

PRIVATE PROPERTY ADVISORY | EGYPT & UAE

SOMABAY 2026

UNIT PRICE GUIDE

5-year and 8-year totals first, with cash as a secondary reference

Prepared for August 2026 by KÂMO's on-the-ground Red Sea advisory team

ENTRY PRICE SNAPSHOT

1 BEDROOM

5-YEAR PROMO

EGP 10.71M

approx. EUR 178K

8-YEAR PLAN

EGP 15.3M

approx. EUR 255K

Cash reference: EGP 10.71M | approx. EUR 178K

2 BEDROOMS

5-YEAR PROMO

EGP 12.6M

approx. EUR 210K

8-YEAR PLAN

EGP 18M

approx. EUR 300K

Cash reference: EGP 12.6M | approx. EUR 210K

3 BEDROOMS

5-YEAR PROMO

EGP 15.33M

approx. EUR 256K

8-YEAR PLAN

EGP 21.9M

approx. EUR 365K

Cash reference: EGP 15.33M | approx. EUR 256K

4 BEDROOMS

5-YEAR PLAN

EGP 96M

approx. EUR 1.6M

8-YEAR PLAN

EGP 120M

approx. EUR 2M

Cash reference: EGP 84M | approx. EUR 1.4M

30 DAYS OF SUMMER | THROUGH 31 AUGUST 2026

90 units: cash price spread over 5 years

Eligible 5-year prices return to normal after the promotion. Final eligibility is confirmed per unit.

Explore live availability or message KÂMO

Same developer pricing and promotions. No additional KÂMO fee on direct purchases.

kamoproperty.com/destinations/somabay

WhatsApp +20 122 684 7598

Instagram @kamo.property

Full source inventory reviewed | 304 units available to sell



What is Somabay?

A COMPLETE RED SEA COMMUNITY

Life beyond the season.

Somabay combines homes, operating hotels, beaches, golf, sports, restaurants, wellness, water activities and a marina within one professionally managed peninsula.



Somabay Marina at sunset

Waterfront life with the Red Sea mountains on the horizon

10M SQM

masterplanned peninsula

40-50 MIN

from Hurghada Airport

3 SIDES

surrounded by the Red Sea

WHY OWNERS CHOOSE SOMABAY

ESTABLISHED

Operating homes, hotels and amenities, not only a future masterplan.

YEAR-ROUND

Beaches, golf, sport, wellness and dining support more than seasonal visits.

MORE CHOICE

Distinct neighborhoods and home types create a better lifestyle and budget fit.

Explore Somabay with KAMO

Real photograph of Somabay Marina.

Life in Somabay

BEYOND THE HOME

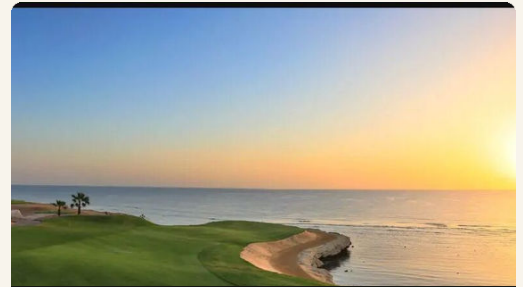
The Red Sea is part of everyday life.

Beach mornings, serious sport and open-water living share the same peninsula.



THE RED SEA, EVERY DAY

Beaches, reef access and open water



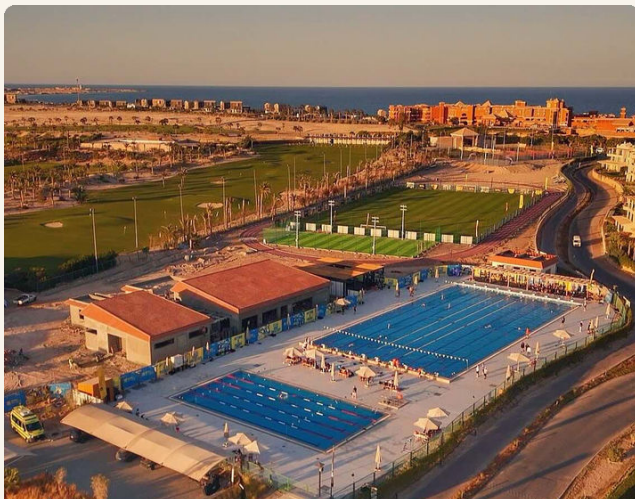
COASTAL GOLF

Championship course



S TENNIS

Floodlit courts



ONEFLOW

Sports and aquatics



WIND + WATER

Kite beach and water sports

Real destination and venue photography.

