june.
AQUA LAGOONS

WHERE IT'S ALWAYS SUMMER

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.

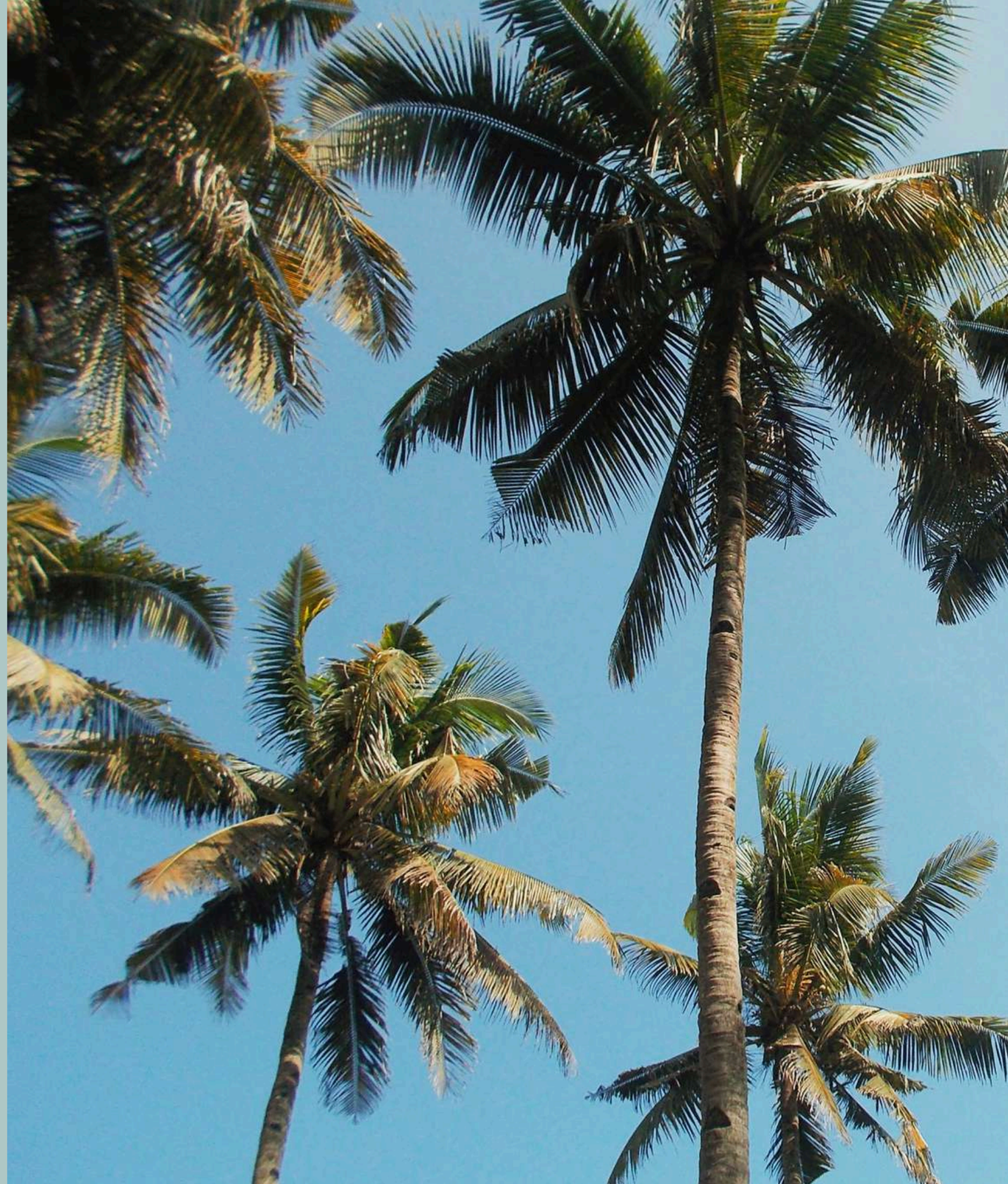
IT'S WHERE IT'S HAPPENING NEXT

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.

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.



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.

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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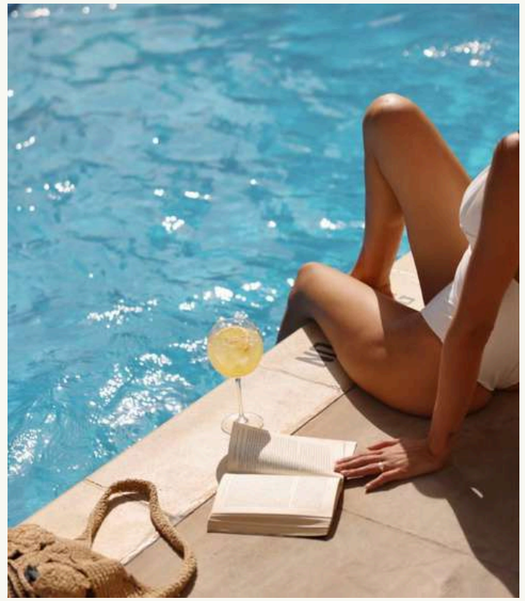
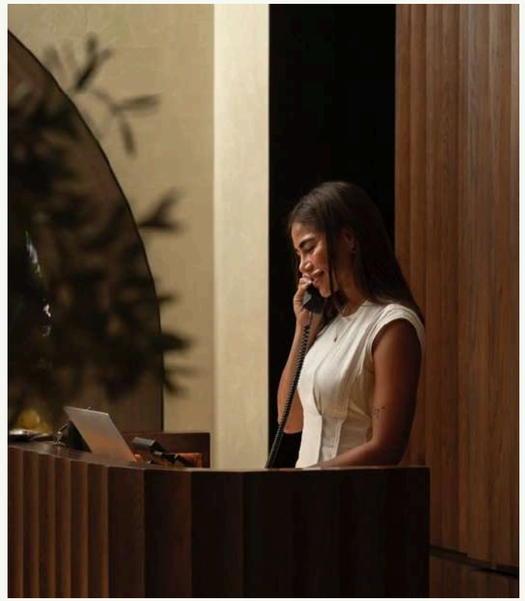
HOME TO THE NORTH COAST'S FIRST

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.



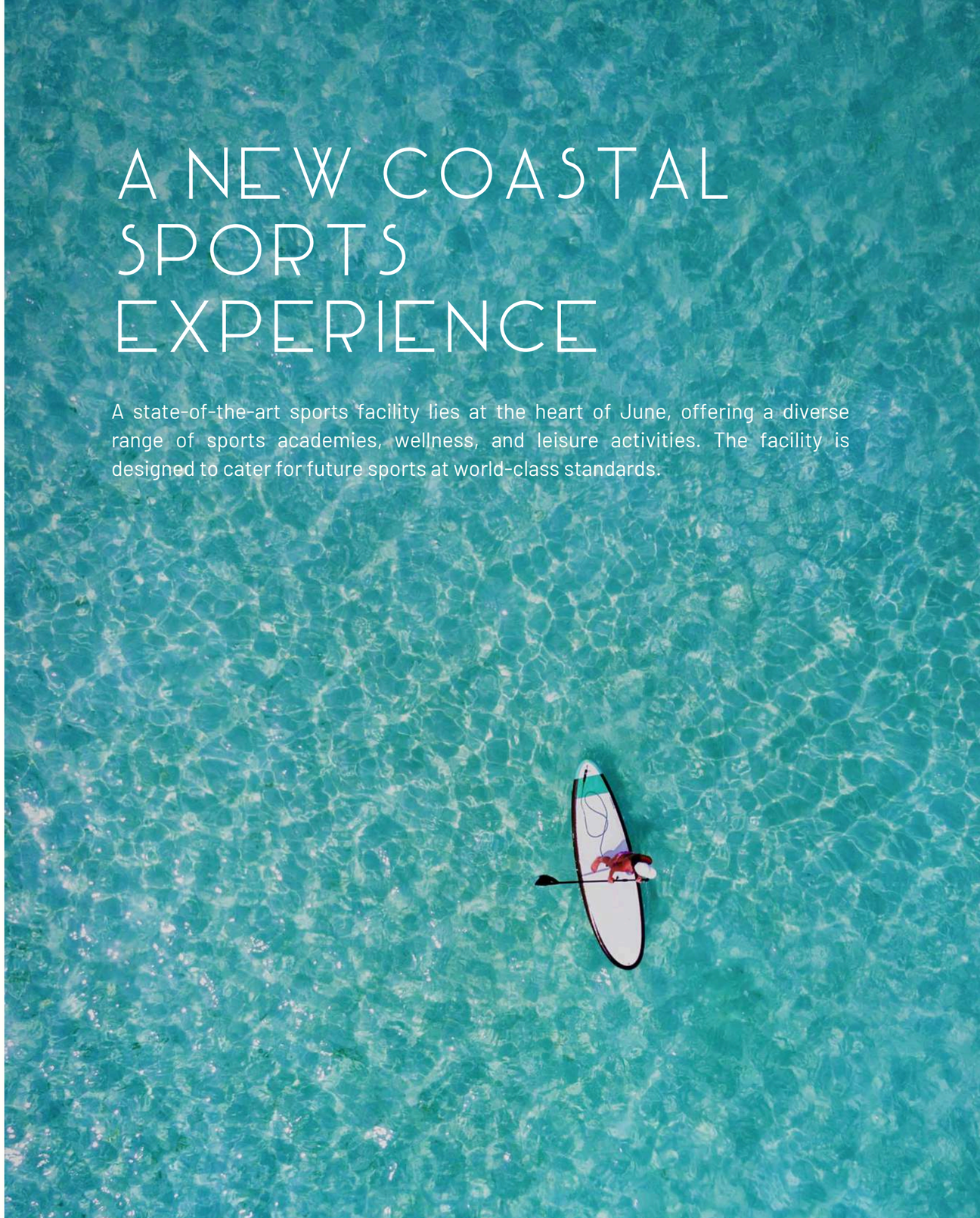


THE CLUBHOUSE

Step foot into the relaxed coastal hub where poolside lounging, dining, fitness and recreation merge. From workouts to unwinding by the water, it's summer club living at its finest.

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.



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 Experiences:

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

A CAREFULLY CURATED COLLECTION OF EXPERIENCES COMES YOUR WAY

WHERE THE COAST COMES ALIVE AFTER SUNSET

Surf CLUB

As the sun dips into the Mediterranean, Surf Club comes to life. Where music, beats and seaside vibes set the mood for buzzing summer nights in June.

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

DOLOTO CREATIONS

JJ's

WHAT THE CRUST by napeo

sandwichroom

LYCHEE

F45 TRAINING

GRAB N GO

IB

care CLINIC

WELCOME TO AQUA LAGOONS

A NEW DESTINATION OF WATERFRONT LIVING

A serene waterfront escape where island inspired living meets effortless summer calm. Framed by 5 swimmable lagoons, every home is oriented to open views and a constant connection to water offering privacy, serenity and a refined sense of escape within June.

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

YOUR HOME IN AQUA LAGOONS

Aqua Lagoons redefines coastal living, where every residence is oriented north, northeast or northwest to frame tranquil lagoon views and capture the summer breeze. Fully finished with air conditioning and elevator access, each home is designed with understated luxury in mind, including a dedicated nanny's room for added ease and comfort.

