

# Baymount

Sokhna



*Sokhna with a different view*



## BAYMOUNT

*A new take on coastal living*

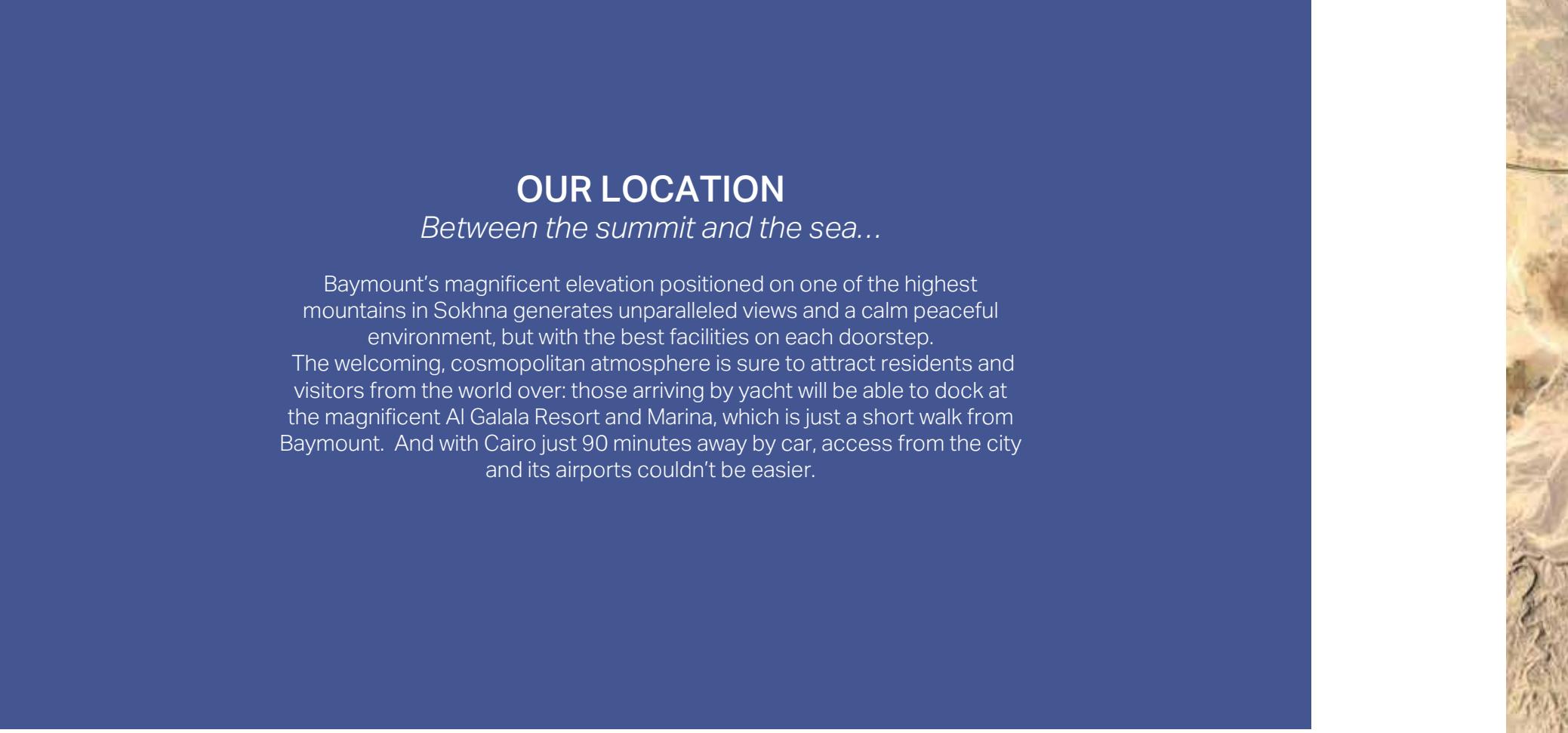
With dazzling sea views on one side and spectacular mountain landscapes on the other, Baymount is truly unique. Maven Developments has created the Red Sea coast's most spectacular new community, embracing everything that makes Sokhna so special. Offering residences, hotel and serviced accommodation, facilities and services alongside 9.4 feddans beach area & 300 m beach frontage.

