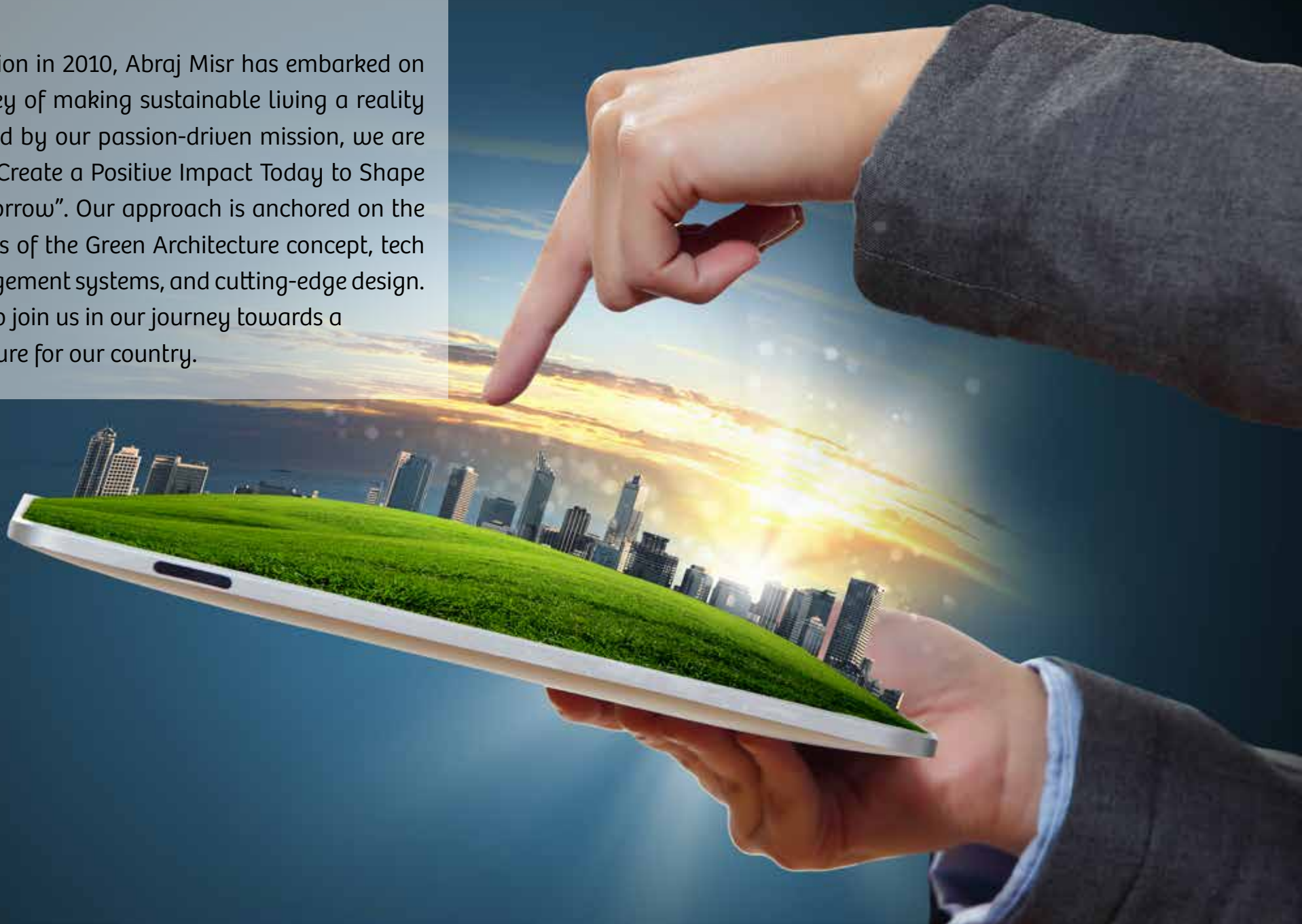


THE  
**SHORE**  
NORTH COAST  
EVERYTHING BY THE SEA

## ABOUT ABRAJ

Since its inception in 2010, Abraj Misr has embarked on a daring journey of making sustainable living a reality in Egypt. Guided by our passion-driven mission, we are committed “to Create a Positive Impact Today to Shape a Greener Tomorrow”. Our approach is anchored on the three key pillars of the Green Architecture concept, tech building management systems, and cutting-edge design. We invite you to join us in our journey towards a sustainable future for our country.







