



Mangroovy
EL GOUNA



CHAIRMAN MESSAGE

We, at Mangroovy are firm believers that the greatest companies are able to flourish and thrive by adapting to the ever-changing economic environment, and by implementing various flexible approaches to efficiently face the challenges presented to them by their commerce.

With our eye on being a leading regional real estate developer, we aim to deliver value. This value is derived from our unwavering promise to create a luxurious, but homey, residential project, complete with innovation, functionality and beauty. We are able to maintain this value through our core principles of professionalism, sound ethics, transparency, safety and incomparable client servicing.

Our motivation is to always exceed expectations, and an aspiration to help shape what is perceived as quality living.

We hope that you will join us on our trip.

Sincerely,
Mona El Sewedy



FIRST RESIDENCE DEVELOPMENT

Established in 2014, First Residence Development aimed to become a powerful regional real estate developer.

Mangroovy -its first residential project- boasts state-of-the-art extravagance, and is the only one in El Gouna directly overlooking the sea.

With its nature-inspired design, modern finishes, innovative amenities, and prime beachfront location, Mangroovy is set to become the premier vacation, and second home, destination on the Red Sea coast.

WHEN SEA VIEW MEETS
ELEGANT ACCOMMODATION,
AT THE ONLY BEACHFRONT
RESIDENCE IN EL GOUNA



WELCOME TO MANGROOVY

With 360m of sea view, Mangroovy combines environment-conscious architecture with efficient indulgence.

The exceptional scheme of the opulent 193,000sqm beach community blends seamlessly with the landscape, and is situated only 120m away from the shoreline.





THE MEANING BEHIND MANGROOVY

Mangroovy gets its name from the mangrove tree - a plant that grows chiefly in tropical coastal regions, forming the backbone of that region's ecosystem.

Known for its resilience and great importance, the mangrove thrives in harsh saltwater surroundings. The mangrove serves as a vital link in marine ecosystems, and works as a natural purifier for the water in its environment, maintaining its clarity and quality.

Just like the mangrove tree, Mangroovy grew its roots amongst striking aquatic surroundings. To us, Mangroovy is a grand tree of indulgence, superb facilities and innovative amenities - serving quality to a thriving community, in a lush seafront environment.

GLOBALLY
 LOCATED...
 NATURALLY
 BEAUTIFUL

Only a 5-hour flight from Berlin, Mangroovy is a short travel from many of the most important capitals of the world.

| | |
|-----------|------------------------|
| Berlin | 5 h |
| Munich | 4 h 30 min |
| Prague | 4 h 30 min |
| Geneva | 6 h 50 min |
| Amsterdam | 7 h 15 min |
| Madrid | 7 h 50 min |
| Istanbul | 2 h 40 min |
| Mumbai | 13 h 50 min |
| Paris | 7 h 45 min |
| Rome | 5 h 35 min |
| London | 6 h |
| Dubai | 5 hours and 30 minutes |
| Beirut | 3 hours and 20 minutes |

Mangroovy is also a small distance from other key locations in Egypt, now even shorter, and more convenient, with the new Ain Sokhna - Zafarana Road (also known as El Galala Hill Road).

| | |
|------------|--------|
| Hurghada | 30 km |
| Cairo | 432 km |
| Luxor | 330 km |
| Al-Quseer | 172 km |
| Marsa Alam | 312 km |



OUR LOCATION IN GOUNA

The only residential project built directly on the beach in El Gouna, Mangroovy's coveted location places it away from all the noise and clutter, but still close enough to all of the important facilities one might need. Mangroovy works diligently at giving its occupants the best of all worlds.

