



**A joyous riot of Islands rocked by music, rolled by nature shared
with friends and lapped by turquoise waters all around**

Fouka Bay - A true taste of sun-soaked Island life

Sometimes we just need an escape. Fouka Bay offers that otherworldly island experience you'd normally have to travel thousands of miles for. Wake up to your own slice of paradise where 800 meters of white secluded sandy beaches stretch to spoon turquoise lagoons in the heart of Ras El Hekma's gleaming coastline. This is the place to experience the best of life where the striking interplay between nature and elegant contemporary designs come to life. Breathe in the fresh air and enjoy unique tropical scents, as you indulge in an unparalleled fusion of adventure and tranquility not offered elsewhere.

Naturally Inviting

Imaginatively conceived, expertly designed and magically brought to life by Tatweer Misr Developments - Fouka Bay is the perfect escape to re-connect with your loved ones, disconnect from the pressures of city life and re-discover the art of luxury living.

Created and master planned by Egypt's acclaimed Tatweer Misr Developments and world-renowned Italian architects 5+1AA, Fouka Bay basks blissfully by Ras El Hekma's pristine coastline to proudly crown the best spot in the North Coast's crystalline shoreline. Just a pleasant two hour drive from Cairo, Fouka Bay is easily accessible via the newly constructed Fouka Road. Comprising of a variety of luxurious and architecturally appealing waterfront villas,

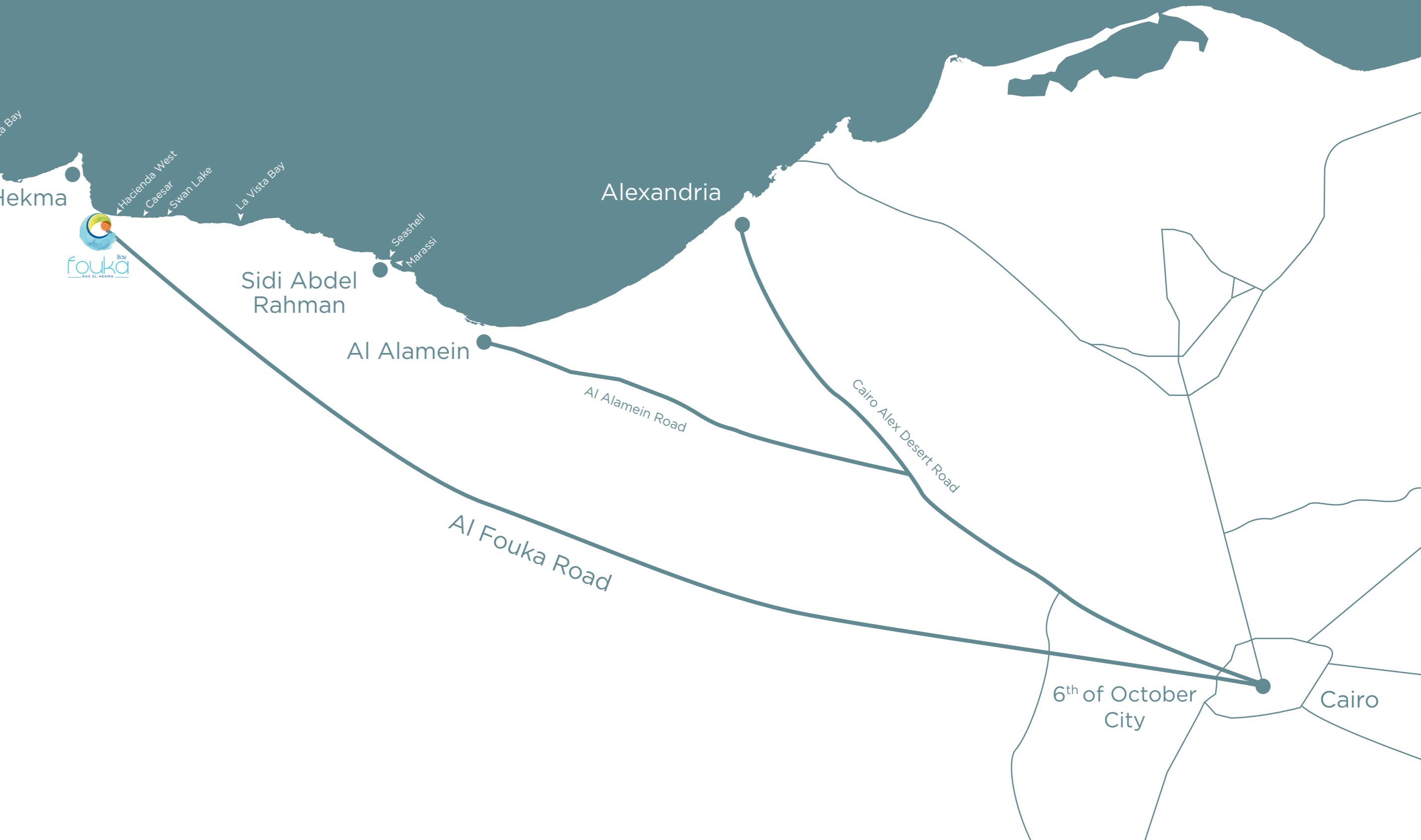
double decked twin houses and townhouses, standalone chalets, spacious cabins and bungalows, visitors can enjoy 360° views of unobscured water and an idyllic beach lifestyle year-round.



