

ALAM AL ROUM

-I-

SEALINE ESTATES

Limitless Waterfront



by



EGYPT



LIVE GREATNESS

01

Qatari Diar



THE GLOBAL STORY

Since 2005, Qatari Diar has grown into one of the world’s leading real estate developers, backed by the sovereign capital of the Qatar Investment Authority, operating across more than twenty countries on five continents, with a portfolio exceeding USD 35 billion.

More than *fifty* landmark developments delivered. Each one conceived to international standards. Each one built to outlast the decade that made it.

A developer that builds for nations.

The company has been entrusted with a rare kind of work: the making of places that nations come to be defined by. Qatari Diar measures its work in generations, in the cities shaped around its developments, and in the people who will inherit them.

Sovereign capital.

Patient design.

Destinations the world returns to.



Twenty years of building destinations in Egypt.



02 Qatari Diar Egypt

A NATIONAL COMMITMENT

Egypt has belonged to the Qatari Diar story from its earliest chapters. Today, Qatari Diar stands as one of Egypt’s largest real estate developers, holding the largest land portfolio of any foreign developer in the country, exceeding sixty million square metres, with investments surpassing USD 7 billion.

Its landmark developments span the length of the country. The St. Regis Cairo brought one of the world's most storied hospitality names to the banks of the Nile, with branded residences to match. New Giza reshaped how a generation of Cairenes would live, learn and gather. City Gate is drawing a new centre of gravity to the capital's east. Across the Red Sea and Sharm El-Sheikh, Qatari Diar's portfolio runs deep into Egypt's most valued coastlines.

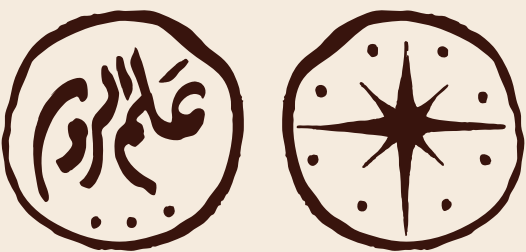
With Alam Al Roum, Qatari Diar Egypt turns to the Mediterranean, and to the most ambitious undertaking in its national portfolio. Here, two decades of commitment to Egypt reach their fullest expression.





A CITY THE MEDITERRANEAN HAS
BEEN WAITING FOR.

Two thousand
years ago, a single
headland marked
this coast.



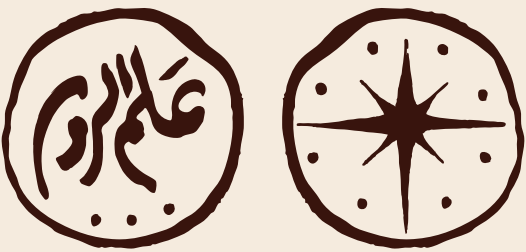
03

The Story of Alam Al Roum

Sailors crossing the open Mediterranean watched for it. When it rose from the water, they knew they were near harbour, near shelter, near home. The Romans named it a landmark.

They called it *Alam Al Roum*.

Then, for a long time, the coast forgot. It became a line, a westward drift of seasons, each shore opened and abandoned for the next, a journey that erased its own footsteps and never arrived anywhere worth staying.

