

The Island



West ALMAZA
BAY
The Island

travcoproperties.



40 MINS FROM MARSA MATROUH INTERNATIONAL AIRPORT

1 HR FROM ALAMEIN INTERNATIONAL AIRPORT

2 HRS 30 MINS FROM BORG EL ARAB INTERNATIONAL AIRPORT

3 HRS 30 MINS FROM CAIRO

The Island



TRAVCO GROUP

75
HOTELS & RESORTS

50+
COMPANIES

30,000+
EMPLOYEES GLOBALLY

9
DIFFERENT SECTORS

10
COUNTRIES

16M
SQ. METERS OF LAND

3
CONTINENTS

24,000
HOTEL ROOMS &
SUITES

28
CRUISE SHIPS

OVER 40 YEARS
OF EXPERIENCE





VAKKARU, MALDIVES

TRAVCO PROPERTIES

Travco Properties is the real estate development arm of Travco Group. Established in 2014, it leverages the Group's 16 million sqm land bank to develop sustainable, self-sufficient resort destinations and mixed-use communities across Egypt.

Its flagship project, Almaza Bay, set a new benchmark for coastal living on Egypt's North Coast and continues to grow through a masterplan designed around residential, hospitality, leisure, and community experiences.

4000+
RESIDENTS

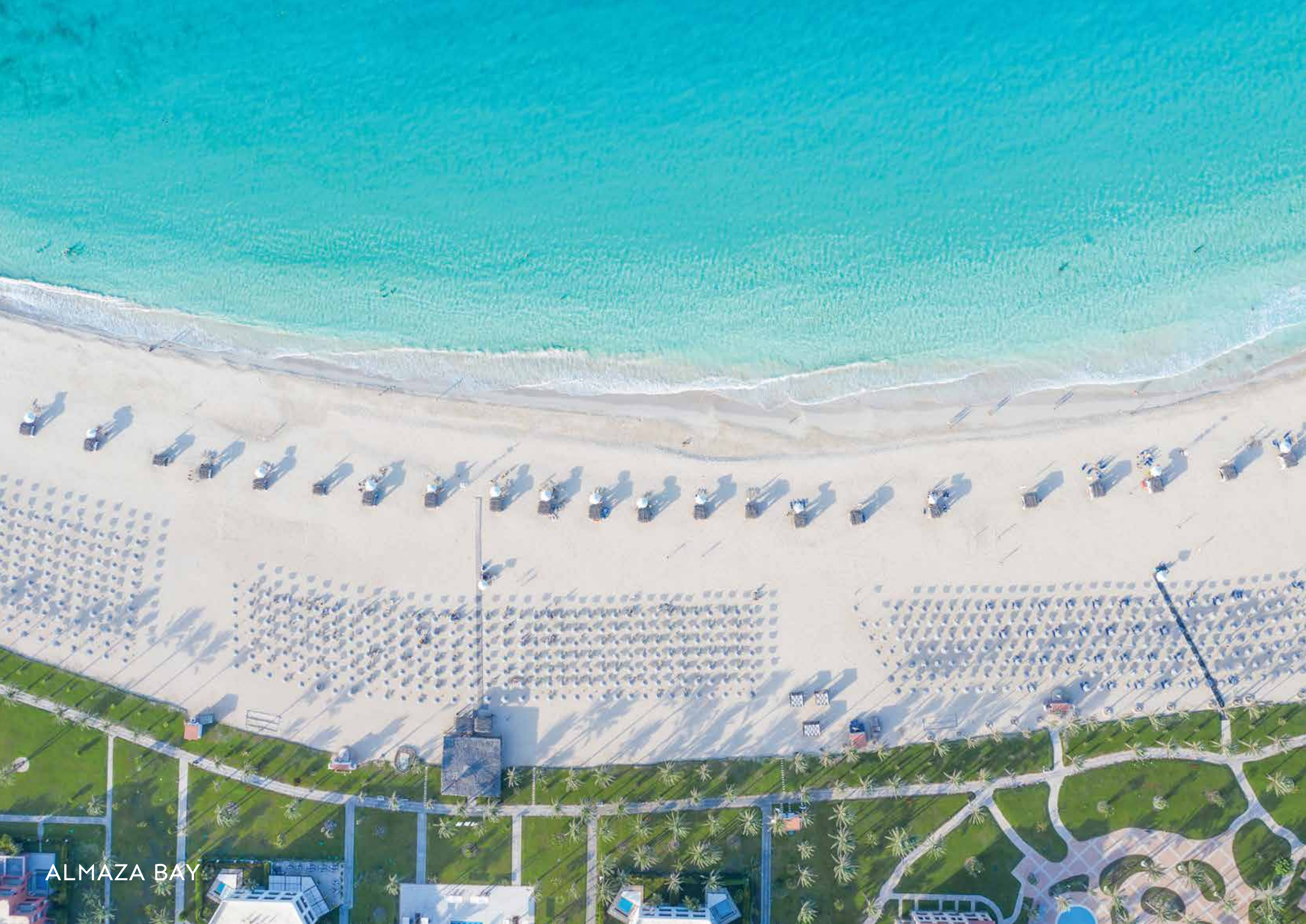
2000+
UNITS DELIVERED

9000+
UNITS TO BE
DEVELOPED

12
YEARS OF EXPERIENCE

3
INTERNATIONAL
DESTINATIONS

10M
SQUARED METERS
LANDBANK



ALMAZA BAY

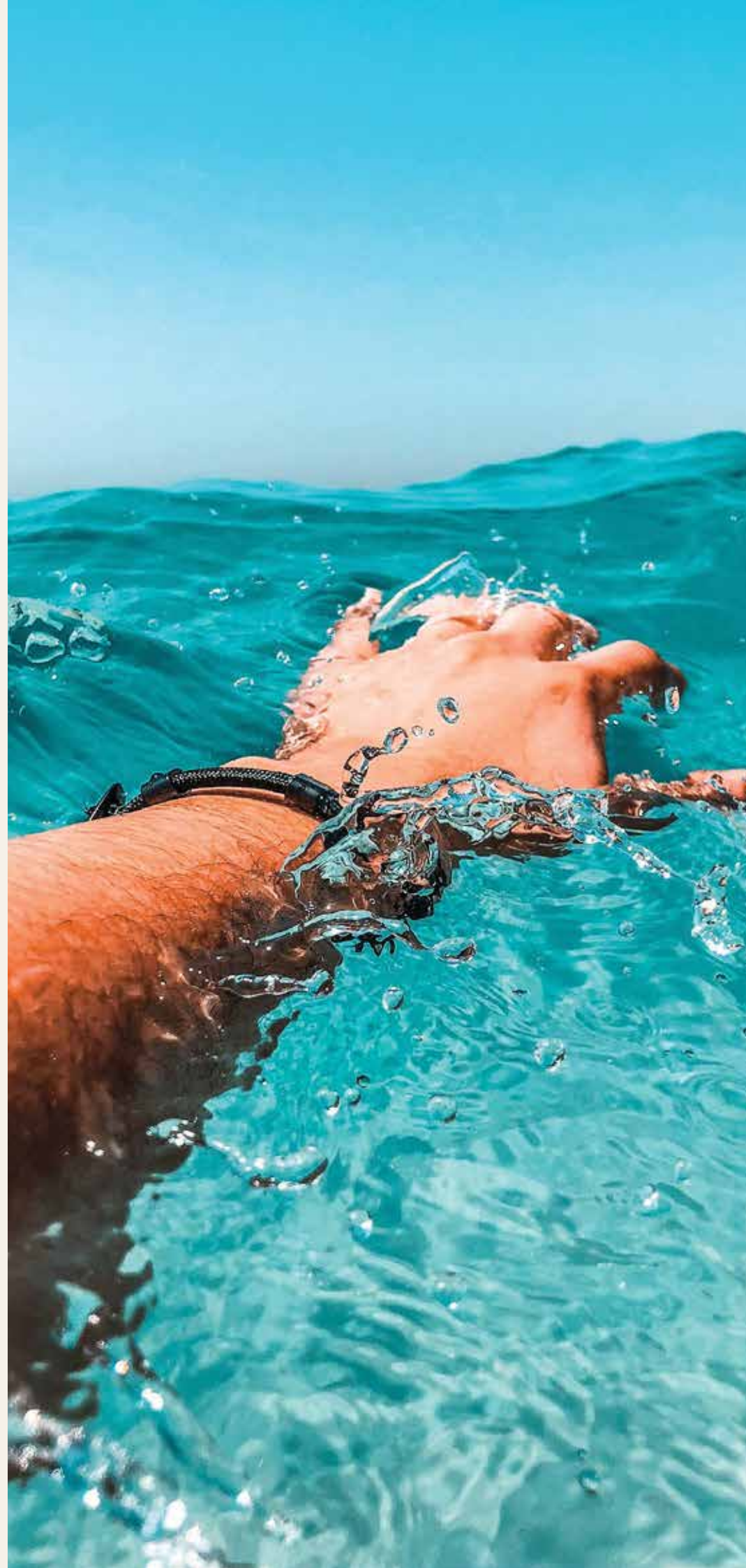
ALMAZA BAY

Almaza Bay is Travco Properties' flagship destination on Egypt's North Coast. Launched in 2014, it is an established coastal community with nine residential phases, nine hotels, and a fully operational resort experience.

The destination brings together homes, hospitality, retail, and leisure in one integrated setting. Its retail area, The Village, offers restaurants, shops, and daily conveniences, while The Clubhouse serves as a central social and lifestyle hub for residents, homeowners, and visitors.

Almaza Bay also offers a wide range of sports and recreational activities, supported by beach access, open spaces, courts, fitness experiences, and family-friendly programming.

