

BAYCENTRAL

villas

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s o m a b a y

SOMABAY
OUTSTANDING BY NATURE





A NATURALLY INVITING EXPERIENCE

Nestled on 10 million square meters of lush land, life at Somabay is where fantasy-scapes follow you wherever you go and sundrenched activities take infinite elevating forms. Expertly conceived to evoke a laid-back European feel, every aspect of the heavenly development is sympathetic to nature, painting colorful experiences around its lively marina and soul soothing jetty, so you can take recharge or decelerate. Home to 5 luxury resort hotels and a signature portfolio of residential properties, Somabay's one-of-a-kind settings with its full complement of premium amenities are the stage for incomparable experiences alongside friends and family.

SOMABAY MASTERPLAN

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THE LUXURIOUS SIDE OF SOMABAY

Bay Central is the most exclusive and premium spot in Somabay, oozing inescapable elegance and class. Masterplanned to surround communities' with a unique air of sophistication and grandeur, every aspect of Central Bay's residential vision seamlessly integrates in absolute harmony with the natural environment to redefine contemporary living on the Red Sea.

Boasting crystalline waters that flow over colorful gardens of corals, Bay Central directly opens onto panoramic views of sapphire beaches and tranquil lagoons, so residents can slow down and sunbathe or simply live it up by engaging in exciting beachfront activities, offered in abundance above and below Somabay's mesmerizing sea.





