







JUMPING FOR JOY
REQUIRES NO LESSONS

KATAMEYA
COAST

Welcome to the COAST

STARLIGHT DEVELOPMENTS IS PROUD TO INTRODUCE KATAMEYA COAST; A LUXURIOUS NORTH COAST RESORT. METICULOUSLY MASTERPLANNED AND DESIGNED BY A GROUP OF LEADING INTERNATIONAL ARCHITECTS TO ENSURE IT DELIVERS ON THE PROMISE OF BESPOKE LUXURY.

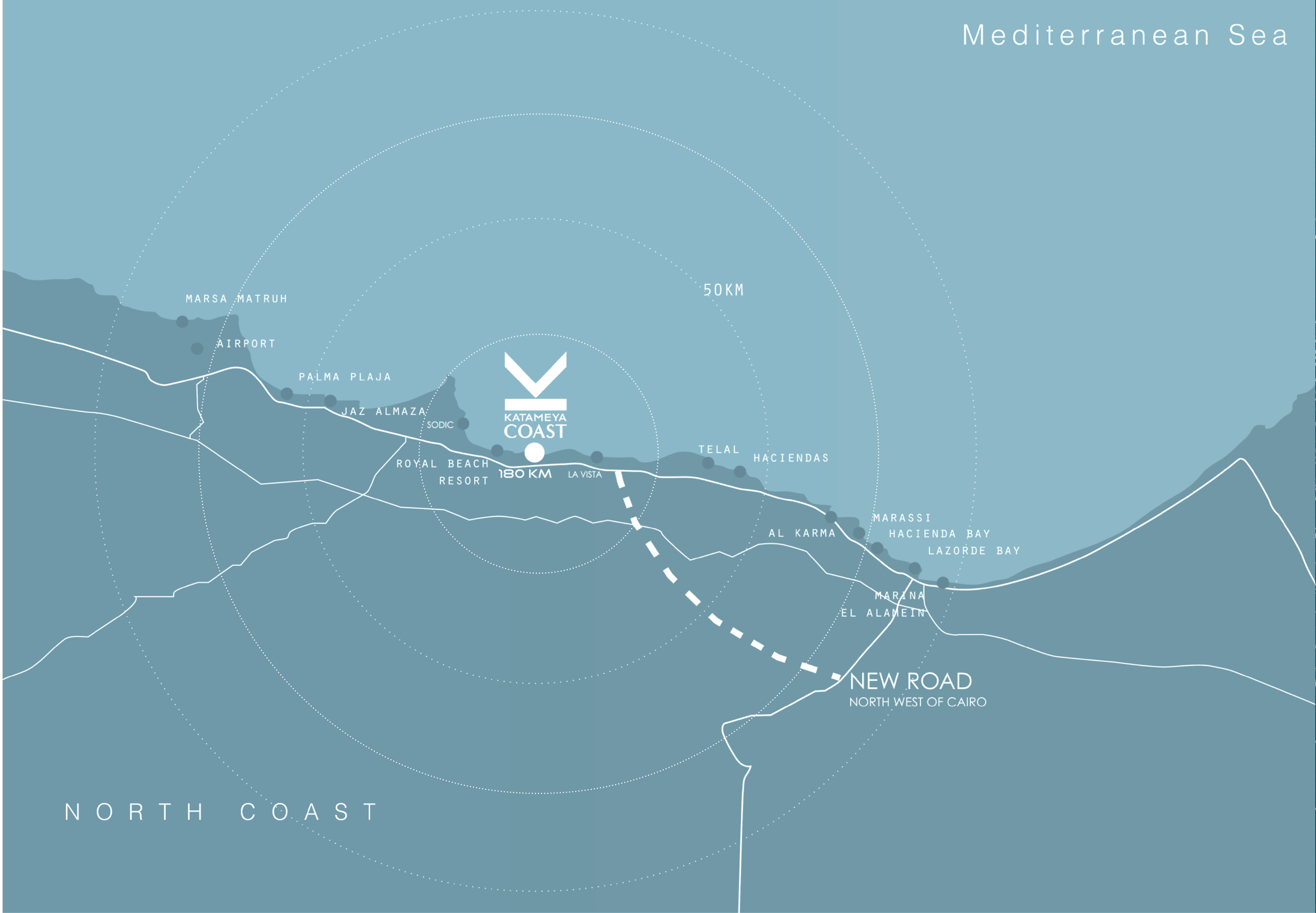
LOCATED ON KM 180 ALEXANDRIA - MATROUH ROAD, WITH A BEACHFRONT THAT STRETCHES OVER 715M; KATAMEYA COAST WATERFRONT HOMES ARE DESIGNED OVER SEVEN LEVELS , ALLOWING ALL UNITS TO HAVE CLEAR, PANORAMIC VIEWS OF THE MEDITERRANEAN.

OUR LIMITED NUMBER OF UNITS ARE DISTINCTIVELY DESIGNED WITH THE WIDEST FACADES IN MIND TO ALLOW FOR UNPRECEDENTED VIEWS FROM EVERY CORNER. ALL UNITS ARE DELIVERED FULLY FINISHED.

RECREATIONAL AREAS HAVE BEEN WELL PLANNED CATERING TO ALL AGES AND LEISURE PREFERENCES, WHILE MAINTAINING THE HIGHEST LEVELS OF SAFETY AND PRIVACY TO RESIDENTS.

So should you wish to live by the sea; might as well see the sea.

Mediterranean Sea



NORTH COAST





KM 180 ALEXANDRIA - MATROUH ROAD



SEAVIEW: PANORAMIC

COASTAL LIVING : PERFECTED







7 LEVELS OF PANORAMIC SEAVIEW

4 CRYSTAL SEABAYS



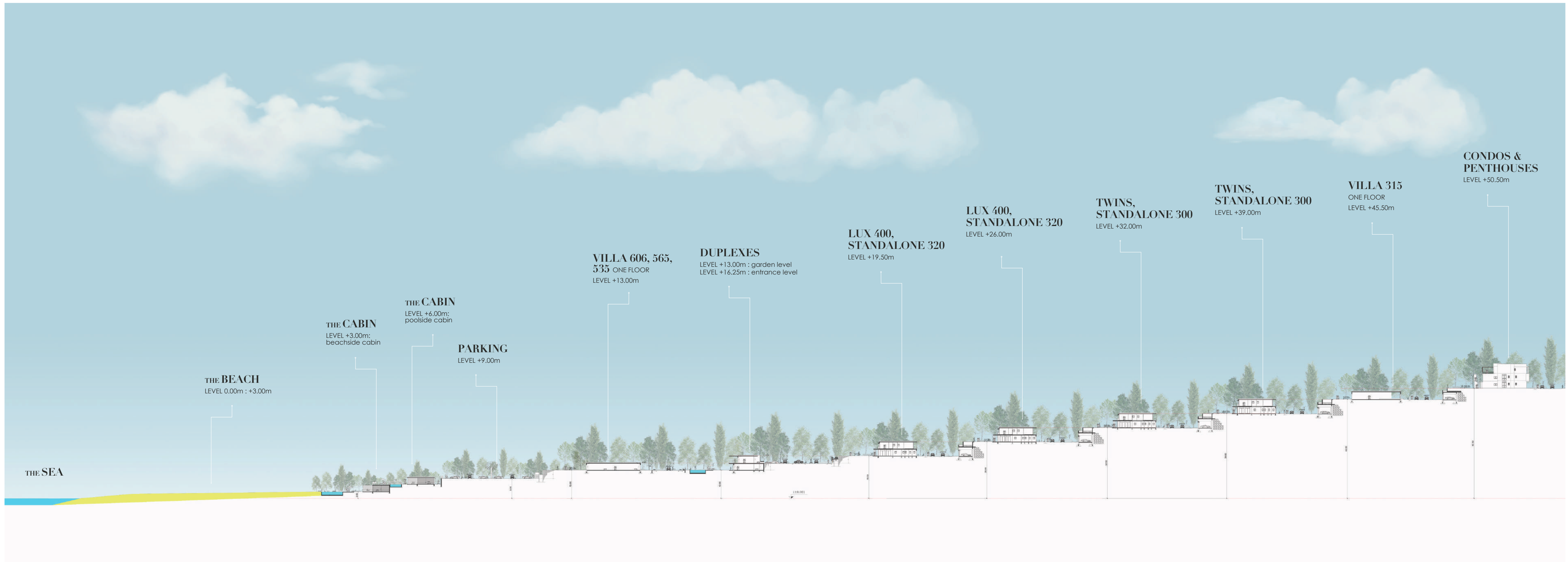
VISION:MOTTO

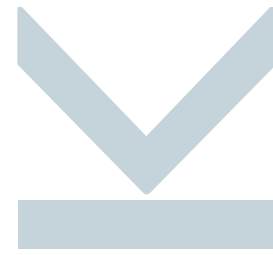
THAT WAS OUR VISION AND MOTTO FOR KATAMEYA COAST. AN ELEVATED PLOT OF LAND METICULOUSLY MASTER PLANNED AND DESIGNED OVER 7 LEVELS OF CASCADING PLATFORMS TO ALLOW FOR ALL RESIDENCES TO HAVE A CLEAR SEA VIEW.



