



LARIMAR

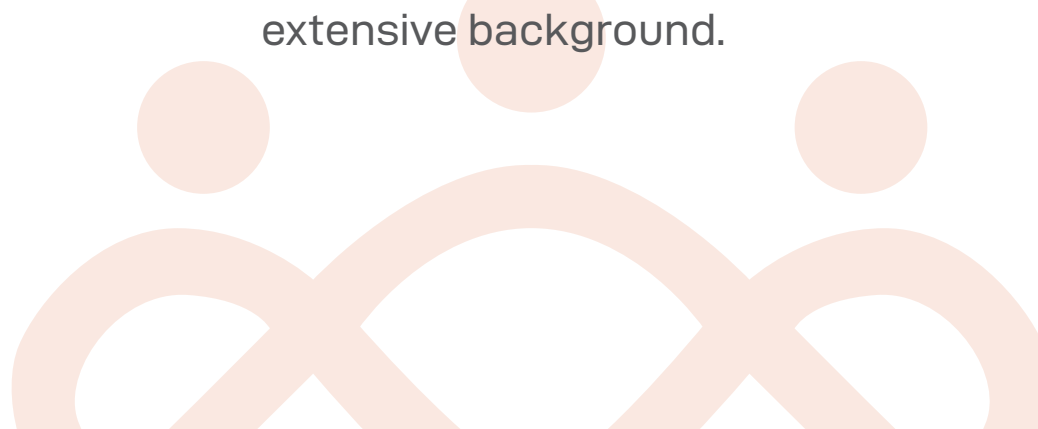
— LUXURY VILLAS —
PORT GHALIB



LEADERS is a prominent track company formed by a collective vision of experienced professionals with decades of experience in the real estate development, hotels, Hospitality Management, and investment sectors in Egypt. Grounded in expertise and ambition, **LEADERS** aims to establish a strong presence in Port Ghalib, an untapped destination on the Red Sea.

LEADERS founders are the key investors who have played pivotal roles in the success of major projects in Cairo, Ain Sokhna, Hurghada, North Coast, and Sahl Hasheesh.

LEADERS shareholders are also the owner of Serenity Hotels & Resorts, and the main shareholders of companies ownes the following projects IlBayou - Laguna & Jade (Sahl Hasheesh), all of which have set high standards for luxury and service. With this extensive background.





LEADERS is now bringing its expertise to Port Ghalib, a destination that offers both opportunities and a fresh canvas. The team is dedicated in incorporating their experience from their esteemed projects into this new venture, aiming to transform Port Ghalib into a hub of unmatched elegance, comfort, and sophistication. Understanding that a world-class experience involves more than just stunning design.

LEADERS has partnered with Serenity Hotels & Resorts for facility management. This strategic collaboration ensures that the exceptional service and meticulous attention to detail for which Serenity is renowned refined, thoughtful, & personalized will be central to Port Ghalib's transformation.



Owner & Founder



Main shareholders in owner companies of the following projects:

Residential



Our New Born



SERENITY



HOSPITALITY GROUP

YOUR SKY COMPASS IN THE RED SEA

SERENITY



HOSPITALITY GROUP

After fifteen years of hospitality sector expertise & well-earned international brand equity, it was decided for both lateral & vertical expansion. While capitalizing on the Serenity name by the formation of a parent brand under the name of Serenity Hospitality Group, five vertical sub-brands were created; each directly or indirectly attending to a defined segment within the industry.

Purpose: We aim to make a positive impact on people's lives by offering exceptional hospitality that benefits both our guests and the global community.

Approach: Our approach is based on simplicity and authenticity, allowing us to form genuine connections with our guests by providing thoughtful luxury and personalized services that redefine the concept of "hotel service".

Offerings: Leading the tourism market with diverse, high-quality hospitality experiences, our short-term goals leverage brand equity, expansion, and economic integration, while our long-term vision involves achieving international recognition in hotel & residential resort management.



