

HIGHLA'ND

BY NORTH BAY


ELGOUNA
RED SEA

 by ORASCOM
DEVELOPMENT

EL GOUNA A TOWN TO LOVE

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



ABOUT EL GOUNA

LIVE THE SEA, LOVE THE LIFE

El Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences. 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.

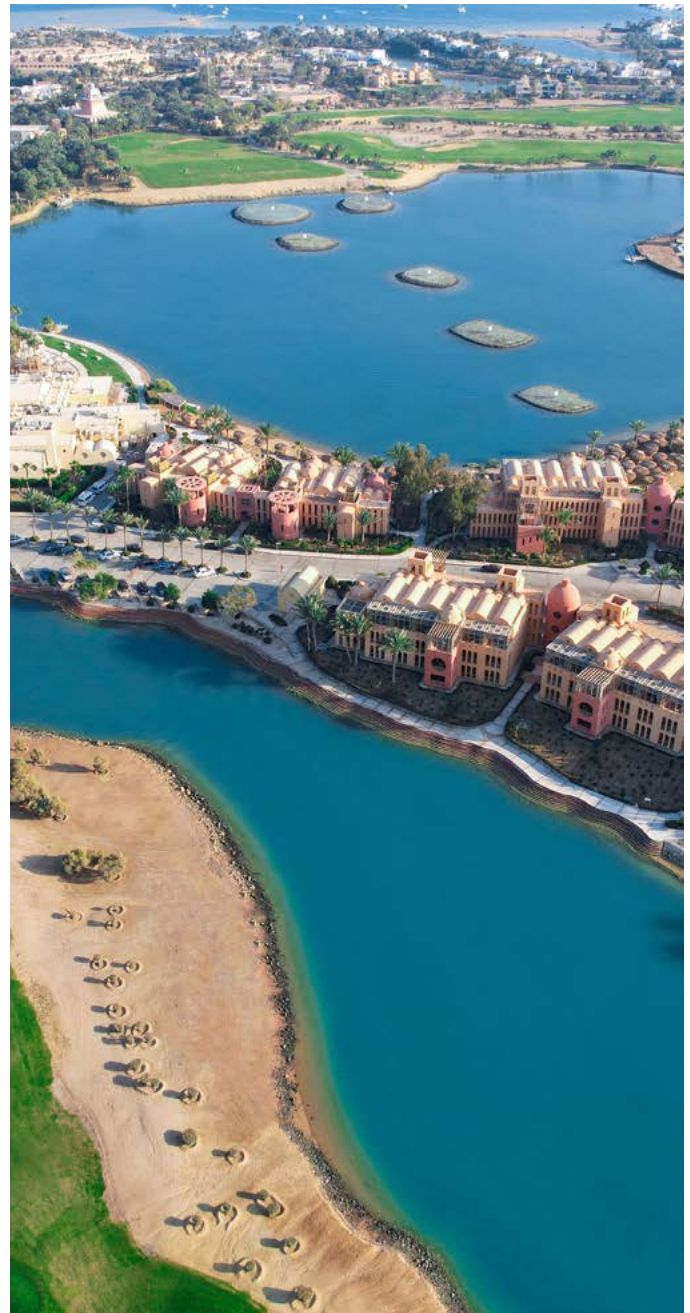


A PLACE TO BELONG

Our inclusive community welcomes 25,000 residents from 50+ nationalities with different backgrounds, fostering a sense of belonging and acceptance that promotes personal growth and well-being. This spirit of harmonious environment makes El Gouna more than just a place to live; it's a place to thrive.



ALL YEAR ROUND DESTINATION



El Gouna's perfect all-year-round sunshine and thoughtful urban planning allow its residents to enjoy healthier and more outdoor-focused lives. The town provides a diverse array of amenities, including 4 world-class marinas, 2 championship golf courses, 18 reputable hotels, a world-class international hospital, schools, universities, co-working spaces, a private airport, and over 100 exciting restaurants, bars, and eateries.



EL GOUNA MASTERPLAN

Epitome of Serenity



A NORTHERN LEGEND IS BORN

Cradled comfortably between Ancient Sands phase four and Ancient Hill, a new neighbourhood rises defiantly from the stunning realm, redefining premium Red Sea living.

Sprawling over a total land area of 390,000 sqm and home to a central lagoon measuring 140,000 sqm, the iconic neighbourhood has been designed to flow effortlessly. The lagoon is a sight that leaves an indelible impression; a spectacular focal point and landmark that merges harmoniously with the surrounding natural beauty. The water body is linked to, and allows direct boat access, to the neighbouring Ancient Sands phase four and Ancient Hill waterways, which in turn connect seamlessly to the sea. Maritime adventures are encouraged here.



NORTH BAY
MASTERPLAN

Epitome of Serenity



North Bay





MEET THE MASTERMINDS

Legorreta is an internationally renowned architectural firm that was carefully chosen to turn North Bay's vision into a breathtaking reality. Based in Mexico City and founded in 1965, Legorreta's projects have won several globally acclaimed awards. Aligned with El Gouna's core aesthetic values, the company creates the best architectural outcomes inspired by human nature, the desires of residents and the natural indigenous surrounds. Through functionality and efficiency, Legorreta designs friendly, human-centric environments for communities to thrive. They create atmospheres that serve society; always conveying peace, intimacy and optimism. Their prevailing design principles include the use of natural light, color, water, integration of art and craftsmanship, along with the use of local materials that possess a sense of luxury. Over the decades Legorreta has conceived many legendary neighbourhoods that have made thousands of home owners happy. Applying all of their successful creative philosophies and strategies, North Bay will represent the best in quality design and thinking.

IN COLLABORATION WITH



EDSA is an award-winning internationally renowned planning, landscape, architecture, and urban design firm. The company has long upheld an environmentally based approach to design, using inspiration from each project's local heritage and the principles of sustainability. EDSA has realized an impressive portfolio of unique projects across the years, including large scale, luxury developments such as hotels, residential housing, shopping centers, and sporting facilities. Their work can be found in number of international destinations encompassing the Middle East, Europe and South America.

F&R PARTNERSHIP

— by *Mahab Rashad*

F&R Partnership is an award winning, Cairo-based office of Architecture and Interior Design established in 2010 experienced in residential, office and commercial projects. With wellness and timelessness being at the center of its discipline, F&R adopts a minimal and purist design approach that passionately uses proportion and form to enhance people's quality of life. With consideration for what people will experience in these spaces, F&R creates spaces that are full of positive energy, feel open and are nature-filled for people to live, work, and entertain.



Founded in 2020 in Cairo, Egypt, Time is an architecture and interior design studio inspired by the Japanese concept of ma, the art of intervals, pause, and harmony. The studio prioritizes simplicity and purpose, incorporating clean lines, uncluttered spaces, and curated elements to create calm and focus. Using natural materials, light, and indoor-outdoor connections, they promote a harmonious connection with the environment. Time specializes in transforming spaces into artistic expressions, merging creativity, functionality, and innovation as the fourth dimension of space and enhancing the overall experience of a place.



ON THE NORTHERN HORIZON

WHERE THE LAGOON MEETS THE SEA

Venturing north, one
will discover a profound
sense of tranquillity.



PEACEFUL AND SERENE OPEN LAGOON LIVING

Being close to the coast ensures continual fluid water circulation. Private boat docks have been allocated for each residence or shared between two homes by request. Watching vessels bob gently on the water surface creates a lively and authentic scene.

Open lagoon living offers the privilege of witnessing both stunning sunrises and sunsets shimmering over the water. The villas have a direct lagoon view and are positioned to ensure a sense of seclusion and privacy, making them seem like a scene from a postcard. North Bay captures the essence of a peaceful and serene waterfront living.



A NEW ICONIC ARCHITECTURAL IDENTITY

Designed by the legendary Legorreta, the project showcases iconic architecture with bold forms and timeless elegance. It reflects a legacy of vibrant design and harmonious spaces.



THE NEIGHBOURHOOD
IS PIONEERING A NEW
ICONIC ARCHITECTURAL
IDENTITY

Honouring elements of El Gouna's legendary aesthetic, North Bay will act as a landmark by presenting architecture that transcends the ordinary and immerses residents in an extraordinary environment of breathtaking spaces and views.

Adopting a distinct biophilic landscape within a building concept, the natural surrounds and property are fully merged.



ICONIC PAVILLION

A landmark public pavilion within North Bay will present opportunities as a gathering hub, bringing together a rich tapestry of homeowners who share a passion for luxury living.



LEAVING A LASTING IMPRESSION

A landmark public pavilion within North Bay will present opportunities as a gathering hub, bringing together a rich tapestry of homeowners who share a passion for luxury living. It will be a social space that will act as a beacon for the surrounding communities and El Gouna as a whole. Overall, the northern town will undoubtedly be etched in the memories of all who experience its bespoke uniqueness. With its natural beauty and vibrant community, it is a destination that leaves a lasting impression on all that have the pleasure of living its wonder.



