

A HAVEN OF TRANQUILITY

WATERSIDE



murano
the spring of sokhna



CAIRO'S BEACH



WADI DEGLA DEVELOPMENTS

Founded in 2005, Wadi Degla Developments; a subsidiary of Wadi Degla Holding, has been a leading real estate developer with a total development area of 5.5 million square meters, over the past 18 years.

With a wide portfolio of 16 projects, 12 of which have been delivered, with over 10,000 units, across Cairo, Giza, Sahel, and Ain El Sokhna.

Wadi Degla is constantly working to change the notion of urban communities in Egypt through mega real estate projects.

Crafting and building every project in favor of the Egyptian family, offering the highest standards of luxury while creating spaces with appropriate infrastructure, community services and green spaces ensuring a bright future for your family.

Spread across 6 projects and 2.1 million square meters, our Red Sea location offers a total of 6,000 residential units and two world-class hotels, providing the perfect blend of luxury and comfort.



THE SPRING OF SOKHNA

You don't search for serenity.
It finds you

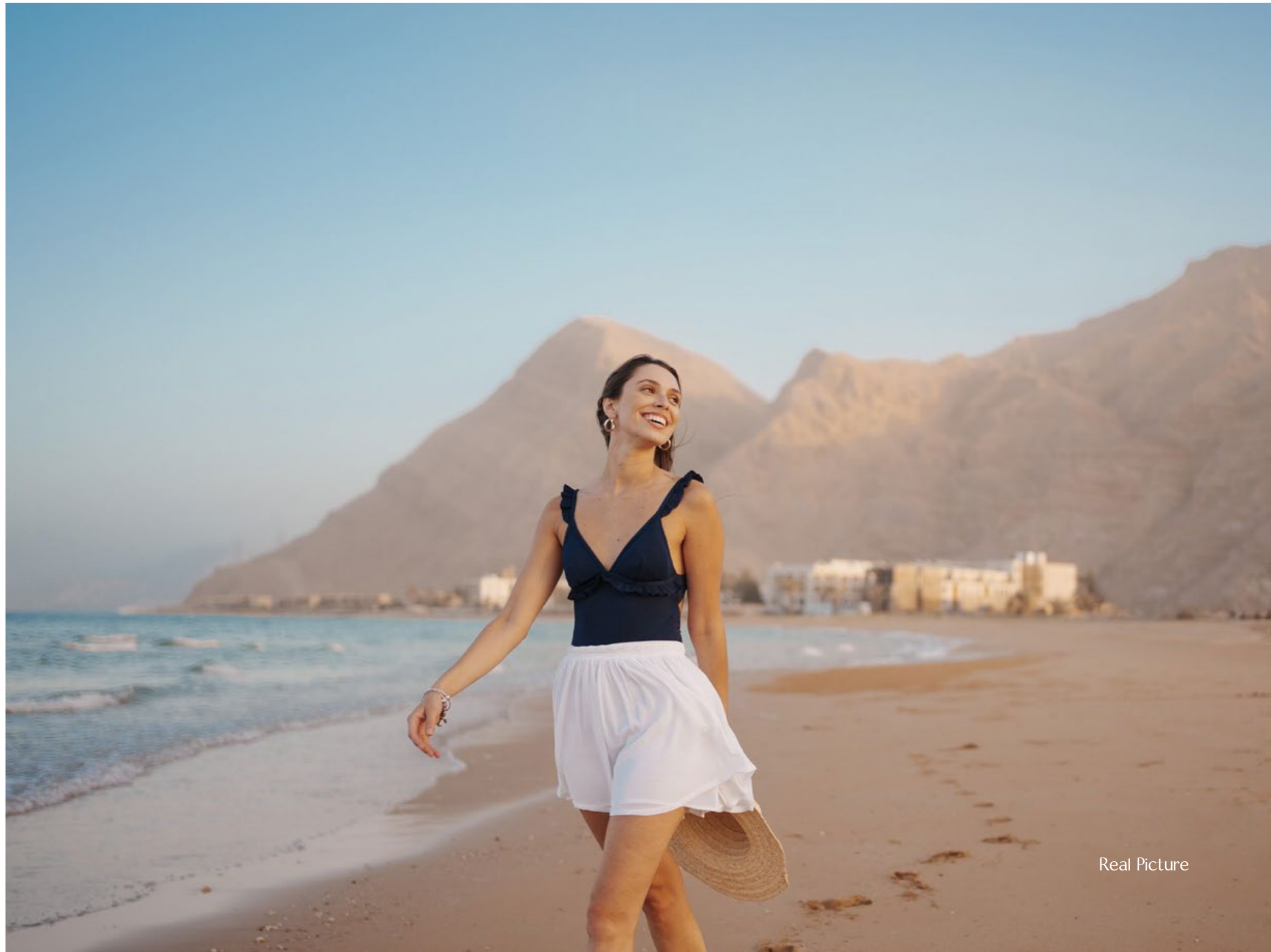
Murano is a love letter to nature's most-precious gifts. Immerse into a unique and mesmerizing experience.

On the sandy beaches of the Red Sea, Murano is a place where you get the chance to unwind and become one with what nature really has to offer.

With sensational, natural Hot Springs that run straight down the gentle mountains of the Red Sea, and Palms; a marvelous setting designed to indulge every last bit of sun, sky, and sand.

Murano is all about absorbing a never-ending world of natural tranquility, with two areas; "Foreshore", and "Views", solely designed for this specific need in mind.

Reconcile and free your mind along the shimmering waters of Waterside that flow all around the complex, offering you a majestic sensation of natural bliss.





RELAX, RECHARGE AND REJUVENATE

LOCATION MAP



LOCATION
MAP

50 MINUTES
away from Cairo!

Closest shoreline
to the Capital

Murano is ideally situated at the end of the Ain El Sokhna Road, and at the start of Zaafarana Road, just a one hour drive away from Cairo, being the closest shoreline to the capital.

50 minutes away from Cairo



FIND YOUR WAY WITHIN

Taking a midday stroll through the walkways of Murano, you'll find all the facilities and services you'll need. With a beach walk promenade connecting all 3 phases of the compound, and water features wherever you go.

Murano is all about unwinding and attaining a peace of mind, nevertheless we did not ignore your fitness and wellness needs; with beach football, and volley ball courts and an outdoor gym. Bringing the Murano community together with an events area, a main beach club house, and pool bars overlooking the water features in every phase.



7 5 0 M S A N D Y B E A C H



7 5 0 M S A N D Y B E A C H

Indulge in the ultimate coastal living experience with our 750m sandy beach, perfect for relaxing and enjoying the crystal-clear waters of the Red Sea.



100% WATER FEATURES & SEA VIEW

Experience tranquil living at our resort on the Red Sea, where all our units offer stunning water feature views.

Whether it be the infinity pools or the marina, our units are designed to fully immerse you in the beauty and tranquility of coastal living, with the soothing sounds of water offering the ultimate relaxation.

Enjoy stunning sea views from 90% of our units at our resort on the Red Sea.

Wake up every morning to the serene beauty of the sea right outside your window.

