

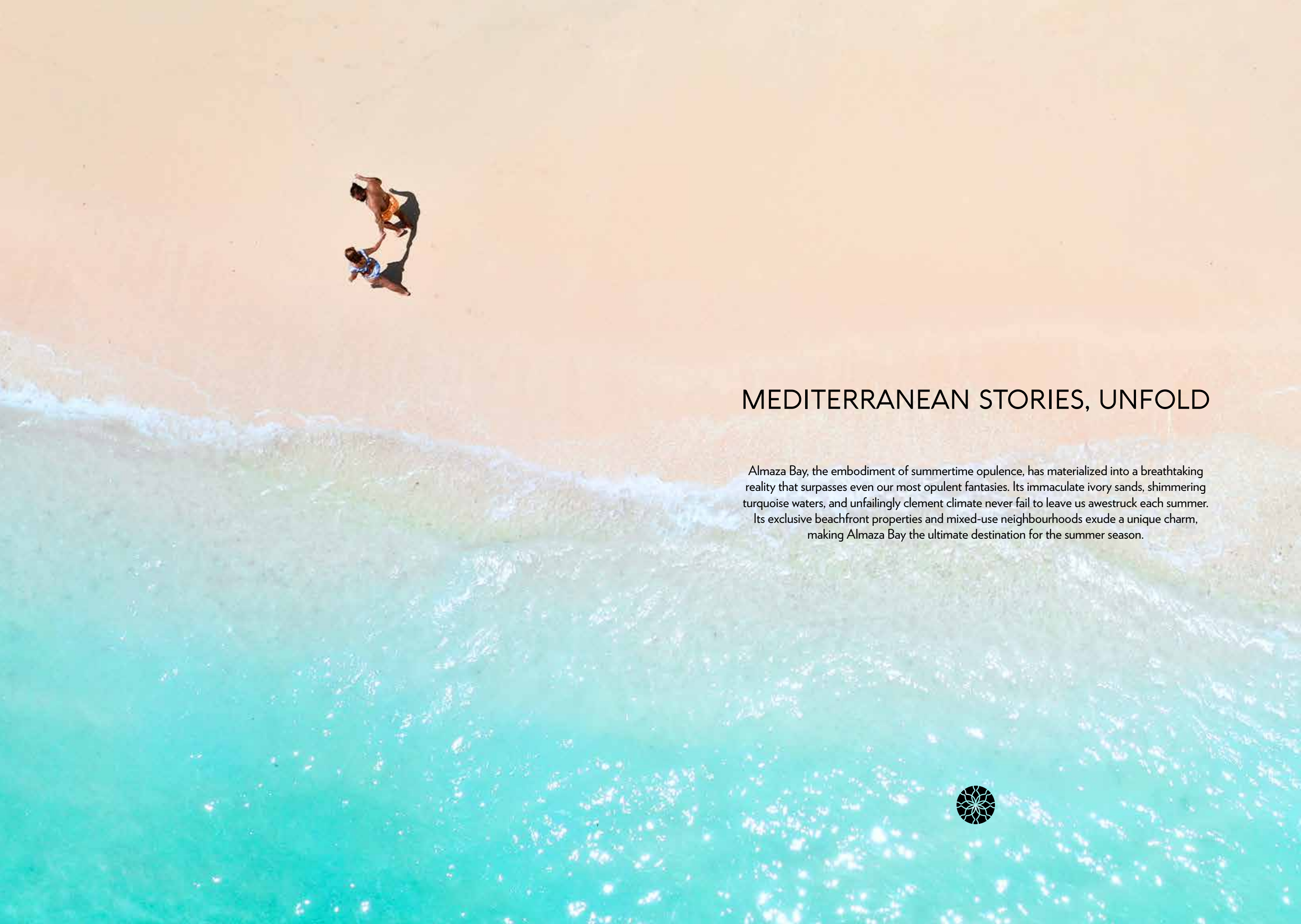
SELECTION II



BY

ALMAZA BAY





MEDITERRANEAN STORIES, UNFOLD

Almaza Bay, the embodiment of summertime opulence, has materialized into a breathtaking reality that surpasses even our most opulent fantasies. Its immaculate ivory sands, shimmering turquoise waters, and unfailingly clement climate never fail to leave us awestruck each summer. Its exclusive beachfront properties and mixed-use neighbourhoods exude a unique charm, making Almaza Bay the ultimate destination for the summer season.



ABOUT THE DEVELOPERS

With over 40 years of experience in the Tourism and Hospitality sectors, Travco Group is one of the MENA region's largest developers and operators of hotels, resorts and cruises. Founded in 1979 by Mr. Hamed El Chiaty, Travco Group has evolved into an international organization with over 60 companies in 3 continents. Today it boasts an unrivalled track record of success across a wide range of industries including hospitality, tourism, aviation, transportation and real estate development.

Travco Properties is the real estate development arm of the group. Leveraging on Travco Group's large land bank of 16 million SQM, Travco Properties is widening the arena of real estate offerings in Egypt by creating sustainable and self-sufficient developments. 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. It instantly became an important player on Egypt's North Coast. Building to achieve the goals of its masterplan, Travco Properties continuously strives to fulfil its future expansion plans and proudly introduces its latest project at Ras Soma.



