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FOUKA BAY - NATURALLY INVITING

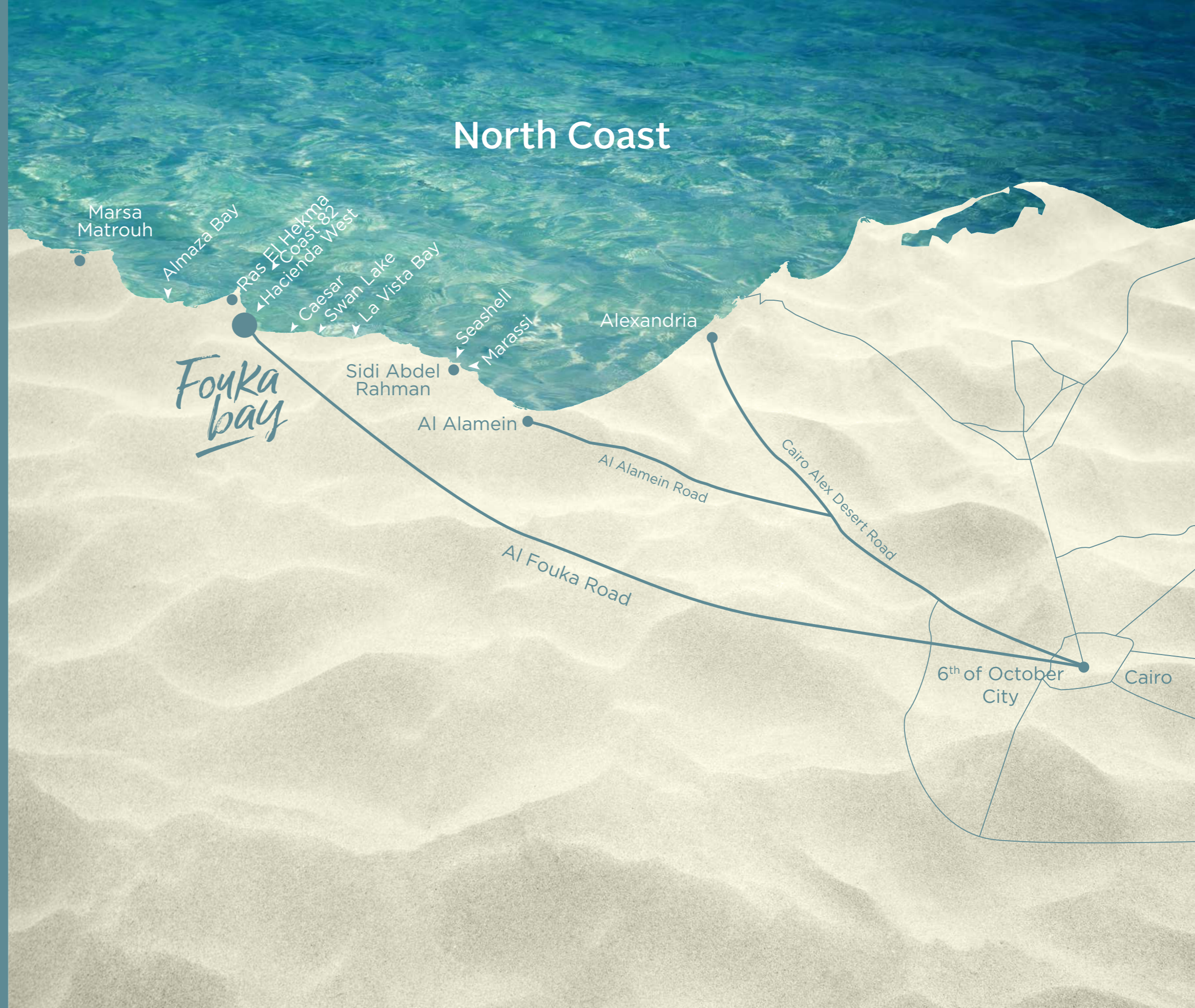
Imaginatively conceived, expertly designed and magically brought to life by Tatweer Misr Developments, Fouka Bay is the perfect escape to re-connect with your loved ones, disconnect from the pressures of city life and re-discover the art of luxury living.

Created and master planned by Egypt's acclaimed TatweerMisr Developments and world-renowned Italian architects 5+1AA, Fouka Bay basks blissfully by Ras El Hekma's pristine coastline to proudly crown the best spot in the North Coast's crystalline shoreline. Just a pleasant two hour drive from Cairo, Fouka Bay is easily accessible via the newly constructed Fouka Road. Comprising of a variety of luxurious and architectural-ly appealing waterfront villas, double decked twin houses and townhouses, standalone chalets, spacious cabins and bungalows, visitors can enjoy 360 views of unobscured water and an idyllic beach lifestyle year-round.



