

D-bay
S A H E L

Tatweer ^{MISR}

CREATING DESTINATIONS

Since its inception in 2014, Tatweer Misr has strongly emerged as a leading real-estate developer in Egypt that enriches the life of its communities. Committed to design excellence, innovation and sustainability, its unique edge lies in its comprehensive solution-oriented approach spanning quality construction, landmark design and architecture, unique landscaping and an abundance of lifestyle amenities aimed at fostering the growth of its residents.

Driven by a unique vision to deliver life's most treasured experiences to

every door, Tatweer Misr forms strategic partnerships with global specialists and world-acclaimed innovators. Today, Tatweer Misr is proud to boast four iconic developments that stand as true testaments of contemporary elegance and innovation across Egypt. From its first home development, Bloomfields, in the heart of Mostakbal City; its flagship, award winning project, IL Monte Galala, in Ain Sokhna; its island-inspired, award-winning development, Fouka Bay, in Ras El Hekma, to its latest waterfront development, D-Bay Sahel. Tatweer Misr has become an original trendsetter in the region, celebrated for inspiring change.



Your Seaside

Escape

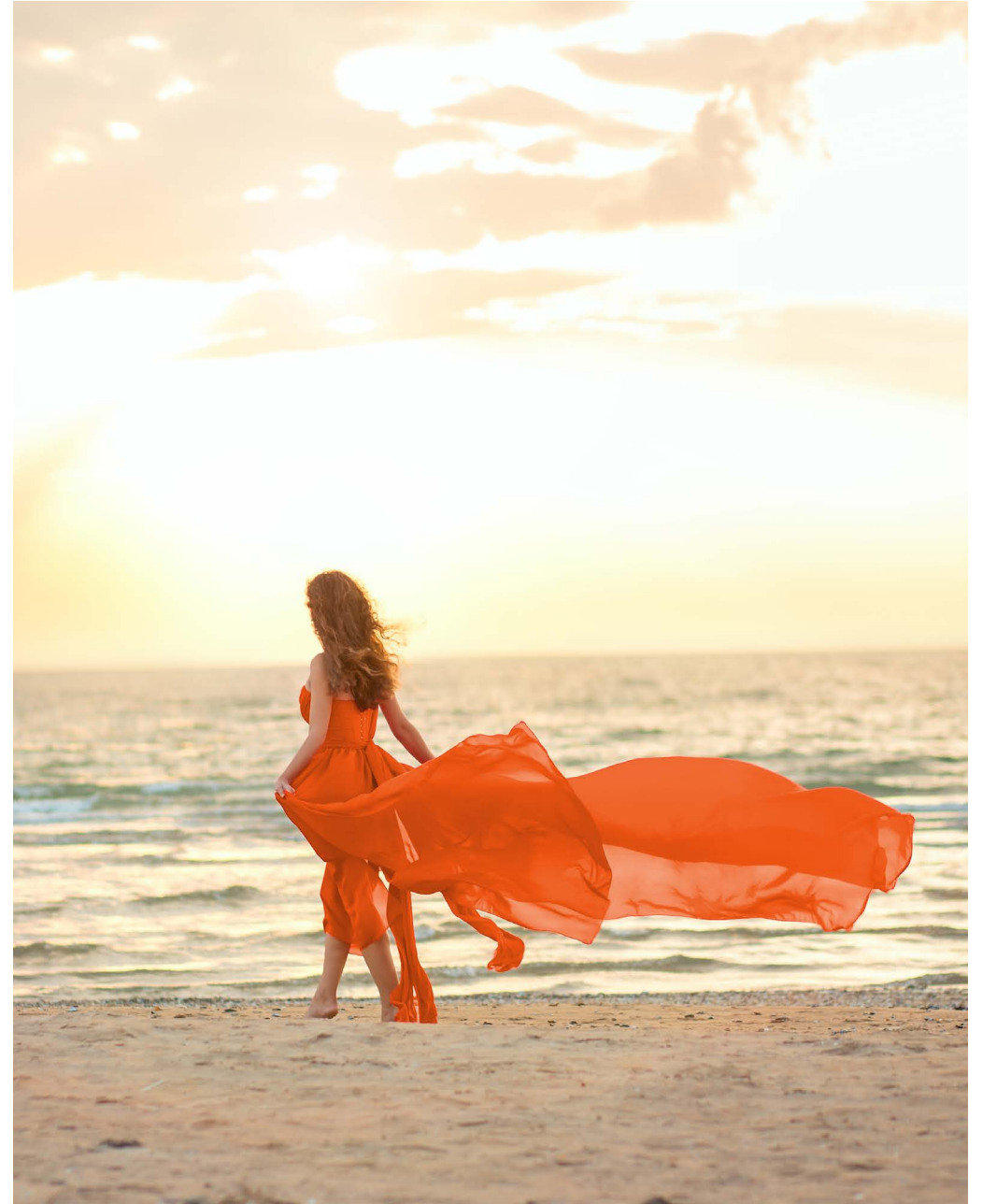
On the tranquil Mediterranean shoreline, at one of the most desirable destinations in the North Coast, D-Bay Sahel offers the best of both worlds: a laid-back seaside escape with unrivalled everyday experiences. Discover the splendor of waterfront living at D-Bay Sahel.



