



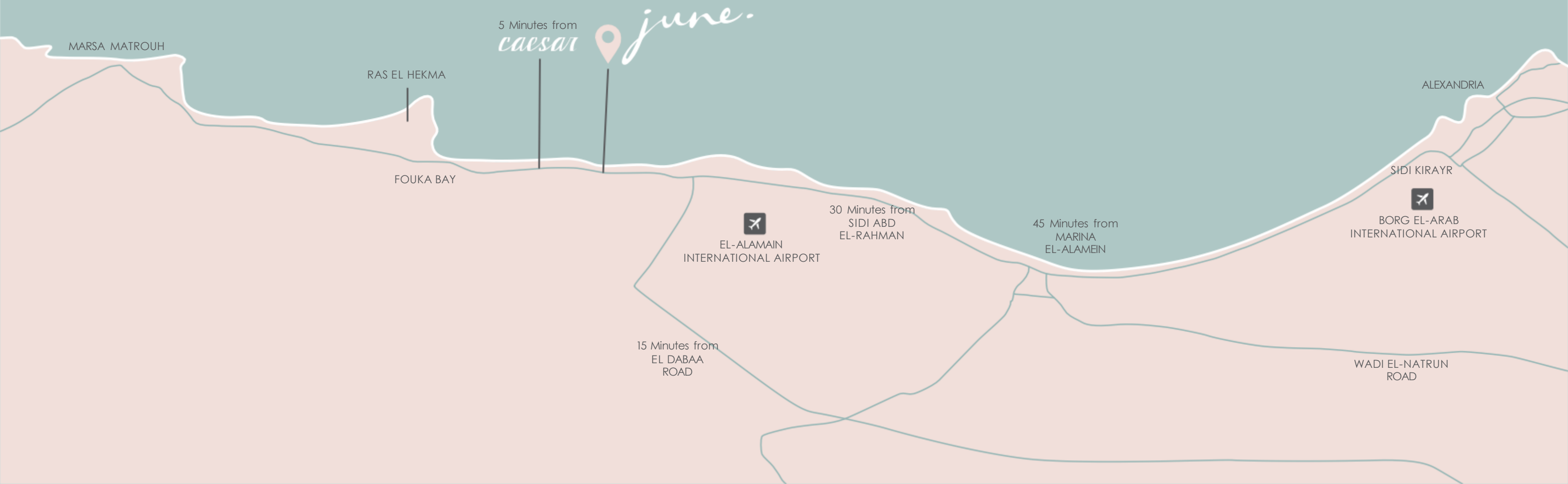
june.

AQUAMARINE

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.

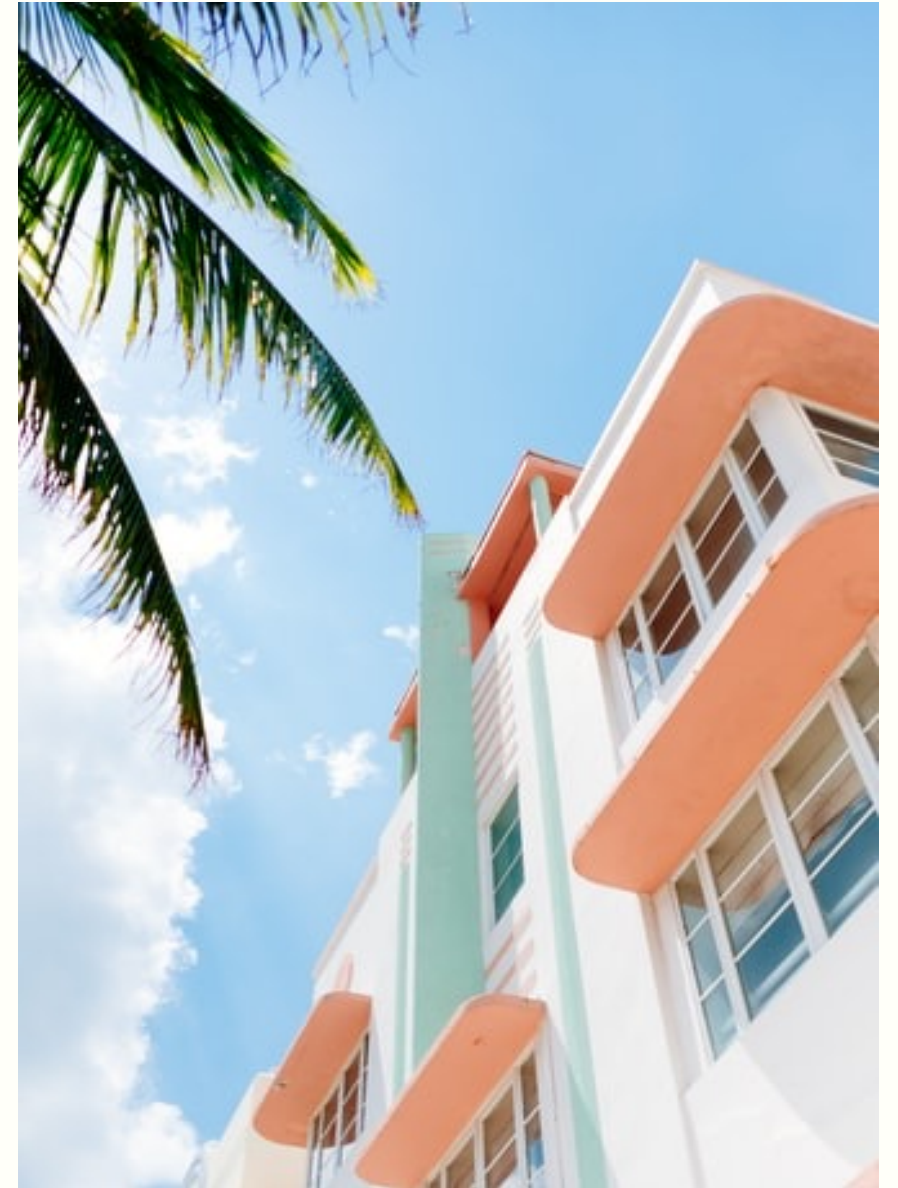
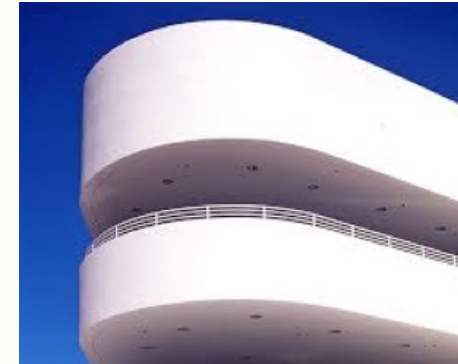
With the recently opened Dabaa Road, commuting from Cairo has never felt more like a summer breeze.



