



  
**XANADU®**  
— MAKADI BAY —  
HURGHADA

## LOCATION

Makadi Bay,  
Hurghada – Egypt  
Construction - 2022

**815** rooms:

**1** Main building

**22** Dune buildings

**6** Lagoon buildings

**3** Lagoon villas

**2** Presidential villas



30 km – Hurghada



Located in Makadi Bay



**500 000 m<sup>2</sup>**



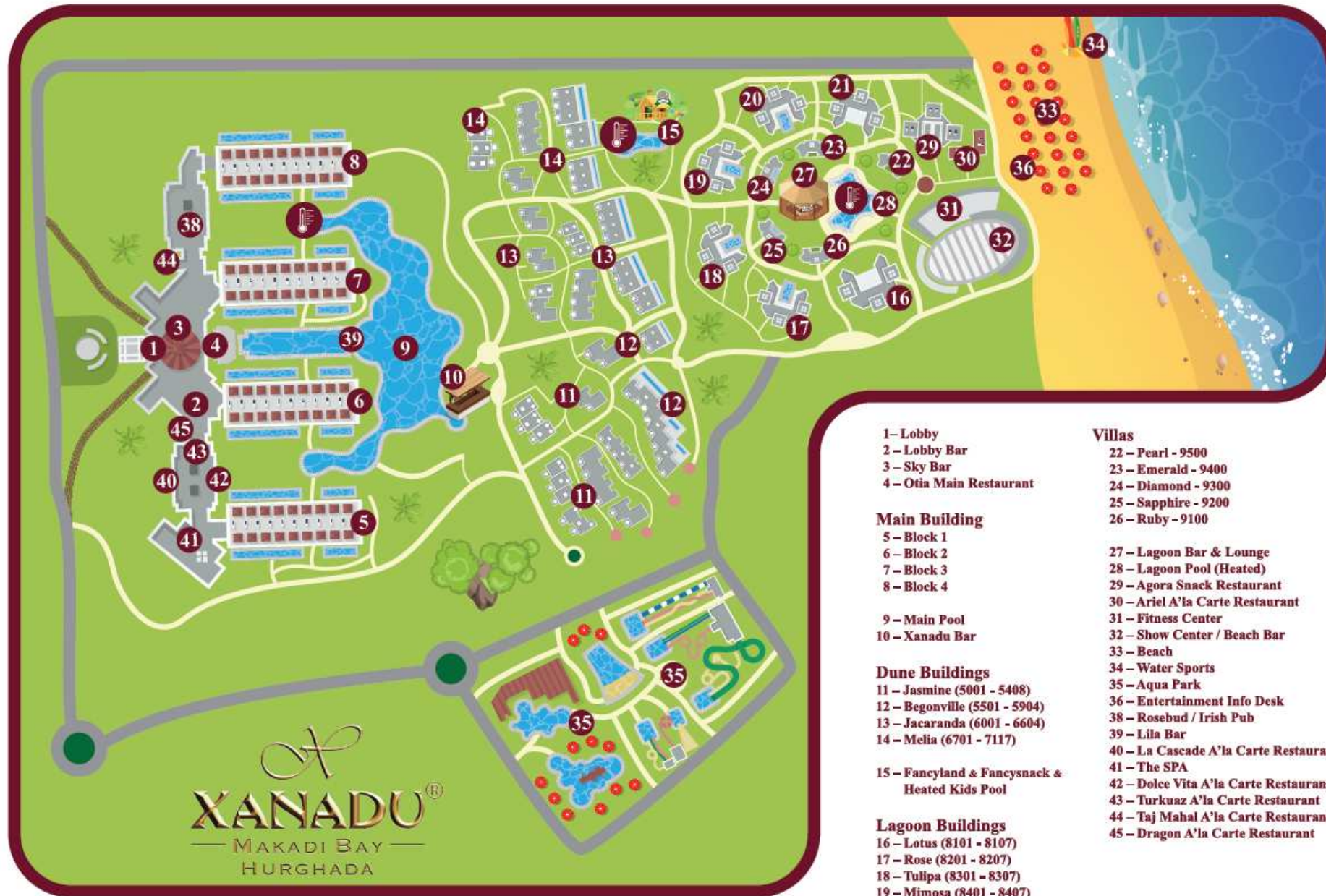
1st beach line



All areas



**5\*, HIGH CLASS ALL INCLUSIVE**



- 1- Lobby
- 2- Lobby Bar
- 3- Sky Bar
- 4- Otia Main Restaurant

#### Main Building

- 5- Block 1
- 6- Block 2
- 7- Block 3
- 8- Block 4

- 9- Main Pool
- 10- Xanadu Bar

#### Dune Buildings

- 11- Jasmine (5001 - 5408)
- 12- Begonville (5501 - 5904)
- 13- Jacaranda (6001 - 6604)
- 14- Melia (6701 - 7117)

