



SOMABAY

More than meets
the eye.

BLANCA

Gardens II

Mother nature was unbelievably generous with a sun-kissed peninsula floating on the Red Sea's gleaming coastline.

Here is where exquisite ribbons of sand are backed by lush green golf views and lapped by turquoise waters sleeping at the foot of red mountain peaks. Captivating beneath the water as above, Somabay is one of the few places on earth that does beach-front luxury so effortlessly.



Nestled on 10 million square meters of lush land, life at Somabay is where fantasy-scapes follow you wherever you go and sundrenched activities take infinite elevating forms. Expertly conceived to evoke a laid-back European feel, every aspect of the heavenly development is sympathetic to nature, painting colorful experiences around its lively marina and soul-soothing jetty, so you can take recharge or decelerate.

Home to 5 luxury resort hotels and a signature portfolio of residential properties, Somabay's one-of-a-kind settings with its full complement of premium amenities are the stage for incomparable experiences alongside friends and family.

An aerial photograph of a large, planned resort development on a coastal island. The land is a mix of green, sandy, and built-up areas. There are numerous buildings, roads, and landscaped gardens. A large body of water is visible on the left side of the image. A white line with a small circle at the end points from the text 'BLANCA Gardens II' to a specific area within the development.

BLANCA
Gardens II

The Heart of the Bay, Exclusively Yours.

Blanca Gardens II exclusive location grants its community an ideal mix of uninterrupted relaxation, powered by the lively happenings of Somabay's White Beach. The development distinctly lies in a quiet spot straight in the heart of the bay to invite nature and heavenly views into every corner of your home.

White Beach is a permanent backstage pass to experience a magnetic beachfront lifestyle, lined with elegant sun-beds embracing the sea from every angle and perfected by relaxing music tunes, impeccable service and a scrumptious variety of dishes and colorful cocktails to delight.

