**Southmed by Talaat Moustafa Group (TMG) 📍 Location: North Coast, Al Dabaa area (specifically at kilometer 167 on the Alexandria – Marsa Matrouh Road, also known as the International Coastal Road. It's strategically located for easy access from Cairo and other coastal cities, and only a 15-minute drive from Al Alamein Airport).**

**Description (English):**

**Southmed City is Talaat Moustafa Group's latest and one of the largest integrated coastal cities, spanning an impressive 23 million square meters (approximately 5,540 acres). Designed in collaboration with international firms like OBMI and SWA, it aims to be a world-class, all-season tourist destination offering a comprehensive and luxurious coastal living experience. The project is divided into six distinct phases, each meticulously planned to blend modern luxury with the serene coastal environment, emphasizing green spaces and water features.**

**The community offers a comprehensive range of amenities:**

* **Pristine Beaches & Crystal Lagoons: Features 5.5 km of diverse beaches (sports, recreational, family, and international standard beaches) and picturesque crystal lagoons for various activities.**
* **International Marina: One of the most elite marinas on the North Coast, complete with a clubhouse, dining venues, and co-working spaces.**
* **Golf Courses: World-class 18-hole golf courses with breathtaking sea views.**
* **Hospitality: A variety of high-end hotels and spas, including boutique hotels, marina hotels, and luxury wellness facilities, with some managed by renowned brands like Four Seasons.**
* **Retail & Entertainment: Open-air malls, commercial centers like "The Village," international brands, fine dining restaurants, modern cafes, and a theme park suitable for all ages.**
* **Health & Wellness: Luxury spas and wellness centers for relaxation and rejuvenation.**
* **Sports Facilities: Advanced sports complexes designed for all fitness levels.**
* **Smart & Sustainable Living: Developed with eco-friendly principles, incorporating smart technologies for energy efficiency, smart lighting, irrigation, and waste management.**
* **Diverse Unit Offerings: Residential areas are designed to gradually rise from the sea, offering panoramic views of the Mediterranean or lagoons. Each residential zone may have its private beach and services.**

**Key Info:**

* **Land Area: 23 million sqm (~5,540 acres)**
* **Beachfront: 5.5 km of pristine beaches**
* **Unit Types: Chalets, Apartments, Studios, Duplexes, Penthouses, Twin Houses, Standalone Villas.**
* **Starting Price: Chalets from ~7.4 million EGP (as of March 2025). Prices vary significantly based on unit type, size, and location within the project.**
* **Installments: Up to 12 years with various down payment options (e.g., 4% or 10%).**
* **Delivery & Availability: New launch project with units available for booking, with planned deliveries starting from 2027/2028. The project is divided into six phases: Vida, Veronica, Elora, Solan, Bliss 1, and Bliss 2.**