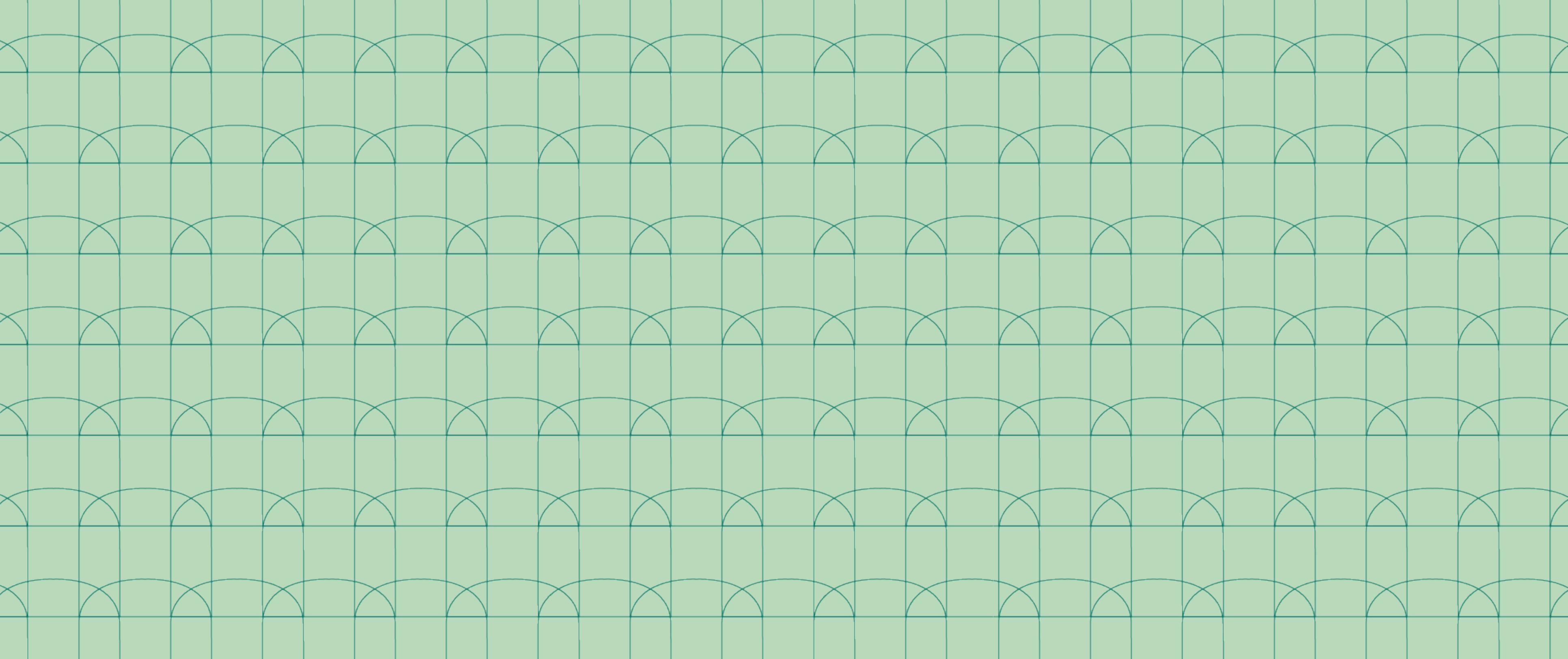
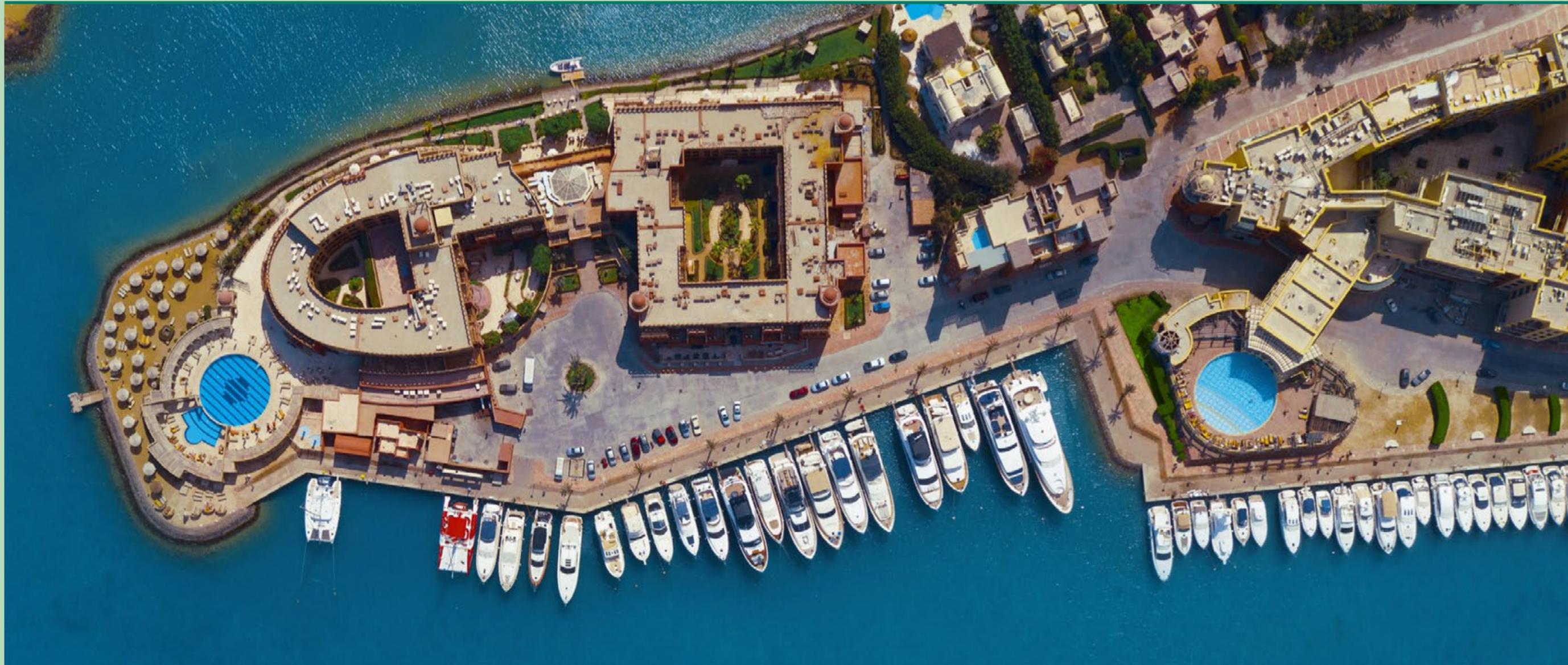


The
nines
GOLF VILLAS





Live the sea
LOVE THE LIFE

EL Gouna is a year-round coastal town on Egypt's Red Sea, offering a diverse and welcoming community where you can embrace infinite waterfront experiences.



Whether you're seeking a temporary escape or a new home, El Gouna provides the freedom to choose your lifestyle, from connecting with nature to enjoying vibrant social scenes.

With stunning views and endless sunshine, it is an ideal investment at any time of year, allowing you to live the sea, love the life, and embrace its magic in a town like no other.

A place to BELONG

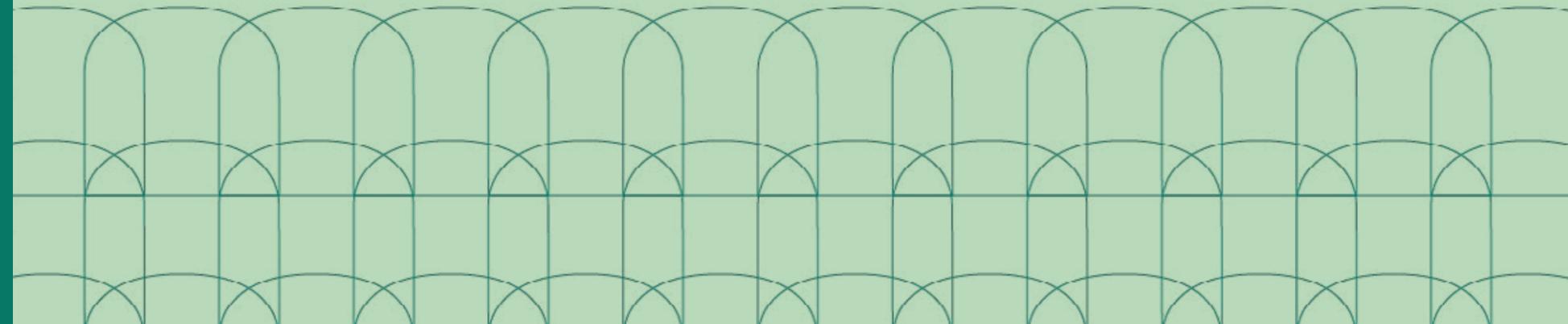
Our inclusive community welcomes 25,000 residents from 50+ nationalities with different backgrounds, fostering a sense of belonging and acceptance that promotes personal growth and well-being. This spirit of harmonious environment makes El Gouna more than just a place to live; it's a place to thrive.





