



SWAN LAKE

North Coast



HASSAN ALLAM
PROPERTIES



S W A N L A K E

North Coast

A Livable Proof Extending Soul-Stirring Views.

Escape to a coastal oasis of calm where crystal-clear lagoons gently shimmer all-around your home to maximize water-front exclusivity, as well as fresh breeze circulation, like never seen before. Life here, is elevated on varied heights to mimic a heavenly slice of island paradise with sparkling lagoons cutting through tropical landscapes luring you all the way to dip in Mediterranean waters, too clear to be true.

All you need to do is venture beyond your sun-bed or floating home to lose yourself in silky white sands, as well as worlds of water-filled recreation and non-stop enjoyment under the North Coast's golden sun.





S W A N L A K E

North Coast

PHASE 4

Speaks a design language of natural authenticity to write the last and final chapter of elevated elegance that not only perfectly blends with SwanLake North Coast's rich fabric but also extends floating possibilities before signature homes.



A photograph of a person's back and shoulders in a swimming pool, with their reflection clearly visible in the calm water. The scene is peaceful and serene, with a clear blue sky and water.

A Family-Centric Vision of Elevated Distinction.

SLN PHASE 4



ABOUT SLN.

SwanLake North Coast is expertly conceived as a family-centric destination, paying tribute to deep community bonding, as well as idyllic beauty in every possible form. Expertly designed on 180 Feddans by world- renowned JZMK Partners, SLN takes luxury living to unprecedented heights, thanks to a unique elevation technique that not only breaks down optimum lagoon views inside almost each of its 675 homes, but also gracefully cascades to lap a pristine sandy beach.

Driven by a progressive vision that dreams in all shades of blue, SLN takes pride in being the first developer in the North Coast to partner with world- leading Crystal Lagoons, introducing three crystal sea-water lagoons in the heart of its masterplan, allowing for residential exclusivity to thrive around 60,000 sqm of floating surroundings. Brought to life to articulate an island-like lifestyle with a charming resort feel, life at SLN offers a hand-picked host of original experiences, spanning commercial excellence, culinary indulgence and sports distinction, in addition to elegantly-appointed clubhouse where cherished community memories are born.



NEARLY 60,000 SQM OF SEA-WATER LAGOONS TRANSFORMING
ALMOST EVERY HOME INTO A WATER-FRONT LIVING PROOF.



A Coastal Experience Where Nature Abounds In Every Step.

SLN PHASE 4



WALKABILITY.

SLN adopts a unique philosophy that puts seamless walkability, as well as constant exploration in the heart of its masterplan. The spirited destination reflects an interconnected journey through an open, lush spine that smartly runs across the project -all the way to a seafront promenade-, welcoming residents to enjoy a pedestrian-friendly ambiance, perfected by tropical landscapes, as well as shimmering crystal lagoons, looming into view, everywhere you turn.

Boasting an air of freedom and naturally-inspired grandeur, life at SLN is a daily invitation to walk, cycle or jog amidst dense greenery while enjoying refreshing stops in its mesmerizing crystal seawater lagoons. With an eye on convenience and a commitment to sustainable development, SLN put emphasis on its community's ultimate wellbeing, encouraging a healthy, car-free lifestyle where everything can be easily reached, on foot, in a record 20 minutes time.



Open Fields of Sport Possibilities.



SLN PHASE 4



BEACH-BODY FIT.

SLN's sports pad is the place where the sparkling sea meets the energy and excitement of sports enthusiasts. Designed to take in idyllic views, as well as fresh breeze circulation, the outdoor destination is an open invitation for the whole family to break a sweat while inducing sky-rocketing work-out endorphins. SLN clubhouse also boasts a cutting-edge gym facility with the latest equipment, welcoming both amateurs and professionals to energize, let loose or keep that beach-body fit while soaking up the North Coast's sun.

SLN is thoughtfully planned to promote a healthier lifestyle by bringing the community closer to collective moments of fun, thanks to a 5 aside soccer field, as well as a state-of-the-art Paddle Tennis Court.



Unmatched
Indulgence.



SLN PHASE 4



A FOODIE'S HAVEN.

Whether it's a delicious breakfast to kick start the day, a memorable fine-dining Greek fix with friends, or simply a family dinner enjoying International cuisine tantalizing taste-buds, SLN's selective variety of hand-picked tenants offer all that and much more. Carefully planned to cater to the diverse tastes of its community, SLN's widely spread and well-grouped tenants, provide you with scrumptious flavors across varied cuisines, thanks to CARGO - The Social Joint opposite to the supermarket - encompassing a selection of casual F&B concepts from freshly baked pizzas, handmade gelato to exceptional coffee and baked delicacies.

For those wishing to sample a true taste of Mediterranean authenticity, Leeloo's Greek Fine-diner in Lagoon 3 promises to teleport you into a world of flavorsome choices in an impeccable resto-bar ambience.

SLN is a mouth-watering destination that will keep you coming back for more.



Alive With Refined Experiences.

SLN PHASE 4



A Child-Friendly
Community Bringing
Joy to Your Little Ones.

SLN PHASE 4



Thoughtfully designed to provide a safe and engaging space for kids to socialize, explore and play, Hide-out is SLN's child-friendly hub, designed to stimulate moments of memorable fun under the sun. The spirited area is equipped with a variety of exciting activities including swing sets, slides and climbing structures to promote kids' physical activity while surrounding them with a variety of snacks to nibble on, next-door at CARGO.

