

Orientation Fact Sheet

# Shores

NORTH COAST



# Shores

NORTH COAST

## About the project

**SHORES** is El Amar Group's newest coastal development on the Western North Coast at KM 75 Alexandria Road, just 15 minutes from New Alamein City. Spanning 125 acres with 500 meters of private beachfront, the resort offers premium residential units designed with elegant European architecture, surrounded by lush landscapes and water features.



**KM 75**



**125 acres**



**500 meters beach  
frontage, 900 meters  
depth**



**15% building  
footprint**



# Shores

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## Project Location



## Location:

- Located at KM 75.
- **15 minutes** from Alamein.
- Only **50 minutes** from Alexandria.
- **2:30 hours** from Cairo.

# Shores

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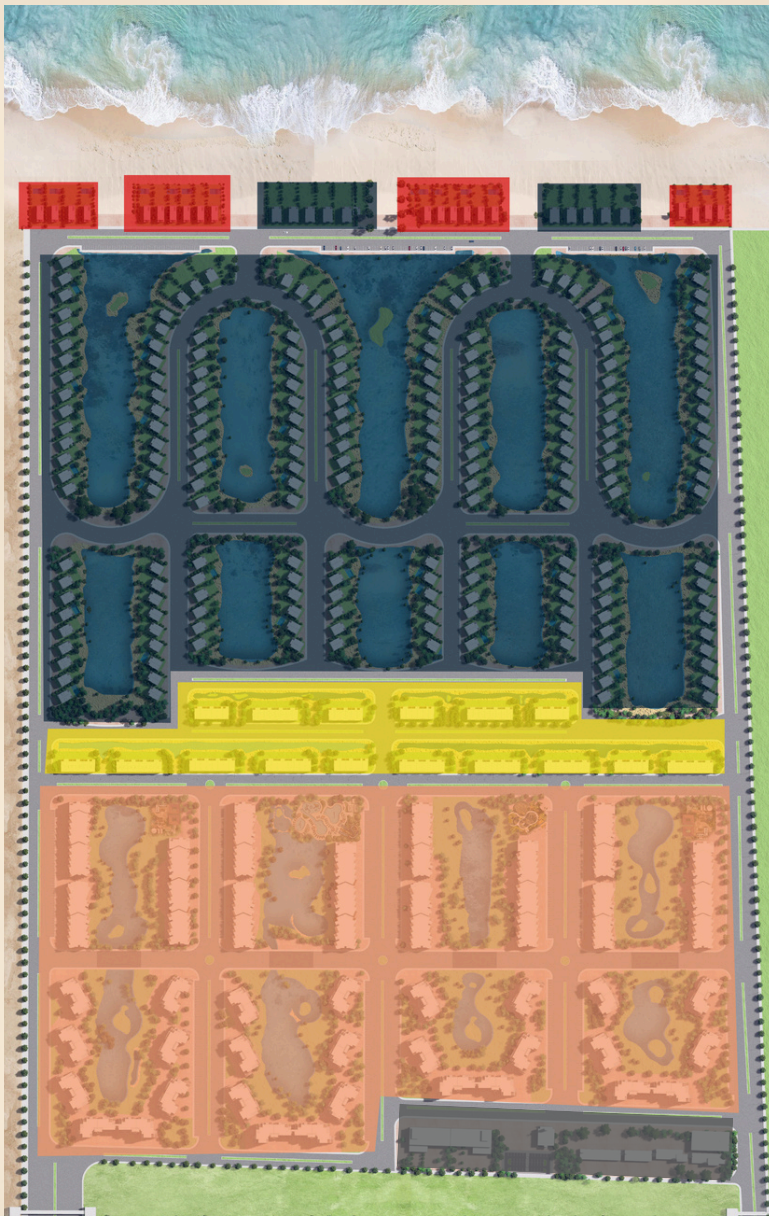
## Master plan design

Shores  
NORTH COAST



# Shores

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-  Standalone
-  Twin House
-  Town House
-  Chalets
-  Commercial Area

# Shores

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## Facilities & Amenities

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85% of the resort is landscape and water features.



The design ensures direct sea views from most units.



Artificial lakes, swimming pools, gardens.



Social club, clubhouse, gym.



Sports area, strip mall, entertainment zone.



Restaurants, cafes, kids' play area, and aqua park.

