

A diver in a camouflage wetsuit is seen from behind, swimming upwards towards a large, textured coral reef. The water is a deep, clear blue, and the scene is lit from above, creating a sense of depth and tranquility. The diver's fins are visible, and they appear to be in a relaxed, ascending posture.

# ALCAMAAR

S A H L H A S H E E S H

ON THE RISE

# ALCAMAR

S A H L H A S H E E S H

Designed with a modern-arabesque flair, Alcamar sits majestically on the northern headland of Sahl Hasheesh, 30 meters above sea level offering flawless sea views and a lush green golf course backdrop.

The project features apartments, penthouses and twin villas designed for the ideal holiday escape or year-round luxury living, perfect for all tastes. Residents enjoy a fully-serviced club house with a vast landscape of refreshing pools and whimsical green palms.

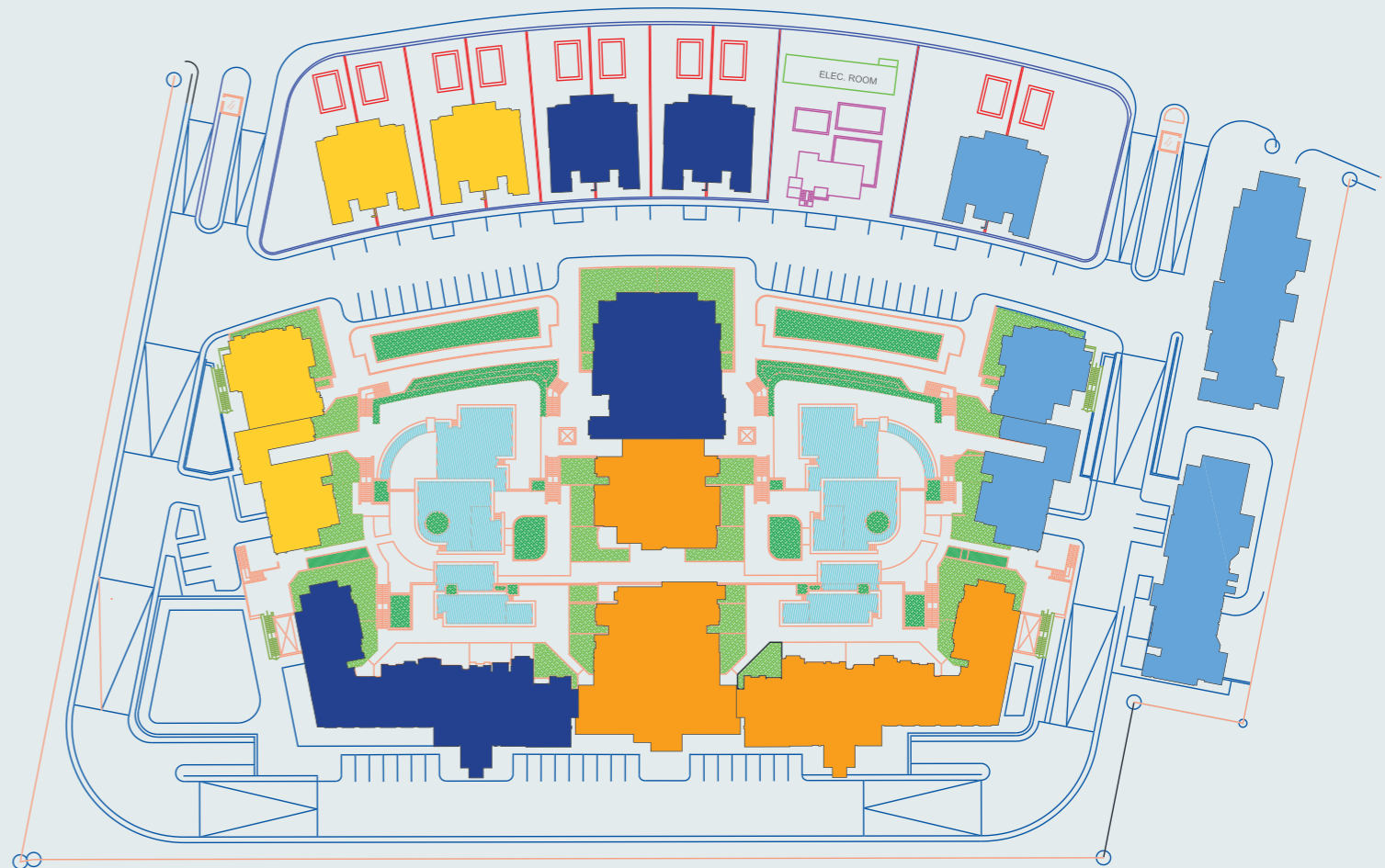
The project is located just 15 minutes from Hurghada International Airport, making it easily accessible from Cairo and many major European hubs.

**Idyllic living is on the rise at Alcamar...**





# MASTER PLAN



<span style="display: inline-block; width: 20px; height: 10px; background-color: #4682B4; border: 1px solid black;"></span> Phase 1	<span style="display: inline-block; width: 20px; height: 10px; background-color: #191970; border: 1px solid black;"></span> Phase 3
<span style="display: inline-block; width: 20px; height: 10px; background-color: #FF8C00; border: 1px solid black;"></span> Phase 2	<span style="display: inline-block; width: 20px; height: 10px; background-color: #FFD700; border: 1px solid black;"></span> Phase 4

## ABOUT SAHL HASHEESH

Only 15 minutes from Hurghada International Airport, Sahl Hasheesh is the fastest growing destination on the Red Sea. The gated community is situated on a beautiful bay, long-renowned as a gorgeous seaside and diving destination with 12.5 kilometers of beachfront and almost 9 kilometers of pristine sandy beaches.

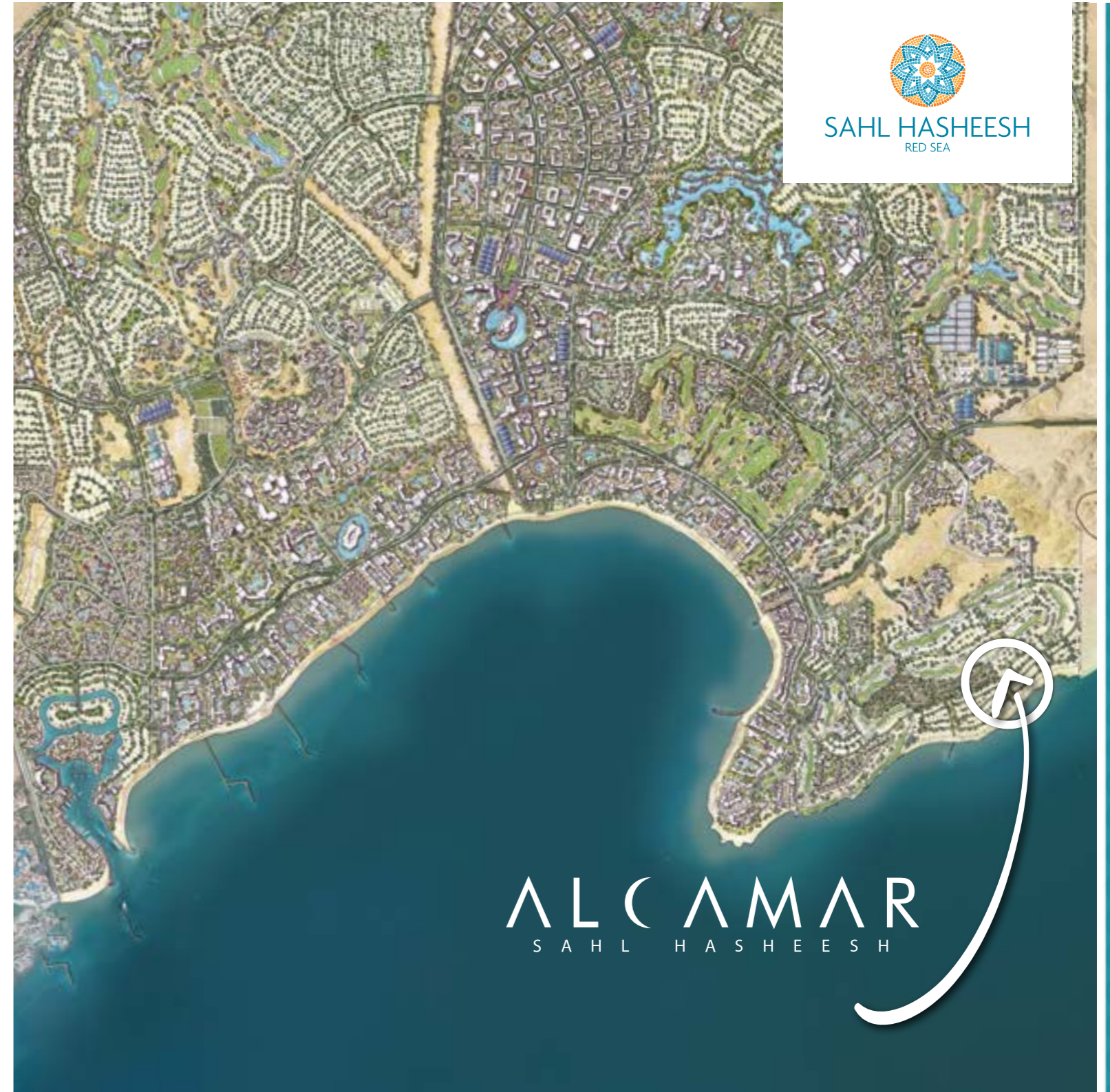
Sahl Hasheesh is the authentic Red Sea escape offering guests and residents a wide variety of pastimes from fun-in-the-sun, water sports and a thriving nightlife to meditative tranquillity.

