



Sia
VILLAGGIO
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



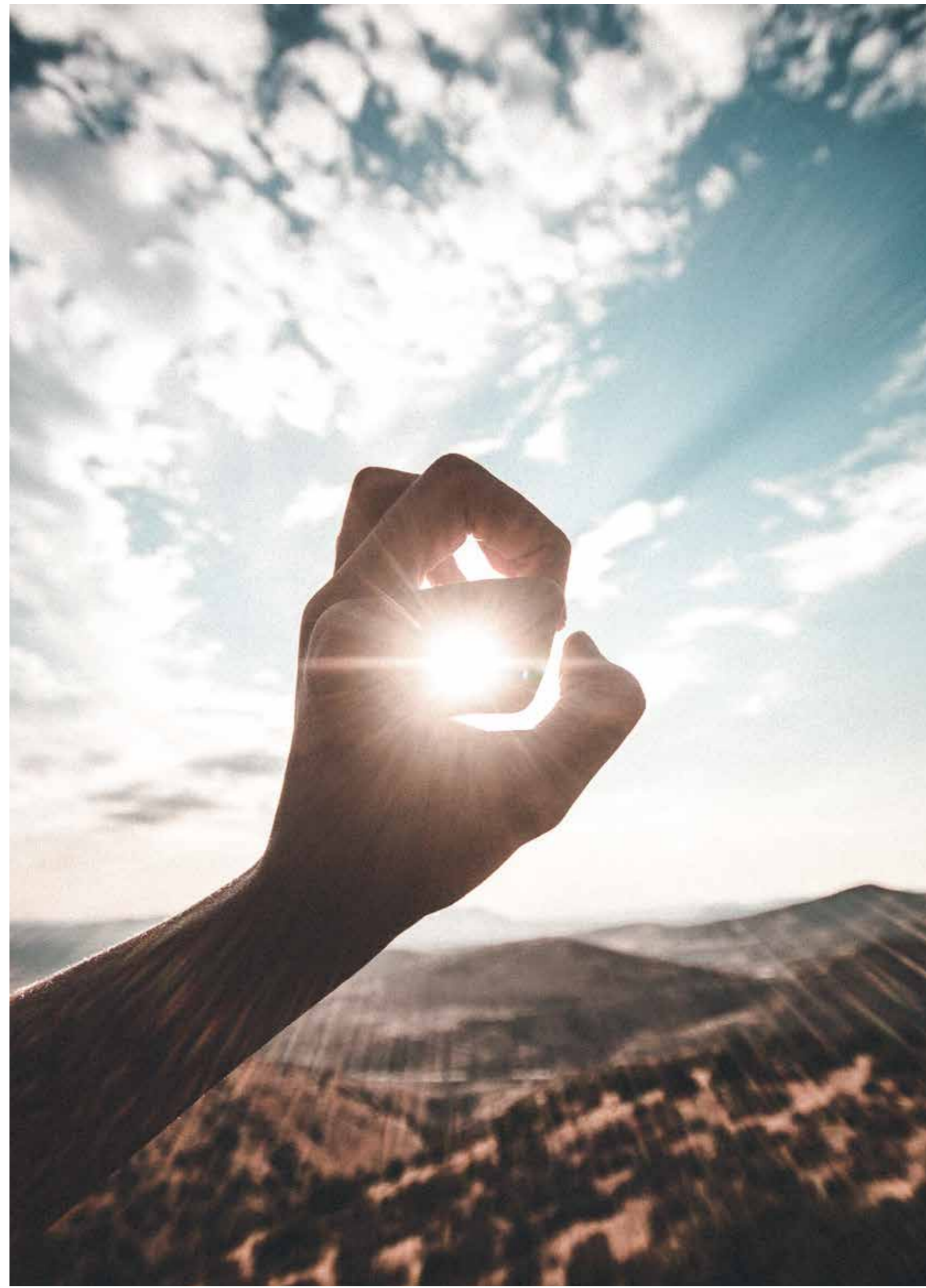
**ARAB DEVELOPERS
HOLDING**

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

