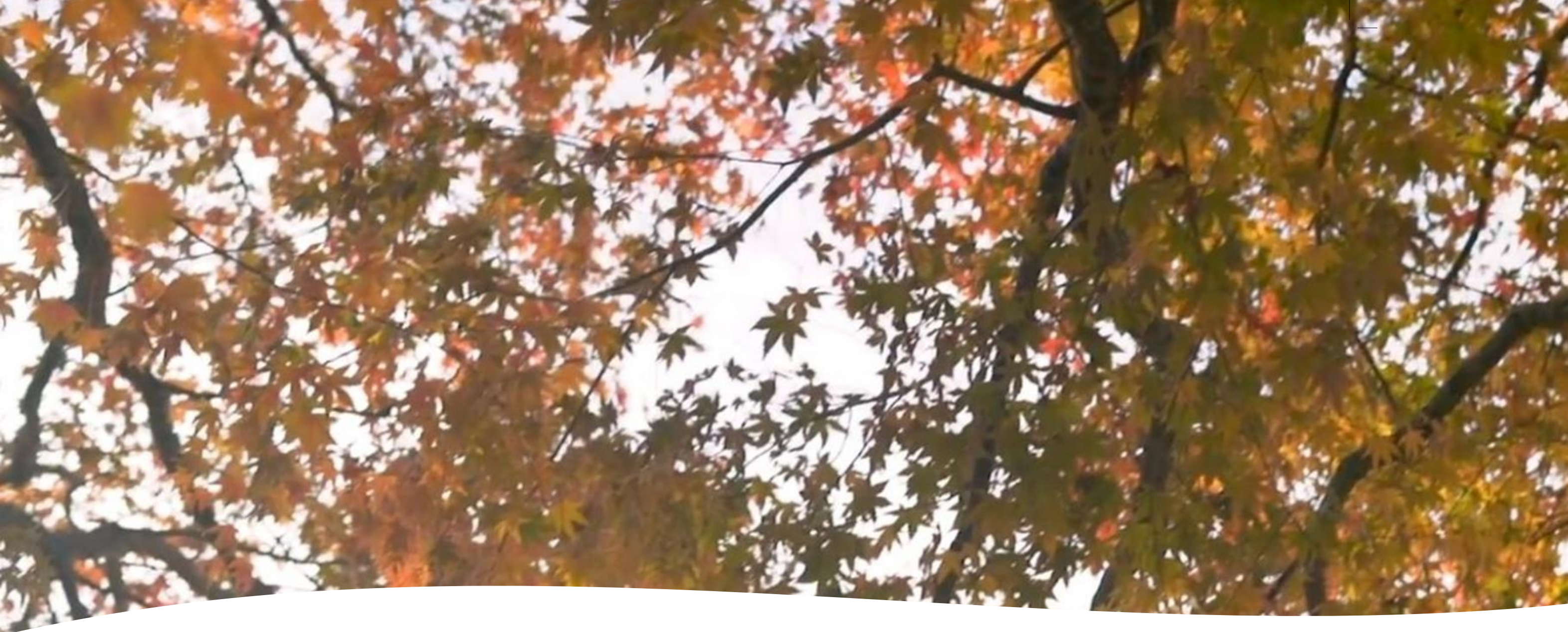




BAYWEST
VALLEY



A PICTURESQUE VALLEY AWAITS YOU. A TIMELESS
SANCTUARY OF NATURAL CHARM.

BAYWEST VALLEY

Tucked away between Soma's West Coast and idyllic backdrop of the Red Sea mountains lies the West Valley, a magical residential sanctuary boasting the renowned, soothing architecture of Baywest, set within a picturesque, valley walking distance from the tranquil sea of Soma



SOMABAY MASTERPLAN



SOMABAY

RESIDENTIAL COMMUNITIES

1. Mesca Residences
2. Baywest
3. Baywest Valley
4. Blanca
5. Mazej Hotel / Residences
6. Baycentral
7. Marina Residences
8. Soma Breeze
9. Reef Town
10. Golf Townhouses
11. Wadi Jebal
12. Wadi Soma
13. Sholan Residences
14. Coves
15. Golf Course Residences
16. The ARC

HOTELS & RESORTS

17. Mesca Hotel
18. Kempinski Hotel Somabay
19. Robinson Club Somabay
20. Sheraton Somabay Resort
21. The Breakers Diving & Surfing Lodge Somabay
22. The Cascades Golf Resort, Spa & Thalasso
23. The Village Hotel
24. SO INN Hotel

SERVICES & AMENITIES

25. Somabay Main Gate
26. Somabay Marina
 - A. Events Ballroom
 - B. Kompas Kindergarten
 - C. Medical Center
 - D. Somabay Sales Office
 - E. Bayfit
 - F. Stayr Lounge
27. Employee Housing
28. Mosque
29. Pets Hotel
30. Events Platform

ATTRACTIONS & ACTIVITIES

31. Umm Cursan Island
32. Reef Island
33. Jasmine Horse Stable
34. Mesca Beach Club
35. 7BFT (Kite Surfing Center)
36. S.Cape Beach Club
37. Orca Diving Center
38. Jetty Hub

PLAY PARK

39. Soma Splash Aqua Park
40. Soma Raceway & Hoppa
41. Kids Playground

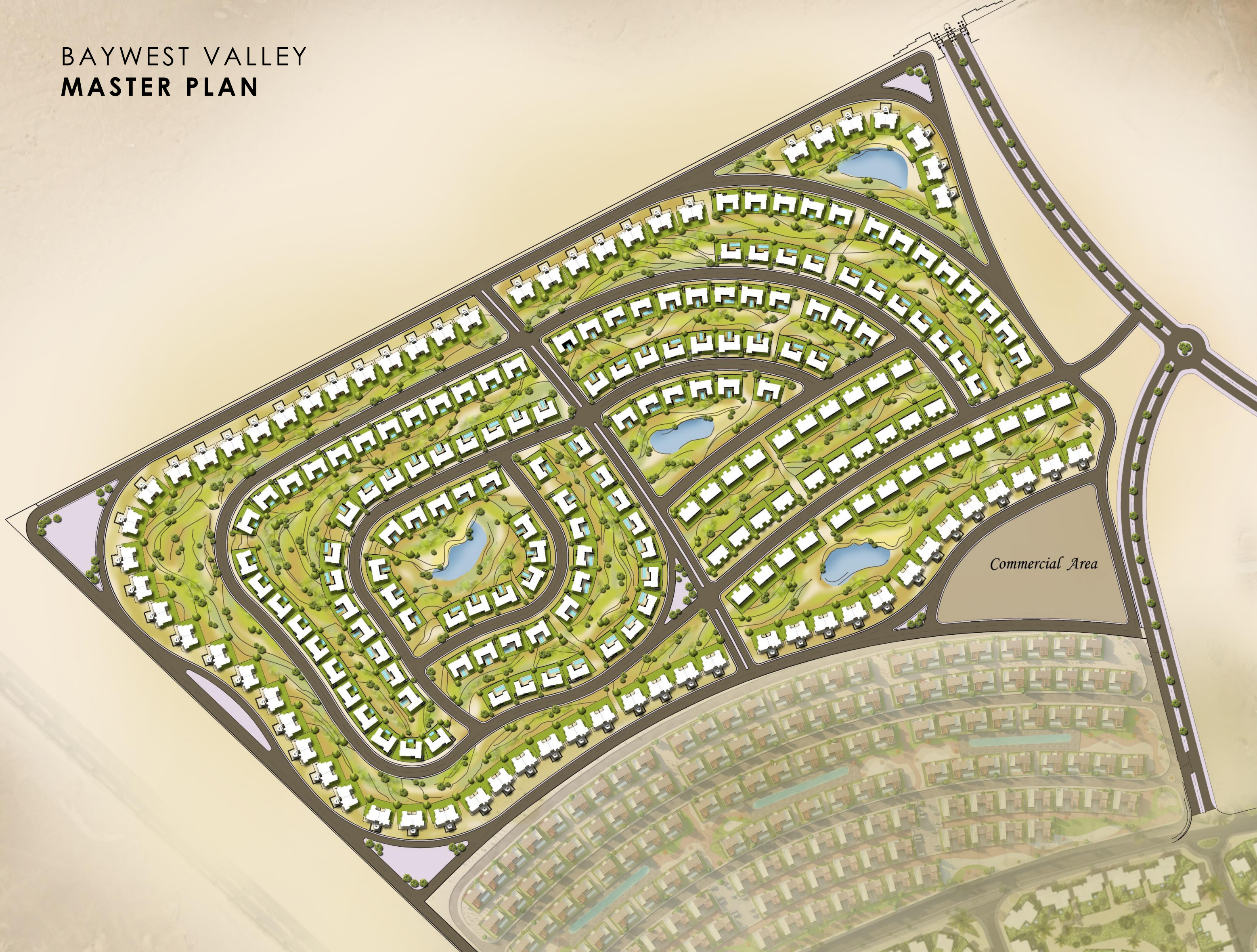
SOMABAY GOLF

42. Golf Academy
43. Sports Hub & Proshop
44. Scoring Arena
45. 360 Hub
46. Gary Player Golf Course
47. Tim Lobb Golf Course
48. Par 3 Course