Bringing You a Little Piece of Paradise Closer to Home

Situated 211 Km West of Alexandria and only 75 Km away from Marsa Matrouh, Fouka Bay boasts an idyllic private setting that is only a minute away from the newly constructed Fouka highway. Stretching across Egypt's

gleaming Mediterranean coastline, the vibrant destination offers a unique abundance of relaxing experiences and exciting water-sport activities just 2 hours away from home.



Socially Spirited Islands Ideal for Families and Friends



The Fouka Bay Concept

Where Socially Spirited Islands Come To Life

Rolling out on 1 million square meters, Fouka Bay brings to fruition an innovative vision of "Contemporary Simplicity" with 12 clusters of "eye shaped" Islands ideal for families and friends. Positioned amongst landscaped gardens, crystal clear lagoons and a mesmerising backdrop of sea views, Fouka Bay is designed to accommodate a variety of housing options that foster community living at its best. All units enjoy the highest degree of luxury; a spaciously comfortable

layout; and a design aesthetic that combines functional beach simplicity with true elegance. Fouka Bay is the North Coast's new socially spirited development ideal for families wanting to create memories and friends looking to relax, play or simply get away from it all.



An Eye for Excellence

Established by renowned architect Gianluca Peluffo in 1995, 5+1AA is recognised as one of the world's most innovative architectural firms known for focusing on unique design concepts that are reflective of the culture and heritage of the cities in which projects are developed. Driven by a strategic vision to expand, 5+1AA inaugurated a research and experimentation studio in Milan in 2006, as well as a second branch of the business in Paris. Today, 5+1AA is

universally recognized as one of the foremost architectural firms in Europe boasting numerous awards in architectural excellence for premium projects spanning across all four continents.



A Signature Lifestyle Like No Other

Live closely intertwined with the natural serenity of water flowing all around. Experience a soul-soothing world of contemporary elegance offering a variety of pure shapes, functional sizes and inspiring designs.

Your home at Fouka Bay is not bound by walls, but rather filled with memories of peace and joy.

Drawing on the ancient tradition where water was the sole deliverer of life, the development offers an abundance of waterfront living options; ranging from waterfront villas, double decked twin houses and townhouses, standalone chalets, spacious cabins and bungalows situated right in the heart of tranquil blues. All housing options at Fouka Bay are aesthetically designed to provide you with the epitome of contemporary simplicity complimented by an idyllic lifestyle.

Seamlessly nestled into floating landscapes of private lagoons and sea views, homes not only accommodate for parking spaces, but also boast wide glass facades that take in sufficient amounts of sunlight and lush garden views.



