

ONE ALMAZA BAY

An aerial photograph of a coastline. The left side of the image shows a wide, light-colored sandy beach. To the right of the beach is a shallow, calm area of water with a light turquoise hue. Further out, the water transitions into a deeper, more vibrant turquoise color, showing some darker patches and textures. The overall scene is serene and natural.

THE ULTIMATE ADDRESS



ABOUT THE DEVELOPERS

Established in 1979, Travco Group International is a travel and hospitality conglomerate with over 50 companies operating across 3 continents. It boasts more than 75 hotels and 28 cruise ships worldwide, making it one of the largest developers and operators in the MENA region.

With over 40 years of heritage, Travco Group has diversified into various industries, including real estate development, engineering, retail, aviation services, and transportation, solidifying its position in the luxury hospitality sector. Under the visionary leadership of Mr. Hamed El Chiaty, the company has expanded to international destinations such as Morocco, Zanzibar, Maldives, Tunisia, and Greece, enhancing its reputation as a global hospitality powerhouse.

Travco Properties, the Group's real estate arm, was established in 2014 and leverages a large land bank of 16 million SQM to create sustainable, mixed-use developments in Egypt. Its flagship project, Almaza Bay, quickly became a trendsetter on the North Coast. Following this success, Travco Properties introduced Ras Soma, a captivating new destination on the Red Sea, offering breathtaking landscapes and a tranquil escape for nature lovers.



Vakkaru, Maldives



WELCOME TO ALMAZA BAY



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 8 phases since its inception, this flourishing mixed-use development will feature over 3,000 residential units.

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.





ALMAZA BAY MASTERPLAN

- | | |
|--------------------------|--------------------|
| 1. BEACHTOWN | 12. WHITE & BLUE |
| 2. JAZ ALMAZA BLUE | 13. BAY HOMES |
| 3. JAZ TAMERINA | 14. THE VILLAGE |
| 4. JAZ ORIENTAL | 15. ONE ALMAZA BAY |
| 5. JAZ CRYSTAL | 16. SACHI ALMAZA |
| 6. JAZ ALMAZA BEACH | 17. TERRAZZO |
| 7. ALMAZA BAY RESIDENCES | 18. SELECTION II |
| 8. SAKHRA HOTEL | 19. WEST BAY |
| 9. JAZ ALMAZINO | 20. EM SHERIF |
| 10. THE SELECTION | 21. BEEFBAR |
| 11. PIER 88 | |



THE VILLAGE, ALMAZA BAY

In the heart of AlMaza Bay, The Village is the thriving flagship retail area, bringing vibrant entertainment via world-class restaurants, bars, shops and boutiques.

A melting pot of local and international brands and visitors, this cozy downtown is the pulse of AlMaza Bay. The Village features some of the leading brands in F&B such as Megumi, The Tap, Carlo's, BRGR, Dara's ice cream and many more; alongside a variety of retail outlets including brands such as Azza Fahmy, Okhtein, and Ego. Everything you may need is just a stroll away.





DELECTABLE DINING

Embrace the world's cuisine, and make it an unforgettable element of your vacation. Enjoy sensational culinary experiences overseen by world-class chefs at Almaza Bay. From mouth-watering Mediterranean dishes and sensational seafood to Asian delicacies and oriental delights, there's something to suit every appetite; all in exotic, atmospheric surroundings that will render every meal a memorable experience.

From Pier 88, Sachi, Em Sherif to White & Blue; choose from our wide range of world class beach bars offering a wide range of high end culinary experiences alongside The Village's diverse alternatives. Take your pick and treat your taste buds to your heart's delight.



SACHI
ALMAZA



Sachi is a spectacular beachfront restaurant situated in the heart of Almaza Bay, Egypt's most picturesque coastal destination.

Boasting breathtaking views of the Mediterranean Sea, this restaurant offers a perfect blend of luxurious dining and a serene atmosphere. Sachi offers a unique culinary experience that is sure to tantalize your taste buds.

PIER 88
ALMAZA BAY



Aesthetic fusion of Mediterranean & Italian Cuisine
Created by Giovanni Bolandrini & his international culinary team with exceptional vibes and outstanding panoramic views.

From meticulously crafted dishes bursting with flavor to innovative cocktails that ignite the senses, each offering is a testament to their unwavering commitment to culinary excellence.

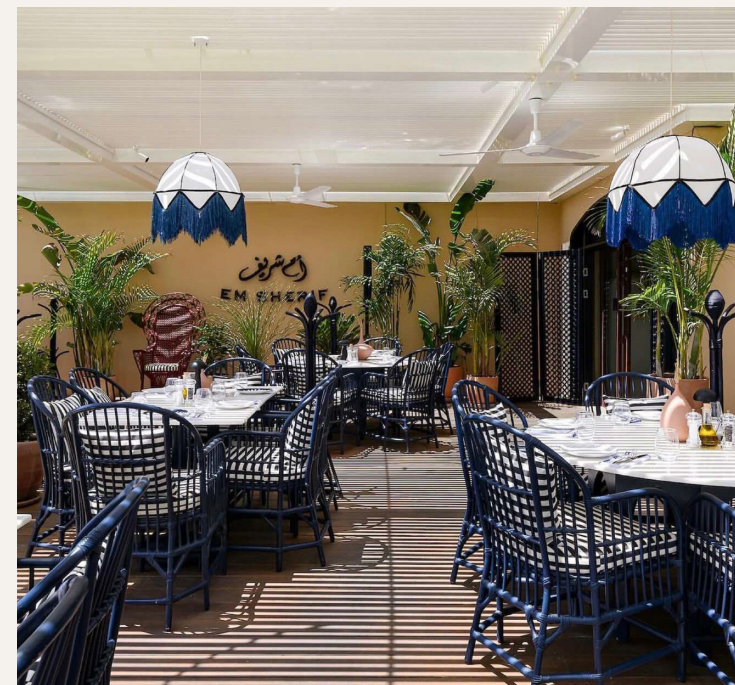
Alma



The White and Blue Greek restaurant at Almaza Bay is a charming eatery that offers a delicious taste of Greek cuisine in a breathtaking seaside setting.

Whether you're looking for a romantic dinner for two or a fun night out with friends, the White and Blue Greek restaurant is sure to impress.

EM SHERIF



The renowned Em Sherif, an exquisite Lebanese restaurant, where the aromatic flavours of Lebanon come alive in a symphony of culinary artistry.

Prepare to embark on a sensory journey that will transport you from the shores of Almaza Bay to the vibrant streets of Beirut.

beefbar
Born in Monte-Carlo



This world renowned brand from Riccardo Giraudi is coming to Almaza Bay in 2025. Picture a relaxed yet vibrant atmosphere, where every bite ignites pleasure and every moment is jubilant.