What the homes look like

OFFICIAL DEVELOPMENT IMAGERY

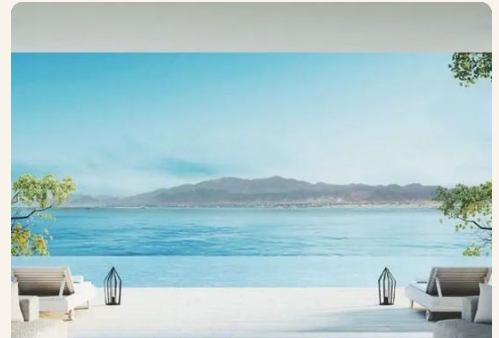
From garden homes to signature living.

Renderings show design intent and may vary by unit, view and delivery specification.



BLANCA

Interior concept | Official rendering



NAUTILUS

Signature home



CORAL COVES

Villa concept



BLANCA GARDENS

Garden home



BAY WEST VALLEY

Community concept

Entry homes

FULL CURRENT AVAILABLE INVENTORY | 304 AVAILABLE TO SELL

1-bedroom homes and cabanas

EGP is authoritative. EUR is approximate at EGP 60 = EUR 1.

SOLID GOLD = 5-YEAR TOTAL MATCHES CASH THROUGH 31 AUGUST | SAND = STANDARD 5-YEAR PRICE

BLANCA GARDENS 1 BR homes 61-70 sqm 8 units	5-YEAR PROMO EGP 10.71-12.53M ~ EUR 178K-209K SAME TOTAL AS CASH	8-YEAR PLAN EGP 15.3-17.9M ~ EUR 255K-298K	CASH REFERENCE EGP 10.71-12.53M ~ EUR 178K-209K
GOLF TOWN MARINA EDITION 1 BR homes 61-83 sqm 16 units	5-YEAR PLAN EGP 12.72-14.32M ~ EUR 212K-239K	8-YEAR PLAN EGP 15.9-17.9M ~ EUR 265K-298K	CASH REFERENCE EGP 11.13-12.53M ~ EUR 186K-209K
MAZEEJ 1 BR homes 89 sqm 9 units	5-YEAR PLAN EGP 12.72-15.92M ~ EUR 212K-265K	8-YEAR PLAN EGP 15.9-19.9M ~ EUR 265K-332K	CASH REFERENCE EGP 11.13-13.93M ~ EUR 186K-232K
ARC OF SOMA 1 BR cabanas 71-76 sqm 9 units	5-YEAR PLAN EGP 13.76-15.2M ~ EUR 229K-253K	8-YEAR PLAN EGP 17.2-19M ~ EUR 287K-317K	CASH REFERENCE EGP 12.04-13.3M ~ EUR 201K-222K
MESCA EDITION 1 BR cabanas 69 sqm 5 units	5-YEAR PLAN EGP 25.68-27.84M ~ EUR 428K-464K	8-YEAR PLAN EGP 32.1-34.8M ~ EUR 535K-580K	CASH REFERENCE EGP 22.47-24.36M ~ EUR 374K-406K
BLANCA GARDENS 2 BR homes 101-124 sqm 32 units	5-YEAR PROMO EGP 12.6-14.42M ~ EUR 210K-240K SAME TOTAL AS CASH	8-YEAR PLAN EGP 18-20.6M ~ EUR 300K-343K	CASH REFERENCE EGP 12.6-14.42M ~ EUR 210K-240K

Rows consolidate closely related phases and home types; pages 5-8 represent all 304 available units.

Two-bedroom homes

FULL CURRENT AVAILABLE INVENTORY | 304 AVAILABLE TO SELL

Apartments, chalets and family layouts

EGP is authoritative. EUR is approximate at EGP 60 = EUR 1.

