



KAMARAN

A REFLECTION OF NATURE



EL GOUNA  
A STATE OF MIND

Nestled along Egypt's Red Sea coastline, **El Gouna** presents opportunities for those seeking cosmopolitan, seaside living and the exclusivity of a self-contained community **El Gouna** is a Red Sea coastal destination that encourages relaxed resort-like sophistication.

Offering a unique leisure destination brimming with inspiring possibilities. Investing in the **El Gouna** way of life guarantees a future filled with the best experiences life has to offer: quality time with loved ones, more time for favored leisure activities, exceptional gastronomic experiences, and the chance to become an active part of **El Gouna's** sophisticated, multinational, and child-friendly community.

Part of **El Gouna**'s appeal relates to its fully integrated urban infrastructure, which has made the town visually attractive, easy to live in, and largely self-sufficient.

**El Gouna** is home to a variety of sought-after amenities, including 18 hotels, marinas, banks, restaurants, 2 championship golf courses, a world-class international hospital, schools, universities, co-working spaces, and an airport.

**El Gouna**'s perfect year-round weather, thoughtful urban planning, allow its residents to enjoy healthier and more outdoor focused lives. Water sports and aquatic activities are possible all year round due to the sheltering influence of a reef headland. Water sport facilities and dive centers are located throughout the town.

**El Gouna** is an international kite surfing destination, home to 4 marinas, including the Abu Tig Marina, boat owners pursue their nautical adventures freely, without interruption. **El Gouna** offers over 100 exciting restaurants, bars and eateries that encompass an impressive variety of international cuisines. The town also boasts a number of high-profile cultural events and festivals, as well as a colorful nightlife.



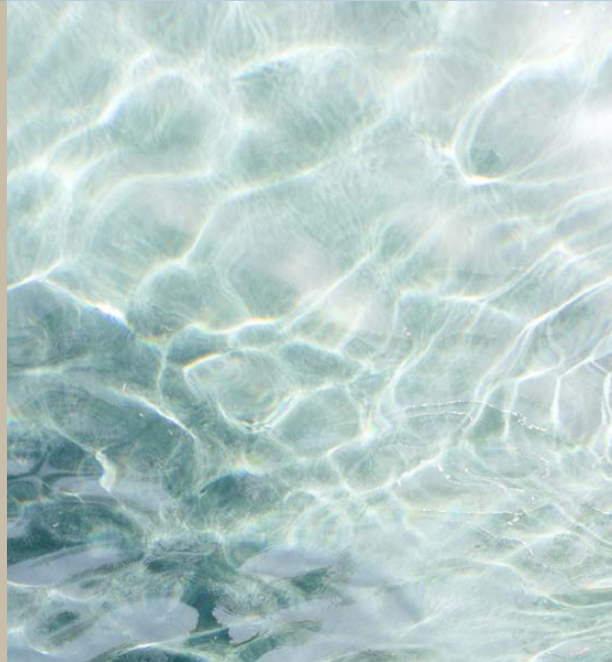
EL GOUNA | MASTER PLAN





—

## EL GOUNA LIFESTYLE EVOLUTION



Imagine a place that reflects who you are and what you love and value most. There is nothing like finding a home and neighborhood that instantly feel right. The time to own an **El Gouna** address has never felt more alluring than the present. Modern couples, families and individuals are now redefining the way one's dream life should look like. **Kamaran** inspires residents to flourish and live that expression of desired culture and style within a like-minded community. Is it a cool, young residence or child friendly? Cleverly it is both.

**Kamaran** is a lively family neighborhood that presents multiple lifestyle amenities to explore and enjoy. Picture relaxing surroundings and soothing sand pools within a residential oasis of calm.

KAMARAN IS HOME TO LEISURE OFFERINGS THAT ENCOURAGE CONNECTION AND HAVE THE POWER TO AFFECT EVERYDAY LIVES POSITIVELY.

---

Homes and public spaces are designed to promote the well-being of the community. Most units present working spaces to support today's contemporary working from home ethos. Discover a well-conceived neighborhood for today's modern family.