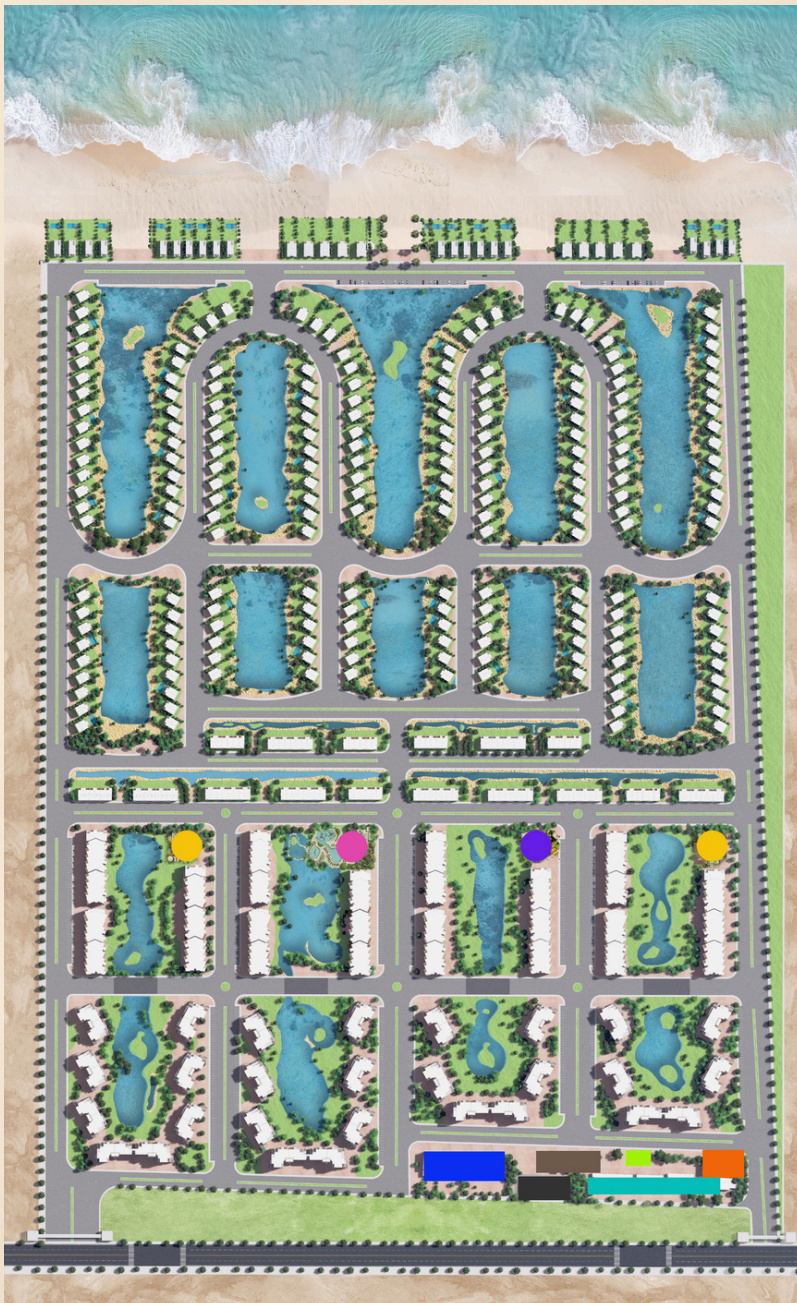


Over 40,000 m<sup>2</sup> (10 Feddans) of swimmable lagoons and pools.

