SHEDWAN



fill up your senses



EL GOUNA

A state of mind

Nestled along Egypt's Red Sea coastline, El Gouna presents opportunities for those seeking cosmopolitan, seaside living and the exclusivity of a self-contained community.

El Gouna is a Red Sea coastal destination that encourages relaxed resort-like sophistication. Offering a unique leisure destination brimming with inspiring possibilities. Investing in the El Gouna way of life guarantees a future filled with the best experiences life has to offer: quality time with loved ones, more time for favoured leisure activities, exceptional gastronomic experiences, and the chance to become an active part of El Gouna's sophisticated, multinational, and child-friendly community.

Part of El Gouna's appeal relates to its fully integrated urban infrastructure, which has made the town visually attractive, easy to live in, and largely self-sufficient. El Gouna is home to a variety of sought-after amenities, including 18 reputable hotels, marinas, banks, restaurants, 2 championship golf courses, a world-class international hospital, schools, universities, co-working spaces, and an airport.

El Gouna's perfect year-round weather, thoughtful urban planning, allow its residents to enjoy healthier and more outdoor focused lives. Water sports and aquatic activities are possible all year round due to the sheltering influence of a reef headland. Water sport facilities and dive centers are located throughout the town. El Gouna is an international kite surfing destination.

Home to 2 marinas, including the Abu Tig Marina, boat owners pursue their nautical adventures freely, without interruption. El Gouna offers over 100 exciting restaurants, bars and eateries that encompass an impressive variety of international cuisines. The town also boasts a number of high-profile cultural events and festivals, as well as a colourful nightlife.

FILL UP YOUR SENSES...
at Shedwan

Nestled inland amid a leafy lakeside sanctuary, Shedwan intuitively blends the vibrant appeal of El Gouna's most sought-after neighbourhoods with abundant greenery, picturesque waterfront scenes, privacy and exclusivity to present a relaxed, luxurious, way of living.

Located 5 minutes from Abu Tig Marina, Shedwan is a friendly, sophisticated neighbourhood created to support a healthy, active, and more outdoor orientated lifestyle.

The neighbourhood is about connecting like minded residents through exciting social opportunities and a shared sense of community. An expansive promenade lined with trees and plants invites everyone to breathe the freshness of the air and appreciate the scenery while walking, jogging, and cycling.

Shedwan embraces the upscale yet casual atmosphere that the Red Sea coast is famous for while adding an array of additional benefits for the enjoyment of all. Shedwan comprises a substantial land area of 419,000 square meters, with an exclusive range of villas, townhouses and apartments perfectly positioned to overlook its impressive 125,000 square meter lake.

Each home in Shedwan has been created with spaciousness and privacy in mind, from the dimensions of each waterfront villa, townhouse and apartment, to the orientation of each building in relation to the lake, and to the generous spaces separating each home. The luxury of open space, combined with the natural harmony of surrounding greenery and tranquil water views, inspires relaxation and creates a wealth of eloquent experiences and treasured memories.


Listen to the melodies
of the outdoors

CONNECTING WITH *the Surroundings*

A spacious, leafy promenade provides a pleasant place to appreciate the sensation of sunlight on skin, and crisp, clean air infused with the freshness of lake breezes.

Shedwan's stunning park, comprising almost 22,000 sqm, created to entice residents to spend more time relaxing and unwinding outside, surrounded by the refreshing greenery of the landscaping. One of its assets is a kid's area featuring fun play equipment. Another highlight is a set of outdoor gym equipment installed in the park to allow residents enjoy workouts close to the comforts of home.

The park takes inspiration from El Gouna's, chilled-out vibe by offering barbecue stations for outdoor dining and comfortable and sophisticated beach-style seating for relaxing or socializing. There is also a dedicated dog park on site to ensure that beloved pets have a safe and stimulating outdoor area to exercise within.

Shedwan's 3.1 kilometer cycling track surrounding the entire neighborhood provides a scenic and sheltered place for cyclists to enjoy rides in comfortable, visually inspiring settings. You can also reinvigorate yourself with a walk or jog in the calming walk-lanes.


The serene view
of endless green

LAKESIDE
Living

Shedwan's relaxed, carefree, outdoor lifestyle is intimately connected to the thoughtful amenities interwoven into the neighbourhood's design.

A highlight of the project, Shedwan's signature 125,000 square meter lake offers inspiring views and sets the scene for an array of uplifting activities, including entertaining, relaxing with a favourite book, dipping your bare feet in the water.

A large section of the spacious landscaped walking and cycling promenade curves along the shore of the lake, offering fast access to waterside activities. There are several select sites for swimming and sunbathing, including the shared pools of the townhouses and the villa pools.

All of Shedwan's luxurious villas, townhouses and apartments are positioned right on the waterfront, and enjoy endless lake views and superior levels of privacy. Each villa possesses an extra large enclosed terraces, providing shade, wind protection and privacy. Gardens, to provide a dynamic sense of harmony between indoor and outdoor spaces and present a wealth of inviting open-air prospects.

Shedwan's lakefront provides the ultimate setting for a blissful, free-spirited existence brimming with creativity, luxury, and pleasures that engage all the senses.

