

An aerial photograph of a large, curved swimming pool with vibrant turquoise water. The pool is bordered by a dark, patterned deck. Several lounge chairs with blue and white stripes are arranged along the edge. In the upper left, a cluster of lush green palm trees leans over the water. The overall scene is bright and tropical.

porto
golf

Riverside

A L A M E I N C I T Y

SALES PRESENTATION





Where Life Flows

Where Summer Flows

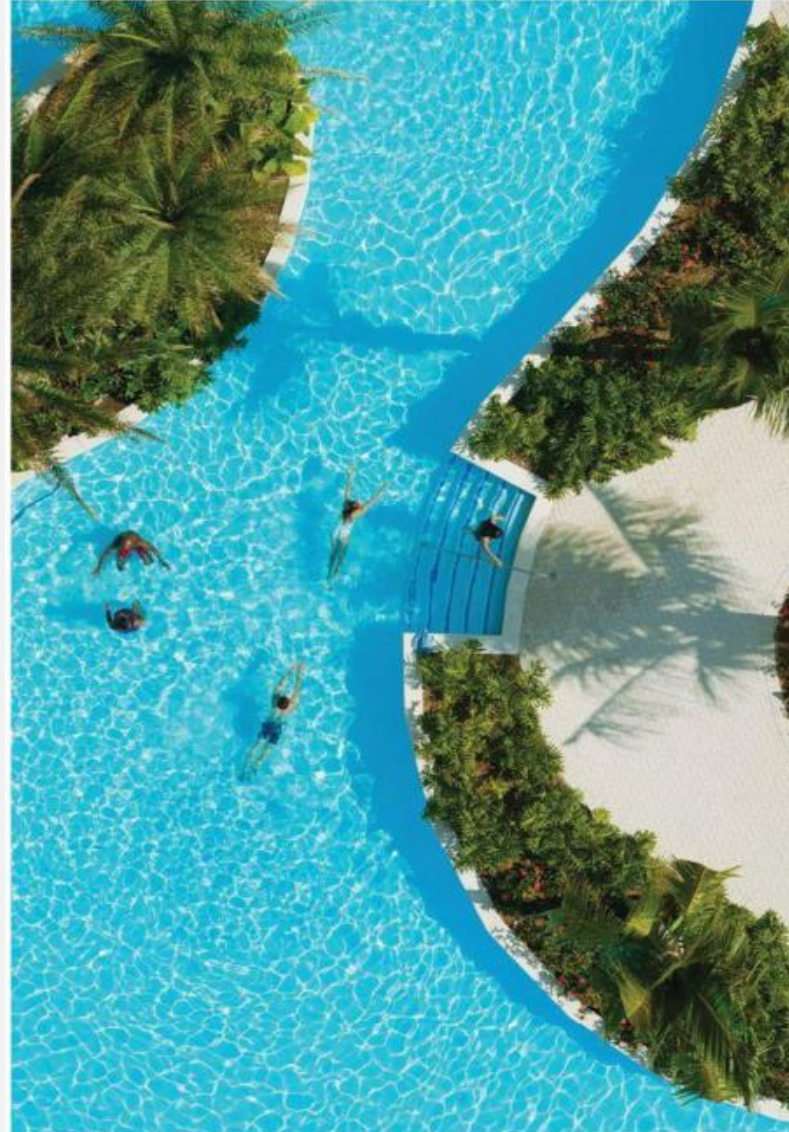
Riverside
ALAMEIN CITY

MASTER PLAN

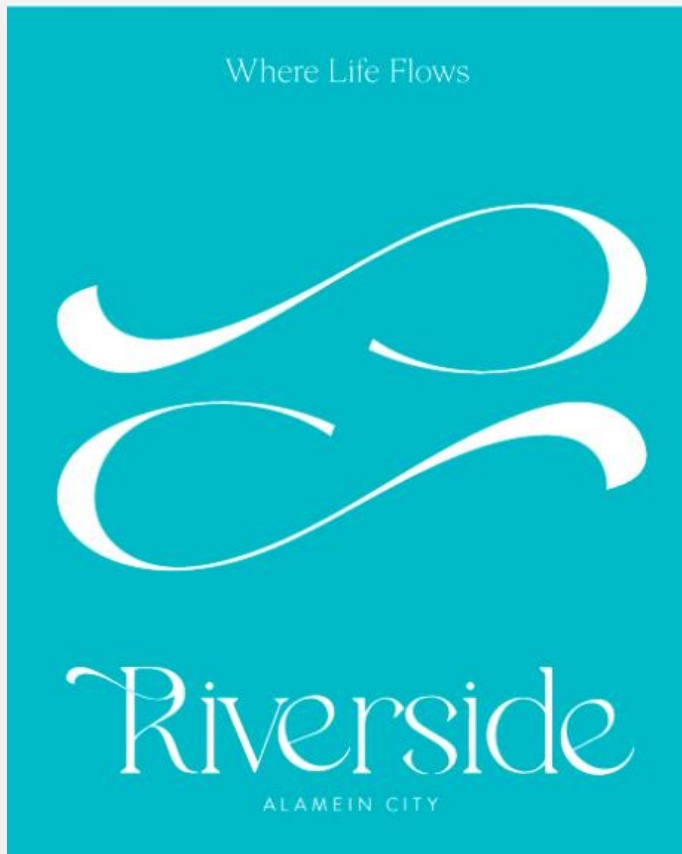


RIVERSIDE BACKGROUND

Combining natural beauty and luxury seamlessly to create a haven escape for clients. The phase has the first Lazy river in the North Coast that passes through building combining adventure with natural haven that gives clients the full experience. It is strategically located in the heart of El Alamein City. Positioned to be mini compound in the heart of the well known Porto Golf Resort. Benefiting from the project amenities and having its own privacy away from the rest of the resort.



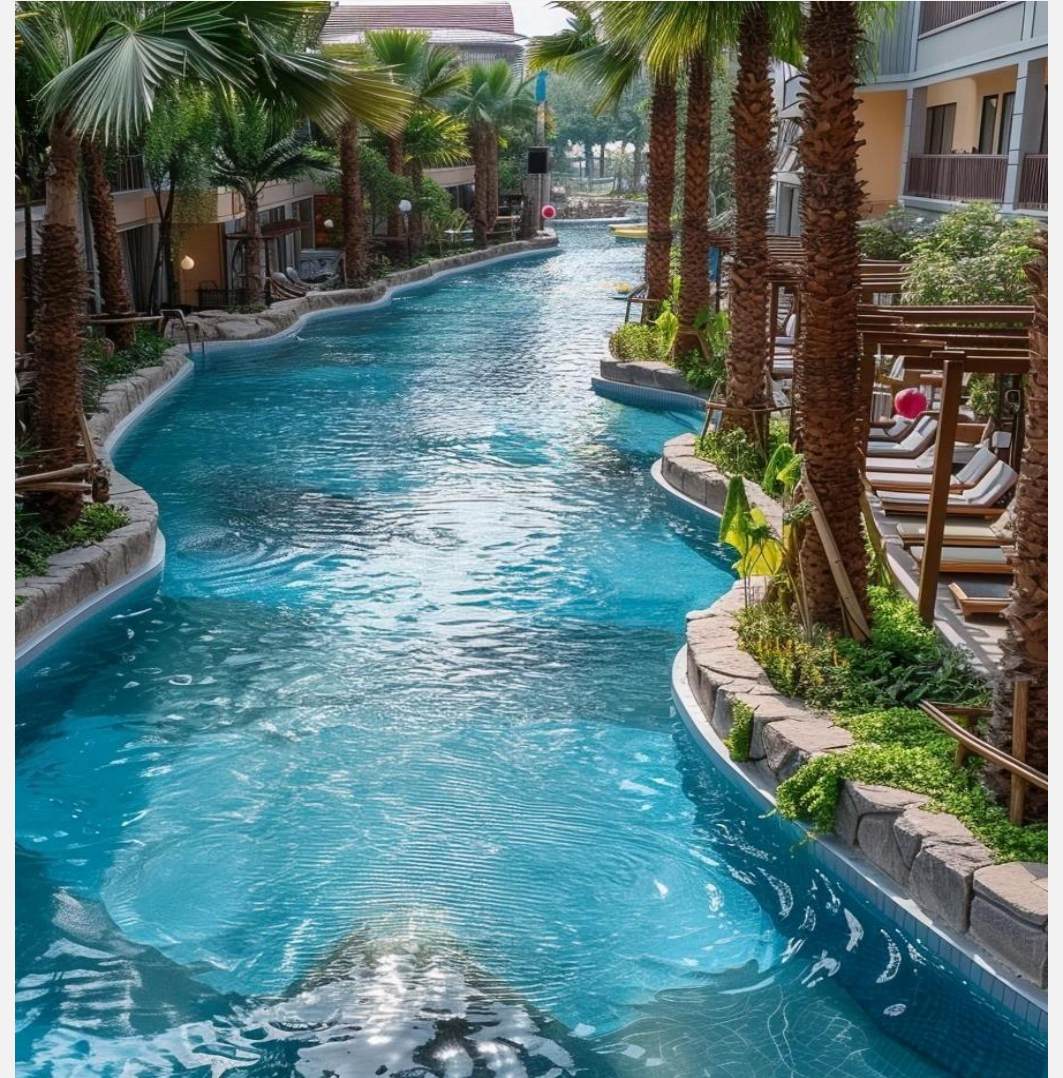
WHERE TIME FLIES AND WORRIES FLOAT THROUGH THE WATER LANDSCAPE



PHASE AMENITIES



1. First Lazy river in the north coast
2. Adults and kids pool
3. Landscape
4. Pedestrian trail
5. 1 mile of commercial facilities
6. Paddle courts
7. Horseback riding
8. Skating range
9. 27 swimming pools
10. Aqua Paradiso
11. Hotel serviced apartments
12. Golf Course



