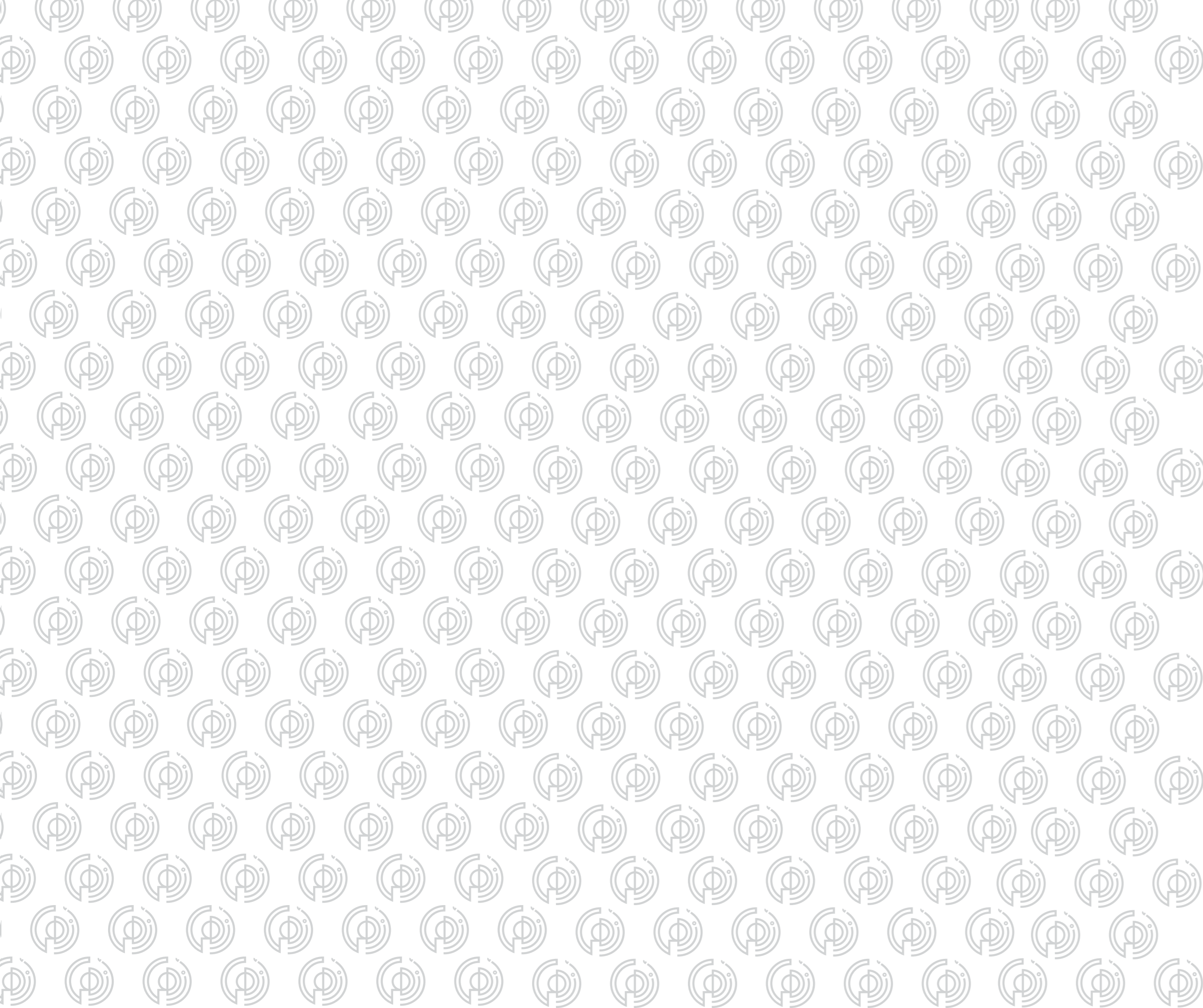




AZHA

ain sokhna



Inspired by its bright location, AZHA is named after one of the brightest stars in the sky. The name comes from the Arabic word meaning jazziest: bright, lively, and fancy..

FOR THOSE WHO CHERISH EXTRAORDINARY LIVING

A VISION CALLED AZHA

Azha is a high-end waterfront residential resort designed to be a luxury destination with international standards, bringing together an active casual lifestyle with 5 Star comfort.

The tranquil waters are swimmable year-round, making it a coveted destination for outdoor adventure and activity.

Featuring spacious and inspiring Residential Villas, a thoughtfully-designed modern resort, signature restaurants, serene spa and community centers, and a host of exceptional amenities;

Azha brings a new vitality to the authentic lifestyle of a city resort living.





Key destinations distance to Azha	
Cairo International Airport	126 km
New Cairo	114 km
New Capital	82 km
Ain Sokhna Port	12 km
Suez Canal	40 km
Porto Sokhna	38 km

LOCATION

Sublimely located on the left side of Ain Sokhna, only 50 minutes away from Cairo, Azha is a new resort community for those who prefer a distinctively refined yet casual lifestyle.

The development spreads on an area of nearly 1.6 million square meters with a waterfront stretching approx. 700 meters on the clear waters of the Suez Gulf branching from the Red Sea; thus developing the best and last spot on the sandy part of this breathtaking coastline.



DEVELOPED BY MADAAR DEVELOPMENT

CONCEPTUAL MASTERPLAN

VILLAGES

- | | |
|-----------------|-----------------|
| ① DOWNTOWN AZHA | ⑩ ACAMAR |
| ② TAURINA | ⑪ KASTRA |
| ③ SOLANA | ⑫ TUCANA |
| ④ ISLAND ONE | ⑬ LYRA |
| ⑤ AUA | ⑭ KLEEIA |
| ⑥ PAVO | ⑮ ISLAND THREE |
| ⑦ LUCINA | ⑯ LACERTA |
| ⑧ ISLAND TWO | ⑰ ATRIA |
| ⑨ MUSCA | ⑱ ISLAND FOUR |
| ⑩ ANKA | ⑲ ARA |
| | ⑳ VILLAGE SEVEN |

AMENITIES

- | |
|------------------------|
| Ⓐ AZHA RESORT ENTRY |
| Ⓑ SPORTS ACADEMY |
| Ⓒ SECURITY CHECK POINT |
| Ⓓ ENTRY PARK |
| Ⓔ COMMUNITY CENTER |
| Ⓕ SWIMMABLE LAGOON |
| Ⓖ CENTRAL PARK |
| Ⓗ BEACH CLUB |
| Ⓘ FIVE STAR HOTEL |
| Ⓛ SEVEN STAR HOTEL |
| Ⓚ FIVE STAR VILLAS |