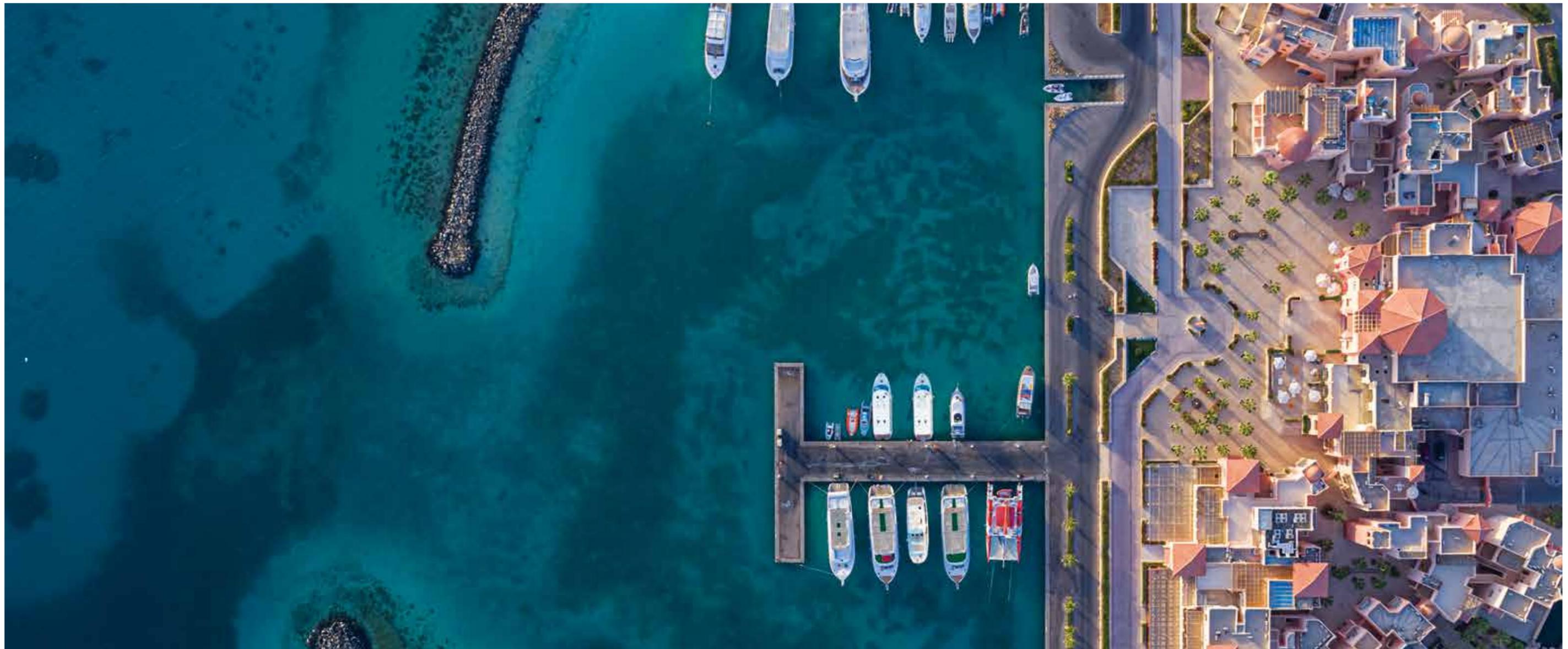
Future
Developments

Bay Central

S O M A B A Y M A R I N A
A W O R L D - C L A S S M A R I N A
A S Y O U R B A C K D R O P

Step into Somabay's world-class Marina and lose yourself in a diverse array of authentic experiences, perfected by a treasure-trove of locally grown brands. Set to become the pulsating heart of the peninsula year-round, the Marina is an exclusive invitation to indulge in unique culinary adventures, soulful retail experiences and late-night entertainment.

Sip on a cup of freshly ground coffee at 30 North, as you enjoy a good read from the neighboring Diwan Bookstore. Uncover a pandora's box of stylish boutiques and artisanal souvenir shops, crowned by the finest handcrafted home accessories displayed at Rax. Indulge in juicy burger buns served all day long at Burger & Shrimp, freshly prepared homemade Pizza served at Farina or sample tantalizing oriental dishes, perfected by Baladina. For friends wishing to spend a memorable night out, Sobar is the place to dine under a blanket of stars, perfected by signature delights and a flowing panorama of the Red Sea.





B A Y C E N T R A L
S I T E P L A N

Offering a little bit of something for everyone, living at Bay Central strikes the perfect balance between exclusive bay-front living with all its privacy and calm while being in the heart of action unfolding around Somabay's bustling Marina - located just minutes away from your home.

Spend the day soaking up the sun, as you enjoy beachfront privacy from the comfort of your own home, and when the day draws to an end, head out to Somabay's lively Marina to indulge in a diverse array of enriching experiences, spanning world-class dining, late night entertainment, and family fun, perfected by impeccable service, anytime of the year.



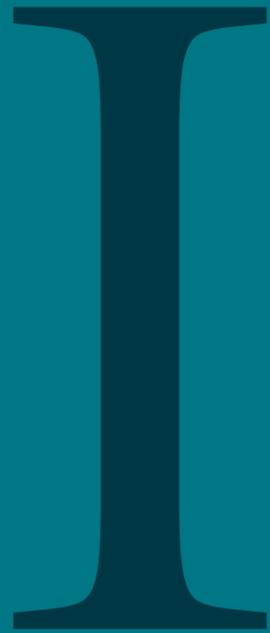
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Bay Villas



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Bay Villa 1

Ground Floor

Gross Area	307.00 m ²
Unit Area	261.00 m ²
Terrace	46.00 m ²

Living Area	7.05 × 4.70
Kitchen	3.80 × 5.35
Dinning	4.25 × 6.95
Master Bedroom	4.00 × 4.15
Master Bathroom	2.00 × 3.00
Maid's room	3.15 × 2.25
Maid's Bathroom	2.08 × 1.65



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Bay Villa 1

First Floor

Gross Area	301.00 m ²
Unit Area	211.00 m ²
Terrace	90.00 m ²

Master Bedroom 1	7.40 × 6.05
Master Bedroom 2	4.70 × 5.75
Master Bedroom 3	4.15 × 7.55
Bedroom 4	7.40 × 4.00
Study Room	2.50 × 4.00