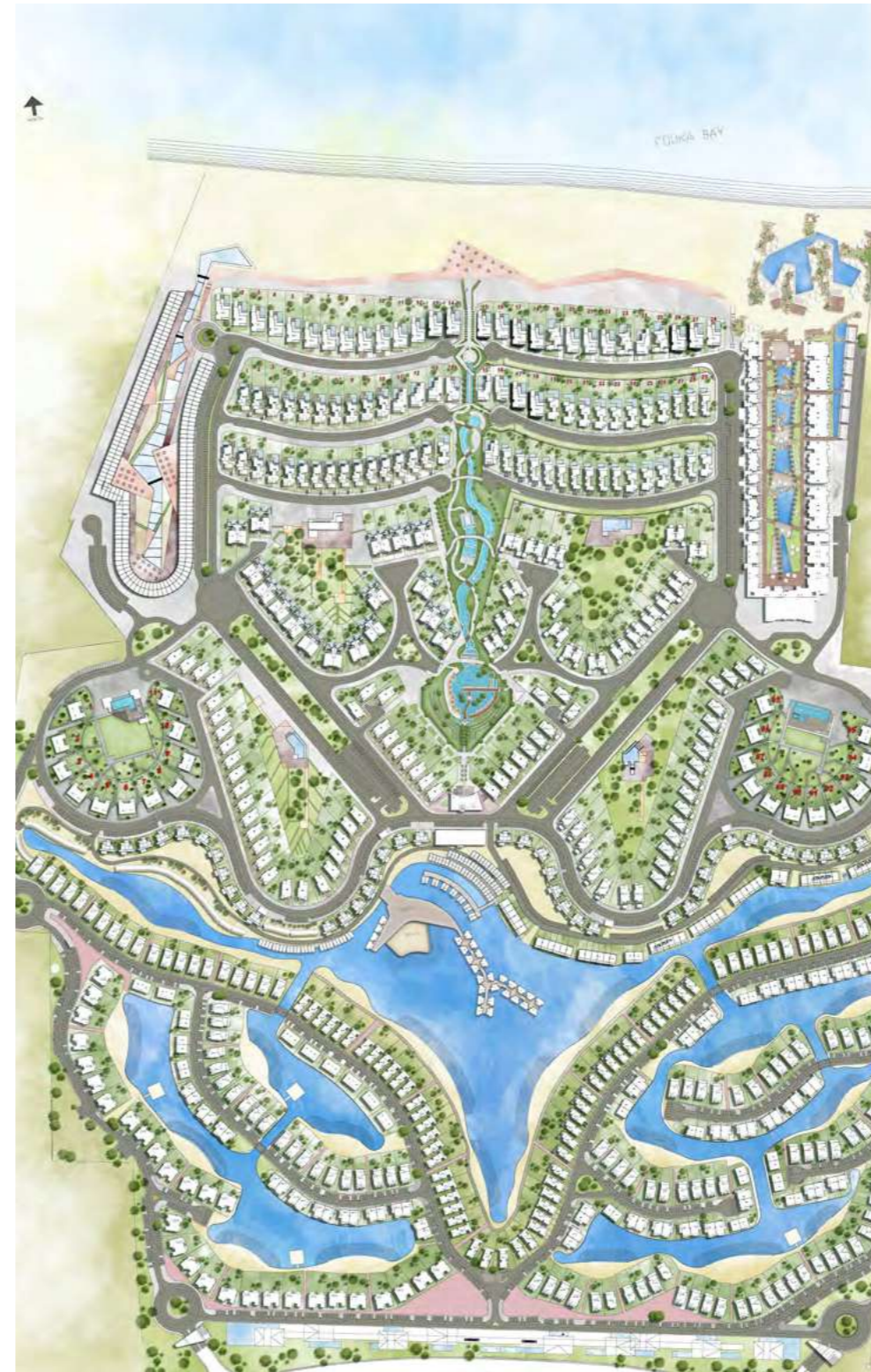
BRINGING YOU A LITTLE PIECE OF PARADISE CLOSER TO HOME

Situated 211km west of Alexandria and 75km from Marsa Matrouh on 194 hectares of land lies Fouka Beach. One minute away from the highway, in an idyllically private setting, Fouka Beach offers an unparalleled living experience extending across Egypt's stunning Mediterranean coastline. Spanning over 900km, the Mediterranean coast is characterized by sandy beaches, fine white sands and stunning clear blue seas; natural beauty that Fouka Beach emphasizes. Fouka is a place where elegance and natural beauty coexist in harmony, offering a unique fusion of relaxing and adventurous activities, in equal measures.



