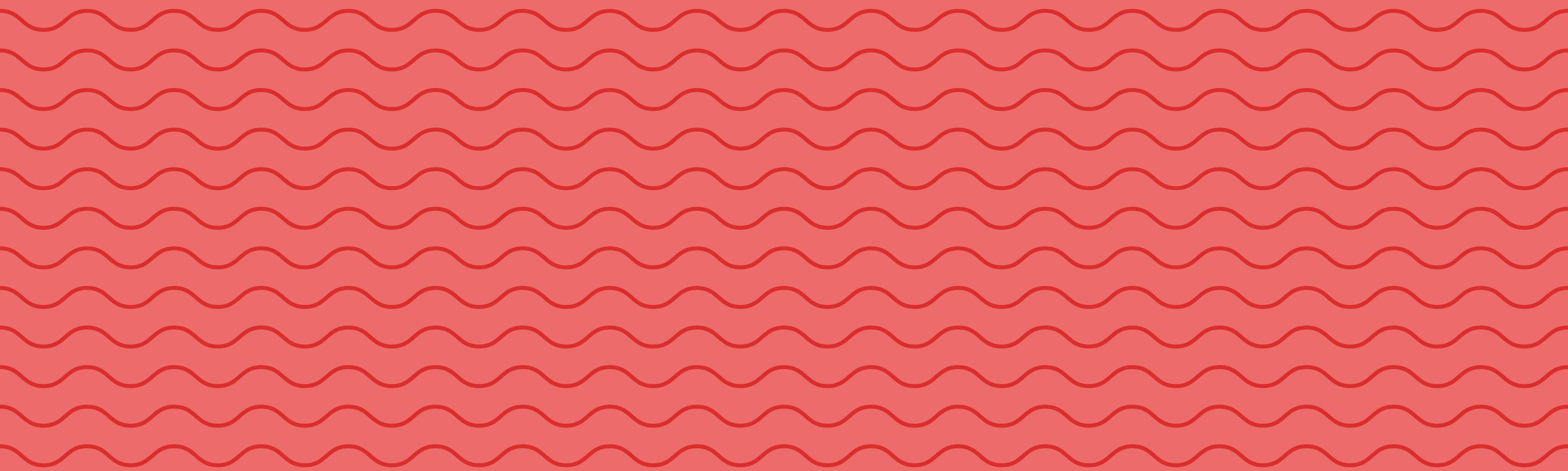


seazen[®]
NORTH
COAST

Where life comes in waves



Welcome to Seazen





Introducing Seazen Mindful Relaxation

Master planned on an impressive 204 feddans by Al Qamzi Developments in collaboration with DMA, Seazen is a water-front sanctuary of elevated calm, welcoming flowing water scapes inside 100% of its units while inviting 85% of sea views inside its signature homes. Envisaged as the North Coast's year-round escape, the sunny development crowns a prime spot in Kilo 170, offering residents a front-row seat on Mediterranean beauty. Boasting a Height capacity private beach, extending over 690 meters wide for prolonged relaxation and entertainment, Seazen artfully adopts an original levelling

technique, characterized by cascading elevations.

Landscaped by internationally acclaimed Okoplan, the development dedicates 87% to lush, breathing valleys that seamlessly interconnect with infinity pools, lagoons and the North Coast's one-of-a-kind wave pool for adventure and entertainment seekers.

Moreover, a wide range of next-generation amenities await under the sun and shade.

These include paddle courts, soothing spas and three club houses alive with worlds of entertainment for all ages alike.





PROXIMITY & LOCATION

Too Close To Miss

There's no better way to forge a direct connection with Sahel's majestic nature like Seazen's gated community. Mindfully located in Kilo 170, the development peacefully stretches along the crystalline coast from the North, opening onto heavenly sea views from every angle.

Seazen's one-of-a-kind location has been carefully selected to place your life at the intersection of tranquillity and magnetic happenings while guaranteeing seamless

accessibility from its prime spot on the International Coastal Road from the South.

Neighboring bustling projects on both sides, Seazen can be safely reached from a dedicated serviced road, ensuring worry-free convenience, day and night.

The project benefits from excellent transport links –by road and air– enjoying ideal proximity to Dabaa Road and Al Alamein International Airport.

