

*il* BAYOU  
SAHL HASHEESH

BY  TLD  
THE LAND DEVELOPERS



### 30 YEARS OF LISTENING TO WHAT A CLIENT NEEDS

We took it upon us to completely change the game within our vigorously growing real estate industry, making no room for flaws we tend to adopt a lifestyle simply by being unique by adopting a lifestyle where perfection is the only way to go becoming the epitome of success and progress in life.

At TLD, we vow to translate your needs into work. We vow to grant our clients an enchanted lifestyle, practical facilities, and mesmerizing projects delivered with sincerity and devotion

**We are driven by our commitment to our clients.**

COMMITTED  
TO YOU

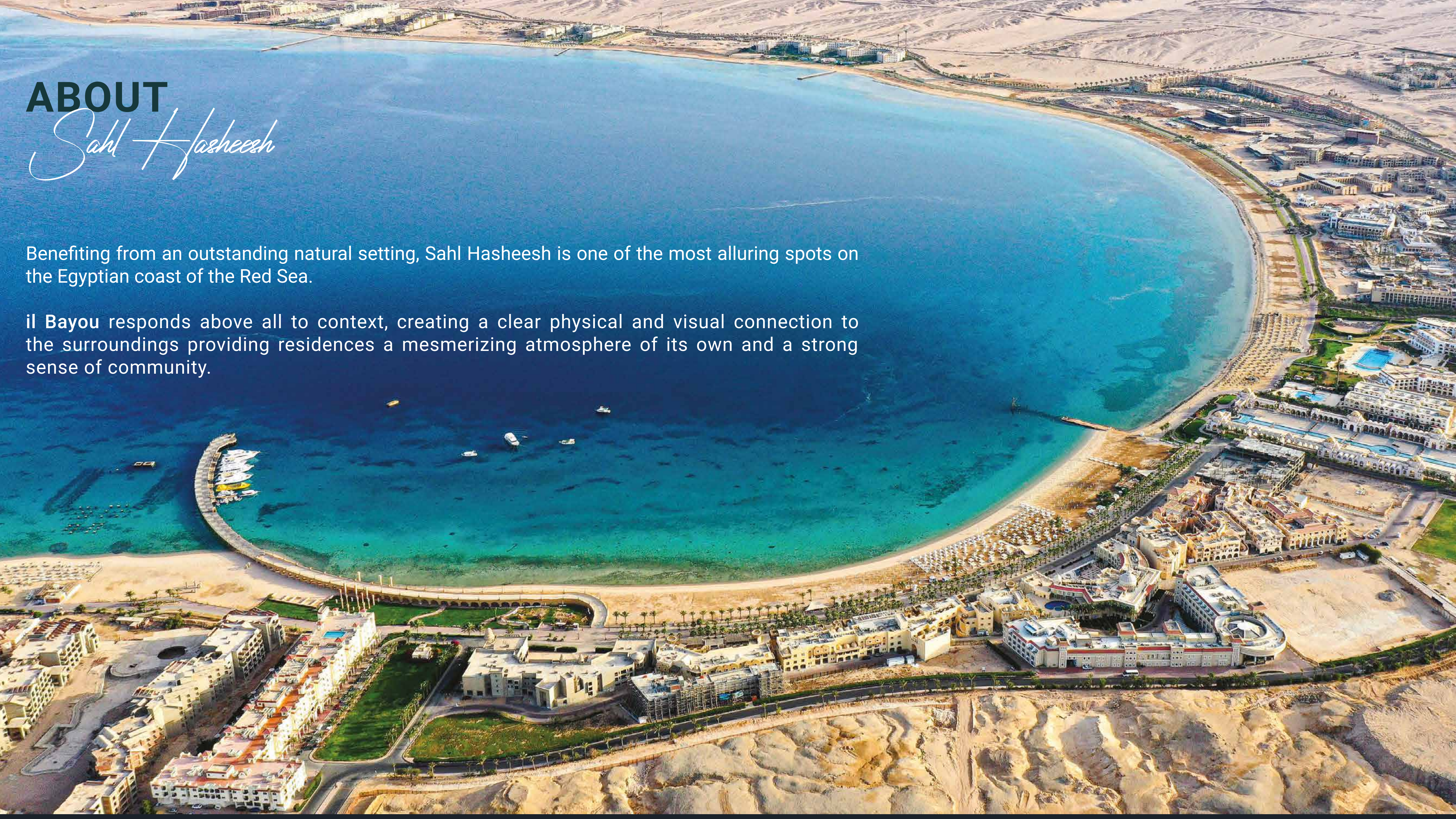


# ABOUT

## *Sahl Hasheesh*

Benefiting from an outstanding natural setting, Sahl Hasheesh is one of the most alluring spots on the Egyptian coast of the Red Sea.

il Bayou responds above all to context, creating a clear physical and visual connection to the surroundings providing residences a mesmerizing atmosphere of its own and a strong sense of community.



# ABOVE

*All Blues*

ABOUT *il* **BAYOU**  
SAHL HASHEESH

*il Bayou* is a fully serviced compound at Sahl Hasheesh, Red Sea, with a divine, calm, and serene nature that calls for meditation and a state of complete tranquility.

While searching for a summer home that best fits your needs, *il Bayou* delights you with a choice between a total of 85 villas, twin or townhouses, as well as 60 apartments.

