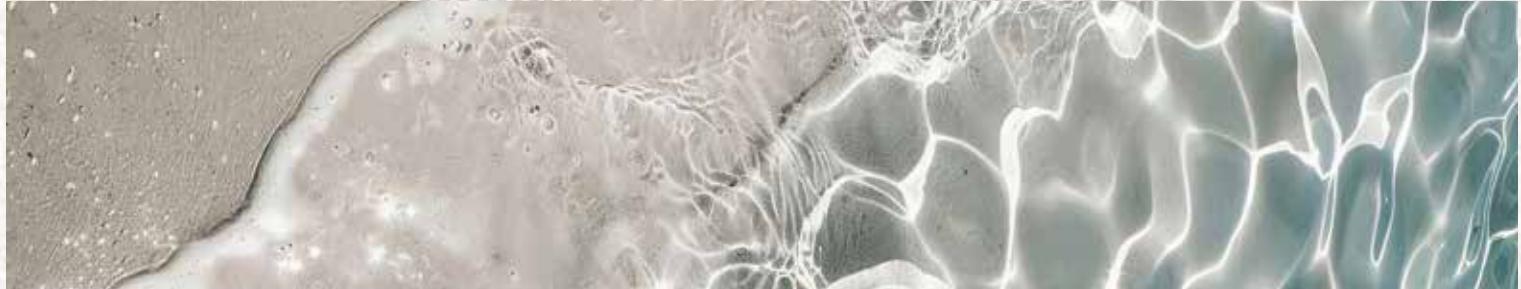


FA
NADIR SHORES
EL GOUNA

LIVE BY



THE BLUE



EL GOUNA A TOWN TO LOVE

Positioned along Egypt's Red Sea coastline, El Gouna presents opportunities for those seeking cosmopolitan, seaside living and the exclusivity of a self-contained community.



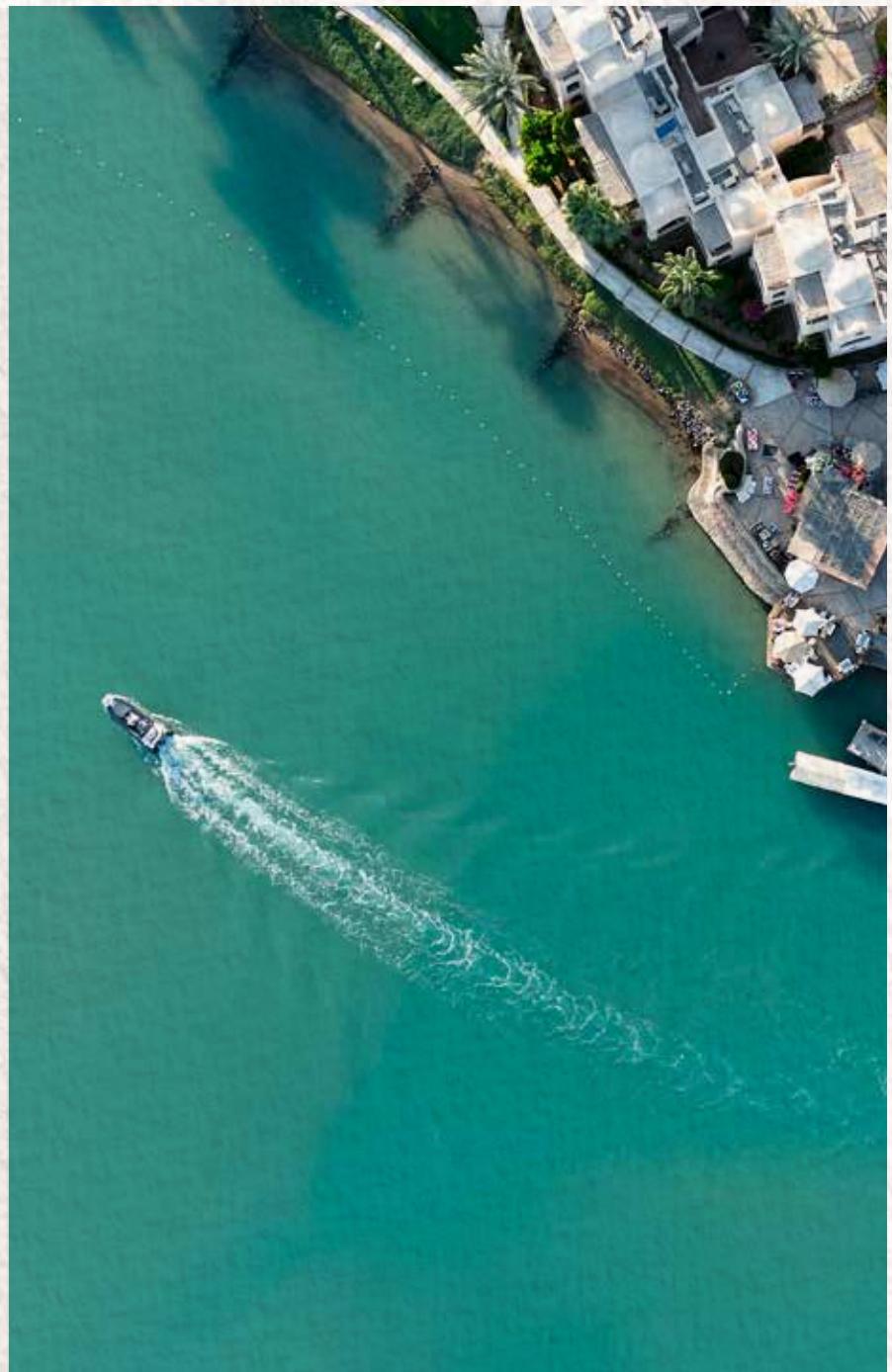
LIVE THE SEA LOVE THE LIFE



EL Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences. Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes.