Our units have been carefully designed to maximize the views, allowing you to fully immerse yourself in the beauty and tranquility of coastal living.





100 M M A R I N A

Enjoy easy access to the Red Sea with our 100m marina, offering stunning views and the perfect spot to launch your boat or enjoy a leisurely stroll along the water.



4 STAR HOTEL - ALMASSA

Experience a luxurious 4-star hotel stay at our Red Sea location, with comfortable rooms and world-class dining options.

Whether you're here for business or pleasure, our hotel offers the perfect blend of comfort and sophistication for an unforgettable stay.





PRESTIGIOUS F&B FACILITIES - BIANCA

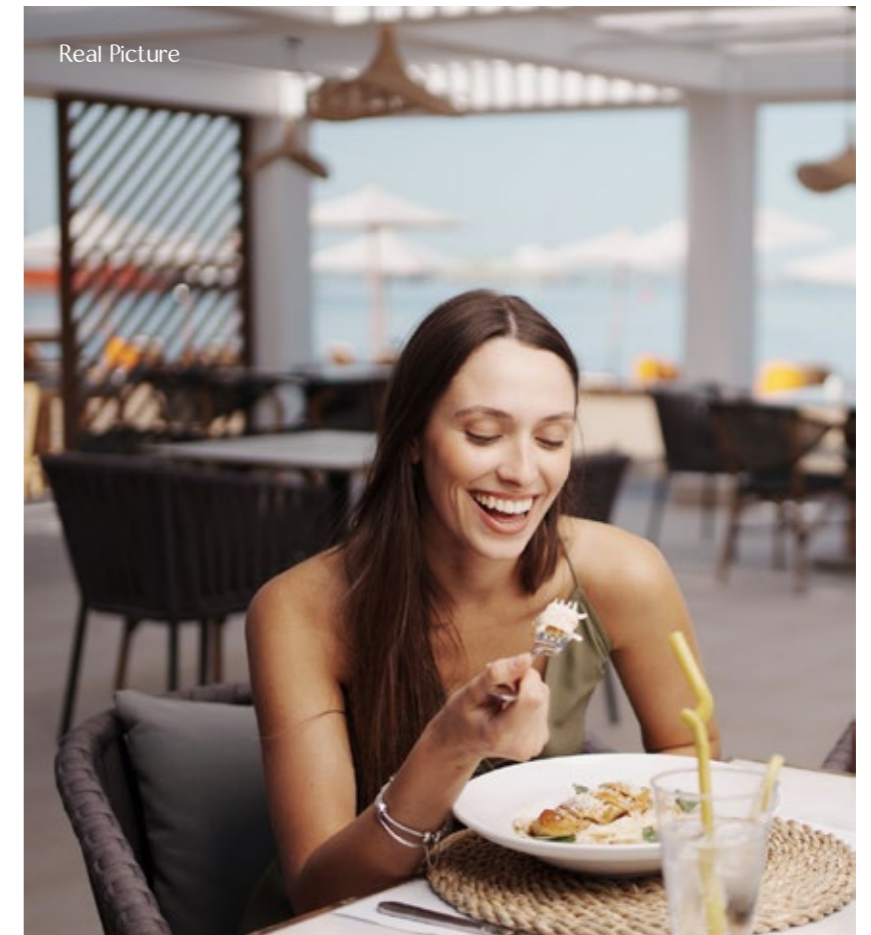
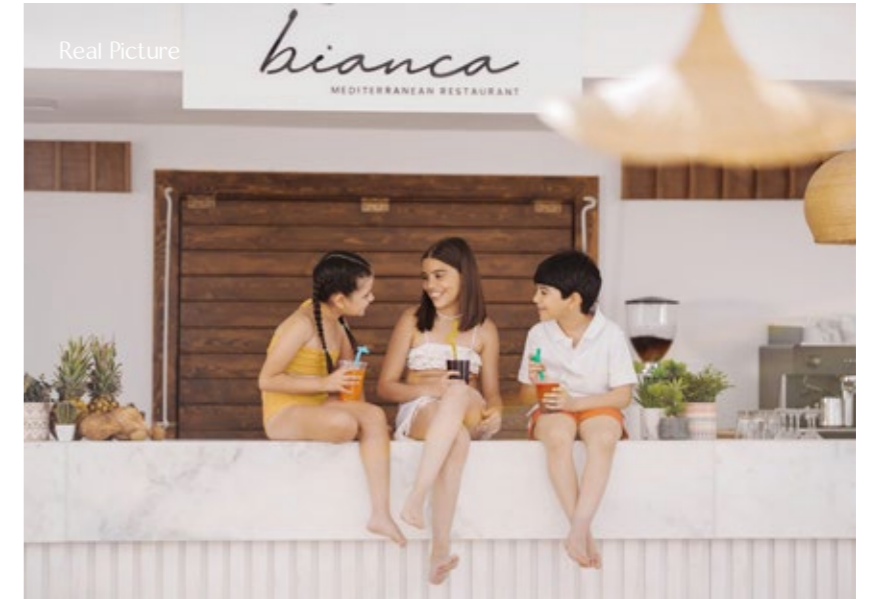
Enjoy world-class dining at our prestigious F&B facilities offer a range of dining options, from casual bites to fine dining, all prepared with the freshest local ingredients.

With stunning sea views and state-of-the-art facilities, you can enjoy an unforgettable dining experience.

BIANCA



BIANCA RESTAURANT





COMMERCIAL AREA

Experience convenience and community, with our on-site commercial area offering a range of shops and services at your doorstep.

From a supermarket to a beauty salon, our commercial area has it all, making everyday living easy and enjoyable.





S P A

Indulge in pure relaxation at our Red Sea location with our world-class spa facilities.

Designed to rejuvenate your mind, body, and soul, our spa offers a range of treatments and therapies to help you unwind and recharge.

With highly skilled therapists and state-of-the-art facilities, you can rest assured that you will receive the utmost care and attention during your visit.

Whether you're looking for a quick escape or a complete spa experience, our spa facilities provide the perfect retreat for ultimate relaxation.

UTMOST PRIVACY



UTMOST PRIVACY

Experience peace of mind and the utmost privacy at our Red Sea location, with our secluded and secure environment ensuring a truly tranquil living experience.



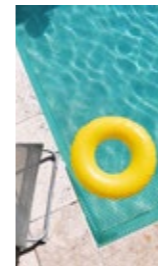


VIEWS FORESHORE HOT SPRING PALMS WATERSIDE

MASTERPLAN

The masterplan focuses on creating different themes along every corner of murano setting the mood through distinctive features offering a unique experience for the residents.

