للمقاولات والاستثمار العقاري

هيئة المجتمعات العمرانية الجديدة
NEW URBAN COMMUNITIES AUTHORITY

MODON
MODON DEVELOPMENTS

LAGOONS AL-ALAMEIN

لاجونز العلمين

الساحل يبدأ هنا

SALES KIT

STRATEGIC PARTNERSHIP
FOR EXCELLENCE

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A VISION BACKED BY EXPERIENCE AND AUTHORITY

AL ALAMEIN LAGOONS is proudly developed in collaboration with the New Urban Communities Authority, RO for Contracting and Investments, and Modon Developments — a partnership that brings together government support, engineering expertise, and visionary development. This joint effort ensures the project meets the highest standards in quality, planning, and long-term value, making it one of the most reliable and future-ready investments on Egypt's North Coast.



NEW AL-ALAMEIN CITY

The Capital of the North Coast

New Al-Alamein City is Egypt’s most advanced urban project on the Mediterranean — a fully integrated city spanning nearly 49,000 feddans and designed to accommodate over 3 million residents. Located within the administrative borders of Marsa Matrouh Governorate, the city stretches 48 km along the North Coast, from Wadi El-Natroun to El-Dabaa, combining modern living with deep historical roots.

The city is home to diverse residential, cultural, touristic, industrial, and academic zones. It features international hotels, a private university, research centers, and even presidential and cabinet headquarters. A key highlight is the Alamein Heritage City, which preserves and showcases the area's historical and wartime significance through museums, monuments, and cultural experiences.

Adding to its connectivity, Al Alamein International Airport lies just minutes away, offering direct access for international and domestic visitors. With cutting-edge infrastructure led by the Urban Communities Authority and the Engineering Authority, and a beachside promenade that rivals global tourist cities, New Al Alamein is not just a destination — it’s the future capital of Egypt’s North Coast.

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AL-ALAMEIN
AMENITIES

AL-ALAMEIN LAKE	EXHIBITION CENTER	THEME PARK	SHOPPING OUTLETS	AAST UNIVERSITY	CULTURAL CENETR
HOTELS AREA	OPERA HOUSE	MASSIVE LIBRARY	INTERNATIONAL PARK	HUGE MOSQUE	HUGE CHURCH
MODERN UNIVERSITIES	MODERN SCHOOLS	SPORTING CLUBS	COMMERCIAL CENTERS	ARCHAEOLOGICAL CENTER	MEDICAL CENTER

LAGOONS



THE HERITAGE CITY In AL ALAMEIN

A Unique cultural & Tourist Destination

The Heritage City in Al Alamein is one of the most prominent cultural and tourist projects in the region. It stands out for its unique architectural design, blending traditional styles with modern elements, making it a distinctive destination for visitors and tourists.

The city features 14 main buildings and 14 service buildings, along with several tourist attractions and entertainment centers that provide a comprehensive experience for visitors. Among its highlights are a cinema complex, a Roman-style theater reflecting rich artistic heritage, a church, and a library, all of which enhance the city's cultural and historical character.

Additionally, the Heritage City includes an exhibition ground and a main administrative building. The exhibition center contains 6 large halls, which are dedicated to hosting major events, conferences, and exhibitions. This diversity of facilities underscores the city's pivotal role in supporting tourism and cultural activities.

Spanning over 260 acres, the Heritage City is one of the largest heritage projects in Egypt. Its design combines authenticity and modernity, making it a key destination for those looking to explore Egypt's heritage in a contemporary and innovative way.

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WELCOME TO

LAGOONS
AL-ALAMEIN

العلمين لاجونز

Introducing AL ALAMEIN LAGOONS, a one-of-a-kind luxury destination spanning 50 acres in the heart of New Al Alamein City. Perfectly located in the C3 area, right next to the iconic Alamein Heritage City and just minutes away from Al Alamein International Airport, this visionary project offers the first-ever investment license in the region, setting a new benchmark for luxury living.

AL ALAMEIN LAGOONS is home to fully finished chalets, featuring 2- and 3-bedroom units, all designed with modern elegance and a focus on comfort. The development introduces swimmable lagoons, offering a serene and refreshing lifestyle for its residents — the first of their kind in the area.

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LOCATION MAP

Al Alamein Lagoons enjoys a truly strategic location in the C3 zone of New Al Alamein City, one of Egypt's most ambitious coastal developments. The project is directly adjacent to the iconic Alamein Heritage City, and just minutes from Al Alamein International Airport, providing seamless access for both local and international residents and visitors.

