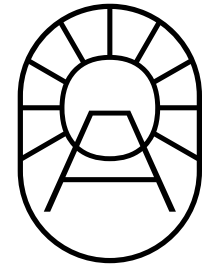


A faint, circular watermark logo is visible in the background, centered behind the text. It appears to be a stylized emblem or crest, possibly related to the organization mentioned in the text.

BAYTOWN



Living the Baytown Way Where Home Meets Holiday

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

Baytown blends the comfort of home with the spirit of a coastal retreat, creating a lifestyle designed for balance, relaxation, and everyday enjoyment.

Located in Ein El Sokhna and developed by Downtown Sokhna for Real Estate Development, the community spans approximately 26,000 m² BUA and offers thoughtfully designed homes supported by modern amenities and professional facility management.

Surrounded by beaches and a vibrant community, Baytown, whether as a weekend retreat or a permanent home away from Cairo's pace, the community offers comfort, convenience, and a relaxed coastal lifestyle.

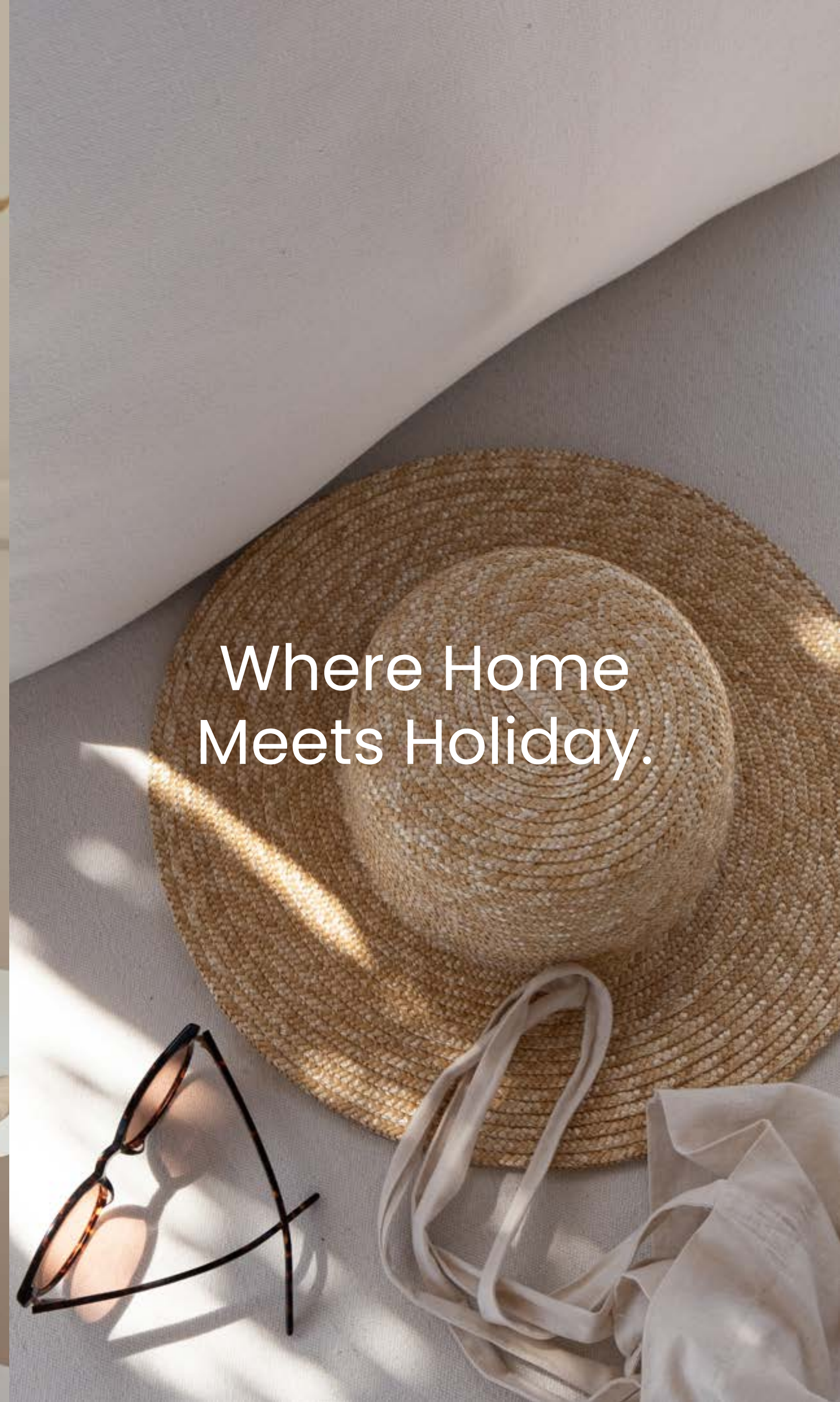
Sustainability and mindful living are embedded in the project's design and operations, promoting well-being, environmental responsibility, and a community connected to its

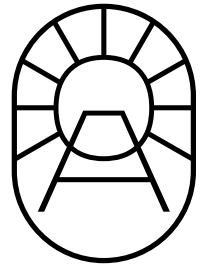


BAYTOWN



Where Home
Meets Holiday.





About Baytown.

Project Info:

Located inside Einbay

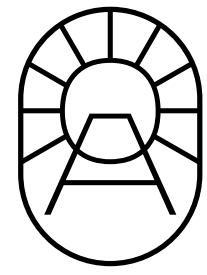
Total area of land = 54,000 m²

Description:

Discover a vibrant community offering residential and serviced apartments, cabanas & beach pool, a community and health center, Supermarket, Pharmacy & Clinic, children's play area, 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

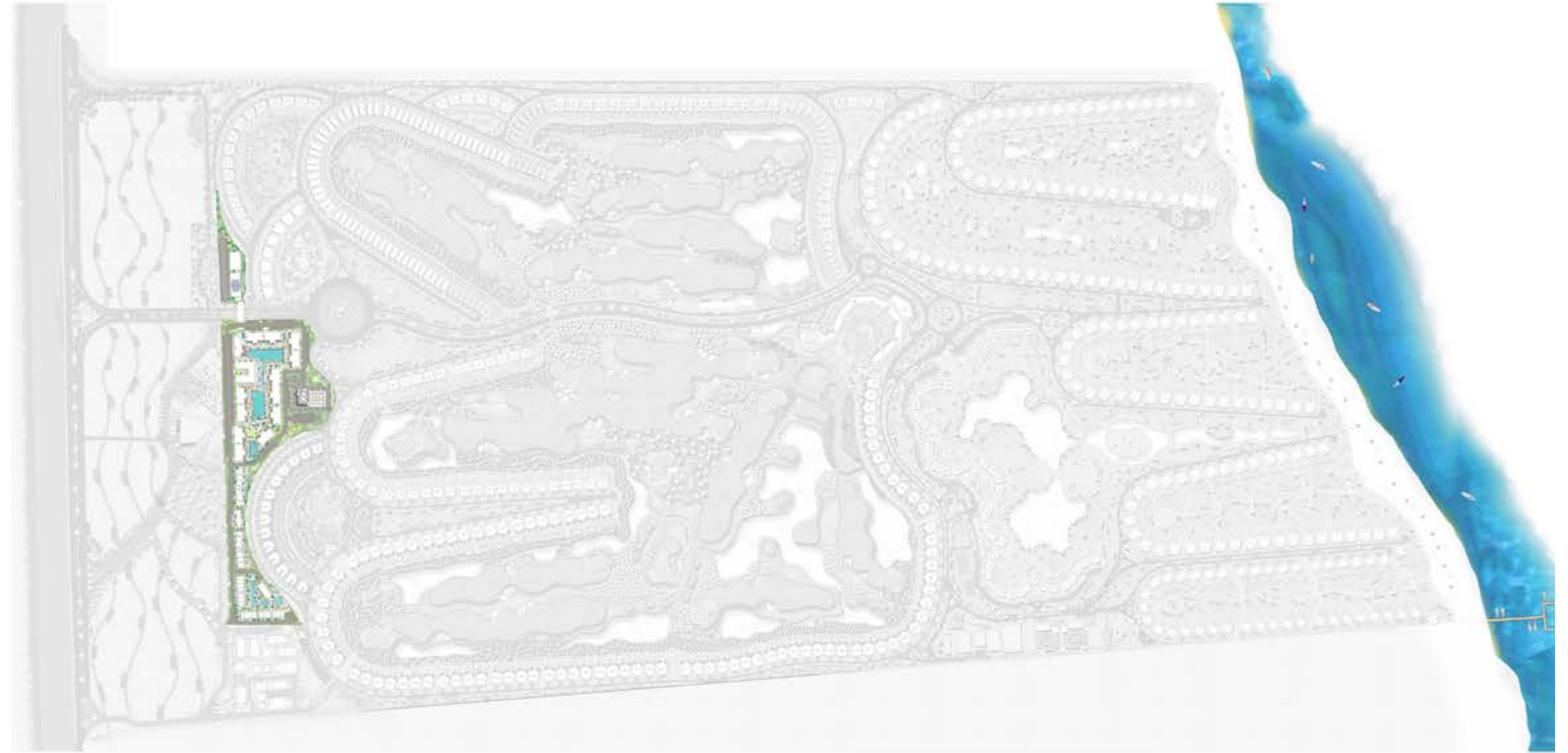
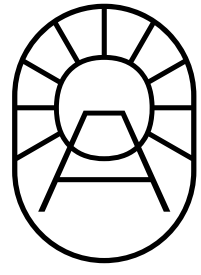
135Kms / 1hr 50 min, from Maadi Grand Mall

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

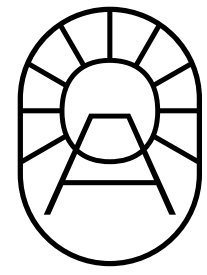
144Kms / 1hr 59min, from Cairo Airport

150Kms / 2hr, from Zamalek

22Kms / 25mins Sokhna Toll Station



Baytown
within Einbay.



Master Plan.



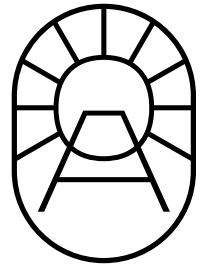


DEGLA CFM

CONSTRUCTION & FACILITY MANAGEMENT

DEGLA CFM provided all engineering consultancy work for EINBAY project.

DEGLA CFM is the general engineering consultant overseeing all Design, technical & construction work.



About The Architect.

EConsult is a global design and strategy firm with an award-winning portfolio spanning large-scale, multi-disciplinary projects. The firm holds one of the largest collections of certified green projects in Egypt and is recognized as a leader in sustainable design across the Middle East.

As the architect and design strategist for Baytown, EConsult brings a philosophy rooted in environmental responsibility, intelligent planning, and long-term livability, shaping spaces that respond thoughtfully to both people and place.

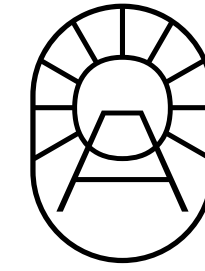


About the Urban Developer:

Die Stadt is a distinguished leader in urban planning, architecture, and landscape design, with a portfolio of iconic projects across Egypt, Saudi Arabia, Greece, Mauritius and beyond.

With developments including Newgiza, Swan Lake North Coast, Seashell and Voula in Greece, Die Stadt is known for creating vibrant, connected communities that blend aesthetic beauty with sustainability. For over 20 years, the firm has pioneered a balanced approach where architecture and nature exist in harmony.





SUSTAINABILITY VISION

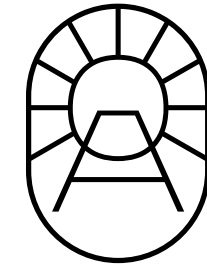
Sustainability is embedded in BAYTOWN from the very beginning.

Our architecture reflects mindful living, designed to enhance well-being while promoting a simple, environmentally responsible lifestyle.

This commitment guides every stage of development, from concept and design through construction and daily operations. Sustainability is not a statement; it is an integrated, actionable strategy shaping the entire project.

By choosing BAYTOWN, residents become part of a community that values responsible living, contributing to a future that benefits both people and planet.





Wellbeing

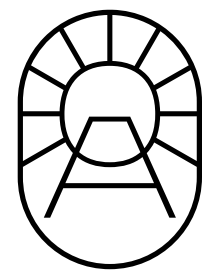
Modular Building reflects a commitment to everyday wellbeing through thoughtful design and carefully integrated amenities.

Shaded parking and outdoor areas provide comfort and ease, while dedicated bicycle paths encourage an active and sustainable lifestyle.

Carefully selected trees and curated landscapes create a breathable, calm environment throughout BAYTOWN.

Efficient kitchen systems and quality materials enhance daily living, while generous natural light fills each home – creating bright, healthy, and uplifting spaces designed for modern life.





A Thoughtfully Evolved Design Approach

The refined floor plans optimize space, improve flow, and enhance natural light, creating well-balanced layouts that offer flexibility and functionality.

Each home has been carefully reconsidered to deliver a more elegant living experience –
– simple, warm, and adaptable to diverse lifestyles.