Vakkaru, Maldives

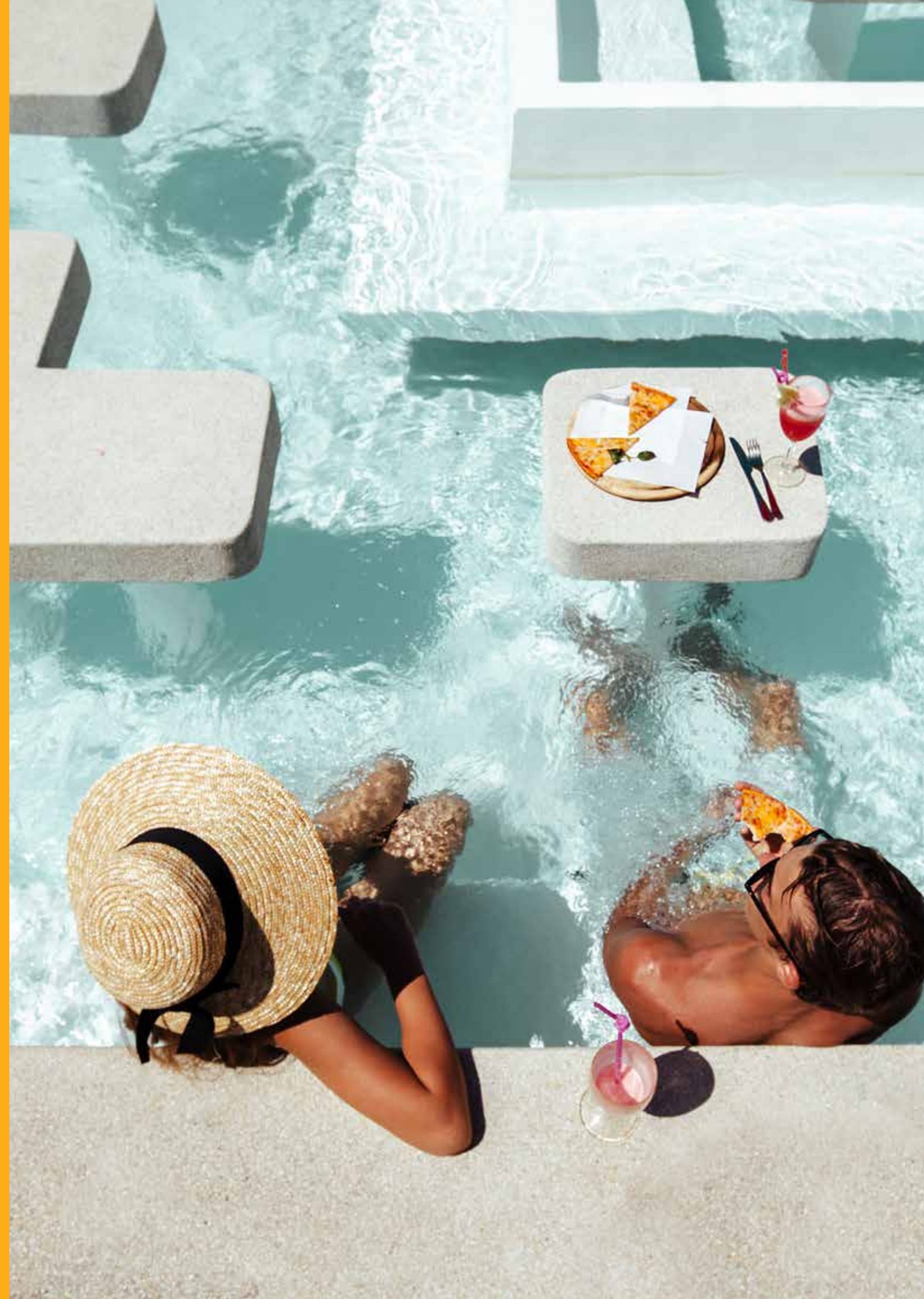
A woman with dark hair in a bun, wearing a yellow bikini, is seen from behind, sitting in an infinity pool. She is looking out at a vast, clear blue ocean under a bright blue sky with a few wispy clouds. The pool's edge is visible in the foreground, and the water in the pool is a deep blue, matching the ocean beyond.

INTRODUCING SELECTION II

We take great pleasure in introducing Selection II, a collection of stunning elevated villas that offer breathtaking views of the Mediterranean Sea. These architectural marvels are meticulously crafted with intricate attention to detail, showcasing a perfect blend of contemporary design and timeless elegance. Immerse yourself in the lap of luxury and indulge in the ultimate coastal living experience with Selection II. These exceptional homes are not merely an investment in a summer residence, but rather, an acquisition of a timeless masterpiece, crafted to meet your lifelong aspirations. Selection II homes exude an unparalleled splendor, where every detail is meticulously designed to resonate with your heart and captivate your senses, providing you with a sanctuary that speaks to your soul.