MARCH 22 2015

REVISION A



CENTRAL PARK



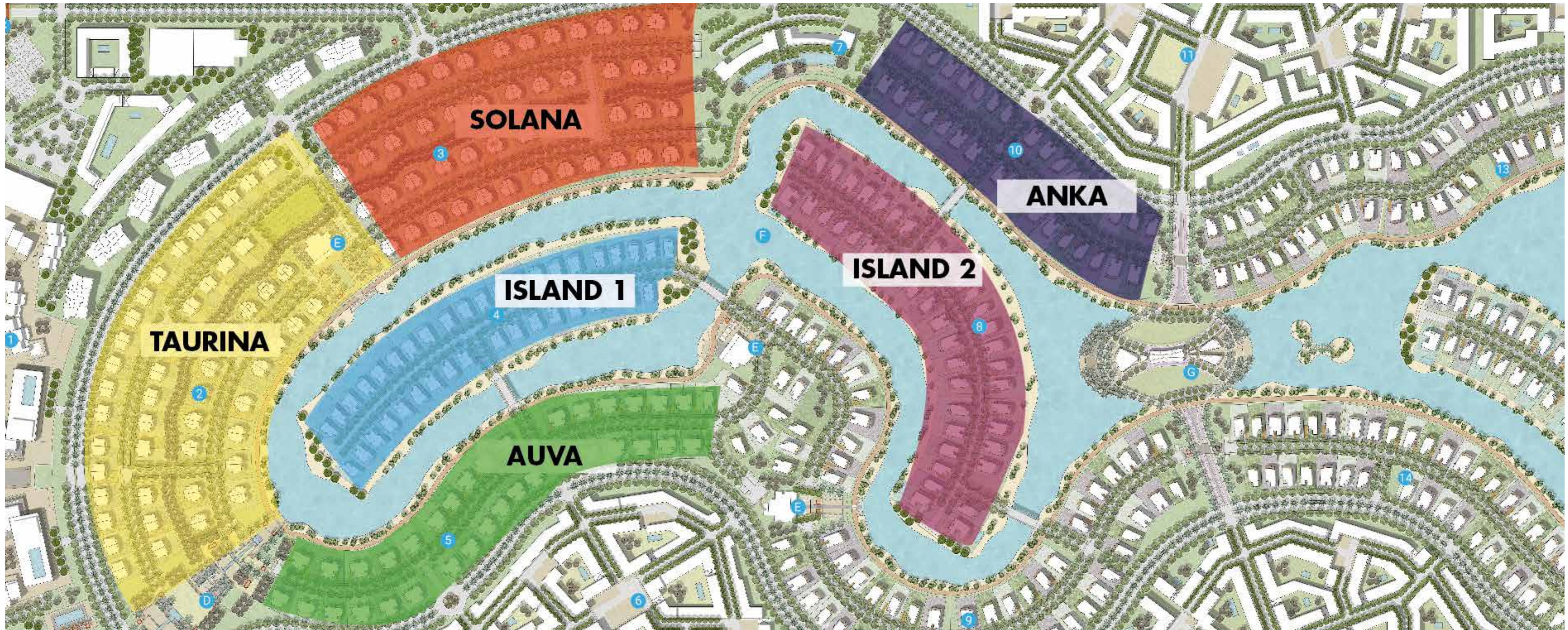
COMMUNITY CENTER



ENTRY PARK



CLUBHOUSE



SOLANA

ANKA

ISLAND 1

ISLAND 2

TAURINA

AUVA



**Standalone
Villa
318 SQM**



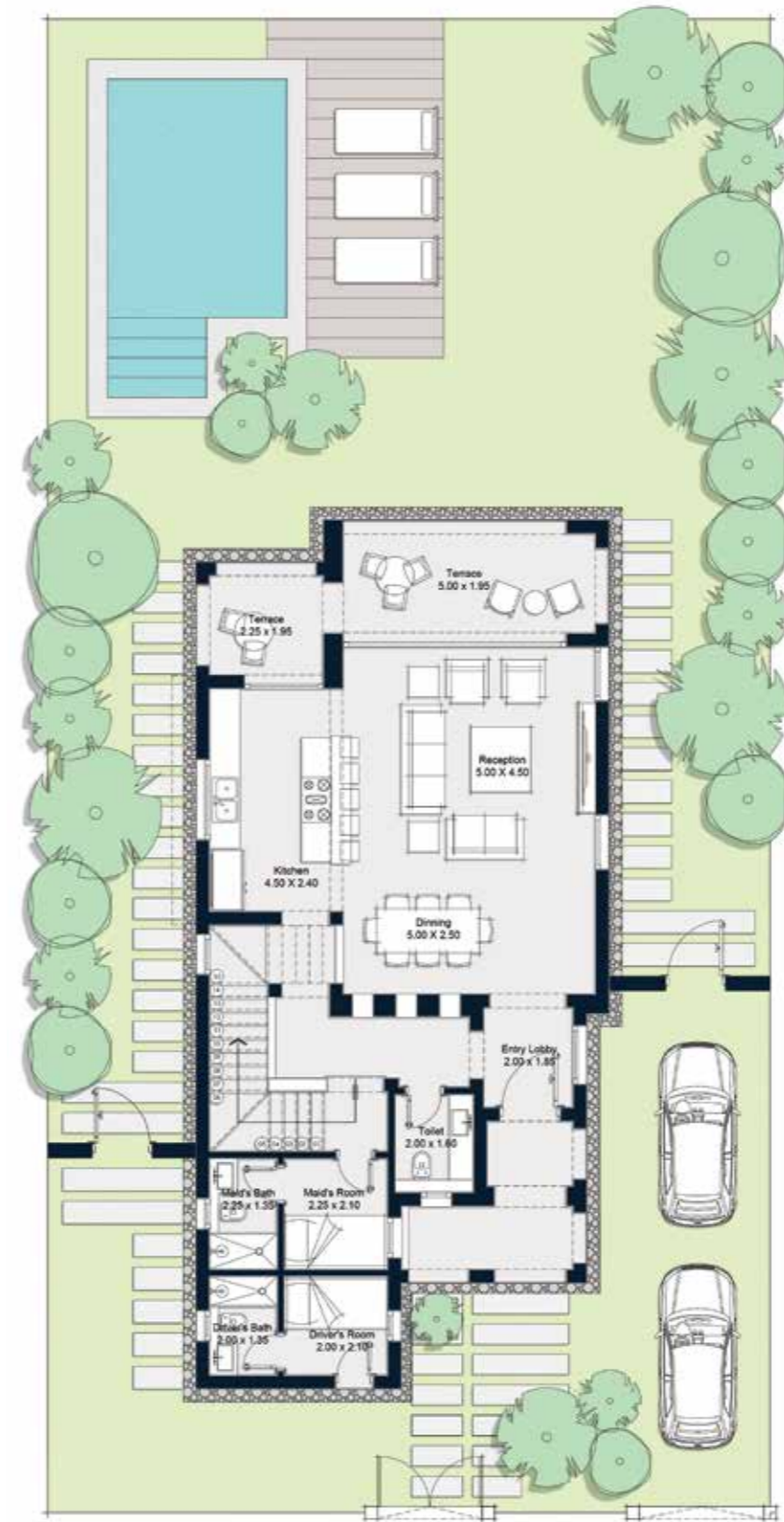