IF YOU
WISH TO LIVE
BY THE SEA,
THEN MIGHT
AS WELL SEE
THE SEA.

7 LEVELS OF
PANORAMIC
SEA VIEWS





KATAMEYA COAST WATERFRONT
RESORT IS CHARACTERISED BY THE
CASCADING PLATFORMS ALLOWING
FOR THE BREATHTAKING VIEW OF THE
MEDITERRANEAN SEA, WHICH
DUPLICATES THE SILKY SEGMENTATION
OF SANDY BEACHES AND THE
UNDULATING OF SOFT WAVES.

EXTENDED VIEWS

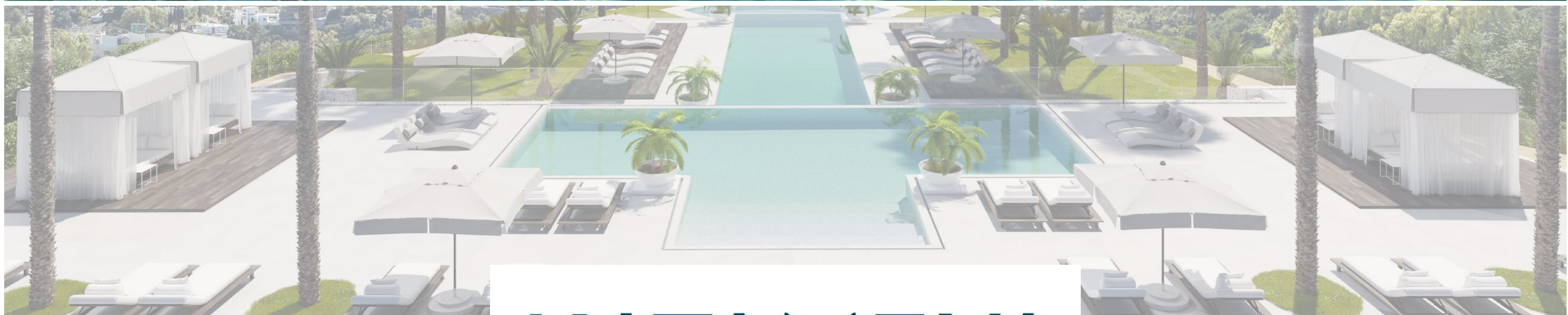


COASTAL LIVING: REFLECTED





MASTER PLAN



KATAMEYA
COAST
NORTH COAST

CONDOS & PENTHOUSES

L7 : +50.5m

VILLA 1 FLOOR 315

L6 : + 45.5m

VILLA 300 - TWIN 275

L5 : +39m

VILLA 300 - TWIN 275

L4 : +32m

VILLA 320

L3 : +26m

VILLA 400

L2 : +19.5m

LUX 606 - LUX 535

L1 : +13m

POOLSIDE CABINS

L0 : + 6m

BEACHSIDE CABINS

L0 : + 3m

THE BEACH BAYS

BAY 1

BAY 2

BAY 3

L7 : +50.5m

CONDOS & PENTHOUSES

L6 : + 45.5m

VILLA 1 FLOOR 315

L5 : +39m

VILLA 300 - TWIN 275

L4 : +32m

VILLA 300 - TWIN 275

L3 : +26m

VILLA 400