El Gouna's rich architectural legacy has been rewritten in the freshest of ways. Still paying homage to minimalist clean accented lines, the project adopts biophilic design philosophies.



Inspired by nature to create feelings of tranquility the structures complement the surroundings whilst having high regards for the local ecology and environment. The neighborhood's architectural aesthetic will hold its beauty forever. It is a clever design that will get more and more inviting with time. Each residence has a story waiting to be told. El Gouna homeowners know they will be surrounding themselves with the most inspirational design, culture and lifestyle.



KAMARAN MASTER PLAN







## HOMES WORTH DREAMING ABOUT

---

Great architectural design is the foundation of our existence. It creates spaces that nurture and sustain; places to call home. At **Kamaran**, there is more to life than ordinary. This is a beautifully curated neighborhood where you can live your favorite experiences and feel a connection to them. Welcome to **El Gouna's** lively young district.

IMAGINE LARGE OPEN, SAFE  
SPACES FOR CHILDREN TO PLAY,  
ADULTS TO LIVE THEIR BEST  
LIVES AND DOGS TO ROAM FREELY.

---

The entire area is enveloped by stretches of landscaping, thus separating the community from the main roads to ensure child safety and contribute to a serene environment. Tranquil sand pools embellish the neighborhood, imbuing the sought-after, laid-back **El Gouna** vibe. Vibrant public spaces have been designed to inspire children and adults to explore the surrounding natural settings. You will not feel the need to leave, rather you will invite your extended **El Gouna** community to visit and enjoy special times together.





DISCOVER A  
NEIGHBORHOOD WITH  
HOMES THAT EVOLVE WITH  
LIFE AS THE YEARS GO BY.

---

Units offer all retain elements that make them timeless. Whether your place is a retreat from your Cairo property, vacation residence or permanent working and living home, **Kamaran** is a perfect statement for how you love to live your life.

All of the buildings overlook stunning, tranquil sand pools. They showcase the brilliance of El Gouna's accustomed warm and inviting biophilic design. Urban necessities, breathtaking nature and architecture all work harmoniously together to create welcoming aesthetically proportioned spaces for all to enjoy.

A LIFE



WELL-LIVED STORY

Discover green areas and private gardens for you to live your ultimate life. What truly stands out is the many ways you can enjoy your sun-dappled leisure time in one distinctive setting after another. There are picnic areas and private gardens perfect to gather and appreciate with family, friends and neighbors, as well as a community center and the grill pavillion in the central spine of Kamaran. Social activities are plentiful. Children will find their bliss at the kids' park. There is a perfect space for everyone to live life however quiet or dynamic that may be. Even your four-legged friends will love their thoughtfully planned dog park.

## FOR ENERGETIC TIMES

**Kamaran** is home to scenic bike and jogging lanes that include a beautiful green buffer. Absorb the soothing surrounds whilst enjoying your daily run. The outdoor workout areas ensure residents can work out in a variety of ways and at their preferred pace. The ambient vegetation was selected so that it flourishes in the year-round sun. A quiet yoga area sets the tone for relaxed living whereas perfection flows in the form of tranquil sand pools that gently promote calm.

Whether searching the skies for magical sunsets or listening to long palms rustling in the fresh breeze during long peaceful walks, know that you are only a short stroll away from endless lifestyle choices. All you need to complete the picture is your **Kamaran** home.



A high-angle photograph of a woman swimming in a pool. She is wearing a white bikini top and a pink headband. The water is clear blue, and her reflection is visible below. The text is centered over the image.

