escape the crowds. This serene setting is merely a few steps away from the main attractions of the marina's South Basin, including cafés and restaurants, bars and nightclubs, and a wide array of boutiques and souvenir shops.

### Mosaïque

4 stars – 26 rooms | pool, marina Travelers longing for sun and adventure will find their holiday haven at this Boutique Hotel with stunning views of the new marina and direct access to the northern beaches of El Gouna. The upscale 4-star property is characterized by a chic interior design, modern ambience and comfort.

### Sultan Bey

4 stars – 115 rooms | pool, beach Capturing the essence of Egypt with its winding alleys and stunning features. The hotel overlooks El Gouna's lagoons and offers a tropical garden setting in the heart of the town furnishing easy access to the vibrant Tamr Henna Square and to the nearby Zeytouna Island.





### **TTC Rihana Resort**

4 stars – 434 rooms | pool, beach, aqua park, kids club A 4-star all-inclusive resorts managed by a family-owned Belgian hotel chain. Offering unparalleled Red Sea holidays for families with children. Unique architectural design is complemented by lush landscaped gardens.

### **Ali Pasha Hotel**

3 stars – 67 rooms | pool, a la carte restaurant, marina In the heart of the Abu Tig Marina with the most luxurious views and the most convenient accessibility! Famed for its terrace, Ali Pasha's nightly beauty is complemented by the delicacies served at the town's only Indian Restaurant, Tandoor.

### **Captain's Inn**

3 stars – 50 rooms | a la carte restaurant, marina Directly overlooking the Abu Tig Marina promenade, minutes away from the beach, the 3-star Captain's Inn is one of El Gouna's most sought-after small hotels welcoming divers, kitesurfers, and partygoers.

### **Turtle's Inn**

3 stars – 27 rooms | marina A modern hotel with only 27 guestrooms in the beautiful Abu Tig Marina, offering tastefully furnished rooms, refreshing style, and personalized service.





## THE MARINAS

El Gouna epitomizes maritime excellence with its collection of 4 premier marinas, offering approximately 650 luxurious berths. These world-class marinas provide unparalleled access to the Red Sea's most coveted dive sites, serene leisure spots, and enchanting islands. Enhanced by two floating dry docks and a state-of-the-art mega boat store featuring 150 berths, El Gouna stands as a beacon for boating enthusiasts and aquatic adventurers seeking the pinnacle of maritime experiences.



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## EL GOUNA'S EXQUISITE MARITIME ESCAPES



### **Abydos Marina**

Nestled gracefully on open waters south of the town's vibrant core, Abydos Marina is El Gouna's inaugural marina. It features a sophisticated diesel fueling station and an advanced Floating Dry Dock, accommodating up to 120 vessels. Abydos Marina is a sanctuary for yacht owners and diving boat operators, offering an elegant port for exclusive maritime pursuits.

### **Abu Tig North Basin**

Complementing the North Basin, Abu Tig South Basin extends the marina's allure with an additional 200 berths. This basin enhances the exclusivity of Abu Tig Marina with its own suite of high-end amenities, offering a flawless maritime experience in an ambiance of sophistication and grandeur.

### **Abu Tig South Basin**

Abu Tig North Basin is a prestigious marina designed to accommodate up to 200 vessels, including grand mega-yachts. Renowned for its refined design and luxurious amenities, it provides an opulent environment where elegance meets functionality, offering seamless access to El Gouna's upscale retail and gourmet dining experiences.