All year-round DESTINATION

El Gouna's perfect all-year round sunshine and thoughtful urban planning allow its residents to enjoy healthier and more outdoor-focused lifestyle. The town provides a diverse array of amenities including 4 world-class marinas, 2 championship golf courses, 18 reputable hotels, a world-class international hospital, schools, universities, co-working spaces, a private airport and over 100 exciting restaurants, bars and eateries.





A vibrant TOWN

The town also boasts several high-profile cultural events and festivals that occur year-round at the renowned El Gouna Conference and Cultural Center, which infuse the area with energy and excitement, making it a vibrant and lively place, ensuring there is always something exciting happening.



El Gouna's VISION

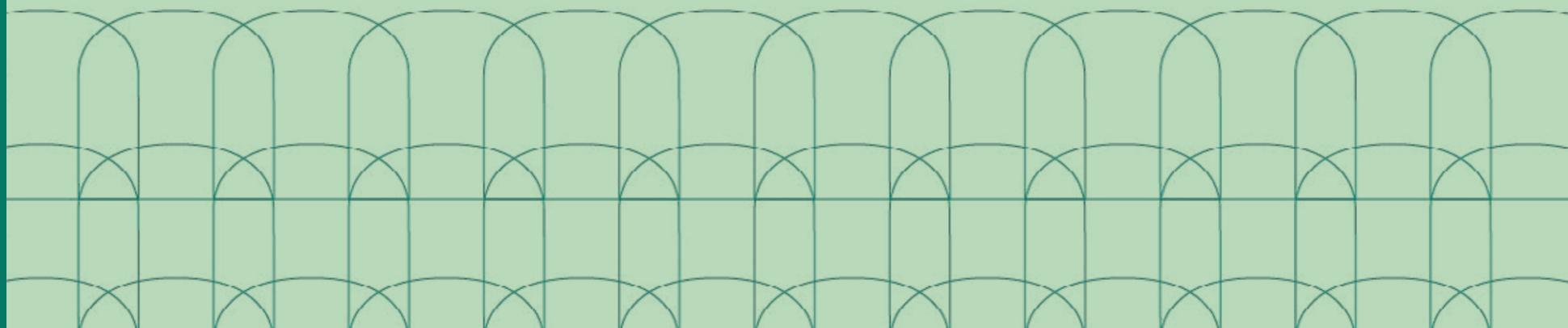
To set the global standard for sustainable seaside living, inspiring people to actualize their individual desires within a cosmopolitan, carefree, and coastal environment unlike anywhere else.





Where tradition
MEETS MODERN DESIGN

Part of El Gouna's appeal relates to its renowned colorful, unique, and cohesive architectural style that blends traditional Nubian designs with contemporary features offering over 40 residential neighborhoods.



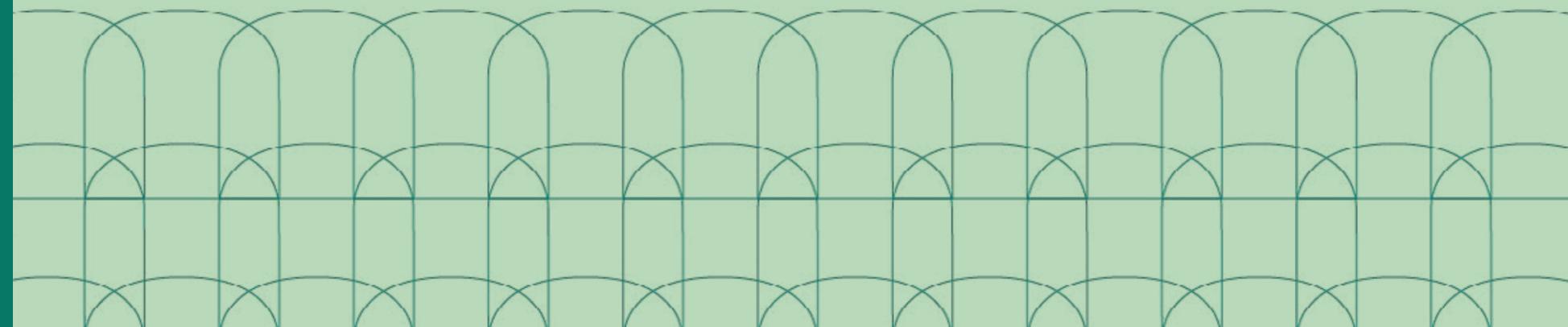
*LIVING YOUR
BEST LIFE*



The Nines offers a refined selection of lifestyle opportunities allowing you live life's best possible experiences within a community of like-minded residents. Just 10 minutes away from the Marina, The Nines is a secluded and peaceful green sanctuary overlooking the first nine-holes of the Ancient Sands Golf Course.



Enjoy your own view of the course from the privacy of your home. Each villa, the sense of seclusion is immense. Within the spacious surroundings, abundant activities await those with energy to spare, while those seeking the serenity that intentional design provides will find true contentment at The Nines. You'll be immersed in a tranquil world where your inner bliss naturally rises to the surface.



The Nines MASTERPLAN

Generously nestled between Ancient Sands and Ancient Hill, The Nines is El Gouna's newest celebrated spectacle, aptly named, The Nines. Conceived by EDSA, The Nines' masterplan is an 87,000 square meter object of desire. Uninterrupted views of up to 400 meters of the first 9-holes of Ancient Sands golf course envelop the project, turning a desertscape into an abundant green paradise, placing you in sync with nature's glory. These enticing vistas are a part of the legendary 18-hole Ancient Sands Golf Course.



MEET THE ARCHITECTS

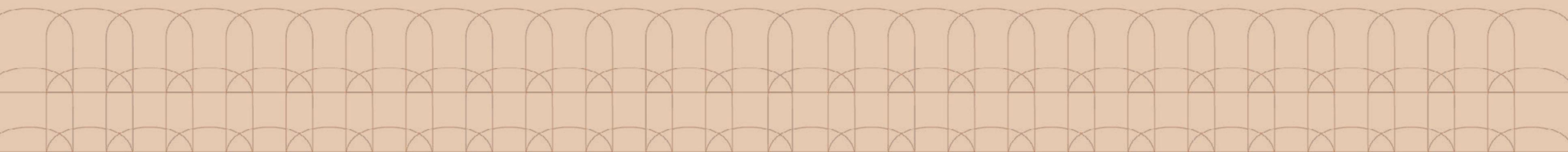


Innovation Design Studio is an architectural design firm that has devised several triumphant projects in El Gouna over the years. They have created residences for The Nines that form a quietly powerful oasis of calm. These homes are timeless and inviting, designed beyond trends and built for shared experience. The mindful aesthetics promote inner wellness. Each villa is striking; using water and light to add a unique dimension to the overall design. Innovation Design Studio has captured the spirit of gracious El Gouna living which is reflected in every detail. The Nines' architecture incorporates technologies to create effortless living in an instant. Imagine grand designs that create desire to live your best possible life.

MEET THE DESIGNERS

studioêtre

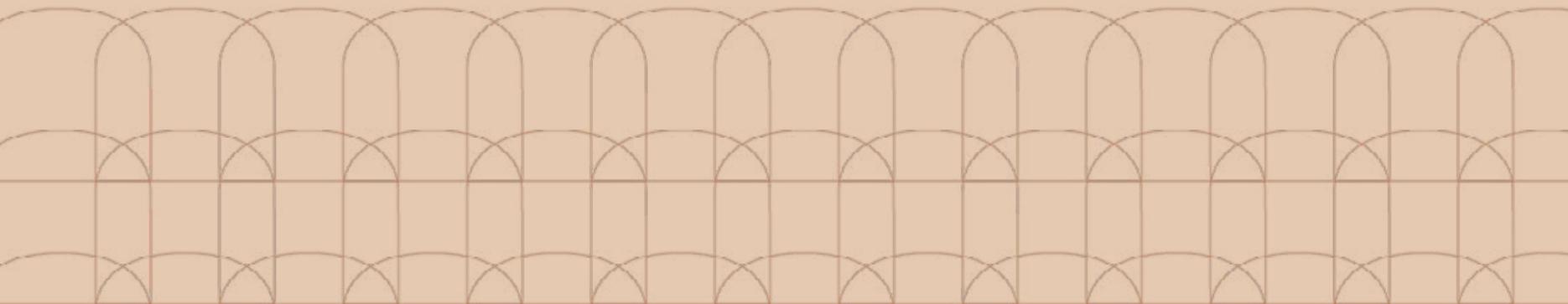
The interior design philosophy for The Nines, by Studio Etre, is to present a new way of thinking about space and conscious living. Each room has been designed to create a desire to live your best life so residents feel calm and content. Light, earthy, desert-inspired neutrals flow throughout each home as do simple, linear silhouettes and forms. Playful arches add proportion and balance. The internal structures echo the serene exterior surroundings so that there is a connection between indoor and outdoor spaces – promoting a sense of flow. A premium level of finish, longevity and design integrity have been applied to every room. With a nod to El Gouna tradition, Studio Etre has pushed the living experience further by creating interiors that feel holistic and inspire a passion for living. The Nines interior designs represent Red Sea living at its finest.



IN COLLABORATION
WITH EDSA



EDSA is an award-winning internationally renowned planning, landscape, architecture, and urban design firm. The company has long upheld an environmentally based approach to design, using inspiration from each project's local heritage and the principles of sustainability. EDSA has built an impressive portfolio of unique projects over the years, including large-scale, luxury developments such as hotels, residential developments, shopping centers, and sporting facilities. Their work can be found in a large number of international destinations encompassing the Middle East, Europe and South America.