Feel the stillness of tranquil blue waters

EL GOUNA *Masterplan*



NEIGHBORHOOD *Masterplan*



SHEDWAN *Masterplan*



MEET THE *Masterminds*

PERKINS EASTMAN

Founded in New York City, Perkins Eastman is a global architecture firm that has grown to include 1,000 employees working out of a combined 18 interdisciplinary offices around the world. From education and healthcare to mixed-use and transit-oriented developments, they design for a sustainable and resilient future, and to enhance the human experience through the built environment.

Their practice is founded on the idea that design can have a direct and positive impact on people's lives. This is achieved through research and innovation, always questioning the status quo, and a tireless effort to understand our clients' missions and operations.

Their portfolio comprises work in a wide range of specialized project types: Civic & Cultural, Healthcare, Higher Education, Hospitality, Large Scale Mixed-Use, Office & Retail, Planning & Urban Design, Primary & Secondary Education, Residential, Science & Technology, Senior Living, Sports & Exhibition, Transportation & Infrastructure, and Workplace.

studioêtre

Shedwan's architecture has been designed by the noteworthy Studio être, offering a contemporary design with a warm and dynamic experience. In this project, Studio être provides a modern twist to vernacular elements. The geometric masses provide playful shades and cool down the buildings naturally. The earthy colour palette of the architecture blends effortlessly with the dessert landscaping, indigenous to the area.

Shedwan effortlessly accommodates sophisticated living with down-to-earth luxury. Emphasizing privacy by choosing closed architectural elements at the front, while placing eye-catching wide openings towards the lagoon, offering a splendid view.

INNOVATION DESIGN STUDIO

Innovation Design Studio, a rapidly growing design studio established in 2007 is the mastermind behind the Intricately designed project plans. Their scope ranges from consultation to the complete delivery of high end-architectural design projects. The Studio is responsible for a large portfolio of diverse residential and commercial projects. Their designs are based on an informed use of technology and materials, combining a commitment to the spirit of the novel with a strong awareness of the project context.

Villa A

162.7 M²

Shedwan welcomes you to this impressive 162.7 m2 3 bedroom and 2 storey villa, featuring large windows that emphasize wide-ranging views of the lake while also maximizing natural light.

A bright, greenery-filled courtyard shifts a slice of nature inside for a healthy hint of light and colour. The tranquil sanctuary of the master bedroom is positioned on the second floor for ultimate privacy. Both the master bedroom and the spacious ground floor bedroom are ideally positioned to overlook restful water scenes. A nanny's bedroom is located on the ground floor with a private entrance for convenience. Multiple roof decks provide sweeping views across the lake and, along with the private garden, create perfect sites for relaxation, entertaining, and experiencing a greater sense of harmony with the surrounding environment.





