

THE  
**WATERWAY**  
NORTH COAST



THE  
**WATERWAY**  
NORTH COAST





**THE**  
**WATERWAY**  
DEVELOPMENTS

The Waterway Developments is a thriving real estate developer whose owners have developed a notable residential and commercial complex in New Cairo - The Waterway.

It has also begun its latest project, The Capitalway, located in the New Capital.

The Waterway Developments' projects are renowned for their unique layouts, landscape and waterscape features. The distinctive modern architecture and world class finishing quality puts The Waterway Developments in a league of their own.



# Introducing

THE  
**WATERWAY**  
NORTH COAST

It's for those who are delving into who they are and exploring a unique connection with life.. Blending into nature. Feeling the sun rising in their hearts.

It's for the ones with unsurpassed passion for each moment of joy.. of bliss.. of perfection.

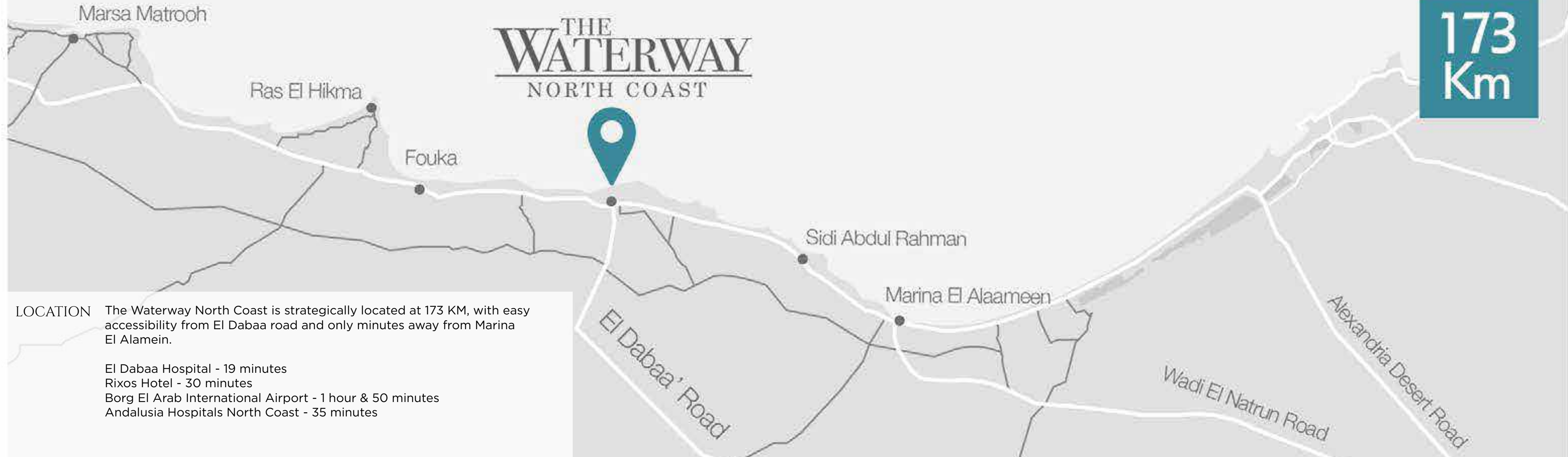
It's for those who need their space.





# THE WATERWAY NORTH COAST

173  
Km



**LOCATION** The Waterway North Coast is strategically located at 173 KM, with easy accessibility from El Dabaa road and only minutes away from Marina El Alamein.

- El Dabaa Hospital - 19 minutes
- Rixos Hotel - 30 minutes
- Borg El Arab International Airport - 1 hour & 50 minutes
- Andalusia Hospitals North Coast - 35 minutes



# Master PLAN

Spread over 57 acres with a depth of 630m, all 402 homes at The Waterway North Coast are overlooking a calm waveless sea and a 429m wide and 200m deep white, rockless sandy beach.

The offered units vary in sizes and types: Seafront Villas, Standalone Villas, Twinhouses, Senior Twinhouses, Townhouses, Senior Townhouses, Mini Townhouses, Courtyard Homes and Sea View Chalets.

All units are built on elevations so that all homes have a sea view and enjoy the bliss of a pure white sandy beach and a waveless sea letting you really enjoy your own space.

The Waterway North Coast takes pride in its serene water features, tropical styled landscape, infinity pools and clubhouses. In addition, there are many other facilities that offer families a splendid and exclusive coastal home.

- |                    |                       |                      |
|--------------------|-----------------------|----------------------|
| 1. Main Clubhouse  | 5. Standalone Villas  | 7. Senior Townhouses |
| 2. Beach Clubhouse | 6. Twinhouses         | 8. Mini Townhouses   |
| 3. Infinity Pools  | 6'. Senior Twinhouses | 9. Courtyard Homes   |
| 4. Seafront Villas | 7. Townhouses         | 10. Sea View Chalets |



This Masterplan is an artist impression, actual product may vary.



S P A C E  
T O L I V E *enough*





# Landscape

Imagine having a bedroom that's overlooking an infinite sea view and greenery all around. Imagine waking up every morning in an inspiring and heavenly environment with fresh air and serene surroundings. The Waterway North Coast offers a charismatic coastal home with an array of tropical landscape that is lush and vibrant. The open spaces and privacy perfectly complements the architectural style and provide a relaxing escape from the busy everyday routine.





# Architecture

The Zen-inspired minimalist architecture style creates a haven that embraces and reflects nature. Precise lines, natural earth colors and stone materials mingle and fuse together to create a powerful aura that inspires peacefulness and allows you to truly savor nature in all its ravishing beauty.







*enough*  
SPACE  
TO BREATHE





The background of the entire page is a composite image. On the left, there are large, stylized tropical leaves in shades of pink, magenta, and teal. On the right, a modern building with a mix of materials is shown. The building has a white upper section, a dark stone-textured lower section, and large glass windows. A paved walkway leads through a landscaped area with various trees and plants towards the building.

# Quality OF DELIVERY

The architecture of the project was designed by carefully considering sustainable choices, so all you need to do is enjoy your space. The interior and exterior building materials have high moisture resistance to withstand the humid climate over time. The non-aging homes are delivered fully finished and ready to prove sustainability over the years.





*enough*  
SPACE  
TO EXPLORE







*M*ain  
CLUBHOUSE



*enough*  
SPACE  
TO WONDER







*B*each  
CLUBHOUSE



# Infinity POOLS





OUR PARTNERS

THE  
**WATERWAY**  
DEVELOPMENTS

**IDEAVERDE**

  
RAEFFRAHM  
ARCHITECTS

**YDG**  
design•workshop•studio

COSMOS  
**E**  
Engineers & Consultants