A SAFE COMMUNITY WHERE YOUR HEALTH IS A TOP PRIORITY

Summer at SLN is all about carefree enjoyment and quality living. Therefore, the destination provides a medical unit inclusive of Al Safa clinic and Alfa labs, powered by expert doctors, meet the various healthcare needs of the community. From routine check-ups to emergency care, the unit is open 24/7 to ensure residents enjoy direct access to quality medical facilities, as well as attentive care.

A HASSLE-FREE LIFESTYLE WITH CONVENIENCE AROUND THE CORNER

SLN's Dreams convenience mart is a one-stop shop for all your daily needs. Open seven days a week, the mart is a go-to destination for those wishing to grab or stock on quality items including snacks, household necessities and fresh groceries. Planned with your utmost convenience in mind, SLN's Dreams super market promises everything you can probably imagine, under one comprehensive roof at your door.





S W A N L A K E

North Coast

PHASE 4

Saving The Best For Last:
An Immersive Living Experience Extending
Lagoon -Front Beauty & Impeccable
Horizon Views To A Signature Collection of
Floating Homes.



The Natural Evolution of Floating Exclusivity Has Found A Livable Home.



SLN PHASE 4



INTRODUCING SLN PHASE 4

SwanLake North Coast Phase 4 is more than just a serene destination, oozing with a sunny resort feel. It's a tranquil enclave of natural beauty, immersing homeowners in sweeping vistas of azure waters, thanks to two sea-water lagoons shimmering at every door to meet the North Coast's open sea. Rolling out on 80 feddans, SwanLake North Coast Phase 4 serves as the last natural extension of SLN North Coast, carrying on its luxurious nature to the south with a progressive vision that transforms every unit into an amphitheater of floating views, well-oriented to ensure fresh breeze circulation.

The intimate parcel is immaculately designed on smart elevations to grant every living space direct access to 20,000 sqm of shimmering lagoons while offering its signature collection of one-story MONOS villas and twinvillas as well SOLOS premium homes a one-of-a-kind opportunity to take in panoramic views. Envisaged as a self-sufficient world of its own, SwanLake North Coast Phase 4 takes integrated living to a whole new level of harmonious sophistication with a naturally-inspired design concept, perfectly blending with SLN's timeless architecture, but most importantly, standing out with minimal aesthetics and the best in modern-day comfort.



*Alive With
Endless
Possibilities.*

SLN PHASE 4



A PRISTINE BEACH.

Start your day with the soothing sound of crashing waves, echoing across a stretch of a white sandy beach while your kids giggle in the play area next door. Inhale the fresh sea breeze or enjoy a good read, as you soak in the sparkling waters of the Mediterranean from the comfort of your own sun-bed.

Take a refreshing dip with friends, followed by an energizing workout routine, then indulge in your choice of light snack from any of your favorite food outlets/places. When the day draws to an end, allow our beach restaurant to teleport you into another dimension with its tantalizing dishes and impeccable service, perfected by magical sunsets.



For Daily
Recreation and
Reflection.



A SERENE BEACH PROMENADE.

Enjoy a brisk walk or energizing jog by a beach promenade, alive with astounding sea views and vibrant energy. Meditate as you take in the sound of waves crashing against the shore to create a soothing melody that echoes throughout the boardwalk.

The salty breeze carries the scent of freshly baked goodies from the nearby cafes, tempting you to indulge in a sweet treat. The beach promenade is an exclusive invitation for couples to stroll hand in hand along the wooden planks, while children giggle and run ahead, eager to dip their toes in the cool water. As the night falls, the promenade transforms into a magical wonderland, with twinkling lights illuminating the way for summer memories to be made.





