

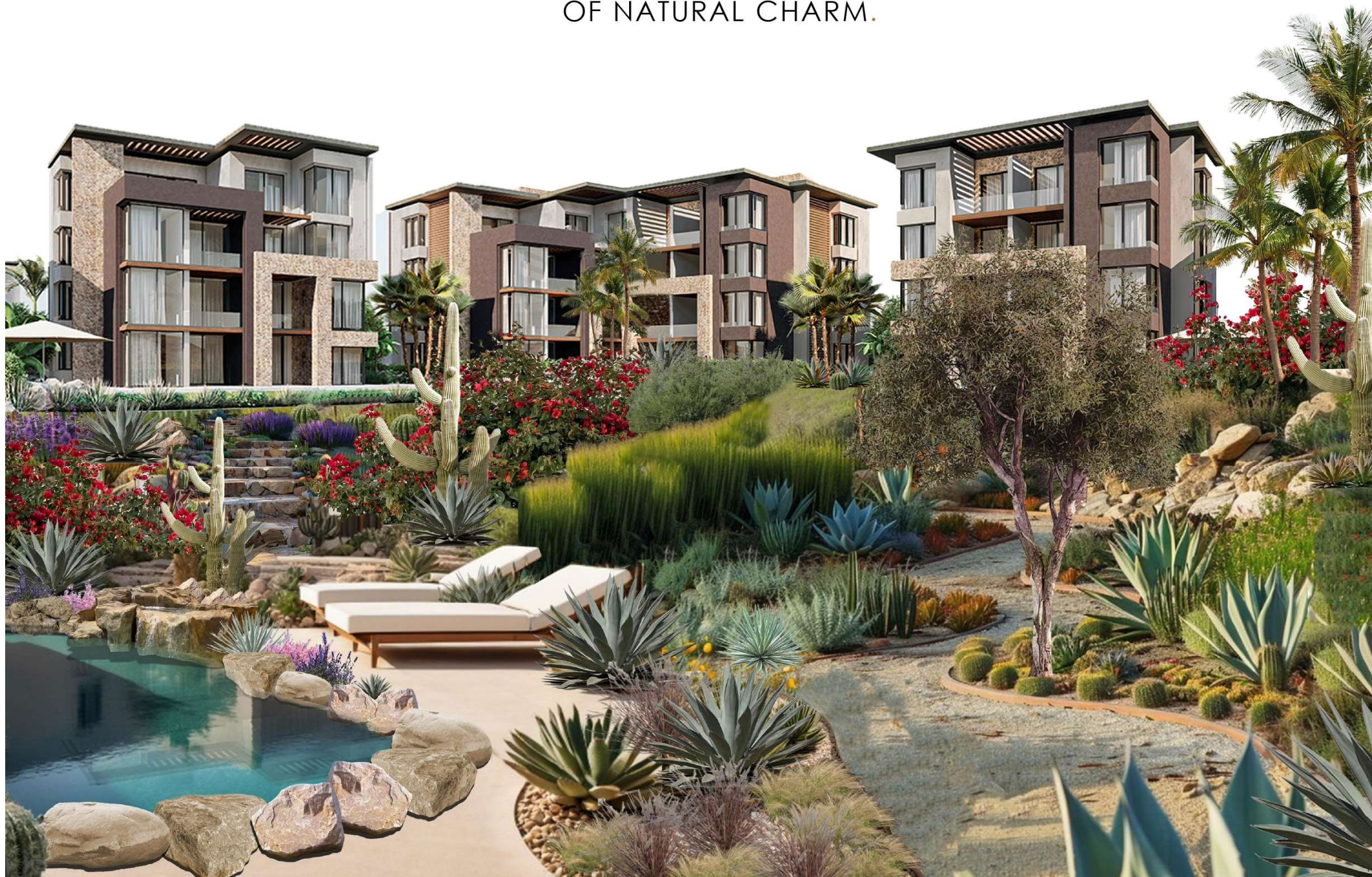
GREENS
BAYWEST VALLEY

FALL INTO THE GREENS



SOMABAY

A PICTURESQUE VALLEY AWAITS YOU. A TIMELESS SANCTUARY
OF NATURAL CHARM.



GREENS BAYWEST VALLEY



Tucked away between Soma's West Coast and idyllic backdrop of the Red Sea mountains lies the West Valley, a magical residential sanctuary boasting the renowned, soothing architecture of Baywest, set within a picturesque, valley walking distance from the tranquil sea of Soma

SOMABAY MASTERPLAN



SOMABAY

RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazej Hotel / Residences
6. Blanca Gardens I
7. Blanca Gardens II
8. Baycentral
9. Nautilus
10. Marina Residences
11. The Arc
12. Somabreeze
13. Reef Town
14. Golf Townhouses
15. Wadi Jebal
16. Wadi Soma
17. Sholan Residences
18. Coves
19. Golf Course Residences