Within the resort's charming arabesque-style design, guests are spoilt for choice with a unique range of top-class amenities, hotels and residences.

Beyond the built area, the resort is cradled by untouched desert and rugged mountains, which serve as a stunning backdrop to the many riches on offer from this preserved treasure.

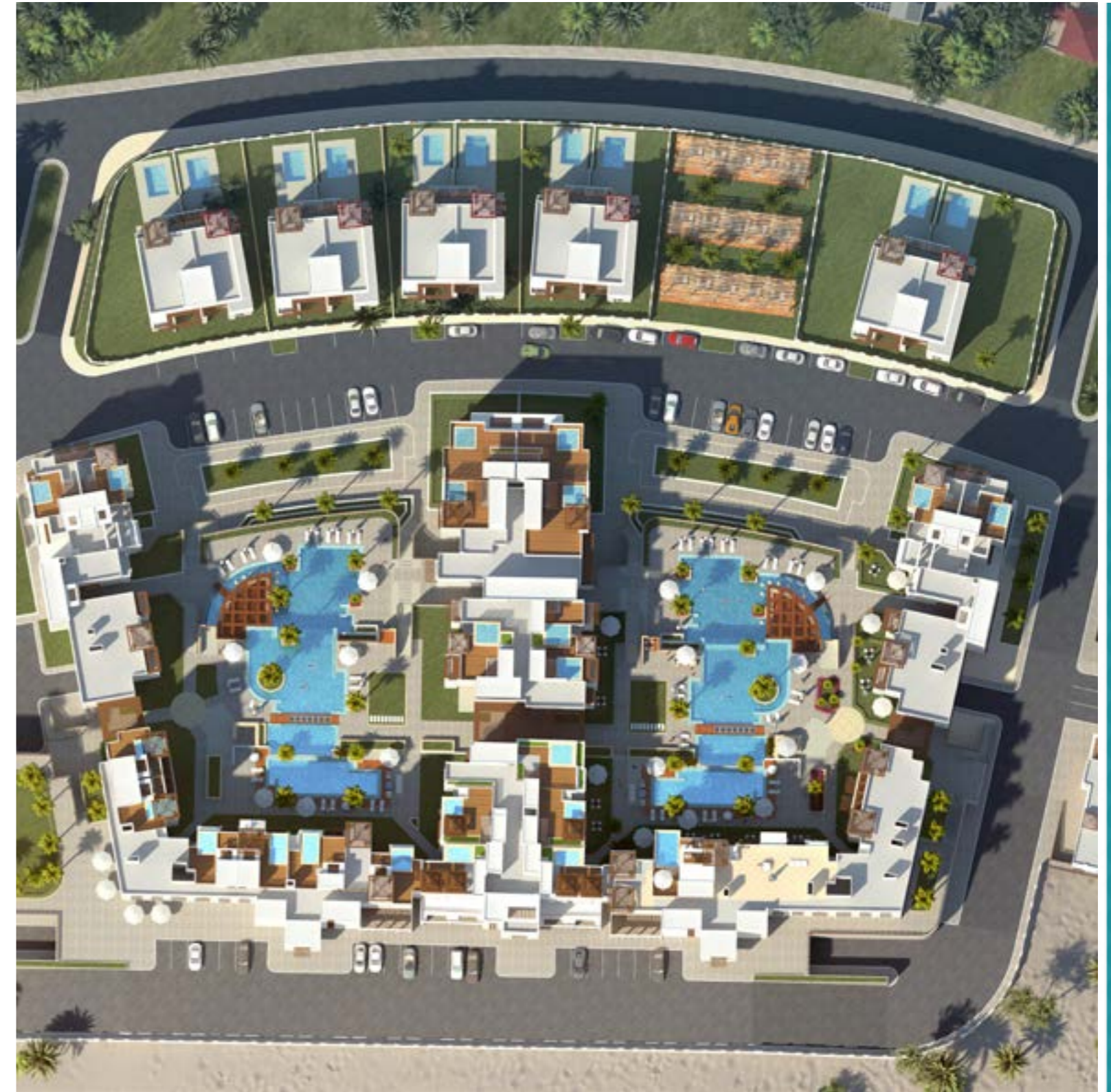


SAHL HASHEESH  
RED SEA



ALC AMAR  
SAHL HASHEESH

# DELIVERY IN 2 YEARS



# 30 METERS ABOVE SEA LEVEL



92% SEA VIEWS



# LUXURIOUS PENTHOUSES





# EXCLUSIVE TWIN VILLAS



# LUXURY LIVING IN SAHL HASHEESH



## RELAXING SPAS



## GOLFING



## DESERT ADVENTURES



## WATERSPORTS



## KIDS FACILITIES



## CLUB HOUSE



## YEAR-ROUND PROPERTY MANAGEMENT SERVICE



## OUTSTANDING PRICES & PAYMENT TERMS



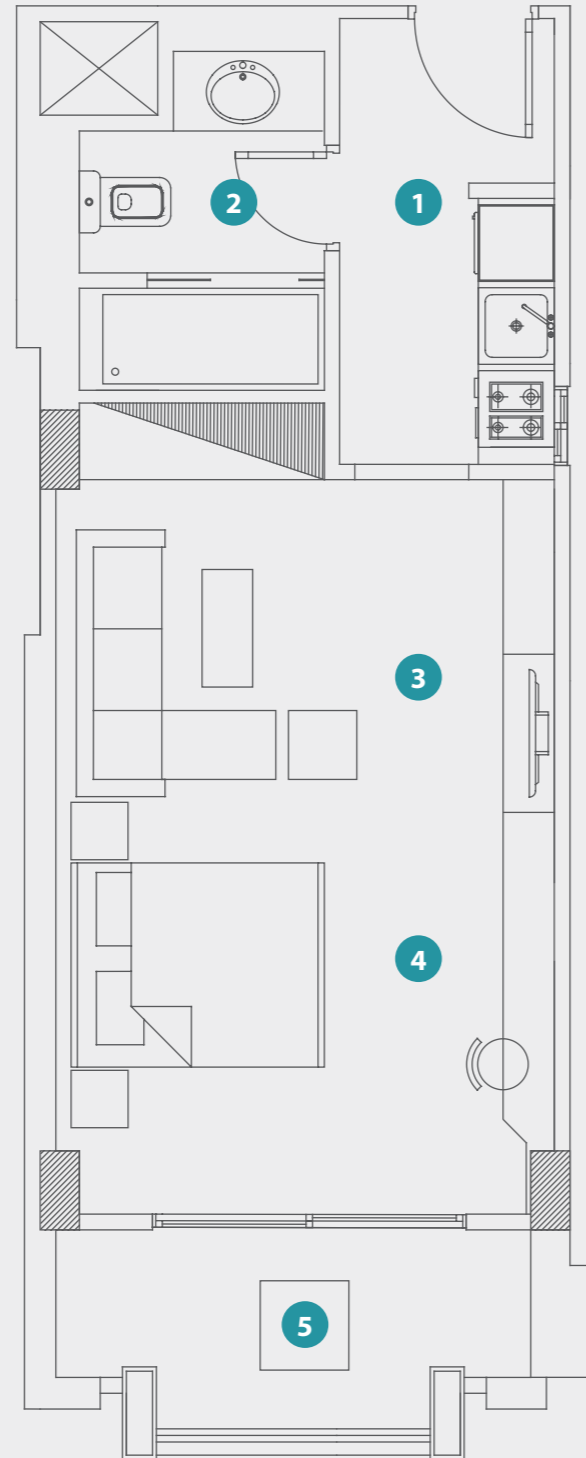


ALCAMAR  
SAHL HASHEESH  
UNIT TYPES

## TYPE A STUDIO

Area: 52.8 m<sup>2</sup>

(1) Kitchenette	1.7m x 3.5m <sup>2</sup>
(2) Bathroom	3.8m x 2.3m <sup>2</sup>
(3) Living Room	3.8m x 3.1m <sup>2</sup>
(4) Bedroom	3.8m x 3.1m <sup>2</sup>
(5) Terrace	3.8m x 1.8m <sup>2</sup>

