

RED SEA REAL ESTATE IN EGYPT:

MARKET DYNAMICS,
INVESTMENT DRIVERS, AND
FUTURE PROSPECTS

PUBLISHED BY

INVESTIGATE

RESEARCH & ANALYSIS

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A B O U T

INVESTIGATE

THE VOICE OF REAL ESTATE

Invest-Gate is Egypt's leading real estate think tank, providing investors, customers, and other stakeholders in the market with the latest trends in the Egyptian real estate sector.

With over 20 roundtables, Invest-Gate has taken the lead in addressing the top challenges facing the Egyptian real estate market with key industry leaders, executives, and officials from different entities across the Egyptian investment landscape.

We are on a mission to empower our readers with the latest trends and unbiased information through our website, magazine, as well as our extensive and impactful social media presence.

Invest-Gate is embarking on an exciting new chapter, poised to redefine the Egyptian real estate industry on regional and global scales. With a lineup of monumental events

on the horizon, including top-notch real estate exhibitions and one-of-a-kind conventions, we are driving transformation and innovation in the sector.

Our elite team of experts and specialists in the Research and Analysis (R&A) department contribute to economic knowledge through data-rich studies and uniquely crafted "Market Watch" reports.

As we set our sights on the future, we are committed to fostering a dynamic ecosystem that propels the Egyptian real estate industry to new heights of success and prominence.

For inquiries, email info@invest-gate.me.

ABOUT THIS REPORT

The Red Sea region in Egypt has emerged as a dynamic and attractive area for real estate development, driven by a combination of government initiatives and private sector projects. With its stunning coastal location, the region has captured the interest of both local and international investors, who are keen to explore the growing potential for

residential, commercial, and tourism-related developments. This report provides a comprehensive analysis of the Red Sea real estate market, focusing on three critical areas: government projects, private developers' contributions, and the demand and supply dynamics shaping the market.

SECTION I:

GOVERNMENT PROJECTS IN RED SEA REGION: DEVELOPMENT & PROGRESS

The Egyptian government has taken an active role in boosting the real estate sector in the Red Sea region through strategic infrastructure developments and regulatory incentives. From large-scale tourism projects to investments in public services and transportation, the government's efforts have been pivotal in laying the foundation for sustainable growth in the region. This section will explore the key government-led projects and their role in transforming the Red Sea region into a thriving real estate destination.

OVERVIEW OF THE RED SEA GOVERNORATE

KEY FACTS & INSIGHTS

TOTAL AREA
121,161 km²

POPULATION (2023)
403,000

NO. OF EMPLOYEES
120,000

UNEMPLOYMENT RATE
15.6%

NO. OF ESTABLISHMENTS
18,100

GOVERNMENT INVESTMENTS (EGP BN)

8.27 2019/20

10.8 2020/21

4.2 2021/22

7.9 2022/23

5.9 2023/24

NO. OF GOVERNMENT PROJECTS

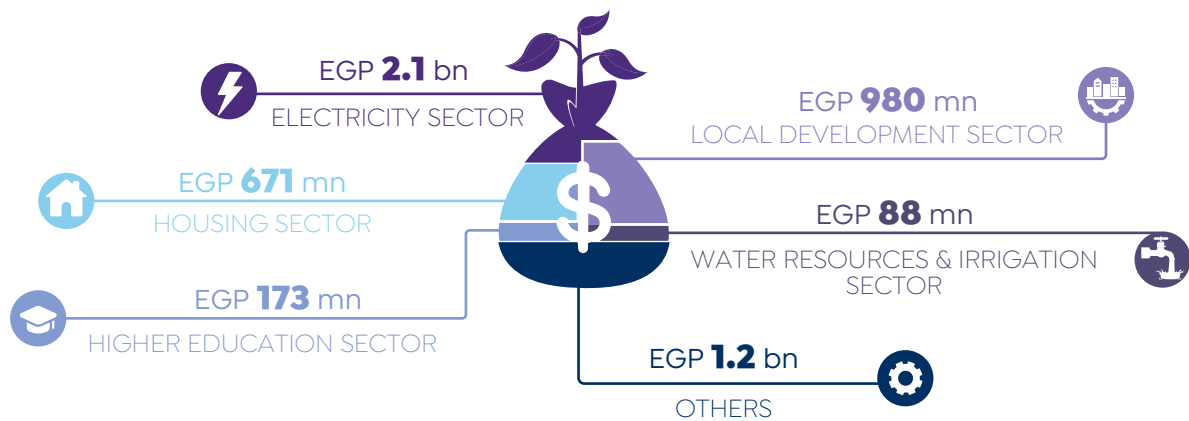


Source: MTS, MPED & Cabinet

CITIZEN INVESTMENT PLAN (FY 2023/24)



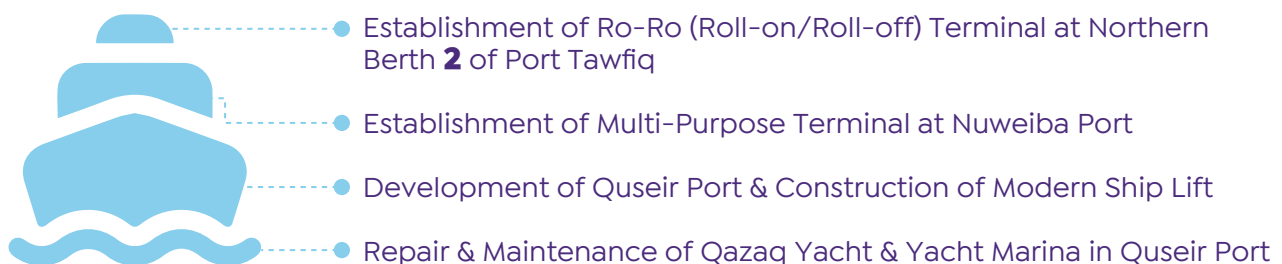
INVESTMENTS BREAKDOWN



ACHIEVEMENTS OF CENTRAL AGENCY FOR RECONSTRUCTION



INVESTMENT OPPORTUNITIES IN RED SEA PORTS



DEVELOPMENT OF MULTI-PURPOSE TERMINAL (SAFAGA 2) AT SAFAGA PORT



TOTAL INVESTMENTS
EGP **3.6** bn



TOTAL AREA
810,000 sqm



LENGTH OF BERTH
1,100 m



DEPTH
17 m

HOUSING SECTOR IN RED SEA REGION

SOCIAL HOUSING PROJECT

NO. OF EXECUTED HOUSING UNITS IN:

- **1,184** (Cost: EGP **213.1** mn) Hurghada, Ras Gharib & Marsa Alam in Mar. **2018**
- **80** (Cost: EGP **14.4** mn) Hurghada in Sep. **2018**
- **160** (Cost: EGP **28.8** mn) Hurghada in Jun. **2019**
- **612** (Cost: EGP **110.16** mn) Hurghada, Ras Gharib, Safaga & Marsa Alam in Sep. **2019**
- **116** (Cost: EGP **20.88** mn) Hurghada & Ras Gharib in Mar. **2020**
- **124** (Cost: EGP **22.32** mn) Marsa Alam & Safaga in Jun. **2020**

DISTINGUISHED HOUSING PROJECT



LOCATION
Near New Al-Dahar Market,
Hurghada



NO. OF BUILDINGS
36



NO. OF HOUSING UNITS
720



NO. OF EXECUTED BUILDINGS
17



NO. OF EXECUTED HOUSING UNITS
340

ECONOMIC HOUSING PROJECT



LOCATION
Al-Badari, Hurghada



NO. OF BUILDINGS
18

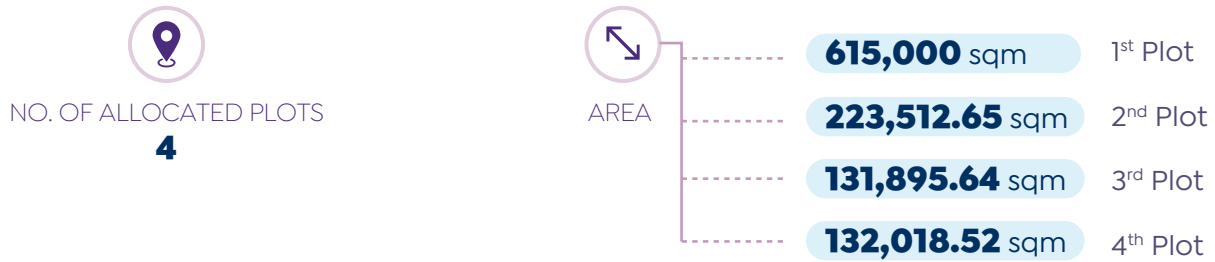


NO. OF HOUSING UNITS
350



NO. OF COMMERCIAL UNITS
40

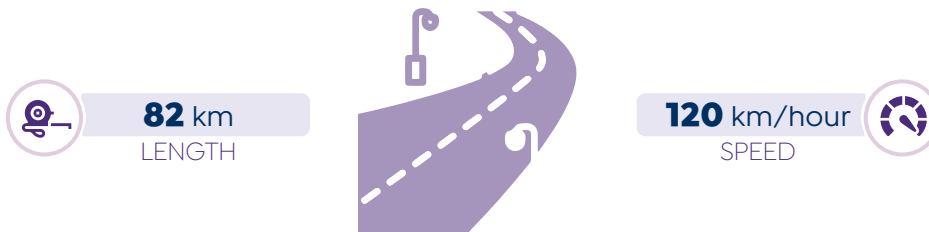
ALLOCATED PLOTS FOR SOCIAL HOUSING IN HURGHADA



GALALA PLATEAU PROJECT



GALALA PLATEAU MAIN ROAD



GALALA COASTAL RESORT



COASTAL HOTEL



MOUNTAIN HOTEL



| GALALA CABLE CAR



| GALALA UNIVERSITY



| ACADEMY OF SCIENCES, GALALA PLATEAU





SECTION II:

DEMAND ANALYSIS FOR REAL ESTATE PROJECTS IN EGYPT'S RED SEA REGION: CURRENT TRENDS AND FUTURE OUTLOOKS

Invest-Gate's R&A team studied the consumer preferences of the residential real estate market in the Red Sea region by surveying roughly 121 respondents.

RED SEA PROPERTY OWNERS

60% of the people who answered our survey own homes in the Red Sea region 34% of our respondents use bank loans to fund their properties in the Red Sea region, compared to 66% who use personal financing. Moving on to the most popular cities among Red Sea region residents, Hurghada and Sharm El Sheikh rank first with 19% each, followed by El Galala with 15%, El Gouna with 12%, Ain El Sokhna with 11% and Marsa Alam with 8%.

