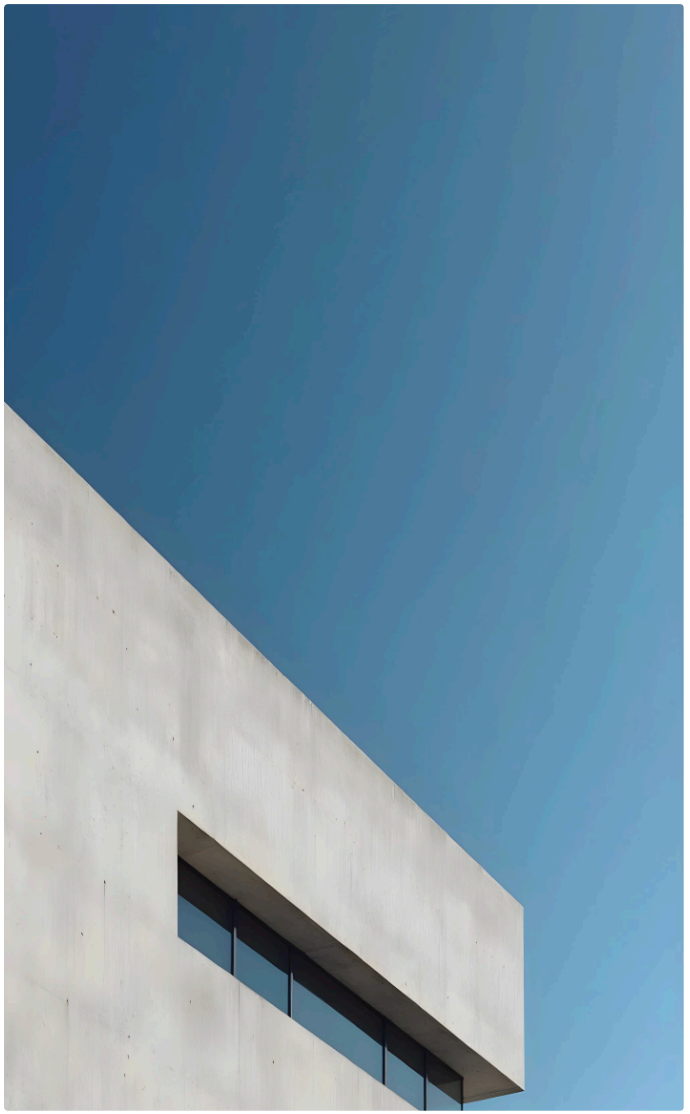
Nawy

Alura

SERAC DEVELOPMENTS

01

ABOUT **DEVELOPER**



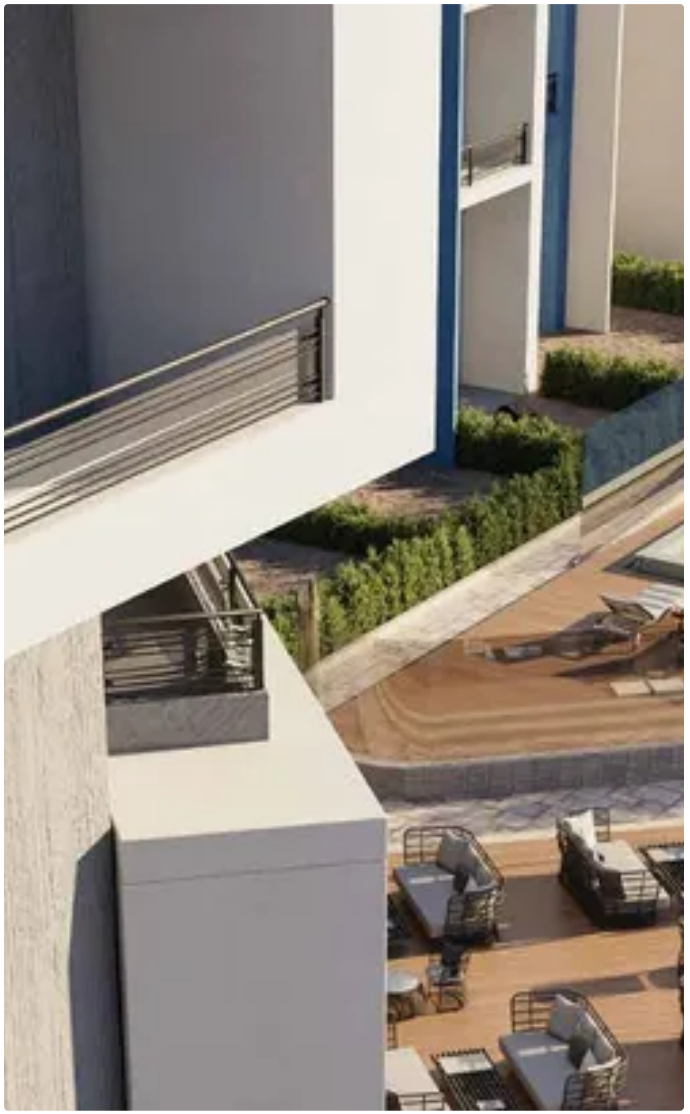
ABOUT
SERAC DEVELOPMENTS

Serac Developments is one of the innovative real estate developers in Egypt. Despite entering the Egyptian market in **2022**, in no time, it has showcased its creativity, uniqueness, and dedication to redefining luxury living.

