TUBA

EL GOUNA

THE HEART OF TOWN

A New District

EL GOUNA
RED SEA

LIVE THE SEA

Love the life

El Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences. Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes.

With picturesque views and endless sunshine, it is an ideal investment at any time of year, allowing you to live the sea, love the life, and embrace its magic in a town like no other.

A PLACE
To Belong

Our inclusive community welcomes 25,000 residents from 50+ nationalities with different backgrounds, fostering a sense of belonging and acceptance that promotes personal growth and well-being. This spirit of harmonious environment makes El Gouna more than just a place to live; it's a place to thrive.

ALL YEAR ROUND
Destination

El Gouna's perfect all year-round sunshine and thoughtful urban planning allows its residents to enjoy healthier and more outdoor focused lives.

ENDLESS SUNSHINE

The town provides a diverse array of amenities including 4 world-class marinas, 2 championship golf courses, 18 reputable hotels, a world-class international hospital, schools, universities, co-working spaces, an airport and over 100 exciting restaurants, bars, and eateries.

A VIBRANT
Town

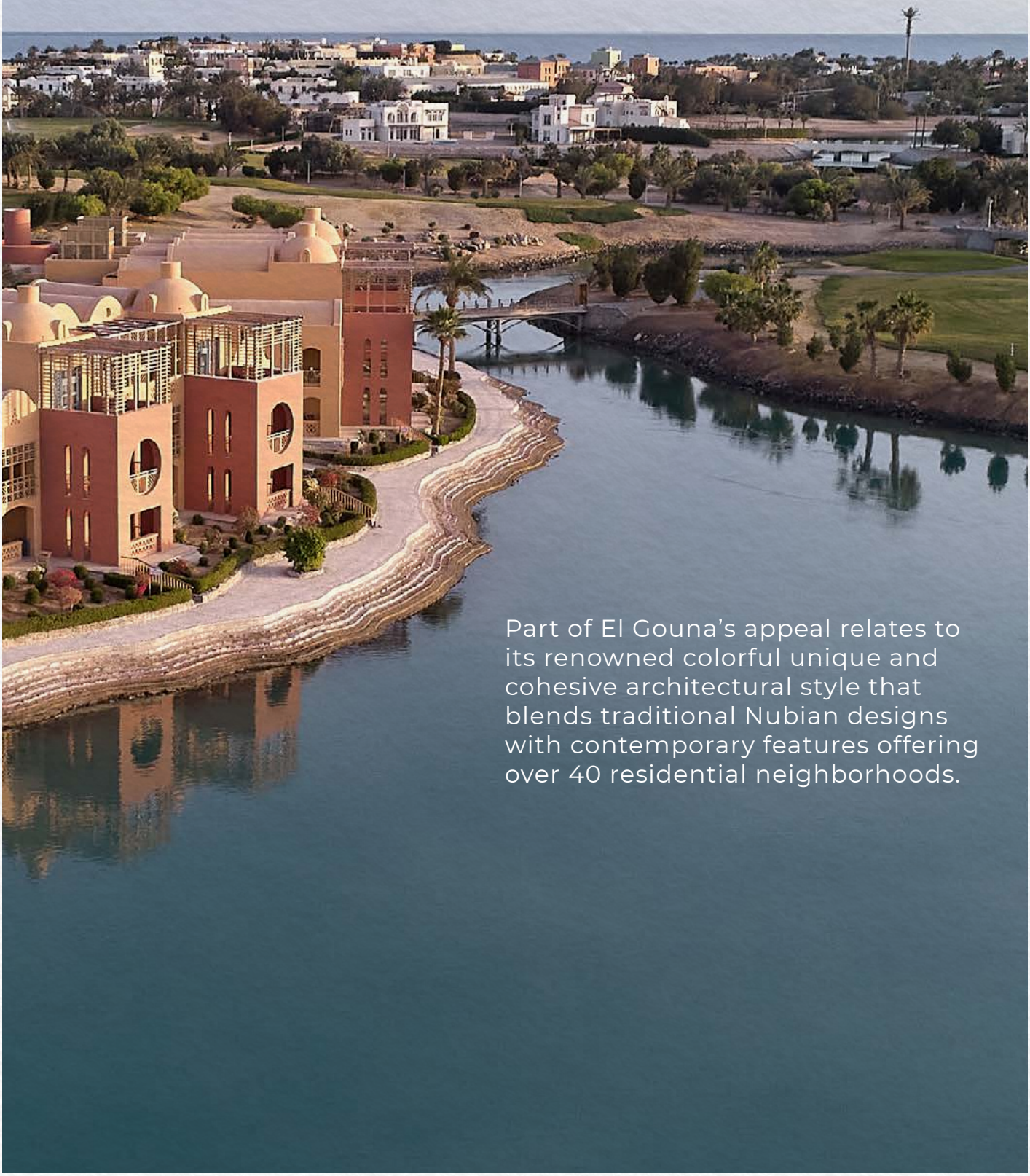
The town also boasts several high-profile cultural events and festivals that occur year-round in the renowned El Gouna Conference and Cultural Center, which infuse the area with energy and excitement, making it a vibrant and lively place ensuring there is always something exciting happening.