RIVERSIDE FACTS



- **Number of buildings:** 22
- **Total number of units:** 5600
- **Number of units:** 2,800 (our share)
- **Units per building:** 260 - 240
- **Spaces between buildings :** 30 meters
- **Landscape area :** 33,000 sqm
- **Water feature :** 7000 sqm
- **Unit/spaces type 10:** 30- 60-82-90
- **Unit/spaces type 5:** 59
- **Heights :** Ground floor + 9
- **Number of elevators/building type 10:** 3
- **Number of elevators/building type 5:** 2

Phase 1 facts

- **Pool area:** 2,655 SQM
- **Hardscape area:** 6,298 SQM
- **Softscape area:** 1,490 SQM



Floor Plan
Buildings
218-219

Ground Floor



Typical Floor

Floor Plan
Buildings
218-219

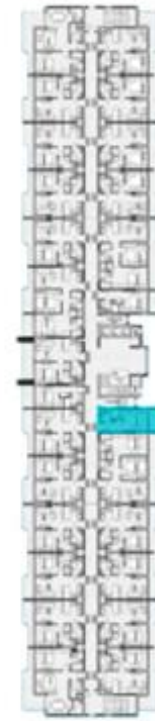
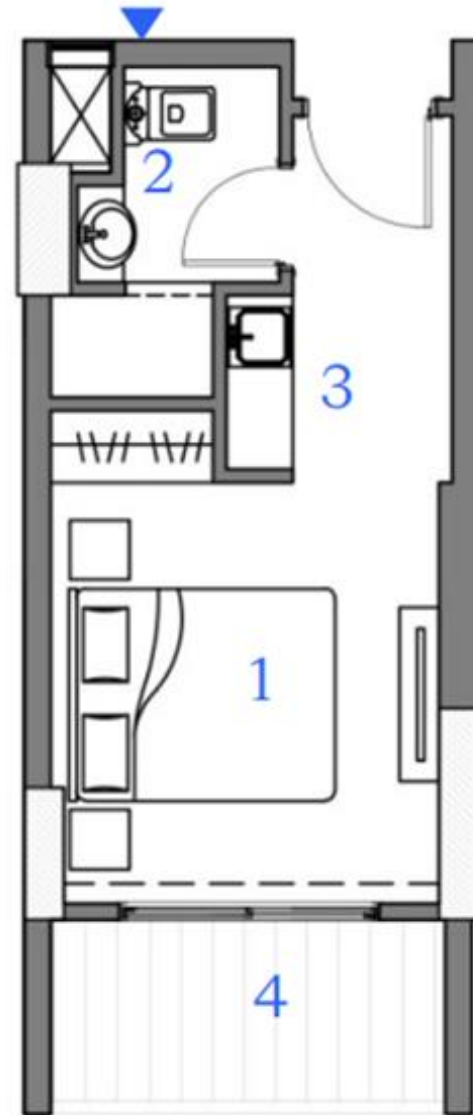


Unit Plans

Buildings
218-219

Unit 201
Second Floor

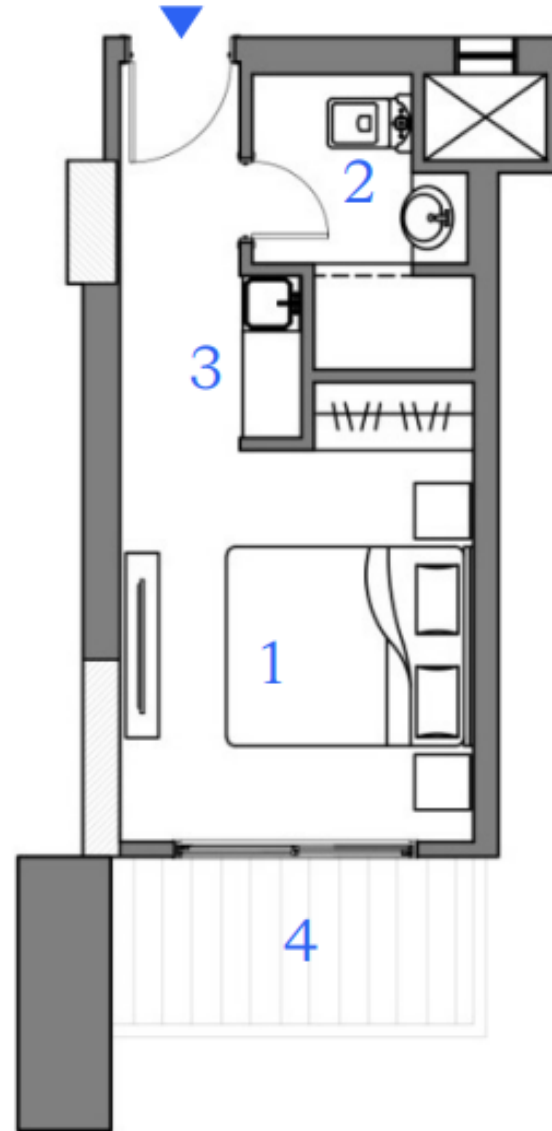
30m²



| | |
|-------------|---------------|
| 1. Bedroom | 2.92m X 3.17m |
| 2. Bathroom | 2.50m X 1.20m |
| 3. Kitchen | 1.70m X 1.31m |
| 4. Terrace | 1.38m X 2.97m |

Unit 214
Second Floor

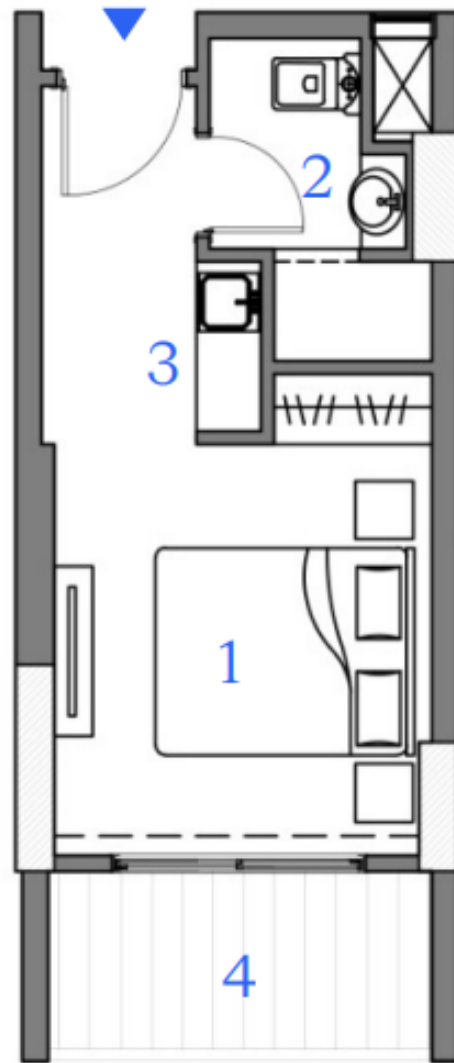
30m²



| | |
|-------------|---------------|
| 1. Bedroom | 3.73m X 2.87m |
| 2. Bathroom | 2.40m X 1.80m |
| 3. Kitchen | 1.31m X 0.50m |
| 4. Terrace | 2.94m X 1.35m |

