SOMA BAY · RED SEA · EGYPT

Soma Bay.

SOMABAY

From a memorable visit *to a home of your own.*



You've been here. Now you're wondering what it would be like to have a home here.

We're Khaled and Larissa. We bought here and live here. Let us help you turn that thought into a serious search.

03–06

Choose your neighbourhood
Our map and local perspective

07–09

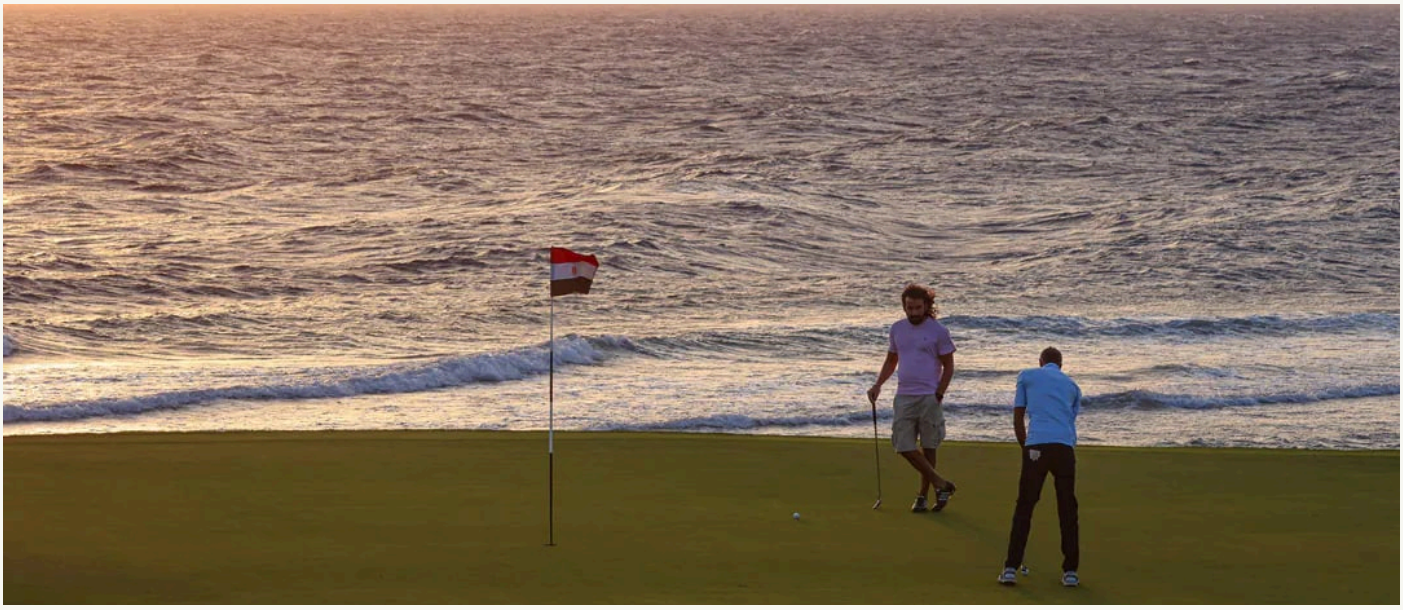
Look beyond the holiday
Daily life, buying and viewings

10–13

Compare your options
New additions, neighbours and homes

Khaled & Larissa · KÂMO Property Group

What stayed with you *after the holiday?*

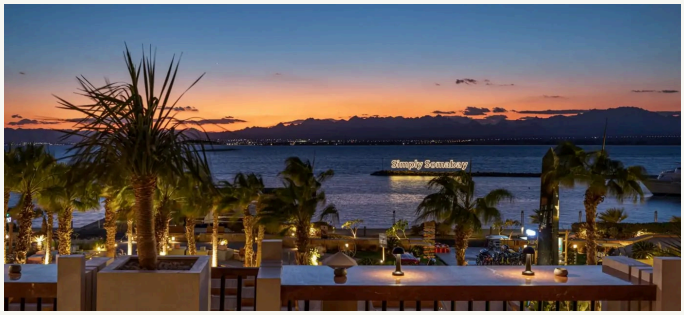


Tell us what you miss: the water, a round of golf, dinner by the boats. We use those details to look beyond the hotel you know and find the residential settings that fit you.



Keep the water in your week.

