

MERSEA

N O R T H C O A S T

APACHE
DEVELOPMENTS

DEVELOPMENTS
TOLEDO

**LET
THE
FACTS
SPEAK**

FACT SHEET

ABOUT THE PROJECT

**MERSEA IS A NEW PREMIUM COASTAL DESTINATION
LOCATED AT KM 76, NORTH COAST,
JUST BEFORE MARINA EL ALAMEIN. DESIGNED TO CAPTURE THE
SPIRIT OF "EL SAHEL EL TAYEB", MERSEA COMBINES AUTHENTIC
SUMMER EXPERIENCES WITH MODERN LUXURY.**





WHY MERSEA

MERSEA OFFERS A UNIQUE COMBINATION OF



**PRIME LOCATION WITH
EASY ACCESSIBILITY**



EXCEPTIONAL SEA VIEWS



**INTEGRATED RESORT-
STYLE AMENITIES**



ATTRACTIVE PRICING



FLEXIBLE PAYMENT PLANS



HUGE SANDY LAGOON

14%

FOOTPRINT

91%

**GREEN AREA +
WATER FEATURES**

1.2M²

**METER CONNECTED
INFINITY POOL**

1.8M²

SANDY LAGOON

3

**YEARS
TILL DELIVERY**

4

**LEVELS OF
ELEVATION**

NORTH COAST

NEW ALAMEIN

MARINA EL ALAMEIN

**76 KM
MERSEA**

ALEXANDRIA

MERSEA
N O R T H C O A S T



● **800M PROJECT DEPTH**

● **HUGE SANDY LAGOONS**

● **MOST UNITS ENJOY SEA VIEWS**

● **300M BEACHFRONT**

● **BRANDED 5-STAR HOTEL**

● **CHALETS & HOTEL APARTMENTS**

● **COVERED POOL**

● **BEACH ACTIVITIES**

MERSEA
N O R T H C O A S T

- **PADEL COURTS**

- **CLUBHOUSE**

- **WATER FEATURES & SWIMMING POOLS**

- **FOOD TRUCKS**

- **COMMERCIAL AREA**

- **KIDS' AREA**

- **PROJECT AREA 52 ACRES**

- **1200M CONNECTED POOL**

- **1800M SANDY LAGOON**

- **300M BEACH FRONT**

- **ELEVATION 3M -> 12M SEA VIEW**

ESTIMATED DELIVERY WITHIN 3 YEARS

**5^{0%}
DOWN
PAYMENT**

**15 UP TO
YEARS**



MERSEA
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AMENITIES

FROM MORNING YOGA AND KIDS' PLAY ZONES TO CONCIERGE SERVICES AND SEA-VIEW CABANAS, MERSEA OFFERS EVERYTHING YOU NEED FOR EFFORTLESS, ELEVATED LIVING. EVERY DETAIL IS DESIGNED TO TURN EVERYDAY MOMENTS INTO SOMETHING MEMORABLE



INTERNATIONAL BRANDED HOTEL



SANDY LAGOON



CLUBHOUSE



CENTRAL WIFI



GYM & SPA



SPORTS COURT



KIDS PLANET



YOGA AREA



WALKING TRACK



BBQ AREA



GREEN AREA



COVERED POOL
(LADIES ONLY)



COMMERCIAL AREA



CONNECTED HUGE
SWIMMING POOL



GOLF CARS



CONCIERGE SERVICE



MINI MEDICAL CENTER



SEA VIEW



GARDEN VIEW



WATERFALLS



WATER FEATURES



CABANAS



SOCIAL HUB

MASTER PLAN





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A woman with long dark hair, wearing a wide-brimmed straw hat and a long, flowing white dress, is walking away from the camera on a sandy beach. She is barefoot, and her dress is caught in the breeze. The ocean waves are gently lapping at the shore, and the sky is a warm, golden yellow from the setting sun. The overall mood is peaceful and romantic.

MERSEA

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The logo for Apache Developments, featuring a stylized 'A' made of two overlapping triangles.

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