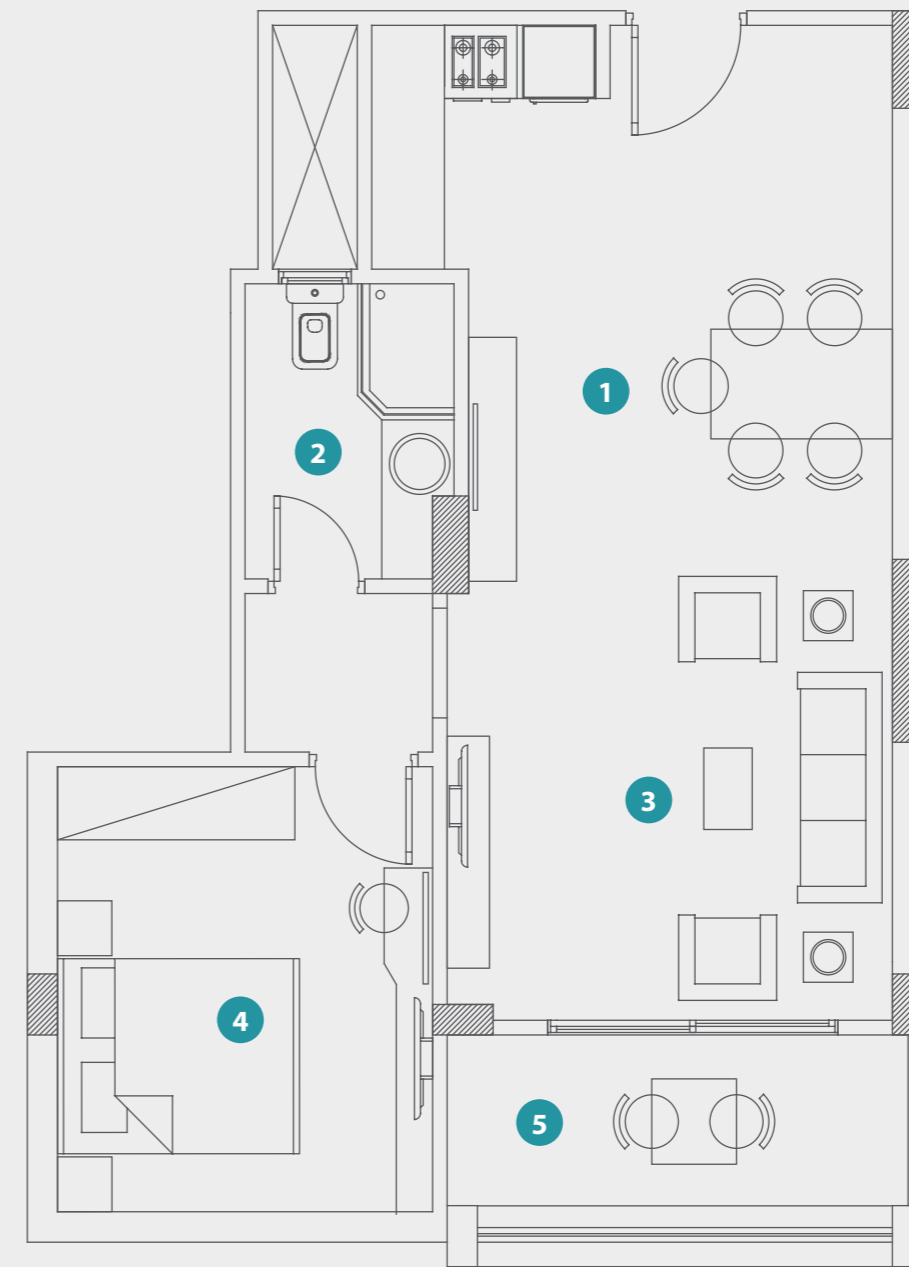


Unit sizes and measurements are approximations  
and are subject to change

## TYPE B ONE BEDROOM

Area: 72 m<sup>2</sup>

(1) Kitchen & Dining Room	4.3m x 4.5m <sup>2</sup>
(2) Bathroom	1.8m x 2.4m <sup>2</sup>
(3) Living Room	3.8m x 3.6m <sup>2</sup>
(4) Bedroom	3.1m x 3.7m <sup>2</sup>
(5) Terrace	1.5m x 3.8m



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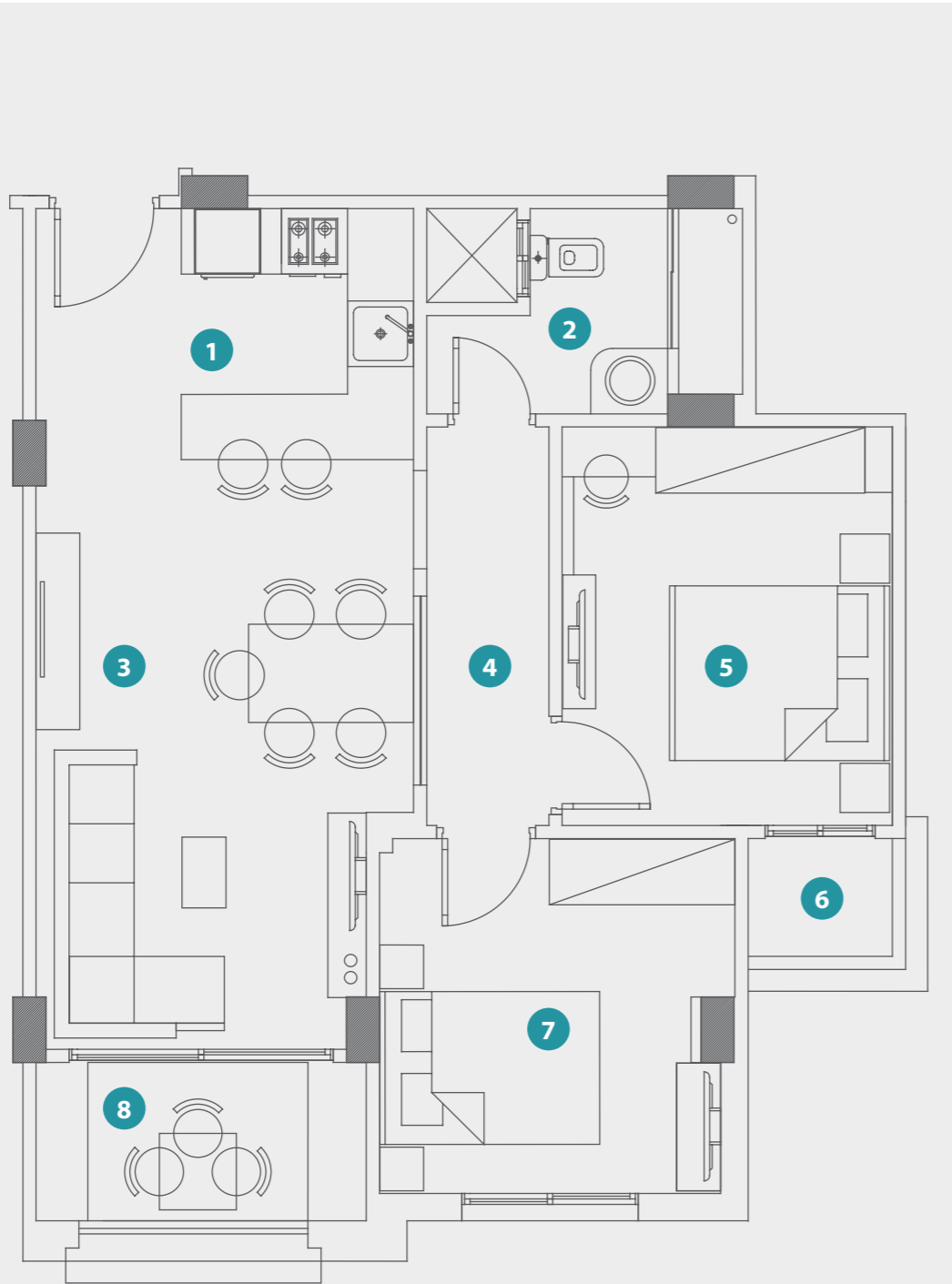


## TYPE D

### TWO BEDROOM

Area: 82.2m<sup>2</sup>

(1) Kitchen	3.5m x 2.3m <sup>2</sup>
(2) Bathroom	2.9m x 1.9m <sup>2</sup>
(3) Living & Dining Room	3.5m x 4.2m <sup>2</sup>
(4) Hallway	3.7m x 1.1m <sup>2</sup>
(5) Bedroom 1	3.7m x 3.0m <sup>2</sup>
(6) Terrace 1	3.0m x 1.5m <sup>2</sup>
(7) Bedroom 2	3.1m x 3.2m <sup>2</sup>
(8) Terrace 2	1.3m x 1.1m <sup>2</sup>