## THE SHORE

Amidst my green walls lies my secret, which will not be discovered unless you visit me, take a walk on my soft sandy beach, and enjoy the smooth waves. A world designed especially for you, where you will find all what you wish for, coated with personalization, luxury and fun time all year long. A full integrated world of services, where you will feel that is only made for you.



# LOCATION MAP



MASTER PLAN





# RESORT FACILITIES

- Club House
- Gym
- Restaurant and Cafes
- Covered Swimming Pool
- Supermarket
- Pharmacy



# BEACH FACILITIES

- Pergolas on the beach for shower
- Cafes on the beach
- Playing area for the kids
- Playground “Basketball area, Volley ball area, Football”
- Lazy river suitable for Swimming and Gondola



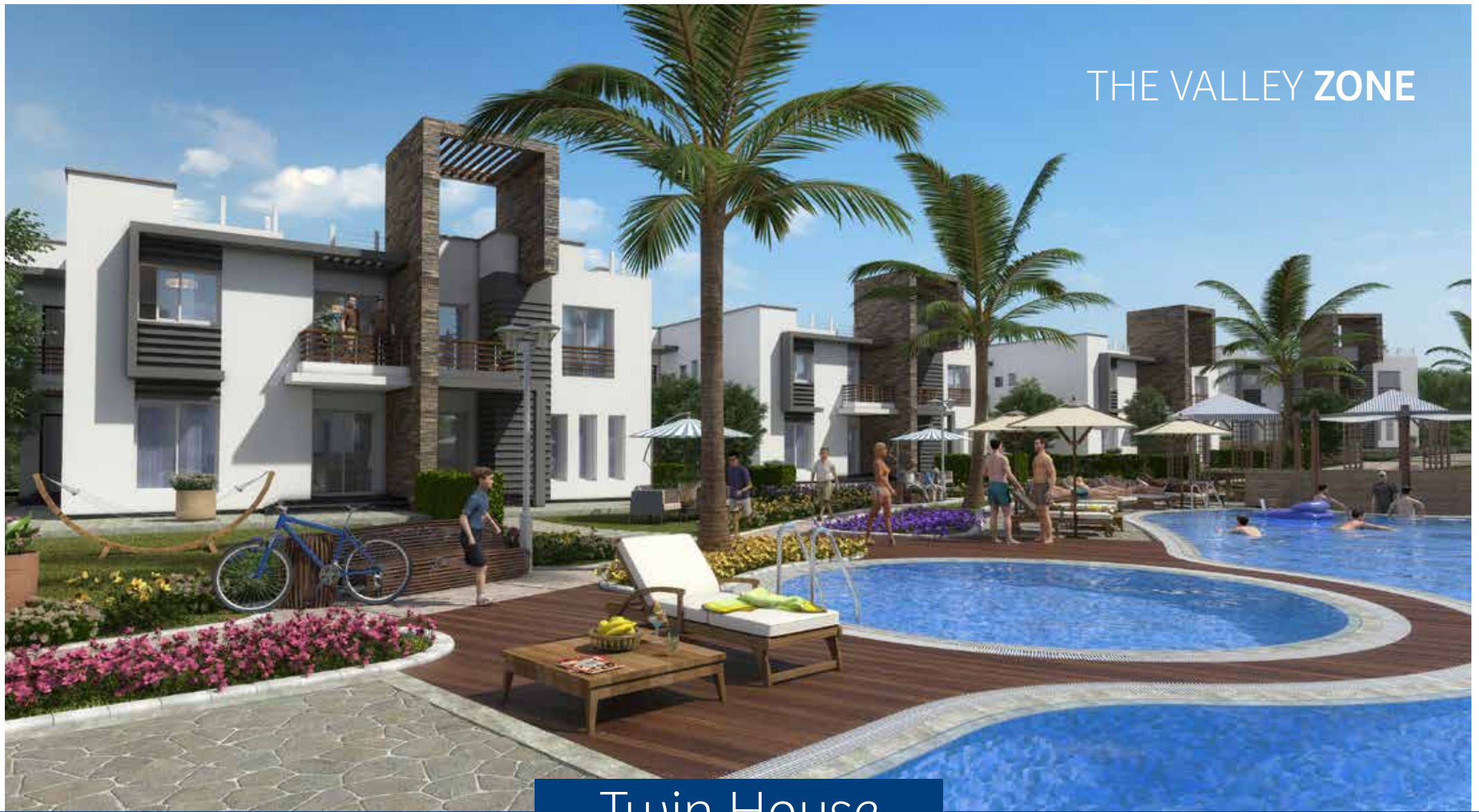
# THE VALLEY ZONE

The sea breeze is calling you in the valley, where the units are more spacious up to 235 M2 with gardens directly overlooking the most beautiful north coast beaches, as well as an 1100 meters lazy river.





THE VALLEY ZONE



Twin House

# TYPE: Twin House



Type (T) G. FLOOR  