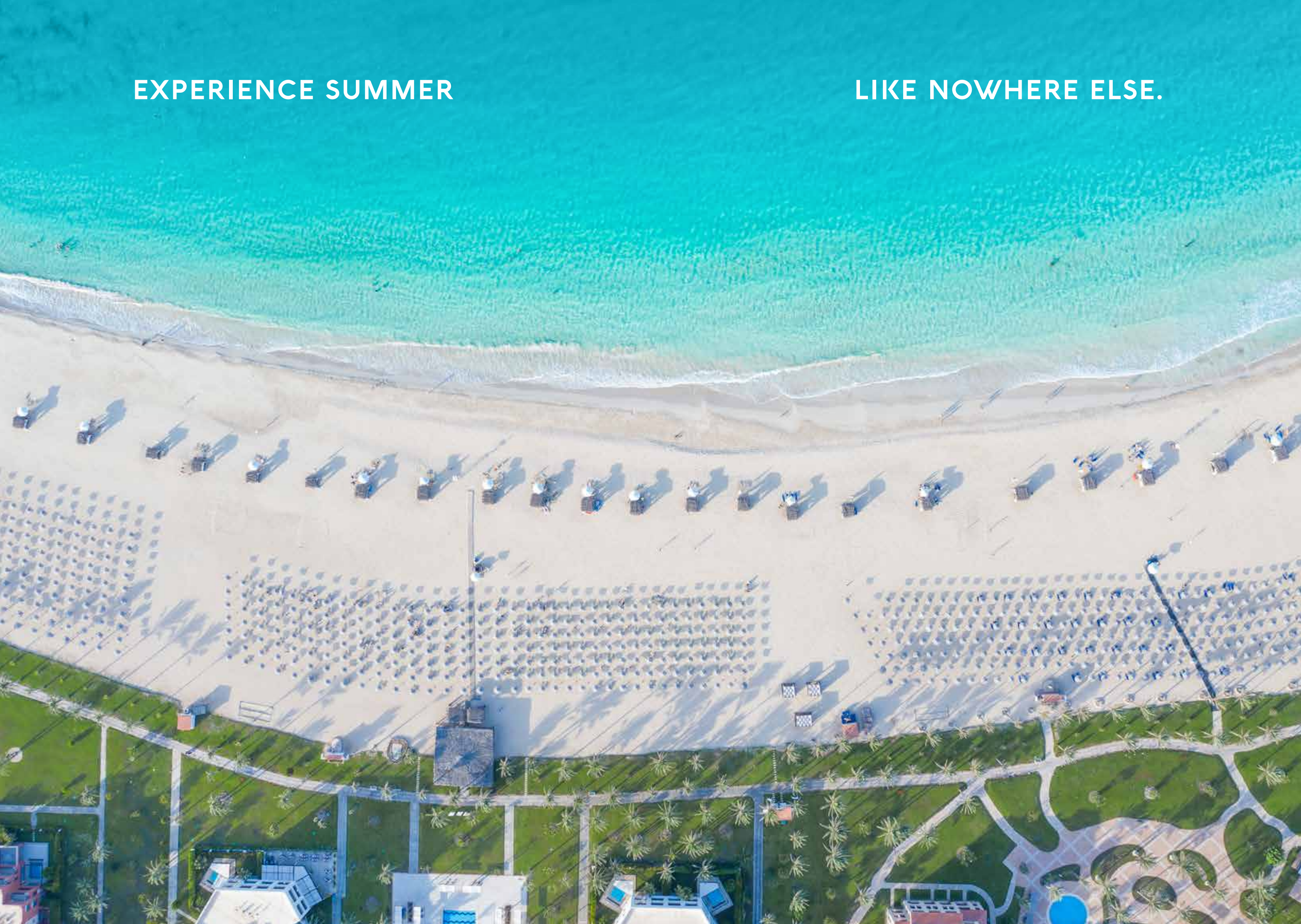
WORLD-CLASS DESIGN, REVERED

At Almaza Bay, architecture is not just a feast for the eyes; it is a transformative experience that redefines your perception of summertime living, offering an unparalleled ambiance that is simply unmatched. The exquisite landscaping provides a symphony of colors that invigorate your mornings and evoke a sense of enchantment under the starry skies. At every turn, Selection II embodies a world-class design philosophy, thoughtfully crafted to cater to the residents' discerning preferences and tastes. Every detail has been meticulously planned to provide homeowners with a sense of indulgence both inside their homes and in the outdoor spaces of Selection II, creating an atmosphere of unparalleled luxury.



EXPERIENCE SUMMER

LIKE NOWHERE ELSE.





THE VILLAGE: THE PULSE OF ALMAZA BAY

We believe at AlMaza Bay, that the hallmark of a truly exceptional summer is in the meticulous attention to detail and the unwavering commitment to excellence. Our flagship retail area, The Village, is a magnificent showcase of bespoke venues that seamlessly blend indoor and outdoor spaces, creating a captivating hangout experience unlike any other. With dedicated play areas for kids and chic nightspots for the discerning crowd, The Village is the epitome of sophisticated leisure.

The Village is also home to a diverse range of culinary delights. Our carefully curated selection of restaurants and cafes offer a tantalizing array of dishes, from traditional Mediterranean cuisine to international specialties. Enjoy the variety of international cuisine, savor aromatic spices, or indulge in sweet treats and artisanal coffee, all served up with impeccable service and attention to detail.

Come and discover the unparalleled charm of The Village, where every moment is a celebration of the good life. Whether you're looking for a place to unwind after a long day in the sun, or seeking a world-class dining experience, The Village has something to offer for everyone.

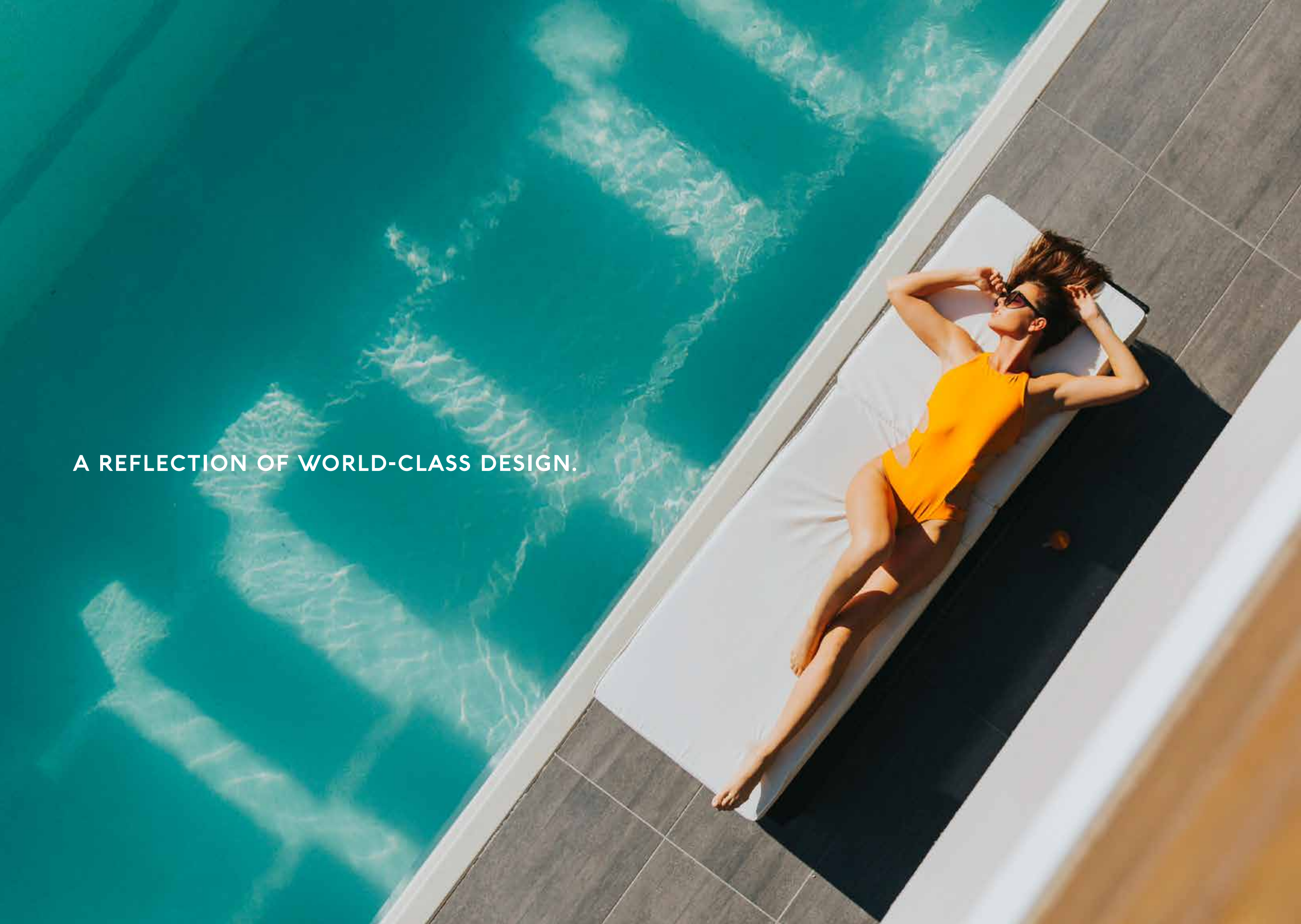
EXQUISITE DINING EXPERIENCES

The ethos at Almaza Bay dictates that dining is not simply a means of satisfying hunger, but a celebration of the senses in every way imaginable. Our premier dining experiences are a testament to the rich and diverse cultural heritage that we proudly embrace. From the tantalizing flavors of Pier 88 to the exquisite culinary creations of Sachi, our epicurean delights are a journey of discovery and indulgence.

