

# Sia

## LAGOON

NORTH COAST



Recreating Summer Stories

# ABOUT ARAB DEVELOPERS HOLDING

Arab Developers Holding is a leading real estate developer in Egypt since 2005 providing various property products with a wide range of prices across the country.  
Arab Developers Holding is building communities with state-of-the-art amenities and services catering to both end-users and property investors

Developers of:



Island 1  
Island 2  
Grand View  
Golf Bay  
Lagoon  
Villaggio  
Matrouh  
Agadir

**Nyoum**

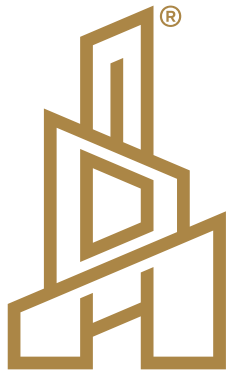
Mostakbal  
Assiut  
New Cairo  
October  
Pyramids

**Resorts**

DeadSea

**Commercial**

Park mall  
Nyoum Medical Hub  
Nyoum Business Gate



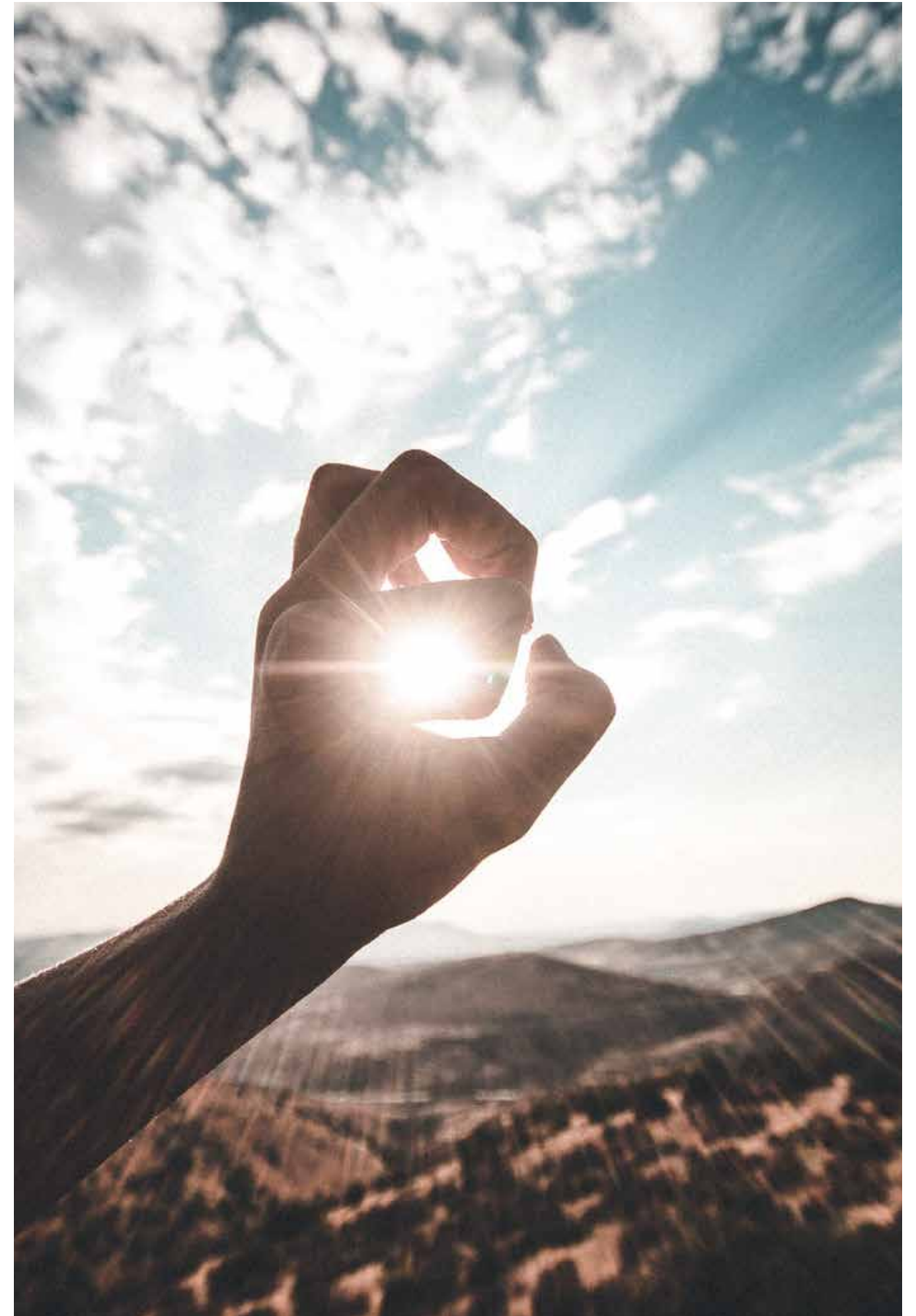
**ARAB DEVELOPERS  
HOLDING**

## OUR VISION

Have a powerful imprint in the field of real estate and always seek for expansion and growth in the middle east and north africa as well as maintain an integrated life with the highest quality allined with modernity

## OUR MISSION

Build trust between the client and the corporate as well as maintaining development in all fields . we also seek to achieve life-long social responsibilty





# EXPERIENCE THE NEW ALAMEIN CITY LIKE NEVER BEFORE



New Alamein is a new city in northwest Egypt, that lies on the Mediterranean Sea, approximately 85 km west of Airport. New Alamein was conceived by the Egyptian government as a center for tourism, education, and government. The city has its own presidential palace and ministry building. Construction is ongoing at New Alamein for three universities, fifteen skyscrapers and high-rise towers, and 10,000 hotel rooms.





## FUTURISTIC LOCATION

In a location in the heart of New Alamein city and in front of famous skyscrapers and high-rise towers lies Sia Lagoon, with an easy access to all Summer famous hubs and attractions in North Coast



An aerial photograph of a tropical beach. The top half of the image shows deep turquoise water. The bottom half shows a wide, white sandy beach. The water meets the shore with gentle, white foam from the waves. The overall color palette is dominated by blues and whites, with a hint of tan from the sand.

# MADE BY *Crystal Lagoons*

Serving as the main crowning attraction of Lagoons projects, Crystal Lagoons, a multinational company that develops large crystalline lagoons, brings turquoise waters and white sand beaches to the city of Lagoons. Now residents can enjoy the ultimate beach-life experience that offers water sports and entertainment activities close to their homes.





