



**EIN HILLS**  
EIN SOKHNA

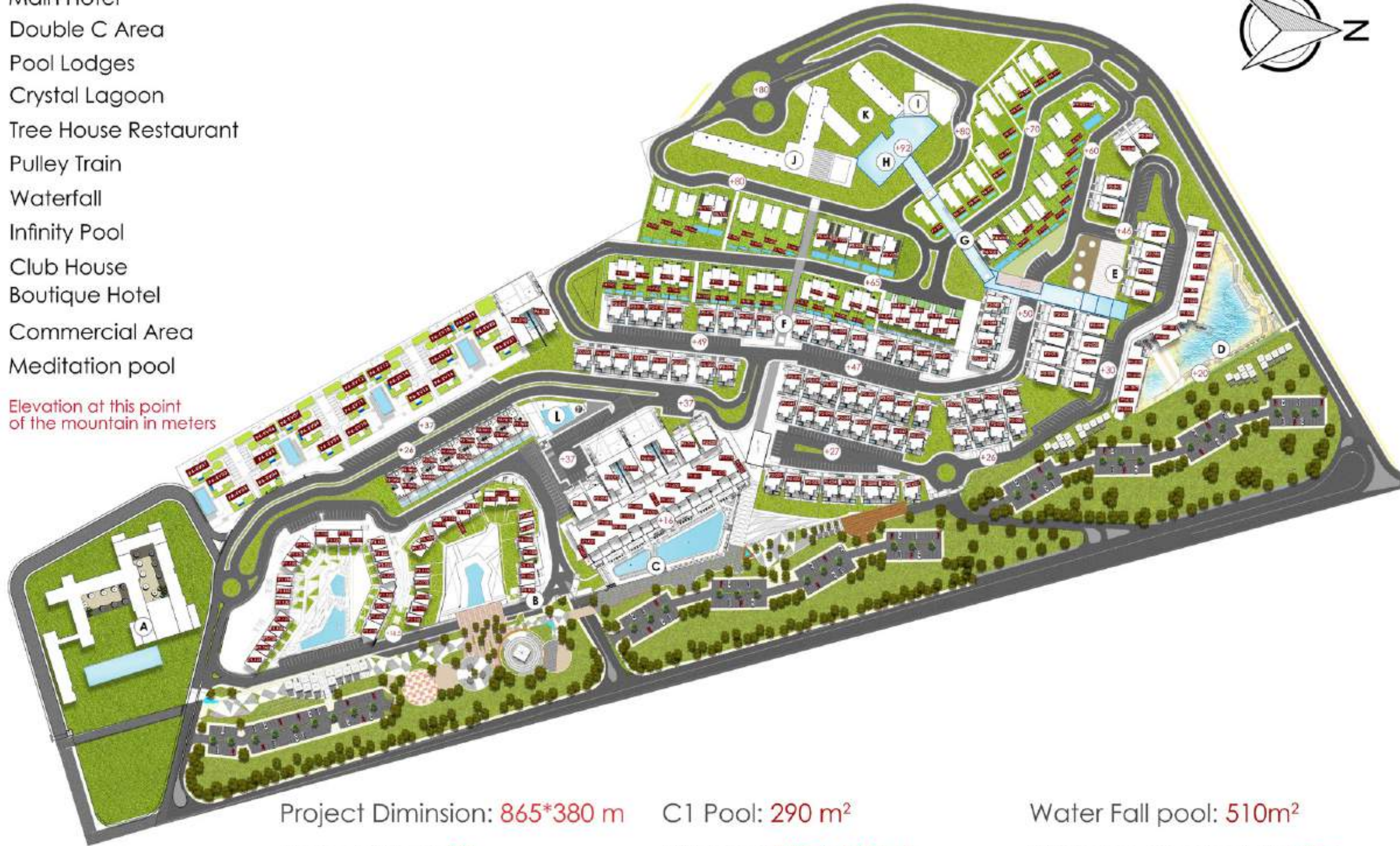
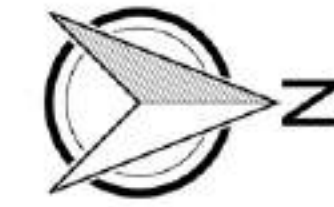


