

one7  
                    residence.

**A new art of**  
*living*

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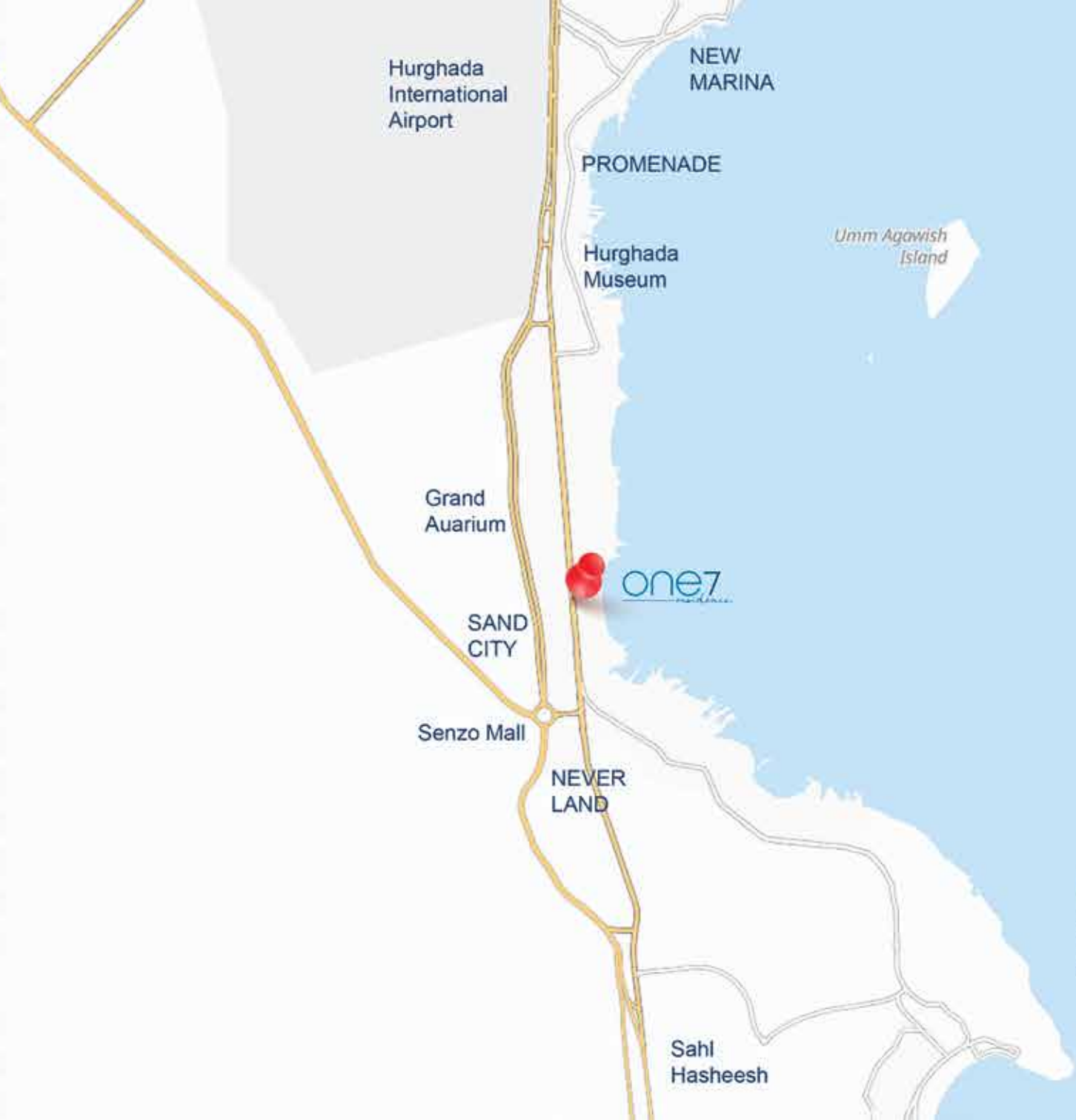
BEHIND THE NAME...

ONE7 Residence is named after its strategic location on km 17 along the village road that connects Hurghada and Sahl Hasheesh. This prime location was carefully chosen to offer residents easy access to the vibrant city of Hurghada while providing the tranquility of Sahl Hasheesh, with both destinations just a 10-minute drive away.

The road is known for its concentration of five-star hotels and luxurious resorts, making it an elegant and prestigious area to live around.

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# WORLDWIDE



## PROJECT LOCATION

From ONE7, you are only 10 to 20 minutes away from many of the city's top attractions.

