Orientation Fact Sheet

Shores

NORTH COAST

EL AMAR GROUP

Shores
NORTH COAST

About the project

SHORES is El Amar Group's newest coastal development on the Western North Coast at KM 75 Alexandria Road, just 15 minutes from New Alamein City. Spanning 125 acres with 500 meters of private beachfront, the resort offers premium residential units designed with elegant European architecture, surrounded by lush landscapes and water features.

KM 75

125 acres

500 meters beach frontage, 900 meters depth

15% building footprint



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Project Location



Location:

- **Located at KM 75.**
- **15 minutes from Alamein.**
- **Only 50 minutes from Alexandria.**
- **2:30 hours from cairo.**

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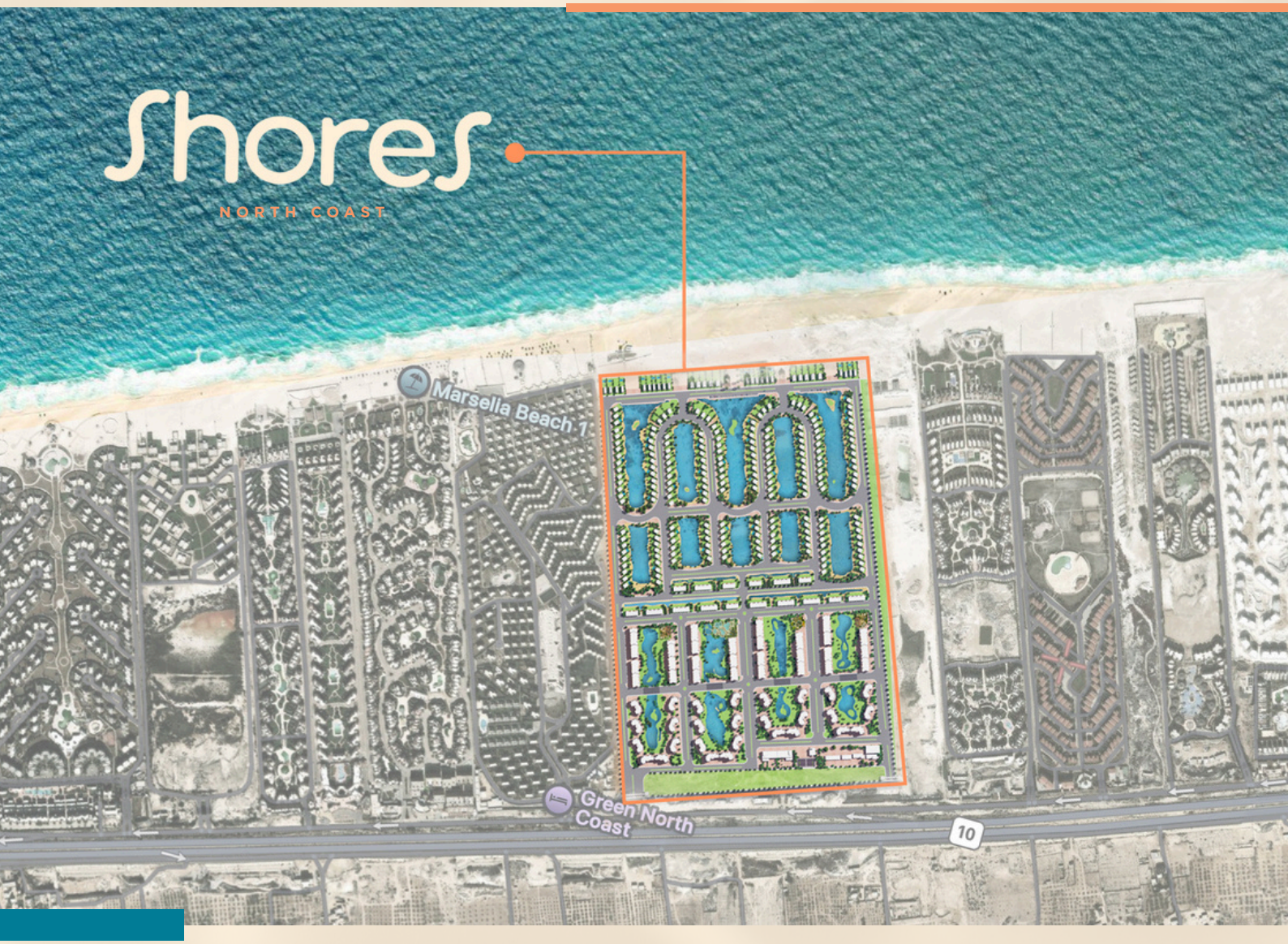
Master plan design