A SIGNATURE LIFE STYLE LIKE NO OTHER

Live closely intertwined with the natural serenity of water flowing all around. Experience a soul soothing world of contemporary elegance offering a variety of pure shapes, functional sizes and inspiring designs.



MASTER PLAN

VILLA

VILLA 1C

TOTAL AREA 542 M2



GROUND FLOOR



FIRST FLOOR

Ground Floor	183 m ²
First Floor	244 m ²
Terraces	115 m ²

VILLA F1

TOTAL AREA 252 M2



VILLA F1



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

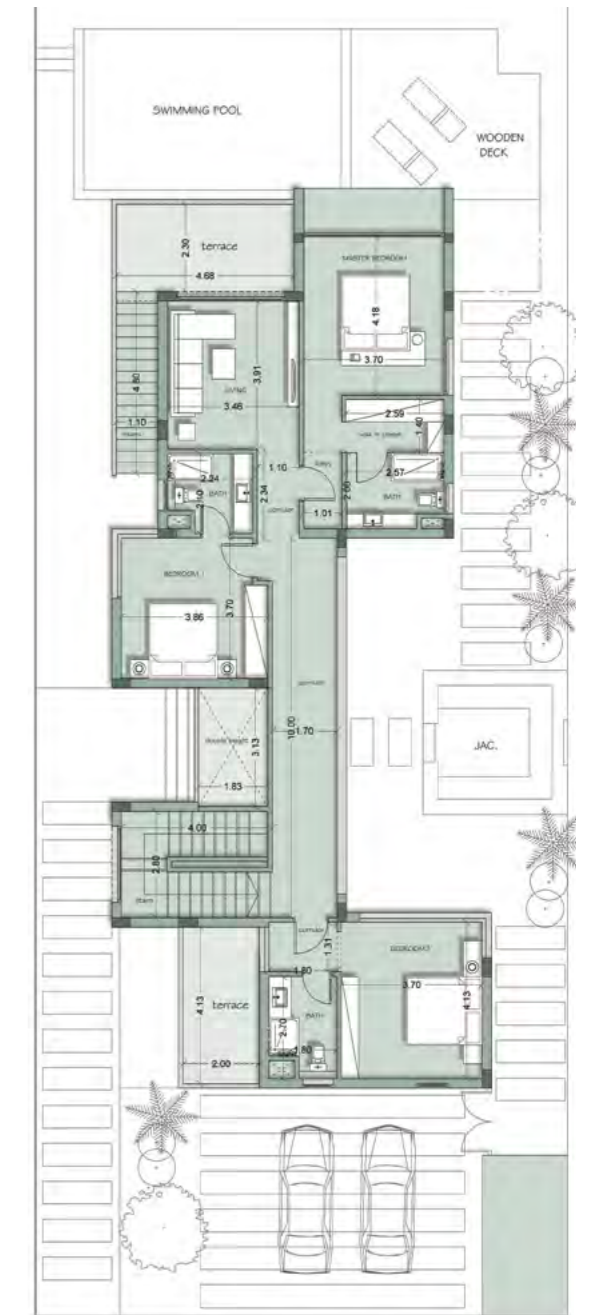
Ground Floor	100 m ²
First Floor	100 m ²
Terraces	52 m ²
Roof Terraces	100 m ²

