june.

AQUA LAGOONS
SALES KIT

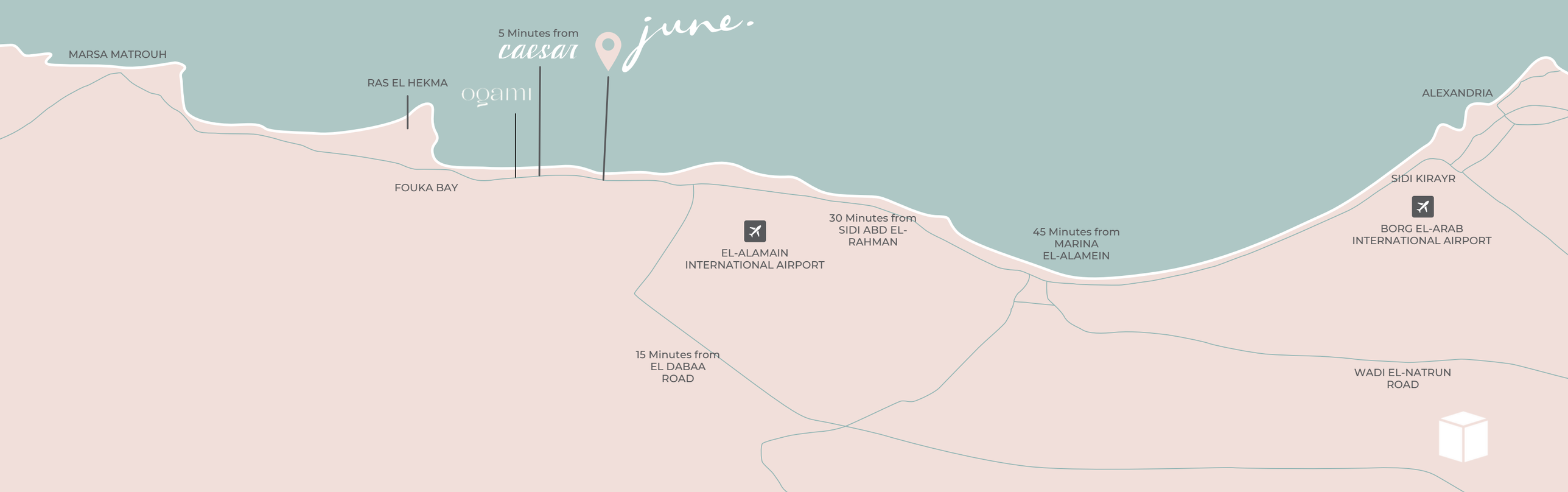
june.

Nestled along Egypt's North Coast, June is a vibrant beachfront destination where exceptional design, immersive experiences, and effortless seaside living come together. Designed to capture the spirit of contemporary coastal life, June offers a dynamic community connected by water, nature, and a lifestyle centered around the sea.

IT'S WHERE IT'S HAP PENING NEXT

Located on the new and happening side of Sahel at KM90 on Matrouh- Alex Road, June portrays more than 280 acres of scenic coastline. June is 8 smooth kilometres away from Caesar.

With the recently opened Dabaa Road, commuting from Cairo has never felt more effortless.





WHERE IT'S ALWAYS SUMMER

IT MUST BE *june*

Go where splashes of South Beach are seen all over the Miami-inspired locale. From artistic designs to glamorous environments, you will be in a simpler time, made for the modern mindset. When you're feeling carefree, on top of the world, and wholly at ease with yourself, you know, it must be June.

AN ARCHITECTURAL REVIVAL

Borrowing from the vibrant and swirling styles of Miami's famed South Beach, June features an iconic design with its circular portrayal and curvy corners. Embodying art-deco, revelling in the neon corners lighting, porthole windows, and glass blocks in this modern-mediterranean take on Miami.



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A WATERFRONT DESTINATION DEFINED BY LAGOONS

Spanning over 100,000 sqm, June's expansive lagoon network forms the heart of the destination. More than a visual centerpiece, these crystal-clear waterways are seamlessly integrated throughout the community, ensuring convenient access from every neighborhood. In select locations, residents enjoy the privilege of living directly on the water's edge, with uninterrupted lagoon views extending from their homes.



A TRUE BEACH DESTINATION

A thoughtfully crafted seaside destination designed around your lifestyle, aspirations, and personal sense of retreat. Each neighborhood offers its own distinct character, blending lush landscapes, curated amenities, and a vibrant summer atmosphere. All while enjoying effortless access to everything you need and uninterrupted views of the Mediterranean



