

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 Al 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 | 2.85*4.75 |
| 08 | BATHROOM | 1.75*1.80 |
| 09 | LIVING ROOM | 2.10*2.35 |
| 10 | BATH ROOM | 1.60*2.20 |
| 11 | BEDROOM | 4.00*3.55 |
| 12 | LIVING | 2.90*3.40 |
| 13 | TOILET | 1.25*1.80 |
| 14 | BATH ROOM | 1.60*2.20 |
| 15 | BEDROOM | 4.00*3.55 |



TWIN VILLA

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

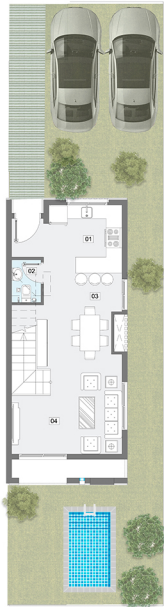


Townhouse



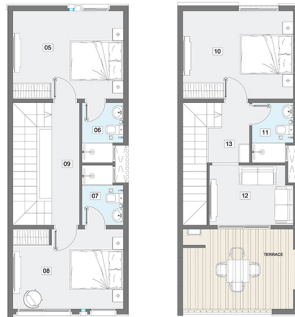
TOWN HOUSE TYPE A

| | | |
|----|--------------|-----------|
| 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 | 4.60*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 |



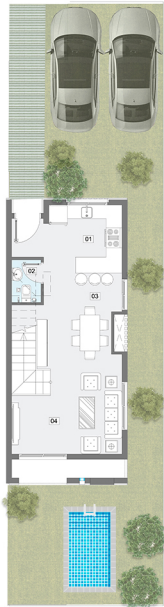
Townhouse Type A

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



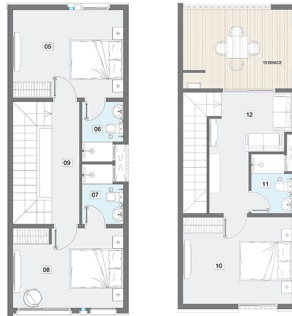
TOWN HOUSE TYPE B

| | | |
|----|--------------|-----------|
| 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 |

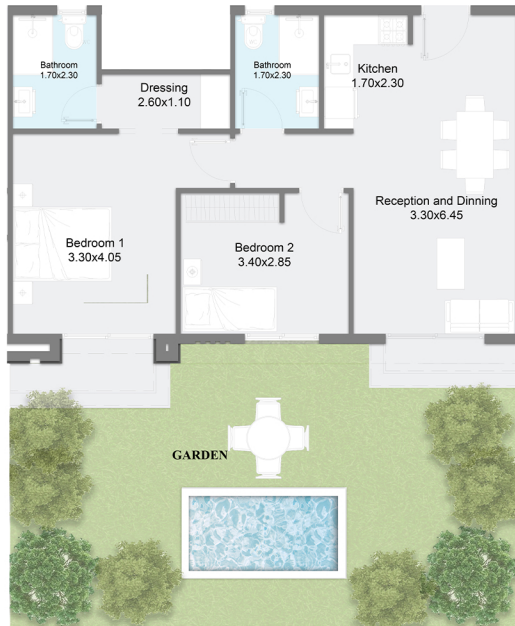


UNITS : 002 & 005

GROUND

2 Bedroom + Garden

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



UNITS :

101 & 106

201 & 206

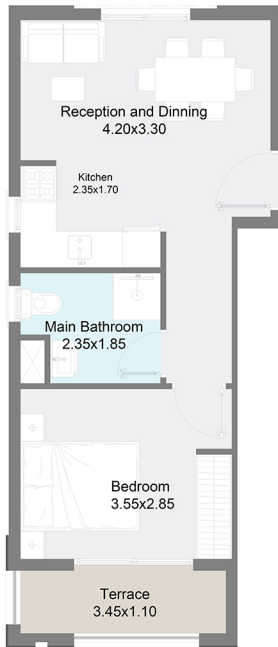
301 & 306

TYPICAL

1 Bedroom

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

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



UNITS :

