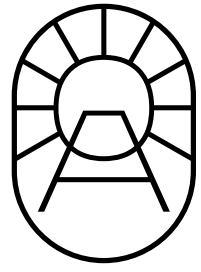




BAYTOWN



Living the Baytown Way Where Home Meets Holiday

Baytown offers a unique blend of home and holiday retreat, promising a living experience that fulfills every aspiration.

Welcome to Baytown, where the tranquility of home intertwines seamlessly with the excitement of a holiday retreat.

Situated in the charming Ain El Sokhna region, Baytown boasts a prime location with easy access to nearby amenities. From pristine beaches and a vibrant community, Baytown residents enjoy the best of both worlds. Spanning approximately 26,000 m² BUA, Baytown is crafted by Downtown Sokhna for Real Estate Development, ensuring excellence in creating an exceptional living environment.

At Baytown, we prioritize your comfort with our modern living amenities and comfortable facility management services. Whether you're seamlessly incorporating your new home into your daily routine or contemplating a move from Cairo, our tailored proper approach ensures a smooth transition. Picture this: every weekend, Baytown welcomes you with open arms, offering all the support you need to enjoy a lifestyle reminiscent of Cairo but with the added perks of a coastal retreat.

Baytown's sustainable living philosophy is ingrained in our architecture and daily operations. From the design phase we prioritize environmentally conscious choices, fostering a culture of mindful living that promotes resident well-being and harmony with the environment.

Living at Baytown means being part of a movement towards eco-friendly living, empowering residents to contribute meaningfully to environmental stewardship and fostering a sense of responsibility towards our planet's well-being.

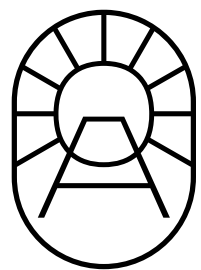


BAYTOWN



Where Home
Meets Holiday.





About Baytown.

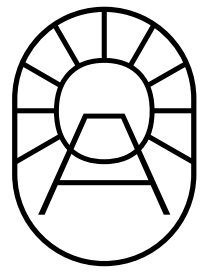
Project Info:
Located inside Einbay

Total area land = 54000 m2 excluding entrance road

Description:

Discover a vibrant community offering residential and serviced apartments, cabanas, a community and health center, co-working spaces, children's play areas, and recreational spaces. Enjoy the convenience of property and rental management services, as well as a variety of restaurants and nightlife options.





Location Map.



130Kms / 1hr 55min, from Cairo Festival City

128Kms / 1hr 42min, from El Sherouk City

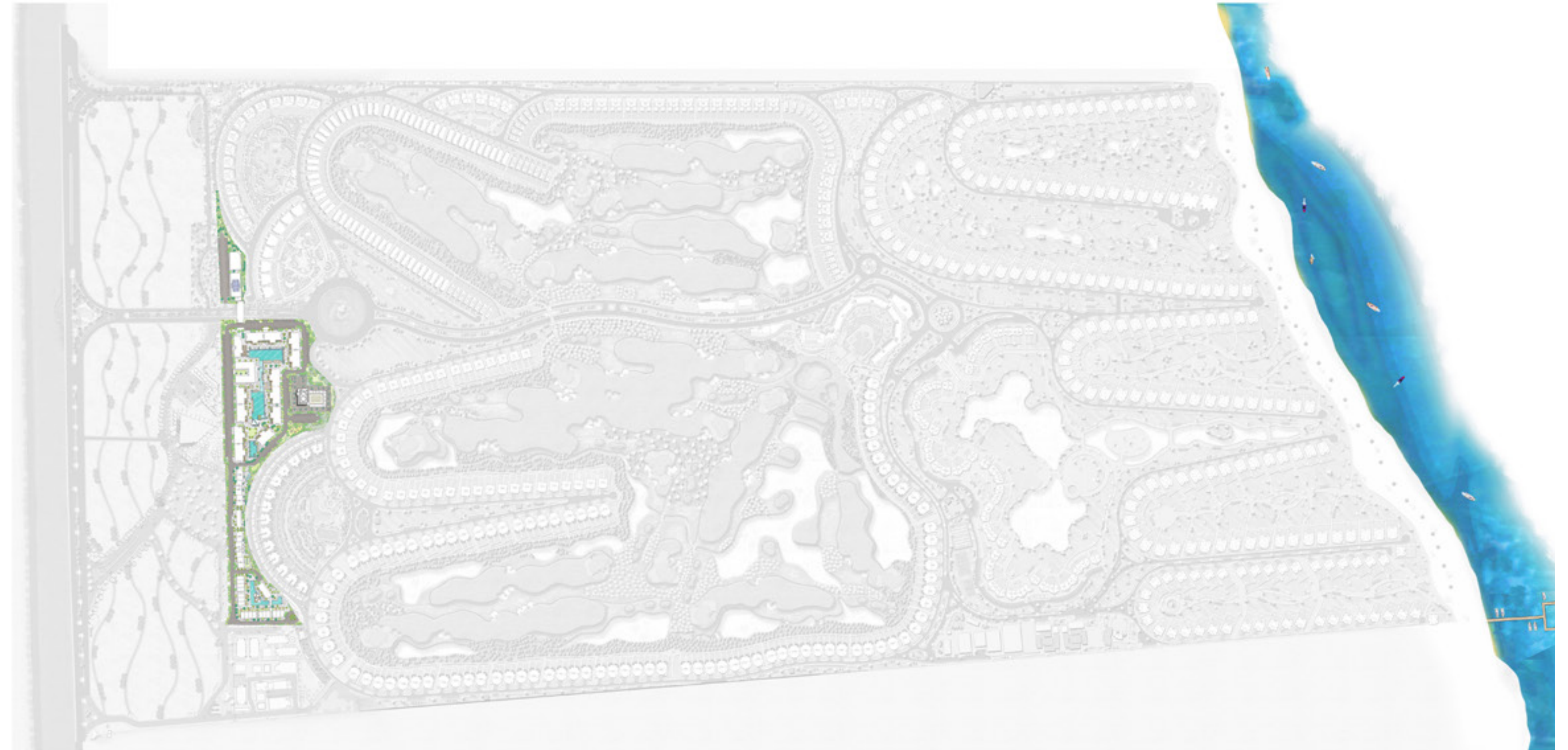
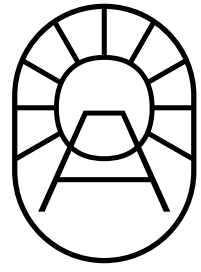
135Kms / 1hr 50 min, from Maadi Grand Mall

116km/1hr 28min, from American University in Cairo

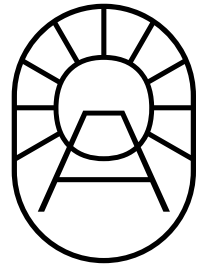
144Kms / 1hr 59min, from Cairo Airport

150Kms / 2hr, from Zamalek

22Kms / 25mins Sokhna Toll Station

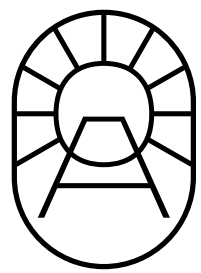


Baytown
within Einbay.



Master Plan.





About The Architect.

A design and strategy company with global projects and multi global award winning portfolio.

EConsult has the largest design portfolio of green certified projects in Egypt and the leading company in the Middle East to execute green transformational strategies and buildings owning the first carbon neutral project.

EConsult is the architect and strategist for the project developing a unique concept philosophy and sustainability plan.



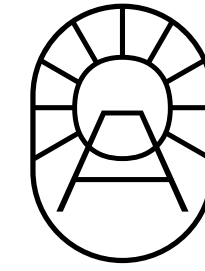
About the Urban Developer:

Die Stadt, a distinguished leader in urban planning, architecture, and landscape design, crafts iconic, sustainable spaces internationally, including Newgiza, Swan Lake North Coast new extension, and Seashell, along with projects in Egypt, Saudi Arabia, Mauritius and Voula Greece. Their commitment to New Urbanism emphasizes vibrant, connected communities, seamlessly blending environment & sustainability with aesthetic beauty. Through their work over 20 years, Die Stadt pioneers a harmonious balance between nature and architecture.





Lagom Philosophy

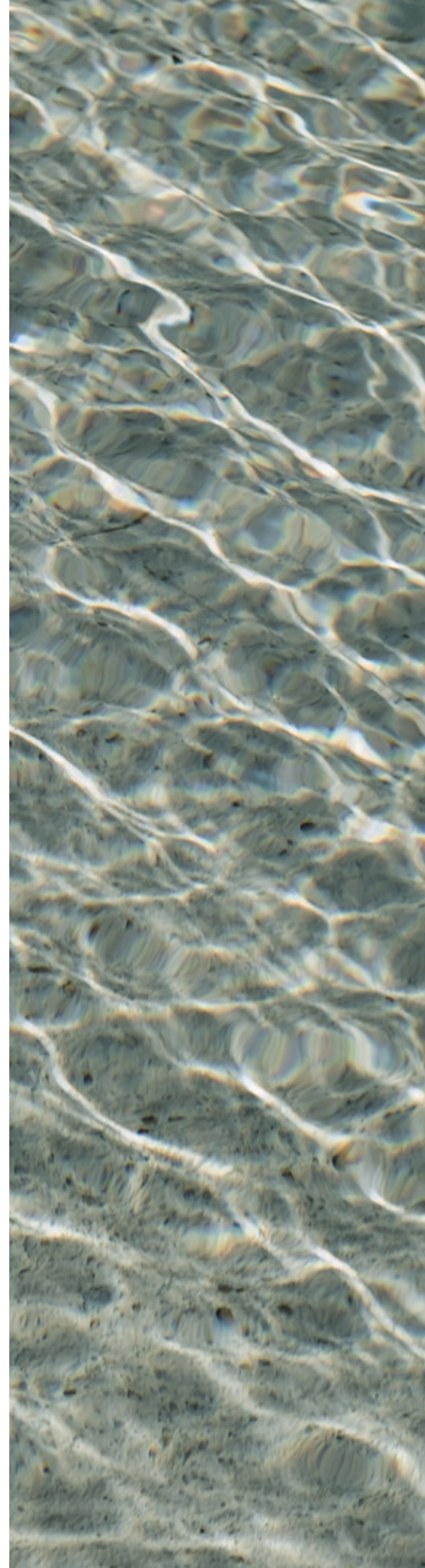


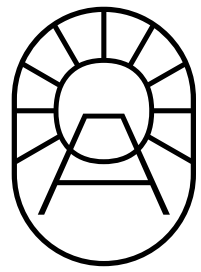
A Swedish concept that means just the right amount. The belief that being content with having enough is the secret to happiness.