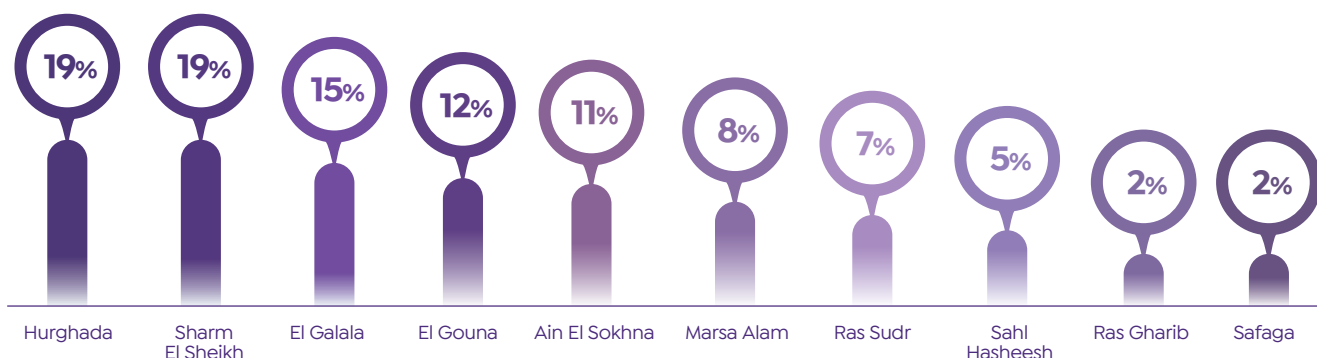
OWNING HOME IN RED SEA REGION



FINANCING SOURCE FOR THE OWNED UNIT

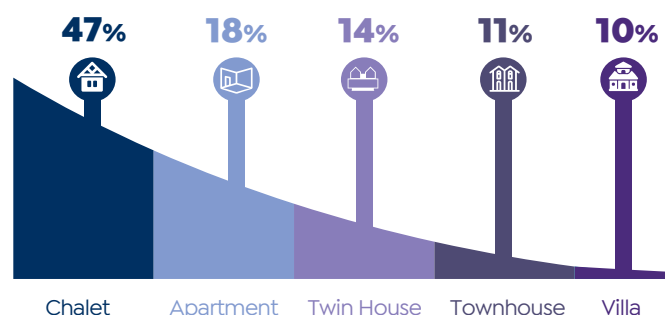


UNIT LOCATION



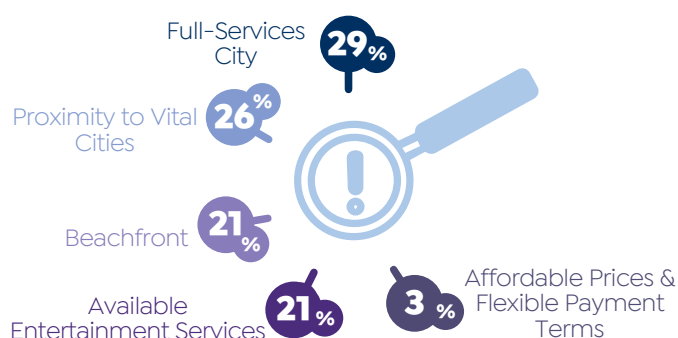
Most of the respondents, around 47%, had chalets, 18% of surveyed homeowners in the Red Sea region owned apartments, though 14% of the respondents purchased twin houses, and the rest 21% of them favored villas and townhouses.

UNIT TYPE



Our respondents indicated that 29% of buyers selected their locations because they were in a full-service city, 26% thought that proximity to important cities was necessary, 21% thought that having access to entertainment services and having beachfront were major factors in their decision.

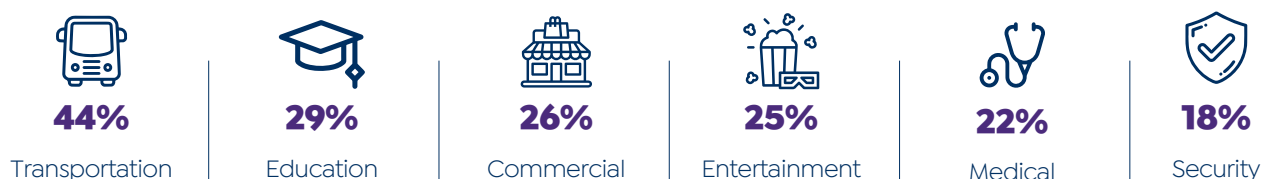
CAUSES BEHIND LOCATION'S CHOICE



Homeowners in the Red Sea region prioritize transportation the most, with 44% needing reliable options like public transit, car services, and easy access to airports. Educational services are also important, especially for families, with 29% looking for good schools and learning opportunities. About 26% of homeowners want convenient

shopping and commercial services, while 25% value entertainment options like restaurants and recreational activities. Finally, 22% of respondents are interested in medical services, and 18% are concerned about security, needing reliable safety measures to protect their homes and families.

SERVICES NEEDED BY OWNERS



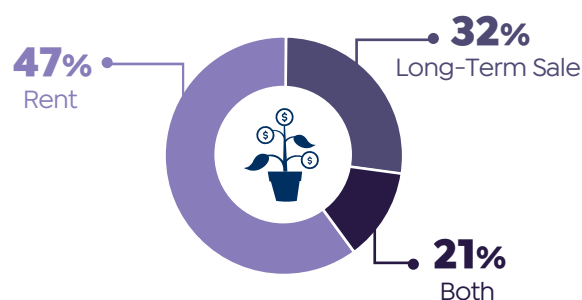
The primary reason for owning a unit in the Red Sea region is for vacation or leisure, with 63% of owners purchasing their property for this purpose. A smaller group, 8%, sees their property purely as an investment. Meanwhile, 29% of owners have a dual purpose, using their unit both for leisure and as an investment opportunity. This indicates that while most people are attracted to the area for relaxation and enjoyment, a significant number also consider the potential financial returns.

PURPOSE FOR UNIT OWNERSHIP



Among those who own units in the Red Sea region for investment purposes, 47% focus on renting out their property, 32% plan to hold the property for long-term value appreciation and 21% use their property for both renting and long-term investment.

INVESTMENT TYPE



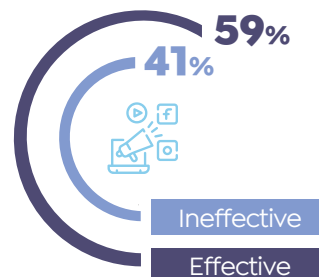
When it comes to turning their owned units in the Red Sea region into primary residences, only 16% of owners are considering making the move, while the majority, 84%, prefer to keep their units as secondary or vacation homes. This indicates that most owners see their properties in the Red Sea region primarily as vacation spots or investment assets rather than as their main place of residence.

TURNING OWNED UNITS INTO PRIMARY ONES



For those who own units in the Red Sea region, 59% were influenced by advertisements in their decision to purchase, while 41% were not. This suggests that advertising plays a significant role in attracting buyers to the area, with a majority of owners acknowledging its impact on their decision-making process.

EFFECT OF REAL ESTATE COMPANIES' ADVERTISEMENTS ON PURCHASING DECISION



RED SEA PROPERTY SEEKER

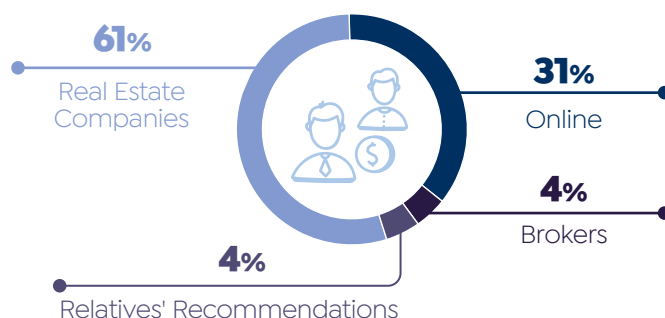
When asking those who do not own second homes in the Red Sea region (accounting for 40%) about their plans to own a second home in the Red Sea region, 48% indicated that they are planning to make a purchase while 52% have no intention to buy.

