THE WATERWAY
NORTH COAST

A TIME TO SEA


YOUR WORLD. YOUR WAY.

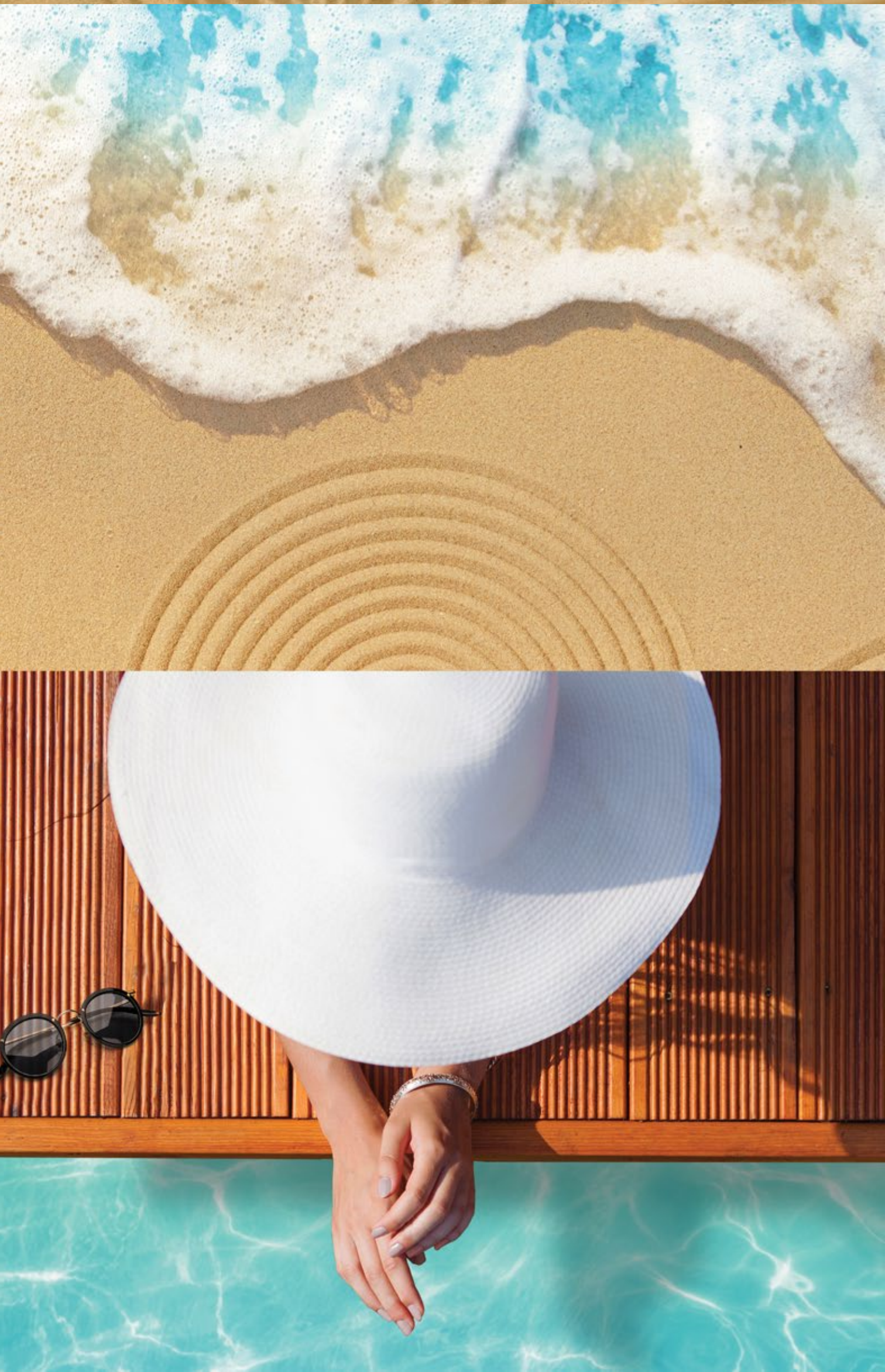


A MARK OF DISTINCTION, YOU BELONG HERE...

As a flourishing and influential real estate development company, we aim to cultivate and shape timeless upscale communities, that offer harmonious lifestyle experiences, for those who seek unmatched commercial and residential properties.

Steadfast integrity and consistently impressive results are at the signature forefront of what we do. We are devoted to providing world-class services and market-leading expertise, while being passionate, motivated and always one step ahead.

Our collaborative spirit and desire to perform are what help us achieve the goals we set.





LEAVE ORDINARY BEHIND...

Defining barefoot luxury in a world class beachfront setting, Waterway North Coast ensures to keep your summer passion aflare with a luxurious coastal getaway.

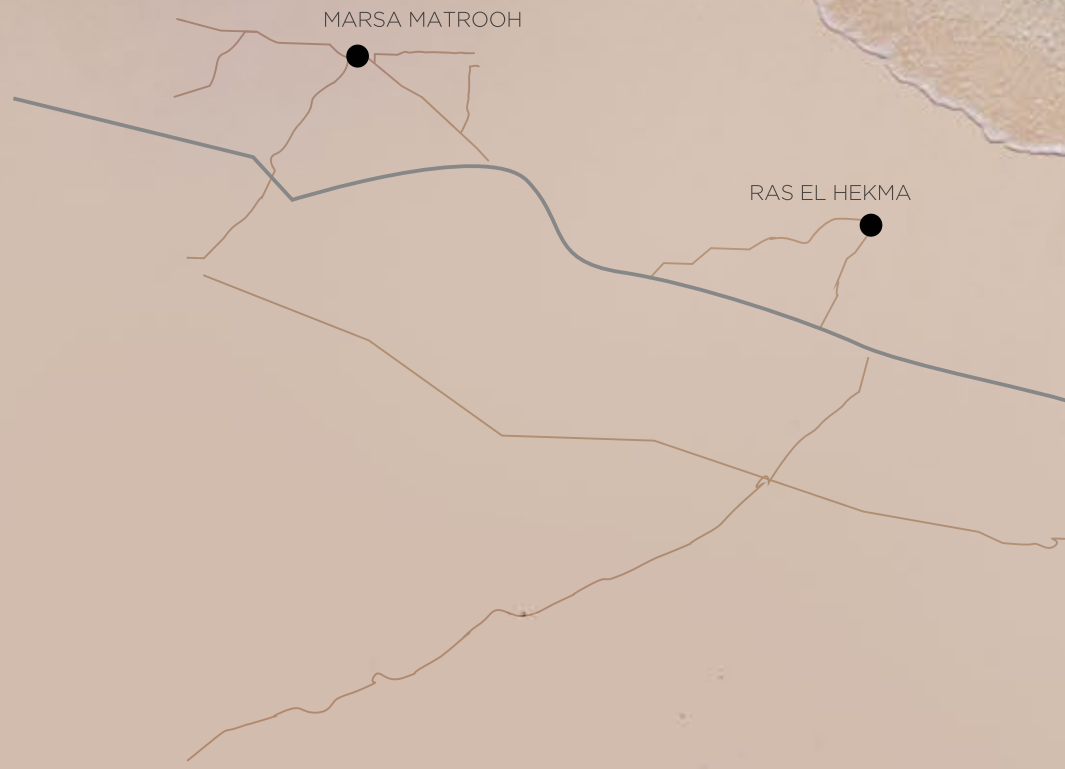
The Waterway invites you to a deluxe Mediterranean oasis, to comfortably partake in an exclusive community to wind down and relax in indulgence of a majestic summer sanctuary.