EL GOUNA

Vision

To set the global standard for sustainable seaside living, inspiring people to **actualize their individual desires** within a **cosmopolitan**, **carefree, and coastal environment unlike anywhere else.**

WHERE TRADITION MEETS
Modern Design

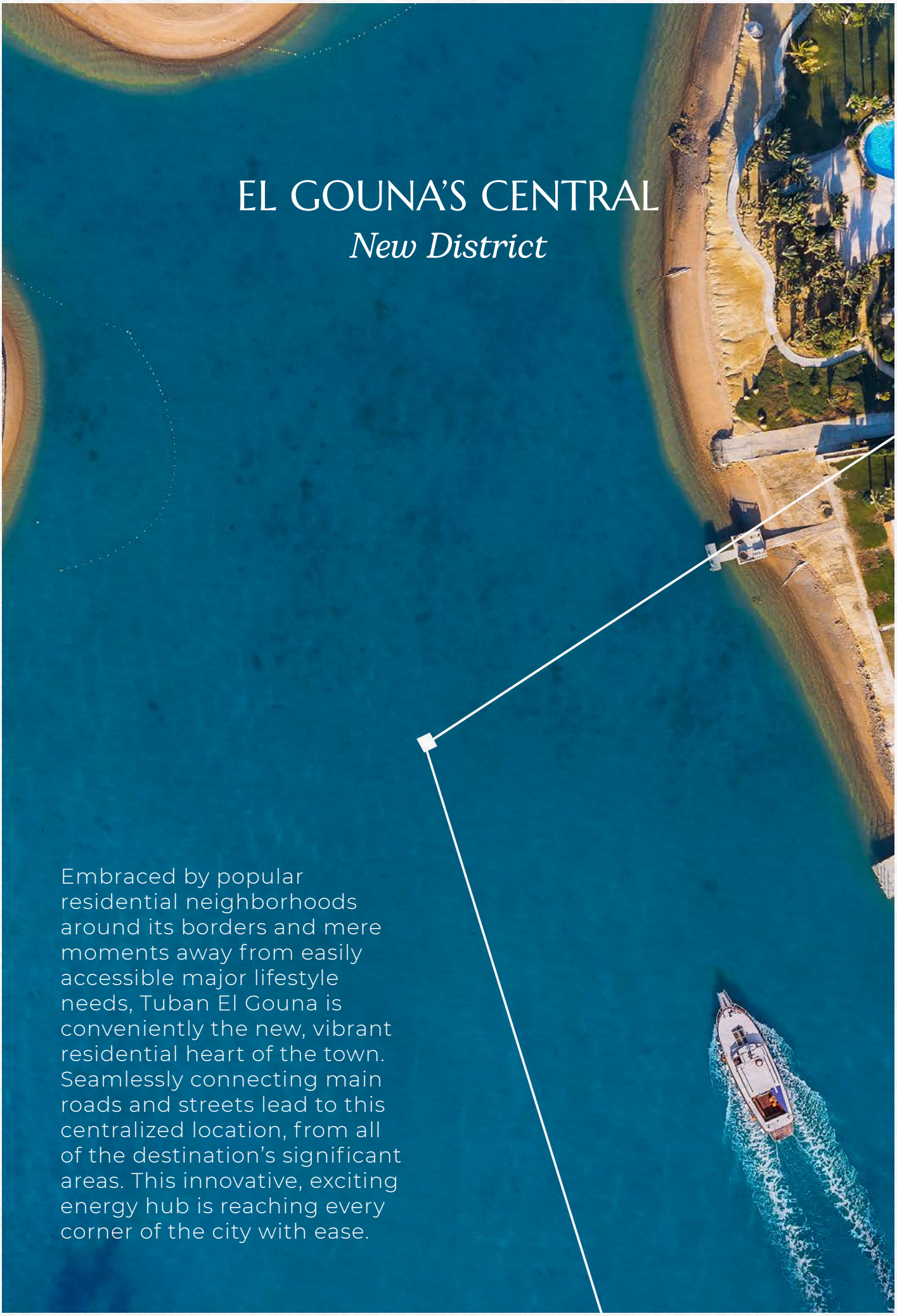


Part of El Gouna's appeal relates to its renowned colorful unique and cohesive architectural style that blends traditional Nubian designs with contemporary features offering over 40 residential neighborhoods.

EL GOUNA
Masterplan

El Gouna masterplan is a visionary urban development blueprint that has transformed the Red Sea coastline into a vibrant and sustainable town. The masterplan prioritizes eco-friendly practices, with initiatives like solar energy usage and waste management systems, showcasing a commitment to environmental sustainability.

Tuban emerges from the town's most prime, central location and vantage point, positioning itself amongst all things desirable. Several interconnecting neighborhoods form Tuban's one vibrant address, with a brand-new water body connecting everything together.



EL GOUNA'S CENTRAL
New District

Embraced by popular residential neighborhoods around its borders and mere moments away from easily accessible major lifestyle needs, Tuban El Gouna is conveniently the new, vibrant residential heart of the town. Seamlessly connecting main roads and streets lead to this centralized location, from all of the destination's significant areas. This innovative, exciting energy hub is reaching every corner of the city with ease.

INSPIRATION

Behind the Name

INSPIRED BY THUBAN

"Thuban" is the ancient Egyptian term for the North Star, which guided ancient mariners and travelers through the vast deserts and seas. Just as Thuban was a pivotal point for those charting unknown territories. Tuban El Gouna not only aspires to be the central hub of town but also the guiding star of El Gouna, illuminating a path to an elevated lifestyle.

