# THE ISLAND MARINA 5



A WORLD BETWEEN TWO WATERS.



# **ABOUT HDP**

# EVER-EVOLVING TO EMBRACE THE FUTURE

Housing and Development Properties (HDP) has been upping the exclusivity factor in the real estate sector since 2022, thanks to a team of young visionaries and breakthrough concepts that cater to contemporary lifestyles. The company leverages the Housing and Development Bank's four decades legacy, acting as its real estate investment and development arm while making aspirations attainable for varied market segments. HDP specializes in bespoke residential and mixed-use offerings that not only enrich everyday ordinary, but also maximize return on investment, thanks to prime locations, second to none. As a visionary hub, HDP offers holistic solutions under one seamless roof, driven by a unique philosophy centered around boundless innovation and holistic integration.



# A WORLD BETWEEN TWO WATERS

Nestled along the prestigious shores of Marina Al Alamein, a visionary island emerges between two waters. The Island is a one-of-a-kind coastal retreat, where sea meets lake in perfect harmony—offering captivating water views from every angle.

Whether you're enjoying water activities, dining at the waterfront, spending the day on a yacht, or socializing at the rooftop pool and clubhouse, The Island delivers an immersive lifestyle experience. More than just a destination, it blends serenity and relaxation with the vibrant energy of the North Coast—all set against breathtaking, panoramic views.





# A PREMIUM WATERFRONT LOCATION

Tucked within the prestigious Lesan El Wozara in Marina Al Alamein, The Island is a private gated community that remains effortlessly accessible. Strategically set in the heart of Marina 5, this coveted address is favored by discerning residents and holiday makers around the world. With the North Coast's direct road leading straight to The Island, your arrival feels as graceful as the destination itself. Secluded from the crowds yet deeply connected, The Island offers a rare sense of place – a distinguished destination where exclusivity meets serenity.



# TIMELESS MEMORIES MADE BY THE SEA

#### EXPERIENCE THE RHYTHM OF THE WATERS AT THE ISLAND

At The Island, life unfolds on a private island embraced by both sea and lake, where every detail flows with the rhythm of the water. From the 700-meter marina dock to the sweeping views at every angle, this exceptional destination in Marina 5 invites you to experience a world between two shores. Whether you're arriving by land or sea, The Island is a place that feels like no other surrounded by natural beauty, connected by unmatched experience, and designed for lasting summertime memories.





