

terrazzo

A WHOLESOME BEACHSIDE EXPERIENCE



A STORY OF NATURE & *IDENTITY*



terrazzo

TERRAZZO IS “A PLACE OF ENCOUNTER”, OR A TERRACE IN ITALIAN. IT WAS ORIGINALLY COINED TO DESCRIBE A PLACE WHERE PEOPLE COULD GATHER TO SOCIALIZE, TELL STORIES AND REMINISCE ABOUT OLD TALES.

Designed to escape into your
element and away into an
unforgettable story





A BRIEF *HISTORY* OF TRAVCO



VAKKARU, MALDIVES

TRAVCO GROUP



With 42 years of experience in the Tourism and Hospitality sector, Travco Group is one of the Middle East's largest operators of hotels, resorts and cruises. Founded in 1979 by Hamed El Chiaty, Travco Group has evolved into an international organization with the fastest growing portfolio in the MENA region.

TRAVCO PROPERTIES

Travco Properties is the real estate development arm of Travco Group. Aiming at widening the arena of real estate offerings in Egypt, its main goal is to introduce a new perspective on mixed-use developments by establishing alternative, progressive, urban and beach communities.

Travco Properties was established in 2014 and launched its flagship project, Almaza Bay. Building to achieve the goals of its masterplan, Travco Properties continuously strives to fulfil its future expansion plans. Today, Almaza Bay features five ingenious phases, five eminent 5-Star hotels with extensive amenities, world-class facilities and comprehensive full service that caters to the development in its entirety. While Almaza Bay continues to prosper in its glory, Travco Properties takes its community from the Mediterranean to the Red Sea and has recently launched its latest residential project, Ras Soma.

ALMAZA BAY



ALMAZA BAY

Established as a lifestyle trendsetter on Egypt's North Coast, Almaza Bay's foundation was built on transforming the ultimate getaway into a place called home by many. With its vast white, sandy shoreline and its beloved crystal clear turquoise waters, the beauty of Almaza Bay's scenery is truly a breathtaking sight. Its vibrant views nourish its family-friendly community bejeweled by its tranquility and high-spirited way of life.

With 5 phases since its inception, this flourishing mixed-use development will feature over 2,000 residential units. Almaza Bay Residences and Beachtown have been fully delivered and currently boasting with life. The Selection and Bay Homes are currently being delivered, with Bay Homes delivered ahead of schedule.

With strategically sited amenities surrounded by sophisticated, contemporary design and various services as well as activities spread throughout the resort; Almaza Bay seeks to create a destination that offers a timeless sense of place. All phases are developed with a significant layer of infrastructure ensuring overall sustainability as well as substantial disposition, keeping your day-to-day necessities and convenience just footsteps away.



LOCATION

MEDITERRANEAN SEA



40 MIN FROM MARSATROUH
INTERNATIONAL AIRPORT

90 MIN FROM ALAMEIN NEW CITY

1 HR 20 MIN FROM ALAMEIN
INTERNATIONAL AIRPORT

2.5 HRS FROM BORG EL ARAB
INTERNATIONAL AIRPORT

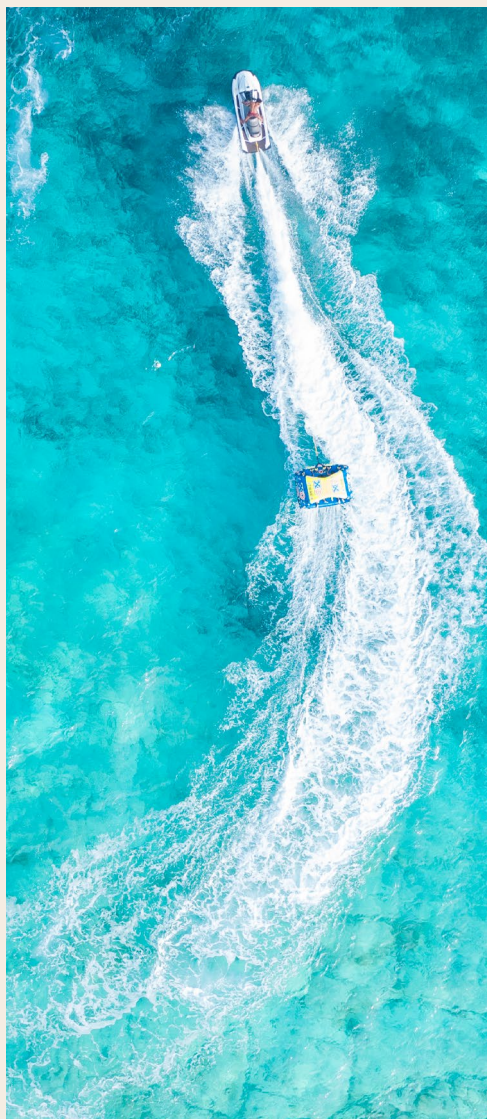




ALMAZA BAY MOVEMENT

Already established as a trendsetter on Egypt's North Coast, every unforgettable summer at Almaza Bay is witness to a number of exciting activities from the return of Almaza Bay Camp by Les Elfes brought to you from Switzerland, to padel, rock climbing, soccer, tennis and swimming academies.