We have carefully curated an array of dining options to suit every palate, from the sumptuous flavors of Italian cuisine to the vibrant spices of Mediterranean fare. Our commitment to a healthy and indulgent lifestyle extends beyond the food. Every aspect is designed to promote relaxation, comfort, and enjoyment, from the stunning views of the Mediterranean to the warm and inviting decor. At Almaza Bay, we believe that a healthy and indulgent lifestyle is all about finding balance, and our culinary offerings and venues are a reflection of that philosophy.



A REFLECTION OF WORLD-CLASS DESIGN.



A FAMILY FRIENDLY WHOLESOME LIFESTYLE

Our unwavering belief is that good health is the ultimate luxury, and we are committed to creating a haven that celebrates the beauty of life in all its grandeur at Almaza Bay. Our picturesque shores, bathed in the warm glow of the sun, offer the world's greatest running track, a place where you can revel in the majesty of nature while pursuing your fitness goals.

We offer sports facilities that cater to both amateurs and professionals, with state-of-the-art equipment and expert trainers on hand to guide you towards your peak performance. Whether you prefer to engage in a friendly game of volleyball with friends at the beach or indulge in some well-deserved «me» time with a good book and a rejuvenating massage at one of our many outdoor spots, we have created a world where every desire is met with effortless ease.

With a range of activities for kids and adults alike, including dedicated play areas and state-of-the-art sports facilities, everyone can find something to enjoy at Almaza Bay. So whether you're looking for a fun family vacation or a peaceful retreat to recharge your batteries, our stunning setting and world-class amenities offer the perfect escape from the hustle and bustle of everyday life. Come and discover the joy of living at Almaza Bay, where every moment is a celebration of life amidst the stunning beauty of the Mediterranean.



ALMAZA BAY MASTERPLAN

SELECTIONII LAYOUT



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. SELECTION
- 11. PIER 88
- 12. WHITE & BLUE
- 13. BAY HOMES
- 14. THE VILLAGE
- 15. ONE ALMAZA BAY
- 16. SACHI ALMAZA
- 17. TERRAZZO
- 18. SELECTION II

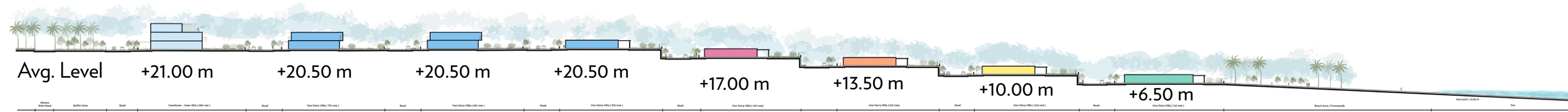


SELECTION II LAYOUT



TYPE OF UNIT / ROW	AVERAGE LEVEL	
S01: A	A	Avg. Level +6.50 m
S02: B - C - D - E	B	Avg. Level +10.00 m
S03: F	C	Avg. Level +13.50 m
S04: G	D	Avg. Level +17.00 m
	E&F	Avg. Level +20.50 m
	G	Avg. Level +21.00 m