An Exclusive connection with nature

There's nothing more idyllic than relaxing to the waves lapping at the shore. Wake up to infinite blues meeting the clear sky and relax in your private hammock while watching the waves beneath your feet. Fouka Bay's over-water Cabanas and Bungalows are reminiscent of the Caribbean,

bringing the outdoor inside to provide intimate homes that give owners exclusive accessibility and true tranquil connection to nature and sea.



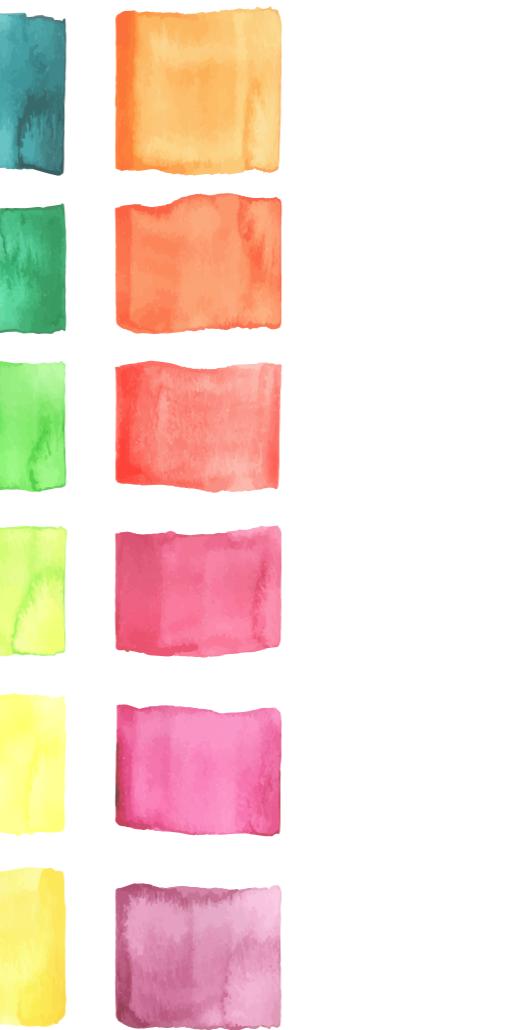
An oasis of calm to call home

Sleek, streamlined, and uncluttered, every home at Fouka Bay is a contemporary breathing space, reflecting simplicity and comfort all around. Acclaimed Egyptian Designer Mona Hussein has found inspiration in the site's serene surroundings rendering joyful seawater and rainbow tints that put the spotlight on chromatic accessories and abstract artwork. Large window facades allow

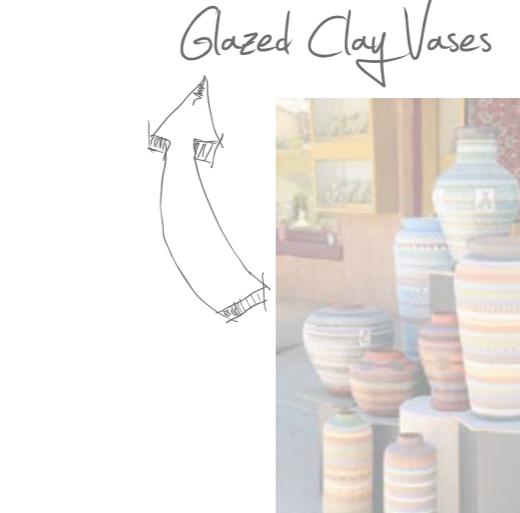
for sufficient light to compliment the steely grey walls highlighting white leather sections and sandy shades mixed up with relaxing sea tones. With emphasis on spacious arrangements and touchable textures, all housing units maximise the impact of this less-is-more decorating style.