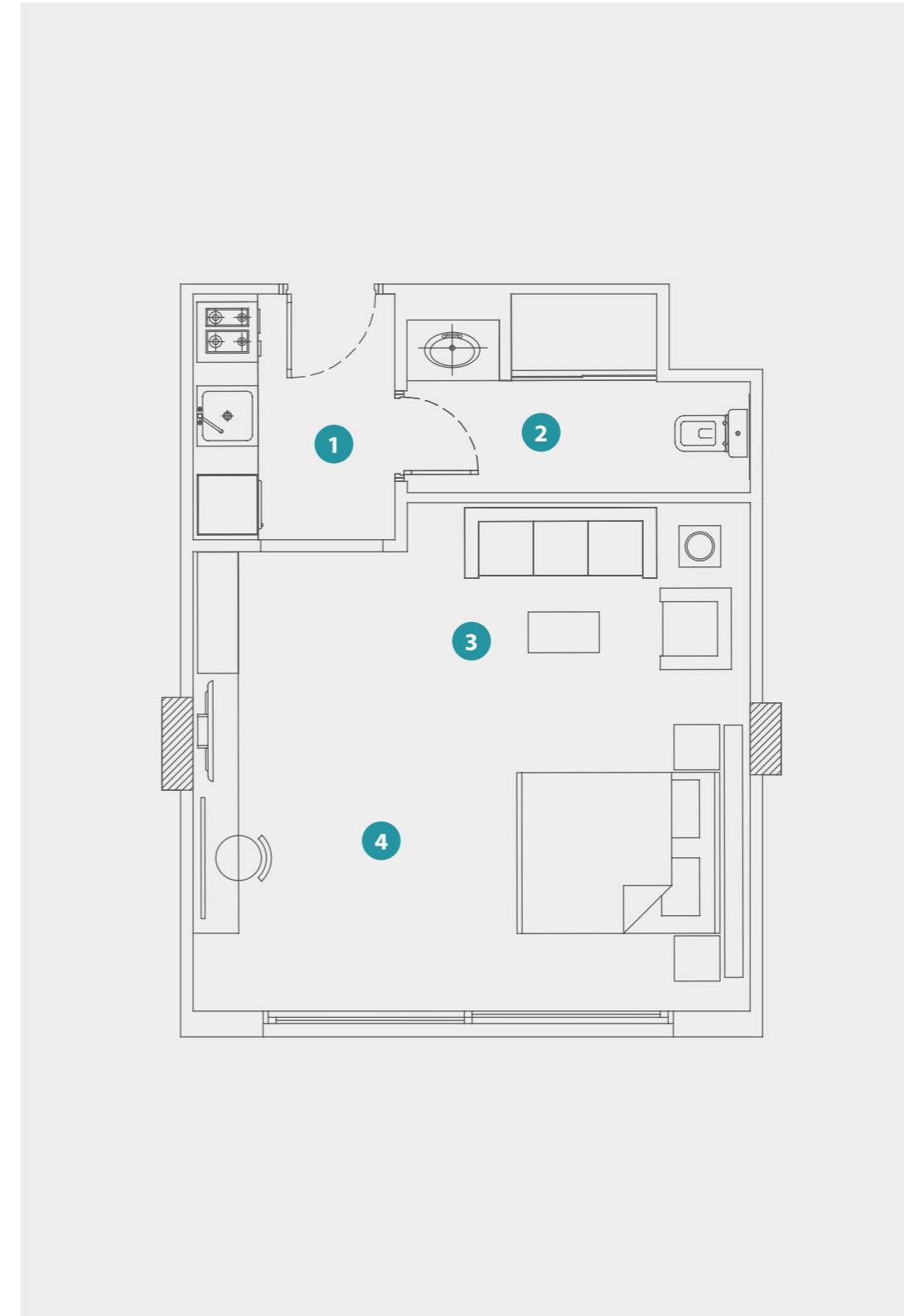
Unit sizes and measurements are approximations and are subject to change

## TYPE E

### STUDIO

Area: 48m<sup>2</sup>

(1) Kitchenette	2.0m x 2.4m <sup>2</sup>
(2) Bathroom	3.3m x 1.9m <sup>2</sup>
(3) Living Room	5.4m x 2.2m <sup>2</sup>
(4) Bedroom	5.4m x 2.8m <sup>2</sup>



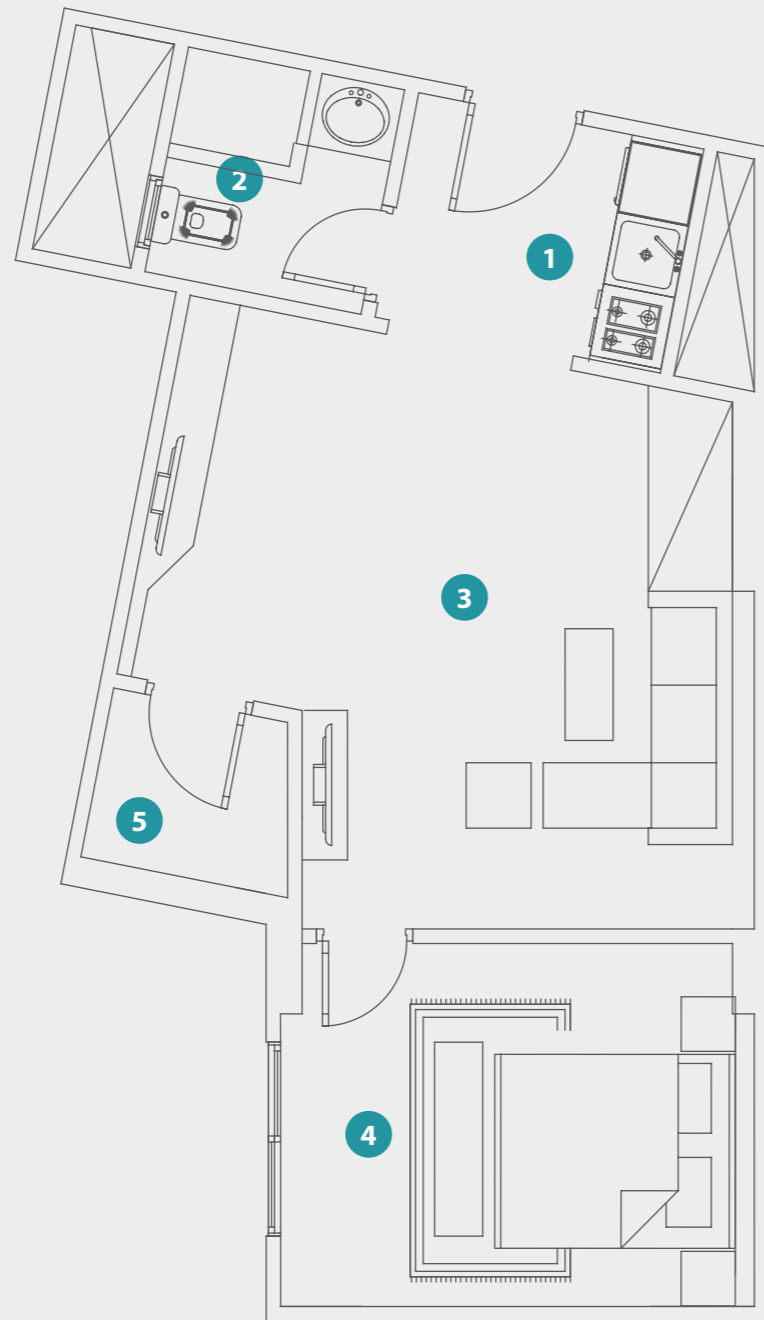
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## TYPE G

### ONE BEDROOM

Area: 57.6m<sup>2</sup>

(1) Kitchenette	2.4m x 2.9m <sup>2</sup>
(2) Bathroom	1.8m x 1.8m <sup>2</sup>
(3) Living Room	4.8m x 5.1m <sup>2</sup>
(4) Bedroom	3.0m x 3.9m <sup>2</sup>
(5) Terrace	1.4m x 1.7m <sup>2</sup>



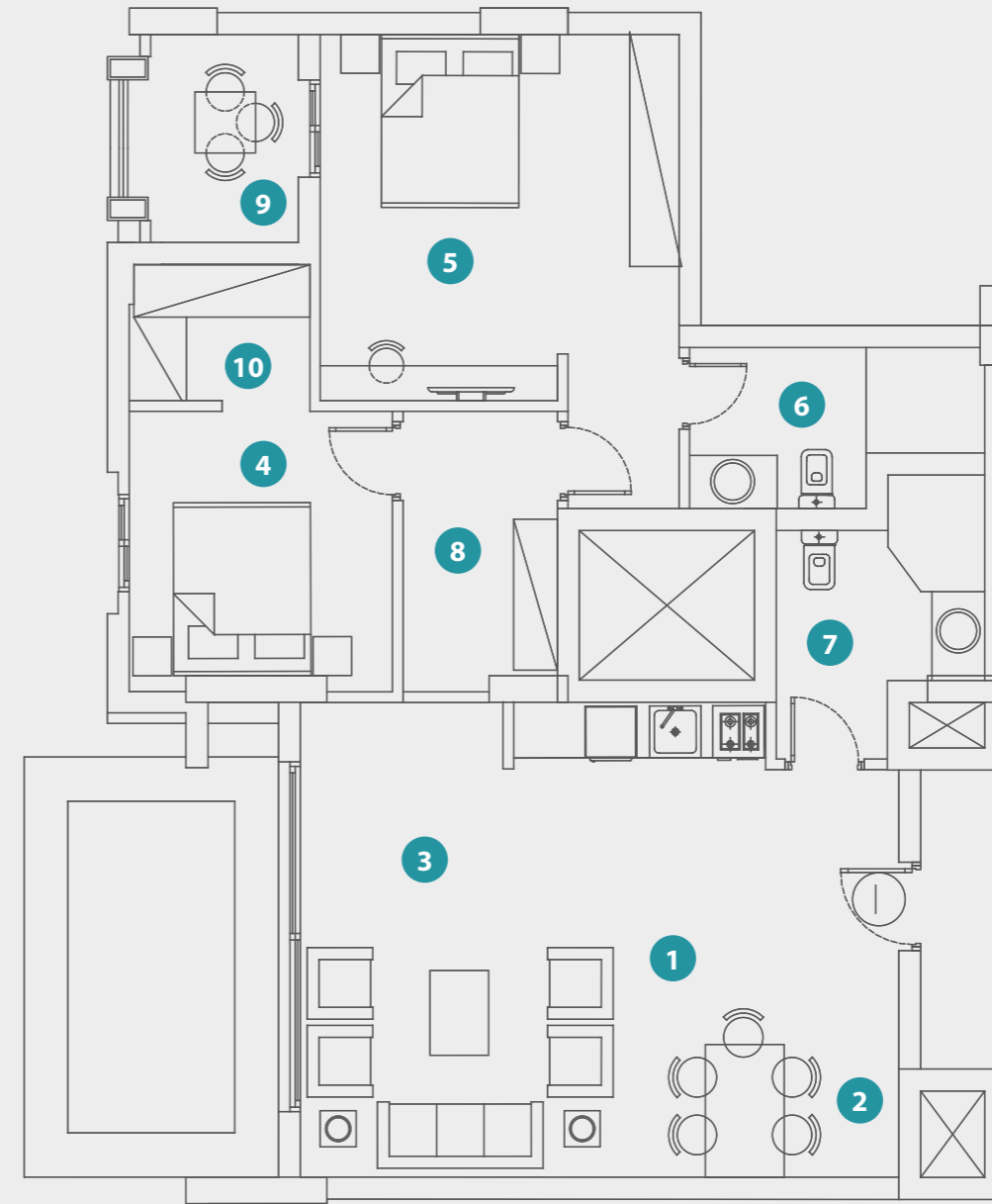
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## TYPE L

