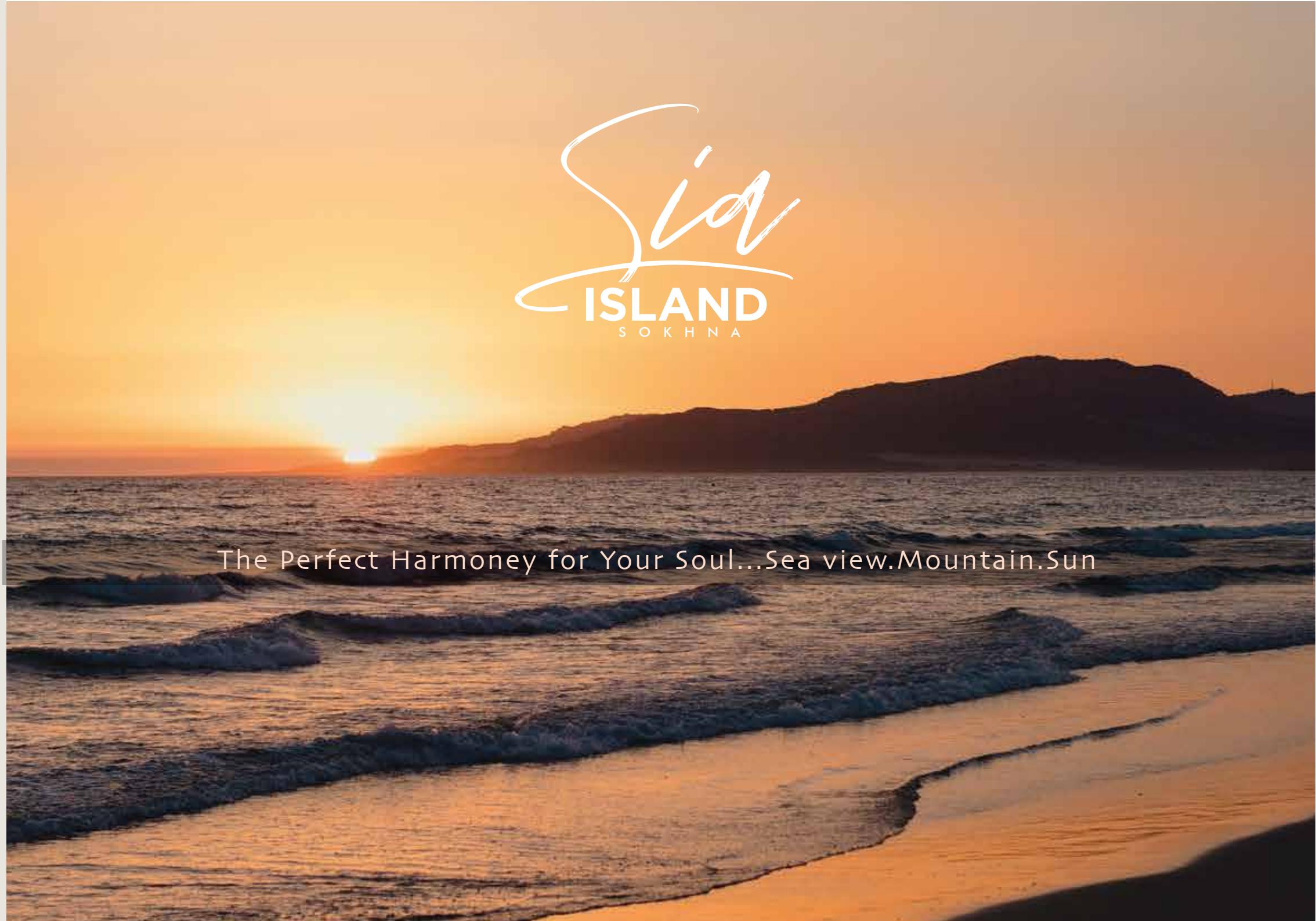




ARAB DEVELOPERS  
HOLDING

**16663**



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

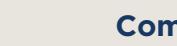
Developers of:



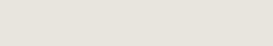
Island 1  
Island 2  
Grand View  
Golf Bay  
Lagoon  
Villaggio  
Matrouh



Mostakbal  
Assiut  
New Cairo  
October  
Pyramids



DeadSea  
Agadir  
Muse



Park mall  
Nyoum Medical Hub  
Pyramids



**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.

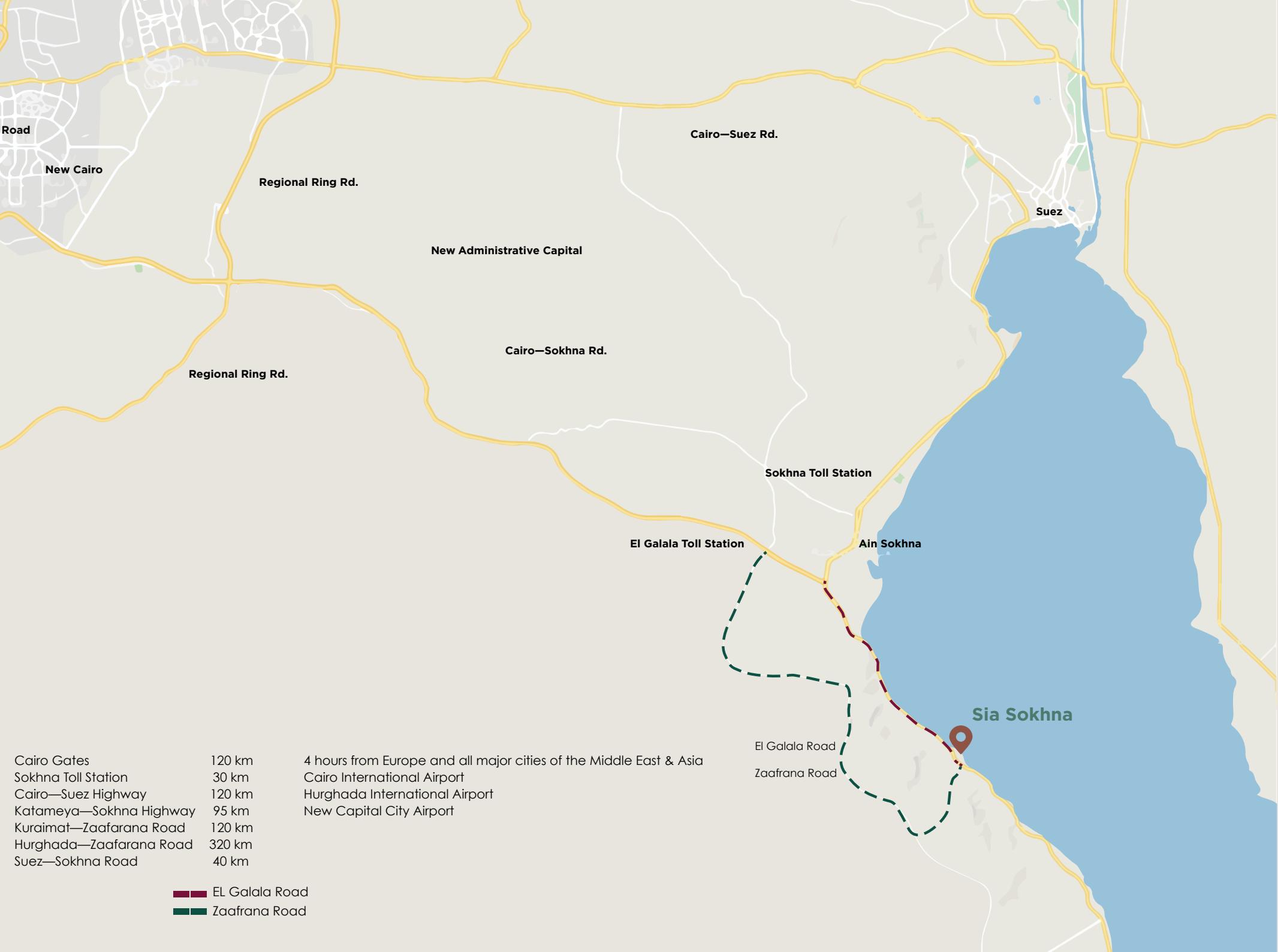


## LOCATION

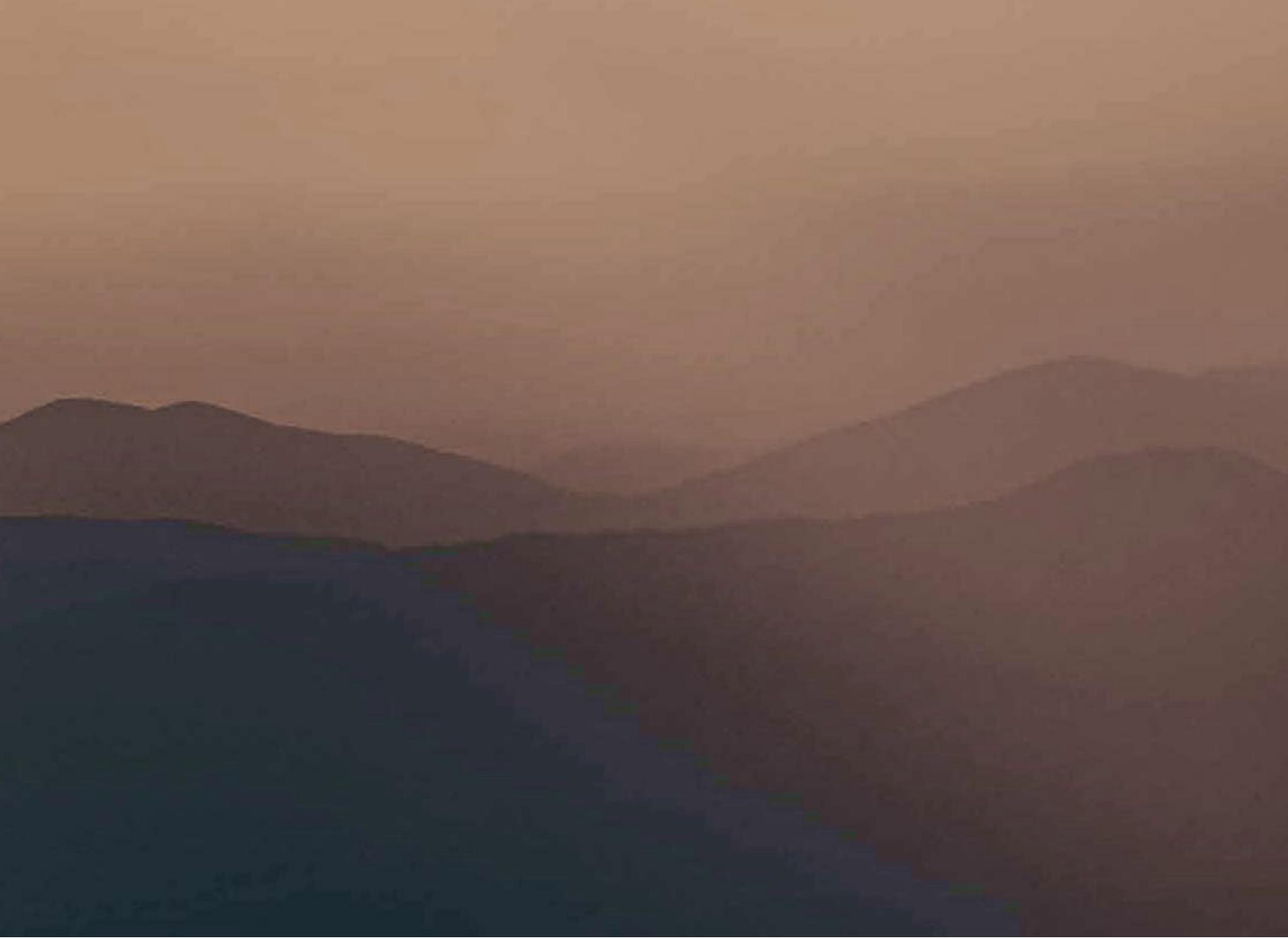
The project is located in the middle of Zaa'farana Rd, The project 135 km away from cairo - Less than one and half hour and 80 km away from Suez - Less than one hour

### BY LAND

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



# 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



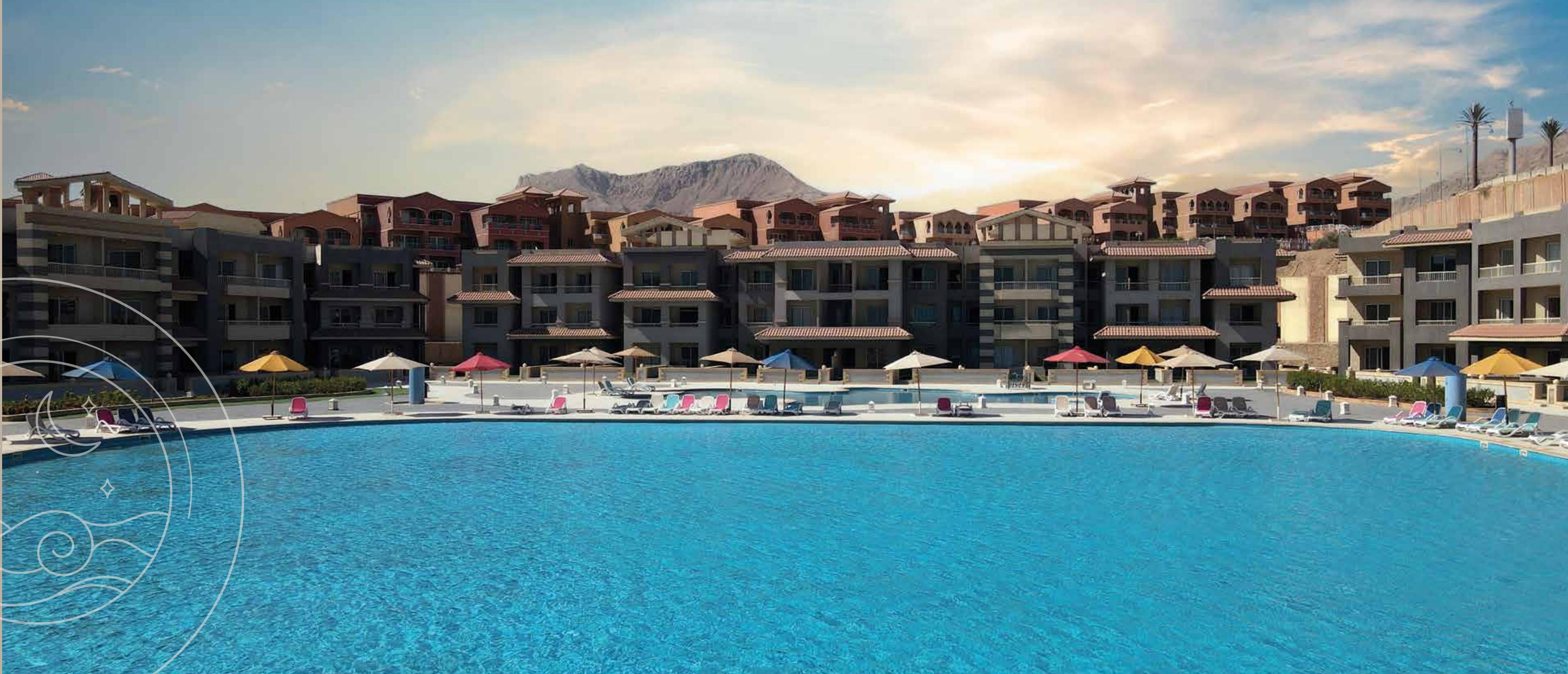
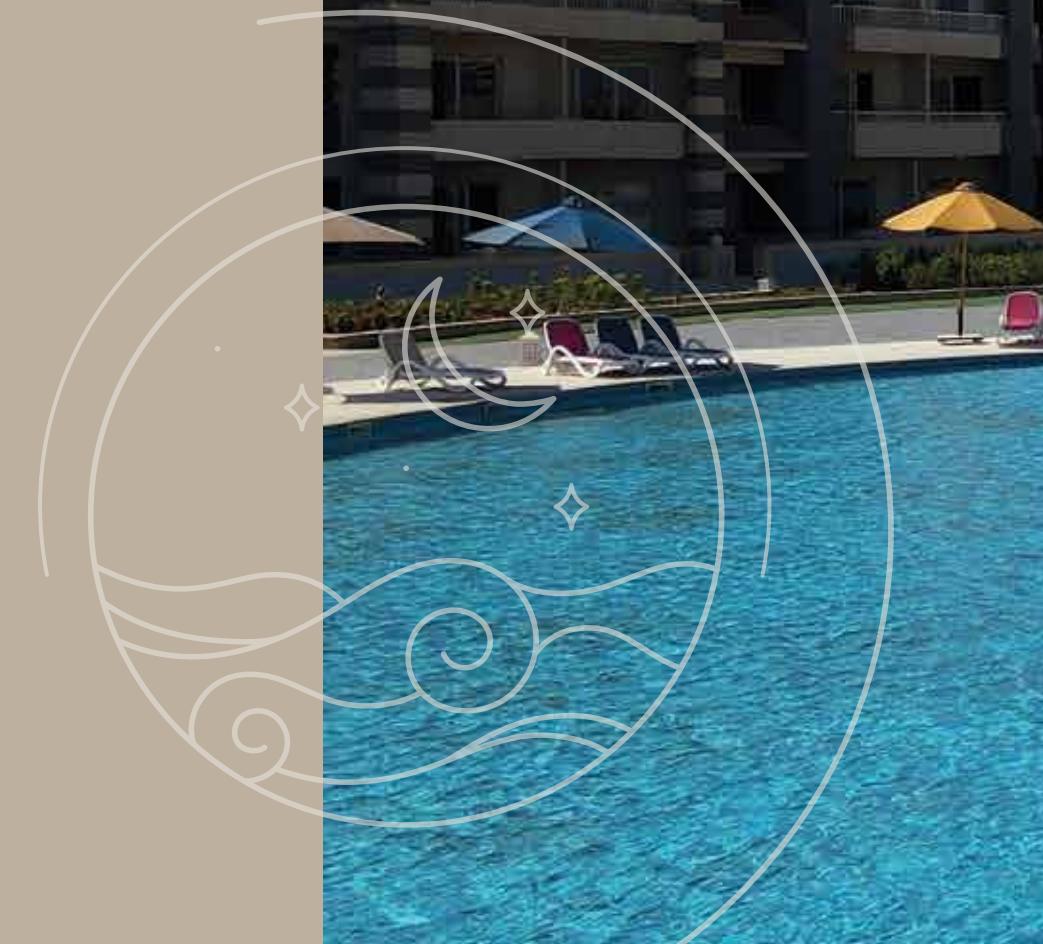
The soul elevates  
with heights



