



The Perfect Harmony for Your Soul...Sea view.Mountain.Sun

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

Nyoum

Mostakbal
Assiut
New Cairo
October
Pyramids

Resorts

DeadSea
Agadir

Commercial

Park mall
Nyoum Medical Hub
Muse



ARAB DEVELOPERS
HOLDING

Our Vision

To 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 aligned with modernity

Our Mission

To build trust between the client and the corporate as well as maintain development in all fields. We also seek to achieve a life-long social responsibility





The Perfect Escape

Ain Sokhna has successfully become the perfect escape from the city's hustle and bustle. Its extreme proximity to Cairo made it the go-to destination for many Cairenes looking to escape the heat and congestion of the city and enjoy frolicking on the shores of the Red Sea.



LOCATION

The project is located in the middle of Zaa'farana Rd, The project 135 km away from cairo - Less than one and half hour and 80 km away from Suez - Less than one hour

BY LAND

Cairo Gates	135km
Sokhna Toll Station	39km
Cairo – Suez Highway	107 km
Katameya – Sokhna Highway	133 Km
Kuraimatt – Zaafarana Road	156 Km
Hurghada – Zaafarana Road	333 km
Suez – Sokhna Road	55 km
Galala city	20 km



SIA ISLANDS





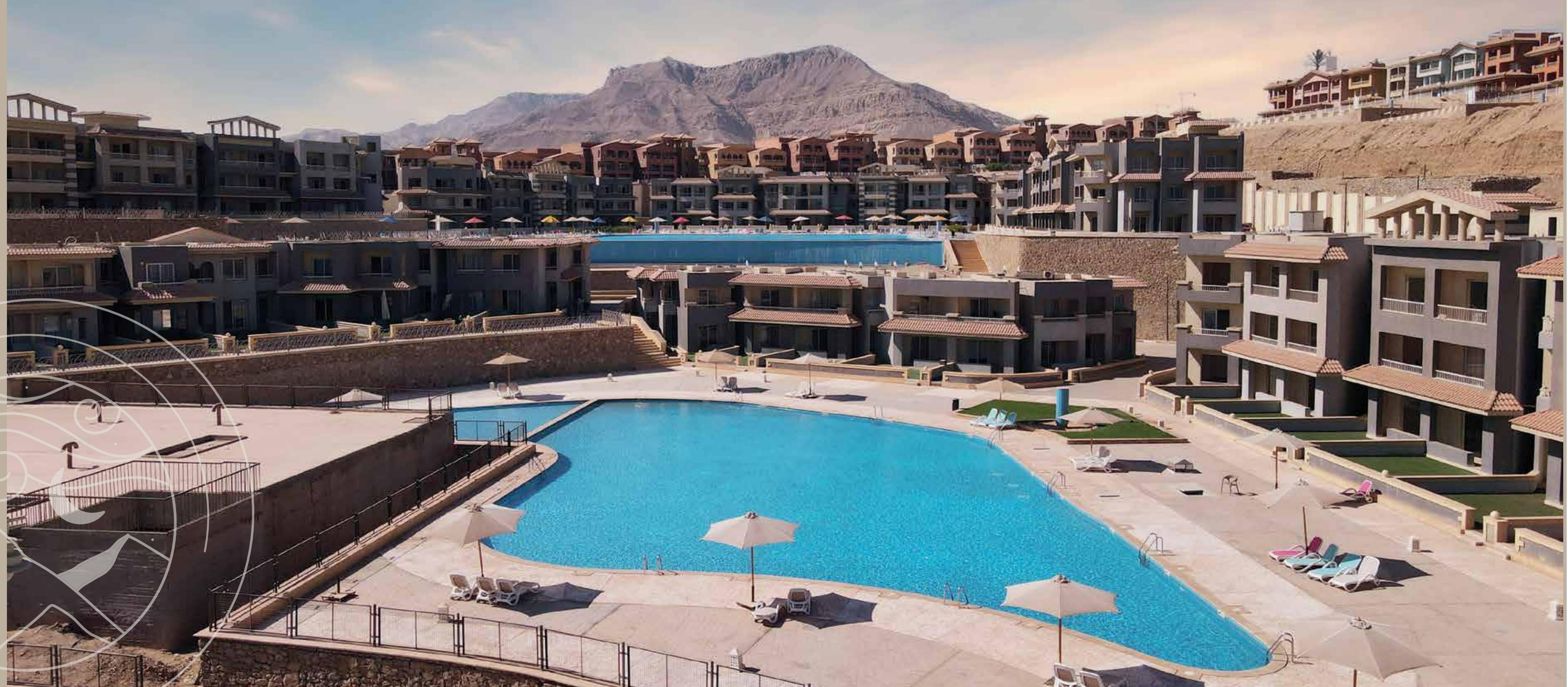
A Close-By Getaway

Sia Island 1 & 2 promises residents and potential buyers to be a part of high-end communities in the region thanks to the project's extreme proximity to Galala City – a fourth-generation city. Less than an hour's drive from Cairo and only 80 km away from Suez, Sia Island 1 & 2 project is the true definition of a life away from the hustle and bustle and yet close to the city.

The project is composed of 18 buildings with 784 Units ranging from 61 sqm up to 107 sqm over 114,000 sqm Land area with %84 of Landscape



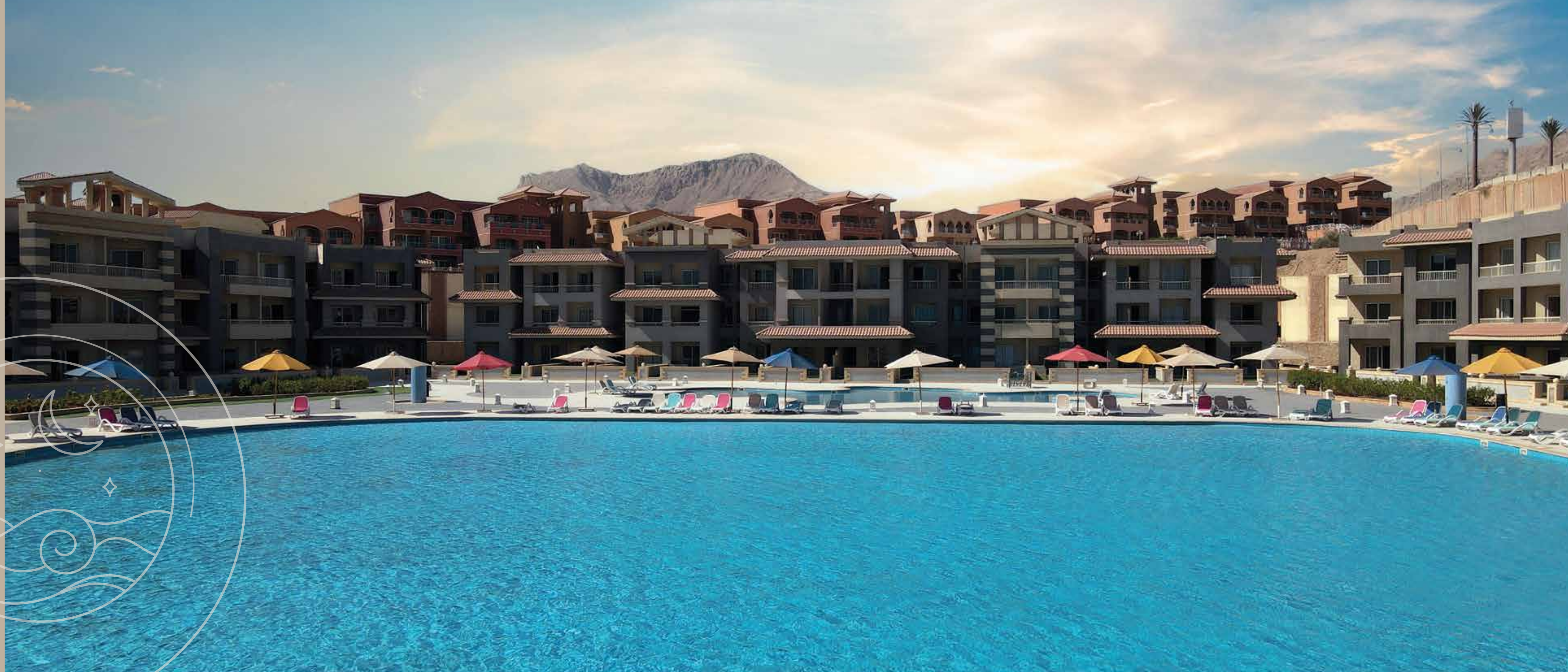
The soul elevates
with heights



A breathtaking
sea view
from the pool



Enjoy swimming
with a beautiful
sunset view



Master Plan

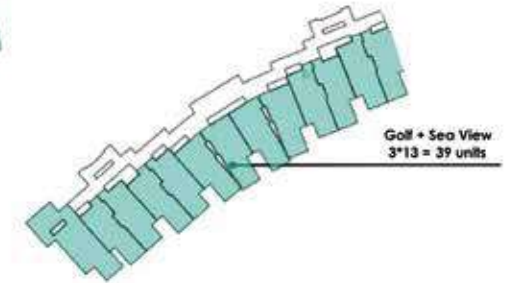
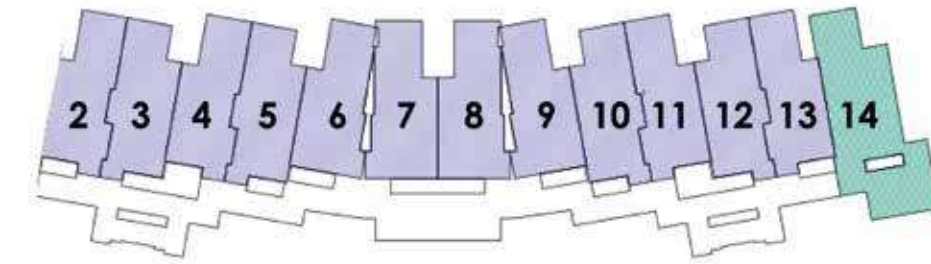
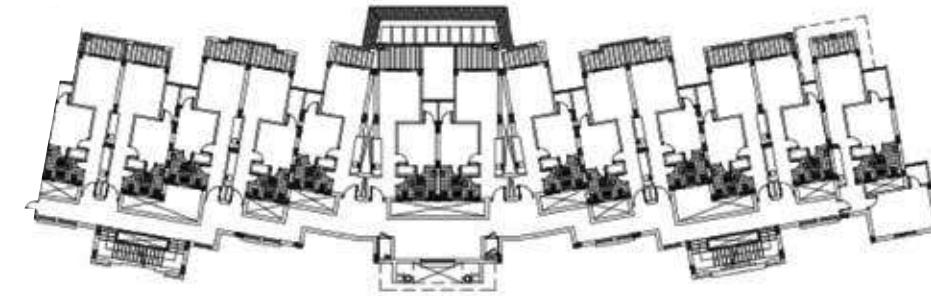
SIA ISLAND 1



Buildings



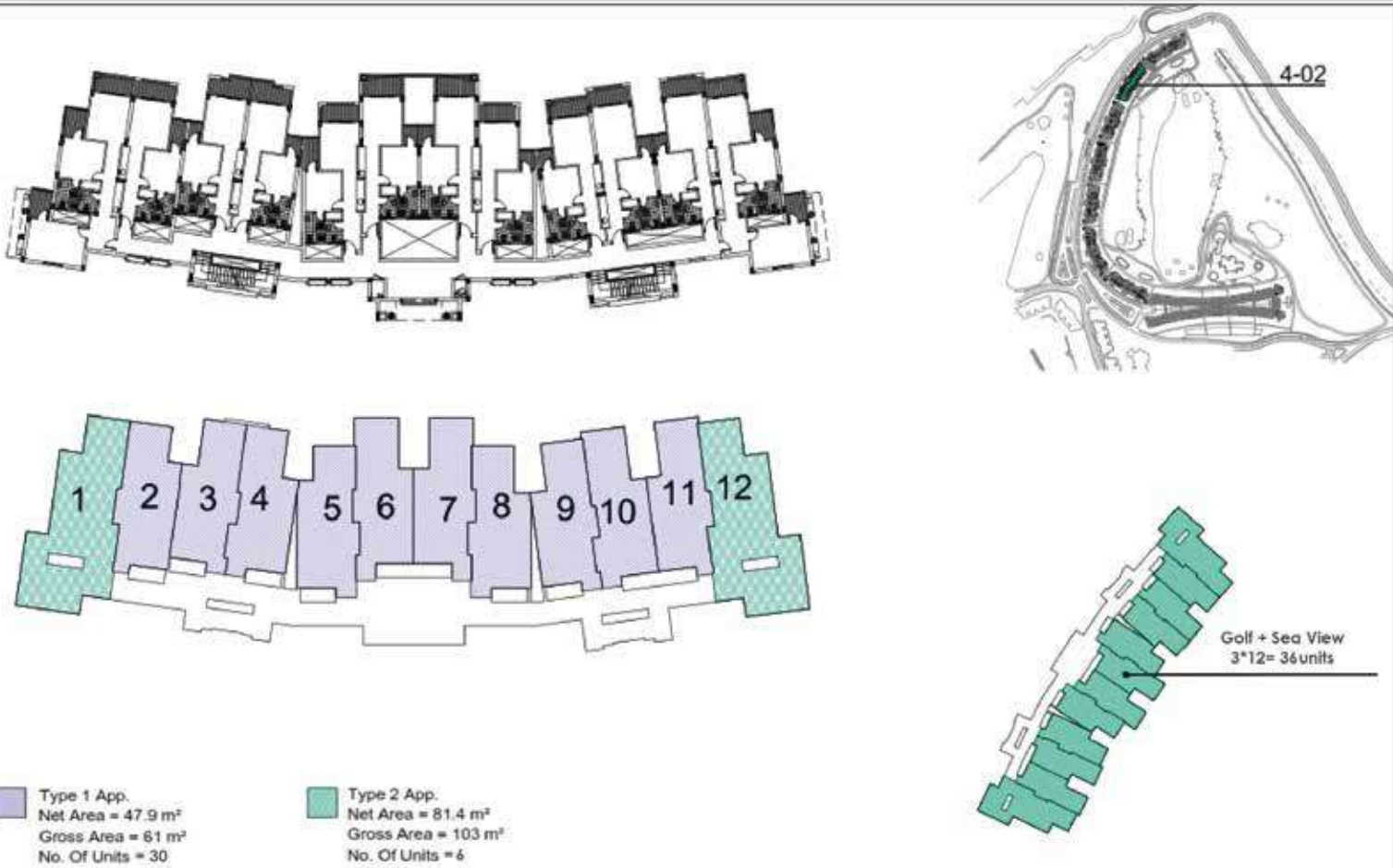
SIA ISLAND 1 HAND 2 ZONE



- Type 1 App.
Net Area = 47.8 m²
Gross Area = 62 m²
No. Of Units = 36
- Type 2 App.
Net Area = 80 m²
Gross Area = 103 m²
No. Of Units = 3

BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW
						NET	GROSS		NET	GROSS		
4-01	A1-B	12 T1 + 2 T2	12 T1 + 2 T2	12 T1 + 2 T2	39	47.8 m ²	62 m ²	36	80 m ²	103 m ²	3	3*13 = 39

SIA ISLAND 1
HAND 2 ZONE



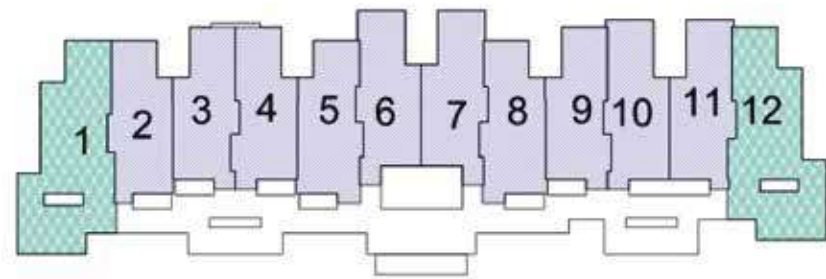
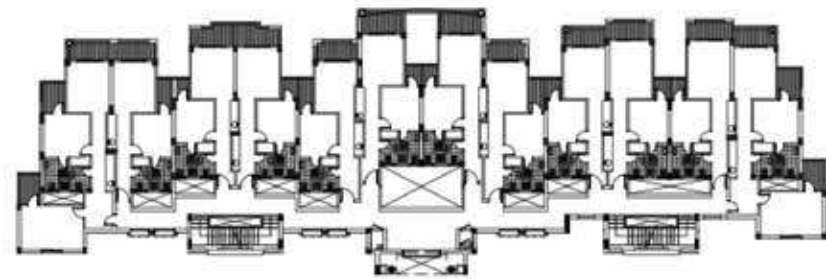
BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW
						NET	GROSS		NET	GROSS		
4-02	A2-B	10 T1 + 2 T2	10 T1 + 2 T2	10 T1 + 2 T2	36	47.9 m²	61 m²	30	81.4 m²	103 m²	6	3*12= 36

SIA ISLAND 1
HAND 2 ZONE



BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW
						NET	GROSS		NET	GROSS		
4-03	A2	10 T1 + 2 T2	10 T1 + 2 T2	10 T1 + 2 T2	36	47.8 m²	61 m²	30	80 m²	101 m²	6	3*12=36

SIA ISLAND 1
HAND 2 ZONE

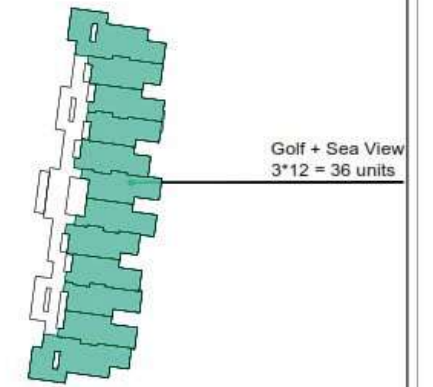
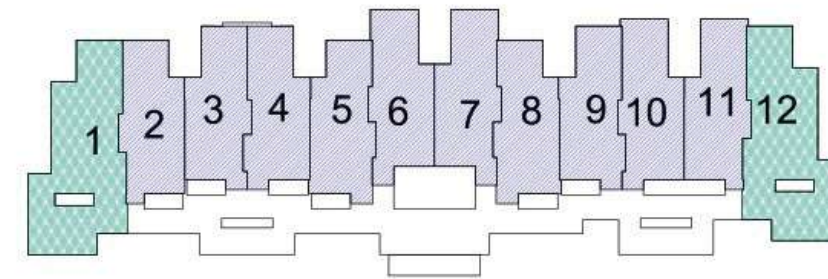
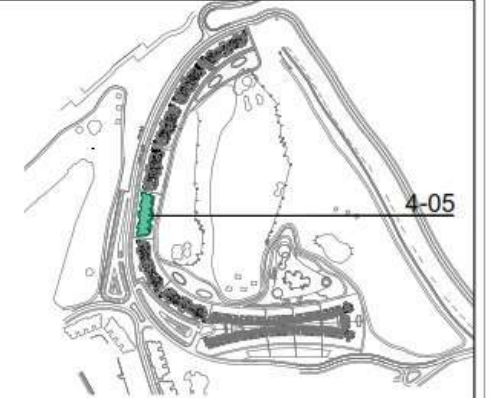
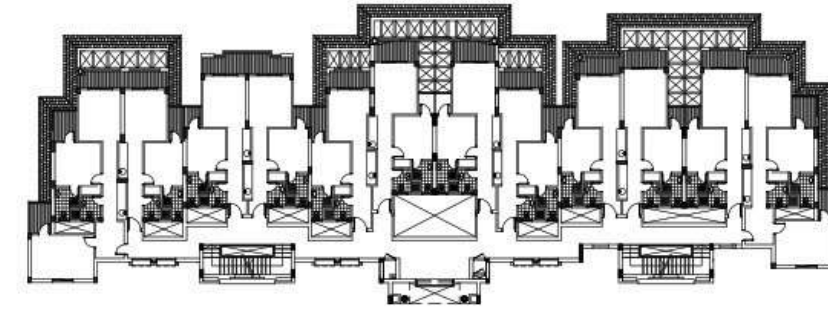


Type 1 App.
Net Area = 47.8 m²
Gross Area = 61 m²
No. Of Units = 30

Type 2 App.
Net Area = 80 m²
Gross Area = 100 m²
No. Of Units = 6

BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW
						NET	GROSS		NET	GROSS		
4-04	A2-B	10 T1 + 2 T2	10 T1 + 2 T2	10 T1 + 2 T2	36	47.8 m ²	61 m ²	30	80 m ²	100 m ²	6	3*12=36