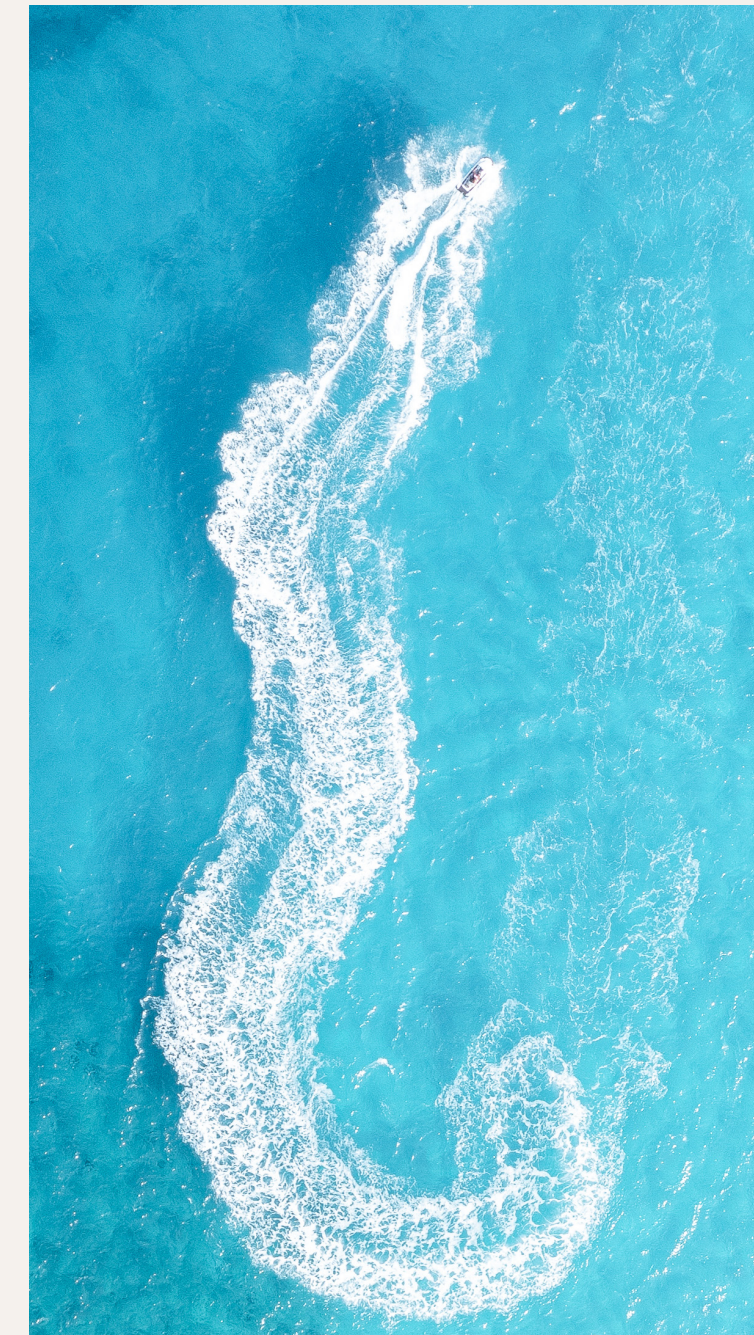
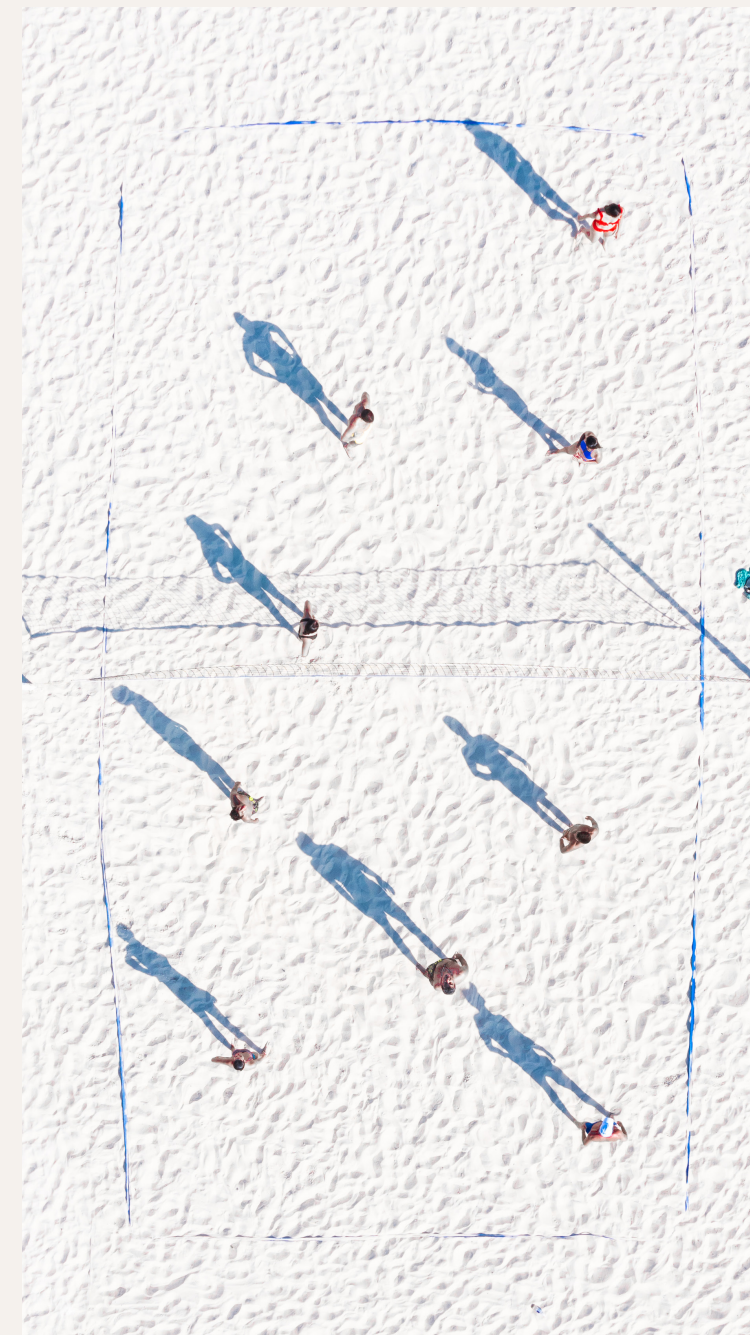
A unique dining experience where creativity knows no bounds. Their menu features a diverse selection of street food, main courses, and sides, grouped into three distinct categories: Beef, Reef, and Leaf.

le "Relais de l'Entrecôte"



The French signature brand will be coming to Almaza Bay in 2025 with their latest signature culinary experience, a delicious french baguette filled with their signature meat, special sauce and fries.

This famous household name owes its reputation to its single course menu: a walnut salad followed by an extra tender sirloin steak with its famous secret sauce, and delicious home-made french fries.



LIVING IT UP

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 tennis, swimming, football and basketball academies to padel, kite surfing and many more water sports activities in addition to our signature kids summer camp hosted by the world renowned Swiss camp experts Les Elfes.

We've also carefully curated the Almaza Bay Retreats, bringing you a variety of health and wellness experiences. Staying active during the summer is always an exciting option for all age groups and at all hours of the day.

INTRODUCING
ONE ALMAZA BAY

A unique and exclusive destination, One Almaza Bay is created to provide ultimate luxury, comfort and convenience.

Offering a range of premium-quality, fully serviced, beachfront apartments, this new summer destination has all the comforts you need to unwind, energize, or simply immerse in the beauty of surrounding summer gems.

MEET ELASTIC ARCHITECTS

Founded in 1996, Elastic Architects is based in Athens, Greece, with offices in London, Toronto, Dubai, and Cyprus. The firm's talented young team offers expert architectural, interior, and landscape design services, attracting prestigious clients such as Aman Resorts, Janu by Aman, Brown Hotels, Adriatic Properties, Coco-Mat, and Kerzner (One and Only). Elastic's reputation has led to development projects in breathtaking locations, including Venice, Montenegro's stunning Adriatic coast, and Almaza Bay.

Their proven track record has garnered numerous local and international awards, including the Design Awards (IDA) in Los Angeles, the German Design Awards, and the European Design Awards in London. Elastic's projects have also received significant media recognition, featuring in various publications worldwide.