S W A N L A K E

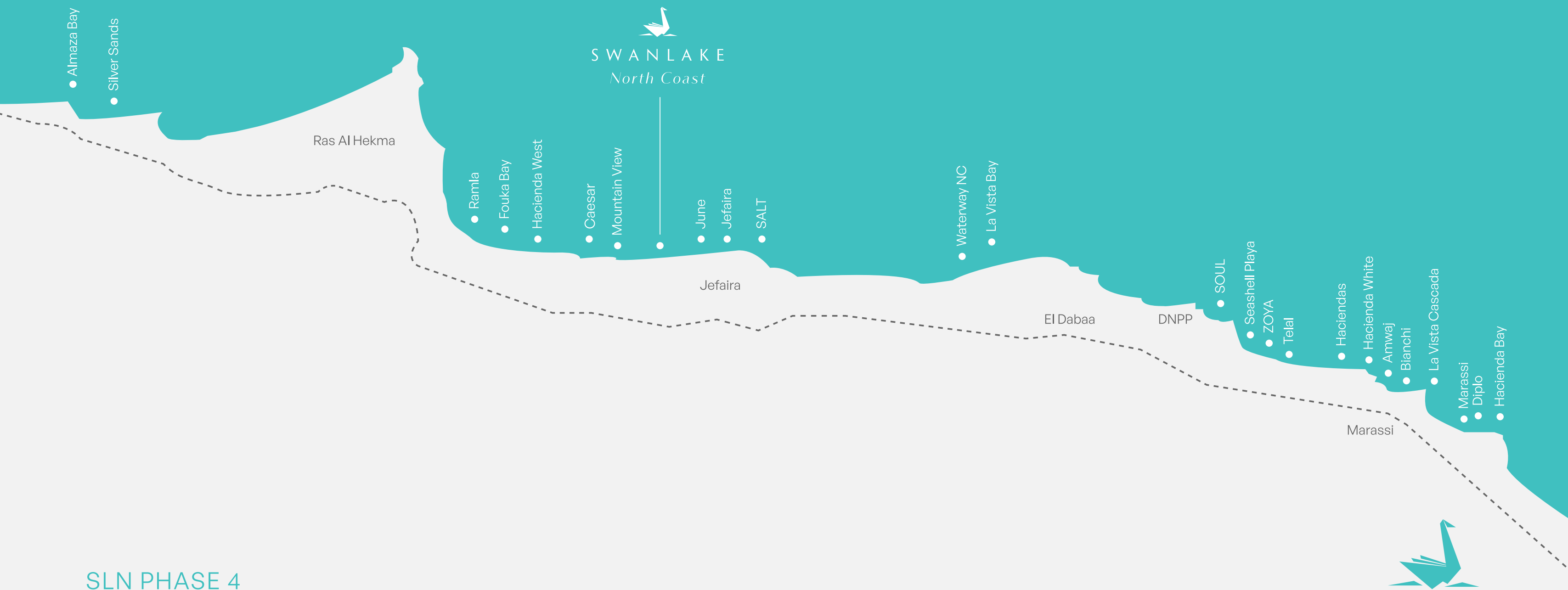
North Coast

PHASE 4

Life doesn't move hour to hour but mood to moment. Live by the currents, plan by the tides and follow sea-water lagoons to feel alive.



Idyllic Water-Front Living Closer To Home.



PROXIMITY & LOCATION.

Whether you're searching for a sunny destination to enjoy an exclusive Summer of a lifetime or simply wish to escape and unwind for the weekend, you no longer have to travel far. SwanLake North Coast Phase 4 is gracefully poised on Alexandria-Marsa Matrouh Road, making it an easily accessible getaway from Cairo-Alamein as well as Cairo Daba'a highways.

The destination is also carefully planned with ultimate convenience in mind, thanks to its ideal proximity to Alamein Airport, setting it as a global destination to enjoy. SwanLake North Coast Phase 4 crowns a premiere seat on the Mediterranean's mesmerizing coastline while bringing residents closer to the North Coast's lively happenings, unfolding all around in every direction.





Water-Filled Living
Spaces Where Less
Is Certainly More.



A Distinctive Design
Language Where Flowing
Luxury Speaks Volumes.



ELEVATING NEW STANDARDS OF PICTURESQUE LIVING.

Artfully built at varying heights, each unit at SLN Phase 4 enjoys privileged views of sea-water lagoons, coastline horizon views and magical landscapes from different angles. Additionally, the use of terraced landscaping can provide a natural and lush transition between the different levels while creating a sense of aesthetic unity throughout the development.





S W A N L A K E

North Coast

PHASE 4

An exclusive invitation to
live it up
Or slow down
under the sun.



Worlds of Relaxation and Fun for Everyone.



SHIMMERING LAGOONS.

SwanLake North Coast Phase 4 promises unbeatable fun in the sun with 20,000 km of seawater lagoons, shimmering day-long at your doorstep for ultimate enjoyment.

The two turquoise lagoons are an open invitation for friends and family to disconnect and connect in idyllic settings, perfected by open sea views in every direction. Boasting tropical surroundings, homeowners are invited to retreat and tan under the shade of evergreen palm trees or simply sunbathe in breathtaking settings, second to none.





Capturing a Slice of Island Paradise.

SLN PHASE 4



TROPICAL LANDSCAPES.

At SwanLake North Coast Phase 4, summer comes to life in all shades of emerald green, thanks to tropical landscapes that teleport you to a paradise-like atmosphere, similar to famous beach resorts in the far east.

The project surrounds residents with dense, manicured green scapes, lined with towering palm trees that not only stand at the edge of splendid lagoons but also arch secluded beach coves for ultimate privacy.





A Fully-Integrated Experience.

SLN PHASE 4



THE COMMERCIAL ZONE.

Living a few steps away from the commercial strip is a daily invitation to shop, bond with loved ones or simply set your taste buds on unique culinary adventures, perfected by impeccable service, anytime of the day. The lively commercial strip at the far back of Phase 4 is a pedestrian- friendly getaway, artfully planned to surround visitors and residents alike with a hand-picked selection of authentic experiences, as well as a well-versed variety of F&B concepts and retail outlets, not offered elsewhere.

COMFORTABLE LIVING.

SLN's integrated commercial hub introduces a whole new chapter of integrated excellence, thanks to a variety of non-residential components that make your vacation a hassle-free experience. From dedicated zones, designed specifically to accommodate staff housing, a multi-purpose sports area for daily necessities to spacious parking and a mosque, your life at SLN Phase 4 is everything you can possibly imagine at your doorstep.



Plans and Types.

SLN PHASE 4





PHASE FOUR

MASTER PLAN

Disclaimer

Masterplan is for indicative purposes only and is subject to change.

Spaces Designed
Around You.

MEET THE ^{THE} /MONOS & ^{THE} SOLOS

SLN PHASE 4



ONE STORY / MONOS VILLAS AS GRAND AS IT GETS.

Experience a generously spaced haven of unrivaled privacy, combining progressive design with breathing comfort to dictate a single villa spread on one impressive floor. Master planned to immerse you in beauty wherever you turn, SLN Phase 4 Mono Villas roll out on 700 sqm of land to offer exceptionally large terrace on 190 sqm take in sweeping lagoon views. Boasting four expansive bedrooms with two en-suite, your home is a comfortable retreat, carefully planned out to accommodate naturally-lit courtyards while giving you extra room for personal staff, as well as storage and laundry.

