

A Q U A



OROWAN
RESORT

OUR SIXTH LANDMARK

*Where modern design, open
living, and the Red Sea sun
come together.*

HURGHADA · RED SEA · EGYPT

PROJECT INFORMATION KIT · 2026

WELCOME TO AQUA ORGWAN

A new **landmark** on the *Red Sea*

AQUA ORGWAN is an ultra-modern resort in Hurghada and the **sixth project** by our development company — built on the success of **five completed residential and tourism developments** in Hurghada, trusted by European buyers for living, investment, and holiday rental.

Designed around a bold, open architectural concept, AQUA ORGWAN is crafted to maximize natural light and air, creating a seamless connection between indoor comfort and the vibrant Red Sea lifestyle. With **410 fully-** across four blocks set on a 7,050 m² plot, with two swimming pools and landscaped open spaces — a refined choice for permanent residence, smart investment, or high-yield tourist rental.

1

Ultra-Modern Design

A bold contemporary aesthetic with an open, flowing concept that maximizes light and air.

2

Two Swimming Pools

Two generous pools at the heart of the resort for year-round relaxation under the sun.

3

Open Views & Light

Units oriented for open pool and street views, with abundant natural light.

4

Fully Finished

Every unit delivered fully finished — ready to move in or to rent out.

410

TOTAL UNITS

4

BUILDING BLOCKS

2

SWIMMING POOLS

7,050

LAND AREA M²

2028

DELIVERY



THE VISION

An architectural statement on the Red Sea coast

TRACK RECORD

Six projects. One **standard**.

AQUA ORGWAN is not a first attempt — it is the latest chapter in a proven story. Our development company has delivered **five residential and tourism projects** across Hurghada, each completed and trusted by an international community of owners.

That experience shapes everything at AQUA ORGWAN: disciplined construction, honest finishing, and designs that hold their value. For buyers from across Europe, it means investing with a developer that has built, delivered, and stood behind its work — again and again.

**Proven Delivery**

Five completed developments in Hurghada — built and handed over.

**European Trust**

A track record with international buyers for residence and rental.

**Lasting Value**

Quality construction and finishing designed to endure.

**End-to-End Service**

From reservation to handover, guided every step of the way.

OUR COMPLETED PROJECTS

Five delivered, *one promise kept*

01	Aqua Palms Resort	Delivered	Dec 2018
02	Aqua Tropical Resort	Delivered	Dec 2021
03	Aqua Blue Bay	Delivered	Dec 2023
04	Aqua Infinity	Delivered	Dec 2024
05	Aqua Almaza Suites	Delivered	Dec 2025



THE LOCATION

Privacy, *minutes* from everything

AQUA ORGWAN sits in a quiet setting away from the crowds — offering genuine privacy, while Hurghada's key destinations stay just minutes away.

	El Gouna	5–10 min
	The Beach	5–7 min walk
	Airport	20 min
	Downtown	25 min

WHY HURGHADA

A coast built for **returns**

Hurghada is one of the Red Sea's most established tourism destinations — a year-round market of European visitors that turns property here into a working asset, not just a home.

**Year-Round Season**

A warm climate and steady tourism keep rental demand alive across all seasons.

**Strong Rental Yield**

Furnished holiday lets in Hurghada are sought after on Booking.com and Airbnb.

**Direct Access**

An international airport with direct flights from across Europe.

**Lifestyle Value**

Sea, diving, marinas, and resorts — a destination people return to.

€34,360

ENTRY PRICE

40%

CASH DISCOUNT

30 mo

INSTALLMENTS



RESORT LIVING

Two pools at the heart of every day

THE RESIDENCES

A home for **every lifestyle**

From efficient studios to spacious three-bedroom homes — the majority enjoying open pool views. Each unit is delivered fully finished.

S

STUDIO

Studio

Compact open-plan living — ideal for rental or a private retreat.

30 – 51 m²

~~€34,360~~ **€20,616**
cash price

1

BED

One Bedroom

A separate bedroom and reception — the most versatile choice.

45 – 70 m²

~~€46,344~~ **€27,806**
cash price

2

BED

Two Bedroom

Room for family and guests, with generous living space.

64 – 92 m²

~~€58,250~~ **€34,950**
cash price

3

BED

Three Bedroom

The largest homes at AQUA ORGWAN — space to truly settle in.

88 – 137 m²

~~€76,981~~ **€46,189**
cash price

250 Pool-View Units

The majority of homes face the central pools.

137 m² Largest

Spacious three-bedroom layouts.

Fully Finished

Move-in ready on delivery.

SAMPLE LAYOUTS

See yourself *at home*

Representative 3D layouts — one for each residence type. Actual unit layouts and finishes may vary.

**Studio****35 m²**

Open-plan living, kitchen & bath

**Studio****44 m²**

Open-plan living with balcony

**One Bedroom****46 m²**

Separate bedroom, living & kitchen

**Two Bedroom****74 m²**

Two bedrooms, reception & kitchen

**Three Bedroom****117 m²**

Three bedrooms, large reception

PAYMENT PLANS

Flexible ways to *own*

Two simple ways to own at AQUA ORGWAN — pay in full and save, or spread the balance interest-free.

CASH PAYMENT

40% off

Pay in full and enjoy a **40% discount** on the unit price — the best value at AQUA ORGWAN. Studios from **€20,616** cash.

INSTALLMENT PLAN

35% dp

Pay a **35% down payment** and settle the balance comfortably over **30 months**, with no interest.