BAYWEST VALLEY LOCATION



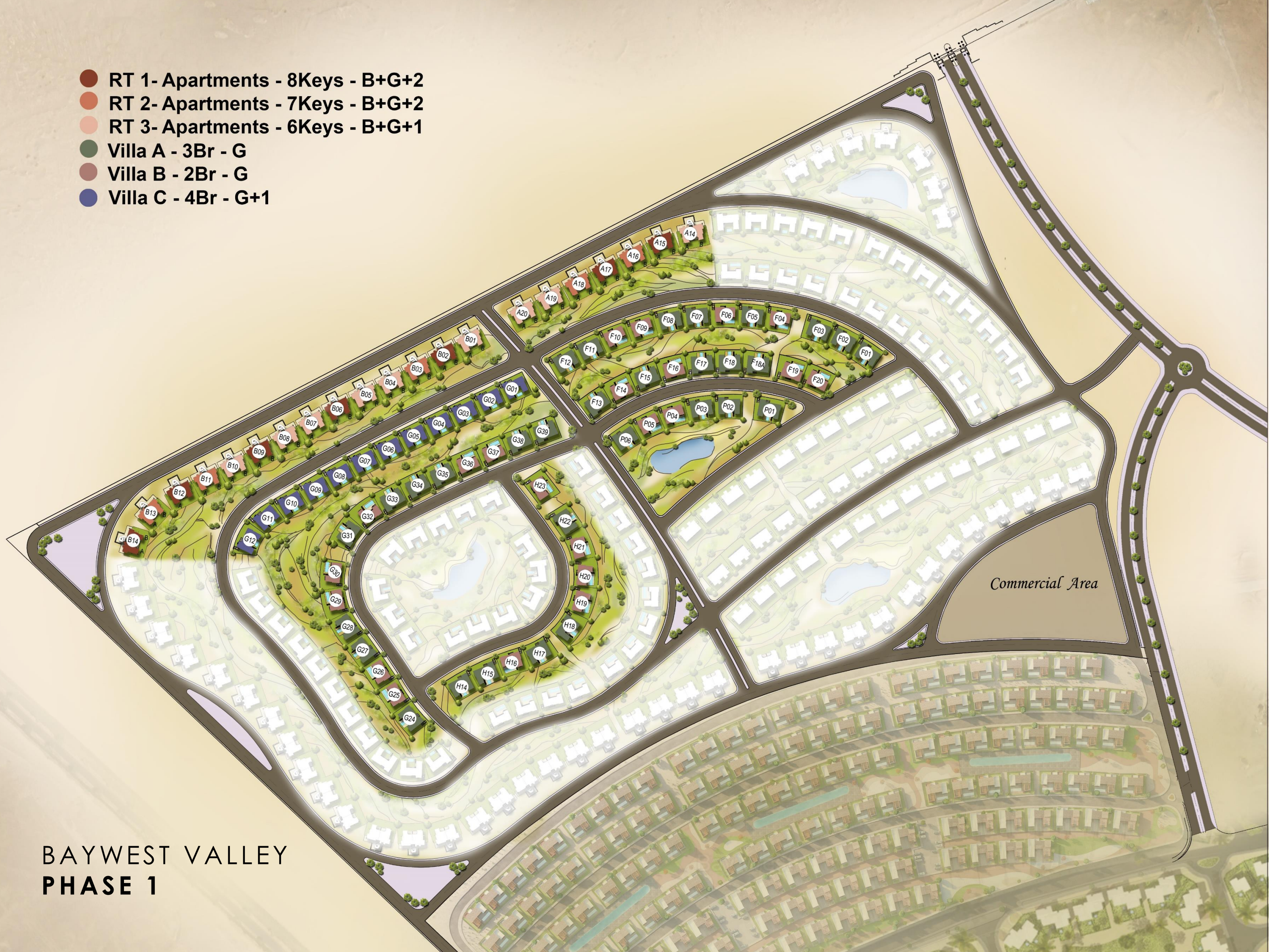
BAYWEST VALLEY MASTER PLAN



BAYWEST VALLEY LEVELS



- RT 1- Apartments - 8Keys - B+G+2
- RT 2- Apartments - 7Keys - B+G+2
- RT 3- Apartments - 6Keys - B+G+1
- Villa A - 3Br - G
- Villa B - 2Br - G
- Villa C - 4Br - G+1



**BAYWEST VALLEY
PHASE 1**

BAYWEST VALLEY
Villa A&B



VILLA TYPE A PLAN

3 BEDROOMS



GROUND FLOOR PLAN

Vila 6A – 3Br	
Total BUA 158 sqm	
Living Room	5.2x4.5 m
Dining Room	5.2x4.5 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.2m
Master Bathroom	2.7x1.8m
Bedroom 1	4.2x3.6m
Bedroom 2	4.3x3.6m
Bathroom	2.2x2.0m
Maid's Room	2.0x1.6m
Maid's Toilet	2.0x1.6m

Disclaimer:
The information and design on this brochure provided is indicative. The developer reserves the right to change including but not limited to the description of a plot, dimensions, floor plan materials, a photo, elevation, adjacent properties, amenities, design guidelines, colors, stairs, terrace details areas and masterplan. Further the actual design / construction may vary in fit and finish from the one displayed in the information and material displayed on this brochure..

VILLA TYPE B PLAN

2 BEDROOMS



GROUND FLOOR PLAN

Vila 6B – 2Br
Total BUA 122 sqm

Living Room	5.0x4.2 m
Dining Room	5.0x4.2 m
Kitchen	3.0x3.0 m
Master Bedroom	5.4x4.0m
Master Bathroom	2.8x1.8m
Bedroom 1	5.0x3.5m
Bathroom	2.3x2.0m

Disclaimer:

The information and design on this brochure provided is indicative. The developer reserves the right to change including but not limited to the description of a plot, dimensions, floor plan materials, a photo, elevation, adjacent properties, amenities, design guidelines, colors, stairs, terrace details areas and masterplan. Further the actual design / construction may vary in fit and finish from the one displayed in the information and material displayed on this brochure..

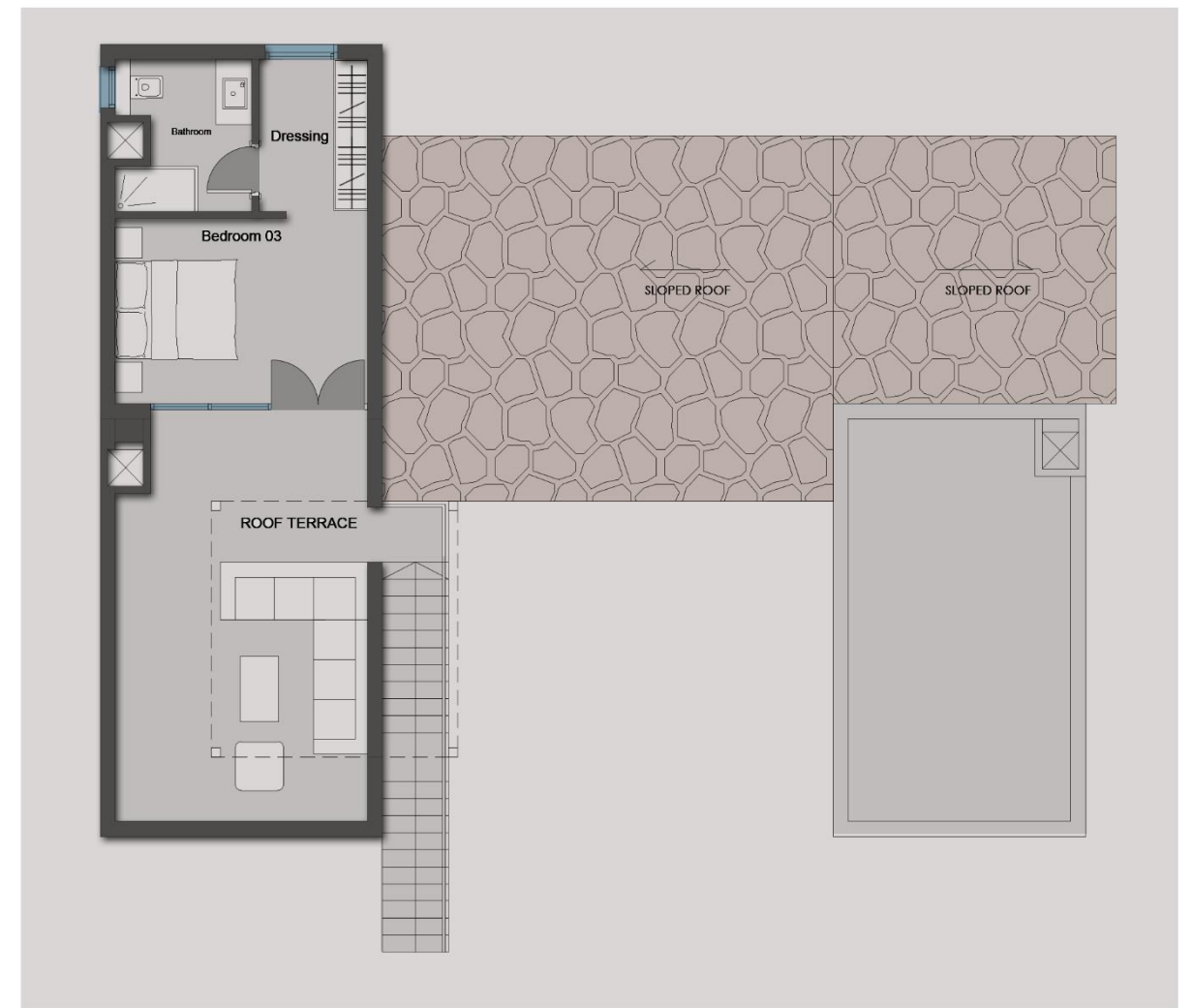
BAYWEST VALLEY
Villa C



Villa C - 4Br - G+1



GROUND FLOOR PLAN



ROOF FLOOR PLAN

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

BAYWEST VALLEY
Villa D



Villa D - 3Br - G+1



GROUND FLOOR PLAN



ROOF FLOOR PLAN

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BAYWEST VALLEY
Twin House A



TWIN HOUSE A PLAN

3 BEDROOMS



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Twin House A – 3Br	
Total BUA 170 sqm	
Living Room	5.0x3.5 m
Dining Room	4.6x4 m
Kitchen	3.0x2.5 m
Master Bedroom	5.8x3.6m
Master Bathroom	2.4x1.8m
Bedroom 1	4.4x3.6m
Bedroom 2	4.2x3.6m
Bathroom	2.5x1.7m
Roof Terrace	10.2x7.3 m