The beach is only 350 meters away. Roaming around for venturesome, you can visit Sahl Hasheesh Old Town, which is only 9 minutes away.

A truly dynamic and a unique getaway experience by the sensational Red Sea, that TLD will continue to evolve and grow into.



*Nature in its details*

# DESIGN *Concept*

With a program of circa 85 villas and +60 serviced apartments of different typologies, the design revolves around the quality of shared spaces and landscaping values.

The layout is organized around a network of pedestrian-friendly streets combined with a central promenade with lush gardens, rest areas, and water features.

The project extends into a vast green area dominated by water lagoons and promenade that leads directly to the beach.



**L35**  
architects



## **L35 INTERNATIONAL ARCHITECTURE FIRM**

When choosing our partners, we always put your needs as our main essence in every step we take; that's why we chose an international firm that guarantees excellence in the design from a perspective of creative freedom, coupled with technical thoughtfulness and the capacity to master all stages of the project from initial sketches to the finished building.

L35 is an international architecture firm with offices in Barcelona, Madrid, Paris, Milan, Geneva, Miami, Mexico, Bogotá, São Paulo, Santiago, Istanbul and Abu Dhabi.



*When dreams fall into place*





# PROJECT

*Amenities*



Year-round destination

## L35

Designed by "L35 Madrid"