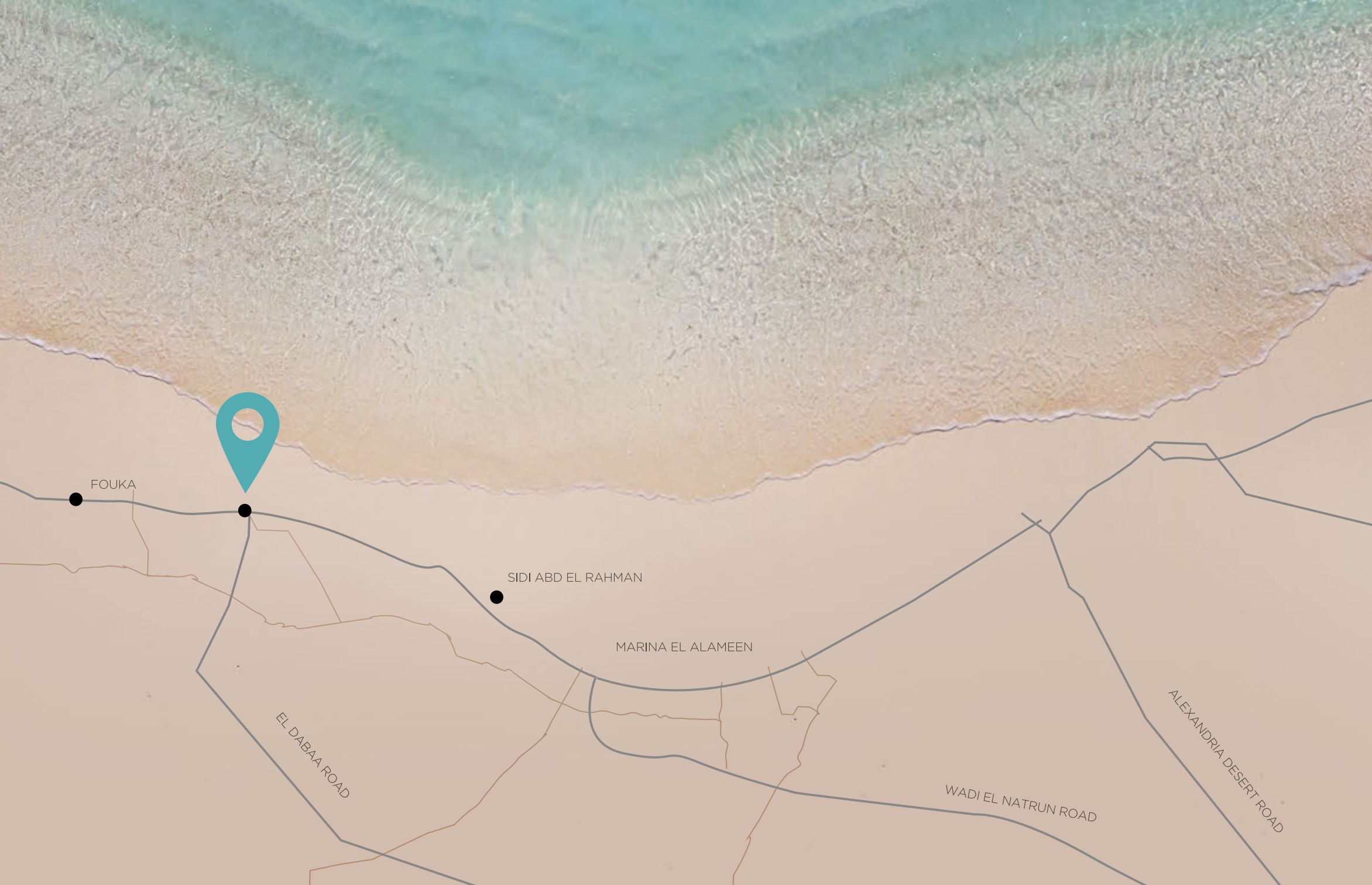


BEACH FRONT TO PERFECTION...

The Waterway North Coast is strategically located at 173 KM, with easy accessibility from El Dabaa road and only a few minutes away from Marina El Alamein.

El Dabaa Hospital - 19 minutes
Rixos Hotel - 30 minutes
Borg El Arab International Airport - 1 hour and 50 minutes
Andalusia Hospitals North Coast - 35 minutes




FOUKA
SIDI ABD EL RAHMAN
MARINA EL ALAMEEN
EL DABAA ROAD
WADI EL NATRUN ROAD
ALEXANDRIA DESERT ROAD

SHARE A GRAND EXPERIENCE...

The Waterway North Coast offers an unrivaled experience, overlooking the Mediterranean sea with 903 units spread over 124 acres, as well as a 540m wide white, rock less sandy beach. The offered units vary in size and type.

The Waterway North Coast takes pride in its serene water features, tropical-styled landscape, crystal lagoons, infinity pools, 3 clubhouses, commercial area and hotel. This is offered along with many other facilities providing families a splendid and exclusive coastal home. Additionally, The Waterway will also bring its renowned fine-dining and entertainment destinations to the North Coast.

EXPERIENCE THE FOLLOWING:

- Main Clubhouse
- Beach Clubhouse
- Infinity Pools
- Commercial destination
- Hotel

UNIT TYPES:

- Sea View Chalet
- Chalet Courtyard
- Mini Townhouse
- Townhouse
- Twin house
- Standalone Villa
- Sea front Villa





This Masterplan is an artist impression, actual product may vary

Type A (Seafront Villas)
A-1-P

Type B (Standalone Villa)	
112 -125	
327 - 332	

Type C (Twin House)	
1B - 50D	85 - 107
53 - 76	110 - 111
76C - 84B	275 -324

Courtyard Chalet	
128 - 150	406 - 413
333 - 345	444 - 451
364 - 375	480 - 491

Type E (Seaview Chalet)	
153 - 172	414 - 443
346 - 363	452 - 479
376 - 405	492 - 503