We've also carefully curated the Almaza Bay Retreats, bringing you a different health and wellness experience from yoga to high intensity workouts and everything in between. At Almaza Bay, our philosophy has and will always be to promote a healthy and active lifestyle for all age groups.





A FAMILY FRIENDLY COMMUNITY

The Almaza Bay community has always been a well-rounded, family friendly environment that nurtures the enjoyments and preferences of all individuals and age groups. As this widely cherished summer home continues to grow every summer, keeping up with modern directions and setting new trends, Almaza Bay persists in thriving with various age-appropriate and renowned facilities and resources. With the great success stories of Almaza Bay Camp by Les Elfes, a distinguished international Swiss camp hosted by Almaza Bay for over 7 years now, SANE, BOOST Swimming

Academy, Play Soccer Academy, Padel and so much more, Almaza Bay returns with various eminent facilities every summer. Summer 2022 witnessed the affiliation of the Tennis Academy, Ascent Rock Climbing which was strategically located in the yard for children and adults to enjoy together as well as several other contemporary indoor-outdoor experiences at the Village's family-friendly turf. Almaza Bay is designed to keep children safe as they walk or ride their scooters to their favourite hotspots while also encouraging individuals of all ages to improve and maintain a healthy lifestyle.





A DELECTABLE EXPERIENCE

Almaza Bay's diverse and rich culture is, to a large extent, celebrated in its premier dining experiences. Roam our extensive delightful cuisine options with more than 20 food outlets from Pier 88 to Sachi Almaza and many more including Italian, Mediterranean, Lebanese, Seafood, International cuisines to suit your unique taste of a healthy and indulgent lifestyle.



THE VILLAGE

The hub of Almaza Bay, The Village, is our flagship retail area, offering an eclectic dining scene for all ages & tastes as well as coastal retail therapy provided by an array of local and international powerhouse brands.

Its balanced indoor-outdoor dynamic is suitable for an intimate rendezvous or even just a stroll in the cool summer breeze with a cup of coffee or a refreshing ice-cream treat.





WHERE IT ALL COMES TOGETHER

The Village offers over 30 retail outlets, enhancing your lifestyle experience at the hub of Almaza Bay. It boasts the functionality between its family-friendly turf, nightlife, convenience, medical strip and our Design Avenue at the Boulevard in a way that is entertaining and delightful for all. You'll somehow always wind up at The Village, several times a day whether its to grab a BRGR, play some ping pong or grab an ice cream cone from Dara's. Also known as the pulse of Almaza Bay, nightlife at the village will always keep you coming back from more. From Almaza Bay's original cocktail room, Megumi, to lively karaoke nights and exhilarating live performances at the Tap, to dancing away the night at The Monkey Roof, it doesn't end there. The Village Phase Two is coming your way next summer 2023 creating an even stronger pulse!





THE ESSENCE OF CULTURE



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A TRANSCENDENT *LANGUAGE*

Culture is a transcendent language; it describes a lifestyle without so much as a single word.

A large part of the essence of a terrazzo is the culture surrounding it, where the key concept is community & warmth.





A STORY OF *NATURE & IDENTITY*

Mother Nature is a limitless well. She can tell stories of her own, devise a visionary tale and give birth to an ingenious narrative. Her nurturing embodiment is conceived through all the natural elements that we bring in to our space.

In Terrazzo, all of nature's aspects are composed to enrich the experience of true fulfillment.





A STROLL *THROUGH* THE ELEMENTS





A CAPTIVATING NARRATIVE

Nature is a captivating narrative, where first impressions only scratch the surface of the intricate details that cultivate untapped beauty. Terrazzo continuously draws inspiration from nature as its muse, in both sight and sense, creating an ever-changing painting that molds itself to the harmonious vision that stands today.

Terrazzo is almost always surrounded by unique natural elements, creating a bubble of peace and tranquility, as well as a sense of belonging to each connected entity.



The image shows a multi-level outdoor terrace. At the top, a balcony with a glass railing and a wooden handrail is visible, with a small white logo consisting of three horizontal bars. Below this is a concrete ledge with a decorative wooden slat pattern. The main level features large glass doors and windows that reflect the surrounding environment. In the foreground, there is a dining area with a wooden table and orange chairs, and a lounge area with a blue sofa and a round coffee table. A swimming pool is visible at the bottom of the frame.

