

r a s s o m a

R E S I D E N C E S



An aerial photograph of a body of water with a rich teal or emerald green hue. The water's surface is covered in fine, rhythmic ripples that catch the light, creating a shimmering effect. In the lower-left quadrant, a small boat is visible, moving across the water and leaving a subtle wake. The overall composition is serene and emphasizes the texture and color of the natural environment.

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



WHERE EVERYTHING IS IN
PERFECT HARMONY.



THIS IS THE PLACE WHERE YOU AND THE
ELEMENTS BECOME ONE.





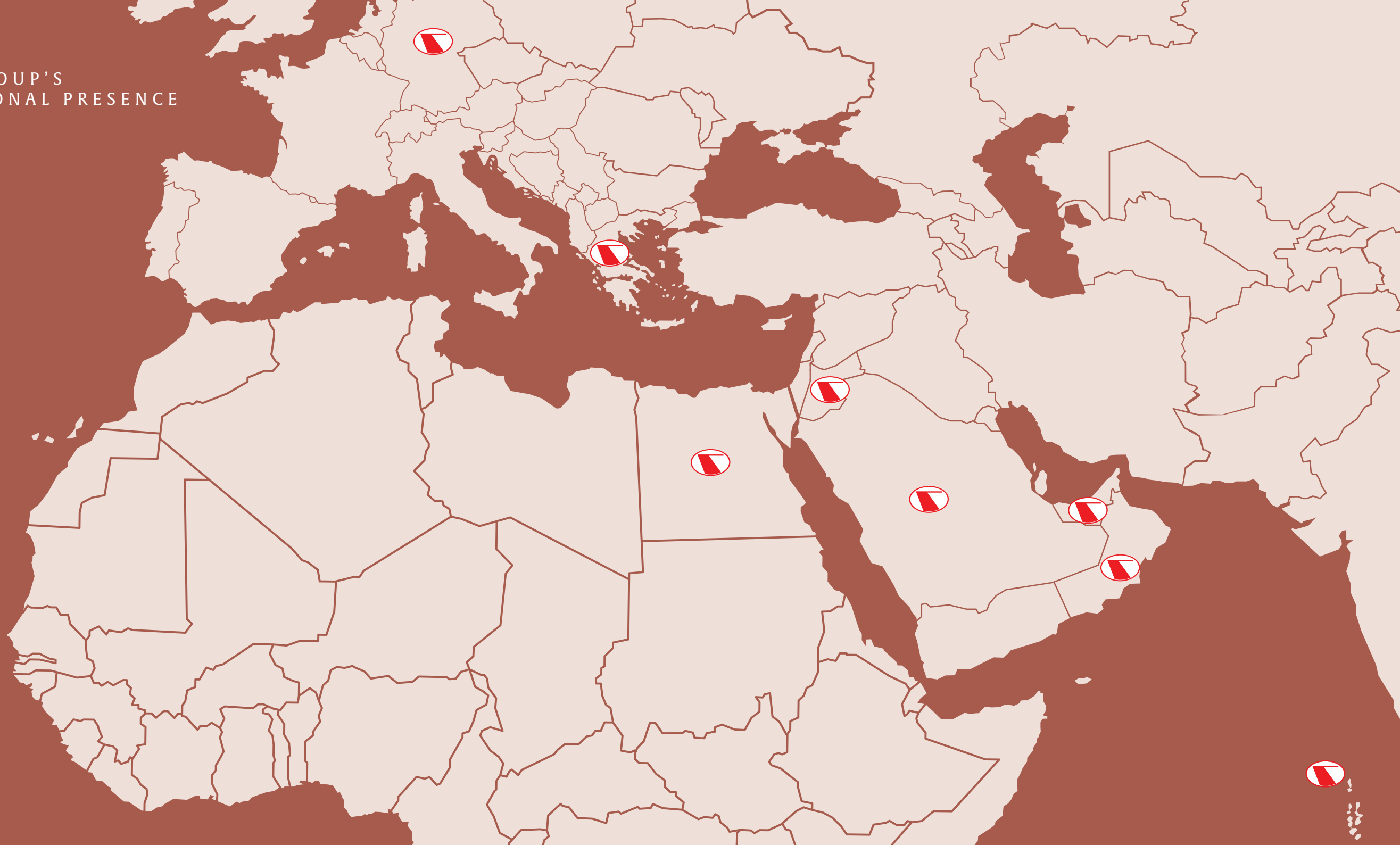
THE PLACE TO COMPLETELY BE PRESENT.
TO COMPLETELY BE YOURSELF.