## MORE THAN JUST A SUMMER RETREAT

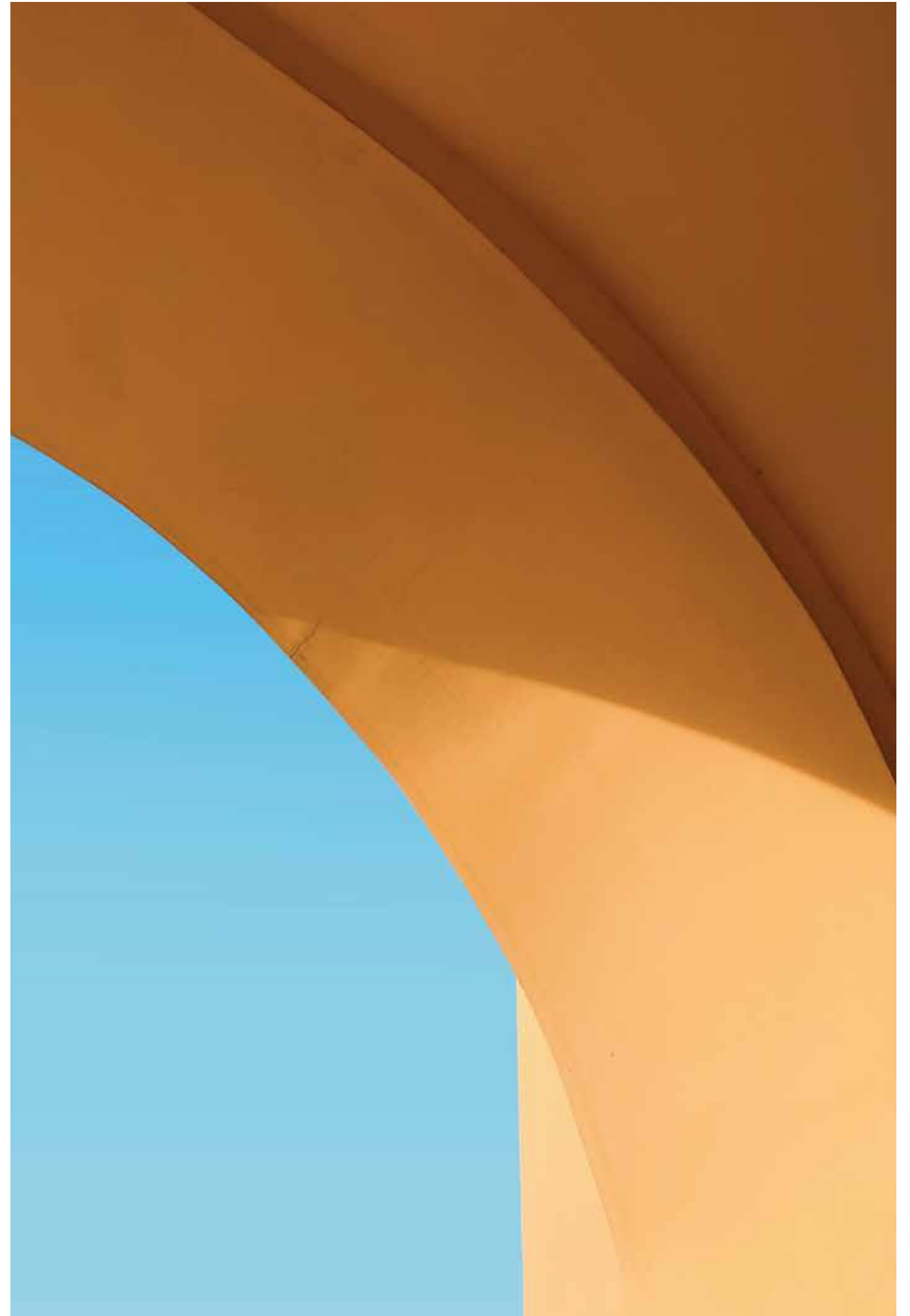
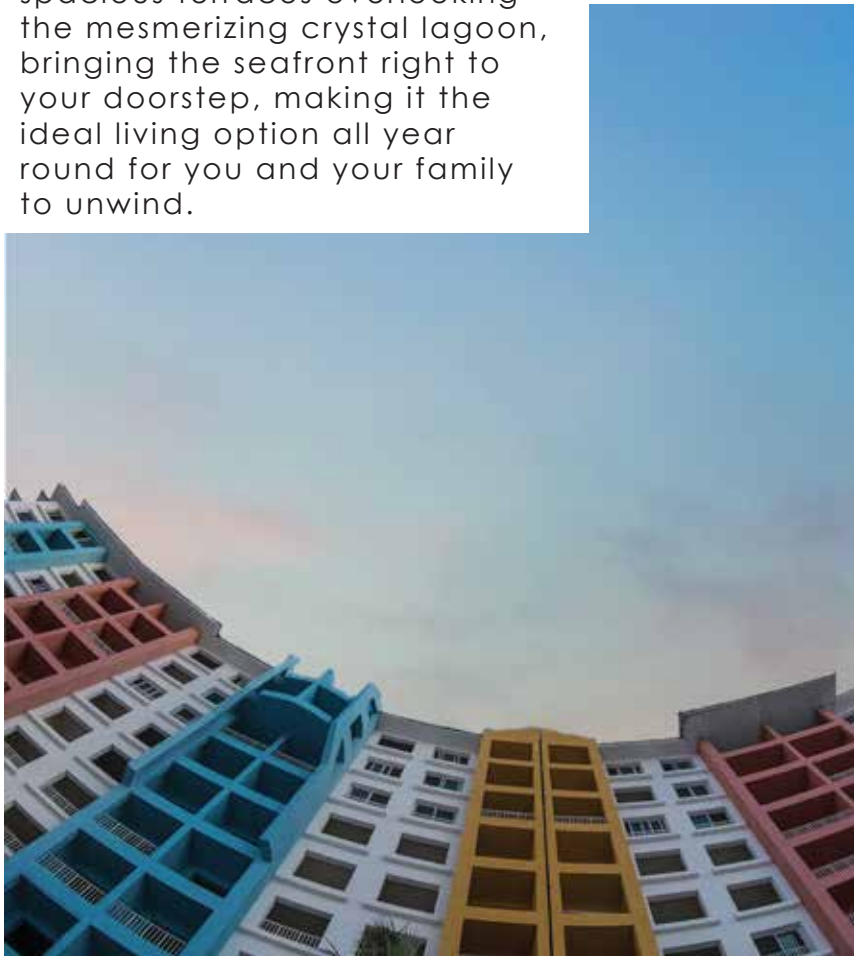


Aiming to reduce the increasing demand off of city's shoulders, Sia Lagoon comes with the sole mission of beginning a new era of all-season living on city's outskirts by introducing a convenient city life skillfully blended with the pleasure of coastal living.