It means having just enough.

Lagom in the Swedish language literally means not too much, not too little, the right amount, and is a philosophy that aims to balance, in every area and juncture of everyday life.

Lagom is the secret that explains a lifestyle based on social awareness, moderation and sustainability.





Elements & Characteristics

Natural Light

Plants

Neutral Colors

Minimalist
Artwork

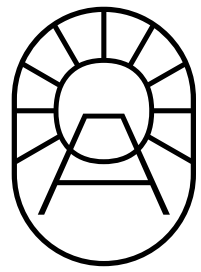
Statement
Pendant Lights

Minimalist
Aesthetic

Clutter Free

Clean Lines

Wood Accents

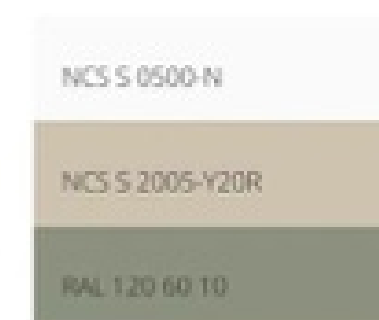
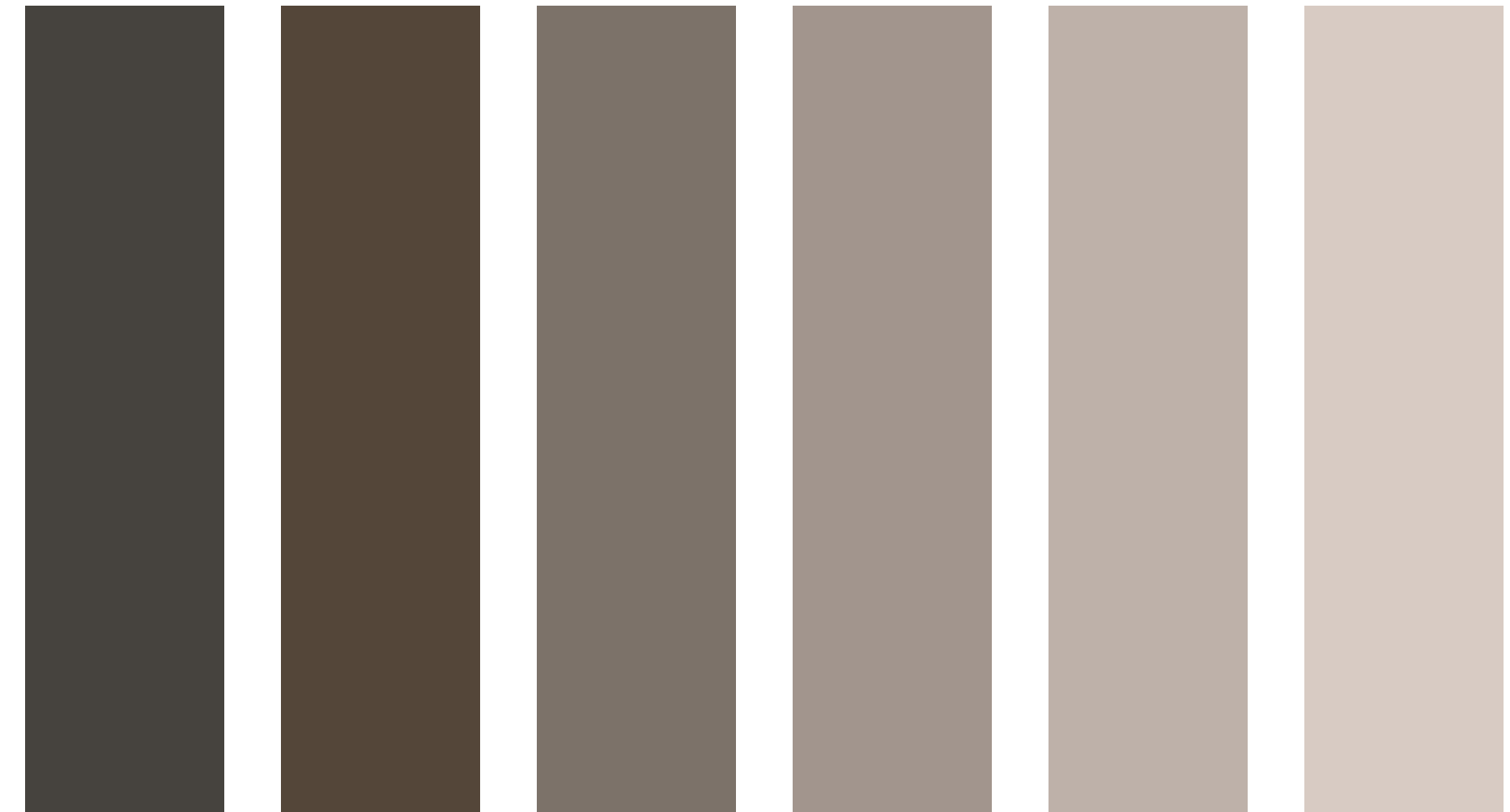


Material Palette

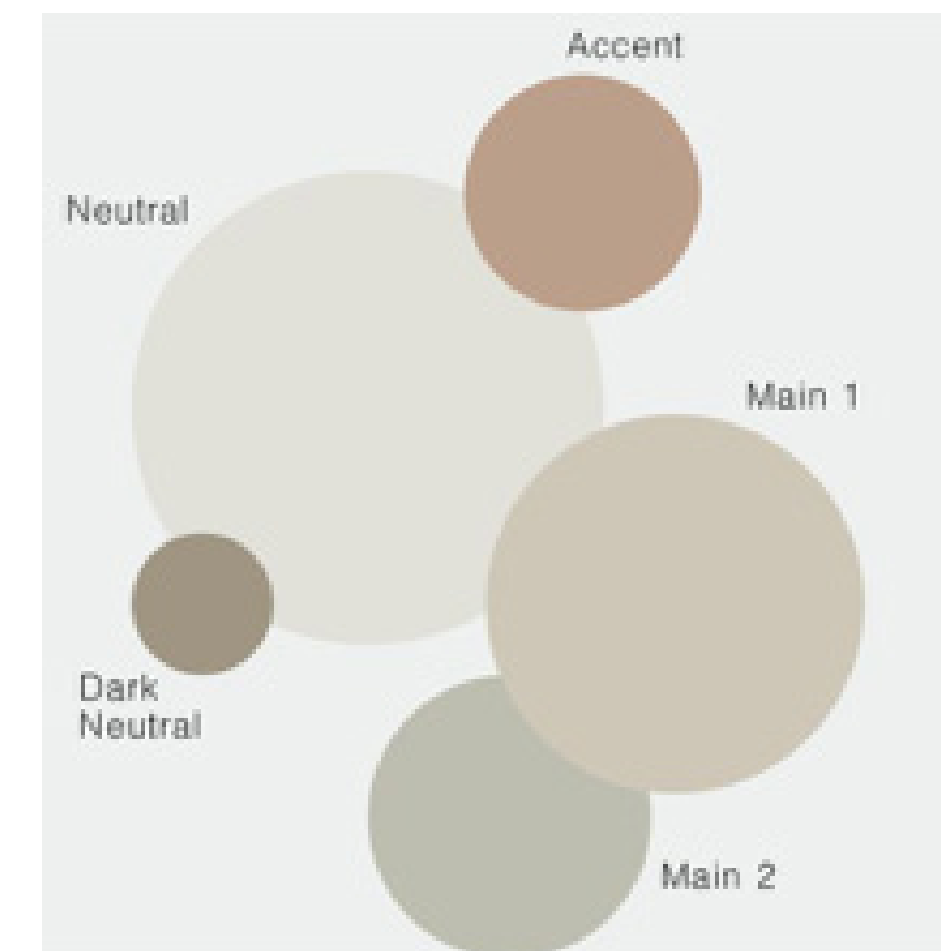
Materials reflecting the Scandaforian palette range from light coloured earth tones using wood, honed marble, porcelain tiles, textured walls and build in furniture.

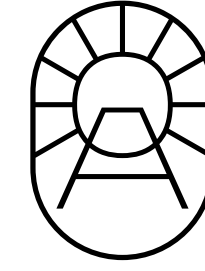
Linen and cottons accentuate the authentic simple material and fabric hues with hints of black paint and green decor to accentuate areas.