THE MIAMI INSPIRED TOWN

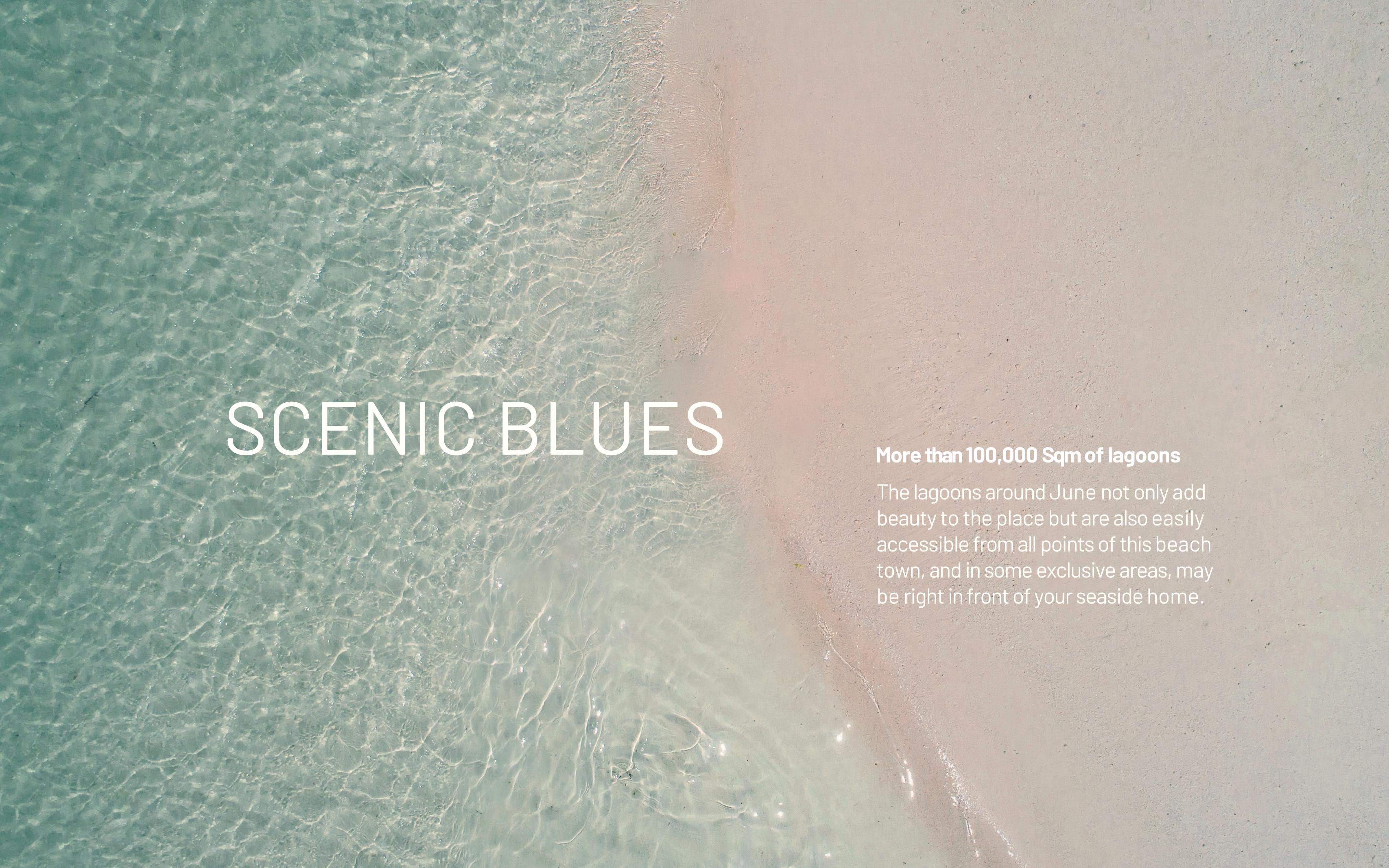
AN ARCHITECTURAL REVIVAL THE ART DECO

A style of decorative architecture. This style is known as Art Deco, inspired by Miami Beach's cluster of iconic architecture. June features an iconic design with its spherical appearance and curvy corners. Embodying art-deco, revel in the neon lighting, porthole windows, terrazzo floors, Ziggurat roof tiles, and glass blocks in this, Modern-Mediterranean take on Miami.



THE DEVELOPMENT



An aerial photograph of a beach. The left side of the image shows clear, turquoise water with visible ripples and sandy patches beneath the surface. The right side shows a wide, flat expanse of white sand. The text 'SCENIC BLUES' is overlaid in white, sans-serif capital letters on the water side.

SCENIC BLUES

More than 100,000 Sqm of lagoons

The lagoons around June not only add beauty to the place but are also easily accessible from all points of this beach town, and in some exclusive areas, may be right in front of your seaside home.

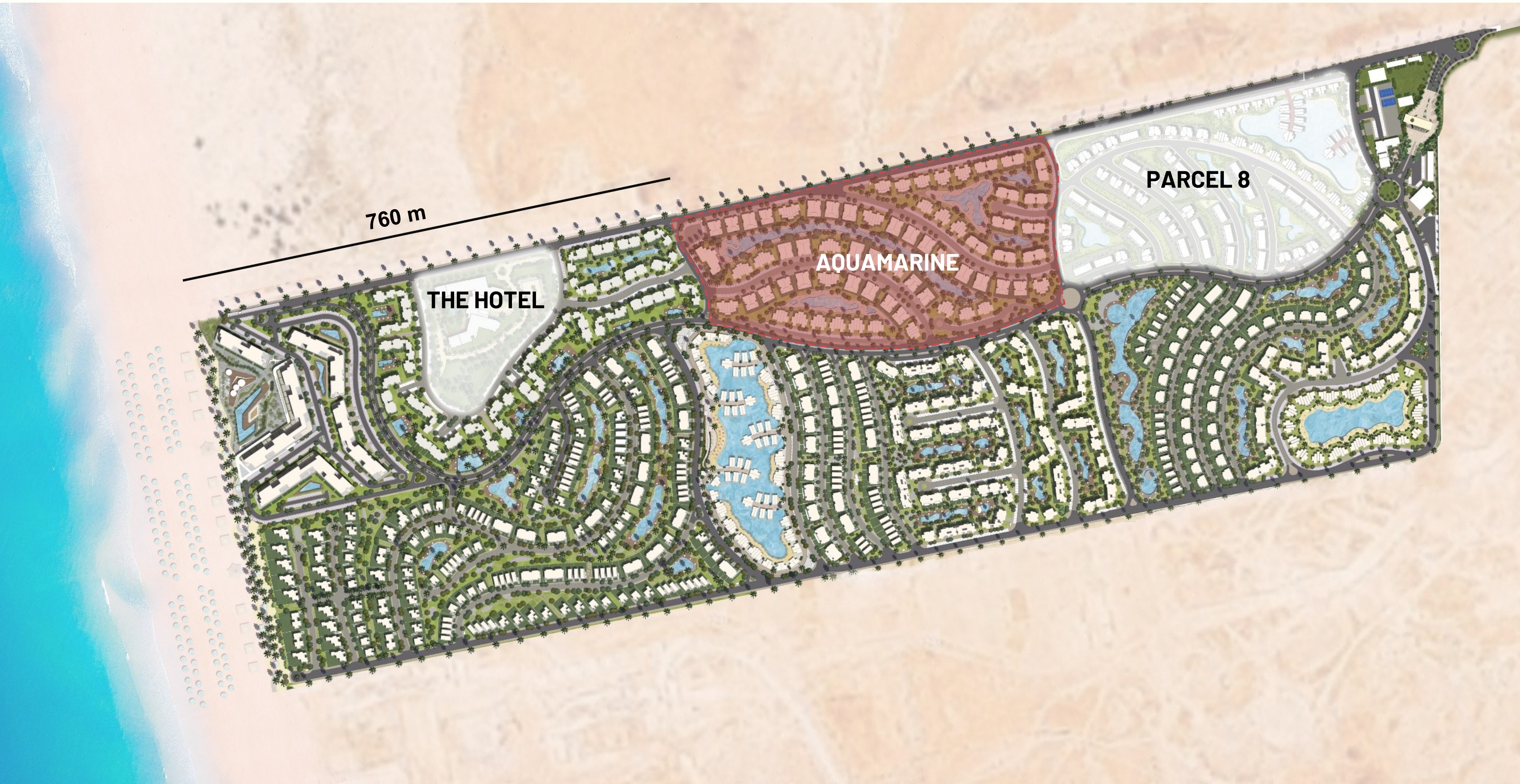
A woman in a black bikini is floating on her back in clear, turquoise water. Her arms are spread wide, and her legs are straight. The water is shallow and clear, showing the sandy bottom and some coral reefs in the distance. The sky is a deep blue with a few white clouds. The overall scene is peaceful and serene.

