Nations of Sky®

PERIA

NATIVES OF THE SEA

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Home to the natives of the sea, residences at PERLA are shaped in quiet dialogue with the coastline, creating a natural sense of belonging by the water. Defined by openness, light and calm, PERLA offers a refined selection of residences to explore.

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A Return to the Sea.

Perla is located at KM 174 on El Dabaa Road, it combines strategic accessibility with an immersive waterfront lifestyle, where architecture, landscape.

- 5 mins from Dabaa Road
- 20 mins from El Alamein International Airport
- 20 mins from Ras El Hekma
- 3.5 Hrs from Cairo



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Masterfully Planned Coastal Living At A Glance

Project Area	325 Feddans
Beachfront	830m
Swimmable Lagoons	30+ Feddans
Architecture	Low-Rise
Hospitality	International Hotel + Beach Club
Destination	Fully Integrated Coastal Community



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830 m

Mediterranean Beachfront

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30+
Feddans
Swimmable
Lagoons





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Phase 01



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UNIT TYPES















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PRIME

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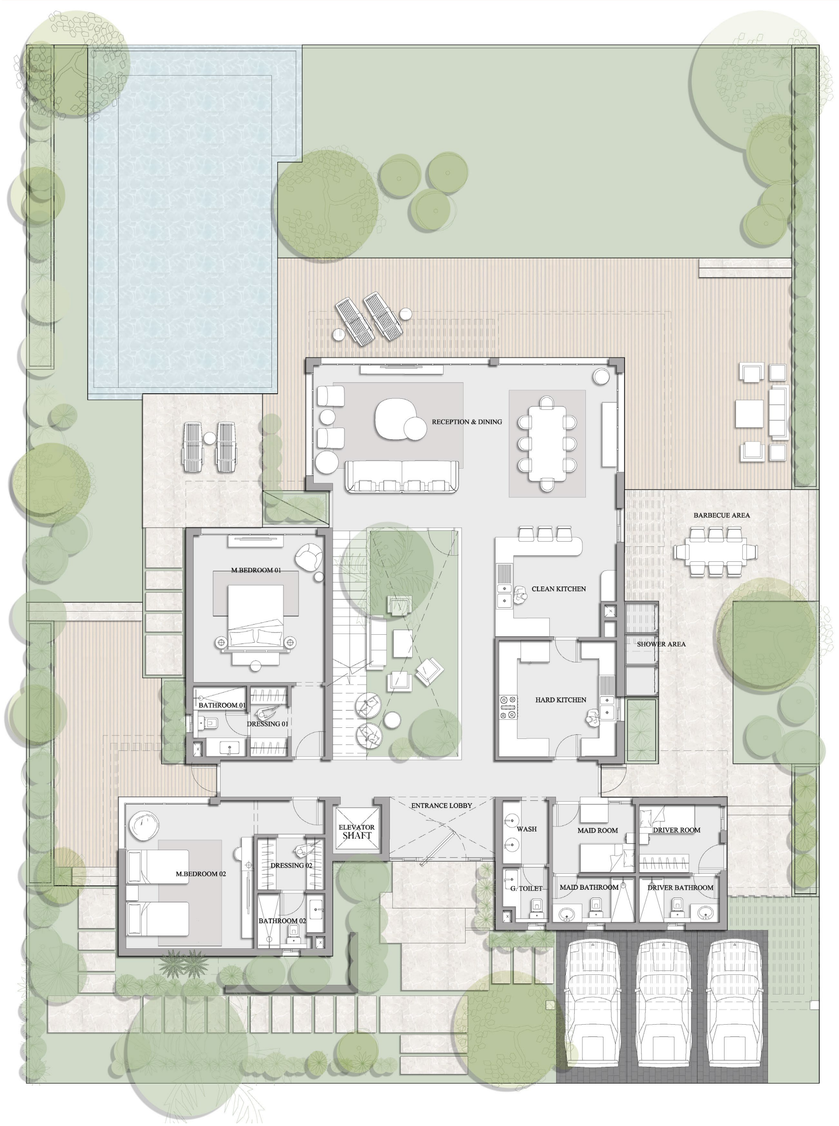
PRIME VILLA

