

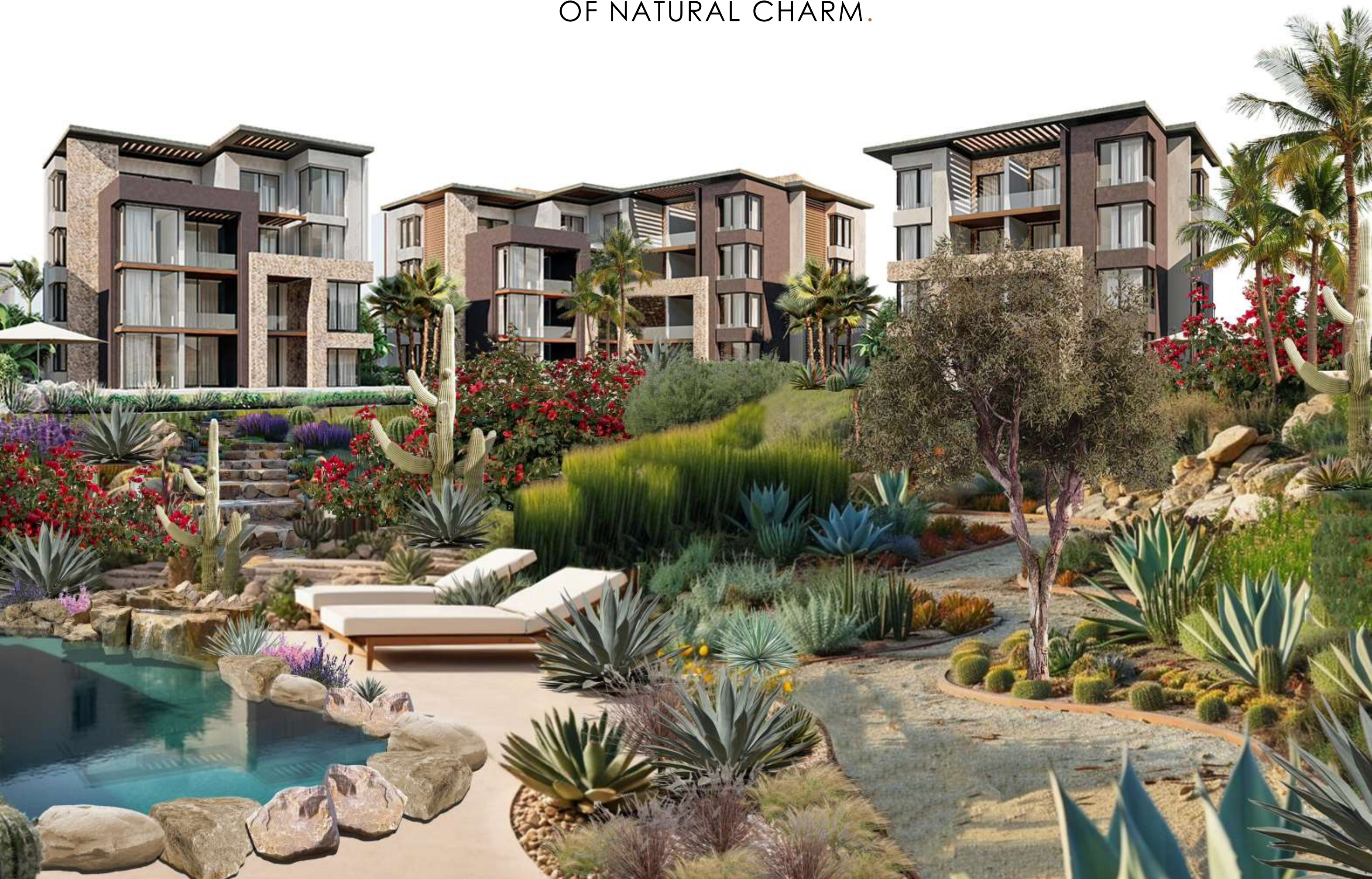
GREENS
BAYWEST VALLEY

FALL INTO THE GREENS



SOMABAY

A PICTURESQUE VALLEY AWAITS YOU. A TIMELESS SANCTUARY
OF NATURAL CHARM.