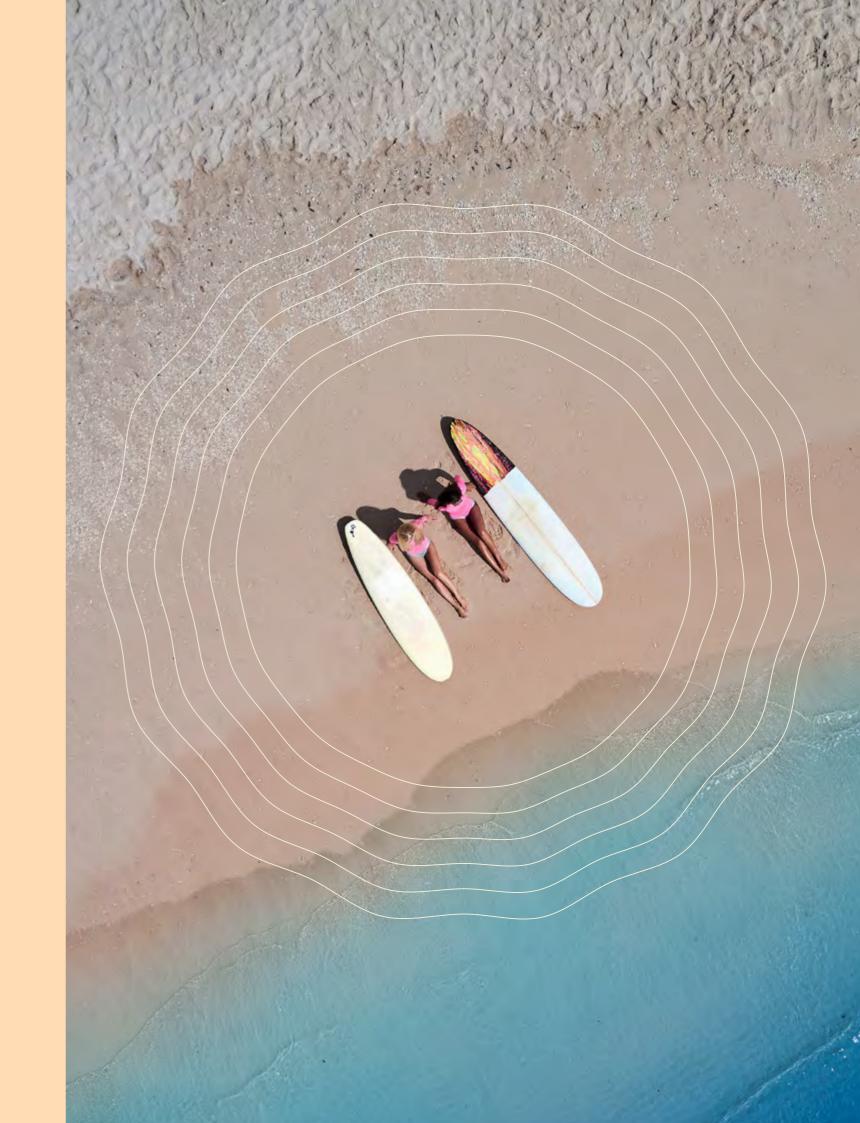
## **MASTER PLAN**

The Island's master plan is a seamless expression of its extraordinary setting. The Island, a gated community, set across 77,000 sqm in the heart of Marina 5, is designed to embrace the surrounding waters. Inspired by the dual nature of both the sea and lake, its visionary design invites timeless energy, unparalleled connection, and ongoing discovery — balancing openness with privacy, and energy with stillness. It is a destination shaped not only by nature, but by an ever changing dialogue between sea and lake.



# LIFE BETWEEN TWO WATERS

At The Island, an unparalleled lifestyle emerges between sea and lake.
A charming world that beckons open views of both waters, world-class entertainment, exquisite seaside dining and limitless amenities. Here, everything is thoughtfully crafted to shape a world of true distinction.



# WATER VIEWS FROM EVERY ANGLE

#### PANORAMIC SEA & LAKE VIEWS.

Your home at The Island is designed not only to face the water from every angle, but to embrace it entirely. From the inside out, each living space opens to sweeping views of the Mediterranean Sea and the shimmering lake. Every morning, a sense of calm and clarity unfolds, grounding you in nature and setting the rhythm of your day.



# YOUR ULTIMATE YACHTING EXPERIENCE

#### THE ISLAND MARINA YACHT

The Island Marina Yacht redefines North Coast waterfront living with a 700-meter dock enabling seamless arrivals and elegant mooring. Combining elevated service, exceptional facilities, and nautical elegance, it offers members an exclusive haven—serene by day, vibrant with coastal charm by night.

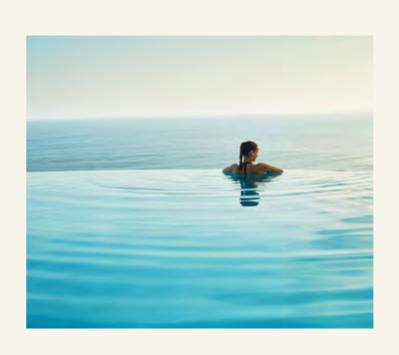




# SANDY PRIVATE BEACH

#### A PEACEFUL BEACH-SIDE SETTING

Whether you're looking to sunbathe, swim, or simply enjoy a quiet walk along the shore, Sandy Private Beach provides the ideal setting for a tranquil beach experience. The soft golden sand, crystal-clear waters, and peaceful atmosphere make it perfect for relaxation.



# LOST AMONG THE CLOUDS

#### ROOFTOP INFINITY POOL

While the sea-level view is mesmerizing, the rooftop reveals a whole new world above it all. Immerse into the rooftop infinity pool, bask in the sun, and lounge among the clouds, right above this exquisite island retreat.

# FEAST BY THE SEA

#### WATERFRONT DINING

Nestled along the charming Mediterranean coast, The Island offers some of the most iconic restaurants and exceptional dining experiences. Unwind and savor the moment as the sunset paints the sky with hues of gold, and the turquoise horizon promises a memorable evening of beauty and elegance.



