

An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, transitioning from a lighter shade near the shore to a deeper blue further out. A narrow strip of white sand beach is visible, followed by a dark, textured area that appears to be a coral reef or rocky seabed. The overall scene is serene and scenic.

June.

BY SODIC

AQUAMARINE

LOFTS



IT MUST BE
june.

Go where splashes of South Beach are seen all over the Miami-inspired locale. From artistic designs to glamorous environments, you will be in a simpler time, made for the modern mindset. When you're feeling carefree, on top of the world, and wholly at ease with yourself, you know, it must be June.



WHERE IT'S ALWAYS SUMMER

THE TOWN

SEASIDE RETREAT



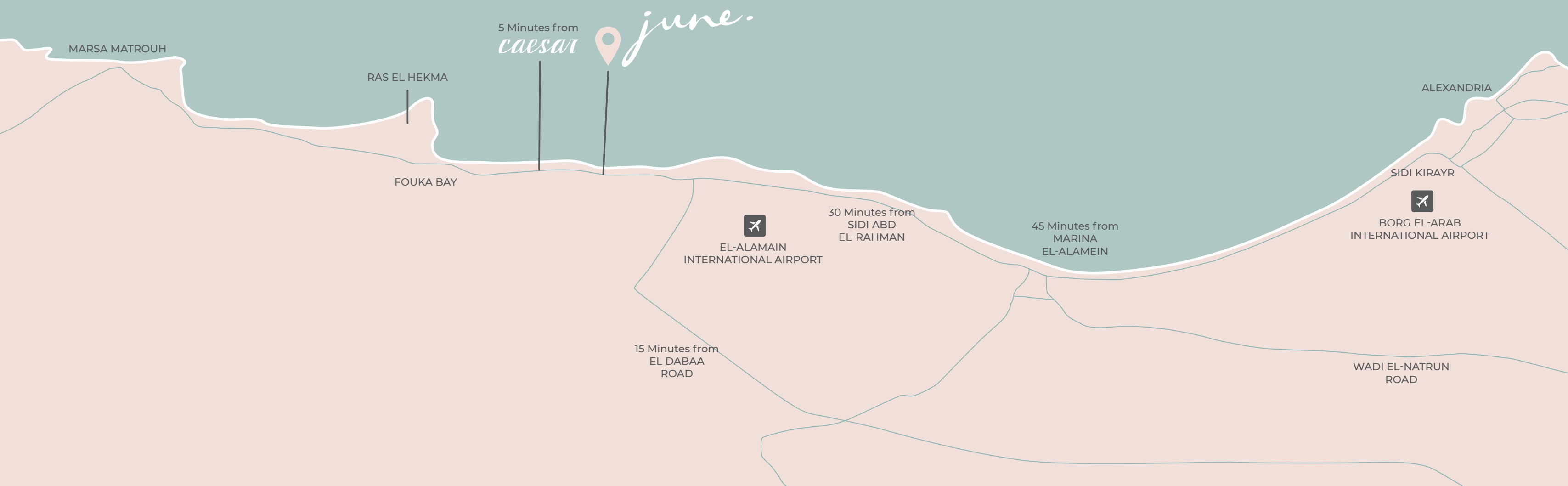
A vision of a town precisely designed to meet your preferences, aspirations and tastes that make your summer home an exclusive seaside retreat. Each neighborhood brings its own unique sense to the summer feel with lush landscapes and amenities close to your home while enjoying uninterrupted sea views.



IT'S WHERE IT'S HAPPENING NEXT

Located on the new and happening side of Sahel at KM90 on Matrouh-Alex Road, June portrays more than 280 acres of scenic coastline. June is 8 smooth kilometres away from Caesar.

With the recently opened Dabaa Road, commuting from Cairo has never felt more effortless.



AN ARCHITECTURAL REVIVAL

Borrowing from the vibrant and swirling styles of Miami's famed South Beach, June features an iconic design with its circular portrayal and curvy corners. Embodying art-deco, revelling in the neon lighting, porthole windows, and glass blocks in this modern-mediterranean take on Miami.



A TRUE BEACH TOWN EXPERIENCE

June has everything you could ever wish for in a beach town. Take a stroll on the Boardwalk, which has a life of its own, where a world of summer sights, tastes, scents and sensations await, day and night!