Serac Company is an Egyptian and UAE-based real estate development company that offers classy, sustainable, and distinctive solutions that cater to a diverse customer base. It built various residential, commercial, administrative, and resort projects in Egypt's most prominent areas, including:

Sidi Abdel Rahman, North Coast

New Cairo



ABOUT
THE PROJECT

Alura Sidi Abdel Rahman is one of the luxurious phases of Stella Heights North Coast Resort, one of the finest developments by Serac. The project is ideally located on the 133rd km of Alexandria - Marsa Matrouh Road (International Coastal Road), in proximity to other lavish resorts in the area.

Serac implemented a broad array of amenities in Alura, from various leisure activities to essential facilities and housekeeping services. It made sure the vacations spent in the resort were unforgettable.

Alura North Coast Location - Sidi Abdelrahman

Alura North Coast is situated in Stella Heights Sidi Abdel Rahman Resort, in a prime location, specifically on **Kilo 133** of International Coastal Road. It is neighboring many lavish projects, such as La Vista Cascada.

Moreover, the Alura Sidi Abdel Rahman location puts it:

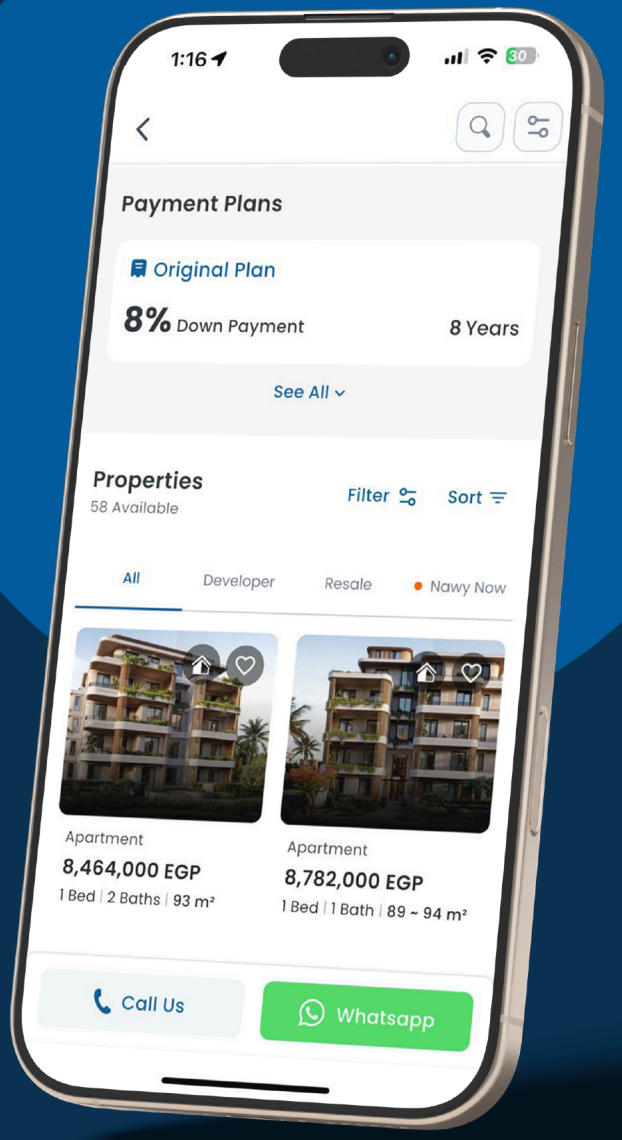
145 km away from Marsa Matrouh.
20 km away from Dabaa Axis.
20 km away from Al Alamein Airport.
35 km away from El Alamein City.
134 km away from Alexandria.