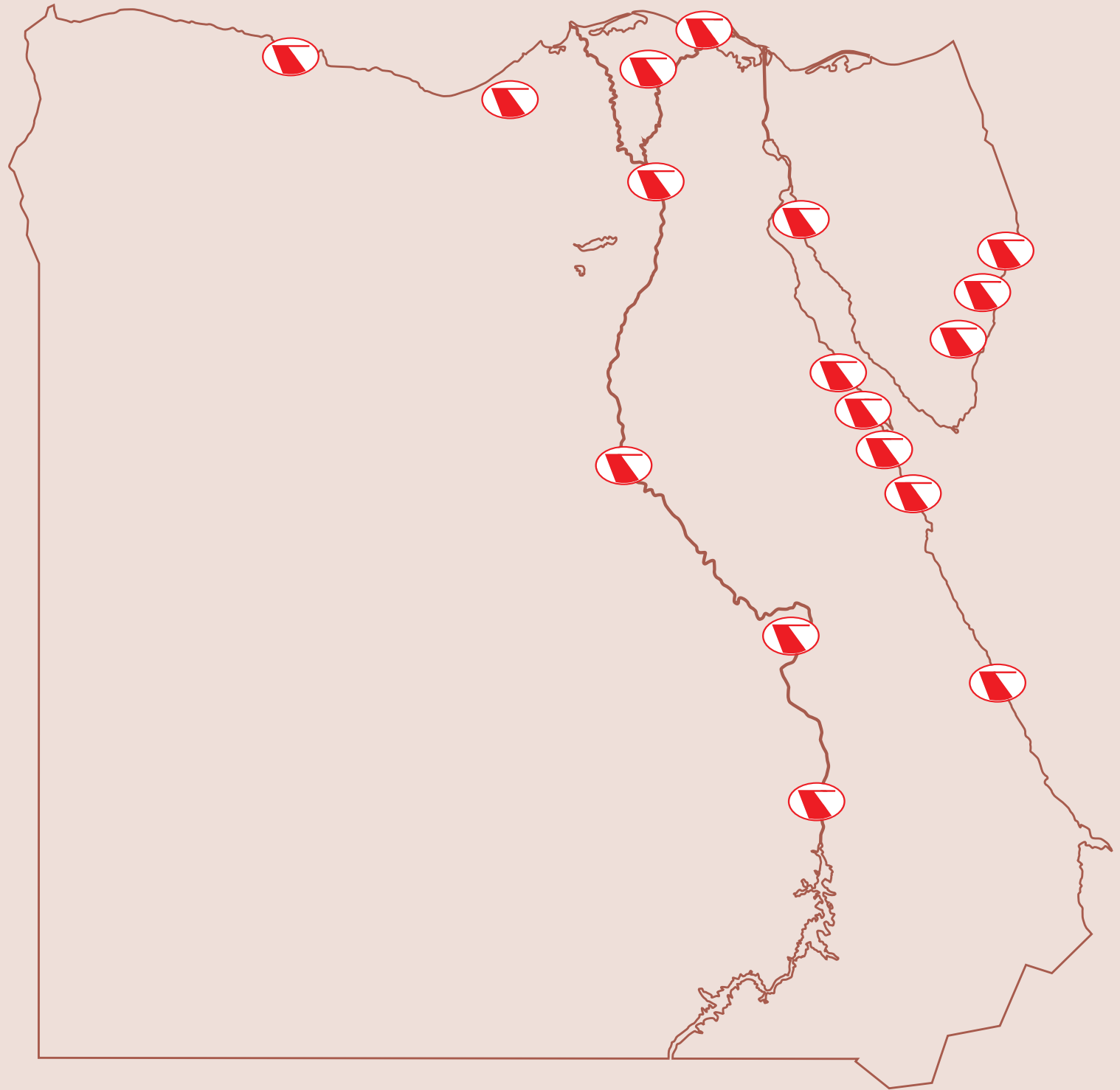
TRAVCO GROUP
A LEGACY OF LUXURY

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 GROUP'S
MULTINATIONAL PRESENCE



PROUDLY PRESENT THROUGHOUT EGYPT





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**.

For more information visit www.almazabay.com



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.



LIFE IN ALMAZA BAY



DINING

Almaza Bay's diverse and rich culture is, to a large extent, celebrated in its premier dining experiences. Roam our delightful cuisine options including Italian, Mediterranean, Lebanese, Seafood, International and many more to suit your own taste of a healthy and indulgent lifestyle.



LEISURE

Already established as a trendsetter on Egypt's North Coast, every unforgettable summer at Almaza Bay is witness to a number of exciting activities from the return of Almaza Bay Camp by Les Elfes brought to you from Switzerland, to Padel and BOOST Swimming Academy. We've also carefully curated the Almaza Bay Retreats, bringing you a different health and wellness experience in Almaza Bay every single weekend. Staying active during the summer is always an exciting option for all age groups and at all hours of the day.



NIGHTLIFE

Whether you're ending your beach day with a tasty meal at The Cookery Co. or enjoying a candle-lit dinner at Pier 88, Almaza Bay's pulsing nightlife continues both by the beach and at The Village. Turn your relaxing day into an incredible night by the beach with your favourite cocktail at Pier 88, one of Monkey Bar's famous themed parties or enjoying a live band at The Tap. This year we will be adding some powerhouse names to our gastronomical scene in association with Baki Hospitality as well as renowned Spanish and Japanese cuisines alongside many more diverse nightlife surprises, increasing your appetite for more.



THE VILLAGE

The hub of Almaza Bay, The Village, is our flagship retail area offering an eclectic dining scene for all ages and tastes as well as coastal retail therapy offered by an array of local and international powerhouse brands.

It's balanced indoor-outdoor dynamic is suitable for an intimate rendezvous or even just a stroll in the cool summer breeze with a cup of coffee or a refreshing ice-cream treat.



WELCOME TO RAS SOMA

Nestled on the bay of Ras Abu Soma, Travco Group's latest destination on the Red Sea is flourishing and ready to be the next flagship town on Egypt's East Coast. The unique combination of world class service and years of experience in the hospitality industry, births a one of a kind International residential destination and tourist hot spot, that celebrates nature and all the wonders it has to offer.

The Ras Soma resort is primed to become one of the most desirable holiday destinations along the Egyptian Red Sea. WATG have worked closely with the Travco development team to conceive a unique development on the tranquil coastal setting of Ras Soma bay with inviting shallow turquoise waters.





LOCATION & PROXIMITY

Located on the Red Sea Coast, Ras Soma is a mere 35 minute drive from Hurghada International Airport. We are also conveniently 60 km from Downtown Hurghada. If you are into roadtrips, we are a scenic 4.5 hr drive from Cairo.

CAIRO

TABA

SHARM EL SHIEKH

HURGHADA

RAS SOMA

SAFAGA

LUXOR



☄ ☀ ⚓
r a s s o m a

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 | |







STEIGENBERGER RAS SOMA A LUXURY HAVEN BY THE RED SEA

Experience a unique philosophy of luxury and hospitality at **Steigenberger Resort Ras Soma**, harbored on the golden Eastern shores of the **Red Sea**. A fairytale that begins with the immaculately glistening waters and finds its happily ever-after amongst the enigmatic desert mountains. Everywhere you look, you will find a vibrant world to marvel at. The best part about this serene modern-day dream holiday? You will find it just **55 km** south of **Hurghada International Airport** and a **four-hour** flight from **Central Europe**.