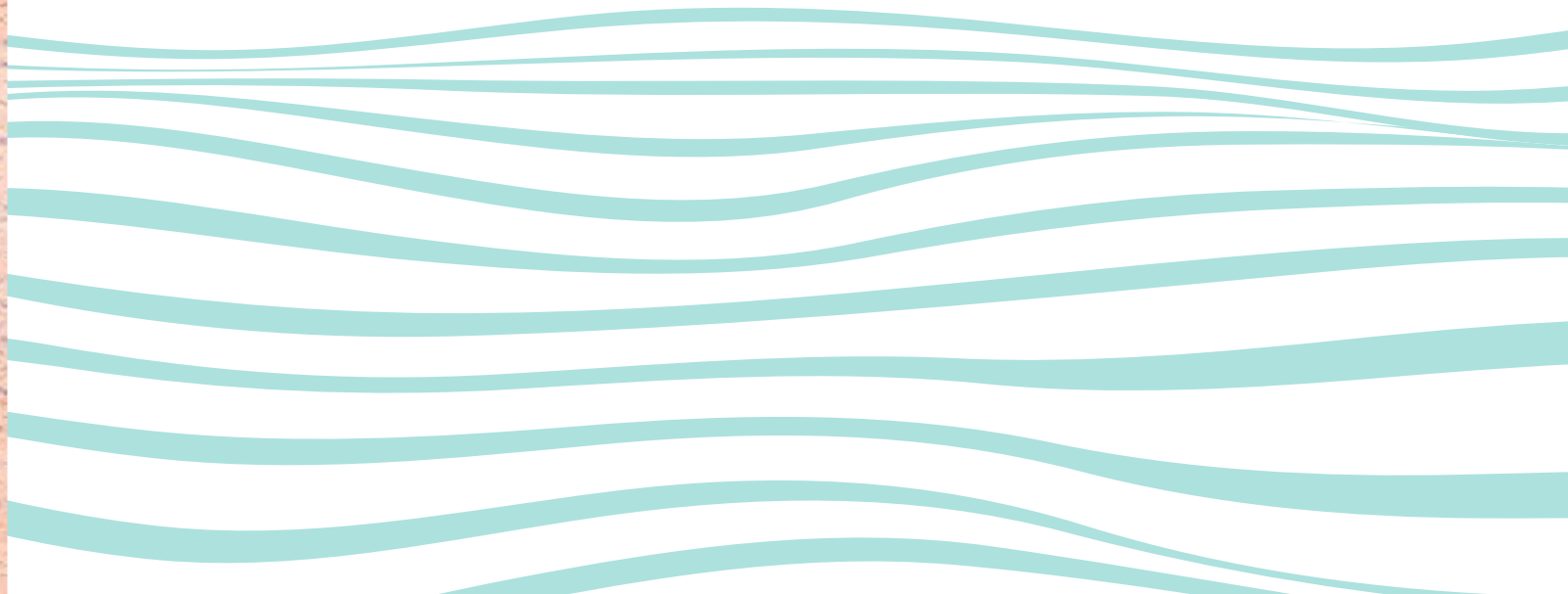
Build trust between the client and the corporate as well as maintaining development in all fields . we also seek to achieve life-long social responsibilty





