

Baymount

Sokhna



Sokhna with a different view

MAVEN DEVELOPMENTS

The things that matter

Maven Developments seeks to take the Egyptian real estate market in a bold new direction. Progressive and inspiring, our projects are ambitious and creative; maximizing potential wherever it's identified, we make already stunning locations spectacular, and design living environments that embrace and enhance the natural landscape that surrounds them. We choose sites that amaze, ones that offer the best opportunities to create something truly breathtaking and which make perfect use of the available space in our product design and investment selection process.

Maven Developments gives our residents the opportunity to fulfill their aspirations, to live a life where every moment is a pleasure by offering a sophisticated, customized residential experience that is perfectly sized and specified to suit their needs. The unparalleled expertise of our planners, architects and designers ensures the ultimate in sophistication, quality, practicality and customer focus. Progressive and intelligent yet humble and authentic: that's Maven.



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 community, embracing everything that makes Sokhna special. Offering residences, hotel and serviced accommodation, facilities and services alongside 9.4 acre beach & 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 the new International Marina in Galala city. Every one of Baymount's studios, chalets, lofts, twin-houses & villas benefit 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

OUR LOCATION

Between the summit and the sea

Baymount's magnificent elevation positioned on one of the highest mountains in Sokhna provides unparalleled views and a calm peaceful environment, but with the best facilities on every doorstep.

The welcoming, cosmopolitan atmosphere is sure to attract residents and visitors from the world over: those arriving by yacht will be able to dock at the magnificent Al Galala Resort and Marina, which is just a short walk from Baymount. And with Cairo just 90 minutes away by car, access from the city and its airports couldn't be easier.





MASTER PLAN

MASTERPLAN

Because Sokhna looks better from above

With a maximum height of approaching 240 meters, Baymount brings you cutting edge architecture and unrivalled facilities while respecting, preserving and enhancing the surrounding pristine environment. Whether from our residential units, the hotel, the clubhouse or our commercial hubs, exceptional mountain views accompany jaw-dropping seascapes. Access to the beach is safe and easy, while our unique mountain promenade is guaranteed to make Baymount's residents and visitors feel at one with the stunning and special surrounding landscape.

- 01 BAY HUB
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- 03 MOSQUE
- 04 CENTRAL PARK
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- 06 HOTEL SERVICED APARTMENTS
- 07 CLUBHOUSE
- 08 MOUNTAIN CABINS
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- 12 BRIDGE TO THE BEACH
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THE ARCHITECTURE CONCEPT

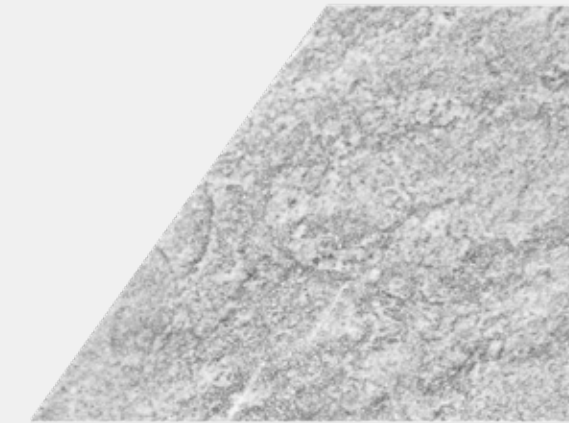
ARCHITECTURE CONCEPT

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 refreshing sea breeze 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: .

- Kids play areas & pool
- Zoned swimming pools and snack bars
- Sea view promenade & piazzas
- Camping center
- Public barbeque areas
- Outdoor fitness/yoga area
- Bay hub
- Mountain hub
- Clubhouse
- Hotel
- Amphitheater
- Pet 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

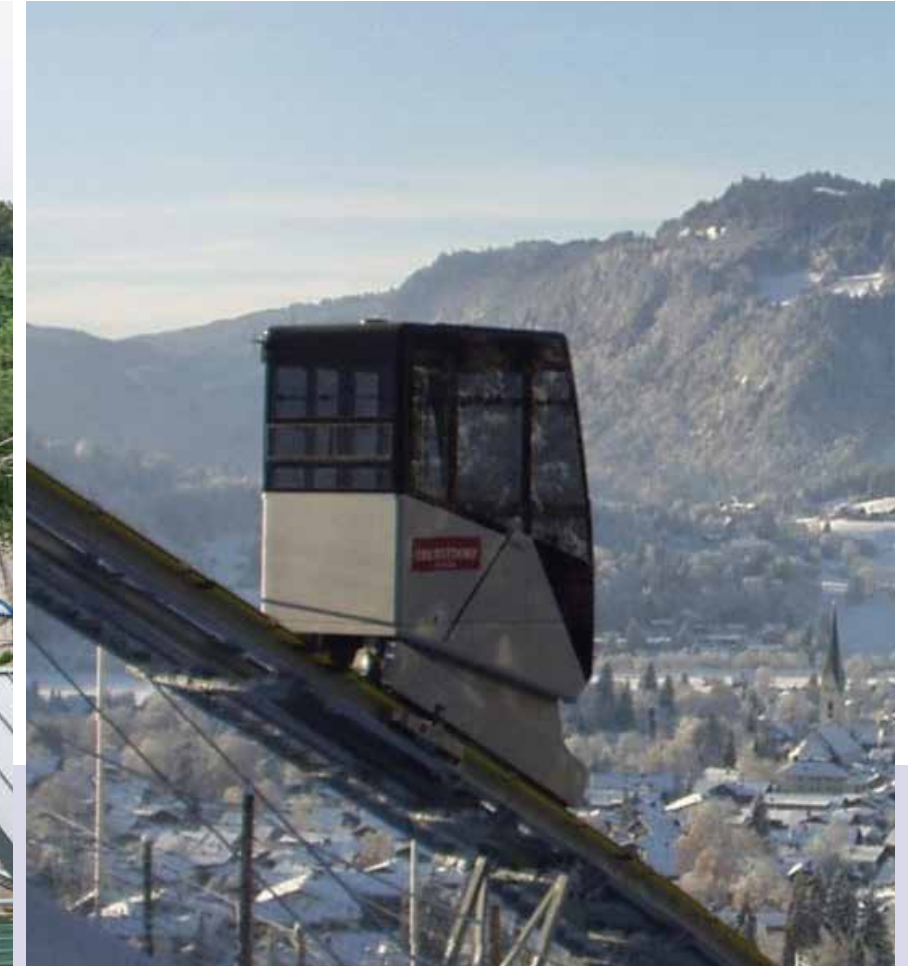
Creating the perfect spot where friends can gather, cool off and experience the wonders of playing in water, we teamed with Aquatix, Pioneering experiential activities around the interactive properties of water. Inviting kids and family members of all ages and abilities to immerse themselves in the brilliance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