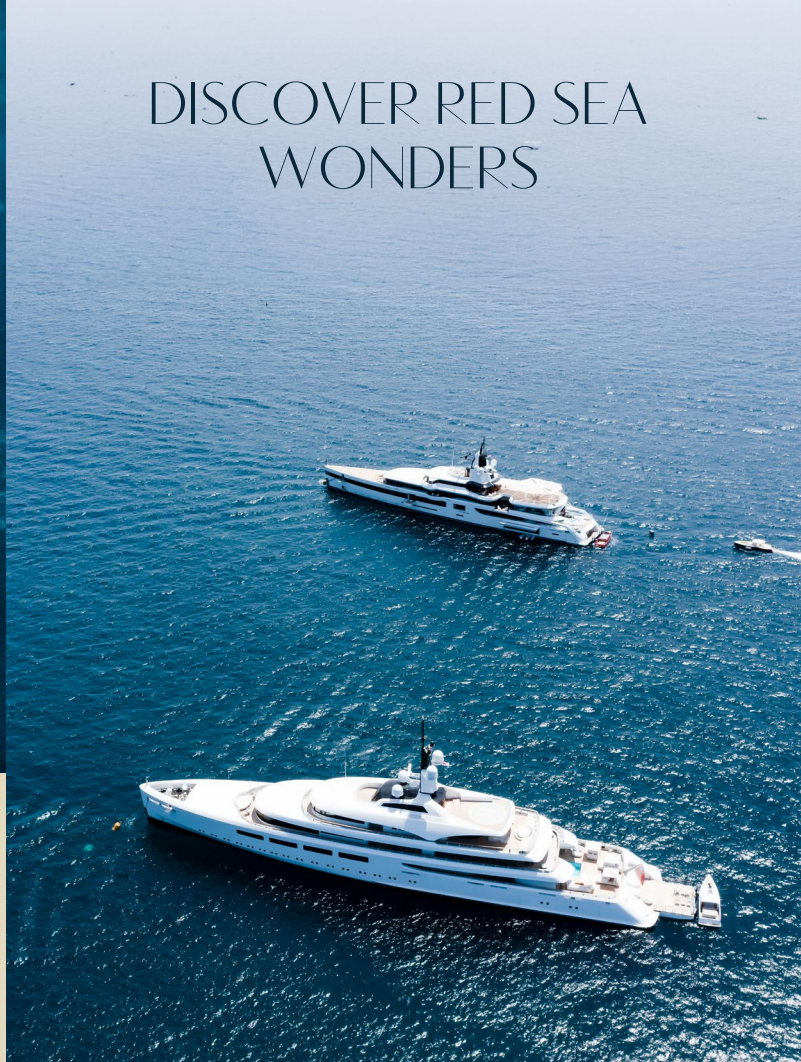
### **Fanadir Marina**

Set against a breathtaking shoreline, Fanadir Marina exemplifies architectural magnificence with its capacity for 80 vessels. It seamlessly blends beauty and practicality, featuring expansive pedestrian boulevards and luxury amenities, making it an unrivaled destination for discerning boat owners and esteemed visitors.





## DISCOVER RED SEA WONDERS



El Gouna invites adventurers to immerse themselves in the unparalleled maritime experiences of the Red Sea. Whether you're seeking leisurely cruises, island explorations, or thrilling fishing expeditions, the azure waters of El Gouna offer something for every enthusiast. Embark on a journey to discover enchanting islands, each with its own charm, from serene hideaways to lively activity hubs. With expert guides and top-tier vessels, fishing excursions promise unforgettable moments, as you engage with the rich marine life of the Red Sea.

Enjoy everything from luxurious yacht charters to personalized boat tours, ensuring both tranquility and excitement. El Gouna also proudly hosts the International Fishing Championship IGFA and International Sailing regattas, further enhancing its reputation as a premier coastal destination.





## EXPERIENCE THRILLING ADVENTURES AND EXCURSIONS

El Gouna offers an exciting mix of water sports and land-based adventures, all set against a stunning backdrop of sun, sand, and sea. As a premier destination for kitesurfing, El Gouna's crystal-clear waters and reliable winds attract enthusiasts from around the world. The Sliders Cable Park, one of the largest Olympic-standard cable parks globally, enhances the area's reputation for thrilling water activities.

Diving enthusiasts will find the Red Sea's vibrant coral reefs and diverse marine life captivating, making El Gouna a top choice for divers of all levels. On land, El Gouna offers a diverse array of activities, such as desert safaris, a state-of-the-art skate park, horse riding stables, a skydiving hub, and facilities for paintball and laser tag, among many other thrilling adventures. El Gouna offers something for everyone, from a vibrant sailing club to wellness-focused amenities, all designed to help you connect with the area's natural beauty.