L1+ : +13m

DUPLEXES

L2 : +19.5m

VILLA 400

L1 : +13m

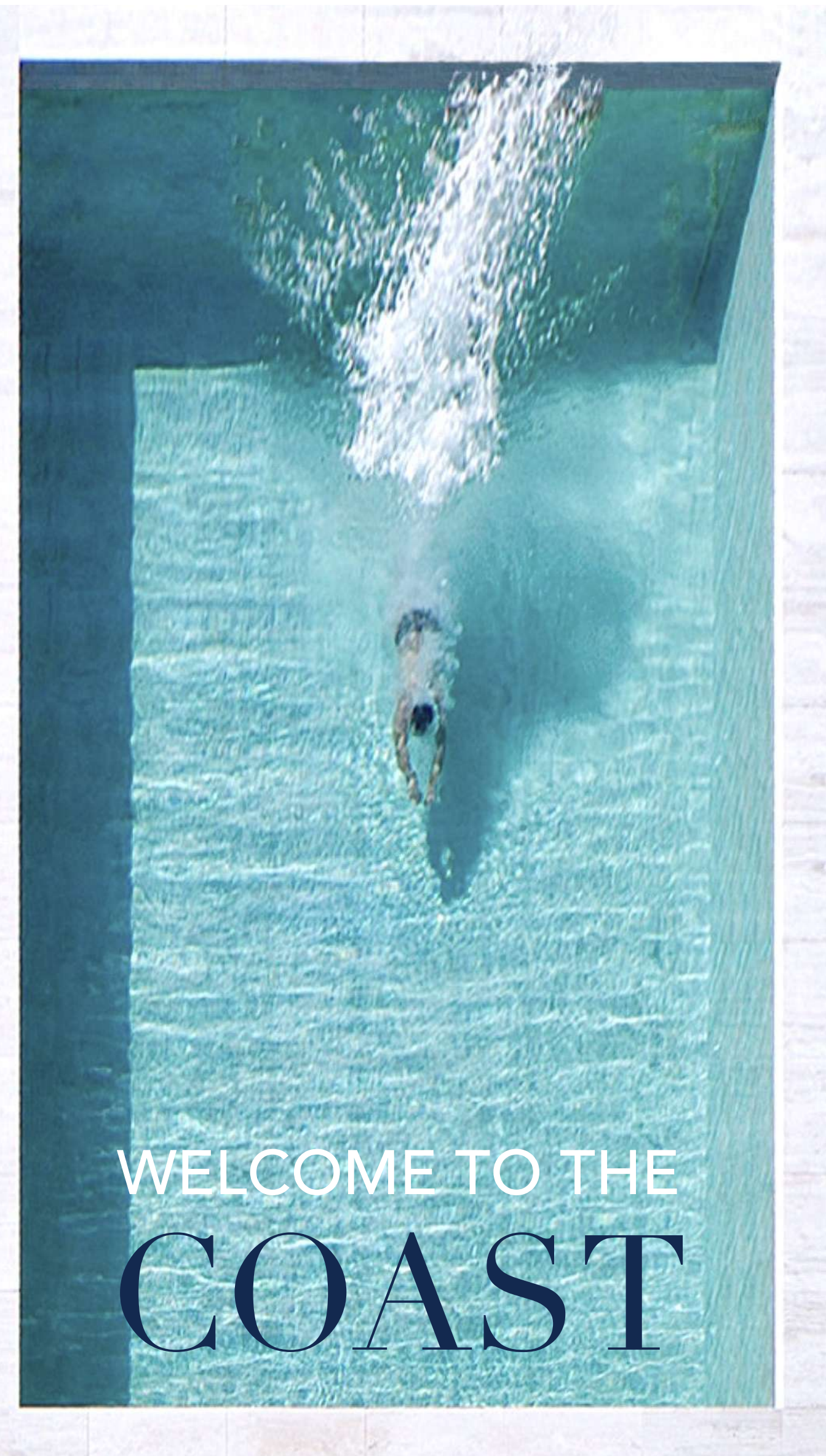
LUX 565 - LUX 535

L0 : +6m

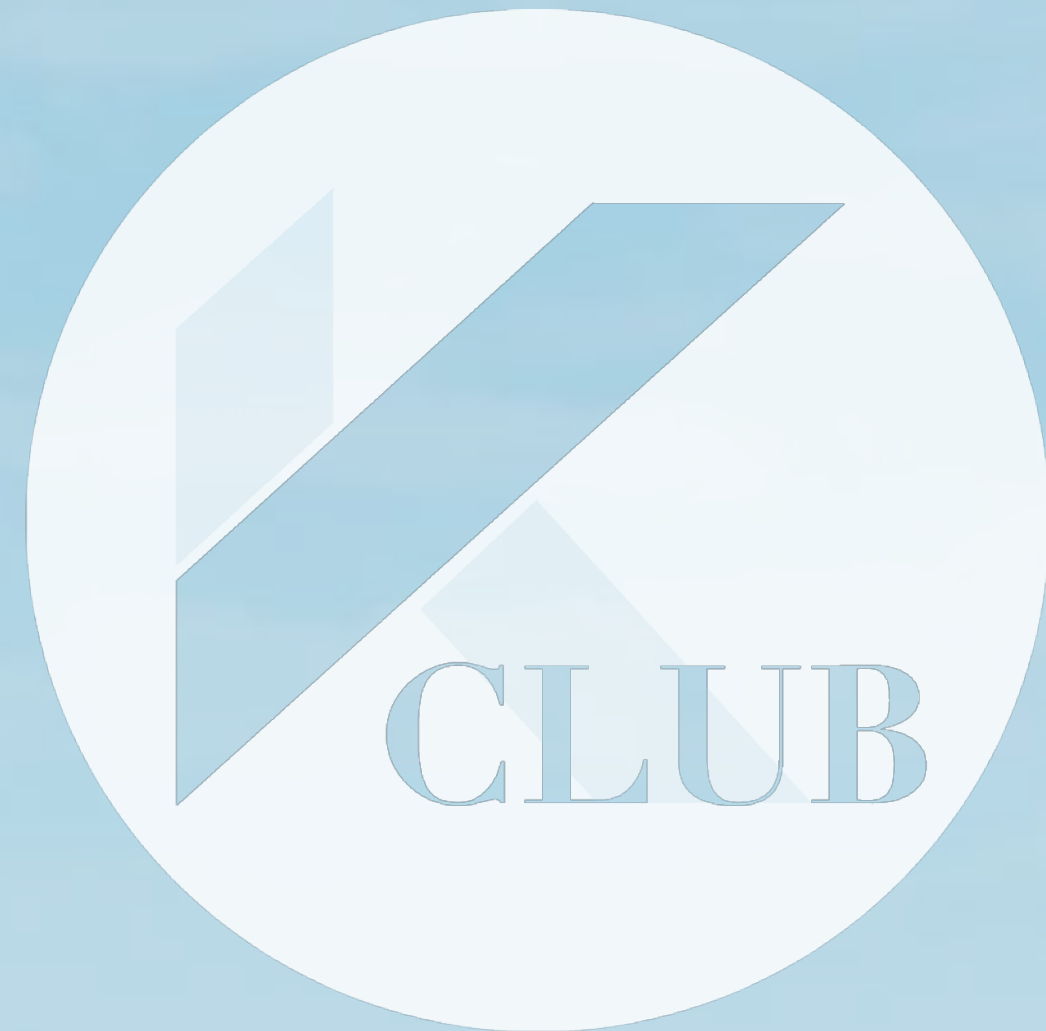
POOLSIDE CABINS

THE BEACH BAYS





FEATURING



HOTEL & BEACH CLUB



EXQUISITE SERVICES

KATAMEYA COAST BEACH CLUB OFFERS THE FINEST IN CULINARY AND RECREATIONAL DELIGHTS THROUGHOUT THE DAY AND NIGHT AT KATAMEYA COAST. AN ALL DAY DINING RESTAURANT OVERLOOKING THE HORIZON POOL IS A HAVEN FOR THE WHOLE FAMILY TO ENJOY.







COASTAL LIVING: PERFECTED



KATAMEYA COAST:CABINS





الكابينات
THE
CABINS

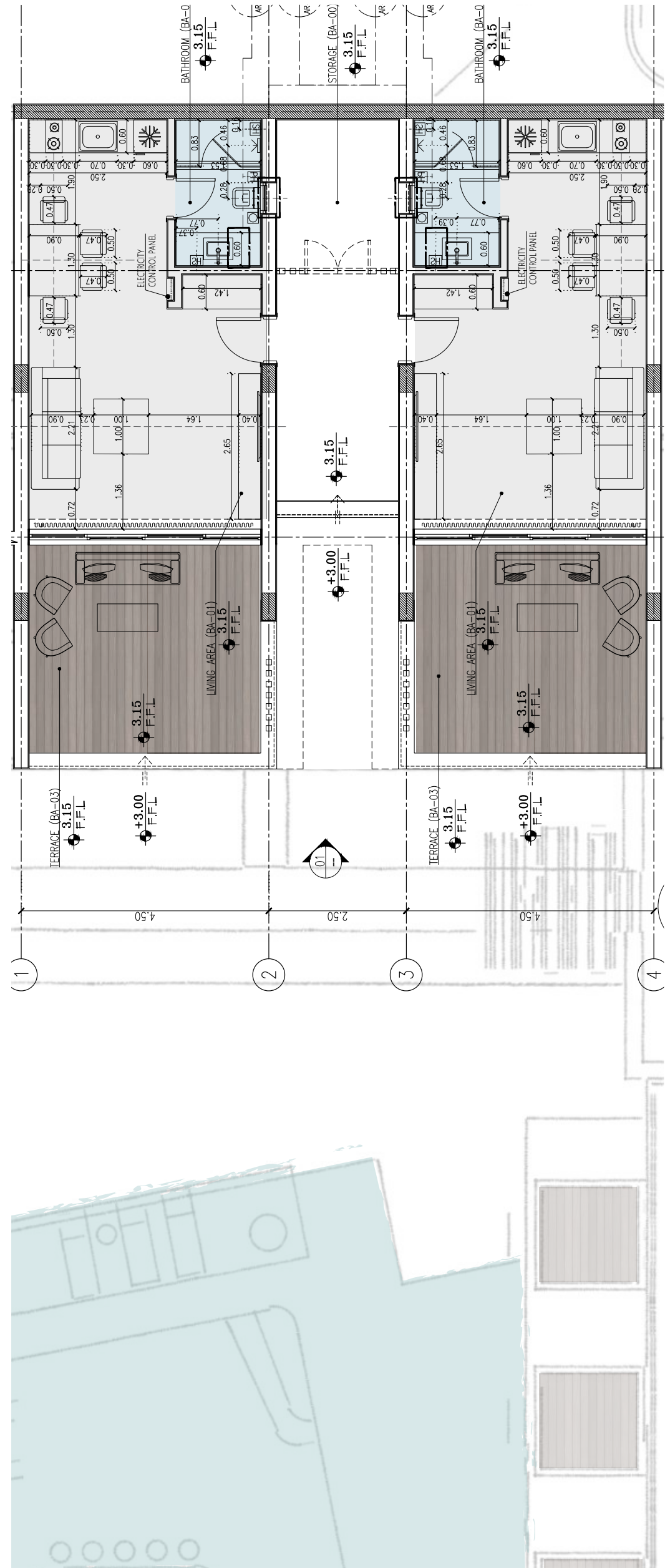
CARVED INTO THE CLIFFS

SPREAD OVER TWO LEVELS OVERLOOKING THE EXPANSE OF BLUE WATERS AND DESIGNED USING MODERN ARCHITECTURE WHERE STRAIGHT LINES AND WIDE FACADES BLEND WITH A MUTED COLOUR PALETTE AND LIGHT ENHANCING SPACES. COMPLEMENTED WITH A LONG LAP POOLS ON BOTH LEVELS, THE CABINS BOAST PANORAMIC SEA VIEW.