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

- 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 international hotel chain offers luxurious holiday and 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

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 | MASTER PLAN



PHASE 1 | MASTER PLAN



STAND ALONE VILLAS

Baymount's spectacular standalone villas come with 3 or 4 bedrooms. Each has a wide floorspace and a spacious terrace for outdoor dining and entertaining, along with a pool. The master bedroom has its own en-suite bathroom, while magnificent windows bathe our luxurious lounge and reception areas in sunlight, bringing spectacular sea views into your home and creating an ever-changing natural decor. There's also a state-of-the-art kitchen, several bathrooms, a maid's room and toilet, and a dressing room.



STAND ALONE VILLA | TYPE A



STAND ALONE VILLA | TYPE A
Ground Floor

Total Area 251

Entrance lobby	1.8m x 3.5m
Maid's room	2.2m x 1.8m
Maid's toilet	1m x 1.8m
Guest's toilet	1.7m x 1.3m
Master bedroom 1	3.5m x 3.6m
Master bathroom 1	1.7m x 2m
Dressing room 1	1.7m x 2m
Reception & Dining area	7.6m x 4.9m
Living room	3.4m x 2.8m
Kitchen	3m x 4.9m



DISCLAIMER

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STAND ALONE VILLA | **TYPE A**
First Floor

Master bedroom 2	3.4m x 4.9m
Master bathroom 2	1.8m x 3.3m
Dressing room 2	1.6m x 3.2m
Master bedroom 2 terrace	3.6m x 1.5m
Living room	3.4m x 3.7m
Bedroom 1	3.4m x 3.6m
Bedroom 2	3.4m x 3.5m
Terrace	7.3m x 2.8m
Bathroom	1.9m x 1.9m



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STAND ALONE VILLA | TYPE B



STAND ALONE VILLA | TYPE B
Ground Floor

Total Area 220

Entrance lobby	2.4m x 3.4m
Maid's room	2.2m x 1.8m
Maid's toilet	1m x 1.8m
Guest's toilet	2m x 1.3m
Kitchen	3.6m x 3.6m
Reception & Dining area	10.6m x 5m



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STAND ALONE VILLA | **TYPE B**
First Floor

Master bedroom	3.4m x 3.6m
Master bathroom	1.8m x 3.3m
Dressing room	1.6m x 3.2m
Master bedroom terrace	3.6m x 2.3m
Living room	3.4m x 3.4m
Bedroom 1	3.4m x 3.6m
Bedroom 2	3.4m x 3.6m
Terrace	3.6m x 2.3m
Bathroom	2.7m x 2.1m



