



GLORIA

LIVE BY THE SEA

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EXPECTED DELIVERY
28 - 2 - 2028

ABOUT THE PROJECT

GLORIA is a contemporary coastal residential development designed to offer a refined living experience that combines modern architectural elegance, tranquility, and direct views of the sea.

The project features thoughtfully planned residences with contemporary designs and carefully considered spaces, set within an upscale environment that balances comfortable living with strong investment potential.

The Project Concept

The architectural concept of GLORIA draws inspiration from the movement of the waves and the natural lines of the horizon. This inspiration is reflected in the building's interlocking geometric forms, sloping rooflines, elegant vertical elements, and glass balconies that maximize natural light and enhance the surrounding views.

The white façade expresses purity and coastal serenity, while the wooden details and blue accents add warmth and reinforce the project's connection to the sea. The result is a distinctive contemporary building with a strong architectural identity from every perspective.

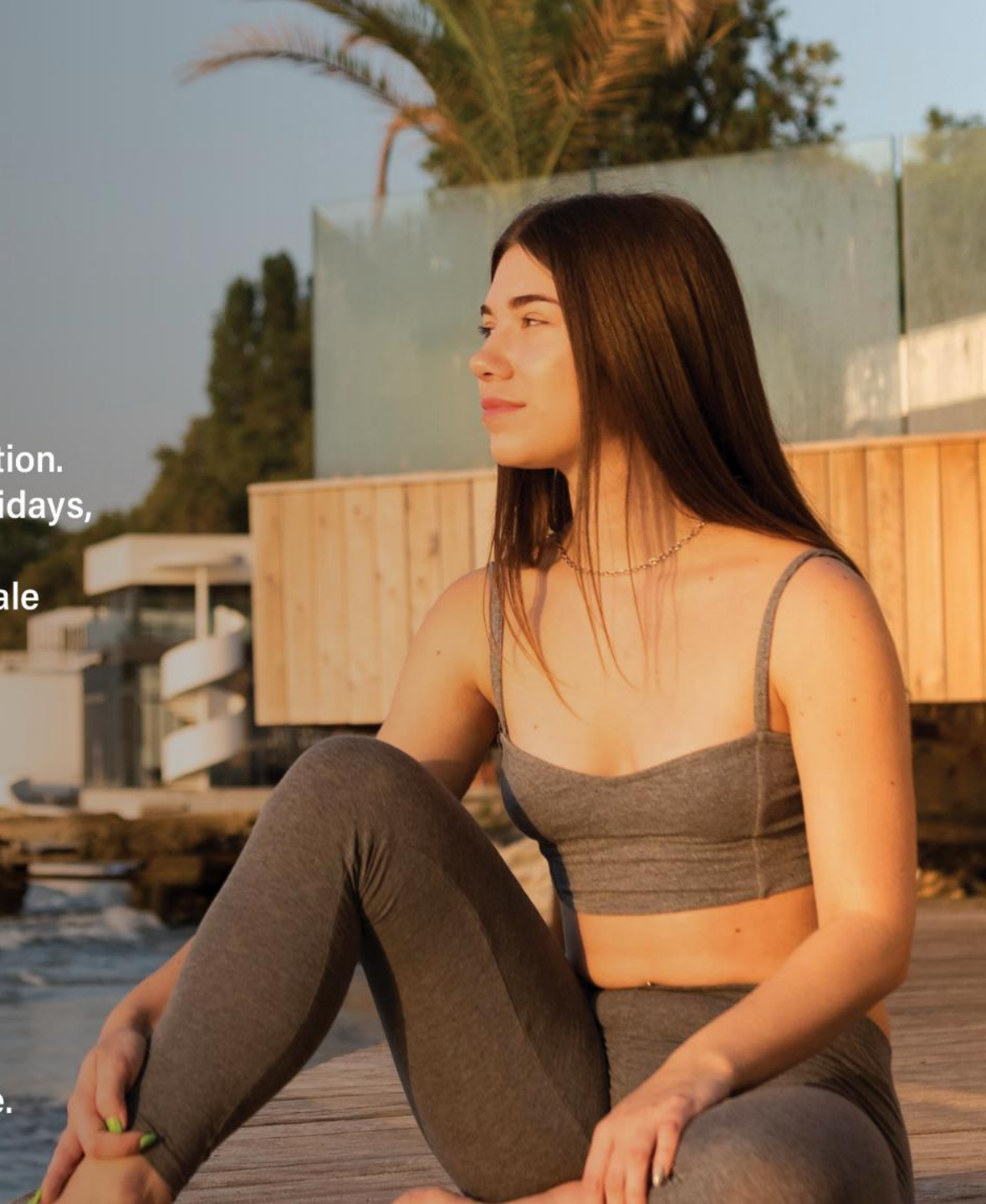
Why GLORIA?

At GLORIA, you will find:
A prime coastal location in El Helal.
Open and uninterrupted sea views.
Distinctive contemporary architecture.
Elegant outdoor spaces and premium landscaping.
A swimming pool 2 and dedicated relaxation areas.
A sophisticated boutique-style entrance and reception.
An environment designed for permanent living, holidays,
and investment.
Strong market appeal with excellent rental and resale
potential.

