

 Nations of Sky®

PERLA

NATIVES OF THE SEA

15555
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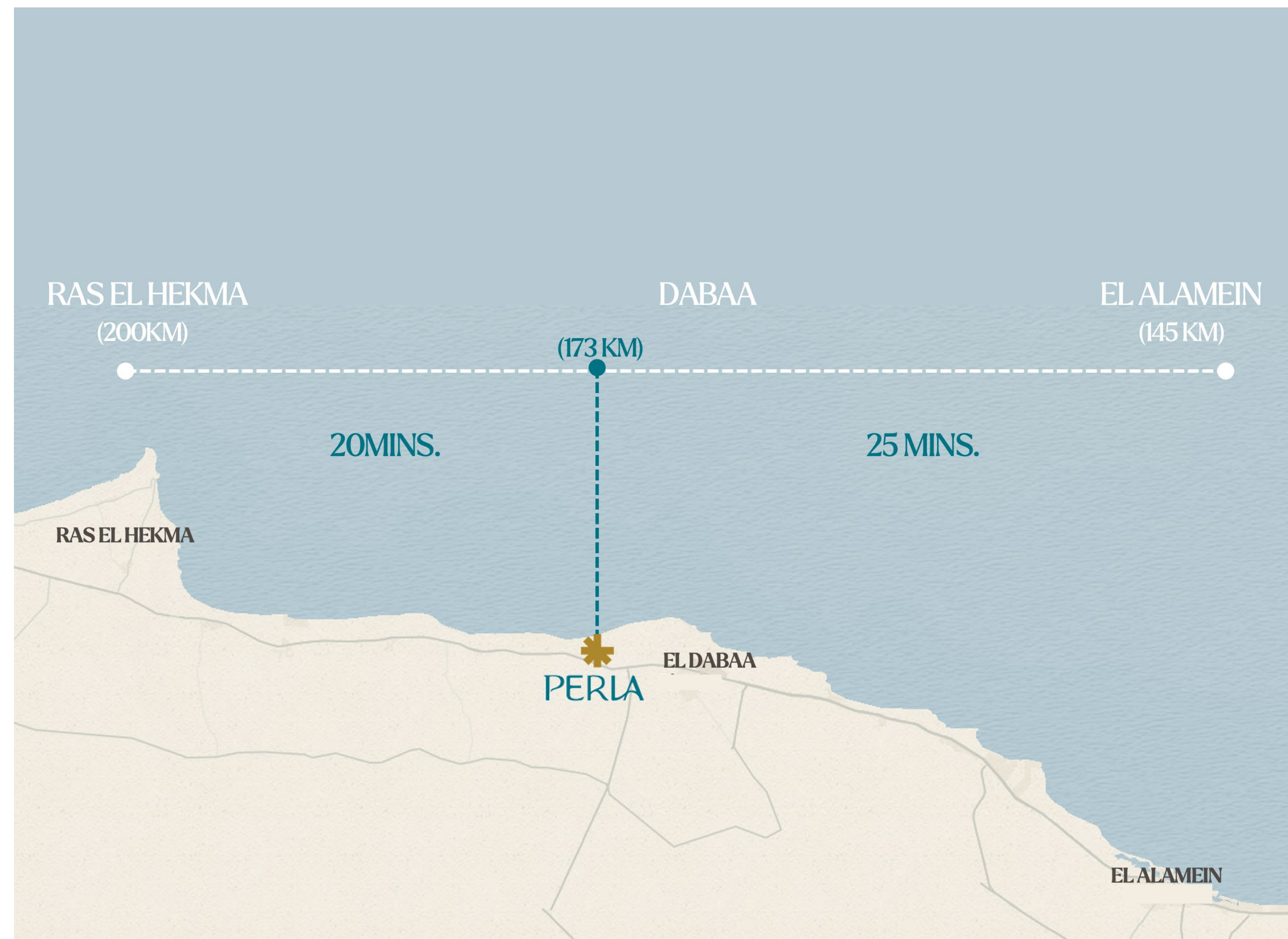
NATIVES OF THE SEA

Home to the natives of the sea, residences at PERLA are shaped in quiet dialogue with the coastline, creating a natural sense of belonging by the water. Defined by openness, light and calm, PERLA offers a refined selection of residences to explore.

A Return to the Sea.

Perla is located at KM 174 on El Dabaa Road, it combines strategic accessibility with an immersive waterfront lifestyle, where architecture, landscape.

- 🕒 5 mins from Dabaa Road
- 🕒 20 mins from El Alamein International Airport
- 🕒 20 mins from Ras El Hekma
- 🕒 3.5 Hrs from Cairo



Masterfully Planned Coastal Living At A Glance

Project Area	325 Feddans
Beachfront	830m
Swimmable Lagoons	30+ Feddans
Architecture	Low-Rise
Hospitality	International Hotel + Beach Club
Destination	Fully Integrated Coastal Community



830 m
Mediterranean Beachfront





30+
Feddans
Swimmable
Lagoons

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UNIT COLLECTION

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PRIME

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PRIME VILLA

UNIT AREA = 575 M²

GROUND FLOOR

ENTRANCE LOBBY	3.45 m x 1.80 m	SHOWER AREA	3.10 m x 1.10 m
ELEVATOR	1.60 m x 1.60 m	DRIVER ROOM	2.65 m x 2.25 m
RECEPTION & DINING	9.90 m x 5.30 m	DRIVER BATHROOM	2.65 m x 1.50 m
CLEAN KITCHEN	3.95 m x 3.60 m	M.BEDROOM 01	4.80 m x 4.30 m
HARD KITCHEN	3.80 m x 3.85 m	DRESSING 01	2.30 m x 1.20 m
WASH	2.05 m x 1.50 m	BATHROOM 01	2.30 m x 1.75 m
G. TOILET	1.80 m x 1.50 m	M.BEDROOM 02	4.70 m x 4.20 m
MAID ROOM	2.70 m x 2.25 m	DRESSING 02	2.20 m x 1.75 m
MAID BATHROOM	2.70 m x 1.50 m	BATHROOM 02	2.20 m x 1.80 m