Designed to be A SANCTUARY

Nestled within the serene surrounds of the golf course, The Nines residences are breathtaking sights to behold. Each villa has been designed with purpose, embodying the spirit of refined Red Sea living. The lush, rolling green landscapes promote calm from every home, allowing the community to thrive within a sophisticated private environment. Each plot of land is a desirable sanctuary. Imagine next-level harmonious living. The spacious placement of each property, 12 meters apart, ensures the utmost privacy for all residents. Iconic in form, the villa aesthetics reveal all of the essential elements required to live life to its fullest.

Living by THE GOLF COURSE

The golf course presents opportunities to spend reflective time playing alone or with your favorite people. An effortless stroll to the golfing green, from every residence makes The Nines a desirable place to call home. There has never been a better time to enjoy the world's finest sport. Whether a golfing professional or a novice, the undulating golf course indulges every level of play.





The Nines ARCHITECTURE

HARMONIOUS DESIGN INSPIRED BY NATURE

The villas are designed to nourish and enrich your experiences. Private water features are an important focal point in the residences, ensuring your surroundings encourage indulgent self-care. Imagine owning a villa that overlooks a serenely calming pool and water features that bring the outside in, merging graciously with the clean lines of the architecture. Natural light dances across interior surfaces, through iconic high windows and dazzling sky lights. Nature suddenly becomes part of your home, curated to tempt you to feel relaxation and tranquility. The Nines invites you to slow down, breathe deeply, and rediscover a newfound energy, conducive to all lifestyles.

The distinctive architecture celebrates design that runs deep in El Gouna tradition. The homes are crafted to reflect the beauty and ambiance of their location. Desert-inspired neutral tones and natural earthy finishes form each home, reminiscent of El Gouna's architectural legacy. Cleverly incorporated minimal arches highlight areas with balanced, clean lines.





The Nines residences are a modern interpretation of timeless beauty, combining style, quality, and functionality. The interiors and exteriors flow harmoniously as one, bestowing you with a meaningful connection to your surroundings. Natural light playfully cascades throughout desirable living spaces. Shimmering water features are an addition to each property, instilling an immediate feeling of reflection and joy. Every villa type invigorates the senses, leaving you with newfound energy to enjoy and experience.





Villa Type A

BUA: 168 m² - 3 BEDROOM





This unique 168 m² one-storey villa presents beautiful spaces to live in, that express who you are throughout your life. Quietly powerful, a side court allows residents to observe the inviting serene golf course from every corner of the house. Uninterrupted views from the entrance patio creates an uplifting atmosphere. An optional inground swimming pool also creates a desirable focal point and stylish aesthetic. Unwind poolside and feel tension ease away. Relax and take a refreshing dip in your private secluded pool. Applying successful design principles, the high-ceiling living area is a place that provides spacious respite, yet bestows opportunities to socialize and play. An abundance of natural light filters into the spaces and passages. The skylight in the entrance lobby greets you with a sun kissed warm embrace. 3 bedrooms allow residents restful times in these sanctuaries of comfort. A nanny's room equipped with a bathroom ensures non-obtrusive living. An optional driver's room with bathroom can also be incorporated into the villa design. Overall, the well-planned Villa Type A interiors define the difference between living and living well.