CROSS SECTIONAL VIEW OF LEVELING



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UNIT TYPE: S01

GARDEN VIEW



UNIT TYPE: S01

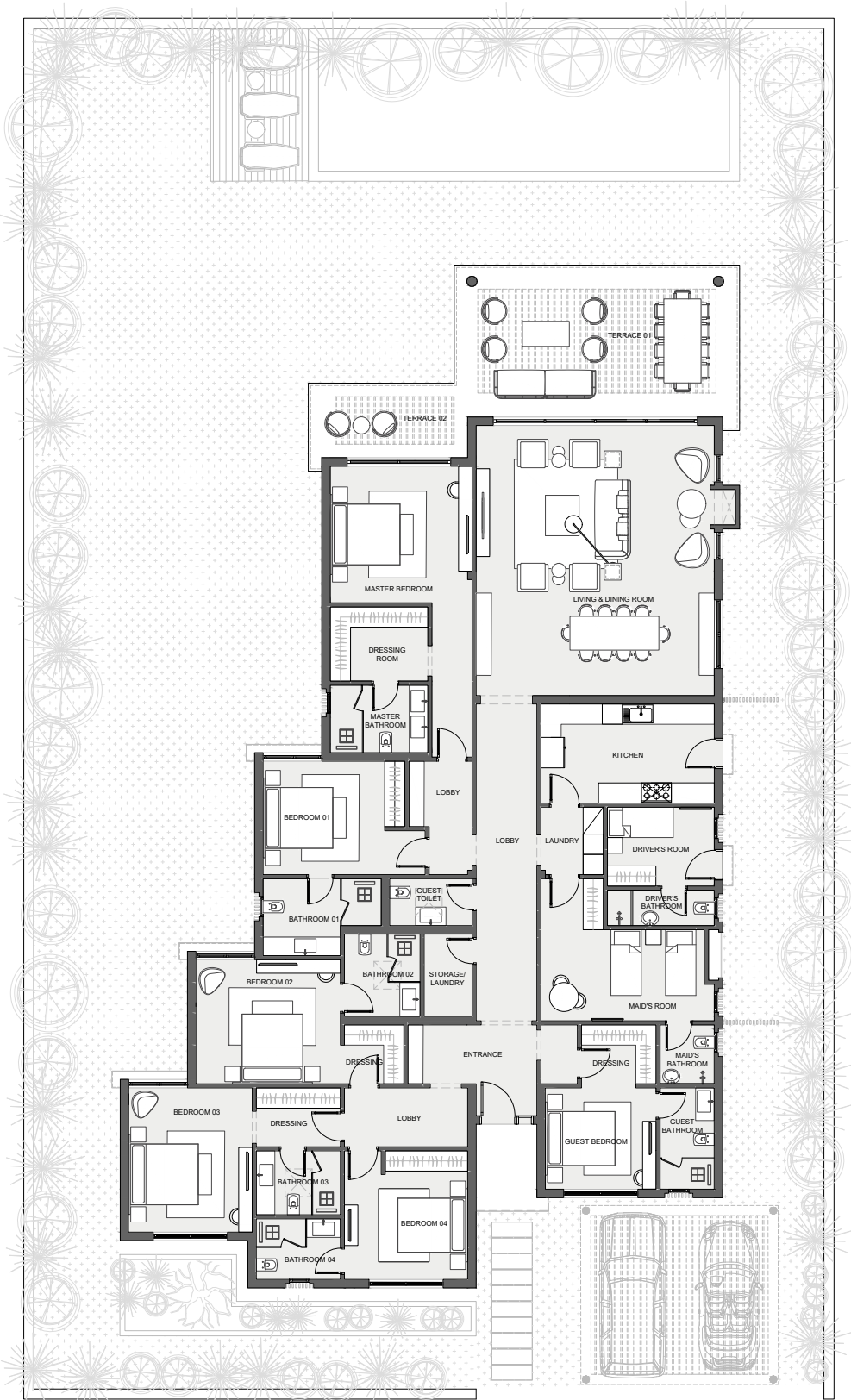
STREET VIEW



UNIT TYPE: **S01**

TOTAL AREA **390 M²**

LIVING & DINING ROOM	7.00 x 8.00 m
KITCHEN	5.10 x 2.90 m
GUEST TOILET	2.40 x 1.35 m
MASTER BEDROOM	4.20 x 4.05 m
DRESSING ROOM	2.85 x 2.20 m
MASTER BATHROOM	2.85 x 1.95 m
BEDROOM 01	4.20 x 3.35 m
BATHROOM 01	3.45 x 2.20 m
BEDROOM 02	4.25 x 3.65 m
BATHROOM 02	2.20 x 2.40 m
BEDROOM 03	3.65 x 4.25 m
BATHROOM 03	2.45 x 1.85 m
BEDROOM 04	3.65 x 3.80 m
BATHROOM 04	2.45 x 1.75 m
GUEST BEDROOM	3.25 x 3.00 m
GUEST BATHROOM	1.55 x 2.95 m
MAID'S ROOM	5.10 x 2.70 m
MAID'S BATHROOM	1.55 x 1.70 m
DRIVER'S ROOM	3.10 x 2.30 m
DRIVER'S BATHROOM	3.10 x 1.05 m
LAUNDRY	1.80 x 1.95 m
STORAGE / LAUNDRY	1.40 x 2.40 m
TERRACE 01	8.40 x 4.50 m
TERRACE 02	4.30 x 2.20 m



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UNIT TYPE: S02

GARDEN VIEW



UNIT TYPE: S02

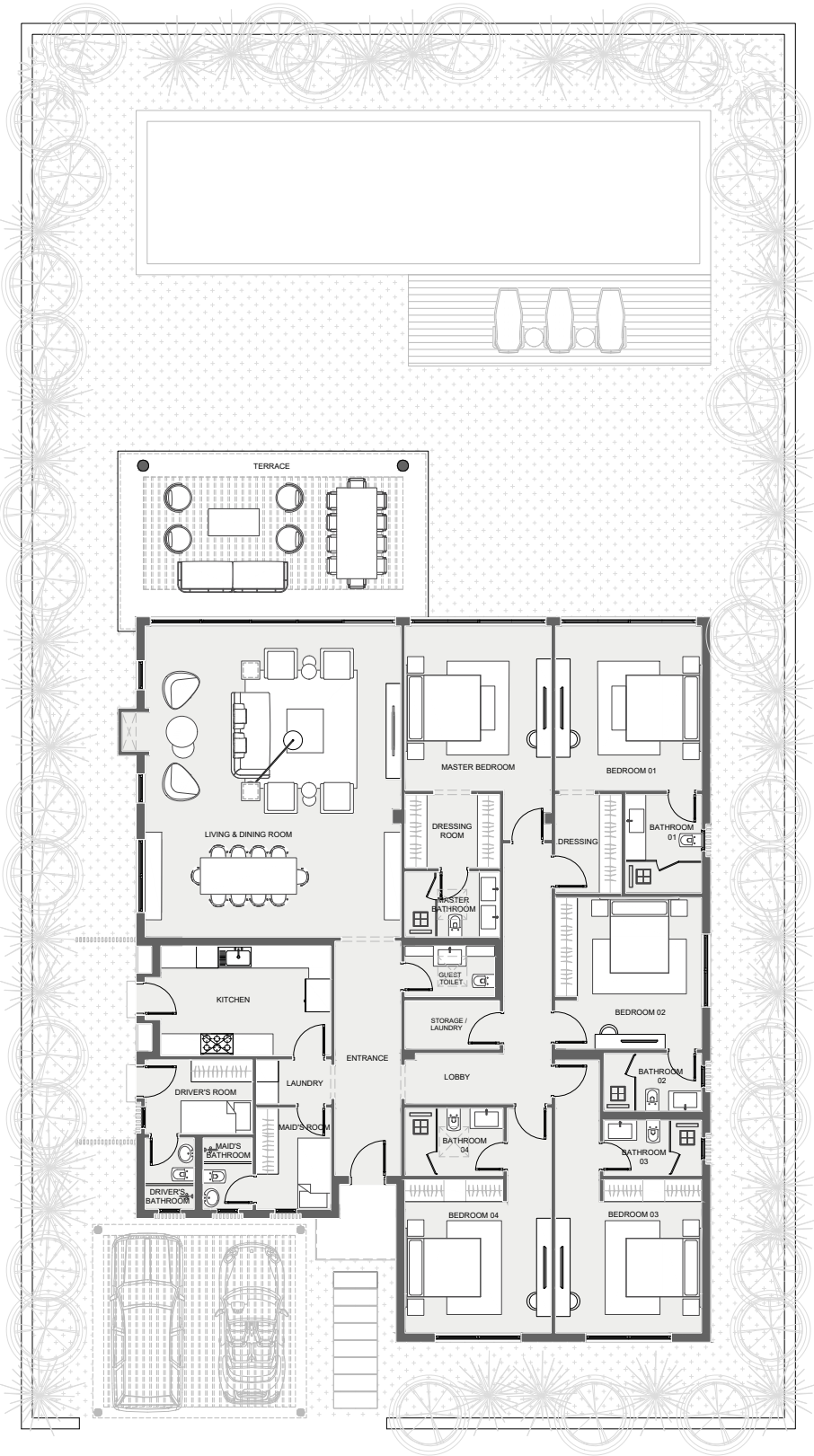
STREET VIEW



UNIT TYPE: S02

TOTAL AREA 328 M²

LIVING & DINING ROOM	7.00 x 8.50 m
KITCHEN	4.65 x 3.00 m
GUEST TOILET	2.40 x 1.30 m
MASTER BEDROOM	4.00 x 4.50 m
DRESSING ROOM	2.50 x 2.00 m
MASTER BATHROOM	2.50 x 1.70 m
BEDROOM 01	4.00 x 4.45 m
BATHROOM 01	1.95 x 2.65 m
BEDROOM 02	4.00 x 4.15 m
BATHROOM 02	2.60 x 1.50 m
BEDROOM 03	4.00 x 4.20 m
BATHROOM 03	2.60 x 1.50 m
BEDROOM 04	4.00 x 4.20 m
BATHROOM 04	2.60 x 1.80 m
MAID'S ROOM	2.00 x 2.75 m
MAID'S BATHROOM	1.30 x 1.90 m
DRIVER'S ROOM	2.90 x 2.00 m
DRIVER'S BATHROOM	1.30 x 1.90 m
LAUNDRY	2.00 x 1.20 m
STORAGE / LAUNDRY	2.55 x 1.30 m
TERRACE	8.50 x 4.50 m