Type CA (Mini Town)
173 - 274

Type D (Town House)	
15	84C - 84D
51 - 52	108 - 109
76A - 76B	

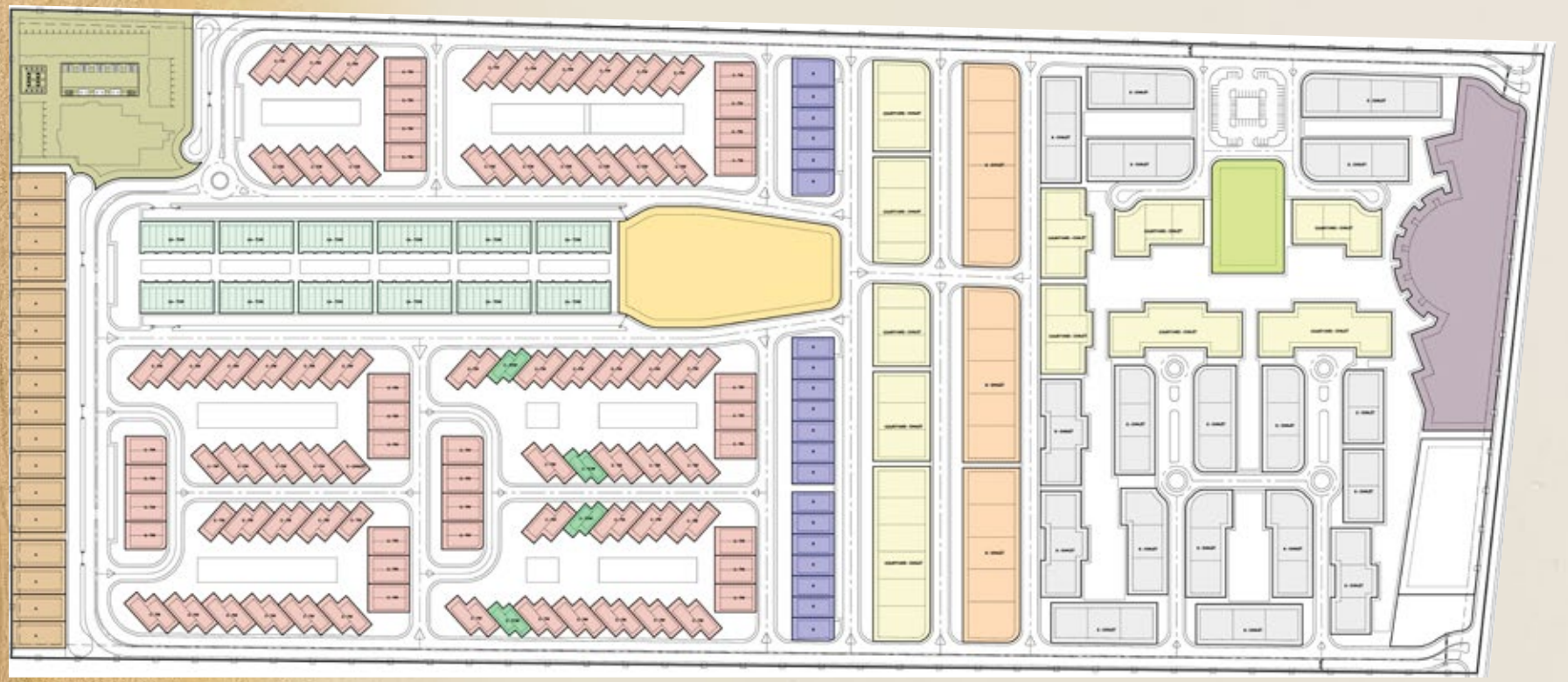
MASTER PLAN



UNWIND TO THE SOUND
OF LAPPING WAVES

KEY PLAN

MEDITERRANEAN SEA



- Sea front villa
- Twin house
- Mini Town House
- Stand alone Type B
- Courtyard
- Sea View chalet
- Hotel
- Club House
- Beach Club House
- Town House
- Commercial
- Chalet Type E



OUR SPACE OUR WAYS...

The Waterway North Coast combines the serenity of warm sandy beaches along a crystal blue sea, luscious and thriving landscapes and a combination of peace-inducing glistening bodies of water and alluring greenery.

A remarkable setup of seamless waterfront homes surrounded by white sandy beaches allowing homeowners uninterrupted views of picturesque scenery, making way to explore the full reach of this magnificent seafront development. Marrying striking designs and artisanal luxury experiences are what our brand is known for.

The Waterway North Coast is truly a destination not to be missed.





AN EXCLUSIVE PRESENCE INSPIRED BY YOU...

The Zen-inspired minimalist architecture creates a haven that embraces and reflects nature.

Precise lines, natural earth colors and stone materials mingle and fuse to create a powerful aura that inspires peacefulness and allows you to truly savor nature.





EXPERIENCE
THE UNCOMMON...

Any project under The Waterway umbrella undergoes rigorous quality control checks.

Interior and exterior building materials are chosen with quality at the forefront of our minds, ensuring high moisture resistance to withstand the humid climate and other elements over time.

The non-aging homes are delivered fully finished and ready to prove sustainability over the years.



YOUR TIME TO ESCAPE

The clubhouse is the symbolic centerpiece of our haven, celebrating the principality´s spectacular coastline and its nautical heritage, its series of deck-like terraces that step up along the coast to offer unrivalled views out at sea.





LIVE BETTER, LIVE LUXURY

The Waterway North Coast hotel

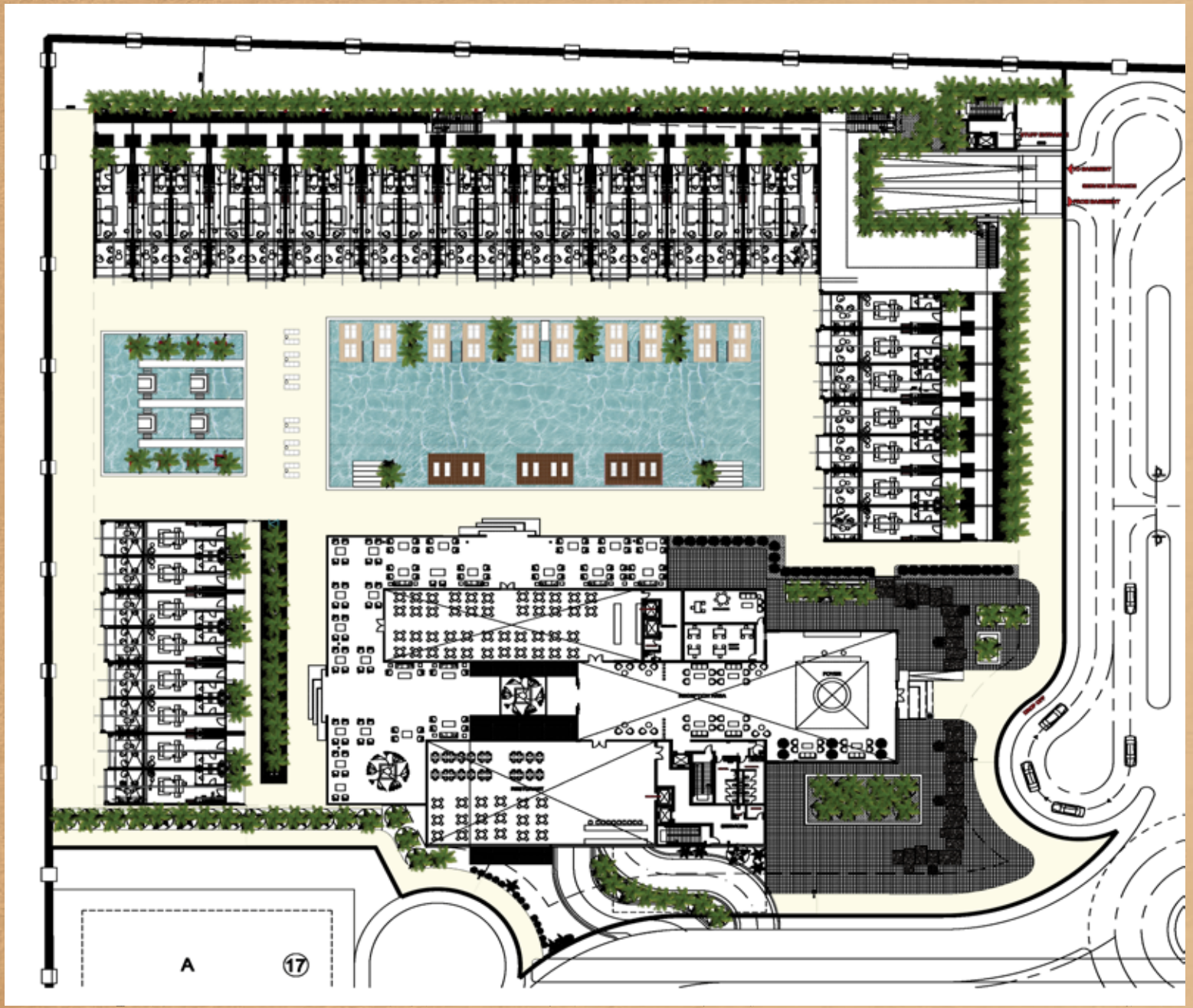
Is nestled in a designated area of outstanding natural beauty, as these wide open spaces are just waiting to be explored, directly overlooking the beach. With cabanas , lofts and suites ,all rooms are impeccably styled, and the Hotel is steps away from the glitzing yacht marina.