THE HOMES  
EL GOUNA'S NEWEST  
STANDARD OF LIVING

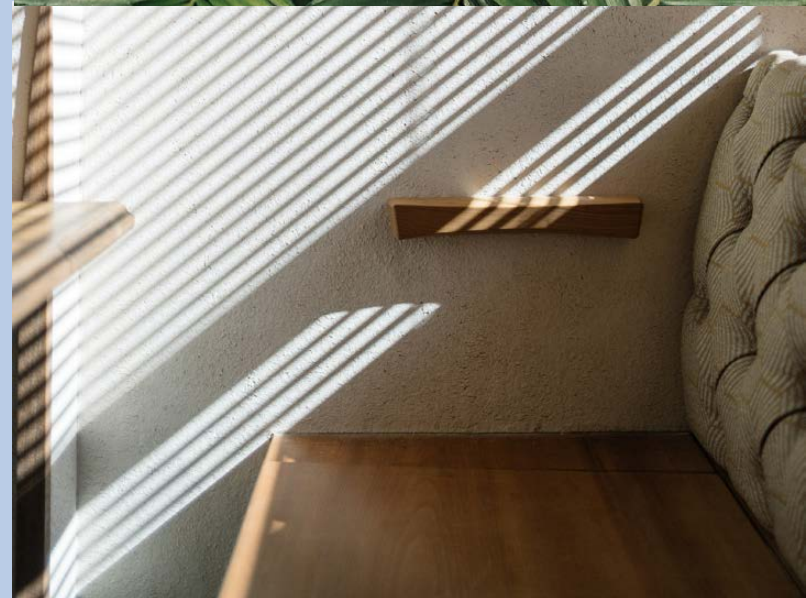
A home should be a serene and tranquil landscape, a cozy place to live life fully, to work and relax. It should present spaces that promote both relaxation and productivity. **Kamaran** represents design that makes you feel good and cultivates overall wellness.

Biophilic design touches every aspect of the well-conceived neighborhood. The units are modern in form but unite harmoniously with the surrounding natural scenery. This is great design that feels beautiful to live with. Each home consists of cohesive spaces that bring the outdoors in. Imagine architecture with proportions and curves that invite and embrace. Still a nod to **El Gouna's** aesthetic heritage, simplicity is key, eliminating unnecessary visual clutter, so that light, shadows, neutral palettes and stunning natural surroundings all reveal themselves through daily living, enhancing every moment. You will live a lifestyle bold enough to match the breathtaking views.

## EACH UNIT IS ONE OF A KIND

They introduce new living experiences. Overlooking soothing sand pools, life feels perfect. There are several unit types available, conducive to your preferred lifestyle. Each one presents carefully considered spaces that define a home with some having lofts and terraces, these are residences where you can express your individuality and quality family time. They are places to enjoy work, rest and play.

Discover your own oasis of calm that keeps the important things in focus. These are homes worth dreaming about.



CHALETS





## CHALETS

---

Our range of chalet types presents a diverse array of exquisitely designed spaces, tailored to meet the preferences of contemporary individuals, couples, and families alike.

Nestled in front of a charming sand pool, our chalets comprise studios, one-bedroom, and two-bedroom apartments spanning from 40sqm to 100sqm. Each unit features a terrace or window that overlooks the tranquil sand pool, offering a serene setting for daily life.

For those desiring an elevated experience, certain units include private gardens and expansive terraces, providing abundant space for relaxation and outdoor leisure.

We've meticulously curated each space to foster a tranquil ambiance, whether you're unwinding on the peaceful terrace at sunset or relishing a delightful meal in your own secluded garden. Our chalets offer a variety of units designed to evoke unparalleled sensations of comfort and satisfaction.