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## FUN FOR ALL AGES

El Gouna is the perfect destination for families with children of all ages, offering a wide range of child-friendly attractions like Sane, Cheeky Monkey, and exciting go-karting tracks. With dedicated kids' areas conveniently located throughout the town, families can enjoy safe and entertaining adventures together. During long vacations and holidays, special kids' programs are available, ensuring even more fun and memorable experiences for the little ones.





## EL GOUNA SPORTS DISTRICT

The newly established El Gouna Sports District is a vibrant hub for wellness and community engagement. It offers a wide range of fitness facilities, including tennis, padel courts, pickleball courts, and a state-of-the-art squash complex. With a dedicated kids' area and the ability to host large events and tournaments, the district provides inclusive opportunities for all, fostering engaging fitness experiences and social interactions for both locals and visitors. Adjacent to the Sports District, there's also a convenient F&B area where you can grab quick bites, making it easy to refuel between activities.





## EL GOUNA SQUASH

El Gouma is home to a world-class squash complex with four courts that meet global standards, serving both local enthusiasts and international players. The venue is renowned for hosting the prestigious El Gouma International Squash Open, a PSA platinum event that attracts top-ranking players from around the world. Now in its 12th edition, this tournament continues to showcase El Gouma as a premier destination for elite squash competitions, with the semi-final and final matches held at the iconic Gouma Conference and Culture Center (GCCC), drawing significant attention and acclaim from the squash community.





## EL GOUNA FOOTBALL CLUB

El Gouna Football Club, a notable team in the Egyptian Premier League, has become a magnet for professional talent, including national team players and coaches. The club's Youth Department, comprising ten teams for aspiring young players aged 11-21, focuses on talent development. The club's home stadium, located in El Gouna, features modern amenities such as seating for 12,000 spectators, natural grass fields, dressing rooms, a VIP lounge, and a press conference room, providing a top-tier environment for both players and fans.





## EL GOUNA GOLF

Playing golf in El Gouna offers an exhilarating experience, set against breathtaking natural landscapes and thoughtfully designed courses. The destination features two world-class championship courses: the 18-hole, par-72, 6,269-meter El Gouna Golf Club, masterfully crafted by Gene Bates and Fred Couples, and the 18-hole, par-72, 6,750-meter Ancient Sands Golf Club, designed by Karl Litten. Both courses showcase meticulously maintained fairways, challenging bunkers, and stunning lagoon views, blending seamlessly with the surrounding desert topography to create a truly unique and rewarding golfing experience.

Whether you're a seasoned pro or just starting out, our Golf Academy's certified professionals are here to elevate your game, offering expert instruction and personalized coaching. Renowned for their design, course conditions, and strategic layout, these courses embody El Gouna's dedication to delivering exceptional golfing experiences.





## CULINARY JOURNEYS

El Gouna's culinary scene offers a diverse array of dining experiences, from local Egyptian dishes to international cuisines, fast food to upscale dining. With 100+ options available, visitors can indulge in Mediterranean, Middle Eastern, and seafood-inspired fare, with many restaurants catering to dietary restrictions and preferences. Fanadir Marina and Abu Tig Marina stand out as hubs of high-end restaurant culture, offering unforgettable dining experiences amidst vibrant settings.