Scandiforian

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

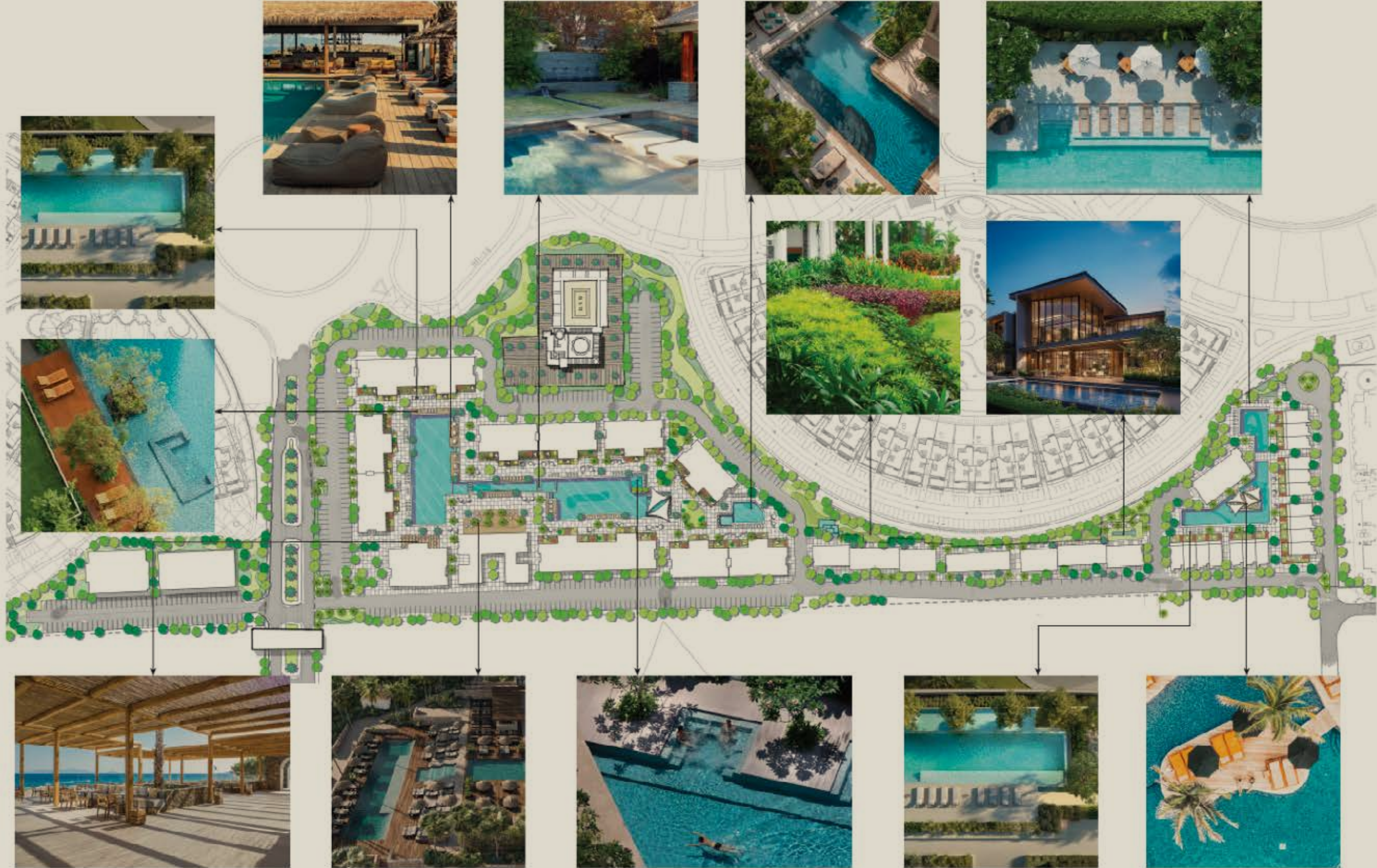
Essentially the scandaforian design has been derived from using the very essence of Scandinavian and Nordic efficiency and simplicity and authentic lifestyle qualities that have given the interior identity a global appreciation. Together with the laid back and relaxed lightness that is influenced by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

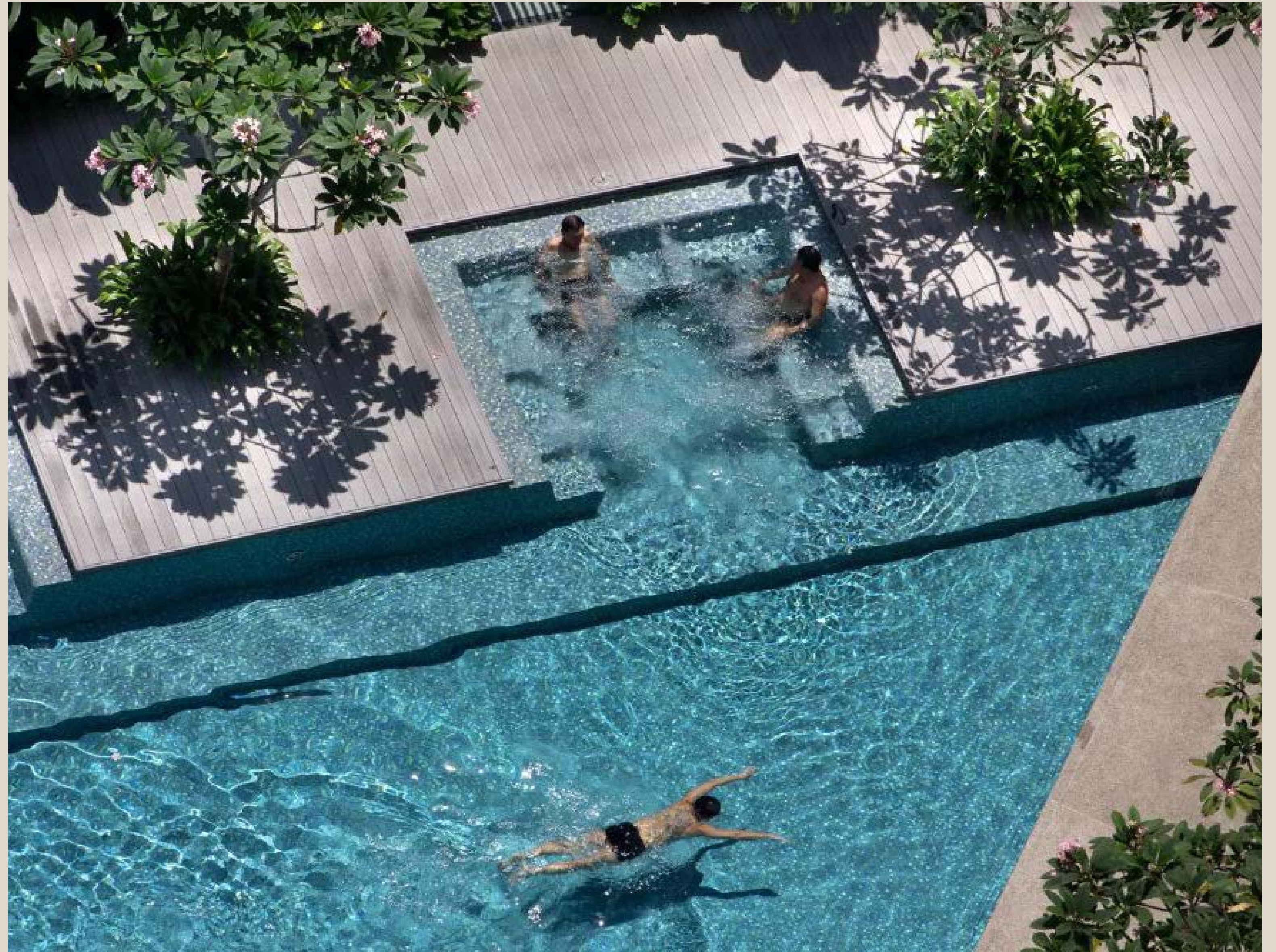
Water feature & Landscape



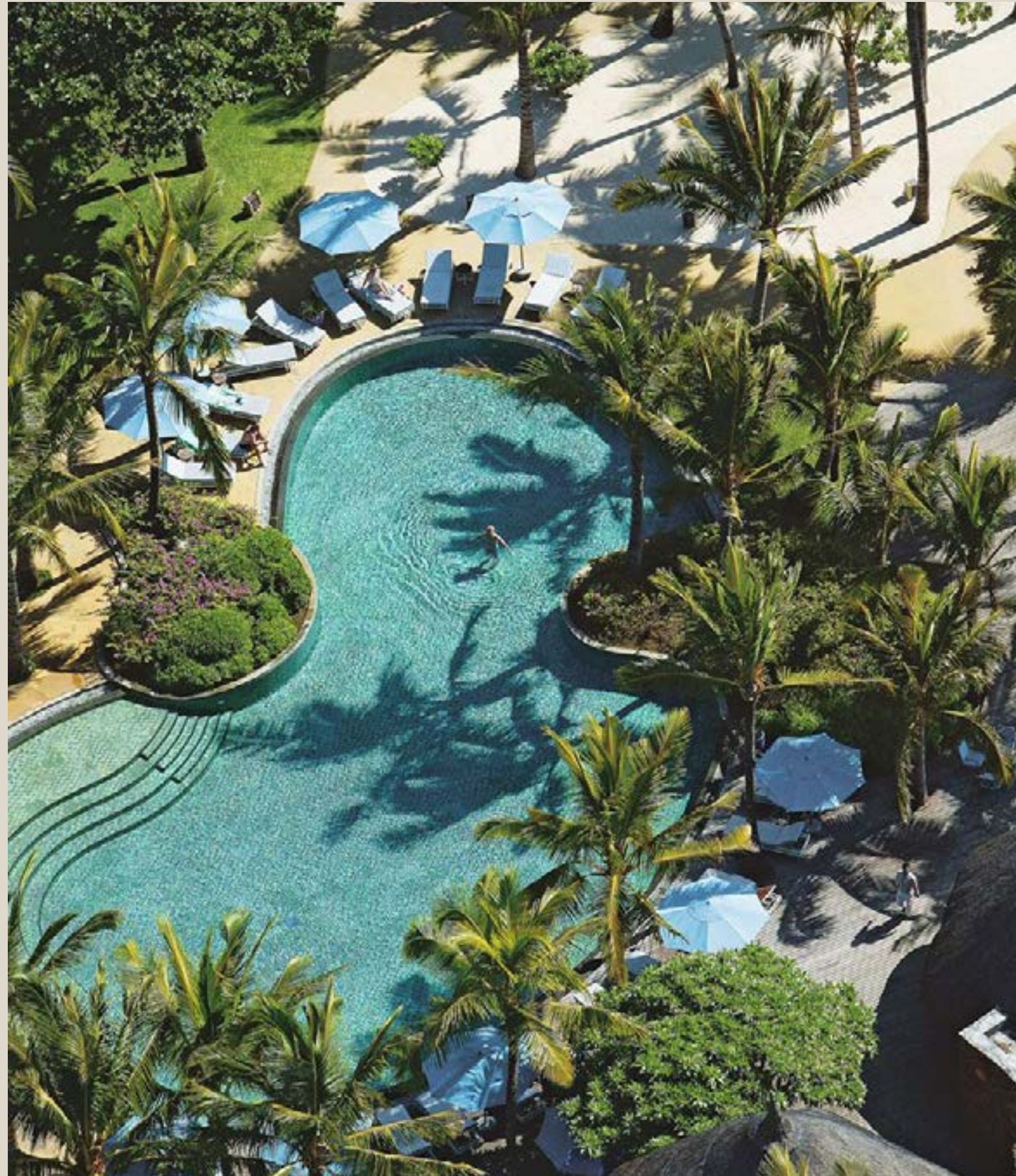
A Masterplan shaped around water, greenery, and movement