# CHALETS

—



INTERIOR DESIGN



LIVING AREA

INTERIOR DESIGN



KITCHEN AREA

INTERIOR DESIGN



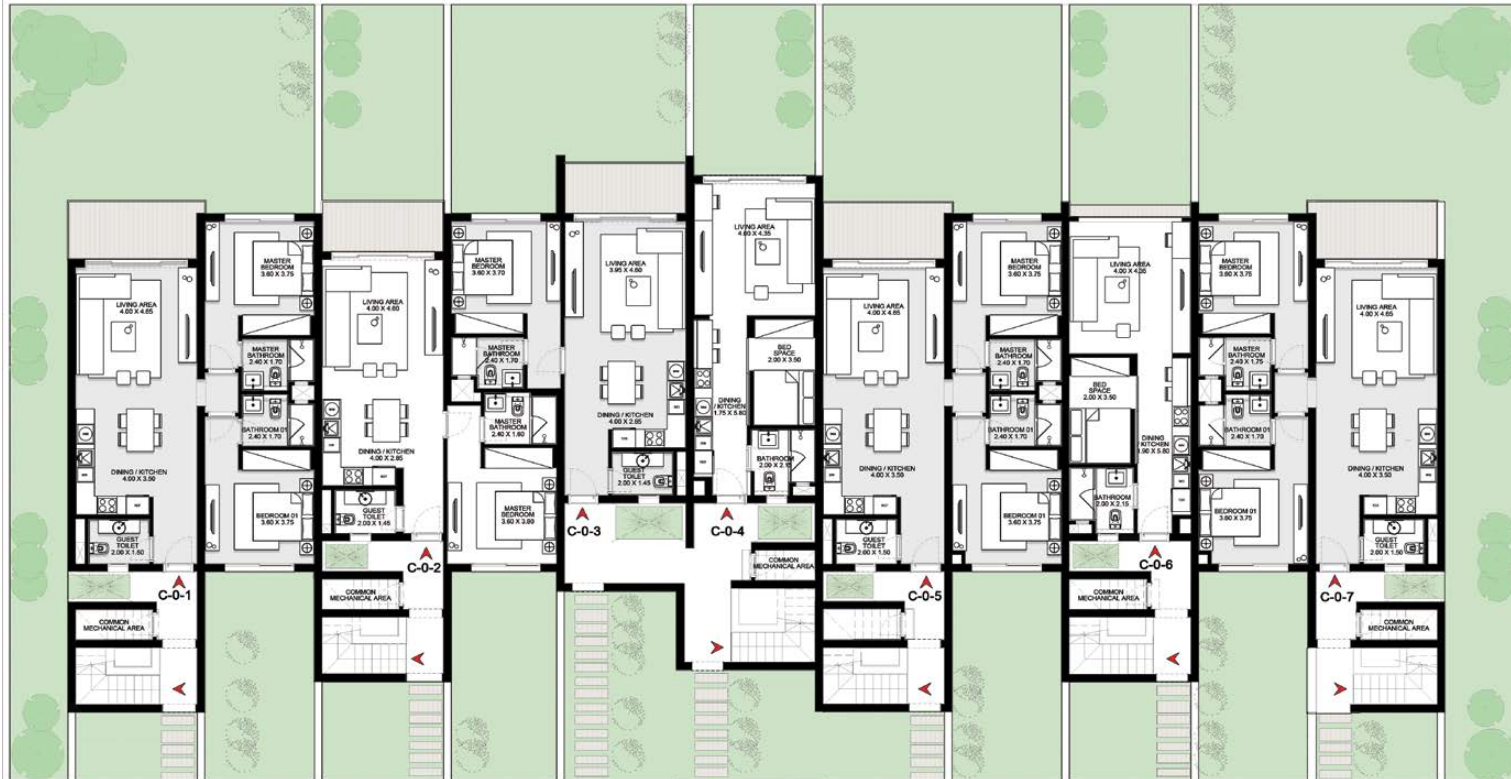
BEDROOM

INTERIOR DESIGN



BATHROOM

# CHALET 3



FLOOR PLAN | GROUND FLOOR

# CHALET 3

# GROUND FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 100 SQM



**1 BEDROOM**  
Total Unit Area: 71 SQM



# CHALET 3

# GROUND FLOOR

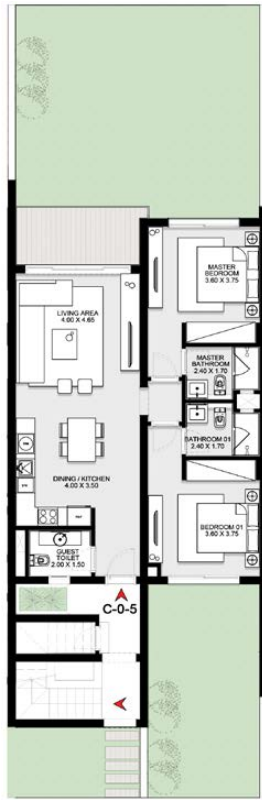


**1 BEDROOM**  
Total Unit Area: 69 S Q M



**STUDIO**  
Total Unit Area: 47 S Q M

# CHALET 3



**2 BEDROOMS**  
Total Unit Area: 98 SQ M

# GROUND FLOOR

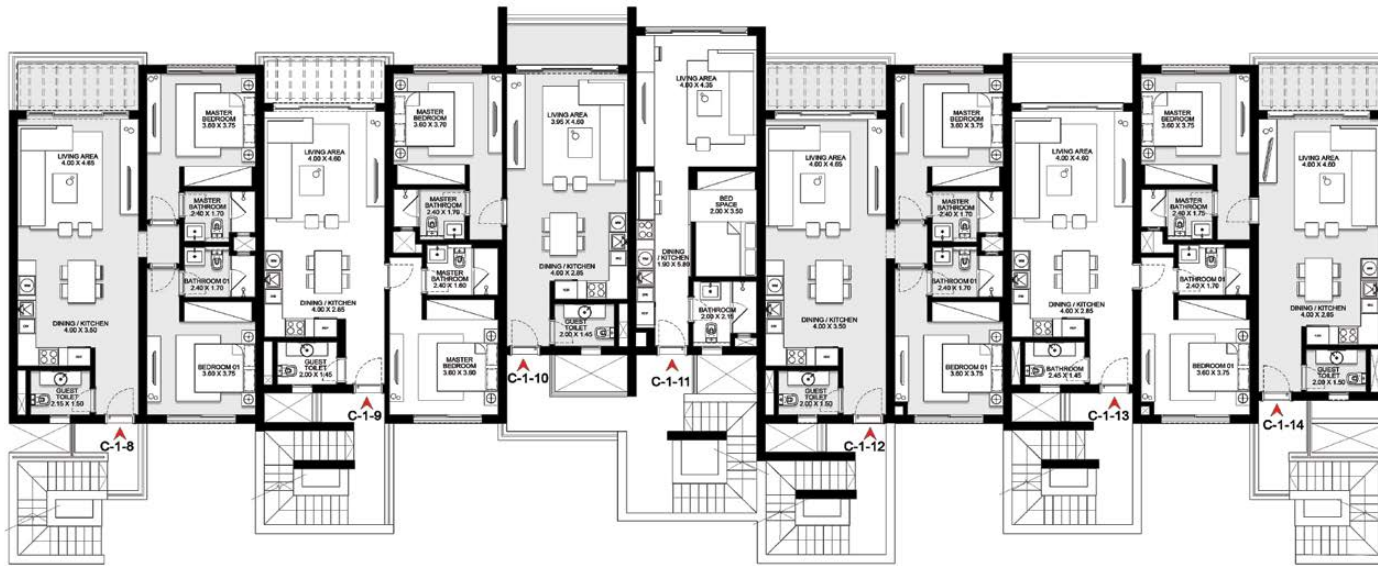


**STUDIO**  
Total Unit Area: 46 SQ M



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 99 SQM

# CHALET 3



FLOOR PLAN | FIRST FLOOR

## CHALET 3

## FIRST FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 91 SQM



**1 BEDROOM**  
Total Unit Area: 64 SQM

# CHALET 3



**1 BEDROOM**  
Total Unit Area: 62 SQM

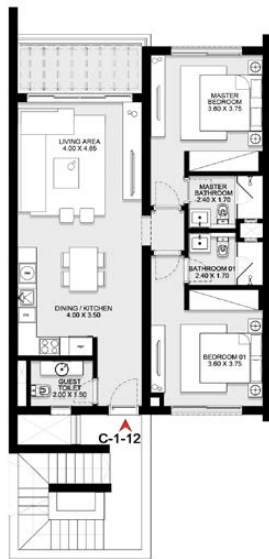
# FIRST FLOOR



**STUDIO**  
Total Unit Area: 47 SQM

# CHALET 3

# FIRST FLOOR



**2 BEDROOMS**  
Total Unit Area: 90 SQ M



**1 BEDROOM**  
Total Unit Area: 64 SQ M



