

SEQUOIA
north coast

Paradise *On* Earth

BY

EDEN
DEVELOPMENT

Greetings, esteemed visionaries and those seeking for the Perfect Investment

Imagine waking up on a paradise where the best of Maldives, Bali, and Zanzibar converge in the heart of the North Coast. Imagine you live in Palaces nestled amidst **cascading waterfalls** and green mountains. This isn't a fantasy it's **SEQUOIA** north coast, a **groundbreaking** project by **EDEN Development**.

Every detail of Sequoia North Coast has been thoughtfully designed to create a truly unforgettable lifestyle. An Experience the first of its kind concept, Our unique blend of tropical interior and exterior design creates an unforgettable experience and extraordinary journey when dreams become reality. **Sequoia** isn't just a resort, it's a **global experience** unlike any other.

Welcome to SEQUOIA, Welcome to the PARADISE

SEQUOIA

north coast



Location / North Coast at 77 km / Construction started in 2024

- 37000m Land
- 2 green Mountains 26m height
- Total Building Area only 18%
- 300 fully finished, furnished Units
- 65 units Hotel Units
- 4000 m Entertainment
- 300 Parking Slots
- 5 Buildings G+7
- Crystal lagoon 2000 m2
- Water features 5000 m2
- 4 Lakes

- 18 min to El Alamein International Airport
- 6 min to El Hammam Central Hospital
- 14 min to Marina El Alamein Police Station
- 4 min to Omar Ibn El Khattab School
- 5 min to HyperMarket
- 14 min to Egypt-Japan University Of Science & Technology



MASTER PLAN



THE GATEWAY TO PARADISE

As you pass through the majestic gates of Sequoia North Coast, the world outside fades away.
Discover the first of its kind in the Middle East.



Park your car and step into a world of wonder.
Explore this paradise at your own pace choose between to
simply wander through the lush landscapes. Every step reveals a new

CRUISE IN A GOLF CART

KAYAK THROUGH SERENE WATERS

A PARADISE

SEQUOIA , North Coast

offers a permanent escape, a place where paradise isn't a season, it's your everyday reality.

ON EARTH

Here you find, Maldives Vibrancy & Bali Majesty in North Coast

A Paradise unlike any other on the North Coast, where the new frontier of earthly bliss.



MOUNTAINS

Look at this masterpiece of nature.
These aren't just mountains; this your
home.

Imagine waking up to panoramic
views, where lush greenery meets the
endless sky.

At Sequoia North Coast, you won't just
admire this artwork you'll live within it.





WATERFALLS

Every morning, you open your eyes to cascading waterfalls. Sequoia puts paradise on full display, with stunning waterfalls as your daily view. No need to chase adventures serenity finds you.



A PALACE IN PARADISE

Imagine waking up to a world of luxury and tranquility. Your personal palace, nestled amidst lush greenery and cascading waterfalls, awaits.





TROPICAL LUXURY

Our insistence to make world of Boho and Tropical elegance. Every detail, from the natural materials to the handcrafted furnishings, has been carefully curated to create a truly unique and unforgettable experience.

Each unit is meticulously designed, **fully finished and furnished.**

To Affirm the Success of Sequoia North Coast's Identity.

YOUR OUTSIDE VIEW

Step outside your home and into a paradise and world of lush greenery with the natural beauty of Sequoia North Coast.

SEQUOIA
north coast





SEQUOIA

DORR CO

An aerial view of a luxurious resort built into a forested mountain. The resort features several curved, multi-story buildings with large glass windows and balconies, some of which are illuminated from within. A large waterfall cascades down the left side of the mountain. A river flows through the center of the resort, with a stone bridge crossing it. Two kayakers are visible on the river. The surrounding landscape is lush with green trees and vegetation. The overall scene is peaceful and scenic.

NO CAR COMMUNITY

Imagine a world free from the noise and pollution of city life. At Sequoia North Coast, you can escape the ordinary and embrace a truly peaceful lifestyle, whether it's a kayaking on crystal water and a golf cart tour and you only hear gentle glide breeze and the chirping of birds.

The Magic of 4 Crystal Lagoons

Discover tranquility like never before with our four stunning crystal lagoons, each designed to immerse you in a world of serene beauty. These expansive lagoons offer shimmering blue waters surrounded by lush landscapes, providing the perfect backdrop for relaxation and adventure.





BUNGALOWS

Imagine waking up to the gentle sound of water lapping at your doorstep. Our exquisite bungalows offer a unique living experience, where you can literally step from your home into the tranquil waters of the lagoons.

At Sequoia North Coast, our four crystal lagoons are designed to offer unique experiences tailored to every preference. Each lagoon boasts its own distinct facilities and activities, ensuring that there's something for everyone to enjoy.



PANORAMIC VIEW





FOR THOSE SEEKING A TOUCH OF ADVENTURE

Sequoia brings the first taste of green mountain living to the North Coast, pioneering a whole new way to experience paradise.

First Zip-line games In north coast. Unleash your inner thrill-seeker! Experience the North Coast's first ever zipline adventure.



Swimmable Lakes

Dive into a world of aquatic adventures in the Clearest waters.



KidZania Go!

 Kids Station
Future train passes here!

We don't just have a kids' area, we have KidZania!

Because we care much about our kids future, We're thrilled to bring kidzania to our project This will be the first **KidZania** and **Kids Station** also in the North Coast. At SEQUOIA, your children can explore and learn, from piloting planes to fighting fires, the possibilities are endless.

KAYAK THROUGH PARADISE!