Unit 226
Second Floor

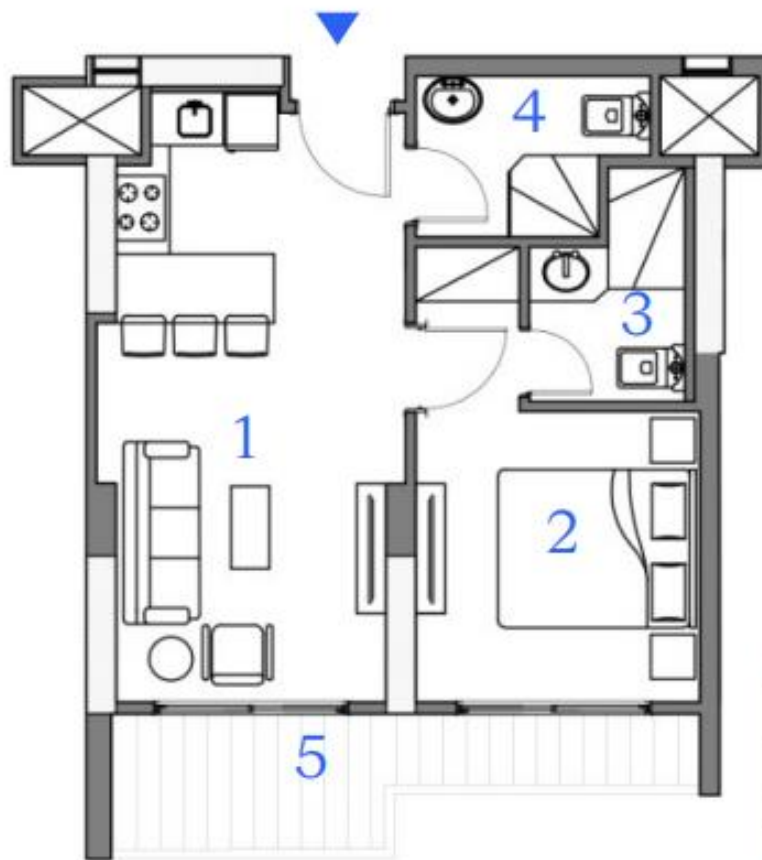
30m²



| | |
|-------------|---------------|
| 1. Bedroom | 2.92m X 3.17m |
| 2. Bathroom | 2.50m X 1.70m |
| 3. Kitchen | 1.31m X 0.50m |
| 4. Terrace | 2.97m X 1.37m |

Unit 203
Second Floor

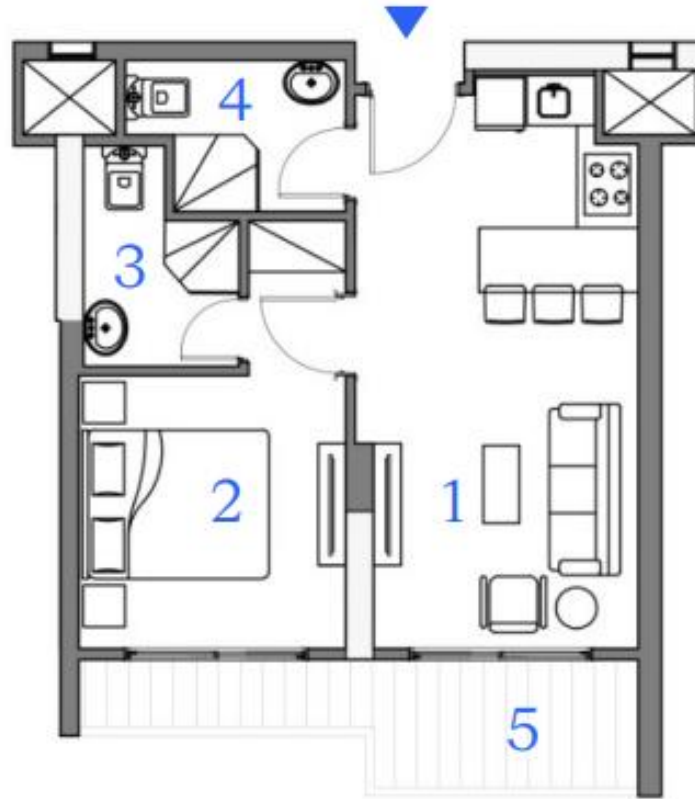
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.13m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 1.68m X 2.37m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 5.95m X 1.36m |

Unit 204
Second Floor

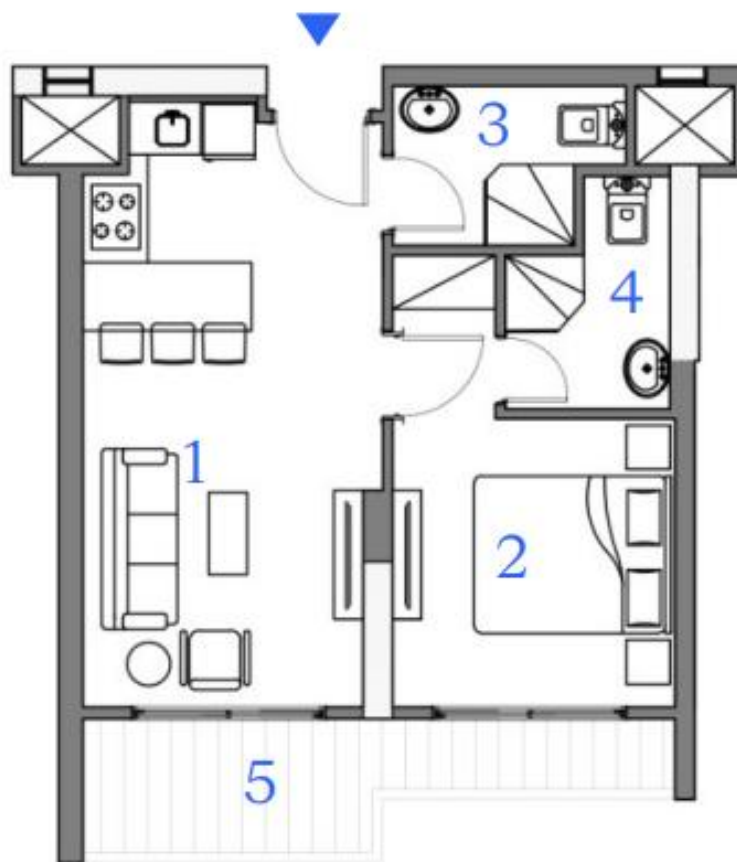
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 1.63m X 2.37m |
| 5. Terrace | 6.01m X 1.36m |

Unit 205
Second Floor

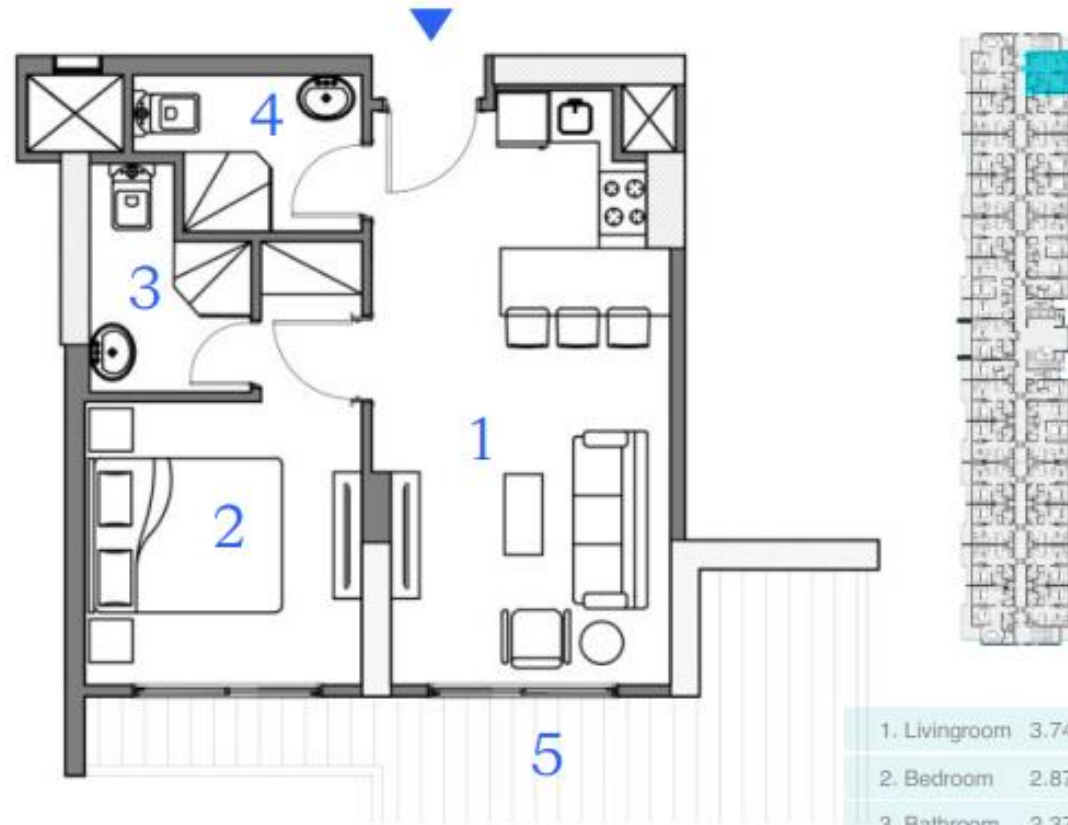
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.63m |
| 4. Bathroom2 | 2.37m X 1.68m |
| 5. Terrace | 6.01m X 1.36m |