DISCLAIMER

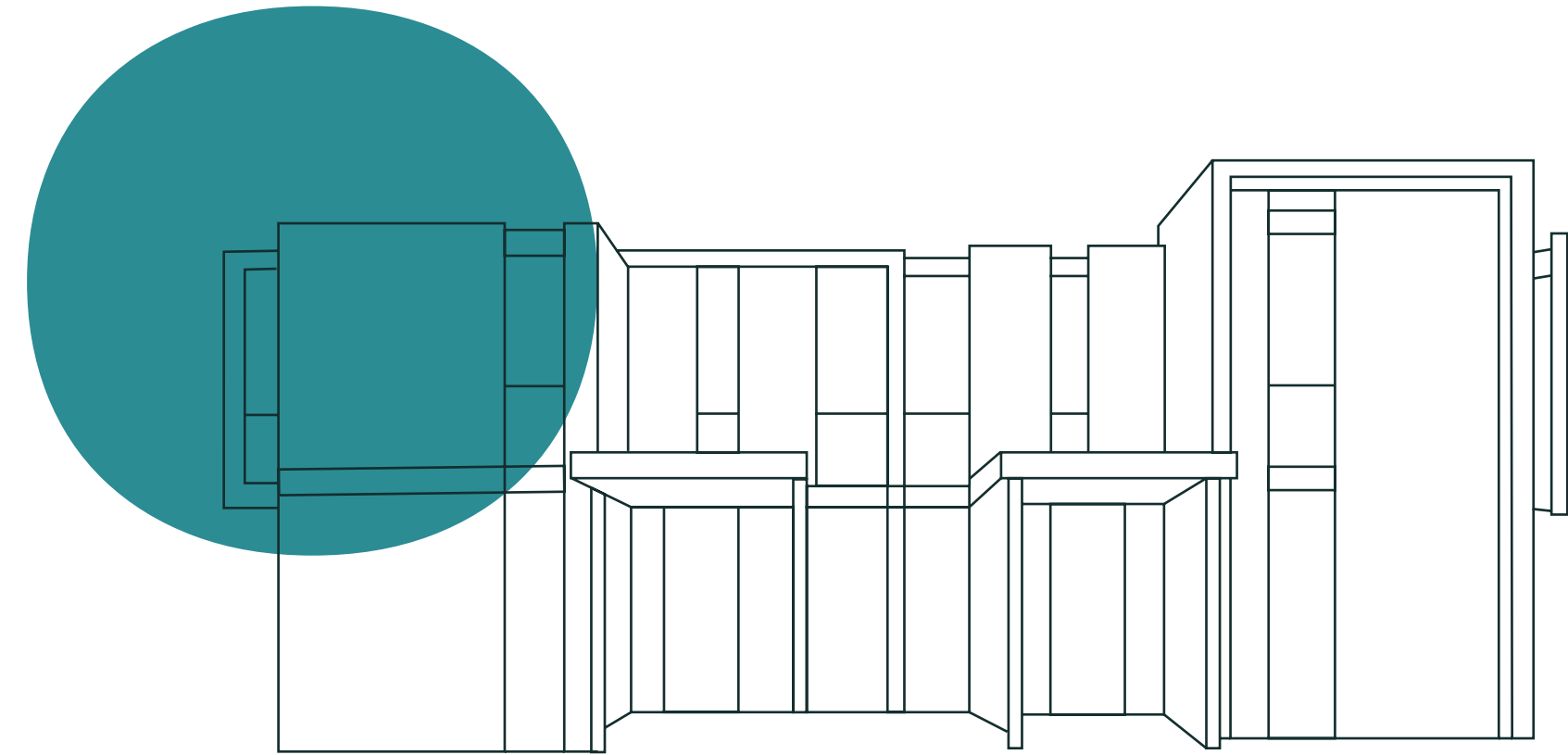
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TWIN HOUSES

With everything on one level, Baymount's single-storey twin houses offer stylish, spacious, convenient living. With a variety of spaces on offer, there are three bedrooms including a master bedroom with en suite bathroom, a large reception area and dining room flooded with natural light for a spacious, airy atmosphere and an additional bathroom, maid's bedroom and toilet. A large garden area with a terrace and pool and a fully-equipped modern kitchen complete the picture.

Our two-storey twin houses cover a spacious floorarea along with a terrace, a pool and garden area, two master bedrooms with en suite master bathrooms and dressing rooms, a superb kitchen and large, welcoming reception and dining areas. There's also an additional bedroom and bathroom, maid's accommodation and facilities and a guest washroom and toilet.



TWIN HOUSE – SINGLE FLOOR



TWIN HOUSE – SINGLE FLOOR

Total Area 167

Entrance lobby	2.4m x 2.4m
Maid's room	2.4m x 2.1m
Maid's toilet	1m x 2.1m
Guest toilet	2.2m x 1.2m
Kitchen	3.8m x 3m
Dining area	4.1m x 3m
Reception & Living room	7.8m x 5.3m
Bedroom 1	3.8m x 3.4m
Bathroom	3.1m x 1.1m
Master bedroom	4.2m x 3.6m
Master bathroom	3.8m x 3.8m
	2.6m x 2m



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TWIN HOUSE – DOUBLE FLOOR



TWIN HOUSE – DOUBLE FLOOR
Ground Floor

Total Area 191

Entrance lobby	2.1m x 1.6m
Maid's room	2.4m x 1.8m
Maid's toilet	1m x 1.8m
Guest's washroom	1.4m x 1.6m
Guest's toilet	2m x 1.6m
Kitchen	3.8m x 2.4m
Reception & Dining area	7.6m x 3.8m
Living room	3.6m x 2.8m