LOCATED

At the Heart of El Gouna

LEGEND

- Lagoon
- Hotel
- Marinas
- Sports District

TUBA

EL GOUNA

Masterplan

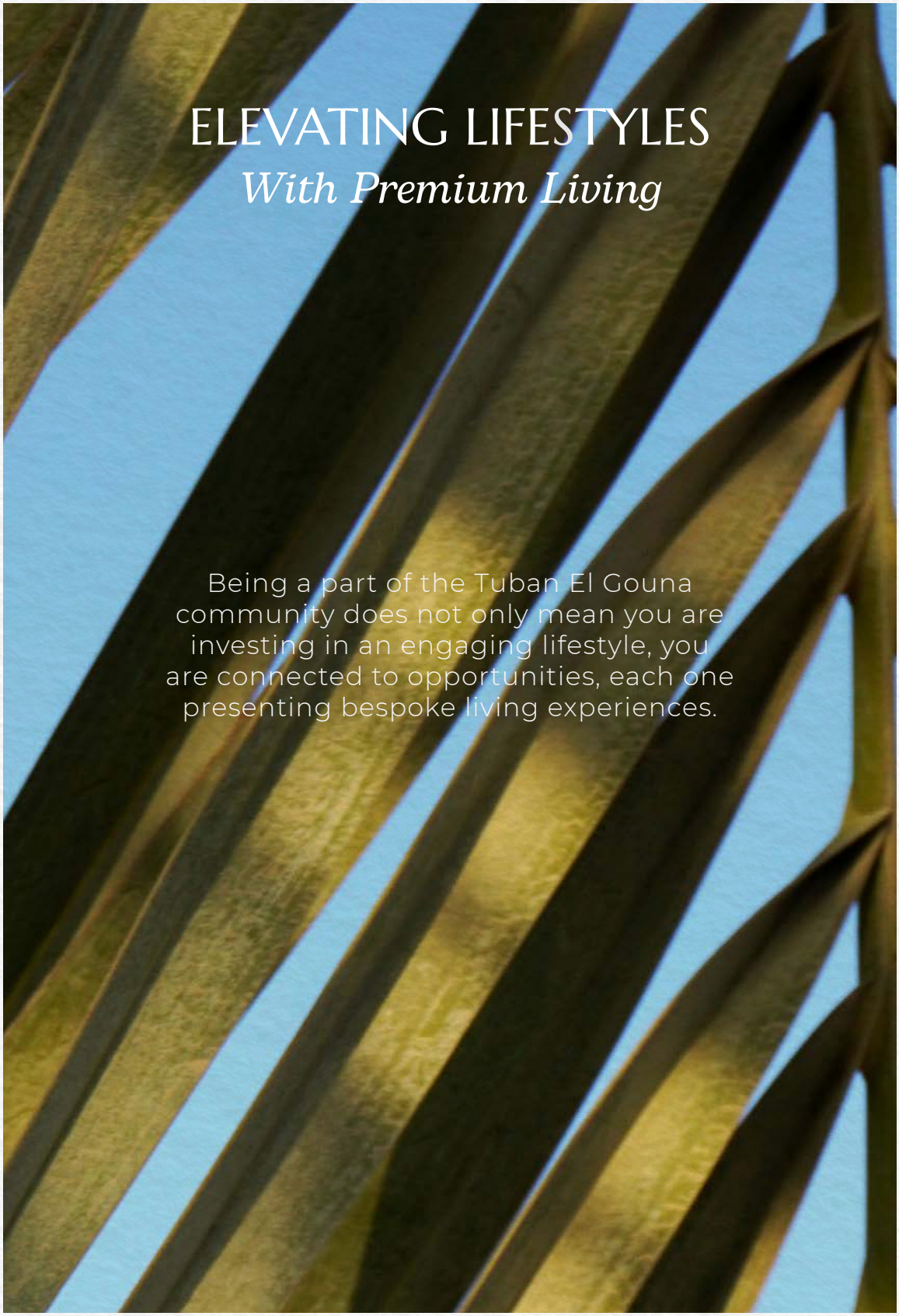
THE SURROUNDING

Tuban El Gouna is surrounded by the town's top attractions, all just minutes away, among them the El Gouna Conference and Cultural Center, Abu Tig Marina, and Downtown. It is also close to essential amenities, such as G-Valley, El Gouna Hospital, and El Gouna Campus.

All distances are measured from the heart of Tuban.

THE VISION

Tuban El Gouna has manifested with one main goal in mind; to create a vibrant area rich in convenience, and powered by connectivity, making it the heart of the town. This dynamic space will seamlessly blend residential and commercial offerings, attracting a diverse and thriving community.



ELEVATING LIFESTYLES

With Premium Living

Being a part of the Tuban El Gouna community does not only mean you are investing in an engaging lifestyle, you are connected to opportunities, each one presenting bespoke living experiences.

LIFE BY
The Water

Tuban El Gouna offers its residents a waterfront lifestyle with its extensive waterscape perspectives. Whether appreciating the tranquil aquatic vistas throughout the district, or conveniently docking your boat in front of your residence, living experiences by the water entices you to embrace calm and nurture your best life. Residing next to a waterbody that connects directly to the open sea unlocks a gateway to experience many effortless aquatic adventures, that start from your home.

SCENIC
Views

Perhaps what makes Tuban El Gouna so visually special is its uniquely planned land elevations. The brilliant topographical arrangement not only adds to the aesthetic charm and character, it ensures every resident has distinct scenic views, ultimate privacy and homeowners can connect to the surroundings from their personal, serene sanctuary.

A PRIME
Location

Being a Tuban El Gouna resident means you are nestled in the heart of El Gouna's vital hub of residential and commercial offerings. You are in the center of everything. Convenience and connectivity ensure life flourishes here. You will be connected to everything you could possibly need. Life's essentials are all within effortless reach.

