

**S BAY**

**SMERALDA**

SIDI HENEISH



**CLEOPATRA**  
HOTELS & DEVELOPMENTS



# S'BAY

## SMERALDA

SIDI HENEISH

The Vision for S-Bay is to create the luxurious "Crown Jewel" that is the premier resort within all the Egyptian North Coast.

This incredible site has over 250 acres of beautiful coastline beach frontage, an incredible Hotel Resort, and the development of a wonderful new community that is divided into five Italian cities by the water, which is Sardinia Bay Beachfront, Sanremo Bay seacliff, Smeralda Bay Lagoon, Sicily Bay botanical garden, Salo Bay condos, and Paradise Cove that provides the complete Resort opportunity for all levels of relaxation, recreation, entertainment, and enjoyment.

It is a special place that will provide great vacations that will never be forgotten, by its Lotus Lagoon and 7 levels of Seaview.



# S'BAY

## SMERALDA

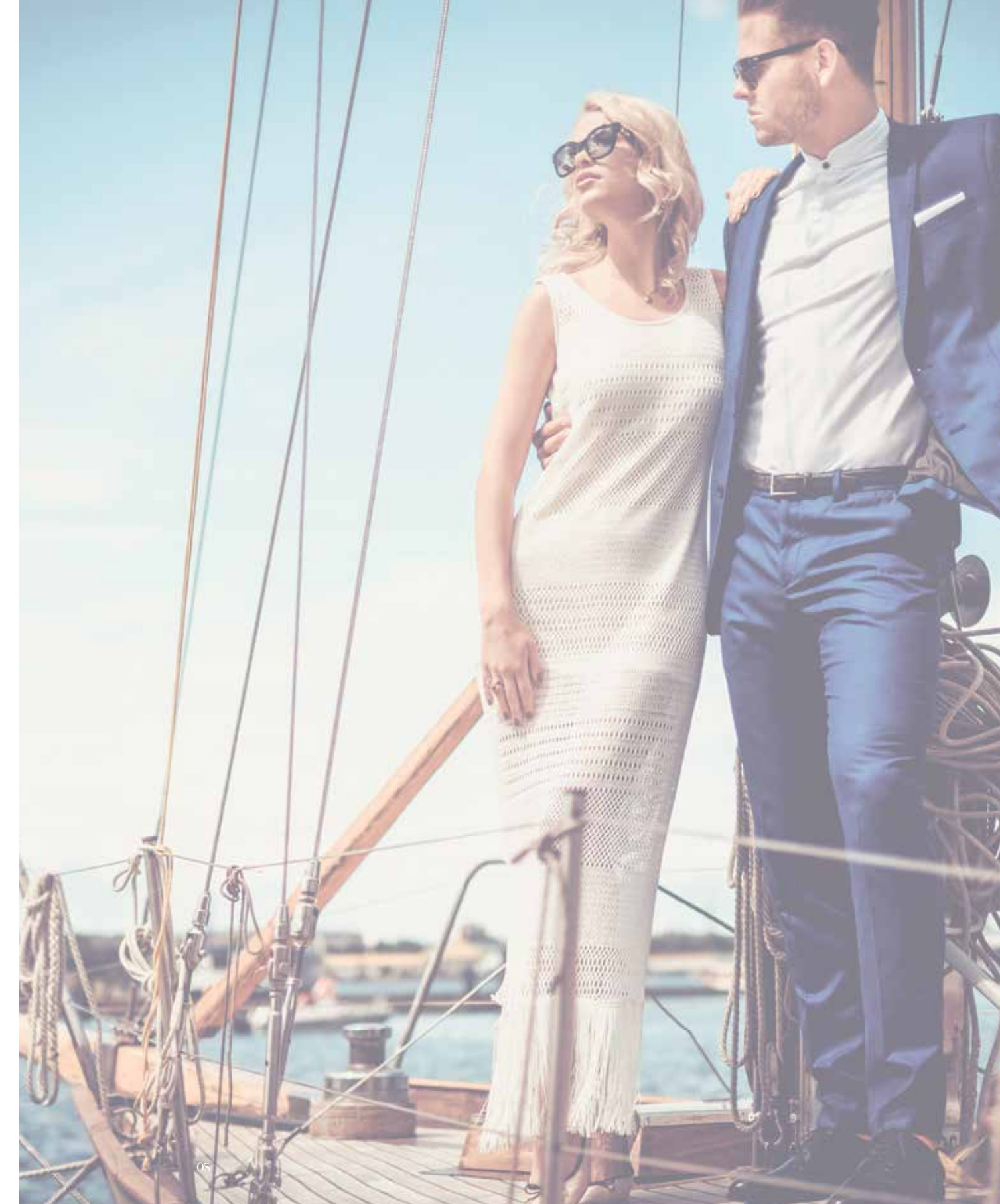
SIDI HENEISH



*Experience*  
ITALIAN  
DOLCEVITA

## A DOLCE VITA DESTINATION

S-Bay is inspired after *the homonymous world famous Italian coast in Sardinia*, renewed not only for the *turquoise clear sea water* and *white sandy beaches* but also for the glamour of *Italian Dolce Vita*, that collects celebrities and influent people from all over the world.



# Extraordinary LOCATION IN NORTH-COAST

MEDITERRANEAN SEA



In the Mediterranean sea of Sidi heneish, North Coast, SBay springs out like a mirage, standing as a *gorgeous masterpiece of nature, architecture and good life.*

Marsa Matrouh *international airport* is only 50 km away and the highway connects to Alexandria and Cairo in few hours' drive.

Sbay is the place where the dream of a *luxury escape* from the city is *possible, affordable and close to you*, every time you want.



## SBAY DISTANCE

* Marsa Matrouh International Airport	50 km
* Marsa Matrouh City Center	70 km
* Alexandria City Center	295 km
* El-Alamein International Airport	180 km
* Cairo City Center	440 km



**SBAY**

KM 249  
ALEX MATROUH  
ROAD

**10<sup>TH</sup>  
BEST  
BEACH  
WORLDWIDE**



# *Italian* DESIGN ARCHITECTURE

S-Bay project has been conceived by highly professional Italian architects and designers.

The *efficiency of design* matches perfectly with comfort and prestige of all types of houses, and For the first time, you can customize your villa design choosing from more than one design

Construction materials *are of a high international standards.*

*All units are offered fully finished and equipped with the best Italian design solutions.*





The *turquoise* of the sea, the *white* of the beach, the lavish *green* of vegetation, the *yellow* of the sun, the *blue* of the sky. In S-Bay nature is a *kaleidoscope of colors* that pervade each and every property.

Here the *sun shines all year round*, enlightening a new idea of vacation homes to live surrounded by nature and close to all comforts.



# *A natural* PARADISE



**10** TH  
BEST  
BEACH  
WORLDWIDE



# *Italian* INTERIOR DESIGN

Your home at S-bay is delivered with state-of-the-art fully finished interior design. A warm and elegant colors scheme with enchanting design bringing glamour and simplicity to your home's overall ambience.

All units are offered fully finished and equipped with the best Italian design solutions.





\*\*\*\*  
CLEOPATRA LUXURY  
RESORT  
\*\*\*\*

There's no end to the fascinating luxury of S-bay. From crystal-clear turquoise water, pristine beaches, untouched nature and stunning architecture to luxurious hotel that offers wellness centers, designer boutiques, world-class restaurants and exciting nightlife. For a memorable vacation, private event or wedding destinations





*A contemporary*  
SCULPTURE CLUBHOUSE



**S**BAY  
SMERALDA  
SIDI HENEISH





# Live A GLAMOUR LIFE

There is nothing more beautiful than having the chance to wake up feeling refreshed because you get to enjoy the view of the beach from your house. You can have that kind of experience here. You will have fun all the time as you can enjoy the sun and swim at the beach whenever you want to. There is also several swimming pools and magical lagoons that you can use. if you are organizing an event, invite your guests to the hous's bar. In addition to two Clubhouses , social activities and a hub of events where people meet enjoying shops, restaurants, bars, or admiring wonderful sunset.



Enjoy  
5 STARS  
HOTEL  
SERVICES



A 5 STARS  
HOTEL SERVICES

When in holidays we all want to be pampered. Smeralda Bay is the unique real estate property to offer a *series of 5 star service to owners that requires* No more home housekeeping if you do not desire.

S-bay offers to all real estate owners the opportunity to *enjoy their investment immediately,* in the 5 stars hotel that will open in 2021.



THINKING OF THE FINEST DETAILS





## *A children* **KINGDOM**

Children are the kings and the queens of S-Bay. A reserved area for the children club will be their kingdom with professional attendants taking care of them while they play and practice sports.



# S BAY

## SMERALDA

SIDI HENEISH

### MASTER PLAN



- SALO BAY
- SMERALDA BAY
- SICILY BAY
- SANREMO BAY
- SARDINIA BAY
- LUXURY RESORT
- RETAIL/COMMERCIAL
- BOUTIQUE HOTEL
- CLUBHOUSE
- KIDS CLUB
- UTILITIES
- RECREATION FACILITY
- PARADISE COVE

# S BAY

SMERALDA  
SIDI HENEISH  
MASTER PLAN



# S-BAY

## SMERALDA

SIDI HENEISH

### MASTER PLAN



**S-BAY**

**PARADISE COVE**

- LUXURY RESORT CONTEXT
- ADULT & KIDS POOLS
- WATER SLIDE
- F&B / SERVICES
- JACUZZIS
- POOL CABANAS

**S-BAY**

**HOTEL RESORT**

- 350 KEYS / SPA
- ALL BEACH VIEWS
- 4 RESTAURANTS
- LUXURIOUS RESORT ENVIRONMENT

**SPORTS FIELDS**

- TENNIS & BASKETBALL
- 5 MAN FOOTBALL PITCH

**SMERALDA LOTUS LAGOON**

- TOWN VILLAS/CONDOS
- HIGH ACTIVITY LAGOON
- FLOATING TERRACES CONDOS

**S-BAY WELLNESS RETREAT**

- HOLISTIC LIFESTYLE FOCUS
- SPECIALTY FOOD CAFE
- ZEN PAVILIONS
- CENTRAL PARKS
- THERAPY POOLS

**PRIMARY RESORT GATEWAY**

TO HIGHWAY

**SMERALDA LAGOONA HOTEL /SERVICD CONDOS**

- ISLAND HOTEL/SERVICD CONDOS
- GREAT VIEWS TO LAGOON
- GROUND LEVEL DECKS
- %100 LAGOON VIEW UNITS

**S-BAY PLAZA EAST**

- ENTERTAINMENT / VARIED RETAIL
- PLAZA KIDS' ZONE
- RESTAURANTS & BARS

**NEIGHBORHOOD COMMERCIAL**

**COMMUNITY GATEWAY**

**S-BAY PLAZA WEST**

- VARIED RETAIL
- COMMUNITY SERVICES
- MARKET
- MOSQUE

**CLUBHOUSE**

- RESTAURANTS
- GYM & SPA
- LOUNGE
- POOL DECK

**BOUTIQUE HOTEL & CABANAS**

- CABANA UNITS
- LOBBY & CAFE
- TERRACED UNITS TO POOL

**THE TERRACES**

- VILLAS/TWINS/TH/CHALETs
- ALL WITH SEA VIEWS
- CENTRAL PARK CORRIDORS
- BRANDED APARTMENTS

**LAGOON CAFE**

**BOTANICAL GARDEN**

- LUSH LANDSCAPING
- MULTIPLE POOL AREAS
- NODAL RECREATION AREAS
- NATURE AND HEALTH FOCUS

**CENTRAL PARK**

- FAMILY FOCUS
- ADVENTURE PLAYGROUND
- BBQ/PICNICKING
- PARADISE FOR KIDS

MASTER PLAN

# Nature Inspired Resort RESORT

S-Bays offers the *widest range of units areas available in the North Coast*, from functional and smart 45 sqm condos to 700 sqm beach front luxury villas, all with *private sea view, lagoon view*, gardens and green area, swimming pools, walking paths across *lavish green and blue waters*.

It's a 4th generation resort in terms of facilities with a strong sense and engagement with nature featuring :

- Designs inspired from nature
- Panoramic sea view from units
- Private islands
- Jogging and cycling tracks for healthy life style
- Smart Spaces and Designs Private islands







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# SARDENIA BEACH FRONT VILLAS



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DIMORA MODERN



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## BEACH-FRONT DIMORA VILLAS

This is a beach-front villa with *spectacular sea view*. The outdoor has a private garden and a long deck faced on the *overflow swimming-pool* with a direct sea view.



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DIMORA CONTEMPORARY



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## BEACH-FRONT DIMORA VILLAS

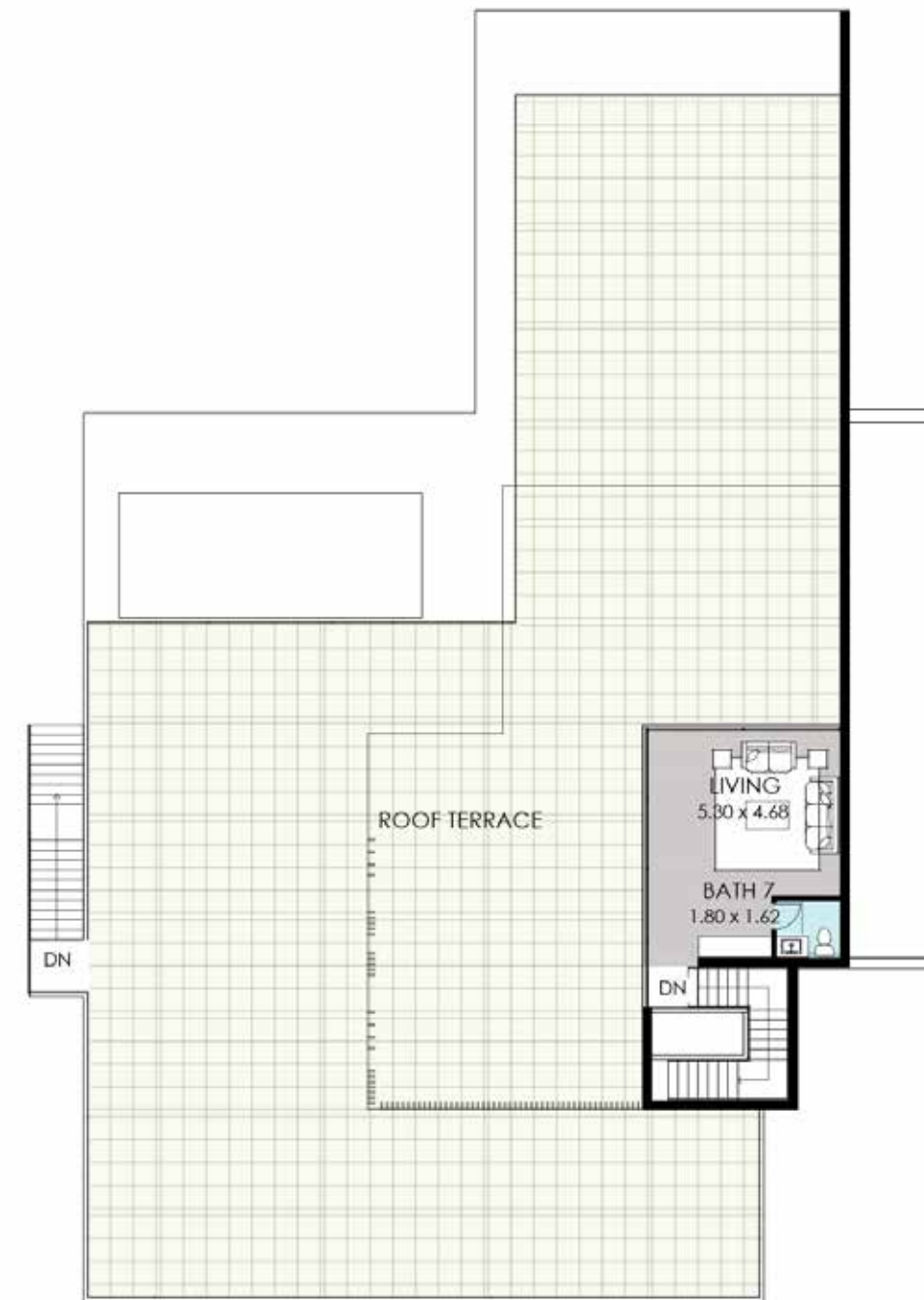
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**Ground Floor**  
Ground Area **469m<sup>2</sup>**



**Penthouse**  
Area **57m<sup>2</sup>**

# DIMORA

Total Living Area **526m<sup>2</sup>**  
Total Terraces area **478m<sup>2</sup>**

- 1 Master Suite
- 4 Bedroom
- 7 Bathroom
- 1 Living Room
- 1 Nany's Room
- 1 Driver's Room
- 1 Dining Room
- 1 Reception
- 1 Kitchen



# GRAND VILLETTE MODERN

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## SEA FRONT GRAND VILLETTE

The perfect solution for those interested in a *luxury home* with an *amazing sea view*. A wide living room is open on the outdoor area where a covered deck is ideal for dinner and sun area. The garden surrounded by green has an optional private overflow swimming pool.



