



TUBAN
Islands
EL GOUNA





THE SOUL OF TUBAN



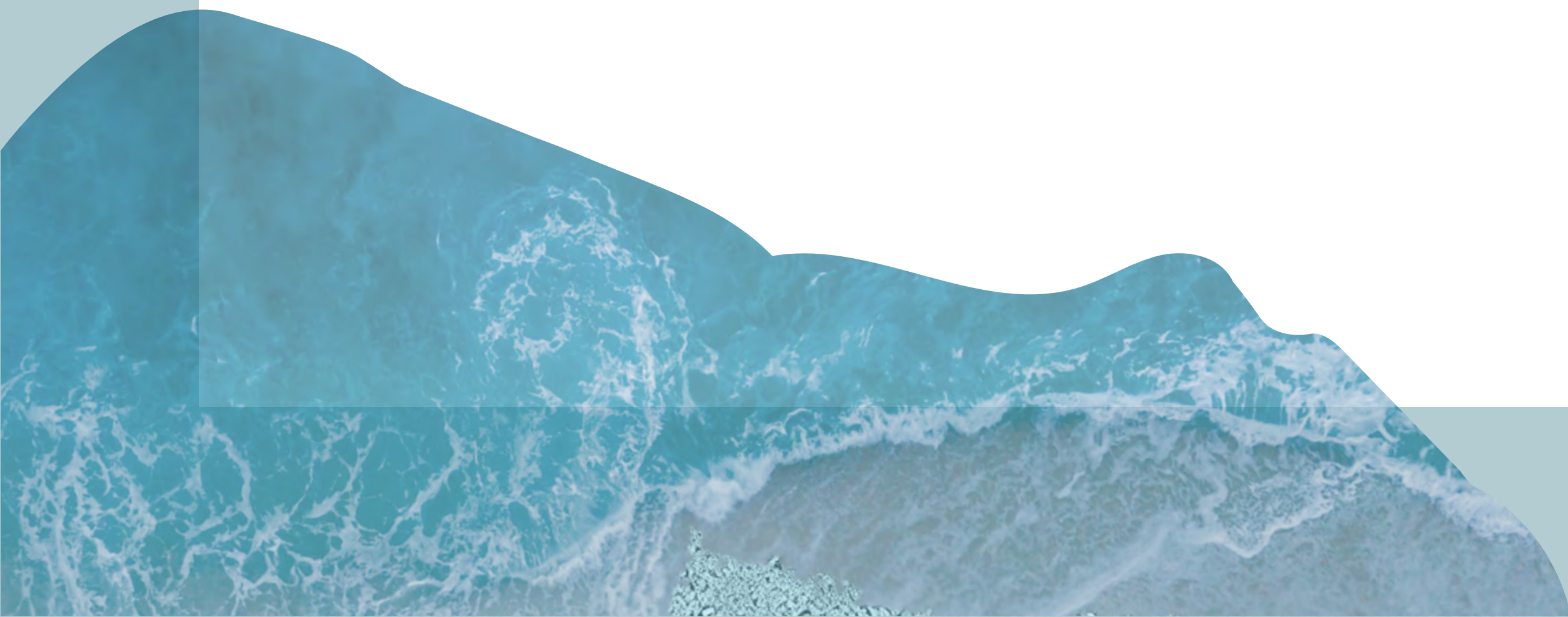
ELGOUNA

RED SEA

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 picturesque 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.