AQUAMARINE

LIVE THE ISLAND LIFE

Welcome to Aquamarine, the heart of June. It's your relaxed getaway with a private oasis for a serene escape. Connected by meandering lagoons and narrow canals, each home offers an island atmosphere, designed for spacious views and open horizons. Aquamarine is your tranquil haven, catering to your summer retreat in June.

LOCATION



THE MASTER – PLAN CONCEPT

More Than **8000 m²** Of Free-Flowing Lagoons

KEY ELEMENTS

- June's Oasis with lush landscape
- New home type
- Lagoon side Homes
- Clubhouse





THE LAGOONS

MORE THAN 8000 M² OF FREE FLOWING LAGOONS

Step into your private retreat with serene lagoons at your doorstep. Dive into the crystalline lagoon steps from home and kayak along picturesque waterways connecting you with neighbors. Canals seamlessly blend with the natural landscape, creating a tranquil atmosphere. Thoughtful design ensures easy access, transforming your residence into more than a home, it's a lifestyle. Welcome to your slice of paradise, where each day is a tranquil escape.



THE LAGOONSIDE HOMES

- The Lagoon -side homes have a canal-like lagoon that gives the tropical sense of an island
- Slightly elevated homes overlooking the canal with expansive views and landscaping to provide a refreshing summer experience, allowing residents to enjoy the tranquil waters close to home
- The clubhouse is designed to ensure that all the leisure amenities are close to home



THE CLUBHOUSE

The clubhouse, situated at the top of the lagoon with expansive views of a river-like zone and tropical trees, overlooks a canal like lagoon with endless water vistas. It serves as the vibrant heart of the community, offering tranquil alternatives to the beach with exclusive amenities such as restaurants, cafes, a kids' area, and yoga, allowing residents to indulge in gourmet dining, socializing at community events, or lounging by the lagoon.



An aerial photograph of a tropical beach. The water is a vibrant turquoise color, with white foam from waves washing onto a pristine white sand beach. Several palm trees are visible, their long shadows cast across the sand and water. The overall scene is serene and idyllic.

AQUAMARINE
CHALETs



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CHALETS

CH 03

TWO BEDROOMS CHALET

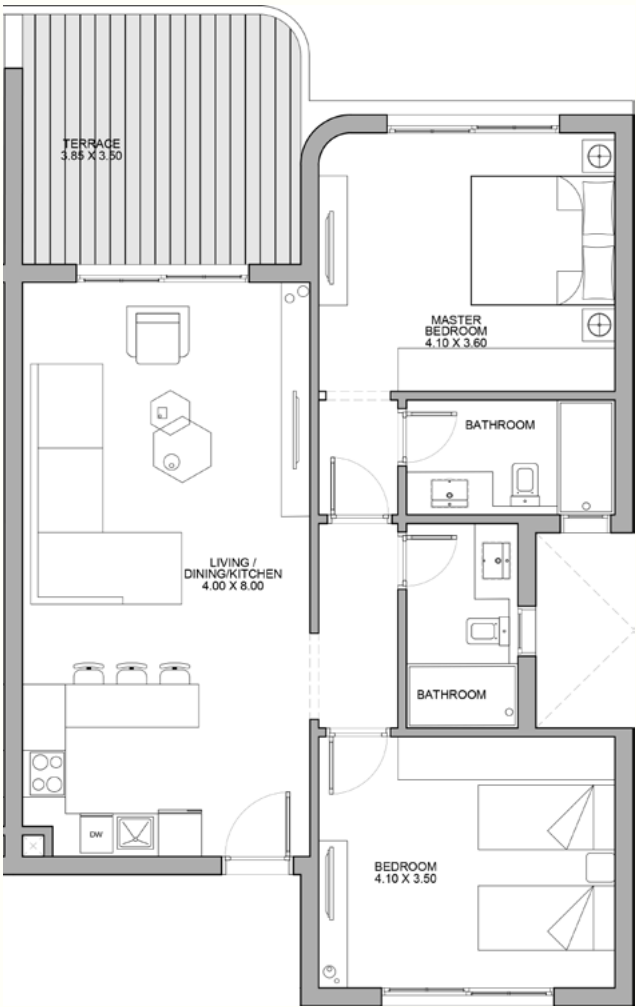
Ground Floor

Gross Area	110.7 SQM
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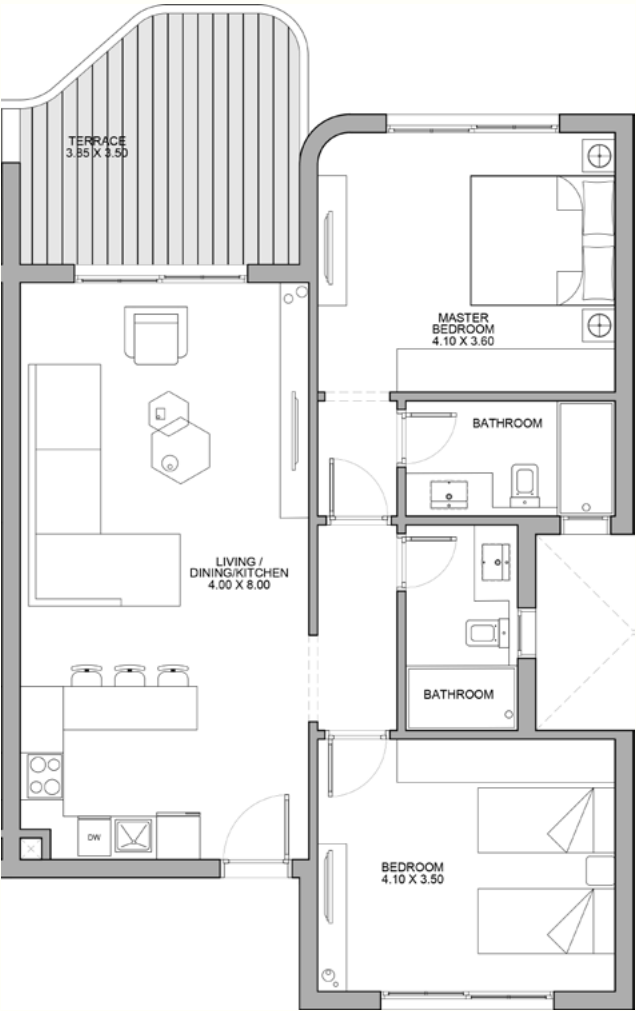
First and Third Floors