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Bay Villas

II

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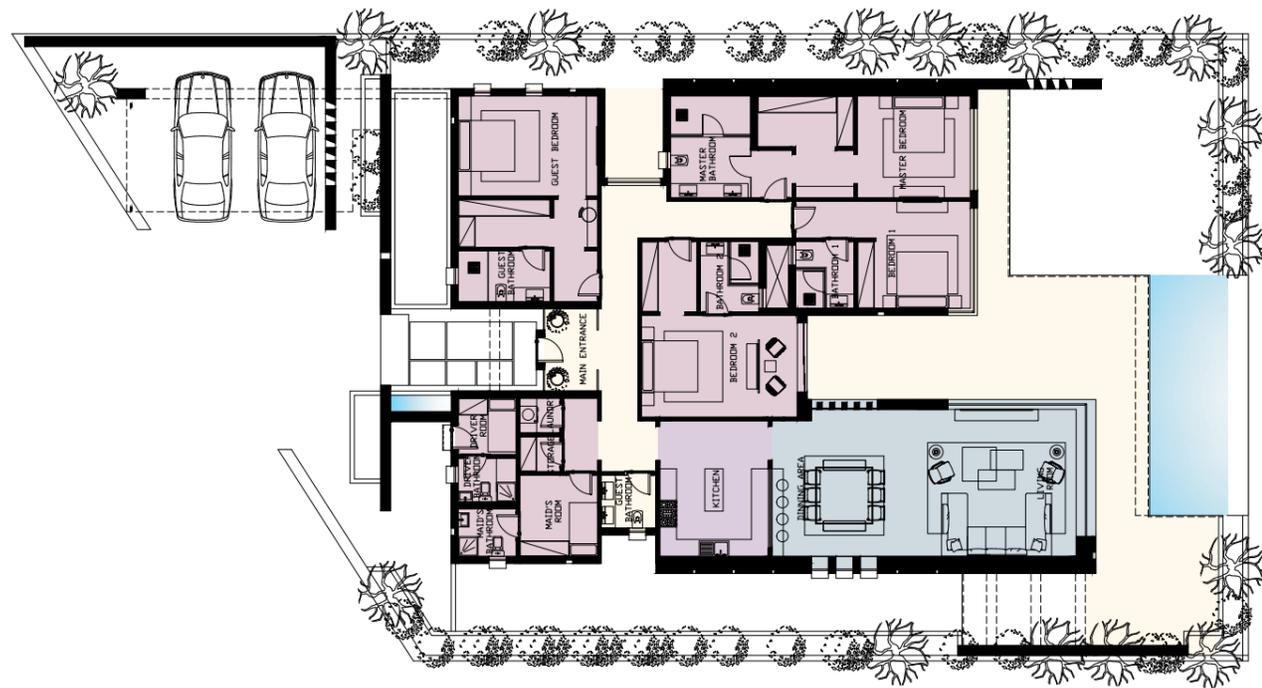