Front View

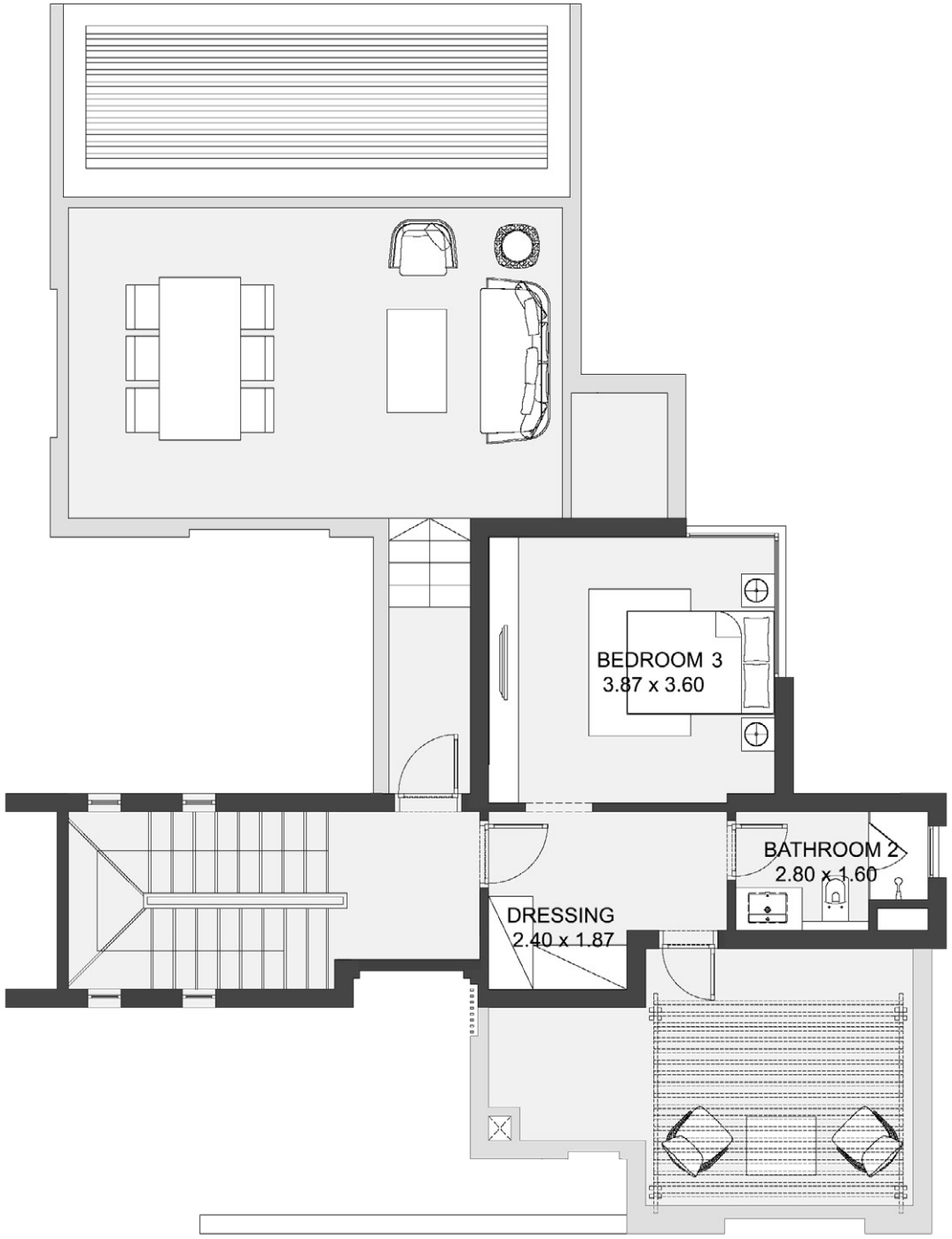


Back View

Villa A | 162.7 sqm
Terrace | 16.9 sqm
Open to sky courtyard | 15.2 sqm



Ground Floor



First Floor

Villa B

184.7 M²

This exceptional and thoughtfully-designed 2 storey, 184.7 m2 4 bedroom villa features large, well-appointed bedrooms with large windows framing timeless views of the lake.

Make the shift to an inspired home filled with features conducive to better health, relaxation, and creating precious memories.The villa offers a very large outdoor terrace ideal for entertaining and recreation, as well as a private garden for additional comfort and exclusivity. An inbuilt nanny's room ensures discretion and an uninterrupted flow of family time.