All rooms overlook our white sandy private beach, as well as large pools and lush gardens.

The culinary journey at the Hotel is a celebration, as it will be occupied by one of the finest international restaurants, championing the finest produce and honouring sophisticated ingredients which is a passion we strive and look for.

With its opulent state of art architecture, abundant floral displays and sumptuous luxury it is ideal for a dreamy summer escape.

HOTEL
MASTER PLAN







TYPES OF UNITS



SEA VIEW CHALET

BUILT UP AREA

134 M^2

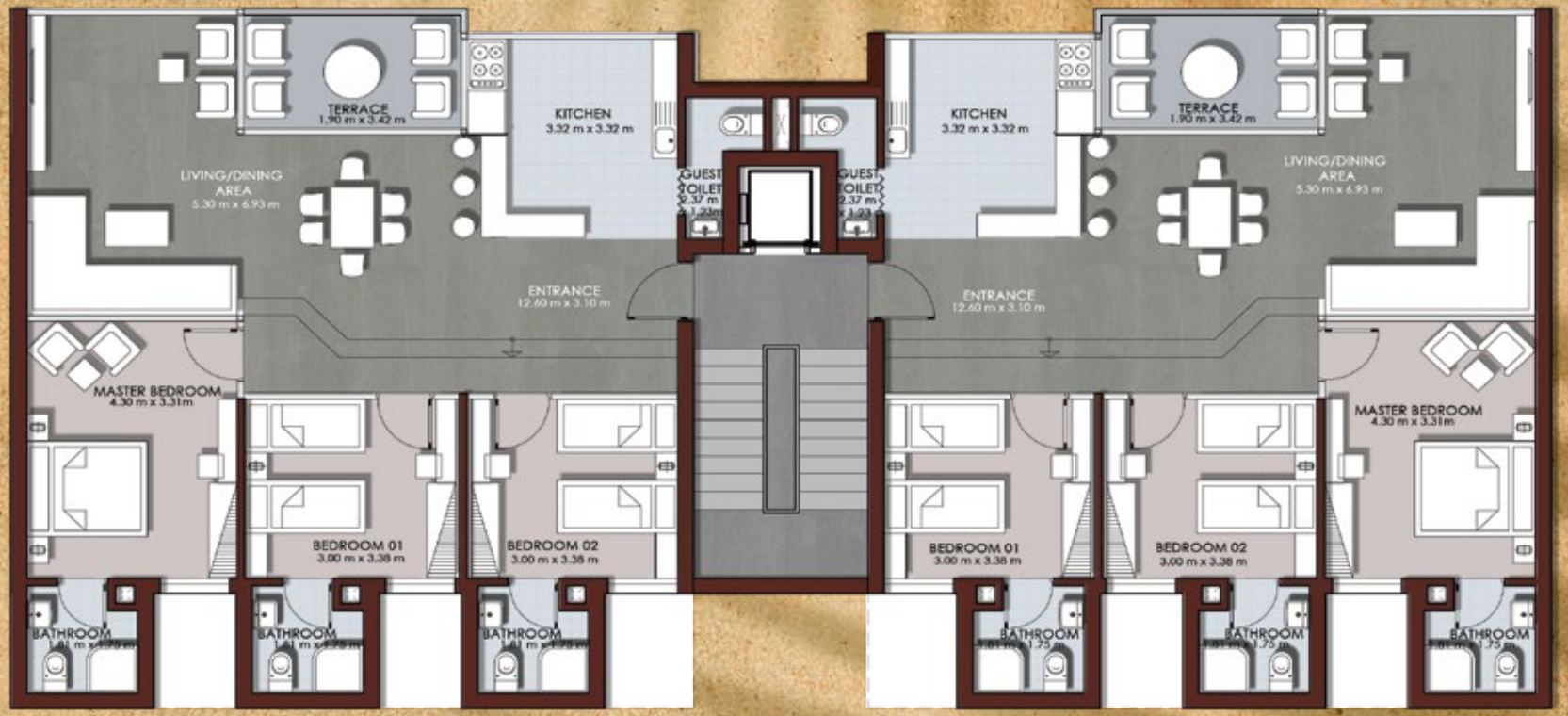
or

128 M^2

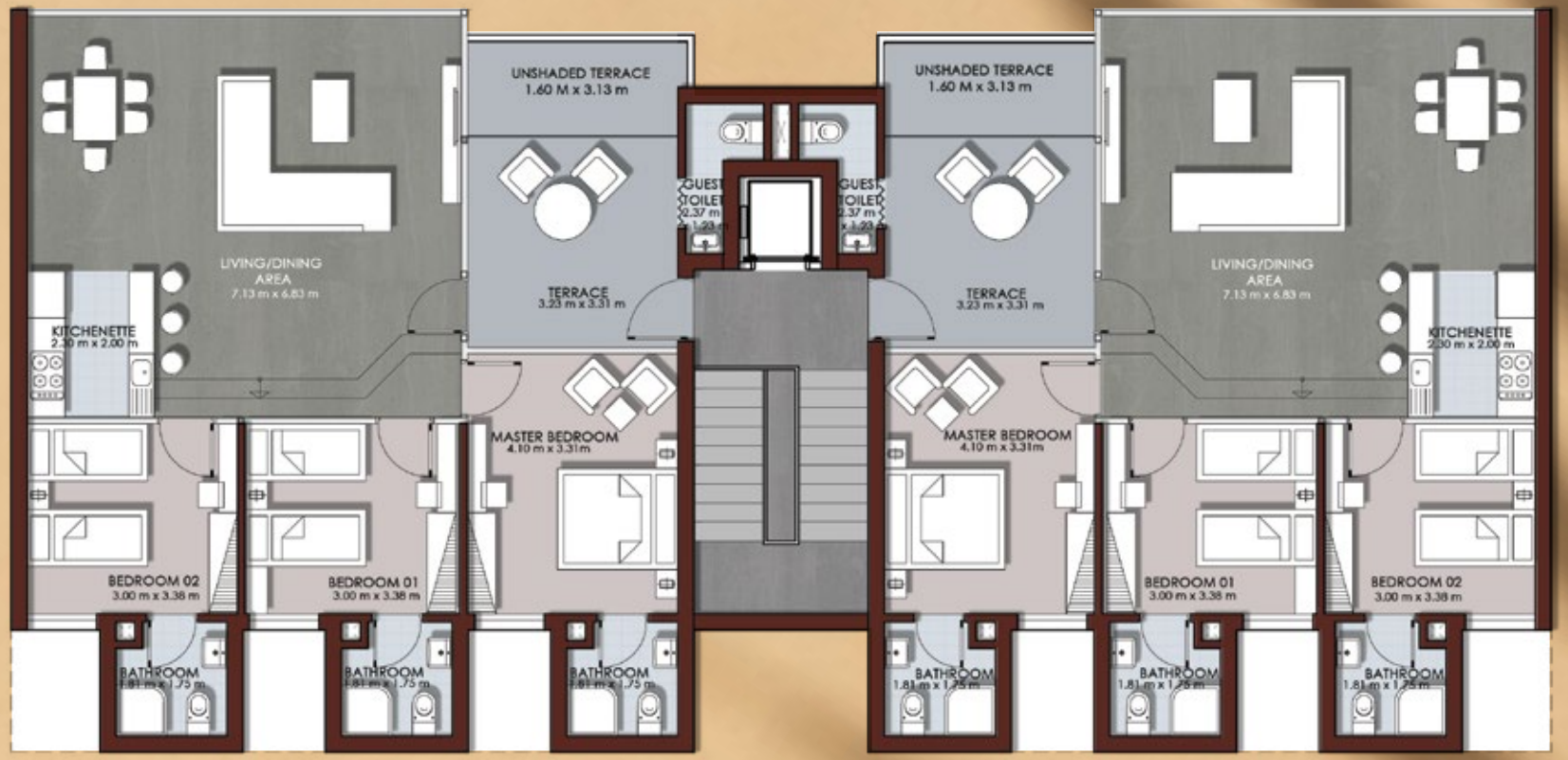
SEA VIEW CHALET | GROUND FLOOR | 134 M²



SEA VIEW CHALET | FIRST FLOOR | 134 M²



SEA VIEW CHALET | SECOND FLOOR | 128 M²







COURTYARD CHALET

BUILT UP AREA

162 M^2

or

181 M^2





COURTYARD CHALET

BUILT UP AREA

162 M²

or

181 M²

GROUND FLOOR





COURTYARD CHALET

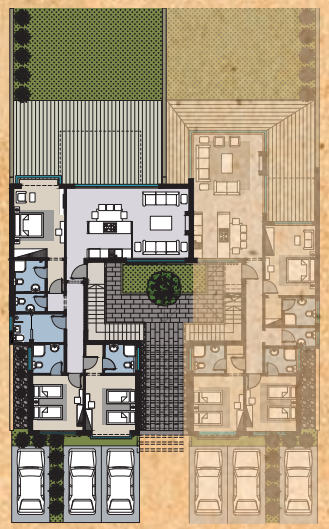