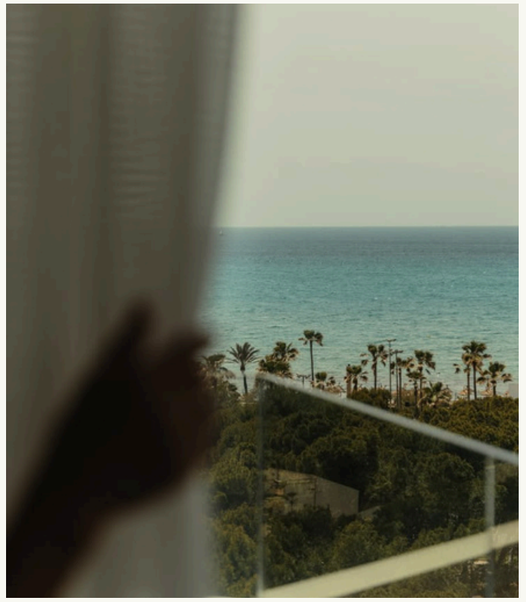
HOME TO THE NORTH COAST'S FIRST

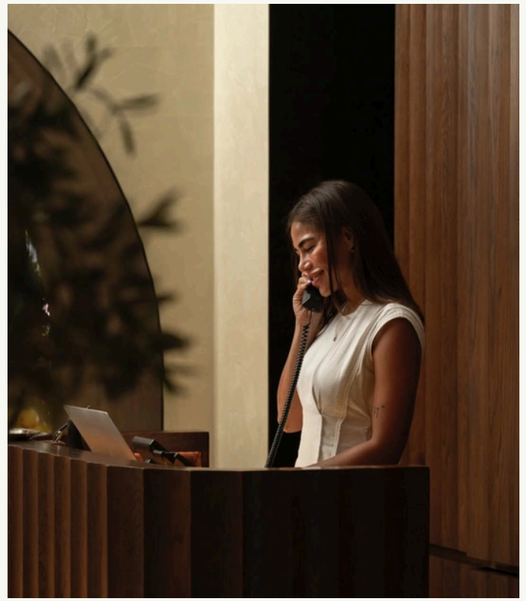
TRIBUTE PORTFOLIO

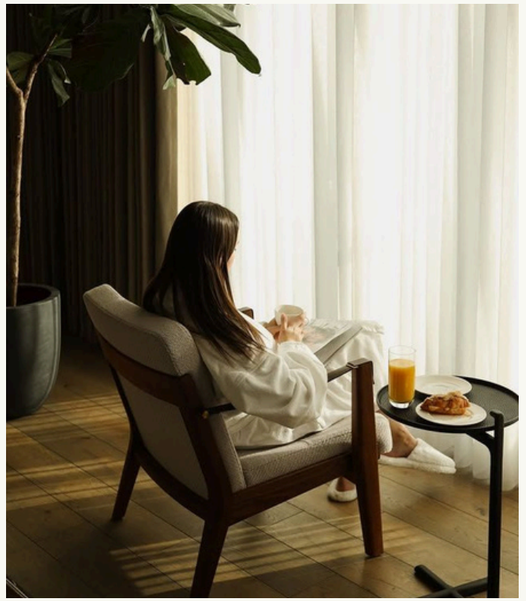
A new chapter unfolds at June with the arrival of a **TRIBUTE PORTFOLIO HOTEL BY MARRIOTT,** bringing a distinctive hospitality experience to the North Coast.

Designed as a boutique destination with a character of its own, the hotel draws inspiration from the Mediterranean shoreline, the timeless beauty of desert landscapes, and the elegance of Art Deco design. More than a place to stay, it is a destination shaped by storytelling, culture, music, fashion, and meaningful experiences.









THE CLUBHOUSE

Escape to the club life, where you'll find a host of recreational activities and poolside services. Work a sweat at the gym, pick up some new gear, have a bite, or lounge.



A NEW COASTAL SPORTS EXPERIENCE

A state-of-the-art sports facility lies at the heart of June, offering a diverse range of sports academies, wellness, and leisure activities. The facility is designed to cater for future sports at world-class standards.

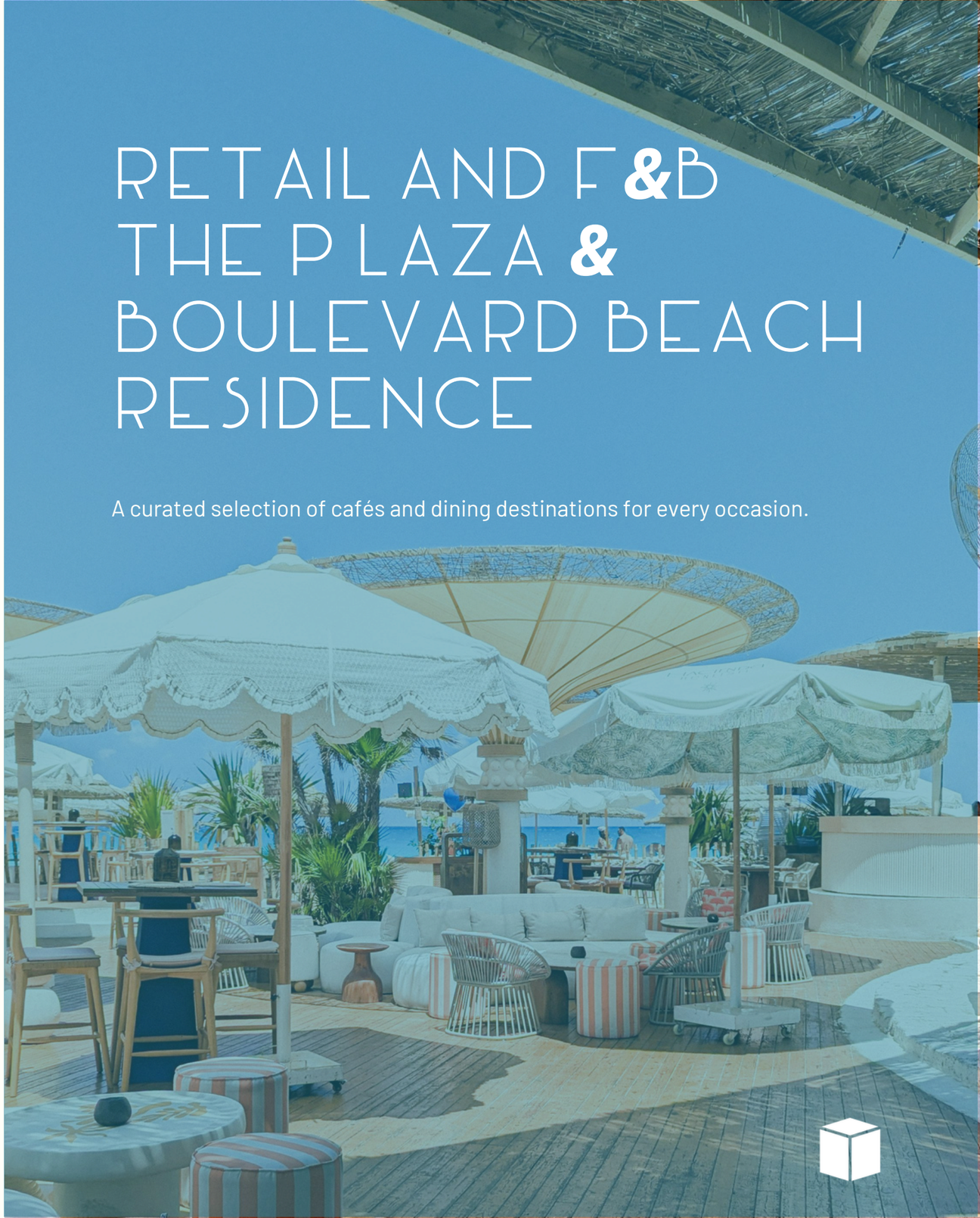
MOSQUE

A thoughtfully located place for worship and community gathering.