GROUND FLOOR 170 SQM



FIRST FLOOR 140 SQM



**Standalone
Villa
248 SQM**



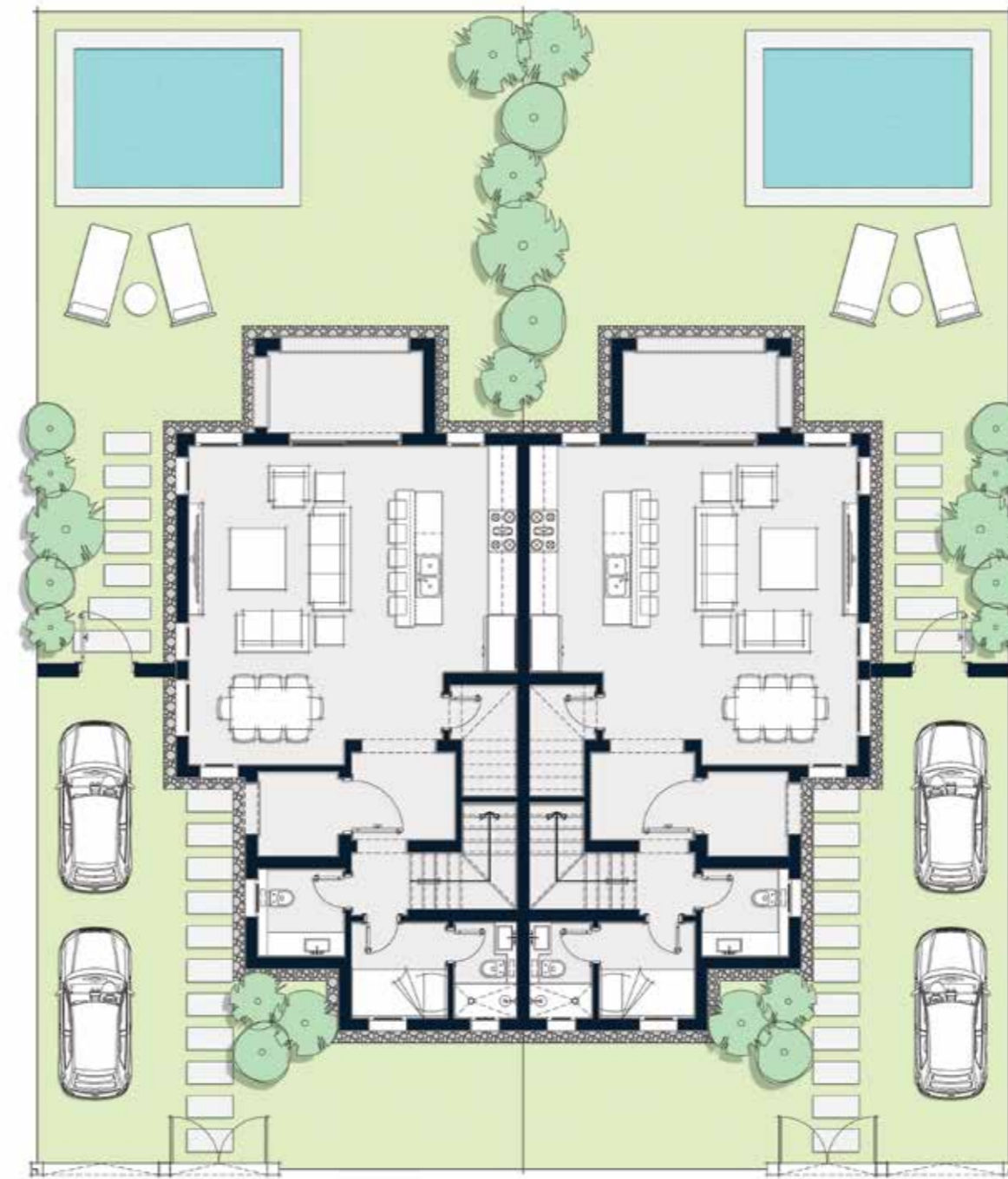
GROUND FLOOR 131 SQM



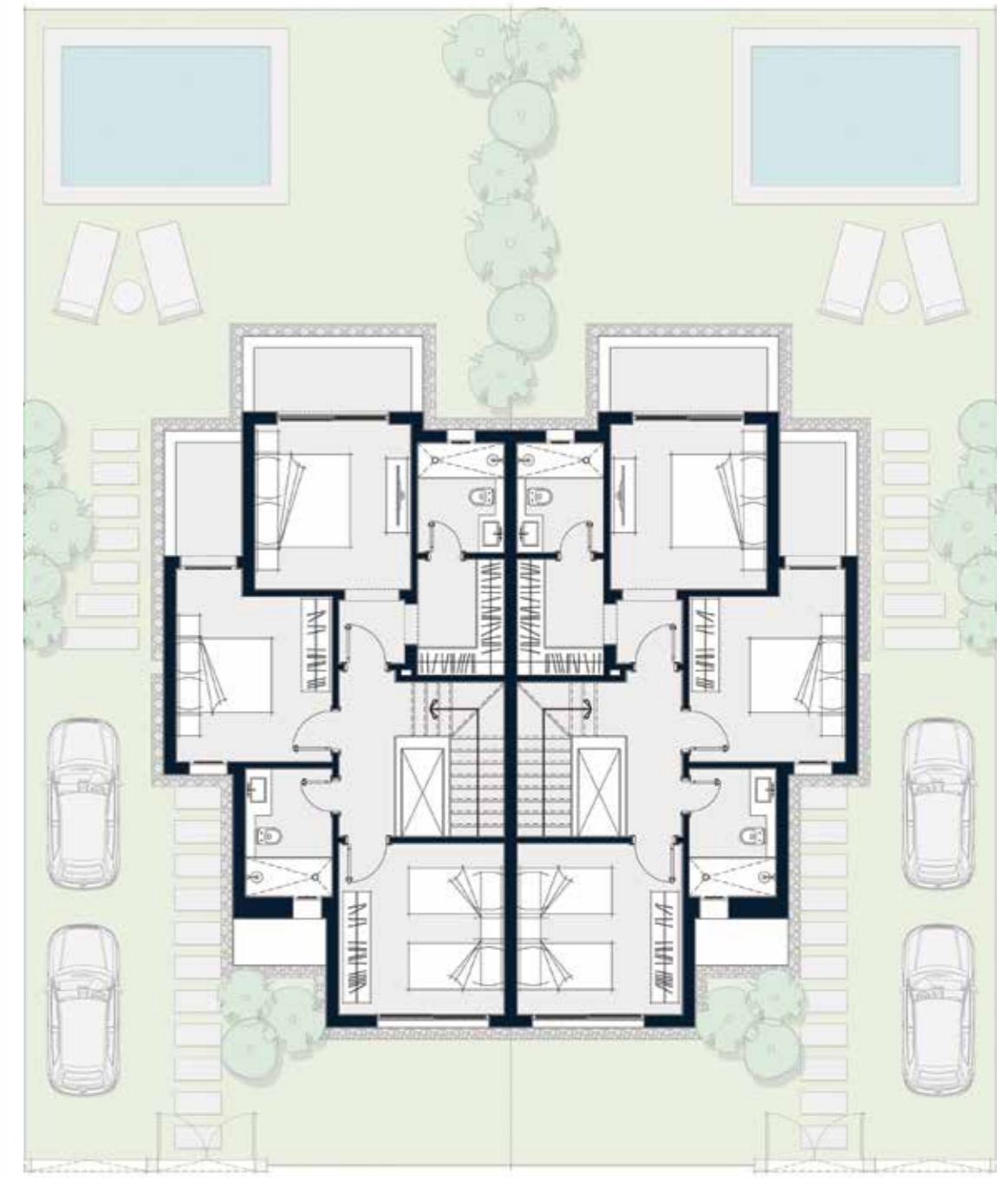
FIRST FLOOR 117 SQM



**Twin
Villa
185 SQM**



GROUND FLOOR 94 SQM