Unit 206
Second Floor

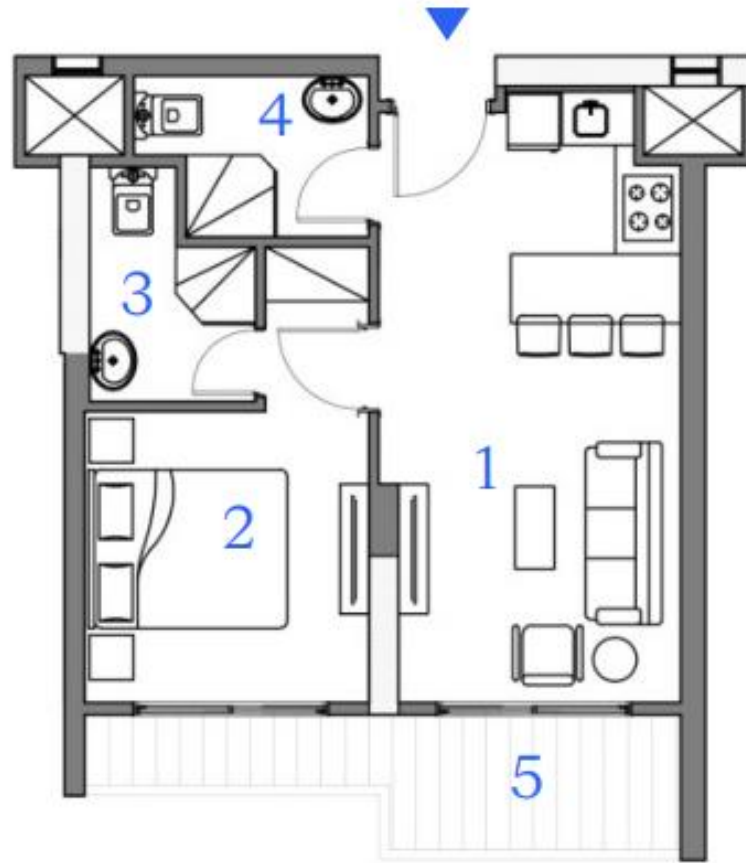
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 3.74m X 3.04m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 8.12m X 2.69m |

Unit 208
Second Floor

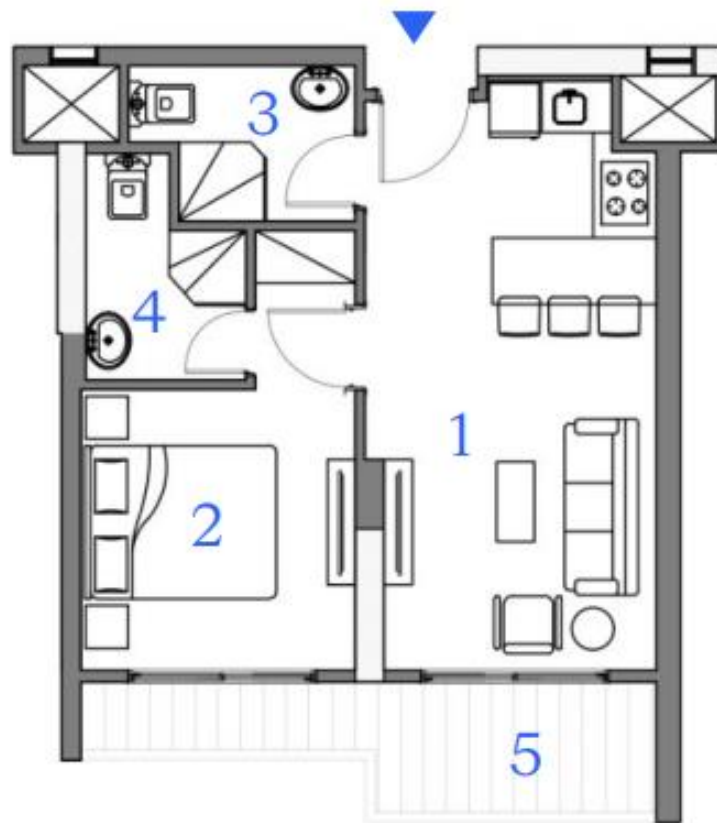
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 6.01m X 1.36m |

Unit 209
Second Floor

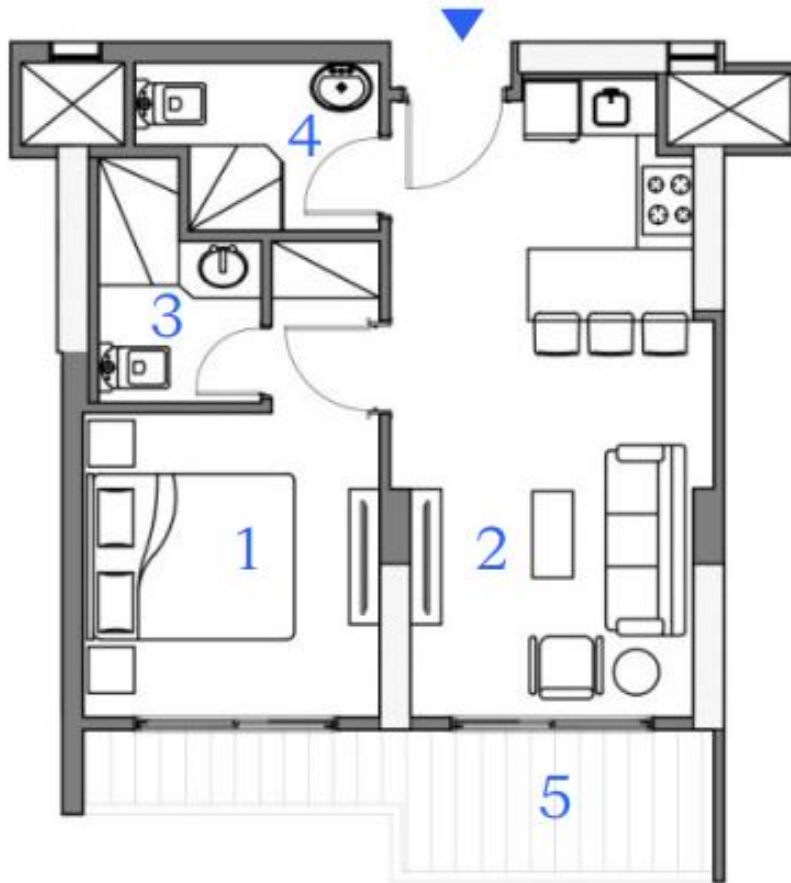
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bedroom2 | 2.37m X 1.63m |
| 4. Bathroom | 2.37m X 1.68m |
| 5. Terrace | 6.01m X 1.35m |

Unit 210
Second Floor

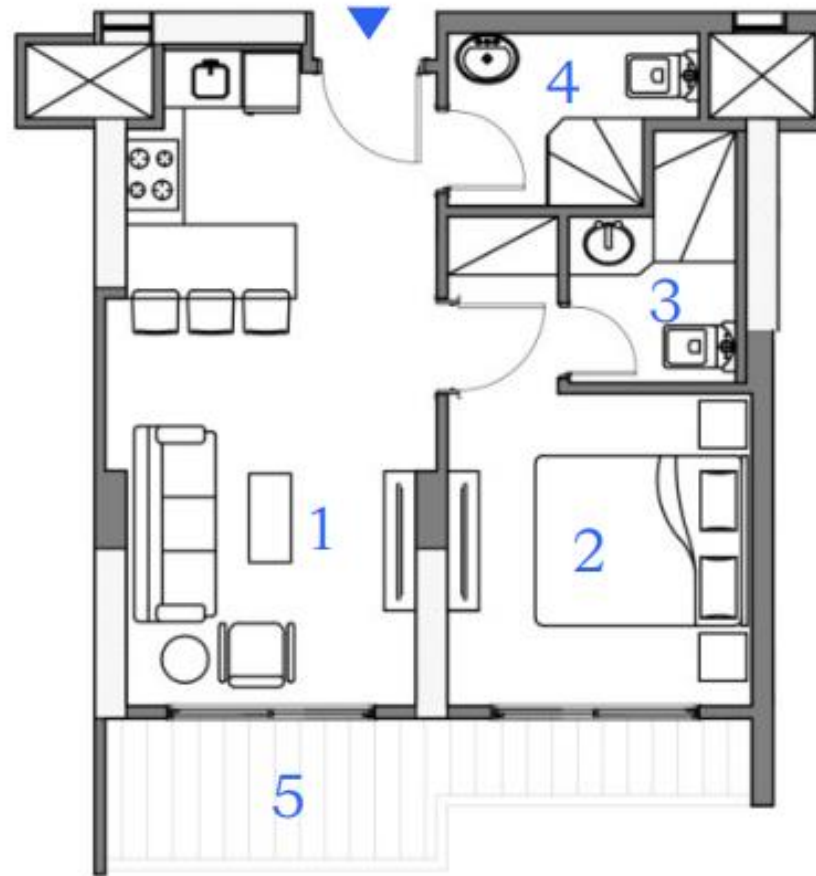
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.13m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 1.68m X 2.37m |
| 4. Bathroom2 | 1.63m X 2.37m |
| 5. Terrace | 6.01m X 1.36m |

