



ogami

**BOTANICA TOWN  
SALES KIT**



# LOCATION

- 10 KM to **RAS AL-HEKMA**
- 71 KM to **EL ALAMAIN AIRPORT**
- 82 KM to **SIDI ABD EL-RAHMAN**
- 83 KM to **MARSA MATROUH**
- 191 KM to **BURG EL ARAB AIRPORT**
- 366 KM to **CAIRO**






ogami

LIVE IMAGE FROM OUR SHORE





15%  
FOOTPRINT

+11KM  
LAGOON  
SHORELINE

+800M SEA  
SHORELINE

60% UNITS  
WITH WATER  
VIEWS

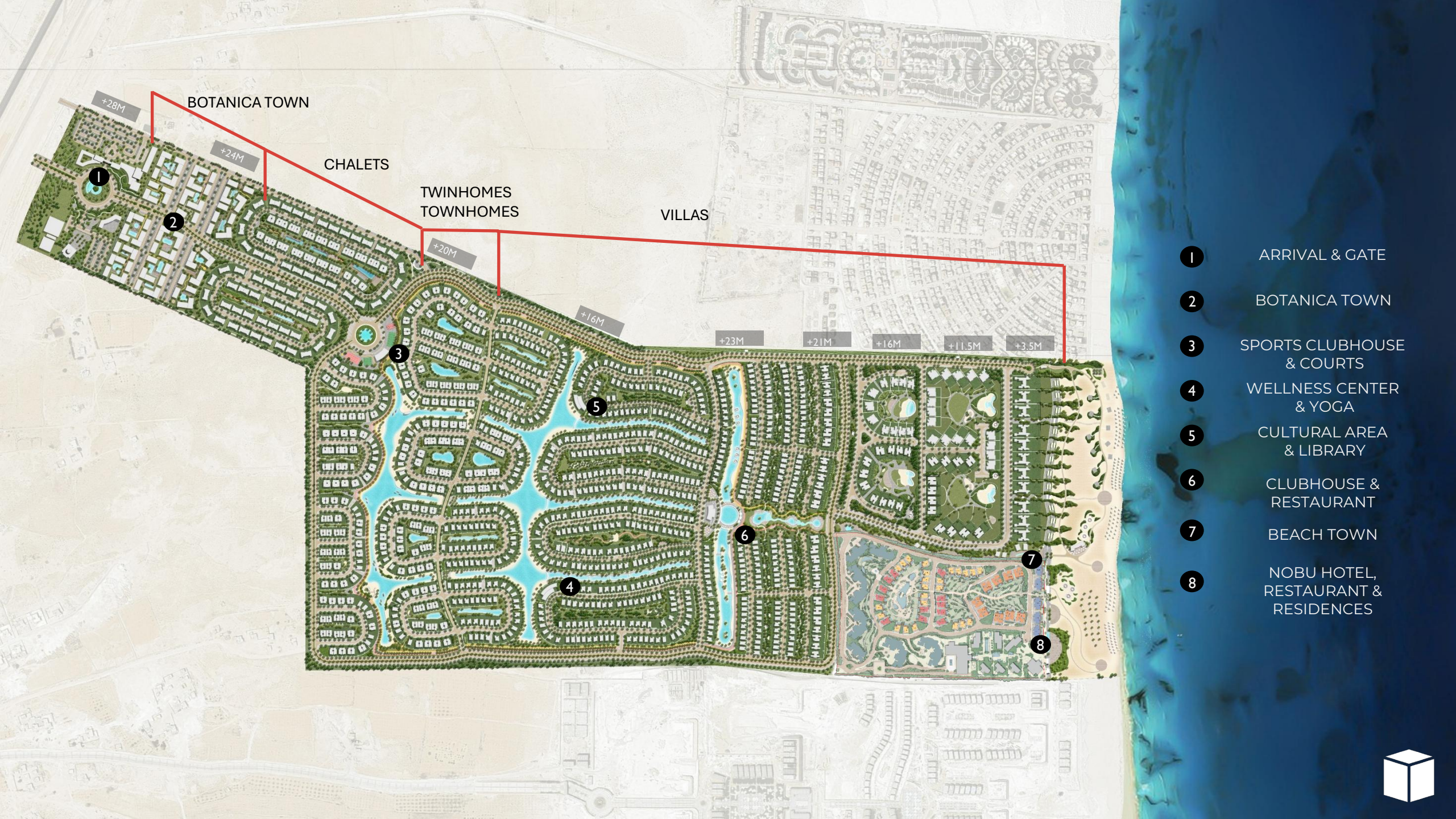
+120,000 M2  
OF  
SWIMMABLE  
LAGOONS

80%  
SINGLE  
FAMILY

+85%  
N, NE & NW  
ORIENTATION

NOBU HOTEL,  
RESTAURANT  
&  
RESIDENCES





BOTANICA TOWN

CHALETS

TWINHOMES  
TOWNHOMES

VILLAS

- 1 ARRIVAL & GATE
- 2 BOTANICA TOWN
- 3 SPORTS CLUBHOUSE & COURTS
- 4 WELLNESS CENTER & YOGA
- 5 CULTURAL AREA & LIBRARY
- 6 CLUBHOUSE & RESTAURANT
- 7 BEACH TOWN
- 8 NOBU HOTEL, RESTAURANT & RESIDENCES