Serviced compound



Fully finished villas with private pools



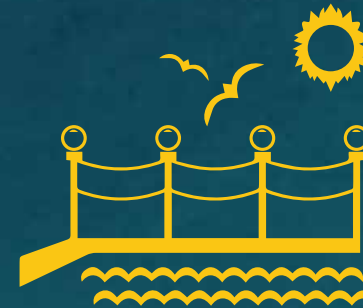
Serviced & fully-furnished apartments



Laundry service & housekeeping



First direct beach access



Best jetty in Sahl Hasheesh



Large pool



Pool-side restaurant



Water features



Lush landscape



GYM & SPA



Selective community

# LOCATION



Comfortable walking distance to beach



6 Min drive to Sawari Marina



9 Min drive to the Old Town



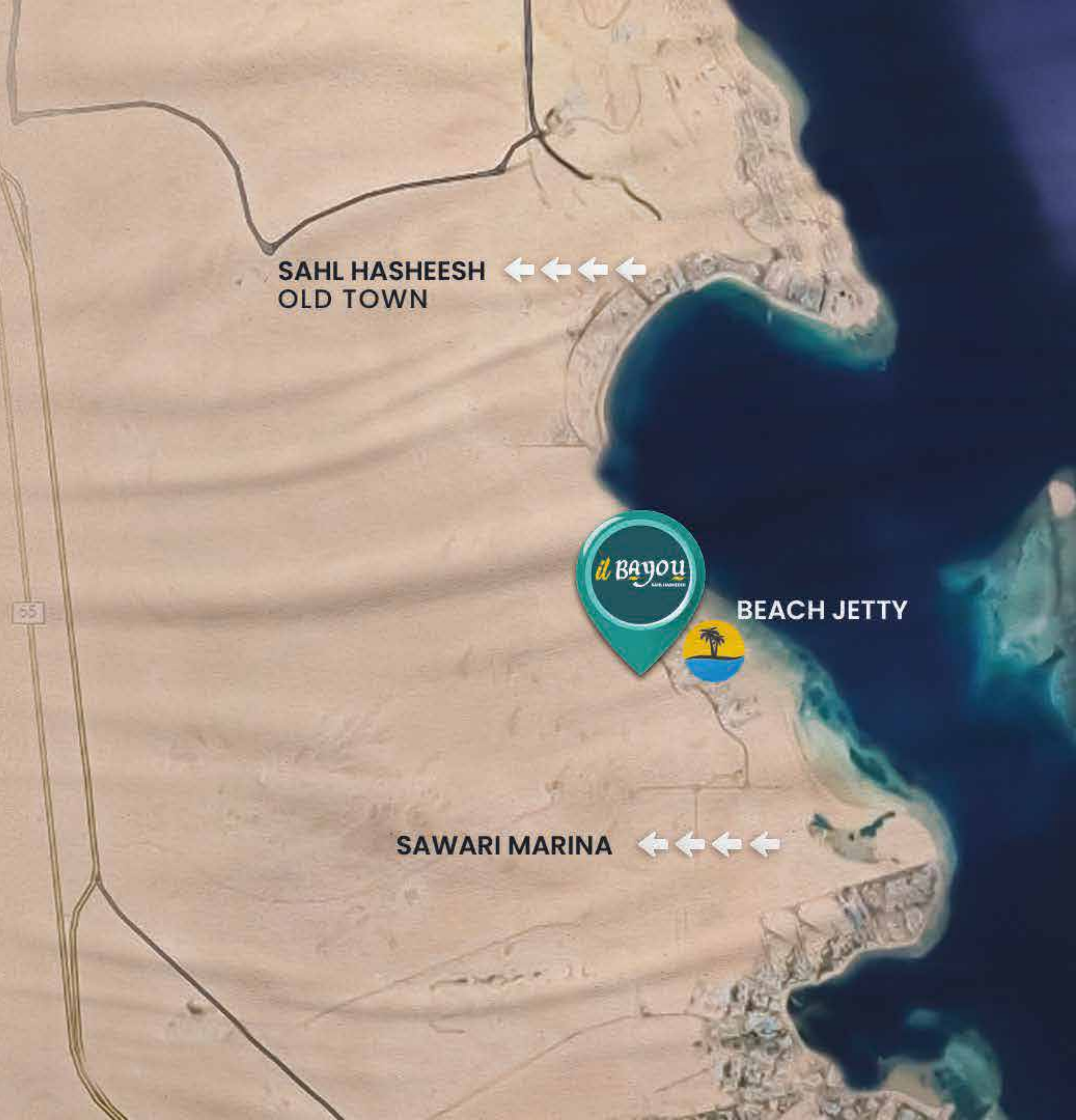
15 Min drive to The Airport



35 Min drive to Hurghada City center



45 Min drive to El Gouna



# MASTERPLAN



# STANDALONE 1



*Front View*



*Back View*

# FLOOR *Plans*



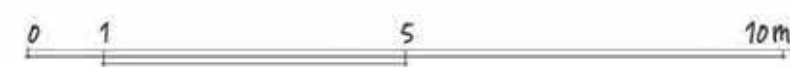
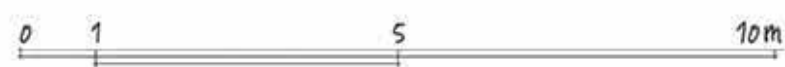
GROUND FLOOR