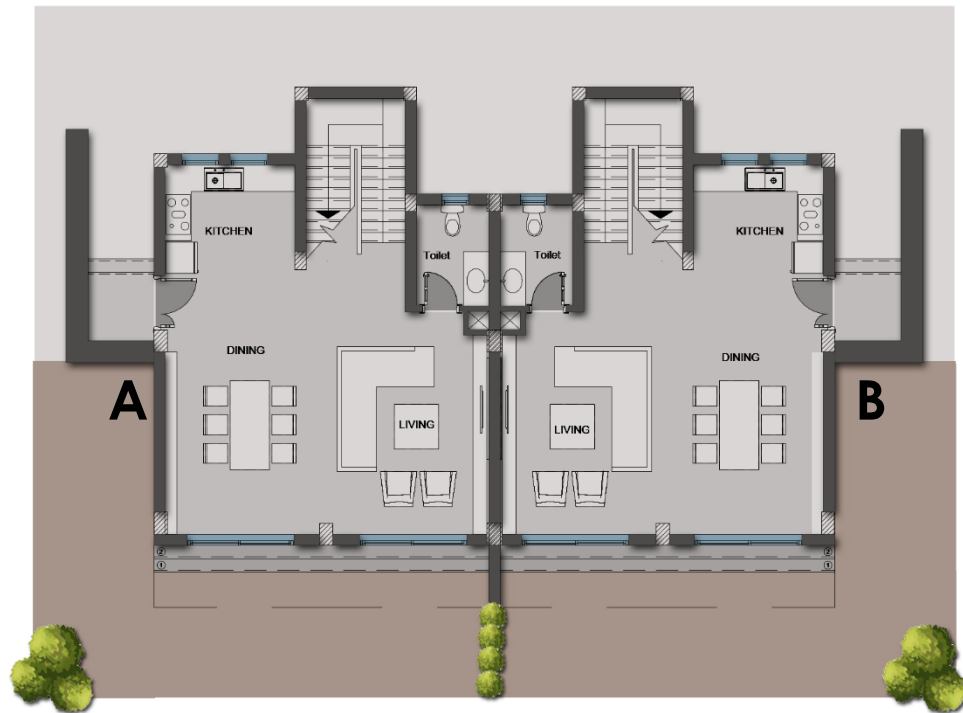
DISCLAIMER Please note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

BAYWEST VALLEY
Twin House B

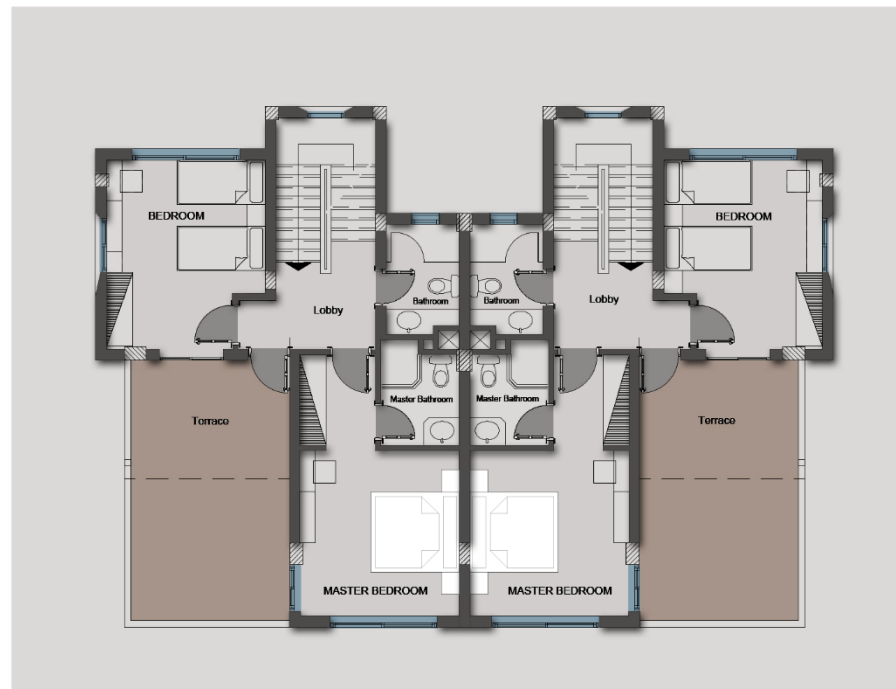


TWIN HOUSE B PLAN

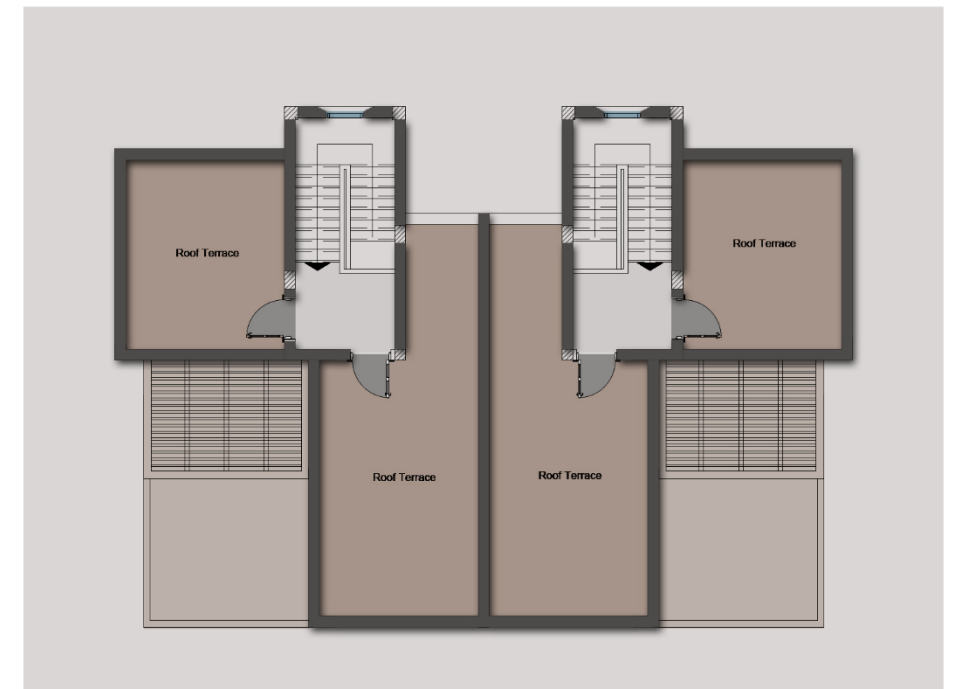
2 BEDROOMS



Ground Floor Plan



First Floor Plan



Roof Floor Plan

Twin House B – 2Br	
Total BUA 158 sqm	
Living Room	5.0x3.5 m
Dining Room	4.6x4 m
Kitchen	3.0x2.5 m
Master Bedroom	5.8x3.6m
Master Bathroom	2.4x1.8m
Bedroom 1	4.2x3.6m
Bathroom	2.5x1.7m
Roof Terrace 1	9.0x3.6 m
Roof Terrace 2	4.2x3.6m