Unit 211
Second Floor

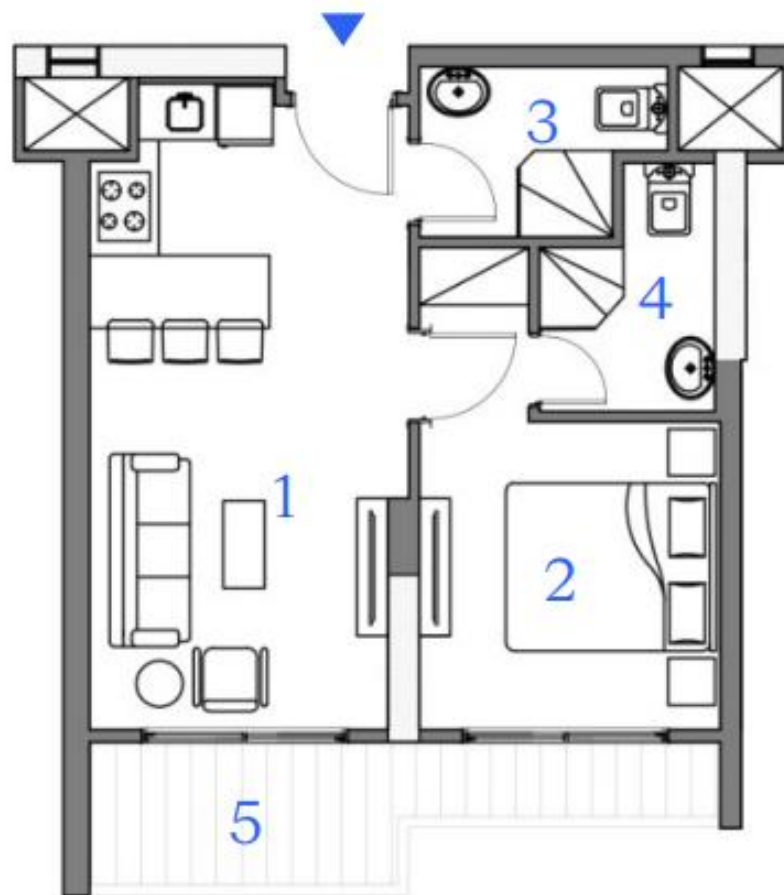
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.13m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 1.68m X 2.37m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 6.01m X 1.36m |

Unit 213
Second Floor

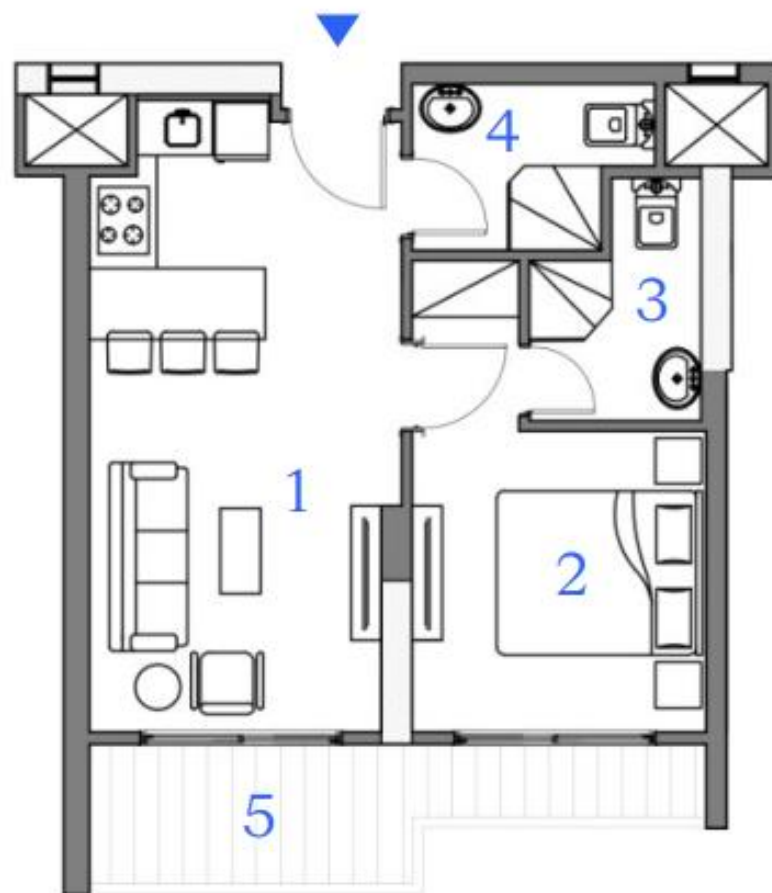
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.07m |
| 2. Bedroom | 2.82m X 2.94m |
| 3. Bathroom | 2.44m X 1.62m |
| 4. Bathroom2 | 2.37m X 1.67m |
| 5. Terrace | 4.89m X 1.35m |

Unit 215
Second Floor

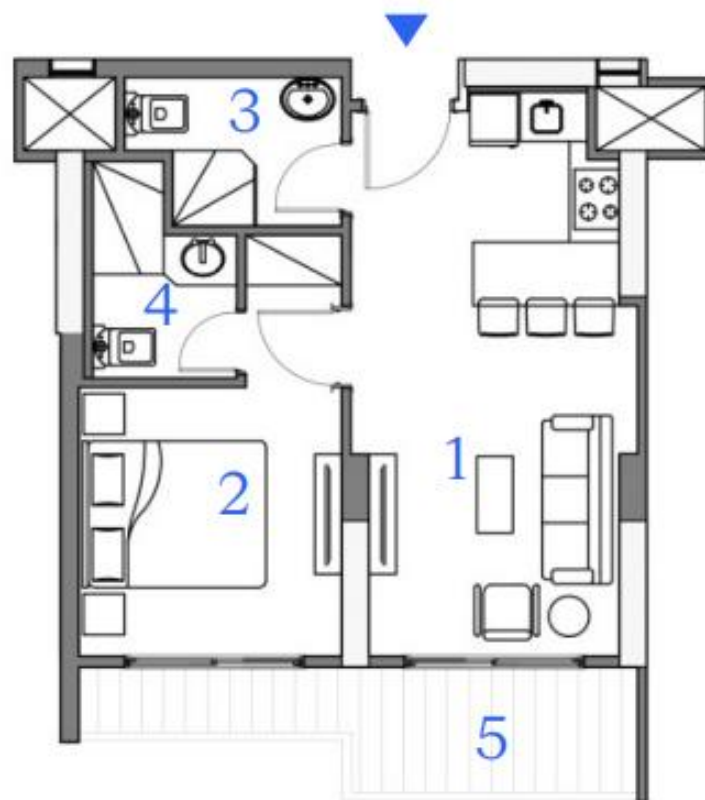
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 1.68m X 2.37m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 6.01m X 1.36m |

Unit 216
Second Floor

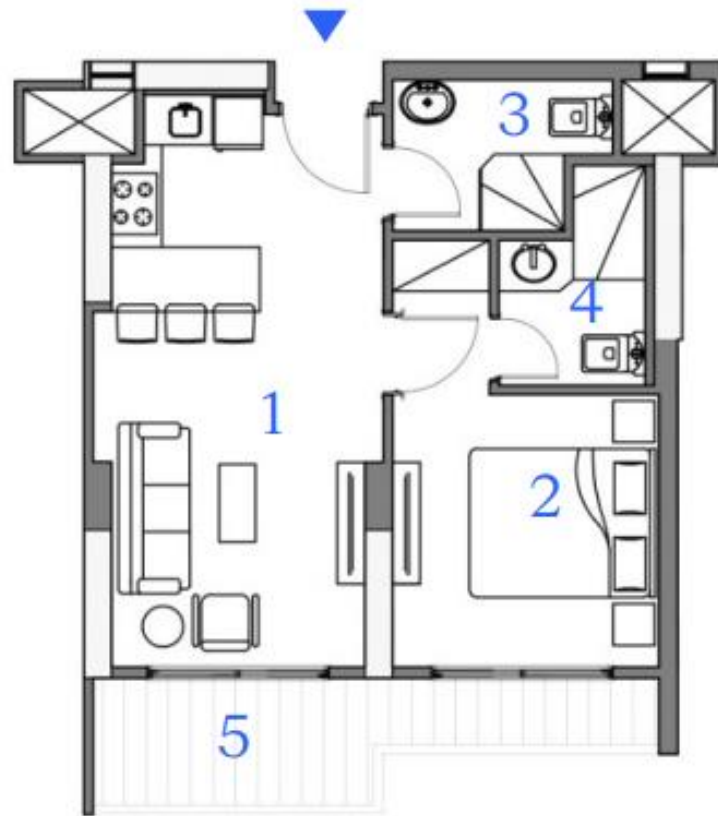
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.13m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.63m |
| 4. Bathroom2 | 2.37m X 1.86m |
| 5. Terrace | 6.01m X 1.36m |