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## Facilities



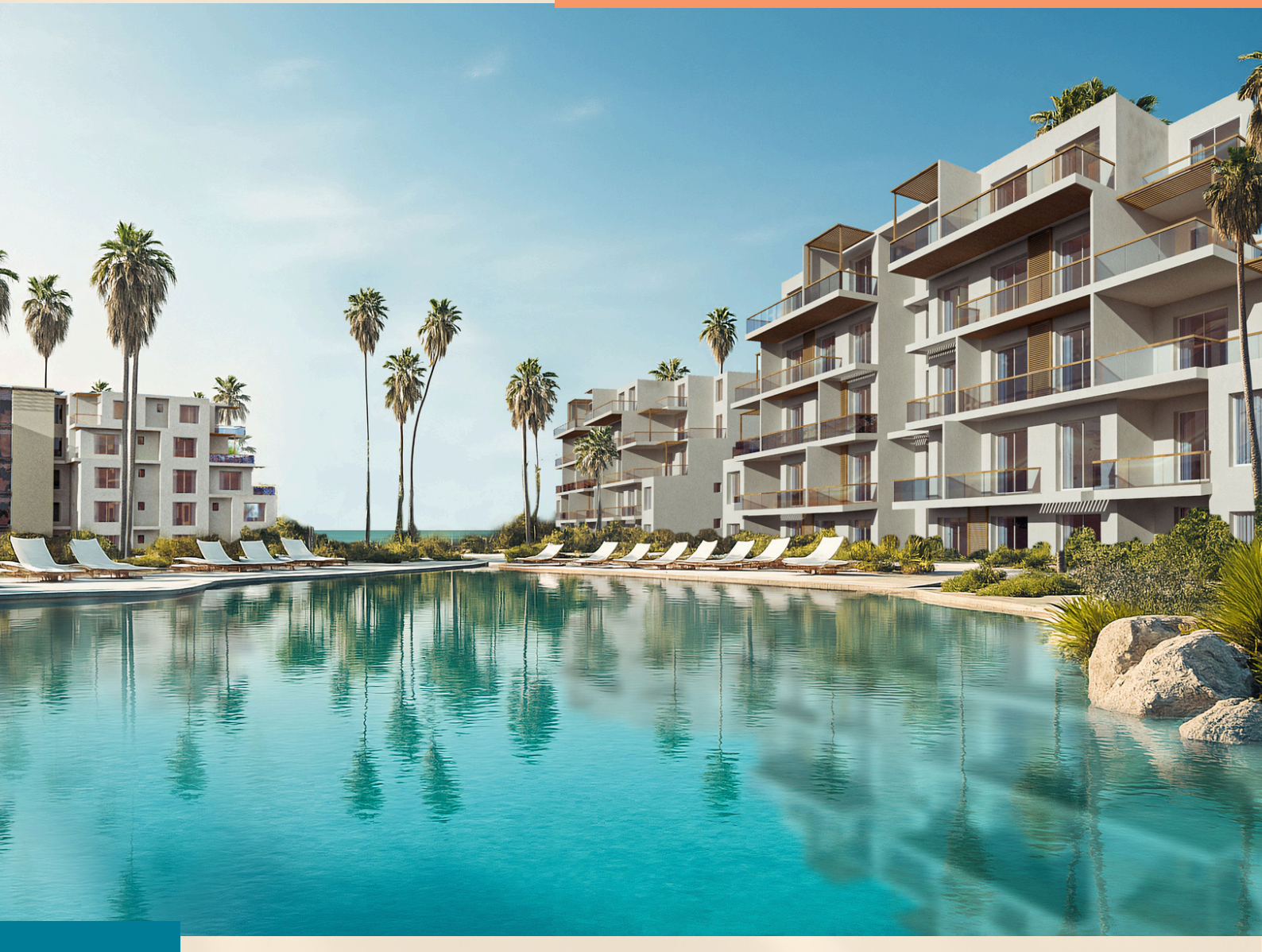
- Relaxation area  
cafe - restaurant
- Kids Area
- Aqua Park
- Club House
- Gym
- Strip Mall
- Carrefour
- Mosque
- Parking

# Shores

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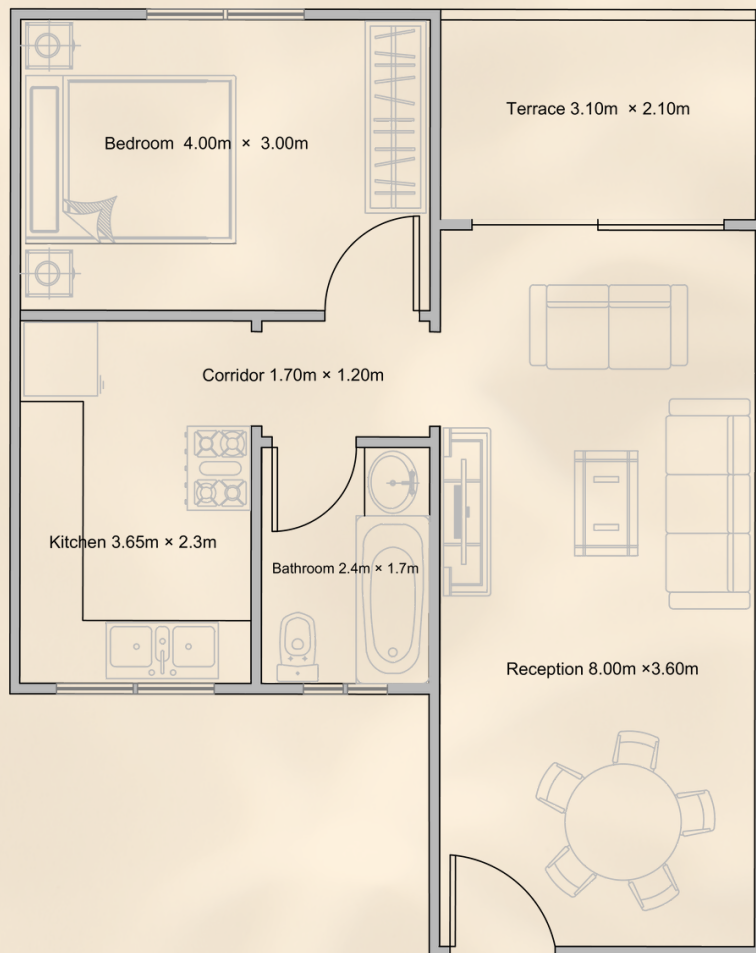
## Unit Types & Designs