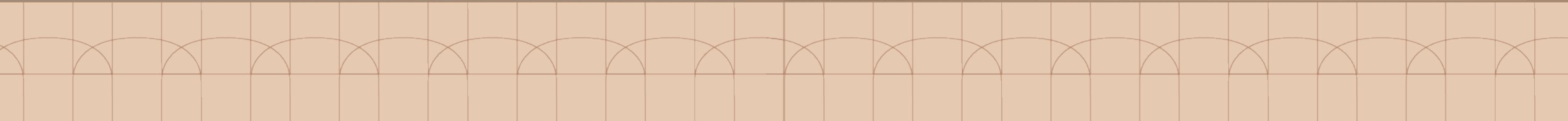


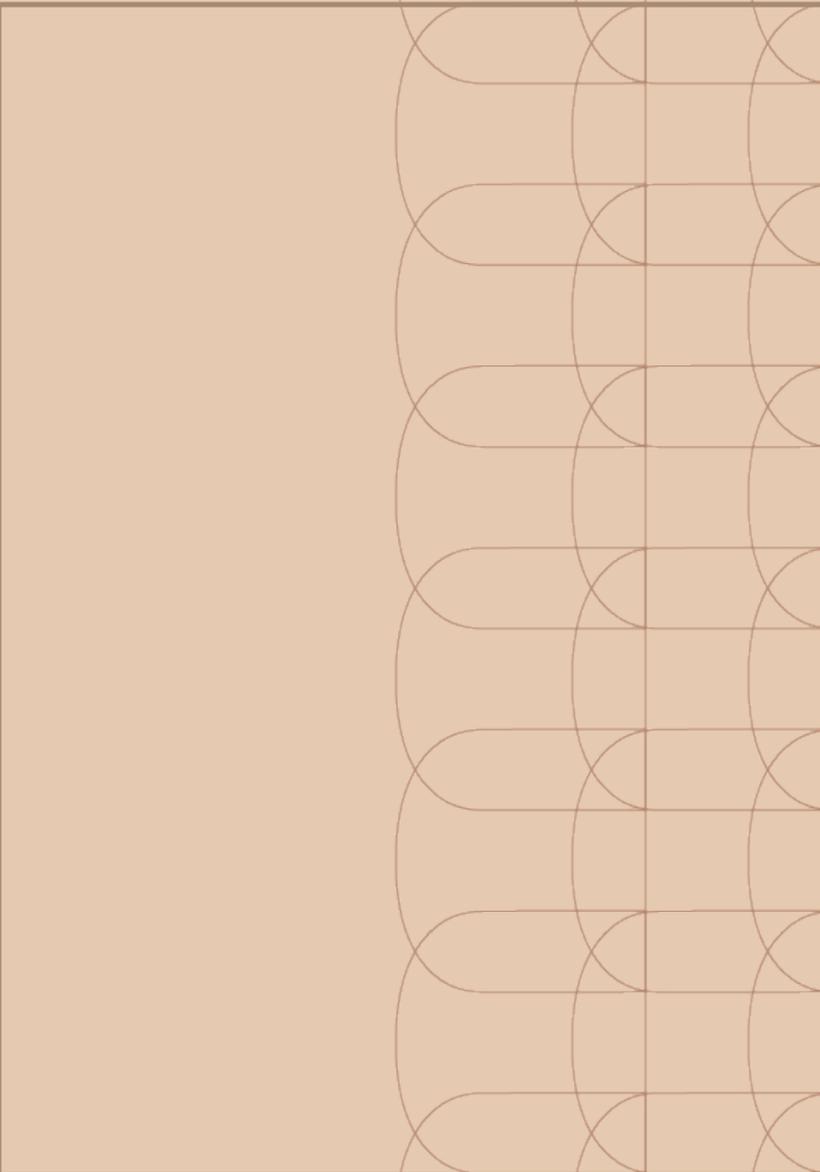


FRONT



BACK



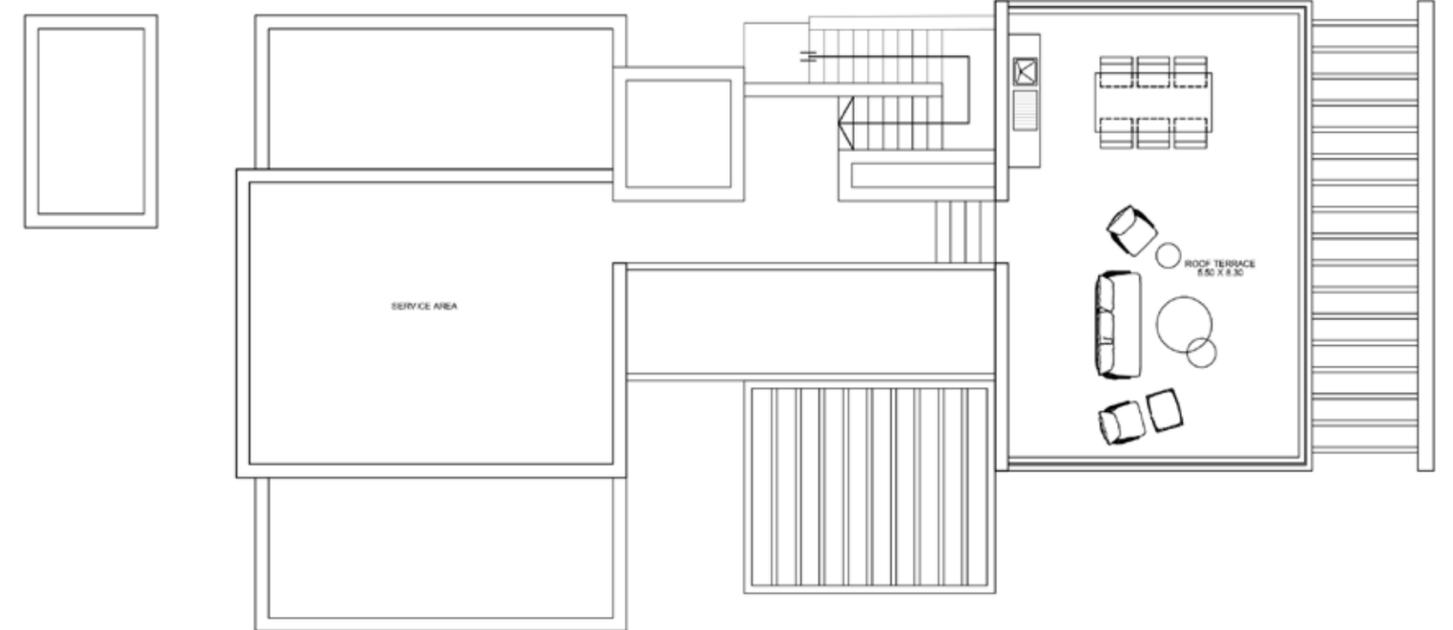


GROUND FLOOR



TOTAL UNIT AREA 168 m²

ROOF





Villa Type B

BUA: 175 m² - 3 BEDROOM





Imagine a 175 m² residence that allows you to live your most desired lifestyle. Villa Type B has been designed to deliver outstanding experiences. A tranquil golf sanctuary lies before you, seen from your exclusive viewpoints. The simple linear form of an optional swimming pool transforms a private garden into an extraordinary space, further enhancing next-level living. Innovative design integrates an additional shallow pool that promotes the essence of ultimate serenity. A grand floating entrance lobby sets the tone to fully immerse yourself in the residence. The high-ceiling, light filled living spaces are a welcoming center point of the home for activities that transpire from day to night. There are 3 bedrooms, each being a cozy escape to snuggle up in luxury. The discreet location of a nanny's bedroom and separate bathroom allows residents further privacy. A driver's room and bathroom can also be included in the layout. Overall, the dazzling water features highlight the important role design plays in encouraging your best lifestyle.



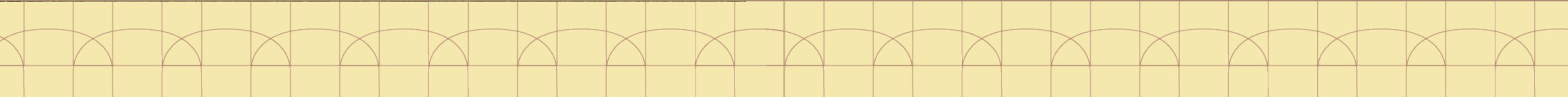