Today, it stands as one of the North Coast's most recognized destinations, built around hospitality, community, and beachside living.





West^{ALMAZA} BAY

Find tranquility in our swimmable lagoons.

Our swimmable lagoons serve as the heart of our coastal development, offering a perfect blend of entertainment and serene tranquility.

These sparkling waters invite you to unwind and connect with nature, providing a stunning backdrop for leisure activities and peaceful moments. Experience the captivating beauty and endless possibilities that our shimmery lagoons bring to your coastal getaway.



INTRODUCING

The Island



West ALMAZA BAY
The Island

ALMAZA BAY MASTER PLAN

1. BEACHTOWN
2. JAZ ALMAZA BLU
3. JAZ TAMERINA
4. JAZ ORIENTAL
5. JAZ CRYSTAL
6. JAZ ALMAZA BEACH
7. ALMAZA BAY RESIDENCES
8. SAKHRA HOTEL & SPA
9. JAZ NEO ALMAZINO
10. THE SELECTION
11. PIER 88
12. WHITE & BLUE
13. BAY HOMES
14. THE VILLAGE
15. ONE ALMAZA BAY
16. SACHI ALMAZA
17. TERRAZZO
18. SELECTION II
19. WEST BAY
20. EM SHERIF
21. BEEFBAR
22. THE CLUBHOUSE
23. JAZ VIVA VILLAGIO
24. JAZ VIVA CASA MAZA
25. THE ISLAND



The Island



ISLAND VILLA	ISLAND TWIN B
WATER TWIN	SANDS BUNGALOW A
TERRACE TWIN	SANDS BUNGALOW B
ISLAND TWIN A	BEACH CHALET

A woman with dark hair is lying on her back in a swimming pool, her head tilted back and eyes closed in a state of relaxation. She is wearing a light-colored, possibly wet, one-piece swimsuit. Her arms are crossed over her chest. The pool's edge is visible on the left, and the water is a deep blue-green. In the foreground, out of focus, are green palm fronds. The shadows of these fronds are cast onto the white edge of the pool and onto the woman's arms and face, creating a rhythmic pattern of light and dark. The overall atmosphere is serene and tropical.

UNIT TYPES

The Island



ISLAND VILLA

LAGOON VIEW

Elevate your lifestyle with our one-story standalone villa. This stunning residence overlooks crystal-clear lagoons and commands panoramic views from every angle.



ISLAND VILLA

STREET VIEW

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ISLAND VILLA

AREA: 202 M²
ROOF TERRACE: 200 M²

GROUND FLOOR

ENTRANCE LOBBY
3.70 M x 1.70 M

LIVING & DINING
8.10 M x 5.00 M

KITCHEN
2.40 M x 3.60 M

OPEN KITCHEN
2.95 M x 1.95 M

LOBBY
1.40 M x 1.50 M

GUEST TOILET
1.60 M x 1.50 M

MASTER BEDROOM
3.40 M x 4.55 M

MASTER BATHROOM
1.60 M x 2.40 M

DRESSING
1.60 M x 2.00 M

BEDROOM 01
3.60 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

BEDROOM 02
3.60 M x 3.60 M

BATHROOM 02
2.40 M x 1.60 M

BEDROOM 03
3.90 M x 3.40 M

BATHROOM 03
2.40 M x 1.60 M

NANNY'S ROOM
1.80 M x 2.00 M

NANNY'S BATHROOM
1.80 M x 1.50 M

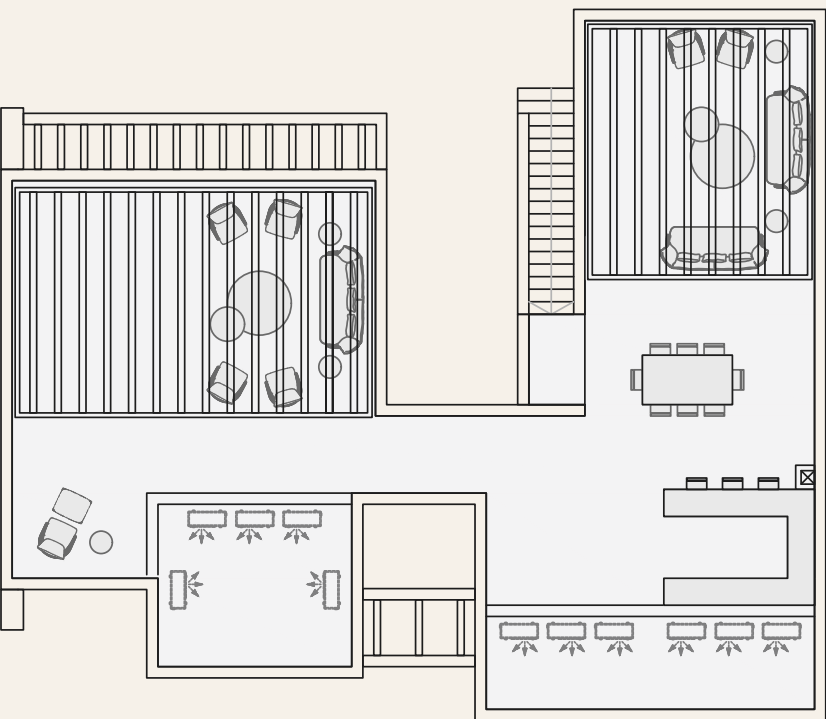
DRIVER'S ROOM
1.80 M x 2.00 M

DRIVER'S BATHROOM
1.20 M x 2.00 M



ROOF FLOOR

ROOF TERRACE 200 M²



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WATER TWIN

LAGOON VIEW

Immerse yourself in the calming vistas of our superior twin villa. This two-story haven with four bedrooms plus nanny's quarters overlooks lush landscapes and lagoons. Indulge in the massive shared terrace that seamlessly blends indoor and outdoor living.



WATER TWIN

STREET VIEW

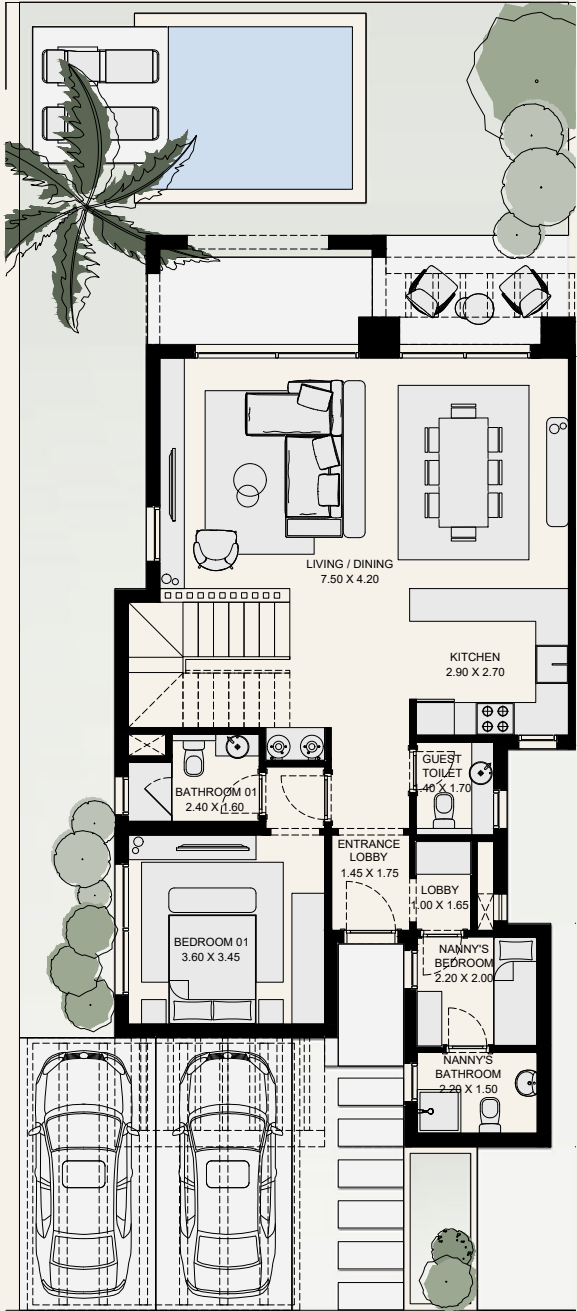
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WATER TWIN

AREA: 200 M²
ROOF TERRACE: 100 M²

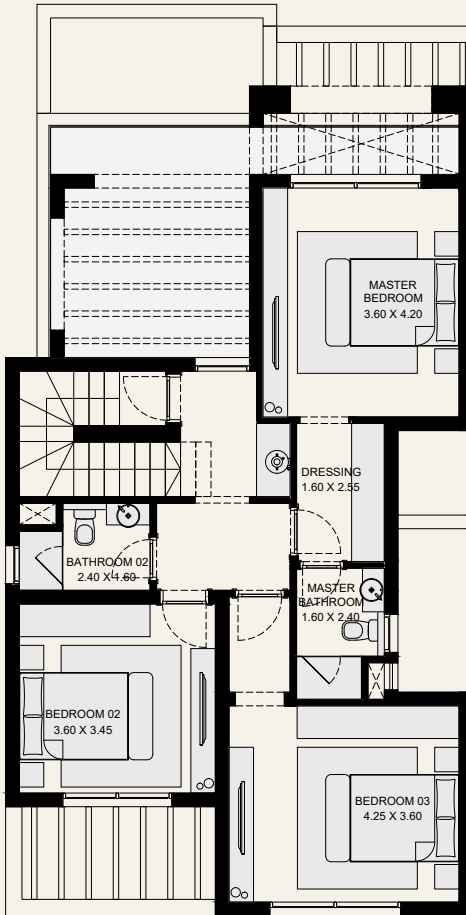
GROUND FLOOR

- ENTRANCE LOBBY
1.45 M X 1.75 M
- LIVING & DINING
7.50 M X 4.20 M
- KITCHEN
2.90 M X 2.70 M
- LOBBY
1.00 M X 1.65 M
- GUEST TOILET
1.40 M X 1.70 M
- BEDROOM 01
3.60 M X 3.45 M
- BATHROOM 01
2.40 M X 1.60 M
- NANNY'S ROOM
2.20 M X 2.00 M
- NANNY'S BATHROOM
2.20 M X 1.50 M