RETAIL AND F&B THE PLAZA & BOULEVARD BEACH RESIDENCE

A curated selection of cafés and dining destinations for every occasion.



A DESTINATION READY FOR SUMMER

June opens its doors to a season of sun-filled days, beachfront experiences, and life by the water. The homes are complete, the shoreline is alive, and the experiences that define life at June are already in motion.

Summer 2026 Experiences:

- F&B
- Nightlife & Entertainment
- Sports & Wellness
- Essential Services









WHERE THE COAST COMES ALIVE AFTER SUNSET

Surf CLUB

As day turns to night, Surf Club becomes the heartbeat of June's shoreline.

Set against the backdrop of the Mediterranean, it brings together music, great company, and an electric atmosphere that captures the spirit of summer.





















A NEW SEASIDE RITUAL

Le Pacha 1901

Perfectly positioned along the shoreline, Le Pacha 1901 brings together exceptional food, relaxed coastal charm, and breathtaking sea views.







THE BEACH EXPERIENCE

From exceptional dining and active recreation to convenient everyday services, a carefully curated collection of brands creates a vibrant and fully integrated beachfront destination.

SAINTS

DOLATO CREATIONS

JJ's

WHAT THE CRUST by napeo

sandwichroom

LYCHEE

F45 TRAINING

GRAB N GO

CIB

care CLINIC

WELCOME TO AQUA LAGOONS

A NEW DESTINATION OF WATERFRONT LIVING

Welcome to Aqua Lagoon, a serene retreat where tranquil waters and island-inspired living define everyday life. Connected through a network of meandering lagoons, the neighborhood offers a unique sense of privacy while fostering connection with the surrounding community.

Each residence is carefully positioned to maximize openness, expansive views, and a constant connection to water, creating a peaceful summer sanctuary within June.

Step outside your home and immerse yourself in crystal-clear waters, paddle through picturesque lagoon channels, or enjoy the calm beauty of waterfront living. Thoughtfully integrated waterways blend harmoniously with the natural landscape, transforming every day into an escape defined by relaxation, convenience, and discovery.



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300 m from the sea

5 swimmable lagoons

100% of units are facing N, NE, NW

Low density phase
13% Footprint

All buildings include elevators

All units are overlooking lagoons

All units include nanny’s room

All units are fully finished with ACs

IMMERSE YOURSELF IN LAGOON PARADISE

SOAK UP THE BEAUTY OF CRYSTAL

At the heart of Aqua Lagoons lies a tranquil waterfront sanctuary, where shimmering waters and thoughtfully curated experiences come together. Framed by the clubhouse and surrounded by breathtaking views, the lagoon creates an atmosphere of effortless relaxation and refined coastal living. With direct access to the water and exclusive amenities moments away, residents are immersed in a lifestyle defined by comfort, connection, and serenity.



THE MASTERPLAN

RELEASE PHASE



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MASTERPLAN



JUNE MASTERPLAN TYPES (MULTIPLE FAMILY)

- Type 1
- Type 2
- Type 3

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MASTERPLAN



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A UNIQUE RETAIL EXPERIENCE

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AQUA LAGOONS ARCHITECTURE

Art Deco Reimagined

Aqua Lagoon presents a contemporary architectural interpretation of Art Deco elegance, blending timeless character with modern sophistication. Defined by graceful curves, refined proportions, and carefully crafted details, the architecture creates a distinctive visual identity that is both memorable and enduring.

Vertical openings and curved roof features invite abundant natural light into the interiors, creating dramatic patterns of light and shadow throughout the day. Sleek lines and fluid transitions enhance the sense of openness, while carefully selected materials introduce warmth and texture.