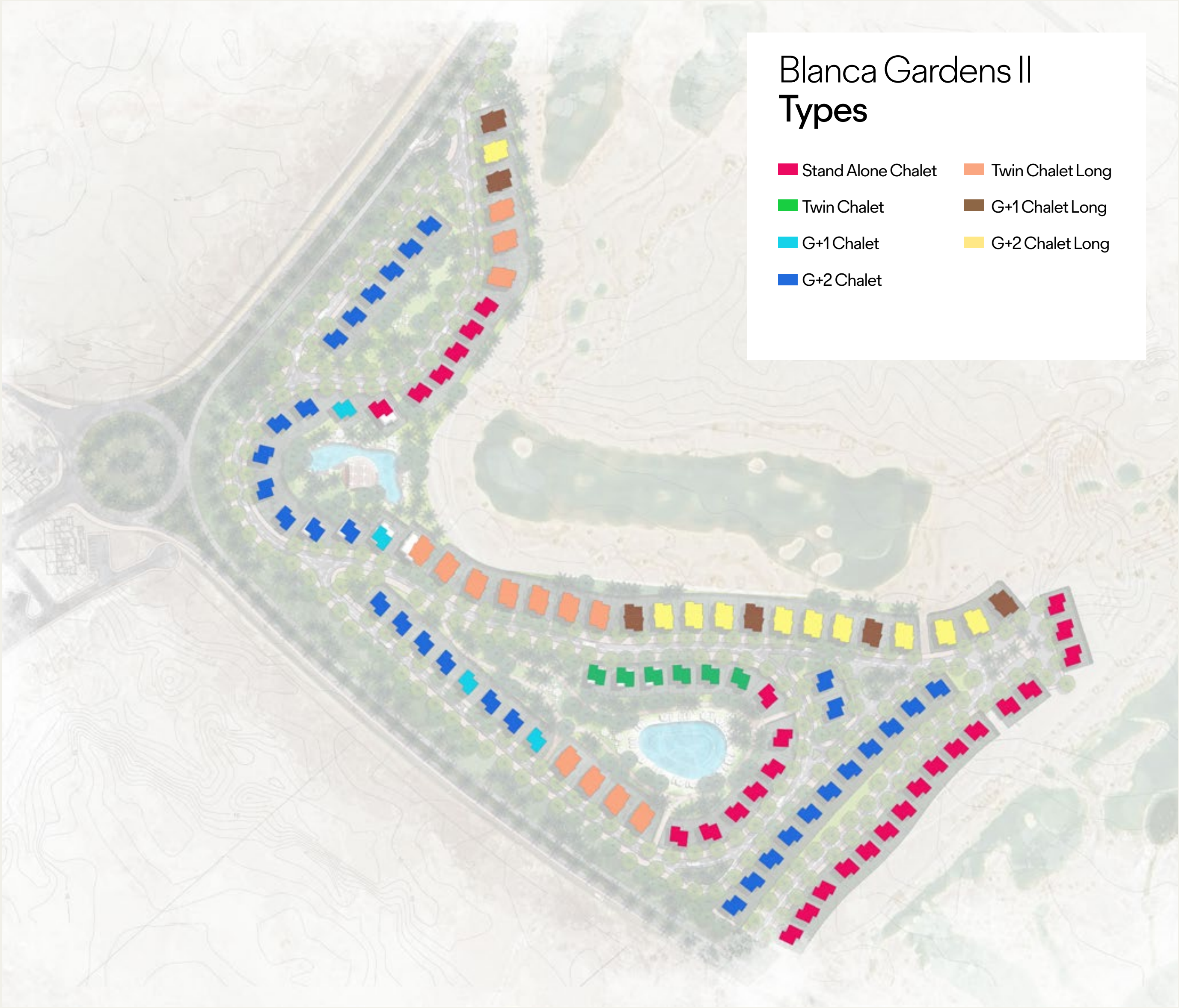




Blanca Gardens II
Masterplan

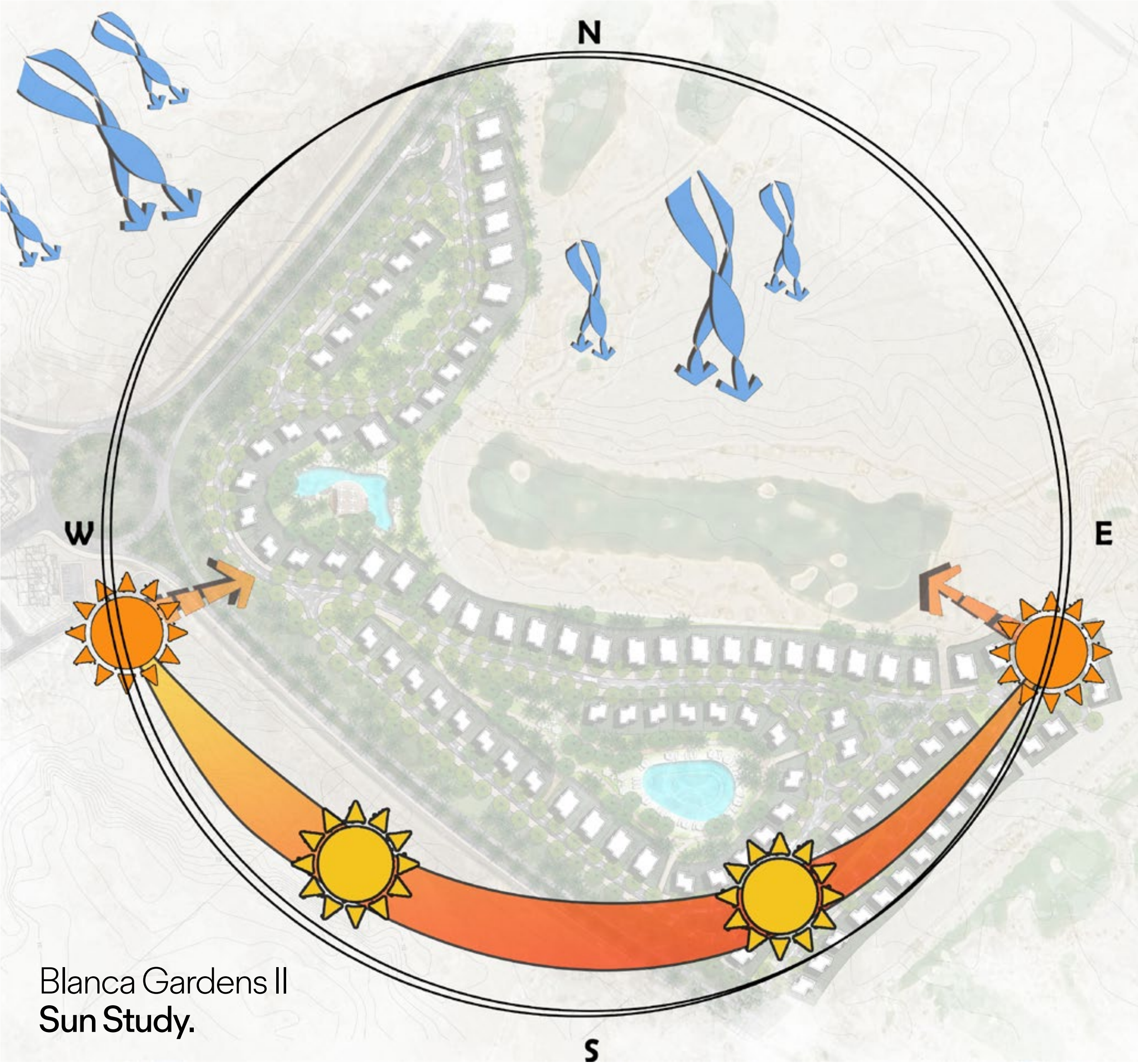
Blanca Gardens II Types

- | | |
|--------------------|------------------|
| Stand Alone Chalet | Twin Chalet Long |
| Twin Chalet | G+1 Chalet Long |
| G+1 Chalet | G+2 Chalet Long |
| G+2 Chalet | |





Blanca Gardens II
Levels.



Blanca Gardens II
Sun Study.

Blanca Gardens II

Chalet G+2.





