

*people[®]
& places.*

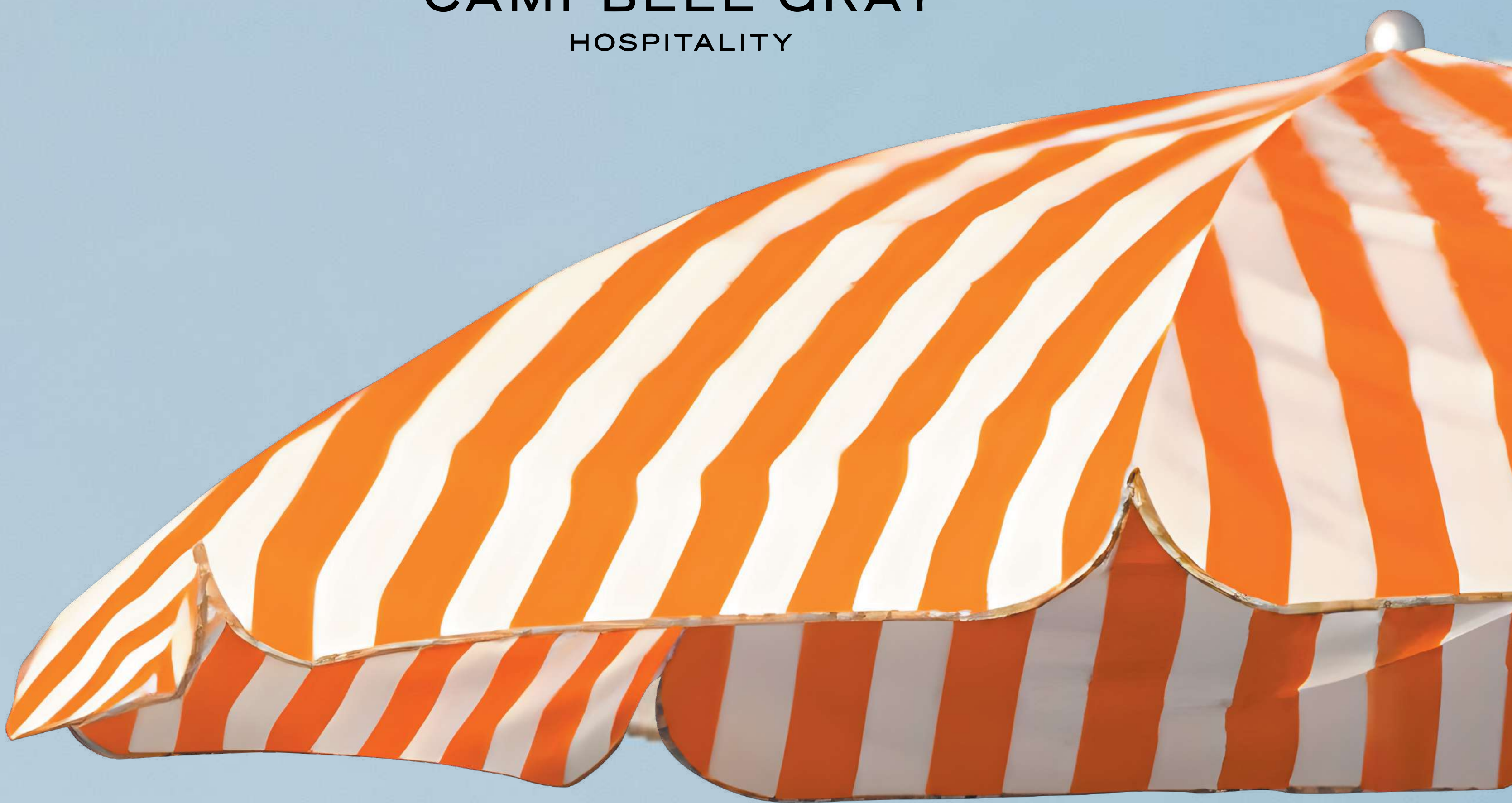
THE GRAY LAGUNA
RESIDENCES

A WATERFRONT SERVICED COMMUNITY

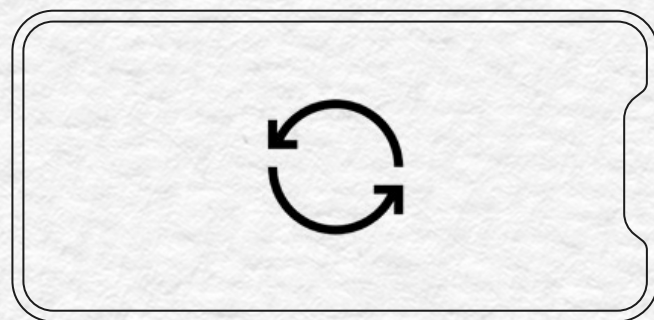
IN PARTNERSHIP WITH



CAMPBELL GRAY
HOSPITALITY



The med.



**ROTATE YOUR PHONE FOR
A BETTER EXPERIENCE**



The med.

Inspired by the beauty of the Mediterranean, The Med embraces contemporary Mediterranean architecture, where every open space, neighborhood and home is designed to take in the north breeze, and merge naturally with the environment.

Authentic living experiences are designed to immerse you in nature, whilst promoting wellbeing, sustainability and raw luxury.

As you explore The Med, you'll be captivated by the land elevations that offer mesmerizing sea views and tranquil vibes.

The Med sits centrally in Ras el Hekma - the new and upcoming area of the North Coast. Giving you easy access through the main Dabaa road from Cairo, the location is right in the center between the hustle and bustle of Sidi Abd el Rahman and the quiet stillness of Marsa Matrouh, The Med brings you the best of both worlds.

Ras el Hekma is in close proximity to El Alamein Airport, giving you the optimum convenience whether you choose to drive or fly.

15 MINS DABAA ROAD	30 MINS SIDI ABDELRAHMAN
35 MINS SIDI HENEISH	40 MINS EL ALAMEIN AIRPORT
1 HOUR MARSA MATROUH	2 HOURS ALEXANDRIA
2 HOURS BORG ELARAB AIRPORT	3.5 HOURS CAIRO



AUTHENTIC BEACH EXPERIENCES

1

the peninsula
YOUR TROPICAL SERVICED ISLAND

2

the clubhouse
FULLY SERVICED

3

the waterfall lagoons
A SERENE WATER SPINE

4

the riverwalk
A SHADED WALK TO THE BEACH

5

by the beach
A SMALL MEDITERRANEAN
TOWN EXPERIENCE

6

sustainability park
THE GREEN PARK

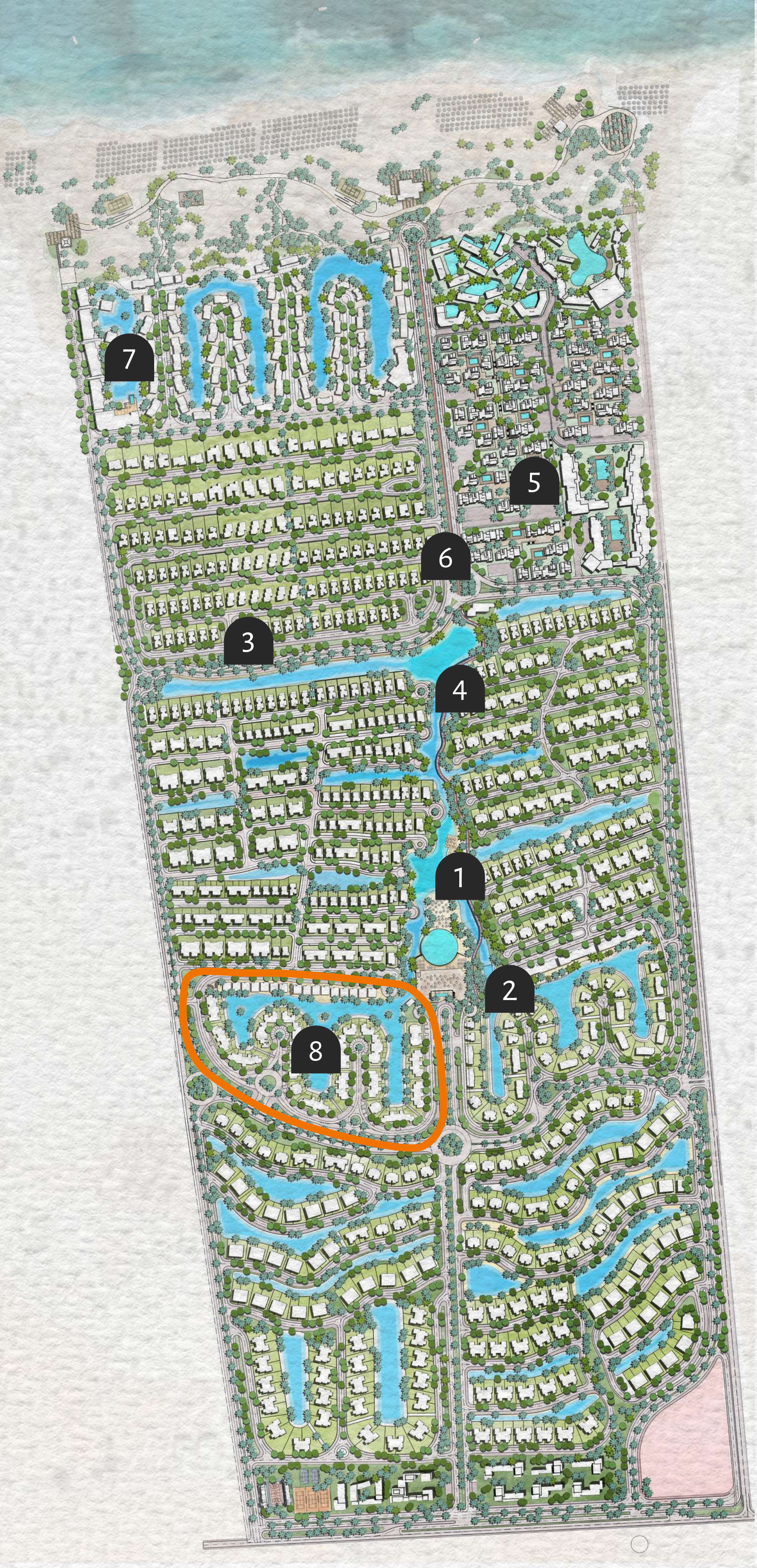
7

campbell gray
BEACH HOTEL

8

the gray lagoon
SERVICED RESIDENCES

The med.



the peninsula

YOUR TROPICAL SERVICED ISLAND

The Peninsula is the charming heart of The Med, located in the center of the community and lined with magical white sandy palm tree beaches overlooking turquoise lagoons.

This **8,900 sqm** island is fully serviced by The Gray and only a short walk from your home.



the riverwalk

A SHADED WALK TO THE BEACH

A curated walking experience of sounds and sights that takes you through waterfalls, lagoons and greenery all designed to be shaded naturally so you and your family can enjoy an effortless walk, jog or a bike ride to the beach.

the clubhouse

FULLY SERVICED

Overlooking the Peninsula, this pool deck clubhouse features a **1,800 sqm** circular infinity pool overlooking the sea horizon, the waterfalls and peninsula below.

All day dining services for you and your guests by The Gray.





the peninsula

YOUR TROPICAL SERVICED ISLAND



the riverwalk

A SHADED WALK TO THE BEACH



IN PARTNERSHIP WITH



CAMPBELL GRAY
HOTELS & RESORTS

British Hospitality Chain - Campbell Gray are focused on creating, designing and operating a collection of highly individual hotels around the world, in addition to signature restaurants & bars, private clubs and wellness concepts.

This partnership has led us to launch the first luxury boutique hotel at The MED – The Gray Beach Hotel & Residences, launched in 2022; to offer you the best of British Hospitality.

CAMPBELL GRAY
ICONIC CREATIONS
AROUND THE WORLD





After the great success of The Gray Beach Residences, where Phase 1 was sold out, we introduce to you – ***The Gray Laguna, Serviced Residences***, beautifully shaped and designed by our team of artists and architects alongside the experts in hospitality – Campbell Gray.

SERVICED BY



CAMPBELL GRAY
HOTELS & RESORTS

THE GRAY LAGUNA RESIDENCES

A WATERFRONT SERVICED COMMUNITY



THE GRAY LAGUNA RESIDENCES



Lining an **11,000 SQM TURQUOISE LAGOON**, the Laguna Villas, Lofts and Residences are built to bring back colour to life and blend in with nature,

WHILE FEATURING FOR THE FIRST TIME:

- A Fully Serviced & Furnished Lagoon
- Outdoor Kitchenette
- Double-height Lofts

These charming Summer homes are fully finished, offering you the epitome of sophistication.

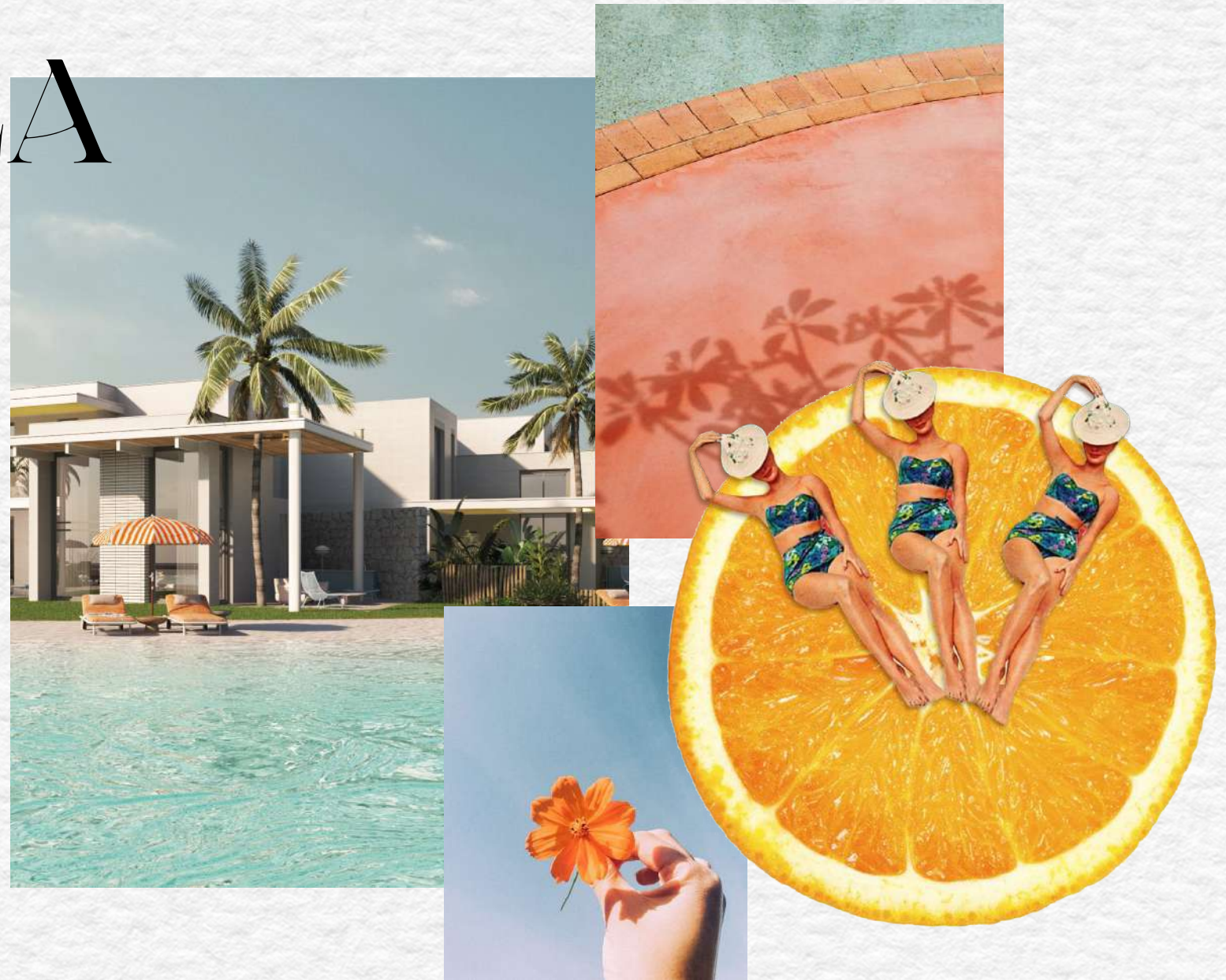
All homes are serviced by Campbell Gray.

A VIBRANT SEA OF COLOURS

Wide turquoise lagoons and dancing palm trees surround the U-shaped Zones of the artistically designed homes of The Gray Laguna.

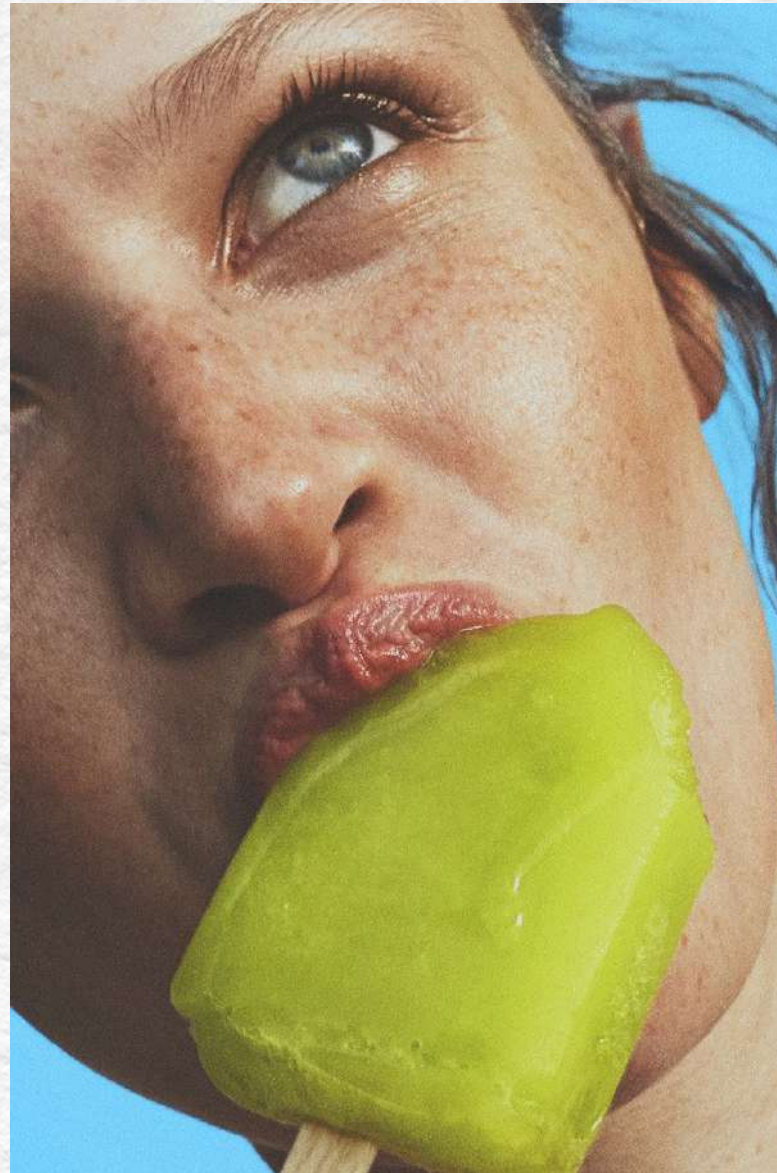
It's a pop of personality, accentuated by the vibrant colors and nostalgic patterns of summer.

Experience a resort-like lifestyle, where your home is located at the waterfront of the Laguna Beach and impeccable services are offered by Campbell Gray.



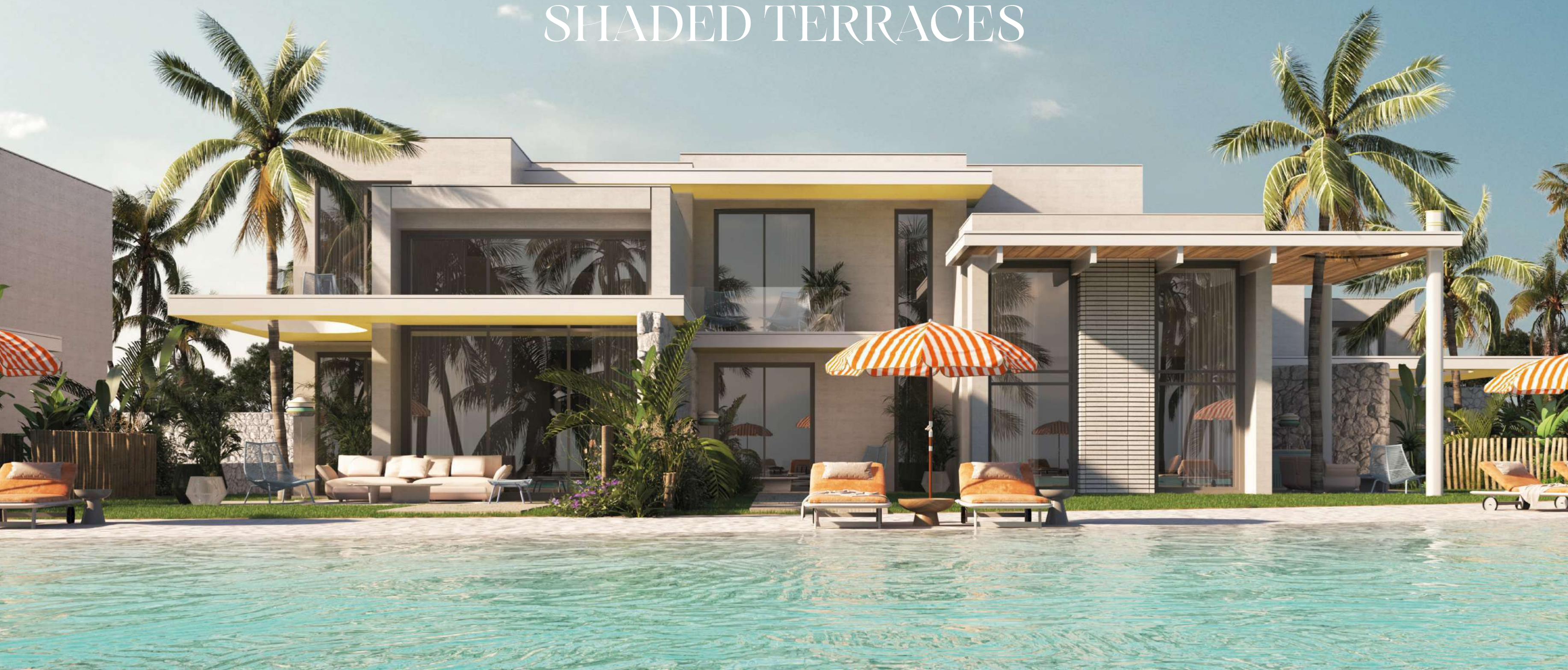
FOR THE YOUNG HEARTED THE FREE SPIRITED THE LIKE-MINDED

A community that will uplift you high and swing to your groove. The Gray Laguna embraces individuality and brings together the like-minded to indulge in a vibrant lifestyle.



CELEBRATING
OUTDOOR LIVING

SHADED TERRACES



Providing you with maximized shading in your outdoor area,
encouraging you and your family to spend time in nature.

Shades are designed to allow soft light into the
homes, reducing the need for AC's by creating a naturally lit
and cool atmosphere.



EXTENDED PRIVACY



Outdoor terraces are designed to provide maximum comfort and privacy through the orientation of the units and extended fences.



OUTDOOR KITCHENETTE & BBQ

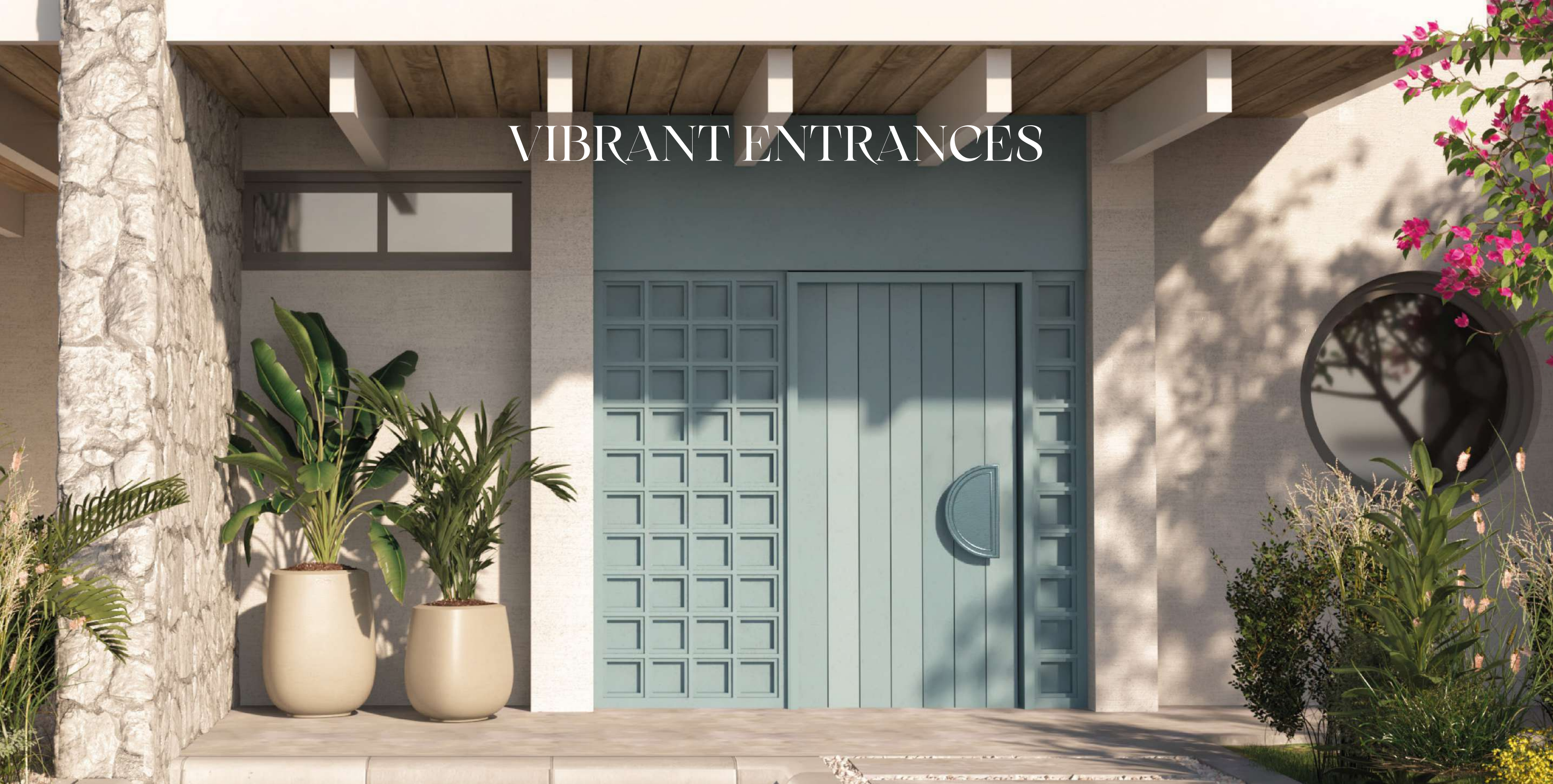


Featuring for the first time – an outdoor kitchenette with a BBQ is provided in your garden or roof terrace; creating the perfect setting to host unforgettable gatherings with family and friends.