DISCLAIMER Please note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

BAYWEST VALLEY APARTMENTS



RT1 – B+G+2 PLAN

8 KEYS

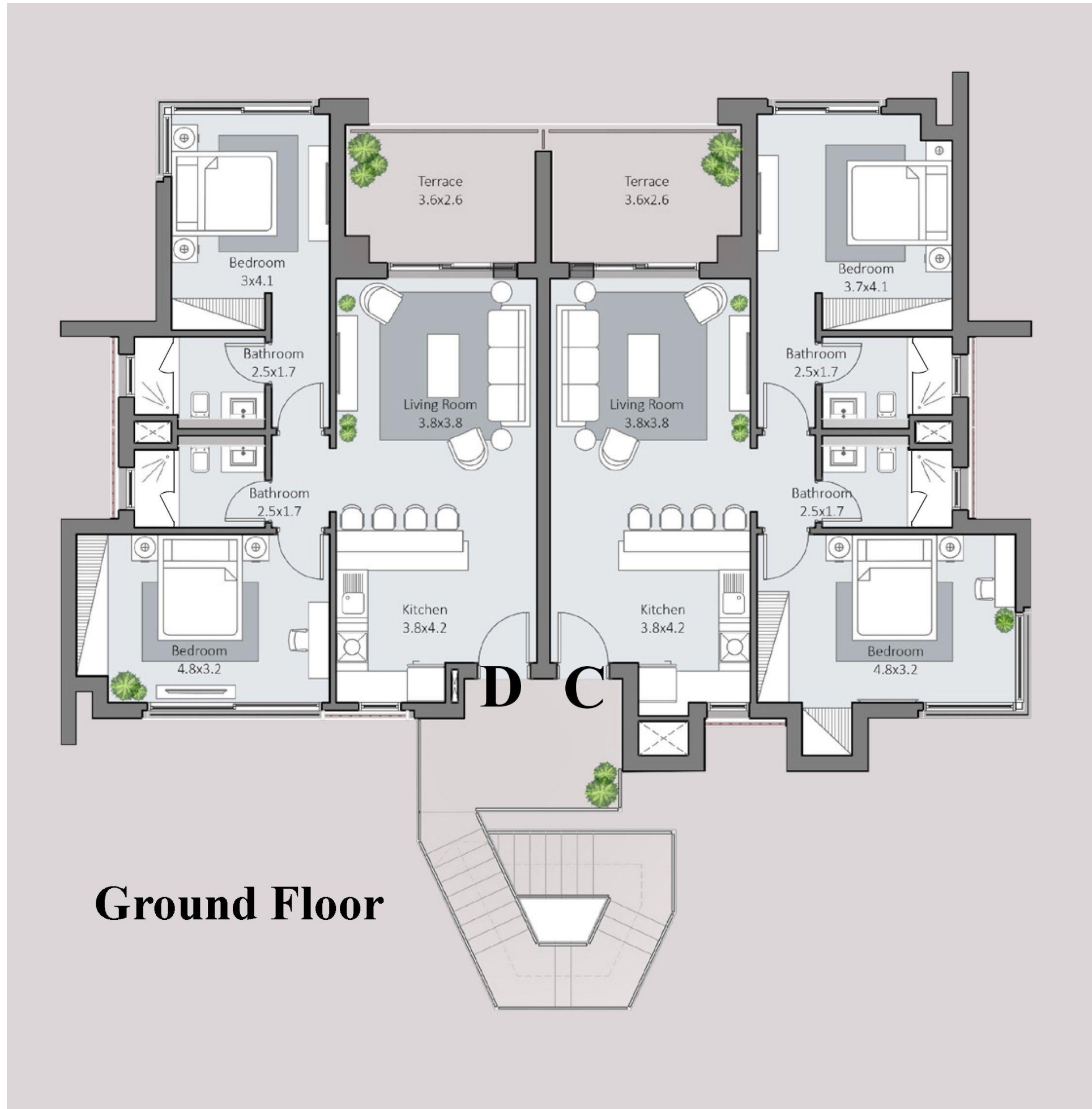


Landscape Level

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT1 – B+G+2 PLAN

8 KEYS

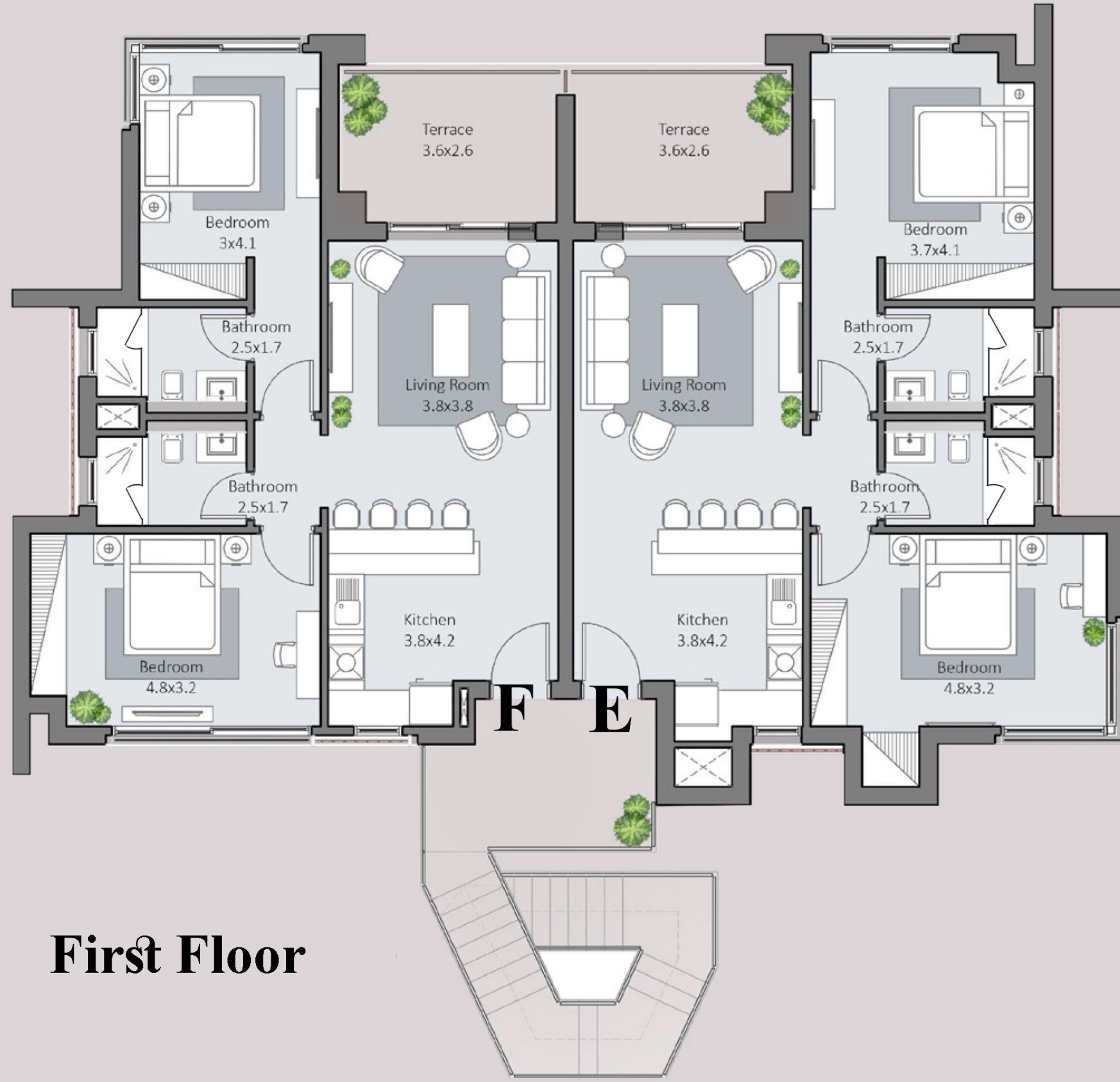


Ground Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT1 – B+G+2 PLAN

8 KEYS

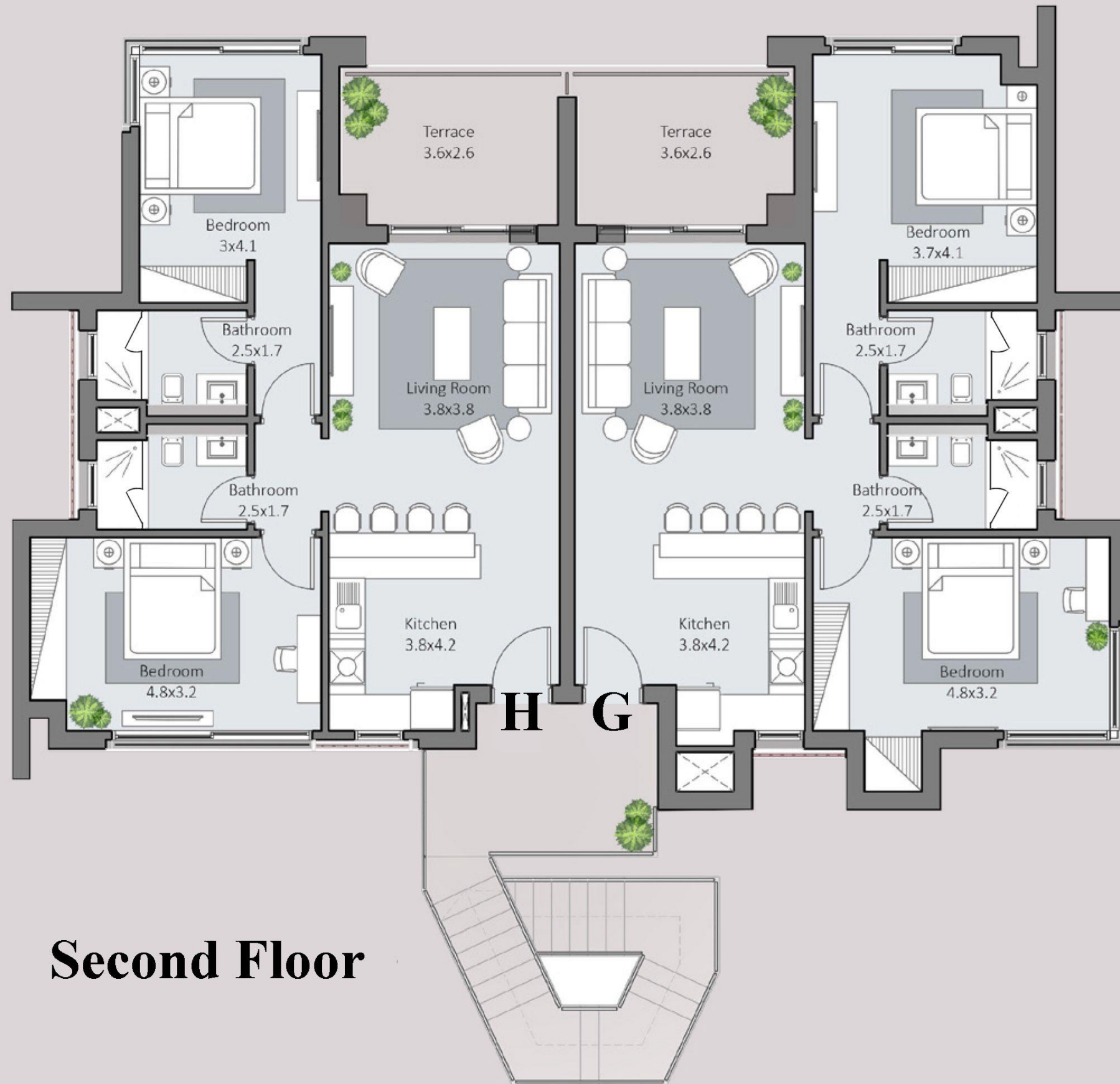


First Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT1 – B+G+2 PLAN

8 KEYS



Second Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

BAYWEST VALLEY APARTMENTS



RT2 – B+G+2 PLAN

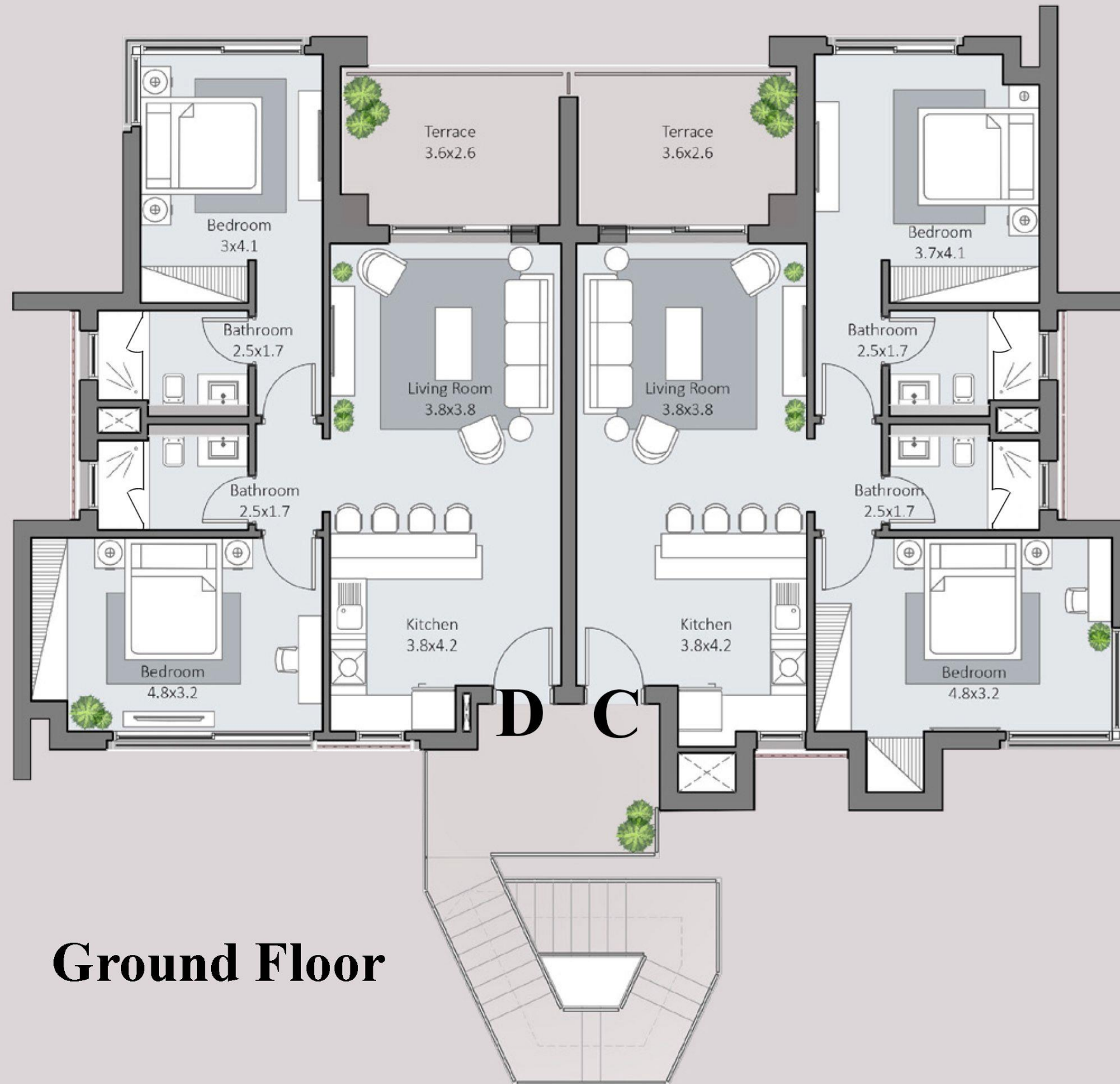
7 KEYS



DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT2 – B+G+2 PLAN

7 KEYS

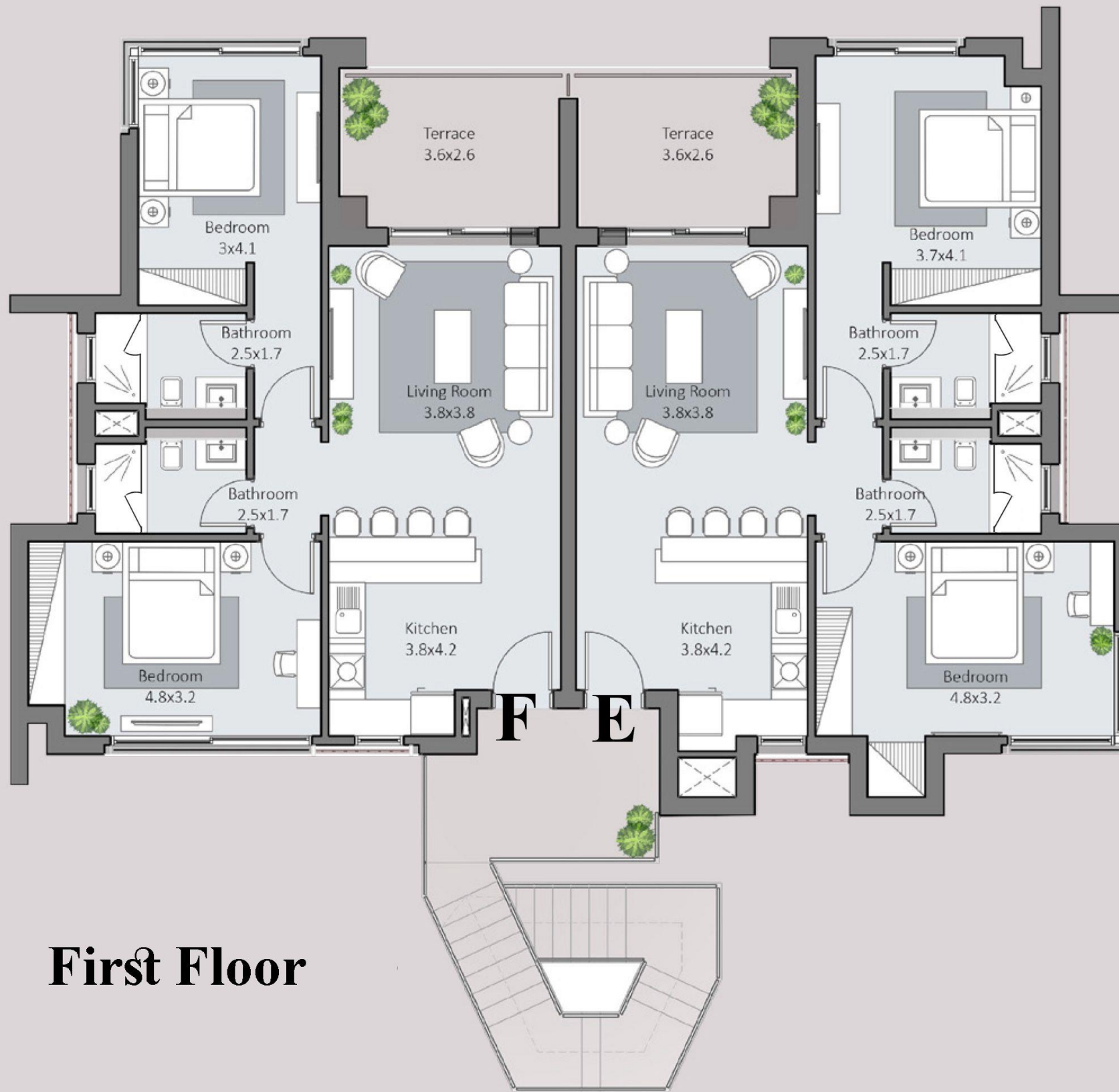