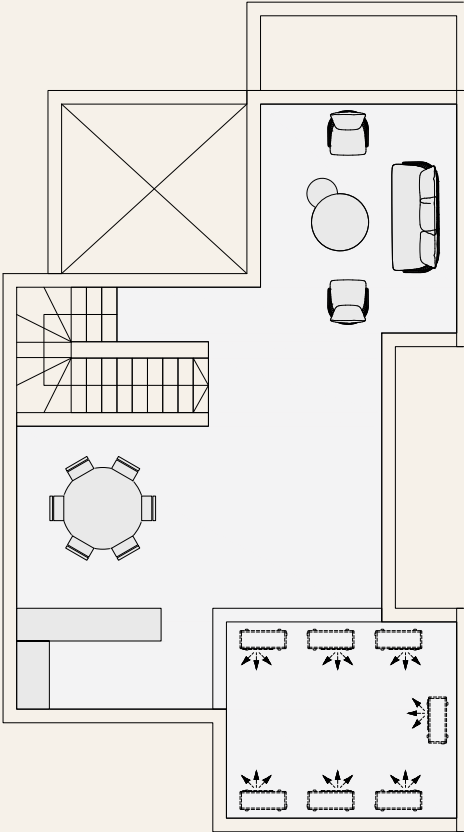
FIRST FLOOR

- MASTER BEDROOM
3.60 M X 4.20 M
- DRESSING ROOM
1.60 M X 2.55 M
- MASTER BATHROOM
1.60 M X 2.55 M
- BEDROOM 02
3.60 M X 3.45 M
- BATHROOM 02
2.40 M X 1.60 M
- BEDROOM 03
4.25 M X 3.60 M



ROOF FLOOR

- ROOF TERRACE 100 M²



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TERRACE TWIN

LAGOON VIEW

Discover our charming 3-bedroom twin villa, located in the heart of The Island's lagoons. This cozy sanctuary offers a unique opportunity to experience the quintessence of coastal living.



TERRACE TWIN

STREET VIEW

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TERRACE TWIN

AREA: 184 M²
ROOF TERRACE: 104 M²

GROUND FLOOR

ENTRANCE LOBBY
2.05 M x 2.30 M

LIVING & DINING
7.05 M x 4.80 M

KITCHEN
2.65 M x 2.75 M

GUEST TOILET
1.60 M x 1.55 M

BEDROOM 01
3.45 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

NANNY'S ROOM
2.00 M x 2.40 M

NANNY'S BATHROOM
1.00 M x 2.40 M

LAUNDRY
0.95 M x 1.55 M



FIRST FLOOR

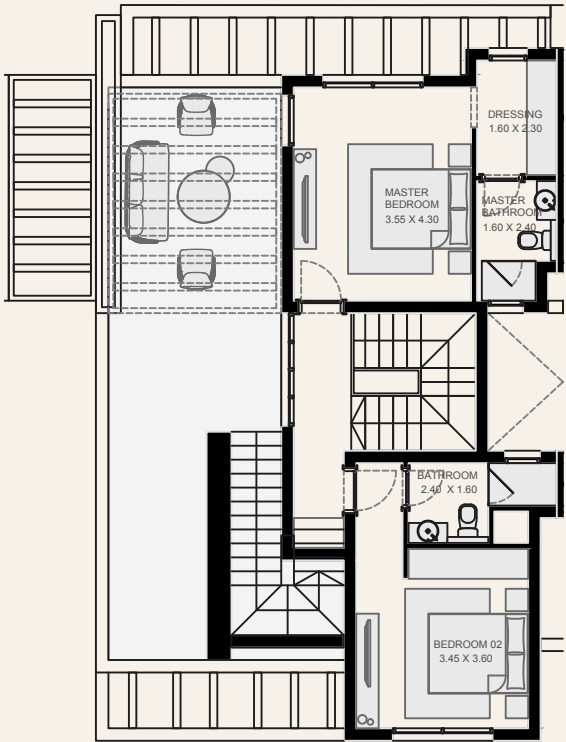
MASTER BEDROOM
3.55 M x 4.30 M

MASTER BATHROOM
1.60 M x 2.40 M

DRESSING
1.60 M x 2.30 M

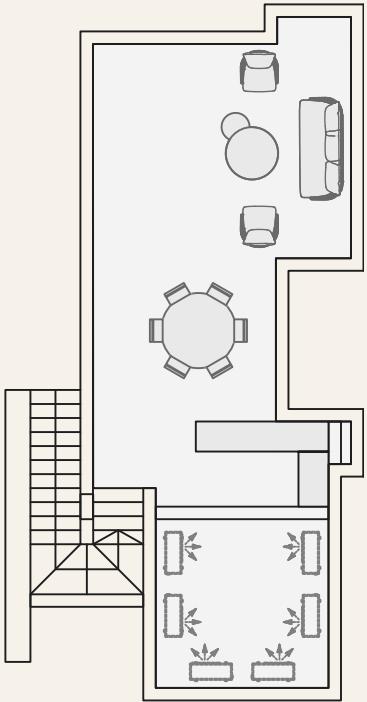
BEDROOM 02
3.45 M x 3.60 M

BATHROOM 02
2.40 M x 1.60 M



ROOF FLOOR

ROOF TERRACE 104 M²



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ISLAND TWIN

LAYOUT A

LAGOON VIEW

Our one-story twin villa is a seafront masterpiece that offers the perfect balance of space and tranquility. Indulge in the luxury of one-story living with unmatched scenery and breathtaking lagoon views.