### ONE BEDROOM

Area: 74.4m<sup>2</sup>

(1) Kitchen	2.9m x 0.8m <sup>2</sup>
(2) Dining Room	2.6m x 3.3m <sup>2</sup>
(3) Living Room	3.6m x 5.4m <sup>2</sup>
(4) Bedroom 1	3.0m x 3.2m <sup>2</sup>
(5) Bedroom 2	4.1m x 4.1m <sup>2</sup>
(6) Bathroom 1	3.4m x 1.8m <sup>2</sup>
(7) Bathroom 2	2.6m x 2.4m <sup>2</sup>
(8) Hallway	3.3m x 1.8m <sup>2</sup>
(9) Terrace	2.4m x 1.7m <sup>2</sup>
(10) Closet	2.1m x 1.5m <sup>2</sup>



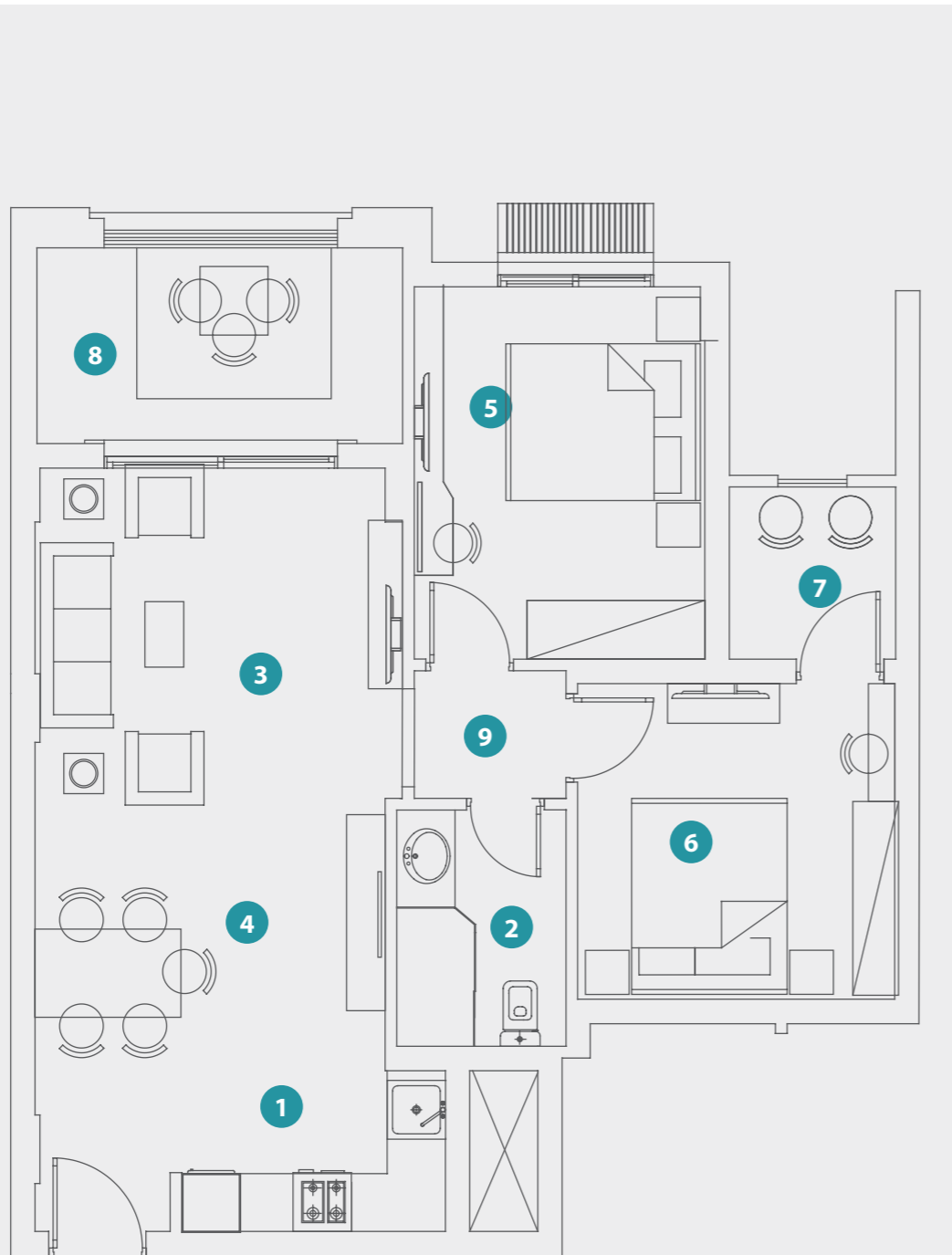
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## TYPE 5T

### TWO BEDROOM

Area: 95.4 m<sup>2</sup>

(1) Kitchen	1.6m x 2.7m <sup>2</sup>
(2) Bathroom	2.4m x 1.7m <sup>2</sup>
(3) Living Room	4.0m x 3.8m <sup>2</sup>
(4) Dining Room	2.2m x 3.8m <sup>2</sup>
(5) Bedroom 1	3.8m x 3.0m <sup>2</sup>
(6) Bedroom 2	3.2m x 3.3m <sup>2</sup>
(7) Terrace 1	1.7m x 1.8m <sup>2</sup>
(8) Terrace 2	3.8m x 2.1m <sup>2</sup>
(9) Hallway	1.3m x 1.6m <sup>2</sup>



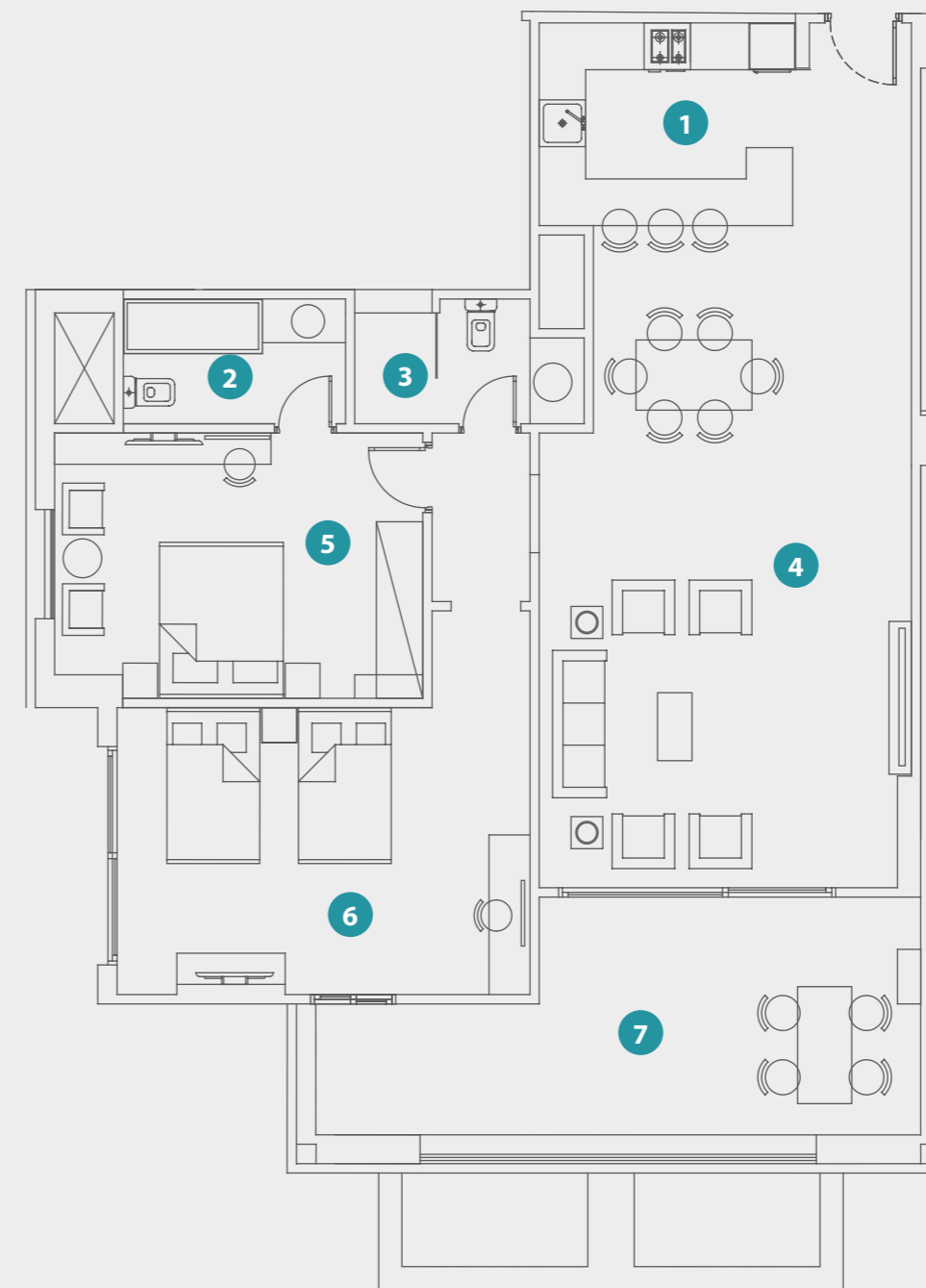
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## TYPE M1