UNIT AREA = 575 M²

GROUND FLOOR

ENTRANCE LOBBY	3.45 m x 1.80 m	SHOWER AREA	3.10 m x 1.10 m
ELEVATOR SHAFT	1.60 m x 1.60 m	DRIVER ROOM	2.65 m x 2.25 m
RECEPTION & DINING	9.90 m x 5.30 m	DRIVER BATHROOM	2.65 m x 1.50 m
CLEAN KITCHEN	3.95 m x 3.60 m	M.BEDROOM 01	4.80 m x 4.30 m
HARD KITCHEN	3.80 m x 3.85 m	DRESSING 01	2.30 m x 1.20 m
WASH	2.05 m x 1.50 m	BATHROOM 01	2.30 m x 1.75 m
G. TOILET	1.80 m x 1.50 m	M.BEDROOM 02	4.70 m x 4.20 m
MAID ROOM	2.70 m x 2.25 m	DRESSING 02	2.20 m x 1.75 m
MAID BATHROOM	2.70 m x 1.50 m	BATHROOM 02	2.20 m x 1.80 m



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PRIME VILLA
UNIT AREA = 575 M²

FIRST FLOOR

LIVING	5.90 m x 5.30 m
KITCHENETTE	4.55 m x 2.15 m
TOILET	1.75 m x 1.20 m
WASH	1.75 m x 1.20 m
LAUNDRY	1.75 m x 1.70 m
M.BEDROOM 03	4.80 m x 4.30 m
BATHROOM 03	2.30 m x 1.75 m
DRESSING 03	2.30 m x 1.20 m
M.BEDROOM 04	4.70 m x 4.20 m
DRESSING 04	2.90 m x 2.20 m
BATHROOM 04	2.20 m x 1.80 M

M.BEDROOM 05	4.45 m x 3.85 m
DRESSING 05	2.50 m x 1.70 m
BATHROOM 05	3.65 m x 2.05 m
M.BEDROOM 06	3.95 m x 3.85 m
DRESSING 06	2.05 m x 1.90 m
BATHROOM 06	3.00 m x 1.80 m
TERRACE 01	1.40 m x 5.40 m
TERRACE 02	1.50 m x 4.55 m
TERRACE 03	1.50 m x 3.20 m
TERRACE 04	1.50 m x 4.10 m



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PAVILION

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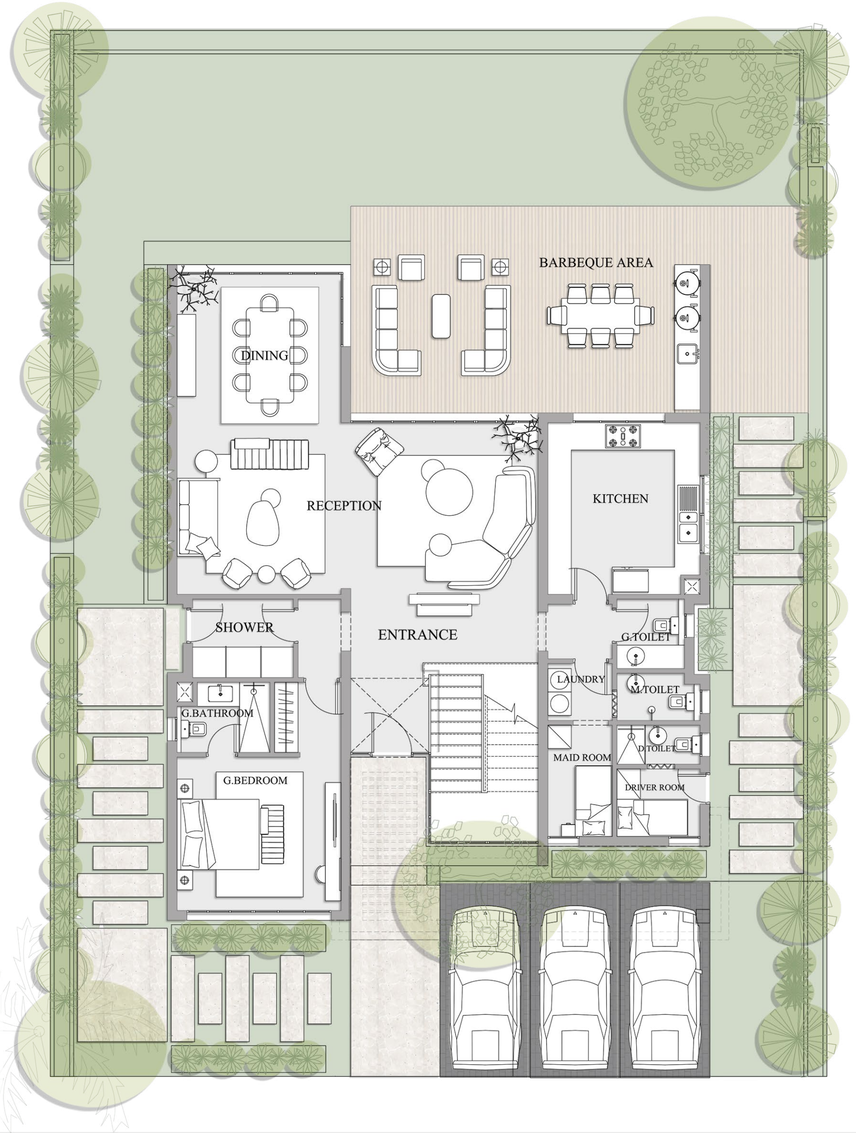
PAVILION VILLA

