

râmla
Acacia



sacred summers

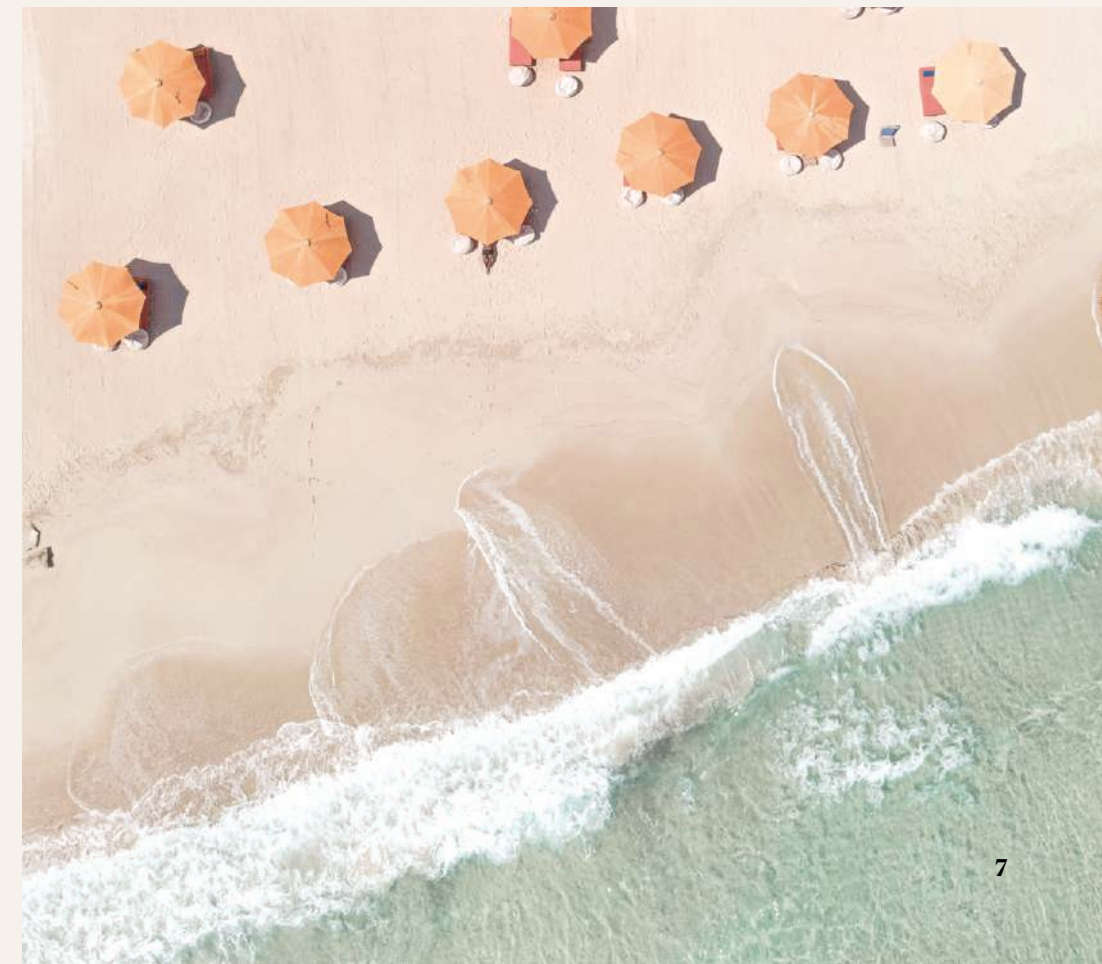


**ramla is the
exclusive, beautiful,
beachside home of
a vibrant, inspired
community that is
filled with love,
laughter and life.**