POOL-SIDE CABINS

BEACH-SIDE CABINS





KATAMEYA COAST:UNITS



VILLA 606



VILLA 565



VILLA 535



VILLA 400



VILLA 320



VILLA 315



VILLA 300

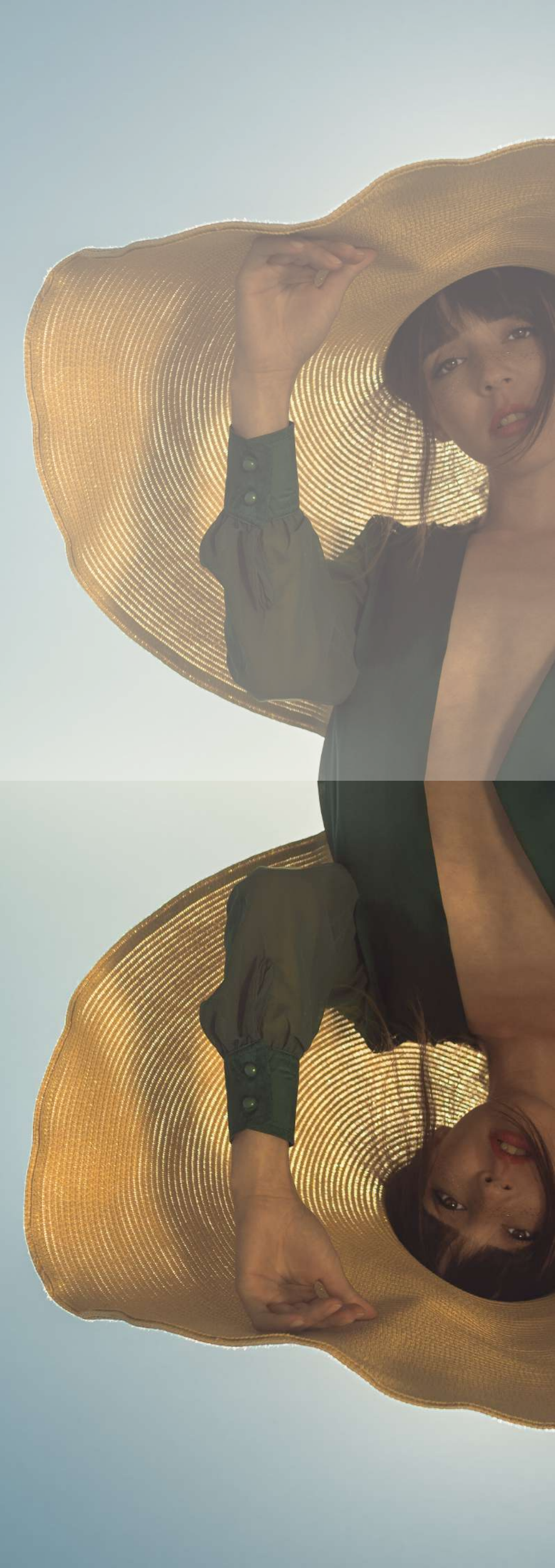


T VILLA 275



DUPLEX 275



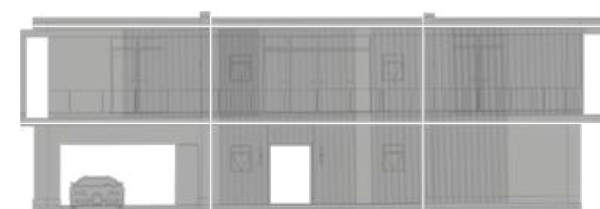


LUXURY
INDIVIDUALITY
EXCLUSIVITY

THE DIFFERENT MIX OF UNITS PROVIDE A FUNCTIONAL AND DIVERSE MEDLEY OF HOMES WITH EMPHASIS ON PRIVACY. FROM THE PANORAMIC SEA VIEWS FROM ALL UNITS, TO THE PRIVATE GARDENS, PENTHOUSE ROOFTOP POOLS AND RECREATIONAL ZONES, A NATURAL WATER ELEMENT IS ALWAYS INCLUDED IN THE LANDSCAPE.

VILLA
606m
LEVEL I
+13m

A B O V E
S E A
L E V E L



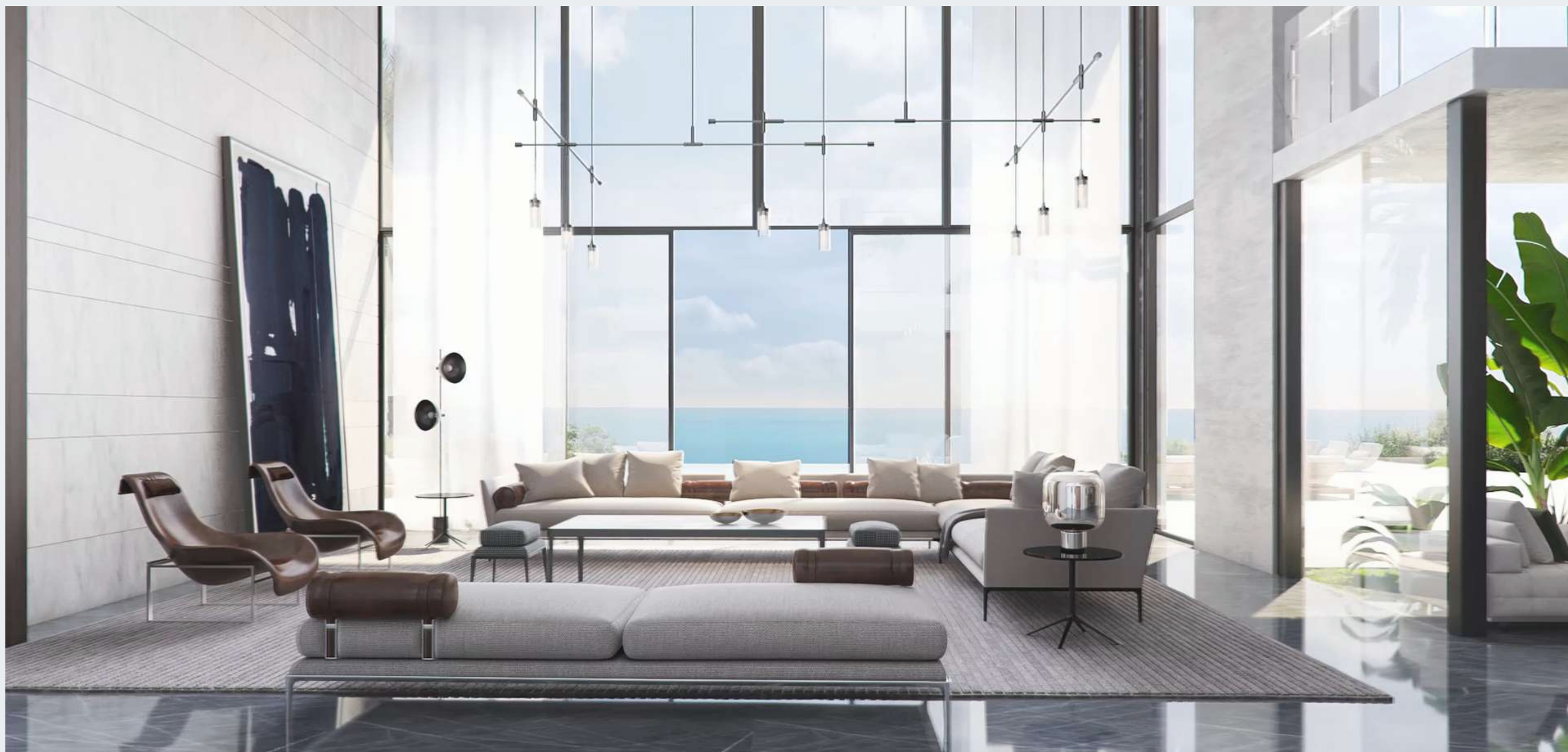
LUX 606
2 FLOORS | 7 MASTER SUITES

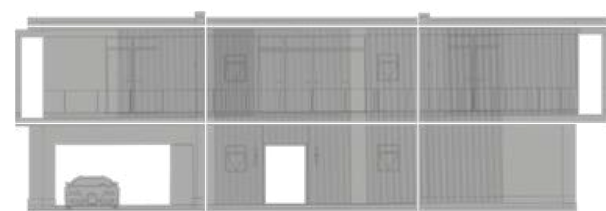


LUX 565
2 FLOORS | 7 MASTER SUITES



LUX 535
1 FLOOR | 5 MASTER SUITES





LUX 606

2 FLOORS | 7 MASTER SUITES



LUX 565

2 FLOORS | 7 MASTER SUITES



LUX 535

1 FLOOR | 5 MASTER SUITES

LUX BUA 606M²



Main Entrance	01	Bathroom	06	Laundry	11
Lobby	02	Kitchen	07	Maid Bedroom	12
Living Area	03	Powder Room	08	Maid Bathroom	13
Terrace	04	Guest Bedroom	09	Driver Bedroom	14
Storage	05	Guest Bathroom	10	Driver Bathroom	15

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

LUX BUA 606M²



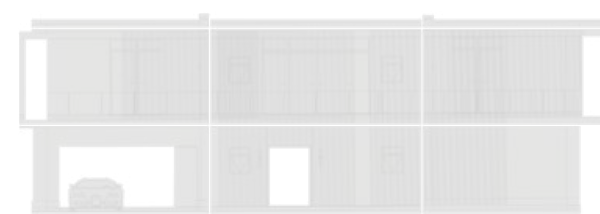
Lobby	01	Terrace	07	Bedroom	13
Living Area	02	Terrace	08	Bathroom	14
Master Bedroom	03	Bedroom	09	Bedroom	15
Master Bathroom	04	Bathroom	10	Bathroom	16
Bedroom	05	Bedroom	11	Terrace	17
Bathroom	06	Bathroom	12	Terrace	18

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VILLA
565m
LEVEL I
+13m

A B O V E
S E A
L E V E L



LUX 606
2 FLOORS | 7 MASTER SUITES



LUX 565
2 FLOORS | 7 MASTER SUITES



LUX 535
1 FLOOR | 5 MASTER SUITES



LUX BUA 565M²



Main Entrance	01	Bathroom	06	Laundry	11
Lobby	02	Kitchen	07	Maid Bedroom	12
Living Area	03	Powder Room	08	Maid Bathroom	13
Terrace	04	Guest Bedroom	09	Driver Bedroom	14
Storage	05	Guest Bathroom	10	Driver Bathroom	15

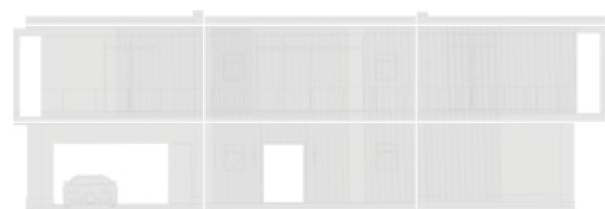
The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
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LUX BUA 565M²



Lobby	01	Terrace	07	Bedroom	13
Living Area	02	Terrace	08	Bathroom	14
Master Bedroom	03	Bedroom	09	Bedroom	15
Master Bathroom	04	Bathroom	10	Bathroom	16
Bedroom	05	Bedroom	11	Terrace	17
Bathroom	06	Bathroom	12	Terrace	18

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.