Bay Villa 2

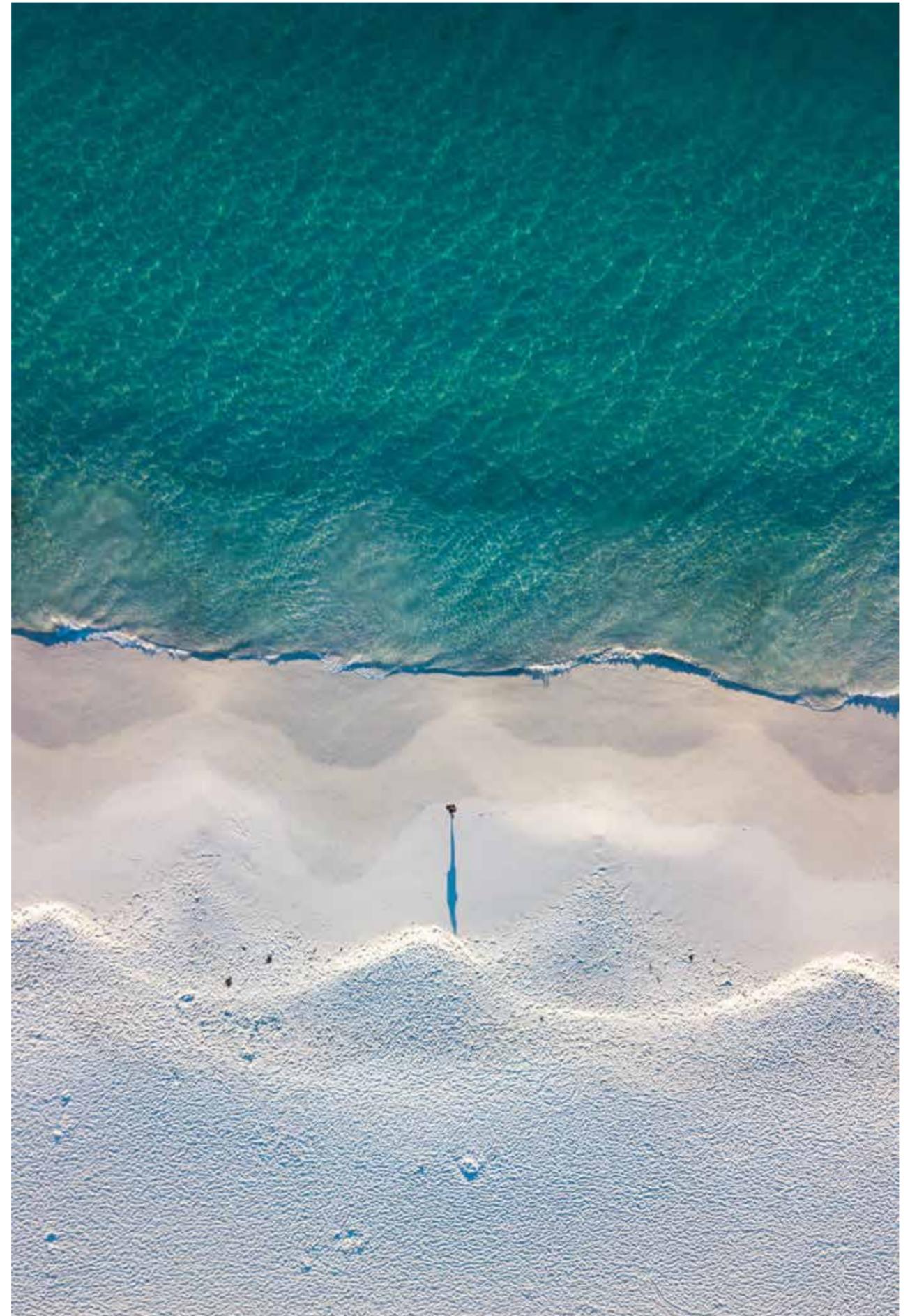
Ground Floor

Gross Area	308.05m ²
Unit Area	308.05m ²

Reception and Dining	5.20 × 11.30
Kitchen	3.20 × 4.80
Guest Bathroom	1.87 × 1.94
Master Bedroom	3.60 × 10.25
Bedroom 1	6.10 × 5.52
Bedroom 2	3.80 × 5.35
Guest Bedroom	4.93 × 7.05
Maid's Room	2.88 × 2.76
Maid's Bathroom	1.67 × 2.00
Drivers Room	2.00 × 2.00
Drivers Bathroom	1.55 × 2.00
Storage	1.24 × 1.43
Laundry	1.24 × 1.40