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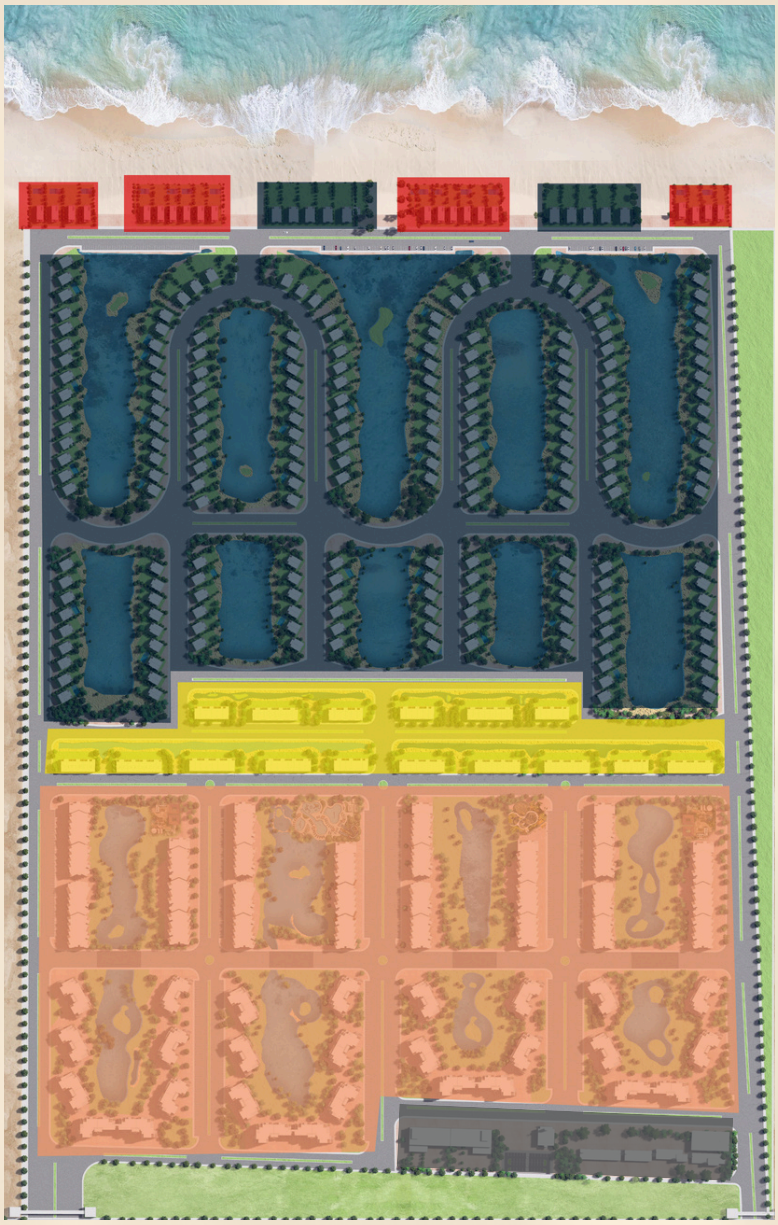

- Standalone
- Twin House
- Town House
- Chalets
- Commercial Area

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Facilities & Amenities

- 85% of the resort is landscape and water features.
- The design ensures direct sea views from most units.
- Artificial lakes, swimming pools, gardens.
- Social club, clubhouse, gym.
- Sports area, strip mall, entertainment zone.
- Restaurants, cafes, kids' play area, and aqua park.
- Over 40,000 m^2 (10 Feddans) of swimmable lagoons and pools.