Gross Area	116 SQM
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Second Floor

Gross Area	111.4 SQM
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CH 06

THREE BEDROOMS CHALET

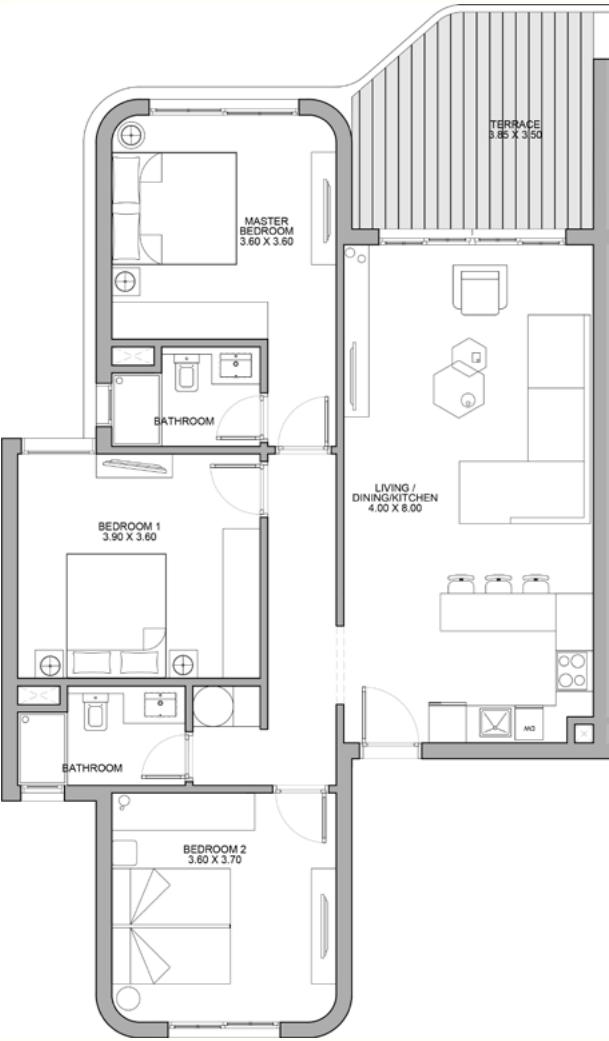
Ground Floor

Gross Area	131.6 SQM
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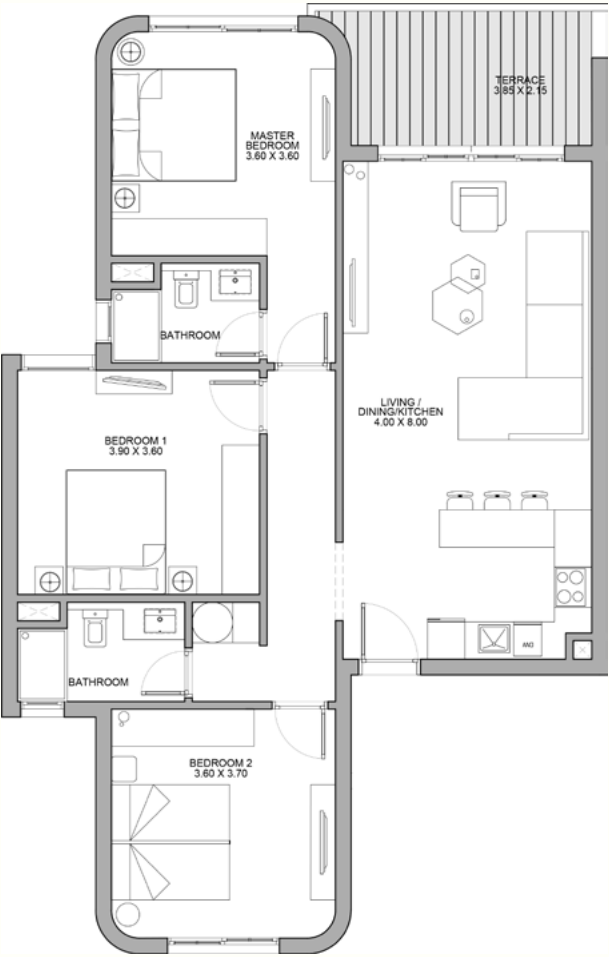
First and Third Floors

Gross Area	133.8 SQM
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Second Floor

Gross Area	133.1 SQM
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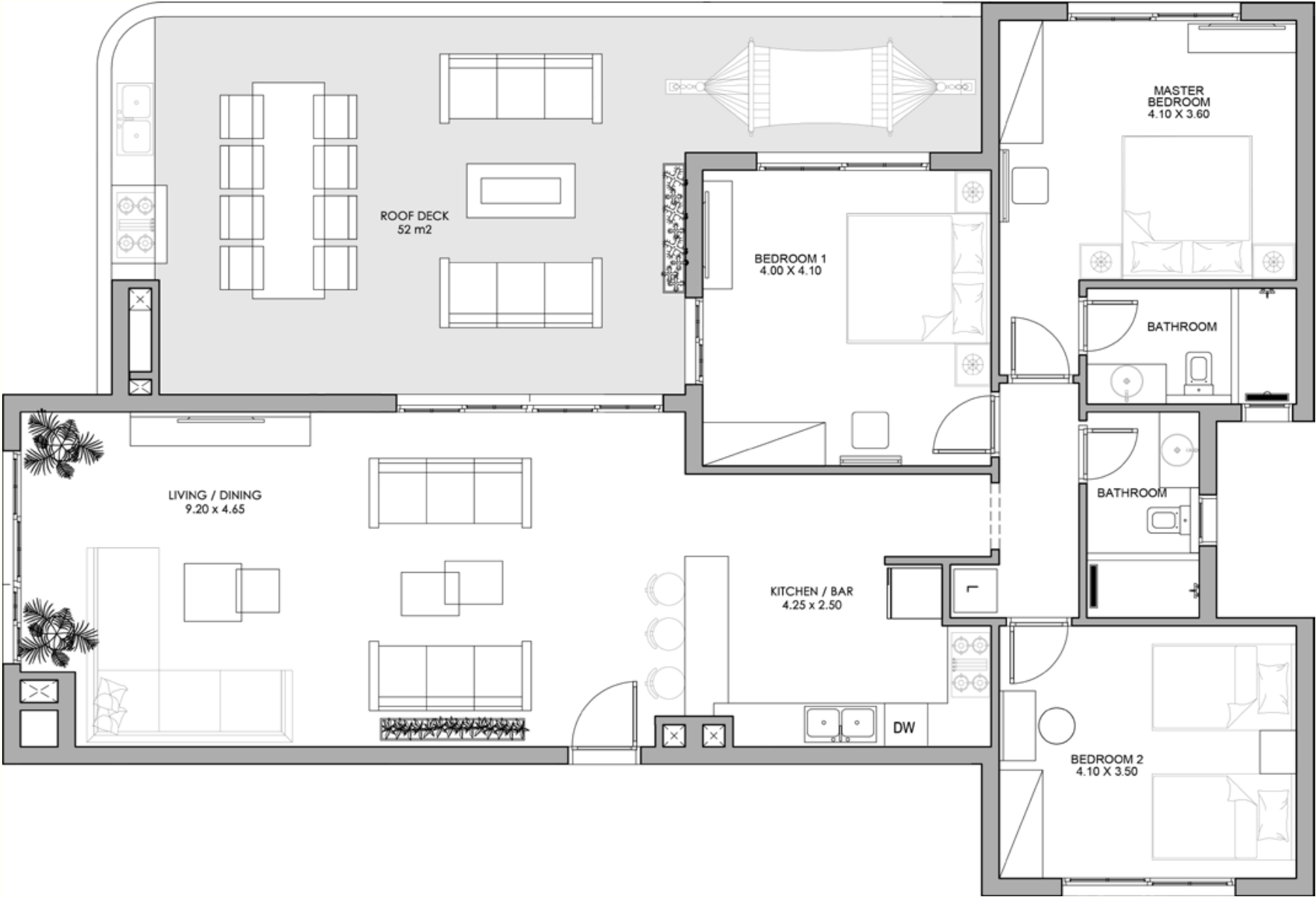
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PN 07