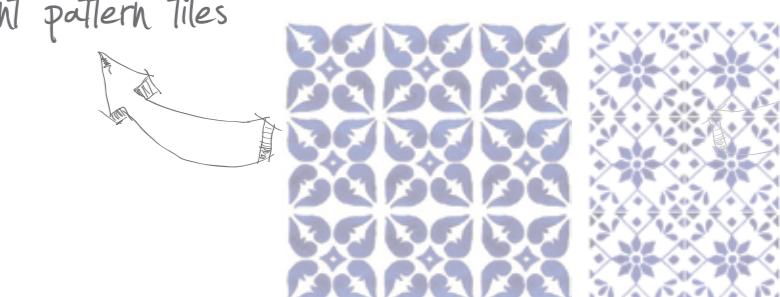
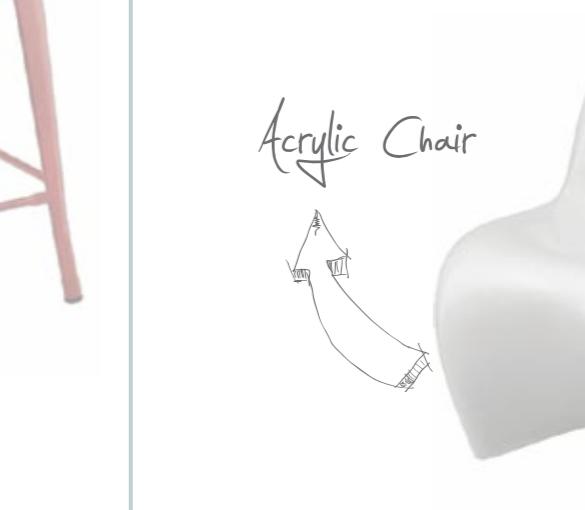
Where Art Connects With Nature



RAINBOW RETREAT



SEA WATER RETR



Beachside activities...

...Late night fun

Escape from it all by sinking into an indulgent swimmable lagoon, or find a shady spot to relax with a book as you sip on a refreshing cocktail. When the day draws to an end, dress up and head to Fouka Bay's Beach Club, set to become the North Coast's talk of the town.

Ideal for oiled-up loungers wanting to relax and for the more energetic seeking beachside fun, Fouka Bay's crystalline turquoise waters and sparkling white sandy beaches offer it all in abundance. Set your taste buds on an exquisite culinary experience and indulge in our Club House's mouth-watering variety of chilled cocktails and freshly prepared

delicacies available all day long. When the sun starts to set, Fouka's Beach Bar Club comes to life offering the first original luxury beach club concept combining the elements of music, dining and entertainment into one.

Soothe Your Senses ...

... Experience New Heights

Listen to the sounds of gentle waves lapping on silver sands and allow Fouka Bay's world-class spa to restore balance to your soul, body and mind. A complete sensory experience steeped in holistic healing traditions with emphasis on a