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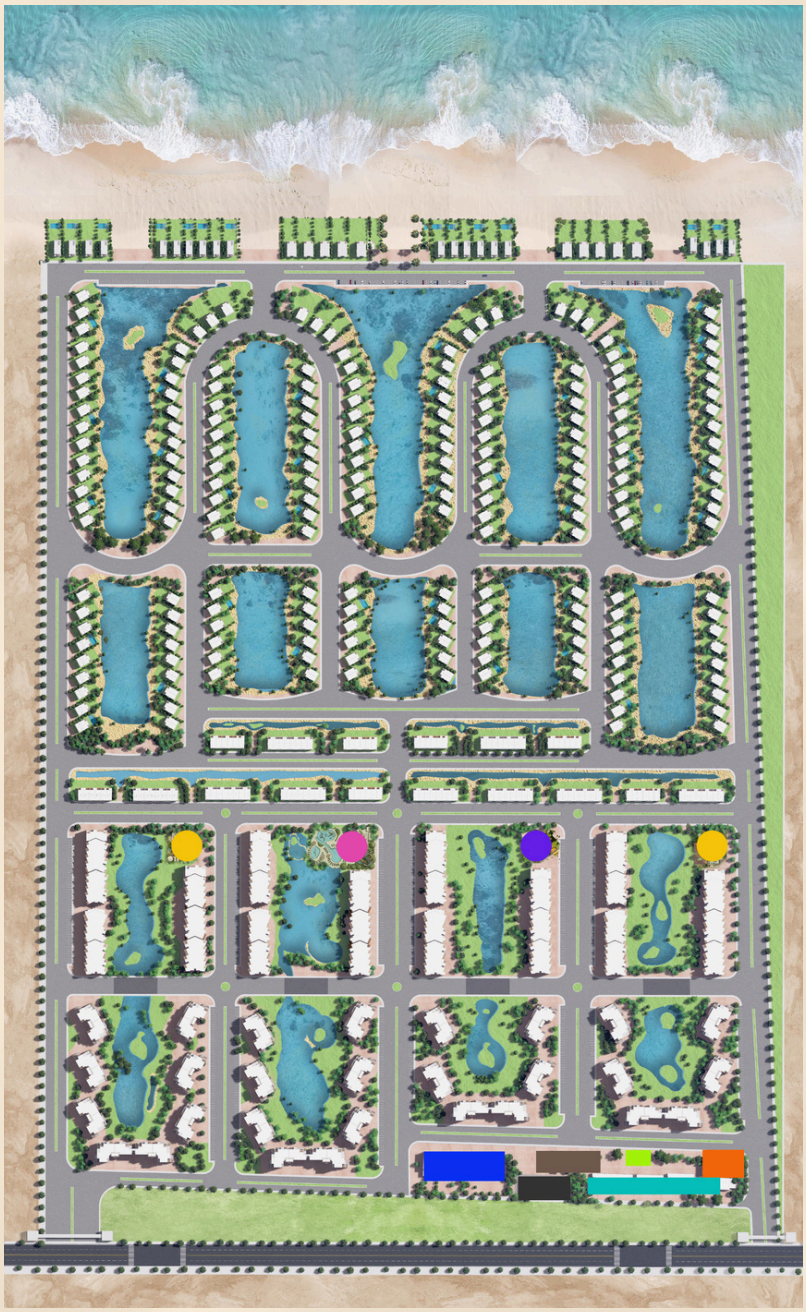
Facilities



- Relaxation area
  cafe - restaurant
- Kids Area
- Aqua Park
- Club House
- Gym
- Strip Mall
- Carrefour
- Mosque
- Parking

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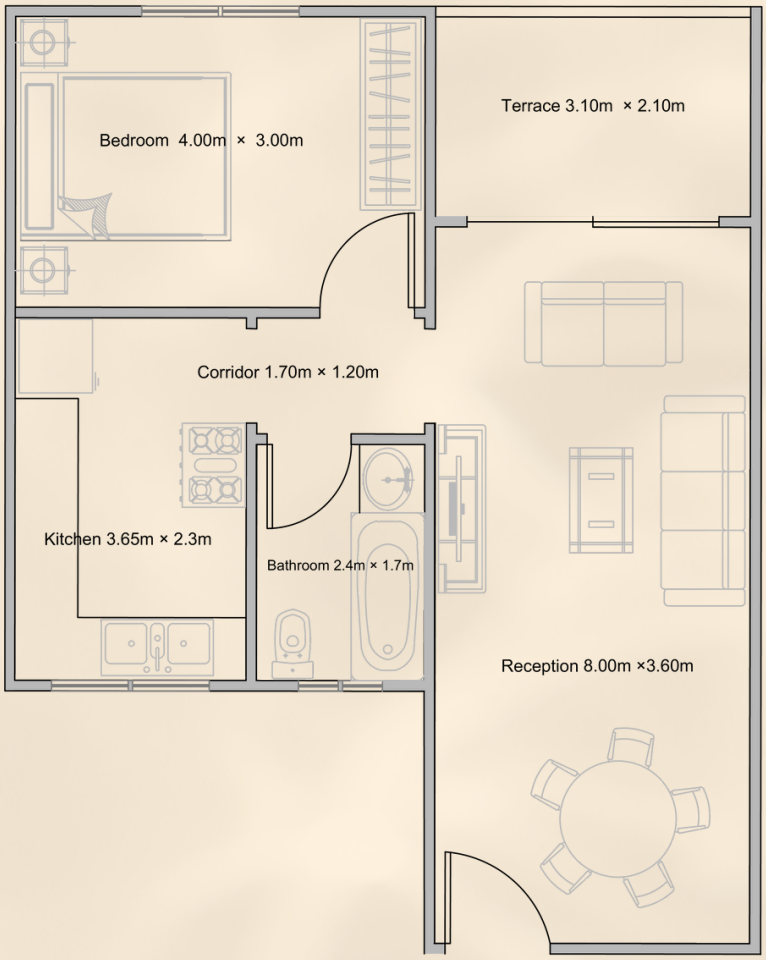
Unit Types & Designs

