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EL GOUNA

FAIRWAYS NEIGHBOURHOOD

FLOOR PLAN BROCHURE



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RESORT MASTER PLAN





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FAIRWAYS PLAN



FAIRWAYS MANSION BUILDING

TWIN VILLA



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FAIRWAYS MANSION BUILDING





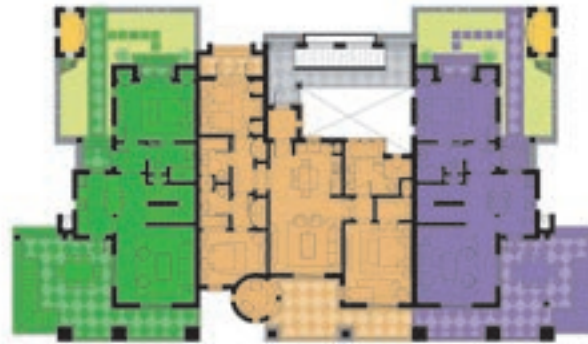
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MANSION BUILDING PLAN



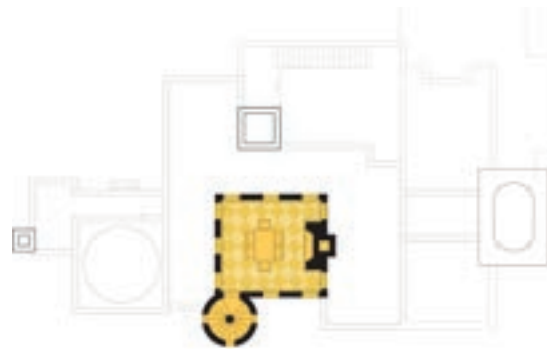
GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT + ROOF
-  2 BEDROOM JUNIOR VILLA
-  3 BEDROOM JUNIOR VILLA



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MANSION BUILDING | 2 BEDROOM APARTMENT

UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 111.08

Terraces / External sizes vary depending upon floor level and unit position.

See price and availability list for full information.

LIVING	22.46m ²
KITCHEN / DINING	16.53m ²
MASTER BEDROOM	23.08m ²
MASTER BATHROOM	13.20m ²
MASTER CLOSET & HALL	5.33m ²
BEDROOM	15.02m ²
BATHROOM	10.44m ²
BEDROOM 2 CLOSET & HALL	1.67m ²
HALL & STORAGE	3.35m ²

UNIT DESCRIPTION

The two bedroom Fairways apartment is located on the Garden Level and offers a stunning outdoor garden area with a shared swimming pool.

The large master bedroom opens directly onto the terrace. The master bathroom benefits from both a shower and bath.

A circular tower seating area adjoining the terrace is the perfect place to enjoy an evening cocktail.



GARDEN FLOOR



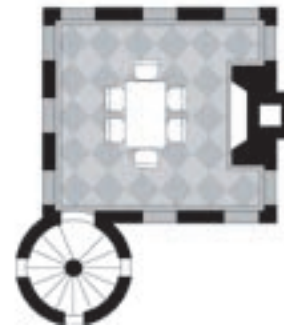
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MANSION BUILDING | 3 BEDROOM APARTMENT



FIRST & SECOND FLOOR
APARTMENT*



ROOF TERRACE
(SECOND FLOOR UNIT ONLY)

UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 134.11

Terraces / External sizes vary depending upon floor level and unit position.

See price and availability list for full information.

LIVING	22.46m ²
KITCHEN / DINING	16.53m ²
MASTER BEDROOM	23.08m ²
MASTER BATHROOM	12.97m ²
MASTER CLOSET & HALL	5.33m ²
BEDROOM 2	14.08m ²
BATHROOM 2	5.77m ²
BEDROOM 2 CLOSET & HALL	4.72m ²
BEDROOM 3	15.53m ²
BATHROOM 3	5.85m ²
HALL & STORAGE	7.9m ²

UNIT DESCRIPTION

A generously sized apartment, the three bedroom Fairways apartment is located on the First or Second Floor of the Mansion Building. The living area forms the central core to the apartment with the master bedroom on one side and the other two bedrooms on the other.

This apartment is ideal for a family or friends to share. The Second Floor apartment also has its own private roof deck accessed through a stair from the main terrace.

*Please note, the tower stair exists on the second floor only. The first floor tower space is to be utilised as a covered seating area. Please request specific unit plans from the Ancient Sands sales team.

The floor plan illustrations show the intended unit layout. All dimensions have been measured from architectural plans. While every effort has been made to ensure accuracy, minor variations may occur. Please note that this illustration is indicative only and some drawn elements are optional extras which are not included within the purchase price. Furniture shown on the floor plan is indicative only and not included in the price. Gross Built Area is the area of the unit to the outside of its walls excluding terrace, roof or other outdoor space.