## APARTMENTS

Featuring apartments of different sizes from 40m<sup>2</sup> to 80m<sup>2</sup>, Sia Lagoon apartments comprise 1 or 2 bedrooms with spacious terraces overlooking the mesmerizing crystal lagoon, bringing the seafront right to your doorstep, making it the ideal living option all year round for you and your family to unwind.





THIS IS WHERE YOU  
WILL VIBE , RELAX AND ENHALE



Real photo

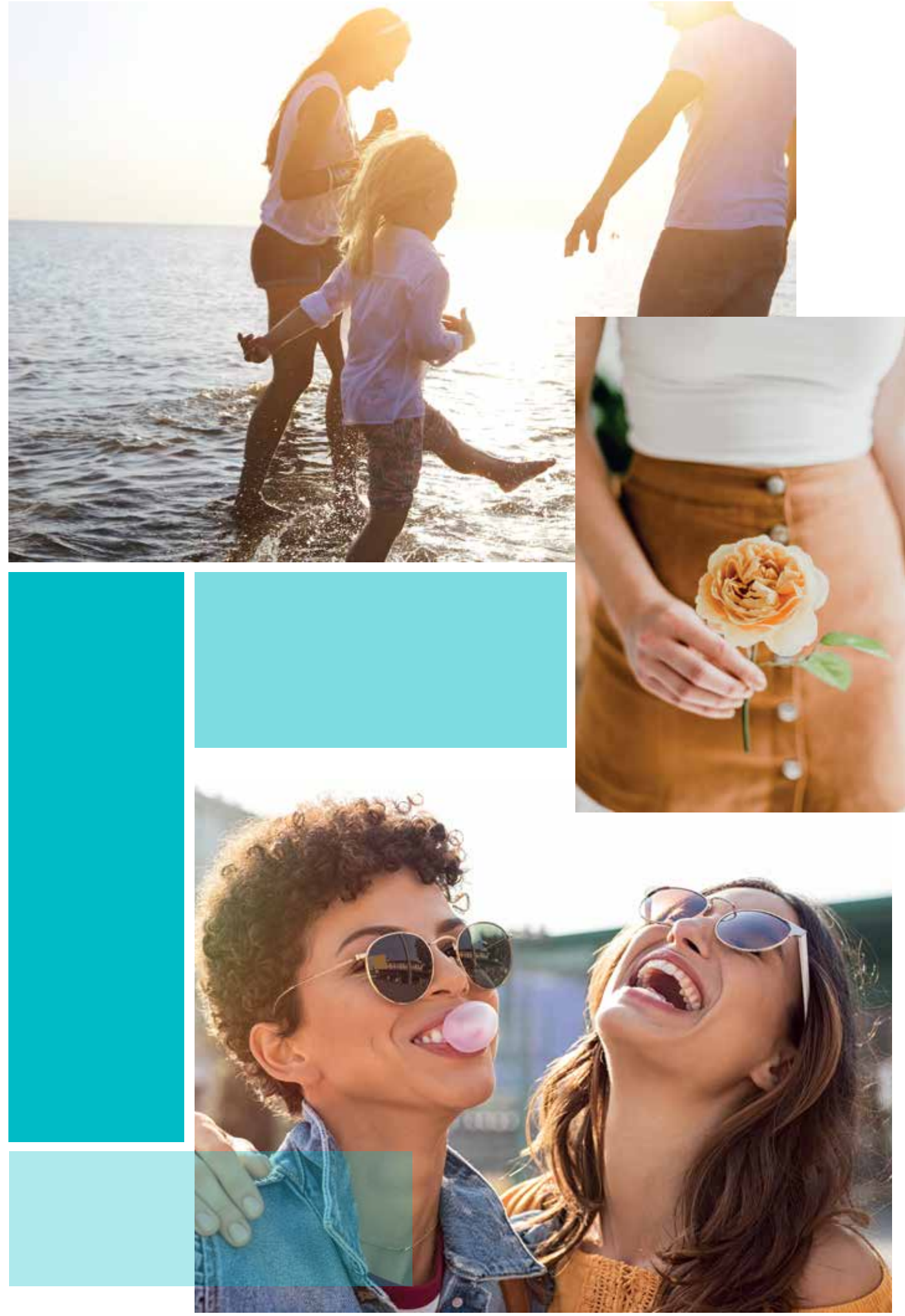


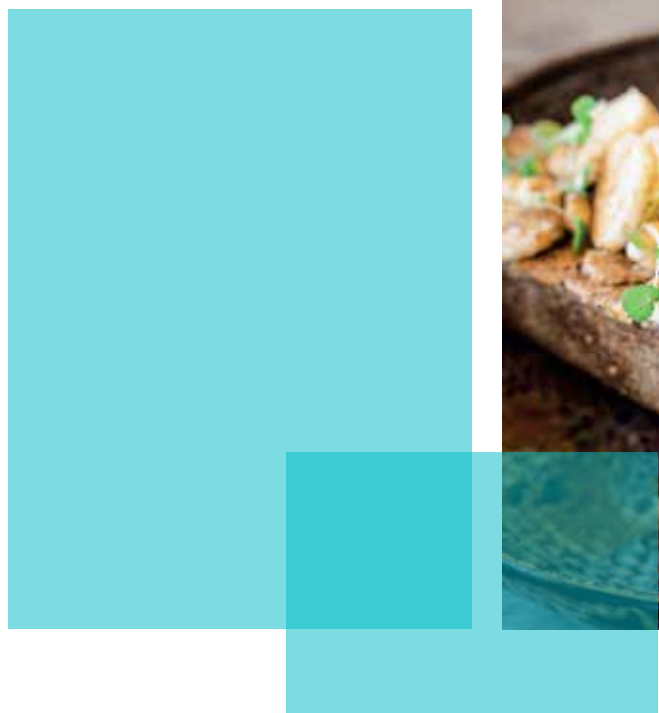
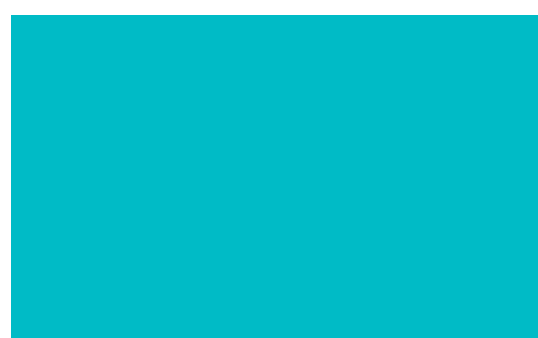