The elemental edge of the singular-styled villas lies in its direct access to lagoons, powered by a front elevation with large glass window facades that invite the outdoors inside. Mono Villas & Twin Villas also enjoy sun-drenched courtyards with stairs to roof, inviting families to connect and immerse themselves in the beauty of the outdoors, anytime of the day. We also need to hint about their naturally lit courtyards please.





Disclaimer

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MONOS ONE STORY VILLA

SLN PHASE 4



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SLN PHASE 4

MONOS ONE STORY VILLA





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/MONOS ONE STORY VILLA

SLN PHASE 4

MONOS ONE STORY VILLA

BUA 255 SQM
AVERAGE LAND AREA 700 SQM
ROOF TERRACE 190 SQM

1-	Dining	3.50mx5.30m
2-	Reception	4.18mx5.30m
3-	Kitchen	4.14mx3.77m
4-	Master Bedroom	3.60mx4.00m
5-	Ensuite Bathroom	2.38mx1.97m
6-	Dressing	1.65mx1.32m
7-	Master Bedroom	3.60mx3.63m
8-	Ensuite Bathroom	2.38mx1.97m
9-	Bedroom (1)	3.60mx3.60m
10-	Bedroom (2)	3.60mx3.60m
11-	Laundry/Storage	2.29mx1.77m
12-	Driver's Bathroom	1.20mx1.87m
13-	Driver's Room	2.06mx1.87m
14-	Maid's Bathroom	1.20mx2.00m
15-	Maid's Room	2.06mx2.00m
16-	Guests' Toilet	2.00mx1.37m
17-	Foyer	3.63mx3.39m
18-	Corridor 1	1.50mx7.10m
19-	Corridor 2	1.20mx6.10m
20-	Lobby	2.42mx1.64m
21-	Bathroom	2.38mx1.51m
22-	Terrace	4.00mx9.00m



GROUND FLOOR



ROOF FLOOR

SLN PHASE 4

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SLN PHASE 4

MONOS ONE STORY TWIN VILLA





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MONOS ONE STORY TWIN VILLA

SLN PHASE 4



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/MONOS ONE STORY TWIN VILLA

SLN PHASE 4



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MONOS ONE STORY TWIN VILLA

SLN PHASE 4

MONOS ONE STORY TWIN VILLA

BUA 230 SQM
AVERAGE LAND AREA 520 SQM
ROOF TERRACE 190 SQM

1- Reception	4.02mx5.00m
2- Dining	3.50mx5.00m
3- Kitchen	4.48mx3.75m
4- Master Bedroom	3.60mx4.00m
5- Ensuite Bathroom	2.38mx2.38m
6- Laundry/Storage	1.14mx2.00m
7- Ensuite Bathroom	2.38mx1.50m
8- Master Bedroom	4.34mx3.60m
9- Bedroom (1)	3.60mx3.58m
10- Bedroom (2)	3.60mx3.83m
11- Bathroom	1.77mx2.23m
12- Guests' Toilet	1.69mx2.00m
13- Maid's Room Bathroom	1.55mx2.00m
14- Maid's Room	1.20mx2.00m
15- Foyer	4.98mx1.50m
16- Lobby	3.10mx1.50m
17- Lobby	3.00mx1.48m
18- Terrace	7.50mx3.30m

