

IBIZA BAY RESORT



PRIVATE BEACH ACCESS



PADEL COURT



5 POOLS 1 HEATED



RESTAURANTS &
ROOFTOP LOUNGE



KIDS AREA



SMART INVESTMENT



HOTEL SERVICE



**THE HOME
DEVELOPMENT**

WWW.THEHOMEDVELOPMENT.COM

PRESENTS

IBIZA BAY

AL-AHYAA - HURGHADA

30-6-2028



AL-AHYAA - HURGHADA

THE CONCEPT

Inspired By The Spirit Of Ibiza

A premium lifestyle retreat crafted for European and international buyers seeking luxury, privacy, and direct access to exclusive resort-style amenities — all infused with the vibrant Mediterranean energy of Ibiza.



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MASTERPLAN CONCEPT – ARCHITECTURAL VISION

Water Spine Resort Axis:

A seamless visual and functional water corridor flowing through the entire resort — connecting all levels up to the rooftop. Designed with a series of cascading pools, waterfalls, heated features, lush greenery, and spacious lounging decks for a truly immersive resort experience.



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ZIGZAG ARCHITECTURAL FORMATION

The architectural silhouette has been carefully shaped to maximize:

- Panoramic pool views from the majority of units
- Enhanced privacy between terraces
- Greater natural light, fresh airflow, and stronger visual connections to the landscape



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PROJECT OVERVIEW

- Location: Al Ahyaa – Hurghada – Red Sea, Egypt
- Total Plot Area: 3,000 m²
- Project Type: Premium Residential – Lifestyle Tourism Resort



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LAND USE DISTRIBUTION – MASTERPLAN ALLOCATION

ELEMENT

DETAILS

Built-Up Area

Landscape & Pools

Swimming Pools

Green Terraces

Service Cores

- 60% development footprint
- 40% landscaped greenery, water features, and resort lounges
- 4 pools + 1 heated signature pool
- Rooftop sky pool deck with panoramic sea-view sun lounge
- Tropical planting design with vibrant, active greenery
- Balanced vertical circulation and smart access points throughout the project



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AMENITIES & LIFESTYLE FACILITIES

- Direct private beach access
- Five swimming pools including a heated pool
- Two rooftop sky pools overlooking the sea
- Lagoon-style pools flowing through a tropical courtyard
- Waterfall bridge feature (Instagram hotspot)
- Panoramic rooftop sun decks
- Private garden terraces at ground level
- Sun beds, chill zones & relaxation lounges
- Landscaped areas and palm boulevard
- Outdoor seating & community social zones
- Padel court
- Kite surfing zone nearby
- Kids' play area
- Pool & apartment management services
- 24/7 security & CCTV monitoring
- Restaurant & café
- Hotel-style reception & lobby
- Concierge services
- Elevators serving all levels
- Housekeeping & maintenance on-demand
- Short-term and long-term rental management

AL-AHYAA - HURGHADA

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AL-AHYAA - HURGHADA

Inspired By The Spirit Of IBIZA

DIRECT SEA VIEW

PRIVATE BEACH

15 M to the beach

60 M2 TO THE BEACH

كازابلانكا ريزورت
- Casablanca Resort

Shalaby vi

Fayrouz Moon
Beach Villa

Fiesta Beach Resort

LOCATION ON MAP

Direct sea-view access with a private beach just steps from the project — ensuring complete privacy and an exclusive coastal experience.

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PROJECT ORIENTATION

IBIZA Bay – Prime Connected Location in Al Ahya, Hurghada

Ibiza Bay enjoys a strategic location in Al Ahya, between Hurghada and El Gouna — offering smooth access to hotspots, beaches, and the airport.

- Hurghada International Airport – approx. 20–25 mins
- El Gouna – approx. 15–18 mins
- Downtown Hurghada / Sheraton Street – approx. 20 mins
- City Center Mall – approx. 15 mins
- District Court / Dahar Area – approx. 10–12 mins

Essential services are all nearby: supermarkets, pharmacies, cafés, restaurants, and daily needs — all within minutes.

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UNIT TYPES

- Studios
- 1-Bedroom Apartments
- 2-Bedroom Panoramic Apartments
- 3-Bedroom Apartments
- Hotel-Serviced Apartments

Key Features:

- Many units with pool or panoramic sea views
- Smart layouts for vacation use or long stays
- High potential for short-term rental returns



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PRICE POSITIONING

- Starting from 35,000 EGP per sqm
- Up to 75,000 EGP per sqm for premium panoramic-view units

POSITIONING

- Strong market value compared to Red Sea coastal projects
- Attractive entry level for European and local buyers
- Exceptional value considering facilities, services, and beachfront access



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PAYMENT PLAN – FLEXIBLE STRUCTURE

- 15% down payment
- Installments over 4 years
- 0% interest
- 20% discount on full cash payments