Real photo



**FACILITIES**  
**CREATING LIFELONG MEMORIES**





## INTERNATIONAL RESTAURANTS AND CAFES

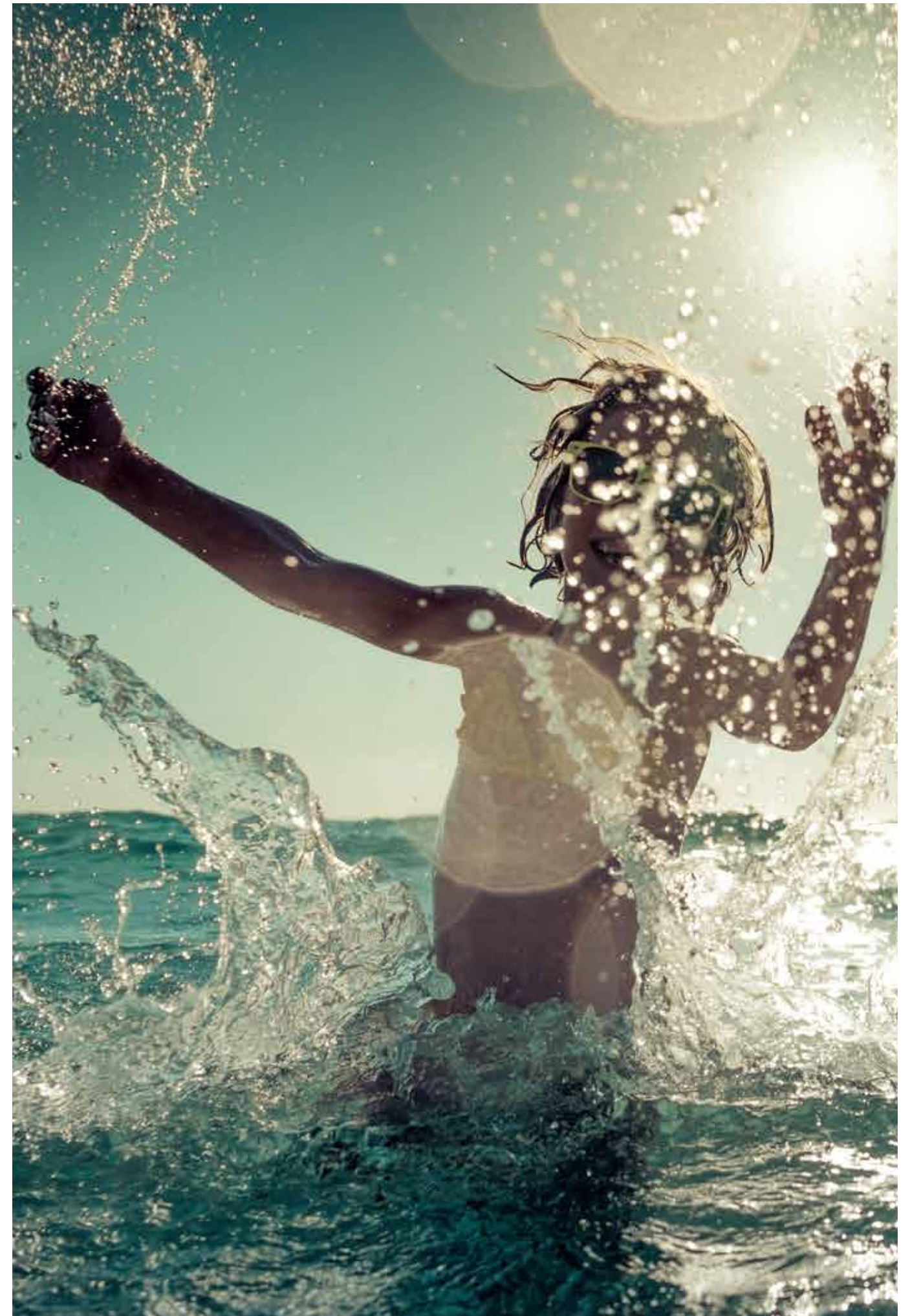




- GO KARTING
- PAINTBALL



You will enjoy loads of fun activities in sia lagoon like go karting, paint ball and other exciting stuff to do with the family

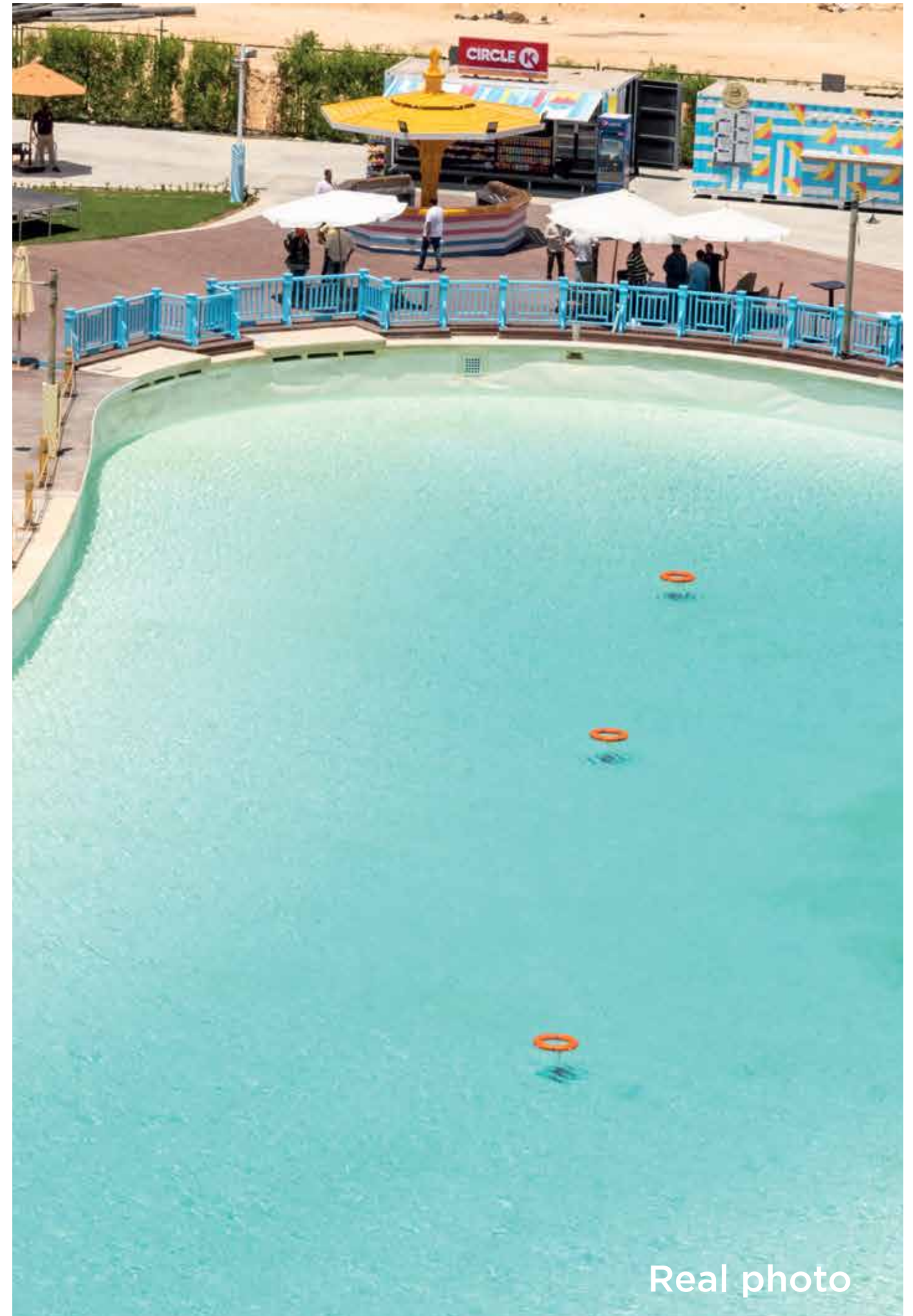
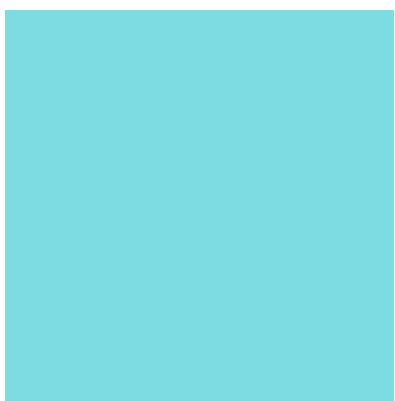