A breathtaking  
sea view  
from the pool



Enjoy swimming  
with a beautiful  
sunset view



# Master Plan

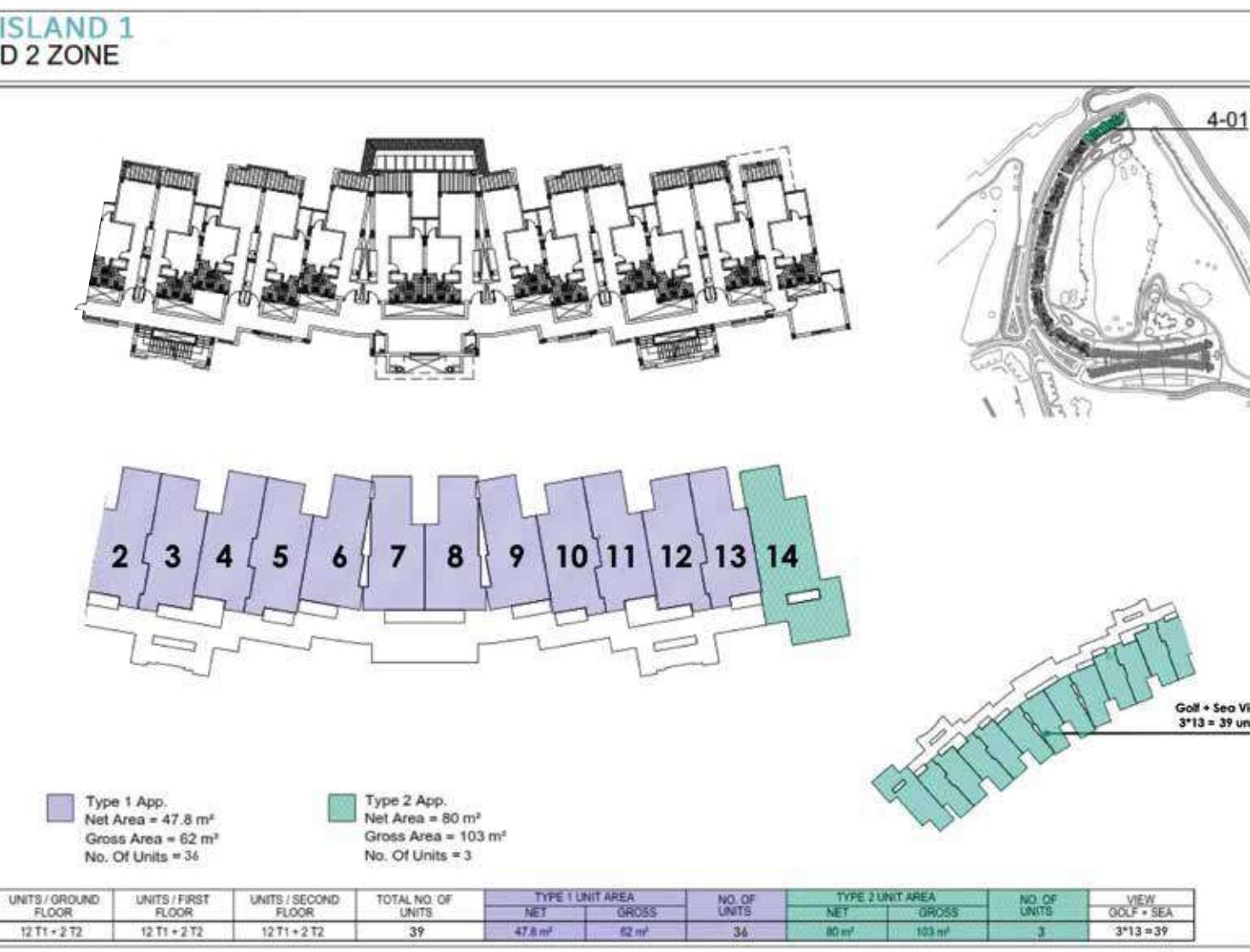
## SIA ISLAND 1

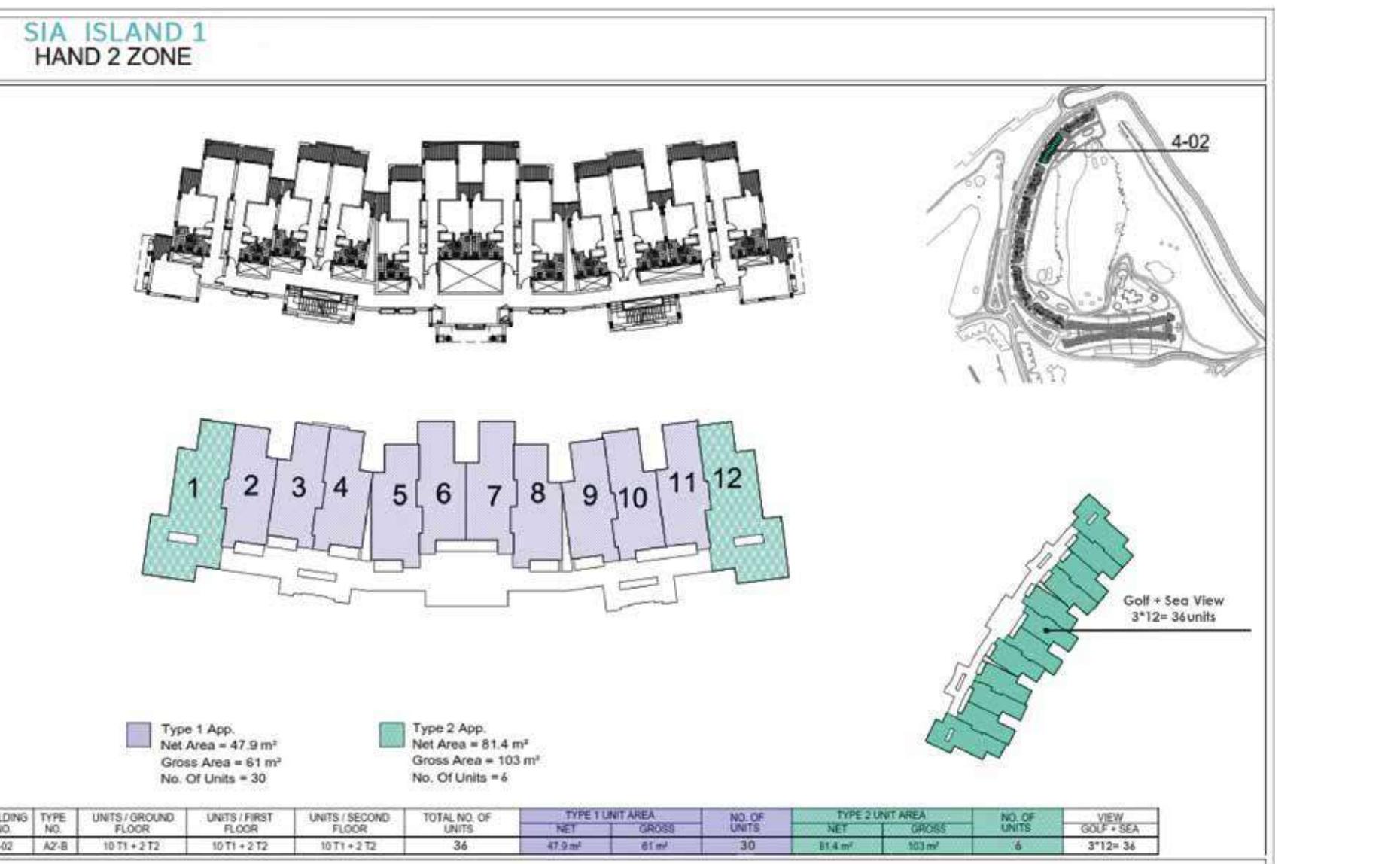


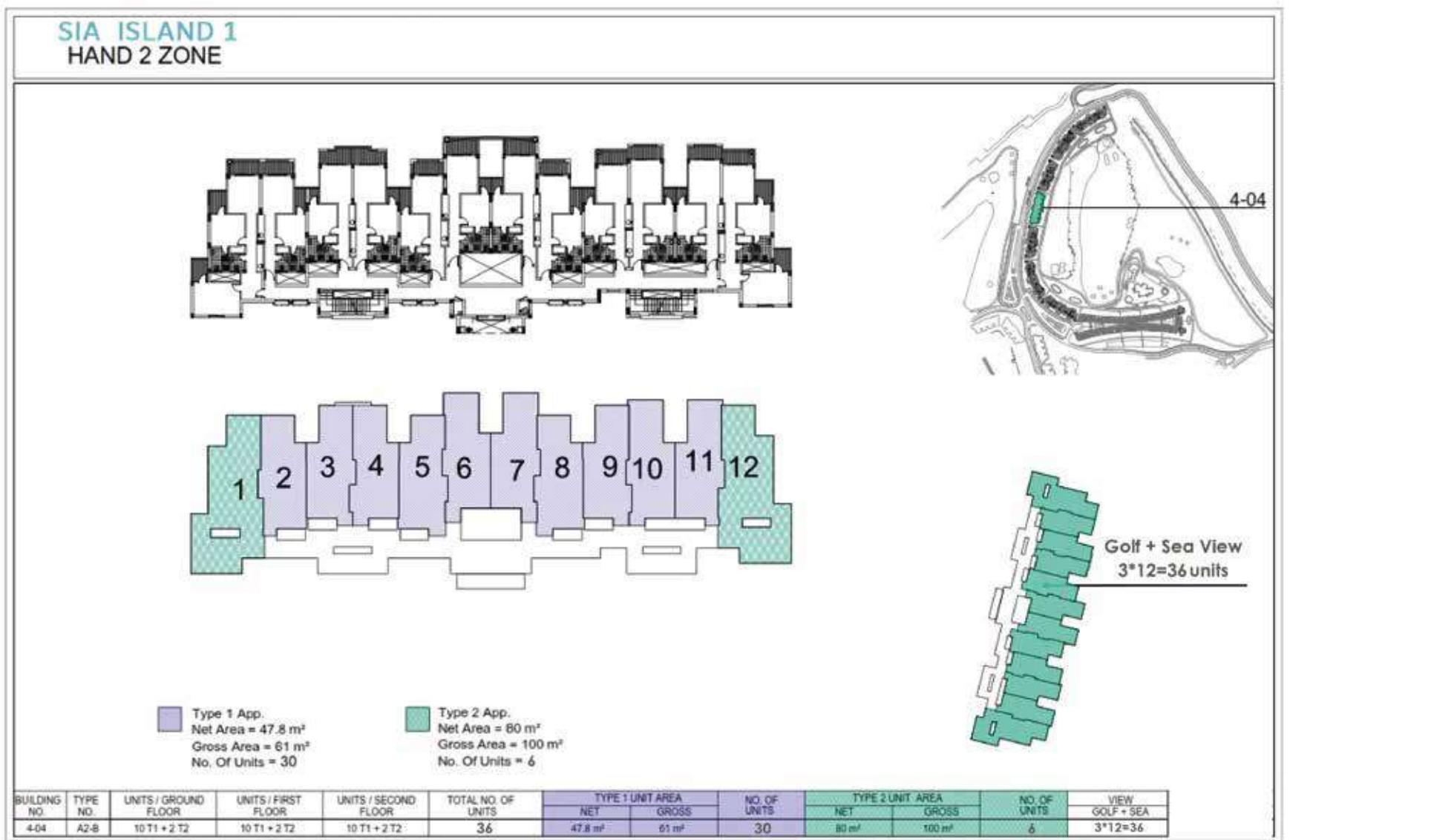
# Buildings



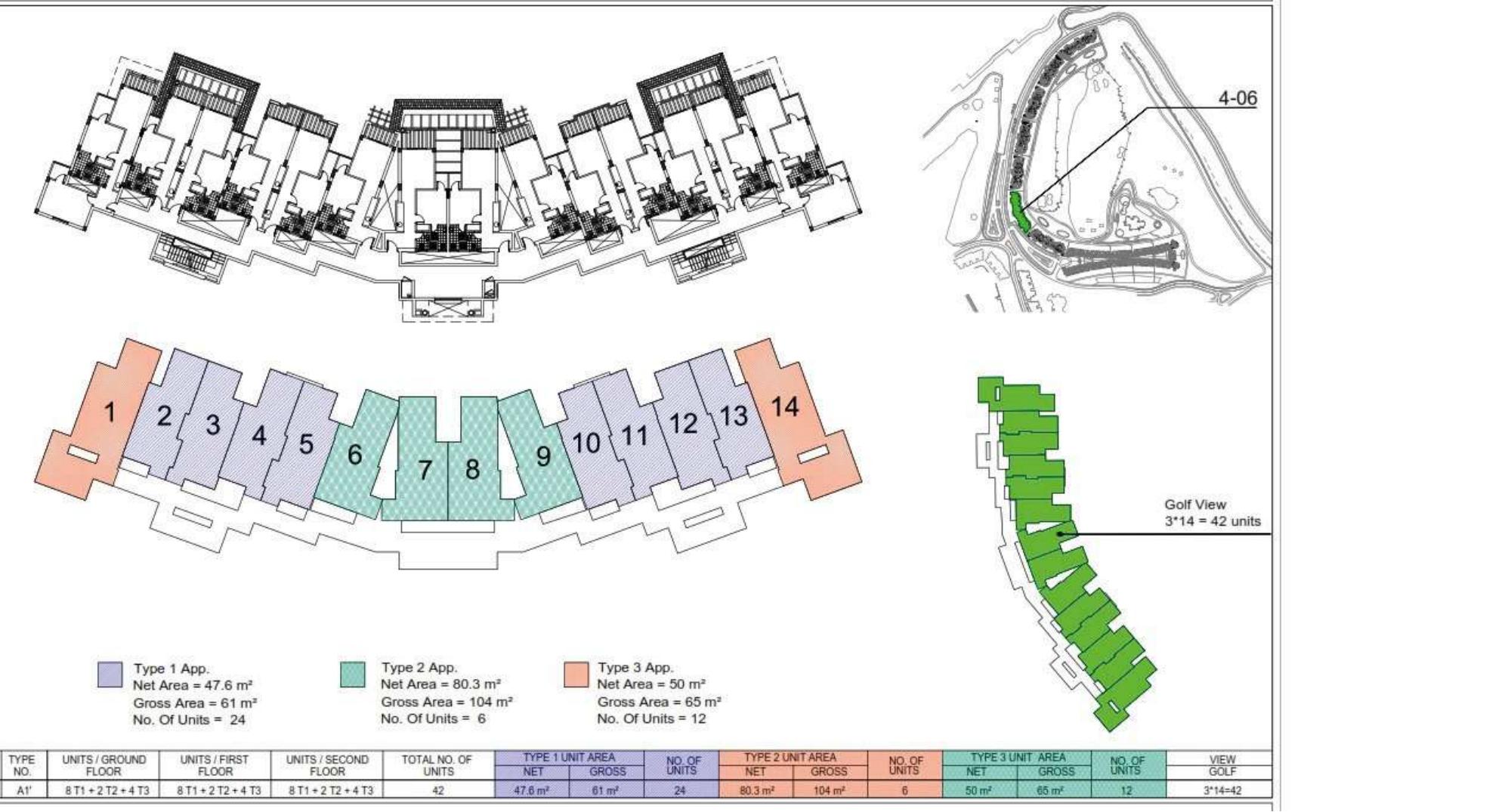
Gold S+V View  
3\*139 units



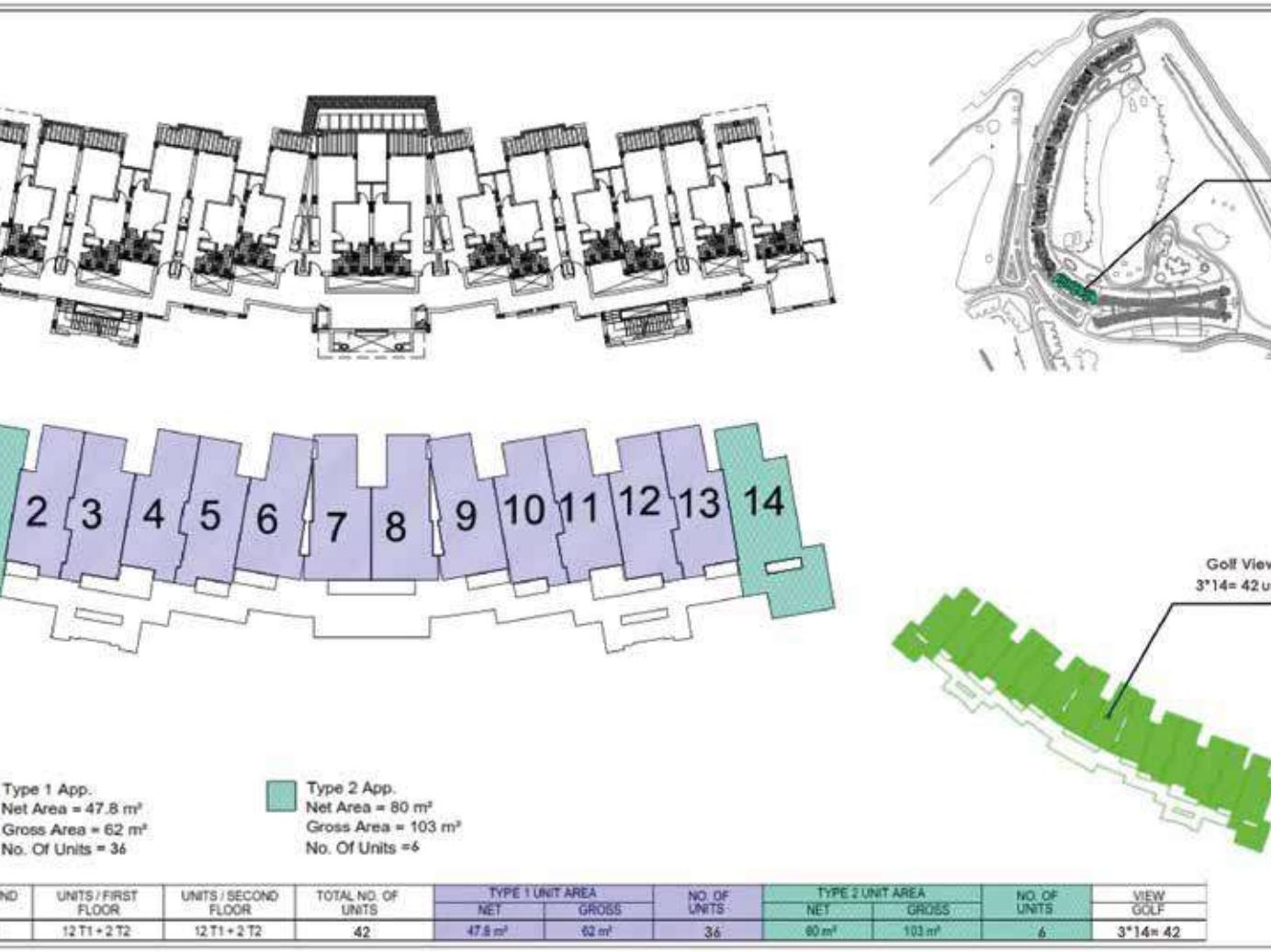


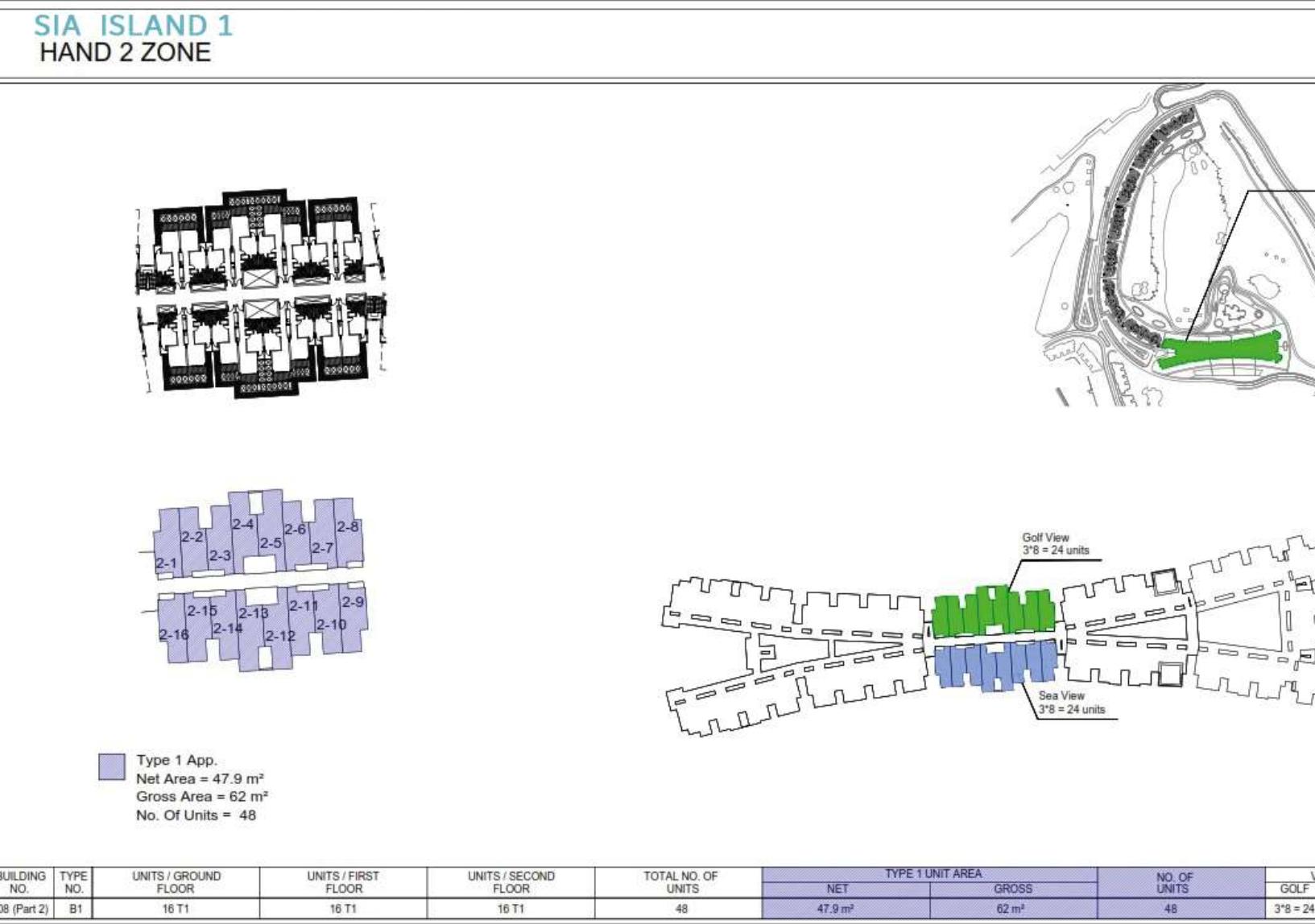


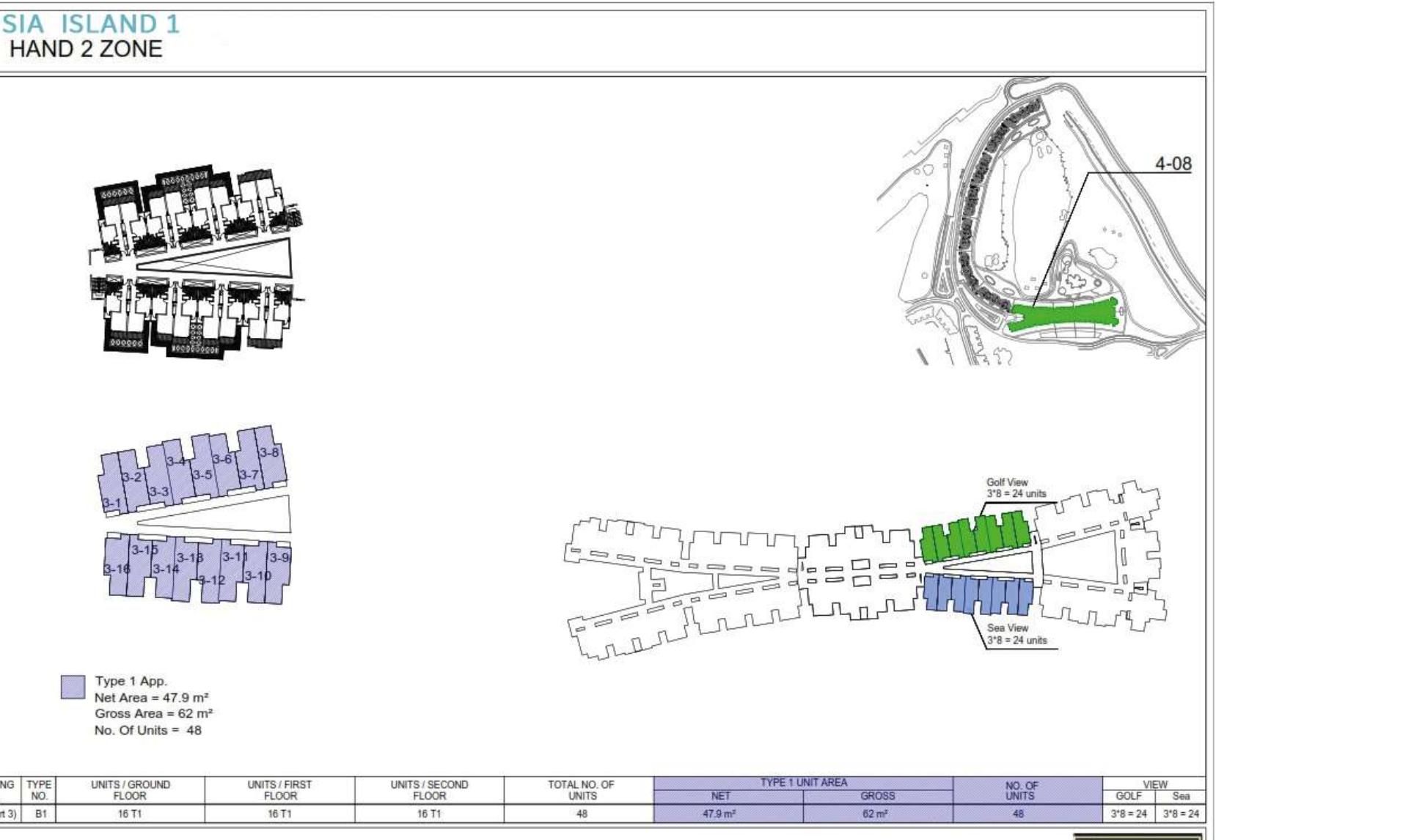
**SIA ISLAND 1  
HAND 2 ZONE**



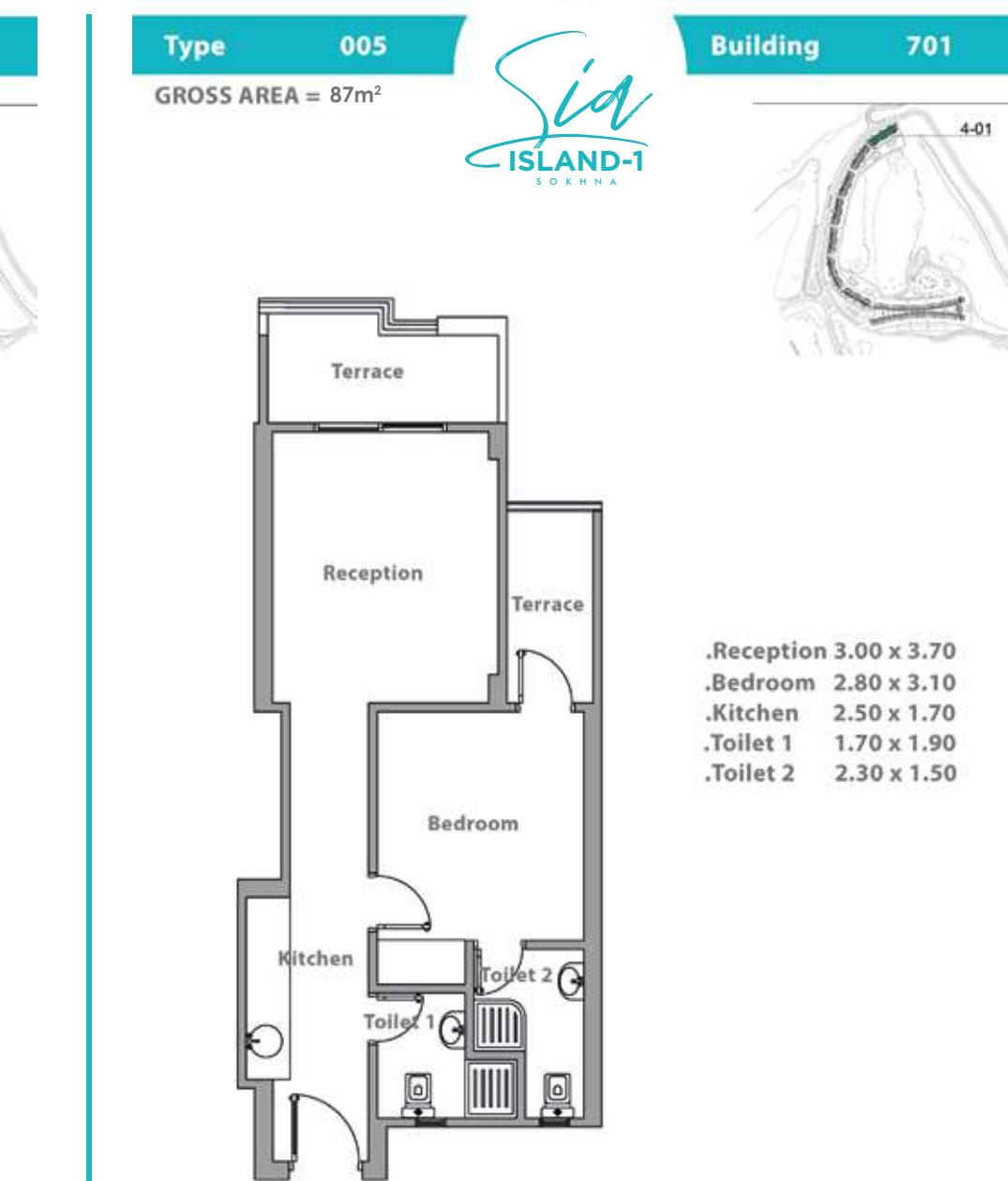
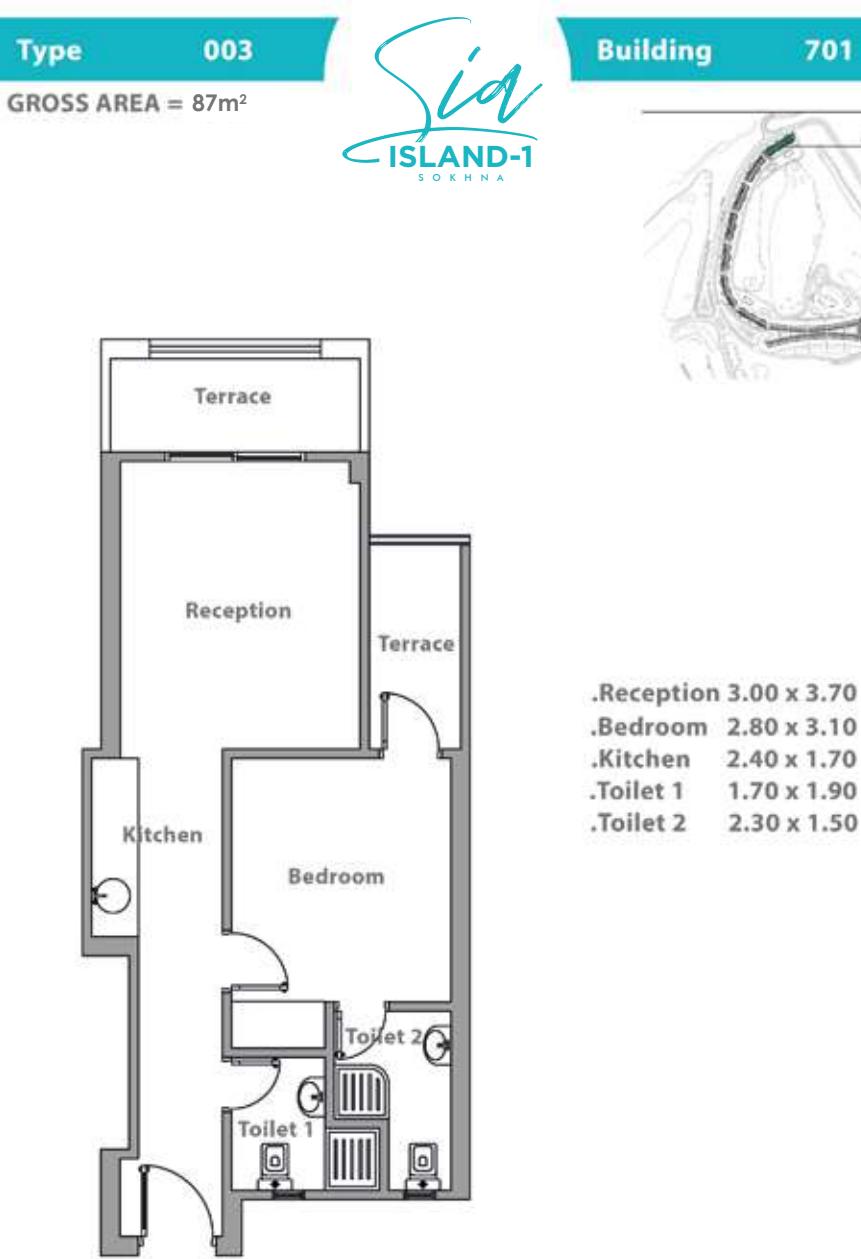
**SIA ISLAND 1  
HAND 2 ZONE**