## NIGHTLIFE

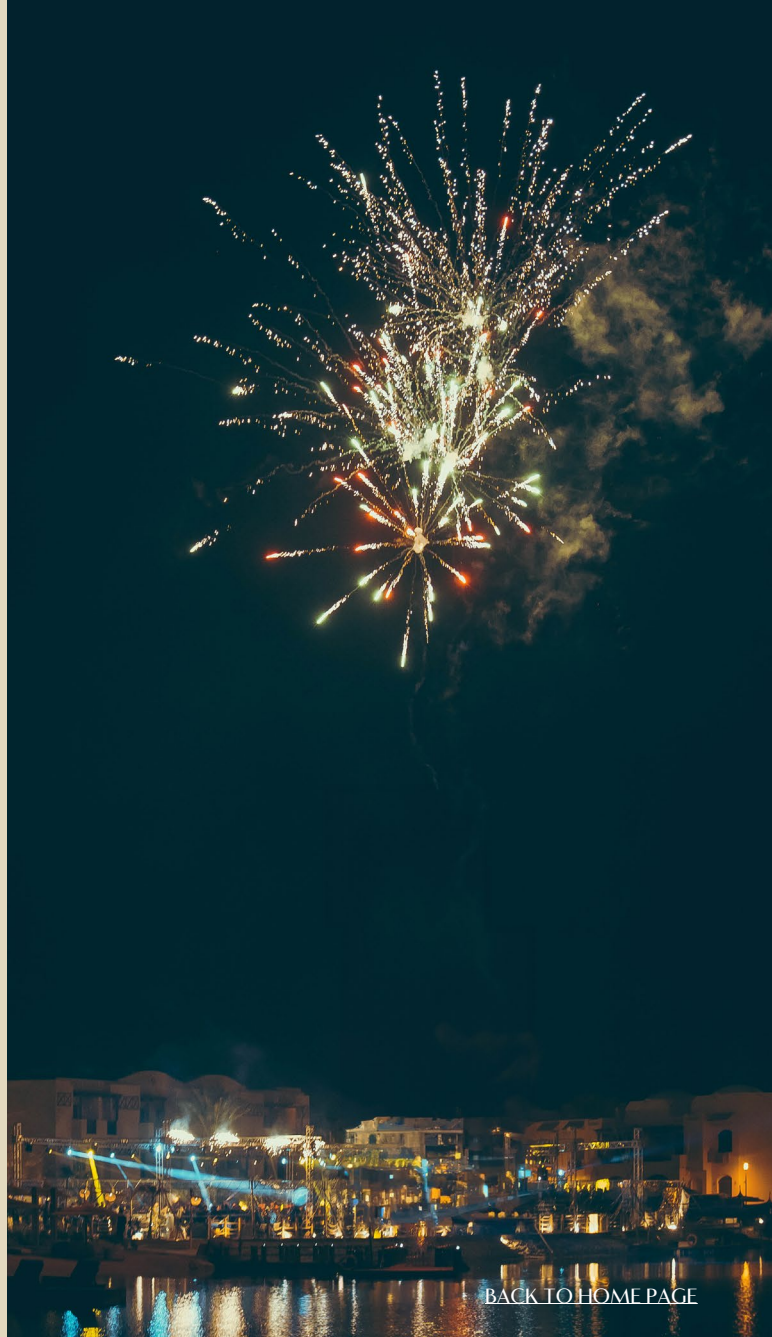
As the sun sets, El Gouna's nightlife comes alive with a vibrant array of bars, pubs, and clubs spread across its lively marinas and town areas. Whether you're looking for energetic dance floors, themed nights, or cozy lounges by the water, El Gouna's nightlife offers a diverse mix of atmospheres to suit all tastes. From chic and stylish settings to more laid-back, marina-side spots, the town ensures memorable evenings for everyone who ventures out.





## A HUB FOR UNFORGETTABLE EVENTS

El Gouna has established itself as a premier destination for hosting a diverse range of events, from high-profile sports tournaments and international business conventions to captivating cultural festivals. Among these events are performances by world-renowned DJs like Solomun, Carl Cox, and Black Coffee, who bring their electrifying sets to El Gouna's lively venues. Each event is meticulously planned and executed, leveraging state-of-the-art facilities and stunning surroundings to create exceptional experiences. The destination's breathtaking landscapes enhance every occasion, ensuring that events not only meet but exceed expectations. This commitment to excellence has made El Gouna a favored choice for repeat events and a hallmark of memorable celebrations. Among the standout events is the Sandbox Festival, which recently marked its 10th anniversary, further solidifying El Gouna's reputation as a vibrant and dynamic location for extraordinary gatherings.



