

**Reportage.**

EGYPT



# FACTSHEET

# Horya

north coast

Phase 1



## Project Summary

Horya is a premium coastal residential community developed by **Reportage**, designed as a second-home lifestyle destination on Egypt's Mediterranean coast.

Spanning **over 65 acres**, the project offers a curated mix of **1,717** residential units including townhouses, twin villas, and chalets. The development focuses on delivering a resort-style living experience supported by swimmable lagoons, green promenades, leisure amenities, and community facilities.

The master plan emphasizes walkable neighborhoods, landscaped spaces, and water features, creating a balanced environment where residents can enjoy relaxation, recreation, and social connectivity.

## Project Details

- **Project Type:** Coastal Residential Community
- **Location:** North Coast - Egypt
- **Land Area:** approx. 273,049 sqm (65 acres)
- **Total Units:** 1,717 units
- **Built Footprint:** approx. 54,609 sqm
- **Footprint Ratio:** **Max** 20%

## AMENITIES FACILITIES:



## LOCATION FEATURES:

The project benefits from a strategic coastal location on Egypt's North Coast, offering excellent connectivity and access to major destinations.

### PRIME POSITIONING

Located along the Alexandria – Marsa Matrouh coastal highway, ensuring smooth connectivity to major coastal destinations.

### AIRPORT ACCESSIBILITY

Approximately 96 km (around 1 hour) from AJ Alamein International Airport, providing direct access for international travelers.

### TOURISM DESTINATION

Situated near established North Coast resorts and residential communities in Sidi Henesh, enhancing the project's attractiveness and long-term investment value.

### NATURAL ENVIRONMENT

Close to the Mediterranean Sea, with turquoise waters, sandy beaches, and scenic coastal landscapes, creating an ideal setting for leisure and vacation living.

**Horya** north coast

# Master Plan



## Phase 1 - Details

**Total Unit:** 603 Units

**UNIT MIX:**

Twin Villa  
8

Chalet (1BDR)  
240

Chalet(2BDR)  
120

Town House  
235

**AMENITIES  
FACILITIES :**



CLUB HOUSE



MOSQUE



OUTDOOR GYM



KIDS AREA

### PHASE-1: Master Plan

-  CHALET
-  TWIN VILLA
-  TOWNHOUSE
-  CLUB HOUSE
-  OUTDOOR GYM
-  MOSQUE
-  GATE - 1
-  kids area



# Twin Villa



|    |              |           |
|----|--------------|-----------|
| 01 | KITCHEN      | 2.20*2.80 |
| 02 | MAIDS ROOM   | 2.00*2.00 |
| 03 | GUEST TOILET | 2.00*1.60 |
| 04 | DINING       | 3.5*4.85  |
| 05 | RECEPTION    | 3.55*2.80 |
| 06 | BEDROOM      | 2.90*3.65 |
| 07 | BEDROOM      | 2.95*4.75 |
| 08 | BATHROOM     | 1.75*1.80 |
| 09 | LIVING ROOM  | 2.10*2.35 |
| 10 | BATH ROOM    | 1.80*2.20 |
| 11 | BEDROOM      | 4.00*3.55 |
| 12 | LIVING       | 2.90*3.40 |
| 13 | TOILET       | 1.25*1.80 |
| 14 | BATH ROOM    | 1.80*2.20 |
| 15 | BEDROOM      | 4.00*3.55 |



## TWIN VILLA

|               |         |
|---------------|---------|
| Internal Area | 209 SQM |
| Outdoor Area  | 187 SQM |
| Total Area    | 396 SQM |



# Townhouse



## TOWN HOUSE TYPE A

|    |              |           |
|----|--------------|-----------|
| 01 | KITCHEN      | 2.75*2.55 |
| 02 | GUEST TOILET | 1.60*1.10 |
| 03 | DINING       | 3.10*3.25 |
| 04 | RECEPTION    | 4.20*3.25 |
| 05 | BEDROOM      | 4.15*3.30 |
| 06 | BATHROOM     | 2.25*1.55 |
| 07 | BATHROOM     | 2.25*1.55 |
| 08 | BEDROOM      | 3.00*4.15 |
| 09 | CORRIDOR     | 4.80*1.05 |
| 10 | BEDROOM      | 3.00*4.15 |
| 11 | BATHROOM     | 2.25*1.55 |
| 12 | LIVING       | 3.15*2.30 |
| 13 | LOBBY        | 1.5*2.25  |