ROOF FLOOR PLAN

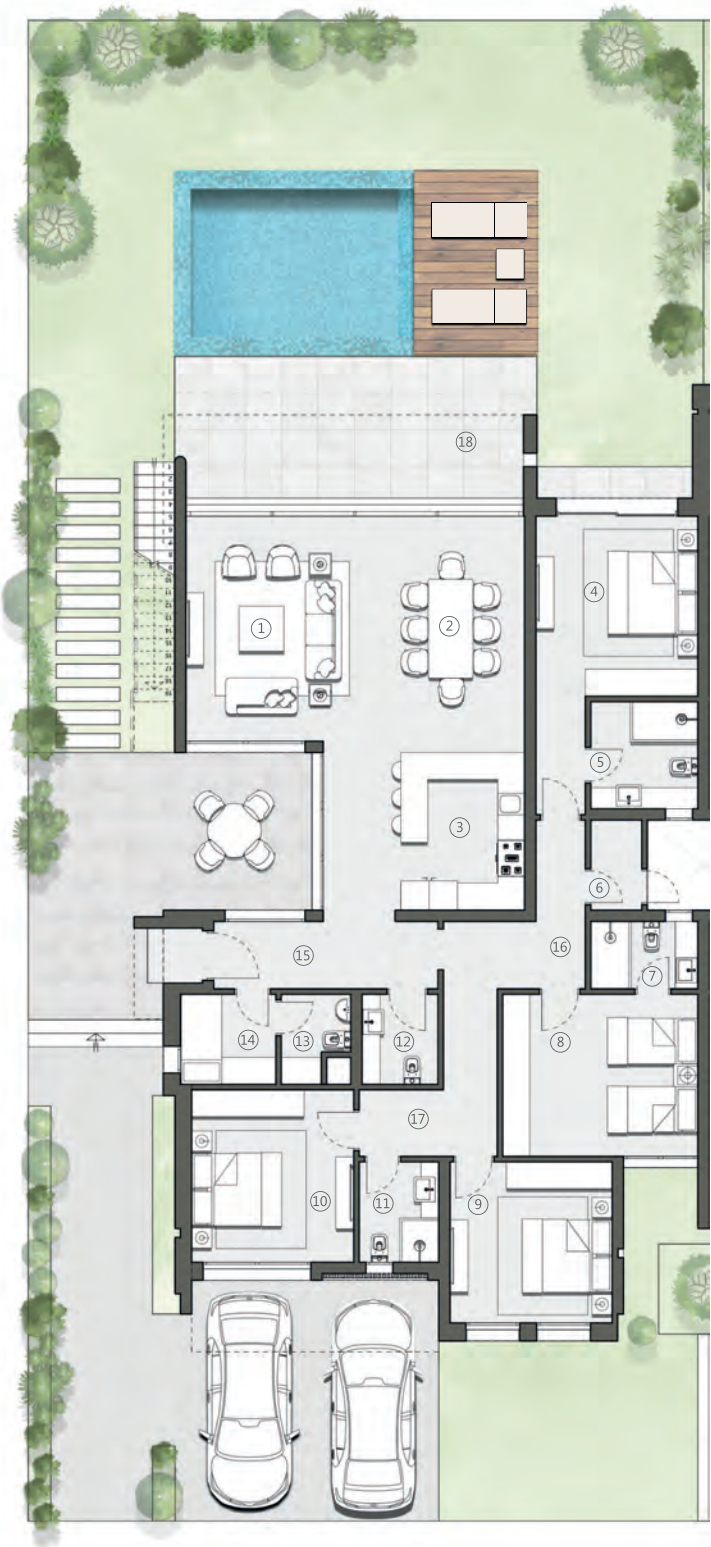
Roof Terrace 190m²

SLN PHASE 4

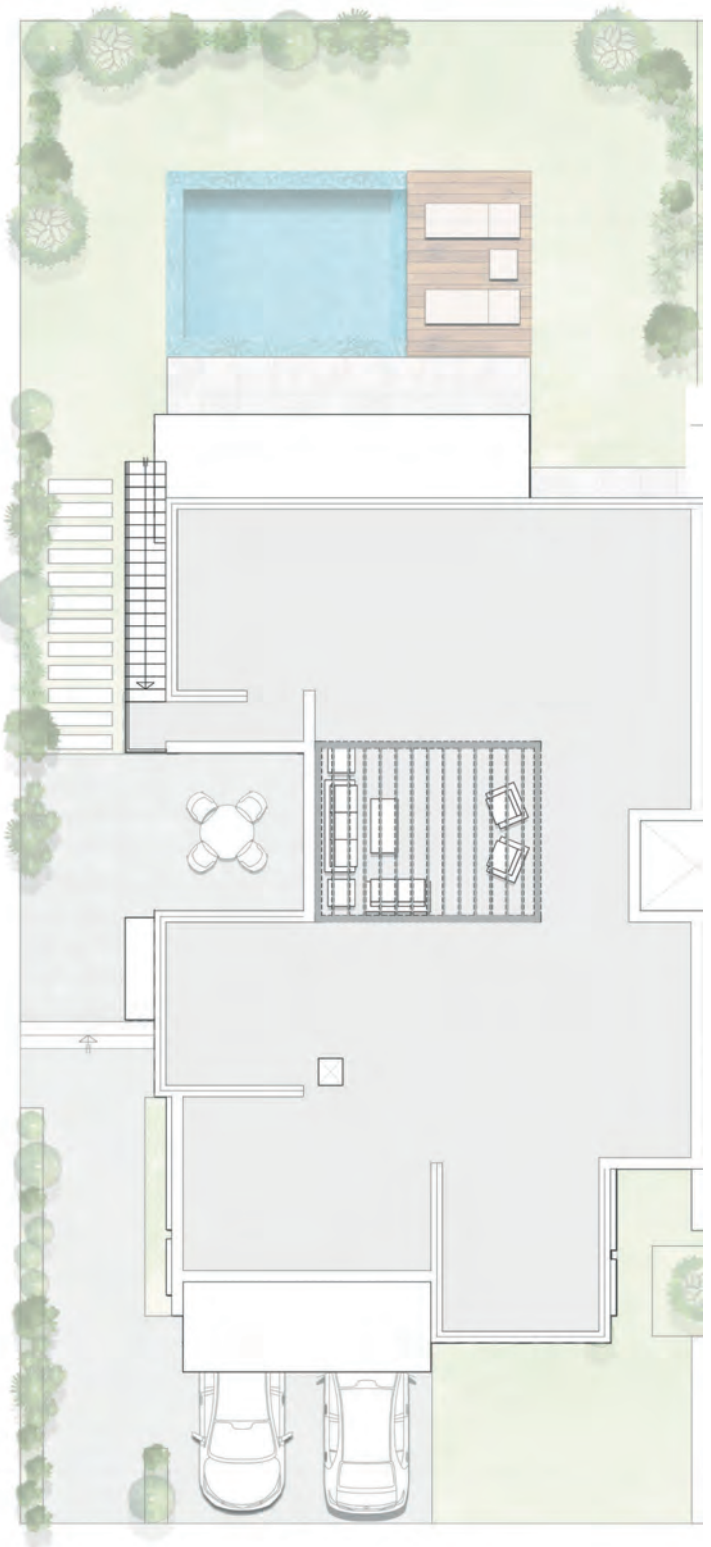
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GROUND FLOOR



ROOF FLOOR



SOLOS LUSH LANDSCAPES & HEAVENLY SEAVIEWS ALL AT ONCE.