Unit 217
Second Floor

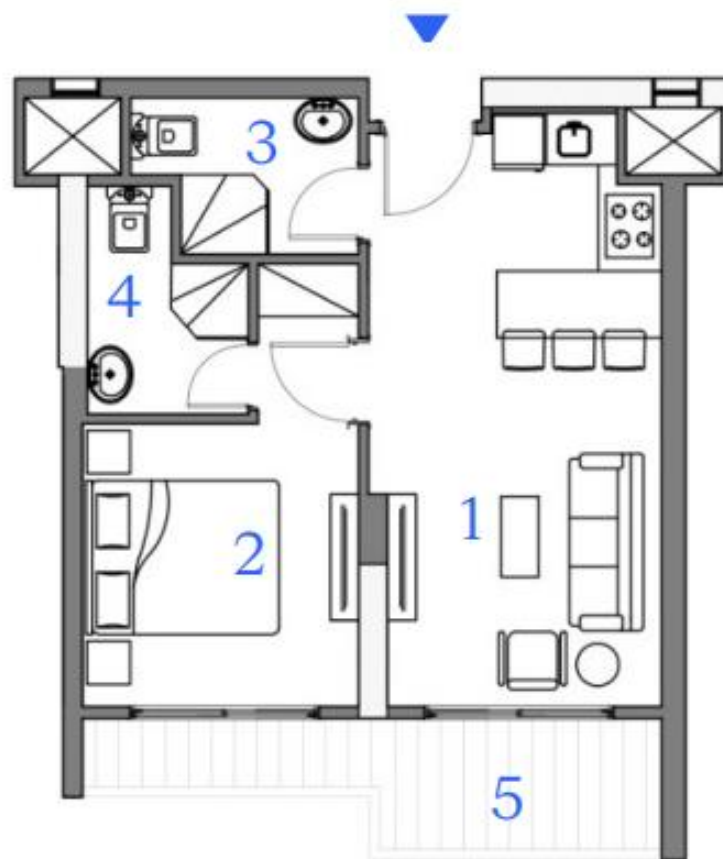
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.13m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.63m |
| 4. Bathroom2 | 2.37m X 1.58m |
| 5. Terrace | 6.01m X 1.36m |

Unit 218
Second Floor

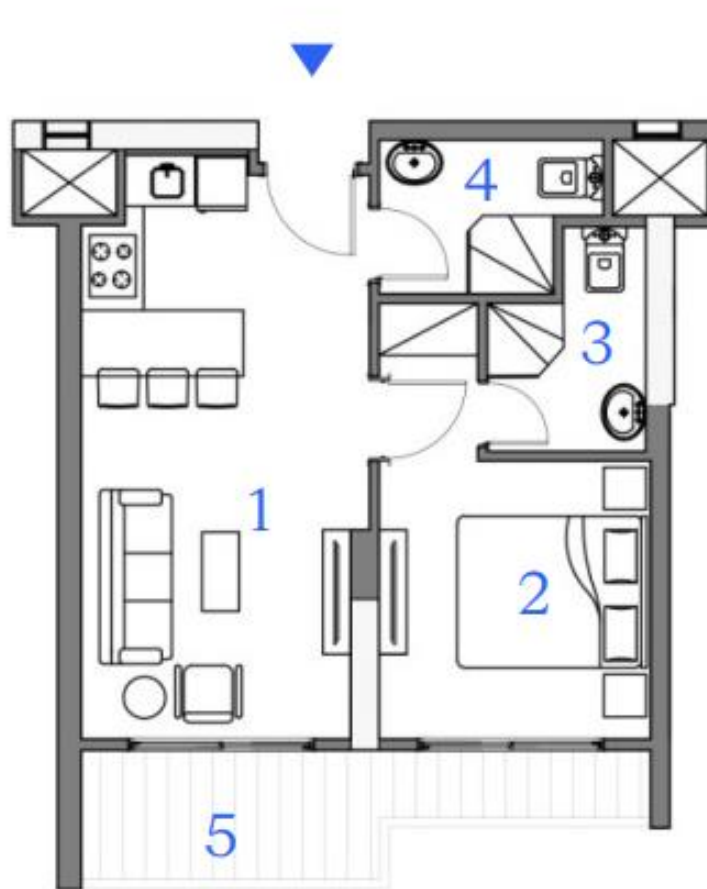
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.63m |
| 4. Bathroom2 | 2.37m X 1.68m |
| 5. Terrace | 6.01m X 1.36m |

Unit 219
Second Floor

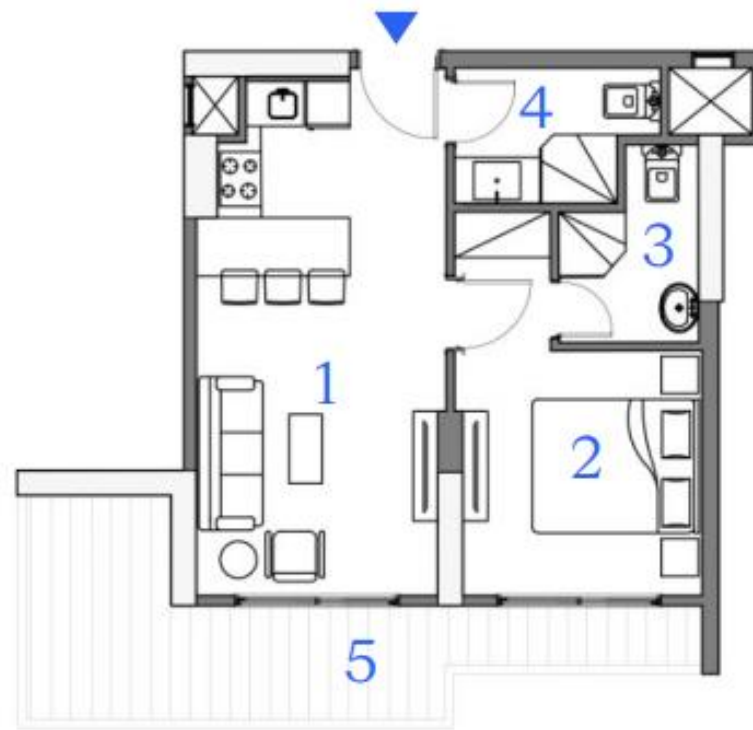
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 3.04m X 6.16m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 6.01m X 1.36m |

Unit 221
Second Floor

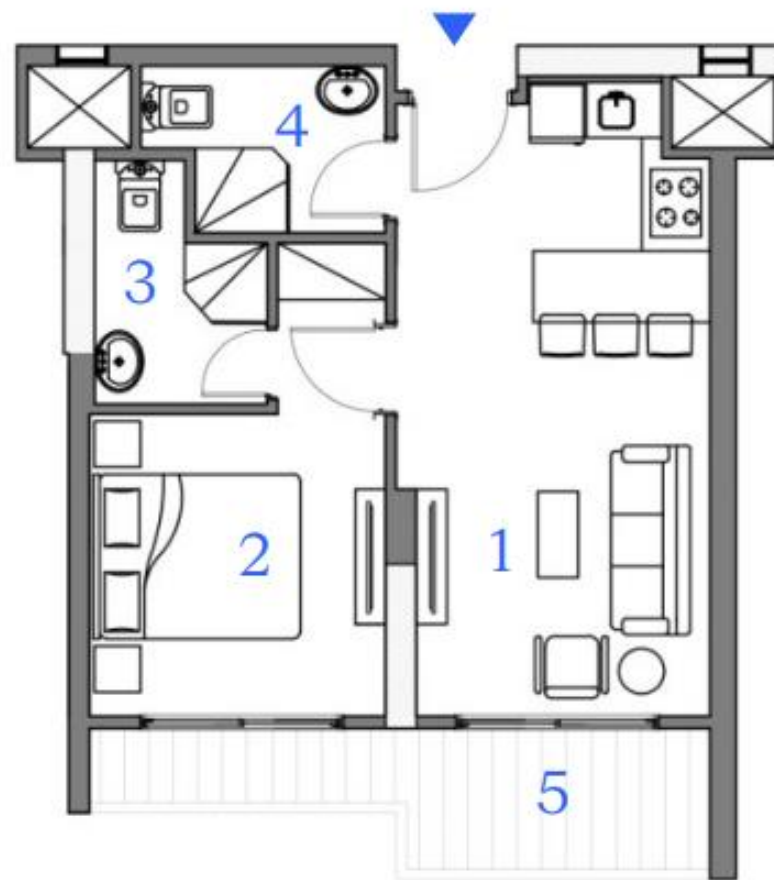
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 3.00m X 6.33m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 2.37m X 1.67m |
| 4. Bathroom2 | 1.63m X 2.47m |
| 5. Terrace | 8.10m X 1.38m |