THREE BEDROOMS PENTHOUSES

Roof Floor

Gross Area	156.1 SQM
Roof Deck	52 SQM



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An aerial photograph of a tropical beach. The water is a vibrant turquoise color, with white foam from waves washing onto a pristine white sand beach. Several palm trees are visible, their long shadows cast across the sand and water. The overall scene is bright and sunny, with a clear blue sky.

AQUAMARINE
LOFTS

LOFTS TYPE - E

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LOFTS TYPE - F

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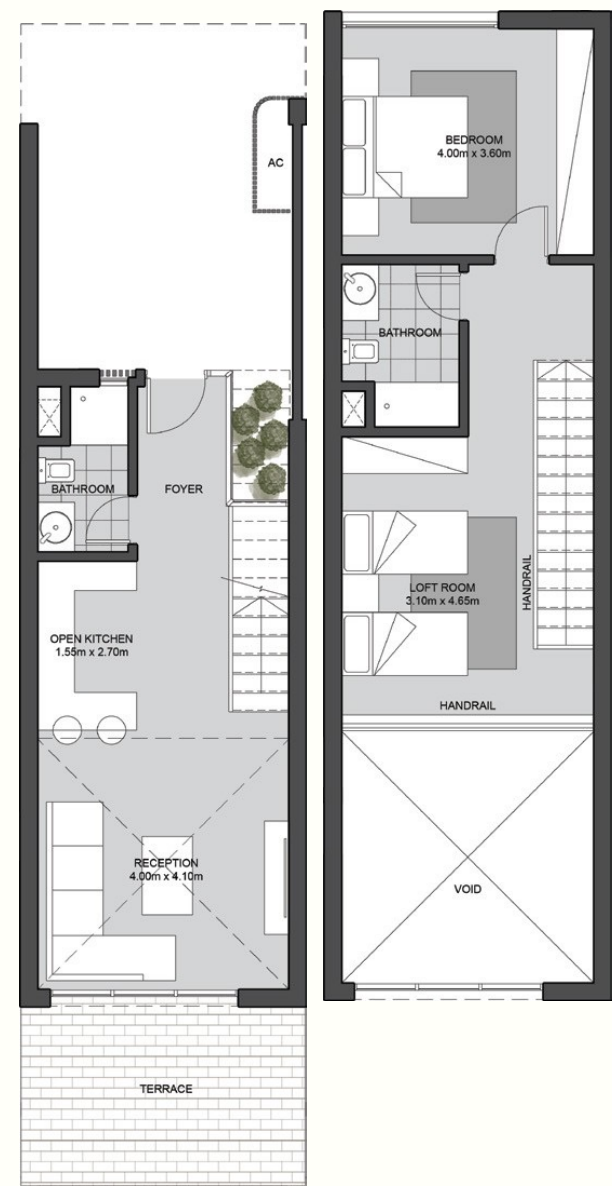
LOFTS TYPE - I



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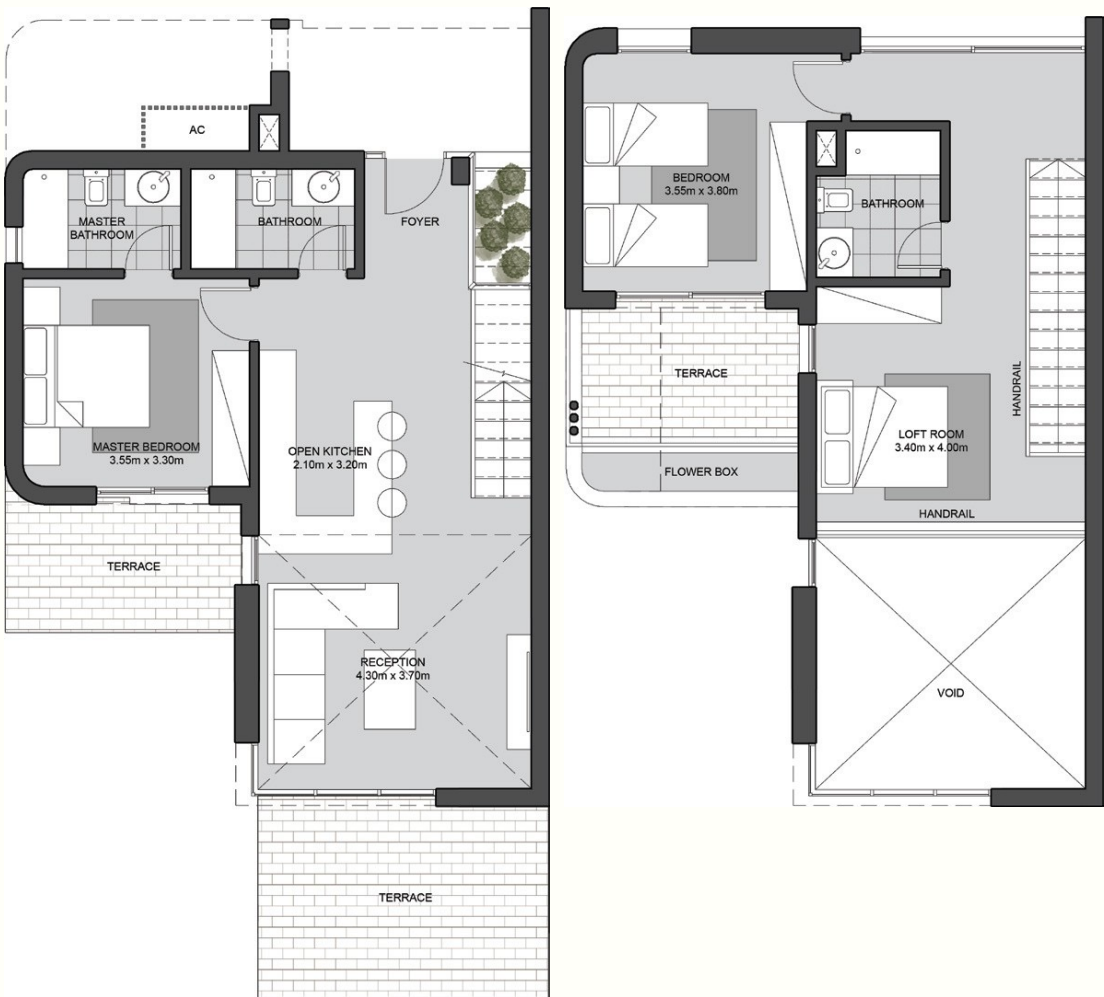
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LOFTS UNITS