With Abu Tig Marina to its south, Mangroovy's strategic position is brief minutes away from all of the important El Gouna sites.

| | |
|-------------------------------|-----------------|
| To Downtown | 3.2 km |
| To Marina | 800m |
| To Hospital | 8 min (3.6 km) |
| To TU Berlin Campus | 5 min (2.5 km) |
| To Gouna International school | 8 min (3.6 km) |
| To Gouna Library | 5 min (2.6 km) |
| To AUC Campus | 3 min (2.0 km) |
| To The Smokery | 1 min (50 m) |
| To Fullstop | 1 min (50 m) |
| To The Lighthouse | 1 min (50 m) |
| To Gouna Entrance | 11 min (7.2 km) |



MASTERPLAN



THE PLACE WHERE
IMPECCABLE DESIGN
MINGLES FLAWLESSLY WITH
UNSPOILED NATURE



RESIDENCE KEY PLAN

First Residence Development broke ground on Mangroovy on April 1st, 2016. Since then, First Residence Development has been hard at work to deliver its promise of a lavish and convenient residential community.

Of El Gouna's 10km of immaculate shoreline, only Mangroovy's 360m of seafront is directly overlooking the Red Sea coast, making the Mangroovy project site truly prime real estate location.

Taking its cue from the surrounding nature, the rich Earth tones of the exteriors, and the stenciled twiggly borders of the balconies and windows, mesh flawlessly with the comforting, mountainous and cerulean backdrop.

With the founders being engineers, they are intimately familiar with, and very passionate about, each last detail of the project. Every aspect of Mangroovy is held up to the highest possible standard, with the driving force being perfection, and efficient opulence.

The project has been structured to maximize the impact of the natural beauty and serenity of El Gouna.

Mangroovy truly is a luxury destination.

- Service / Commercial Area
- Beach / Beach activities
- Entrance



MANGROOVY BEACH

Situated right on the sea, Mangroovy is paradise on the Red Coast.

With 43,200sqm of pristine sandy beach, the ideal, year-round weather, captivating aquatic life, and azure water makes visitors never want to leave.

If you are looking for sports and adventure then the open waters -naturally protected from tides because of spectacular reefs- make Mangroovy a superior location for all kinds of water sports.

But if you are looking to relax alone, or lounge with friends, then you can hang out at our beach bar and enjoy a remarkable selection of food and beverages. Or, just sit back, enjoy the glorious weather and catch some sunrays.

You will be spoilt for choice.





WHEN MAGNIFICENCE AND
OPEN SPACES MEET AN
EXCLUSIVE AND VIBRANT
COMMUNITY



RESIDENTIAL AREA

Mangroovy values your peace of mind and convenience. The spacious residential area provides you, and your guests, with easy access to the whole location.

With everything within walking distance, you will forget that you have a car. The calm and beautiful neighborhood, created for an exclusive community, will make you fall in love with life.





VILLAS, TOWNHOUSES, AND APARTMENTS

With 774 units in total, Mangroovy has 726 luxury apartments and chic studios; 34 spacious, detail-oriented townhouses; as well as 14 majestic and modern villas.

Making use of the stunning, and Mangroovy-exclusive, sea view, all housing units were designed to capture the essence of the surrounding beachfront and mountainous landscape.

The outstanding architecture and extravagant modern finishes are accompanied by wholly integrated home automation systems. The cutting-edge smart systems allow residents to easily control their residences' many innovative facilities and features.



INTERIORS

Mangroovy does not compromise on anything –least of all its residents’ convenience, and quality of life. The meticulous design of all interiors provides the most luxuriant, comfortable, and peaceful lifestyle to our community.

All Mangroovy units are tastefully furnished and include top of the line finishes, as well as the latest smart home automation systems –to facilitate an occupant’s everyday life. We believe in luxury, but a luxury that includes function. With that in mind, all furniture and appliances used offer the greatest of beauty and extravagance, while serving most efficiently.

The second you turn the key, the clutter-free atmosphere of your residence will replace your world cares and worries, filling you with quiet, calm, and regeneration.