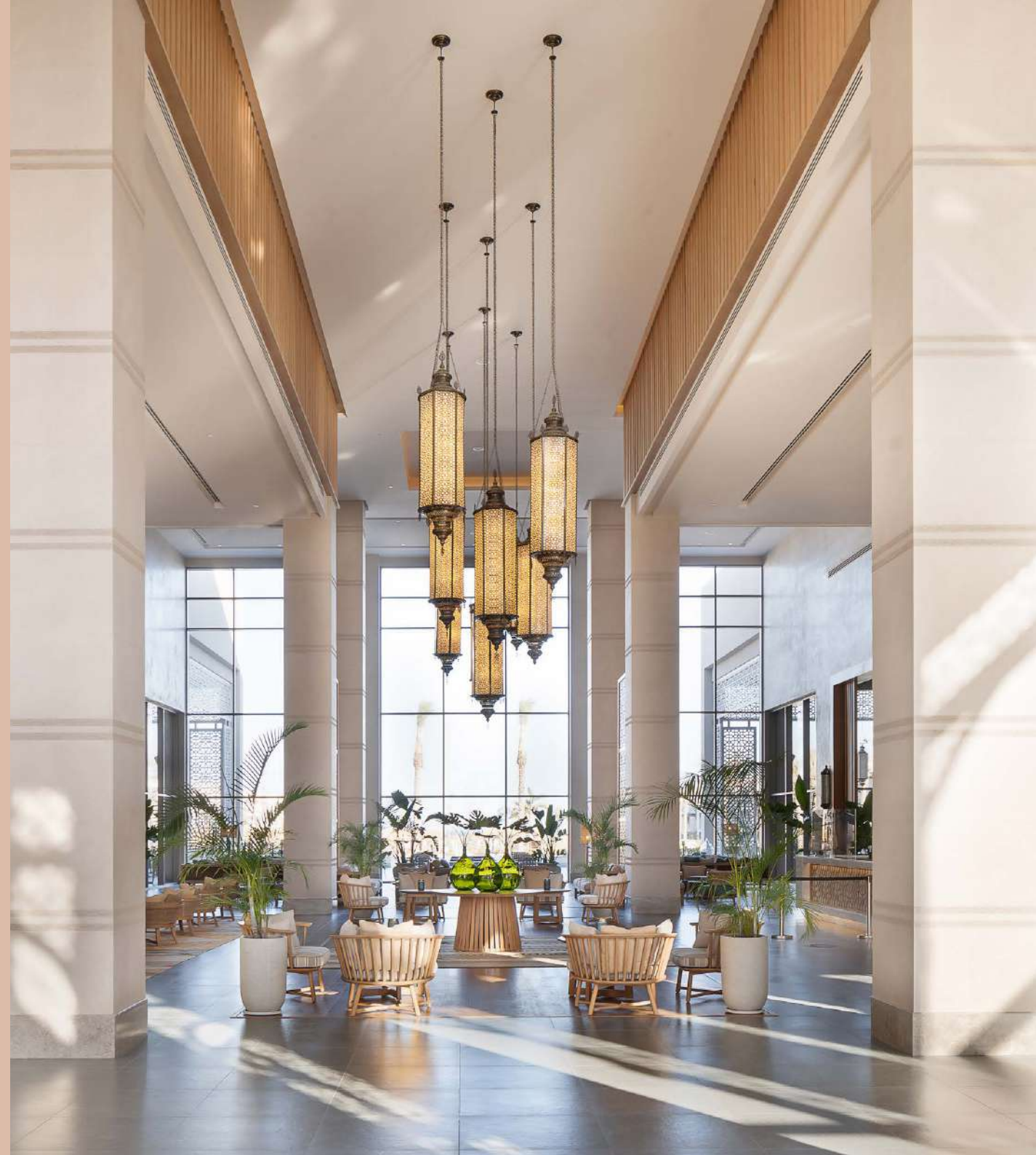
Step into **Steigenberger Ras Soma's** tranquility that transcends over every corner far and wide. Stretch your arms into the comforting blue skies, move your feet and dance your way to the swaying palm trees watching as the calm waves surf the crystal clear sea at the unspoiled and flawless sandy **Red Sea** private beach, or kick your troubles away and revel under the sunshine along the pool.



STEIGENBERGER RAS SOMA

Take your pick from luxurious rooms and villas, some with a terrace, garden or swim-up pool, to delectable restaurants and bars, or even our spa and wellness center. Discover the outstanding amenities of your stay, spoil yourself and enjoy having the time of your life.







DINING

Discover exquisite flavours from all over the world at premium restaurants for an unforgettable culinary experience.

Enjoy Mediterranean delicacies at the Steigenberger Resort Ras Soma, taste the fascinating Asian cuisine or indulge in a drink or a snack on your way to your next adventure. Whether you choose bed and breakfast, half board or premium full board, we promise you a refined affair of all that your heart desires. Countless appetizing delights of the most diverse flavours await you.



MAYA BEACH RESTAURANT

The Maya Beach Restaurant welcomes you in a relaxed atmosphere. Located directly by the beach, the bistro serves a variety of delicacies for lunch and dinner time. With its succulent dishes of grilled seafood, freshly prepared salads, light lunches and seafood à la carte on selected evenings, the restaurant stands for a pure holiday joy.



BENISUMA JAPANESE & ASIAN SPECIALTY RESTAURANT

Masterfully showcasing the art of Asian cuisine with a delicately balanced selection of Asian specialties ranging from Japanese Teppanyaki to Sushi and Sashimi as well as authentically prepared Thai and Indonesian dishes that capture the true essence of their inspiring flavours.



ARABESQUE

Indulge in the authentic Lebanese cuisine and oriental liveliness in the Arabesque restaurant at the Steigenberger Resort Ras Soma. You have the choice between original Lebanese dishes from the Levant, a large selection of mezze as well as delicacies from the grill - always carefully selected and perfectly served.



AQUA

A dash of refreshing over-the-counter light snacks, beverages and refreshments that will keep you swaying to the pop hits of waves and laughter as you sip your colorful drink on the pool.



KAHRAMANA MAIN RESTAURANT

The culinary heart of the hotel, serving a sumptuous breakfast buffet. Kahramana takes pride in utilising fresh, ecologically obtained ingredients to serve International Mediterranean cuisines.



CABANA POOL-SIDE RESTAURANT

Fresh, stylish and full of energy, the Cabana à la carte restaurant is located by the pool. There we serve delicious dishes in the style of Italy's coastal towns for lunch and dinner. Treat yourself with cocktails, mocktails or small bites and tapas all while embracing the sun.