Swimming Pools



Pool Bars



Outdoor Gym



Events Area



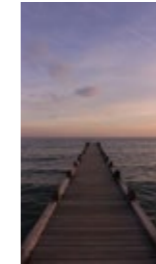
Sitting Area



Beach Clubhouse



Wooden Deck



Beach Walk



Infinity Pool



Beach Volleyball

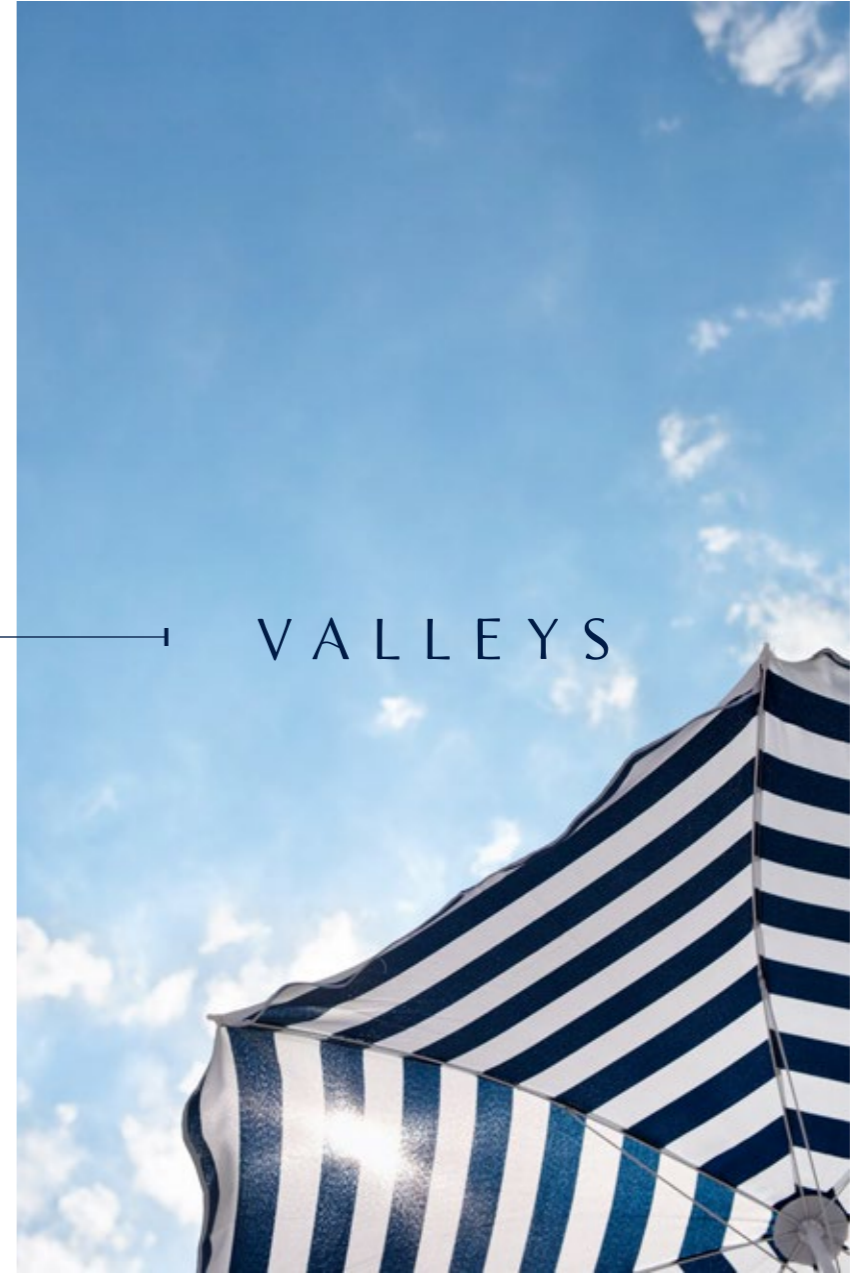


Beach Football





MURANO



VALLEYS





VIEWS

Tailored and designed to serve every unit in the first valley with extraordinary "Views", relishing an ideal peace of mind, reassuring your desires to enjoy the tranquilizing, dreamy views of the blue sky intersecting the calm realm of the Red Sea.





Real Picture



FORESHORE

In tribute to nature's fine work of art, Foreshore is one of the most breathtaking settings in not only Murano but in all of Ain Al Sokhna.

Surrounded by the Red Sea's spectacular mountain range while resting on the water side, we took the opportunity to craft around this miraculous aspect to trigger a natural feeling of comfort.

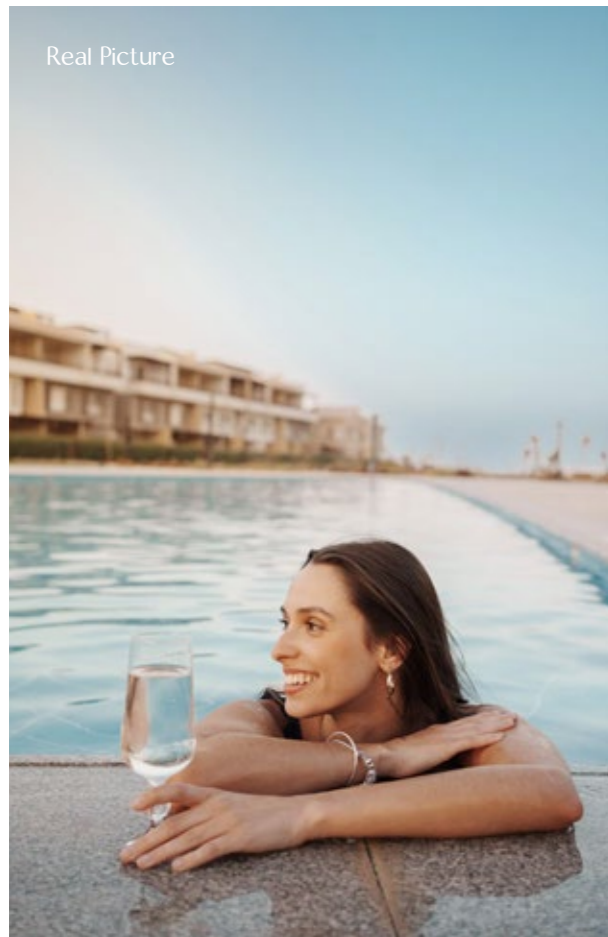
Real Picture





H O T S P R I N G

To conserve the natural beauty of the place, Hot Springs allows the flow of the natural hot stream water coming from the mountains, to run smoothly through this phase, uniting it with the landscape/pools creating a majestic feel to the atmosphere.