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## EL GOUNA CONFERENCE AND CULTURE CENTER (GCCC)

Originally envisioned to host a range of cultural events and inspired by Eng. Samih Sawiris' commitment to the arts, El Gouna Conference and Culture Center (GCCC) has become an iconic landmark in its own right. Designed by British architect Christina Seilern, this striking building features a high-colonnaded facade and is elegantly situated beside a serene lagoon. The GCCC seamlessly blends contemporary architecture with Middle Eastern and traditional Egyptian elements. It has significantly enriched the arts and culture scene, hosting a variety of notable events, including the El Gouna Film Festival, and establishing El Gouna as a premier destination for cultural and conference excellence. The center exemplifies a commitment to innovative and sustainable design, making it a cornerstone of the community's vibrant cultural landscape.



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## YOUR DREAM WEDDING DESTINATION

In addition to its natural beauty, El Gouna is a premier wedding destination in Egypt and the region. With stunning landscapes, picturesque beaches, and upscale venues, it offers the perfect setting for romantic beach ceremonies, lush garden affairs, or opulent ballroom celebrations. Supported by professional wedding planners and attentive staff, couples can relax and enjoy their special day amidst the charm and elegance of El Gouna.





## MEETINGS AND CONFERENCES

El Gouna has become a premier destination in Egypt for hosting business meetings, conferences, and incentive events of all sizes. Easily accessible and equipped with top-notch facilities, it fosters creativity and ensures smooth, memorable experiences. Customized packages streamline planning, offering venue spaces, group accommodations, transportation, catering, tech support, business services, and entertainment options.





## G-SPACE

A thriving co-working hub in El Gouna, has become a success story by attracting community members, businesses, and local talents. It offers diverse workspaces, including hot-desks, private offices, meeting rooms, and event spaces, fostering innovation and collaboration. G-Space also hosts workshops and pop-up events, enhancing its role as a dynamic business ecosystem in the Red Sea region.

## G-VALLEY

Set to become a premier hub for startups in Egypt, expanding upon the success of G-Space. Located in the heart of El Gouna, it will feature co-working spaces, meeting rooms, offices, and areas for workshops and events, attracting vibrant entrepreneurs and enhancing business activities. Future phases will include housing and commercial areas, driving job creation and economic growth. A G-Passport will also be developed, that will offer enticing benefits for the registered startups.

## EL GOUNA BUSINESS PARK

The planned Business Park in El Gouna is set to become a vibrant commercial hub, hosting a diverse array of companies, from financial institutions to service providers and retailers. This thriving ecosystem will support and enhance El Gouna's growing business community, meeting the needs of both businesses and consumers.





## HEALTHCARE

Since its establishment in 1998, El Gouna Hospital has set the standard for modern healthcare in the Red Sea region. Offering round-the-clock emergency care, specialized medical services, and comprehensive inpatient and outpatient treatments, the hospital combines cutting-edge technology with expert care. Highlights include the Middle East's largest hyperbaric chamber, a state-of-the-art dentistry department, and a dedicated neurology and rehab center in collaboration with Switzerland's Schulthess Clinic. Accredited by ISO 9000:2015 and TEMOS International Healthcare Accreditation (TIHA), El Gouna Hospital is committed to delivering world-class medical care.

## EDUCATION

Education is a cornerstone of El Gouna's thriving community, emphasizing growth, development, and well-being. Leading the way are El Gouna International School (EGIS), established in 1998, and Manara School, the first in Egypt to offer a residential program, both providing high-quality education with modern facilities and international standards. In addition, several other excellent and specialized schools, along with nurseries, offer professional, nurturing environments for early childhood development, ensuring a strong foundation for the future.





## TRANSPORTATION

Transportation in El Gouna is effortless, with various options like El Gouna's famous tut-tuks, shuttle buses, and shuttle boats ensuring easy access to destinations. As a green city, it features extensive bicycle tracks and a popular e-bike sharing system. Additionally, private limousines and daily bus services to Hurghada and Cairo are available for convenient travel. A central transportation hub is under construction, which will connect the town to Egypt's bus network and serve as a central point for internal transportation. Furthermore, the town boasts an airport for private and rental jet commutes.





## EL GOUNA PLUS LIFE MADE SIMPLE

El Gouna Plus is your ultimate gateway to comprehensive end-to-end solutions for all your home needs in El Gouna & offering key benefits to simplify your living experience. The platform ensures effortless livability, maximized ROI, and reliable comfort, all contributing to a hassle-free coastal lifestyle tailored to residents' and homeowners' needs and preferences.