- 15- Fancyland & Fancysnack & Heated Kids Pool

#### Lagoon Buildings

- 16- Lotus (8101 - 8107)
- 17- Rose (8201 - 8207)
- 18- Tulipa (8301 - 8307)
- 19- Mimosa (8401 - 8407)
- 20- Nerium (8501 - 8507)
- 21- Gazania (8601 - 8607)

#### Villas

- 22- Pearl - 9500
- 23- Emerald - 9400
- 24- Diamond - 9300
- 25- Sapphire - 9200
- 26- Ruby - 9100

- 27- Lagoon Bar & Lounge
- 28- Lagoon Pool (Heated)
- 29- Agora Snack Restaurant
- 30- Ariel A'la Carte Restaurant
- 31- Fitness Center
- 32- Show Center / Beach Bar
- 33- Beach
- 34- Water Sports
- 35- Aqua Park
- 36- Entertainment Info Desk
- 38- Rosebud / Irish Pub
- 39- Lila Bar
- 40- La Cascade A'la Carte Restaurant
- 41- The SPA
- 42- Dolce Vita A'la Carte Restaurant
- 43- Turkuaz A'la Carte Restaurant
- 44- Taj Mahal A'la Carte Restaurant
- 45- Dragon A'la Carte Restaurant

## HOTEL MAP



## ACCOMMODATION

### MAIN BUILDING

**600** rooms:

**560** Superior rooms

**12** Family rooms

**24** Junior suits

**8** Handicapped rooms  
(as Superior rooms)

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## SUPERIOR ROOMS

Main building  
Garden / Side sea view / Sea view  
Ceramic floor  
Balcony / Terrace  
40" LCD TV  
King size or Twin bed  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
One bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

