

Blue
Blue
EL SOKHNA



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FOLLOW THE WINDMILLS

BlueBlue is strategically situated at end of the Sokhna Mountain range, where picturesque windmills spin non-stop all year round, providing a constant flow of temperature-moderating cooling air.



IDEALLY LOCATED

Sited just 170 km away from Cairo along the Cairo to Ain Sokhna road, BlueBlue is just a 70-85 minute drive from the capital, 45-50 minutes

from the exciting New Administrative Capital and a mere 25-30 minutes from Ain Sokhna's welcome gate. The project's entrance is found at the end of the Sokhna mountain range, a distance of 4 km from a brand new road leading to King Fahd city on the other side of Mount Ataka. This new route significantly shortens the distance to BlueBlue, eliminates visitors having to take the winding coastal road





IDYLLIC ADDRESS

BlueBlue is where you and your loved ones can spend avacation of a lifetime surrounded by swaying date palms, fine white sand and clear blue sea. It's a perfect escape from the city's hustle and bustle, the place to forget all about the pressure of work and where you can breathe-in fresh sea air. Unleash your personal horizons to overcome barriers. Say goodbye to stress where nothing will disturb your tranquil days or reduces your happiness. BlueBlue's calm environment, luxurious accommodation and recreational facilities optimize every minute of your time and will put a smite on your family's faces from the moment you arrive.





SANDY BEACH

Explore BlueBlue's 30,000 meters glamorous coast. Our sandy beach is just as you imagine un-crowded, and in complete serenity. Chill out at the beach and enjoy BBQ parties, unique beach activities and the gentle sea breeze; all part of a lifestyle that you wouldn't want to leave behind.





SWIMMING POOLS

Practice your strokes, enjoy a snack or play games with the kids at one of the village's three swimming pools: outdoor, indoor and one dedicated for the youngest family members.





LAZY RIVER

More than just an attractive water feature, our Lazy River invites you to cool off with a swim right outside your door.





KID'S AQUA PARK

This is the place to let your kids go crazy. Here they can release all their pent-up energy safely while satisfying their adventurous spirit with all kinds of aqua games.





WATERFALL

Flowing majestically between the project's two levels, this dramatic waterfall is a magnificent signature landmark adding to BlueBlue's unique appeal and visual aesthetics door.





BEACH ACTIVITIES

Begin your day with a blood-pumping walk throughout BlueBlue's gorgeous walking trails. Then head to the beach and join your family for a colorful fun-filled beach party. At sunset, invite your friends for a BBQ and start preparing your tents for a beach camping adventure under the twinkling stars. Complete the fun by watching your favorite movies right on the beach with the smell of popcorn and salt water filling the air.





PRIVATE CABANAS

Treat your eyes to nature's gifts and enjoy your family time in privacy in a cabana so close to the water you can almost touch it





BEACH TERRACE

Thoughtfully positioned to offer a breathtaking panorama of the Gulf from on high along with its memorable landmarks, this is where you can relax breathing-in fresh sea air, taking in spectacular views and listening to the calming sounds of waves whooshing as they hit the shore. It's the place to think and be inspired by the wonder of mother nature.





SPORTS ACTIVITIES

Some say less is more - we disagree!! More is more fun when it comes to adventure. Join the thrill with our various heart-racing sports activities that will change your world. Challenge yourself and test your skills with our zip lining and rope obstacle courses. Float high above the ground in helium inflated tethered balloons and enjoy the charming panoramic views of El-Sokhna. Have a sunset barbecue over the beach along with your friends and spend the night under the stars at BlueBlue's beach camping area. Adventure starts at BlueBlue El-Sokhna.





GYM & HEATH CLUB

Working out is made easy at BlueBlue's Health Club. Work up a sweat at our fully-equipped gym before relaxing tired muscles in a Jacuzzi, steam room + sauna





A REJUVENATING SPA

There is nothing like spa treatments to make you feel years younger. Our luxurious spa is where you can enjoy real 'me-time' being pampered by qualified staff.