ELASTIC

JANU MONTENEGRO BY AMAN







ALCHEMY ARCHITECTURE & ALMAZA BAY

Alchemy Architecture is one of Egypt's most renowned architecture firms that continuously seeks to unleash unexplored dimensions and impalpable atmospheres that transcend everyday life. Their designs offer curated Living Experiences and Spaces that are marked by a correct, sustainable interpretation of design at the service of wellbeing in an overall organization of forms, materials, colors, lights, scents and sounds.

M — F A R E S
& A S S O C I A T E S



BEACHFRONT LUXURY

Waking up to picturesque views is the definition of mornings at One Almaza Bay. From panoramic views of the unrivaled crystal turquoise Mediterranean coastline to the glistening reflection of the sunrise, every apartment at One Almaza Bay boasts breathtaking scenery. Residents can also enjoy infinity pools that overlook the beautiful Mediterranean, providing a stunning backdrop for relaxation and leisure.

The spacious terraces overlook lush landscaping and infinity pools alongside the beautiful Mediterranean sea at One Almaza Bay, offering the perfect place to catch up on a book or spend a lazy afternoon with friends. The beach is just a stroll away, featuring a wide array of water sports and activities, or simply a peaceful atmosphere for a leisurely dip.

TOTAL TRANQUILITY

One Almaza Bay is your ultimate beachfront address, with a range of stunning one, two and three- bedroom apartments. Located at the eastern end of the resort, One Almaza Bay has a spectacular vista of the entire renowned, pristine waterfront. All homes are fully-finished with premium-quality materials and all are fully serviced, with your every need catered for 24/7.

One Almaza Bay is designed to maximize an effortless, luxurious lifestyle while emphasizing the impeccable views of the shore and our exquisite peninsula. Our fully finished apartments are designed to provide a turnkey, hassle-free experience from the moment you set foot into this unrivaled haven.

Building Amenities

- Surveillance Security
- Laundry Service
- Elevators
- Concierge
- Gym & Spa
- Swimming Pools
- Snack Bar & Coffee Shop
- Rentals & Property Management
- Facility Management
- Housekeeping & Room Service
- Porter
- Convenience Store
- Valet Parking
- Pool & Beach Lodges

Apartment Features

- Fully Finished
- Concealed A/C Units
- Luxurious Kitchen
- Kitchen Appliances

SIMPLE, SPACIOUS, SPECTACULAR

Whether you are entertaining on your terrace, or enjoying your suite escape; this one of a kind property will fulfill all your needs and more. One Almaza Bay's apartments boast sleek and contemporary design.

The design grants opulent, panoramic views of the sea and surrounding views of the sea, beach and surrounding gardens allowing natural light to flood its spacious interiors. Finished to the highest standards, One Almaza Bay makes use of the finest materials, ensuring that each and every corner emits modernity and class.





ONE ALMAZA BAY

Actual View Real life image taken from One Almaza Bay.
Please contact your property consultant to book a site tour.





RECEPTION DESIGN





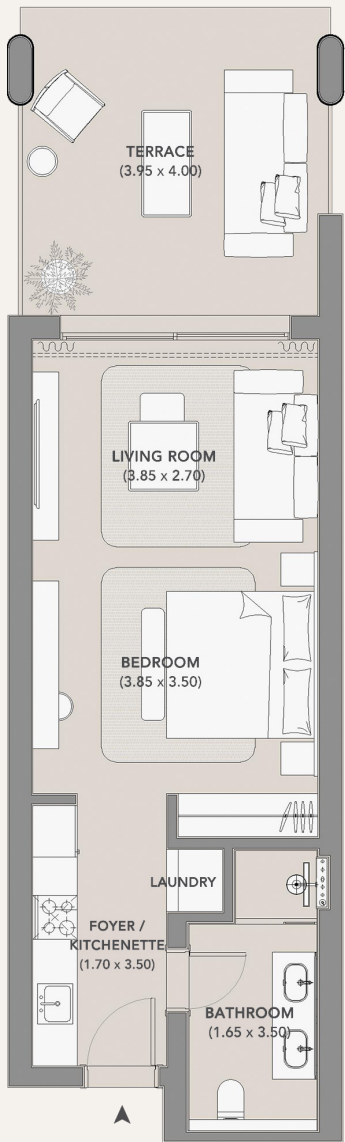
MAIN BUILDING FLOOR PLANS

Main Building Apartments

SUITE - GROUND FLOOR

Living Room	3.85	m	x	2.70	m
Foyer/Kitchenette	1.70	m	x	3.50	m
Bedroom	3.85	m	x	3.50	m
Bathroom	1.65	m	x	3.50	m
Terrace	3.95	m	x	4.00	m

Gross Area 75 m²



DISCLAIMER

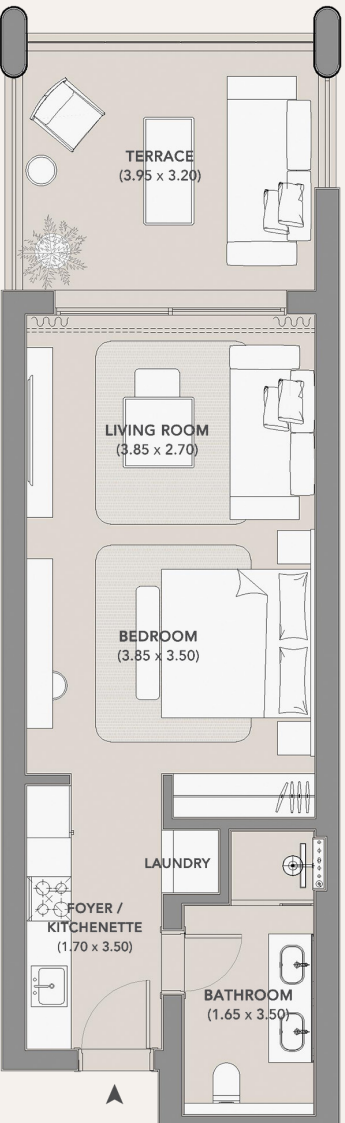
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Main Building Apartments

SUITE - TYPICAL

Living Room	3.85	m	x	2.70	m
Foyer/Kitchenette	1.70	m	x	3.50	m
Bedroom	3.85	m	x	3.50	m
Bathroom	1.65	m	x	3.50	m
Terrace	3.95	m	x	3.20	m

Gross Area 70 m²



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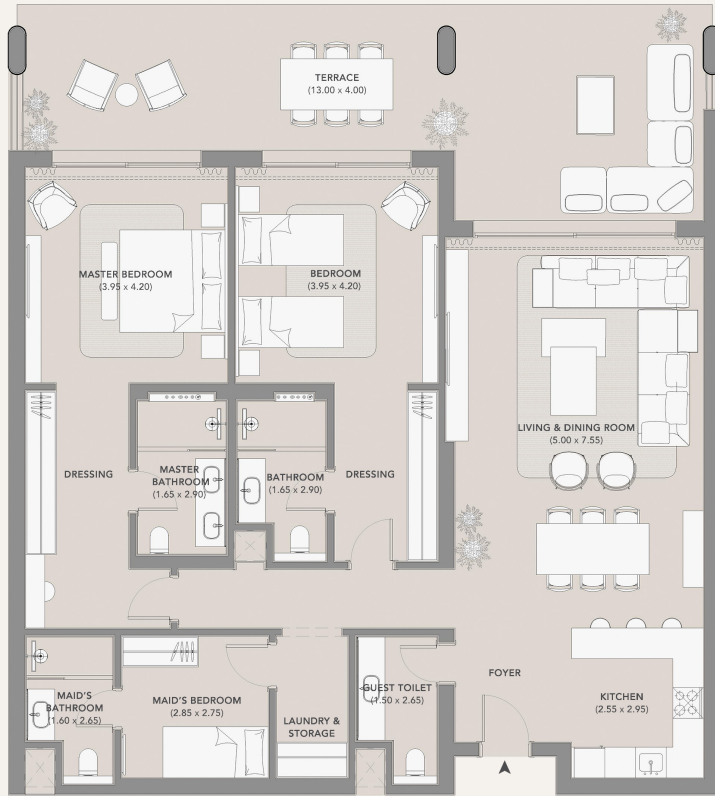
Main Building Apartments