EVERYTHING YOU NEED,
All in One Place

Tuban El Gouna is home to a lively, flourishing community. The town is an energetic hub of activity. Anything you could need is moments away. From Open air spaces, parks, and children's areas, to destination hotspots, residents are guaranteed a complete living experience, where important services and lifestyle activities are immediately available.

STEP INTO
Effortless Living

Tuban El Gouna was meticulously planned to cater to the active community's needs with lively walkways leading to el gouna's desired areas. Easy accessibility ensures you can reach anything you need effortlessly and have important amenities moments from your doorstep. A central promenade encourages leisurely strolls and a lively social scene.

EL
GOUNA
PLUS

EL GOUNA PLUS

El Gouna Plus is your ultimate gateway to comprehensive end-to-end solutions for all your home needs in El Gouna, offering key benefits to simplify your living experience:

Maximize ROI

Reliable Comfort

Effortless Livability

Turnkey Packages

Comprehensive offerings including full home rebuilds, additions of new extensions, complete redesigns of interiors, and landscaping transformations. Access to pre-set packages, turnkey solutions, and bespoke designs facilitated by our top-tier designers, enabling you to realize your vision of a perfect coastal dream home.

Property Management

Expert management of both short-term and long-term rental arrangements for homeowners in El Gouna. Seamless rental management processes ensure that your property is not only well-maintained but also efficiently managed to maximize rental occupancy and income.

Home Services

Daily offerings that include housekeeping, laundry services, and regular maintenance tasks. These services are designed to enhance the everyday living experience, allowing homeowners and residents to fully immerse themselves in the joys of seaside living without the typical domestic burdens.

EL GOUNA PLUS

AVERAGE FLIGHT TIME
To El Gouna

Approximately
4 HR
flight from most European international airports

Located only
20KM
North Of Hurghada Airport

Easy airport access and only
1HR
Flight from cairo and 1hr flight from luxor

A TOWN THAT HAS IT ALL

25K+
RESIDENTS

12KM
SHORELINE

4
MARINAS
BOASTING
APPROXIMATELY
650 BERTHS

40+
RESIDENTIAL
NEIGHBORHOODS

50+
NATIONALITIES

7.5K
RESIDENTIAL
PROPERTIES

HOSPITAL

02 SCHOOLS
INCLUDING EL GOUNA
INTERNATIONAL SCHOOL AND
THE GERMAN HOTEL SCHOOL

18
HOTELS

02
WORLD CHAMPIONSHIP
GOLF COURSES
STEIGENBERGER GOLF COURSE
ANCIENT SANDS GOLF COURSE

02
CO-WORKING SPACES
GSPACE EAST WING |
GSPACE WEST WING

NURSING
INSTITUTE

PRIVATE
AIRPORT

AWARD WINNING
SUSTAINABLE TOWN

CONCERT AND
CONFERENCE HALL

EL GOUNA
FARM

A TOWN THAT HAS IT ALL

LIBRARY
LINKED TO BIBLIOTHECA ALEXANDRINA

INFORMATION CENTER

09
CERTIFIED DIVING CENTERS

06
CINEMA SCREENS

CABLE PARK
ONE OF THE LARGEST OLYMPIC STANDARD CABLE PARKS IN THE MIDDLE EAST

80+
TUK-TUKS
INCLUDES BUS & SHUTTLE BUS, BOAT, LIMOUSINES AND TUK-TUK

400+
RETAIL OUTLETS
90+ F&B OUTLETS

INT. STANDARD SPORTS ZONE

DOG PARK AND VET

STADIUM

25+
BANKS & ATMS

EL GOUNA FOOTBALL CLUB

EL GOUNA WINERY

06
KITE-SURFING CENTERS

100+
DIFFERENT DINING & NIGHTLIFE SPOTS

- 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.
- The project's master plan is for demonstrative purposes and is subject to change.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover.
- All extensions designs and allowed architecture changes will be pre-set and provided by the developer to respect the unique architecture nature of the project and community guidelines.

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; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum, and O West), 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, totalling with 7,182 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

TUBN

EL GOUNA

EL GOUNA
RED SEA

by ORASCOM DEVELOPMENT

El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.

Online Platforms:

Download El Gouna App

Available on the App Store

GET IT ON Google Play

El Gouna Hotline:

16595