

Laguna Vista Residence

Nabq Bay, Sharm El Sheikh, Egypt

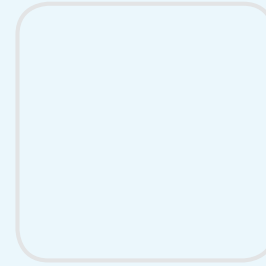
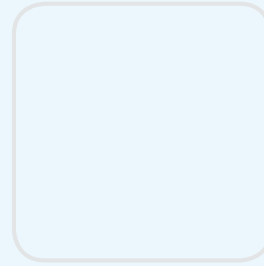
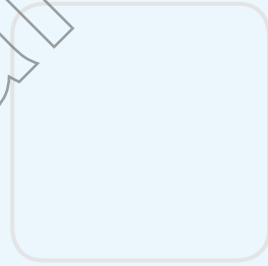


Laguna Vista Residence



Laguna Vista Residence

Draft Only





Laguna Vista Beach Hotel

Developer

Hospitality. Service. Style.
 What began as the vision of Founder and CEO of Balbaa group, Eng. Ahmed T. Balbaa, grew into one of the most successful hospitality development companies in Egypt and the region. With over 18 years of experience in the tourism and hospitality industry, the Balbaa Group is recognized as experts in the designing, building, owning, and managing of hotels located in the pristine areas of the Red Sea and Sinai, in addition to the UAE.

As we manage our own hotels as well as others, through B&G management, managing 9 hotels all around Egypt, throughout the red sea up to the Mediterranean, in Sharm El Sheikh, Marsa Alam, Hamata & Marsa Matrouh.

B&G Hotels –Resorts invites guests to discover some of the world’s most exotic destinations and take part in vibrant cultural experiences and enjoyable recreation activities. Building on their reputation for quality hotels in Sharm el Sheik and Marsa Alam, the Balbaa group has undertaken new projects including the construction of exotic residential villas and apartments adjacent to their hotels and resorts - enabling people to realize their ultimate dream – to live in the lap of pleasure.



Deluxe Villa



Apartment

Overview

Welcome to *Laguna Vista Residence*

The Balbaa Group is proud to introduce Laguna Vista Residence - the newest member of B&G residential. Laguna Vista is situated on a 64.000 m² plot of land between a charming portrait of colorful mountains and dazzling beaches in the heart of Nabq Bay, Sharm El Sheikh. The luxurious villas, apartments, and townhouses, designed in a Mediterranean style and surrounded by lush green areas and magnificent ponds and pools, enable residents to live in peace and tranquility amidst exotic settings.

Access to numerous facilities and amenities including Sharm el Sheikh’s first club house which contains a meet & greet reception, spa, gym, nursery, restaurants, and a variety of activity lounges, as well as a boutique hotel, an on-site supermarket and pharmacy, as well as unlimited access to the Laguna Vista Hotel Beach, ensure that residents live with the utmost comfort, convenience and pleasure.

Opened in 2010, Laguna Vista Residence will be the address of exclusive comfort in Sharm el Sheikh.

The 278 Units of Laguna Vista Residence break down to 4 royal villas, 12 deluxe villas, 22 town houses and 240 apartments of 1 & 2 bedrooms.

Destination

The Red Sea Riviera.

Sharm El Sheikh lies at the southern tip of Egypt’s Sinai Peninsula - with Mount Sinai on one side, and the exquisite waters of the Red Sea on the other. A world-renowned diving site, Sharm El Sheikh, with its crystal-clear blue waters and lovely reefs, is a diver’s paradise. Sharm El Sheikh is one of the most accessible and developed tourist resort communities on the Sinai Peninsula.

Laguna Vista Residence is located in Nabq Bay – Sharm El Sheikh’s most sought after rejuvenated destination. Just 10 minutes from the airport, 15 minutes from Sharm El Sheikh City center, and 5 - 10 minutes walking distance from excellent beach facilities and El Khan Promenade, a festive walkway replete with restaurants, cafes, and fashionable shops, Nabq Bay is the ideal destination for families and couples looking for a home in paradise.