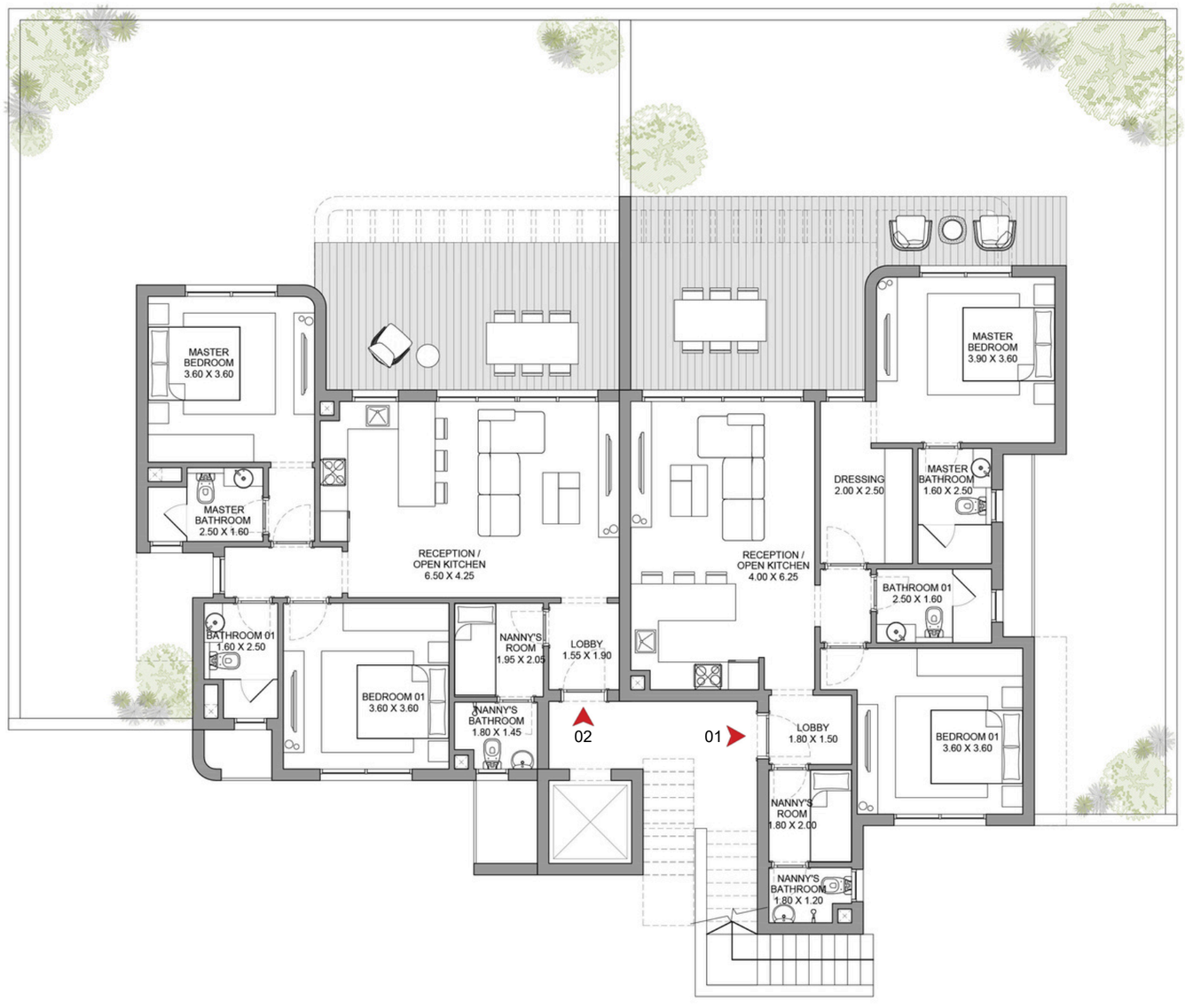
UNIT TYPES

TYPE 1
GROUND

Components:

Unit 01: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Unit 02: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**



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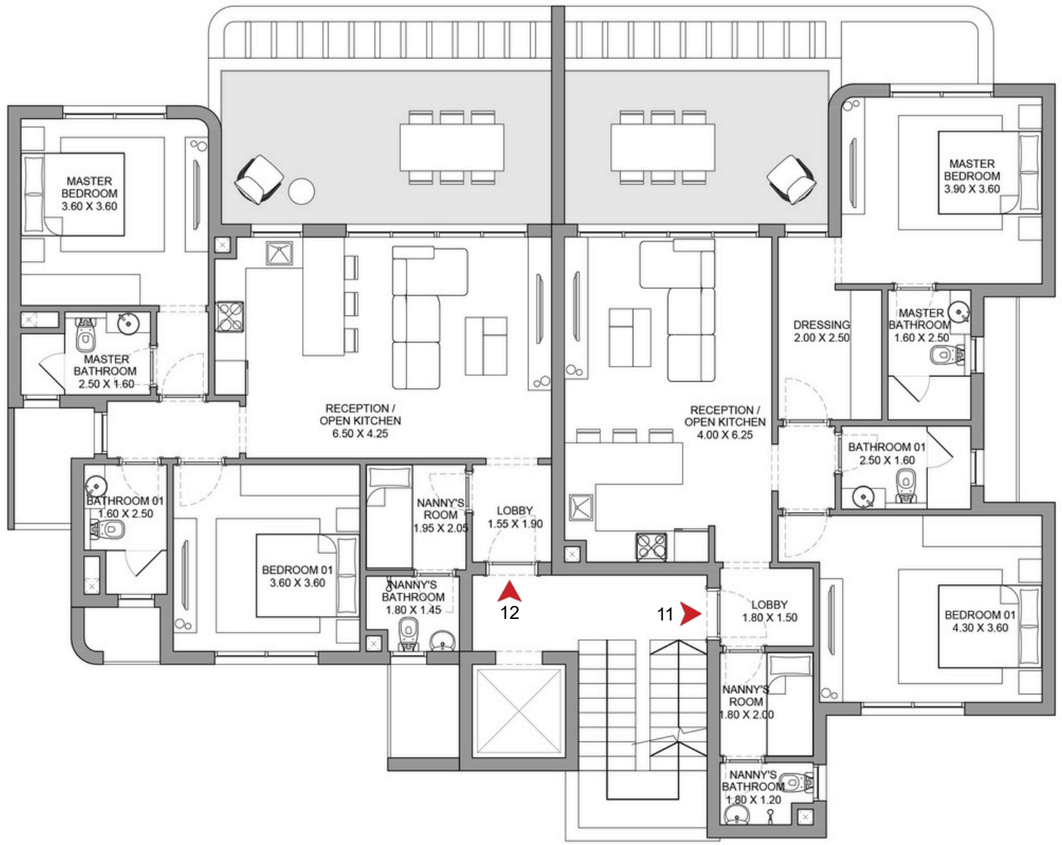
TYPE 1 TYPICAL

FIRST TO THIRD FLOORS

Components:

Unit 1: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Unit 2: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**



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TYPE 1
PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 122 m2
Roof Terrace: 70 m2
Gross Area: **192 m2**