AREA

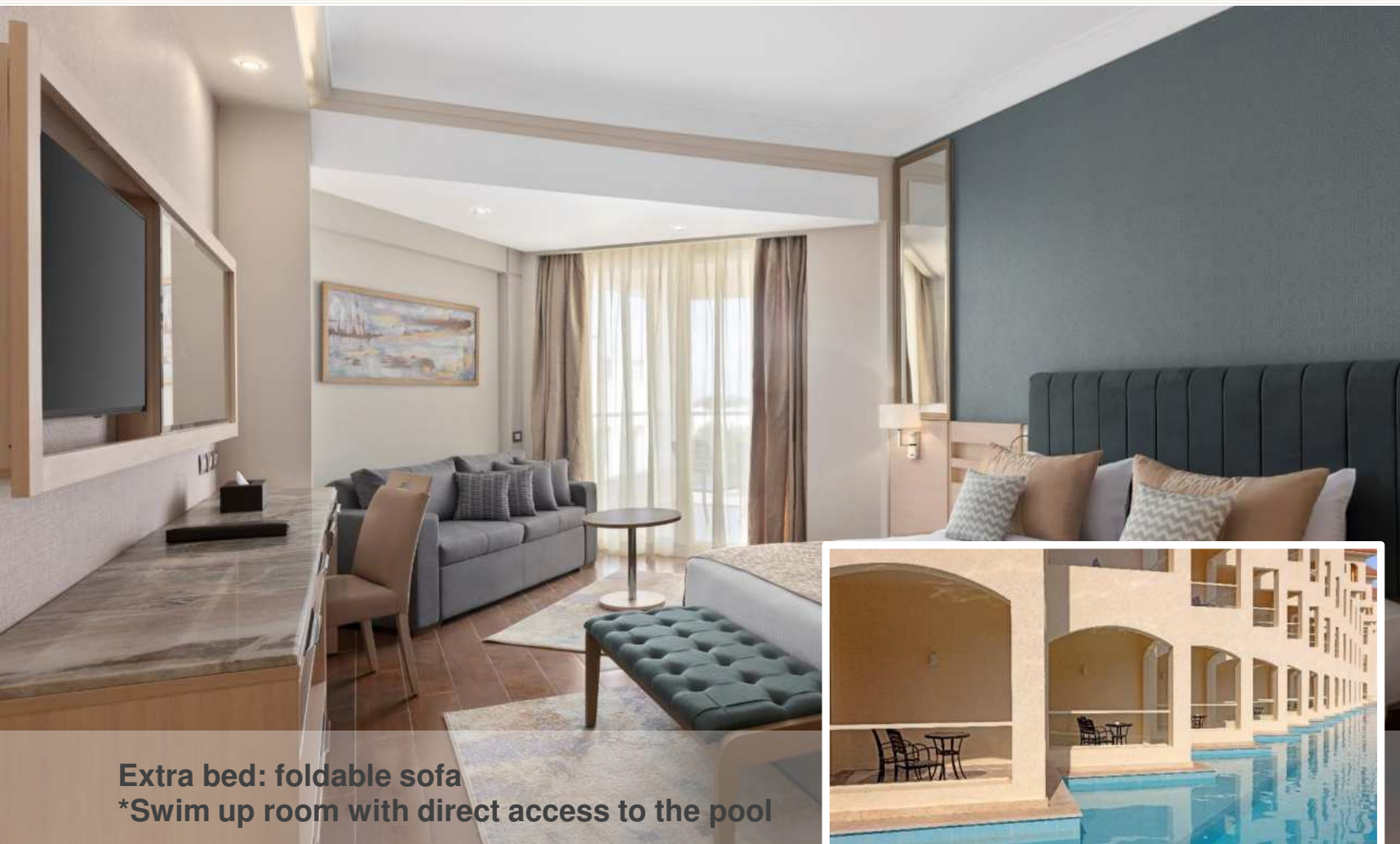
35-45  
m<sup>2</sup>

MAX

  
2+1

Extra bed: foldable sofa

## SUPERIOR SWIM UP ROOMS



Extra bed: foldable sofa

\*Swim up room with direct access to the pool



Main building  
Swim up\*  
Ceramic floor  
Terrace in Swim up rooms  
40" LCD TV  
King size or Twin bed  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
One bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**35-45**  
**m<sup>2</sup>**

**MAX**

**2**

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## FAMILY ROOMS / Garden view

Main building  
Garden View  
Laminate / Ceramic floor  
Balcony  
2 units 55" and 40" LCD TV  
King size and Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
One bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

AREA

73 -  
182 m<sup>2</sup>

MAX



4 / 4+2

2 bedrooms  
Ironing facilities on request  
Connecting doors

  
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## FAMILY ROOMS / Side Sea view

Main building  
Side sea view  
Laminate / Ceramic floor  
Balcony  
2 units 55" and 40" LCD TV  
King size and Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
One bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

AREA

73 -  
182 m<sup>2</sup>

MAX



4 / 4+2

2 bedrooms with 1 living room  
Ironing facilities on request  
Connecting doors

  
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## JUNIOR SUITES

Main building  
Side sea view / Pool view  
Laminate / Ceramic floor  
Balcony or terrace  
2 units 55" and 40" LCD TV  
King size, sofa  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
2 bathrooms with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

AREA

81 m<sup>2</sup>

MAX



4 / 2+2

One bedroom, one living room.  
Ironing facilities on request  
Extra foldable bed  
Private HRG airport transfer