At Sequoia, adventure begins right at your doorstep! Navigate our stunning project via an interconnected kayak path that winds through crystal-clear waters. Explore every corner of this beautiful landscape as you paddle through serene river surroundings, discovering hidden gems and breathtaking views along the way. Your unforgettable journey awaits!



A modern, multi-story building with glass balconies and lush tropical landscaping, including palm trees and a golf cart on a path. The building features a mix of dark stone and glass facades, with balconies that have glass railings and some greenery. The landscaping is dense with various tropical plants, including palm trees and large-leafed plants. A golf cart is visible on a paved path in the foreground, moving away from the viewer. The scene is set during the day with a clear sky and some clouds.

GOLF CARS

At Sequoia, your exploration continues with our main golf cart navigators! Effortlessly traverse the beautiful landscape as you drive through lush scenery and discover all that our resort has to offer. The golf cart paths connect every destination, ensuring you can reach your favorite spots with ease. Enjoy the ride and uncover the wonders that await you at every turn!

CHILLING AREAS





AQUA PARKS

Embrace heart pounding adventures and exhilarating rides at our state of the art of unique water games and a totally different from any other aqua park. There will be **two** aqua parks to **Fit for all ages!**

POOL CINEMA

Imagine every day you've a movie Night under the stars while swimming in the water.





The Nest for the first time in the Middle East

a global top 10 destination, The Nest 'Hotel' in Zanzibar will be for the first time in the middle east at Sequoia North Coast.

Eden Development proudly unveils Sequoia on Egypt's North Coast, bringing this legendary experience closer to you. As the ultimate "slice of heaven," it calls out to adventurers worldwide, tempting them with an unparalleled journey of joy. With SEQUOIA, there's **no need to travel far** a **paradise on earth** awaits on Egypt's North Coast.



FOOD & BEVERAGE

World-class cuisines awaits. Let your dining experience be as unforgettable as your stay.



SHOPPING AREAS

Sequoia curates a world of retail excellence, Explore a distinguished collection of brands, ranging from internationally recognized names to locally sourced treasures. Unwind in a sophisticated atmosphere and discover the perfect additions to your wardrobe or unique gifts for loved ones.



A woman with her hair in a bun, wearing a dark blue suit, is smiling while talking on a black telephone. In the background, another person in a suit is blurred, and there are vertical yellow light bars. The overall scene is a professional office environment.

FULL INTEGRATED HOTEL SERVICES

EDEN believes that project management and operations, commonly ensuring the perfection of after-sales service, play a crucial role in increasing the lifespan of a project and preserving its value. Professional management aims to ensure the success of internal operations and optimize resources to execute strategic plans for sustainable development in line with local, regional, and international standards.

A futuristic, bright blue car is parked in an underground parking garage. The car is sleek and aerodynamic, with a prominent front wheel and a small screen on the front. The garage is dimly lit, with concrete pillars and overhead pipes visible. The overall atmosphere is modern and industrial.

UNDERGROUND PARKING

Park with ease at our spacious lot, accommodating up to 300 cars. Keep your ride sparkling with our on-site car wash, and stay charged up with electric chargers available. Your convenience and comfort are our top priority

SEQUOIA'S MASTERMINDS A COLLABORATION OF GIANTS



Behind every iconic project is a team of visionary minds. Sequoia is crafted by the top 5 ranked experts in the Middle East, Sequoia is the result of a collaboration of top experts, each bringing unmatched expertise to create the ultimate Paradise on Earth

Egyptian-Emirati Strategic Partnership

Between Eden Development and Emirati Businessman
Mr Ahmed Al Mansouri to Develop SEQUOIA Project on
the North Coast, with Investments Exceeding 3 Billion
EGP



IDA- Noor Consultants

One of the oldest leading institutions in planning and engineering consultancy, having completed the largest and most significant public and private projects across all government sectors



Mona Hussein Design House (MHDH)

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-MHDH-
MONA HUSSEIN DESIGN HOUSE



Marine Rescue

Specialists in water features and all water games (Aqua Park). They have specialized teams in water rescue and protection, and have made historic contributions both locally and globally, notably in the success of the UAE, specifically "Dubai," working with various tourism and entertainment sectors and most state institutions.



**MARINE RESCUE
SERVICES EGYPT**



MAXIM

Strategic Partnership Unites EDEN and Maxim to Manage and Operate Sequoia Resort in the North Coast

Maxim is a global leader in managing projects, resorts, hotels, and tourist destinations since 1988, with a track record of successfully managing over 10,000 clients. This success reinforced EDEN's decision to partner with Maxim for the management of its latest project,

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MAXIM
HOTELS



Talent Company

Specialists in executing artificial rocks, waterfalls, fountains, lakes, and landscaping in villas and tourist resorts in Sharm El Sheikh, Hurghada, Marsa Alam, Ain Sokhna, the North Coast, and Alexandria.



Edrak Entertainment

We are proud to partner with Edrak, the visionary minds behind Kidzania and Kids Station. And pioneers in innovative entertainment and education. Together, We're creating a world of imagination and learning for the next generation.

Also We're bringing the first-ever zipline to the North Coast, redefining adventure and excitement. Edrak's commitment to fostering creativity and physical activity aligns perfectly with our vision for a vibrant and dynamic community.



OUR PARTNERS



At EDEN, we understand the importance of a sound investment. Sequoia isn't just about acquiring a property, it's about securing a piece of the future, meticulously designed to deliver exceptional returns on your investment (ROI).

SEQUOIA by **EDEN Development**, it isn't just a development;
it's a **global experience**, it's " **A Paradise on Earth**"

Call us today at **15721** or visit **edendevdevelopmentglobal.com**



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