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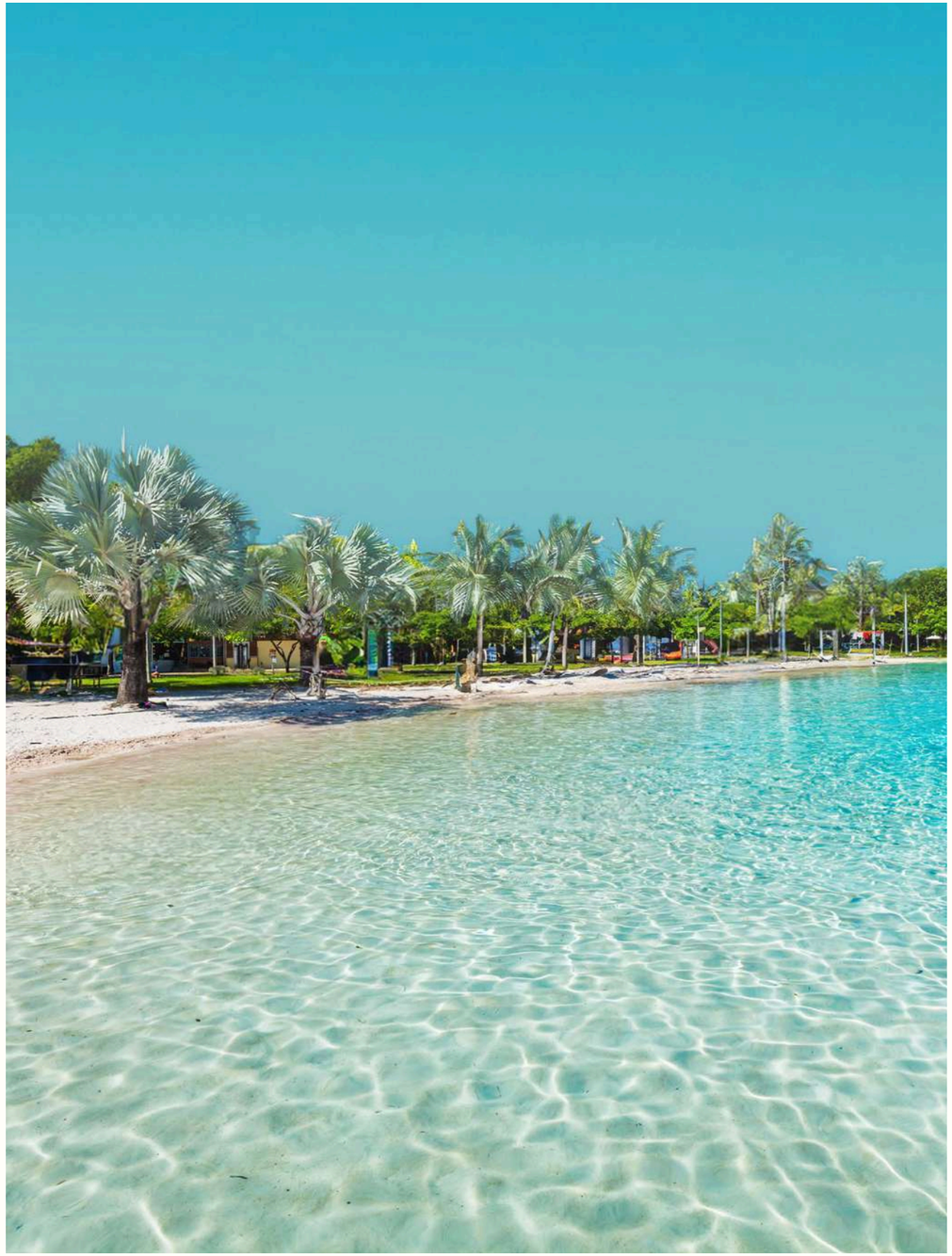
IMMERSE YOURSELF IN LAGOON PARADISE

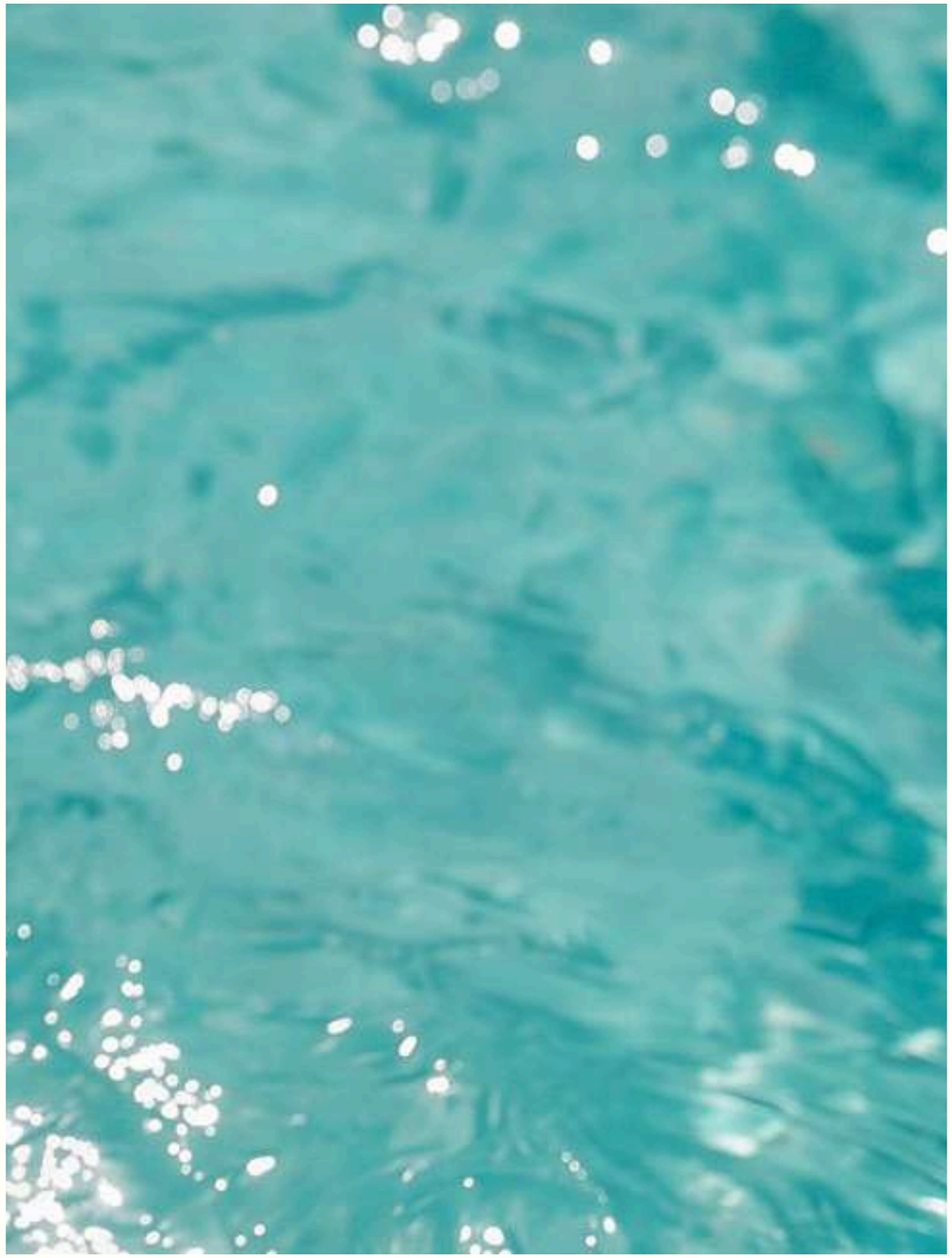
At the heart of Aqua Lagoons lies a tranquil waterfront sanctuary, where shimmering waters and thoughtfully curated experiences come together. The lagoons create an atmosphere of effortless relaxation and refined coastal living. With direct access to the water and exclusive amenities moments away, residents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



MADE FOR SUMMER LIVING

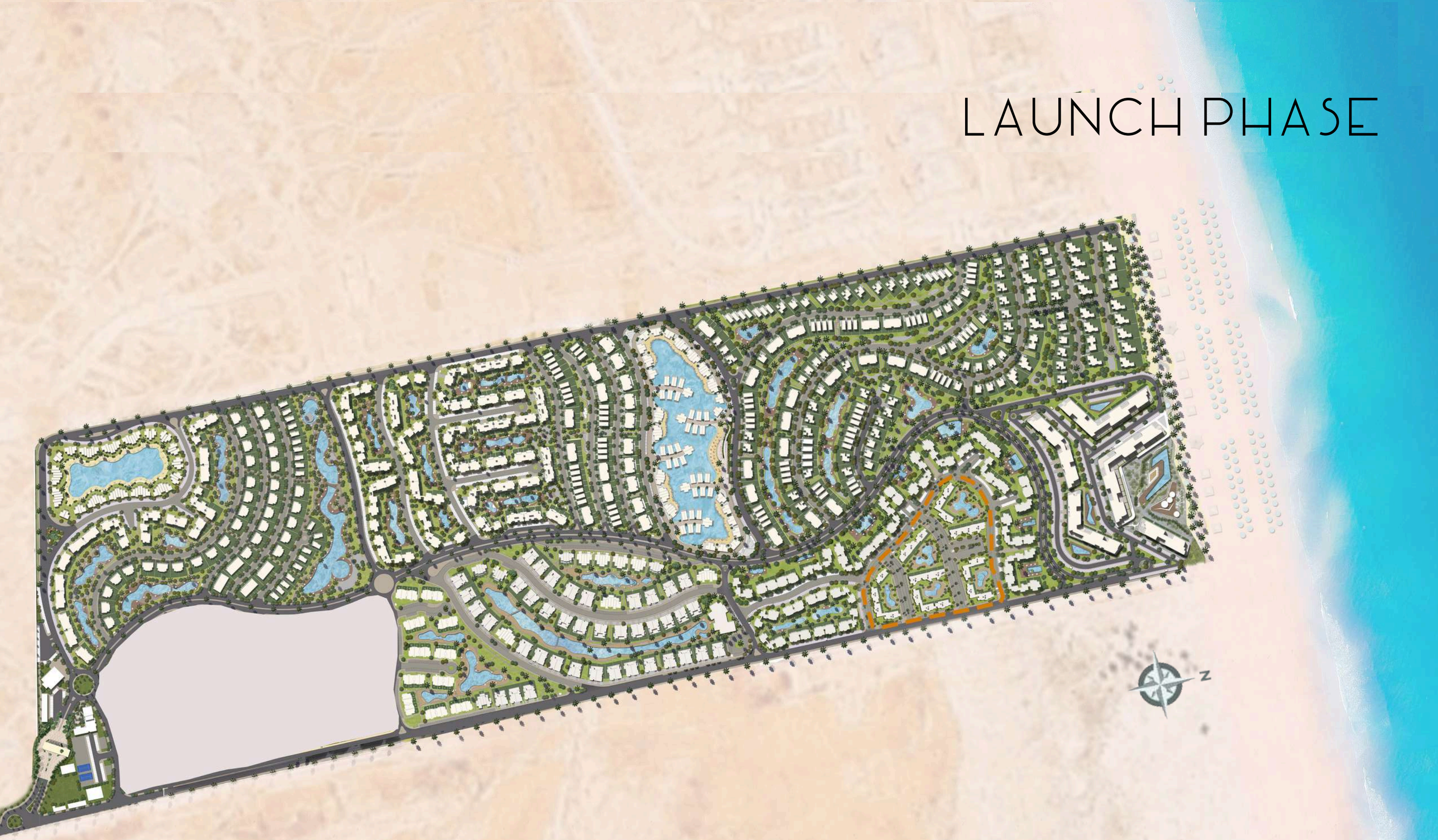
June is set for sun soaked days and effortless beachfront living. Homes are ready, the shoreline is alive, and a vibrant coastal lifestyle is already in full swing.

Drawing inspiration from the sun soaked energy of Miami's South Beach, June embraces soft curves, flowing lines and a distinctive Art Deco character.



THE MASTERPLAN

LAUNCH 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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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: 101 sqm
Terrace: 14 sqm
Gross Area: **115 sqm**

Unit 02: 2 Bedroom
Average Indoor Area: 98 sqm
Terrace: 15 sqm
Gross Area: **112 sqm**

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TYPE 1

FIRST FLOOR

Components:

Unit 11: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 14 sqm
Gross Area: **118 sqm**

Unit 12: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

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TYPE 1

SECOND FLOOR

Components:

Unit 21: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 13 sqm
Gross Area: **118 sqm**

Unit 22: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 16 sqm
Gross Area: **114 sqm**

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TYPE 1

THIRD FLOOR

Components:

Unit 31: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 13 sqm
Gross Area: **118 sqm**

Unit 32: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 16 sqm
Gross Area: **114 sqm**

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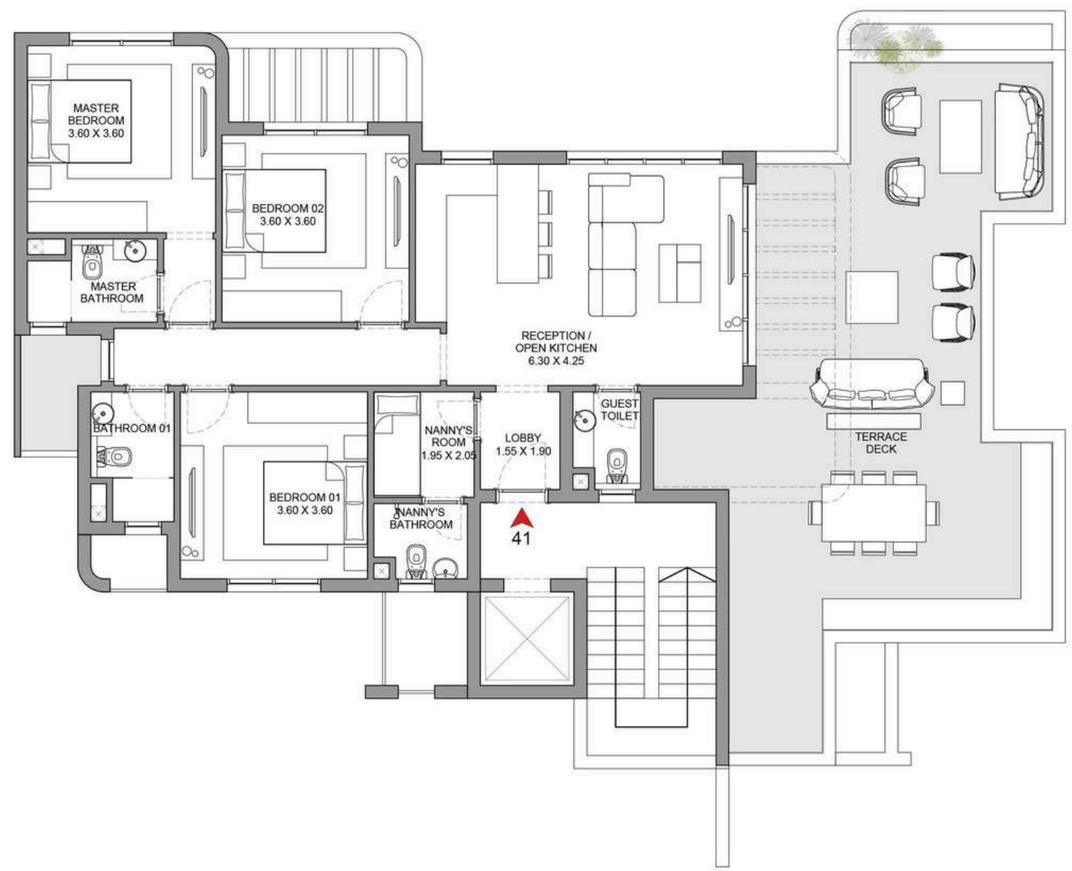
TYPE 1
PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 122 sqm
Roof Terrace: 62 sqm
Gross Area: **185 sqm**