### Chalets



# Layout

1 Bedroom Type  
Total BUA 69 m<sup>2</sup>



1 Bedroom + 1 Bathroom + 1 Terrace

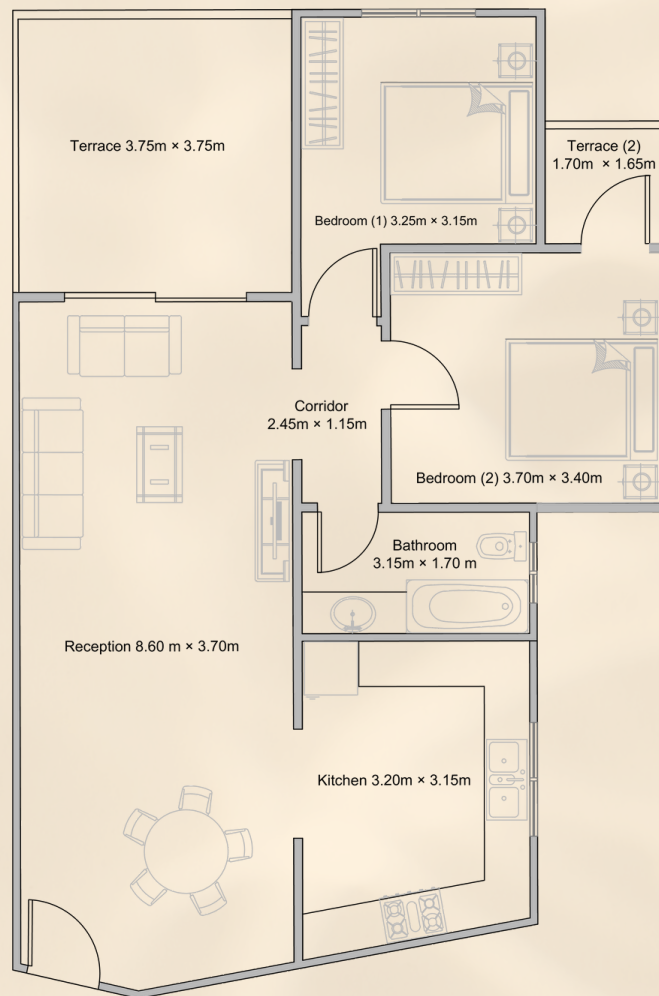
Areas available in this type vary from 60 to 85 m<sup>2</sup>