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UNIT TYPE: S03

GARDEN VIEW



UNIT TYPE: S03

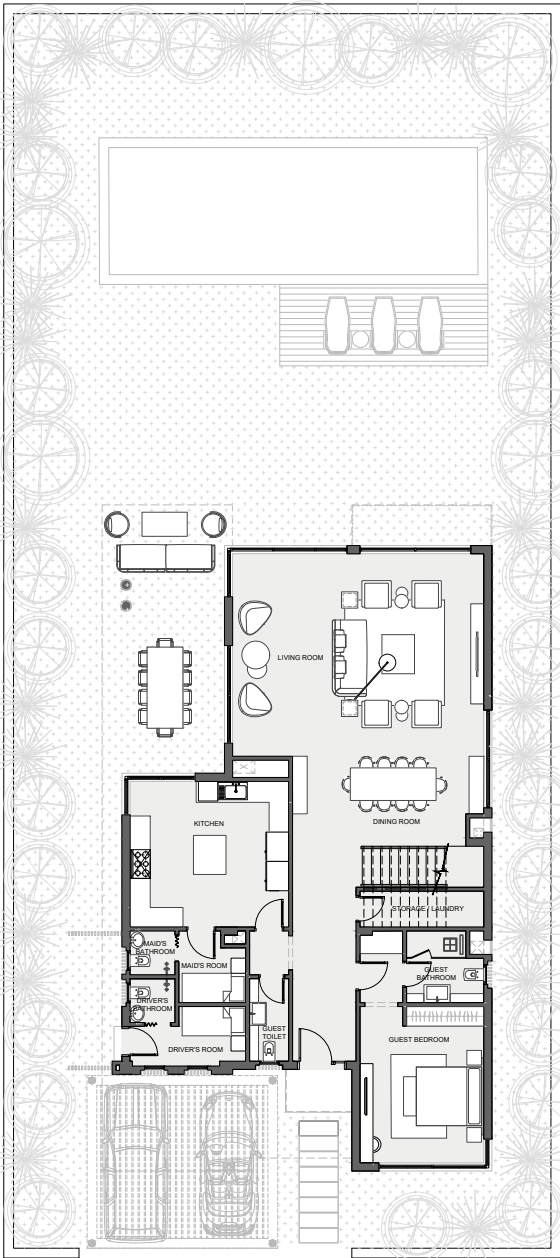
STREET VIEW



UNIT TYPE: S03
TOTAL AREA 412 M²

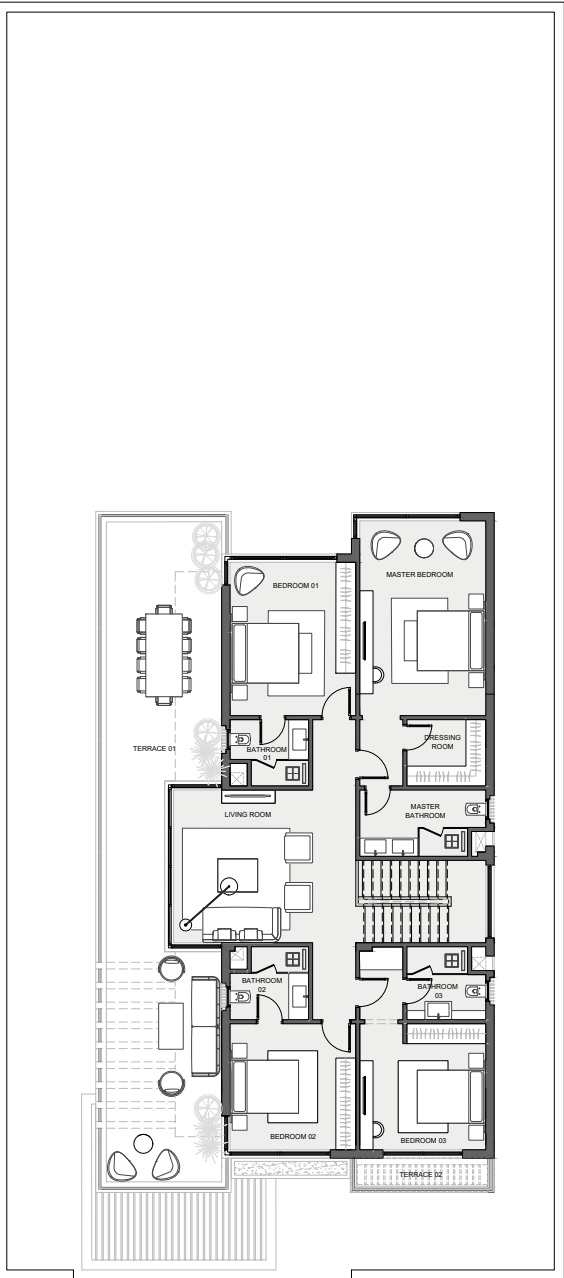
GROUND FLOOR

LIVING ROOM	7.70 x 6.20 m
DINING ROOM	5.85 x 2.75 m
KITCHEN	4.85 x 4.45 m
GUEST TOILET	1.15 x 2.50 m
GUEST BEDROOM	3.80 x 4.80 m
GUEST BATHROOM	2.30 x 2.15 m
MAID'S ROOM	2.00 x 2.20 m
MAID'S BATHROOM	1.35 x 1.30 m
DRIVER'S ROOM	3.50 x 1.65 m
DRIVER'S BATHROOM	1.35 x 1.30 m
STORAGE / LAUNDRY	3.80 x 1.10 m



FIRST FLOOR

MASTER BEDROOM	3.80 x 5.85 m
DRESSING ROOM	2.35 x 2.00 m
MASTER BATHROOM	3.75 x 1.95 m
BEDROOM 01	3.75 x 4.60 m
BATHROOM 01	2.30 x 1.95 m
BEDROOM 02	3.80 x 3.80 m
BATHROOM 02	2.45 x 2.15 m
BEDROOM 03	3.80 x 3.80 m
BATHROOM 03	2.35 x 2.15 m
LIVING ROOM	4.15 x 4.60 m
TERRACE 1	70 m²
TERRACE 2	4 m²