For kite days, we look around 7BFT and the Bayside; for diving, Orca is a useful stop. From a home, equipment storage and the route to the water matter too.



Find your evening routine.

Some buyers want marina evenings close to home; others enjoy going out and returning to a quieter setting. The map helps us place both choices.

Kempinski Hotel Soma Bay · SHERATON Soma Bay Resort · THE CASCADES · ROBINSON SOMA BAY · THE BREAKERS

Established hotels: Kempinski, Sheraton, The Cascades, ROBINSON and The Breakers. Tennis, padel and the Cascades spa add other ways to spend time here. Somabay hotel directory; activities and access enquiries.

Bayside or *Reefside?*

You can enjoy both sides of Somabay. The choice is what you want closest to home. We've grouped the neighbourhoods by how they feel to live in; follow their numbers through pages 4–6.



Bayside 1–5

Beach days, kite sessions and evenings at the marina. Start here if you picture much of your day out and about.

Reefside 6–12

Swims, sea views and time on your terrace. Start here if the water and the home itself shape your day.

Eight jetties

Breakers · Arc · Coves · two at Shams Soma · three along Wadi Jebal and Reef Town.

Our orientation map: general settings, not plot boundaries. All eight jetty locations checked on Google Maps satellite, 23 October 2026; coastal settings confirmed by us. Coast, roads and golf: © OpenStreetMap contributors, ODbL. Neighbourhood references: Somabay's 2025 masterplan and our local corrections. Check access and sea conditions with us for your visit.

Bayside.
Days around the bay.

On the Bayside, life can revolve around the beach, kite days and marina evenings. The choice within it is how close you want to be: on the beachfront, in a central collection or somewhere more open to return to.

1 Mesca

For days built around the beach

Mesca is a natural place to look if the beach or kite sessions brought you back. Its releases occupy different settings, so the name alone does not tell us what a home overlooks or how you will reach the water.

Try the beach route with the things you actually take with you.

Mesca releases

2 Baywest & Baywest Valley

An open setting to come home to

Baywest and Baywest Valley offer a more open setting around the western approach. We look here when you are happy to make the trip to the beach or marina part of your routine.

Make the journey to the places you would use most. Does it feel easy enough to repeat?

Baywest · Baywest Valley

3 Blanca Residences & Mazeej

When the beach is the reason

Blanca Residences and Mazeej are our beachfront starting points: back from the sand for lunch, then out again. If that is the day you picture, keep these homes separate from the central Blanca collections when comparing location and price.

Walk the actual route from the front door to the sand; check what sits in front of the terrace.

Blanca Residences · Mazeej

4 Central Blanca

Gardens, Gardens II & Collection

Gardens, Gardens II and Collection give you a central home base for enjoying different parts of Somabay. We compare the outlook and building position here, rather than treating every Blanca address as beachfront.

Decide what you want close by, then try those journeys from the building.

Blanca Gardens · Gardens II · Collection

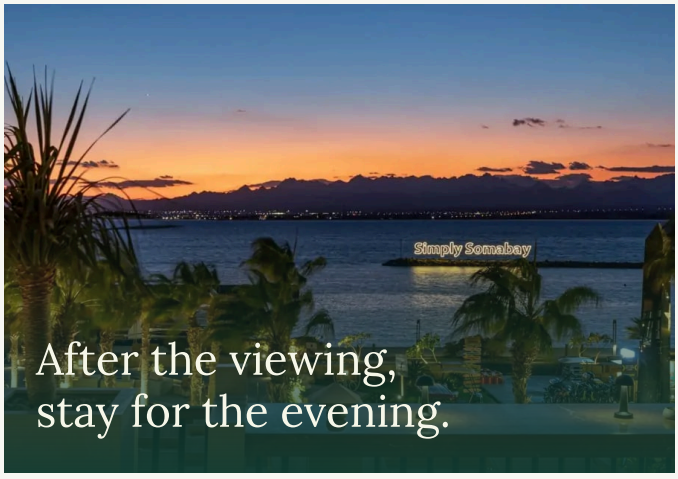
5 Marina & Baycentral

Coffee, dinner and an evening walk

We look at Baycentral and nearby homes, including Marina Residences, when you want the marina in your everyday life. Coffee, dinner and an evening walk become reasons to choose the address.

Stay for the evening, then follow the route home and judge the atmosphere at your door.