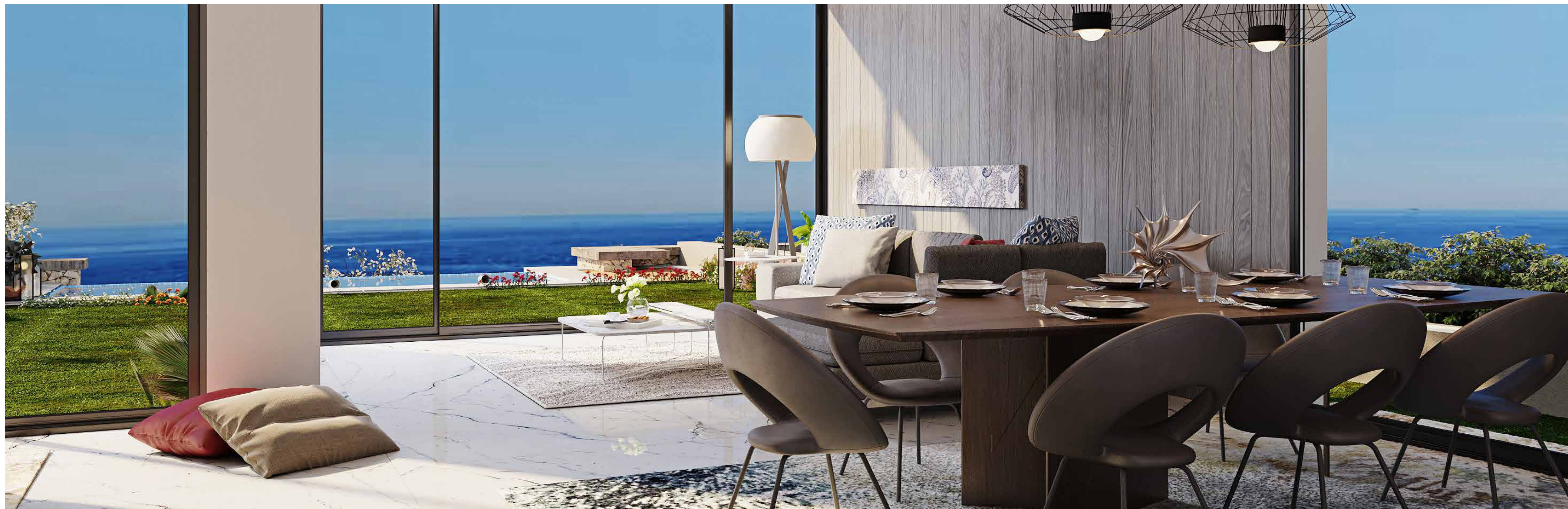
TWIN HOUSE – DOUBLE FLOOR
First Floor

Bedroom	3.8m x 3.6m
Bedroom terrace	3.8m x 2.7m
Bathroom	2.6m x 2.6m
Master bedroom 1	3.6m x 3.6m
Master bathroom 1	1.9m x 2.6m
Dressing room 1	1.7m x 2.6m
Master bedroom 2	3.6m x 3.8m
Master bathroom 2	3.7m x 1.9m
Dressing room 2	1.7m x 2.6m
Master bedroom 2 terrace	1.7m x 2.6m