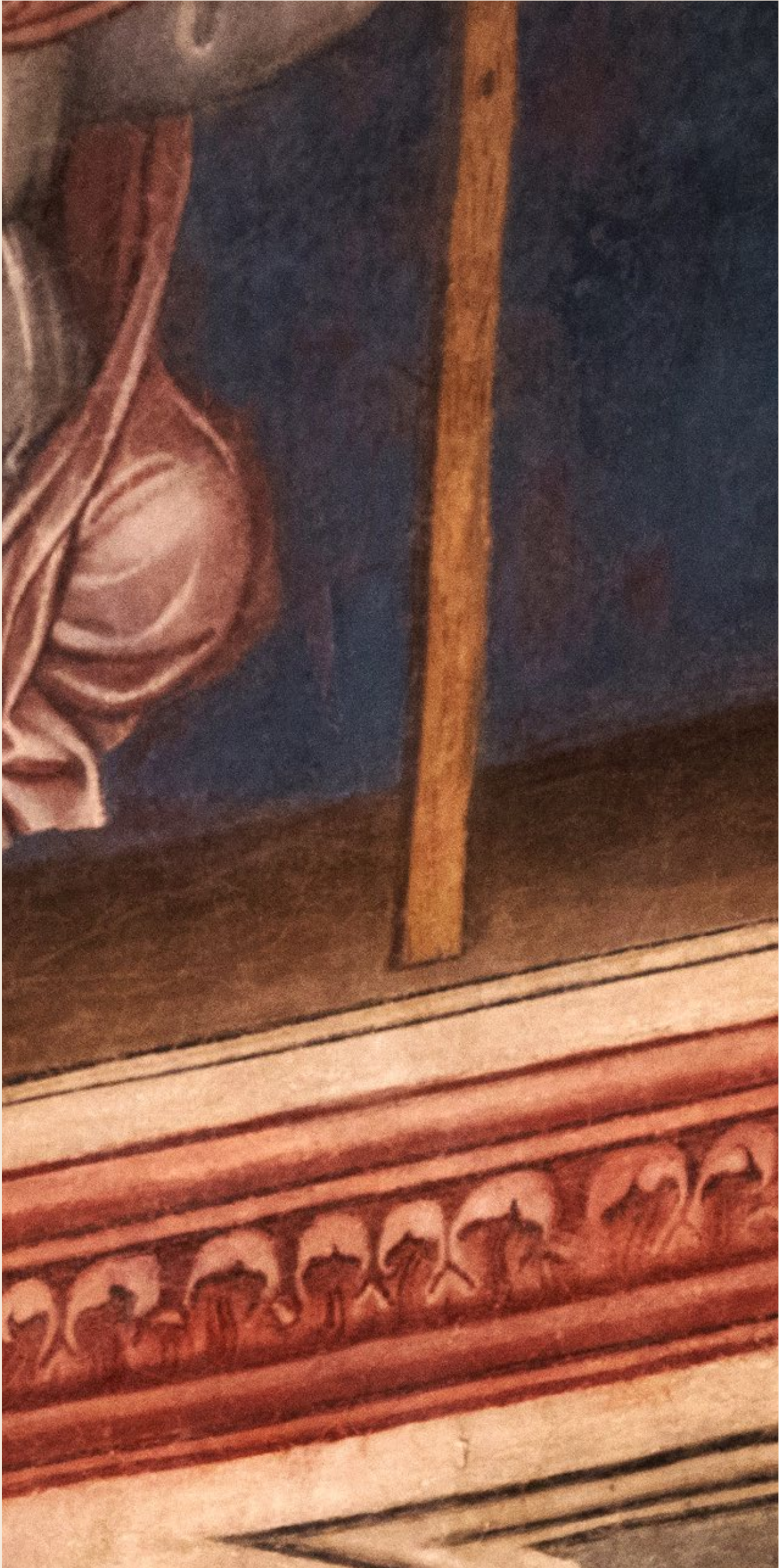


But the light that guided those ancient ships never left. The shape of the bay did not change. The calm of the sheltered water held. The coast was always waiting to be remembered.

Now, it is.

Alam Al Roum is the return of this coast to its meaning, restored in full, in all its scale, all its grandeur, all its light.

The oldest landmark on the Egyptian Mediterranean is also its newest beginning.





HERE, THE COASTLINE
SHAPES EVERY DAY. EVERY
STREET, EVERY VIEW, EVERY HOUR.

04

Overview & Vision



Egypt’s Mediterranean, restored.

