



WHERE RESIDENCE MEETS ART



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MEETS ART



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WHERE RESIDENCE MEETS ART

Imagine living in a contemporary and comfortable residential community located in the well-known Elhadaba district in the peaceful city of Sharm El Sheikh... With fantastic beaches, restaurants and shopping just a stroll away, and every feature, service and amenity specially created to fulfill your every need... Where residence meets art... This is Atelier Residence.

www.atelier-residence.com



**WHERE
RESIDENCE
MEETS ART**



ART

WELCOME TO ATELIER LIVE AN ARTFUL LIFE.

Located in the heart of Sharm El Sheikh's El Hadaba district, Atelier Residence is a residential community combining contemporary design, leisure, and maximum comfort. Created as an affordable and art-inspired place to call home, Atelier Residence will feature permanent and temporary artwork displays and workshops enhancing the way residents live. Owners are invited to live within an art-inspired environment, where paintings and sculptures created by local and foreign artists will be exhibited in every corner of the compound. Regular interactive workshops will host notable artists as a way to engage with the residents in a variety of artistic activities. With Sinai's mountains and the clear blue waters of the Red Sea as the backdrop, a comfortable collection of apartments and artful attractions at reasonable price points, are available to suit multiple tastes. Atelier Residence, Issada Touristic Development's second residential compound, is thoughtfully designed, amenity rich and set to be one of Sharm El Sheikh's most appealing communities.

ABOUT SHARM EL SHEIKH

CITY OF PEACE

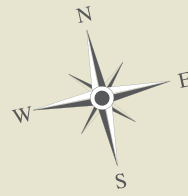
Uniquely located at the southern tip of the Sinai Peninsula, where the Suez Gulf, Aqaba Gulf and Red Sea meet, there is no place quite like Sharm El Sheikh. From its world class facilities, including international schools, prime restaurants, shopping and nightlife, to some of the world's best beaches for swimming and snorkeling, Sharm El Sheikh is an amazing city to call home. It is the fourth best diving destination in the world and home to the World Youth Forum. Add to that, sensational weather year-round and a clean, natural environment, it is no wonder this incredible place was named City of Peace by UNESCO and is becoming one of the most beautiful cities in the world.



SHARM EL SHEIKH HIGHLIGHTS

- ◆ Ideal warm climate year-round
- ◆ Top diving & snorkeling excursions
- ◆ Windsurfing, wake boarding, & water skiing
- ◆ Hiking & camping in Sinai's mountains
- ◆ Daily flights into Cairo & major European cities
- ◆ Premier dining & nightlife venues
- ◆ Home to Egypt's Congress Center
- ◆ Host of the World Economic Forum

500 m 



Sharm
International
Hospital

The Old Market

Sharm El-Sheikh Main Entry Rd.



ATELIERRESIDENCE

[more Info](#) ☆



Hadaba of Om El Seed, Sharm El-Sheikh, South Sinai Governorate



HADABA OF OM EL SEED

THE HILL—ON TOP OF IT ALL.

Atelier Residence is located in El Hadaba, a high plateau that is considered to be the best residential neighborhood in Sharm El Sheikh. Many hotels, offices, cafes and restaurants, shops and hypermarkets are located in Elhadaba providing an enjoyable experience for visitors and residents alike. Sharm El Sheikh's city council, post office, police station, many international schools, the main bus station and most of the city's banks are also located in El Hadaba.

Atelier Residence is situated in the heart of the neighborhood—it is a 15 minute drive to the airport, and a few minutes from major attractions including the Carrefour, several beaches, IlMercato, the old market, hospitals, international schools, an aqua park and Naa'ma Bay. The new Sharm-Cairo road places Atelier Residence just 4 hours from Cairo by car.