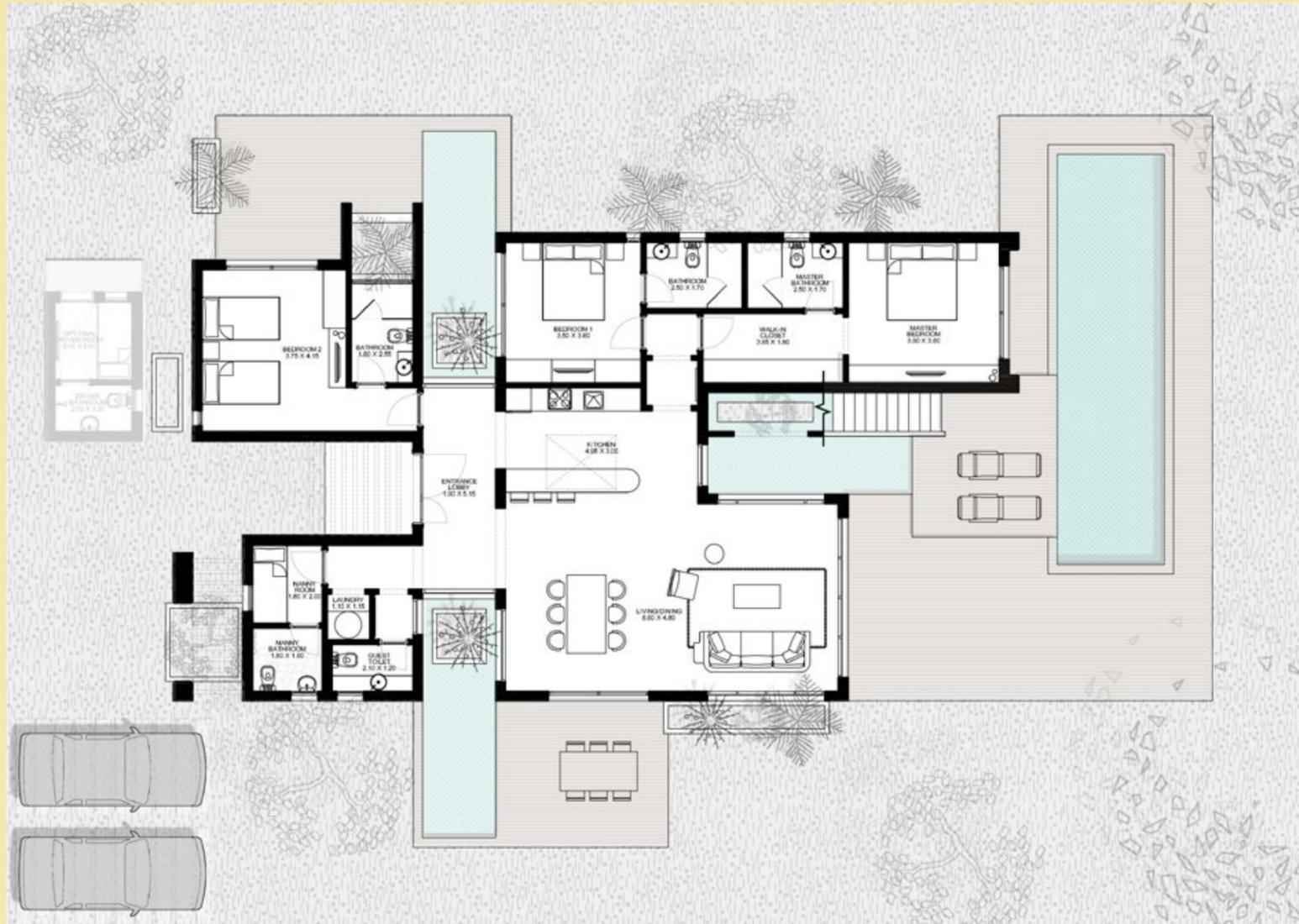
FRONT



BACK

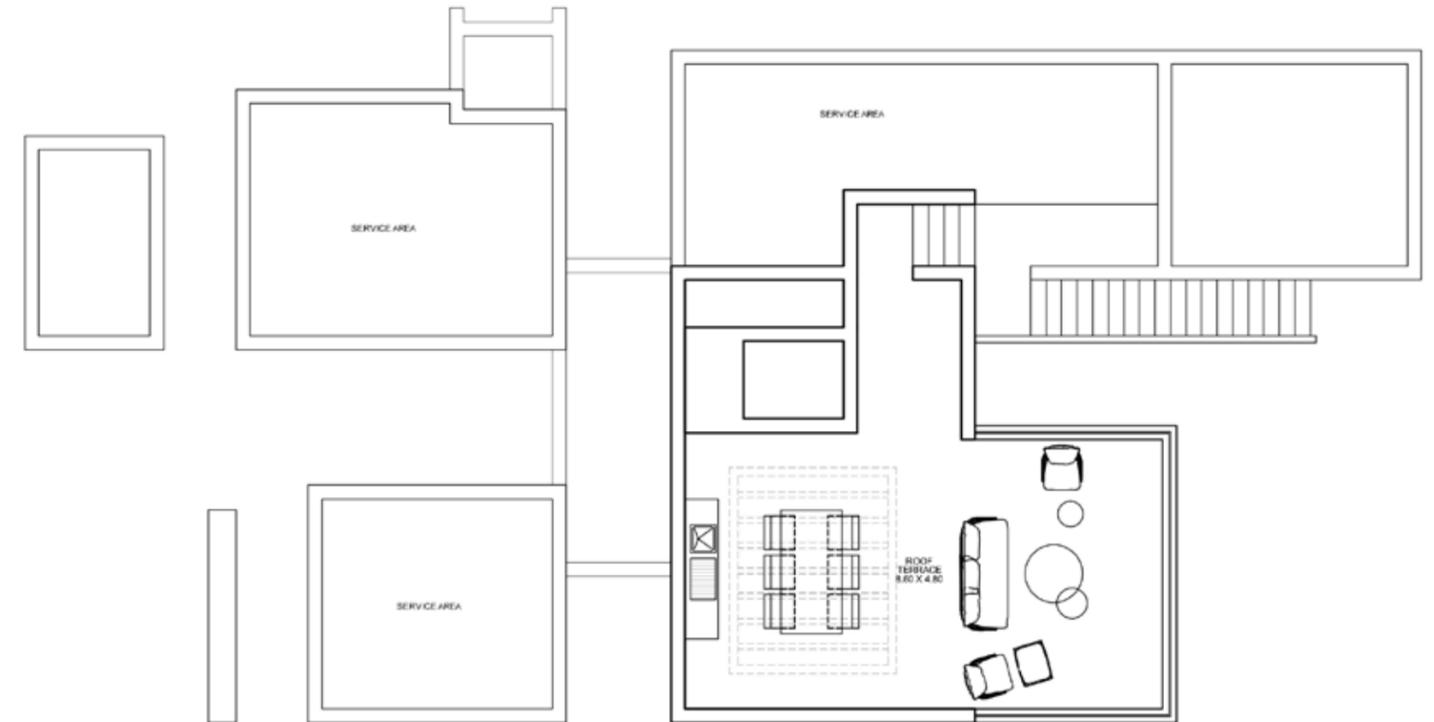


GROUND FLOOR



TOTAL UNIT AREA 175 m²

ROOF





Villa Type D

BUA: 190 m² - 4 BEDROOM





Imagine a home that allows you to literally flow through life. 190 m² of design intelligence encourages you to discover your energy connection with nature's most important element; water. Villa D integrates water features both internally and externally, inspiring a rhythm of soothing, calming experiences. A linear pool creates serenity within your exclusive private garden. The bright and airy floating entrance patio, lobby and foyer celebrate great design that, in turn, inspires gracious living. Perfectly positioned, the high-ceiling living area presents spectacular views, bringing the outside in. Fully functional, the living spaces offer another means of connection. 4 bedrooms promote comfort and rest when desired. A discreet bedroom and bathroom for your nanny life remains uninterrupted. Upon request, an additional room can be incorporated into the floor plan for your driver. You may indulge your aquatic adventures further by adding an inground swimming pool to your residence. The undulating golf course views further add to the residence's visual appeal. This scene alone is enough to take your breath away.







