



# one7

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*residence.*

MORE THAN A HOME



Developed By  
**KRONBERG**  
DEVELOPMENT

[www.kronberg-eg.com](http://www.kronberg-eg.com)



KRONBERG  
DEVELOPMENT



## ABOUT KRONBERG

Kronberg is a name built on German precision, quality, and a passion for redefining modern living.

At ONE7, Kronberg brings together innovative architecture, thoughtful design, and a lifestyle-first approach—transforming everyday moments into lasting memories. With a proven commitment to excellence, Kronberg delivers not just properties, but complete living experiences.





# one7

*residence.*

Nestled at Kilometer 17 on the scenic Village Road in Hurghada, ONE7 draws its name from the very ground it rises from — a destination where serenity begins and luxury unfolds. The “ONE” reflects the singular lifestyle offered here: a place where nature, water, and comfort come together in perfect harmony.







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The "7" is more than a number — it's a symbol of wholeness, tranquility, and the seven elements that define this extraordinary community: Water, Nature, Light, Space, Safety, Wellness, and Connection.

Together, they form ONE7 — not just a name, but a philosophy of living.  
A signature destination where every day feels balanced, inspired, and effortlessly beautiful.

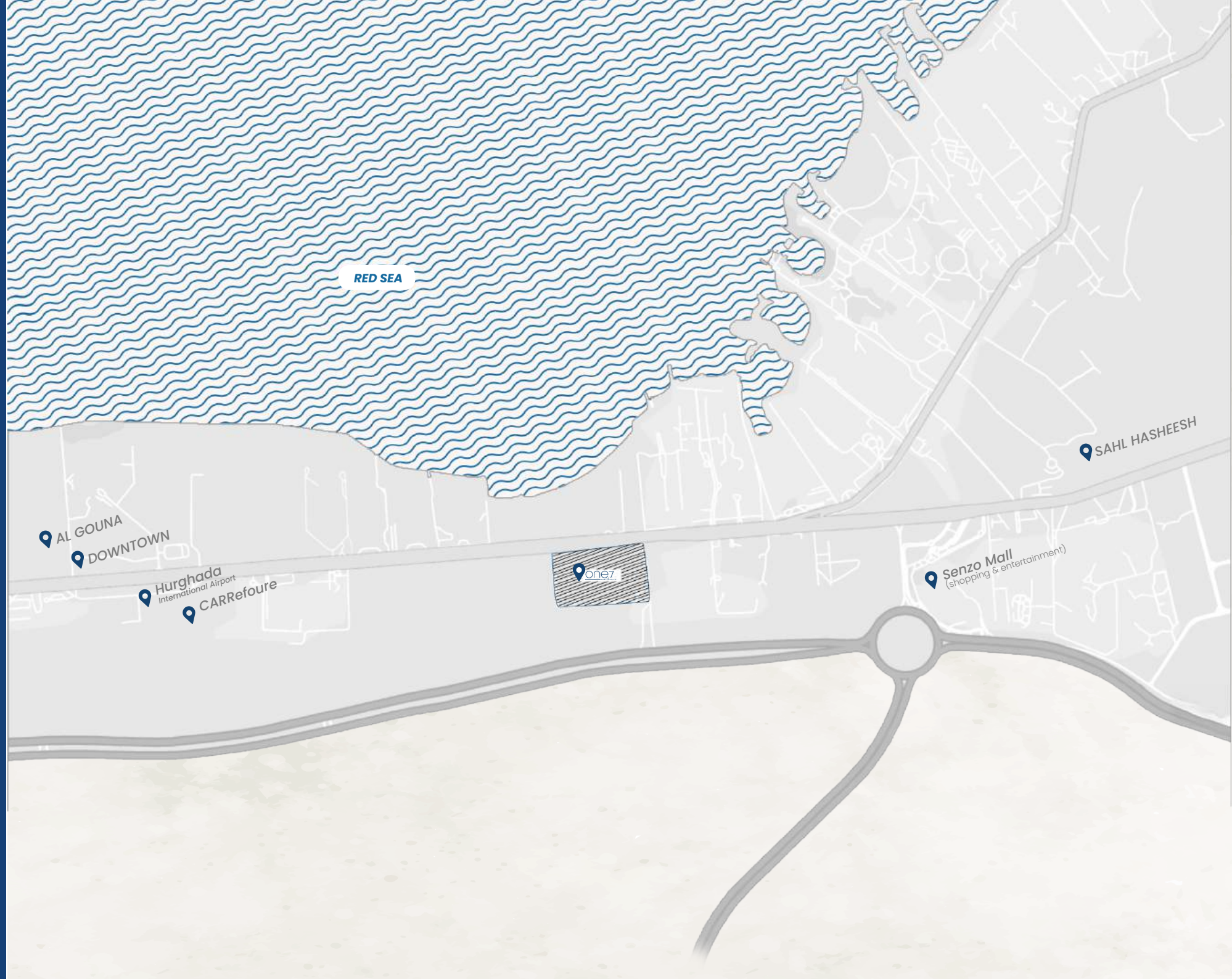


# LOCATION

## KEY DESTINATIONS WITHIN MINUTES

- **5 minutes** to Senzo Mall (shopping & entertainment)
- **10 minutes** to Hurghada International Airport
- **15 minutes** to Sahl Hasheesh (beachfront resorts & nightlife) .
- **10 minutes** to Downtown Hurghada .
- **12 minutes** to Hurghada Marina .
- **20 minutes** to El Gouna .
- **3 minutes** to Aqua Park and major hotels nearby .
- **5 minutes** to Carrefour and other hypermarkets .





RED SEA

AL GOUNA

DOWNTOWN

Hurghada  
International Airport

CARRefoure

one7

Senzo Mall  
(shopping & entertainment)

SAHL HASHEESH





# THE DESIGN



# ARCHITECTURAL INSPIRATION

## INSPIRED BY NATURE, CRAFTED FOR COMFORT

ONE7's architecture draws from the serene beauty of Egyptian desert oases, where flowing water meets lush greenery and golden sands. Designed by acclaimed architect Joseph Adel, the residence blends warm, earthy tones with clean modern lines, creating an atmosphere that's both sophisticated and soothing.