The use of stone and wood accents with large windows allow light and contrast with the white walls. All materials have been locally selected to maintain the sustainability features.



Simplicity
Functionality
Cozy





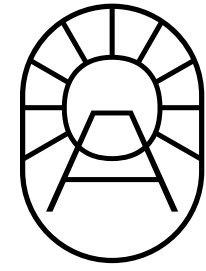
SUSTAINABILITY VISION

We are deeply invested in weaving sustainability into the fabric of our community from the very inception. Our project's architecture embodies the essence of mindful living, fostering a sense of well-being among its residents. Our mission transcends mere aesthetics; we aim to provide a holistic experience that is enriched by the choices and aspirations of the BAYTOWN community to embrace a lifestyle that is both simple and environmentally responsible.

Our dedication to sustainability is a tangible commitment that underpins every stage of our development – from the preliminary design phase through construction, and into the daily operations of our compound. This pledge is not merely rhetorical; it is an actionable strategy that has been meticulously integrated into every facet of the project, ensuring that we cultivate a green building ethos.

We are not just constructing buildings; we are raising awareness and empowering our clients to make effective contributions to environmental stewardship and sustainable living. By choosing to live in BAYTOWN, residents become active participants in a larger movement towards ecofriendly living, one that benefits not just our community but the planet as a whole.





Wellbeing

Baytown Modular Building embraces the essence of well-being, weaving thoughtful design and amenities into its fabric. Shaded parking and outdoor spaces beckon, offering comfort and warmth. Bicycle racks stand ready, whispering of eco-friendly adventures and a sustainable lifestyle. An organic fruits and vegetables garden blooms, offering a taste of nature's bounty, while reflective tiles and paint dance with full cutoff outdoor lighting, ensuring safety and community spirit. Inside, a breath of fresh air awaits, with low VOC paints and efficient kitchen systems. Sunlight cascades through entryways and windows, illuminating an airy and vibrant living space.





Scandiforian

The new blend of stylistic characteristics found in Scandinavian simplicity and the tranquility of the Californian coastal living.

Essentially the scandaforian design has been derived from using the very essence of Scandinavian and Nordic efficiency and simplicity and authentic lifestyle qualities that have given the interior identity a global appreciation. Together with the laid back and relaxed lightness that is influenced by Californian beach houses.

This merging of this harmony has given Baytown the best of both worlds right in the heart of Ein Sokhna with all the design and decor elements adapted to suit the home owners living whilst taking them on a journey to the art of wellbeing surroundings and tranquillity.

BAYTOWN **ONE***of***ONE**

One-of-One: The Launch That Won't Happen Twice.

- Baytown unveils an ultra-limited release of just 9 residences—where timeless architecture meets tomorrow's sustainability. Einbay nestled in Sokhna's most refined gated community, this is more than a home; it's a moment in real estate history. One building. One offering. One unforgettable opportunity.
- For the bold, the visionary, the ones who move first — this launch is for you. With only 9 homes, the One-of-One release invites a rare few to own a piece of Baytown before the rest of the world catches on.
- Early movers receive exclusive launch advantages, from serviced units to flexible 6-year payment plans — making your first step into Baytown a smart one.





BAYTOWN **ONE** *of* **ONE**

Built to Respect, Designed to Last

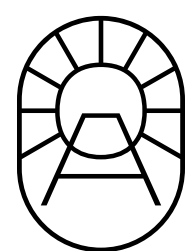
At Baytown, sustainability isn't a feature — it's a foundation.

The Bay Breeze G+2 residences are thoughtfully designed using smart, modular systems and responsibly sourced materials, balancing innovation with environmental integrity.

Every element of construction is carefully chosen to reduce our environmental footprint while enhancing day-to-day living. From energy-efficient insulation and finishes to high-performance surfaces engineered for durability — your home at Baytown is built to last, and built to care.

This is a new standard of sustainable living: refined, resilient and rooted in responsibility.



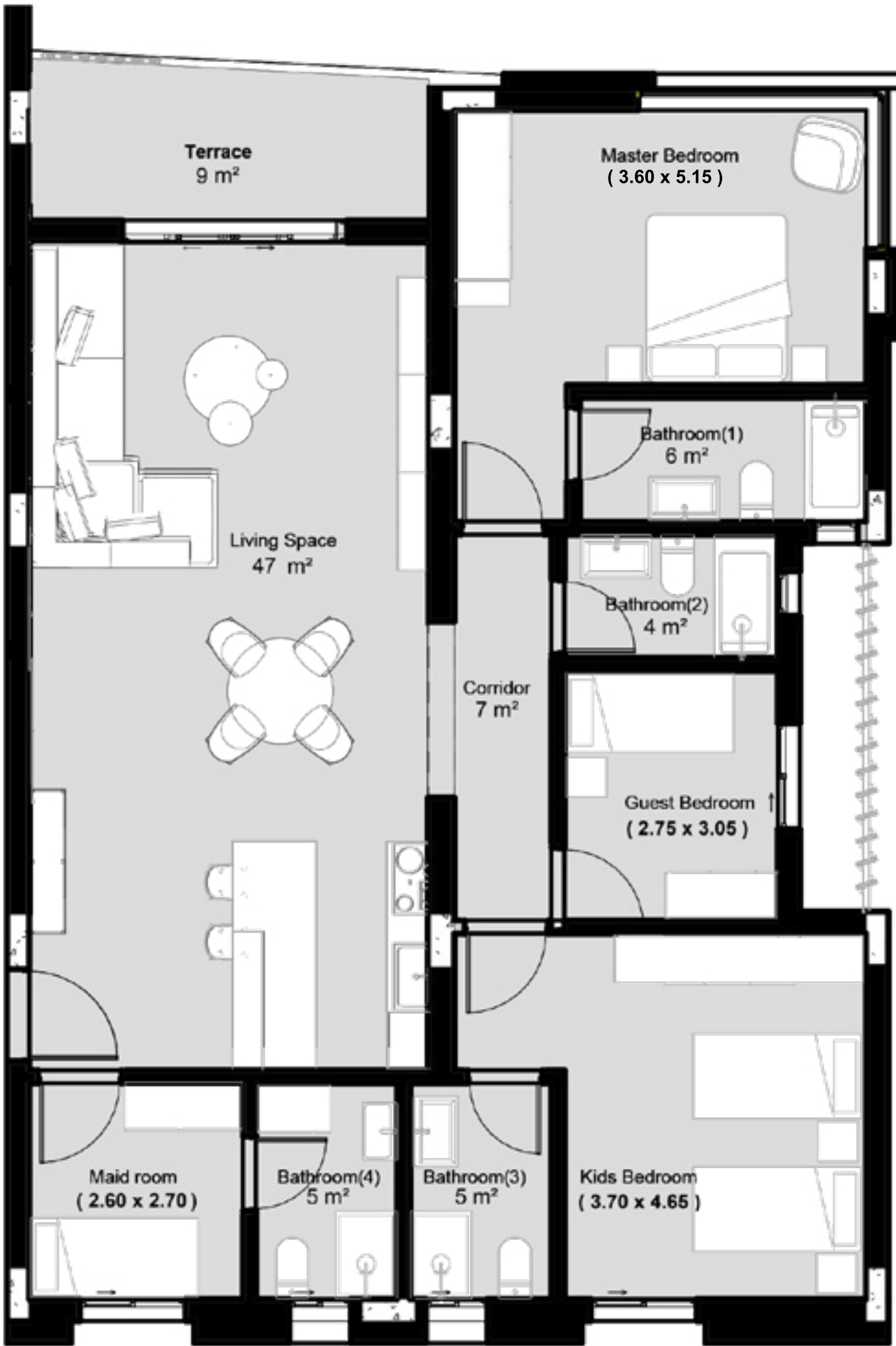



ONE of ONE

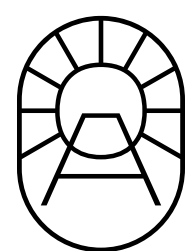
Baytown

BAYTOWN-MODULARBUILDING-FF-RIGHT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
FF Right	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



 Built with high-performance, eco-conscious materials that reflect our commitment to sustainable living.