Baymount is located in the Red Sea area between Ain Sokhna and Zafarana, over 240 meters above sea level at its highest point and within easy walking distance of Galala New City's International Marina. Every one of Baymount's studios, chalets, lofts, twin-houses & villas benefits from breathtaking panoramic sea views, as do the beach front, mountain plateau hotel and its commercial hubs. Baymount's facilities are second to none.





OUR LOCATION & MAP





MASTER PLAN



- 01 BAY HUB
- 02 MOUNTAIN ELEVATOR
- 03 MOSQUE
- 04 CENTRAL PARK
- 06 HOTEL
- 06 HOTEL SERVICED APARTMENTS
- 07 CLUBHOUSE
- 08 MOUNTAIN CABINS
- 09 MOUNTAIN HUB
- 10 AMPHITHEATER
- 11 SEA VIEW PROMENADE
- 12 BRIDGE TO THE BEACH
- 13 BEACH CABANAS
- 14 BOAT DOCKS
- 15 FLOATING RESTAURANT
- 16 BEACH PROMENADE





THE ARCHITECTURE CONCEPT

## ARCHITECTURE CONCEPT

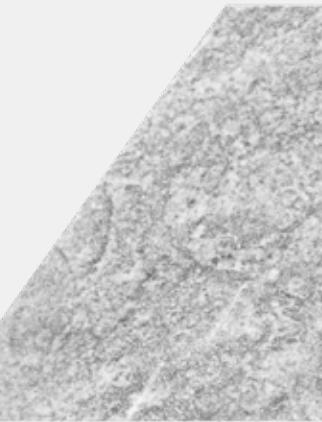
*Because everyone deserves a sea view*

Baymount's elevated position on the slopes of Galala Mountain offers its residents unprecedented views in a peaceful setting, and is the only development which offers the chance to live in this spectacular environment. All units benefit from a full and unobstructed view of the sea, made possible with opulent glazed facades which allow natural light to flood all internal spaces.

We bring the outside in, making it part of your everyday living experience while the unique elevated setting ensures privacy. Most units are oriented to harness Sokhna's cool and refreshing sea breezes to keep you cool during the summer months.

Baymount offers a diverse mix of studios, chalets, lofts, twin houses and stand-alone villas, in addition to two commercial hubs, a clubhouse and a hotel. Elsewhere you'll find lush greenery, swimming pools and natural rocky areas. Baymount is at the cutting-edge of sustainability: construction and exterior finishing uses materials found onsite, while our golf-cart transport system allows you to keep the car off the road for days at a time.





FACILITIES & SERVICES



## FACILITIES

Baymount's spectacular facilities provide everything its guests and residents could ever want: you never need to leave.

- Kids play areas & pool
- Zoned swimming pools and snack bars
- Sea view promenade & piazzas
- Camping center
- Public barbecue areas
- Outdoor fitness/yoga area
- Bay hub
- Mountain hub
- Clubhouse
- Hotel
- Amphitheater
- Pets area
- Mosque
- Stargazing zone
- Mountain climbing school
- Spa



## BEACH FACILITIES

- Beach sports
- Beach Promenade
- Swimming pools
- Beach cabanas (operated by the hotel)
- Beach restaurant and snack bar
- Floating restaurant
- Boats docking stations
- Kids area



## KIDS AREA

*Because your kids need their safe haven...*

Children will love the world-class play areas and pools scattered around the community, offering maximum fun in maximum safety and catering for all special needs. Maven Developments partnered up with Playsi to bring to Egypt a fully integrated playground that suits everyone.

There's a fantastic adventure park including an incredible and unique zip-lining experience.



## WATER EXPERIENCE

*Sun and water go together like kids and play*

. Creating the perfect spot where friends can gather, cool off and experience the wonders of playing in water, we teamed with Aquatix, Pioneering experiential activities around the interactive properties of water. Inviting kids and family members of all ages and abilities to immerse themselves in the brilliance of a one of a kind water experience.