UNIT AREA = 420 M²

GROUND FLOOR

ENTRANCE	4.80 M x 3.80 m	D.TOILET	2.10 m x 1.00 m
RECEPTION	9.25 M X 4.35 M	MAID ROOM	2.85 m x 1.65 m
KITCHEN	4.00 M x 3.90 m	M.TOILET	2.15 m x 1.20 m
DINING	4.20 m x 3.80 m	LAUNDRY	1.65 m x 1.45 m
G.BEDROOM	4.20 m x 3.90 m	G.TOILET	1.75 m x 1.75 m
G.BATH	2.40 m x 1.80 m	BARBEQUE AREA	4.20 m x 3.80 m
DRIVER ROOM	2.15 m x 1.75 m	TERRACE	4.80 m x 2.00 m



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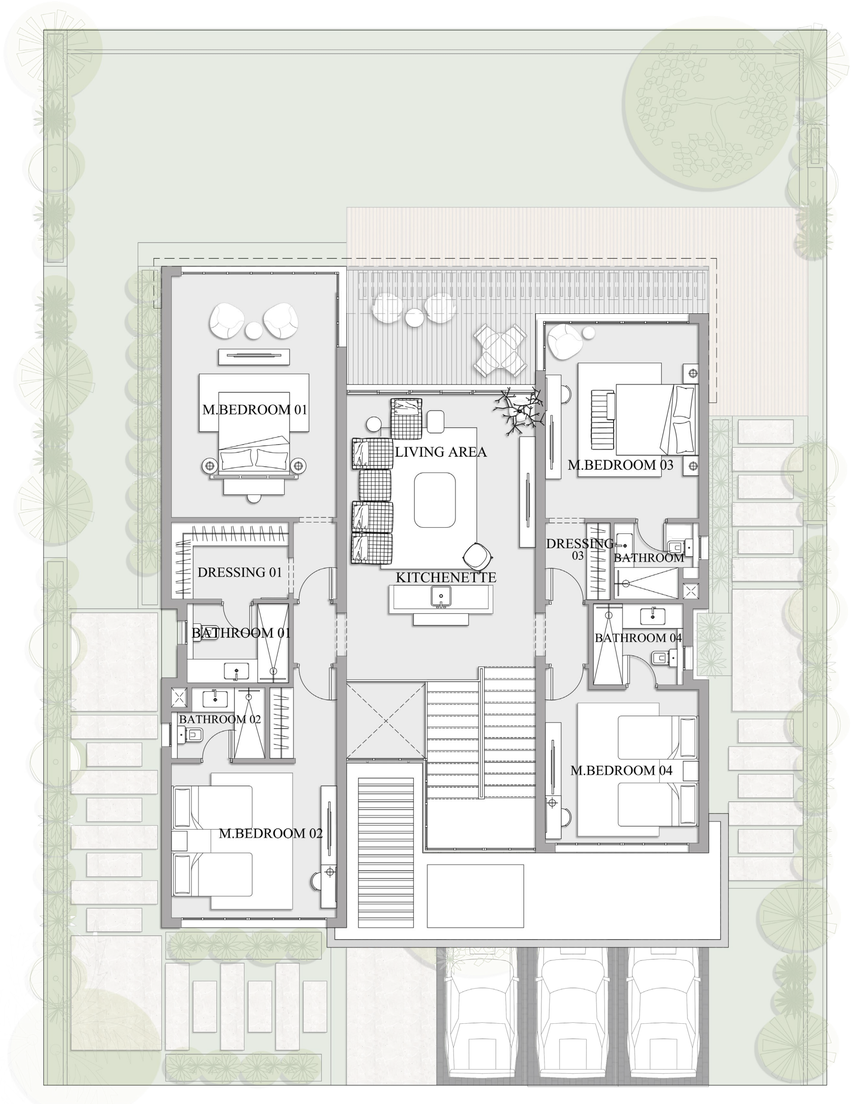
PAVILION VILLA