# THE CABANAS

#### NESTLED ON THE SANDY BEACHES

The Cabanas Boutique offers a distinct connection with nature in its purest form. Each cabana is designed for effortless comfort, balancing privacy with panoramic sea views, which is blending seamlessly with the cozy, relaxed ambiance.





#### WATER ADVENTURES

#### AQUA PARK & ARTIFICIAL WAVE POOL

Pure entertainment awaits at The Island's Aqua Park and Artificial Wave Pool. Each inspired by the island's waterfront magic, both water adventures offer a unique range of water slides, twists, and drops for the thrill seekers.



# ROOF TOP CLUB HOUSE & SKY LOUNGES

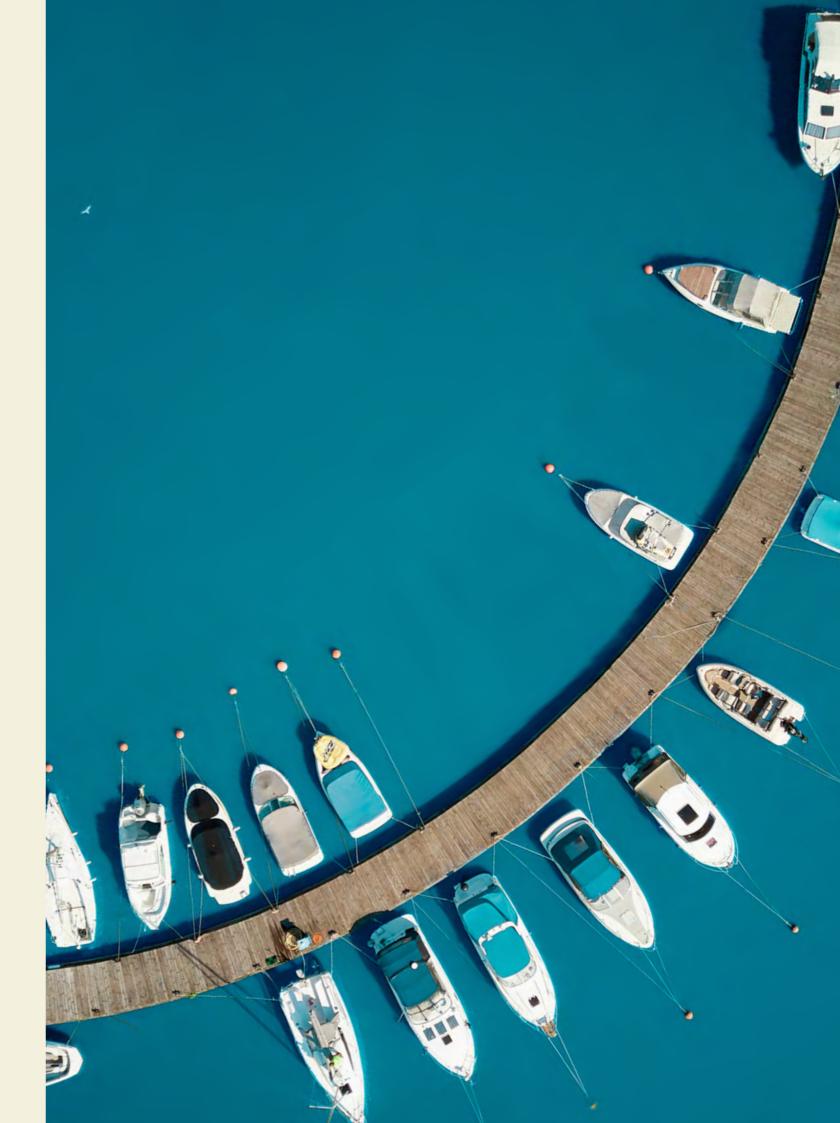
#### STUNNING VIEWS FOR RELAXING

Whether you're hosting a small gathering or unwinding in a peaceful setting, the Rooftop Clubhouse adds elegance and exclusivity to the lifestyle offered by The Island. It creates the ideal atmosphere for both quiet moments and lively evenings, bringing extra charm and value to your summer nights at Marina.

