
BAY
ELALAMEIN

WHERE THE **SEA** ...
MEETS **HAPPINESS**

Developments
POSSIBILITIES UNLOCKED

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ABOUT Q DEVELOPMENTS



At Q Developments, we believe in creating more than just buildings
we craft communities built on trust, purpose, and value.
Driven by innovation and backed by decades of experience in real estate,
construction, and design, our vision is centered around delivering luxurious lifestyles at accessible price points.
We identified a gap in the market where a large segment of buyers longed for a lifestyle
that blends quality, design, and affordability and we made it our mission to fill it.
From the heart of the capital to the shores of the Mediterranean,
Q Developments continues to grow a portfolio of projects tailored for those who seek a better way to live.
With full control over our construction process, in-house capabilities, and a focus on long-term client satisfaction,
we don't just build properties–We Unlock Possibilities.



SEASIDE SERENITY AWAITS



Q Bay isn't just a getaway, it's a coastal sanctuary that redefines what it means to escape. Set along one of Egypt's most pristine stretches of shoreline, Q Bay introduces a harmonious blend of architecture, nature, and lifestyle across 42.76 acres of thoughtfully curated spaces.

From vibrant water features and wide-open landscapes to diverse residential options, Q Bay is designed to bring peace of mind, timeless value, and unforgettable memories to families, couples, and individuals a like.

Here, every detail, from fully finished homes to world-class beach facilities, is crafted with intention, making life at Q Bay not only beautiful, but beautifully simple.


BAY

LOCATION

Perfectly located between the 92.25 KM and 92.5 KM marks on the Alexandria–Marsa Matrouh Road, Q Bay sits in the heart of Egypt's most in demand coastal region. This strategic location allows residents and visitors to access the best of the North Coast while enjoying a serene, secure, and sophisticated environment. Proximity to major resorts, coastal attractions, and key city routes makes Q Bay a true destination with both privacy and accessibility in equal measure.




PRIME LOCATION
ELALAMEIN

MASTERPLAN

Spanning over 179,000 m² of land, Q Bay was envisioned as an integrated community that prioritizes open space, water, and relaxation. With more than 70,000 m² of lush landscaping, 7,000 m² of swimming pools and water features, and a 37,000 m² dedicated beachfront, Q Bay is a breath of fresh air for those seeking balance, calm, and community.



E10
E9
D4
E4
G4
C18
C19
C20
C21
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B19
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B22
B23
A14
A13
A12
C17
E8
D3
E3
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E6
D1
E1
G1
C5
C4
C3
C2
C1
B7
B6
B5
B4
B3
B2
B1
A3
A2
A1
E5

HOMES AT QBAY

Q Bay offers a range of residential options tailored to meet different lifestyles, preferences, and family sizes, all delivered fully finished with attention to every detail.



STANDALONE VILLAS

Type A

14 Villas with 450 m² area , Each with private pool
for an elevated resort-style experience

Type B

23 Villas with 280 m² area with being chic,
spacious, and perfect for family living at the same time



TOWNHOUSES

Type C

88 Villas across 22 blocks with 210 m² per unit area,
blending privacy and community in perfect harmony



MULTI-RESIDENTIAL BUILDINGS

Type D

4 Buildings with total 200 units, with areas ranging from ***75 to 145 m²***

Type E

10 Buildings with total 200 units with areas ranging from ***115 to 115 m²***

Type G

4 Buildings with total 140 units with areas ranging from ***120 to 160 m²***

Each home is designed for comfort, style, and ease of living making it an ideal investment for vacation, rental income, or long-term residence.



BEACHFRONT EXPERIENCE



Step out of your home and into a private coastal world of your own. Q Bay's 244-meter beach frontage is more than just a beautiful view it's a fully equipped leisure haven.

The beach at Q Bay is where wellness meets pleasure, and where every moment is designed to help you recharge, connect, and simply enjoy the good life.



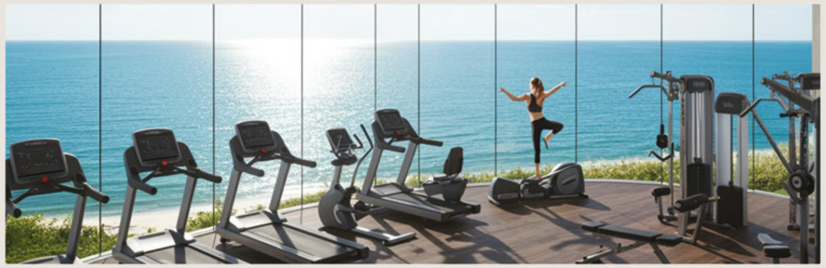
FACILITIES & AMENITIES





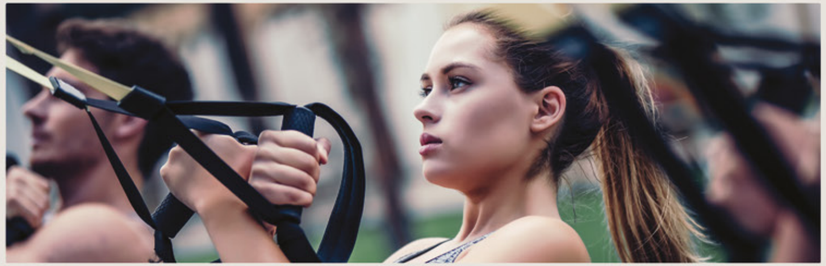
Infinity Pool m² 1,000

Fully Equipped Open Gym



Luxury Cabanas





Playgrounds &
Outdoor Fitness Zones



Dedicated Kids' Area

Beachside Cafés
and Retail Kiosks



LUXURY HOTEL

At the heart of Q Bay's hospitality offering stands a four-floor luxury hotel spanning 12,000 m² in built-up area. With a total of 186 elegantunits, the hotel is designed to welcome both residents and guestswith warm service, modern interiors, and direct sea views.
Its outdoor lounges and beachfront café provide the perfect backdrop for relaxation, whether you' revisiting for the weekend or hosting loved ones from out of town.





BEACHFRONT COMMERCIAL ZONE

Q Bay's vibrant beachfront isn't just for leisure ,it's also home to a carefully selected collection of shops and cafés that serve the community's everyday needs and indulgences. The 2,700 m² mall space hosts 28 shops and a local market, offering a convenient mix of retail and lifestyle options. In the basement, additional space idedicated to a cozy café, administrative offices, and service stores ensuring the community is always well connected to its essentials.



WORKERS' HOUSING & SUPPORT FACILITIES

Supporting every aspect of daily operations is a 1,200 m² service building spread over a ground floor and three additional levels. It houses essential staff accommodation and includes a basement equipped with storage spaces. This ensures the project runs smoothly behind the scenes ,with all the professionalism and care our residents expect.

CLUB HOUSE

Designed to be the social heartbeat of Q Bay, the 300 m² Club House offers a multi-functional space for residents to gather, unwind, and celebrate. Whether you're enjoying a quiet moment, working remotely in a relaxed setting, or meeting neighbors for a group activity the Club House is built to foster both community and comfort.









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