Step into a coastal Wonder

Welcome to D-Bay Sahel, your idyllic Mediterranean retreat in the heart of the North Coast's most sought-after destination. D-Bay Sahel is a place where you can feel at home, take in the abundance of fresh air, and be in constant contact with nature. Bask in the sunshine and revel in the leisure of this seaside haven. Whether you choose to wake up to the expansive views of the lagoons, the endless horizon of the sea, or the pristine swimming pools. In all cases,

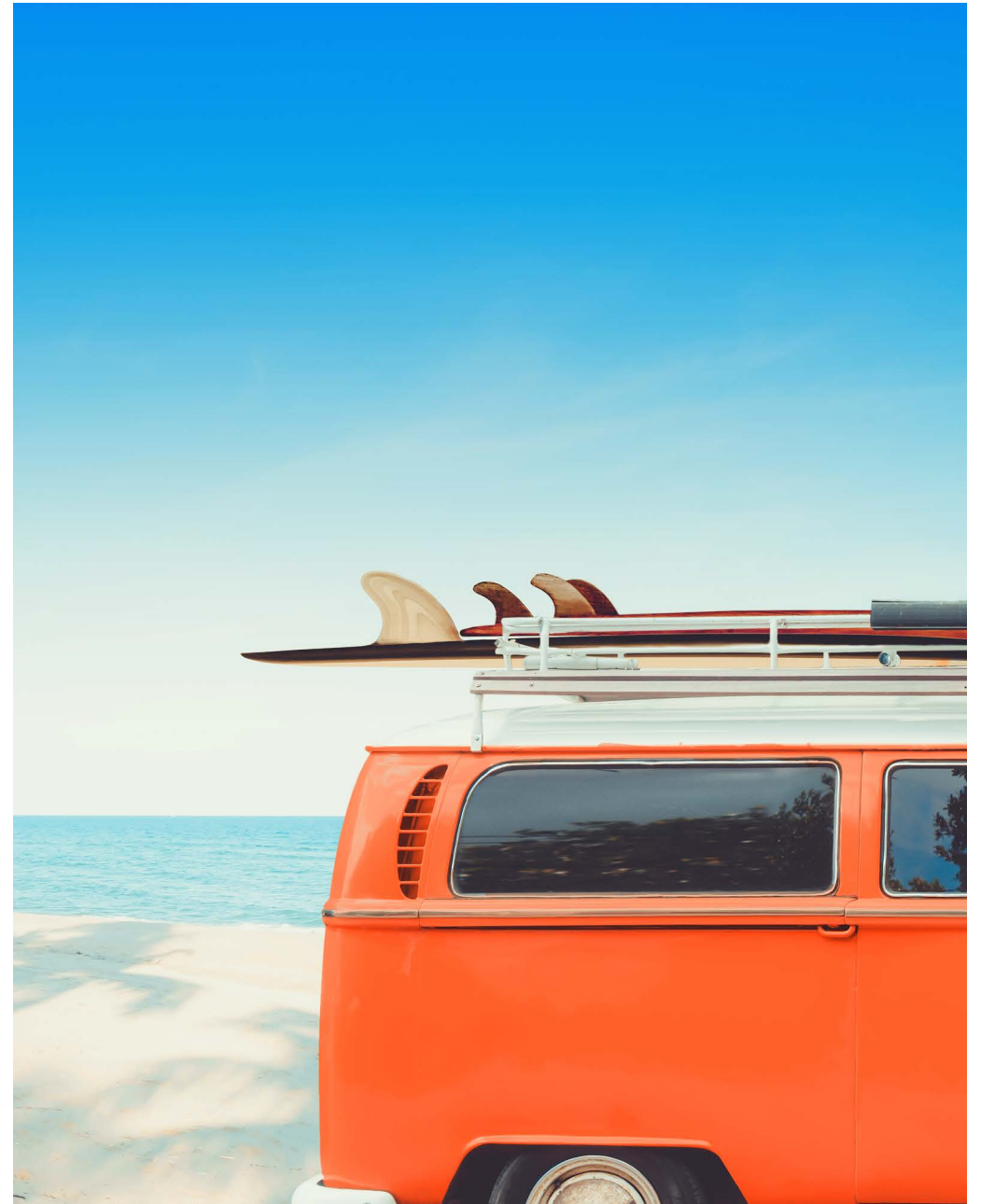
you will have the freedom of stepping right into the private ivory seashores of D-Bay. The choices here are limitless. D-Bay combines a range of exquisite amenities with exceptional living qualities. Sign up for fitness classes, take your children to a dedicated play area, and enjoy the unique gastronomic nightlife. This union, together with the collection of charming home interiors, will make your stay as memorable as you would imagine.



Prime

Location

D-Bay Sahel is more than a seaside destination. It is an exquisite experience where one will be surrounded by waterfront horizons by the sea, beach, lagoons, and swimming pools. With a distinguished location at 165 km on the Alexandria – Matrouh road, D-Bay is easily accessible from the Dabaa road. It is perfect to avoid crowds yet is close to many vibrant attractions in Sahel. At D-Bay, immerse yourself in the natural beauty and high life of the Mediterranean, ultimately experiencing an idyllic seaside escape.