Royal Villas

Residential Units

Royal Villas

How do you imagine your second home

- **Unit Size:** From 1139 sqm
- **Green area of the Ground Units:** 1000 sqm - 1370 sqm
- 6 bedrooms - 1 living room
3 bathrooms - Private Pool

Residential Units

Deluxe Villas

- **Unit Size:** From 392 sqm to 555 sqm
- **Green area of the Ground Units:** 490 sqm - 1000 sqm
- 4 bedrooms - 3 bathrooms - Private Pool



Deluxe Villas

Ground Floor

- Lobby
- Reception
- Lounge
- Home theater
- Pathio
- Guest wash room
- Kitchen
- Service entrance
- Terrace

First Floor

- Living room
- 2 master bedrooms
- 4 bedrooms
- 2 bathrooms
- Foyer
- Terrace

Basement :

- Lobby
- Swimming pool
- Jacuzzi
- Shower
- Sauna
- Toilet
- Bar



Ground Floor:

- Lobby
- Reception
- Dining area
- Kitchen
- Guest wash room
- Bedroom with bathroom
- Terrace

First Floor:

- Living Room
- Master Bedroom
- 2 Bedroom
- 1 Bathroom
- Basement



Town Houses

Residential Units

Town Houses

How do you imagine your second home

- **Unit Size:** From 285 sqm
- **Green area of the Ground Units:** 71 sqm - 188 sqm
- 3 bedrooms - 2 bathrooms

Residential Units

Apartments

- (1 Bedroom) (2 Bedroom)
- **Unit Size:** From 61 sqm to 79 sqm
 - **Green area of the Ground Units:** 45 sqm - 210 sqm
 - 1- 2 bedrooms - 1 bathroom



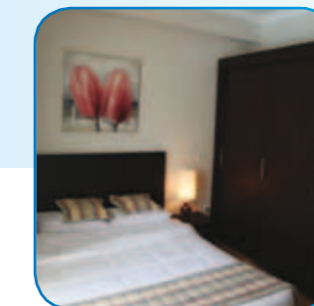
Apartments

Ground floor

- Reception
- Kitchen
- Guest wash room
- Terrace

First Floor:

- Master bedroom
- 2 bedrooms
- 1 bathroom

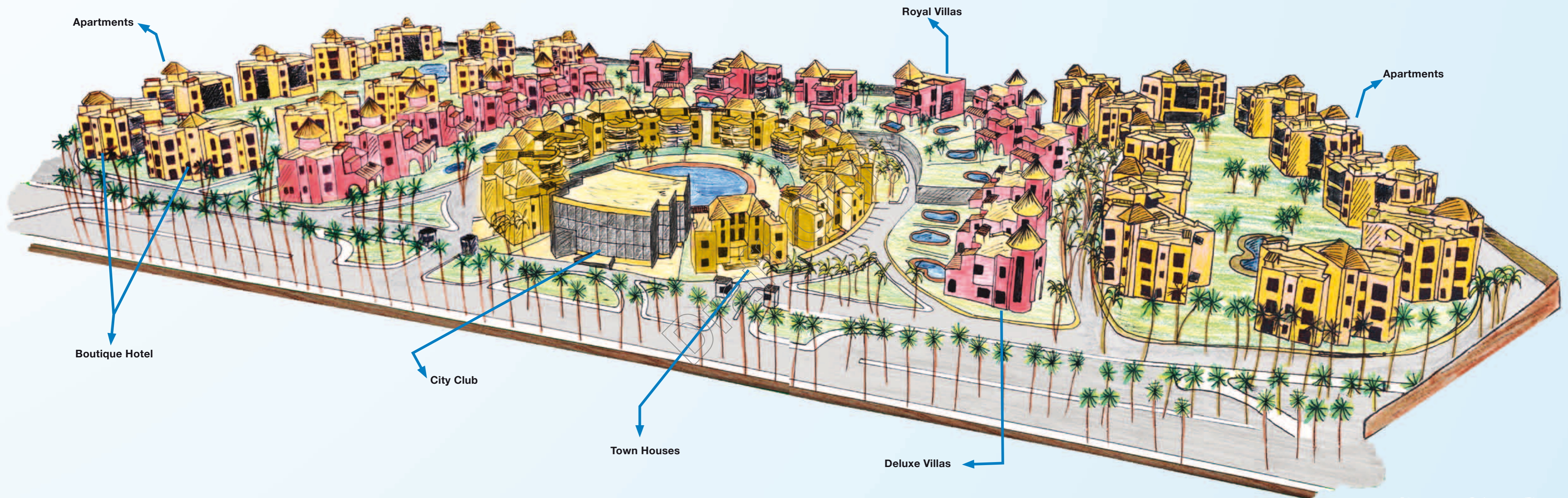


One Bedroom Apartment:

- Reception
- Kitchen
- Bathroom
- Bedroom
- Terrace

Two Bedrooms Apartment:

- Reception
- Kitchen
- Bathroom
- 2 bedrooms
- Terrace



Apartments

Royal Villas

Apartments

Boutique Hotel

City Club

Town Houses

Deluxe Villas

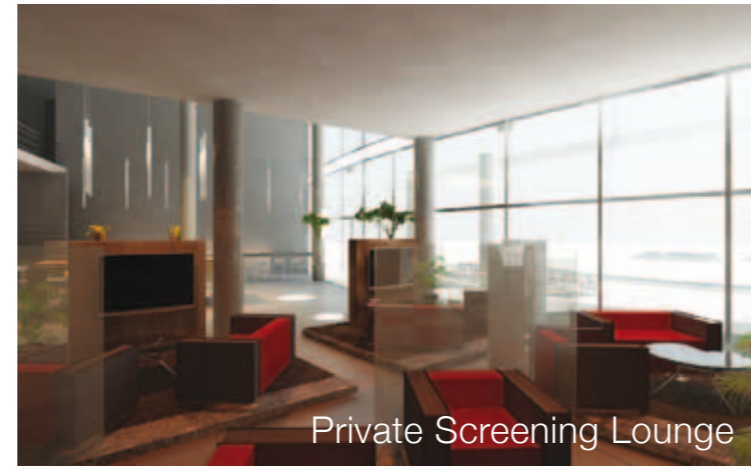
Laguna Vista Residence



Spa



Waiting Area



Private Screening Lounge

City Club Sharm

City Club Sharm:

City Club will serve as a vibrant meeting place for residents as well as selected members. City Club, the first of its kind in Sharm el Sheikh, is the perfect place for social gatherings, quality personal time, and so much more! The features of the City Club House include:

- Terrace / Lounge area (with wireless internet)
- Restaurants
- Café bar
- Fitness center
- Nutrition corner
- 5 star spa
- Multi-purpose hall
- Cigar lounge & bar
- Screening lounges
- Child care
- Gaming area



Café Bar



Restaurant

Laguna Vista Beach Resort

Leisure. Luxury. Relaxation.

Located in Nabq Bay, Sharm El Sheikh, Laguna Vista Beach Resort is unique in its architectural elegance, embracing the splendor of Sinai's natural desert majesty in an authentic lush resort. Discover a utopia that merges artistic design, excellent service, and ultimate relaxation.

Laguna Vista Beach Resort is located 10km north of Sharm El Sheikh International Airport on the fashionable Nabq Bay. Only 10 minutes away from the city center, the hotel is ideally located to offer guests ultimate tranquility with convenient access to the city's action.

- 4 Tennis courts
- Croquet and beach volleyball playgrounds
- Beach football court
- Indoor swimming pool
- Diving and snorkeling center
- Gym / Spa
- Roman theatre
- Kids club



Laguna Vista Beach Resort



Vista Plus Card

Rewarding living.