HIGHLAND

BY NORTH BAY

Perched atop the final zone of North Bay, **Highland by North Bay** redefines exclusive open lagoon living. Its elevated position offers breathtaking views and unparalleled privacy, setting a new standard for waterfront living.

With elegantly crafted residences, including complexes, twin villas, and stand-alone masterpieces, each is designed to maximize the beauty of the elevated setting. Highland adds to the project's legacy of innovation and exclusivity.



HIGHLAND MASTERPLAN

Epitome of Serenity



Highland by North Bay

First Release





ELEVATED VIEWS

Highland redefines luxurious open lagoon living. Its elevated position offers breathtaking views and unparalleled privacy, setting a new standard for waterfront living.



ELEVATED LIVING WITH BREATHTAKING OPEN LAGOON VIEWS

Highland stands out for its uniquely elevated location, designed to offer breathtaking open lagoon views. This elevation ensures residents can enjoy uninterrupted views of serene waters, adding a sense of tranquility and exclusivity. Waking up to shimmering lagoons and stunning sunsets becomes a daily luxury. Highland by North Bay perfectly combines natural beauty with exceptional design, creating an unparalleled living experience.



VILLA
TYPE A

3 BEDROOM
245 sqm



**THE THREE-BEDROOM
VILLA HARBORS A
FEELING OF SERENITY
AND TRANQUILITY.**

A clever open-plan layout blurs the distinction between indoors and outdoors, infusing the living, dining, and communal spaces with natural freshness while promoting a strong connection with nature. A private garden ensures residents experience ultimate privacy and seclusion. The thoughtful use of color creates a sense of warmth and organic beauty, complementing the natural views and fostering relaxation. The home also features open-to-sky terraces and roof terraces, providing additional outdoor spaces for unwinding and contemplation. These roof terraces offer elevated views of the captivating surroundings. An optional swimming pool can be added to further enhance the lifestyle of the residents.