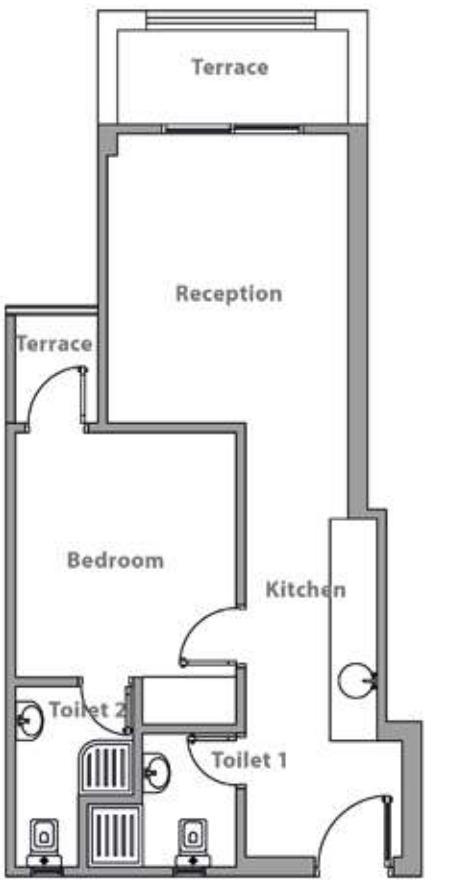


# Types

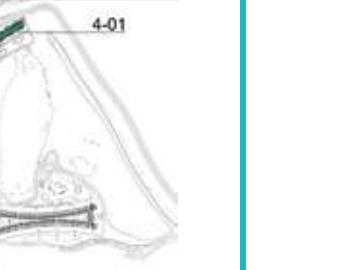


Type 006  
GROSS AREA = 87m<sup>2</sup>

Sid  
ISLAND-1  
SOKHNA



Building 701



Type 102  
GROSS AREA = 62 m<sup>2</sup>

Sid  
ISLAND-1  
SOKHNA

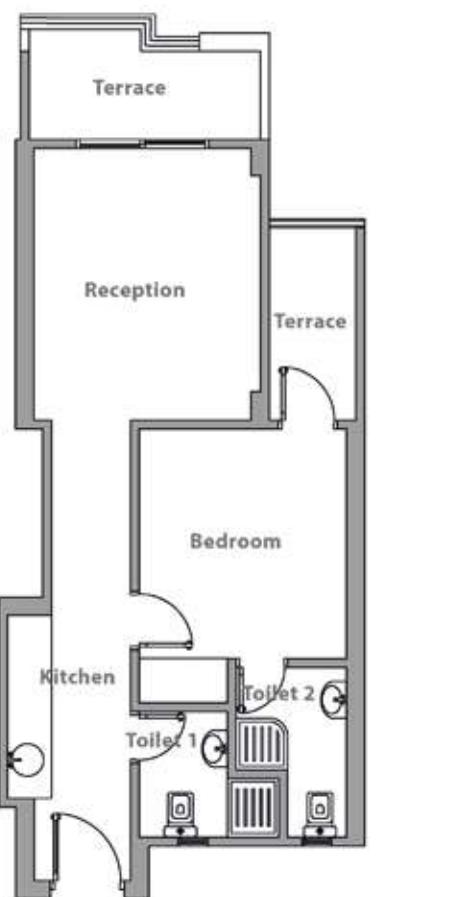


Building 701

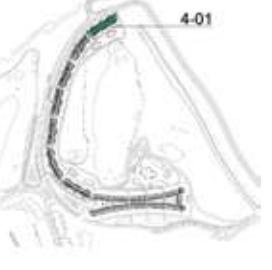


Type 105  
GROSS AREA = 62 m<sup>2</sup>

Sid  
ISLAND-1  
SOKHNA



Building 701

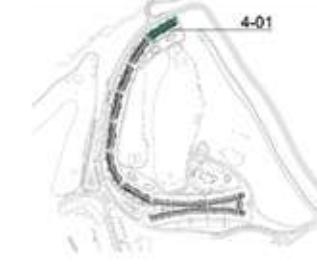


Type 106  
GROSS AREA = 62 m<sup>2</sup>

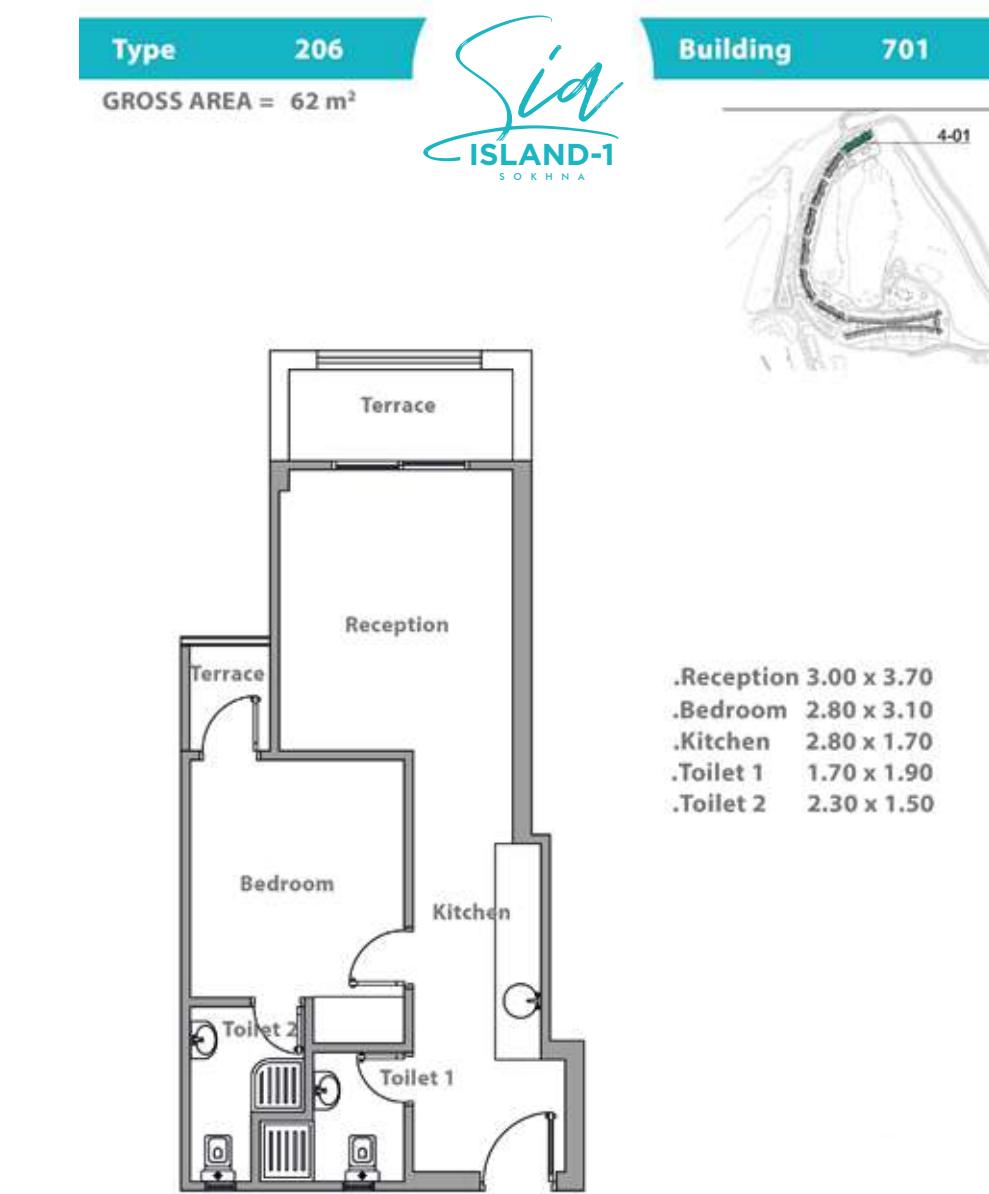
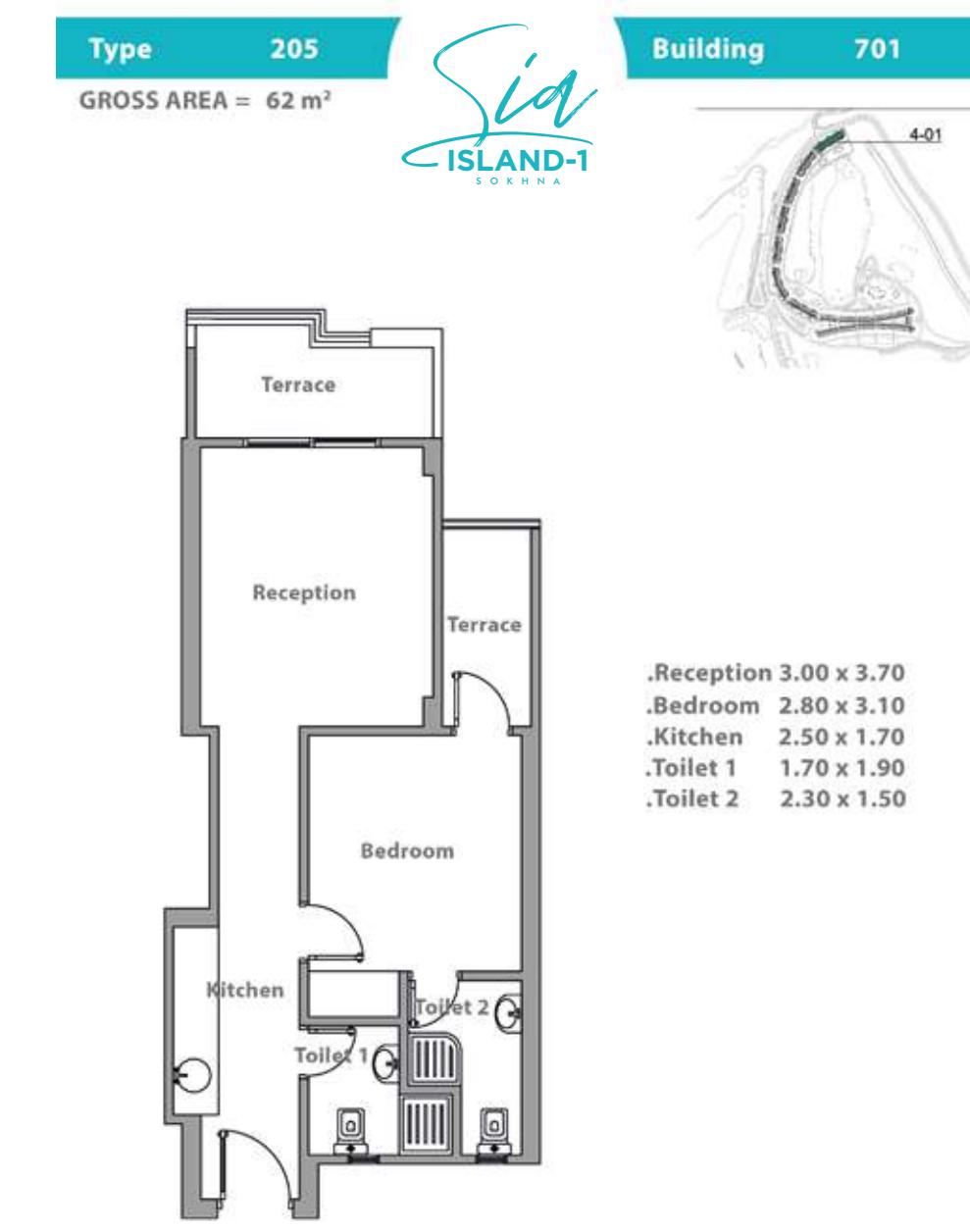
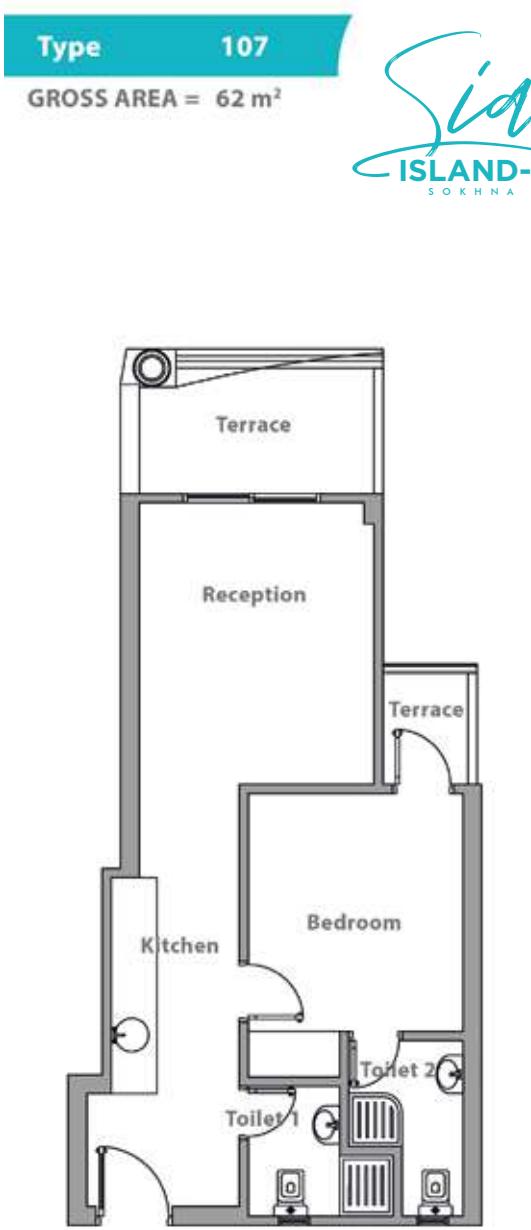
Sid  
ISLAND-1  
SOKHNA

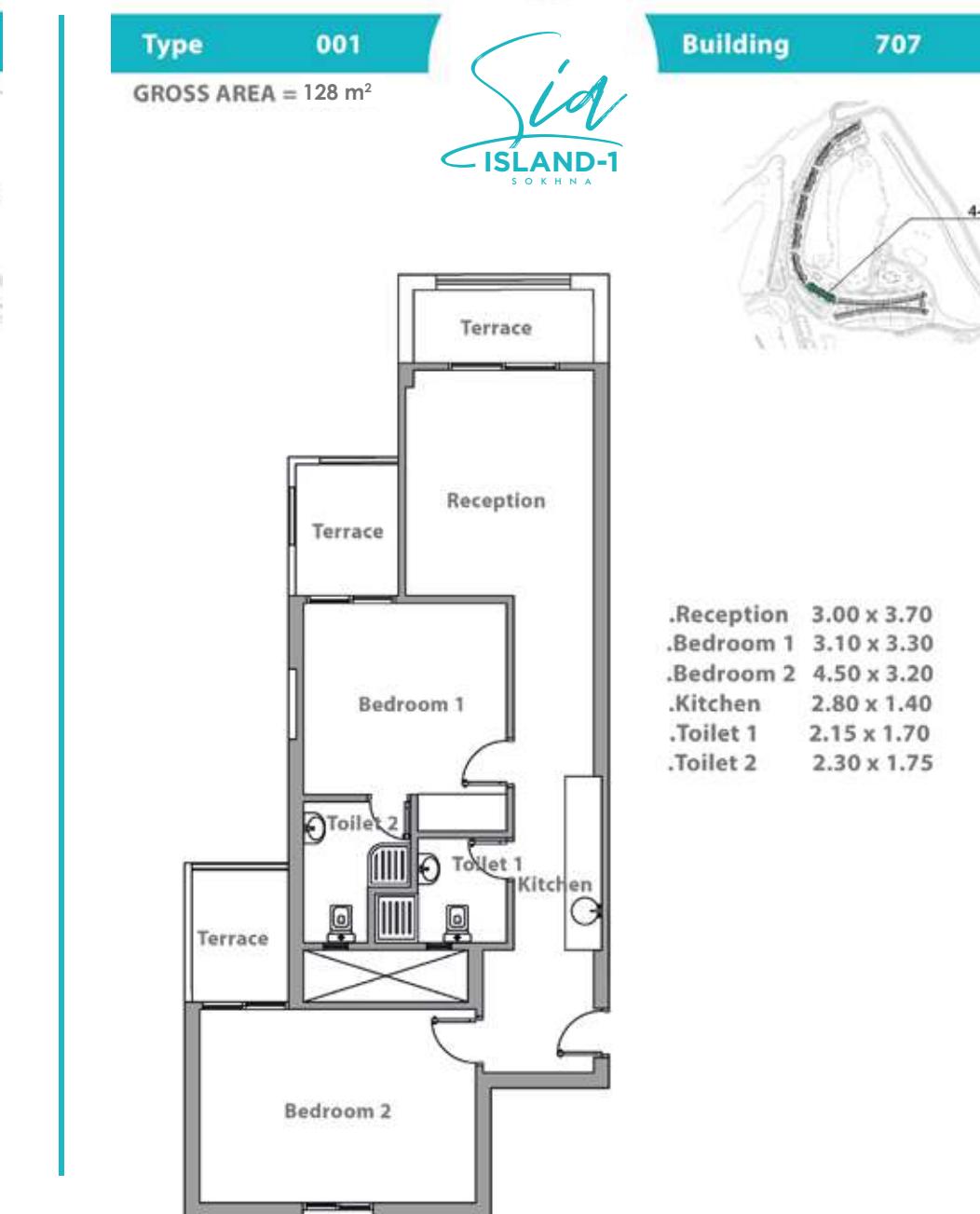
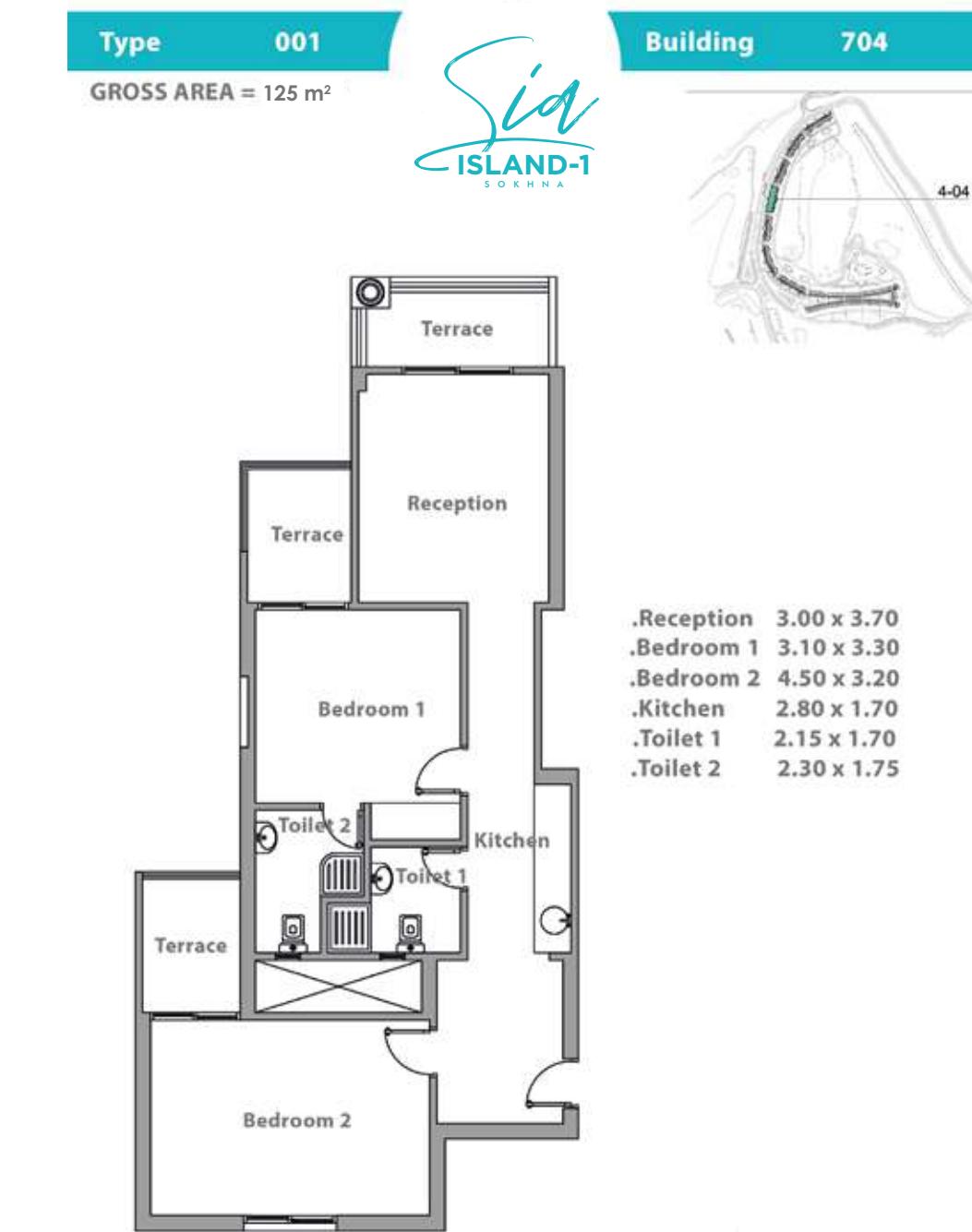
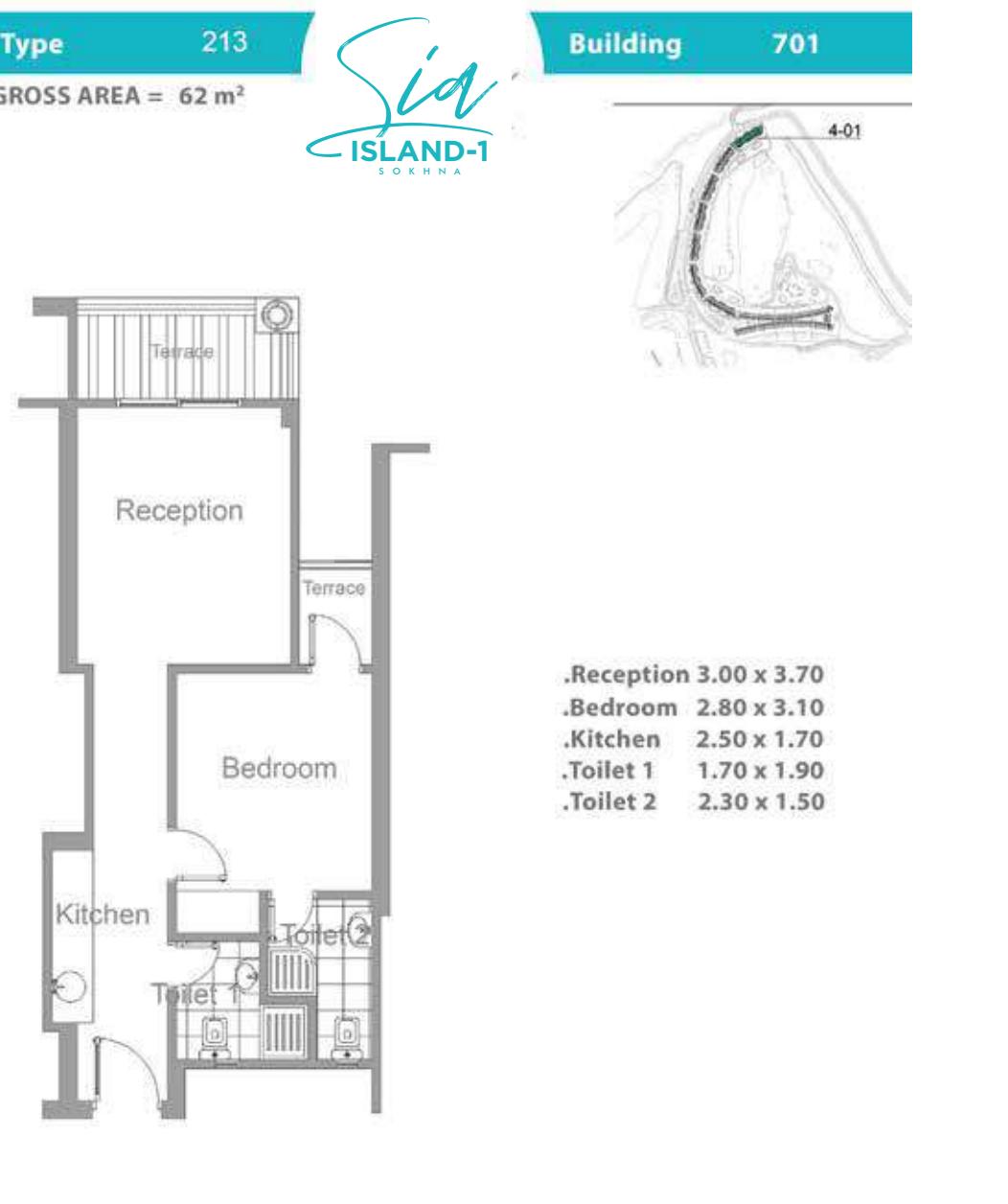
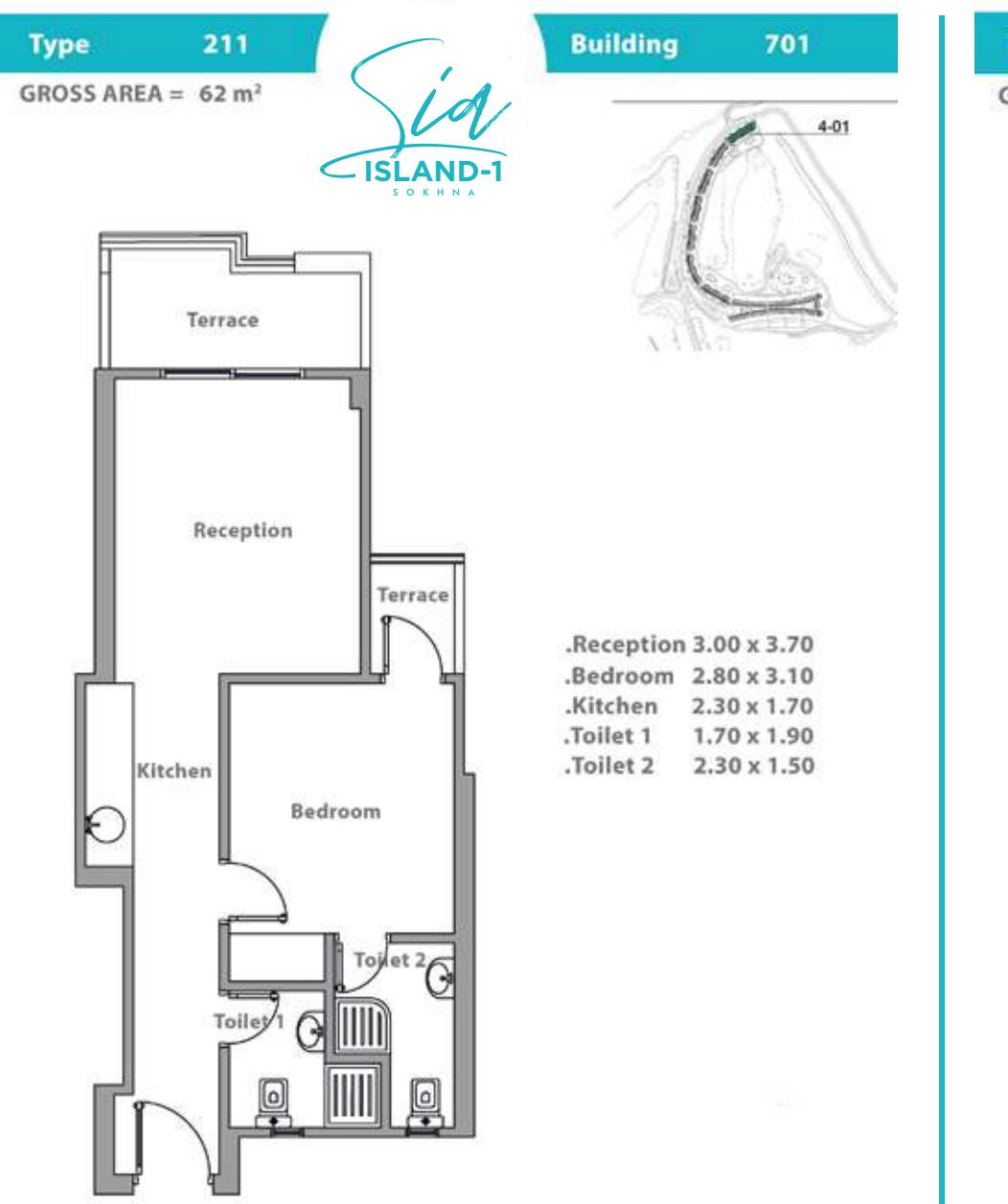