Disclaimer:

1. All dimensions are approximate, measured to structural elements and exclude wall finishes

2. The developer reserves the right to make revision without notice

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5. Drawings are not to scale and the actual areas may vary from stated area

6. The dimensions and shapes of the gardens are subject to change, if the garden, or any part thereof, overlaps with a structural element, planting shall not be executed



PRIME VILLA

UNIT AREA = 575 M²

FIRST FLOOR

LIVING	5.90 m x 5.30 m	M.BEDROOM 05	4.45 m x 3.85 m
KITCHENETTE	4.55 m x 2.15 m	DRESSING 05	2.50 m x 1.70 m
TOILET	1.75 m x 1.20 m	BATHROOM 05	3.65 m x 2.05 m
WASH	1.75 m x 1.20 m	M.BEDROOM 06	3.95 m x 3.85 m
LAUNDRY	1.75 m x 1.70 m	DRESSING 06	2.05 m x 1.90 m
M.BEDROOM 03	4.80 m x 4.30 m	BATHROOM 06	3.00 m x 1.80 m
BATHROOM 03	2.30 m x 1.75 m	TERRACE 01	1.40 m x 5.40 m
DRESSING 03	2.30 m x 1.20 m	TERRACE 02	1.50 m x 4.55 m
M.BEDROOM 04	4.70 m x 4.20 m	TERRACE 03	1.50 m x 3.20 m
DRESSING 04	2.90 m x 2.20 m	TERRACE 04	1.50 m x 4.10 m
BATHROOM 04	2.20 m x 1.80 M		

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PAVILION

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PAVILION VILLA

UNIT AREA = 420 M²

GROUND FLOOR

ENTRANCE	4.80 M x 3.80 m	D.TOILET	2.10 m x 1.00 m
RECEPTION	9.25 M X 4.35 M	MAID ROOM	2.85 m x 1.65 m
KITCHEN	4.00 M x 3.90 m	M.TOILET	2.15 m x 1.20 m
DINING	4.20 m x 3.80 m	LAUNDRY	1.65 m x 1.45 m
G.BEDROOM	4.20 m x 3.90 m	G.TOILET	1.75 m x 1.75 m
G.BATH	2.40 m x 1.80 m	BARBEQUE AREA	4.20 m x 3.80 m
DRIVER ROOM	2.15 m x 1.75 m	TERRACE	4.80 m x 2.00 m

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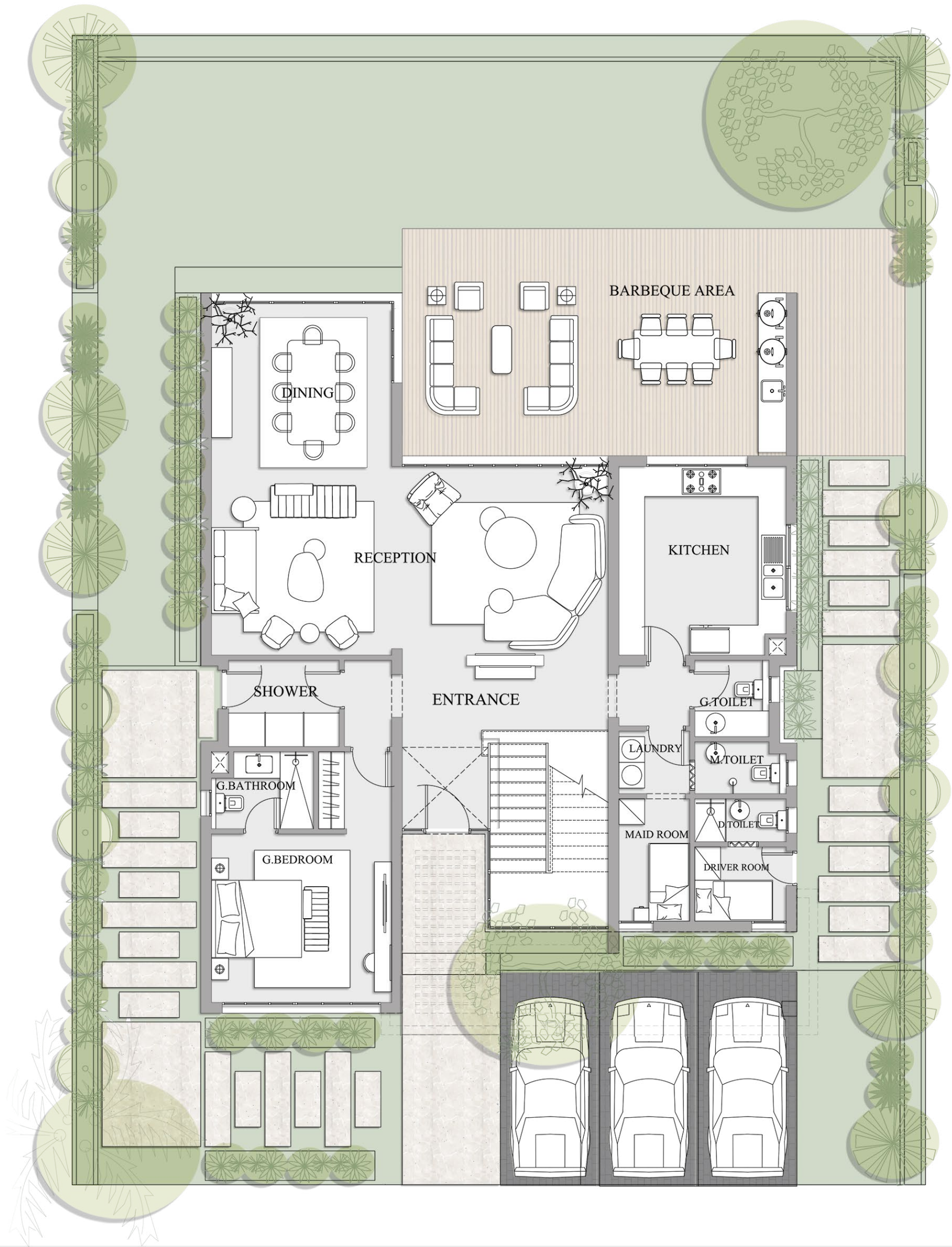
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PAVILION VILLA