THE BUILDING BLOCKS OF TERRAZZO

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ALMAZA BAY MASTERPLAN

1. BEACHTOWN
2. BEACHTOWN HOTEL
3. JAZ TAMERINA
4. JAZ ORIENTAL
5. JAZ CRYSTAL
6. JAZ ALMAZA BEACH
7. ALMAZA BAY RESIDENCES
8. THE SPA HOTEL
9. JAZ ALMAZINO
10. THE SELECTION
11. PIER 88
12. SAMMY'S
13. BAY HOMES
14. THE VILLAGE
15. ONE ALMAZA BAY
16. SACHI
17. TERRAZZO

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TERRAZO LAYOUT



ARCHITECTURAL *BEAUTY*



TERRAZZO IS AN ARCHITECTURAL MARVEL, PAINTED WITH ARTICULATE BRUSHSTROKES THAT GIVE BIRTH TO EXTRAORDINARY DETAIL IN THE SHAPE OF VAST MURALS AND WHOLESOME SCENERY THAT IS BUILT TO STAND THE TEST OF TIME.

Terrazzo's architecture draws inspiration from authentic Egyptian balconies, creating a fresh, calm-inducing view to the Mediterranean lifestyle, where nature and concrete come together as one. This integration guides the village into a serene vision of simplicity and clarity

with a hint of unpredictability in the facade of its structures. The color palette of built environment also adds to the Terrazzo's allure, combining the varying hues of golden sunsets, blending in with the distinctive, architectural color coordination altogether.