EL GOUNA MASTERPLAN



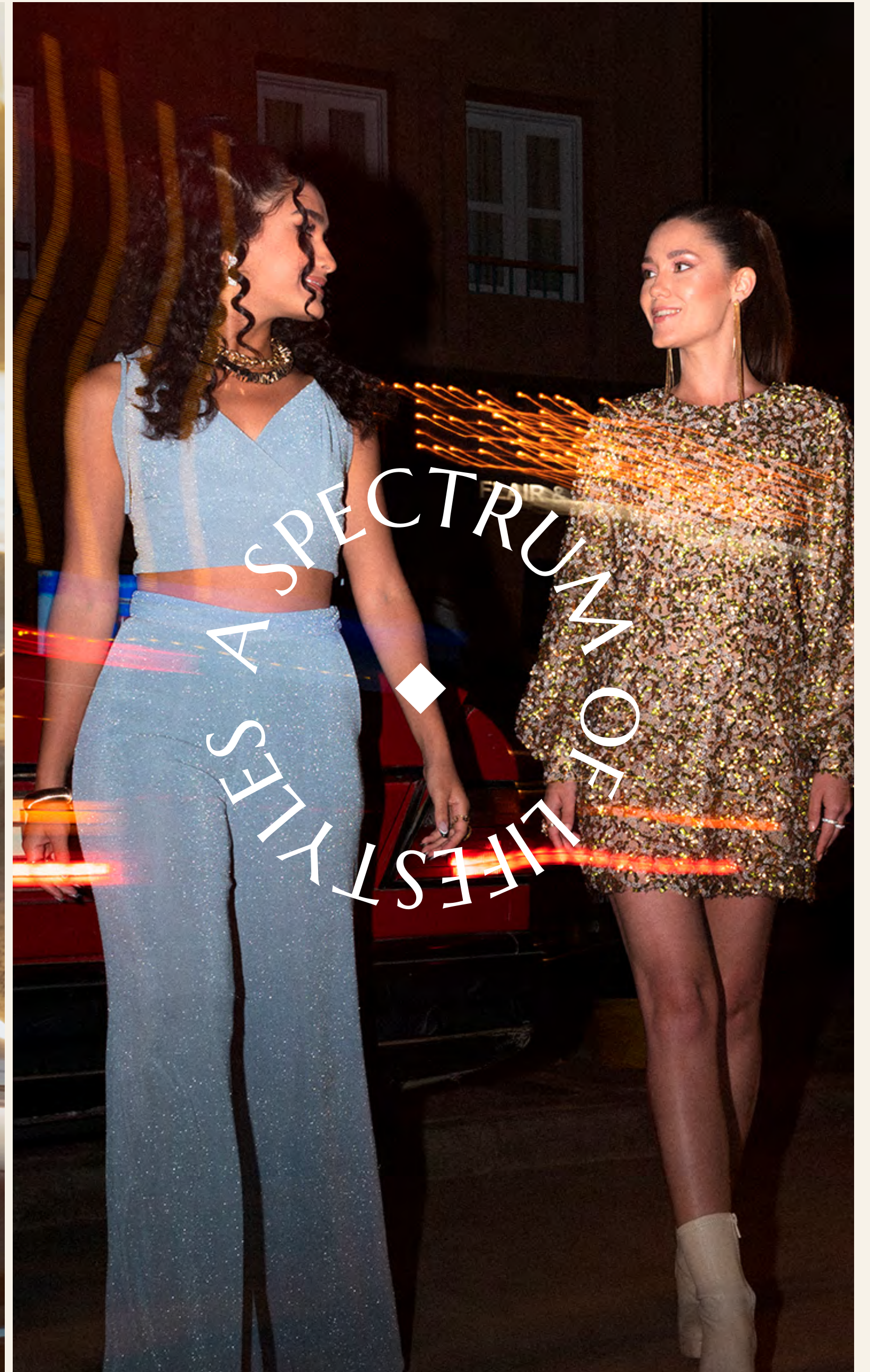
TUBAN

EL GOUNA

Tuban El Gouna is nestled in the heart of this lively town, it is the most prime and central district. Featuring interconnected neighborhoods and a visually stunning water body, it also offers waterfront living with promenades and varied elevations for breathtaking views.

This vibrant area provides easy access to essential services and amenities, epitomizing the perfect destination lifestyle and offering everything needed for an inspired and fulfilling life.







WHERE PATHS
MERGE.



CORNER
EVERY
FROM
A VIEW



THE MASTERPLAN

“Tuban El Gouna creates a sophisticated fusion of thoughtfully terraced levels of residences with the natural beauty of a dynamic waterway that is the central focus of the community. The project features a diverse array of contemporary apartments, waterfront townhouses and spacious villas, each designed and located to take advantage of stunning water and community open space views.

Setting Tuban El Gouna apart and central to its charm are its Venetian- inspired residential island enclaves within the waterway, as well as its wide offering of amenities such as marinas, beaches, parks, and inter-connecting trails throughout. This community will also enjoy close proximity and connectivity to the mixed-use G Valley development, which offers shopping, dining and entertainment just steps away”.