Designed for Visual,
Physical Flow and Social



BAYBREEZE pool area
reference picture

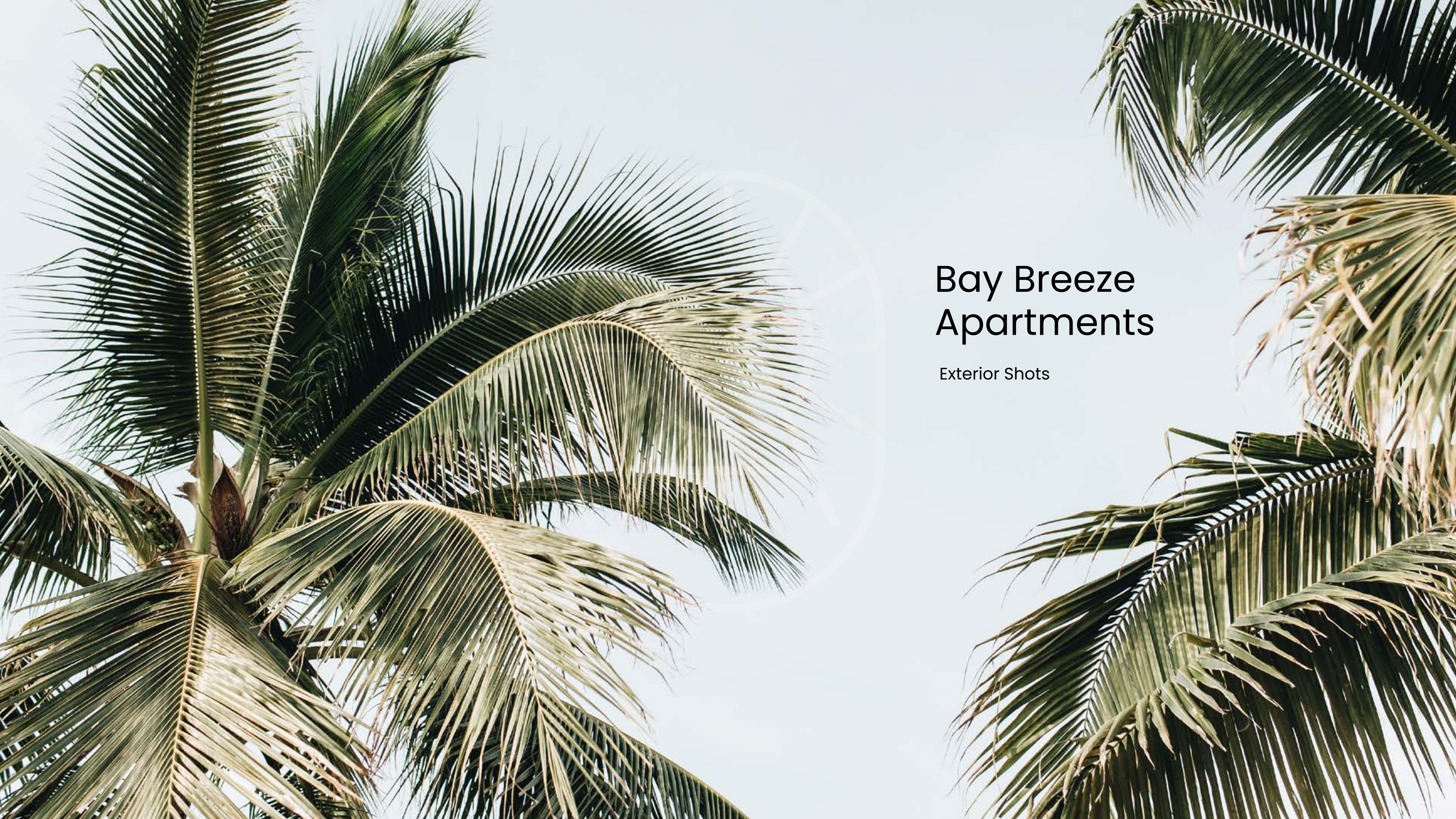


A Master plan design for movement at every scale



Walkable, Rideable, Livable





Bay Breeze Apartments

Exterior Shots









Bay Breeze Apartments

Interior Shots



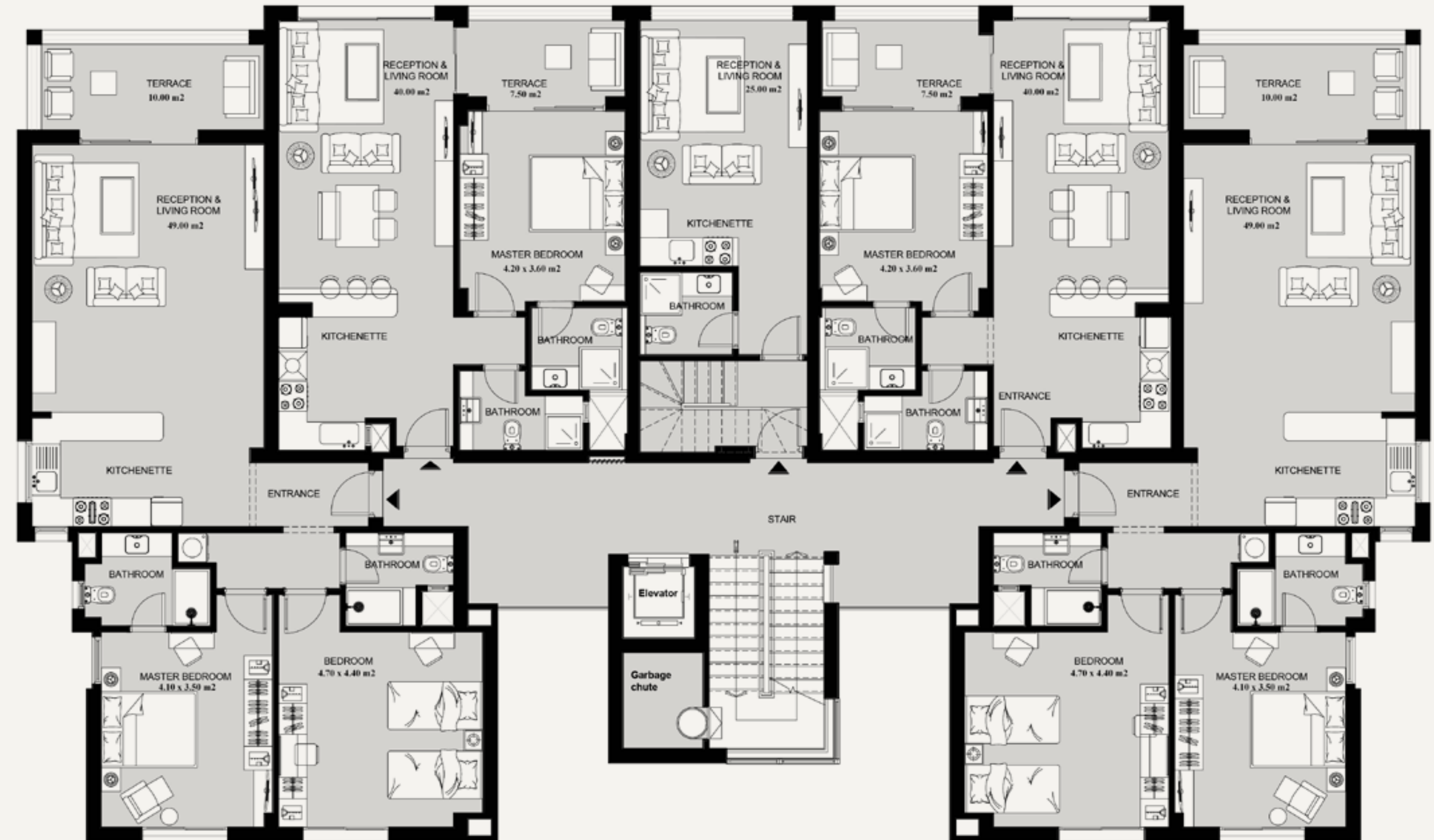
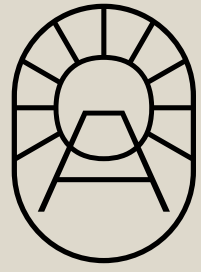




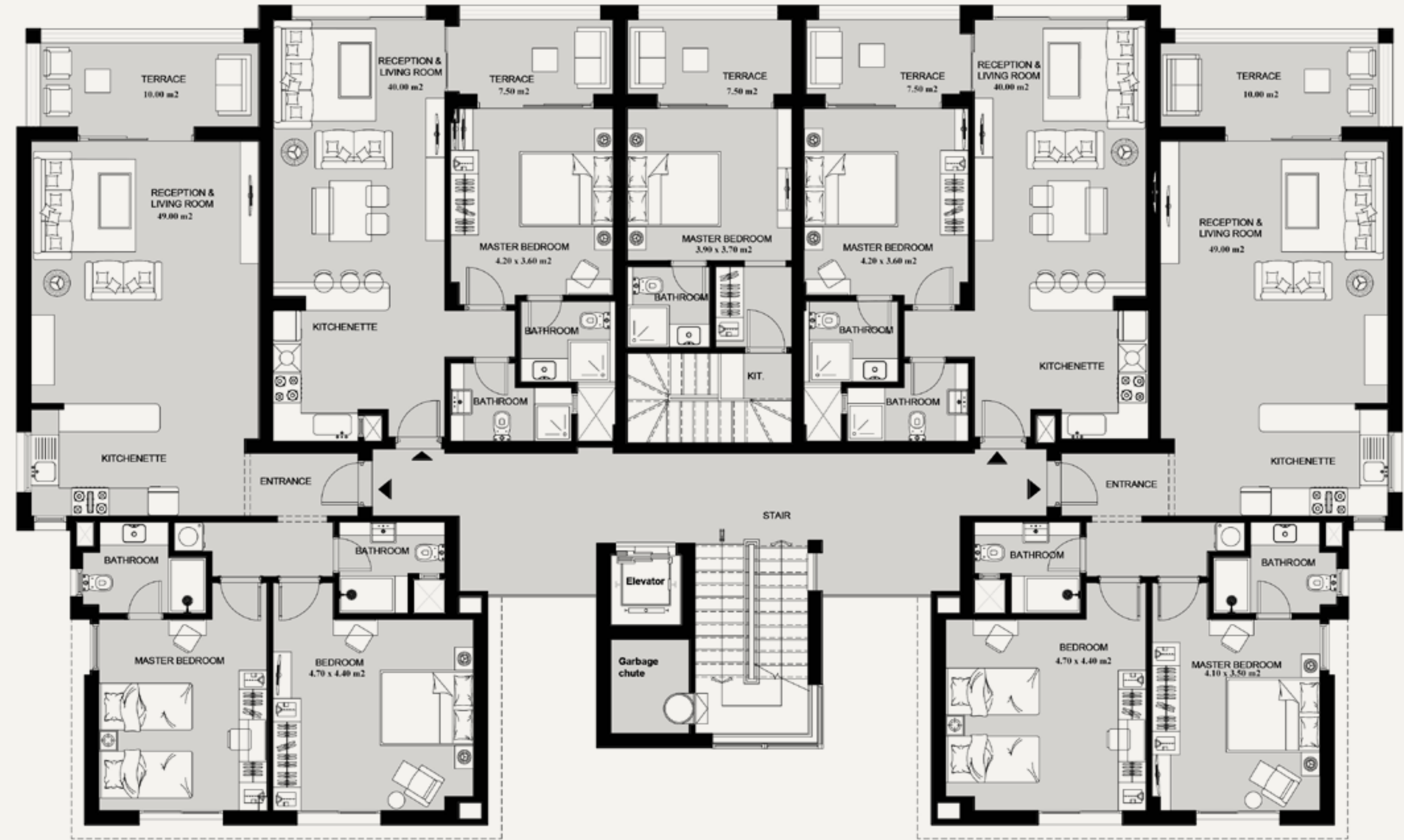
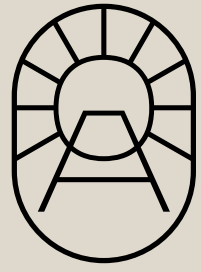




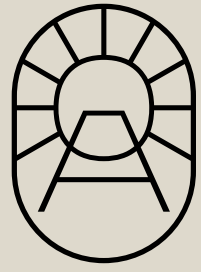




—
First Floor



—
Second Floor



BAYTOWN

Bay Breeze

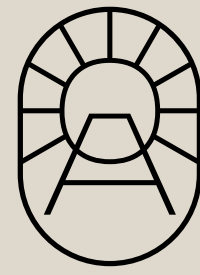
Right Side Ground Floor Unit G1

| | |
|------------------------|--------------------------------|
| Floor | GF Right |
| Flat No. R2L | G1 |
| Unit Gross Area | 190m² |
| Terrace | 28m² |
| Garden | Around 20 m² |
| Beds | 3 |
| Bathrooms | 4 (3 ensuite) |
| Laundry | 1 |
| Unit View | Landscape/Pool |

Disclaimer:
Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Private entrance. Expansive frontage. Smart loading. Designed for those who value privacy, space, and natural flow.



BAYTOWN

Unit Highlights

Right Side Ground Floor Unit G1

Private Entrance:

Direct, independent access ensuring total privacy.

Generous Layout:

Proportioned interiors with a spacious and efficient flow.

Expansive Frontage:

8 to 10 meters of width for excellent natural light.

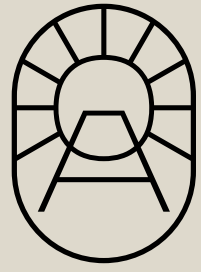
Outdoor Living:

Private terraces leading directly to a landscaped garden.

Premium Finishing:

Fully finished with air-conditioning and refined design details.





BAYTOWN

Bay Breeze

Middle Side Ground Floor Unit G2

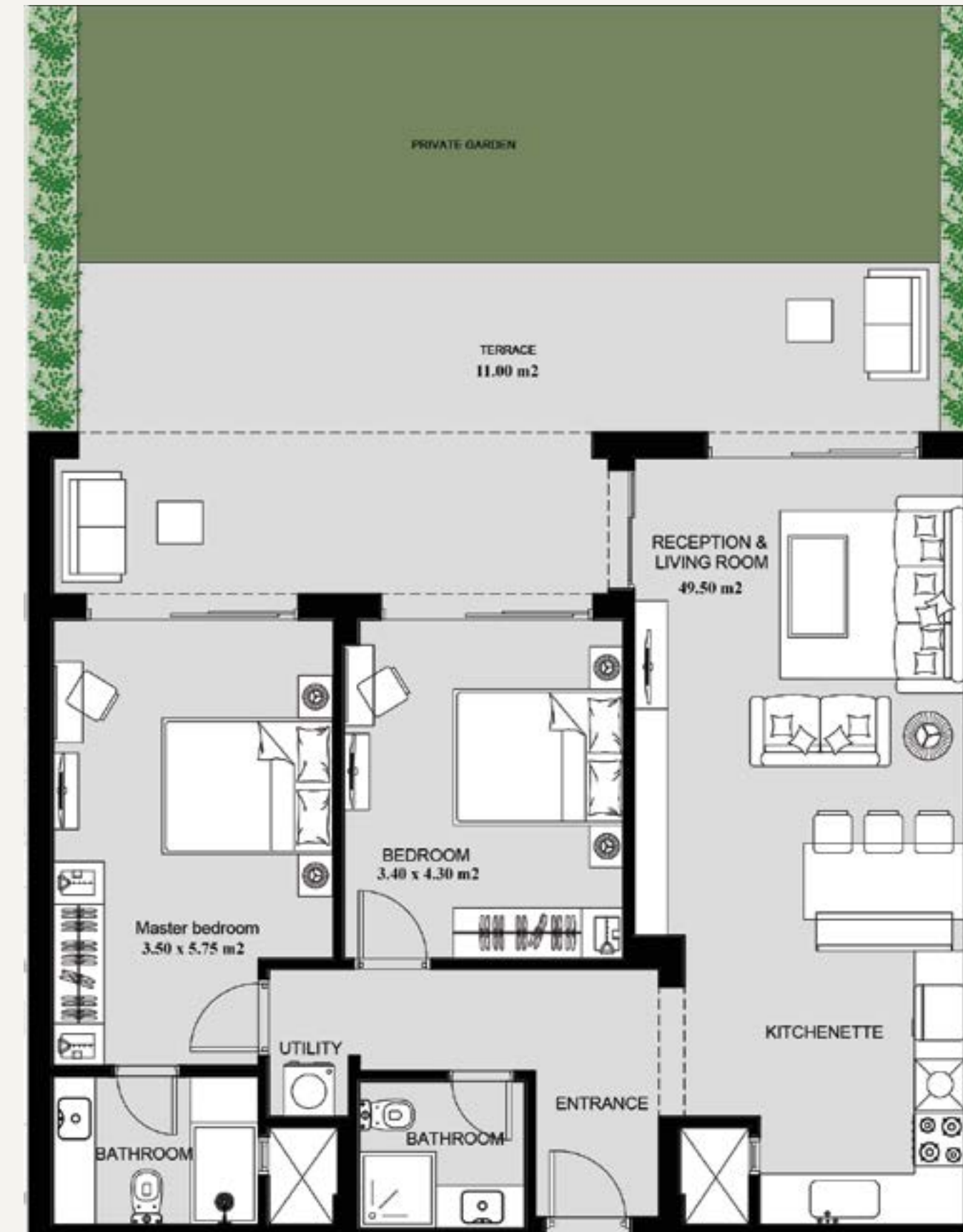
| | |
|------------------------|--------------------------------|
| Floor | GF Middle |
| Flat No. R2L | G2 |
| Unit Gross Area | 138m² |
| Terrace | 30m² |
| Garden | Around 20 m² |
| Beds | 2 |
| Bathrooms | 2 |
| Laundry | 1 |
| Unit View | Landscape/Pool |

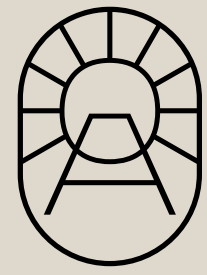
Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Private entrance. Smart loading.