With stunning views and endless sunshine, it is an ideal investment at any time of year, allowing you to live the sea, love the life, and embrace its magic in a town like no other.





A PLACE TO BELONG

Our inclusive community welcomes 25,000 residents from 50+ nationalities with different backgrounds, fostering a sense of belonging and acceptance that promotes personal growth and well-being. This spirit of harmonious environment makes El Gouna more than just a place to live; it's a place to thrive.

ALL YEAR ROUND DESTINATION

El Gouna's perfect all-year round sunshine and thoughtful urban planning allow its residents to enjoy healthier and more outdoor-focused lifestyle. The town provides a diverse array of amenities including 4 world-class marinas, 2 championship golf courses, 18 reputable hotels, a world-class international hospital, schools, universities, co-working spaces, a private airport and over 100 exciting restaurants, bars and eateries.



A VIBRANT TOWN

The town also boasts several high-profile cultural events and festivals that occur year-round at the renowned El Gouna Conference and Cultural Center, which infuse the area with energy and excitement, making it a vibrant and lively place, ensuring there is always something exciting happening.



EL GOUNA'S VISION



To set the global standard for sustainable
seaside living, inspiring people to actualize
their individual desires within a cosmopolitan,
carefree, and coastal environment unlike
anywhere else.



WHERE TRADITION MEETS MODERN DESIGN

Part of El Gouna's appeal relates to its renowned colorful, unique, and cohesive architectural style that blends traditional Nubian designs with contemporary features offering over 40 residential neighborhoods.



EL GOUNA MASTERPLAN

El Gouna masterplan is a visionary urban development blueprint that has transformed the Red Sea coastline into a vibrant and sustainable town. The masterplan prioritizes eco-friendly practices, with initiatives like solar energy usage and waste management systems, showcasing a commitment to environmental sustainability.



AVERAGE FLIGHT TIME MAP



FANADIR SHORES

EL GOUNA



LIVE BY THE BLUE

Fanadir Shores embodies the essence of refined coastal living. Perfectly positioned on the most premium piece of land on the Red Sea, this exceptional destination is created for the discerning few. These exclusive properties offer each resident an elevated lifestyle enhanced by panoramic seascapes and serene open lagoon views.

Nestled beside La Maison Bleue Hotel, one of the most prestigious boutique hotels in Egypt, and Fanadir Marina, life at this distinguished address is thoughtfully curated for those who appreciate sophistication and the ultimate Red Sea experience.

FANADIR SHORES MASTERPLAN





STRATEGICALLY SITUATED, BEAUTIFULLY SURROUNDED



RED SEA

LEGEND

- Fanadir Shores
- Lagoon
- Hotel
- Marina
- Sports District



MEET THE ARCHITECT



OBMI International (OBMI) is a leading global master planning, architecture and interior design firm specializing in luxury resorts and hotels, bespoke private residences and engaging urban areas. The firm is celebrated for creating storied places that are experientially memorable, financially successful and incomparably marketable.

With more than 85 years of experience designing storied destinations, the firm has developed a sterling reputation as trusted advisors to the world's most prominent hospitality brands and developers, to create distinctive spaces that evoke an authentic sense of place while delivering long-term value for clients and communities.



IN COLLABORATION WITH EDSA

EDSA is an award-winning internationally renowned planning, landscape, architecture, and urban design firm. The company has long upheld an environmentally based approach to design, using inspiration from each project's local heritage and the principles of sustainability.

A large, abstract graphic element in the background consists of a series of concentric, light brown circles that radiate outwards from the left side, creating a sense of motion and depth. The background of the entire page is a light beige color.

EDSA has built an impressive portfolio of unique projects over the years, including large-scale, luxury developments such as hotels, residential housing, shopping centers, and sporting facilities. Their work can be found in large-scale number of international destinations encompassing the Middle East, Europe and South America.

IN COLLABORATION WITH STUDIO ETRE

studio^{être}

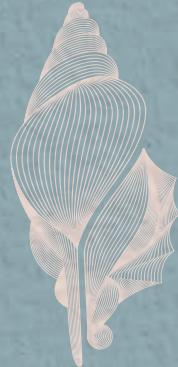
Studio être is a Cairo-based architecture and interior design firm with a reputation for pioneering innovative, sustainable design strategies. The firm is dedicated to bringing avant-garde creations to life in architecture, interior design, urban design, and research and development, from buildings and spaces to master plans and events.

At Studio être, they believe in leading with human experience rather than fixed design dogma. They are committed to creating soulful and exciting places that represent and celebrate the natural designs in the world around us.