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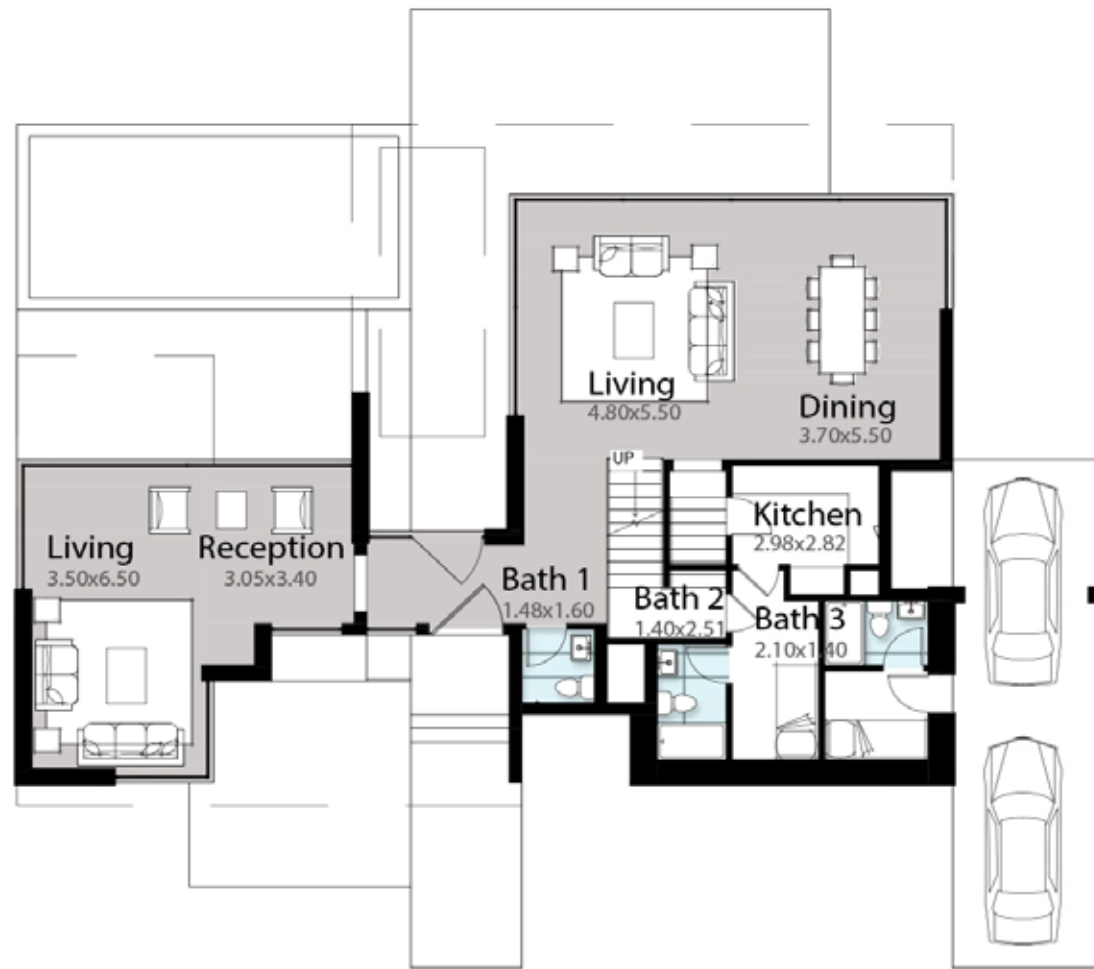


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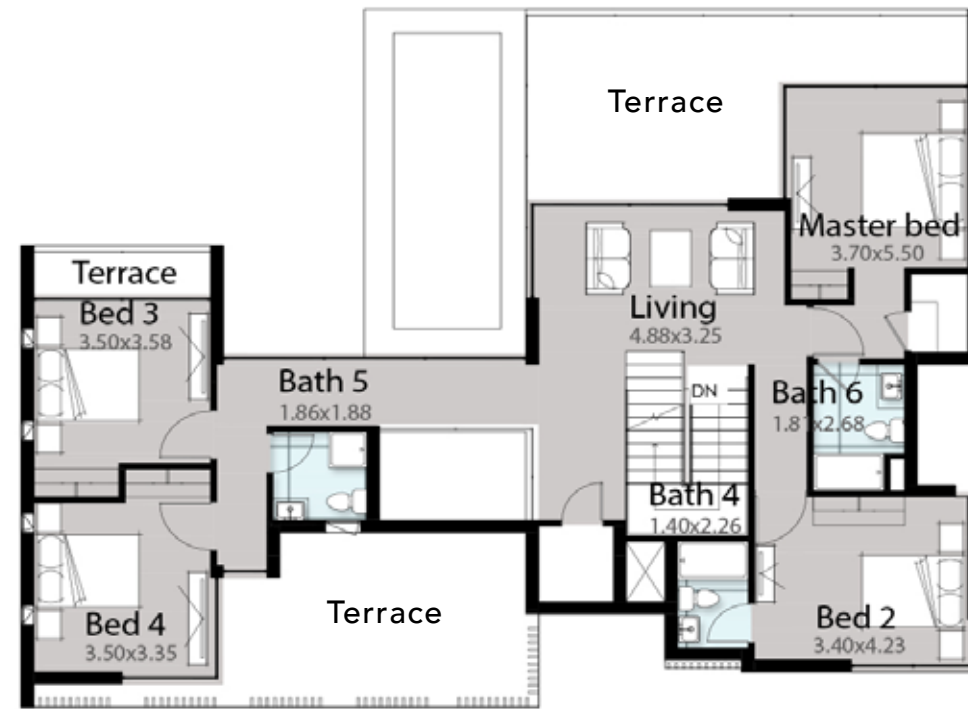
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The perfect solution for those interested in a *luxury home* with an *amazing sea view*. A wide living room is open on the outdoor area where a covered deck is ideal for dinner and sun area. The garden surrounded by green has an optional private overflow swimming pool.





**Ground Floor**  
Ground Area **155m<sup>2</sup>**



**First Floor**  
Area **150m<sup>2</sup>**



**Penthouse**  
Area **49m<sup>2</sup>**

# GRAND VILLETTE

Total Living Area **354m<sup>2</sup>**  
Total Terraces area **237m<sup>2</sup>**

- 1 Master Suite
- 3 Bedroom
- 7 Bathroom
- 4 Living Room
- 1 Nany's Room
- 1 Driver's Room
- 1 Dining Room
- 1 Reception
- 1 Kitchen



VILLETTE MODERN



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## SEA FRONT VILLETTE

This solution is the perfect choice for those interested in the feel of a *single-family home* without all the maintenance duties. Small plot of land in a neighborhood development, with shared wall with another home.



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VILLETE CONTEMPORARY



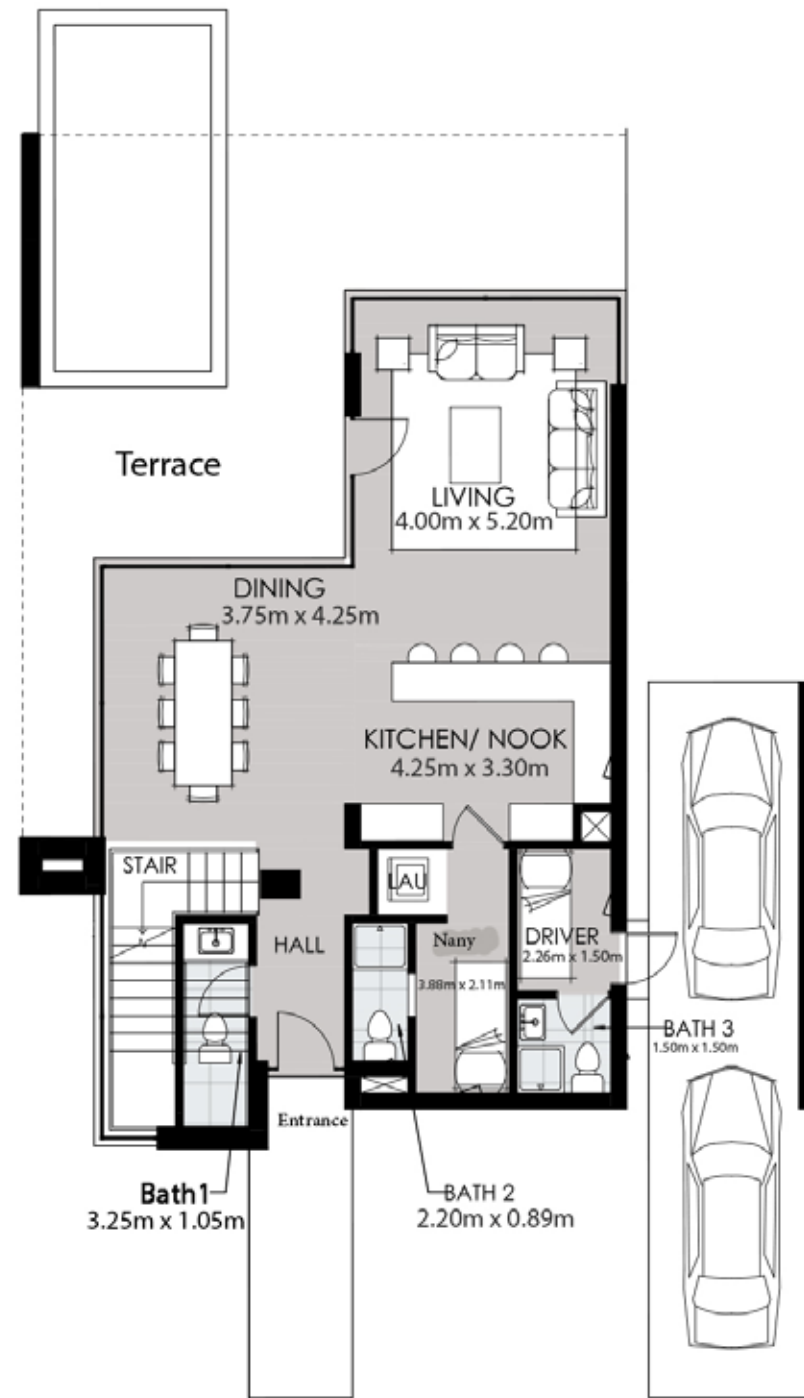
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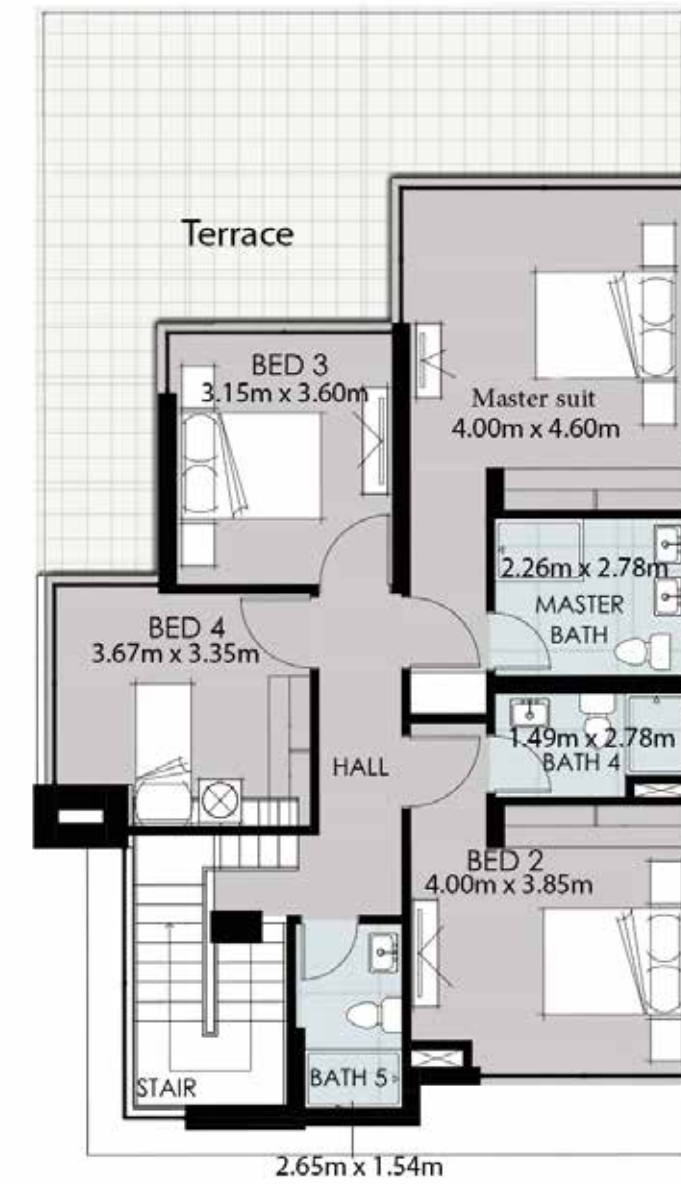


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## Ground Floor

Ground Area **96m<sup>2</sup>**



## First Floor

Area **107m<sup>2</sup>**

# VILLETTE

Total Living Area **203m<sup>2</sup>**  
Total Terraces Area **41m<sup>2</sup>**

- 1 Master Suite
- 3 Bedroom
- 5 Bathroom
- 1 Living Room
- 1 Nany's Room
- 1 Driver's Room
- 1 Kitchen



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## SANREMO SEA CLIFF

You can enjoy a home with 3 or 4  
bedrooms and a *nice outdoor area*,  
With wide gardens and charming elevated  
views of the sea



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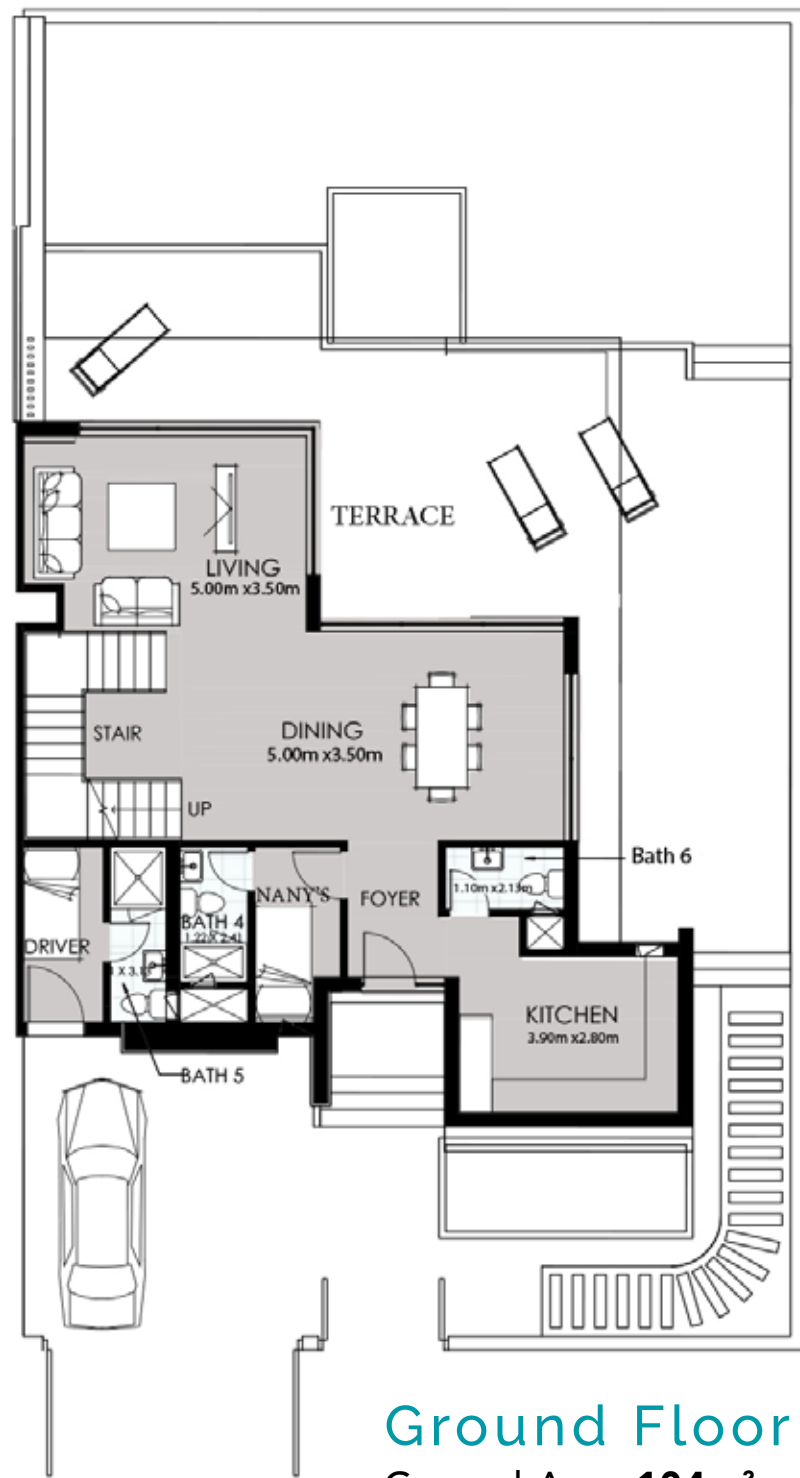
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## SEA CLIFF TWIN VILLETTE

Twin houses offer all the advantages of a private villa in a smart and easy way. With a magical sea view thanks for their *elevated position*, they have wide deck and swimming pool areas.



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**Ground Floor**  
Ground Area **104m<sup>2</sup>**



**First Floor**  
Area **117m<sup>2</sup>**

# TWIN VILLETTE

Total Living Area **221m<sup>2</sup>**  
Total Terraces Area **10m<sup>2</sup>**

- 1 Master Suite
- 3 Bedroom
- 5 Bathroom
- 1 Living Room
- 1 Nany's Room
- 1 Driver's Room
- 1 Kitchen



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# SMERALDA ISLANDS

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## LAGOON FLOATING TOWN VILLAS

The villas have magical views and a floating deck featuring 3 bedrooms and open space living area



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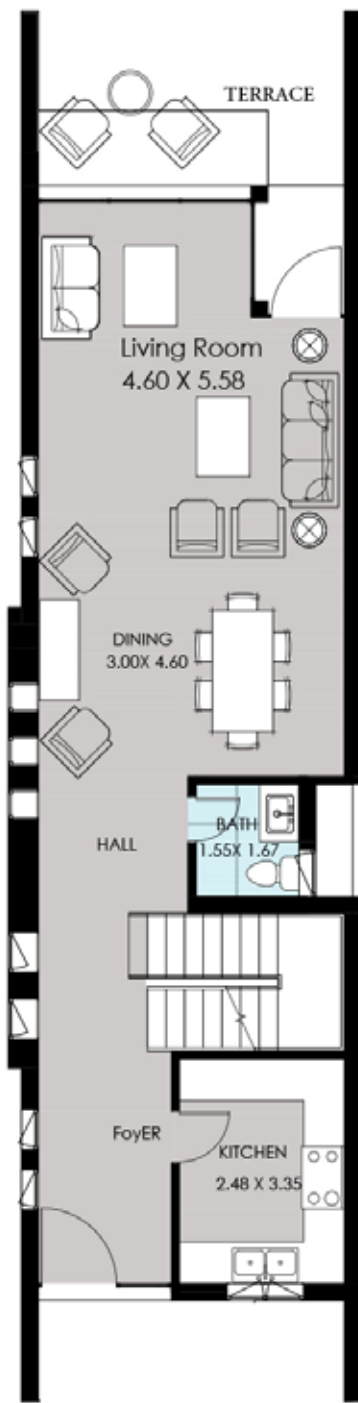
## BOTANICAL GARDEN TOWN VILLAS

The villa is multi-floored with amazing views  
over magical gardens and massive landscape



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**Ground Floor**  
Ground Area **80m<sup>2</sup>**



**First Floor**  
Area **78m<sup>2</sup>**



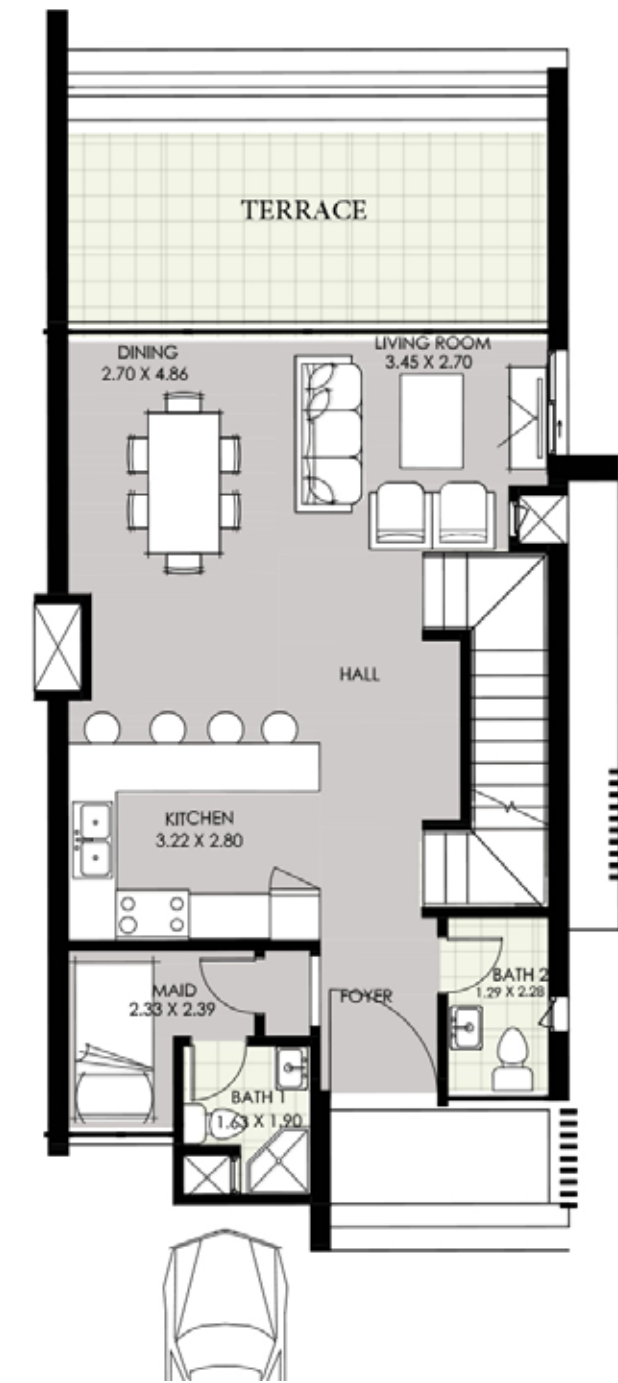
**Penthouse**  
Area **34m<sup>2</sup>**

