



E£ 34,800,000

3 Bedrooms **3 Bathrooms** **169 m²**

PRIME 169M² BUA LUXURY COASTAL MIDDLE TOWNHOUSE SET ON A 177M² PRIVATE PLOT DELIVERED TURNKEY FULLY FINISHED (3 BEDROOMS AND 3 BATHROOMS) SCHEDULED FOR 2027 DELIVERY, AVAILABLE ON FLEXIBLE INSTALLMENTS IN PHASE 3, SILVERSANDS BY ORA DEVELOPERS, SIDI HENEI

Fully Finished 3-Bedroom Middle Townhouse on Installments 2027 Phase 3 Silversands ORA North Coast 169m² BUA on 177m² Land

Category: Residential Luxury Coastal Townhouse for Sale
BUA: 169 m²
Land Area: 177 m²
Garden: 0 m²
Roof: 0 m²
Delivery Date: 2027
Layout: Contemporary Multi-Level Coastal Townhouse Floorplan
Bedrooms: 3 Spacious Master-Scale Bedrooms (Including Grand Master Suite with Walk-In Dressing Area & Private En-Suite Bathroom + 2 Generous Family/Guest Bedrooms)
Bathrooms: 3 Contemporary Fully Equipped Bathrooms (Master En-Suite, Upper Family Bathroom, and Dedicated Ground Floor Guest Powder Room with Designer Sanitary Ware)
Living Areas: Sun-Drenched Open-Plan Multi-Piece Reception & Formal Dining Salon with Panoramic Floor-to-Ceiling Glazed Facades Opening onto a Breezy Scenic Patio Overlooking Lush Tropical Landscaping & Crystal Lagoons + Upper Family Lounge + Sizable Modern Coastal Kitchen with Complete Utility Conduits
Finishing: Fully Finished (Turnkey Ultra-Luxury ORA Specifications featuring High-End Coastal Porcelain Flooring, Modern Gypsum Ceilings with Integrated Ambient LED Lighting, Designer Sanitary Fixtures, Double-Glazed Heat-Insulated Windows, and Contemporary Natural-Toned Wall Finishes)
Ready to Move: No (Handover scheduled for 2027)
Status: Available for Direct Booking & Flexible Installment Contract Transfer
Location
Strategically situated within Phase 3 of Silversands developed by ORA Developers, commanding one of the most pristine turquoise beachfront addresses at KM 243 Alexandria – Marsa Matrouh Desert Road, between Almaza Bay and Sidi Heneish on the North Coast. Seamlessly connected via the Fouka Road and Dabaa Axis, the resort ensures effortless access from Cairo and international gateways. It lies just 15 minutes from Almaza Bay, 25 minutes from Ras El Hekma, 30 minutes from El Alamein International Airport, and approximately 3 hours from Greater Cairo via the new Fouka Road.
About the Project
Silversands North Coast is an internationally acclaimed 506-acre ultra-luxury beachfront sanctuary crafted by ORA Developers (Eng. Naguib Sawiris), renowned for its Grenada-inspired island architecture, soft white sandy beaches, and 1-kilometer crystal-clear shoreline. Over 80% of the resort footprint is dedicated to swimmable crystal lagoons, cascading infinity pools, and lush tropical gardens. World-class resident amenities include a flagship boutique hotel, exclusive beach clubhouses, luxury spa and wellness centers, water sports facilities, a vibrant retail and fine dining marina promenade, electric golf cart mobility, and 24/7 smart gated security with access control and CCTV surveillance.
Concept
Spanning a well-proportioned 169 m² build-up area set on a 177 m² land plot configured with 3 bedrooms and 3 bathrooms, scheduled for 2027 delivery, this middle townhouse in Phase 3 offers effortless turnkey coastal living in ORA's premier North Coast destination. Delivered fully finished to ORA's signature standards, it completely eliminates post-handover renovation hassle, allowing owners to enjoy immediate summer escapes upon delivery. Coupled with flexible extended installment terms in Silversands, it stands as a prestigious family holiday retreat and a high-appreciation coastal real estate asset.

Classification	Delivery date
Installment	**2027**

Property details

Property Type	**Town Middle**
Category	**Residential**
Finishing	**Fully Finished**
Developer	**ORA**
Project	**Silver Sands**
Phase	**3**
Build Up Area	**169 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

View
Lagoon View

Location

North Coast Resorts, North Coast
Silver Sands