Front View

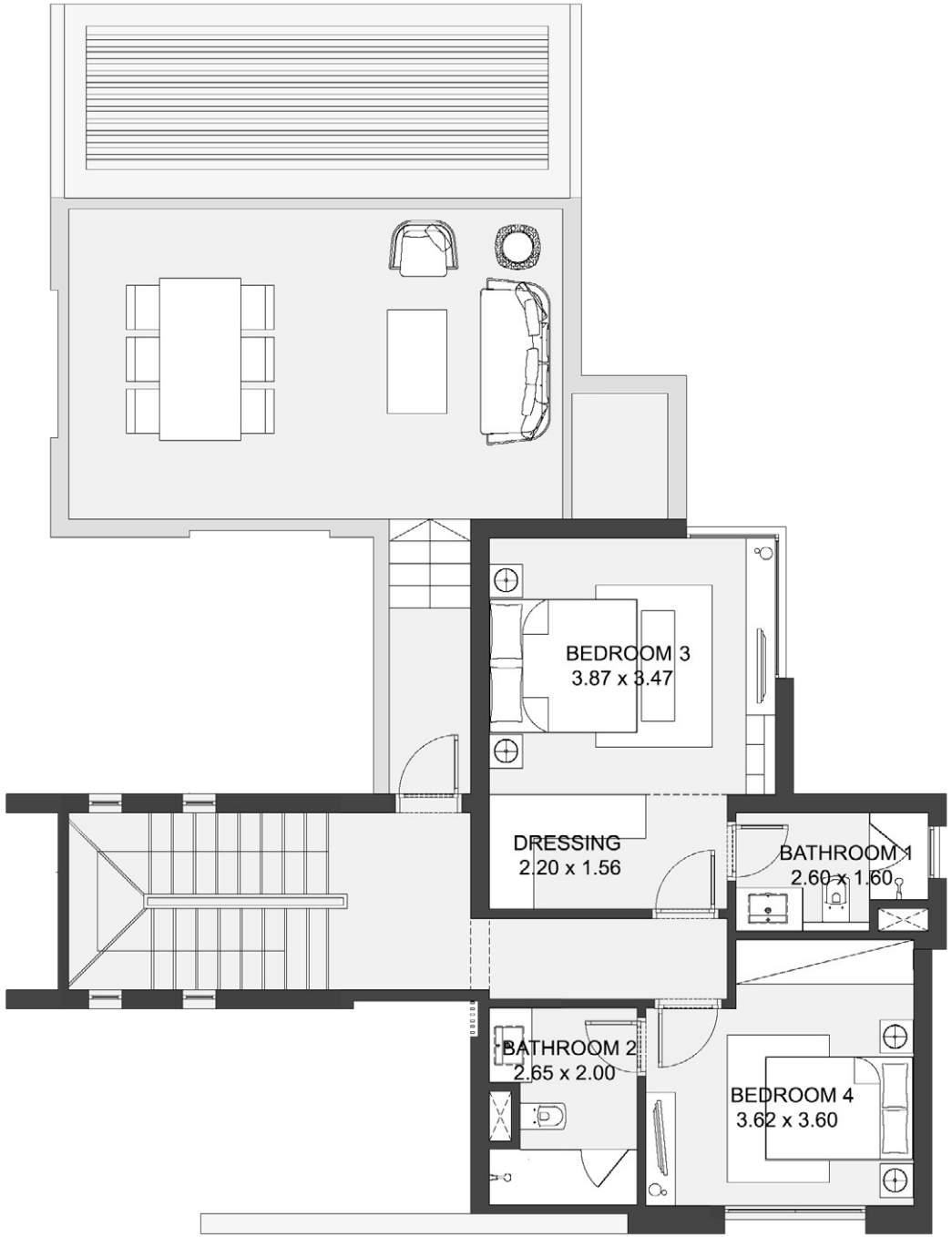


Back View

Villa B | 184.7 sqm
Terrace | 16.9 sqm
Open to sky courtyard | 15.2 sqm



Ground Floor


BEDROOM 3
3.87 x 3.47
DRESSING
2.20 x 1.56
BATHROOM 1
2.60 x 1.60
BATHROOM 2
2.65 x 2.00
BEDROOM 4
3.62 x 3.60

First Floor



Living Room



Bedroom

Villa C

178.4 M²

Step into a new way of living filled with exquisite comforts offered by this superb 1 storey, 178.4 m2 3 bedroom villa.

An expansive reception area and dining space afford abundant room for large family gatherings and dynamic social events, with a greenery-filled courtyard conveying natural light and added aesthetic appeal. A spacious outdoor terrace and sophisticated roof deck both provide stunning views over the lake and, along with the private garden, provide stylish and scenic venues for every kind of occasion imaginable. An elegant guest bedroom with exterior access is provided for ultimate privacy, while nannies also have their own bedroom area, creating a more favorable living environment.

