



ALHAMBRA  
WATERFALLS  
شلالات الهمبرة

 **SUNBROO.COM**

# The Destination – Hurghada

## A Seaside Dream

Hurghada is a popular destination located on the Red Sea coast of Egypt. Known for its beautiful sandy beaches and crystal-clear waters, Hurghada offers a wide range of recreational activities and amenities for residents and visitors alike. The city is a thriving hub of tourism and commerce, with a variety of hotels, restaurants, and shops to explore.

Whether you're looking to relax on the beach, go diving, or experience the vibrant culture of Egypt, Hurghada has something for everyone. With its stunning natural surroundings and thriving city life, Hurghada is the perfect destination for those seeking a laid-back beach lifestyle. Plan your visit to Hurghada today and discover all that this vibrant destination has to offer.





Exactly Where you Want to Be

**Our gated community enjoys one of the most strategic locations in the region:**

- Hurghada International Airport: 2-minute drive
- Hurghada city center: 5-minute drive
- El Gouna: 25-minute drive
- Cairo: 4-hour drive
- Major international airports (Berlin, Amsterdam, London, Moscow, Kyiv, Braha, Warsaw, Zurich): 4-hour flight



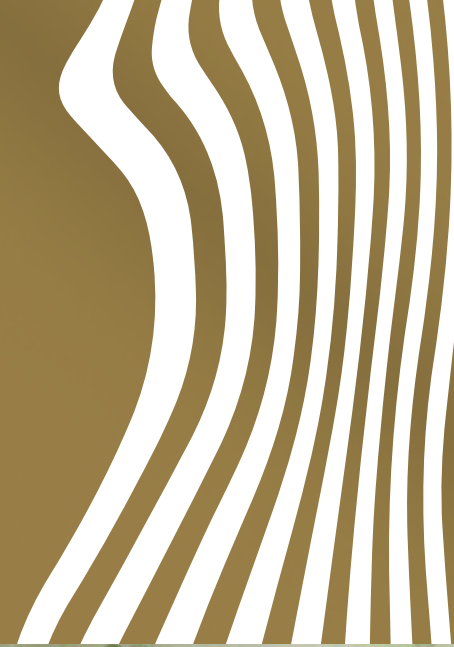


## Introducing Alhambra Waterfalls

### A World Built with Convenience in Mind

Alhambra Waterfalls is a master-planned community designed with the comfort and convenience of our residents in mind, featuring rolling green spaces between buildings and a limited number of units per building. Amenities such as a clubhouse and pools add to the relaxation and enjoyment of living at Alhambra Waterfalls, making it the perfect place to experience the joys of seaside living in Hurghada.

Every home at Alhambra Waterfalls has been thoughtfully designed with all the practicalities of modern living. Sports courts, children's play areas, and outdoor seating areas surrounded by beautiful landscaping ensure that every need is met. Experience seaside living in Hurghada at Alhambra Waterfalls, where every detail invites peace and relaxation. This community is built with convenience in mind and offers an enjoyable living experience for all.



## Chic and Unique

Experience the dream of seaside living at Alhambra Waterfalls, where the beauty of Hurghada intertwines with the splendor of our community. Nestled in the heart of this vibrant city, our residence is a haven of tranquility and natural beauty.

As you step through the gates of Alhambra Waterfalls, you are transported to a world of rolling green spaces and sparkling water features, with breathtaking views of the landscaping. Relax, unwind, and make Alhambra Waterfalls your home. Our community is the perfect place to experience the joys of seaside living in Hurghada.





## The Good Life, Intentionally Realized

The name Alhambra Waterfalls is a fitting representation of the project's greatest assets – the waterfalls and water features throughout the community. These stunning features provide a dreamy and peaceful atmosphere, with the sound of rushing water adding to the sense of relaxation.

Every home at Alhambra Waterfalls features a spacious terrace with breathtaking views of the waterfalls and water features, as well as the surrounding desert and mountains. Relax and unwind on the terrace, or take in the natural beauty of the area. Experience the tranquility of living by the Red Sea at Alhambra Waterfalls.