FIRST FLOOR



PENTHOUSE



# STANDALONE 2



*Front View*



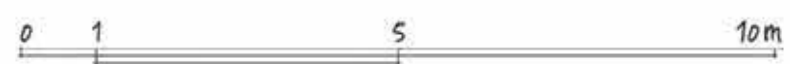
*Back View*



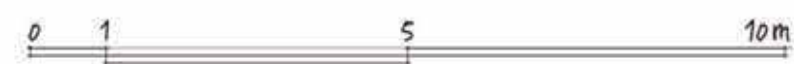
# FLOOR *Plans*



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

# TWIN + PENTHOUSE



*Front View*

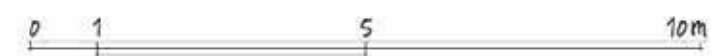


*Back View*

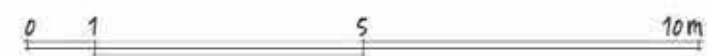
# FLOOR *Plans*



GROUND FLOOR



FIRST FLOOR



PENTHOUSE

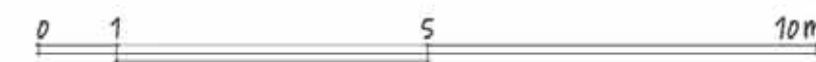
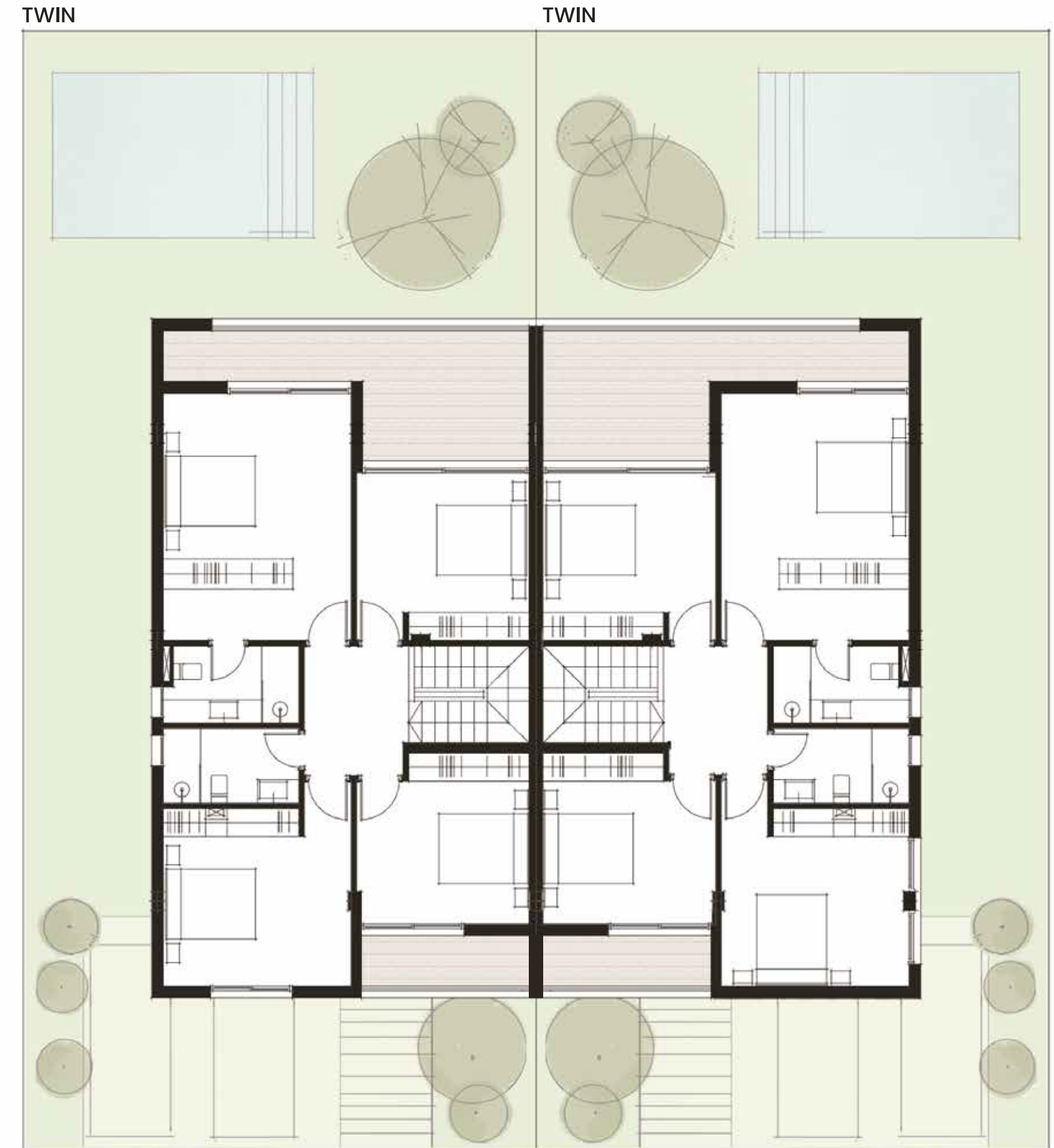
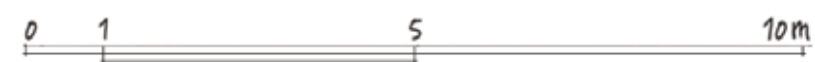
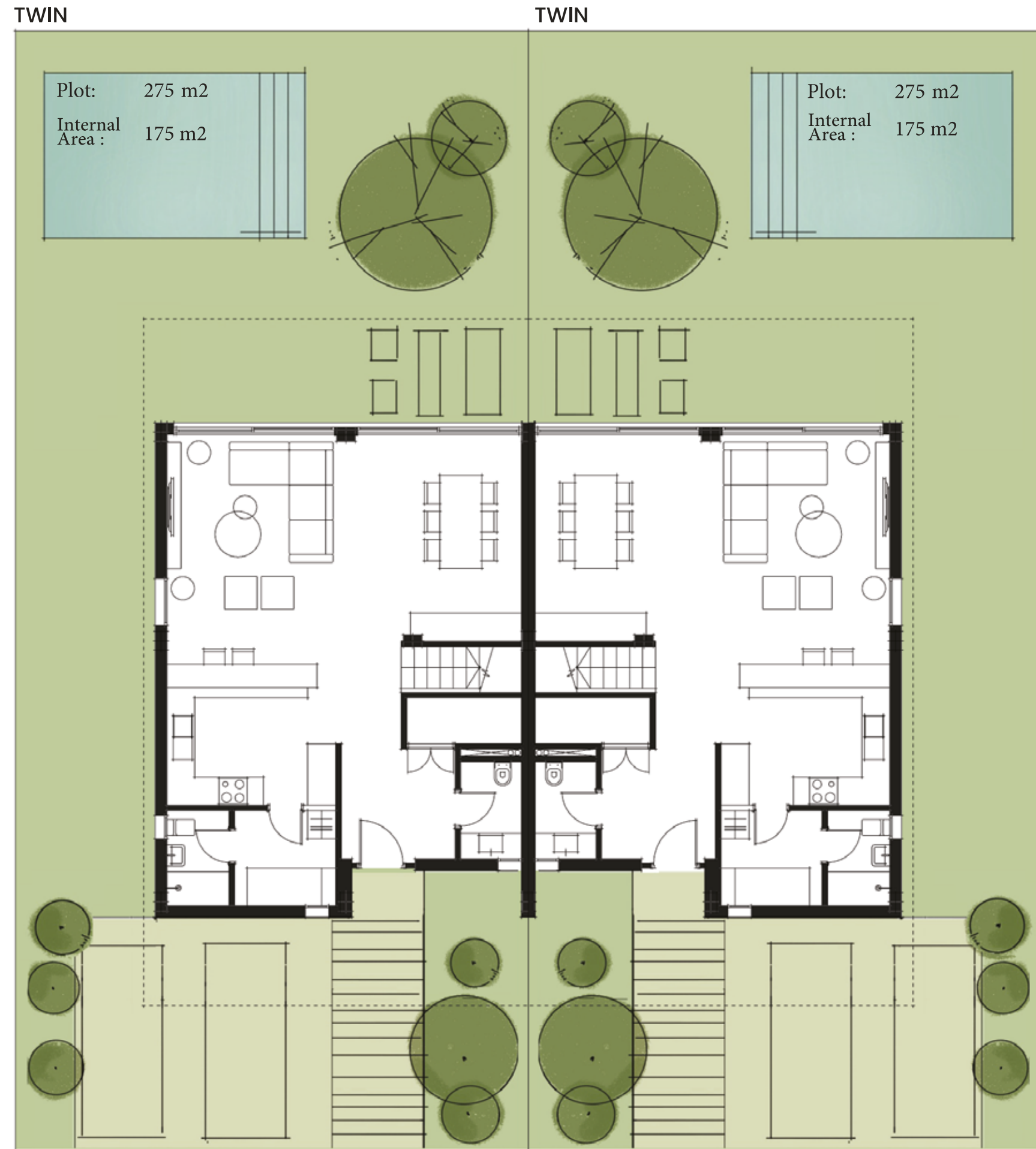
# TWIN HOUSE