SOLID GOLD = 5-YEAR TOTAL MATCHES CASH THROUGH 31 AUGUST | SAND = STANDARD 5-YEAR PRICE

BAY WEST VALLEY

2 BR homes

106-169 sqm

15 units

5-YEAR PLAN

EGP 15.12-28.8M

~ EUR 252K-480K

8-YEAR PLAN

EGP 18.9-36M

~ EUR 315K-600K

CASH REFERENCE

EGP 13.23-25.2M

~ EUR 220K-420K

CORAL COVES

2 BR homes

100-135 sqm

29 units

5-YEAR PLAN

EGP 15.12-24.48M

~ EUR 252K-408K

8-YEAR PLAN

EGP 18.9-30.6M

~ EUR 315K-510K

CASH REFERENCE

EGP 13.23-21.42M

~ EUR 220K-357K

MAZEEJ

2 BR penthouses

149 sqm

3 units

5-YEAR PLAN

EGP 16.72M

~ EUR 279K

8-YEAR PLAN

EGP 20.9M

~ EUR 348K

CASH REFERENCE

EGP 14.63M

~ EUR 244K

MESCA

2 BR homes

106-146 sqm

10 units

5-YEAR PLAN

EGP 17.04-34.88M

~ EUR 284K-581K

8-YEAR PLAN

EGP 21.3-43.6M

~ EUR 355K-727K

CASH REFERENCE

EGP 14.91-30.52M

~ EUR 248K-509K

GOLF TOWN MARINA EDITION

2 BR home

98 sqm

1 units

5-YEAR PLAN

EGP 17.12M

~ EUR 285K

8-YEAR PLAN

EGP 21.4M

~ EUR 357K

CASH REFERENCE

EGP 14.98M

~ EUR 250K

REEF TOWN APARTMENTS

2 BR homes

112-149 sqm

14 units

5-YEAR PLAN

EGP 17.92-23.92M

~ EUR 299K-399K

8-YEAR PLAN

EGP 22.4-29.9M

~ EUR 373K-498K

CASH REFERENCE

EGP 15.68-20.93M

~ EUR 261K-349K

Rows consolidate closely related phases and home types; pages 5-8 represent all 304 available units.

Three-bedroom homes

FULL CURRENT AVAILABLE INVENTORY | 304 AVAILABLE TO SELL

Larger homes, penthouses and villas

EGP is authoritative. EUR is approximate at EGP 60 = EUR 1.

SOLID GOLD = 5-YEAR TOTAL MATCHES CASH THROUGH 31 AUGUST | SAND = STANDARD 5-YEAR PRICE

BLANCA 2 BR homes 114-138 sqm	26 units	5-YEAR PROMO EGP 16.45-51.73M ~ EUR 274K-862K SAME TOTAL AS CASH	8-YEAR PLAN EGP 23.5-73.9M ~ EUR 392K-1.23M	CASH REFERENCE EGP 16.45-51.73M ~ EUR 274K-862K
BLANCA GARDENS 3 BR homes 131-219 sqm	24 units	5-YEAR PROMO EGP 15.33-33.46M ~ EUR 256K-558K SAME TOTAL AS CASH	8-YEAR PLAN EGP 21.9-47.8M ~ EUR 365K-797K	CASH REFERENCE EGP 15.33-33.46M ~ EUR 256K-558K
BAY WEST VALLEY 3 BR homes 152-174 sqm	10 units	5-YEAR PLAN EGP 19.28-30.48M ~ EUR 321K-508K	8-YEAR PLAN EGP 24.1-38.1M ~ EUR 402K-635K	CASH REFERENCE EGP 16.87-26.67M ~ EUR 281K-444K
ARC OF SOMA 3 BR grand cabanas 152 sqm	4 units	5-YEAR PLAN EGP 30.4M ~ EUR 507K	8-YEAR PLAN EGP 38M ~ EUR 633K	CASH REFERENCE EGP 26.6M ~ EUR 443K
CORAL COVES 3 BR villas 180-210 sqm	5 units	5-YEAR PLAN EGP 45.12-74M ~ EUR 752K-1.23M	8-YEAR PLAN EGP 56.4-92.5M ~ EUR 940K-1.54M	CASH REFERENCE EGP 39.48-64.75M ~ EUR 658K-1.08M

Rows consolidate closely related phases and home types; pages 5-8 represent all 304 available units.

Villas + signature homes

FULL CURRENT AVAILABLE INVENTORY | 304 AVAILABLE TO SELL

Upper-tier residences and waterfront homes

EGP is authoritative. EUR is approximate at EGP 60 = EUR 1.