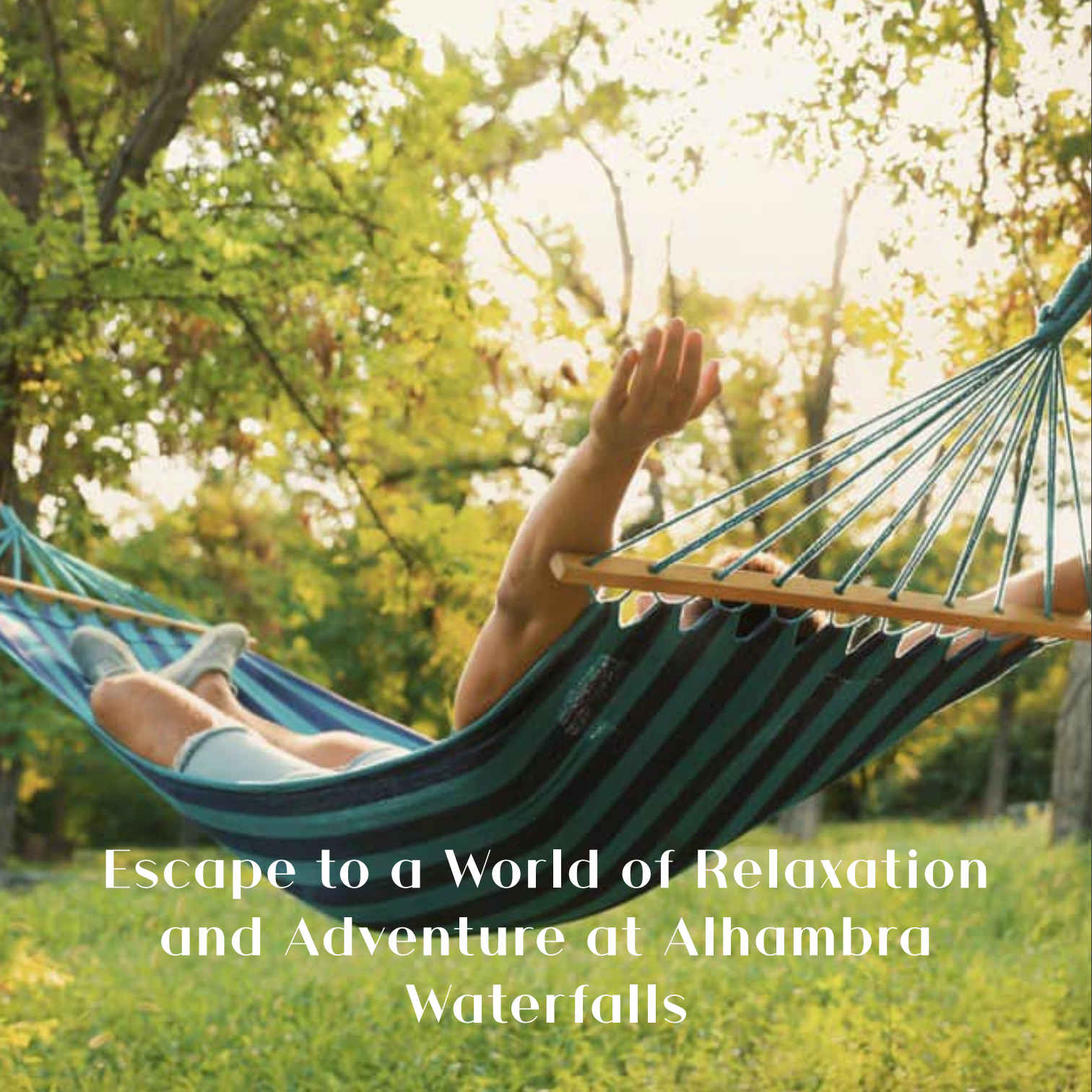
# The Beachside Home of the Future – Today



## **Two-minute walk to the Mamsha Promenade and all the famous beaches on the Red Sea Riviera ...**

Two-minute walk to the Mamsha Promenade and all the famous beaches on the Red Sea Riviera, Alhambra Waterfalls offers beachside living within reach. From the sea breeze on your terrace as you sip coffee to the waves at your feet and the sand between your toes as you stroll along the tropical coastline, everything you could wish for is close by.