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TYPE 1 MIRROR GROUND

Components:

Unit 01: **2 Bedroom**
Average Indoor Area: 98 sqm
Terrace: 15 sqm
Gross Area: **112 sqm**

Unit 02: **2 Bedroom**
Average Indoor Area: 101 sqm
Terrace: 14 sqm
Gross Area: **115 sqm**

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TYPE 1 MIRROR

FIRST FLOOR

Components:

Unit 11: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

Unit 12: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 14 sqm
Gross Area: **118 sqm**

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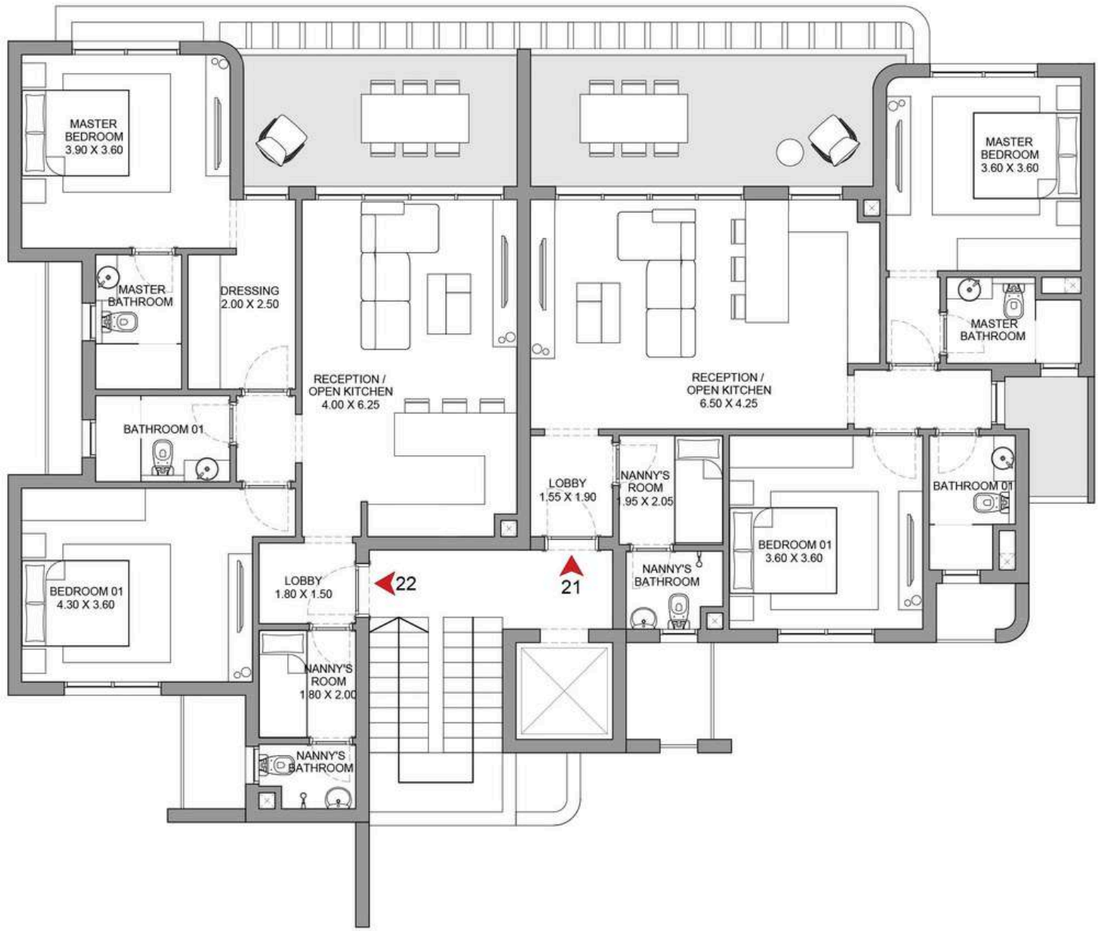
TYPE 1 MIRROR

SECOND FLOOR

Components:

Unit 21: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 16 sqm
Gross Area: **114 sqm**

Unit 12: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 13 sqm
Gross Area: **118 sqm**



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TYPE 1 MIRROR

THIRD FLOOR

Components:

Unit 31: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 16 sqm
Gross Area: **114 sqm**

Unit 32: **2 Bedroom**
Average Indoor Area: 105 sqm
Terrace: 13 sqm
Gross Area: **118 sqm**

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TYPE 1 MIRROR PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 122 sqm
Roof Terrace: 62 sqm
Gross Area: **185 sqm**

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TYPE 2
GROUND

Components:
Core A

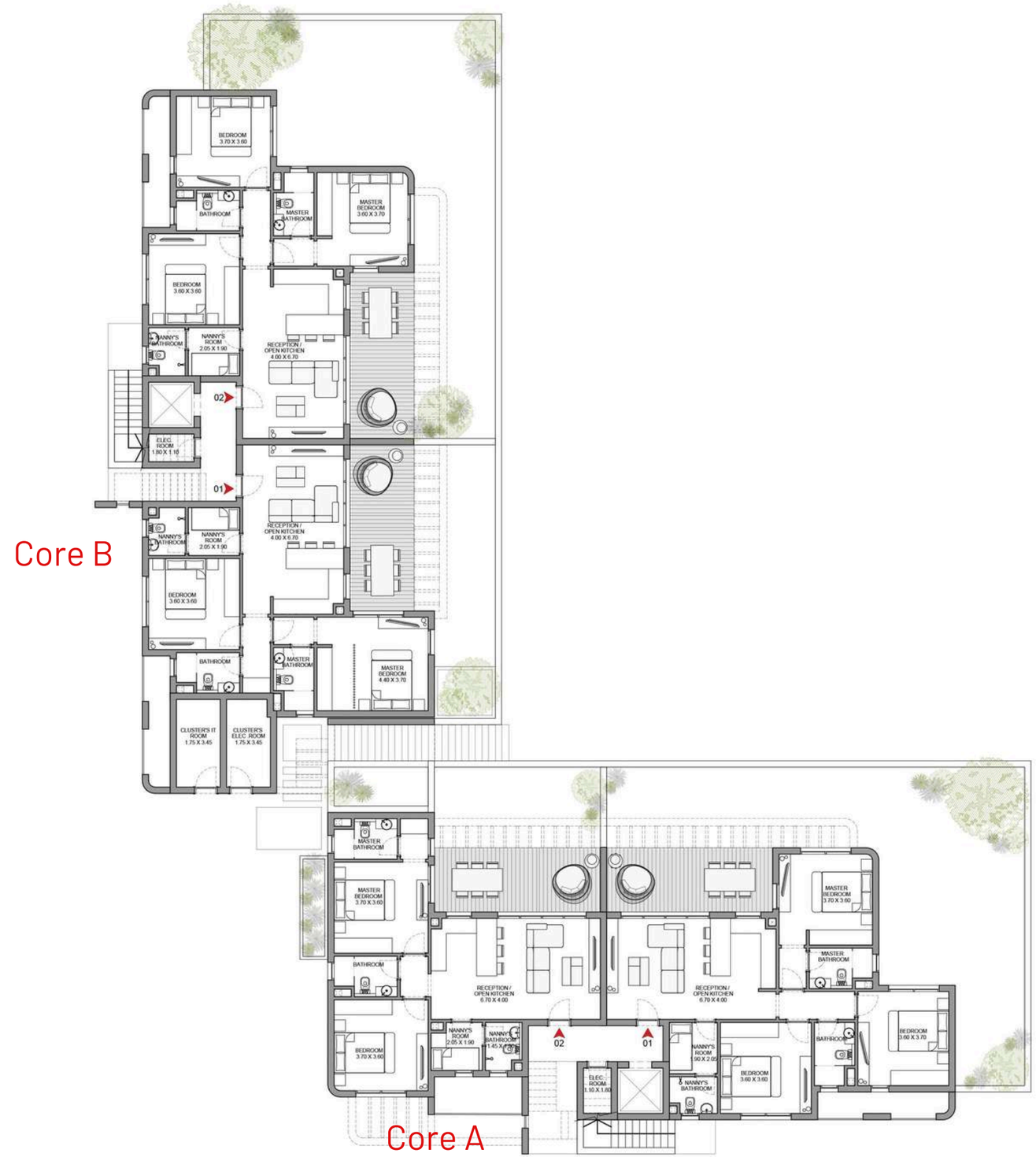
Unit 01: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**

Unit 02: **2 Bedroom**
Average Indoor Area: 95 sqm
Terrace: 17 sqm
Gross Area: **111 sqm**

Core B

Unit 01: **2 Bedroom**
Average Indoor Area: 99 sqm
Terrace: 17 sqm
Gross Area: **116 sqm**

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



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TYPE 2

FIRST FLOOR

Components:
Core A

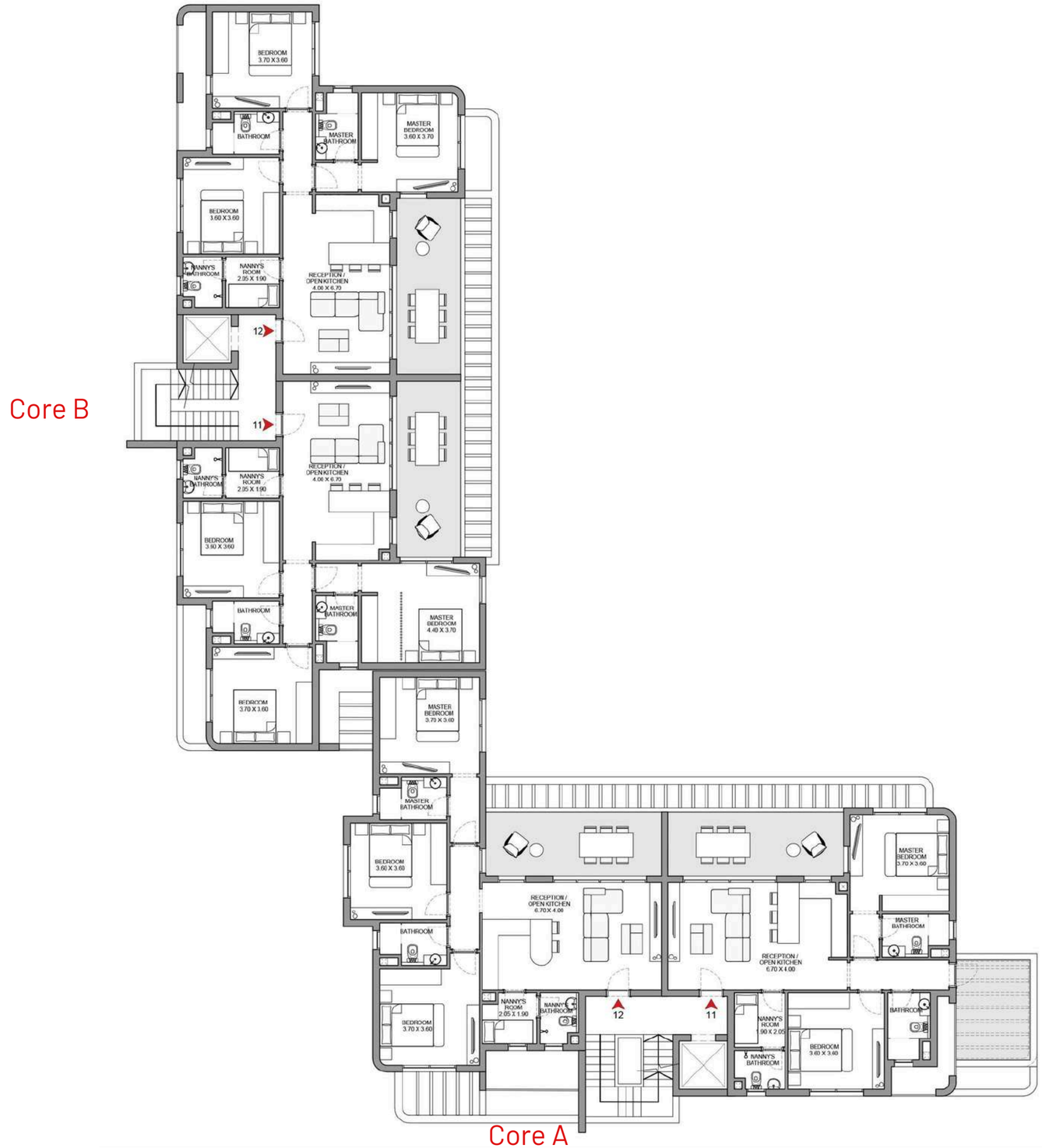
Unit 11: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

