SOLY COAST Lagoons



About SEIF Developments

SEIF Developments is a real estate developer driven by experience, innovation, and a commitment to creating lasting value.

With more than 25 years of experience in the real estate sector, the company has established a strong presence in Egypt through residential, commercial, and recreational developments.

Combining deep market expertise with contemporary design, quality construction, strategic locations, and a customer-centric approach, SEIF Developments creates destinations designed for modern living and long-term investment.

Through projects such as Soly Coast and Soly Vie, the company continues to build distinctive communities that bring together quality, functionality, and lifestyle.

With a forward-looking vision and a commitment to excellence, SEIF Developments remains focused on creating meaningful value for its customers and investors, while contributing to the evolution of Egypt's real estate landscape.



Khamis Omar
Founder and Chairman

A Message From Founder

At Soly Lagoons, we set out
to create more than a summer destination.

We envisioned a place where every home enjoys uninterrupted lagoon views, with only 22% of the land dedicated to buildings, allowing nature, water, and open spaces to define everyday life.

Located in the heart of Egypt's North Coast, Soly Lagoons combines premium design, fully finished residences, private beach access, and a complete resort lifestyle, creating a destination families can enjoy today and investors can trust for tomorrow.

This project reflects our commitment to exceptional quality, lasting value, and a lifestyle that goes beyond expectations.

Welcome to Soly Lagoons. Welcome to your new coastal story.

Khamis Omar

CHAIRMAN



Strategic Location

Soly Lagoons Is Strategically Located
At Kilometer 90 On Egypt's North Coast,

- Just 10 Minutes From Marina
- 10 Minutes From New Alamein
- One Hour From Alexandria
- 2.5 Hours From Cairo,

Offering Effortless Access To The Coast's Most

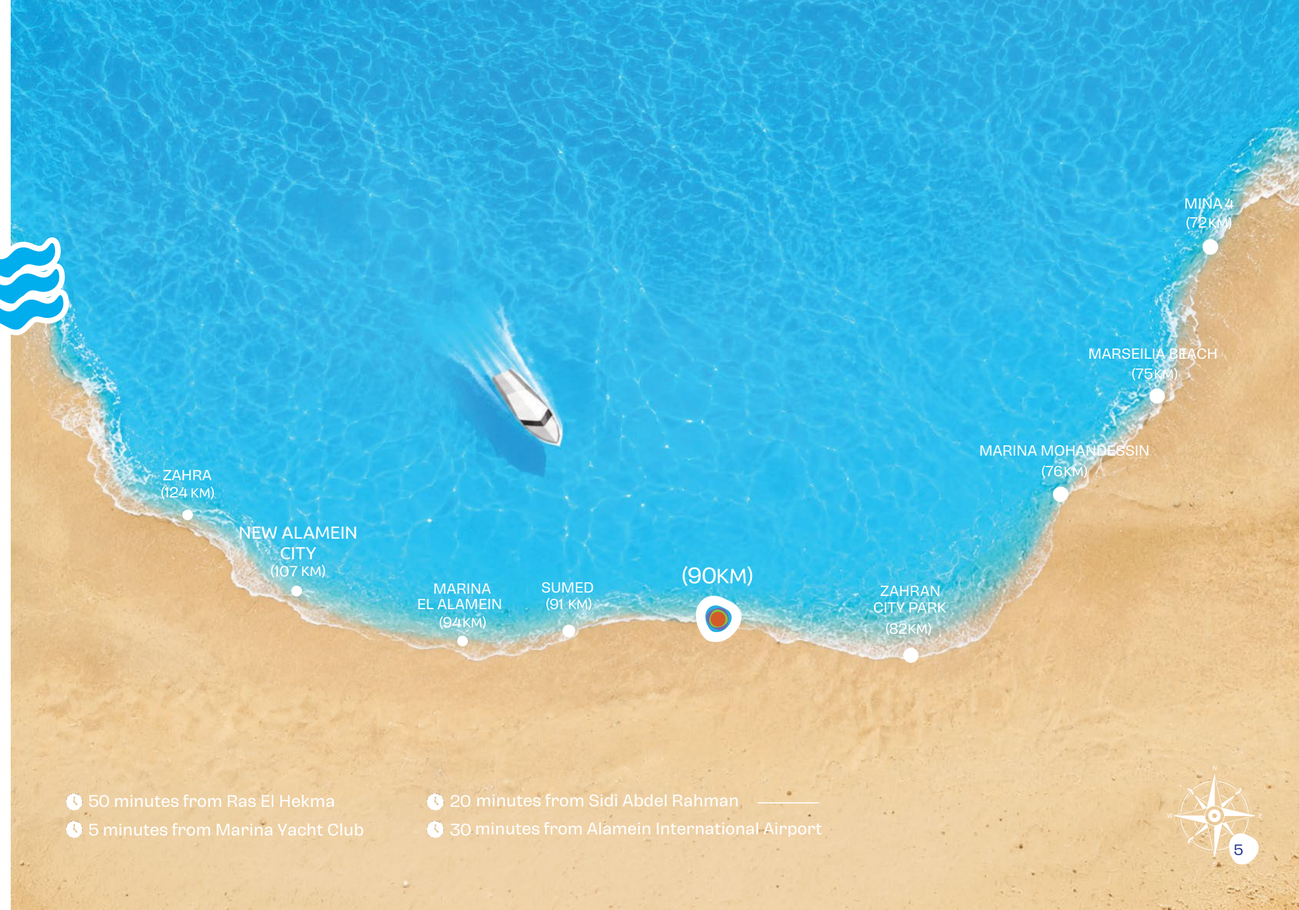
Its Prime Location Combines Exceptional Accessibility With A Tranquil Lagoon-Front Lifestyle, Placing You Close To Renowned Resorts, Premium Services, And Outstanding Investment Opportunities. Vibrant Destinations.