The development lies along the vibrant North Coast corridor, near major roads and national infrastructure, making it an ideal destination for both leisure and long-term living. With its proximity to cultural landmarks, pristine beaches, and government-backed urban expansion, Al Alamein Lagoons stands at the crossroads of investment opportunity and Mediterranean lifestyle.





CLUBHOUSE

Beachfront Luxury at Al Alamein

Set directly on the sandy shores of Al Alamein, the Clubhouse is the heart of social life and seaside relaxation. Enjoy exclusive access to beachfront amenities including private pool, shaded lounging areas, elegant indoor lounges, and beachfront cafés and restaurants. Whether you're soaking up the sun, sipping a drink with friends, or unwinding after a swim, the Clubhouse offers a perfect blend of luxury, comfort, and stunning coastal views — all just steps from the water.

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CLUBHOUSE

LIVE FOOTAGE

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Phone Number*

Unit Number*

Authenticate

Welcome

Chris

37°

Your Generated Qr Code

Qr Code	Location
1	Al Alamein
Out 3	North Coast
Date	08 Dec 11:58am

Qr Code

4 days left



LAGOONS
AL-ALAMEIN

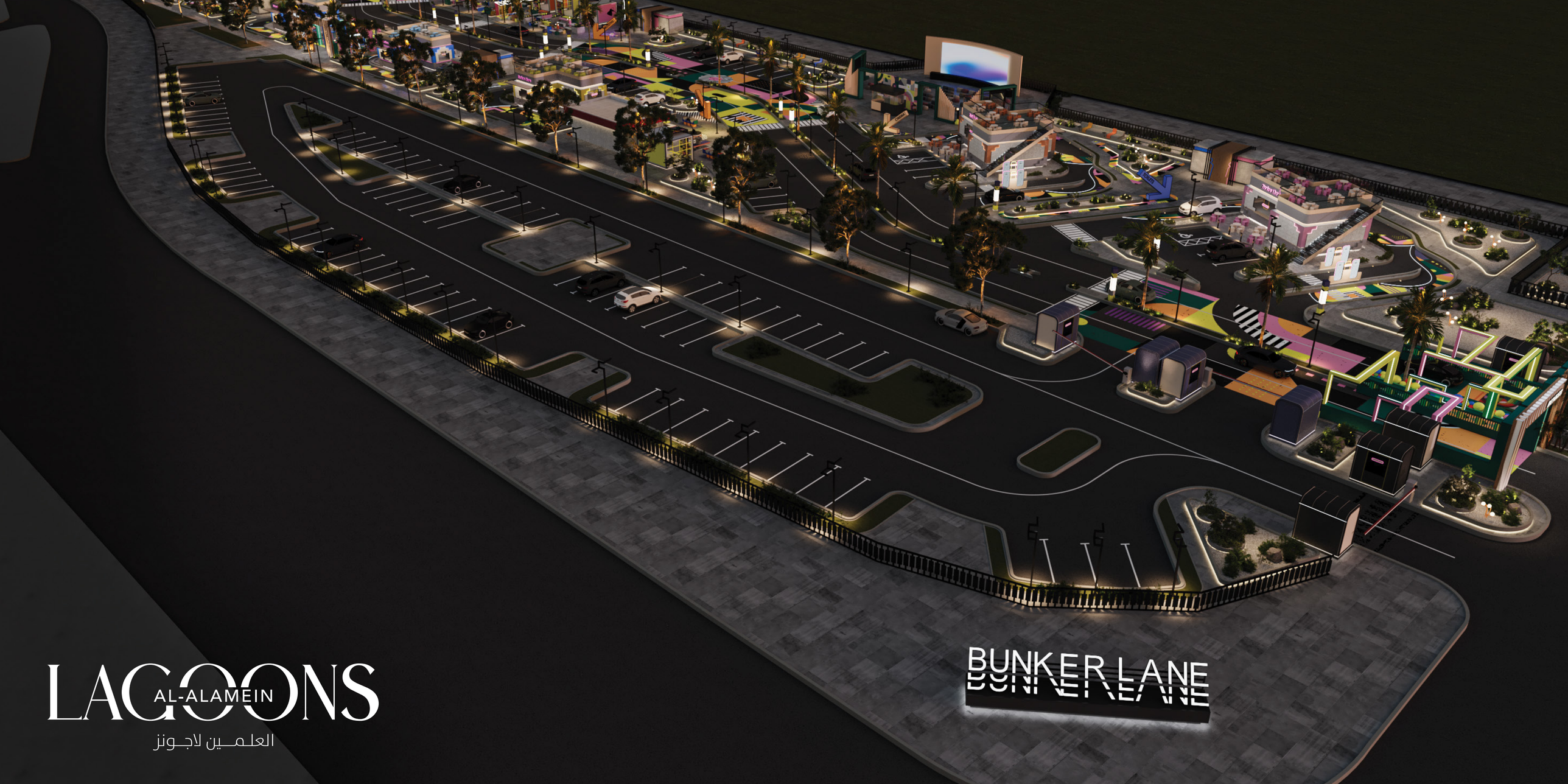
COMMERCIAL


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BUNKER LANE



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CHALETS OVERLOOKING THE LAGOONS

Lagoon Views From Every Home

Every unit at AL-ALAMEIN LAGOONS is carefully crafted to face crystal-clear, swimmable lagoons.

Chalets: Fully finished, available in 2 and 3-bedroom configurations

All homes feature smart systems, elevators, solar-powered lighting, and future-ready designs that promote sustainable living.



SWIMMABLE LAGOONS

Your Daily Escape