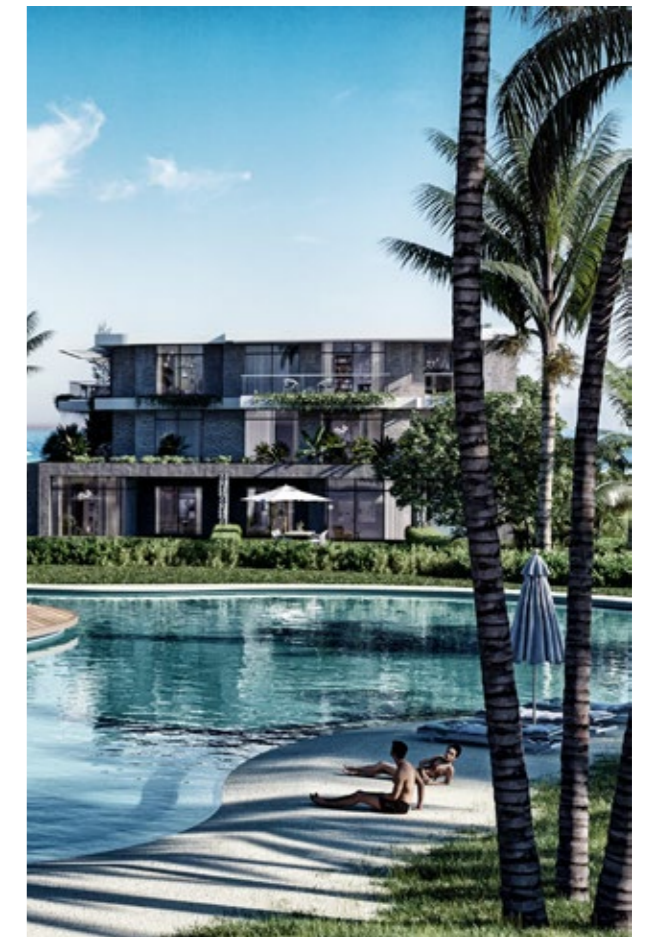




P A L M S

Feel at ease when you're in the Palms. An area designed for residents to sit back on huge wooden decks centered in the middle of its large pools, and indulge everything around them.

Designed with wide open landscapes filled with tropical palm trees and green areas everywhere.









WATERSIDE

Beyond is where it's at

The new concept behind Waterside is to follow a more linear landscape scheme, with boundless infinity pools and tall palm trees driving your eyes straight to the sea getting a tremendous view of the waterside.

LAUNCHING NOW...





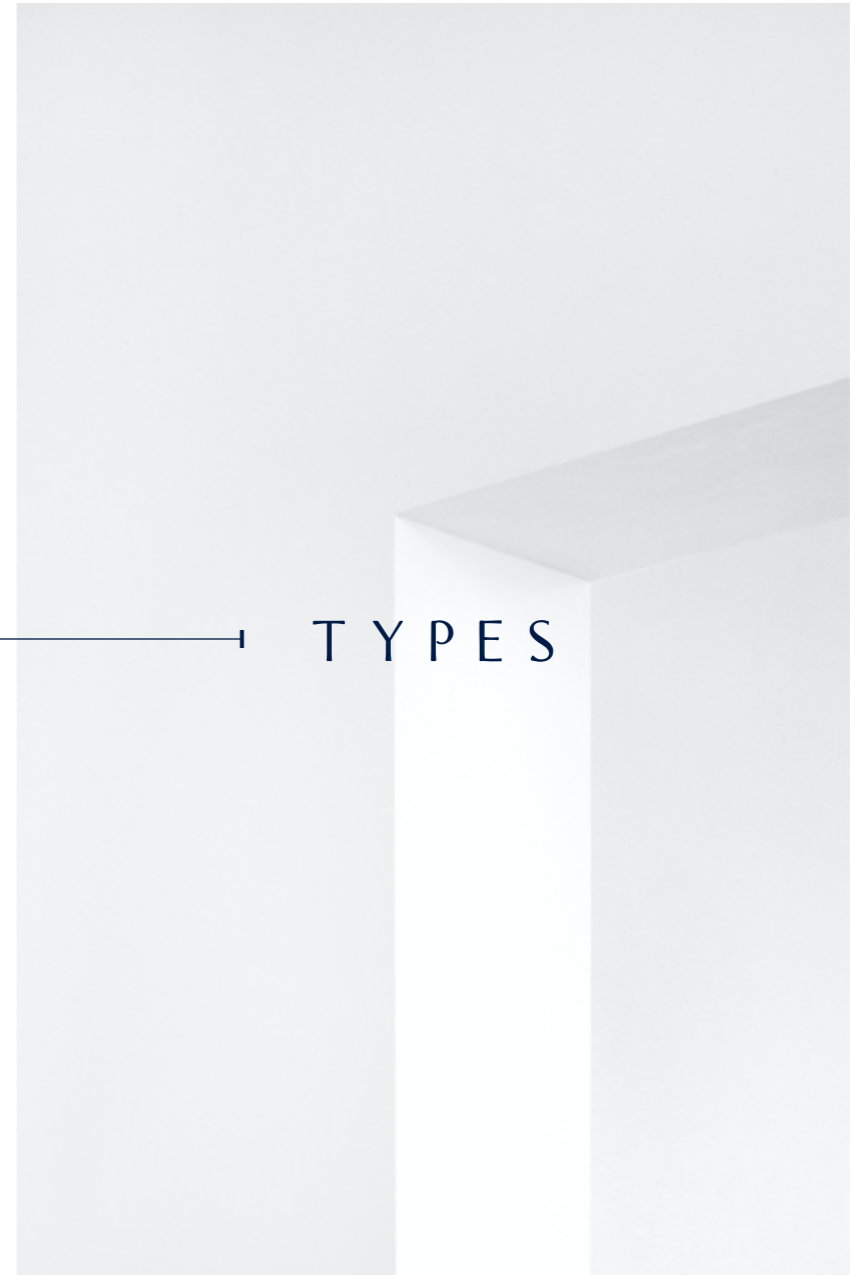




UNIT



TYPES



LOFT HOUSE



LOFT HOUSE



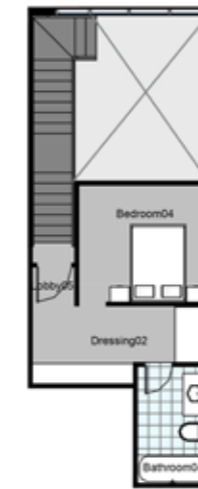
4 Bedrooms

Gross Area: 235 sqm

Garden Area: 105 sqm



Reception	5.40m X 4.50m
Dining	4.30m X 2.60m
Kitchen	2.70m X 1.90m
Bedroom 01	3.75m X 3.10m
Bedroom 02	3.60m X 3.50m
Bedroom 03	3.00m X 3.00m
Bedroom 04	3.00m X 3.30m
Bathroom 01	3.00m X 1.80m
Bathroom 02	2.80m X 1.80m
Bathroom 03	3.45m X 1.80m
Bathroom 04	3.00m X 1.80m
Guest toilet	2.80m X 1.80m
Dressing 01	2.30m X 1.40m
Dressing 02	2.10m X 4.50m
Terrace	2.00m X 4.55m



LOFT HOUSE



LOFT HOUSE



3 Bedrooms

Gross Area: 240 sqm

Garden Area: 60 sqm

Reception	5.65m X 4.65m
Kitchen	2.10m X 3.30m
Living room	3.90m X 4.65m
Kichenette	2.85m X 2.45m
Bedroom 01	3.75m X 4.60m
Bedroom 02	3.60m X 3.50m
Bedroom 03	3.00m X 3.00m
Bathroom 01	3.00m X 1.80m
Bathroom 02	2.80m X 1.80m
Bathroom 03	3.35m X 1.80m
Bathroom 04	3.00m X 1.80m
Guest toilet	2.45m X 3.20m
Terrace	2.00m X 4.75m