MANGROOVY BEACH BAR





MANGROOVY ACTIVITIES

With Mangroovy's select assortment of activities and entertainment there is something for everyone. From biking, to clubbing, or sunbathing, and much more, you will be able to fully enjoy yourself, and get completely immersed in new and thrilling experiences.

And when it comes to the water, if the activity exists then Mangroovy offers it. We have snorkelling, wind surfing, night paddle boarding, and fishing, to name only some of what is available and waiting for your enjoyment.

Your leisure time will never be the same again.

- Snorkeling
- Wind surfing
- Night paddle boarding
- Fishing
- Sunbathing
- Cycling
- Clubbing





■ Snorkeling

The clear waters and colorful under the sea world offer snorkeling lovers one of the best, and most unique aquatic experiences possible.

■ Wind surfing

Forget land sports. From the first time you are propelled ahead by the wind over the water, you will focus on one thing only: windsurfing.

Fun does not get any better than this.

■ Night paddle boarding

Who said that the sea could only be enjoyed in daylight? Paddle around the sea at night with our special, LED-lit paddleboards, for a truly magical experience.

■ Fishing

Whether you have been fishing for years, or want to see what all of the fuss is about, we have the excursion for you. Join us for a full day of fishing, or a few hours -whether on shore or on boat.

■ Sunbathing

Sometimes all you need is a little sun and the world is a much better place. With all-year sunshine, you can always rely on getting the rays you want for that healthy glow, and sun-kissed look.

■ Cycling

Open spaces and great weather. Enjoy the beauty and serenity around you and get your blood pumping.

■ Clubbing

After a full day of sea adventures, or a tranquil day of plush relaxation, nothing would wrap it up better than a vibrant night of dancing, and hanging out with friends.



FACILITIES AND SERVICES

Whether you seek fitness, a relaxing swim, or even to celebrate your special day, Mangroovy has it all, and provides it with excellence.

Our advanced, cutting edge facilities exist to assure you a hassle-free time away from your busy life. The friendly and efficient staff members are there to anticipate your every need. They will go out of their way to assure your stay is perfect. You will never want to leave.

- Pools
- Outdoor Cinema
- Yacht Club
- Gym and Spa
- Beauty Center
- Community Center
- Beach Club
- Sports Facilities
- Flying Boat
- Wedding on the Beach



SIMPLICITY IS
THE ULTIMATE
SOPHISTICATION





ARCHITECTURE

Embodying excellence in modern design. The Mangroovy architecture takes inspiration from the intricate and rich Islamic designs, fusing them with sleek and stylistic forms that are entirely fresh.

The resulting aesthetic creates a contemporary and unique style suited for anyone looking for a home that exudes warmth, without skimping on luxury living and modern convenience.







CONSTRUCTION PROGRESS

First Residence broke ground on Mangroovy on April 1st, 2016. Since then, First residence has been hard at work to deliver its promise of a lavish and convenient residential community that is made up of 774 units in total. Of these 774 units 726 are luxury apartments; 34 are spacious, detail-oriented townhouses; and 14 are majestic and modern villas.

Given the vine-like layout of the project, construction happens in clusters. Currently work is happening in four numbered clusters, namely, M1, M7, M8 and M9.

- M7**
 Overall progress is at 83%. Concrete work is 100% complete. Masonry work has reached 5%, while the stone cladding of the façades is at 27%, and 20% of the façade paints are done.

Finishing works of a live mockup began on December 1st, 2016, to demonstrate one of our state-of-the-art, fully functional villa units. Making use of the stunning, and Mangroovy - exclusive, sea view, the entirely operational villa, is complete with a wholly integrated, smart home automation system, allowing the resident to easily control the villa's many innovative facilities and features. Currently, the progress is at 70% completion.

Constructing the M7 pool started in December 2016. With 90% of the excavation work already done, soil replacement is 85% finished, and progress on the plain concrete works has reached 75%.

- M8**
 Overall progress is at 38%. Concrete work is 53% complete, and masonry work has reached 10%.
- M9**
 Overall progress is at 28%. Concrete work is 40% complete, while 85% of the masonry work is done.
- M1**
 Overall progress is at 1%.