June is designed with an eco-friendly vision that entails having a self-sufficient community, from the local transportation buses that can drop you off at your desired destination to the desalination plants that are partially powered by solar energy, all of which makes staying in June a smart decision, in a smart coastal town.





THE BOARDWALK

A UNIQUE RETAIL EXPERIENCE

Welcome to a new beachfront experience. The Boardwalk is a mixed-use concept for diverse outlets in a thriving, unique setting overlooking the charming beachfront, promising a good time for all. Find all you could possibly imagine with a unique retail experience and a variety of leisure and entertainment, all nestled at the beachfront, ensuring that your everyday stroll is different.

ROOM FOR YOU



UNMATCHED HOTEL EXPERIENCE

At June, you will find a hotel that takes you on an exclusive hospitality journey. Once you arrive, the rest is always up to you. Enjoy a pampered stay, all with breathtaking views of the turquoise sea.

HOTEL SERVICED APARTMENTS

June offers one-of-a-kind, hip, serviced apartments with windows that open onto crystal-clear views of the majestic Mediterranean Sea. Reside in style all summer at the trendy Boardwalk, where the sea is always calling to cheer you up. Live the hotel life from the comfort of your own apartment and enjoy the sea views from your balcony window.





BEACHFRONT F&B AND RETAIL EXPERIENCES

RESTAURANTS & CAFES

June serves up an array of quality ingredients and flavours from cuisines around the world. A stroll through the Boardwalk leaves you with endless choices, from a light bite to a real-deal, sit-down meal. Treat yourself to the freshest ingredients and the sweetest recipes for an unforgettable experience.

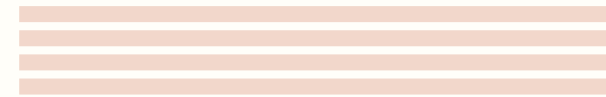
Find all you could possibly imagine with a unique retail experience. Enjoy the summer breeze and the gentle waves crashing to shore as you shop for everything from groceries to haute couture.



YOUR PATH TO THE SEA

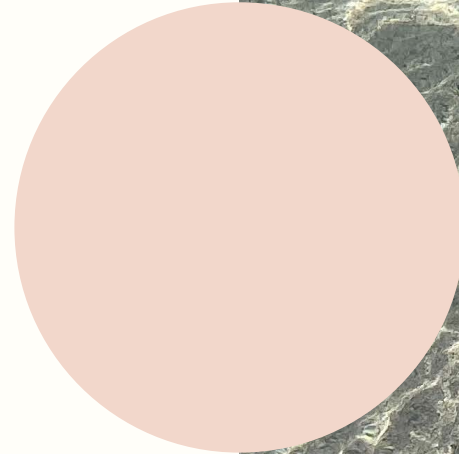
ALL WALKWAYS LEAD TO THE SEA

June is a natural environment interconnected for your convenience. Pedestrian only tracks dedicated to walking, jogging, rollerblading, skateboarding, scooters, and bicycles abound in this refreshing climate, all leading to the beach.



THE NATURE OF IT ALL

With the rows of palm trees that greet you. Carefully selected plant life enhances the existing nature of the area and embraces your way. Lush landscapes, generous green spaces are all manicured to ensure verdant views.



An aerial photograph of a beach. The left side shows clear, turquoise water with visible ripples and sandy bottoms. The right side shows a wide, white sandy beach. The text 'SCENIC BLUES' is overlaid in white, uppercase letters across the water and sand.

SCENIC BLUES

More than 100,000 Sqm of lagoons

The lagoons around June not only add beauty to the place but are also easily accessible from all points of this beach town, and in some exclusive areas, may be right in front of your seaside home.



HORIZON POOLS

Throughout June, you will find horizon pools that add to the ambience of the modern outdoors. Enjoy the unobstructed elevations that offer amazing views onto the brilliant horizons.



THE CLUBHOUSE

Escape to the club life, where you'll find a host of recreational activities and poolside services. Work a sweat at the gym, pick up some new gear, have a bite, or lounge.



A NEW COASTAL SPORTS EXPERIENCE

A state-of-the-art sports facility is destined to be in June, with a wide range of sports academies, wellness, and leisure activities. The facility is designed to cater for future sports at world-class standards.