## ACCOMMODATION

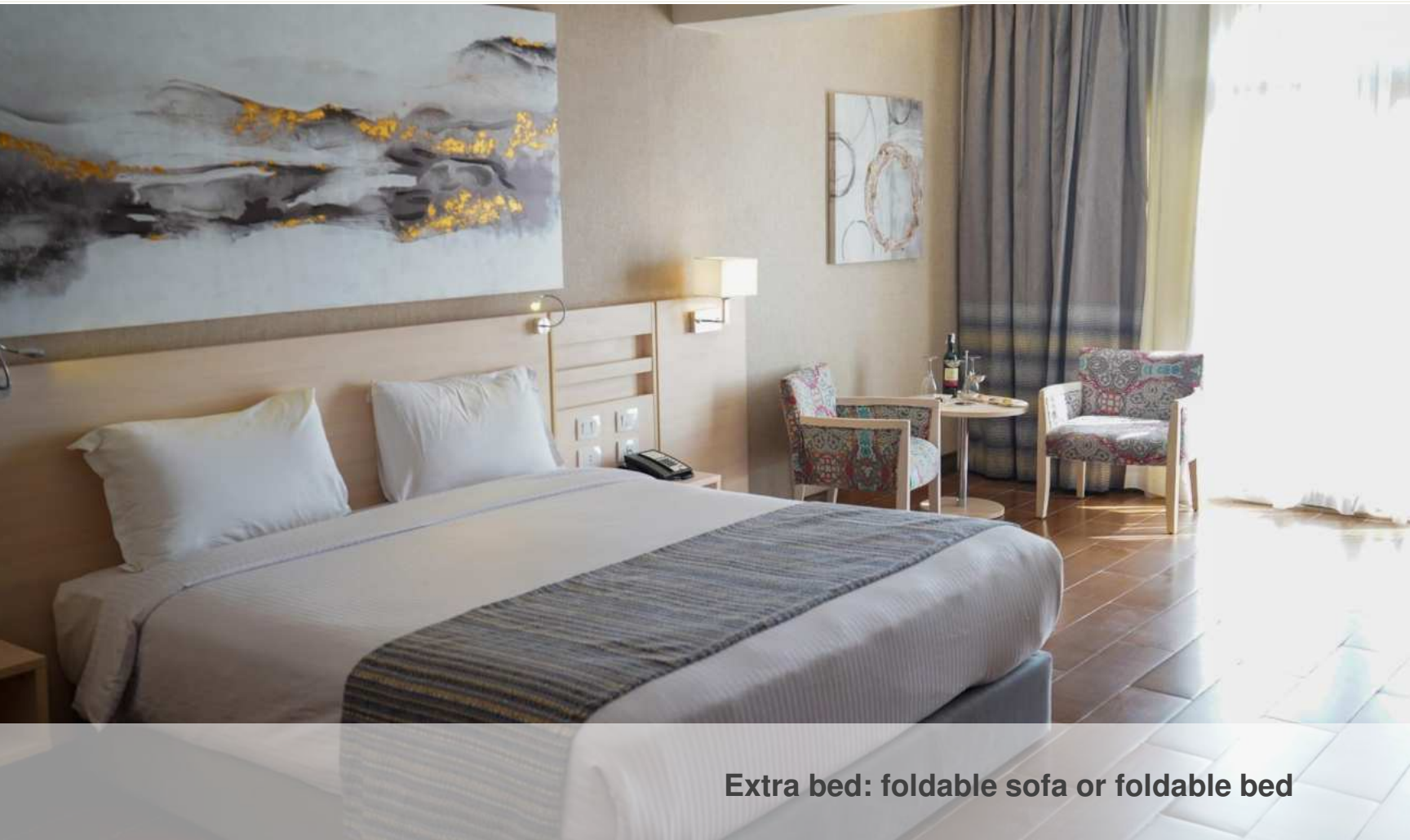
### 22 DUNE BUILDINGS

114 Dune superior rooms /

57 Dune family rooms

54 Dune superior swim up rooms  
/ 27 Dune family swim up  
rooms





Extra bed: foldable sofa or foldable bed

as DUNE SUPERIOR ROOM - total room number 114

as DUNE FAMILY ROOM - total room number 57 (two DUNE SUPERIOR ROOMS in one block, with area 60-80 m<sup>2</sup> and max capacity 6+1)

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## **DUNE SUPERIOR ROOMS**

Dune buildings  
Garden view  
Ceramic floor  
Terrace  
40" LCD TV  
King size or Twin bed  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / Slippers  
Split AC  
1 bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**30-40  
m<sup>2</sup>**

**MAX**



**3 / 2+2**



Extra bed: foldable sofa or foldable bed  
\*Swim up room with direct access to the pool

as DUNE SUPERIOR SWIM UP ROOM - total room number 54  
as DUNE FAMILY SWIM UP ROOM - total room number 27 (two DUNE SUPERIOR ROOMS in one block,  
with area 60-80 m<sup>2</sup> and max capacity 6+1)

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## **DUNE SUPERIOR SWIM UP ROOMS**