# A TOWN VILLAS

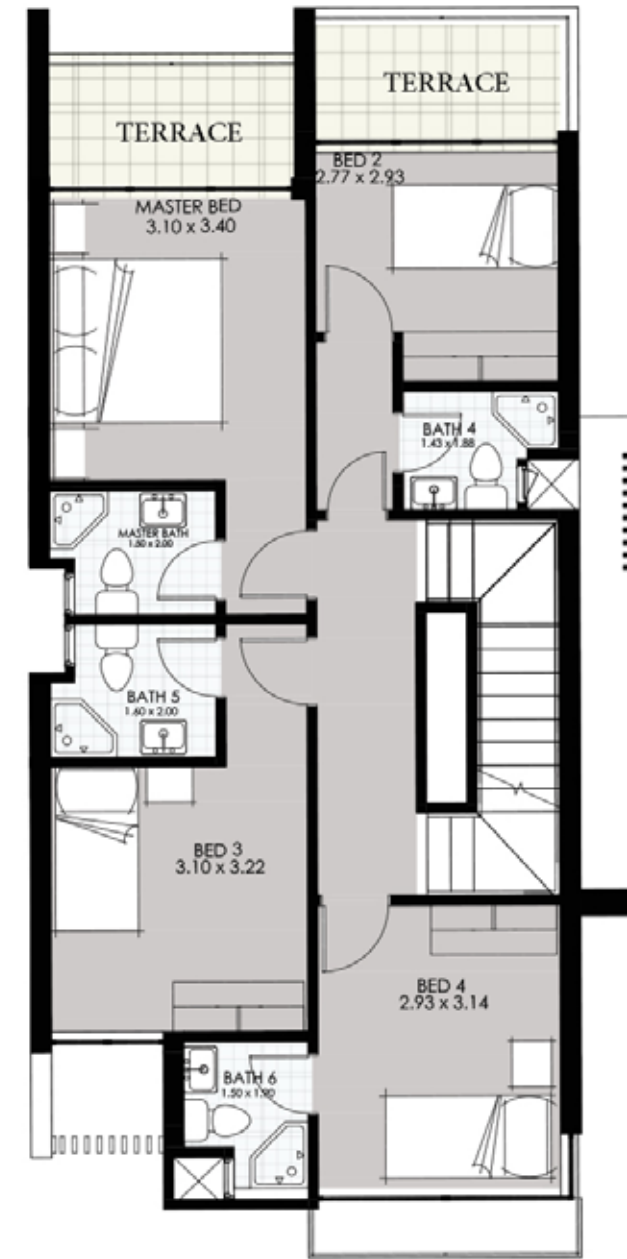
Total Living Area **192m<sup>2</sup>**  
Total Terraces Area **69m<sup>2</sup>**

- 1 Master Bedroom
- 2 Bedroom
- 4 Bathroom
- 2 Living Room
- 1 Dining Room
- 1 Kitchen

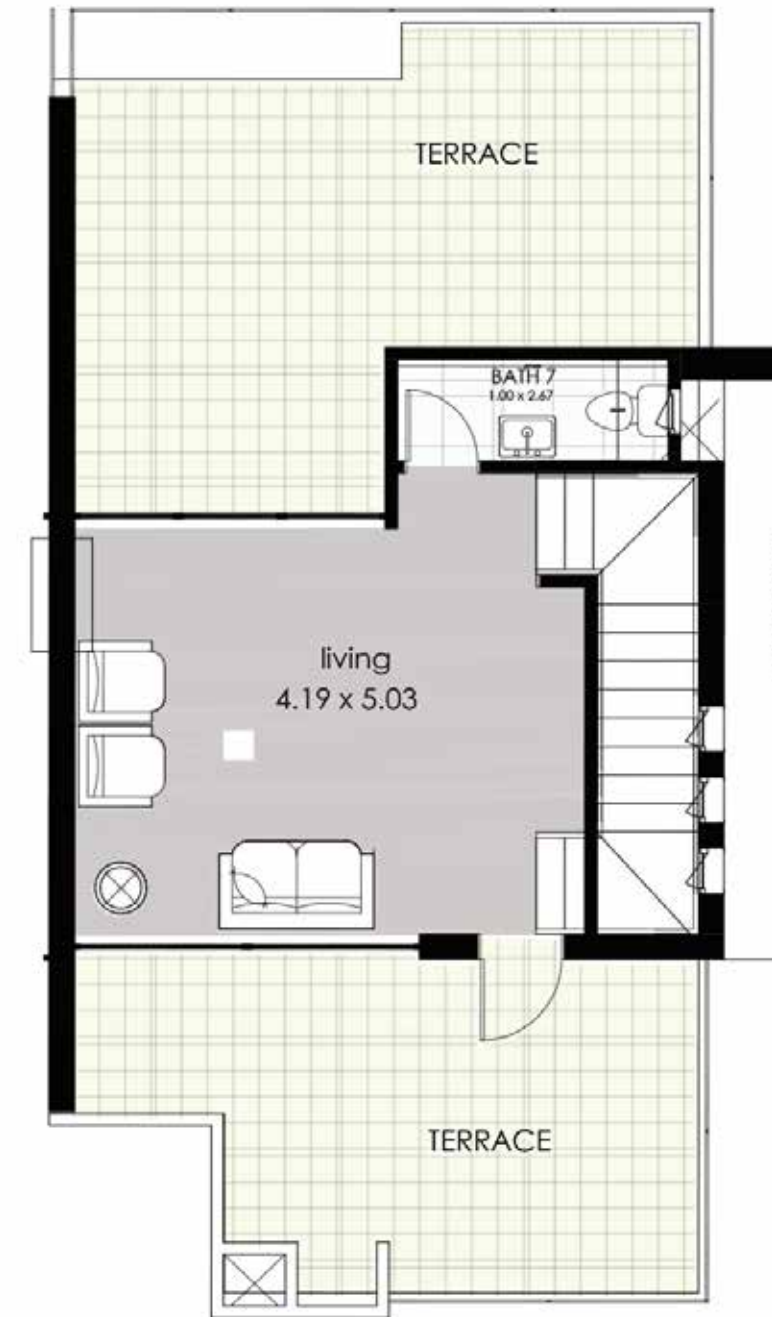




**Ground Floor**  
Ground Area **67m<sup>2</sup>**



**First Floor**  
Area **78m<sup>2</sup>**



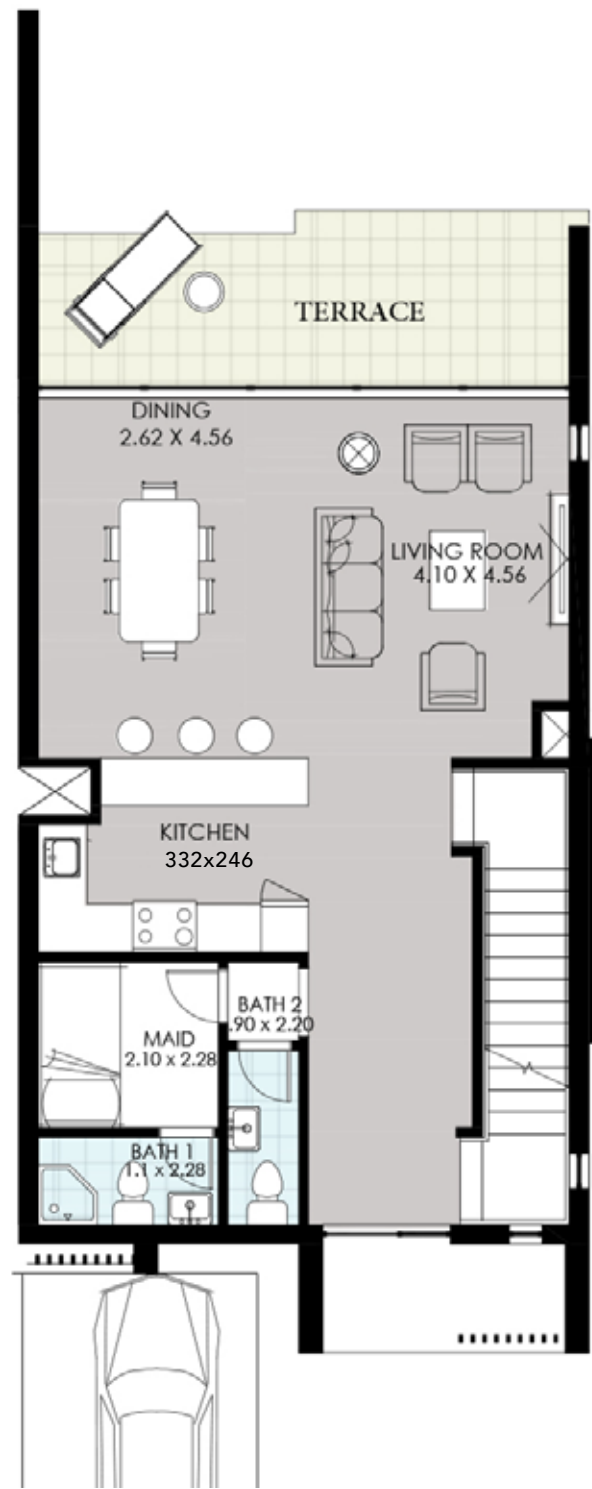
**Penthouse**  
Area **33m<sup>2</sup>**

# B TOWN VILLAS

Total Living Area **178m<sup>2</sup>**  
Total Terraces Area **79m<sup>2</sup>**

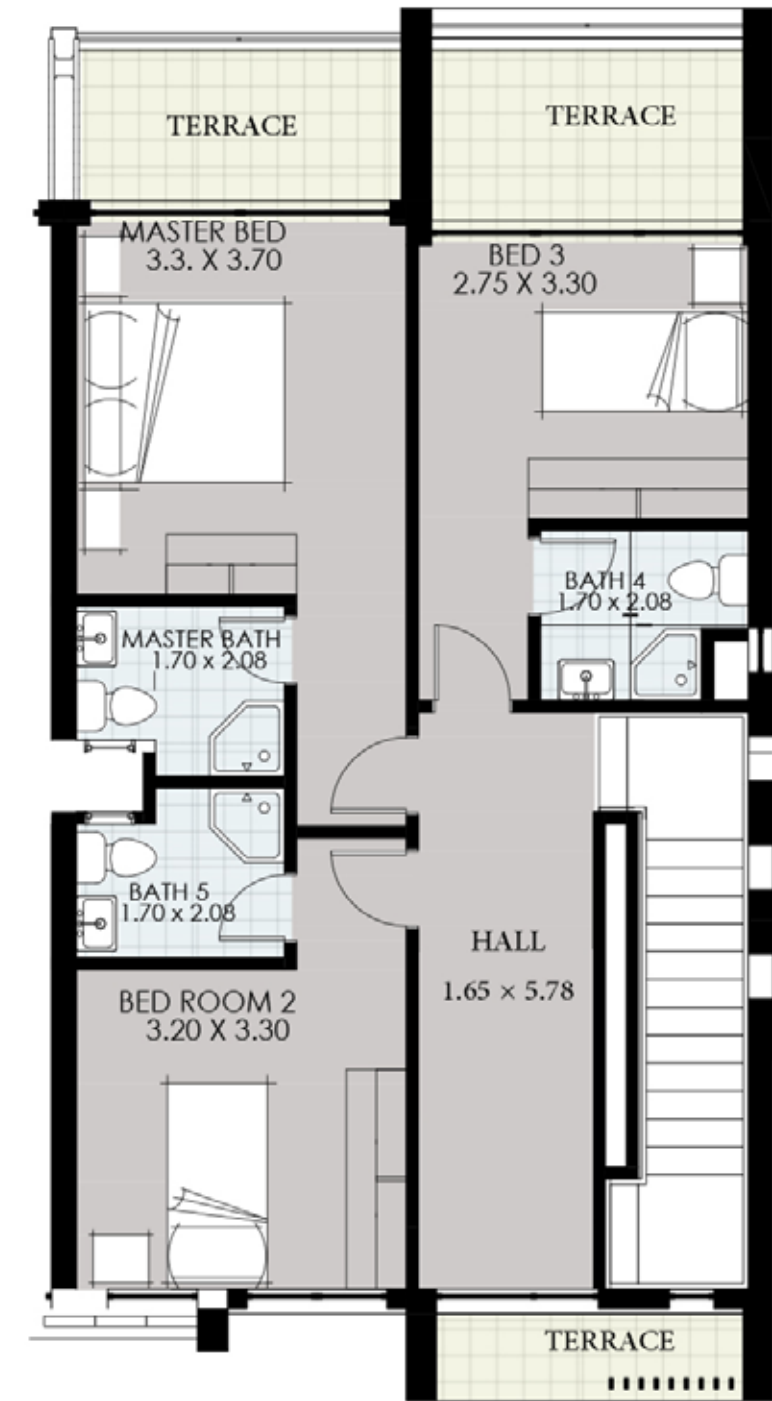
- 1 Master Bedroom
- 3 Bedroom
- 7 Bathroom
- 2 Living Room
- 1 Maid Room
- 1 Kitchen
- 1 Dining Room





### Ground Floor

Ground Area **76m<sup>2</sup>**



### First Floor

Area **77m<sup>2</sup>**

# C TOWN VILLAS

Total Living Area **153m<sup>2</sup>**  
Total Terraces Area **46m<sup>2</sup>**

- 1 Master Bedroom
- 2 Bedroom
- 5 Bathroom
- 1 Living Room
- 1 Maid Room
- 1 Dining Room
- 1 Kitchen





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## SEA CLIFF CHALETS - CH-A

### DETAILS

The chalet area is multi-functional, split in different floors. There is staircase and *amazing private view* to the sea and the surrounding landscape.



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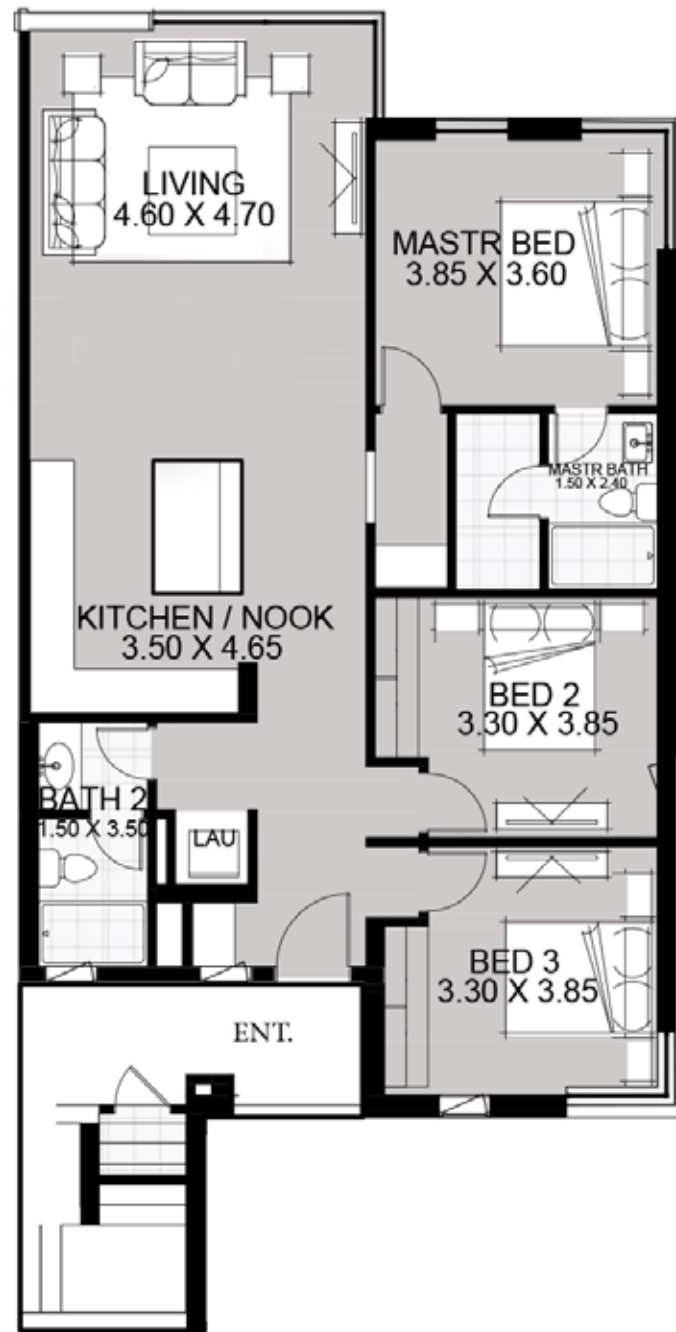
## SEA CLIFF CHALETS - CH-B