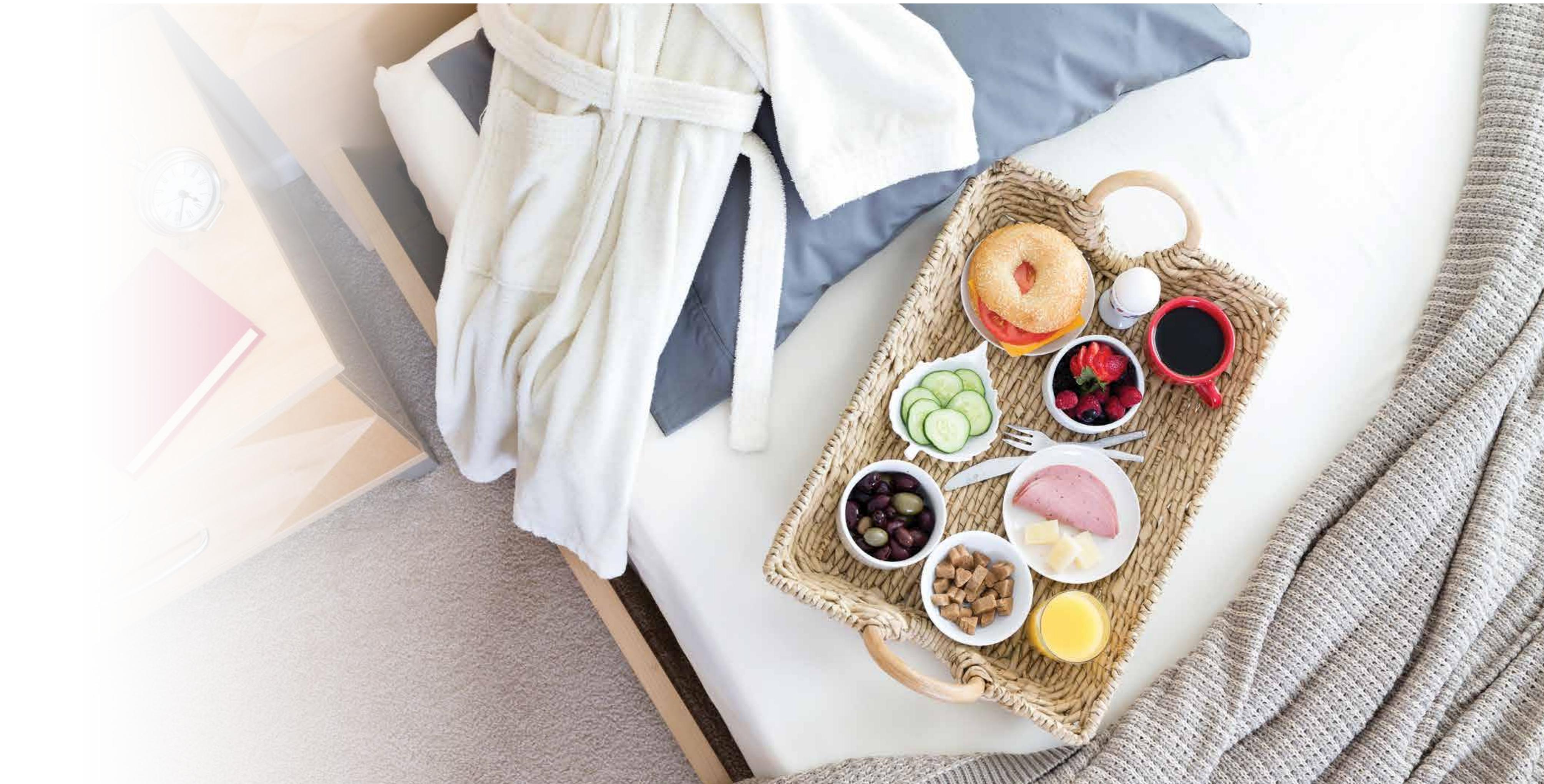
rejuvenating spa experience, as well as comprehensive treatments and meditation classes that will take you to new heights.



Exceptional Hospitality

Offering exceptional standards of service, Fouka Bay's First-Class Hospitality is the ultimate in

luxury living, boasting fine dining experiences and world-class facilities for every guest to enjoy.



Accessibility and Mobility

All 'Islands' are interconnected via soothing waterways where residents can travel through the entire project in a relaxing canoe ride.

Fouka Bay puts enjoyment at the forefront of its design and planning. Understanding that every owner has different needs, the project has been meticulously designed according to the latest accessibility standards to ensure

that all its facilities are enjoyed by owners and guests equally.



Partnering with the Best

FOUKA BAY'S commitment to offer the best has driven it to build strong strategic partnerships with some of the best leading names around the world,

offering clients an exclusive and comprehensive experience of originality and premium quality.



It's Time to Come Home.

YOUR ISLAND AWAITS

At Fouka Bay - Ras EL Hekma you can take the time to reflect. Take off your watch, and enjoy ultimate luxury - spending time with those you care for most. To be where you feel at peace, at home. Such opportunities are rare indeed. Now is the time to make your dream waterfront home, your reality.

HEAD OFFICE

20 Aisha Al Taimoria Street
Garden City - Beside Four Seasons
Nile Plaza Hotel - 1st floor, No.(5)
Cairo, Egypt.

Tel.: +202 27929892
+202 27929893

Hotline: 16094

SALES OFFICE

75 Road 90, 5th Settlement
New Cairo, Cairo, Egypt.
Postal Code: 11843

5A, Bahgat Ali Street
Zamalek, Cairo, Egypt.
Postal Code: 11211

El Corte Mall, Hacienda White
Hacienda, North Coast, Egypt (*Summer Operation*)

EMAIL: INFO@TATWEERMISR.COM



WWW.TATWEERMISR.COM