*Front View*



*Back View*



# TOWNHOUSE 1



*Front View*





*Back View*

# FLOOR PLANS

*Floors Plans*



# TOWNHOUSE 2



*Front View*



*Back View*

# FLOOR PLANS

## Ground Floors



# FLOOR PLANS

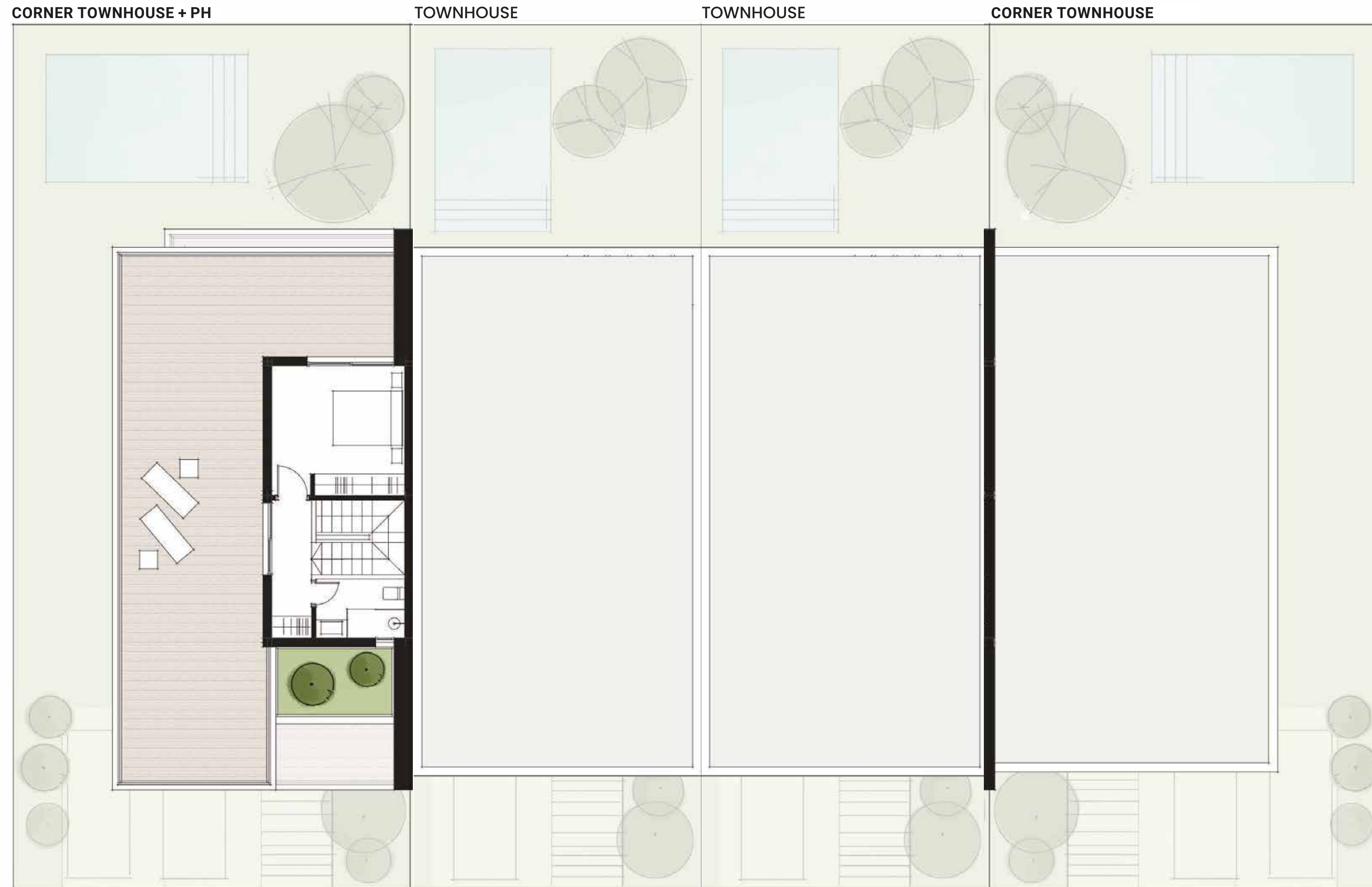
*First Floors*



0 1 5 10m

# FLOOR PLANS

*Penthouse*



0 1 5 10m

# TOWNHOUSE 3



*Front View*





*Back View*

# FLOOR PLANS

## Ground Floors

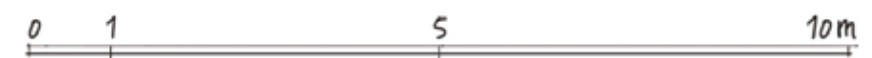