FLOATING RESTUARANT

BlueBlue's floating restaurant is the perfect setting to take in breathtaking views while savoring your favorite meals. Our floating restaurant serves fresh tasty food to satisfy all tastes. We offer a great outdoor patio seating for you to feel the fresh breeze of the red sea while relishing your meal.





YOUR SHOPPING DESTINATION

Whether you're shopping for essentials or fancy giving yourself or your loved ones a treat, the village mall has everything to fulfill your heart's desire.





HOTEL

Get ready for a most memorable vacation in El-Sokhna. Spend a relaxing getaway at BlueBlue's hotel and share a great time with your friends and families. You will feel at home with our top-notch room service, housekeeping and all the facilities that you could possibly need for an enjoyable stress-free vacation. We guarantee you will get back home fresher and more relaxed.





BLUE BLUE

Designed on two levels, this charming resort provides all units with an amazing sea view thanks to its unique u-shape designed to be in harmony with spaces through which water flows, punctuated by green islands, the lazy river and an almost 1,000 meter swimming area 12500 m2.

Choose from the following phases, named to reflect the harmony between the pools, the water features, the aqua red sea waters and the green landscaping blended to offer a sense of comfort and tranquility.

Sea front phase - villas and twin-houses directly overlooking the red sea.

Sea view phase - chalets with a clear sea view.

Lake view phase - chalets overlooking the swimming pools.

Blue River phase - chalets looking out onto swimming pools on the allaaza river.

Blue island phase - existing chalets on the island of zarqa surrounded by water.





BLUE RIVER

GROUND FLOOR 135M²



DIMENSIONS

1	M. BEDROOM	4.20 X 3.20M ²
2	BEDROOM 1	4.00 X 3.00M ²
3	BEDROOM 2	4.00 X 3.20M ²
4	BATHROOM 1	2.00 X 2.10M ²
5	BATHROOM 2	2.00 X 2.34M ²
6	RECEPTION & KITCHEN	7.80 X 4.20M ²
7	TERRACE	2.00 X 4.20M ²
8	LOBBY	1.05 X 4.22M ²
9	GARDEN	FROM 52:55M ²

FIRST FLOOR 140M²



DIMENSIONS

1	M. BEDROOM	4.20 X 3.20M ²
2	BEDROOM 1	4.55 X 3.20M ²
3	BEDROOM 2	4.35 X 3.00M ²
4	BATHROOM 1	2.00 X 2.10M ²
5	BATHROOM 2	2.00 X 2.34M ²
6	RECEPTION & KITCHEN	7.80 X 4.20M ²
7	TERRACE	1.88 X 4.20M ²
8	LOBBY	1.05 X 4.20M ²

1. ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES. 2. ALL DIMENSIONS HAVE BEEN PROVIDED BY OUR CONSULTANT ARCHITECTS. 3. ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE AND INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. 4. ACTUAL AREA MAY VARY FROM THE STATED AREA. 5. DRAWING AREAS NOT TO SCALE. 6. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS. 7. ACTUAL UNIT AREAS, FRONT WINDOWS, PORCHES, TERRACES, LOGGIA AND EXTERIOR TRIM DETAIL MAY VARY BY ELEVATION STYLES. 8. THE UNIT ORIENTATION WILL BE AS SHOWN IN THE PARCEL LAYOUT AND NOT AS SHOWN IN THE FLOOR PLANS. 9. ROOF TERRACES AND CAR PORT PERGOLAS ARE NOT INCLUDED.