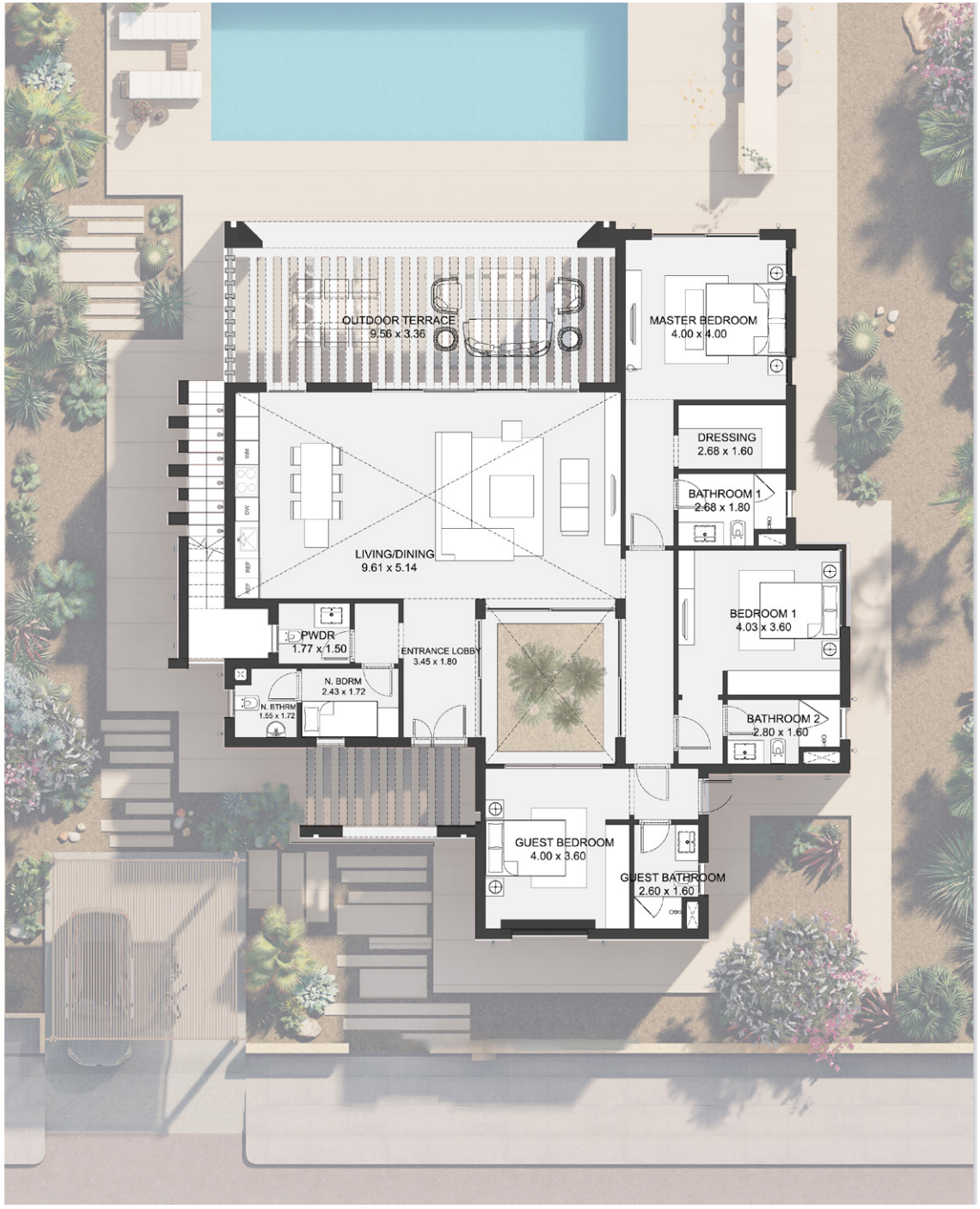


Front View

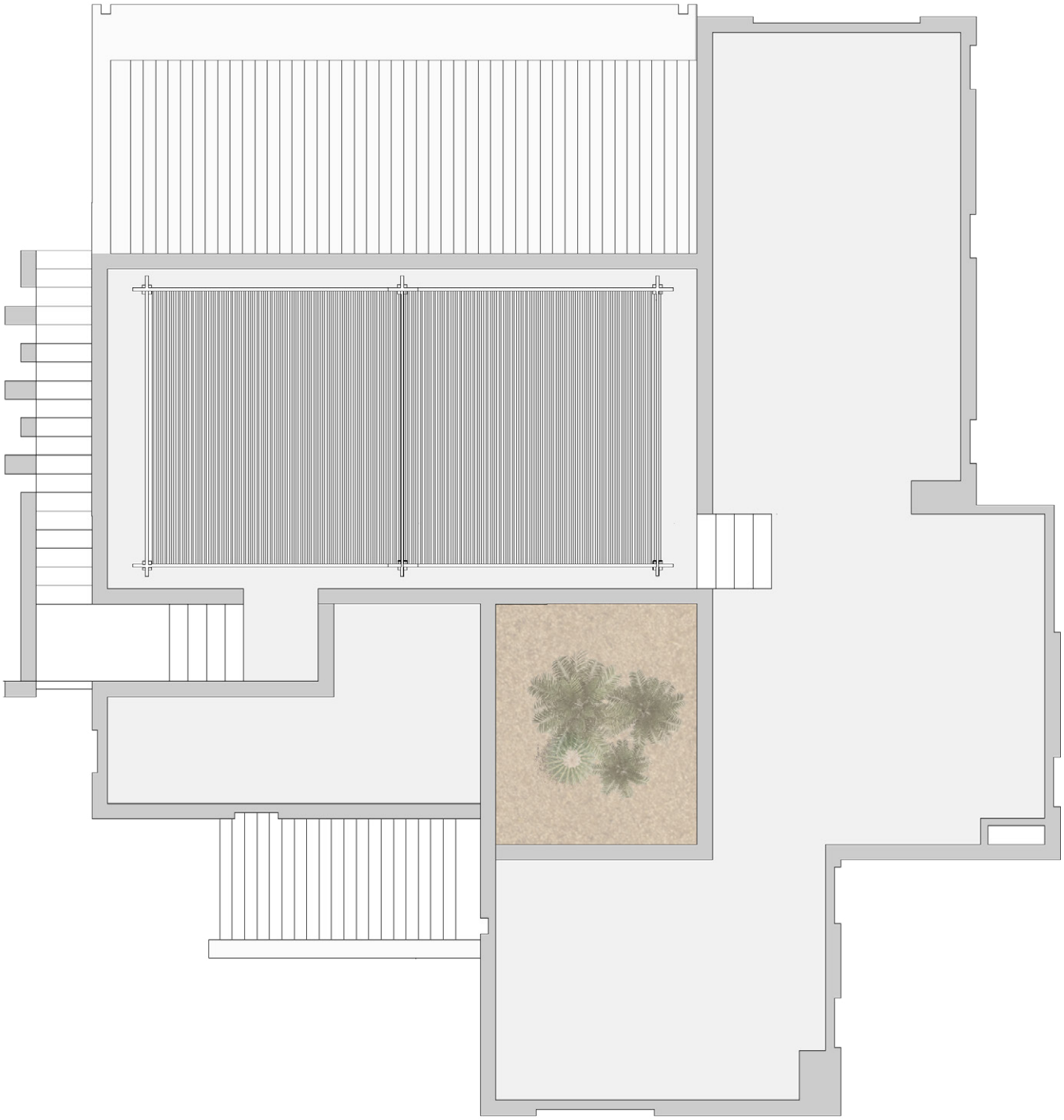


Back View

Villa C | 178.4 sqm
Terrace | 31.9 sqm
Open to sky courtyard | 12.3 sqm



Ground Floor



First Floor



Living Room



Living Room



Bathroom

Villa D

221.6 M²

Enrich every facet of your brand new life journey to enhanced relaxation with this magnificent 221.6 m2 4 bedroom villa.