MASTERPLAN



CHAPTER 01

- Ⓐ Main Hotel
- Ⓑ Double C Area
- Ⓒ Pool Lodges
- Ⓓ Crystal Lagoon
- Ⓔ Tree House Restaurant
- Ⓕ Pulley Train
- Ⓖ Waterfall
- Ⓗ Infinity Pool
- Ⓘ Club House
- Ⓝ Boutique Hotel
- Ⓚ Commercial Area
- Ⓛ Meditation pool
- Ⓞ Elevation at this point of the mountain in meters



Project Diminision: **865\*380 m**

Project Area: **50 Acre**

Total num of units : **624**

Foot Print: **20%**

Beach area: **300\*40m<sup>2</sup>**

Crystal lagoon water: **3000m<sup>2</sup>**

C1 Pool: **290 m<sup>2</sup>**

C2 Pool: **370 & 105m<sup>2</sup>**

Pool Building: **820 & 250m<sup>2</sup>**

Meditation Pool : **230m<sup>2</sup>**

Evar Pool: **90 m<sup>2</sup>**

Sky infinty Pool: **1200m<sup>2</sup>**

Water Fall pool: **510m<sup>2</sup>**

Minimum street width: **8m**

Commercial area C1: **7800m<sup>2</sup>**

Commercial pool building: **1500m<sup>2</sup>**

Commercial promenade : **4000m<sup>2</sup>**

Tree house resturant: **1200m<sup>2</sup>**

## A SIGNATURE STATEMENT OF CASCADING BEAUTY

From as far as 4 kilometers, Ein Hills entrance reflects a rising landmark of cascading waterfalls, tipping at 100 meters of height to tumble down to varied mountain levels, creating sunny pool deck lounges for a mixed residential community to loom into view. Imaginatively masterplanned on 55 acres, characterized by 80% harmonious landscapes, Ein Hills screening technique captures a unique air of sophistication through an elevated vertical community where homes not only open onto shimmering private pools, public lagoons, a recreational promenade and a lively piazza, but also maximize views on Sokhna's serene waterfront from any point. Ein Hills represents a signature statement of natural flow by transforming pools' floors into restaurant roofs, in addition to mixing integrated living essentials such as commercial, dining, retail and entertainment under one seafront roof known as The Hills Hub.

MASTERPLAN



CHAPTER 01

## AS FAR AS YOU CAN SEA

As its name suggests, 'Ein Hills' is masterfully designed to give eyes to residents, allowing them to capture infinite sea views from every point of their elegantly appointed homes while breaking down the site's elemental beauty at The Hills Hub level. Combining sleek modern architecture with inspiring fine art, the development implements a unique staggered technique to introduce a distinct outlook on typology, lending each home a serene aesthetic, characterized by incredible functionality

through elevated gardens, private parking, shimmering pools and cascading terraces serving as brise-soleil to frame sea views. Borrowing serene punctuations from nature, and a soothing color palette that resounds with the simplicity of the site, all homes at Ein Hills evoke an expansive feeling of calm while optimizing day-light, natural ventilation and floating landscapes wherever you turn.



W  
V  
O  
M  
A

03  
CHAPTER



# STAND ALONE



**STAND ALONE  
GROUND FLOOR**

**BUA 345m<sup>2</sup>**

- A** ENTRANCE  
1.50\*2.40m<sup>2</sup>
- B** KITCHEN  
2.20\*2.40m<sup>2</sup>
- C** DINNING  
2.40\*5.20m<sup>2</sup>
- D** LIVING ROOM 1  
4.50\*4.95m<sup>2</sup>
- E** LIVING ROOM 2  
4.40\*3.45m<sup>2</sup>
- F** STORAGE  
1.50\*1.80m<sup>2</sup>
- G** TOILET  
1.90\*2.00m<sup>2</sup>
- H** LOBBY  
6.00\*1.40m<sup>2</sup>
- I** MAID ROOM  
2.20\*2.15m<sup>2</sup>
- J** MAID TOILET  
2.15\*1.00m<sup>2</sup>
- K** DRIVER ROOM  
2.20\*2.15m<sup>2</sup>
- L** DRIVER TOILET  
2.15\*1.00m<sup>2</sup>
- M** FOYER  
2.20\*6.20m<sup>2</sup>
- N** TERRACE  
3.70\*7.00m<sup>2</sup>