Enjoy the luxury of living beside a swimmable lagoon. Perfect for relaxing, swimming, or kayaking — the lagoons weave through the entire project, offering unmatched water access and a scenic environment.



KAYAKING THROUGH *Lagoons*

Experience the beauty of Al Alamein Lagoons from a whole new perspective — on a kayak. Paddle through the swimmable lagoons that flow gracefully throughout the project, surrounded by lush landscapes and stunning waterfront views. Whether you're seeking calm exploration or light physical activity, kayaking offers a perfect blend of relaxation and adventure.



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EXPERIENCE THE BEAUTY OF AL ALAMEIN LAGOONS
FROM A WHOLE NEW PERSPECTIVE — ON A *Kayak*

LAZY RIVER
Experience

Float Through Paradise A signature lazy river runs through the lagoon network — allowing you to unwind as you drift through the lush surroundings. This is resort-style leisure, right outside your home



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ARTIFICIAL SURF POOLS

Ride the Wave The thrill of surfing comes to Al Alamein with Egypt's first artificial surf pools. Designed for all skill levels, it's a destination within a destination

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ARCADE & AMUSEMENT PARK

Where Fun Never Ends With interactive games, classic rides, and family attractions, the on-site amusement park and arcade keep the energy high and the good times rolling.



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Track

GO KARTING

Unleash your competitive side on the professional-grade go-kart track — perfect for thrill seekers and families alike.





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GO KARTING

FOUNTAINS & GREEN *Spaces*

Wander through serene gardens and dancing fountains that create a harmonious backdrop to daily life, ideal for strolls, photos, or peaceful reflection.