LUX 606
2 FLOORS | 7 MASTER SUITES



LUX 565
2 FLOORS | 7 MASTER SUITES



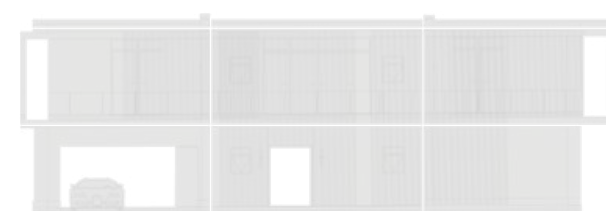
LUX 535
1 FLOOR | 5 MASTER SUITES

VILLA
535m

LEVEL I

+13m

ABOVE
SEA
LEVEL



LUX 606

2 FLOORS | 7 MASTER SUITES



LUX 565

2 FLOORS | 7 MASTER SUITES



LUX 535

1 FLOOR | 5 MASTER SUITES



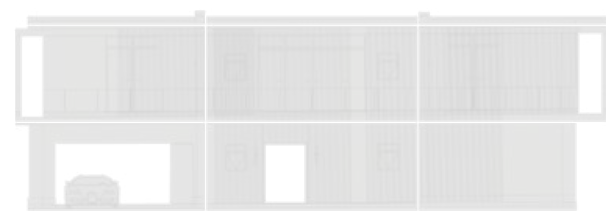


LUX BUA535M²



Main Entrance	01	Bathroom	06	Bedroom	11	Maid Bathroom	16
Lobby	02	Bedroom	07	Bathroom	12	Driver Bathroom	17
Master Bedroom	03	Bathroom	08	Kitchen	13	Driver Bedroom	18
Master Bathroom	04	Bedroom	09	Laundry	14	Parking	19
Bedroom	05	Bathroom	10	Maid Bedroom	15		

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.



LUX 606

2 FLOORS | 7 MASTER SUITES



LUX 565

2 FLOORS | 7 MASTER SUITES



LUX 535

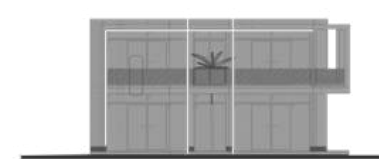
1 FLOOR | 5 MASTER SUITES

"THE SEA; ONCE IT CASTS ITS SPELL, HOLDS
ONE IN ITS NET OF WONDER FOREVER."
ONE IN ITS NET OF WONDER FOREVER."

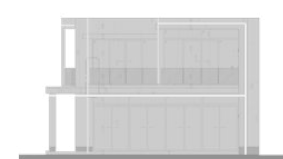


VILLA
400m
LEVEL 2/3
+19-26m

ABOVE
SEA
LEVEL



VILLA 400



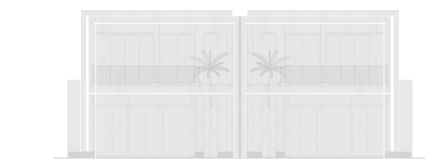
VILLA 320



VILLA 315



VILLA 300



TWIN VILLA 275



LUX BUA 400M²



Main Entrance	01	Guest Bathroom	06
Living Area	02	Powder Room	07
Terrace	03	Laundry	08
Kitchen	04	Maid Bedroom	09
Guest Bedroom	05	Maid Bathroom	10

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Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

LUX BUA 400M²

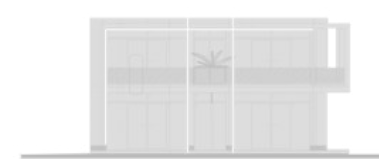


Lobby	01	Terrace	06	Bedroom	11
Master Bedroom	02	Bedroom	07	Bathroom	12
Master Bathroom	03	Bathroom	08	Terrace	13
Bedroom	04	Bedroom	09		
Bathroom	05	Bathroom	10		

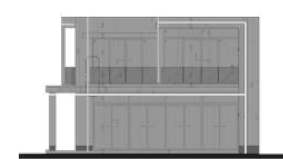
The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

VILLA
320m
LEVEL 2/3
+19-26m

A B O V E
S E A
L E V E L



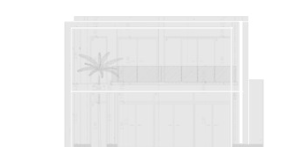
VILLA 400



VILLA 320



VILLA 315



VILLA 300



TWIN VILLA 275



STAND-ALONE BUA 320M²



Main Entrance	01	Kitchen	06
Living Area	02	Powder Room	07
Terrace	03	Laundry	08
Guest Bedroom	04	Maid Bedroom	09
Guest Bathroom	05	Maid Bathroom	10

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

STAND-ALONE BUA 320M²



Lobby	01	Terrace	06	Bathroom	11
Master Bedroom	02	Terrace	07	Terrace	12
Master Bathroom	03	Bedroom	08	Terrace	13
Bedroom	04	Bathroom	09		
Bathroom	05	Bedroom	10		

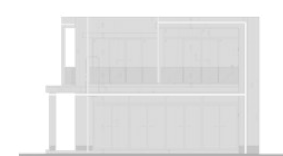
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VILLA
315m
LEVEL b
+45m

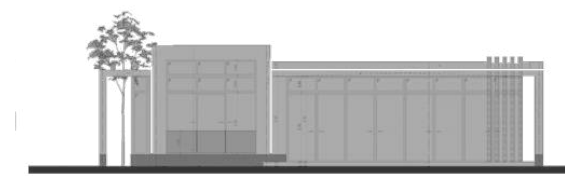
A B O V E
S E A
L E V E L



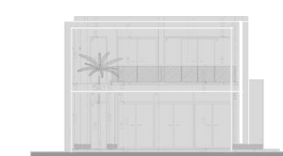
VILLA 400



VILLA 320



VILLA 315



VILLA 300



TWIN VILLA 275





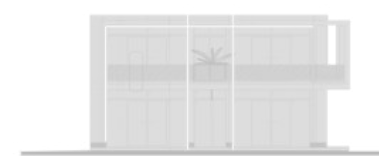
STAND-ALONE BUA 315M²



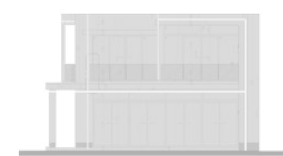
Entrance	01	Kitchen	04
Patio	02	Bathroom	05
Livingroom	03	Bedroom	06

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances. Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

VILLA
300m
LEVEL 4&5
+32-39m
ABOVE
SEA
LEVEL



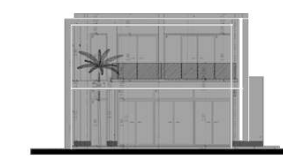
VILLA 400



VILLA 320



VILLA 315



VILLA 300



TWIN VILLA 275



STAND-ALONE BUA 300M²



Entrance	01	Kitchen	04
Patio	02	Bathroom	05
Livingroom	03	Bedroom	06

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STAND-ALONE BUA 300M²

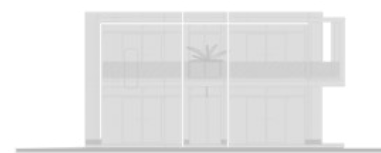


Entrance	01	Kitchen	04
Patio	02	Bathroom	05
Livingroom	03	Bedroom	06

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TWIN
LEVEL 4&5
+32-39m

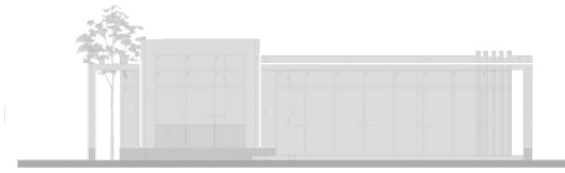
ABOVE
SEA
LEVEL



VILLA 400



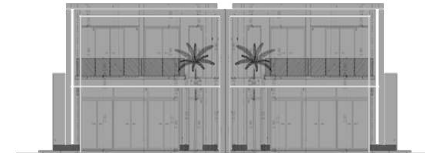
VILLA 320



VILLA 315



VILLA 300



TWIN VILLA 275



TWIN-HOUSE BUA 275M²



Terrace	01	Bathroom	05
Master Bedroom	02	Lobby	06
Master Bathroom	03	Maid Bedroom	07
Bedroom	04	Maid Bathroom	08

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TWIN-HOUSE BUA 275M²



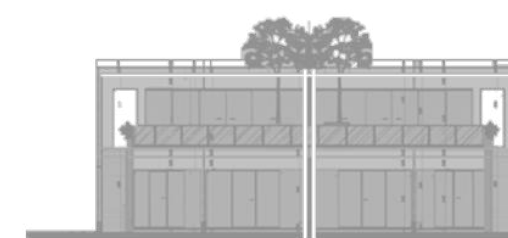
Main Entrance	01	Laundry Room	06
Living Area	02	Bedroom	07
Terrace	03	Bathroom	08
Guest Bathroom	04	Bedroom	09
Kitchen	05	Bedroom	10
Terrace	11		

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"OUR MEMORIES OF THE SEA WILL
LINGER ON, LONG AFTER OUR
FOOTPRINTS IN THE SAND ARE GONE."
FOOTPRINTS IN THE SAND ARE GONE."