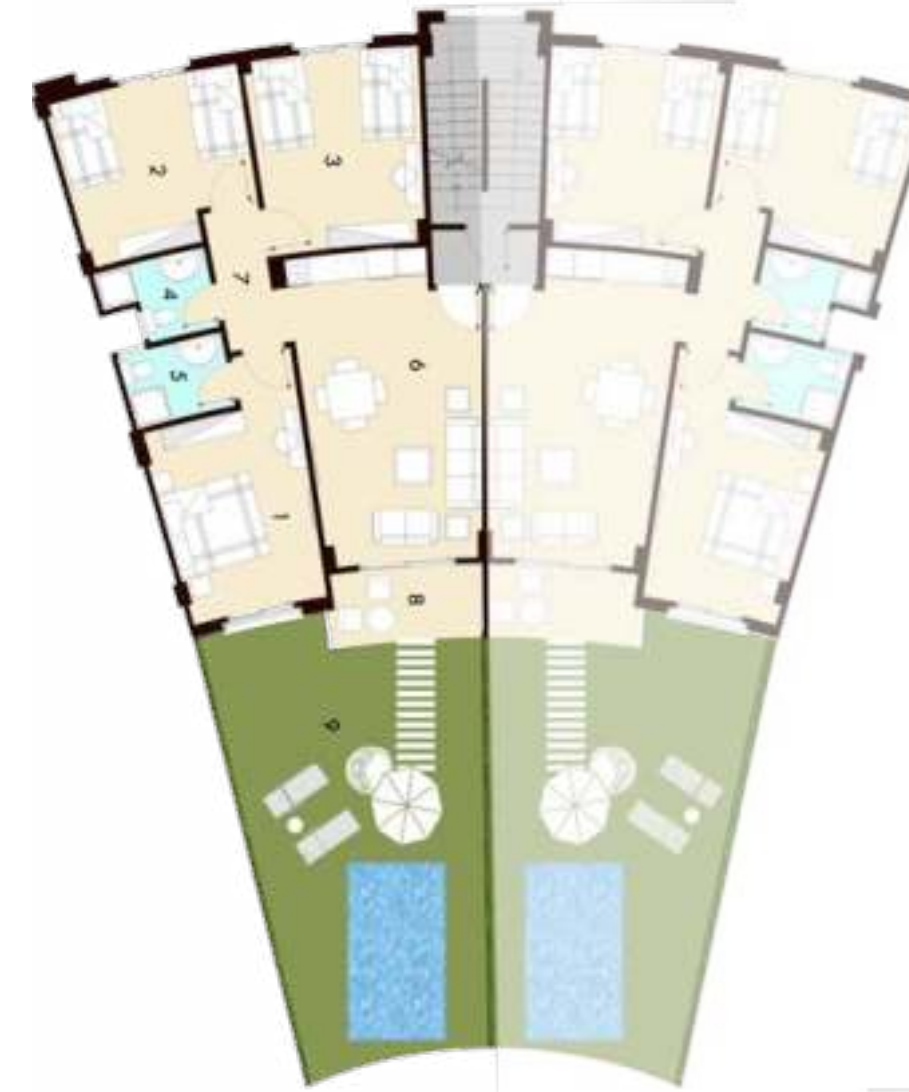


SEA VIEW



SEA VIEW

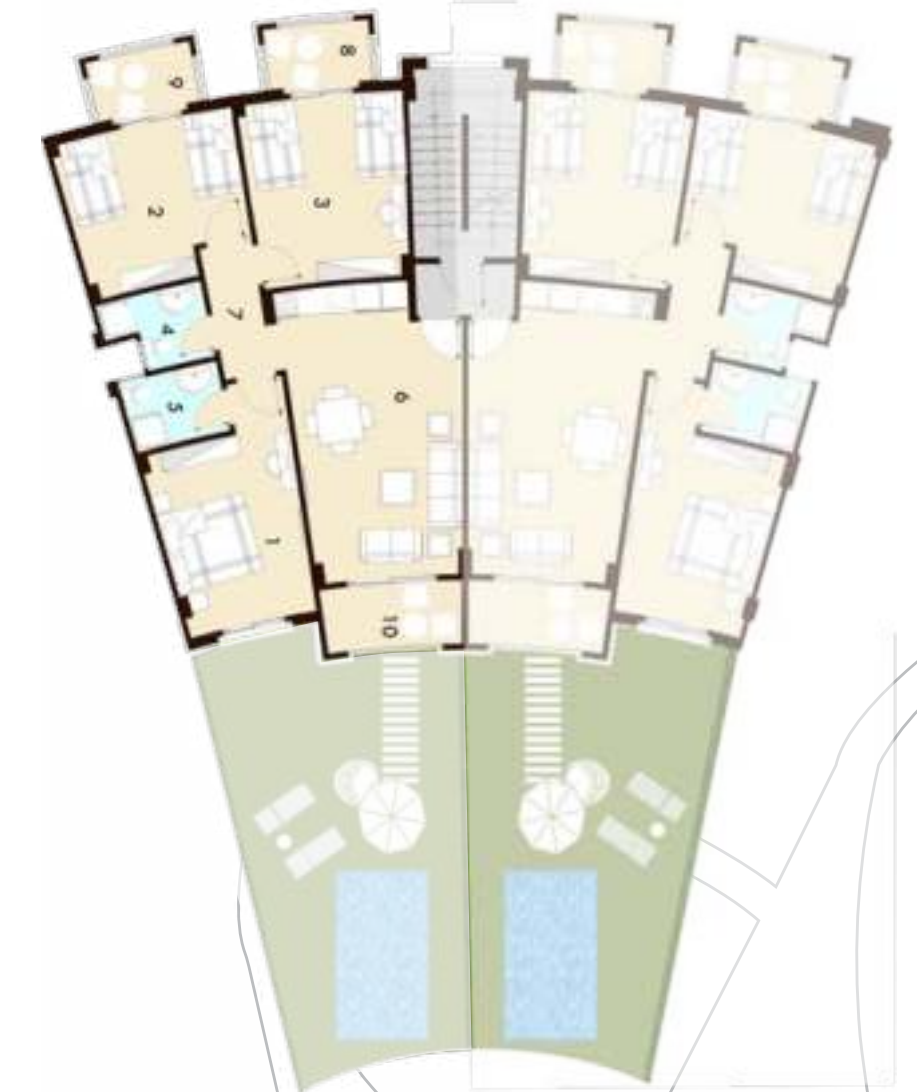
GROUND FLOOR 125M²



DIMENSIONS

1	M. BEDROOM	4.20 X 3.30M ²
2	BEDROOM 1	4.00 X 3.60M ²
3	BEDROOM 2	4.15 X 3.60M ²
4	BATHROOM 1	2.20 X 1.58M ²
5	BATHROOM 2	2.40 X 1.70M ²
6	RECEPTION & KITCHEN	6.60 X 3.75M ²
7	LOBBY	1.15 X 3.00M ²
8	TERRACE	1.57 X 3.24M ²
9	GARDEN	FROM 40:48M ²

FIRST & SECOND FLOOR 135M²



DIMENSIONS

1	M. BEDROOM	4.20 X 3.35M ²
2	BEDROOM 1	4.00 X 3.60M ²
3	BEDROOM 2	4.15 X 3.60M ²
4	BATHROOM 1	2.20 X 1.58M ²
5	BATHROOM 2	2.40 X 1.70M ²
6	RECEPTION & KITCHEN	6.60 X 3.75M ²
7	LOBBY	1.15 X 3.00M ²
8	TERRACE	2.40 X 1.50M ²
9	TERRACE	2.40 X 1.50M ²
10	TERRACE	1.45 X 3.10M ²