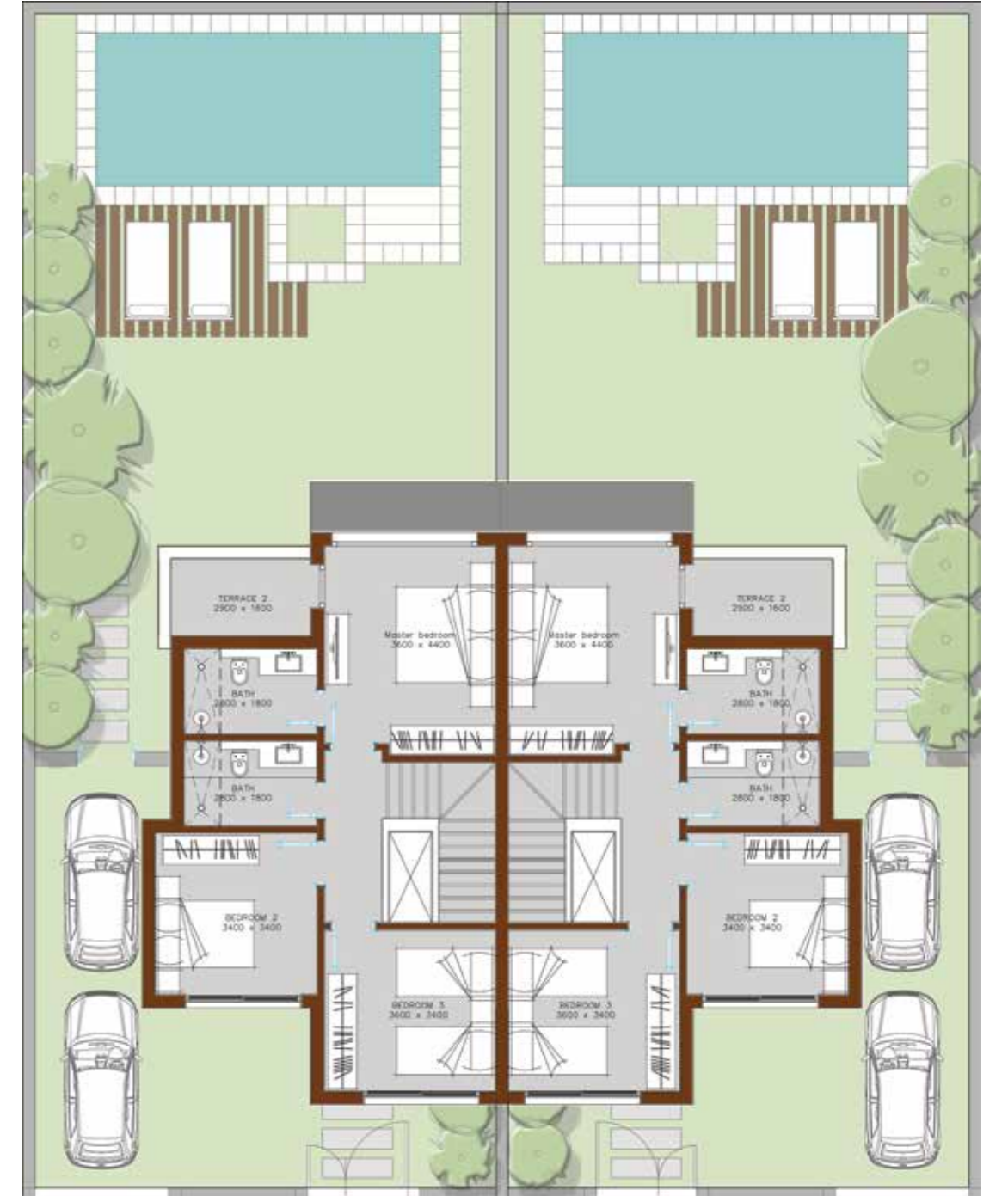


FIRST FLOOR 91 SQM



Chalets
3 BEDROOMS 155 SQM
2 BEDROOMS 135 SQM



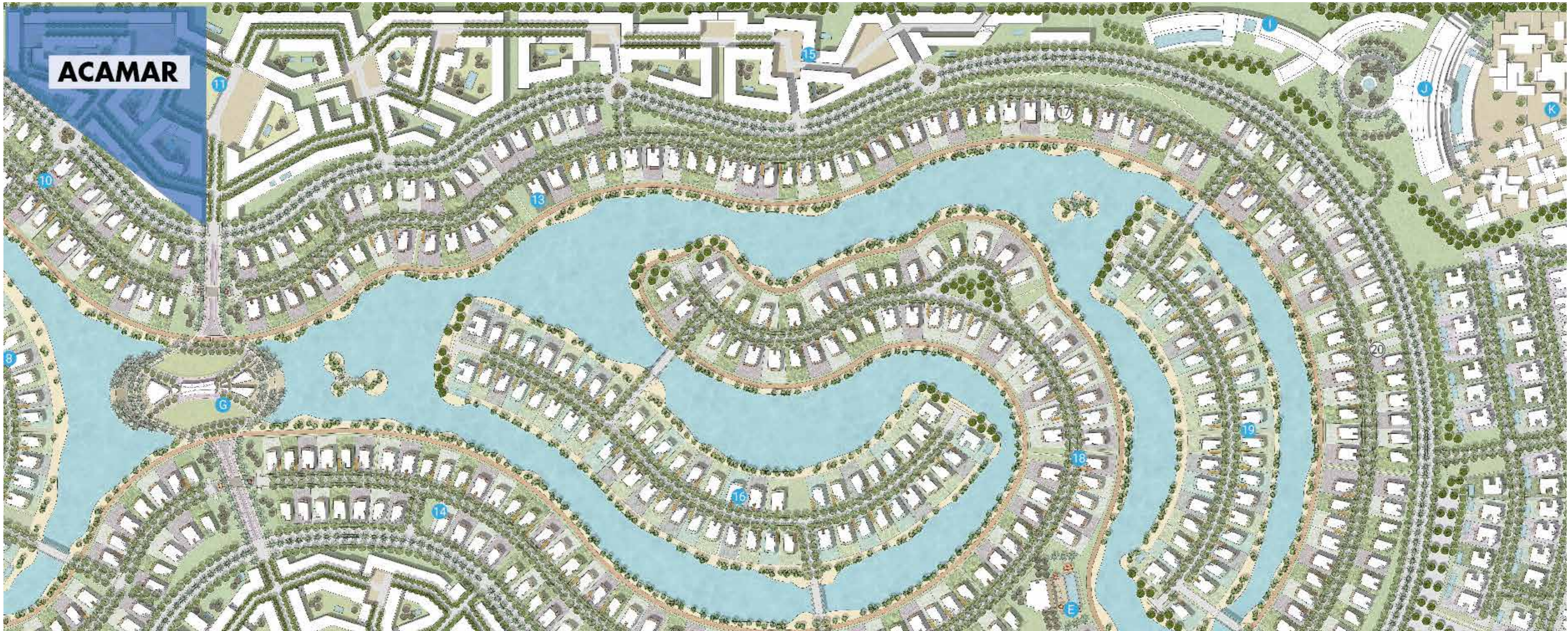


Twin Villa
145 SQM

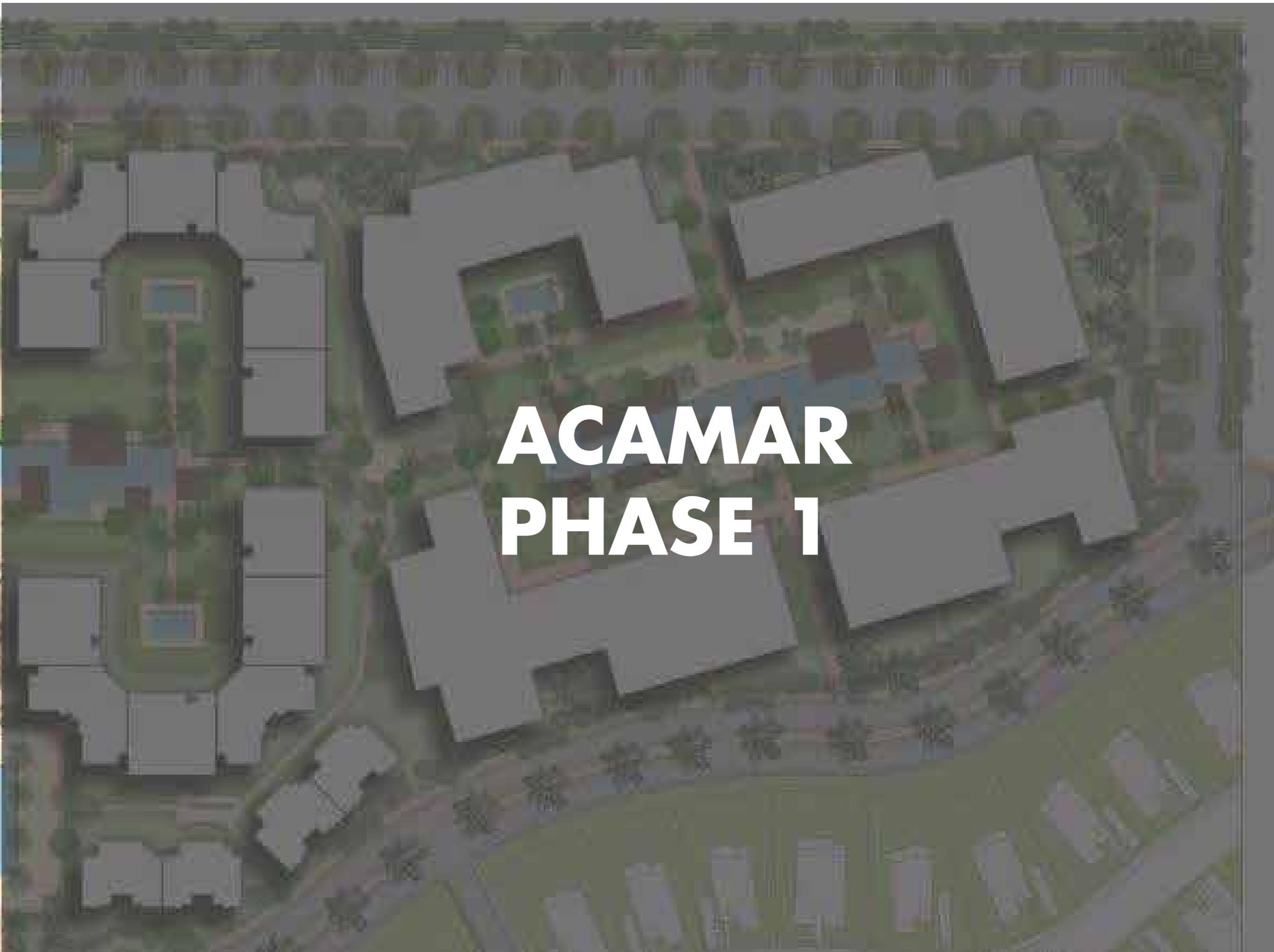


ACAMAR

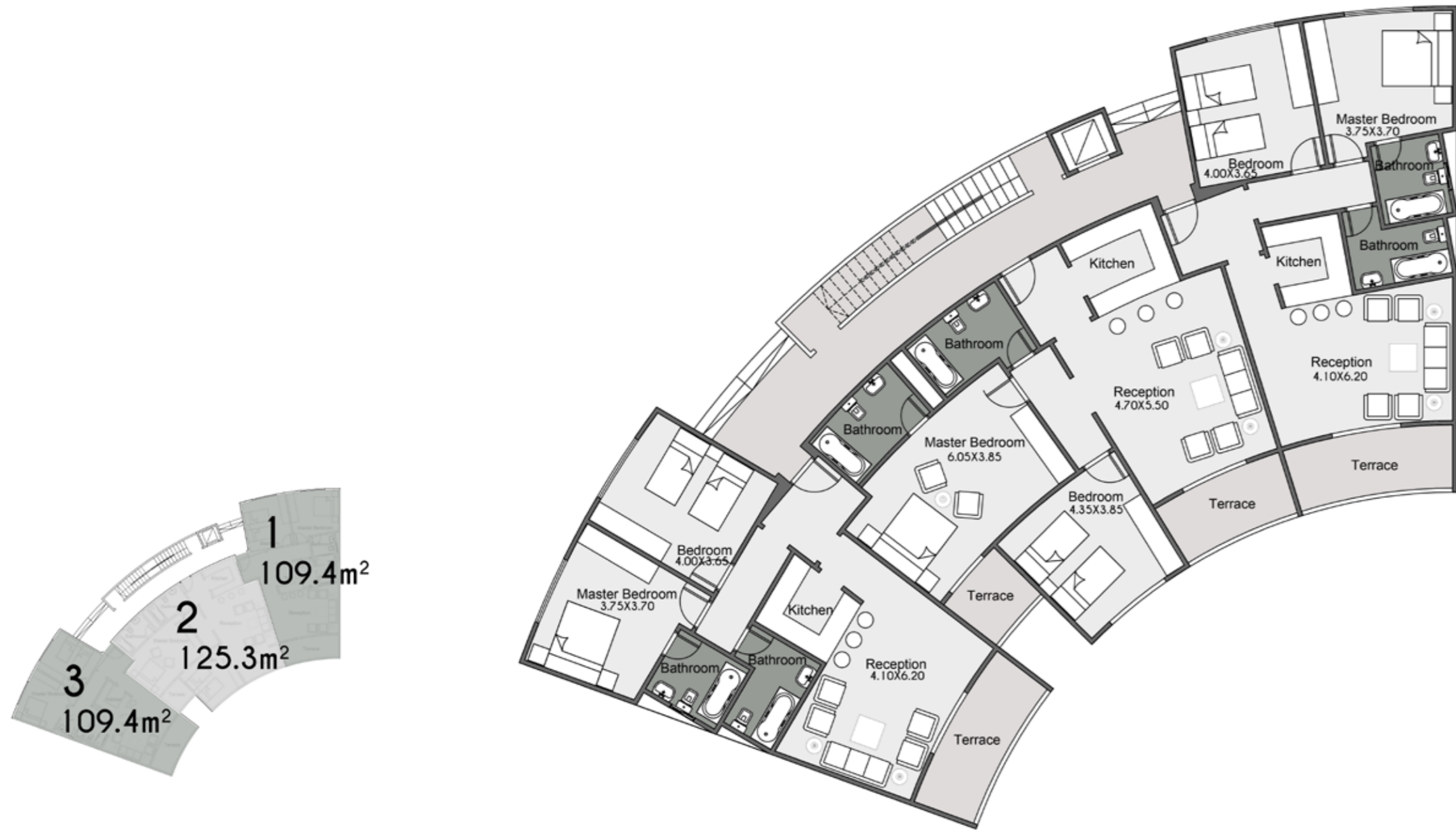