DUPLEX
LEVEL I+
+13-+16m

A B O V E
S E A
L E V E L



DUPLEX 275





DUPLEX BUA 200M²



Terrace	01	Bathroom	05
Master Bedroom	02	Lobby	06
Master Bathroom	03	Maid Bedroom	07
Bedroom	04	Maid Bathroom	08

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DUPLEX BUA 200M²



Terrace	01	Bathroom	05
Master Bedroom	02	Lobby	06
Master Bathroom	03	Maid Bedroom	07
Bedroom	04	Maid Bathroom	08

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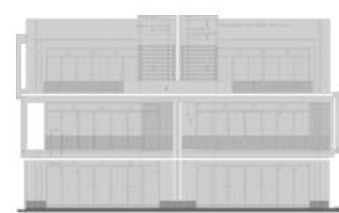


KATAMEYA COAST:CONDOS

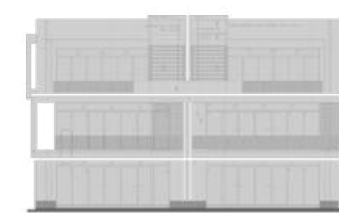


CONDOS
LEVEL 7
+50.5m

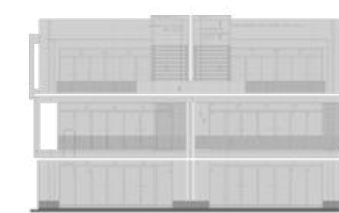
A B O V E
S E A
L E V E L



GARDEN CONDO
200m

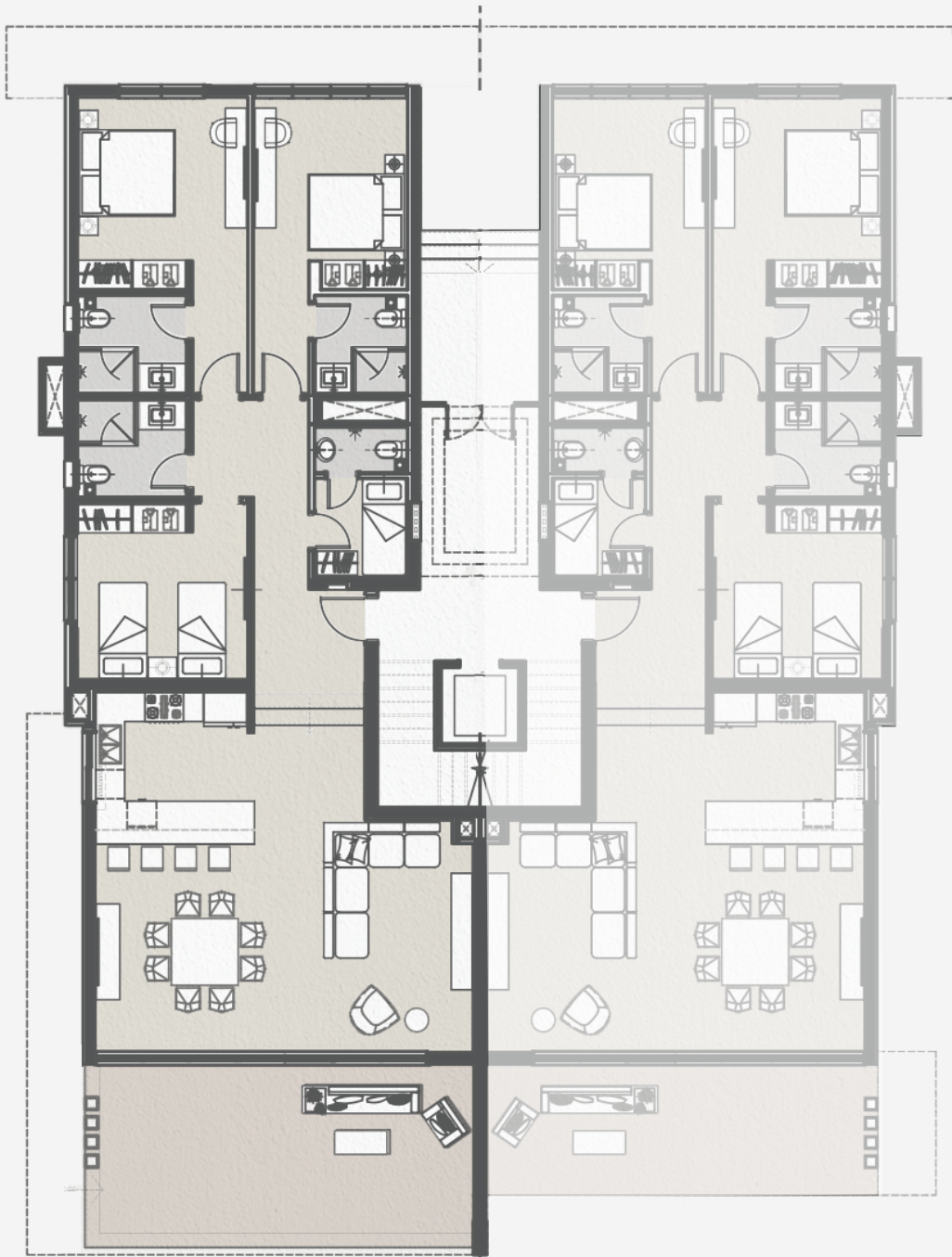


CLASSIC CONDO
215m



PENTHOUSE
175m

CONDO 200M²

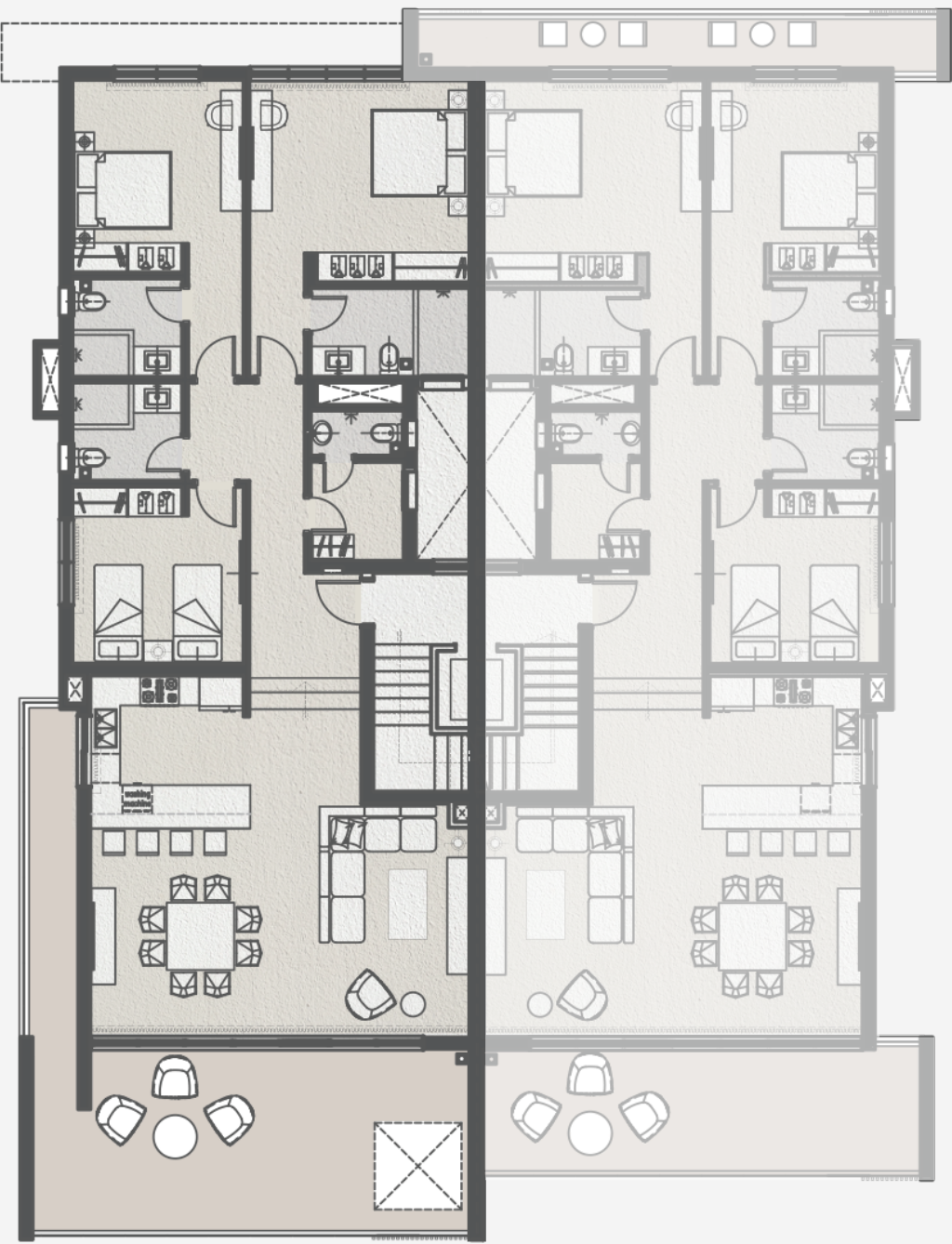


GROUND FLOOR

Terrace	01	Bathroom	05	Dining Area	09
Master Bedroom	02	Maid Bedroom	06	Living Area	10
Master Bathroom	03	Maid Bathroom	07	Bedroom	11
Bedroom	04	Kitchen	08	Bathroom	12