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LAKE VIEW



LAKE VIEW

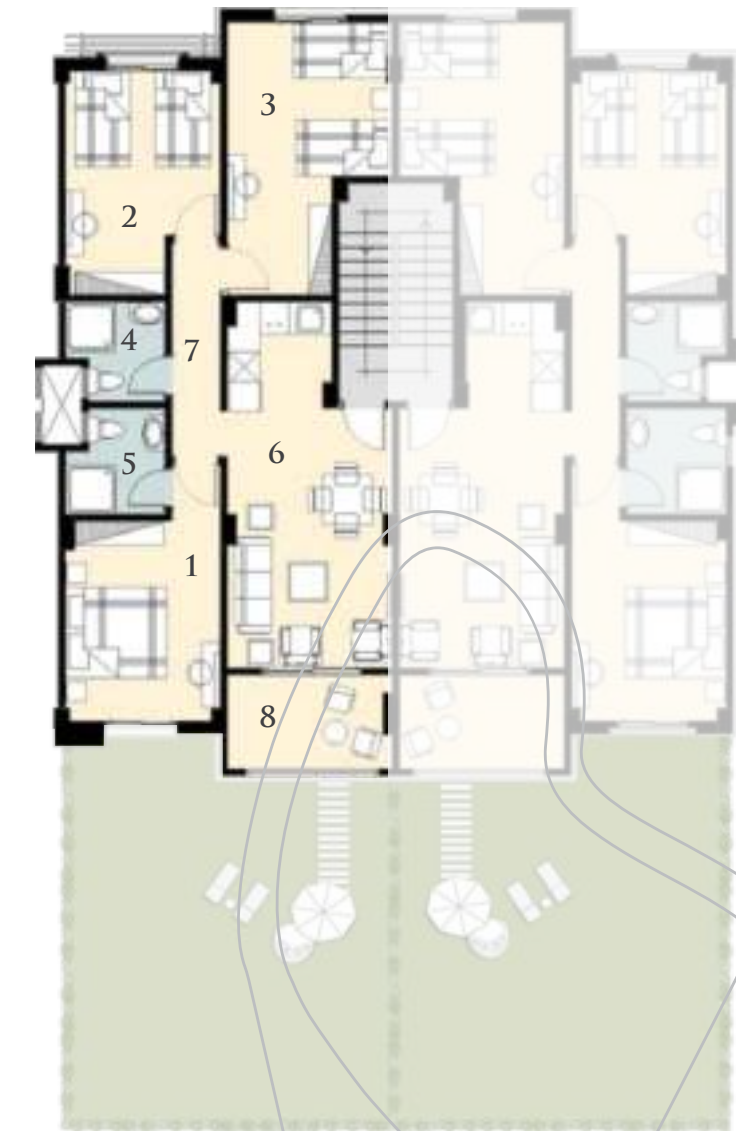
GROUND FLOOR 115M²



DIMENSIONS

1	M. BEDROOM	4.00 X 3.10M ²
2	BEDROOM 1	4.45 X 3.10M ²
3	BEDROOM 2	2.10 X 4.30M ²
4	BATHROOM 1	2.00 X 2.00M ²
5	BATHROOM 2	2.12 X 2.00M ²
6	RECEPTION & KITCHEN	7.30 X 3.30M ²
7	LOBBY	1.00 X 4.25M ²
8	TERRACE	2.00 X 3.30M ²
9	GARDEN	FROM 35:55M ²

FIRST FLOOR 120M²



DIMENSIONS

1	M. BEDROOM	4.00 X 3.10M ²
2	BEDROOM 1	4.45 X 3.10M ²
3	BEDROOM 2	5.40 X 3.30M ²
4	BATHROOM 1	2.00 X 2.00M ²
5	BATHROOM 2	2.12 X 2.00M ²
6	RECEPTION & KITCHEN	7.30 X 3.30M ²
7	LOBBY	1.00 X 4.25M ²
8	TERRACE	1.88 X 3.30M ²

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BLUE ISLAND



BLUE ISLAND

GROUND FLOOR 100M²



DIMENSIONS

1	M. BEDROOM	3.25 X 3.92M ²
2	BEDROOM	3.25 X 3.80M ²
3	BATHROOM	1.65 X 2.05M ²
4	RECEPTION & KITCHEN	7.00 X 3.50M ²
5	LOBBY	1.05 X 1.65M ²
6	TERRACE	2.00 X 3.50M ²
7	GARDEN	FROM 35:37M ²

FIRST FLOOR 100M²



DIMENSIONS

1	M. BEDROOM	3.25 X 3.80M ²
2	BEDROOM	3.25 X 3.80M ²
3	BATHROOM	1.65 X 2.05M ²
4	RECEPTION & KITCHEN	7.00 X 3.50M ²
5	LOBBY	1.05 X 1.65M ²
6	TERRACE	1.88 X 3.50M ²

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THANK YOU..

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MG DEVELOPMENTS
BUILT TO LAST