01

VIEWS FRAMED
BY THE SEA



02

A RESIDENCE DEFINED
BY ITS LOCATION



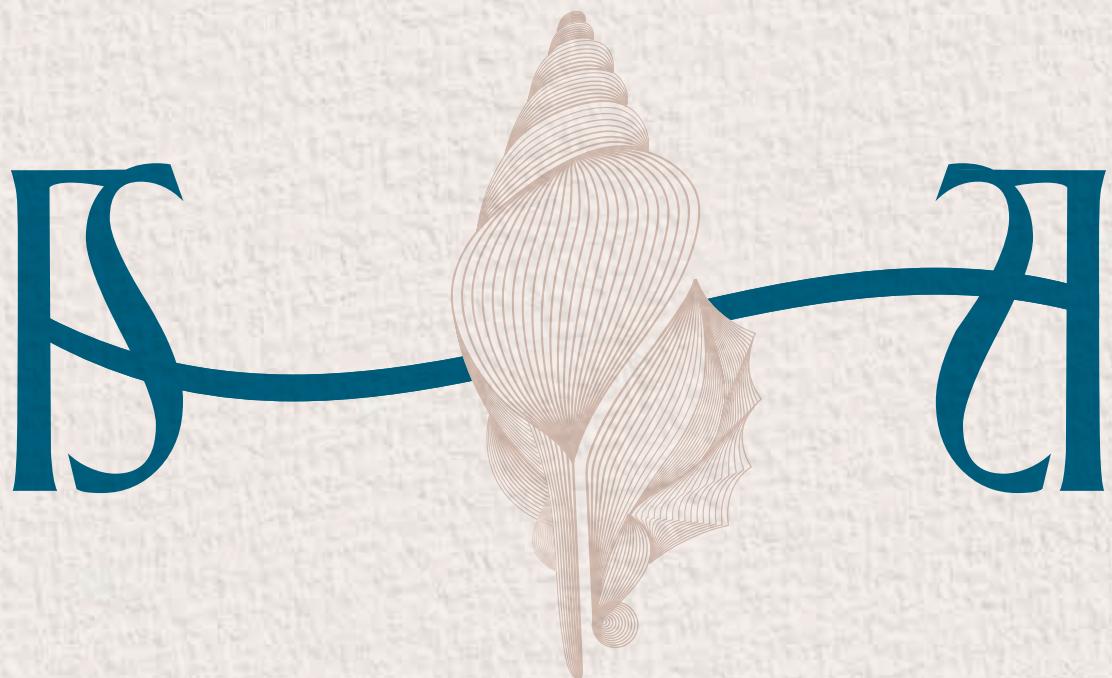
03

ENDLESS HORIZONS
BEYOND YOUR DOCK

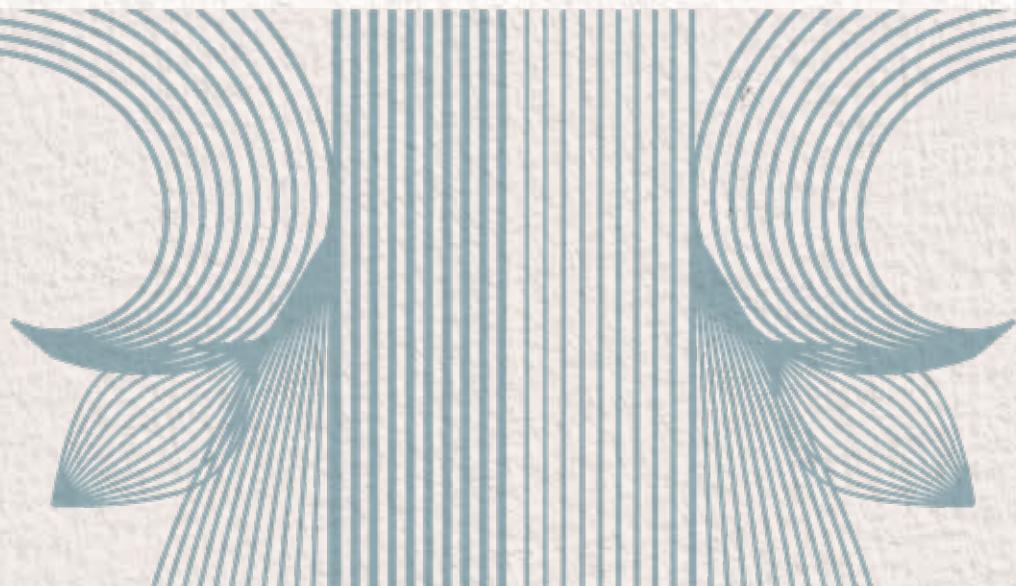


VIEWS FRAMED BY THE SEA

01



Fanadir Shores is an inspiring expression of seafront living at its finest. Perfectly situated on the most exclusive stretch of the Red Sea, this boutique development is uniquely positioned between two tranquil water bodies, offering direct access to a private, pristine beach to the east and serene open lagoon views to the west.



Picture yourself in a beautifully designed home with views that present an endless expanse of blue horizons, embracing you from all angles. The exclusive apartments are housed within seven distinct buildings, each designed with its own unique views; a choice of breathtaking Red Sea panoramas or stunning open lagoon views.

Every homeowner is immersed in serenity, natural beauty, and complete privacy, surrounded by uninterrupted vistas in every direction.

A RESIDENCE DEFINED BY ITS LOCATION

02



Fanadir Shores' premium location offers every resident a seamless blend of tranquility and lifestyle, just steps from their upscale seafront apartment. Intended for those who quietly appreciate the rare and remarkable, this retreat redefines coastal living.