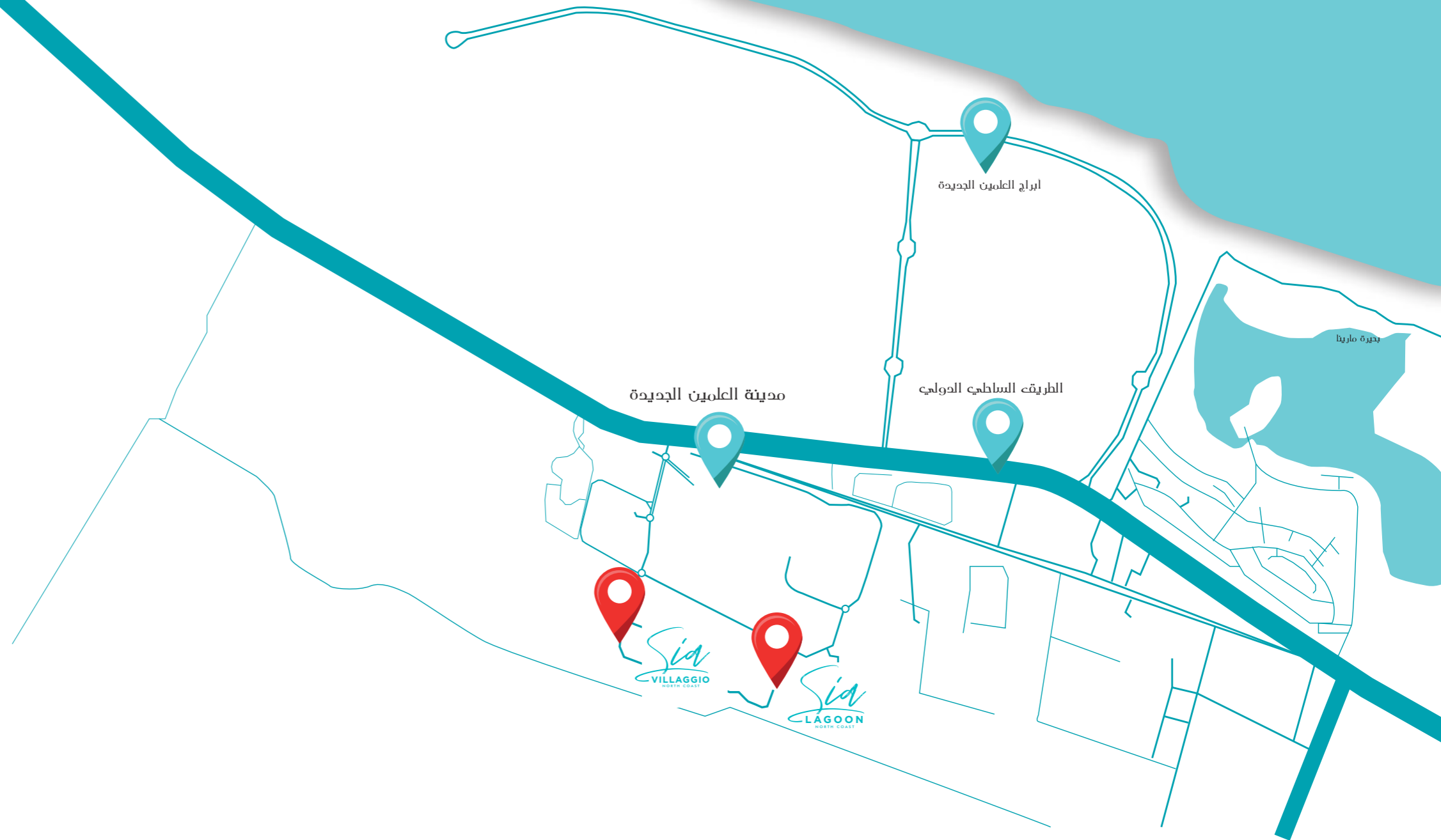
WELCOME TO SIA VILLAGGIO

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.