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02

THE **GALLERY**

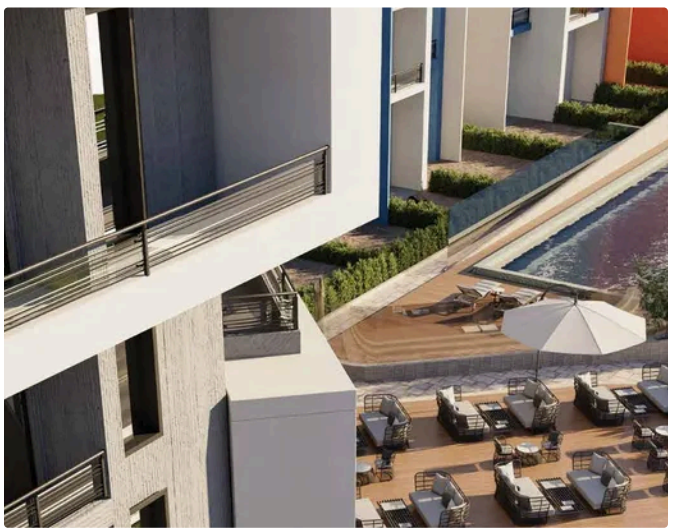
THE **GALLERY**













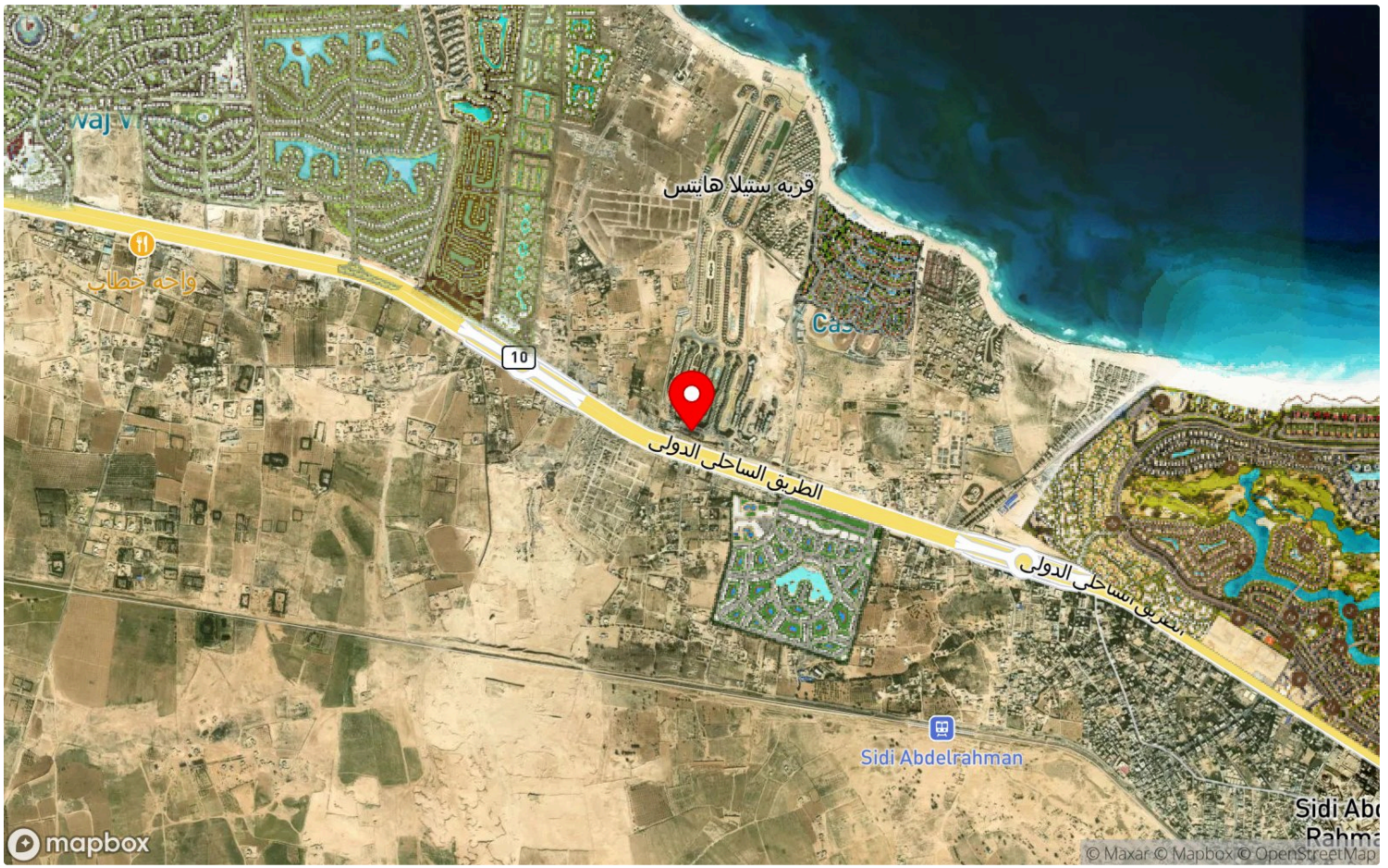
Nawy

CONTACT US

03

LOCATION & **MAP**

LOCATION **MAP**



04

PROPERTY TYPES & **FLOOR PLANS**

STUDIO 01

AREA ***60 SQM*** ***1*** BATHROOM

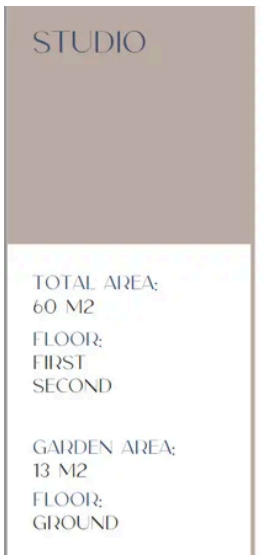


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CONTACT US

STUDIO 01

Building Type	residential
Unit Name	60



STUDIO

1-Entrance	1.80 m x 1.70 m
2-Kitchen	1.80 m x 1.65 m
3-Reception	3.40 m x 3.10 m
4-Bedroom	2.65 m x 3.10 m
5-Bathroom	3 m x 1.5 m
6-Terrace	1.75 m x 2.70 m