Enjoy BBQ Bites by the lagoon!



VIBRANT ENTRANCES



An up-lifting entrance awaits. As you approach the Laguna home, you are greeted with a burst of color and a warm embrace.

Doors, like canvases, become works of art, adorned with patterns and vibrant hues; giving each home a personality.



LAGUNA RESTROBAR & GYM

A dedicated Restaurant & Bar is designed specifically for the community of The Gray Laguna, where the services are tailored by Campbell Gray and extended to all homes and to the lagoon.

The Laguna Gym is just around the corner for those who would love to engage in an energetic lifestyle.



SERVICED & FURNISHED LAGOON

All the water-front homes enjoy a fully furnished lagoon with comfortable sun-beds and perfect shading.

Enjoy a resort-like lifestyle, and order your favorite meal and a refreshing cocktail to your sunbed.

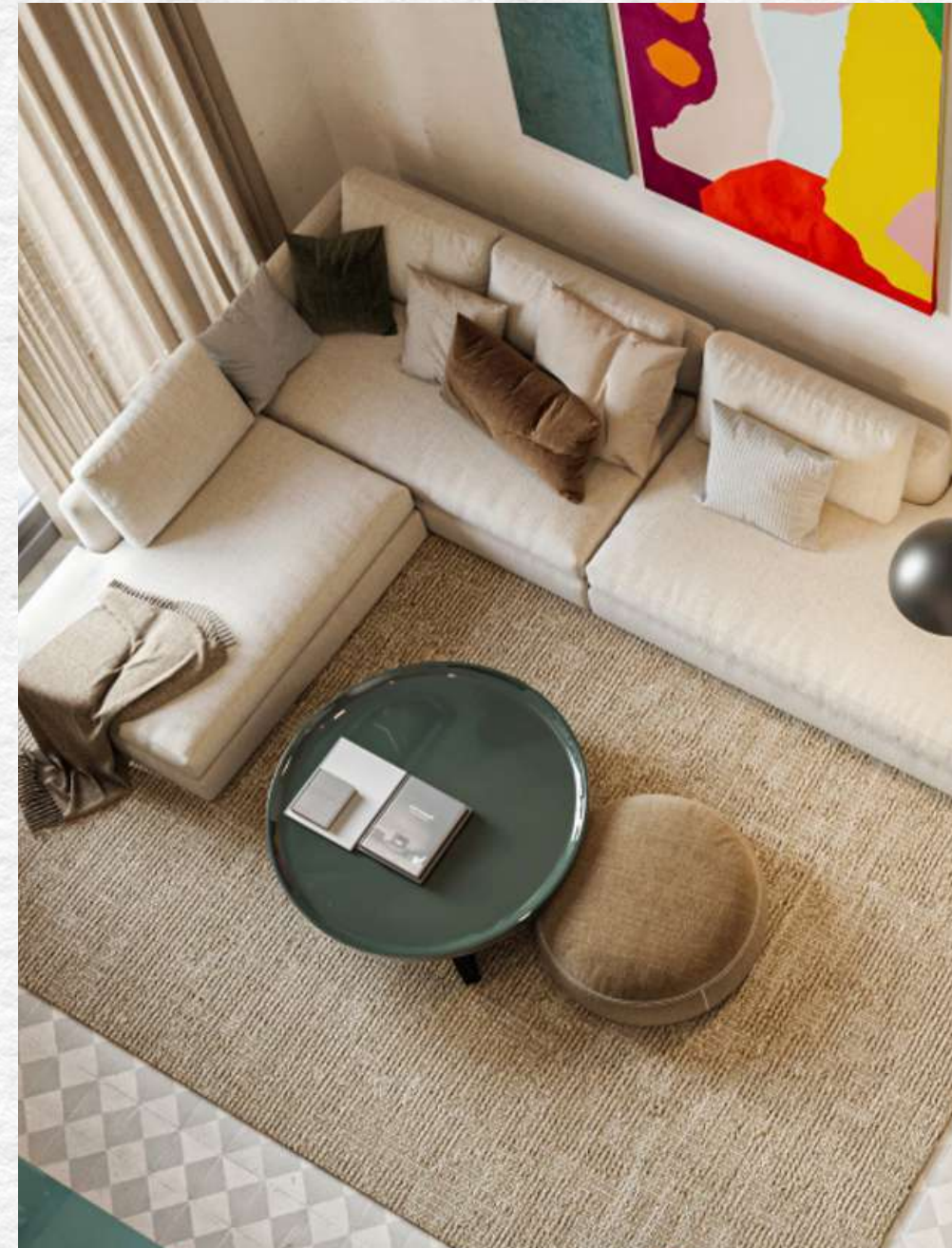
Campbell Gray, experts in British Hospitality bring forth their impeccable services.



ARTISTICALLY FULLY FINISHED HOMES



All Residences of The Gray Laguna come fully finished, following the elegant design standards of Campbell Gray. The interiors feature high ceilings, large façade windows, artistically decorated floors, and more.



LAGUNA INTERIORS

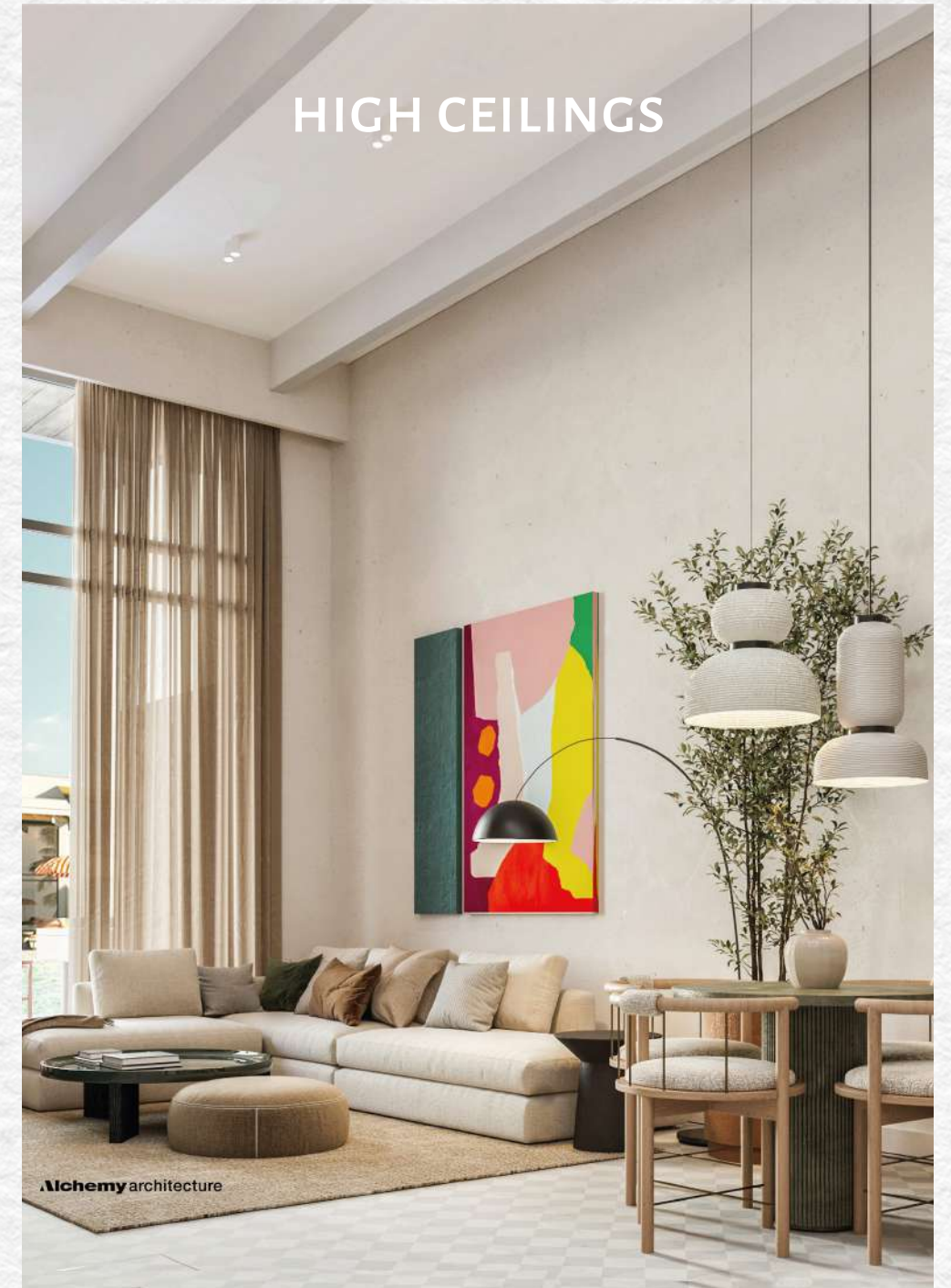
FULLY FINISHED



DECORATIVE WALLS



HIGH CEILINGS



LAGUNA INTERIORS

ARTISTIC FLOORS



ELEGANT BATHROOMS



LARGE FAÇADE WINDOWS



SERVICED HOMES



HOUSEKEEPING

A housekeeping service is provided for all homes, upon request. Campbell Gray grant you the luxury of time, and there will be no need to worry about house chores.

ROOM SERVICE

Upon request, bed-side services are offered to you by Campbell Gray. Order your favorite meal or a signature cocktail, and it will be delivered to your home.



ICEBOX REFILL SERVICE

Prepare your ice-box and we will refill it for you with ice and your favorite drinks. This way, you can sit back, relax and enjoy your time by the lagoon.

OUR HOMES

LAGUNA VILLAS

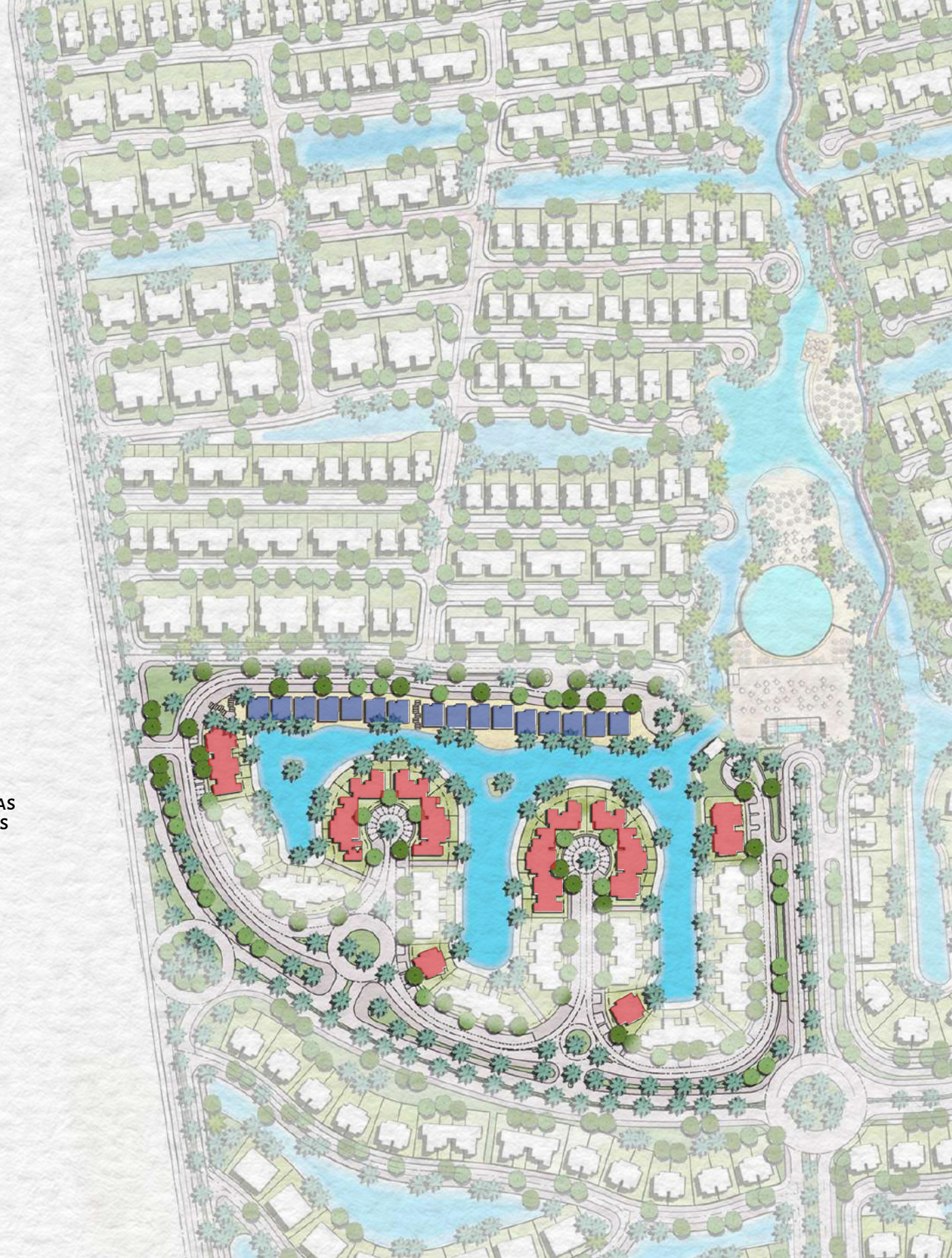
LOFTS

RESIDENCES

Designed to cater to a diversity of preferences

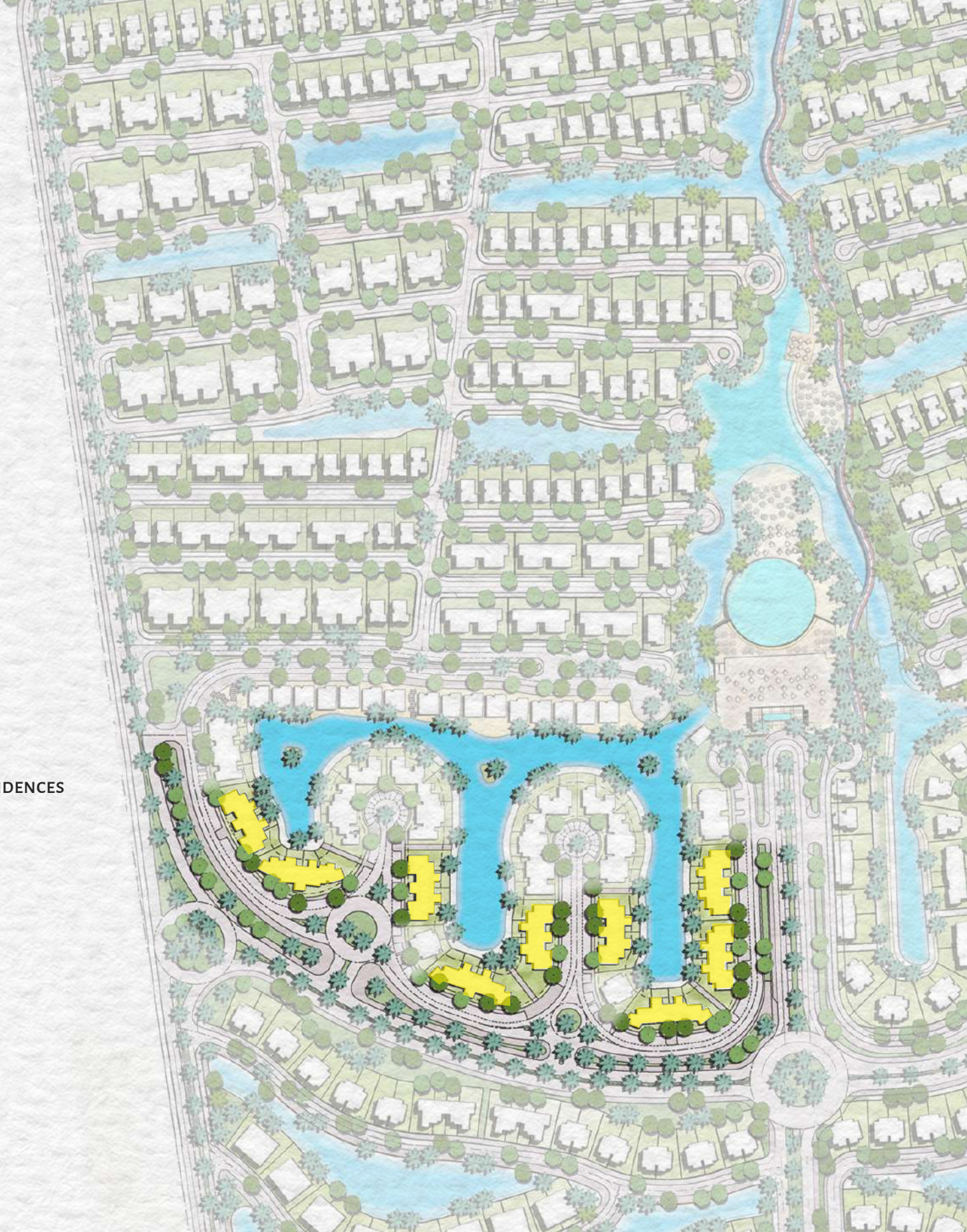
THE GRAY LAGUNA VILLAS & LOFTS SITEPLAN

■ VILLAS
■ LOFTS



THE GRAY LAGUNA RESIDENCES SITEPLAN

■ RESIDENCES





LAGUNA VILLAS

LAGUNA VILLAS

Designed with art in mind, the lagoon-front Villas offer 2 bedroom and 3 bedroom stand-alone homes, with maximized outdoor spaces including a garden and a roof terrace.

The 2 Bedroom Villa is one floor including a Mastersuite; whereas the 3 Bedroom Villa is designed to have the Mastersuite on the roof as a penthouse bedroom.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors

High Ceilings

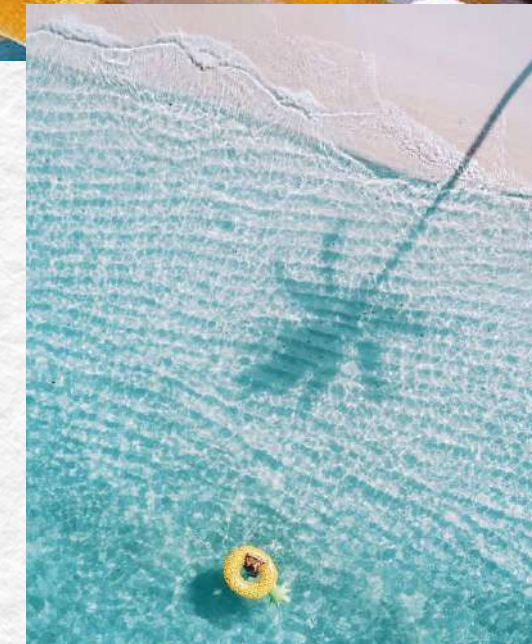
A/C

An outdoor kitchenette with a BBQ area

Roof Terrace

Garden Terrace

Private Lagoon Beach Area













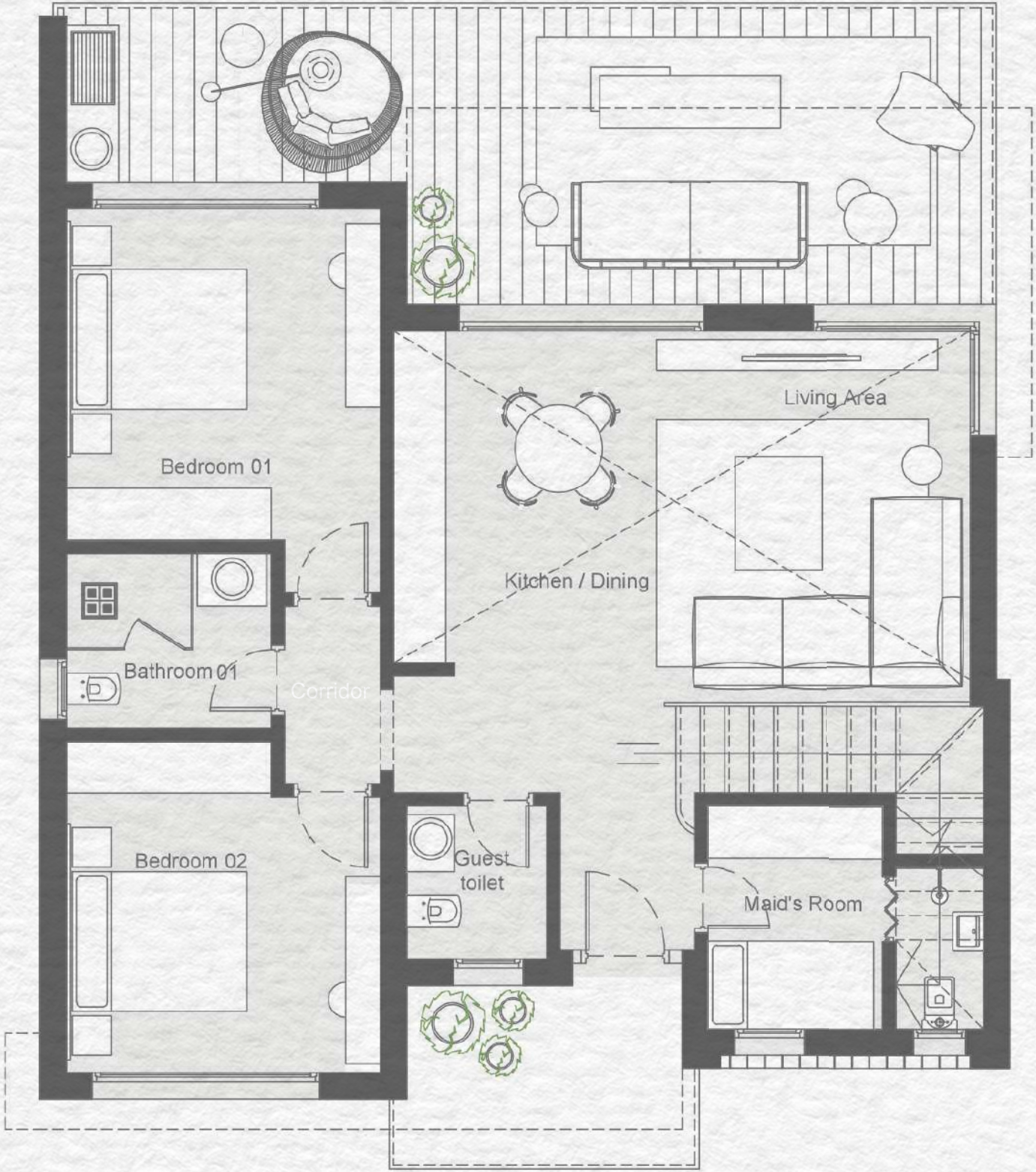




3 BR VIBES VILLA - JA

TOTAL AREA	236 SQM
INTERNAL AREA	142.2 SQM
TERRACES AREA	84.4 SQM
SHADED AREA	9 SQM

GROUND FLOOR	
ROOM	DIMENSIONS
Entrance	1.80 x 1.55
Kitchen / Dining	3.80 x 3.00
Living Area	4.25 x 3.60
Bedroom 1	3.80 x 3.60
Bedroom 2	3.80 x 3.60
Bathroom	2.35 x 2.00
Guest Toilet	1.75 x 1.60
Terrace	10.65 x 3.45/2.05
Corridor	2.05 x 1.10
Nanny's Room	2.55 x 2.00
Nanny's Bathroom	1.85 x 1.00



GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom 3	4.40 x 4.00
Bathroom	2.80 x 1.60
Lobby	2.55 x 2.50
Terrace	9.90 x 5.65