Unit 222
Second Floor

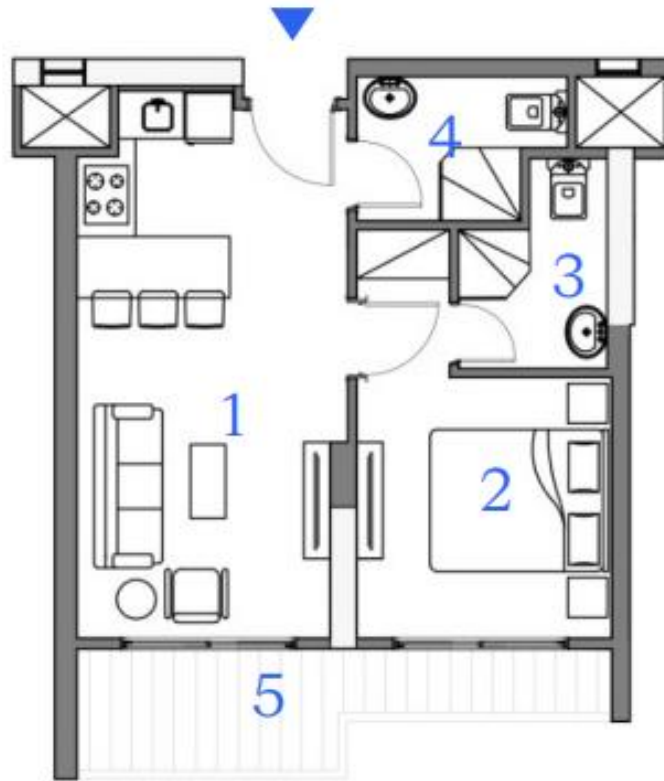
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 3.04m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 1.63m X 2.37m |
| 5. Terrace | 6.01m X 1.36m |

Unit 223
Second Floor

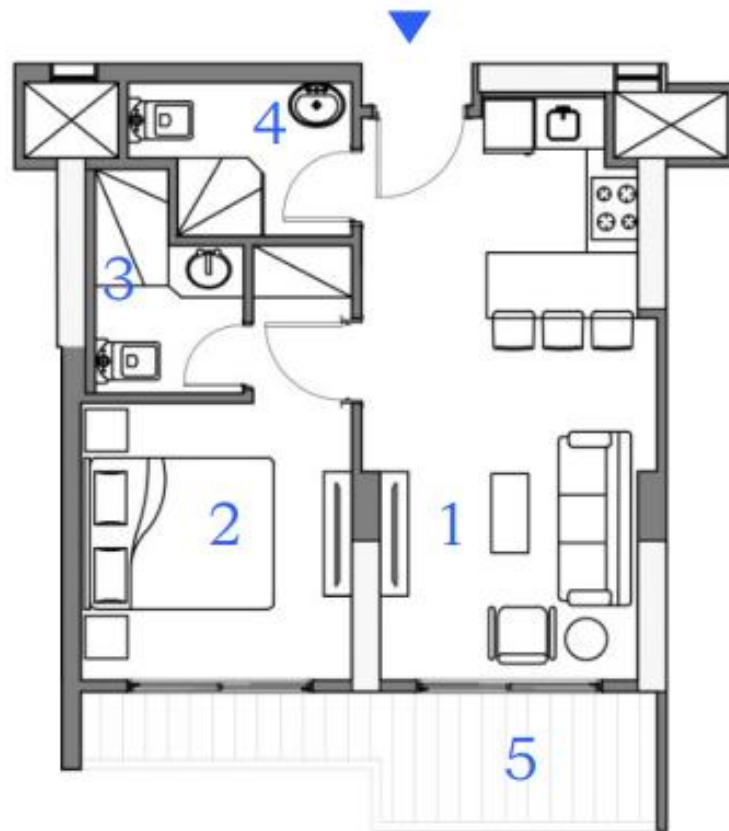
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 3.04m X 6.16m |
| 2. Bedroom | 2.87m X 2.94m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 2.37m X 1.63m |
| 5. Terrace | 6.01m X 1.36m |

Unit 224
Second Floor

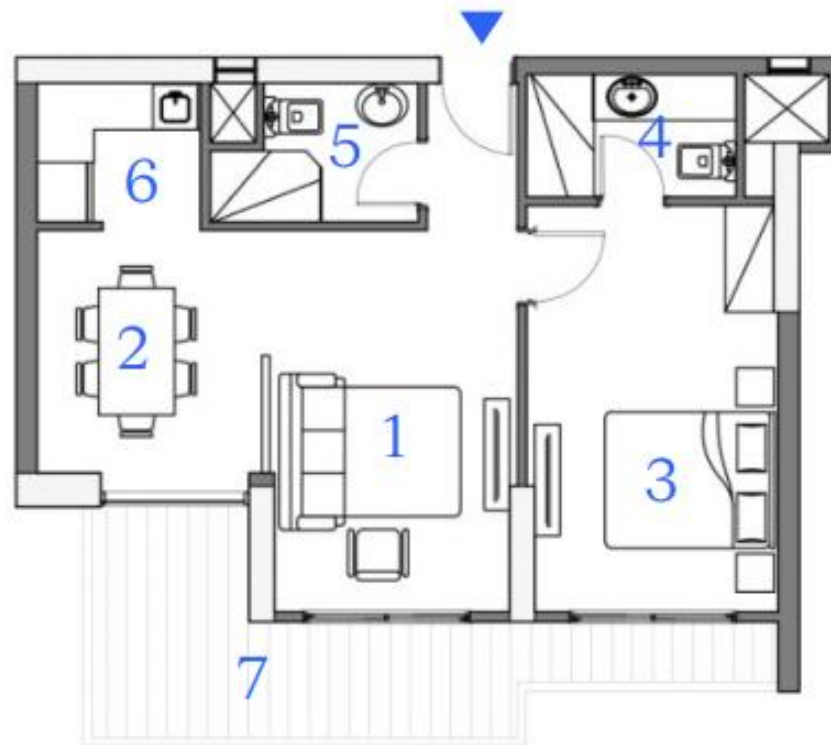
60m²



| | |
|---------------|---------------|
| 1. Livingroom | 3.13m X 6.16m |
| 2. Bedroom | 2.94m X 2.87m |
| 3. Bathroom | 2.37m X 1.68m |
| 4. Bathroom2 | 1.63m X 2.37m |
| 5. Terrace | 6.10m X 1.36m |

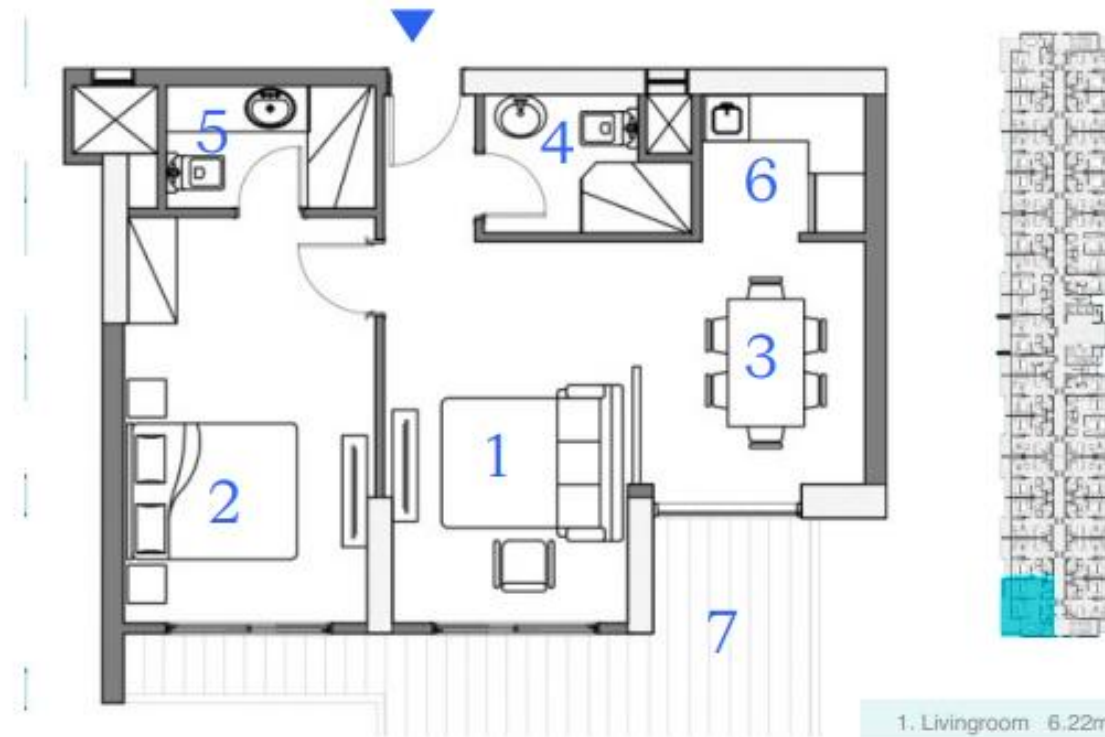
Unit 207
Second Floor

82m²



| | |
|---------------|---------------|
| 1. Livingroom | 2.77m X 4.50m |
| 2. Diningroom | 2.80m X 2.86m |
| 3. Bedroom2 | 4.78m X 2.97m |
| 4. Bathroom | 2.47m X 1.45m |
| 5. Bathroom2 | 2.45m X 1.64m |
| 6. Kitchen | 1.64m X 1.92m |
| 7. Terrace | 6.10m X 1.36m |