- SWIMMING POOLS
- HORSE RIDING



You will also experience fun activities in Sia Lagoon and will enjoy horse riding and golf matches while watching the sunset



Real photo



- CARNIVALS AND FESTIVALS AREA
- FOOTBALL ACADEMY
- AQUA PARK





EXPERIENCE  
SERENITY LIKE NEVER BEFORE



Real photo



WHERE IT'S FUN  
FOR THE WHOLE FAMILY



Real photo



# MASTERPLAN

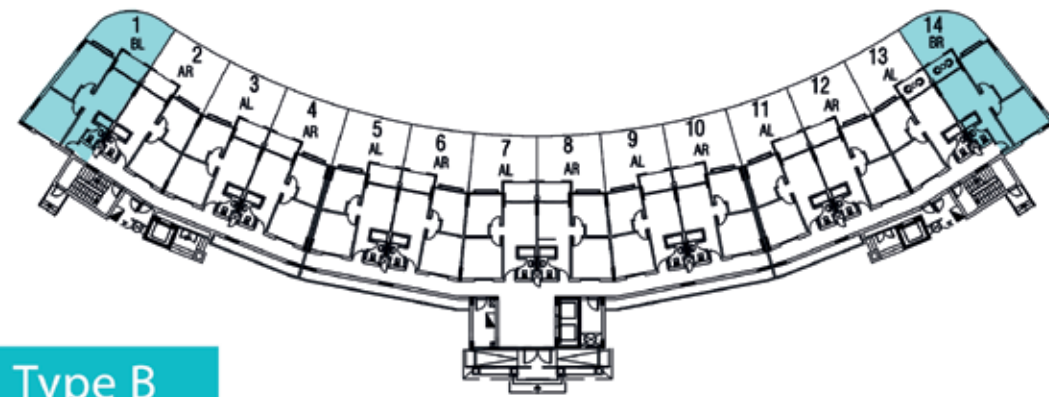
- (A) ENTRANCE GATE
- (B) CRYSTAL LAGOON
- (C) PARKING
- (D) ENTERTAINMENT HUB
- (E) SWIMMING POOL



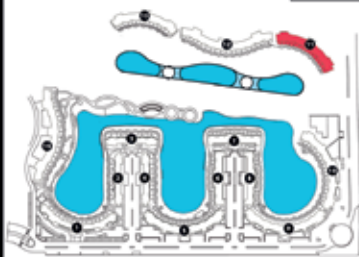
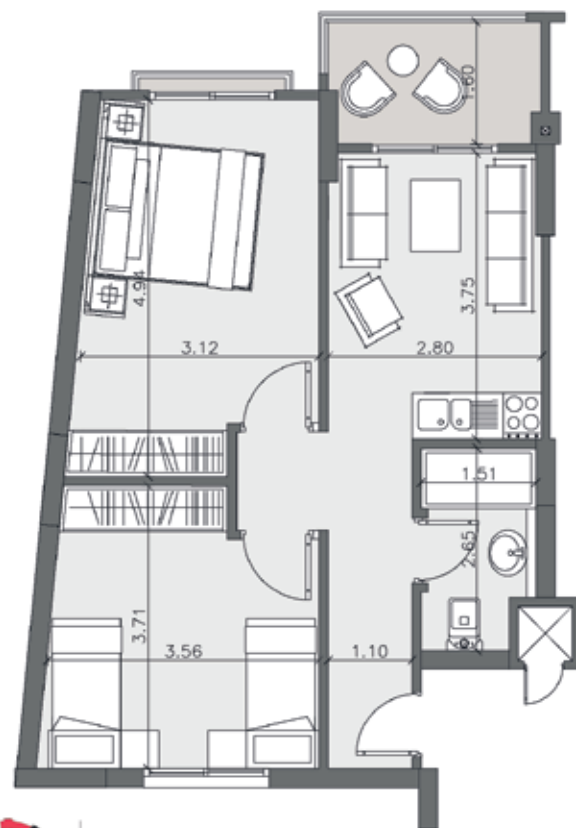


