

ALQAMZI  
DEVELOPMENTS

seazen   
NORTH  
COAST

### **Location:**

Kilo 170 (Dabaa)  
3 hours from Cairo  
30 minutes from Al Alamein

### **Area:**

204 Acres  
2000 Units  
60% Villas – 40% Chalets  
87% landscape & water features  
85% of units are sea view
















### **Dimensions:**

690m beach front  
200m beach depth  
1.1km project depth  
+54m masateb / Elevations  
Each mastaba is elevated 7m above the mastaba in front of it

### **Selling Points:**

2 Units per floor  
Neighboring projects are La Vista Bay & Waterway  
34 Acres beach front  
Sandy Beach  
Panoramic elevations  
13% Footprint  
Emirati Developer  
Beach is walking distance from any point of the project

## Facilities:

-  Kilo 170
-  690m beachfront
-  2 Acres Artificial wave pool
-  5-star Hotel
-  3 Swimmable lagoons / **8 Acres**
-  3 clubhouses
-  Branded restaurant
-  Multiple pools / Indoor/outdoor pools Heated/ 36 Infinity Pools / 10 Normal Pools
-  Basketball courts
-  Tennis courts
-  Kids areas
-  Beach activities area
-  Paddle courts
-  Commercial Strip
-  **Fully finished units with kitchen Cabinets and ACs Including Villas**

## Payment:

- 10% Down payment – 8 Years Installments
- 8% Maintenance
- Services all Free
- Delivery 45 Months / 3.5 years
- Cash Discount 24%

## Types:

### 2-Bedroom Chalets

- Building G+3
- 2 units / floor
- Areas Typical Floor: 90/95
- Areas Ground Floor: 90
- Garden Size: 138 – 222



### 3-bedroom Chalets

- Building G+3
- 2 units / floor
- Area Typical Floor: 110 m
- Areas Ground Floor: 110 m
- Garden Size: 142 m



### **3-bedroom Chalet**

Building G+2

2 units / floor

Area Typical Floor: 125

Areas Ground Floor: 125 m

Garden Size: 148 – 227



### **Senior Chalet Ground Floor 3 Beds + Nanny's Room**

Building G+1

2 units / floor

Areas Ground Floor: 135

Garden Size: 138 – 274



### **Senior Chalet Typical Floor 3 Beds + Nanny's Room + Penthouse**

Building G+1

2 units / floor

Areas Typical Floor: 160 m

Roof Area: 78 m



### **Town House Middle & Corner**

3 Bedrooms + Nanny's room

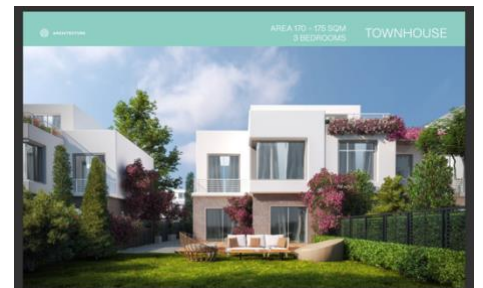
Blocks of 4 & 8

Area for Middle TH: 170 m

Area for Corner TH: 175 m

Garden Areas for Middle TH: 105 – 116 m

Garden Areas for Corner TH: 190 – 222 m

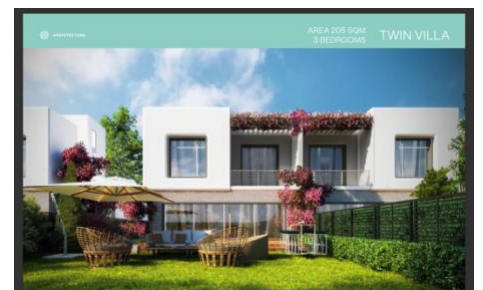


### **Twin Villa**

3 Bedrooms + Nanny's room

Area: 205 m

Garden areas: 197 – 199 m



**Standalone 05 (Without Roof)**

5 Bedrooms + Nanny's Room

Area: 205 m

Garden Area: 347 m



**Standalone 04 (Without Roof)**

5 Bedrooms + Nanny's Room

Area: 350 m

Garden Area: 413 - 588 m



**Standalone 03**

5 Bedrooms + Nanny's Room

Area: 235 m

Garden Area: 225 – 362 m



**Standalone 02**

6 Bedrooms + Nanny's Room

Area: 395 m

Garden Area: 336 – 442 m



**Standalone 01**

7 Master Bedrooms + Nanny's room

Area: 475 m

Garden Area: 414 – 423 m