2 BEDROOM + MAID’S ROOM

GROUND FLOOR

Living & Dining Room	5.00	m	x	7.55	m
Kitchen	2.55	m	x	2.95	m
Guest Toilet	1.50	m	x	2.65	m
Master Bedroom	3.95	m	x	4.20	m
Master Bathroom	1.65	m	x	2.90	m
Bedroom	3.95	m	x	4.20	m
Bathroom	1.65	m	x	2.90	m
Maid’s Room	2.85	m	x	2.75	m
Maid’s Bathroom	1.60	m	x	2.65	m
Terrace	13.00	m	x	4.00	m

Gross Area 245 m²



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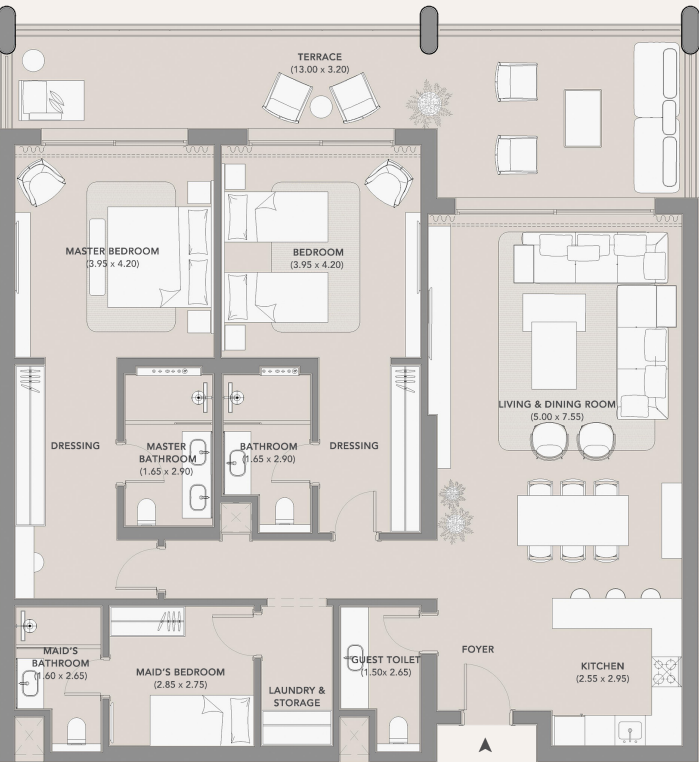
Main Building Apartments

2 BEDROOM + MAID’S ROOM

TYPICAL

Living & Dining Room	5.00	m	x	7.55	m
Kitchen	2.55	m	x	2.95	m
Guest Toilet	1.50	m	x	2.65	m
Master Bedroom	3.95	m	x	4.20	m
Master Bathroom	1.65	m	x	2.90	m
Bedroom	3.95	m	x	4.20	m
Bathroom	1.65	m	x	2.90	m
Maid’s Room	2.85	m	x	2.75	m
Maid’s Bathroom	1.60	m	x	2.65	m
Terrace	13.00	m	x	3.20	m

Gross Area 232 m²



DISCLAIMER

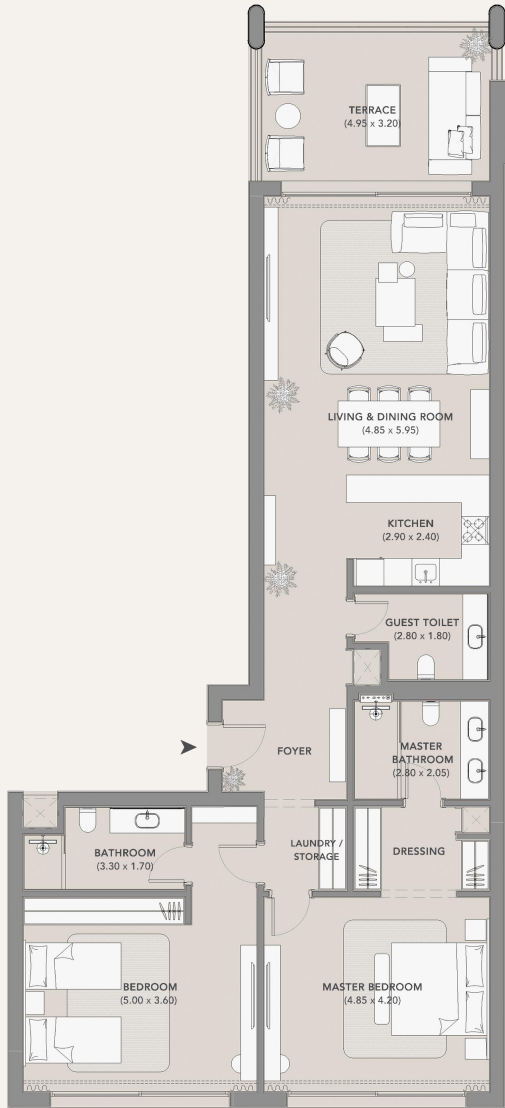
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Main Building Apartments

2 BEDROOM - TYPICAL

Living & Dining Room	4.85	m	x	5.95	m
Kitchen	2.90	m	x	2.40	m
Guest Toilet	2.80	m	x	1.80	m
Master Bedroom	4.85	m	x	4.20	m
Master Bathroom	2.80	m	x	2.05	m
Bedroom	5.00	m	x	3.60	m
Bathroom	3.30	m	x	1.70	m
Terrace	4.95	m	x	3.20	m

Gross Area 192 m²



DISCLAIMER

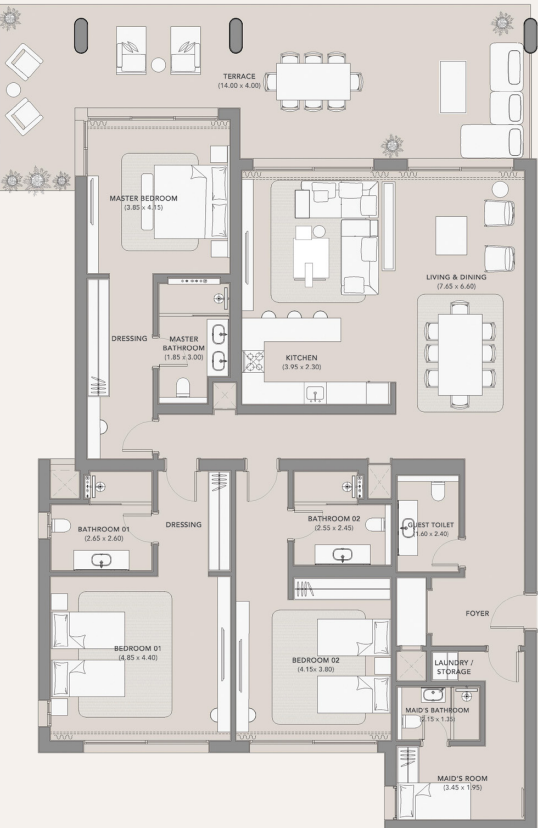
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Main Building Apartments