Chalet G+2



Chalet G+2











Chalet G+2 | Reception





Chalet G+2 | Master Bedroom



Chalet

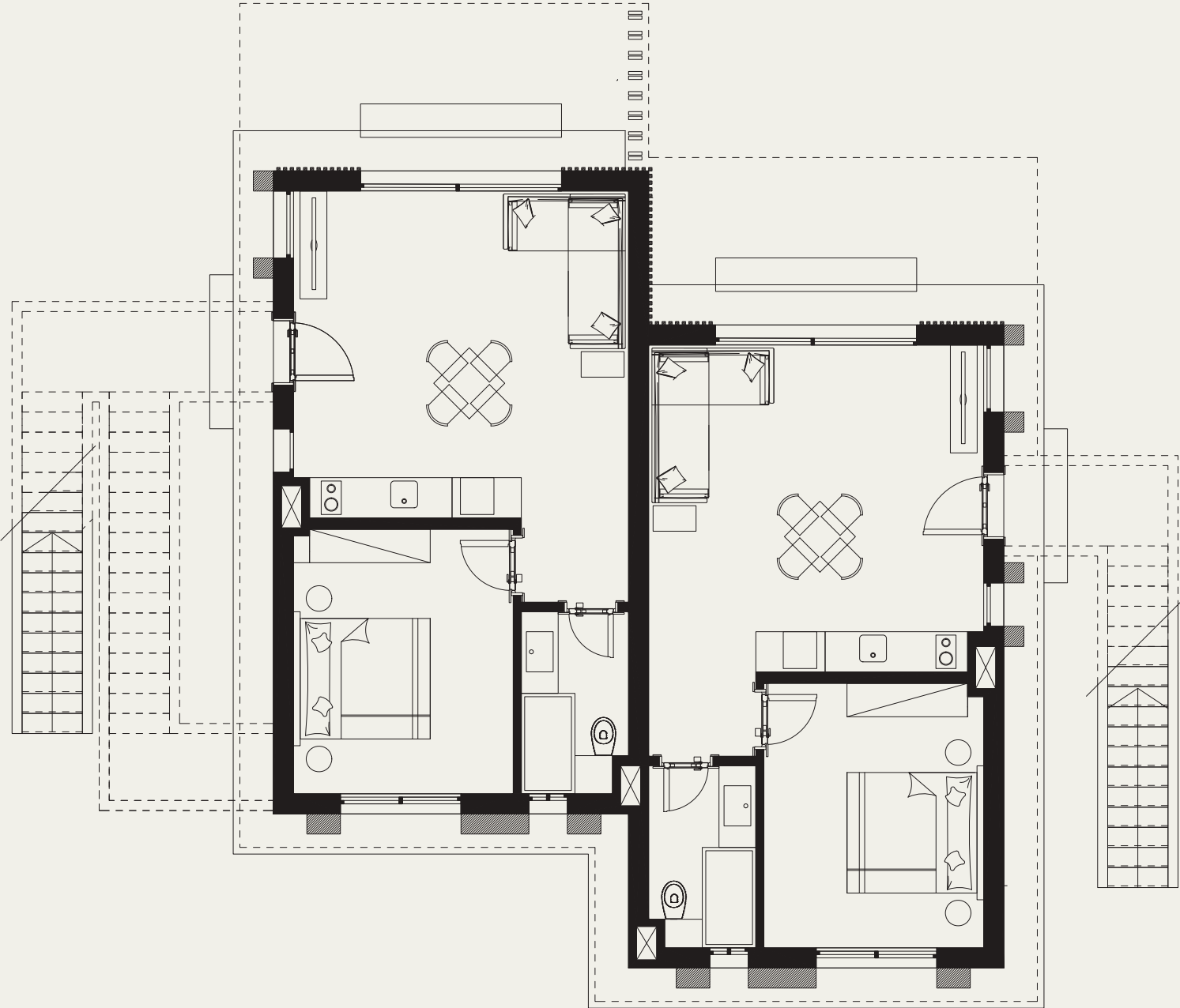
G+2

Ground Floor

Unit Area

60.5m²

Bedroom	3.95 × 3.20
Bathroom 1	1.60 × 2.75
Living Room	5.00 × 4.90
Covered Terrace	5.60 × 1.50



A

B

Disclaimer 1.Drawings are not to scale. 2.The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. 3.All units in this brochure are sold as unfurnished apartments, without furniture and furnishings, without white goods provisions, etc. 4.All images used in this brochure are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 5.Somabay reserves the right to make revisions/alterations, at its absolute discretion, and without liability.

Chalet

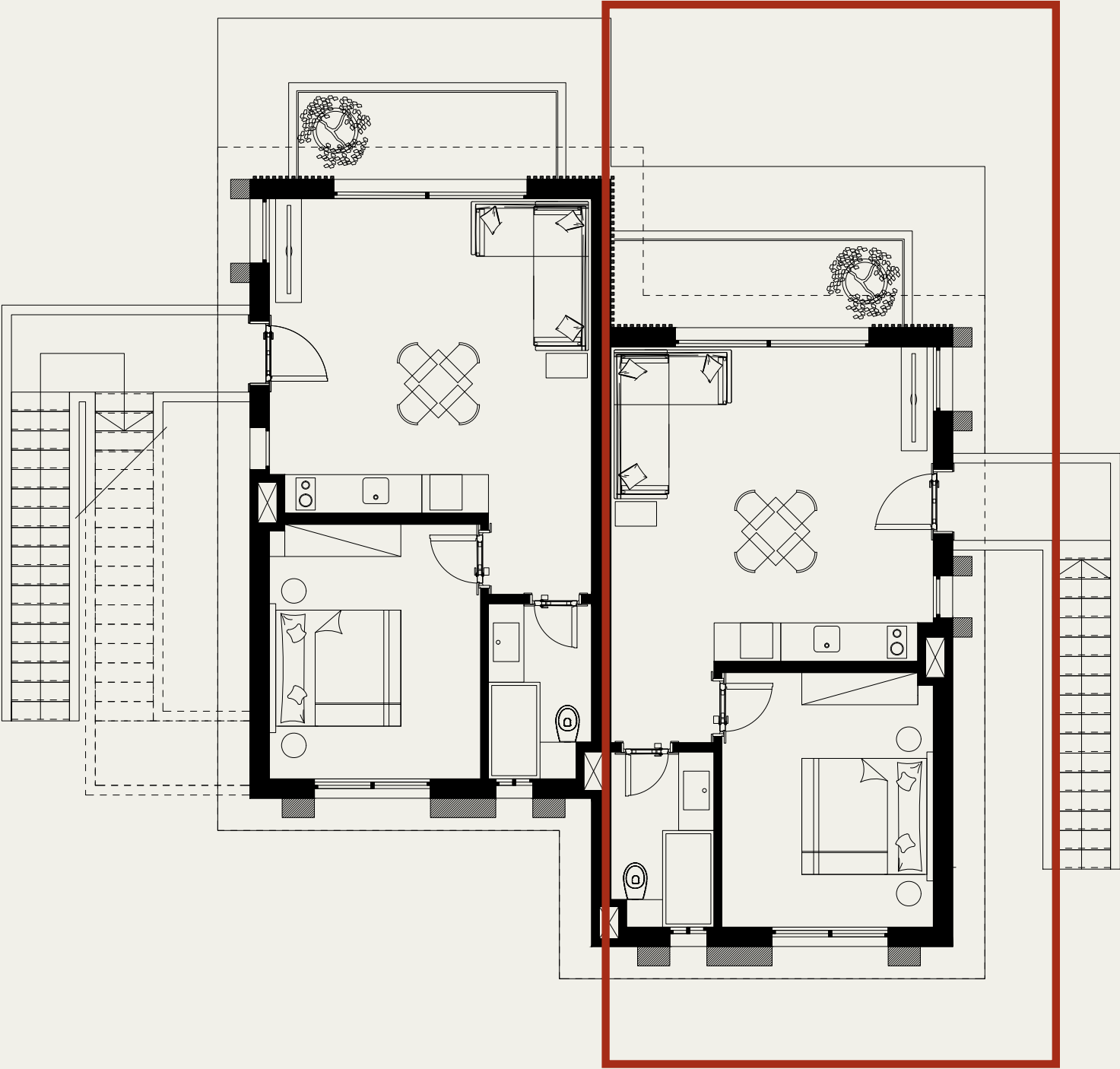
G+2

First Floor

Unit Area

69.5m²

Bedroom	3.95 × 3.20
Bathroom	1.60 × 2.75
Living Room	5.00 × 4.90
Terrace	4.30 × 1.50