Located just a short walk from the Mamsha Promenade and the famous beaches, Alhambra Waterfalls offers access to dining, bars, and shopping options. Experience the joys of seaside living in this gated community in Hurghada and don't miss the opportunity to make your beachside dreams come true at Alhambra Waterfalls.



# Escape to a World of Relaxation and Adventure at Alhambra Waterfalls

At Alhambra Waterfalls in Hurghada, we strive to create a community that is inclusive and welcoming to people of all cultures and backgrounds. Our amenities and services are designed to support this diversity, allowing residents to come together and enjoy a variety of activities and experiences.





## Yoga Retreats

For aspiring yoginis, we offer an exclusive, residents-only open-air yoga studio. This intimate space is perfect for practitioners of all experience levels — beginner, intermediate, or advanced — to develop core strength, flexibility, and mindfulness.



## Public Seating Areas

Our public seating areas offer the perfect setting to gather with friends, neighbors, and loved ones in the open air, surrounded by the beauty and splendor of Hurghada. Our architects have artistically balanced shade and depth to create a sense of peace, ideal for a cookout, refreshing drink, and stimulating conversation for the whole family.



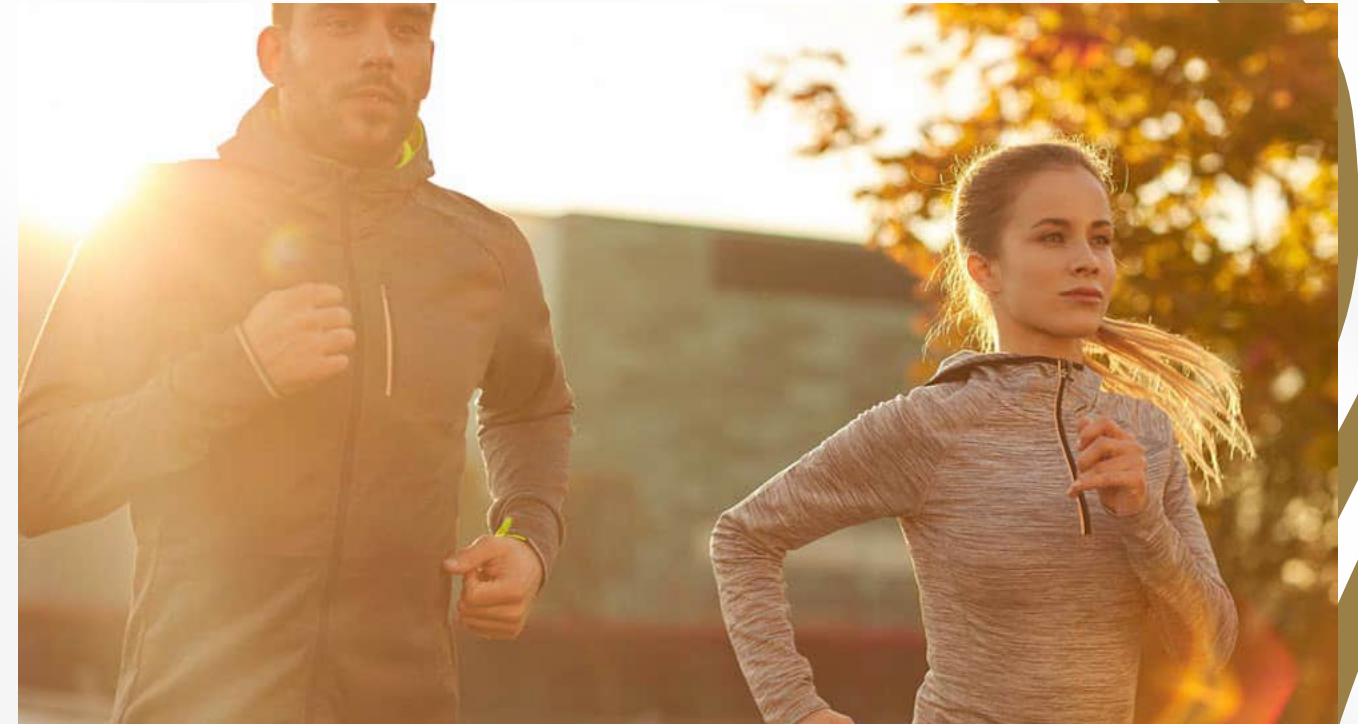
## Paddle Tennis Court

For those looking for a new challenge, we offer a state-of-the-art paddle tennis court on our property. This fast-paced and fun game is perfect for players of all skill levels and offers a great way to stay active and have a good time. Whether you're looking to compete with friends or just have some fun, our paddle tennis court has something for everyone.