FUTURE PLANS TO PURCHASE UNIT



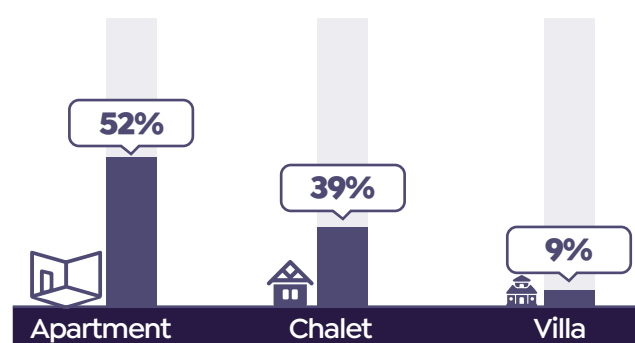
When it comes to preferred methods for buying a unit in the Red Sea region, 61% of buyers prefer to go through a real estate company, indicating trust in professional services for such a significant investment. Meanwhile, 31% of buyers are comfortable purchasing online, reflecting a growing trend towards digital transactions. Only 8% rely on brokers and recommendations from relatives.

PREFERRED METHODS TO BUY UNIT



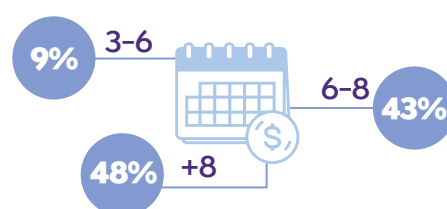
When searching for homes in the Red Sea region, 52% of buyers prefer apartments, suggesting they value the convenience and often lower maintenance associated with these units. Chalets are the next most popular choice, with 39% of buyers interested in them, likely for their appeal as vacation homes with a more relaxed or picturesque setting. Only 9% prefer villas, which may be seen as less practical or desirable compared to the other options.

PREFERRED UNIT TYPE



For payments in the Red Sea region, 100% of buyers prefer installment plans, indicating a strong preference for spreading out their payments. Among those who choose installment plans, 48% prefer more than eight years, suggesting a desire for longer-term flexibility. The next most popular option is six to eight years, chosen by 43% of buyers, while 9% prefer a shorter period of three to six years. This shows that most buyers value extended payment terms to manage their finances more comfortably.

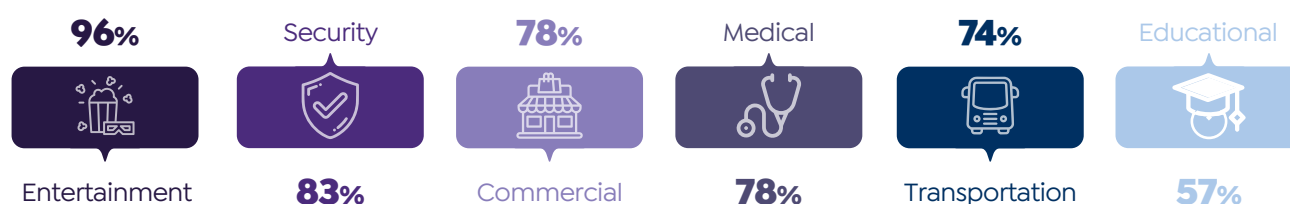
OPTIMUM INSTALLMENT METHOD (YRS)



Potential homeowners in the Red Sea region primarily search for entertainment options, with 96% considering it the most important factor. Security is also a major concern for 83% of buyers, while commercial and medical services

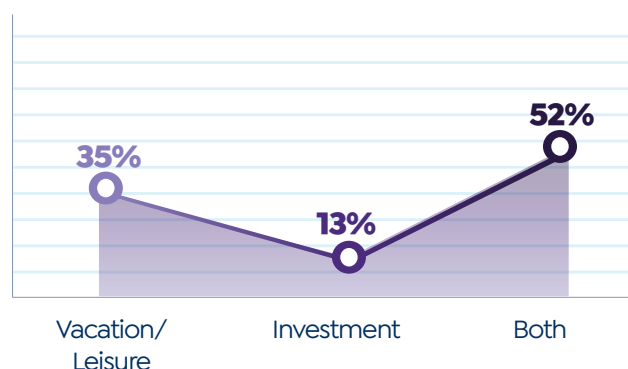
are equally important to 78% of potential homeowners. Transportation is a priority for 74%, and educational services are considered by 57%. This indicates a strong focus on leisure and safety, along with practical necessities.

SERVICES NEEDED BY FUTURE BUYERS



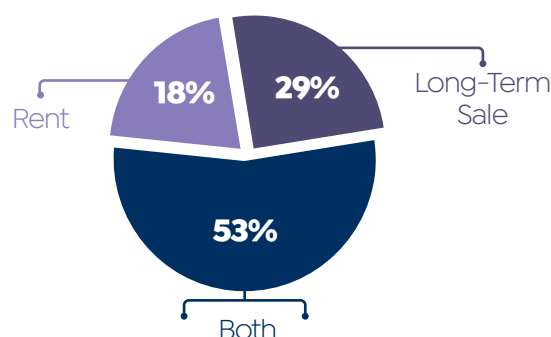
For unit ownership in the Red Sea region, 35% of will purchase their property for vacation or leisure purposes. Meanwhile, 13% will see their property as an investment, and 52% will use it for both leisure and investment. This shows that the majority of owners are drawn to the area for relaxation and enjoyment, while a significant portion also considers the financial potential of their property.

PURPOSE OF BUYING UNIT



For those investing in units in the Red Sea region, 29% focus on long-term value appreciation, 18% prefer renting out their property, and 53% use their property for both purposes. This indicates that most investors aim to maximize their returns by combining rental income with the potential for property value growth.

INVESTMENT TYPE



Among property seekers in the Red Sea region, 26% are considering turning their property into a primary residence, while 74% plan to keep it as a secondary or vacation home. This suggests that most owners prefer to use their properties for leisure or investment rather than making them their main residence.

PLANNING TO MAKE IT PRIMARY HOME



THOSE NOT INTERESTED IN PURCHASING RED SEA PROPERTIES

Concerning the 52% who have no plans to purchase second homes in the future, 76% of them do not prefer renting, 24% prefer renting rather than purchasing a property.