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CONDO 215M²

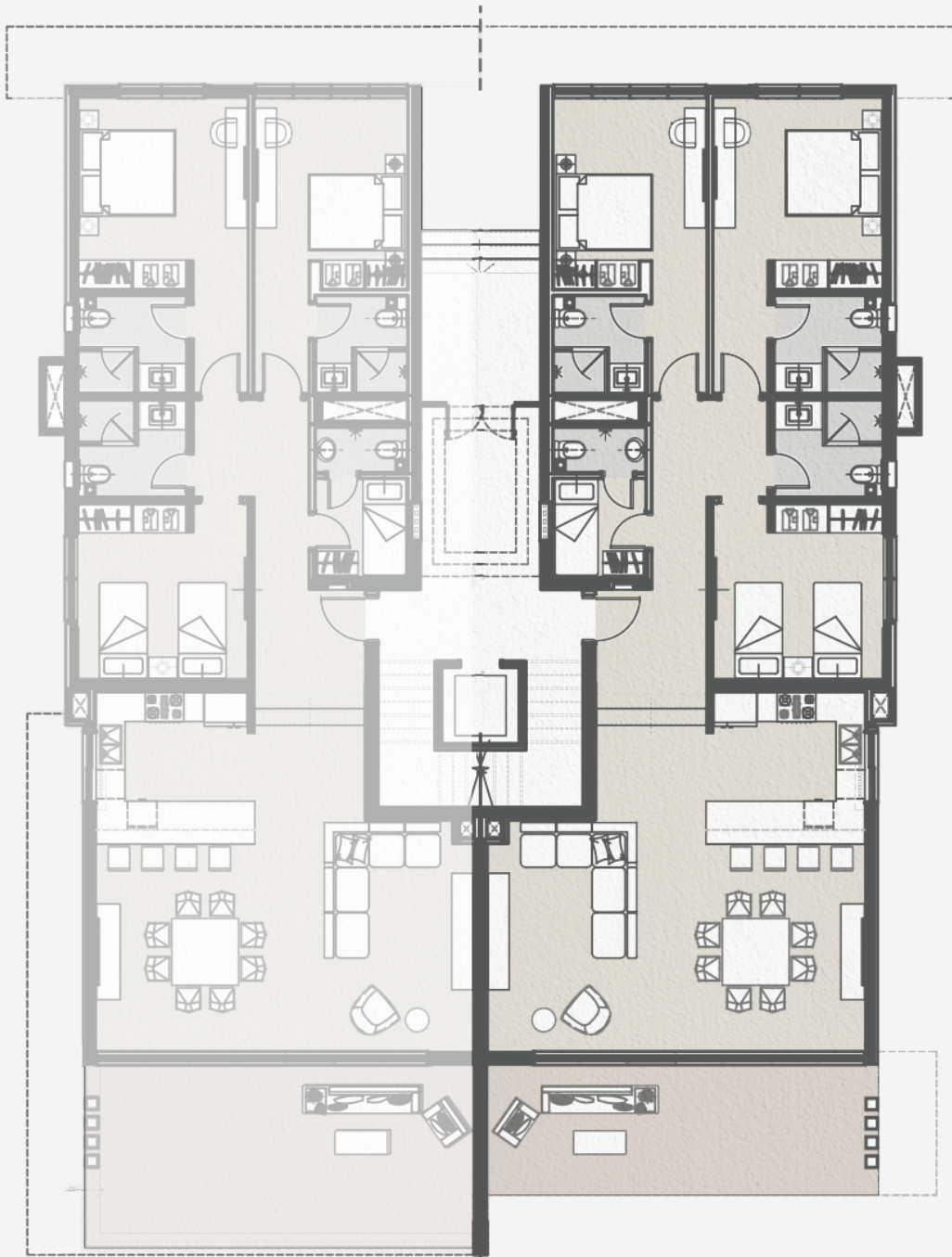


FIRST FLOOR

Terrace	01	Bathroom	05	Dining Area	09
Master Bedroom	02	Maid Bedroom	06	Living Area	10
Master Bathroom	03	Maid Bathroom	07	Bedroom	11
Bedroom	04	Kitchen	08	Bathroom	12

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CONDO 200M²

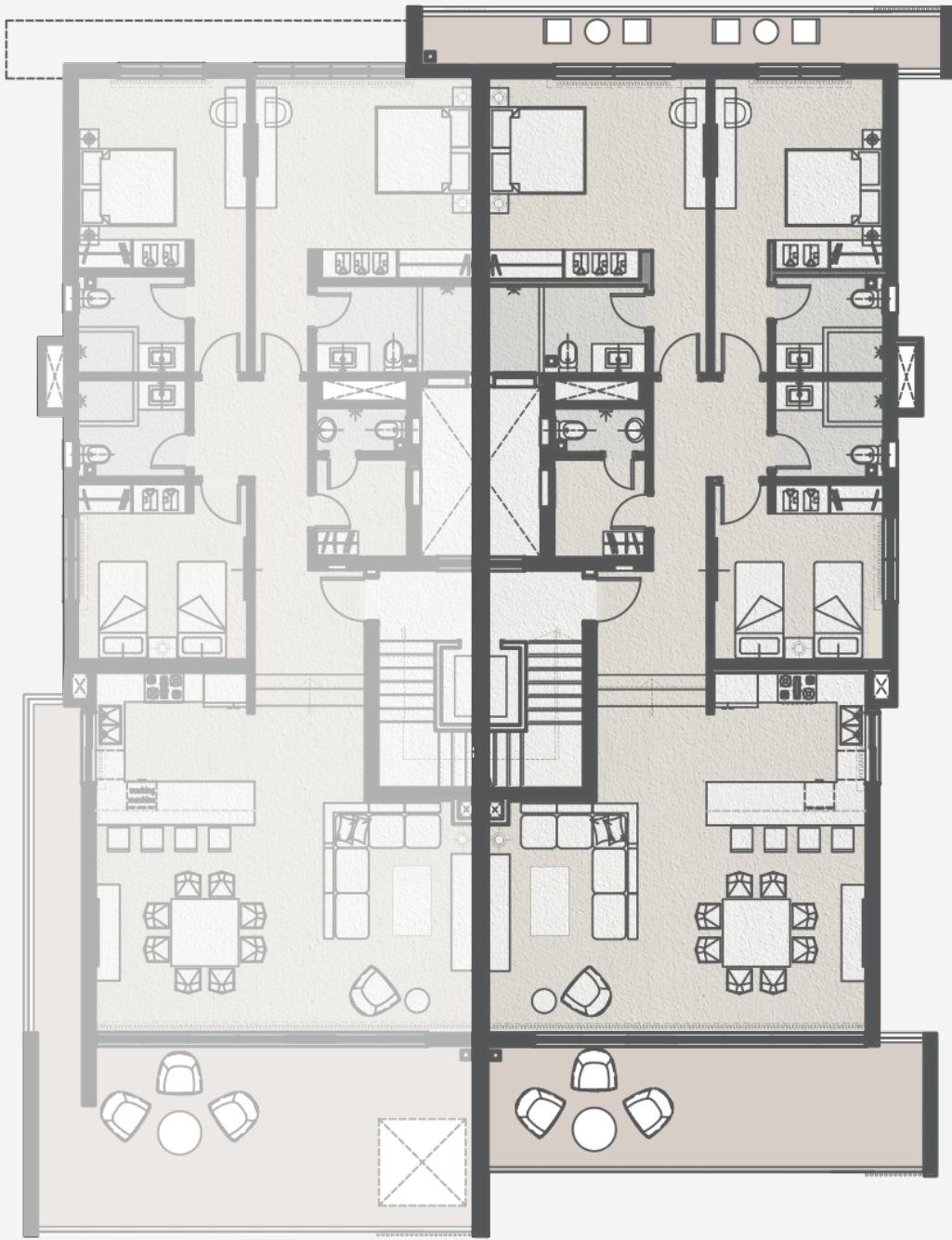


GROUND FLOOR

Terrace	01	Bathroom	05	Dining Area	09
Master Bedroom	02	Maid Bedroom	06	Living Area	10
Master Bathroom	03	Maid Bathroom	07	Bedroom	11
Bedroom	04	Kitchen	08	Bathroom	12