1 Bedroom + 1 Bathroom + 2 Terrace

Areas available in this type is 64 m<sup>2</sup>

# Layout

2 Bedroom Type  
Total BUA 109 m<sup>2</sup>



2 Bedroom + 1 Bathroom + 1 Terrace

Areas available in this type vary from 84 to 119 m<sup>2</sup>

2 Bedroom + 1 Bathroom + 2 Terrace

Areas available in this type vary from 94 to 118 m<sup>2</sup>

2 Bedroom + 2 Bathroom + 1 Terrace

Areas available in this type is 89 m<sup>2</sup>

# Layout

3 Bedroom Type  
Total BUA 131 m<sup>2</sup>



3 Bedroom + 1 Bathroom + 1 Terrace

Areas available in this type vary from 113 to 135 m<sup>2</sup>

3 Bedroom + 2 Bathroom + 1 Terrace

Areas available in this type vary from 126 to 135 m<sup>2</sup>

3 Bedroom + 3 Bathroom + 1 Terrace

Areas available in this type is 131 m<sup>2</sup>

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## Standalone

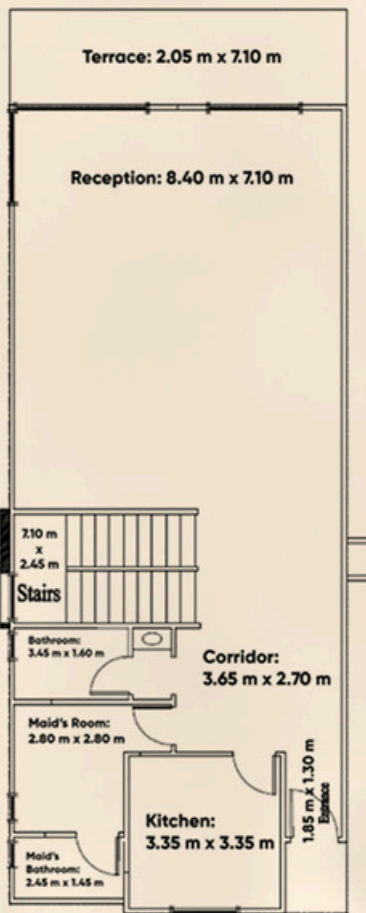
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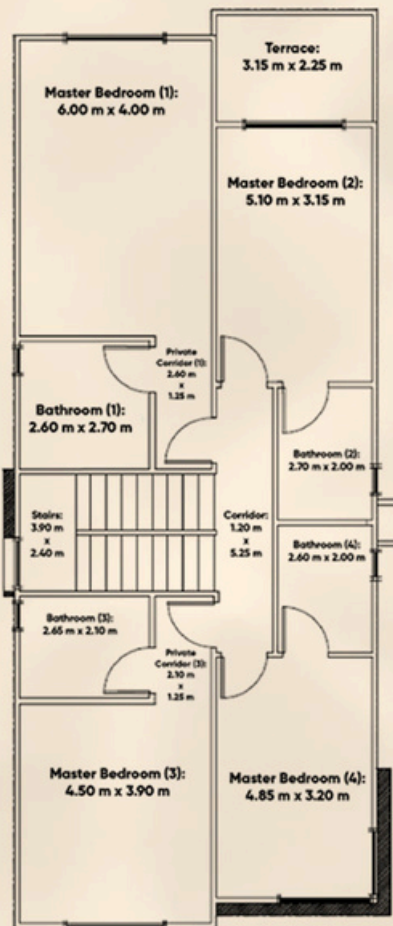
# Layout

**Total BUA 388 m<sup>2</sup>**

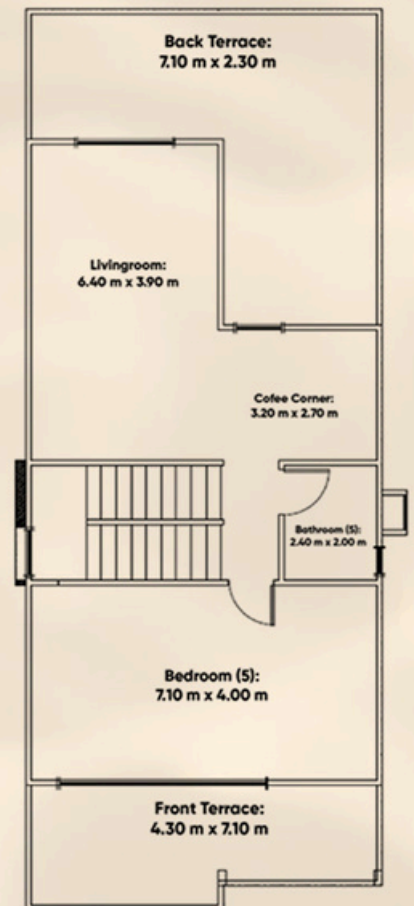
**Land From 478 m<sup>2</sup> to 698 m<sup>2</sup>**



Total Ground Floor  
135 m<sup>2</sup>



Total First Floor  
126 m<sup>2</sup>



Total Penthouse Floor  
127 m<sup>2</sup>

# Shores

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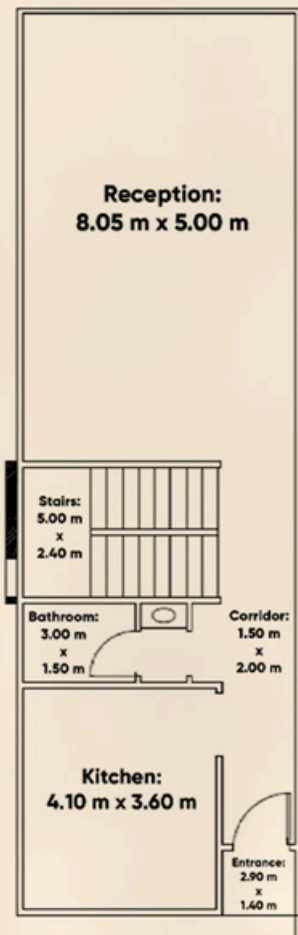
## Twinhouse First Row