UNIT AREA = 420 M²

FIRST FLOOR

LIVING AREA	7.30 m x 4.80 m
M.BEDROOM 01	6.20 m x 4.20 m
DRESSING 01	2.60 m x 2.00 m
BATHROOM 01	2.60 m x 2.00 m
M.BEDROOM 02	4.20 m x 3.95 m
BATHROOM 02	2.40 m x 1.80 m
M.BEDROOM 03	3.90 m x 4.90 m
DRESSING 03	1.65 m x 1.95 m
BATHROOM 03	2.15 m x 1.90 m
M.BEDROOM 04	3.90 m x 3.95 m
BATHROOM 04	2.05 m x 2.30 m
TERRACE	4.80 m x 2.90 m

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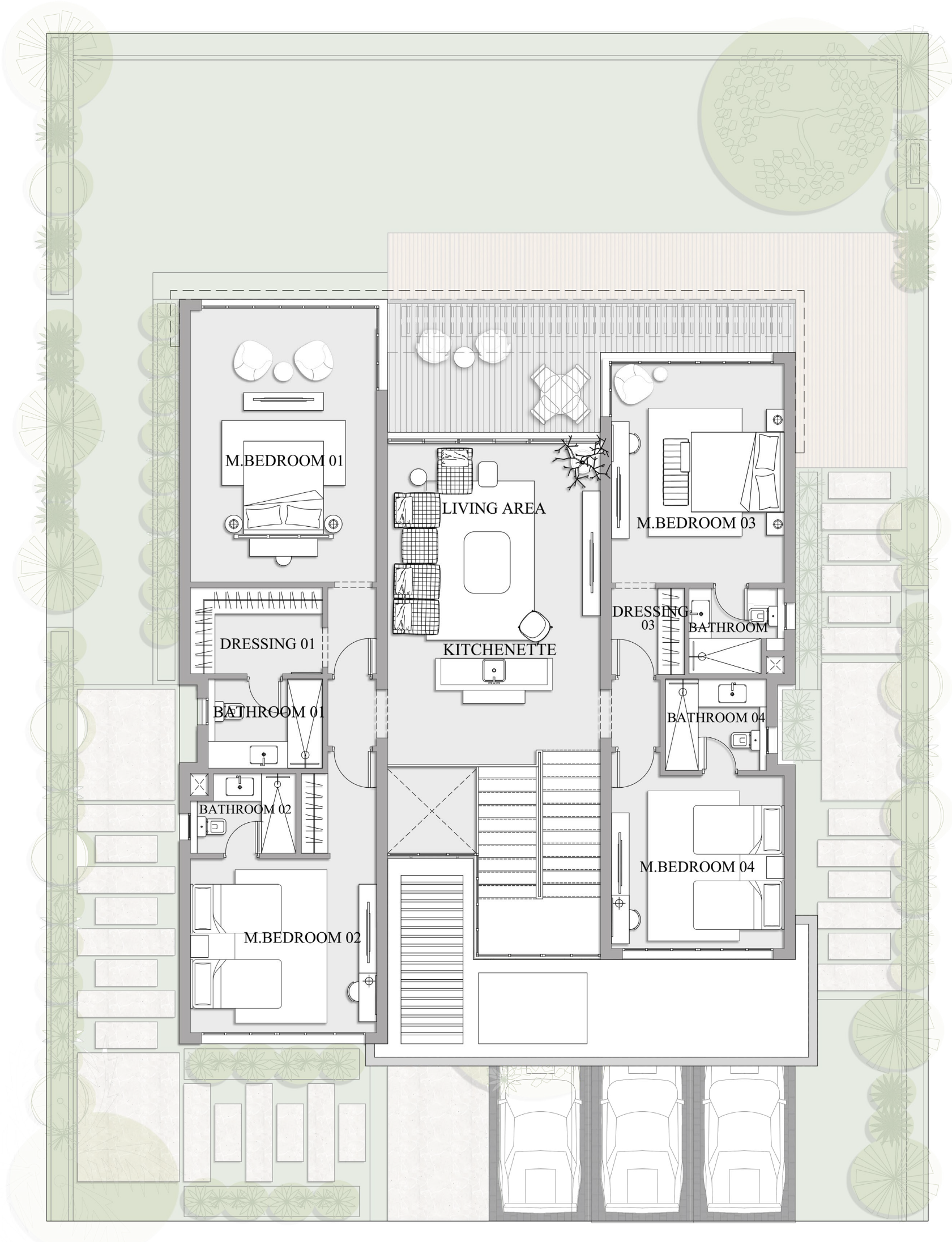
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PLATEAU