## Running and Cycling Track

At Alhambra Waterfalls, we believe that exercise and competition are essential for both physical and mental well-being. That's why we've included a state-of-the-art running and cycling track on our property. Whether you're an avid runner or cyclist, or just looking to stay active and have fun, our track has something for everyone.



## Children's Playground

We understand that families are the heart of our community. That's why we've included a state-of-the-art playground and aqua park on our property, specifically designed for the safety and enjoyment of our youngest residents. Here, children can play, learn, and make new friends in a safe and welcoming environment.



## Alhambra Waterfalls: The Seaside Home of Your Dreams



At Alhambra Waterfalls in Hurghada, we go above and beyond to offer all the amenities and services discerning residents expect, plus a whole lot more. With so many artfully designed spaces and activities to explore, there's never a dull moment at Alhambra Waterfalls. Some of the services and amenities available to residents include:

## ■ Reception and Concierge

Our reception and concierge team is always on hand to assist with any questions or requests you may have. Whether you need help with directions, recommendations, or simply want to chat, our team is here to make your experience at Alhambra Waterfalls as enjoyable as possible.

## ■ Access to 1st Avenue facilities

## ■ Fitness studio

Whether you prefer to hit the treadmill, lift weights, or participate in a group fitness class, our studio has everything you need to reach your fitness goals. And with the stunning views of the Red Sea as your backdrop, you'll never want to leave.

## ■ Room Services, including Laundry and Housekeeping

For those who want to relax and rejuvenate, our room services team is here to help. From laundry and housekeeping to turndown service, we take care of all the little details so you can focus on enjoying your stay.

## ■ Swimming Pools & Pool Bar

We believe that a refreshing dip is never far away. That's why we offer multiple swimming pools for our residents to enjoy. Whether you want to cool off on a hot day or simply relax poolside with a drink, our swimming pools provide the perfect escape.



## ■ Outdoor Kids Playground

For those with young children, our outdoor kids playground is a great place for them to burn off some energy. Whether they're climbing, sliding, or playing games, there's always something fun to do at our playground.

## ■ Barbecue Area

When it's time to cook up a feast, our barbecue area is the perfect place to do it. Whether you're grilling up some burgers or roasting some marshmallows, our barbecue area provides everything you need to enjoy a tasty meal with friends and family.

## ■ Landscaped Green Areas

Home should be surrounded by beauty. That's why we offer beautifully landscaped green areas for our residents to enjoy. Whether you want to take a leisurely stroll or simply relax in the shade of a palm tree, our green areas provide the perfect escape.

## ■ Resident Parking

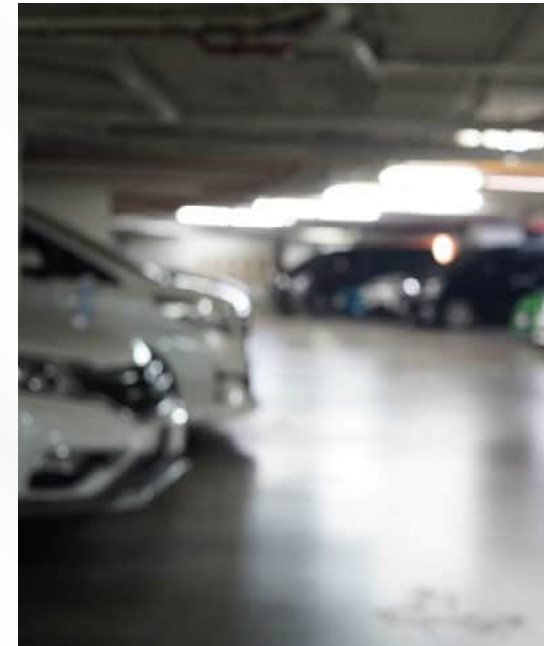
At Alhambra Waterfalls, we understand the importance of convenience. That's why we offer resident parking to make it easy for you to come and go as you please.