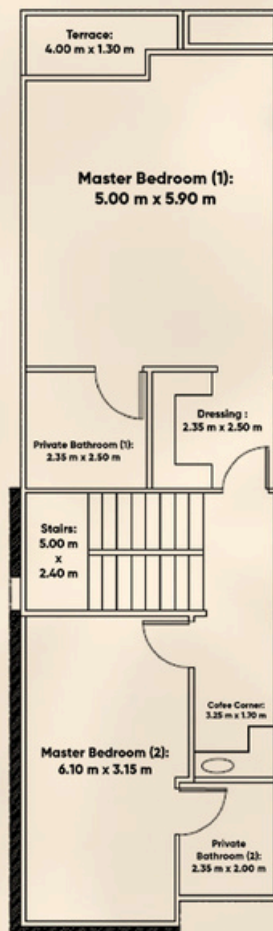
# Layout

Total BUA 266 m<sup>2</sup>

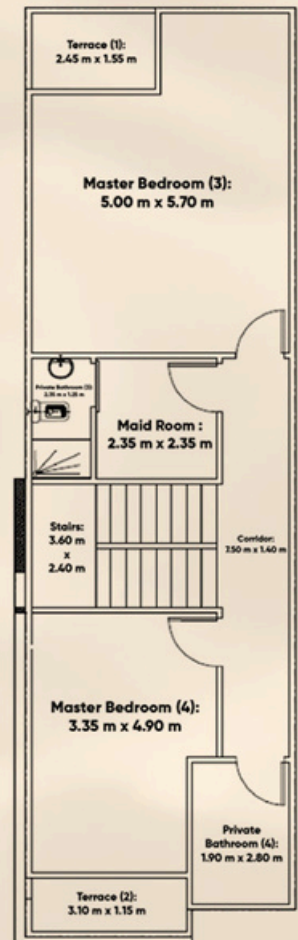
Land 279 m<sup>2</sup>



Total Ground Floor  
90.0 m<sup>2</sup>



Total First Floor  
90.0 m<sup>2</sup>



Total Penthouse Floor  
86 m<sup>2</sup>

# Shores

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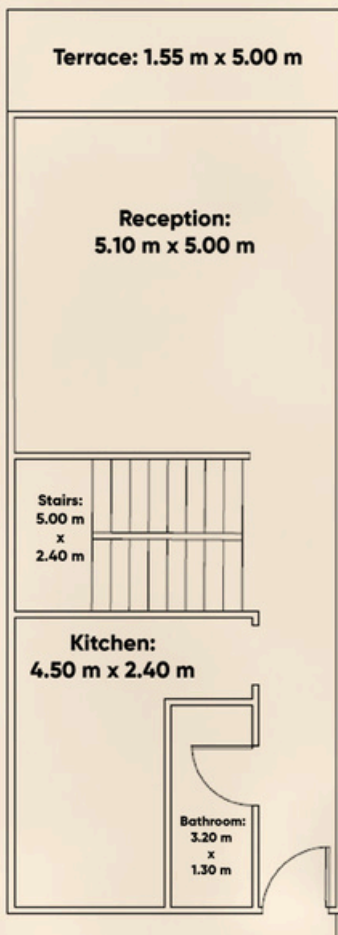
## Townhouse Middle