C

D

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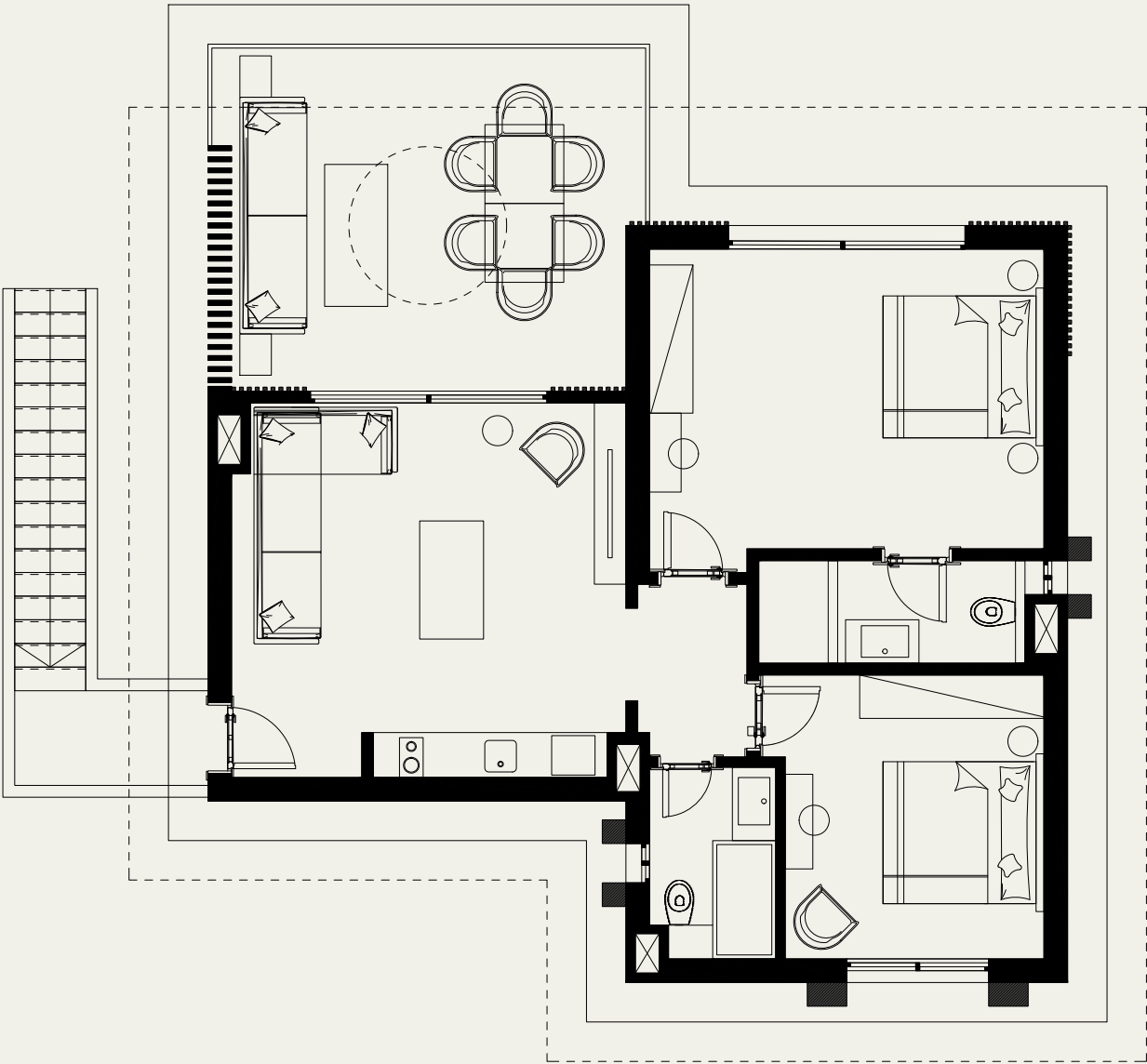
Chalet

G+2 Penthouse

Unit Area

122.5m²

Bedroom 1	3.60 × 3.30
Bathroom 1	2.40 × 1.60
Bedroom 2	5.00 × 3.80
Bathroom 2	3.40 × 1.30
Living Room	5.00 × 4.75
Covered terrace	5.00 × 4.40



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SOMABAY

RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazej Hotel / Residences
6. Blanca Gardens I
7. Blanca Gardens II
8. Baycentral
9. Nautilus
10. Marina Residences
11. The Arc
12. Somabreeze
13. Reef Town
14. Golf Townhouses
15. Wadi Jebel
16. Wadi Soma
17. Sholan Residences
18. Coves
19. Golf Course Residences

HOTELS & RESORTS

20. Mesca Hotel
21. Kempinski Hotel Somabay
22. Robinson Somabay
23. Sheraton Somabay Resort
24. The Breakers Diving & Surfing Lodge Somabay
25. The Cascades Golf Resort, Spa & Thalasso
26. The Village Hotel
27. SO INN Hotel

SERVICES & AMENITIES

28. Somabay Main Gate
29. Somabay Marina
 - A. Events Ballroom
 - B. Kompass Kindergarten
 - C. Medical Center
 - D. Somabay Sales Office
 - E. Bayfit
 - F. Stayr Lounge
30. Employee Housing
31. Mosque
32. Pets Hotel
33. Events Platform

ATTRACTIONS & ACTIVITIES

34. Umm Gursan Island
35. Reef Island
36. Jasmine Horse Stable
37. Mesca Beach Club
38. 7BFT (Kite Surfing Center)
39. S.Cape Beach Club
40. Orca Diving Center
41. Jetty Hub
42. Tobia Island