FRONT



BACK





Villa Type E

BUA: 190 m² - 3 BEDROOM





Overlooking spectacular golf course vistas Villa Type E is an invitation to savor life's precious moments privately. The two-storey 190 m² villa has been mindfully designed around breathtaking views so that you feel a sense of connectivity to the surrounding natural beauty, that is seen from every corner of the property. An epic entrance patio greets and creates a unique visual point of interest. Natural light plays an important role. Imagine sunny passages and rooms that always feel welcoming and airy. Large windows in the living area bring the outside in. Simple acts will make you smile, such as looking out of a window. Upon request, an optional swimming pool can be incorporated into the exterior layout, further emphasizing relaxed living and your personalized view. 3 beautifully appointed bedrooms are soothing spaces that have been designed to promote calm. Every room has a purpose and comfort is always paramount. A dedicated laundry area, dressing room and nanny's room with bathroom all ensure the functionality of the house flows smoothly, yet unobtrusively. This villa is a testament to well-made, well-designed architecture that will always grow old gracefully and stand the test of time.



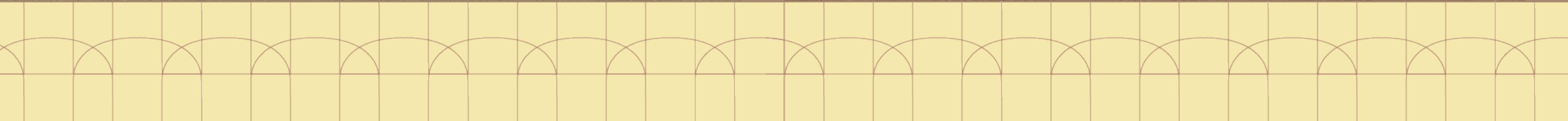




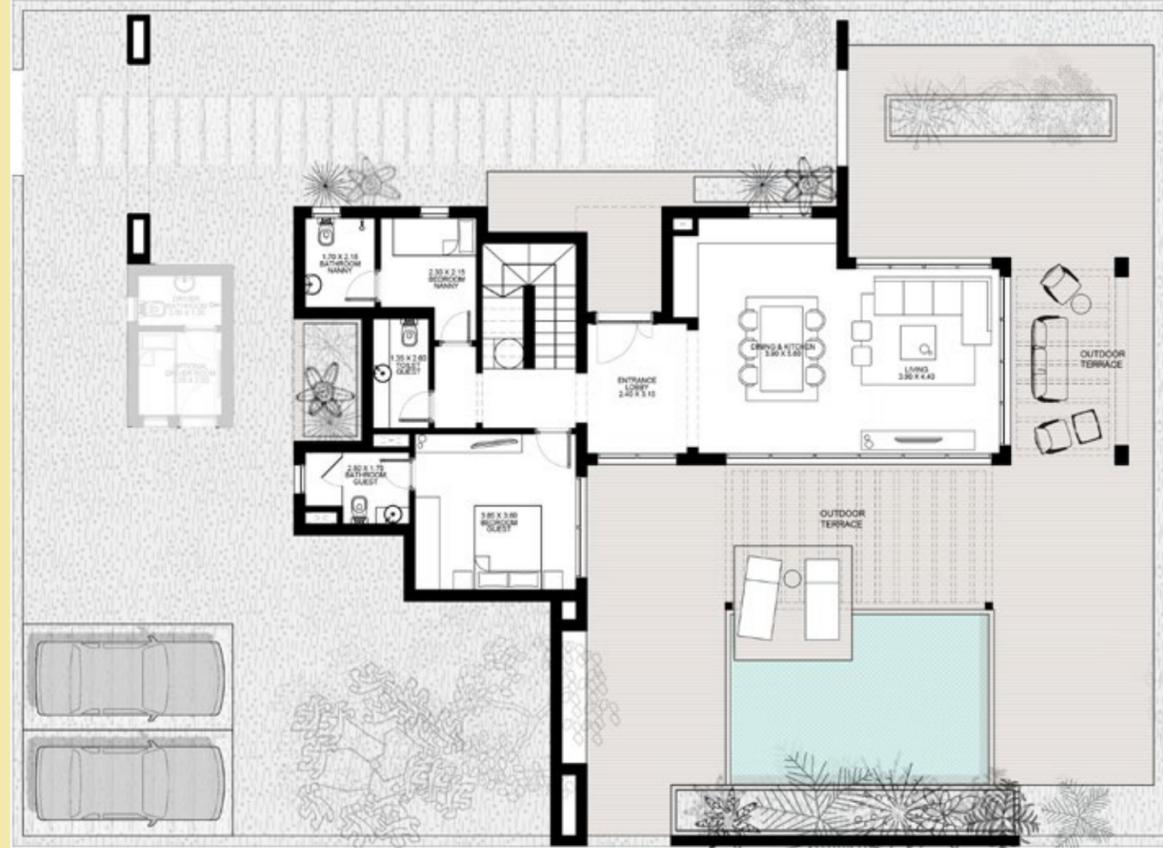
FRONT



BACK

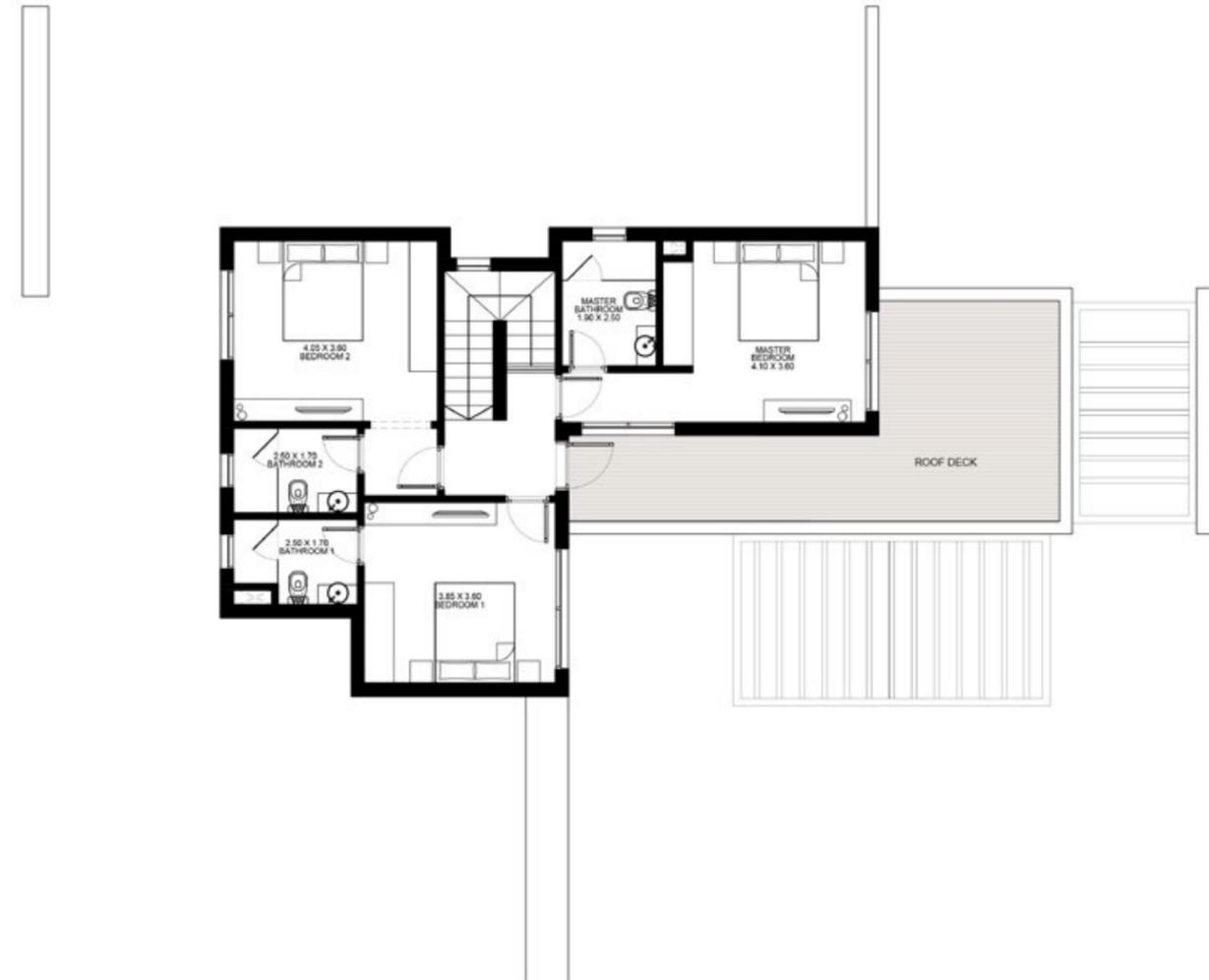


GROUND FLOOR



TOTAL UNIT AREA 190 m²

FIRST FLOOR





Villa Type F

BUA: 207 m² - 4 BEDROOM

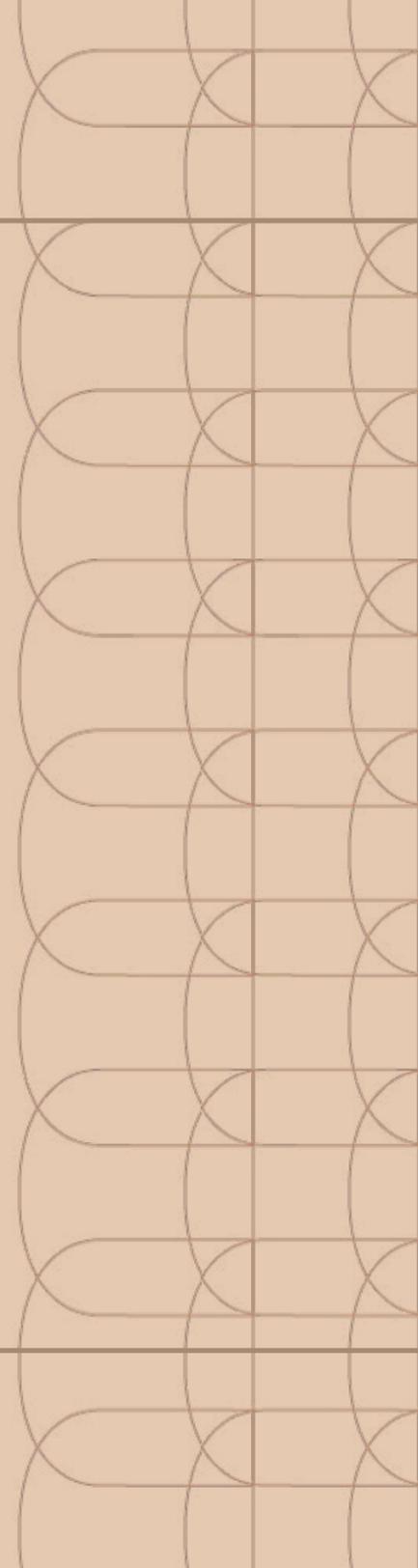




Villa Type F promotes wellness in the subtlest of ways. It is a sensory pleasure. Imagine immersive landscaping and golf course surrounds that put you on the path to living more fully. The two-storey 207 m² property is designed to elevate your every mood. Created on the concept of bringing the outdoors in, light and airy living areas all have extended open views. A spacious free flowing living layout was designed so you spend quality time with your preferred people. This is a home built to celebrate life and privacy. An optional clean lined swimming pool will further create a feeling of harmony with the outdoors. Soothing natural light illuminates passages, making sure your days feel brighter. The entrance patio greets you, instilling a timeless grace. A minimalistic color scheme of calming neutrals forms the perfect backdrop for your daily rituals. 4 bedrooms are serenely designed settings that encourage a sense of peace and joy. A dedicated office space has been thoughtfully incorporated with views that allow you to love nature, ensuring work becomes infinitely more pleasurable. Your nanny's bedroom, complete with bathroom, and a designated laundry area are carefully considered spaces that do not intrude on family life. Overall, the villa presents desirable design simplicity that creates outer order and inner calm.