### TWO BEDROOM

Area: 168m<sup>2</sup>

(1) Kitchen	2.6m x 3.3m <sup>2</sup>
(2) Bathroom 1	1.6m x 2.9m <sup>2</sup>
(3) Bathroom 2	1.6m x 3.0m <sup>2</sup>
(4) Living & Dining Room	4.8m x 8.5m <sup>2</sup>
(5) Bedroom 1	3.4m x 4.8m <sup>2</sup>
(6) Bedroom 2	3.4m x 5.3m <sup>2</sup>
(7) Terrace	7.8m x 3.1m <sup>2</sup>

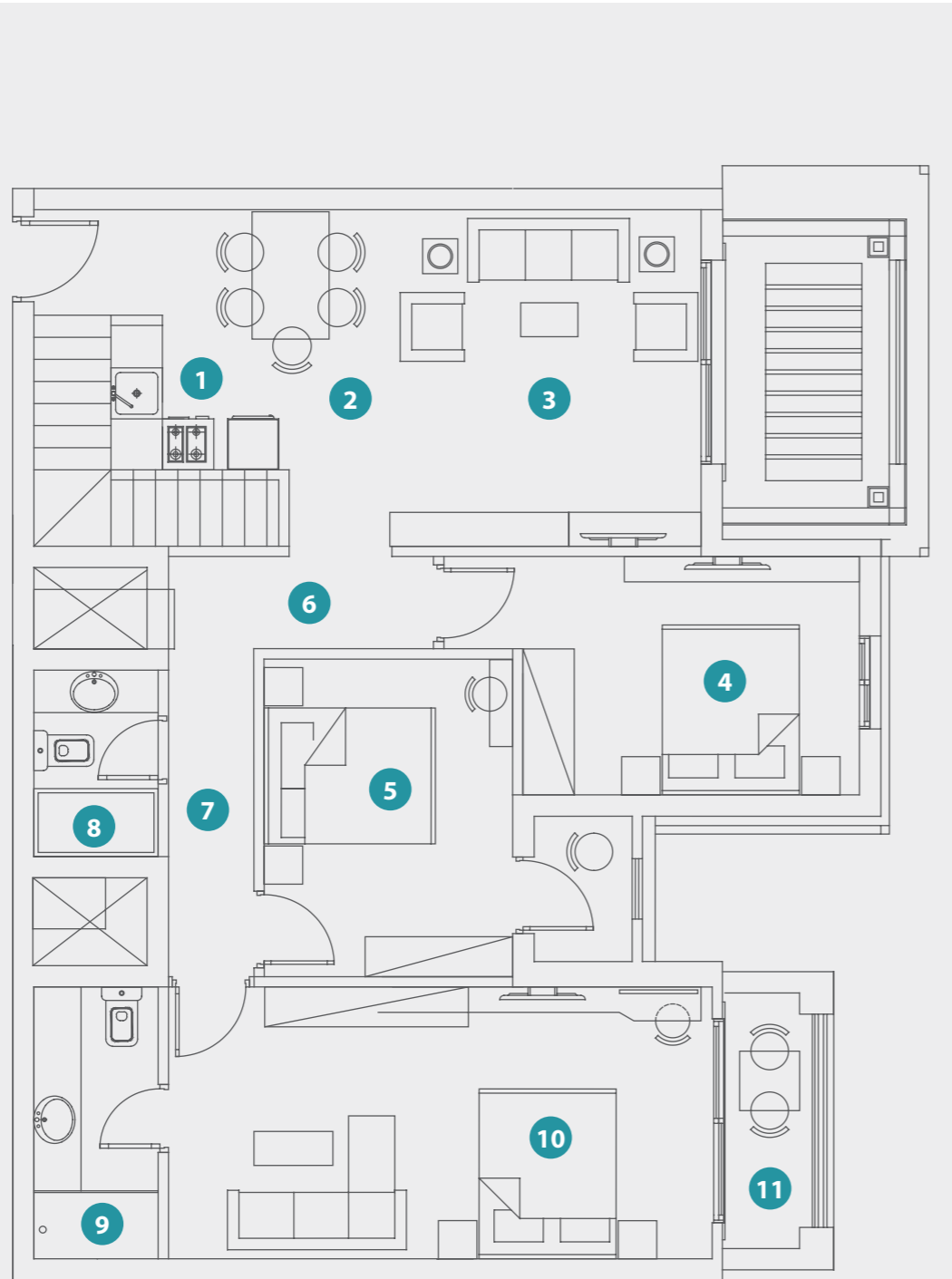


Unit sizes and measurements are approximations  
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## TYPE TP UNIT PENTHOUSE

Area:  
150.0 m<sup>2</sup>

(1) Kitchen	1.8m x 2.1m <sup>2</sup>
(2) Dining Room	1.8m x 4.0m <sup>2</sup>
(3) Living Room	3.5m x 4.0m <sup>2</sup>
(4) Bedroom 1	2.8m x 3.9m <sup>2</sup>
(5) Bedroom 2	3.7m x 3.9m <sup>2</sup>
(6) Hallway 1	3.1m x 1.0m <sup>2</sup>
(7) Hallway 2	5.0m x 1.0m <sup>2</sup>
(8) Bathroom 2	2.2m x 1.5m <sup>2</sup>
(9) Bathroom 1	3.2m x 1.5m <sup>2</sup>
(10) Bedroom 3	6.4m x 3.2m <sup>2</sup>
(11) Terrace	3.0m x 1.1m <sup>2</sup>

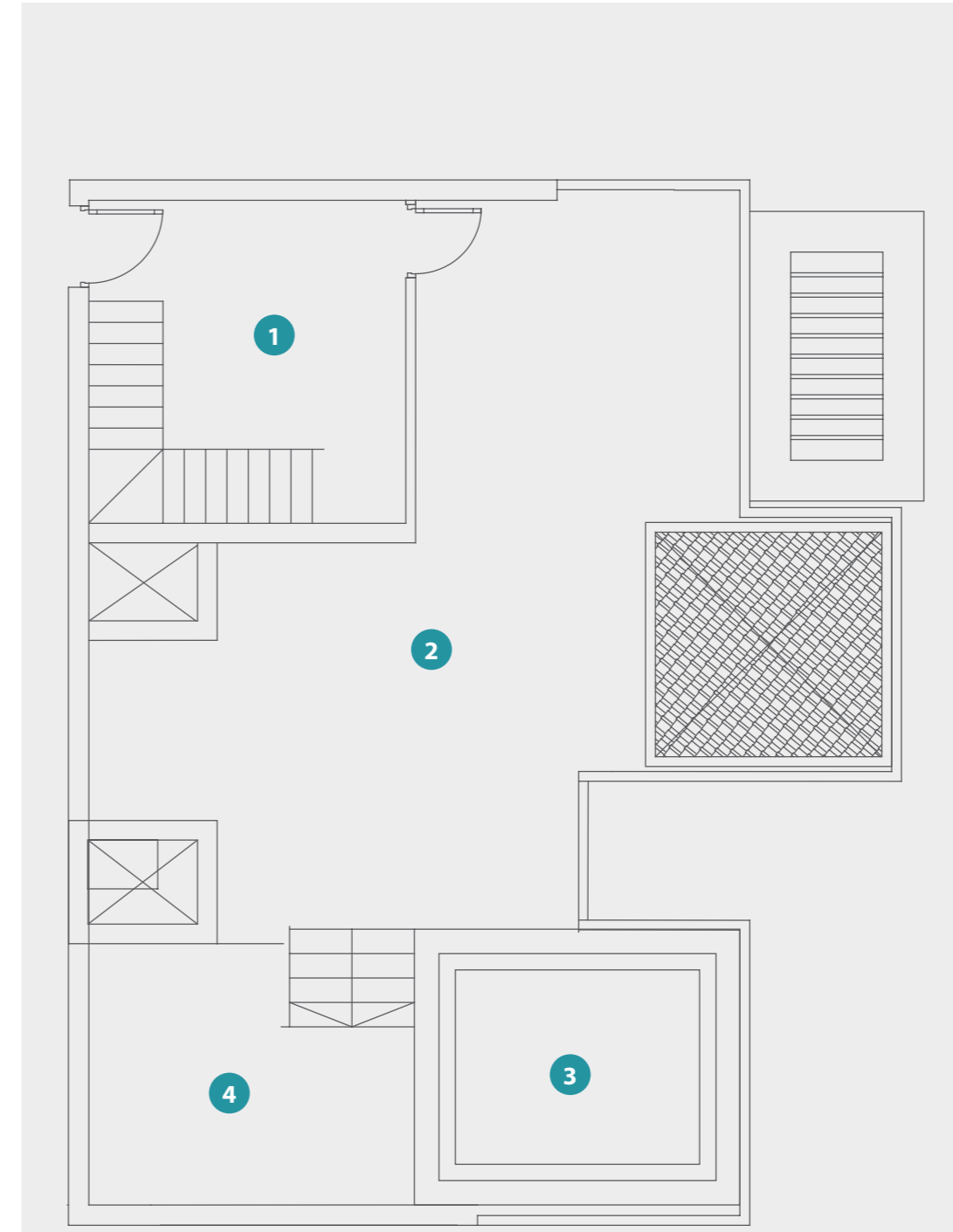


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## TYPE TP ROOF PENTHOUSE

Area:  
110 m<sup>2</sup>

(1) Roof Access	4.0m x 3.9m
(2) Swimming Pool	2.8m x 3.4m
(3) Roof Terrace	9.0m x 7.9m
(4) Platform	3.9m x 3.2m