Situated beside the prestigious La Maison Bleue Hotel, and Fanadir Marina, each property offers a stunning view of the sea or the tranquil marina, creating serene and distinctive residences.

With effortless access to Fanadir Marina and just steps from Abu Tig Marina, residents can enjoy a vibrant mix of social, culinary, and retail experiences.

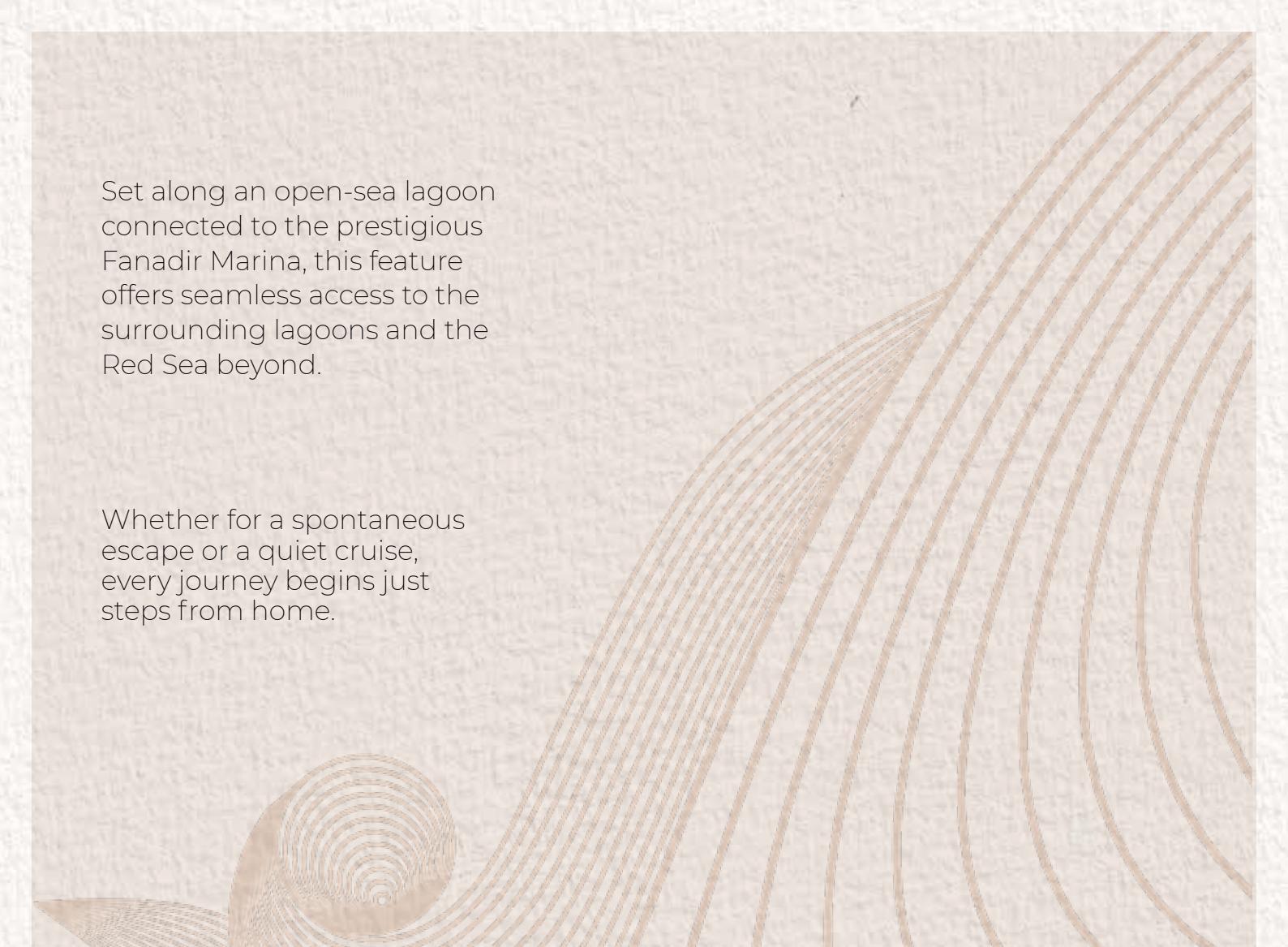


ENDLESS HORIZONS BEYOND YOUR DOCK

03



One of the exclusive privileges of owning a Fanadir Shores property is the private boat mooring available to lagoon-front homeowners. These select residences offer the rare opportunity to access their boats directly from their private terraces, blurring the line between home and horizon.