3 BEDROOM + MAID'S ROOM
GROUND FLOOR

Living & Dining Room	7.65	m	x	6.60	m
Kitchen	3.95	m	x	2.30	m
Guest Toilet	1.60	m	x	2.40	m
Master Bedroom	3.85	m	x	4.15	m
Master Bathroom	1.85	m	x	3.00	m
Bedroom 01	4.85	m	x	4.40	m
Bathroom 01	2.65	m	x	2.60	m
Bedroom 02	4.15	m	x	3.80	m
Bathroom 02	2.55	m	x	2.45	m
Maid's Room	3.45	m	x	1.95	m
Maid's Bathroom	2.15	m	x	1.35	m
Terrace	14.00	m	x	4.00	m

Gross Area 333 m²



DISCLAIMER

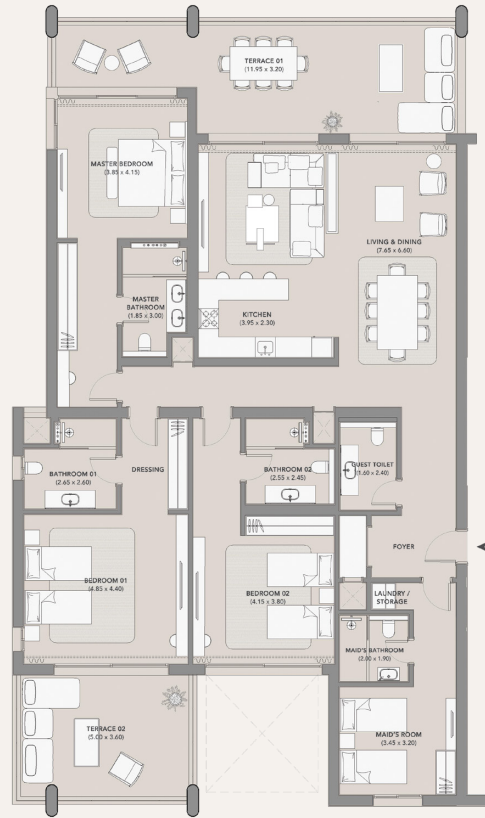
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Main Building Apartments

3 BEDROOM + MAID’S ROOM
TYPICAL

Living & Dining Room	7.65	m	x	6.60	m
Kitchen	3.95	m	x	2.30	m
Guest Toilet	1.60	m	x	2.40	m
Master Bedroom	3.85	m	x	4.15	m
Master Bathroom	1.85	m	x	3.00	m
Bedroom 01	4.85	m	x	4.40	m
Bathroom 01	2.65	m	x	2.60	m
Bedroom 02	4.15	m	x	3.80	m
Bathroom 02	2.55	m	x	2.45	m
Maid’s Room	3.45	m	x	3.20	m
Maid’s Bathroom	2.00	m	x	1.90	m
Terrace 01	11.95	m	x	3.20	m
Terrace 02	5.00	m	x	3.60	m

Gross Area 339 m²



DISCLAIMER

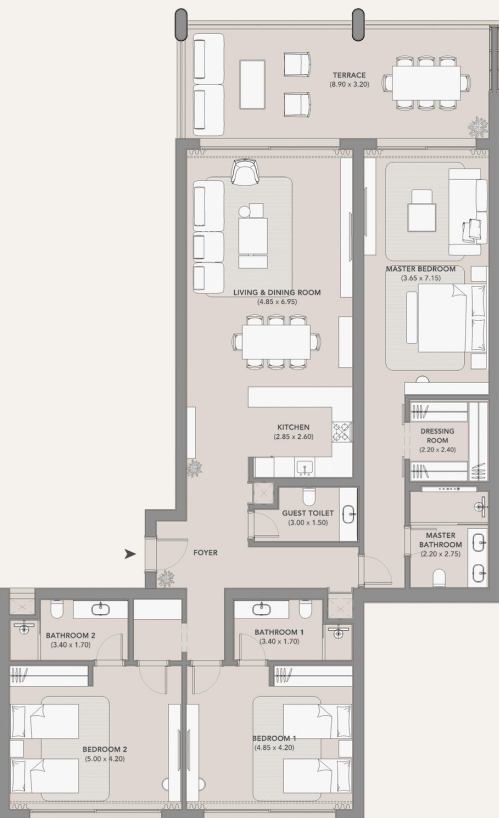
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Main Building Apartments

3 BEDROOM - SECOND FLOOR

Living & Dining Room	4.85	m	x	6.95	m
Kitchen	2.85	m	x	2.60	m
Guest Toilet	3.00	m	x	1.50	m
Master Bedroom	3.65	m	x	7.15	m
Dressing Room	2.20	m	x	2.40	m
Master Bathroom	2.20	m	x	2.75	m
Bedroom 01	4.85	m	x	4.20	m
Bathroom 01	3.40	m	x	1.70	m
Bedroom 02	5.00	m	x	4.20	m
Bathroom 02	3.40	m	x	1.70	m
Terrace	3.45	m	x	3.20	m

Gross Area 269 m²



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EAST WING & WEST WING





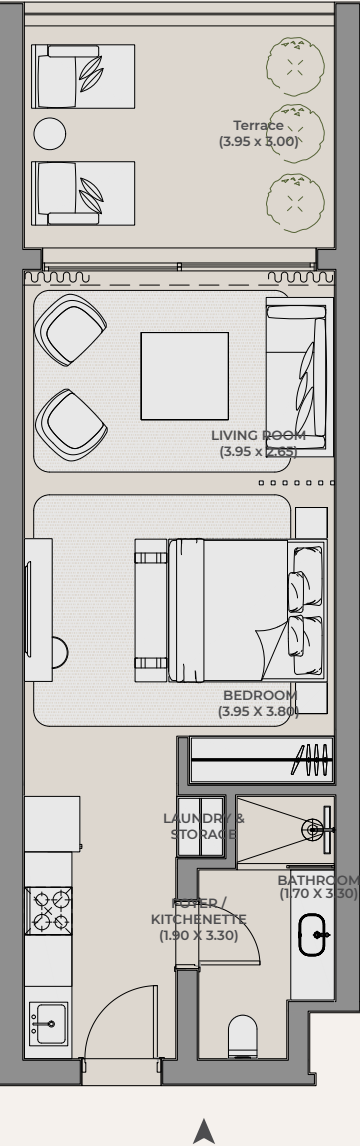
FLOOR PLANS



SUITE

Living Room	3.95	m	x	2.65	m
Foyer/Kitchenette	1.90	m	x	3.30	m
Bedroom	3.95	m	x	3.80	m
Bathroom	1.70	m	x	3.30	m
Terrace	3.95	m	x	3.00	m