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UNIT TYPE: S04

GARDEN VIEW



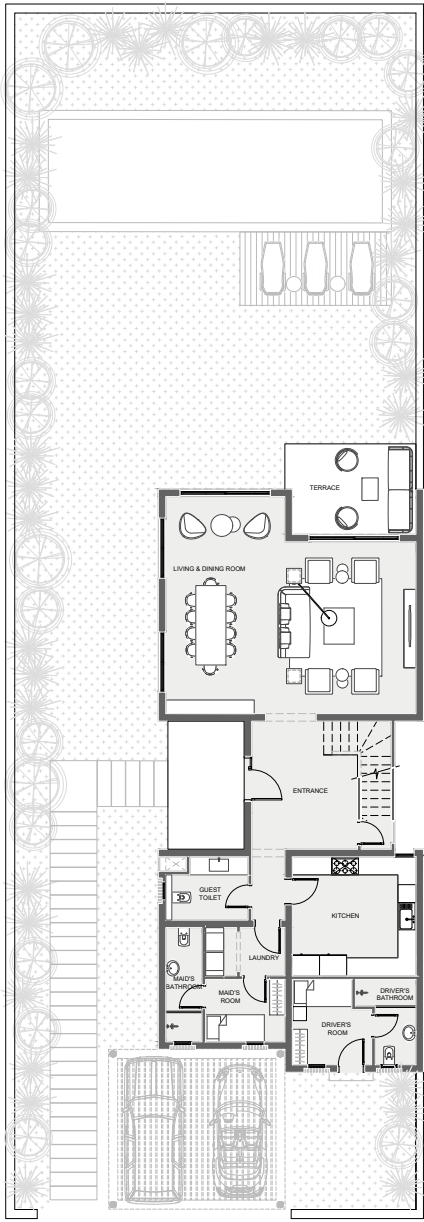
UNIT TYPE: S04

STREET VIEW



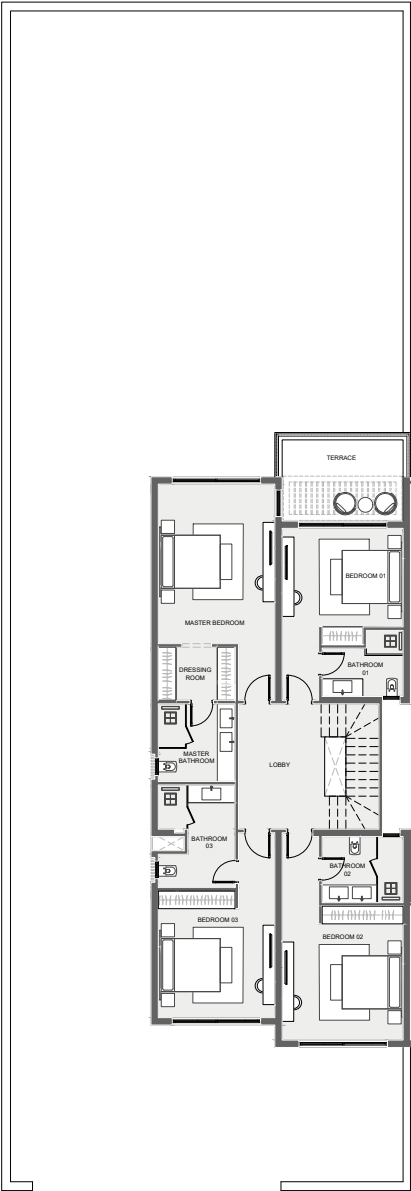
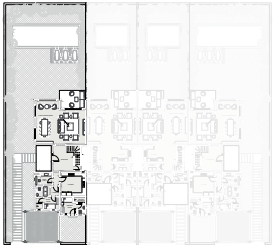
UNIT TYPE: S04
TOWN VILLA

AREA 423 M²
+ROOF TERRACE 78 M²



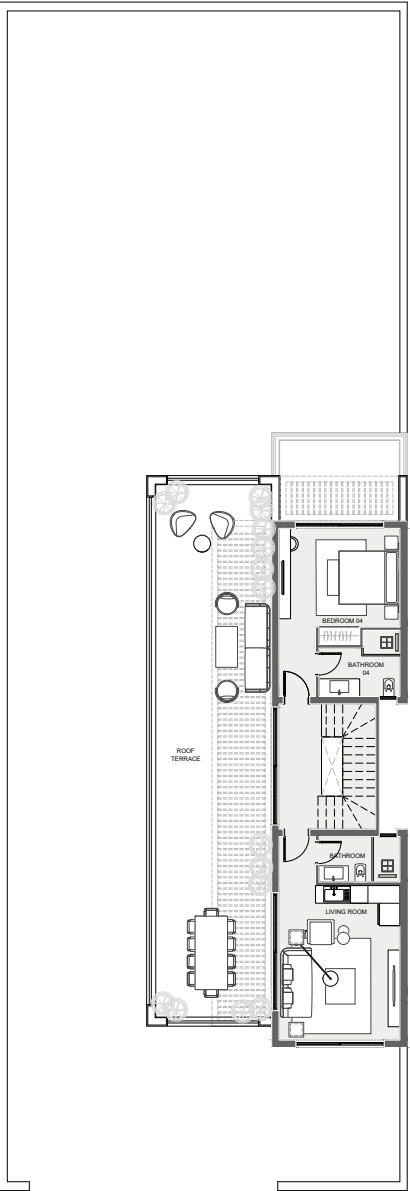
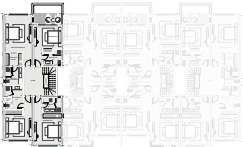
GROUND FLOOR

LIVING & DINING ROOM	8.30 x 7.20 m
KITCHEN	4.10 x 3.95 m
GUEST TOILET	2.70 x 2.05 m
MAID'S ROOM	2.60 x 2.05 m
MAID'S BATHROOM	1.15 x 3.75 m
DRIVER'S ROOM	2.60 x 2.80 m
DRIVER'S BATHROOM	1.95 x 2.80 m
LAUNDRY	1.15 x 1.60 m
TERRACE	4.35 x 3.00 m