### DETAILS

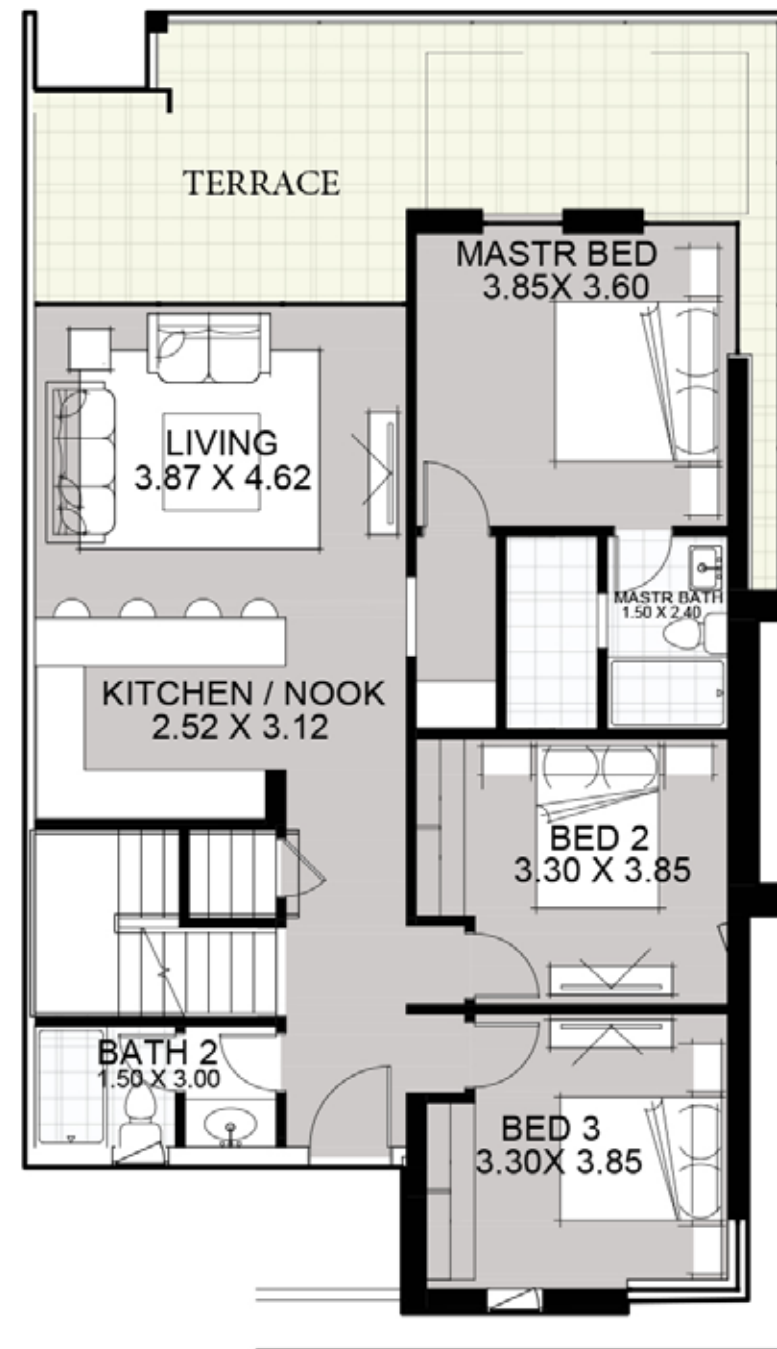
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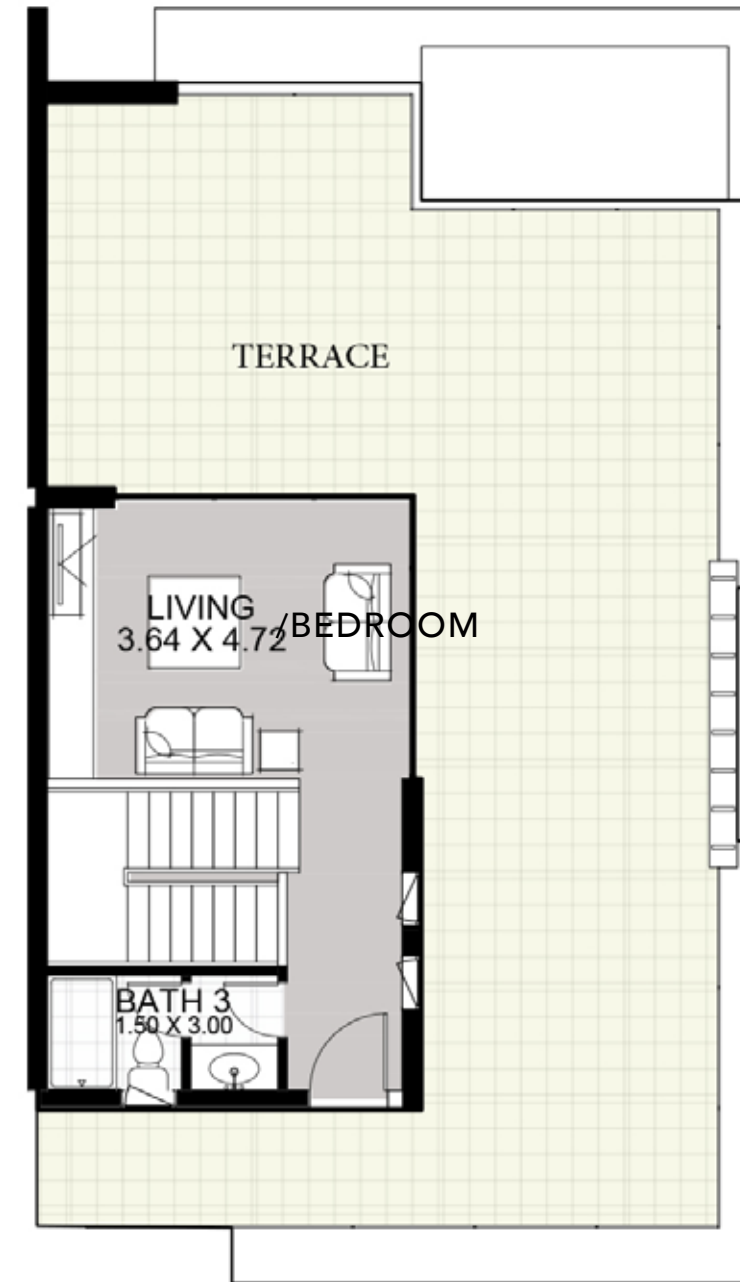
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**Ground Floor**  
Ground Area **118m<sup>2</sup>**



**First Floor**  
Area **108m<sup>2</sup>**



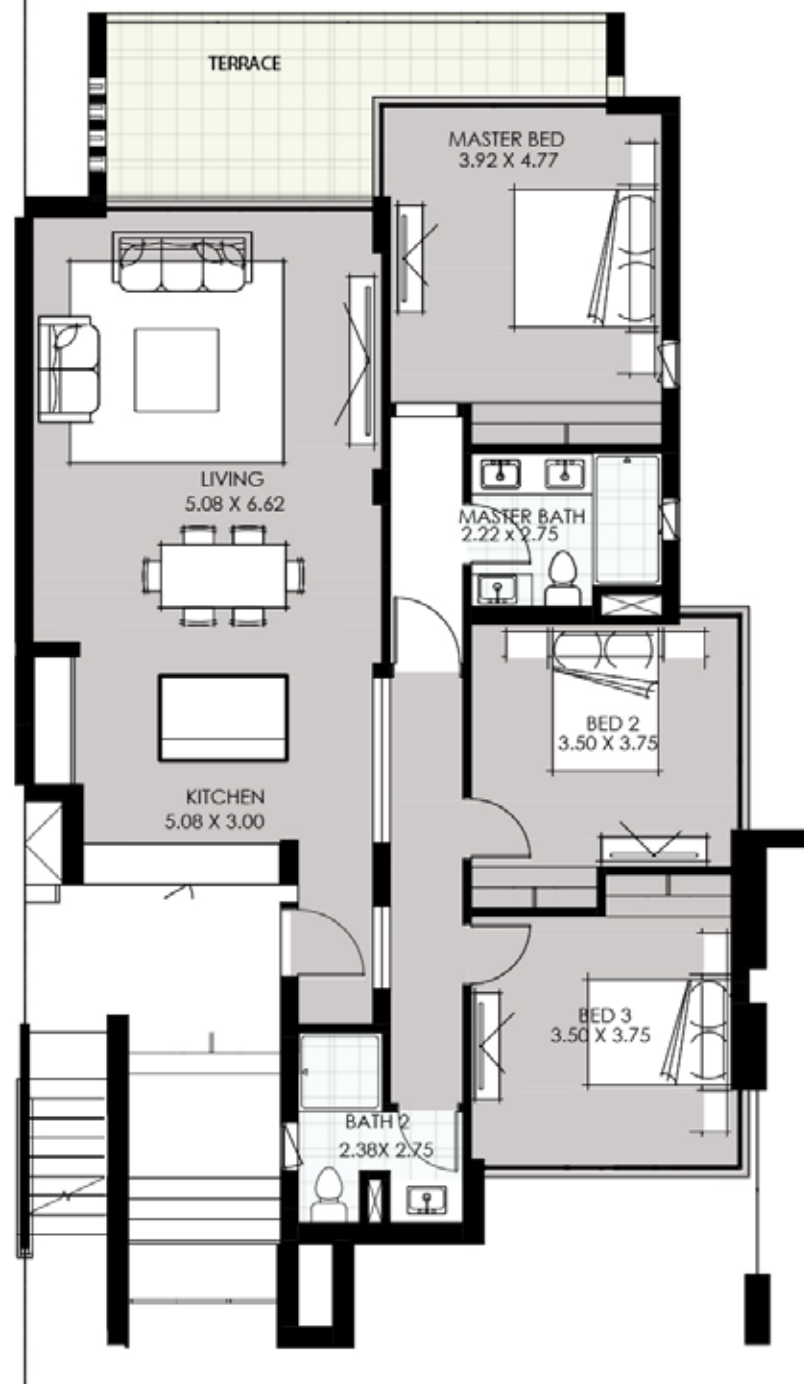
**Penthouse**  
Area **40m<sup>2</sup>**

# A<sub>01</sub>-A<sub>02</sub> CHALETs

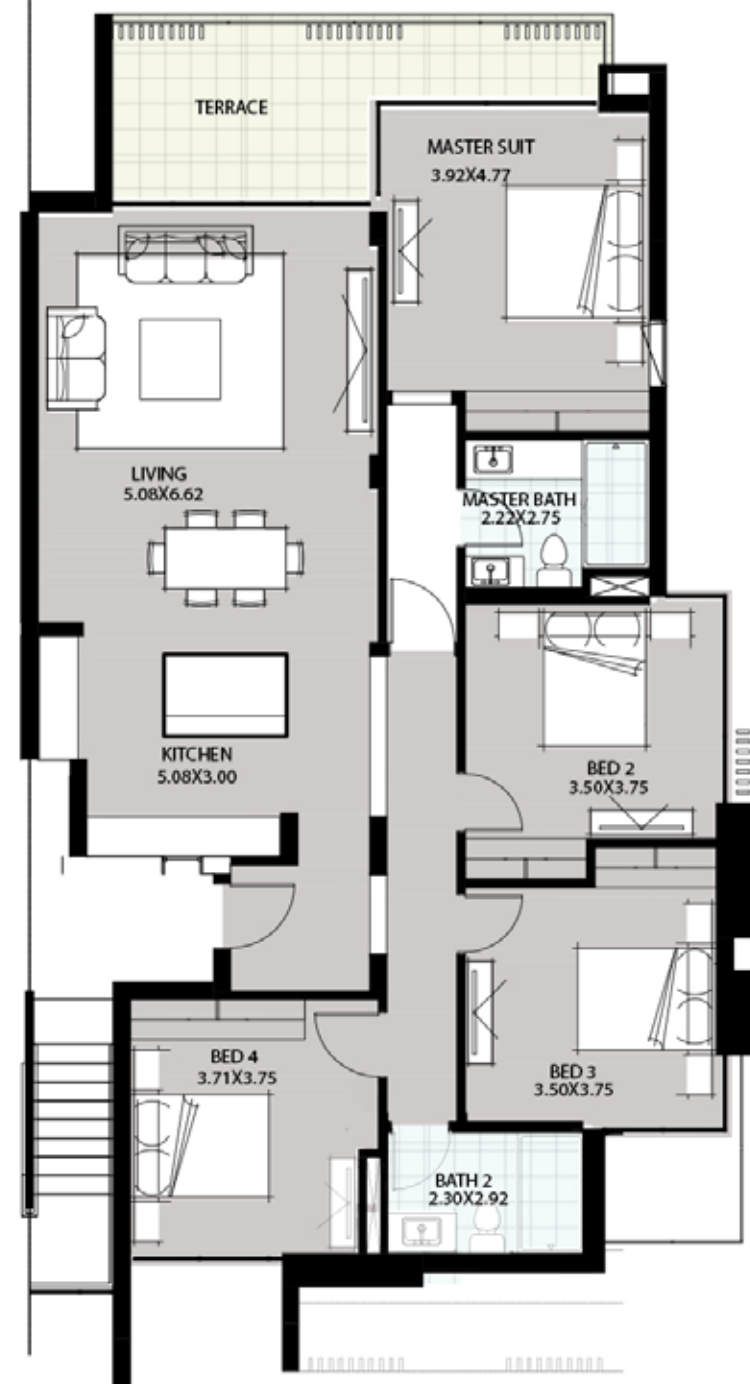
Total Ground Floor **118m<sup>2</sup>**  
Total Duplex Area **148m<sup>2</sup>**  
Total Duplex Terraces **124m<sup>2</sup>**

- 1 Master Bedroom
- 2 Bedroom
- 2 Bathroom
- 2 Living Room
- 1 Living/Bedroom (Penthouse)
- 1 Kitchen

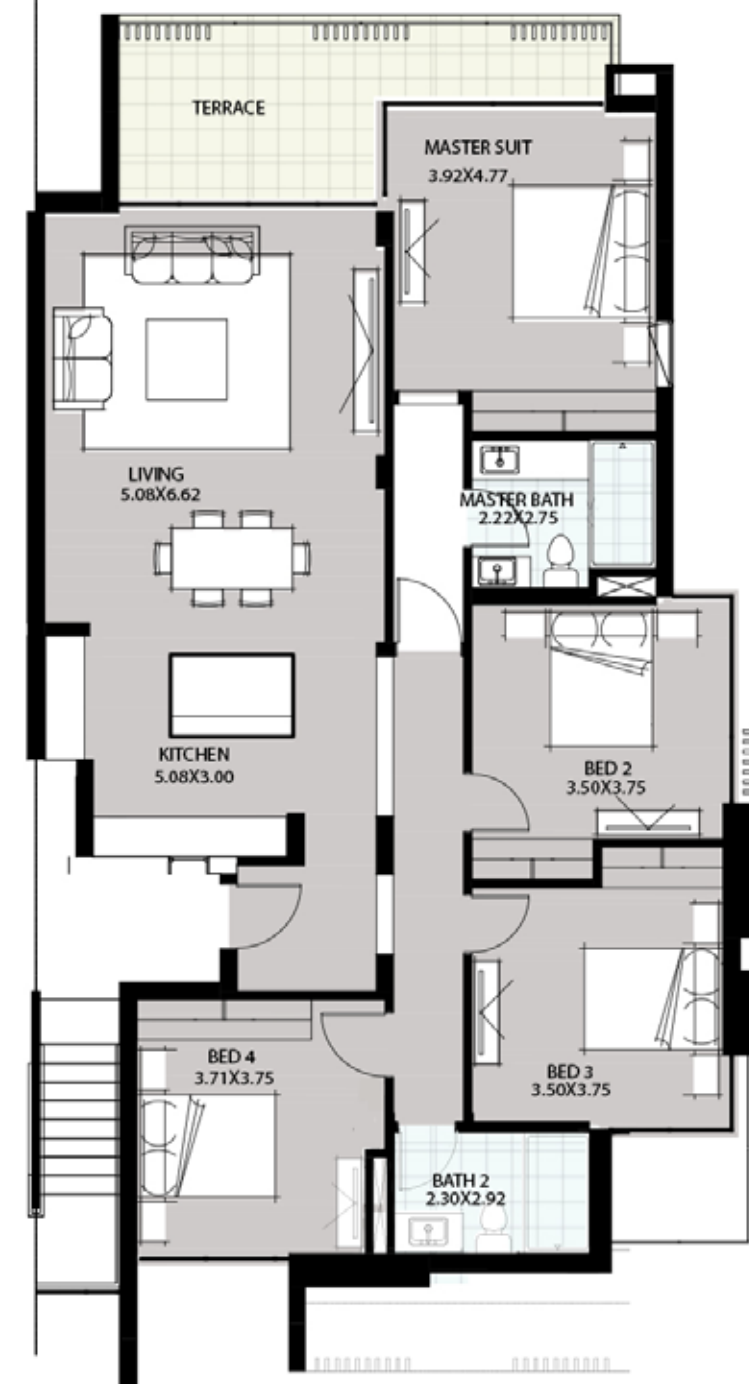




**Ground Floor**  
Ground Area **164m<sup>2</sup>**



**First Floor**  
Area **164m<sup>2</sup>**



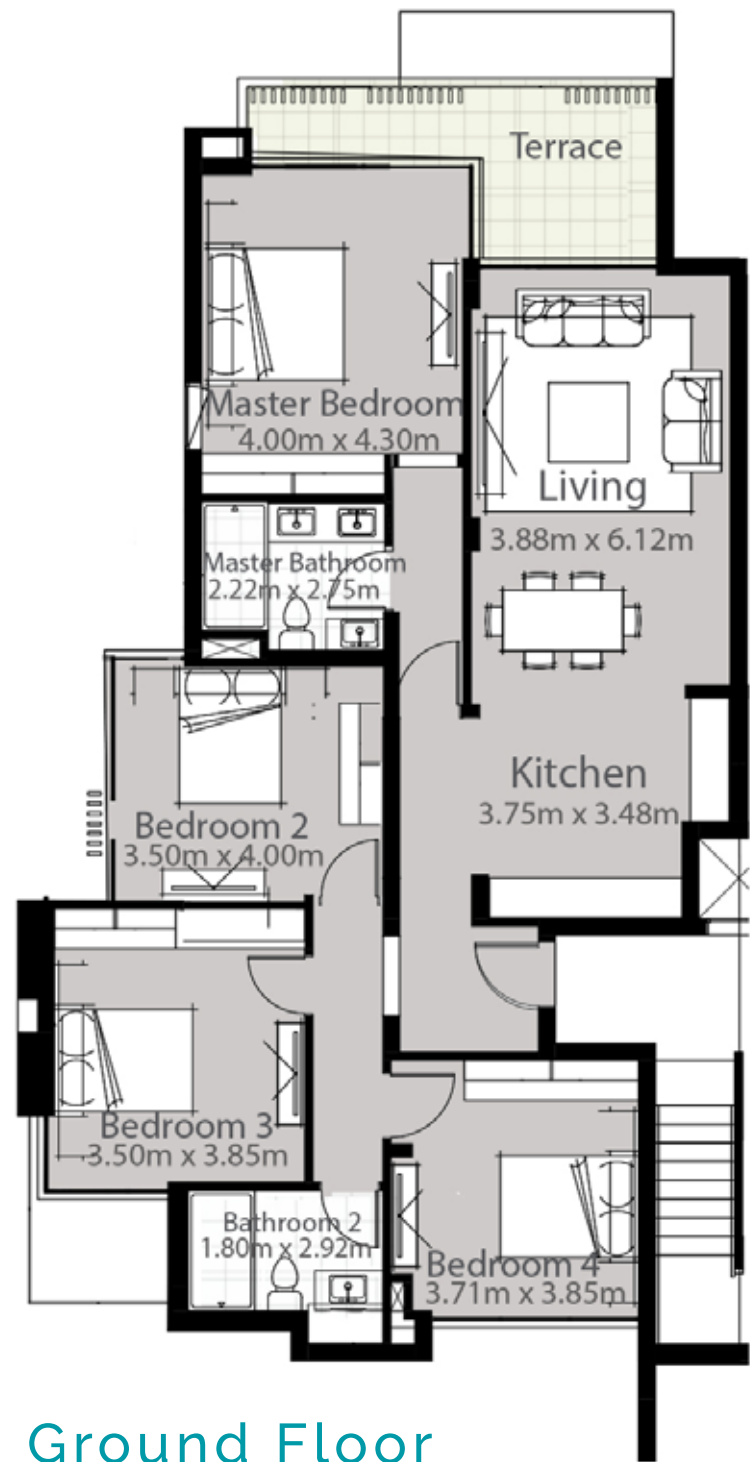
**Second Floor**  
Area **164m<sup>2</sup>**