# UNIT PLANS

Building 11

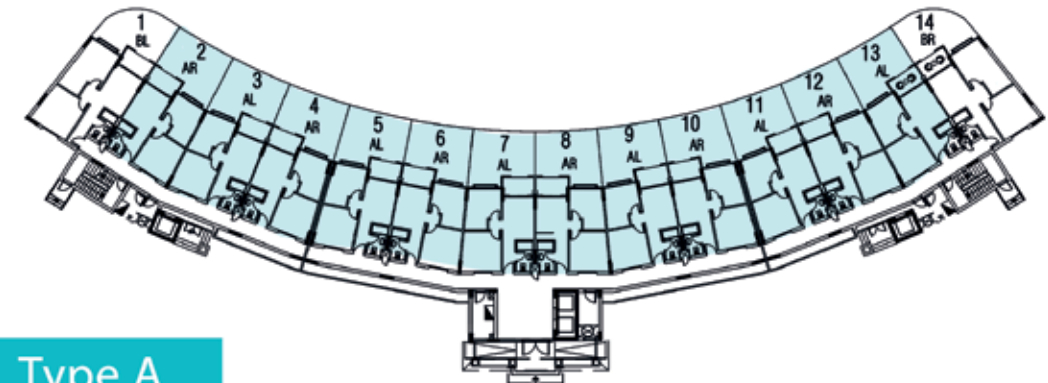


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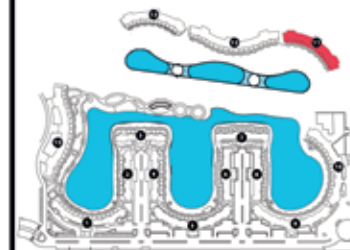
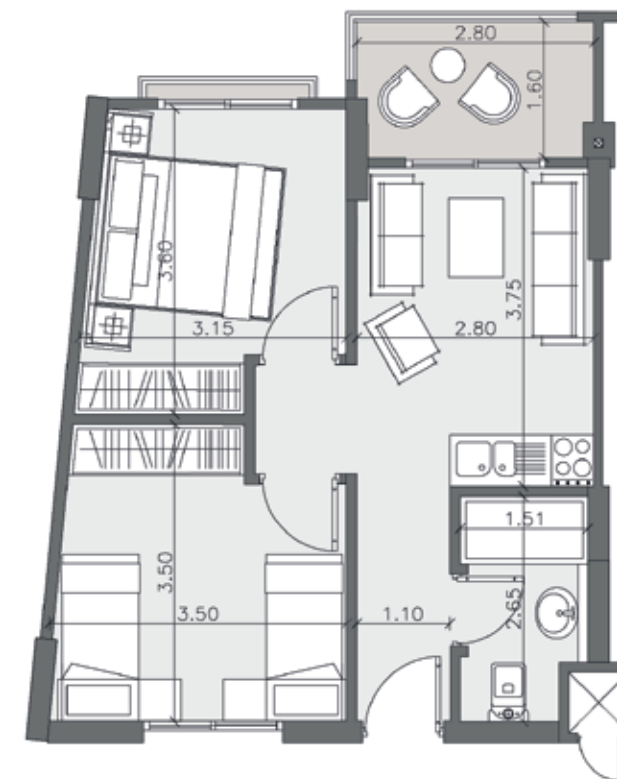


Gross Area 80 m<sup>2</sup>

Building 11

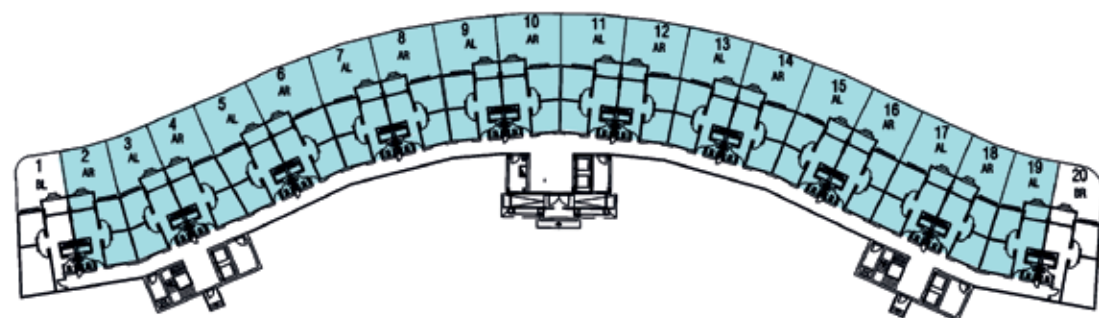


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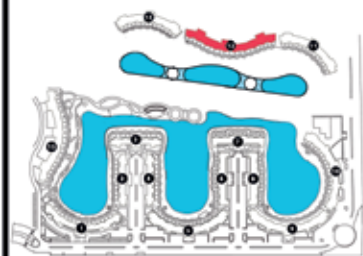
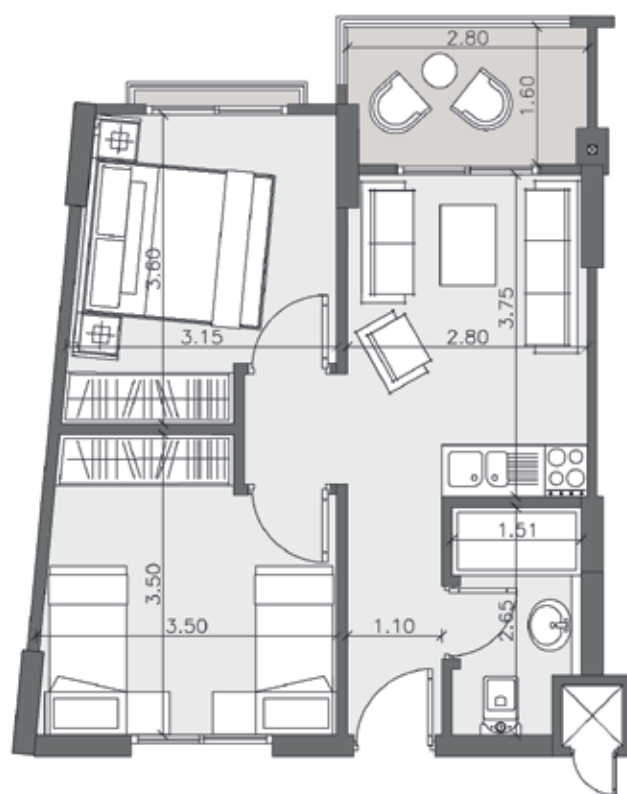


Gross Area 68 m<sup>2</sup>

Building 12

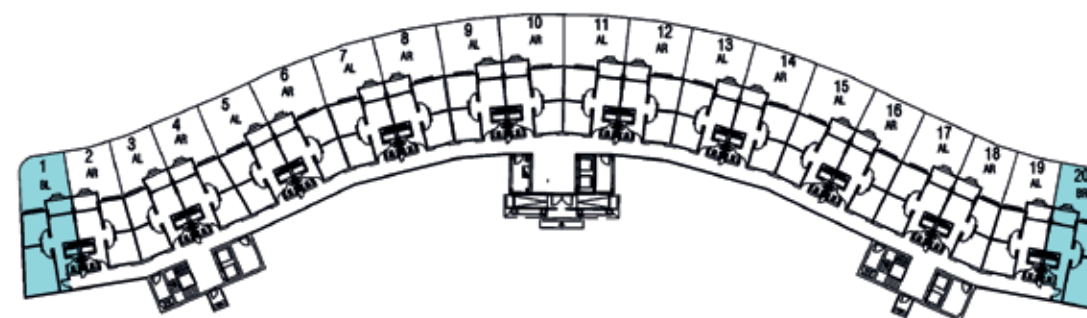


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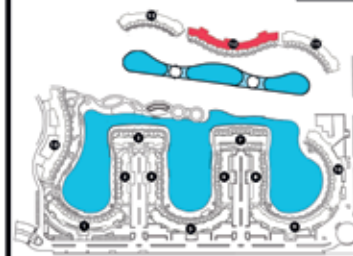