ACAMAR





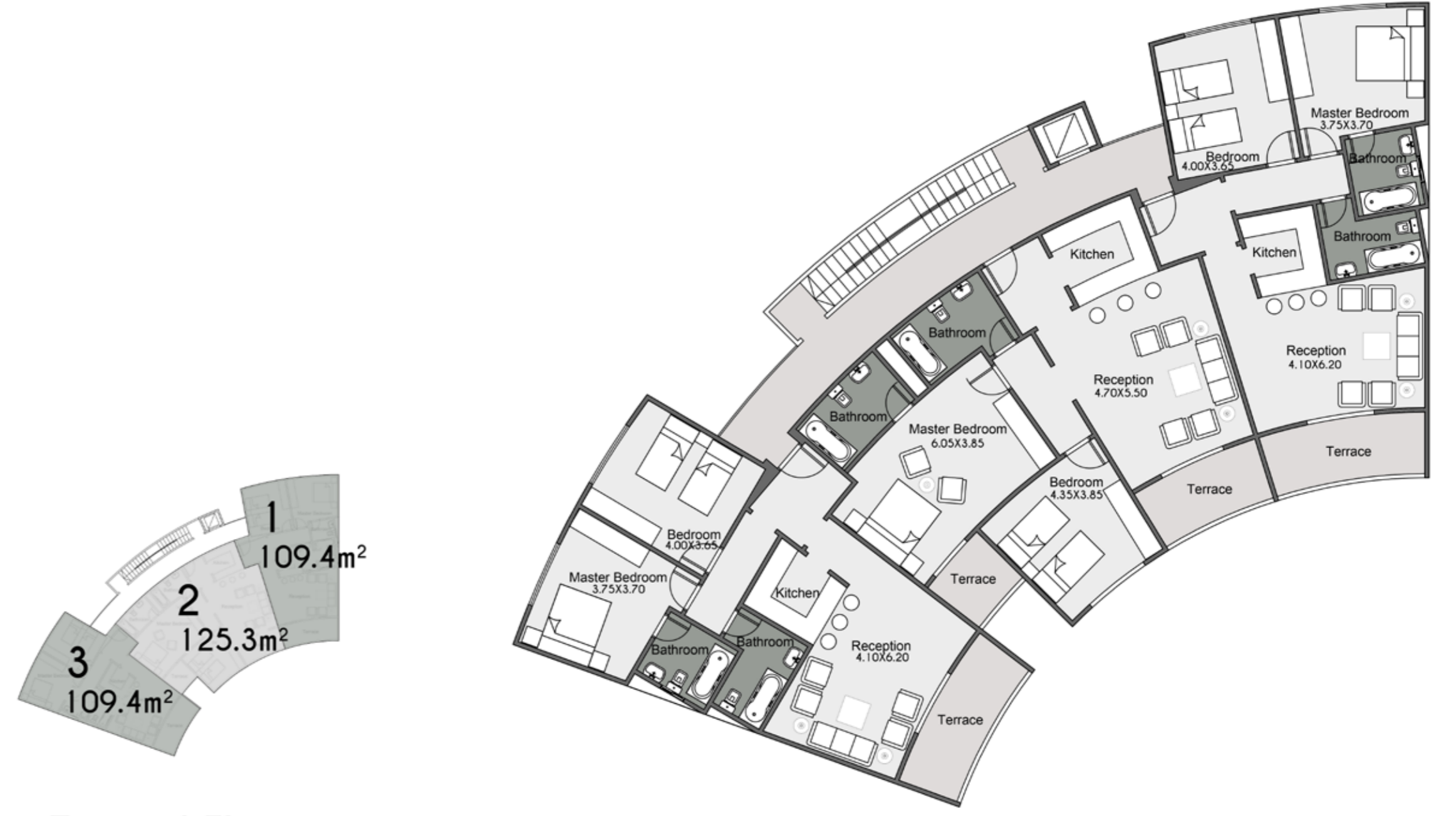


ACAMAR PHASE 1



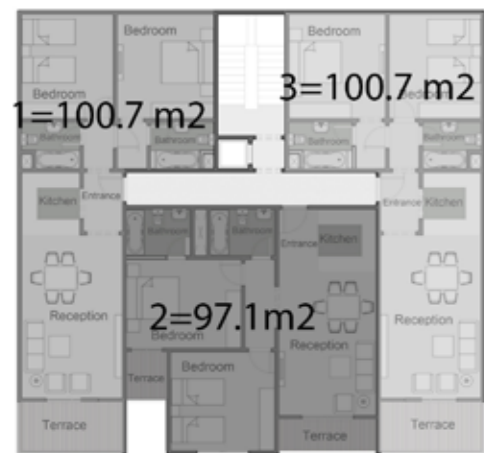
Ground Floor

Type A
 F.P.=344m²
 B.U.A= 1032m²



Typical Floor

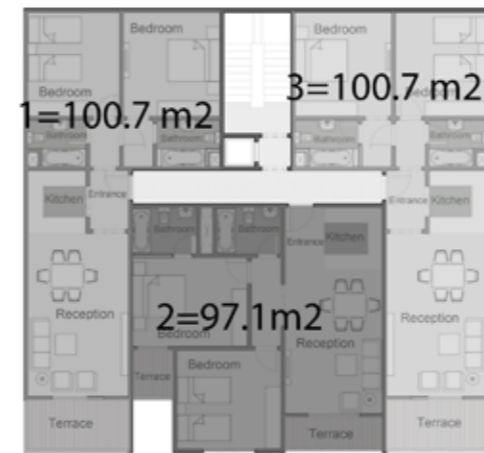
Type A
 F.P.=344m²