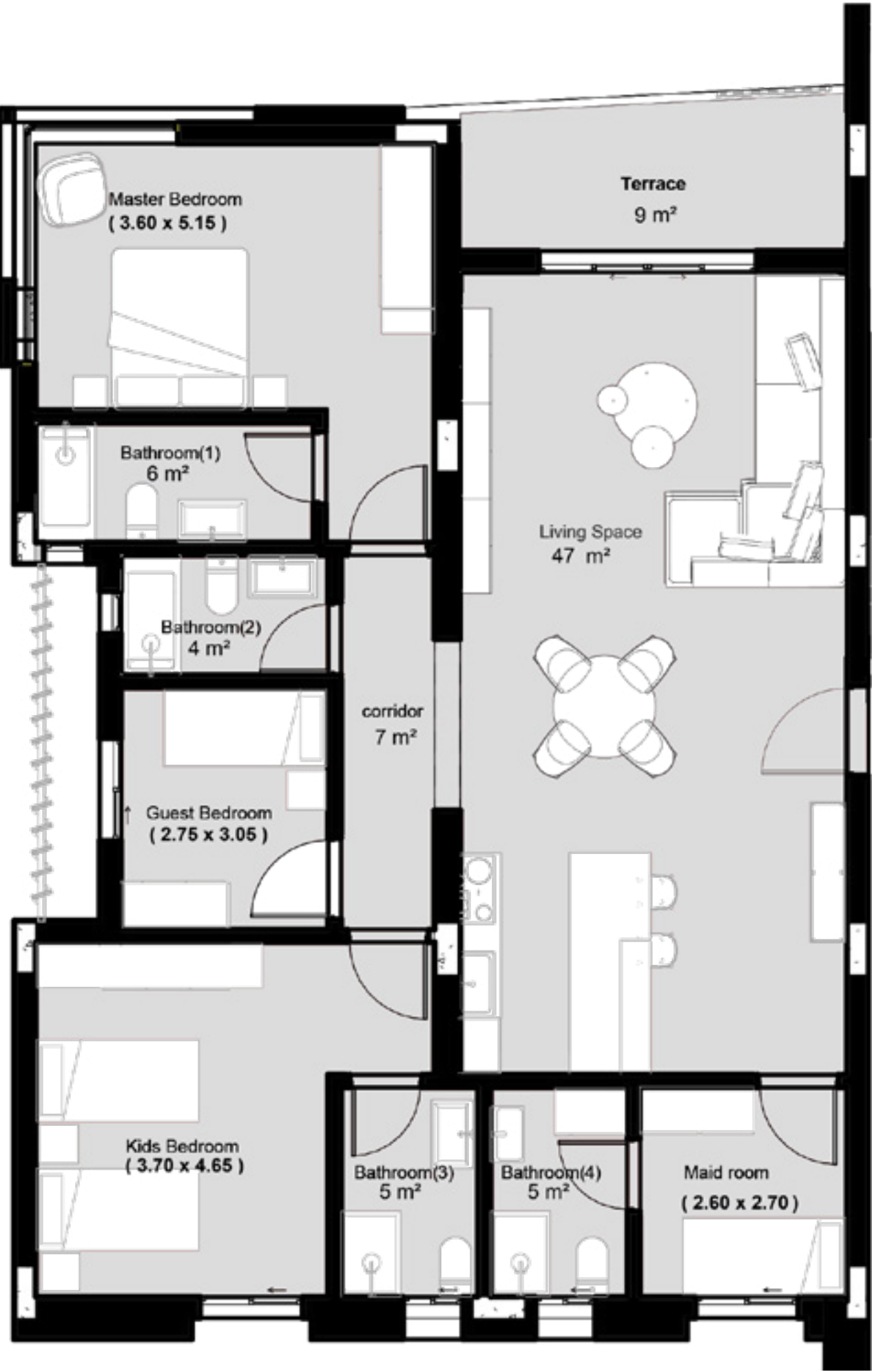



ONE of ONE

Baytown

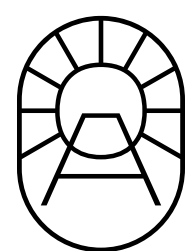
BAYTOWN-MODULARBUILDING-FF-LEFT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
FF LEFT	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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Disclaimer: The developer reserves the right for any modifications without prior notice.

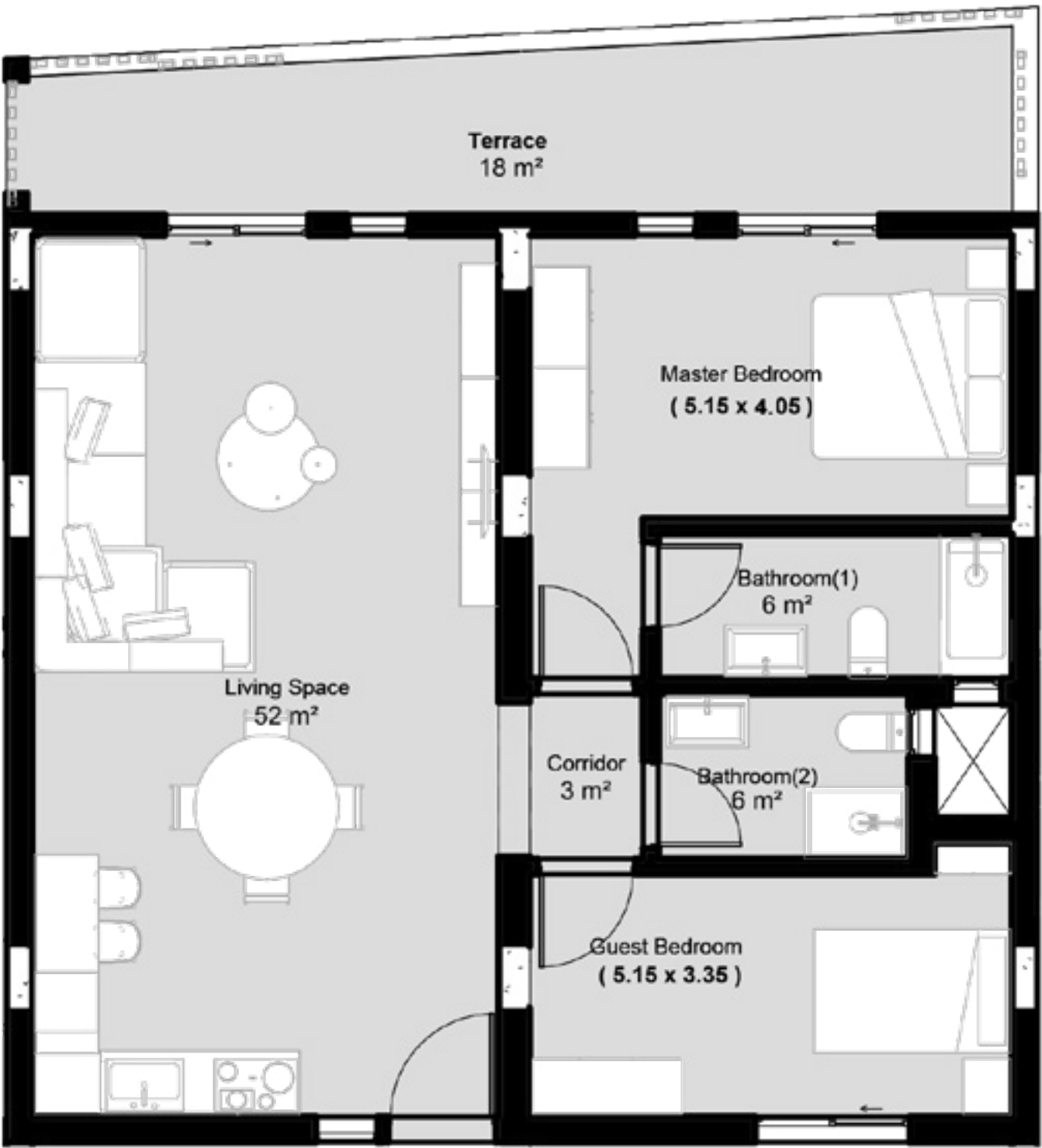



ONE of ONE

Baytown

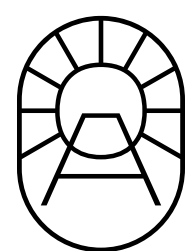
BAYTOWN-MODULARBUILDING-FF-MID

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
FF MID	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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ONE of ONE

Baytown

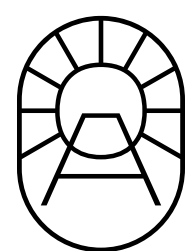
BAYTOWN-MODULARBUILDING-GF-RIGHT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
GF Right	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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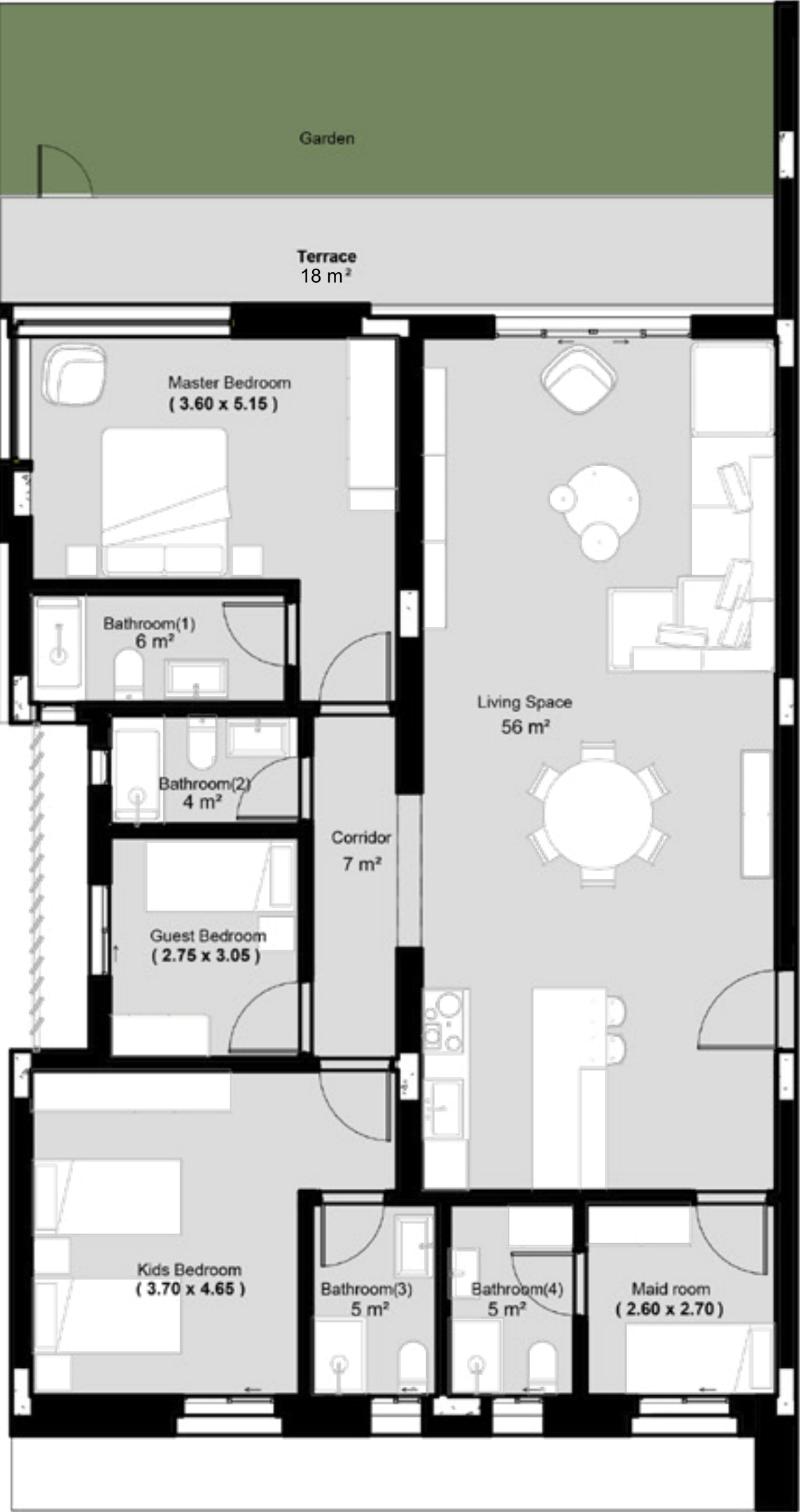