Ground Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT2 – B+G+2 PLAN

7 KEYS

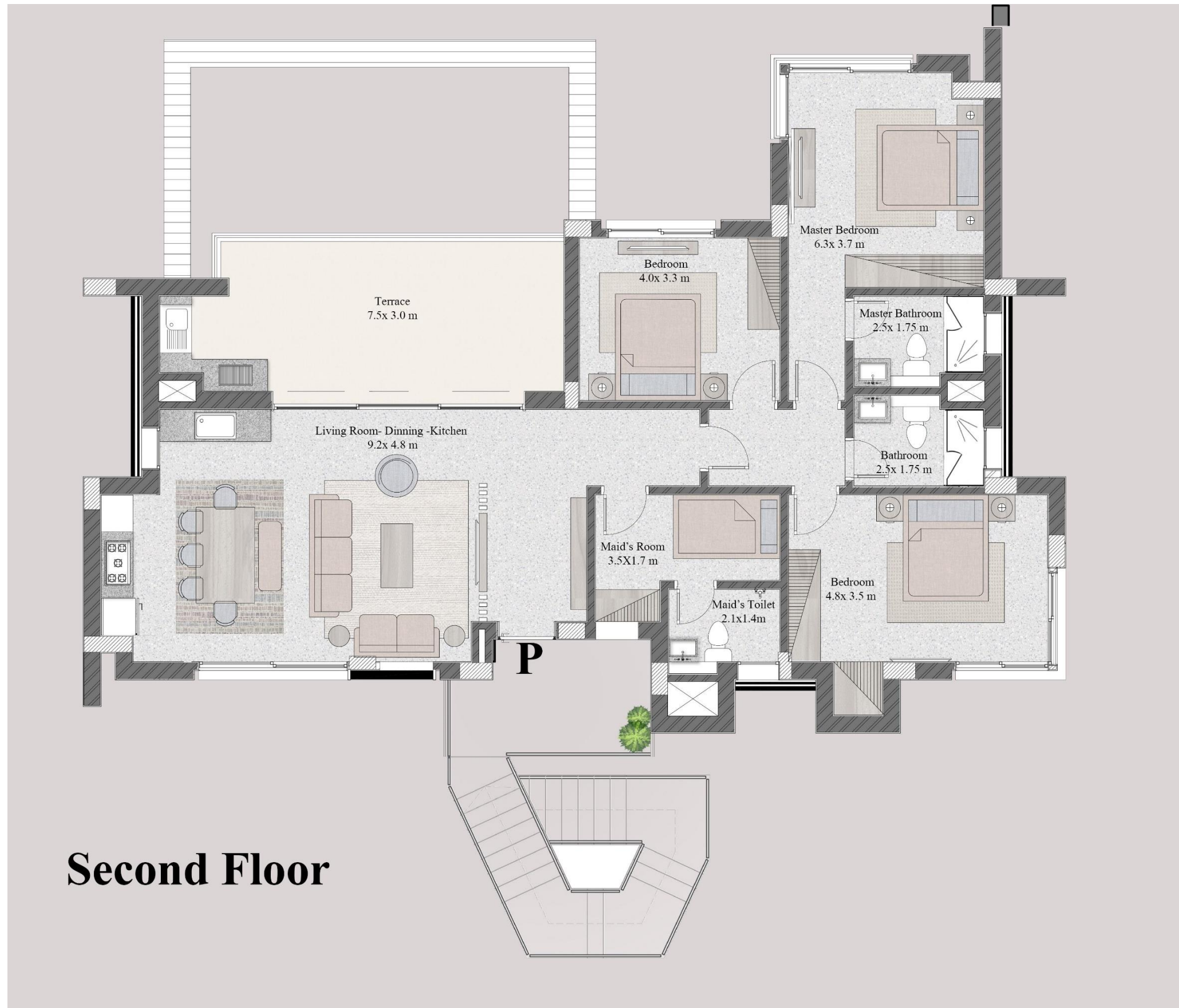


First Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT2 – B+G+2 PLAN

7 KEYS



Second Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

BAYWEST VALLEY APARTMENTS



RT3 – B+G+2 PLAN

6 KEYS

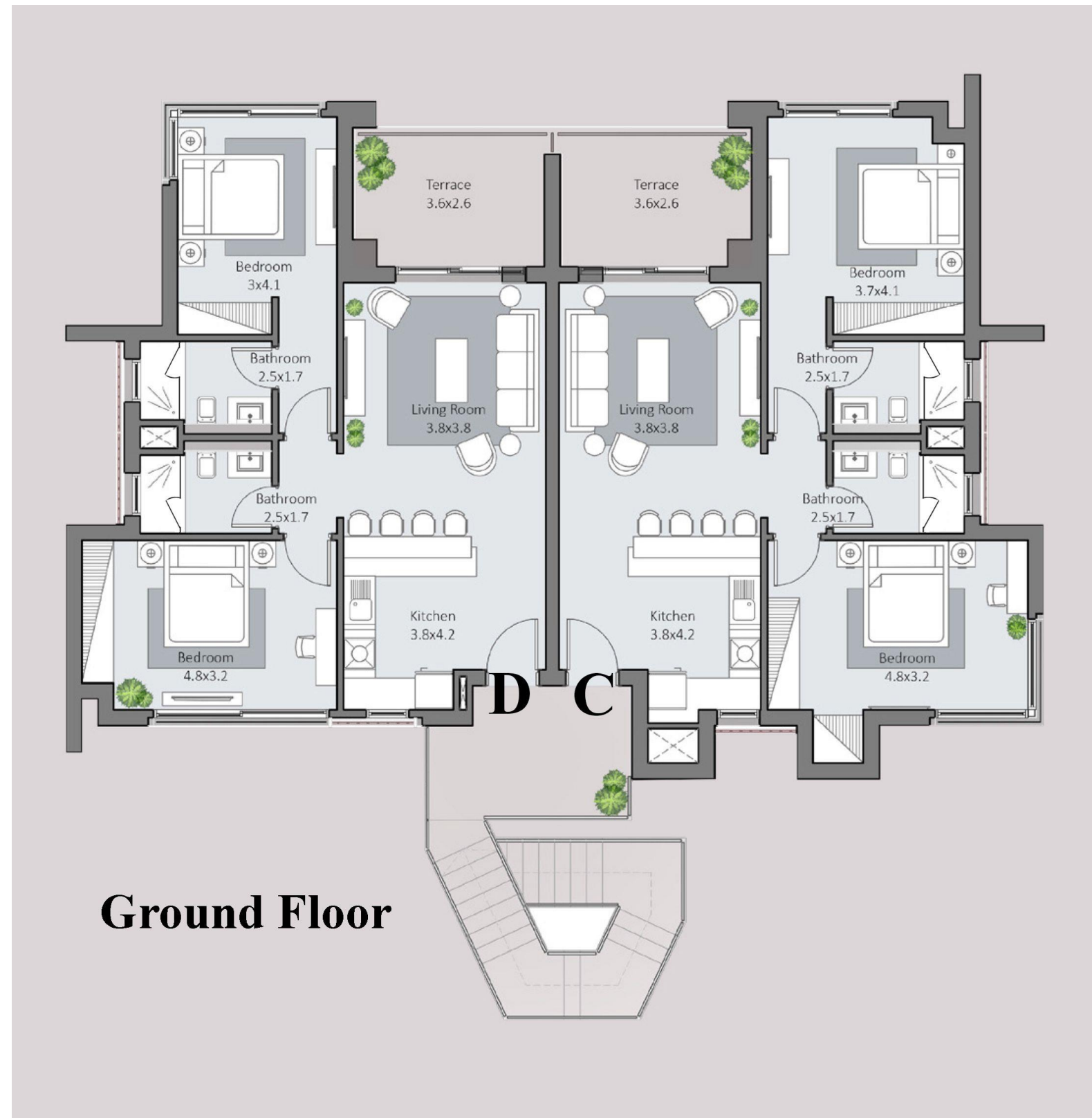


Landscape Level

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT3 – B+G+2 PLAN

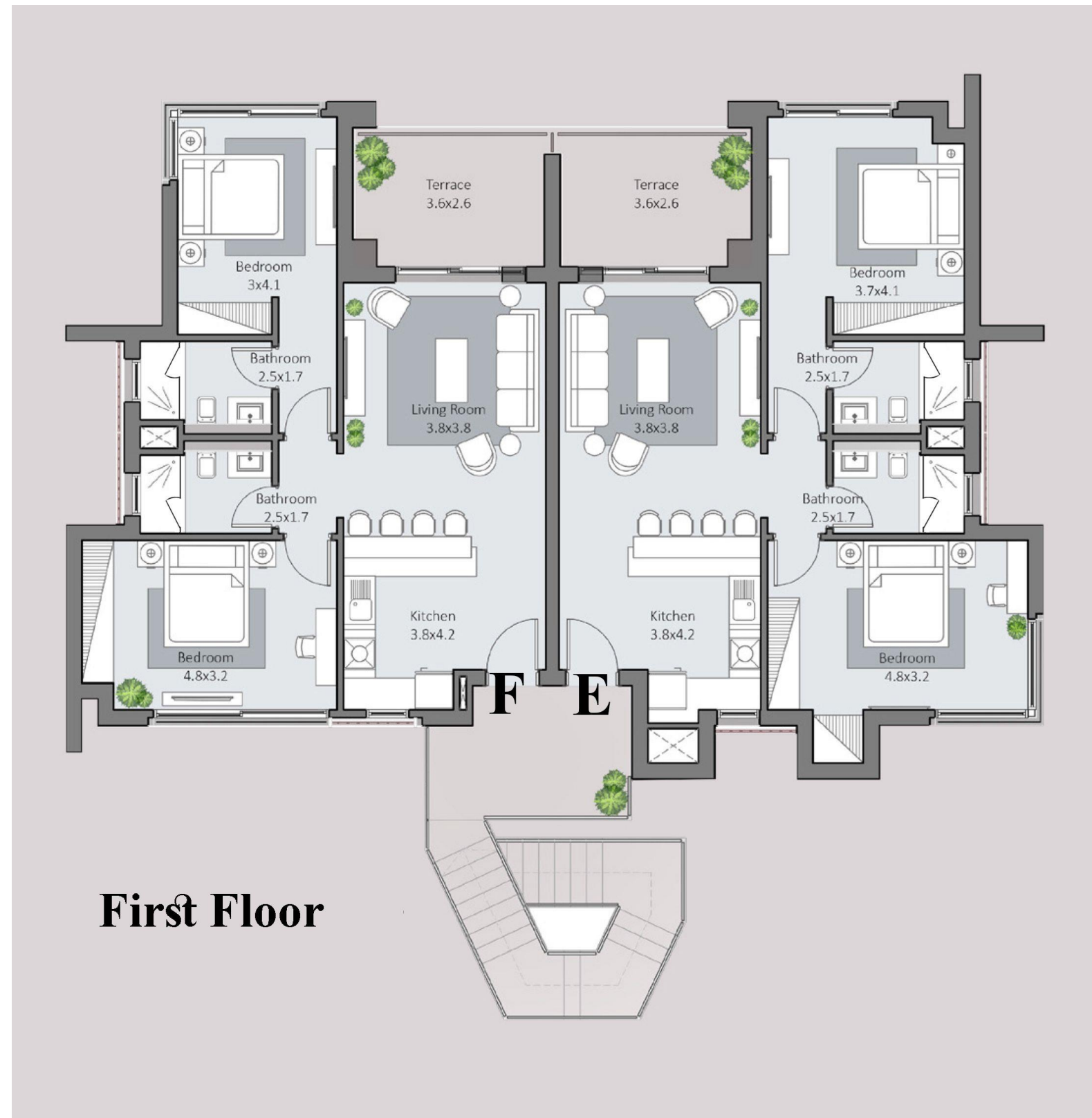
6 KEYS



DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

RT3 – B+G+2 PLAN

6 KEYS



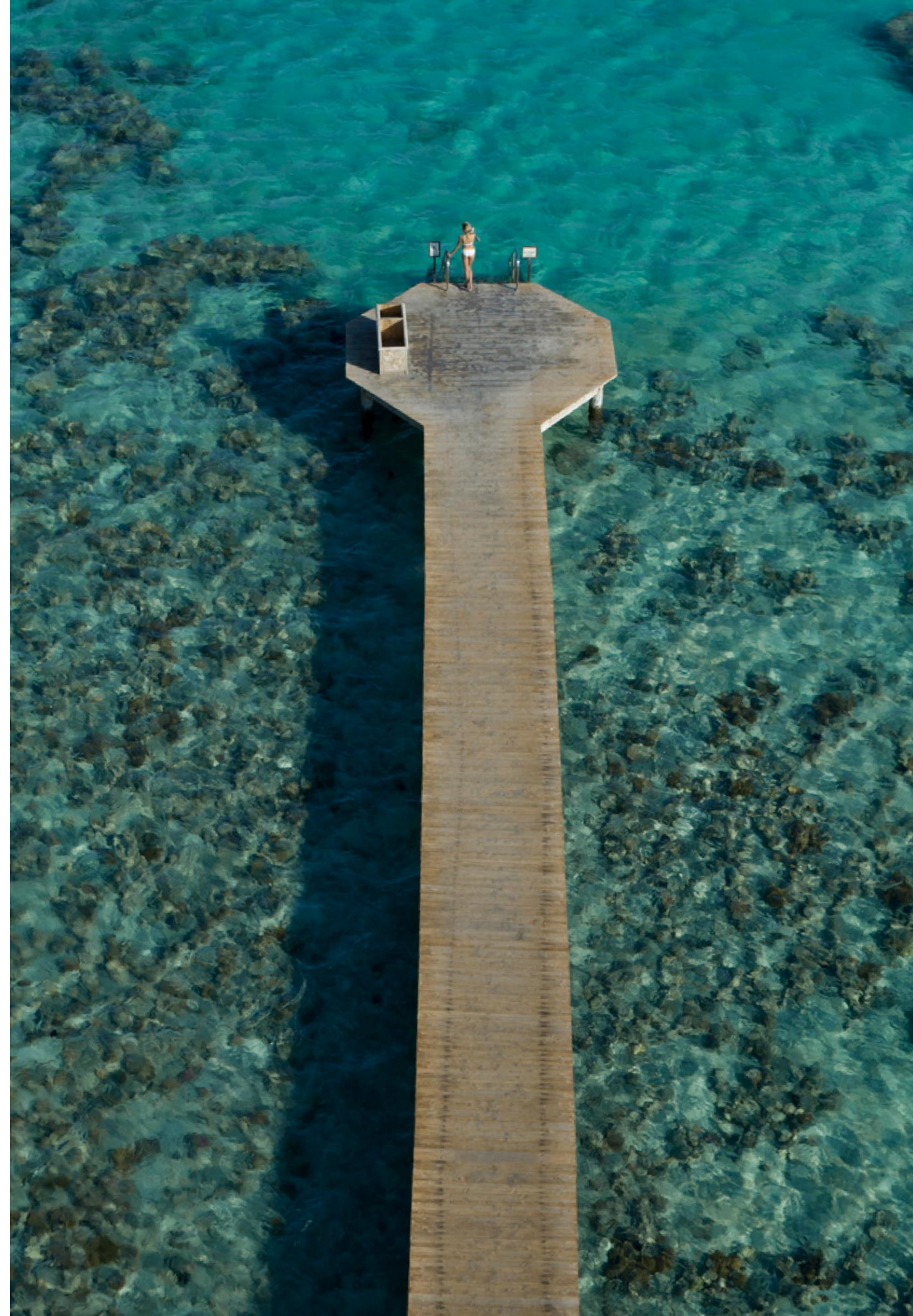
First Floor

DISCLAIMER PLEASE se note that area sizes are subject to minor changes during execution and that swimming pools and gaurd rooms are not included.