Chalets



Layout

1 Bedroom Type
Total BUA 69 m²



1Bedroom + 1Bathroom + 1Terrace

Areas available in this type vary from 60 to 85 m²

1Bedroom + 1Bathroom + 2 Terrace

Areas available in this type is 64 m²

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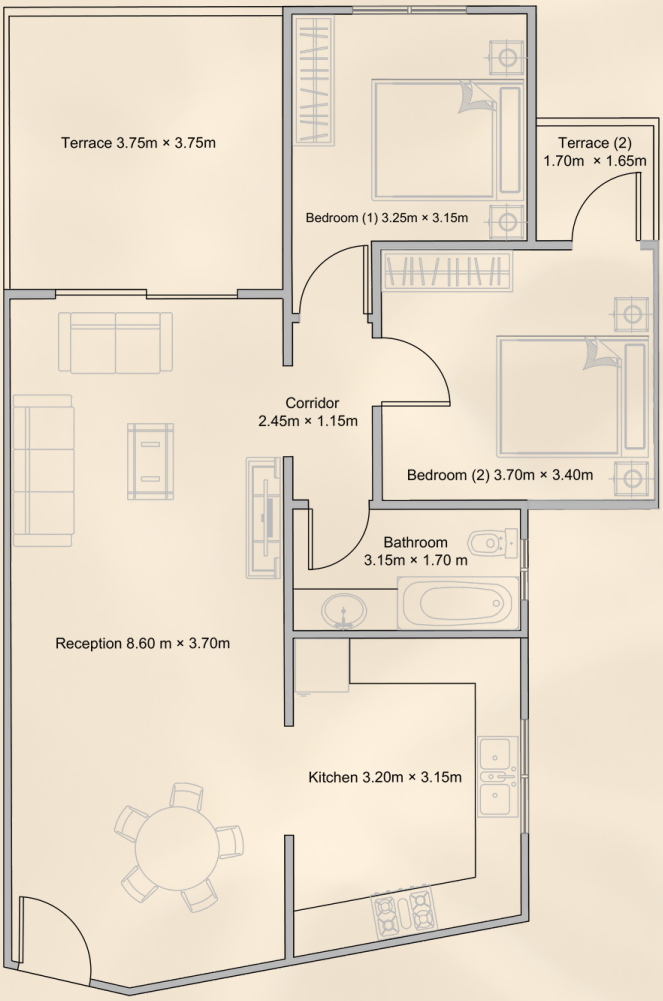
Layout

2 Bedroom Type
Total BUA 109 m²



2 Bedroom + 1 Bathroom + 1 Terrace

Areas available in this type vary from 84 to 119 m²

2 Bedroom + 1 Bathroom + 2 Terrace

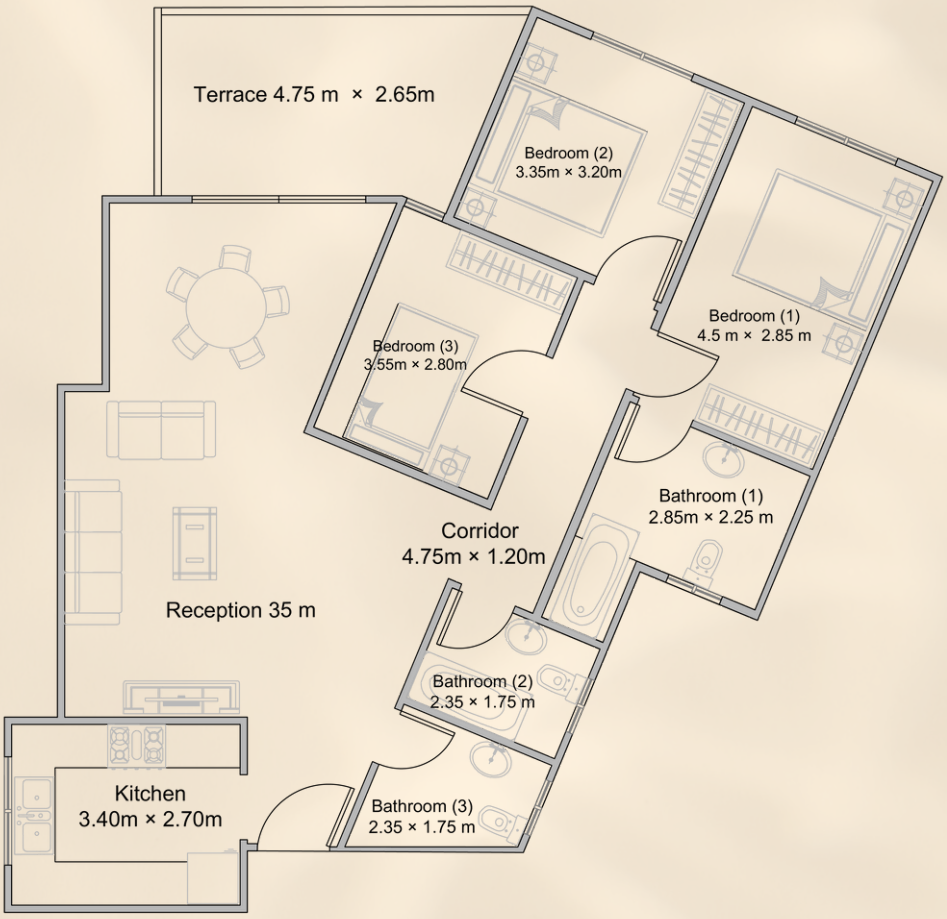
Areas available in this type vary from 94 to 118 m²