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PLATEAU VILLA

UNIT AREA = 375 M²

GROUND FLOOR

VESTIBLE	3.30 m x 2.10 m	M.BEDROOM 02	4.45 m x 3.90 m
RECEPTION	7.50 m x7.00 m	M.BATH 02	2.10 m x 2.10 m
KITCHEN	6.45 m x 3.05 m	DRESSING 02	2.10 m x 2.10 m
DINING	6.55 mx 5.55 m	BEDROOM 01	4.55 m x 4.00 m
GUEST ROOM	4.00 m x 3.90 m	BATHROOM 01	2.20 m x 1.90 m
G.DRESSING	2.05 m x 1.75 m	BEDROOM 02	4.00 m x 4.00 m
G.TOILET	2.30 m x 2.05 m	BATHROOM 02	2.20 m x 1.90 m
M.BEDROOM 01	3.90 m x 3.80 m	MAID ROOM	3.40 m x 2.50 m
M.BATH 01	2.30 m x 1.80 m	TOILET	2.65 m x 1.80 m
DRESSING 01	2.60 m x 2.00 m	DRIVER ROOM	3.50 m x 1.75 m

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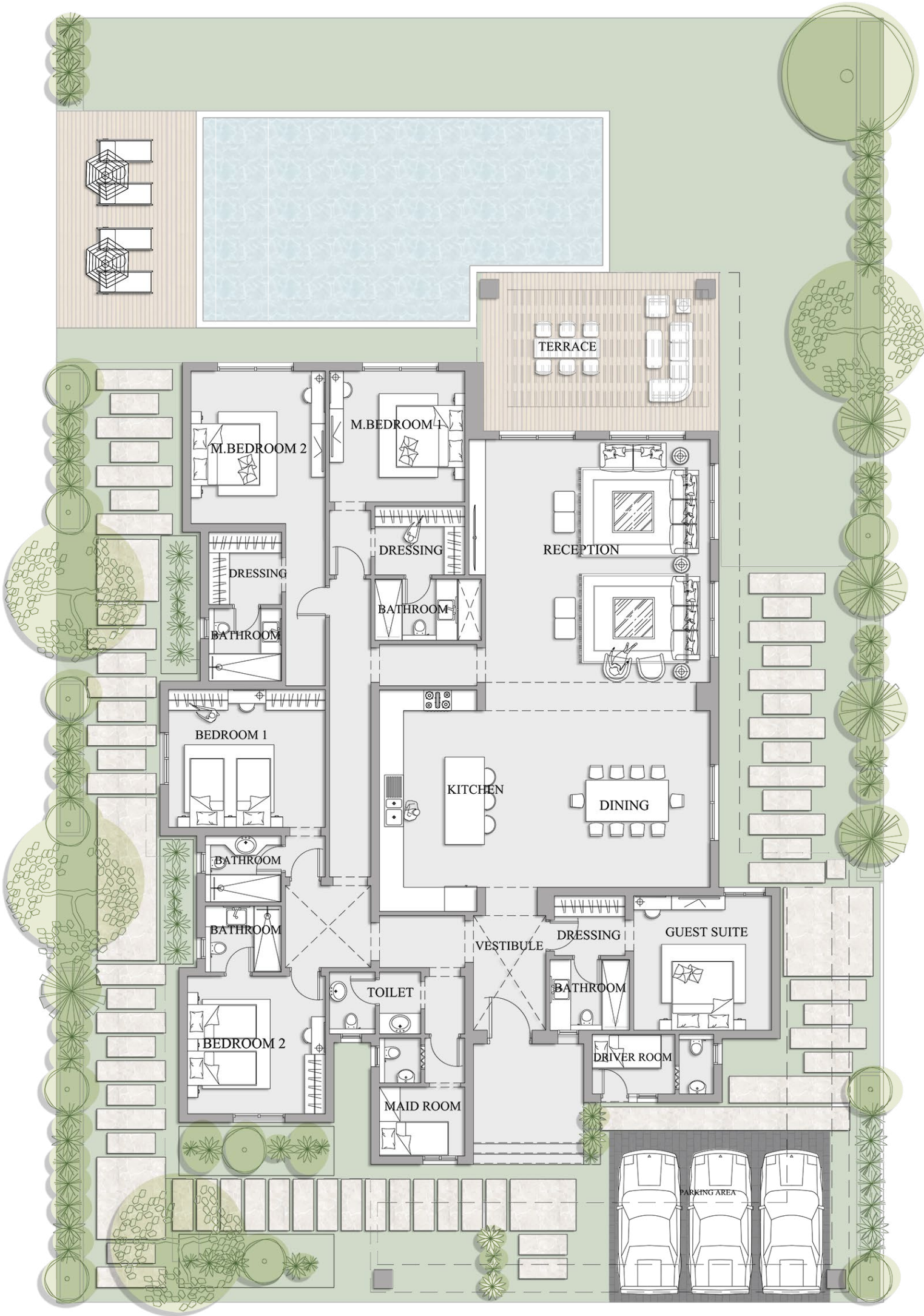
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PANORAMA

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PANORAMA VILLA

UNIT AREA = 320 M²

GROUND FLOOR

NTRANCE	4.25 M x 6.30 m
RECEPTION & DINNING	9.00 M x 4.50 m
KITCHEN	3.10 M x 5.40 m
LAUNDRY	2.60 m x 1.00 m
MAID ROOM	2.60 m x 2.10 m
M.TOILET	3.20 m x 1.30 m
LOBBY	1.45 M x 1.55 m
G.BEDROOM	3.85 m x 4.45 m
G.BATHROOM	2.60 m x 1.45 m
G.TOILET	1.45 m x 2.35 m



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PANORAMA VILLA

UNIT AREA = 320 M²

FIRST FLOOR

LIVING	3.70 m x 3.65 m
LOBBY	8.35 M x 1.35 m
M.BEDROOM	4.00 m x 3.50 m
DRESSING	3.60 m x 2.15 m
M.BATHROOM	3.60 m x 1.60 m
BEDROOM	3.60 m x 4.20 m
BATHROOM	2.45 m x 1.75 m
M.BEDROOM	4.00 m x 4.80 m
DRESSING	4.00 m x 1.90 m
M.BATHROOM	4.00 m x 1.60 m
TERRACE	16.70 m x 1.20 m