CLOSE CONVENIENCES

In June, you will have the convenience of finding a pharmacy, clinic, supermarket, outdoor gym, mosque, and a park with countless adventures for your kids, all nearby.

A woman in a black bikini is floating on her back in clear turquoise water. The water is shallow and crystal clear, showing the sandy bottom. The sky is a deep blue with a few wispy white clouds. In the distance, a thin line of land or a reef is visible on the horizon.

AQUAMARINE

LIVE THE ISLAND LIFE

Welcome to Aquamarine, the heart of June. It's your relaxed getaway with a private oasis for a serene escape. Connected by meandering lagoons and narrow canals, each home offers an island atmosphere, designed for spacious views and open horizons. Aquamarine is your tranquil haven, catering to your summer retreat in June.



THE LAGOONS

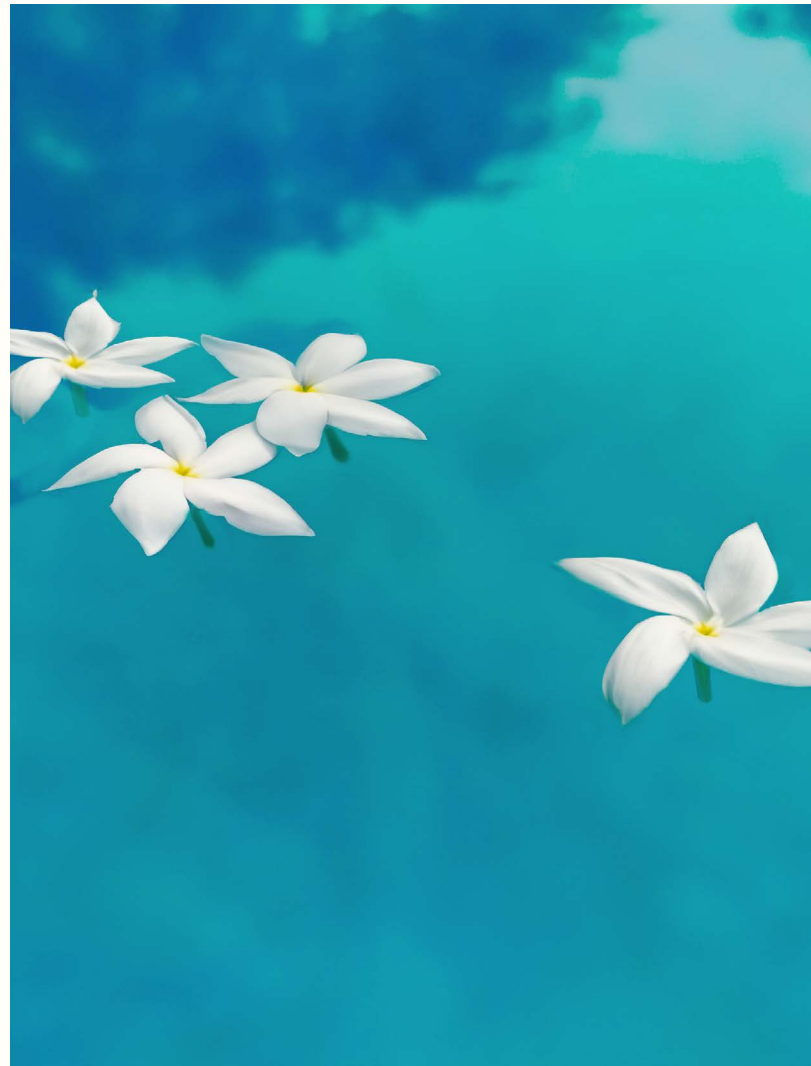
EXPLORE THE FREE FLOWING LAGOONS

Step into your private retreat with serene lagoons spanning over 8000m² right outside your doorstep. Dive into the crystalline waters just steps from home and kayak along picturesque waterways connecting you with neighbors. Canals seamlessly blend with the natural landscape, creating a tranquil atmosphere. Thoughtful design ensures easy access, transforming your residence into more than a home; it's a lifestyle. Welcome to your slice of paradise, where each day is a tranquil escape.