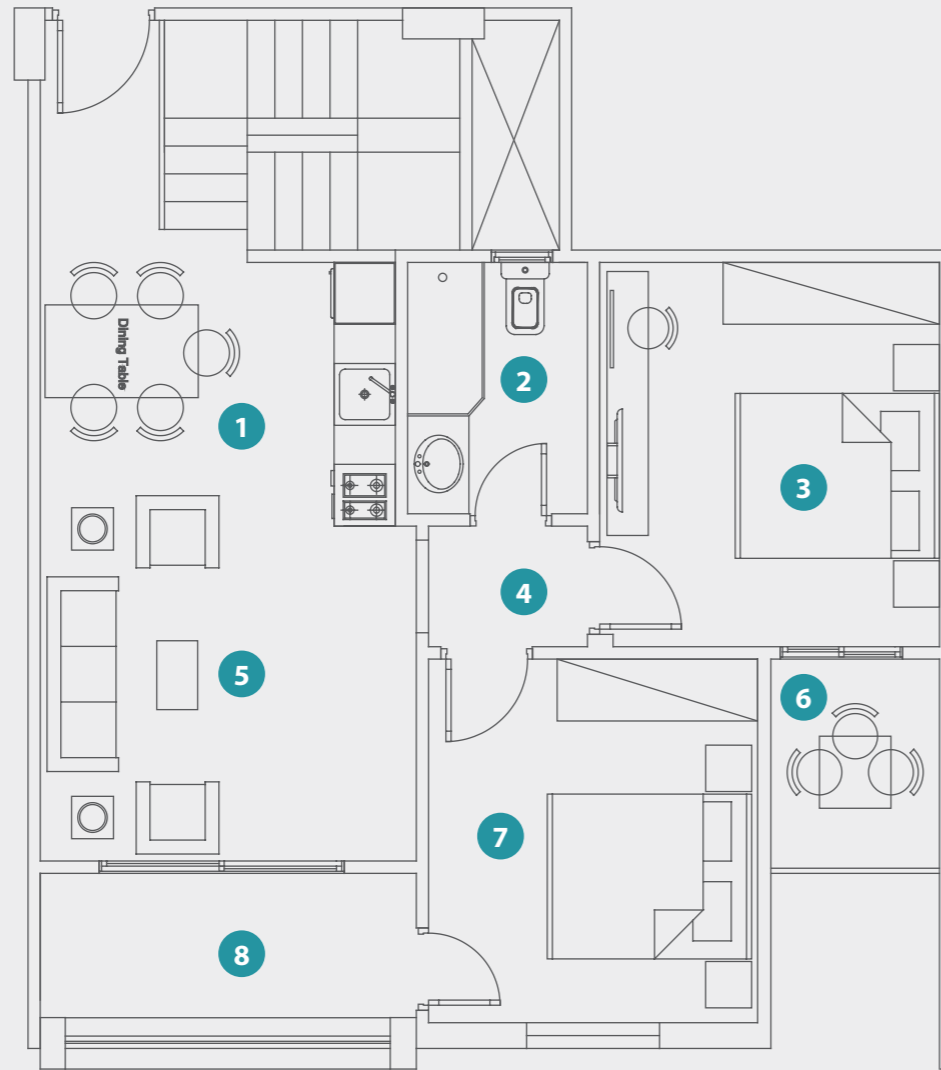


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## TYPE S UNIT PENTHOUSE

Area: 97.2m<sup>2</sup>

(1) Dining & Kitchen	2.6m x 3.5m <sup>2</sup>
(2) Bathroom	2.4m x 1.8m <sup>2</sup>
(3) Bedroom 1	3.3m x 3.7m <sup>2</sup>
(4) Hallway	1.6m x 1.2m <sup>2</sup>
(5) Living Room	3.3m x 3.7m <sup>2</sup>
(6) Terrace 1	2.0m x 1.7m <sup>2</sup>
(7) Bedroom 2	3.5m x 3.2m <sup>2</sup>
(8) Terrace 2	1.4m x 3.7m <sup>2</sup>

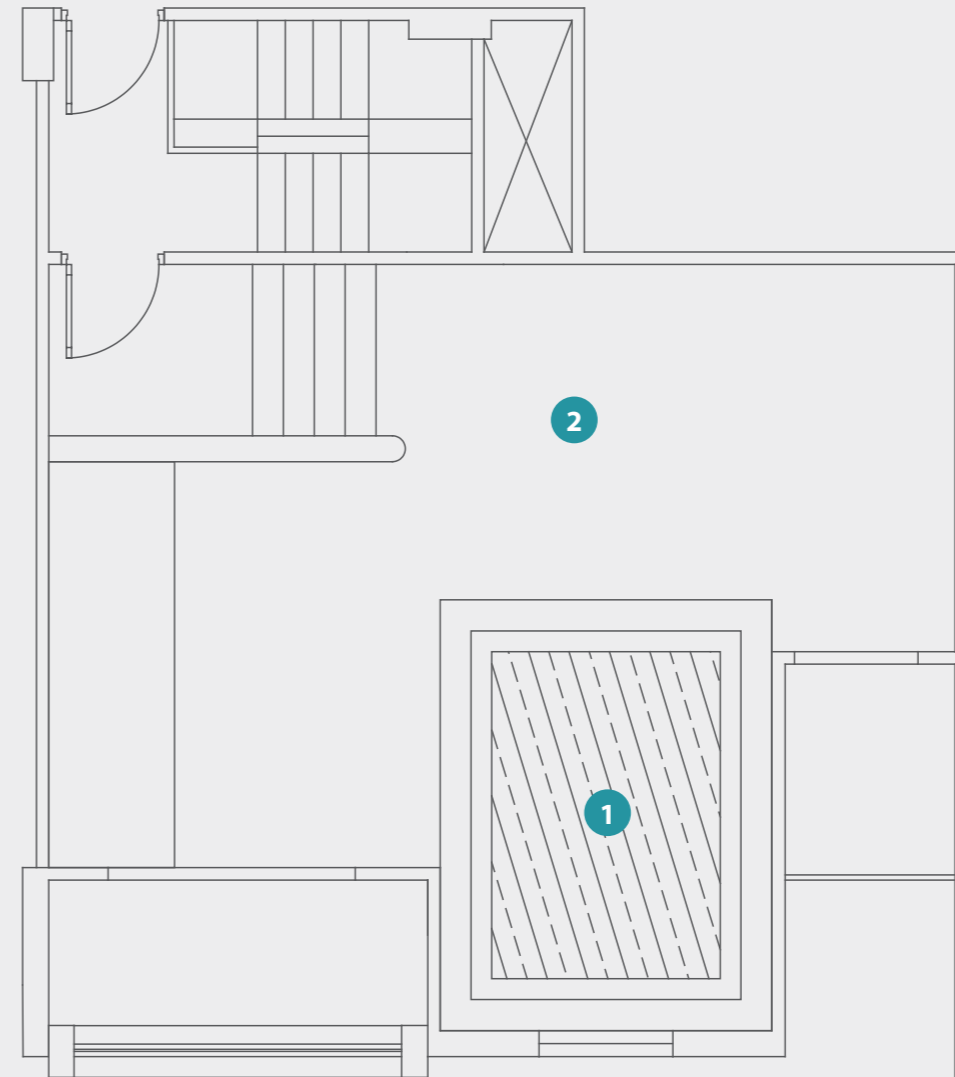


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## TYPE S ROOF PENTHOUSE

Area: 82m<sup>2</sup>

(1) Swimming Pool	3.2m x 2.2m <sup>2</sup>
(2) Roof Terrace	3.7m x 7.6m <sup>2</sup>