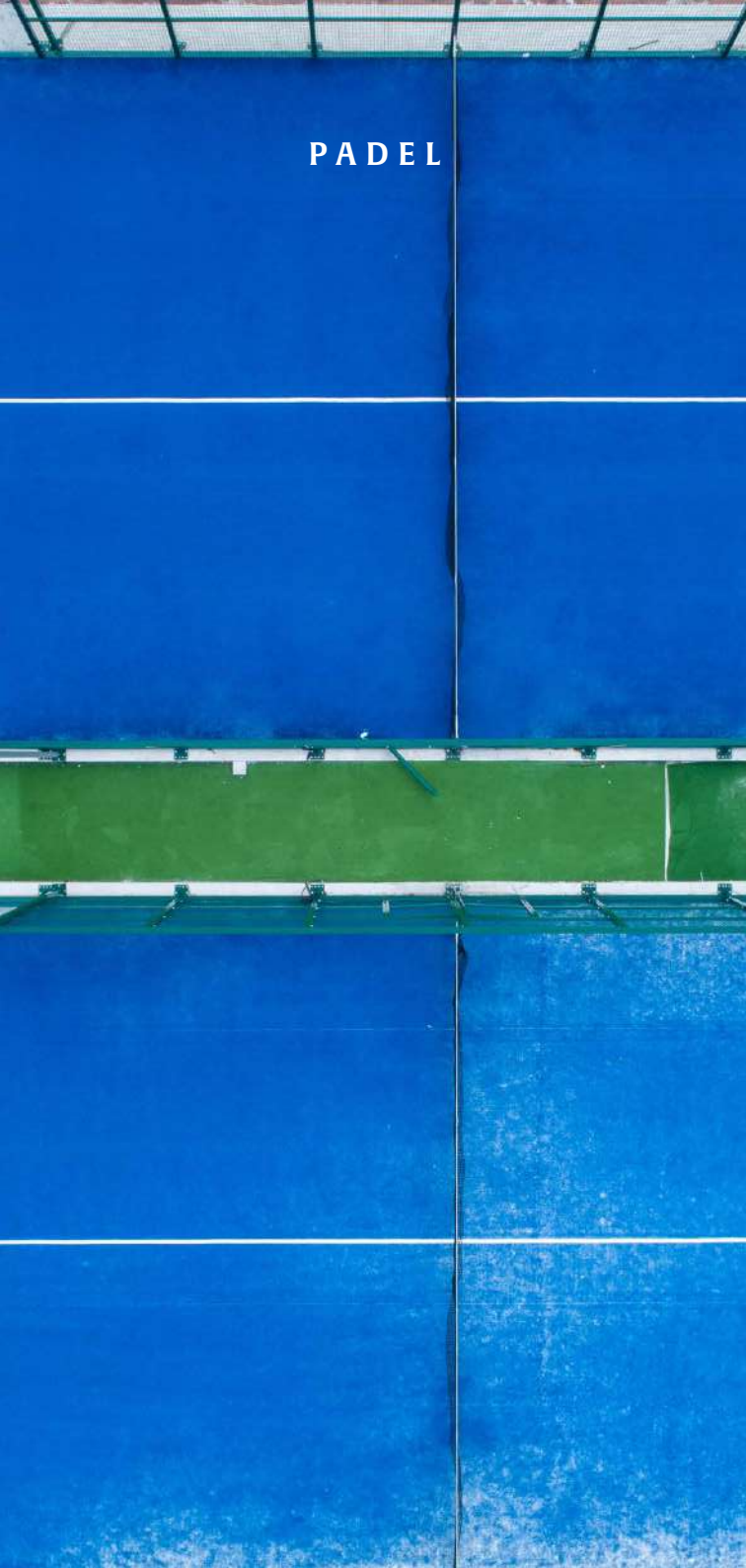
MIVIDASPA

Immerse yourself in a world of beauty, while finding absolute peace and relaxation. Welcome to the most soothing pampering experience, with sensory showers, relaxing saunas, steam baths and a jacuzzi. If there's one thing we can assure you, it's that after our treatments, you will feel as if you have been reborn.



MOVEMENT

PADEL



BEACH VOLLEY



FOOTBALL



TENNIS







SPORTS CLUB

We know how important it is to constantly stay on the move, which is exactly why at Ras Soma Residences, you'll find all the sports activities you could ever need.

From beach volleyball to Padel tennis and so much more, stay active to your heart's content.







WATER ACTIVITIES

The Red Sea is one of the most beautiful bodies of water in the world, with a glistening calm on the surface and colorful adventures awaiting below. At Ras Soma Residences, we want you to make the most out of everything the Red Sea has to offer through our wide range of water activities. Take your pick from any of our watersports including diving, kitesurfing and more.



LIFE IN RAS SOMA





THE TOWN

Sometimes all you need amidst the serenity of everyday life between the sea and the mountains, is a little cosmopolitan escape.

The Town offers that cosmopolitan buzz thanks to its retail area, world-class dining options, bars, boutiques and more.





THE VILLAGE

The Ras Soma resort village, sits at the heart of the park route and adjacent to the main resort hotels.

It will be the centre for retail, dining, and entertainment, both during the day and at night-time.

As the spine park meanders down towards the beach the experience becomes calmer with an immersion into a dune-inspired beach landscape, that buffers the beach residential, on to the pristine sandy beaches of the bay.