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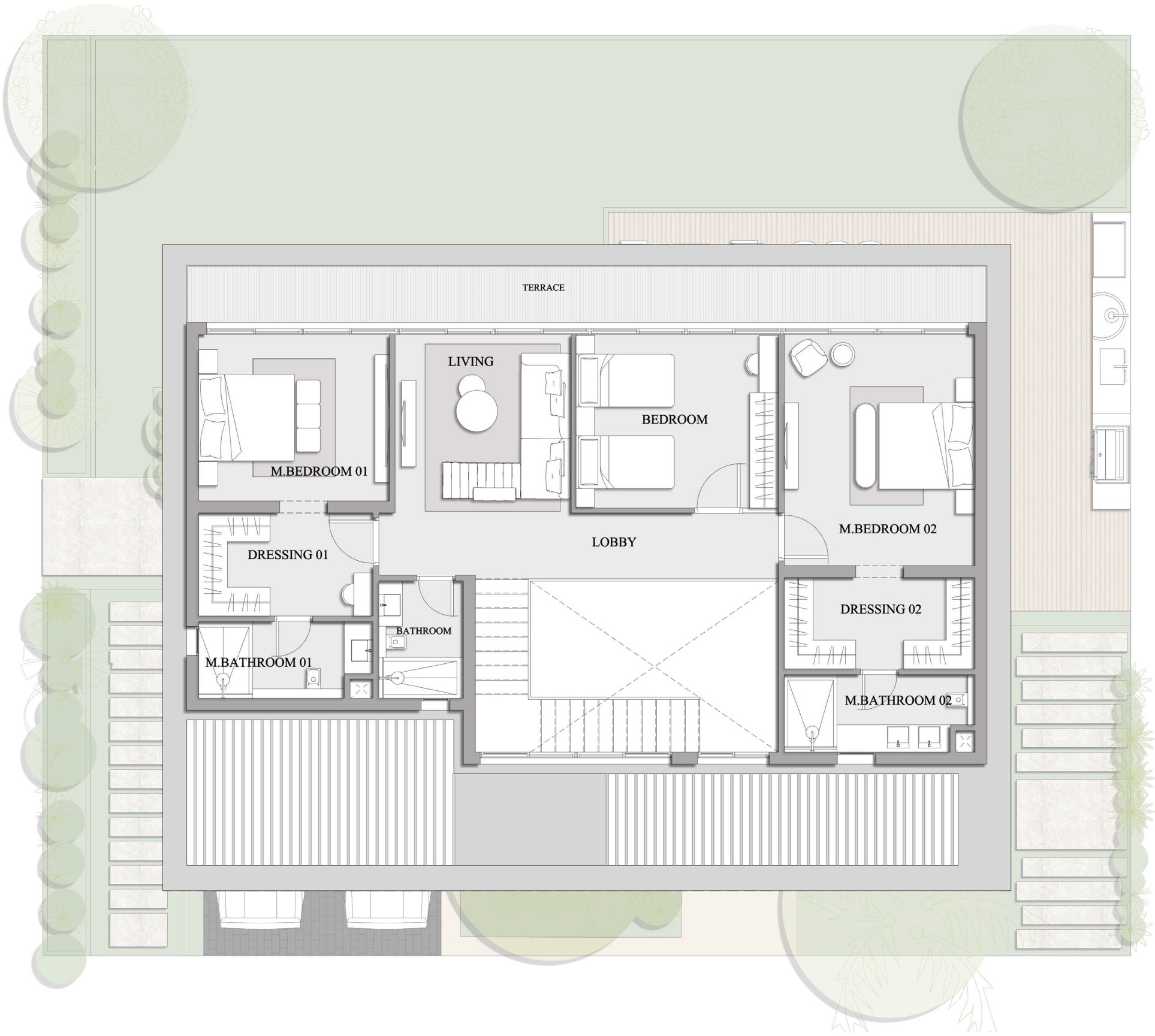
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PERLA VILLA

UNIT AREA = 210 M²

GROUND FLOOR

RECEPTION & DINING	6.50m x 5.60 m
KITCHEN	2.70 M x 2.00 m
MAID ROOM	1.50 M x 2.50 m
M. TOILET	1.50 M x 1.00 m
G.TOILET	1.80 m x 1.25 m
G.BEDROOM	3.60 m x 3.60 m
G.BATHROOM	1.80 m x 1.75 m
G.DRESSING	1.80 m x 1.75 m
G.BATHROOM	2.60 m x 1.45 m
G.TOILET	1.45 m x 2.35 m