SLN Solos re-defines the optimum in sea horizon views exclusivity while evoking timeless sentiments of natural calm, thanks to expansive roof terraces. Designed on an elevated land to directly take in mesmerizing sea views, shimmering lagoons and SLN's entire tropical landscapes, your fully-finished premium SOLOS not only offers four bedrooms with two ensuite and a spacious nanny's room, but also a breathing roof terrace and comfortable seating areas, so you can simply take SLN's beauty all in.

Boasting a front elevation that welcomes residents with a private entrance and a manicured garden all yours, the Solos stands as a grand testament to contemporary luxury where water-front views inspire.





SLN PHASE 4

SOLOS SENIOR



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SLN PHASE 4

SOLOS SENIOR







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SOLOS SENIOR

SLN PHASE 4



SOLOS SENIOR

Ground Floor Plan.

BUA 210 SQM
AVARAGE GARDEN AREA 260 SQM

1-	Reception	4.33mx5.20m
2-	Kitchen	3.50mx5.20m
3-	Master Bedroom	3.80mx3.87m
4-	Ensuite Bathroom	2.48mx2.26m
5-	Master Bedroom	3.73mx3.60m
6-	Ensuite Bathroom	2.48mx2.00m
7-	Bedroom (1)	3.60mx3.63m
8-	Bedroom (2)	3.60mx3.80m
9-	Bathroom	1.53mx2.17m
10-	Laundry/Storage	1.53mx1.00m
11-	Guests' Toilet	1.38mx2.00m
12-	Foyer	1.45mx3.32m
13-	Maid's Room	2.09mx2.00m
14-	Maid's Bathroom	1.15mx1.56m
15-	Corridor 1	1.20mx6.80m
16-	Corridor 2	1.20mx7.14m
17-	Terrace	7.58mx2.85m



GROUND FLOOR



SOLOS SENIOR

Upper Floor Plan.

BUA 230 SQM

ROOF TERRACE 158 SQM

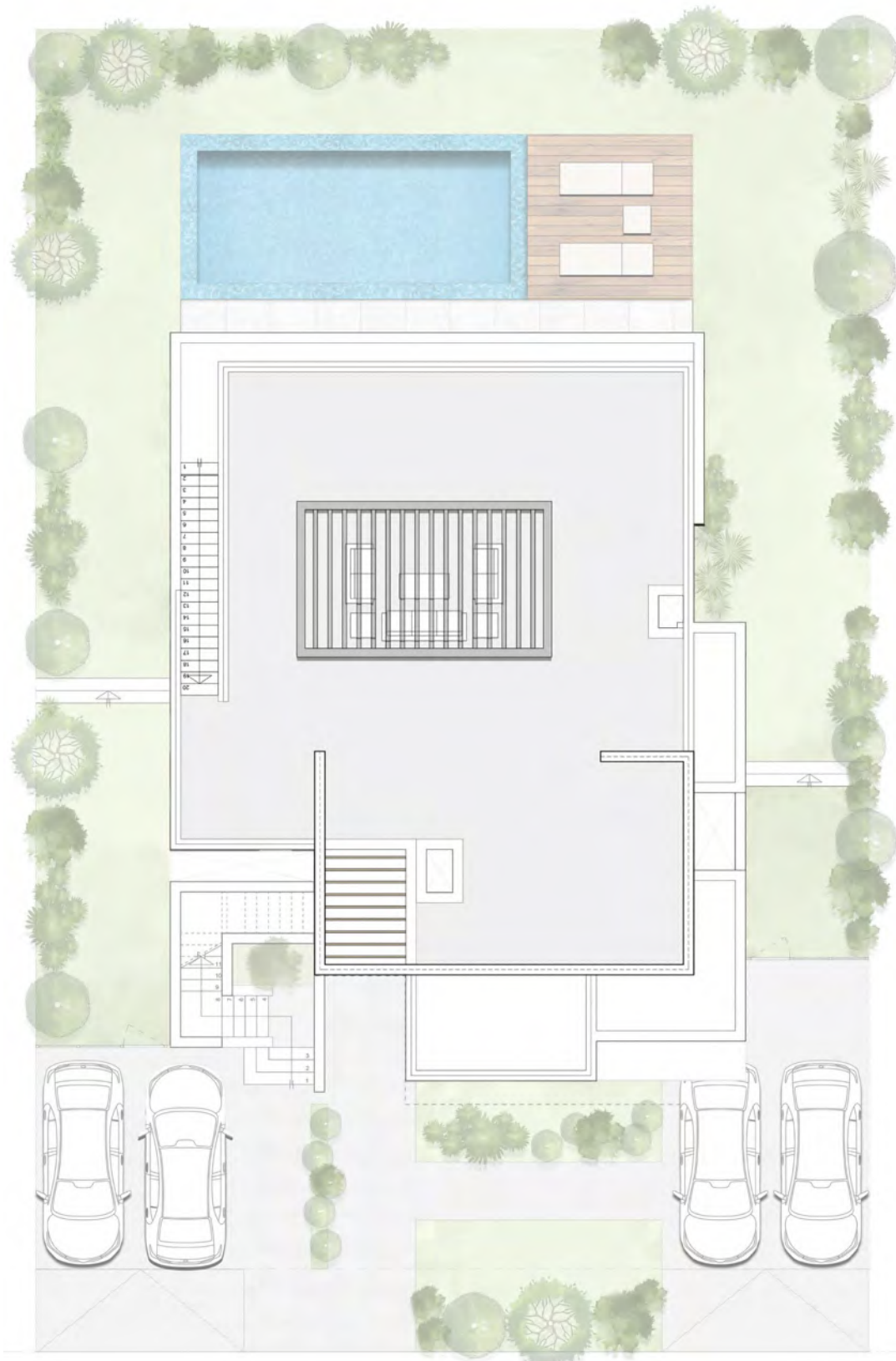
1-	Reception	3.93mx5.20m
2-	Kitchen	3.00mx5.20m
3-	Master Bedroom	4.05mx3.87m
4-	Ensuite Bathroom	2.48mx2.26m
5-	Master Bedroom	3.73mx3.60m
6-	Ensuite Bathroom	2.48mx2.00m
7-	Bedroom (1)	3.73mx3.38m
8-	Bedroom (2)	3.85mx4.05m
9-	Bathroom	1.53mx2.17m
10-	Laundry/Storage	1.53mx1.00m
11-	Guests' Toilet	1.38mx2.00m
12-	Foyer	1.45mx3.32m
13-	Maid's Room	2.09mx2.00m
14-	Maid's Bathroom	1.15mx1.56m
15-	Storage	1.25mx1.20m
16-	Corridor 1	1.20mx6.58m
17-	Corridor 2	1.20mx7.14m
18-	Terrace 1	3.40mx0.80m
19-	Terrace 2	8.08mx2.45m