RAS SOMA MARINA



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





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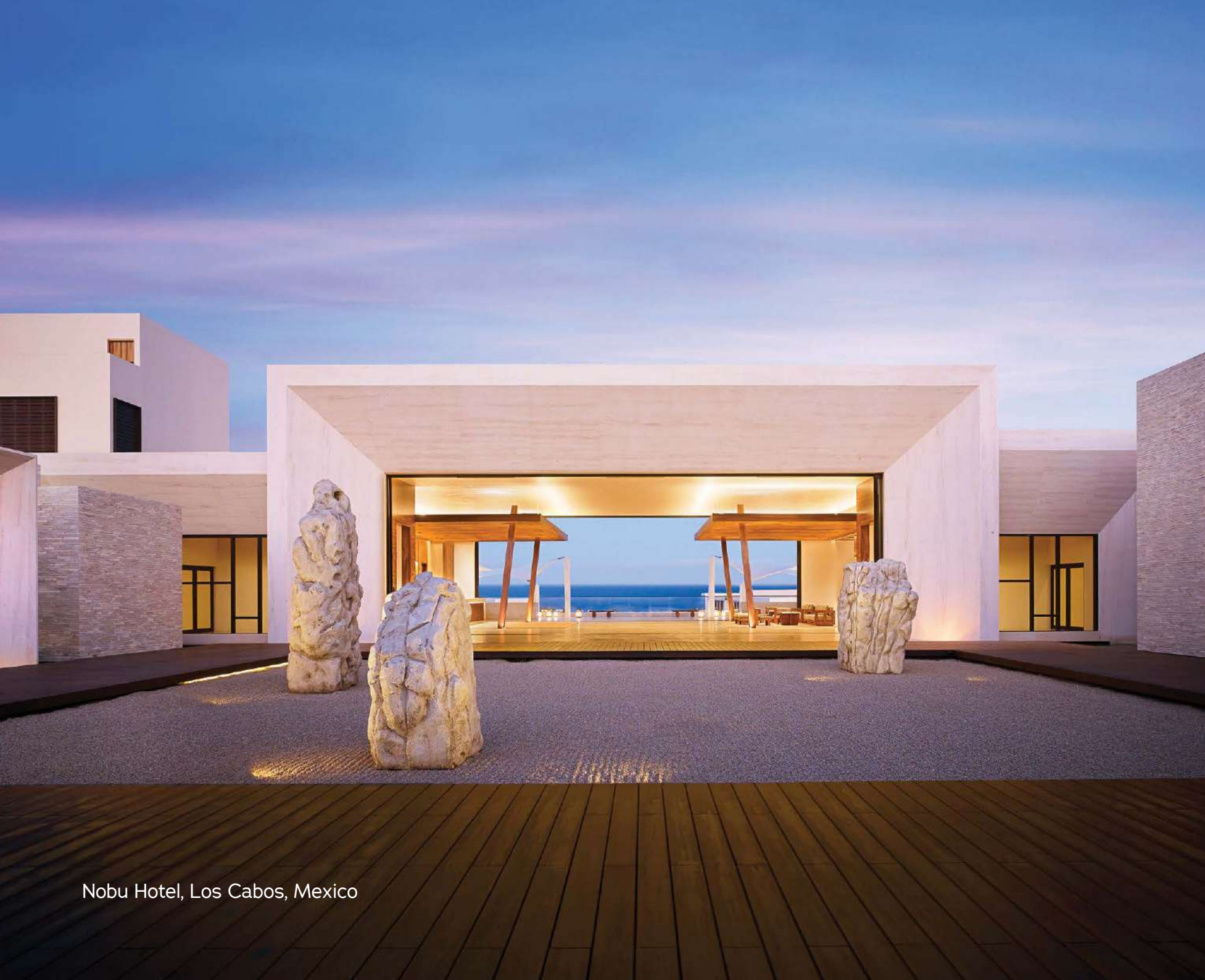
R E S I D E N C E S



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



r a s s o m a

RESIDENCES

MASTERPLAN





RAS SOMA RESIDENCES





BEACHFRONT VILLA



BEACHFRONT VILLA



BEACHFRONT VILLA
Garden View



BEACHFRONT VILLA

Entry View



BEACHFRONT VILLA

5 Bedrooms - 392 m²

Ground Floor:

Living Room	6.30 m x 5.70 m
Kitchen & Dining Room	4.00 m x 7.20 m
Guest Toilet	2.10 m x 1.80 m
Bedroom 1	4.00 m x 3.30 m
Bathroom 1	2.80 m x 1.60 m
Bedroom 2	3.40 m x 5.20 m
Bathroom 2	2.80 m x 1.60 m
Bedroom 3	4.90 m x 3.35 m
Bathroom 3	2.70 m x 1.60 m
Maid's Room	2.70 m x 2.80 m
Maid's Bathroom	1.90 m x 2.80 m
Driver's Room	2.60 m x 3.30 m
Driver's Bathroom	2.20 m x 1.60 m
Laundry & Storage	3.40 m x 1.60 m
Courtyard	4.50 m x 6.00 m
Storage	2.50 m x 0.90 m

First Floor:

Master Bedroom	4.00 m x 6.85 m
Dressing	4.75 m x 2.15 m
Master Bathroom	4.75 m x 2.80 m
Bedroom 4	3.45 m x 5.10 m
Bathroom 4	2.70 m x 1.60 m
Roof Terrace	157 m ²



Ground Floor



First Floor

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BEACH VILLA



BEACH VILLA



BEACH VILLA
Garden View



BEACH VILLA
Entry View



BEACH VILLA

4 Bedrooms - 237 m²

Ground Floor:

Living Room	5.10 m x 5.70 m
Kitchen & Dining Room	3.90 m x 5.40 m
Guest Toilet	1.10 m x 2.60 m
Bedroom 1	4.00 m x 4.00 m
Bedroom 2	4.00 m x 3.30 m
Bathroom	2.70 m x 1.60 m
Maid's Room	1.80 m x 3.30 m
Maid's Bathroom	1.00 m x 3.30 m
Laundry	1.40 m x 1.60 m
Storage	1.40 m x 1.60 m
Courtyard	3.90 m x 5.90 m

First Floor:

Master Bedroom	4.60 m x 5.10 m
Master Bathroom	2.20 m x 3.80 m
Bedroom 3	4.00 m x 3.30 m
Bathroom	2.70 m x 1.60 m
Roof Terrace	72 m ²