2 Bedroom + 2 Bathroom + 1 Terrace

Areas available in this type is 89 m²

Layout

3 Bedroom Type
Total BUA 131 m²



3 Bedroom + 1 Bathroom + 1 Terrace

Areas available in this type vary from 113 to 135 m²

3 Bedroom + 2 Bathroom + 1 Terrace

Areas available in this type vary from 126 to 135 m²

3 Bedroom + 3 Bathroom + 1 Terrace

Areas available in this type is 131 m²

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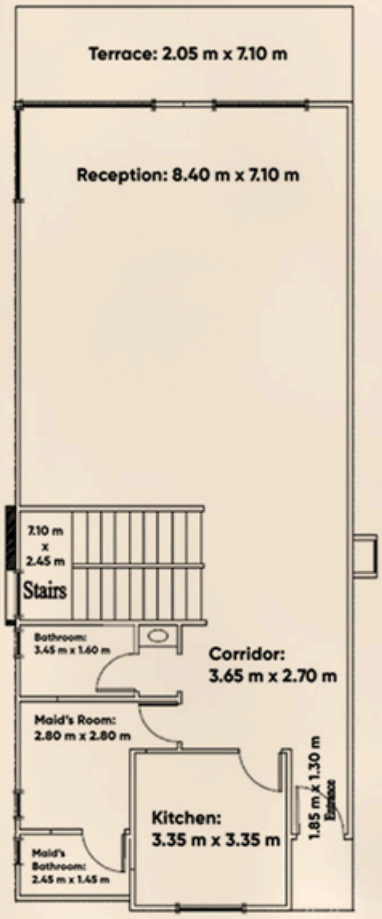
Standalone