SOLID GOLD = 5-YEAR TOTAL MATCHES CASH THROUGH 31 AUGUST | SAND = STANDARD 5-YEAR PRICE

WADI SOMA AND LODGES

3 BR homes

189-200 sqm

31 units

5-YEAR PLAN

EGP 55.2-67.2M

~ EUR 920K-1.12M

8-YEAR PLAN

EGP 69-84M

~ EUR 1.15M-1.4M

CASH REFERENCE

EGP 48.3-58.8M

~ EUR 805K-980K

BLANCA VILLAS

3 BR villas

150-182 sqm

5 units

5-YEAR PLAN

EGP 59.92-74.48M

~ EUR 999K-1.24M

8-YEAR PLAN

EGP 74.9-93.1M

~ EUR 1.25M-1.55M

CASH REFERENCE

EGP 52.43-65.17M

~ EUR 874K-1.09M

NAUTILUS

3 BR signature homes

272 sqm

11 units

5-YEAR PLAN

EGP 87.2M

~ EUR 1.45M

8-YEAR PLAN

EGP 109M

~ EUR 1.82M

CASH REFERENCE

EGP 76.3M

~ EUR 1.27M

WADI SOMA

4 BR villas

256-313 sqm

19 units

5-YEAR PLAN

EGP 96-136M

~ EUR 1.6M-2.27M

8-YEAR PLAN

EGP 120-170M

~ EUR 2M-2.83M

CASH REFERENCE

EGP 84-119M

~ EUR 1.4M-1.98M

NAUTILUS

4 BR prime homes

308-310 sqm

18 units

5-YEAR PLAN

EGP 97.6-108M

~ EUR 1.63M-1.8M

8-YEAR PLAN

EGP 122-135M

~ EUR 2.03M-2.25M

CASH REFERENCE

EGP 85.4-94.5M

~ EUR 1.42M-1.57M

Rows consolidate closely related phases and home types; pages 5-8 represent all 304 available units.

Understanding the promotion

30 DAYS OF SUMMER

The cash-price total, spread over five years.

For 90 eligible units, the total 5-year price is temporarily reduced to the same total as the cash price. The installment schedule still applies.

AVAILABLE THROUGH 31 AUGUST 2026

Eligibility is confirmed per unit before reservation.

REAL EXAMPLE | BLANCA GARDENS 1 BEDROOM

5-YEAR PROMO

EGP 10.71M

approx. EUR 179K

SAME TOTAL AS CASH

8-YEAR PLAN

EGP 15.3M

approx. EUR 255K

CASH

EGP 10.71M

approx. EUR 179K

How to read each price row

SOLID GOLD

The 5-year total is temporarily the same as cash.

WARM SAND

The standard 5-year total applies to this unit.

CHARCOAL

The longer 8-year total is shown separately.

THE IMPORTANT DISTINCTION

Same price. More time.

The promotion changes the 5-year total price; it does not turn the purchase into a cash transaction.

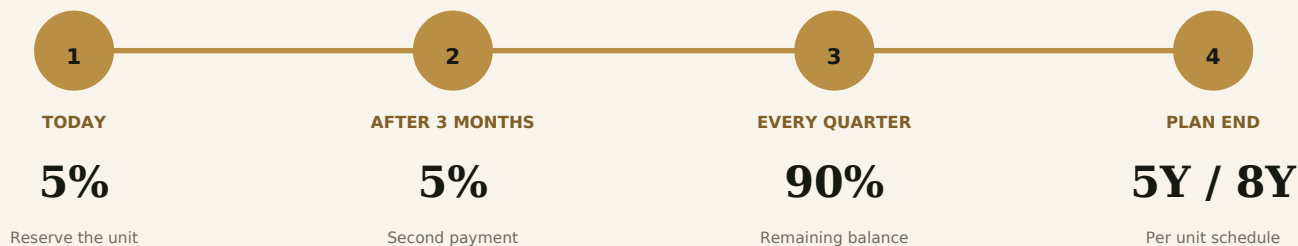
Ask KAMO which live units qualify

How payment plans work

THE PAYMENT SEQUENCE

5% now. 5% in three months. Then quarterly.

These are developer installment plans, not bank mortgages.



1 BEDROOM | BLANCA GARDENS FROM 61 SQM

5% today | 5% after 3 months | then quarterly

5-YEAR PROMO

EGP 10.71M

~ EUR 179K

TODAY EGP 535.5K | ~ EUR 8.9K

3 MONTHS EGP 535.5K | ~ EUR 8.9K

THEN 18 x EGP 535.5K | ~ EUR 8.9K QUARTERLY

8-YEAR PLAN

EGP 15.3M

~ EUR 255K

TODAY EGP 765K | ~ EUR 12.8K

3 MONTHS EGP 765K | ~ EUR 12.8K

THEN 30 x EGP 459K | ~ EUR 7.7K QUARTERLY

2 BEDROOM | BLANCA GARDENS FROM 101 SQM

5% today | 5% after 3 months | then quarterly

5-YEAR PROMO

EGP 12.6M

~ EUR 210K

TODAY EGP 630K | ~ EUR 10.5K

3 MONTHS EGP 630K | ~ EUR 10.5K

THEN 18 x EGP 630K | ~ EUR 10.5K QUARTERLY

8-YEAR PLAN

EGP 18M

~ EUR 300K

TODAY EGP 900K | ~ EUR 15K

3 MONTHS EGP 900K | ~ EUR 15K

THEN 30 x EGP 540K | ~ EUR 9K QUARTERLY

BEFORE YOU RESERVE

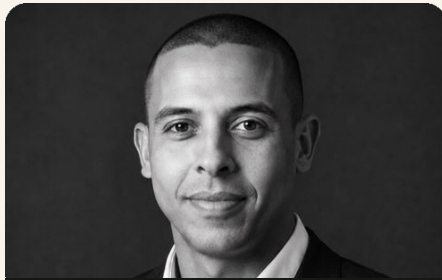
Confirm the exact dates, delivery and finishing status, maintenance and club fees, registration costs and the final developer schedule for the selected unit.