Marsa Matruh

Almaza Bay

Ras El Hekma

Foyka bay

Caesar

Swan Lake

La Vistay Bay

D-bay
SAHEL

Telal

Hacienda

Seashell

Marassi

Diplo

North Edge

El Alamein

Alexandria

Cairo Alex Desert Road

Al Alamein Road

Al Dabaa Road

Cairo

New Cairo City

Bloomfields

Suez

IL MONTE
GALALA
SOKHNA

Live
where
you feel
most

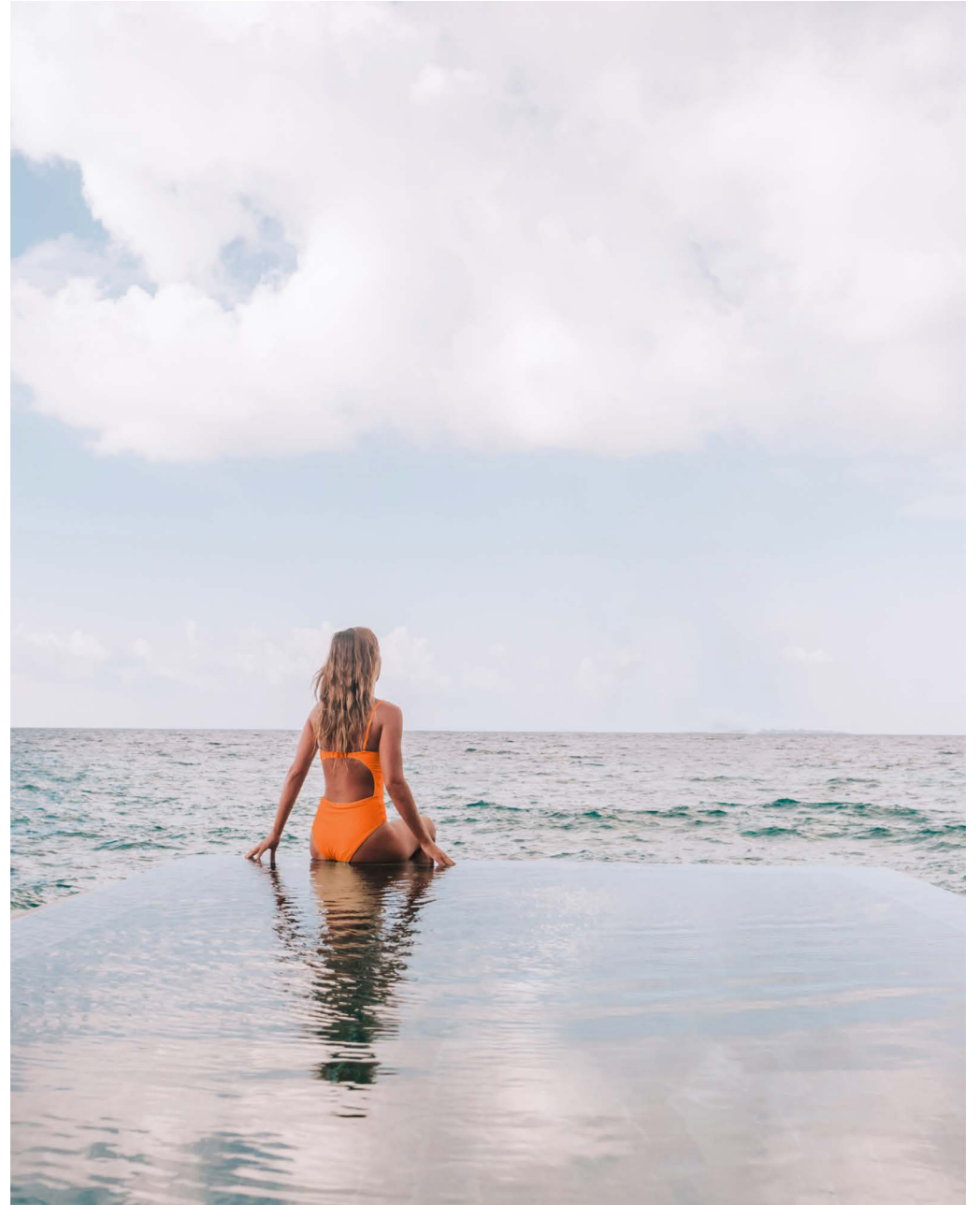
Alive

A woman with long blonde hair, wearing a white long-sleeved dress and sunglasses, stands on the deck of a sailboat. She is looking out over a vast, shimmering ocean under a sky with scattered clouds. A large, thick, orange graphic, resembling a stylized 'Z' or a curved line, is overlaid on the left side of the image, partially obscuring the sailboat's mast and the woman. The text 'PANORAMIC VIEWS' is written in white, uppercase letters on the right side of the image.