The refined spaciousness and grandeur of its interiors offer unlimited scope for rest, serenity, entertaining, family gatherings, and private time, with its capacious roof deck having a variety of inviting seating options for the whole family. Greenery is an important design element of this exclusive villa, while the outdoor private garden provides an ideal setting for leisure activities or simply reconnecting with the outdoors. Picturesque lake views from the two master bedrooms and the living area make this villa a beautiful place to dream and appreciate serenity. The villa also encompasses a nanny's room for the ultimate convenience of everyone.





Front View



Back View

Villa D | 221.6 sqm
Terrace | 26.6 sqm



Ground Floor


MASTER BEDROOM 2
3.70 x 3.60
M.BEDROOM
ENTRANCE
2.10 x 1.50
DRESSING
2.10 X 1.40
M. BATHROOM
2.60 x 1.40
BEDROOM
3.82 x 3.60
BATHROOM
2.40 x 1.65
ROOF DECK

First Floor



Living Room



Living Room

Townhouses

Each townhouse is available in two configurations, with middle units offering 149 m2 and corner units providing 153 m2.

Each present spacious, light-filled reception areas perfect for family time, or peaceful rest and reflection, as well as living and dining areas with double height ceilings for an atmosphere of chic opulence.

Shedwan's luxurious 2 storey town houses are the key to a happier, lifestyle filled with carefree contentment and cherished memories. Three bedrooms are available in each town house, with a Master bedroom positioned on the first floor for greatest privacy and grandeur.

The living and dining areas are blessed with double height ceilings for an airy feel. Each town house overlooks a shared pool for fun social times. Rooftop decks and private gardens provide entertainment zones and visually stunning retreats from the everyday.





Front View



Back View

Townhouses



Ground Floor

Townhouses



Frst Floor



Living Room

Shedwan Apartments

Shedwan's fully finished apartments range from 1 to 3 bedrooms.

All of Shedwan's offerings come with a plethora of amenities, from shared pools to serene lake views. Ground floor units enjoy private gardens while upper floor units enjoy spacious terraces and rooftops.