Every resident of Laguna Vista will receive a Vista Plus Card. With this card, residents are entitled to a 20% discount in all B&G Hotels & Resorts. The discount applies to food and beverages, sports, water sports, and laundry services. The Vista Plus Card also grants residents free and unlimited access to the hotel's private beach, pools, and the following recreation and leisure facilities in the following B&G Hotels & Resorts:

Sharm El Sheikh:

- Laguna Vista Beach Resort – Nabq Bay
- Laguna Vista Garden Resort - Nabq Bay
- Kahramana Hotel - Nema bay

Marsa Alam:

- Kahramana Beach Resort
- Kahramana Garden Resort
- Calimera Habiba Resort

UAE - Dubai:

- Royal Club Beach Apartments –Palm Beach



Kahramana Hotel



Kahramana Beach Resort



Royal Club Beach Apartments



Laguna Vista Reception



Laguna Vista Beach Resort



Laguna Vista Beach

LAGUNA VISTA LAGUNA VISTA
LAGUNA VISTA

Laguna Vista Facilities

It's here. It's all here.

Laguna Vista Residence Facilities:

Free Beach access to Laguna Vista Beach Resort.

Residents are entitled to a 20% discount throughout B&G Hotels & Resorts (accommodation & all hotel facilities)

- 2 swimming pools
- 1 large swimming pool with 3 Jacuzzi's (City Club area)
- Shuttle bus between Laguna Vista Residence & the beach of Laguna Vista Beach resort
- Shuttle bus between Laguna Vista Residence & Al Khan Shopping Promenade
- Super market
- Child care
- 4 Tennis courts
- Croquet
- Beach volleyball playground
- Beach football court
- Indoor swimming pool



Management Services

Annual Rental Income:

A Guaranteed Annual Income

Developer's Finance

- 24 hours meet & greet reception
- Concierge services
- House Keeping service on demand
- Maintenance service on demand
- 24 hour pharmacy & delivery
- In-house (On call) doctor
- Shuttle buses available to Nema Bay
- 42 hours security
- Diving and snorkeling center

Annual Rental Income



Laguna Vista Residence



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LAGUNA VISTA
LAGUNA VISTA

Laguna Vista



B&G HOTELS ~ RESORTS

Laguna Vista

Residence

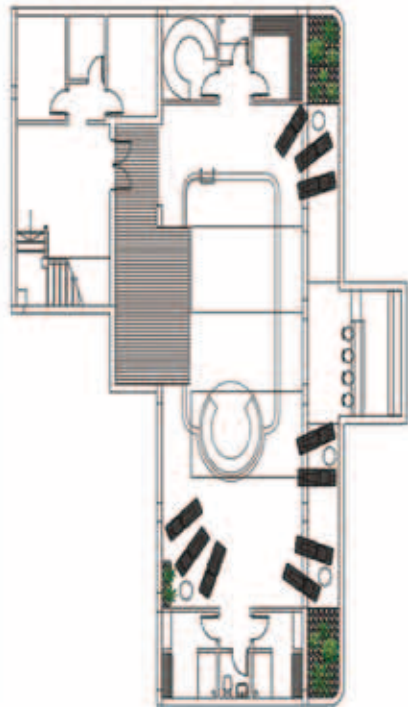
Nabq Bay, Sharm El Sheikh, Egypt

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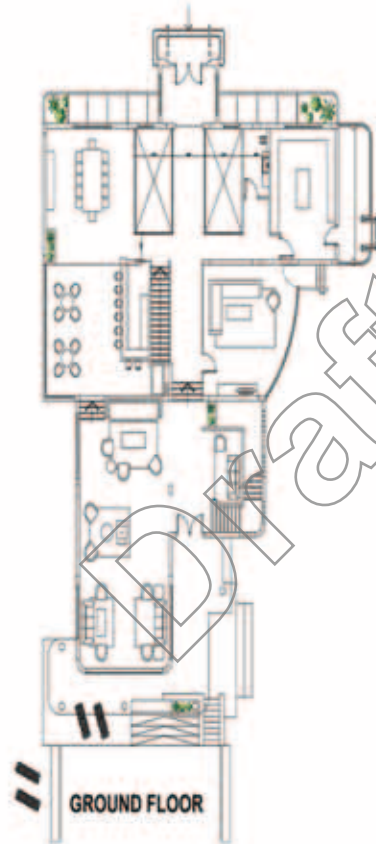