THE CLUBHOUSE

YOUR PEACFUL ESCAPE IN THE HEART OF JUNE

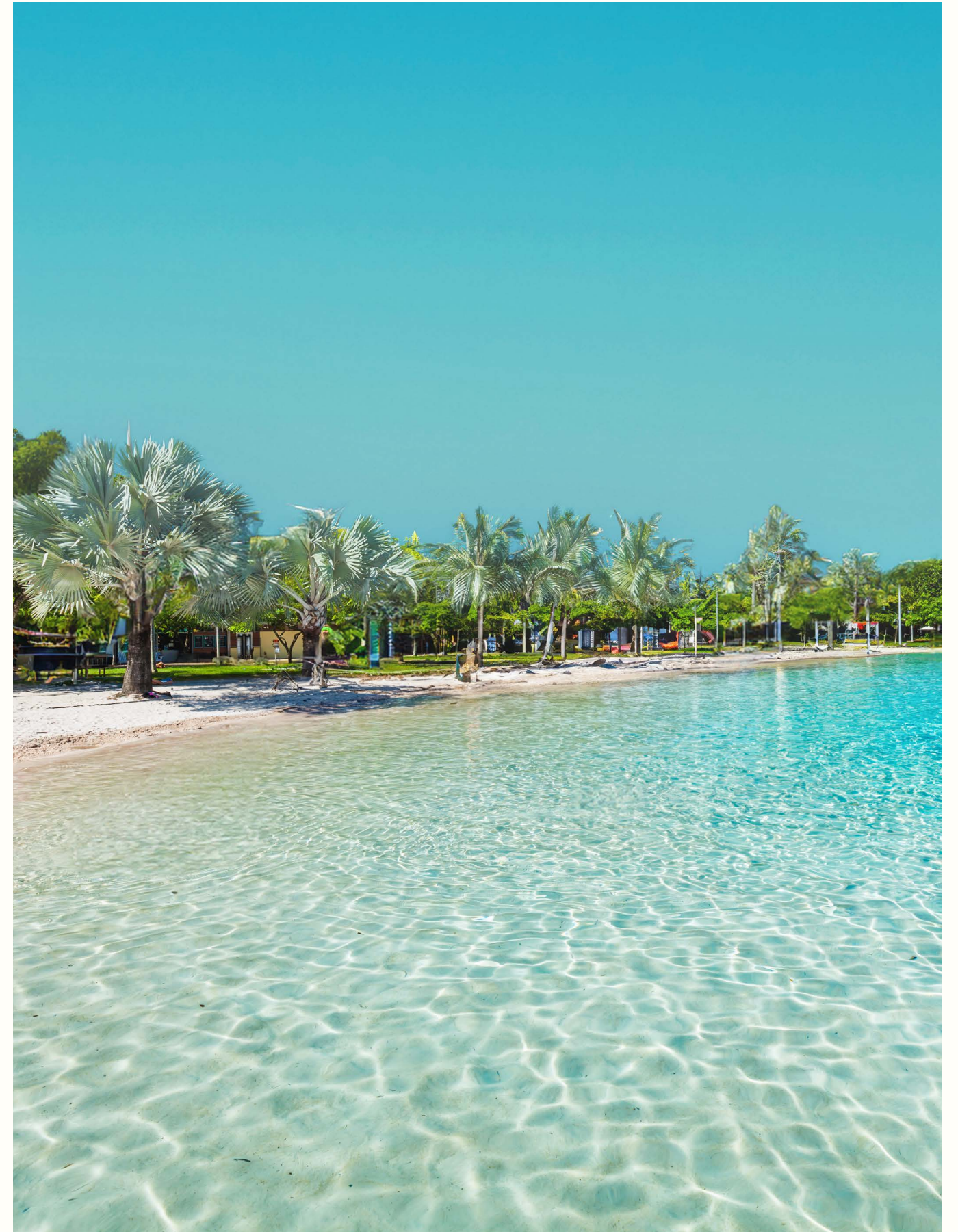


The clubhouse, nestled by the lagoon, serves as the vibrant heart of our community, providing tranquil alternatives to the beach with exclusive services and amenities tailored for residents' comfort and enjoyment. From energizing fitness classes to a sanctuary where residents can unwind amidst breathtaking surroundings. Modern architecture seamlessly blends with nature, creating a world where relaxation and elegance unite effortlessly. Whether indulging in gourmet dining, socializing at community events, or lounging by the poolside, the clubhouse caters to every aspect of residents' lifestyles, ensuring an unparalleled living experience.