**STAND ALONE  
FIRST FLOOR**

**BUA 345m<sup>2</sup>**

- A** LOBBY 1  
1.45\*3.70m<sup>2</sup>
- B** TERRACE 1  
2.30\*3.70m<sup>2</sup>
- C** MASTER BEDROOM  
4.00\*5.90m<sup>2</sup>
- D** TERRACE 2  
4.30\*2.50m<sup>2</sup>
- E** M. BATHROOM  
2.60\*3.60m<sup>2</sup>
- F** DRESSING  
2.60\*4.70m<sup>2</sup>
- H** BATHROOM  
1.90\*2.00m<sup>2</sup>
- I** BEDROOM 1  
3.30\*3.80m<sup>2</sup>
- J** TERRACE 3  
2.85\*1.50m<sup>2</sup>
- K** BEDROOM 2  
2.85\*3.90m<sup>2</sup>
- L** LOBBY 2  
1.40\*2.00m<sup>2</sup>
- M** BEDROOM 3  
2.90\*3.00m<sup>2</sup>
- N** KITCHENETTE  
1.60\*2.40m<sup>2</sup>



**STAND ALONE  
SECOND FLOOR**

**BUA 345m<sup>2</sup>**

- A** ROOF 55m<sup>2</sup>  
7.20\*7.60m<sup>2</sup>
- B** TOILET  
1.90\*2.00m<sup>2</sup>
- C** BEDROOM 3  
3.30\*3.80m<sup>2</sup>
- D** BEDROOM 4  
2.85\*3.90m<sup>2</sup>
- E** LOBBY  
1.40\*2.00m<sup>2</sup>
- F** LOBBY  
1.35\*3.70m<sup>2</sup>

**Disclaimer**

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purpose only.
3. All rendering and landscape visuals, materials and facades are for illustrative purpose only.
4. Shahawi Properties reserve the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



# TWIN HOUSE





**TWIN HOUSE  
GROUND FLOOR**

**BUA 270m<sup>2</sup>**

- B** ENTRANCE  
5.00\*2.30m<sup>2</sup>
- C** STORAGE  
2.00\*1.10m<sup>2</sup>
- D** LIVING ROOM  
5.50\*5.10m<sup>2</sup>
- E** TERRACE  
3.25\*7.80m<sup>2</sup>
- F** DINNING  
4.35\*2.20m<sup>2</sup>
- G** KITCHEN  
3.25\*2.80m<sup>2</sup>
- H** MAIDROOM  
2.00\*1.90m<sup>2</sup>
- I** BATHROOM  
2.00\*1.15m<sup>2</sup>
- J** BATHROOM  
2.20\*1.10m<sup>2</sup>
- K** DRIVER ROOM  
2.20\*1.90m<sup>2</sup>
- L** BATHROOM  
1.90\*1.10m<sup>2</sup>
- M** FOYER  
1.90\*1.10m<sup>2</sup>
- N** LOBBY  
1.15\*1.10m<sup>2</sup>
- N** LOBBY  
1.05\*2.90m<sup>2</sup>



**TWIN HOUSE  
FIRST FLOOR**

**BUA 270m<sup>2</sup>**

- A** MASTER BEDROOM  
5.00\*3.10m<sup>2</sup>
- B** CLOSET  
2.30\*1.50m<sup>2</sup>
- C** M.BATHROOM  
3.45\*3.00m<sup>2</sup>
- D** TERRACE 1  
2.50\*1.20m<sup>2</sup>
- E** BEDROOM 1  
3.35\*3.10m<sup>2</sup>
- F** BEDROOM 2  
3.45\*3.15m<sup>2</sup>
- G** TERRACE 2  
3.25\*1.60m<sup>2</sup>
- H** BATHROOM  
2.65\*2.30m<sup>2</sup>
- I** LOBBY  
1.05\*6.30m<sup>2</sup>



**TWIN HOUSE  
SECOND FLOOR**

**BUA 270m<sup>2</sup>**

- A** LIVING ROOM  
5.50\*4.50m<sup>2</sup>
- B** BEDROOM 3  
3.90\*3.15m<sup>2</sup>
- C** TERRACE  
3.35\*1.60m<sup>2</sup>
- D** BATHROOM  
2.65\*2.30m<sup>2</sup>
- E** ROOF 30m<sup>2</sup>  
5.80\*5.20m<sup>2</sup>
- F** LOBBY  
1.05\*1.80m<sup>2</sup>

**Disclaimer**

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purpose only.
3. All rendering and landscape visuals, materials and facades are for illustrative purpose only.
4. Shahawi Properties reserve the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