ISLAND TWIN

LAYOUT A STREET VIEW

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ISLAND TWIN

LAYOUT A

AREA: 165 M²
ROOF TERRACE: 163 M²

GROUND FLOOR

ENTRANCE LOBBY
1.75 M x 1.20 M

LIVING & DINING
7.05 M x 4.30 M

KITCHEN
2.85 M x 2.55 M

GUEST TOILET
1.50 M x 1.30 M

MASTER BEDROOM
3.60 M x 3.60 M

MASTER BATHROOM
1.70 M x 2.40 M

DRESSING
1.90 M x 2.40 M

BEDROOM 01
3.40 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

BEDROOM 02
3.40 M x 3.60 M

BATHROOM 02
2.40 M x 1.60 M

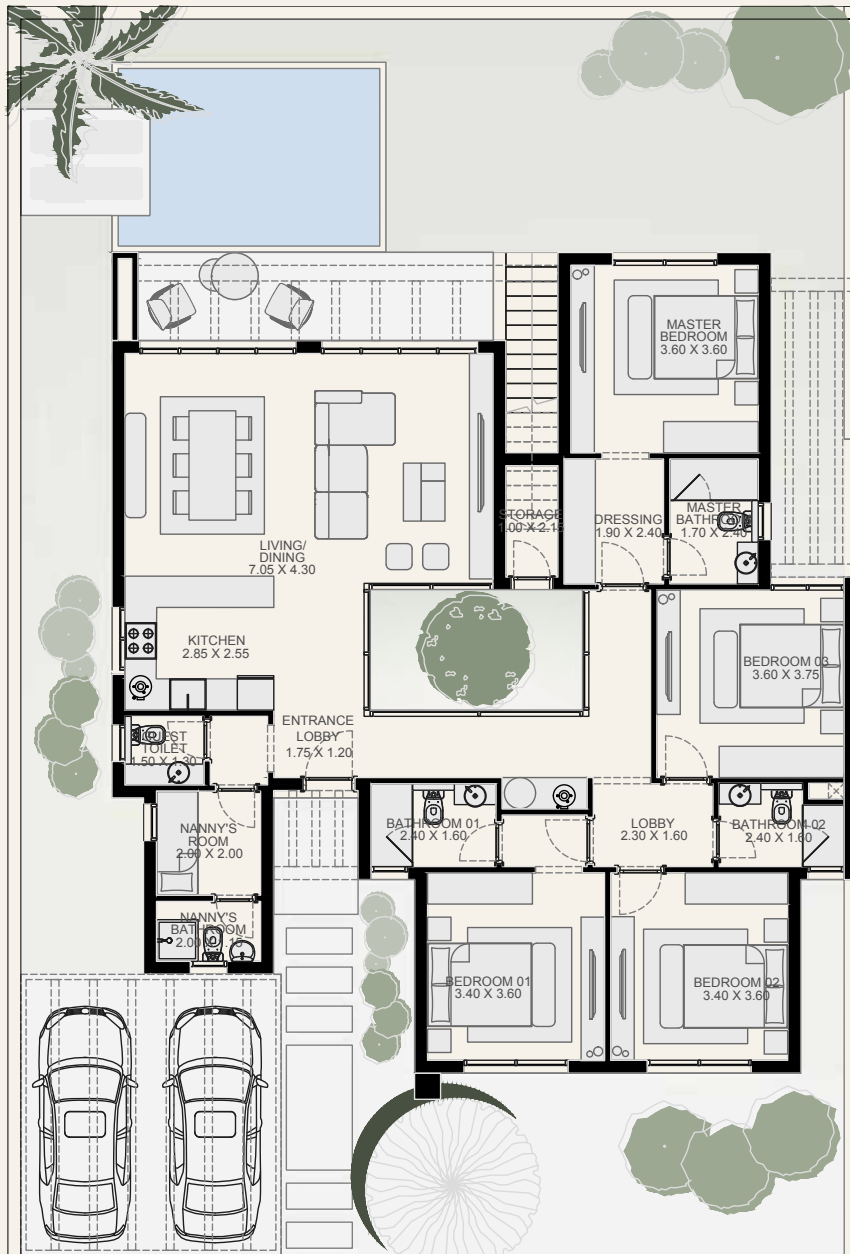
LOBBY
2.30 M x 1.60 M

BEDROOM 03
3.60 M x 3.75 M

NANNY'S ROOM
2.00 M x 2.00 M

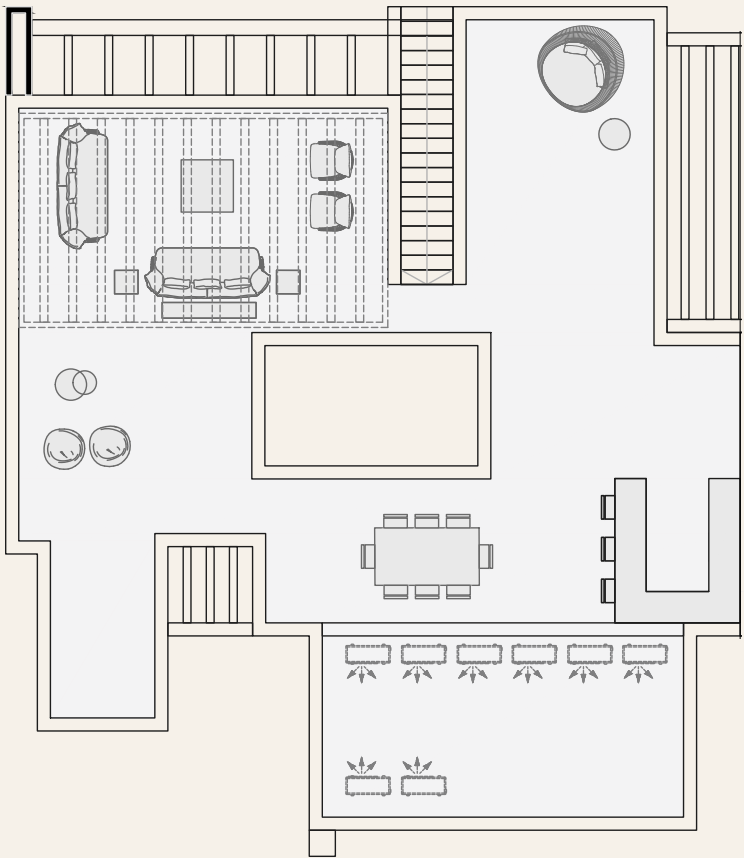
NANNY'S BATHROOM
2.00 M x 1.15 M

STORAGE
1.00 M x 2.15 M



ROOF FLOOR

ROOF TERRACE 163 M²



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ISLAND TWIN

LAYOUT B

LAGOON VIEW

Our one-story twin villa is a seafront masterpiece that offers the perfect balance of space and tranquility. Indulge in the luxury of one-story living with unmatched scenery and breathtaking lagoon views.



ISLAND TWIN

LAYOUT B STREET VIEW

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ISLAND TWIN

LAYOUT B

AREA: 157 M²
ROOF TERRACE: 154 M²

GROUND FLOOR

ENTRANCE LOBBY
1.45 M x 1.55 M

LIVING & DINING
7.05 M x 4.10 M

KITCHEN
3.15 M x 2.20 M

GUEST TOILET
1.45 M x 1.55 M

MASTER BEDROOM
3.60 M x 3.60 M

MASTER BATHROOM
1.60 M x 2.40 M

DRESSING
2.00 M x 2.40 M

BEDROOM 01
3.60 M x 3.40 M

BEDROOM 02
3.60 M x 3.60 M

LOBBY
1.65 M x 1.10 M

BATHROOM
1.65 M x 2.40 M

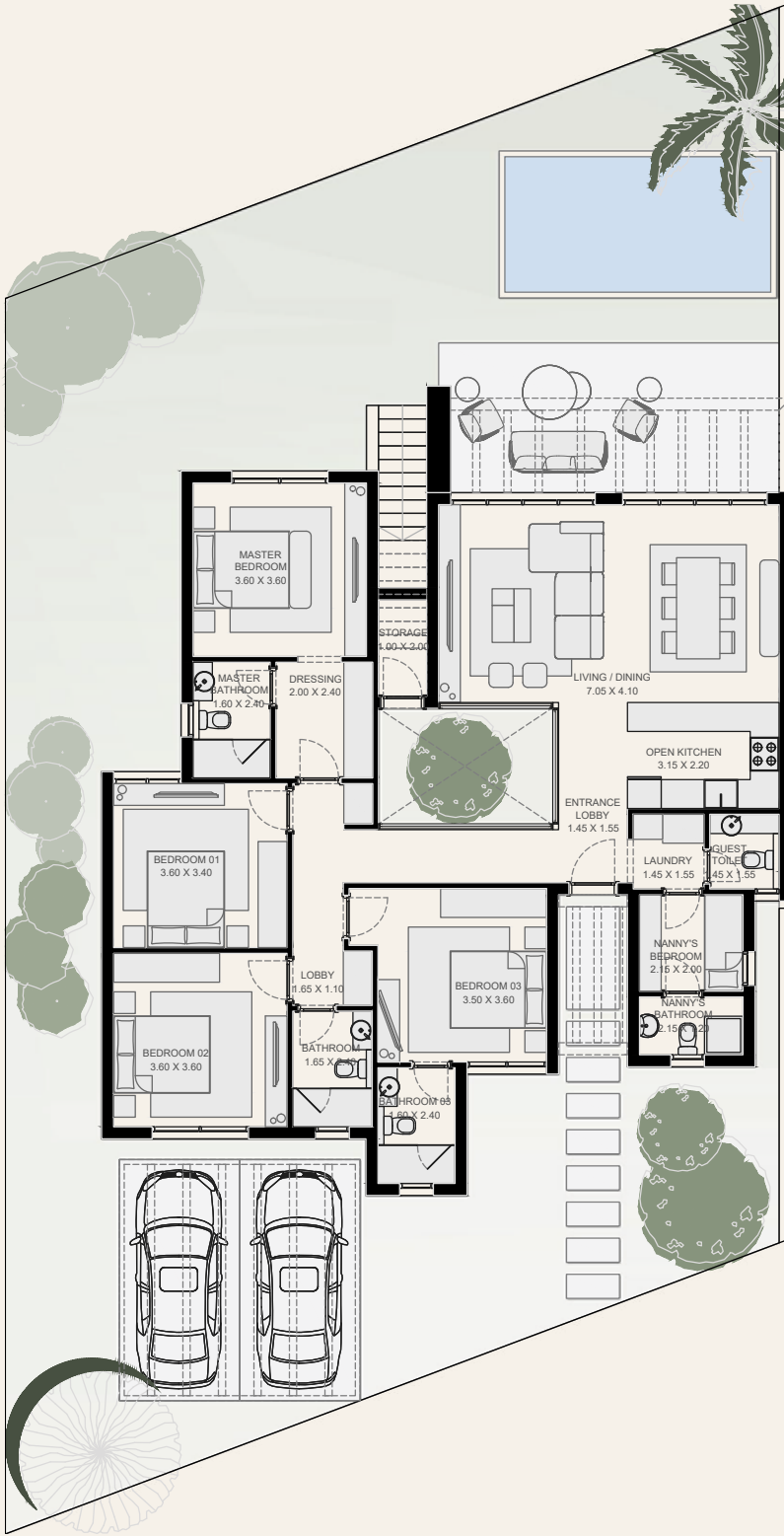
BEDROOM 03
3.50 M x 3.60 M

BATHROOM 03
1.60 M x 2.40 M

NANNY'S ROOM
2.15 M x 2.00 M

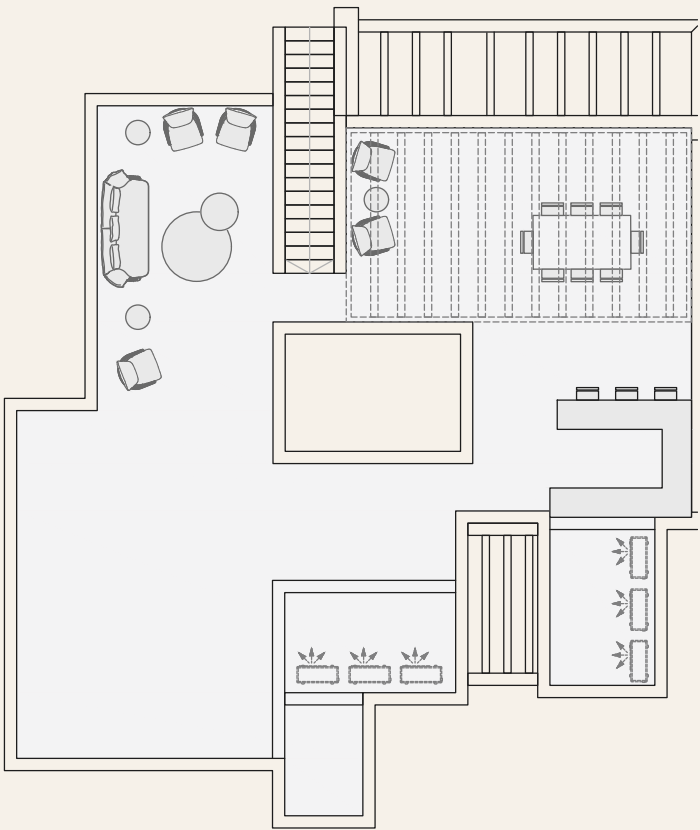
NANNY'S BATHROOM
2.15 M x 1.20 M

LAUNDRY
1.45 M x 1.55 M



ROOF FLOOR

ROOF TERRACE 154 M²



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SANDS BUNGALOW

LAYOUT A

LAGOON VIEW

Discover the charm of our townhomes, radiating the air of refined seclusion. The first of its kind, this stunning residence commands lagoon access and breathtaking views.