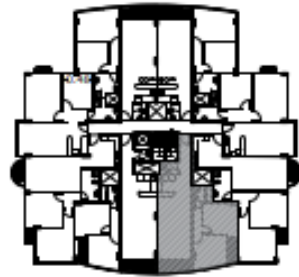
## ■ Security and Surveillance System

Your safety and security are our top priority at Alhambra Waterfalls. That's why we offer a comprehensive security and surveillance system to

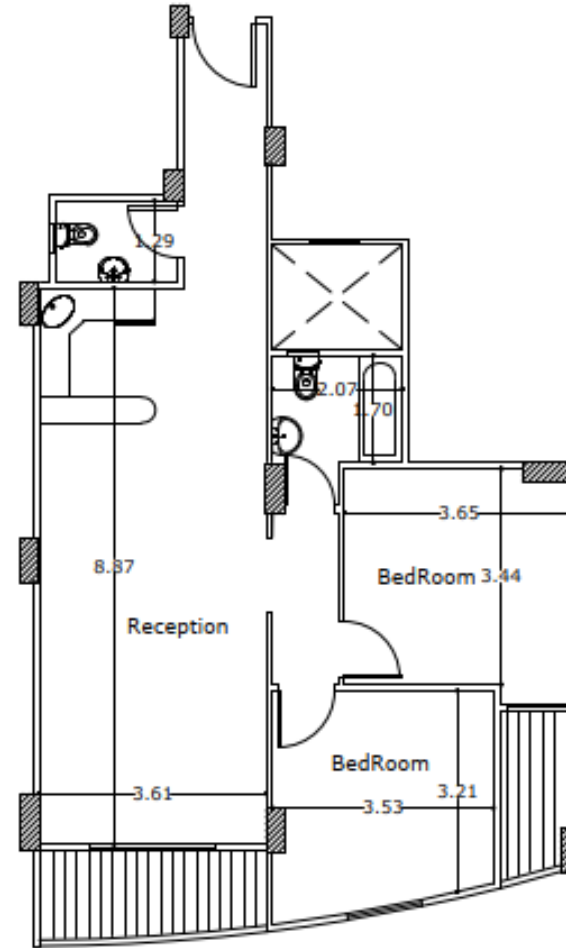
## ■ Customer Service and Property Management

Our team is always on hand to assist with any issues or questions that may arise. They work hard to ensure that our residents feel taken care of and that their needs are met. Whether you need help with maintenance issues or have a question about the community, our team is here to help.