Royal Villa

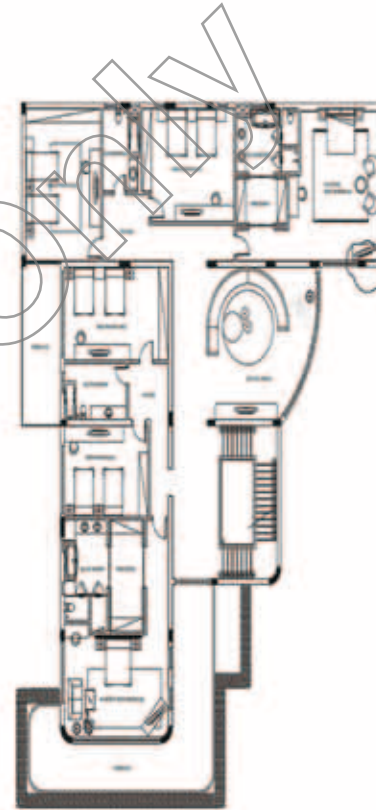
Royal Villa



BASEMENT



GROUND FLOOR



FIRST FLOOR

Project: LAGUNA VISTA RESIDENCE
Type: ROYAL VILLA FLOOR PLANS
BASEMENT
<ul style="list-style-type: none"> - Lobby 20m² - Swimming Pool 25m² - Jacuzzi 6.5 m² - Shower 2m² - Sauna 6.5m² - Area around pool 90m² - Sauna 7m² - toilet 2m² - Sauna 7m² - Bar 12m²
GROUND FLOOR
<ul style="list-style-type: none"> - Lobby 12m² - Reception 125m² - Lounge 53m² - Home Theater 44m² - Dining room 47m² - Pathio 14,5m² + 14,5m² - Guest Wash Room 6,5m² - Kitchen 31,5m² - Service Entrance 16m² - Terrace 71m²
FIRST FLOOR
<ul style="list-style-type: none"> - Living room 59m² - Master Bedroom (A) 43m² bathroom 11m²- Dressing 7.5m² - Bedroom (A1) 29m² - Bedroom (A2) 32,5m² - Bathroom 5,5m² - Foyer 18m² - Master Bedroom (B) 39m² bathroom 13m²- Dressing 11.5m² - Bedroom (B1) 22m² - Bedroom (B2) 28m² - Bathroom 10m² - Foyer 11,5m² - Terrace 16,5m²