PLAY PARK

43. Soma Splash Aqua Park
44. Soma Raceway & Hoppa
45. Kids Playground

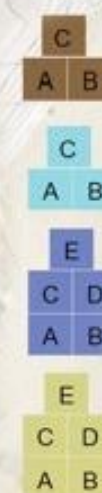
SOMABAY GOLF

46. Golf Academy
47. Sports Hub & Proshop
48. Scoring Arena
49. 360 Hub
50. Gary Player Golf Course
51. Tim Lobb Golf Course
52. Par 3 Course

Blanca Gardens II

Blanca Gardens II Types

- | | |
|--------------------|------------------|
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| G+2 Chalet | |



Project : Blanca Gardens II

7 YEARS PAYMENT PLAN

CLUBHOUSE MEMBERSHIP

Unit Details

NUMBER OF INSTALLMENTS	INSTALLMENT AMOUNT	SCENARIO 1 1 YEAR INSTALLMENTS 300,000	SCENARIO 2 2 YEARS INSTALLMENTS 400,000
10% Downpayment	1,036,000 EGP		
INSTILLMENT 1	333,000 EGP	75,000	50,000
INSTILLMENT 2	333,000 EGP	75,000	50,000
INSTILLMENT 3	333,000 EGP	75,000	50,000
INSTILLMENT 4	333,000 EGP	75,000	50,000
INSTILLMENT 5	333,000 EGP		50,000
INSTILLMENT 6	333,000 EGP		50,000
INSTILLMENT 7	333,000 EGP		50,000
INSTILLMENT 8	333,000 EGP		50,000
INSTILLMENT 9	333,000 EGP		
INSTILLMENT 10	333,000 EGP		
INSTILLMENT 11	333,000 EGP		
INSTILLMENT 12	333,000 EGP		
INSTILLMENT 13	333,000 EGP		
INSTILLMENT 14	333,000 EGP		
INSTILLMENT 15	333,000 EGP		
INSTILLMENT 16	333,000 EGP		
INSTILLMENT 17	333,000 EGP		
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INSTILLMENT 21	333,000 EGP		
INSTILLMENT 22	333,000 EGP		
INSTILLMENT 23	333,000 EGP		
INSTILLMENT 24	333,000 EGP		
INSTILLMENT 25	333,000 EGP		
INSTILLMENT 26	333,000 EGP		
INSTILLMENT 27	333,000 EGP		
INSTILLMENT 28	333,000 EGP		

Unit Price	10,360,000 EGP
Unit Type	Chalet
BUA	69 sqm
Garden	N/A
Bedrooms	1
Bathrooms	1
Floor	First
Finishing	Fully Finished
Delivery	3 YEARS
Unit no.	116 D

- **Maintenance Fees:**
(Annually Payment) : 10\$ USD x 69 sqm = 690\$ USD to be paid upon delivery.

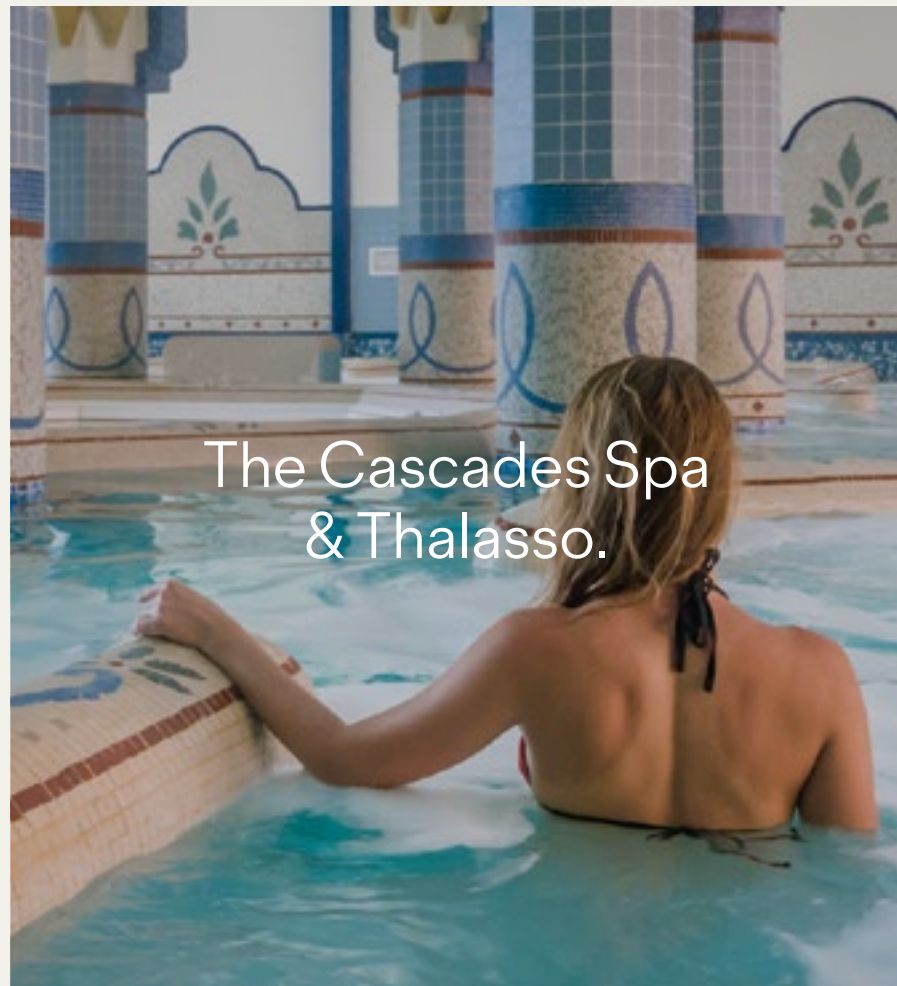
- **Utilities Fees:**
(Water & electric meters) : 1400\$ USD Dated upon delivery (One time payment).

Somabay Experience.

Start your day by teeing off at The Cascades Championship Golf Course then unwind at the award winning Cascades Spa and Thalasso and allow the healing powers of the Red Sea to restore balance to your body and soul.

For the more adventurous, ORCA Dive Centre invites you to uncover the untapped wonders of Egypt's marine life at the site's colorful House Reef.