SANDS BUNGALOW

LAYOUT A STREET VIEW

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SANDS BUNGALOW

CORNER UNIT

LAYOUT A

AREA: 165 M²
ROOF TERRACE: 163 M²

GROUND FLOOR

ENTRANCE LOBBY
1.75 M x 1.20 M

LIVING & DINING
7.05 M x 4.30 M

KITCHEN
2.85 M x 2.55 M

GUEST TOILET
1.50 M x 1.30 M

MASTER BEDROOM
3.60 M x 3.60 M

MASTER BATHROOM
1.70 M x 2.40 M

DRESSING
1.90 M x 2.40 M

BEDROOM 01
3.40 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

LOBBY
2.30 M x 1.60 M

BEDROOM 02
3.40 M x 3.60 M

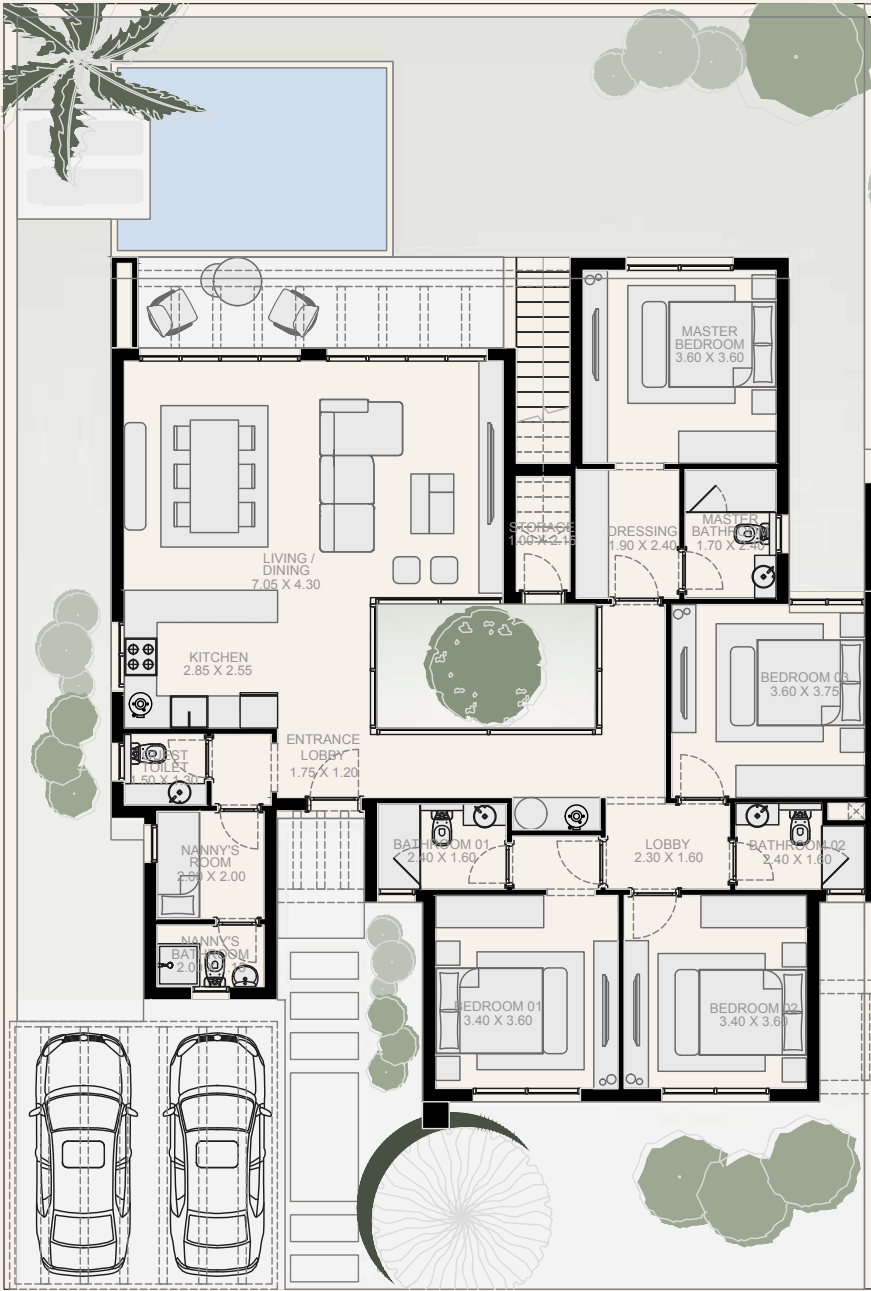
BATHROOM 02
2.40 M x 1.60 M

BEDROOM 03
3.60 M x 3.75 M

NANNY'S ROOM
2.00 M x 2.00 M

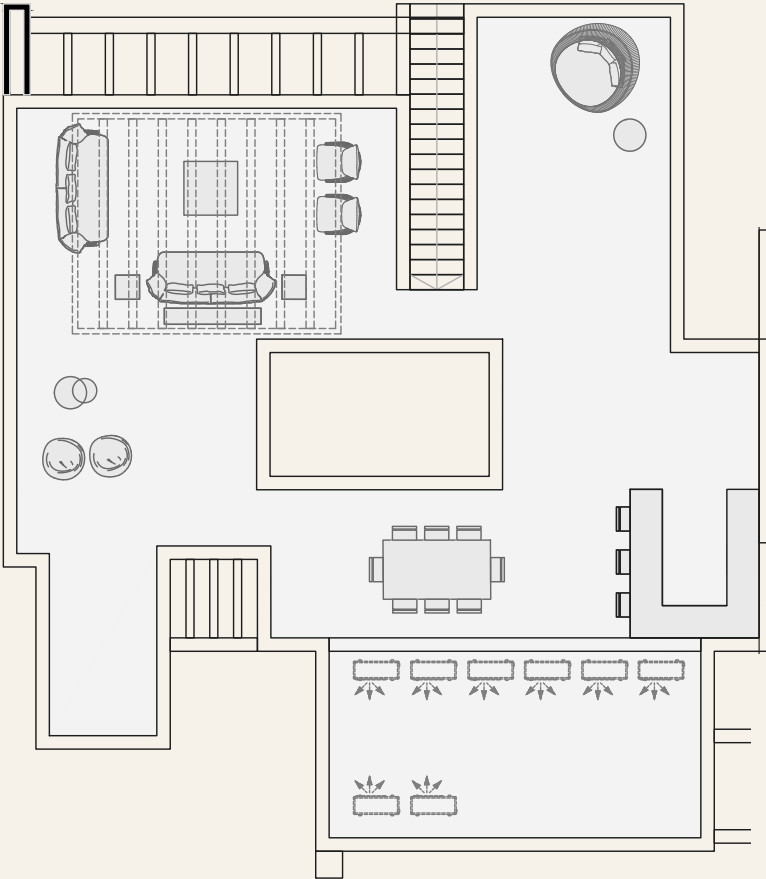
NANNY'S BATHROOM
2.00 M x 1.15 M

STORAGE
1.00 M x 2.15 M



ROOF FLOOR

ROOF TERRACE 163 M²



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SANDS BUNGALOW

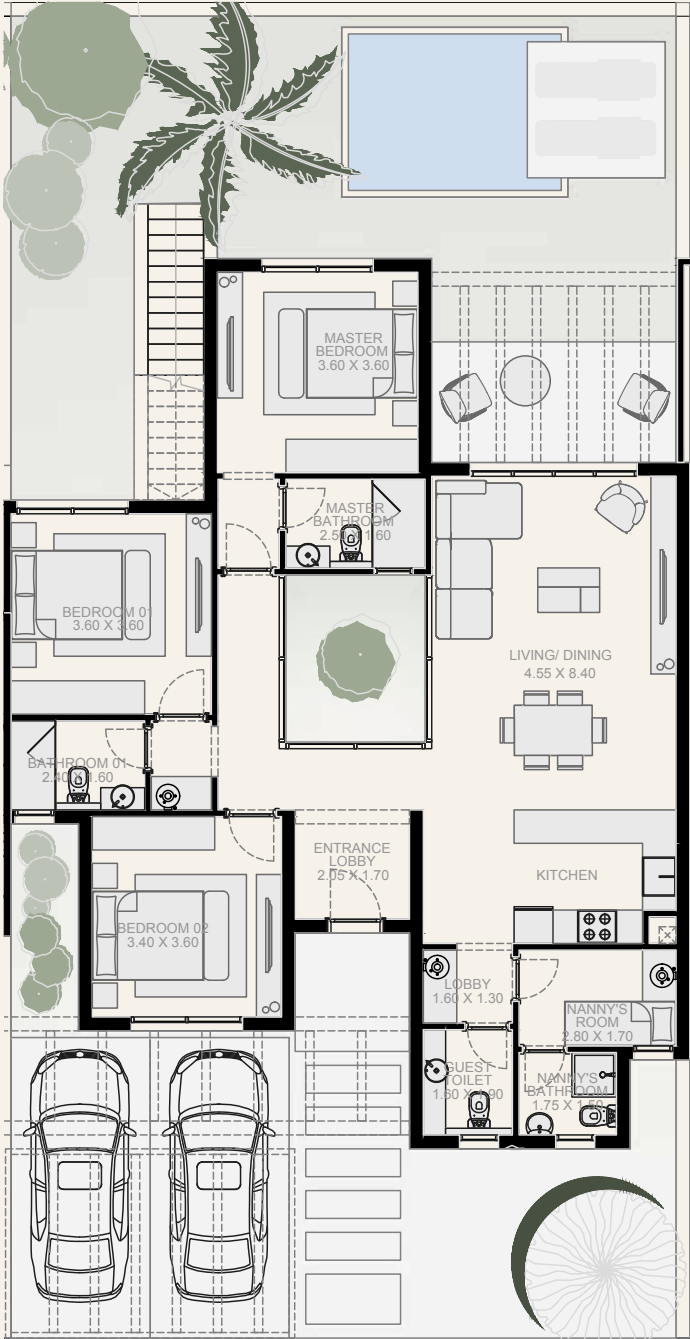
MIDDLE UNIT

LAYOUT A

AREA: 133 M²
ROOF TERRACE: 130 M²

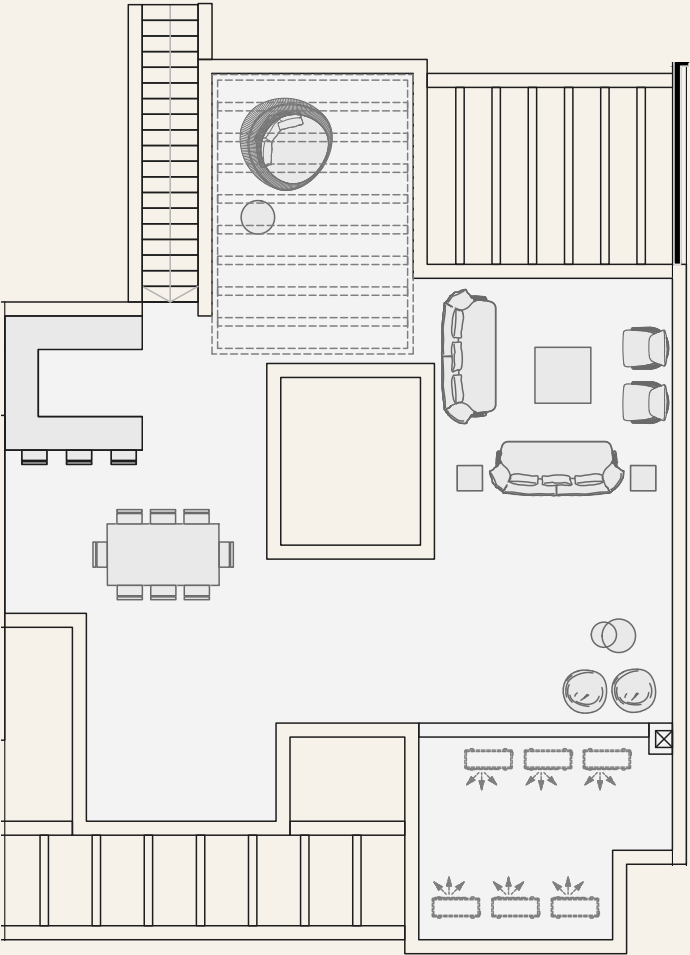
GROUND FLOOR

- ENTRANCE LOBBY
2.05 M x 1.70 M
- LIVING / DINING & KITCHEN
4.55 M x 8.40 M
- GUEST TOILET
1.60 M x 1.90 M
- MASTER BEDROOM
3.60 M x 3.60 M
- MASTER BATHROOM
2.50 M x 1.60 M
- BEDROOM 01
3.60 M x 3.60 M
- BATHROOM 01
2.40 M x 1.60 M
- BEDROOM 02
3.40 M x 3.60 M
- LOBBY
1.60 M x 1.30 M
- NANNY'S ROOM
2.80 M x 1.70 M
- NANNY'S BATHROOM
1.75 M x 1.50 M



ROOF FLOOR

ROOF TERRACE 130 M²



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SANDS BUNGALOW

LAYOUT B

LAGOON VIEW

Discover the charm of our townhomes, radiating the air of refined seclusion. The first of its kind, this stunning residence commands lagoon access and breathtaking views.