PANORAMIC VIEWS

Waterfront *Views*

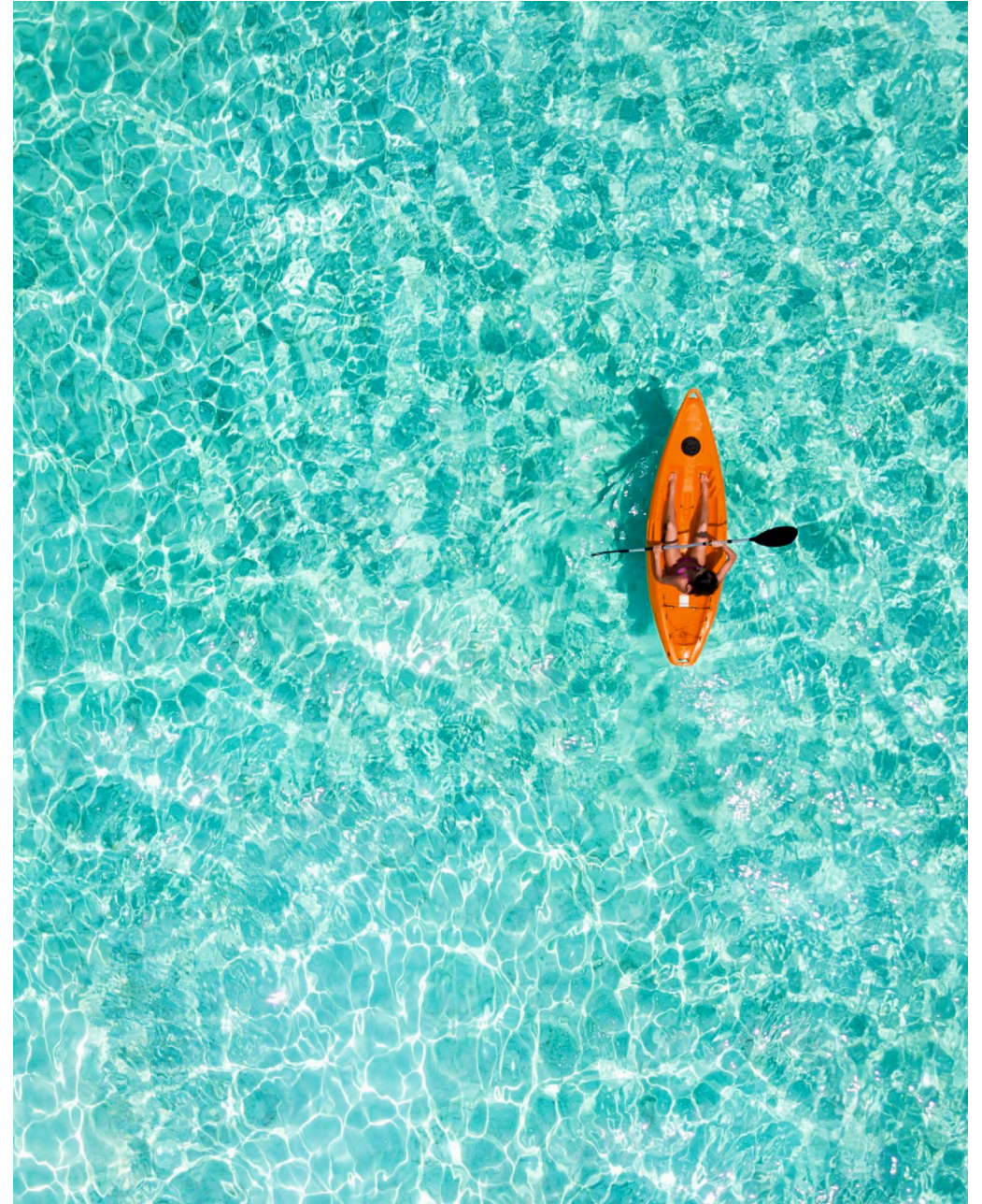
Set amongst the unspoilt scenery of the Mediterranean Sea, the pristine lagoon and the swimming pools, D-Bay Sahel is an elevated seaside destination designed to offer unique views from every height. On this surging landscape, most homes overlook the magnificent vistas of the sea, others look out to the tranquil waters of the lagoon and the pools with the sea as their backdrop. Each view makes you feel as if you are stepping into a coastal wonder, where the experience of nature and serenity become one.



Picturesque *Lagoon*

One of the most spectacular features in D-Bay is its uninterrupted panoramic vistas of the lagoon. It has been designed not only to elevate your state of mind but to become an exquisite private retreat. Comprising a unique range of lagoon-front homes, each home offers direct access to the pristine waters at any time of the day. The mesmerizing setting boasts an intimate

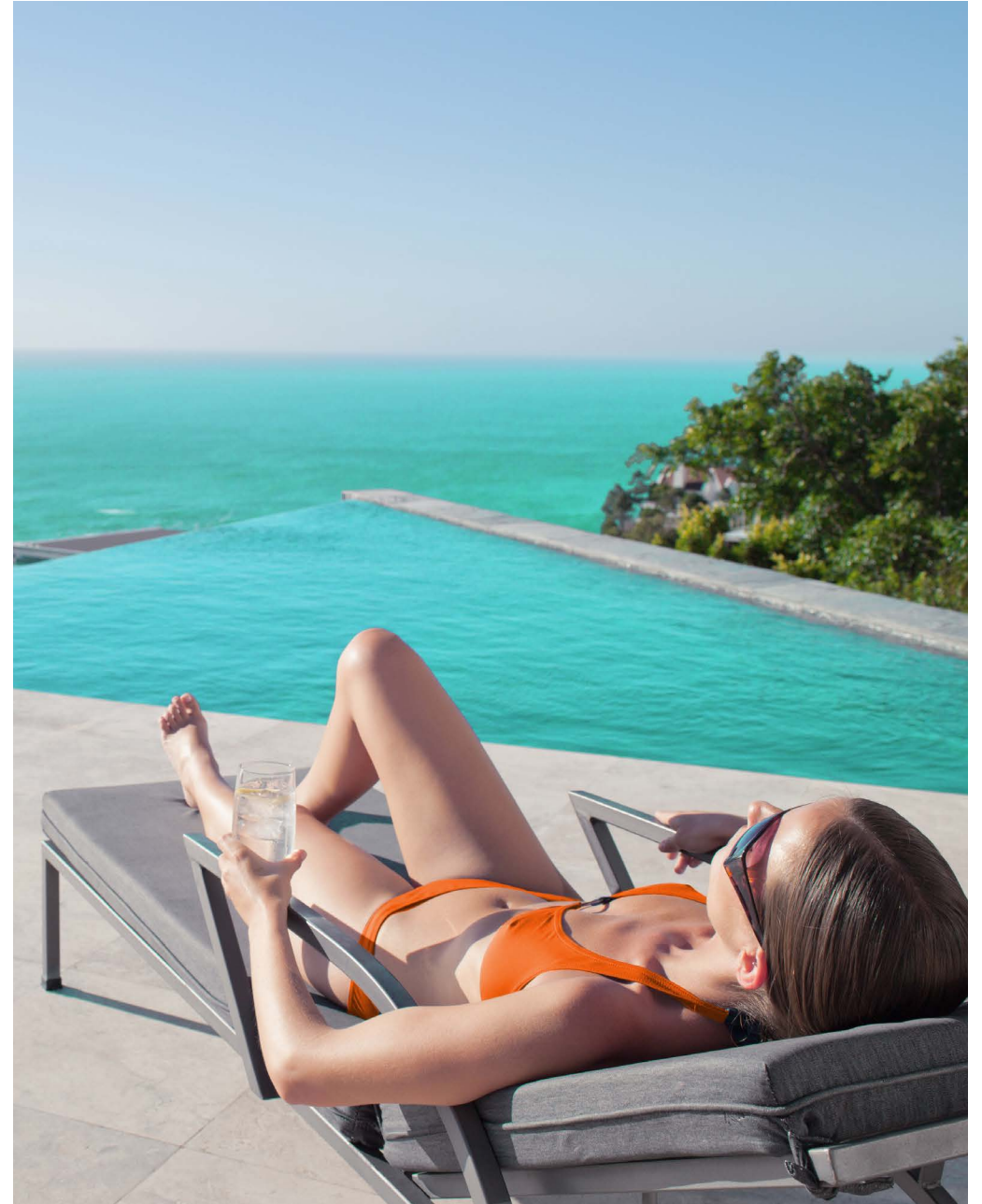
ambiance and breathtaking views, where one can experience life with nature's surroundings. Immerse yourself in warmth as the expansive open horizon of the lagoon and sea stretches out before you.



