

r a s s o m a

R E S I D E N C E S



An aerial photograph of a vast, deep blue body of water. The water's surface is covered in fine, rhythmic ripples. In the center-left of the frame, a small, light-colored boat is visible, moving across the water and leaving a faint wake. The overall scene is serene and emphasizes the scale of nature compared to human-made objects.

“HUMANS ARE A PART OF NATURE  
NOT APART FROM IT”  
- *Marc Bekoff*



**TRAVCO GROUP**  
**A LEGACY OF LUXURY**

With over **40** years of experience in the Tourism and Hospitality sectors, **Travco Group** is one of the **MENA** region's largest developers and operators of hotels, resorts and cruises. Founded in 1979 by **Hamed El Chiaty**, **Travco Group** has evolved into an international organization with over **60** companies in **3** continents. Today it boasts an unrivalled track record of success across a wide range of industries including hospitality, tourism, aviation, transportation and real estate development.



## TRAVCO PROPERTIES THE DEVELOPERS OF ALMAZA BAY

Building on Travco Group's **decades** of success in Tourism and Hospitality, **Travco Properties** is the real estate development arm of the group. Leveraging on **Travco Group's** strategic land bank of **16 million SQM**, **Travco Properties** is widening the arena of real estate offerings in **Egypt** by creating sustainable and self-sufficient developments. Its main goal is to introduce a new perspective on mixed-use developments by establishing alternative, progressive, urban and beach communities. **Travco Properties** was established in **2014** and launched its flagship project, **Almaza Bay**. It instantly became an important player on **Egypt's North Coast**. Building to achieve the goals of its masterplan, **Travco Properties** continuously strives to fulfil its future expansion plans and proudly introduces its latest project at **Ras Soma**.



## ALMAZA BAY

Almaza Bay is Travco Properties' flagship development on Egypt's North Coast, located 38 km before Marsa Matrouh. Almaza Bay is a mixed-use development built on a land plot of 6.5 Million SQM.

The project currently features 5 world-class hotels, almost 2,000 residential units, with over 900 units delivered to date as well as a variety of F&B and retail outlets.

The carefully sited amenities coupled with contemporary design and resort sensibilities seek to create a destination that offers a timeless sense of place. All phases of Almaza Bay are being developed with a significant layer of infrastructure, ensuring overall sustainability.

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MASTERPLAN OVERVIEW

- |                       |                                  |
|-----------------------|----------------------------------|
| 1. Main Entry         | 12. Ras Soma Marina              |
| 2. The Town           | 13. Ras Soma Residences          |
| 3. Go-karting         | 14. Beach Club                   |
| 4. Water park         | 15. Kite Surfing and Dive Center |
| 5. Adventure Park     | 16. Steigenberger Ras Soma       |
| 6. Oasis Lagoon Park  | 17. Jaz Ras Soma                 |
| 7. Sports Club        | 18. Hotel Conference Center      |
| 8. Wadi Park          | 19. Village Hotel                |
| 9. Lagoon Beach Club  | 20. Hotel Serviced Apartments    |
| 10. The Village       | 21. Utility Area                 |
| 11. Marina Apartments |                                  |





## RAS SOMA MARINA

For those seeking sea-bound leisure the marina will be the hub for boat cruising, deep sea fishing, diving and coastal tours.

The marina will be further activated by a waterfront dining and retail experience along its quayside, with private and serviced apartments overlooking the marina basin.





BEACH CLUB





OASIS LAGOON PARK





## WADI PARK

The project has been designed to encourage direct connectivity to the coast for all residential neighbourhoods, made possible by the active green spine park that runs through the centre of the development.

Not only does this provide prime views of a landscaped park space for the residences, along its length a variety of leisure and family amenities have also been planned for resort guests and visitors from around the world to enjoy.

These have been set amid a desert and wadi-inspired landscape, providing a more natural resort setting in keeping with the spirit of place.





LAGOON BEACH CLUB





## RAS SOMA RESIDENCES

Located along the crystal clear waters of the Red Sea with a magical backdrop of the mountains, Ras Soma presents ultimate harmony with nature. Inspired by the serenity of the surrounding landscape, this is the place where people come to live a life that is tranquil, yet dynamic - a life that is simple, yet luxurious - a life that is easy-going, yet full.

Travco Properties is proud to unveil its latest residential sea side community. The unique combination of world class services and years of experience in the real estate industry, births a one-of-a-kind international residential destination. Launching hotel-serviced residential units, ranging from beachfront villas to cozy apartment condos; beautifully masterplanned and interlaced with stunning landscaping and water features, as well a breathtaking vista of the serene shoreline of the Red Sea.



Nobu Hotel, Los Cabos, Mexico



## MEET THE MASTER PLANNERS & ARCHITECTS

Design excellence has always been at the core of WATG's mission. Achieving exceptional creativity and innovation requires the thoughtful assembly of diverse perspectives, experiences and expertise; and this is what motivates our integrated, multidisciplinary team-driven design process. We consistently bring together strategists, planners, architects, interior designers, and landscape architects with diverse backgrounds in order to fuel new ideas – better ideas – that so often emerge at the intersections of different disciplines.

Design brilliance is not simply about beautiful spaces and places, though beauty is an important factor. It also combines a project's functionality, profitability, sustainability and longevity, and the experience of each person and community involved. The impact that the built environment has on people and the land must be designed as carefully as the built environment itself.

# WATG

# RAS SOMA RESIDENCES

## UNIT TYPES

- Beachfront Villa
- Beach Villa
- Shore Villa
- Quad Chalet
- Apartments



SHORE VILLA  
Garden View



SHORE VILLA  
Entry View



# SHORE VILLA

3 Bedrooms - 200 m<sup>2</sup>

## Ground Floor:

Living Room	4.30 m x 4.40 m
Kitchen & Dining Room	4.30 m x 4.90 m
Guest Toilet	1.30 m x 1.75 m
Bedroom 1	3.35 m x 3.35 m
Bathroom 1	2.70 m x 1.60 m
Maid's Room	2.70 m x 2.80 m
Maid's Bathroom	2.70 m x 1.00 m
Storage	1.30 m x 1.65 m
Laundry	1.20 m x 0.70 m
Courtyard	3.00 m x 4.00 m

## First Floor:

Master Bedroom	3.30 m x 5.10 m
Dressing	2.30 m x 1.30 m
Master Bathroom	2.30 m x 2.30 m
Bedroom 2	3.35 m x 3.35 m
Bathroom 2	2.70 m x 1.60 m
Roof Terrace	44 m <sup>2</sup>



Ground Floor



First Floor

## DISCLAIMER

All above floor plans, features and specifications are conceptual only and subject to change. All dimensions are approximate and may vary with actual construction. All depictions of matters of detail shown hereon, including, but not limited to, items of finish, furniture and decoration, are conceptual only and are not necessarily included in the Unit. For a correct representation of the items included in the Unit, see the Purchase Agreement. Tranco Properties reserves the right to make revisions and design development. Actual area may vary from the stated area. All above drawings are not to scale. Masterplans, illustrations and sections are "works in progress" which periodically change as circumstances require and according to government regulations and permits. Overall concepts may be used as a general reference source, but specific details are not to be viewed as "set in stone".