SIA ISLAND 1
HAND 2 ZONE

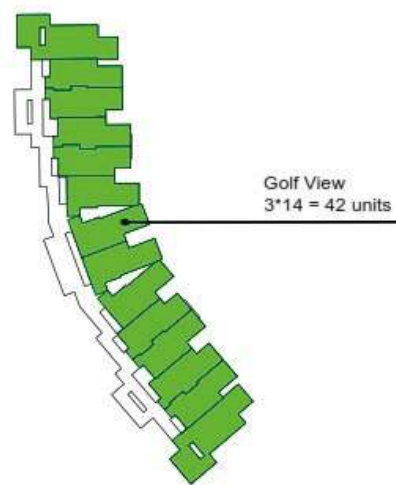
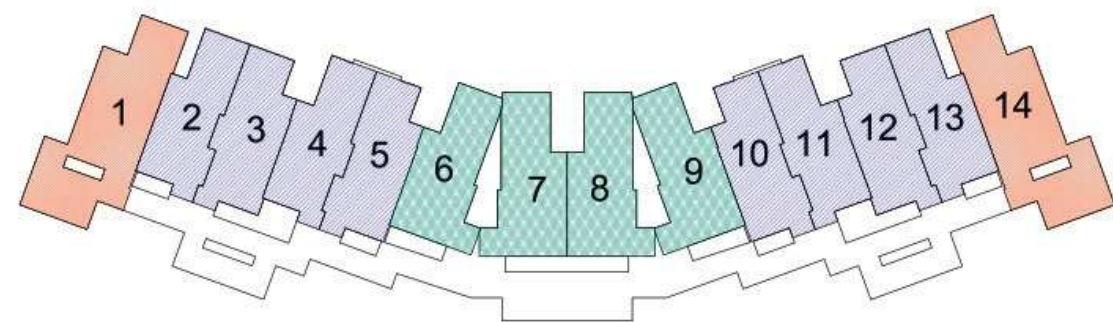
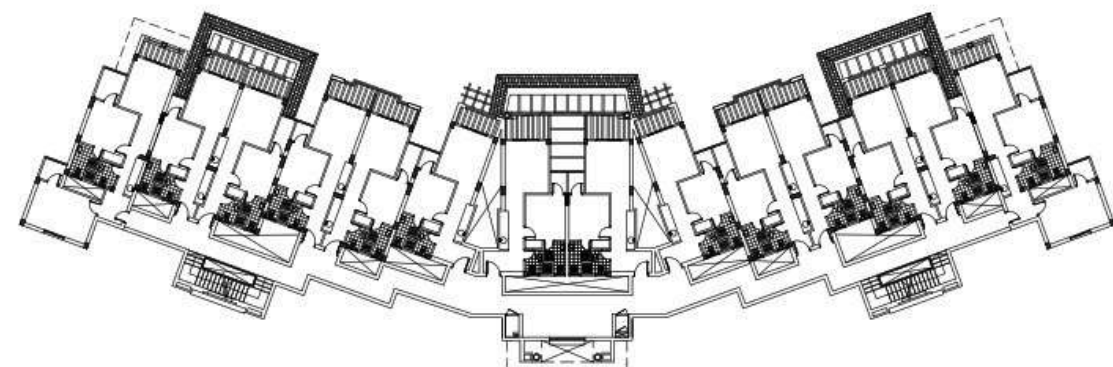


Type 1 App.
Net Area = 47.8 m²
Gross Area = 61 m²
No. Of Units = 30

Type 2 App.
Net Area = 80 m²
Gross Area = 101 m²
No. Of Units = 6

BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW
						NET	GROSS		NET	GROSS		
4-05	A2	10 T1 + 2 T2	10 T1 + 2 T2	10 T1 + 2 T2	36	47.8 m ²	61 m ²	30	80 m ²	101 m ²	6	3*12=36

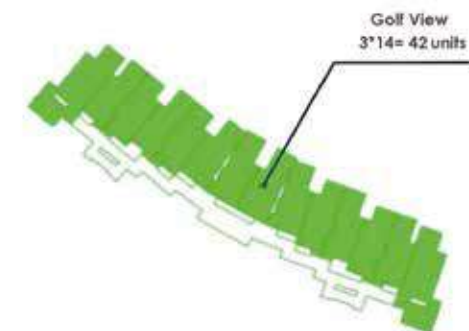
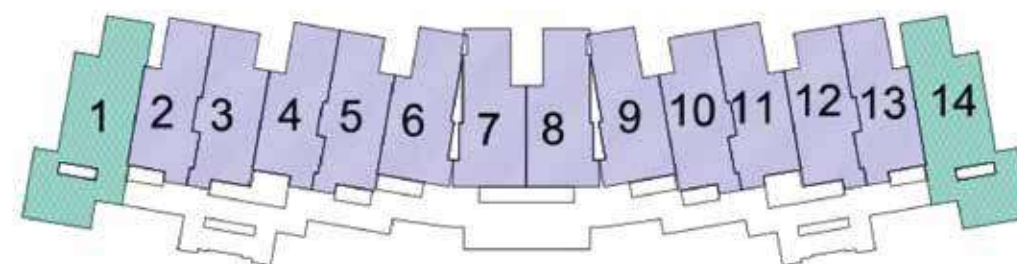
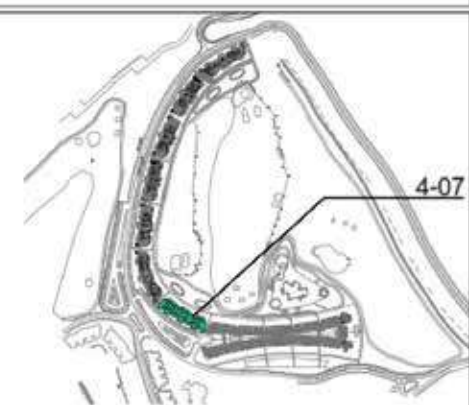
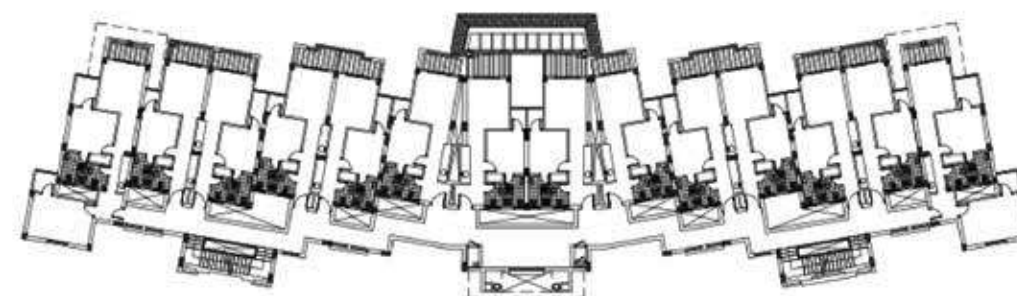
SIA ISLAND 1 HAND 2 ZONE



- Type 1 App.
Net Area = 47.6 m²
Gross Area = 61 m²
No. Of Units = 24
- Type 2 App.
Net Area = 80.3 m²
Gross Area = 104 m²
No. Of Units = 6
- Type 3 App.
Net Area = 50 m²
Gross Area = 65 m²
No. Of Units = 12

BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	TYPE 3 UNIT AREA		NO. OF UNITS	VIEW GOLF
						NET	GROSS		NET	GROSS		NET	GROSS		
4-06	A1'	8 T1 + 2 T2 + 4 T3	8 T1 + 2 T2 + 4 T3	8 T1 + 2 T2 + 4 T3	42	47.6 m ²	61 m ²	24	80.3 m ²	104 m ²	6	50 m ²	65 m ²	12	3*14=42

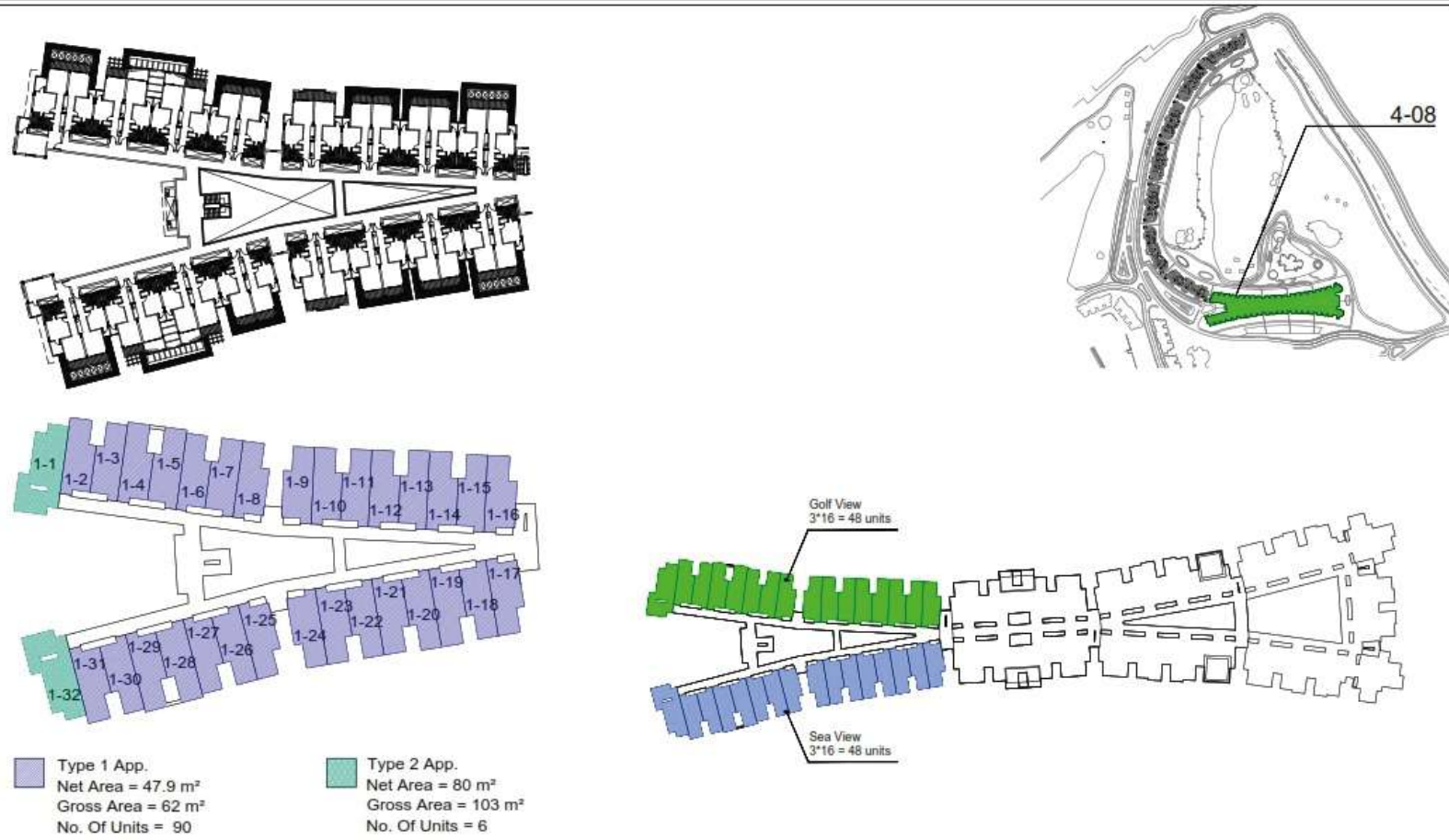
SIA ISLAND 1 HAND 2 ZONE



- Type 1 App.
Net Area = 47.8 m²
Gross Area = 62 m²
No. Of Units = 36
- Type 2 App.
Net Area = 80 m²
Gross Area = 103 m²
No. Of Units = 6

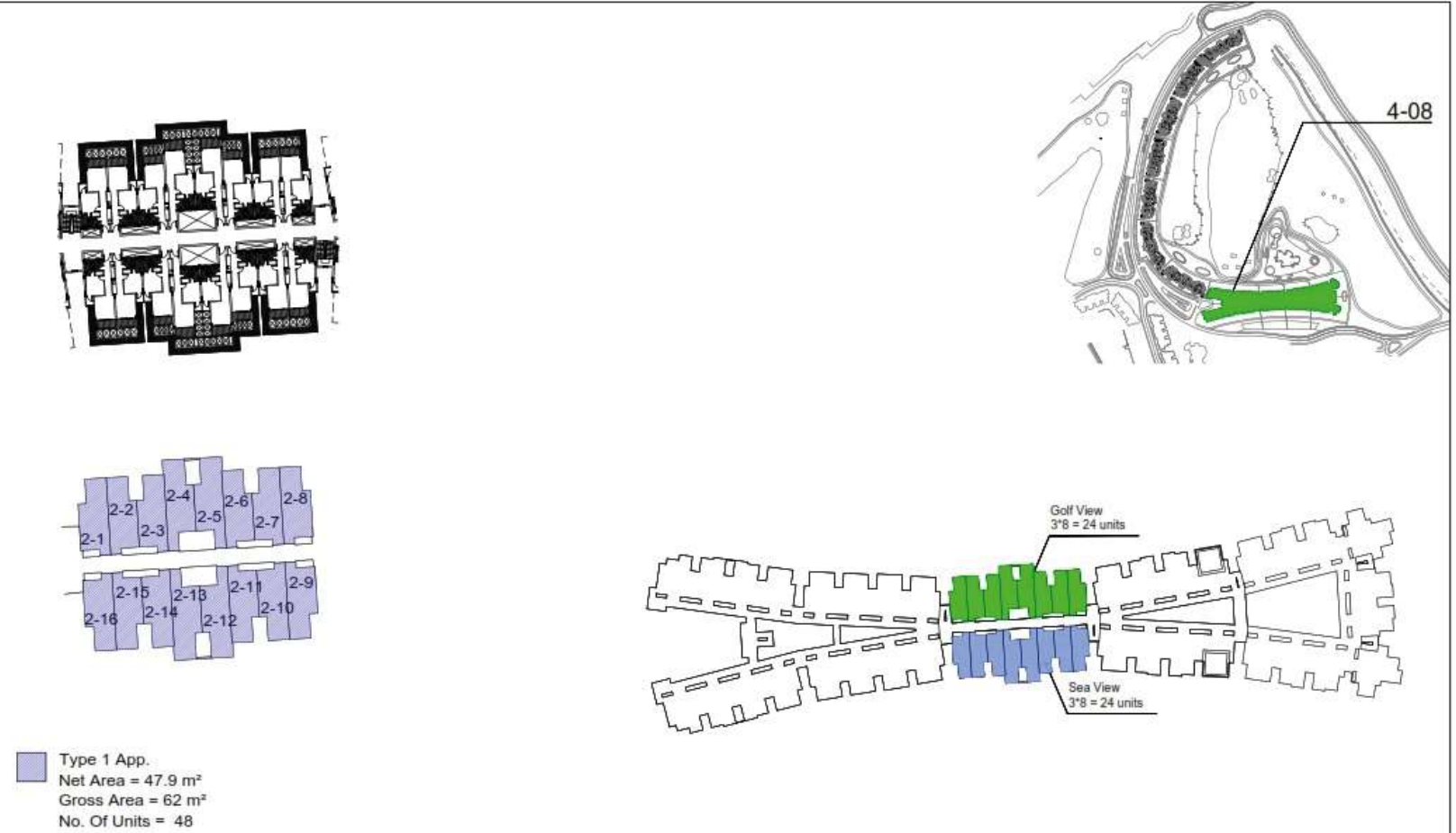
BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 2 UNIT AREA		NO. OF UNITS	VIEW GOLF
						NET	GROSS		NET	GROSS		
4-07	A1-B	12 T1 + 2 T2	12 T1 + 2 T2	12 T1 + 2 T2	42	47.8 m ²	62 m ²	36	80 m ²	103 m ²	6	3*14= 42

SIA ISLAND 1
HAND 2 ZONE



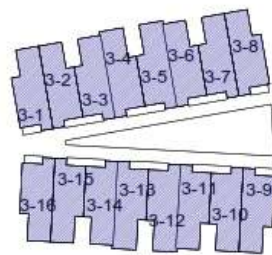
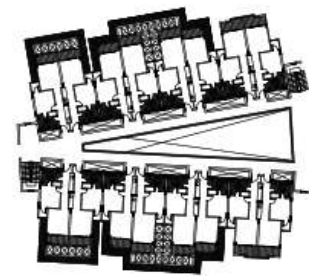
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						NET	GROSS		NET	GROSS	
4-08 (Part 1)	B1	30 T1 + 2 T2	30 T1 + 2 T2	30 T1 + 2 T2	96	47.9 m ²	62 m ²	90	80 m ²	103 m ²	3*16 = 48 3*16 = 48

SIA ISLAND 1
HAND 2 ZONE

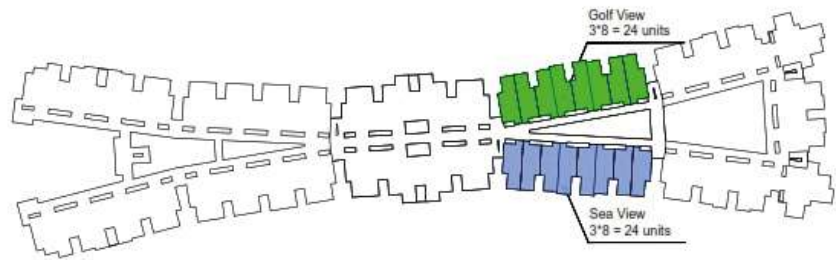
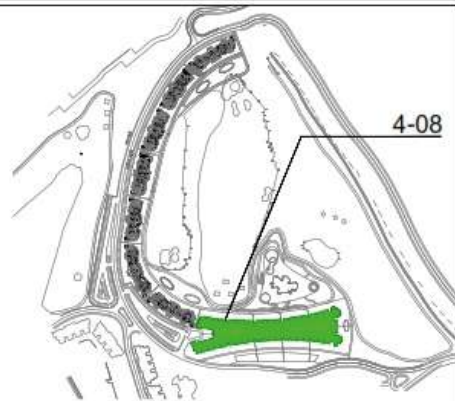


BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	VIEW	
						NET	GROSS		GOLF	Sea
4-08 (Part 2)	B1	16 T1	16 T1	16 T1	48	47.9 m ²	62 m ²	48	3*8 = 24	3*8 = 24

SIA ISLAND 1
HAND 2 ZONE



Type 1 App.
Net Area = 47.9 m²
Gross Area = 62 m²
No. Of Units = 48



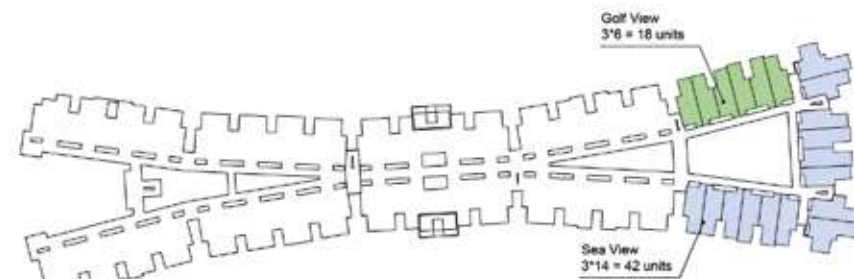
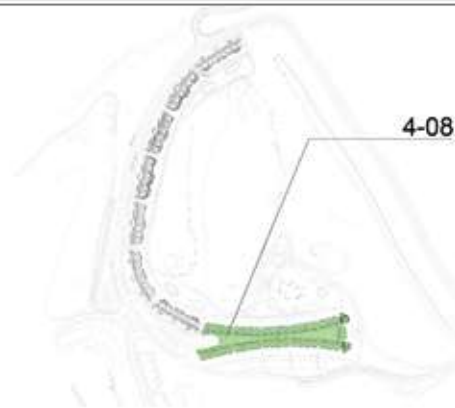
BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	VIEW	
						NET	GROSS		GOLF	Sea
4-08 (Part 3)	B1	16 T1	16 T1	16 T1	48	47.9 m ²	62 m ²	48	3'8 = 24	3'8 = 24

SIA ISLAND 1
HAND 2 ZONE



Type 1 App.
Net Area = 47.9 m²
Gross Area = 62 m²
No. Of Units = 48

Type 3 App.
Net Area = 52.6 m²
Gross Area = 68 m²
No. Of Units = 6



Type 4 App.
Net Area = 77 m²
Gross Area = 99 m²
No. Of Units = 6

BUILDING NO.	TYPE NO.	UNITS / GROUND FLOOR	UNITS / FIRST FLOOR	UNITS / SECOND FLOOR	TOTAL NO. OF UNITS	TYPE 1 UNIT AREA		NO. OF UNITS	TYPE 3 UNIT AREA		NO. OF UNITS	TYPE 4 UNIT AREA		NO. OF UNITS	VIEW	
						NET	GROSS		NET	GROSS		NET	GROSS		GOLF	Sea
4-08 (Part 4)	B1	16 T1 + 2 T3 + 2 T4	16 T1 + 2 T3 + 2 T4	16 T1 + 2 T3 + 2 T4	60	47.9 m ²	62 m ²	48	52.6 m ²	68 m ²	6	77 m ²	99 m ²	6	3'6 = 18	3'14 = 42

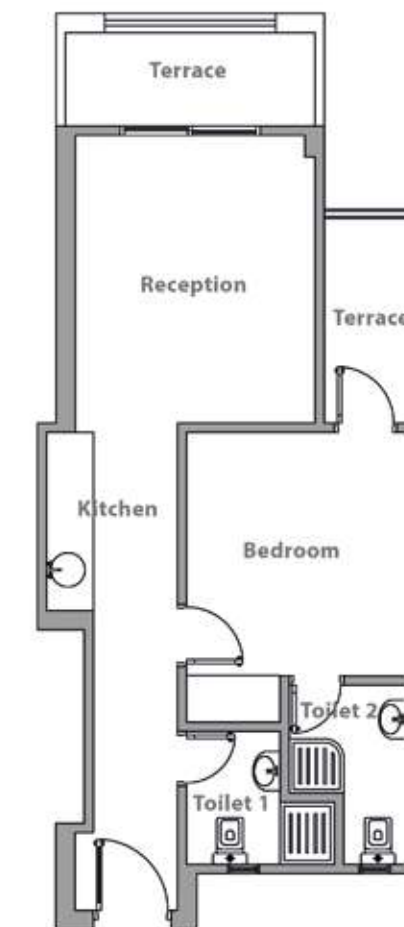
Types

Type 003

GROSS AREA = 87m²



Building 701



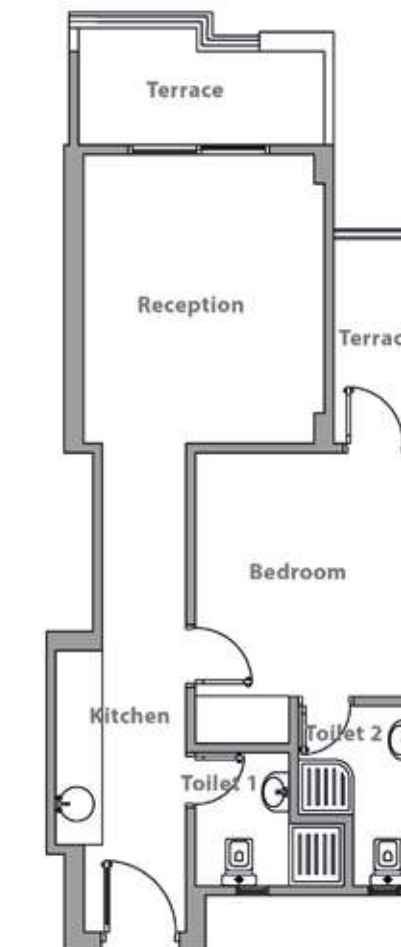
.Reception	3.00 x 3.70
.Bedroom	2.80 x 3.10
.Kitchen	2.40 x 1.70
.Toilet 1	1.70 x 1.90
.Toilet 2	2.30 x 1.50