FIRST FLOOR









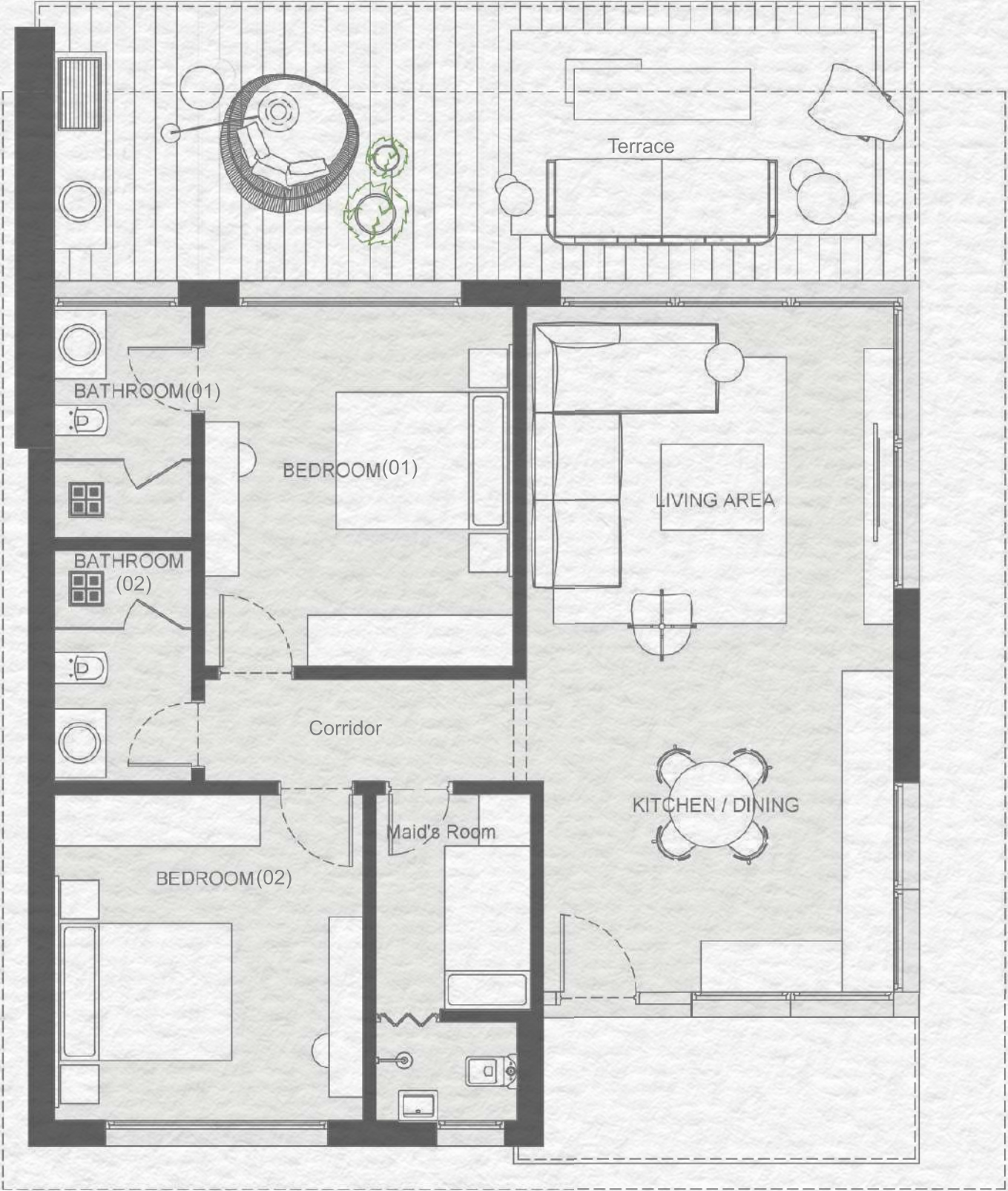




2 BR VIBES VILLA - JB

TOTAL AREA	147.6 SQM
INTERNAL AREA	100.0 SQM
TERRACES AREA	29.6 SQM
SHADED AREA	18 SQM

ROOM	DIMENSIONS
Kitchen / Dining	4.10 x 3.45
Living Area	4.55 x 4.30
Bedroom 1	4.20 x 3.60
Bathroom 1	2.70 x 1.60
Bedroom 2	3.80 x 3.60
Bathroom 2	2.70 x 1.60
Terrace	10.10 x 3.20
Corridor	3.60 x 1.20
Nanny's Room	2.50 x 1.80
Nanny's Bathroom	1.65 x 1.15









2 BR VIBES VILLA – JC

TOTAL AREA	146.6 SQM
INTERNAL AREA	100.0 SQM
TERRACES AREA	30.7 SQM
SHADED AREA	15.9 SQM

ROOM	DIMENSIONS
Kitchen / Dining	4.10 x 3.35
Living Area	4.65 x 4.30
Bedroom 1	4.20 x 3.60
Bathroom 1	2.70 x 1.60
Bedroom 2	3.80 x 3.60
Bathroom 2	2.70 x 1.60
Terrace	10.10 x 3.25/2.95
Nanny’s Room	2.50 x 1.80
Nanny’s Bathroom	1.65 x 1.15



LAGUNA VILLAS INTERIOR & EXTERIOR FINISHES



Decorative Tiles



Textured Paint



Ribbed Paint



Wall Decorative Cladding



Wood Veneer



Painted Wood



Terrazzo Effect



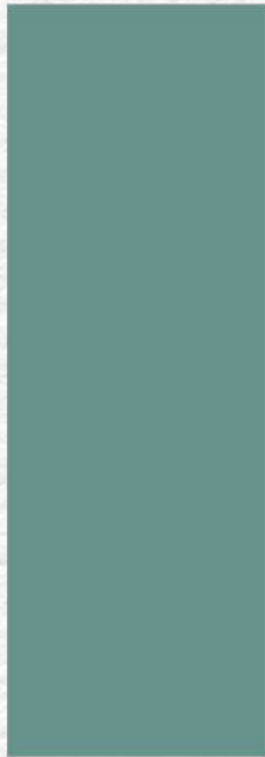
Light Color Paint



Textured Paint



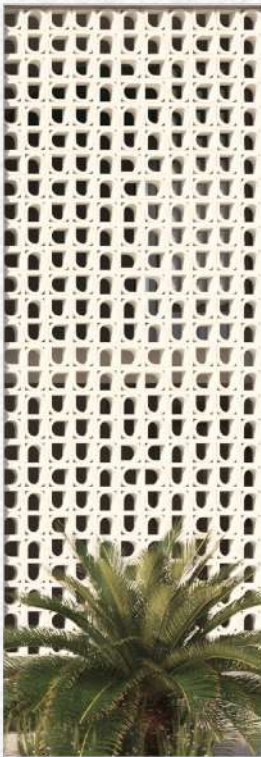
Bricks Cladding



Green Paint



Wood Effect Paint



Breeze Blocks



Painted Wood

LAGUNA VILLAS INTERIOR
& EXTERIOR FINISHES





LAGUNA LOFTS

LAGUNA LOFTS

Explore the beauty of this Laguna Loft; featuring 3 bedrooms, double-height ceilings, large façade windows and captivating outdoor areas, with a built-in kitchenette in the garden.

A sense of openness is created due to the double-height ceilings, inviting space and maximized daylight into your home.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors

High Ceilings

A/C

An outdoor kitchenette with a BBQ area

Garden Terrace





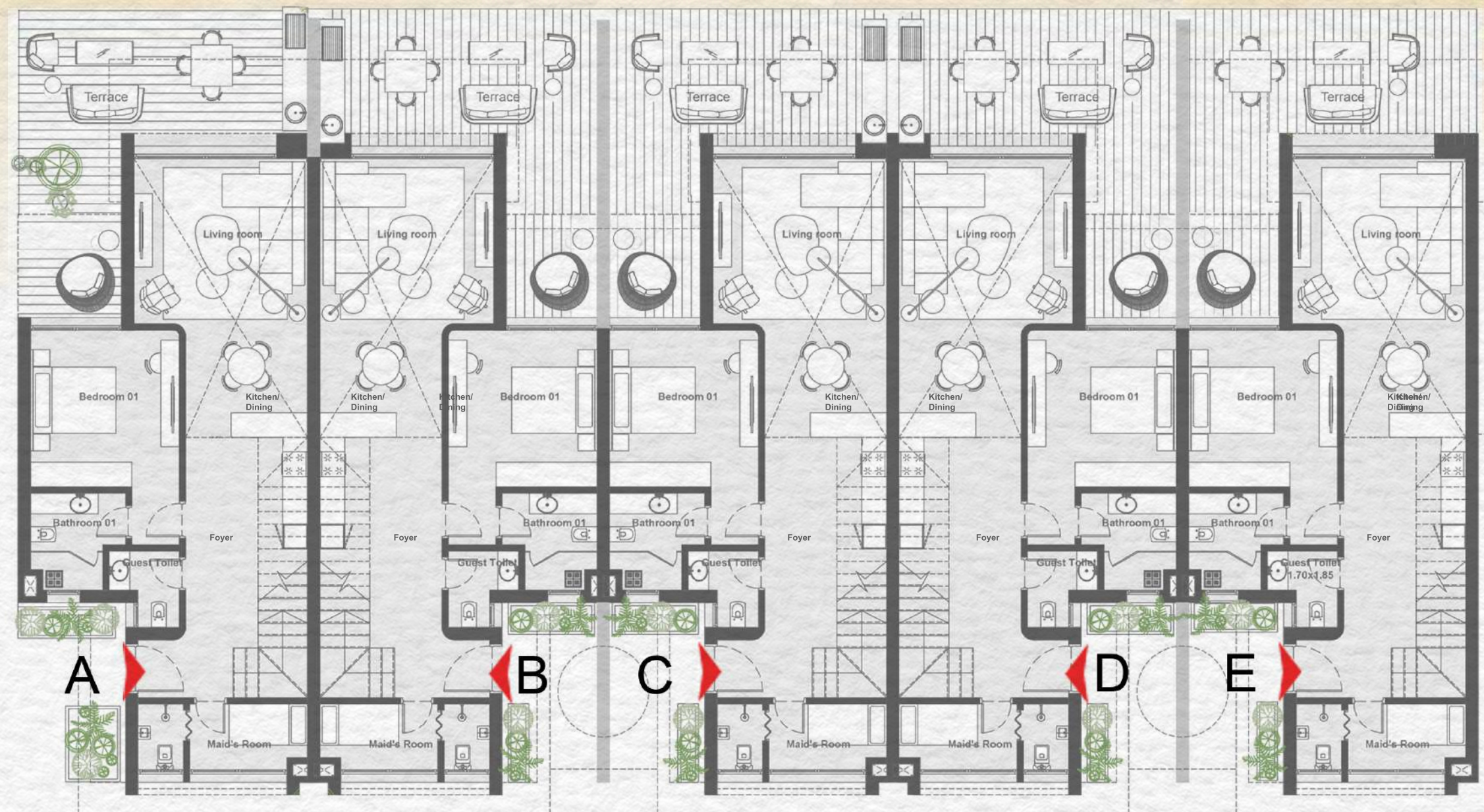








TYPE G LOFTS



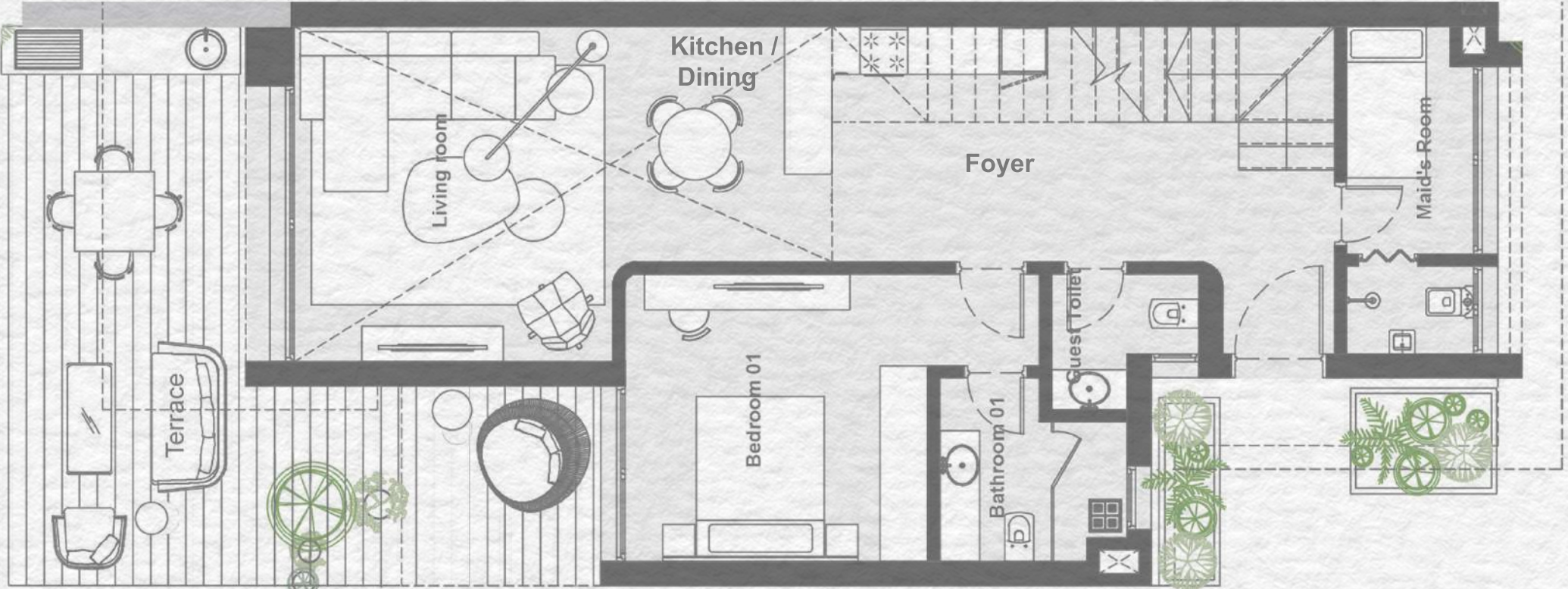
GROOVES LOFT, CORNER UNITS

GROUND FLOOR

UNIT A & E

TOTAL AREA	196.7 SQM - 214.9 SQM
INTERNAL AREA	148.1 SQM - 152.6 SQM
TERRACES AREA	40.0 SQM - 40.7 SQM
SHADED AREA	8.6 SQM - 21.6 SQM

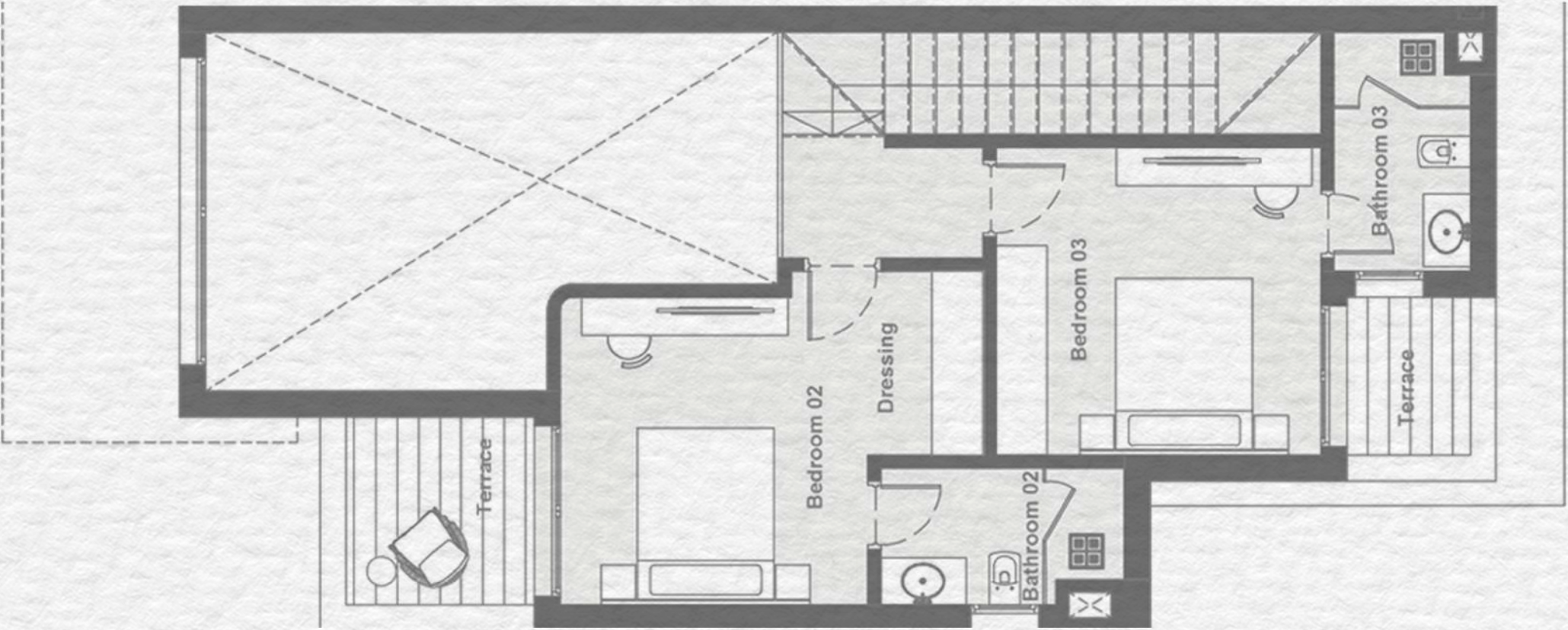
ROOM	DIMENSIONS
Entrance Lobby	1.40 x 1.15
Living room	4.20 x 4.00
Kitchen & Dining	2.95 x 2.75
Foyer	4.90 x 1.75
Guest Toilet	1.85 x 1.70
Nanny's room	
Nanny's bedroom	2.85 x 1.60
Nanny's bathroom	1.60 x 1.10
Bedroom (1)	
Entrance	1.40 x 1.15
Bedroom	3.80 x 3.60
Bathroom	2.35 x 2.30
Terrace	7.00 x 7.45 / 3.00



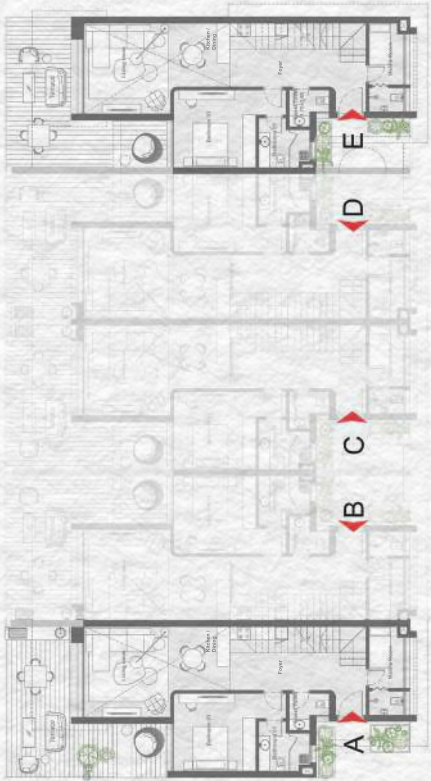
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60 x 3.60
Dressing	2.15 x 1.35
Bathroom	2.85 x 1.60
Terrace	2.20 x 2.20
Bedroom(3)	
Bedroom	3.80 x 3.60
Bathroom	2.80 x 1.60
Terrace	1.85 x 1.45
Corridor	2.35 x 1.30



FIRST FLOOR



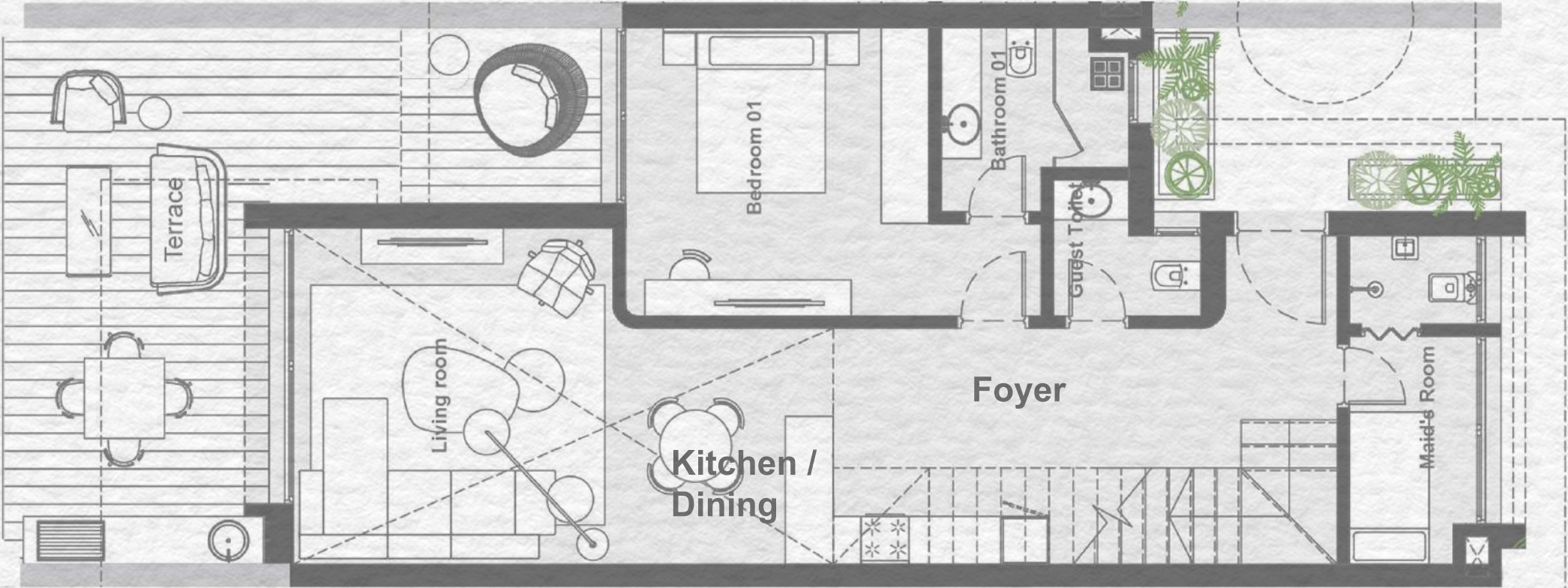
GROOVES LOFT, MIDDLE UNITS

GROUND FLOOR

UNIT B, C & D

TOTAL AREA	202.8 SQM - 203.1 SQM
INTERNAL AREA	147.7 SQM - 148.1 SQM
TERRACES AREA	39.1 SQM
SHADED AREA	15.9 SQM

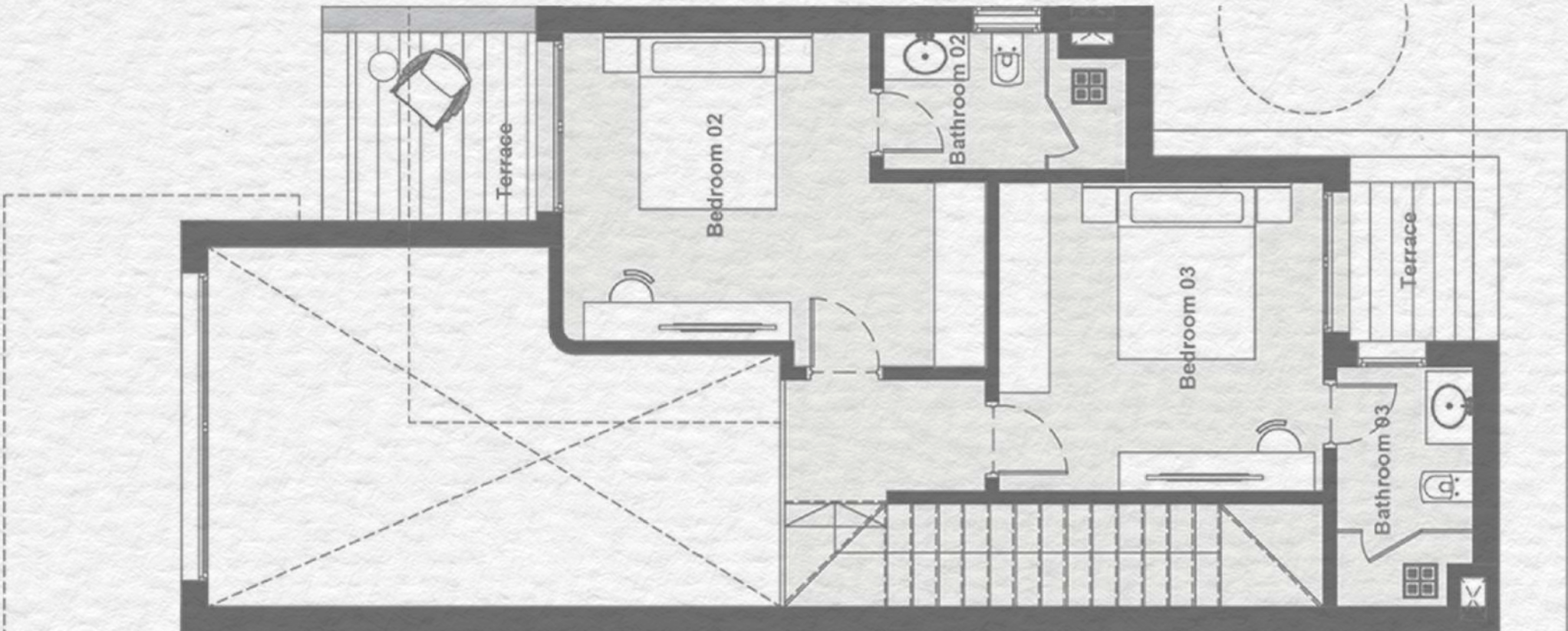
ROOM	DIMENSIONS
Entrance Lobby	1.40 x 1.15
Living room	4.20 x 4.00
Kitchen & Dining	2.95 x 2.75
Foyer	4.90 x 1.75
Guest Toilet	1.85 x 1.70
Nanny's room	
Nanny's bedroom	2.85 x 1.60
Nanny's bathroom	1.60 x 1.10
Bedroom (1)	
Entrance	1.40 x 1.15
Bedroom	3.80 x 3.60
Bathroom	2.35 x 2.30
Terrace	7.00 x 7.45 / 3.00



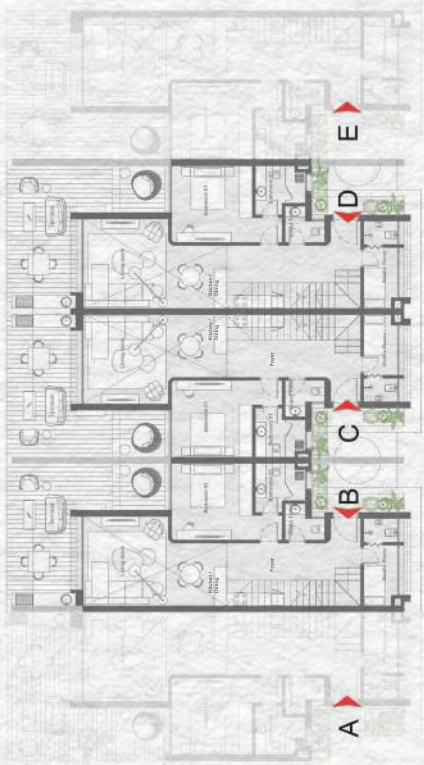
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60 x 3.60
Dressing	2.15 x 1.35
Bathroom	2.85 x 1.60
Terrace	2.20 x 2.20
Bedroom(3)	
Bedroom	3.80 x 3.60
Bathroom	2.80 x 1.60
Terrace	1.85 x 1.45
Corridor	2.35 x 1.30