STUDIO WITH GARDEN

1-Entrance	1.80 m x 1.70 m
2-Kitchen	1.80 m x 1.65
3-Reception	3.40m x 3.10 m
4-Bedroom	2.65m x 3.10 m
5-Bathroom	3m x1.5m
6-Terrace	1.75m x 2.70 m
7-Garden	3.80m x 3.35 m



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CONTACT US

STUDIO 02

AREA ***60 SQM*** ***1*** BATHROOM



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CONTACT US

STUDIO 02

Building Type	Residential
Unit Name	57-61

STUDIO

STUDIO MEZZANINE

TOTAL AREA:
57 M2

FLOOR:
FOURTH

MEZZANINE AREA:
29 M2

STUDIO MEZZANINE

1-Entrance	1.40 m X 1.70 m
2-Kitchen	2.50 m x 1.70 m
3-Bathroom	2.93 m x 1.60 m
4-Reception	4.55 m X 4.75 m
5-Bedroom	4.75 m X 4.10 m
6-Terrace	2.50 m x 1.50 m



APARTMENT 01

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 01

Building Type	residential
Unit Name	120

TYPE B

TWO BEDROOMS

TOTAL AREA:
120 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
15 M2

FLOOR:
GROUND

TYPE B

1-Entrance	2.53 m x 3 m
2-Bedroom 1	4.75m x 3.40 m
3-Bedroom 2	3.60m x 3.43 m
4-Bathroom	3.43 m x 1.56 m
5-Kitchen	3.55 m x 1.26 m
6-Reception	4.75 m x 3.51 m
7-Terrace	4.55 m x 1.5 m

TYPE B
WITH GARDEN

1-Entrance	2.53 m x 3 m
2-Bedroom 1	4.75m x 3.40 m
3-Bedroom 2	3.60m x 3.43 m
4-Bathroom	3.43 m x 1.56 m
5-Kitchen	3.55 m x 1.26 m
6-Reception	4.75 m x 3.51 m
7-Terrace	4.55 m x 1.5 m



APARTMENT 02

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM

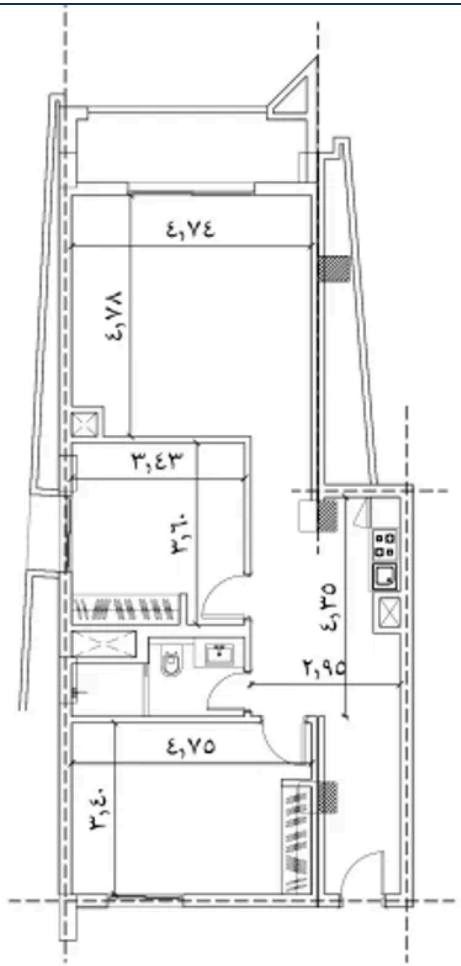


Nawy

CONTACT US

APARTMENT 02

Building Type	residential
Unit Name	132



المساحات و المقاسات المبينة تقريبية قد تخضع للتعديل زيادة او نقصان حسب متطلبات التصميم الهندسي و شروط تراخيص البناء و سببه سماح تنفيذ الاعمال .
المقاسات لا تشمل الحوائط و الممرات و المخازن ه الدواليب.