GREENS BAYWEST VALLEY



THE PERFECT FALL



IS WHEN YOU



FALL INTO
THE
GREENS

Tucked away between Soma's West Coast and idyllic backdrop of the Red Sea mountains lies the West Valley, a magical residential sanctuary boasting the renowned, soothing architecture of Baywest, set within a picturesque, valley walking distance from the tranquil sea of Soma

SOMABAY MASTERPLAN



SOMABAY

RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazeej 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 Jebal
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

GREENS BAYWEST VALLEY

LOCATION



GREENS BAYWEST VALLEY

MASTER PLAN
NUMBERED



GREENS BAYWEST VALLEY

MASTER PLAN LEVELS



GREENS BAYWEST VALLEY



MASTER PLAN

GREENS BAYWEST VALLEY



GREENS BAYWEST VALLEY





GREENS

BAYWEST VALLEY



APARTMENTS





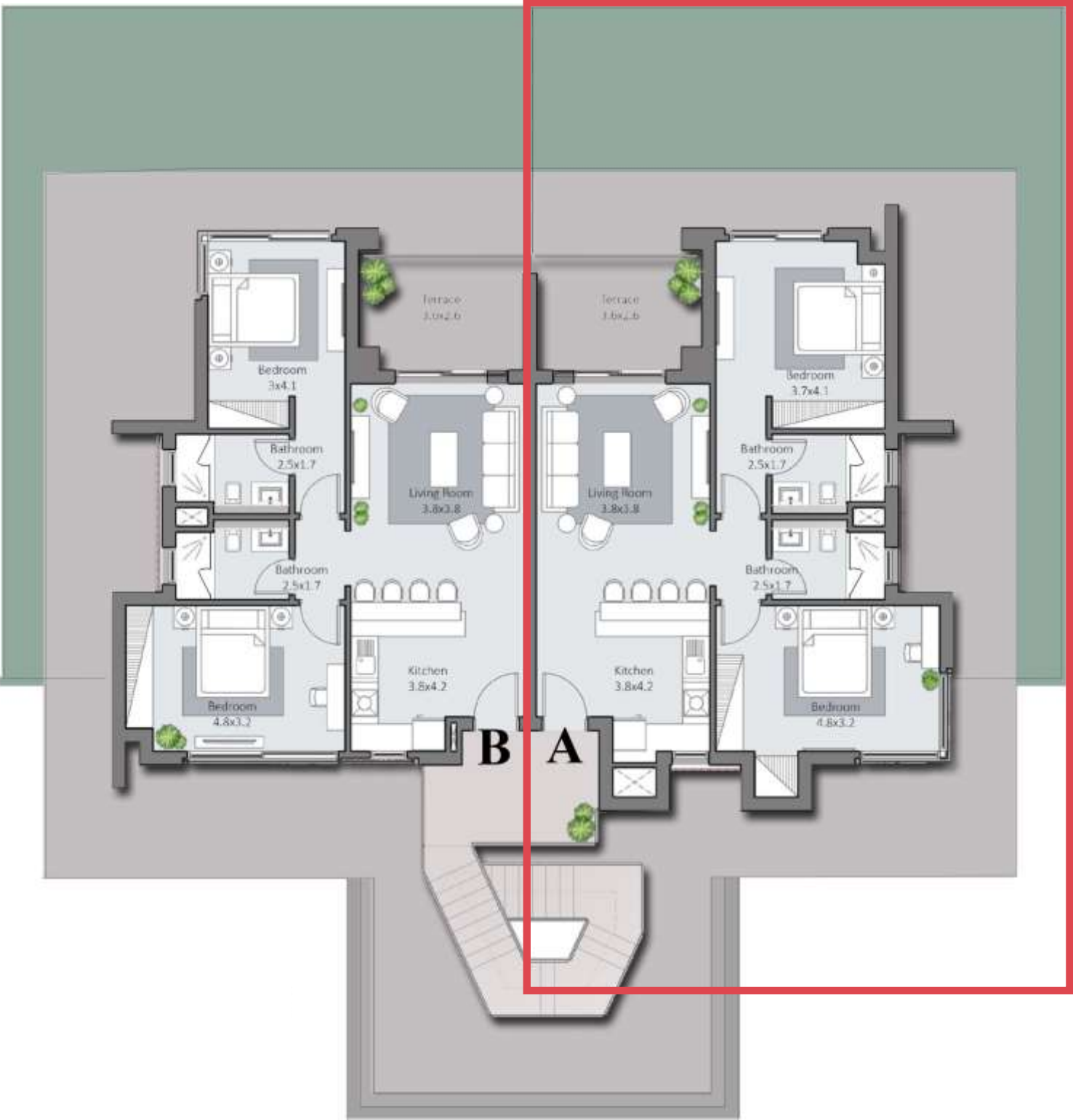
GREENS BAYWEST VALLEY



APARTMENTS
TYPE 3

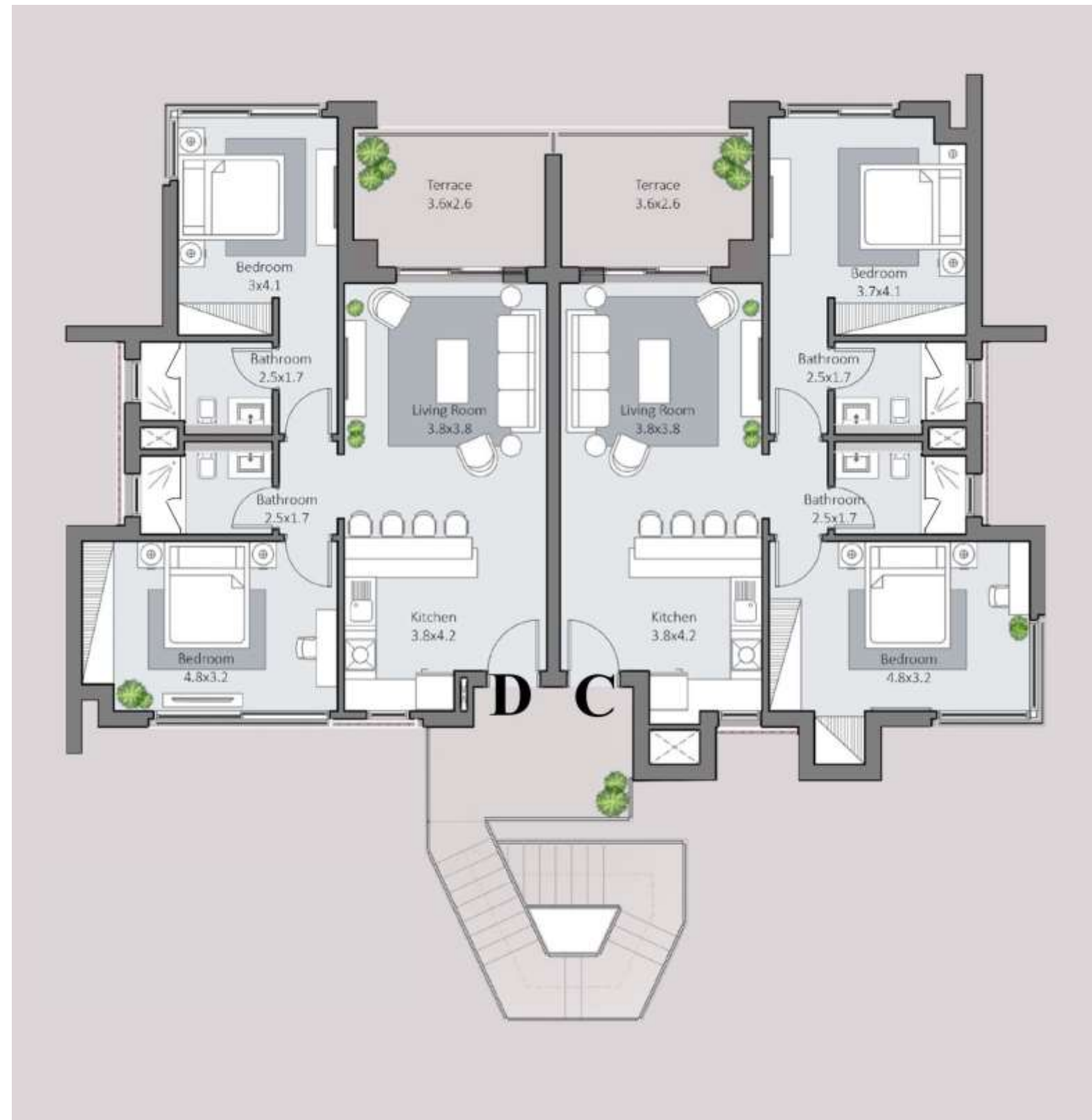
RT5 – G+2 - 5 KEYS PLAN

Ground Floor



RT5 – G+2 - 5 KEYS PLAN

First Floor



RT5 – G+2 - 5 KEYS PLAN

Second Floor





SOMABAY

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47. Tim Lobb Golf Course
48. Par 3 Course