FIRST FLOOR





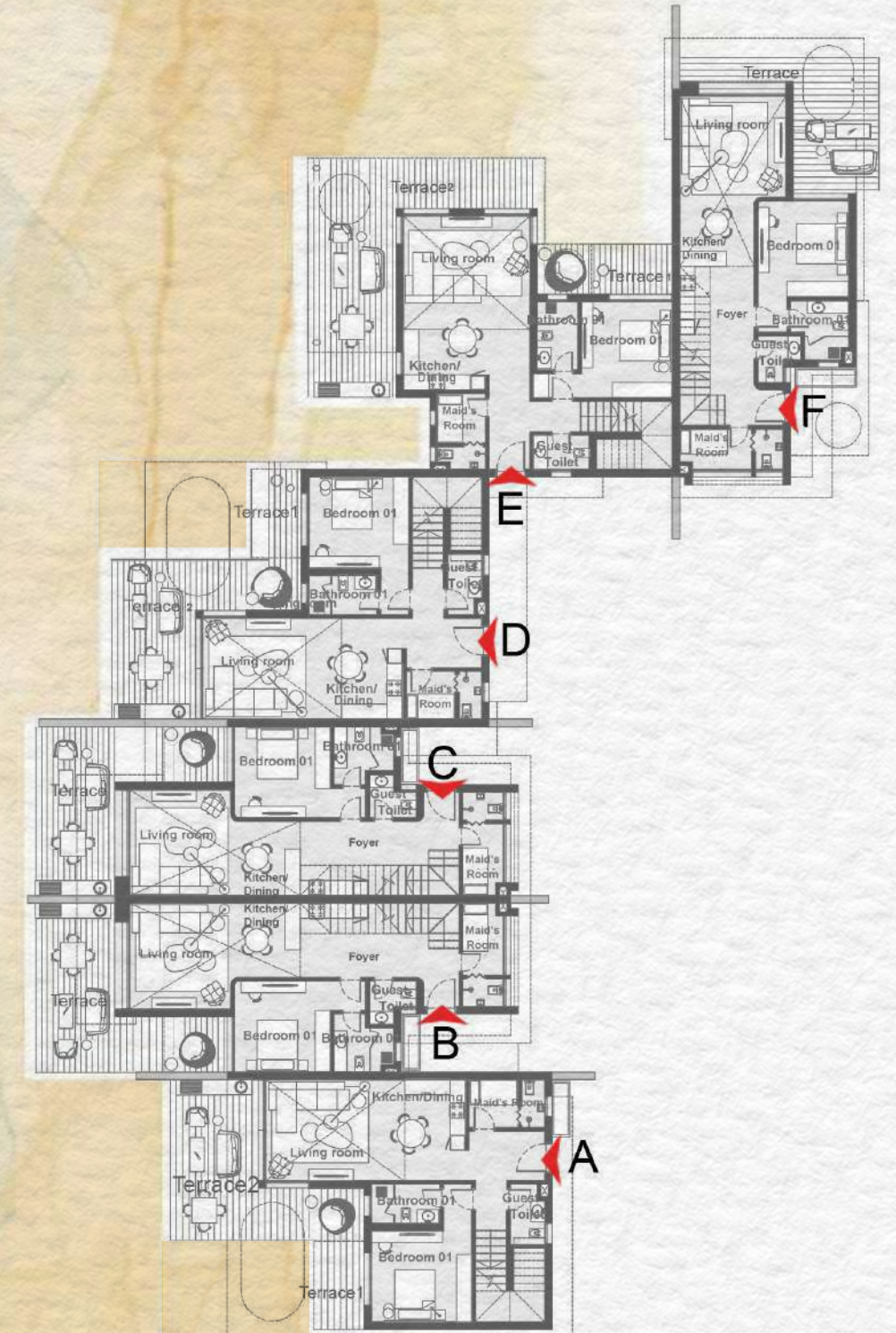








TYPE F LOFTS



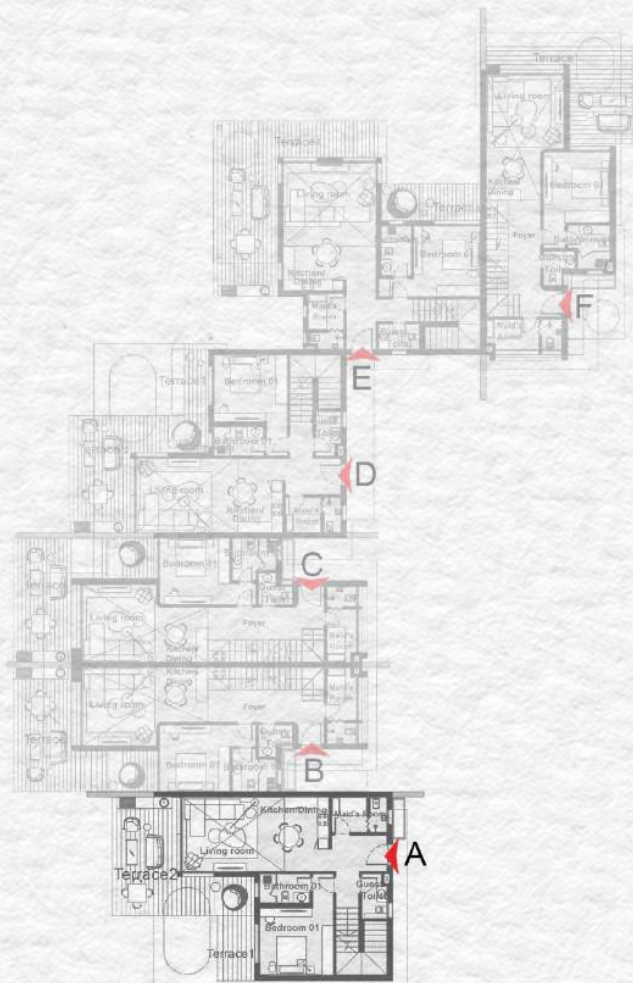
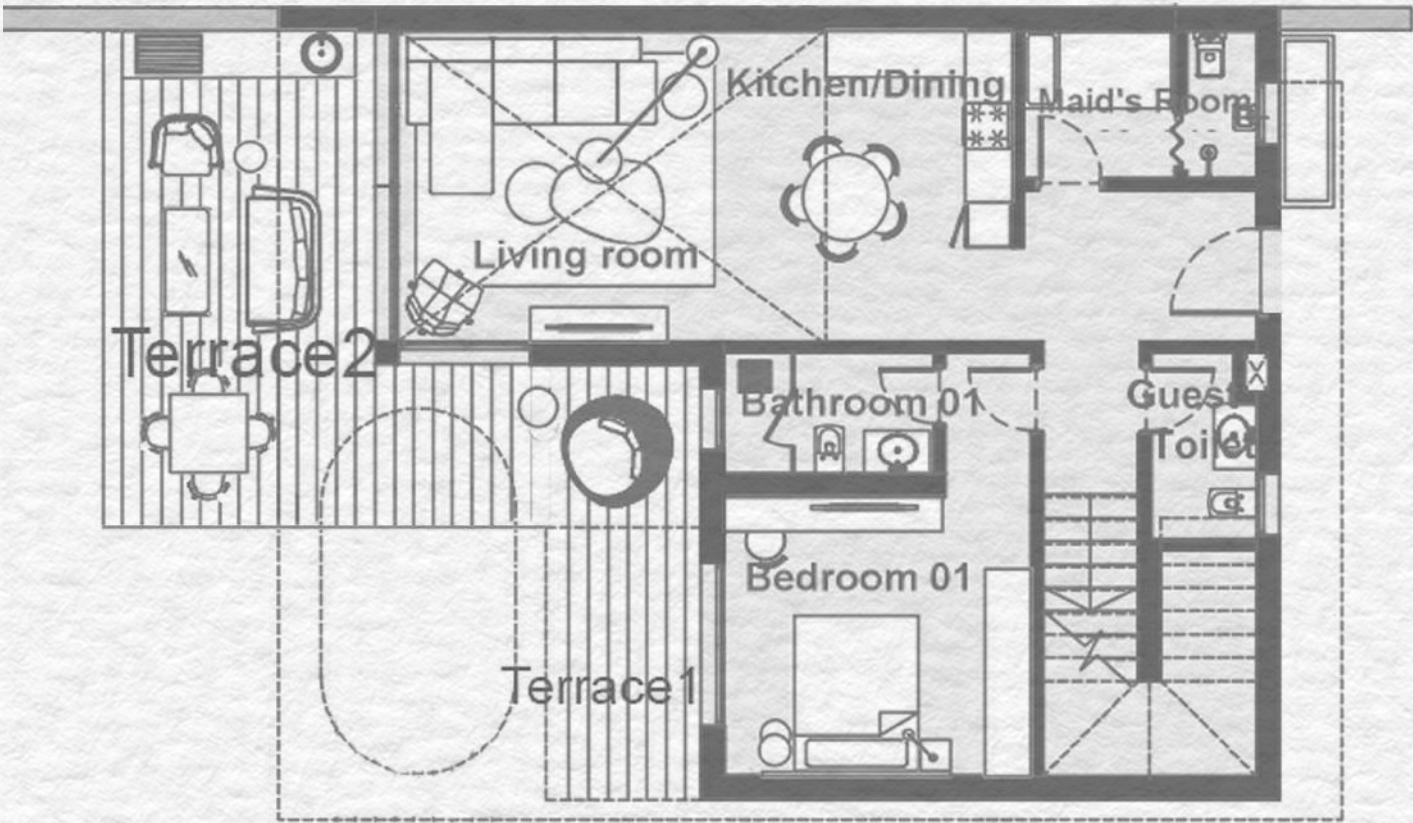
LAGUNA LOFT, CORNER UNIT

GROUND FLOOR

UNIT A

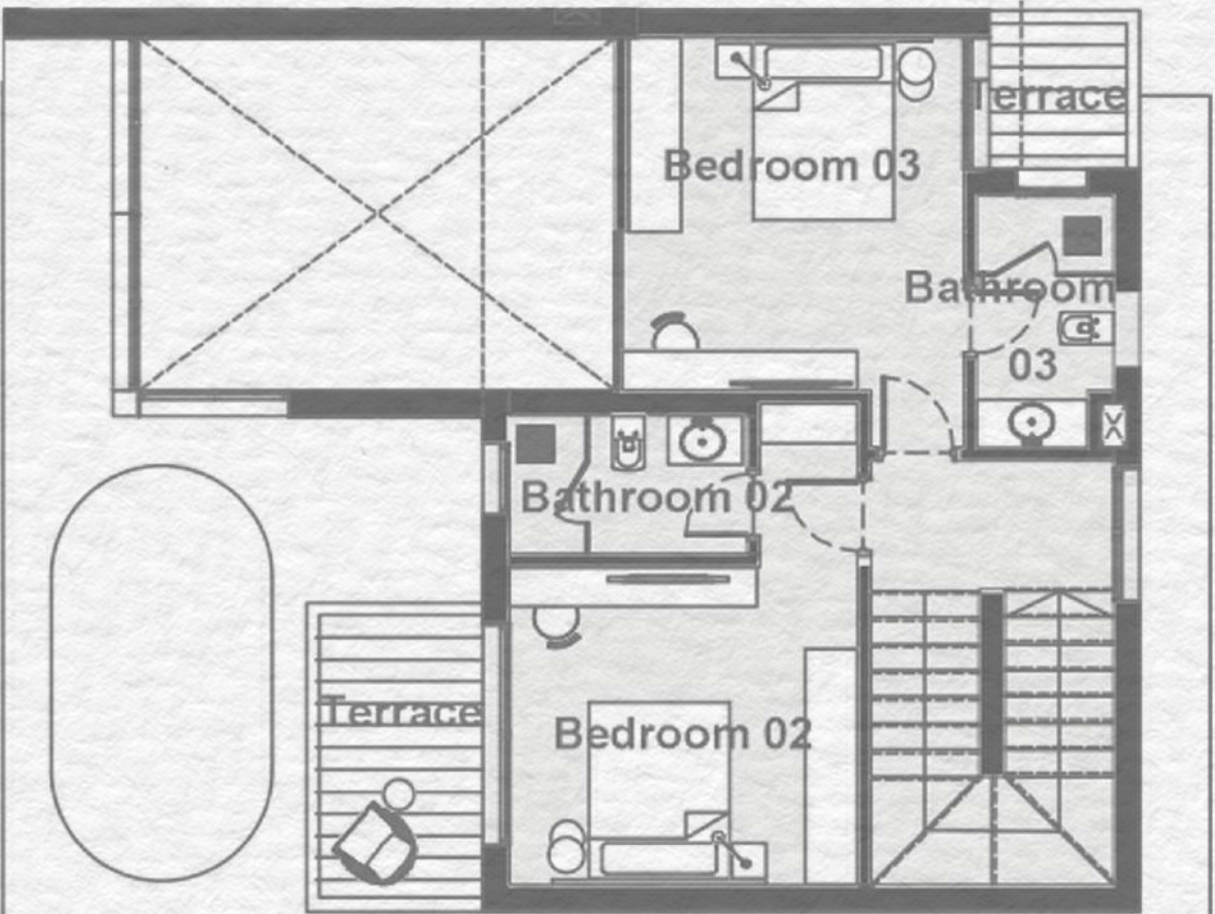
TOTAL AREA	221.3 SQM
INTERNAL AREA	155.2 SQM
TERRACES AREA	54.1 SQM
SHADED AREA	12 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.00 x 1.95
Living room	4.50 x 4.00
Kitchen & Dining	3.40 x 2.80
Guest Toilet	2.40 x 1.35
Nanny's room	
Nanny's bedroom	1.95 x 1.90
Nanny's bathroom	1.90 x 0.90
Bedroom (1)	
Bedroom	3.95 x 3.60
Entrance	1.85 x 1.10
Bathroom	2.70 x 1.55
Corridor	2.00 x 1.20
Terrace	5.60 x 2.00
Terrace	6.30 x 5.95 / 3.75



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.95 x 3.60
Walk-in closet	1.85 x 1.10
Bathroom	2.70 x 1.55
Terrace	3.20 x 1.85
Bedroom (3)	
Bedroom	4.00 x 3.80
Entrance	1.05 x 0.65
Bathroom	2.85 x 1.55
Terrace	1.65 x 1.55m
Corridor	2.75 x 1.45



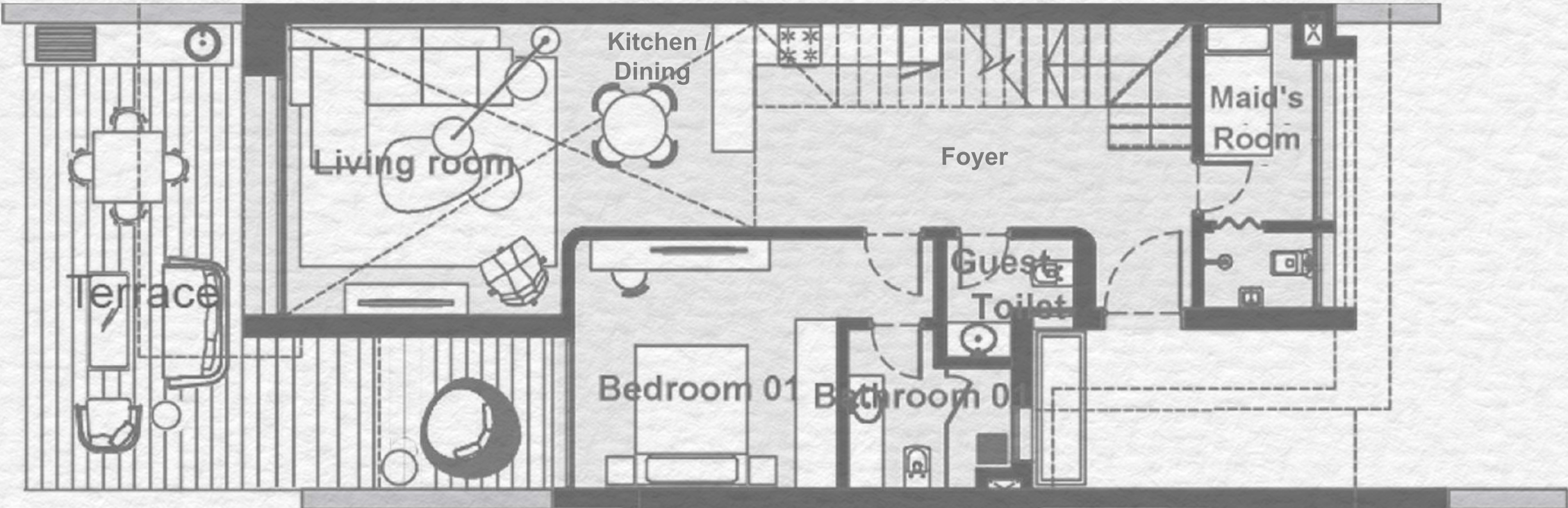
GROOVES LOFTS, MIDDLE UNIT

GROUND FLOOR

UNIT B & C

TOTAL AREA	196.3 SQM - 200.1 SQM
INTERNAL AREA	146.3 SQM
TERRACES AREA	41.6 SQM - 42.4 SQM
SHADED AREA	8.3 SQM - 11.4 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.40 x 1.15
Living room	4.20 x 4.00
Kitchen & Dining	2.95 x 2.75
Guest Toilet	1.85 x 1.70
Nanny's room	
Nanny's bedroom	2.85 x 1.60
Nanny's bathroom	1.60 x 1.10
Bedroom (1)	
Entrance	1.40 x 1.15
Bedroom	3.80 x 3.60
Bathroom	2.35 x 2.30
Terrace	6.70 x 7.75 / 3.30



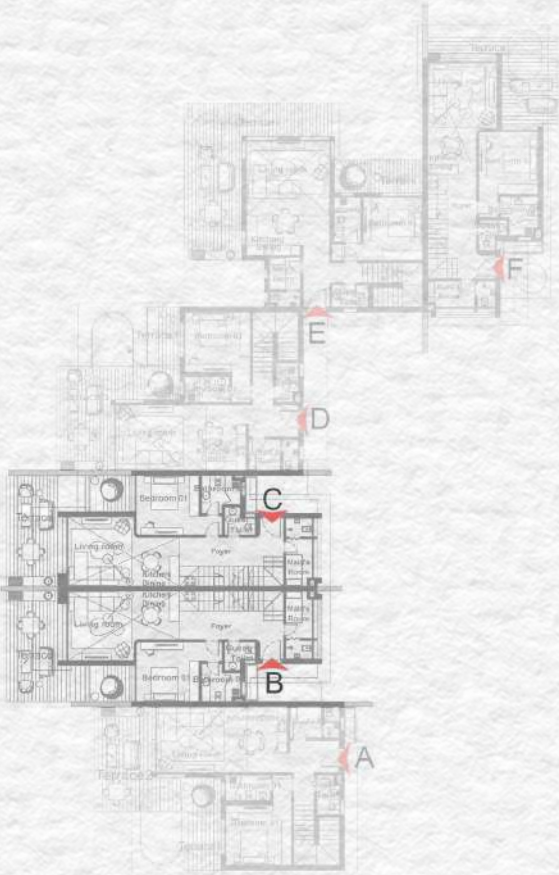
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60 x 3.60
Dressing	2.15 x 1.35
Bathroom	2.85 x 1.60
Terrace	2.20 x 2.20
Bedroom (3)	
Bedroom	3.80 x 3.60
Bathroom	2.80 x 1.60
Terrace	1.85 x 1.45m
Corridor	2.35 x 1.30



FIRST FLOOR



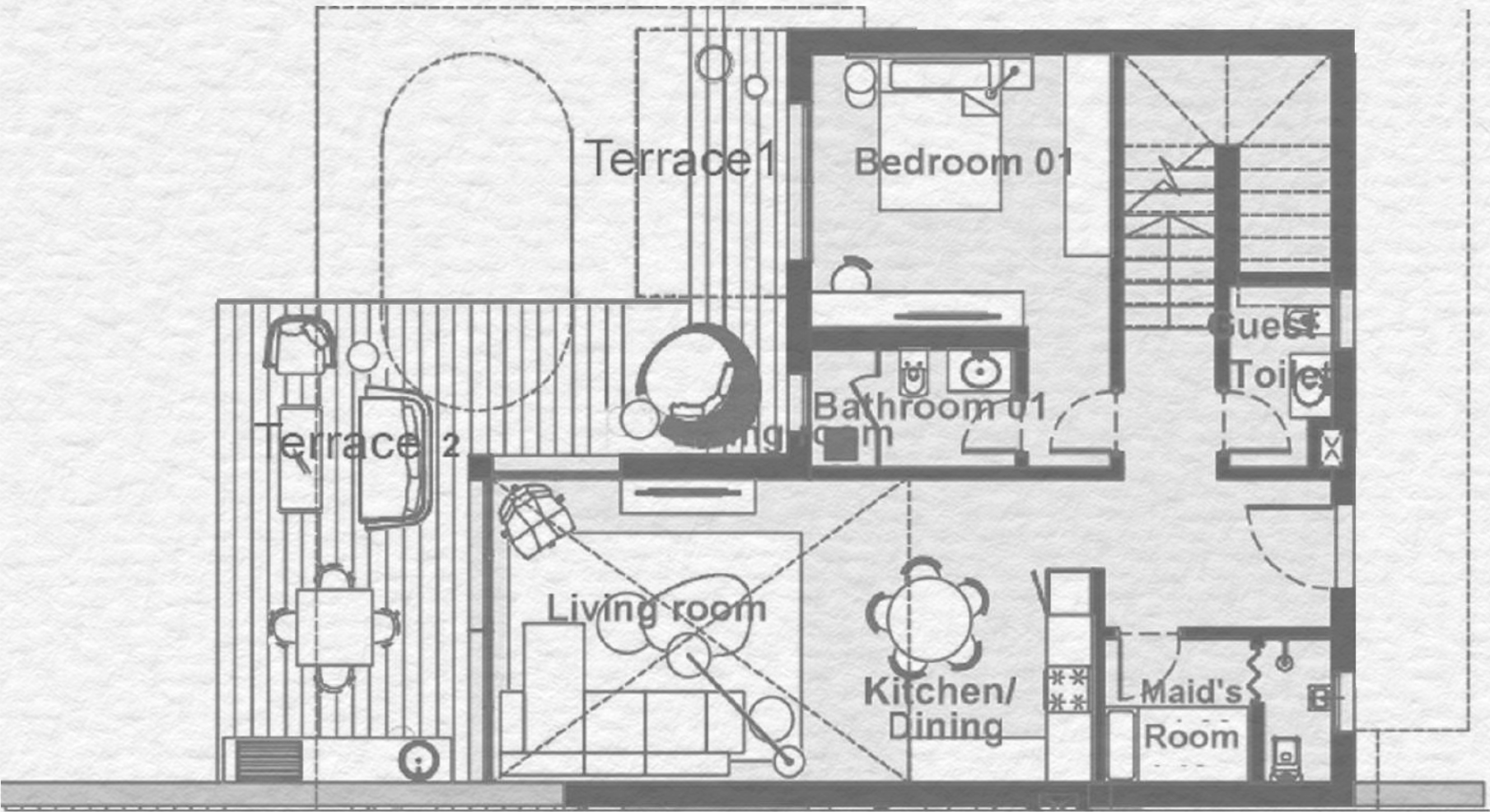
LAGUNA LOFT, MIDDLE UNIT

GROUND FLOOR

UNIT D

TOTAL AREA	224.8 SQM
GROSS AREA	155.7 SQM
TERRACES AREA	44.8 SQM
SHADED AREA	24.3 SQM

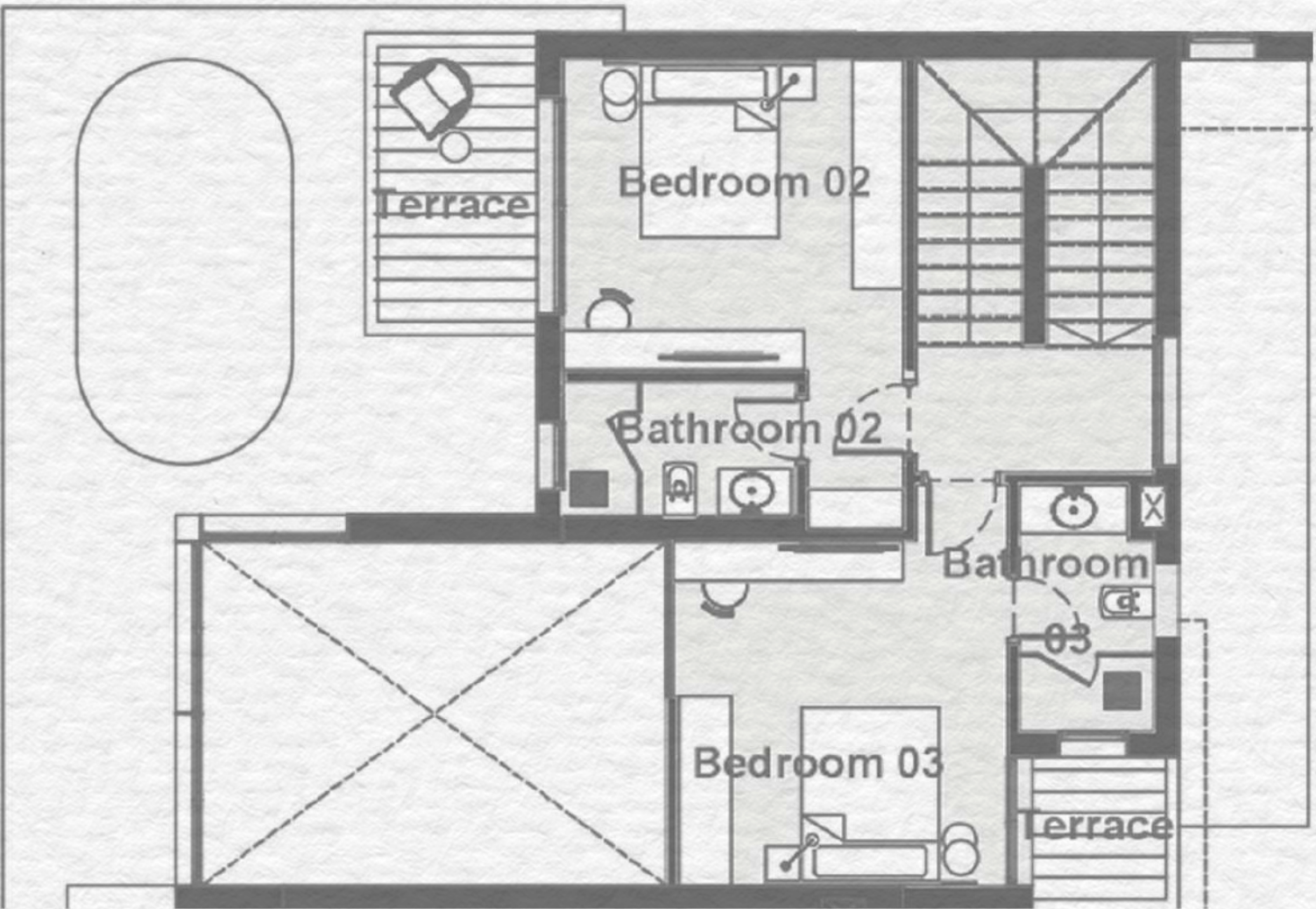
ROOM	DIMENSIONS
Entrance Lobby	3.00 x 1.95
Living room	4.50 x 4.00
Kitchen & Dining	3.40 x 2.80
Guest Toilet	2.40 x 1.35
Nanny's room	
Nanny's bedroom	1.95 x 1.90
Nanny's bathroom	1.90 x 0.90
Bedroom (1)	
Bedroom	3.95 x 3.60
Entrance	1.85 x 1.10
Bathroom	2.70 x 1.55
Corridor	2.00 x 1.20
Terrace 1	5.60 x 1.20
Terrace 2	6.30 x 6.50 / 3.50