 **20**
Minutes to
Al Alamein
INTL. Airport

 **30**
Minutes
to Sidi
Abdelrahman

 **50**
Minutes to
Al Alamein



Waves Of Cascading Elevations Inspiring Life

The elemental edge of Seazen's masterplan lies in smart cascading elevations that break down the optimum in beauty at sea level with a 690 m wide beach and an airy promenade. The development presents an innovative concept of maximized views, as well as flowing continuity, inspiring waves of life and serenity on 204 Feddans. Designed with limitless views in mind, Seazen's concept seamlessly blends expansive interior spaces with exterior landscapes to create a naturally enhanced living experience in one of the most idyllic settings in the North Coast. Characterized by verdant valleys and flowing lakes that cut through the entire

project, Seazen evokes an air of breathing grandeur, reflected with residential units that have dedicated amenities of their own. Envisaged as a destination for nature not cars, a safe ring road circulates the project's circumference, ensuring ultimate connectivity without disrupting residents' peace of mind. With water bodies including lagoons, infinity lounges and the first-of-its-kind 6000 sqm wave pool, all homes get to capture ever-changing vistas of nature. With an indoor/outdoor living philosophy, each of Seazen's private components operates independently yet is bound by an interconnected community with life at heart.



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Coastal Modernism Re-Imagined

At Seazen, architecture speaks an original language of simplicity where less is certainly more. Minimalist, magical and more than meets the eye, all units mirror a sleek, contemporary aesthetic. Marked by streamlined facades with protruding square structures with glass windows, this reflects stylish modernity. In between, airy terraces are gracefully poised to bathe in endless hours of sunshine while inviting natural scenery and day-light inside your living room. Inspired by serene coastal hues, Seazen homes come in an elegant pearl-white tone mixed with raw materials and rich

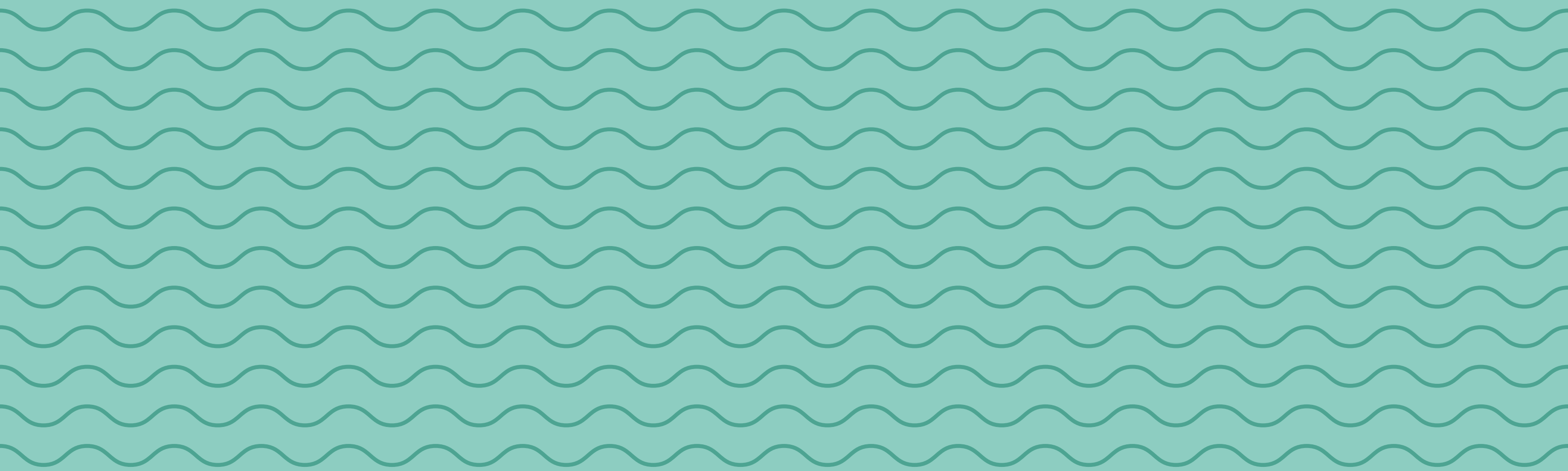
punctuations from nature to boldly contrast with green manicured gardens and blue pools. From expansive villas, chic chalets and intimate beach cabanas to twin villas, and town homes, Seazen utilizes the natural topography around it, thanks to an elevated living experience where function comes one with impressive form.