Ground Floor



First Floor

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SHORE VILLA



SHORE VILLA
Garden View



SHORE VILLA
Entry View



SHORE VILLA

3 Bedrooms - 200 m²

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 ²



Ground Floor



First Floor

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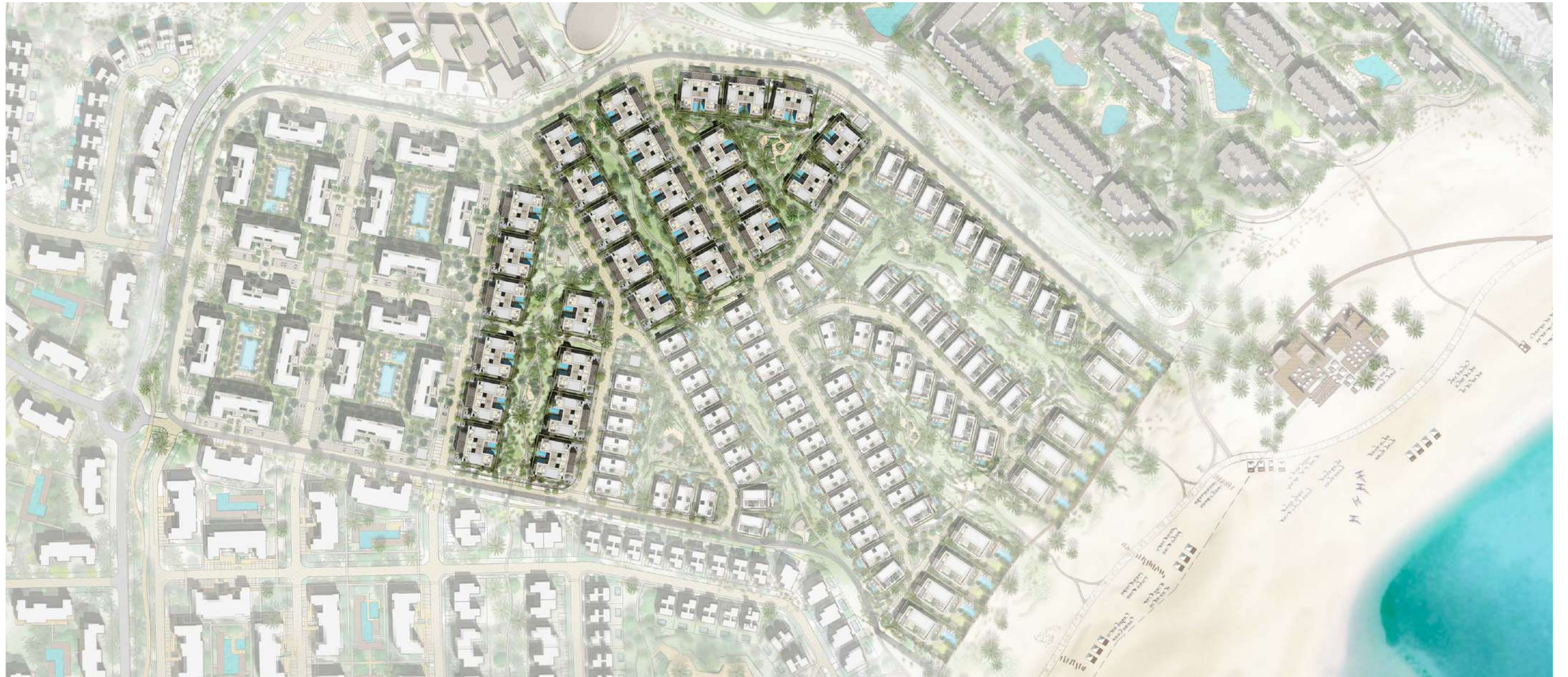




QUAD CHALET



QUAD CHALET



QUAD CHALET
Garden View



QUAD CHALET
Entry View



QUAD CHALET

Ground Floor Chalet - 3 Bedrooms - 171 m²

Ground Floor:

Living Room	3.75 m x 5.50 m
Kitchen & Dining Room	3.75 m x 5.50 m
Guest Toilet	1.60 m x 1.30 m
Master Bedroom	3.90 m x 3.70 m
Dressing	3.90 m x 1.50 m
Master Bathroom	2.80 m x 2.00 m
Bedroom 1	4.00 m x 4.40 m
Bathroom 1	3.40 m x 1.60 m
Bedroom 2	3.90 m x 3.40 m
Dressing	2.60 m x 1.50 m
Bathroom 2	2.60 m x 1.50 m
Laundry	0.70 m x 1.30 m
Courtyard	2.70 m x 3.00 m



Ground Floor

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QUAD CHALET

Upper Floor Chalet - 4 Bedrooms - 247 m²

First Floor:

Living Room	3.75 m x 5.50 m
Kitchen & Dining Room	3.75 m x 5.50 m
Guest Toilet	1.60 m x 1.30 m
Bedroom 1	4.00 m x 4.40 m
Bathroom 1	3.40 m x 1.60 m
Bedroom 2	3.90 m x 3.70 m
Dressing	3.90 m x 1.50 m
Bathroom 2	2.80 m x 2.00 m
Bedroom 3	4.00 m x 4.30 m
Bathroom 3	2.70 m x 2.80 m
Laundry	0.70 m x 1.30 m
Roof Terrace	23 m ²

Second Floor:

Master Bedroom	3.30 m x 5.70 m
Master Bathroom	1.80 m x 4.40 m
Roof Terrace	110 m ²



First Floor



Second Floor

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APARTMENTS



APARTMENTS



APARTMENTS
Garden View



APARTMENTS
Entry View





GROUND FLOOR APARTMENTS

2-Bedroom Apartment A - 135 m²

Living & Dining Room	6.70 m x 3.60 m	Bathroom	2.40 m x 1.50 m
Kitchen	3.80 m x 1.60 m	Laundry	1.10 m x 1.50 m
Master Bedroom	3.25 m x 3.60 m	Storage	1.00 m x 1.00 m
Master Bathroom	3.20 m x 1.50 m	Terraces	28 m ²
Bedroom	3.70 m x 3.50 m	Garden	91 m ²

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GROUND FLOOR APARTMENTS

2-Bedroom Apartment B - 118 m²

Living & Dining Room	3.60 m x 6.70 m	Bathroom	1.50 m x 2.50 m
Kitchen	1.60 m x 3.80 m	Laundry	1.50 m x 1.10 m
Master Bedroom	3.60 m x 3.30 m	Storage	1.00 m x 1.00 m
Master Bathroom	1.50 m x 3.30 m	Terrace	13 m ²
Bedroom	3.50 m x 3.70 m	Garden	75 m ²