Gross Area **77 m²**



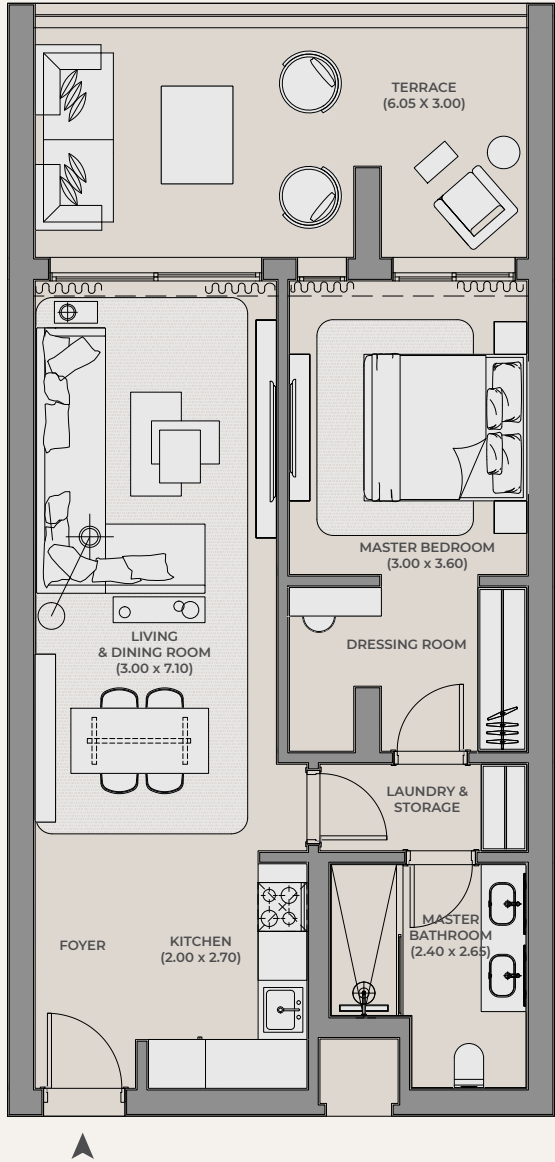
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1 BEDROOM APARTMENTS (A)

Living & Dining Room	3.00	m	x	7.10	m
Kitchen	2.00	m	x	2.70	m
Master Bedroom	3.00	m	x	3.60	m
Master Bathroom	2.40	m	x	2.65	m
Terrace	6.05	m	x	3.00	m

Gross Area 116 m²



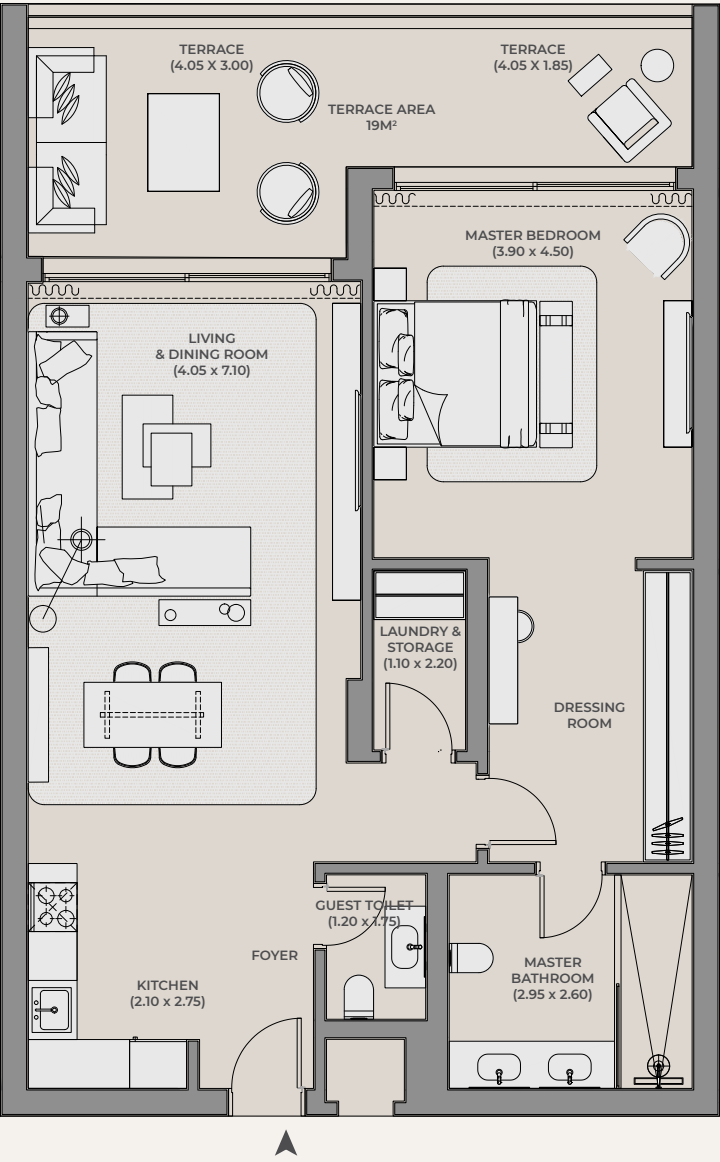
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1 BEDROOM APARTMENTS (B)

Living & Dining Room	4.05	m	x	7.10	m
Kitchen	2.10	m	x	2.75	m
Guest Toilet	1.20	m	x	1.75	m
Master Bedroom	3.90	m	x	4.50	m
Master Bathroom	2.95	m	x	2.60	m
Laundry & Storage	1.10	m	x	2.20	m
Terrace Area	19	m²			

Gross Area 154.5 m²



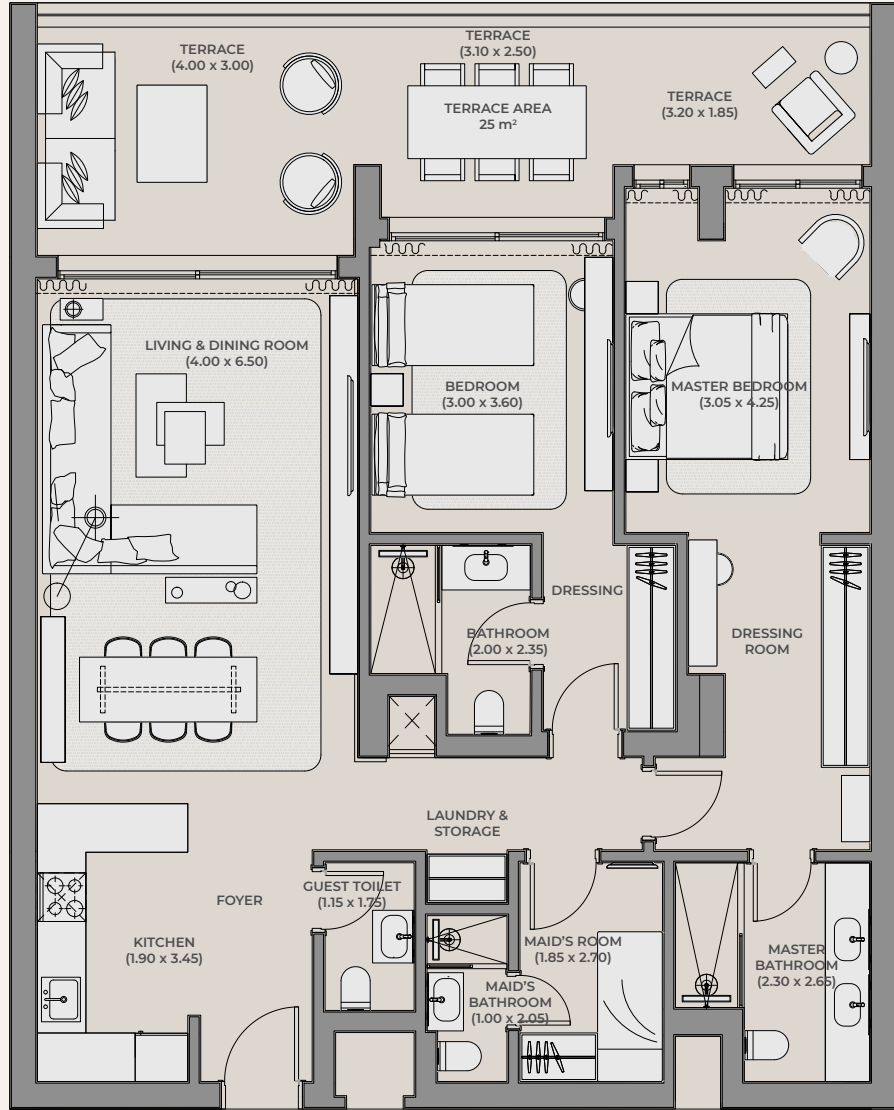
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2 BEDROOM APARTMENTS (A)