 B.U.A= 1032m²



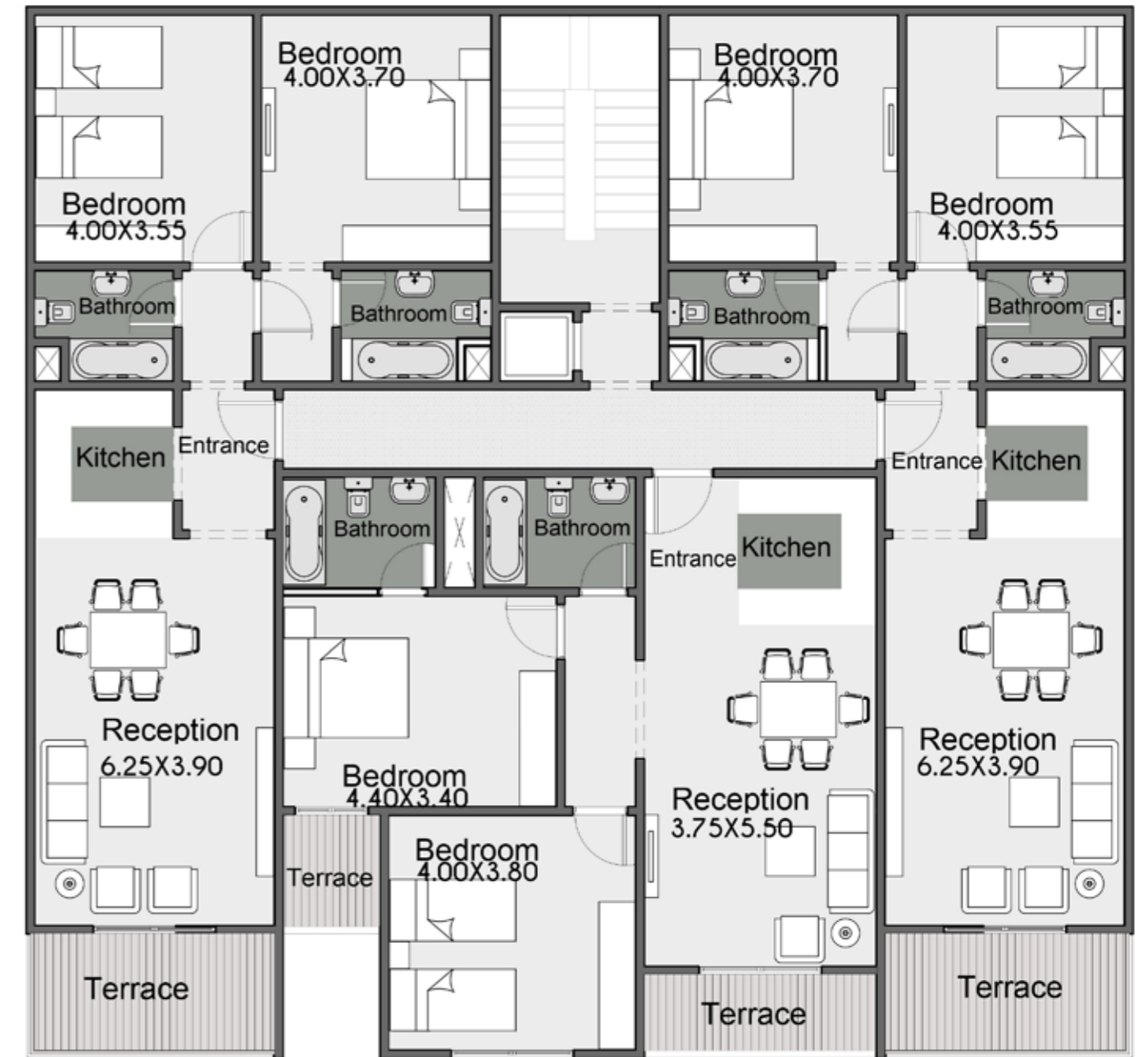
F.P=298.5 m²
 B.U.A =895.5 m²



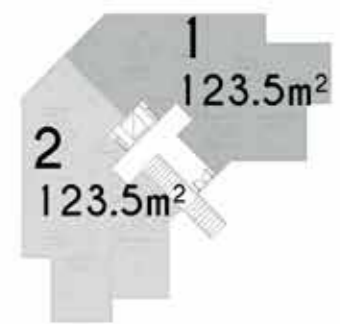
Type B
 Ground floor



F.P=298.5 m²
 B.U.A =895.5 m²

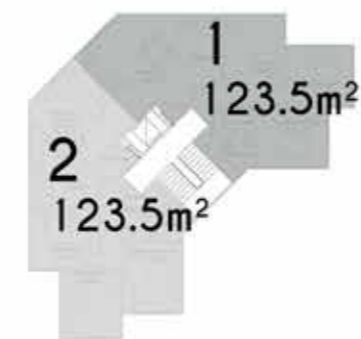


Type B
 Typical floor



Ground Floor