Ground Floor First Floor

Gross Area	102 SQM
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Ground Floor First Floor

Gross Area	150.3 SQM
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Ground Floor First Floor

Gross Area	175.4 SQM
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An aerial photograph of a tropical beach. The water is a vibrant turquoise color, with white foam from waves breaking onto a sandy shore. Several palm trees are visible, with their long shadows cast across the sand and water. The overall scene is bright and sunny.

AQUAMARINE
SANDSTONE



SANDSTONE HOUSE

NEW PREMIUM PRODUCT

ART-DECO INSPRIED HOMES

- Ground floor with a spacious garden.
- First floor with big terraces in addition to a large roof deck area.
- Private entrance to home
- Exclusive parking spaces for the residents like single-family units.
- Introducing the **FIVE bedrooms unit** for the first time in JUNE.
- FULLY FINISHED units with Acs.
- All units having Nanny's Bedroom.

SANDSTONE HOUSE - A



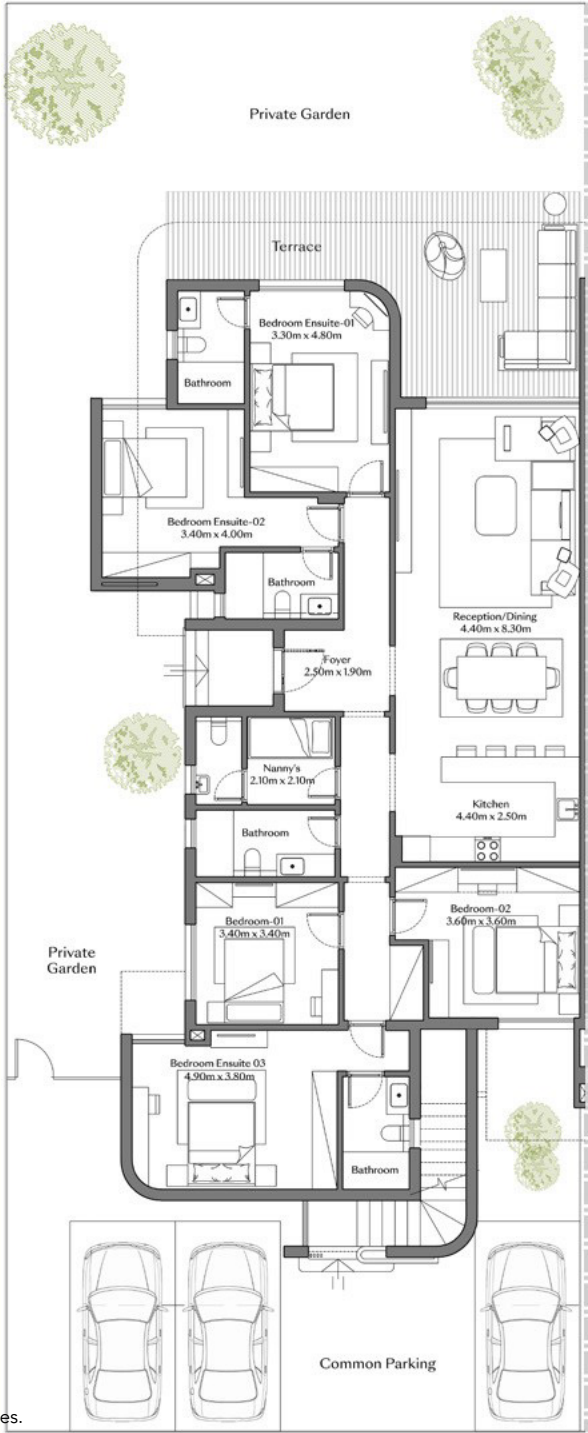
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SANDSTONE HOUSE- A

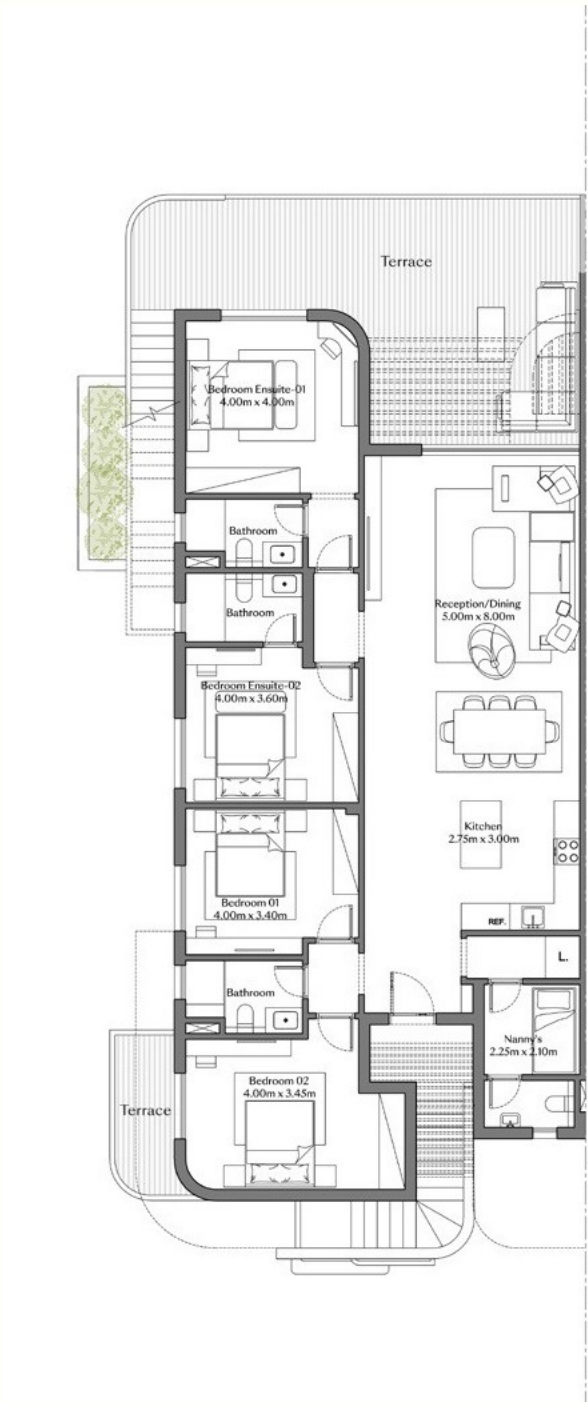
Ground Floor - 5 Bedrooms

Gross Area	193.1 SQM
Terraces	36.2 SQM
Total Area	229.3 SQM



First Floor - 4 Bedrooms

Gross Area	169.2 SQM
Terraces	53.4 SQM
Total Area	222.6 SQM



Roof Deck	127.7 SQM
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SANDSTONE HOUSE - A