Type 005

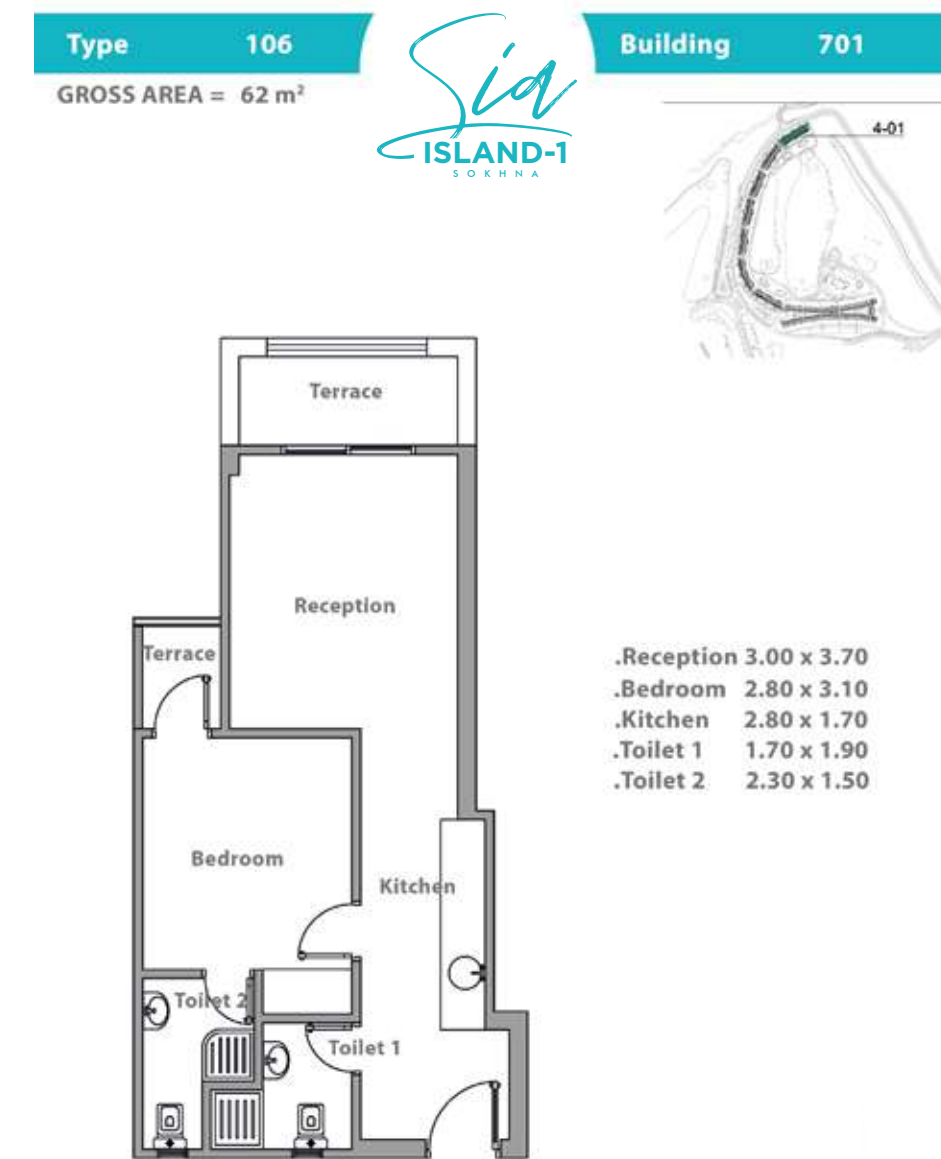
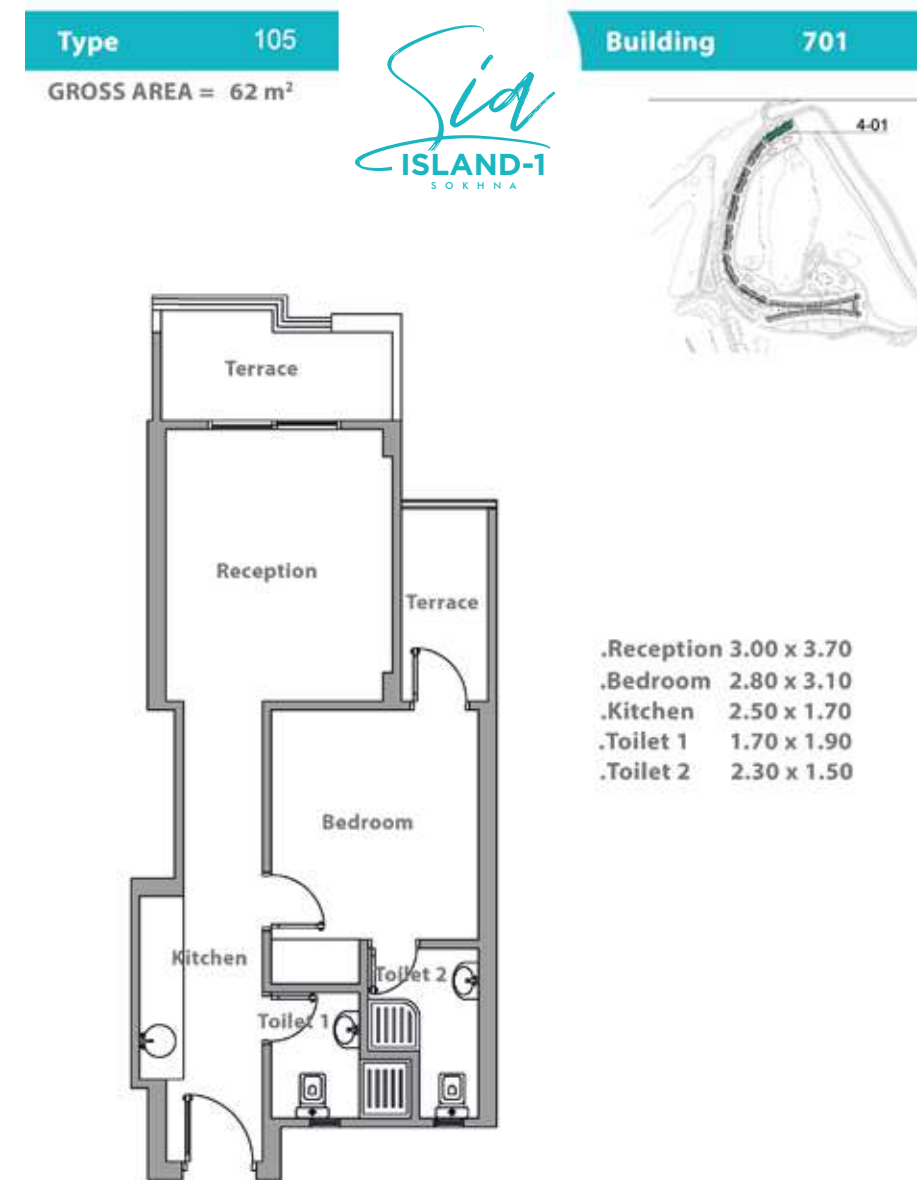
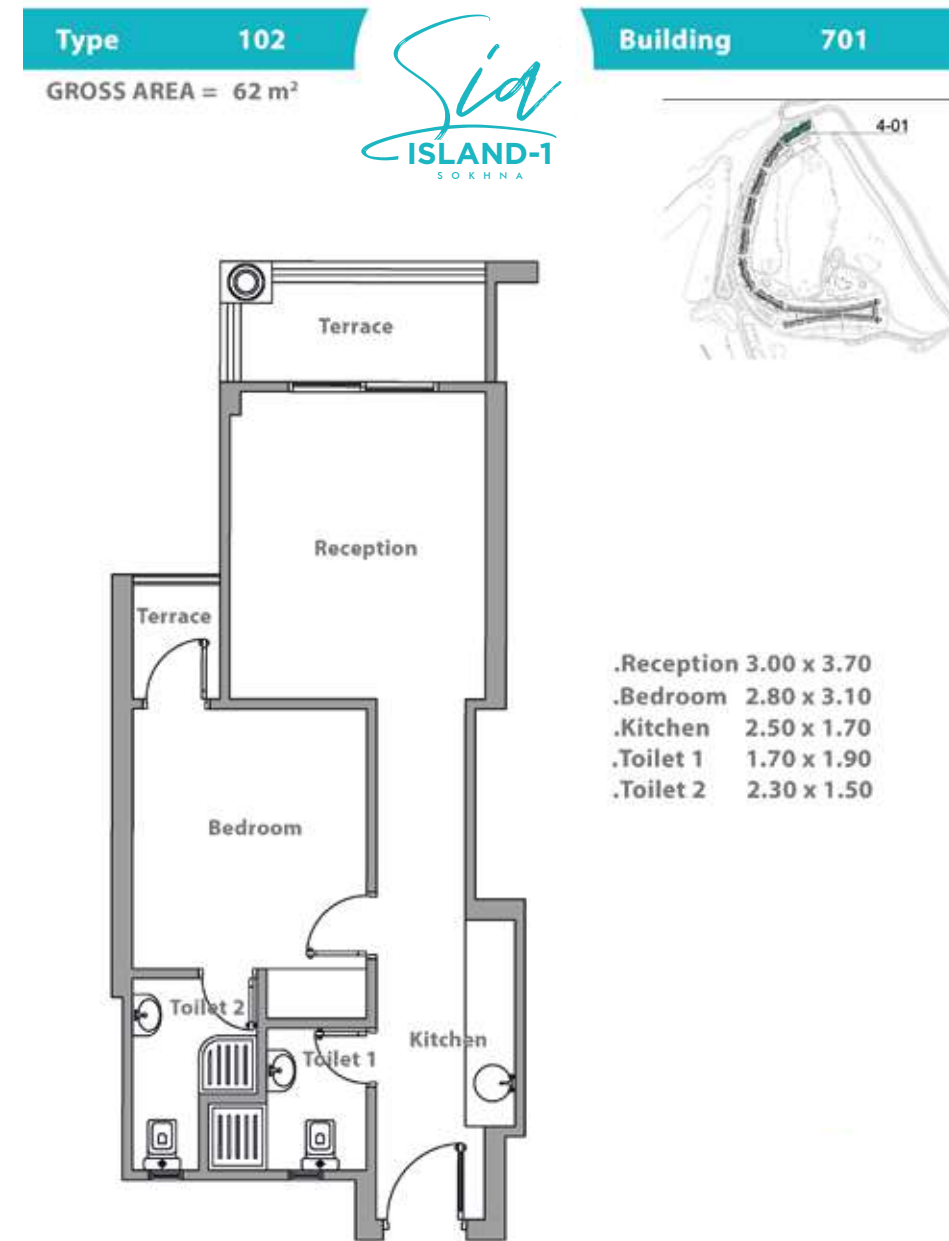
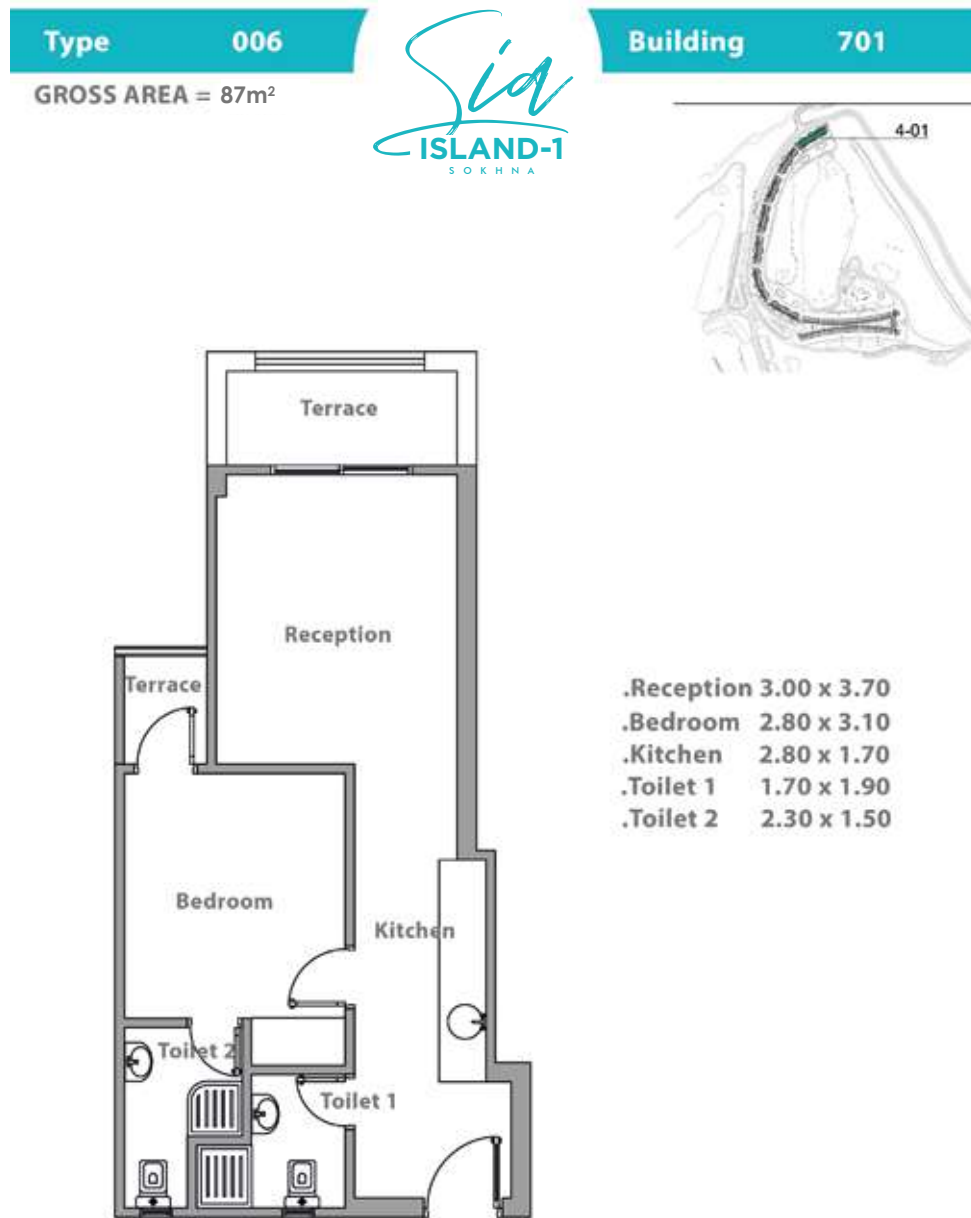
GROSS AREA = 87m²

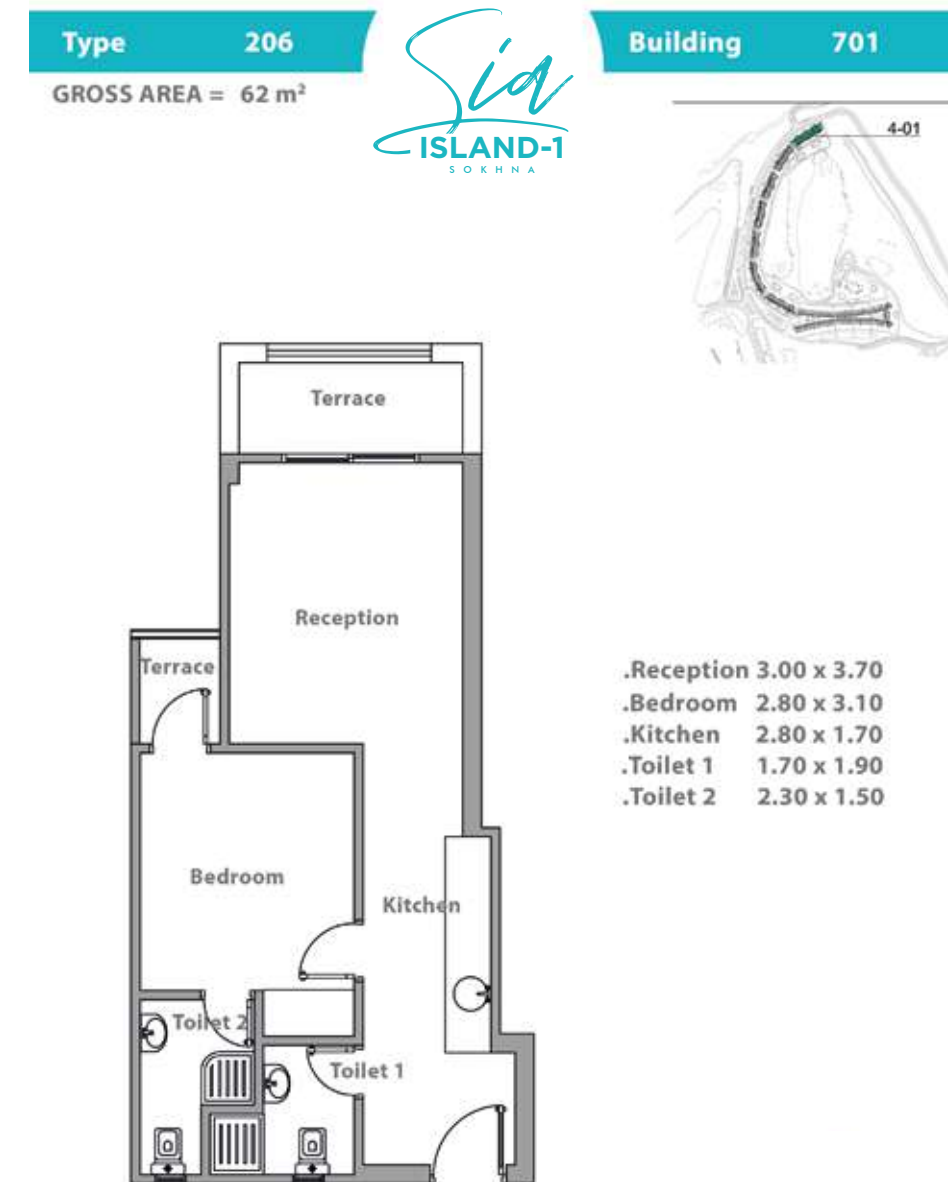
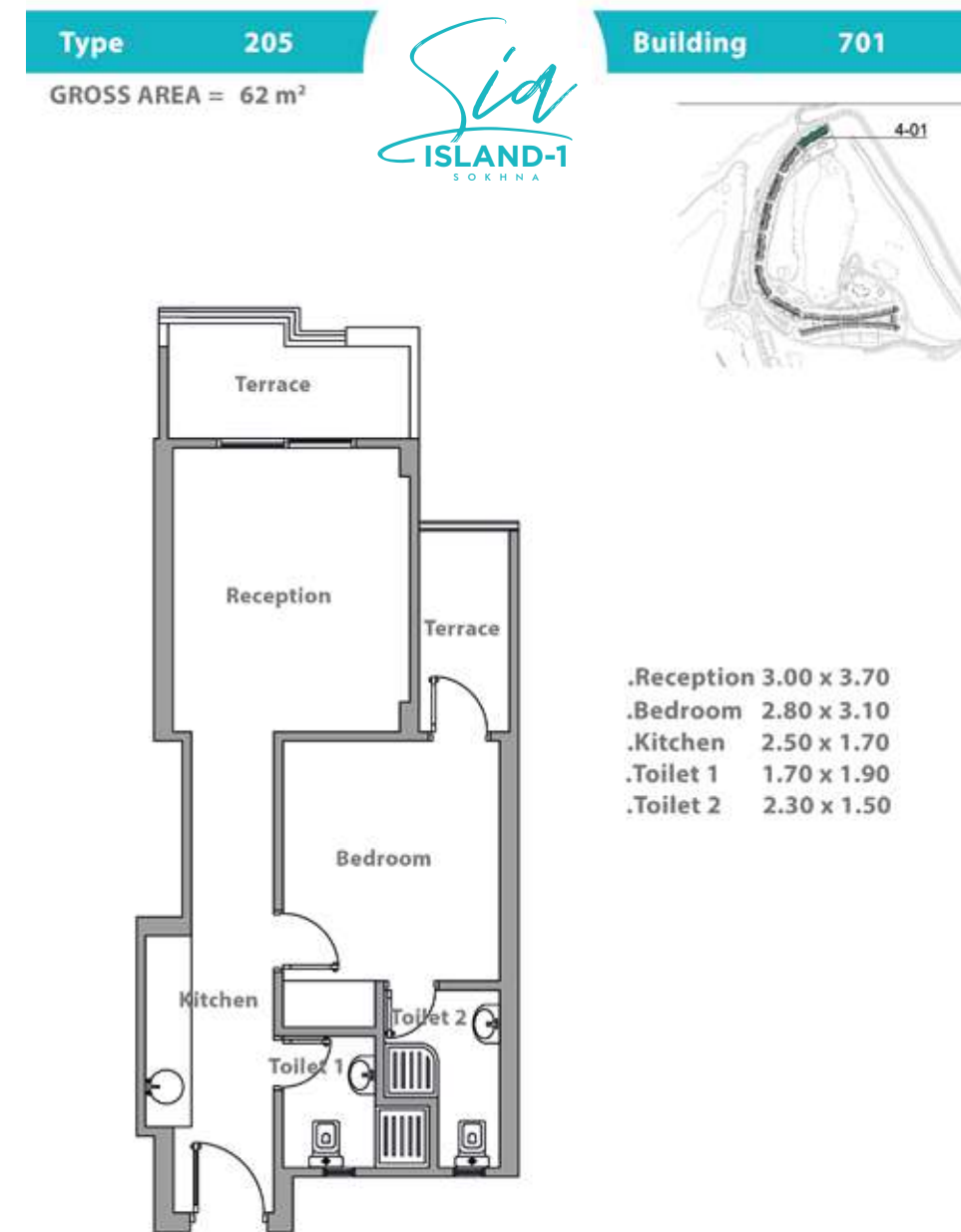