Experience the extraordinary in every form; from views, design, materials, and finishes to one-of-a-kind amenities, re-defining waterfront luxury in the North Coast.





Facilities & Amenities



3 CLUB HOUSES WHERE EVERYONE BELONGS

For the first time on the North Coast, Seazen introduces a community-centric alchemy that engages every lifestyle in waves of activities while evoking timeless sentiments of calmness. Everyone at Seazen is invited to belong- irrespective of

age or interest- by just dreaming with eyes wide open. The project proudly boasts three distinctive clubhouses themed Sanctuary, Haven, and Pulse each offering a unique character of its own, tailored around different moods.



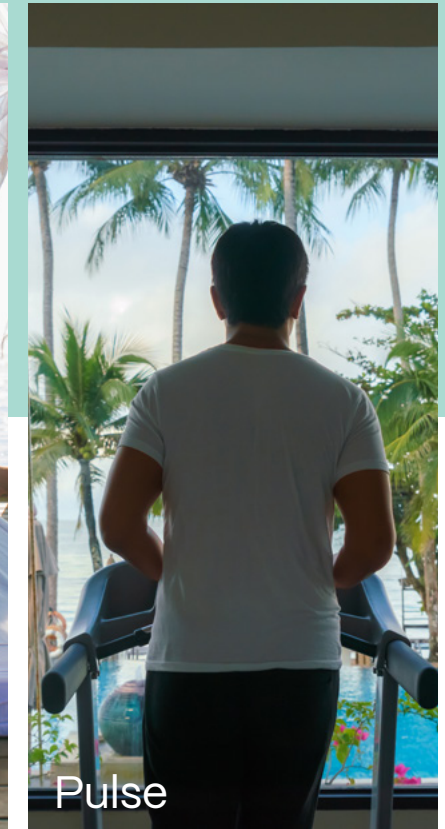
Sanctuary

The Sanctuary Club House offers relaxation-seekers an opportunity to slow down under the open sky with its vast openair terraces, or perhaps choose between an array of soothing massage treatments to de-stress and repose at the luxury Spa. The Sanctuary clubhouse features an outdoor gym and a signature restaurant.



Haven

The Haven Clubhouse is a tranquil nest, featuring dazzling lake views from all sides for a favorable time out and mental immersion in inspiring nature. Swim, decelerate or simply be in the moment, care-free. The amphitheater of blue skies and waters invite you to dream in blue while enjoying utmost privacy.



Pulse

The Pulse Clubhouse is a vibrant place to uplift your passion and inspire the athlete in you, with its multipurpose courts of basketball, and volleyball, in addition to an indoor TV Room for memorable movie nights, a cutting-edge gym for fun workouts, an exciting game room and a relaxing tension free time with indoor heated pools.



Ride The Wave of Change with Sahel's First **Wave Pool**



Imagine waking up to the sound of soothing waves, crashing at your doorstep and calling on you for an exciting adventure. Seazen's wave pool combines breakthrough technology with year-round recreation to generate point breaks and peeling waves that reach up to 3 meters high.

Infinity Pools Extending Your **View**



Peacefully nestled on varied elevations across the project, Seazen's infinity pools are an exclusive invitation to soak in heavenly views while gazing down on the glittering expanse of lush nature in absolute harmony with open sea-scapes.

Idyllic Lagoons For **Year-Round** Enjoyment



At Seazen, it's crystal-clear all-year-round relaxation lives here. Boasting turquoise swimmable lagoons, embraced by a pristine sandy beach and a larger than life beach-side feel, the sea-water lagoons promise waves of water-filled activities for the whole family including kayaking, paddle-boarding, and sailing.

Pool Your Way Outdoor or **Indoor**



Amplifying Seazen's beauty and year-round lifestyle is the project's stylish indoor and outdoor heated pools. Designed with residents' convenience in mind, the pools transcend conventional expectations with their harmonious blend of cutting-edge mixology, bold contemporary design and playful attitude.



Barefoot Luxury Awaits at Seazen's Beach



Boasting an incredible ambiance with chilled music, exceptional cocktails and a cosmopolitan crowd, Seazen's beach is located in one of the finest spots in the North Coast to surround oil-loungers with a floating panorama of luminous cyan waters, as well as paradise-perfect vibes.

Entertain Above & Below with Seazen's Beach Activity Center



Seazen's beach activity center is your one-stop shop for outdoor entertainment at the development. Rent equipment so you can explore the beautiful Mediterranean by land and by sea. Or engage with friends and in a sporty day, thanks to the center's basketball, volley and paddle tennis courts.