Townhouse Type A

|               |               |
|---------------|---------------|
| Internal Area | 155 SQM       |
| Outdoor Area  | 120 : 149 SQM |
| Total Area    | 275 : 304 SQM |



## TOWN HOUSE TYPE B

|    |              |           |
|----|--------------|-----------|
| 01 | KITCHEN      | 2.75*2.55 |
| 02 | GUEST TOILET | 1.60*1.10 |
| 03 | DINING       | 3.10*3.25 |
| 04 | RECEPTION    | 4.20*3.25 |
| 05 | BEDROOM      | 4.15*3.30 |
| 06 | BATHROOM     | 2.25*1.55 |
| 07 | BATHROOM     | 2.25*1.55 |
| 08 | BEDROOM      | 3.00*4.15 |
| 09 | CORRIDOR     | 4.60*1.05 |
| 10 | BEDROOM      | 3.00*4.15 |
| 11 | BATHROOM     | 2.25*1.55 |
| 12 | LIVING       | 3.15*2.30 |



### Townhouse Type B

|               |               |
|---------------|---------------|
| Internal Area | 155 SQM       |
| Outdoor Area  | 120 : 149 SQM |
| Total Area    | 275 : 304 SQM |



# Chalet



## UNITS : 001 & 006

### GROUND

1 Bedroom + Garden

|               |         |
|---------------|---------|
| Internal Area | 46 M.SQ |
| External Area | 25 M.SQ |
| Total Area    | 71 M.SQ |



## UNITS : 003 & 004

### GROUND

1 Bedroom + Garden

|               |         |
|---------------|---------|
| Internal Area | 46 M.SQ |
| External Area | 25 M.SQ |
| Total Area    | 71 M.SQ |

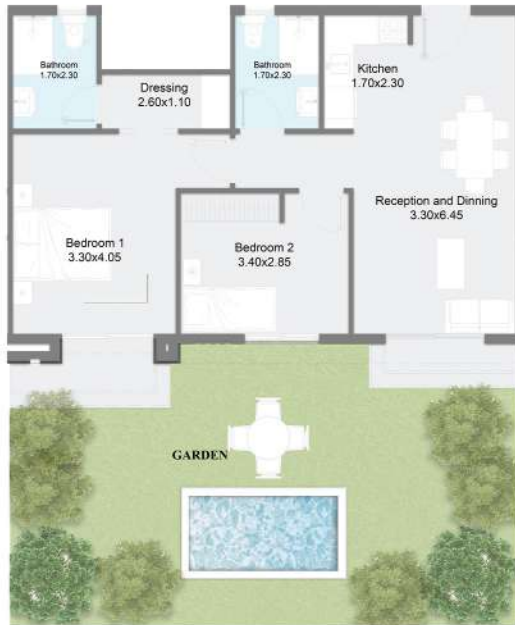


## UNITS : 002 & 005

### GROUND

2 Bedroom + Garden

|               |          |
|---------------|----------|
| Internal Area | 85 M.SQ  |
| External Area | 70 M.SQ  |
| Total Area    | 155 M.SQ |