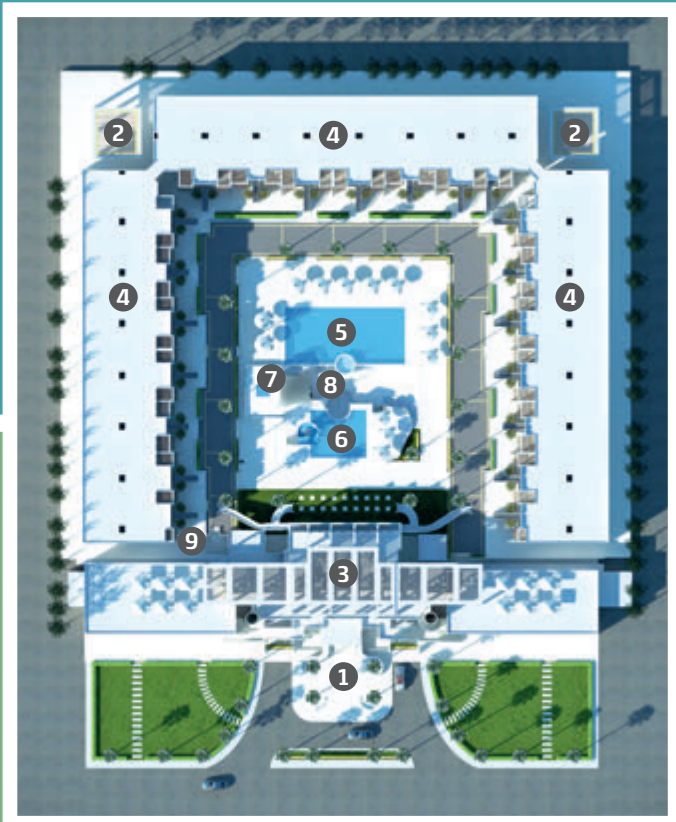






SITE PLAN

Atelier Residence has been designed with the assistance of ACE—Al Fatah Consulting Engineers, a well-known architecture consultancy firm operating in Egypt and the Gulf. Together, a functional design, set within coastal interfaces, was developed. The compound is 10000 square meters in size—40% of the area is built on, while 60% has been left for landscaping. The main building consists of two levels forming a square, with an enclosed atrium for many of the community's amenities. First floor residents will enjoy an open sky view from their terrace, whereas ground floor units experience direct sunlight and direct views of the landscaping. The entire community is surrounded by Sinai's colorful mountains, beautiful symbols of Egypt's nature. Designed to provide the feeling of comfort in an way, the architecture and landscaping create a functional and inviting place to live.



- 1 Main Entrance
- 2 Secondary Entrances
- 3 Commercial Area
- 4 Apartment Units
- 5 Main Swimming Pool
- 6 Kid's Swimming Pool
- 7 Babies Swimming Pool
- 8 Pool Lounge
- 9 Nursery

THE RESIDENCES MAKE YOURSELF AT HOME.

Cozy and contemporary, all 90 Atelier Residence apartments are delivered fully finished. In addition to a practical interior design, all materials come from top local and international sources. Every apartment has a front terrace with views of the community's landscape. There are 10 unit types in total—one-, two-, and three bedroom apartments on either the ground floor or first floor, from 80 square meters to 171 square meters in size.

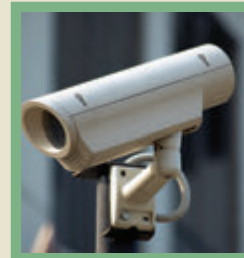
EYE FOR DESIGN AN ATELIER PERSPECTIVE.

Inside this comfortable community, all units overlook the Residence's natural internal landscape including the swimming pools and children's area. The soft and hardscapes, paired with thoughtfully designed greenery and artwork displayed throughout, lend the community a cozy feel.

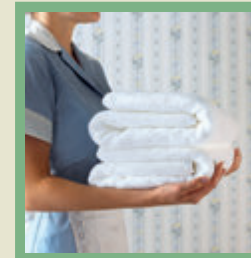


AMENITIES & FEATURES COME HOME TO EVERYTHING YOU NEED.

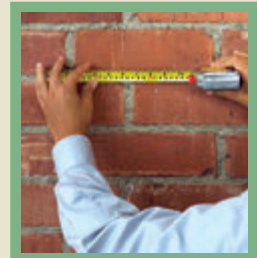
Atelier Residence is filled with exclusive comforts and services, redefining community living. All of Atelier Residence's amenities, services and features are overseen by a management company. Rent management for investment needs is also available.



24/7
Security



Housekeeping
& Laundry



Maintenance
Services

Offering an ease of accessibility to and from your home, the community offers a main entrance and two secondary entrances conveniently located at the corners of the building complex. The grounds are surrounded by four streets, providing parking lanes for residents.



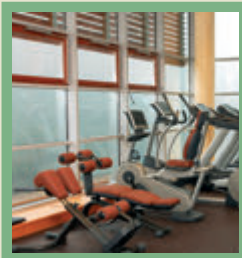
THE COMMUNITY YOU'LL LOVE LIVING HERE.