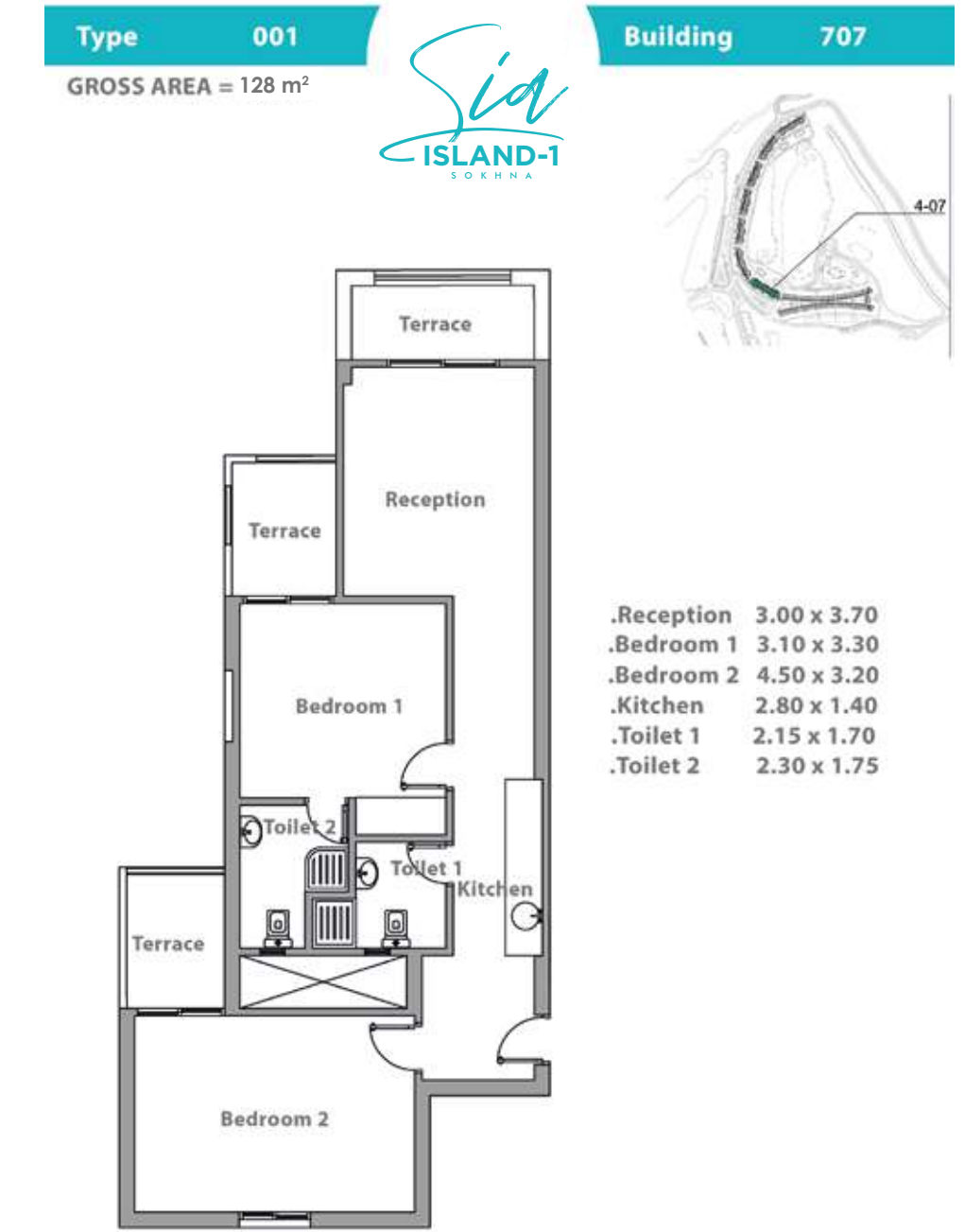
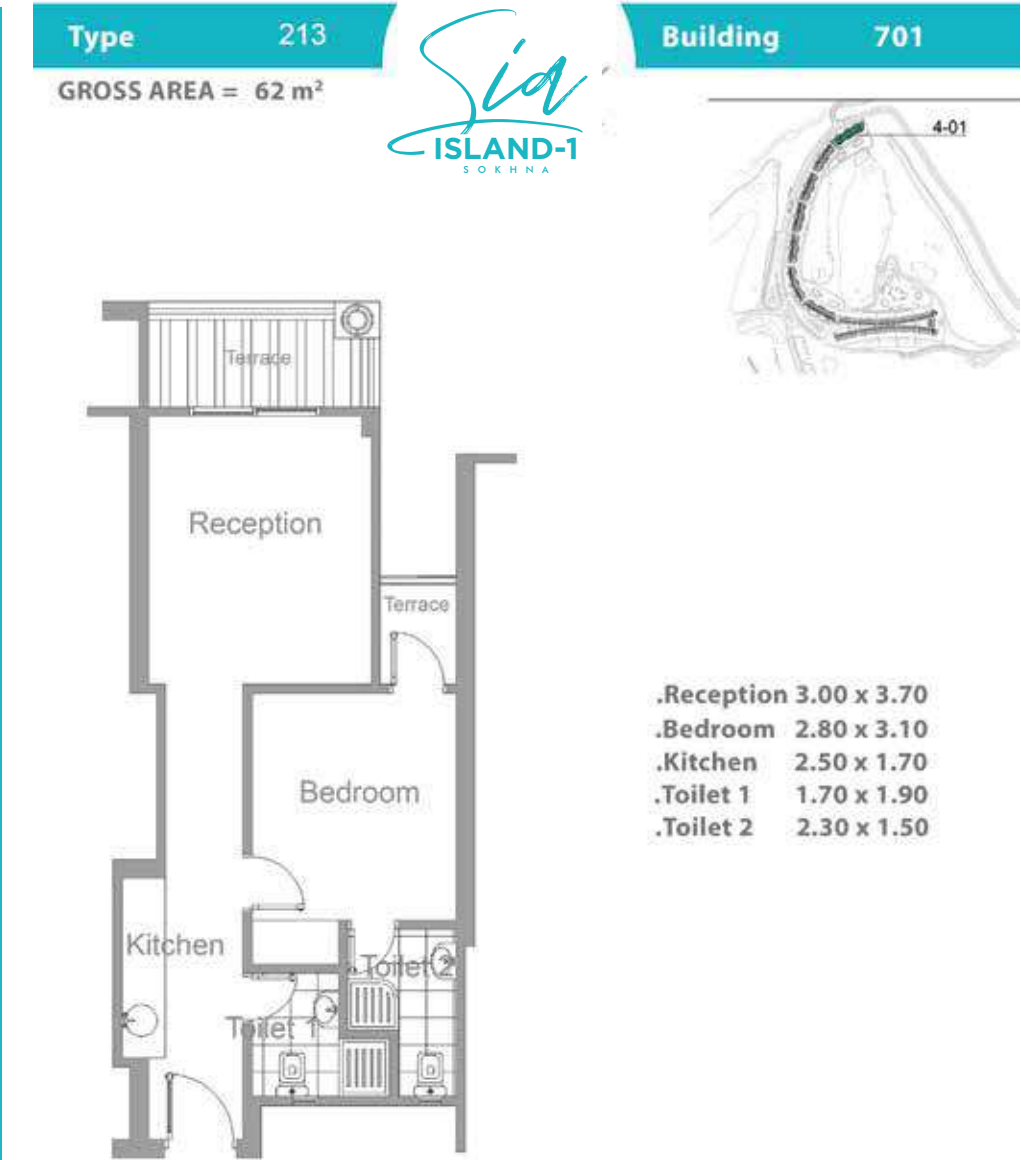
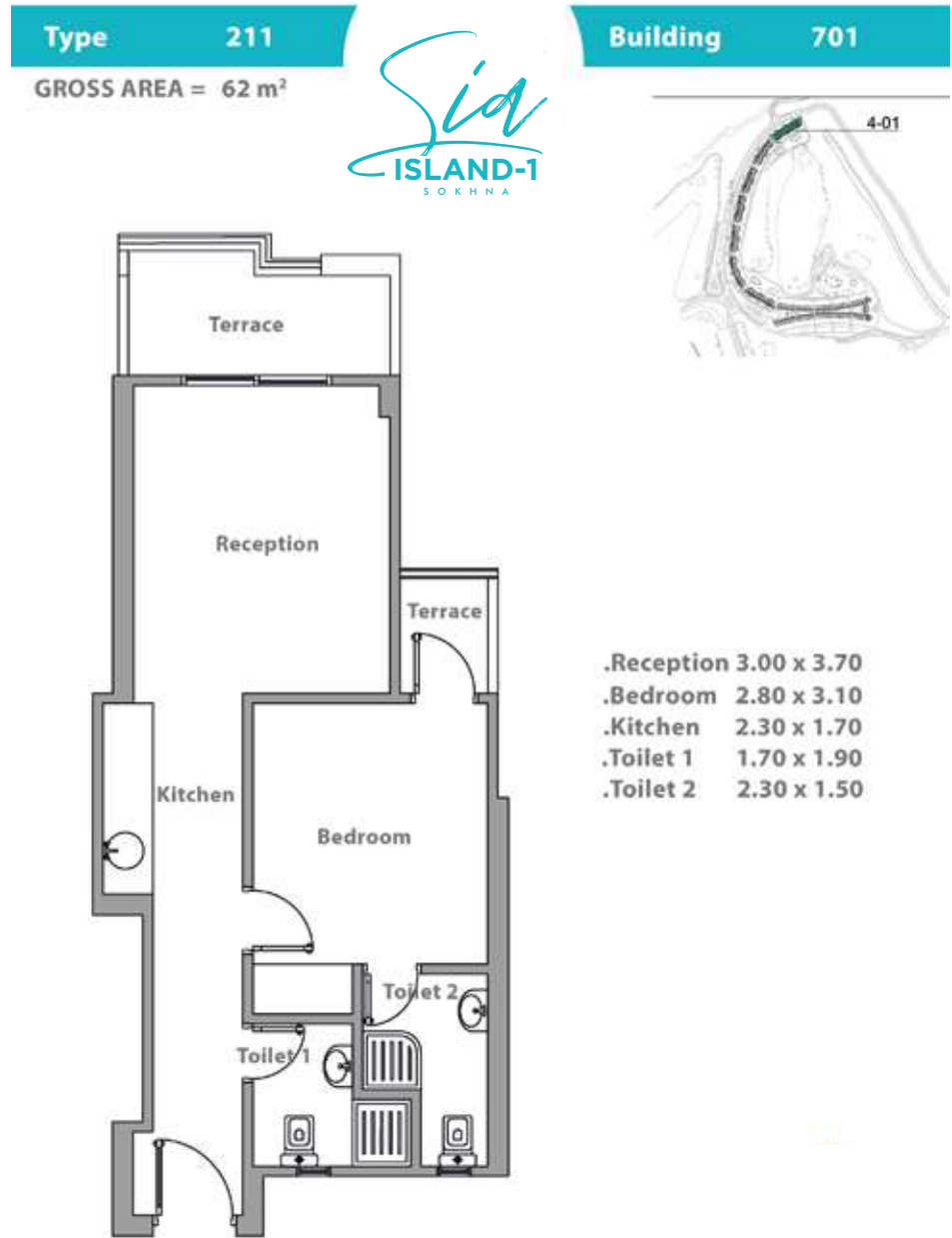
Building 701



.Reception	3.00 x 3.70
.Bedroom	2.80 x 3.10
.Kitchen	2.50 x 1.70
.Toilet 1	1.70 x 1.90
.Toilet 2	2.30 x 1.50







Type 303
GROSS AREA = 87 m²

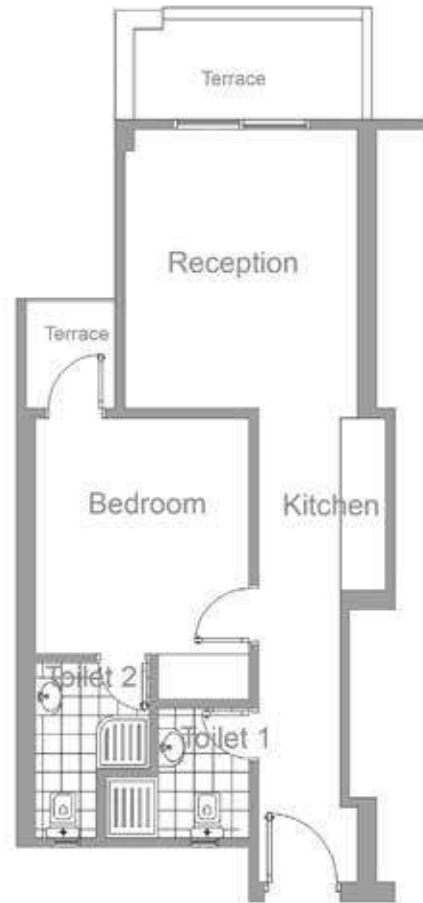
Building 707



Reception: 3.08*3.70
 Bedroom: 3.10*2.80
 Toilet1: 1.90*1.70
 Toilet 2: 2.30*1.50
 Kitchen: 1.68*2.29

Type 225
GROSS AREA = 87 m²

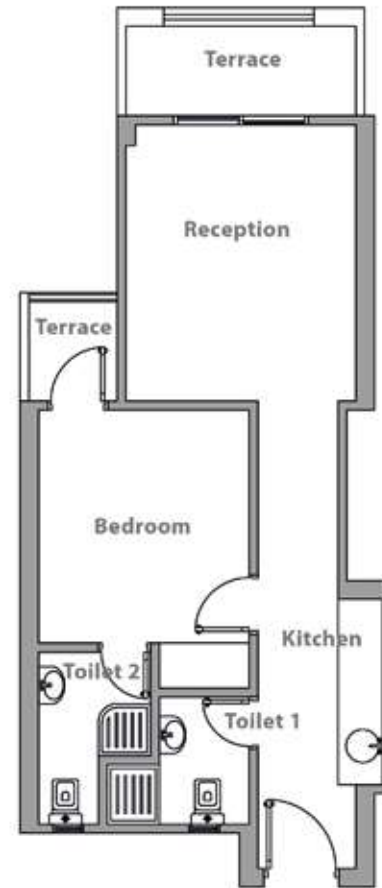
Building 708



Reception: 3.08*3.70
 Bedroom: 3.10*2.80
 Toilet1: 1.90*1.70
 Toilet 2: 2.30*1.50
 Kitchen: 1.68*2.29

Type 109
GROSS AREA = 62 m²

Building 711



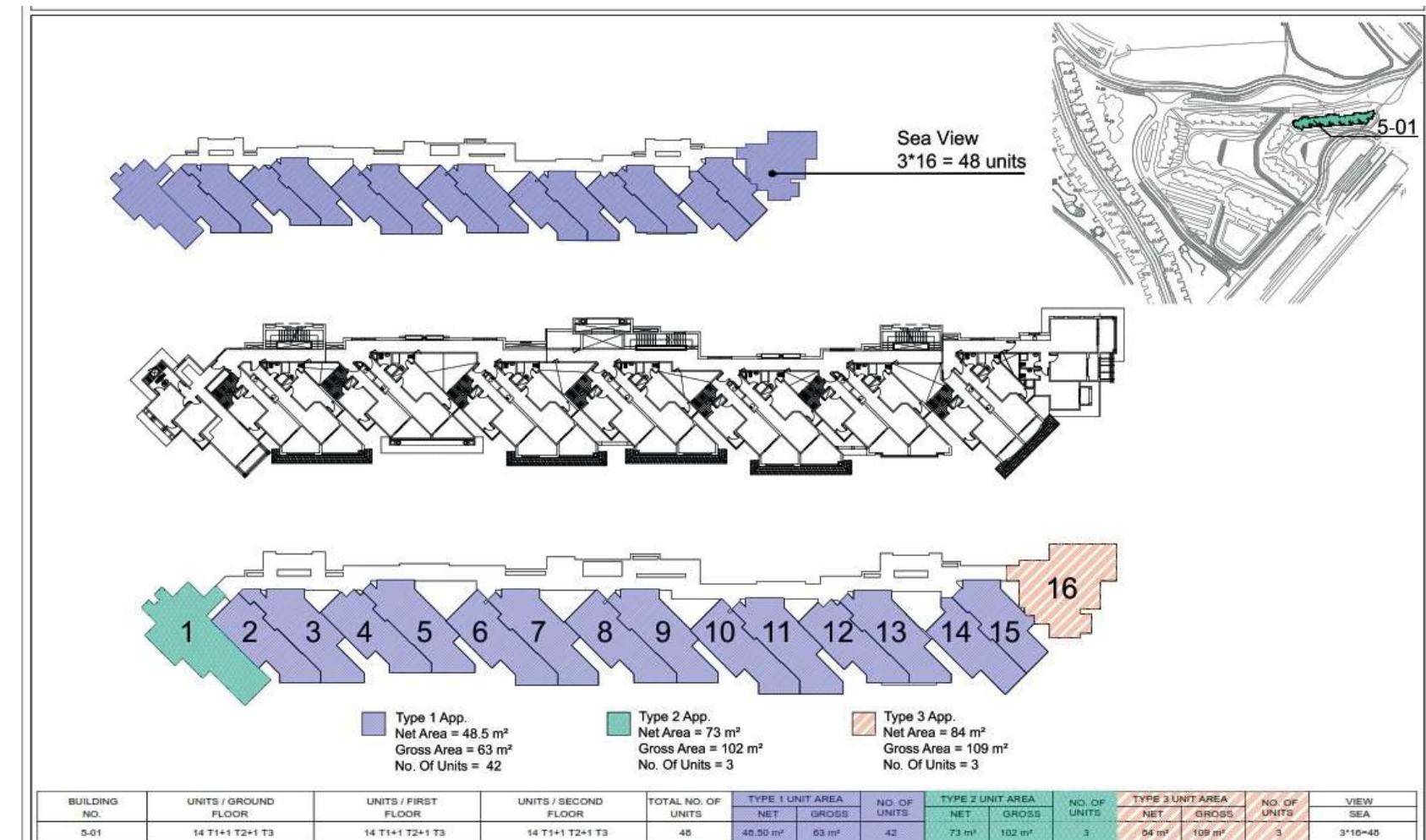
.Reception 3.00 x 3.70
 .Bedroom 2.80 x 3.10
 .Kitchen 2.50 x 1.70
 .Toilet 1 1.70 x 1.90
 .Toilet 2 2.30 x 1.50

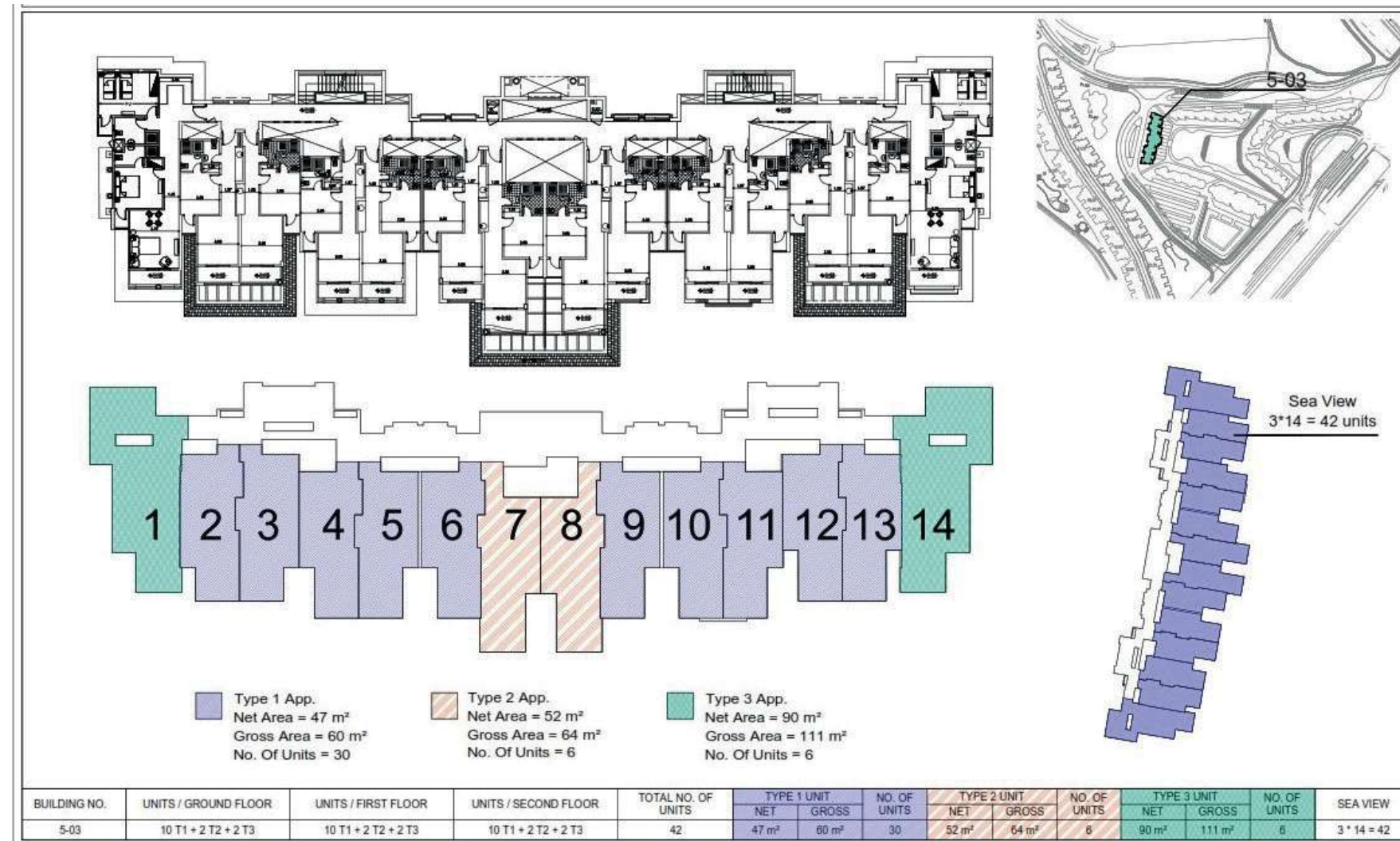
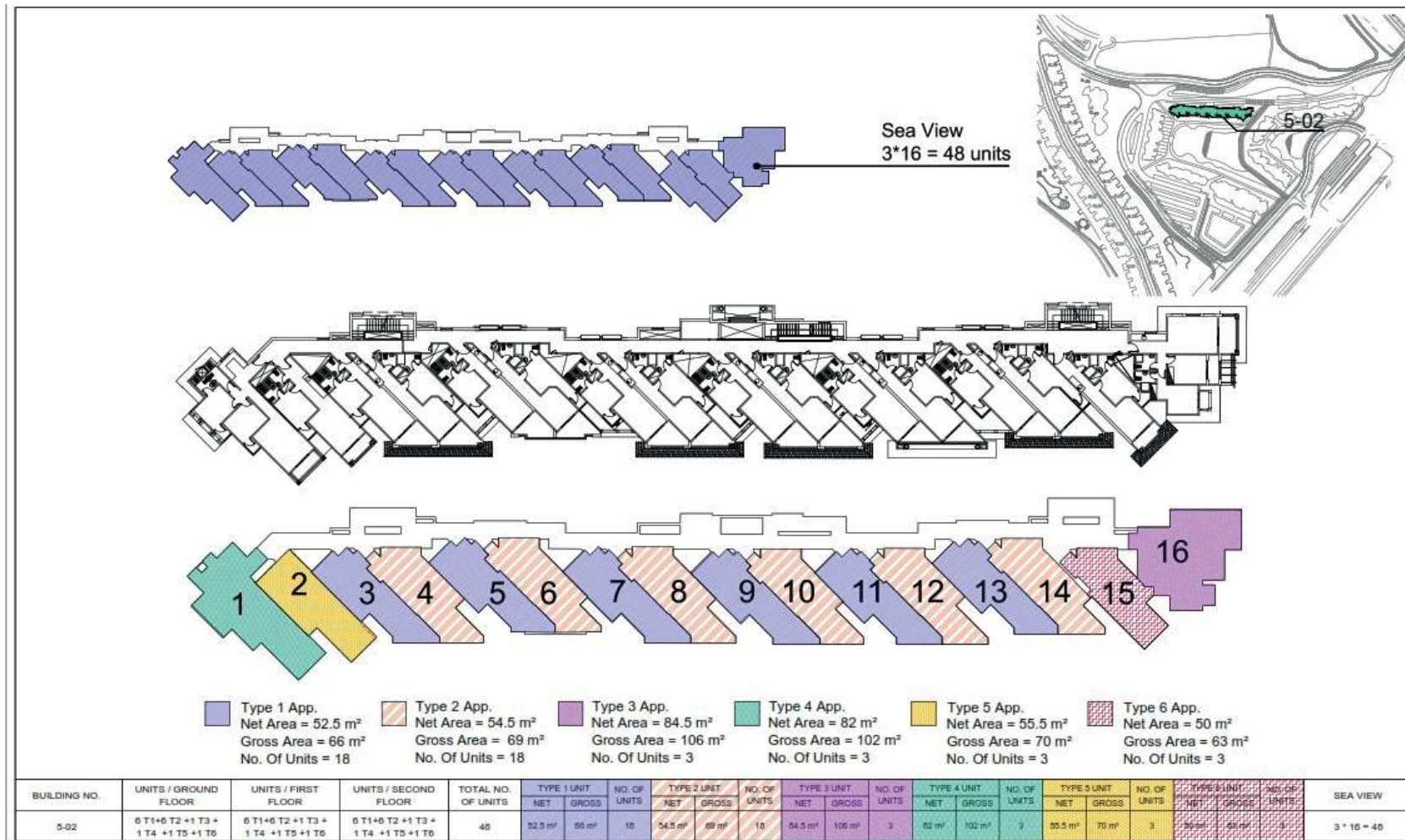


