

The image features a solid teal background. A dark teal, almost black, pentagonal shape is positioned in the center, tilted slightly. Inside this shape, at the bottom, is a white and light blue splash of water, resembling a wave or a fountain. The text 'Baymount' is written in a large, white, serif font, and 'Sokhna' is written in a smaller, white, sans-serif font directly below it.

Baymount

Sokhna



A SEAVIEW FROM EVERY ROOM.



THE THINGS THAT MATTER

MAVEN Developments seeks to take the Egyptian real estate market in a bold new direction. We give our residents the opportunity to fulfill their aspirations and to live a life where every moment is a pleasure. We do so by offering a thoughtful, customized residential experience that is perfectly sized and specified to suit every family member's needs. Adding an American touch thanks to our affiliation with the award-winning Riverwards Group, we offer unparalleled expertise through our planners, architects and designers who ensure ultimate sophistication, quality, practicality and a customer-centric mindset. Because at the end of the day, we care about *the things that matter.*



OUR AMERICAN AFFILIATE

Founded in 2009, Riverwards Group is an American full-service development company made up of a team of qualified real estate professionals with extensive years of experience within the field. The team's unparalleled expertise, as well as proficient execution, have enabled this American entity to successfully deliver their commitment to the highest of standards. They make efforts to not only meet, but also exceed their customers' expectations in each and every aspect. The entity's magnitude spans several projects including Kensington Courts in East Kensington, Roxborough Reserve, Avenue 30, N5 Square and more. In addition to having won big at Philadelphia's 2019 Building Big Awards, the Riverwards Group has also successfully completed a wide number of workforce housing as well as houses, condos and shops at various South Kensington lots.



Baymount Sokhna

A NEW TAKE ON COASTAL LIVING

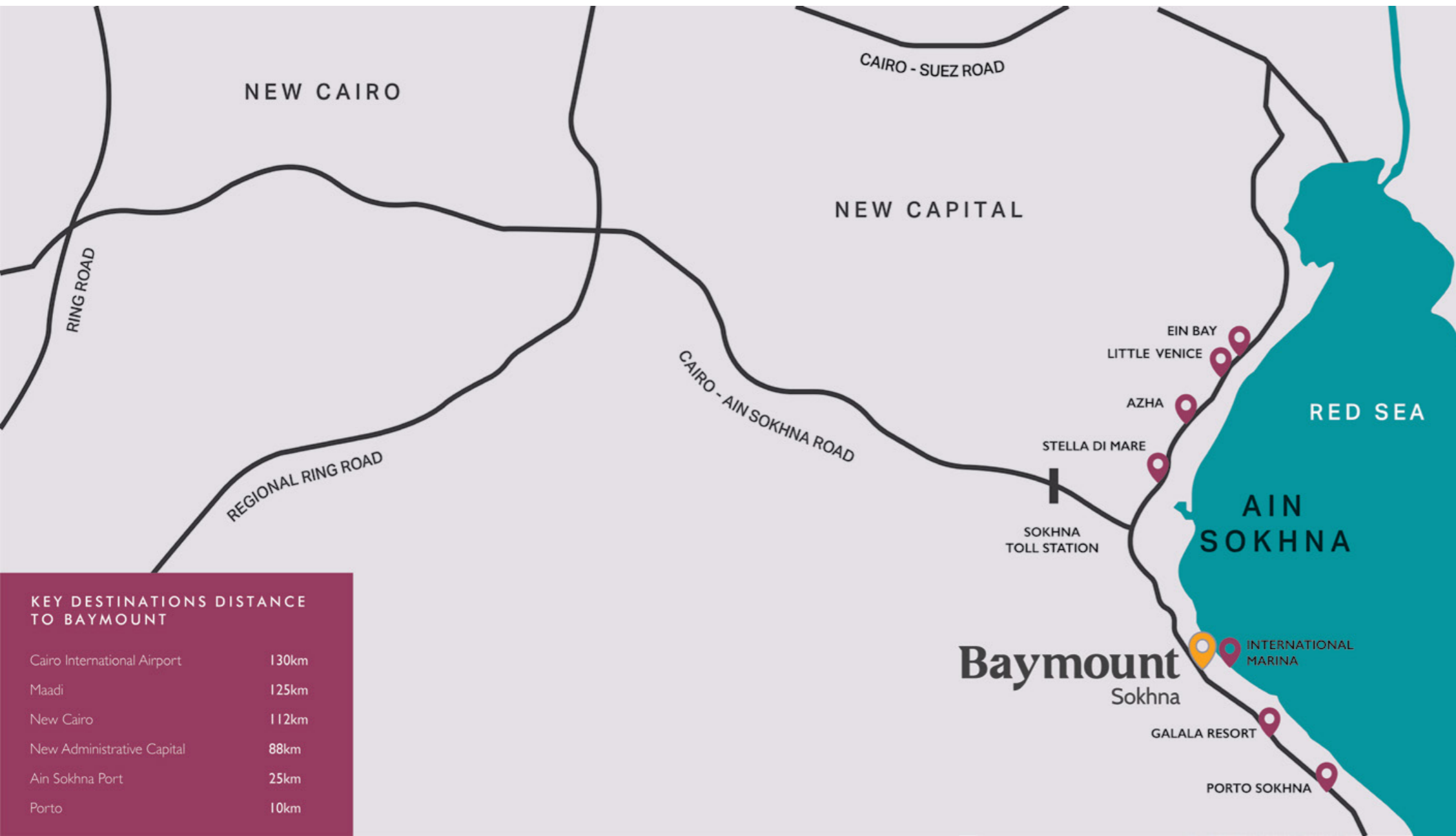
Dazzling sea views. Spectacular mountain landscapes. This is Baymount. MAVEN Developments has created the Red Sea coast's most spectacular community, embracing everything that makes Sokhna special. Offering beautiful home units, a hotel and serviced accommodation, as well as a multitude of facilities and services, Baymount truly is the home away from home that everyone seeks. Located in the Red Sea area between Ain Sokhna and Zafarana, the project is situated over 240 meters above sea level at its highest point, and is within walking distance of the new International Marina in Galala city. Every one of Baymount's studios, chalets, lofts, twin-houses, townhouses & villas benefit from breathtaking panoramic sea views, as does its commercial hub. Welcome to coastal living as it should be.