CORNER UNIT - 1 BEDROOM  
Total Unit Area: 65 SQM



# CHALET 3



# FLOOR PLAN | SECOND FLOOR

# CHALET 3

# SECOND FLOOR



**CORNER UNIT - STUDIO**  
Total Unit Area: 42 SQM



**2 BEDROOMS**  
Total Unit Area: 92 SQM

# CHALET 3

# SECOND FLOOR



## 1 BEDROOM

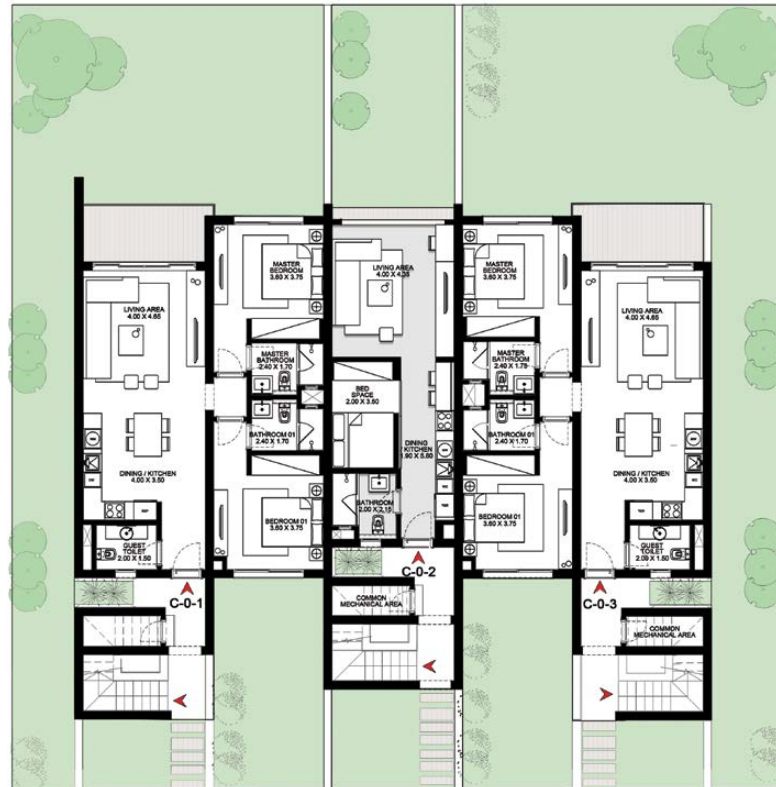
Total Unit Area: 66 SQM



## CORNER UNIT - 1 BEDROOM

Total Unit Area: 67 SQM

# CHALET 4



FLOOR PLAN | GROUND FLOOR

# CHALET 4

# GROUND FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 99 SQM



**STUDIO**  
Total Unit Area: 46 SQM



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 99 SQ M

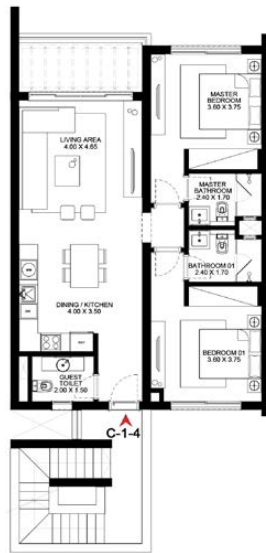
# CHALET 4



# FLOOR PLAN | FIRST FLOOR

# CHALET 4

# FIRST FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 91 SQ M



**1 BEDROOM**  
Total Unit Area: 64 SQ M





**CORNER UNIT - 1 BEDROOM**  
Total Unit Area: 65 SQM

# CHALET 4



# FLOOR PLAN | SECOND FLOOR

# CHALET 4

# SECOND FLOOR



**CORNER UNIT - 1 BEDROOM**  
Total Unit Area: 66 SQM



**CORNER UNIT - 1 BEDROOM**  
Total Unit Area: 67 SQM

# CHALET 5



FLOOR PLAN | GROUND FLOOR