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TYPE 2
GROUND

Components:
Core A

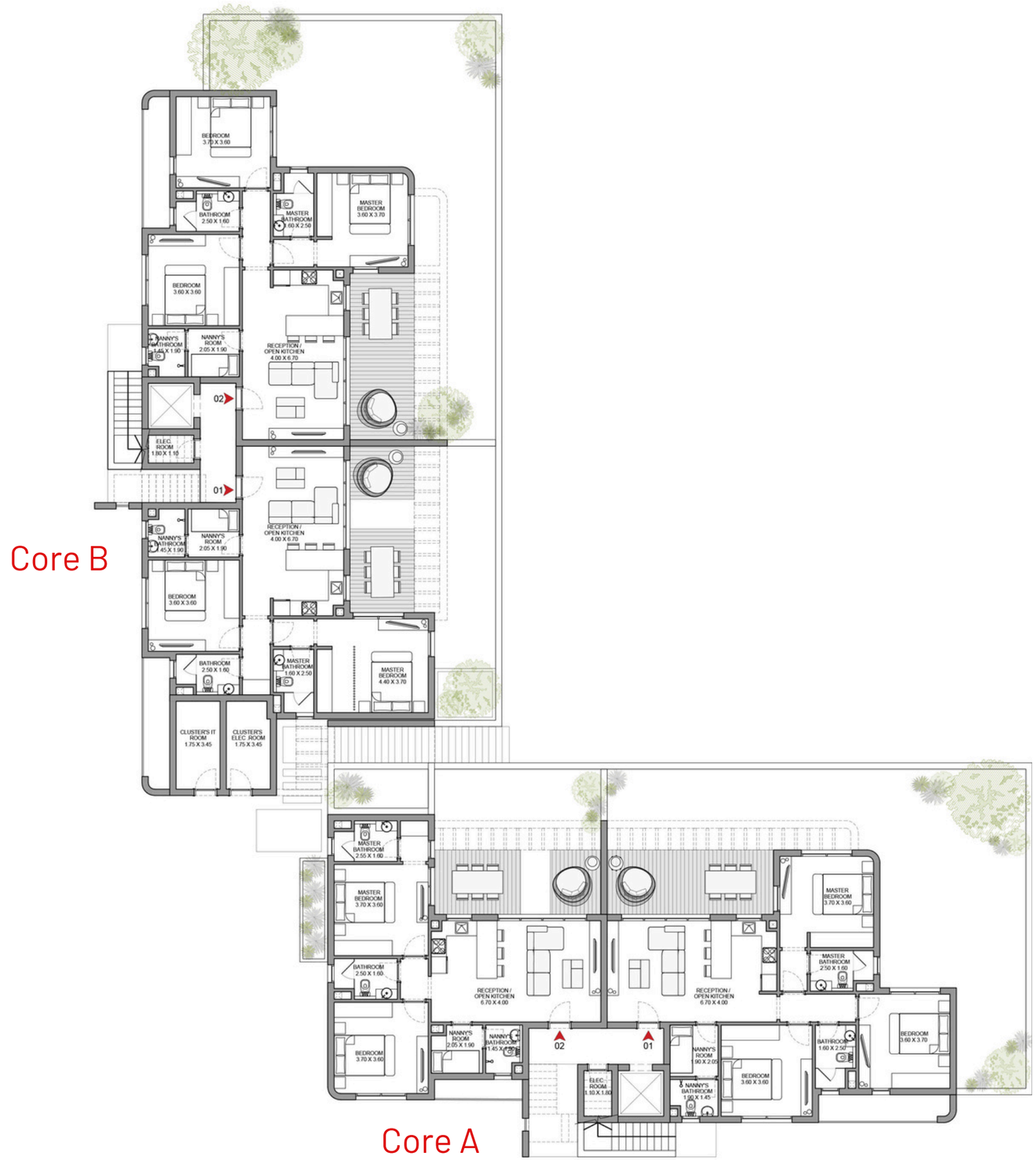
Unit 01: **3 Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**

Unit 02: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Core B

Unit 01: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Unit 02: **3 Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**



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TYPE 2 TYPICAL

FIRST TO THIRD FLOORS

Components:
Core A

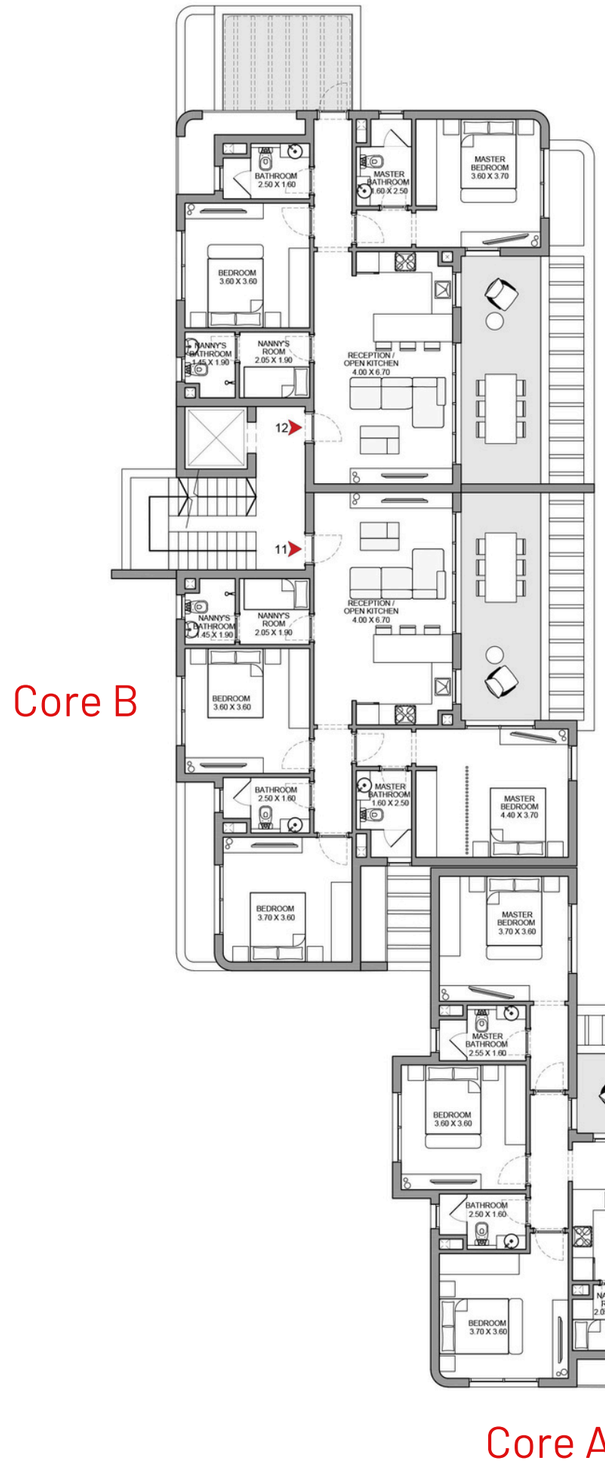
Unit 1: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Unit 2: 3 **Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**