PROJECT MASTERPLAN



TUBAN *Islands* EL GOUNA

At the heart of El Gouna, Tuban Islands introduces a new chapter of island living. Defined by its seamless connection to water, contemporary design, and vibrant lifestyle, Tuban Islands has been envisioned to elevate daily life—balancing privacy, beauty, and convenience. More than just homes, it offers a distinctive address where waterfront living meets the energy of a thriving community.

Adopting biophilic concepts with vernacular inspired architecture, the design principles have created homes that reflect how you desire to live your life.

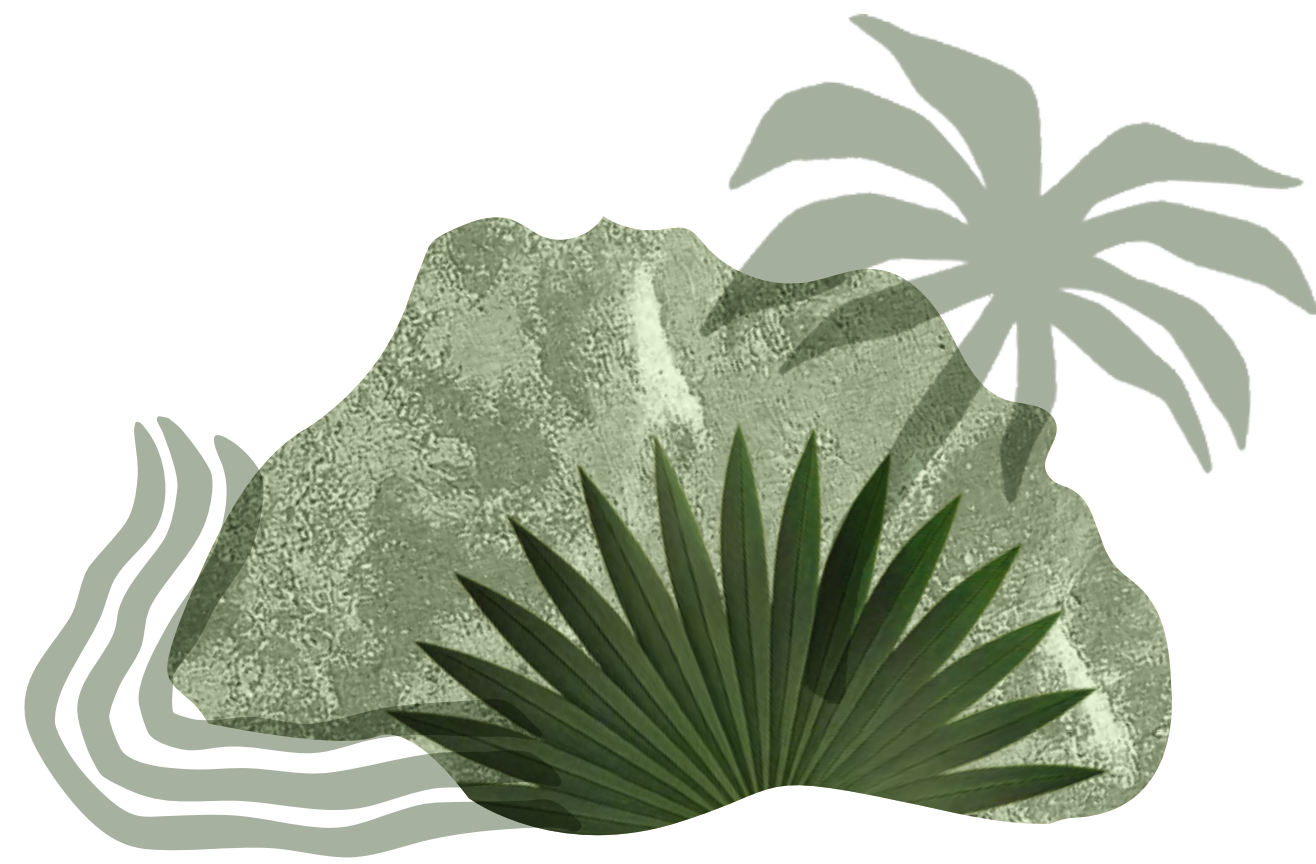


ISLAND LIVING ELEVATED



WHERE EVERY HOME CONNECTS TO THE WATER



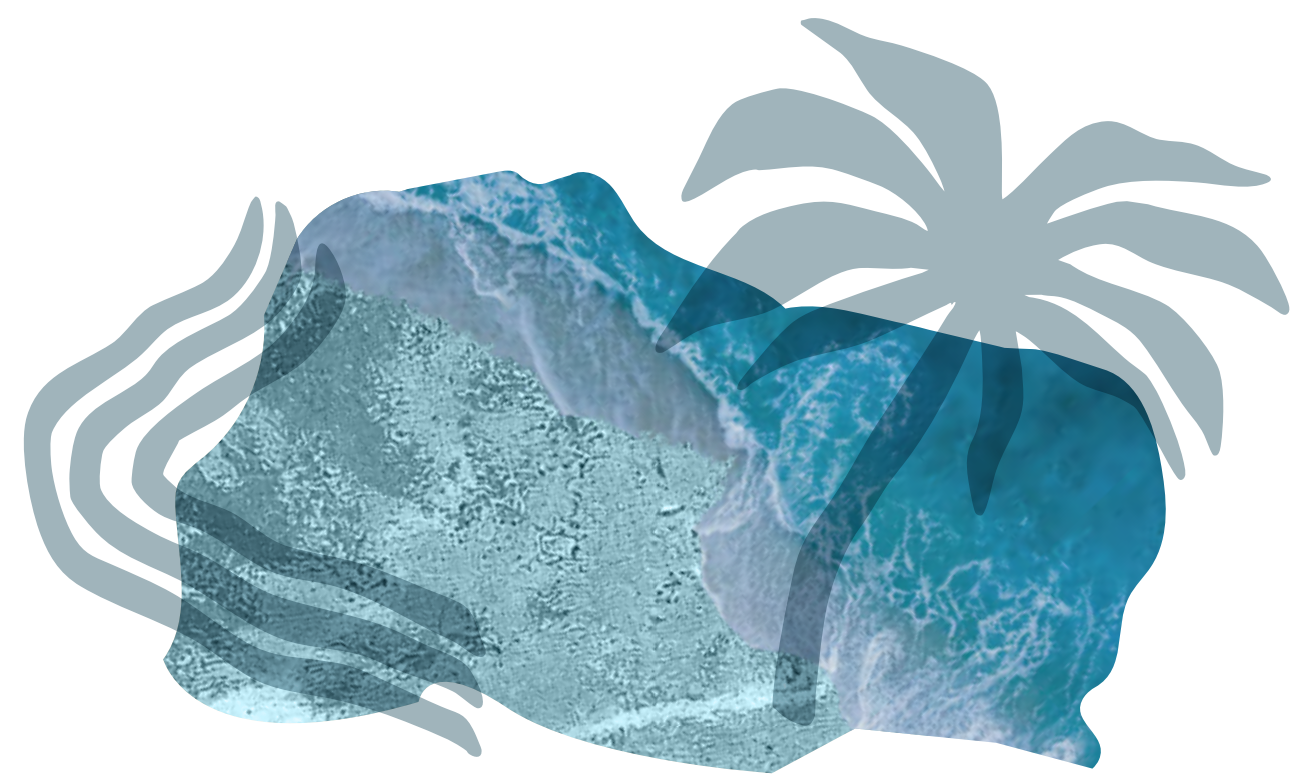


WHERE IT ALL
COMES TOGETHER



Tuban Islands is the true heart of Tuban—a place that connects East and West, land and water, leisure and community. Anchored by its marina and designed for walkability, it brings together the essentials of modern living in one effortless flow.

Imagine a home just steps away from Abu Tig marina—where dining, leisure, and daily conveniences are all within minutes. More than a central location, Tuban Islands offers a lifestyle defined by connectivity, ease, and proximity to everything that matters.



EVERY FRONT IS A
WATERFRONT



Tuban Islands is defined by its direct connection to the water—every residence enjoys a waterfront setting, whether overlooking open sea lagoons or the marina’s vibrant edge.