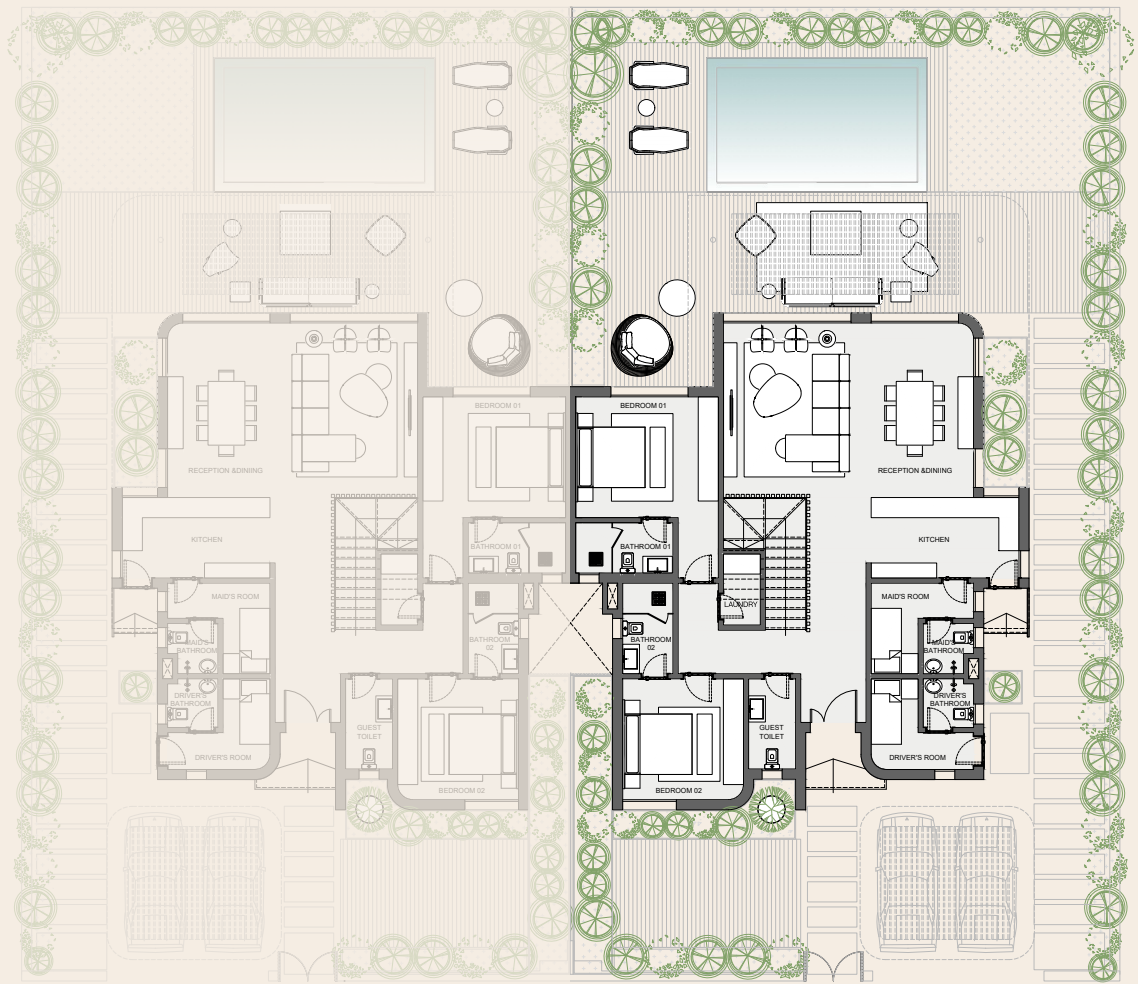
TWIN VILLA

UNITS

TWIN VILLA

terrazzo





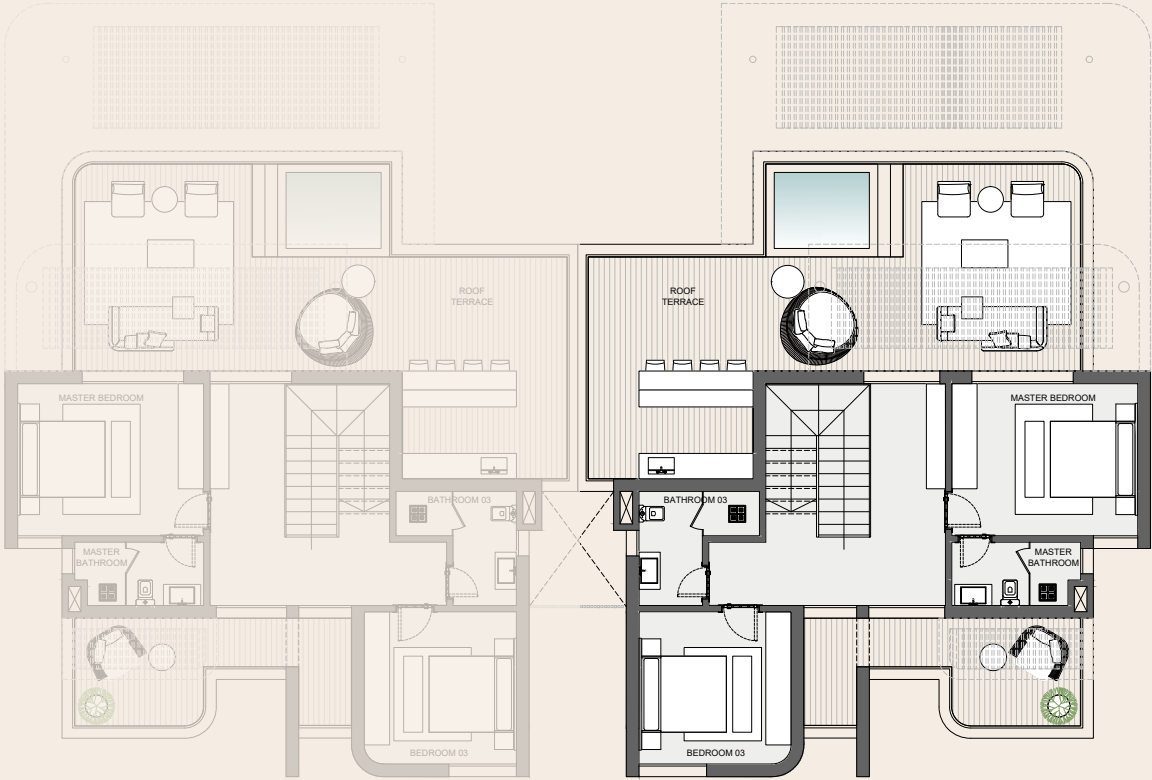
TWIN VILLA

PLOT AREA **470 m²**
TOTAL AREA **239 m²**
ROOF TERRACES **82 m²**

GROUND FLOOR 160 m²

RECEPTION & DINING	7.55m	x	5.30m
KITCHEN	4.40m	x	2.40m
GUEST TOILET	1.35m	x	2.70m
BEDROOM 01	4.25m	x	3.60m
BATHROOM 01	2.90m	x	1.45m
BEDROOM 02	3.60m	x	3.60m
BATHROOM 02	1.45m	x	2.70m
MAID'S ROOM	3.05m	x	2.70m
MAID'S BATHROOM	1.55m	x	1.45m
DRIVER'S ROOM	3.05m	x	2.70m
DRIVER'S BATHROOM	1.55m	x	1.40m
LAUNDRY	1.05m	x	2.05m

DISCLAIMER
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TWIN VILLA

PLOT AREA	470 m²	FIRST FLOOR	79 m²
TOTAL AREA	239 m²	MASTER BEDROOM	4.40m x 3.60m
ROOF TERRACES	82 m²	MASTER BATHROOM	2.95m x 1.50m
		BEDROOM 03	3.60m x 3.60m
		BATHROOM 03	2.75m x 3.25m