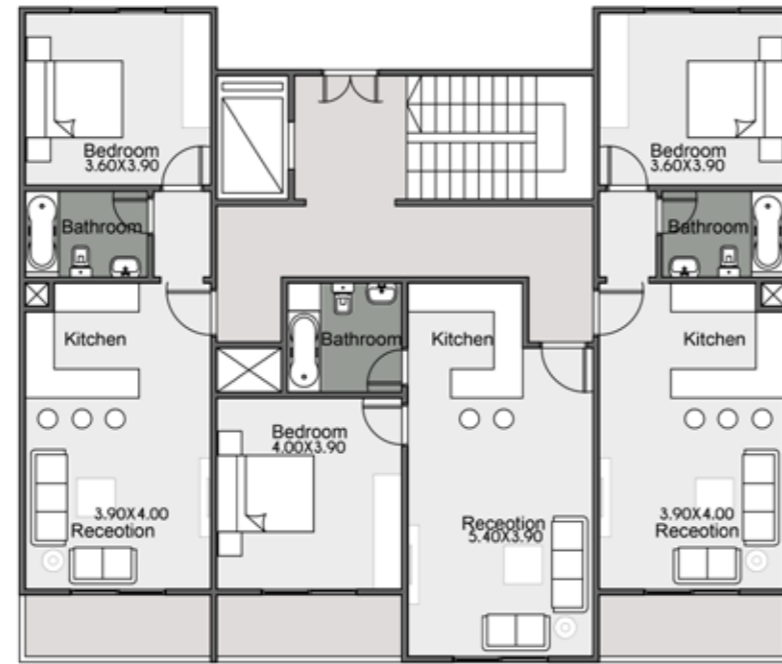
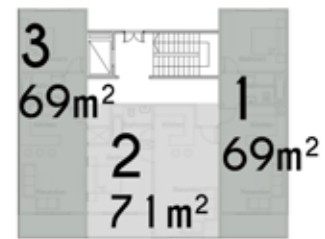
Type D
 F.P.=247m²
 B.U.A=741m²



Typical Floor

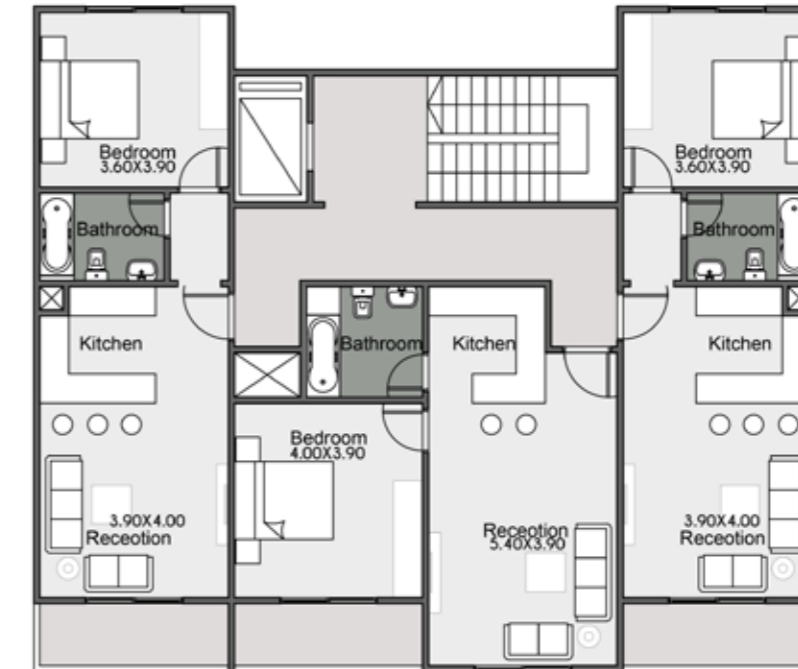
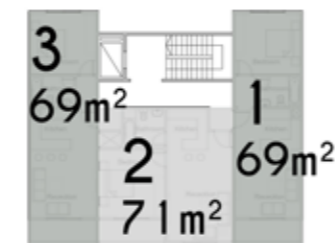
Type D
 F.P.=247m²
 B.U.A=741m²