## THE MOUNTAIN ELEVATOR

*because transportation can be fun...*

Taming the natural topography, Baymount's mountain elevator system brings all of its facilities together, ensuring that its homes, hubs, the hotel and clubhouse are all within easy reach of each other for superior convenience for its guests and residents.



## SERVICES

*because you deserve world-class amenities*

Baymount offers the very best in services for its residents and visitors.

- Underground and surface parking
- 24/7 CCTV Surveillance
- Security service
- Gated residential zones
- Triple play (Internet, cable TV & landline)
- Garbage segregation
- On demand golf cart commute system
- Home cleaning and maintenance service
- Baymount community mobile app
- Electrical Generators





COMMERCIAL HUBS

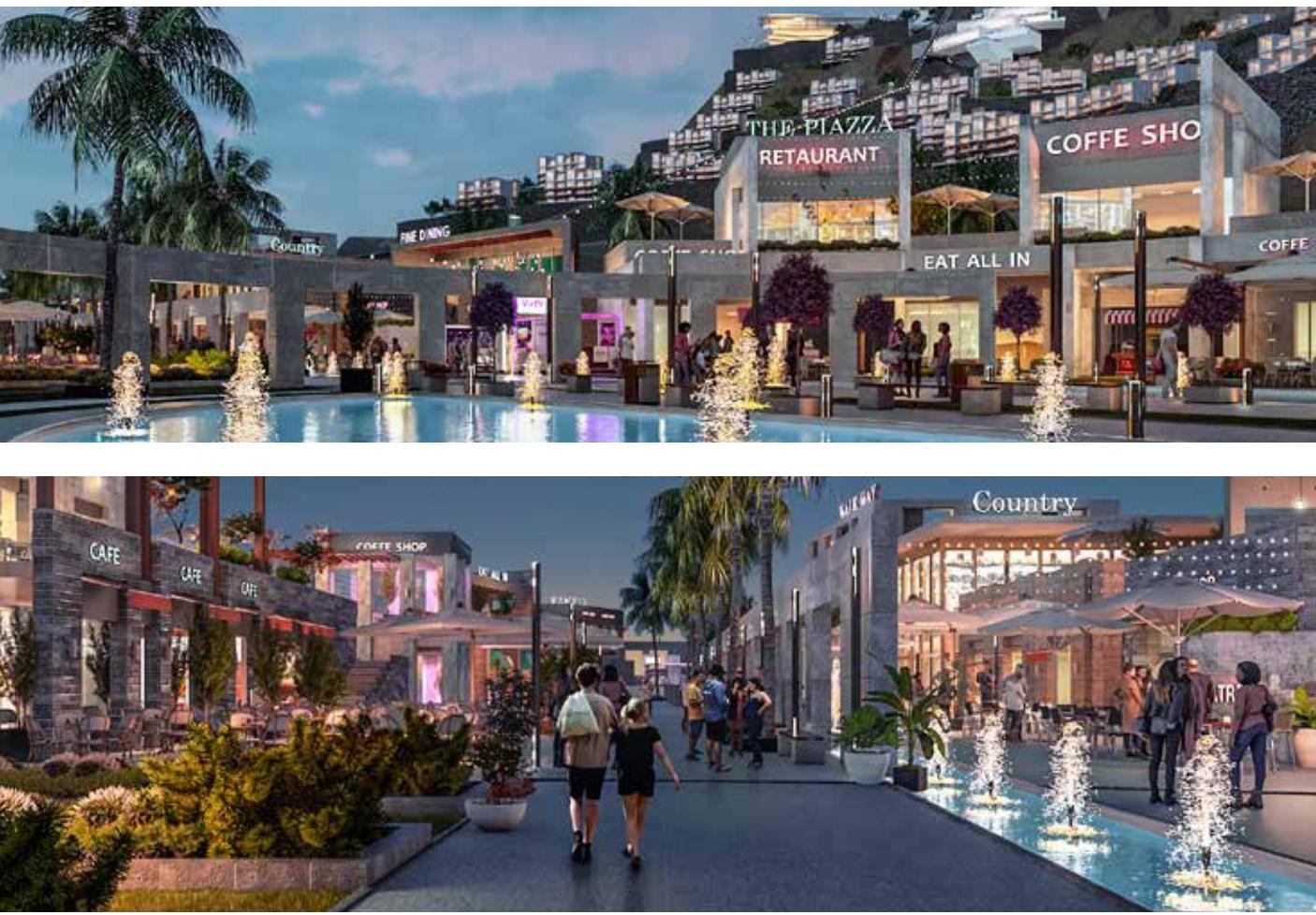


## BAY HUB

*Because proximity is important*

As well as guests and residents from Baymount, the Bay Hub welcomes all visitors to Sokhna.  
Located close to the Baymount entrance at the lowest level of the development:

- Restaurants & Cafes
- Supermarket
- Shops
- Kids Area
- Mosque
- Business hub
- Public seating areas
- Parking
- Golf cart station
- Mountain elevator station



## MOUNTAIN HUB

*Because convenience is key*

With exclusive access for Baymount residents, the Mountain Hub occupies a spectacular strategic location close to the mountain summit.

- Restaurants & cafes
- Shops
- Convenient store
- Pharmacy
- Medical Clinic
- Golf cart station
- Kids area
- Public swimming pools
- Mountain cabins (operated by the hotel)
- Mountain elevator station

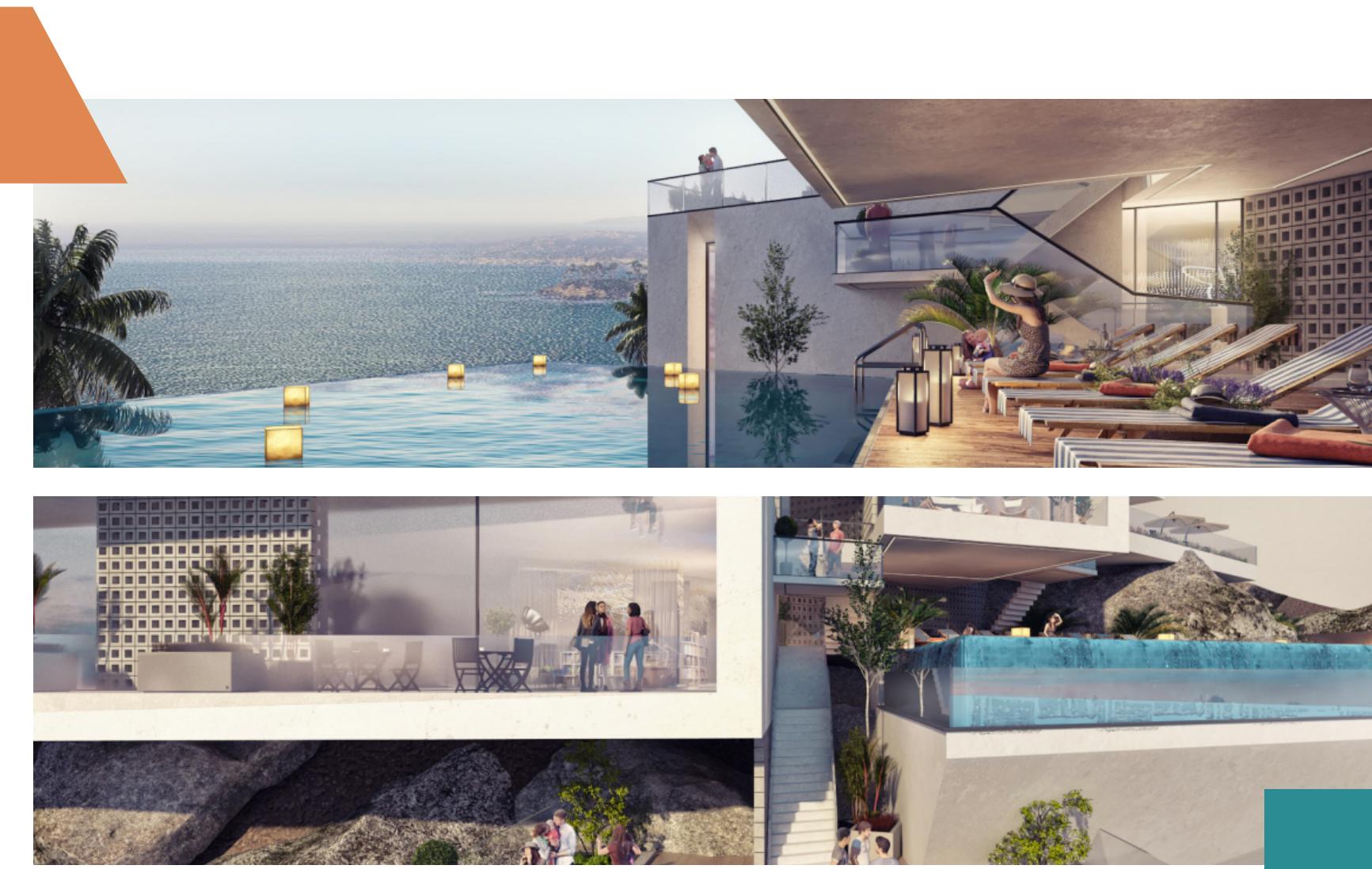


## CLUB HOUSE

*Because you deserve a unique experience*

The clubhouse offers a unique experience for Baymount residents.

- Restaurant
- Lounges
- TV Room
- Game room
- Paddle tennis courts
- Kids area
- Gym
- Spa
- Infinity Swimming pool
- Snack bar
- Parking





HOTEL AREA & SERVICE  
APARTMENTS

## HOTEL AREA & SERVICED APARTMENTS

*because you deserve a five star service*

Baymount's global chain hotel offers luxurious holiday or business accommodation in a setting which blends local authenticity with a contemporary edge, uniting tradition and modernity with tailored design and exceptional experiences and the highest standards of dining, comfort and customer service.







A HOME AT BAYMOUNT

#### DISCLAIMER

All materials, dimensions and drawings are approximate. Information is subject to change without notice. Drawings are not to scale and actual usable floor space may slightly vary from the state floor plans. The developer reserves the right to make non-fundamental modifications to the design.

## OUR HOMES

Iconic, futuristic and distinctive, Baymount's properties offer a unique, interactive take on family accommodation. Glass and concrete combine with spectacular lighting and unprecedented views for the ultimate in cutting-edge contemporary design, blending yet contrasting with the spectacular mountain setting which offers peaceful seclusion for all homes.

Infinity. Infinite view. Infinite pools. Infinite happiness.  
Outdoor terraces and infinity pools immerse you in the jaw-dropping vistas and the sound and smell of the sea, while most units are designed to harness the cooling breeze along with maximum sunlight so you can relax and soak up the rays in supreme comfort.