SANDS BUNGALOW

LAYOUT B STREET VIEW

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SANDS BUNGALOW

CORNER UNIT

LAYOUT B

AREA: 157 M²
ROOF TERRACE: 154 M²

GROUND FLOOR

ENTRANCE LOBBY
1.75 M x 1.55 M

LIVING & DINING
7.05 M x 4.10 M

KITCHEN
2.85 M x 2.20 M

GUEST TOILET
1.50 M x 1.55 M

MASTER BEDROOM
3.60 M x 3.60 M

MASTER BATHROOM
1.60 M x 2.40 M

DRESSING
2.00 M x 2.40 M

LOBBY
1.65 M x 0.80 M

BEDROOM 01
3.60 M x 3.40 M

BEDROOM 02
3.60 M x 3.60 M

BATHROOM
1.65 M x 2.40 M

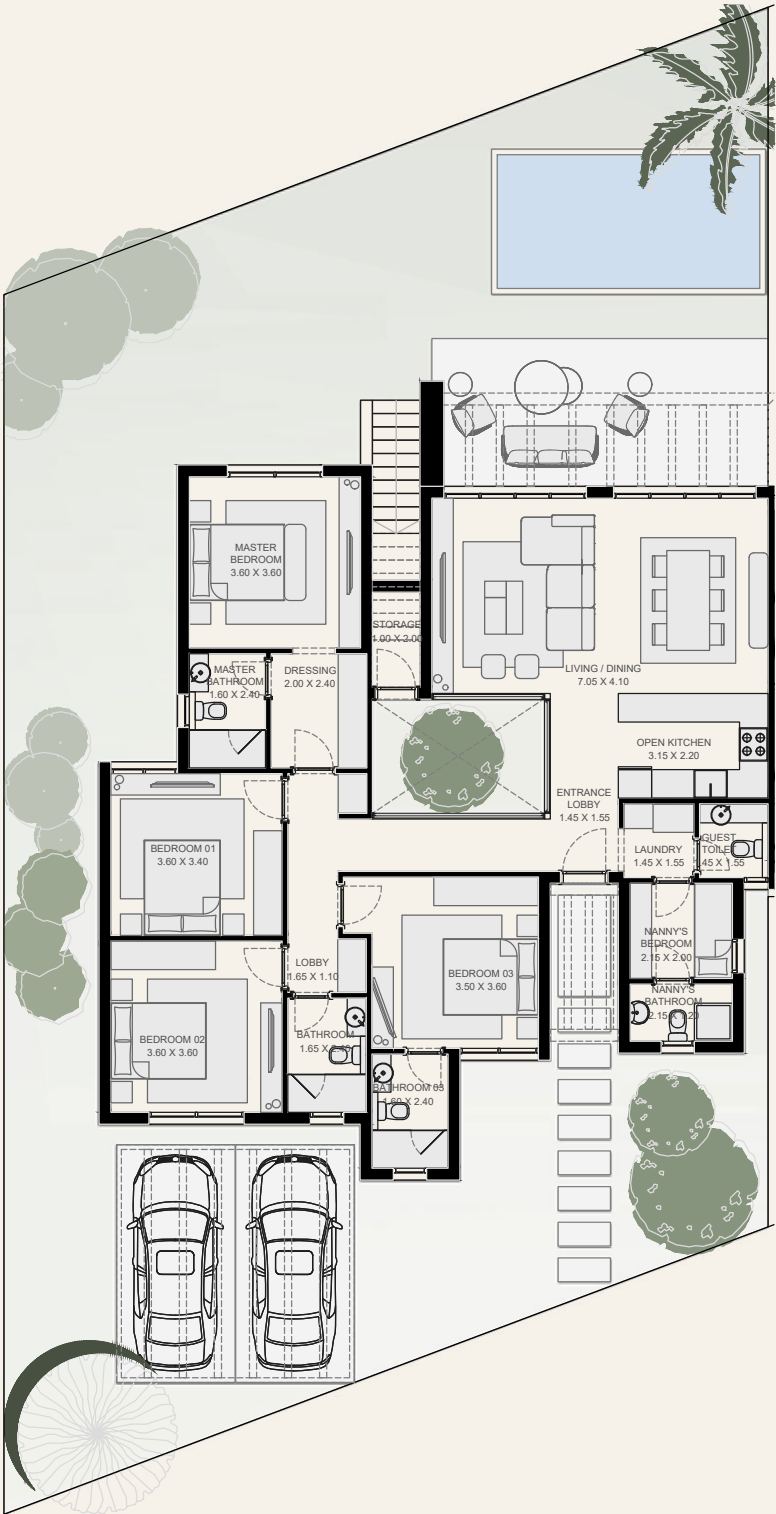
BEDROOM 03
3.50 M x 3.60 M

BATHROOM 03
1.60 M x 2.40 M

NANNY'S ROOM
2.00 M x 2.60 M

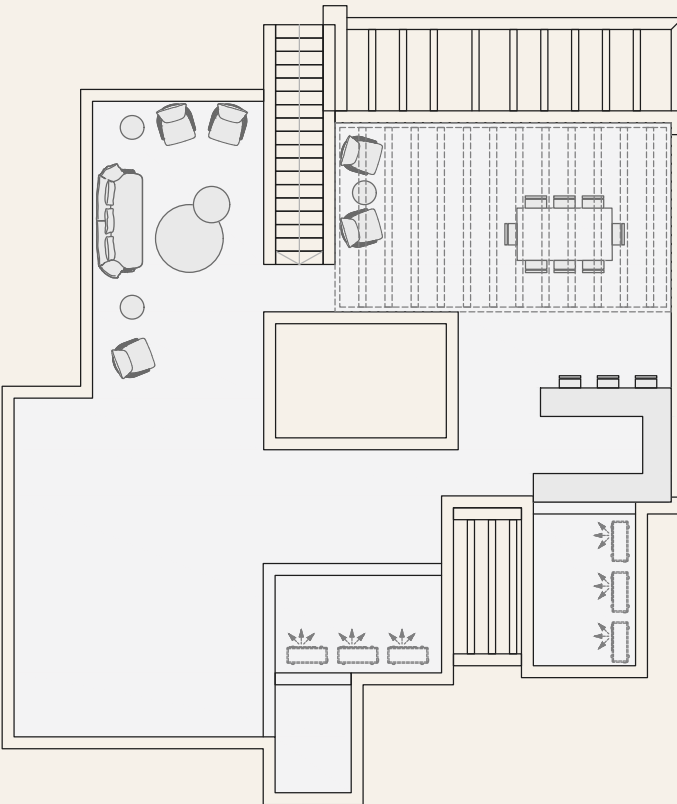
NANNY'S BATHROOM
2.00 M x 1.20 M

STORAGE
1.00 M x 2.00 M



ROOF FLOOR

ROOF TERRACE 154 M²



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SANDS BUNGALOW

MIDDLE UNIT

LAYOUT B

AREA: 157 M²
ROOF TERRACE: 154 M²

GROUND FLOOR

ENTRANCE LOBBY
1.75 M x 1.55 M

LIVING & DINING
7.05 M x 4.10 M

KITCHEN
2.85 M x 2.20 M

GUEST TOILET
1.50 M x 1.55 M

MASTER BEDROOM
3.60 M x 3.60 M

MASTER BATHROOM