Ground Floor

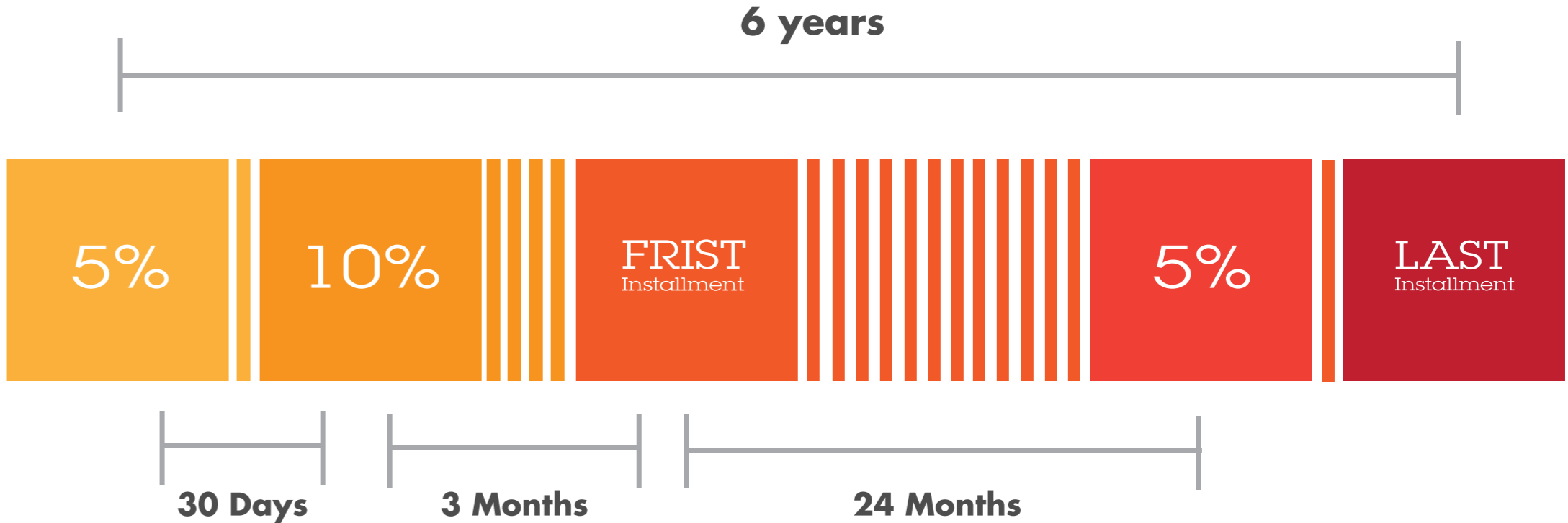
Type H3
 F.P.=210m²
 B.U.A=630m²



Typical Floor

Type H3
 F.P.=210m²
 B.U.A=630m²

PAYMENT TERMS



Maintenance Fees 5% after 3 years.

FINISHING SPECIFICATIONS

I. Living,

Dining: Internal Corridors & Family Room

Floors: porcelain tiles

Walls: Paint (white)

Ceiling: Paint (white)

II. Bedrooms & Dressing Rooms

Floors: porcelain tiles

Walls: Paint (white)

Ceiling: Paint (white)

III. Kitchen

Floors: Light ceramic tiles

Walls: Paint (white)

Splash back: 7cm granite A(color according to design standards)

Ceiling: Painted plaster or suspended ceiling where occurs

Cabinets: White matte lacquered paint woodwork

Countertop: granite according to design.

IV. Bathrooms

Floors: Porcelain tiles

Walls: Paint (white)

Ceiling: Painted plaster or suspended ceiling where occurs

V. Wardrobes (only in master bedroom dressings)

White matte lacquered paint woodwork

VI. Doors

Flush door finished with white matte lacquered paint

VII. Sanitary Ware

White sanitary fixtures and chrome mixers and accessories

Pedestal type washbasin for utility bathrooms, if any

VIII. Vanity Units

Marble top

Unit shutters: white matte lacquer paint woodwork

IX. Utility Bedroom (For 3BR units only)

Floors: Ceramic tiles

Walls: Paint (off-white)

Ceiling: Paint (off-white)

X. Utility Bathrooms (For 3BR units only)

Floors: Ceramic tiles

Walls: Ceramic tiles

Ceiling: Paint (off-white)

XI. Laundry & Storage

Floors: Light ceramic tiles

Walls: Paint (white)

Ceiling: Paint (white)

XII. Air Conditioning units

Split air condition unit



MADAAR DEVELOPMENT

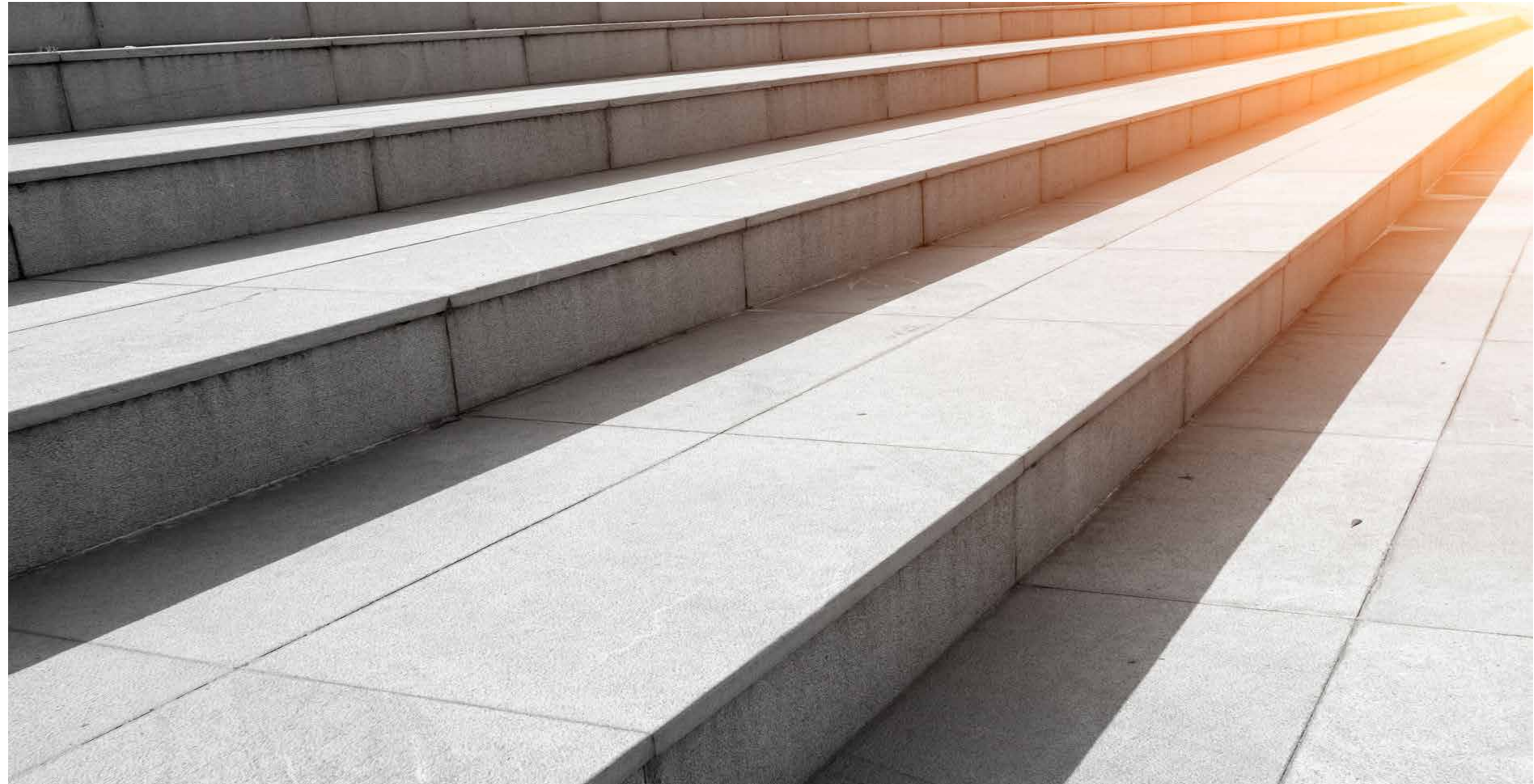
Madaar Development is a full-service, privately held commercial and residential real estate investment and development company with a distinguished ability to rapidly move any project from site selection, acquisition, financing, construction, property management and maintenance. The Core Principles that define Madaar are the stability, creativity and professional expertise of our management team; an aggressive long-term business plan; a commitment to excellence and stellar service; our close relationships with strategic partners, clients and real estate professionals; a consistent ability to add value; and most importantly, our unwavering pursuit of visionary development.

madaar.com

SUNRISE GROUP

SUNRISE Resorts & Cruises has paved the way to Madaar's growing success, being the sister company and a benchmark of hospitality. Founded in July 2003, SUNRISE has successfully been developed to be one of the leading hotel cooperation in Egypt offering a truly authentic Egyptian holiday experience.

www.sunrise-resorts.com



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