THE SOMABAY EXPERIENCE.

Start your day by teeing off at The Cascades Championship Golf Course then unwind at the award winning Cascades Spa and Thalasso and allow the healing powers of the Red Sea to restore balance to your body and soul.

For the more adventurous, ORCA Dive Centre invites you to uncover the untapped wonders of Egypt's marine life at the site's colorful House Reef. Kitesurfing lovers can spend a serene afternoon gliding across flat waters at 7Bft – one of the top 3 kitesurfing spots in the world- followed by a world-class dining experience at any of the destination's signature restaurants. Blessed with dry desert winds, low humidity and a front-row seat on immaculate sea views, Somabay dictates an exciting itinerary for the whole family, transforming your everyday reality into a waking dream.



The Somabay Championship Golf Course.

Opening onto spectacular 360 degree views of lush golf greens, azure Red Sea hues and earthy desert tones, The Somabay 18 hole, par 72 Championship Golf Course is designed by legendary golfer Gary Player to ignite guests' love for the sport. Ranked as one of the leading golf courses in Africa, The Somabay Championship Golf Course boasts a state-of-the-art academy, guaranteeing non-stop excitement for amateurs and professionals alike.



Somabay Hotels

Somabay opens your eyes on a variety of hospitality options to suit every need. From design-led hotels to budget accommodation with impeccable service, the destination guarantees a memorable stay, as well as signature treatment all year.