Baycentral · Nautilus · Marina Residences



Beach access, views, services and walking routes depend on the individual home. Destination photograph; not a home offered for sale.

Reefside.
Sea time. Time at home.

On the Reefside, the sea and the home itself shape more of the day. We look closely at what draws you outside: a swim, a long lunch on the terrace or the sound of the waves. These neighbourhoods give that life different forms.

6 Wadis - Wadi Jebal & Wadi Soma

When the terrace is another room

For slow breakfasts and long afternoons outside, we compare the Wadis terrace first. Wadi Jebal and Wadi Soma share the open-sea side; elevation, shade and privacy decide how well the outdoor space works as another room.

Sit where you would eat or read. Check shade, exposure and the view from your seat.

Wadi Jebal · Wadi Soma

7 Reef Town

Quiet, between the golf and the sea

With no hotels around, Reef Town has a quiet residential feel between the golf course and the sea. We show it to buyers who enjoyed staying here but want a calmer place of their own to return to.

Spend time around the building as well as inside. Does the quiet feel right for you?

Reef Town

8 Soma Breeze

Room to settle in, with a view

Soma Breeze stands out for beautiful views and spacious floor plans. For longer stays, that space needs to work: we look at where your furniture goes, what you can put away and how the living room opens outside.

Picture a full day at home. Does the layout work for you and anyone staying with you?

Soma Breeze

9 Arc

Steps from swimming with Red Sea fish

Arc puts you steps from swimming with Red Sea fish, with a jetty in front of the neighbourhood. We look here when getting into the sea is part of the day you want to repeat.

Follow the route from the home to the jetty; confirm access and conditions for your swim.

Arc · Arc of Soma Lagoon Edition

10 Coves

Private. Tucked away. The sound of waves.

At Coves, the appeal is coming back to somewhere private and tucked away, with the waves in the background. We take time outside each home: the feeling of retreat depends on its terrace, outlook and neighbours.

Pause and listen. Check what you can see from neighbouring terraces, and what they can see of you.

Coves · Coral Coves



Our local perspective, October 2026. Views, space and privacy vary by home; we confirm water access and swimming conditions for your visit. Destination photograph.

Further along *the Reefside.*

Along the coast, Coves comes first, then Sholan, then Shams Soma. We include these last two in your Reefside search, with a closer look at the developer and phase behind each home.



Developer illustration; inspect the offered home and its phase.

RESIDE DEVELOPMENTS

11 ON OUR MAP

Sholan *by Reside*

Original Sholan, Sholan Extension and Shades of Sholan are separate collections. When a listing simply says “Sholan”, our first question is which one.

Original Sholan includes ready-to-move-in homes; the Extension is under development. We establish the unit’s completion and handover position before planning a viewing.

Tell us when you want your first stay to be. We’ll use that to narrow the phases before comparing homes.



Developer illustration; proposed landscaping and amenities.

MARAKEZ

12 ON OUR MAP

Shams Soma *by MARAKEZ*

Shams Soma is MARAKEZ’s neighbourhood within Somabay. Its masterplan follows the terrain, bringing together homes, sea views, green valleys and a planned boutique hotel.

We look here when architecture and the landscape are central to your brief. The release, specification and delivery schedule need to fit when you want to start using the home.

Find Shams Soma at 12 on our map, south of Sholan, with two jetties on the Reefside.
Open MARAKEZ’s location pin →

One destination. Different purchase agreements.

The address puts you within Somabay; the purchase agreement tells us who is delivering your home and which facilities and services come with it. We establish both before you commit.

Official project sources, checked 23 October 2026: Sholan; Sholan Extension; Shades of Sholan; MARAKEZ: Shams Soma. These projects are additional to the dated Somabay price-list table on page 12.

We bought here. *We live here.*

We're husband and wife, and this is our home. We want to help you move from enjoying a stay here to knowing whether a particular home will work for you.





Khaled Haridi & Larissa Pagan
KÂMO co-founder & property advisor

Look beyond the holiday week.

Before we narrow the neighbourhoods to homes, we talk about how often you will come, who will stay with you and whether this is for holidays, longer visits or a move.

Then we look at the less photogenic parts of owning: groceries, appointments, maintenance and who has a key when you are away. They belong in the search too.

habitat



Habitat by Wander

WANDER

In front of the marina, Habitat by Wander brings dining, coffee, shops and creative activities into the neighbourhood. You'll find names including Boulevard, Fix Coffee by Social, Secret Society, SNO and Noon by Fagnoon.