# NOBU – A GLOBAL PARTNER

BRANDED  
VILLAS

HOTEL &  
RESTAURANT

BRANDED  
RESIDENCES





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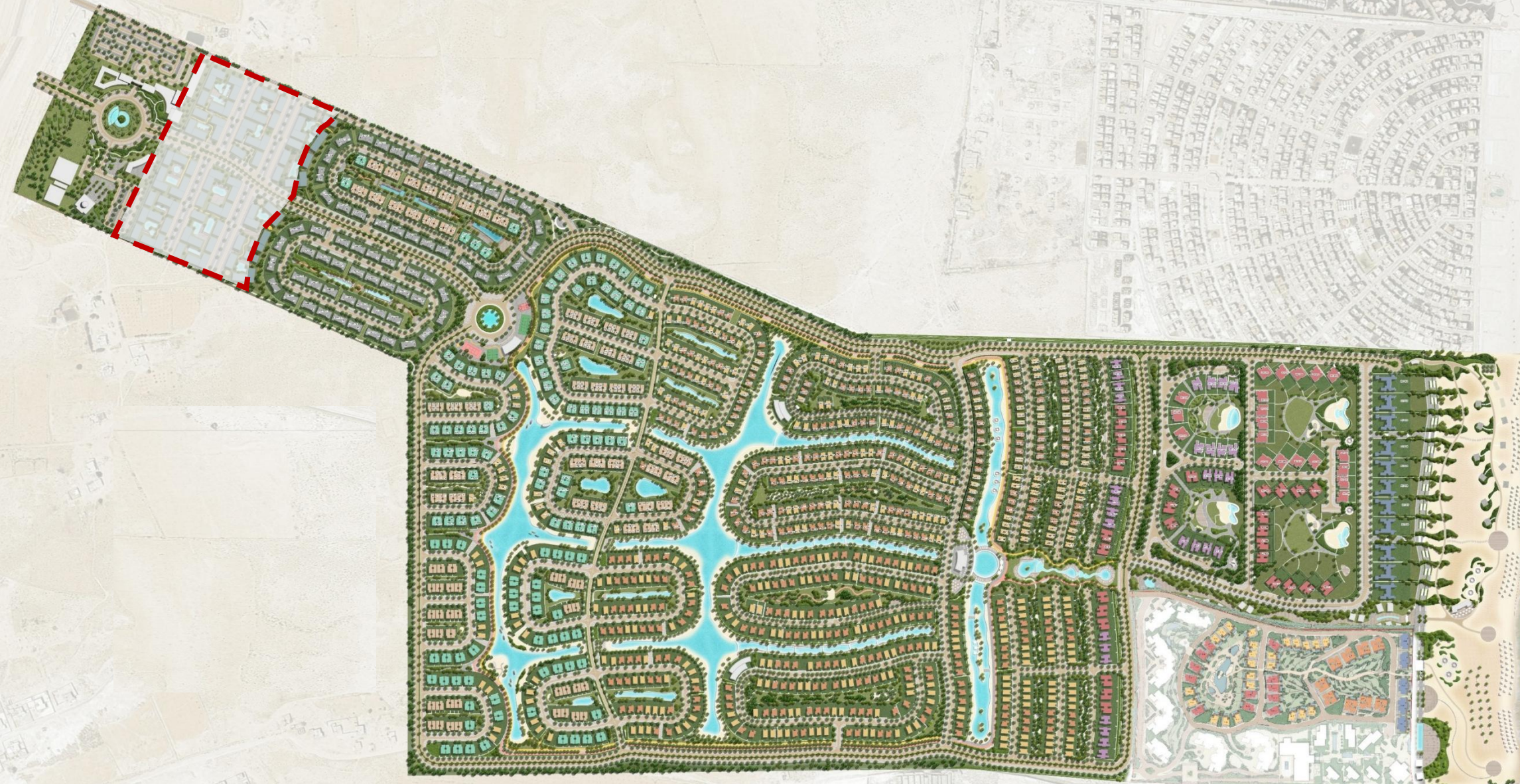




**B**<sub>TOWN</sub>**OTANICA**



# LAUNCH AREA



# CONCEPT

Botanica Town is designed as a cozy, intimate neighborhood that offers a slower, more connected way of living, where everything feels within reach, and every space feels personal.



## The Experience

Botanica Town is a welcoming place to where walking replaces driving, neighbors become familiar, and every home opens onto something green, open, or alive.

## Connected by Design

A continuous pedestrian spine links homes, courtyards, kids' areas, water features, BBQ areas, splash parks, pools and retail, creating a smooth and uninterrupted flow.

## Designed Around The Sun

All homes are thoughtfully oriented to face north, north-east, or north-west, ensuring optimal natural light and ventilation throughout the day.