# B01 CHALETs

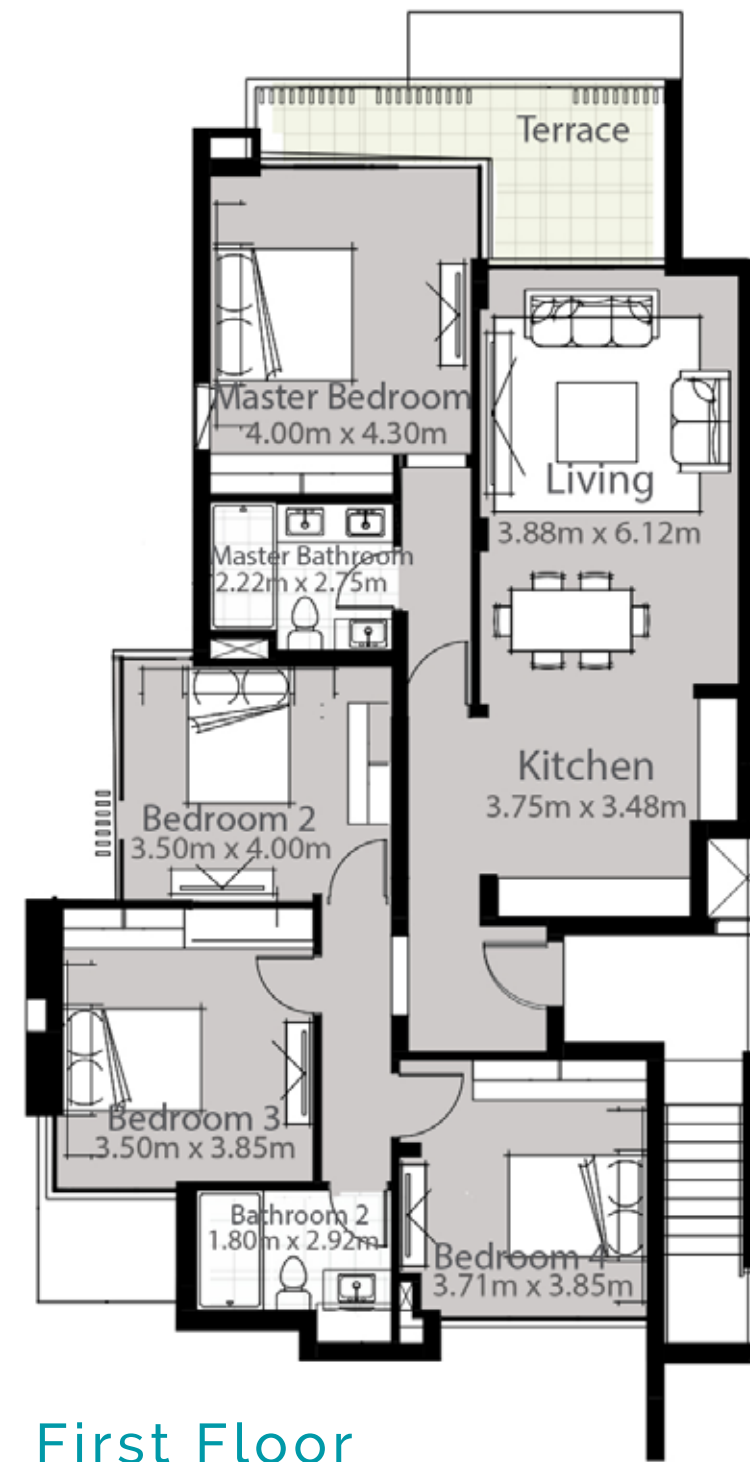
Total Living Area **164m<sup>2</sup>**  
Ground Terrace Area **15m<sup>2</sup>**  
First Terrace Area **15m<sup>2</sup>**  
Second Terrace Area **15m<sup>2</sup>**

- 1 Master Bedroom
- 2 Bedroom
- 2 Bathroom
- 1 Living Room
- 1 Kitchen

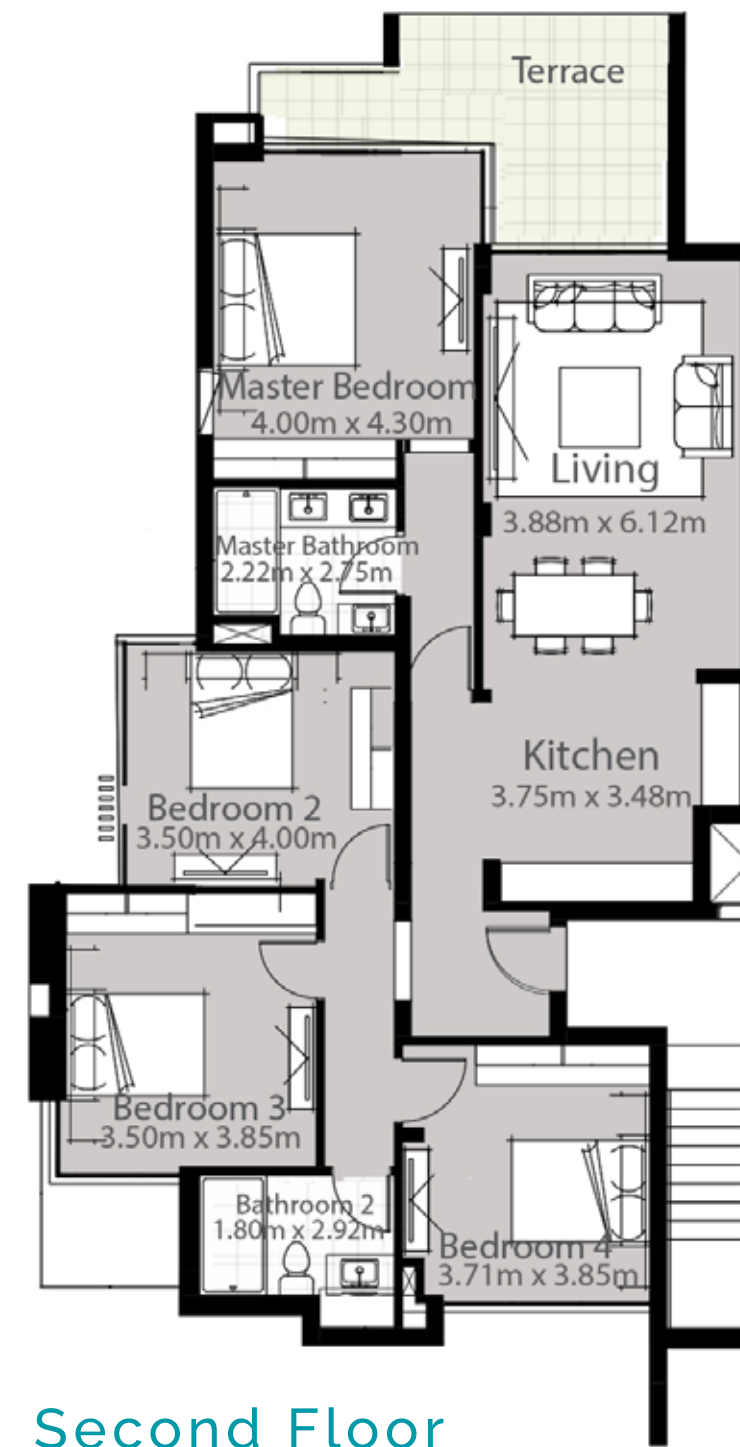




**Ground Floor**  
Ground Area **156m<sup>2</sup>**



**First Floor**  
Area **156m<sup>2</sup>**



**Second Floor**  
Area **156m<sup>2</sup>**

# B02 CHALETs

Total Living Area **156m<sup>2</sup>**  
Ground Terrace Area **15m<sup>2</sup>**  
First Terrace Area **15m<sup>2</sup>**  
Second Terrace Area **20m<sup>2</sup>**

1 Master Bedroom  
2 Bedroom  
2 Bathroom  
1 Living Room  
1 Kitchen





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# FLOATING CONDOS

The villa is multi-floored with amazing views over magical gardens and massive lagoon



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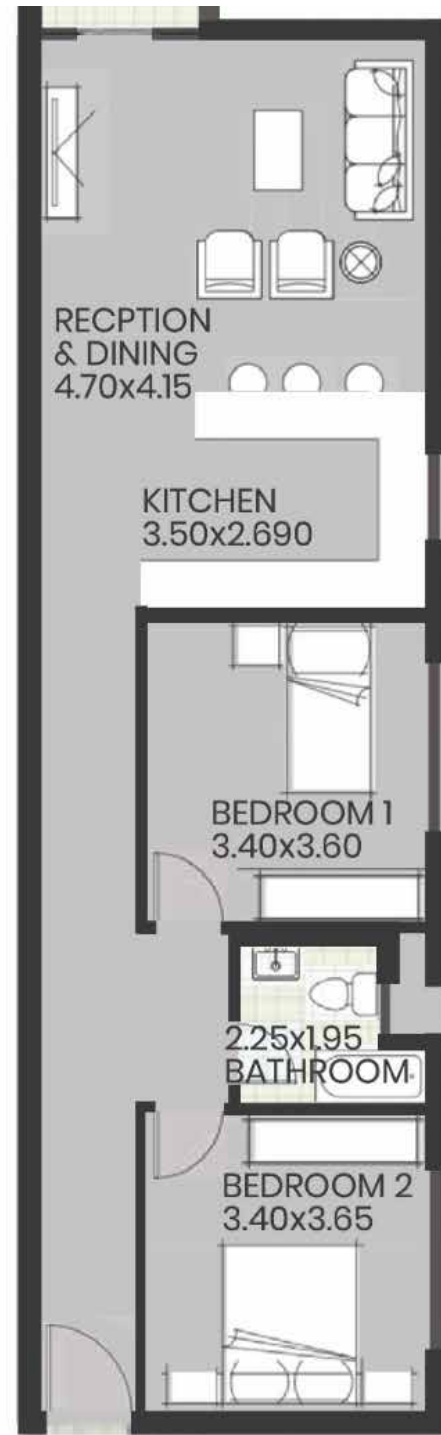
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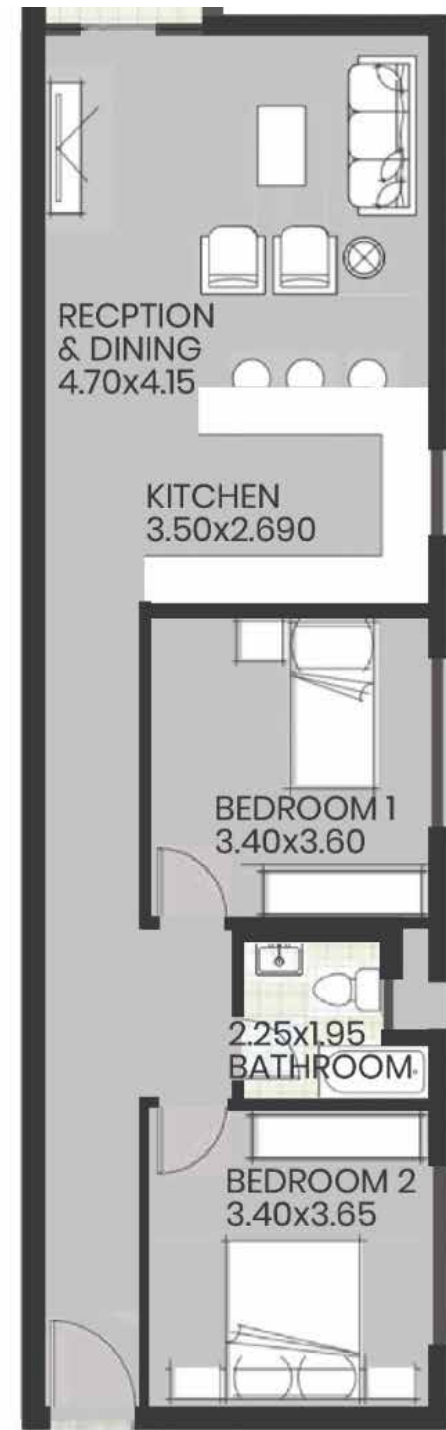


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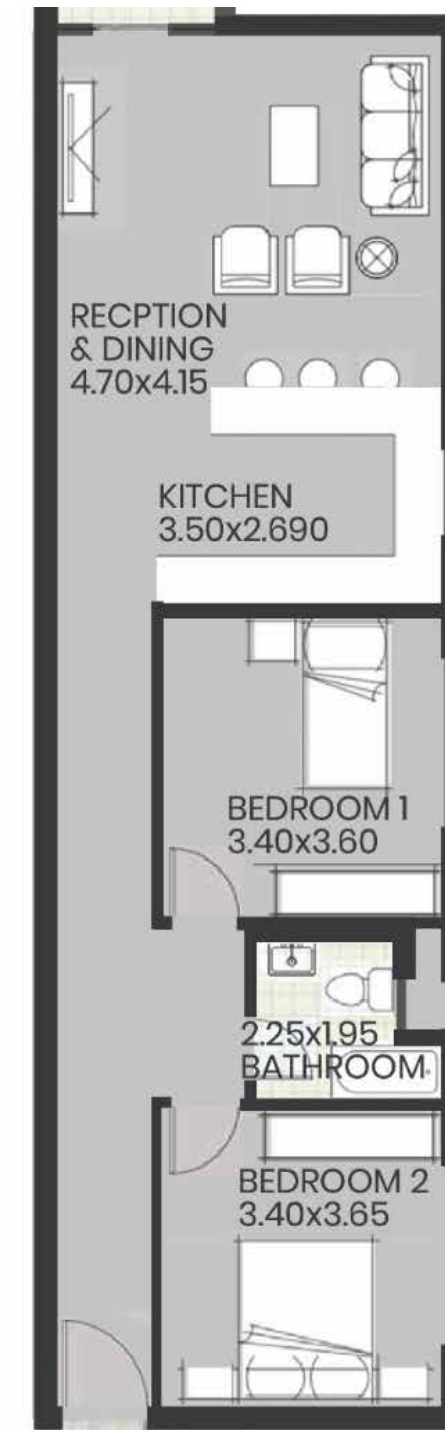




**Ground Floor**  
Ground Area **88m<sup>2</sup>**



**First Floor**  
Area **88m<sup>2</sup>**



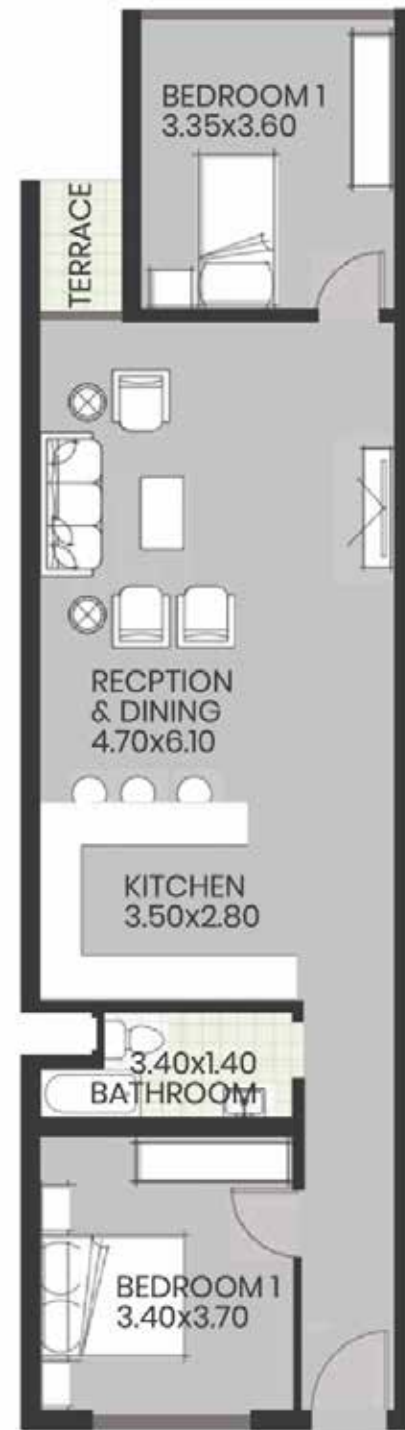
**Second Floor**  
Area **88m<sup>2</sup>**

# A01 CONDOS

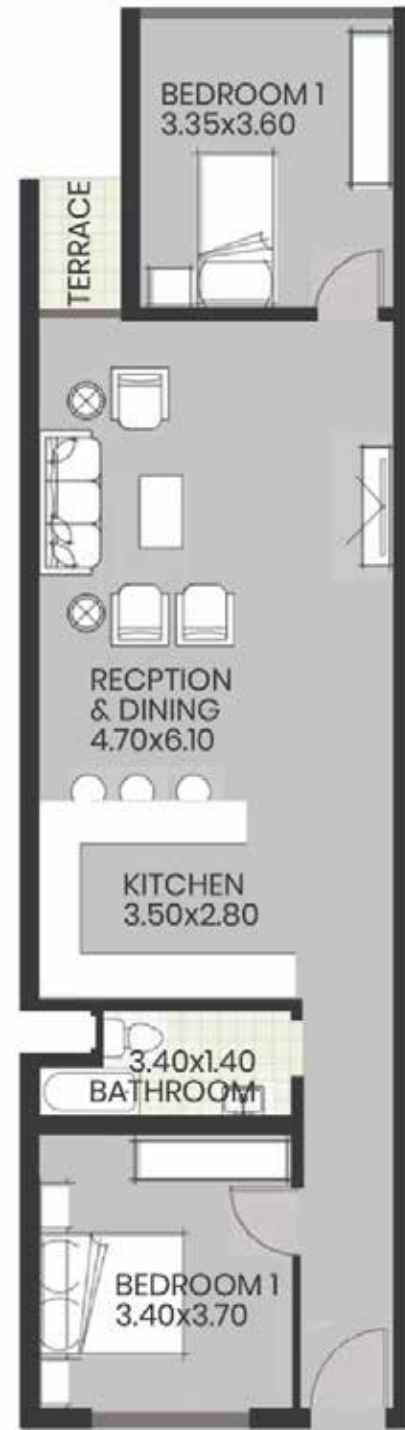
Ground Floor Area **88m<sup>2</sup>**  
First Floor Area **88m<sup>2</sup>**  
Second Floor Area **88m<sup>2</sup>**

2 Bedroom  
1 Bathroom  
1 Living Room  
1 Kitchen

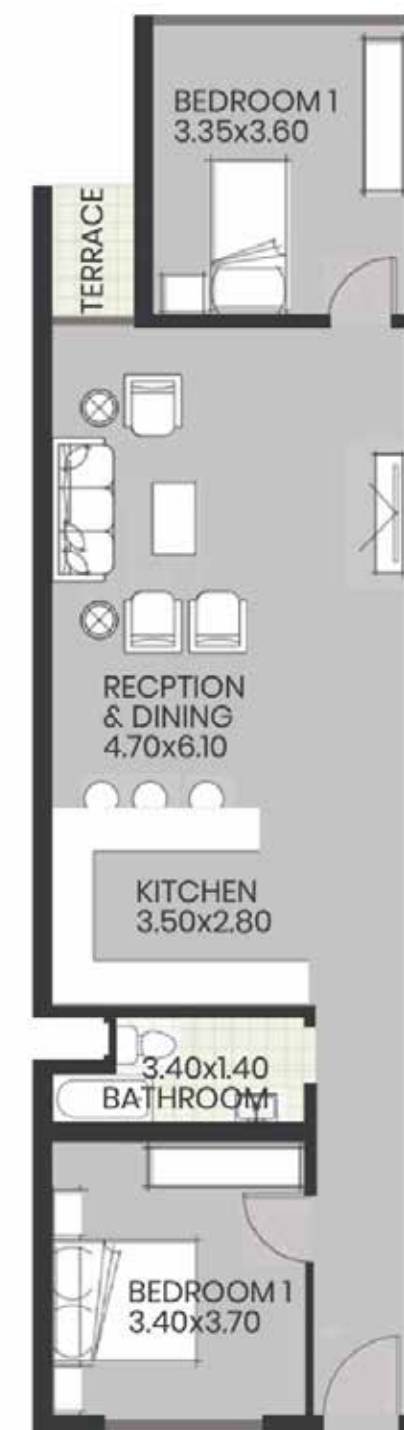




**Ground Floor**  
Ground Area **88m<sup>2</sup>**



**First Floor**  
Area **88m<sup>2</sup>**



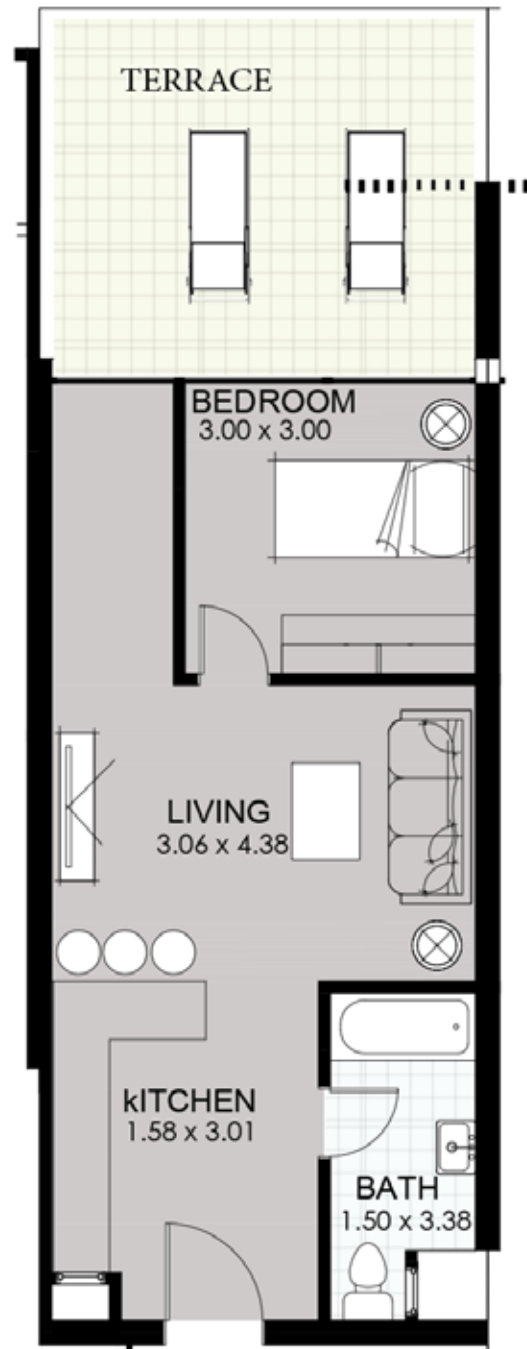
**Second Floor**  
Area **88m<sup>2</sup>**