- RT 1- Apartments - 8Keys -2BR - B+G+2
- RT 2- Apartments - 7Keys -2BR - B+G+2
- RT 3- Apartments - 6Keys -2BR - B+G+1
- RT 4- Apartments - 6Keys -2BR - G+2
- RT 5- Apartments - 5Keys -2BR - G+2
- RT 6- Apartments - 4Keys -2BR - G+1
- RT 7- Apartments - 9Keys -1BR - G+2
- RT 8- Apartments - 6Keys -1BR - G+1
- Villa A - 3Br - G
- Villa B - 2Br - G
- Villa C - 4Br - G+1
- Villa D - 3Br - G+1
- Twin House A - 3Br - G+1
- Twin House B - 2Br - G+1



Project : Baywest Valley Greens

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	1,300,000 EGP		
INSTILLMENT 1	417,857 EGP	75,000	50,000
INSTILLMENT 2	417,857 EGP	75,000	50,000
INSTILLMENT 3	417,857 EGP	75,000	50,000
INSTILLMENT 4	417,857 EGP	75,000	50,000
INSTILLMENT 5	417,857 EGP		50,000
INSTILLMENT 6	417,857 EGP		50,000
INSTILLMENT 7	417,857 EGP		50,000
INSTILLMENT 8	417,857 EGP		50,000
INSTILLMENT 9	417,857 EGP		
INSTILLMENT 10	417,857 EGP		
INSTILLMENT 11	417,857 EGP		
INSTILLMENT 12	417,857 EGP		
INSTILLMENT 13	417,857 EGP		
INSTILLMENT 14	417,857 EGP		
INSTILLMENT 15	417,857 EGP		
INSTILLMENT 16	417,857 EGP		
INSTILLMENT 17	417,857 EGP		
INSTILLMENT 18	417,857 EGP		
INSTILLMENT 19	417,857 EGP		
INSTILLMENT 20	417,857 EGP		
INSTILLMENT 21	417,857 EGP		
INSTILLMENT 22	417,857 EGP		
INSTILLMENT 23	417,857 EGP		
INSTILLMENT 24	417,857 EGP		
INSTILLMENT 25	417,857 EGP		
INSTILLMENT 26	417,857 EGP		
INSTILLMENT 27	417,857 EGP		
INSTILLMENT 28	417,857 EGP		

Unit Price	13,000,000 EGP
Unit Type	Apartment
BUA	112 sqm
Garden	100 sqm
Bedrooms	2
Bathrooms	2
Floor	Ground
Finishing	Fully Finished
Delivery	3 YEARS
Unit no.	C19 A
Cash price	8,450,000

- Maintenance Fees:

(Annually Payment) : 10\$ USD x 112 sqm = 1,120\$ USD to be paid upon delivery.