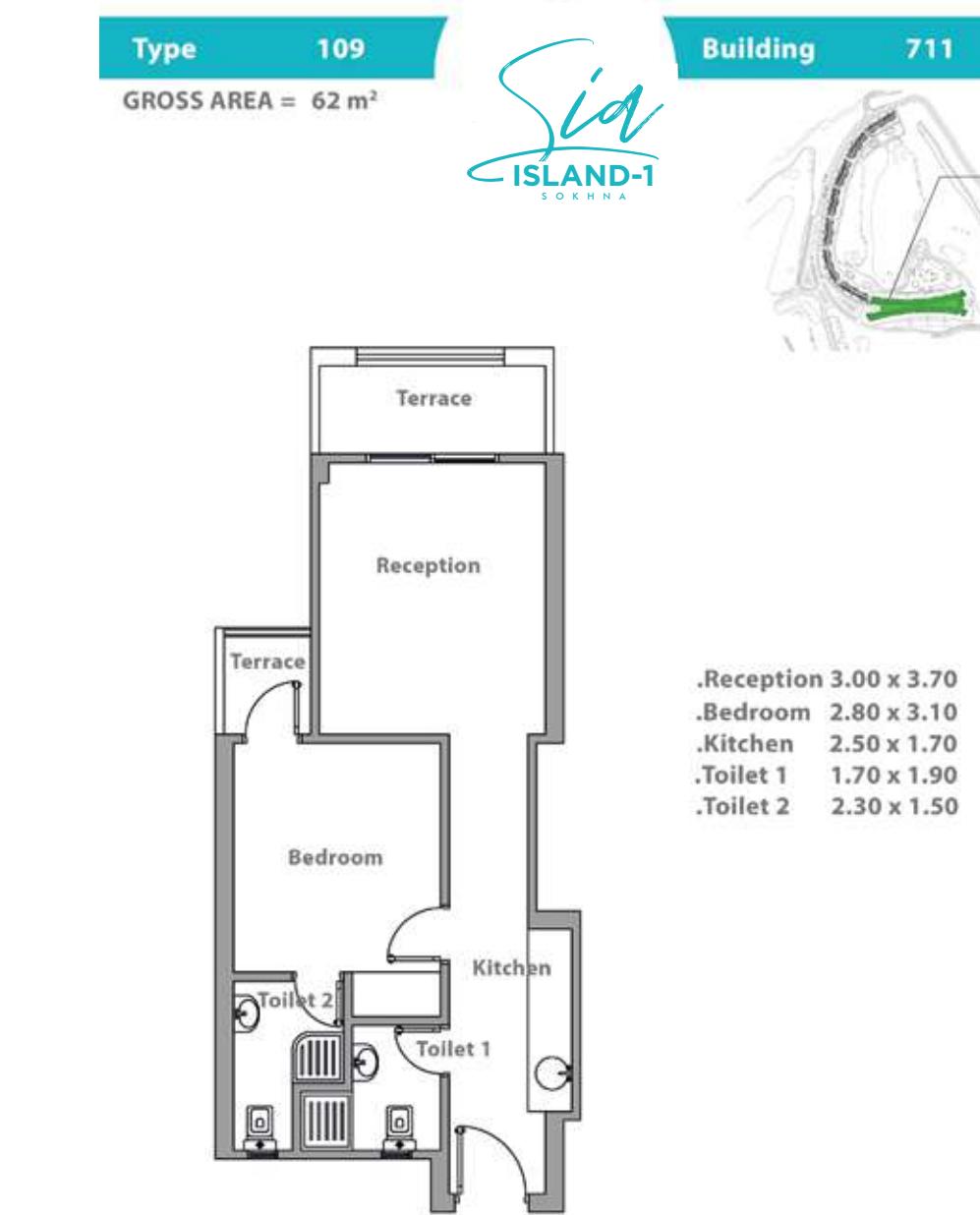
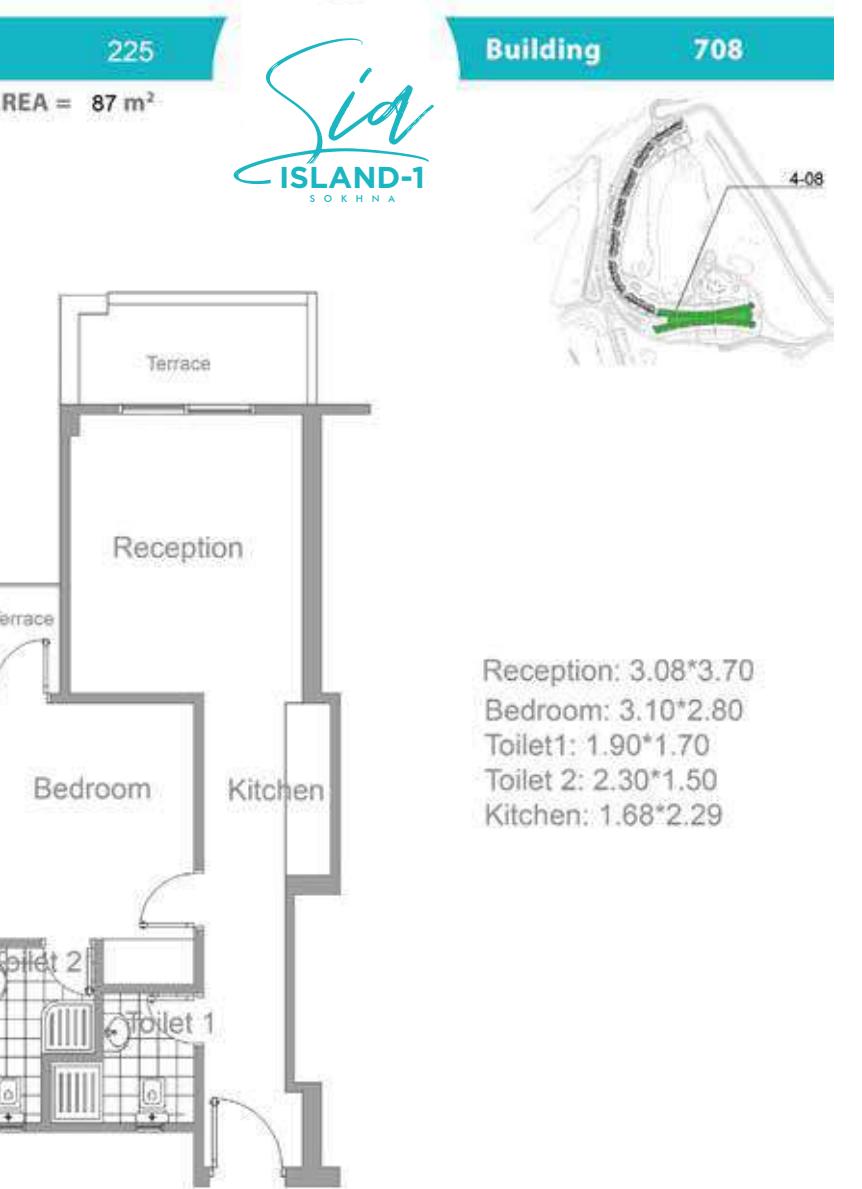
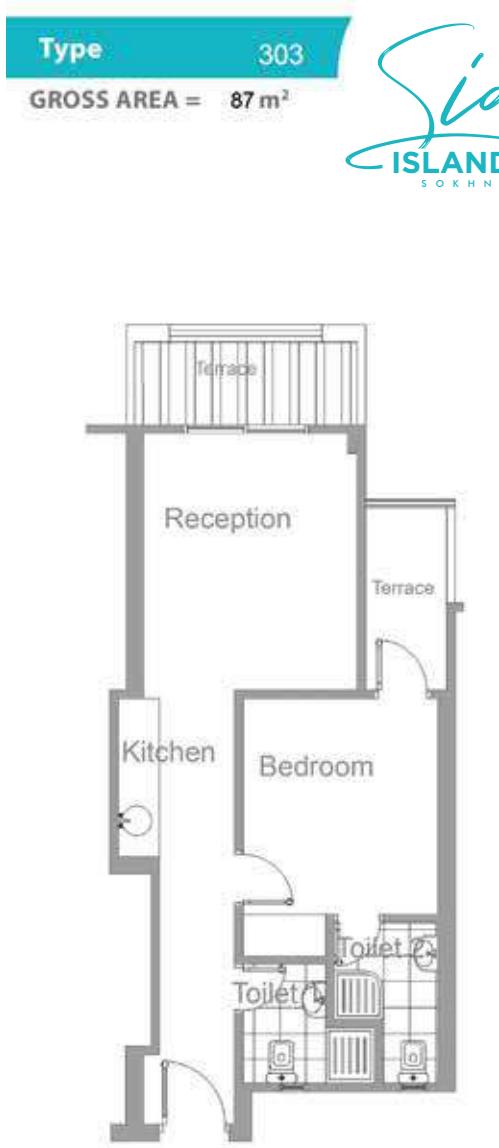
Building 701



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



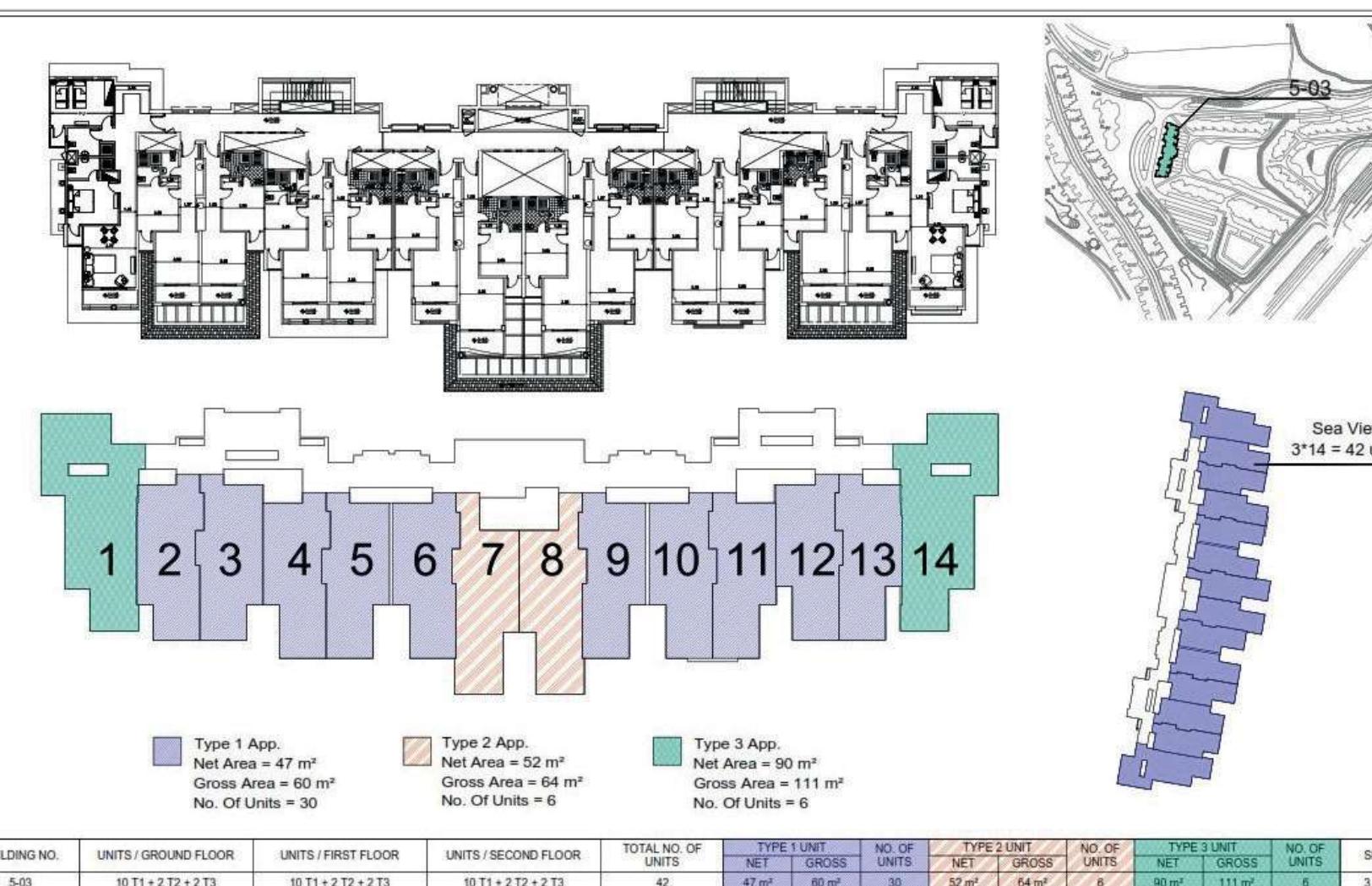
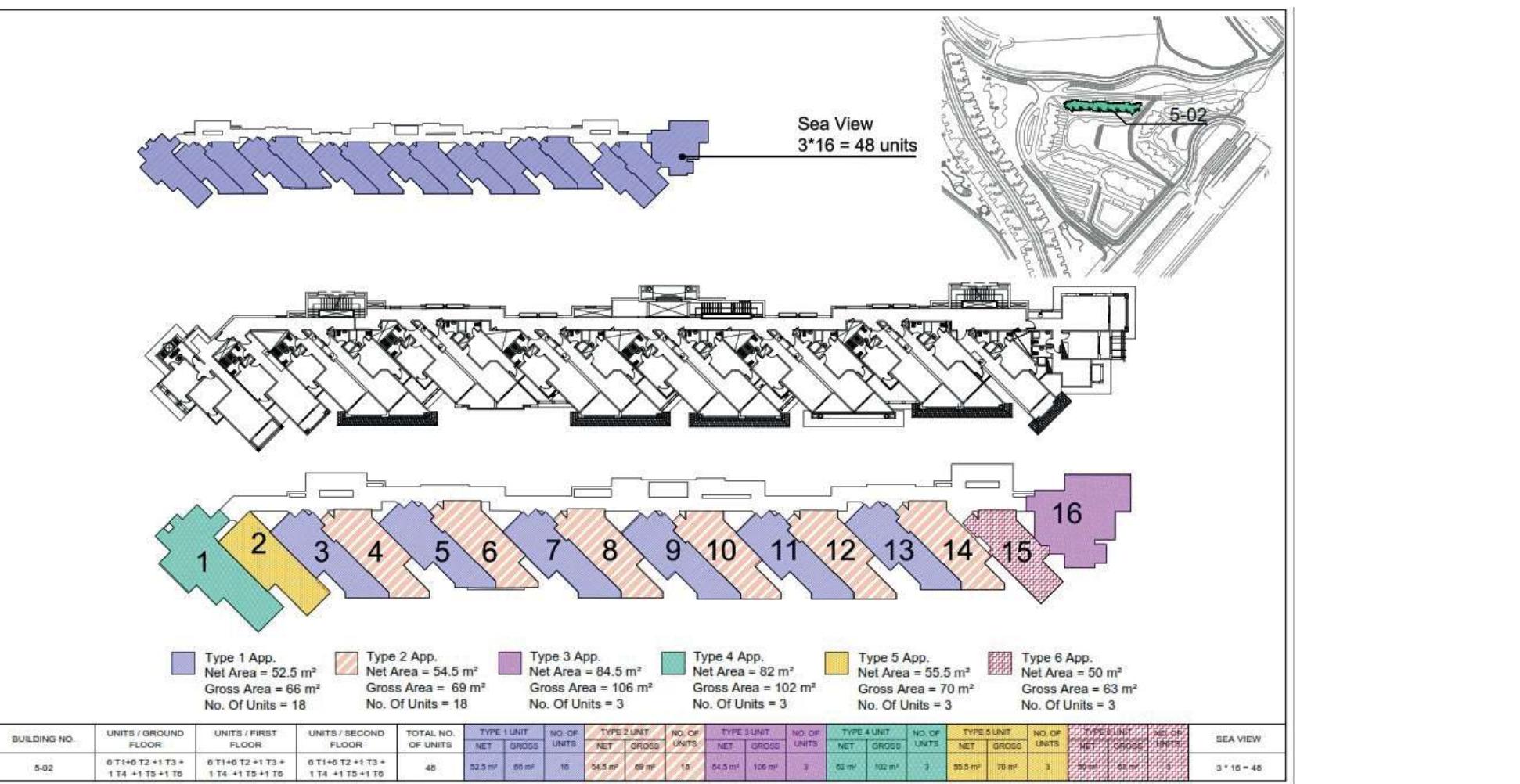


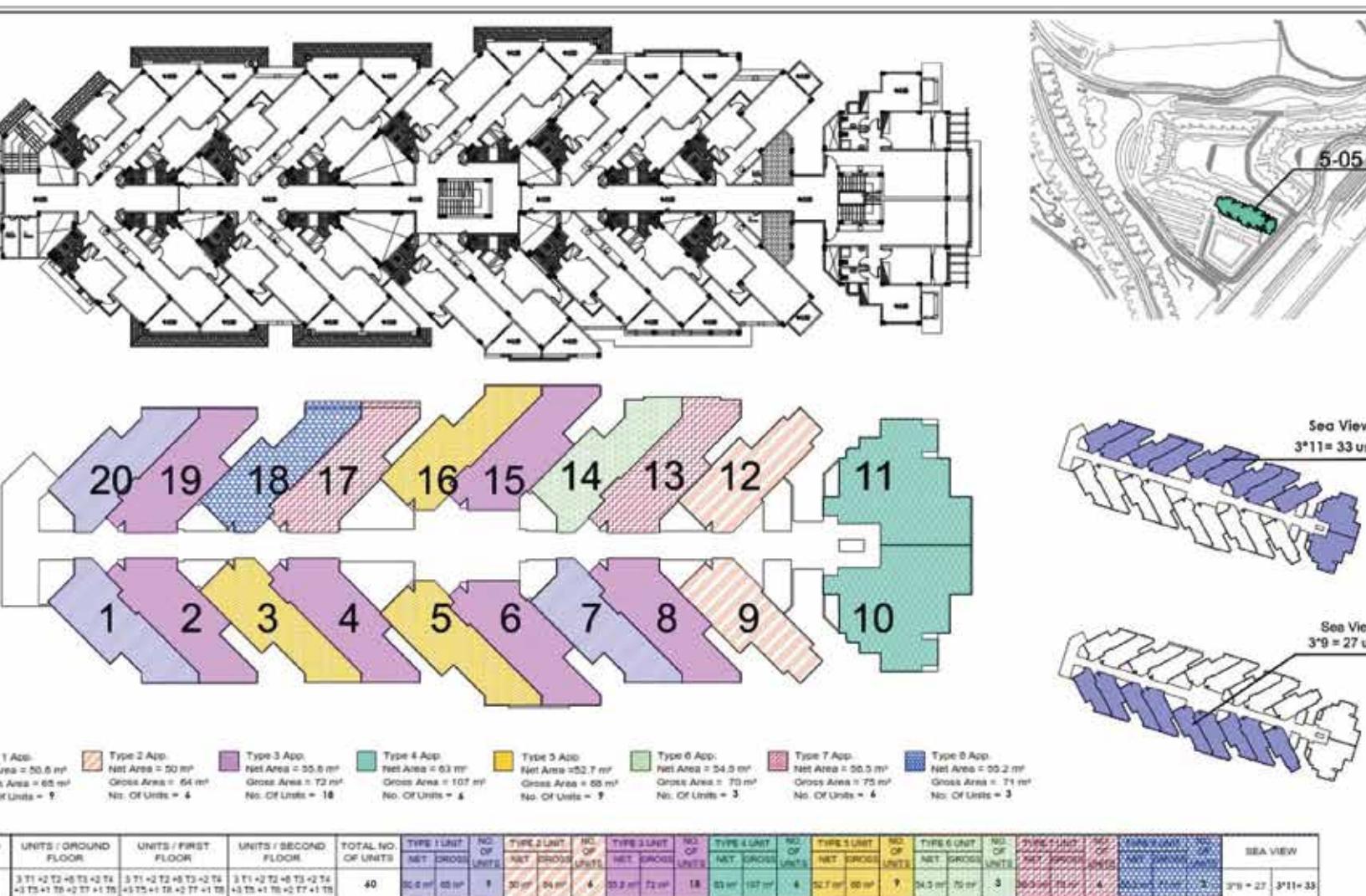
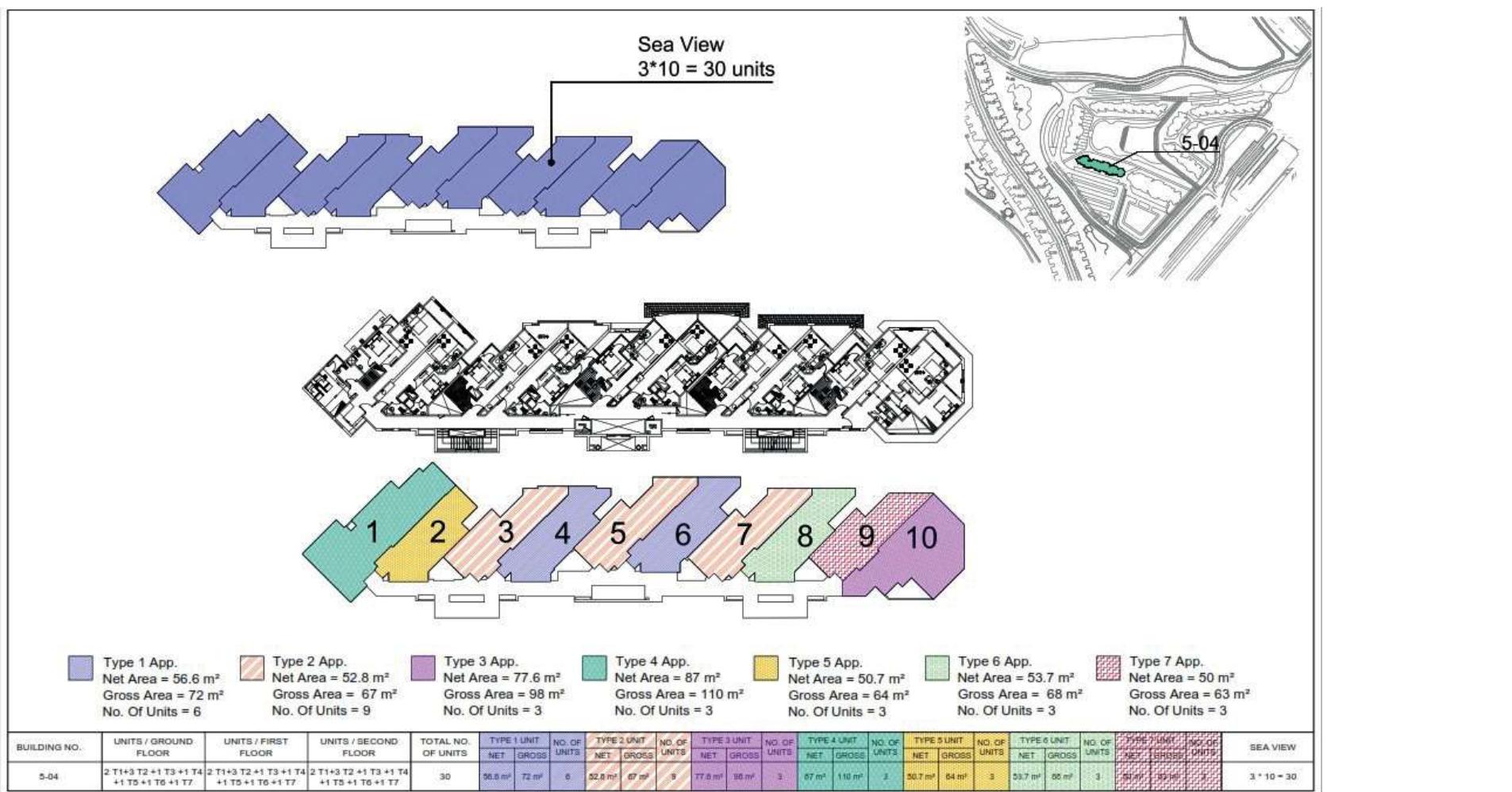


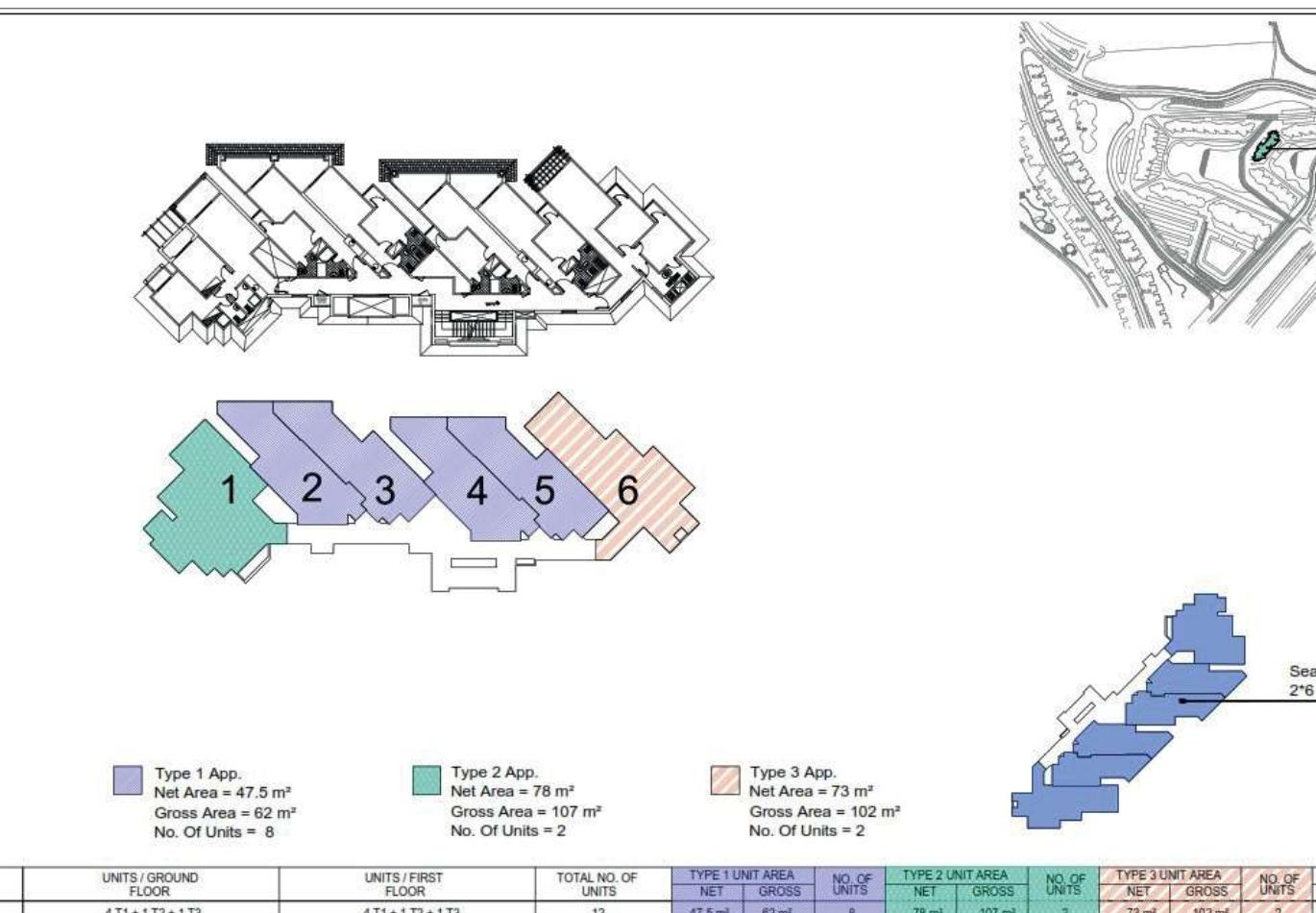
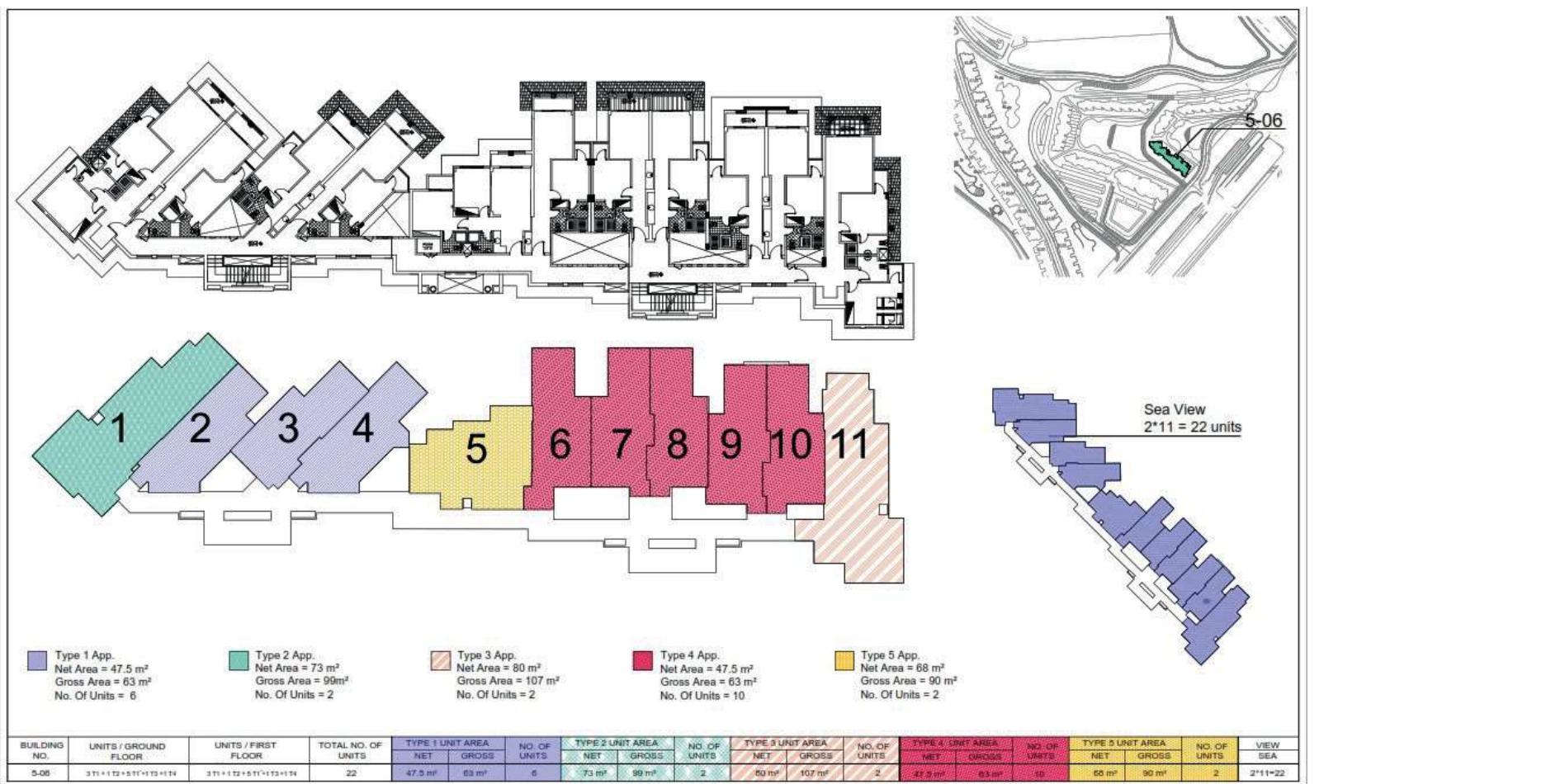
# Master Plan SIA ISLAND 2