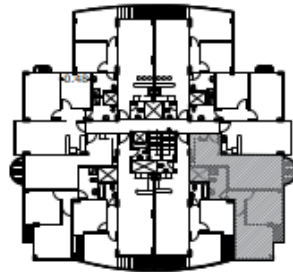
Typical Floor



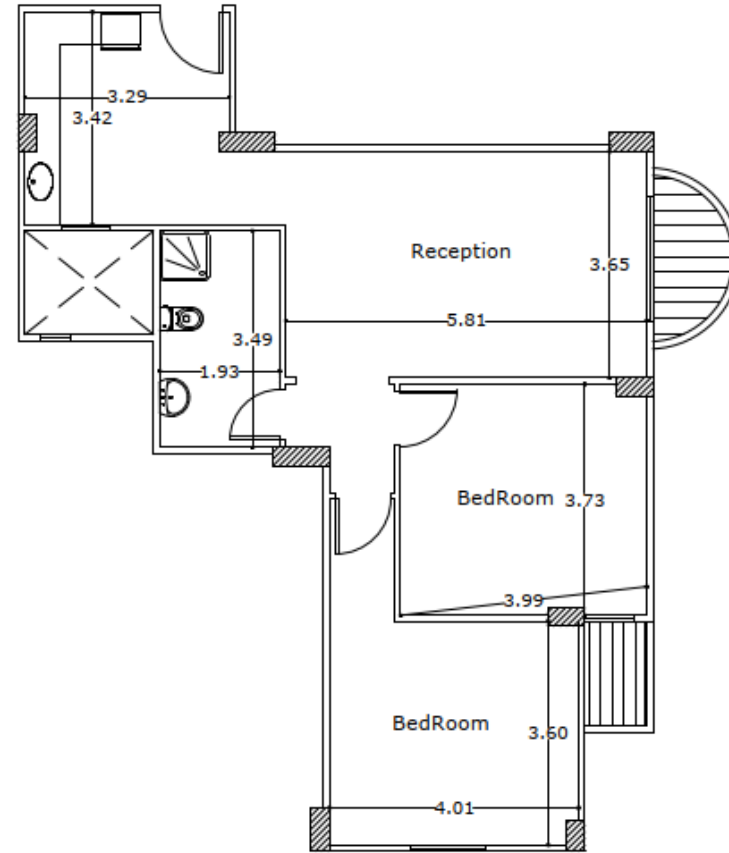
Description:-

Unit No.= (1)

Unit Area=(110)m<sup>2</sup>



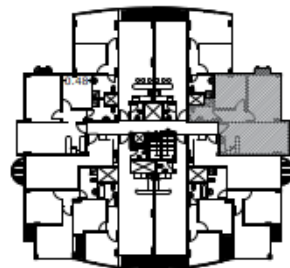
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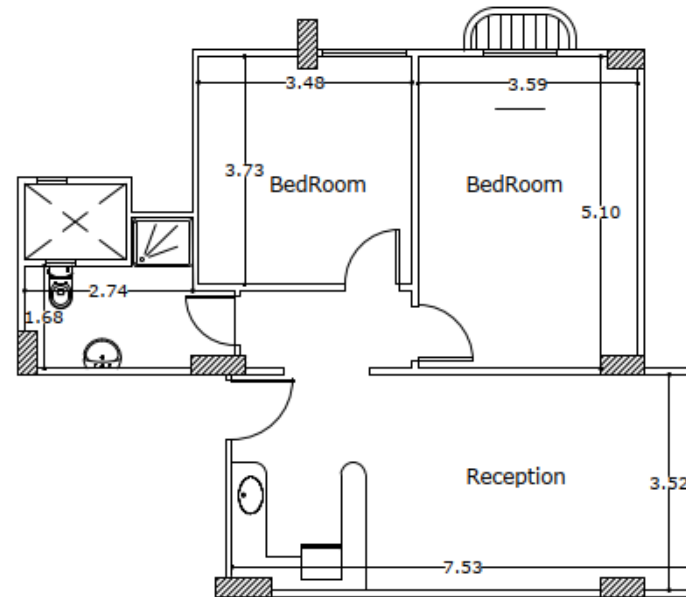
Description:-

Unit No.= (2)

Unit Area=(106)m<sup>2</sup>



Typical Floor

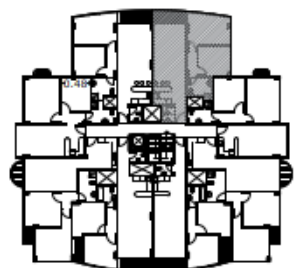


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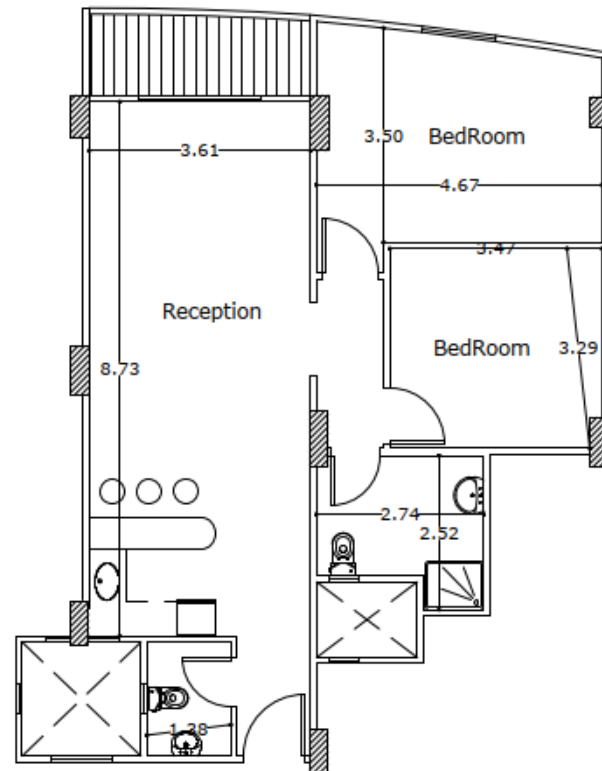
Unit No. = (3)