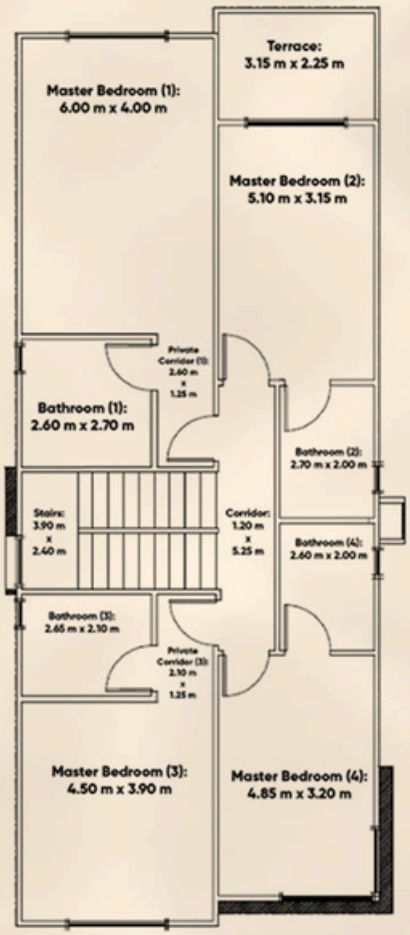
Layout

Total BUA 388 m²

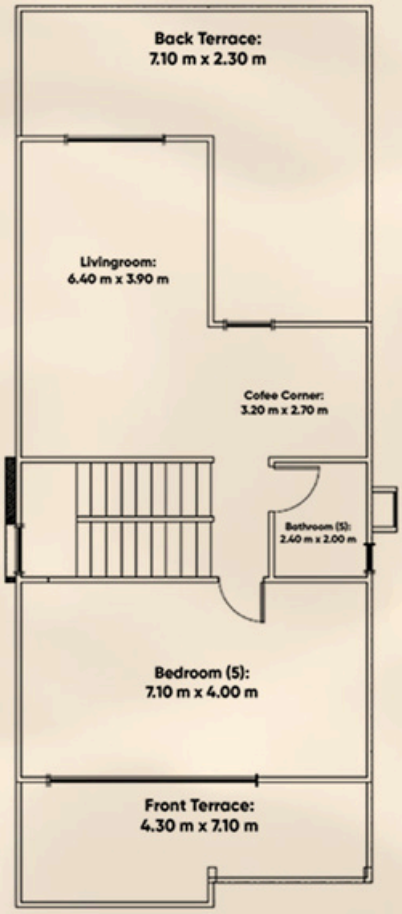
Land From 478 m² to 698 m²



Total Ground Floor
135 m²



Total First Floor
126 m²



Total Penthouse Floor
127 m²

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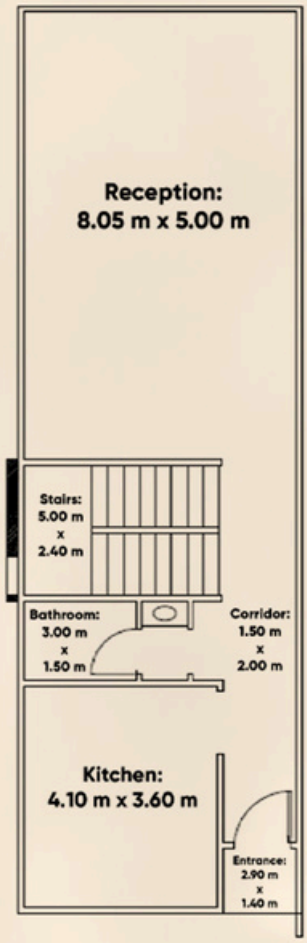
Twinhouse First Row



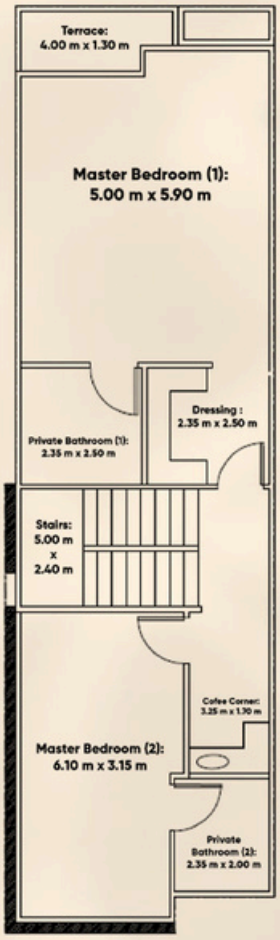
Layout

Total BUA 266 m²

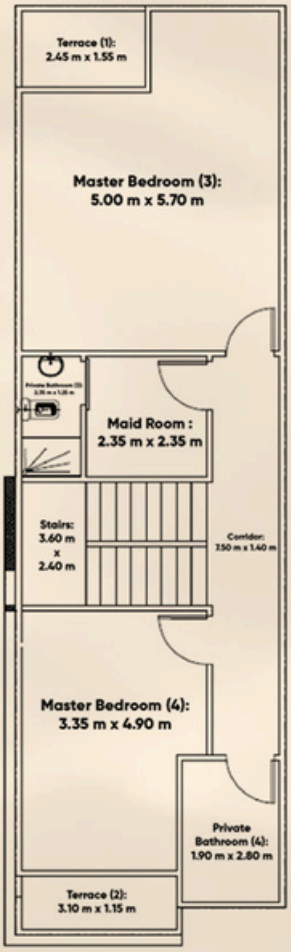
Land 279 m²



Total Ground Floor
90.0 m²



Total First Floor
90.0 m²



Total Penthouse Floor
86 m²

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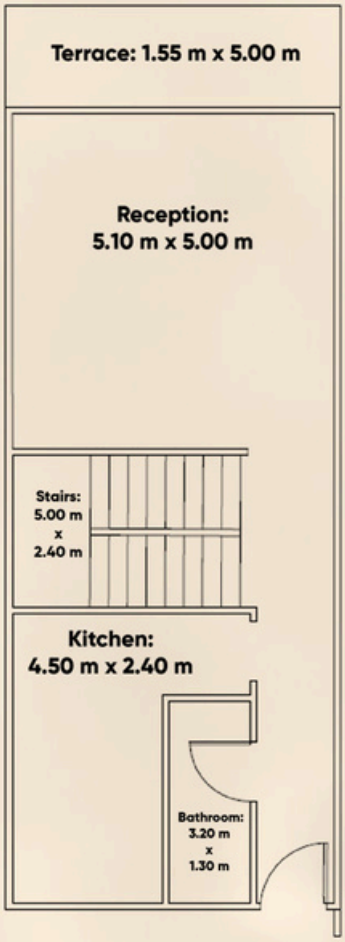
Townhouse Middle