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MANSION BUILDING | 2 BEDROOM JUNIOR VILLA

UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 167.71

Terraces / External sizes vary depending upon floor level and unit position.

See price and availability list for full information.

LIVING	26.37m ²
KITCHEN	13.67m ²
MASTER BEDROOM	23.05m ²
MASTER BATHROOM	12.60m ²
MASTER CLOSET	4.42m ²
BEDROOM 2	22.76m ²
BATHROOM 2	7.43m ²
FOYER	4.22m ²
STAIR / HALL (LOWER GROUND)	12.16m ²
STAIR / HALL (GROUND)	13.12m ²
STAIR & ROOF LIVING (FIRST)	27.91m ²

UNIT DESCRIPTION

This two bedroom Junior Villa offers a spacious layout with generous terraces perfect for al fresco living.

The Junior Villa benefits from expansive garden space with a plunge pool on the Garden Floor level.

The master suite is located on the First Floor, its own private floor level, with a generous terrace accessed from both the bathroom and the bedroom.





ANCIENT SANDS

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MANSION BUILDING | 3 BEDROOM JUNIOR VILLA



UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 189.06

Terraces / External sizes vary depending upon floor level and unit position.

See price and availability list for full information.

LIVING	26.55m ²
KITCHEN	14.97m ²
MASTER BEDROOM	23.24m ²
MASTER BATHROOM	13.69m ²
MASTER CLOSET	4.42m ²
BEDROOM 2	22.17m ²
BATHROOM 2	7.31m ²
BEDROOM 3	19.37m ²
BATHROOM 3	14.90m ²
FOYER	4.22m ²
STAIR / HALL (LOWER GROUND)	12.00m ²
STAIR / HALL (GROUND)	13.12m ²
STAIR / HALL (FIRST)	13.10m ²

UNIT DESCRIPTION

This Junior Villa nestles into the hill with the entry at First Floor Level. The design offers large terraces and high domed ceilings. The garden level rooms open onto a grand terrace that leads to the gardens. The spacious living room has a terrace which links to a pergola covered dining area. A large roof terrace allows owners to enjoy the incredible views.



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FAIRWAYS TWIN VILLA





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TWIN VILLA PLAN

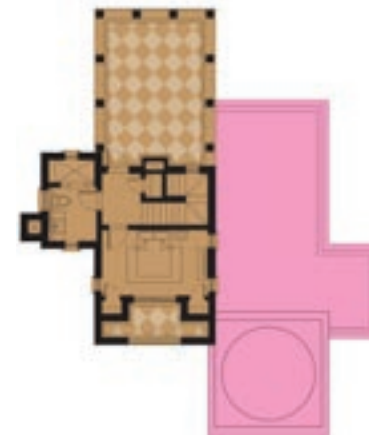
- 2 BEDROOM TWIN VILLA
- 3 BEDROOM TWIN VILLA



GARDEN FLOOR



FIRST FLOOR



SECOND FLOOR

The floor plan illustrations show the intended unit layout. All dimensions have been measured from architectural plans. While every effort has been made to ensure accuracy, minor variations may occur. Please note that this illustration is indicative only and some drawn elements are optional extras which are not included within the purchase price. Furniture shown on the floor plan is indicative only and not included in the price. Gross Built Area is the area of the unit to the outside of its walls excluding terrace, roof or other outdoor space.



ANCIENT SANDS

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2 BEDROOM TWIN VILLA

UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 140.09

Terraces / External sizes vary depending upon floor level and unit position.

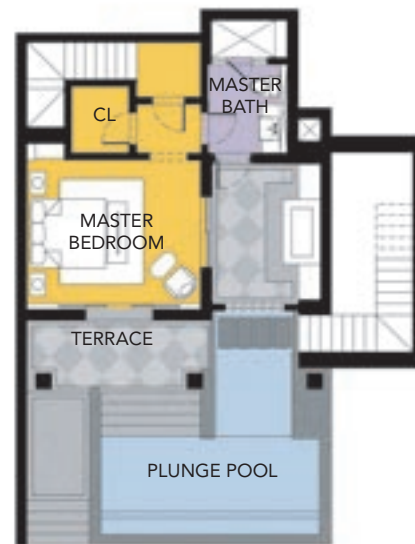
See price and availability list for full information.

LIVING	26.97m ²
KITCHEN / DINING	13.67m ²
MASTER BEDROOM	23.65m ²
MASTER BATHROOM	12.60m ²
MASTER CLOSET	4.42m ²
BEDROOM 2	22.07m ²
BATHROOM 2	7.31m ²
FOYER	4.22m ²
STAIR / HALL (LOWER GROUND)	12.06m ²
STAIR / HALL (GROUND)	13.12m ²

UNIT DESCRIPTION

This two bedroom Twin Villa offers a spacious layout with generous terraces, perfect for al fresco living. This unit shares a plot with a three bedroom Twin Villa. The Twin Villa benefits from expansive garden space with an integral plunge pool on the garden level.