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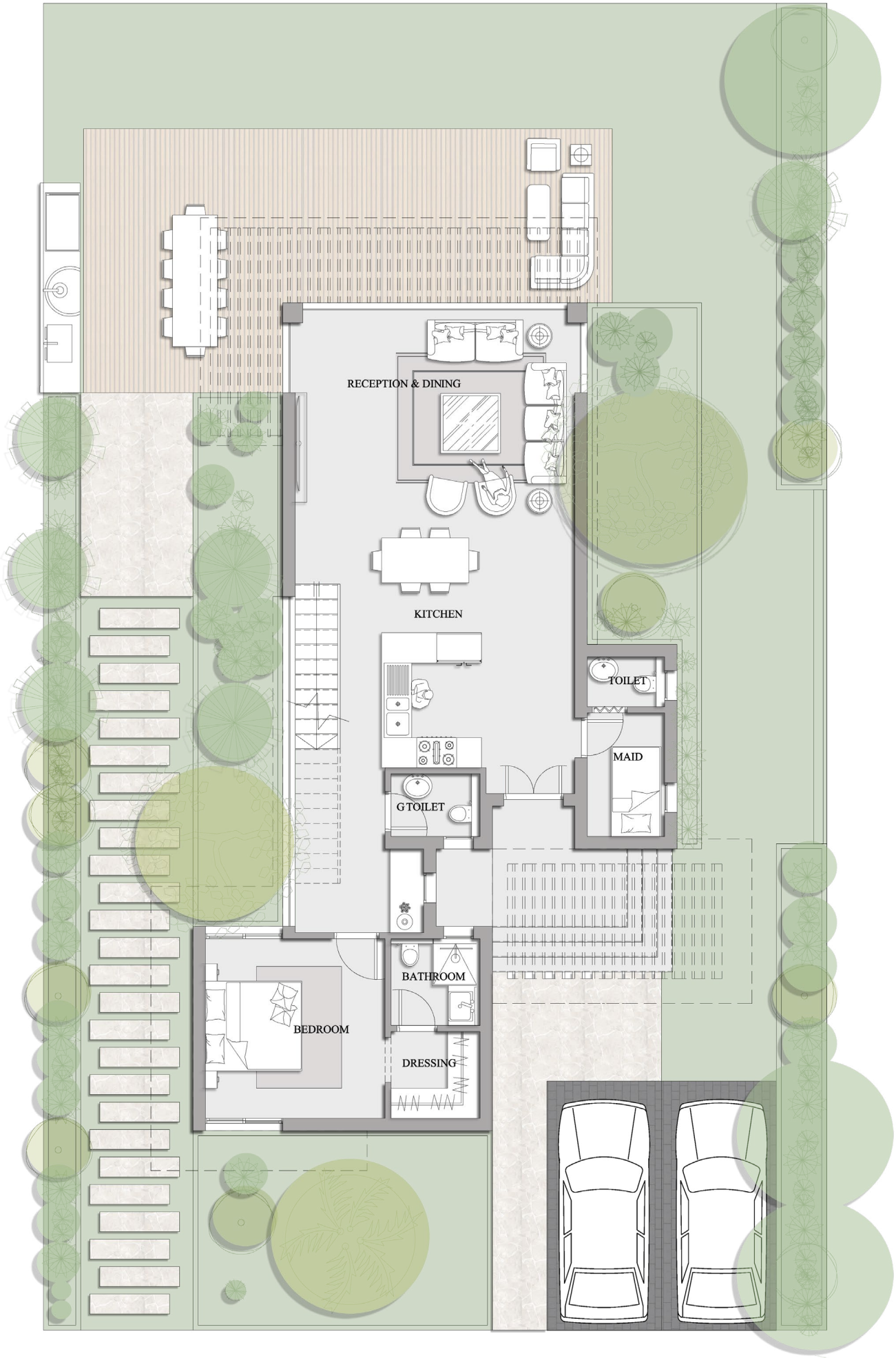
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PERLA VILLA

UNIT AREA = 210 M²

FIRST FLOOR

M.BEDROOM 01	5.60 m x 3.60 m
DRESSING 01	1.80 m x 1.80 m
BATHROOM 01	1.80 m x 1.80 m
M.BEDROOM 02	3.60 m x 3.60 m
DRESSING 02	1.80 m x 1.75 m
BATHROOM 02	1.80 m x 1.75 m
M.BEDROOM 03	3.60 m x 3.60 m
BATHROOM 03	1.80 m x 1.75 m
DRESSING 03	1.80 m x 1.75 m
G.TOILET	1.45 m x 2.35 m

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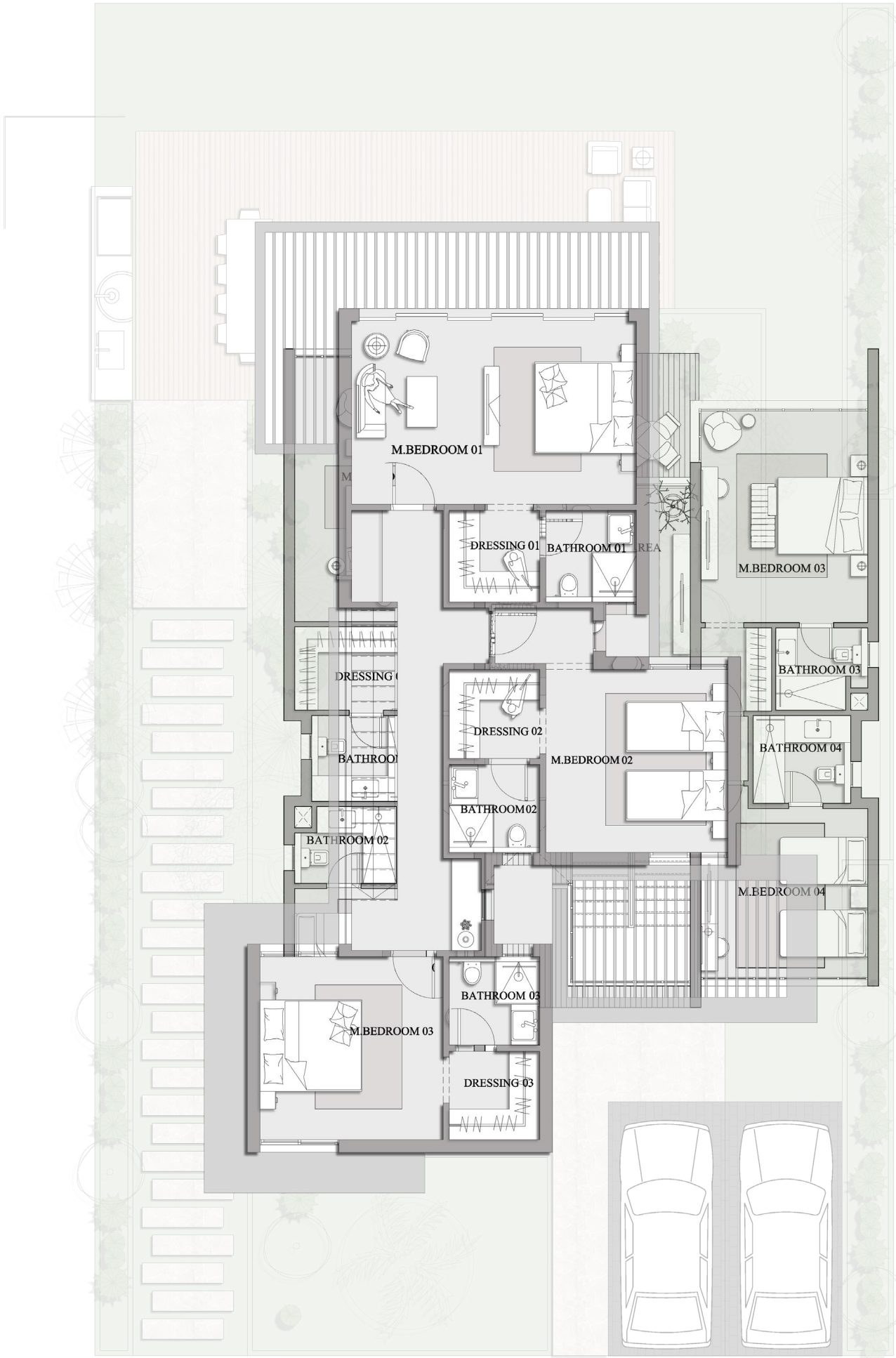
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LAGOON HOUSE