DOWN PAYMENT BY UNIT TYPE

Your 35% start

UNIT TYPE	PRICE FROM	35% DOWN	PER MONTH ×30
Studio	€34,360	€12,026	€744
One Bedroom	€46,344	€16,220	€1,004
Two Bedroom	€58,250	€20,388	€1,262
Three Bedroom	€76,981	€26,943	€1,668

Down payment is 35% of the starting price per type. Balance over 30 monthly instalments, interest-free. Prices subject to change.

**Delivery**

End of July 2028 — about two and a half years.

**Finishing**

Fully finished, ready for living or rental.

**Availability**

The full project — 410 units — is open now.

A LIMITED EARLY OPPORTUNITY

Buy now, choose freely & save 40%.

Reserving early means the full collection is still open — pick the floor, view and layout you want, pay in full and take the maximum 40% cash discount before the best units are gone.

40%

CASH DISCOUNT

MASTER PLAN

Ground floor plan

The ground level is arranged around the two central pools, with residences opening directly onto the landscaped pool deck.



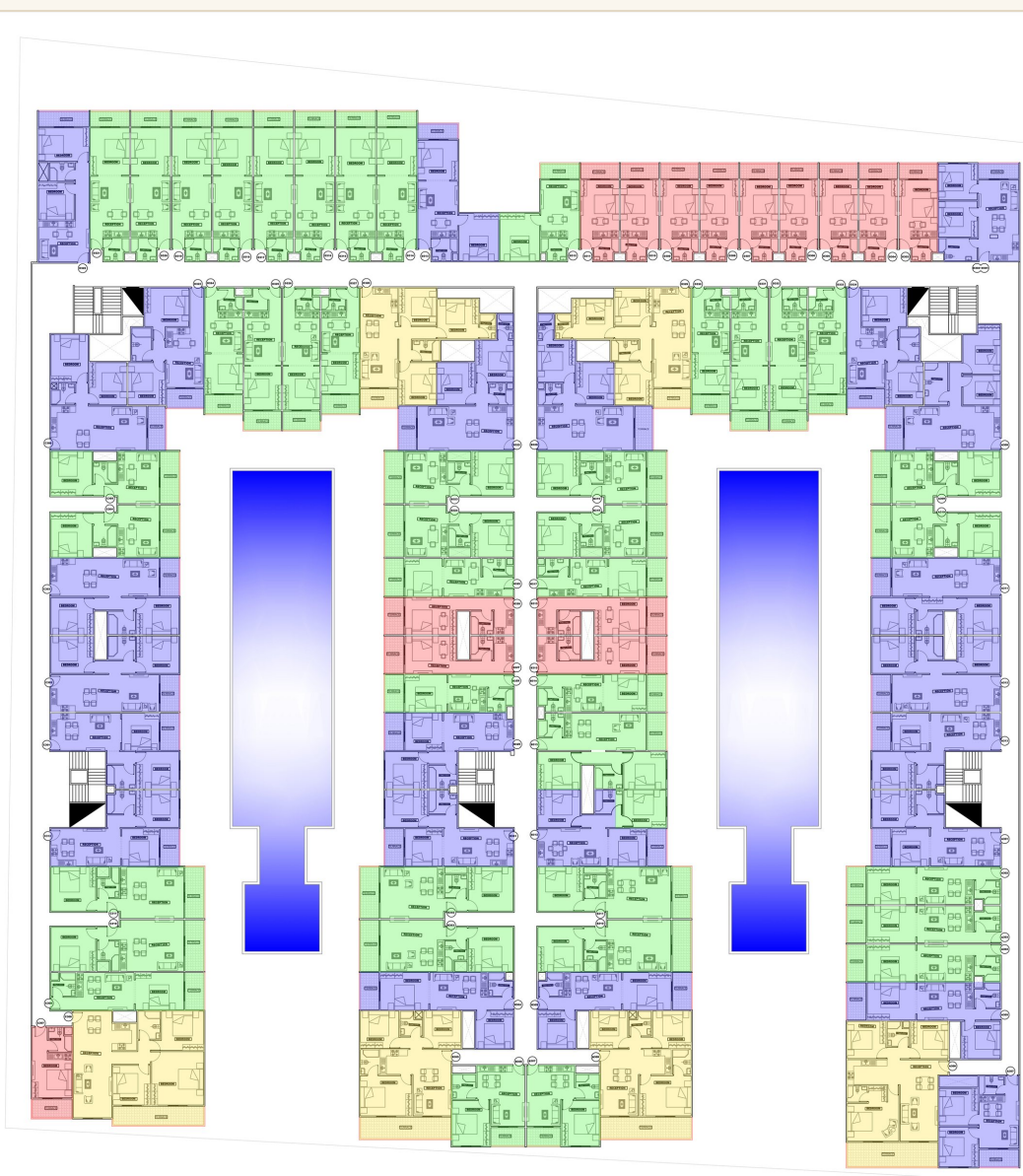
GROUND FLOOR PLAN · BLOCKS A-D & POOLS

■ Studio
 ■ One Bedroom
 ■ Two Bedroom
 ■ Three Bedroom
 ■ Swimming Pool

MASTER PLAN

Typical floor (1st–3rd)

The first, second, and third floors share the same layout — residences arranged across blocks A, B, C and D around the two central pools, oriented to maximize open views and natural light.



TYPICAL FLOOR PLAN · BLOCKS A – D · REPEATED FLOORS 1–3

■ Studio
 ■ One Bedroom
 ■ Two Bedroom
 ■ Three Bedroom
 ■ Swimming Pool



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EXPERIENCED
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LOCAL EXPERTS
YOU CAN RELY ON



PERSONAL SERVICE
GLOBAL STANDARDS



CONNECTING PEOPLE
WITH PROPERTY

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