A large commercial area has been developed to ensure an exciting life for all residents. Restaurants, cafes, shops, a pharmacy and supermarket, fitness center and other facilities, serving both the residents and visitors, will all be available inside Atelier Residence. Should residents choose to explore life beyond the comfort of their community, the ElHadaba district is just outside their doors and filled with plenty of excitement as well.

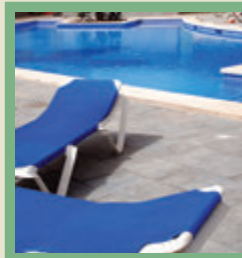
As a part of the community's art-inspired design, an Atelier Residence arts program has been developed. The program will showcase art, permanent and temporary, in all mediums throughout the community. Art workshops featuring multidisciplinary artists will be on offer, as well as arts and crafts lessons for children.



Nursery
& Children's Area



Gym
& Spa



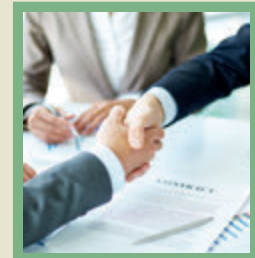
3 Swimming Pools
(including a kids' pool)



On-Site Restaurants,
Cafes & Shopping



On-Site Parking
& Wi-Fi

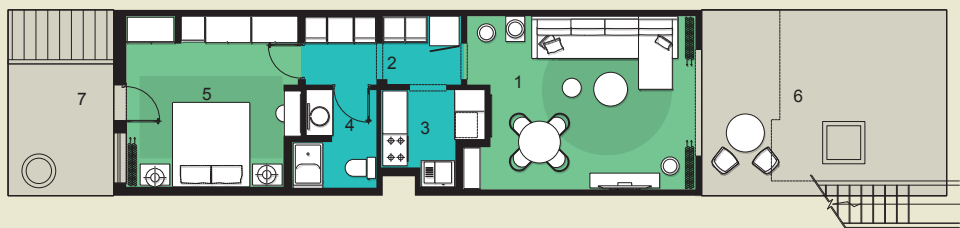


Renting
Management

TYPE A1

TOTAL AREA 90 m²

GF



1- Living Room	6.20 X 4.50 m
2- Corridor	4.00 X 2.00 m
3- Kitchen	2.80 X 2.60 m
4- Bathroom	2.80 X 2.20 m
5- Master Bedroom	4.50 X 4.40 m
6- Front Terrace	5.00 X 4.50 m
7- Back Terrace	4.50 X 3.50 m



TYPE A2

TOTAL AREA 80 m²

GF



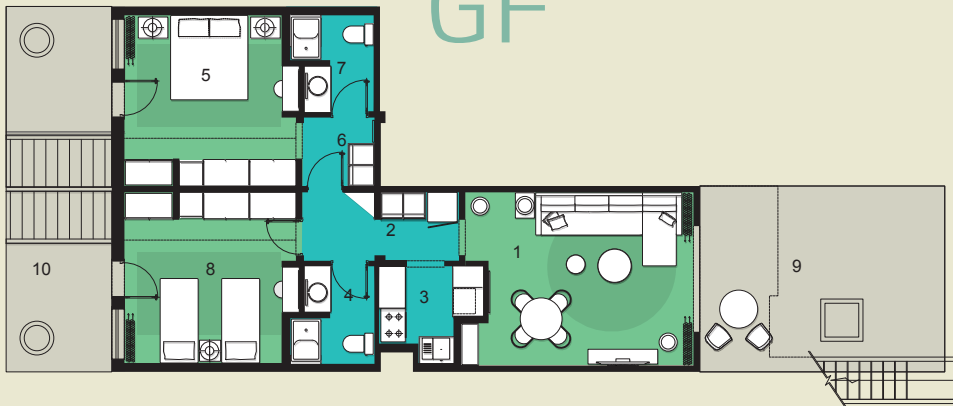
1- Living Room	5.00 X 4.50 m
2- Corridor	4.00 X 2.00 m
3- Kitchen	2.80 X 2.60 m
4- Bathroom	2.80 X 2.20 m
5- Master Bedroom	4.50 X 3.50 m
6- Front Terrace	7.00 X 4.50 m
7- Back Terrace	4.50 X 4.40 m