Wake up to uninterrupted views, step straight into the water from your home, and let the calm of the lagoon or the energy of the marina shape your everyday. On Tuban Islands, the water isn’t just nearby—it is the foundation of your lifestyle, bringing beauty, serenity, and value to every address.



A SEA OF
EXPERIENCE



Tuban Islands brings together a world of refined living. Envisioned as a mixed-use development, it unites lifestyle and community in one place—blending living, leisure, and everyday convenience into a destination where everything connects seamlessly.

IN COLLABORATION
WITH



burton

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 realized an impressive portfolio of unique projects across the years, including large scale, luxury developments such as hotels, residential housing, shopping centers, and sporting facilities. Their work can be found in number of international destinations encompassing the Middle East, Europe and South America.

Burton Studio is a globally recognized design practice specializing in architecture, planning, and urban design. The studio approaches each project through a site-specific lens, creating comfortable and engaging environments that balance context, innovation, and long-term viability.

With extensive experience across a wide range of project types and scales, Burton has developed a strong understanding of design and programming priorities. This breadth of expertise enables the studio to carry insights across disciplines, shaping resilient public and private spaces that anticipate future needs.



MEET THE MASTERMINDS

mesura

Mesura is a model for creativity. We meet durable, creative solutions first by stepping into the unknown, and then by reimagining the ways architecture and design are practiced. The studio was founded in 2010 by five partners after being awarded the prestigious European Urban Planning Award. In the heart of El Gouna, where land meets water and tradition whispers through every breeze, Tuban Apartments rise as an ode to the spirit of this place—the genius loci that breathes life into each corner. Here, the design is not merely a collection of walls and structures, but a dialogue between history and modernity, a dance between the community and the landscape.

In Tuban, color tells its own story, the reed façade, weathered yet warm, contrasts with the blue frameworks that echo the sea and sky. Every hue is carefully chosen to reflect the vibrancy of the landscape, the pulse of the people, and the deep connection to the land. Together, they form a canvas that feels both timeless and alive, speaking to the soul of the place. In the end, Tuban Apartments are not just homes—they are living sculptures, harmoniously intertwined with the essence of El Gouna, sculpting a future that belongs to its people and the land they cherish.

IN COLLABORATION
WITH

studioêtre

Studio être is a Cairo-based architecture and interior design firm with a reputation for pioneering innovative, sustainable design strategies. We are dedicated to bringing avant-garde creations to life in architecture, interior design, urban design, and research and development, from buildings and spaces to master plans and events.

At Studio être, we believe in leading with human experience rather than fixed design dogma. We are committed to creating soulful and exciting places that represent and celebrate the natural designs in the world around us.



THE VILLAS

With breathtaking lagoon views as their backdrop, the new villas at Tuban Islands offer a seamless transition between indoor comfort and the beauty of the outdoors. Expansive openings invite natural light to create bright, airy spaces that embrace the surrounding landscape. Perforated bricks enhance ventilation through the domes, blending vernacular architecture with modern luxury. Meanwhile, private entrance courtyards create an arrival experience that is both grand and inviting.

Blending elegance with effortless comfort, these villas seamlessly merge comfort with cultural heritage of El Gouna, while creating a serene of retreat that celebrates both nature and architectural tradition. Adding to this exceptional setting, a premium island offers unparalleled views, elevating the living experience to new heights.