1.60 M x 2.40 M

DRESSING
2.00 M x 2.40 M

LOBBY
1.65 M x 0.80 M

BEDROOM 01
3.60 M x 3.40 M

BEDROOM 02
3.60 M x 3.60 M

BATHROOM
1.65 M x 2.40 M

BEDROOM 03
3.50 M x 3.60 M

BATHROOM 03
1.60 M x 2.40 M

NANNY'S ROOM
2.00 M x 2.60 M

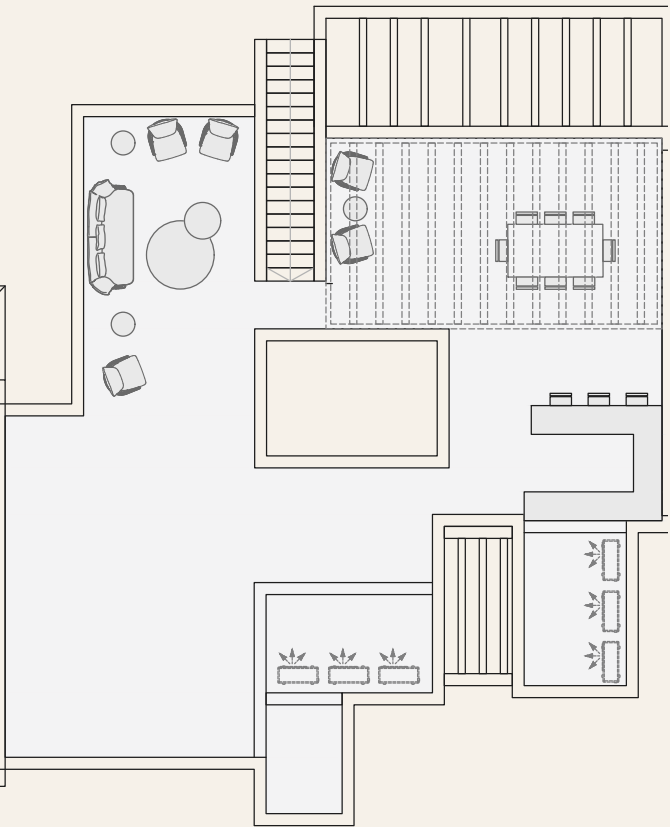
NANNY'S BATHROOM
2.00 M x 1.20 M

STORAGE
1.00 M x 2.00 M



ROOF FLOOR

ROOF TERRACE 154 M²



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BEACH CHALET

LAGOON VIEW

Embrace the pinnacle of seclusion with our Premium Chalets. These residences offer maximum privacy, expansive gardens, and breathtaking lagoon views.



BEACH CHALET

STREET VIEW

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BEACH CHALET

GROUND CHALET

AREA: 109 M²
+ GARDEN

GROUND FLOOR

ENTRANCE LOBBY
2.60 M x 1.50 M

LIVING / DINING & KITCHEN
7.35 M x 4.00 M

GUEST TOILET
1.30 M x 1.40 M

BEDROOM 01
3.60 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

LOBBY
3.25 M x 1.10 M

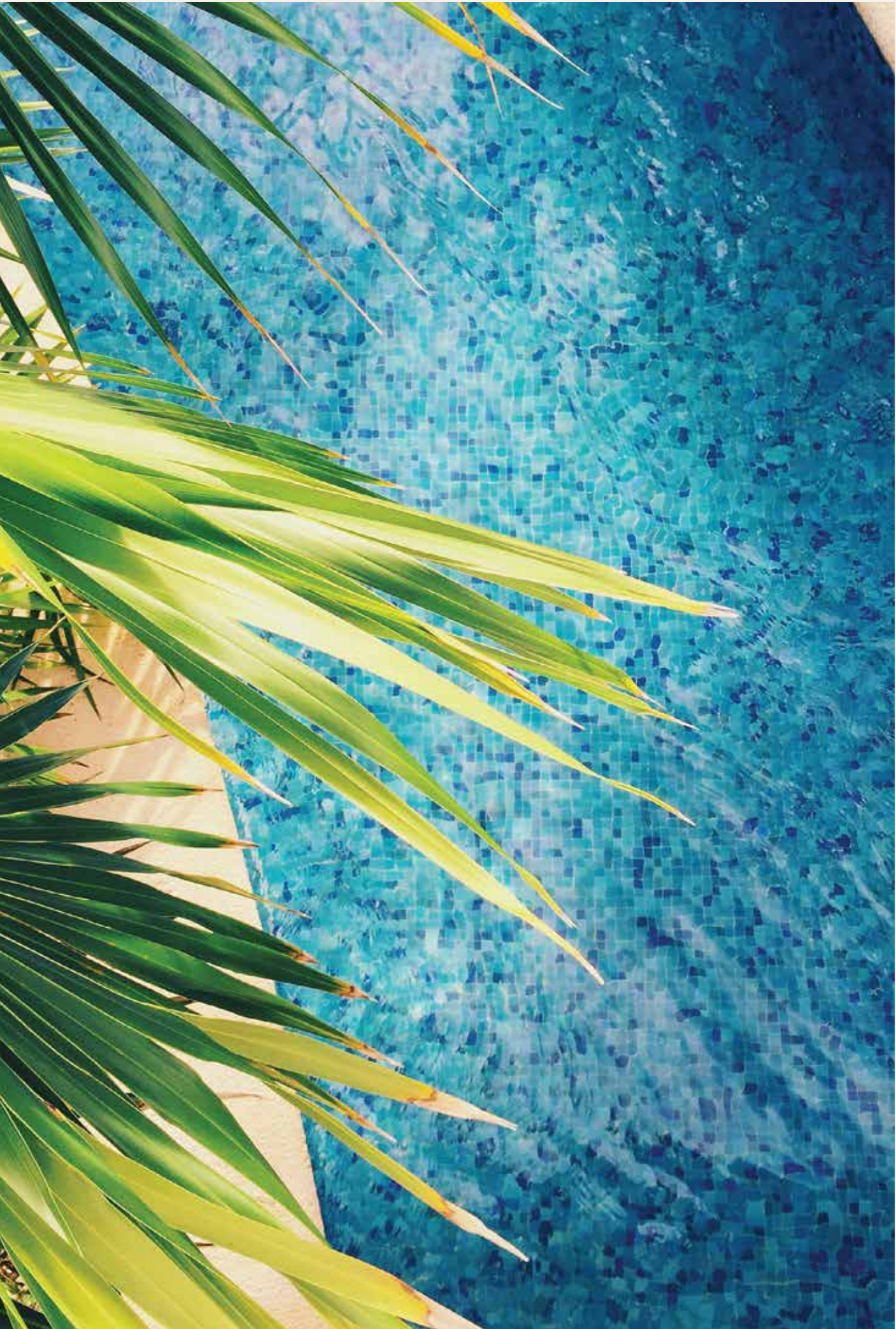
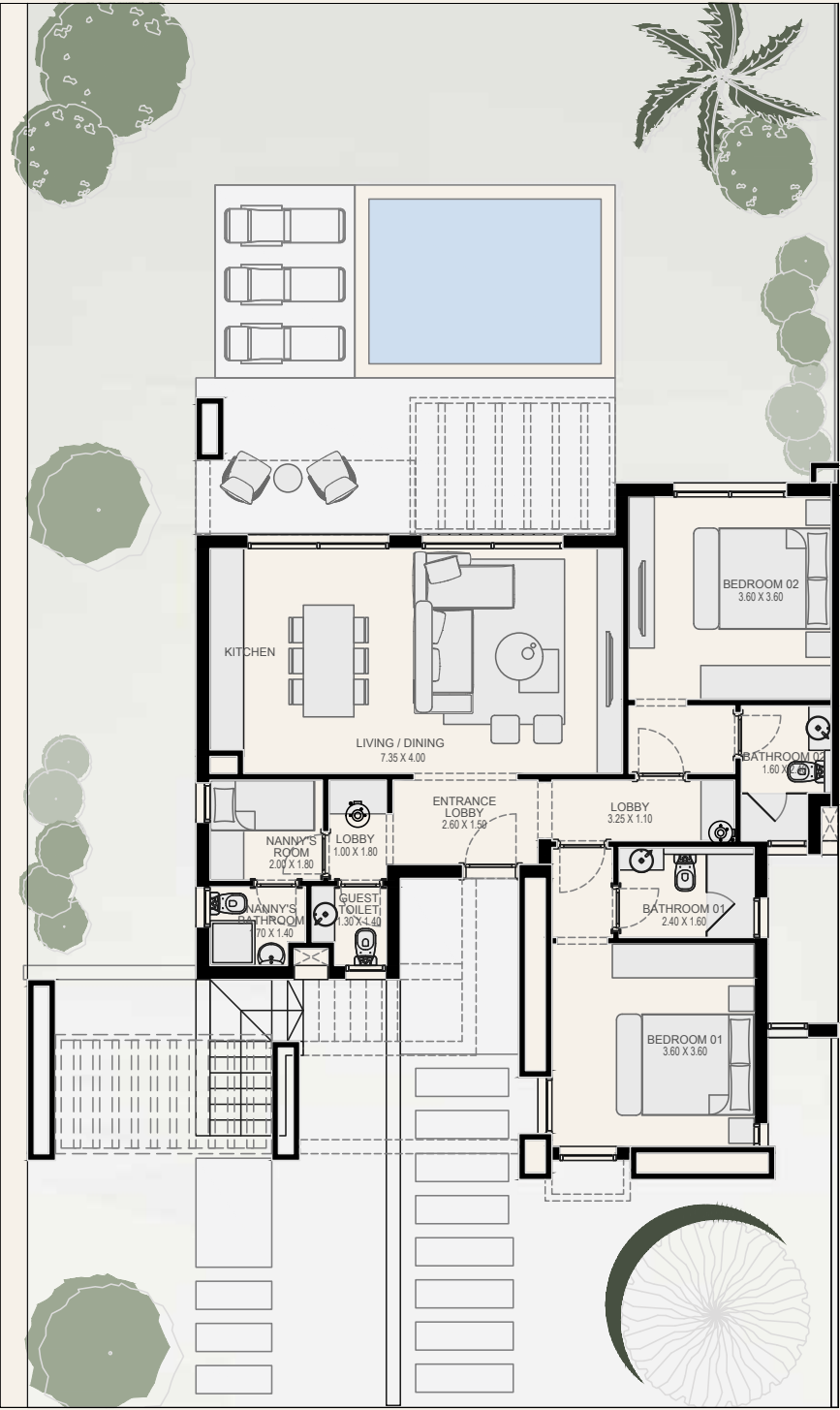
BEDROOM 02
3.60 M x 3.60 M