SEAFRONT VILLA 4

TOTAL AREA 333M2



GROUND FLOOR



FIRST FLOOR

Ground Floor	144 m ²
First Floor	142 m ²
Terraces	47 m ²

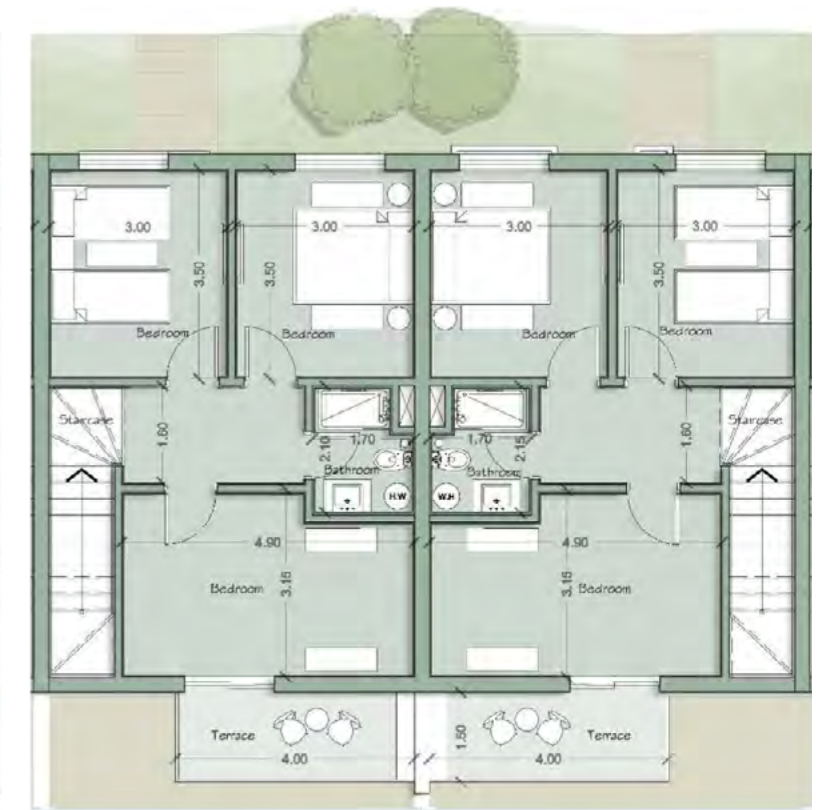
TOWNHOUSE

TOWNHOUSE

TOTAL AREA 140 M²



GROUND FLOOR



FIRST FLOOR

Ground Floor	60 m ²
First Floor	60 m ²
Terraces	20 m ²

CHALET

CHALET B
WITH ROOF



CHALET B WITH ROOF



GROUND FLOOR : 190 M²



TYPICAL FIRST FLOOR : 200 M²



TYPICAL SECOND FLOOR : 200 M²



ROOF SUITE : 112 M²

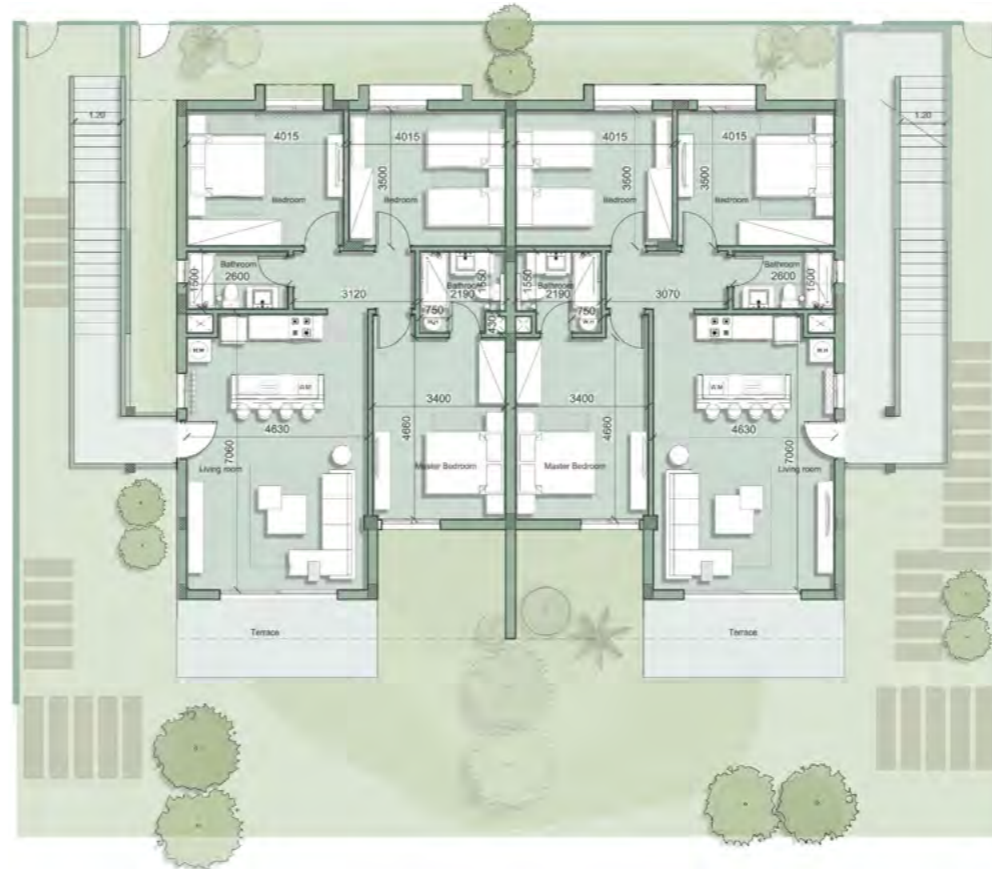
CHALET C
TYPE 2



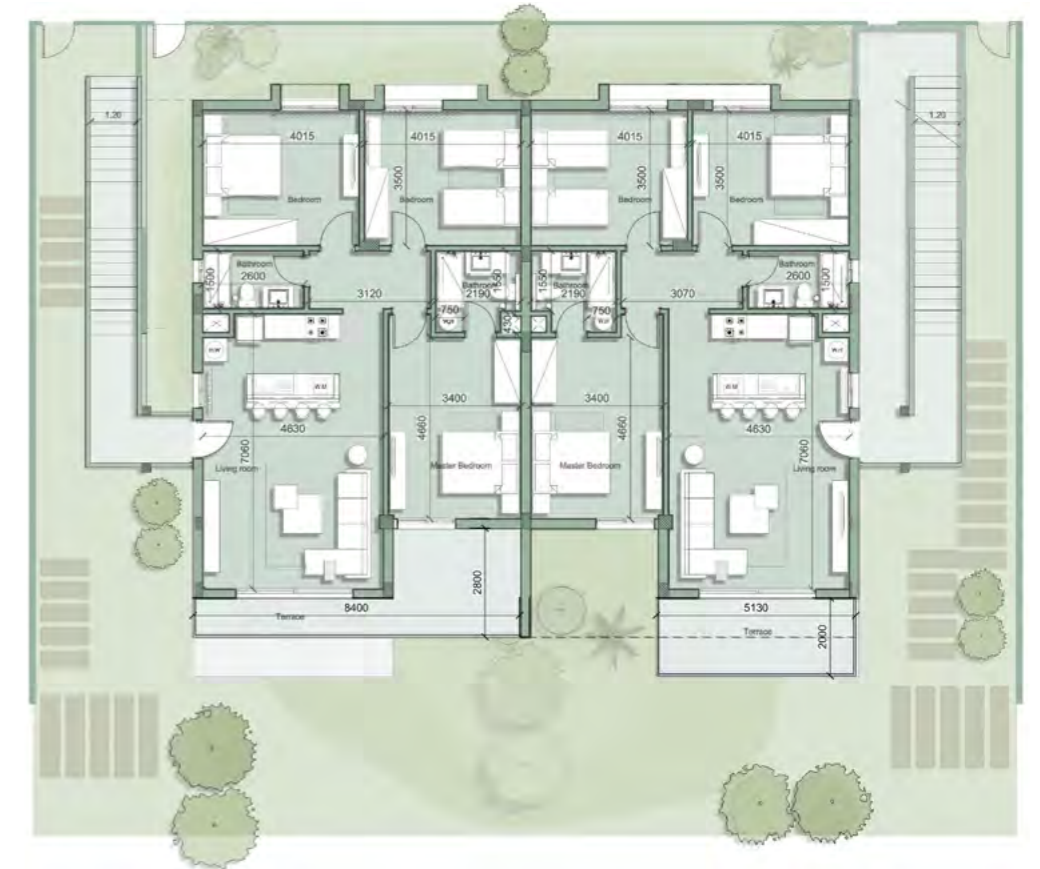
CHALET C
TYPE2



GROUND FLOOR : 129 M2



FIRST FLOOR : 129 M2



SECOND FLOOR : 137 M2

SECOND FLOOR : 129 M2

CHALET D



GROUND FLOOR : 125 M2



TYPICAL FLOOR : 125 M2

COLOR SCHEMES - RAINBOW



COLOR SCHEMES -
SEA WATER



FOUKA AMENITIES

A vast array of amenities and facilities will service the community. With a selective range of Retail shops, Food & Beverage outlets, a Cultural Centre and a Clubhouse, Fouka Bay's residents and visitors, alike, will be spoilt for choice.

- Lagoons
- Spa
- Kids playgrounds
- Central green & central piazza
- Area for Mix Retail
- Kiosks in outdoor communal spaces

SPORTS FACILITIES:

- Gym
- Tennis courts
- Multi-purpose courts
- Running and bike trails
- Swimming pools
- Kids pool with Water Park

RETAIL:

- F&B and Mix retail outlets in a form of multi stand-alone iconic buildings promoting an outdoor lifestyle (outdoor sitting areas, shade structures, outdoor terraces and roofs)
- Fouka Club House
- Residents can enjoy membership at the Fouka Club House, just a short walk away from their homes
- Fouka Beach Club
- The Beach Club, with its international management, is a central feature on the beach providing different services from water activities to the extensive four-course menu. Alternatively, the resort offers a number of retail outlets and a diverse selection of restaurants that will cater to your every culinary taste.



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