EXTERIOR



Street View



Lagoon View

INTERIOR



Main Living Area | View I



Main Living Area | View II

INTERIOR



Bedroom

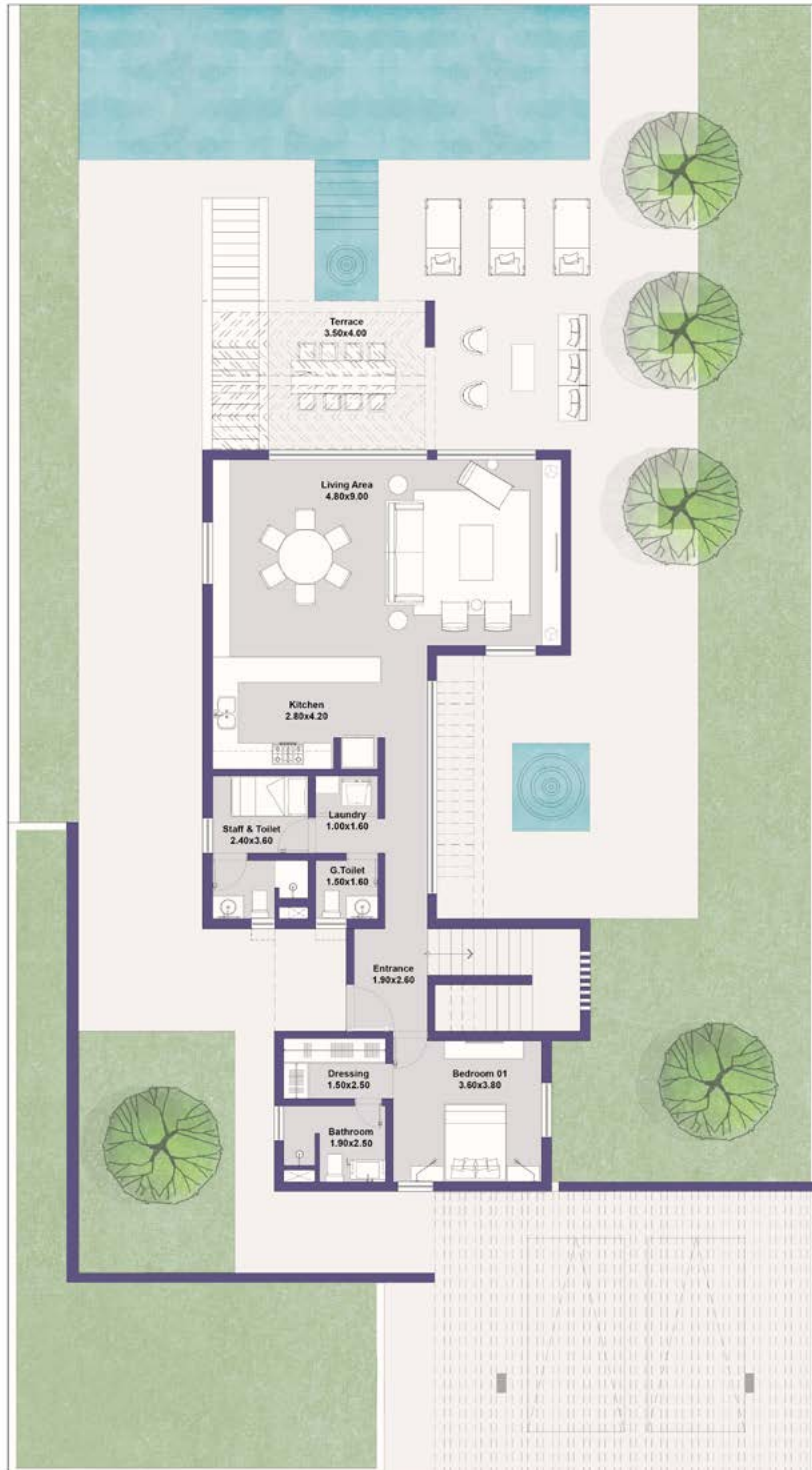


Interior Stairs

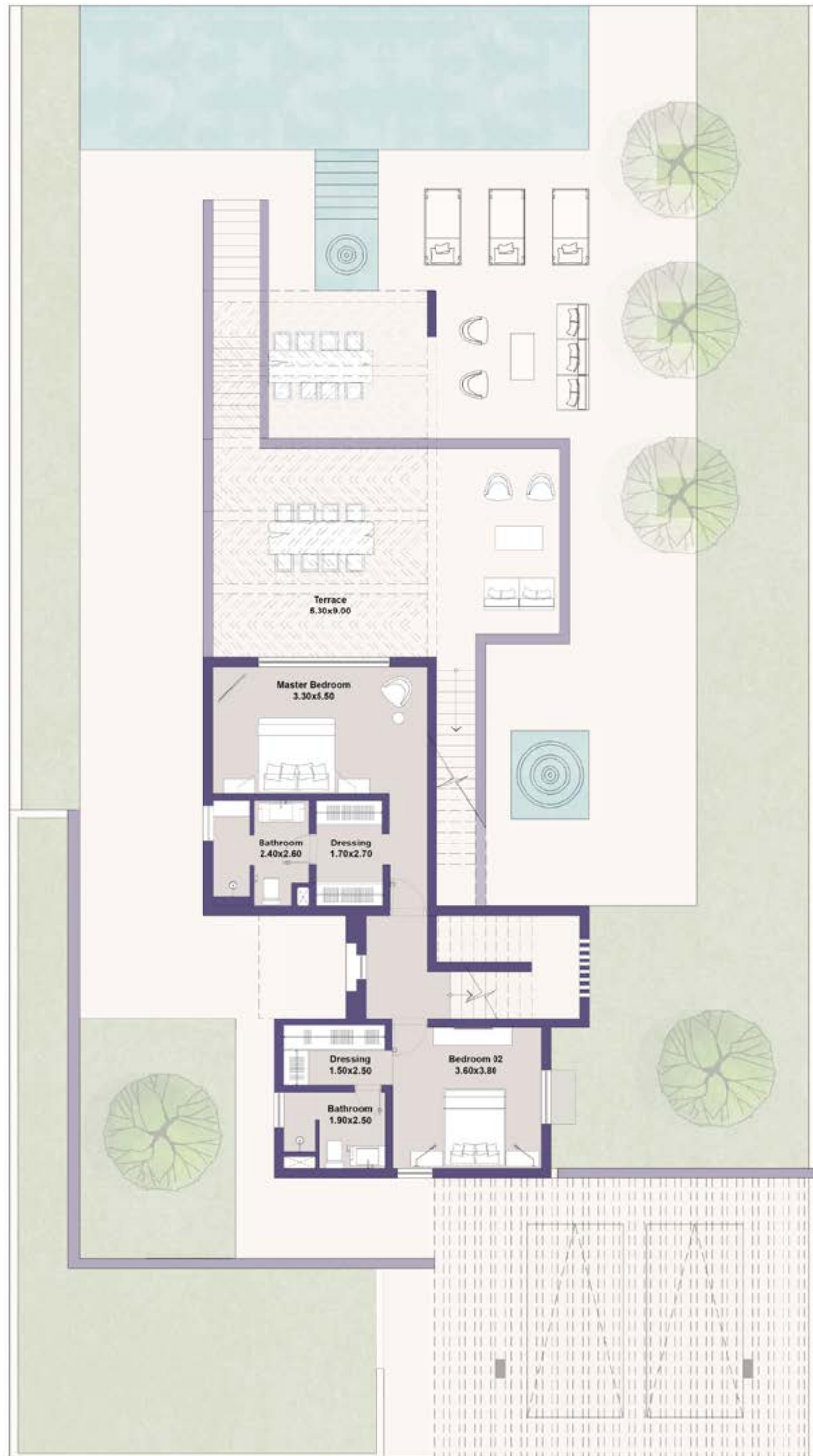


Bathroom

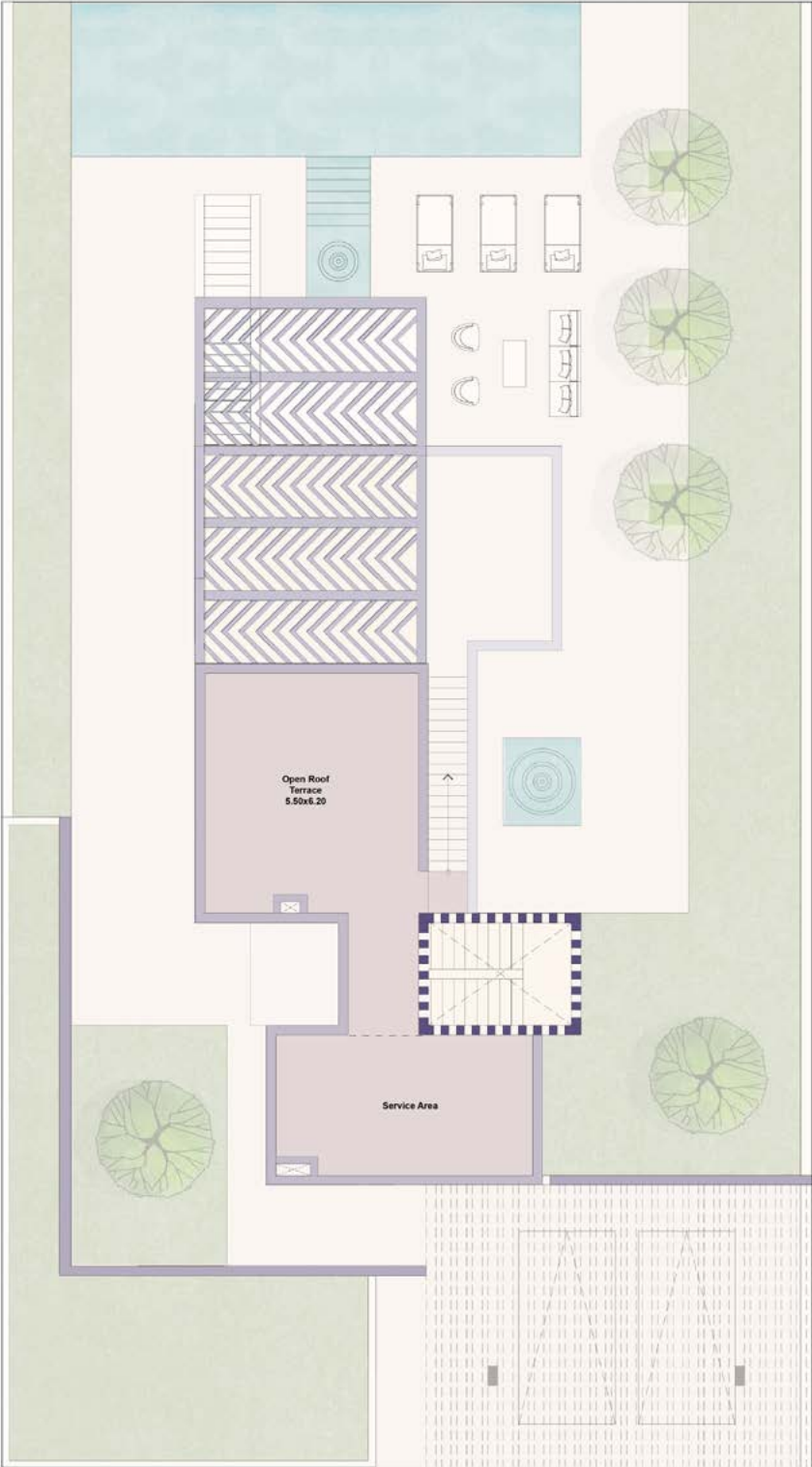
GROUND FLOOR



FIRST FLOOR



ROOF



VILLA A
3 BEDROOM
BUA: 245 SQM

Shaded Terraces: 50 sqm.
Uncovered Terraces: 30 sqm
Open Roof Terraces: 34 sqm.
Uncovered Courtyard: 18 sqm

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

VILLA
TYPE B

3 BEDROOM
235 sqm





THE THREE-BEDROOM VILLA B EMBRACES AN OPEN-PLAN LIVING CONCEPT THAT PROMOTES TRANQUILITY AND THE FREEDOM OF HUMAN EXPRESSION.

The living, dining, and family rooms provide an oasis of relaxation, seamlessly blending indoor and outdoor elements to create a blissful atmosphere. Natural light floods the interiors, while warm color tones flow throughout the villa, enhancing its luxurious and inviting ambiance. A private garden invites you into a serene retreat, and an optional swimming pool can be added upon request, further elevating the villa's tranquil charm.

EXTERIOR



Street View



Lagoon View

INTERIOR



Main Living Area | View I



Bedroom

INTERIOR



Kitchen



Kitchen



Bathroom

GROUND FLOOR



ROOF



VILLA B
3 BEDROOM
BUA: 235 SQM

Covered Terraces: 50 sqm
Open Roof Terraces: 129 sqm
Uncovered Courtyard: 25 sqm

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

VILLA
TYPE B4

4 BEDROOM
250 sqm





THE FOUR-BEDROOM
VILLA B4 EMBRACES
AN OPEN-PLAN LIVING
CONCEPT THAT PROMOTES
TRANQUILITY AND THE
FREEDOM OF HUMAN
EXPRESSION.

The living, dining, and family rooms provide an oasis of relaxation, seamlessly blending indoor and outdoor elements to create a blissful atmosphere. Natural light floods the interiors, while warm color tones flow throughout the villa, enhancing its luxurious and inviting ambiance. A private garden invites you into a serene retreat, and an optional swimming pool can be added upon request, further elevating the villa's tranquil charm.

EXTERIOR



Street View



Lagoon View

INTERIORS



Main Living Area | View I



Bedroom

INTERIORS



Kitchen



Kitchen



Bathroom

ROOF



VILLA B4
4 BEDROOM
BUA: 250 SQM

Covered Terraces: 50 sqm
Open Roof Terraces: 129 sqm
Uncovered Courtyard: 25 sqm

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



TWIN
VILLAS

SINGLE STORY
3 BEDROOM
197 sqm



THE SINGLE-STORY,
THREE-BEDROOM TWIN VILLA
WAS DESIGNED TO FEEL LIKE A
SANCTUARY, NURTURING THE
INDIVIDUALS WHO RESIDE
WITHIN IT.

Incorporating an abundance of soft natural light into the open-plan living and dining areas promotes tranquility and well-being. The surrounding views have been thoughtfully designed to seamlessly merge the indoors with the outdoors. The integrated terraces invite residents to find solace while absorbing the breathtaking scenery. Private meditative gardens offer a sense of seclusion. An optional swimming pool, with variety of designs available upon request, further elevates the home's serene environment.