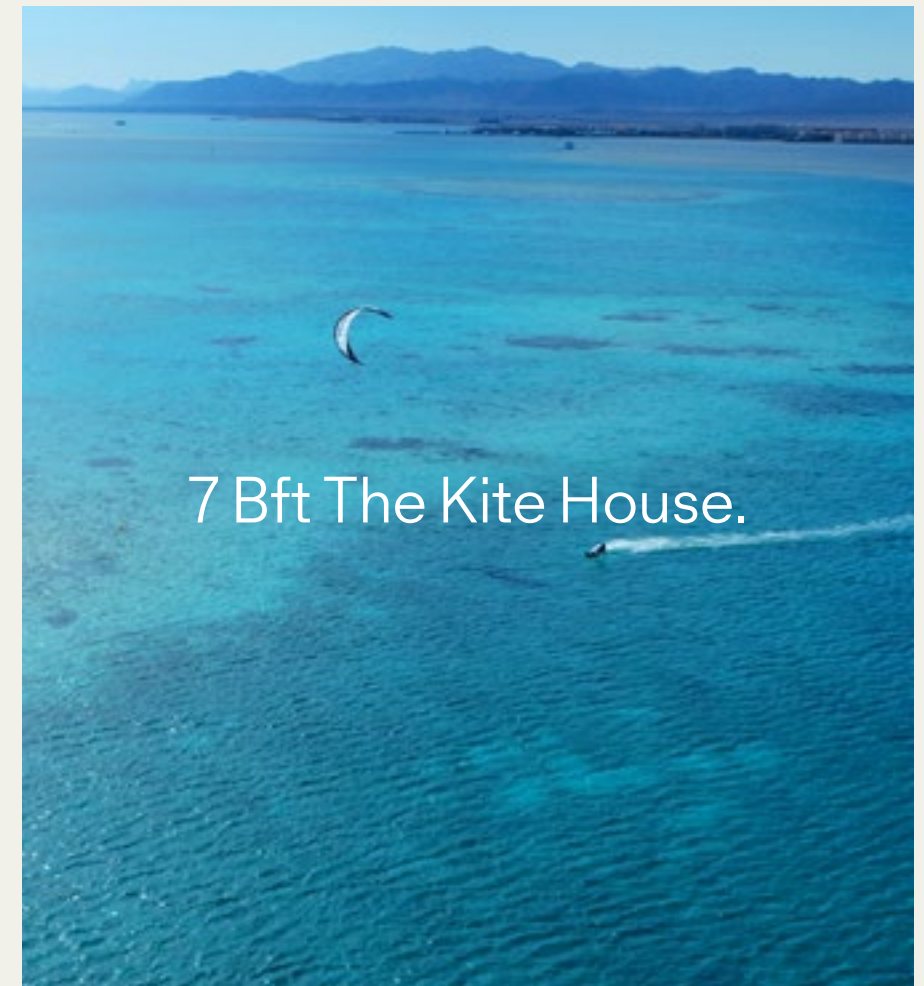
Kitesurfing lovers can spend a serene afternoon gliding across flat waters at 7Bft —one of the top 3 kitesurfing spots in the world- followed by a world-class dining experience at any of the destination's signature restaurants. Blessed with dry desert winds, low humidity and a front-row seat on immaculate sea views, Somabay dictates an exciting itinerary for the whole family, transforming your everyday reality into a waking dream.



The Cascades Spa
& Thalasso.



Somabay Golf Course.



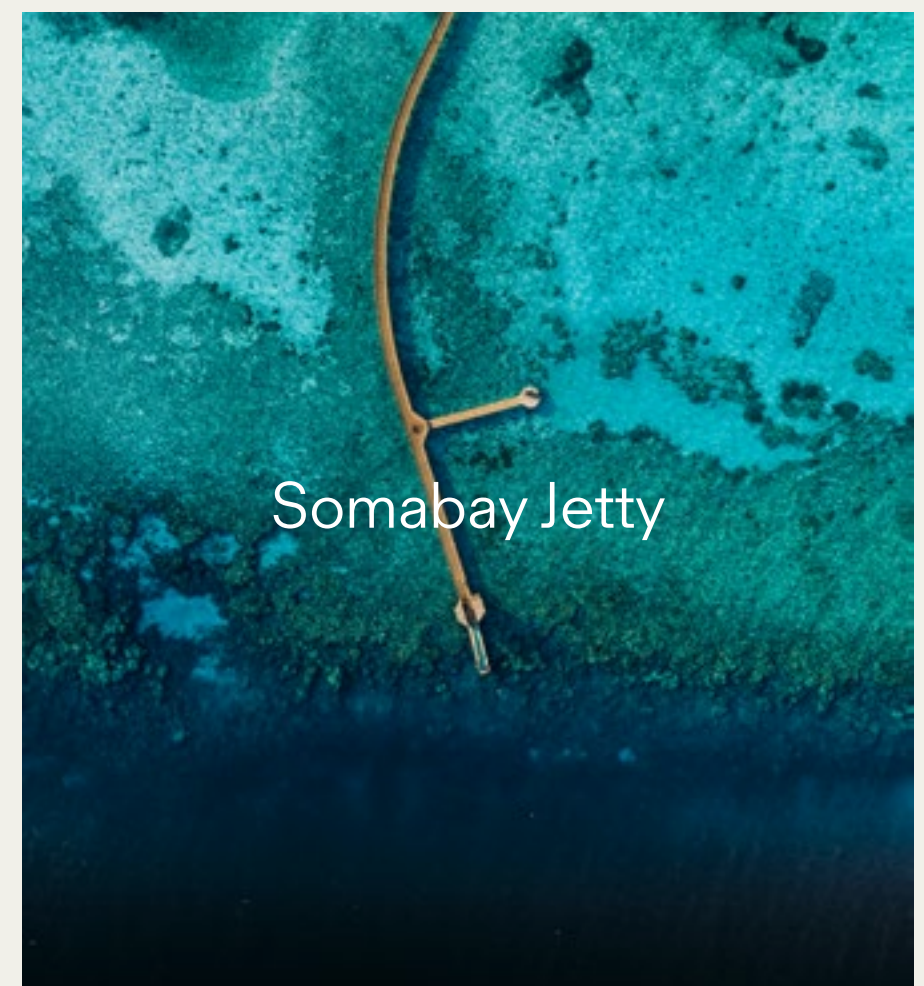
7 Bft The Kite House.