Unit 12: 3 **Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Core B

Unit 11: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 12: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**



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TYPE 2

SECOND FLOOR

Components:
Core A

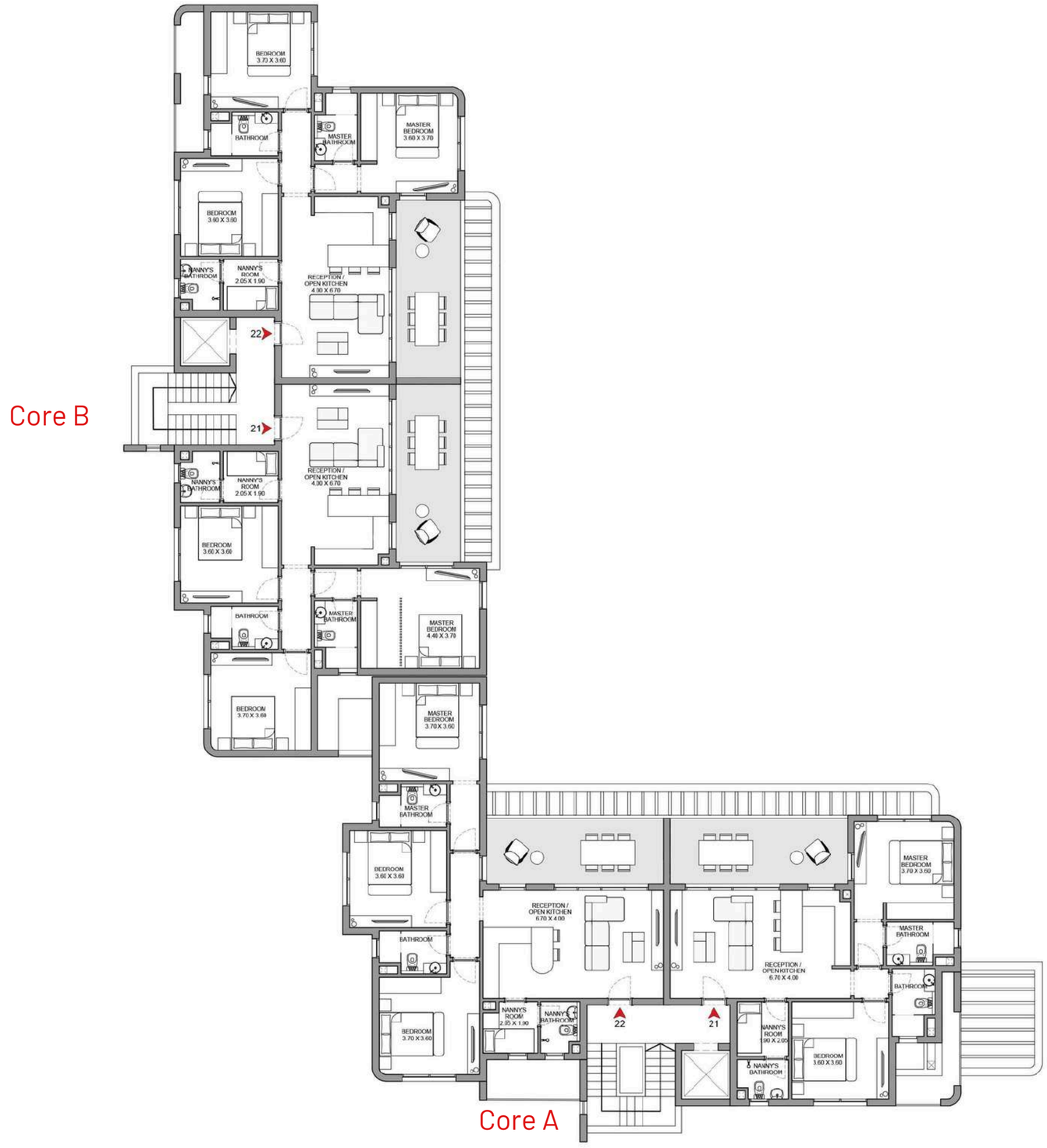
Unit 21: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

Unit 22: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Core B

Unit 21: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 22: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**



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TYPE 2

THIRD FLOOR

Components:
Core A

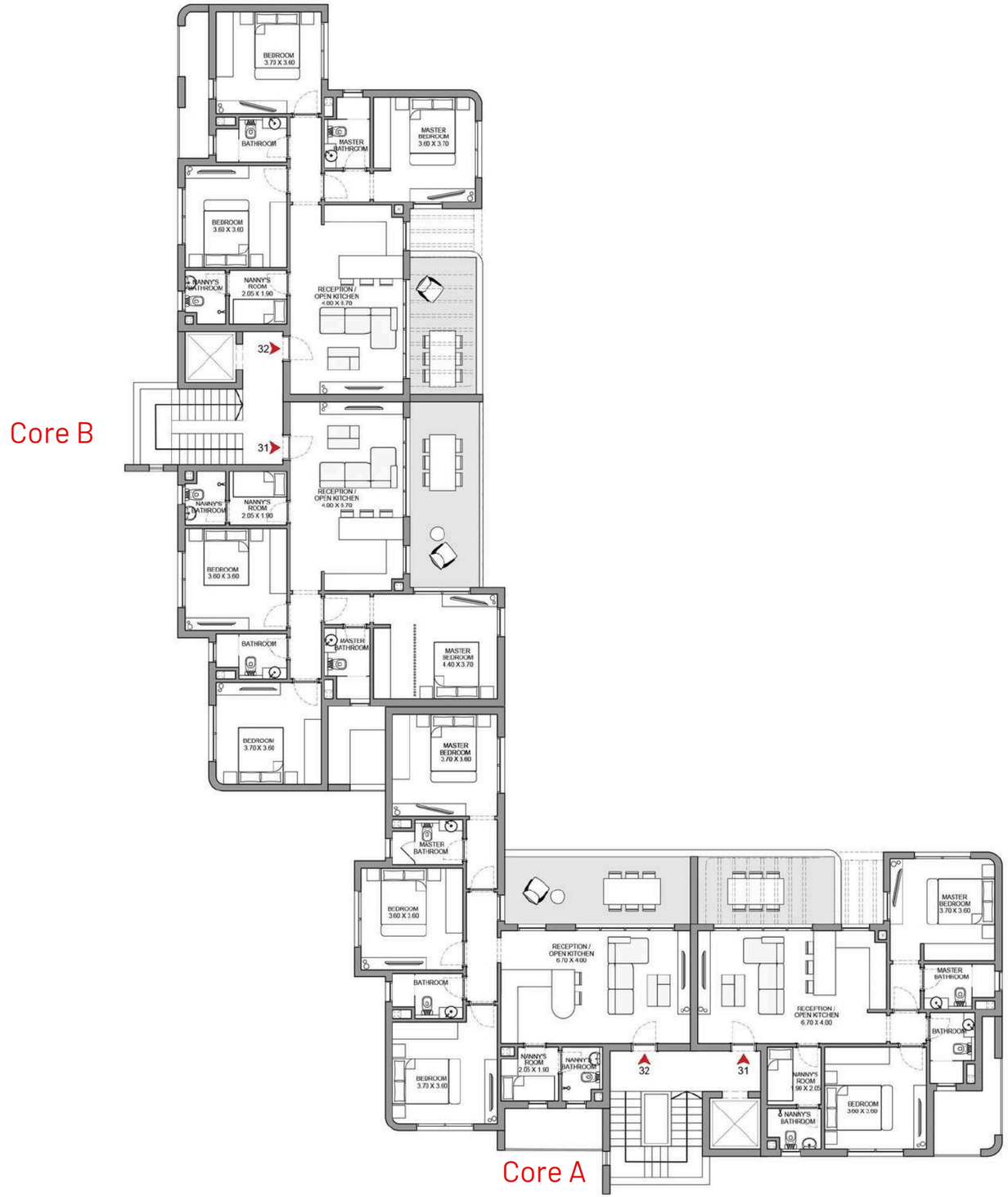
Unit 31: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 13 sqm
Gross Area: **110 sqm**

Unit 32: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Core B

Unit 31: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 32: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 13 sqm
Gross Area: **126 sqm**



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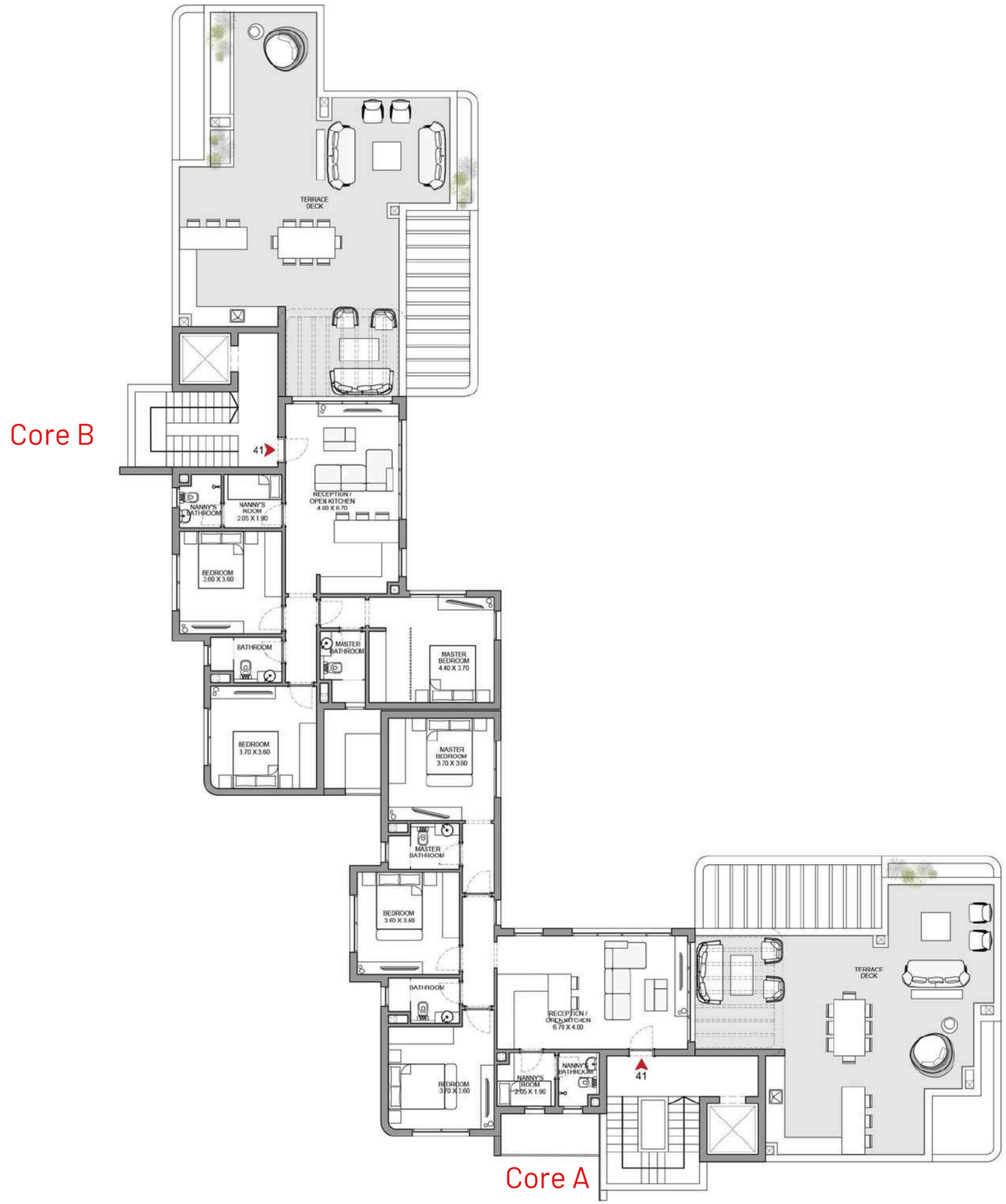
TYPE 2
PENTHOUSE

Components:
Core A

Unit 41: **3 Bedroom**
Average Indoor Area: 118 sqm
Roof Terrace: 70 sqm
Gross Area: **188 sqm**

Core B

Unit 41: **3 Bedroom**
Average Indoor Area: 118 sqm
Roof Terrace: 83 sqm
Gross Area: **201 sqm**