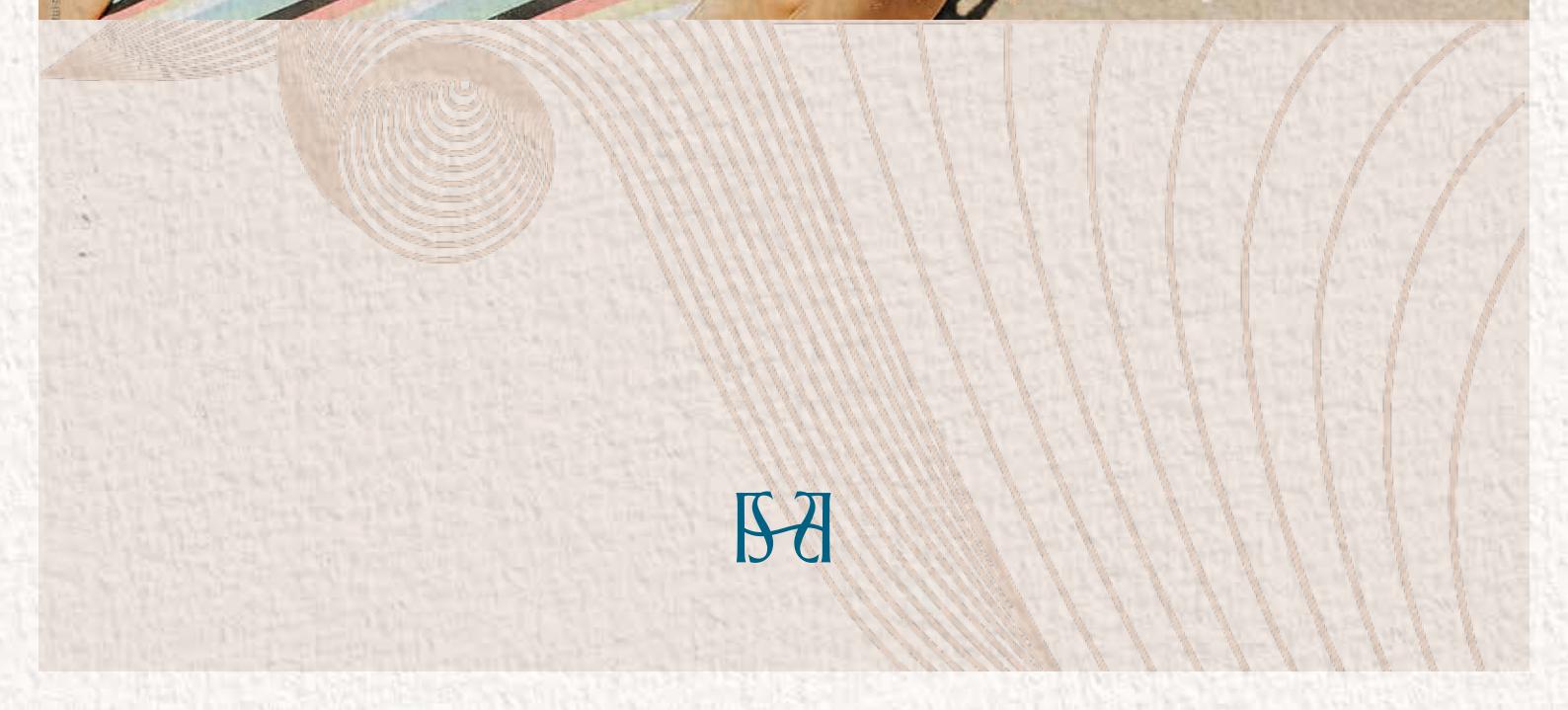
Set along an open-sea lagoon connected to the prestigious Fanadir Marina, this feature offers seamless access to the surrounding lagoons and the Red Sea beyond.



Whether for a spontaneous escape or a quiet cruise, every journey begins just steps from home.



© istockphoto.com/dunderdud



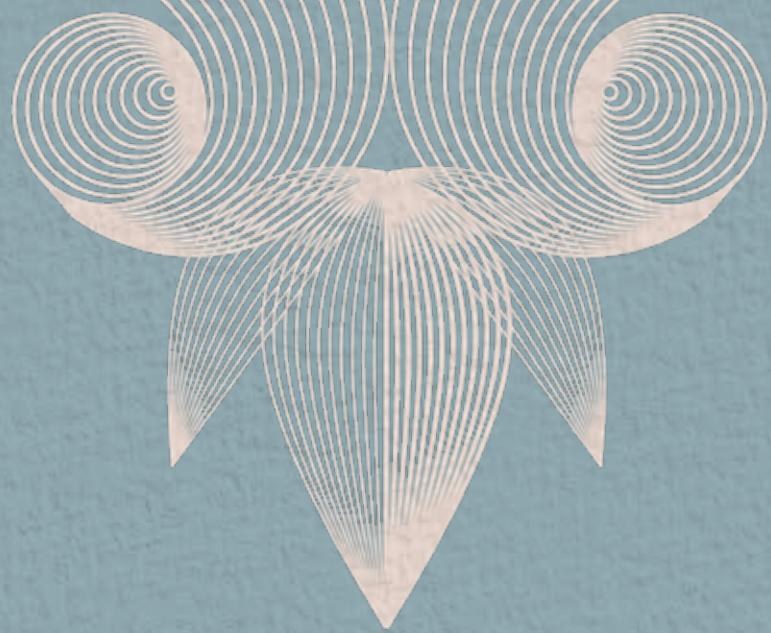
BS

THE ARCHITECTURE CONCEPT

The design of Fanadir Shores is guided by a deep respect for the unique coastal context and the desire to create a harmonious dialogue between architecture, the marina lifestyle, and the natural beauty of the Red Sea. Architectural forms are intentionally low-rise and horizontally articulated to preserve sightlines and blend with the coastal landscape. Materials are chosen to reflect the textures and tones of the surrounding environment.