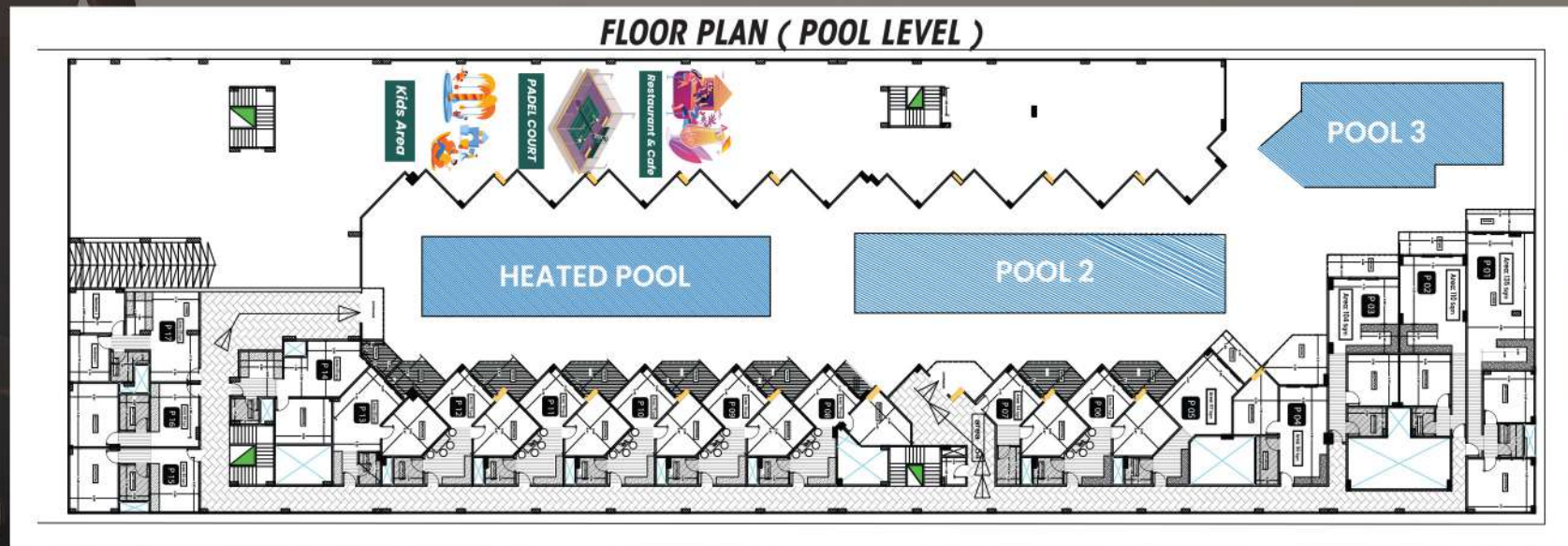


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20 % discount on full cash payments

(MASTER PLANS & DELIVERY DATE)

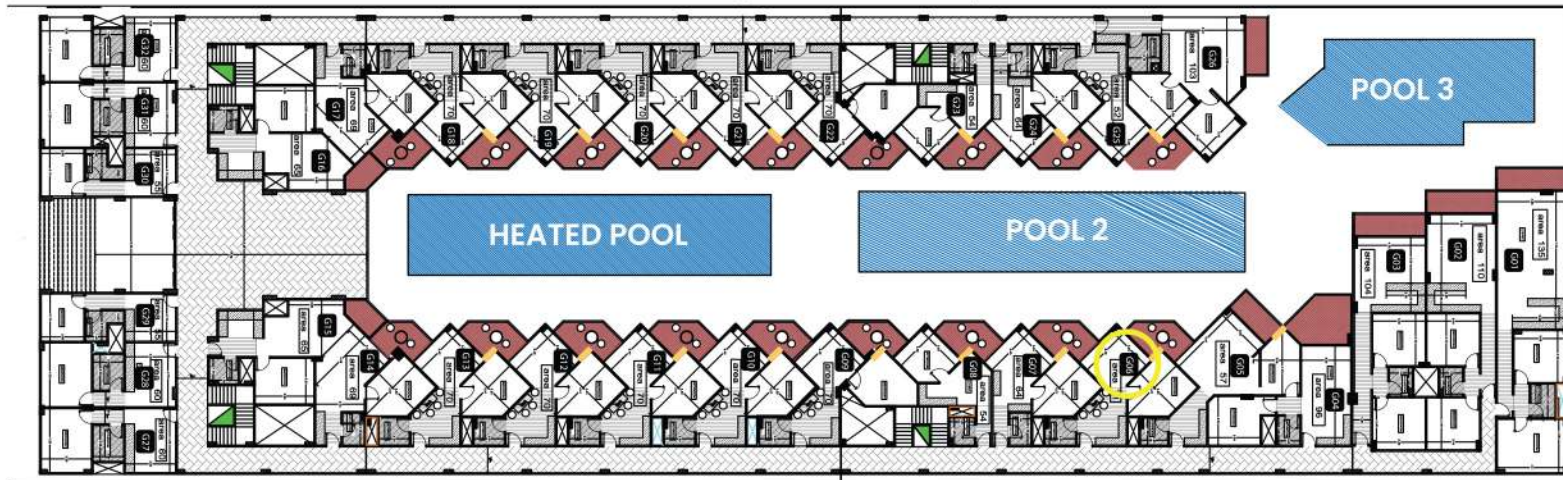


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(MASTER PLANS & DELIVERY DATE)

FLOOR PLAN (GROUND LEVEL)



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(MASTER PLANS & DELIVERY DATE)

FLOOR PLAN (TYPICAL LEVEL)



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Committed to on -time delivery

30 - 6 -2028

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