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TYPE 2 MIRROR GROUND

Components:
Core A

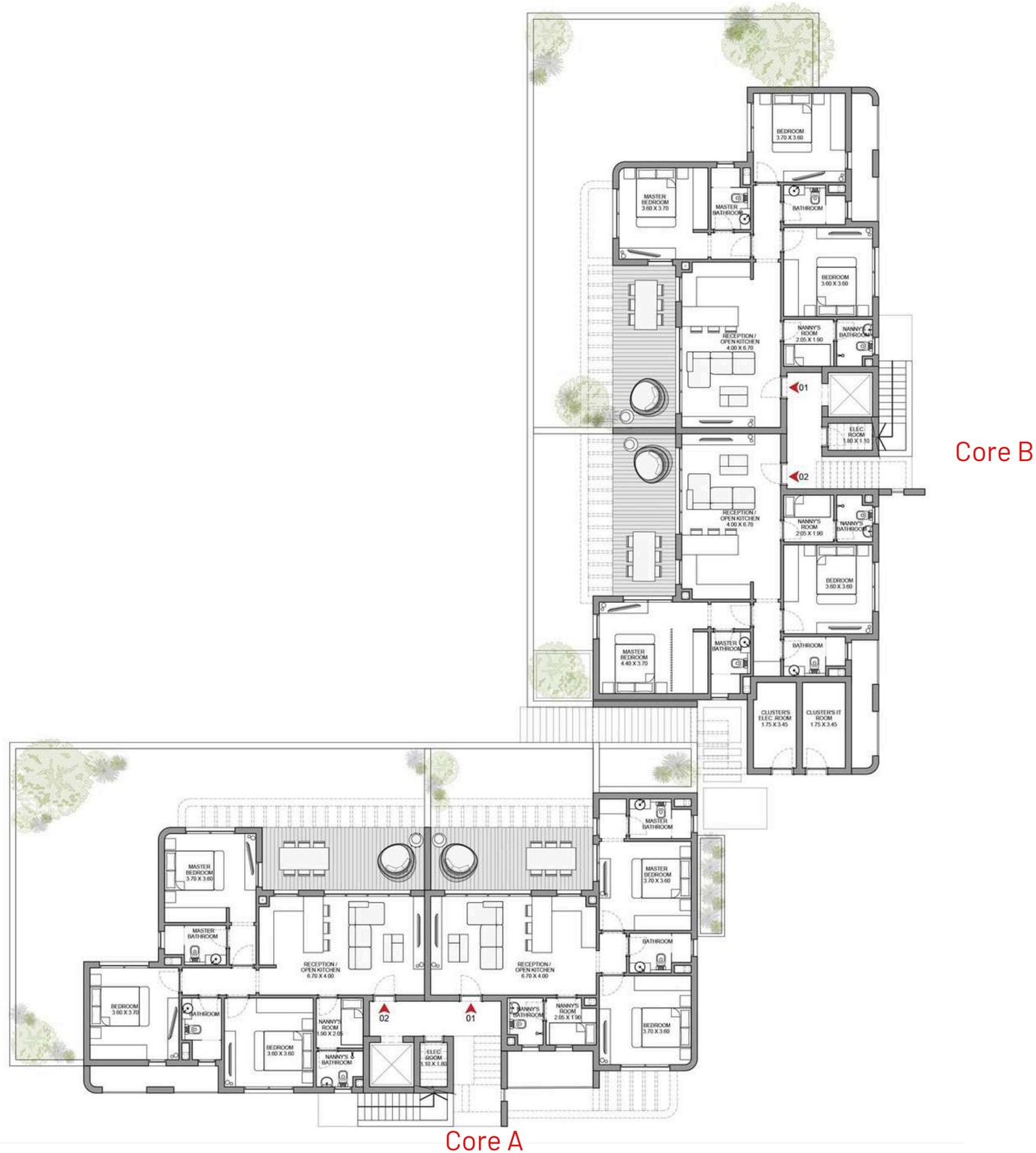
Unit 01: **2 Bedroom**
Average Indoor Area: 95 sqm
Terrace: 17 sqm
Gross Area: **111 sqm**

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

Core B

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

Unit 02: **2 Bedroom**
Average Indoor Area: 99 sqm
Terrace: 17 sqm
Gross Area: **116 sqm**



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TYPE 2 MIRROR

FIRST FLOOR

Components:
Core A

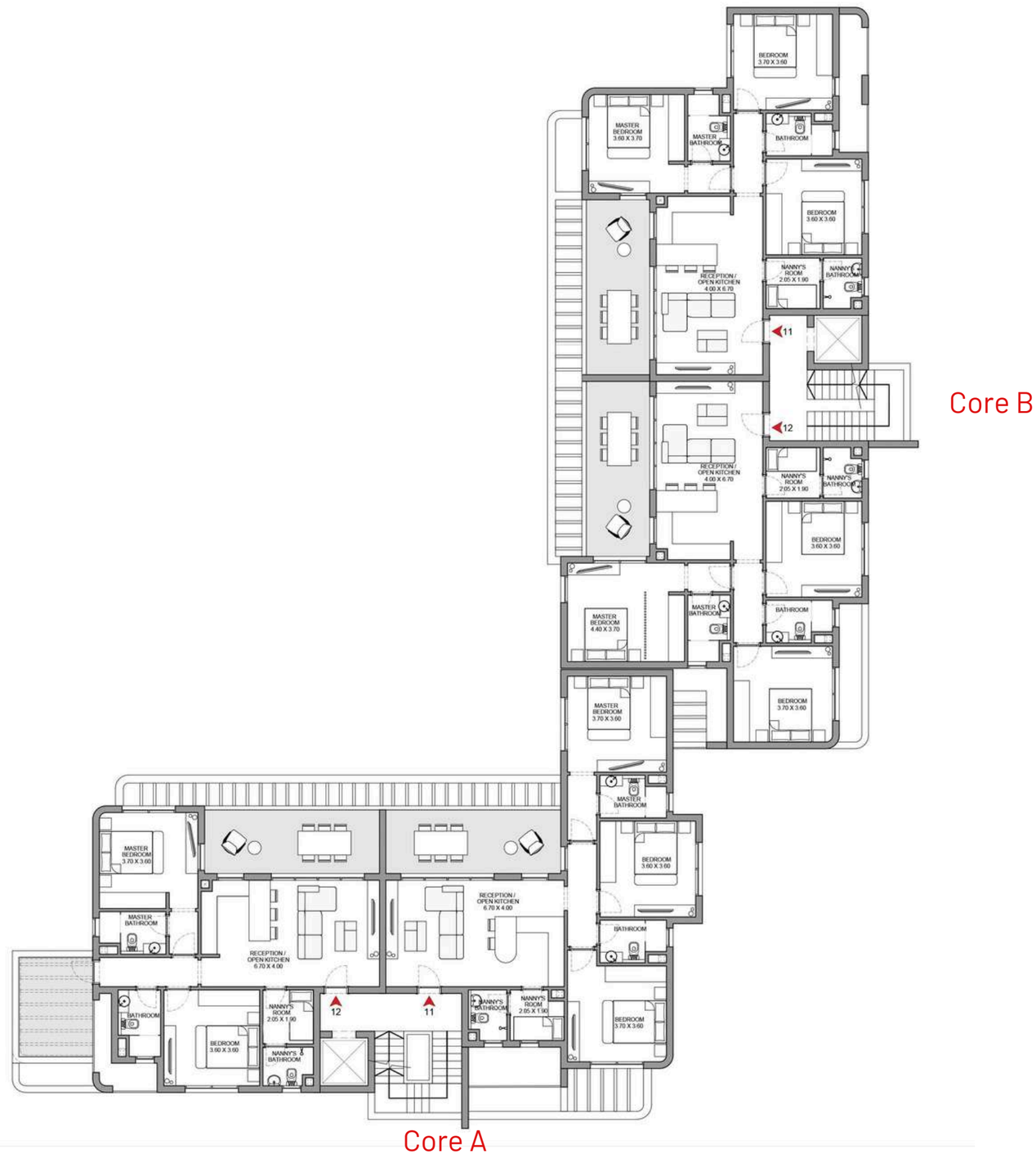
Unit 11: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 12: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

Core B

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

Unit 12: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **133 sqm**



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TYPE 2 MIRROR

SECOND FLOOR

Components:
Core A

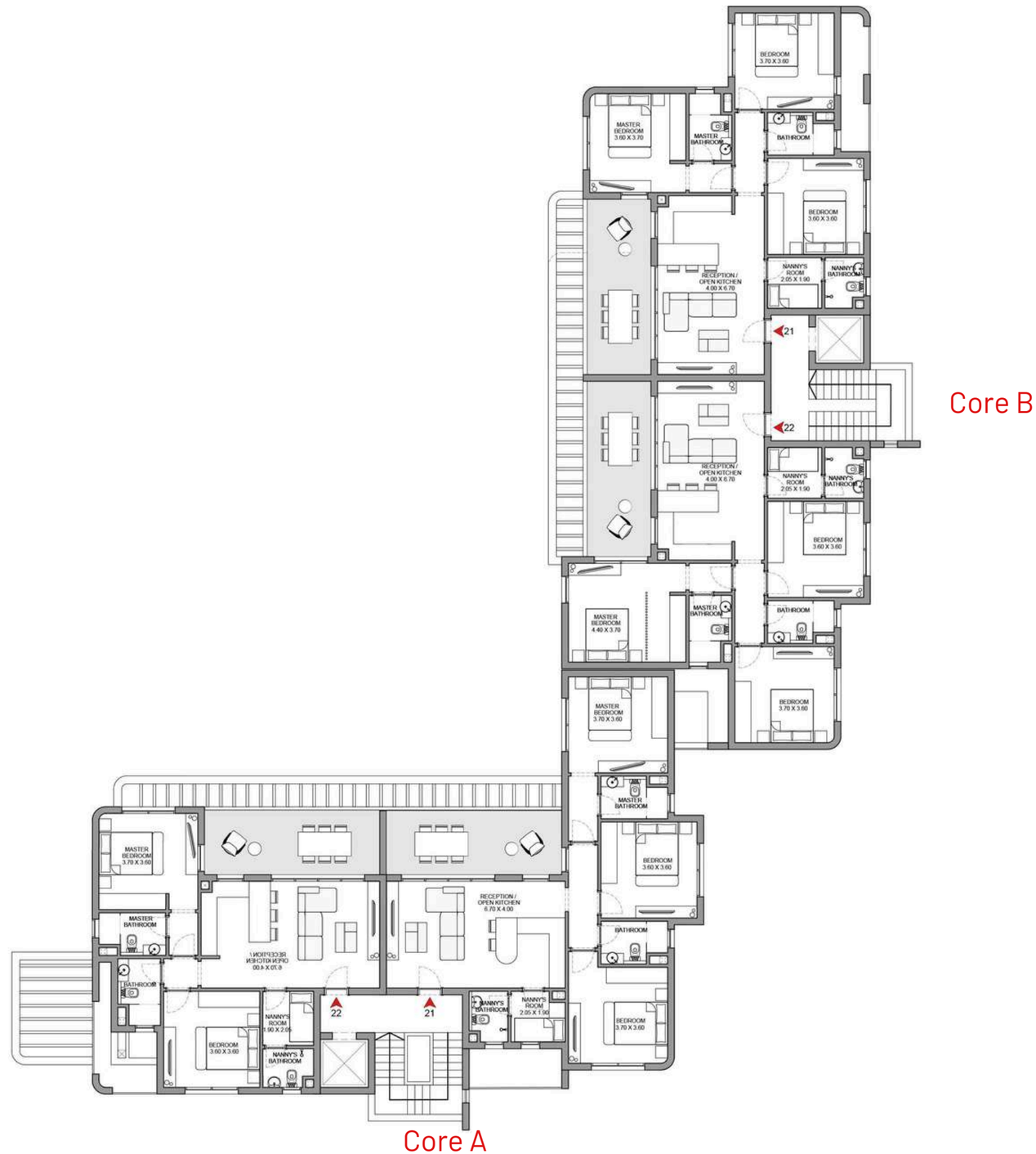
Unit 21: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 22: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 17 sqm
Gross Area: **114 sqm**