Balconies, terraces, and shaded outdoor spaces are key features, encouraging an indoor-outdoor lifestyle and providing residents with intimate, personal connections to the marina and the sea beyond. The landscape design integrates native coastal vegetation and minimalist hardscapes to ensure a seamless transition between built and natural environments.



BUILDING A

BS

GROUND FLOOR



BUA
265 sqm

Terraces
55 sqm

Gardens
130 sqm

3 Bedroom

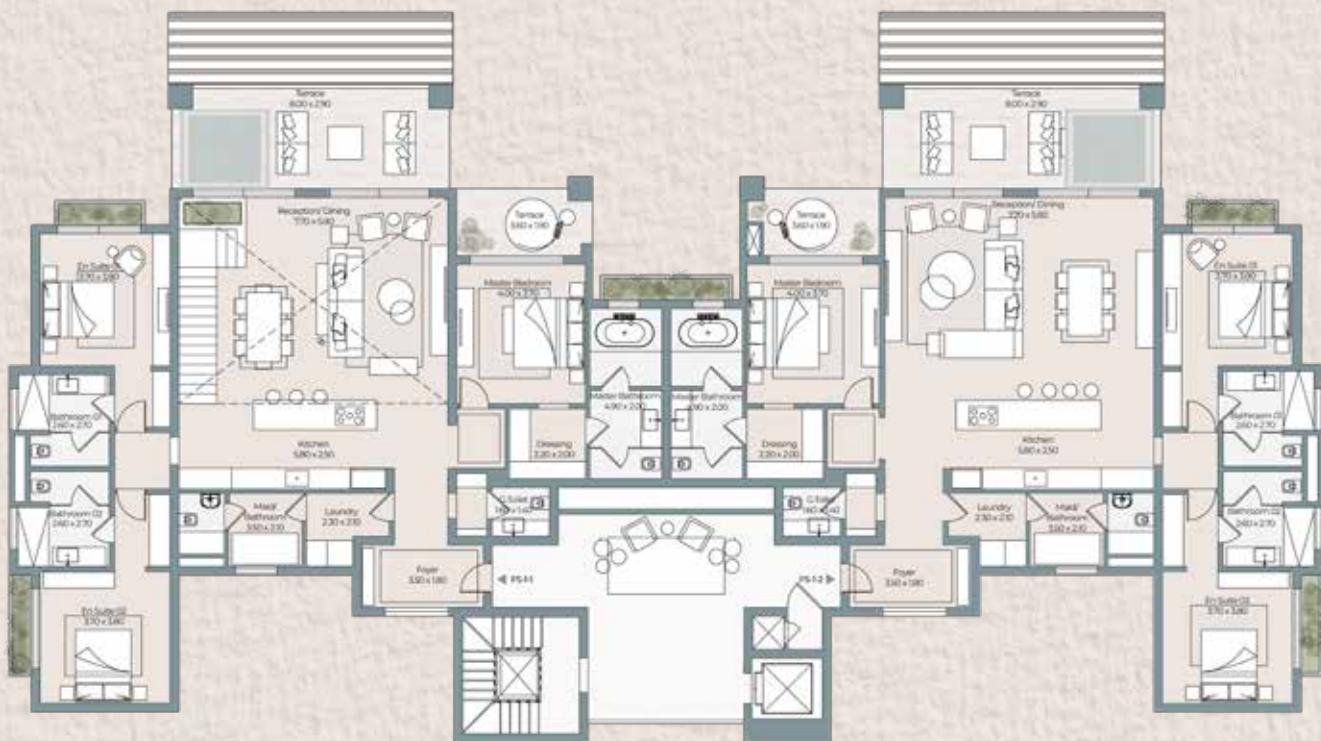
BUA
265 sqm

Terraces
55 sqm

Gardens
130 sqm

3 Bedroom

FIRST FLOOR



BUA
335 sqm

Terraces
55 sqm

4 Bedroom Loft

BUA
275 sqm

Terraces
30 sqm

3 Bedroom

SECOND FLOOR



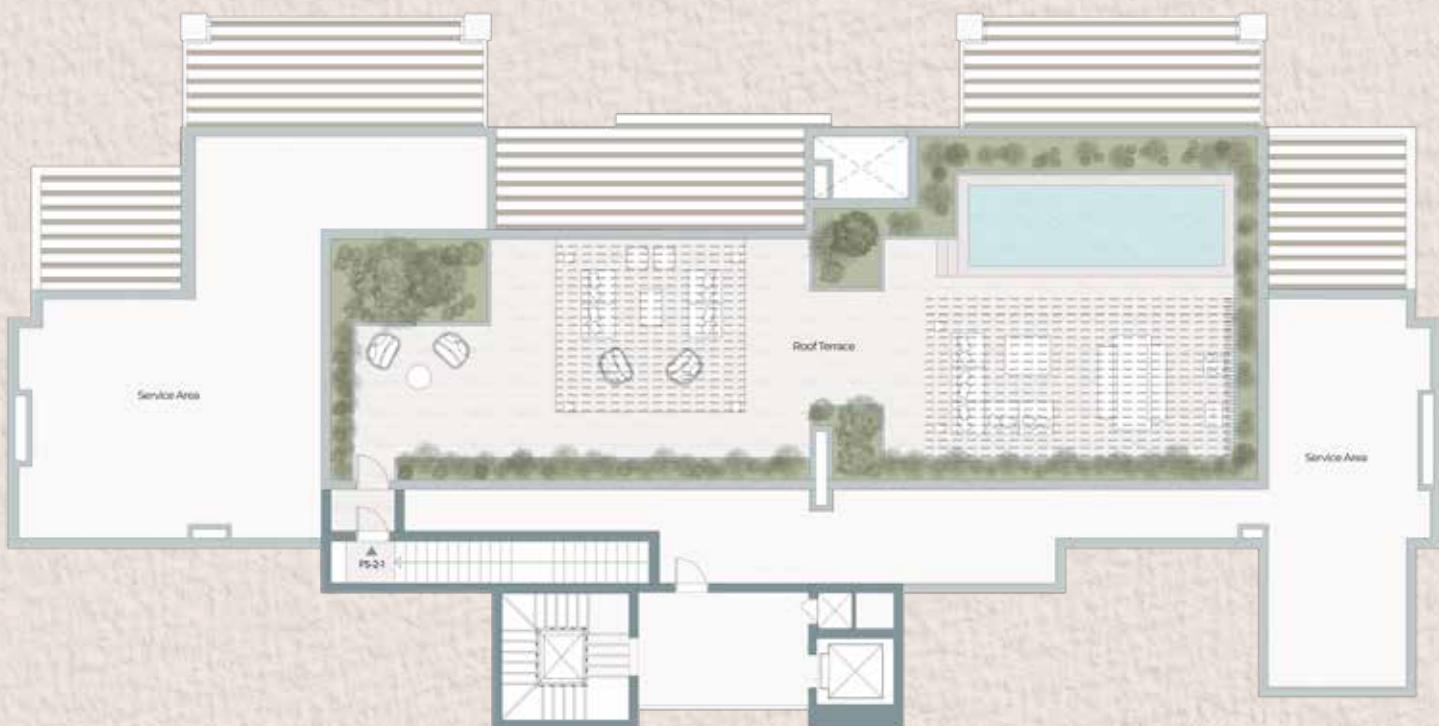
BUA
340 sqm

Terraces
60 sqm

Penthouse Roof
200 sqm

4 Bedroom Penthouse

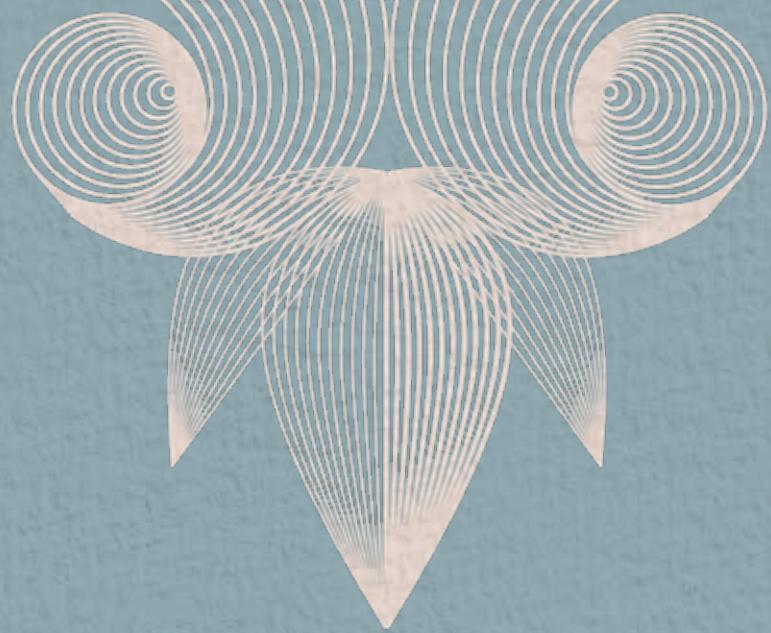
ROOF FLOOR



Penthouse Roof

200 sqm





BUILDING C

BS

GROUND FLOOR