Along 7.2 kilometres of open Mediterranean shore, fifteen minutes from Marsa Matrouh International Airport, a coastal city of 4,902 feddan is taking form. The masterplan, drawn by Skidmore, Owings & Merrill (SOM), is conceived as one legible city: a grand boulevard carrying arrival inland from the sea, a network of swimmable lagoons spanning 28 kilometres of frontage, and distinct districts drawn together by a continuous landscape spine and a smart mobility network centered on walking, cycling, and clean transit, creating a more connected and pedestrian-friendly environment.

By day, a landmark. By evening, a flame on the Mediterranean.

THE GATEWAY & LIGHTHOUSE BOULEVARD

Arrival begins at the Gateway, an architectural threshold marking the passage from coast road to coastal city. From here, a processional boulevard draws the journey toward the water, framed by landscape and oriented toward the sunrise on the summer solstice. At its end stands the Lighthouse, rising above the marina and the Cultural Pier, gathering the city’s sightlines and holding its horizon.

WATER EXPERIENCE

7.2 kilometres of Mediterranean beachfront. 28 kilometres of lagoon frontage. A network of canals connecting the boulevard to the marina in one continuous, walkable thread, carrying water taxis and quiet currents alike through the heart of the city.





LANDSCAPE EXPERIENCE

Shaped by SWA, one of the world’s leading landscape architecture studios, the green structure of Alam Al Roum runs thirty kilometres of lagoon paths and a continuous landscape spine connecting every district from the Gateway to the sea.



Arrival should feel like an occasion, and every return like coming home.

HOSPITALITY

A collection of ultra-luxury resorts and boutique hotels, each with its own distinct character and setting, carrying the signatures of the world’s most distinguished houses. Alongside them, a dedicated longevity and medical quarter extends hospitality into the science of living well.

MARINA & BOATING

Three marinas serve the city at different scales: an international marina designed and operated by Marina Projects, built to receive vessels of significant scale, with a promenade of dining, retail and waterfront life; a harbour marina of fifty berths for residents’ craft; and private docking at the Royal Quarters, where the water comes to the door.

*From the morning espresso
to the late dinner, this is
where the city keeps its
rhythm.*

TOWN CENTRES & RETAIL

Walkable, mixed-use quarters where fashion houses, art galleries, café terraces and open-air dining trade year-round around the lagoons.

ENTERTAINMENT & CULTURE

Alam Al Roum is composed to host international festivals, cultural programmes and seasonal gatherings that draw visitors from beyond the coast and keep the city animated across all twelve months of the year.

GOLF & SPORTS

An eighteen-hole championship course set along the open Mediterranean, designed to host international golf tournaments. Alongside it, dedicated sports facilities bring world-class training and international sporting events to the coast.





-I-

SEALINE ESTATES

Limitless Waterfront

Where the Mediterranean belongs to every home.

Thoughtfully composed homes that embrace the sea from every perspective.

Waterfront Living

Sealine Estates is a refined neighbourhood of private single-family homes, terraced gently above the Mediterranean so that the sea view is never the privilege of a single row.

Each home rises above the one before it, carrying an uninterrupted view of the beach and coastline all the way to the water's edge. The architecture is contemporary and coastal: clean lines, generous glazing turned toward the sea, and a calm, minimal aesthetic built to age gracefully rather than follow a season.



The beach lies only steps away, less a destination than the natural edge of daily life, while the wider city of Alam Al Roun, with its marina, golf, town centres and lagoons, opens directly behind. Refined, private and effortlessly connected, Sealine Estates offers waterfront living in its fullest expression, on a coastline composed to be lived with, every day of the year.





What defines the Sealine Estates

UNINTERRUPTED VIEWS OF THE SEA

The neighbourhood is terraced five rows deep from the shoreline, each row raised above the last so that every home holds a clear, open view of the beach and the Mediterranean beyond. The outlook is written into the design rather than reserved for a privileged few.