# TOWN HOUSE



**TOWN HOUSE**  
GROUND FLOOR



**TOWN HOUSE**  
FIRST FLOOR



**TOWN HOUSE**  
SECOND FLOOR

**Disclaimer**

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purpose only.
3. All rendering and landscape visuals, materials and facades are for illustrative purpose only.
4. Shahawi Properties reserve the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



# EVAR CHALET



**EVAR CHALET A**  
GROUND FLOOR

**BUA** 125m<sup>2</sup>

<b>A</b>	<b>LOBBY</b> 1.10*6.25m <sup>2</sup>
<b>B</b>	<b>BATHROOM</b> 1.90*2.10m <sup>2</sup>
<b>C</b>	<b>BEDROOM 1</b> 3.65*3.65m <sup>2</sup>
<b>D</b>	<b>M.BATHROOM</b> 2.30*1.90m <sup>2</sup>
<b>E</b>	<b>MASTER BEDROOM</b> 3.65*3.65m <sup>2</sup>
<b>F</b>	<b>BEDROOM 2</b> 3.65*3.70m <sup>2</sup>
<b>G</b>	<b>DINNING</b> 2.00*3.65m <sup>2</sup>
<b>H</b>	<b>TERRACE</b> 1.60*4.15m <sup>2</sup>
<b>I</b>	<b>POOL</b> 1.50*4.15m <sup>2</sup>
<b>J</b>	<b>LIVING ROOM</b> 3.65*5.15m <sup>2</sup>
<b>K</b>	<b>KITCHEN</b> 2.40*1.90m <sup>2</sup>



**EVAR CHALET A**  
FIRST FLOOR

**BUA** 125m<sup>2</sup>

<b>A</b>	<b>LOBBY</b> 1.10*6.25m <sup>2</sup>
<b>B</b>	<b>BATHROOM</b> 1.90*2.10m <sup>2</sup>
<b>C</b>	<b>BEDROOM 1</b> 3.65*3.65m <sup>2</sup>
<b>D</b>	<b>M.BATHROOM</b> 2.30*1.90m <sup>2</sup>
<b>E</b>	<b>MASTER BEDROOM</b> 3.65*3.65m <sup>2</sup>
<b>F</b>	<b>BEDROOM 2</b> 3.65*3.70m <sup>2</sup>
<b>G</b>	<b>DINNING</b> 2.00*3.65m <sup>2</sup>
<b>H</b>	<b>LIVING ROOM</b> 3.65*5.15m <sup>2</sup>
<b>I</b>	<b>POOL</b> 1.50*4.15m <sup>2</sup>
<b>J</b>	<b>TERRACE</b> 4.15*1.60m <sup>2</sup>
<b>K</b>	<b>KITCHEN</b> 2.40*1.90m <sup>2</sup>



**EVAR CHALET A**  
SECOND FLOOR

**BUA** 125m<sup>2</sup>

<b>A</b>	<b>LOBBY</b> 1.10*6.25m <sup>2</sup>
<b>B</b>	<b>BATHROOM</b> 1.90*2.10m <sup>2</sup>
<b>C</b>	<b>BEDROOM 1</b> 3.65*3.65m <sup>2</sup>
<b>D</b>	<b>M.BATHROOM</b> 2.30*1.90m <sup>2</sup>
<b>E</b>	<b>MASTER BEDROOM</b> 3.65*3.65m <sup>2</sup>
<b>F</b>	<b>BEDROOM 2</b> 3.65*3.70m <sup>2</sup>
<b>G</b>	<b>DINNING</b> 2.00*3.65m <sup>2</sup>
<b>H</b>	<b>TERRACE</b> 1.60*4.15m <sup>2</sup>
<b>I</b>	<b>POOL</b> 1.50*4.15m <sup>2</sup>
<b>J</b>	<b>LIVING ROOM</b> 3.65*5.15m <sup>2</sup>
<b>K</b>	<b>KITCHEN</b> 2.40*1.90m <sup>2</sup>

**Disclaimer**

1. All dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purpose only.
3. All rendering and landscape visuals, materials and facades are for illustrative purpose only.
4. Shahawi Properties reserve the right to make non-fundamental changes to the measurements and materials provided herein.
5. Purchase price is not calculated on a price per square meter basis.
6. The unit orientation will be as shown in the parcel layout and not as shown in the floor plans.



# EVAR CHALET



# GRIMALDI CHALET



# RAINIER CHALET





# RIVIERA CHALET



# LAKE LODGES