Gross Area 68 m<sup>2</sup>

Building 12



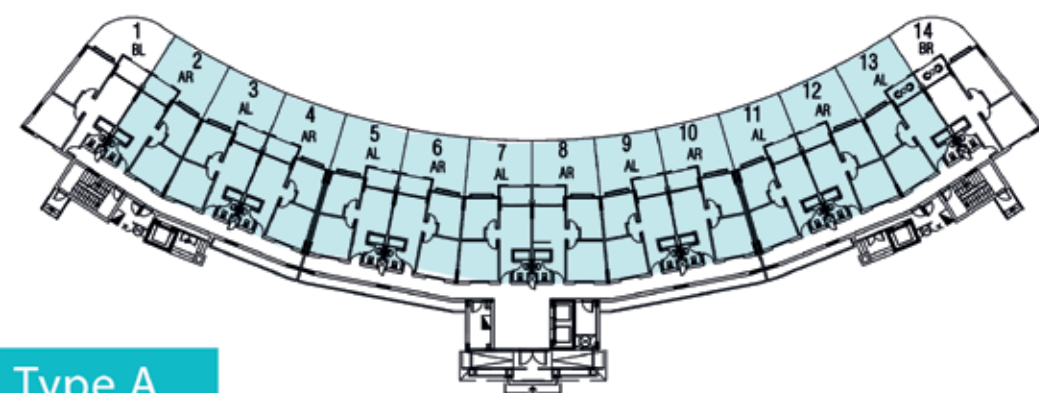
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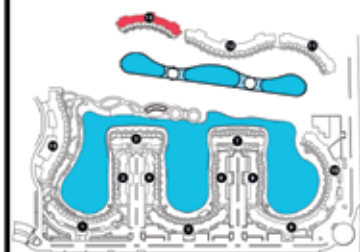
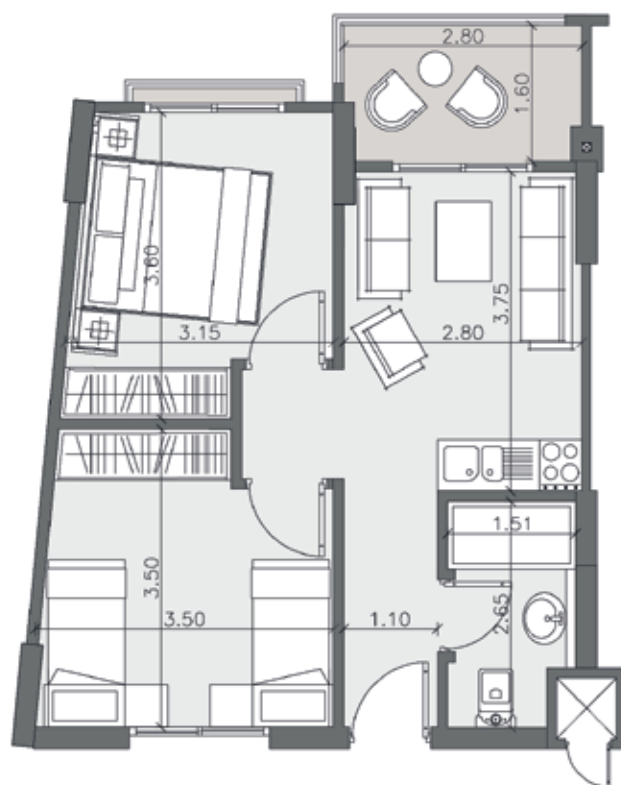
Gross Area 80 m<sup>2</sup>



Building 13

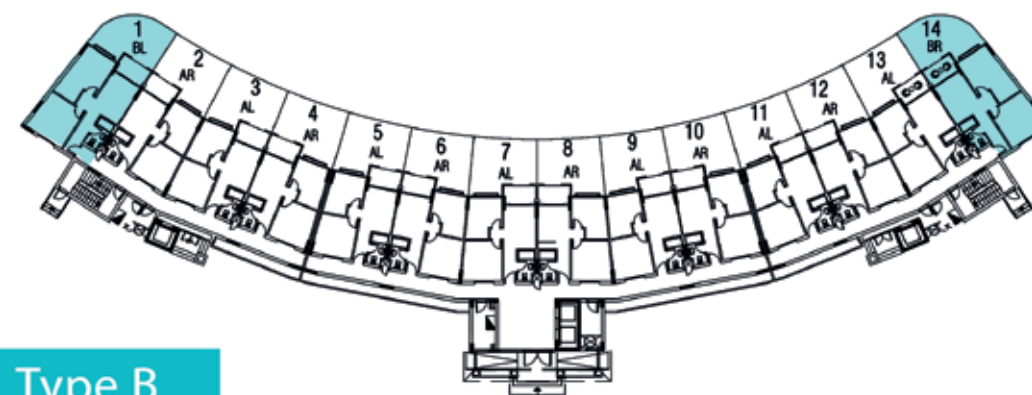


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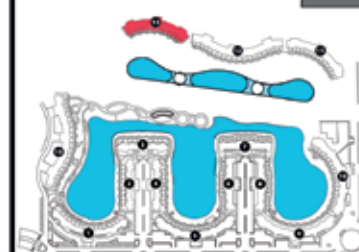
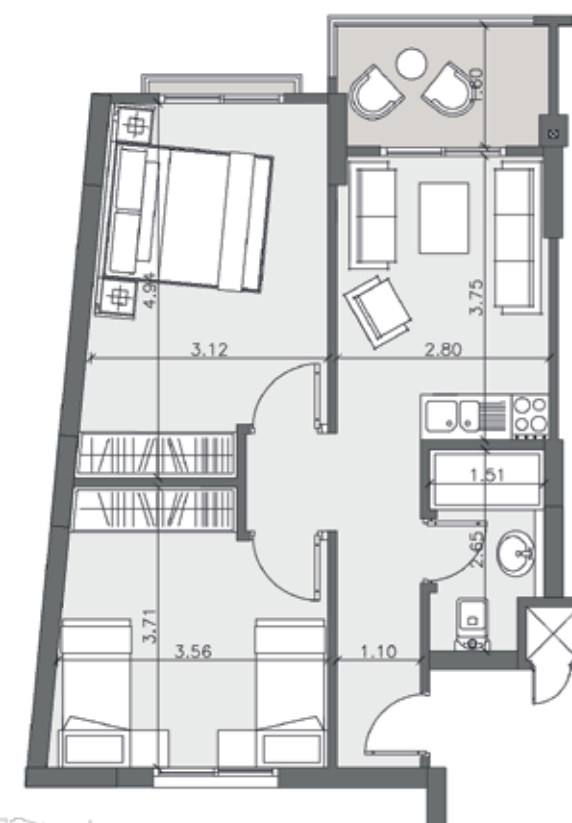