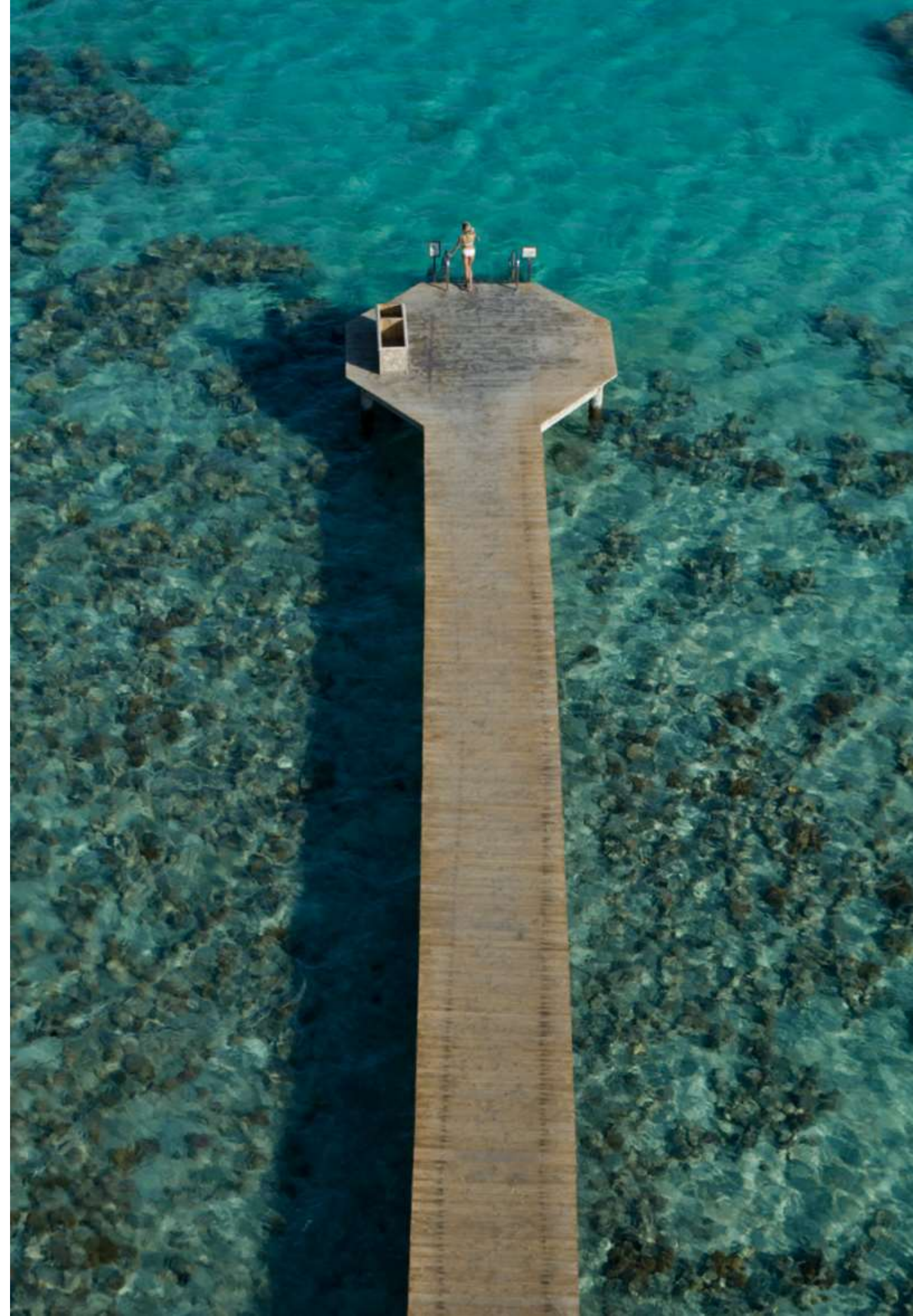
- Utilities Fees:

(Water & electric meters) : 2100\$ USD Dated upon delivery.

THE 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 Somabay Championship Golf Course.

Opening onto spectacular 360 degree views of lush golf greens, azure Red Sea hues and earthy desert tones, The Somabay 18 hole, par 72 Championship Golf Course is designed by legendary golfer Gary Player to ignite guests' love for the sport. Ranked as one of the leading golf courses in Africa, The Somabay Championship Golf Course boasts a state-of-the-art academy, guaranteeing non-stop excitement for amateurs and professionals alike.



7 Bft The Kite House.

Spend your day gliding across flat idyllic waters at one of the top 3 Kite Surfing spots in the world, offering 365 days of incomparable wind and natural beauty to inspire. Opening onto a tranquil bay, Somabay embraces pristine beaches and perfect off-shore and side- shore winds ranging from 4 to 8 Bft. 7Bft's professional team of instructors are committed to making your kite experience safe, fun and complete by offering exclusive teaching and testing weeks with the latest Naish and Carved equipment. The Kitehouse is an ideal sea-side escape, offering everything you need from fresh food and refreshing cocktails, as you take in heavenly bay views from the restaurant or bar's open terrace.



The Cascades Spa & Thalasso.

Luxury award winner 'The Cascades Spa & Thalasso' invites you to uncover the most exquisite spa experience in the Middle East. Rolling out on 7,500 m², the spa is an oasis of calm, crowning a front-row seat on the Red Sea's pristine coastline while boasting 65 treatment rooms spanning traditional massages, beauty treatments, hydrotherapy and aesthetic procedures. Take a plunge in our 830 m² Thalasso-Tonic hydrotherapy pool and allow the wonders of the Red Sea to restore balance to your mind, body and soul.



Somabay Marina.

Somabay's comprehensive Marina is a peaceful haven for immaculate sea views and a unique location for nautical fans wishing to dock their boats at a competitive price. Boasting world-class services and conditions for mooring, the Marina offers a wide array of quality services and facilities directly available at quayside, so you can enjoy sailing smoothly through life.