Elevated *Landscapes*

There is a certain magic in the air at D-Bay that flows naturally through the unspoiled coastline onto the seafront cabins and beach houses, over the pristine lagoon and all the way up to the modern waterfront homes. The views are exceptional from every level at D-Bay. The tiered landscape perched above the Mediterranean lets you trace the scenery from the far east to the far west, while offering direct access to a 800-meter-

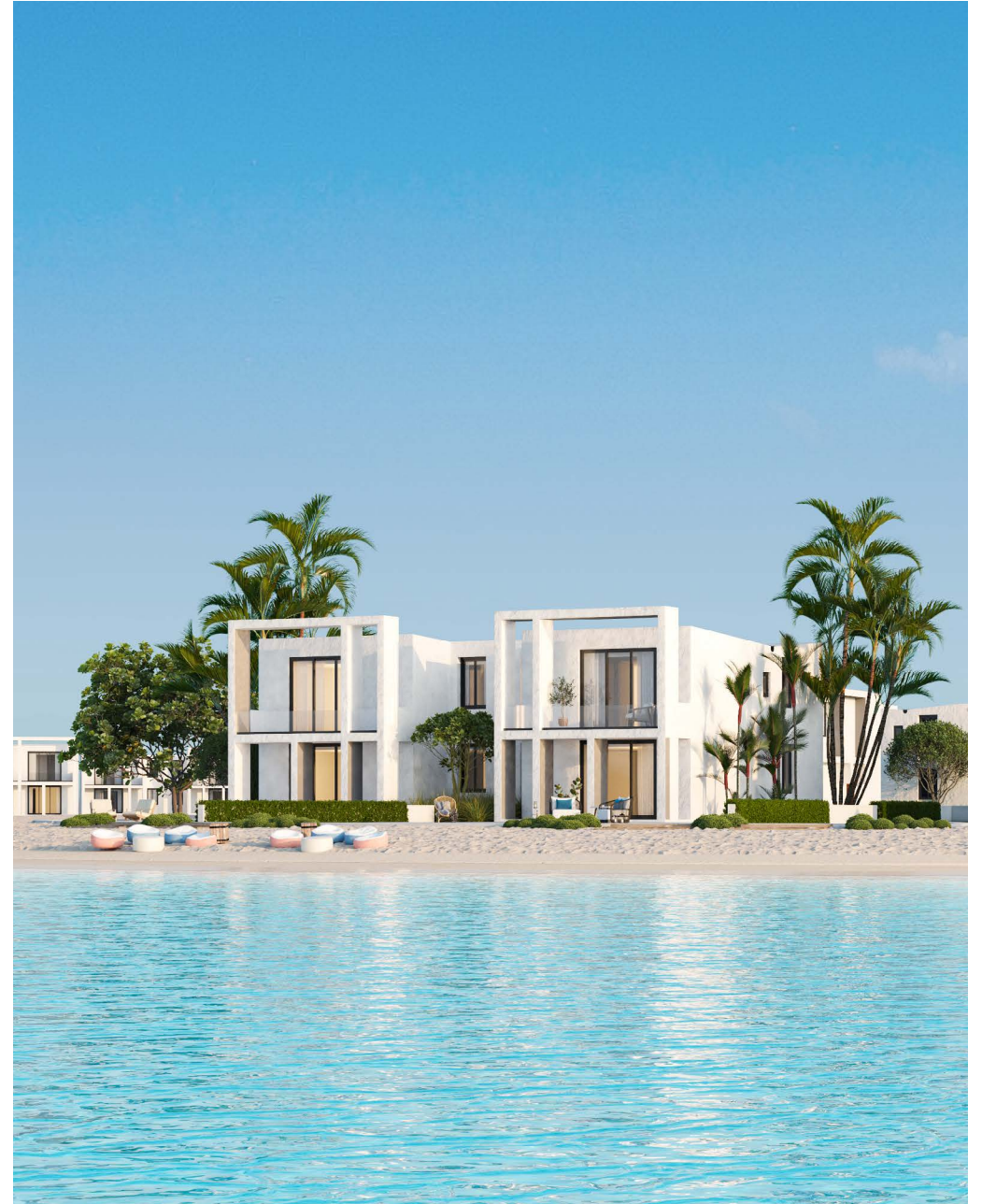
long private seashore. Looking out to the open horizon, a sense of tranquility and unexpected harmony awaits, mirroring Sahel life as it should be.



Architectural *Harmony*

Designed by Italian world-class architects, Gianluca Peluffo & Partners, D-Bay's architecture holds a true character to the seaside lifestyle. Offering a sense of balance between nature and modern design, the surrounding beach, lagoon, pools and greenery seamlessly blend with the neutral palette of the waterfront facades

and sleek, elegant designs. All the way to the central foundation of each home, D-Bay provides an exceptional living experience where one can find true comfort and inspiration.