4 BEDROOM LIMITED EDITION VILLA
BUA - 242 SQM

Covered Terraces - 29 SQM
Uncovered Terraces - 18 SQM



LAGOON VIEW



LAGOON VIEW





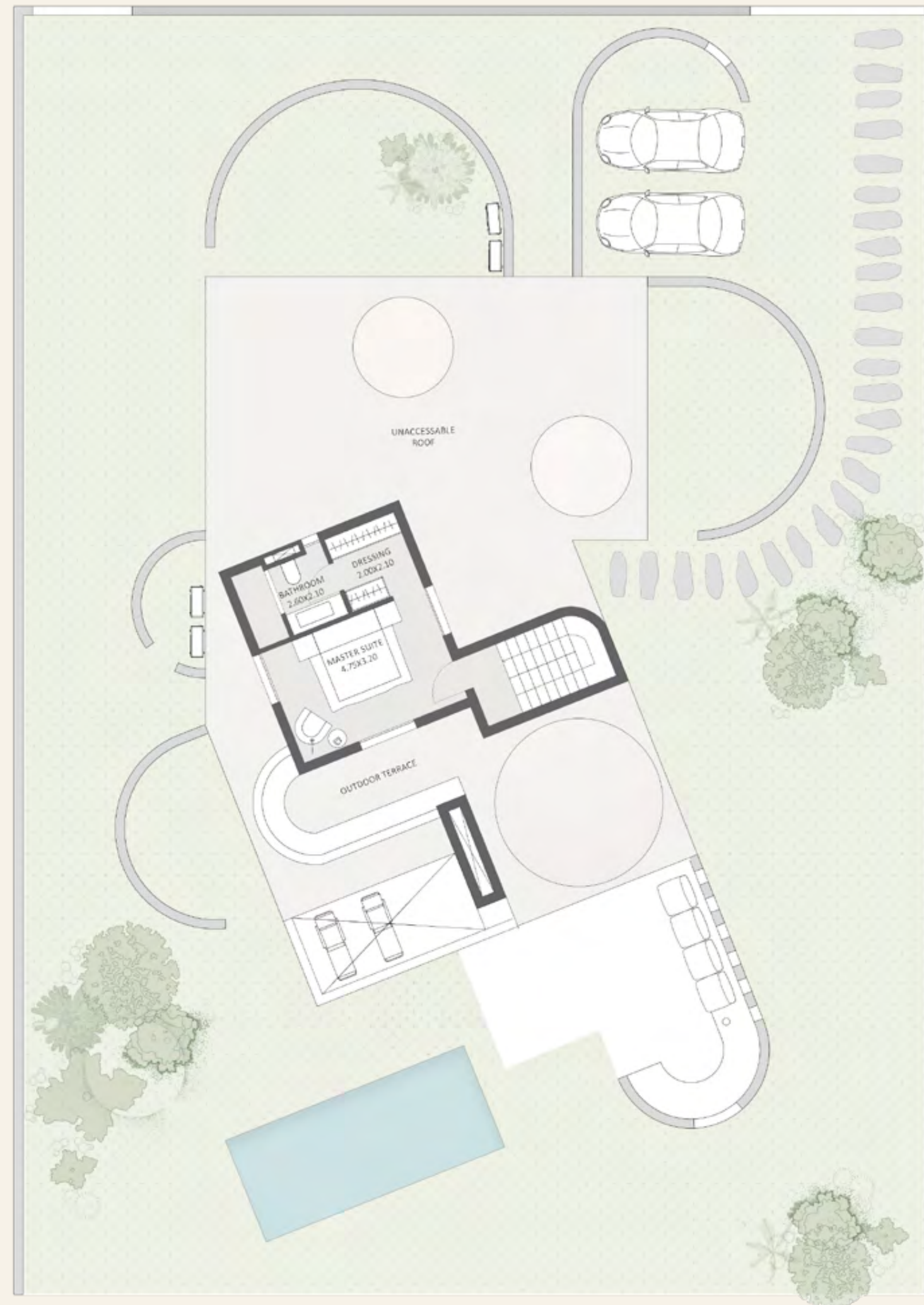
STREET VIEW

4 BEDROOM LIMITED EDITION VILLA



GROUND FLOOR

4 BEDROOM LIMITED EDITION VILLA



FIRST FLOOR

INTERIOR



LIVING AREA



KITCHEN & DINING AREA



MASTER BEDROOM



BEDROOM



3 BEDROOM VILLA

BUA - 177 SQM

Courtyard - 15 SQM

Covered Terraces - 18 SQM

Uncovered Terraces - 37 SQM



LAGOON VIEW





SIDE VIEW



SIDE VIEW



STREET VIEW



3 BEDROOM VILLA