SOLY COAST Lagoons

Residential
Commercial

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Development by ®
Seif Developments





10 MINUTES
FROM NEW
ALAMEIN CITY

10 MINUTES
FROM MARINA

5 MINUTES
FROM THE INTERNATIONAL
YACHT MARINA

Directly opposite
MARINA GARDENS



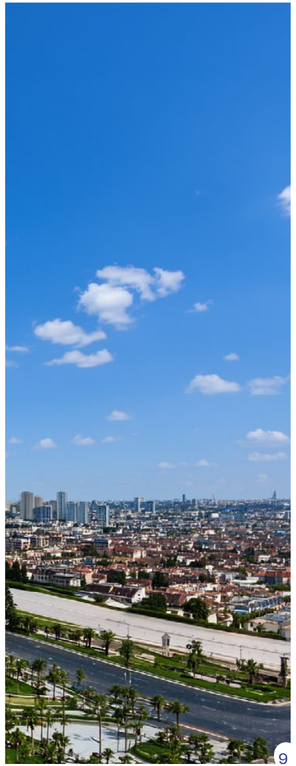
At Soly Lagoons, A Different Kind Of Water Isn't Just A Phrase — It's A Way Of Living. Calmer Water, Wider Space, And Time That Moves At Its Own Pace. Here, Life Takes On A Shade Of Turquoise.

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Just Minutes Away from New Alamein City

SOLY COAST Lagoons





Masterplan

A Master Plan Built Around Water, Not Buildings.
Every Structure, Path, And Open Space Is Designed To
Keep The Lagoon At The Heart Of Your Everyday Life.



Masterplan

A Master Plan Built Around Water, Not Buildings.
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When Architecture Meets, the Art of Living

SOLY COAST Lagoons

Residential
Commercial

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Soly Lagoons \\ 15611





Double-Height Spaces.
Elevated Living.

Lagoon Views, From Every Perspective.

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The Entrance Sets
the Standard

A Hotel Experience,
Right at Your Doorstep

Facilities

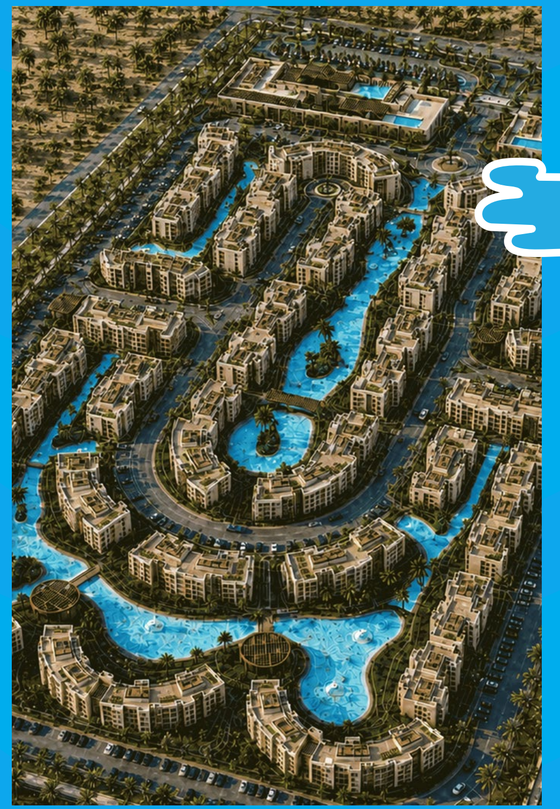
Residential \\ Commercial

2026 ©®

Your Beach Is Ready,
This Summer \\



- 22% Building Footprint
- 78% Landscaped Open Spaces
- Fully Finished Residences –
- Lagoon Views from Every Unit
- Kids Area —
- Fitness Center (GYM)
- Children's Aqua Park
- 110,000 M² Master Planned Community
- Dedicated Parking
- Private Sandy Beach
- Security Cameras Network
- Crystal-Inspired Lagoons —
- Shopping Mall
- Mosque ——



Convenience

At Soly Lagoons, Premium Coastal Living Means Everything Is Within Easy Reach.
Our Prime Location On The North Coast Offers
Effortless Access To Marina, New Alamein, Alexandria, And Cairo.