103 & 104

203 & 204

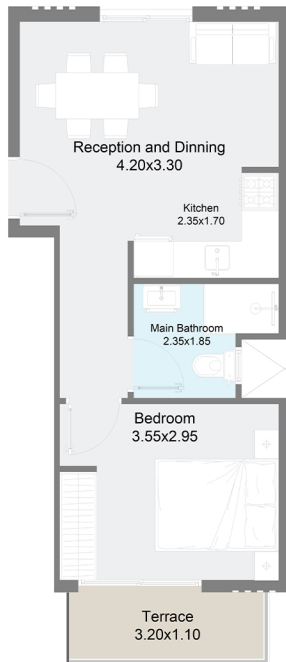
303 & 304

TYPICAL

1 Bedroom

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

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



UNITS :

102 & 105

202 & 205

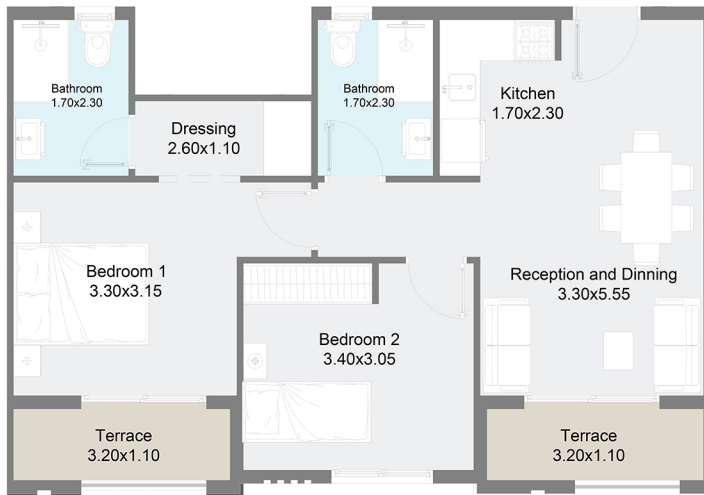
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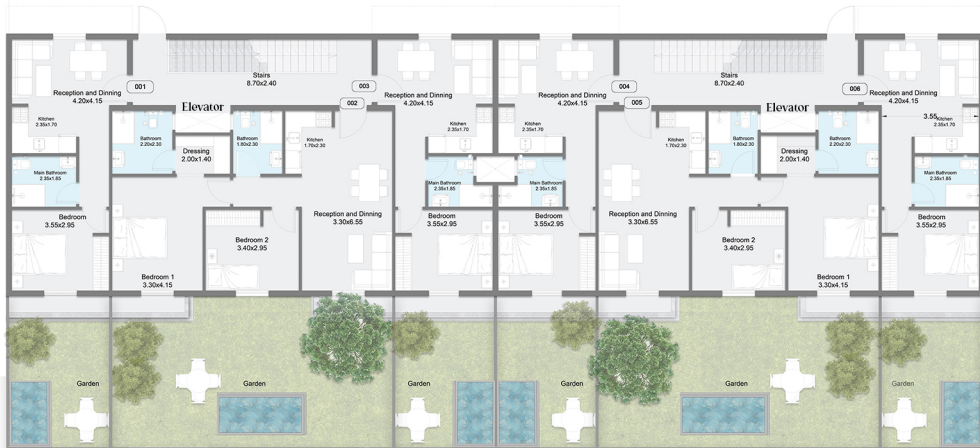
TYPICAL