Core B

Unit 1: 3 **Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**

Unit 2: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**



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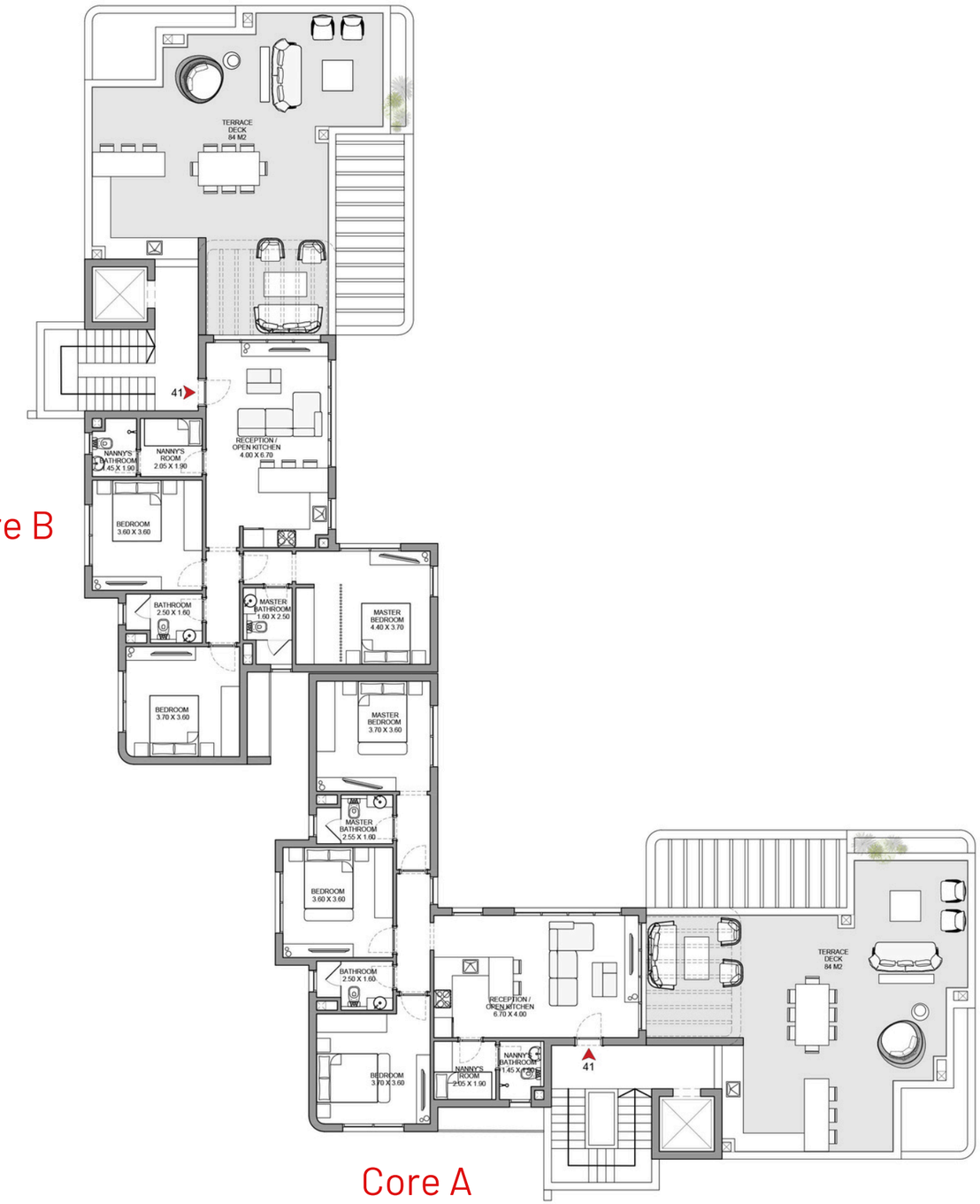
TYPE 2
PENTHOUSE

Components:
Core A

Unit 41: **3 Bedroom**
Average Indoor Area: 122 m2
Roof Terrace: 80 m2
Gross Area: **202 m2**

Core B

Unit 41: 3 **Bedroom**
Average Indoor Area: 122 m2
Roof Terrace: 80 m2
Gross Area: **202 m2**



Core B

Core A

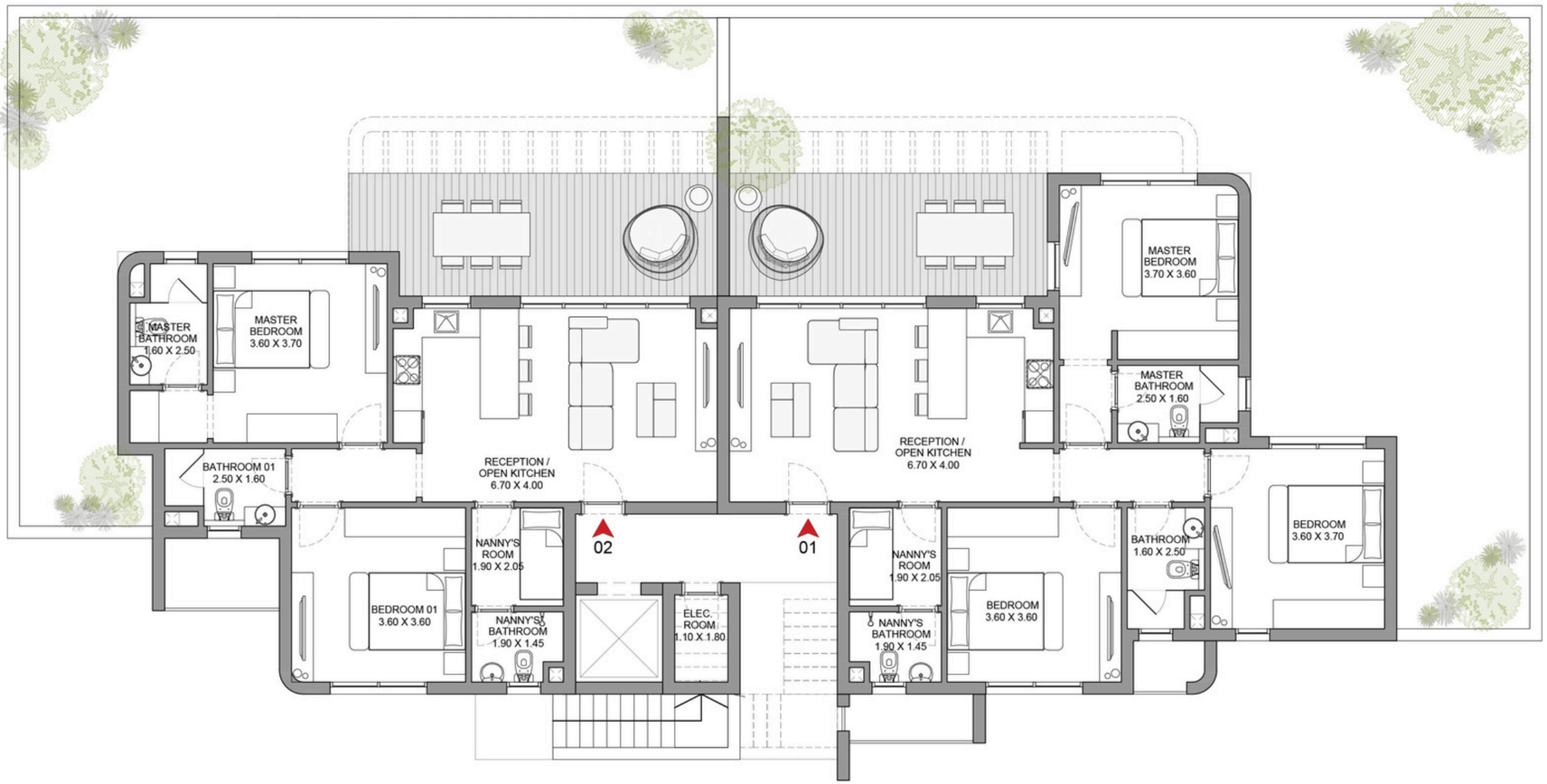
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TYPE 3
GROUND