BUILT UP AREA

162 M²

or

181 M²

FIRST FLOOR



KEY PLAN

GROUND FLOOR

GROSS AREA 181 M²

APARTMENT COMPONENTS

1. OPEN TERRACE	5.50 X 9.80 M
2. COVERED TERRACE	5.10 X 3.50 M
3. LIVING + DINING	8.10 X 4.60 M
4. MASTER BEDROOM 1	4.6 X 3.30 M
5. BATHROOM 1	2.10 X 2.10 M
6. GUEST TOILET	1.20 X 2.30 M
7. MAID'S ROOM	1.90 X 2.10 M
8. MAID'S BATHROOM	1.90 X 1.10 M
9. MASTER BEDROOM 2	3.30 X 3.60 M
10. BATHROOM 2	1.70 X 2.10 M
11. MASTER BEDROOM 3	3.30 X 3.60 M
12. BATHROOM 3	2.10 X 1.90 M



GROSS AREA = 181 M²
GROUND FLOOR

GROSS AREA = 162 M²
GROUND FLOOR



GROUND FLOOR

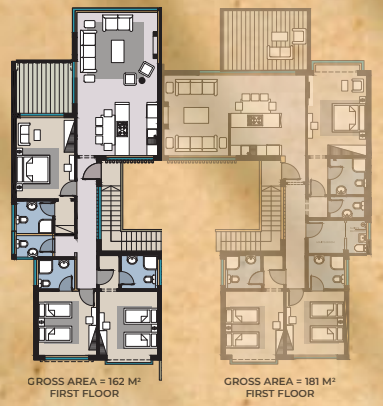
GROSS AREA 162 M²

APARTMENT COMPONENTS

1. OPEN TERRACE	3.00 X 9.80 M
2. COVERED TERRACE	3.00 X 3.20 M
3. LIVING + DINING	8.10 X 4.60 M
4. MASTER BEDROOM 1	4.6 X 3.30 M
5. BATHROOM 1	1.80 X 2.10 M
6. GUEST TOILET	1.20 X 2.15 M
7. MASTER BEDROOM 2	3.30 X 3.60 M
8. BATHROOM 2	1.70 X 2.10 M
9. MASTER BEDROOM 3	3.30 X 3.60 M
10. BATHROOM 3	2.10 X 1.90 M