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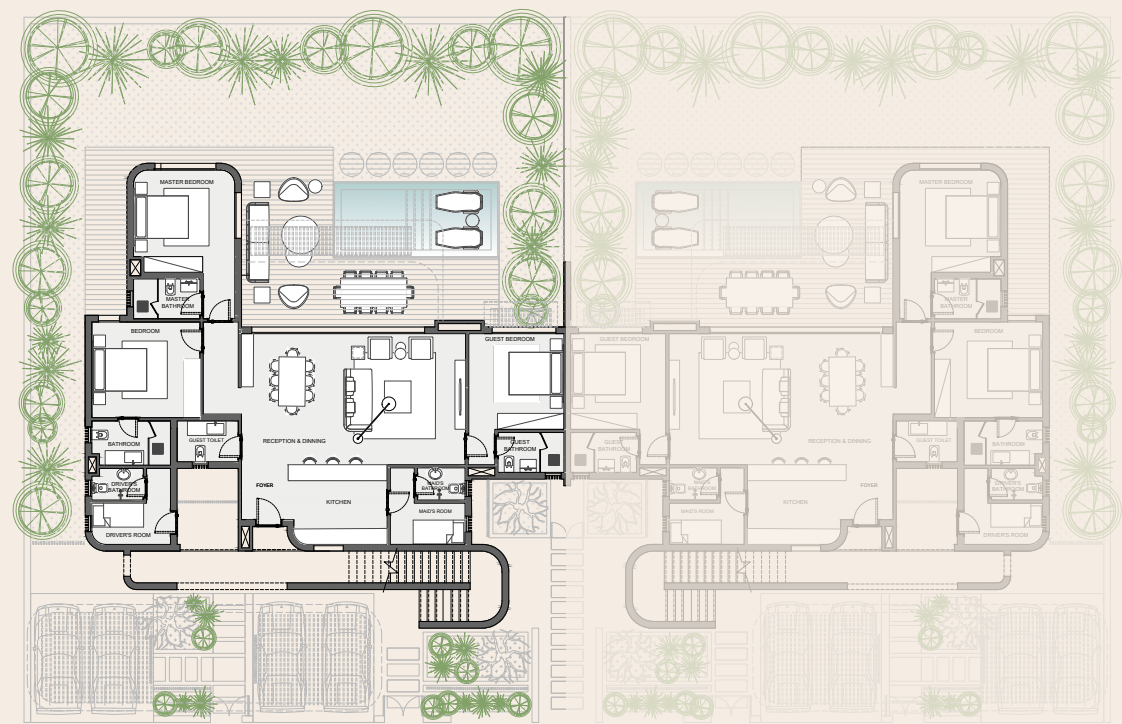