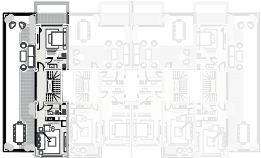
FIRST FLOOR

MASTER BEDROOM	3.95 x 5.40 m
DRESSING ROOM	2.60 x 1.80 m
MASTER BATHROOM	2.55 x 2.60 m
BEDROOM 01	4.10 x 3.30 m
BATHROOM 01	2.70 x 2.20 m
BEDROOM 02	4.10 x 4.50 m
BATHROOM 02	2.70 x 2.20 m
BEDROOM 03	3.95 x 4.25 m
BATHROOM 03	2.55 x 3.45 m
TERRACE	4.10 x 2.75 m



SECOND FLOOR

BEDROOM 04	4.10 x 3.30 m
BATHROOM 04	2.70 x 2.20 m
LIVING ROOM	4.10 x 5.20 m
BATHROOM	2.70 x 1.50 m
ROOF TERRACE	78 m ²

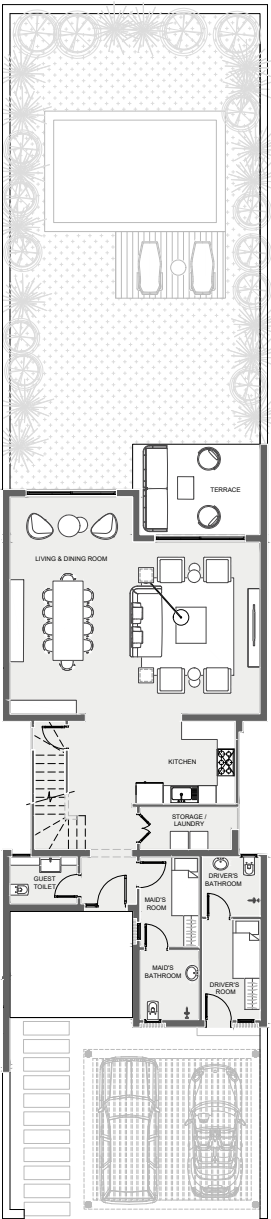


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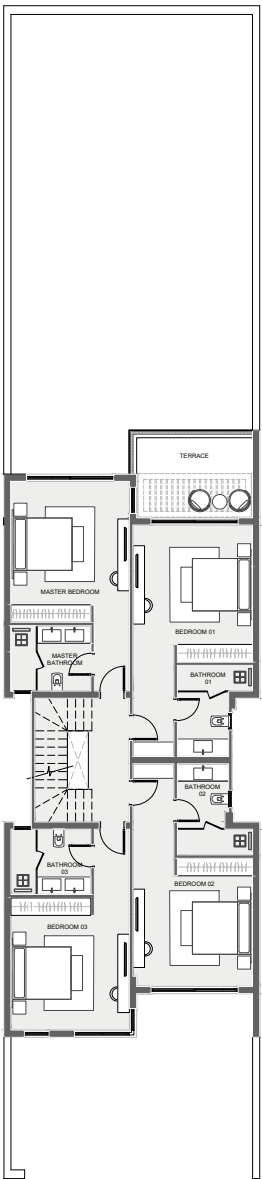
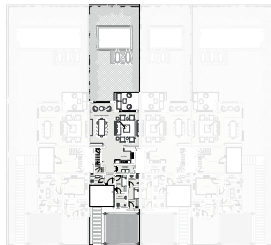
UNIT TYPE: S04
TOWN HOME

AREA 420 M²
+ROOF TERRACE 63 M²



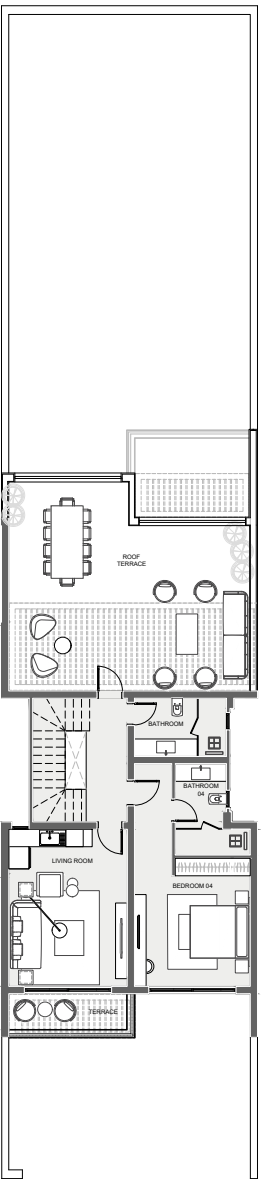
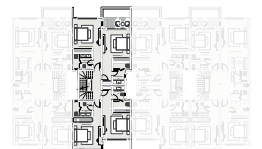
GROUND FLOOR

LIVING & DINING ROOM	8.30 x 7.20 m
KITCHEN	3.40 x 2.70 m
GUEST TOILET	2.20 x 1.50 m
MAID'S ROOM	1.90 x 2.95 m
MAID'S BATHROOM	1.90 x 2.25 m
DRIVER'S ROOM	1.85 x 3.30 m
DRIVER'S BATHROOM	1.85 x 1.90 m
STORAGE / LAUNDRY	3.00 x 1.40 m
TERRACE	4.20 x 3.00 m



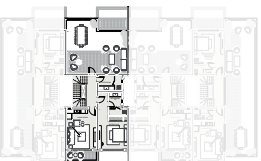
FIRST FLOOR

MASTER BEDROOM	4.05 x 4.80 m
MASTER BATHROOM	2.70 x 2.20 m
BEDROOM 01	4.10 x 4.70 m
BATHROOM 01	1.70 x 3.05 m
BEDROOM 02	4.10 x 4.40 m
BATHROOM 02	1.70 x 3.05 m
BEDROOM 03	4.05 x 4.50 m
BATHROOM 03	2.70 x 2.20 m
TERRACE	4.00 x 2.75 m



SECOND FLOOR

BEDROOM 04	3.95 x 4.40 m
BATHROOM 04	1.70 x 3.05 m
LIVING ROOM	4.05 x 5.40 m
BATHROOM	3.10 x 1.95 m
TERRACE	4.05 x 1.25 m
ROOF TERRACE	63 m ²²



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A PROJECT BY TRAVCO PROPERTIES

Travco Properties is the youngest and most prominent subsidiary of Travco Group, the Middle East’s leading travel and hospitality empire. Building on the group’s over 40 years of extreme success and highly international business reach, Travco Properties aims at diversifying the pool of offered real estate products, creating self-sufficient, thriving, progressive urban communities that enrich the lives of its residents.

PARTNERS

ALMAZA BAY

swa



DORA EL CHIATY
DESIGN



WATG

STEIGENBERGER
HOTELS AND RESORTS