SERENITY ALPHA BEACH

Five stars resort built in Moroccan style, located directly on the Red Sea shores of Makadi Bay





SERENITY ★ALMA HEIGHTS

Serenity Alma Andromeda Heights is located on the west bank of the Red Sea on an elevated plateau facing Serenity Alpha Andromeda Beach resort

SERENITY ROSS PARK

Latest star to gleam within Andromeda Province Makadi, as a part of Serenity Alma Heights.



The image shows the interior of a restaurant with a series of large, white, arched columns supporting a ceiling with dark wooden beams. The floor is made of light-colored stone tiles. Numerous tables and chairs are arranged throughout the space, with some tables set with white linens and glassware. Large arched openings in the walls provide a view of the turquoise ocean and a sandy beach. Several modern pendant lights with tiered shades hang from the ceiling. The overall atmosphere is bright and airy, with natural light streaming in from the open arches.

SERENITY SKY FRINGE SAHL HASHEESH

Serenity Sky Fringe Sahl Hasheesh is not just a hotel, it's an immersive experience designed to cater to the most discerning travelers. Featuring luxurious accommodations, from elegantly appointed rooms to spacious suites.



PORT GHALIB

RED SEA



Live the Legend



PORT GHALIB MASTERPLAN

Port Ghalib is a premier waterfront resort community along 18 km of pristine shoreline in Marsa Allam, part of a \$2 billion investment redefining the Red Sea Riviera. Spanning 32 million square meters, it offers luxury beachfront villas, golf estates, marina apartments, and investment opportunities in hospitals, schools, and hotels. Visitors can enjoy a range of land, water, and desert activities for endless entertainment.





Int. Marina





Port Ghalib's stunning marina is a hub for luxury yachts, offering a vibrant atmosphere with waterfront dining and shopping.



INT. MARINA

AQUATIC LIFESTYLE



HARBOR MASTER

TOWER CROWN





Water Activities



Dive into adventure with snorkeling, scuba diving, and other water sports in the crystal-clear waters of the Red Sea.



KAYAKING

DIVING



FISHING

SUBMARINE





Adventure



PORT GHALIB
RED SEA

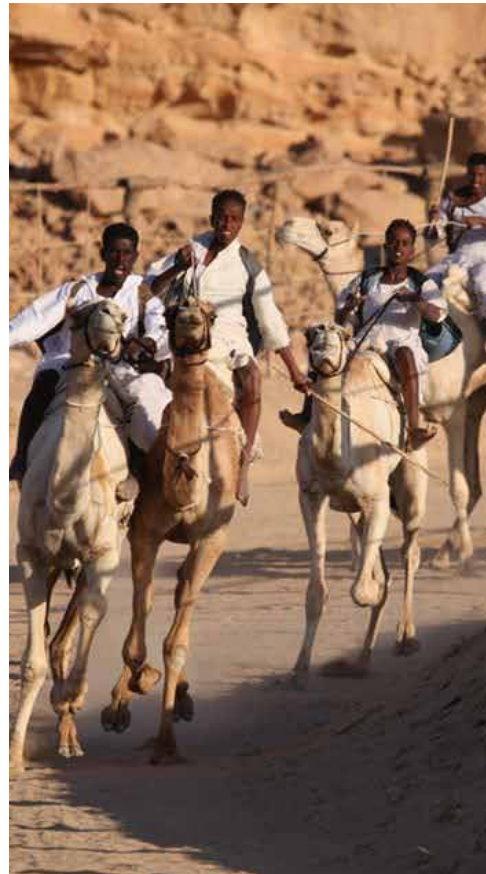


Explore desert safaris, off-road excursions, and endless outdoor activities that cater to thrill-seekers and nature lovers.



DESERT SAFARI

CAMEL RACING



HORSE BACK RIDING

PARASAILING





Coastal Getaway





A premier destination, Port Ghalib offers access to Egypt's stunning Red Sea coastline, combining luxury with natural beauty.



DINING

BEACH LEISURE



SEA VIEW

RELAXATION & SPA



Leisure



PORT GHALIB
RED SEA



From serene spa experiences to adrenaline-pumping activities, Port Ghalib blends relaxation with excitement.