UNIT AREA = 420 M²

FIRST FLOOR

LIVING AREA	7.30 m x 4.80 m
M.BEDROOM 01	6.20 m x 4.20 m
DRESSING 01	2.60 m x 2.00 m
BATHROOM 01	2.60 m x 2.00 m
M.BEDROOM 02	4.20 m x 3.95 m
BATHROOM 02	2.40 m x 1.80 m
M.BEDROOM 03	3.90 m x 4.90 m
DRESSING 03	1.65 m x 1.95 m
BATHROOM 03	2.15 m x 1.90 m
M.BEDROOM 04	3.90 m x 3.95 m
BATHROOM 04	2.05 m x 2.30 m
TERRACE	4.80 m x 2.90 m



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PLATEAU

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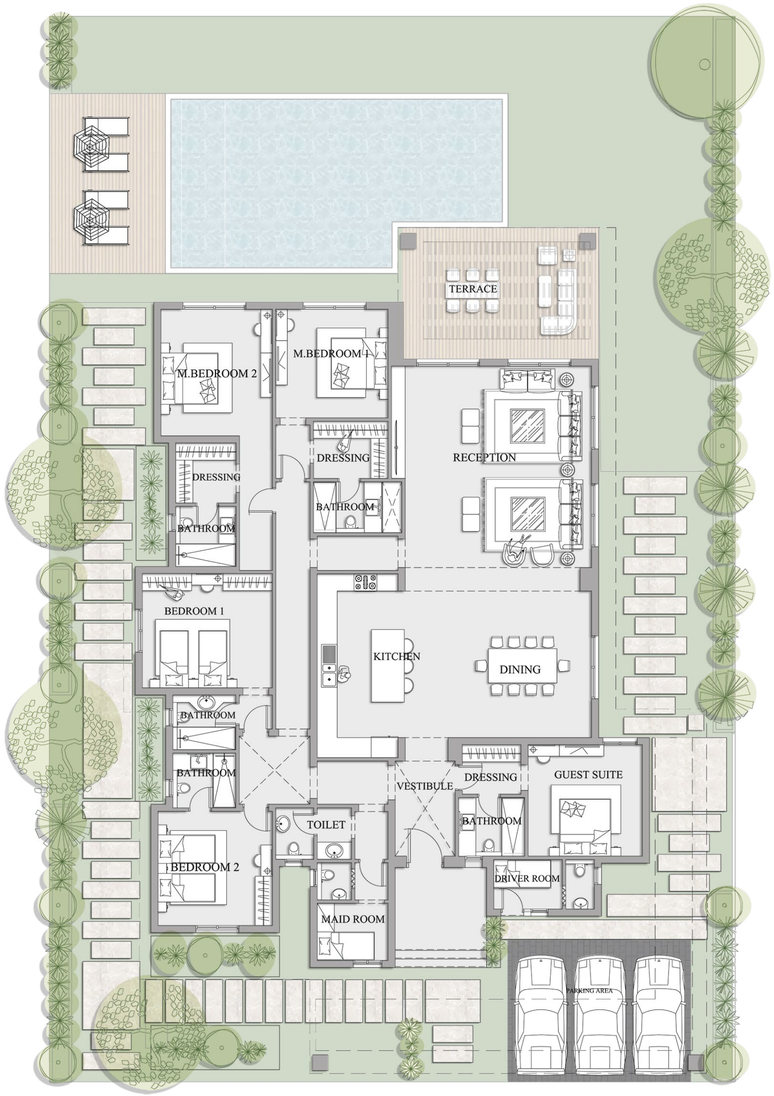
PLATEAU VILLA