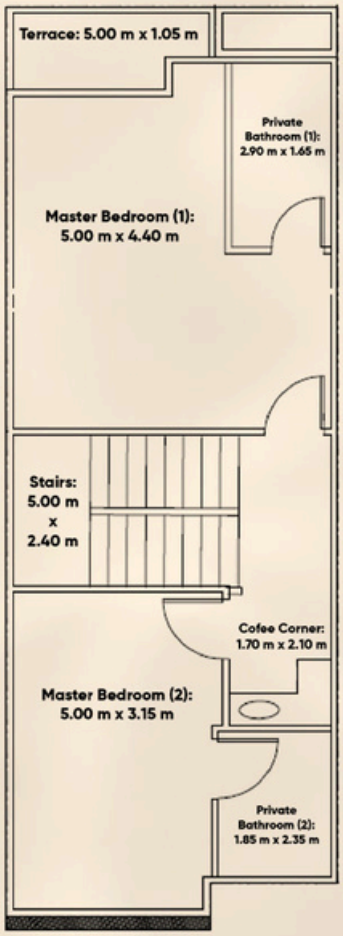
Layout

Total BUA 201 m²

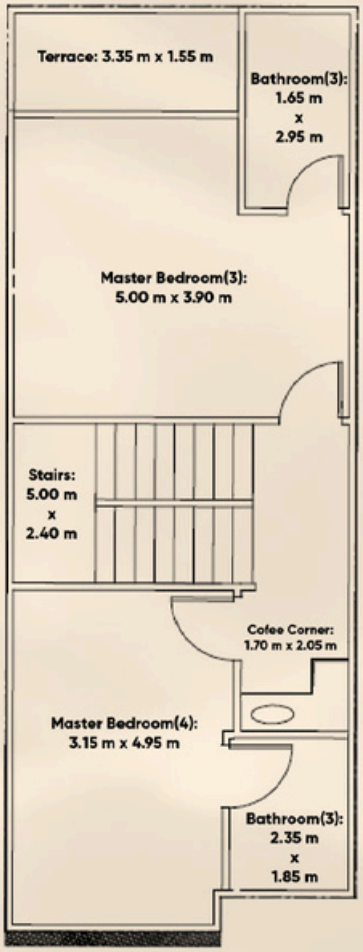
Land 120 m² + 20 m² Private Beach



Total Ground Floor
67.5 m²



Total First Floor
68.0 m²



Total Penthouse Floor
65.5 m²

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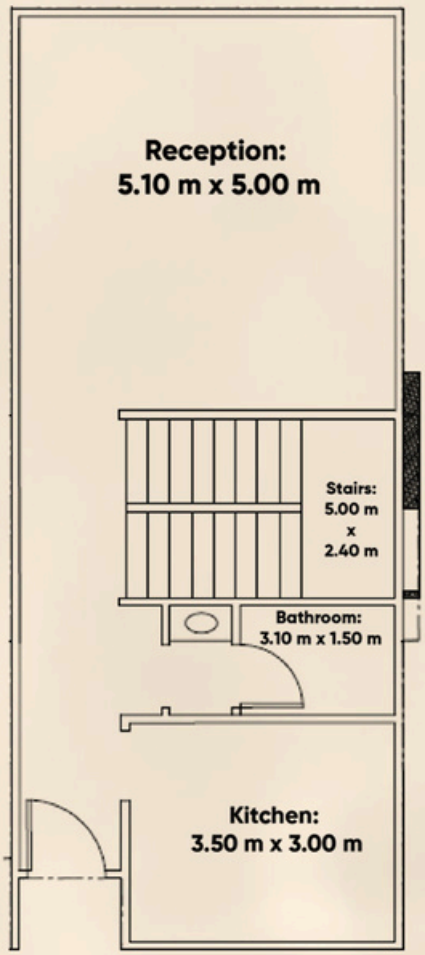
Townhouse Corner