Laguna Vista Residence

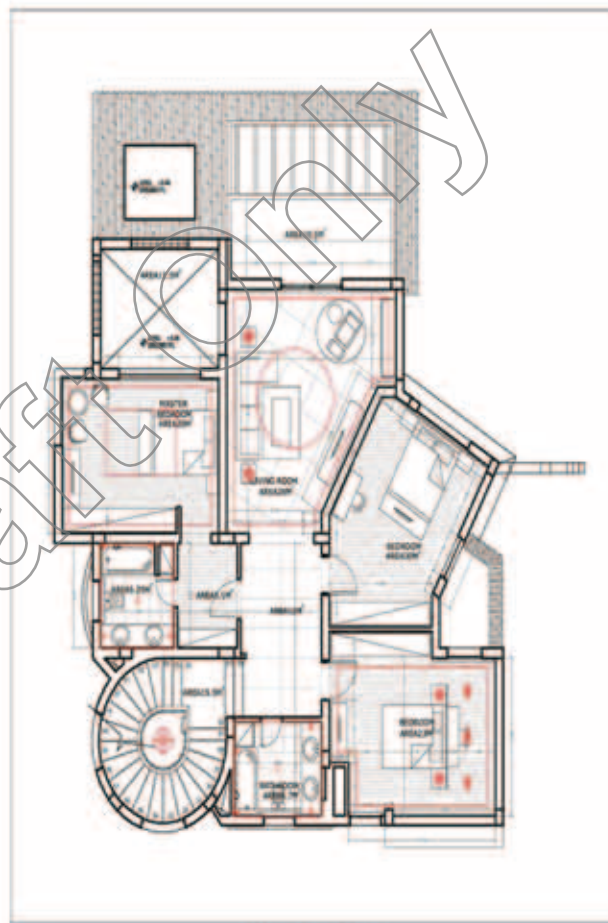


Deluxe Villa

Deluxe Villa



Ground Floor



First Floor

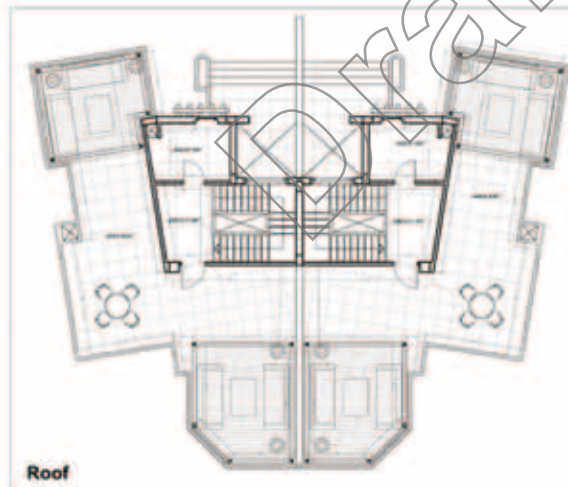
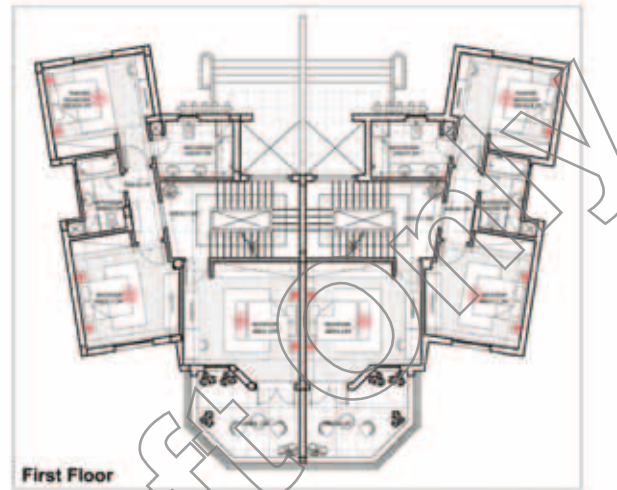
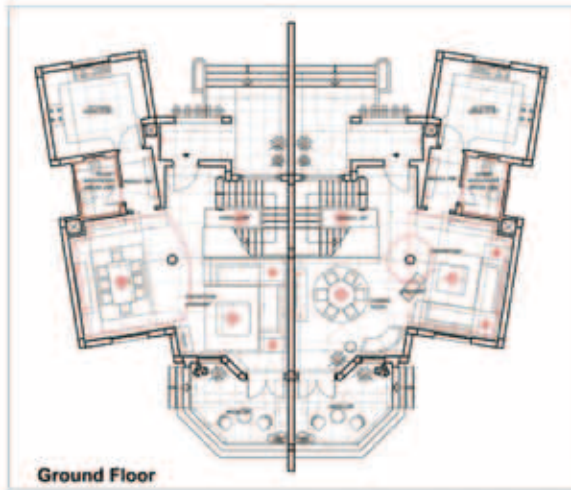
Project: LAGUNA VISTA RESIDENCE
Type: DELUXE VILLA FLOOR PLANS
GROUND FLOOR <ul style="list-style-type: none">- Lobby 8,5m²- Terrace 21,5m²- Reception 79 m²- Dining room 17,5m²- Kitchen 15m²- Guest Wash Room 4,5m²- Bedroom 4,5m²- Bathroom 3m² - Terrace 3,5m²
FIRST FLOOR <ul style="list-style-type: none">- Living room 28m²- Terrace 10,5m²- Master Bedroom 24m²- Bathroom 6,25m²- Bedroom 30m²- Bedroom 23m²- Bathroom 6,7m²