Dune buildings  
Swim up\*  
Ceramic floor  
Terrace  
40" LCD TV  
King size or Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / slippers  
Split AC  
1 bathroom with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**30-40  
m<sup>2</sup>**

**MAX**



**3 / 2+2**



## ACCOMMODATION

### 6 LAGOON BUILDINGS

42 rooms:  
24 Lagoon suite rooms  
18 Lagoon suite duplex rooms

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## **LAGOON SUITE ROOMS**

Lagoon buildings  
Garden / Swim up\*  
Laminate floor  
Terrace  
2 units 40" and 65" LCD TV  
King size bed  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / slippers  
Split AC  
2 bathrooms with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**72-75  
m<sup>2</sup>**

**MAX**



**3+1/2+2**

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**Spacious living room with dining table and one bedroom**  
**Ironing facilities on request**  
**Private HRG airport transfer**  
**\*Swim up room with direct access to the pool**





- Spacious living room with dining table, two bedrooms, connecting door
- Ironing facilities in the room
- Private HRG airport transfer
- \*Swim up room with direct access to the pool

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## **LAGOON SUITE DUPLEX ROOMS**

Lagoon buildings  
Garden / Swim up\*  
Ceramic floor  
Large Terrace  
2 units 40" and 65" LCD TV  
King size and Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / slippers  
Split AC  
3 bathrooms with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**175m<sup>2</sup>**

**MAX**



**4+2**



**Turn down service**

## ACCOMMODATION

### 5 VILLAS

3 Lagoon Villas with garden view

2 Presidential Villas with private pool and garden





- Luxury and fully furnished villa
- Spacious living room with dining table and two bedrooms, connecting doors
- Flower bouquet
- Ironing facilities in the room
- Luxury cosmetic amenities
- Private HRG airport transfer

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## **LAGOON VILLAS**

Garden / Pool view/Sea view  
Ceramic floor  
Balconies & Terrace  
2 units 40" and 65" LCD TV  
King size and Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / slippers  
Split AC  
3 bathrooms with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi

**AREA**

**150m<sup>2</sup>**

**MAX**



**4+2**



**Turn down service**



- Luxury and fully furnished villa with private pool
- Spacious living room with dining table, two bedrooms, connecting doors
- Flower bouquet
- Ironing facilities in the room
- Luxury cosmetic amenities
- Private HRG airport transfer



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## **PRESIDENTIAL VILLAS**

Garden / Pool view  
Ceramic floor  
Balconies & Terrace  
2 units 40" and 65" LCD TV  
King size and Twin beds  
Tea-coffee setup  
Mini bar  
Safe box  
Bathrobe / slippers  
Split AC  
3 bathrooms with shower  
Cosmetic amenities  
Hairdryer  
Wi-Fi  
Private Pool

**AREA**

**150m<sup>2</sup>**

**MAX**



**4+2**



**Turn down service**

## HIGH CLASS ALL INCLUSIVE



- 24 hours High Class All inclusive
- 1 main restaurant
- 1 kids restaurant in Kids club
- 6 a la carte restaurants free of charge (in total - 8)
- 12 bars
- 24 Hours Room service (with service charge)
- Snack service during day time
- Bottled soft drinks



Fresh juices all day long  
(Main restaurant, A la carte restaurants, some bars)

Cold seasonal fruit service  
on the beach and pool



In the rooms:  
Mini bar with soft drinks,  
water & beer replenished  
every day (for families -  
milk, for villas – wine etc)

Coffee/tea set up  
replenished every day



Ice cream services from  
11:00 to 21:30  
(Patisserie, Main restaurant,  
Kids club)

## HIGH CLASS ALL INCLUSIVE



### SNACK SERVICES

<b>LAGOON PATISSERIE</b>	<b>11:00-23:00</b>	<b>Lagoon Lounge</b>	<b>Snack Service served on the table</b>
<b>LOBBY PATISSERIE</b>	<b>09:00-23:00</b>	<b>Lobby</b>	<b>Desserts, cold cut sandwiches, cookies</b>
<b>AGORA</b>	<b>11:00-17:00</b>	<b>Beach</b>	<b>Snack Service served on the table</b>
<b>XANADU POOL SNACK BAR</b>	<b>12:00-16:00</b>	<b>Main Pool</b>	<b>Snack Service served on the table</b>
<b>FANCY RESTAURANT</b>	<b>11:00-18:00</b>	<b>Kids World</b>	<b>Self Service</b>