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Bay Villas

III

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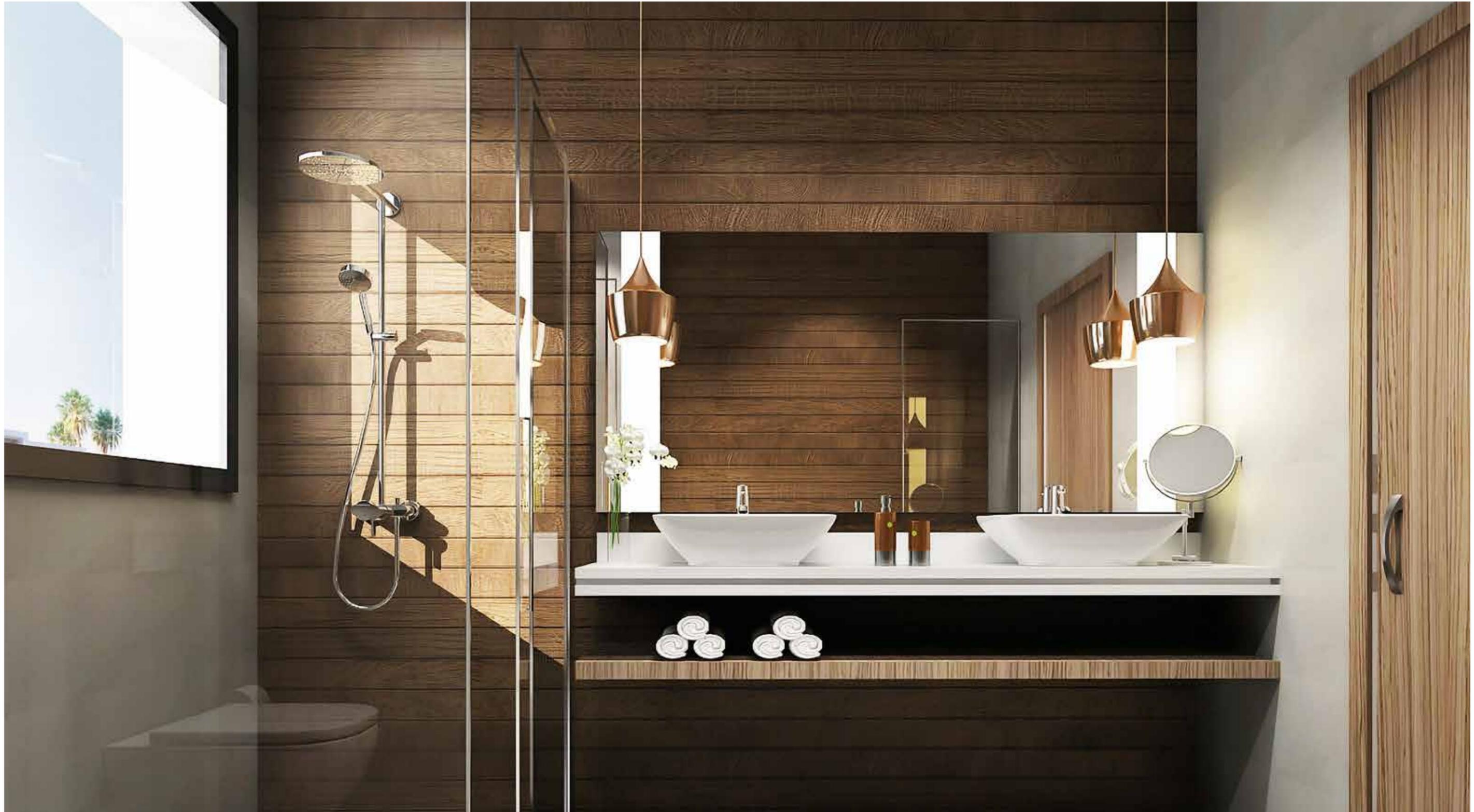
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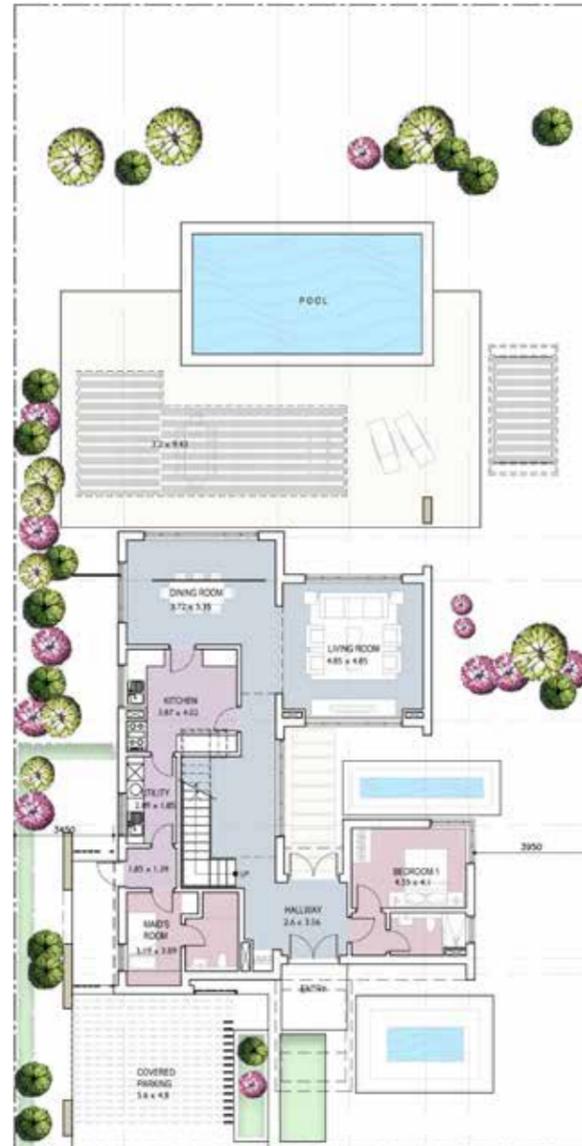