2 Bedroom

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

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





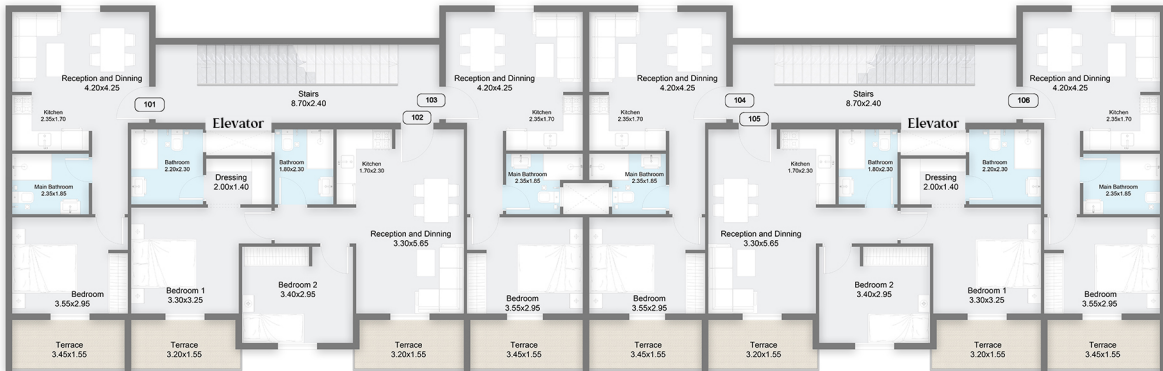
GROUND FLOOR PLAN

Ground Floor
2 X 2 Bedroom + Garden

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

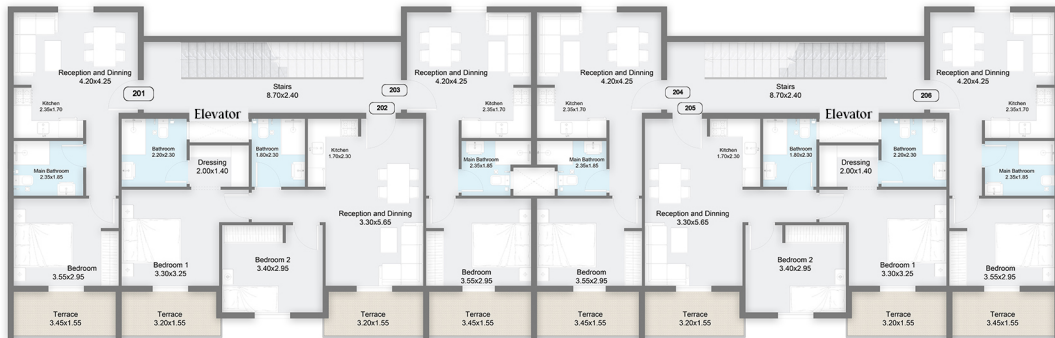
Ground Floor
4 X 1 Bedroom + Garden

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



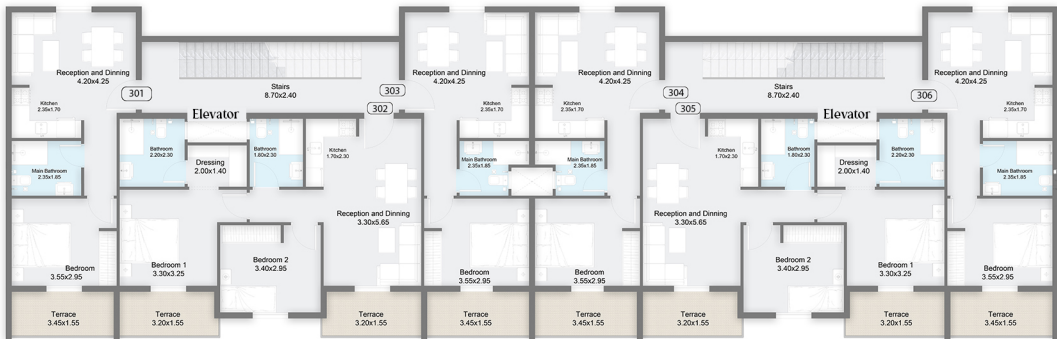
FIRST FLOOR PLAN

| | |
|---------------|---------|
| 2 x 2 Bedroom | 91 M.SQ |
| 4 x 1 Bedroom | 55 M.SQ |



SECOND FLOOR PLAN

| | |
|---------------|---------|
| 2 x 2 Bedroom | 91 M.SQ |
| 4 x 1 Bedroom | 55 M.SQ |



THIRD FLOOR PLAN

| | |
|---------------|---------|
| 2 x 2 Bedroom | 91 M.SQ |
| 4 x 1 Bedroom | 55 M.SQ |

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