Charming *Interiors*

Inspired by modern architecture, D-Bay's waterfront homes are thoughtfully crafted to portray a modern mediterranean feel, offering a calm yet sleek take on coastal living. The smooth lines, sharp volumes, and selective finishing specs exude a charm uniquely matched

with that of Sahel. The balance between exterior waterfront views and structured interior volumes still preserve the privacy of every home, even as it opens up to the endless expanse of the Mediterranean horizon beyond.





THE D-BAY LIFE

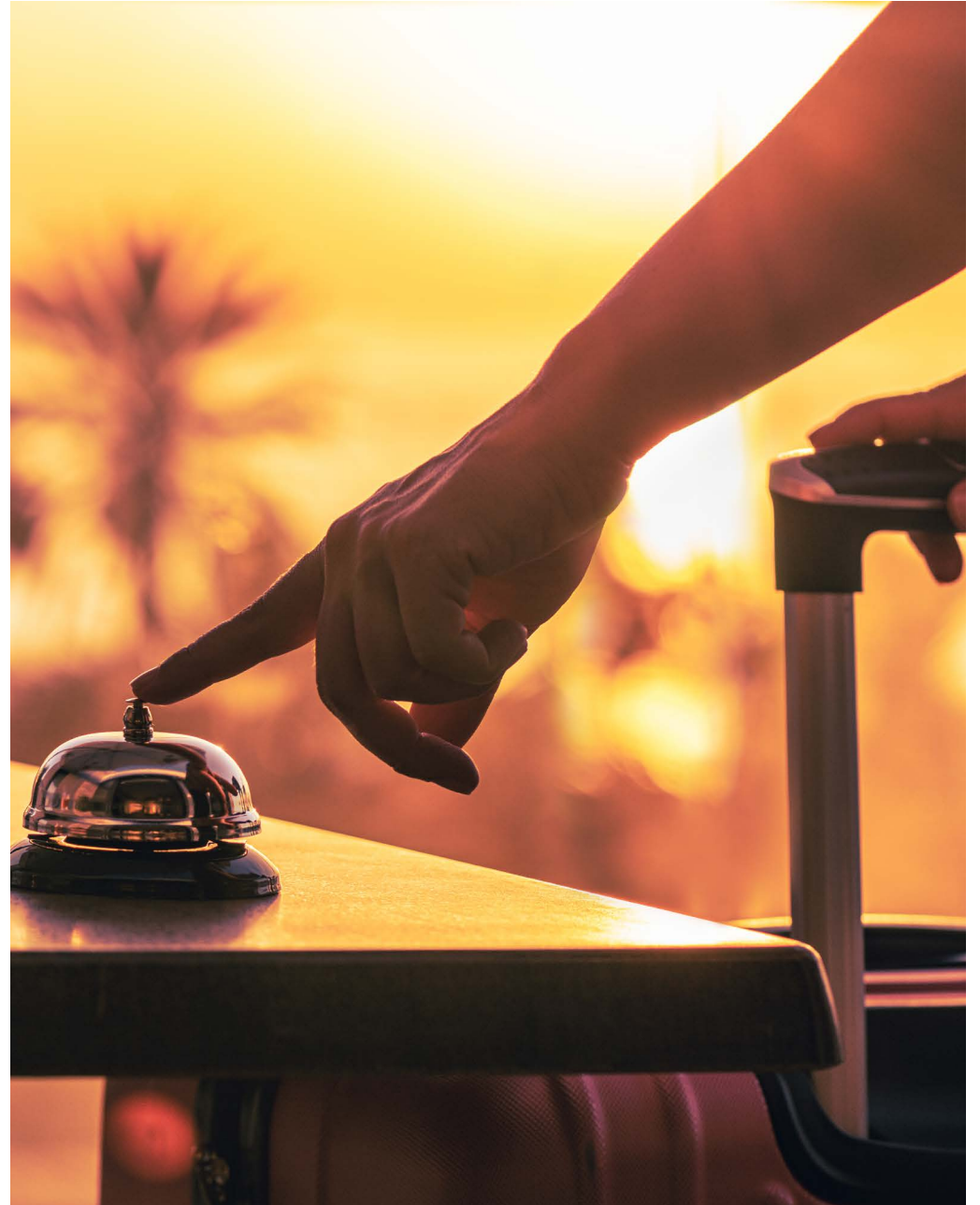
The Club *House*

The club house at D-Bay boasts an idyllic ambiance with private pools and active settings suitable for families and individuals alike. Exquisite experiences range from signature restaurants to waterfront sports center, children's play area, seaside lounge, poolside plateau, and selective boutiques. With prime locations on the lagoon and by the sea, D-Bay's club houses are marked as the energetic hub and natural place for social gatherings.



The Art of *Hospitality*

The solace of feeling at home is a key philosophy at D-Bay's world-class Hotel and Serviced Apartments. Flawless elegance has marked this exquisite destination as a boutique getaway with panoramic sea views and lagoon views, while offering an invigorating lifestyle. Every detail is thoughtfully crafted to provide a spectacular coastline experience.



The Sports *Center*

The Sports Center at D-Bay is everyone's active center point. Boasting sports fields, tennis courts, and a world-class gym, residents can enjoy a whole diversity of exercises, overlooking panoramic sea views.



The Kid's *Zone*

At D-Bay, the Kid's Zone is every child's favorite playground. The animated area goes far beyond giving kids something fun to do. It is a place where children can run around freely, clamber around specialized equipment, build their strength, and make new friends. The Kid's Zone is where children can learn through play and ultimately expand their view of the world.