EXTERIOR



Street View



Lagoon View

INTERIOR



Main Living Area | View I



Main Living Area | View II

INTERIOR



Bedroom

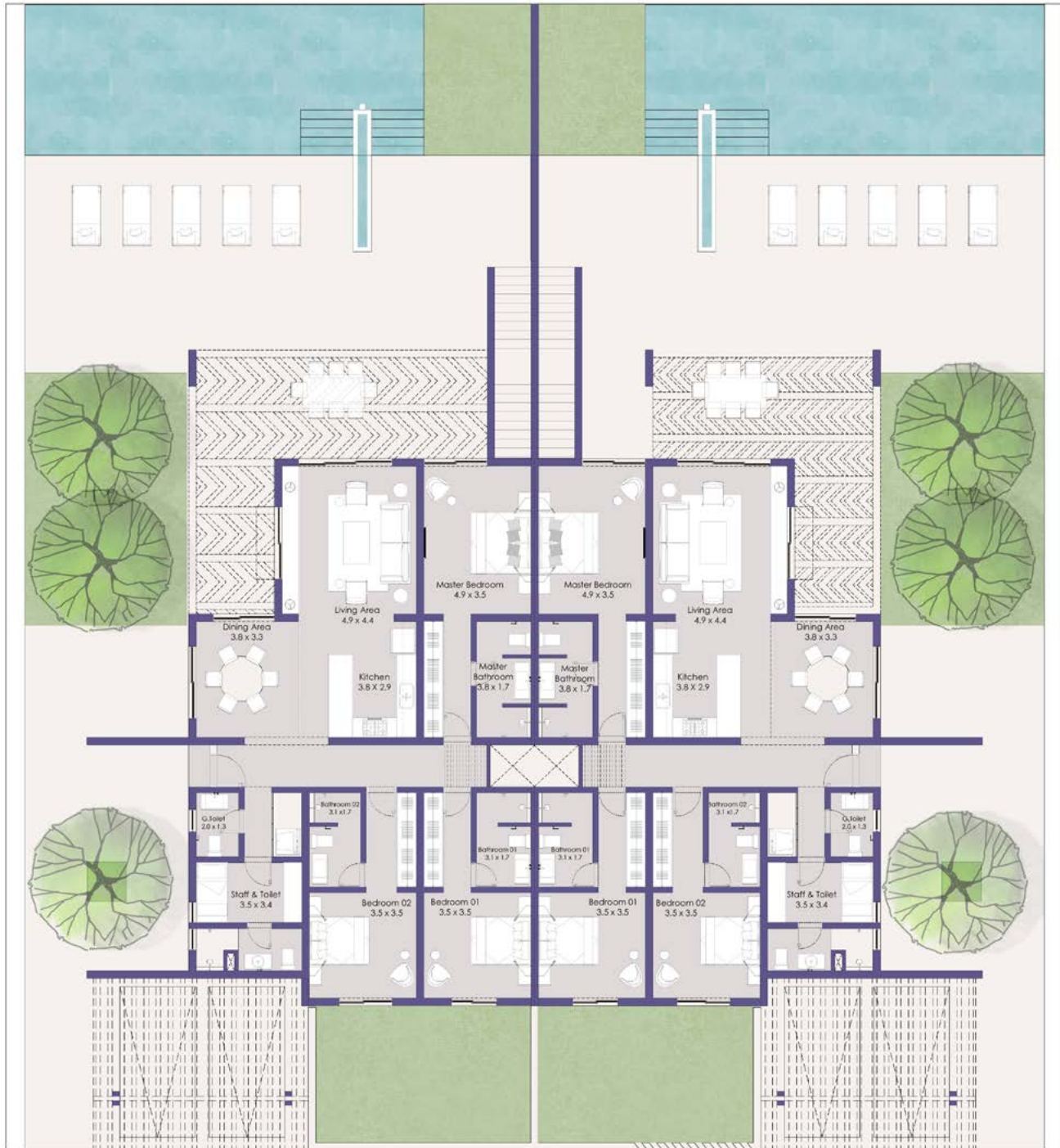


Kitchen



Bathroom

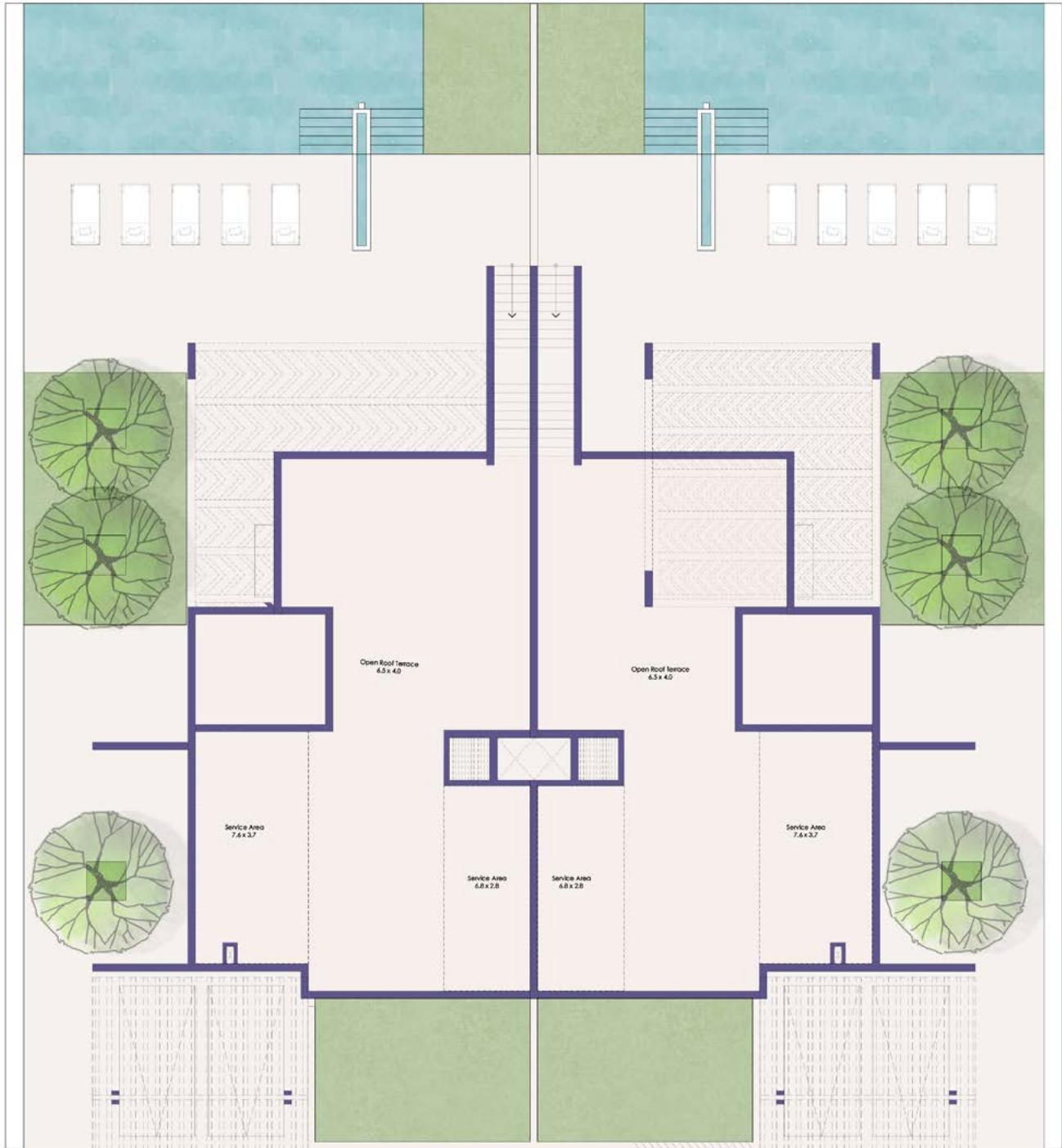
TWIN SINGLE STORY GROUND FLOOR



Twin SS 01

Twin SS 02

TWIN SINGLE STORY ROOF FLOOR



Twin SS 01

Twin SS 02

TWIN SS 01

3 BEDROOM

BUA: 197 SQM

Shaded Terraces: 50 sqm.

Open Roof Terraces: 106 sqm.

TWIN SS 02

3 BEDROOM

BUA: 197 SQM

Shaded Terraces: 65 sqm.

Uncovered Terraces: 7.5 sqm

Open Roof Terraces: 82 sqm.

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



THE HIGHLAND
COMPLEX

VILLA
DUPLEX
PENTHOUSE



THE HIGHLAND COMPLEX INCLUDES VILLAS, DUPLEXES, AND PENTHOUSES DESIGNED TO CREATE A CAPTIVATING SANCTUARY THAT GROUNDS YOU IN THE PRESENT MOMENT AND CONNECTS YOU WITH THE BEAUTIFUL SURROUNDINGS.

The complex offers a harmonious blend of luxurious duplexes, penthouses, and villas, each thoughtfully designed to cater to diverse lifestyles. The focal point of the home is its standalone design, strategically integrated with various elements. It begins with external stairs that connect the upper floors and terraces, leading to an artistic grand entrance. Residents can enjoy unobstructed views of the elevated gardens, gracefully situated on the hill, while sunlight gently filters through the interiors, framing nature as a work of art. Pops of warm color reflect the natural light, creating spaces that feel vibrant and cheerful.