PREMIUM LIVING, ON THE SEA-FRONT

A collection of private homes set directly on the coastline, composed for those who value space, privacy and a sense of arrival. The beach forms the natural boundary of the neighbourhood, and the water remains a constant presence rather than an occasional view.

*Timeless architecture, shaped
by light and the sea.*

SEAMLESSLY CONNECTED,
COMFORTABLY PRIVATE

For all its privacy, the Sealine Estates is woven seamlessly into the wider masterplan. The marina, the championship golf course, the town centres and the lagoons all lie within easy reach, connected by a walkable landscape spine and the city’s smart mobility network.

ARCHITECTURE OF QUIET
SOPHISTICATION

The homes are drawn in a contemporary coastal language: elegant proportions, clean lines and a timeless, understated character. Light, openness and the relationship between indoor and outdoor living shape every elevation.

REFINED IN EVERY DETAIL

Every residence is delivered fully finished, crafted with premium materials and a considered attention to detail, ready to be lived in from the first day without compromise.



Interiors shaped by the sea



Every space is thoughtfully composed to embrace natural light, open views and a seamless relationship with the waterfront. Contemporary architecture meets understated elegance, creating interiors that are both sophisticated and deeply connected to their surroundings.





THOUGHTFULLY CRAFTED,
BEAUTIFULLY FINISHED,
READY TO CALL HOME.