ONE of ONE

Baytown

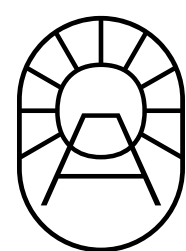
BAYTOWN-MODULARBUILDING-GF-LEFT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
GF LEFT	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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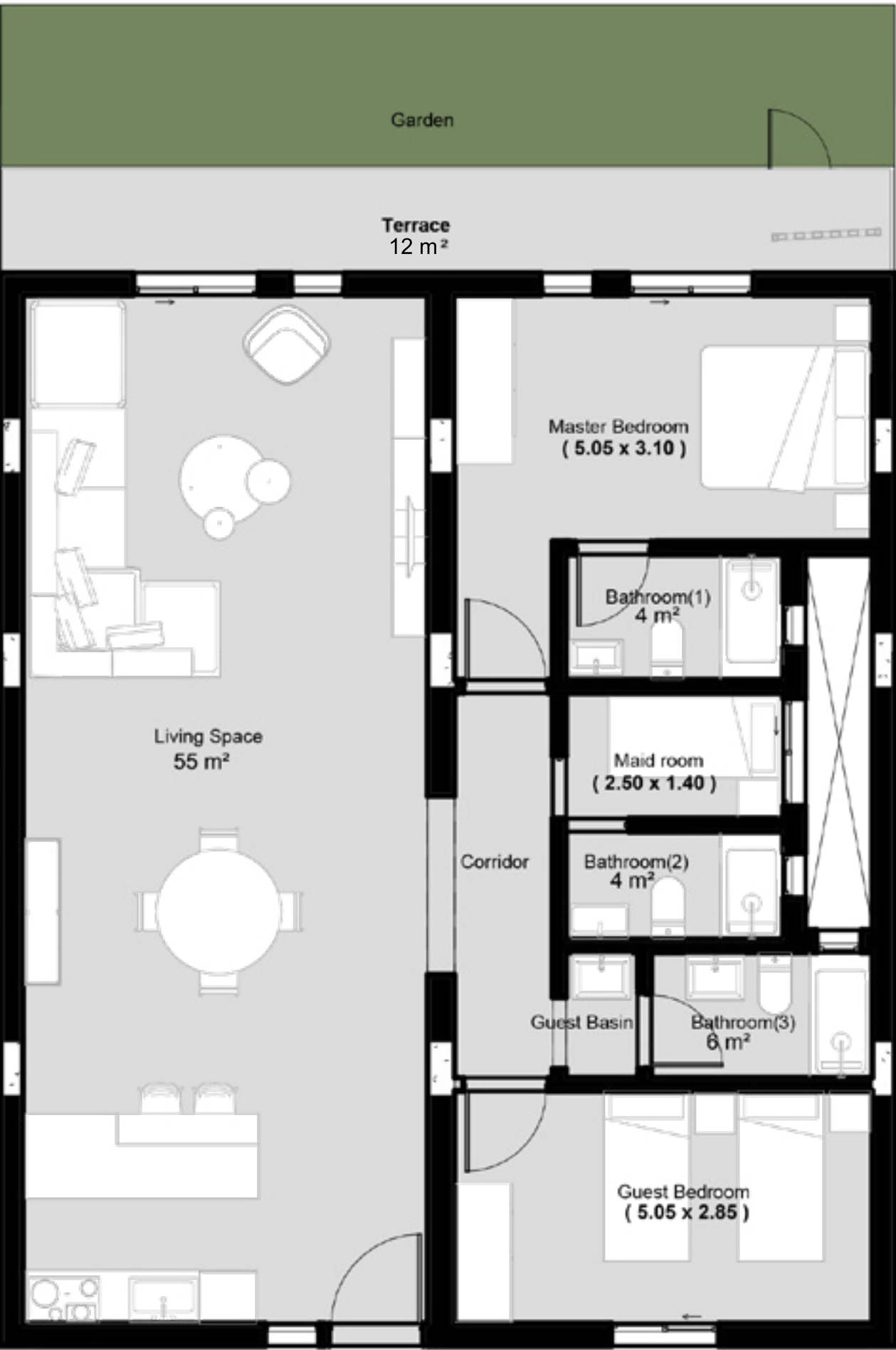



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Baytown

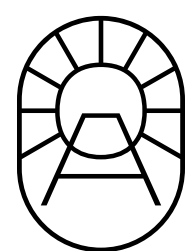
BAYTOWN-MODULARBUILDING-GF-MID

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
GF MID	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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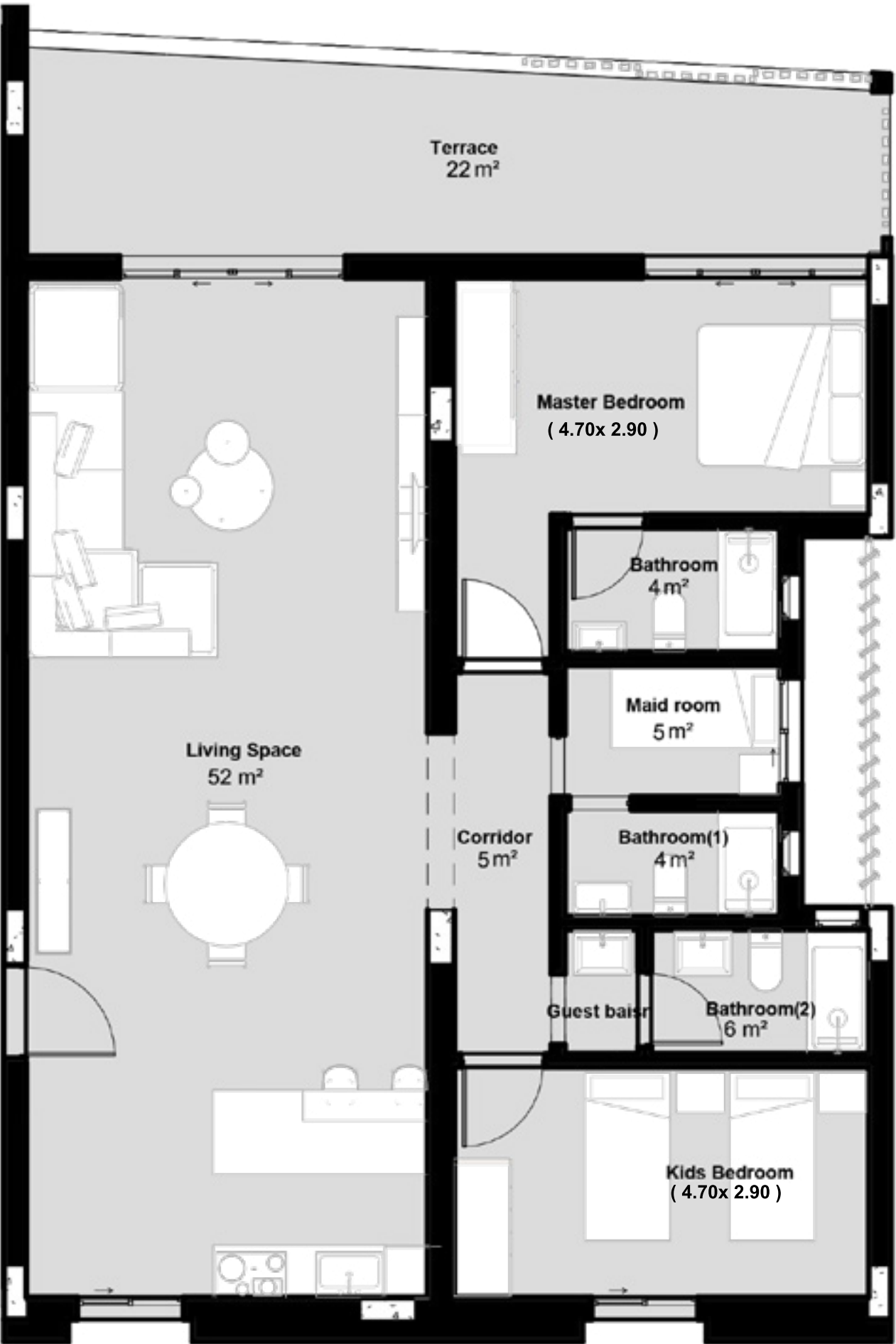