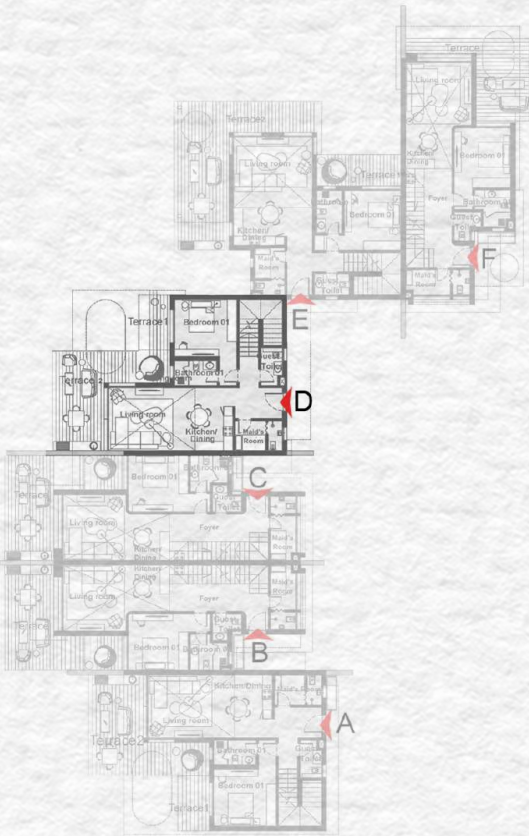
GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.95 x 3.60
Walk-in closet	1.85 x 1.10
Bathroom	2.70 x 1.55
Terrace	3.20 x 1.85
Bedroom (3)	
Bedroom	4.00 x 3.80
Entrance	1.05 x 0.65
Bathroom	2.85 x 1.55
Terrace	1.65 x 1.55
Corridor	2.75 x 1.45



FIRST FLOOR



SUNRAY LOFT

GROUND FLOOR

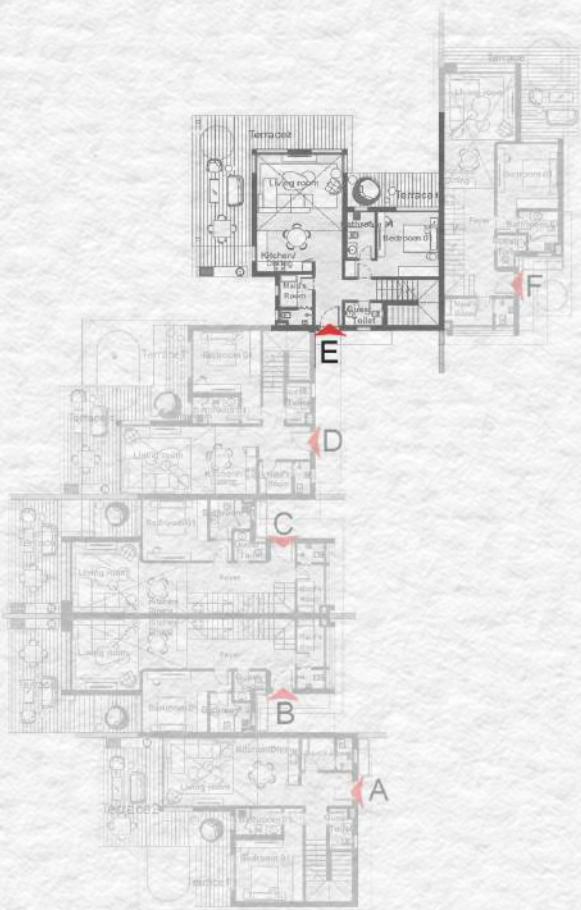
UNIT E

TOTAL AREA	229.4 SQM
INTERNAL AREA	155.7 SQM
TERRACES AREA	56.3 SQM
SHADED AREA	17.4 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.00 x 1.60
Living room	5.00 x 3.90
Kitchen & Dining	3.25 x 3.00
Guest Toilet	2.20 x 1.35
Nanny's room	
Nanny's bedroom	1.95 x 1.90
Nanny's bathroom	1.90 x 0.90
Bedroom (1)	
Bedroom	3.80 x 3.60
Walk-in closet	1.90 x 0.95
Bathroom	2.70 x 1.60
Corridor	2.00 x 1.20
Terrace 1	5.35 x 2.00
Terrace 2	8.50 x 3.50 / 9.40

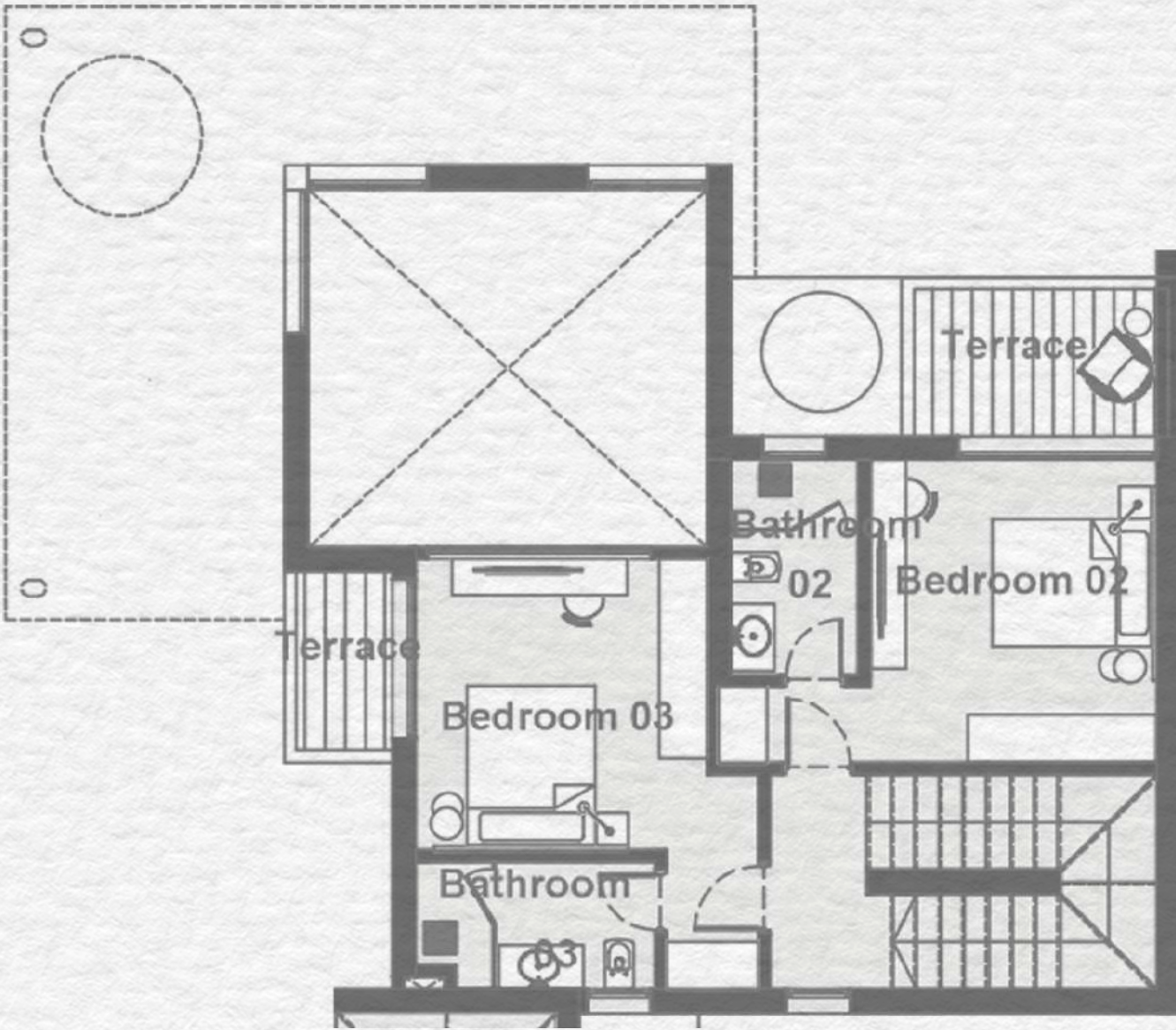


GROUND FLOOR



FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.80 x 3.60
Walk-in closet	1.90 x 0.95
Bathroom	2.70 x 1.60
Terrace	3.05 x 1.85
Bedroom (3)	
Bedroom	3.65 x 3.65
Walk-in closet	1.75 x 1.15
Bathroom	3.00 x 1.60
Terrace	2.25 x 1.20
Corridor	2.70 x 1.20



FIRST FLOOR

GROOVES LOFT, CORNER UNIT

GROUND FLOOR

UNIT F

TOTAL AREA	202.4 SQM
INTERNAL AREA	150.9 SQM
TERRACES AREA	29.8 SQM
SHADED AREA	21.7 SQM

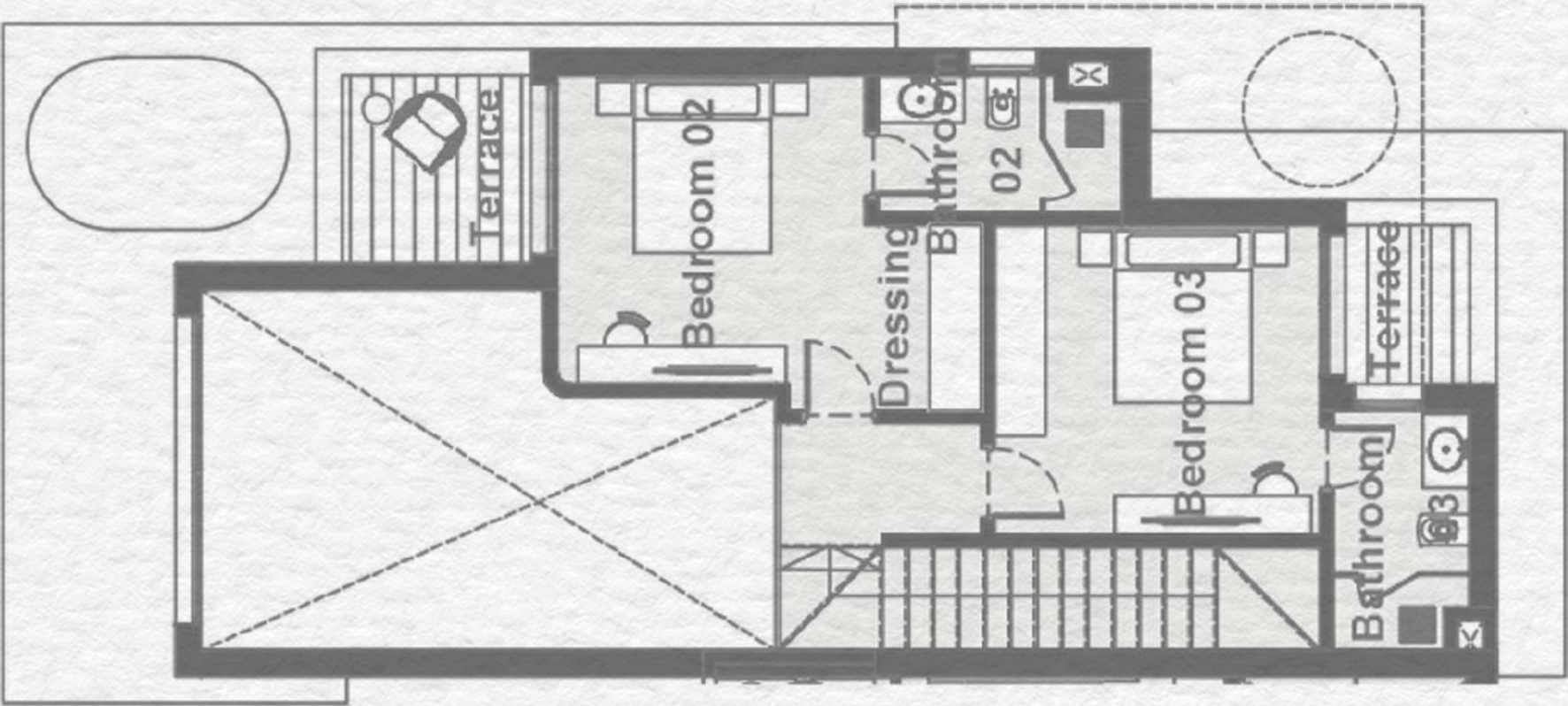
ROOM	DIMENSIONS
Entrance Lobby	1.40 x 1.15
Living room	4.20 x 4.00
Kitchen & Dining	2.95 x 2.75
Foyer	4.90 x 1.75
Guest Toilet	1.85 x 1.70
Nanny's room	
Nanny's bedroom	2.85 x 1.60
Nanny's bathroom	1.60 x 1.10
Bedroom (1)	
Entrance	1.40 x 1.15
Bedroom	3.80 x 3.60
Bathroom	2.35 x 2.30
Terrace	7.30 x 5.45 / 1.00



GROUND FLOOR

FIRST FLOOR

ROOM	DIMENSIONS
Bedroom (2)	
Bedroom	3.60 x 3.60
Dressing	2.15 x 1.35
Bathroom	2.85 x 1.60
Terrace	2.20 x 2.20
Bedroom (3)	
Bedroom	3.80 x 3.60
Bathroom	2.80 x 1.60
Terrace	1.85 x 1.45
Corridor	2.35 x 1.30



FIRST FLOOR

LOFTS EXTERIOR & INTERIOR FINISHES



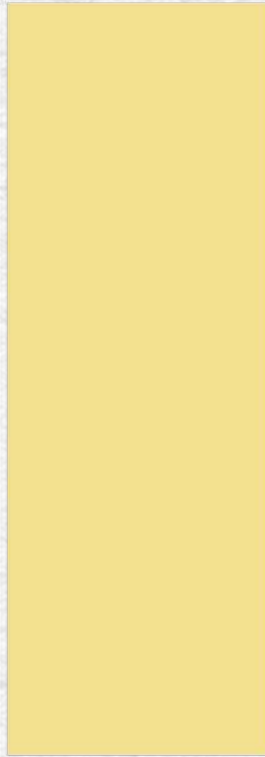
Light Grey Paint



Grey Textured Paint



Bricks Cladding



Yellow Paint



Wood Effect Paint



Stone Cladding



Painted Wood



Decorative Tiles



Textured Paint



Ribbed Paint



Wall Decorative Cladding



Wood Veneer



Painted Wood



Terrazzo Effect

LOFTS EXTERIOR & INTERIOR FINISHES





LAGUNA RESIDENCES

LAGUNA RESIDENCES

Modern comfort and simple luxury is artistically expressed through design and architecture, offering you 2 and 3 Bedroom Residences.

Ground floor & penthouse residences enjoy maximized outdoor spaces with a garden terrace or a lagoon view roof terrace.

FEATURES PROVIDED

Artistically Designed Fully finished Interiors

Elevators in the building

A/C

Garden or roof kitchenette with a BBQ area



















KA BUILDING - LAGUNA RESIDENCES - GROUND FLOOR



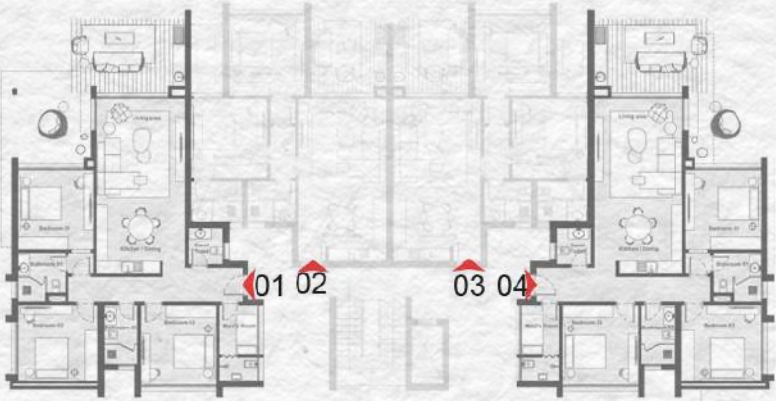
3 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 01 & 04

TOTAL AREA	182.3 SQM
GROSS AREA	162.6 SQM
TERRACES AREA	19.7 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.65
Living area	5.05 x 4.20
Kitchen & Dining	3.30 x 3.00
Guest Toilet	1.75 x 1.65
Nanny's room	
Nanny's bedroom	2.35 x 1.80
Nanny's bathroom	1.80 x 1.10
Bedroom (1)	
Entrance	1.20 x 1.00
Bedroom	3.80 x 3.60
Bathroom (1)	2.35 x 2.25
Bedroom (2)	3.80 x 3.60



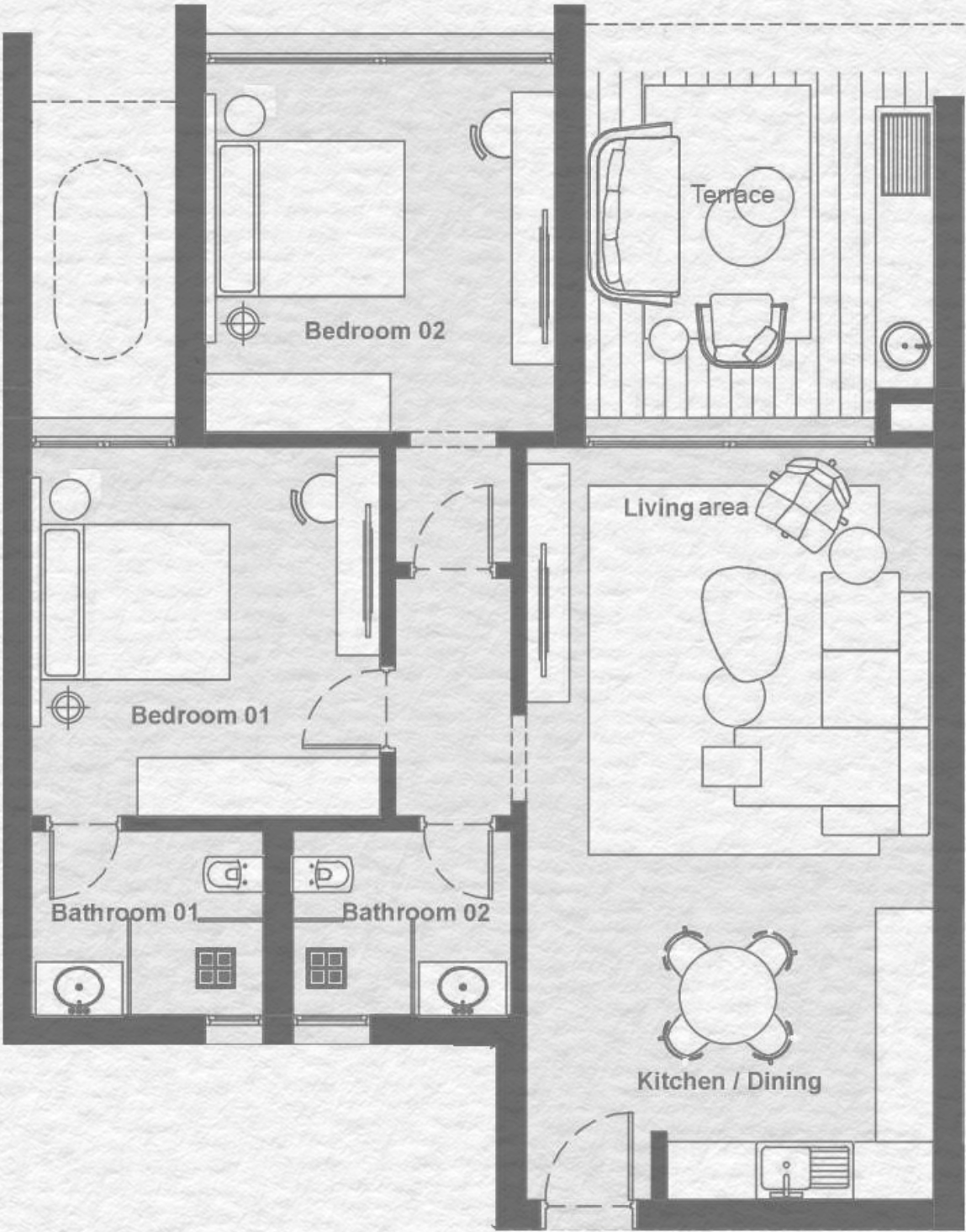
2 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 02 & 03

TOTAL AREA	123.2 SQM
GROSS AREA	109.9 SQM
TERRACES AREA	13.2 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	
Bedroom	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.60 x 3.55



KA BUILDING - LAGUNA RESIDENCES - FIRST FLOOR



3 BR LAGUNA RESIDENCES

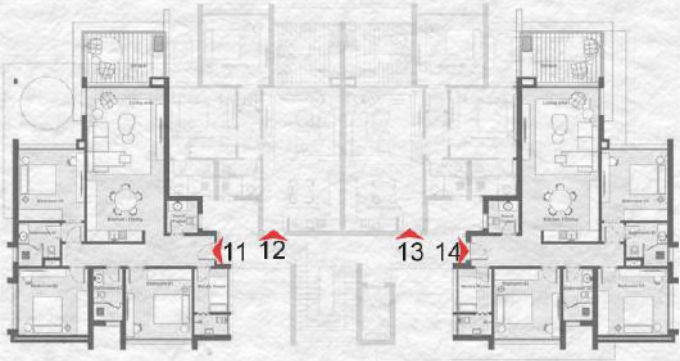
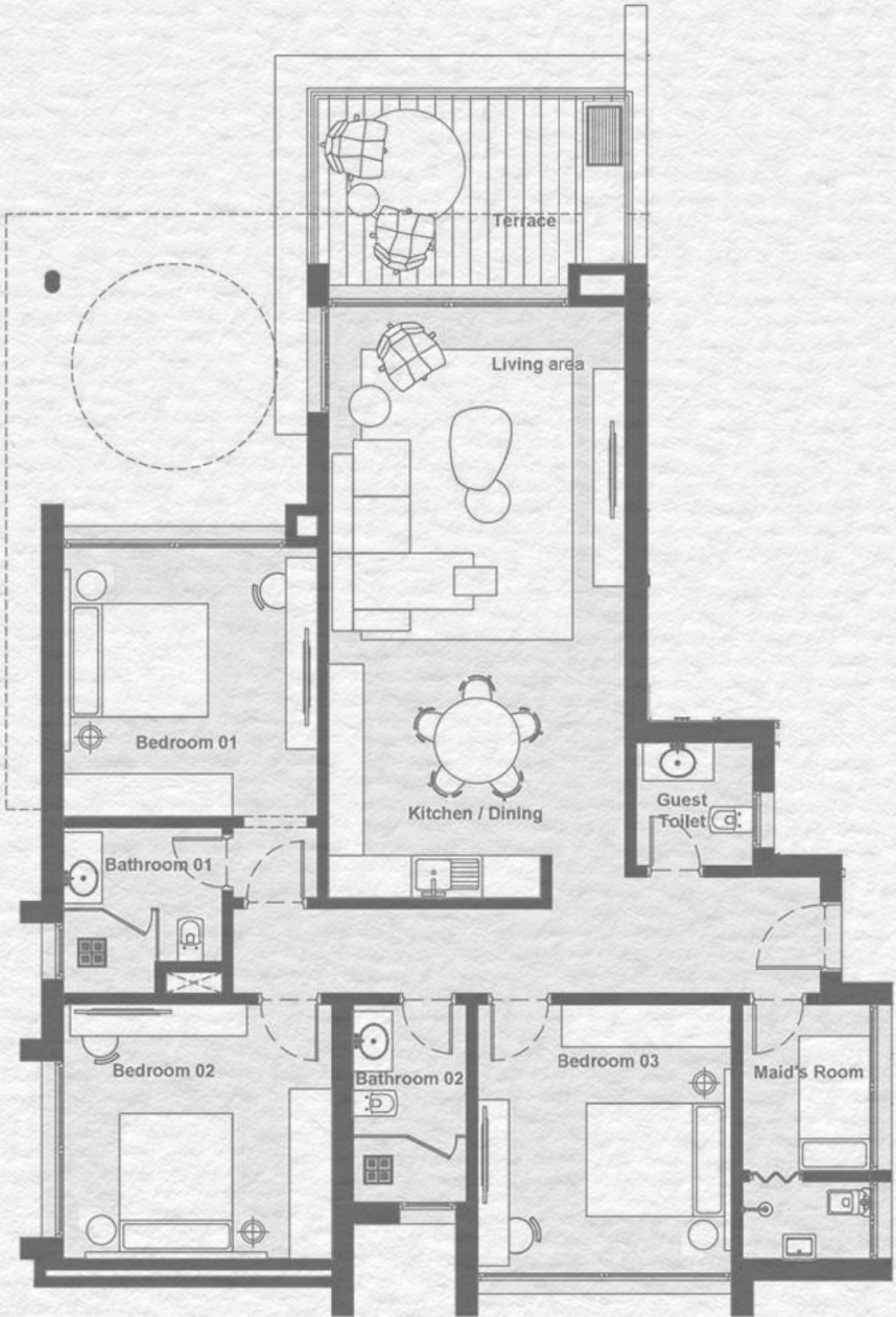
FIRST FLOOR