Core B

Unit 21: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**

Unit 22: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**



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TYPE 2 MIRROR

THIRD FLOOR

Components:
Core A

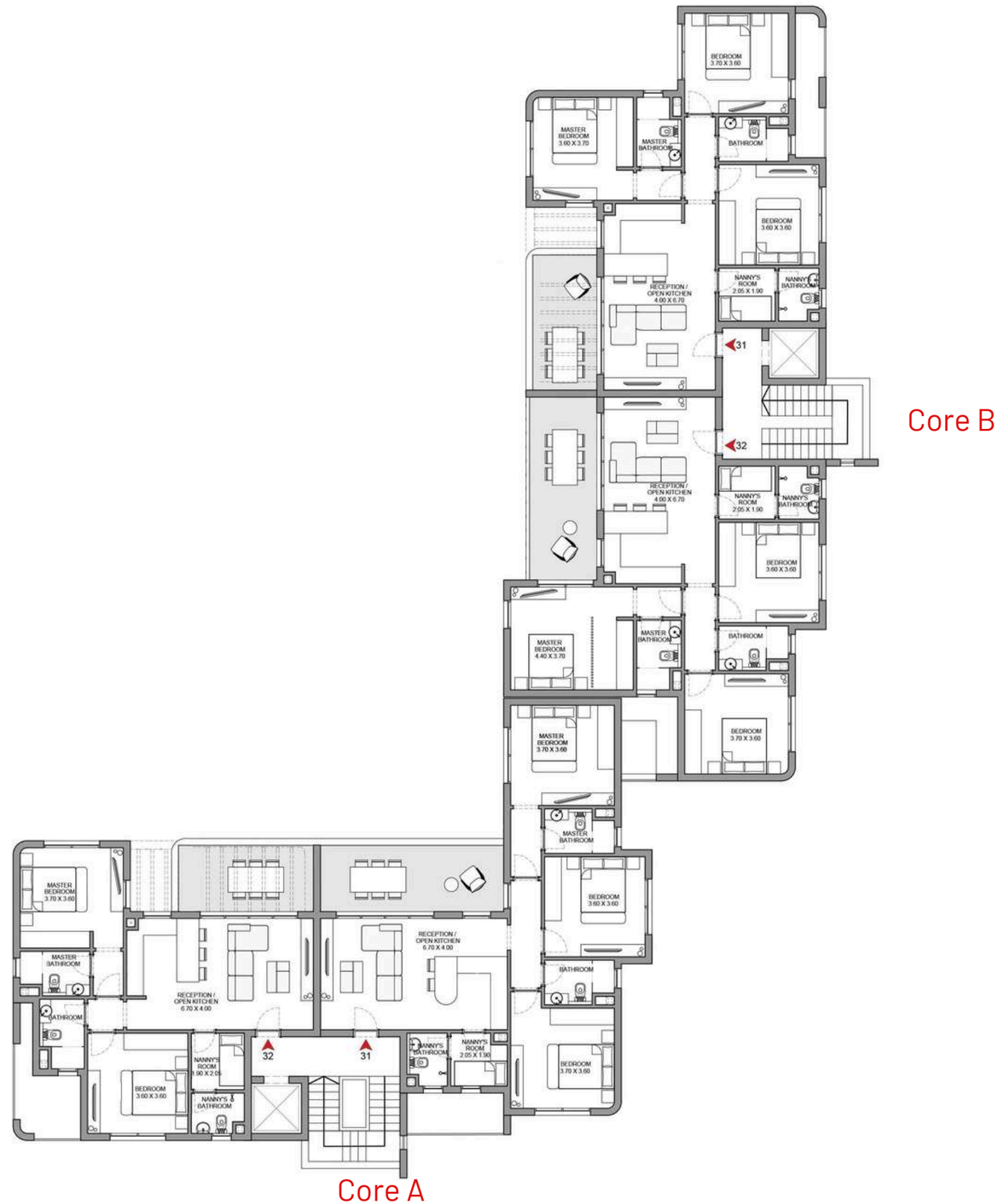
Unit 31: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**

Unit 32: **2 Bedroom**
Average Indoor Area: 97 sqm
Terrace: 13 sqm
Gross Area: **110 sqm**

Core B

Unit 31: 3 **Bedroom**
Average Indoor Area: 113 sqm
Terrace: 13 sqm
Gross Area: **126 sqm**

Unit 32: **3 Bedroom**
Average Indoor Area: 117 sqm
Terrace: 17 sqm
Gross Area: **134 sqm**



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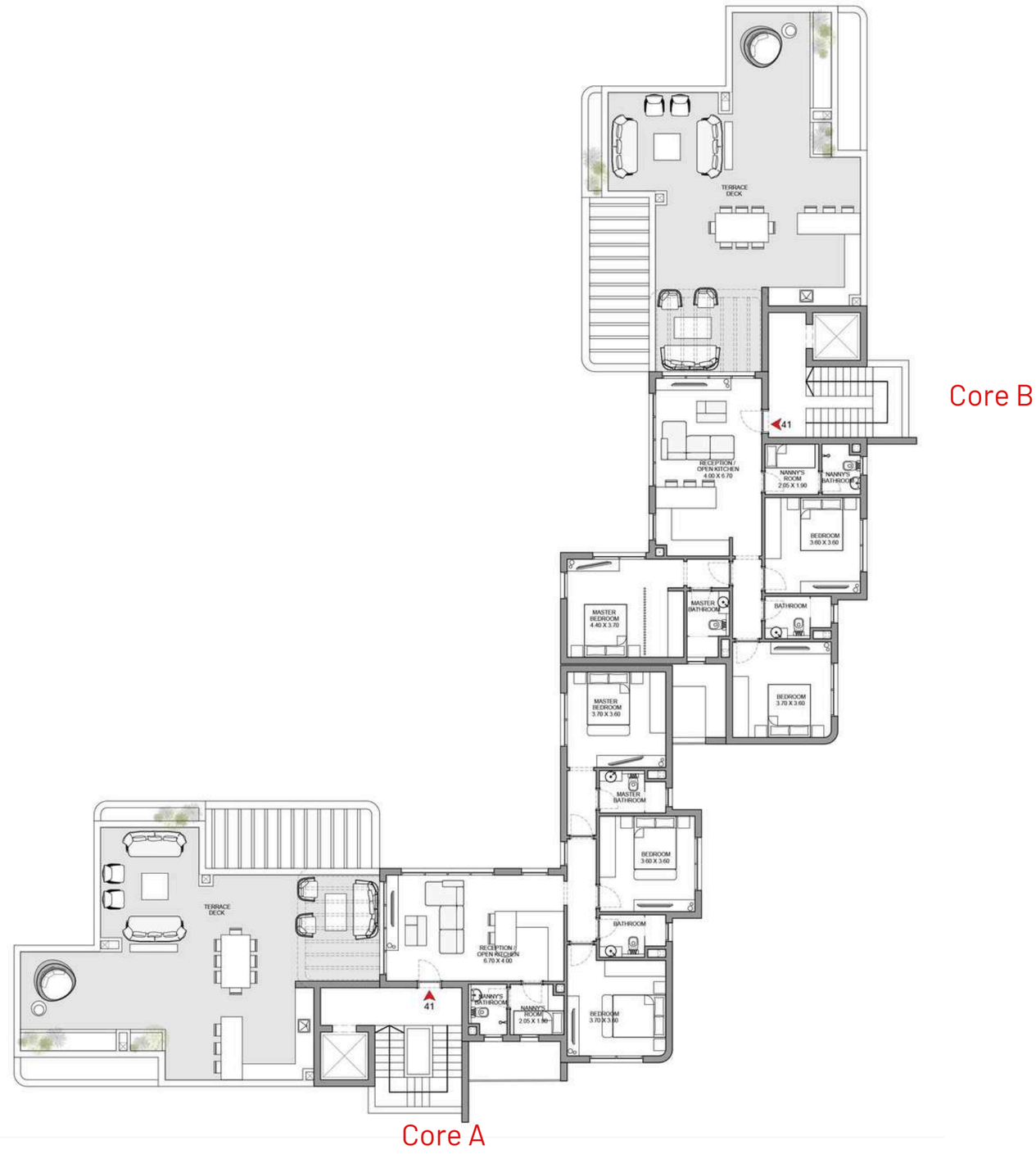
TYPE 2 MIRROR PENTHOUSE

Components:
Core A

Unit 41: **3 Bedroom**
Average Indoor Area: 118 sqm
Roof Terrace: 70 sqm
Gross Area: **188 sqm**

Core B

Unit 41: **3 Bedroom**
Average Indoor Area: 118 sqm
Roof Terrace: 83 sqm
Gross Area: **201 sqm**



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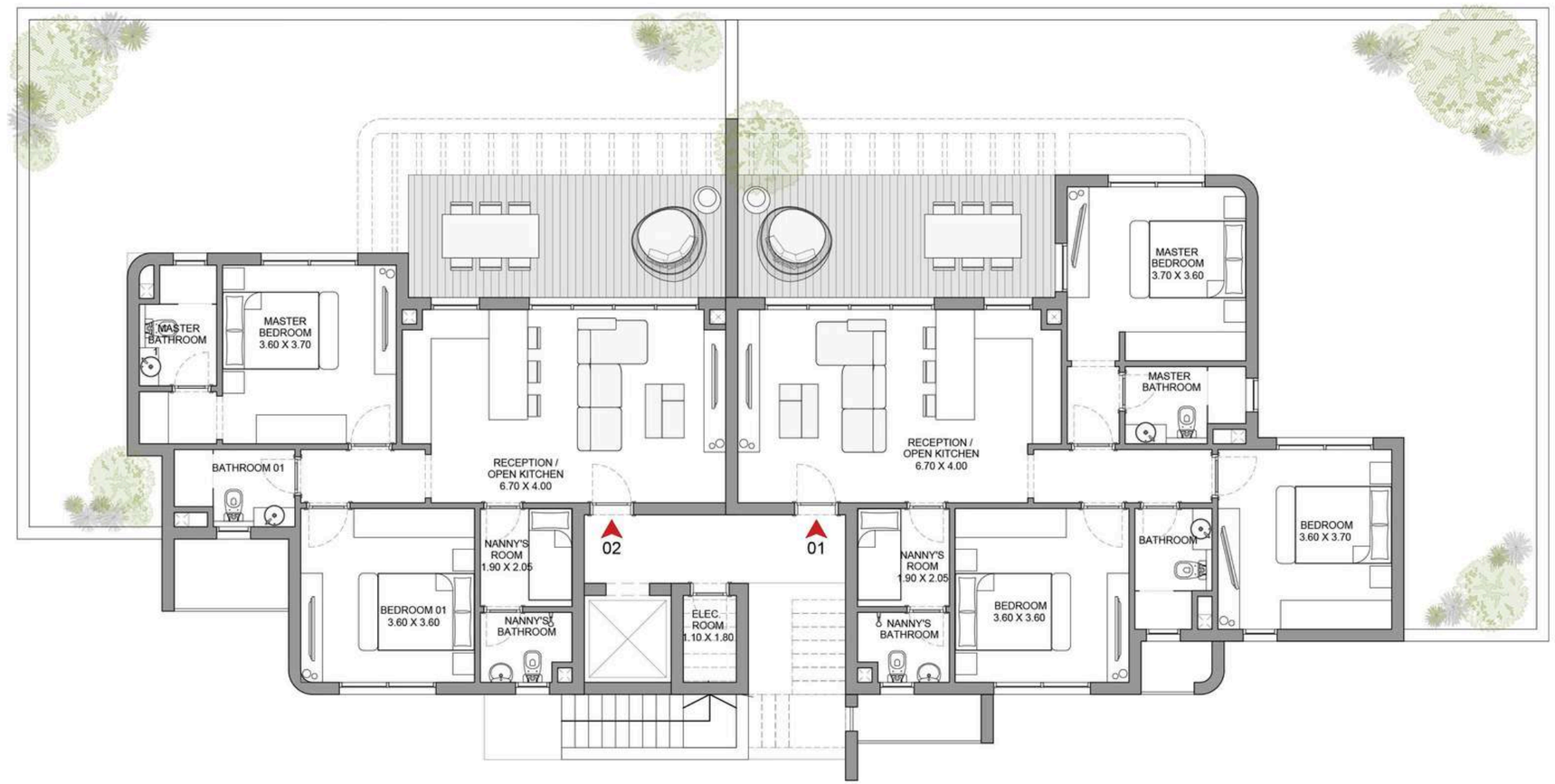
TYPE 3
GROUND

Components:

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

Unit 02: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 16 sqm
Gross Area: **110 sqm**



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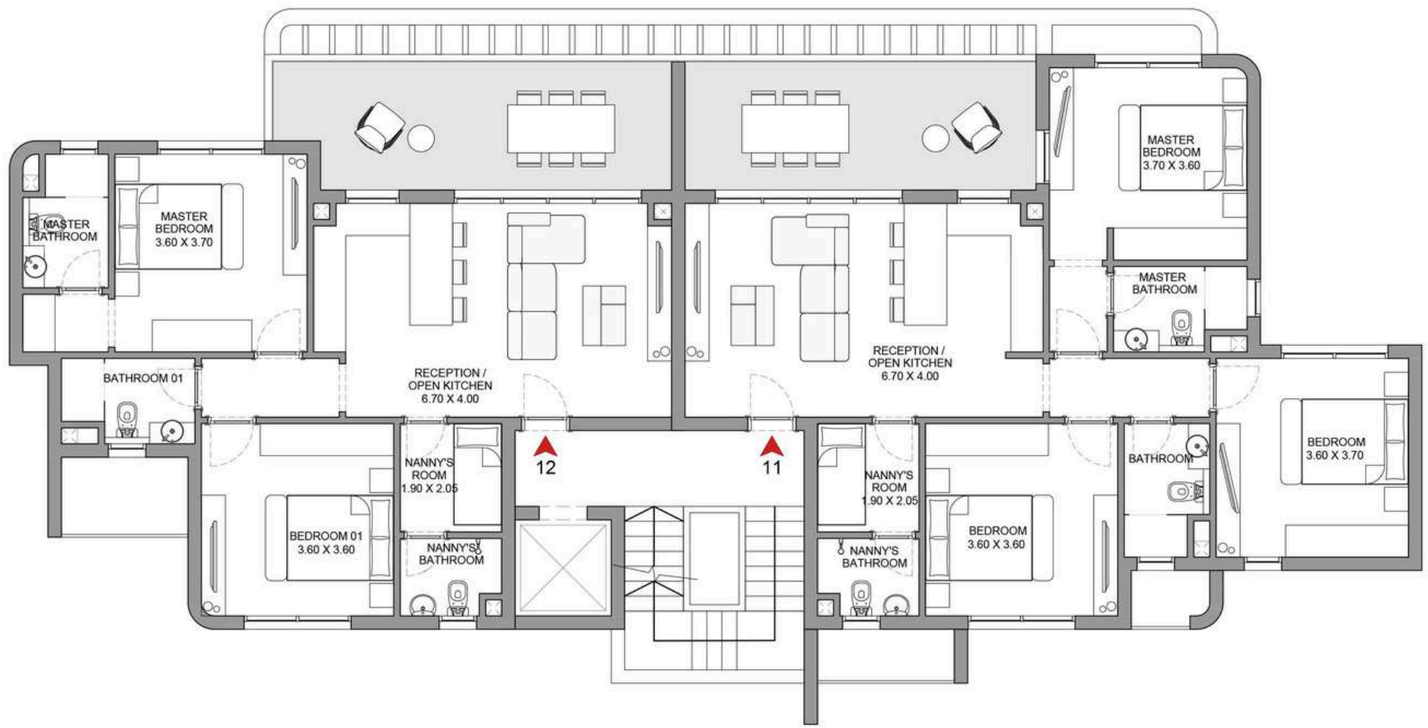
TYPE 3