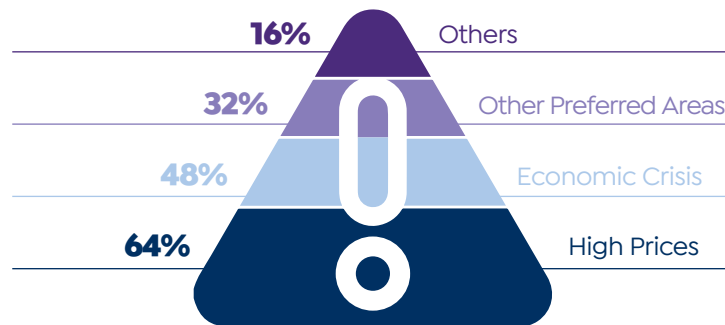
PREFER RENTING RATHER THAN PURCHASING



The primary reasons for the reluctance to buy property in the Red Sea region are high prices, which deter 64% of potential buyers, and economic crisis concerns, affecting 48% of individuals. Additionally, 32% of people prefer other

areas like the North Coast, reflecting a shift in interest to different regions. Overall, financial considerations and regional preferences play a significant role in the decision to avoid buying in the Red Sea.

OBSTACLES OF BECOMING RED SEA PROPERTY OWNER



Once the issues deterring buyers from the Red Sea region are resolved, the most preferred locations shift significantly. El Gouna emerges as the top choice for 52% of potential buyers, likely due to its upscale reputation and amenities. Sharm El Shiekh remains a strong option for 24% because of its vibrant tourism

scene. Ain El Sokhna is favored by 16% for its accessibility and development potential. Meanwhile, Ras Sudr and Ras Gharib are less popular, attracting only 4% of buyers for each, possibly due to their more remote locations. This indicates a clear preference for well-established and accessible areas.

PREFERRED LOCATIONS AFTER RESOLVING OBSTACLES





SECTION III:

COMPREHENSIVE DEVELOPER INSIGHTS: ANALYZING INVESTMENT & MARKET PERCEPTIONS IN THE RED SEA REGION

Invest-Gate's R&A team looks at this very trendy and appealing area of the real estate sector in Egypt, focusing on the Red Sea region by surveying 19 Egypt-based developers to learn about how companies motivate consumers to invest in these projects and gain insights into the business climate and future plans.

RED SEA REAL ESTATE MARKET OVERVIEW

The Red Sea Sale Market evaluation reveals a mixed sentiment among respondents, with 47% rating it as good, indicating a general sense of moderate satisfaction or cautious optimism. However, 32% of those who consider the market excellent suggest a strong belief in its potential, possibly driven by recent developments or future prospects. Conversely, 21% of those who view it as poor highlight underlying concerns or challenges that may need to be addressed to improve overall confidence in the market. This distribution suggests that while there is optimism, efforts are still required to enhance market perception and performance.

Our evaluation of the Red Sea rental market indicates a largely positive outlook, with 53% of developers rating it as excellent, reflecting strong confidence in its performance and potential. 42% who consider it good suggest that while many see the market as solid, there are still some reservations or areas for improvement. The 5% view should cause little or no concern since it is an indication that the rental market is generally perceived as robust and well-regarded, with only a few outliers expressing dissatisfaction.

According to high-demand units, the majority of developers (68%) refer to chalets and this suggests that chalets are highly valued for their typically relaxed and private atmosphere, ideal for summer vacations. Apartments, referred by 26%, still hold a significant appeal, likely due to their affordability and convenience.

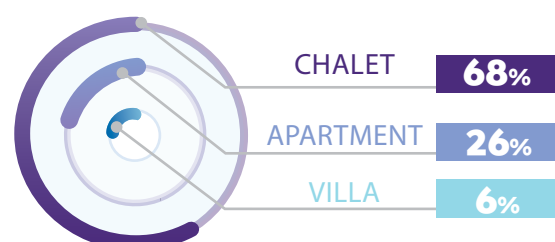
ASSESSMENT OF THE REAL ESTATE SALES MARKET



ASSESSMENT OF THE RENTAL MARKET



HIGH DEMAND UNITS

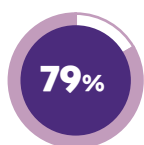


DEVELOPERS' MARKETING & SALES TECHNIQUES IN THE RED SEA REGION

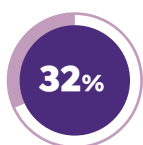
To increase demand in the Red Sea region, the most appealing offer is to increase installment years, with 79% of respondents favoring this option, indicating a strong preference for more flexible financing. Down payment

reduction, 32% also shows considerable interest. Reducing the price per meter and offering fully ready-made units, each at 21% appeals to respondents, suggesting that while price cuts are attractive, they may not be the most effective.

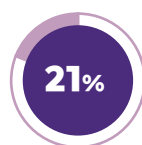
OFFERS TO BOOST DEMAND



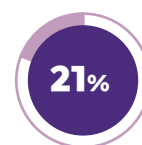
INCREASE INSTALLMENT YEARS



DECREASE DOWN PAYMENT



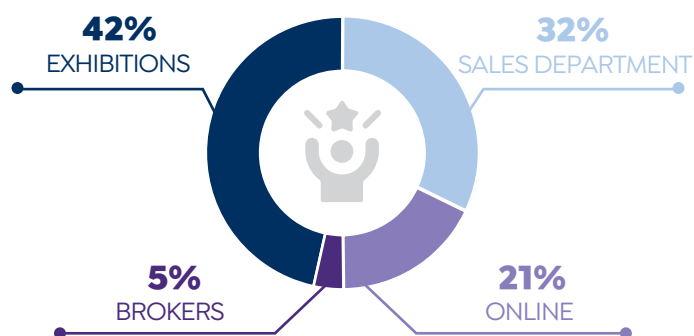
FULLY-FINISHED UNITS



DECREASE UNIT PRICE

The most successful sales strategy in the Red Sea region is through exhibitions, with 42% of respondents identifying this method as the most effective. Sales departments also play a significant role, with 32% favoring this approach, indicating the importance of face-to-face interactions and the opportunity for potential buyers to engage directly with the product. In a tangible way online sales, while gaining traction at 21%, still lag behind traditional methods. Brokerage is the least favored with 5% suggesting that this method may be less effective in this particular market.

THE MOST SUCCESSFUL SALES MECHANISMS



The most popular entertainment services provided in the Red Sea region are swimming pools, restaurants, cafes, and malls, each with 89% of respondents indicating their presence. These services are essential for creating a

well-rounded and enjoyable environment for residents and visitors. Kids' areas and hotels also have a strong representation at 79%, catering to families and tourists. Then, gyms and spas come in third with 74% of respondents.