UNIT AREA = 375 M²

GROUND FLOOR

VESTIBLE	3.30 m x 2.10 m
RECEPTION	7.50 m x7.00 m
KITCHEN	6.45 m x 3.05 m
DINING	6.55 mx 5.55 m
GUEST ROOM	4.00 m x 3.90 m
G.DRESSING	2.05 m x 1.75 m
G.TOILET	2.30 m x 2.05 m
M.BEDROOM 01	3.90 m x 3.80 m
M.BATH 01	2.30 m x 1.80 m
DRESSING 01	2.60 m x 2.00 m
M.BEDROOM 02	4.45 m x 3.90 m
M.BATH 02	2.10 m x 2.10 m
DRESSING 02	2.10 m x 2.10 m
BEDROOM 01	4.55 m x 4.00 m
BATHROOM 01	2.20 m x 1.90 m
BEDROOM 02	4.00 m x 4.00 m
BATHROOM 02	2.20 m x 1.90 m
MAID ROOM	3.40 m x 2.50 m
TOILET	2.65 m x 1.80 m
DRIVER ROOM	3.50 m x 1.75 m



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PANORAMA

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PANORAMA VILLA

UNIT AREA = 320 M²

GROUND FLOOR

NTRANCE	4.25 M x 6.30 m
RECEPTION & DINNING	9.00 M x 4.50 m
KITCHEN	3.10 M x 5.40 m
LAUNDRY	2.60 m x 1.00 m
MAID ROOM	2.60 m x 2.10 m
M.TOILET	3.20 m x 1.30 m
LOBBY	1.45 M x 1.55 m
G.BEDROOM	3.85 m x 4.45 m
G.BATHROOM	2.60 m x 1.45 m
G.TOILET	1.45 m x 2.35 m



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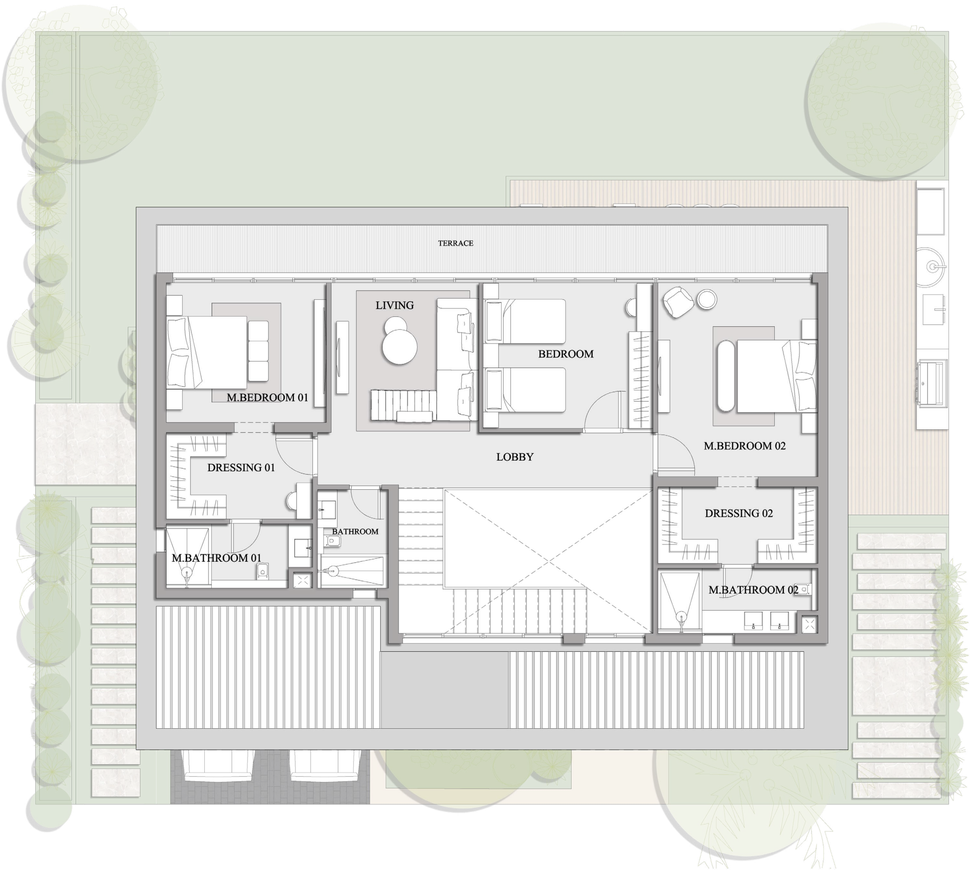
PANORAMA VILLA