Components:

Unit 01: **3 Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**

Unit 02: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**



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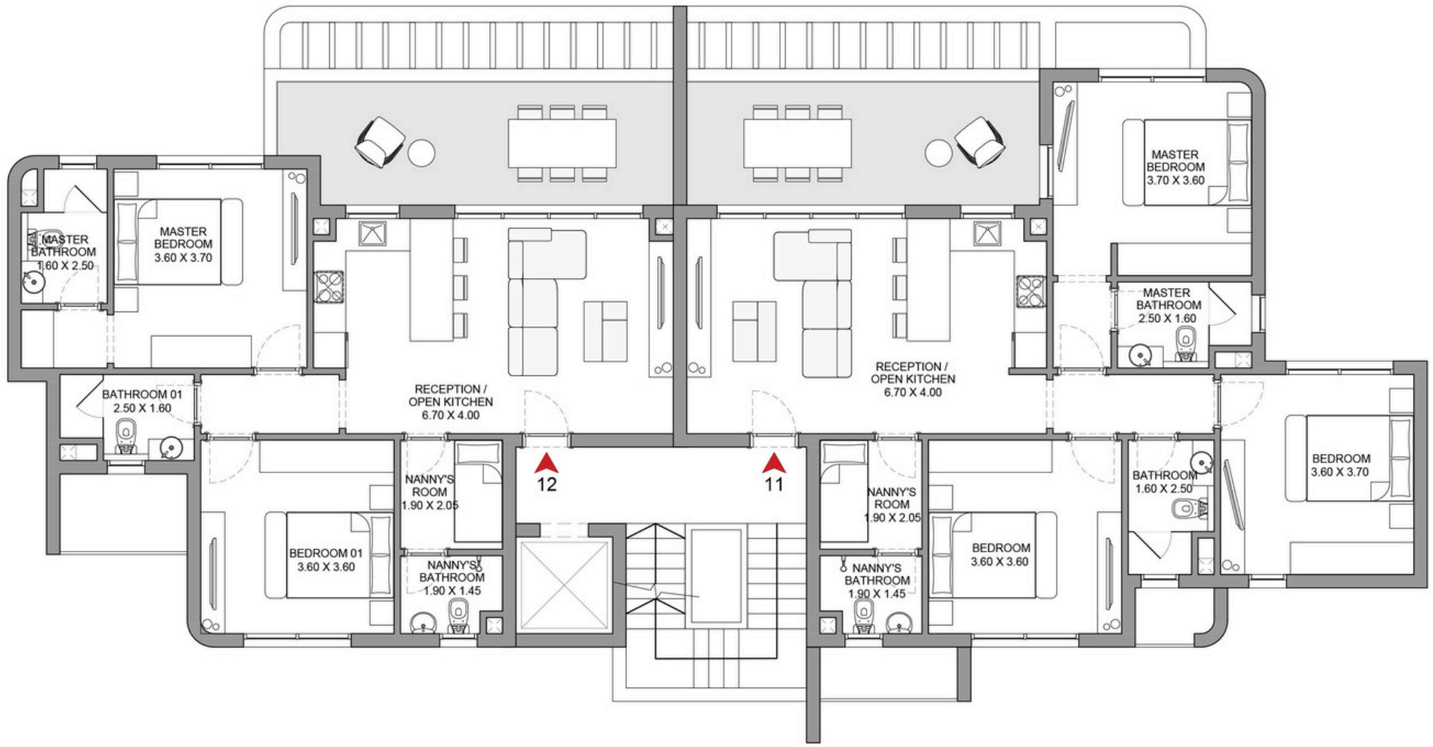
TYPE 3

FIRST FLOOR

Components:

Unit 11: **3 Bedroom**
Average Indoor Area: 113 m2
Terrace: 17 m2
Gross Area: **130 m2**

