



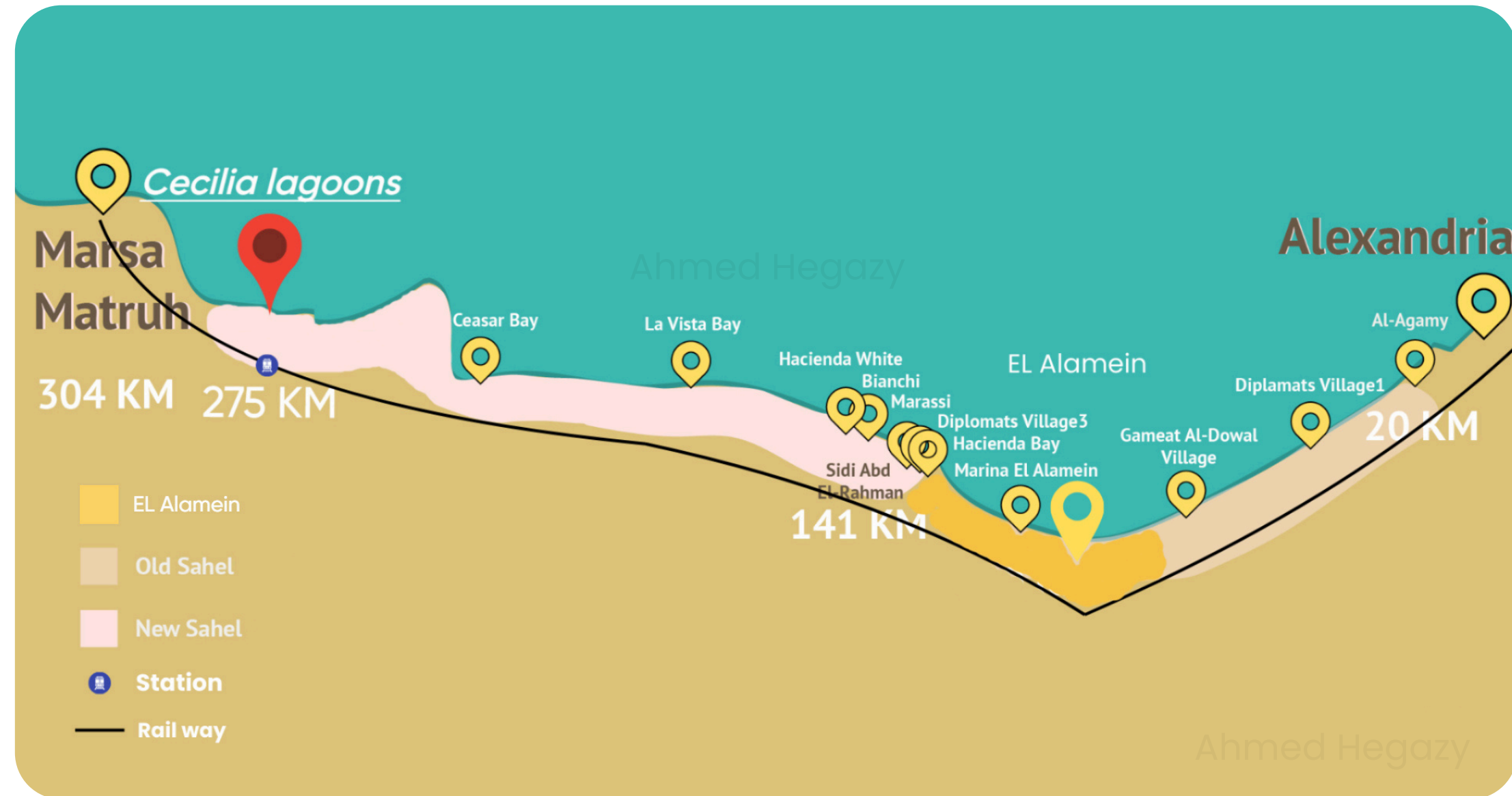
Cecilia Lagoons

North-Coast Island

Cecilia Lagoons North Coast

Cecilia Lagoons Sidi Heneish Kilo 275

Ibn Sina Development





Our Portfolio Includes

- **SAFWA El- Sheikh zayed - October Sold out**
- **SAFWA Hadayea El-Ahram sold out**
- **New Capital Capital Gate Mall - R7**



Consulting Offices and Major Projects Overview

Dar Al Omran and Arts for Engineering Consultations

LDP Engineering Consultations Office

Major projects:

Cecilia Lagoons Resort – North Coast

Area of 123 feddans, work volume exceeding 2 billion EGP

Capital Gait Mall – New Administrative Capital

Investments exceeding 170 million EGP

Al Safwa Towers Project – Sheikh Zayed and October Gardens

Investments exceeding 100 million EGP

Project of Education Colleges, Laboratories, and Student Housing – Menoufia University

(in cooperation with Arab Contractors Company)