UNIT 11 & 14

TOTAL AREA	174.8 SQM
GROSS AREA	161.8 SQM
TERRACES AREA	12.9 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.65
Living area	5.05 x 4.20
Kitchen & Dining	3.30 x 3.00
Guest Toilet	1.75 x 1.65
Nanny's room	
Nanny's bedroom	2.35 x 1.80
Nanny's bathroom	1.80 x 1.10

Bedroom (1)	
Entrance	1.20 x 1.00
Bedroom	3.80 x 3.60
Bathroom (1)	2.35 x 2.25
Bedroom (2)	3.80 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.80 x 1.60
Corridor	4.50 x 1.20
Terrace	4.35 x 2.65

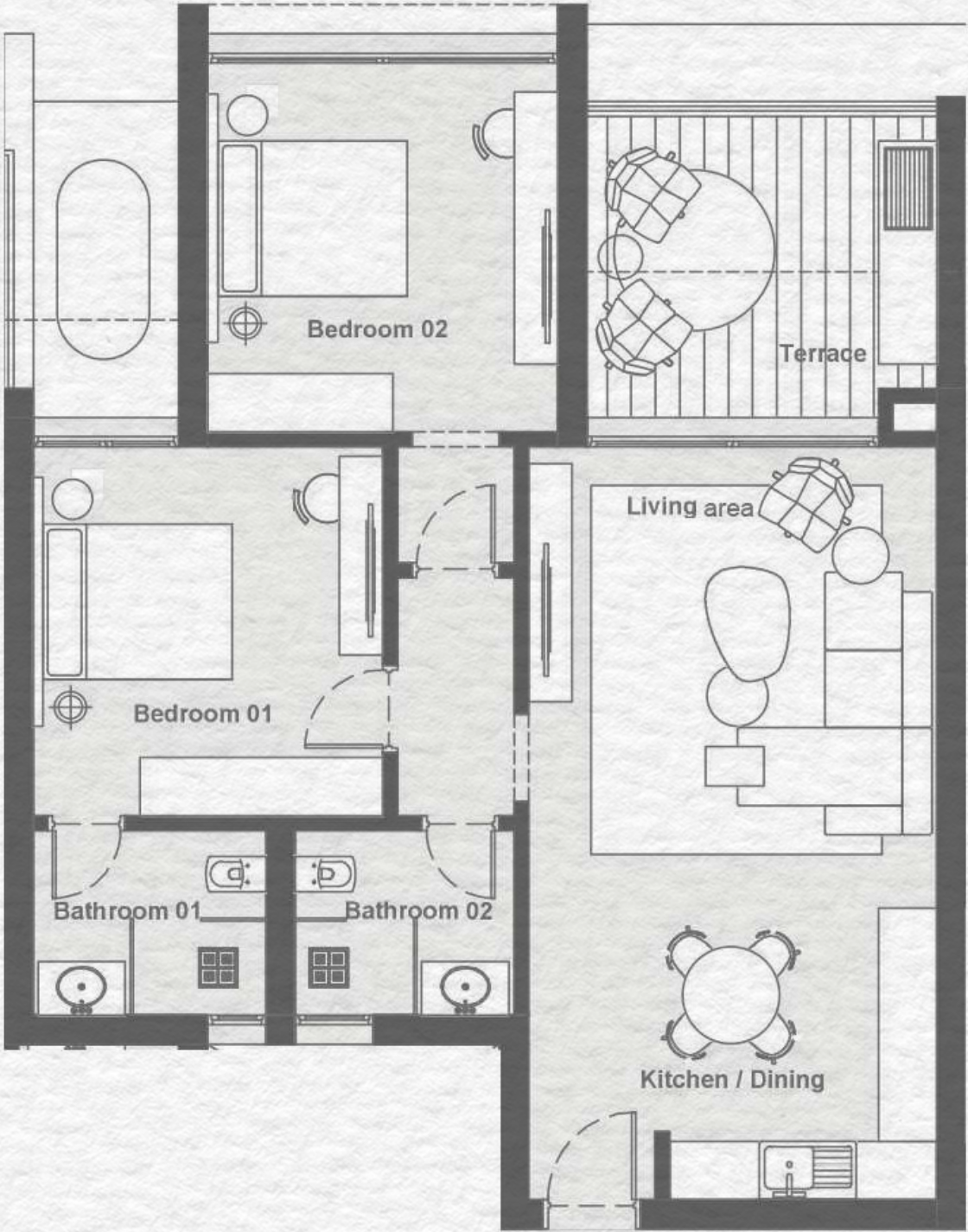


3 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 12 & 13

TOTAL AREA	121.4 SQM
GROSS AREA	109.3 SQM
TERRACES AREA	12.1 SQM

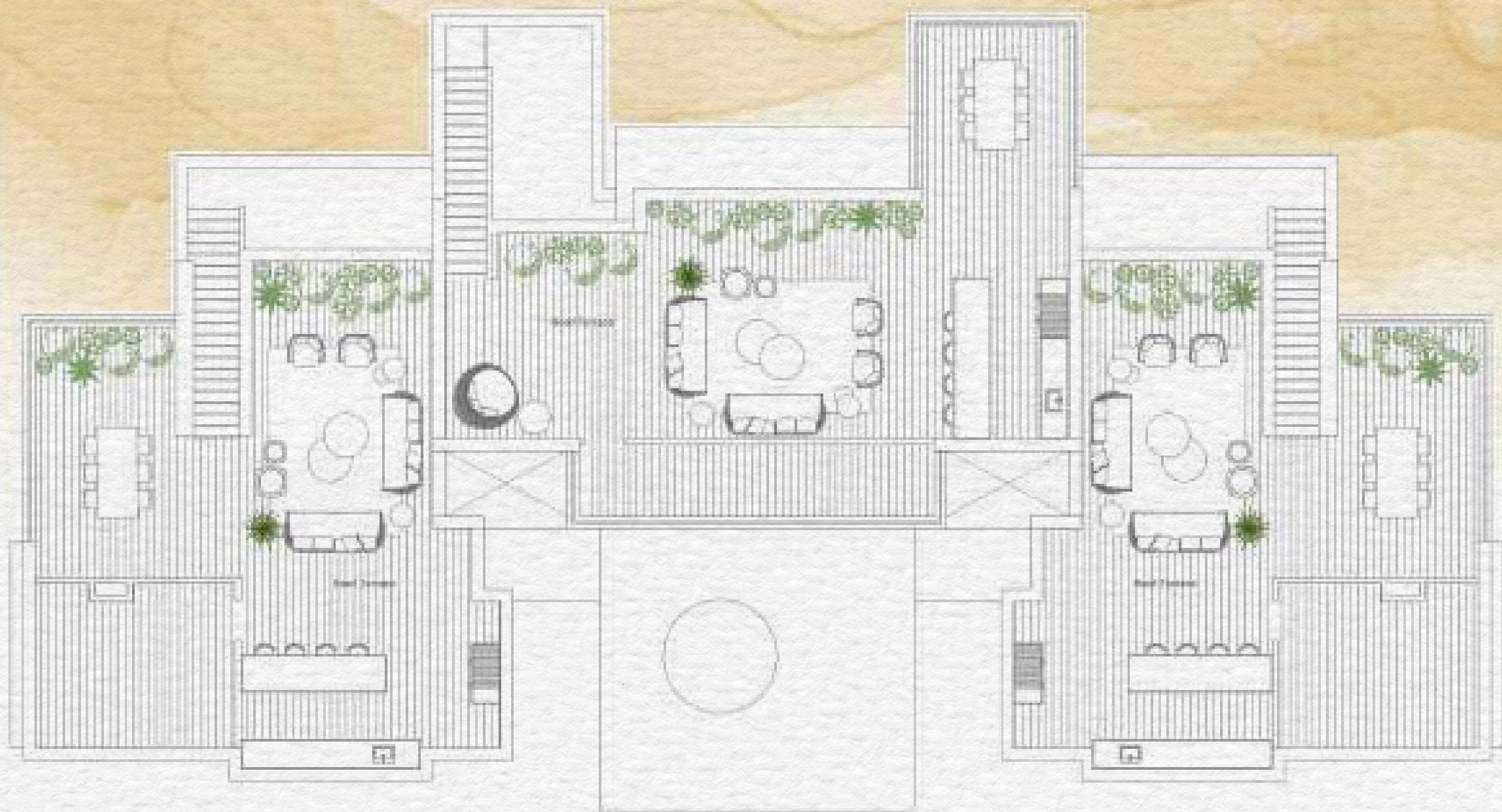
ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	
Bedroom	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.60 x 3.10



KA BUILDING - SUNSET PENTHOUSES - SECOND FLOOR



KA BUILDING - SUNSET PENTHOUSES - ROOF TERRACE



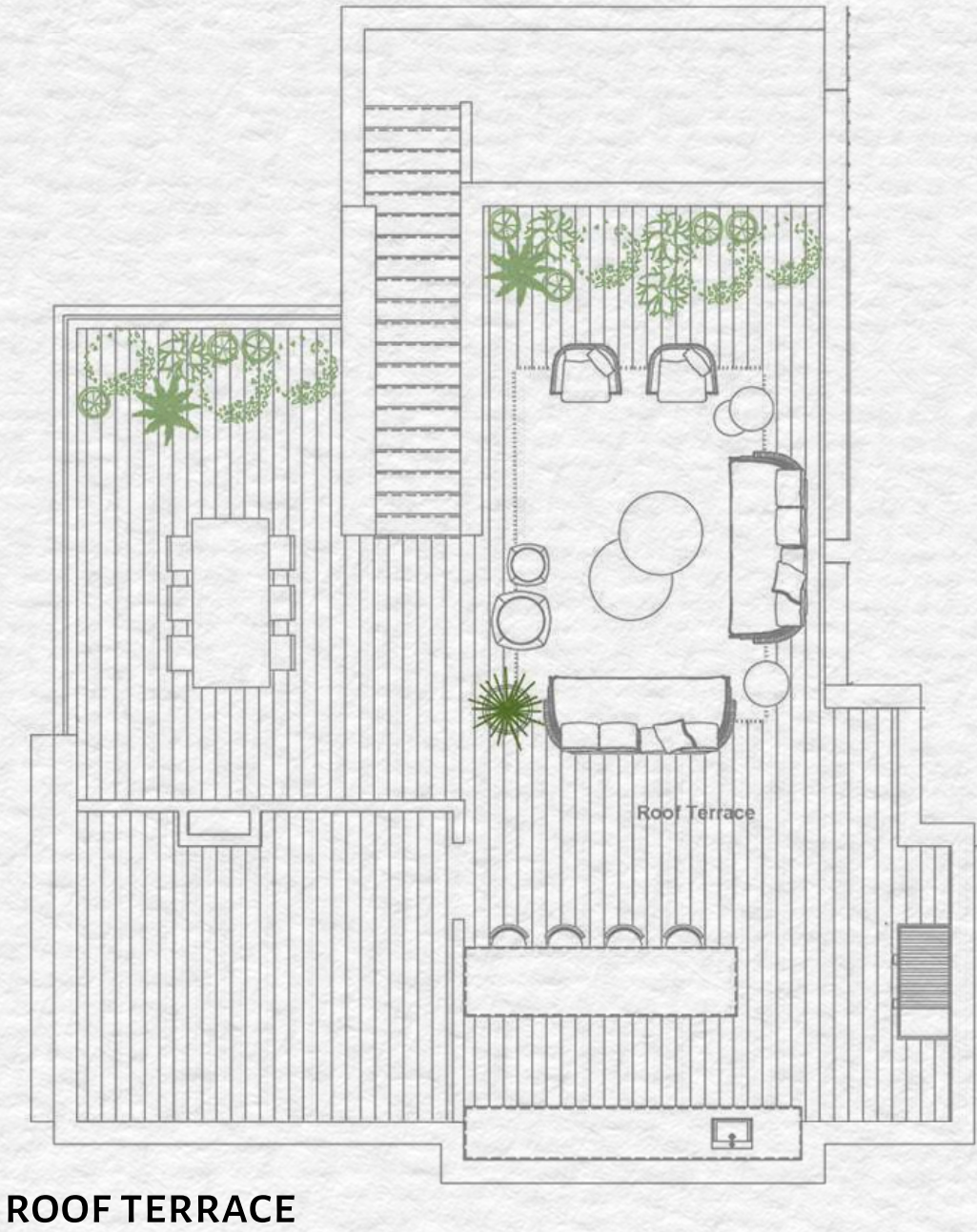
3 BR SUNSET PENTHOUSES

SECOND FLOOR

UNIT 21 & 23

TOTAL AREA (WITHOUT ROOF TERRACE)	182.5 SQM
GROSS AREA	169.1 SQM
TERRACES AREA	13.4 SQM
ROOF TERRACE	129.3 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.65
Living area	4.45 x 4.35
Kitchen & Dining	3.65 x 3.00
Guest Toilet	1.90 x 1.60
Nanny's room	
Nanny's bedroom	2.35 x 1.80
Nanny's bathroom	1.80 x 1.10
Bedroom (1)	
Entrance	1.20 x 1.00
Bedroom	3.80 x 3.60
Bathroom (1)	2.35 x 2.25
Bedroom (2)	3.80 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.80 x 1.60
Corridor	4.50 x 1.20
Storage	2.15 x 1.10
Terrace	6.00 x 2.00



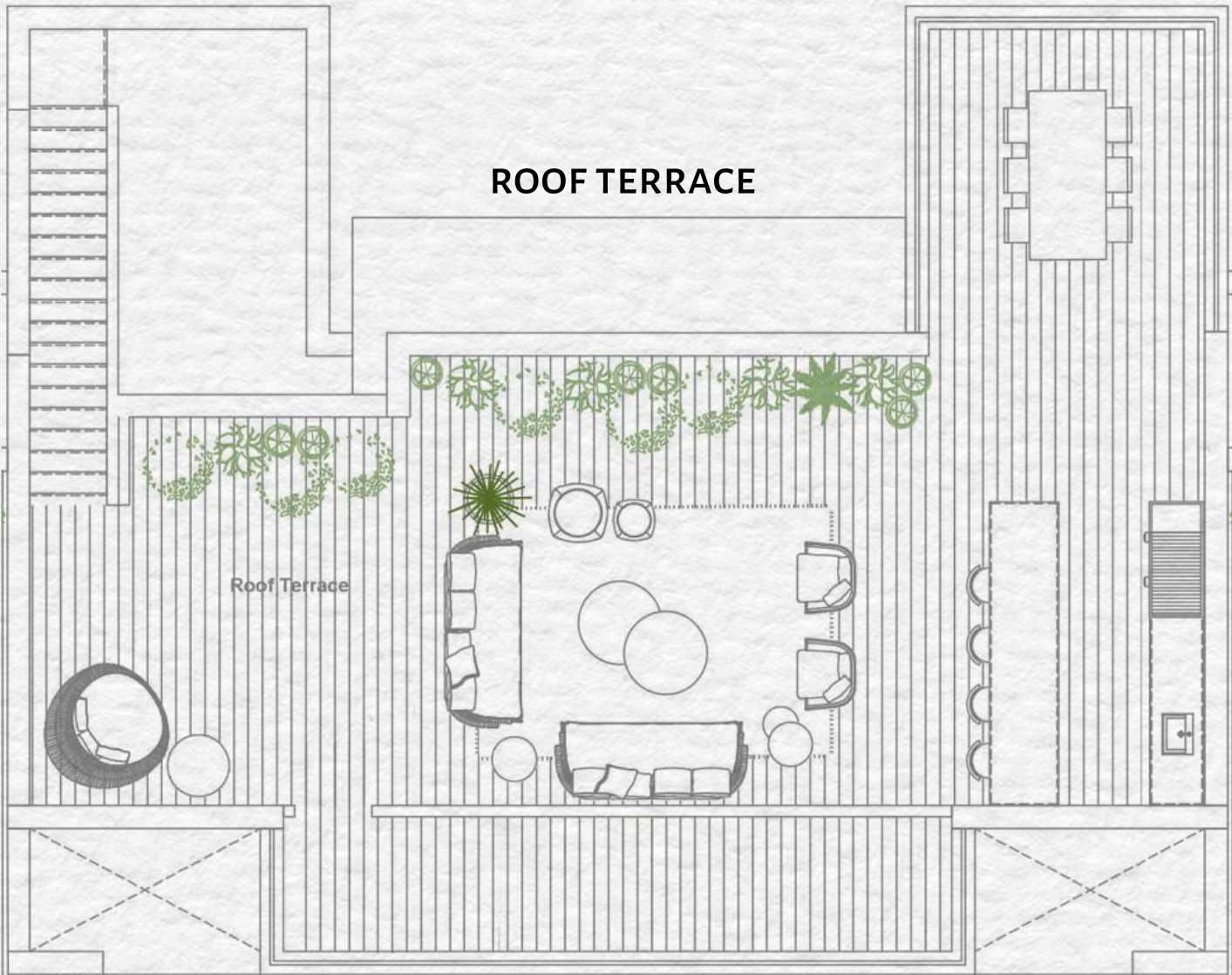
3 BR SUNSET PENTHOUSES

SECOND FLOOR

UNIT 22

TOTAL AREA (WITHOUT ROOF TERRACE)	188.7 M ²
GROSS AREA	173.5 M ²
TERRACES AREA	15.2 M ²
ROOF TERRACE	131.0 M ²

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.40
Living & Dining	5.05 x 4.80
Kitchen	3.05 x 2.55
Guest Toilet	1.75 x 1.60
Bedroom (1)	
Entrance	3.15 x 1.10
Bedroom	3.80 x 3.60
Dressing	2.85 x 2.70
Bathroom (1)	3.00 x 1.60
Bedroom (2)	3.80 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.55 x 2.20
Corridor	5.40 x 1.10
Storage	1.65 x 0.85
Terrace	4.75 x 2.45





KD BUILDING - GROUND FLOOR



2 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 01 & 05

TOTAL AREA	143 SQM
GROSS AREA	120 SQM
TERRACES AREA	23 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.65 x 1.65
Living area	5.05 x 4.20
Kitchen & Dining	4.15 x 2.65
Bedroom (1)	
Entrance	1.95 x 1.10
Bedroom	4.25 x 3.60
Terrace	2.30 x 1.80
Bathroom	2.35 x 1.80
Bedroom (2)	3.60 x 3.60
Bathroom	2.35 x 1.80
Corridor	1.80 x 1.10
Terrace	4.50 x 3.50



2 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 02, 03 & 04

TOTAL AREA	128 SQM
GROSS AREA	114 SQM
TERRACES AREA	14 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.45m x 0.70m
Living area	4.75m x 4.20m
Kitchen & Dining	3.00m x 2.75m
Bedroom (1)	
Bedroom	3.80m x 3.60m
Bathroom	2.55m x 1.90m
Bedroom (2)	
Entrance	1.20m x 1.20m
Bedroom	3.80m x 3.60m
Bathroom	2.25m x 1.90m
Corridor	2.45m x 1.20m
Terrace	3.60m x3.55m



KD BUILDING - FIRST FLOOR



2 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 11 & 15

TOTAL AREA	138 SQM
GROSS AREA	120 SQM
TERRACES AREA	18 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.65 x 1.65
Living area	5.05 x 4.20
Kitchen & Dining	4.15 x 2.65
Bedroom (1)	
Entrance	1.95 x 1.10
Bedroom	4.25 x 3.60
Terrace	2.15 x 1.80
Bathroom	2.35 x 1.80
Bedroom (2)	3.60 x 3.60
Bathroom	2.35 x 1.80
Corridor	1.80 x 1.10
Terrace	4.35 x 2.65



2 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 12, 13 & 14

TOTAL AREA	126 SQM
GROSS AREA	114 SQM
TERRACES AREA	12 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	
Bedroom	3.80 x 3.60
Bathroom	2.55 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.60 x 3.10



















KB BUILDING - LAGUNA RESIDENCES - GROUND FLOOR



3 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 01 & 04

TOTAL AREA	189.5 SQM
GROSS AREA	159.7 SQM
TERRACES AREA	29.8 SQM

ROOM		DIMENSIONS	
Entrance Lobby		1.80 x 1.45	
Living area		5.05 x 4.20	
Kitchen & Dining		4.20 x 2.95	
Guest Toilet		1.65 x 1.65	
Nanny's Room			
Nanny's Bedroom		2.10 x 1.80	
Nanny's Bathroom		1.80 x 1.00	
Bedroom (1)			
Entrance		2.10 x 1.10	Bedroom (3) 3.80 x 3.60
Bedroom		3.80 x 3.60	Bathroom (2) 2.70 x 1.60
Bathroom (1)		2.80 x 1.60	Corridor 3.60 x 1.10
Bedroom (2)		3.90 x 3.60	Terrace 8.25 x 3.50

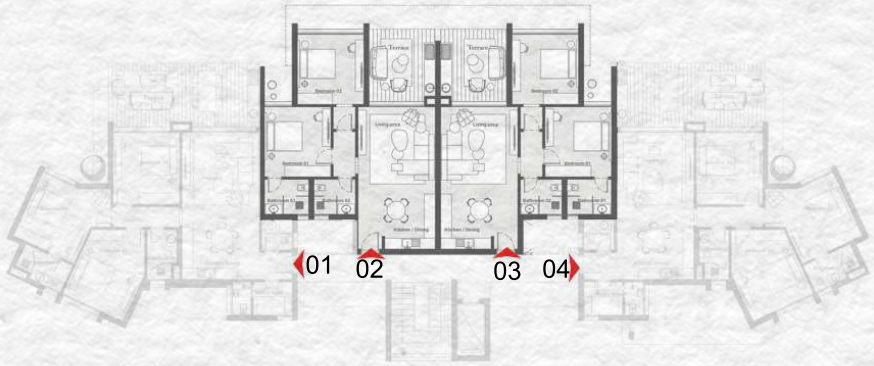
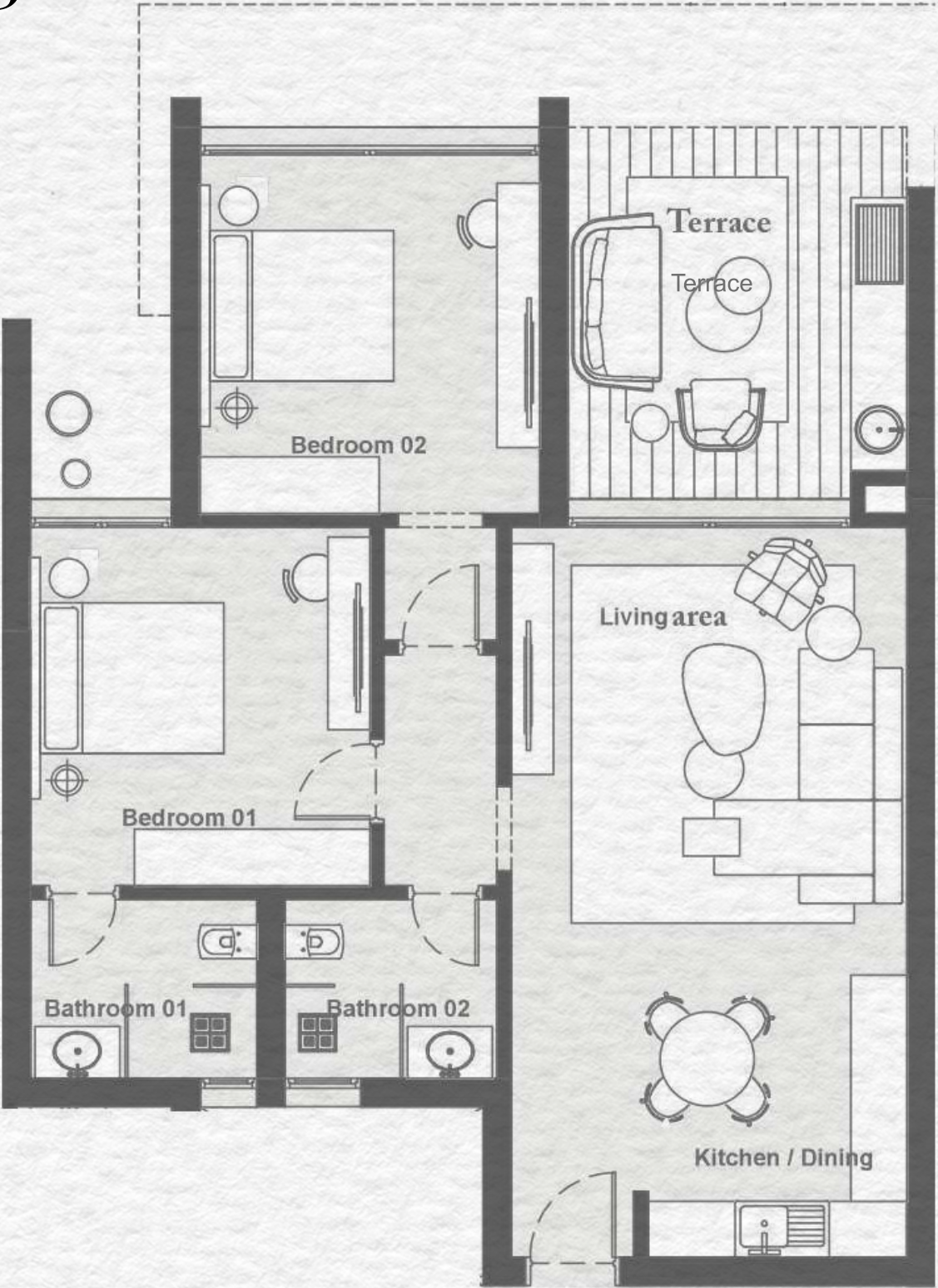