CORNER TOWNHOUSE + PH

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

CORNER TOWNHOUSE



# FLOOR PLANS

*First Floors*

CORNER TOWNHOUSE + PH

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

CORNER TOWNHOUSE



0 1 5 10m

# FLOOR PLANS

*Penthouse*

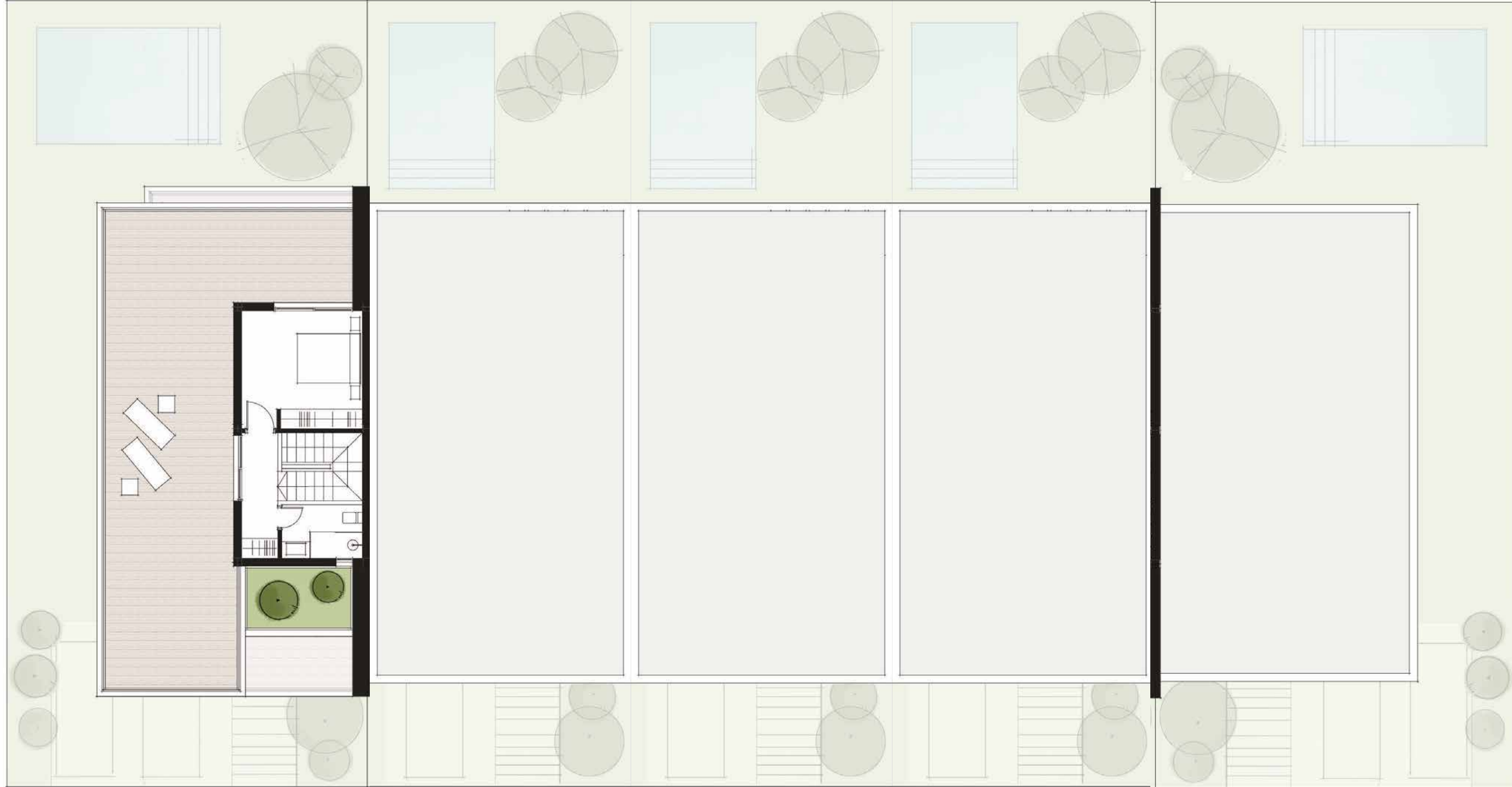
CORNER TOWNHOUSE + PH

TOWNHOUSE

TOWNHOUSE

TOWNHOUSE

CORNER TOWNHOUSE



0 1 5 10m



**GET IN TOUCH**

**16170**

**TLD-eg.com**

**Building S1B – Third Administrative Floor, Downtown Mall, 90 st. – Katameya, New Cairo**

**f TLD - The Land Developers**

**📷 thelanddevelopers.eg**

**Disclaimer:**

- 1 The Masterplan is an artist impression, Actual product may vary.
- 2 All materials and drawings are approximate, information is subject to change without notice.
- 3 The Developer reserves the right to make revisions and changes accordingly.