Stop here between viewings. It helps you see the marina area as a place to spend time beyond the hotel.

If you stay longer.

If you will rely on GEMS International School Somabay, Kompass kindergarten, ICC Medical Center or local shopping, we make room to explore them. Confirm admissions, services and opening arrangements for your household.

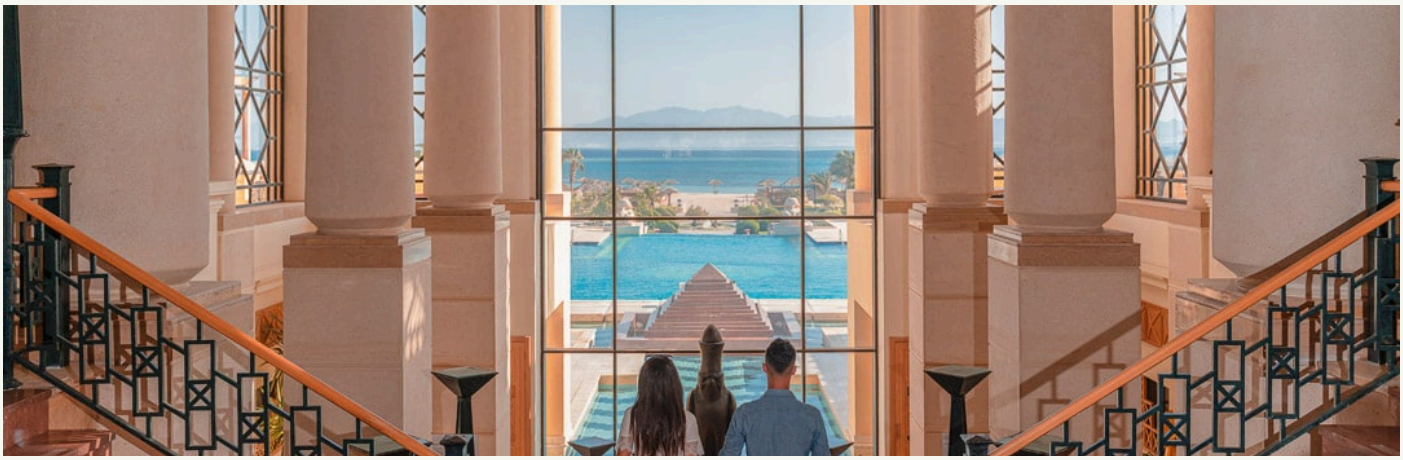
When you fly home.

Who checks the property, deals with a repair or meets guests? We help you ask the right service providers. The Somabay App and Stayr are starting points; confirm the scope and charges for your home.

Our home and local perspective, October 2026. Sources: Wander: Habitat; Somabay traveller guide, Habitat and services; GISS campus; destination facilities; Stayr; owner app. Check current venue hours before visiting.

When do you want *to use your home?*

Once we know how you want to use the home, timing narrows the options. A place for next winter and a home you are happy to wait for lead us to different conversations.



Sheraton Soma Bay. Destination photography; not a property offered for sale.

BUYING FROM THE DEVELOPER

Buying ahead.

With a developer release, we work back from handover and allow for finishing and furnishing. A staged payment plan only helps if the full cost and delivery terms fit you.

- Compare the full price on each payment plan.
- Check the exact unit, specification and delivery terms.
- Include maintenance, furnishing and other costs.

BUYING A FINISHED HOME

Buying what you can see.

A finished home lets us judge the rooms, terrace and neighbours together. We establish what stays with the property and what you need to do before your first visit as an owner.

- Check condition, inclusions and running costs.
- Confirm title, seller obligations and transfer requirements.
- Verify rental rules if letting forms part of your plan.

For an off-plan resale, read all three numbers.

Cash paid to the seller at assignment, remaining developer instalments and the total purchase commitment. Add scheduled maintenance and agreed brokerage; identify separate transfer and statutory charges.

For any purchase, have an independent Egyptian lawyer review the specific contract and documents. A viewing, advertised payment plan or rental estimate does not establish legal status or guarantee income.

Let's test *the shortlist.*

If you are still between Bayside and Reefside, we compare a home on each. Once you know the setting, we keep the list small and focus on the differences between homes.