Unit Area = (95)m<sup>2</sup>





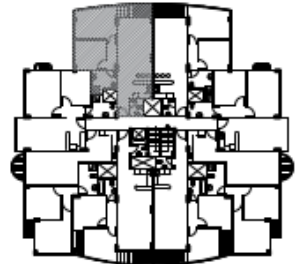
Typical Floor



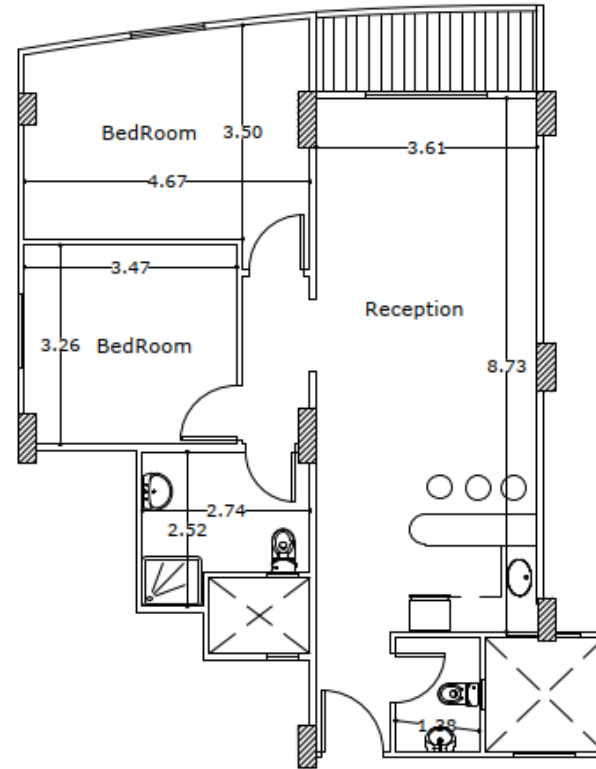
Description:-

Unit No.= (4)

Unit Area=(105)m<sup>2</sup>



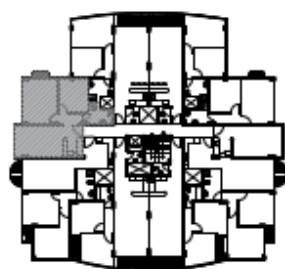
Typical Floor



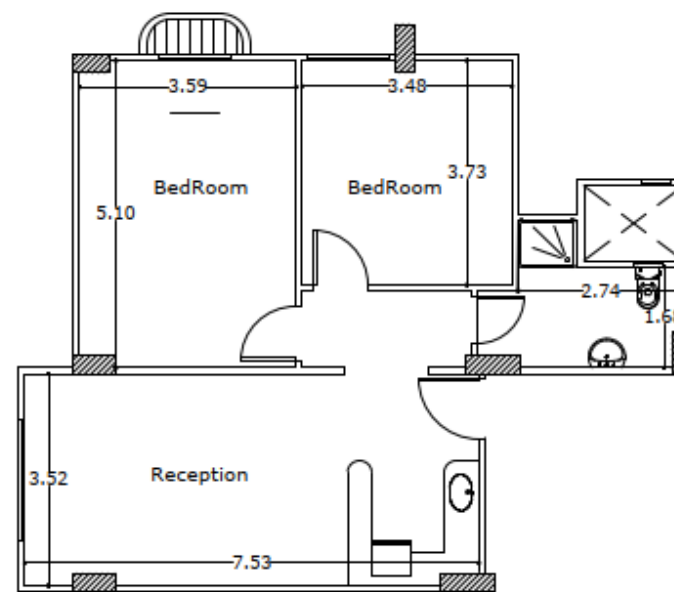
Description:-

Unit No.= (5)

Unit Area=(105)m<sup>2</sup>



Typical Floor



Description:-

Unit No.= (6)

Unit Area=(95)m<sup>2</sup>



## Create Your Own Seaside Retreat



At Alhambra Waterfalls, we believe that a home should be a reflection of its occupants. That's why we've designed our homes to be a blank canvas, ready for you to add your personal touch. With a neutral color palette and a blend of ceramics, porcelain, and hardwood finishes, our homes are ready to be transformed into a space that truly feels like your own.