PROVIDED RECREATIONAL SERVICES



89%

Swimming Pools



89%

Restaurants & Cafes



89%

Malls



79%

Kids' Area



79%

Hotels



74%

Gym



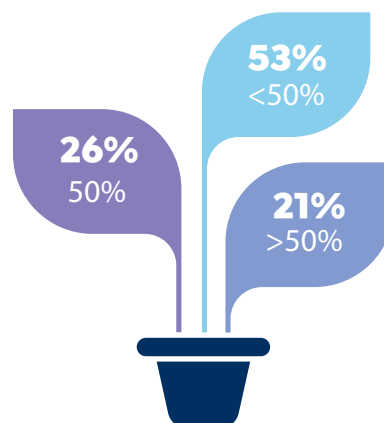
74%

Spa

INVESTMENT TRENDS IN THE RED SEA REGION

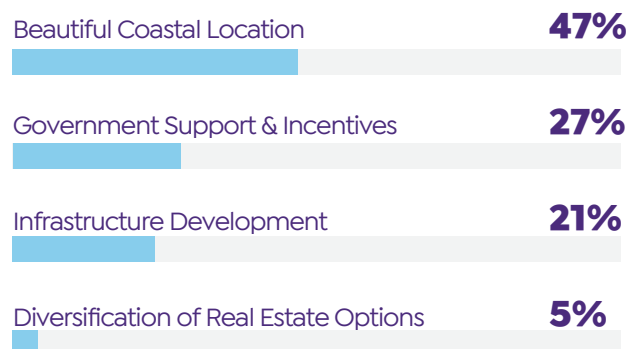
The distribution of investments directed to the Red Sea region in comparison to other areas shows that a majority (53%) allocate less than 50% of their investments to this region, indicating a more conservative approach or a preference for diversification in other areas. A smaller portion, 26%, allocates exactly 50%, suggesting a balanced investment strategy between the Red Sea and other regions. Only 21% direct more than 50% of their investments to the Red Sea region, reflecting strong confidence in the region's potential or specific strategic priorities. This distribution suggests that while the Red Sea region is an attractive investment destination, many investors still spread their investments across multiple regions.

DEVELOPERS' INVESTMENT IN THE RED SEA VS. OTHER AREAS



The primary factor attracting investment to the Red Sea region according to our surveyed developers is its beautiful coastal location, with 47%. Government support and incentives also play a significant role, noted by 27% of respondents, highlighting the importance of favorable policies and financial advantages. Infrastructure development, at 21%, is seen as a crucial factor, suggesting that improvements in this area are contributing to the region's investment appeal. Diverse real estate options are the least mentioned factor, with only 5% considering it a major attraction, indicating that while variety is a consideration, it is less influential compared to the other factors.

INVESTMENT ATTRACTION FACTORS



The primary obstacles to investments in the Red Sea region are economic conditions, particularly currency devaluation and high production costs, which are cited by 53% of respondents. Lack of liquidity is also a significant issue, affecting 47% of respondents and indicating that financial constraints are a major concern. Tactical and logistical obstacles, mentioned by 26%, suggest that operational challenges can also impede investment so addressing these obstacles could help enhance the attractiveness and feasibility of investing in the region.

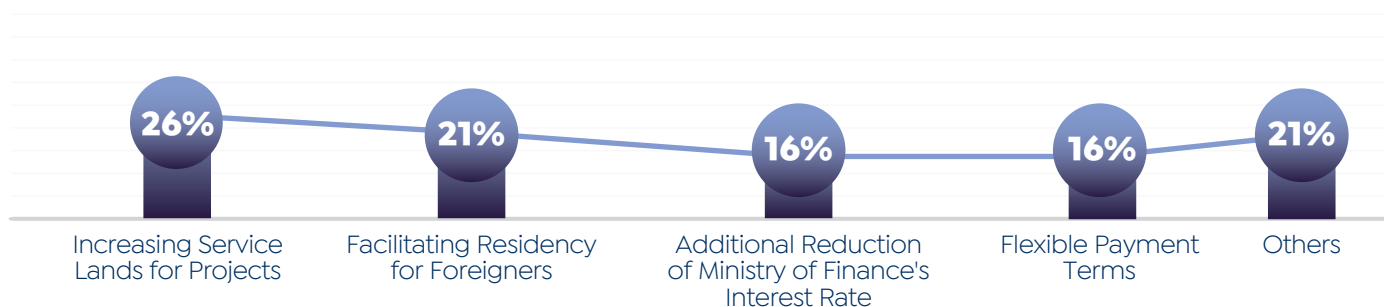
OBSTACLES FACING INVESTMENT



Government incentives to boost investments in the Red Sea region are varied, with the most significant being the increase in service lands for projects, favored by 26% of respondents, and facilitating residency for foreigners by 21% of our surveyed developers. Reducing additional interest rates and flexible payment terms

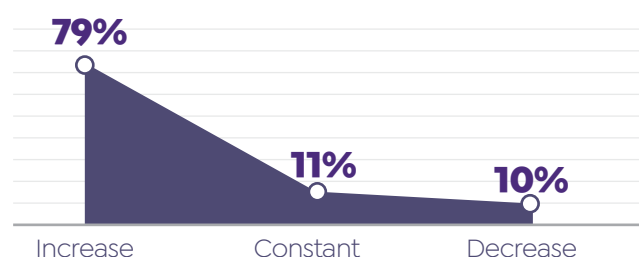
are also notable incentives, each supported by 16% of respondents, reflecting the importance of financial and regulatory ease. 21% of the developers refer to Other incentives, such as exemptions from late fees, infrastructure improvements, and facilitating various residency aspects.

GOVERNMENT INCENTIVES TO PROMOTE INVESTMENT



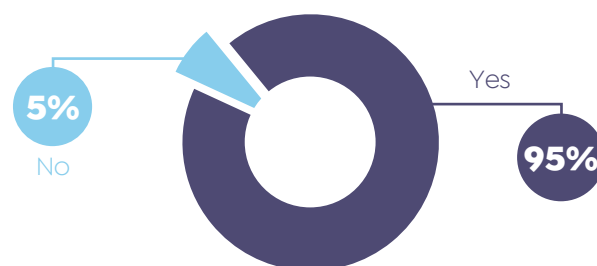
Expectations for future investments in the Red Sea region are overwhelmingly positive, with 79% of respondents anticipating an increase. This reflects strong confidence in the region's growth potential and attractiveness as an investment destination. Only 11% expect investments to remain constant, while an equal 10% foresee a decrease, indicating that while optimism prevails, a small portion of respondents hold a more cautious or pessimistic view. Overall, the outlook for the Red Sea region is highly favorable, with most stakeholders expecting continued growth and development.