The Master Plan

D-Bay Sahel features an immaculate master plan designed by Italian world-class architects Gianluca Peluffo & Partners. With a vision to place waterfront refinement within reach, D-Bay possesses an abundance of water bodies across 200 feddans, including a 800-meter-long pristine seacoast, an expansive lagoon, and private swimming pools. Here, a sense of community is conceptualized with a focus on innovation and connectivity. Its exclusive access to desirable destinations also bestows

a notion of belonging and continuity. This idyll setting at D-Bay exhibits the perfect balance between natural splendor and high-end living, entirely personifying the essence of an exceptional seaside experience.



FLOOR PLANS





























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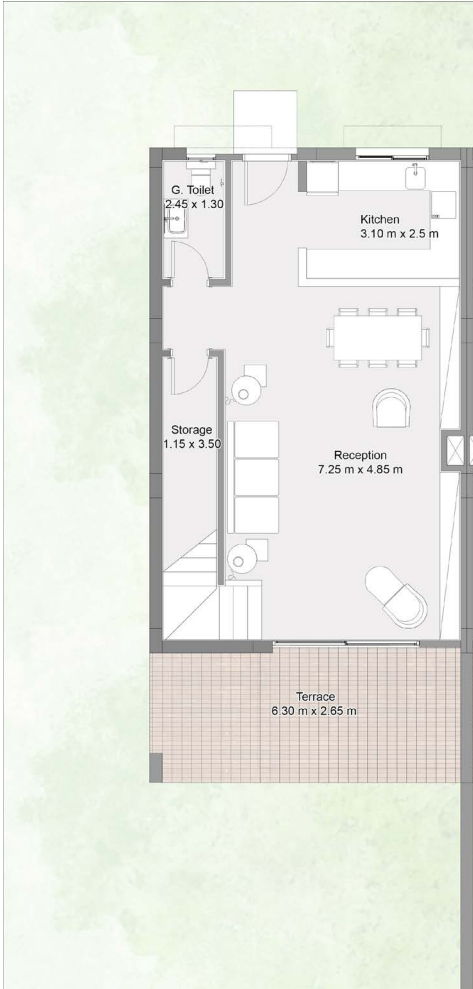
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Jr. Twinhouse 2