Total Area: 110 m2

Entrance	2.20 x 3.45
Reception	6.50 x 7.50
Terrace 1	1.35 x 1.45
Terrace 2	2.50 x 3.20
Kitchen	3.30 x 4.00
Bathroom	1.60 x 1.70



Type (T) F. FLOOR  
Total Area: 125 m2

Terrace 3	2.15 x 2.90
Terrace 4	1.25 x 1.35
Terrace 5	1.70 x 3.35
Living Room	3.10 x 4.50
Master Bed Room	3.50 x 4.10
Bed Room 1	3.30 x 4.10
Bed Room 2	3.30 x 3.70
Bathroom	1.95 x 2.85
Master Bathroom	1.95 x 2.25



# TUSCANY ZONE

Tuscany is consider the largest zone at sabiduria, For the more nature loving sabidurians, then definitely Tuscany will be your zone, you will be mesmerized by Tuscany's the planted grass and flower walls, and amidst all this you will find several water features and lakes .



# TUSCANY ZONE

Challet 105M<sup>2</sup>



TYPE: Challet 105M<sup>2</sup>



Type (H) G. Floor  
Total Area: 105 m2

Garden	
Entrance	1.67 x 1.65
Living & Dinning	4.70 x 3.70
Kitchen	2.30 x 2.70
Master Bed Room	3.90 x 3.20
Bathroom	1.80 x 2.50
Bed Room	3.60 x 3.11
Master Bathroom	1.80 x 2.50
Storage	0.80 x 1.94
Corridor (1)	1.83 x 1.14
Corridor (2)	1.94 x 1.15
Terrace (1)	3.50 x 1.50
Terrace (2)	2.20 x 1.32