ONE of ONE

Baytown

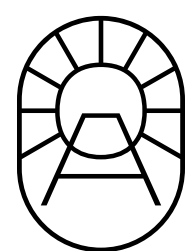
BAYTOWN-MODULARBUILDING-SF-RIGHT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
SF RIGHT	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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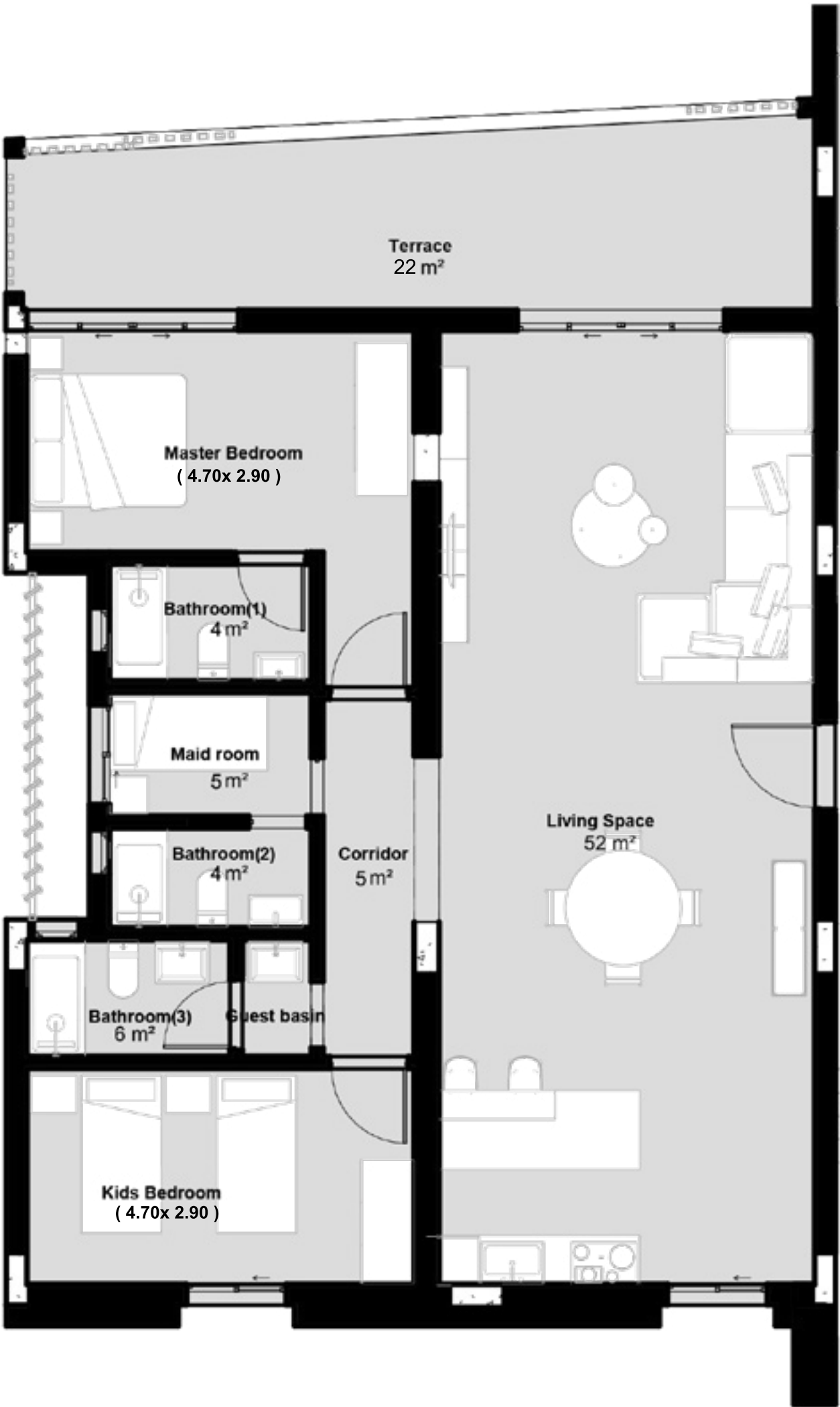



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Baytown

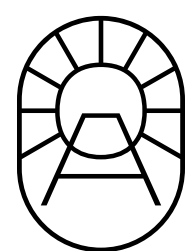
BAYTOWN-MODULARBUILDING-SF-LEFT

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
SF LEFT	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



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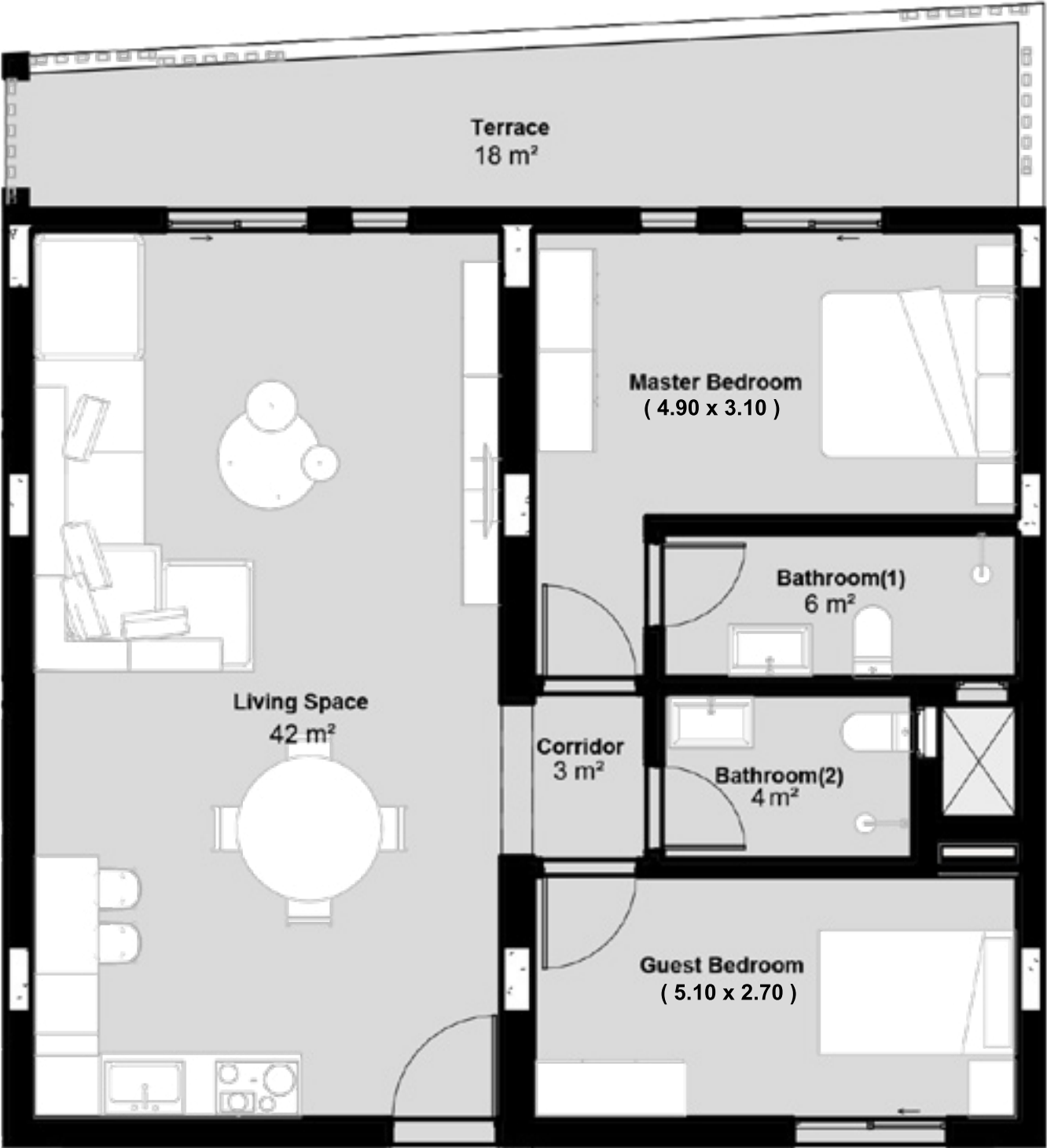



ONE of ONE

Baytown

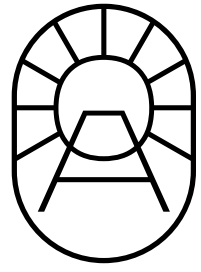
BAYTOWN-MODULARBUILDING-SF-MID

Floor	Building No.	Flat No. R2L	Unit Gross Area	Terrace	Garden
SF MID	B27	G1	190m2	15m2	23m2
Beds	Bathrooms	Nany's	Unit Direction	Unit View	Unit Position
03	04	01	North West	Landscape/Pool	Corner



 Built with high-performance, eco-conscious materials that reflect our commitment to sustainable living.