BAYTOWN

Unit Highlights

Middle Ground Floor Unit:

Step into privacy the moment you arrive.

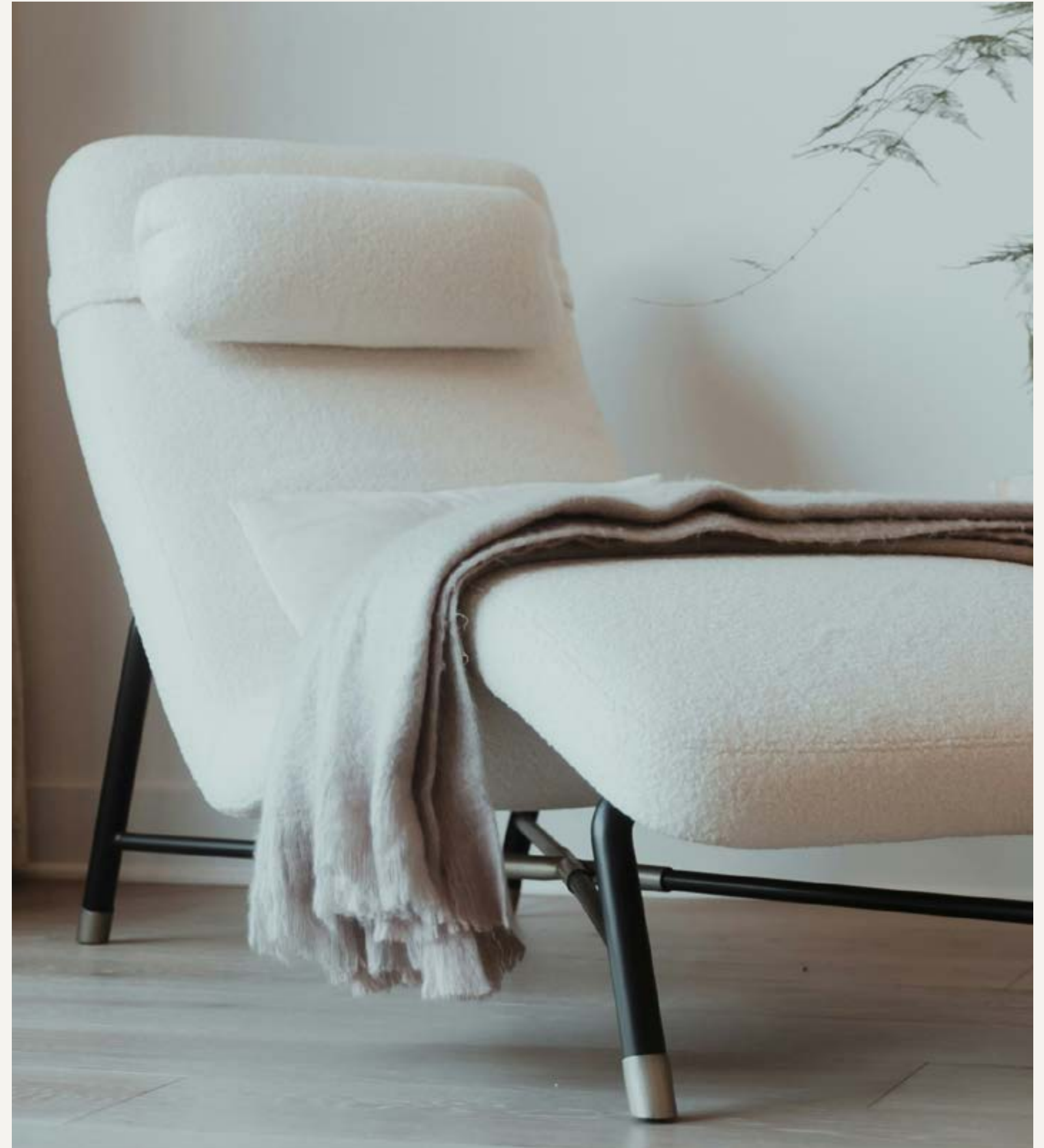
This distinctive middle ground floor home welcomes you through a dedicated entrance lobby, free from neighboring doors - giving you the quiet sense of a private entryway that feels entirely your own.

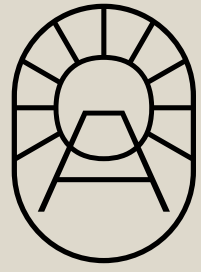
The nearby elevator adds effortless convenience without ever intruding on your space, keeping your home both accessible and secluded. A courtyard view brings in fresh air and a calm connection to nature. Inside, the design unfolds naturally toward the terrace and garden.

A home that balances privacy and openness, creativity and comfort - made for those who appreciate a life with quiet distinction



Because at BAYTOWN, design follows our promise - where home meets holiday.





BAYTOWN

Bay Breeze

Left Side Ground Floor Unit G3

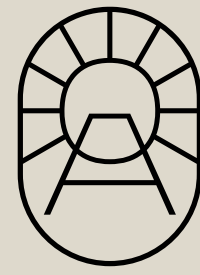
| | |
|------------------------|--------------------------------|
| Floor | GF Left |
| Flat No. R2L | G3 |
| Unit Gross Area | 190m² |
| Terrace | 33m² |
| Garden | Around 30 m² |
| Beds | 3 |
| Bathrooms | 4 (3 ensuite) |
| Laundry | 1 |
| Unit View | Landscape/Pool |

Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Private entrance. Expansive frontage. Smart loading. Designed for those who value privacy, space, and natural flow.



BAYTOWN

Unit Highlights

Left Side Ground Floor Unit G3

Private Entrance:

Independent access ensuring complete exclusivity.

Generous Layout:

Thoughtfully proportioned interiors with a spacious flow.

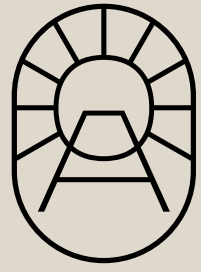
Expansive Frontage:

Wide external width offering excellent light and ventilation.

Outdoor Living:

Seamless indoor-outdoor experience via private terraces.





BAYTOWN

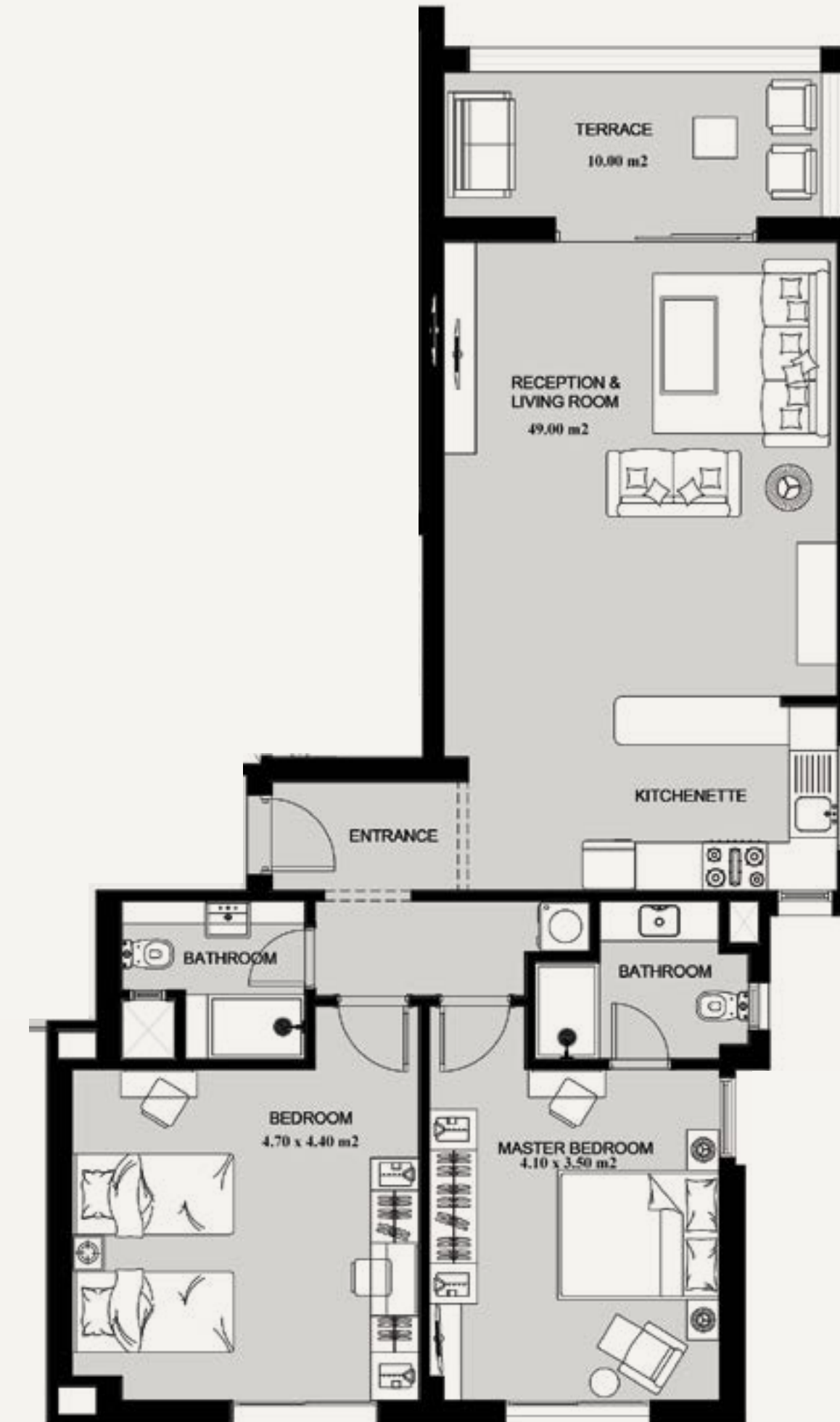
Bay Breeze

Right Side First & Second Floor Unit F1 & S1

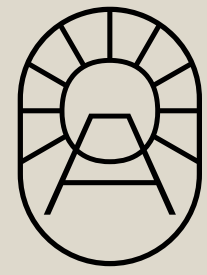
| | |
|------------------------|-------------------------|
| Floor | FF Right |
| Flat No. R2L | F1 |
| Unit Gross Area | 130m² |
| Terrace | 11m² |
| Garden | Na |
| Beds | 2 |
| Bathrooms | 2 |
| Laundry | Na |
| Unit View | Landscape/Pool |

Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Corner Privacy Smart Separation Flow inside with balance



BAYTOWN

Unit Highlights

Right Side First & Second Floor Unit F1 & S1

Corner Location:

Maximum privacy with open exposure on two sides.

Private Bedroom Zone:

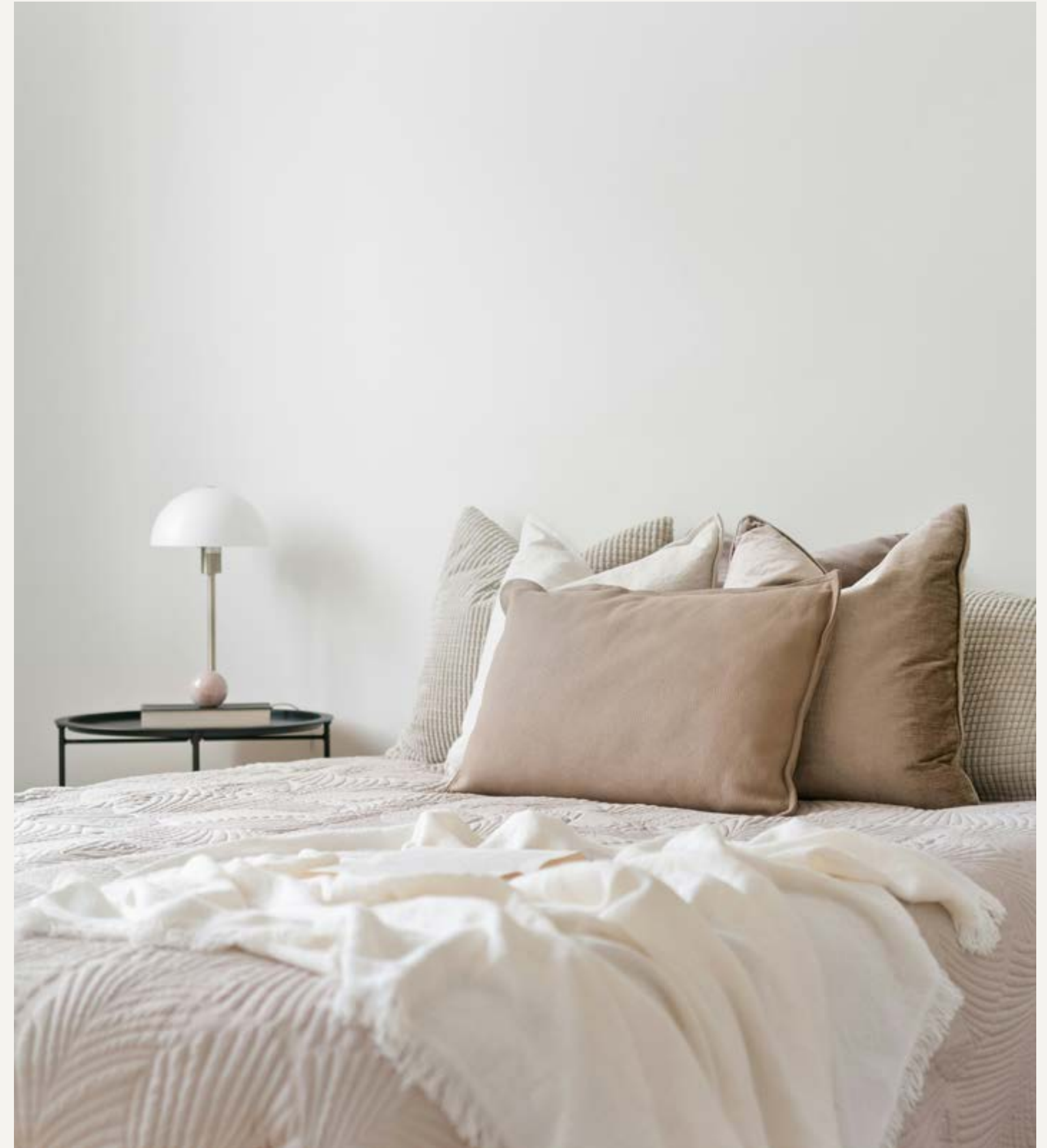
Bedrooms set apart to create a quiet personal retreat.