Type (H) ■

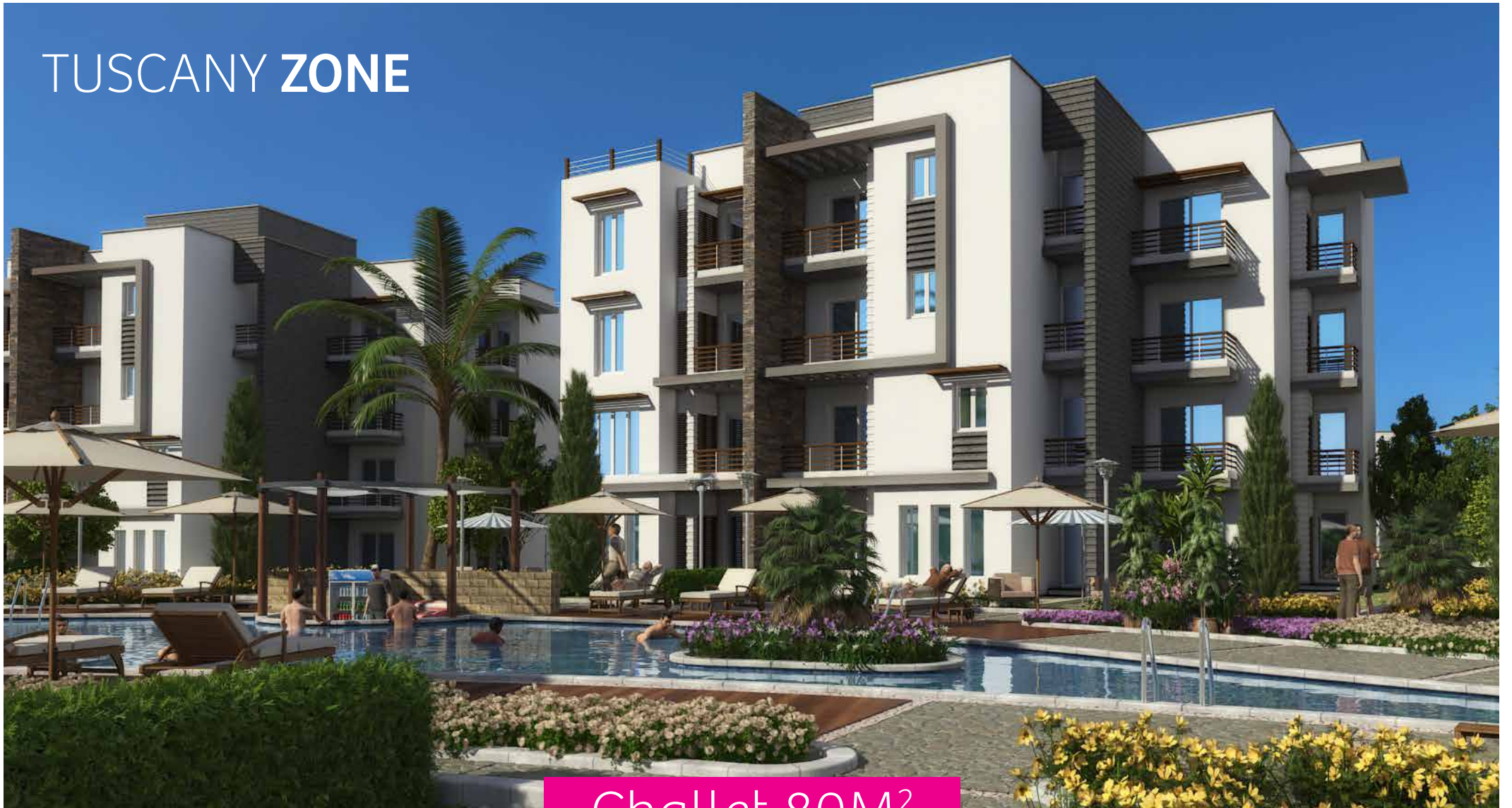
Type (I) G. Floor  
Total Area: 105 m2

Garden	
Entrance	3.22 x 2.00
Reception & Din	3.65 x 4.42
Kitchen	2.91 x 2.91
Master Bed Room	3.21 x 3.45
Bathroom	2.80 x 2.00
Bed Room	3.30 x 3.80
Master Bathroom	2.80 x 2.00
Corridor (1)	2.54 x 1.10
Terrace (1)	1.32 x 2.07
Terrace (2)	2.45 x 1.23



Type (I) ■

# TUSCANY ZONE



Challet 80M<sup>2</sup>



TYPE: Challet 80M<sup>2</sup>



Type (D)  
Total Area: 80 m2

Garden	25.00 m2
Reception & Kitchenette	3.70 x 6.00
Terrace 1	1.25 x 3.50
Terrace 2	1.05 x 1.25
Bed Room 1	3.30 x 3.30
Bed Room 2	3.30 x 3.50
Bathroom	1.80 x 2.30



Type (E) ■

Type (E)  
Total Area: 80 m2

Garden	25.00 m2
Reception & Kitchenette	3.85 x 5.60
Terrace 1	1.25 x 2.50
Terrace 2	1.05 x 2.05
Terrace 3	1.10 x 1.65
Bed Room 1	3.20 x 3.30
Bed Room 2	3.30 x 3.30
Bathroom	1.95 x 2.35



Type (D) ■



TUSCANY ZONE

Challet 135M<sup>2</sup>



**TYPE:** Challet 135M<sup>2</sup>



Type (P)

Total Area: 135 m2

Garden	25.00 m2
Entrance	1.60 x 2.40
Reception	4.00 x 5.60
Kitchen	2.50 x 2.45
Terrace (1)	1.45 x 3.85
Bedroom (1)	3.30 x 3.70
Bedroom (2)	3.50 x 3.60
Terrace (2)	1.10 x 2.60
M.Bedroom	3.30 x 3.70
M. Bathroom	1.90 x 2.40
Bathroom	1.90 x 2.40



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