T LOFT HOUSE



4 Bedrooms

Gross Area: 260 sqm

Roof Area: 70 sqm



Reception	5.10m	X	6.80m
Living room	3.65m	X	7.70m
Kitchen	2.60m	X	3.70m
Bedroom 01	3.10m	X	3.50m
Bedroom 02	3.00m	X	3.00m
Bedroom 03	3.10m	X	2.90m
Bedroom 04	3.00m	X	3.00m
Bathroom 01	3.30m	X	1.80m
Bathroom 02	3.35m	X	1.80m
Bathroom 03	2.80m	X	1.80m
Bathroom 04	3.45m	X	1.80m
Guest toilet	2.45m	X	2.90m
Outdoor roof	6.70m	X	8.65m



SKY LOFT



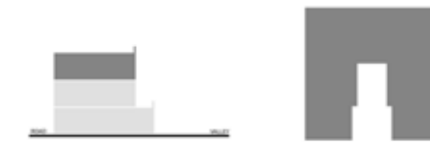
SKY LOFT



3 Bedrooms

Gross Area: 250 sqm

Roof Area: 150 sqm



Reception	4.50m	X	4.50m
Living room	4.50m	X	4.50m
Dining room	2.80m	X	4.50m
Kitchen	3.10m	X	3.10m
Bedroom 01	3.70m	X	4.60m
Bedroom 02	3.90m	X	3.50m
Bedroom 03	3.00m	X	3.00m
Maidroom	2.80m	X	1.80m
Bathroom 01	2.10m	X	2.90m
Bathroom 02	2.50m	X	1.80m
Bathroom 03	3.45m	X	1.80m
Maid Toilet	1.10m	X	1.80m
Guest Toilet 01	1.80m	X	1.80m
Guest Toilet 02	2.70m	X	3.10m
Outdoor Roof	6.10m	X	9.20m
Terrace 01	2.80m	X	3.25m
Terrace 02	6.60m	X	6.40m



V LOFT HOUSE

4 Bedrooms



Exterior



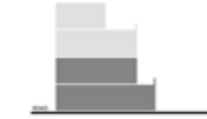
V LOFT HOUSE



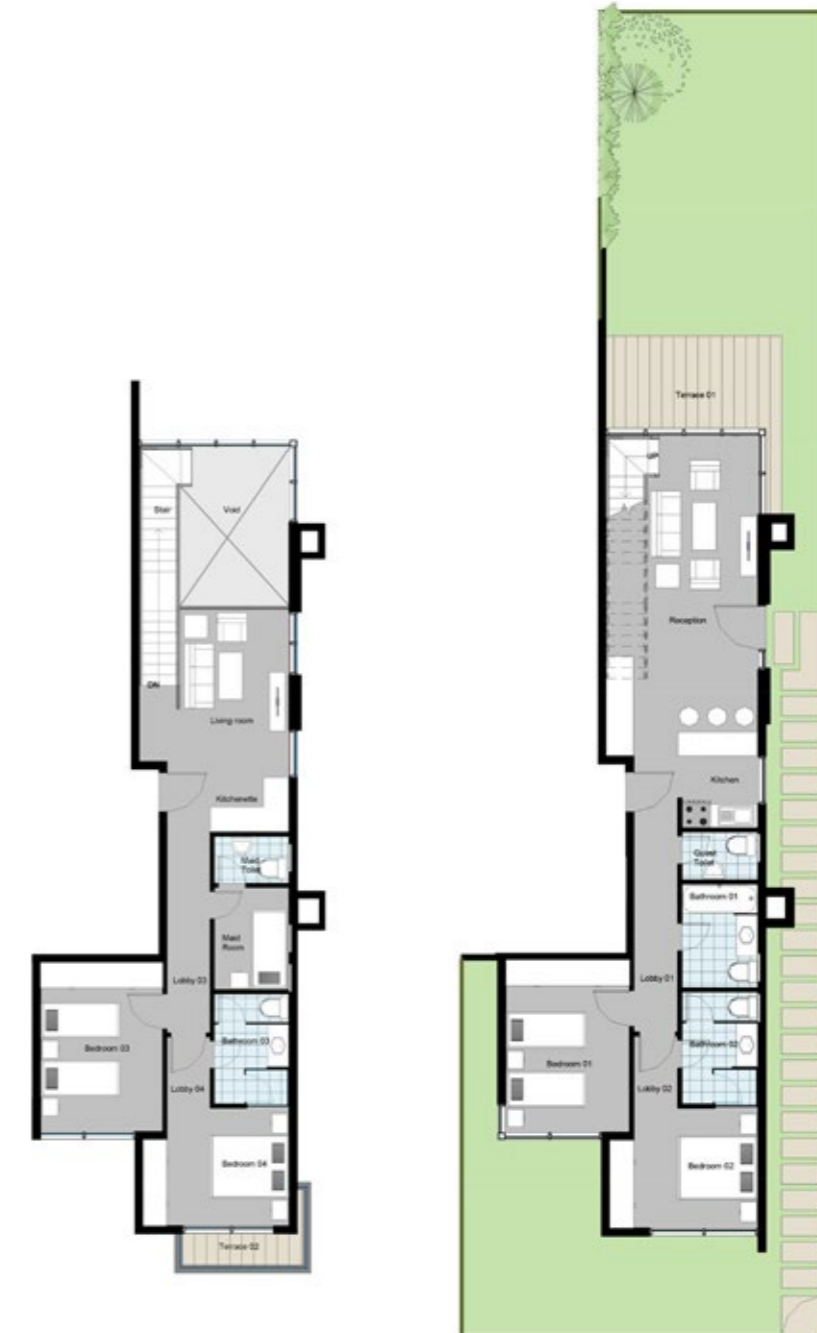
4 Bedrooms

Gross Area: 245 sqm

Garden Area: 115 sqm



Reception & dining	7.40m	X	3.80m
Kitchen	2.40m	X	2.00m
Bedroom 01	4.30m	X	3.10m
Bedroom 02	3.00m	X	3.70m
Bedroom 03	4.30m	X	3.10m
Bedroom 04	3.00m	X	3.70m
Guest Toilet	1.20m	X	1.90m
Bathroom 01	2.60m	X	1.90m
Bathroom 02	2.80m	X	1.90m
Bathroom 03	2.80m	X	1.90m
Maid Room	2.60m	X	1.90m
Maid Toilet	1.20m	X	1.90m
Living Room	5.65.m	X	3.80m
Terrace 01	2.30m	X	4.40m
Terrace 02	0.80m	X	3.05m



V LOFT HOUSE



4 Bedrooms

Gross Area: 225 sqm

Garden Area: 90 sqm



Reception & dining	8.40m X 3.80m
Kitchen	2.60m X 2.10m
Kitchen 2	2.60m X 2.10m
Bedroom 01	3.55m X 3.10m
Bedroom 02	3.55m X 3.10m
Bedroom 03	3.00m X 3.10m
Bedroom 04	3.30m X 3.10m
Dressing Room 01	1.40m X 1.60m
Dressing Room 02	1.40m X 1.60m
Bathroom 01	1.40m X 3.10m
Bathroom 02	2.60m X 1.40m
Bathroom 03	1.40m X 3.10m
Bathroom 04	2.60m X 1.40m
Living Room	4.30m X 2.80m
Vestibule	1.00 m X 1.20m
Terrace 01	2.05m X 3.20m
Terrace 02	1.50m X 2.50m
Terrace 03	1.50m X 2.50m
Terrace 04	1.10m X 2.50m