OUR COMMUNITY

Together by the Coast

Surrounded by raw natural beauty, with the sea stretched out across the horizon and a backdrop of the mountains, the Baymount community is all about enjoying and making the most out of their surroundings. With a diverse range of facilities and amenities, and something for the whole family to enjoy, Baymount creates the perfect environment for a harmonious community that lives with ease and style. When immersed in the Baymount lifestyle, one will quickly learn that there's nothing quite like the togetherness felt at every corner of this lively project.





OUR LOCATION

Between the Summit and the Sea

Positioned on one of the highest mountains in Sokhna, Baymount boasts unparalleled views and a calm, peaceful environment. The welcoming cosmopolitan atmosphere is sure to attract residents and visitors from all corners of the world, as those arriving by yacht can dock at the magnificent Al Galala Resort and Marina - which is just a short walk from Baymount - while Cairo is just a 90 minute drive away.

OUR ARCHITECTURE PARTNERS

Discovering the Sea From Every Angle

Mimar is one of Egypt's leading professional design practices providing consultancy services in multiple core disciplines including master planning, architecture, urban design and more. MAVEN partnered with Mimar in bringing Baymount's beautiful architecture concept to life, in which every single unit has an unparalleled sea view. In addition to this, MAVEN also partnered with SOG in designing all of Baymount's amenity facilities, in order to provide the best possible experience. Being a studio specialized in master planning, architecture and interior design, SOG brings together creative talent, technical knowledge and international expertise to offer effective and innovative design solutions.





OUR ARCHITECTURE CONCEPT

Because Everyone Deserves a Sea View

Baymount's elevated position on the slopes of Galala Mountain offers its residents unprecedented views in a peaceful setting, and is the only development which offers the chance to live in this spectacular environment. All units benefit from a full and unobstructed view of the sea, made possible with opulent glazed facades which allow natural light to flood all internal spaces. We bring the outside in, making it part of your everyday living experience, while the unique elevated setting ensures privacy.

Baymount offers a diverse mix of studios, chalets, lofts, twin-houses, townhouses and stand-alone villas, in addition to two commercial hubs, a clubhouse and a hotel. The project also features lush greenery, swimming pools and natural rocky areas. Using cutting-edge sustainable methods, construction and exterior finishes make use of materials found on-site, while our golf-cart transport system allows you to keep your car off the road for days at a time.

AMERICAN UNIVERSITY IN CAIRO *A Gateway to Research*

As one of the top universities and research facilities in the country, The American University in Cairo (AUC) collaborated with MAVEN in order to establish a collaborative sustainability, accessibility, and research center that will focus on 'Sustainability Studies for MAVEN Developments', situated in beautiful Baymount. This collaboration brings a first-time research centre for AUC and will facilitate MAVEN's socio-economic and environmental values across its projects.