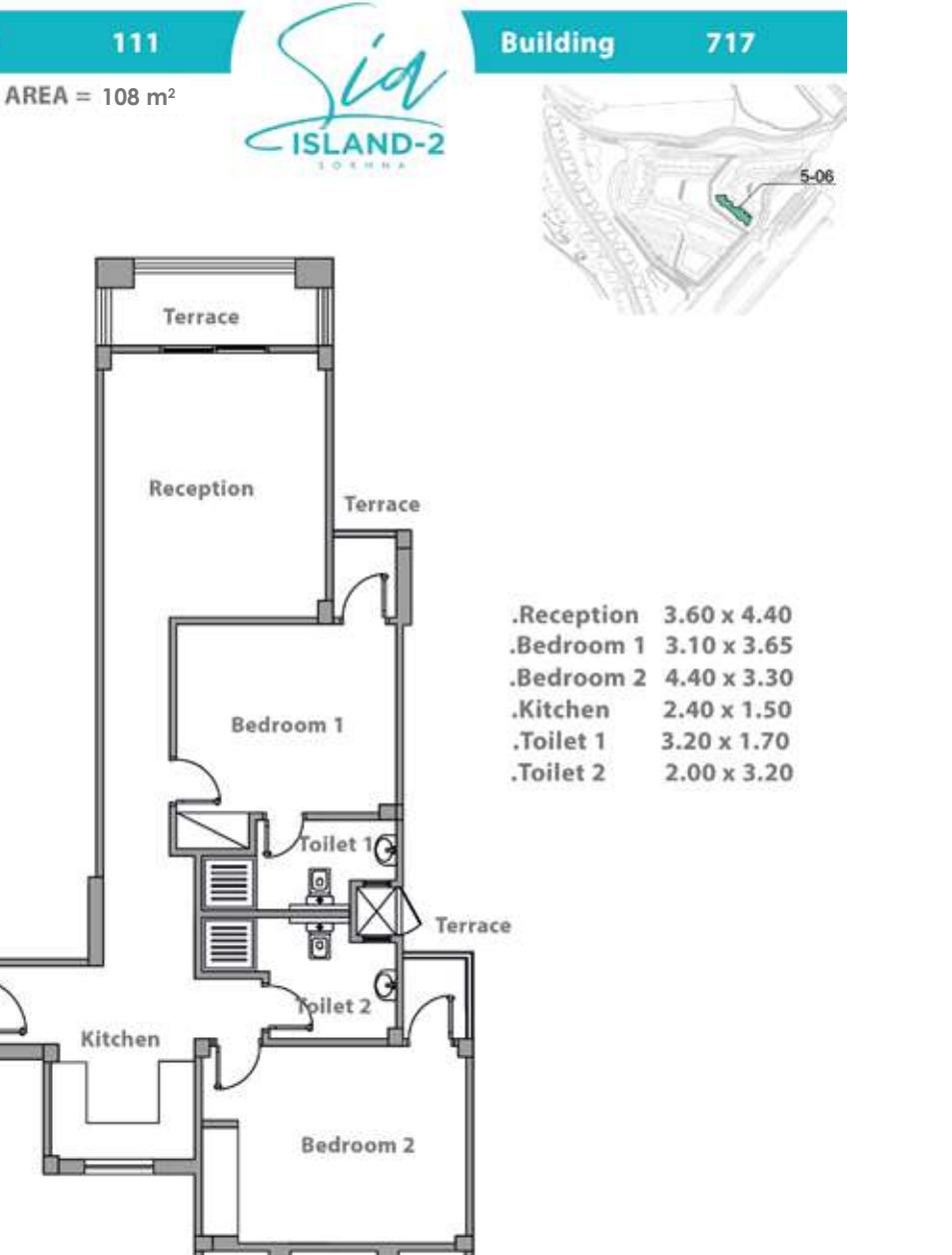








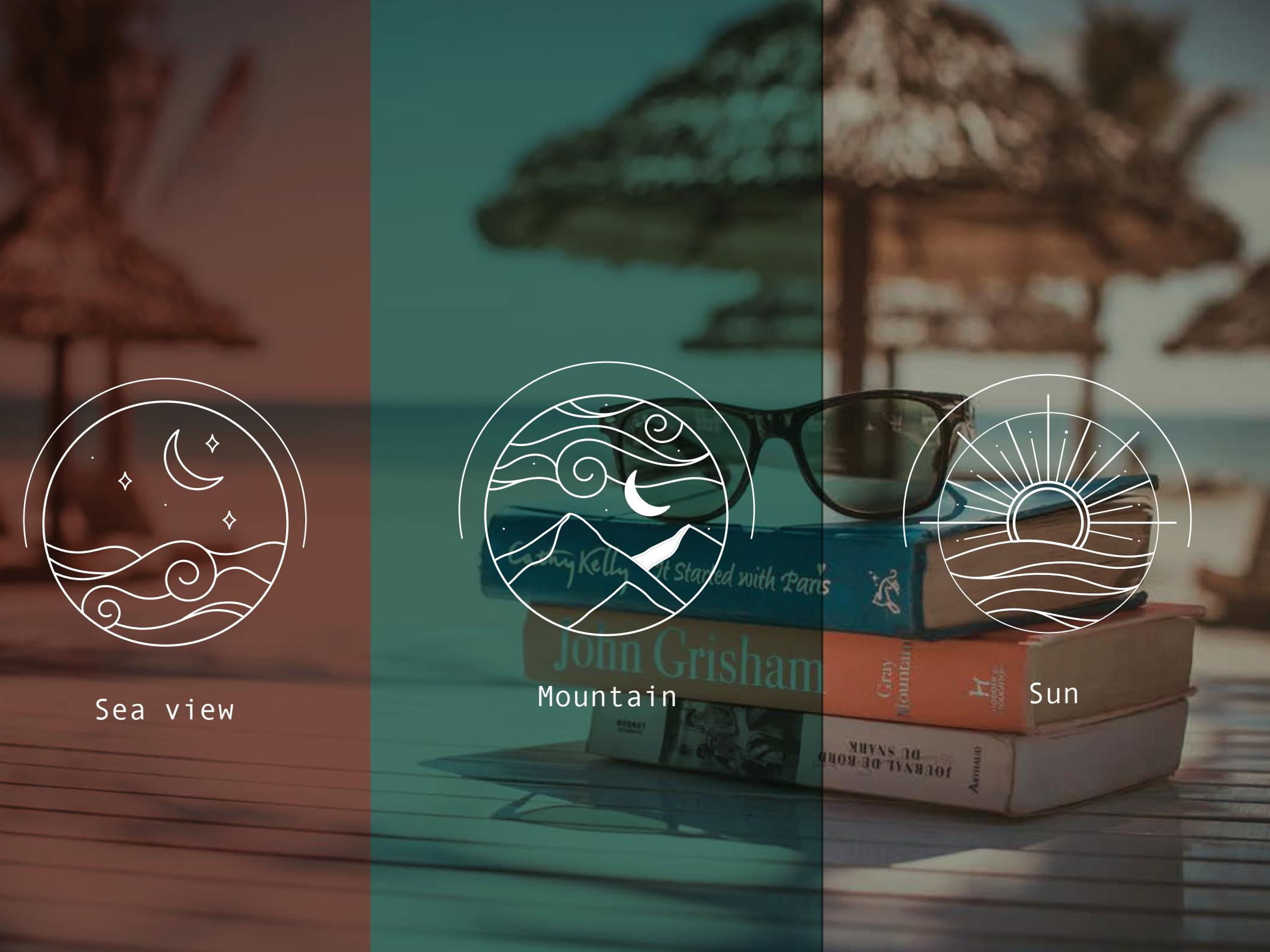
# Types





## 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.



## Water Activities

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



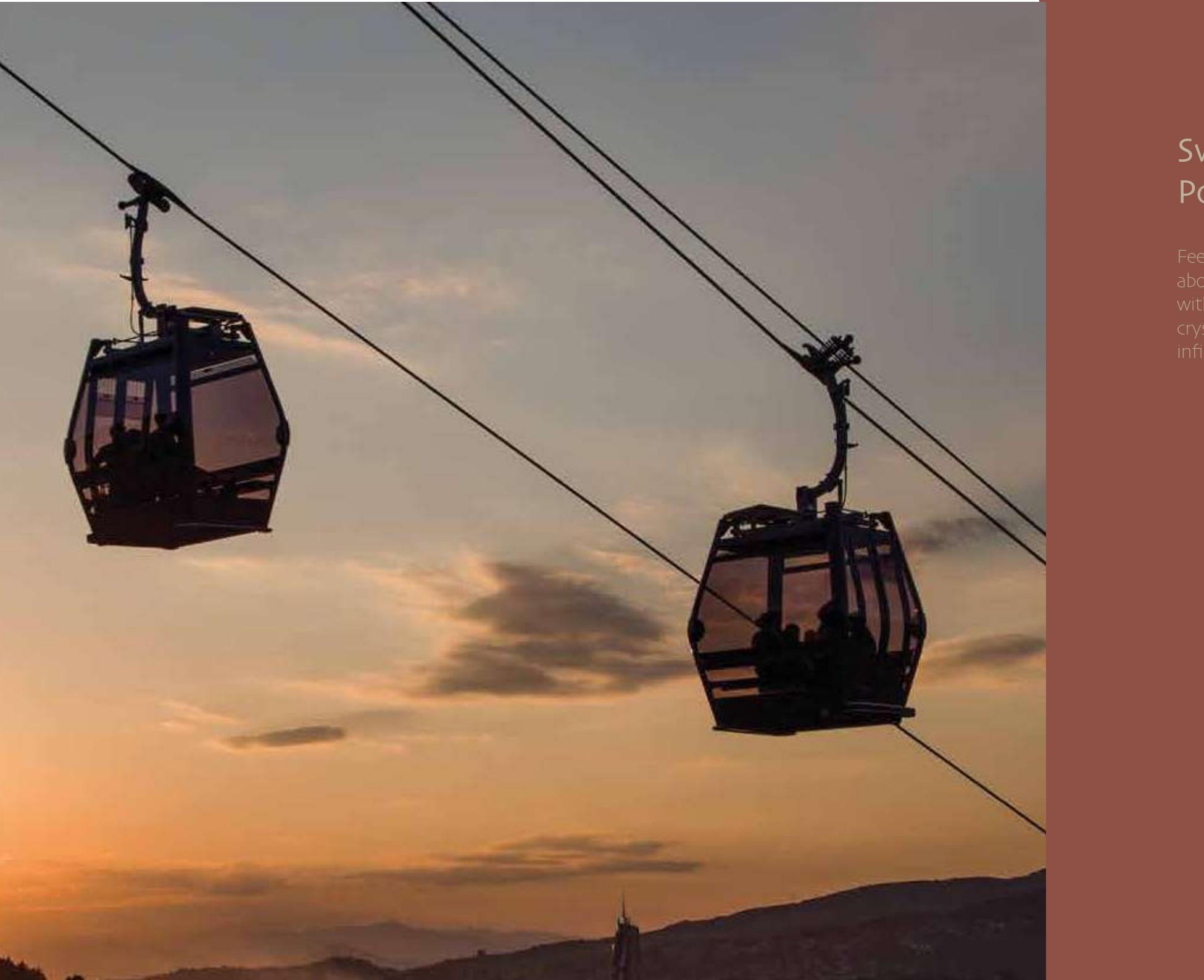
## Landscape Areas

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



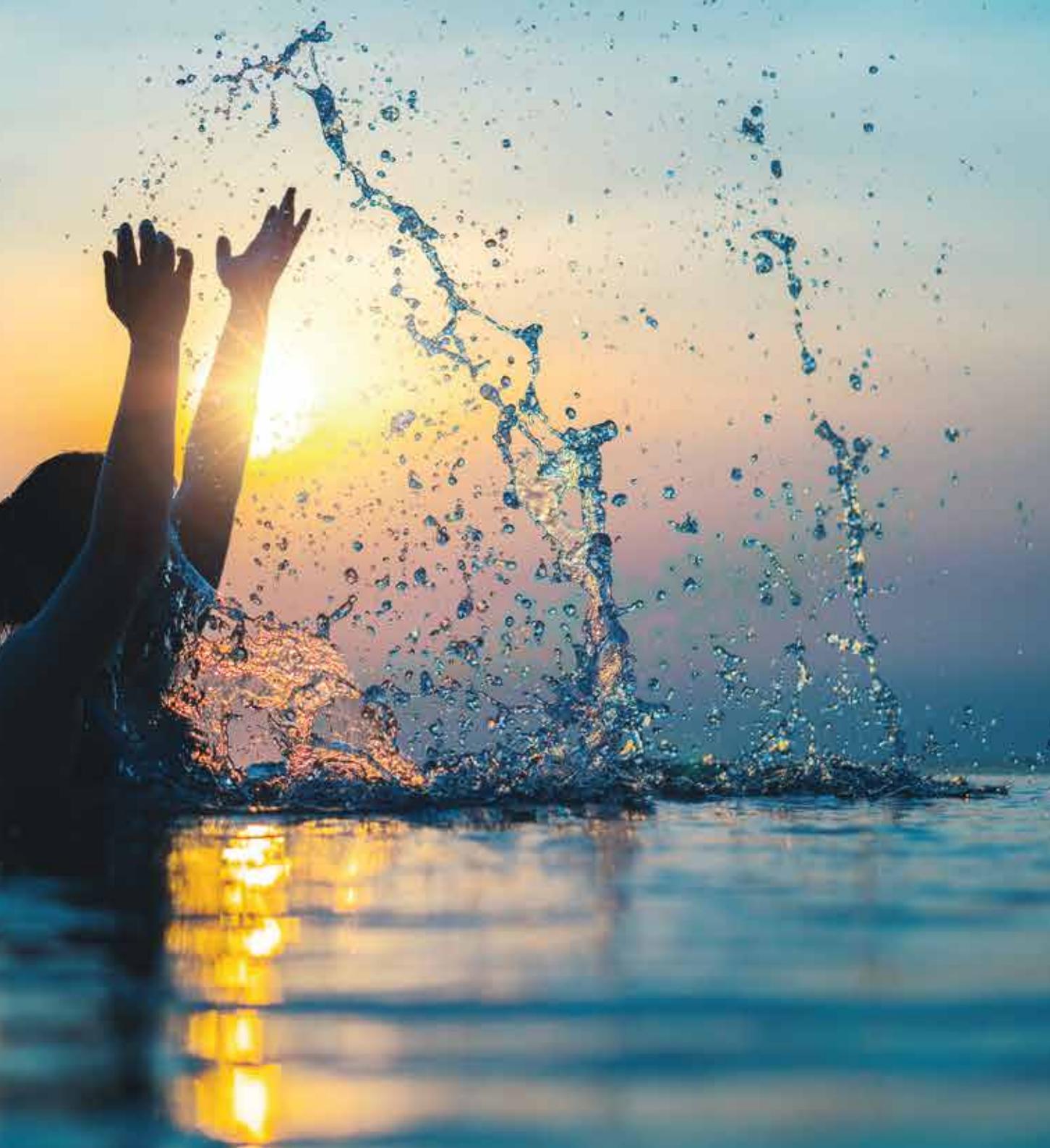
## Cable Cars

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

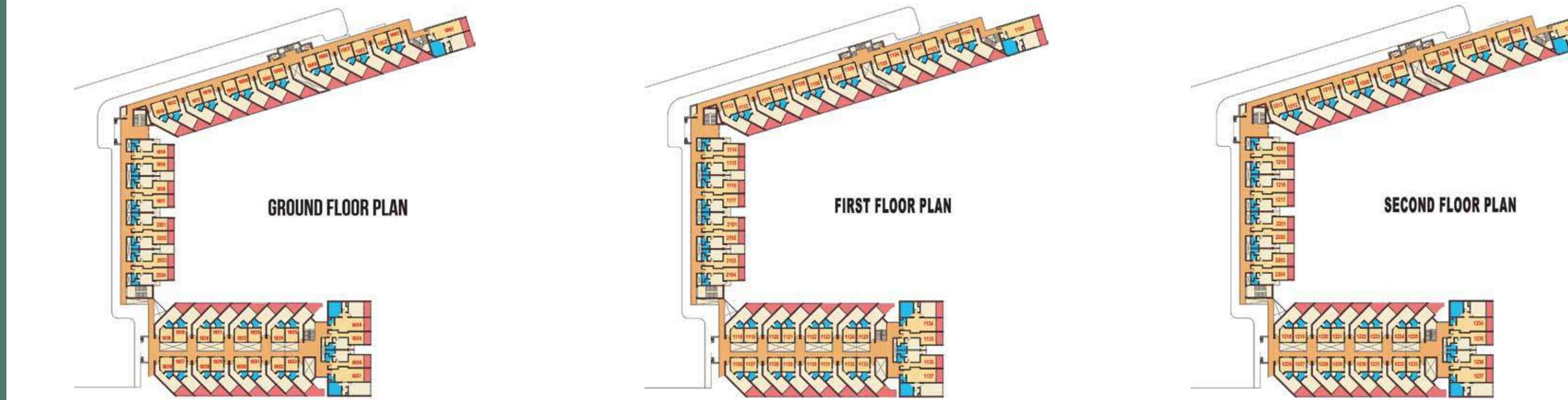
In the heart of the mountains and the charming view of the Red Sea, enjoy sia island and live the atmosphere of fun with your children in the pool with comfort, tranquility and the charming view of the sunset



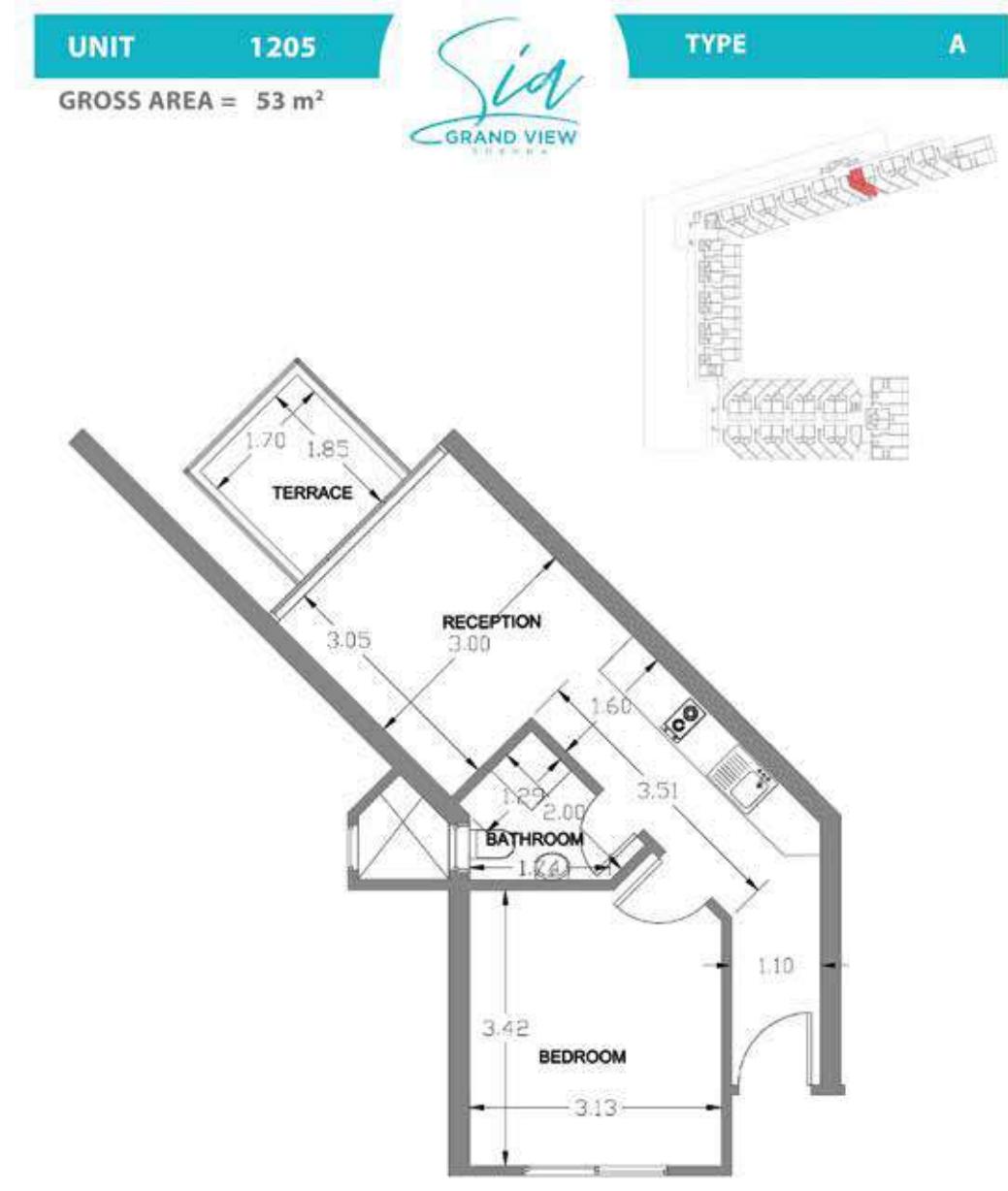
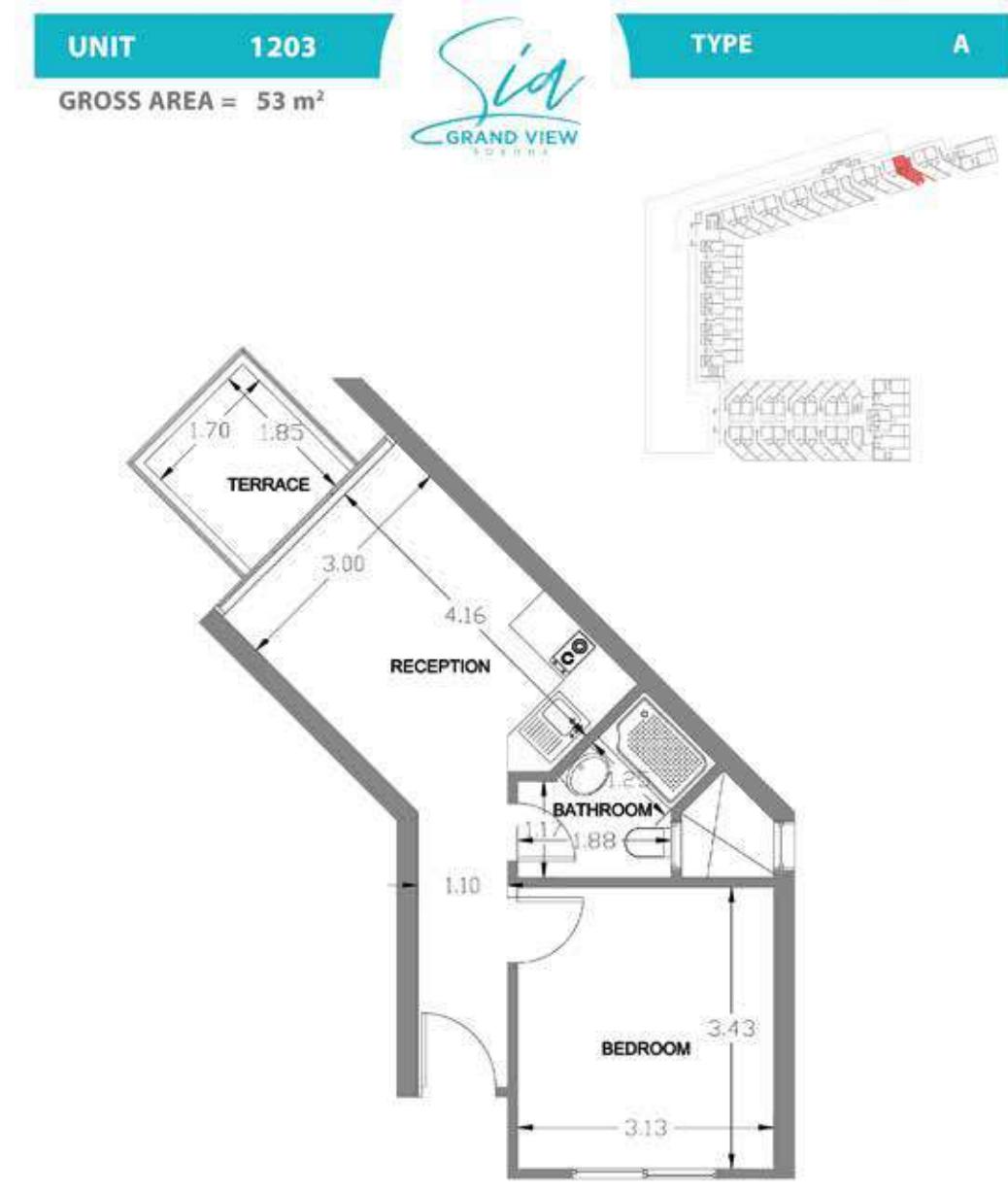