Bay Villa 3

Ground Floor

Floor Area	155.30 m ²
Gross Area	155.30 m ²

Living Area	4.85 × 4.85
Kitchen	3.87 × 4.02
Dinning	5.35 × 3.72
Utility	2.89 × 1.88
Hallway	2.6 × 3.56
Bedroom 1	4.55 × 4.10
Maid's Room	3.89 × 3.19



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Bay Villa 3

First Floor

Floor Area	93.08 m ²
Terrace	63.35 m ²
Gross Area	157.90 m ²

Bedroom 2	7.75 × 4.03
Bedroom 3	6.35 × 5.35



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THE SOMABAY EXPERIENCE

Start your day by teeing off at The Cascades Championship Golf Course then unwind at the award winning Cascades Spa and Thalasso and allow the healing powers of the Red Sea to restore balance to your body and soul.

For the more adventurous, ORCA Dive Centre invites you to uncover the untapped wonders of Egypt's marine life at the site's colorful House Reef. Kitesurfing lovers can spend a serene afternoon gliding across flat waters at 7Bft —one of the top 3 kitesurfing spots in the world- followed by a world-class dining experience at any of the destination's signature restaurants. Blessed with dry desert winds, low humidity and a front-row seat on immaculate sea views, Somabay dictates an exciting itinerary for the whole family, transforming your everyday reality into a waking dream.



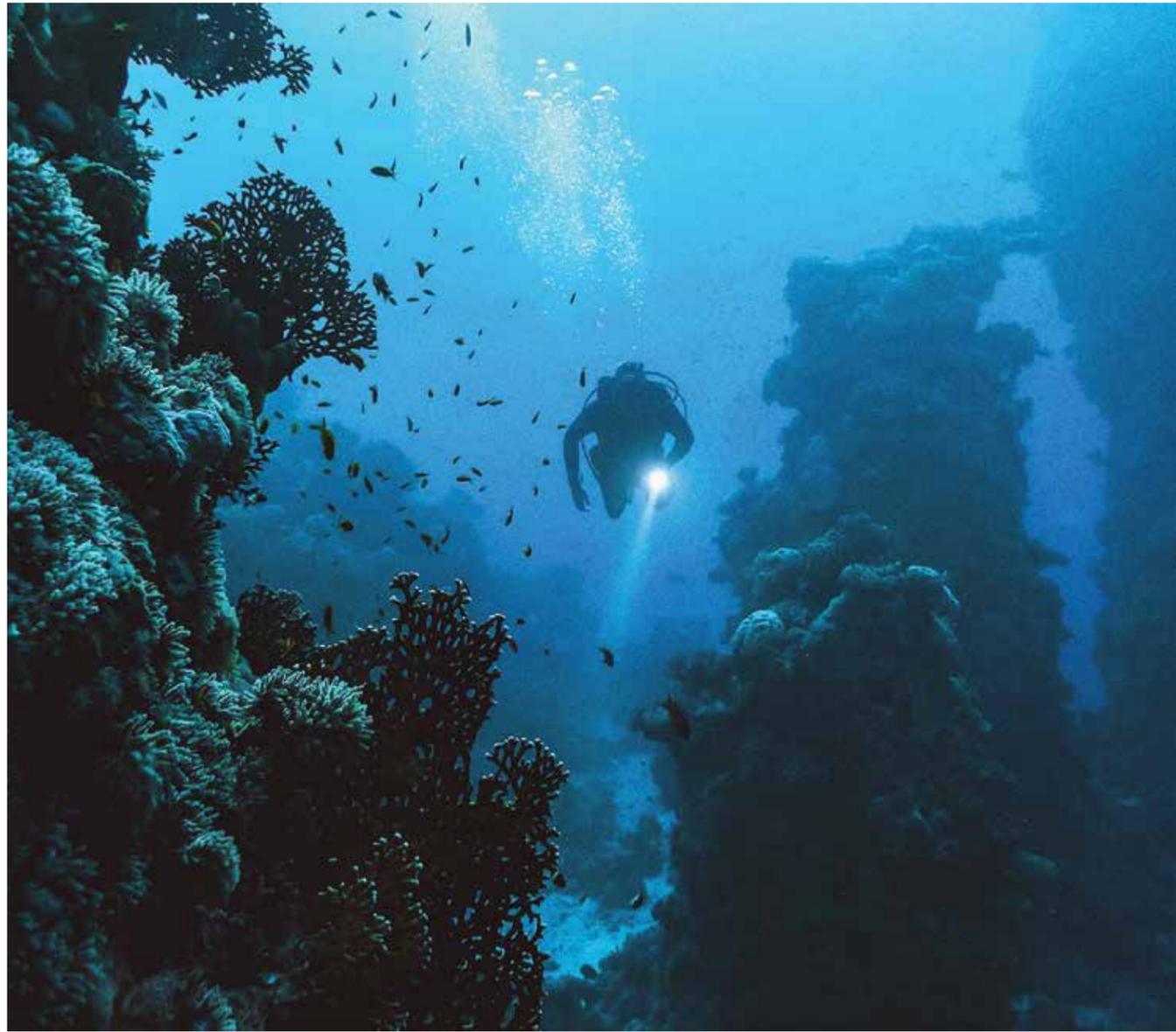
The Cascades Championship Golf Course.