## OTIA MAIN RESTAURANT

- Open buffet with live cooking line
- Kids buffet
- Fresh juices
- Alcoholic and Non-Alcoholic Beverages as included in the Concept
- Diet buffet
- Vegan and Vegetarian meals upon request
- Gluten free meal upon request

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Breakfast	07:00 – 11:00
Lunch	12:30 – 15:00
Dinner	18:30 – 21:30
Night Snack	23:00 – 02:00

## BARS

BAR	HOURS	LOCATION
Lagoon Bar & Lounge	24h	Lagoon Area
Beach Bar	08:00-sunset	Beach
Open Air disco Bar & Lounge	20:00-00:00	Beach
Agora Bar	11:00-17:00	Beach
Lobby Patisserie	11:00-23:00	Lobby
Lobby Bar	24h	Lobby
Sky Bar	09:00-00:00	Main Building
Rosebud Pub	20:00-02:00	Main Building
Xanadu Pool Bar	09:00-Sunset	Main Pool
Lila Bar	09:00-Sunset	Main Pool
Vitamin Bar	10:00-19:00	SPA Center
Fancy Bar	11:00-18:00	Kids Club Area



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## BEVERAGE CONCEPT

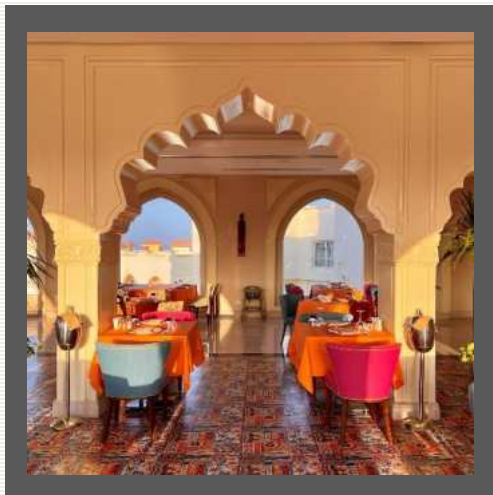
Whisky	Scottish	Bourbon	Irish	
Brandy	Brandy	VSOP	VSO	VS
Vodka	Local Premium Vodka and Import Vodka			
Tequila	Gold	Silver		
Rum	Light Rum	Dark Rum	Gold Rum	
Liqueur	Local Premium Liqueur and import Liqueur			
Beer	Local Premium and import Beer types			
Wine	Local Premium & import wine types	Local Premium & import sparkling wine types		
Fresh Juice	Diverse fresh juices			
Coffee / Tea	All hot drinks are available in all bars & restaurants			
Soft Drinks	Water, Coca Cola, Coca Cola Zero, Fanta, Sprite, Soda, Tonic, Fruit Juice, Ice Tea, Tomato Juice etc			

All drinks are global brands and original products



## A LA CARTE RESTAURANTS

### 8 A LA CARTE RESTAURANTS (6 free of charge)



<b>A la Carte Breakfast</b>	07:00-11:00	Main Building	A la Carte Breakfast	
<b>Ariel *</b>	19:00-22:00	Beach	Sea Food Cuisine	* Extra charged
<b>Dolce Vita</b>	19:00-22:00	Main Building	Italian Cuisine	
<b>Turkuaz</b>	19:00-22:00	Main Building	Turkish Cuisine	
<b>La Cascade</b>	19:00-22:00	Main Building	French Restaurant	
<b>Taj Mahal</b>	19:00-22:00	Main Building	Indian restaurant	Open during summer season
<b>Dragon *</b>	19:00-22:00	Main Building	Far East Cuisine	* Extra charged
<b>Oriental</b>	19:00-22:00	Beach	Middle East and Oriental Cuisine	Open during summer season

Additional special orders are against payment.  
All restaurants don't have age limits.  
Reservation required at all A'la Carte Restaurants.