FIRST FLOOR

Components:

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

Unit 12: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 18 sqm
Gross Area: **112 sqm**



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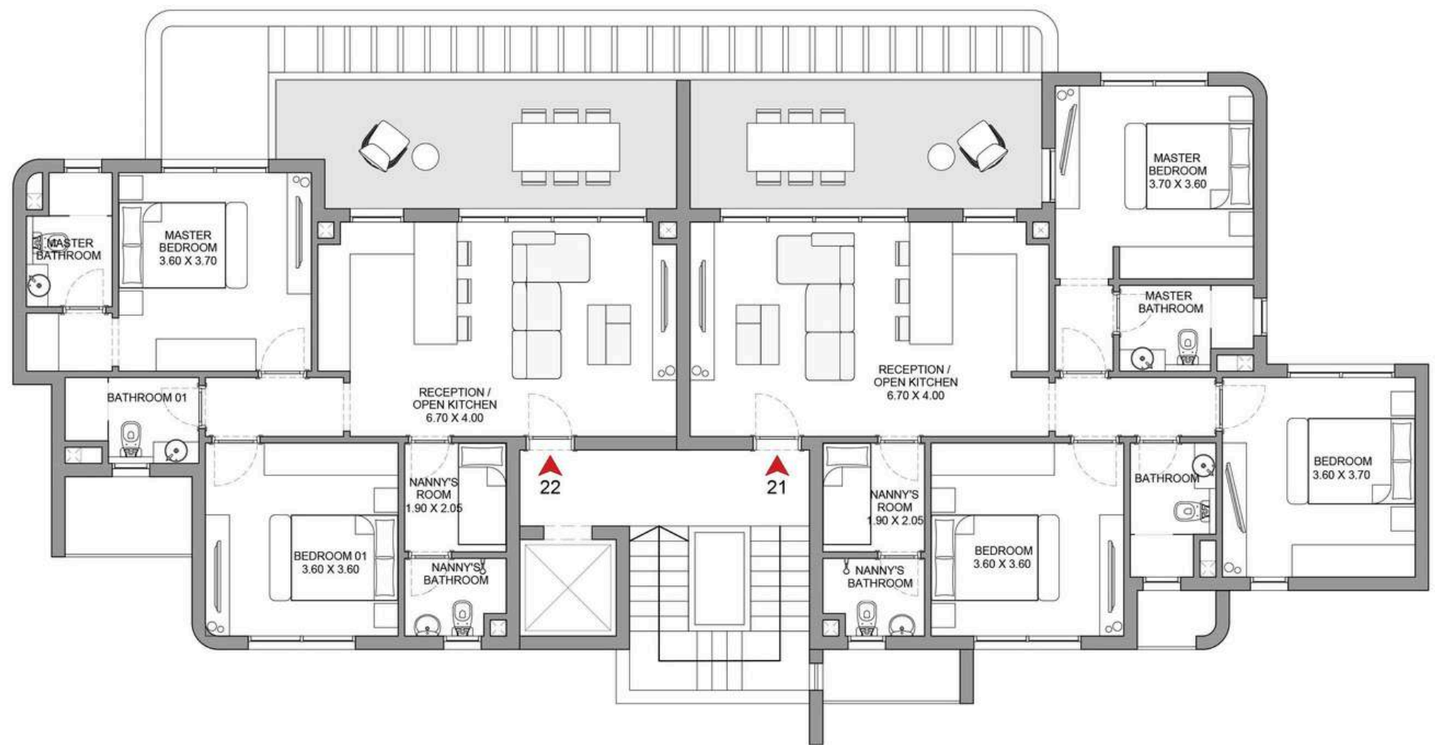
TYPE 3

SECOND FLOOR

Components:

Unit 21: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**

Unit 22: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 18 sqm
Gross Area: **112 sqm**



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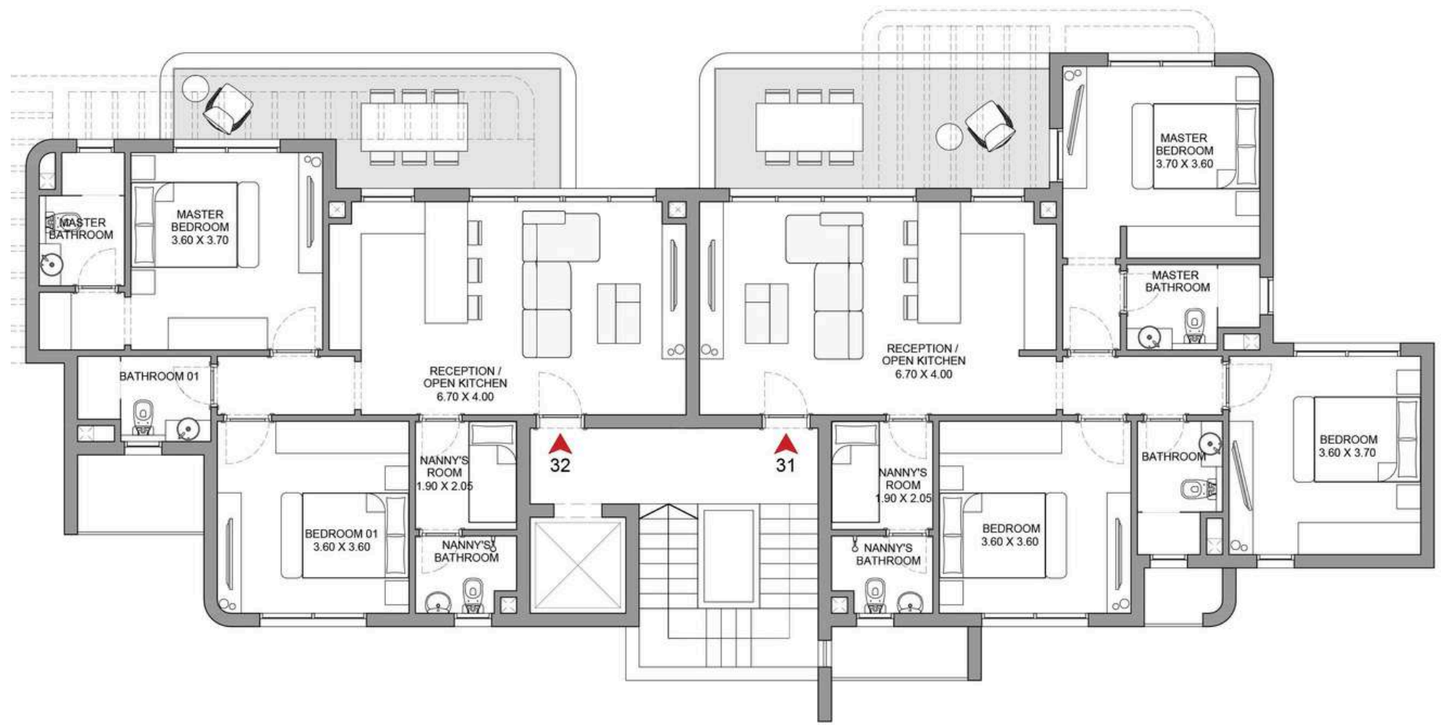
TYPE 3

THIRD FLOOR

Components:

Unit 31: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 16 sqm
Gross Area: **129 sqm**

Unit 32: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 16 sqm
Gross Area: **110 sqm**



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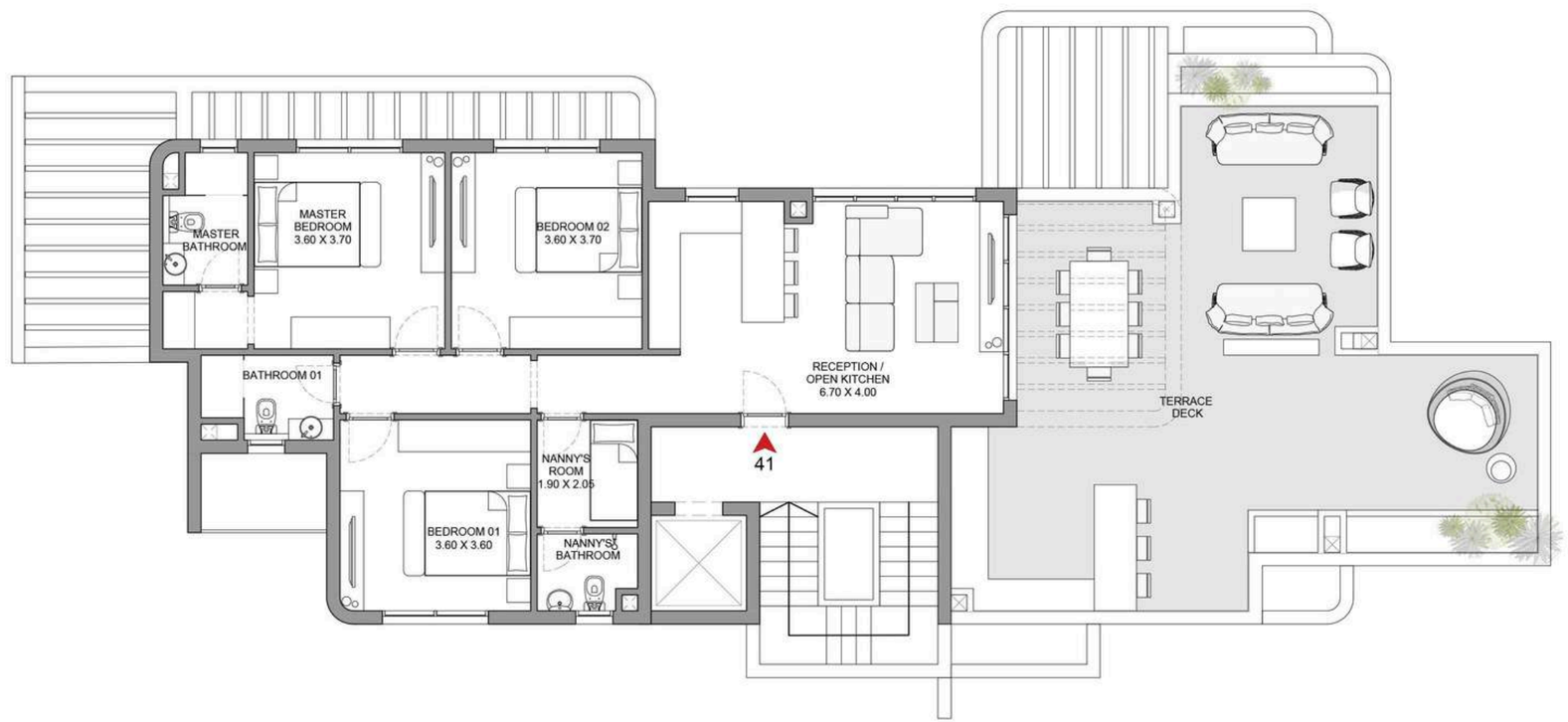
TYPE 3
PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 117 sqm
Roof Terrace: 67 sqm
Gross Area: **184 sqm**



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TYPE 3 MIRROR GROUND

Components:

Unit 01: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 16 sqm
Gross Area: **110 sqm**