BUA
260 sqm

Terraces
55 sqm

Gardens
130 sqm

3 Bedroom

BUA
260 sqm

Terraces
55 sqm

Gardens
130 sqm

3 Bedroom

FIRST FLOOR



BUA
210 sqm

Terraces
35 sqm

BUA
185 sqm

Terraces
30 sqm

BUA
210 sqm

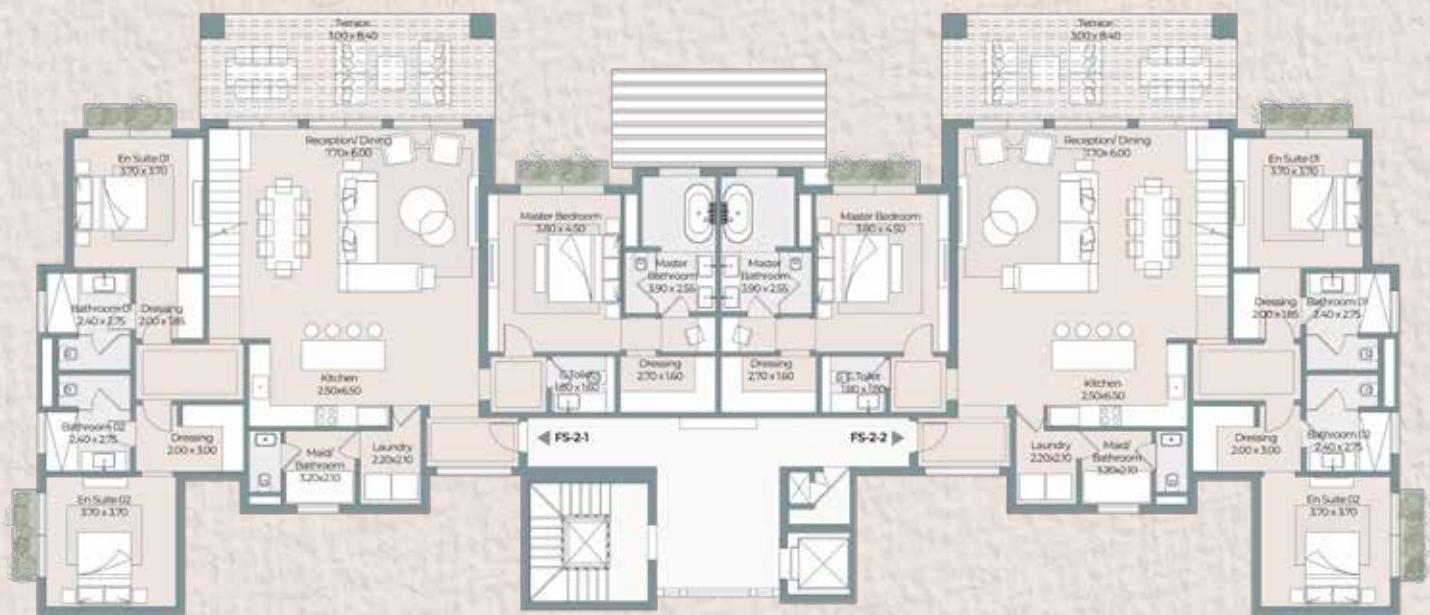
Terraces
35 sqm

2 Bedroom

2 Bedroom

2 Bedroom

SECOND FLOOR



BUA
265 sqm

Terraces
30 sqm

Roof
100 sqm

3 Bedroom

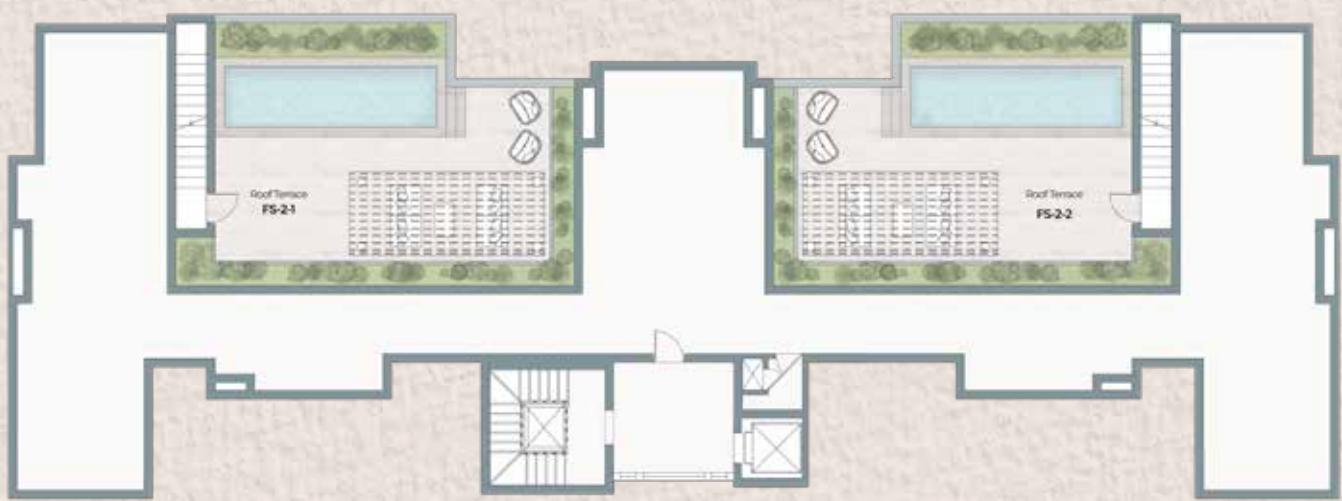
BUA
265 sqm

Terraces
30 sqm

Roof
100 sqm

3 Bedroom

ROOF FLOOR



Roof
100 sqm

3 Bedroom

Roof
100 sqm

3 Bedroom

DISCLAIMER

- Diagrams are not to scale and are for illustrative purposes only.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- All renderings and other visual materials, designs, facades, interior & exterior finishes, and colors are for demonstrative purposes and are subject to change.
- The project's master plan is for demonstrative purposes and is subject to change.
- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- All finishes, furniture and fences and dimensions in the floor plans are for illustrative purposes only, refer to the sales contract annex for exact finishes and dimensions specifications.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools or plunge pools are not included in some of the units.
- The final models used in our finishing and sanitary fixtures are subject to change due to market availability at the time of operations.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover.
- Orascom Development Egypt reserves the right to make minor alterations in the shaded zones in the masterplan or the unreleased phases.





FANADIR SHORES

EL GOUNA



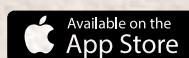
El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.



Online Platforms:



Download El Gouna App



El Gouna Hotline:

16595