# FACILITIES & AMENITIES



**Sports Facilities and Courts** 



# FLOORPLANS

TYPE - I BUILDING 01



# TYPE - I BUILDING 01

# **ENTRANCE A**



#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 001

#### **Ground Floor**

2 Bedrooms

Area 95 m<sup>2</sup>





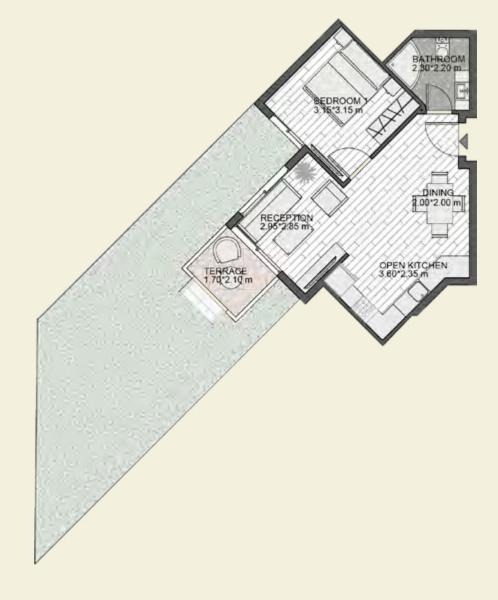
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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 002

#### **Ground Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 003

#### **Ground Floor**

1 Bedroom

Area 63 m<sup>2</sup>





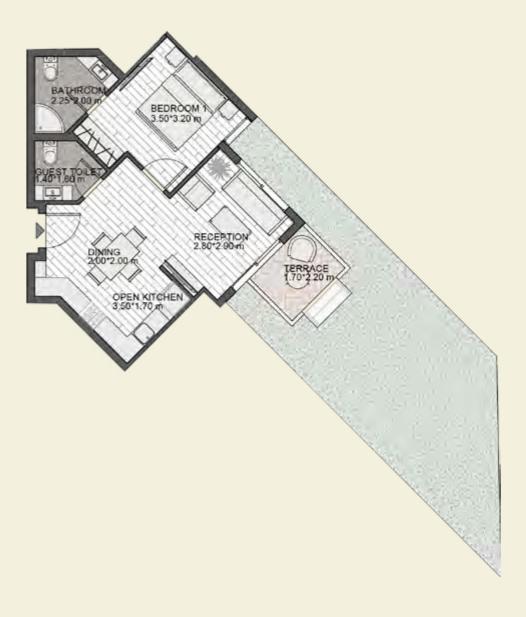
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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 014

#### **Ground Floor**

1 Bedroom





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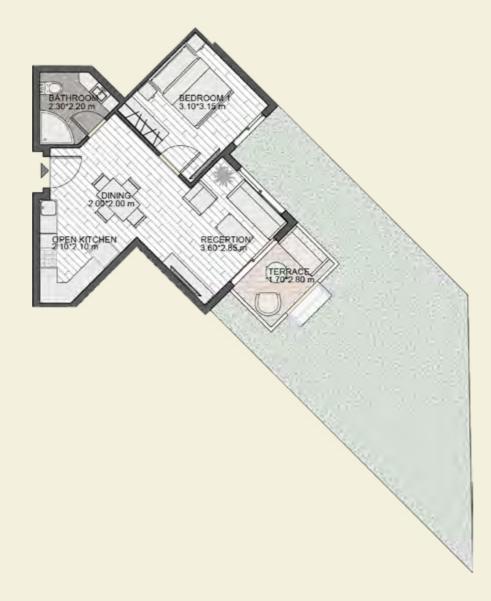
#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 015

#### **Ground Floor**

1 Bedroom

Area 63 m<sup>2</sup>





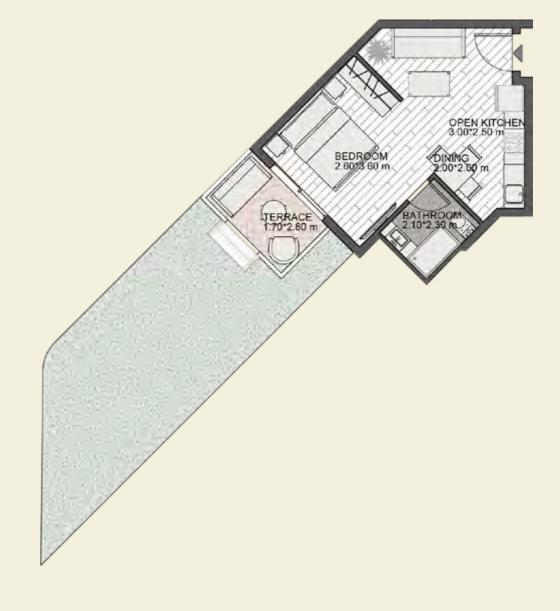
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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 004