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

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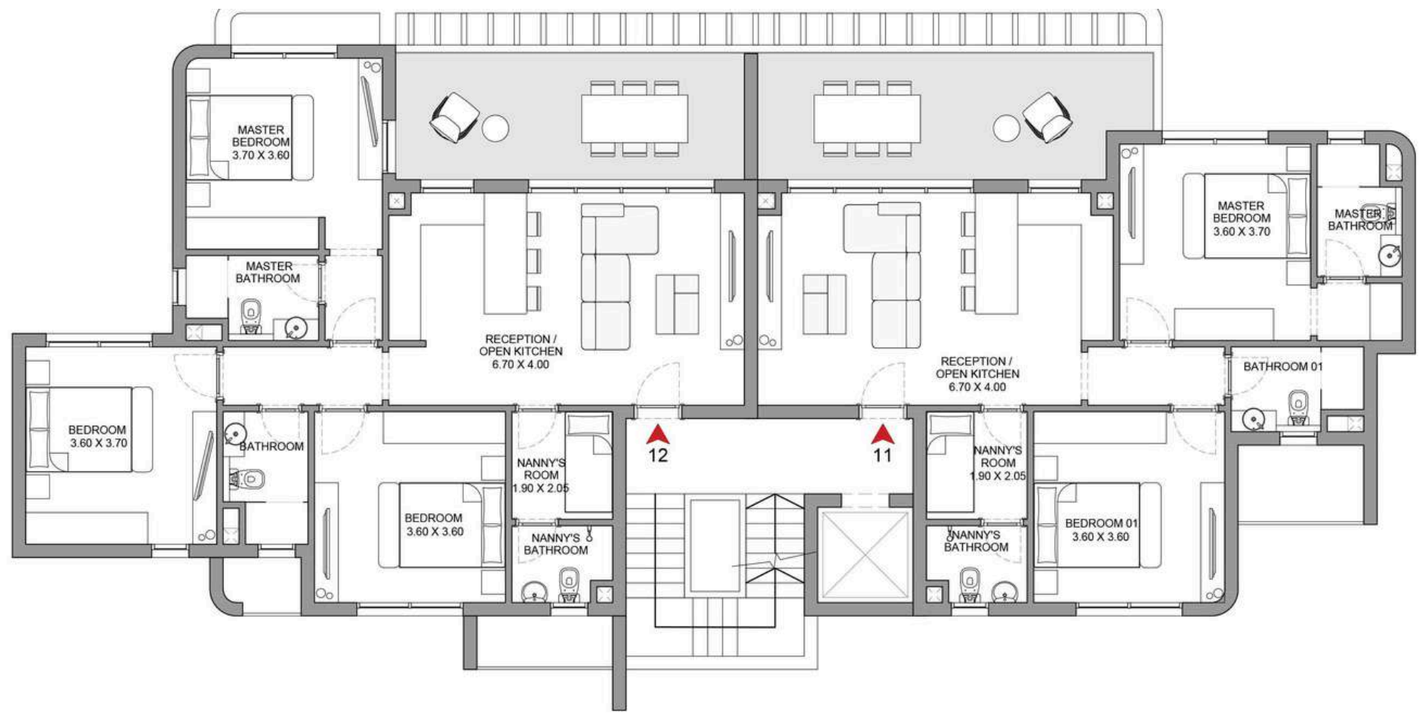
TYPE 3 MIRROR

FIRST FLOOR

Components:

Unit 11: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 18 sqm
Gross Area: **112 sqm**

Unit 12: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**



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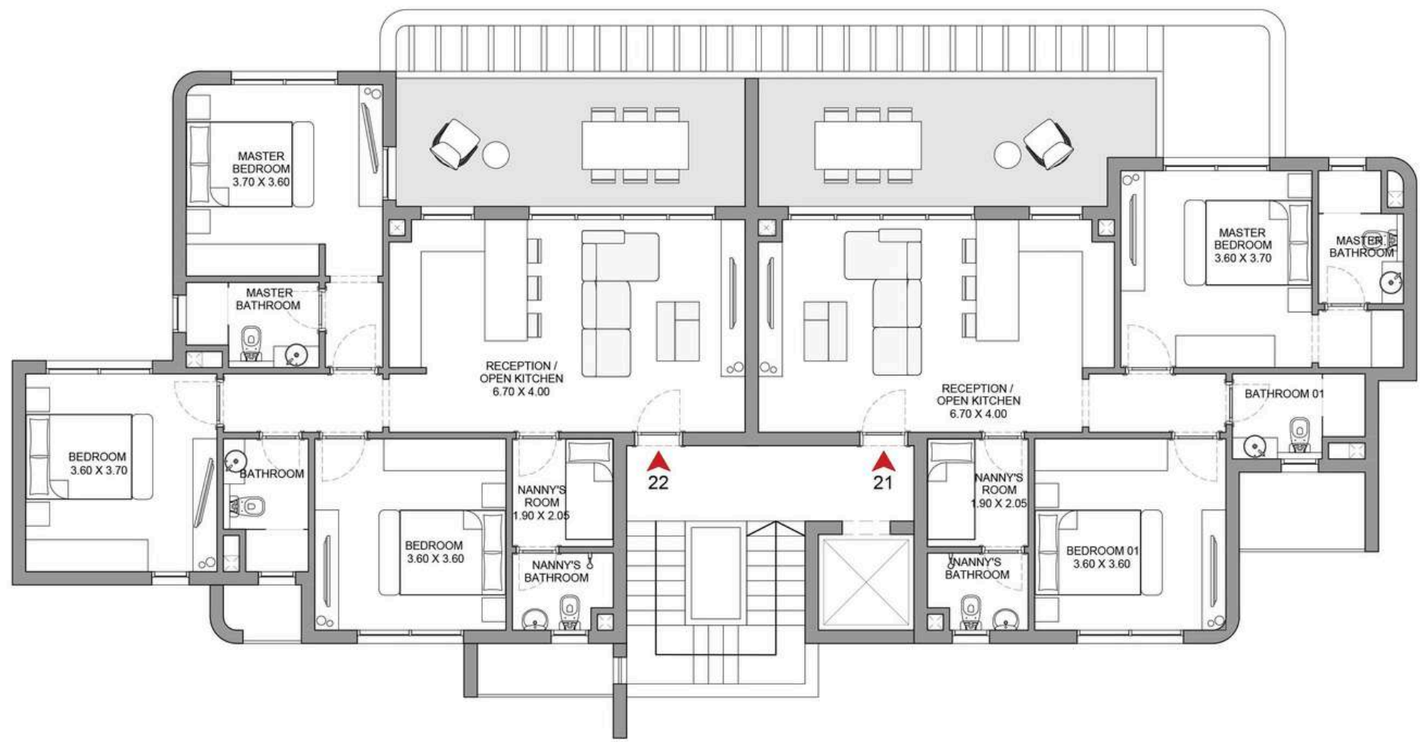
TYPE 3 MIRROR

SECOND FLOOR

Components:

Unit 21: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 18 sqm
Gross Area: **112 sqm**

Unit 22: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 17 sqm
Gross Area: **130 sqm**



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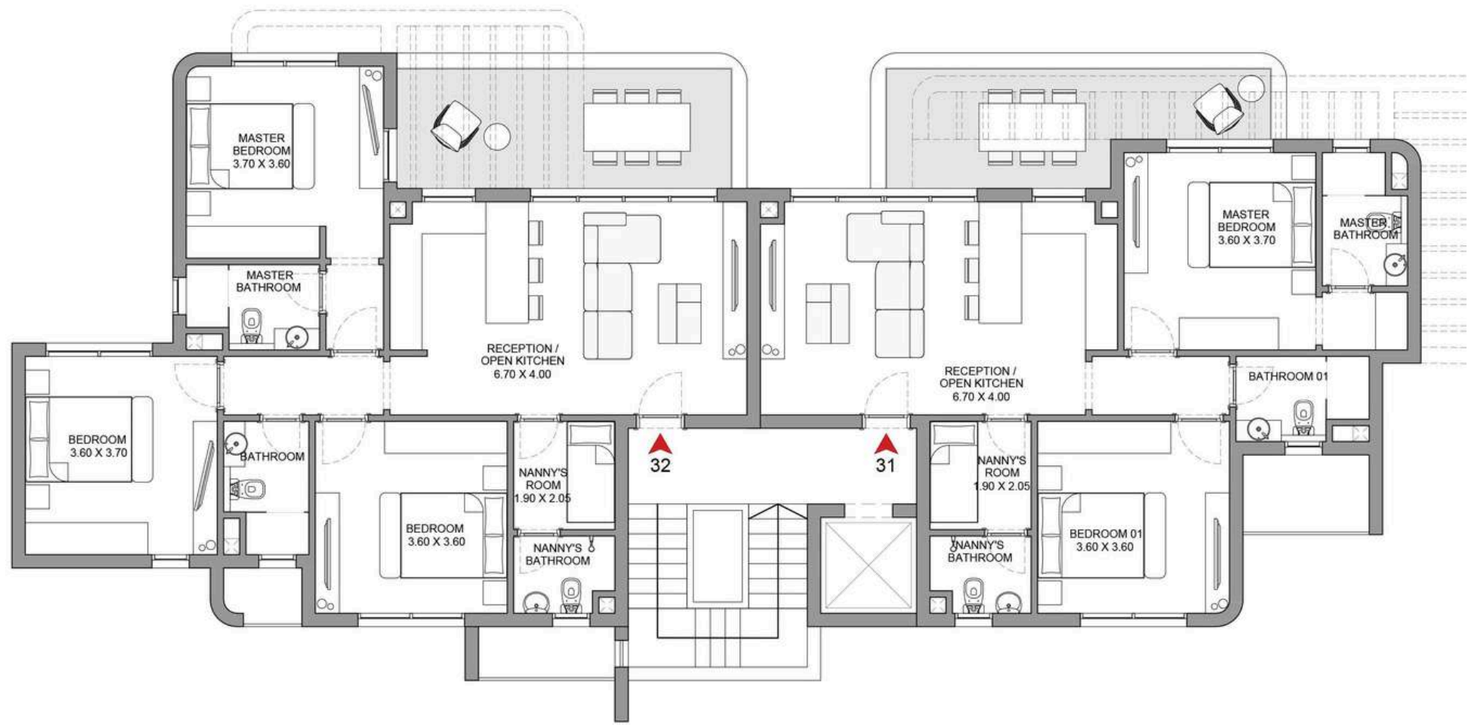
TYPE 3 MIRROR

THIRD FLOOR

Components:

Unit 31: **2 Bedroom**
Average Indoor Area: 94 sqm
Terrace: 16 sqm
Gross Area: **110 sqm**

Unit 32: **3 Bedroom**
Average Indoor Area: 113 sqm
Terrace: 16 sqm
Gross Area: **129 sqm**



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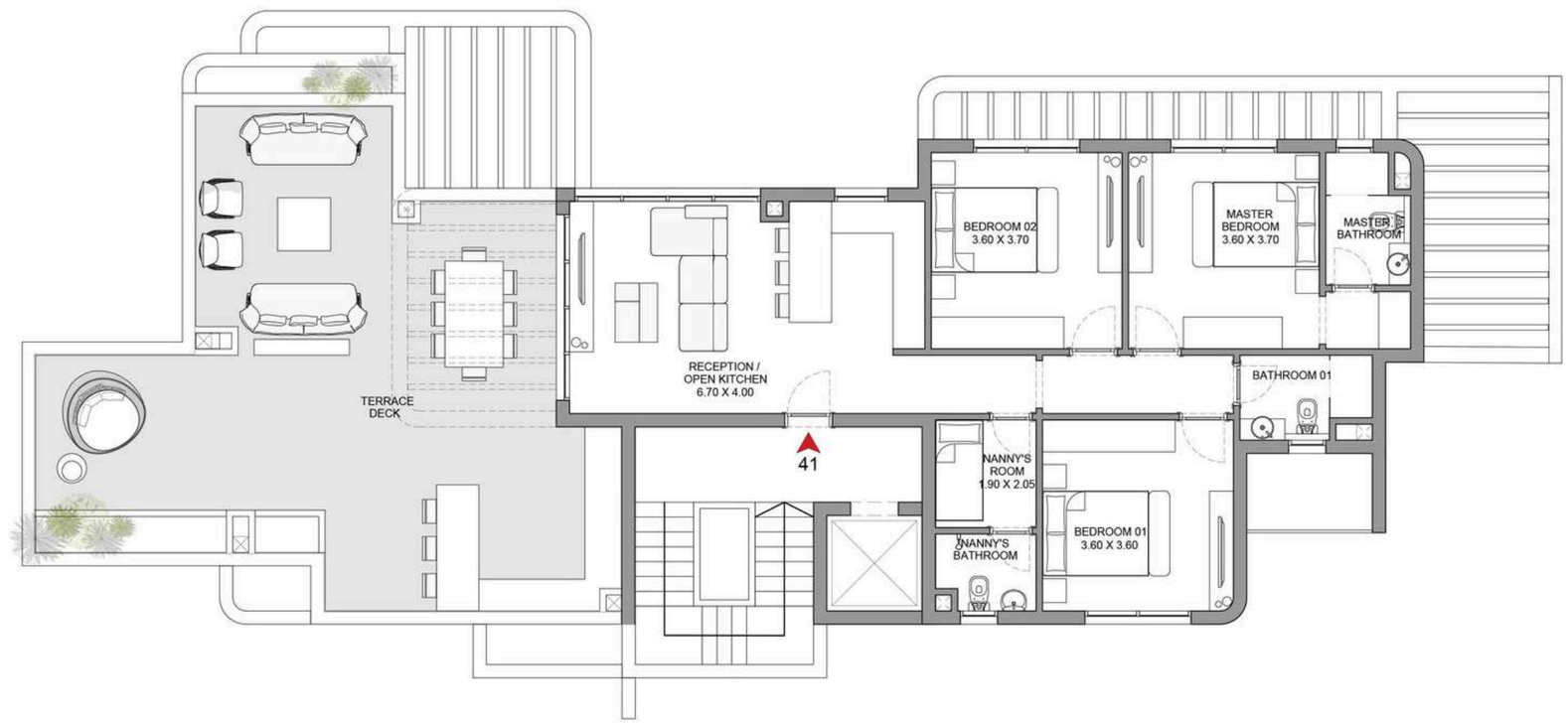
TYPE 3 MIRROR PENTHOUSE

Components:

Unit 41: **3 Bedroom**
Average Indoor Area: 117 sqm
Roof Terrace: 67 sqm
Gross Area: **184 sqm**



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