**ramla's charm lies in the
warmth of its authentic, fresh,
and magical soul.**

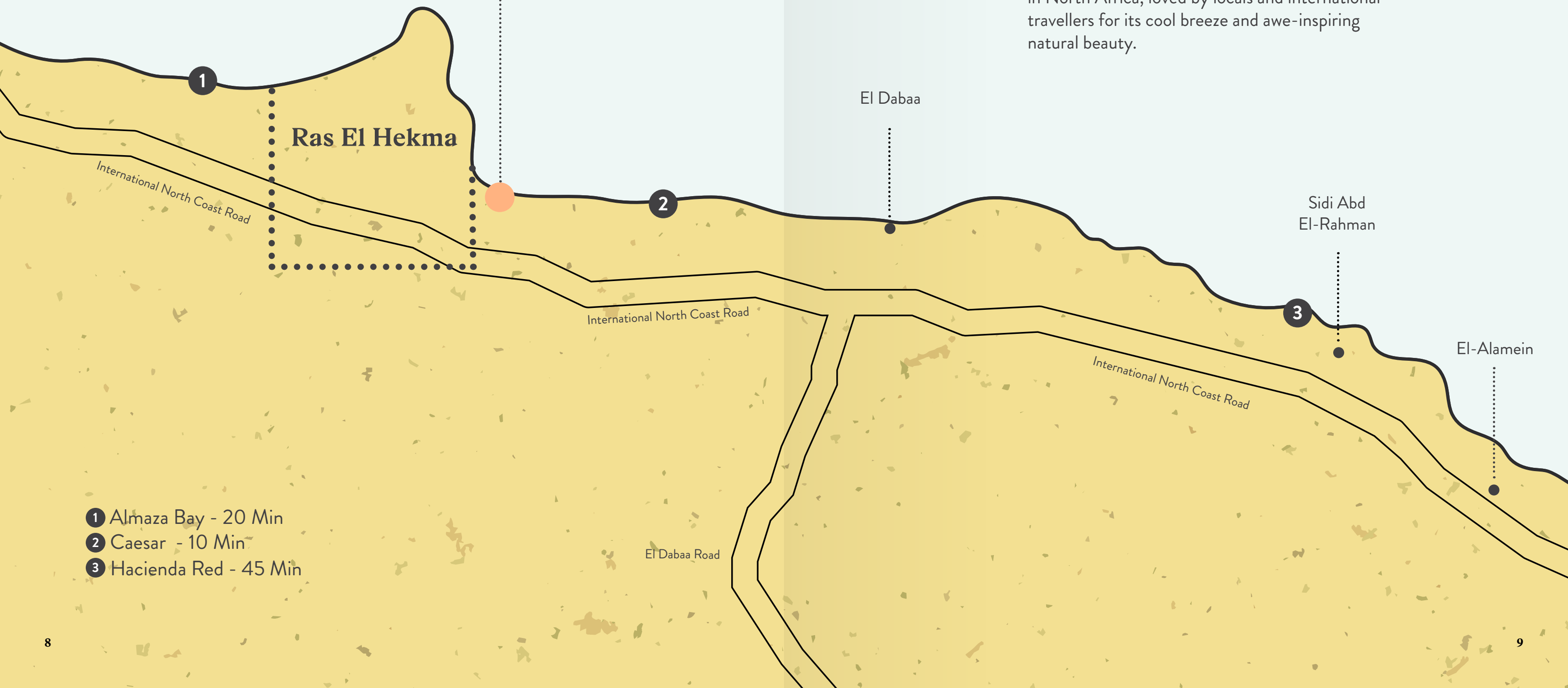
* LIVE IMAGES



ramla

Another world within reach

The Northern Coast of Egypt stretches around 1,050 km (650 mi) of the Mediterranean Sea. It is one of the longest Mediterranean coastlines in North Africa, loved by locals and international travellers for its cool breeze and awe-inspiring natural beauty.



- 1 Almaza Bay - 20 Min
- 2 Caesar - 10 Min
- 3 Hacienda Red - 45 Min



**Every brick we lay and
road we design has good
living, connections and
community at its heart**

The nature, flavour and energy of the development
leads to a simpler way of living.



The vision

Celebrate life in a place built around simplicity and soulful living.

A community where friends and families let loose, have fun, and contribute through their passions. The master plan offers a holistic, integrated and connected approach to the land, sea, town and people through walkable, bikeable paths that are woven through, connecting diverse amenities, activities, and experiences offered in this charming beachside village.