UNIT AREA = 320 M²

FIRST FLOOR

LIVING	3.70 m x 3.65 m
LOBBY	8.35 M x 1.35 m
M.BEDROOM	4.00 m x 3.50 m
DRESSING	3.60 m x 2.15 m
M.BATHROOM	3.60 m x 1.60 m
BEDROOM	3.60 m x 4.20 m
BATHROOM	2.45 m x 1.75 m
M.BEDROOM	4.00 m x 4.80 m
DRESSING	4.00 m x 1.90 m
M.BATHROOM	4.00 m x 1.60 m
TERRACE	16.70 m x 1.20 m



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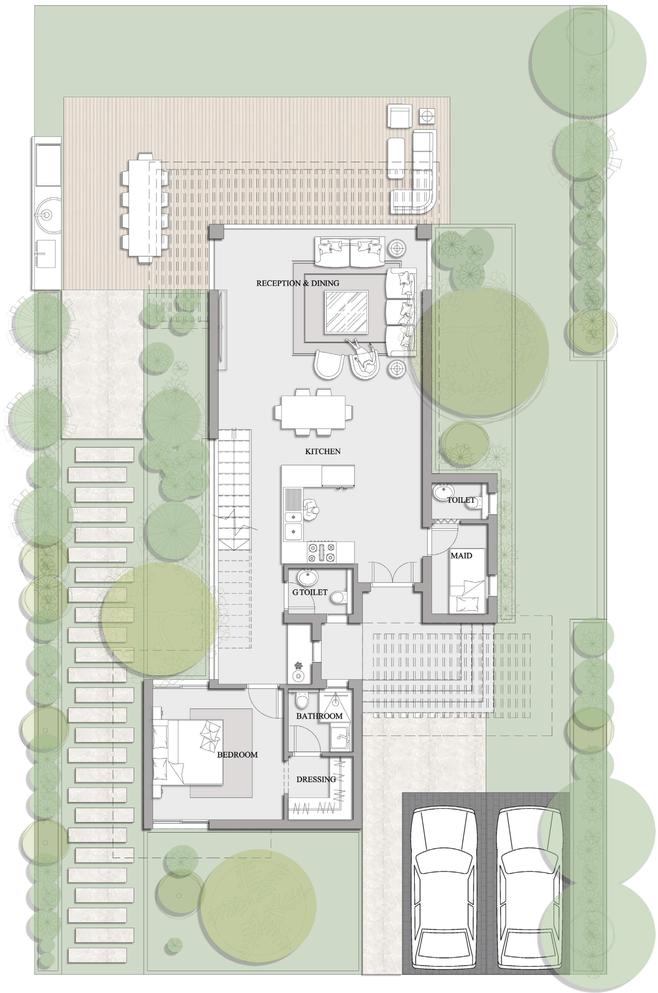
PERLA VILLA

UNIT AREA = 210 M²

GROUND FLOOR

RECEPTION & DINING	6.50m x 5.60 m
KITCHEN	2.70 M x 2.00 m
MAID ROOM	1.50 M x 2.50 m
M. TOILET	1.50 M x 1.00 m
G.TOILET	1.80 m x 1.25 m
G.BEDROOM	3.60 m x 3.60 m
G.BATHROOM	1.80 m x 1.75 m
G.DRESSING	1.80 m x 1.75 m
G.BATHROOM	2.60 m x 1.45 m
G.TOILET	1.45 m x 2.35 m