#### **Ground Floor**

Studio





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 013

#### **Ground Floor**

1 Bedroom

Area 58 m<sup>2</sup>





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 016

#### **Ground Floor**

2 Bedrooms





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 017

#### **Ground Floor**

1 Bedroom

Area 64 m<sup>2</sup>





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 101

**First Floor** 

2 Bedrooms

Area 95 m<sup>2</sup>





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 102

#### **First Floor**

1 Bedroom

Area 60 m<sup>2</sup>





#### TYPE - I BUILDING 01

#### **ENTRANCE A**

UNIT 103 - 104

#### **First Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 114

#### **First Floor**

1 Bedroom

Area 63 m<sup>2</sup>





#### TYPE - I BUILDING 01

# **ENTRANCE A**UNIT 115

**First Floor** 

1 Bedroom





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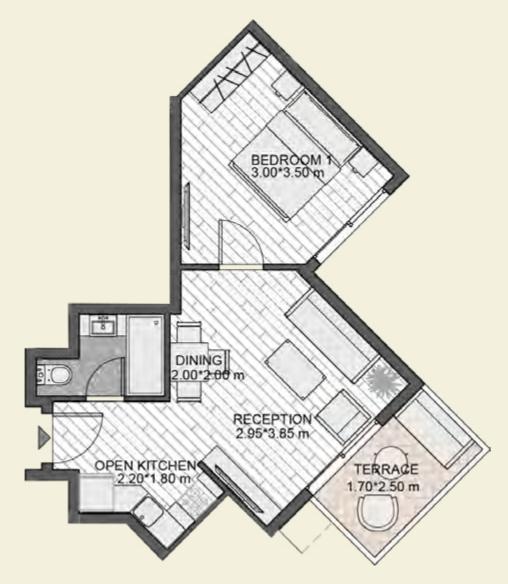
#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 113