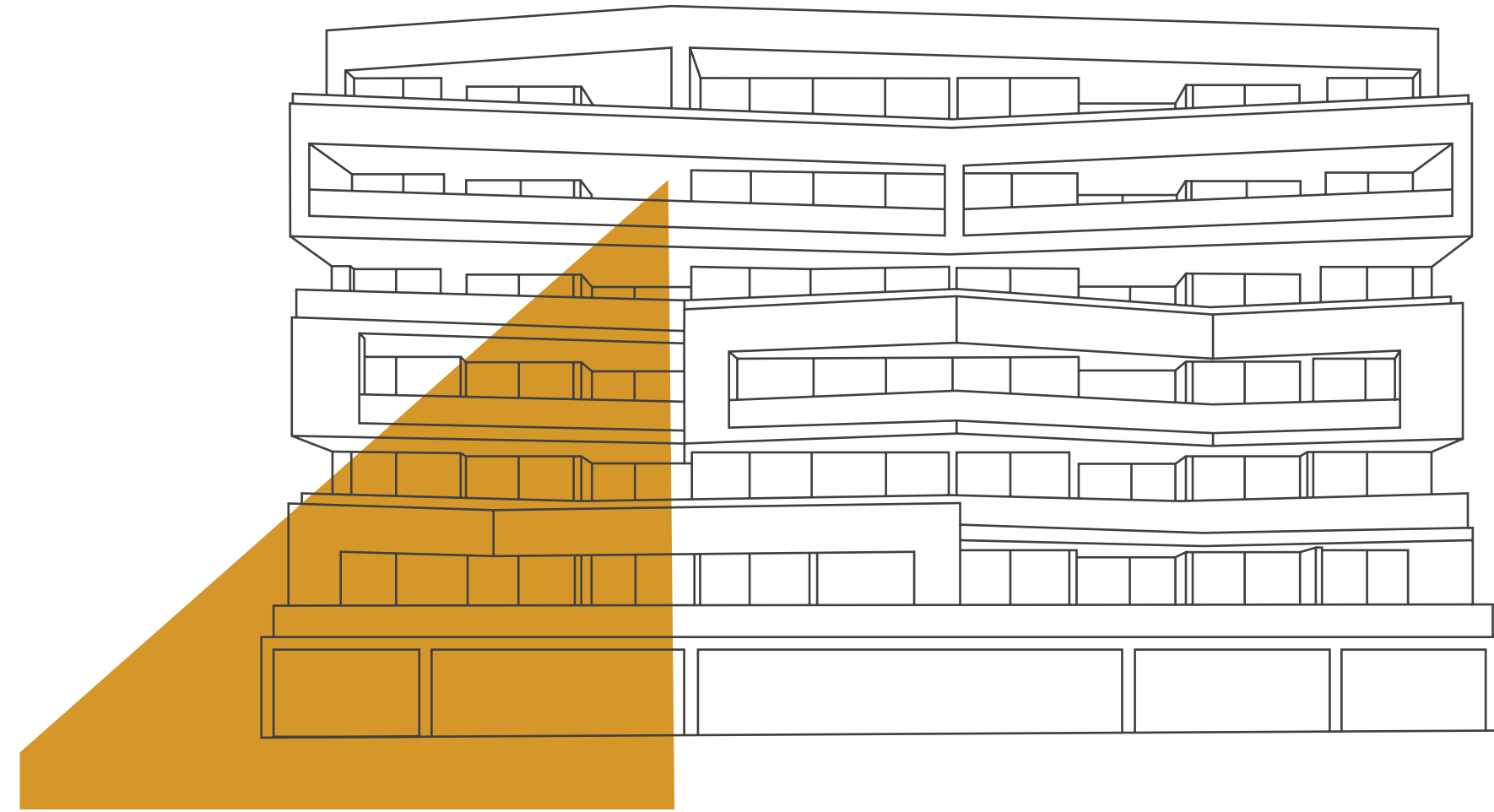
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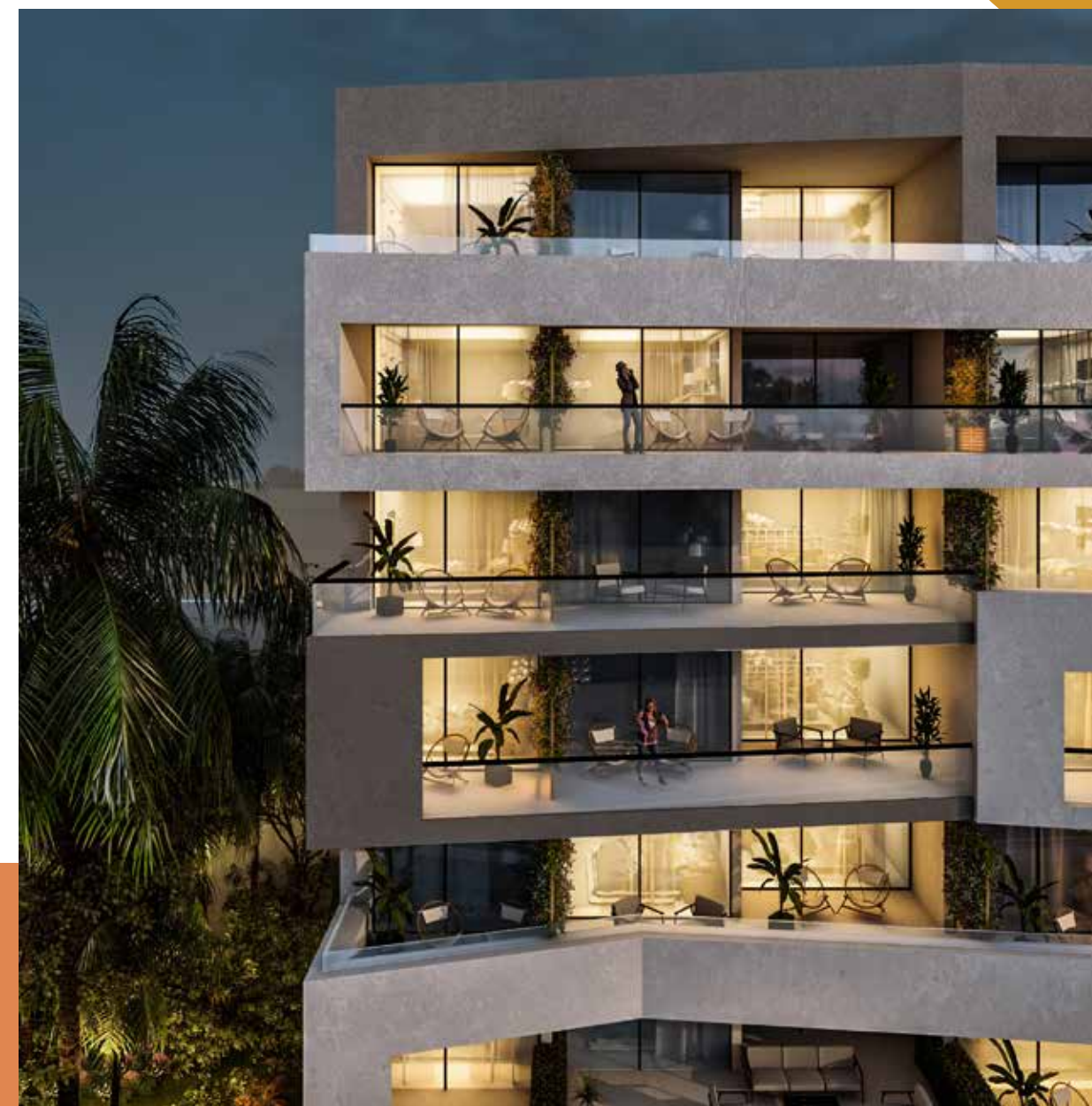


STUDIO

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.