HIGHLAND COMPLEX EXTERIOR



Street View



Lagoon View

HIGHLAND COMPLEX EXTERIOR



Elevated View



Elevated View



THE HIGHLAND
COMPLEX

VILLA
3 BEDROOM
236 sqm

INTERIOR - VILLA



Main Living Area | View I



Main Living Area | View II

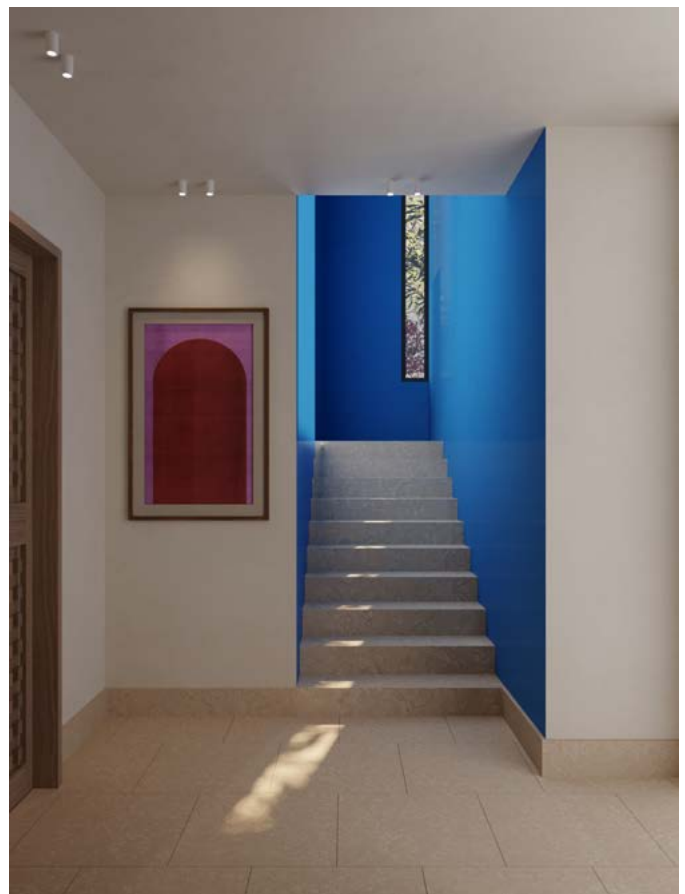
INTERIOR - VILLA



Bedroom



Bathroom

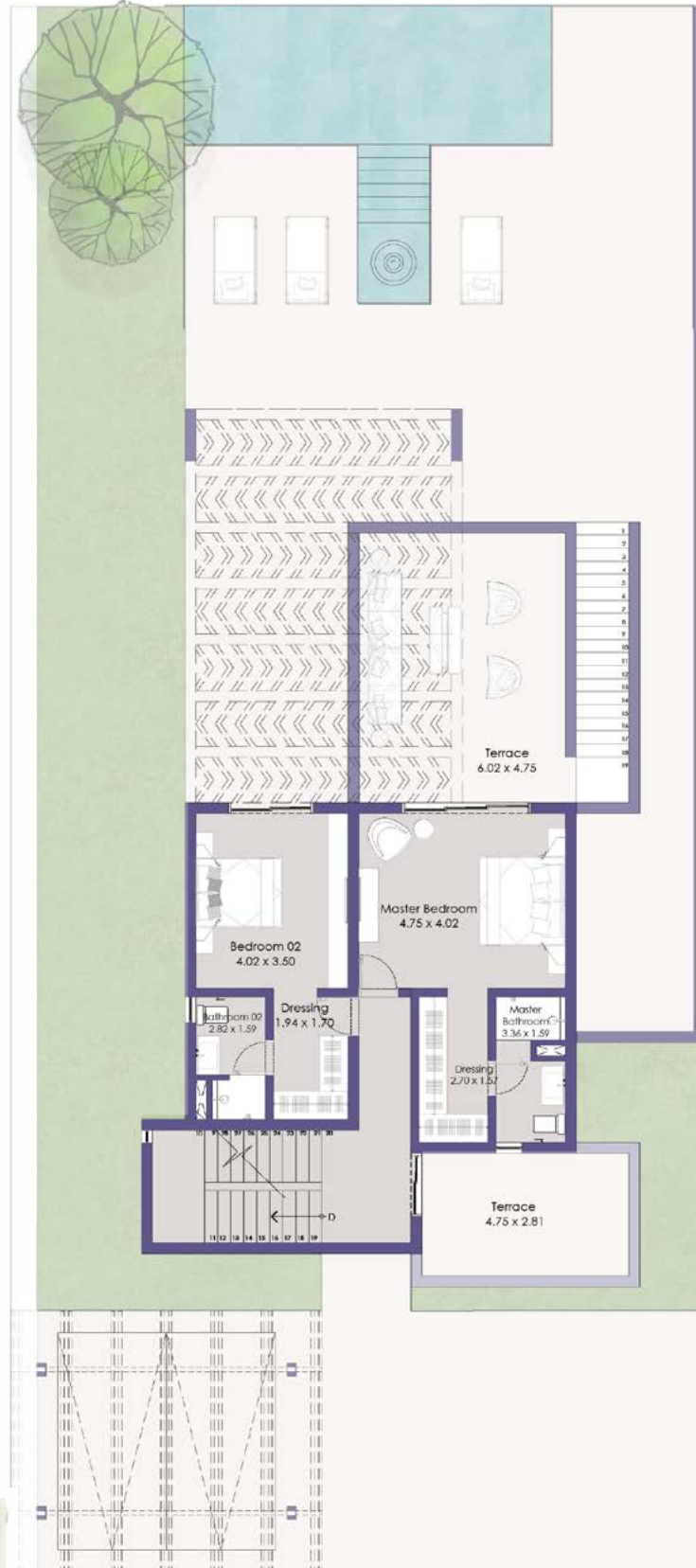


Interior Stairs

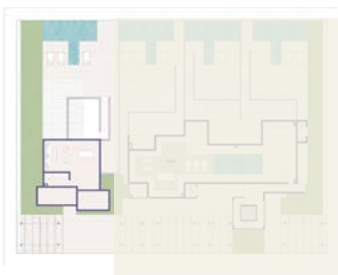
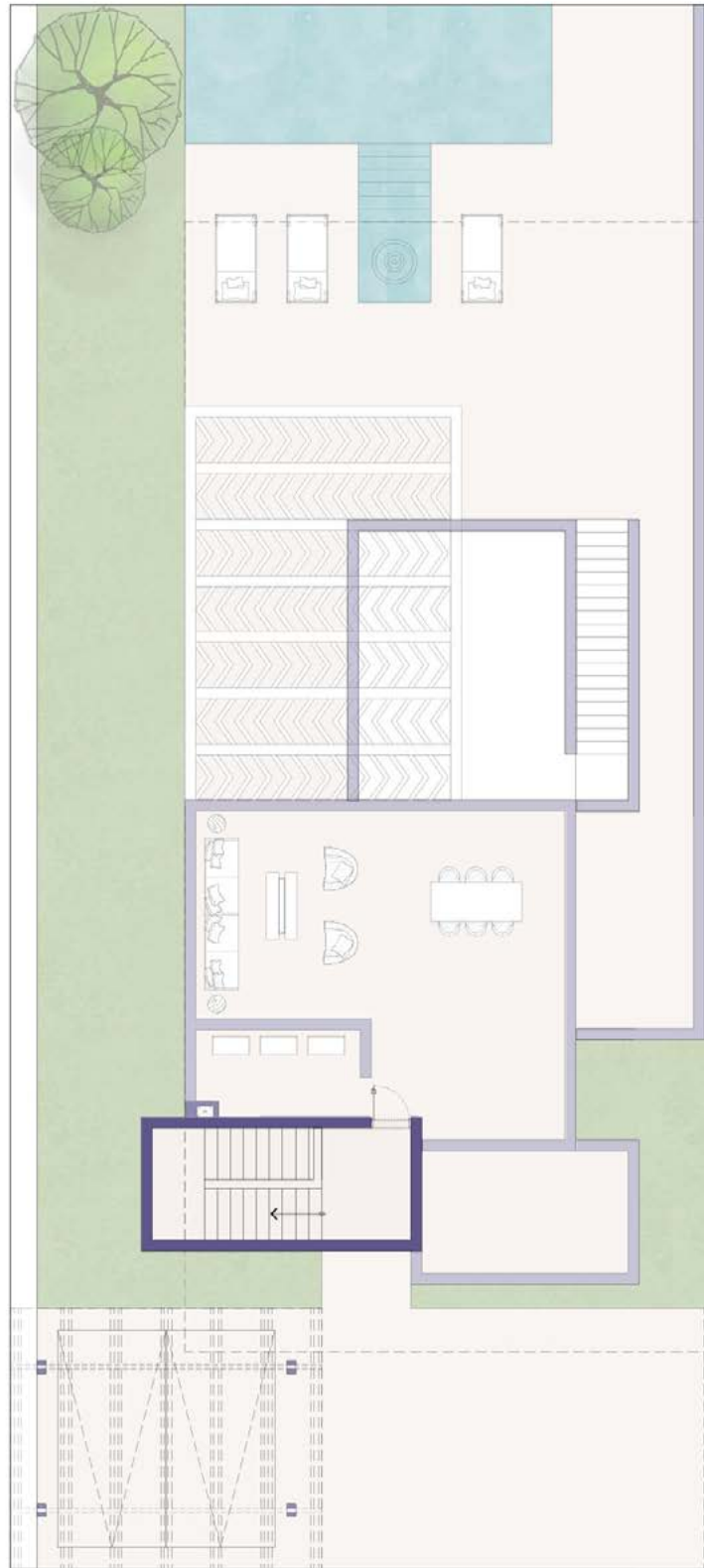
GROUND FLOOR



FIRST FLOOR



UPPER ROOF FLOOR



THE HIGHLAND COMPLEX VILLA

3 BEDROOM

BUA: 236 SQM

Shaded Terraces: 58 sqm.