### **Turnkey Solutions:**

Comprehensive offerings including design and renovation, full home rebuilds, extensions, complete redesigns of interiors, and landscaping transformations. Access to preset packages, turnkey solutions, and bespoke designs facilitated by our top-tier designers, enabling you to realize your vision of a perfect coastal dream home.





### **Property Management:**

Expert management of both short-term and long-term rental arrangements for homeowners in El Gouna. Seamless rental management processes ensure that your property is not only well-maintained but also efficiently managed to maximize rental occupancy and income.

### **Home Services:**

Daily offerings that include housekeeping, laundry services, and regular maintenance tasks. These services are designed to enhance the everyday living experience, allowing homeowners and residents to fully immerse themselves in the joys of seaside living without the typical domestic burdens.

Visit the El Gouna Plus Showroom  
or call the Hotline: 16650  
or Email: [plus@elgouna.com](mailto:plus@elgouna.com)





## EL GOUNA RESALE BUY. SELL. INVEST.

Whether you're looking to buy, sell or invest, El Gouna's Resale Department has got you covered! To ensure you the smoothest process, Orascom Development & El Gouna have developed three services that satisfy and cater to different needs.

### **Resale Made Easy:**

Make your move. Move in Instantly.

### **Instant Buy & Sell:**

Need to sell your unit fast? We'll take it off your hands.

### **The Resale Experts:**

Not sure how to price your unit? Let us do the evaluation for you.

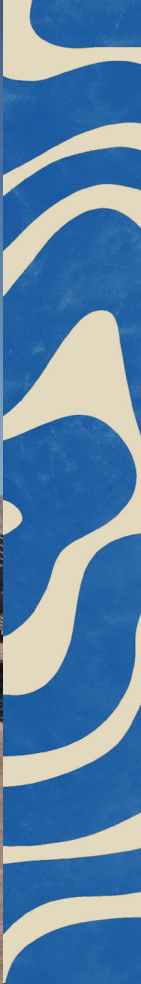




## GREEN EL GOUNA LEADING IN SUSTAINABILITY

El Gouna stands as a model of sustainability, blending eco-friendly practices with vibrant coastal living. The town minimizes its environmental impact through innovative initiatives, including the use of renewable energy sources like solar power and electric vehicles. Awarded the Global Green City award and Green Globe certifications, El Gouna excels in waste management, renewable energy, and marine life preservation.





#### **Power:**

Operating a 7.2MW solar farm with plans for a 10MW expansion, El Gouna demonstrates its commitment to green energy.

#### **Water:**

Sourced from local desalination plants, El Gouna plans to build its largest plant yet. Wastewater is treated in triple-stage STPs, with additional support from desalinated brine for local ecosystems.

#### **Community and Biodiversity:**

El Gouna supports environmental education and conservation efforts, including dolphin protection and migratory bird research. Ongoing reforestation projects, including the planting of 3,500 saplings, and the protection of mangrove forests highlight the town's dedication to biodiversity.

El Gouna's proactive approach to sustainability ensures a thriving, eco-conscious community while preserving its natural beauty.





### **Waste Management:**

Collecting and sorting 100% of municipal waste, El Gouna processes over 22,000 tons annually, converting waste into useful products like trash bags and compost.

### **Town-Supported Community Efforts:**

El Gouna actively supports various community efforts aimed at environmental conservation and education. These include dolphin research and protection initiatives led by the Dolphin Watch Alliance, with their El Gouna office located at Manara School Campus. Additionally, routine environmental education and marine preservation workshops are integrated into Marina Health & Safety Training programs for vessel operators. The town encourages sustainable transportation through the development of cycling lanes and the introduction of e-powered vehicles like SIXT and eTuktuks, with plans to convert company fleets in progress. Community members also conduct migratory bird research, aided by observation points built by the town, leading to sightings of over 100 bird species, including threatened species like the Lanner Falcon, benefiting from El Gouna's expanding water bodies and green spaces.



# EL GOUNA MASTERPLAN





by ORASCOM  
DEVELOPMENT

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16650

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