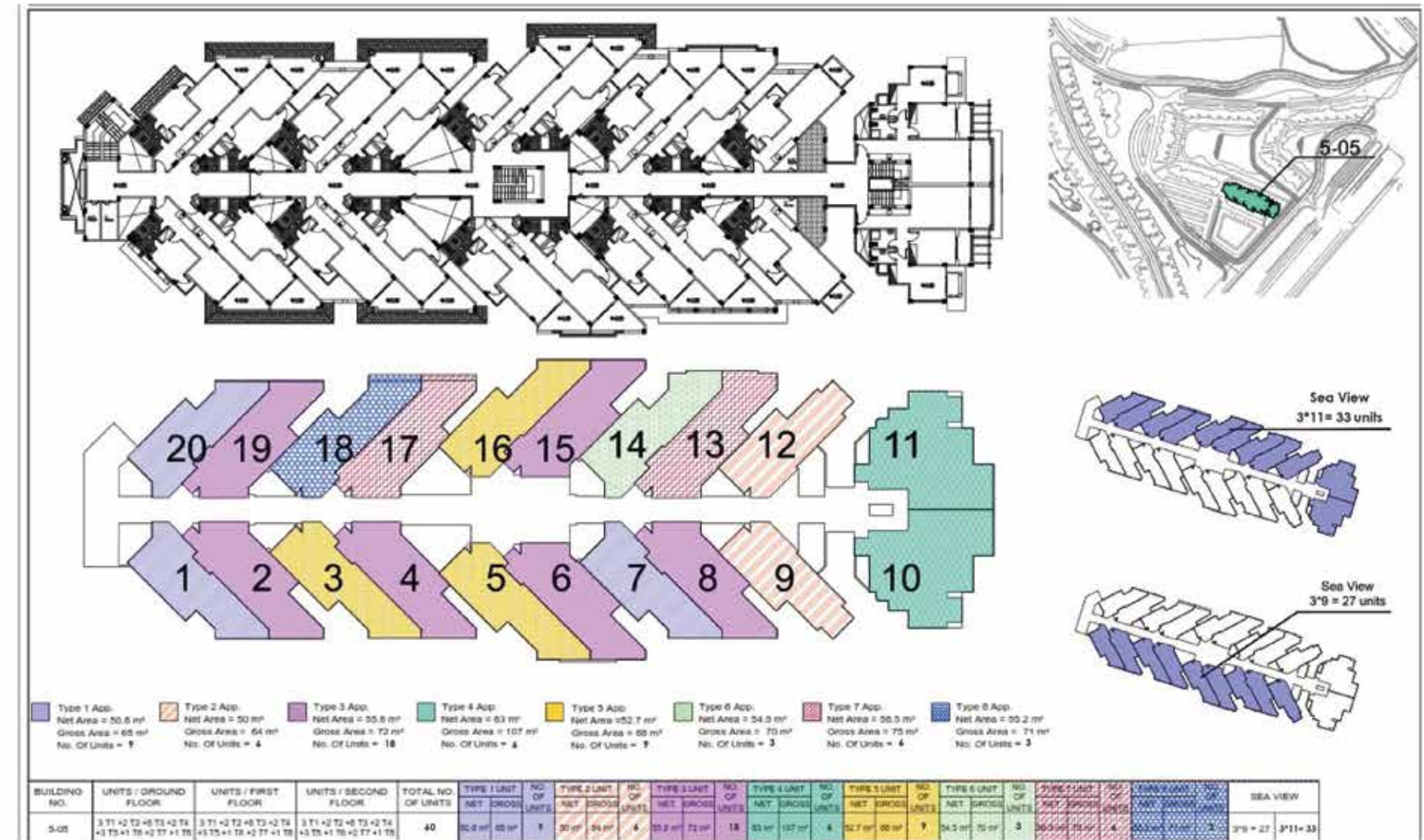
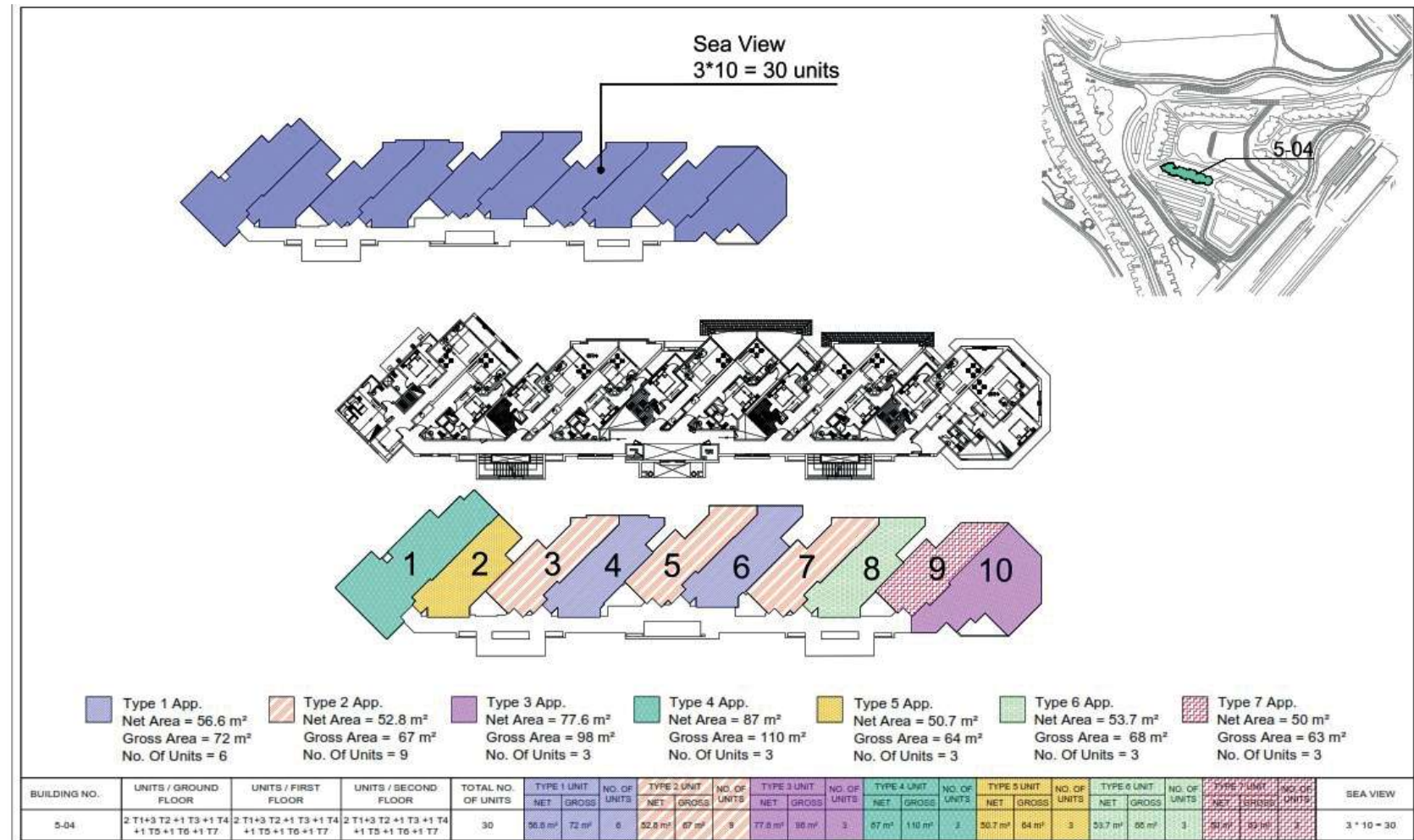
Master Plan

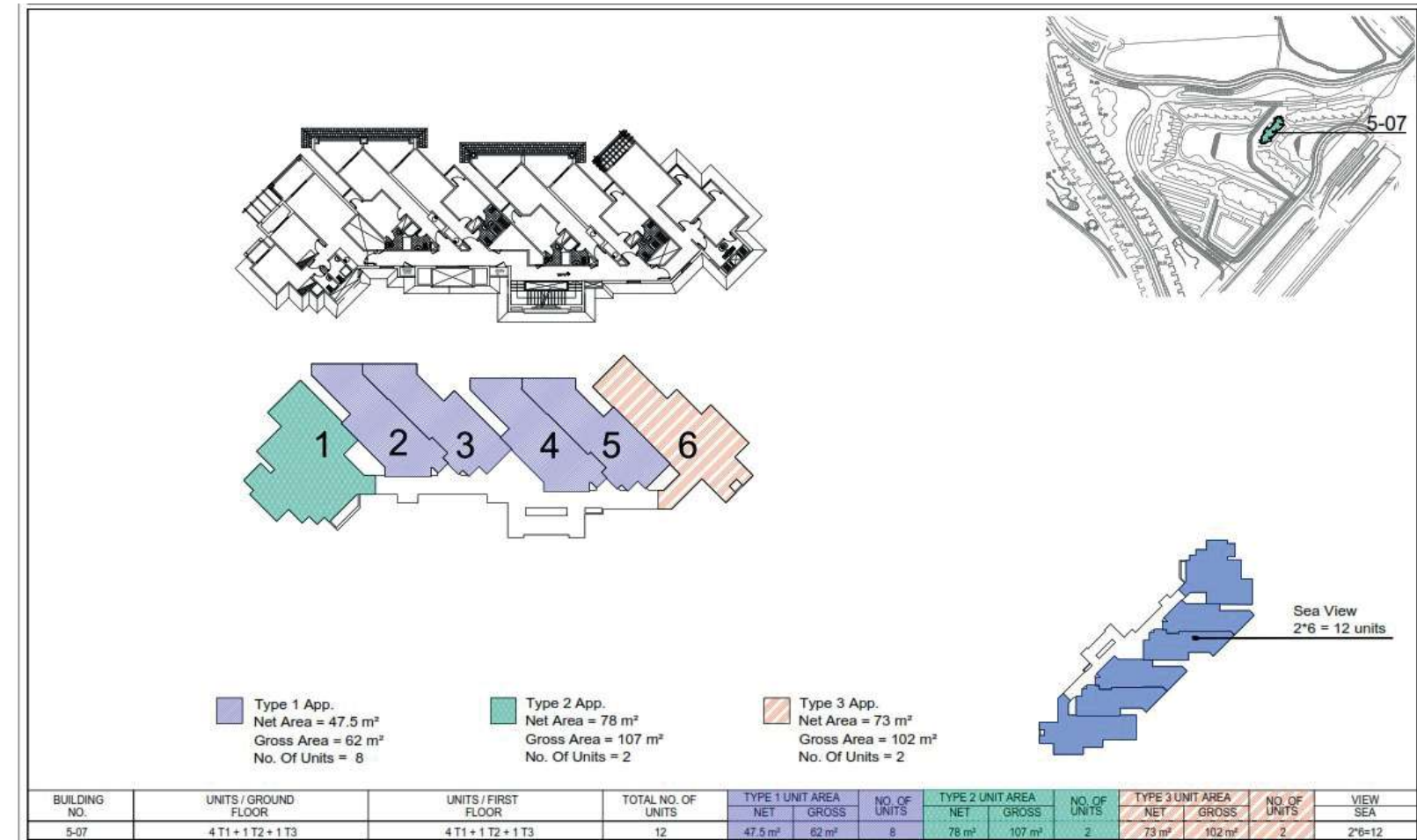
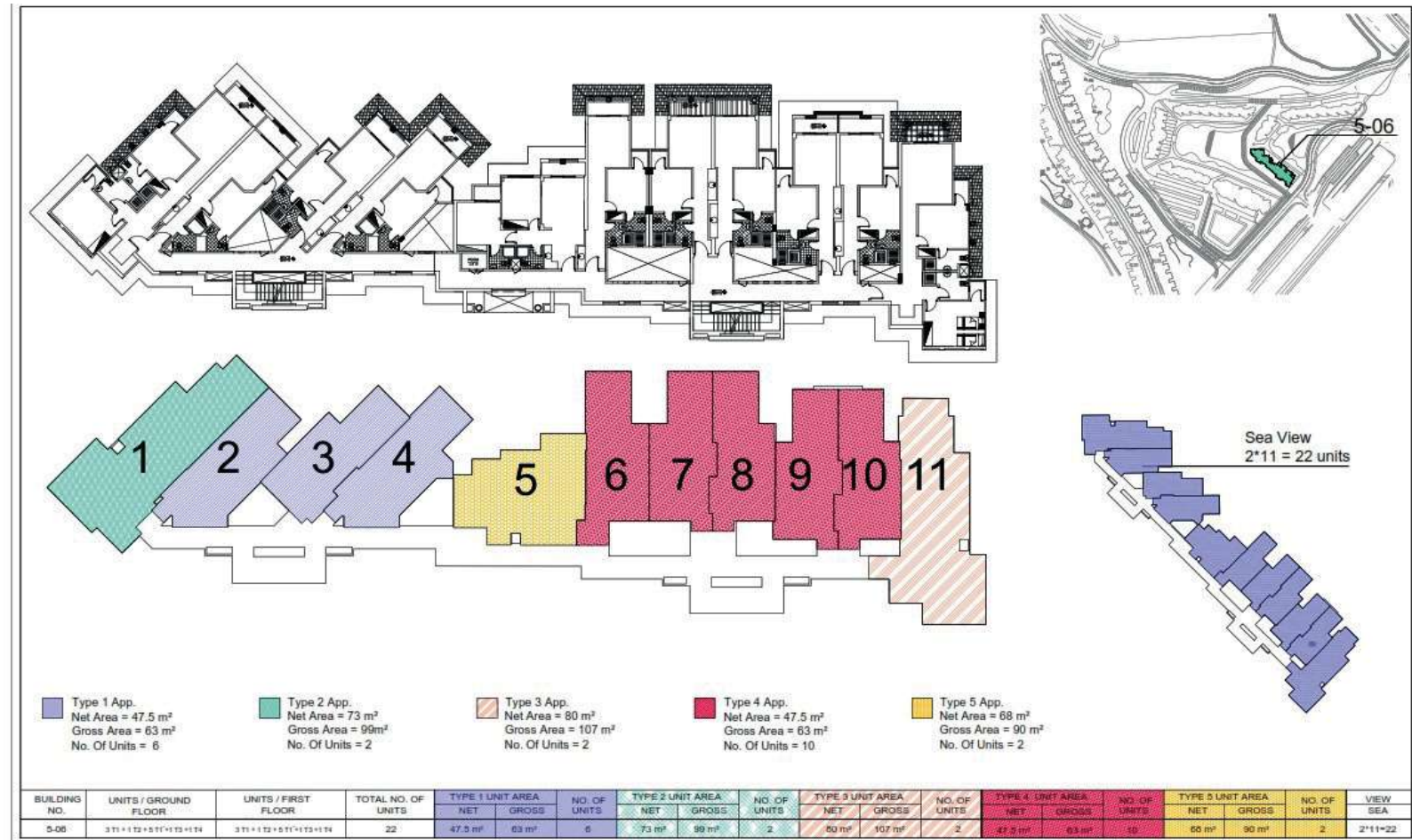
SIA ISLAND 2



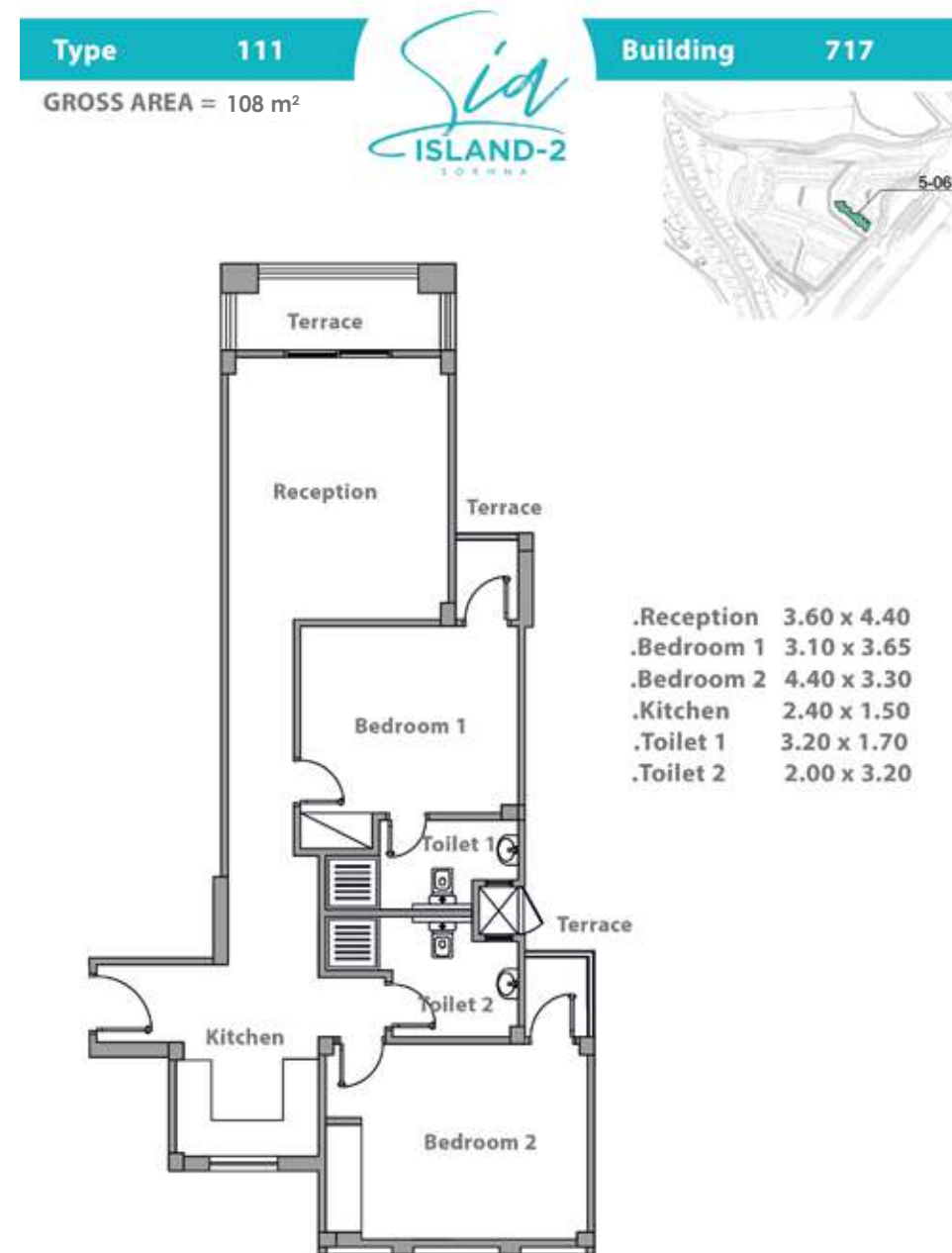








Types





Facilities

Enjoy the perfect blend of relaxation and recreation as you spend quality time. Whether it's a peaceful walk by the sea or an adventurous day of activities.