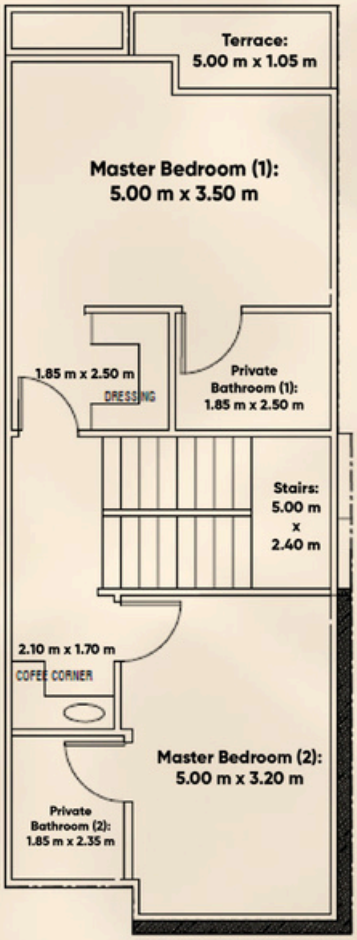
Layout

Total BUA 203 m²

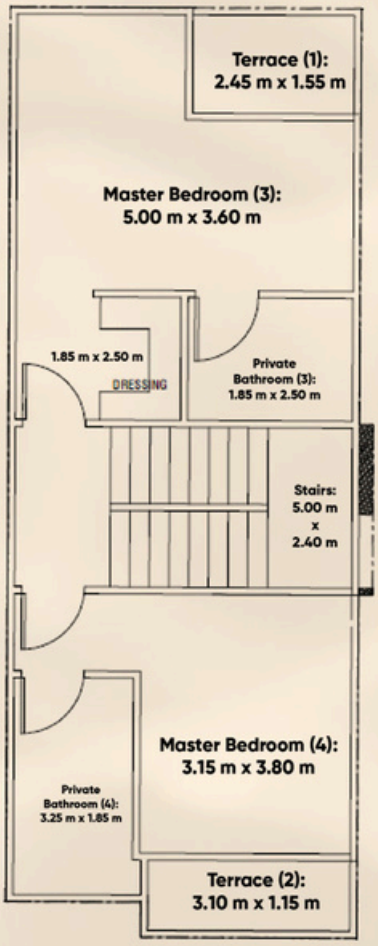
Land From 192 m² To 218 m²
+ 32 m² Private Beach



Total Ground Floor
67.5 m²



Total First Floor
70.0 m²



Total Penthouse Floor
65.5 m²

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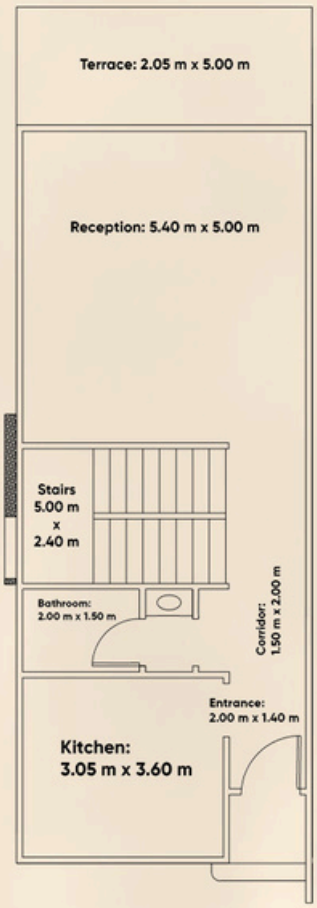
Twinhouse Lagoon



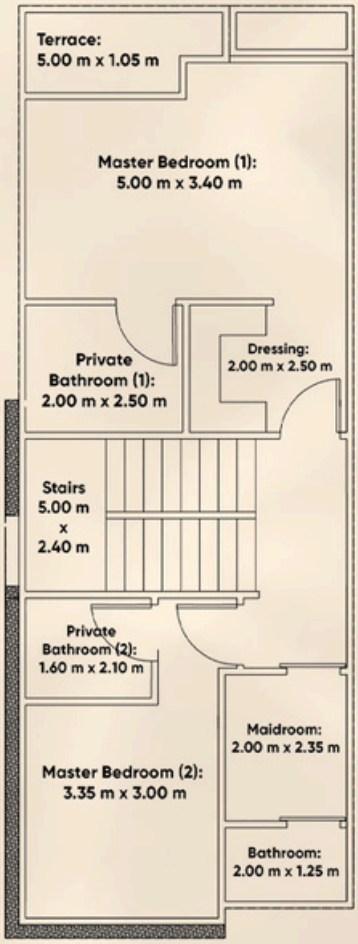
Layout

Total BUA 212 m²

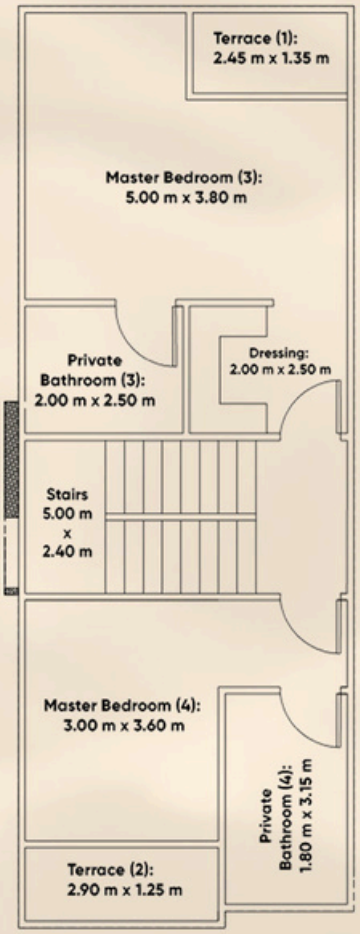
Land From 227 m² To 394 m²
+ Private Beach From 20 To 85 m²



Total Ground Floor
72.5 m²



Total First Floor
70.5 m²



Total Penthouse Floor
69.0 m²

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Payment Plan

Starting from

5%

Down Payment

Up to

10 year

Installment plans

8%

maintenance

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Finishing & Design

Fully Finished

Delivery Date

Delivery scheduled in 2028



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