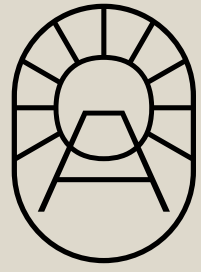
Natural Flow:

Beautifully separated private and public social zones.

Roof Space:

Includes dedicated roof space with available upgrades.





BAYTOWN

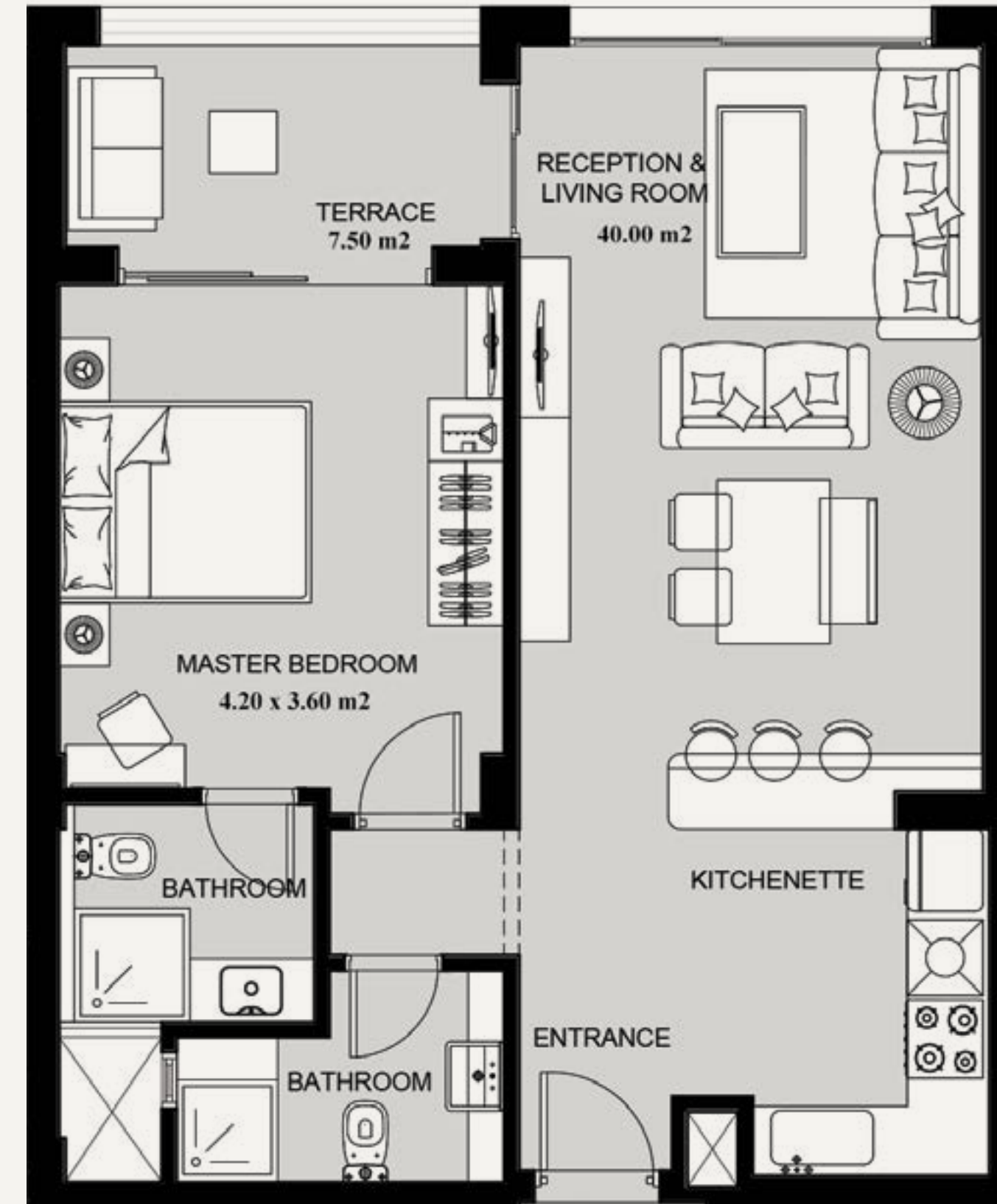
Bay Breeze

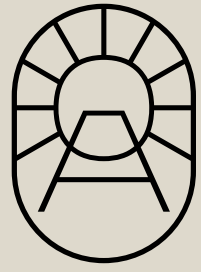
Middle Right Side First & Second Floor Unit F2 & S2

| | |
|------------------------|-----------------------|
| Floor | FF Middle R |
| Flat No. R2L | F2 |
| Unit Gross Area | 85m2 |
| Terrace | 7.5m2 |
| Garden | Na |
| Beds | 1 |
| Bathrooms | 2 |
| Laundry | Na |
| Unit View | Landscape/Pool |

Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.





BAYTOWN

Unit Highlights

Middle Right Side 1st & 2nd Floor Unit F2 & S2

Unit Highlights — One-Bedroom Apartment

Smart Comfort:

Balanced one-bedroom home with a modern flow.

Practical Elegance:

Includes an additional guest bathroom for hosting privacy.

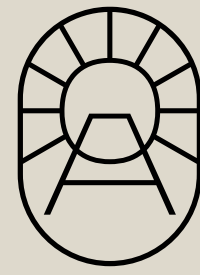
Indoor-Outdoor Living:

Deep terrace designed for small gatherings or quiet evenings.

Refined Layout:

Efficient space ideal for singles or couples.





BAYTOWN

The Den

Middle First & Second Floor Unit F3 (1 Unit)

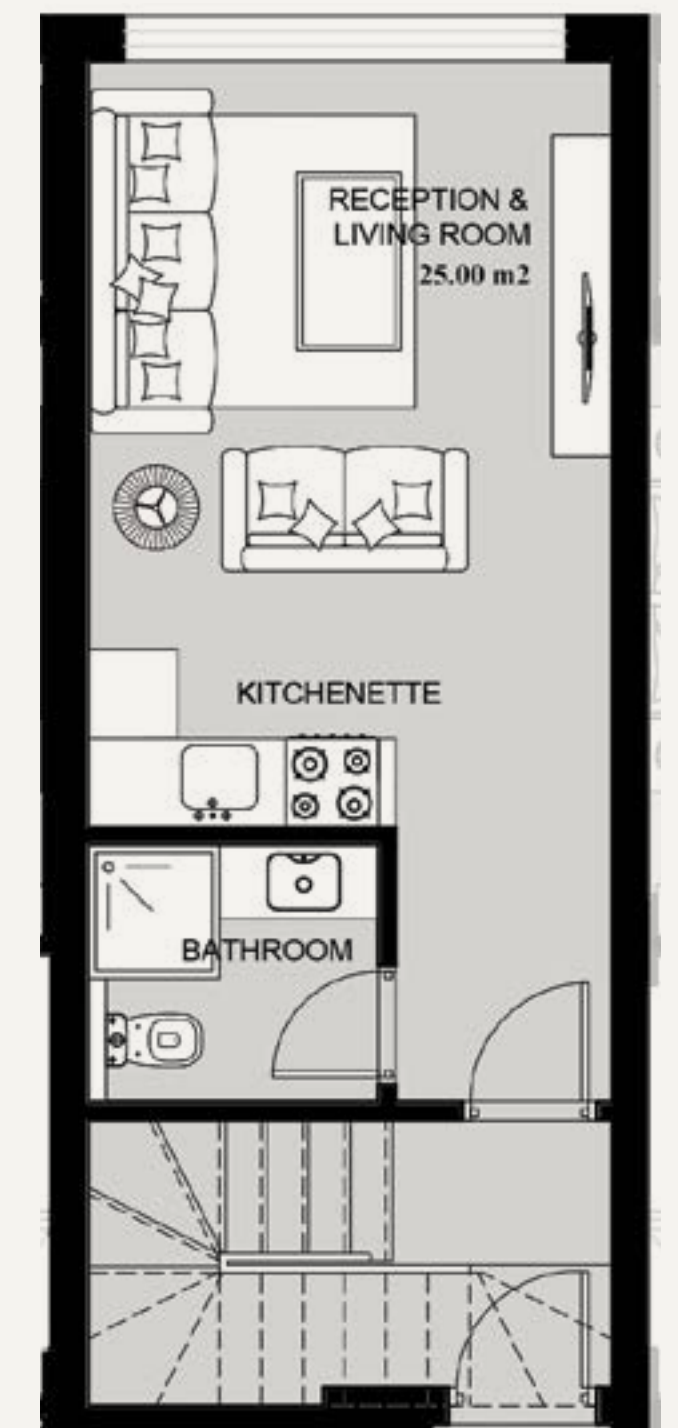
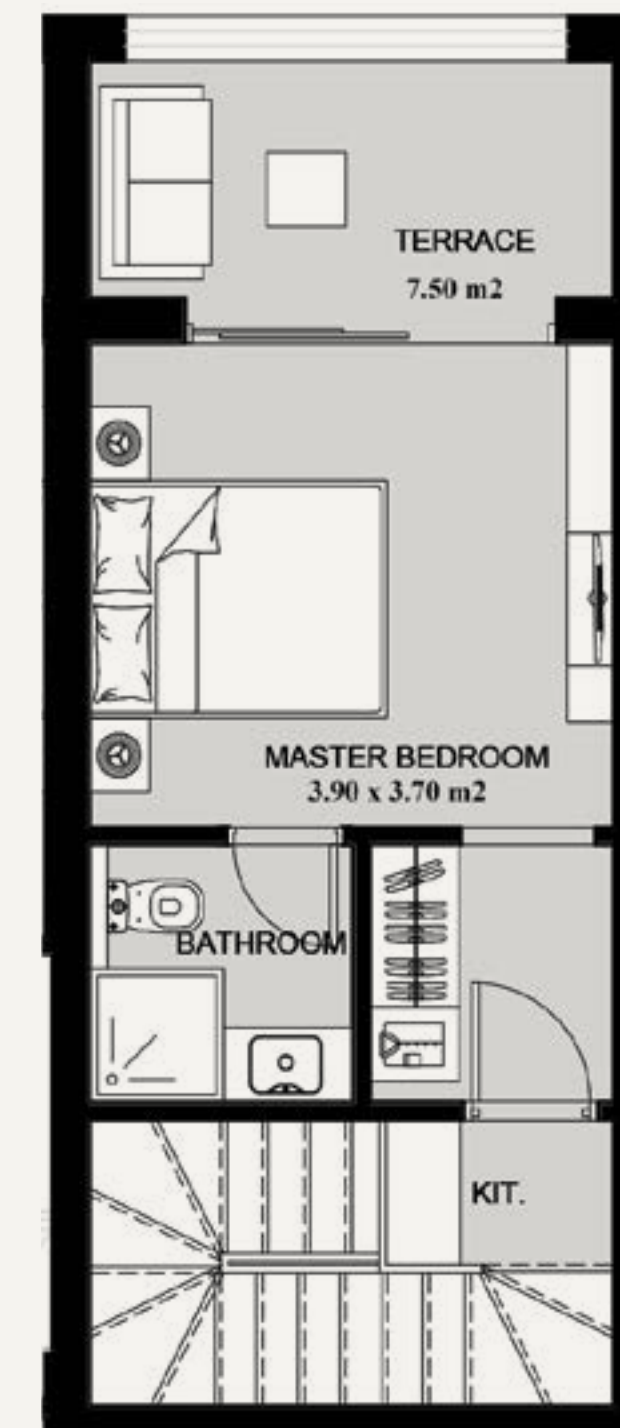
| | |
|------------------------|------------------------------|
| Floor | FF Middle |
| Flat No. R2L | F3 |
| Unit Gross Area | 91m2 |
| Terrace | 6m2 |
| Garden | Na |
| Beds | 1 |
| Bathrooms | 2 |
| Laundry | Na |
| Unit View | Upper view/Lower view |

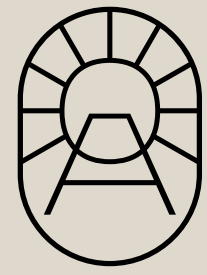
Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Crafted for creators, thinkers, and modern minimalists





BAYTOWN

The Den

Unit Highlights

Middle First & Second Floor Unit F3 (1 Unit)

An architectural innovation in compact luxury living.

Unique Duplex:

Innovative two-level residence merging privacy and aesthetic flow.

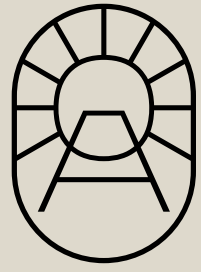
Versatile Living:

Includes internal stairs and a separate rental suite option.

Compact Luxury:

A personal retreat or smart income opportunity for professionals.