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The background of the entire image is a photograph of a construction site. A large tower crane is positioned on the left side, its long jib extending diagonally across the upper half of the frame. Below the crane, the skeletal structure of a multi-story building is visible, showing numerous floors with open window frames and balconies. The sky is a clear, deep blue. On the right side of the image, there is a large, faint, stylized graphic of a hand with fingers spread, rendered in a lighter shade of blue than the background.

# — CON — CONCEPT construction

Brought to life by **CONCEPT Construction**  
renowned for luxurious, high-quality  
developments—ONE7 delivers sophistication  
in every detail.





Wide windows and generous spacing between buildings flood interiors with natural light while maintaining seclusion. Spacious patios and balconies invite summer gatherings, and thick walls minimize noise for a tranquil living experience.

All residential units offer stunning views of lagoons and lush greenery, creating an exceptional harmony of luxury and nature.







# DESIGN CONCEPT





- **Tiered garden levels** offer privacy and seamless transitions between indoor and outdoor spaces.
- **Wide windows** and generous building spacing ensure sunlight, airflow, and seclusion.
- **Thick soundproof walls** provide peace and quiet.
- **Family-friendly roads** run around, not through, the buildings for added safety.



At the heart of ONE7 lies a breathtaking aquatic haven—where every ripple reflects elegance, and every corner invites calm. Surround yourself with the soothing sounds of water as you lounge beside our expansive lagoon-style pools, gracefully weaving between lush gardens and palm-lined paths. Whether you're basking in the sun or enjoying a moonlit swim, the experience is designed to elevate everyday life into a vacation state of mind.

## LIFESTYLE & AMENITIES











# A WATERWORLD OF SERENITY

- Lagoon-style pools for both leisure and exercise .
- Sandy lagoon beach for sunbathing and family fun .
- Pool bar for sunset drinks and social moments .
- Waterfalls and lakes creating peaceful scenery throughout .
- Heated pools for year-round enjoyment .