BATHROOM 02
1.60 M x 2.40 M

LOBBY
1.00 M x 1.80 M

NANNY'S ROOM
2.00 M x 1.80 M

NANNY'S BATHROOM
1.70 M x 1.40 M



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BEACH CHALET

UPPER CHALET

AREA: 172 M²
ROOF TERRACE: 98 M²

FIRST FLOOR

ENTRANCE LOBBY
2.60 M x 1.50 M

LIVING / DINING & KITCHEN
7.35 M x 4.00 M

GUEST TOILET
1.30 M x 1.40 M

BEDROOM 01
3.60 M x 3.60 M

BATHROOM 01
2.40 M x 1.60 M

LOBBY
3.25 M x 1.10 M

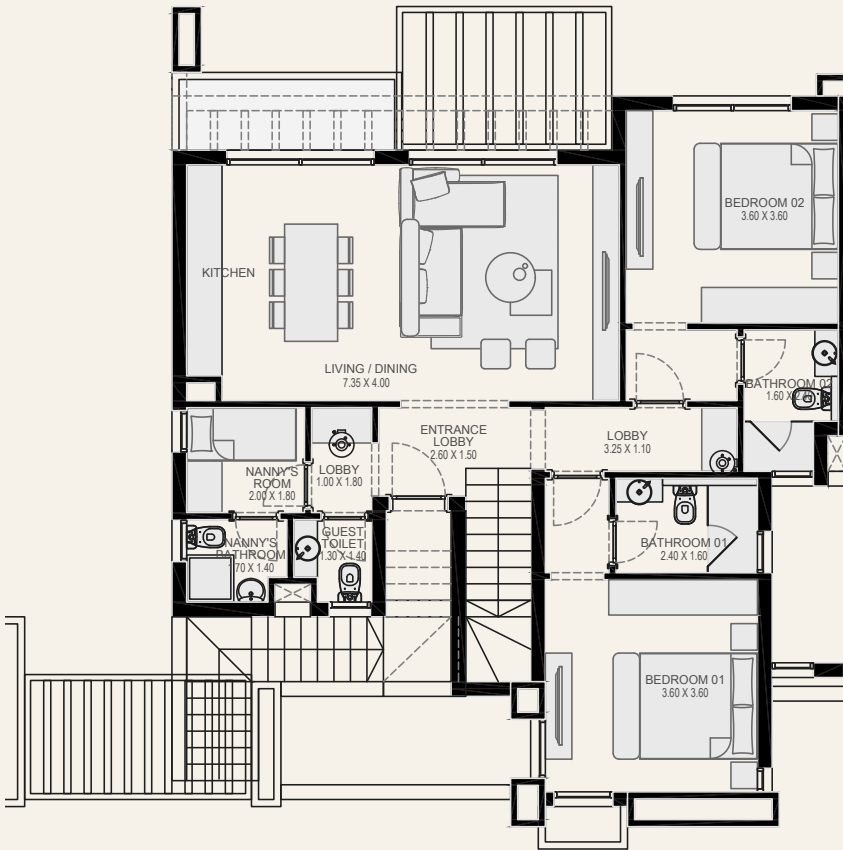
BEDROOM 02
3.60 M x 3.60 M

BATHROOM 02
1.60 M x 2.40 M

LOBBY
1.00 M x 1.80 M

NANNY'S ROOM
2.00 M x 1.80 M

NANNY'S BATHROOM
1.70 M x 1.40 M



SECOND FLOOR

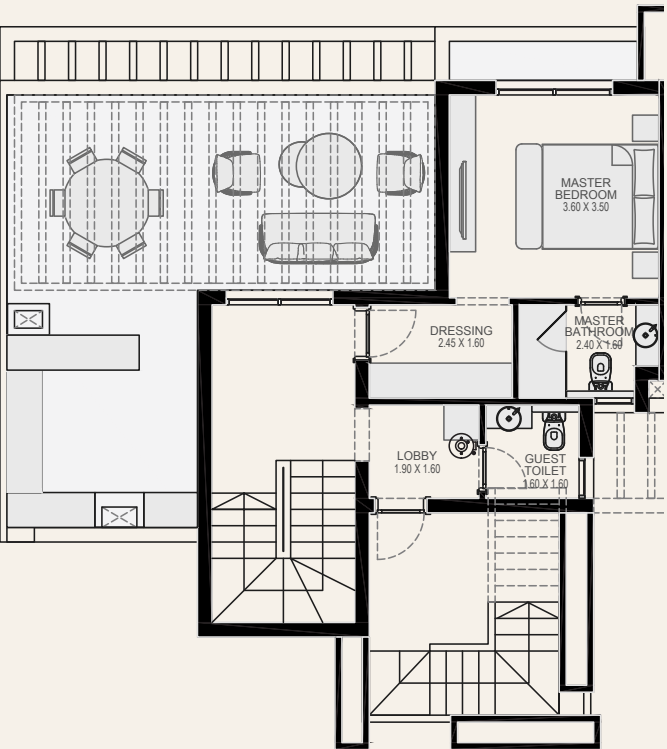
MASTER BEDROOM
3.60 M x 3.50 M

MASTER BATHROOM
2.40 M x 1.60 M

DRESSING
2.45 M x 1.60 M

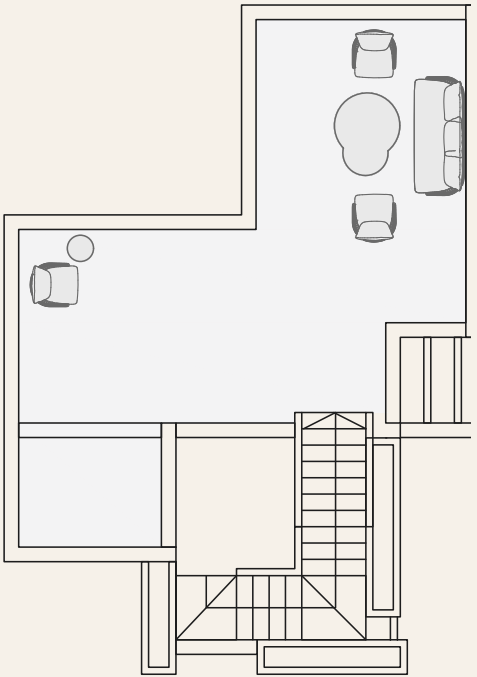
LOBBY
1.90 M x 1.60 M

GUEST TOILET
1.60 M x 1.60 M



ROOF FLOOR

ROOF TERRACE 98 M²



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A DEVELOPMENT BY
travcoproperties.

THE PARTNERS



WATG

ALMAZA BAY



West ALMAZA
BAY
The Island