Sea view



Mountain



Sun

Water Activities

Enjoy thrilling water activities at Sea Island in a captivating atmosphere.



Landscape Areas

Whether you're playing a round of golf, simply taking in the scenery from the beauty of nature surrounds you.



Cable Cars

Take a ride on our exclusive cable car and experience the breathtaking journey from the mountain.



Swimming Pools

Feel the freedom of floating above the enchanting sea, with nothing but the crystal-clear waters of our infinity pool.



GRAND VIEW



Scenic Sea Views

In the heart of the mountains and the charming view of the Red Sea, enjoy sia island and live the atmosphere of fun with your children in the pool with comfort, tranquility and the charming view of the sunset

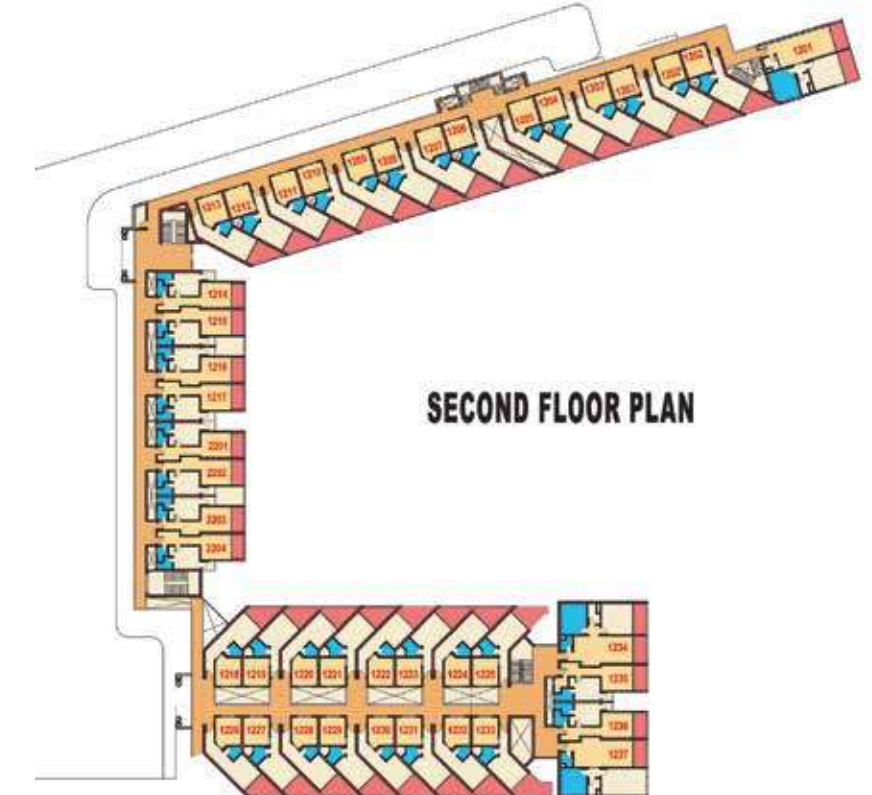
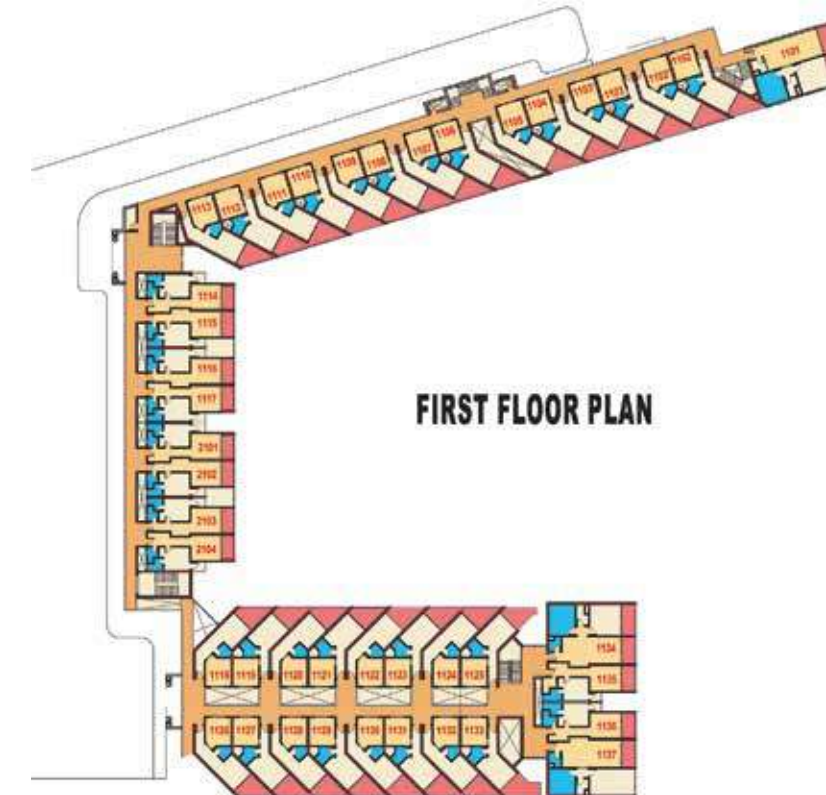
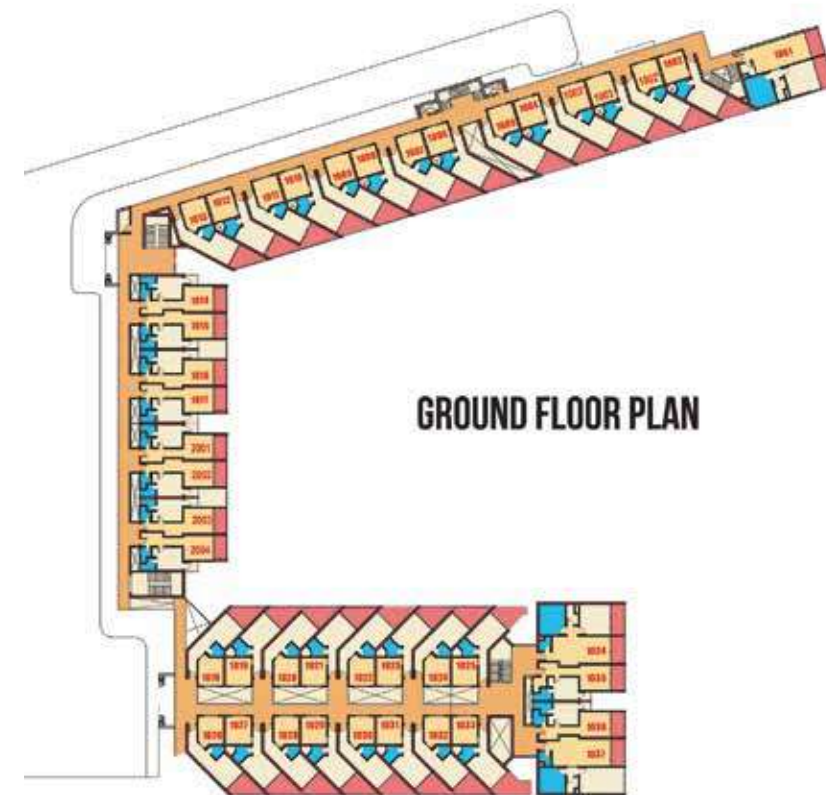


Master Plan

GRAND VIEW



Buildings



Types

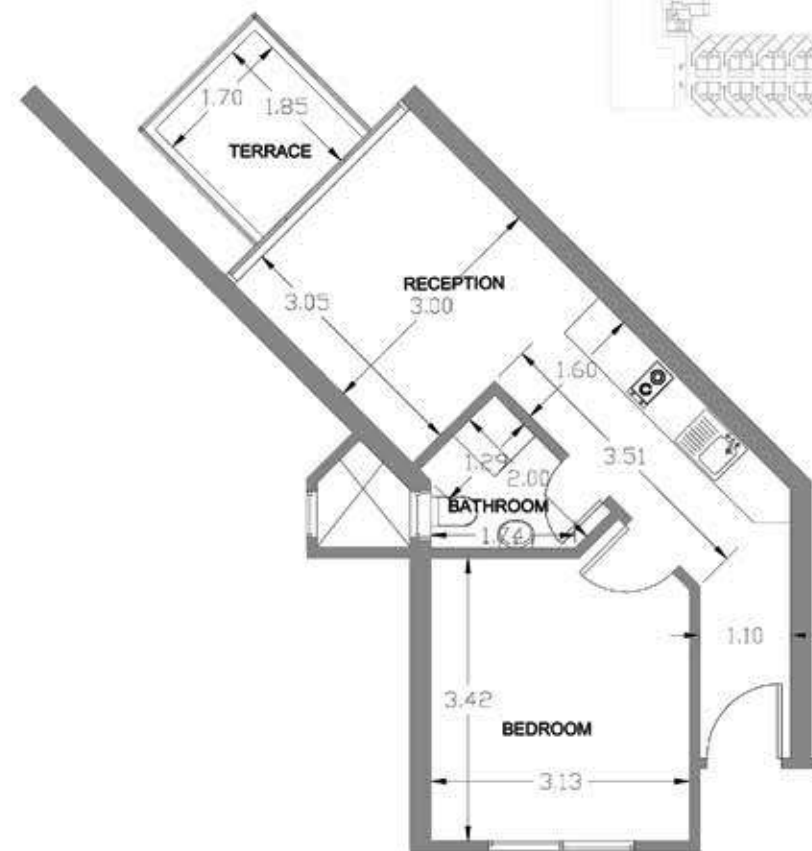
UNIT 1105

GROSS AREA = 53 m²



TYPE

A



UNIT 1203

GROSS AREA = 53 m²



TYPE

A



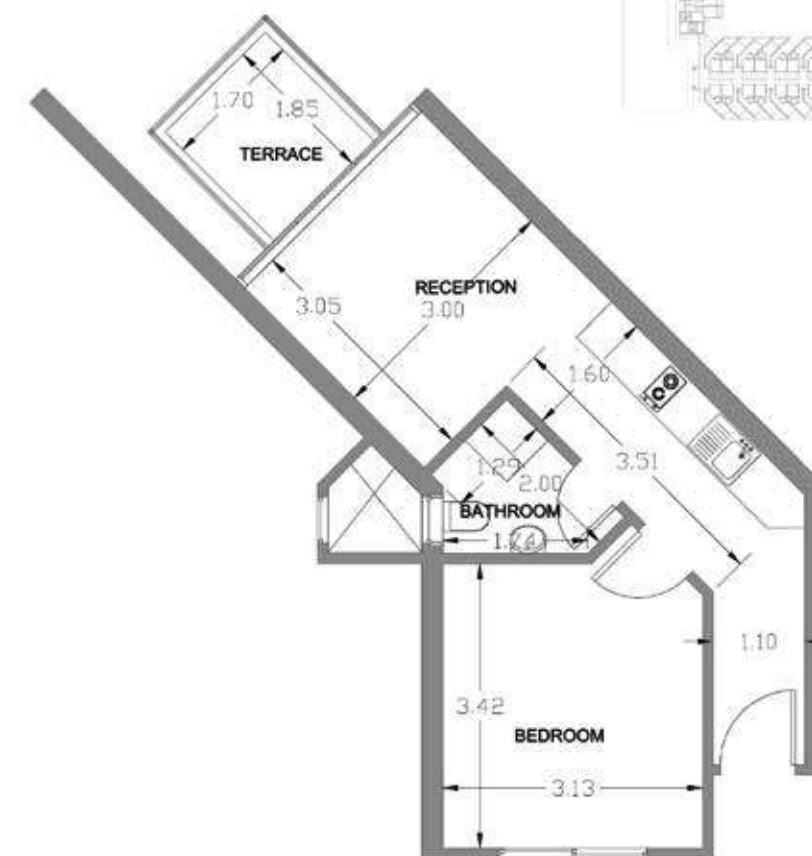
UNIT 1205

GROSS AREA = 53 m²



TYPE

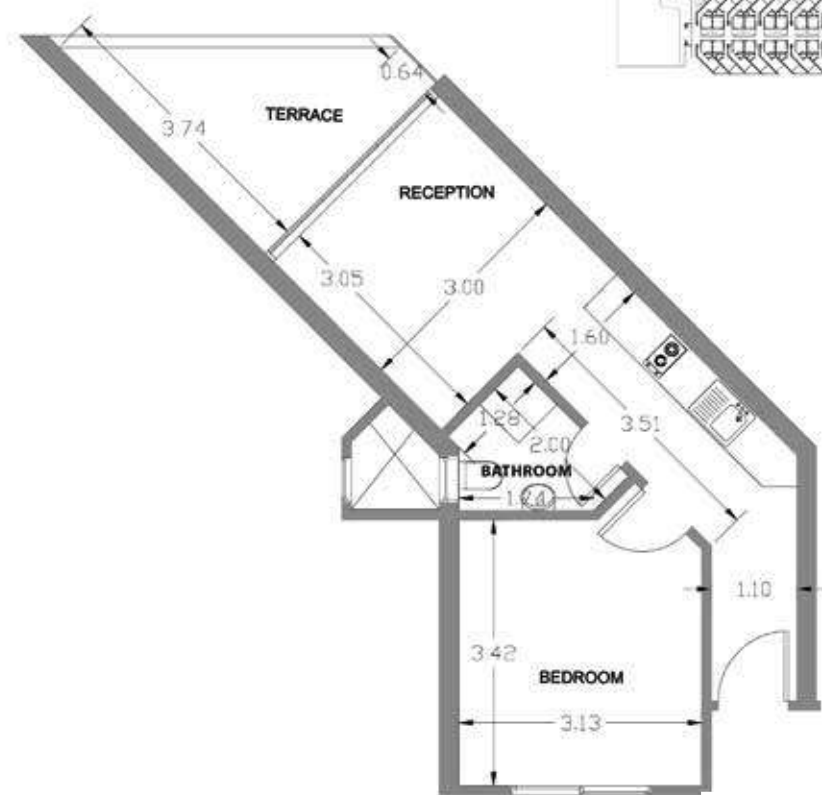
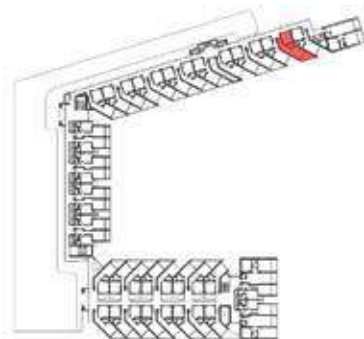
A



UNIT 1202A
GROSS AREA = 57 m²



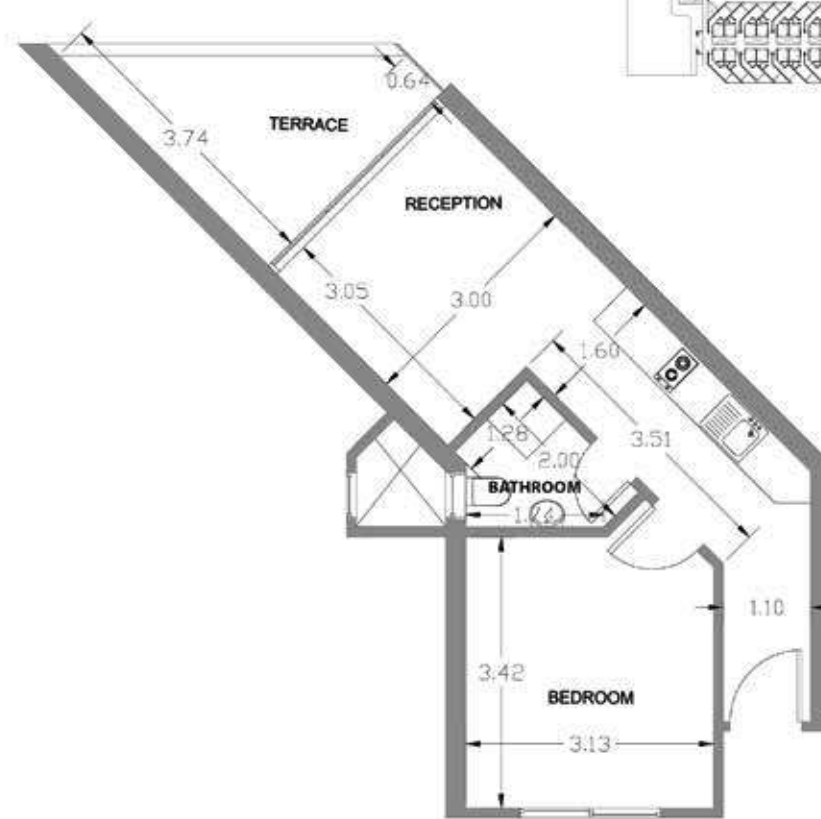
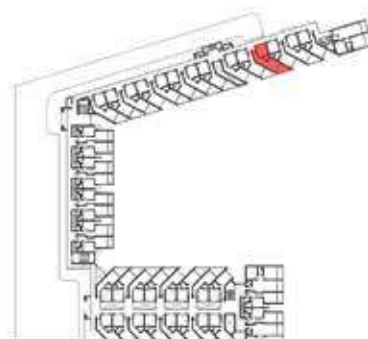
TYPE A



UNIT 1203A
GROSS AREA = 57 m²



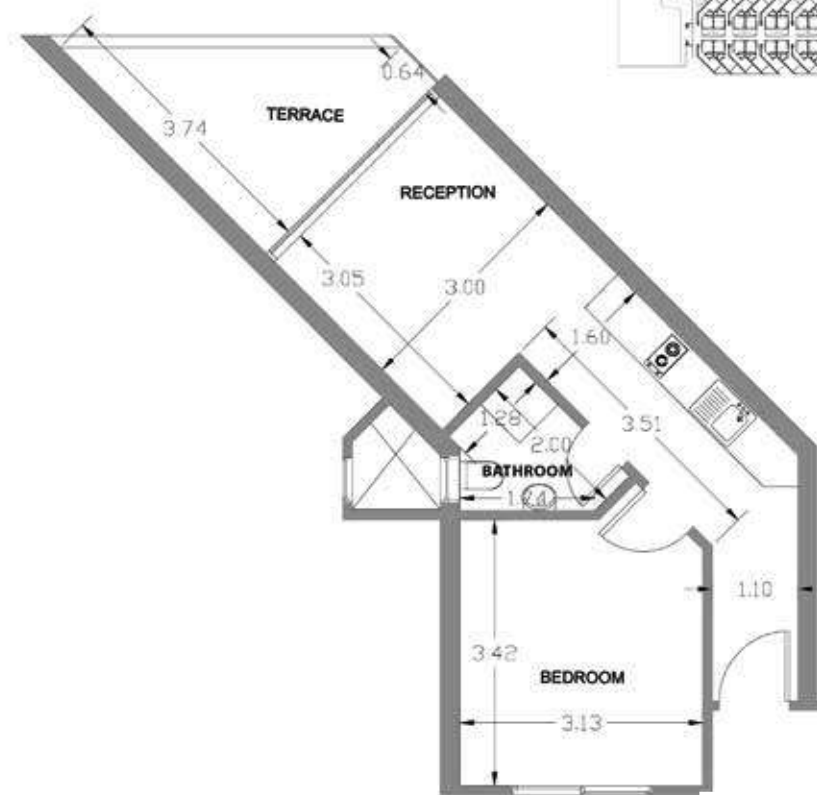
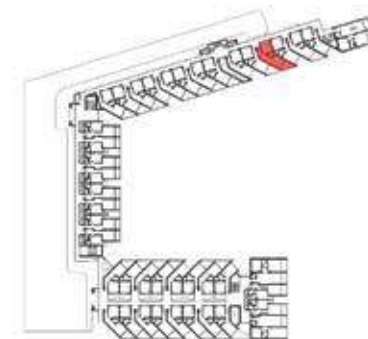
TYPE A



UNIT 1003A
GROSS AREA = 57 m²



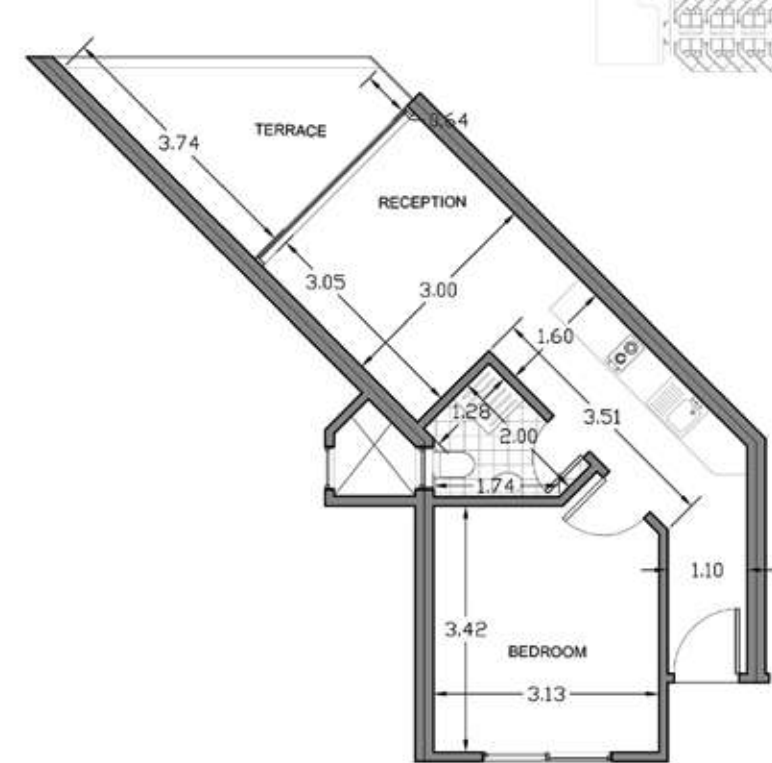
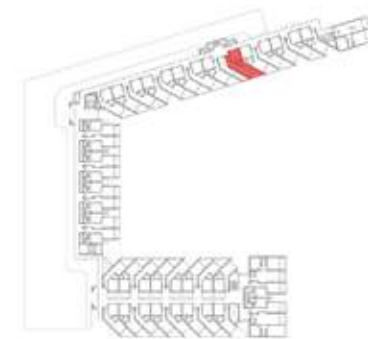
TYPE A