Type A



Lake View

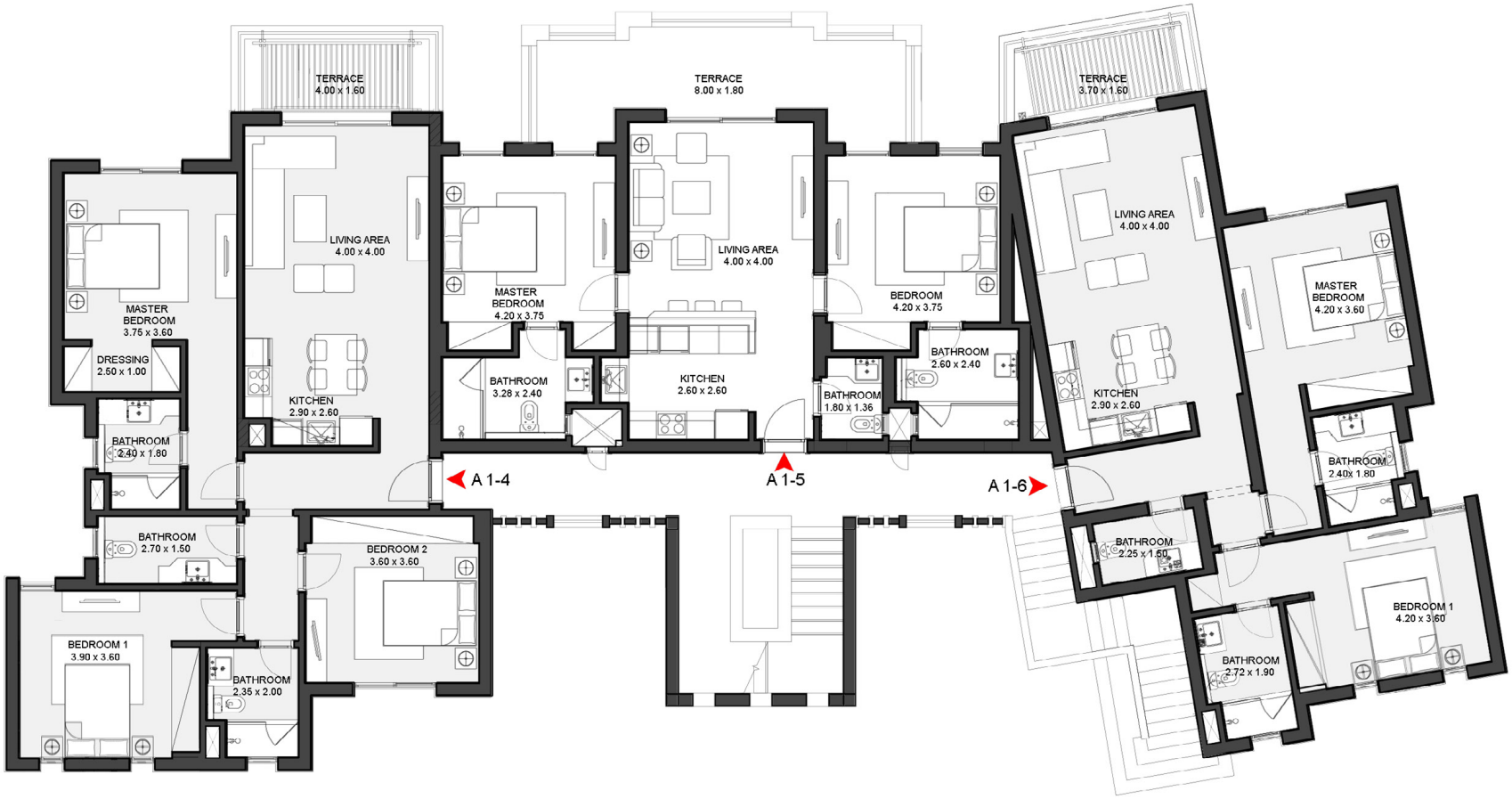


Entrance



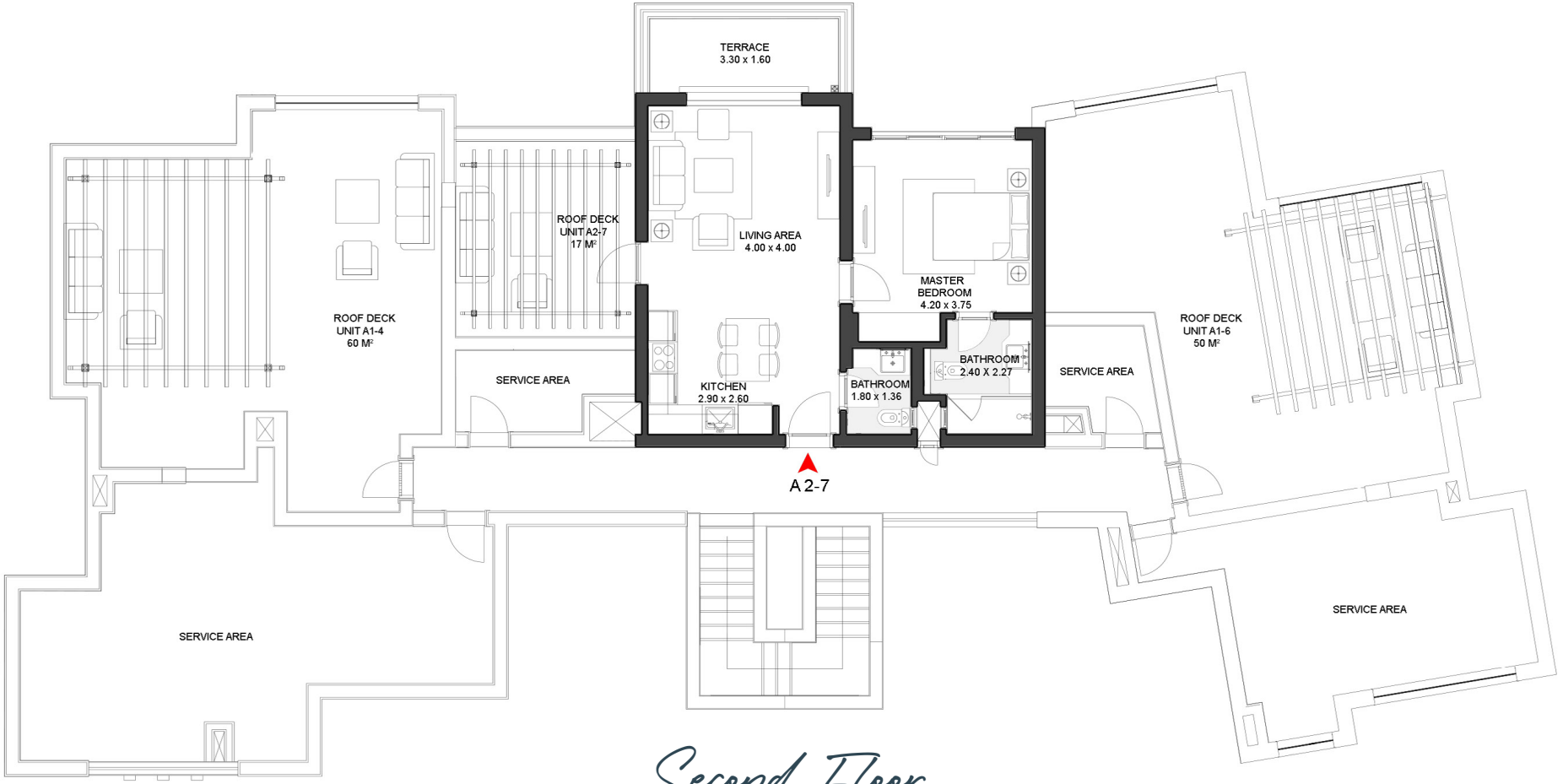
Ground Floor

A-0-1	A-0-2	A-0-3
141.97 sqm	121.56 sqm	121.21 sqm



First Floor

A-1-4	A-1-5	A-1-6
132.46 sqm	109.03 sqm	111.93 sqm



Second Floor

A-2-7
68.78 sqm

Type B



Lake View



Entrance



Ground Floor

B-0-1	B-0-2	B-0-3	B-0-4
141.8 sqm	76.46 sqm	118.86 sqm	121.12 sqm



First Floor

B-1-5	B-1-6	B-1-7	B-1-8
132.3 sqm	66.85 sqm	105.77 sqm	111.45 sqm



Second Floor

B-2-9
99.63 sqm

Interiors

Living and Dining Area



Living and Dining Area



Living and Dining Area



Bedroom



Bathroom



Disclaimer

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change. • All landscaping visuals are for illustrative purposes only and are not included in the property.