# CHALET 5

# GROUND FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 100 SQM



**1 BEDROOM**  
Total Unit Area: 71 SQM

# CHALET 5

# GROUND FLOOR



**1 BEDROOM**  
Total Unit Area: 69 SQ M



**CORNER UNIT - STUDIO**  
Total Unit Area: 48 SQ M

# CHALET 5



FLOOR PLAN | FIRST FLOOR

# CHALET 5

# FIRST FLOOR



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 91 SQM



**1 BEDROOM**  
Total Unit Area: 64 SQM



# CHALET 5

# FIRST FLOOR



**1 BEDROOM**  
Total Unit Area: 62 SQ M



**CORNER UNIT - STUDIO**  
Total Unit Area: 48 SQ M

# CHALET 5



# FLOOR PLAN | SECOND FLOOR

# CHALET 5

# SECOND FLOOR



**CORNER UNIT - STUDIO**  
Total Unit Area: 42 SQM



**CORNER UNIT - 2 BEDROOMS**  
Total Unit Area: 92 SQM

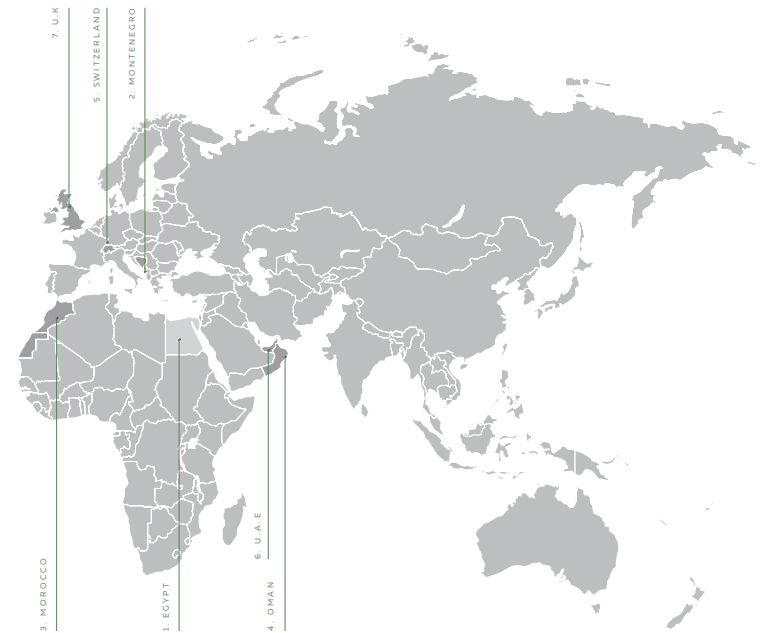


Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum, and O West), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, totalling with 7,182 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.

- |  |                                     |  |                                    |                                     |
|--|-------------------------------------|--|------------------------------------|-------------------------------------|
| <b>1. EGYPT</b><br>El Gouna<br>O West<br>Taba Heights<br>Makadi Heights<br>Byoum Al Fayoum | <b>2. MONTENEGRO</b><br>Lustica Bay | <b>4. OMAN</b><br>Jebel Sifah<br>Hawana<br>Salalah | <b>5. SWITZERLAND</b><br>Andermatt | <b>7. UNITED KINGDOM</b><br>Eco-Bos |
|  | <b>3. MOROCCO</b><br>Chbika         |  | <b>6. U.A.E</b><br>The Cove        |                                     |



## DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams and floor plans are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- The project's masterplan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools/plunge pools are not included in the property.
- Final model used in our finishing and sanitary fixtures are similar and 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.



# KAMARAN

A REFLECTION OF NATURE

El Gouna real estate office:  
Abu Tig Marina  
Fanadir Marina

E-mail: [sales@elgouna.com](mailto:sales@elgouna.com)  
Website: [elgouna.com/residences](http://elgouna.com/residences)

€16595

Download El Gouna's App



★  
EL GOUNA  
RACI REAL ESTATE

by ORASCOM  
DEVELOPMENT