IMMERSE YOURSELF IN LAGOON PARADISE

SOAK UP THE BEAUTY OF CRYSTAL
CLEAR WATERS

Nestled within the tranquil embrace of Aquamarine, the lagoon stands as a serene oasis, with the clubhouse as its gracious host. Its crystalline waters, reflecting the vibrant sky above, provide a picturesque backdrop for leisure and relaxation. With direct access from the clubhouse, residents enjoy unparalleled convenience, where moments of rejuvenation are just steps away.





AQUAMARINE ARCHITECTURE

AN ART-DECO MODERN TWIST

Welcome to our architectural masterpiece, blending art-deco charm with modern sophistication, radiating beauty, uniqueness, and refined elegance. Featuring vertical openings with circular roof holes, it saturates the interiors in natural light, creating a mesmerizing interplay of light and shadow. Inside, discover a space marked by refined curves, sleek lines, and intricate details, echoing the timeless allure of Art Deco while providing contemporary comforts. Wood panels grace the facades, lending a welcoming touch to the exterior and blending the structure seamlessly with its environment. With graceful exterior curves and fluid interior transitions, it maximizes natural light and views, fostering an atmosphere of openness and serenity.



Lofts type E: 4 attached units - 2 middle with 2 bedrooms, 2 corner with 3 bedrooms

Disclaimer:

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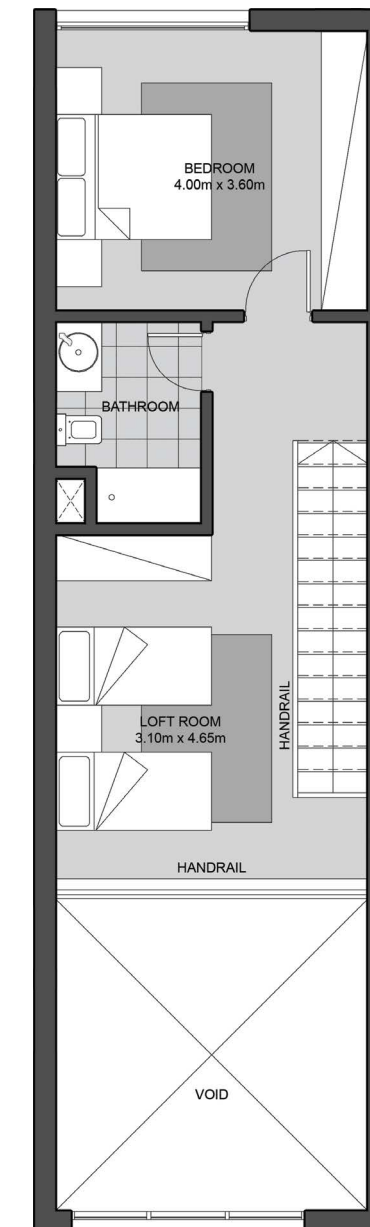
2 Bedrooms

Total Area 102 SQM

Ground Floor



First Floor



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Lofts type F: 6 attached units - 4 middle with 2 bedrooms, 2 corner with 3 bedrooms

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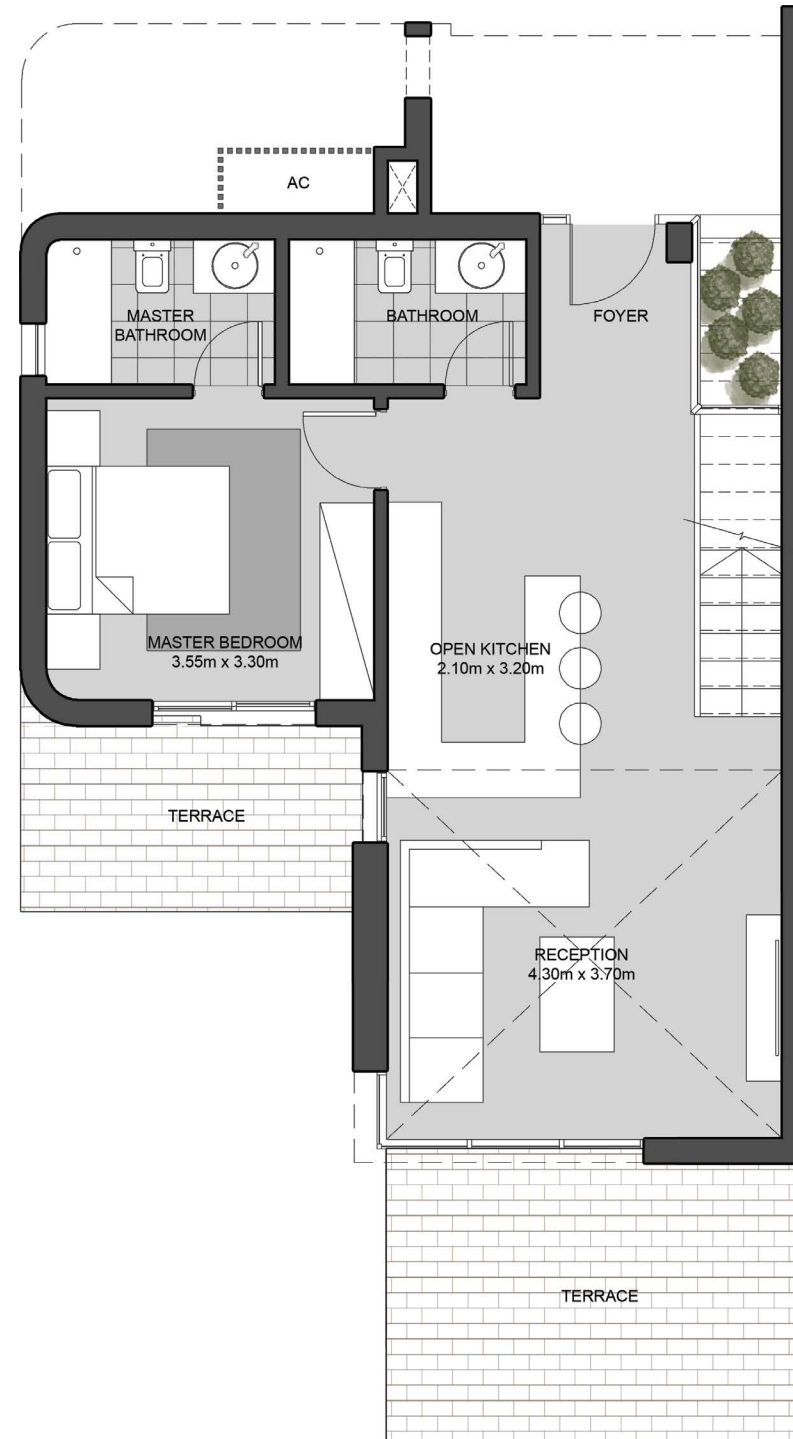
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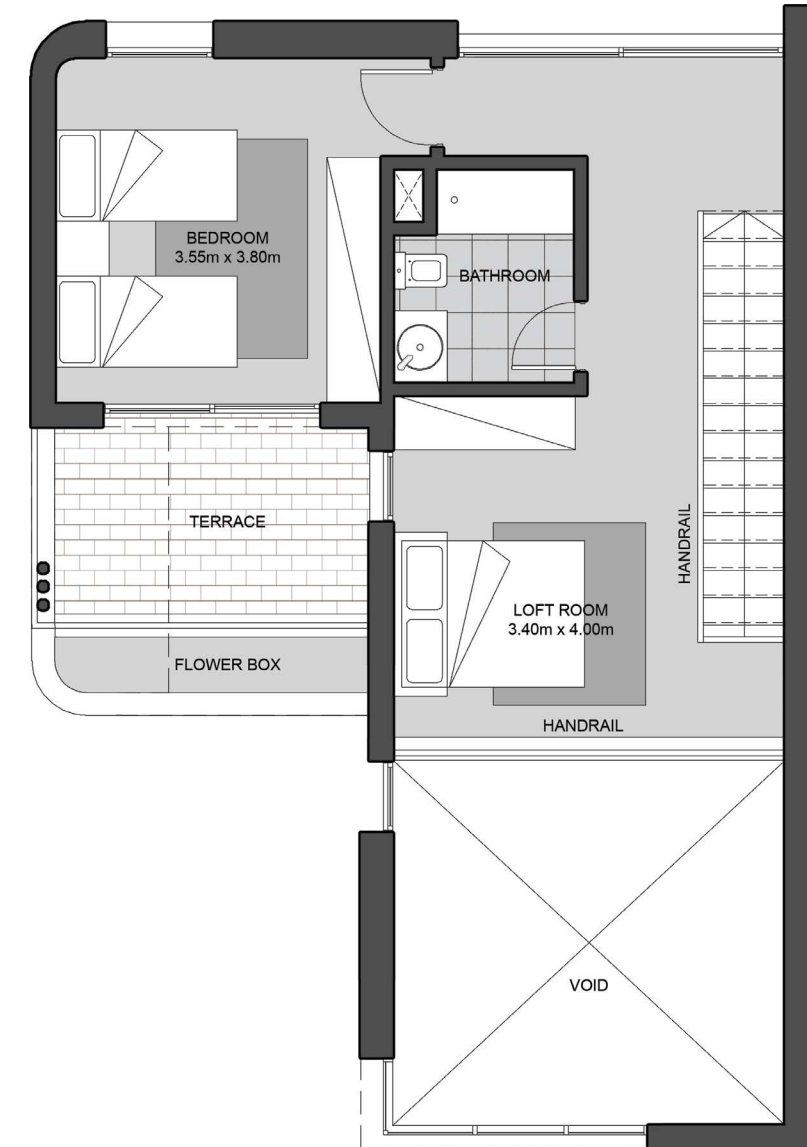
3 Bedrooms

Total Area 150.3 SQM

Ground Floor



First Floor



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Lofts type I: 4 attached units - 2 middle with 2 bedrooms, 2 corner with 4 bedrooms

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Disclaimer:

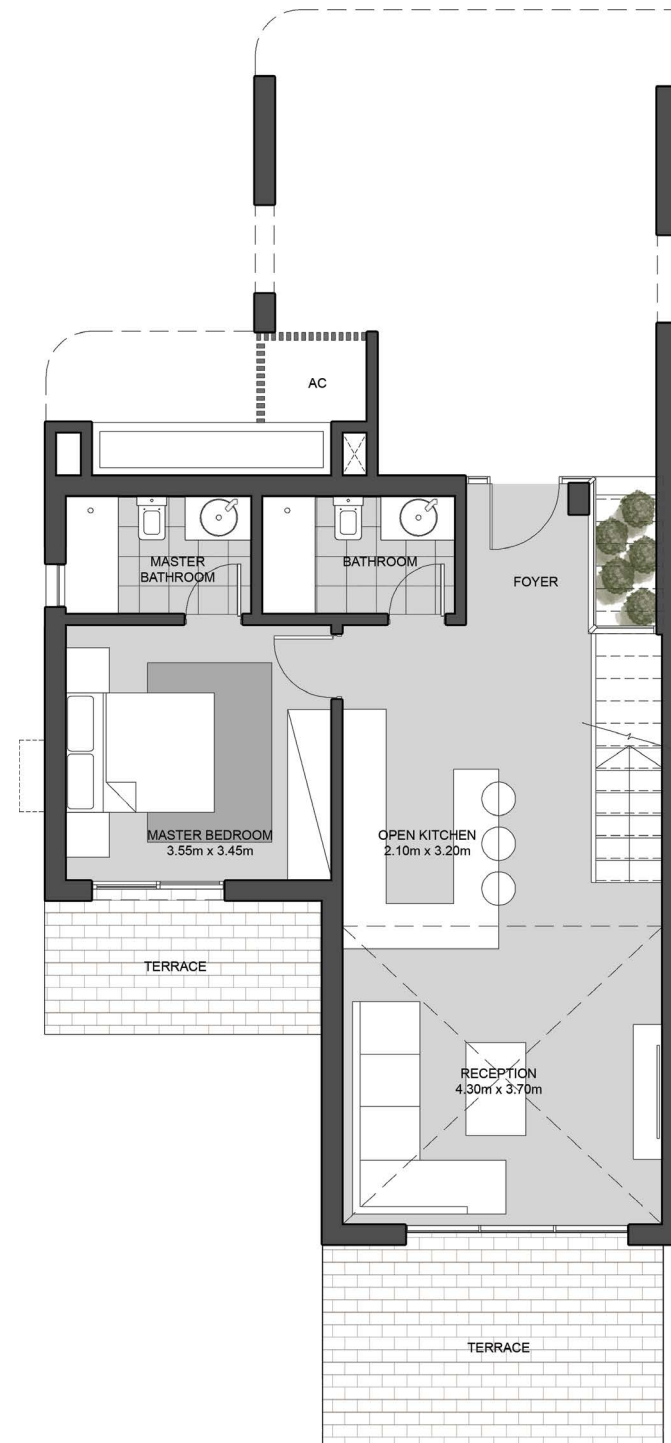
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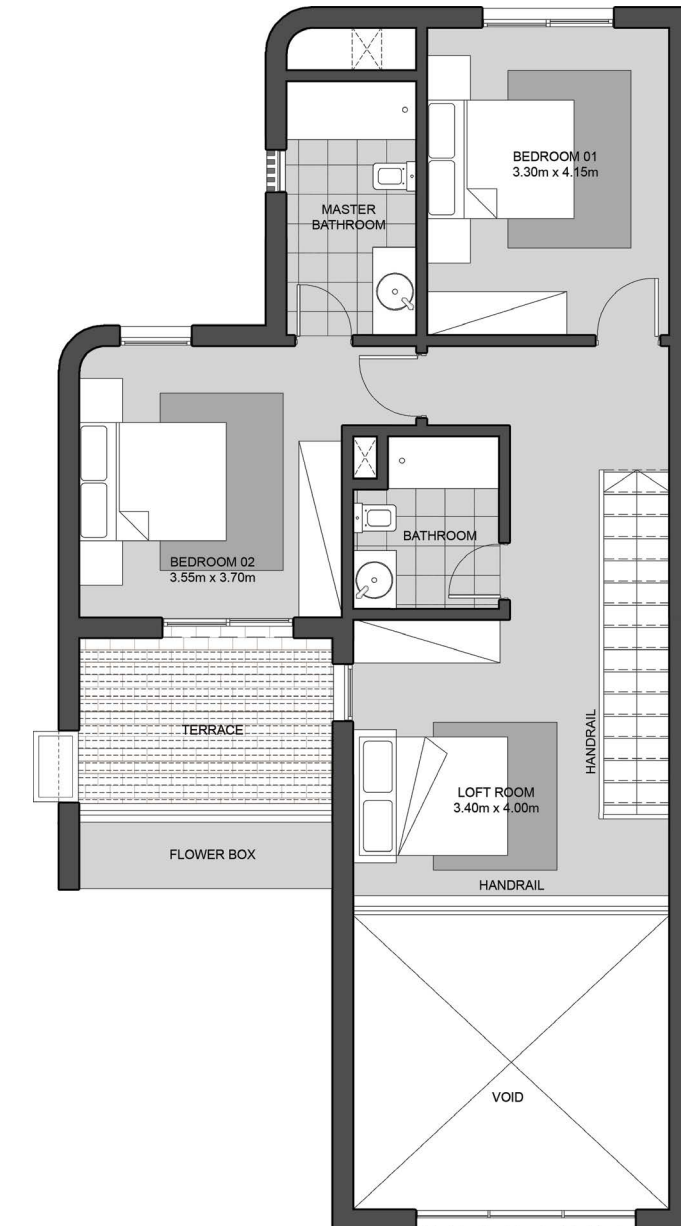
4 Bedrooms

Total Area 175.4 SQM

Ground Floor



First Floor



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FINISHING SPECS

- FLOOR TILES:
LOCAL CERAMIC OR EQUIVALENT
- WET AREA WALLS & FLOORS:
LOCAL CERAMIC OR EQUIVALENT
- DRY & WET AREAS' SKIRTING:
LOCAL CERAMIC OR EQUIVALENT
- STAIRCASE:
TERRAZZO STAIRS OR EQUIVALENT
- PAINTS:
ACRYLIC PAINT OR EQUIVALENT
- CEILING:
GYPSUM BOARD (BATHROOMS) & PAINT ON PLASTER
- DOORS:
LACQUERED FINISH
- SHOWER SCREEN:
TEMPERED GLASS
- BATHROOM VANITY TOPS:
MARBLE COUNTERTOPS

Disclaimers:

All information deemed reliable but not guaranteed. Actual terms and conditions are contained in purchase contract annexes for each specific unit.

- Room dimensions are consistent with structural elements and do not reflect wall finishes or construction tolerances.
- Diagrams are not to scale and are for illustrative purposes only.
- SODIC reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades are for illustrative purposes only and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
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- Furniture and kitchen are not included in the finishing

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