A Culinary Adventure Inspired by Waves of Freshness



Life simply tastes better in Seazen's beach restaurant. Opening onto panoramic views of turquoise waters, the restaurant is elegantly designed to capture a nature-inspired Mediterranean oasis of calm, ideal for special gatherings, romantic occasions or simply pure indulgence.

Sip & Mingle At Seazen's Beach Bar



Seazen's Beach Bar is a true definition of impeccable service, exceptional quality and being spoiled for choice. With colorful cocktails at the heart of its game, the beach bar with its naturally-inspired design, top notch service and glamorous social scene is the place to indulge and be seen.



Sun-drenched Terraces Touching the Open Sky

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Luxurious Homes Translate into Incredible Views

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Re-defining Waterfront Luxury In The North Coast

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Top-grade finishing materials
for limitless luxury

At Seazen, every unit is a signature statement of impeccable finishing, thanks to top-grade materials that evoke timeless luxury in every detail. The character of the exterior architectural facades combines pearl White and Grey tones while boasting

a distinctive contemporary appeal. Once you step inside, you will immediately be transported to a world of unmatched elegance with finely selected ceramic floors that welcome you home with an impressive expansive air of magnificence.





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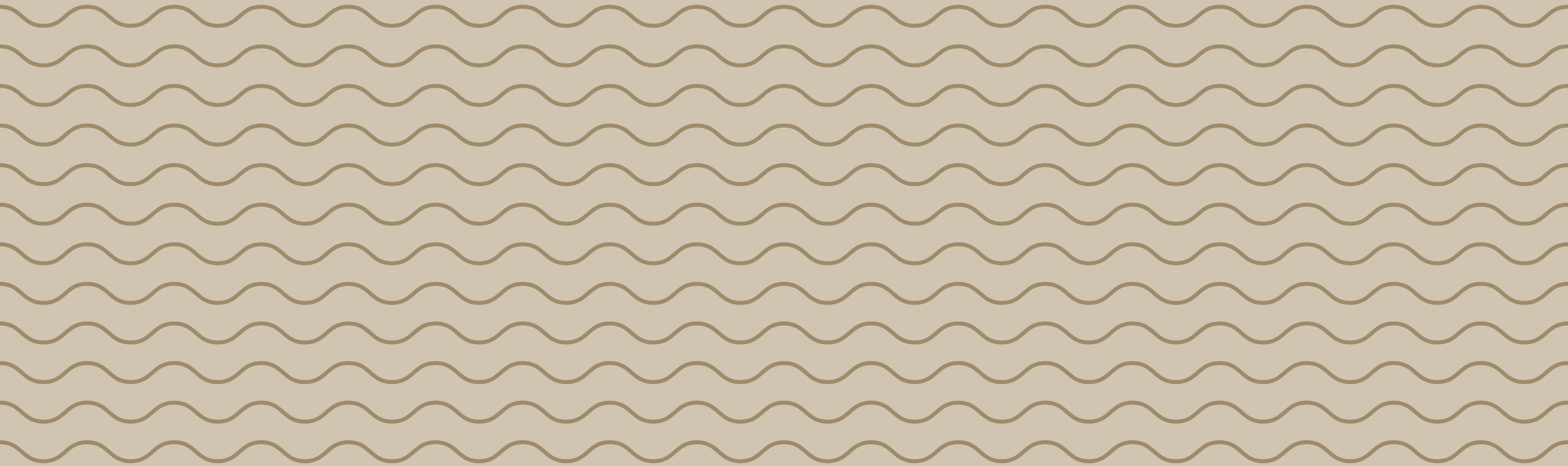