19 ACRES

PEDESTRIAN  
SPINE

COMMUNITY  
COURTYARDS

BOUTIQUE  
RETAIL

FLOWING  
WATER  
FEATURES

G+2  
PENTHOUSE  
BUILDINGS

75%  
2-BED  
  
25%  
3-BED

CASCADING/  
SPACIOUS  
TERRACES

FULLY  
FINISHED  
WITH ACS

UNITS  
INCLUDE  
A MAID'S  
BEDROOM





# **THE MASTERPLAN**



# MASTERPLAN









# MASTERPLAN

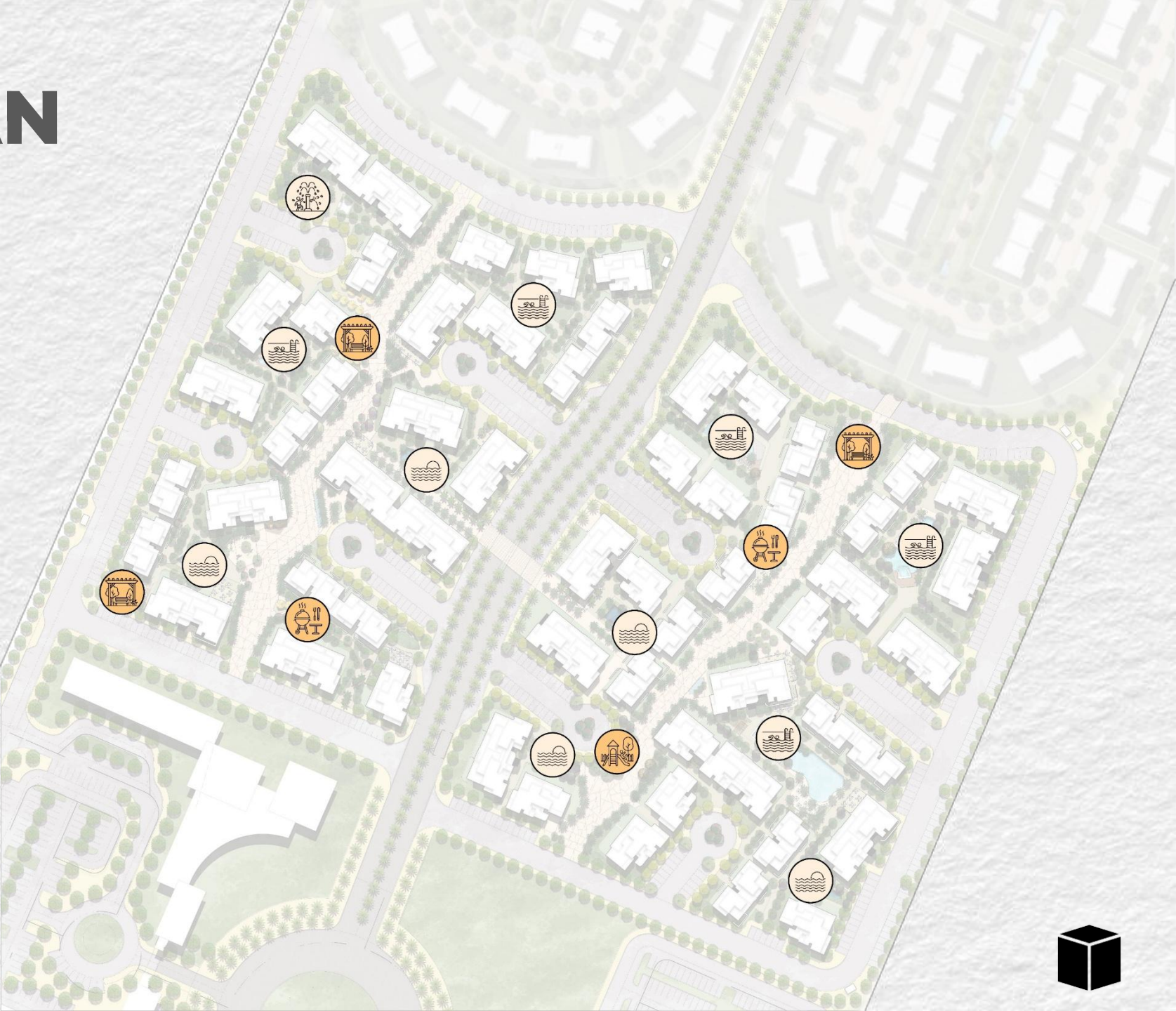
- BUILDING TYPE 01
- BUILDING TYPE 02
- BUILDING TYPE 03
- RETAIL UNIT



# MASTERPLAN

## ACTIVITIES NETWORK

-  WATER FEATURE
-  SWIMMING POOL
-  SPLASH PARK
-  PERGOLAS
-  BBQ AREA
-  KIDS AREA








# MASTERPLAN

## BUILDING ENTRANCES



# MASTERPLAN

## PEDESTRAIN NETWORK

-  CROSSWALK
-  MAIN SPINE
-  SIDEWALK
-  COURTS PATH
-  ALLEYS



# MASTERPLAN

## VEHICLE NETWORK

-  MAIN TRUNK
-  SECONDARY ROAD