# A02 CONDOS

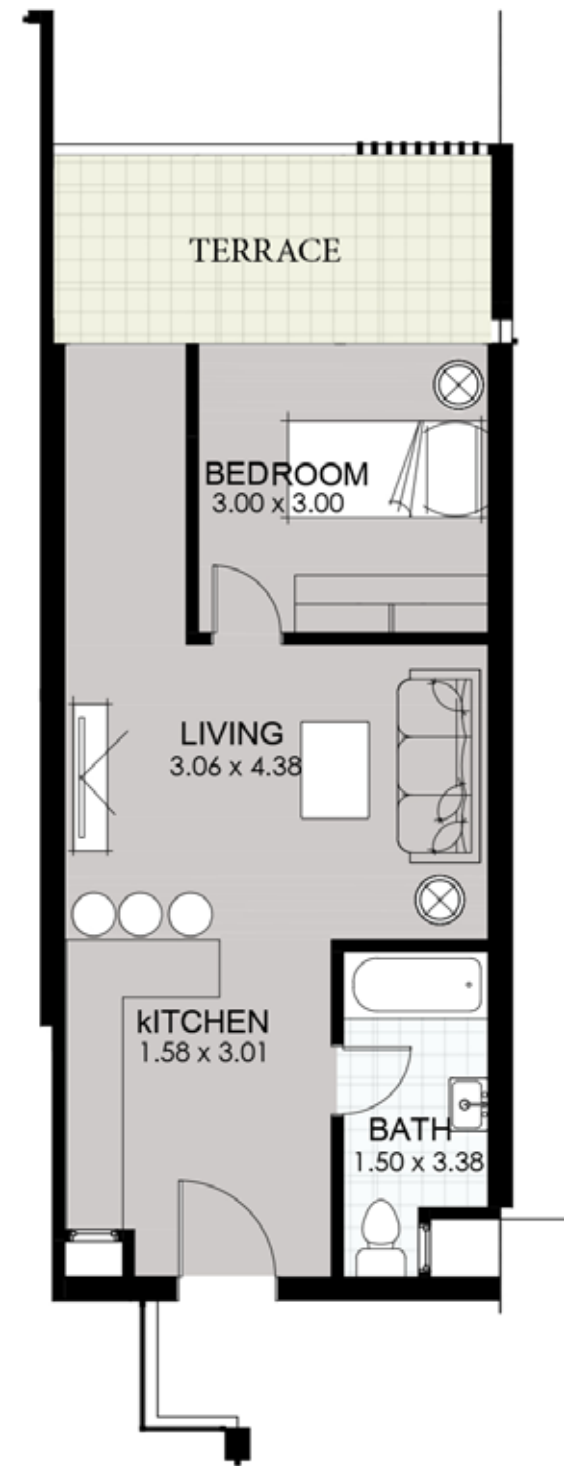
Ground Floor Area **88m<sup>2</sup>**  
First Floor Area **88m<sup>2</sup>**  
Second Floor Area **88m<sup>2</sup>**

2 Bedroom  
1 Bathroom  
1 Living Room  
1 Kitchen





**Ground Floor**  
Ground Area **63m<sup>2</sup>**



**First Floor**  
Area **63m<sup>2</sup>**



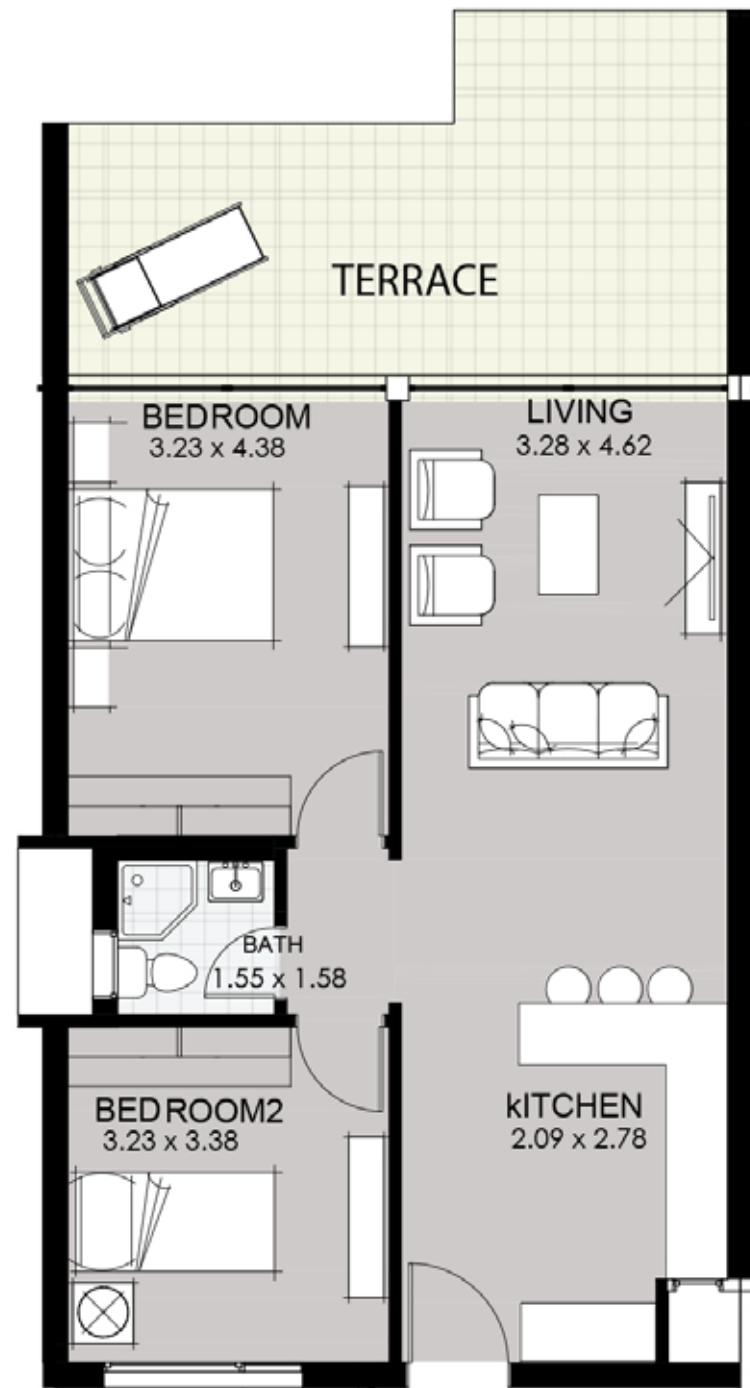
**Second Floor**  
Area **45m<sup>2</sup>**

# B CONDOS

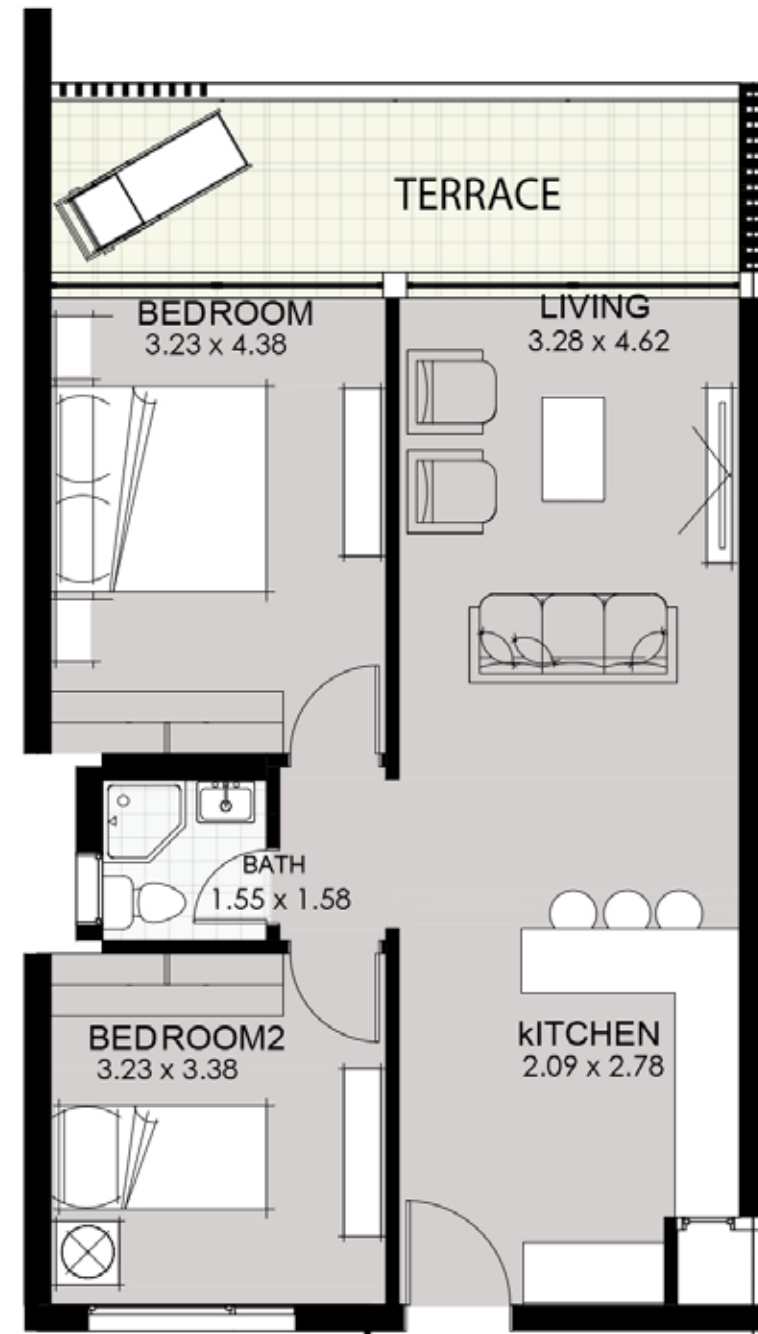
Ground Floor Area **63m<sup>2</sup>**  
 First Floor Area **63m<sup>2</sup>**  
 Penthouse Area **45m<sup>2</sup>**

- 1 Bedroom
- 1 Bathroom
- 1 Living Room
- 1 Kitchen

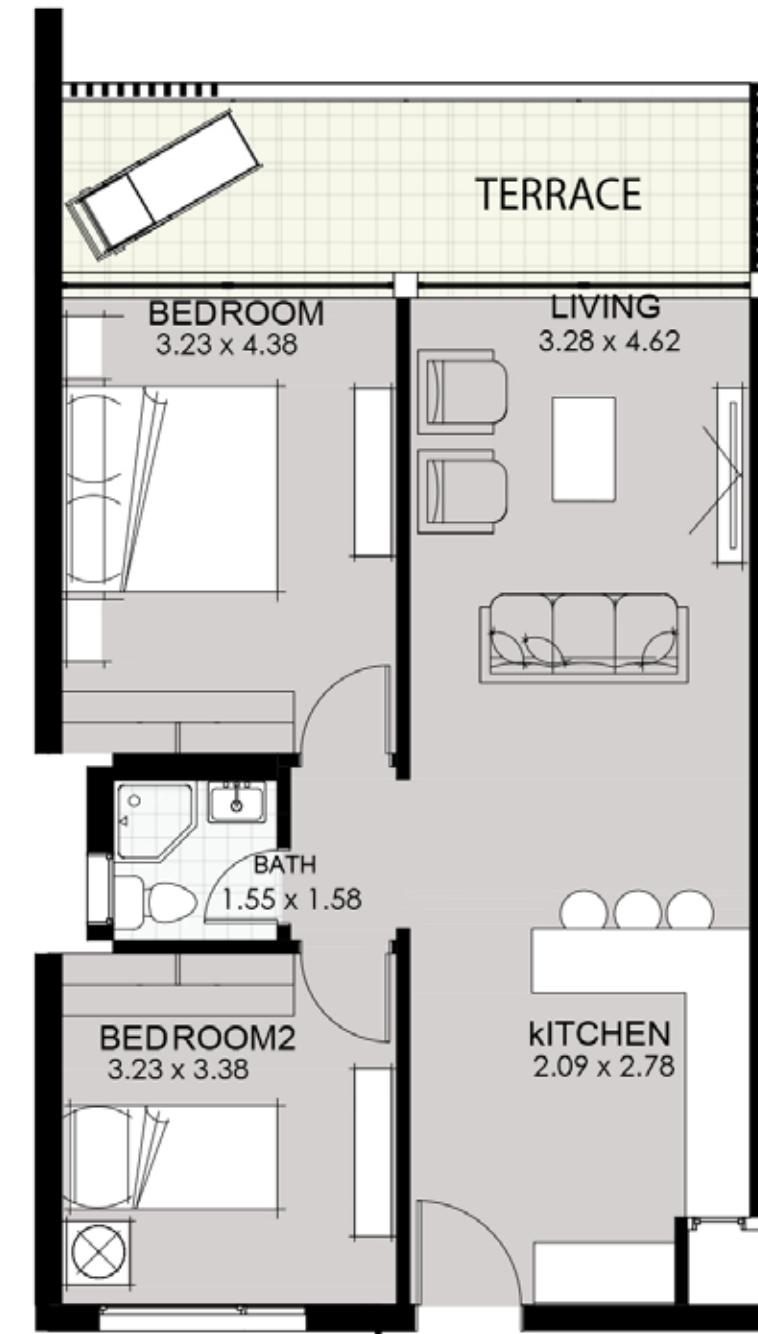




**Ground Floor**  
Ground Area **95m<sup>2</sup>**



**First Floor**  
Area **95m<sup>2</sup>**



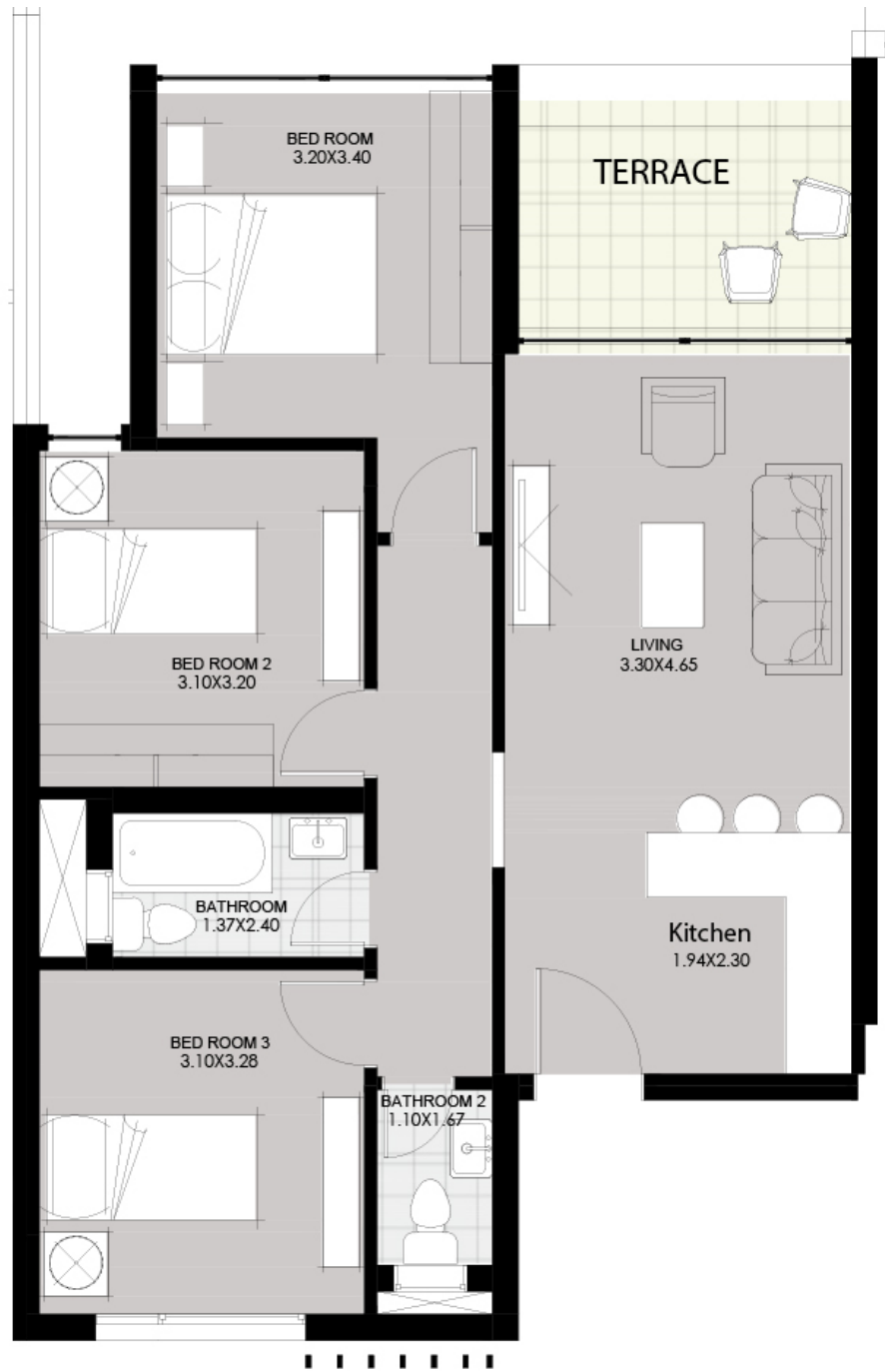
**Second Floor**  
Area **95m<sup>2</sup>**