ROOF FLOOR PLAN

Roof Terrace 158m²



FIRST FLOOR



ROOF FLOOR

SLN PHASE 4

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SLN PHASE 4

SOLOS JUNIOR



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SOLOS JUNIOR

SLN PHASE 4



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SOLOS JUNIOR

SLN PHASE 4

SOLOS JUNIOR

Ground Floor Plan.

BUA 170 SQM
AVARAGE GARDEN AREA 205 SQM

1- Kitchen	3.00mx4.50m
2- Reception	3.50mx4.50m
3- Master Bedroom	3.80mx4.00m
4- Ensuite Bathroom	2.48mx2.25m
5- Bedroom (1)	3.60mx4.15m
6- Bedroom (2)	3.60mx3.60m
7- Bathroom	2.28mx2.00m
8- Maid's Bathroom	2.03mx1.50m
9- Maid's Room	2.03mx2.11m
10- Guests' Toilet	2.03mx1.50m
11- Foyer	1.73mx2.63m
12- Storage	3.25mx1.21m
13- Corridor	1.50mx3.98m
14- Terrace	6.70mx2.33m



SOLOS JUNIOR

Upper Floor Plan.

BUA 210 SQM

ROOF TERRACE 123 SQM

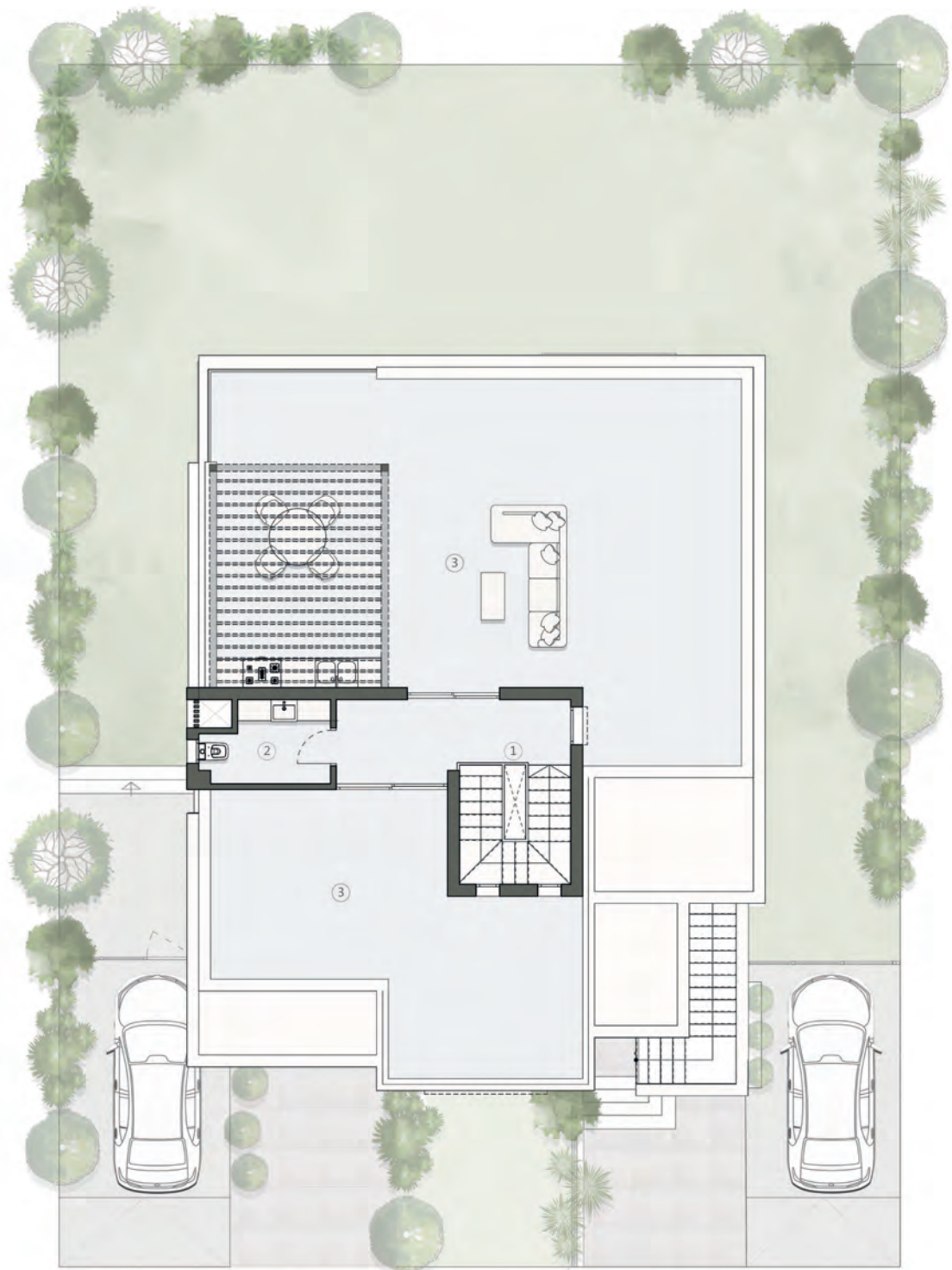
1- Master Bedroom	3.75mx4.00m
2- Ensuite Bathroom	1.88mx2.63m
3- Reception	4.25mx4.50m
4- Kitchen	3.00mx4.50m
5- Bathroom	2.53mx2.28m
6- Guests' Toilet	1.73mx1.50m
7- Bedroom (1)	3.88mx4.10m
8- Bedroom (2)	3.60mx3.85m
9- Maid's Room	2.00mx2.15m
10- Maid's Bathroom	2.00mx1.22m
11- Foyer	3.40mx1.75m
12- Lobby	2.88mx2.35m
13- Terrace	7.33mx1.88m