Unit 12: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**



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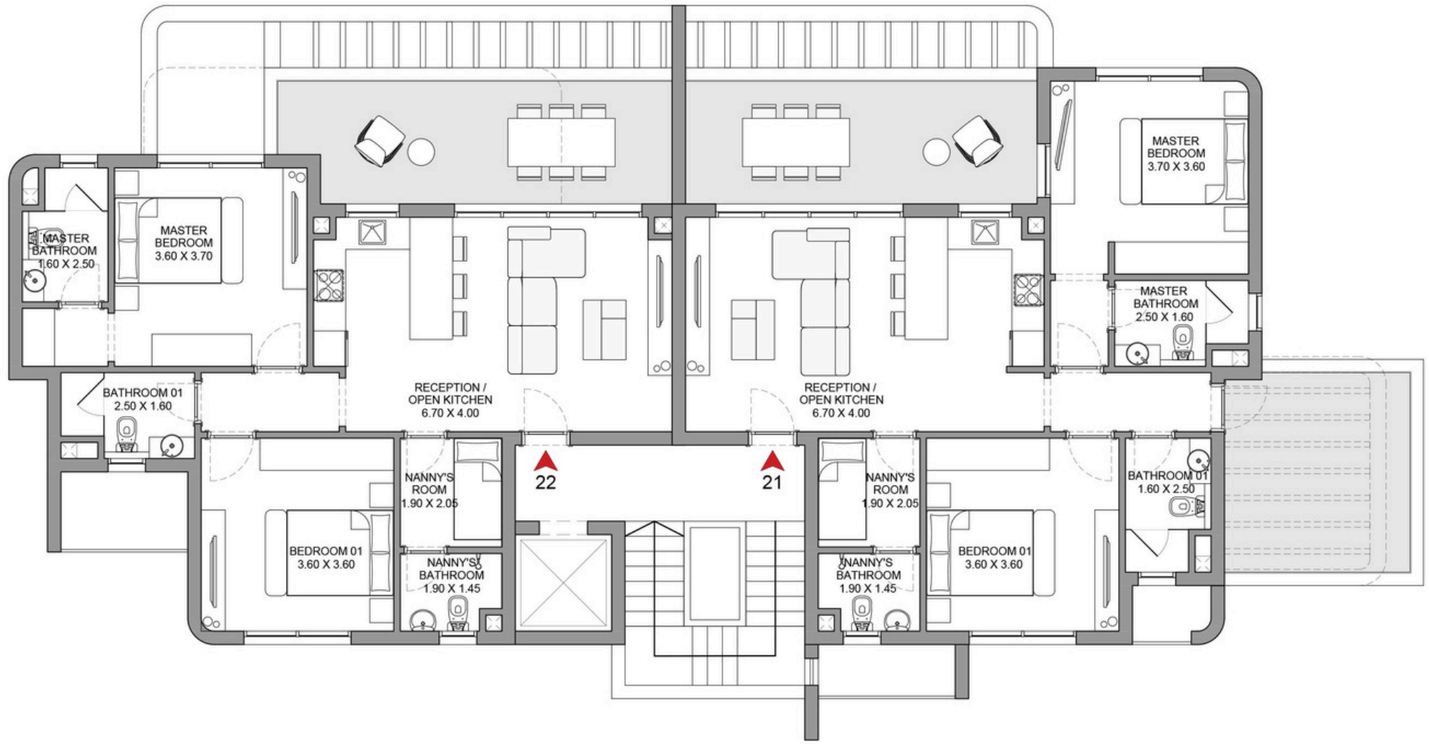
TYPE 3 TYPICAL

SECOND & THIRD FLOORS

Components:

Unit 1: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

Unit 2: **2 Bedroom**
Average Indoor Area: 98 m2
Terrace: 12 m2
Gross Area: **110 m2**

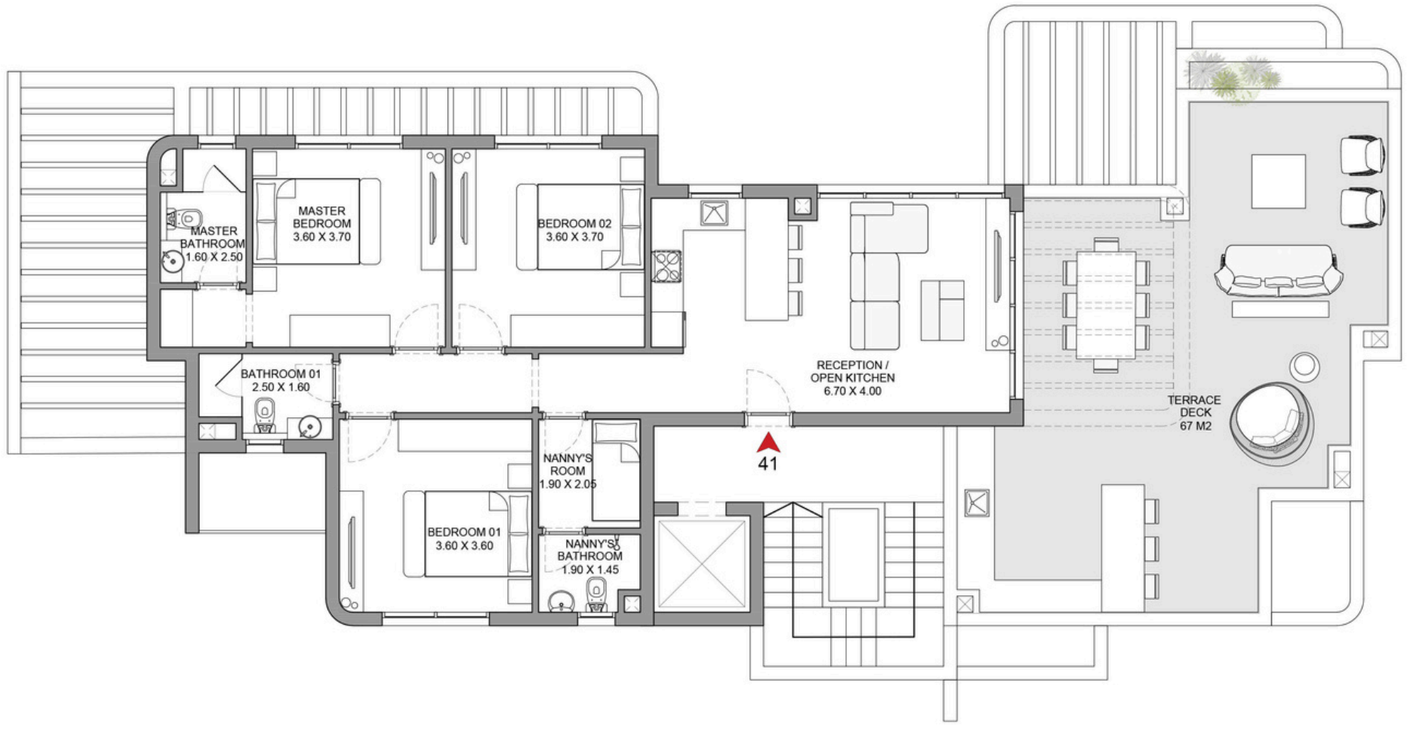


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TYPE 3
PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 122 m2
Roof Terrace: 65 m2
Gross Area: **187 m2**



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SODIC