Laguna Vista Residence



Town Houses

Town Houses



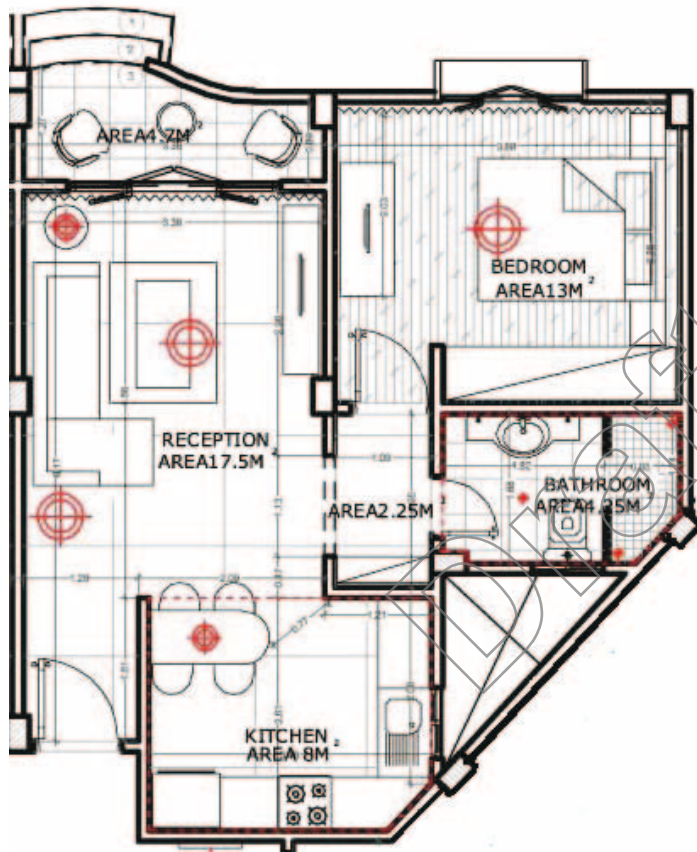
Project: LAGUNA VISTA RESIDENCE
Type: TOWN HOUSE FLOOR PALNS
GROUND FLOOR <ul style="list-style-type: none">- Reception 50m²- Terrace 12m²- Kitchen 15,5m²- Guest Wash Room 4,25m²
FIRST FLOOR <ul style="list-style-type: none">- Master bedroom 16,5m²- Bath room 7,5m²- Bedroom 17,2m²- Bedroom 22m²- Bathroom 5,5m²
Roof <ul style="list-style-type: none">- Roof 90m²- Room 30m²

Laguna Vista Residence



Apartments

One Bedroom Apartment



Project: LAGUNA VISTA RESIDENCE

Type: APARTMENT FLOOR PLAN

ONE BEDROOM APARMENT

- Reception 17.5m²
- Kitchen 8m²
- Bed room 13m²
- Bathroom 4.25m²
- Terrace 4.7m²

Laguna Vista Residence



Apartments

Two Bedrooms Apartment



Project: LAGUNA VISTA RESIDENCE
Type: APARTMENT FLOOR PLAN
TWO BEDROOM APARTMENT <ul style="list-style-type: none">- Reception 15m²- Kitchen 7.25m²- Bedroom (1) 13.25m²- Bedroom (2) 13m²- Bathroom 3.65m²- Terrace 5.3m²