Whether your style is contemporary, antique, or somewhere in between, Alhambra Waterfalls is the perfect place to make your dream home a reality. Just add your personal touch and create an oasis that's truly yours.

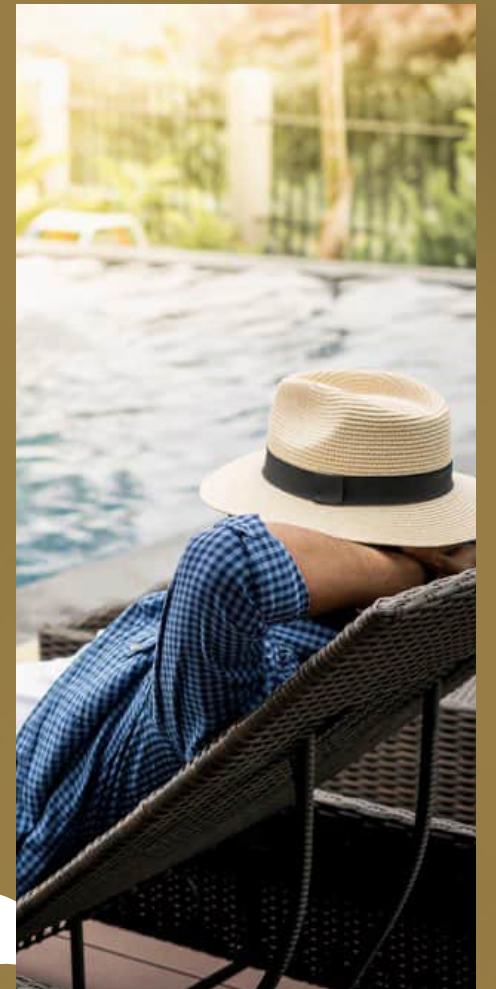


**Kick Back and Relax –  
We'll Do the Hard Stuff**

At Alhambra Waterfalls, we understand that owning a second home can be a big investment. That's why we offer a comprehensive management package designed to make your jet-setting lifestyle as easy and hassle-free as possible.

Our team is dedicated to taking care of the hard stuff for you, offering cleaning, maintenance, and surveillance services to protect your second home, even when you're away. Plus, our personal concierge is on hand to customize a service plan that suits your needs, giving you peace of mind that your asset is always being taken care of to your exact specifications.

Invest in the future today and experience the best in second-home living at Alhambra Waterfalls in Hurgada.





# Experience the Best of Both Worlds



At Alhambra Waterfalls, we believe that owning a luxurious home should also be a great investment. That's why we offer the best of both worlds - a luxurious home in the heart of Hurghada that also has the potential to generate income when you're away.

With consistent demand and over %90 occupancy, Alhambra Waterfalls is a smart choice for vacation rental investing. Plus, our professional team is always on hand to take care of your home and resolve any issues that may arise, giving you peace of mind and the freedom to enjoy your investment without worry.

Don't miss the opportunity to own a beautiful and profitable home at Alhambra Waterfalls.

# Design Your Dream Home



At Alhambra Waterfalls, we believe that everyone deserves a beautiful, stylish, and functional home. That's why we offer a range of contemporary and opulent designs that can be customized to suit your personal taste.

Our team of designers is here to help you create your dream home, whether you prefer a modern or traditional aesthetic, industrial or romantic details, or a blend of Eastern and Western influences.

Using 3D renderings, you can mix and match colors, materials, and textures to create a home that truly reflects your style. Don't miss the opportunity to design the home of your dreams at Alhambra Waterfalls in Hurghada.



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