Gross Area 68 m<sup>2</sup>

Building 13



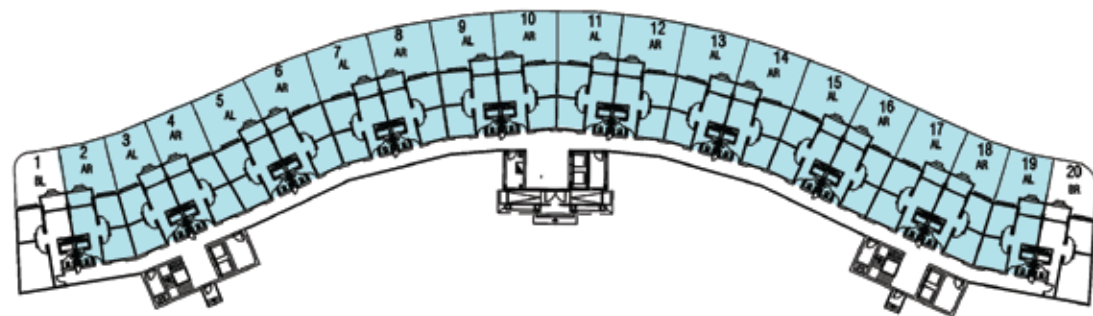
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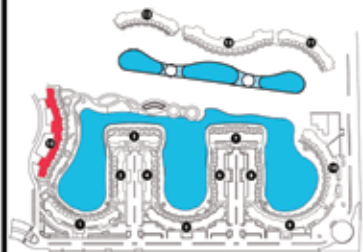
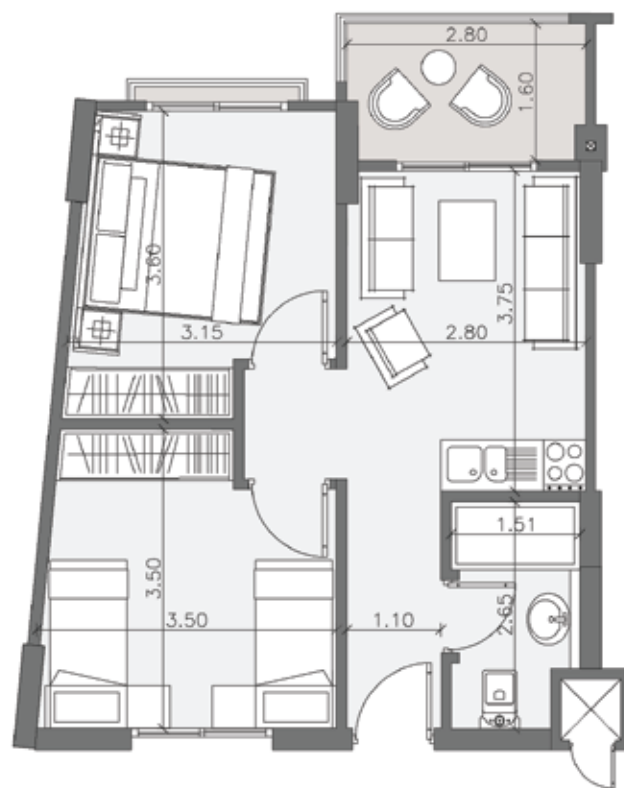
Gross Area 80 m<sup>2</sup>



Building 15

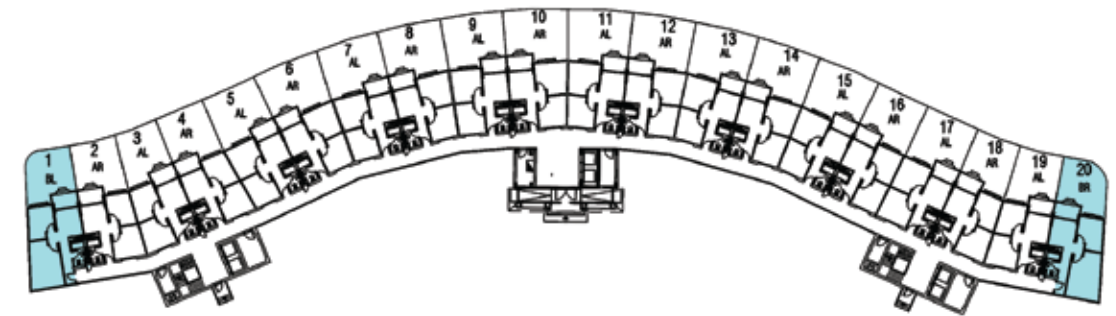


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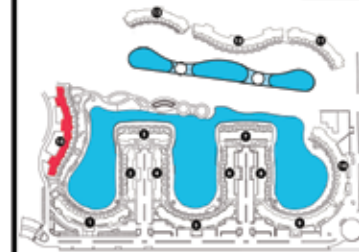
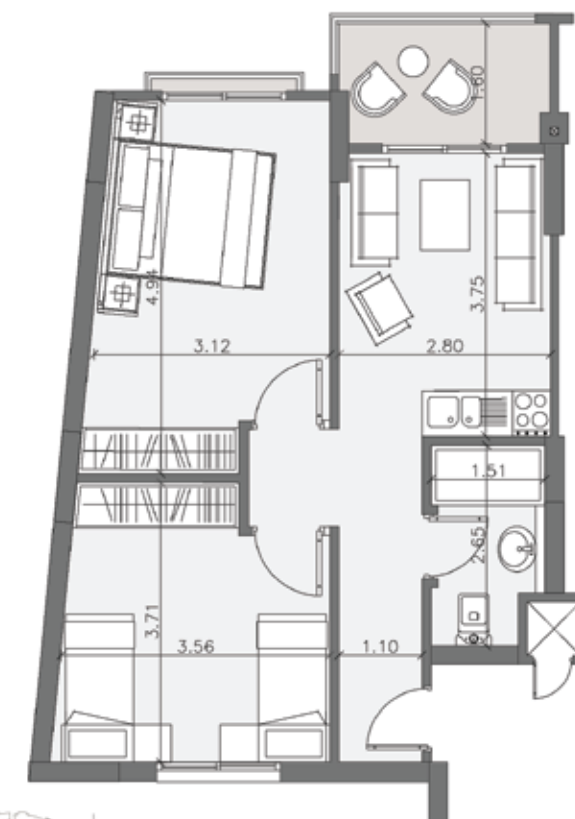


Gross Area 68 m<sup>2</sup>

Building 15



Type B



Gross Area 80 m<sup>2</sup>