V LOFT HOUSE

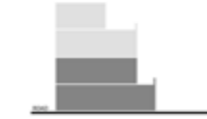


4 Bedrooms

Gross Area: 250 sqm

Garden Area: 75 sqm

Reception & dining	9.60m	X	3.80m
Kitchen	2.60m	X	2.10m
Kitchen 2	2.60m	X	2.10m
Bedroom 01	4.20m	X	3.10m
Bedroom 02	4.20m	X	3.10m
Bedroom 03	3.30m	X	3.10m
Bedroom 04	3.30m	X	3.10m
Dressing Room 01	1.40m	X	1.60m
Dressing Room 02	1.40m	X	1.60m
Bathroom 01	1.40m	X	3.10m
Bathroom 02	2.60m	X	1.40m
Bathroom 03	1.40m	X	3.10m
Bathroom 04	2.60m	X	1.40m
Living Room	4.30m	X	2.75m
Terrace 01	2.90m	X	3.20m
Terrace 02	2.90m	X	2.50m
Terrace 03	2.90m	X	2.50m
Terrace 04	0.70m	X	2.50m
Terrace 05	0.70m	X	2.50m



V LOFT HOUSE



Interior



V LOFT HOUSE



4 Bedrooms

Gross Area: 200 sqm



Reception & dining	7.00m	X	3.80m
Kitchen	2.60m	X	2.10m
Kitchenette	2.60m	X	0.85m
Bedroom 01	3.00m	X	3.10m
Bedroom 02	3.00m	X	3.10m
Bedroom 03	3.00m	X	3.10m
Bedroom 04	4.00m	X	3.10m
Dressing Room	1.40m	X	1.60m
Bathroom 01	1.40m	X	3.10m
Bathroom 02	2.60m	X	1.40m
Bathroom 03	1.40m	X	2.70m
Bathroom 04	2.60m	X	2.15m
Living Room	4.20m	X	4.15m
Terrace 01	1.20m	X	3.70m
Terrace 02	1.10m	X	2.50m



V LOFT HOUSE



4 Bedrooms

Gross Area: 225 sqm



Reception & dining	6.90m	X	3.80m
Kitchen 01	2.60m	X	2.10m
Kitchen 02	2.60m	X	2.10m
Bedroom 01	3.30m	X	3.10m
Bedroom 02	3.30m	X	3.10m
Bedroom 03	3.30m	X	3.10m
Bedroom 04	3.30m	X	3.10m
Dressing Room 01	1.40m	X	1.60m
Dressing Room 02	1.40m	X	1.60m
Bathroom 01	1.40m	X	3.10m
Bathroom 02	2.60m	X	1.40m
Bathroom 03	1.40m	X	3.10m
Bathroom 04	2.60m	X	1.40m
Living Room	4.30m	X	2.80m
Terrace 01	1.50m	X	3.80m
Terrace 02	0.70m	X	2.40m
Terrace 03	0.70m	X	2.60m
Terrace 04	0.70m	X	2.30m
Terrace 05	0.70m	X	2.65m



TRE PENTHOUSE



Exterior



TRE PENTHOUSE



3 Bedrooms

Gross Area: 145 sqm

Roof Area: 50 sqm

Vestibule	1.20m X 2.80m
Reception	5.50m X 3.80m
Dining	2.50m X 2.95m
Kitchen	2.40m X 3.00m
Bedroom 01	3.00m X 4.10m
Bedroom 02	3.00m X 3.00m
Bedroom 03	3.00m X 4.10m
Bathroom 01	2.60m X 1.55m
Bathroom 02	2.50 X 1.70m
Bathroom 03	3.00m X 1.55m
Outdoor Roof	8.60m X 6.90m



TRE PENTHOUSE



Interior



TRE PENTHOUSE



3 Bedrooms

Gross Area: 145 sqm

Roof Area: 37 sqm

Vestibule	1.20m	X	3.10m
Reception & dining	5.40m	X	6.10m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.10m
Bedroom 02	3.00m	X	4.10m
Bedroom 03	3.00m	X	3.00m
Bathroom 01	2.60m	X	1.55m
Bathroom 02	3.00m	X	1.55m
Bathroom 03	2.50m	X	1.70m
Outdoor Roof	5.90m	X	6.30m