# C01 CONDOS

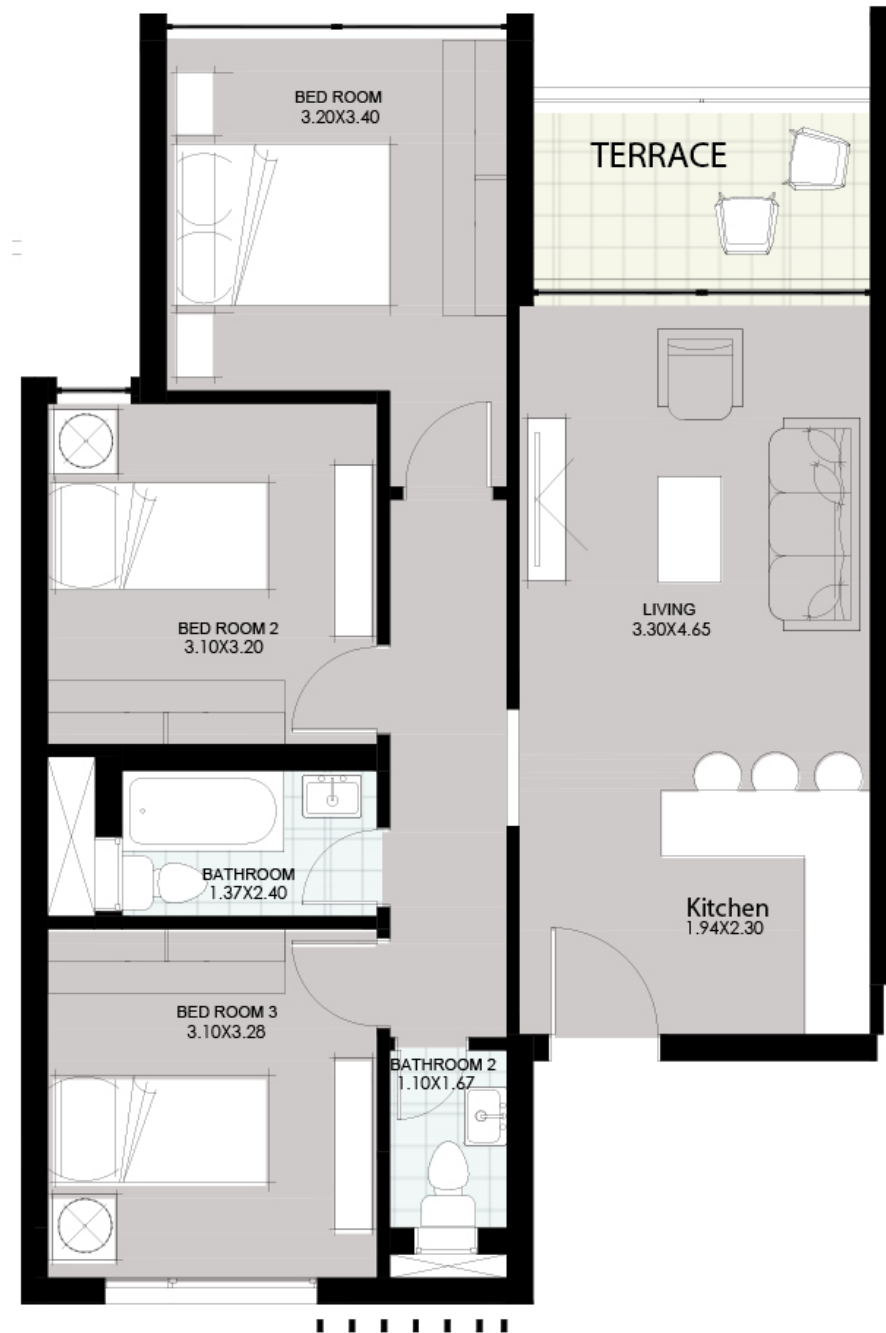
Ground Floor Area **95m<sup>2</sup>**  
First Floor Area **95m<sup>2</sup>**  
Second Floor Area **95m<sup>2</sup>**

2 Bedroom  
1 Bathroom  
1 Living Room  
1 Kitchen

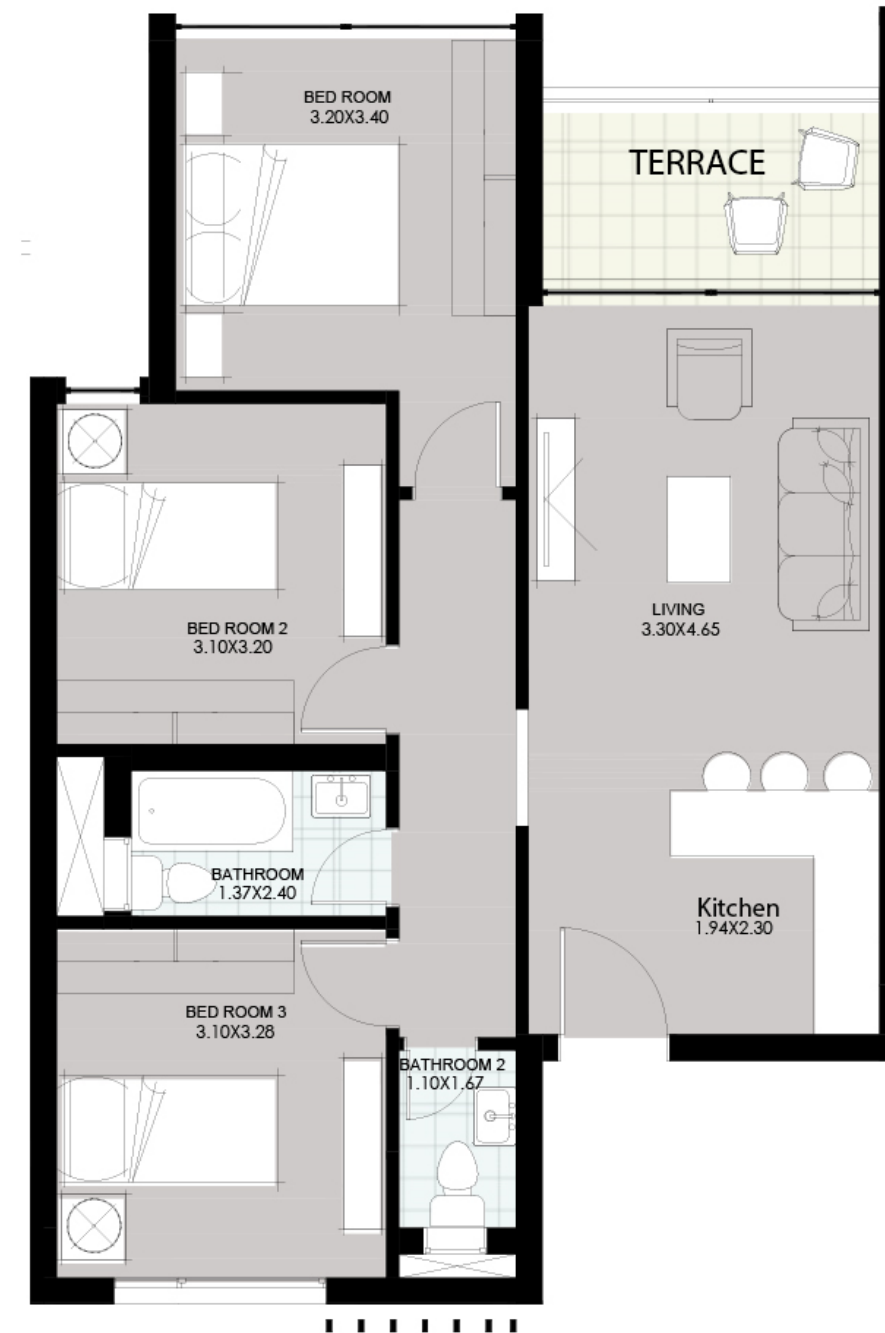




**Ground Floor**  
Ground Area **97m<sup>2</sup>**



**First Floor**  
Area **97m<sup>2</sup>**



**Second Floor**  
Area **97m<sup>2</sup>**

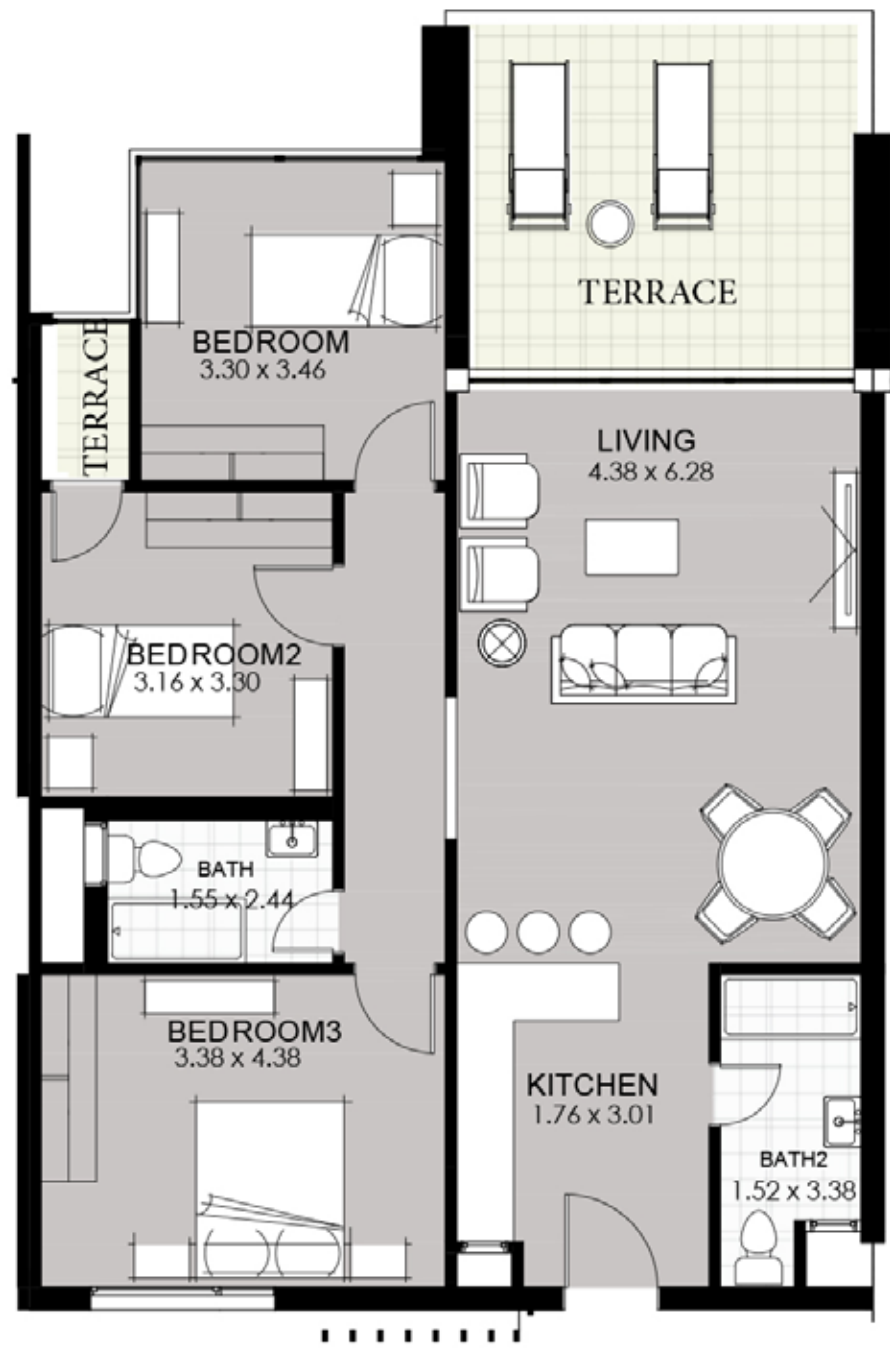
# Co2 CONDOS

Ground Floor Area **97m<sup>2</sup>**  
First Floor Area **97m<sup>2</sup>**  
Second Floor Area **97m<sup>2</sup>**

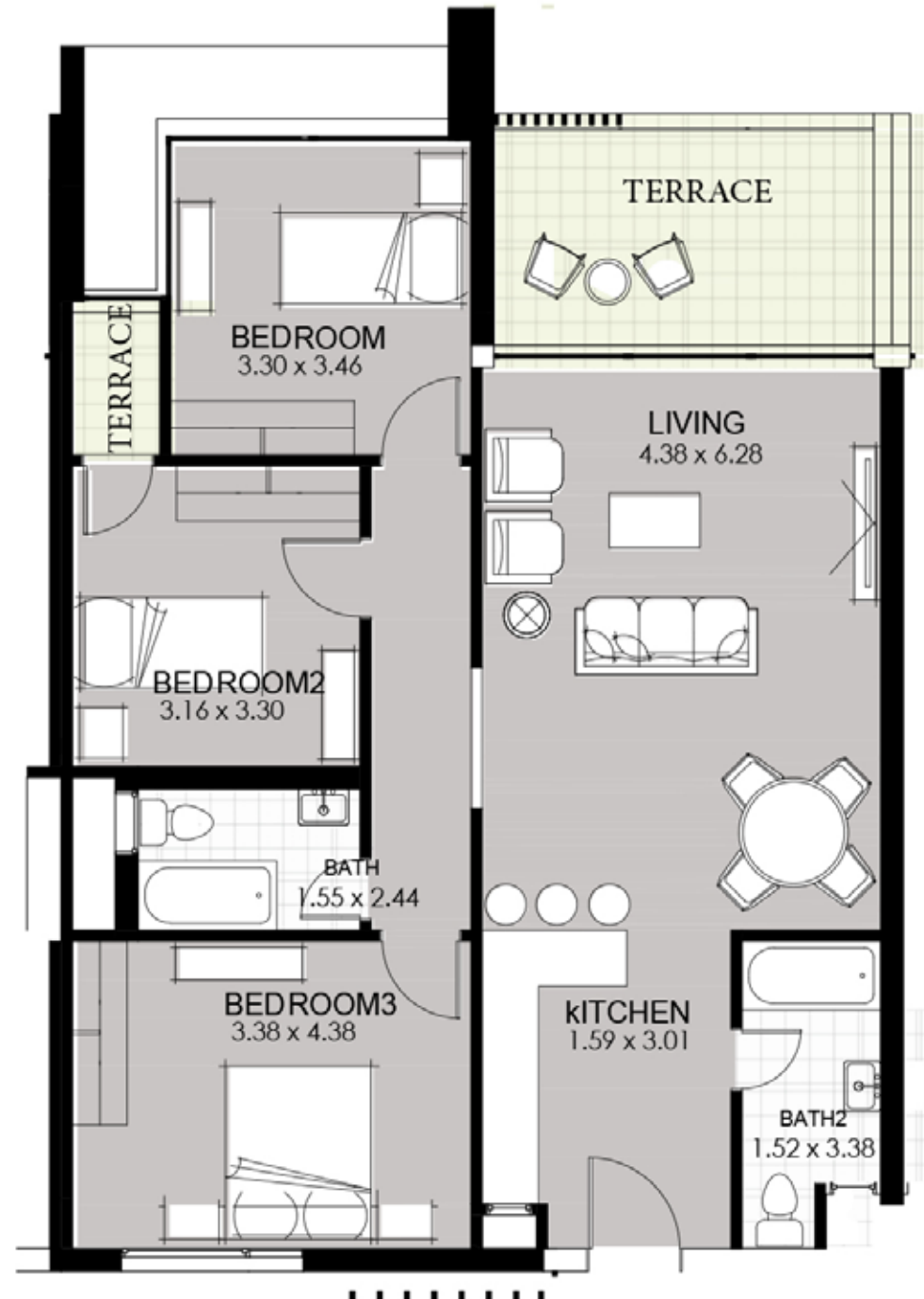
3 Bedroom  
2 Bathroom  
1 Living Room  
1 Kitchen



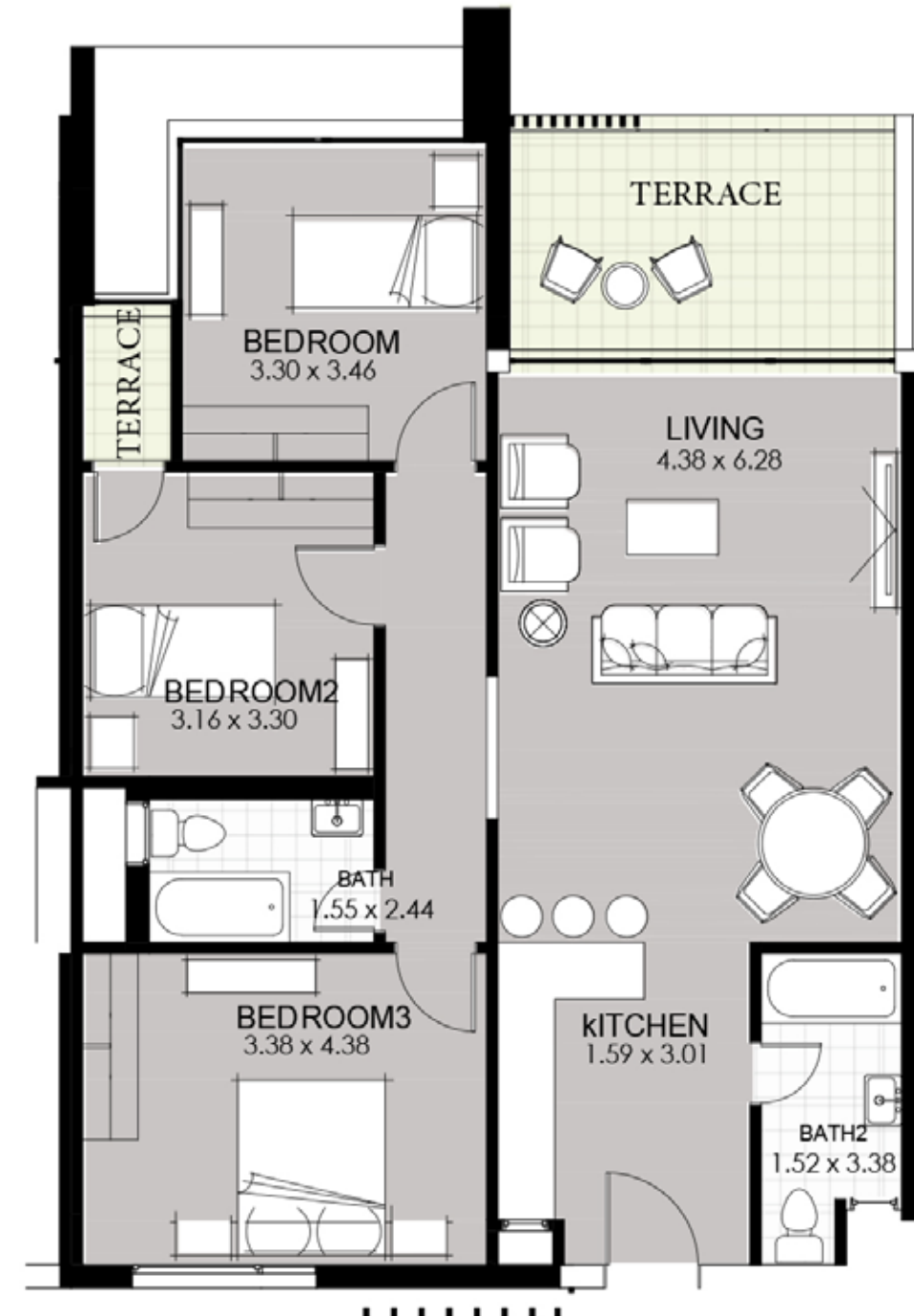
**DISCLAIMER** All Materials, Dimensions and Drawings are Approximate. Information is Subject to Change Without Notice Drawing are not to Scale and Condos Gross area might change according to block type, actual usable Floor Space may vary from the state Floor plans. The Developer Reserves the Right to Revisions to the Floor Plans.