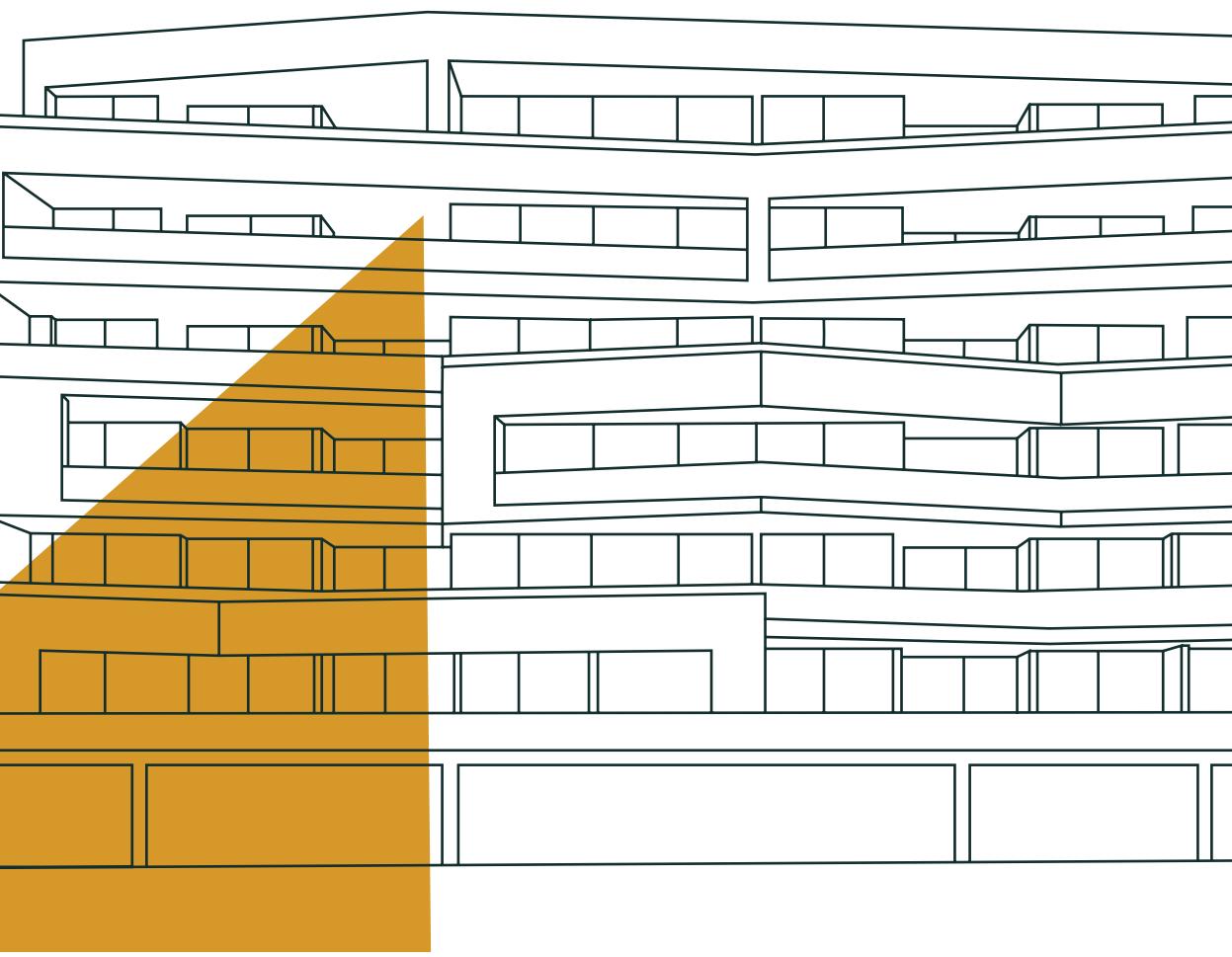


## PHASE 1 | MASTERPLAN



## STUDIO

Offering compact, efficient accommodation for individuals or couples, our studios include a garden and terrace, a high-quality kitchenette, contemporary bathroom and a comfortable, spacious lounge/bedroom overlooking the sparkling Red Sea.



## STUDIO



## STUDIO WITH GARDEN

**Total Area 43**  
**Average Garden 19**

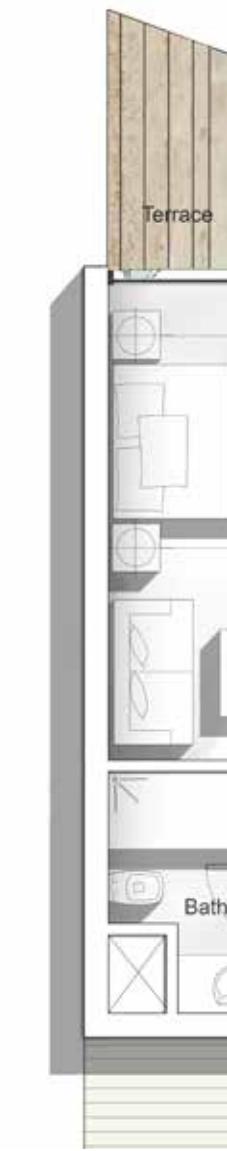
|                       |              |
|-----------------------|--------------|
| Kitchenette           | 2.1m x 2.6 m |
| Bedroom & Living room | 4m x 4.9m    |
| Bathroom              | 1.8m x 2.5m  |



## STUDIO WITH TERRACE

**Average Total Area 52**

|                       |              |
|-----------------------|--------------|
| Kitchenette           | 2.1m x 2.6 m |
| Bedroom & Living room | 4m x 4.9m    |
| Bathroom              | 1.8m x 2.5m  |



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