KEY PLAN



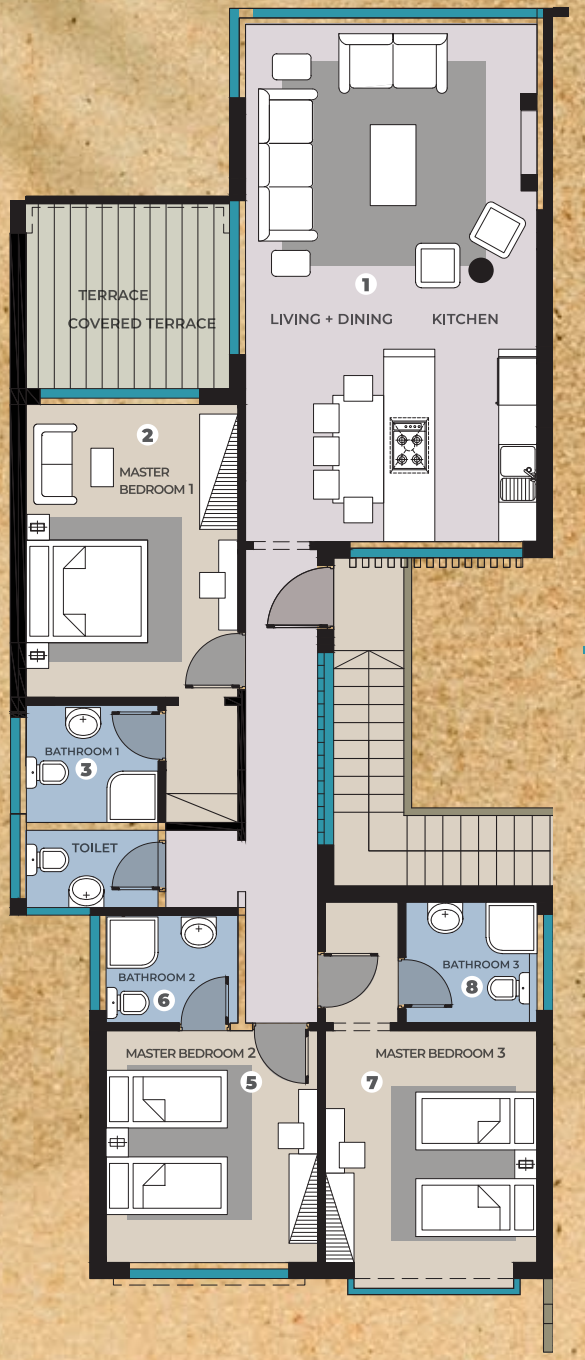
KEY PLAN

FIRST FLOOR

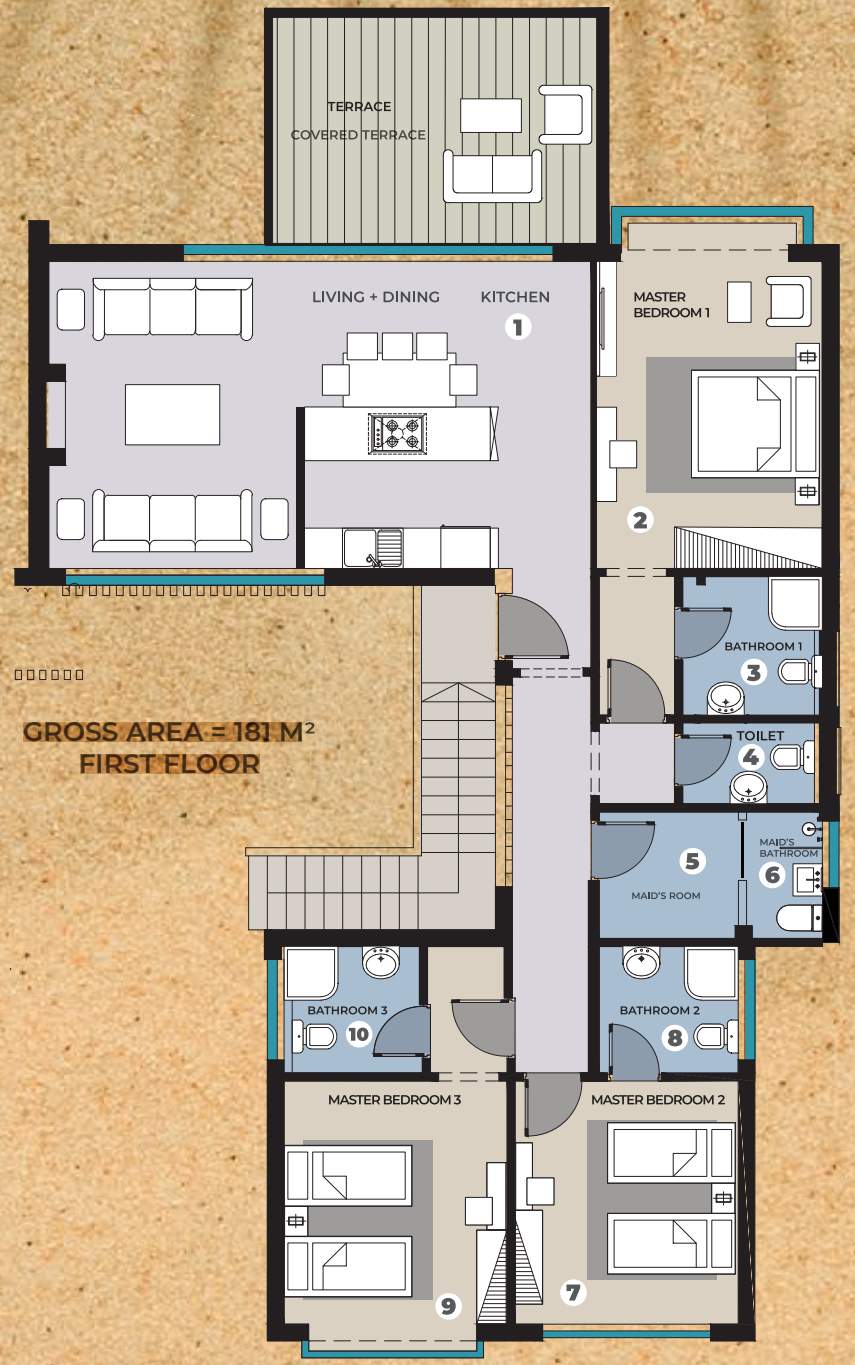
GROSS AREA	162 M²
TERRACE	3.00 X 3.20 M

APARTMENT COMPONENTS

1. LIVING + DINING	8.10 X 4.60 M
2. MASTER BEDROOM 1	4.6X 3.30 M
3. BATHROOM 1	1.80 X 2.10 M
4. GUEST TOILET	1.20 X 2.15 M
5. MASTER BEDROOM 2	3.30 X 3.60 M
6. BATHROOM 2	1.70 X 2.10 M
7. MASTER BEDROOM 3	3.30 X 3.60 M
8. BATHROOM 3	2.10 X 1.90 M



GROSS AREA = 162 M²
FIRST FLOOR



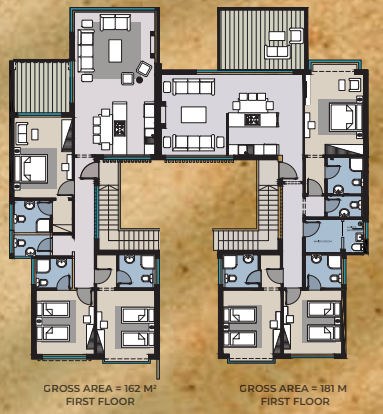
GROSS AREA = 181 M²
FIRST FLOOR

FIRST FLOOR

GROSS AREA	181M²
TERRACE	4.80 X 3.40 M

APARTMENT COMPONENTS

1. LIVING + DINING	8.10 X 4.60 M
2. MASTER BEDROOM 1	4.6X 3.30 M
3. BATHROOM 1	2.00 X 2.10 M
4. GUEST TOILET	1.20 X 2.30 M
5. MAID'S ROOM	1.90 X 2.10 M
6. MAID'S BATHROOM	1.90 X 1.10 M
7. MASTER BEDROOM 2	3.30 X 3.60 M
8. BATHROOM 2	1.70 X 2.10 M
9. MASTER BEDROOM 3	3.30 X 3.60 M
10. BATHROOM 3	2.10 X 1.90 M