Unit Area : 132 M²

APARTMENT 03

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 03

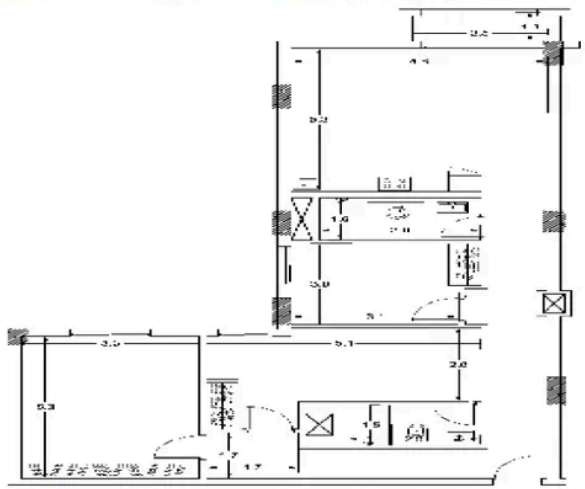
Building Type	resedential
Unit Name	140

Stella Walk II

Alura

Unit Number: 1102

مخطط الوحدة موضوع التعاقد شامل الجدول التقريبي للمساحات يحدد الوحدة داخل المبنى



- المساحات و المقاسات المبينة تقريبية قد تخضع للتعديل زيادة او نقصان حسب متطلبات التصميم الهندسي و شروط تراخيص البناء و نسبه سماح تنفيذ الاصل .
- المقاسات لا تشمل الحوائط و السمرات و المخازن ه الدواليب.

Unit Area : 140 M²

CONTACT US

APARTMENT 04

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 04

TYPE C

TWO BEDROOMS

TOTAL AREA:
147 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
61 M2

FLOOR:
GROUND

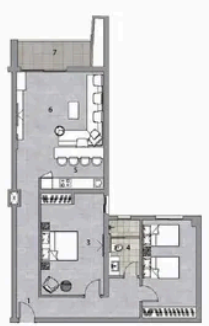
TYPE C

1-Entrance	
2-Bedroom 1	2.92 m x 5.30 m
3-Bedroom 2	3.43m x 5.53 m
4-Bathroom	3 m x 1.70 m
5-Kitchen	3.55 m x 2.23 m
6-Reception	4.75 m x 4.11 m
7-Terrace	4 m x 1.5 m

TYPE C
WITH GARDEN

1-Entrance	
2-Bedroom 1	2.92 m x 5.30 m
3-Bedroom 2	3.43m x 5.53 m
4-Bathroom	3 m x 1.70 m
5-Kitchen	3.55 m x 2.23 m
6-Reception	4.75 m x 4.11 m
7-Terrace	4 m x 1.5 m

TYPE C



TYPE C
WITH GARDEN



APARTMENT 05

AREA ***120 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 05

TYPE B

THREE BEDROOMS

TOTAL AREA:
148 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
47 M2

FLOOR:
GROUND

TYPE B

1-Entrance	
2-Master Bedroom	5.30 m x 3.15 m
3-Bedroom 1	3 m x 3.43 m
4-Bedroom 2	3 m x 3.40 m
5-Master Bathroom	1.58 m x 2.77 m
6-Bathroom	2.98 m x 1.58 m
7-Kitchen	3.55 m x 1.58 m
8-Reception	4.65 m x 4 m
9-Terrace	1.75 m x 4.40 m

TYPE B
WITH GARDEN

1-Entrance	
2-Master Bedroom	5.30 m x 3.15 m
3-Bedroom 1	3 m x 3.43 m
4-Bedroom 2	3 m x 3.40 m
5-Master Bathroom	1.58 m x 2.77 m
6-Bathroom	2.98 m x 1.58 m
7-Kitchen	3.55 m x 1.58 m
8-Reception	4.65 m x 4 m
9-Terrace	1.75 m x 4.40 m
10-Garden	8.87 m x 6 m



APARTMENT 06

AREA ***120 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 06

TYPE A

THREE BEDROOMS

TOTAL AREA:
161 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
52 M2

FLOOR:
GROUND

TYPE A

1-Entrance	
2-Master Bedroom	5.10 m x 3.77 m
3-Bedroom 1	5.30 m x 3.30 m
4-Bedroom 2	3.53 m x 3 m
5-Master Bathroom	2.5 m x 1.5 m
6-Bathroom	1.57 m x 3 m
7-Kitchen	2 m x 3.65 m
8-Reception	3.25 m x 4.70 m
9-Terrace	1.45 m x 2.5 m

TYPE A
WITH GARDEN

1-Entrance	
2-Master Bedroom	5.10 m x 3.77 m
3-Bedroom 1	5.30 m x 3.30 m
4-Bedroom 2	3.53 m x 3 m
5-Master Bathroom	2.5 m x 1.5 m
6-Bathroom	1.57 m x 3 m
7-Kitchen	2 m x 3.65 m
8-Reception	3.25 m x 4.70 m
9-Terrace	1.45 m x 2.5 m
10-Garden	12.20 m x 4.85 m