-  TERTIRAY ROAD
-  GOLF CAR PATH





# HOME TYPES





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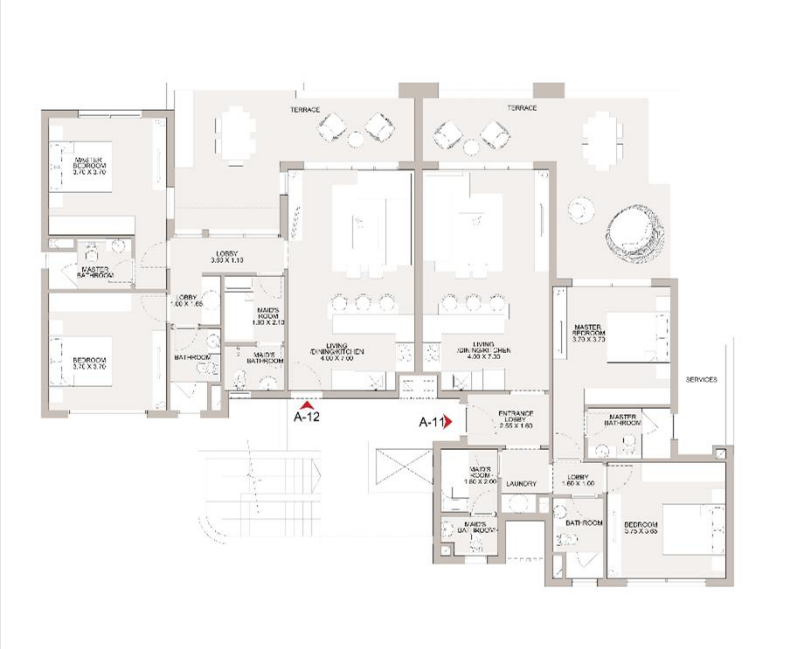


# BUILDING TYPES 01

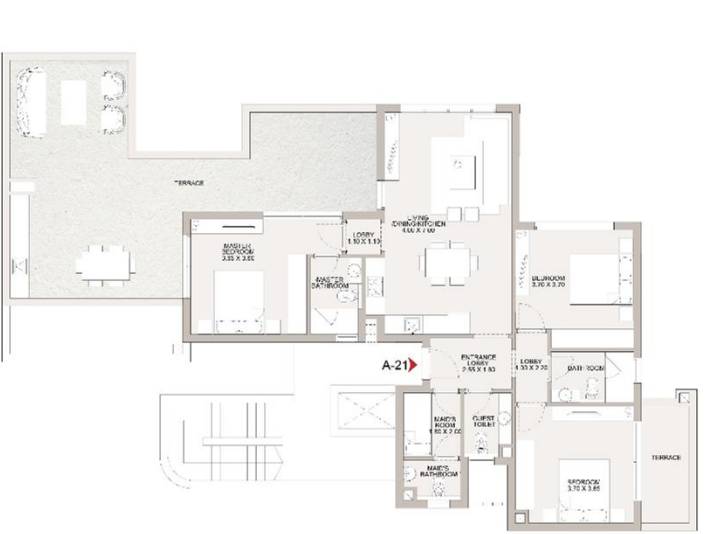
- 5 units per building, mix of 2-bedroom units and 3-bedroom units
- Thoughtfully designed for modern living
- Cascading terraces that host outdoor living



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# BUILDING TYPES 01

## GROUND FLOOR

Unit A01

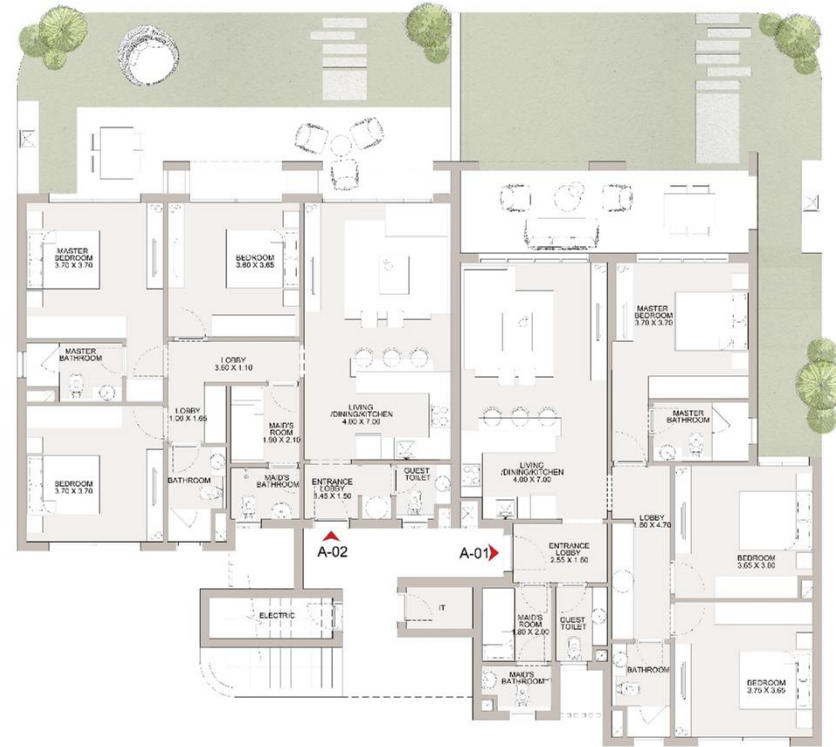
### 3 BEDROOM HOME

- Enclosed Area: **131 m<sup>2</sup>**
- Terraces: **18 m<sup>2</sup>**
- Total Gross Area: **149 m<sup>2</sup>**

Unit A02

### 3 BEDROOM HOME

- Enclosed Area: **128 m<sup>2</sup>**
- Terraces: **19 m<sup>2</sup>**
- Total Gross Area: **147 m<sup>2</sup>**