KEY PLAN



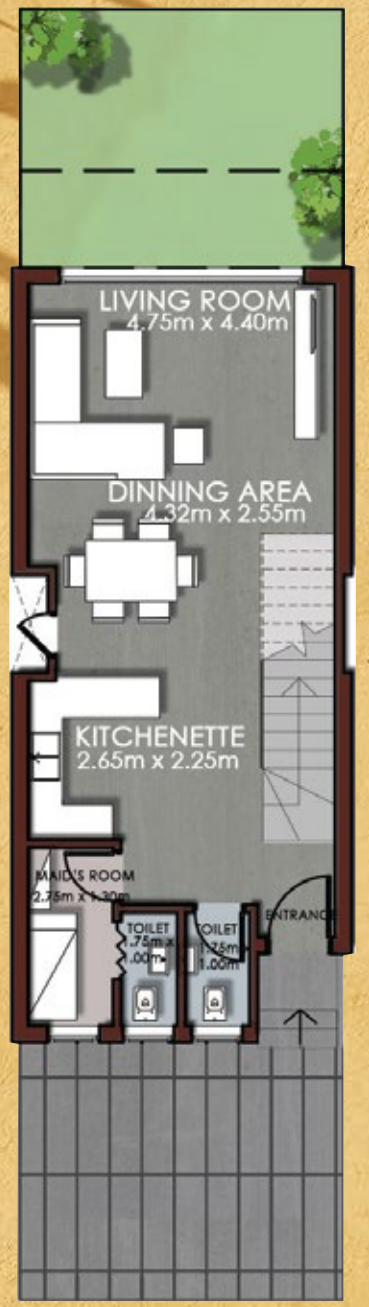
MINI TOWNHOUSE

BUILT UP AREA

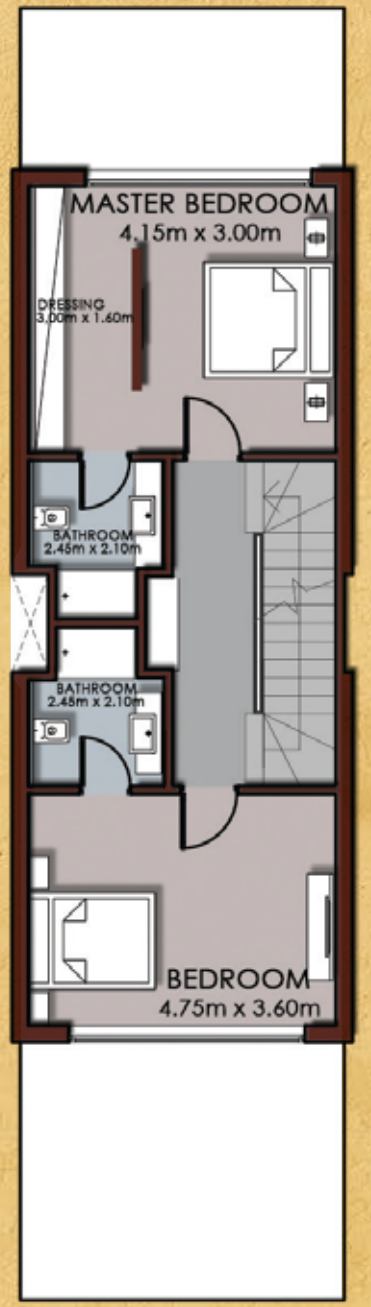
194 M²

LAND AREA

105 M²



Ground Floor



First Floor



Second Floor

MINI TOWNHOUSE

BUILT UP AREA
194 M²

LAND AREA
105 M²





TOWN HOUSE

BUILT UP AREA

252 M²

LAND AREA

150 M²


IN THE SKIN OF A LION
MICHAEL ONDAATJE



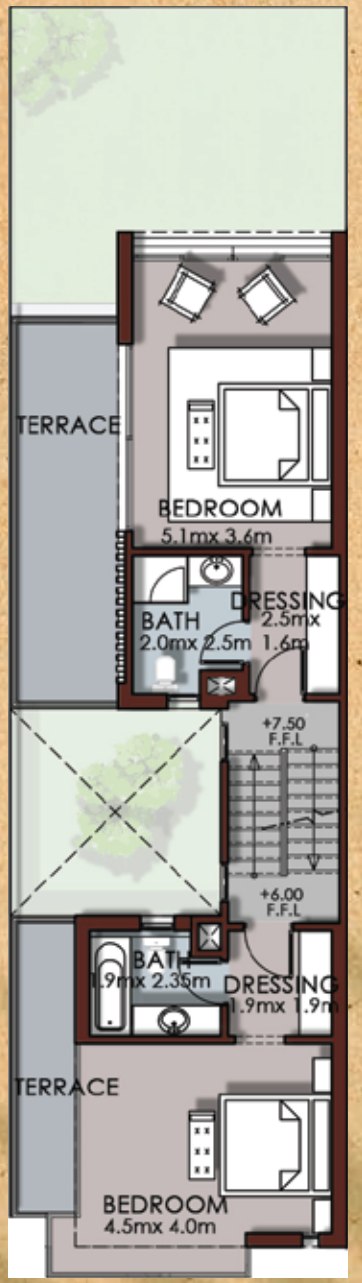




Ground Floor



First Floor



Second Floor

TOWN HOUSE

BUILT UP AREA

252 M²

LAND AREA

150 M²


vizpeople

TWIN HOUSE

BUILT UP AREA

314 M^2

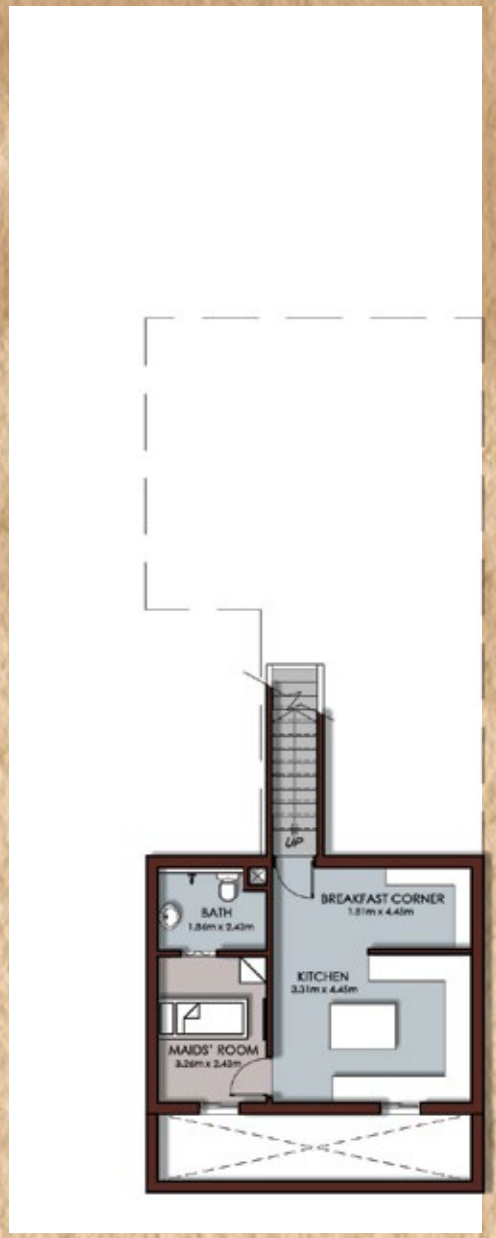
LAND AREA

300M^2