Unit 220
Second Floor

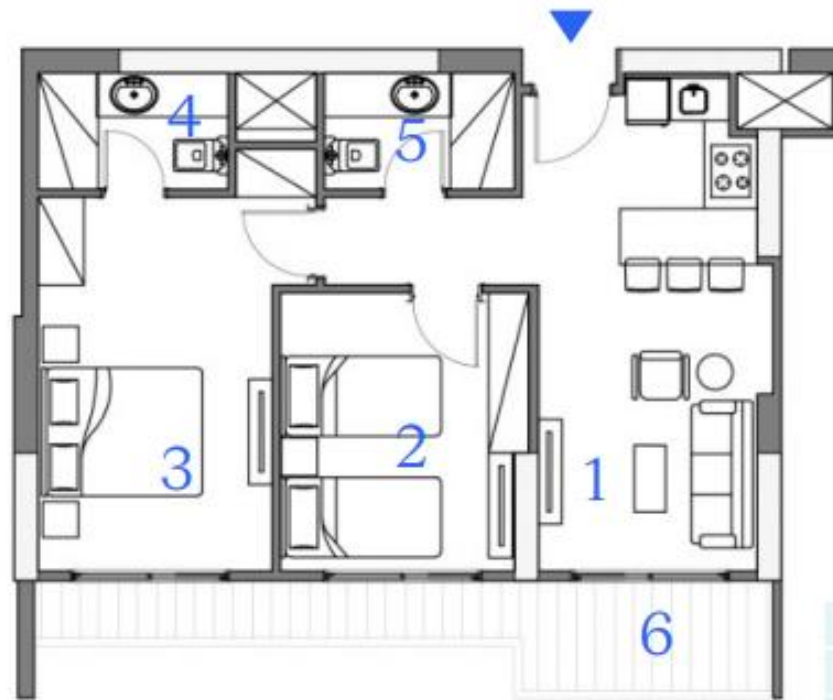


| | |
|---------------|---------------|
| 1. Livingroom | 6.22m X 2.77m |
| 2. Bedroom | 4.78m X 2.97m |
| 3. Diningroom | 2.80m X 2.86m |
| 4. Bathroom | 2.47m X 1.45m |
| 5. Bathroom2 | 2.45m X 1.64m |
| 6. Kitchen | 1.92m X 1.64m |
| 7. Terrace | 8.12m X 1.37m |

82m²

Unit 202
Second Floor

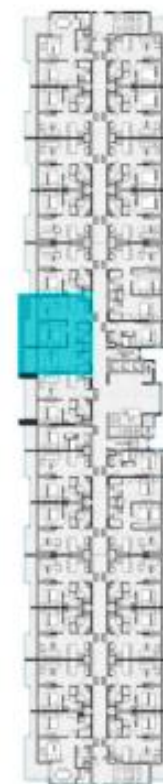
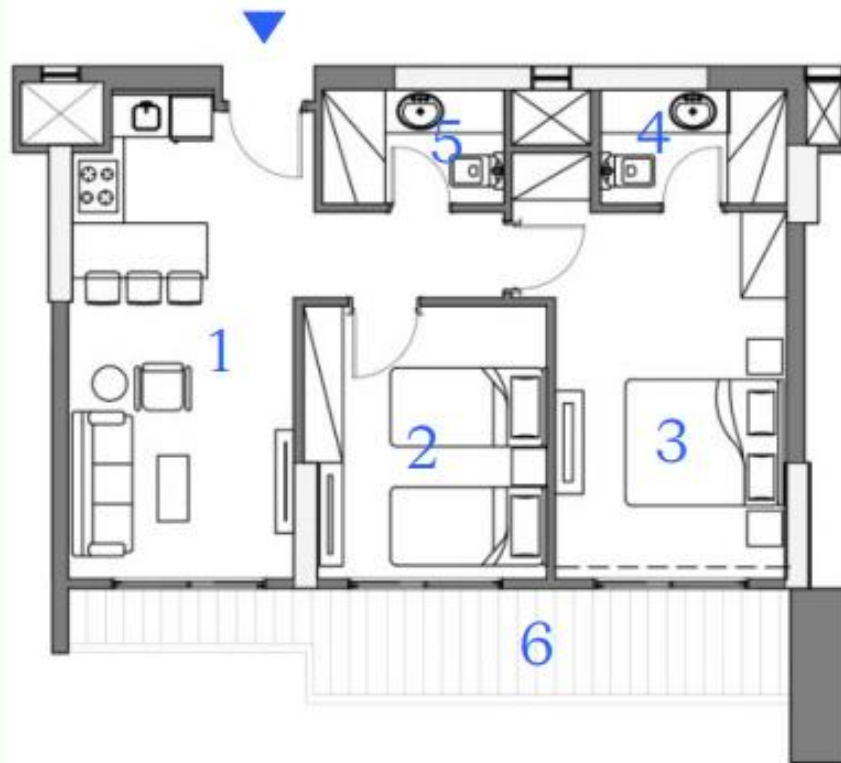
90m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.17m X 2.93m |
| 2. Bedroom | 3.47m X 3.10m |
| 3. Bedroom2 | 2.92m X 4.68m |
| 4. Bathroom | 2.37m X 1.45m |
| 5. Bathroom | 2.37m X 1.45m |
| 6. Terrace | 9.22m X 1.36m |

Unit 212
Second Floor

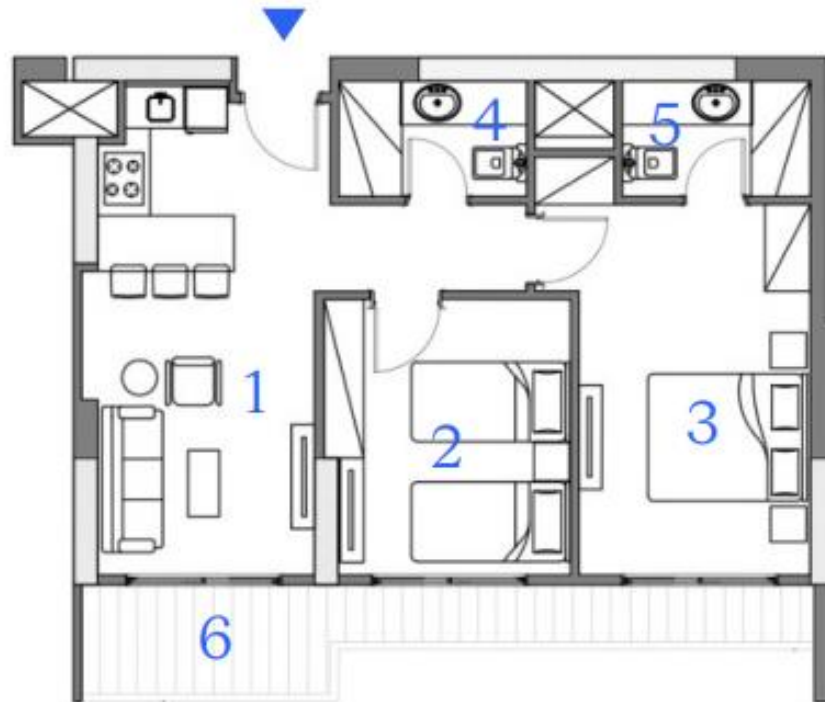
90m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.16m X 2.87m |
| 2. Bedroom | 3.10m X 3.48m |
| 3. Bedroom2 | 2.95m X 4.68m |
| 4. Bathroom | 2.37m X 1.45m |
| 5. Bathroom | 1.45m X 2.31m |
| 6. Terrace | 9.19m X 1.36m |

Unit 225
Second Floor

90m²



| | |
|---------------|---------------|
| 1. Livingroom | 6.17m X 2.93m |
| 2. Bedroom | 3.10m X 3.48m |
| 3. Bedroom2 | 2.95m X 4.68m |
| 4. Bathroom | 1.45m X 2.37m |
| 5. Bathroom | 2.37m X 1.45m |
| 6. Terrace | 9.19m X 1.36m |

Riverside

ALAMEIN CITY

60-82-90 meters apartment
10% ON 6 YEARS EQUAL INSTALLMENTS

30 meters apartment
20% ON 6 YEARS EQUAL INSTALLMENTS

PAYMENT TERMS