Town

Step off the sand and into the town for a social scene right by the beach life with restaurants, cafés, and bars crafting local and global flavours. Relax in the shaded piazzas or shop the various boutiques.





Lagoon

Spend time at the vast, beautiful lagoon at ramla's centre; a place for you to swim, dine and kickback in a truly mesmerizing experience.

Sports campus

An extensive sports club with its facilities and activities is at the corner of this beautiful community to make sure that our kids don't miss a beat on their sports progress in the summer time with the country's top sports academies operating on its state-of-the-art facilities and courts.



Sports facilities

Football Pitches
Padel Tennis Courts
Tennis Courts
Basketball Court
Multi-purpose Court
Fitness Studios
Semi-Olympic Pool
Kids Pool
Kids Playground

Village street

Connecting the lagoon and the sports campus, a wide array of essential services and shops are ready to cater for your every summer need.



Hospitality

Hospitality at ramla will provide for a richer experience for both homeowners and hotel guests. A variety of hospitality offerings are planned at ramla in different formats, sizes, and locations. Each will provide a unique experience and adding special amenities and services.



râmla

X

**ADRÈRE AMELLAL
NATURE LODGE**



Introducing sustainable living and understated elegance ethos to the North Coast

ADRÈRE AMELLAL “The Ramla Nature Lodge” will feature 71 meticulously designed rooms and suites, embodying Adrère Amellal’s earth-built environment, as well as its service protocols to give a taste of living in harmony with nature, the old fashioned-way.



The ADRÈRE AMELLAL Nature Lodge at Ramla is a testament to our dedication to crafting unique experiences that resonate with travellers.



ramla

Neighborhoods

Dunes

If closeness to the sea is what you yearn for, Dunes places you right on the beach. Enjoy uninterrupted views of the bay and enhanced privacy in this spacious, exclusive neighborhood comprised mostly of single-family residences.

The Town

A network of pathways from The Valley into narrow alleys connected with private courtyards that provide direct access to each home, offering residents a tranquil retreat just moments from Ramla's most dynamic coastal experiences.

Oasis

This neighborhood has a variety of family residence types ranging from single family villas to multi-family chalets. All properties have easy access to the lagoon. There are semi-private communal green spaces between chalets, a boutique-lined street and a variety of Oasis amenities.

The Grove

This is a boundless neighborhood for those in love with the greens of the countryside. It enjoys open land views, community farm, and spacious ranch-style villas.

Acacia

This exclusive beachside neighborhood lays on ramla's west side. Its low-density, high-privacy neighborhood that enjoys close proximity to the beach and the vibrant vibes of the town.

Bougainvillea

This neighborhood features charming homes in a village setting as well as a signature Pool Club with residences and beautiful green open spaces.

Breeze

These beautifully designed homes blend harmoniously with nature, offering stunning views of the gently flowing water and green spines.