APARTMENT 07

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM

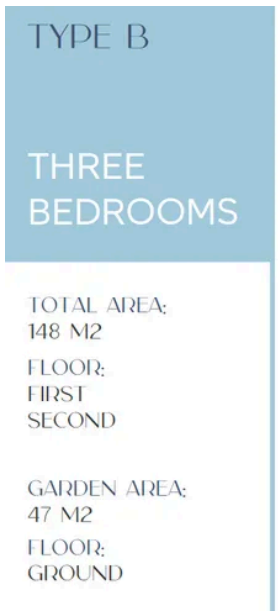


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CONTACT US

APARTMENT 07

Building Type	Residential
Unit Name	148



TYPE B

1-Entrance	
2-Master Bedroom	5.30 m x 3.15 m
3-Bedroom 1	3 m x 3.43 m
4-Bedroom 2	3 m x 3.40 m
5-Master Bathroom	1.58 m x 2.77 m
6-Bathroom	2.98 m x 1.58 m
7-Kitchen	3.55 m x 1.58 m
8-Reception	4.65 m x 4 m
9-Terrace	1.75 m x 4.40 m

TYPE B WITH GARDEN

1-Entrance	
2-Master Bedroom	5.30 m x 3.15 m
3-Bedroom 1	3 m x 3.43 m
4-Bedroom 2	3 m x 3.40 m
5-Master Bathroom	1.58 m x 2.77 m
6-Bathroom	2.98 m x 1.58 m
7-Kitchen	3.55 m x 1.58 m
8-Reception	4.65 m x 4 m
9-Terrace	1.75 m x 4.40 m
10-Garden	8.87 m x 6 m



APARTMENT 08

AREA ***120 SQM*** ***3*** BEDROOMS ***2*** BATHROOMS



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CONTACT US

APARTMENT 08

TYPE A

THREE BEDROOMS

TOTAL AREA:
161 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
52 M2

FLOOR:
GROUND

TYPE A

1-Entrance	
2-Master Bedroom	5.10 m x 3.77 m
3-Bedroom 1	5.30 m x 3.30 m
4-Bedroom 2	3.53 m x 3 m
5-Master Bathroom	2.5 m x 1.5 m
6-Bathroom	1.57 m x 3 m
7-Kitchen	2 m x 3.65 m
8-Reception	3.25 m x 4.70 m
9-Terrace	1.45 m x 2.5 m

TYPE A
WITH GARDEN

1-Entrance	
2-Master Bedroom	5.10 m x 3.77 m
3-Bedroom 1	5.30 m x 3.30 m
4-Bedroom 2	3.53 m x 3 m
5-Master Bathroom	2.5 m x 1.5 m
6-Bathroom	1.57 m x 3 m
7-Kitchen	2 m x 3.65 m
8-Reception	3.25 m x 4.70 m
9-Terrace	1.45 m x 2.5 m
10-Garden	12.20 m x 4.85 m



