

A New Chapter In *il* Bayou
SAHL HASHEESH

Whispers of *Nature*

AMBER

SAHL HASHEESH

About **Sahl Hasheesh**

Nestled within an extraordinary natural landscape, Sahl Hasheesh, known as **the jewel** of the Red Sea, stands as an enchanting gem along the Egyptian coast.

il Bayou is a heartfelt connection to nature. Every detail harmonizes with the surroundings, creating a sanctuary of beauty and community. Here, residents don't just live—they thrive, inspired by the landscape and united by a sense of **belonging to nature**.



Sahl Hasheesh *Tidal Pools*



Whispers of the Sea

AMBER

SAHL HASHEESH

Amenities



**Year-Round
Destination**



**Designed By
"L35 Madrid"**



**Serviced
Units**



**Fully Finished Villas
With Private Pools**



Elder-Friendly



Kids Area



**Laundry Service
& Housekeeping**



**First Direct
Beach Access**



**Best Jetty In
Sahl Hasheesh**



Large Pool



Pool-Side Cafes



Yoga Area



**Water Features
And Lagoons**



Lush Landscape



Gym & Spa



**Selective
Community**



Rooftop Cafe



Splash Pads









Interiors & Finishing

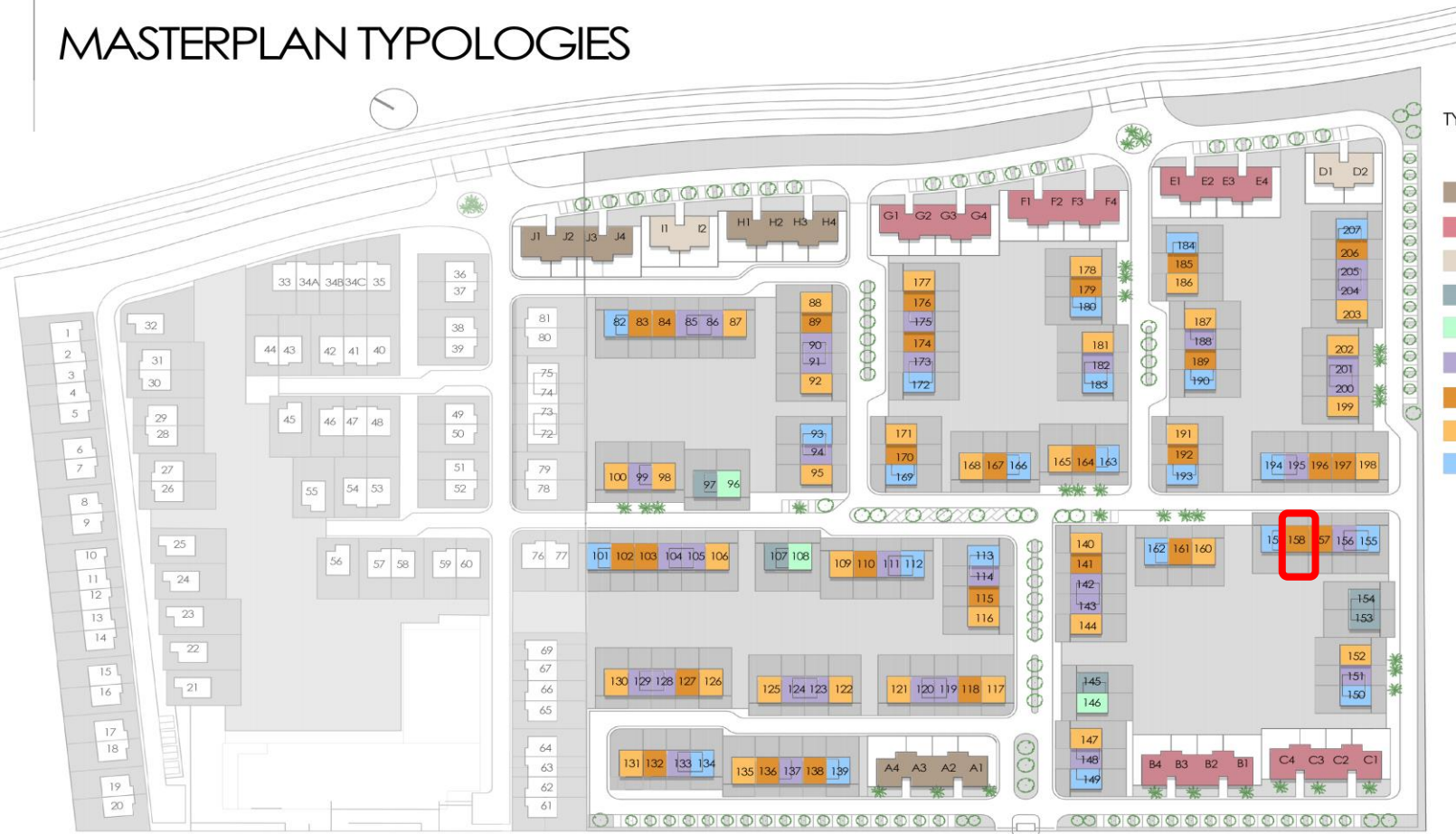
Interiors & Finishing







MASTERPLAN TYPOLOGIES

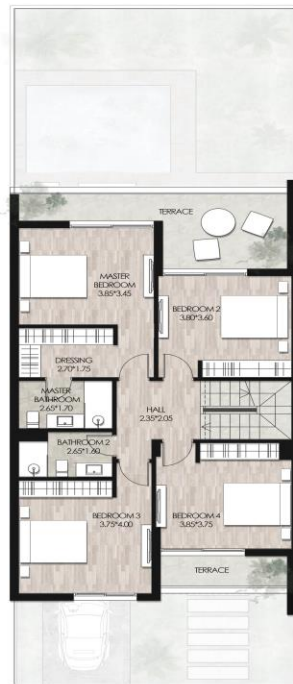


TYPES LEGEND

- CHALETs TYPE 1
- CHALETs TYPE 1" MIRROR
- CHALETs TYPE 2
- TWINHOUSE + PH
- TWINHOUSE
- MID-TOWNHOUSE + PH
- MID-TOWNHOUSE
- CORNER TOWNHOUSE
- CORNER TOWNHOUSE + PH



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLOT AREA	195 M2
TOTAL INTERNAL AREA	176 M2
GROUND FLOOR AREA	81 M2
FIRST FLOOR AREA	95 M2
TOTAL TERRACES AREA	22 M2

DISCLAIMER

- 1- ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTIONS TOLERANCES.
- 2- ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE, INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE.
- 3- EACH GARDEN PLOT VARY BASED ON THE LOCATION OF THE BUILDING TERRACES AND RECEPTION FACADES MAY VARY BASED ON THE FLOOR LOCATIONS