TYPE B1

TOTAL AREA **128 m²**

GF



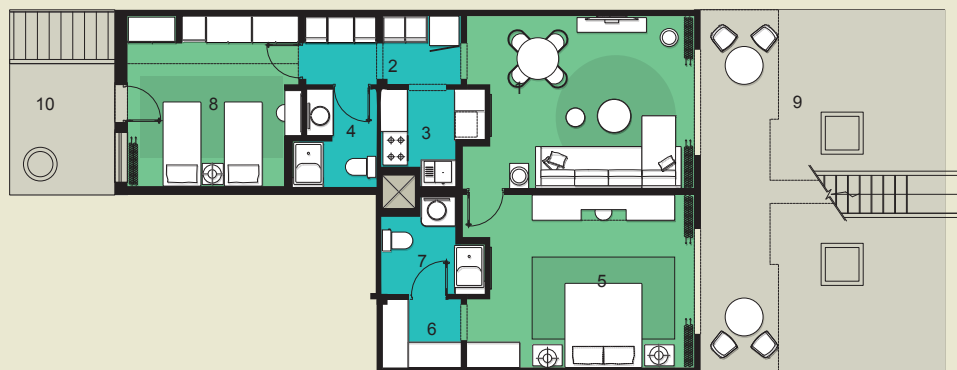
1- Living Room	6.20 x 4.50 m
2- Corridor	4.00 x 2.00 m
3- Kitchen	2.80 x 2.60 m
4- Bathroom	2.80 x 2.20 m
5- Master Bedroom	4.40 x 4.50 m
6- M.B. Lobby	2.00 x 1.80 m
7- Master Bathroom	2.80 x 2.20 m
8- Bedroom	4.50 x 4.40 m
9- Front Terrace	5.00 x 4.50 m
10- Back Terrace	9.00 x 3.50 m



TYPE B2

TOTAL AREA **142 m²**

GF



1- Living Room	6.20 X 4.50 m
2- Corridor	4.00 X 2.00 m
3- Kitchen	2.80 X 2.60 m
4- Bathroom	2.80 X 2.20 m
5- Master Bedroom	6.20 X 4.50 m
6- Dressing Room	2.00 X 2.00 m
7- Master Bathroom	2.80 X 2.60 m
8- Bedroom	4.50 X 4.40 m
9- Front Terrace	9.00 X 5.00 m
10- Back Terrace	4.50 X 3.50 m

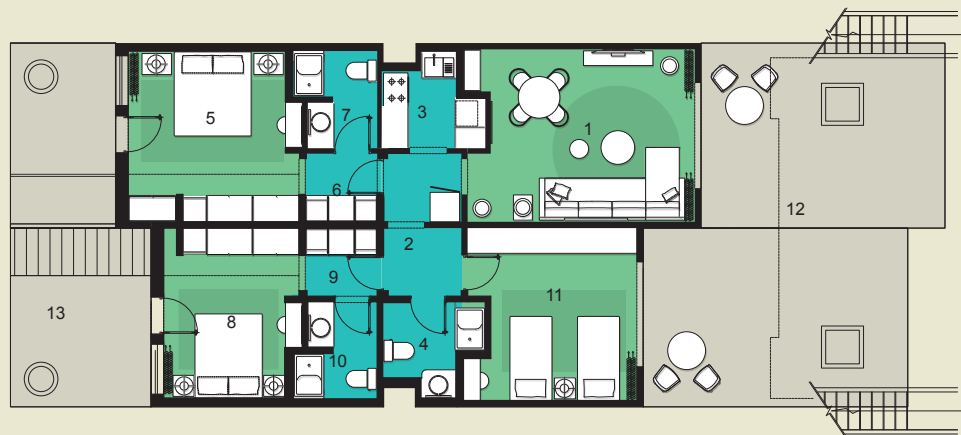


ATELIERRESIDENCE

TYPE C

TOTAL AREA **171** m²

GF



1- Living Room	6.20 x 4.50 m
2- Corridor	4.00 x 2.00 m
3- Kitchen	2.80 x 2.60 m
4- Bathroom	2.80 x 2.60 m
5- Master Bedroom	4.50 x 4.40 m
6- Dressing Room	2.00 x 1.80 m
7- Master Bathroom	2.80 x 2.20 m
8- Bedroom 1	4.50 x 3.50 m
9- Dressing Room	2.00 x 1.80 m
10- Bathroom	2.80 x 2.20 m
11- Bedroom 2	5.00 x 4.50 m
12- Front Terrace	9.00 x 5.00 m
13- Back Terrace	9.00 x 3.50 m