01 Walk from the front door.

We follow the routes you will actually use, to the beach, jetty or marina. Check access, steps and crossings with shopping, children or equipment in mind. A map cannot tell you how that journey feels.

02 Stay on the terrace.

We give this time. Sit down, notice the shade and privacy, and look for nearby building work. If a home stays on the shortlist, return at another time of day.

03 Inspect the exact home.

We compare the offered home with the details you were sent: layout, condition and inclusions. For off-plan, we put the unit plan and specification beside the show home or render.

Build a budget for owning.

We put the costs into one comparison so the headline price does not have to tell the whole story.

The purchase

Total price, payment dates, brokerage, transfer and registration charges.

Getting it ready

What is included, plus any finishing, furnishing and setup required.

Keeping it

Maintenance, services, utilities and the care of the home while you are away.

If you plan to rent

Letting rules, management charges and evidence from comparable homes.

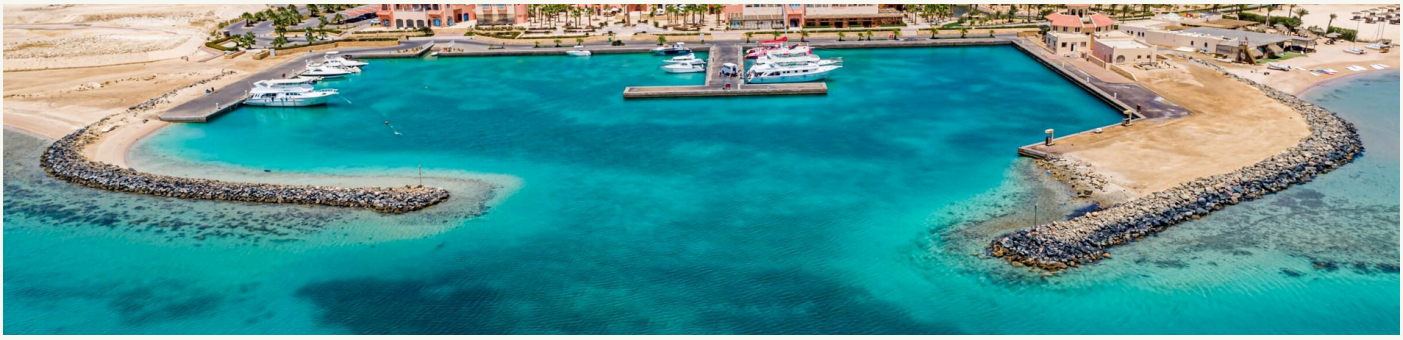
What stays on the list?

Tell us what you liked and what ruled a home out. A difficult route, an overlooked terrace or an awkward room is useful information. We use it to make the next shortlist more precise.

A viewing or budget comparison does not establish legal status, guarantee delivery or prove rental income. Have an independent professional review the specific documents and obligations before committing.

What is changing *around your home?*

We also watch how the destination is developing. These hotel and golf additions belong in the conversation about where you buy and how long you plan to own.



AUTOGRAPH COLLECTION HOTELS
MARRIOTT INTERNATIONAL

ANNOUNCED / SOMABAY

Autograph Collection

Marriott's Autograph Collection is coming to Somabay. The agreement was signed in February 2025, with 2027 announced as the opening target.

ANANTARA
HOTELS & RESORTS

ANNOUNCED / SOMABAY

Anantara Resort & Residences

Minor Hotels announced the resort and branded residences in May 2026, with an opening scheduled for May 2030. We keep that target separate from your home's contractual handover.

SOMABAY
GOLF

GOLF / OPENING IN PHASES

Hidden Coves

Hidden Coves is opening in stages, with the championship course targeted for January 2027. We'll confirm which holes you can book during your visit.

What this means for your search.

These additions give us more to discuss, but the home still needs to work at the price and on the terms offered today. We judge rental plans using achieved comparable rents and costs, rather than a brand announcement.

Official announcements and operator information checked 23 October 2026: Somabay: Autograph Collection signing, February 2025; Minor Hotels: Anantara, May 2026; Hidden Coves milestones. Opening dates are announced targets. Photograph shows the existing destination. Official brand assets: Minor Hotels media kit; Somabay Golf, logo and January 2027 target.

And beyond *Somabay?*

Elsewhere on the Red Sea, we use the same questions: what can you buy, when can you use it and what will be around you?