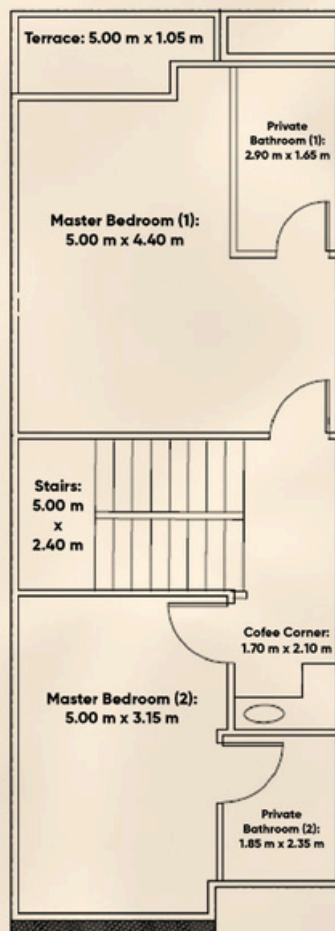
# Layout

**Total BUA 201 m<sup>2</sup>**

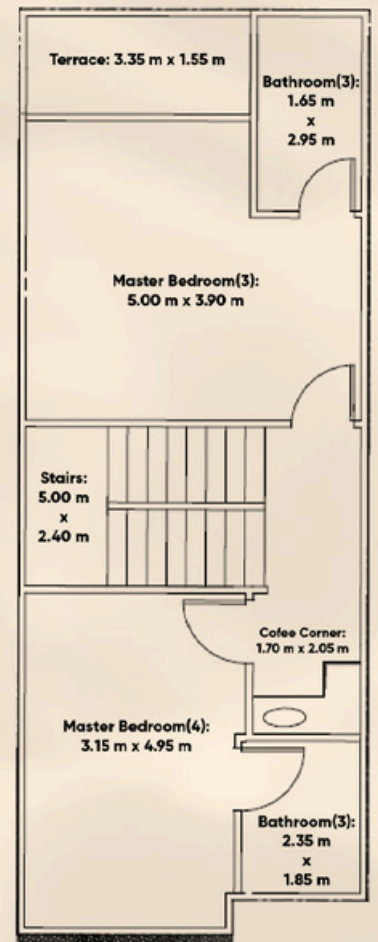
**Land 120 m<sup>2</sup> + 20 m<sup>2</sup> Private Beach**



Total Ground Floor  
67.5 m<sup>2</sup>



Total First Floor  
68.0 m<sup>2</sup>



Total Penthouse Floor  
65.5 m<sup>2</sup>

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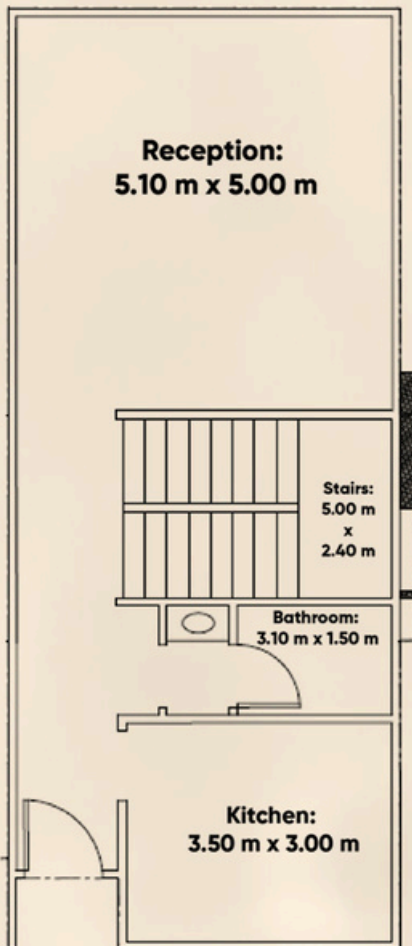
## Townhouse Corner



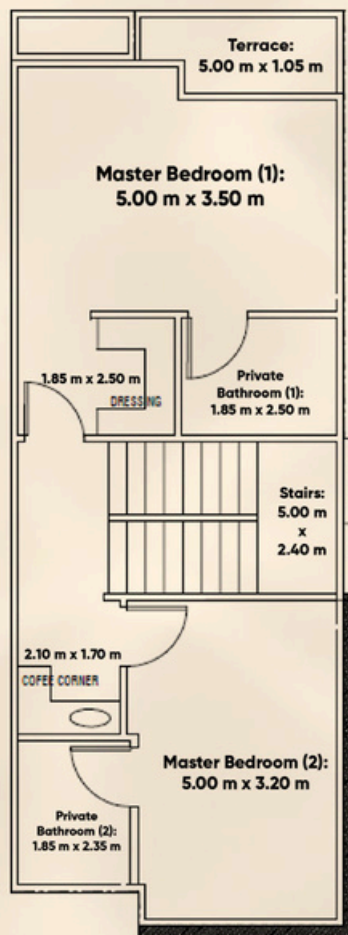
# Layout

**Total BUA 203 m<sup>2</sup>**

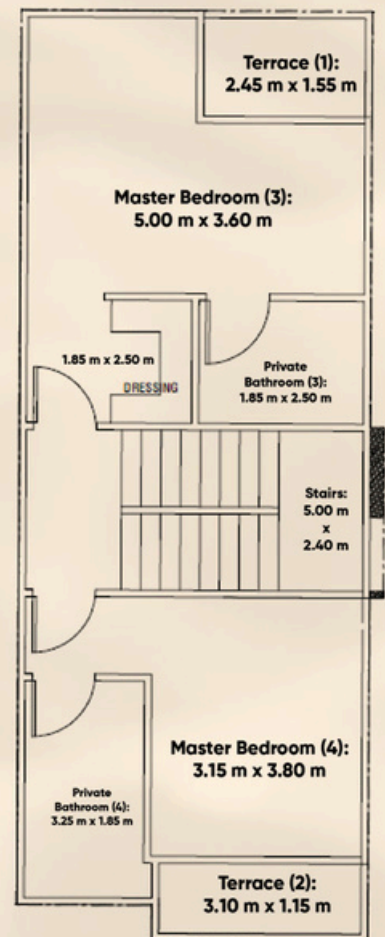
**Land From 192 m<sup>2</sup> To 218 m<sup>2</sup>  
+ 32 m<sup>2</sup> Private Beach**