Work volume reaching 600 million EGP

Projects inside the Kingdom of Saudi Arabia: Expansion of Al-Masjid Al-Haram and Al-Masjid Al-Nabawi

Stadium Plaza – Jeddah

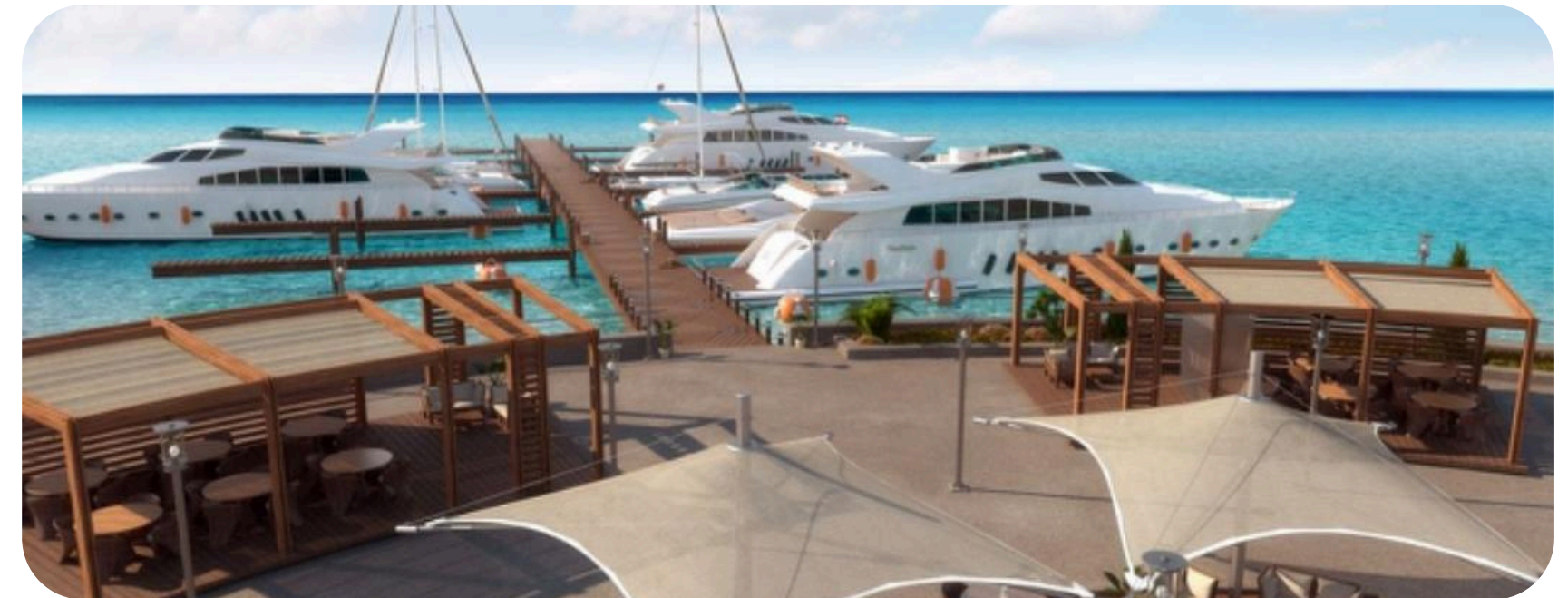
Avenue Park – Qassim

Al Mousa Mall Commercial – Taif



Strategic Location of Cecilia Lagoons

Cecilia Lagoons Resort is located in the heart of the New North Coast, specifically at kilometer 275 on the North Coast Road (Alexandria – Matrouh), in the Al-Jarawla Bay area, which gives it an exceptional location combining tranquility, ease of access, and stunning sea views. The resort is only 20 km away from Marsa Matrouh city. It is close to Marsa Matrouh International Airport at a distance not exceeding 7 km, which facilitates access for residents and visitors from inside and outside Egypt. It is uniquely located directly in front of Al-Jarawla train station, providing multiple and easy transportation options.



Project Facilities

Exceptional Features of Cecilia Lagoons Resort

The resort offers direct access to the sea without any barriers or obstacles.

It has a luxurious sandy beach that extends over an area of 1000 square meters.

Ahmed Hegazy

The wide beach ranges between 70 to 100 meters to ensure privacy and comfort.

There is a 5-star hotel providing the highest levels of luxury.

Inside the resort, there is a family-friendly restaurant offering a unique dining experience.

A tourist promenade extends deep within the project, providing spaces for relaxation and swimming.

The resort also includes a sports courts area and an aqua park suitable for all family members.

A fully integrated commercial mall is available for an enjoyable shopping experience.

The resort is equipped with the latest medical equipment through a medical center.

There are lagoons and tourist baths with various spaces.