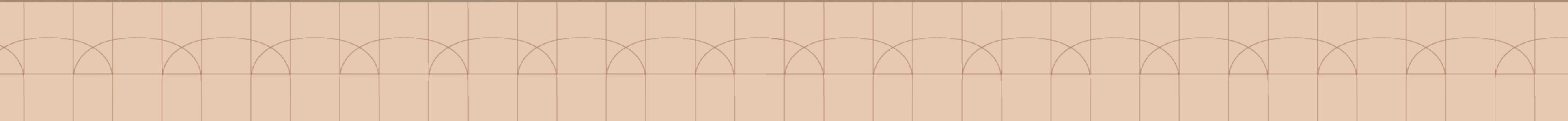




FRONT



BACK

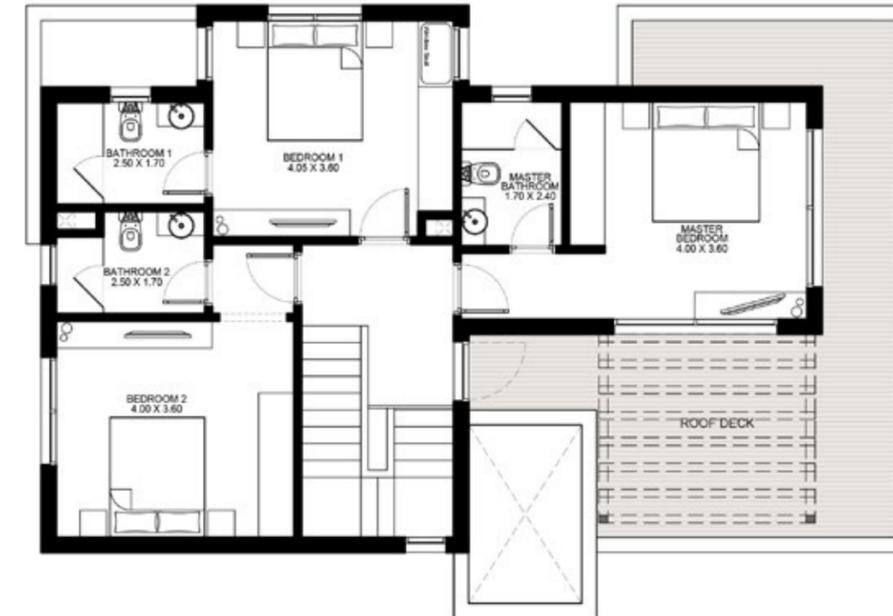


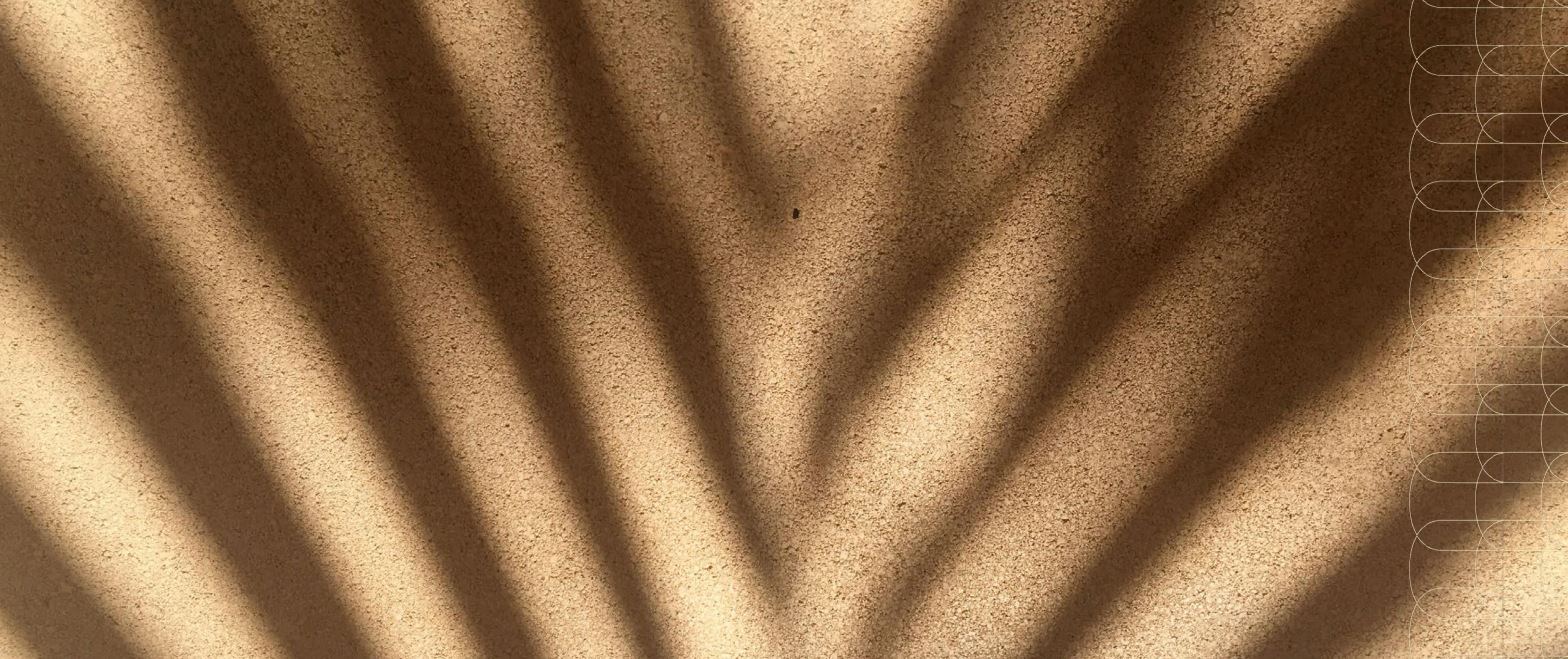
GROUND FLOOR



TOTAL UNIT AREA 207 m²

FIRST FLOOR





Twin Villa

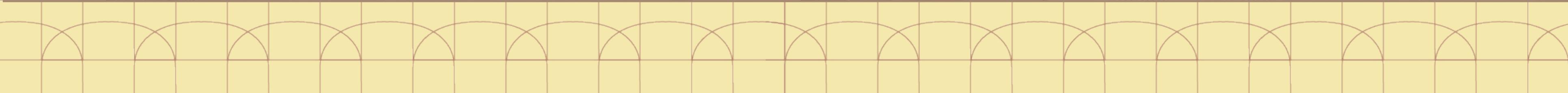
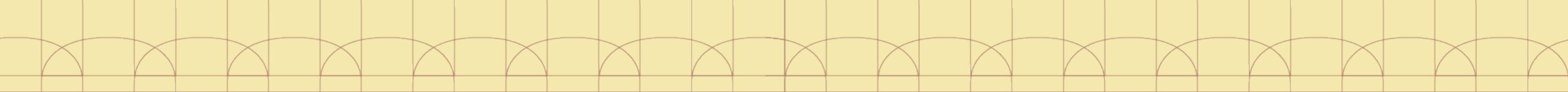
BUA: 158 m² -ONE-STORY
3 BEDROOM





Every Twin Villa overlooks the panoramic beauty of the verdant green golf course vistas. Conveniently stretching over one-floor, the open-plan living layout flows effortlessly onto adjoining areas and mesmerizing outdoor spaces. Beautifully proportioned and constructed, each residence presents 158 m² of comforting interiors that promote a Zen-like calm. An entrance lobby offers a gracious welcome. 3 generously appointed bedrooms have been designed with a soothing sense of timelessness. A walk-in dressing room ensures getting ready is a pleasurable experience. A nanny's room is also an essential addition to every home. All in all, the Twin Villas encourage a blissful lifestyle for every resident or guest.