Uncovered Terraces: 33.5 sqm

Open Roof Terraces: 48.8 sqm.

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



THE HIGHLAND
COMPLEX

DUPLEX
3 BEDROOM
202 sqm

INTERIOR - DUPLEX



Main Living Area | View I



Main Living Area | View II

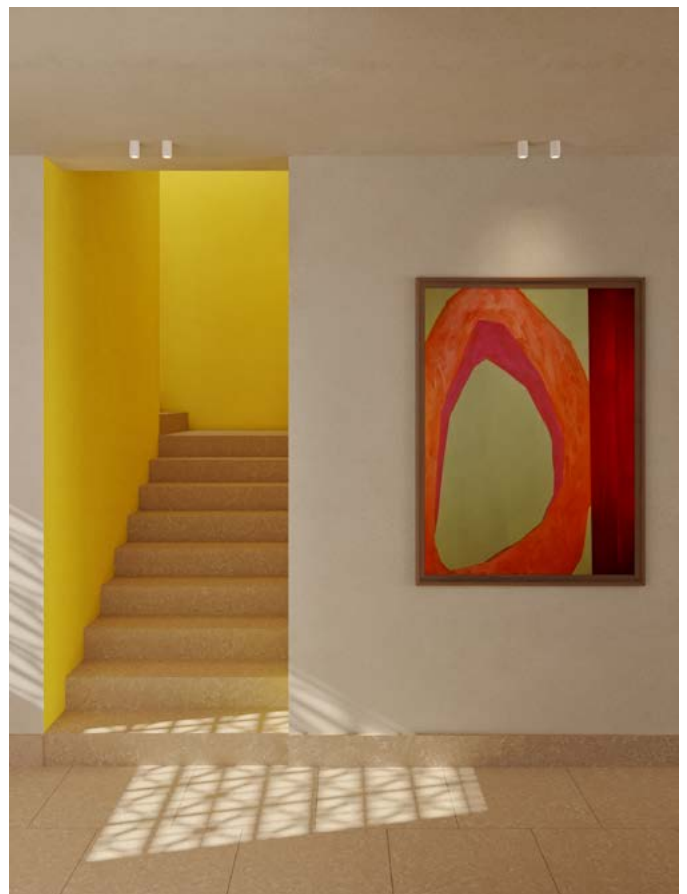
INTERIOR - DUPLEX



Bedroom

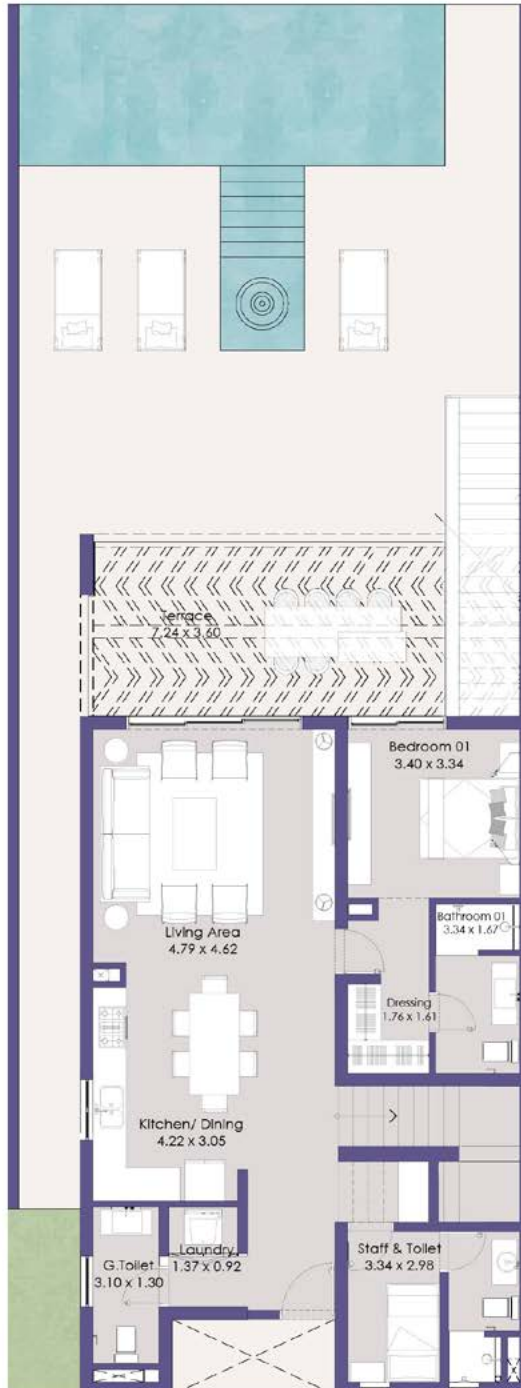


Bathroom

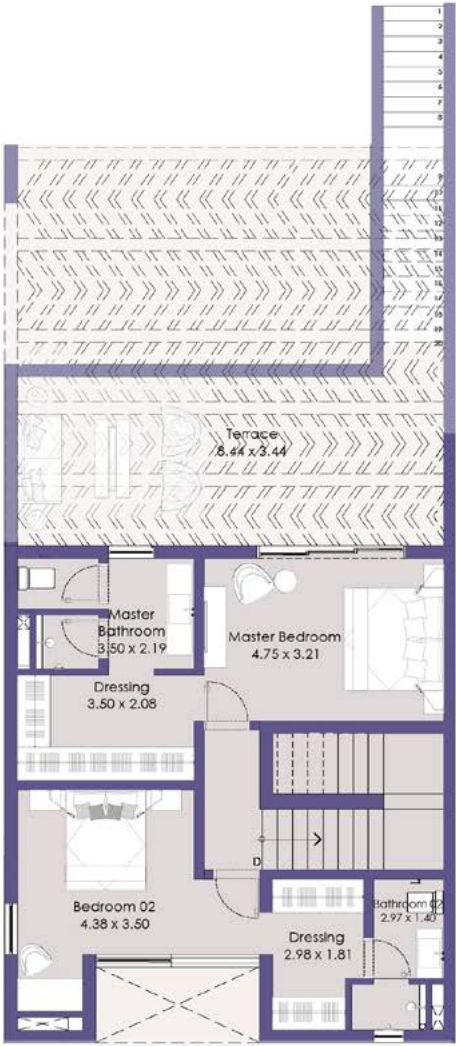


Interior Stairs

DUPLEX 01 GROUND FLOOR



DUPLEX 01 ROOF FLOOR



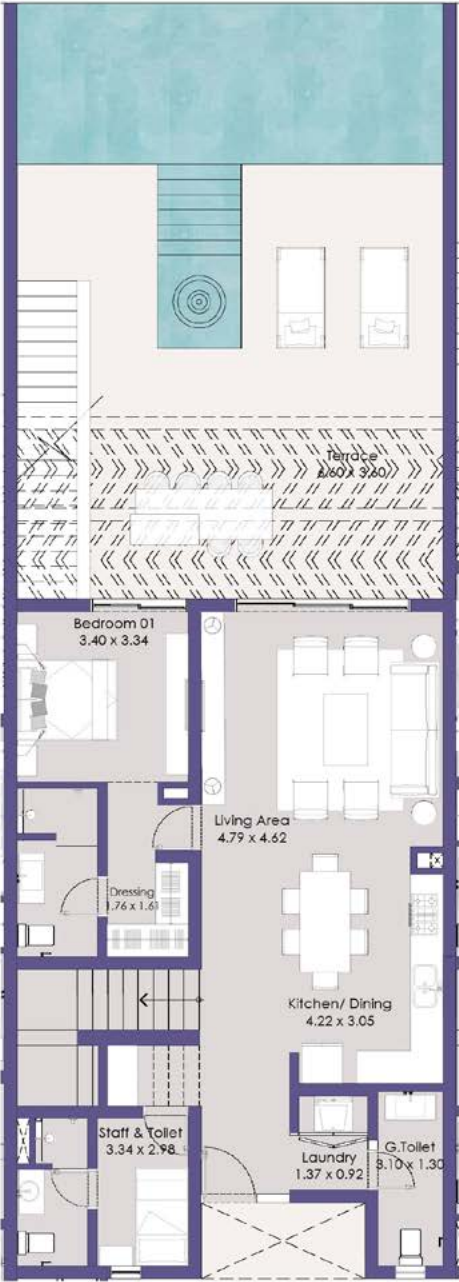
DUPLEX 01
3 BEDROOM
BUA: 213 SQM

Shaded Terraces: 58 sqm.
Uncovered Terraces: 31 sqm
Open Roof Terraces: 31 sqm.