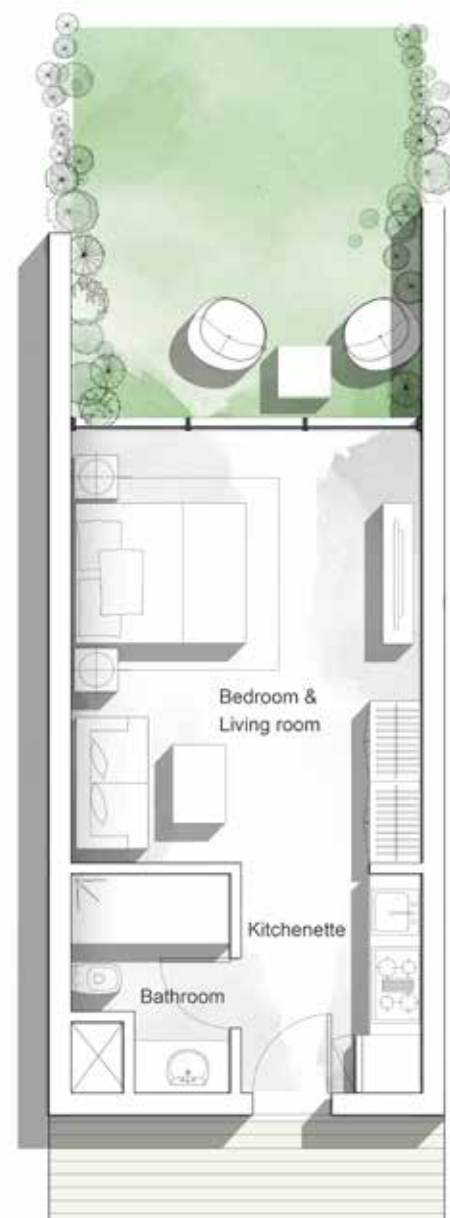
STUDIO



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



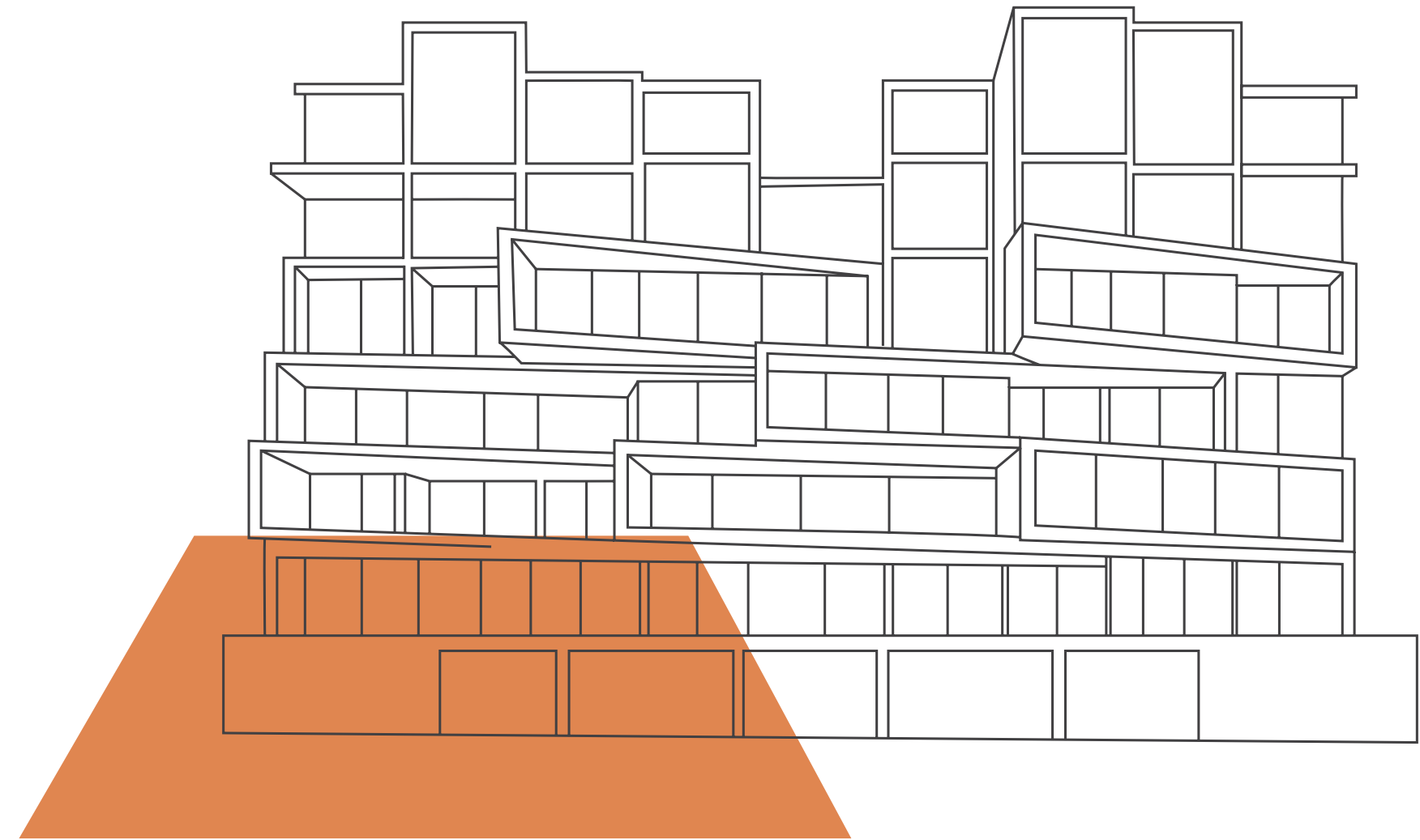
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CHALETS

Coming in different sizes and spaces, there's a chalet available at Baymount to suit everyone. Chalets come with one, two or three bedrooms: our two and three bedroom chalets offer one or two master bedrooms and all feature roomy dining and living areas, a contemporary kitchen and garden and terrace space.