The Design



ARABIAN  
CITY  
PROJECT

## ARCHITECTURE INSPIRATION

The architectural inspiration drawn from the stunning landscapes of Egypt reveals a desert that holds within its heart breathtaking oases. These pockets of life, with their lush greenery and serene lakes, create a harmonious contrast against the surrounding sands.

Designed by architect Mr. Joseph Adel, our ONE7 residence captures this essence, blending natural beauty with modern design to offer a tranquil retreat that reflects the warm and inviting spirit of these unique desert landscapes. Experience the mixture where the beauty of nature, in its vibrant colors of green, yellow, and blue, intertwines with modern living.



## DESIGN CONCEPT

At ONE7 Residence, your safety and peace of mind are our top priorities, especially for families with children. Our thoughtfully designed layout ensures that all roads circulate around the buildings rather than through them, creating a secure environment.

Each building has its own designated parking spot, ensuring convenience and accessibility. The design prioritizes your privacy by placing the gardens on the ground floor at different levels from the lagoons, allowing for isolated outdoor spaces.

This exceptional living experience is brought to you by Concept Construction, renowned for its extensive experience in delivering luxurious projects like ours. With a proven track record of excellence, they ensure that every detail meets the highest standards of quality and sophistication, making ONE7 Residence a truly unique place to call home.



AMARA

All residential units offer stunning views of the lagoons and lush green spaces, with each unit oriented toward these picturesque landscapes. The wide windows and generous spacing between buildings maximize natural light while ensuring privacy.

Patios and balconies are spacious enough to accommodate summer gatherings with family and friends, providing the perfect setting for relaxation and socializing. Additionally, the thick walls effectively minimize noise, fostering a peaceful living environment.





EXPERIENCE A HARMONIOUS BLEND OF LUXURY,  
SAFETY, PRIVACY, AND BEAUTY AT ONE7.

one7  
PHILOSOPHY

Luxurious first-home living in a vacation destination where  
life flows:

*Safe,  
Relaxing,  
& Joyful.*

not just a home

A tropical beach scene with a coconut in the water and a white semi-circle containing text. The background features a clear blue sky, a line of palm trees, and turquoise water. A large, dark brown coconut is floating in the water in the foreground. A white semi-circle is positioned on the right side of the image, containing the text 'one7 LIFE STYLE' and a paragraph of text.

one7  
**LIFE STYLE**

At ONE7 Residence, whether you're a social butterfly, a family person, or enjoying life solo, you'll find the perfect setting and lifestyle to enjoy.

## SOCIAL VIBES

Enjoy gathering in luxurious lounges by the lagoons, the stunning views from the private rooftops, or relaxing at the pool bars. Each space is designed for socializing & chilling out.



# RELAXATION



At ONE7, every moment is an opportunity for connection, relaxation, and excitement.