TRE CHALET



TRE CHALET

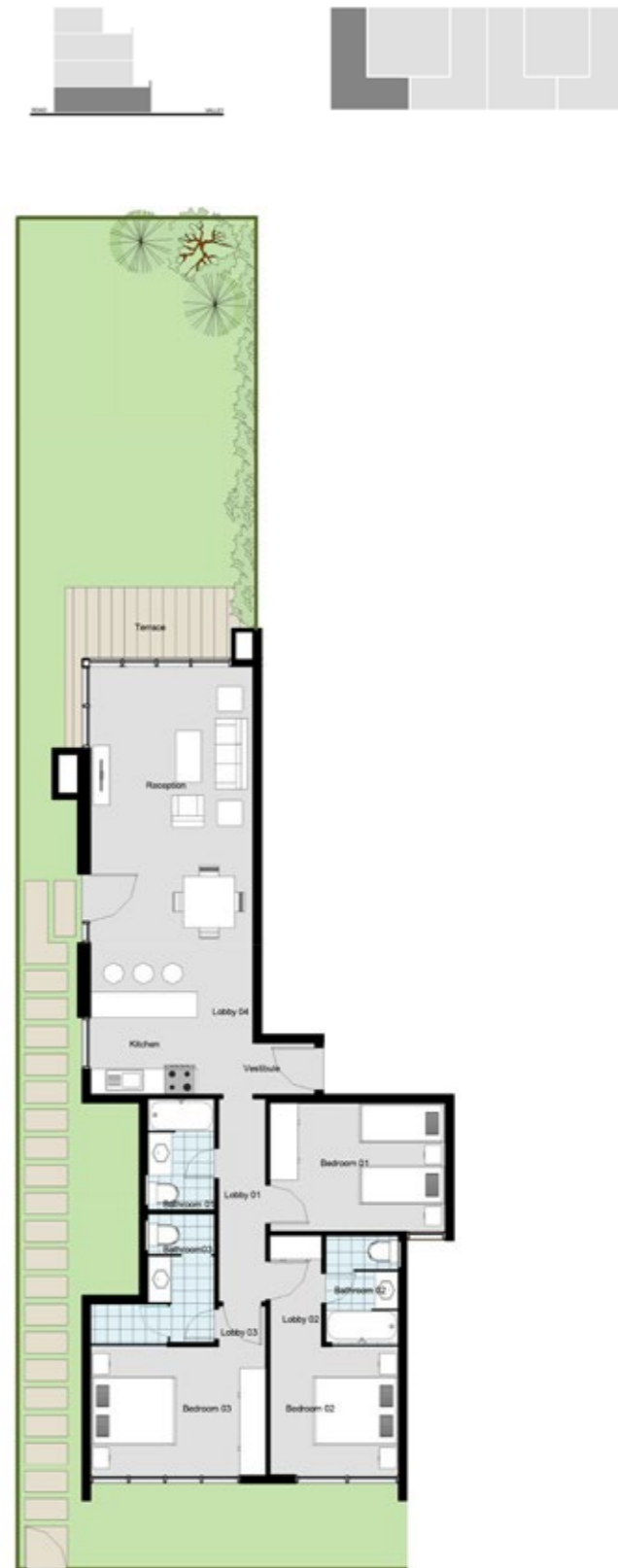


3 Bedrooms

Gross Area: 150 sqm

Garden Area: 115 sqm

Vestibule	1.20m	X	1.45m
Reception & Dining	7.60m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.10m
Bedroom 02	3.00m	X	3.00m
Bedroom 03	3.00m	X	4.10m
Bathroom 01	2.60m	X	1.55m
Bathroom 02	2.50m	X	1.70m
Bathroom 03	3.00m	X	1.55m
Terrace	1.65m	X	4.00m



TRE CHALET

3 Bedrooms

Gross Area: 155 sqm

Garden Area: 100 sqm



Vestibule	2.40m	X	1.80m
Reception & Dining	8.30m	X	3.80m
Kitchen	2.40m	X	2.00m
Bedroom 01	3.00m	X	4.00m
Bedroom 02	3.70m	X	3.10m
Bedroom 03	4.30m	X	3.10m
Bathroom 01	2.60m	X	1.90m
Bathroom 02	2.80m	X	1.90m
Terrace	2.60m	X	4.40m





TRE CHALET



3 Bedrooms

Gross Area: 165 sqm

Garden Area: 120 sqm



Reception & Dining	8.60m	X	3.80m
Kitchen	2.60m	X	3.00m
Bedroom 01	3.00m	X	3.45m
Bedroom 02	3.00m	X	3.45m
Bedroom 03	4.20m	X	3.10m
Maidroom	1.60m	X	3.00m
Dressing Room	1.60m	X	1.40m
Maid Toilet	1.60m	X	1.20m
Bathroom 01	2.60m	X	1.60m
Bathroom 02	2.60m	X	2.10m
Terrace 01	1.90m	X	3.50m
Terrace 02	1.90m	X	2.25m
Terrace 03	1.90m	X	2.00m
Terrace 04	1.90m	X	2.40m



TRE CHALET

3 Bedrooms

Gross Area: 150 sqm
Garden Area: 60 sqm



Reception & Dining	7.60m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.10m
Bedroom 02	3.00m	X	4.10m
Bedroom 03	3.00m	X	3.00m
Bathroom 01	2.60m	X	1.55m
Bathroom 02	3.00m	X	1.55m
Terrace	2.40m	X	3.30m

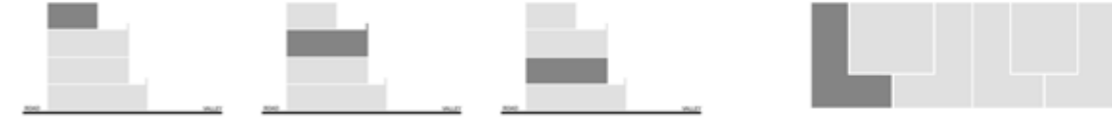


TRE CHALET (TYPICAL)



3 Bedrooms

Gross Area: 145 sqm



Vestibule	1.20m	X	1.45m
Reception & Dining	5.50m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.10m
Bedroom 02	3.00m	X	3.00m
Bedroom 03	3.00m	X	4.10m
Bathroom 01	2.60m	X	1.55m
Bathroom 02	2.50m	X	1.70m
Bathroom 03	3.00m	X	1.55m
Terrace	1.90m	X	3.20m

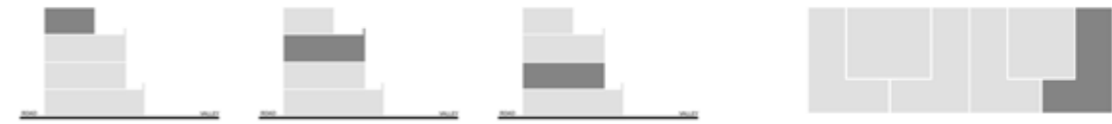


TRE CHALET (TYPICAL)



3 Bedrooms

Gross Area: 155 sqm



Vestibule	2.40m	X	1.80m
Reception & Dining	6.60m	X	3.80m
Kitchen	2.40m	X	2.00m
Bedroom 01	3.00m	X	4.00m
Bedroom 02	3.70m	X	3.10m
Bedroom 03	4.30m	X	3.10m
Bathroom 01	2.60m	X	1.90m
Bathroom 02	2.80m	X	1.90m
Terrace	2.35m	X	3.25m

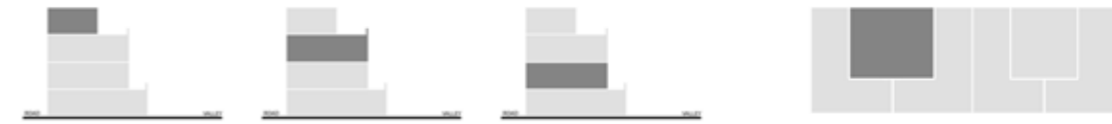


TRE CHALET (TYPICAL)



3 Bedrooms

Gross Area: 140 sqm



Reception & Dining	7.20m	X	3.80m
Kitchen	2.60m	X	3.00m
Bedroom 01	3.00m	X	3.45m
Bedroom 02	3.00m	X	3.45m
Bedroom 03	4.20m	X	3.10m
Maid Room	1.60m	X	3.00m
Dressing Room	1.60m	X	1.50m
Maid Toilet	1.60m	X	1.20m
Bathroom 01	2.60m	X	1.60m
Bathroom 02	2.60m	X	2.10m
Terrace	1.20m	X	3.70m

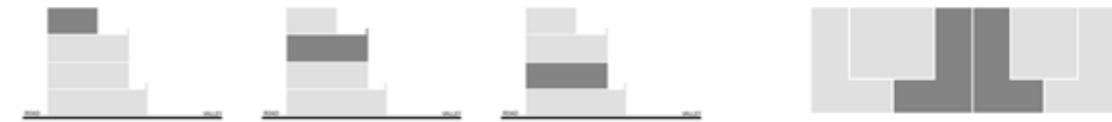


TRE CHALET (TYPICAL)



3 Bedrooms

Gross Area: 145 sqm



Vestibule	1.20m	X	2.30m
Reception & Dining	5.50m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.10m
Bedroom 02	3.00m	X	4.10m
Bedroom 03	3.00m	X	3.00m
Bathroom 01	2.60m	X	1.55m
Bathroom 02	3.00m	X	1.55
Bathroom 03	2.50m	X	1.70m
Terrace 01	2.05m	X	3.20m
Terrace 02	1.60m	X	3.00m