ALMAZA BAY
RAS SOMA

TRAVCO PROPERTIES

SEPARATE DESTINATION / RAS SOMA

Almaza Bay Ras Soma

Travco's Ras Soma project brings the Almaza Bay name to the Red Sea. It is distinct from both Somabay and Almaza Bay on the North Coast.

We compare its delivery stage and facilities with the parts of Somabay you already know.

marassi
RED SEA

EMAAR
MISR

SEPARATE DESTINATION / RED SEA

Marassi Red Sea

Emaar Misr's Marassi Red Sea is a separate destination from the established Marassi on the North Coast. We assess the Red Sea plans on their own terms.

For your first stay, we distinguish what will be open from what belongs to a later phase.

QATARI DIAR

FUTURE REGIONAL PLANS / LOCATION UNCONFIRMED

Qatari Diar

Qatari Diar has signalled further Red Sea projects. A named launch and exact location have not been confirmed; we're following the official announcements.

We keep this on our watch list until there is a specific project to compare.

You have already experienced part of the answer.

Here, you can revisit the hotels, golf, marina and residential streets before deciding. We use that experience to compare what is ready, what is planned and where you want to return.

Official sources checked 23 October 2026: Travco: Almaza Bay Ras Soma; Emaar Misr: Marassi Red Sea; Qatari Diar: Egypt. Regional comparison, not a boundary map. Logos identify the respective brands; they do not imply an affiliation with us.

Now put *numbers to it.*

We use these twelve releases from Somabay's 26 August 2026 price list to orient your budget. Match the map numbers to the settings you liked, then ask us for current unit quotations.

COMMUNITY	AREA	HOME TYPES	BEDS	SIZE / M²	STARTING PRICES
Blanca Gardens II	4 Central Blanca	Chalets, penthouses, villas	1–3	61–219	$198k–620k EGP 10.7m–33.5m
Blanca Gardens	4 Central Blanca	Chalets, penthouses	1–3	69–185	$206k–336k EGP 11.1m–18.1m
Golftown Marina Edition	5 Marina / central	Chalets	1–2	61–98	$236k–317k EGP 12.7m–17.1m
Mazeej	3 Blanca beachfront	Chalets, penthouses	1–2	89–149	$236k–310k EGP 12.7m–16.7m
Arc of Soma Lagoon Edition	9 Arc	Cabanas	1–3	71–152	$255k–563k EGP 13.8m–30.4m
Greens Baywest Valley	2 Baywest	Apartments, penthouses, villas	2–3	106–174	$280k–550k EGP 15.1m–29.7m
Coral Coves	10 Coves	Apartments, chalets, villas	2–3	100–210	$280k–$1.3m EGP 15.1m–70.2m
Blanca	3 Blanca beachfront	Apartments, cabanas, villas	2–3	114–182	$305k–$1.3m EGP 16.4m–70.2m
Mesca Golf Edition	1 Mesca	Chalets	2	133	$316k EGP 17m
Mesca Heights	1 Mesca	Apartments, chalets, cabanas	1–2	69–146	$418k–646k EGP 22.6m–34.9m
Wadi Soma	6 The Wadis	Lodges, villas	3–4	189–313	$1.02m–2.22m EGP 55.2m–120m
Nautilus	5 Marina / central	Villas	3–4	272–310	$1.61m–1.96m EGP 87.2m–106m

5%
Down payment

+5%
Date varies by release

5 or 8 years
Quarterly payments for the balance

0%
Stated interest
Developer instalments

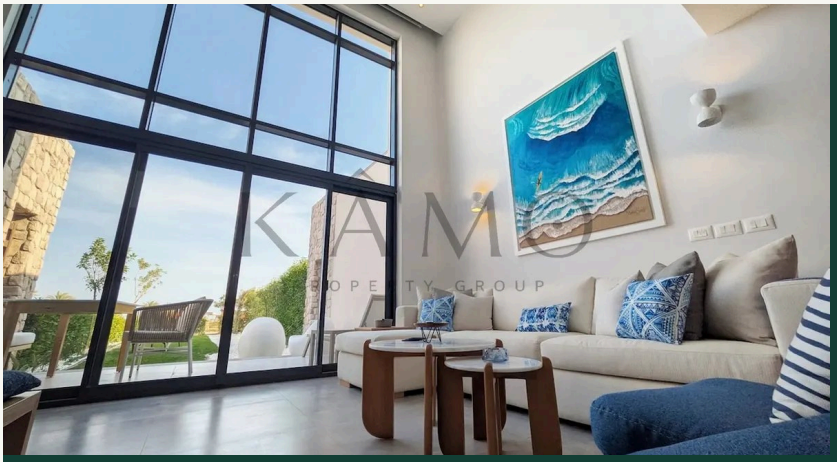
Map numbers indicate the general setting; editions within a setting can have different outlooks. Source: Somabay price list, 26 August 2026; available home types in KÂMO's 22 October snapshot. Ranges span the starting prices of the available home types, before maintenance and registration. USD equivalents use the guide's fixed illustration rate of EGP 54 per USD; this is not a current exchange-rate quote. Plans vary by release and promotion; the August records include a January 2027 second payment for the Blanca promotion. Confirm today's availability, full 5- and 8-year prices, maintenance and schedule in writing.