FUTURE INVESTMENT IN THE RED SEA REGION



There is a strong belief in the green investment potential of the Red Sea region, with 95% of respondents affirming its existence. This overwhelming majority suggests that the region is seen as a promising area for environmentally friendly and sustainable investment opportunities.

POTENTIAL OF GREEN INVESTMENT IN THE RED SEA REGION





SECTION IV





PRIVATE REAL ESTATE PROJECTS IN THE RED SEA REGION





 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
CARNELIA SOKHNA	Ajna Developments	100 Acres	Ain El Sokhna
PIACERA	Al Ahly Sabbour Developments	78 Acres	Ain El Sokhna
SUNTERRA	Al Ahly Sabbour Developments	200,000 sqm	Sharm El Sheikh
HEAVEN HILLS EL SOKHNA	Al Borouj Misr Developments Group	25 mn sqm	Ain El Sokhna
AQUA MARINA	AL-KAHERIA For Urban Project	23,000 sqm	Sharm El Sheikh
PORTO SHARM	Amer Group	800,000 sqm	Sharm El Sheikh
PORTO SOKHNA	Amer Group	2.5 mn sqm	Ain El Sokhna
PORTO SOUTH BEACH	Amer Group	250,000 sqm	Ain El Sokhna
SIA ISLANDS	Arab Developers Holding	114,000 sqm	Ain El Sokhna
BOHO SOKHNA	ATRIC Developments	20 Acres	Ain El Sokhna
LA HACIENDA	Bahrawi Investment Co.	110 Acres	Ras Sudr
LA PLAYA	BeNishty Co. For Touristic & Real Estate Investment	80 Acres	Ras Sudr
VIDALA	Better House	52 Acres	El Galala
LAGUNA BAY	Capital Developments	148 Acres	Ain El Sokhna
BELAGIO	Convoy Developments	55 Acres	Ain El Sokhna
LA LUNA BEACH	Convoy Developments	36 Acres	Ain El Sokhna
RED CARPET	Convoy Developments	100 Acres+	Ain El Sokhna
SANTA CLAUS	Convoy Developments	41 Acres	Ras Sudr
THE GROOVE	DM Development	350,000 sqm	Ain El Sokhna
THE VIEW HURGHADA	Egyptian Kuwaiti Developers	200,000 sqm	Hurghada
PARADISE RAS SUDR	EGYPTO Group	245,000 sqm	Ras Sudr
BAYSIDE	El Attal Holding	28,328 sqm	Ras Sudr

 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
ARENA BLANCA	El EZZ Developments	4 Acres	Hurghada
MINA RESORT	El Waad Group	50 Acres	Ras Sudr
TAVIRA BEACH	El Waad Group	104 Acres	Ras Sudr
CYAN	Empire State Developments	121 Acres	El Gouna
PARADISE AIN SOKHNA	Farghaly Group Development (FGD)	50 Acres	Ain El Sokhna
LITTLE VENICE GOLF RESORTS	Hassan Allam Properties	225 Acres	Ain El Sokhna
SWANLAKE EL GOUNA	Hassan Allam Properties	30 Acres	El Gouna
SOKHNA HILLS	Hegaz Developments	100 Acres	Ain El Sokhna
G-CRIBS	INERTIA Egypt	25,000 sqm	El Gouna
MAJADA	Iwan Development	101 Acres	Ain El Sokhna
LA VISTA 1	La Vista Developments	20-30 Acres	Ain El Sokhna
LA VISTA 2	La Vista Developments	30-40 Acres	Ain El Sokhna
LA VISTA 3	La Vista Developments	30-40 Acres	Ain El Sokhna
LA VISTA 4	La Vista Developments	25 Acres	Ain El Sokhna
LA VISTA 5	La Vista Developments	50-55 Acres	Ain El Sokhna
LA VISTA 6	La Vista Developments	325 Acres	Ain El Sokhna
LA VISTA 7	La Vista Developments	50 Acres	Ain El Sokhna
LA VISTA GARDENS	La Vista Developments	180 Acres	Ain El Sokhna
LA VISTA RAY	La Vista Developments	45 Acres	Ain El Sokhna
LA VISTA TOPAZ	La Vista Developments	150 Acres	Ain El Sokhna
CAPE BAY SOKHNA RESORT	Lasirena Group	60 Acres	Ain El Sokhna
LASERINA OYOUN MOUSA	Lasirena Group	97 Acres	Ras Sudr
LASIRENA BAY	Lasirena Group	160 Acres	Ras Sudr
LASIRENA RESORT - ZAFARANA	Lasirena Group	87 Acres	Ain El Sokhna
LAVENTO OYOUN MOUSA	Lasirena Group	120 Acres	Ras Sudr

 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
MAJESTY BAY	Lasirena Group	5 Acres	El Galala
MINI EGYPT	Lasirena Group	90 Acres	Ain El Sokhna
PALM BEACH	Lasirena Group	35 Acres	Ain El Sokhna
AZHA AIN SOKHNA	Madaar Development	1.6 mn sqm	Ain El Sokhna
BELLA EAST GALALA	Manara Developments	25,000 sqm	El Galala
BELLA ROMANCE SOKHNA	Manara Developments	12 Acres	Ain El Sokhna
BELLA VENTO EL GALALA	Manara Developments	60 Acres	El Galala
MANGROOVY EL GOUNA	Mangroovy Residence	193,000 sqm	El Gouna
BLUEBAY-ASIA ELSOKHNA	Marseilia Group	58 Acres	Ain El Sokhna
IBIZA CHILL OUT EL SOKHNA	Master Group	27 Acres	Ain El Sokhna
BAYMOUNT SOKHNA	Maven Developments	76 Acres	Ain El Sokhna
BLUE BLUE	MG Developments	121,000 sqm	Ain El Sokhna
CARIBBEANO BEACH	MG- Mashhour Group	32 Acres	Ras Sudr
KAI SOKHNA	Misr Italia Properties (MIP)	33 Acres	Ain El Sokhna
MOUNTAIN VIEW SOKHNA I	Mountain View	55.55 Acres	Ain El Sokhna
MOUNTAIN VIEW SOKHNA II	Mountain View	33 Acres	Ain El Sokhna
ALGHERO MOUSA COAST	Mousa Coast Developments	6 mn sqm	Ras Sudr
MAKANI EL SOKHNA	New Generation Developments (ngd)	30 Acres	Ain El Sokhna
JURA	New Jersey Developments (NJD)	10 Acres	El Galala
GOLDEN BEACH 1	Novus Stanza Properties	50 Acres	Ras Sudr
GOLDEN BEACH 2	Novus Stanza Properties	50 Acres	Ras Sudr
MATARMA BEACH	Novus Stanza Properties	50 Acres	Ras Sudr
RIVIERA BEACH 1	Novus Stanza Properties	50 Acres	Ras Sudr
RIVIERA BEACH 2	Novus Stanza Properties	50 Acres	Ras Sudr
NOZHA BEACH	Nozha Group	200 Acres	Ras Sudr