TRE CHALET (JUNIOR)



3 Bedrooms

Gross Area: 135 sqm

Garden Area: 60 sqm

Reception & Dining	6.85m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.30m
Bedroom 02	3.40m	X	4.10m
Bedroom 03	3.40m	X	3.00m
Bathroom01	2.60m	X	1.55m
Bathroom02	3.00m	X	2.90m
Terrace	1.50m	X	3.20m

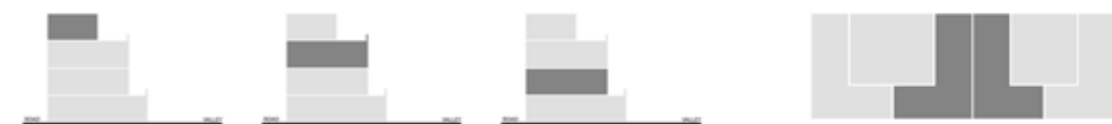


TRE CHALET (JUNIOR)



3 Bedrooms

Gross Area: 125 sqm



Reception & Dining	5.00m	X	3.80m
Kitchen	2.40m	X	3.00m
Bedroom 01	3.00m	X	4.30m
Bedroom 02	3.40m	X	4.10m
Bedroom 03	3.40m	X	3.00m
Bathroom01	2.60m	X	1.55m
Bathroom02	3.00m	X	2.90m
Terrace	1.65m	X	3.20m





DUE CHALET



2 Bedrooms

Gross Area: 125 sqm

Garden Area: 90 sqm

Reception & Dining	9.60m	X	3.80m
Kitchen	2.60m	X	2.10m
Bedroom 01	4.20m	X	3.10m
Bedroom 02	4.30m	X	3.10m
Bathroom 01	1.40m	X	3.10m
Bathroom 02	2.50m	X	1.40m
Dressing	1.40m	X	1.60m
Terrace 01	2.00m	X	3.20m
Terrace 02	1.30m	X	2.50m
Terrace 03	1.30m	X	2.40m



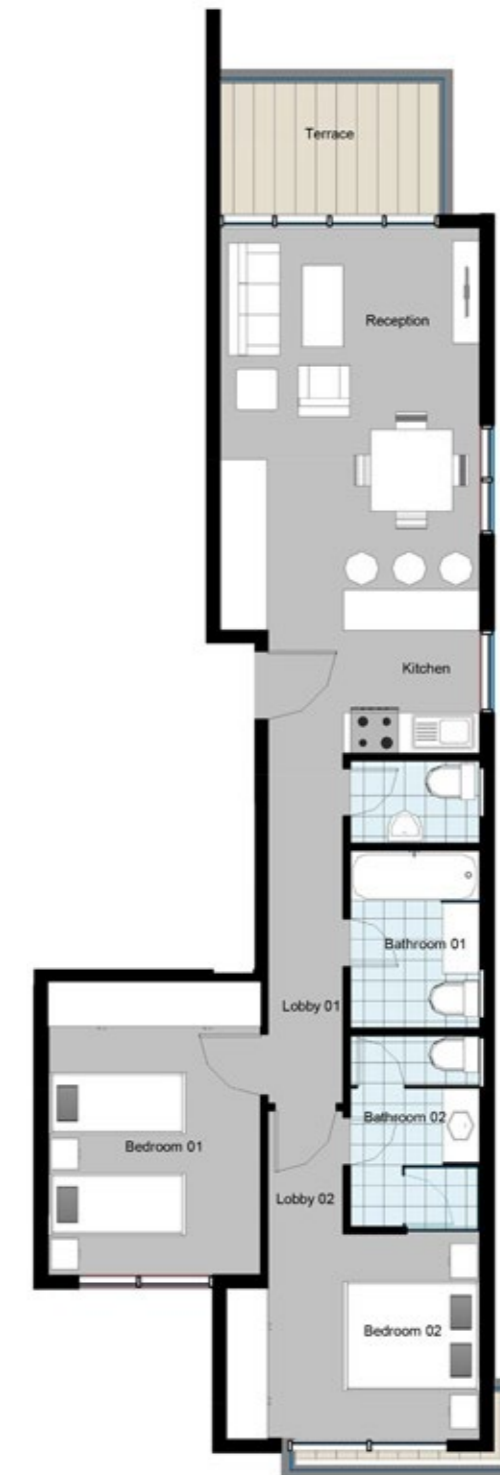
DUE CHALET

2 Bedrooms

Gross Area: 115 sqm



Reception & Dining	5.30m	X	3.80m
Kitchen	2.30m	X	1.90m
Bedroom 01	4.30m	X	3.10m
Bedroom 02	3.00m	X	3.70m
Guest Toilet	1.20m	X	1.90m
Bathroom 01	2.60m	X	1.90m
Bathroom 02	2.80m	X	1.90m
Terrace	1.90m	X	3.20m

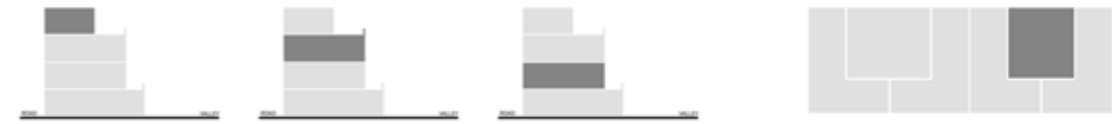


DUE CHALET (TYPICAL)



2 Bedrooms

Gross Area: 120 sqm



Reception & Dining	7.90m	X	3.80m
Kitchen	2.60m	X	2.10m
Bedroom 01	3.30m	X	3.10m
Bedroom 02	3.30m	X	3.10m
Bathroom 01	1.40m	X	3.10m
Bathroom 02	2.60m	X	1.40m
Dressing	1.40m	X	1.60m
Terrace 01	1.70m	X	3.80m
Terrace 02	0.90m	X	2.50m
Terrace 03	0.90m	X	2.50m





W A T E R S I D E



Disclaimer

Drawings are not to scale and the dimensions are approximate, wadi degla reserves the right to change in the master plan all drawing dimensions, areas, and materials without notification.

- any colored images shown are indicative only, actual colors may vary.
- floor plans may be mirrored depending on the location of the master plan.
- in the case of gardens level option, stairs and terrace details may vary.



Head Quarters:

4th Valley , Zahraa El Maadi, Maadi, Cairo, Egypt

Sales Office

Maadi: Wadi Degla Sporting Club - 4th Valley , Zahraa El Maadi
New Cairo: Wadi Degla Sporting Club - Al Tagmoa Al Awal
Wadi Degla Sporting Club - Lotus, New Cairo
Sheraton: District Vill , Autostrade - Cairo Airport
Sheraton Club Ext.: Autostrade - Cairo Airport
6th of October Wadi Degla Sporting Club - Al Wahat Road, Al Rawda Compound
Wadi Degla Sporting Club - Al Central St., First Valley

19917