# BUILDING TYPES 01

## FIRST FLOOR

### Unit A11

#### 2 BEDROOM HOME

- Enclosed Area: **108 m<sup>2</sup>**
- Terraces: **29 m<sup>2</sup>**
- Total Gross Area: **137 m<sup>2</sup>**

### Unit A12

#### 2 BEDROOM HOME

- Enclosed Area: **105 m<sup>2</sup>**
- Terraces: **24 m<sup>2</sup>**
- Total Gross Area: **129 m<sup>2</sup>**



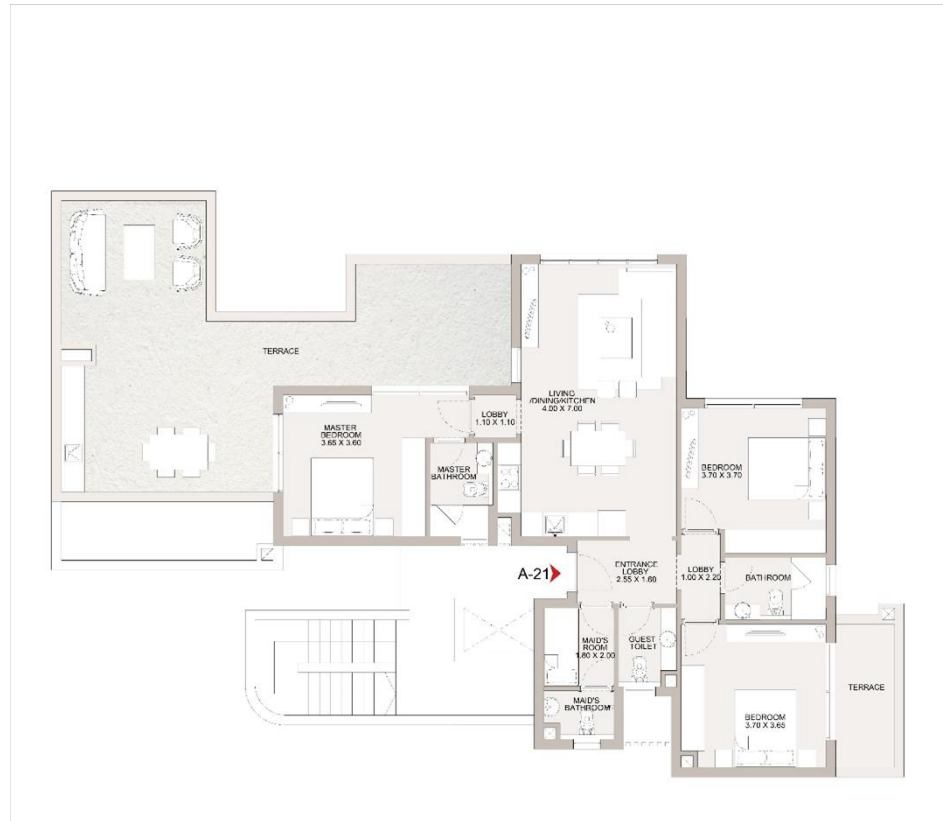
# BUILDING TYPES 01

## SECOND FLOOR

Unit A21

### 3 BEDROOM HOME

- Enclosed Area: **129 m<sup>2</sup>**
- Terraces: **56 m<sup>2</sup>**
- Total Gross Area: **185 m<sup>2</sup>**
- Total Gross Area: **129 m<sup>2</sup>**

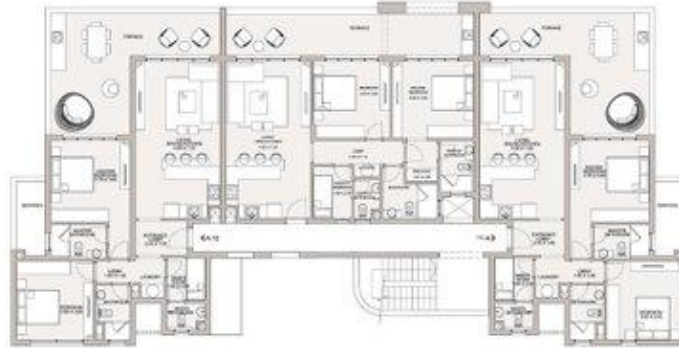


# BUILDING TYPES 02

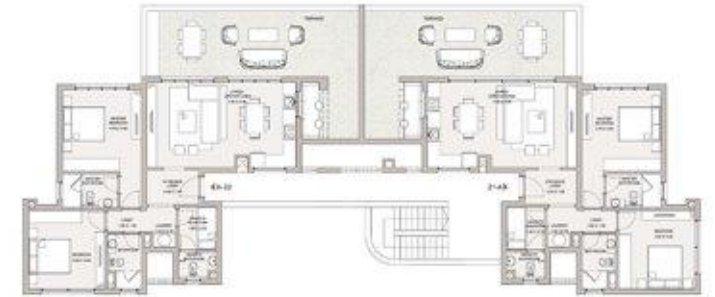
- 8 units per building, mix of 2-bedroom units and 3-bedroom units
- Spacious layouts with larger terraces and well-defined living zones
- Designed for growing families and flexible living