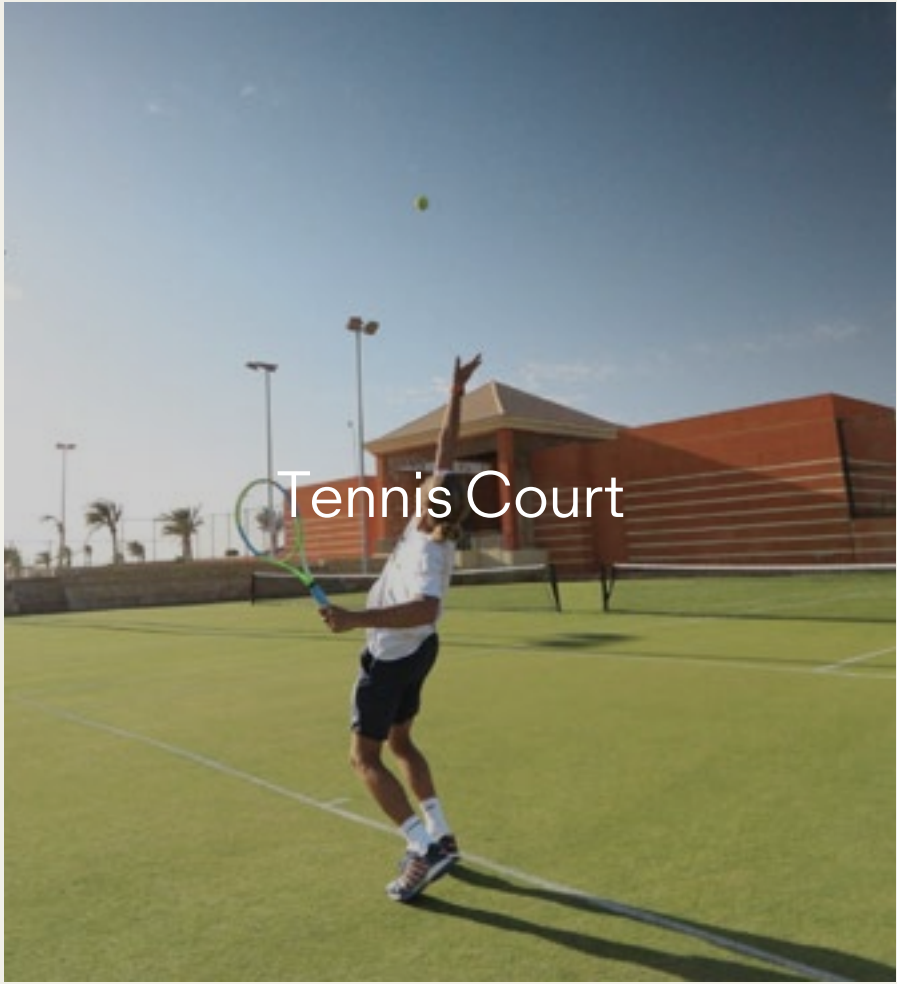
Somabay Marina



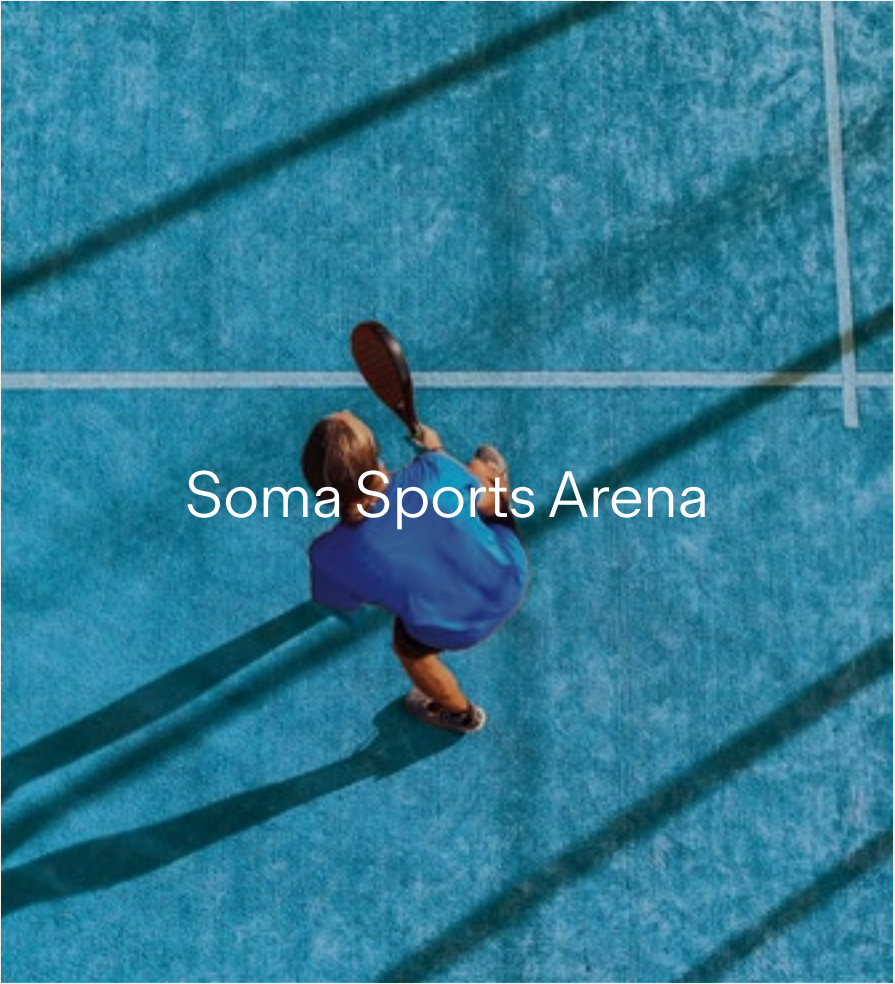
ORCA Dive Center.