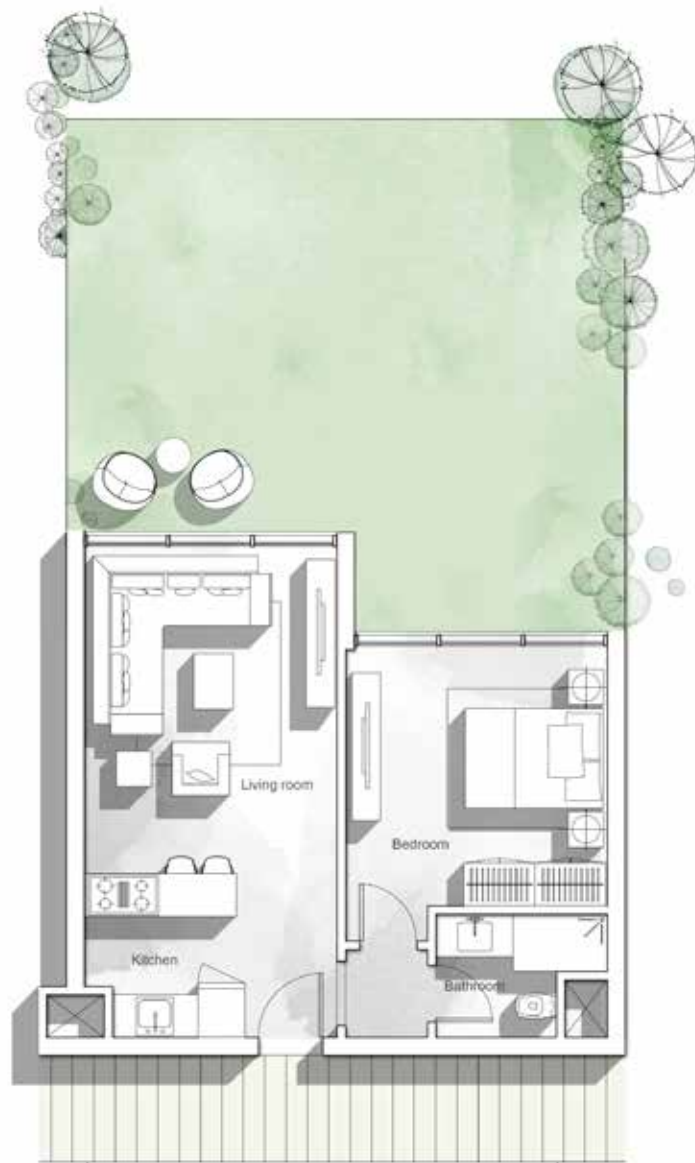
1 BEDROOM CHALET



1 BEDROOM CHALET
WITH GARDEN

Total Area 64
Average Garden 46

Kitchen	3.6m x 2.3m
Living room	3.6m x 4.6m
Bedroom	3.7m x 3.7m
Bathroom	2.4m x 1.7m



1 BEDROOM CHALET
WITH TERRACE

Average Total Area 83

Kitchen	3.6m x 2.3m
Living room	3.6m x 4.6m
Bedroom	3.7m x 3.7m
Bathroom	2.4m x 1.7m



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2 BEDROOM CHALET



2 BEDROOM CHALET
WITH GARDEN

Total Area 88
Average Garden 64

Kitchen	3.6m x 2.2m
Living room	3.6m x 4.7m
Master bedroom	3.4m x 3.3m
Master bathroom	1.9m x 2m
Bedroom	3.6m x 3.4m
Bathroom	2.4m x 1.6m



2 BEDROOM CHALET
WITH TERRACE

Average Total Area 105

Kitchen	3.6m x 2.2m
Living room	3.6m x 4.7m
Master bedroom	3.4m x 3.3m
Master bathroom	1.9m x 2m
Bedroom	3.6m x 3.4m
Bathroom	2.4m x 1.6m



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3 BEDROOM CHALET



3 BEDROOM CHALET
WITH GARDEN

Total Area 126
Average Garden 47

Entrance	1.5m x 1.6m
Kitchen	2.2m x 3.4m
Reception & Living room	3.7m x 6.6m
Master bedroom	3.6m x 3.3m
Master bathroom	2.2m x 1.6m
M. Dressing room	1.8m x 1.6m
Bedroom 1	3.6m x 3.4m
Bathroom	2.2m x 2m
Bedroom 2	3.6m x 3.5m



3 BEDROOM CHALET
WITH TERRACE

Average Total Area 144

Entrance	1.5m x 1.6m
Kitchen	2.2m x 3.4m
Reception & Living room	3.7m x 6.6m
Master bedroom	3.6m x 3.3m
Master bathroom	2.2m x 1.6m
M. Dressing room	1.8m x 1.6m
Bedroom 1	3.6m x 3.4m
Bathroom	2.2m x 2m
Bedroom 2	3.6m x 3.5m



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LOFTS

Baymount's lofts are available with one to three bedrooms offering a variety of floorspaces. All have a master bedroom with an en suite master bathroom and dressing room on the upper floor, so you can wake up to incredible panoramic views of the coast and sea. There's also a large terrace, a superb kitchen, a bright, airy lounge and guest facilities in our two and three bedroom lofts.