Living & Dining Room	4.00	m	x	6.50	m
Kitchen	1.90	m	x	3.45	m
Guest Toilet	1.15	m	x	1.75	m
Master Bedroom	3.05	m	x	4.25	m
Master Bathroom	2.30	m	x	2.65	m
Bedroom	3.00	m	x	3.60	m
Bathroom	2.00	m	x	2.35	m
Maid's Room	1.85	m	x	2.70	m
Maid's Bathroom	1.00	m	x	2.05	m
Terrace Area	25	m ²			

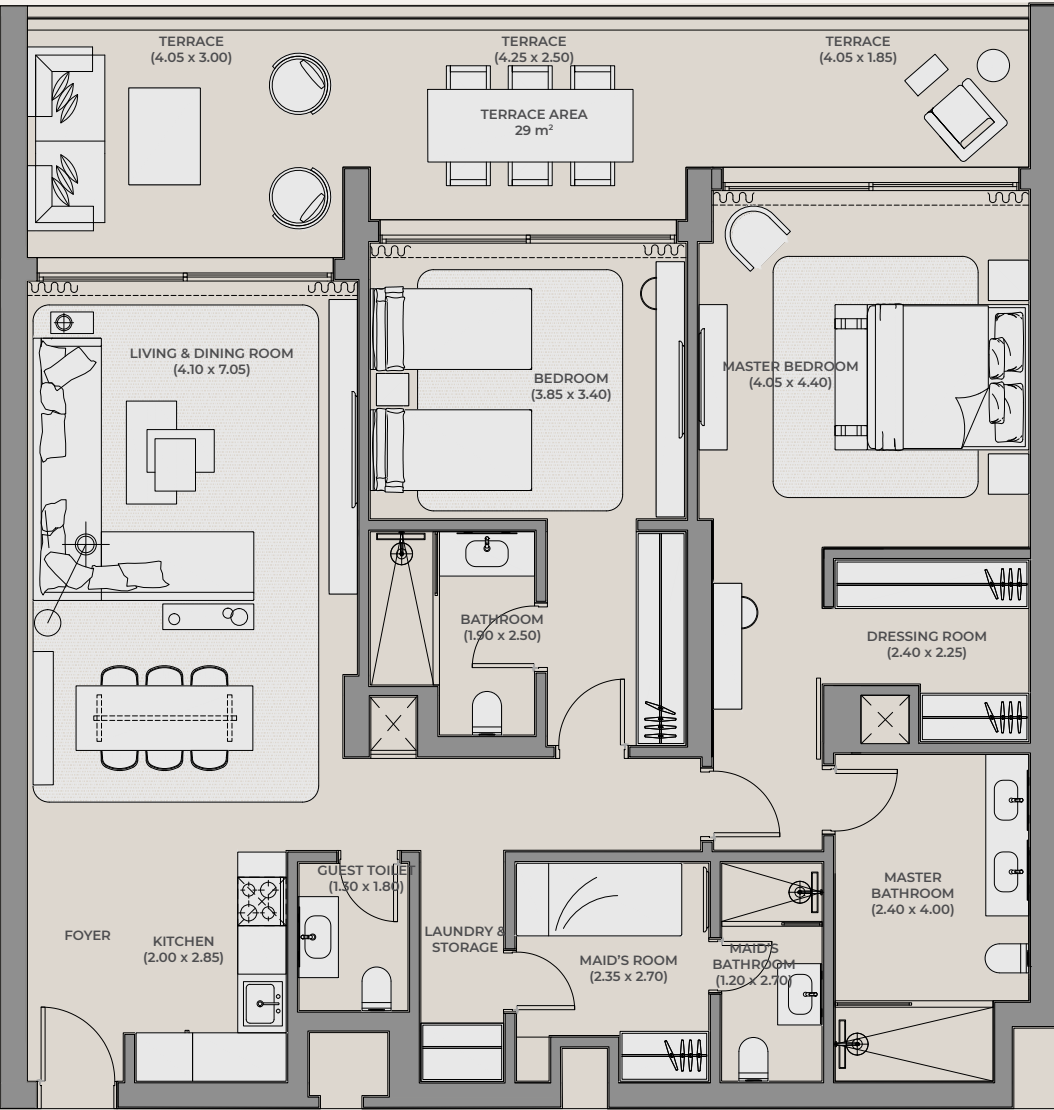
Gross Area 193 m²



2 BEDROOM APARTMENTS (B)

Living & Dining Room	4.10	m	x	7.05	m
Kitchen	2.00	m	x	2.85	m
Guest Toilet	1.30	m	x	1.80	m
Master Bedroom	4.05	m	x	4.40	m
Master Bathroom	2.40	m	x	4.00	m
Dressing Room	2.40	m	x	2.25	m
Bedroom	3.85	m	x	3.40	m
Bathroom	1.90	m	x	2.50	m
Maid's Room	2.35	m	x	2.70	m
Maid's Bathroom	1.20	m	x	2.70	m
Terrace Area	29	m ²			