BOWLING

SAILING



PADEL TENNIS

SHOPPING





LARIMAR

• — LUXURY VILLAS — •

Larimar

A Stone of Tranquility and Elegance

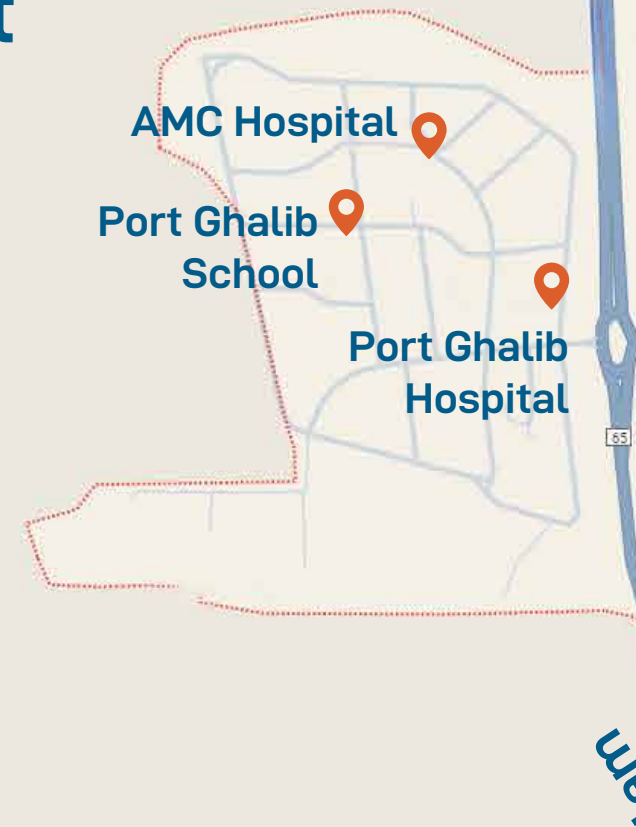
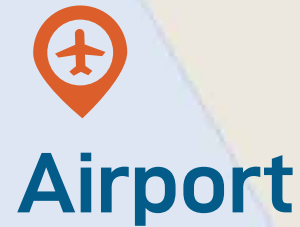
Inspired by the rare and beautiful Larimar gemstone, our project embodies the stone's unique blue hues and calming energy. Much like Larimar, which is formed by volcanic activity and found only in the Caribbean, Larimar Luxury Villas in Port Ghalib represents rarity, tranquility, and natural elegance. The villas, with their serene waterscapes and luxurious lifestyle, mirror the gem's calming presence, offering a place where life flows with grace and ease.



Prime Location

Exceptional Living

Located at the heart of Port Ghalib, Larimar Luxury Villas offers easy access to key attractions, including the marina, lagoon, Corniche, and a variety of recreational activities. Enjoy the convenience of being moments away from the best of Port Ghalib's entertainment, dining, and leisure options, all while nestled in a tranquil setting surrounded by natural beauty





SERENITY
PORT GHALIB

LARIMAR
LUXURY VILLAS

- 2 mins to Int. Marina.
- 30 mins north Marsa Alam city.
- 90 mins south Hurghada Int. Airport.
- 5 mins Marsa Alam Int. Airport.
- 35 mins south old port of El Quseir city.
- 180 mins Luxor city.

Masterplan

Your Home in Harmony with Nature

Total land area is **33,000 m²**, with **24,000 m²** dedicated to landscaped spaces, including swimming pools, sports & Kids area and a clubhouse. The Project footprint of approximately **%27**, featuring only **65** exclusively designed luxury villas and spectacular **40** I-Villa. The project also includes a hotel building with dedicated management by Serenity Hotels & Resorts and outgated commercial area, creating a comprehensive luxury residential and hospitality experience.