ULTIMATE *Simplicity*



GRAND CHALET

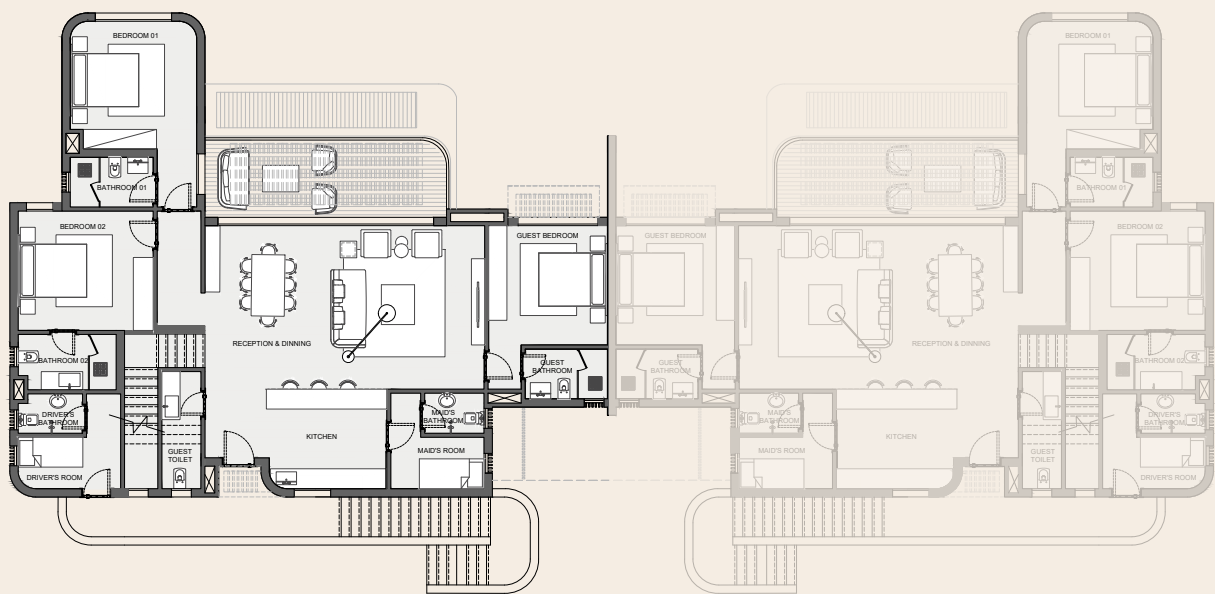




GRAND CHALET

GROUND CHALET		GROUND FLOOR		175 m ²
TOTAL AREA	175 m ²	RECEPTION & DINING	8.30m x 4.90m	
GARDEN AREA	225 m ²	KITCHEN	3.50m x 3.00m	
		GUEST TOILET	2.30m x 1.50m	
		MASTER BEDROOM	3.90m x 3.85m	
		MASTER BATHROOM	2.45m x 1.45m	
		BEDROOM	4.05m x 3.60m	
		BATHROOM	2.95m x 1.60m	
		GUEST BEDROOM	3.60m x 3.60m	
		GUEST BATHROOM	2.45m x 1.45m	
		MAID'S ROOM	2.75m x 2.85m	
		MAID'S BATHROOM	1.65m x 1.15m	
		DRIVER'S ROOM	3.00m x 2.85m	
		DRIVER'S BATHROOM	1.90m x 1.10m	

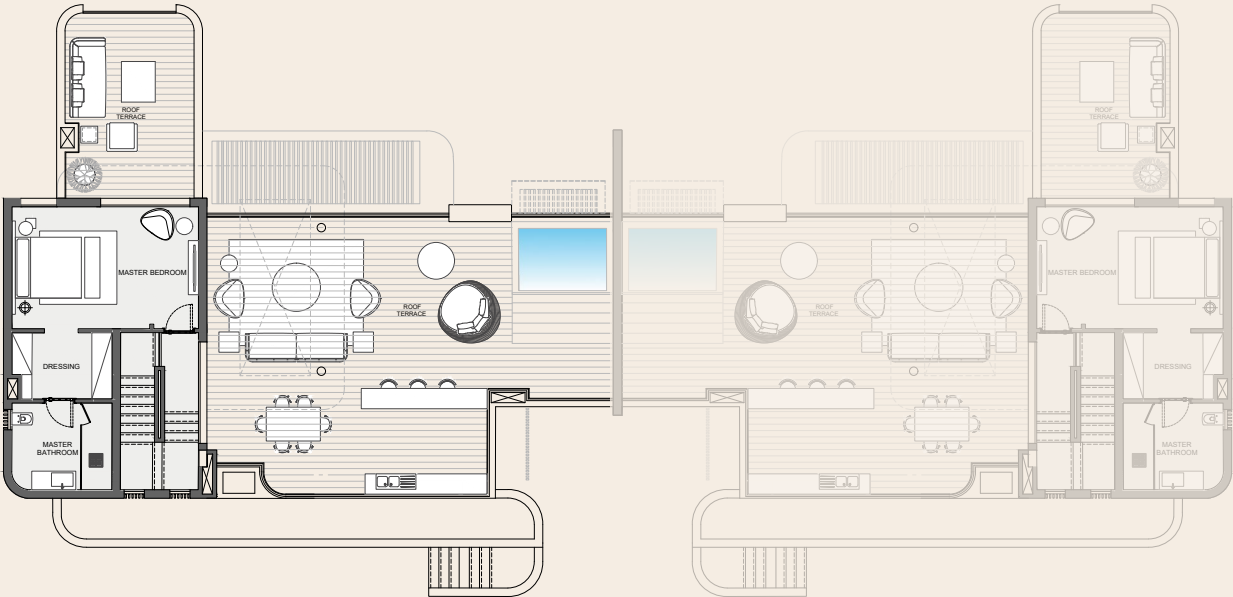
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GRAND CHALET

UPPER CHALET	FIRST FLOOR	182 m ² + 18 m ² Terrace
TOTAL AREA		
ROOF TERRACE		
	RECEPTION & DINING	8.30m x 4.90m
	KITCHEN	3.50m x 3.00m
	GUEST TOILET	1.05m x 3.35m
	BEDROOM 01	3.90m x 3.85m
	BATHROOM 01	2.45m x 1.45m
	BEDROOM 02	4.05m x 3.60m
	BATHROOM 02	2.95m x 1.60m
	GUEST BEDROOM	3.60m x 3.60m
	GUEST BATHROOM	2.45m x 1.45m
	MAID'S ROOM	2.75m x 2.85m
	MAID'S BATHROOM	1.65m x 1.15m
	DRIVER'S ROOM	3.00m x 2.85m
	DRIVER'S BATHROOM	1.90m x 1.10m