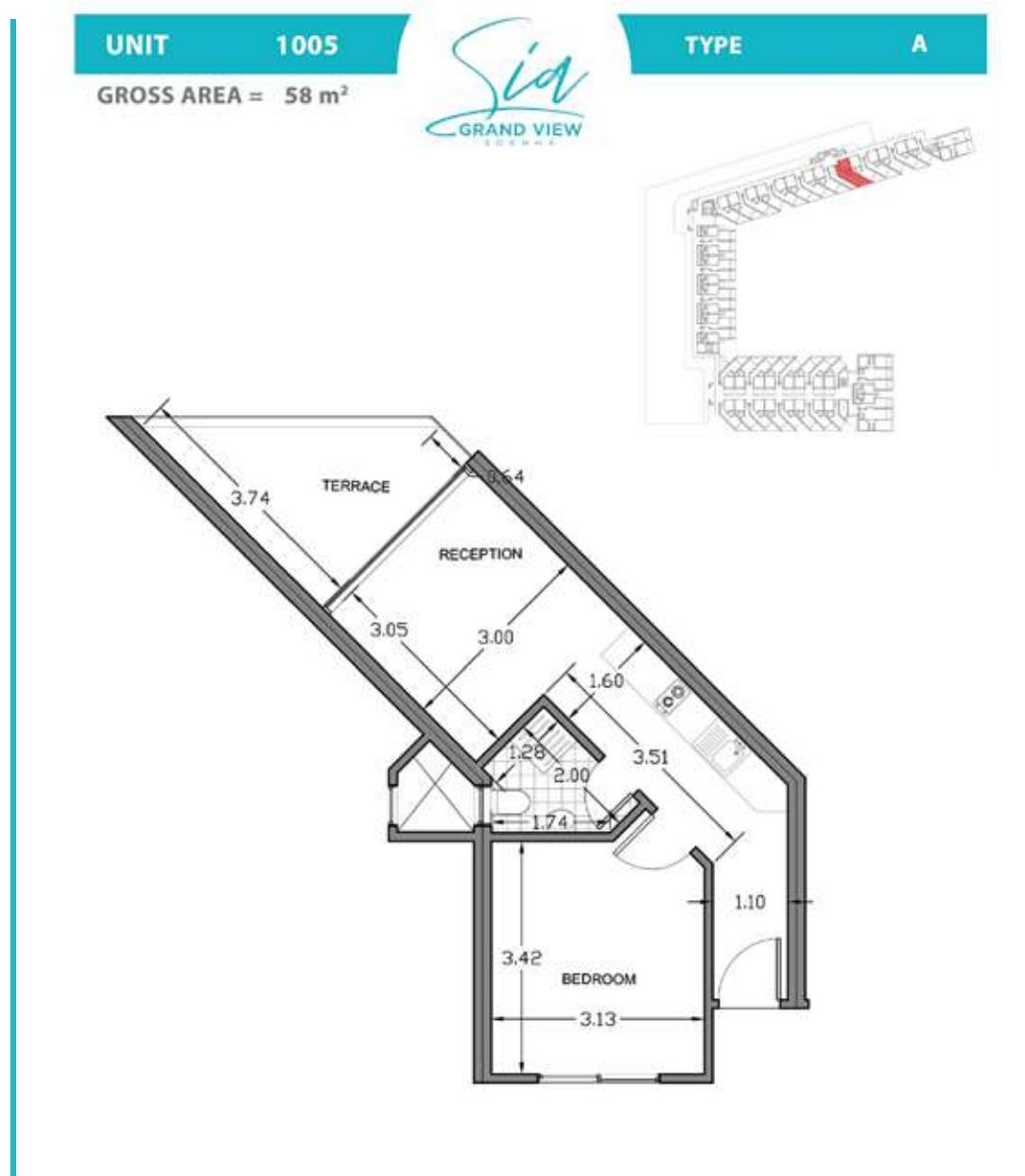
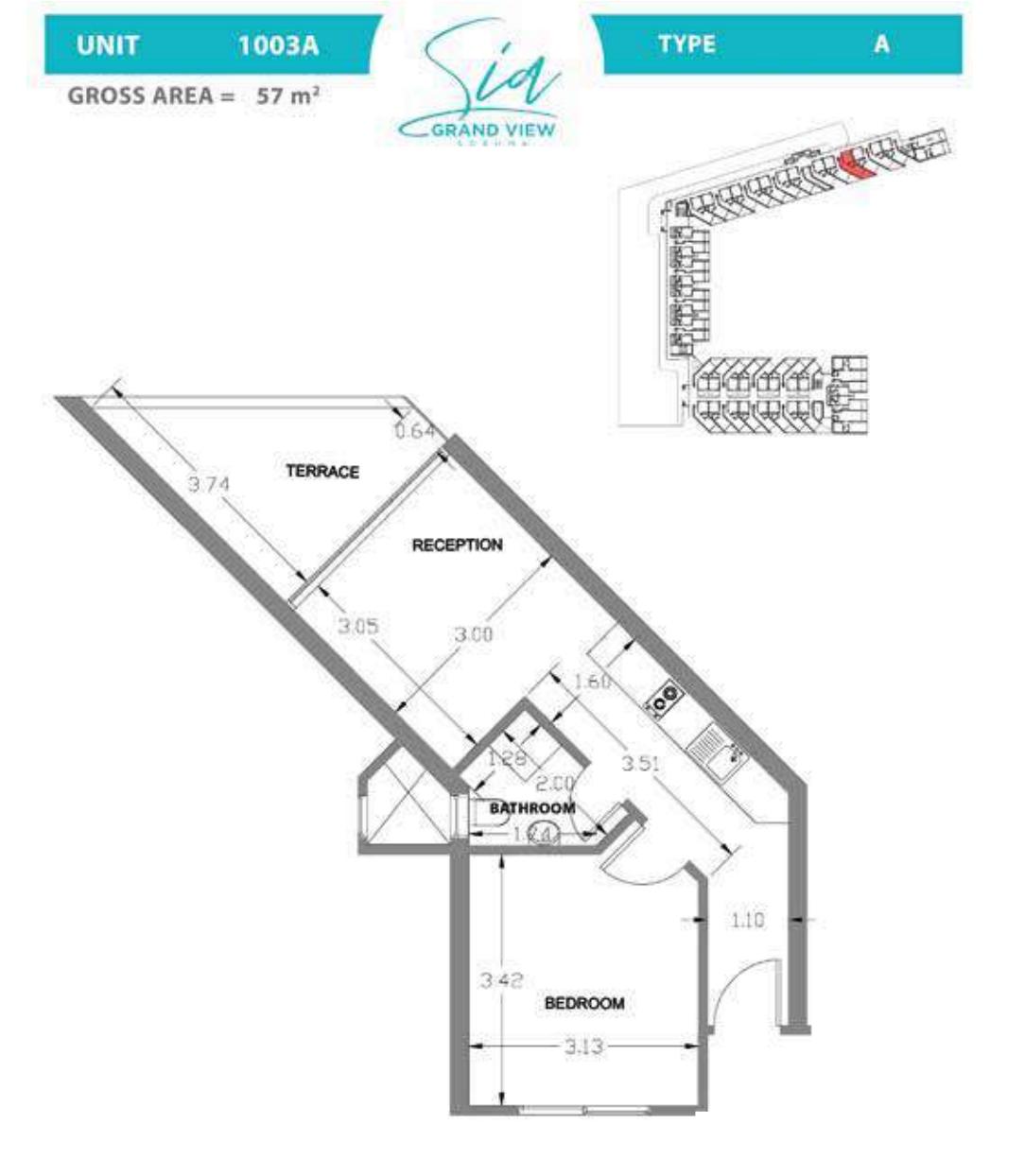
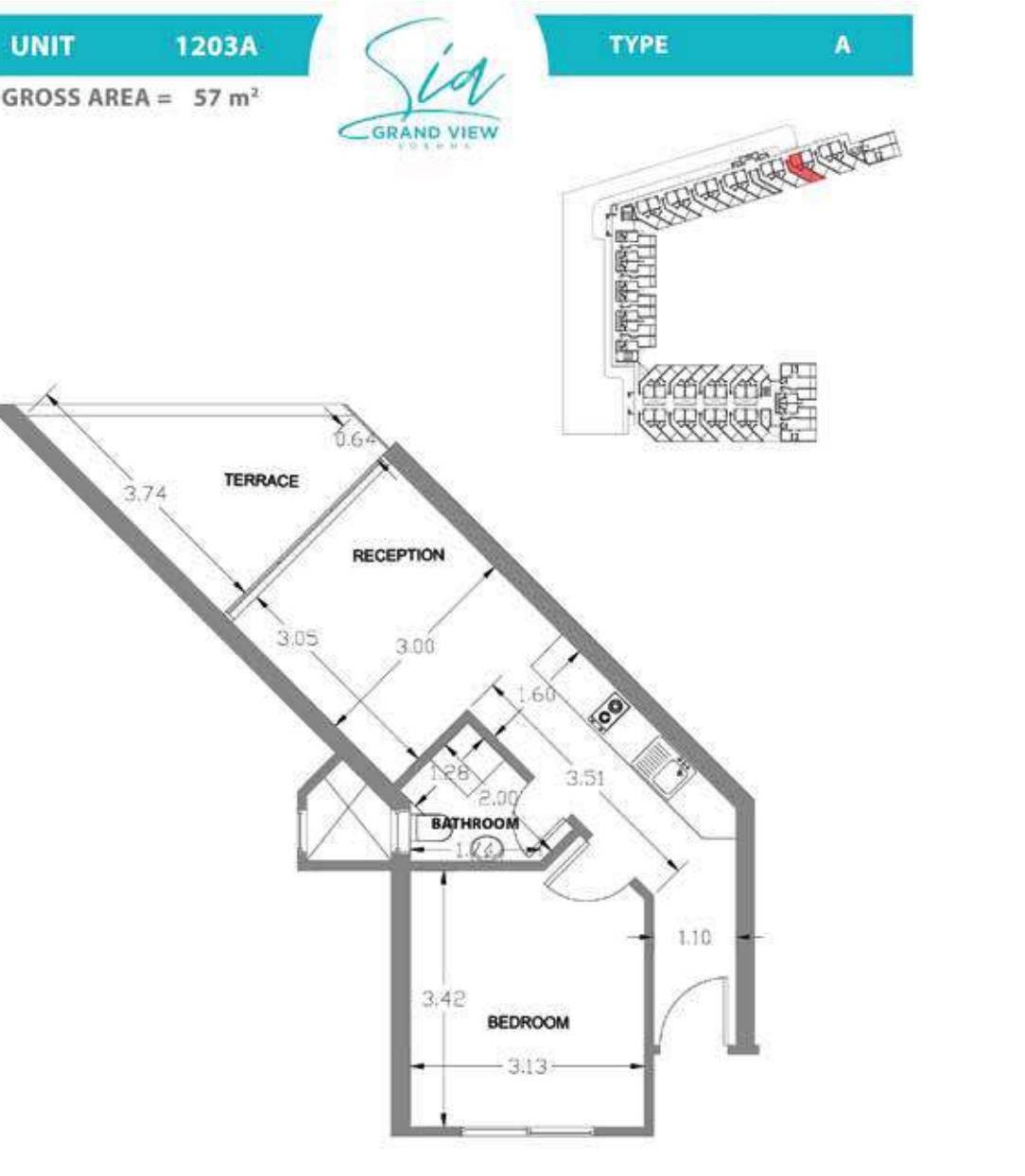
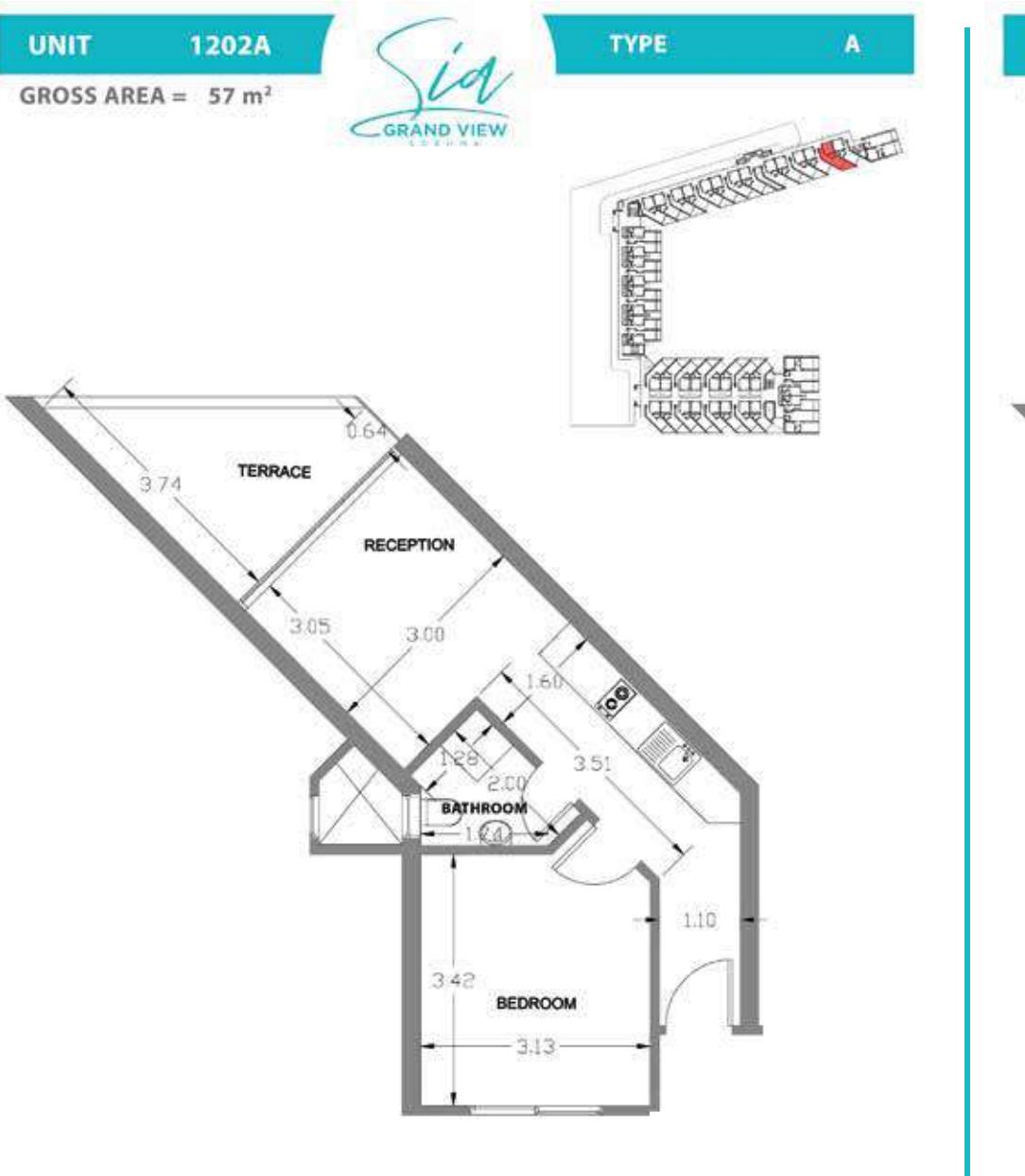
# Buildings