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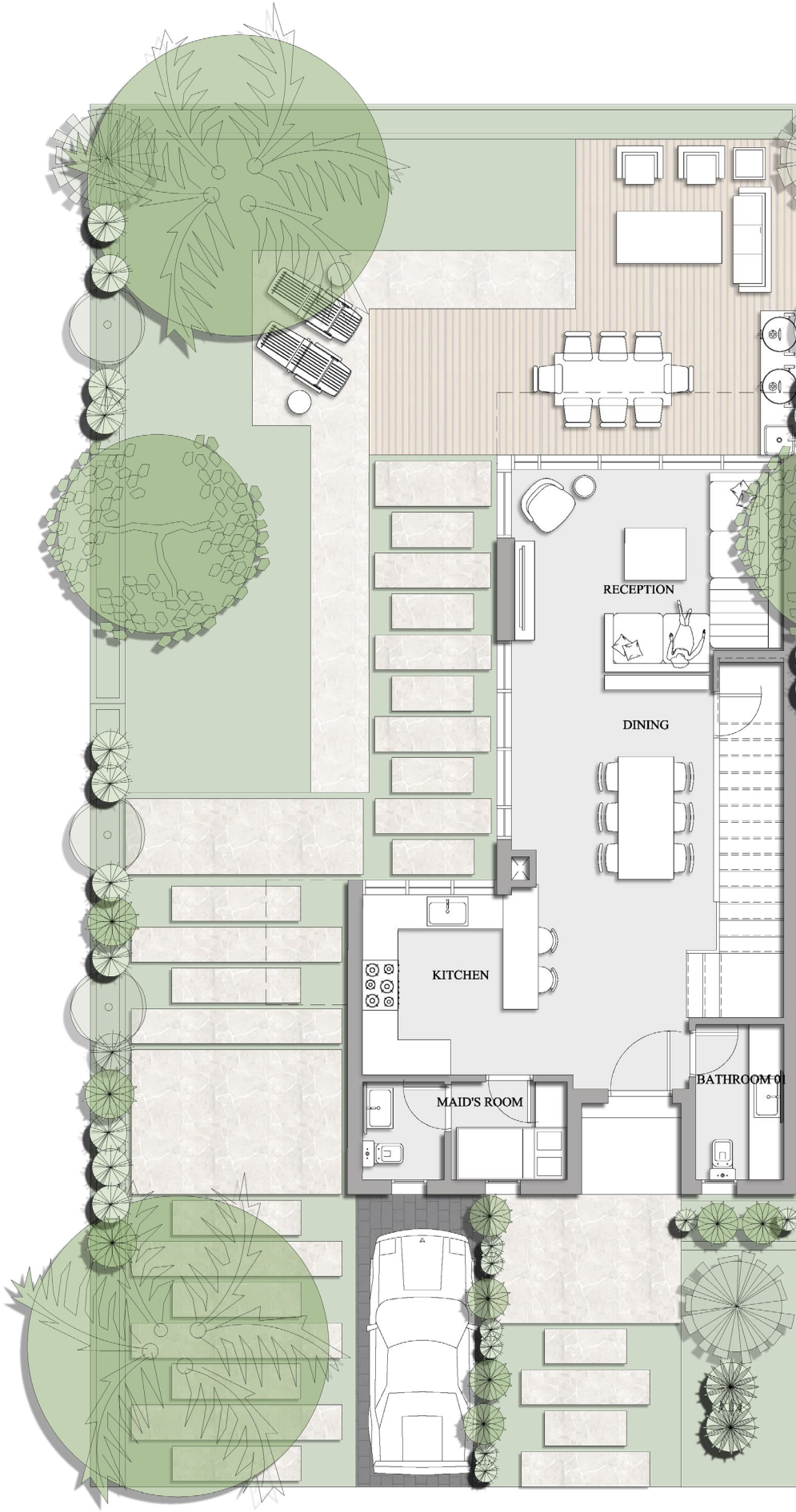


LAGOON HOUSE

UNIT AREA = 175 M²

GROUND FLOOR

RECEPTION	4.60 m x 3.80 m
DINING	3.45m x 3.20 m
KITCHEN	3.10 m x 3.00 m
MAID'S ROOM	3.50 m x 1.70 m
BATHROOM 01	2.70 m x 1.50 m