BAYTOWN

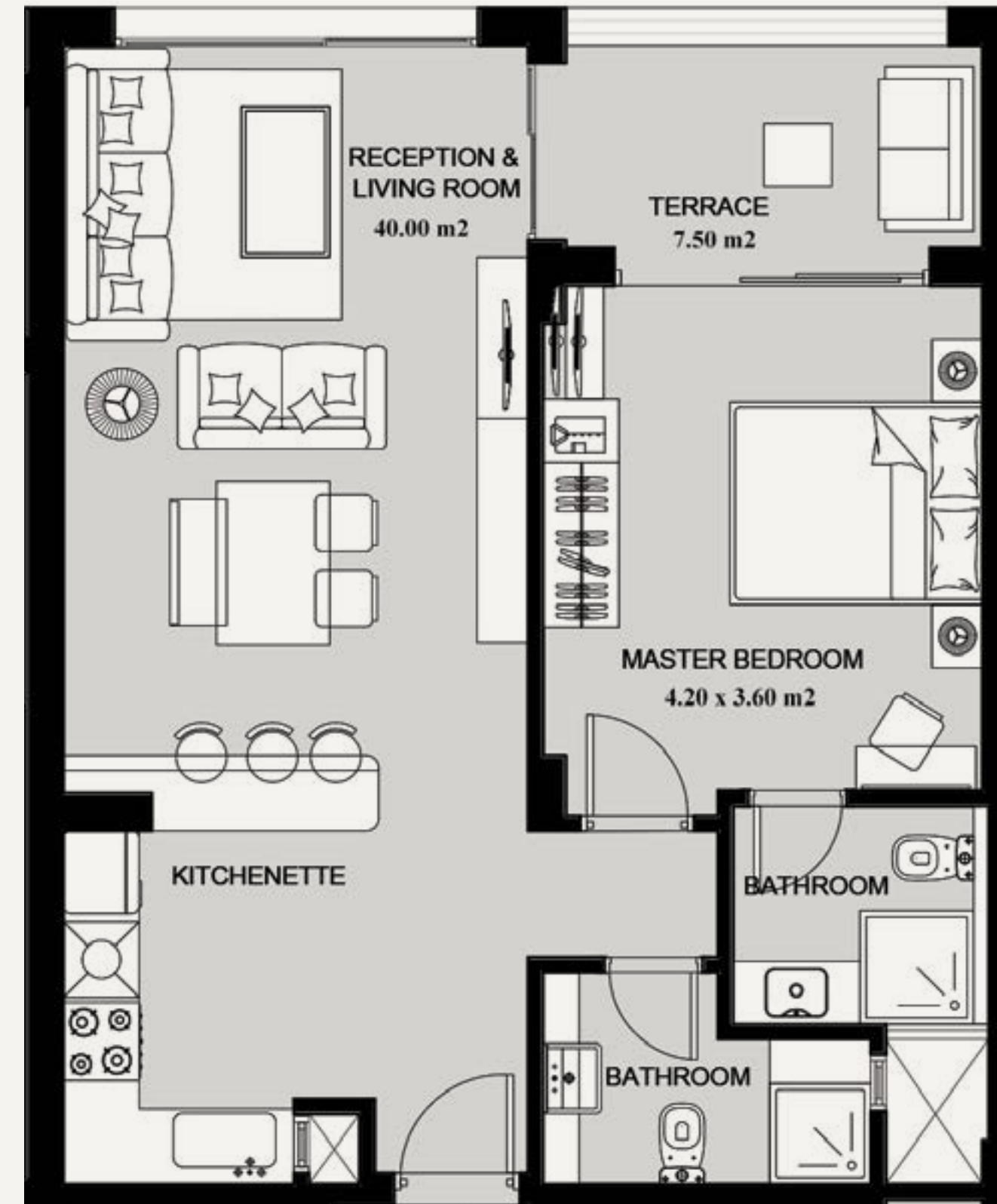
Bay Breeze

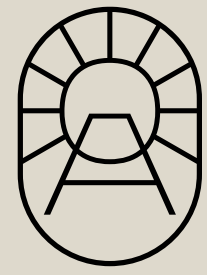
Middle Left Side First & Second Floor Unit F4 & S3

| | |
|------------------------|-----------------------|
| Floor | FF Middle L |
| Flat No. R2L | F4 & S3 |
| Unit Gross Area | 85m2 |
| Terrace | 7.5m2 |
| Garden | Na |
| Beds | 1 |
| Bathrooms | 2 |
| Laundry | Na |
| Unit View | Landscape/Pool |

Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.





BAYTOWN

Unit Highlights

Middle Left Side 1st & 2nd Floor Unit F4 & S3

Unit Highlights — One-Bedroom Apartment

Smart Comfort:

Balanced one-bedroom home with a modern flow.

Practical Elegance:

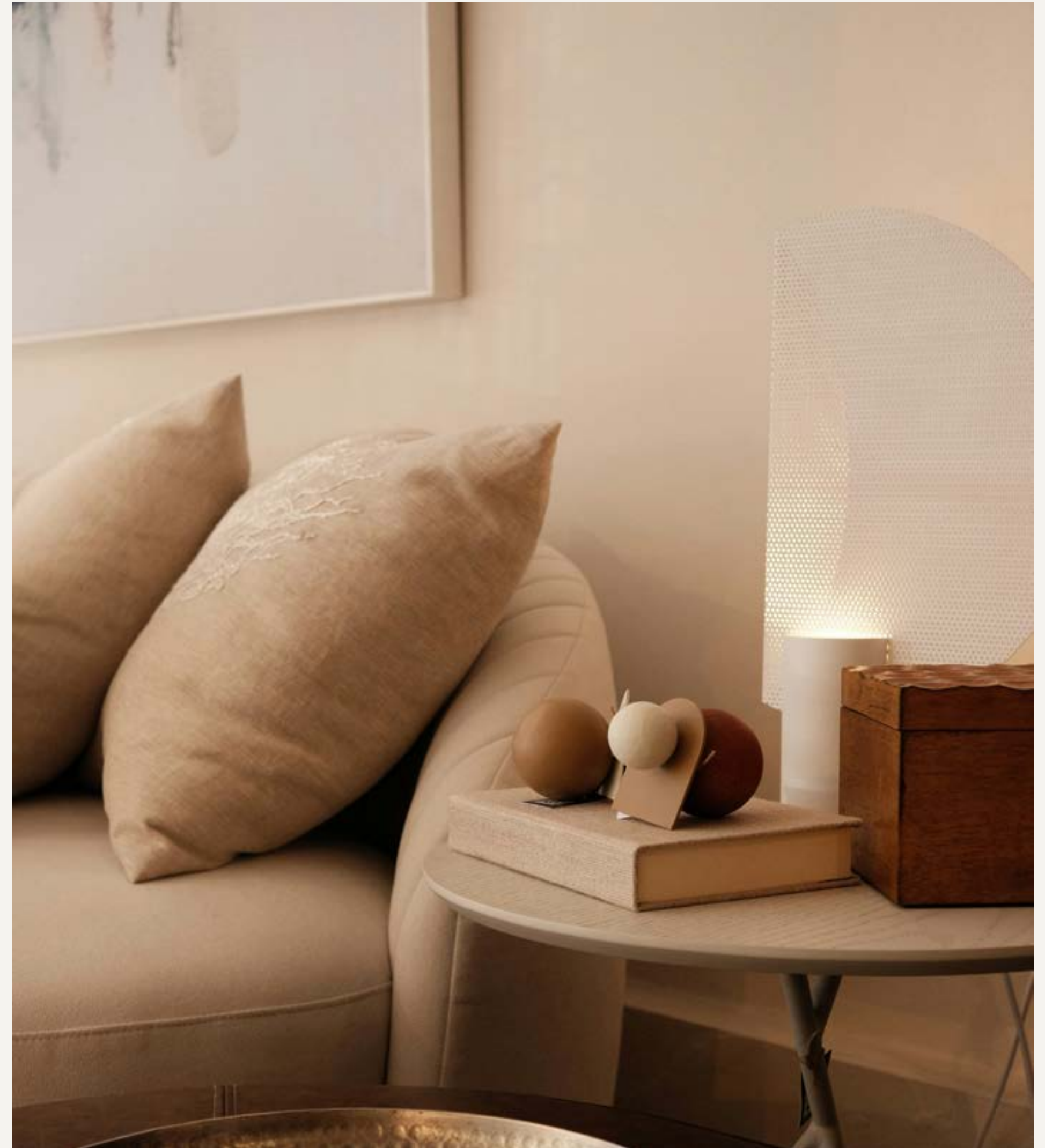
Includes an additional guest bathroom for hosting privacy.

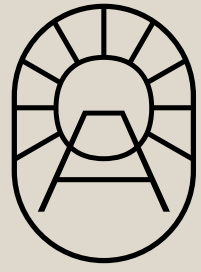
Indoor-Outdoor Living:

Deep terrace designed for small gatherings or quiet evenings.

Refined Layout:

Efficient space ideal for singles or couples.





BAYTOWN

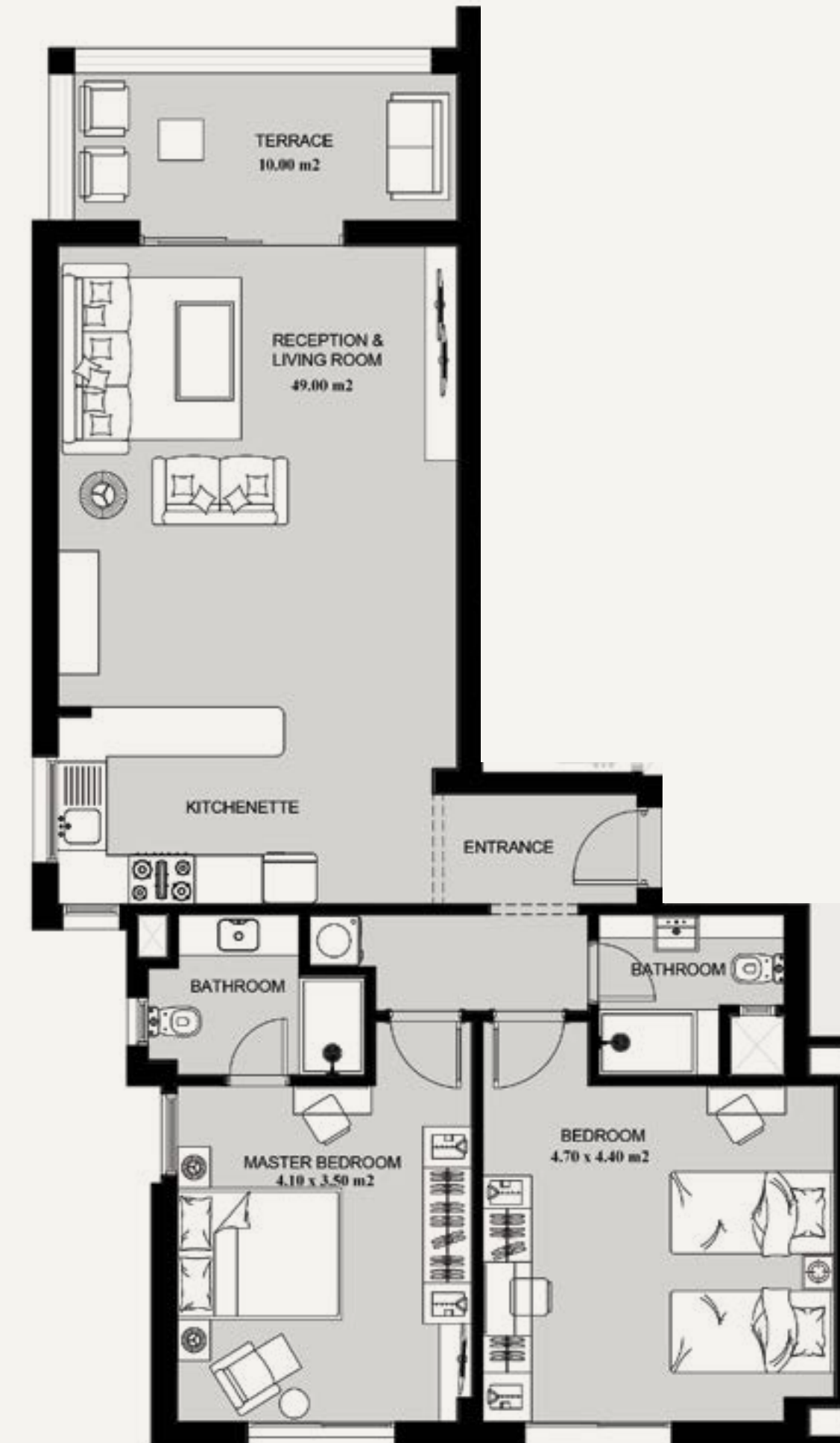
Bay Breeze

Left Corner First & Second Floor Unit F5 & S4

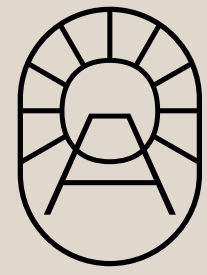
| Floor | FF Corner Right |
|-----------------|-------------------|
| Flat No. R2L | F5 & S4 |
| Unit Gross Area | 130m ² |
| Terrace | 11m ² |
| Garden | Na |
| Beds | 2 |
| Bathrooms | 2 |
| Laundry | Na |
| Unit View | Landscape/Pool |

Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.



Corner Privacy Smart Separation
Flow inside with balance



BAYTOWN

Unit Highlights

Middle Left Side 1st & 2nd Floor Unit F4 & S3

Corner Advantage:

Edge-of-building position with dual-side exposure.

Quiet Zone:

Bedrooms located away from active compound areas.

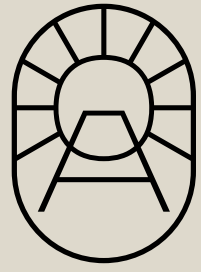
Social Layout:

Kitchen and terrace form one vibrant, integrated space.

Value Addition:

Includes roof space for future lifestyle upgrades.