Facilities

- | | |
|---------------|-------------------|
| ① Gate | ② Hotel |
| ③ Club House | ④ Kids Area |
| ⑤ Outdoor Gym | ⑥ Swimming Pools |
| ⑦ Padel Court | ⑧ Commercial Area |









Amenities & Facilities



LUXURY
VILLAS



HOTEL
MANAGEMENT



WATER
FEATURES



LANDSCAPE
& POOLS



KIDS
CLUB



ELDER
FRIENDLY



BEACH
ACCESS



CLUB
HOUSE



SECURITY GATED
COMPOUND



PADEL
TENNIS



CLINICS



YOGA
AREA



GYM &
SPA



SELECTIVE
COMMUNITY



MARINA DIRECT
ACCESS



FACILITY
MANAGEMENT



BOOK
STORE



YEAR AROUND
DESTINATION





Type A



Front View



Back View

TWINHOUSES TYPE A

G. Floor



1st. Floor



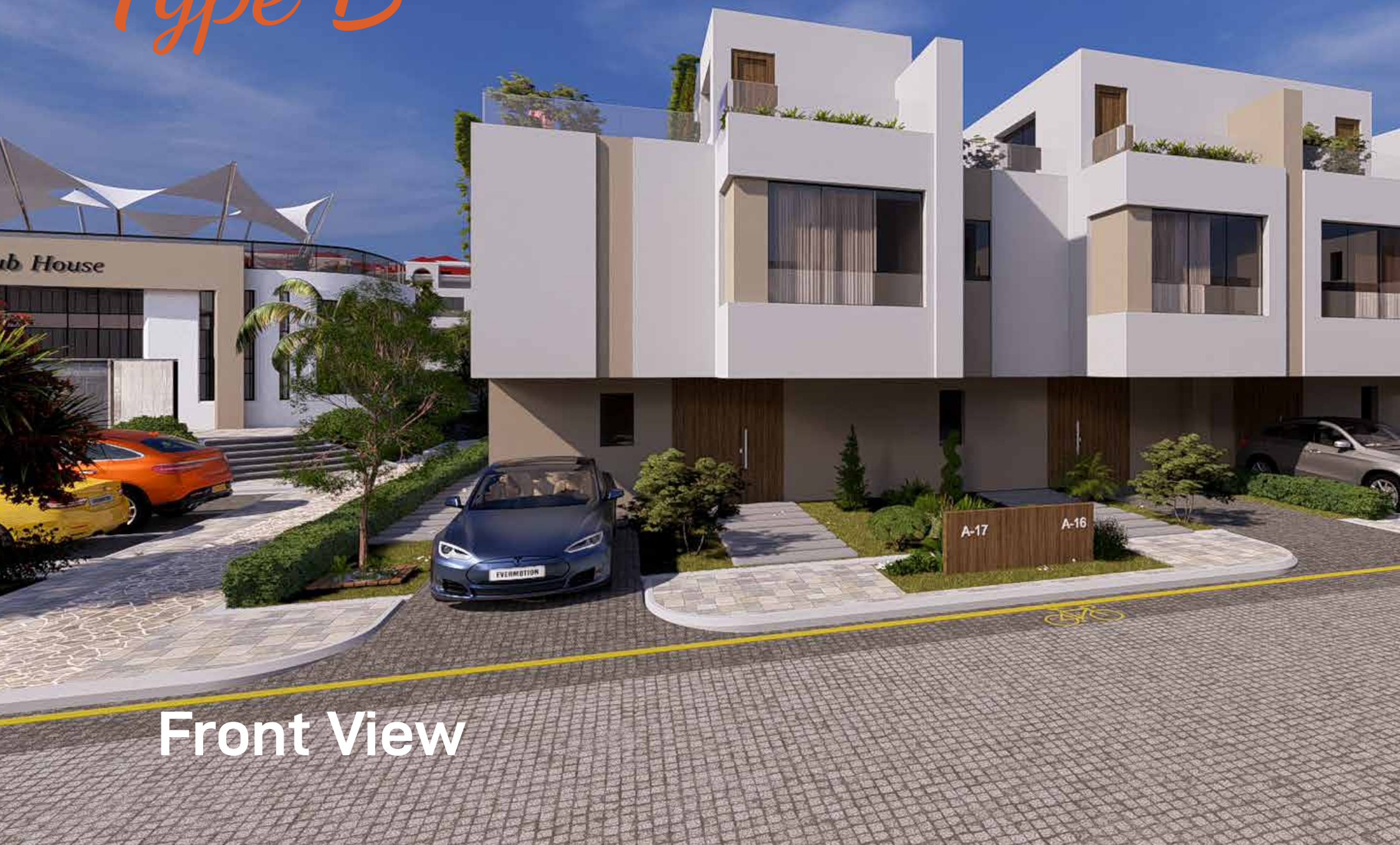
2nd. Floor



Net Built Up Area 212 m² + Garden & Roof



Type B



Front View



Back View

CORNER TOWNHOUSE TYPE B

G. Floor



1st. Floor