HOTELS & RESORTS

20. Mesca Hotel
21. Kempinski Hotel Somabay
22. Robinson Somabay
23. Sheraton Somabay Resort
24. The Breakers Diving & Surfing Lodge Somabay
25. The Cascades Golf Resort, Spa & Thalasso
26. The Village Hotel
27. SO INN Hotel

SERVICES & AMENITIES

28. Somabay Main Gate
29. Somabay Marina
 - A. Events Ballroom
 - B. Kompas Kindergarten
 - C. Medical Center
 - D. Somabay Sales Office
 - E. Bayfit
 - F. Stayr Lounge
30. Employee Housing
31. Mosque
32. Pets Hotel
33. Events Platform

ATTRACTIONS & ACTIVITIES

34. Umm Cursan Island
35. Reef Island
36. Jasmine Horse Stable
37. Mesca Beach Club
38. 7BFT (Kite Surfing Center)
39. S.Cape Beach Club
40. Orca Diving Center
41. Jetty Hub
42. Tobia Island

PLAY PARK

43. Soma Splash Aqua Park
44. Soma Raceway & Hoppa
45. Kids Playground

SOMABAY GOLF

46. Golf Academy
47. Sports Hub & Proshop
48. Scoring Arena
49. 360 Hub
50. Gary Player Golf Course
51. Tim Lobb Golf Course
52. Par 3 Course

GREENS BAYWEST VALLEY

LOCATION







- RT 1- Apartments - 8Keys - 2BR - B+G+2
- RT 2- Apartments - 7Keys - 2BR - B+G+2
- RT 3- Apartments - 6Keys - 2BR - B+G+1
- RT 7- Apartments - 9Keys - 1BR - G+2
- RT 5- Apartments - 5Keys - 2BR - G+2
- RT 8- Apartments - 6Keys - 1BR - G+1
- Villa A - 3Br - G
- Villa B - 2Br - G

GREENS BAYWEST VALLEY



MASTER PLAN

GREENS BAYWEST VALLEY

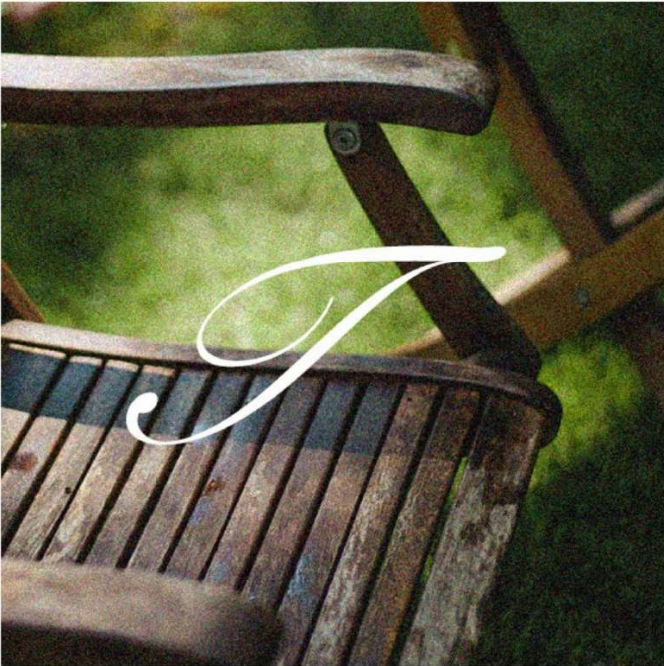


GREENS BAYWEST VALLEY



GREENS

BAYWEST VALLEY



VILLAS



BAYWEST VALLEY
Villa C



Villa C - 4Br - G+1



GROUND FLOOR PLAN



ROOF FLOOR PLAN

Vila 6A – 4Br – G+1
Total BUA 187 sqm

Living Room	5.2x4.5m
Dining Room	5.2x4.5m
Kitchen	3.0x3.0m
Master Bedroom	5.4 x 4.2m
Master Bathroom	2.7 x 1.8m
Master Bedroom 2	5.6x4.2m
Master Bathroom 2	2.5x2.3m
Bedroom 1	4.2 x 3.6m
Bedroom 2	4.3 x 3.6m
Bathroom	2.2 x 2.0m
Maid's Room	2.0 x 1.6m
Roof Terrace	6.5 x 4.0m

DISCLAIMER PLEASE note that area sizes are subject to minor changes during execution and that swimming pools and guard rooms are not included.

Villa G02:

- 4 bedrooms stand-alone villa [+ nanny's room]
- 3 bathrooms [2 en-suite bathrooms]
- BUA: 187 sqm Plot: 400 sqm
- G+1
- Delivery: 3 years / finished

7 years payment plan :

Total price:	EGP 21,340,000
10% down payment:	EGP 2,134,000
28 equal quarterly installments:	EGP 685,929

*** 1st installment due 3 months after reservation**

Fees:

- Maintenance fee: 10 USD per sqm BUA per year
- Water & Electricity meter (one time payment): 2100 USD
- Clubhouse membership (one time payment): 300,000 EGP (installment options available)
+ yearly management fees