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## GYM & MEETING SPACE





# CLUBHOUSE & WELLNESS HUB

- State-of-the-art gym .
- Dance & yoga studios .
- Games room .
- Café and lounge .
- Meeting space & coworking zones .





## ADDITIONAL AMENITIES

- Walking trails
- Outdoor sports courts
- Private parking
- Heated and private pools





## EVERYDAY CONVENIENCE, ELEVATED

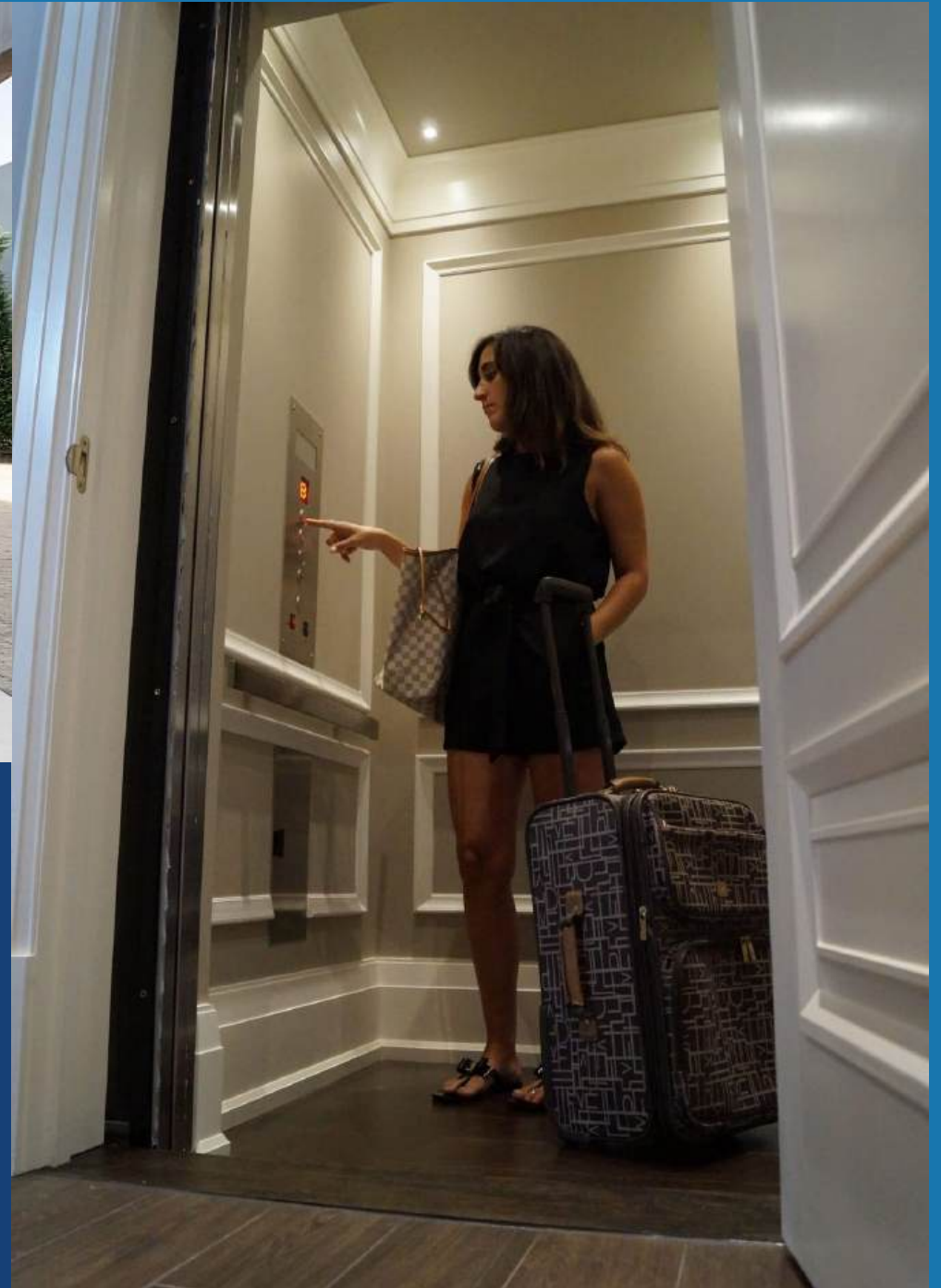
- Market & commercial mall with hand-picked shops
- 24/7 Security & emergency services
- Golf cart transportation within the compound
- Elderly support with ramps and emergency buttons in each unit





## BUILDING FEATURES

- Ramp access to all buildings.
- Private parking spaces .
- Elevators throughout .