Choose the home before comparing payment plans.
We'll get a current quotation for the exact unit, full price and schedule.

Discuss your shortlist →

How does that look *in a home?*

These six examples from our October 2026 resale collection make the choices more tangible. Tell us what catches your eye; we'll confirm availability before planning your visit.



IN FOCUS / MESCA

Beachfront living in Mesca.

Beachfront loft in Mesca
2 bed · 2 bath · Sea and garden view

$605k EGP 32.7m



CABANA

Beach-view poolside cabana with cinema

1 bed · 1 bath · Sea and pool view

$350k
EGP 18.9m



WADI · VILLA

Standalone villa in Wadi Jebal

2 bed · 2.5 bath · Sea view

$400k
EGP 21.6m



MARINA & BAY CENTRAL · DUPLEX

Marina duplex with sauna and roof terrace

3 bed · 2.5 bath · Sea view

$800k
EGP 43.2m



MESCA · VILLA

Front-row villa with pool in Mesca

3 bed · 3 bath · Sea view

$1.1m
EGP 59.4m



VILLA

Front-line standalone reef villa

3 bed · 4.5 bath · Sea view

$1.5m
EGP 81m

One worth *a closer look?*

We can arrange a viewing around your trip or walk you through it on video.

Explore your shortlist →

Seller asking prices as listed in October 2026; availability must be reconfirmed. USD prices are the sellers' quoted currency; EGP equivalents use the fixed illustration rate of 54. The stated 2% buyer brokerage fee is additional and agreed in writing. Ask for the complete purchase cost, current maintenance and any outstanding obligations. Photographs are the existing approved, branded listing images.

Let's find *your home here.*

Bring us the parts you are sure about.

Bring your budget, the timing of your first stay and what you liked about being here. In a free, private 20-minute call, we'll agree where to begin.

Book your 20-minute call
Scan or click to choose a time →

Your brief

Your priorities, budget and timing.

Your shortlist

The settings and homes that fit.

Your numbers

Full price, payment schedule and running costs.

Your visit

An in-person viewing or a video walk-through.



Mohamed Elbassyouni
CO-FOUNDER
I represent buyers across Egypt, Dubai and North Carolina.



Khaled Haridi
CO-FOUNDER
I help you connect life in Soma Bay with the home you choose.



Larissa Pagan
PROPERTY ADVISOR
I help with developer coordination and multilingual support here in Soma Bay.



Mido Elgabri
PROPERTY ADVISOR
My financial-services background spans the US and MENA.

How we are paid.

For off-plan purchases, the developer pays us. Our resale buyer fee is 2%, agreed in writing. We explain our fee before you proceed.

Working with our team.

Between us, we speak English, Arabic, German and Spanish. We arrange viewings around your trip and coordinate locally throughout your search.

WhatsApp +20 122 684 7598 · hello@kamoproperty.com

General education, not legal, tax or investment advice. We are not a law firm or lender; use independent professional advice for your transaction. Prices, availability and terms remain dated as shown, not refreshed quotations.

Sources: Somabay destination material; GEMS International School Somabay; our original map on page 3, with geometry, project and local references credited there; the 26 August 2026 price list; our October resale snapshot and team information. Photography: existing Somabay, Marriott / Sheraton Soma Bay and Aquaman assets; owner-supplied team portraits; approved listing photography. Destination photographs do not imply included access or identify a home for sale.

New project and brand sources appear on their relevant pages. Logos identify destination, hospitality and developer brands; their inclusion does not imply an affiliation with us.