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GROUND FLOOR APARTMENTS

1-Bedroom Apartment - 70 m²

Living & Dining Room	4.30 m x 3.80 m	Laundry	0.65 m x 1.00 m
Kitchen	2.30 m x 2.30 m	Terrace	8 m ²
Bedroom	3.75 m x 3.20 m	Garden	42 m ²
Bathroom	2.60 m x 1.60 m		

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GROUND FLOOR APARTMENTS

3-Bedroom Apartment - 173 m²

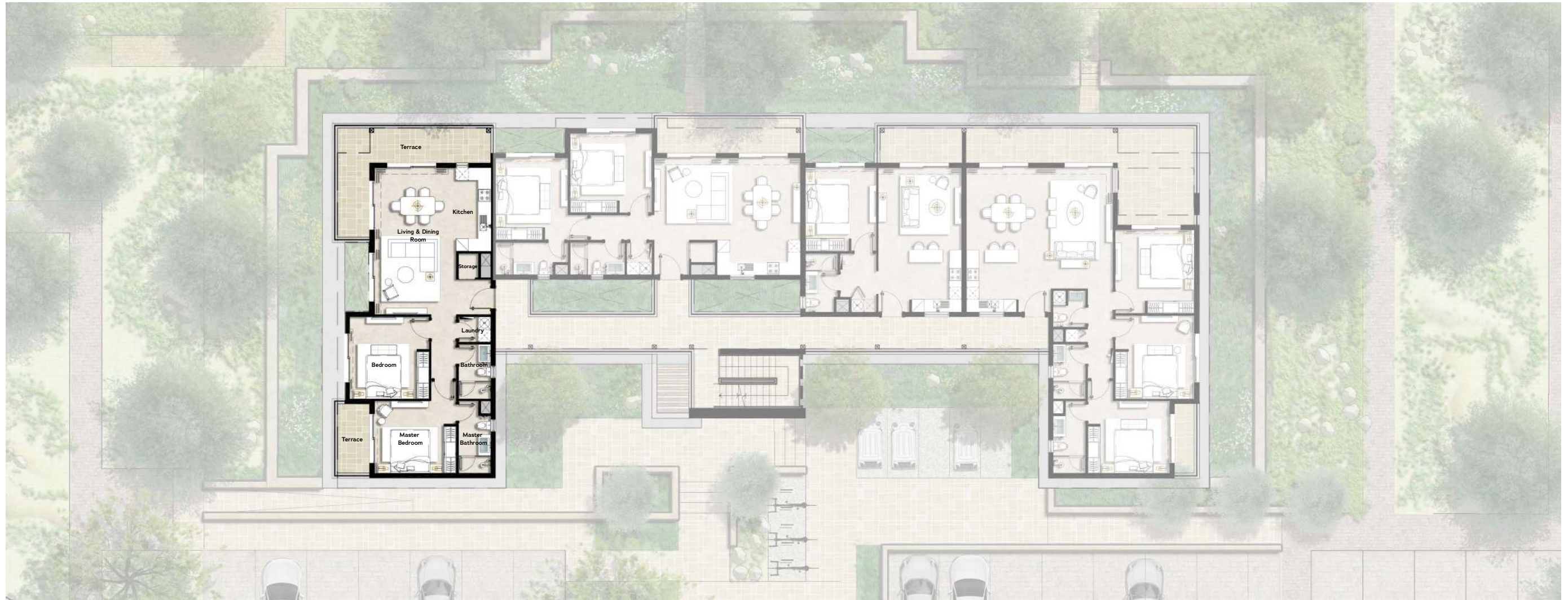
Living & Dining Room	6.70 m x 3.60 m	Bedroom 2	3.80 m x 3.60 m
Kitchen	3.00 m x 2.30 m	Bathroom	2.40 m x 1.40 m
Guest Toilet	1.60 m x 1.40 m	Laundry	0.65 m x 0.65 m
Master Bedroom	3.25 m x 3.70 m	Terraces	35 m ²
Master Bathroom	3.20 m x 1.40 m	Garden	97 m ²
Bedroom 1	3.75 m x 3.60 m		

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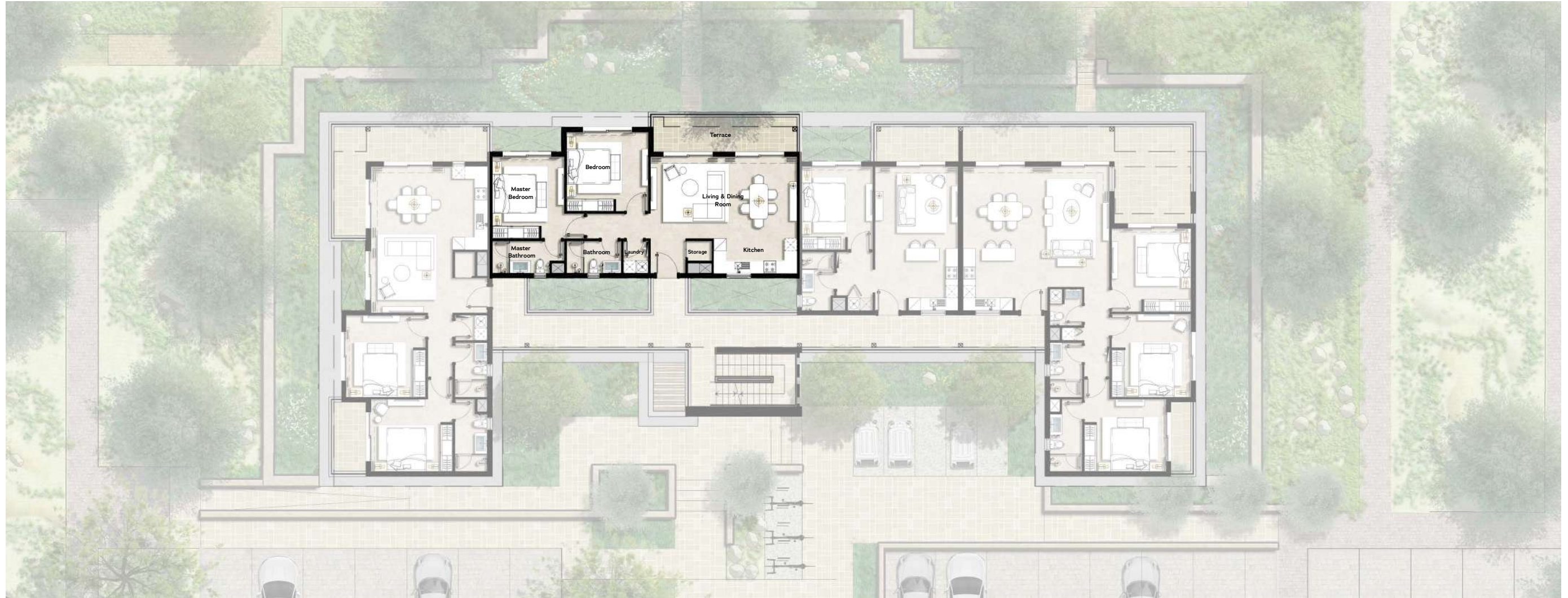
FIRST & SECOND FLOOR APARTMENTS