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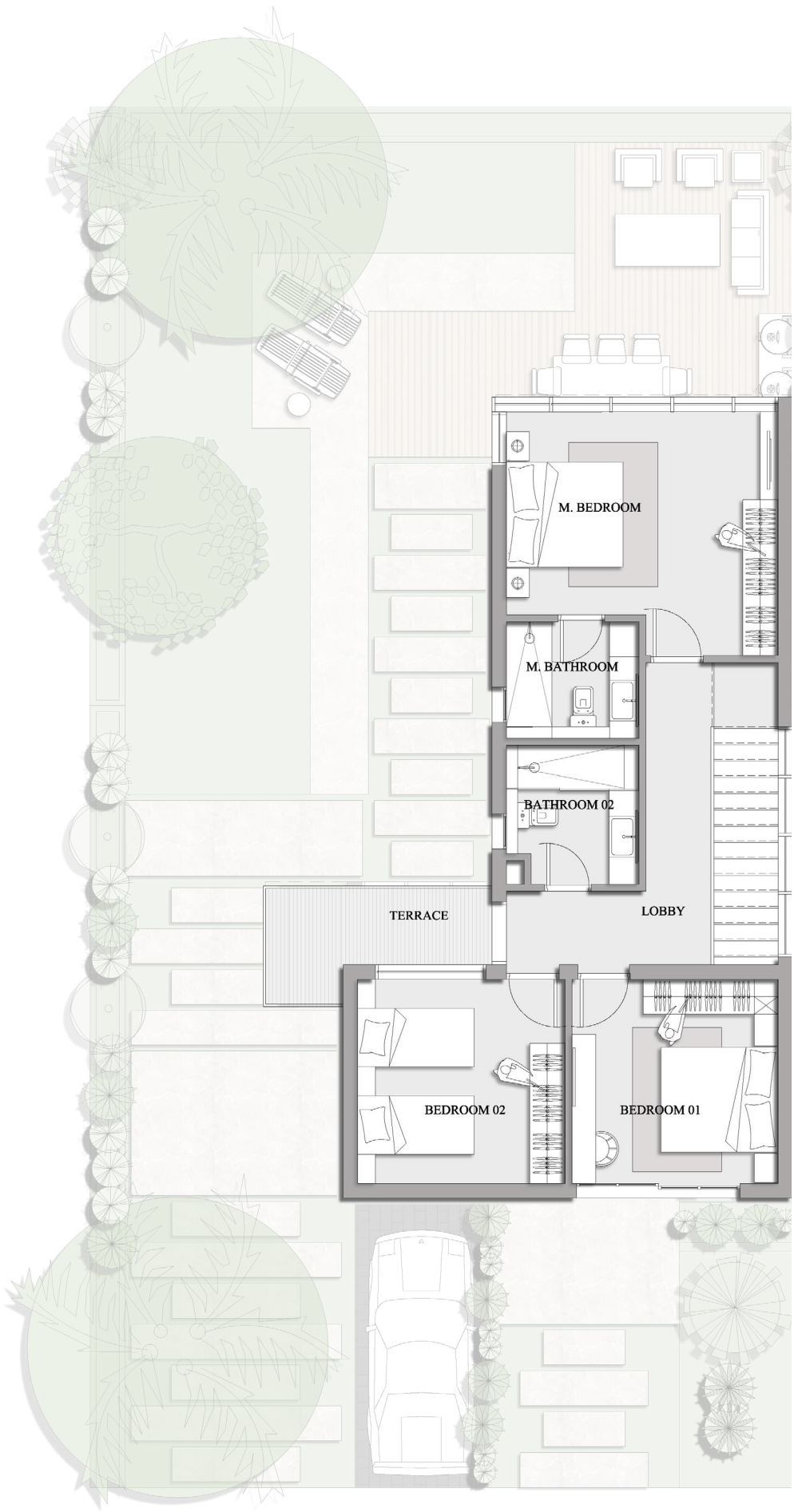
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LAGOON HOUSE

UNIT AREA = 175 M²

FIRST FLOOR

LOBBY	5.20 m x 1.10 m
M. BEDROOM	3.50 m x 4.65 m
M. BATHROOM	2.40 m x 2.30 m
BEDROOM 01	3.50 m x 3.50 m
BEDROOM 02	3.50 m x 3.55 m
BATHROOM	2.40 m x 3.30 m
TERRACE	1.70 m x 3.95 m



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PREMIUM CHALETs

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PREMIUM CHALET

3 BR

UNIT AREA = 120 M²

GROUND FLOOR

RECEPTION & DINING	5.90 M x 4.25 m
KITCHEN	3.90 M x 3.00 m
LOBBY	5.30 m x 1.20 m
M.BEDROOM	3.40 m x 3.40 m
M.BATH	2.10 m x 1.60 m
BEDROOM 01	3.60 m x 3.60 m
BATHROOM	3.60 m x 1.60 m
BEDROOM 02	3.40 m x 3.40 m
G.BATHROOM	2.60 m x 1.45 m
G.TOILET	1.45 m x 2.35 m

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PENTHOUSE

4 BR

UNIT AREA = 150 M²

FIRST FLOOR

RECEPTION & DINNING	5.90 M x 4.25 m
KITCHEN	3.90 M x 3.00 m
LOBBY	5.30 m x 1.20 m
M.BEDROOM	3.40 m x 3.40 m
M.BATH	2.10 m x 1.60 m
BEDROOM 01	3.60 m x 3.60 m
BATHROOM	3.60 m x 1.60 m
BEDROOM 02	3.40 m x 3.40 m
TERRACE	4.00 m x 1.65 m
G.TOILET	1.45 m x 2.35 m

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PENTHOUSE

4 BR

UNIT AREA = 150 M²

ROOF FLOOR

LIVING	4.45 M x 3.60 m
TOILET	3.60 m x 1.50 m



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