Enjoy A Private Beach, Dedicated Parking, Premium Amenities, Everything You Need For A Relaxing Lifestyle.

Where Luxury Meets Nature



Soly Lagoons Redefines Coastal Living Through A Perfect Balance Of Luxury, Nature, And Tranquility.

With Only 22% Built-Up Area,
Every Home Overlooks Sparkling Lagoons, Expansive Green Spaces, And A Private Sandy Beach, Creating An Exceptional Resort Lifestyle Designed For Relaxation, Family Moments, And Lasting Value.



Architectural Elegance

At Soly Lagoons, We Believe Great Design Should Create A Seamless Connection Between Nature, Comfort, And Everyday Resort Living.

Our Master Plan Dedicates Only 22% Of The Land To Buildings, Allowing Crystal-Inspired Lagoons And Vast Green Landscapes To Take Center Stage. Every Residence Is Designed To Maximize Lagoon Views, Natural Light, And Effortless Access To Premium Amenities, Creating A Refined Coastal Lifestyle Every Day.



Crystal Lagoons

Experience Every Moment \\

Relax beside crystal-clear lagoons, soft sandy beaches, and beautifully landscaped open spaces. Designed for a true resort lifestyle, every moment is filled with comfort and stunning waterfront views.

Where leisure, nature, and luxury come together to create unforgettable moments every day.

Fitness Center

GYM \\

Soly Lagoons' Modern Fitness Center Is Designed To Support An Active, Healthy Lifestyle In A Premium Resort Setting.

Equipped With Advanced Machines And Dedicated Training Areas, It Offers Everything You Need For An Effective Workout.

Surrounded By Lush Green Landscapes And Resort-Style Amenities, The Fitness Center Provides The Perfect Environment To Stay Energized, Maintain Your Fitness Routine, And Enjoy A Balanced Lifestyle Throughout Your Stay On The North Coast.



Everything You Need, Just Steps Away

Shopping Mall \\

The Shopping Mall at Soly Lagoons brings everyday convenience closer than ever.
Featuring one commercial building at the project's main frontage, it offers residents and visitors effortless access to a variety of retail stores, cafés, restaurants, and essential services.

Thoughtfully positioned at the entrance of the community, the commercial area enhances
the resort lifestyle by combining shopping, dining, and daily essentials in one vibrant destination, just moments from your home.





Resort Lifestyle

Experience Every Moment \\

At Soly Lagoons, entertainment is part of the lifestyle. Vibrant evenings, live celebrations, and an energetic resort atmosphere create the perfect setting to relax, connect, and enjoy unforgettable nights by the coast.

Kids Area

Experience Every Moment \\

Soly Lagoons' Kids Area is thoughtfully designed to offer young guests a safe, fun, and engaging environment.

Interactive play areas inspire creativity and adventure, while the dedicated children's aqua park provides endless water fun in a secure and family-friendly setting.



Private Beach

Your Exclusive Coastal Escape \\

Soly Lagoons offers a unique resort experience where crystal lagoons and a private sandy beach create the perfect setting for relaxation. Every residence is designed to bring you closer to the water, nature, and unforgettable moments.

With exclusive private beach access included in your contract, expansive green landscapes, and thoughtfully designed outdoor spaces, Soly Lagoons delivers a premium coastal lifestyle where comfort, privacy, and leisure come together effortlessly.





Children's Aqua Park

Children Can Play \\

The Children's Aqua Park is designed for endless family fun, offering safe water attractions where children can play, explore, and create unforgettable memories.

Dedicated Car Parking

Convenience At Every Arrival \\

Soly Lagoons offers dedicated parking areas thoughtfully integrated throughout the community, ensuring effortless access to every residence. Designed to enhance comfort and convenience, every arrival and departure becomes smooth and stress-free .

Carefully positioned within the master plan, the parking areas preserve the beauty of the surrounding landscapes while providing residents and guests with a practical, organized, and seamless resort living experience.



Note:

Discover unmatched
beauty and comfort

SEIF DEVELOPMENTS

15611

SOLY COAST Lagoons

Alexandria :

- Alexandria-Matrouh St., opposite Agamy District Headquarters
- 1 Fawzy Moaaz St , 3rd Floor, Sama Smouha Tower
- 34 El Geish Road, Camp Shizar, Alexandria.

Cairo Main Branch :

- Nasr City Branch : 42 Makram Ebeid St.
- Mohandessin Branch: 44 El-Batal Ahmed Abdel Aziz St.

Seif Developments

seifdevelopments.com **info@ seifdevelopments.com**