# RESIDENCES





# SMART LIVING FOR EVERY LIFESTYLE

Whether you're a solo adventurer, a growing family, or an investor looking for style and function, ONE7 offers a wide selection of residences tailored to you:





# STUDIO UNITS

## AMERICAN ONE BEDROOM

Perfect for singles or couples, offering versatile layouts for privacy and casual living.





## AMERICAN ONE BEDROOM



1 Bedroom



1 Living Room



1 Bathroom



Terrace 14 sqm



Garden 27 sqm





# 1-BEDROOM UNITS

Modern amenities and cozy spaces tailored for individuals or pairs.



BUA  
**80** sqm



ONE BEDROOM



1 Bedroom



1 Living Room



1 Bathroom



Terrace 7 sqm



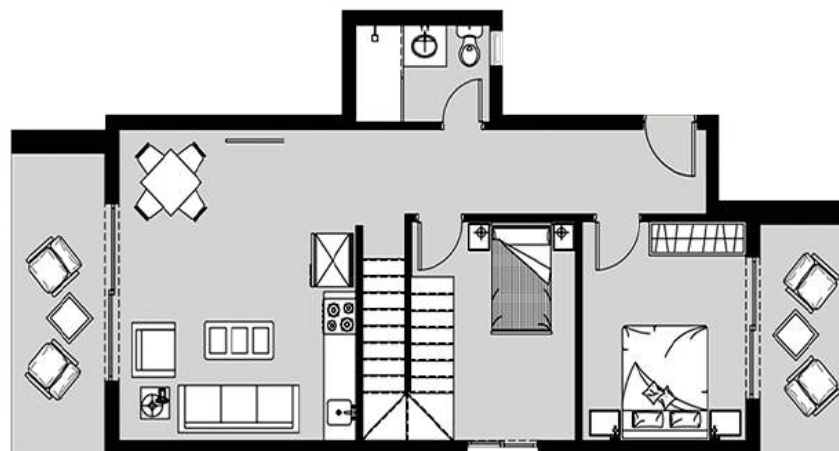
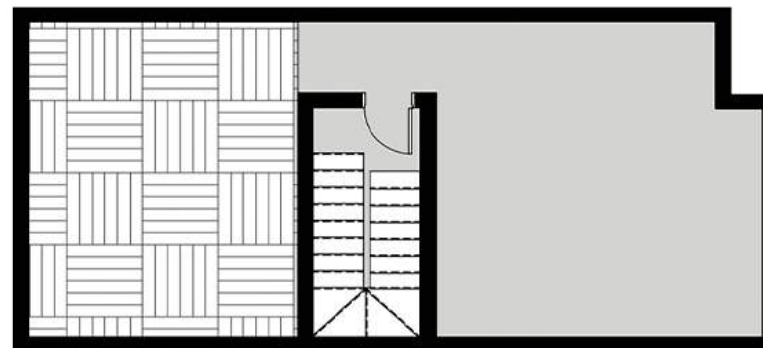


## 2-BEDROOMS UNITS

Spacious layouts with multiple bathrooms, ideal for small families.