The Project Vision

Our vision for GLORIA is to create a refined residential destination that offers more than individual properties—it delivers a complete coastal lifestyle.

The project is designed to provide homeowners with the experience of staying in an exclusive boutique hotel while preserving privacy, comfort, and long-term property value.



PROJECT OVERVIEW

Location: Al Helal District – Hurghada – Red Sea, Egypt

Total Plot Area: 1,000 m²

Development Type: Boutique Hospitality & Investment Project

Investment Value: Designed for High Rental Returns and Capital Appreciation

Project Type: Boutique Hotel Apartments & Investment Development





LAND USE DISTRIBUTION MASTERPLAN ALLOCATION

ELEMENT

DETAILS

Built-Up Area

60% development footprint

Landscape & Pools

40% landscaped gardens, relaxation areas
& water features

Swimming Pools

2 swimming pools: 1 heated ground-level
pool + 1 rooftop infinity pool with panoramic
views

Rooftop Experience

Sky pool deck with lounge, sunbeds &
open-air relaxation area

Green Landscape

Lush tropical landscaping with shaded
walkways and seating areas

AMENITIES & LIFESTYLE FACILITIES

Boutique hotel-inspired lifestyle
Prime location in Al Helal District - Hurghada
Private Direct Beach Access
2 Swimming Pools
Heated Ground Pool
Rooftop Infinity Pool
Rooftop Sky Lounge with panoramic sea views
Landscaped gardens & relaxation areas
Sun loungers & shaded seating zones
Elegant reception & hotel-style lobby
High-speed elevators
Smart access control system
24/7 Security & CCTV Surveillance
Professional Property Management
Housekeeping & Maintenance Services
Short & Long-Term Rental Management



A DIFFERENT WAY OF LIVING STARTS HERE.

LOCATION THE PROJECT

GLORIA IS LOCATED IN HURGHADA'S EL HELAL DISTRICT

occupying an exceptional first-row beachfront location beside Magic Beach Hotel and close to the Red Sea Governorate Building and the Military Hospital. Its strategic position provides easy access to downtown Hurghada, the marina, Hurghada International Airport, and El Gouna, while offering direct sea views and proximity to the city's key services and landmarks.

MAGIC BEACH HOTEL:
Adjacent to the project.

HURGHADA CITY CENTER MALL:
Approximately 5 minutes away.

HURGHADA MARINA:
Approximately 12 minutes away.

HURGHADA INTERNATIONAL AIRPORT:
Approximately 20 minutes away.

HURGHADA PROMENADE:
Approximately 20 minutes away.

RED SEA GOVERNORATE BUILDING:
Approximately 2-3 minutes away.

NEW DOWNTOWN HURGHADA:
Approximately 12 minutes away.

HURGHADA MILITARY HOSPITAL:
Approximately 3-5 minutes away.

OLD DOWNTOWN HURGHADA:
Approximately 5 minutes away.

EL GOUNA:
Approximately 30 minutes away.





GLORIA

OLD DOWNTOWN

CITY CENTER

MARINA

NEW DOWNTOWN

AIRPORT

UNIT TYPES

91 Residential Units - Thoughtfully designed to offer a diverse selection of modern beachfront living spaces.

Studio Apartments : 83 Units

Contemporary studio residences designed for comfortable living, holiday stays, and investment.

1-Bedroom Apartments : 8 Units

Spacious one-bedroom residences offering enhanced privacy, comfort, and a premium beachfront lifestyle.

UNIT MIX : 91 Total Units

* 83 Studios — 91.2%

* 8 One-Bedroom Apartments — 8.8%

STUDIO UNIT 105



Studio : UNIT SIZES
55 SQM

Gloria RESIDENCE – PAYMENT PLAN

Unit	105		
Area	55	sqm	
Price	4,675,000 EGP	EGP	
Installment Type	Quarterly		
Cash Price	3,506,250 EGP	EGP	25% Cash discount

Period	Installment	Type	Amount (EGP)	Percentage / Notes
Reservation	Downpayment		1,168,750 EGP	25%
Year 1	1	Quarterly	219,141 EGP	75% total
Year 1	2	Quarterly	219,141 EGP	75% total
Year 1	3	Quarterly	219,141 EGP	75% total
Year 1	4	Quarterly	219,141 EGP	75% total
Year 2	5	Quarterly	219,141 EGP	75% total
Year 2	6	Quarterly	219,141 EGP	75% total
Year 2	7	Quarterly	219,141 EGP	75% total
Year 2	8	Quarterly	219,141 EGP	75% total
Year 3	9	Quarterly	219,141 EGP	75% total
Year 3	10	Quarterly	219,141 EGP	75% total
Year 3	11	Quarterly	219,141 EGP	75% total
Year 3	12	Quarterly	219,141 EGP	75% total
Year 4	13	Quarterly	219,141 EGP	75% total
Year 4	14	Quarterly	219,141 EGP	75% total
Year 4	15	Quarterly	219,141 EGP	75% total
Year 4	16	Quarterly	219,141 EGP	75% total

Additional Fees

Maintenance Fees	on delivery	467,500.00 EGP	10%
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