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# POOLS

POOL	AREA, m <sup>2</sup>	DEPTH, m	SHADING	HEATING
Main Pool	14.000	1.40	-	Partially
Main Kids Pool	80	0.40	Yes	No
Main Kids Pool	260	0.40	Yes	No
Lagoon Pool	850	1.40	-	Yes
Fancy Pool	695	40 - 1.20	-	Yes
Swim up Room Pools	Located Main Building	1.20	-	No
Swim up Room Pools	Dune area	1.20	-	Partially
Swim up Suite Pools	Lagoon Suite 100 m <sup>2</sup>	1.20	-	Partially
Swim up Dublex Suite Pools	Lagoon Suite 100 m <sup>2</sup>	1.20	-	No
Villa Pools (2 pcs)	Villa 70 m <sup>2</sup>	1.20	-	No

- ✓ Beach Towel, Cushions, Sunshade and Sunlounger Service are free of charge
- ✓ Water Fun Park - in Fancyland – for babies

  
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Nearby the hotel at walking distance -  
Aquapark for +4 y.o. children is available  
(out of the hotel territory, free of charge)

Water Slides opening hours 10:00 - 12:00  
and 14:00 - 16:00

- ✓ 13 waterslides for adults
- ✓ 14 waterslides for kids
- ✓ 8 swimming pool
- ✓ 1 zero pool



## AQUA PARK

  
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# BEACH

- ✓ 250 m length
- ✓ Sandy beach
- ✓ Water Sports\*
- ✓ Diving Center\*
- ✓ Shisha Corner\*
- ✓ Beach Towel, Cushions, Sunshade and Sunlounger Service are free of charge
- ✓ Adults-only area

\*extra charge



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# SPORT & ANIMATION



## FREE ACTIVITIES

Daily events	Darts
Open Air activities	Boccia
Aerobics	Backgammon
Stretching	Beach Volley
Archery and air rifle shooting	Table Tennis
Trampoline jump	Dance courses
Evening shows	Zumba
Beach & Pool games	Yoga
Watergym	

## SEASON 2025

Opening hours 07:00-19:00  
1.500 m<sup>2</sup>

- Outdoor crossfit
- Aerobic
- Cardio
- Strenght Section
- Personal sports trainer



## FITNESS CENTER

  
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## ENTERTAINMENT

- Beach Lounge Open Air Theme night parties
- Evening Shows
- Weekly parties
- Live music
- Dance courses
- Open air disco
- Mini disco

**COMMON AREA**

- Reception
- Water Fun Park



**09:30-22:00**

**AREA**

**1 500  
m<sup>2</sup>**

**AGE**

**0 – 16  
YEARS  
OLD**



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# FANCYLAND

## Kids 0 – 3 years old



### INDOOR AREAS

- Cushioned Play Room
- Kid's WC
- Sleeping Room
- Feeding Room

### OUTDOOR AREAS

- Kids pool
- Playground with Playhouse, Swings, Slides, etc.



### FREE SERVICES

Cot, potty, kids chairs in the restaurants, Baby Food Preparing Equipment  
Group babysitting for 2-4 y.o. kids (under parents' supervision)

### EXTRA SERVICES

Baby phone  
Special Birthday Party and Celebrations





# FANCYLAND

## Kids 4 – 7 years old

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### INDOOR AREAS

- Cinema and TV
- Kids workshops
- Games
- Handcrafts Section

### OUTDOOR AREAS

- Activity Pool
- Game Groups like slides, swings, etc.



### FREE SERVICES

Colorful shows for children,  
sports activities, creative  
activities, learning English  
Mini disco

### EXTRA SERVICES

Special Birthday Party and  
Celebrations  
Babysitter (from 5 years old)

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# FANCYLAND

Kids 8 – 12 years old  
Teenager club 13-16 years old



## INDOOR AREAS

- Board Games
- Playstation

## OUTDOOR AREAS

- Activity Pool
- Darts



## FREE SERVICES

Kids Shows, sport games,  
activities  
Mini disco

## EXTRA SERVICES

Special Birthday Party and  
Celebrations



**SERVICES**

- Steam Room
- Massage
- Sauna
- Peeling
- Jacuzzi
- Tai massage
- Egyptian Bath
- Special Spa packages
- 13 Massage Rooms
- Hairdresser
- Nail painting – manicure – pedicure

**Working hours 10:00-19:00**

**Reception, Lobby, Outdoor & Indoor Relaxing Areas and Changing Facilities for Men and Women**

**\*Spa services are subjects to charge.**





  
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[www.xanaduhotels.com](http://www.xanaduhotels.com)