2nd. Floor



Net Built Up Area 176m² + Garden & Roof



Type C



Front View



Back View

MID TOWNHOUSE TYPE C

G. Floor



1st. Floor



2nd. Floor



Net Built Up Area 169m² + Garden & Roof



I-Villa



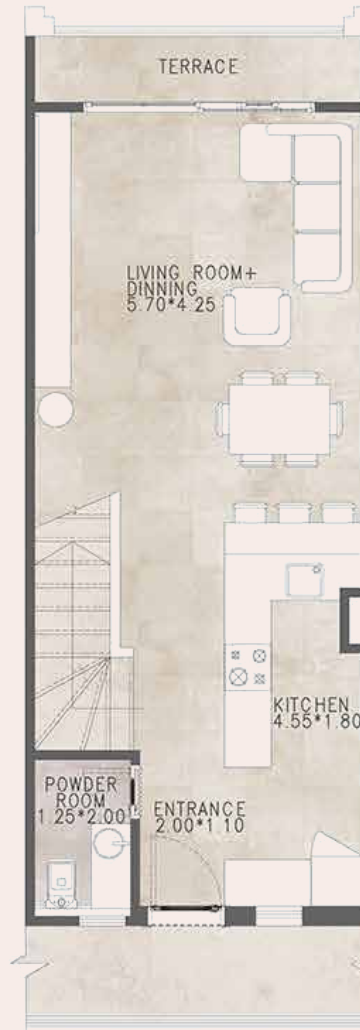
Corner View



Front View

I-VILLA

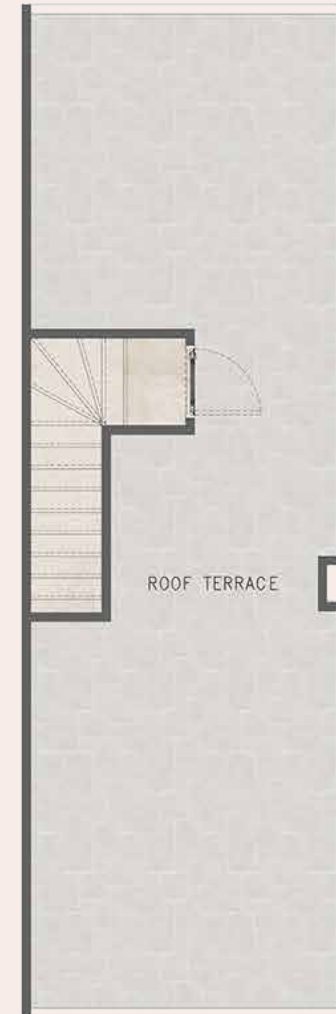
1st. Floor



2nd. Floor



Roof Top



Total Net Area 115m² + Roof 63 m²



*Where The Soul
Finds Serenity*



Disclaimer

1. The masterplan is an artistic rendering. The final product may differ.
2. All materials and drawings are provided as estimates, and information may change without prior notice.
3. The Developer reserves the right to make necessary modifications and updates as required.



MANAGED BY
SERENITY
HOTELS & RESORTS



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