Opening onto spectacular 360 degree views of lush golf greens, azure Red Sea hues and earthy desert tones, The Cascades 18 hole, par 72 Championship Golf Course is designed by legendary golfer Gary Player to ignite guests' love for the sport. Ranked as one of the leading golf courses in Africa, The Cascades Championship Golf Course boasts a state-of-the-art academy, guaranteeing non-stop excitement for amateurs and professionals alike.



7 Bft The Kite House.

Spend your day gliding across flat idyllic waters at one of the top 3 Kite Surfing spots in the world, offering 365 days of incomparable wind and natural beauty to inspire. Opening onto a tranquil bay, Somabay embraces pristine beaches and perfect off-shore and side-shore winds ranging from 4 to 8 Bft. 7Bft's professional team of instructors are committed to making your kite experience safe, fun and complete by offering exclusive teaching and testing weeks with the latest Naish and Carved equipment. The Kite-house is an ideal sea-side escape, offering everything you need from fresh food and refreshing cocktails, as you take in heavenly bay views from the restaurant or bar's open terrace.



ORCA Dive Center.

Escape for hours at sea with ORCA Dive Center and allow Somabay's captivating dive sites and renowned colorful House Reef to leave you in awe. Ideal for beginners and advanced divers alike, our purpose-built diving center is one of the largest and most well-equipped in the Red Sea, led by an international team of instructors who ensure you explore a treasure trove of wonders with safety and ease. Easily accessible via a 420 meter long jetty that stretches over a kilometer, the House Reef is serviced by electric cards, available to transport equipment and divers for an ultimate fun and hassle-free experience like no other. Boasting a large turquoise-blue lagoon with sheltered waters ideal for training, ORCA dive center is fully equipped with top-of-the-line gear, in addition to snorkeling equipment, in-house photo and video facilities to meet all the needs of the avid underwater photographer and explorer.



The Cascades Spa & Thalasso.

Luxury award winner 'The Cascades Spa & Thalasso' invites you to uncover the most exquisite spa experience in the Middle East. Rolling out on 7,500 m², the spa is an oasis of calm, crowning a front-row seat on the Red Sea's pristine coastline while boasting 65 treatment rooms spanning traditional massages, beauty treatments, hydrotherapy and aesthetic procedures. Take a plunge in our 830 m² Thalasso-Tonic hydrotherapy pool and allow the wonders of the Red Sea to restore balance to your mind, body and soul.



Somabay Marina.

Somabay's comprehensive Marina is a peaceful haven for immaculate sea views and a unique location for nautical fans wishing to dock their boats at a competitive price. Boasting world-class services and conditions for mooring, the Marina offers a wide array of quality services and facilities directly available at quayside, so you can enjoy sailing smoothly through life.



White Beach.

Opening onto a secluded tranquil bay, White Beach's pristine beach stretches along Somabay's azure coastline to create a timeless experience in paradise for those wishing to decelerate, swim or sunbathe in a one-of-a-kind luxury beachfront setting. When the sun descends, White Beach transforms into a magical happening spot, perfected by chill-out beats, refreshing cocktails and gourmet bites.

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somabay.com

info@somabayrealestate.com



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