GROUND FLOOR



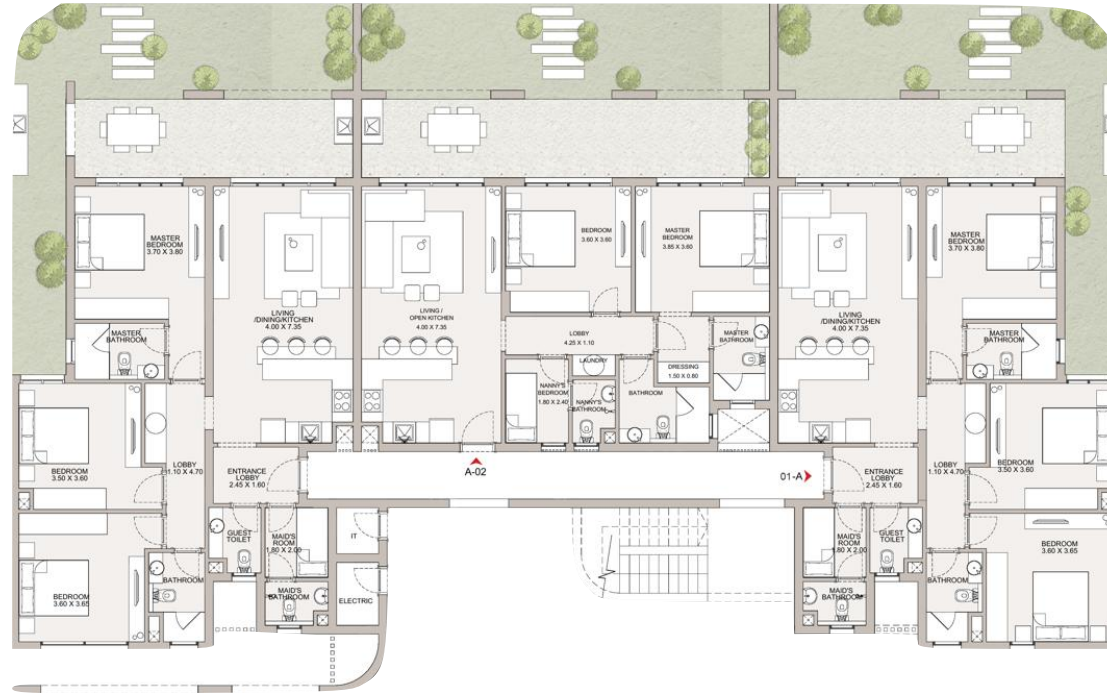
FIRST FLOOR



SECOND FLOOR



# BUILDING TYPES 02



## GROUND FLOOR

### Unit A01

#### 3 BEDROOM HOME

- Enclosed Area: **127 m<sup>2</sup>**
- Terraces: **19 m<sup>2</sup>**
- Total Gross Area: **146 m<sup>2</sup>**

### Unit A02

#### 2 BEDROOM HOME

- Enclosed Area: **98 m<sup>2</sup>**
- Terraces: **27 m<sup>2</sup>**
- Total Gross Area: **125 m<sup>2</sup>**

### Unit A03

#### 3 BEDROOM HOME

- Enclosed Area: **127 m<sup>2</sup>**
- Terraces: **29 m<sup>2</sup>**
- Total Gross Area: **156 m<sup>2</sup>**