Phase One

- The total area of the first phase is 22 feddans
- The buildings in the first phase are constructed on terraced elevations at different heights — 3m, 6m, and 9m
- All units consist of ground-floor buildings plus only one additional floor.

Chalet Design

All chalets consist of ground floor + first floor + roof
The ground floor comes with a private garden with an area of up to 90 square meters (depending on the unit size)
The first floor ends with a penthouse that includes a roof terrace and an internal staircase
All units have both front and back views
All ground-floor chalets include 2 bathrooms
The penthouse units include 3 bathrooms



Swimming Pools

The first phase includes a swimming pool with an area of 3,000 square meters
It also includes a lagoon with an area of 4,600 square meters

Twin Villa

Green Zone A First Row

Unit Details

- Total Area: 475 m²
- Private garden: 200 m²
- Number of floors: 3
- Approximate area per floor: 158 m²
- Internal layout:
 - 5 bedrooms
 - 5 bathrooms
 - 6 terraces
 - Reception
 - Kitchen

- fully finished
- Built at sea level





Chalet 135 m

Green Zone A Second Row

Unit Details

- Interior area 135 m²
- Private garden 90 m²
- Interior layout includes 3 bedrooms
- 2 bathrooms
- Reception
- Kitchen
- 2 terraces
- Private independent entrance
- Built on a flat roof elevated 3 meters above sea level

- First floor chalet penthouse
- Area 270 m²
- Interior layout includes 3 bedrooms
- 3 bathrooms
- Reception
- Kitchen
- 4 terraces
- Private independent entrance
- Fully finished



Chalet 120 m

Zone B

Unit Details

- Ground floor chalet
- Interior area: 120 m²
- Private garden: 50 m²
- Interior layout includes:
 - 3 bedrooms
 - 2 bathrooms
 - Reception
 - Kitchen
 - 2 terraces
- Built on a flat roof elevated 5 meters above sea level



- First floor chalet (Penthouse)
- Area: 240 m²
- Interior layout includes:
 - 3 bedrooms
 - 3 bathrooms
 - 2 receptions
 - Kitchen
 - 4 terraces



Chalet 100 m

Zone C

Unit Details

- Ground floor chalet
 - Area: 100 m²
 - Private garden: 30 m²
 - Interior layout includes:
 - 3 bedrooms
 - 2 bathrooms
 - Reception
 - Kitchen
 - 2 terraces
 - Built on a flat roof elevated 7 meters above sea level
- Duplex chalet (First floor)
 - Total area: 200 m² (two floors with internal staircase)
 - Interior layout includes:
 - 4 bedrooms
 - 2 bathrooms
 - Reception
 - Kitchen
 - 4 terraces



Phase Two

Stage details

- Built on an elevated platform 10 meters high
- Includes units with areas starting from 55 m²
- and up to 200 m² duplex
- Delivery within 30 months from the contract date
- All units are delivered with ultra super lux finishing
- as specified in the contract

Chalet Design

- Ground floor: Includes a private garden with an area up to 30 m² (depending on unit size)
- Top floor: Penthouse with double space and internal staircase



Swimming Pools

- The second phase includes lagoons and swimming pools
- with various sizes

Chalet 100 m

Zone C+

Unit Details

- A building consisting of a ground floor + first floor + second floor penthouse
- Ground floor: Includes a private garden of 30 m²
- First floor: Repeated layout
- Top floor (second): Penthouse with 200 m² + private roof at the same level
- 2 bedrooms
- 2 bathrooms
- 2 terraces
- American kitchen
- 3-piece reception
- Penthouse units:
- 3 bedrooms
- 3 bathrooms
- 3 terraces
- 2-piece reception
- The roof area fully covers the floor



Chalet 88 m

Zone E



Unit Details

- Repeated + third floor penthouse
- Consists of a ground floor building and 3 upper floors (two repeated floors + third floor)
- ground floor contains a private garden of 30m²
- third floor is a penthouse with an area of 176m²
- Each floor contains two chalets
- 2 bedrooms
- 2 bathrooms
- 2 terraces
- Reception
- American kitchen
- Interior layout of the penthouse chalet
- 3 bedrooms
- 3 bathrooms
- 4 terraces
- Reception
- American kitchen

Chalet 55 m

Zone D

Unit Details

- Location: Phase 2 – Zone (D)
- Description: A building consisting of ground floor + 3 floors
- Ground floor includes a private garden of 15 m²
- Repeated chalet
- Full finishing (Ultra super lux)
- Interior layout of the chalet
- 1 bedroom
- 1 bathroom
- Reception
- American kitchen
- Terrace



Our Branches

Alexandria Branch:

398 El Horreya Road – Mostafa Kamel, Abu Qir Street – Al-Fanar Towers, next to Faisal Islamic Bank.

Cairo Branch:

2/1158 Monir Thabet Street – Sheraton, Heliopolis.

Hotline
16306

Designed by Ahmed Hegazy – Team SHARKS

www.cecilialagoons.com