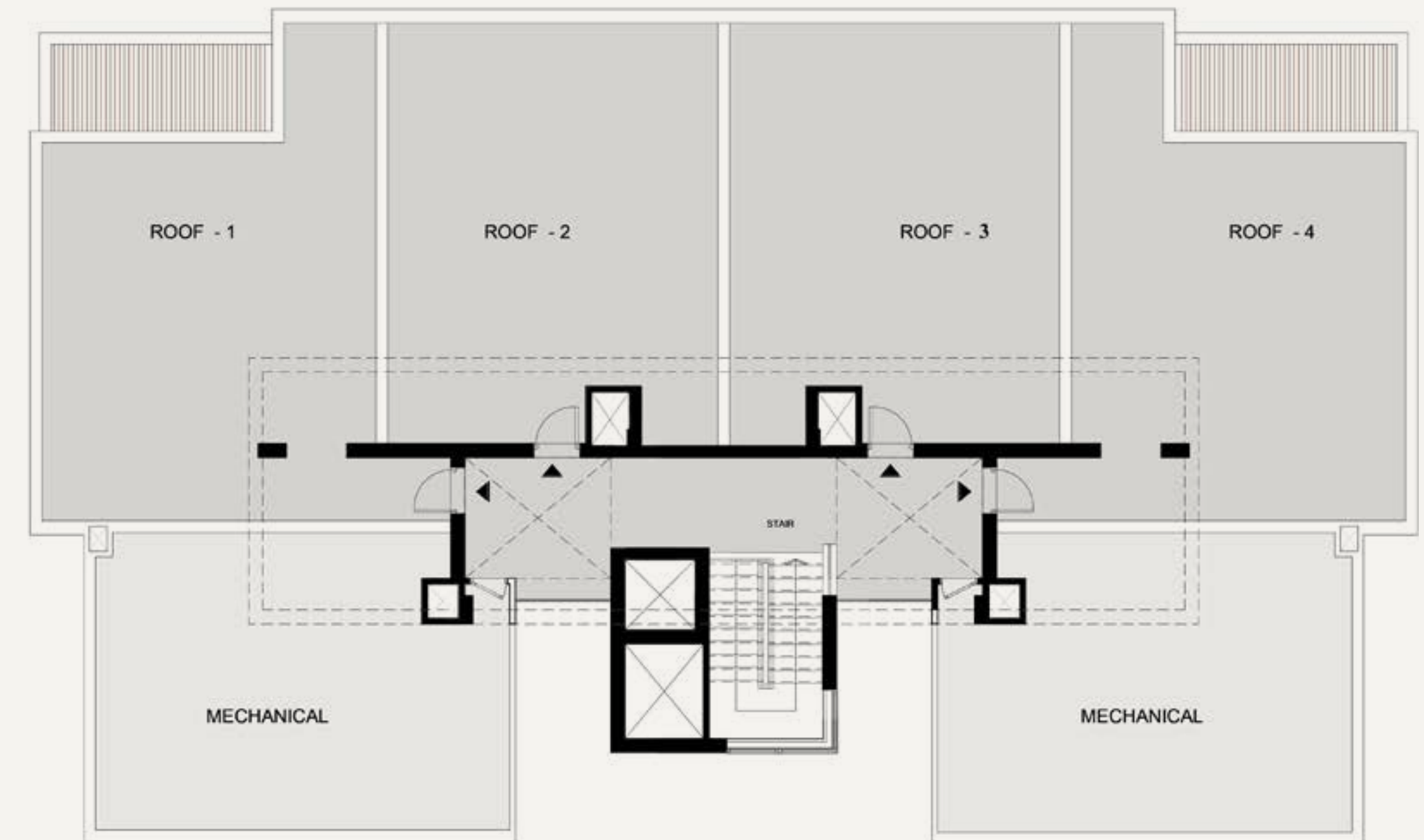


BAYTOWN

Roof Plan

Open space, without facility

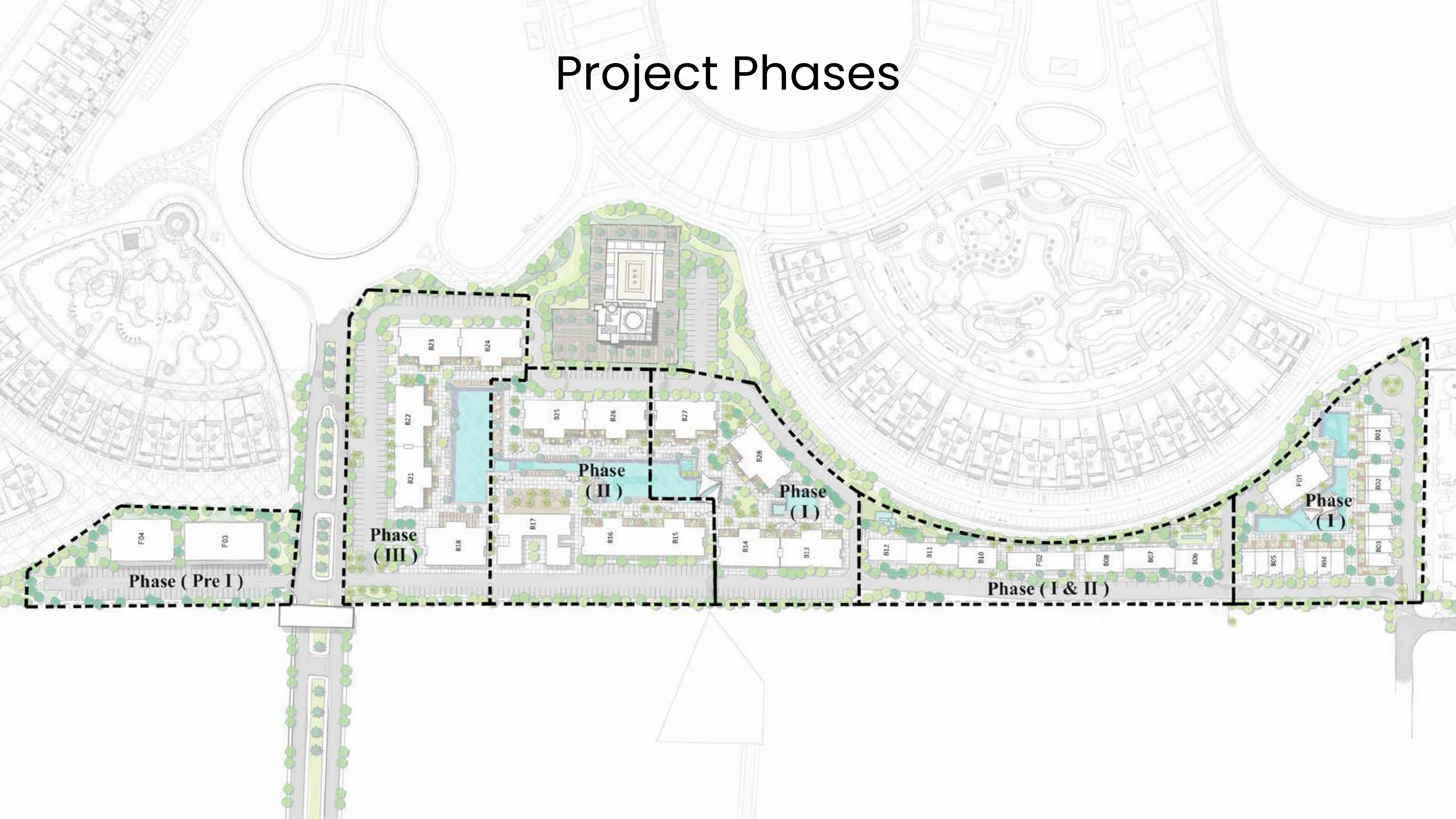
Roof area with open space, sold with 2 beds units



Disclaimer:

Drawings are not to scale. Final details and finishes may vary from concept design. All units are delivered fully finished with air-conditioning. Images shown are illustrative and not binding. Downtown Sokhna Development reserves the right to revise or modify designs at its discretion without prior notice.

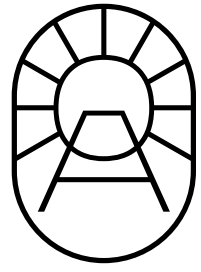
Project Phases





Now launching

2 Beds Coco Cabanas



Coco Cabanas

If small is beautiful, then Coco Cabanas is its most refined expression.

- **Intelligent Living:**
Compact homes designed for a seamless blend of privacy, openness, and comfort.
- **Effortless Space:**
High ceilings and open layouts create an expansive feel that flows naturally into generous terraces.
- **Indoor-Outdoor Harmony:**
Flexible two-level designs featuring upper high ceiling with terraces and private lower gardens.

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







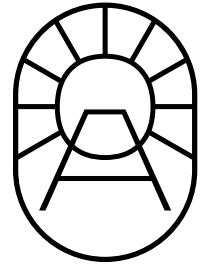




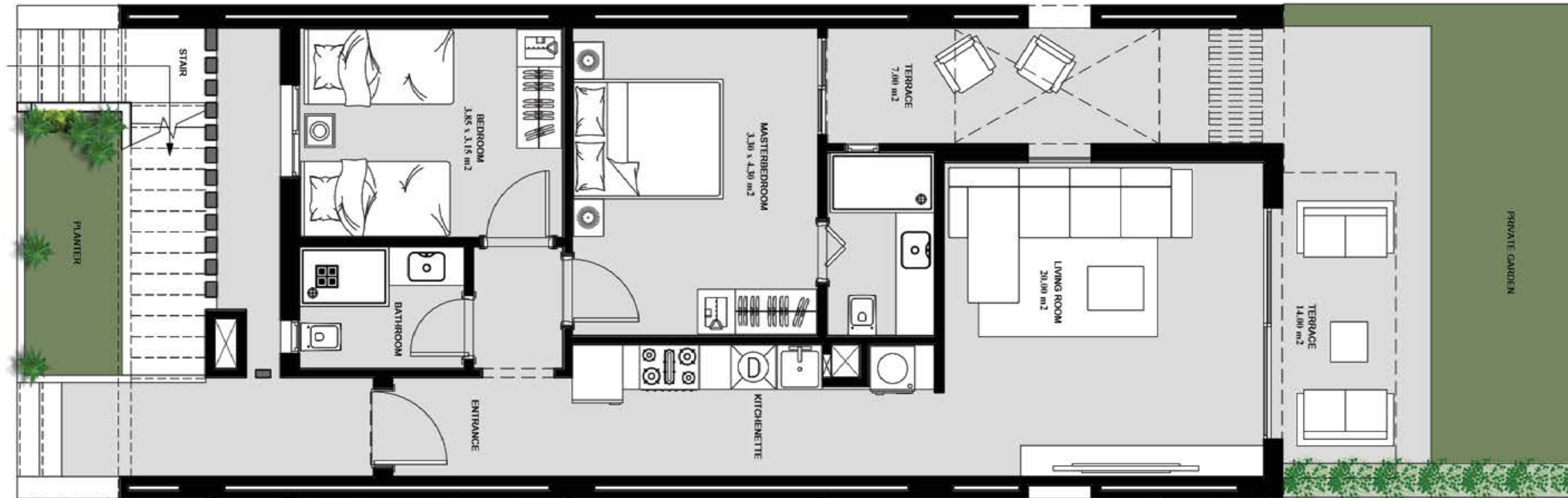
Intentional Seclusion: Privacy in Proximity



Privacy:
While units appear adjacent for aesthetic harmony, the “plot-free” staggering ensures no direct line of sight between neighboring living areas.



2 Bedroom Cabana Lower (Ground Floor)



- **Indoor-Outdoor Flow:**

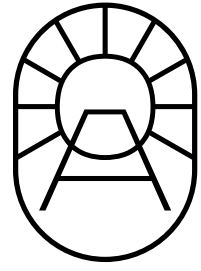
A layout designed to extend living beyond the interior with a generous main terrace as the heart of the home.

- **Private Greenery:**

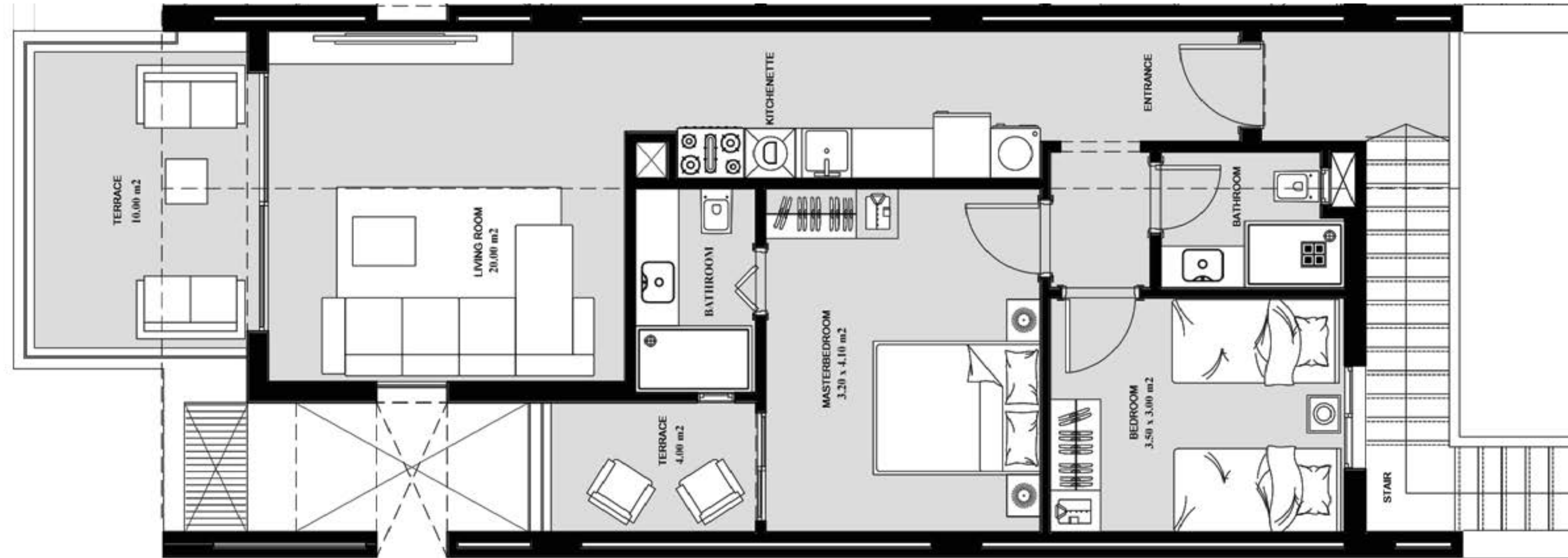
A 22m² private garden wraps the space, creating a natural transition between indoor comfort and the open air.

- **Functional Space:**

Includes a central open-flow zone for light and airflow, plus a dedicated rear terrace for bicycles or electric scooters.



2 Bedroom Cabana (Upper)



- **Private Sanctuary:**

A light-filled retreat featuring a pitched roof for natural insulation and a half shaded terrace that balances protection with a seamless connection to nature.