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GRAND CHALET

UPPER CHALET		SECOND FLOOR		54 m ²
TOTAL AREA	254 m ²	MASTER BEDROOM	5.40m x 3.60m	
ROOF TERRACE	115 m ²	DRESSING ROOM	3.00m x 1.95m	
		MASTER BATHROOM	2.95m x 2.50m	

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GRAND CHALET ROOFTOP

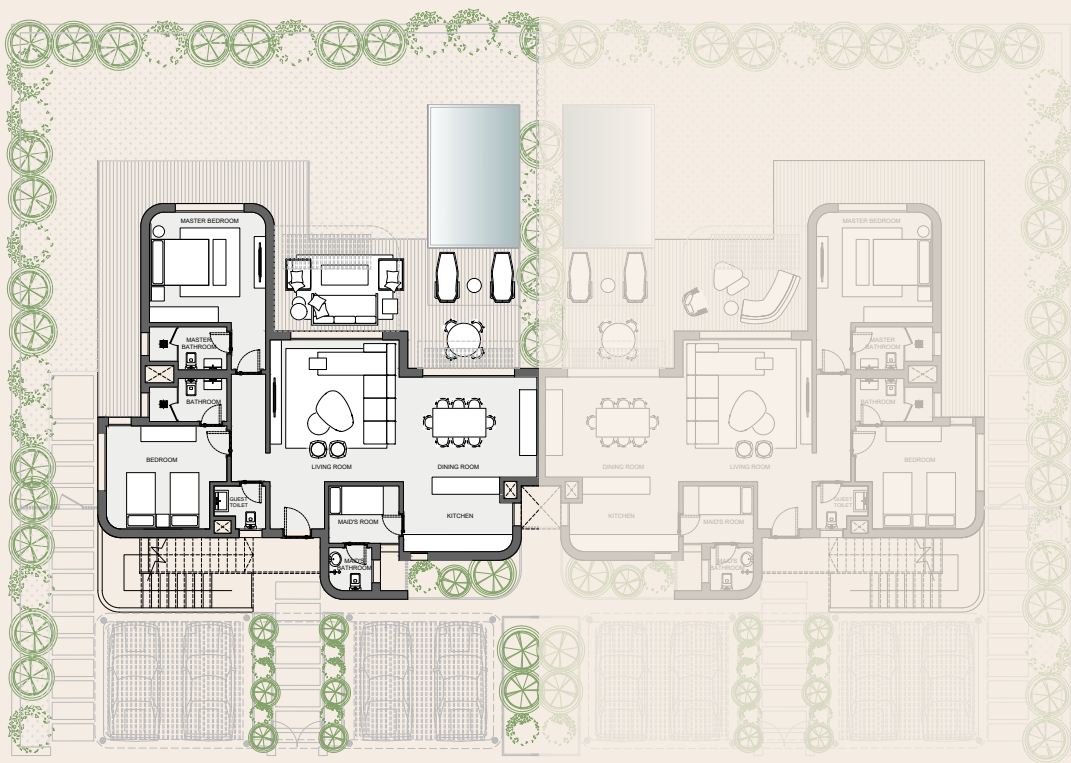


ECHOING *THE* CONNECTION
WITH NATURE



SUPERIOR CHALET

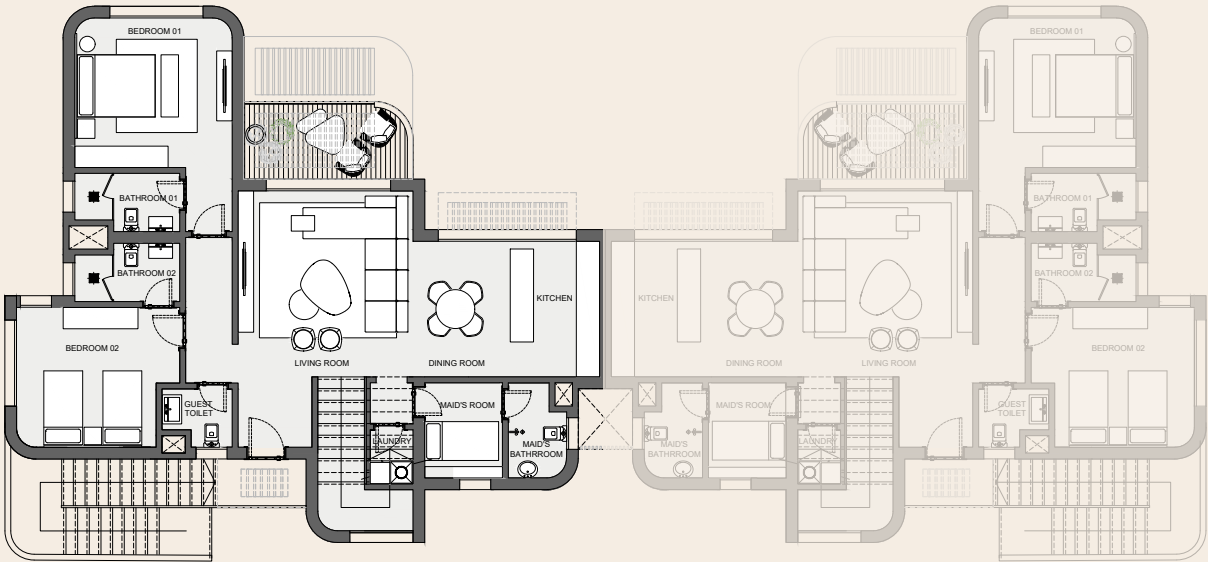




SUPERIOR CHALET

GROUND CHALET		GROUND FLOOR		137 m ²
TOTAL AREA	137 m ²	LIVING ROOM	4.50m x 4.85m	
GARDEN AREA	210 m ²	DINING ROOM	4.80m x 3.55m	
		KITCHEN	3.55m x 2.65m	
		GUEST TOILET	1.75m x 1.60m	
		MASTER BEDROOM	4.10m x 3.85m	
		MASTER BATHROOM	2.70m x 1.45m	
		BEDROOM	4.25m x 3.65m	
		BATHROOM	2.70m x 1.50m	
		MAID'S ROOM	2.60m x 2.15m	
		MAID'S BATHROOM	1.45m x 1.45m	