- 4- ACTUAL UNIT AREAS, FRONT WINDOWS, PORCHES, TERRACES, LOGGIA & EXTERIOR TRIM DETAIL MAY VARY BY ELEVATION STYLES AND FLOOR LEVEL.

Unit Information		Project:	Il Bayou	Unit Price:	EGP 25,244,800.00	
		Unit Type:	Mid Townhouse	Discount:	EGP 0.00	
No Of Years: 6Y		Unit No.:	158	Net Price:	EGP 25,244,800.00	
		Plot Area:	195	Maintenance	EGP 2,524,480.00	
		Internal Area:	176	Total Amount:	EGP 27,769,280.00	
Terms of Payment						
			Unit Amount	Maintenance	Total Instalments	Date
	Reservation Payment	15.00%	3,786,720	-	3,786,720	27-Nov-25
Year 1	Payment 1	3.54%	894,087	-	894,087	27-Feb-26
	Payment 2	3.54%	894,087	-	894,087	27-May-26
	Payment 3	3.54%	894,087	-	894,087	27-Aug-26
	Payment 4	3.54%	894,087	-	894,087	27-Nov-26
	Payment 5	3.54%	894,087	-	894,087	27-Feb-27
Year 2	Payment 6	3.54%	894,087	-	894,087	27-May-27
	Payment 7	3.54%	894,087	-	894,087	27-Aug-27
	Payment 8	3.54%	894,087	-	894,087	27-Nov-27
	Payment 9	3.54%	894,087	-	894,087	27-Feb-28
Year 3	Payment 10	3.54%	894,087	-	894,087	27-May-28
	Payment 11	3.54%	894,087	-	894,087	27-Aug-28
	Payment 12	3.54%	894,087	-	894,087	27-Nov-28
	Payment 13	3.54%	894,087	-	894,087	27-Feb-29
Year 4	Payment 14	3.54%	894,087	-	894,087	27-May-29
	Payment 15	3.54%	894,087	-	894,087	27-Aug-29
	Payment 16	3.54%	894,087	-	894,087	27-Nov-29
	Payment 17	3.54%	894,087	-	894,087	27-Feb-30
Year 5	Payment 18	3.54%	894,087	-	894,087	27-May-30
	Payment 19	3.54%	894,087	-	894,087	27-Aug-30
	Payment 20	3.54%	894,087	-	894,087	27-Nov-30
	Payment 21	3.54%	894,087	-	894,087	27-Feb-31
Year 6	Payment 22	3.54%	894,087	-	894,087	27-May-31
	Payment 23	3.54%	894,087	-	894,087	27-Aug-31
	Payment 24	3.54%	894,087	-	894,087	27-Nov-31
			100.00%	25,244,800		25,244,800
	Maintenance Payment				2,524,480	27-Nov-28
	Total		25,244,800		27,769,280	

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