#### **First Floor**

1 Bedroom

Area 58 m<sup>2</sup>





# TYPE - I BUILDING 01

# ENTRANCE A UNIT 116

#### **First Floor**

2 Bedrooms





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#### TYPE - I BUILDING 01

#### **ENTRANCE A**

UNIT 117 - 217 - 317

#### First - Second - Third Floor

1 Bedroom

Area 64 m<sup>2</sup>





# TYPE - I BUILDING 01

#### **ENTRANCE A**

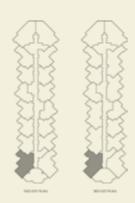
UNIT 201 - 301

#### **Second - Third Floor**

2 Bedrooms

Area 94 m<sup>2</sup>





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#### TYPE - I BUILDING 01

#### **ENTRANCE A**

UNIT 202 - 203

#### **Second Floor**

1 Bedroom

Area 63 m<sup>2</sup>





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#### TYPE - I BUILDING 01

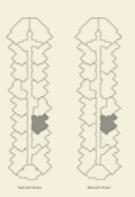
#### **ENTRANCE A**

UNIT 214 - 314

#### **Second - Third Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

#### **ENTRANCE A**

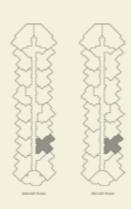
UNIT 215 - 315

#### **Second - Third Floor**

1 Bedroom

Area 63 m<sup>2</sup>





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#### TYPE - I BUILDING 01

#### **ENTRANCE A**

**UNIT 204** 

#### **Second Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

#### ENTRANCE A

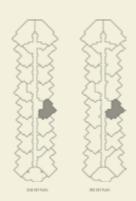
UNIT 213 - 313

#### **Second - Third Floor**

1 Bedroom

Area 57 m<sup>2</sup>





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#### TYPE - I BUILDING 01

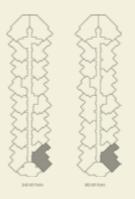
#### **ENTRANCE A**

UNIT 216 - 316

#### **Second - Third Floor**

2 Bedrooms





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#### TYPE - I BUILDING 01

# ENTRANCE A UNIT 302

#### **Third Floor**

2 Bedrooms

Area 93 m<sup>2</sup>





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#### TYPE - I BUILDING 01

#### **ENTRANCE A**

**UNIT 303** 

#### **Third Floor**

2 Bedrooms







# TYPE - I BUILDING 01

# **ENTRANCE B**



#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 005

#### **Ground Floor**

1 Bedroom

Area 57 m<sup>2</sup>





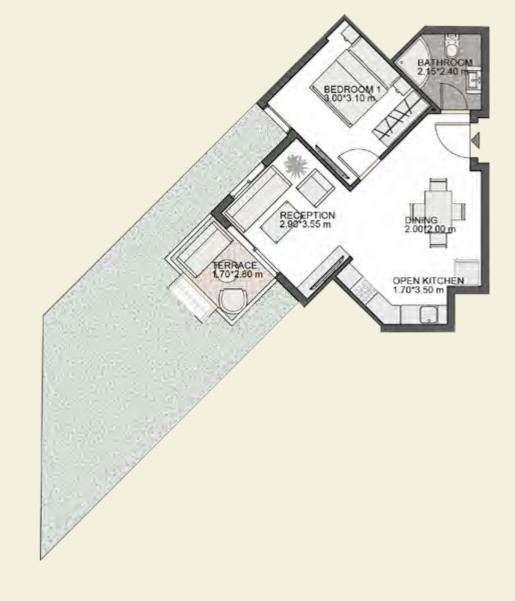
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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 006

#### **Ground Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 007

#### **Ground Floor**

1 Bedroom

Area 63 m<sup>2</sup>





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 011

#### **Ground Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 008

#### **Ground Floor**

2 Bedrooms

Area 84 m<sup>2</sup>





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 009

#### **Ground Floor**

2 Bedrooms





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 010

#### **Ground Floor**

1 Bedroom

Area 69 m<sup>2</sup>





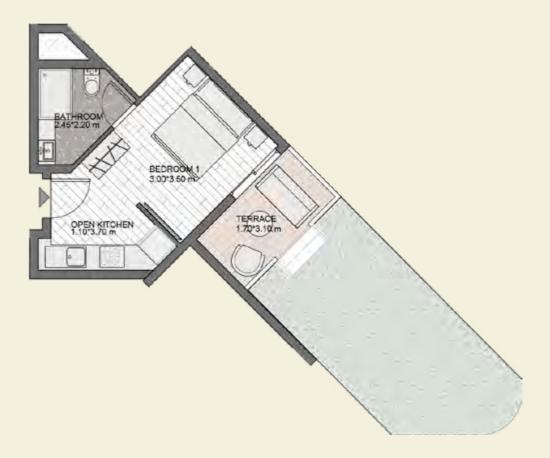
# 1. All room dimensions are measured to the centerline of walls and exclude construction tolerances, 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8. The unit orientation will be shown in the master plan and not the floor plan.

#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 012

#### **Ground Floor**

Studio





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#### TYPE - I BUILDING 01

#### ENTRANCE B

UNIT 105

#### **First Floor**

1 Bedroom

Area 57 m<sup>2</sup>





#### TYPE - I BUILDING 01

#### ENTRANCE B

**UNIT 106** 

#### First Floor

1 Bedroom





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 107

#### **First Floor**

1 Bedroom

Area 63 m<sup>2</sup>





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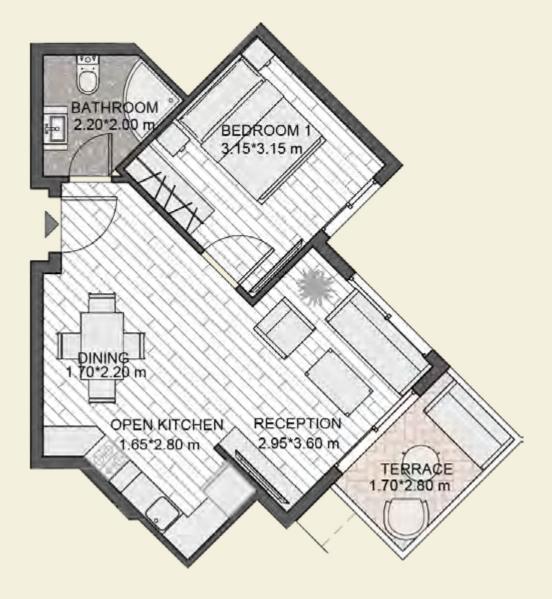
#### TYPE - I BUILDING 01