 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
EL GOUNA	Orascom Development	37 mn sqm	Hurghada
MAKADI HEIGHTS	Orascom Development	3.4 mn sqm	Hurghada
MALL AL SOKHNA	Orbit Developments	12,000 sqm	Ain El Sokhna
MARINA HILLS	Orbit Developments	77,000 sqm	Ain El Sokhna
PLATINIUM	Orbit Developments	30,000 sqm	Hurghada
ORIENTAL COAST	Oriental for Urban Development (OUD)	5 mn sqm	Marsa Alam
PALM HILLS SOKHNA	Palm Hills Developments	150 Acres	Ain El Sokhna
BALI	Pillarz Real Estate Developments	6 Acres	El Gouna
JABAL EL SOKHNA	Pioneers for Real Estate Development (PRE)	71 Acres	Ain El Sokhna
NEAMA TOWN	Pormosharm Real Estate	165,000 sqm	Sharm El Sheikh
MAJRA	Prime Development	15,000 sqm	Hurghada
AZZURA SAHL HASHEESH	Prime Estates International Co.	300 Acres+	Sahl Hasheesh
SKY CITY	Pyramids Developments	247 Acres	El Galala
BAY VIEW	Pyramisa Properties	10 Acres	Sahl Hasheesh
PARADISE GARDENS	Pyramisa Properties	41 mn sqm	Sahl Hasheesh
SUNSET PEARL	Pyramisa Properties	120,000 sqm	Sahl Hasheesh
VIVA EL SOKHNA	Red Sea Safari Developments	30 Acres	Ain El Sokhna
LAZULI	Rekaz Developments	40,000 sqm	Hurghada
STELLA DI MARE AIN EL SUKHNA RESORT	Remco Tourism Villages Construction Company	1,750,000 sqm	Ain El Sokhna
STELLA DI MARE SEA VIEW	Remco Tourism Villages Construction Company	450,000 sqm	Ain El Sokhna
AROMA ALSOKHNA	Residence Developments	85 Acres	Ain El Sokhna
TELAL EL SOKHNA	Roya Developments	2.4 mn sqm	Ain El Sokhna
TELAL SHORES	Roya Developments	80 Acres	Ain El Sokhna

 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
ROYAL RESIDENCE 3	Royal Residence Sharm	1,615 sqm	Sharm El Sheikh
ROYAL RESIDENCE 4	Royal Residence Sharm	1,425 sqm	Sharm El Sheikh
ROYAL RESIDENCE 5	Royal Residence Sharm	1,500 sqm	Sharm El Sheikh
AQUA FUN	Saudi Naba Real Estate Development	10,000 sqm	Hurghada
PRINCESS RESORT	Saudi Naba Real Estate Development	12,000 sqm	Hurghada
VERANDA	Selena Development	130,000 sqm	Sahl Hasheesh
EIN HILLS	Shahawi Properties	50 Acres	Ain El Sokhna
ARC OF SOMA	Somabay	Total Area: 10 mn sqm	Hurghada
BAYCENTRAL	Somabay		Hurghada
BAYWEST	Somabay		Hurghada
BAYWEST VALLEY	Somabay		Hurghada
BLANCA	Somabay		Hurghada
GOLF COURSE RESIDENCES	Somabay		Hurghada
GOLF TOWNHOUSES	Somabay		Hurghada
MARINA RESIDENCES	Somabay		Hurghada
MAZEEJ HOTEL / RESIDENCES	Somabay		Hurghada
MESCA RESIDENCES	Somabay		Hurghada
REEF TOWN	Somabay		Hurghada
SHOLAN RESIDENCES	Somabay		Hurghada
SOMA BREEZE	Somabay		Hurghada
SOMA COVES	Somabay		Hurghada
WADI JEBAL	Somabay		Hurghada
WADI SOMA	Somabay		Hurghada
ROYAL SUNNY BEACH	Sunny Group Real Estate Developers	100,000 sqm	Sharm El Sheikh
SUNNY BEACH	Sunny Group Real Estate Developers	40,000 sqm	Sharm El Sheikh

 PROJECT NAME	 DEVELOPER NAME	 AREA	 LOCATION
SUNNY LAKES	Sunny Group Real Estate Developers	150,000 sqm	Sharm El Sheikh
SUNNY VILLAGE	Sunny Group Real Estate Developers	69,000 sqm	Sharm El Sheikh
DIAMOND RESORT	SV Developments	85 Acres	Ras Sudr
IL MONTE GALALA	Tatweer Misr	2.24 mn sqm	Ain El Sokhna
IL BAYOU	The Land Developers (TLD)	30 Acres	Sahl Hasheesh
RAS SOMA	Travco Properties	6.3 mn sqm	55 km South of Hurghada International Airport
G-BAY EL SOKHNA	United for real estate Development	27 Acres	Ain El Sokhna
BLUMAR EL DOME	Wadi Degla Developments	200,000 sqm	Ain El Sokhna
BLUMAR EL SOKHNA	Wadi Degla Developments	261 Acres	Ain El Sokhna
BLUMAR HILLS	Wadi Degla Developments	450,000 sqm	Ain El Sokhna
MARINA WADI DEGLA	Wadi Degla Developments	600,000 sqm	Ain El Sokhna
MURANO	Wadi Degla Developments	470,000 sqm	Ain El Sokhna



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