## FUN AND ACTIVITY

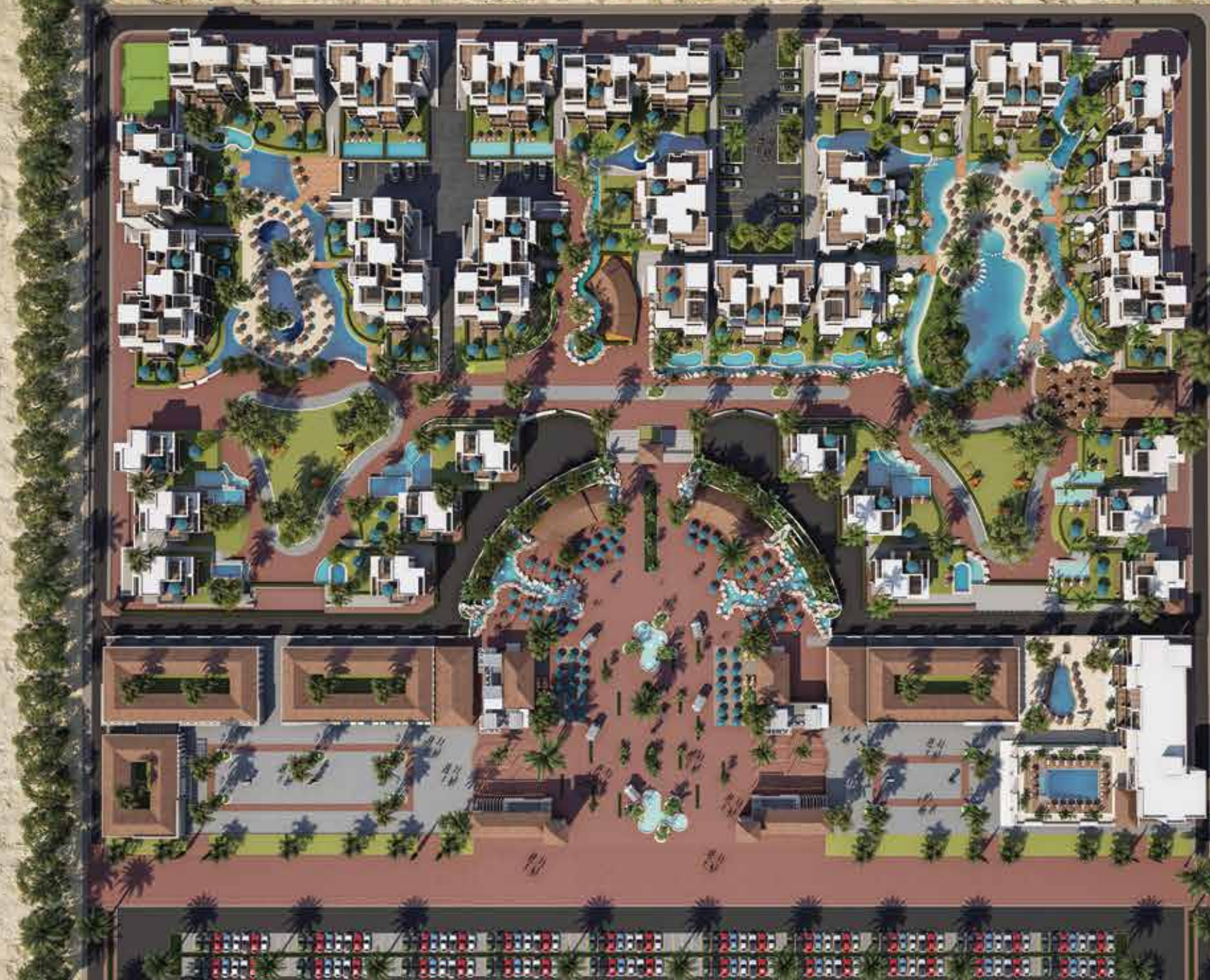
Stay active with a state-of-the-art gym, enjoy the breathtaking waterfall views, join dance classes, and walk on the running trails. Explore unique shops in our attached mall, enjoy racquet sports at our special courts, and join your kids in the fun at the playgrounds or at the heated pool. Join parties at the pool bar. Indulge in fine dining at our island restaurant for a truly memorable experience.

An aerial view of a resort pool complex. The pool is large and irregularly shaped, surrounded by numerous palm trees and lounge chairs. The pool is divided into several sections by small bridges and walkways. The surrounding area includes modern buildings with balconies and a paved walkway. The overall scene is lush and tropical.

# THE MASTER PLAN



# THE MASTER PLAN



- RESIDENTIAL AREA
- APARTMENTS
  - VILLAS
  - PARKING
  - HEATED POOL
  - PRIVATE POOLS
  - RUNNING RIVER
  - SANDY LAGOON
  - WATERFALLS
  - POOL BAR
  - WALKING TRAILS
  - CLUB HOUSE
  - GYM
  - SPORT COURT
  - MINI MARKET
  - KIDS AREA
  - RESTAURANTS & LOUNGES

- COMMERCIAL AREA
- HOTEL
  - RESTAURANT AND CAFES
  - SHOPPING MALL

Facilities



**one7**  
**FACILITIES**

WALKING TRAILS  
OUTDOOR SPORTS COURTS  
PRIVATE PARKING  
HEATED POOL  
PRIVATE POOLS  
RECREATION CENTER  
CLUB HOUSE

A tropical scene featuring a swimming pool in the background. In the foreground, a glass of yellow juice sits on a woven tray next to a whole pineapple with a slice of pineapple on the rim. A white circular overlay on the right contains the text 'one7 RECREATION CENTER' and a list of amenities. The background shows a sandy lagoon and some buildings under a bright sky.

one7  
RECREATION CENTER

- LOUNGE SETTING
- POOL BAR
- RESTAURANTS
- SANDY LAGOON



one7  
CLUB HOUSE

- GYM
- DANCING STUDIO
- BABY SITTING
- MEETING ROOM
- CAFE
- GAMES ROOM

*Services*



## one7 SERVICES


1. 24/7 SECURITY
2. APARTMENT HOTEL
3. MINI MARKET
4. WATER SUPPLY SYSTEM
5. PROPERTY MANAGEMENT
6. COMMERCIAL MALL
7. EMERGENCY SERVICE
8. ELDERLY SERVICES
9. GOLF CARS



one7  
ELDERLY SERVICES

one7

building features supporting  
elderly services

-  Ramp access to all buildings
-  Elevators in all buildings
-  Emergency button in every house





one7  
WATER SUPPLY  
SYSTEM

ONE7 compound benefits from a partnership with Safa Water Technology, a leading German-Egyptian water provider. Since 1997, Safa Water has been delivering fresh, high-quality water to numerous hotels in Hurghada, ensuring reliability and excellence in service. At ONE7, you can rest assured that fresh water is always available whenever you need it!



Residential Area

one7  
BUILDING TYPES  
TYPE A



# one7 BUILDING TYPES

TYPE B



one7  
BUILDING TYPES  
TYPE L



one7  
BUILDING TYPES  
STAND ALONE VILLA



# one7 UNIT TYPES



## APARTMENTS

### STUDIO UNITS

ARE IDEAL FOR CASUAL LIVING FOR SINGLES OR COUPLES, PROVIDING A VARIETY OF INTERNAL DESIGNS TO ENSURE PRIVACY INSIDE THE UNIT.

### 1-BEDROOM UNITS

IDEAL FOR SINGLES OR COUPLES, OFFERING MODERN AMENITIES AND COZY LIVING SPACES.

### 2-BEDROOM UNITS

SUITABLE FOR SMALL FAMILIES, FEATURING SPACIOUS LAYOUTS AND MULTIPLE BATHROOMS.

### 3-BEDROOM UNITS

DESIGNED FOR LARGER FAMILIES, PROVIDING AMPLE SPACE AND STORAGE.



## PENTHOUSES

EXCLUSIVE PENTHOUS UNITS WITH STUNNING VIEWS, PREMIUM FEATURES, AND SPACIOUS ROOFTOP TERRACES.



## VILLAS (DUPLEXES)

### 2-BEDROOM DUPLEXES

TWO-LEVEL UNITS THAT OFFER PRIVACY AND A MORE EXPANSIVE LIVING EXPERIENCE.

### 3-BEDROOM DUPLEXES

ENHANCED SPACE FOR FAMILIES, COMBINING ELEGANCE WITH PRACTICALITY.



## LUXURY VILLAS

LARGE, STANDALONE VILLAS WITH PRIVATE GARDEN, POOL, AND HIGH-END FINISHES.



Commerical Area



## APARTMENT HOTEL

Welcome to our cozy, small apartment hotel—the perfect blend of style and functionality. Each unit features fully equipped kitchens, comfortable living spaces, and modern amenities, ensuring a delightful stay. We offer a variety of services, including room service, laundry, and housekeeping, all designed to enhance your experience.

Enjoy a personalized touch with our welcoming staff, dedicated to making your stay memorable, whether for a short getaway or an extended visit.

Make the most of our two swimming pools—one designed for adults and another family-friendly option for those with children. Additionally, our cozy lounge area provides the perfect setting for relaxation and socializing. Experience comfort and convenience at its finest!





## one7 COMMERCIAL AREA

The integrated commercial open-air mall provides residents with easy and direct access from a special secured gate only for them to a wide range of shops, services, and restaurants. It's a seamless integration between the residential and commercial spaces, offering a truly convenient lifestyle for ONE7 occupants.



**KRONBERG**  
INVESTMENT

**A HUGE  
HISTORY  
BEHIND IT**

WE ARE ELEVATING THE REAL ESTATE INDUSTRY IN HURGHADA. OUR VISION IS TO BE THE PIONEER REAL ESTATE DEVELOPER DELIVERING A LUXURIOUS LIFESTYLE WITH OUTSTANDING EXPERIENCE TO OUR CLIENTS. AS A FORWARD-THINKING COMPANY WITH GERMAN EXPERIENCE, WE WILL USE CUTTING-EDGE TECHNOLOGY, AND, A DEEPLY TALENTED TEAM WITH INTERNATIONAL MANAGEMENT WILL EMPOWER OUR CLIENTS TO GET THEIR DREAM PROPERTY AND ENJOY THE JOURNEY OF REACHING THIS DREAM. OUR MISSION IS TO BE A TRUSTED ADVISOR AND A TRUSTED PARTNER WHO GUIDES OUR CLIENTS THROUGH EVERY STEP OF THEIR REAL ESTATE JOURNEY, FROM THINKING AND SEARCHING TO THE FINAL CLOSING AND BEYOND. WE ARE OFFERING A LIFESTYLE COMMUNITY NOT JUST HOMES.

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**not just**  
*a Home*



KRONBERG  
INVESTMENT

*A new quality of living*

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