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About the Developer



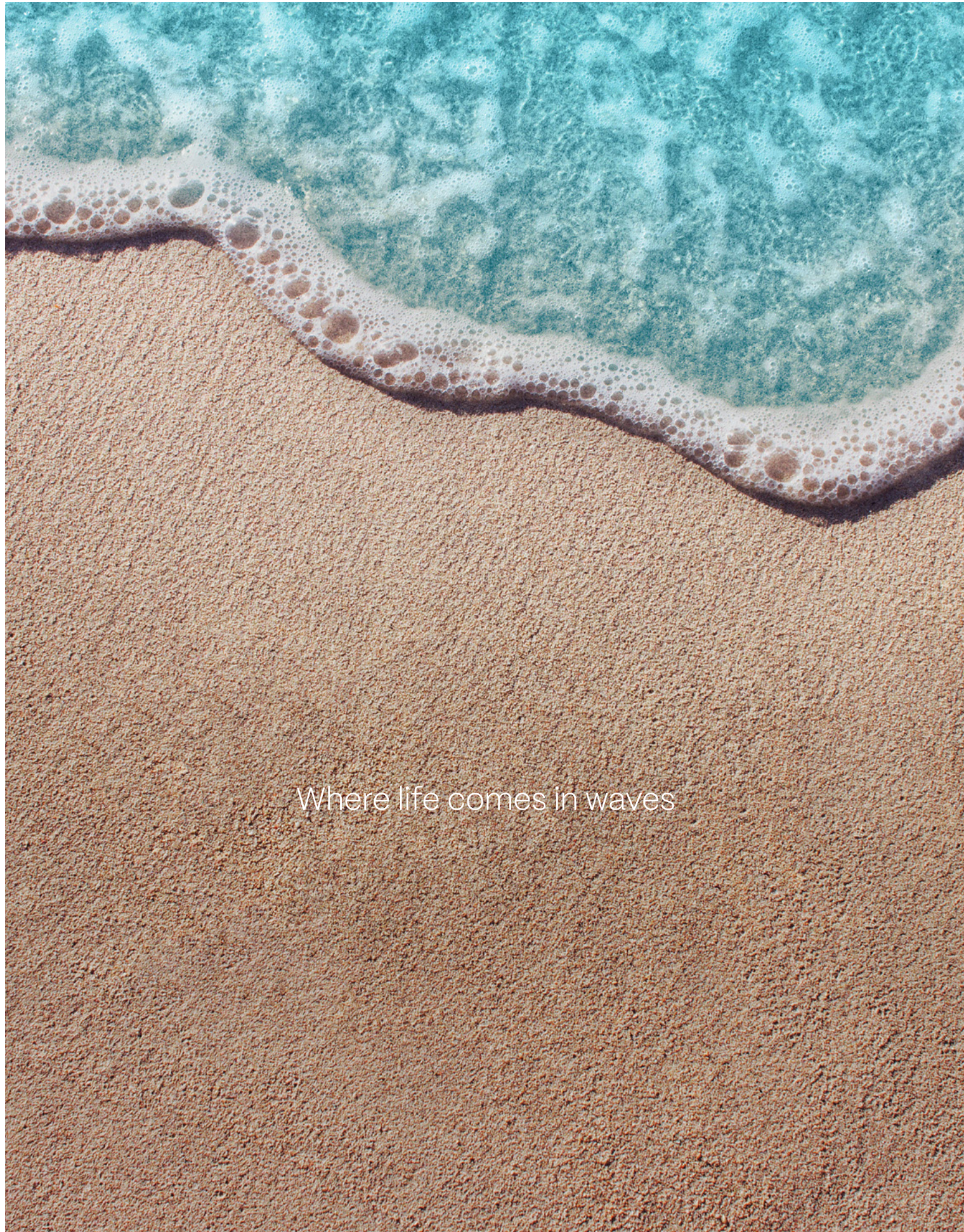
About Al Qamzi Developments

Founded by Abdullah Al Qamzi in 1997 with a progressive vision that fuels transformative projects in the United Arab Emirates, Al Qamzi Group is a regional powerhouse with a trusted track-record of successes across varied domains where superior quality reigns supreme. With an eye on evolving opportunities and a commitment to expand its unique offerings to the world, Al Qamzi set foot in Egypt in 2010 through a fruitful Egyptian-Emirati cooperation, believing in the market's growth potential, as well as its growing

opportunities. Al Qamzi Developments in Egypt focuses on developing high-end properties catering to the country's elite, thanks to an original alchemy that combines luxury designs, nature and impressive facilities in its most-sought after locations.

Slowly but surely, the company has managed to elevate living standards with benchmark quality, gaining a trusted reputation for its innovative vision, quality integration and high return on investment which sets it apart of competitors in the field.





Where life comes in waves



Our Business Partners

INVERSION
WE HAVE A PLAN!

DMA
DESIGN | ENGINEERING

ÖKOPLAN
LANDSCAPING

MITO
CONSULT

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