APARTMENT 09

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM

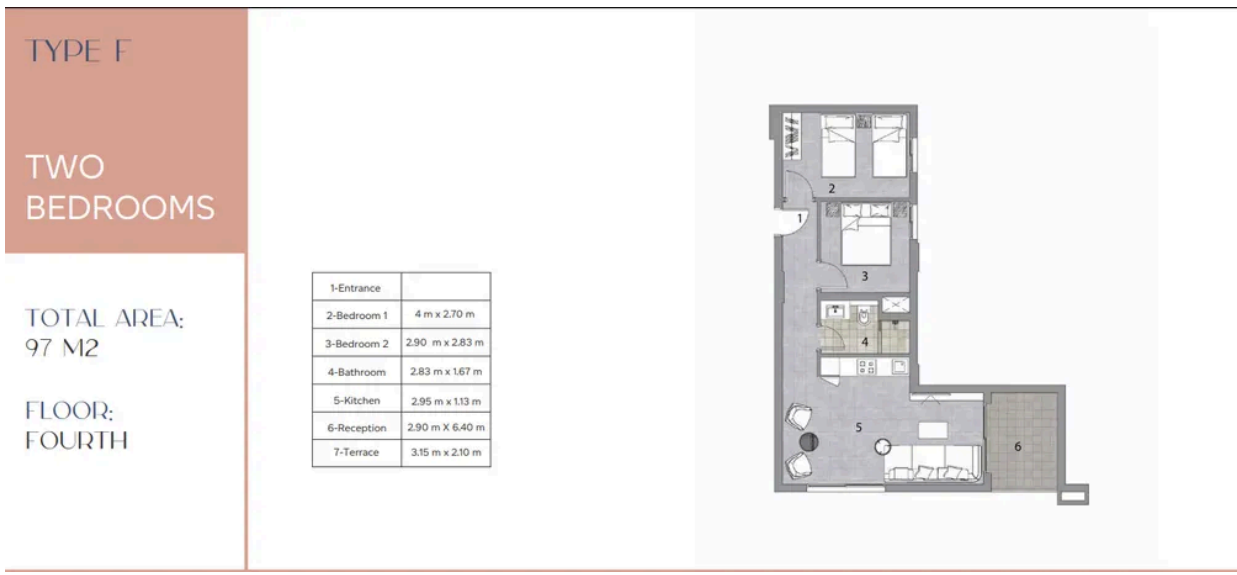


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CONTACT US

APARTMENT 09

Building Type	residential
Unit Name	97



APARTMENT 10

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 10

Building Type	Residential
Unit Name	95

TYPE D

TWO BEDROOMS

TOTAL AREA:
95 M2

FLOOR:
THIRD
FOURTH

1-Entrance	
2-Bedroom 1	3.53 m x 2.88 m
3-Bedroom 2	3.53 m x 2.88 m
4-Bathroom	2.60 m x 1.50 m
5-Reception + KITCHENET	4.75 m x 3.68 m
7-Terrace	2 m x 4.75 m



APARTMENT 11

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM

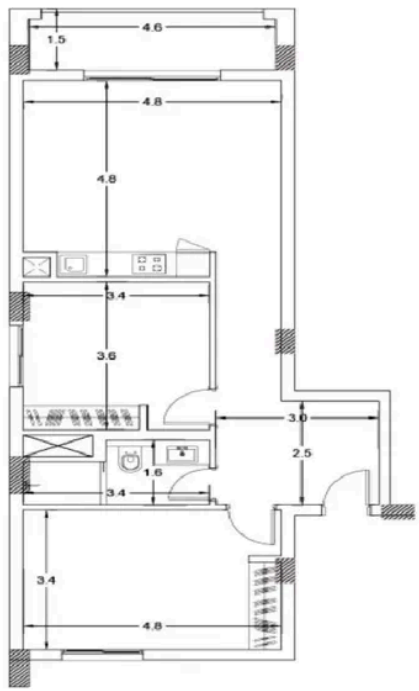


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CONTACT US

APARTMENT 11

Building Type	residential
Unit Name	112



Unit Area : 112 M²

APARTMENT 12

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 12

Building Type	residential
Unit Name	119



APARTMENT 13

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 13

TYPE B

TWO BEDROOMS

TOTAL AREA:
120 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
15 M2

FLOOR:
GROUND

TYPE B

1-Entrance	2.53 m x 3 m
2-Bedroom 1	4.75m x 3.40 m
3-Bedroom 2	3.60m x 3.43 m
4-Bathroom	3.43 m x 1.56 m
5-Kitchen	3.55 m x 1.26 m
6-Reception	4.75 m x 3.51 m
7-Terrace	4.55 m x 1.5 m

TYPE B
WITH GARDEN

1-Entrance	2.53 m x 3 m
2-Bedroom 1	4.75m x 3.40 m
3-Bedroom 2	3.60m x 3.43 m
4-Bathroom	3.43 m x 1.56 m
5-Kitchen	3.55 m x 1.26 m
6-Reception	4.75 m x 3.51 m
7-Terrace	4.55 m x 1.5 m



APARTMENT 14

AREA ***120 SQM*** ***2*** BEDROOMS ***1*** BATHROOM



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CONTACT US

APARTMENT 14

TYPE C

TWO BEDROOMS

TOTAL AREA:
147 M2

FLOOR:
FIRST
SECOND

GARDEN AREA:
61 M2

FLOOR:
GROUND

TYPE C

1-Entrance	
2-Bedroom 1	2.92 m x 5.30 m
3-Bedroom 2	3.43m x 5.53 m
4-Bathroom	3 m x 1.70 m
5-Kitchen	3.55 m x 2.23 m
6-Reception	4.75 m x 4.11 m
7-Terrace	4 m x 1.5 m

TYPE C
WITH GARDEN

1-Entrance	
2-Bedroom 1	2.92 m x 5.30 m
3-Bedroom 2	3.43m x 5.53 m
4-Bathroom	3 m x 1.70 m
5-Kitchen	3.55 m x 2.23 m
6-Reception	4.75 m x 4.11 m
7-Terrace	4 m x 1.5 m