BUA  
**120 sqm**



TWO BEDROOMS



2 Bedroom



1 Living Room



1 Bathroom



Roof 68 sqm



Terrace 17 sqm

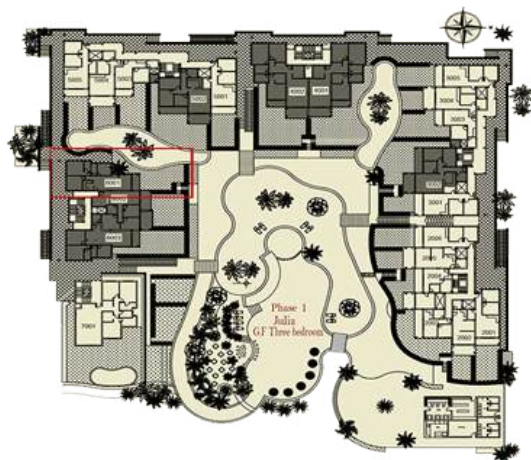




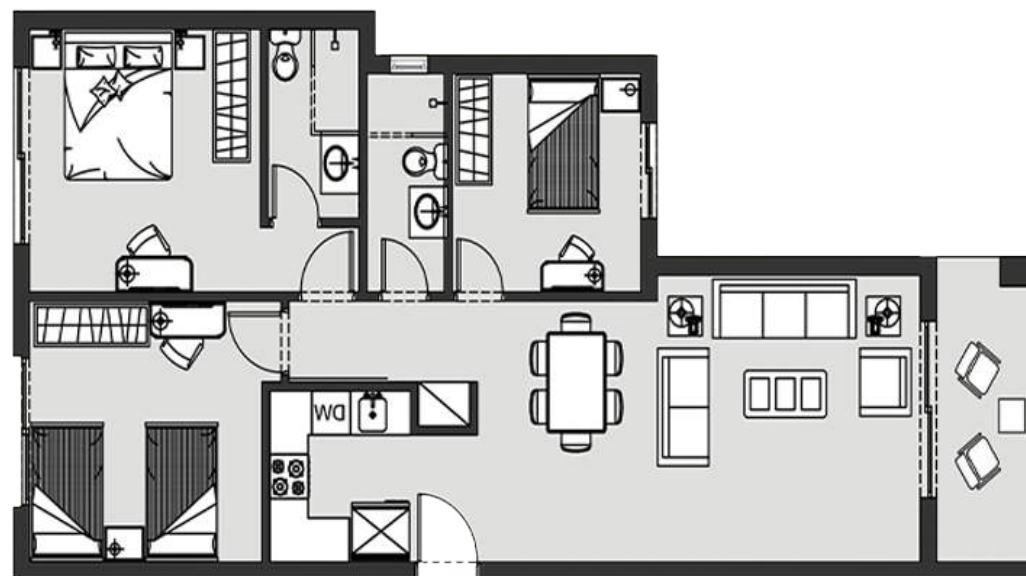
# 3-BEDROOMS UNITS

Generous space and storage designed for larger families.





BUA  
134 sqm



THREE BEDROOMS

-  3 Bedroom
-  1 Living Room
-  2 Bathroom
-  Terrace 7 sqm
-  Garden 70 sqm

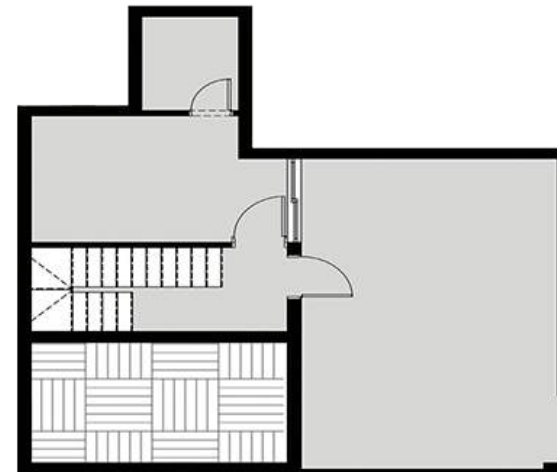
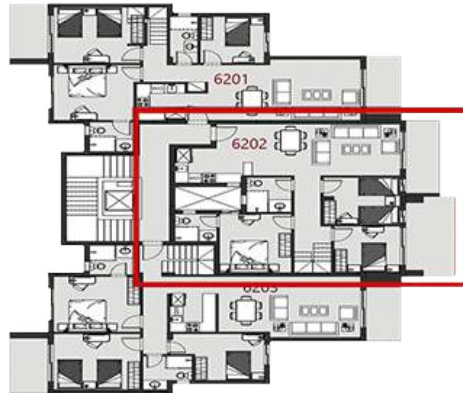