# BUILDING TYPES 02

## FIRST FLOOR

Unit A11

**2 BEDROOM HOME**

Enclosed Area: **105 m<sup>2</sup>**

Terraces: **30 m<sup>2</sup>**

Total Gross Area: **135 m<sup>2</sup>**

Unit A12

**2 BEDROOM HOME**

Enclosed Area: **98 m<sup>2</sup>**

Terraces: **24 m<sup>2</sup>**

Total Gross Area: **122 m<sup>2</sup>**

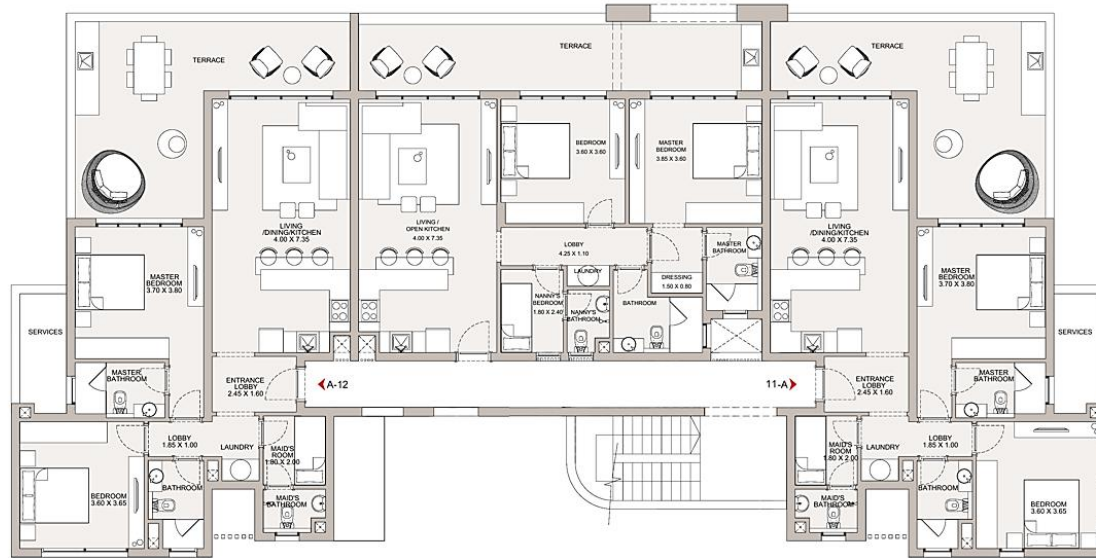
Unit A13

**2 BEDROOM HOME**

Enclosed Area: **105 m<sup>2</sup>**

Terraces: **30 m<sup>2</sup>**

Total Gross Area: **135 m<sup>2</sup>**



# BUILDING TYPES 02

## SECOND FLOOR

Unit A21

**2 BEDROOM HOME**

Enclosed Area: **103 m<sup>2</sup>**

Terraces: **39 m<sup>2</sup>**

Total Gross Area: **142 m<sup>2</sup>**

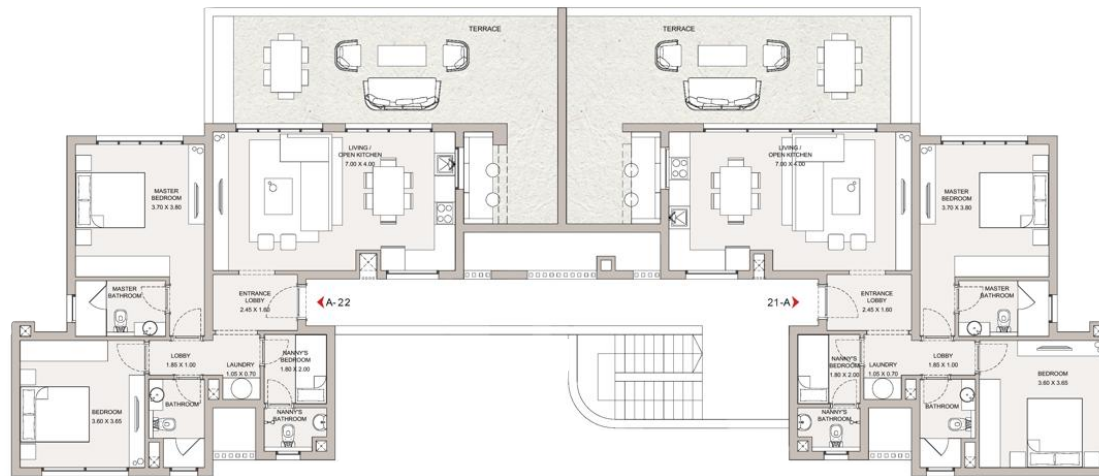
Unit A22

**2 BEDROOM HOME**

Enclosed Area: **103 m<sup>2</sup>**

Terraces: **39 m<sup>2</sup>**

Total Gross Area: **142 m<sup>2</sup>**

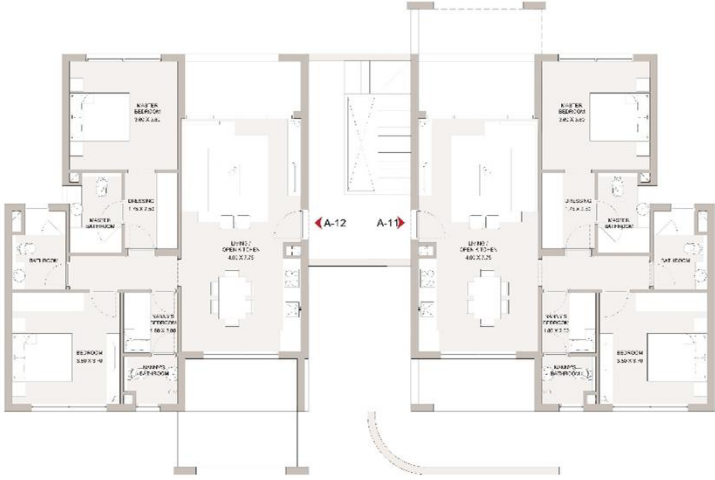


# BUILDING TYPES 03

- 6 units per building, 2-bedroom units
- Double view units
- Panoramic outlooks from two sides.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# BUILDING TYPES 03