masterplan





Acacia

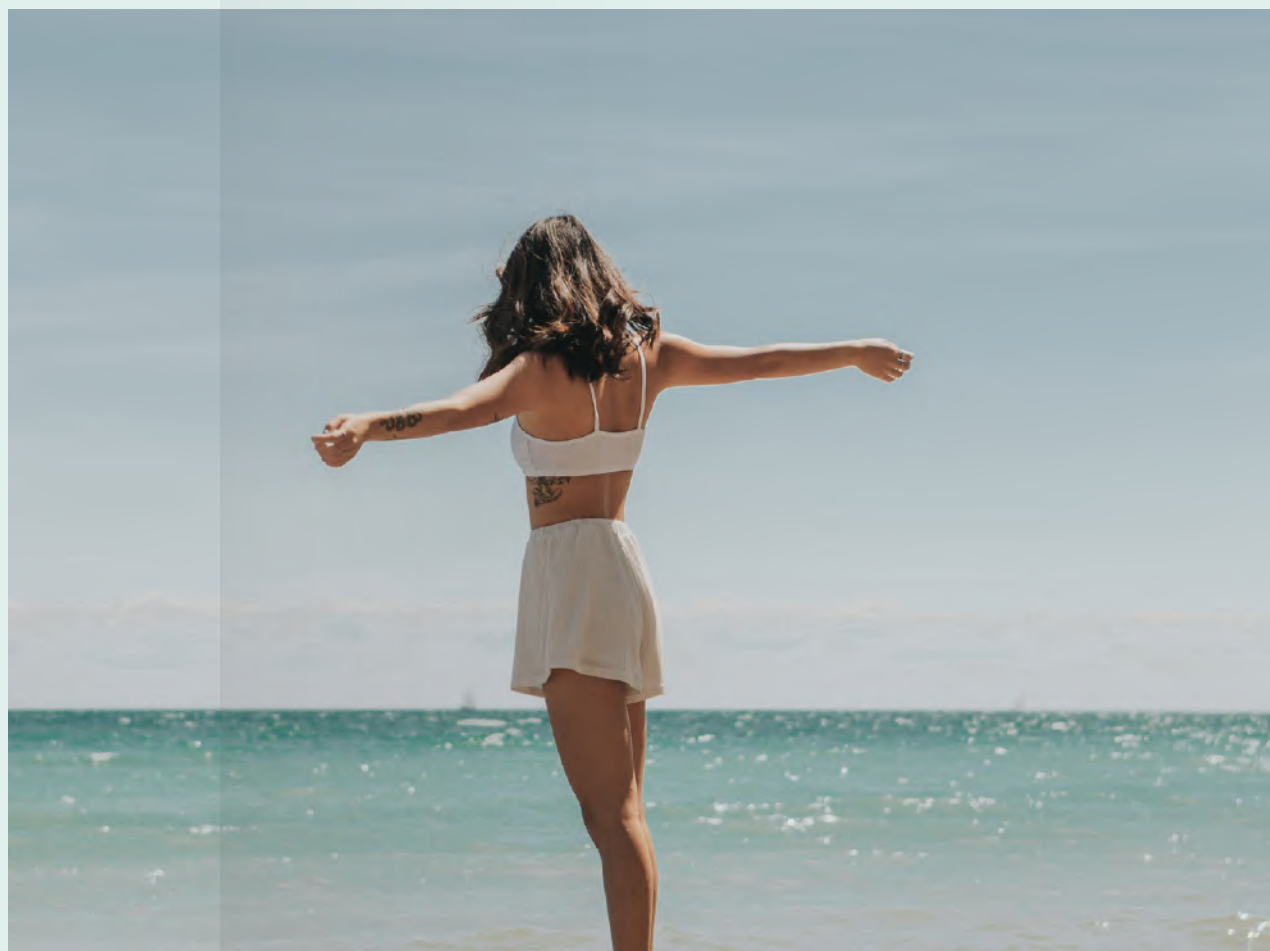


site plan



A blending comfort with the calming beauty of the sea. Nestled along scenic coastline, these homes provide breathtaking sea views of the Ras El Hekma bay, fresh breezes, and direct access to Ramla's sandy beach.

Whether you're looking for a peaceful retreat or a lively summer getaway, Acacia homes are the ideal setting for unforgettable memories with family and friends.





Introducing **WATER VILLAS**

The Water Villas offer a unique blend of harmony and tranquility, designed for those seeking both comfort and privacy. Each home is set directly on the serene water lagoons, allowing residents to wake up to gentle ripples and stunning waterfront views. With private entrances, spacious terraces, and uninterrupted surroundings, these villas provide an exclusive retreat where nature and elegance meet in perfect harmony.







The Water Villas are thoughtfully designed to embrace outdoor living, offering a seamless connection between nature and comfort. Each home features diverse outdoor seating areas, perfect for relaxing or entertaining, along with a private rooftop and an outdoor dining space. Residents can enjoy a lifestyle that's both serene and sociable, surrounded by water.