Total Ground Floor  
67.5 m<sup>2</sup>



Total First Floor  
70.0 m<sup>2</sup>



Total Penthouse Floor  
65.5 m<sup>2</sup>

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## Twinhouse Lagoon

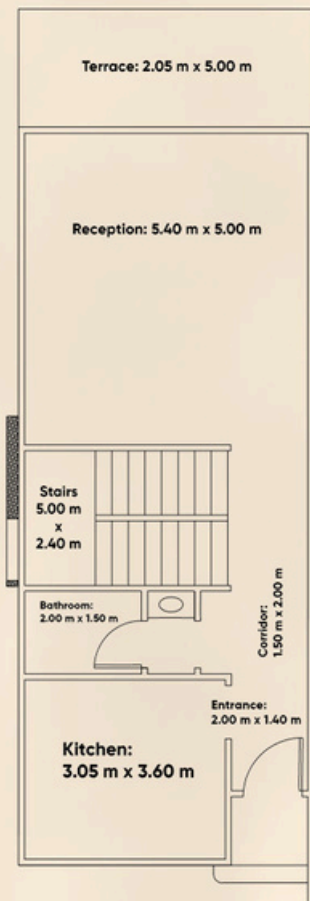
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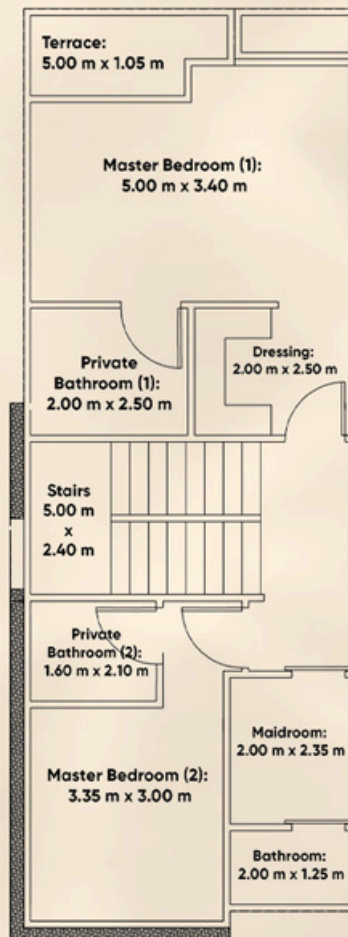
# Layout

**Total BUA 212 m<sup>2</sup>**

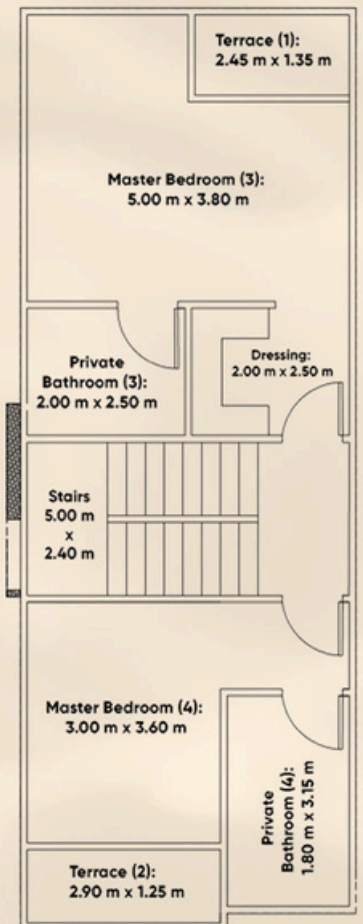
**Land From 227 m<sup>2</sup> To 394 m<sup>2</sup>  
+ Private Beach From 20 To 85 m<sup>2</sup>**



Total Ground Floor  
72.5 m<sup>2</sup>



Total First Floor  
70.5 m<sup>2</sup>



Total Penthouse Floor  
69.0 m<sup>2</sup>

# Shores

NORTH COAST

## Payment Plan

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Starting from

# 5%

**Down Payment**

Up to

# 10 year

**Installment plans**

# 8%

**maintenance**

## Finishing & Design

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**Fully Finished**

## Delivery Date

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Delivery scheduled in **2028**



# Shores

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## Contact Us:

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-  243 Horreya rd Sporting, Alexandria
-  [www.elamargroup.com](http://www.elamargroup.com)
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**EL AMAR**  
GROUP

 **19783**