## GROUND FLOOR

Unit A01

**3 BEDROOM HOME**

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **26 m<sup>2</sup>**

Total Gross Area: **135 m<sup>2</sup>**

Unit A02

**2 BEDROOM HOME**

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **33 m<sup>2</sup>**

Total Gross Area: **142 m<sup>2</sup>**



# BUILDING TYPES 03

## FIRST FLOOR

Unit A11

### 2 BEDROOM HOME

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **11 m<sup>2</sup>**

Total Gross Area: **120 m<sup>2</sup>**

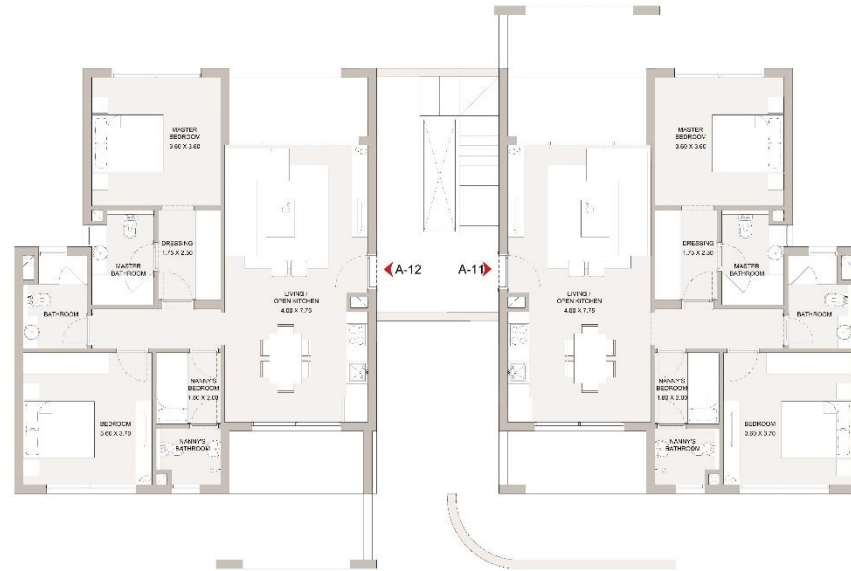
Unit A12

### 2 BEDROOM HOME

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **15 m<sup>2</sup>**

Total Gross Area: **124 m<sup>2</sup>**



# BUILDING TYPES 03

## SECOND FLOOR

Unit A21

**2 BEDROOM HOME**

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **11 m<sup>2</sup>**

Total Gross Area: **120 m<sup>2</sup>**

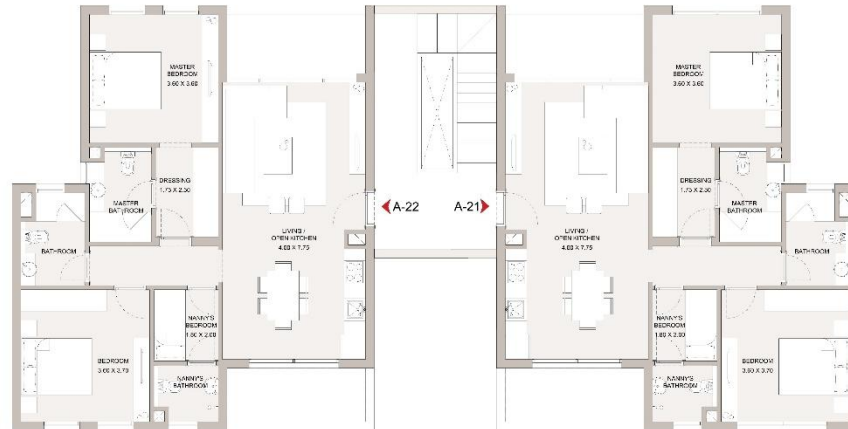
Unit A22

**2 BEDROOM HOME**

Enclosed Area: **109 m<sup>2</sup>**

Terraces: **15 m<sup>2</sup>**

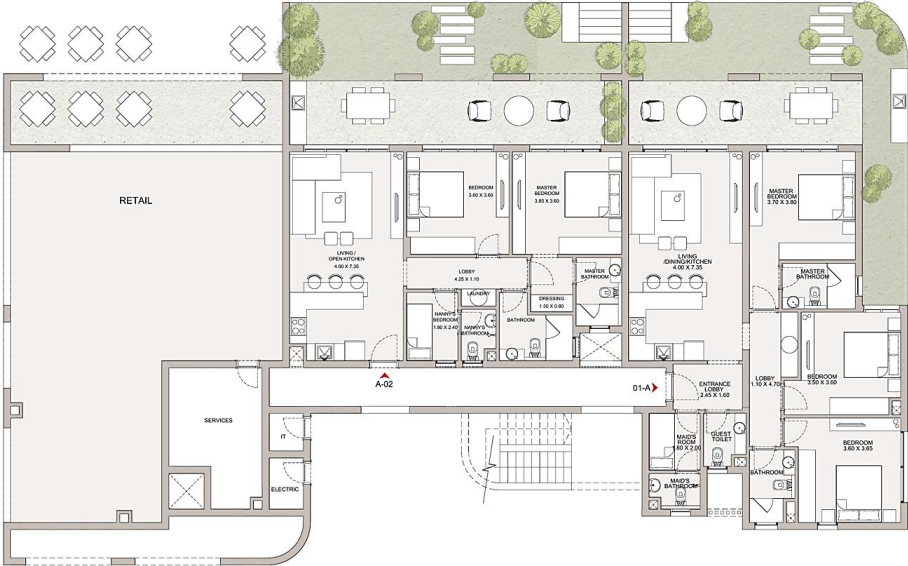
Total Gross Area: **124 m<sup>2</sup>**



# RETAIL BUILDING CONFIGURATION



TYPE 01



TYPE 02



TYPE 03





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# HOME INTERIORS



# HOME INTERIORS



DISCLAIMER Final models used in our finishing are similar and subject to market and availability at the time of operations.



# HOME INTERIORS





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- Diagrams are not to scale and are for illustrative purposes.
- We reserves the right to make alterations.
- All rendering and other visual materials, designs, facades are for illustrative purposes only and are subject to change.

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