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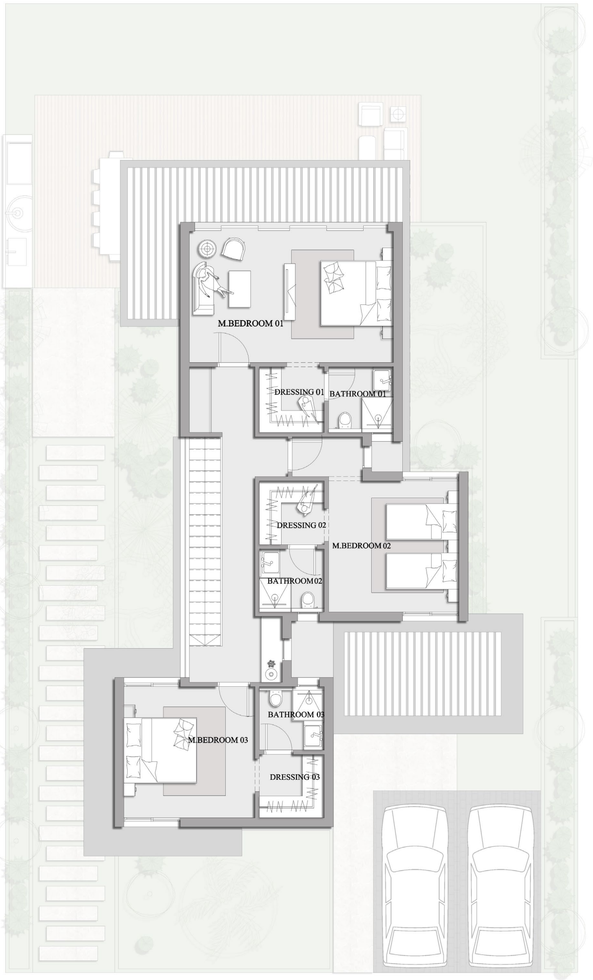
PERLA VILLA

UNIT AREA = 210 M²

FIRST FLOOR

M.BEDROOM 01	5.60 m x 3.60 m
DRESSING 01	1.80 m x 1.80 m
BATHROOM 01	1.80 m x 1.80 m
M.BEDROOM 02	3.60 m x 3.60 m
DRESSING 02	1.80 m x 1.75 m
BATHROOM 02	1.80 m x 1.75 m
M.BEDROOM 03	3.60 m x 3.60 m
BATHROOM 03	1.80 m x 1.75 m
DRESSING 03	1.80 m x 1.75 m
G.TOILET	1.45 m x 2.35 m



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LAGOON HOUSE

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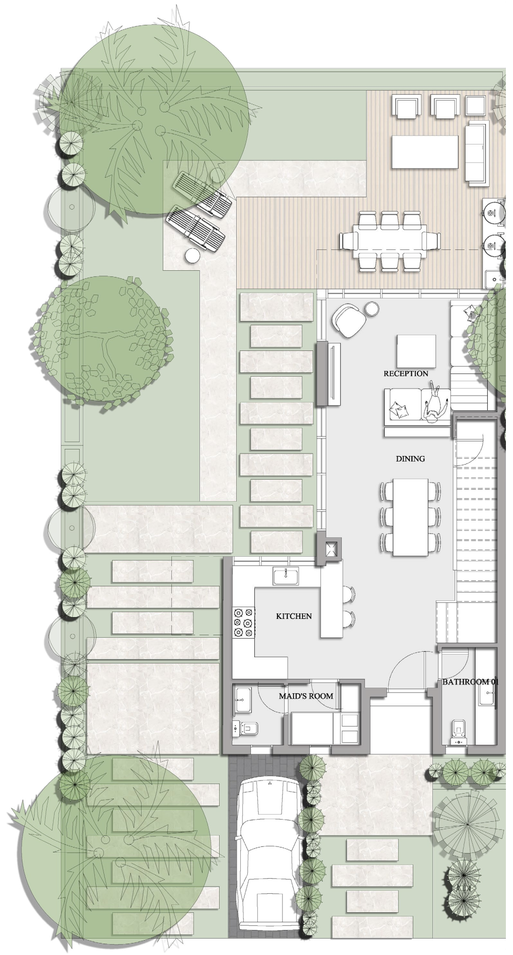
LAGOON HOUSE