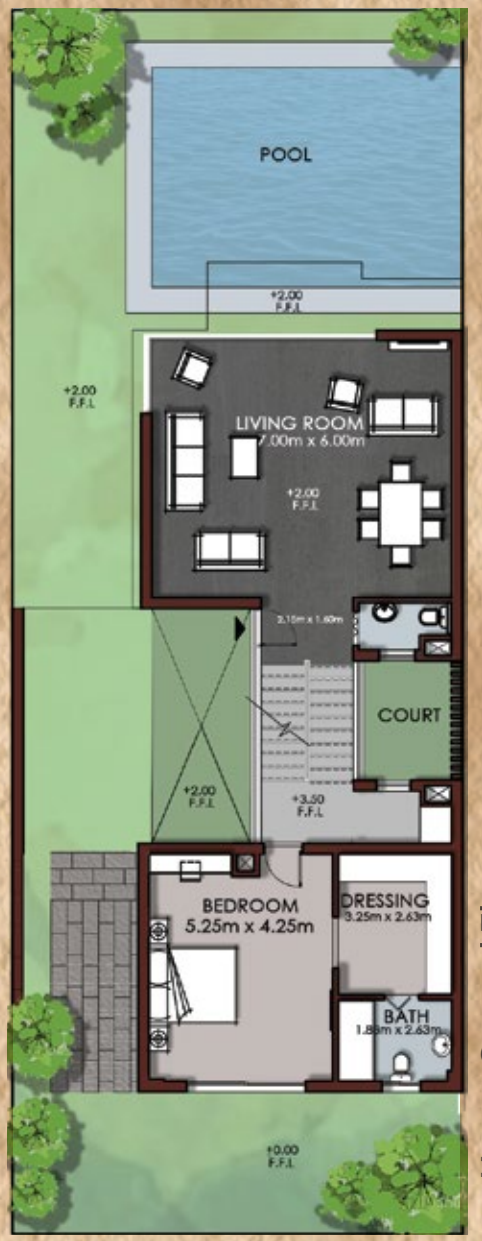








Lower Ground Floor



Upper Ground Floor



First Floor

TWIN HOUSE

BUILT UP AREA

314 M²

LAND AREA

300M²



STANDALONE VILLA

BUILT UP AREA

437 M²

LAND AREA

502 M²



Lower Ground Floor



Upper Ground Floor



First Floor

STANDALONE VILLA

BUILT UP AREA

437 M²

LAND AREA

502 M²





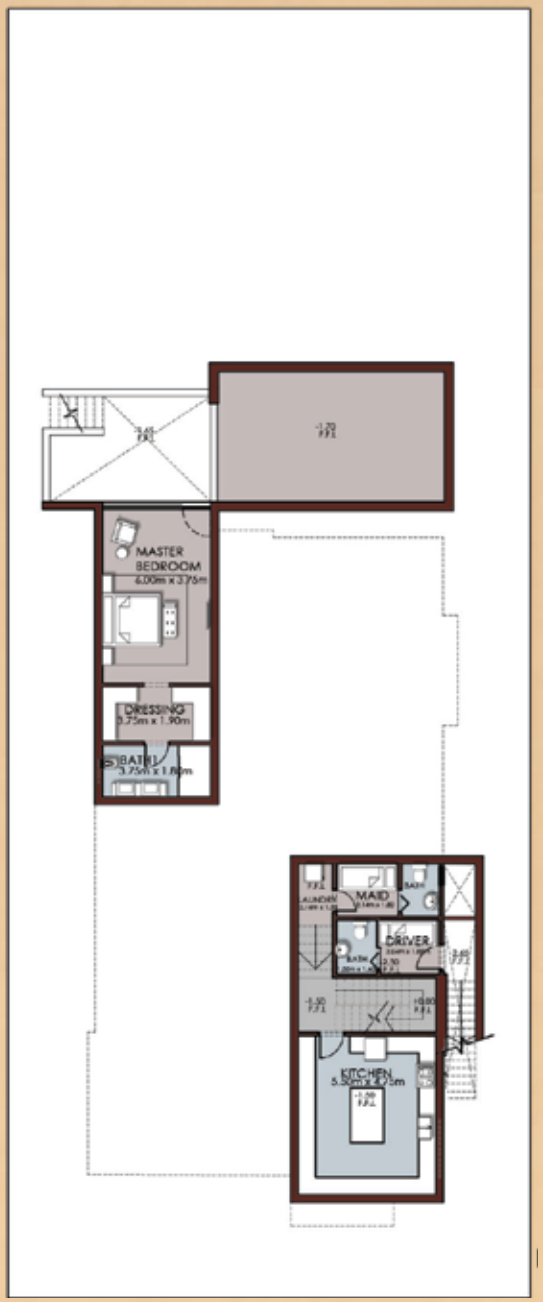
SEA FRONT VILLA

BUILT UP AREA

435 M²

LAND AREA

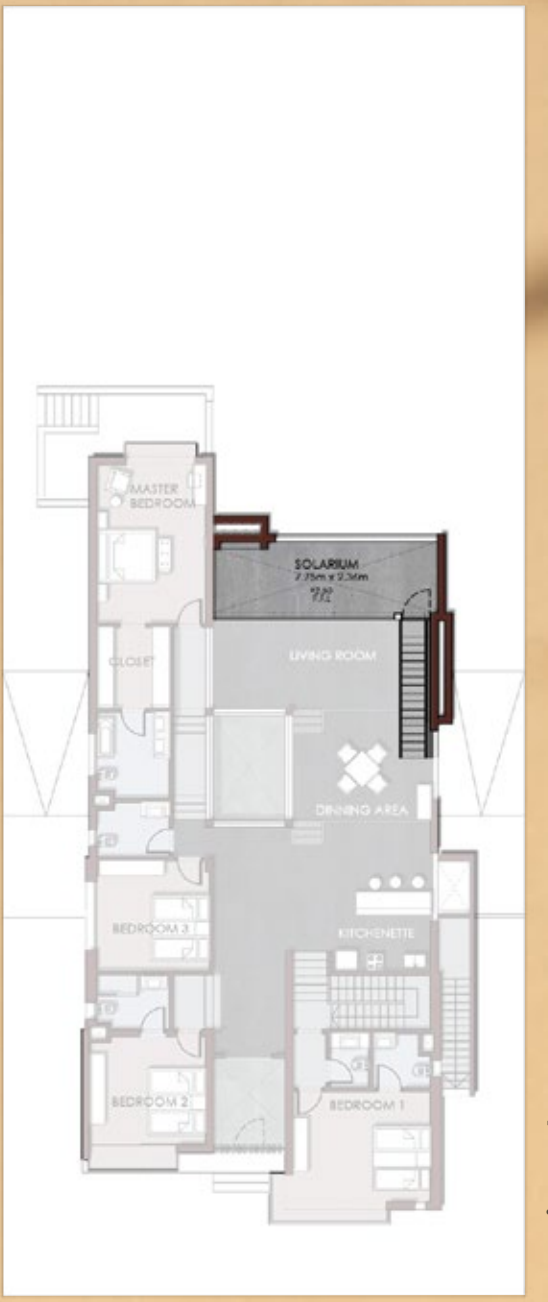
801 M²



Lower Ground Floor



Upper Ground Floor



First Floor

SEA FRONT VILLA

BUILT UP AREA

435 M²

LAND AREA

801 M²


Villa 117

NOTES