- **Pitched Roof:**

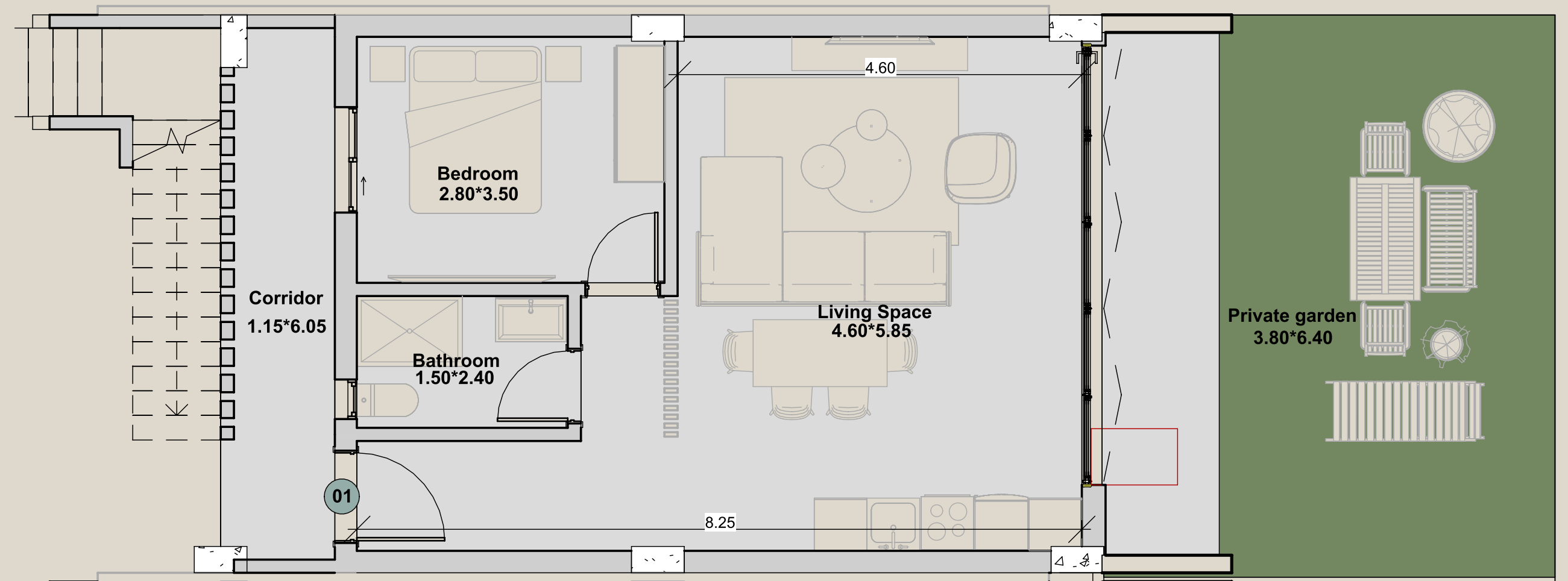
Expansive outdoor flow where the terraces meet an eco-friendly roof design optimized for energy flow and enhanced natural cross-ventilation.

- **Durable Utility:**

Weather-resistant architecture with efficient drainage and a secondary rear terrace for discreet storage, ensuring a long-lasting and peaceful environment.



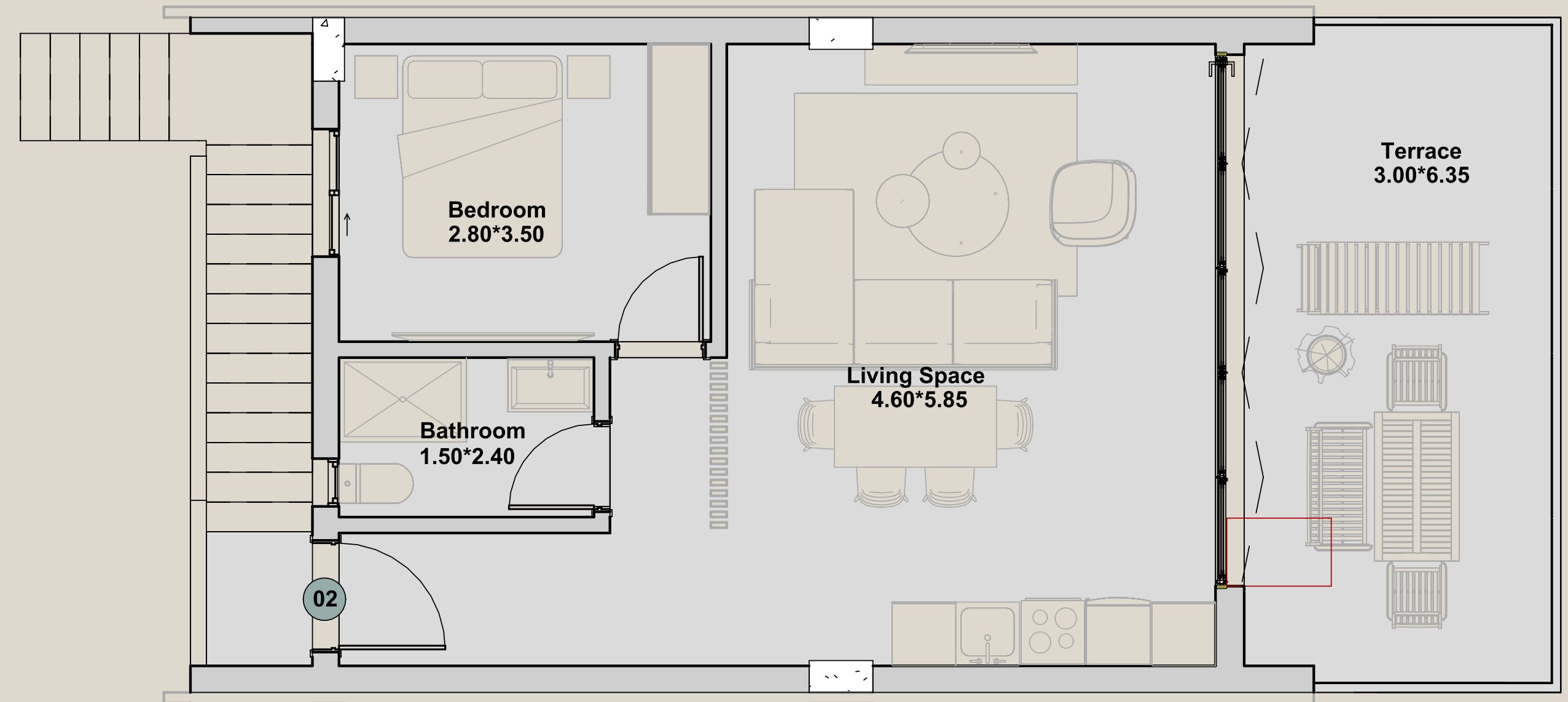
1 Bed Coco Cabana



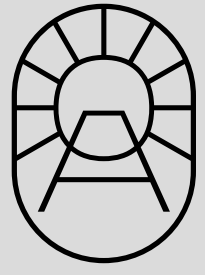
1 1-G.F-Furniture Plan
1 : 100



1 Bed Coco Cabana



1 2-F.F-Furniture Plan
1 : 100



BAYTOWN

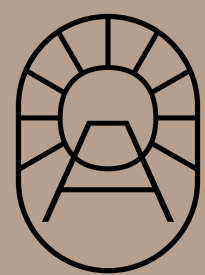
Coco Cabana

**2 Bedroom Cabana's:
B01 & B02 (Only 12 units)**

**1 Bedroom Cabana
B03, 4 & 5 (22 units)**



2 Bedroom Cabana's



BAYTOWN

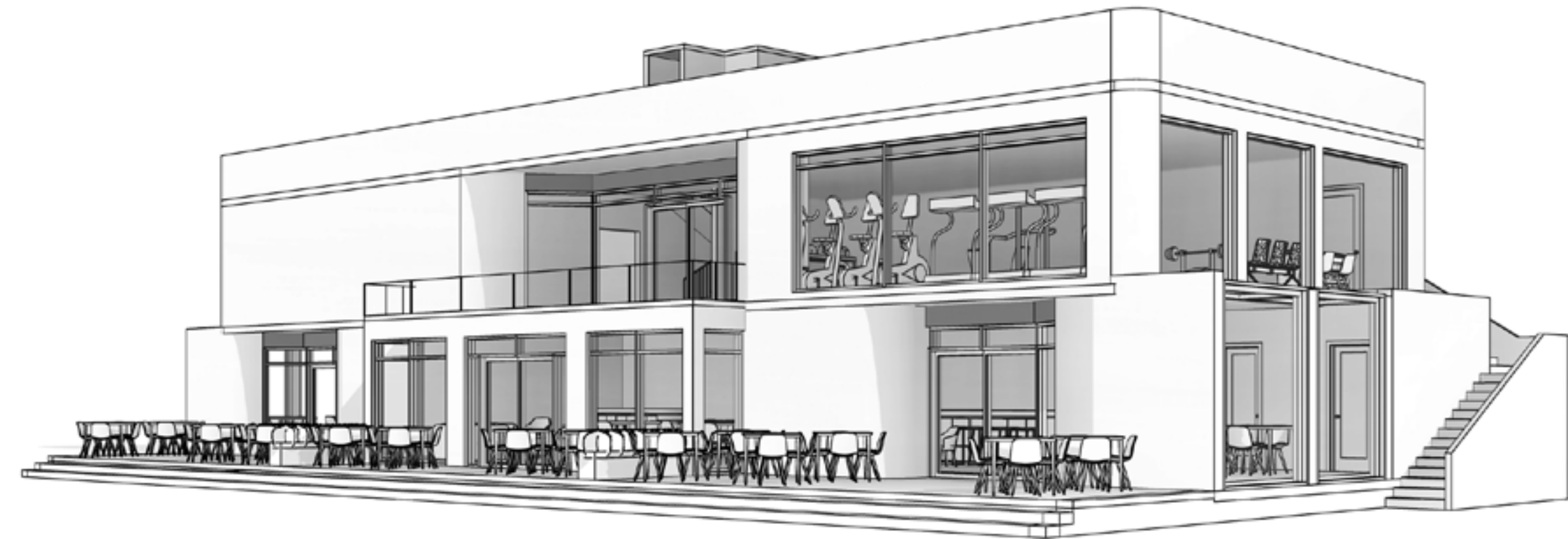
The Facilities

BAYTOWN

Clubhouse

Location: Cabana Area

CLUB HOUSE EXTERIOR SKETCHES



BAYTOWN

Restaurants

SIMPLE – WHITE& GREY – CURVED &
SMOOTH EDGES – LARGE OPENINGS

INTERIOR REFERENCES



BAR REFERENCES



BAYTOWN

Gym & Spa

SIMPLE – WHITE& GREY – CURVED &
SMOOTH EDGES – LARGE OPENINGS

GYM REFERENCES



BAYTOWN

Community Center

Location: (Far left side of Masterplan) (Left side of Gate)

REFERENCES



Bank



Clinic



Pharmacy



BAYTOWN

Supermarket

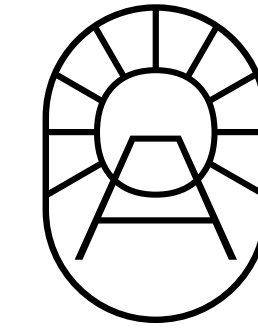
(Location: Far left side of Masterplan) (Left side of Gate)

INTERIOR REFERENCES



BAYTOWN Developer

DOWNTOWN
— SOKHNA —



Strategic Partner & General Consultant

DEGLA CFM

CONSTRUCTION & FACILITY MANAGEMENT

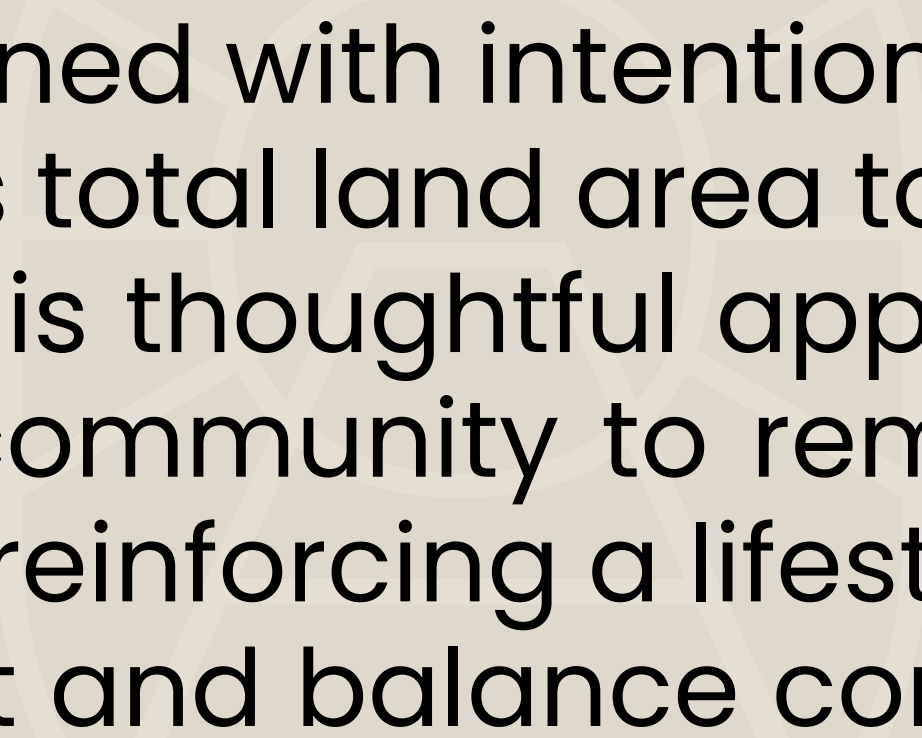
Strategic Partners



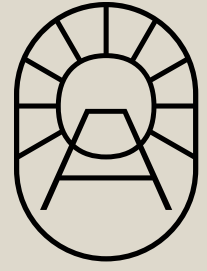
Supporting Partners

Melee





Baytown is designed with intention, dedicating only 16.9 percent of its total land area to built residences and cabanas. This thoughtful approach allows the majority of the community to remain open, green and breathable, reinforcing a lifestyle where space, comfort and balance come first.



Official Communication

For all official inquiries, communication and sales information please contact:

Email: info@baytownsokhna.com
WhatsApp: 01069700069
Website: www.baytownsokhna.com



BAYTOWN