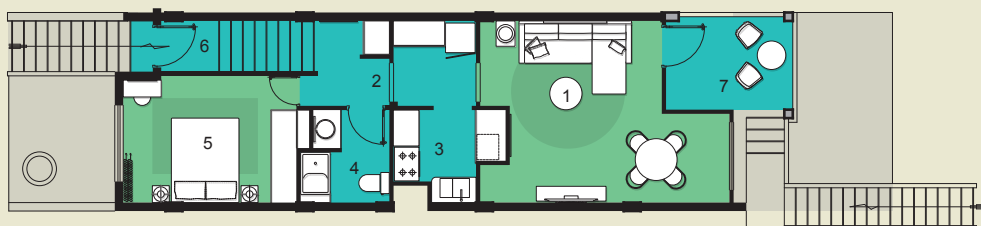




TYPE D1

TOTAL AREA **85** m²

FF



1- Living Room	6.20 X 4.50 m
2- Corridor	4.00 X 2.00 m
3- Kitchen	2.80 X 2.60 m
4- Bathroom	2.80 X 2.20 m
5- Master Bedroom	4.60 X 3.50 m
6- Staircase	3.50 X 1.00 m
7- Front Terrace	4.50 X 3.20 m



ATELIERRESIDENCE

TYPE D2

TOTAL AREA **75** m²

FF



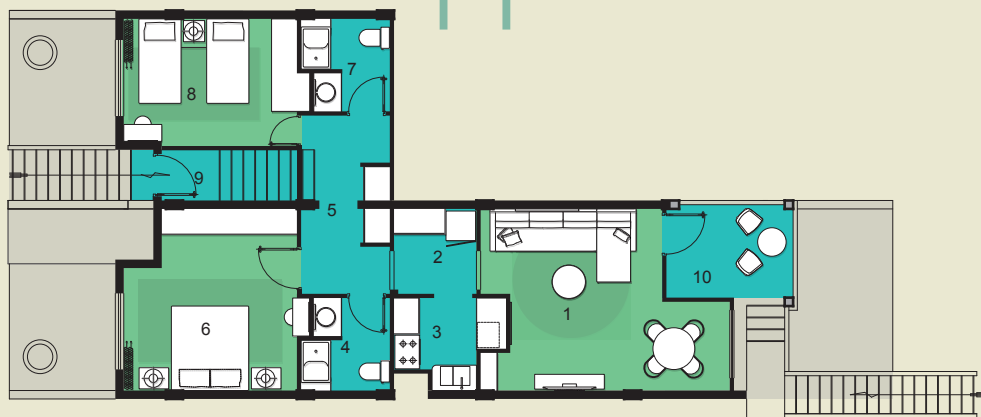
1- Living Room	5.20 X 4.50 m
2- Corridor	4.00 X 2.00 m
3- Kitchen	2.80 X 2.60 m
4- Bathroom	2.80 X 2.20 m
5- Master Bedroom	4.60 X 3.50 m
6- Staircase	3.50 X 1.00 m
7- Front Terrace	4.50 X 3.20 m



TYPE E1

TOTAL AREA 120 m²

FF



1- Living Room	6.20 x 4.50 m
2- Lobby	2.00 x 2.00 m
3- Kitchen	2.80 x 2.60 m
4- Bathroom	2.80 x 2.20 m
5- Corridor	4.00 x 2.00 m
6- Master Bathroom	4.50 x 4.60 m
7- Bathroom	2.80 x 2.20 m
8- Bedroom	4.60 x 3.50 m
9- Staircase	3.50 x 1.00 m
10- Front Terrace	4.50 x 3.20 m



