E£ 10,189,440

1 Bedrooms **2 Bathrooms** **70 m²**

PRIME 70M² BUA TURNKEY FULLY FINISHED COASTAL CHALET (1 MASTER BEDROOM AND 2 BATHROOMS) AVAILABLE ON A 1-YEAR INSTALLMENT SCHEDULE IN KOUN BY MABANY EDRIS, RAS EL HEKMA BAY, NORTH COAST.

Fully Finished Coastal Chalet on 1-Year Installments Koun Mabany Edris Ras El Hekma North Coast 70m² BUA

Category: Coastal Luxury Vacation Chalet for Sale

BUA: 70 m²

Garden: 0 m²

Roof Terrace: 0 m²

Basement: 0 m²

Layout:

Bedrooms: 1 Spacious Master Bedroom Suite with Built-In Dressing Nook & En-Suite Bathroom

Bathrooms: 2 Modern Fully Equipped Bathrooms (Private Master En-Suite + Dedicated Guest Bathroom)

Living Areas: Sunlit Open-Concept Reception & Dining Living Space with Panoramic Double-Glazed Sliding Facades + Modern Open American Kitchenette with Sleek Countertops & Integrated Fixture Rough-Ins + Private Scenic Covered Terrace overlooking Water Lagoons & Lush Greenery

Finishing: Fully Finished (Turnkey Super Lux Coastal Specifications with Premium Porcelain Flooring, Modern Sanitary Ware, and Designer Interior Paint)

Ready to Move: No (Under Construction / Contact for Delivery Timeline & Handover Milestones)

Status: Available for Contract Signing & Installment Transfer

Location

Strategically situated within Koun developed by Mabany Edris, commanding an irreplaceable seaside address at Kilometer 201 along the Alexandria–Matrouh Road in the world-renowned bay of Ras El Hekma, North Coast. Directly accessible via the New Fouka Road and Dabaa Corridor, the resort is located within 15 minutes of Mountain View Ras El Hekma and Caesar Bay, 30 minutes from New Alamein City, and approximately 2 hours from Alexandria and Borg El Arab International Airport.

About the Project

Koun Ras El Hekma spans over 106 acres of prime waterfront real estate designed around a boutique, lagoon-front living concept where nearly 100% of units enjoy direct views of sparkling water. The master plan dedicates more than 85% of its footprint to expansive swimmable crystal lagoons, cascading water bodies, and landscaped botanical gardens. Community amenities include a private sandy beachfront, multiple infinity swimming pools, a boutique lifestyle hotel, a clubhouse with sports courts and wellness facilities, an open-air commercial and dining boulevard, children's aqua play zones, dedicated golf cart mobility lanes, and 24/7 smart gated security with access control.

Concept

Spanning an optimized 70 m² build-up area delivered turnkey fully finished, this 1-bedroom, 2-bathroom chalet offers a functional layout for personal summer retreats and short-term coastal holiday leasing. Designed to eliminate the stress and overhead of contractor management and interior fit-outs, the unit maximizes indoor-outdoor connection through expansive glazing that opens toward lagoon vistas. With a structured payment plan requiring an E£ 8,037,600 down payment and the remaining E£ 2,151,840 distributed over 1 year, it presents an attractive entry point into the appreciating capital market of Ras El Hekma.

Classification	Delivery date
Installment	**--**

Property details

Property Type	**Chalet**
Category	**Coastal**
Finishing	**Fully Finished**
Developer	**Mabany Edris**
Project	**Koun**
Build Up Area	**70 m²**
Bedrooms	**1**
Bathrooms	**2**

Location

Ras EL-Hekma, North Coast
Koun