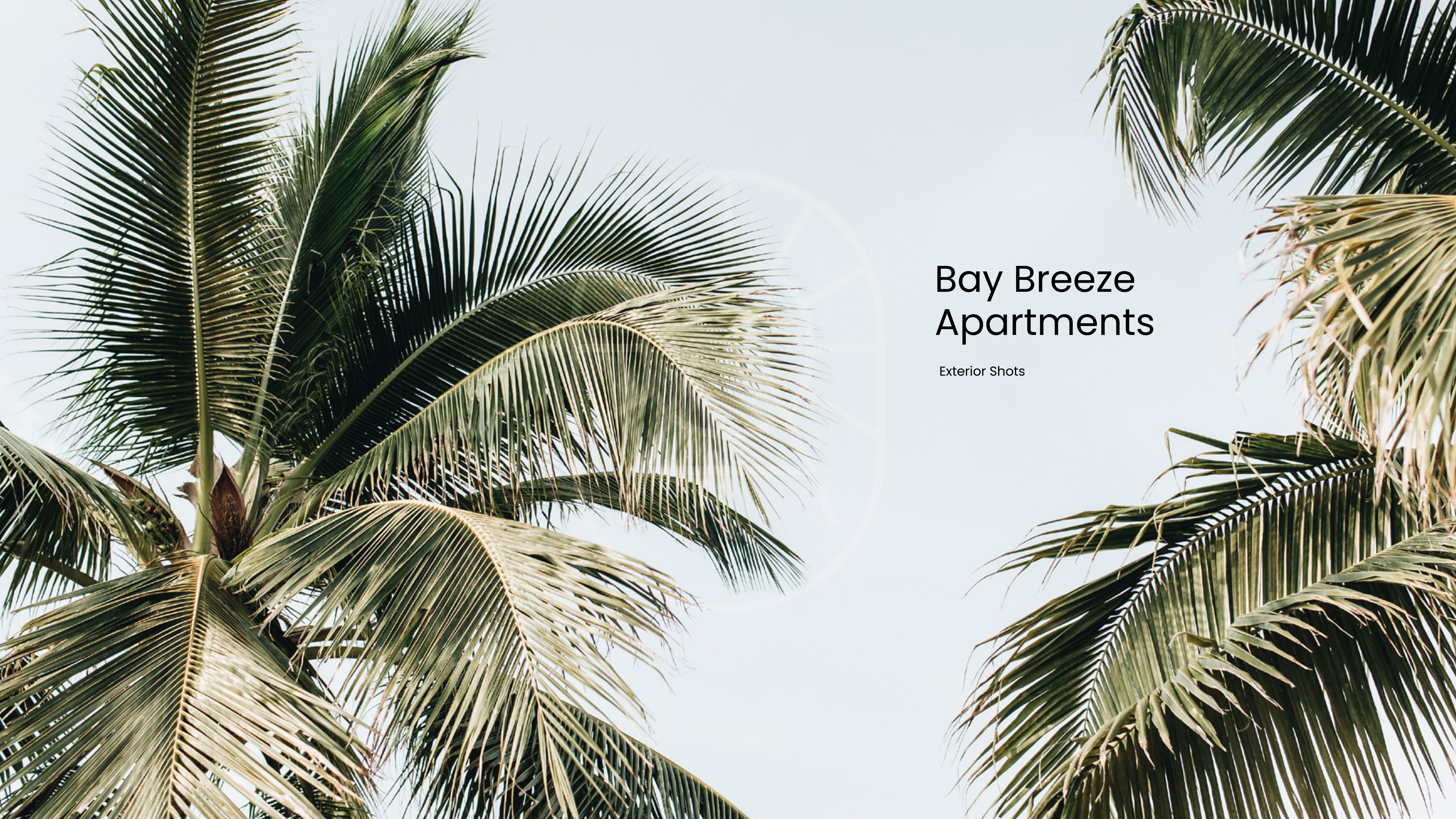
Disclaimer: The developer reserves the right for any modifications without prior notice.



Bay Breeze Apartments

A series of different size apartments built around a central reception area that promotes neighboring lifestyle qualities. Each apartment is designed for relaxing living with all the necessary lifestyle options available to its owner. Clutter free, offering plentiful options to furnish and daylight.



A low-angle, upward-looking photograph of several palm trees against a bright, clear sky. The fronds of the palm trees are detailed and layered, creating a sense of height and tropical atmosphere. A large, semi-transparent circular graphic is overlaid on the left side of the image, partially obscuring the palm fronds. The text 'Bay Breeze Apartments' is positioned on the right side of the image, within the clear sky area.

Bay Breeze Apartments

Exterior Shots









Bay Breeze Apartments

Interior Shots



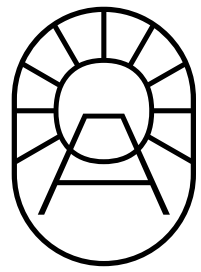












Courtyard

that lights the whole building and brings a fresh zesty character to your shared space

Description:

Integrating a courtyard inside a three-story building that is open from the entrance to the sky, creating a unique architectural feature that significantly enhances the living experience of our community

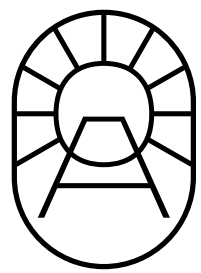
Key benefits:

Abundant Natural Light: A central courtyard acts as a light well, channeling natural light into the surrounding interior spaces

Green Oasis:

Incorporating greenery, water features, or gardens within the courtyard creates a tranquil oasis that residents can enjoy



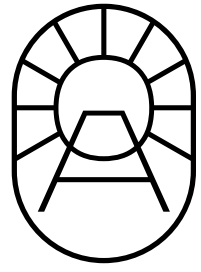


The Grove

Serviced Apartments:

Escape the stress of Cairo hassle-free with our fully serviced studios, offering maintenance, operations, and cleaning around the clock. At 80 sqm, these studios are elegantly designed for simple yet luxurious living, allowing for spontaneous getaways like no other.





Coco Cabanas:

If “small is beautiful” needed an embodiment, the cabanas of BAYTOWN achieve this with exceptional precision. The design centralizes around the concept of compact luxury, offering everything in one space: privacy, open living, high ceilings, and terraces. Each cabana can comfortably accommodate a small family, providing an outdoor chilled-out lifestyle.

Two-level cabanas: upper level with terrace and lower level with garden.





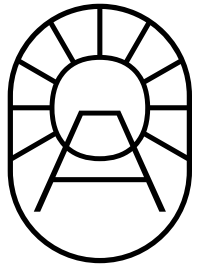
Coco Cabanas

Exterior Shots









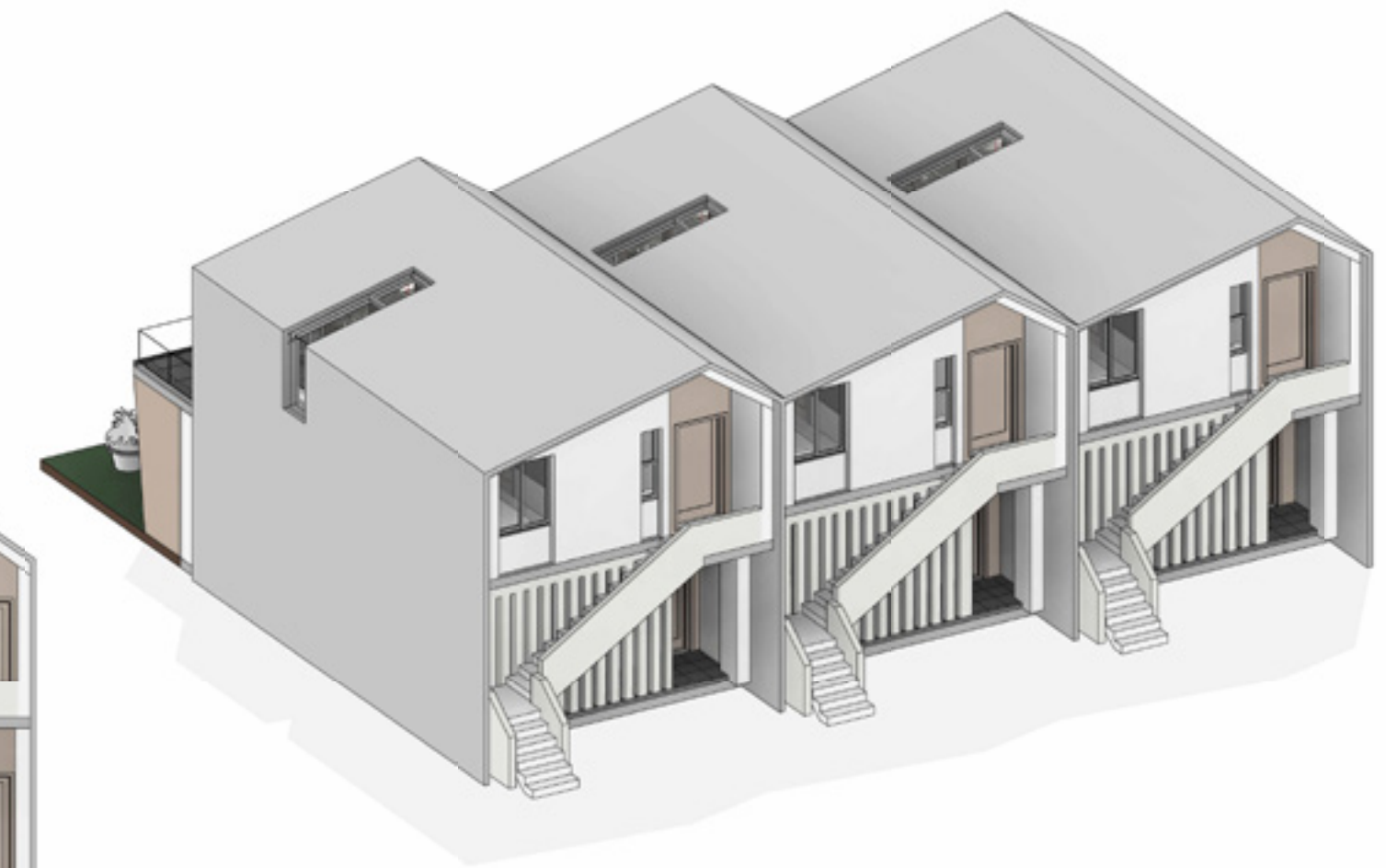
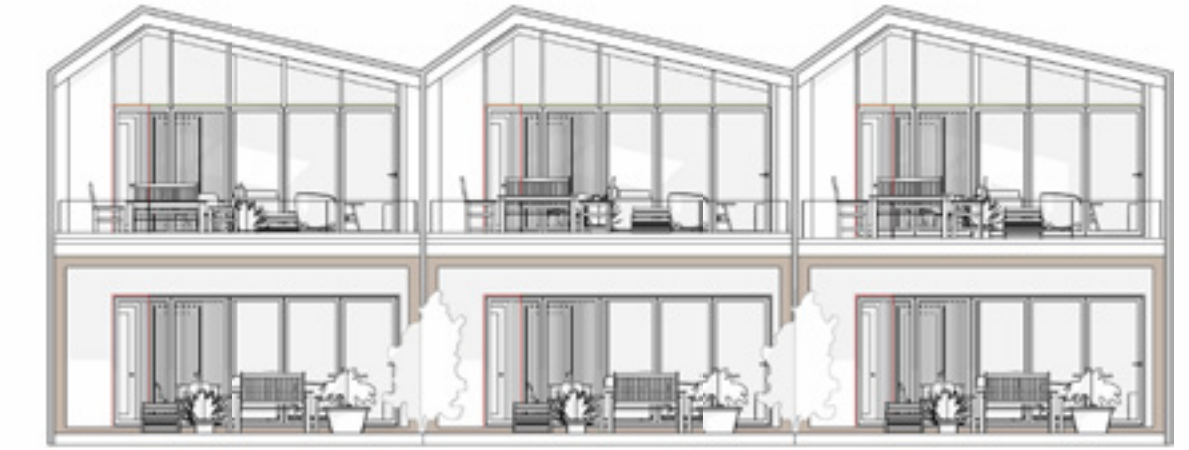
Pitched Roof:

Natural Insulation:

The pitched roof design facilitates better insulation properties. During winter, it helps retain heat within the living spaces, reducing the need for artificial heating. Conversely, in summer, the shape allows for better air circulation, keeping the interior cooler.

Visual Aesthetics:

Pitched roofs contribute to a classic and timeless architectural appeal, enhancing the overall aesthetic value of the property.



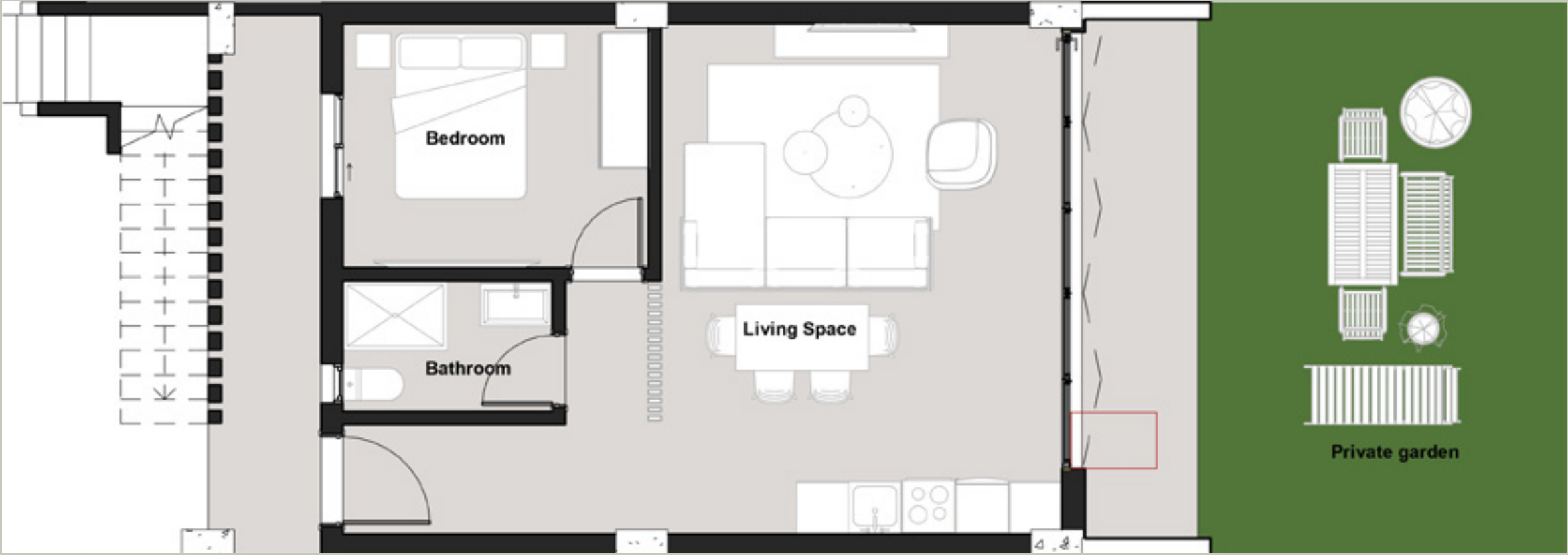
Coco Cabanas

Interior Shots

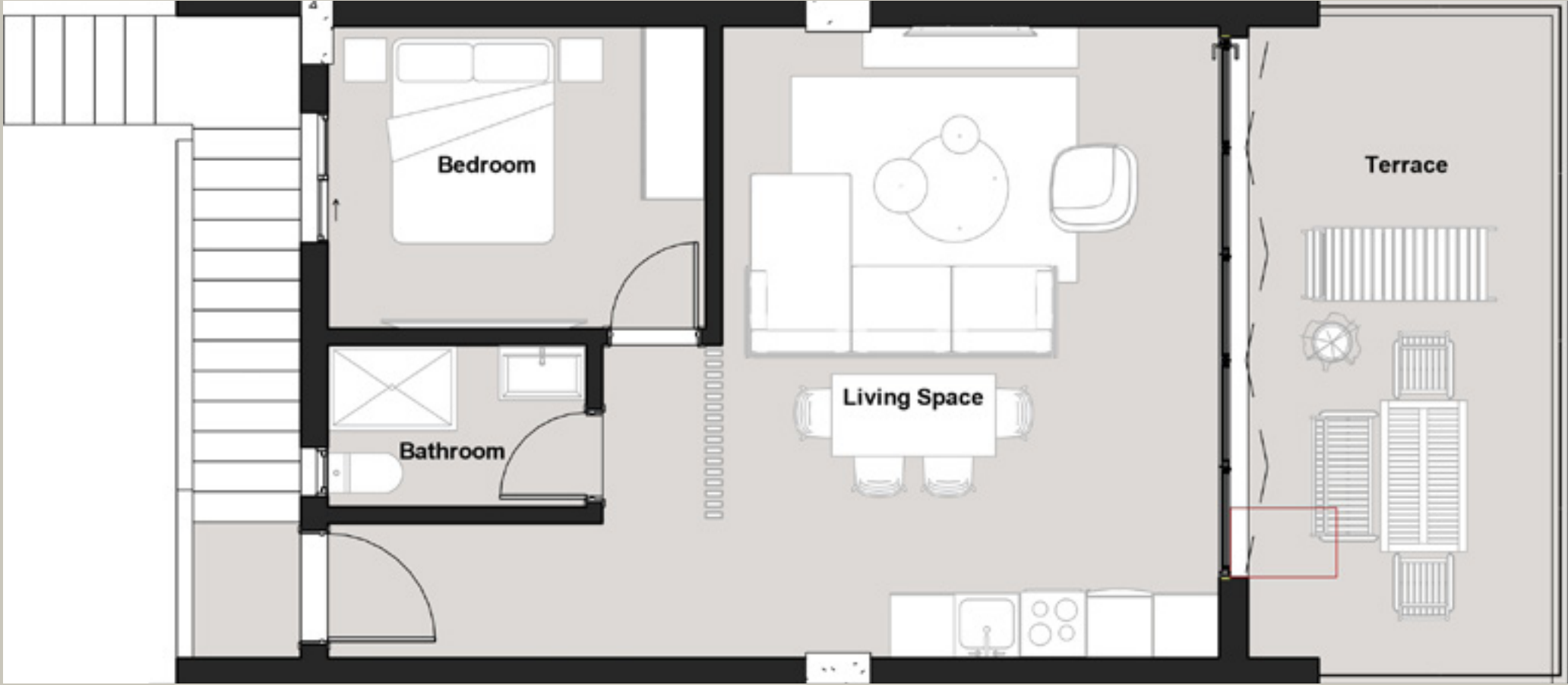








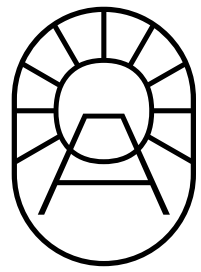
1 1-G.F-Furniture Plan
1 : 100



1

2-F.F-Furniture Plan

1 : 100



Development Partners





BAYTOWN