2-Bedroom Apartment A - 135 m²

Living & Dining Room	6.70 m x 3.60 m	Bathroom	2.40 m x 1.50 m
Kitchen	3.80 m x 1.60 m	Laundry	1.10 m x 1.50 m
Master Bedroom	3.25 m x 3.60 m	Storage	1.00 m x 1.00 m
Master Bathroom	3.20 m x 1.50 m	Terraces	28 m ²
Bedroom	3.70 m x 3.50 m		

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. Travco 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".



FIRST & SECOND FLOOR APARTMENTS

2-Bedroom Apartment B - 118 m²

Living & Dining Room	3.60 m x 6.70 m	Bathroom	1.50 m x 2.50 m
Kitchen	1.60 m x 3.80 m	Laundry	1.50 m x 1.10 m
Master Bedroom	3.60 m x 3.30 m	Storage	1.00 m x 1.00 m
Master Bathroom	1.50 m x 3.30 m	Terrace	13 m ²
Bedroom	3.50 m x 3.70 m		

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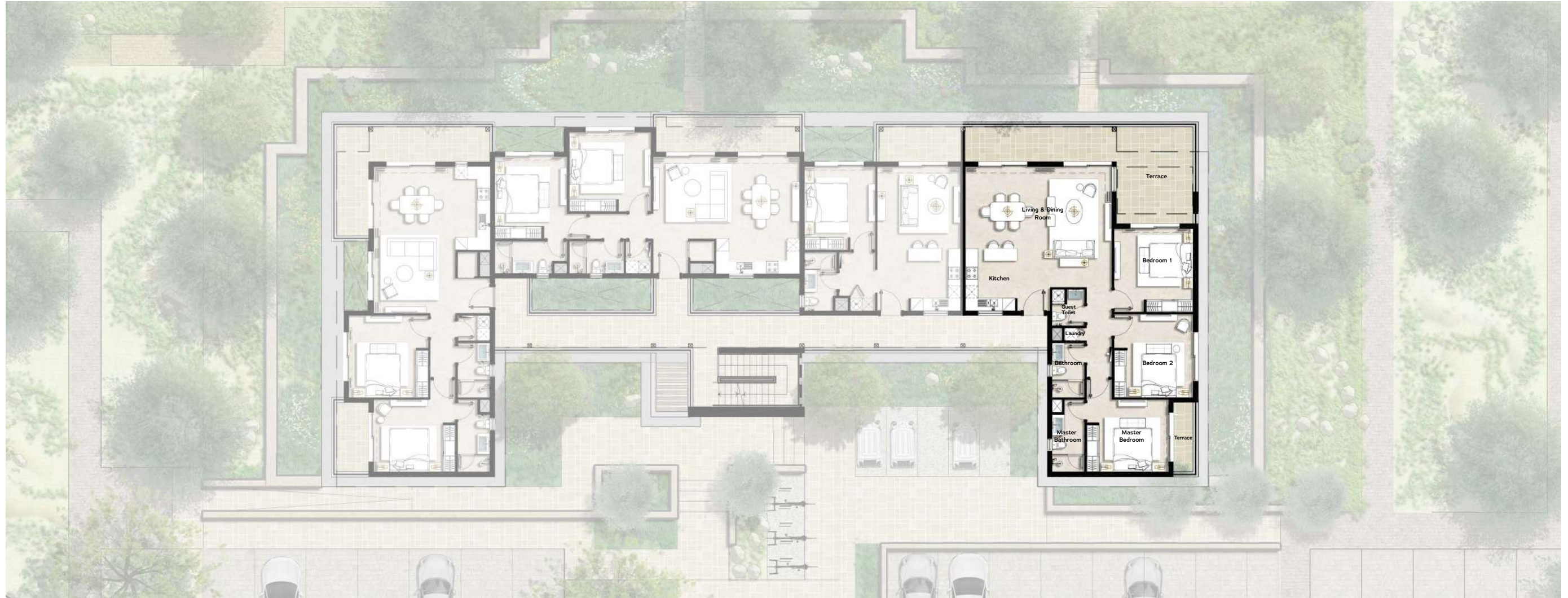
FIRST & SECOND FLOOR APARTMENTS

1-Bedroom Apartment - 70 m²

Living & Dining Room	4.30 m x 3.80 m	Laundry	0.65 m x 1.00 m
Kitchen	2.30 m x 2.30 m	Terrace	8 m ²
Bedroom	3.75 m x 3.20 m		
Bathroom	2.60 m x 1.60 m		

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FIRST & SECOND FLOOR APARTMENTS

3-Bedroom Apartment - 173 m²

Living & Dining Room	6.70 m x 3.60 m	Bedroom 2	3.80 m x 3.60 m
Kitchen	3.00 m x 2.30 m	Bathroom	2.40 m x 1.40 m
Guest Toilet	1.60 m x 1.40 m	Laundry	0.65 m x 0.65 m
Master Bedroom	3.25 m x 3.70 m	Terraces	35 m ²
Master Bathroom	3.20 m x 1.40 m		
Bedroom 1	3.75 m x 3.60 m		

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