2 BR LAGUNA RESIDENCES GROUND FLOOR

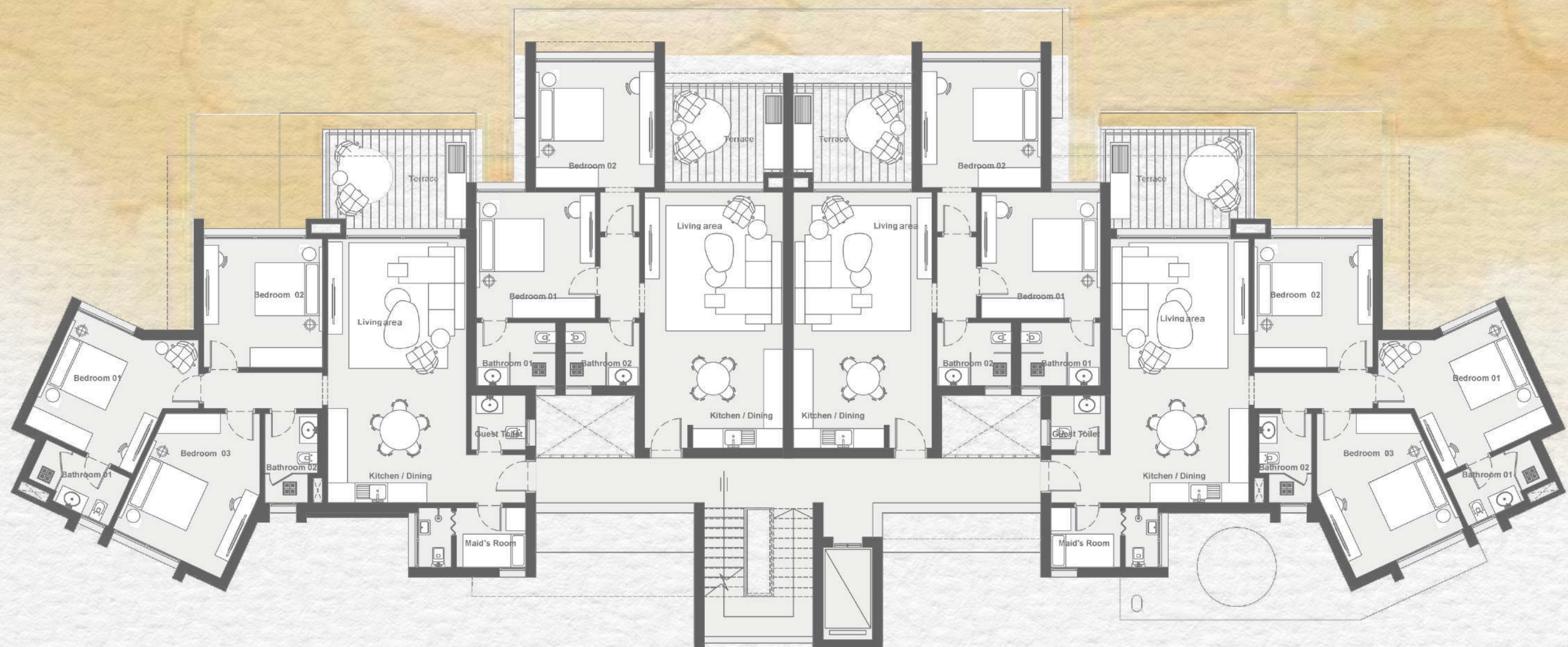
UNIT 02 & 03

TOTAL AREA	127.8 SQM
GROSS AREA	113.1 SQM
TERRACES AREA	14.7 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.95 x 3.60



KB BUILDING - LAGUNA RESIDENCES - FIRST FLOOR



3 BR LAGUNA RESIDENCES

FIRST FLOOR

UNIT 11 & 14

TOTAL AREA	173.6SQM
GROSS AREA	159.7 SQM
TERRACES AREA	14.0 SQM

ROOM	DIMENSIONS		
Entrance Lobby	1.80 x 1.45		
Living area	5.05 x 4.20		
Kitchen & Dining	4.20 x 2.95		
Guest Toilet	1.65 x 1.65		
Nanny's Room			
Nanny's Bedroom	2.10 x 1.80		
Nanny's Bathroom	1.80 x 1.00		
Bedroom (1)			
Entrance	2.10 x 1.10	Bedroom (3)	3.80 x 3.60
Bedroom	3.80 x 3.60	Bathroom (2)	2.70 x 1.60
Bathroom (1)	2.80 x 1.60	Corridor	3.60 x 1.10
Bedroom (2)	3.90 x 3.60	Terrace	4.20 x 2.85

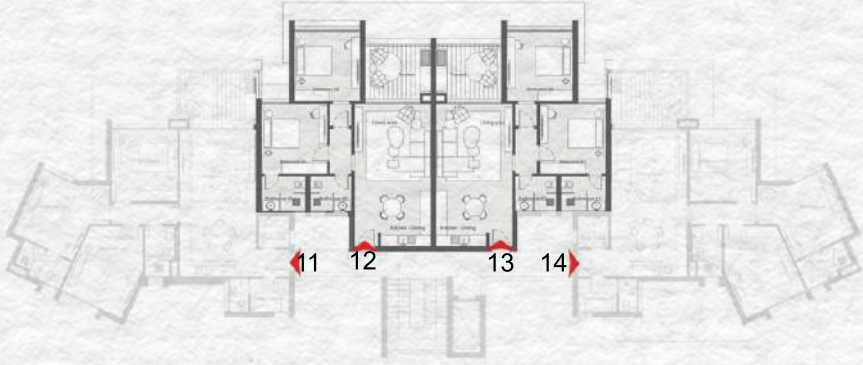
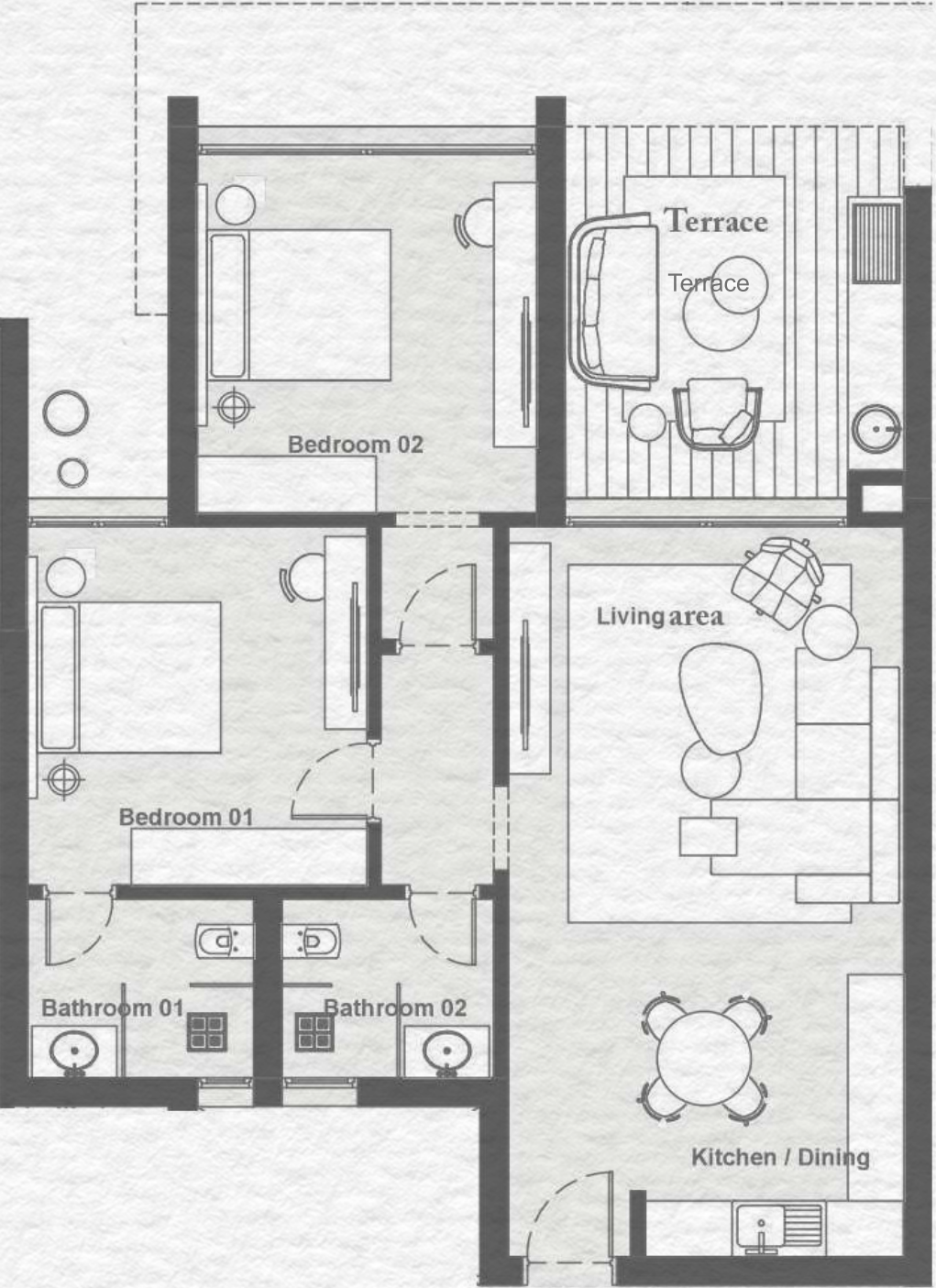


3 BR LAGUNA RESIDENCES FIRST FLOOR

UNIT 12 & 13

TOTAL AREA	173.6SQM
GROSS AREA	159.7 SQM
TERRACES AREA	14.0 SQM

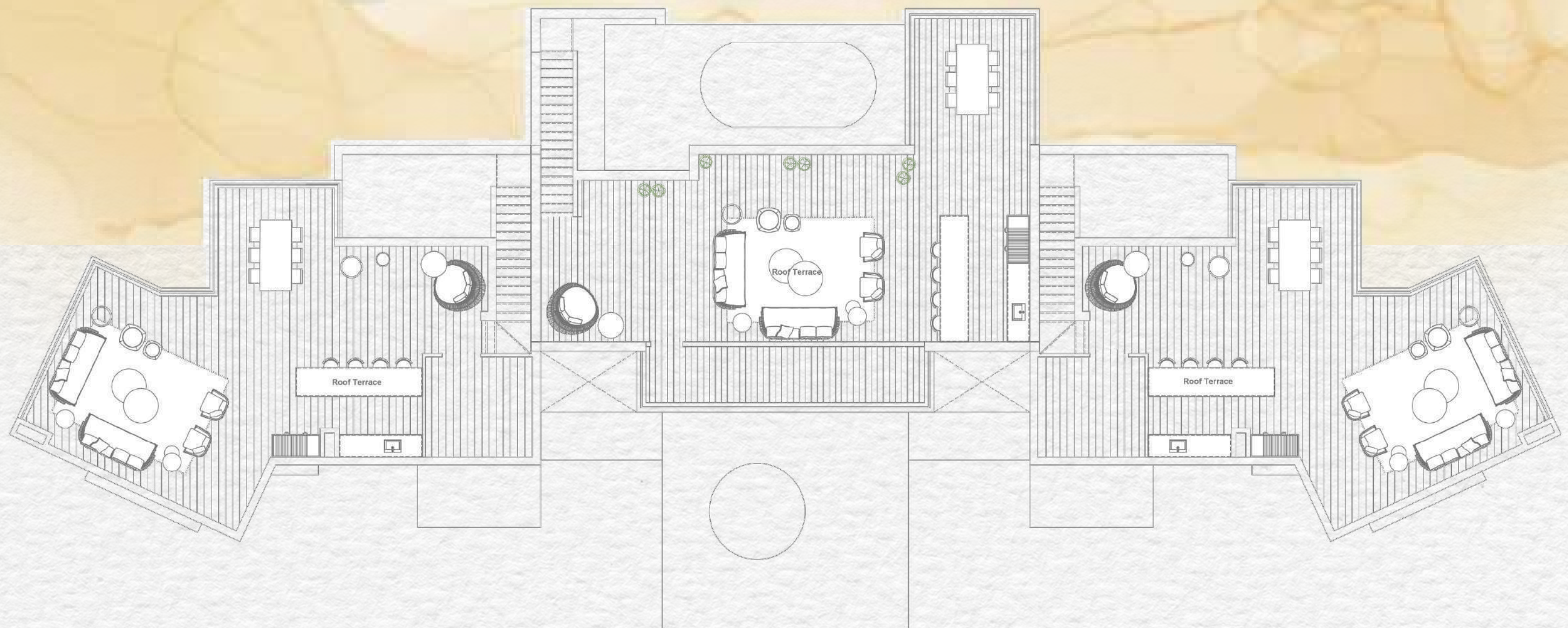
ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.60 x 2.85



KB BUILDING - LAGUNA RESIDENCES - SECOND FLOOR



KB BUILDING - LAGUNA RESIDENCES - ROOF TERRACE



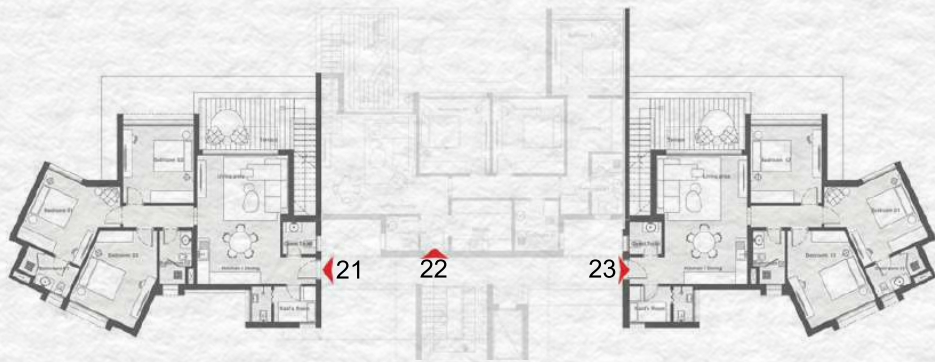
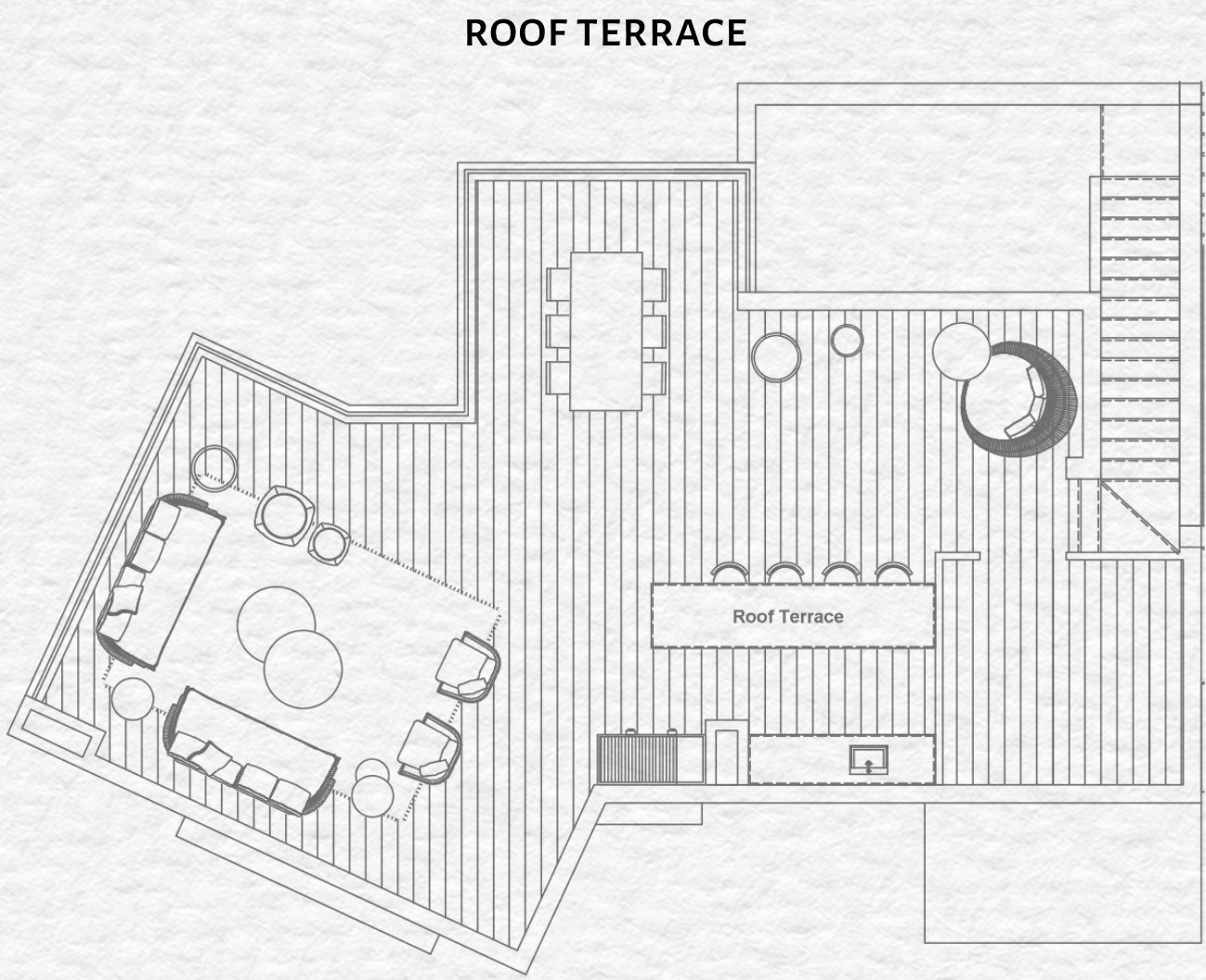
3 BR LAGUNA RESIDENCES

SECOND FLOOR

UNIT 21 & 23

TOTAL AREA (WITHOUT ROOF TERRACE)	180.8 SQM
GROSS AREA	166.5 SQM
TERRACES AREA	14.4 SQM
ROOF TERRACE	113.9 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.80 x 1.35
Living Area	4.60 x 3.55
Kitchen & Dining	4.20 x 2.95
Guest Toilet	1.65 x 1.65
Nanny's Room	
Nanny's Bedroom	2.10 x 1.80
Nanny's Bathroom	1.80 x 1.00
Bedroom (1)	
Entrance	2.10 x 1.10
Bedroom	3.80 x 3.60
Bathroom (1)	2.80 x 1.60
Bedroom (2)	3.90 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.70 x 1.60
Corridor	3.60 x 1.10
Terrace	4.65 x 2.60



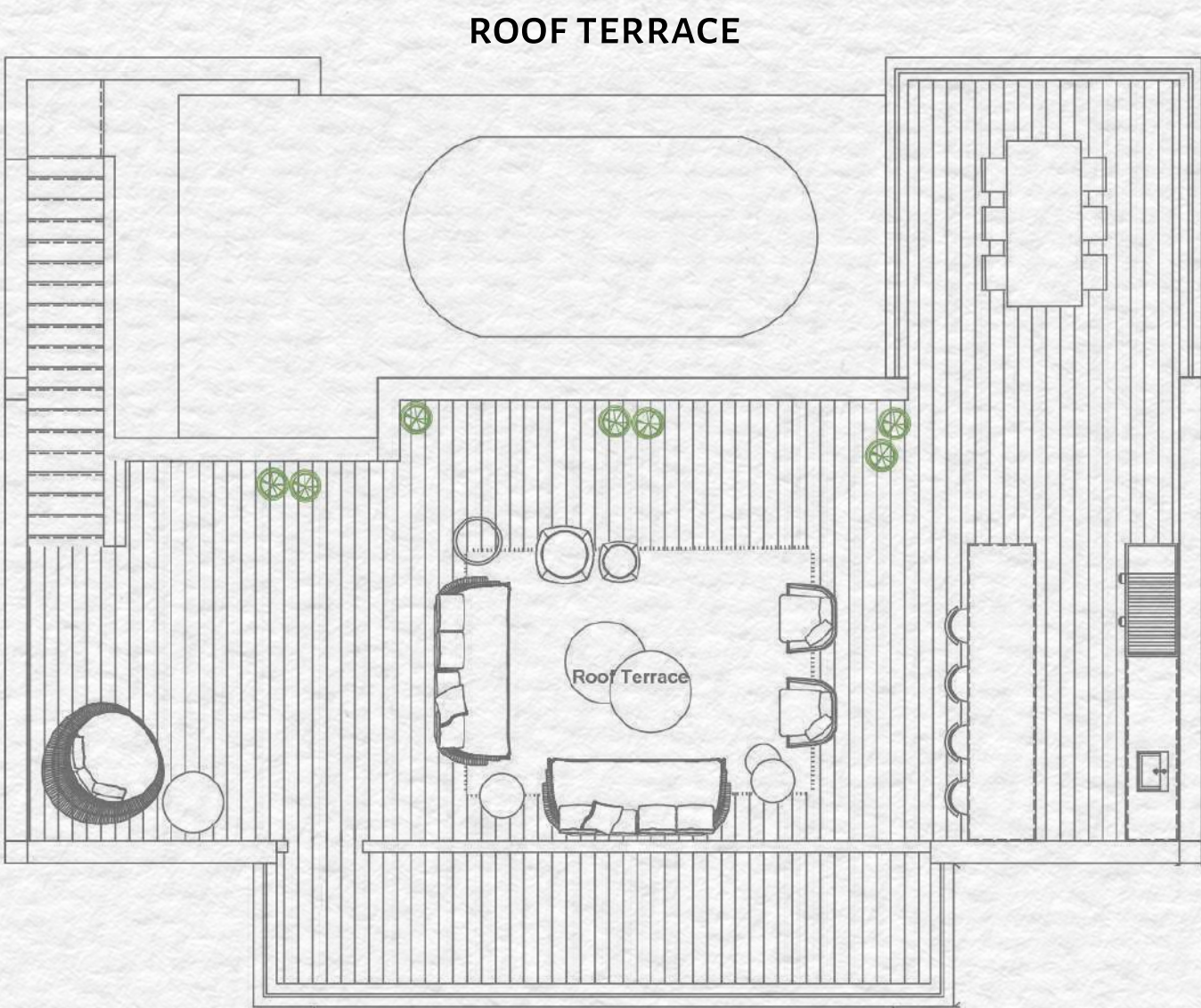
3 BR LAGUNA RESIDENCES

SECOND FLOOR

UNIT 22

TOTAL AREA (WITHOUT ROOF TERRACE)	194.1 SQM
GROSS AREA	178.9 SQM
TERRACES AREA	15.2 SQM
ROOF TERRACE	130.8 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.40
Living & Dining	5.05 x 4.80
Kitchen	3.05 x 2.55
Guest Toilet	1.75 x 1.60
Bedroom (1)	
Entrance	3.15 x 1.10
Bedroom	3.80 x 3.60
Dressing	2.85 x 2.70
Bathroom (1)	3.00 x 1.60
Bedroom (2)	3.80 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.55 x 2.20
Corridor	5.40 x 1.10
Storage	1.65 x 0.85
Terrace	4.75 x 2.45





















KC BUILDING - LAGUNA RESIDENCES - GROUND FLOOR



3 BR LAGUNA RESIDENCES

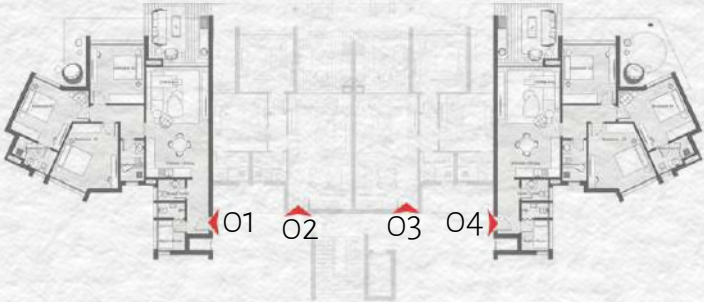
GROUND FLOOR

UNIT 01 & 04

TOTAL AREA	185.1 SQM
GROSS AREA	167.4 SQM
TERRACES AREA	17.6 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.65 x 1.45
Living area	4.60 x 4.20
Kitchen & Dining	3.10 x 2.80
Guest Toilet	1.80 x 1.40
Nanny's Room	
Nanny's bedroom	2.05 x 1.80
Nanny's bathroom	1.80 x 1.00
Bedroom (1)	
Entrance	2.10 x 1.10
Bedroom	3.80 x 3.60
Bathroom (1)	2.80 x 1.60
Bedroom (2)	3.90 x 3.60

Bedroom (3)	4.30 x 3.60
Bathroom (2)	2.75 x 1.60
Corridor	3.60 x 2.20/1.10
Terrace	4.35 x 4.00



