



SPOTLIGHT

# The North Coast

EGYPT 2021



# OVERVIEW

Egypt's North Coast extends over 1,000 kilometers along the Mediterranean Sea, from Arish to El Salloum. It is Egypt's favorite summer spot and is just an hour away from Alexandria by road. Known for its exquisite sandy beaches and vibrant nightlife, Egyptians flock to the destination during summertime.

Every year, Savills scans this popular coastline to provide an update on the developments across real estate stretching from El Alamein all the way to Marsa Matrouh, ensuring to highlight the most notable projects.

The research is carried out using primary techniques; where the price points reflect the second homes currently available for the summer season of 2021. The numbered areas below are the main focus of this research.



# 1- NEW ALAMEIN CITY

Located 106 Km West of Alexandria, this area has become very attractive for real estate investments among developers with its charming coastline. Unlike the resorts on the Northwest coast, which have private beaches, New Alamein is considered to be an open city, permitting entry to the general public.



# 2- SIDI ABD EL RAHMAN

Located 132 Km West of Alexandria and 30 Km West of El Alamein on the Alexandria - Marsa Matrouh Road. This area is considered to be the North Coast's downtown, with a lively and dynamic atmosphere.



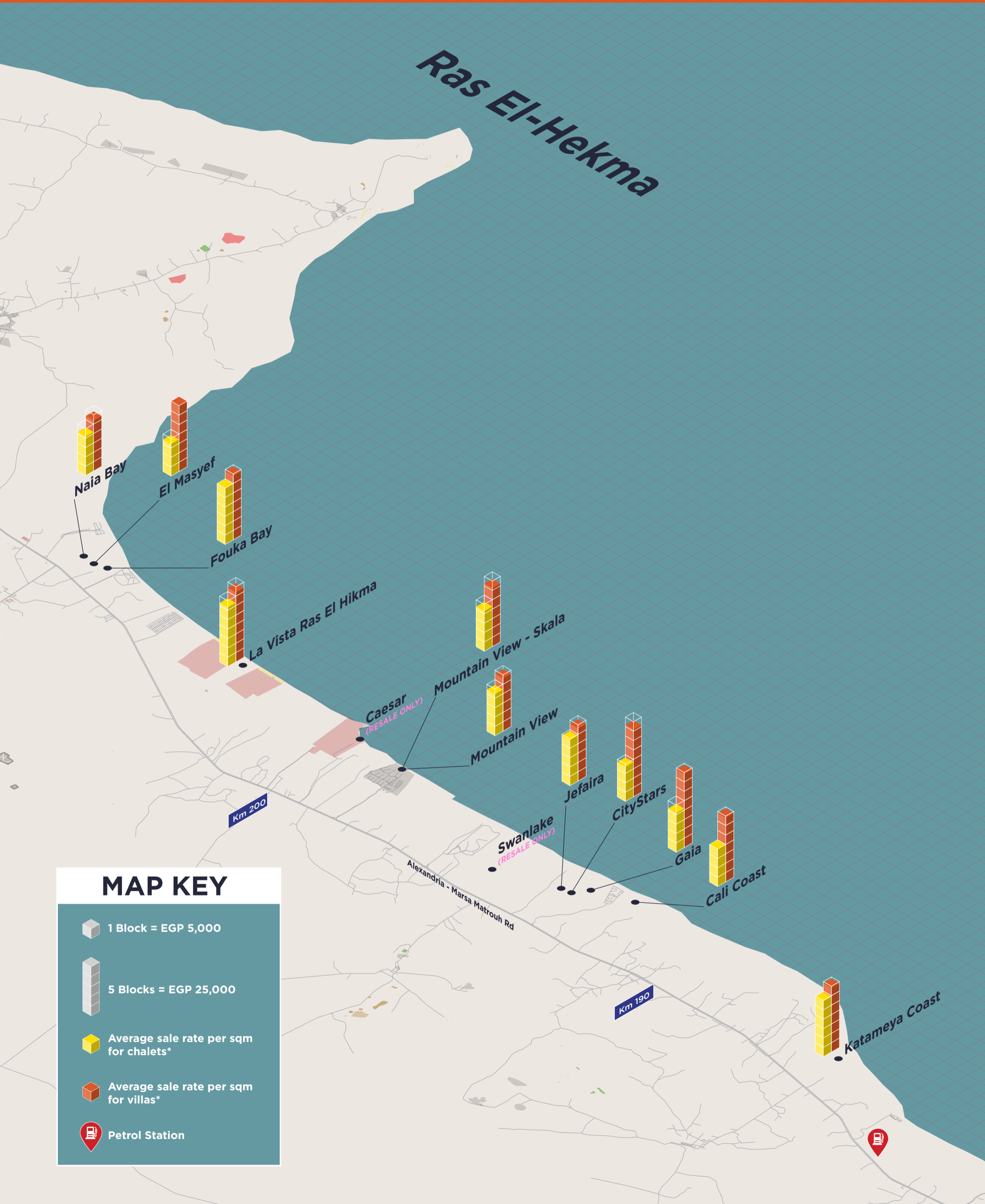
# 3- EL DABAA

El Dabaa is a city in the Matrouh Governorate, Egypt. It lies 296 kilometres from Cairo and is served by the El Alamein International Airport. It will be famous for the proposed nuclear power plant that is intended to be constructed to the North East of the city boundaries.



# 4- RAS EL-HEKMA

Located on the Alexandria-Marsa Matrouh Road from Km 170 until Km 220 right after El Dabaa. I was a popular destination for King Farouk.



# 5- GARAWLAH

Located 11 Km East of Marsa Matrouh, Garawlah is considered an up-and-coming area for real estate investments in the North Coast.





## Savills Research

We're a dedicated team with an unrivalled reputation for producing well-informed and accurate analysis, research and commentary across all sectors of the global property market.

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