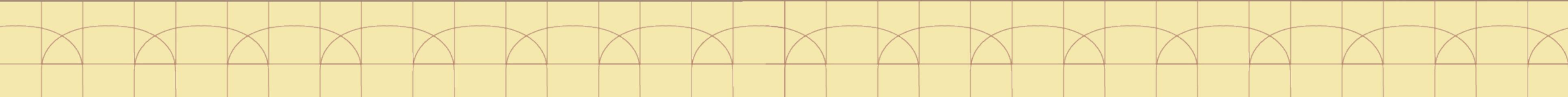


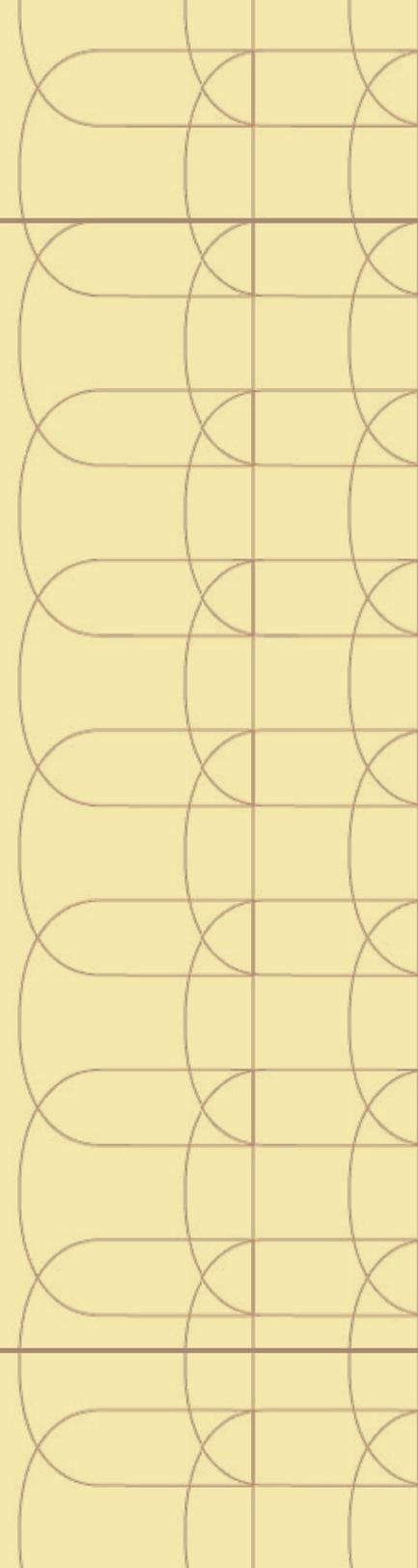


FRONT

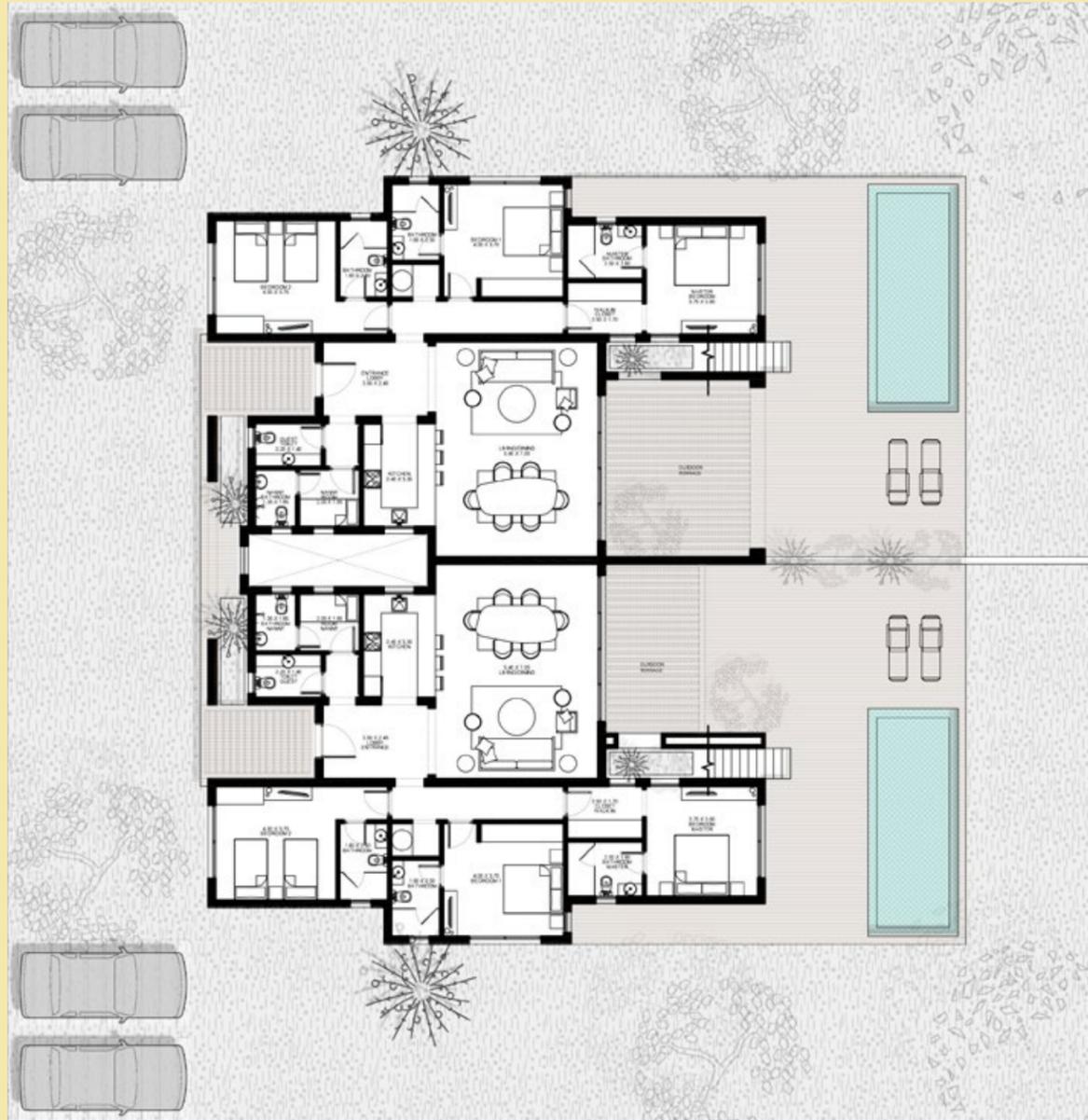


BACK



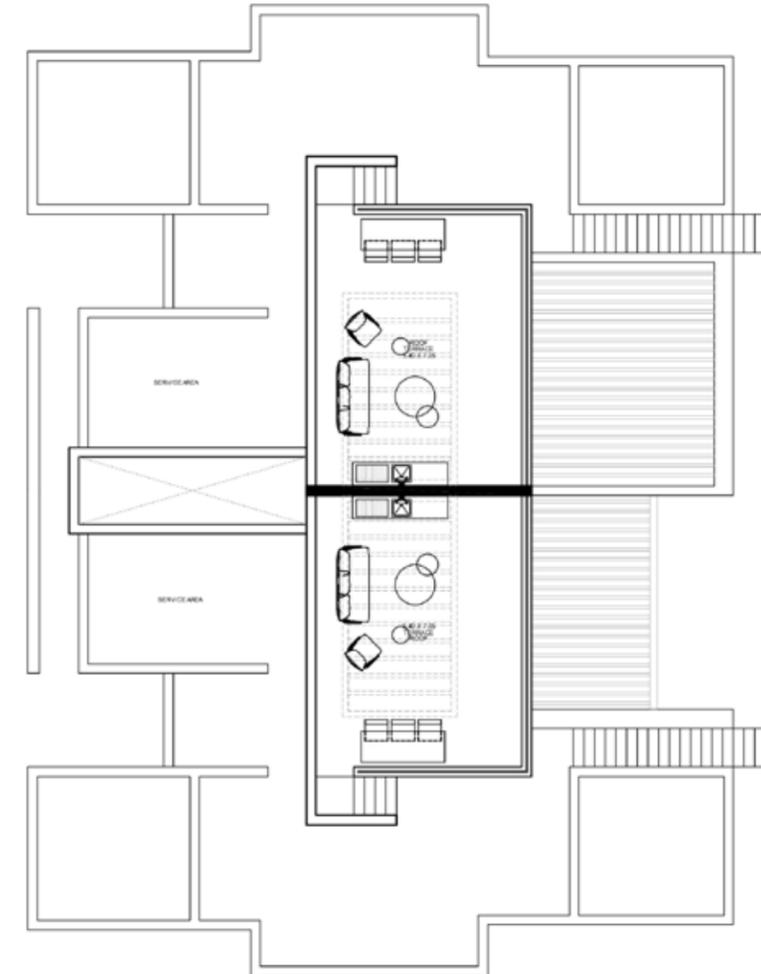


GROUND FLOOR



TOTAL UNIT AREA 158 m²

ROOF





Ancient Sands
GOLF COURSE



A Fully Immersive
EXPERIENCE

For over a decade, El Gouna has become renowned as a legendary Red Sea golfing destination. Ancient Sands Golf Course offers golfers both dreamy desert landscapes and sweeping, lush green fairways, so players can fully immerse themselves within areas of picturesque and diverse natural beauty. Presenting a world-class 18-hole, par 72 championship course, designed by Karl Litten, Ancient Sands Golf Course attracts both professionals and enthusiasts of the sport. The course has been created to flow with the topography of the site. Shimmering lagoons and lakes, sand bunkers and compelling desert vistas are the sum of an awe-inspiring setting to relish this truly enjoyable course. With four sets of tee locations on each hole, golfers of all standards will appreciate their experiences played on the iconic course.



El Gouna Plus is your ultimate gateway to comprehensive end-to-end solutions for all your home needs in El Gouna, offering key benefits to simplify your living experience.

Maximize ROI
Reliable Comfort
Effortless Livability



Design and Home Renovation

Comprehensive offerings including full home rebuilds, additions of new extensions, complete redesigns of interiors, and landscaping transformations. Access to pre-set packages, turnkey solutions, and bespoke designs facilitated by our top-tier designers, enabling you to realize your vision of a perfect coastal dream home.



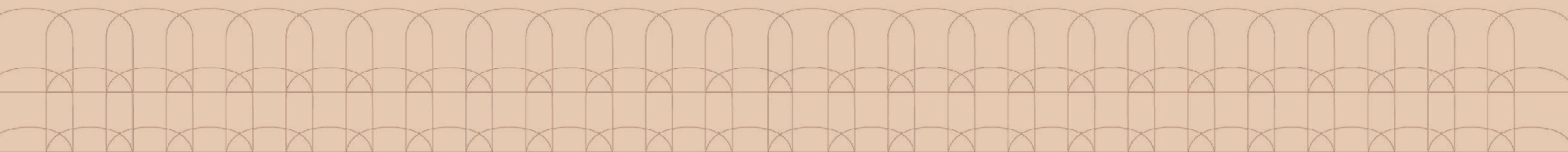
Property Management

Expert management of both short-term and long-term rental arrangements for homeowners in El Gouna. Seamless rental management processes ensure that your property is not only well-maintained but also efficiently managed to maximize rental occupancy and income.



Home Services

Daily offerings that include housekeeping, laundry services, and regular maintenance tasks. These services are designed to enhance the everyday living experience, allowing homeowners and residents to fully immerse themselves in the joys of seaside living without the typical domestic burdens.



Disclaimer

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and are for illustrative purposes only.
- Orascom Development Egypt reserves the right to make minor alterations.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- All renderings and other visual materials, designs, facades, interior & exterior finishes and colors are for demonstrative purposes and are subject to change.
- The project's master plan is for demonstrative purposes and is subject to change.
- Private gardens and corner/side gardens are subject to variation in sizes or shapes.
- Swimming pools/plunge pools/ Pergolas are not included in the property.
- Final model used in our finishing and sanitary fixtures are similar and subject to change due to market availability at the time of operations.
- Any dotted or corridors' closets are not provided and could be done with El Gouna Plus after handover.



Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum, and O West), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, totalling with 7,182 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.

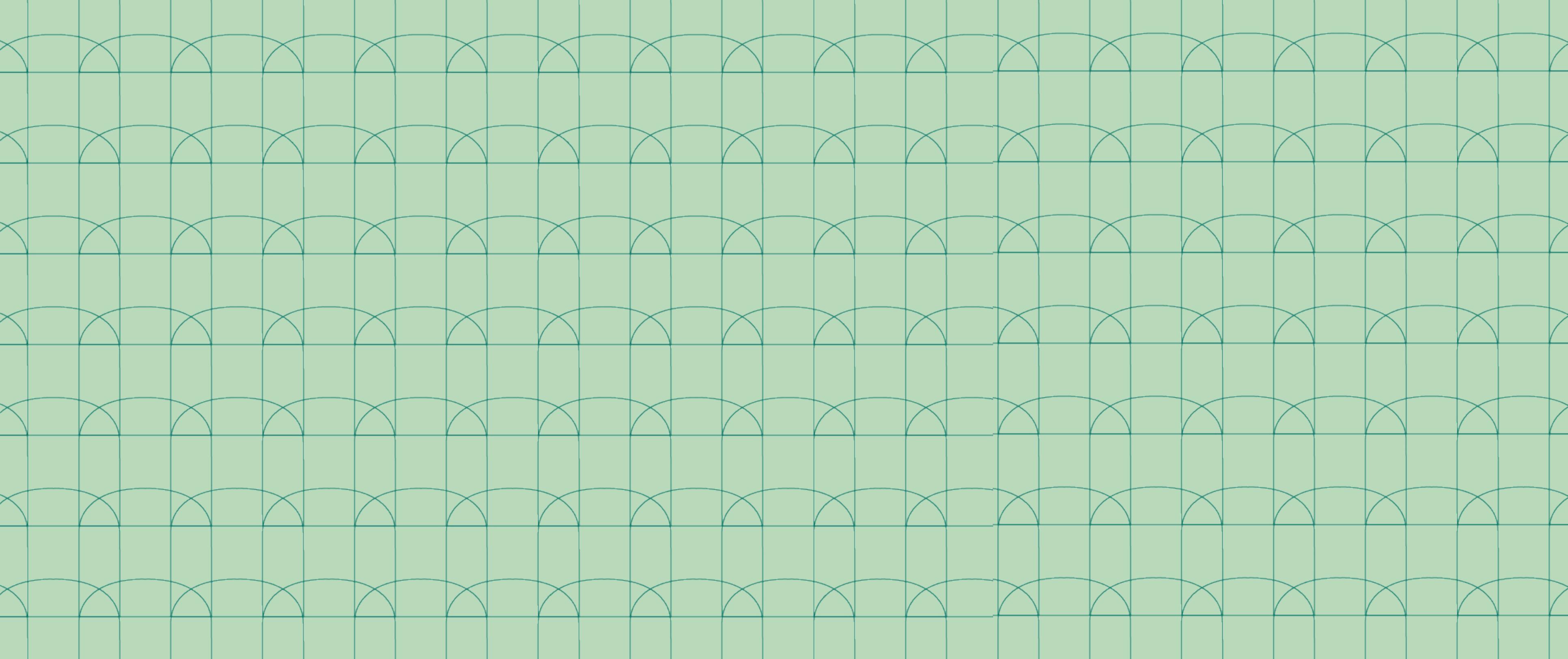


Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum, and O West), Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank more than 100 million sqm and 33 hotels, totalling with more than 7,000 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, O West in Cairo and Byoum in Al Fayoum.





The nin9S

GOLF VILLAS



El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.



El Gouna Hotels Sales Team:



Online Platforms:



Download El Gouna App



El Gouna Hotline:
16595