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SANDSTONE HOUSE - B



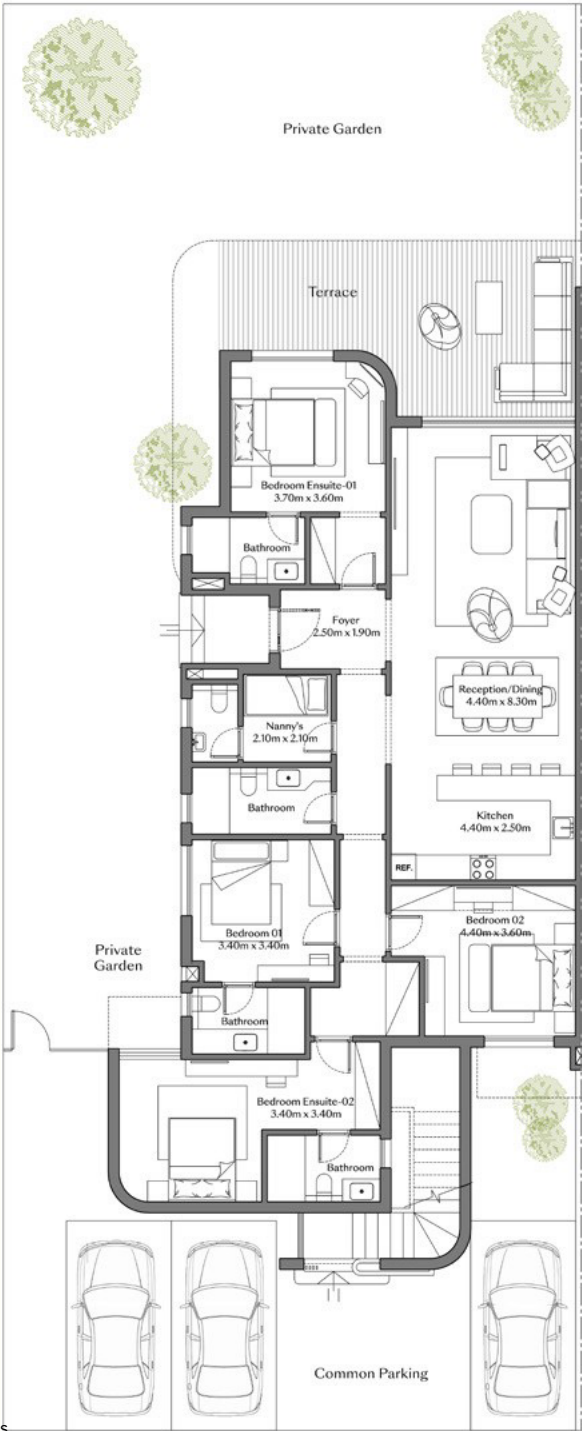
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SANDSTONE HOUSE- B

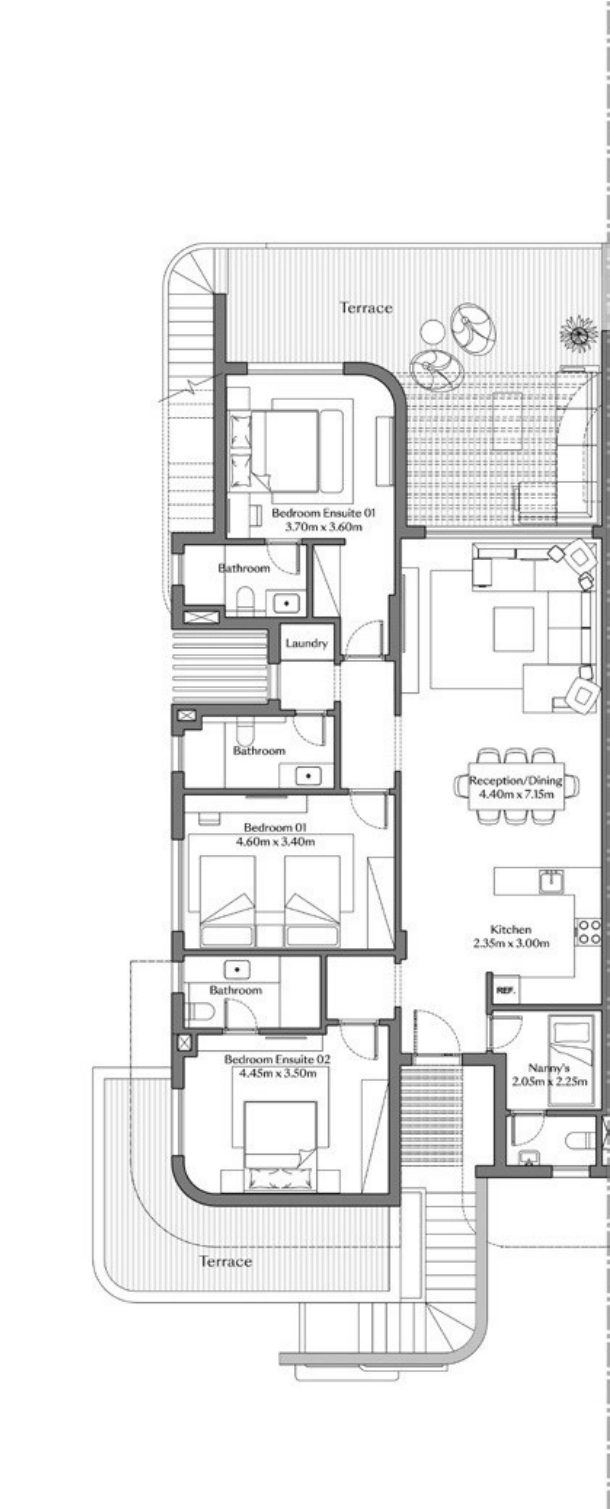
Ground Floor - 4 Bedrooms

Gross Area	170.3 SQM
Terraces	33.1 SQM
Total Area	204.4 SQM



First Floor - 3 Bedrooms

Gross Area	144.4 SQM
Terraces	62.3 SQM
Total Area	206.7 SQM



Roof Deck	108.6 SQM
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SANDSTONE HOUSE - B