PENTHOUSE 01

AREA ***57 SQM*** ***1*** BEDROOM ***1*** BATHROOM

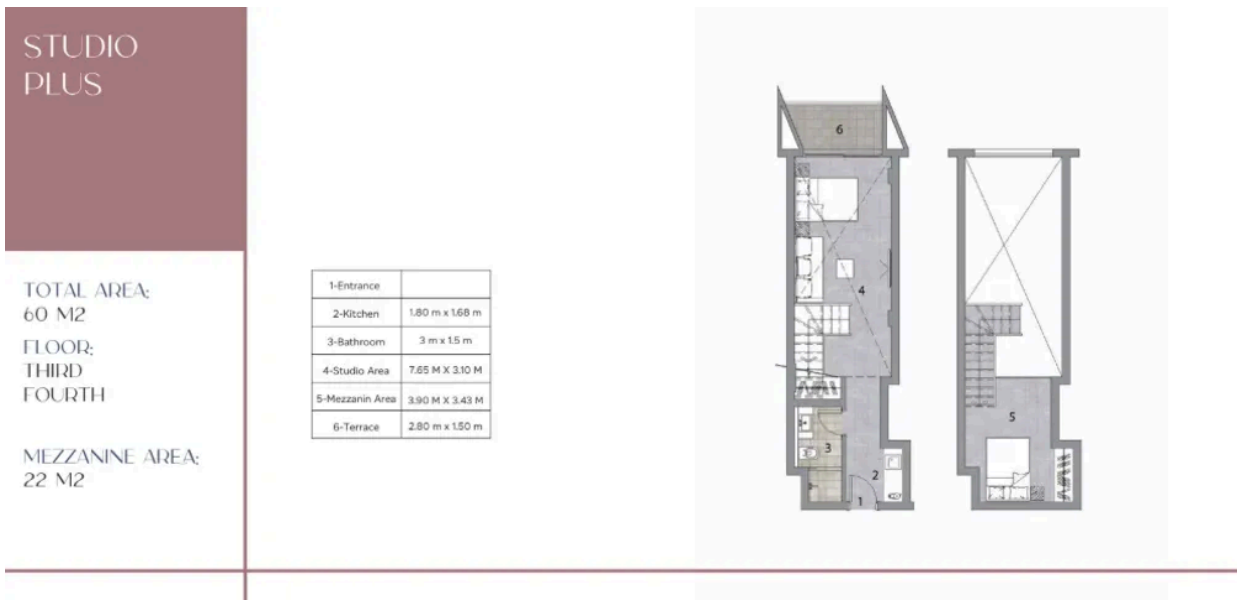


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CONTACT US

PENTHOUSE 01

Building Type	residential
Unit Name	pent 60



05

THE **AMENITIES**



COMMERCIAL STRIP



OUTDOOR POOLS



CLUBHOUSE



CHILDREN'S PLAY AREA



SHARED GYM

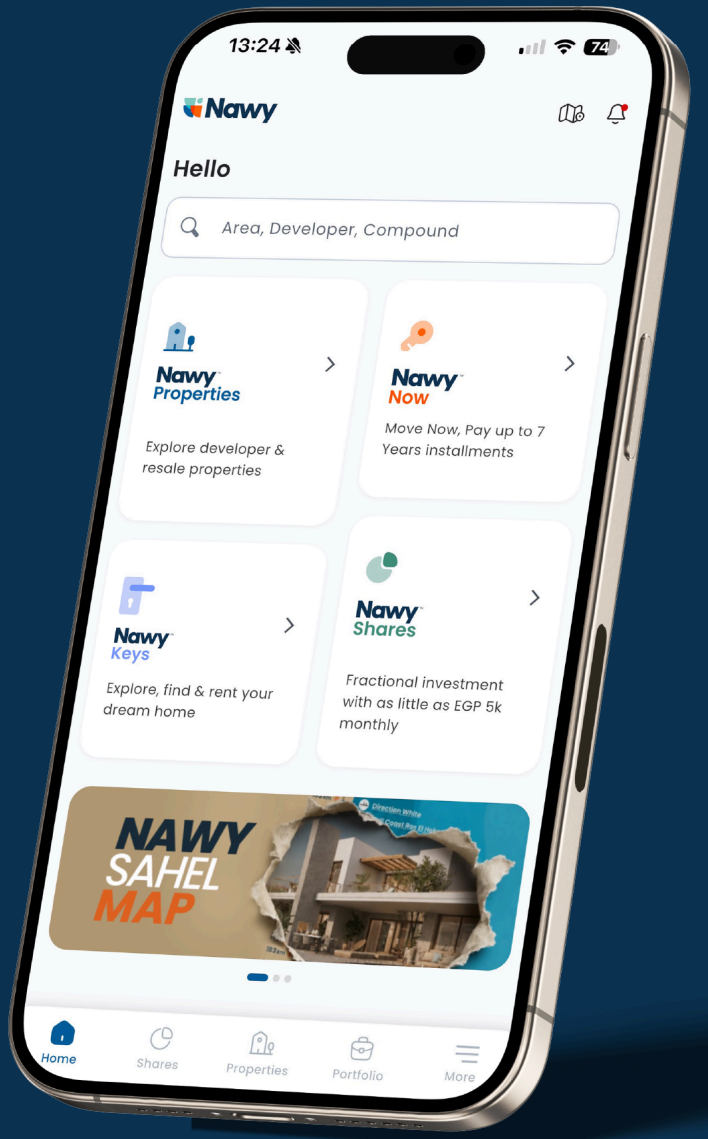
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