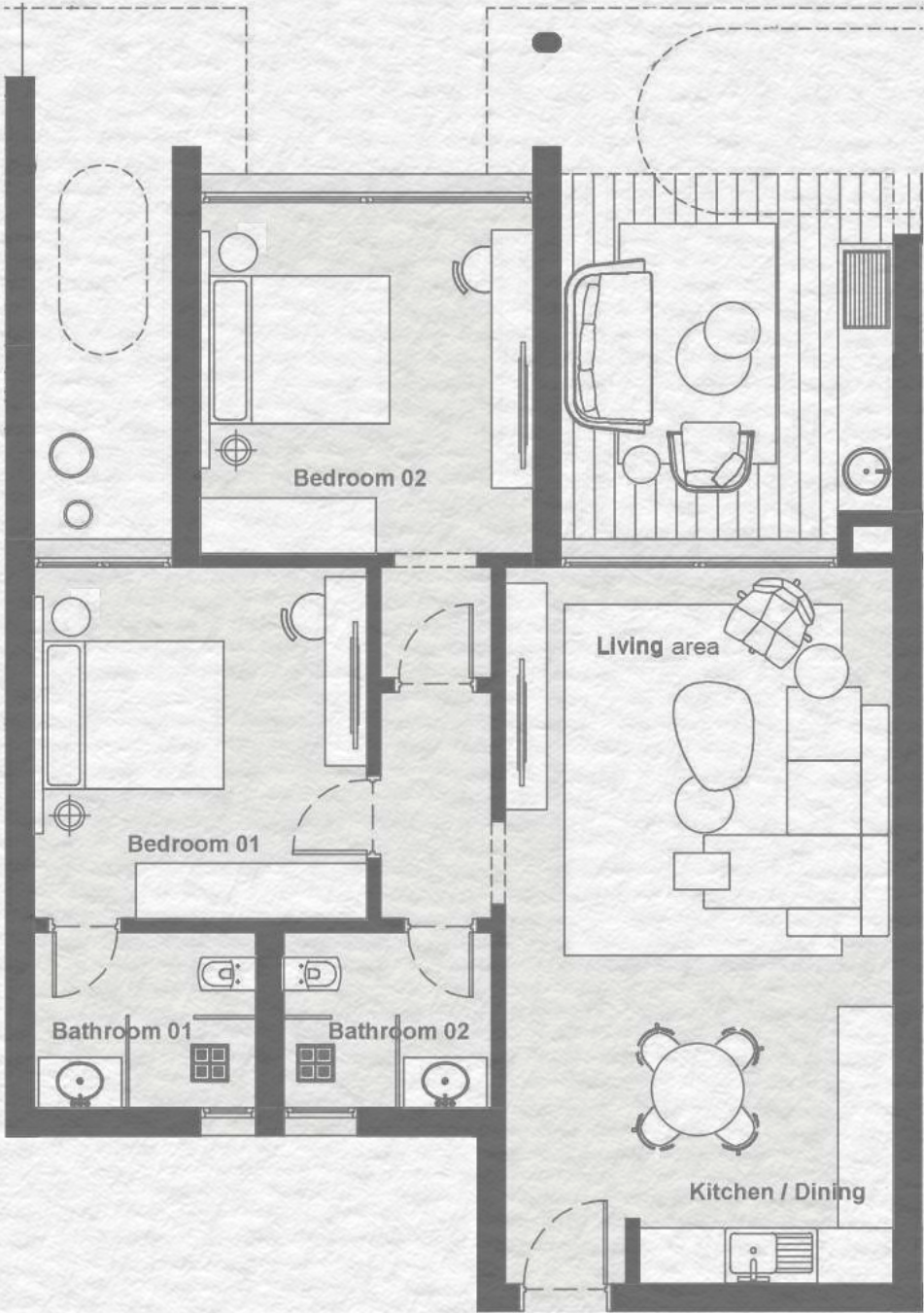
2 BR LAGUNA RESIDENCES

GROUND FLOOR

UNIT 02 & 03

TOTAL AREA	131.2 SQM
GROSS AREA	116.3 SQM
TERRACES AREA	14.9 SQM

ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	
Bedroom	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.95 x 3.60



KC BUILDING – LAGUNA RESIDENCES – FIRST FLOOR



3 BR LAGUNA RESIDENCES

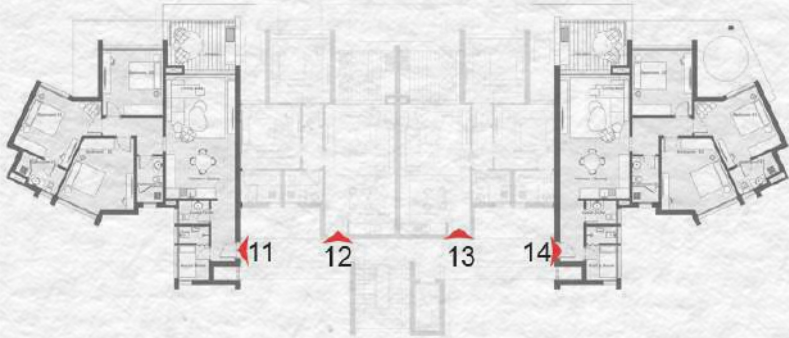
FIRST FLOOR

UNIT 11 & 14

TOTAL AREA	180.5 SQM
GROSS AREA	168.1 SQM
TERRACES AREA	12.4 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.65 x 1.45
Living area	4.60 x 4.20
Kitchen & Dining	3.10 x 2.80
Guest Toilet	1.80 x 1.40
Nanny's room	
Nanny's bedroom	2.05 x 1.80
Nanny's bathroom	1.80 x 1.00

Bedroom (1)	
Entrance	2.10 x 1.10
Bedroom	3.80 x 3.60
Bathroom (1)	2.80 x 1.60
Bedroom (2)	3.90 x 3.60
Bedroom (3)	4.30 x 3.60
Bathroom (2)	2.75 x 1.60
Corridor	3.60 x 2.20/1.10
Terrace	4.05 x 2.55

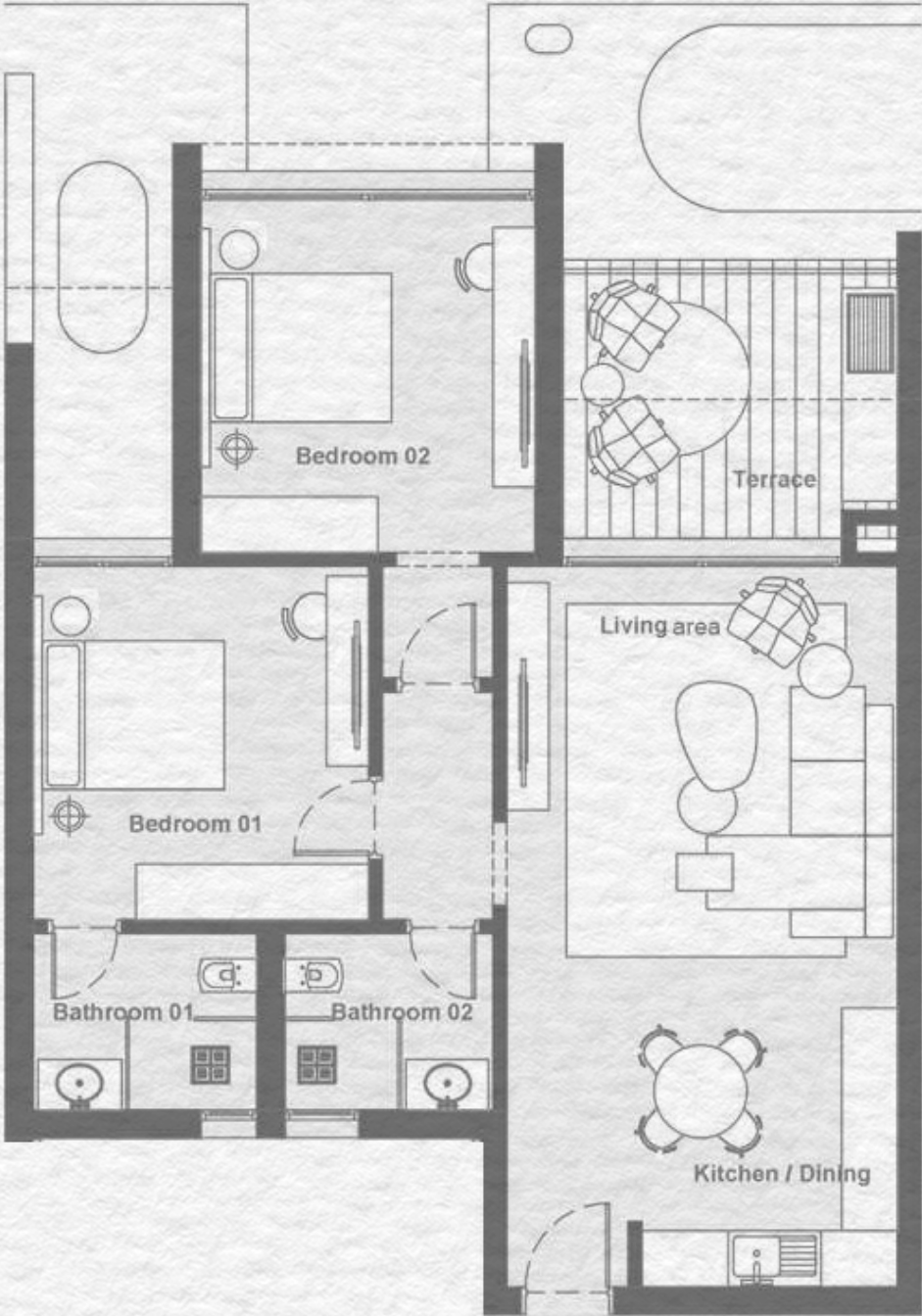


2 BR LAGUNA RESIDENCES FIRST FLOOR

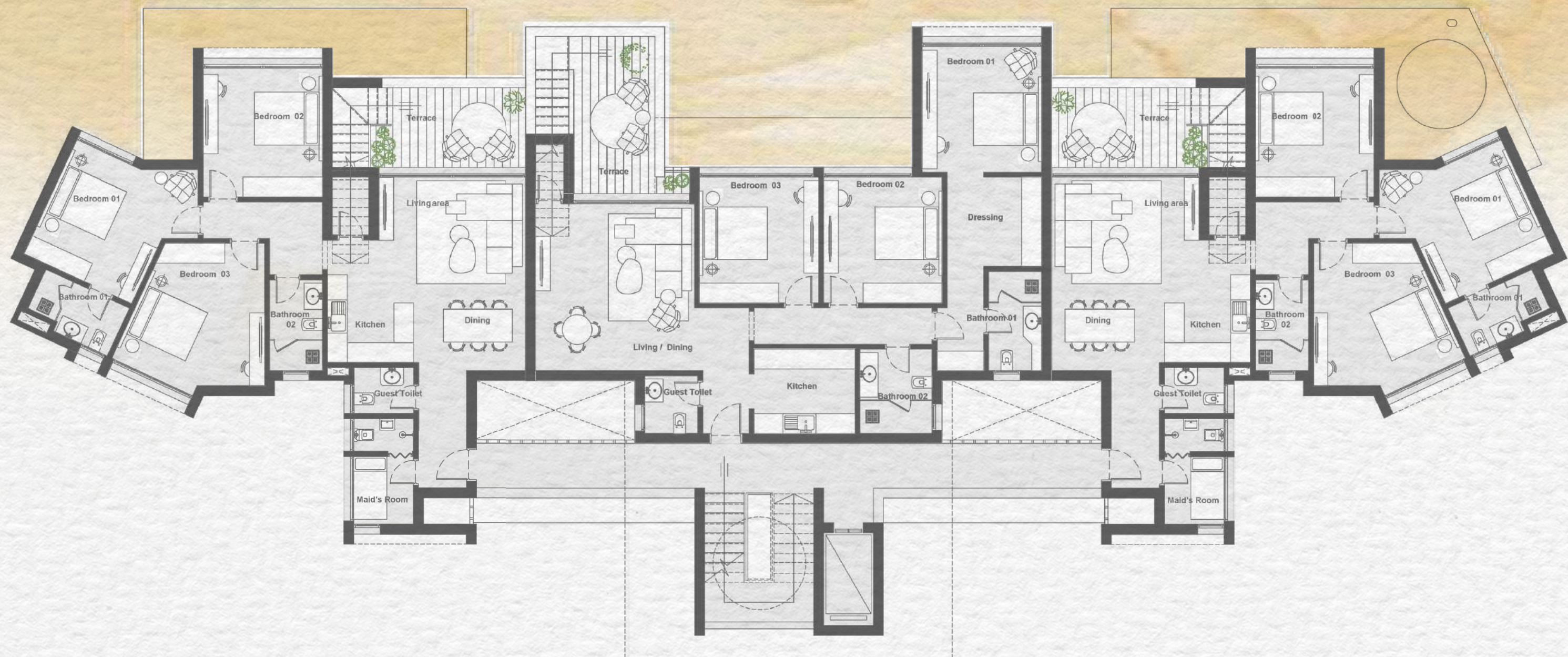
UNIT 12 & 13

TOTAL AREA	126.8 SQM
GROSS AREA	115.7 SQM
TERRACES AREA	11.1 SQM

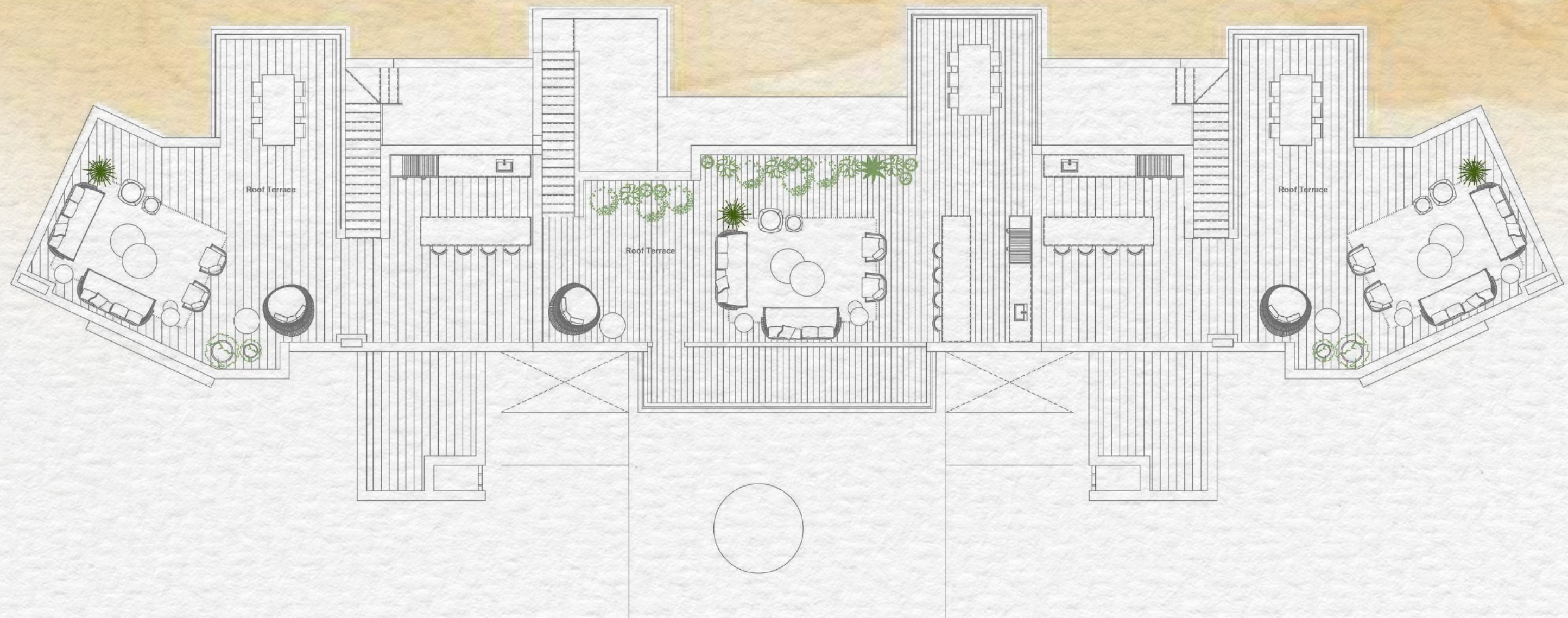
ROOM	DIMENSIONS
Entrance Lobby	1.30 x 0.70
Living area	4.75 x 4.20
Kitchen & Dining	3.00 x 2.75
Bedroom (1)	
Bedroom	3.80 x 3.60
Bathroom (1)	2.40 x 1.90
Bedroom (2)	
Entrance	1.20 x 1.20
Bedroom	3.80 x 3.60
Bathroom (2)	2.25 x 1.90
Corridor	2.45 x 1.20
Terrace	3.60 x 2.85



KC BUILDING – SUNSET PENTHOUSES – SECOND FLOOR



KC BUILDING – SUNSET PENTHOUSES – ROOF TERRACE



3 BR SUNSET PENTHOUSE SECOND FLOOR

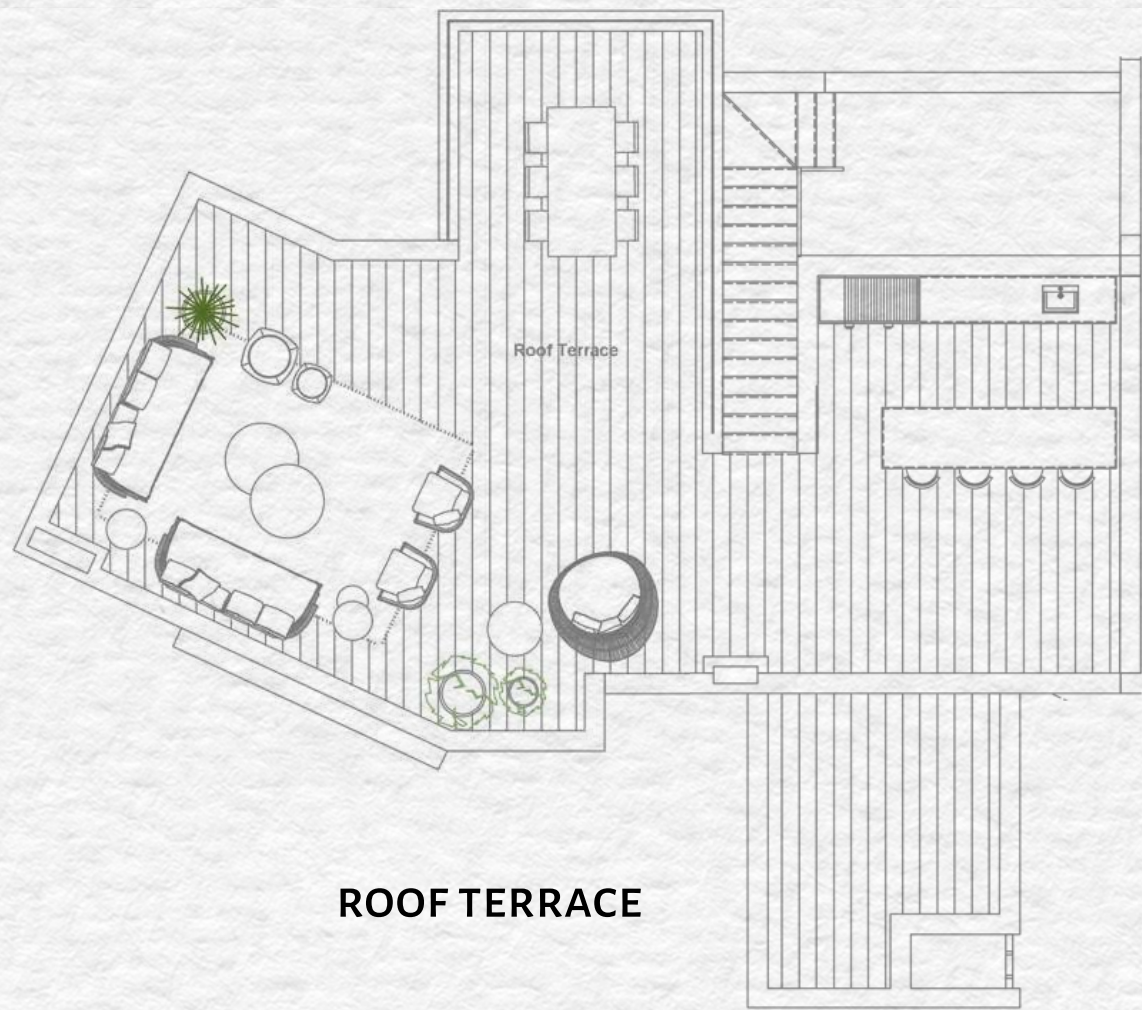
UNIT 21 & 23

TOTAL AREA (WITHOUT ROOF TERRACE)	193.0 SQM
GROSS AREA	180.7 SQM
TERRACES AREA	12.4 SQM
ROOF TERRACE	131.5 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.55 x 1.45
Living area	4.45 x 3.35
Dining	3.25 x 2.50
Kitchen	2.80 x 2.75
Guest Toilet	1.80 x 1.40
Nanny's room	
Nanny's bedroom	2.05 x 1.80
Nanny's bathroom	1.80 x 1.00
Bedroom (1)	
Entrance	2.10 x 1.10
Bedroom	3.80 x 3.60
Bathroom (1)	2.80 x 1.60
Bedroom (2)	3.90 x 3.60
Bedroom (3)	4.30 x 3.60
Bathroom (2)	2.75 x 1.60
Corridor	3.60 x 2.20/1.10
Storage	1.75 x 1.10
Terrace	4.05 x 2.40



SECOND FLOOR



ROOF TERRACE



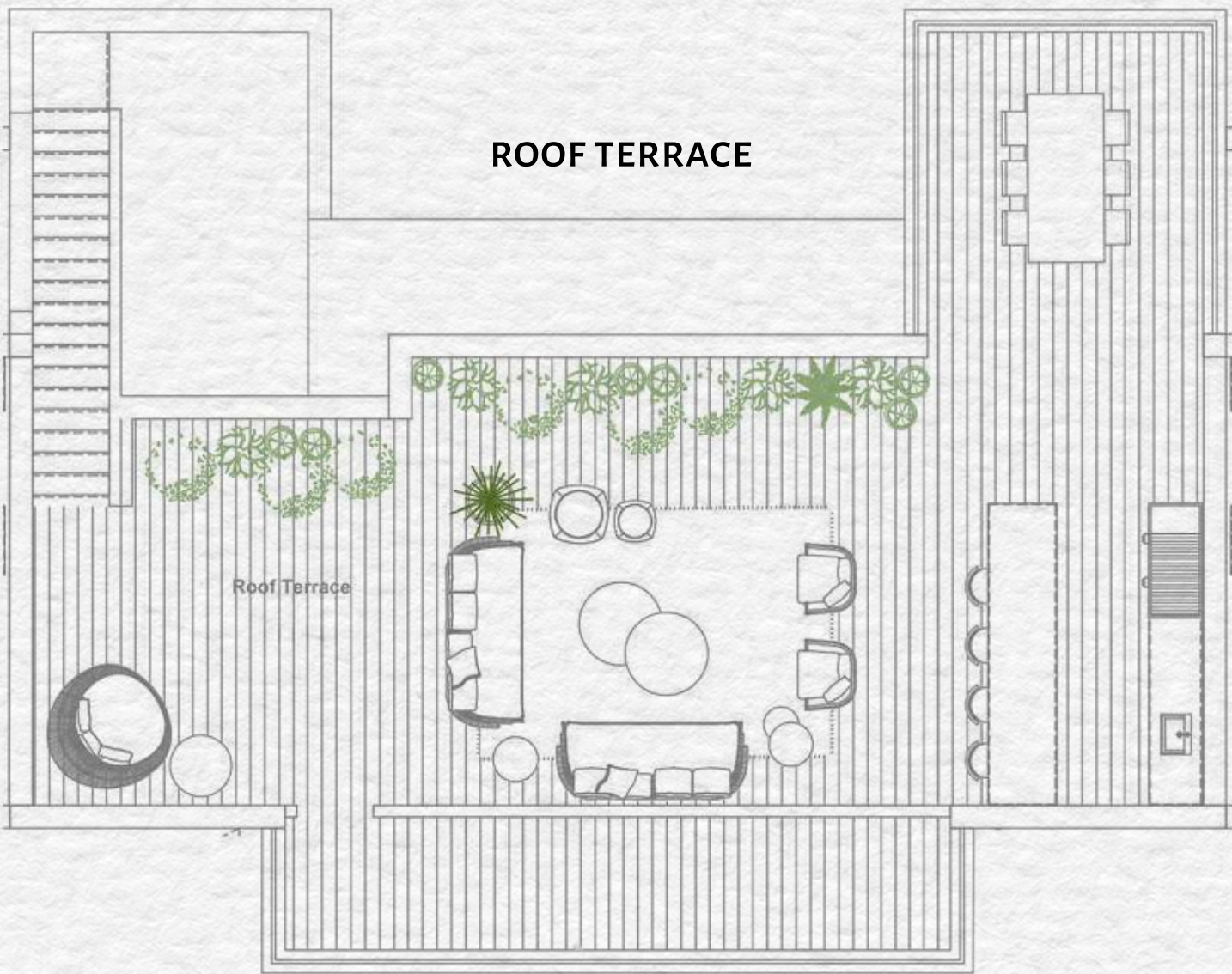
3 BR SUNSET PENTHOUSE

SECOND FLOOR

UNIT 22

TOTAL AREA (WITHOUT ROOF TERRACE)	195.9 SQM
GROSS AREA	180.7 SQM
TERRACES AREA	15.2 SQM
ROOF TERRACE	130.8 SQM

ROOM	DIMENSIONS
Entrance Lobby	3.80 x 1.40
Living & Dining	5.05 x 4.80
Kitchen	3.05 x 2.55
Guest Toilet	1.75 x 1.60
Bedroom (1)	
Entrance	3.15 x 1.10
Bedroom	3.80 x 3.60
Dressing	2.85 x 2.70
Bathroom (1)	3.00 x 1.60
Bedroom (2)	3.80 x 3.60
Bedroom (3)	3.80 x 3.60
Bathroom (2)	2.55 x 2.20
Corridor	5.40 x 1.10
Storage	1.65 x 0.85
Terrace	4.75 x 2.45



DISCLAIMERS

GENERAL DISCLAIMER

- All plans, information, drawings, and dimensions herein in this brochure are intended to give a general indication of the proposed layout only and do not constitute any representation, warranty or guarantee by the Developer.
- Changes may be made by the developer during the further planning or development stages of any dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without obligation to give prior notices.

FLOORPLAN DISCLAIMER

1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the-stated area, Drawings not to scale.
5. The developer reserves the right to make revisions without an obligation to give prior notices.
6. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MASTERPLAN DISCLAIMER

1. Actual spaces areas may vary from the stated area in the masterplan.
2. Drawing is not to scale.
3. The masterplan shall not be deemed as final, the developer reserves the right to make technical revisions, without an obligation of giving prior notices.
4. Each garden plot shape will vary based on the location of the building in the masterplan.

RENDERS DISCLAIMER

1. This façade is subjected to minor amendments without an obligation to give prior notices.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishing for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

DESIGNED BY



IN PARTNERSHIP WITH



CAMPBELL GRAY
HOTELS & RESORTS

The med.

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WE ARE THE NEXT GENERATION COMMUNITY MAKERS, creators of authentic, sustainable, young and positive everlasting human experiences that ultimately create value for our community. We design and build soulful people-focused neighborhoods and genuine experiences that celebrate and stimulate connections amongst the community & with nature.

We ultimately bring all our forces to masterplan and design for these values.

Our communities are our perpetual companions and we are defined by their smiles, their wellbeing and ultimately their respect and trust.

PEOPLE & PLACES is introduced by Khaled El Assal, Mohamed Khaled El Assal, Karim Khaled El Assal, and Nabil Amasha. The founders have been leaders of the real estate industry, have designed, developed, and delivered superb mixed use masterplans and communities in Egypt.



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