Real footage

REAL MOCKUPS

Mangroovy does not compromise on anything – least of all its residents' convenience, and quality of life. We aim to provide the most luxuriant, comfortable, and peaceful lifestyle to our community.

All Mangroovy units include top of the line finishes, as well as the latest smart home automation systems to facilitate an occupant's everyday life. We believe in luxury, but a luxury that includes function. Therefore, all furniture and appliances used offer the greatest of beauty and extravagance, while serving most efficiently. The second they turn the key, the clutter-free atmosphere of their residence will replace their world cares and worries, filling them with quiet, calm, and regeneration.



Real footage



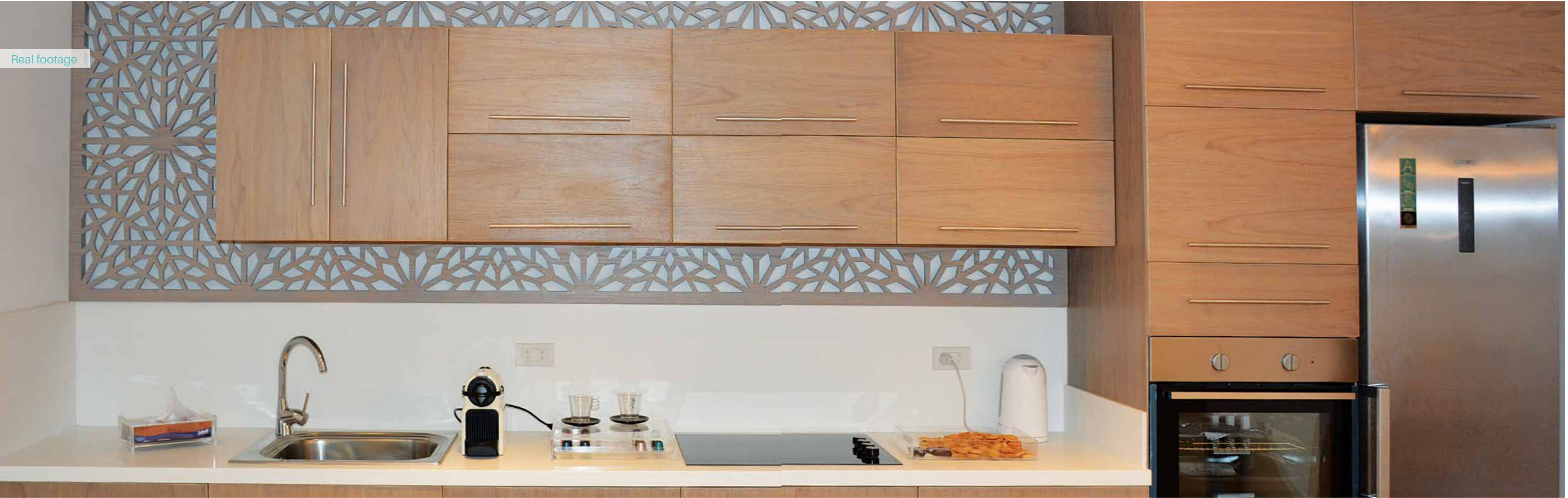
Real footage



Real footage



Real footage



Real footage

OUR PARTNERS

Mangroovy's commitment to offer the best has driven us to build strong strategic partnerships with some of the best leading names around the world.

Leveraging our elite network of affiliates, we offer our clients an exclusive and comprehensive experience of originality and premium quality. We set a global benchmark for luxury living, sustainability and unrivalled hospitality.

FREE ARCHITECTS

Alchemy



spaceplus
PROPERTY DEVELOPMENT DESIGN

ADEC
DR. ENG. AYMAN
HUSSEIN HOSNY

AZURE
PLANNING & ARCHITECTURE





Developed By:

