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SELENA BAY
HURGHADA • RESORT & SPA



The story behind the name...



The resort's design theme is inspired by the era of the Roman Empire in Egypt and the world-famous romance story of Caesar, Cleopatra and Cleopatra's daughter Princess Selene.

Princess Selene, officially named Cleopatra Selene II, was the daughter of queen Cleopatra of Egypt and Mark Anthony. She is considered being the last princess of Egypt, even if she has been kidnapped by Caesar Augustus after her parents died and grew up in Rome, Italy.

Selena married African king Juba II of Numidia and settled down with him in Mauritania. She is said to have exercised great influence on policies that Juba created. Through her influence, the Mauritanian Kingdom flourished. Mauritania exported and traded well throughout the Mediterranean. The construction and sculptural projects at the capital Caesarea and at another city, Volubilis, were built and display a rich mixture of Ancient Egyptian, Greek and Roman architectural styles.

The architecture of Selena Bay combines the finesse of Greco-Roman stone columns and carved marble with the strong features of the Pharaonic civilization. The breathtaking result takes form in the resort's buildings and its Villa Caesar and Villa Cleopatra units. Five-star resorts in the Red Sea will never be the same again.

Facts & figures



Location: Hurghada, Red Sea, Egypt

10 min. drive to Hurghada international airport
10 min. drive to downtown Hurghada & El Gouna

Total land area: 70.000 m²
Total built area: 40% of the total land area
Beach area: 20.000 m²

Buildings:

Villa Caesar: 8
Villa Cleopatra: 20
Duplex Villas: 24
Apartments: 72 one bedroom flats
54 studios
Selena Club: 350 hotel rooms

Facilities:

Gym & spa	Beach volleyball
Field sports area	Minigolf course
Aqua center	Private jetty
Restaurants	Beach bar
Swimming pools	Private beach
Shops	1.200 m running track

The Masterplan



- Phase 1
- Phase 2

Enjoy the luxury of life

Did you ever dream of a home with sea view and the unforgettable moment when you wake up and just see the magic blue right in front of your terrace? This dream can come true now. Selena Bay offers the right villa for every taste. Choose the pure luxury and get one of only eight Villa Caesar, a spacious two floor building with 550 m² living area. Or do you prefer to have it a bit smaller? Than Villa Cleopatra with 250 m² living area will be your perfect choice. Of course, both types have their private swimming pools, garden and a spacious roof terrace, overlooking the beautiful Red Sea.



Villa Caesar

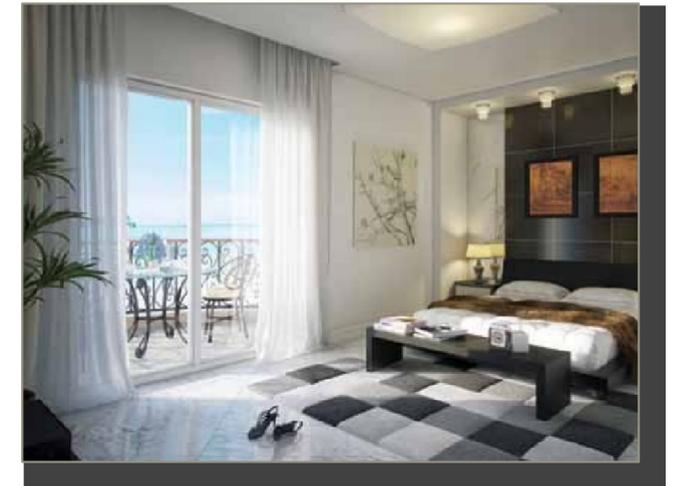


Enjoy the pleasure of space! Villa Caesar consists of:

- 550 m² living area on two floors
- 110 m² roof terrace with panoramic sea view
- 1000 m² land area
- Private swimming pool (80 m²)
- Private garden
- Attached garage with storage and wine basement

- 5 bedrooms
- 4 bathrooms
- 2 living rooms
- 1 dining room
- Big kitchen area
- 2 terraces on the ground floor
- 3 balconies on the first floor

All rooms will be finished with marble, tiles and porcelain. Wall colors will be standard off white. Other colors and materials are available upon request.





There is only one difference
between a long life and a good dinner:
that, in the dinner, the sweets come last.

Robert Louis Stevenson

The beauty and the unique style of the Villa Caesar can hardly be described by simple words, even pictures will not be able to show you the unrivaled atmosphere. Just imagine that you wake up in the morning, open the door of your bedroom, which leads to your private balcony, and -while the sun is warming your face- you see the endless expanse of the sea. Go down, jump in your pool and afterwards enjoy your breakfast on the spacious terrace. Spend your day relaxing at the private sandy beach and return back home to watch the stunning sunset from your roof terrace while having a glass of wine...

How could you better enjoy the beauty of the Red Sea than going for a sea trip with your own yacht? The purchase of a Villa Caesar grants you the owner share of a luxury Princess yacht. The boat is waiting for you at the private jetty of Selena Bay, an experienced captain will show you the inhabitant islands and the colorful reefs of the Red Sea.

Chill out with your family and friends on this comfortable boat, discover the stunning underwater world by snorkeling or diving or go for a romantic sunset trip with your loved one...


PRINCESS



Villa Cleopatra



The perfect hideaway! Villa Cleopatra consists of:

- 250 m² living area on two floors
- 70 m² roof terrace with panoramic sea view
- 500 m² land area
- Private swimming pool (40 m²)
- Private garden
- Attached storage room

- 3 bedrooms
- 3 bathrooms
- 1 living room
- 1 dining room
- Big kitchen area
- 2 terraces on the ground floor
- 1 balcony on the first floor

All rooms will be finished with marble, tiles and porcelain. Wall colors will be standard off white. Other colors and materials are available upon request.



Duplex villas



Cozy and stylish! Duplex villas consist of:

- 180 m² living area on two floors
- 3 bedrooms
- 2 bathrooms
- 1 living room
- Big kitchen area

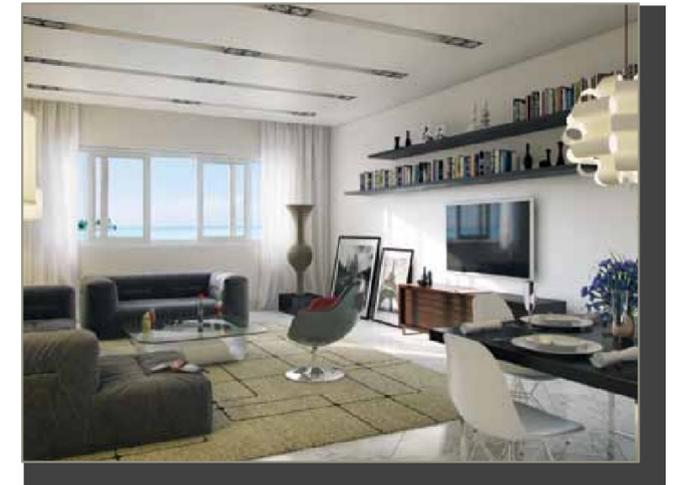
Ground floor villas have:

- 1 terrace on the ground floor
- 1 balcony on the first floor

Upper floor villas have:

- 1 spacious roof terrace (optional)
- 1 balcony in the upper floor

All rooms will be finished with marble, tiles and porcelain.
Wall colors will be standard off white. Other colors and materials are available upon request.



Apartments



One bedroom apartments combine the comfort of the resort with sufficient space for couples or small families. A total living area of 75 m² is divided into a generous living room with place for an American kitchen, a separate bedroom, bathroom and balcony with sea view (ground floor with terrace).

Studios are the perfect getaway for singles and couples, who want to combine the amenities of an exclusive resort with a tighter budget. The total area of 55 - 60 m² offers enough place to create a cozy home. Most studios benefit from balconies with sea view.

All rooms will be finished with marble, tiles and porcelain. Wall colors will be standard off white. Other colors and materials are available upon request.



Selena Club

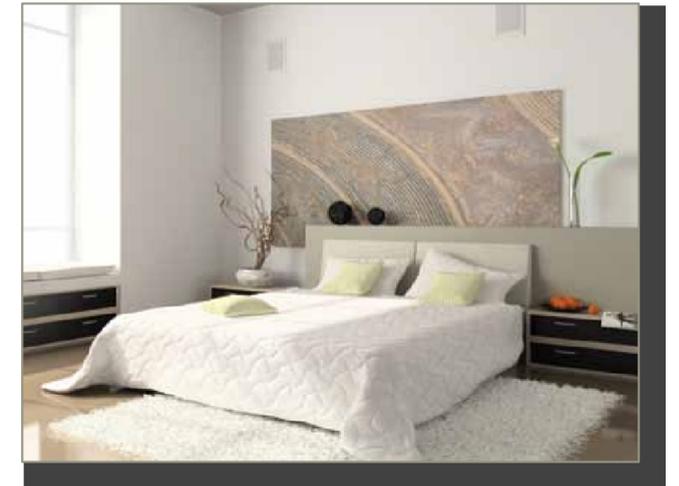


The main building, called Selena Club, is the heart of the resort. The fully equipped luxury hotel contains 350 rooms, restaurants and bars, a gym and a spa.

Combining real estate units and a hotel offers several advantages:

- The maintenance of all areas (pools, gardens, electricity & water) is on site and takes care of the complete resort
- All facilities can be used by the owners
- The security service assures the safety of the area
- Home owners can rent out their units through the hotel management

The structure of the resort and private side streets separate the Selena Club from the real estate buildings to guarantee the privacy of the home owners.





To keep the body in **good health** is a **duty...**
otherwise we shall **not be able**
to keep our **mind strong** and **clear.**

Buddha

The Cleopatra Spa takes you back into the world of the ancient Roman empire. The unique architectural design creates an atmosphere of elegance and romance. The spa offers an extensive range of wellness and cosmetic treatments. Pamper yourself with a relaxing hot stone massage, get a younger look with a rejuvenating facial or enjoy the wet heat in the steam bath. The well-experienced staff will recommend the treatments, which will perfectly suit your needs.

But not only the spa will take care of your wellbeing. Various high-class restaurants and bars in the Selena Club will spoil your palate with delicious specialties. Oriental, French, Italian or Chinese for dinner tonight? Choose the cuisine you want, and if you prefer to eat in the comfort of your own home, you just need to call the 24/7 room service and ask for delivery.

A nearly endless amount of activities is awaiting you inside and outside the resort. Selena Bay has a generous and professionally equipped gym, a sports arena and a big field sports area, including tennis and squash courts, running track and mini-golf course.

The championship 18-hole golf course of El Gouna is only a 10 minutes ride away and two more golf courses are reachable within one hour.

All kinds of water sport activities, like snorkeling, diving, wind and kite surfing are available on the spot.

Enjoy quad or Jeep safaris with our cooperation partners, horseback or camel riding, star watching in the desert and go for a sightseeing trip to Luxor or Cairo.

Hurghada by itself is a vibrant city with Oriental charm. You will find everything you need;; hospitals, international schools, supermarkets, shopping malls, cinemas and a lot of restaurants, bars and clubs for every taste. The new marina of Hurghada with its promenade invites you for a sunset walk and a delicious dinner in one of its gourmet restaurants, overlooking the stunning yachts.



About the company



Selena Bay is the latest spinoff from Palma Group for Construction and Tourism Development, which has earned in recent years its reputation as a leading developer of premier lifestyle community real estate projects in Egypt's Red Sea area.

Palma Group is a Danish-owned company that launched its first developments in Egyptian tourism in 2005. Its projects quickly drew the attention of professionals and clients around the world. Its Palma Resort has earned the Best Development 2007 and 2008 award. The global standards upheld by Palma Group together with its sophisticated vision have altered the face of tourism in the Red Sea.

Selena Bay comes as a continuation of the success achieved by Palma Group in the Red Sea and as a response to the great demand for the company's landmark projects. The water front resort will add a new mark of excellence to the Red Sea, bringing modern architectural designs and styles to the home properties arena in Egypt.