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Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

CONDO 215M²



FIRST FLOOR

Terrace	01	Bathroom	05	Dining Area	09	Terrace	13
Master Bedroom	02	Maid Bedroom	06	Living Area	10		
Master Bathroom	03	Maid Bathroom	07	Bedroom	11		
Bedroom	04	Kitchen	08	Bathroom	12		

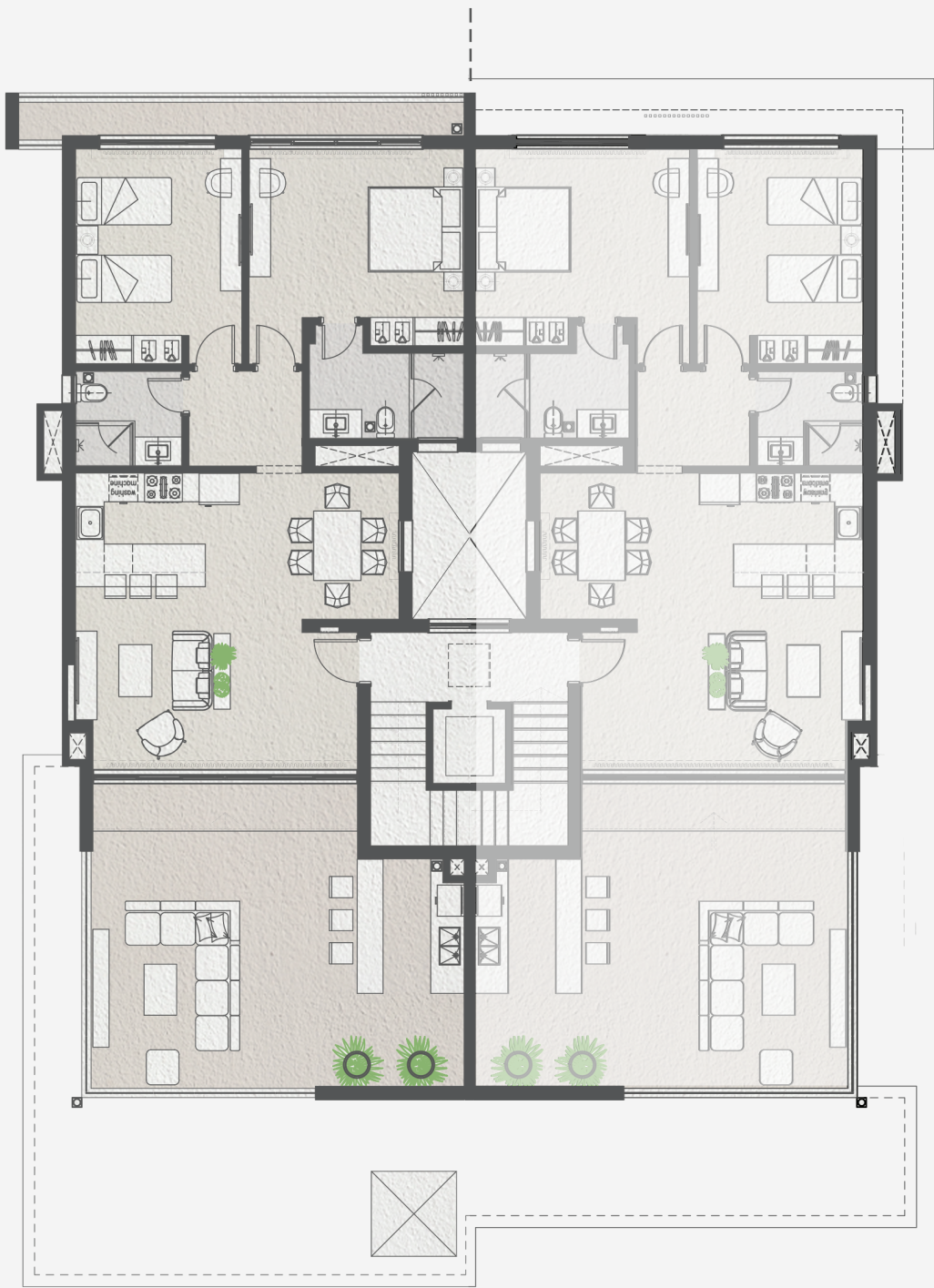
The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.





CONDO LIVINGROOM

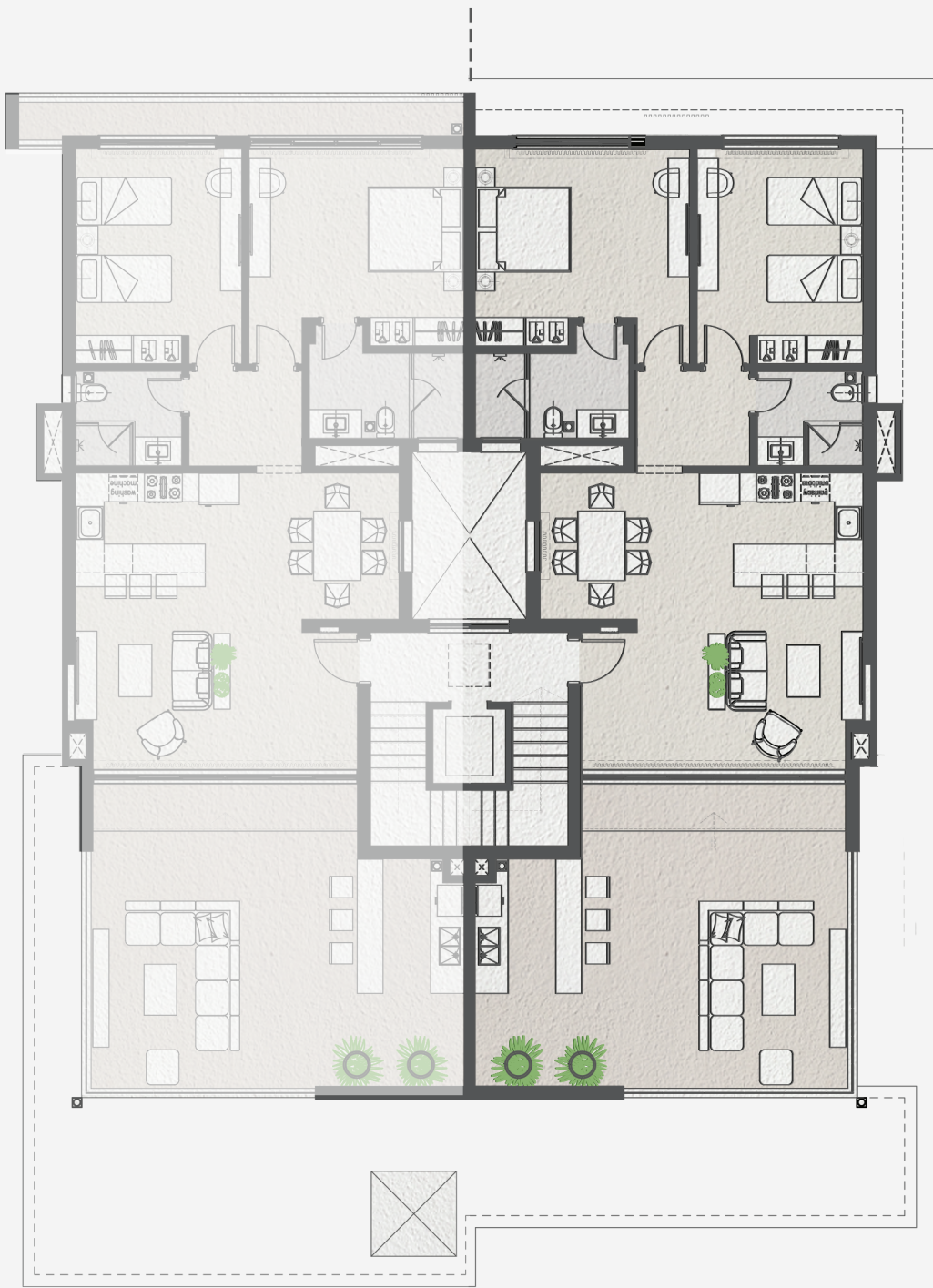
PENTHOUSE 175M²



Terrace	01	Bathroom	05	Terrace	09
Master Bedroom	02	Kitchen	06		
Master Bathroom	03	Dining Area	07		
Bedroom	04	Living Area	08		

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

PENTHOUSE 175M²



Terrace	01	Bathroom	05		
Master Bedroom	02	Kitchen	06		
Master Bathroom	03	Dining Area	07		
Bedroom	04	Living Area	08		

The developer reserves the right to make revisions on dimensions, internal and external details based on construction tolerances.
Garden and terrace sizes vary based on location. Pools, water features, landscape are optional depending on customer preferences.

PENTHOUSE TERRACE





PENTHOUSE TERRACE





WAKE UP TO THE SOUNDS OF THE SEA



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