PERFECT LOCATION

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



MASTER PLAN

MASTER PLAN KEY

- 1 Kids area
- 2 Greenery squares
- 3 Commercial area

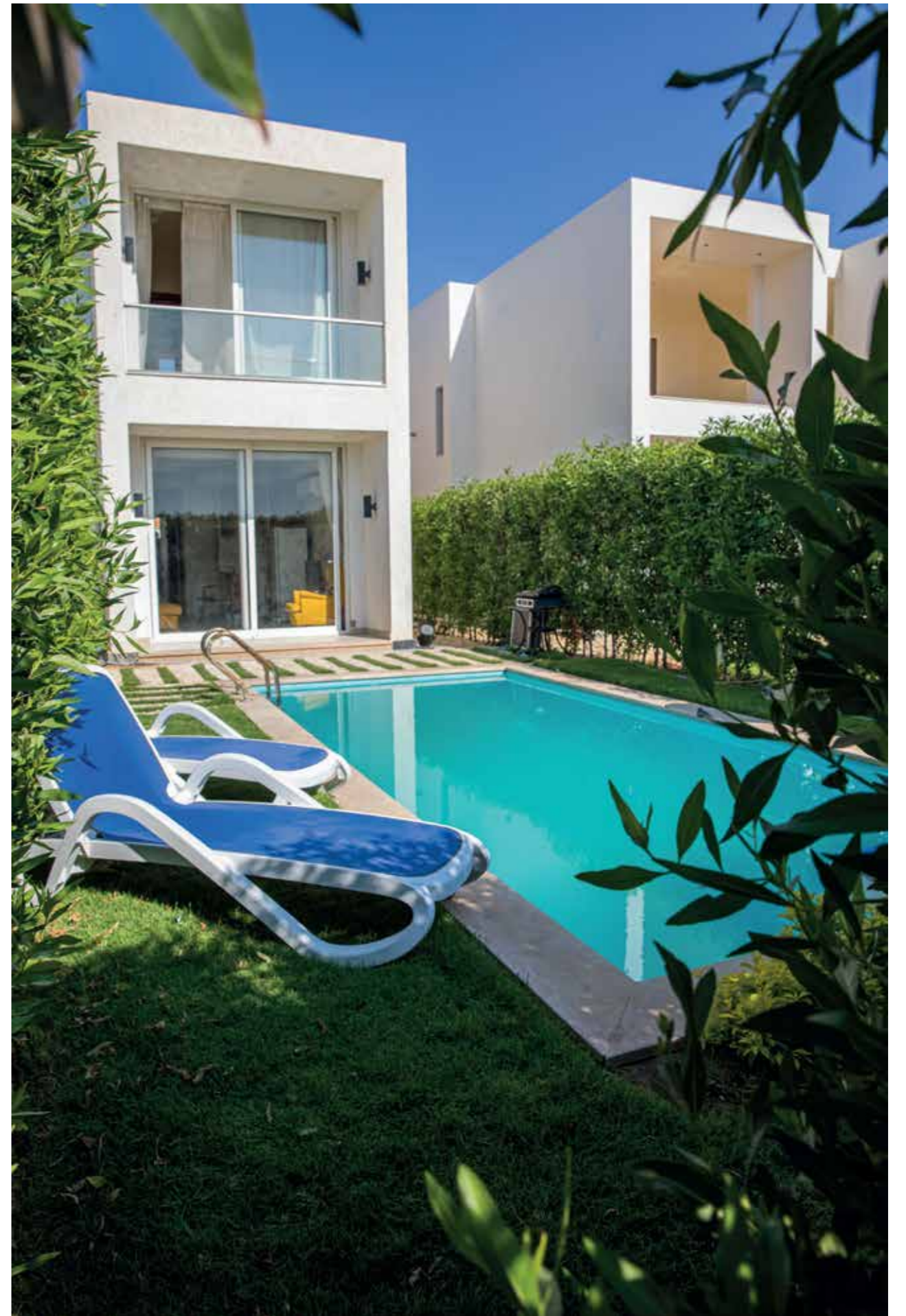


YOUR VILLA, YOUR POOL

Sia Villaggio occupies an area of 110 sqm & 220 sqm at extremely competitive affordable pricing. Each of the villas enjoys its own private pool and garden, providing residents a resort lifestyle.



102 sqm stand alone villa



204 sqm twin villa



FRONT

EXPLORE SIA VILLAGGIO
AT NEW ALAMEIN



THE VILLA COLLECTION

All your 3 bedrooms are overlooking
greenery & your private pool.



PRIVATE POOLS

Come join our extravagant pools while experiencing privacy, fun and lots of sun.



A UNIQUE ATMOSPHERE

International cafes & restaurants, selecting your dining experience with us allows you access to many different cuisines.



KIDS ACTIVITIES

Allow your children to join a hassle free kid's play area.
Where they can have loads of fun summer time