# Types

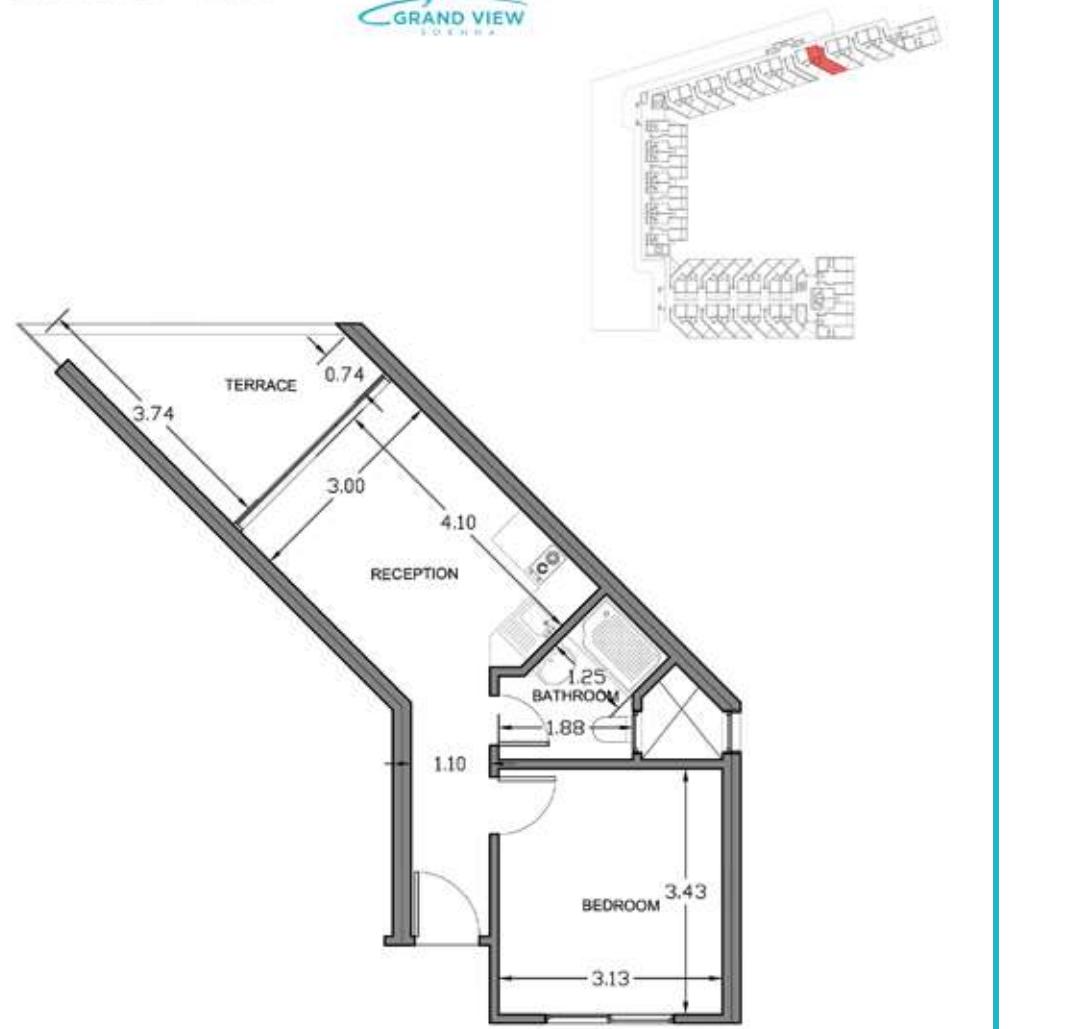




UNIT 1204  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOCHNA

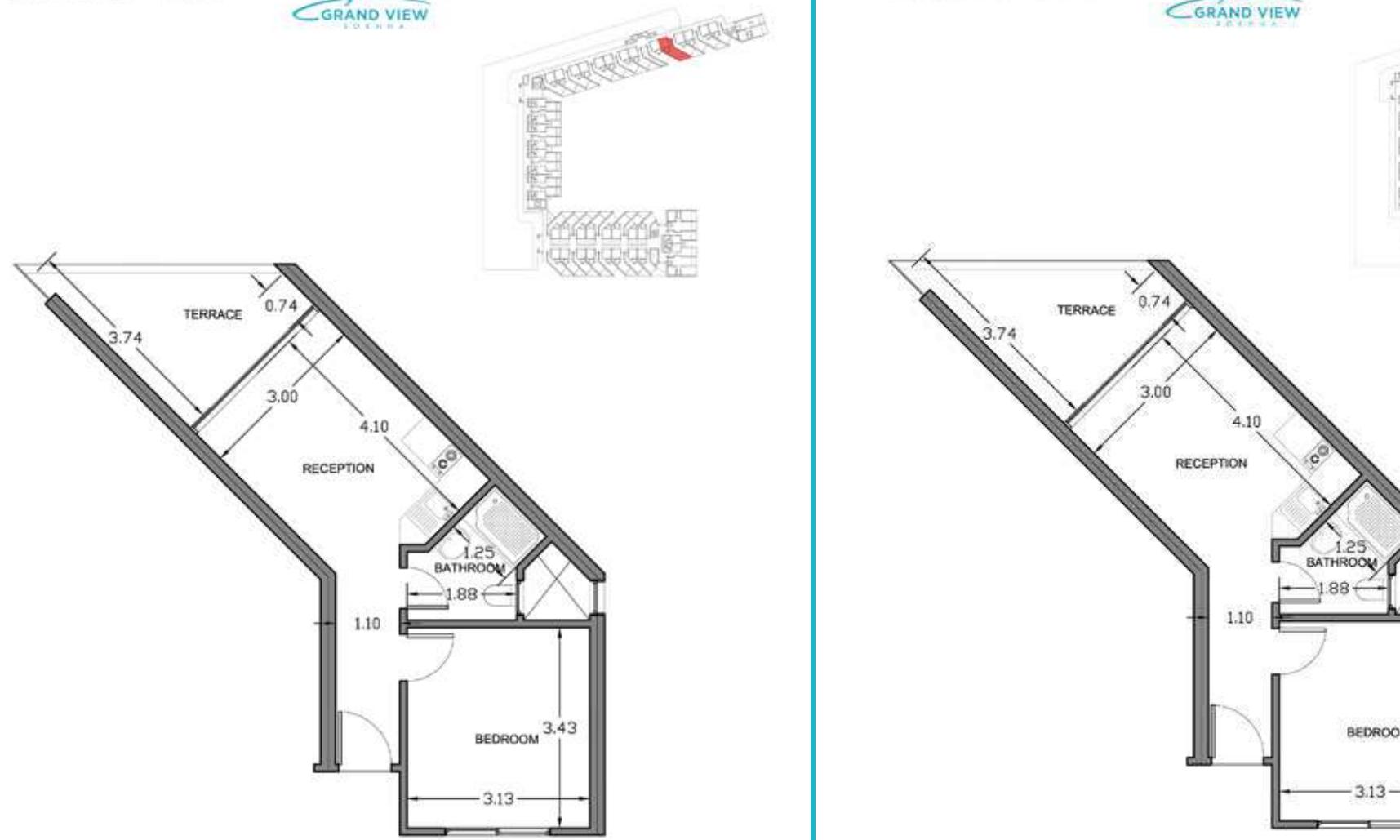
TYPE A



UNIT 1202  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOCHNA

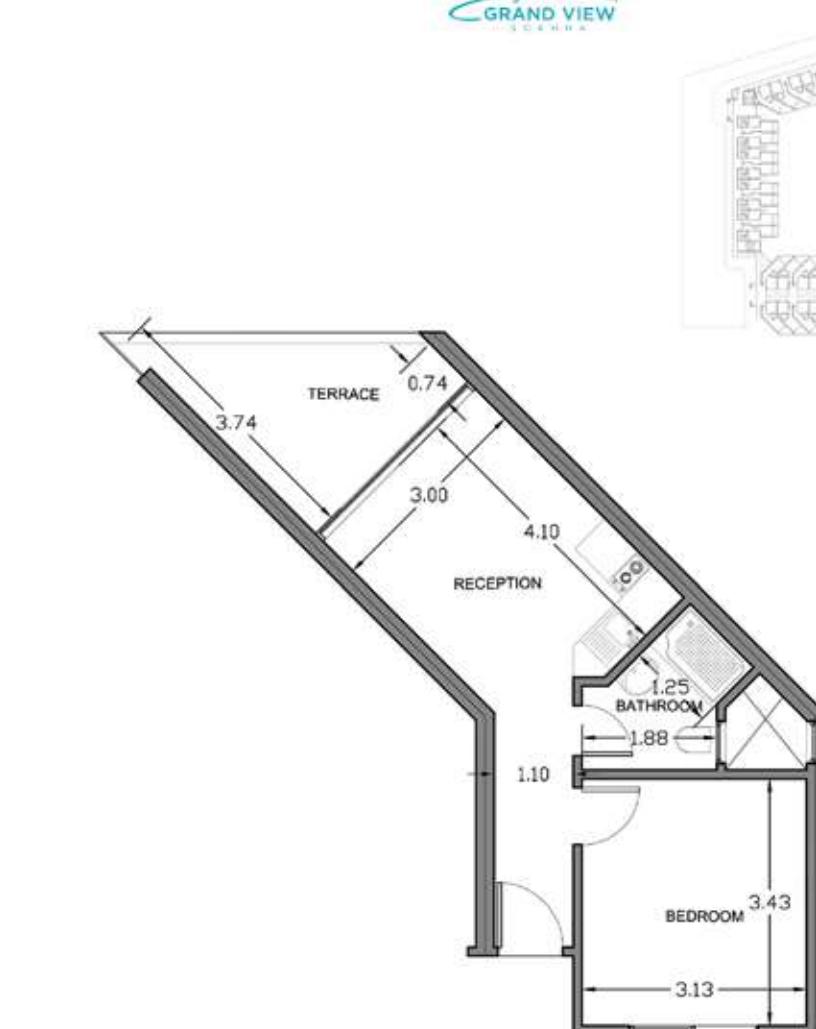
TYPE A



UNIT 1102  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOCHNA

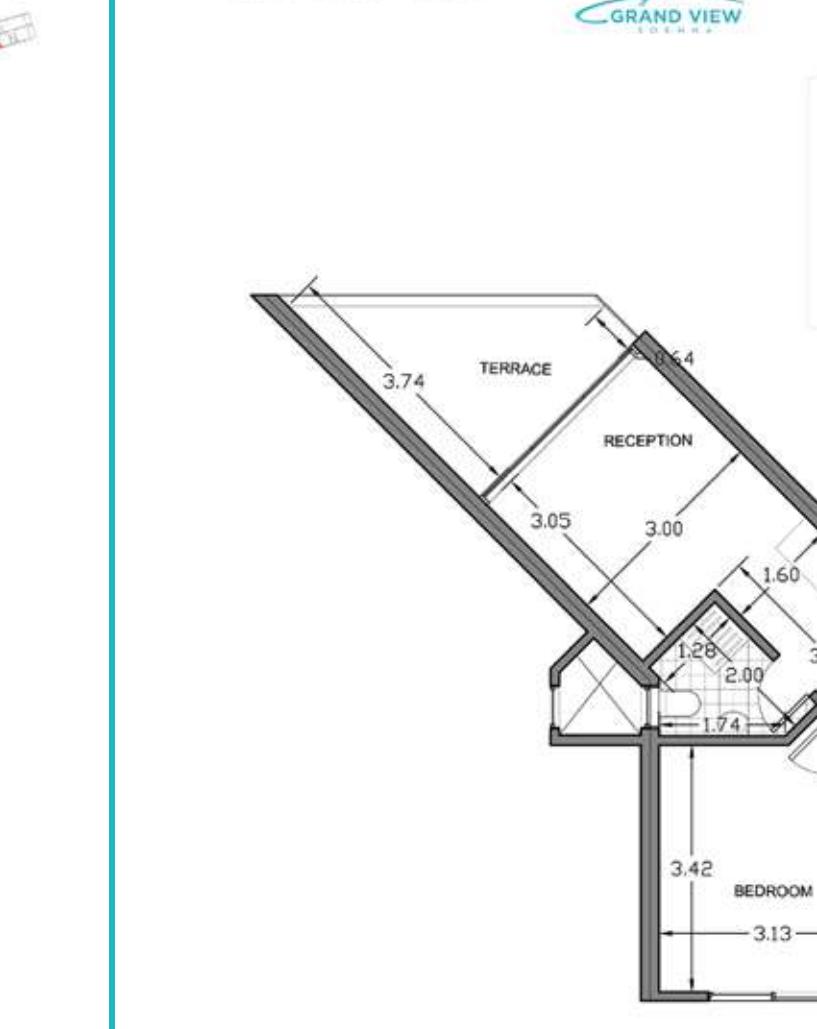
TYPE A



UNIT 1102A  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOCHNA

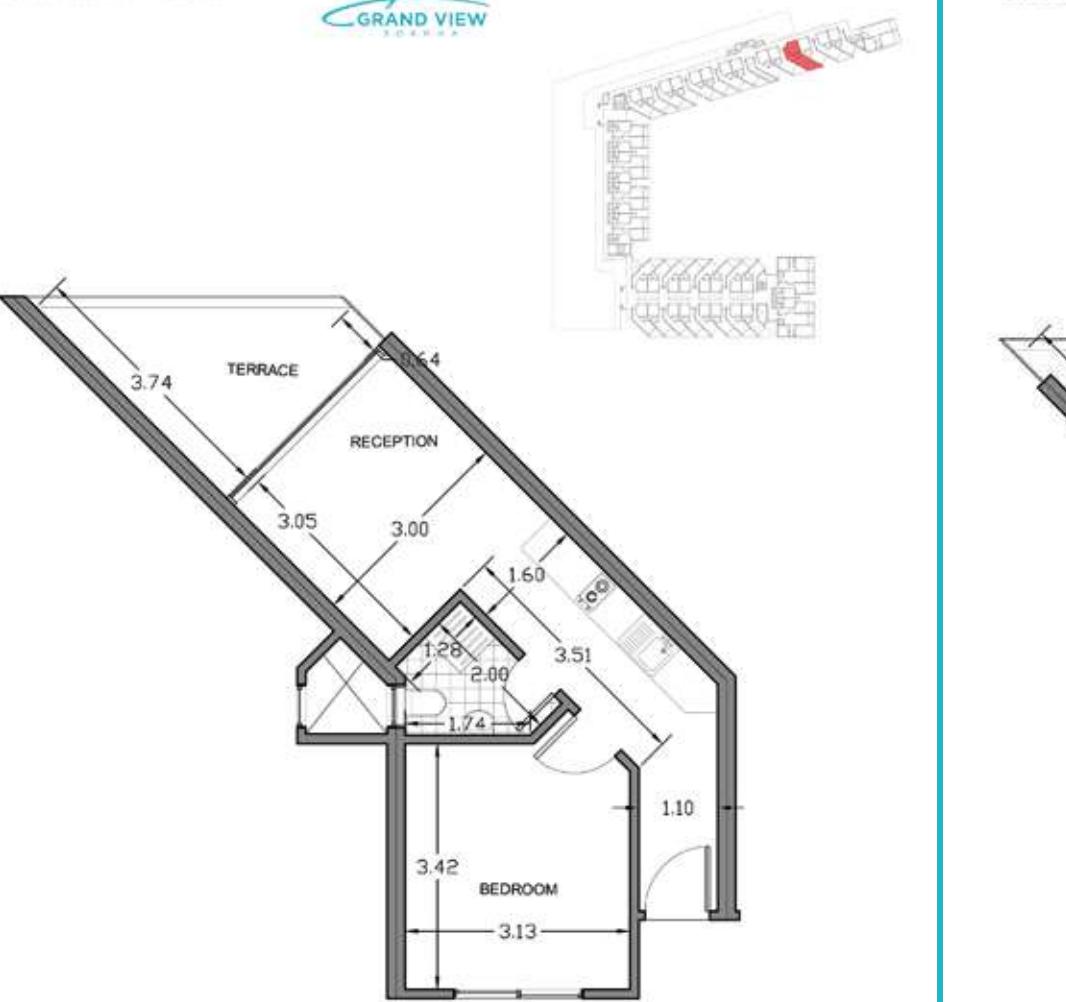
TYPE A



UNIT 1103A  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
DOKHRA

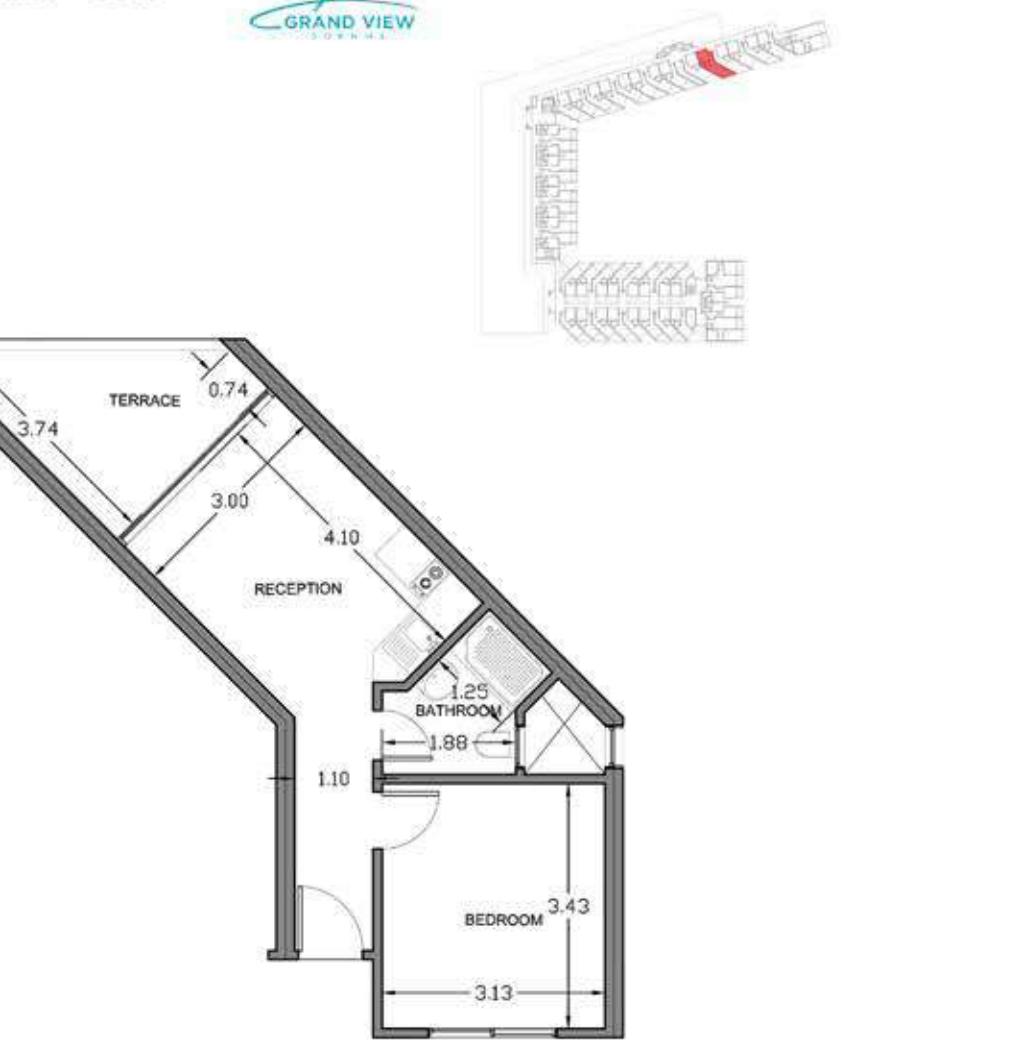
TYPE A



UNIT 1104  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
DOKHRA

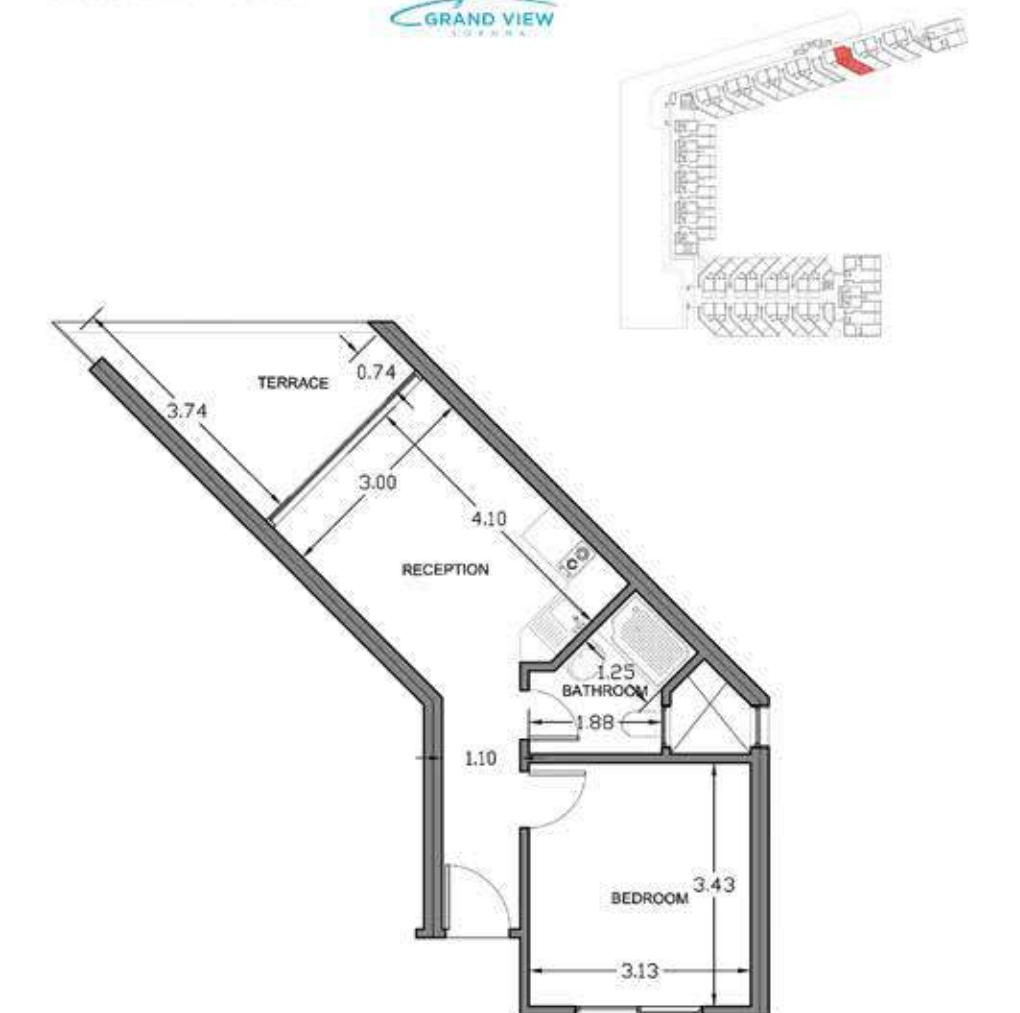
TYPE A



UNIT 1004  
GROSS AREA = 58 m<sup>2</sup>

*Sid*  
GRAND VIEW  
DOKHRA

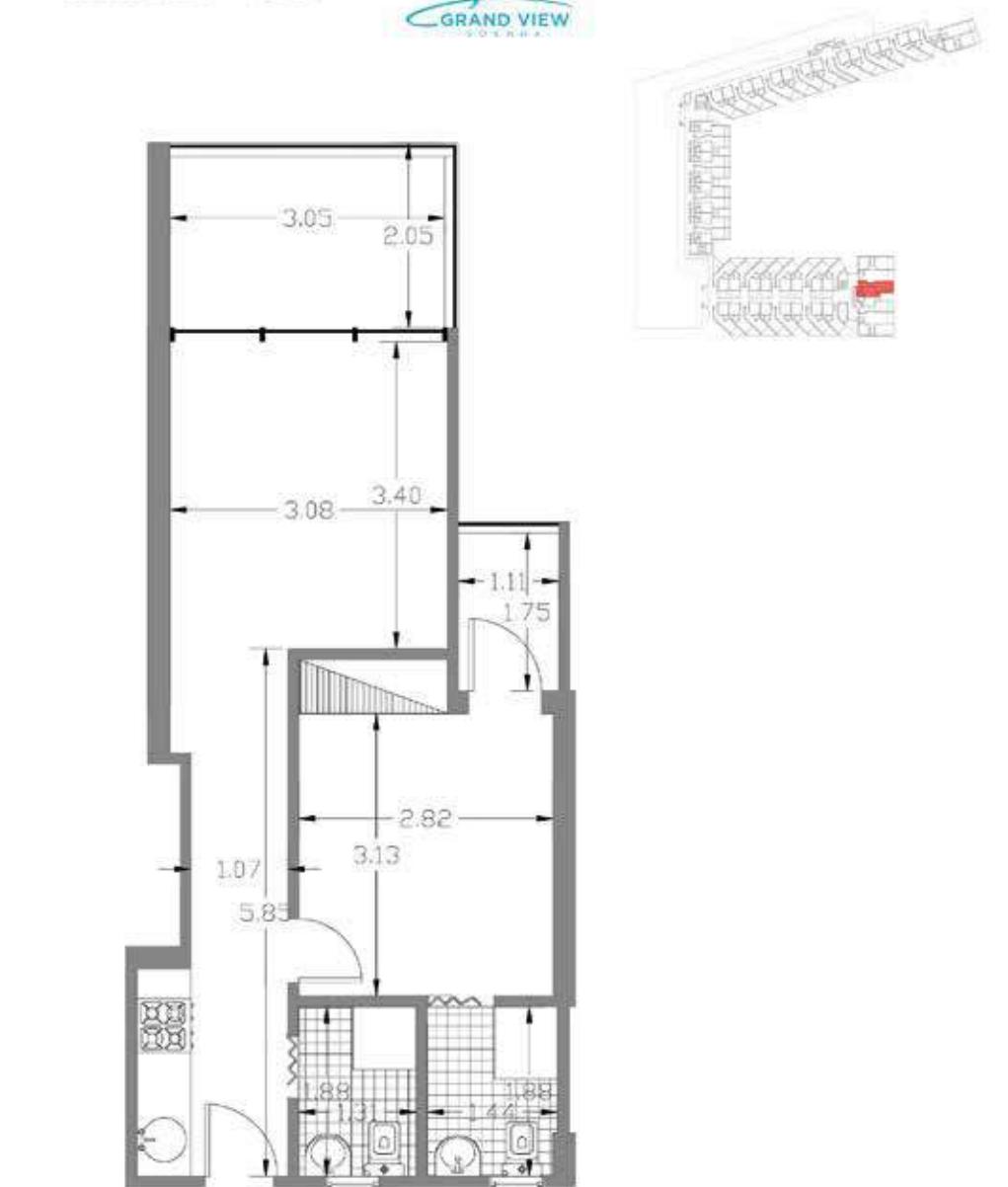
TYPE A



UNIT 1135  
GROSS AREA = 62 m<sup>2</sup>

*Sid*  
GRAND VIEW  
DOKHRA

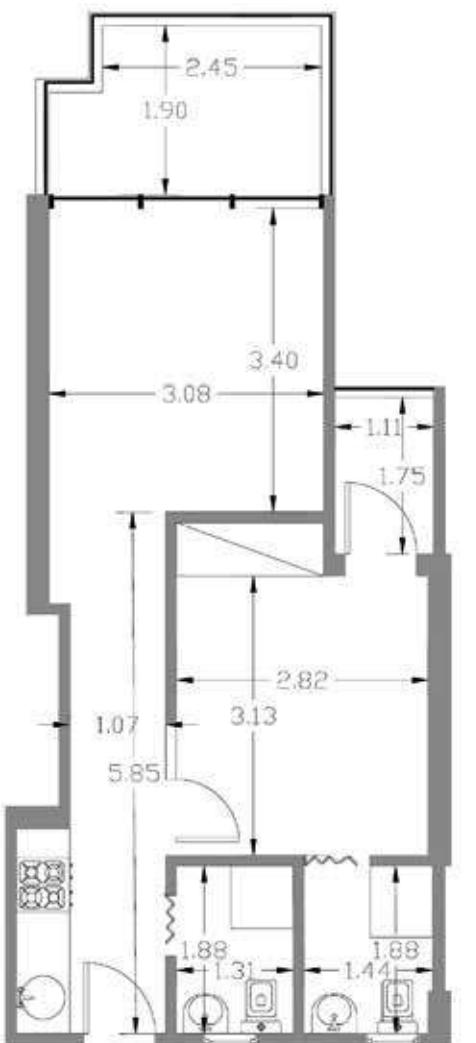
TYPE B



UNIT 1035  
GROSS AREA = 62 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOFIA

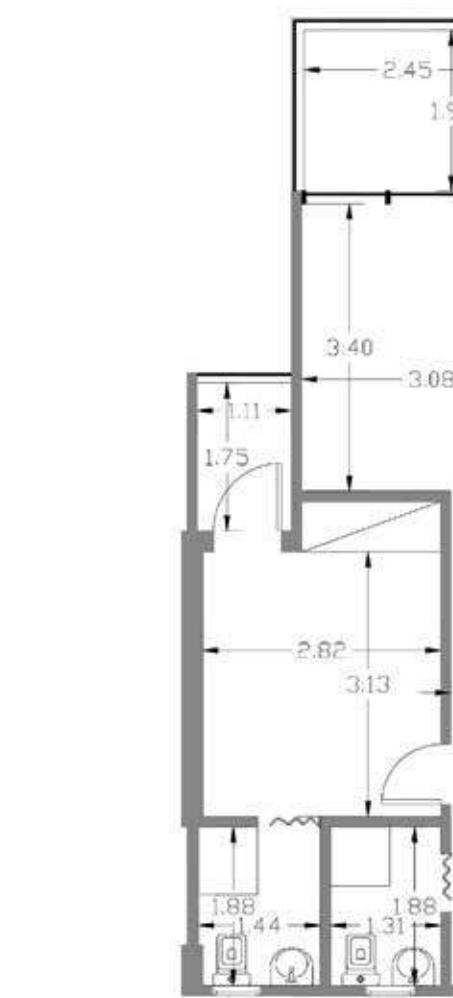
TYPE B



UNIT 1035  
GROSS AREA = 62 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOFIA

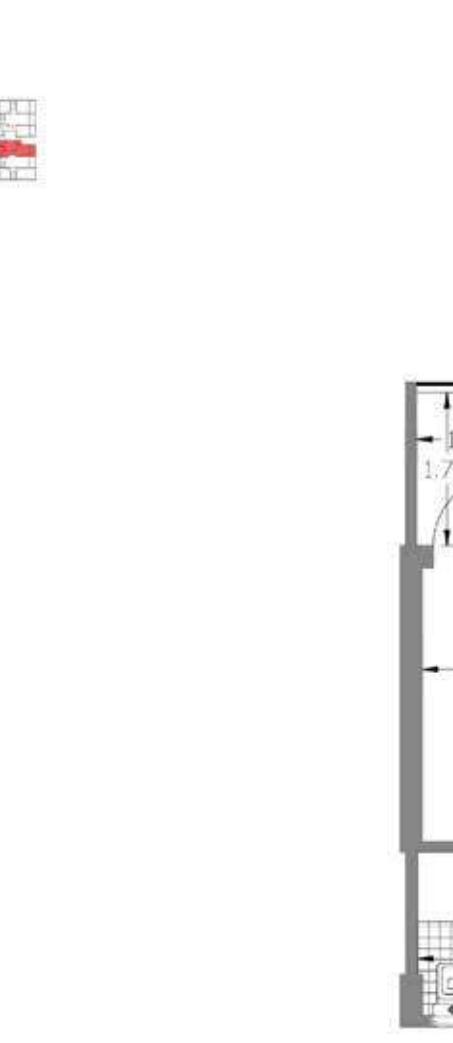
TYPE B



UNIT 1036  
GROSS AREA = 62 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOFIA

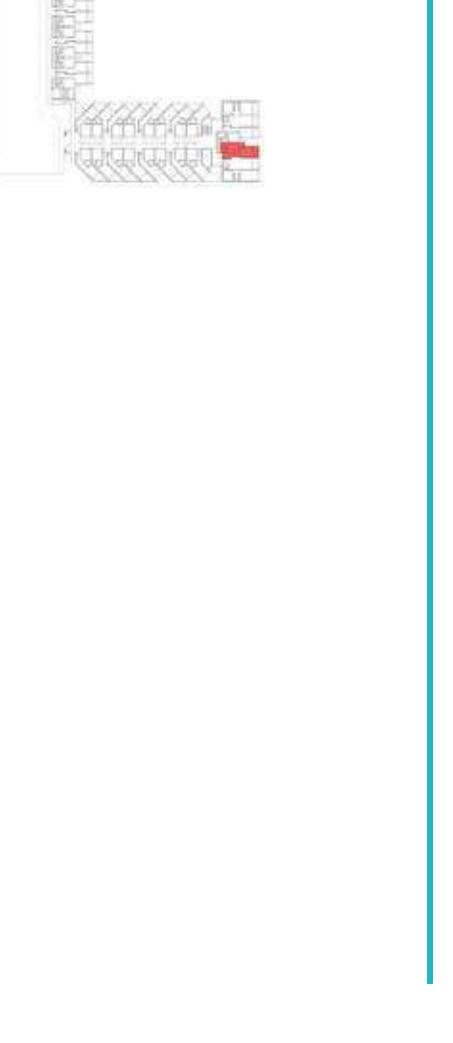
TYPE B



UNIT 1136  
GROSS AREA = 62 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOFIA

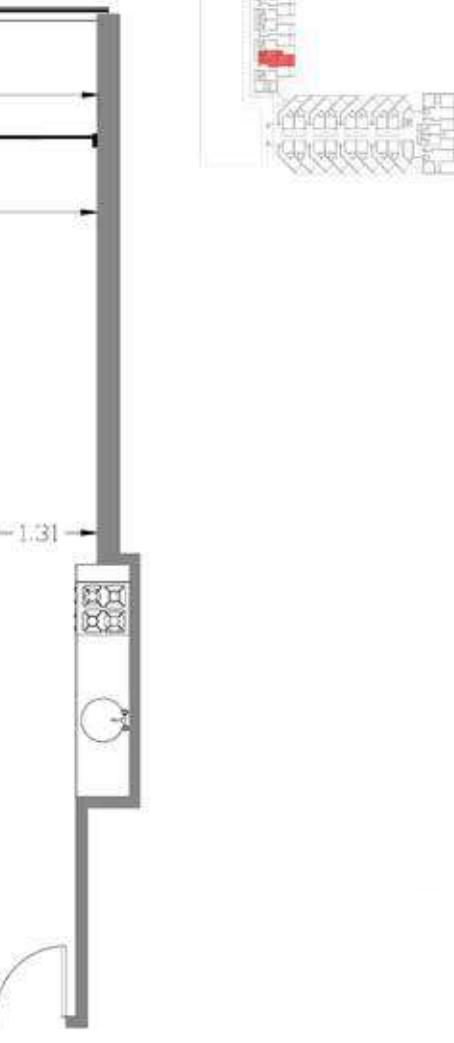
TYPE B

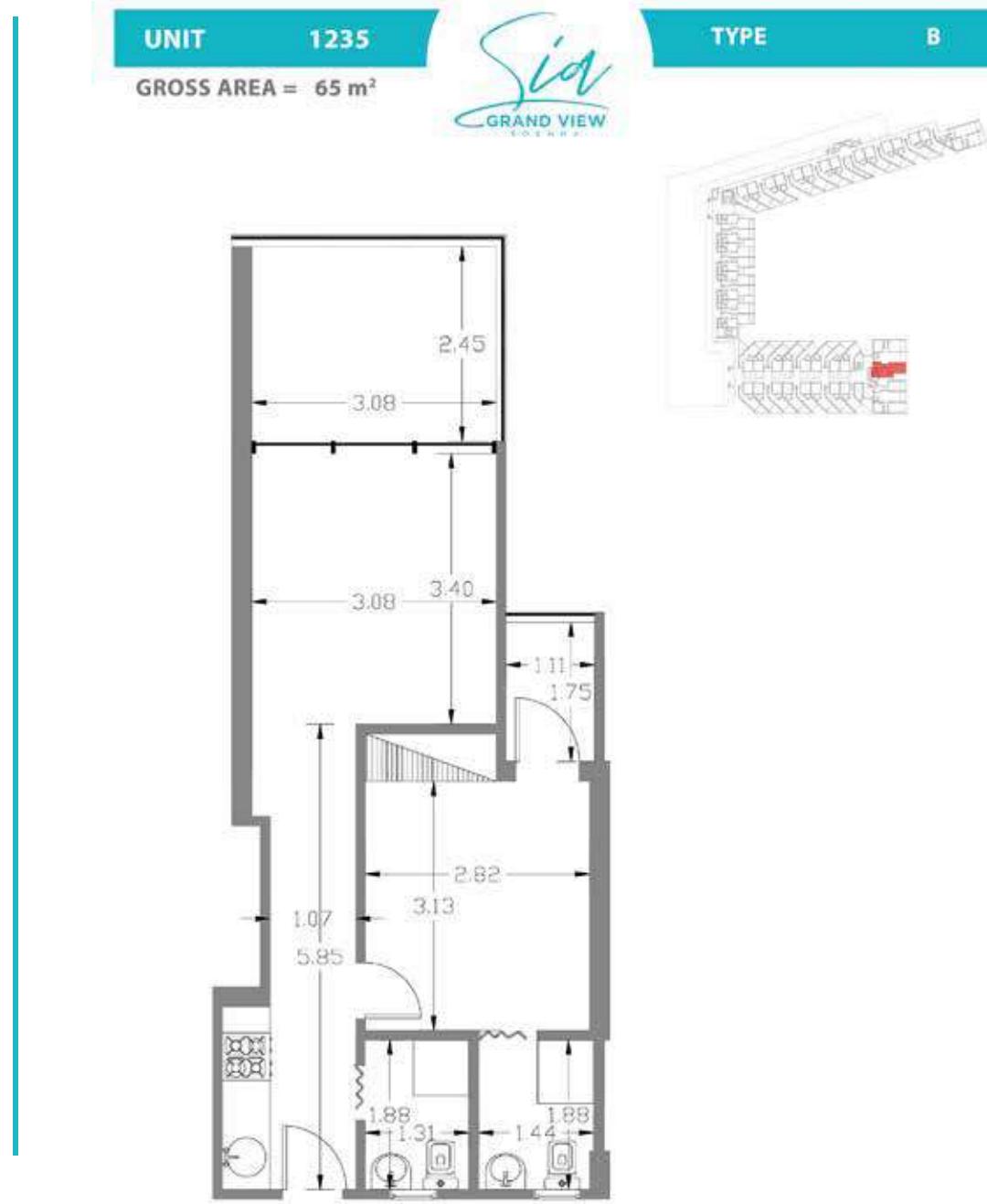
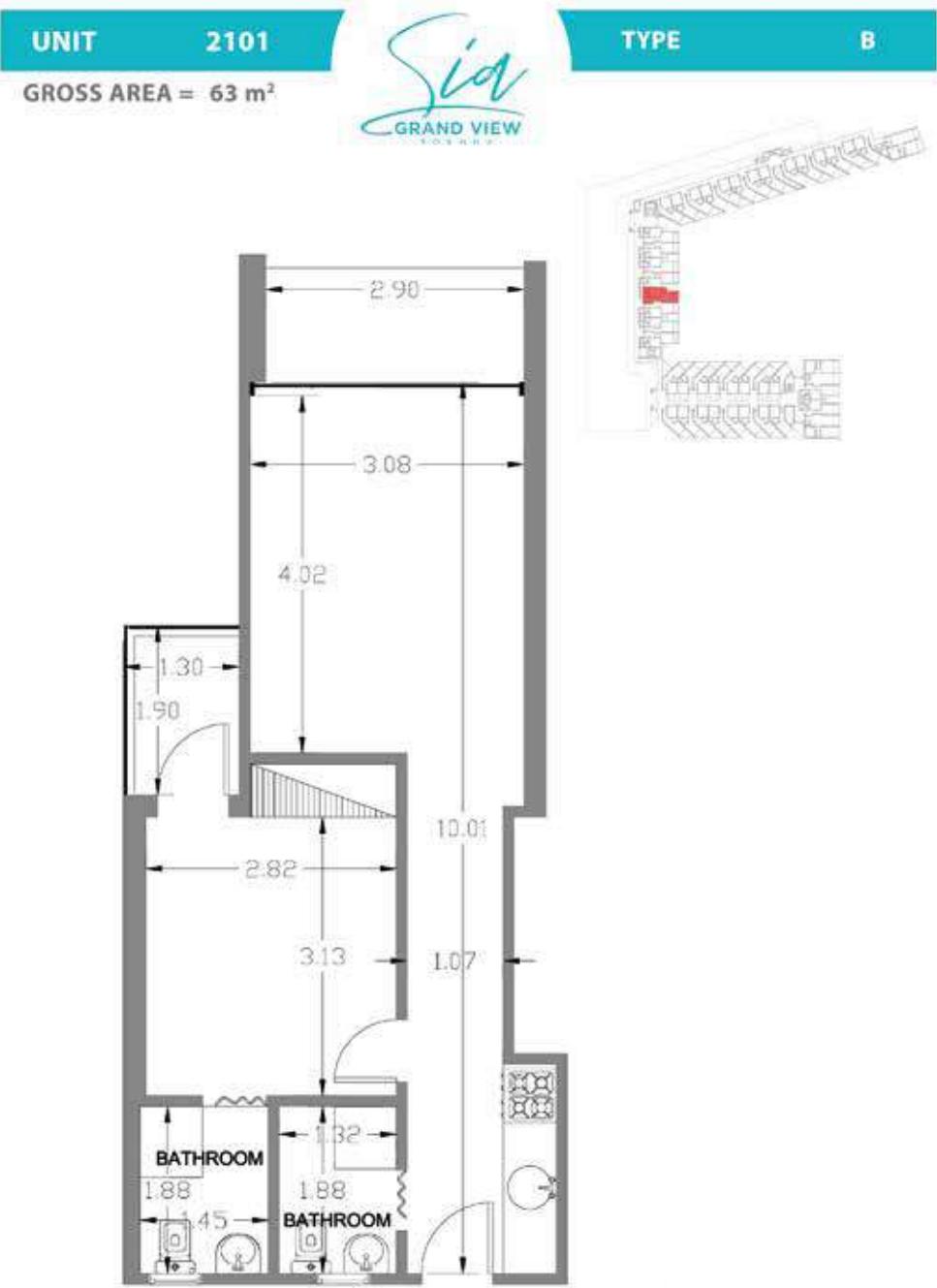
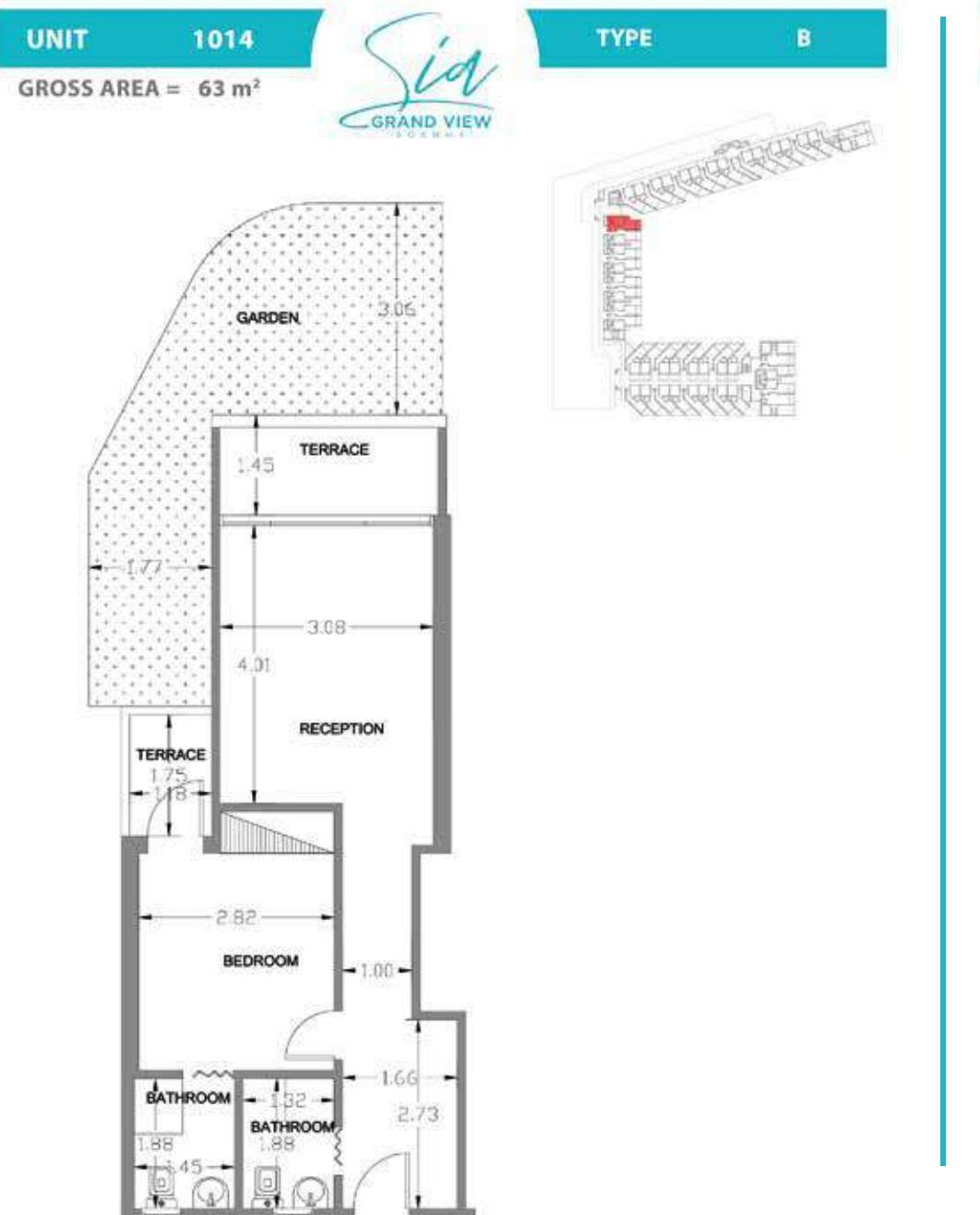


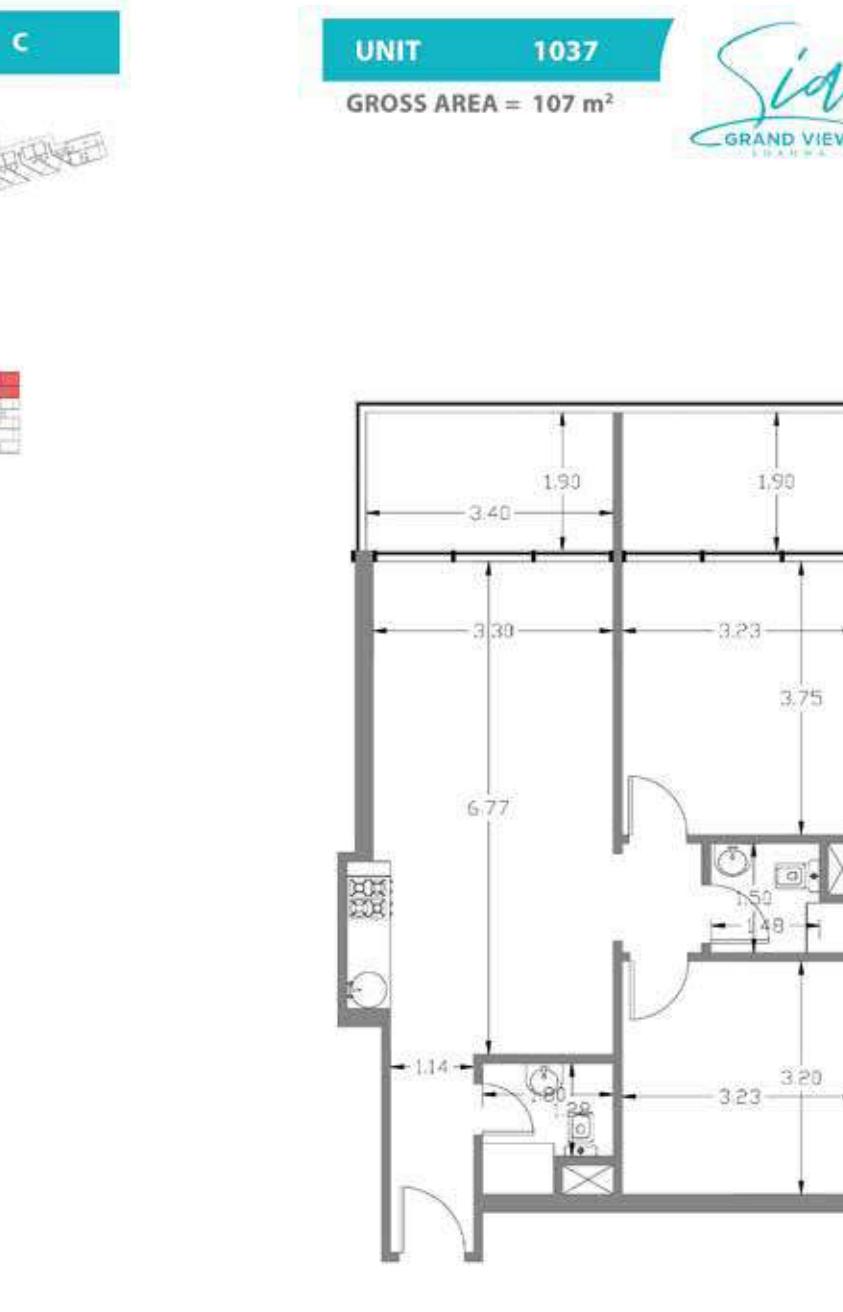
UNIT 2103  
GROSS AREA = 63 m<sup>2</sup>

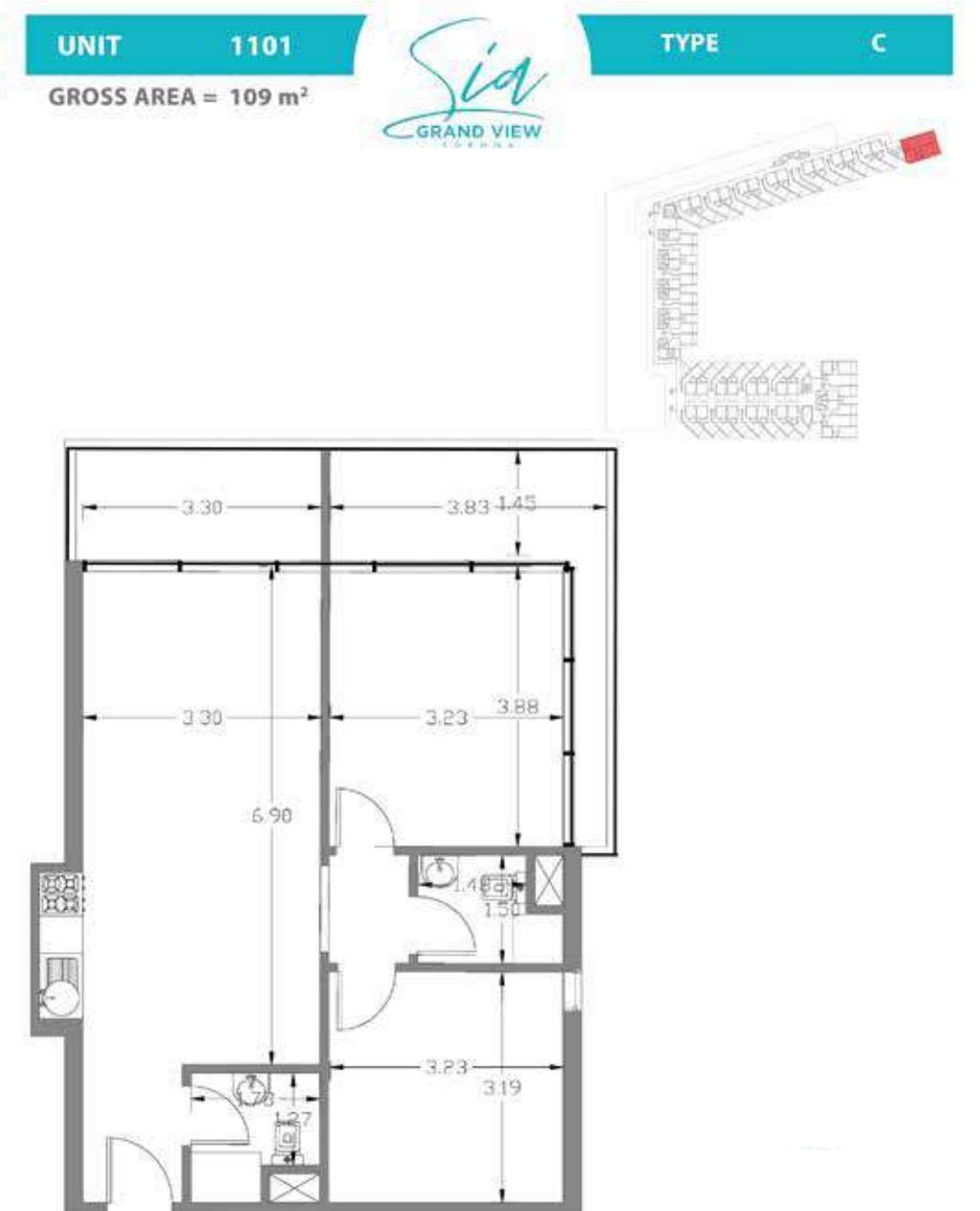
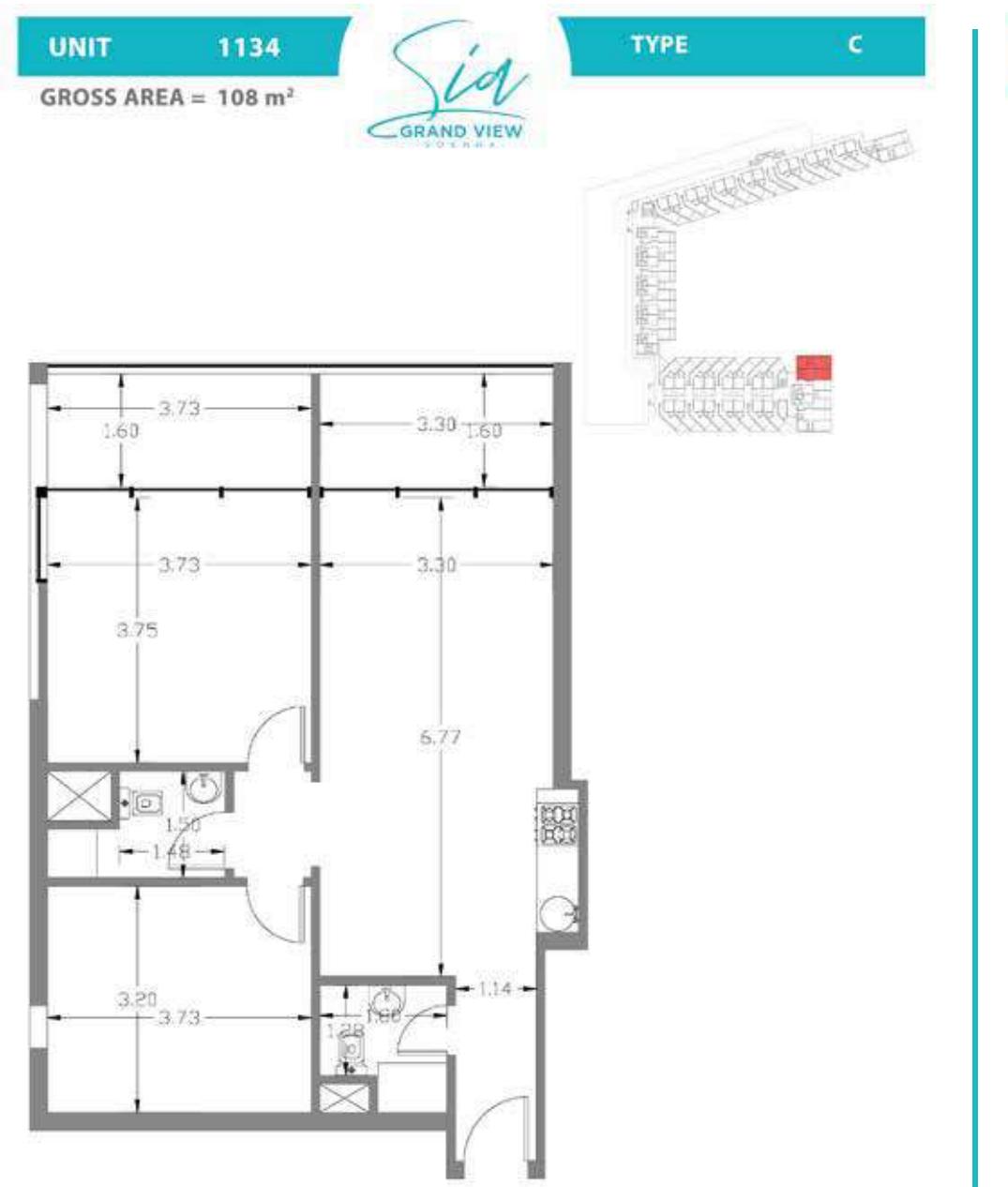
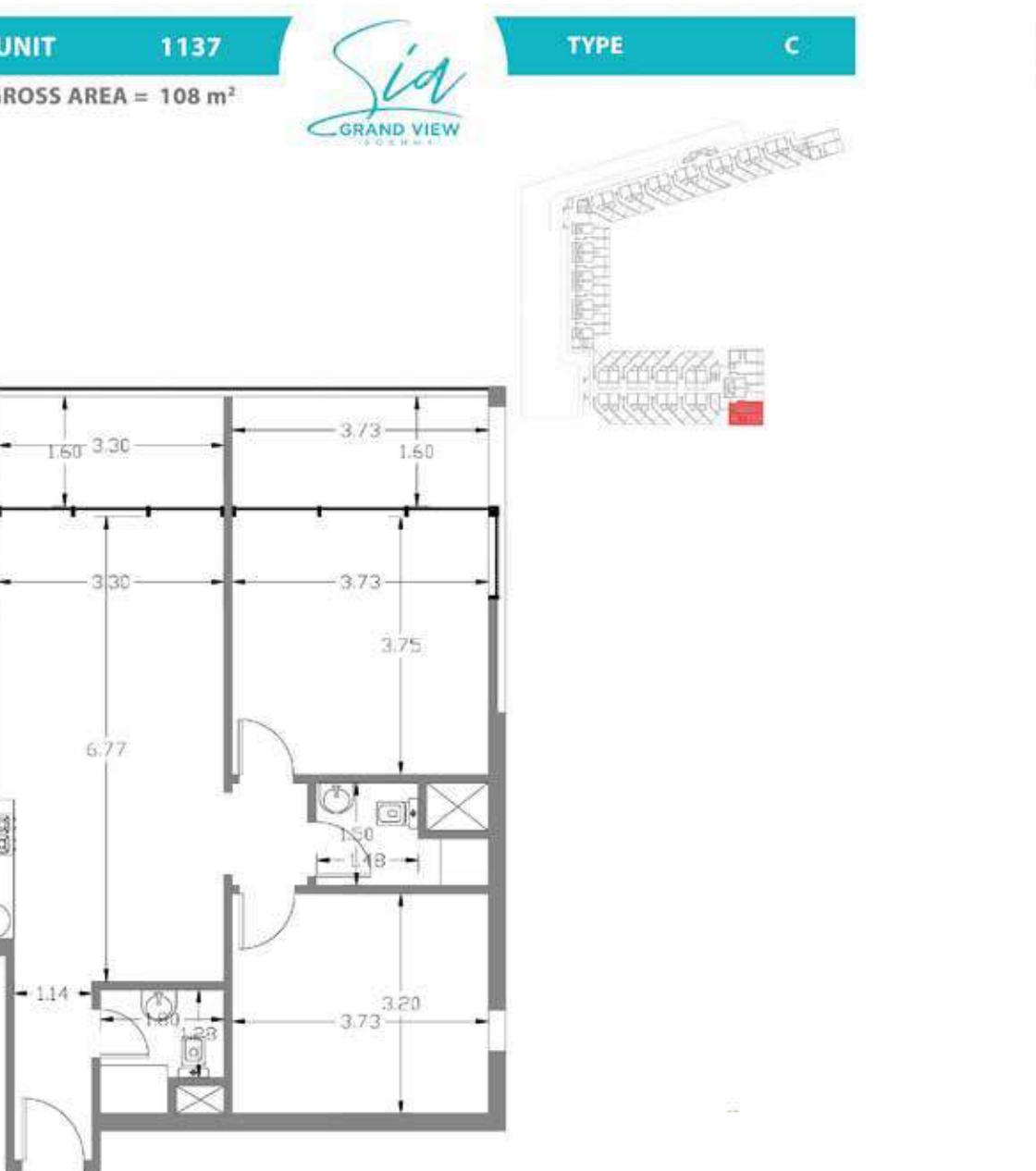
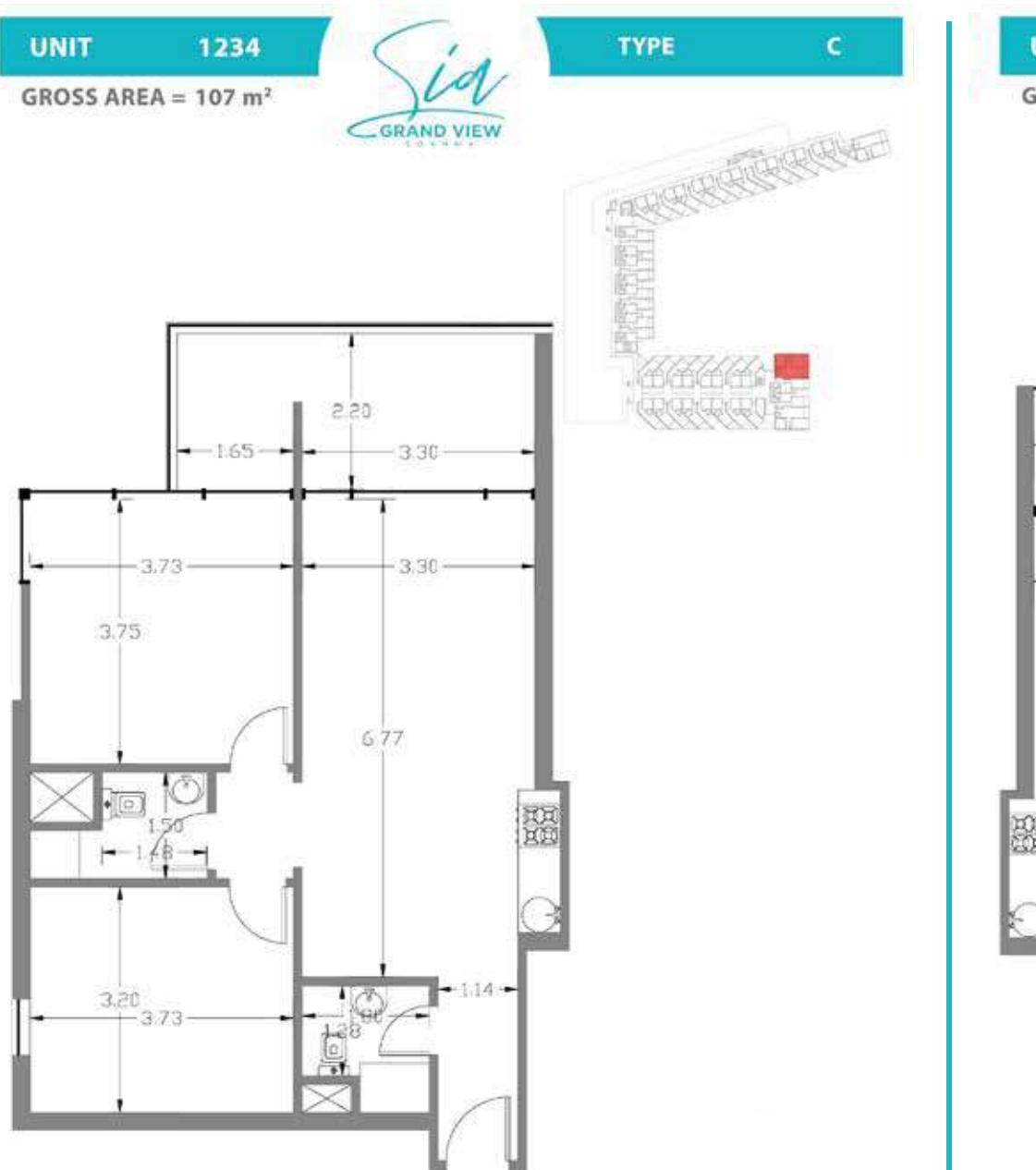
*Sid*  
GRAND VIEW  
SOFIA

TYPE B





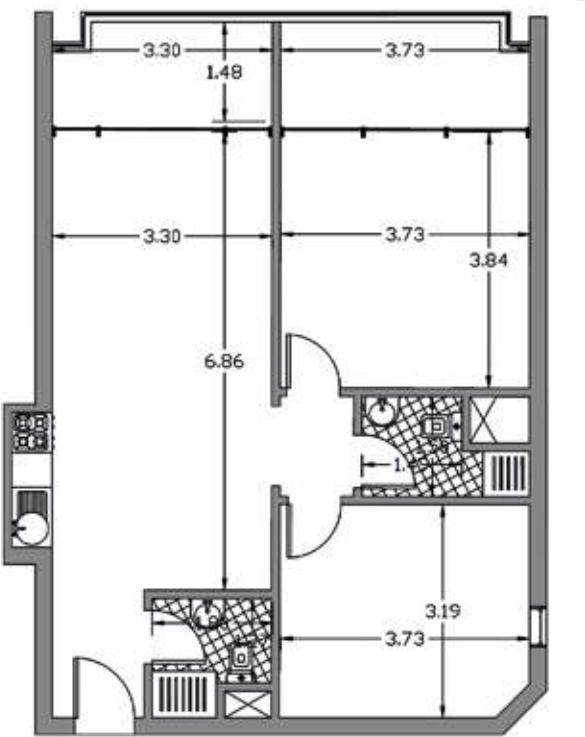
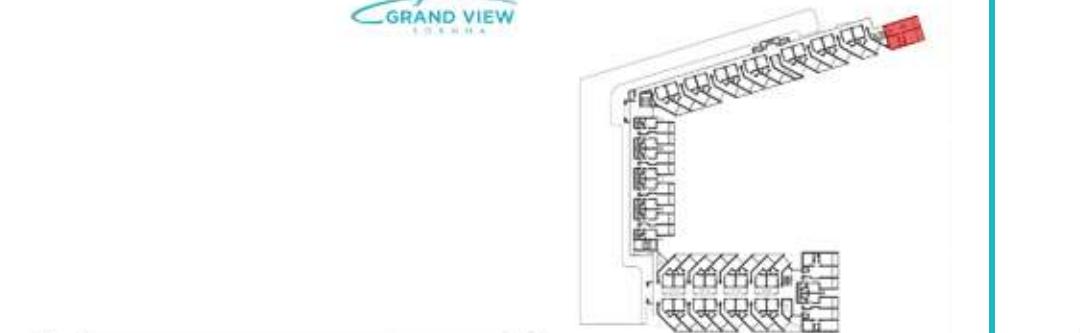




UNIT 1001  
GROSS AREA = 109 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOMA

TYPE C



UNIT 1201  
GROSS AREA = 110 m<sup>2</sup>

*Sid*  
GRAND VIEW  
SOMA

TYPE C