#### ENTRANCE B

**UNIT 111** 

#### **First Floor**

1 Bedroom





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THE ISLAND - MARINA 5

#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 112

#### **First Floor**

1 Bedroom

Area 63 m<sup>2</sup>





# TYPE - I BUILDING 01

# ENTRANCE B UNIT 108

#### First Floor

2 Bedrooms





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 109

#### **First Floor**

2 Bedrooms

Area 84 m<sup>2</sup>





# TYPE - I BUILDING 01

# ENTRANCE B UNIT 110

First Floor

1 Bedroom





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THE ISLAND - MARINA 5

#### TYPE - I BUILDING 01

#### **ENTRANCE B**

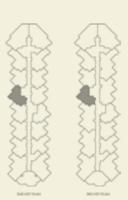
UNIT 205 - 305

#### **Second - Third Floor**

1 Bedroom

Area 56 m<sup>2</sup>





# 1. All room dimensions are measured to the centerline of walls and exclude construction tolerances, 2. All dimensions have been provided by our consultant architect. 3. All material, dimensions and drawings are approximate, and information is subject to change without notice. 4. Reserving the right to make minor alterations to the drawings of 5% added or deducted from areas & values. 5. Drawing areas are not to scale. 6. The developer reserves the right to make revisions. 7. Actual unit areas, windows, porches, terraces, and exterior trim detail may vary by elevation style. 8. The unit orientation will be shown in the master plan and not the floor plan.

#### TYPE - I BUILDING 01

#### **ENTRANCE B**

UNIT 206 - 306

#### **Second - Third Floor**

1 Bedroom





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#### TYPE - I BUILDING 01

#### **ENTRANCE B**

UNIT 207 - 307

#### **Second - Third Floor**

1 Bedroom

Area 63 m<sup>2</sup>





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#### TYPE - I BUILDING 01

### ENTRANCE B

**UNIT 211** 

#### **Second Floor**

1 Bedroom





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THE ISLAND - MARINA 5

#### TYPE - I BUILDING 01

#### **ENTRANCE B**

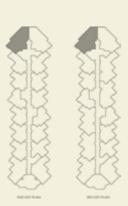
UNIT 208 - 308

#### **Second - Third Floor**

2 Bedrooms

Area 91 m<sup>2</sup>





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#### TYPE - I BUILDING 01

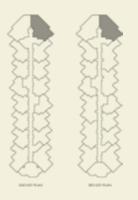
#### **ENTRANCE B**

UNIT 209 - 309

#### **Second - Third Floor**

2 Bedrooms





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#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 210

#### **First Floor**

1 Bedroom

Area 70 m<sup>2</sup>





# Second Floor 1 Bedroom

Area 64 m<sup>2</sup>



ENTRANCE B
UNIT 212





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THE ISLAND - MARINA 5

#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 310

#### **Third Floor**

2 Bedrooms

Area 102 m<sup>2</sup>





# MASTER BEDROOM 2.85\*4.205cm

#### TYPE - I BUILDING 01

# ENTRANCE B UNIT 311

#### **Third Floor**

2 Bedrooms





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# PARTNERSHIP AND COLLABORATION



# IN PARTNERSHIP WITH TULUA DEVELOPMENTS:

Tulua Developments, under the astute leadership of Dr. Hosny Hany, is a real estate company in Egypt, with Dr. Hany boasting over 12 years of industry expertise. Tulua's hallmark lies in forging strategic partnerships with governmental entities, a testament to its commitment to integrity and professionalism. These collaborations not only bolster our credibility but also empower us to shape the future of real estate development, creating lasting impact.



# DISTANCE STUDIO CONSULTANTS [DSC]:

A premier Multidisciplinary Consultancy Firm with over 22 years of experience in providing complete Design, Supervision, and Management Services. Founded in 2000, DSC has grown to become a leading player in the industry, with more than 650 employees spread across 9 main branches in key locations including Egypt, Saudi Arabia, United Arab of Emirates, State of Qatar, Sultanate of Oman, Libya, Iraq, and East Africa



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