165m²



Ground Floor



First Floor



Sea View Jr. Chalet 3B

110 m²



Ground Floor



Sea View Jr. Chalet 2B

95 m²



Ground Floor



Lagoon View CH3 2B

95 m²

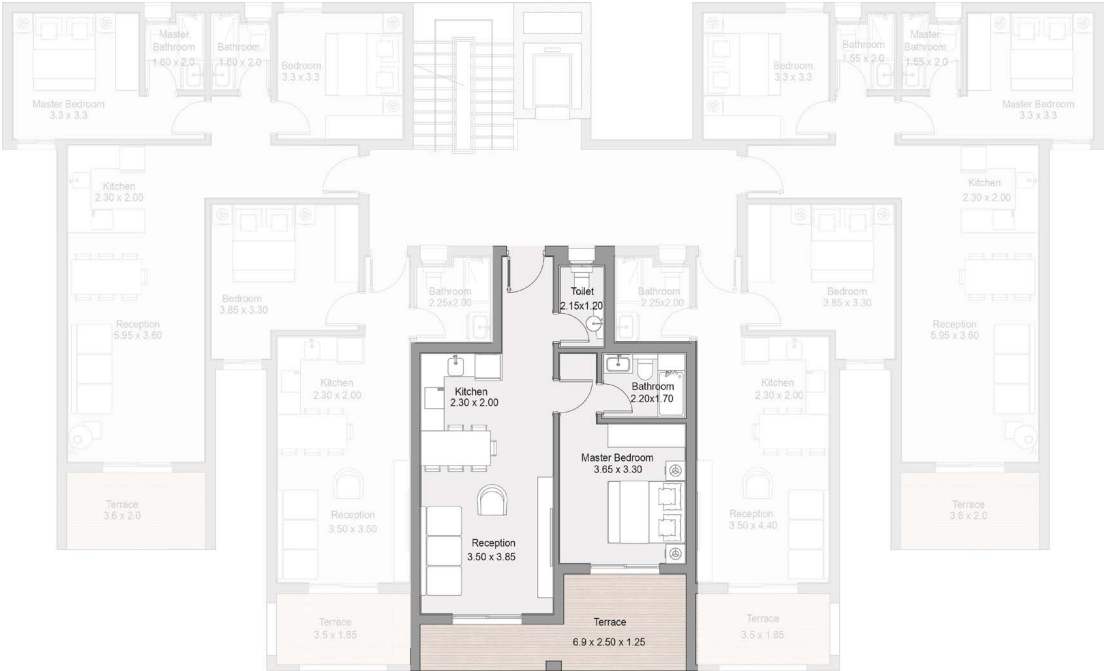


Ground Floor



Lagoon View CH3 1B

80 m²



Ground Floor



Lagoon View CH3 1B

70 m²



Ground Floor



Lagoon Front CH2 3B

110m²



Ground Floor



Lagoon Front CH2 2B

95m²



Ground Floor



Lagoon front CH3 1B

70m²



Ground Floor



Lagoon front CH3 1B

80m²



Ground Floor



Lagoon front CH3 2B

95m²

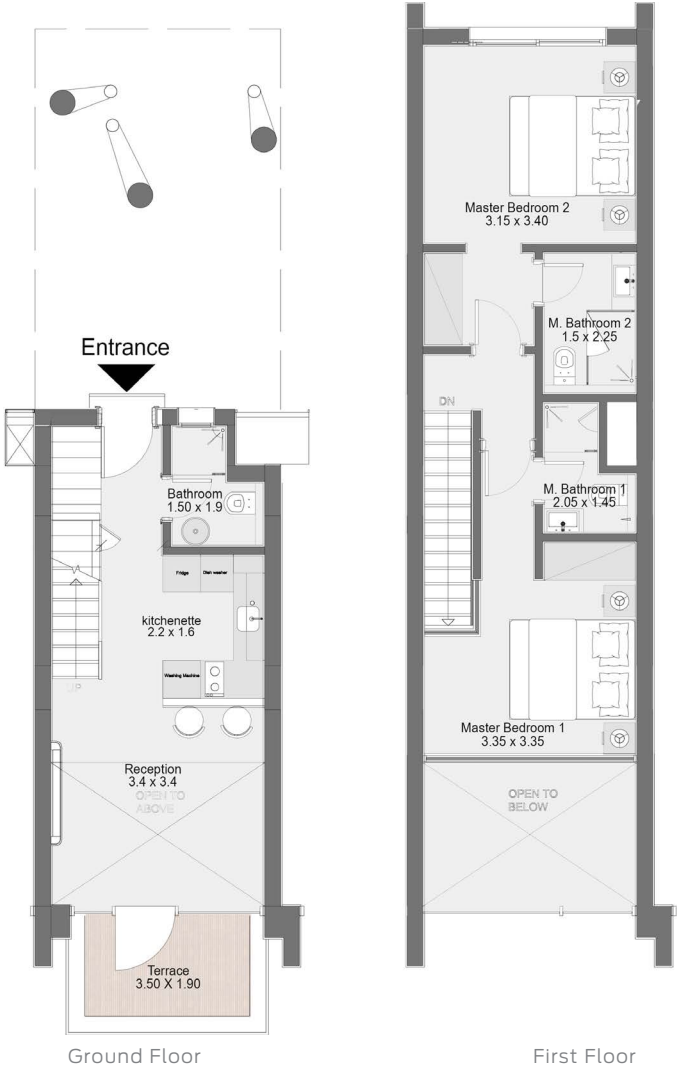


Ground Floor



Loft

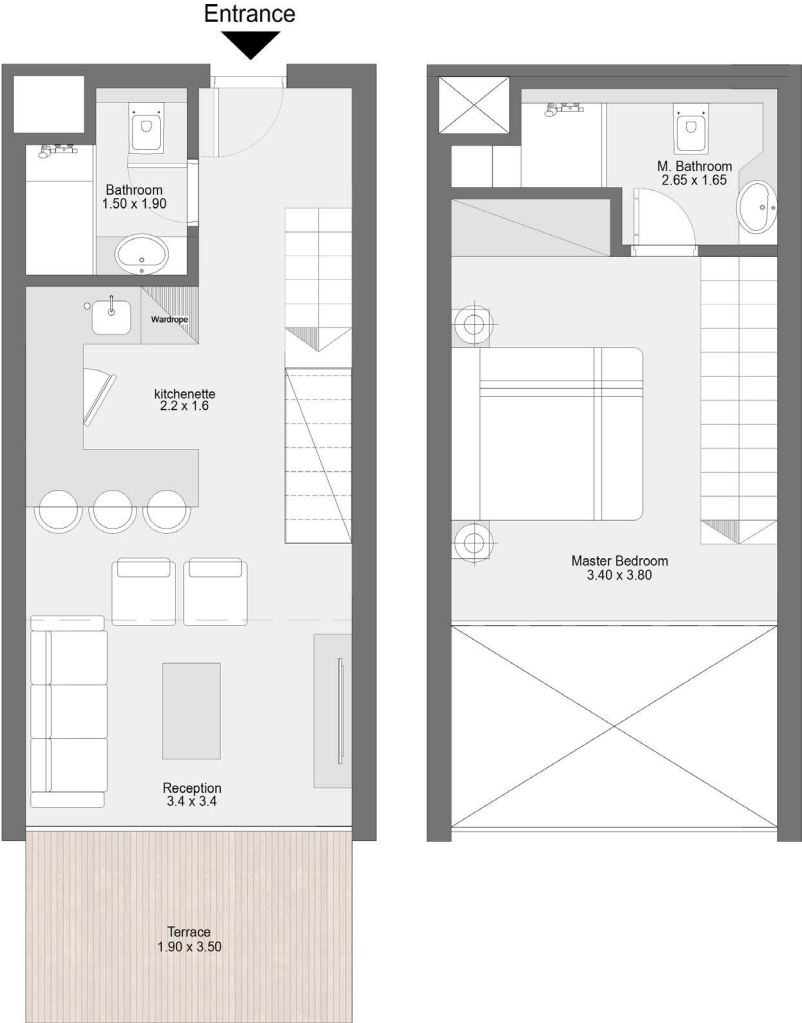
95 m²





Jr. Loft

70 m²

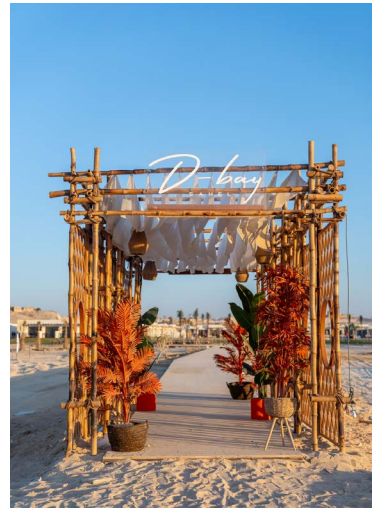


Ground Floor

First Floor



SUMMER YOUR WAY



a life

Experience the breathtaking views of the Mediterranean, surrounded by the tranquil vistas of the lagoon, with the momentum of living by the sea. D-Bay is where exceptional experiences meet seaside splendor.

extra-
ordinaire





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