ORASCOM
DEVELOPMENT

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades, ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; four in Egypt (El Gouna, Makadi Heights, Taba Heights and Byoum), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, totaling with 7,176 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.

1. EGYPT
El Gouna
O West
Taba Heights
Makadi Heights
Byoum Al Fayoum

2. MONTENEGRO
Lustica Bay

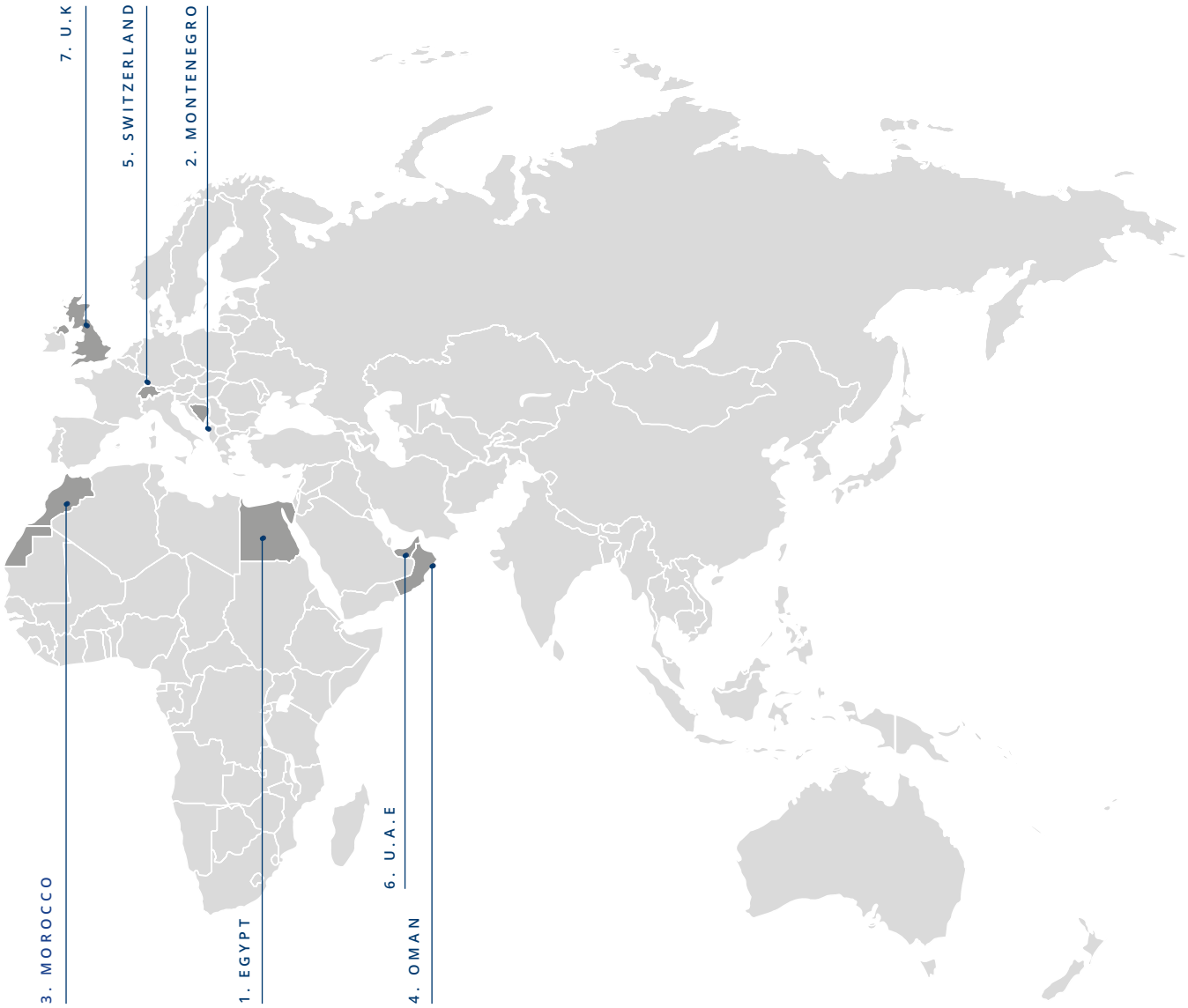
3. MOROCCO
Chbika

4. OMAN
Jebel Sifah
Hawana Salalah

5. SWITZERLAND
Andermatt

6. U.A.E
The Cove

7. UNITED KINGDOM
Eco-Bos



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ORASCOM DEVELOPMENT