GROUND FLOOR

3 BEDROOM VILLA



ROOF FLOOR

INTERIOR



LIVING AREA



KITCHEN & DINING AREA



BEDROOM



4 BEDROOM STANDARD VILLA

BUA - 224 SQM

Courtyard - 10 SQM

Covered Terraces - 18 SQM

Uncovered Terraces - 60 SQM



LAGOON VIEW





SIDE VIEW



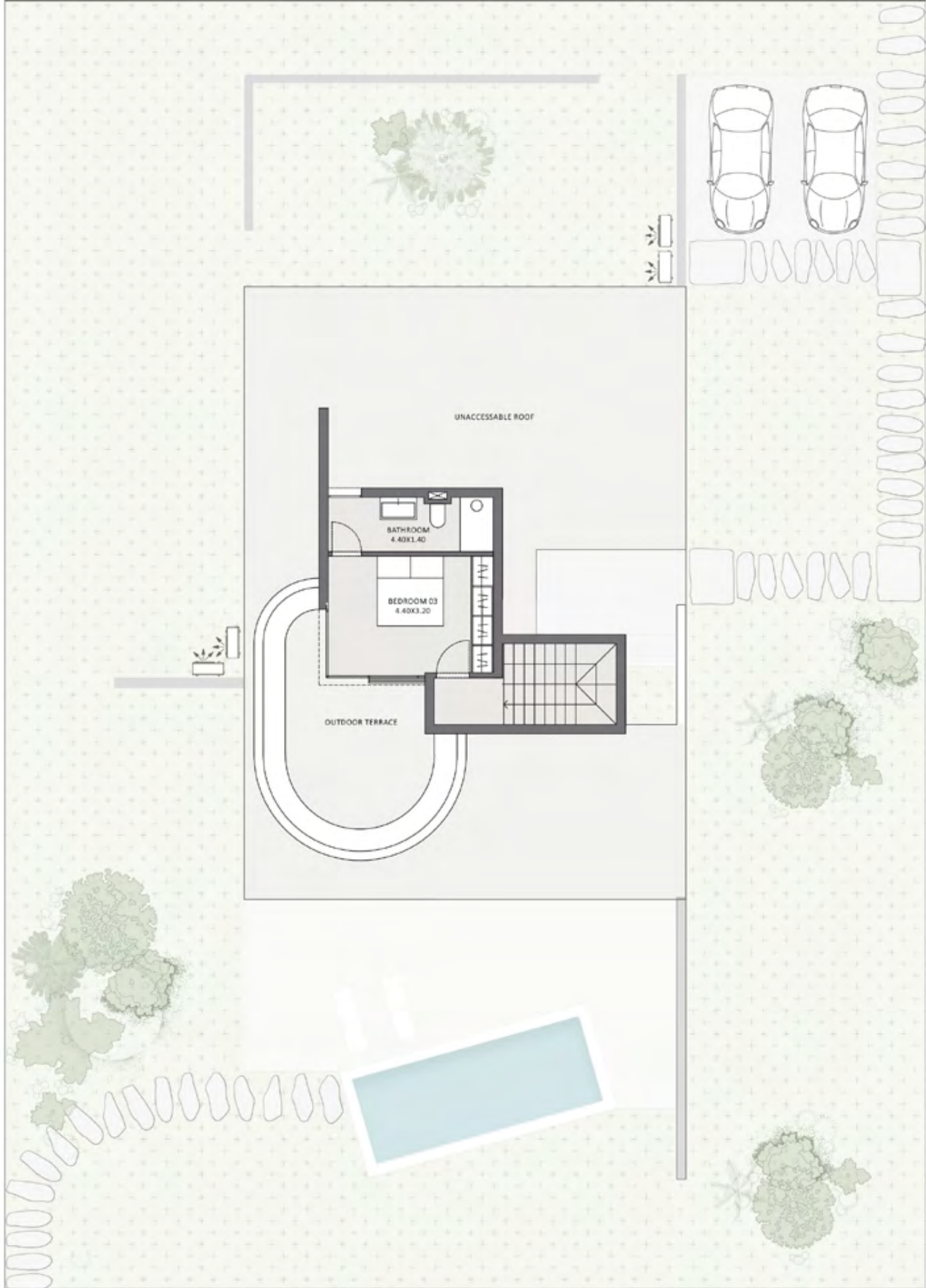
STREET VIEW

4 BEDROOM STANDARD VILLA



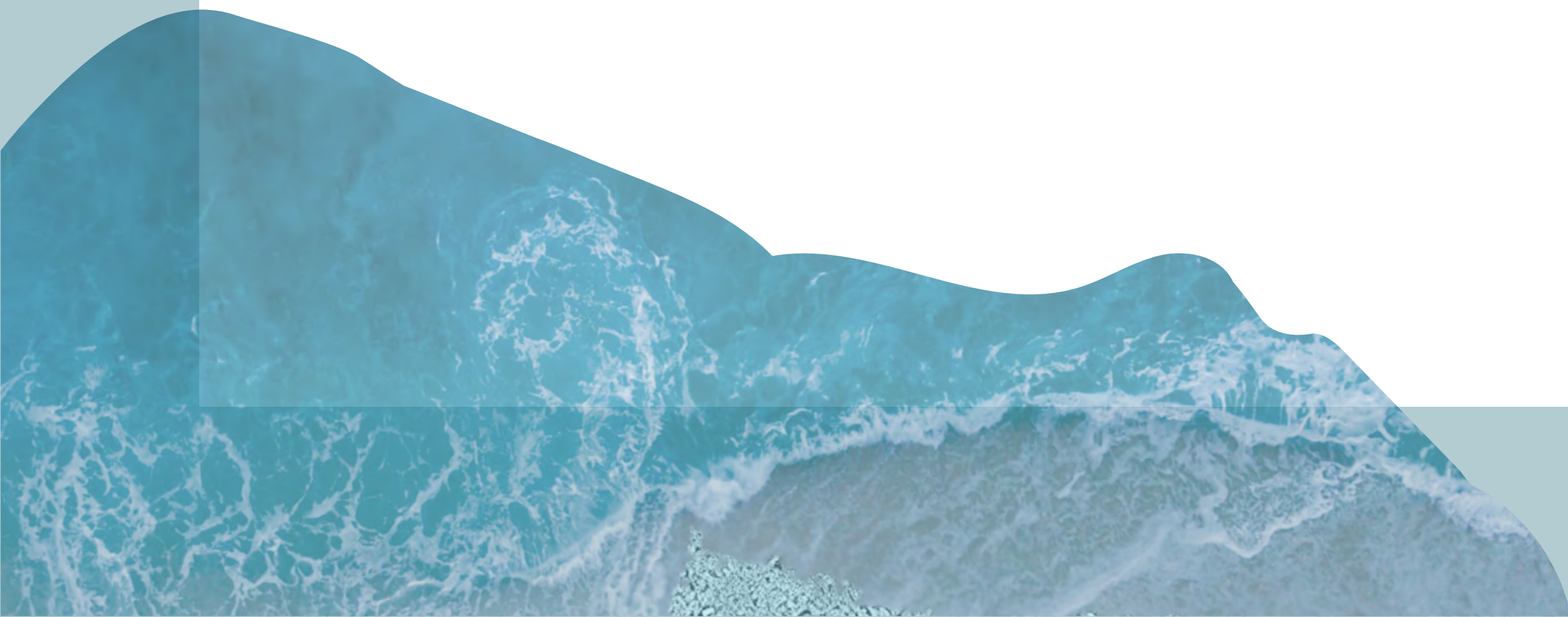
GROUND FLOOR

4 BEDROOM STANDARD VILLA



FIRST FLOOR

INTERIOR





LIVING AREA



BEDROOM

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, United Kingdom and Morocco. The Group currently operates ten destinations; five in Egypt (El Gouna, 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.

1. EGYPT
El Gouna
O West
Taba Heights
Makadi Heights
Byoum Al Fayoum

2. MONTENEGRO
Luštica Bay
3. MOROCCO
Chbika

4. OMAN
Jebel Sifah
Hawana Salalah
5. SWITZERLAND
Andermatt

6. UNITED KINGDOM
West Carclaze Garden Village



TUBN Islands EL GOUNA



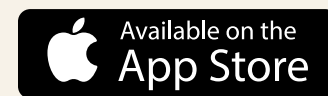
El Gouna real estate office:
Abu Tig Marina & Fanadir Marina.



Online Platforms:



Download El Gouna App



El Gouna Hotline:
16595