ATELIERRESIDENCE

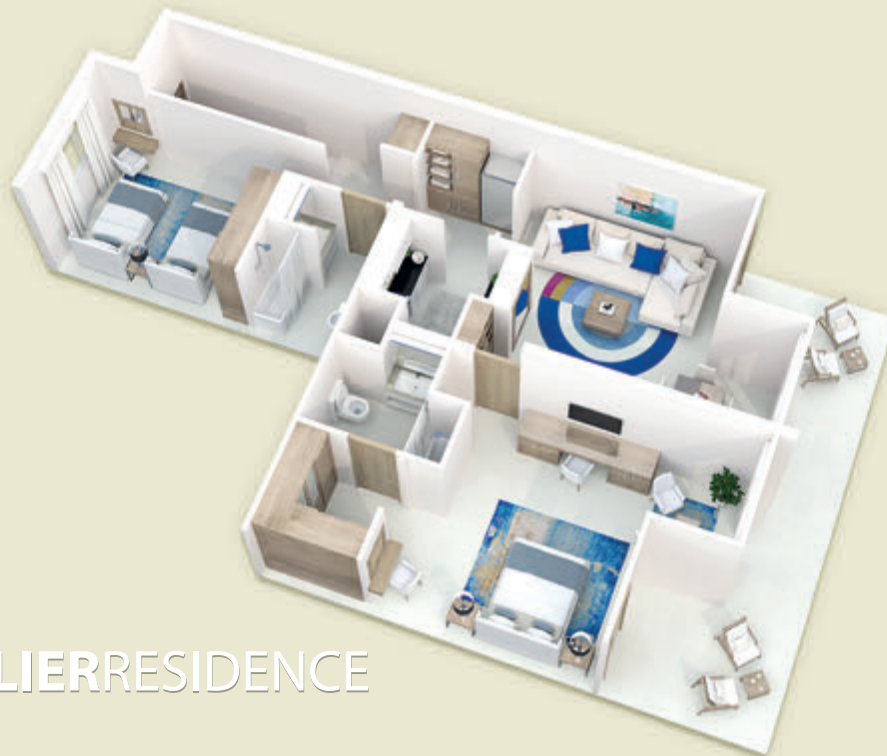
TYPE E2

TOTAL AREA **134 m²**

FF



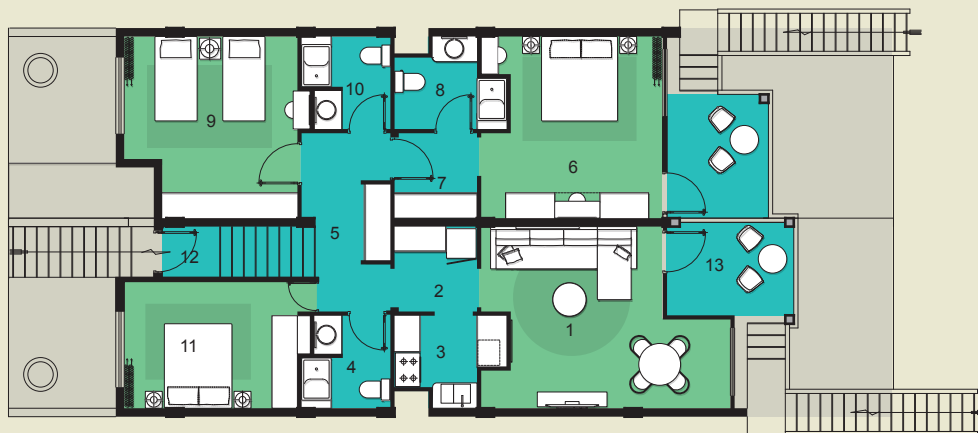
1- Living Room	6.20 x 4.50 m
2- Lobby	4.00 x 2.00 m
3- Kitchen	2.80 x 2.60 m
4- Bathroom	2.80 x 2.20 m
5- Master Bathroom	6.20 x 4.50 m
6- Dressing Room	2.00 x 2.00 m
7- Bathroom	2.80 x 2.60 m
8- Bedroom	4.60 x 3.50 m
9- Staircase	3.50 x 1.00 m
10- Front Terrace	9.00 x 3.20 m



TYPE F

TOTAL AREA **161** m²

FF



1- Living Room	6.20 x 4.50 m
2- Lobby	2.00 x 2.00 m
3- Kitchen	2.80 x 2.60 m
4- Bathroom	2.80 x 2.20 m
5- Corridor	4.00 x 2.00 m
6- Master Bathroom	5.20 x 4.50 m
7- Dressing Room	2.00 x 2.00 m
8- Bathroom	2.80 x 2.60 m
9- Bedroom 1	4.60 x 4.50 m
10- Bathroom	2.08 x 2.02 m
11- Bedroom 2	4.60 x 3.50 m
12- Staircase	3.50 x 1.00 m
13- Front Terrace	9.00 x 3.20 m



ATELIERRESIDENCE



ABOUT THE DEVELOPER



Issada Touristic Developments, a subsidiary of Issada Developments Group, was established in 2006. Fully committed to their values of honesty, integrity, passion and dedication, Issada Touristic Developments design contemporary yet comfortable, valuable properties and communities. They are the owners of Amar Sina Hotel (in Sharm El Sheikh) and Al Fatah Consulting Engineers (ACE) an award winning design firm with a vast portfolio of projects since 1979. They specialize in residential and hospitality design, operating from four branches across Egypt and the UAE

www.conceptace.com.

Many of Issada Touristic Development's team are notably accredited as chartered architects by the prestigious Royal Institute of British Architects.



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