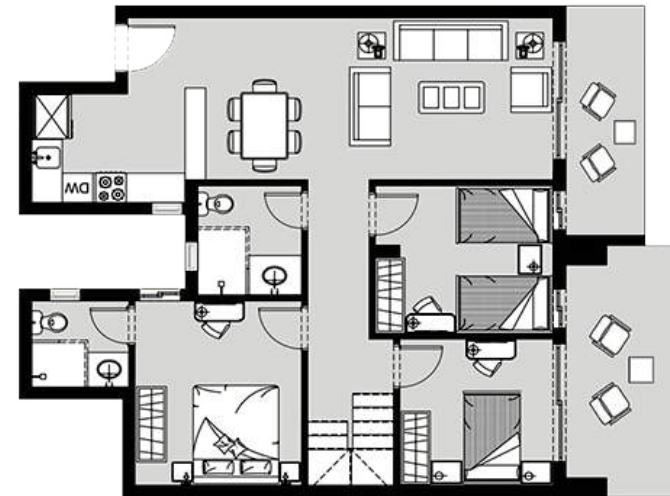
# 4-BEDROOMS UNITS

Generous space and storage designed for larger families.





BUA  
**178 sqm**



## FOUR BEDROOMS



4 Bedroom



1 Living Room



3 Bathroom



Terrace 19 sqm



Roof 63 sqm



An aerial architectural rendering of a modern penthouse development. The complex features multiple white, multi-story buildings with flat roofs and large terraces. Several rooftop swimming pools are visible, some with lounge chairs and umbrellas. The buildings are surrounded by lush greenery, including palm trees and other tropical plants. A wide, paved walkway runs alongside the buildings, and a road with parked cars is visible in the background. The overall scene is bright and sunny, with long shadows cast by the buildings.

# PENTHOUSES

Exclusive units with premium finishes, stunning views,  
and expansive rooftop terraces.









# PENTHOUSE UNITS

High-end finishes, expansive rooftop terraces, and panoramic water views.





BUA  
**187 sqm**

## FOUR BEDROOMS PENTHOUSE

-  4 Bedroom
-  1 Living Room
-  3 Bathroom
-  Terrace 22 sqm
-  Roof 77 sqm



A modern, multi-story villa with a swimming pool and tropical landscaping. The villa features multiple levels with balconies, large windows, and a covered entrance. The pool is surrounded by rocks and lush greenery, including palm trees and banana plants. The scene is set during the day with clear skies.

# VILLAS (DUPLEXES)

2-Bedroom Duplexes: Two-level homes blending privacy and space.  
3-Bedroom Duplexes: Elegant, practical designs for growing families.  
Luxury Villas: Standalone residences with private gardens, pools, and high-end finishes.





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# COMMERCIAL AREA







## COMMERCIAL & RETAIL SPACES

**An integrated open-air mall sits just within the gates of ONE7, giving residents seamless access to:**

- Cafés & restaurants .
- Daily essentials & boutique shops .
- Services for wellness, beauty, and convenience .





LOUNGE  
SEATING





RESTAURANTS



An aerial night view of a modern, multi-story boutique hotel. The building features large glass windows and balconies, some of which are illuminated from within. In the foreground, there is a large, rectangular swimming pool with a wooden deck surrounding it. The deck is furnished with numerous lounge chairs, each accompanied by a white towel and a brown umbrella. To the left of the main pool, there is a smaller, circular pool area. The hotel is surrounded by lush tropical landscaping, including palm trees and other greenery. The overall atmosphere is one of luxury and relaxation.

# BOUTIQUE HOTEL

YOUR GUESTS DESERVE THE ONE7 LIFESTYLE

As part of the ONE7 community, the boutique hotel and serviced apartments offer a unique hospitality experience. Guests enjoy the privacy of fully equipped residences combined with the comfort and services of a hotel.

Whether for short stays or extended visits, the hotel provides access to all community facilities, including pools, wellness areas, dining, and recreation.

With professional management, high-quality services, and a prime location, the hotel adds convenience for residents, guests, and investors alike.









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