FULL MASTERPLAN

1. Bay Hub
2. Mountain Elevator
3. Mosque
4. Central Park
5. Hotel
6. Hotel Serviced Apartments
7. Mountain Club House
8. Mountain Cabins
9. Mountain Hub
10. Amphitheater
11. Sea View Promenade
12. Bridge to the Beach
13. Beach Cabanas
14. Adventure Park
15. Beach Promenade
16. Spectrum Park
17. Beach Club House





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- 9- Mountain Hub
- 10- Amphitheater
- 11- Sea View Promenade
- 12- Bridge to the Beach
- 13- Beach Cabanas
- 14- Adventure Park
- 15- Beach Promenade
- 16- Infinity Garden
- 17- Beach Club House

PHASE 3 MASTERPLAN

Because Sokhna Looks Better From Above

Situated 240 meters above sea level, Baymount brings you cutting edge architecture and unrivalled facilities while respecting, preserving and enhancing the surrounding pristine environment. Whether from our residential units, the hotel, the clubhouse or our commercial hubs, exceptional mountain views accompany jaw-dropping seascapes. Access to the beach is safe and easy, while our unique mountain promenade is guaranteed to make Baymount's residents and visitors feel at one with the stunning surrounding landscape.

WORLD-CLASS LIVING

At Baymount, everything you would ever need is always within reach. Baymount offers a wide range of diverse services and facilities that will cater to your every need. From 24/7 surveillance and an on-demand golf commute system to kids areas, pools, fitness areas, commercial hubs and so much more, Baymount offers peace-of-mind, security and the best activities. Whether you are enjoying a leisurely stroll along our seaview promenade or breaking a sweat at our outdoor fitness area, you'll find yourself in complete fulfillment.

SERVICES & FACILITIES



OUR BEACH

A Salty Haven

From a beautiful beach promenade to swimming pools and beach cabanas, Baymount's beach is a salty haven for any sea enthusiast. Other than relaxing by the beach and taking in that soothing sea breeze, one can also indulge in delicious meals at our beach restaurant or snack bar, or get active through a wide variety of beach sports available.





S P E C T R U M



Where Everyone Comes Together

Spread across five levels, bringing five different zones together, **“Spectrum Park”** is a luscious green haven where residents can enjoy a myriad of activities alongside breathtaking views. From adrenaline-filled activities like paddle tennis and ziplining to more relaxed settings like stargazing and Barbeque areas, there's something for everyone and every mood. This is the perfect place for family and friends to come together and enjoy everything the outdoors has to offer.



L A N D S C A P E

S T R U C T U R E S



Only The Best for the Little Ones

We've partnered with Landscape Structures to not only provide the absolute best recreational facilities for your little ones, but also facilities that are inclusive of all. Our play areas are built with the highest of safety standards, in addition to being accessible to children with special needs.





AQUATIX



Sun and Water Go Together Like Kids and Play

Creating the perfect spot where little ones can gather, cool off and experience the wonders of playing in water, we teamed up with Aquatix.

Aquatix is a pioneer in experiential activities around the interactive properties of water, inviting kids of all ages and abilities to immerse themselves in the brilliance of a one of a kind water experience.





OUR MOUNTAIN

E L E V A T O R



Because Transportation Can Be Fun

Taming the natural topography, Baymount's mountain elevator system brings all of its facilities together, ensuring that its homes, hubs, the hotel and clubhouse are all within reach of each other, creating superior convenience for guests and residents.

OUR ADVENTURE PARK

Because Life is Full of Adventures

Whether it's an adrenaline rush or simply just a nature fix that you're looking for, our Adventure Park has everything you and your family would need. From a zip-line, rock climbing school and sports area to barbeque and camping areas - this is the place to become one with nature, to climb high into the sky and feel the wind rush through your hair.



O U R

B A Y H U B



Because You Deserve to Have it All

Conveniently situated by Baymount's entrance, Bay Hub welcomes a multitude of visitors and offers a wide range of diverse services - from retail to food and beverage. One can enjoy dining at any one of our various restaurants and cafes, or enjoy a day of shopping while the little ones have fun at the Kids Area. In addition to this, Bay Hub also features a business hub, public seating areas, the mountain elevator station and more.



O U R M O U N T A I N H U B



Because Convenience is a Virtue

With exclusive access for Baymount residents, the Mountain Hub occupies a spectacular strategic location close to the hotel. Enjoy the option of dining at one of the many restaurants and cafes, shopping, taking a dip in the pool or the convenience of visiting the superb medical clinic on site at the Mountain Hub. This area also features exclusive mountain cabins operated by the Baymount hotel.



O U R

C L U B H O U S E



Because You Deserve a Unique Experience

In addition to the restaurant, lounge areas, TV room and game room, the Baymount Clubhouse also hosts a multitude of other amenities such as the paddle tennis courts, kids area, gym, spa, infinity pool and snack bar. This is the place to enjoy a refreshing swim in the infinity pool, followed by a quick and delicious snack and a soothing massage at the spa.



OUR SERVICED APARTMENTS

Because You Deserve a Five Star Service

Baymount's international hotel chain offers luxurious holiday and business accommodation in a setting which blends local authenticity with a contemporary edge. Our serviced apartments combine tradition and modernity with tailored designs and exceptional experiences, as well as the highest standards of dining, comfort and customer service.

MAVEN 
DEVELOPMENTS