The master bedroom suite has a whole level to itself with a private terrace accessed from both the bathroom and the bedroom.



GARDEN FLOOR



FIRST FLOOR



ANCIENT SANDS

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3 BEDROOM TWIN VILLA



GARDEN FLOOR

FIRST FLOOR

SECOND FLOOR

UNIT DIMENSIONS

Gross Built Area, excluding Terraces (m²) 190.79

Terraces / External sizes vary depending upon floor level and unit position.

See price and availability list for full information.

LIVING	26.37m ²
KITCHEN / DINING	14.97m ²
MASTER BEDROOM	23.15m ²
MASTER BATHROOM	13.59m ²
MASTER CLOSET	4.51m ²
BEDROOM 2	22.67m ²
BATHROOM 2	7.31m ²
BEDROOM 3	19.96m ²
BATHROOM 3	14.90m ²
FOYER	4.22m ²
STAIR & HALL (LOWER GROUND)	12.52m ²
STAIR & HALL (GROUND)	13.12m ²
STAIR & HALL (FIRST)	13.50m ²

UNIT DESCRIPTION

This Twin Villa nestles into the hill with the entry at First Floor Level. It shares a plot with a two bedroom Twin Villa. The design offers large terraces and high domed ceilings. The master bedroom opens onto a generous terrace leading to the plunge pool and gardens. The spacious living area opens to a pergola covered dining area. A roof terrace and roof living area are perfect for outdoor living.



ANCIENT SANDS

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FAIRWAYS BOAT CLUB



Indulge your desire for a truly luxury lifestyle as a member of the Fairways Boat Club. Ancient Sands has partnered with the official Riva Dealership in Egypt & Red Sea to provide owners of Fairways villas with fractional ownership of an exceptional Aquariva Super 33', the ultimate in luxury on the sea.

Part of the exquisite Riva range, the Aquariva Super 33' continues the legendary Aquarama heritage while developing a cult following in her own right. Often copied but never reproduced, her elegant and sinuous lines, precious woods and supreme attention to detail, combine to offer comfort, reliability and performance.

With nearly two centuries of jet-set glamour to its name, the resplendent Riva is loved by everyone from the Hollywood cognoscent to Cairo's sparkling jet set. For more than 165 years, these boats have been synonymous with class and understated luxury. With fabulous interiors boasting perfect Italian craftsmanship and customized sun decks made for leisurely champagne sipping, these are the classiest boats on the market. Each Riva boat or yacht is individually crafted and meticulously moulded from the finest materials.

As a fractional owner of the Aquariva Super 33' you will enjoy all of the benefits of owning an exclusive motor yacht with a turnkey management and maintenance solution provided by Riva's only authorised dealership in Egypt. The Aquariva will be berthed in El Gouna for easy access for owners. The fractional ownership of the Aquariva entitles you to the following benefits:

- $\frac{1}{12}$ share of an Aquariva Super 33'
- Up to 4 weeks use of the Aquariva on a first come first served basis (subject to availability)
- Dedicated captain and maintenance crew
- 3 year Riva Maintenance & Repairs Guarantee
- Access to special coordinated trips to some of the most remote protected islands surrounding El Gouna

As a fractional owner of the Aquariva an annual maintenance fee equating to a 1/12th share of the annual running costs will be payable. Owners will be responsible for their own fuel costs during their usage period. A minimum 3 year ownership period applies.



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ANCIENT SANDS SALES TEAM

Main Sales Office, El Gouna

MB3-16A Abu Tig Marina, El Gouna, Egypt

T (Egypt) +2 065 358 0406

T (UK) +44 207 837 2034

Internal Extension 77860 or 77870

enquiries@ancientsandsresort.com

ORASCOM DEVELOPMENT HOLDING AG

Swiss Headquarters

Orascom Development Holding AG
Gotthardstrasse 12, CH-6460 Altdorf,
Switzerland

Sales Office Headquarters

World Trade Centre, 1191 Corniche El Nil
3rd Floor, Podium Building, Cairo, Egypt
marketing.realestate@orascomhd.com

Sales Office, Cairo

T +2 02 2580 4979 (switchboard)
F +2 02 2574 2057

Sales Office El Gouna

T +2 065 358 0067 / +2 012 746 4672
Internal Extension 7793, 32005, 32041

www.ancientsandsresort.com

A JOINT VENTURE DEVELOPMENT BY

ORASCOM
DEVELOPMENT



DESIGN CONSULTANTS

SB ARCHITECTS



FAIRWAYS BOAT CLUB BY

Riva
AUTHORIZED DEALER