UNIT AREA = 175 M²

GROUND FLOOR

RECEPTION	4.60 m x 3.80 m
DINING	3.45m x 3.20 m
KITCHEN	3.10 m x 3.00 m
MAID'S ROOM	3.50 m x 1.70 m
BATHROOM 01	2.70 m x 1.50 m



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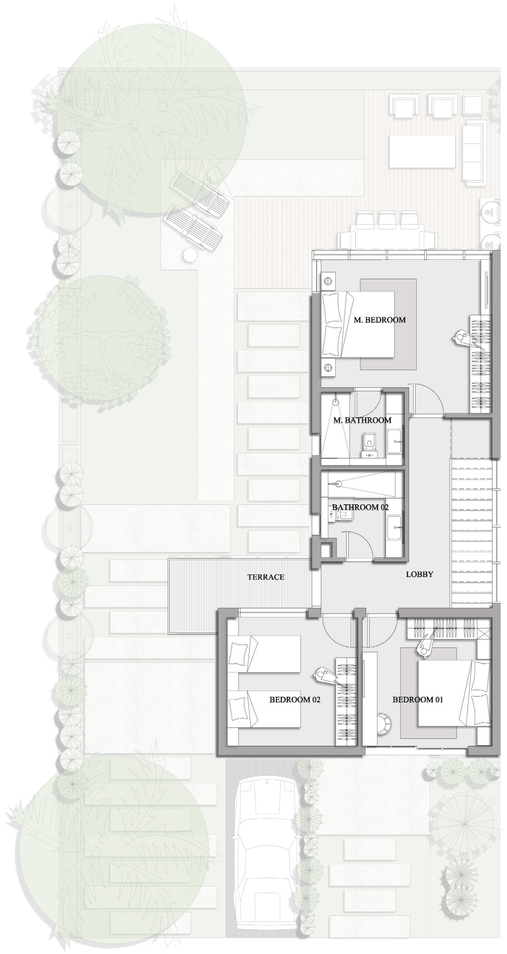
LAGOON HOUSE

UNIT AREA = 175 M²

FIRST FLOOR

LOBBY	5.20 m x 1.10 m
M. BEDROOM	3.50 m x 4.65 m
M. BATHROOM	2.40 m x 2.30 m
BEDROOM 01	3.50 m x 3.50 m
BEDROOM 02	3.50 m x 3.55 m
BATHROOM	2.40 m x 3.30 m
TERRACE	1.70 m x 3.95 m



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PREMIUM CHALETS

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PREMIUM CHALET

3 BR

UNIT AREA = 120 M²

GROUND FLOOR

RECEPTION & DINING	5.90 M x 4.25 m
KITCHEN	3.90 M x 3.00 m
LOBBY	5.30 m x 1.20 m
M.BEDROOM	3.40 m x 3.40 m
M.BATH	2.10 m x 1.60 m
BEDROOM 01	3.60 m x 3.60 m
BATHROOM	3.60 m x 1.60 m
BEDROOM 02	3.40 m x 3.40 m



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PENTHOUSE
4 BR
UNIT AREA = 150 M²

FIRST FLOOR

RECEPTION & DINNING	5.90 M x 4.25 m
KITCHEN	3.90 M x 3.00 m
LOBBY	5.30 m x 1.20 m
M.BEDROOM	3.40 m x 3.40 m
M.BATH	2.10 m x 1.60 m
BEDROOM 01	3.60 m x 3.60 m
BATHROOM	3.60 m x 1.60 m
BEDROOM 02	3.40 m x 3.40 m
TERRACE	4.00 m x 1.65 m



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PENTHOUSE
4 BR
UNIT AREA = 150 M²

ROOF FLOOR

LIVING	4.45 M x 3.60 m
TOILET	3.60 m x 1.50 m



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