Why KÂMO

WHY KÂMO

WE CHOSE THE RED SEA FOR OURSELVES FIRST.

Prepared by KÂMO's on-the-ground Red Sea advisory team.



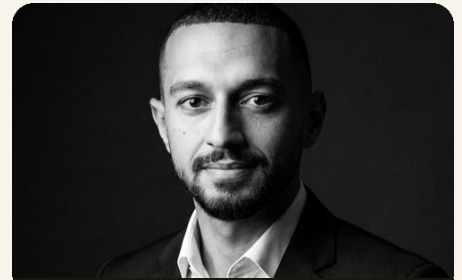
KHALED HARIDI

Co-Founder & Managing Partner



LARISSA PAGAN

Advisor | Operations



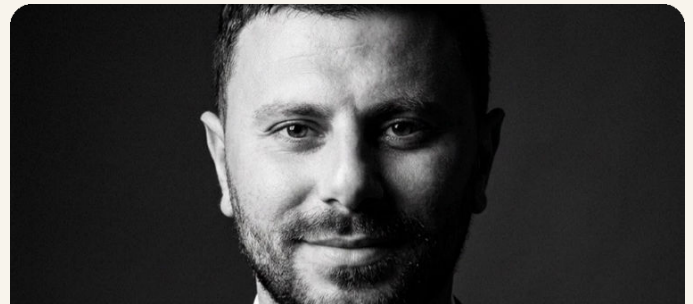
MOHAMED ELBASSYOUNI

Co-Founder & Managing Partner



EZZ EL DINE ISMAIL

Property Advisor



MIDO ELGABRI

Property Advisor

LOCAL EXPERIENCE. INTERNATIONAL PERSPECTIVE.

Khaled is Egyptian-American, raised and educated around Washington, D.C. After living and travelling abroad, he chose the Egyptian Red Sea as home. He has lived here for five years, including two in Makadi Heights and three in Somabay, and personally invested in both. Together with his German-Dominican wife Larissa and KÂMO's multilingual team, he helps Egyptian and international buyers navigate property with on-the-ground knowledge.

5 YEARS ON THE RED SEA

Living here, not selling from a distance.

PERSONALLY INVESTED

Makadi Heights + Somabay

MULTILINGUAL + INTERNATIONAL

English | Arabic | German | Spanish | French

NO EXTRA COST ON DEVELOPER SALES

Same developer pricing and promotions. Developer pays KÂMO separately.

Resale transactions carry a 2% KÂMO advisory fee. Other transaction costs are confirmed case by case.

Where we advise

BEYOND SOMABAY

EGYPT AND THE UAE.

KÂMO advises across more developments than can fit on one page. These are examples, not boundaries.

EGYPT

RED SEA

Year-round coastal living and destination property.

Somabay | El Gouna | Ras Soma
Makadi Heights | Sahl Hasheesh
Marassi Red Sea | and more

EGYPT

NORTH COAST

Established resorts and emerging coastal destinations.

Ras El Hekma | Marassi
Almaza Bay | Hacienda | Silversands
New Alamein | and more

EGYPT

CAIRO

Primary, investment and resale opportunities.

New Cairo | Sheikh Zayed
6th October | New Capital
Madinaty | and more

UNITED ARAB EMIRATES

DUBAI

Prime and investment-led opportunities across Dubai.

Palm Jumeirah | Downtown
Dubai Marina | emerging districts
and more across Dubai

HOW FEES WORK

Direct developer purchases: same developer price and promotions, with no additional KÂMO buyer fee.

Resales: 2% KÂMO advisory fee. Other transaction costs vary and are confirmed upfront.

CONSIDERING SOMABAY OR ANOTHER MARKET?

Whether you are ready to buy or simply want a straightforward second opinion, we are happy to help.

kamoproperty.com/destinations/somabay

[WhatsApp +20 122 684 7598](https://wa.me/201226847598)

[Instagram @kamo.property](https://www.instagram.com/kamo.property)

EGYPT: RED SEA | NORTH COAST | CAIRO
UAE: DUBAI