**UNITS :**

101 & 106

201 & 206

301 & 306

**TYPICAL**

1 Bedroom

|            |
|------------|
| Total Area |
|------------|

|         |
|---------|
| 55 M.SQ |
|---------|



**UNITS :**

103 & 104

203 & 204

303 & 304

**TYPICAL**

1 Bedroom

|            |
|------------|
| Total Area |
|------------|

|         |
|---------|
| 55 M.SQ |
|---------|



## UNITS :

102 & 105

202 & 205

302 & 305

## TYPICAL

2 Bedroom

|            |
|------------|
| Total Area |
|------------|

|         |
|---------|
| 91 M.SQ |
|---------|





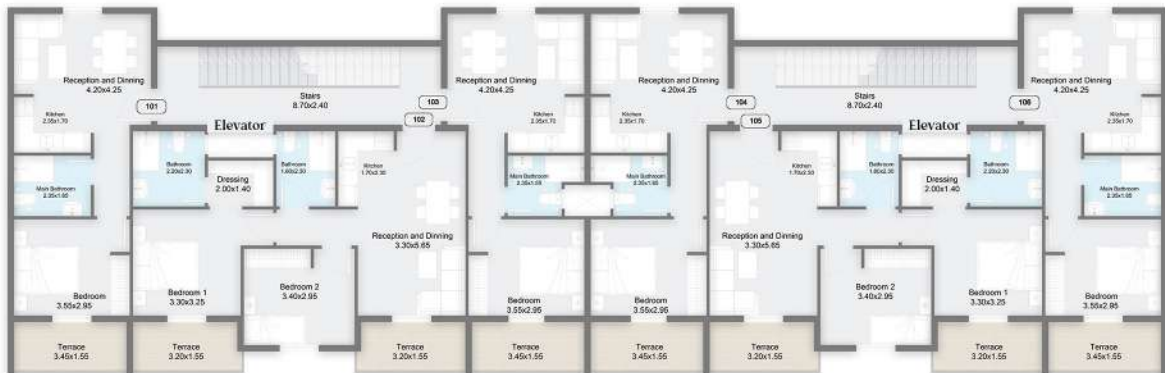
## GROUND FLOOR PLAN

Ground Floor  
2 X 2 Bedroom + Garden

|               |          |
|---------------|----------|
| Internal Area | 85 M.SQ  |
| External Area | 70 M.SQ  |
| Total Area    | 155 M.SQ |

Ground Floor  
4 X 1 Bedroom + Garden

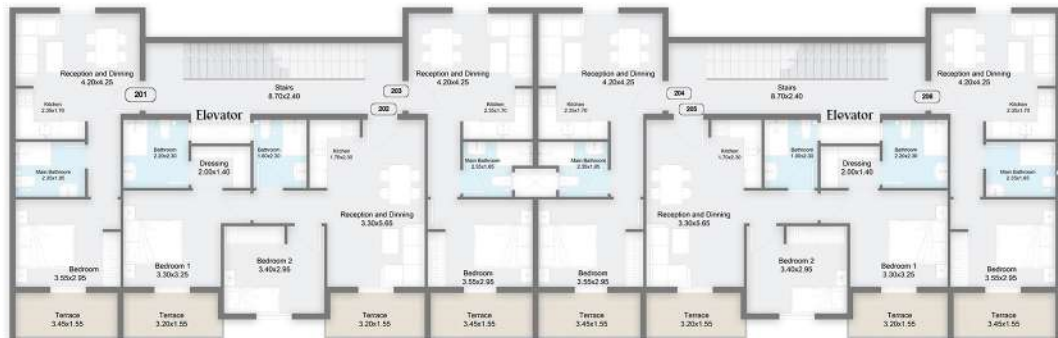
|               |         |
|---------------|---------|
| Internal Area | 46 M.SQ |
| External Area | 25 M.SQ |
| Total Area    | 71 M.SQ |



## FIRST FLOOR PLAN

2 x 2 Bedroom 91 M.SQ

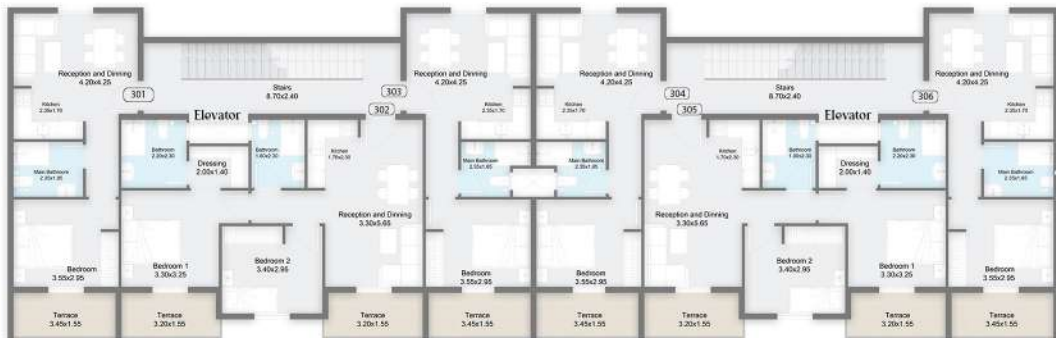
4 x 1 Bedroom 55 M.SQ



## SECOND FLOOR PLAN

2 x 2 Bedroom 91 M<sup>2</sup> SQ

4 x 1 Bedroom 55 M<sup>2</sup> SQ



### THIRD FLOOR PLAN

2 x 2 Bedroom 91 M<sup>2</sup> SQ  
 4 x 1 Bedroom 55 M<sup>2</sup> SQ

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