DINING & RESTAURANTS

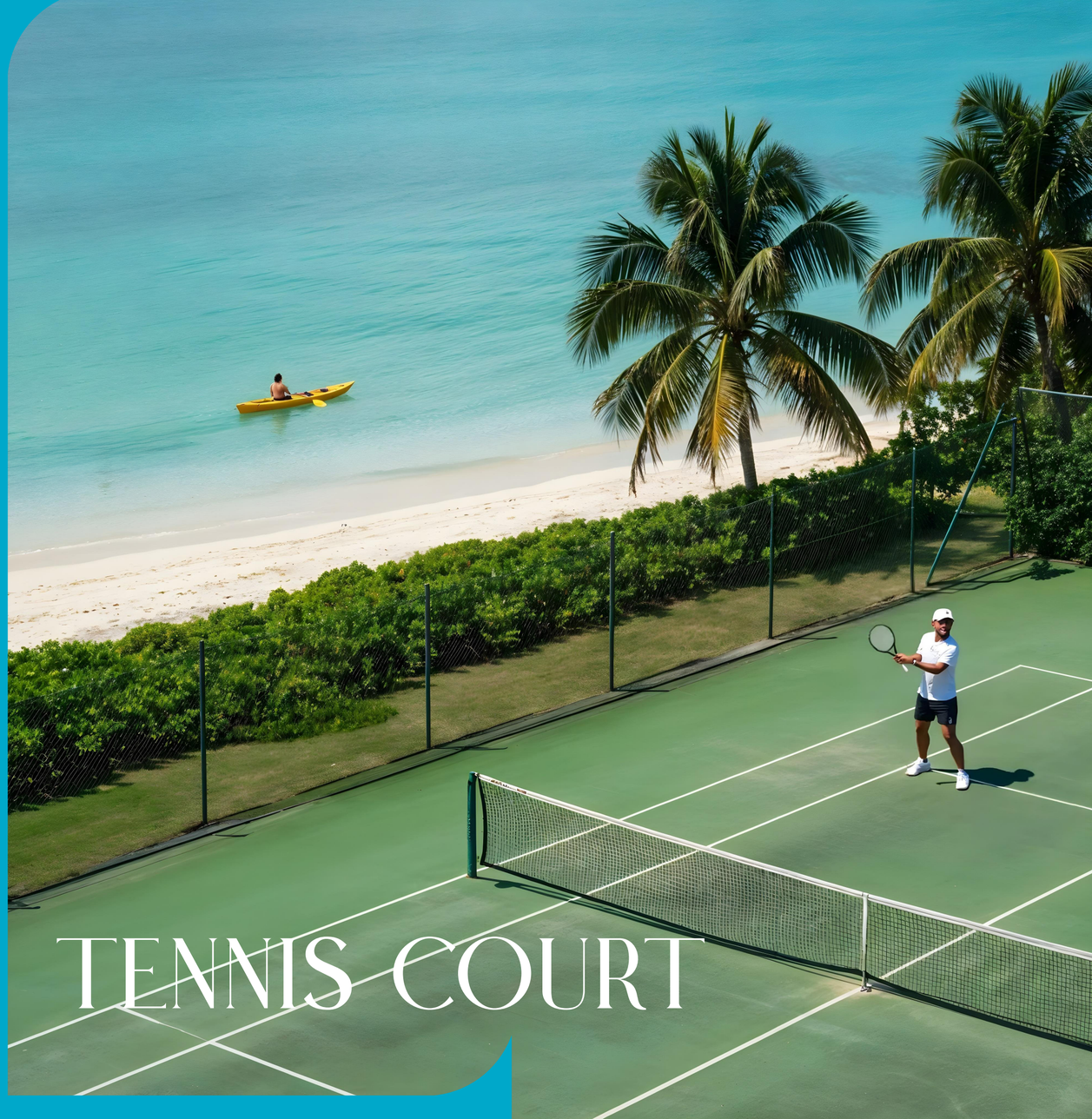
Flavors from Around the World
From fine dining to casual cafes, enjoy an array of international cuisines just steps from your home. Dine by the water or grab a coffee on the go — it’s all here.


LAGOONS
AL-ALAMEIN
العلمين لاجونز
GYM
Stay active and relaxed with our modern fitness center, complete with a full-service spa, personal trainers, and wellness programs.


LAGOONS
AL-ALAMEIN
العلمين لاجونز
SPA
Stay active and relaxed with our modern fitness center, complete with a full-service spa, personal trainers, and wellness programs.

SPORTS & RECREATION *Complex*

Tennis Court: Perfect for beginners or seasoned players
Paddle Court: For high-energy, low-impact matches
Soccer Field: Full-sized and match-ready
Running Tracks & Bicycle Lanes: Safe, scenic, and inspiring



TENNIS COURT

PADDLE COURT



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LAGOONS
AL-ALAMEIN
العلمين لاجونز
SOCCER COURT


RUNNING TRACKS
& BICYCLE LANES
AL-ALAMEIN
LAGOONS
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LAGOON
Cinema

Movie Magic on Water Experience cinema like never before — an open-air theater on the lagoon, where your favorite films come to life under the stars.




LAGOON CINEMA
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PREMIUM *Hotel*

EXCEPTIONAL HOSPITALITY FOR GUESTS — PREMIUM SERVICES FOR RESIDENTS

AL ALAMEIN LAGOONS proudly features a premium class hotel designed to welcome tourists and visitors from around the world. This hotel not only enhances the project's appeal as a destination but also serves as an exclusive advantage for residents.

Homeowners can benefit from a range of luxurious hotel services including housekeeping, room service, fine dining, spa access, and more — all just steps from their homes. Whether hosting out-of-town guests or indulging in a weekend of relaxation, residents enjoy five-star amenities in the comfort of their own community.



SHOPPING MALL & *Hypermarket*

Everything You Need, Always Nearby Explore the latest trends, enjoy retail therapy, and stock up on essentials — all within the on-site mall and hypermarket.



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GATED COMMUNITY & SMART *Security*

Peace of Mind, 24/7 Gated community with 24-hour security

CCTV surveillance throughout Smart home features for remote control, safety, and energy efficiency



SUSTAINABLE *Living*

All community areas are powered with solar lighting systems, ensuring a reduced carbon footprint and a brighter, cleaner future.