Kempinski Somabay

Sheraton Somabay

The Cascades Golf Resort, Spa & Thalasso

Robinson Club

The Breakers



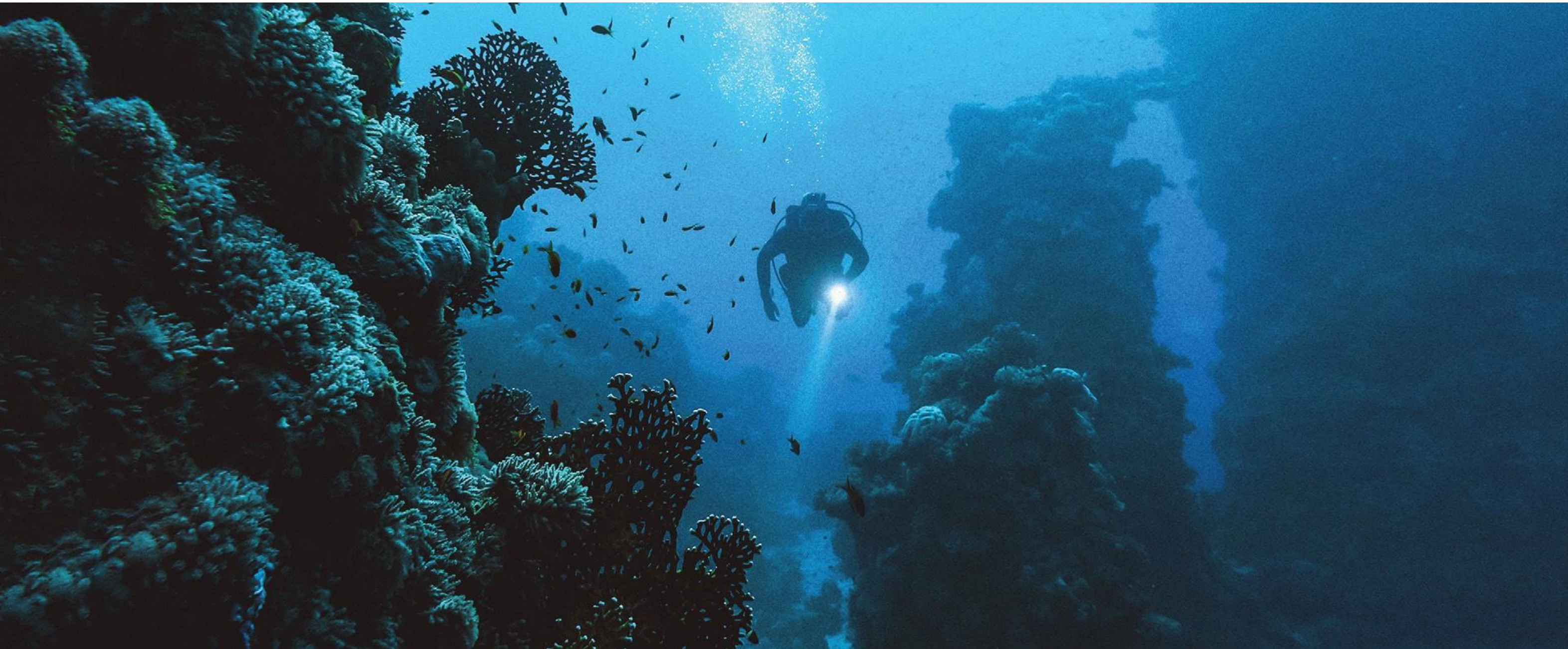
7 Bft
The Kite House.

Spend your day gliding across flat idyllic waters at one of the top 3 Kite Surfing spots in the world, offering 365 days of incomparable wind and natural beauty to inspire. Opening onto a tranquil bay, Somabay embraces pristine beaches and perfect off-shore and side-shore winds ranging from 4 to 8 Bft. 7Bft's professional team of instructors are committed to making your kite experience safe, fun and complete by offering exclusive teaching and testing weeks with the latest Naish and Carved equipment. The Kitehouse is an ideal sea-side escape, offering everything you need from fresh food and refreshing cocktails, as you take in heavenly bay views from the restaurant or bar's open terrace.



ORCA Dive Center.

Escape for hours at sea with ORCA Dive Center and allow Somabay's captivating dive sites and renowned colorful House Reef to leave you in awe. Ideal for beginners and advanced divers alike, our purpose-built diving center is one of the largest and most well-equipped in the Red Sea, led by an international team of instructors who ensure you explore a treasure trove of wonders with safety and ease. Easily accessible via a 420 meter long jetty that stretches over a kilometer, the House Reef is serviced by electric cards, available to transport equipment and divers for an ultimate fun and hassle-free experience like no other. Boasting a large turquoise-blue lagoon with sheltered waters ideal for training, ORCA dive center is fully equipped with top-of-the-line gear, in addition to snorkeling equipment, in-house photo and video facilities to meet all the needs of the avid underwater photographer and explorer.



The Cascades Spa & Thalasso.

Luxury award winner 'The Cascades Spa & Thalasso' invites you to uncover the most exquisite spa experience in the Middle East. Rolling out on 7,500 m², the spa is an oasis of calm, crowning a front-row seat on the Red Sea's pristine coastline while boasting 65 treatment rooms spanning traditional massages, beauty treatments, hydrotherapy and aesthetic procedures. Take a plunge in our 830 m² Thalasso-Tonic hydrotherapy pool and allow the wonders of the Red Sea to restore balance to your mind, body and soul.



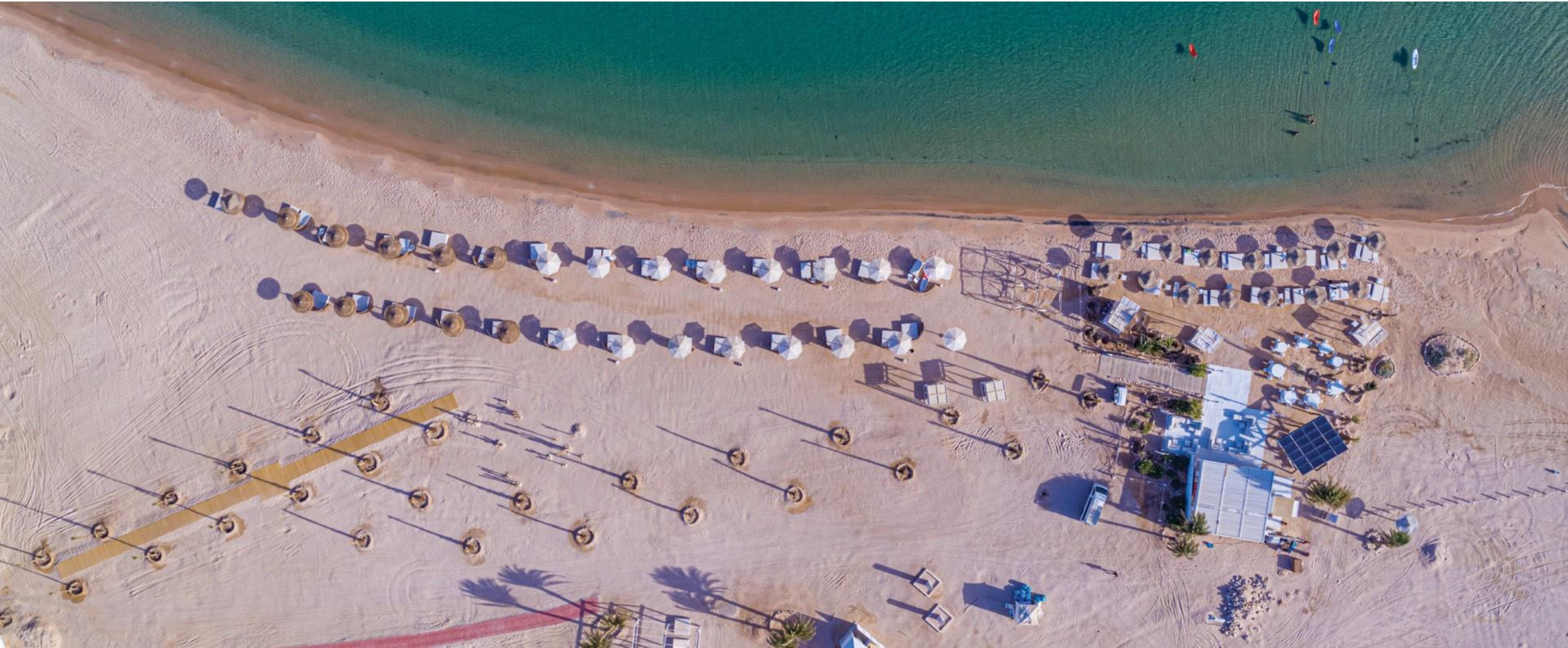
Somabay Marina.

Somabay's comprehensive Marina is a peaceful haven for immaculate sea views and a unique location for nautical fans wishing to dock their boats at a competitive price. Boasting world-class services and conditions for mooring, the Marina offers a wide array of quality services and facilities directly available at quayside, so you can enjoy sailing smoothly through life.



S.CAPE Beach.

Opening onto a secluded tranquil bay, S.CAPE Beach's pristine beach stretches along Somabay's azure coastline to create a timeless experience in paradise for those wishing to decelerate, swim or sunbathe in a one-of-a-kind luxury beachfront setting. When the sun descends, S.CAPE Beach transforms into a magical happening spot, perfected by chill-out beats, refreshing cocktails and gourmet bites.





Leave your house in good hands

Our hospitality professionals with international experience in luxury branded properties will be taking care of your home and will be available around the clock to make sure everything goes according to plan

Invest in a relationship of trust

We invest all our efforts in marketing your house while determining the best rental price based on meticulous market research. We personalize each of our bookings according to your needs, guaranteeing a hassle-free home rental experience where you don't need to show up at every tenant's back and because we'll do it for you

Enter into a signature collection

Stayr invites you to enter its signature collection where the exceptional is found everywhere. Each of our listed homes boasts a unique personality of its own, as well as a one-of-a-kind view to cater to every holiday mood



SOMABAY PROPERTY RESALE

Property Resale

Our Property Resale Division is a dedicated arm of leading professionals who enable you to make the most out of our unit's value by selling it at the best market price, guaranteeing the highest return on investment.



16390
somabay.com
info@somabayrealestate.com