UNIT 1005
GROSS AREA = 58 m²



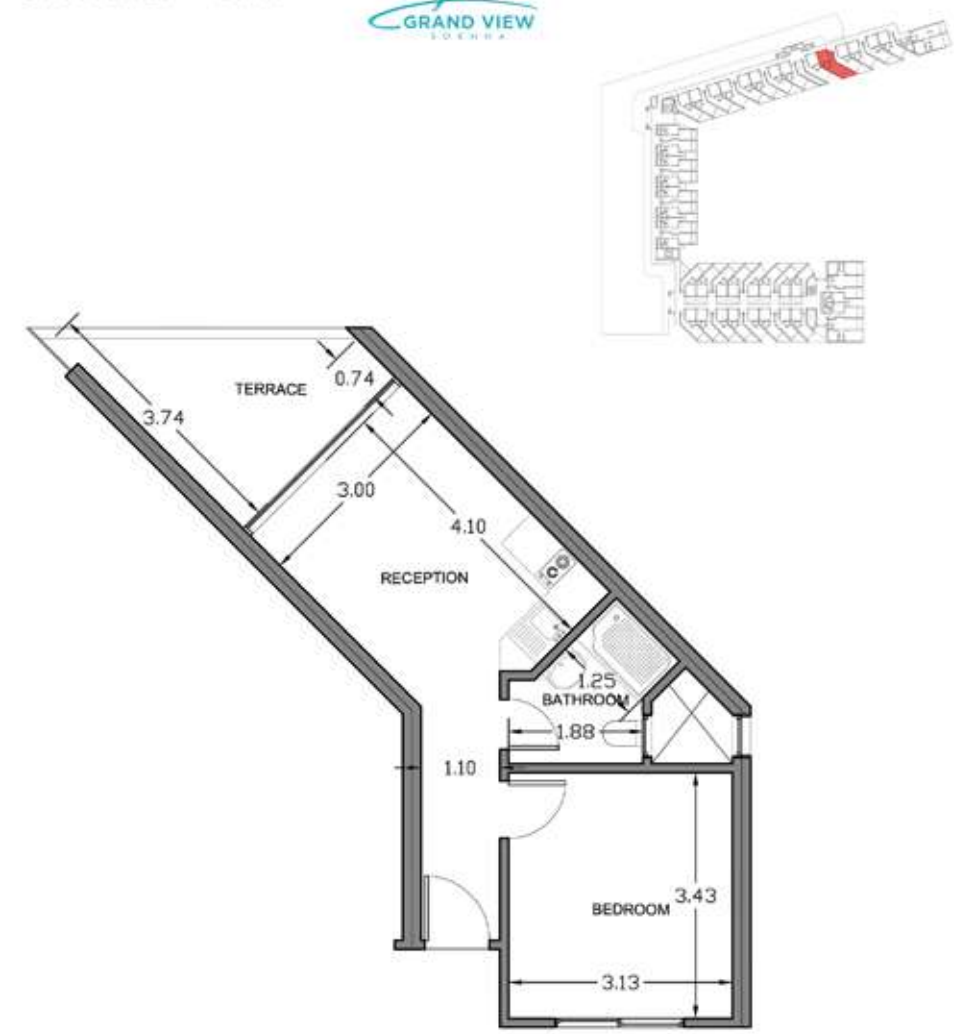
TYPE A



UNIT 1204
GROSS AREA = 58 m²

Sia
GRAND VIEW
JOHANNESBURG

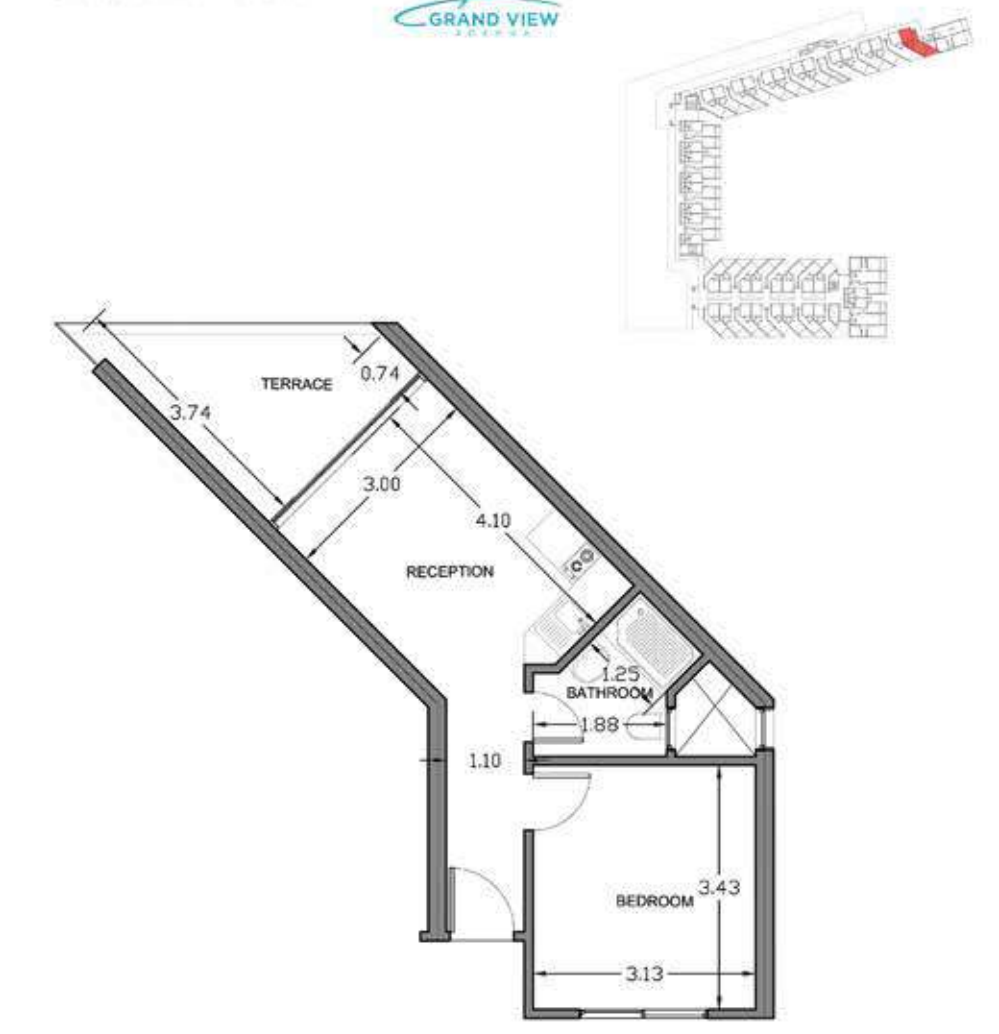
TYPE A



UNIT 1202
GROSS AREA = 58 m²

Sia
GRAND VIEW
JOHANNESBURG

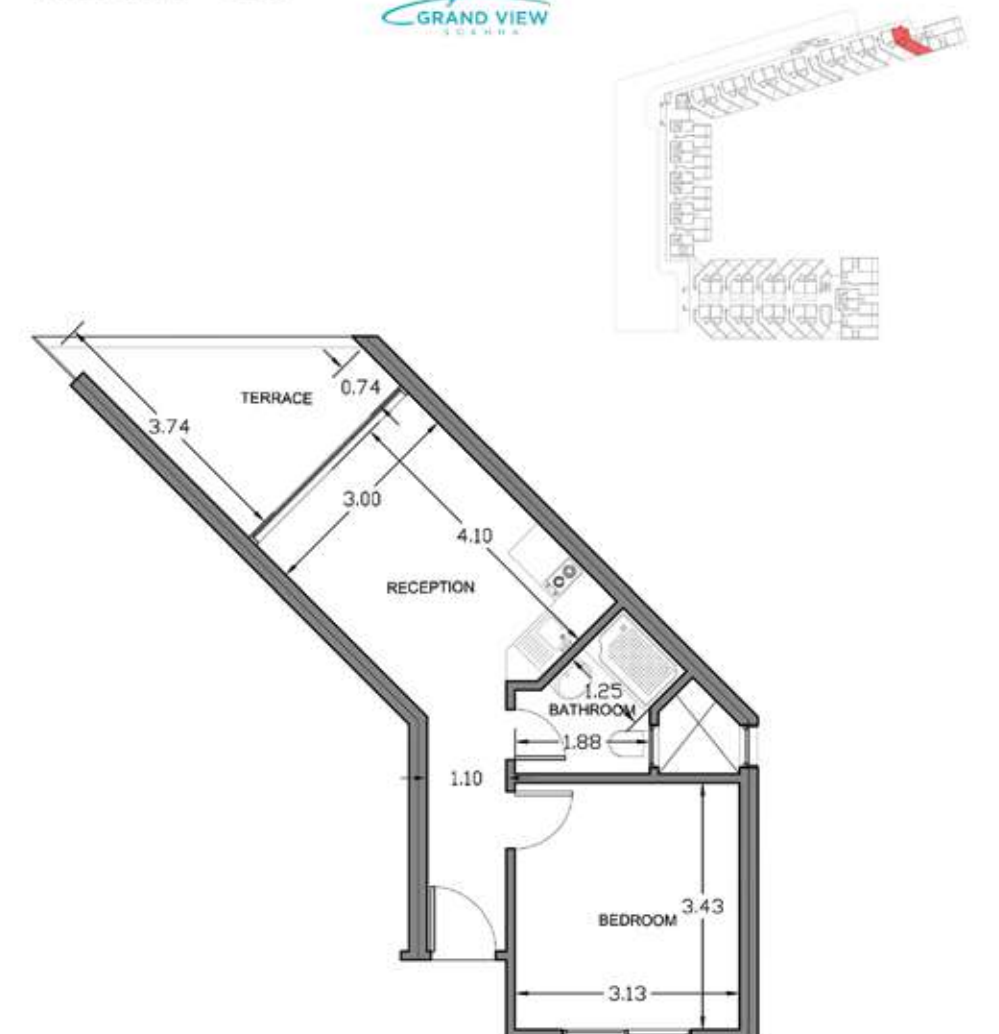
TYPE A



UNIT 1102
GROSS AREA = 58 m²

Sia
GRAND VIEW
JOHANNESBURG

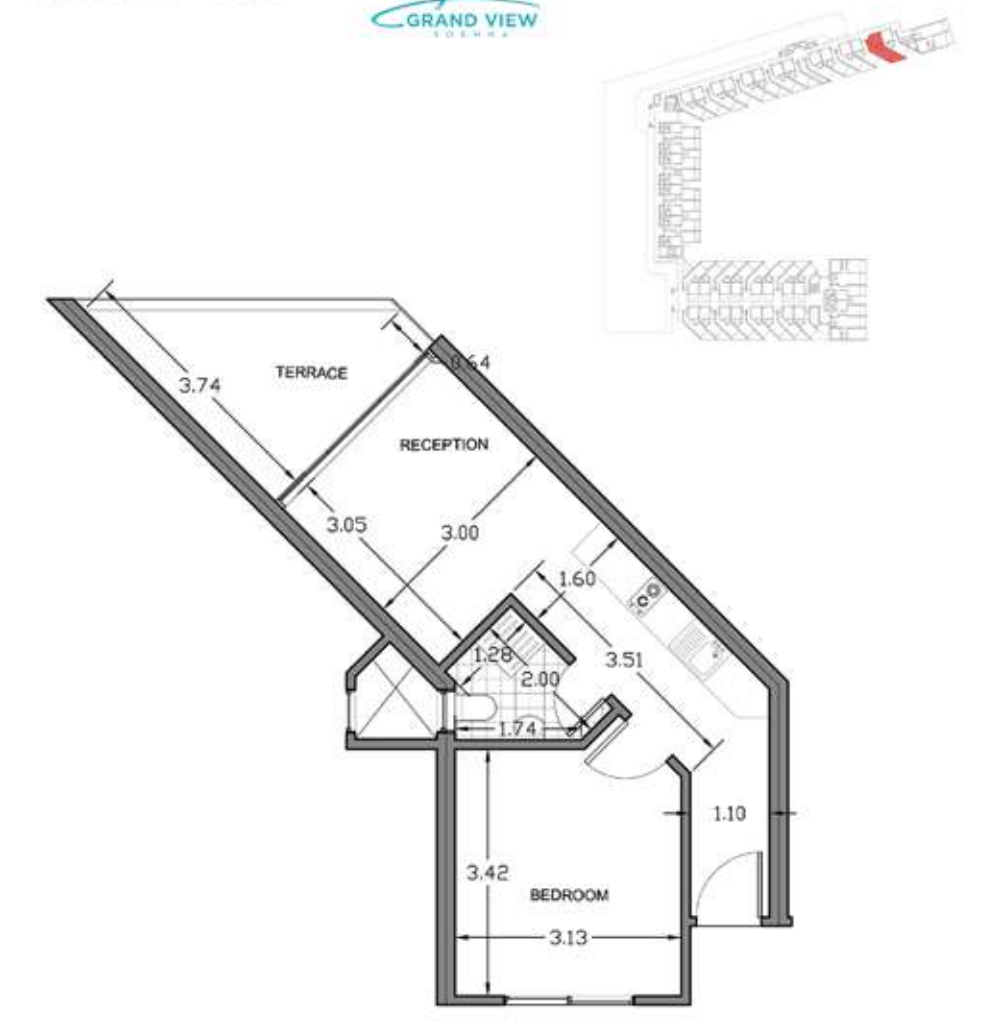
TYPE A



UNIT 1102A
GROSS AREA = 58 m²

Sia
GRAND VIEW
JOHANNESBURG

TYPE A



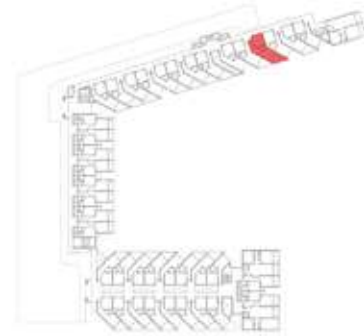
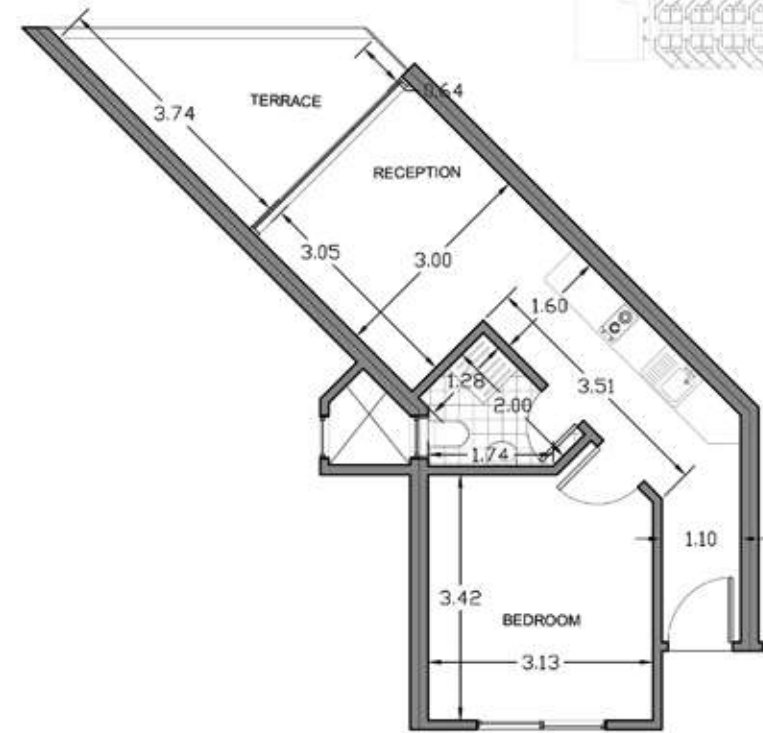
UNIT 1103A

GROSS AREA = 58 m²



TYPE

A



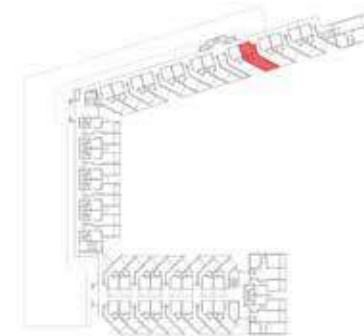
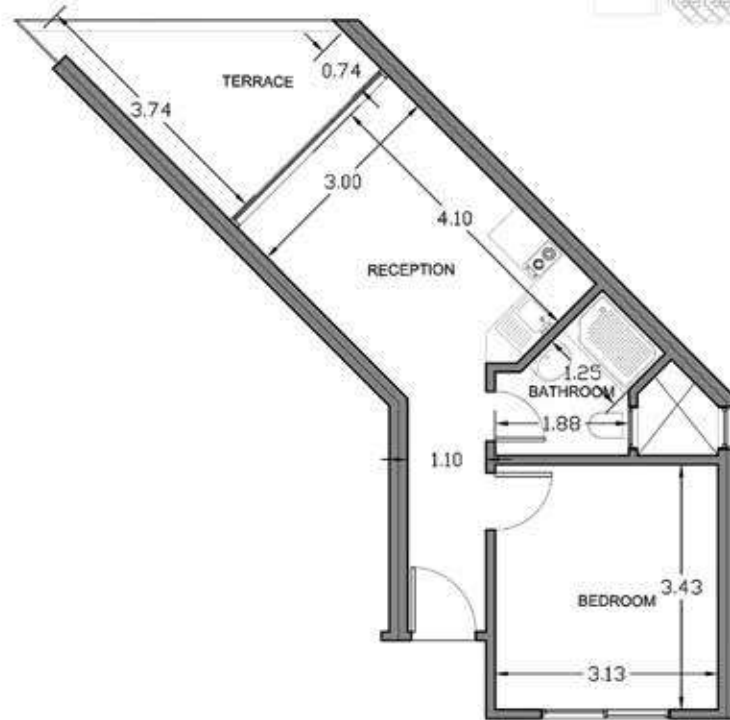
UNIT 1104

GROSS AREA = 58 m²



TYPE

A



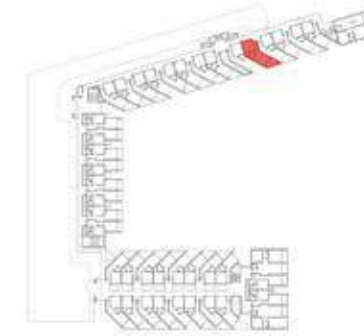
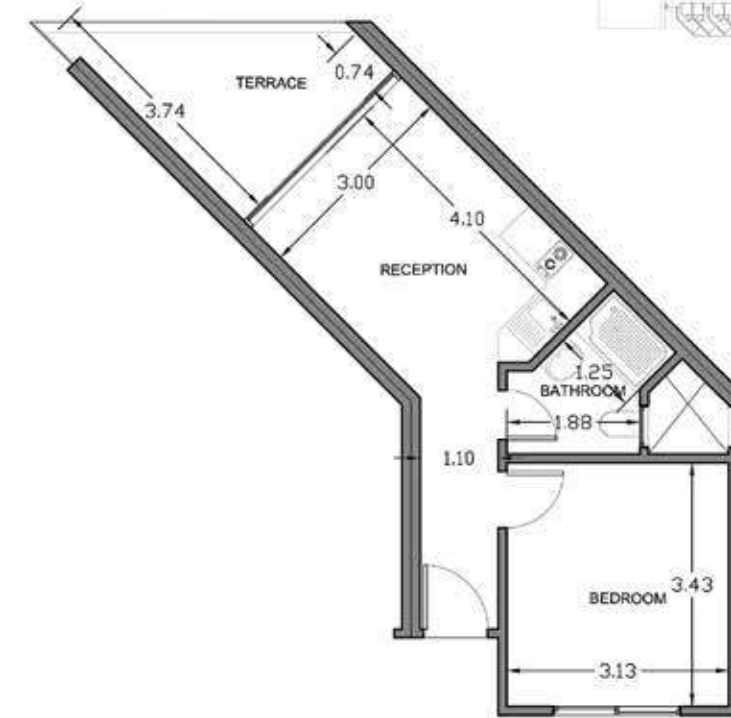
UNIT 1004

GROSS AREA = 58 m²



TYPE

A



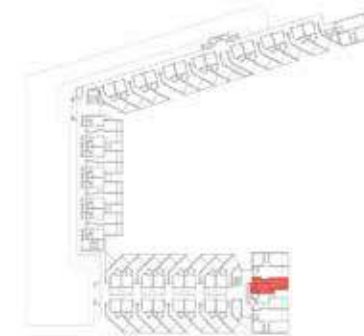
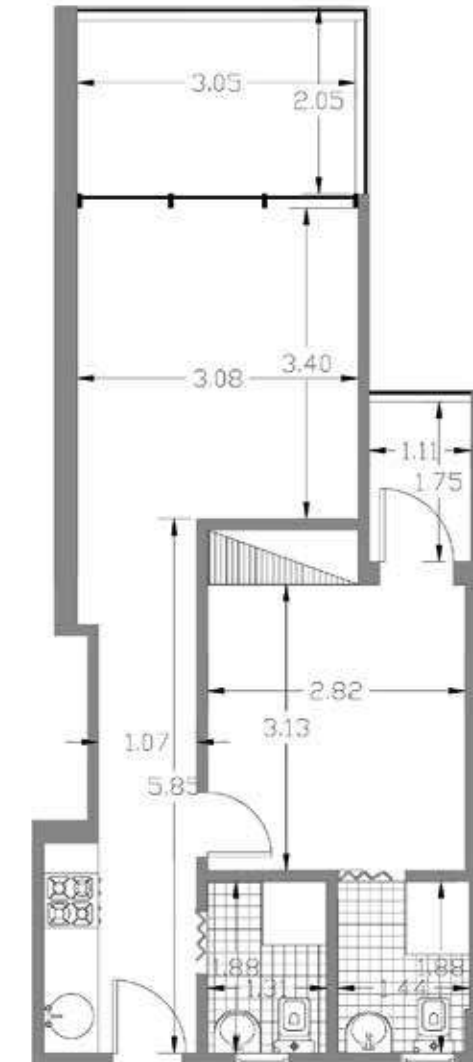
UNIT 1135