Gross Area 231.5 m²



DISCLAIMER

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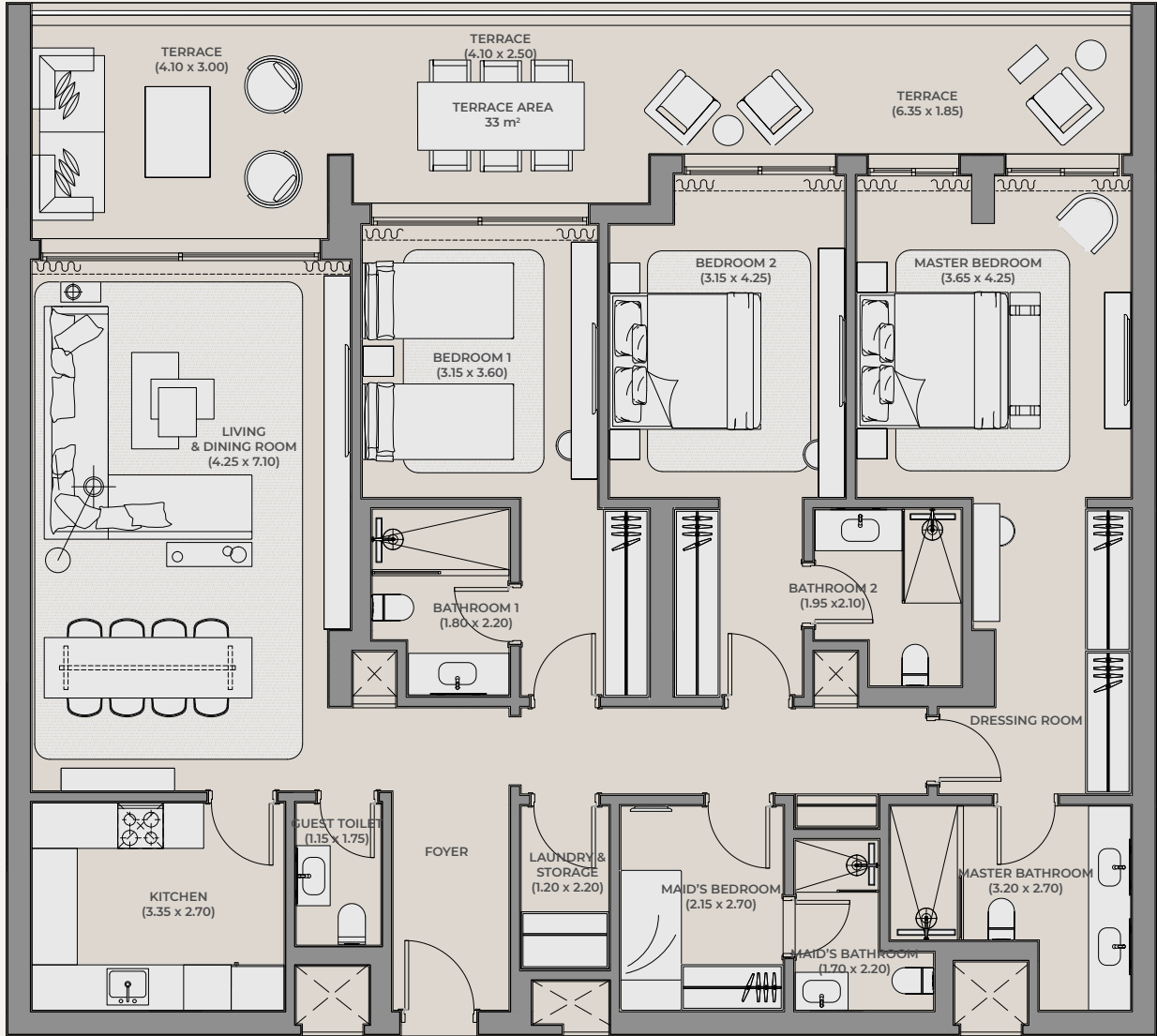
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3 BEDROOM APARTMENTS (A)

Living & Dining Room	4.25 m x 7.10 m
Kitchen	3.35 m x 2.70 m
Guest Toilet	1.15 m x 1.75 m
Master Bedroom	3.65 m x 4.25 m
Master Bathroom	3.20 m x 2.70 m
Bedroom 1	3.15 m x 3.60 m
Bathroom 1	1.80 m x 2.20 m
Bedroom 2	3.15 m x 4.25 m
Bathroom 2	1.95 m x 2.10 m
Maid's Room	2.15 m x 2.70 m
Maid's Bathroom	1.70 m x 2.20 m
Terrace Area	33 m²

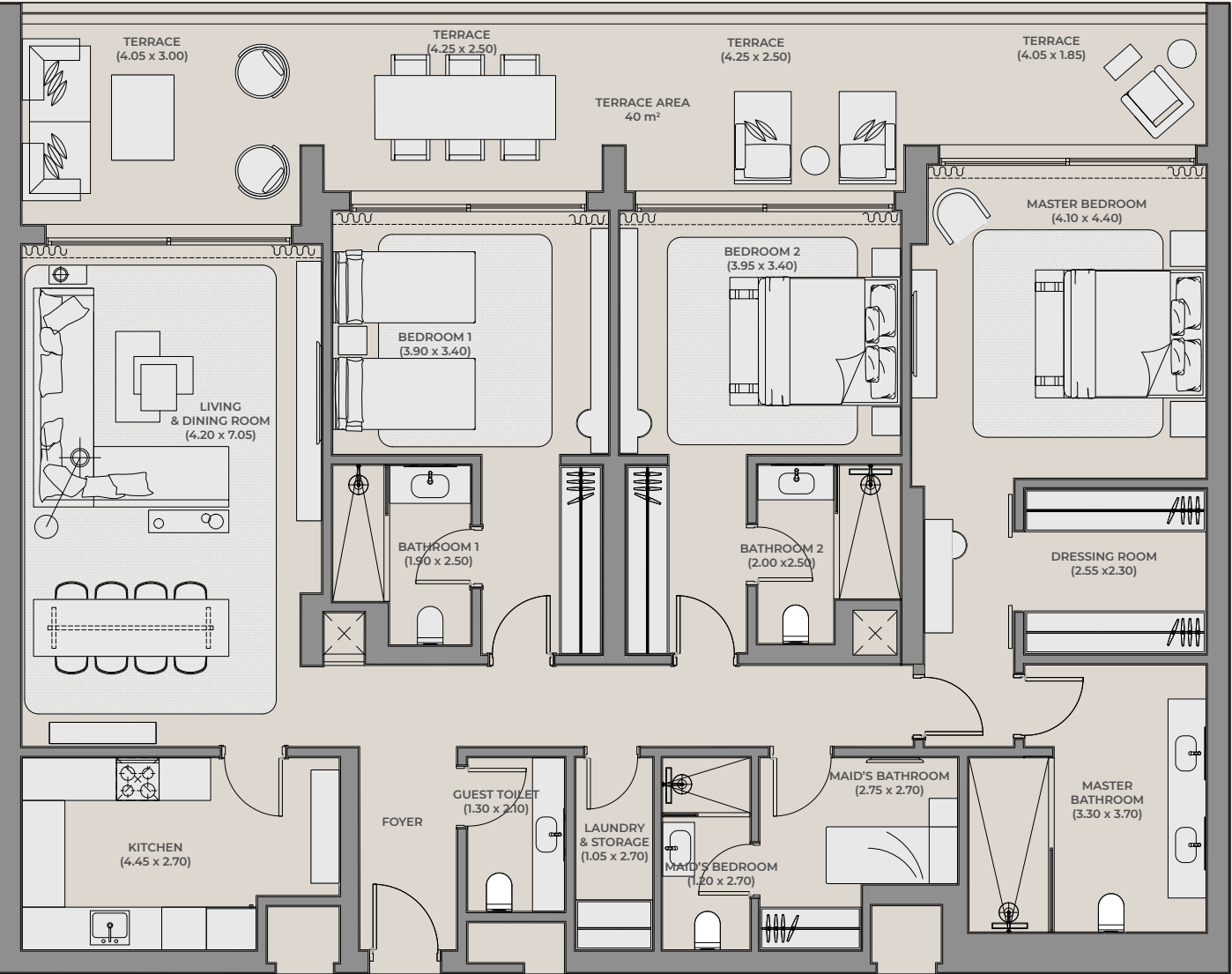
Gross Area 270 m²



3 BEDROOM APARTMENTS (B)

Living & Dining Room	4.20 m x 7.05 m
Kitchen	4.45 m x 2.70 m
Guest Toilet	1.30 m x 2.10 m
Master Bedroom	4.10 m x 4.40 m
Master Bathroom	3.30 m x 3.70 m
Dressing Room	2.55 m x 2.30 m
Bedroom 1	3.90 m x 3.40 m
Bathroom 1	1.90 m x 2.50 m
Bedroom 2	3.95 m x 3.40 m
Bathroom 2	2.00 m x 2.50 m
Maid's Room	2.75 m x 2.70 m
Maid's Bathroom	1.20 m x 2.70 m
Terrace Area	40 m²

Gross Area 308.5 m²



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THE PARTNERS

travcoproperties.

ALMAZA BAY



ELASTIC



M — F A R E S
& A S S O C I A T E S

JAZ
HOTEL GROUP