PROTOTYPE I

SEALINE ESTATES

TYPE S6I

Exteriors



SeaLine Estates S6I

6 Bedroom | Total Area: 601 sqm

Floorplan



PROTOTYPE

2

SEALINE ESTATES

TYPE S4I

Exteriors



Sealine Estates S4I

5 Bedroom | Total Area: 453 sqm

Floorplan



PROTOTYPE

3

SEALINE ESTATES

TYPE S3I

Exteriors



SeaLine Estates S3I

5 Bedroom | Total Area: 391 sqm

Floorplan



PROTOTYPE

4

SEALINE ESTATES

TYPE V32

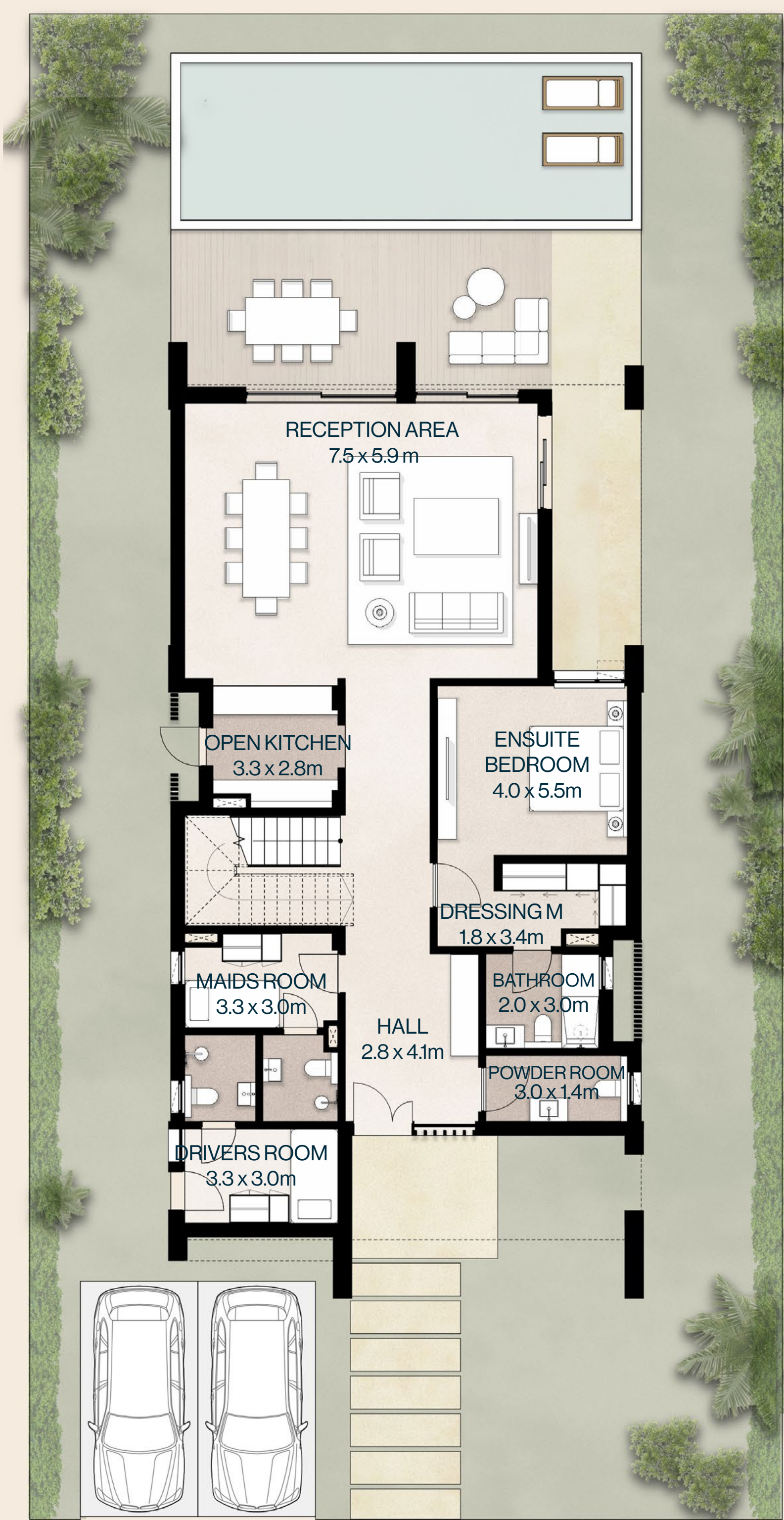
Exteriors



SeaLine Estates V32

5 Bedroom | Total Area: 331 sqm

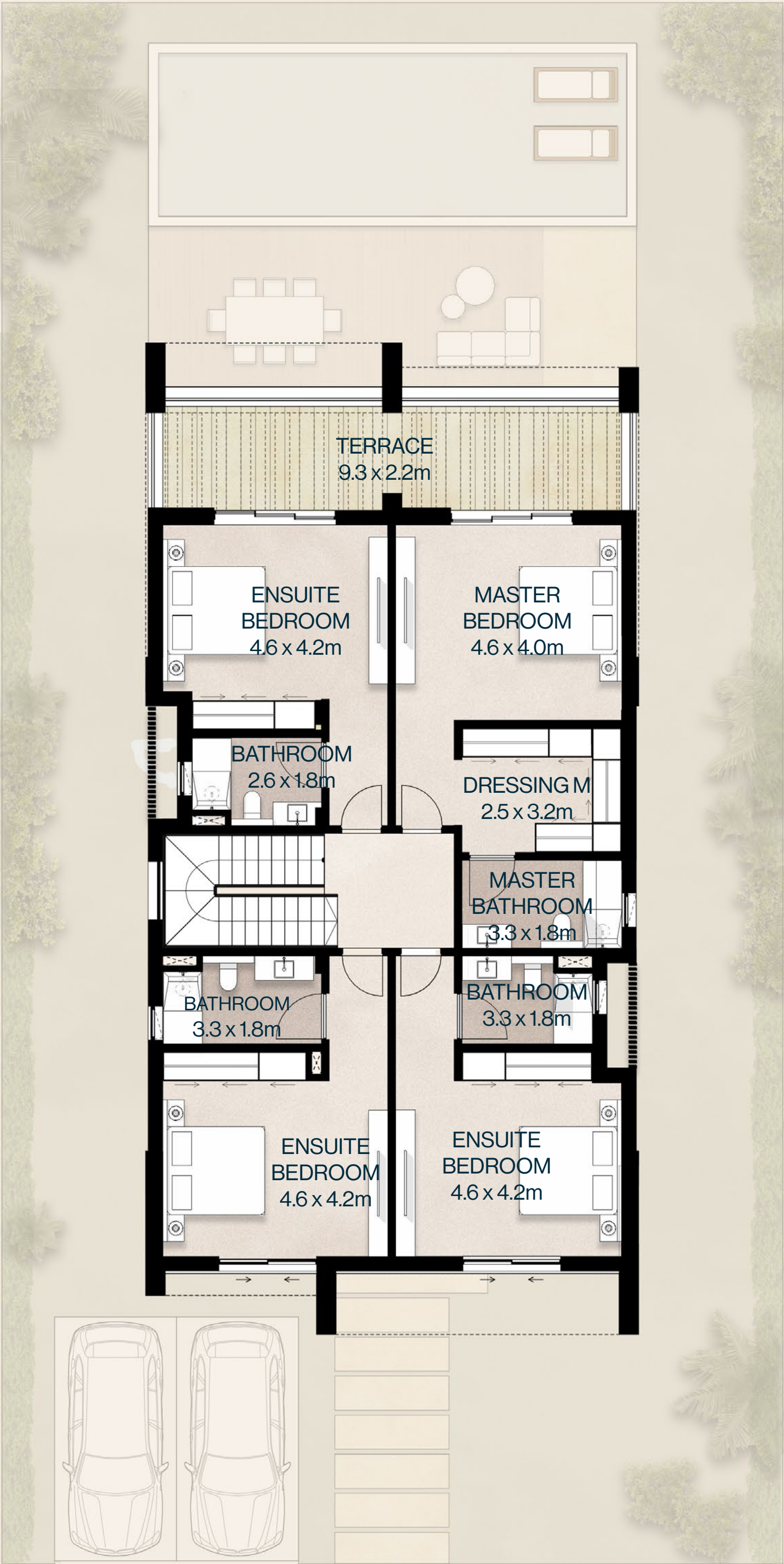
Floorplan



SeaLine Estates V32

5 Bedroom | Total Area: 331 sqm

Floorplan



PROTOTYPE

5

SEALINE ESTATES

TYPE S32