GO-KARTING

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



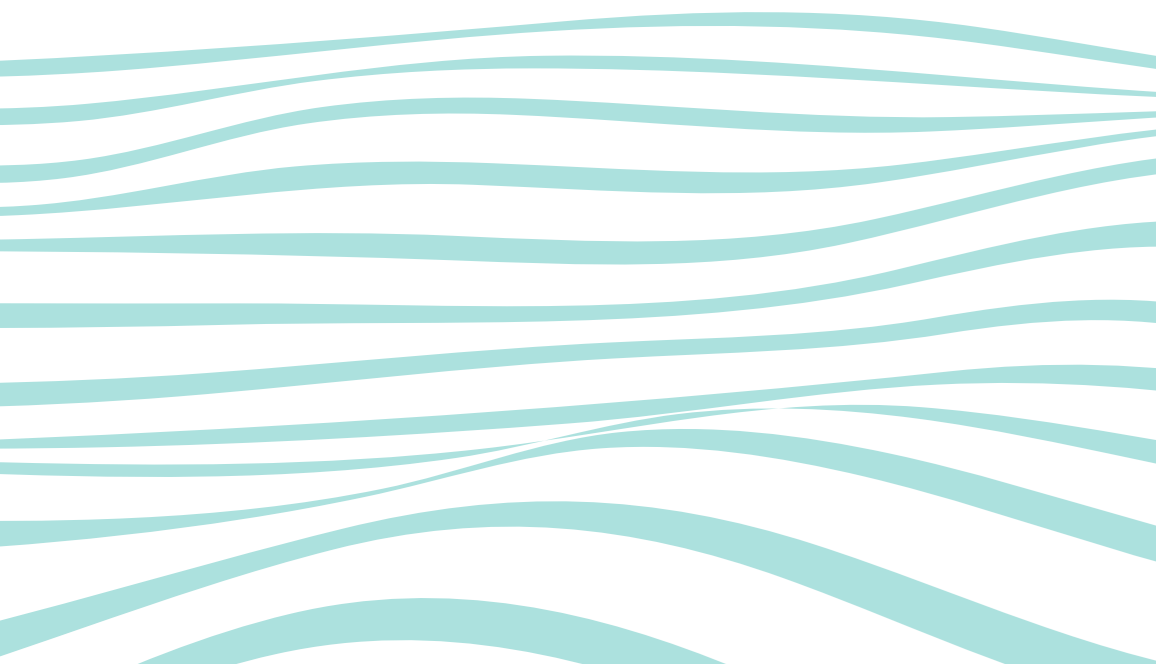
HORSEBACK RIDING

Immerse yourself in an exclusive horseback riding experience. Come and secure an unforgettable ride with professional trainers that will accompany you all the way.



AQUA GAMES

Enjoy Aqua Games with endless fun for all ages. Enjoy a world renowned wave pool, parks and slides to ensure a fun and safe family-friendly attraction.



OWN YOUR SUMMER PRIVATE LIFE

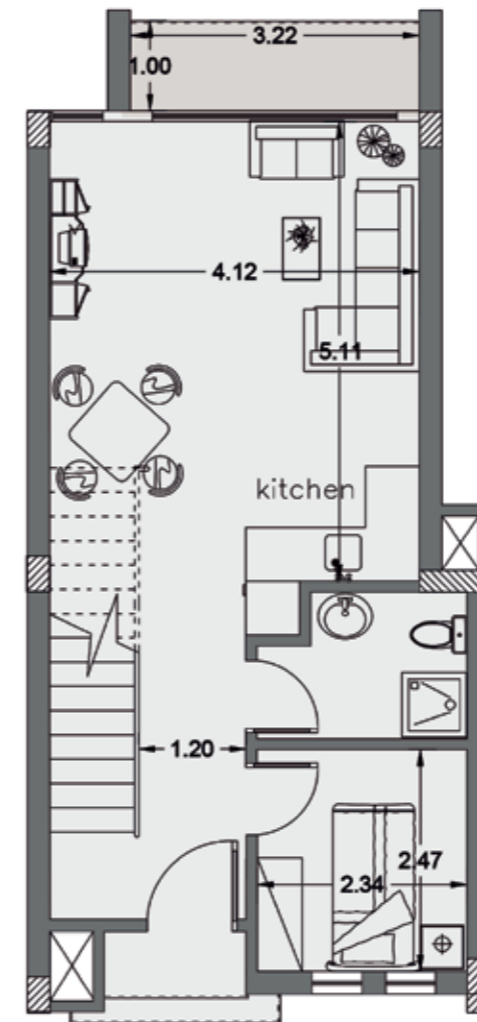
Sia Villaggio offers the privilege of a fun private life for you and your family.



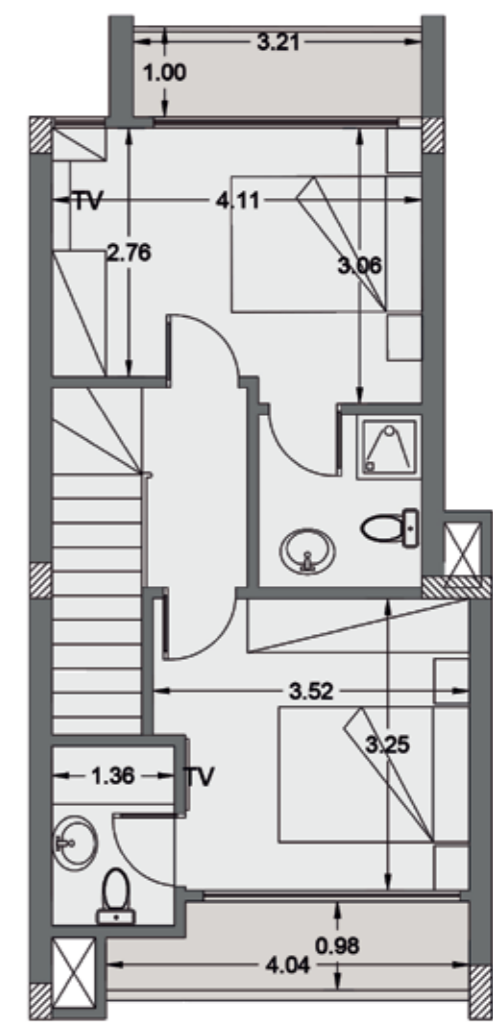
UNIT PLAN

Type **B&C**

Phase 2&3



GROUND FLOOR 51m²



FIRST FLOOR 51m²