GROSS AREA = 62 m²



TYPE

B



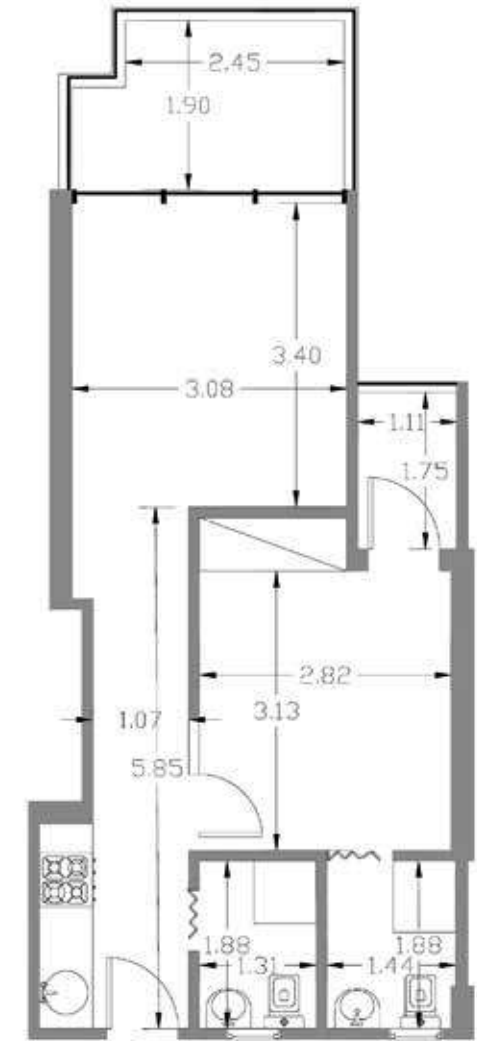
UNIT 1035

GROSS AREA = 62 m²



TYPE

B



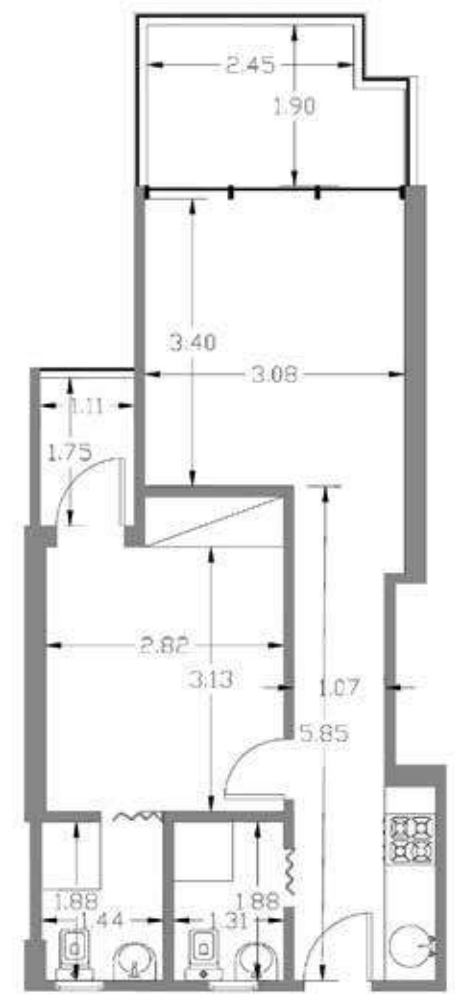
UNIT 1036

GROSS AREA = 62 m²



TYPE

B



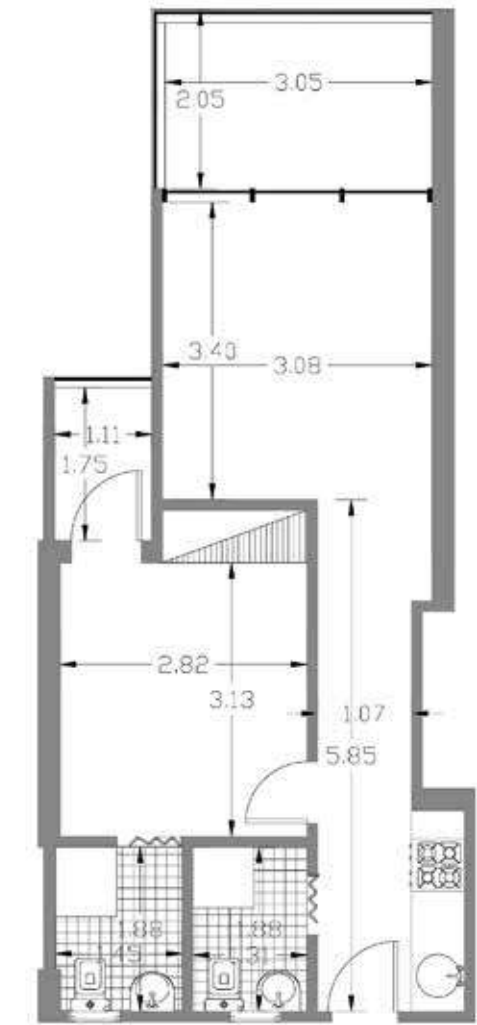
UNIT 1136

GROSS AREA = 62 m²



TYPE

B



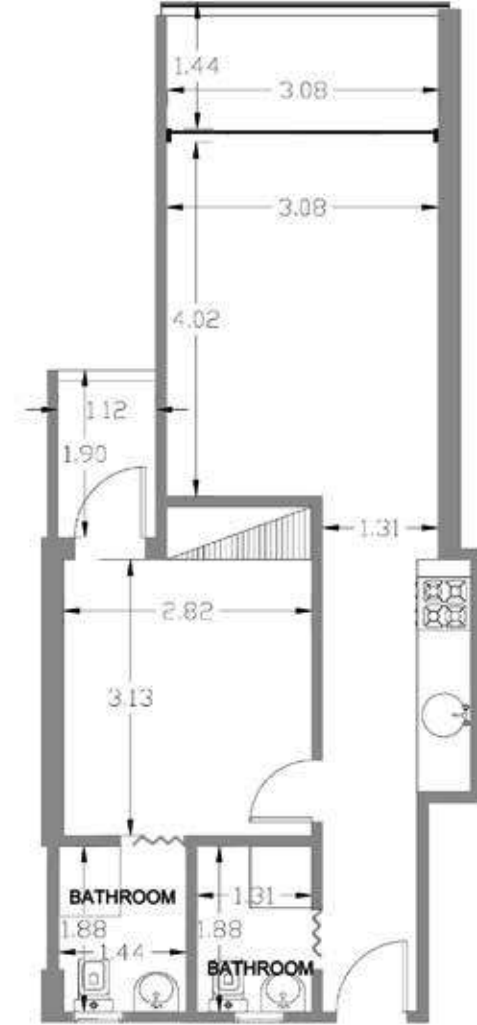
UNIT 2103

GROSS AREA = 63 m²



TYPE

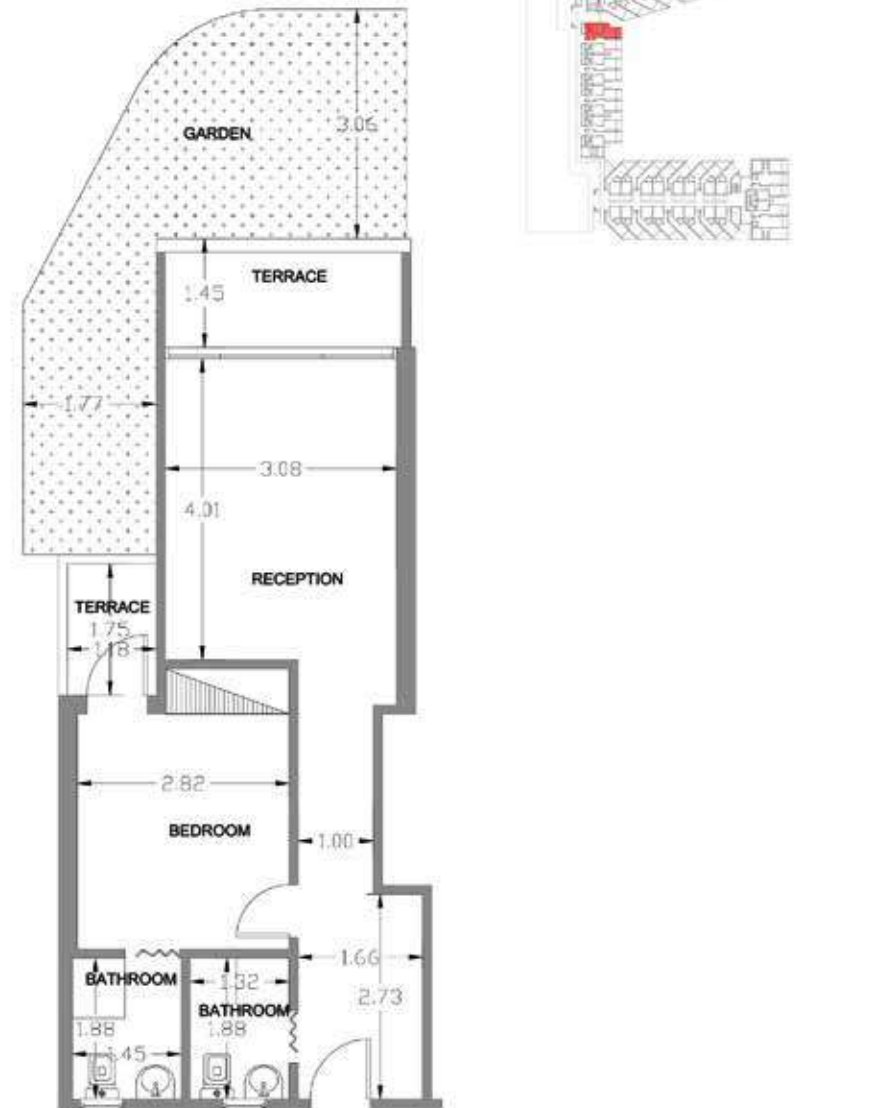
B



UNIT 1014
GROSS AREA = 63 m²



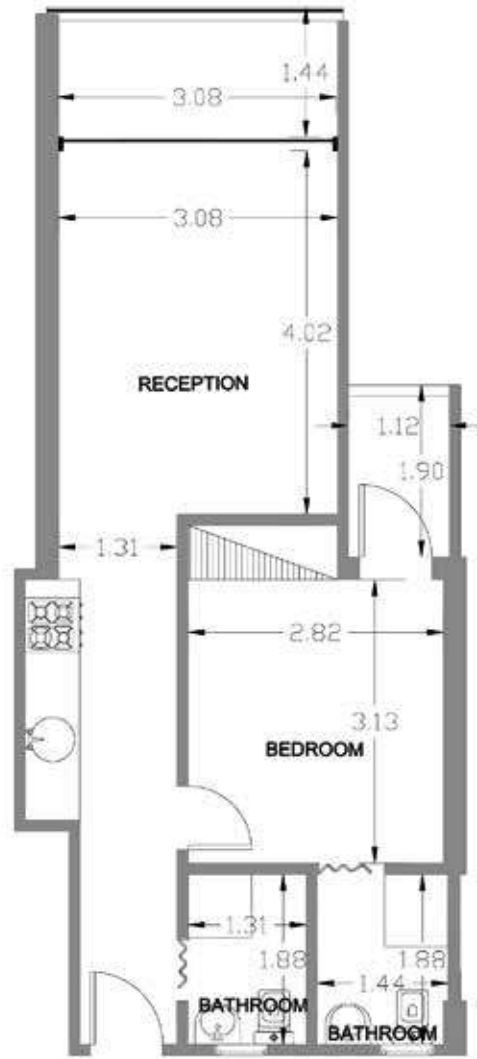
TYPE B



UNIT 1215
GROSS AREA = 63 m²



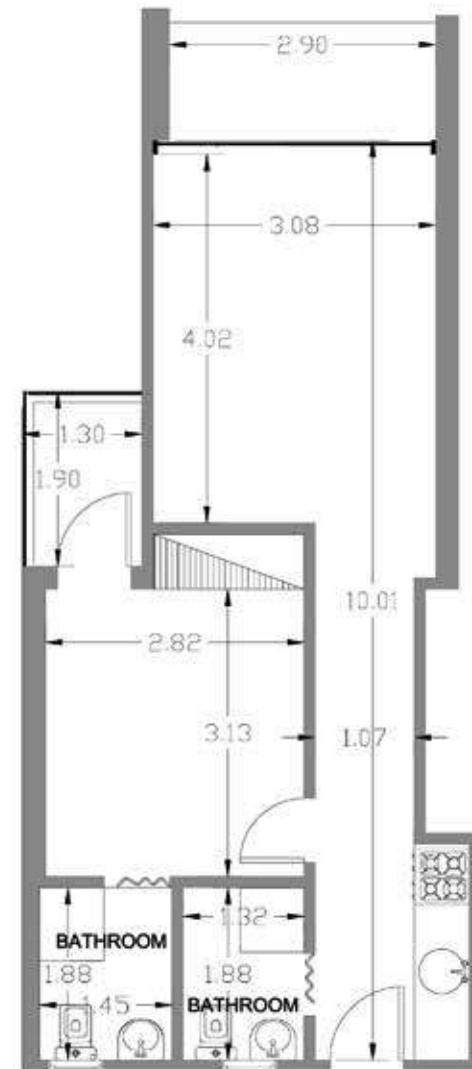
TYPE B



UNIT 2101
GROSS AREA = 63 m²



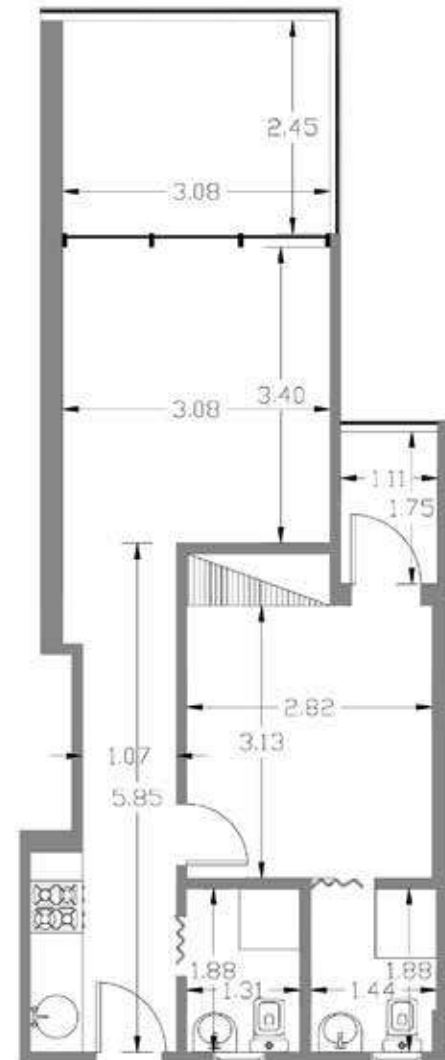
TYPE B



UNIT 1235
GROSS AREA = 65 m²



TYPE B

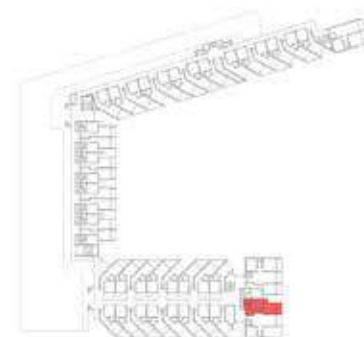
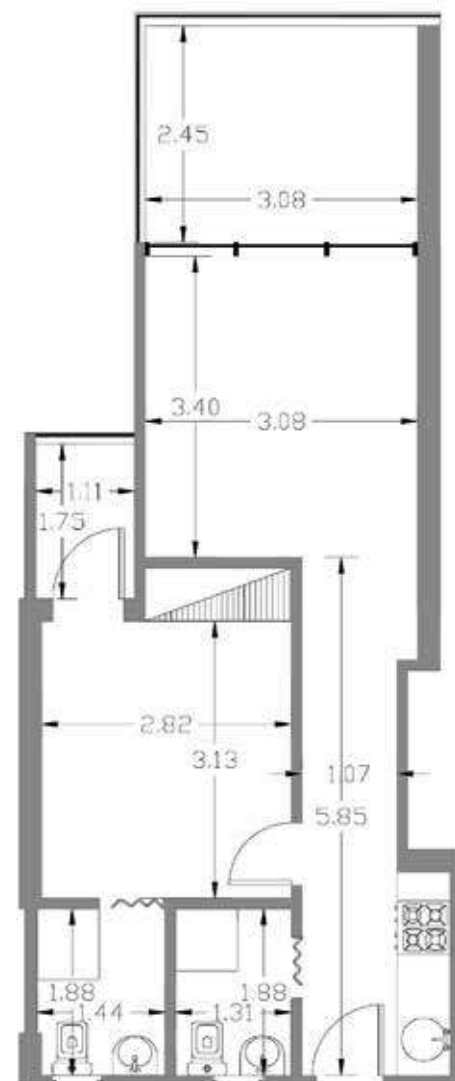


UNIT 1236

GROSS AREA = 65 m²



TYPE B

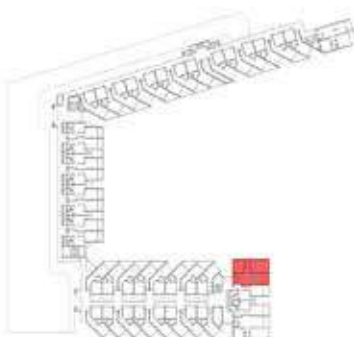
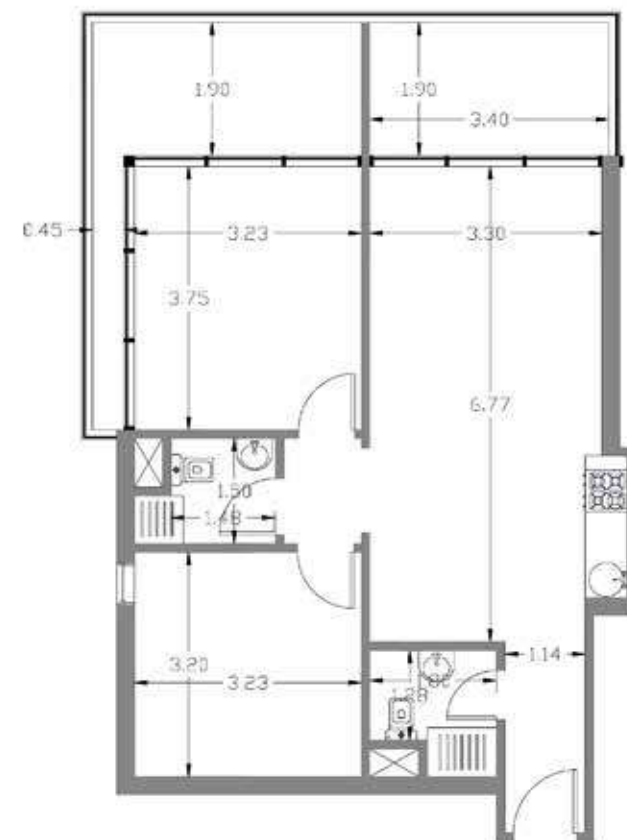


UNIT 1034

GROSS AREA = 107 m²



TYPE C

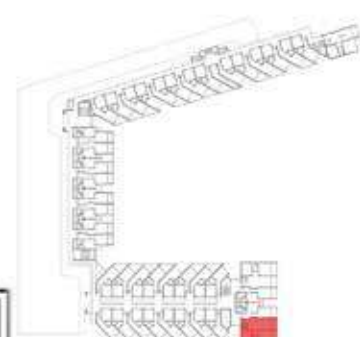
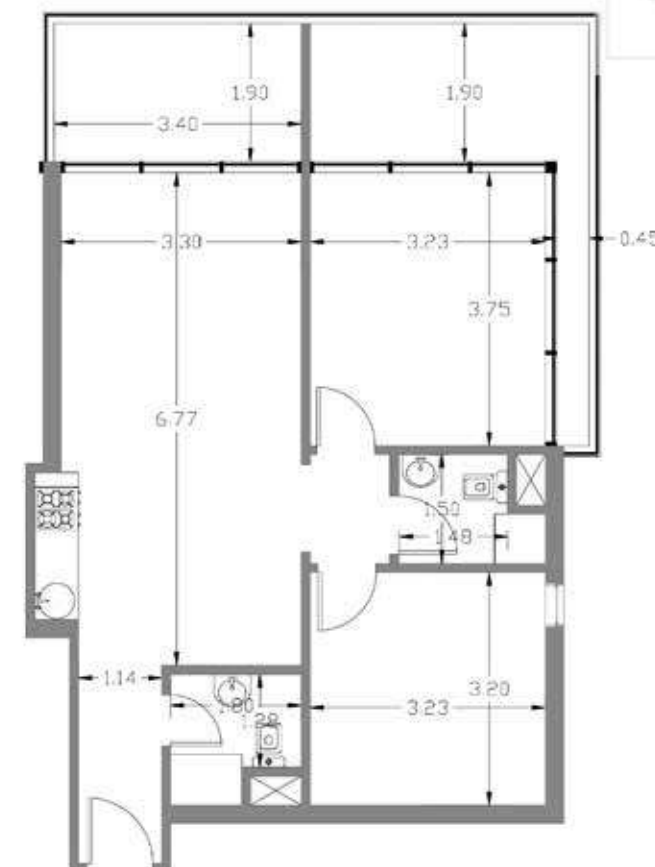


UNIT 1037

GROSS AREA = 107 m²



TYPE C



UNIT 1237

GROSS AREA = 107 m²



TYPE C