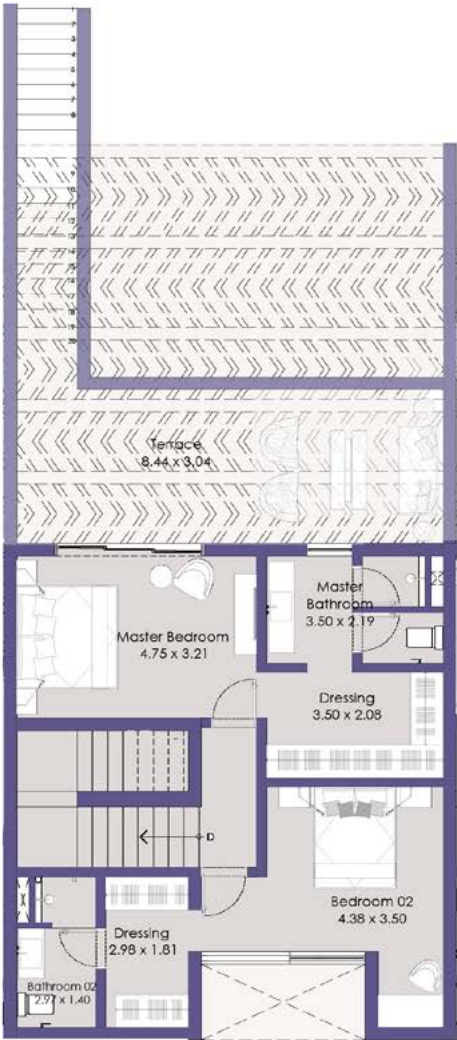
NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

DUPLEX 02 GROUND FLOOR



DUPLEX 02 ROOF FLOOR



DUPLEX 02
3 BEDROOM
BUA: 213 SQM

Shaded Terraces: 57.5 sqm.
Uncovered Terraces: 31 sqm
Open Roof Terraces: 31 sqm.

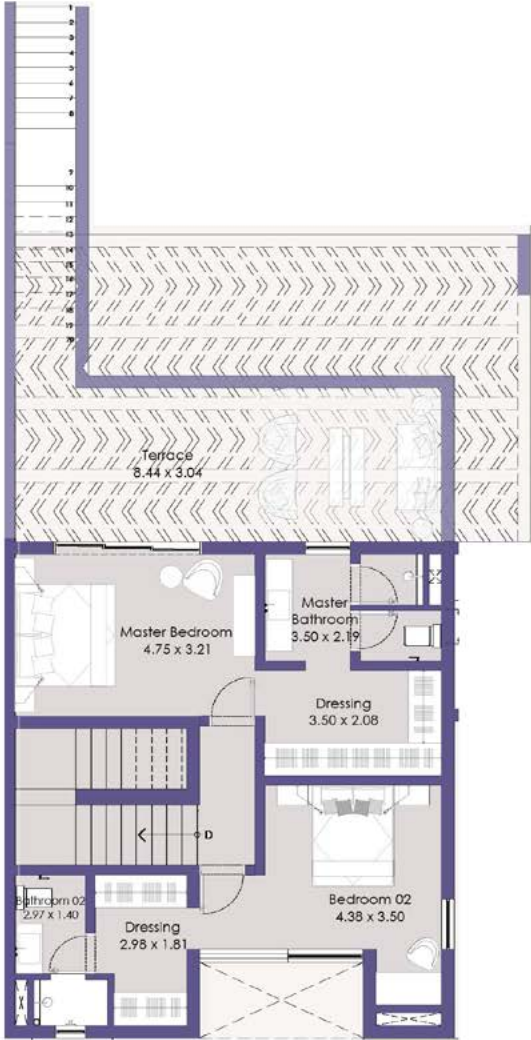
NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

DUPLEX 03 GROUND FLOOR



DUPLEX 03 ROOF FLOOR



DUPLEX 03
3 BEDROOM
BUA: 213 SQM

Shaded Terraces: 55 sqm.
Uncovered Terraces: 31 sqm
Open Roof Terraces: 31 sqm.

NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard



THE HIGHLAND
COMPLEX

PENTHOUSE
3 BEDROOM
245 sqm

INTERIOR - PENTHOUSE



Main Living Area | View I



Main Living Area | View II

INTERIORS - PENTHOUSE



Bedroom

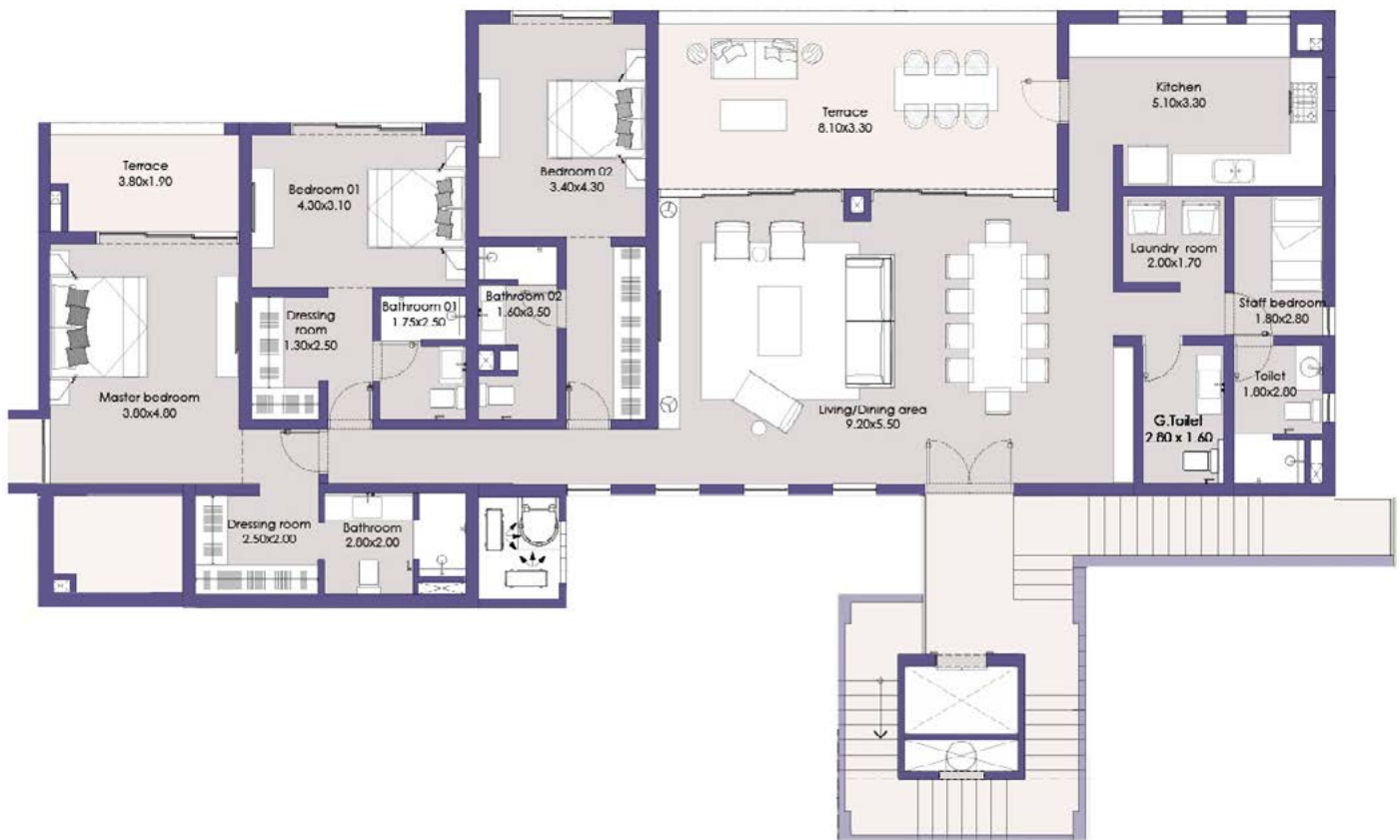


Kitchen

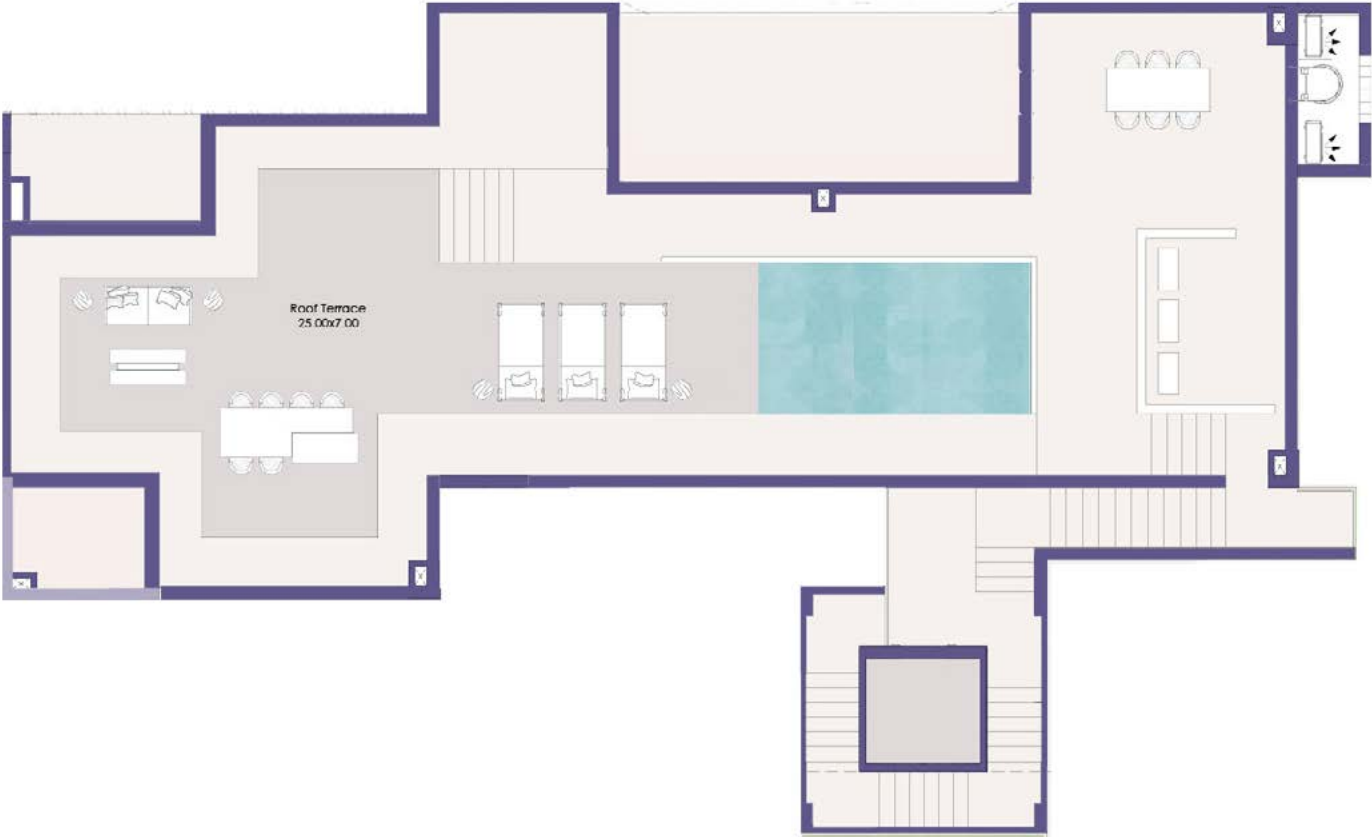


Bathroom

GROUND FLOOR



ROOF FLOOR



PENTHOUSE

3 BEDROOM

BUA: 245 SQM

Shaded Terraces: 54 sqm.

Uncovered Terraces: 34 sqm.

Open Roof Terraces: 196 sqm.

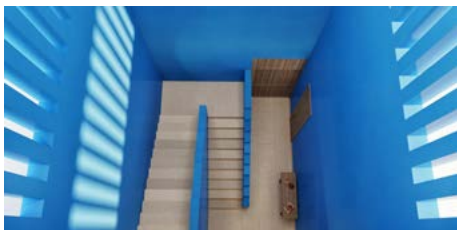
NOTE

BUA mentioned does not include Shaded Terraces, Uncovered Terraces, Open Roof Terraces, or Uncovered Courtyard

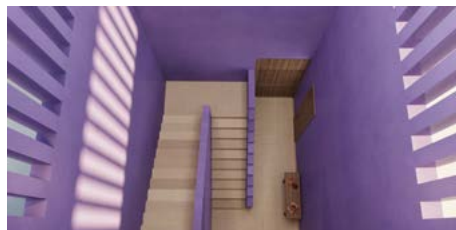


LEGORRETA'S SIGNATURE COLOR PALETTE FOR INTERIOR DESIGN

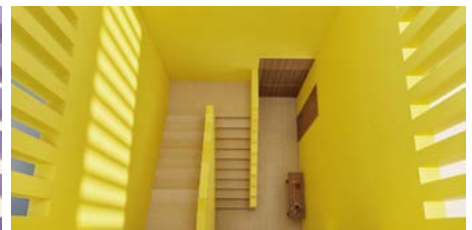
Where applicable in the design intent, residents will be provided with a selection of interior color options to choose from.



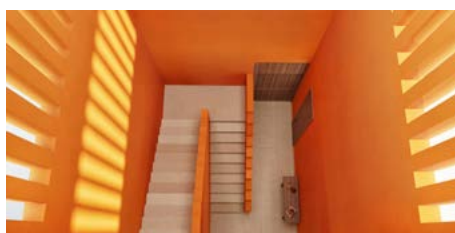
AZUL MISTERIO



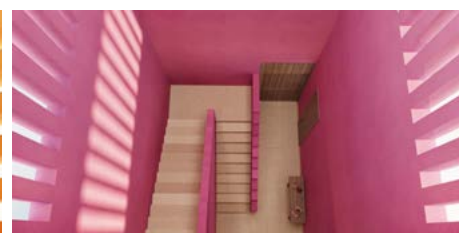
JACARANDA



LIMÓN



MANDARINA



ROSA INTERIORES

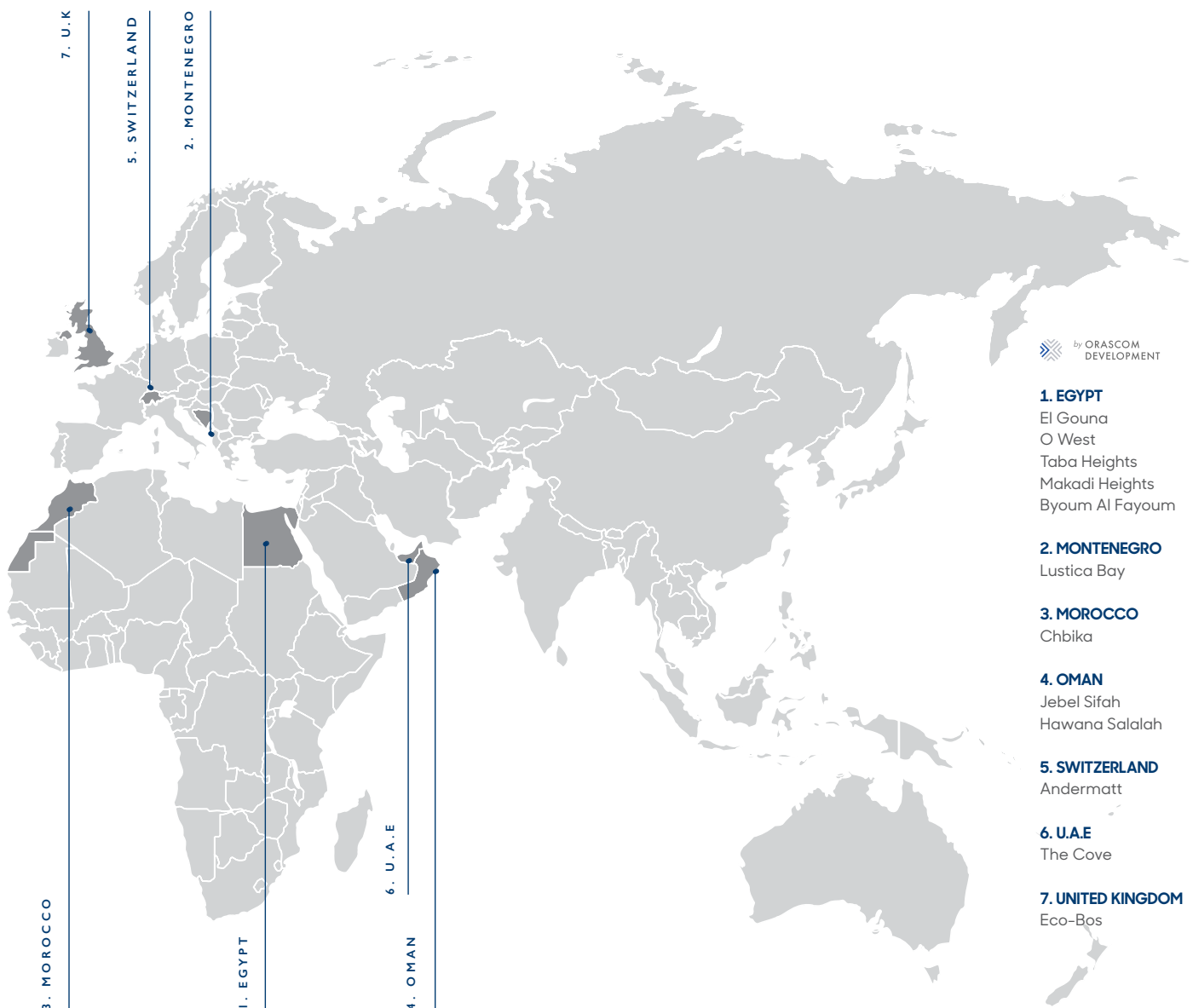


by **ORASCOM
DEVELOPMENT**

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 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.



by ORASCOM
DEVELOPMENT

El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.



Online Platforms:



Download El Gouna App



El Gouna Hotline:

16595