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SANDSTONE HOUSE - C



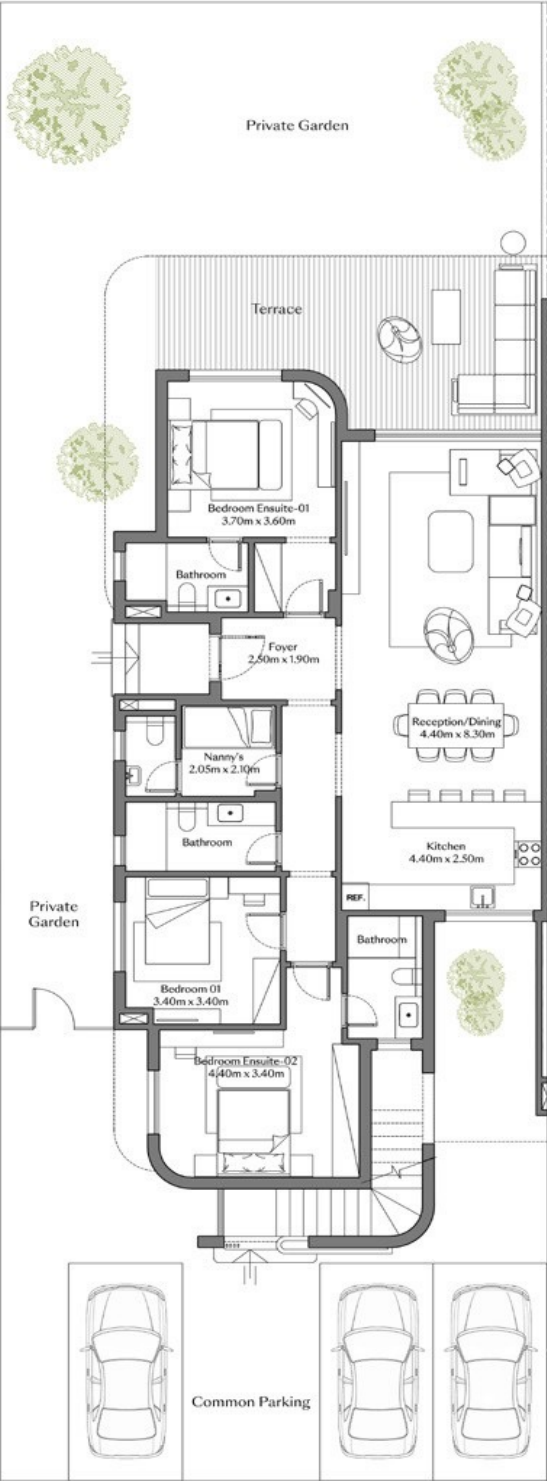
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SANDSTONE HOUSE- C

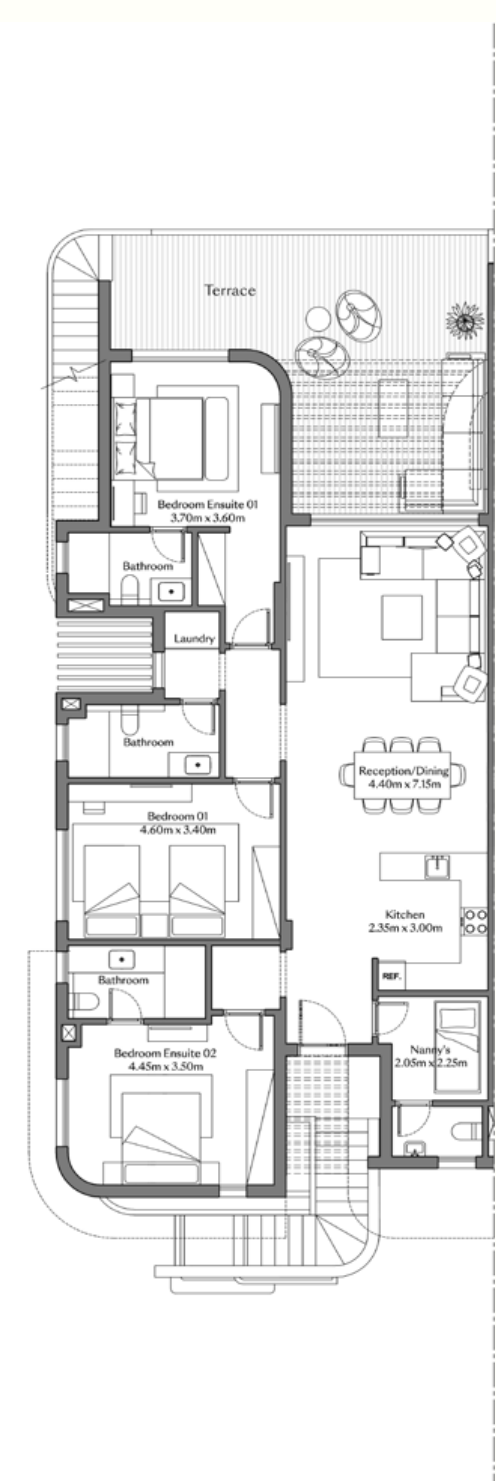
Ground Floor – 3 Bedrooms

Gross Area	144.2 SQM
Terraces	32.2 SQM
Total Area	176.4 SQM

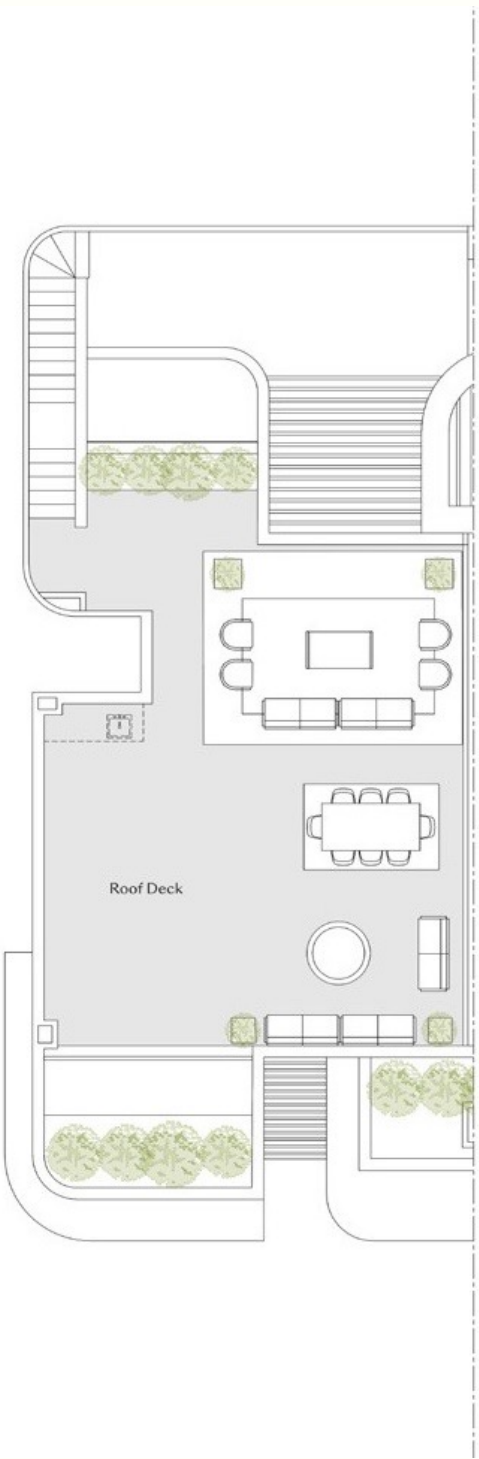


First Floor – 3 Bedrooms

Gross Area	144.4 SQM
Terraces	40.7 SQM
Total Area	185.1 SQM



Roof Deck 117.1 SQM



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SANDSTONE HOUSE - C



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WHERE IT'S ALWAYS SUMMER