ROOF FLOOR PLAN

1- Lobby	4.95mx1.78m
2- Storage	2.79mx1.78m
3- Roof Terrace	123m ²



FIRST FLOOR



ROOF FLOOR

SLN PHASE 4

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Why SLN Phase 4?



A WELL-INTEGRATED LIFESTYLE

An exclusive lifestyle well-integrated within a fully livable destination, alive with waterfront possibilities, as well as a select variety of impeccable facilities at your door including :

- A signature clubhouse for daily recreation
- A kids area for your little one's entertainment (Hideout)
- Handpicked F&B concepts & CARGO food truck hub for pure indulgence
- A fully equipped medical clinic for a worry-free summer
- A supermarket for ultimate convenience
- A paddle court
- Beach tennis courts
- 5 A side soccer field by the beach
- Beach mouthwatering offerings
- Crystal lagoons sizing almost 60k sqm



INSPIRATIONAL VIEWS FOR LIFE

%100 privileged views of either waterfront/lagoons or horizon sea views for all homeowners alike, thanks to the unique elevation creating the highest platform at SLN of 49 meters above sea-level granting picturesque scenery, allowing residents to experience direct lagoon beauty from the first row or endless sea views from their immaculate terraces.

FACTS & FIGURES

- SLN Phase 4 is boasted over 80 Feddans, home to 207 units only with 2.7 units per feddan.
- This serves in providing an exceptionally low dense phase with only %10 footprint F.P [which is half of the allowable F.P]. This to grant owners the desired airy and breathing space.
- Phase 4 seamlessly offers a convenient living experience being located at very close proximity to SLN's commercial and leisure zone in addition to the sports area.
- All units are fully finished with neither AC's and nor kitchen cabinets – Provision only for AC's are made available.



INNOVATIVE PRODUCT OFFERINGS

MONOS

MONOS ONE STORY VILLA

- 255 sqm BUA
- 190 sqm roof area
- 700 sqm average land area
- Open Courts
- Minimum depth of garden is 11 m
- 4 bedrooms (with 2 ensuite) + nanny + driver + storage
- Stairs from garden to roof area

MONOS ONE STORY TWIN VILLA

- 230 sqm BUA
- 190 sqm Roof Terrace
- 520 sqm Land area
- Open Courts
- Minimum depth of garden is 9 m
- 4 bedrooms (with 2 ensuite) + nanny + storage
- Private Entrances from the sides for privacy
- Stairs from garden to roof area



SOLOS

G + 1 (2 UNITS PER BUILDING)

SOLOS SENIOR GROUND FLOOR

- 210 sqm BUA
- 260 sqm average garden area
- Minimum garden depth 7.75 m
- 4 bedrooms (with 2 ensuite) + nanny + laundry/storage
- Private entrance area

SOLOS SENIOR UPPER FLOOR

- 230 sqm BUA.
- 158 sqm average roof area.
- Roof with stairs from the terrace.
- 4 bedrooms (with 2 ensuite) + nanny + laundry/storage.
- Private entrance with outdoor stairs.

SOLOS JUNIOR GROUND FLOOR

- 170 sqm BUA
- 205 sqm average garden area
- 3 bedrooms (with 1 ensuite) + nanny + storage area
- Private entrance area

SOLOS JUNIOR UPPER FLOOR

- 210 sqm BUA
- 123 sqm average roof area.
- Indoor stairs to the roof with guest bathroom.
- 3 bedrooms (with 1 ensuite) + nanny + outdoor storage.
- Private entrance with outdoor stairs.





HASSAN ALLAM
PROPERTIES

FROM OUR FAMILY TO YOURS.