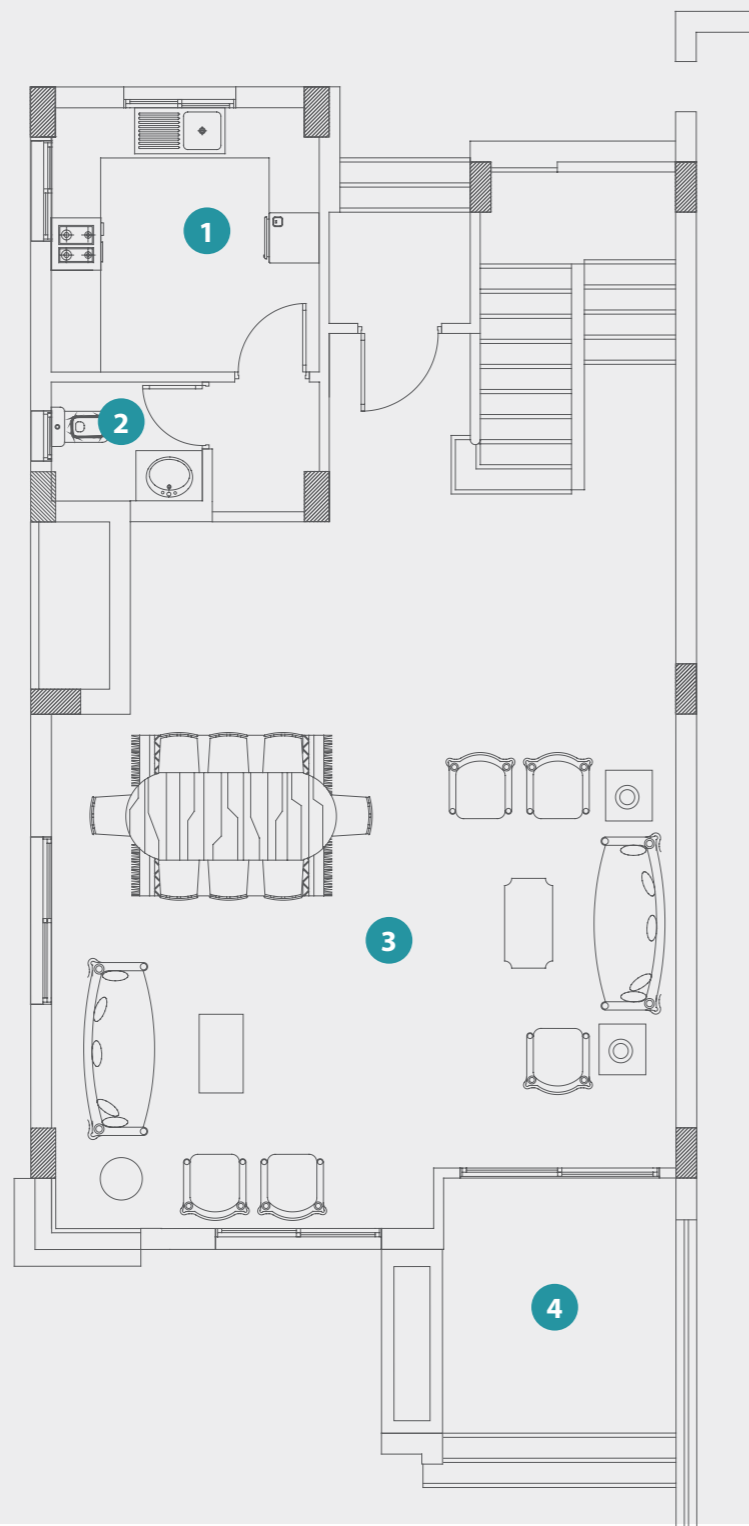
Unit sizes and measurements are approximations and  
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## TYPE TH GROUND TOWNHOUSE

Area: 117m<sup>2</sup>

(1) Kitchen	3.2m x 3.2m <sup>2</sup>
(2) Bathroom	1.8m x 1.4m <sup>2</sup>
(3) Reception	8.5m x 7.5m <sup>2</sup>
(4) Terrace 1	3.1m x 2.8m <sup>2</sup>

Total Area: 232m<sup>2</sup>

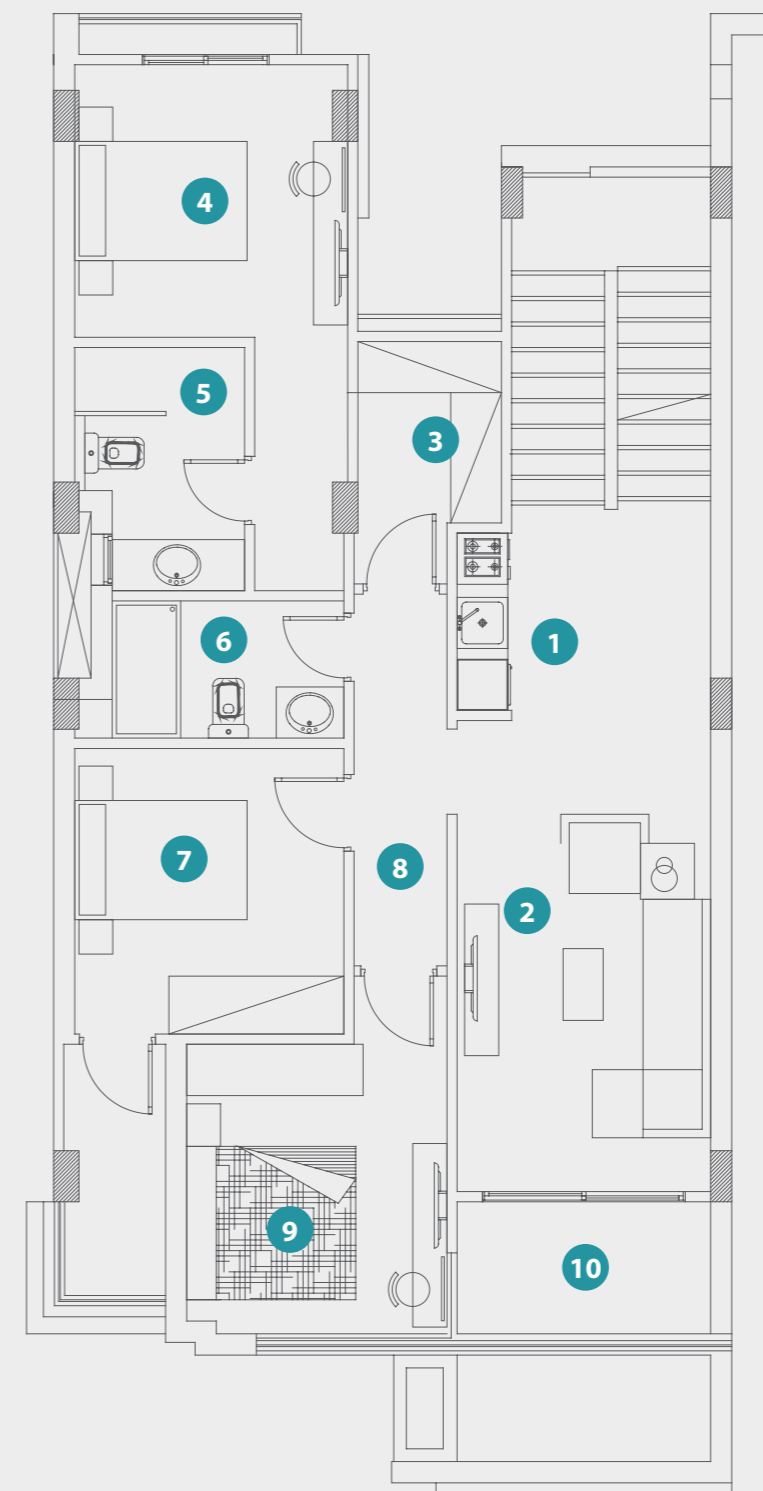


Unit sizes and measurements are approximations  
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## TYPE TH FIRST TOWNHOUSE

Area: 115m<sup>2</sup>

(1) Kitchenette	2.0m x 0.6m <sup>2</sup>
(2) Living Room	8.0m x 3.0m <sup>2</sup>
(3) Closet	1.7m x 2.1m <sup>2</sup>
(4) Bedroom 1	3.2m x 3.2m <sup>2</sup>
(5) Bathroom 1	2.8m x 2.0m <sup>2</sup>
(6) Bathroom 2	2.7m x 1.6m <sup>2</sup>
(7) Bedroom 2	3.4m x 3.2m <sup>2</sup>
(8) Hallway	4.4m x 1.1m <sup>2</sup>
(9) Bedroom 3	3.1m x 3.1m <sup>2</sup>
(10) Terrace	3.0m x 1.6m <sup>2</sup>



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DEVELOPMENTS

## LIFE BY DESIGN

## ABOUT CORE DEVELOPMENTS

Core Developments is an up-and-coming real estate developer and turnkey solutions company established in late 2017 with a primary focus on the Red Sea area and an aggressive long-term growth strategy. Core is a subsidiary of the Associated Jordanian Egyptian Company (AJEC), a holding company with a number of projects with a stellar track record of top-notch quality projects and services.

Core is AJEC's most recently established entity, handling all commercial activities for AJEC including sales, marketing, after sale services, property management and real estate investment advisory.

The firm specializes in developing projects that cater to the needs of real estate investors and homeowners through creating private and fully integrated residential and commercial communities that combine luxury living with facilities that cater to a balanced, peaceful lifestyle.



Associated  
Jordanian  
Egyptian  
Company







DEVELOPMENTS

**AJEC** | Associated  
Jordanian  
Egyptian  
Company

 @TheCoreDevelopments

**Sahl Hasheesh Office:**  
Old Town, Building B  
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