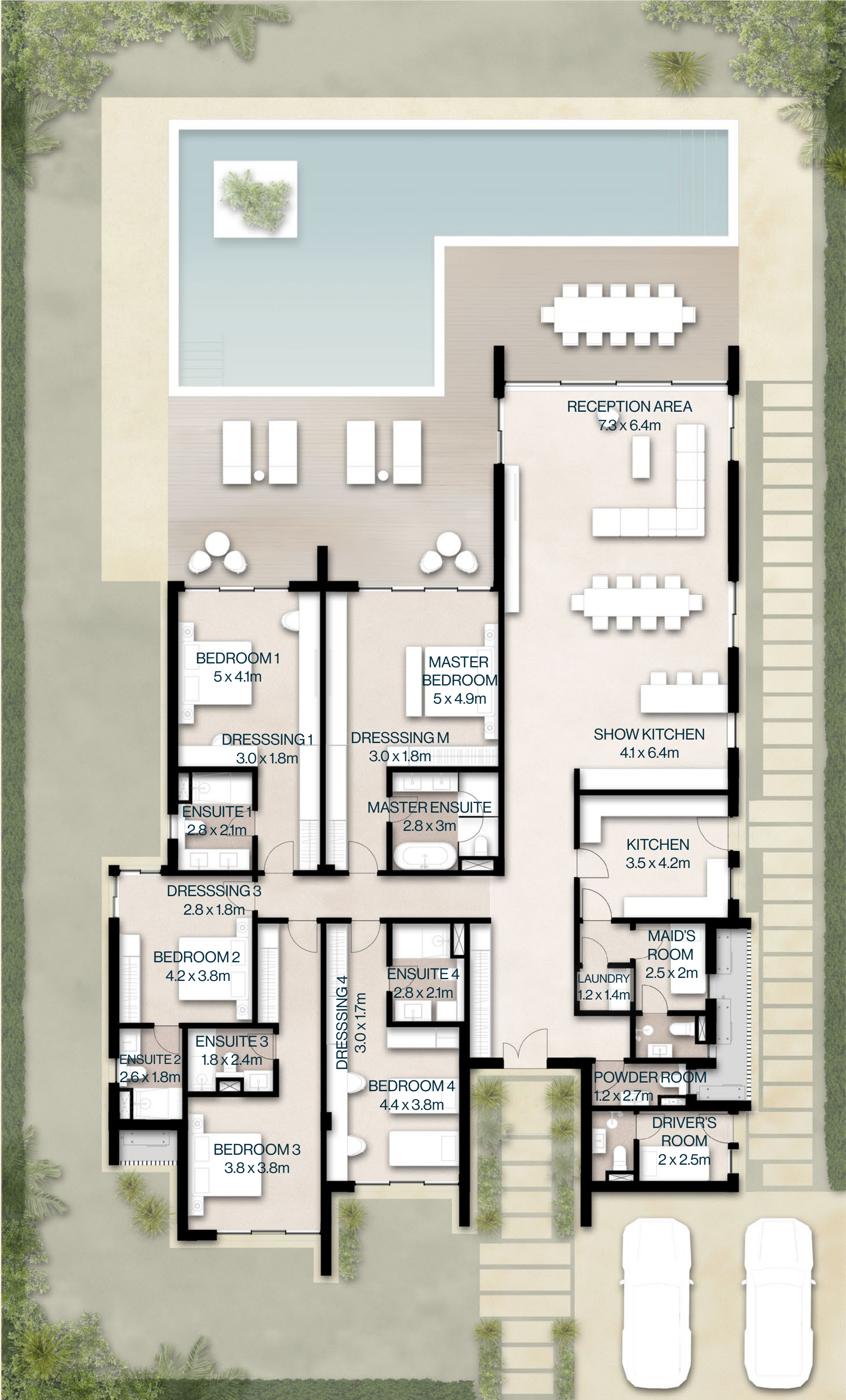
Exteriors



SeaLine Estates S32

5 Bedroom | Total Area: 326 sqm

Floorplan



PROTOTYPE

6

SEALINE ESTATES
TYPE V3I

Exteriors



SeaLine Estates V3I

5 Bedroom

Total Area: 307 sqm | Roof terrace area : 73 sqm

Floorplan



SeaLine Estates V3I

5 Bedroom

Total Area: 307 sqm | Roof terrace area : 73 sqm

Floorplan



SeaLine Estates V3I

5 Bedroom

Total Area: 307 sqm | Roof terrace area : 73 sqm

Floorplan



Disclaimer

1. Actual Areas May Vary From The Stated Area. Drawings Are Not To Scale.
2. The Architectural Details, Dimensions And Area In This Plan Are Approximate, Information Based On Schematic Design Information Only, And Final As-Built Conditions May Vary.
3. All Images Used Are For Illustrative Purposes Only And Do Not Represent The Actual Size, Features, Specifications, Fittings, And Furnishings.
4. Qatari Diar Reserves The Right To Make Revisions/Alterations, At Its Absolute Discretion, And Without Liability.
5. Each Garden Plot Will Vary Based On The Location Of The Building.
6. All Room Dimensions Exclude Wall Finishes And Construction Tolerances Allowance Of A %5 Variance.
7. All Materials, Dimensions And Drawings Are Approximate, Information Subject To Change Without Notice.
8. Private gardens and pool design are only for illustrative / marketing purposes and not included in the unit finishing.



EGYPT