LOFT



1 BEDROOM LOFT
Ground Floor with garden

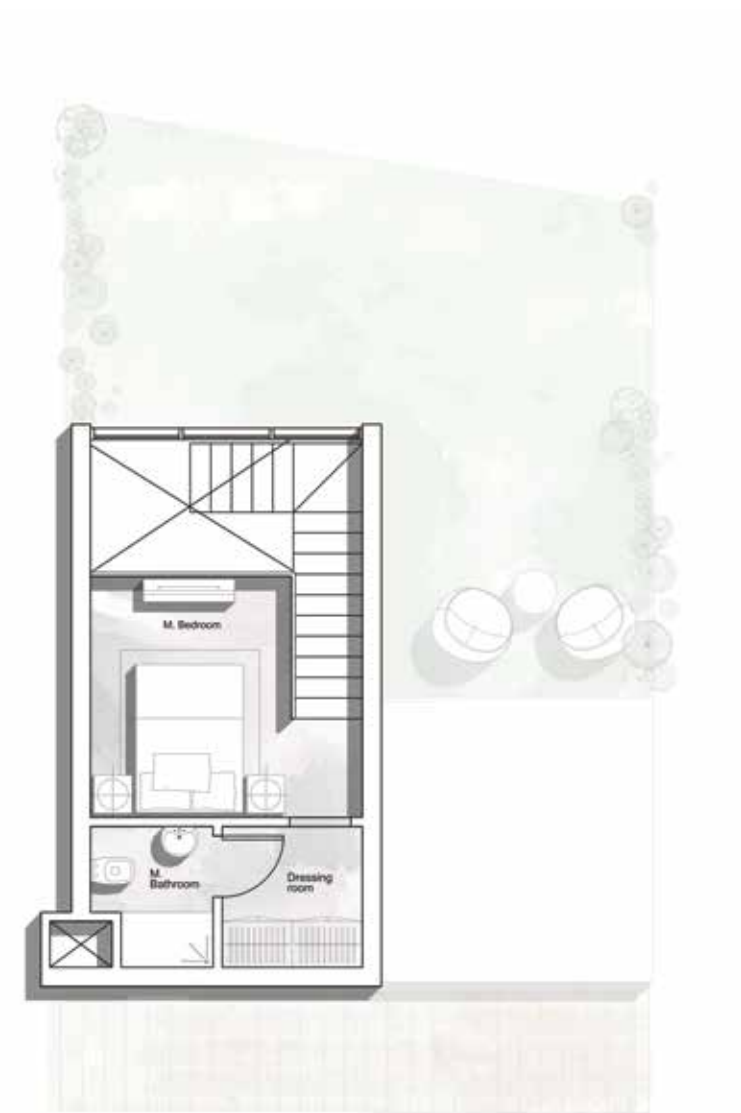
Total Area 80
Average Garden 46

Dining area	3.3m x 2.5m
Living room	2.7m x 4.4m
Kitchen	2.8m x 3.4m
Guest toilet	1.2m x 2.4m



1 BEDROOM LOFT
First Floor with garden

Master bedroom	2.6m x 3.2m
Master bathroom	1.6m x 1.8m
M. Dressing room	1.8m x 1.8m



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1 BEDROOM LOFT
Lower Floor with terrace

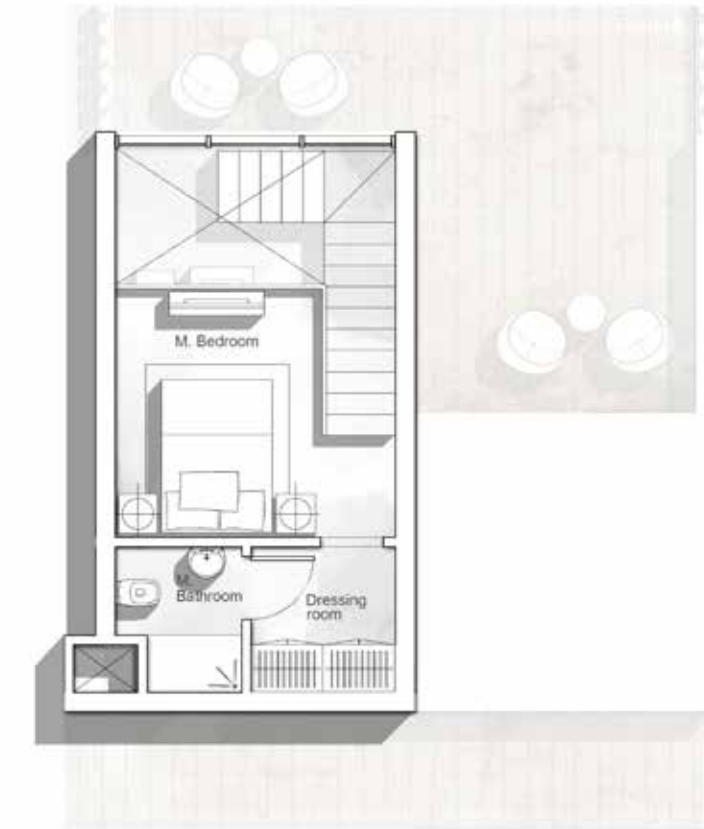
Average Total Area 104

Dining area	3.3m x 2.5m
Living room	2.7m x 4.4m
Kitchen	2.8m x 3.4m
Guest toilet	1.2m x 2.4m



1 BEDROOM LOFT
Upper Floor with terrace

Master bedroom	2.6m x 3.2m
Master bathroom	1.6m x 1.8m
M. Dressing room	1.8m x 1.8m



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2 BEDROOM LOFT

Lower Floor

Average Total Area 128

Kitchen	3.6m x 2.5m
Living room	2.7m x 4.4m
Bedroom 1	3.7m x 3.7m
Guest bathroom	3.7m x 1.2m



2 BEDROOM LOFT

Upper Floor

Master bedroom	3.6m x 3.4m
Master bathroom	1.8m x 2.3m
M. Dressing room	1.6m x 2.3m



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3 BEDROOM LOFT
Lower Floor

Average Total Area 190

Kitchen	3.7m x 2.2m
Living room & Dining area	4.9m x 4.7m
Bedroom 1	3.6m x 3.7m
Guest bathroom	2.2m x 1.6m
Storage area	2.2m x 2m



3 BEDROOM LOFT
Upper Floor

Master bedroom	3.6m x 3.7m
Master bathroom	2.2m x 1.6m
M. Dressing room	2.2m x 2m
Bedroom 2	3.7m x 3.5m



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LOFT INTERIOR



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Galleria 40, East Tower - 2nd Floor, Sheikh Zayed
NCFC Building - 2nd Floor,
Plot 140 Banking District, New Cairo.

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