**Ground Floor**  
Ground Area **126m<sup>2</sup>**



**First Floor**  
Area **126m<sup>2</sup>**



**Second Floor**  
Area **126m<sup>2</sup>**

# D CONDOS

Ground Floor Area **126m<sup>2</sup>**  
 First Floor Area **126m<sup>2</sup>**  
 Second Floor Area **126m<sup>2</sup>**

3 Bedroom  
 2 Bathroom  
 1 Living Room  
 1 Kitchen



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**Ground Floor**  
Ground Area **119m<sup>2</sup>**



**First Floor**  
Ground Area **119m<sup>2</sup>**



**Second Floor**  
Ground Area **119m<sup>2</sup>**

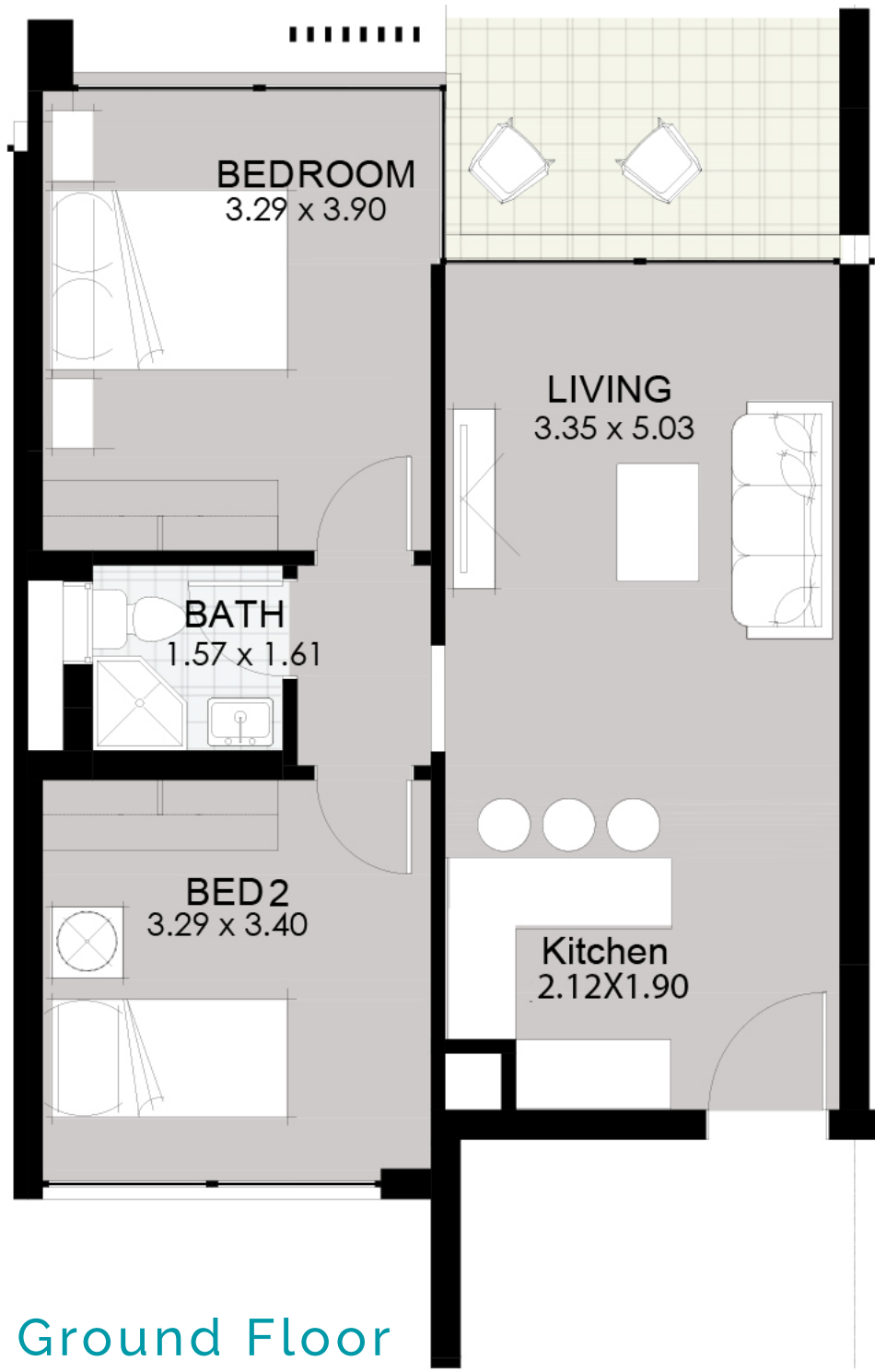
# E CONDOS

Ground Floor Area **119m<sup>2</sup>**  
First Floor Area **119m<sup>2</sup>**  
Second Floor Area **119m<sup>2</sup>**

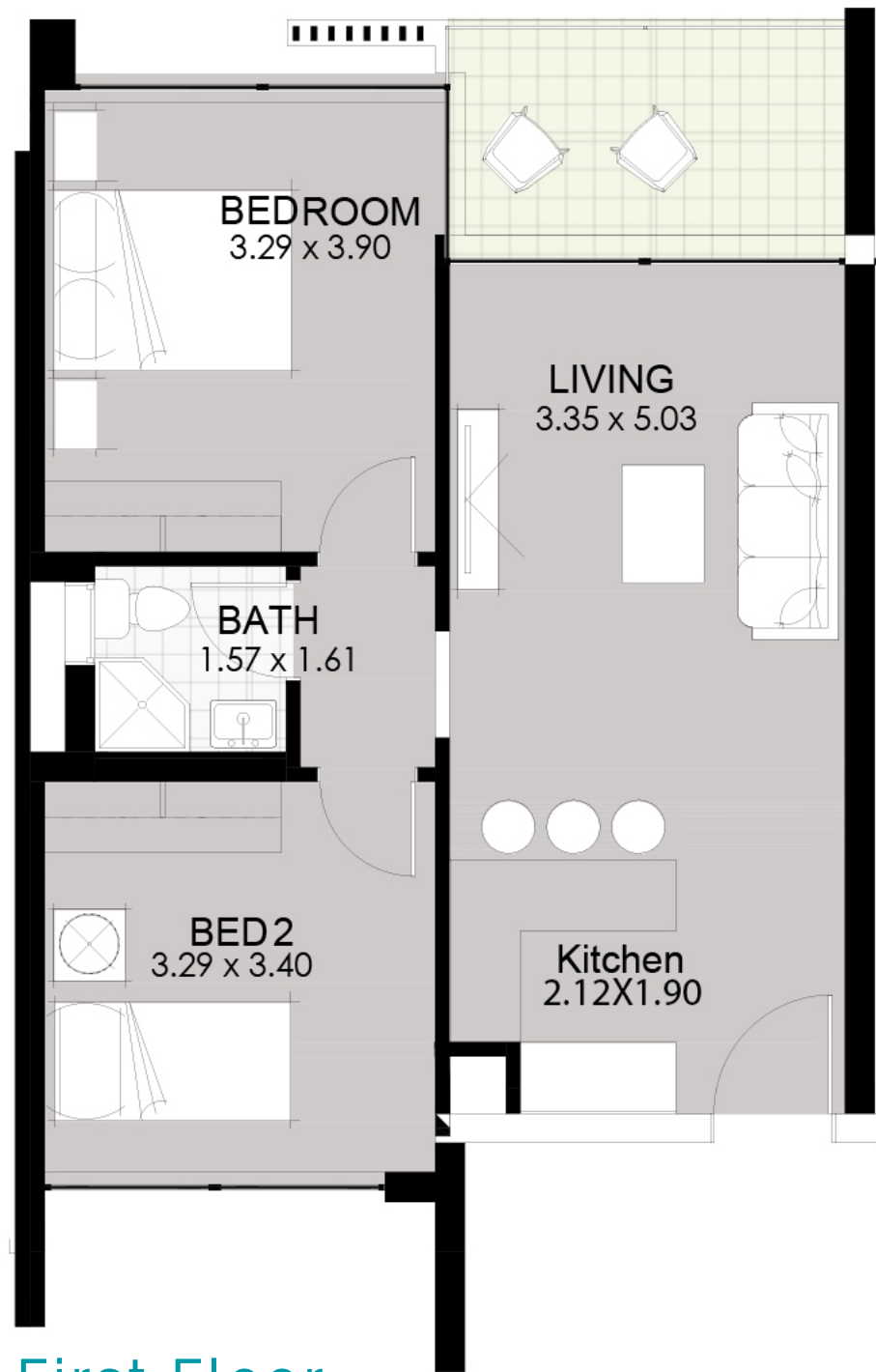
3 Bedroom  
2 Bathroom  
2 Living Room  
2 Kitchen



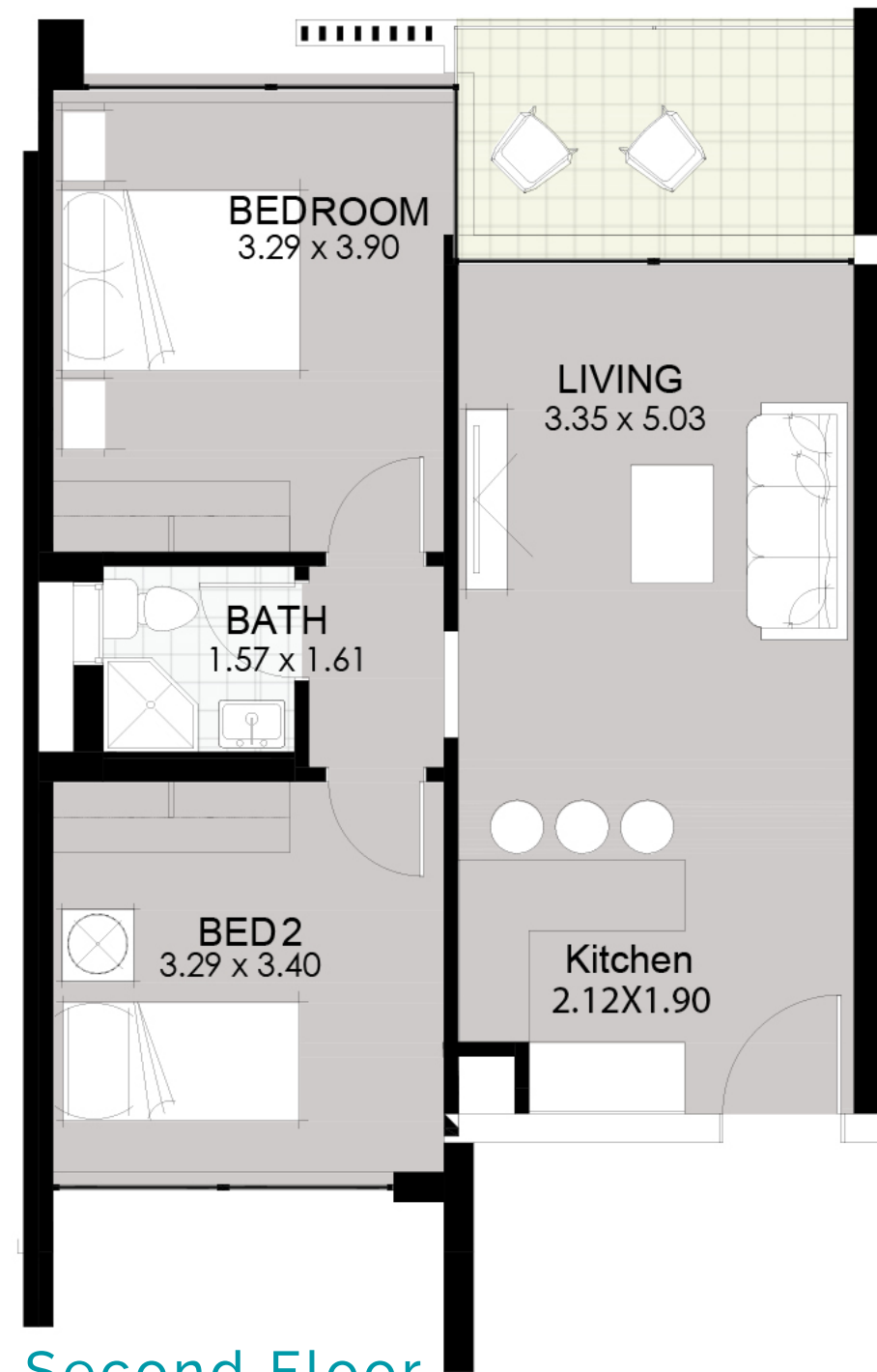
**DISCLAIMER** All Materials, Dimensions and Drawings are Approximate. Information is Subject to Change Without Notice Drawing are not to Scale and Condos Gross area might change according to block type, actual usable Floor Space may vary from the state Floor plans. The Developer Reserves the Right to Revisions to the Floor Plans.



**Ground Floor**  
Ground Area **79m<sup>2</sup>**



**First Floor**  
Area **79m<sup>2</sup>**



**Second Floor**  
Area **79m<sup>2</sup>**

# F<sub>01</sub>-F<sub>02</sub> CONDOS

Ground Floor Area **79m<sup>2</sup>**  
First Floor Area **79m<sup>2</sup>**  
Second Floor Area **79m<sup>2</sup>**

2 Bedroom  
1 Bathroom  
1 Living Room  
1 Kitchen



**DISCLAIMER** All Materials, Dimensions and Drawings are Approximate. Information is Subject to Change Without Notice Drawing are not to Scale and Condos Gross area might change according to block type, actual usable Floor Space may vary from the state Floor plans. The Developer Reserves the Right to Revisions to the Floor Plans.

# INTERIOR DESIGN



**DISCLAIMER** All Materials, Dimensions and Drawings are Approximate. Information is Subject to Change Without Notice Drawing are not to Scale and Actual usable Floor Space may vary from the state Floor plans. The Developer Reserves the Right to Revisions to the Floor Plans.

# INTERIOR DESIGN



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## INTERIOR DESIGN

**DISCLAIMER** All Materials, Dimensions and Drawings are Approximate. Information is Subject to Change Without Notice Drawing are not to Scale and Actual usable Floor Space may vary from the state Floor plans. The Developer Reserves the Right to Revisions to the Floor Plans.

# Launching a GREEN & BLUE EDEN

HOTEL SERVICED SEA VIEW  
VILLAS AND HOUSES

## FACILITIES



HIGH-CLASS  
RESTAURANTS



FOOD  
COURT



EVENTS



SHOPS



WELLNESS  
SPA



BYCICLE  
LANE



CLUB HOUSE



PLAY PARK



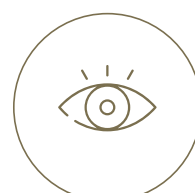
PHARMACY



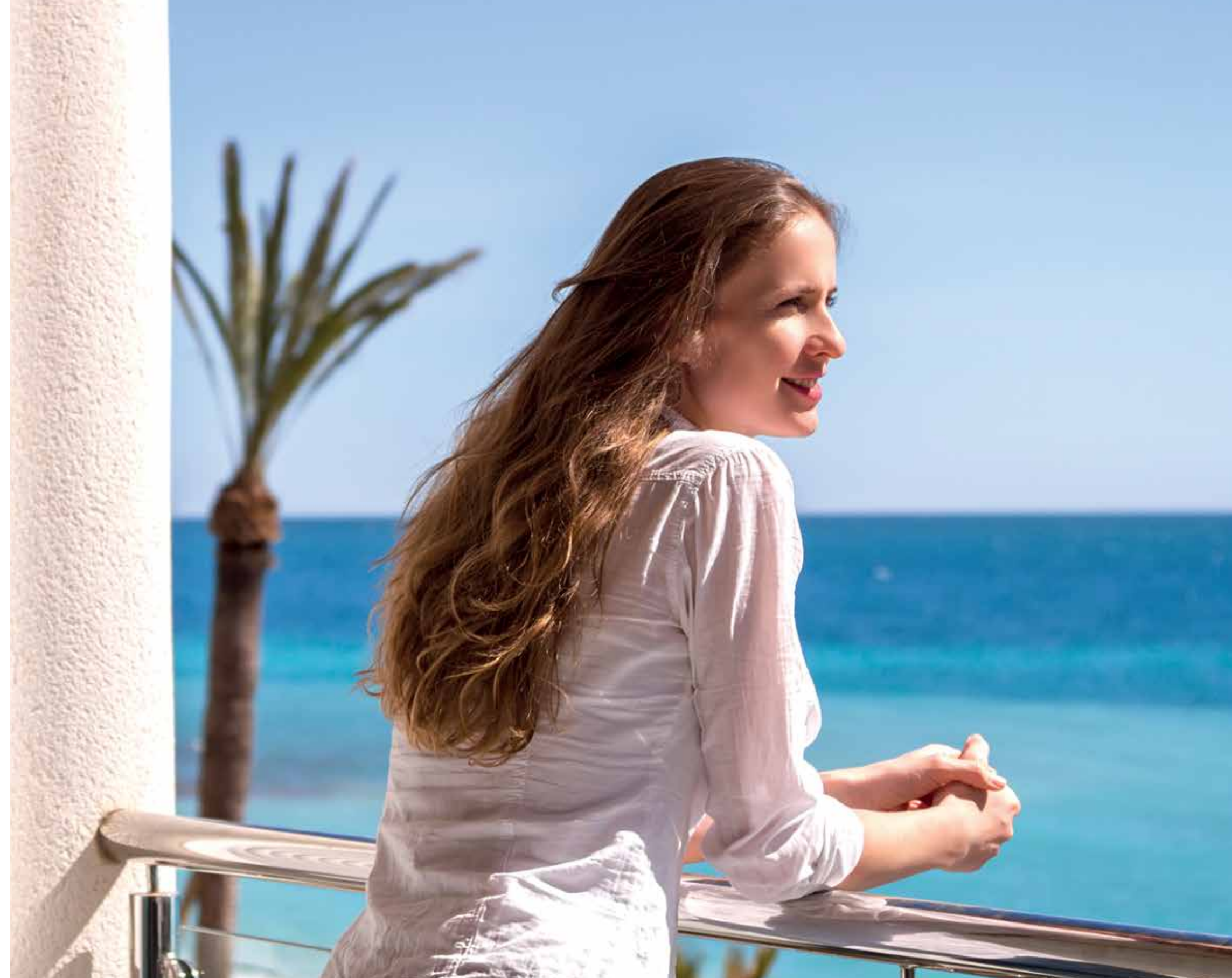
PARKING



HOTEL  
SERVICE



7/24  
SECURITY







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 **PALACE**  
SUEZ ROAD

 **SQUARE**  
MEHWAR 6<sup>th</sup> OF OCTOBER

 **PLAZA**  
ALEXANDRIA

 **PLAZA**  
NASR CITY

CLEO EAST  
WEST GOLF - NEW CAIRO

**SBAY**  
SMERALDA  
SIDI HENEISH

  
*Fontainebleau*  
MALL-SHEIKH ZAYED

  
**CLEOPATRA**  
LUXURY RESORT - NORTH COAST

  
**CLEOPATRA**  
LUXURY RESORT - SHARM EL SHEIKH

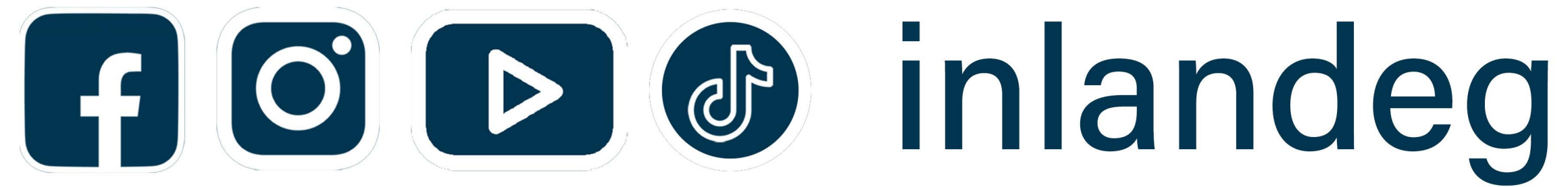
  
**CLEOPATRA**  
LUXURY RESORT - MARSA ALLAM

  
**CLEOPATRA**  
LUXURY BEACH RESORT - MAKADI BAY

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