Somabay Jetty



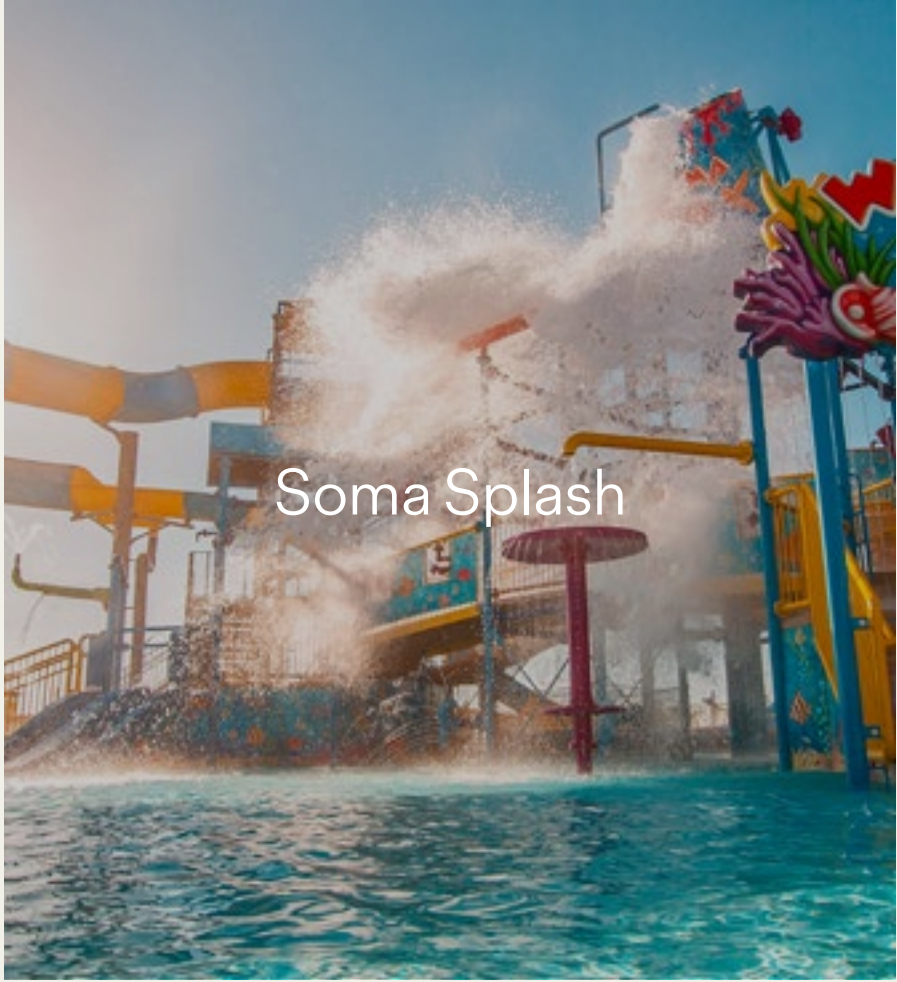
Tennis Court



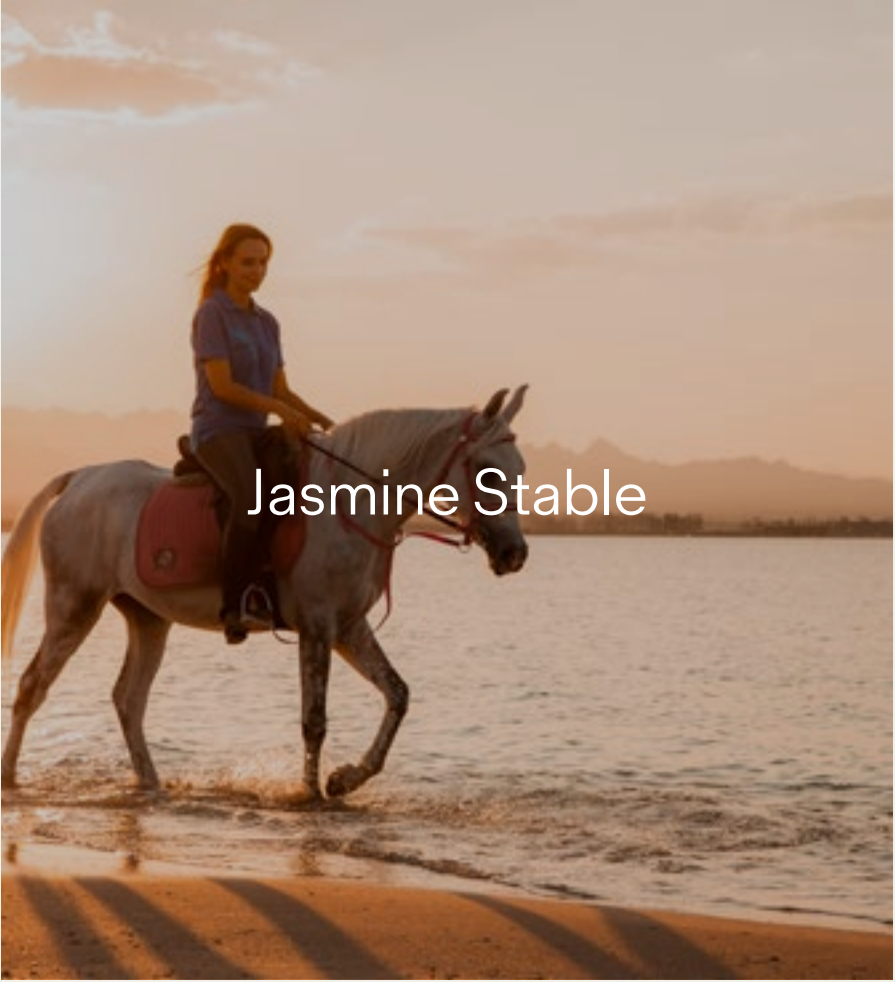
Soma Sports Arena



Soma Raceway



Soma Splash



Jasmine Stable



Alex Safari