		GARDEN AREA	210 m ²	

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SUPERIOR CHALET

UPPER CHALET

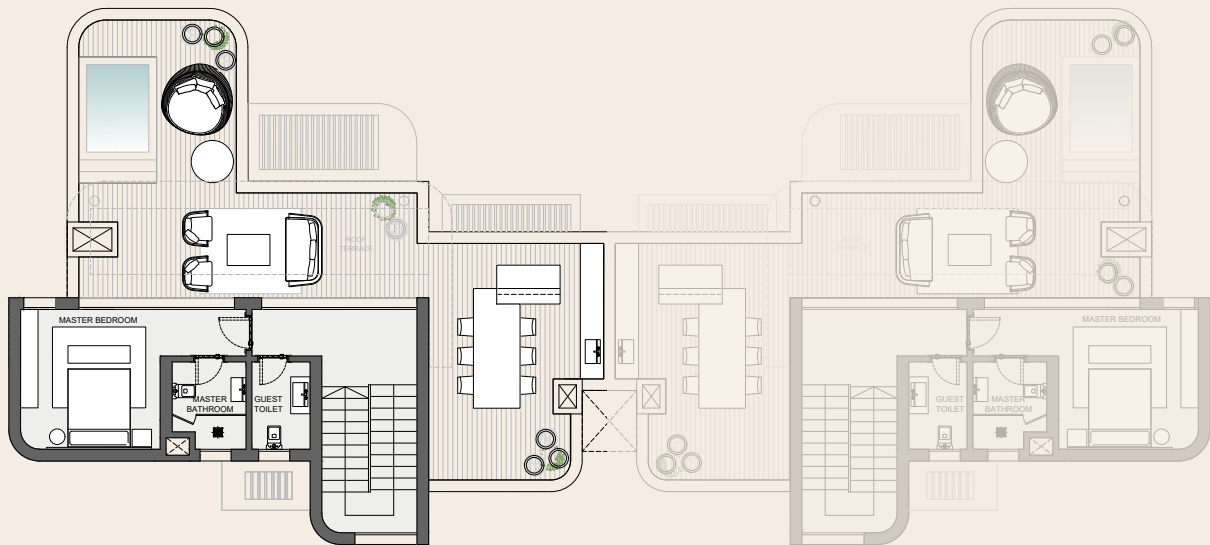
TOTAL AREA **197 m²**
ROOF TERRACE **77 m²**

FIRST FLOOR

137 m² + 8 m² Terrace

LIVING ROOM	4.50m x 4.85m
DINING ROOM	2.50m x 3.55m
KITCHEN	2.30m x 3.55m
GUEST TOILET	1.75m x 1.60m
BEDROOM 01	4.10m x 3.85m
BATHROOM 01	2.70m x 1.45m
BEDROOM 02	4.25m x 3.60m
BATHROOM 02	2.70m x 1.50m
MAID'S ROOM	2.00m x 2.45m
MAID'S BATHROOM	1.45m x 2.45m
LAUNDRY	1.05m x 1.35m

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SUPERIOR CHALET

UPPER CHALET		SECOND FLOOR		52 m²
TOTAL AREA	197 m²	MASTER BEDROOM	3.65m x 3.65m	
ROOF TERRACE	77 m²	MASTER BATHROOM	1.90m x 2.25m	
		GUEST TOILET	1.45m x 2.25m	

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THE PARTNERS



ALMAZA BAY