floor plans



one storey villas



UNIT TYPES
A5



UNIT TYPES
A5

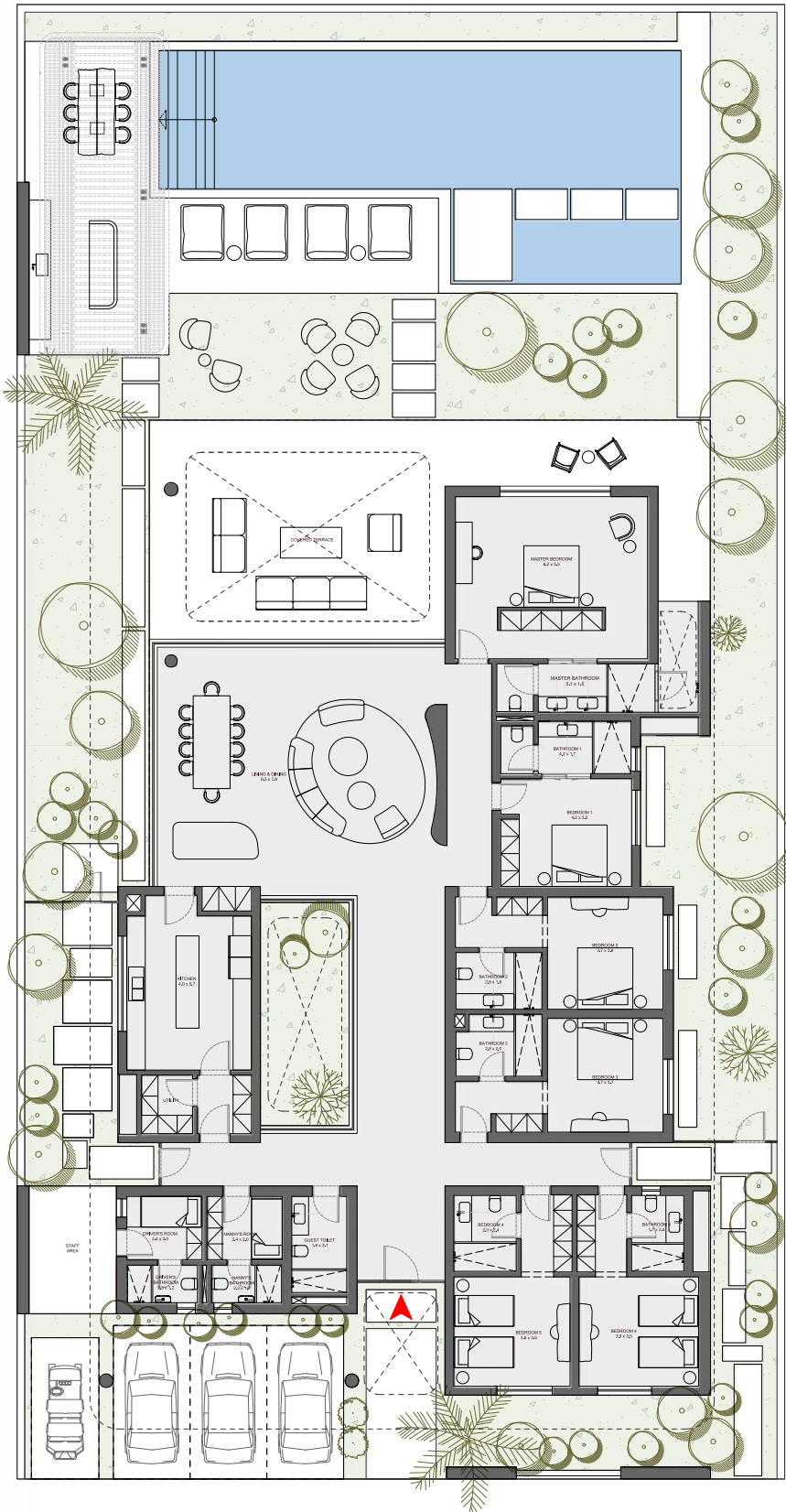




UNIT TYPE A5

Bedrooms	6
BUA	4 2 0 S Q M
Covered Terrace	1 2 3 S Q M
Uncovered Terrace	2 6 S Q M

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UNIT TYPE
B3



UNIT TYPE
B3



UNIT TYPE
B3





UNIT TYPE B3

Bedrooms	5
BUA	305 SQM
Covered Terrace	91 SQM

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UNIT TYPE
C4



UNIT TYPE
C4



UNIT TYPE
C4

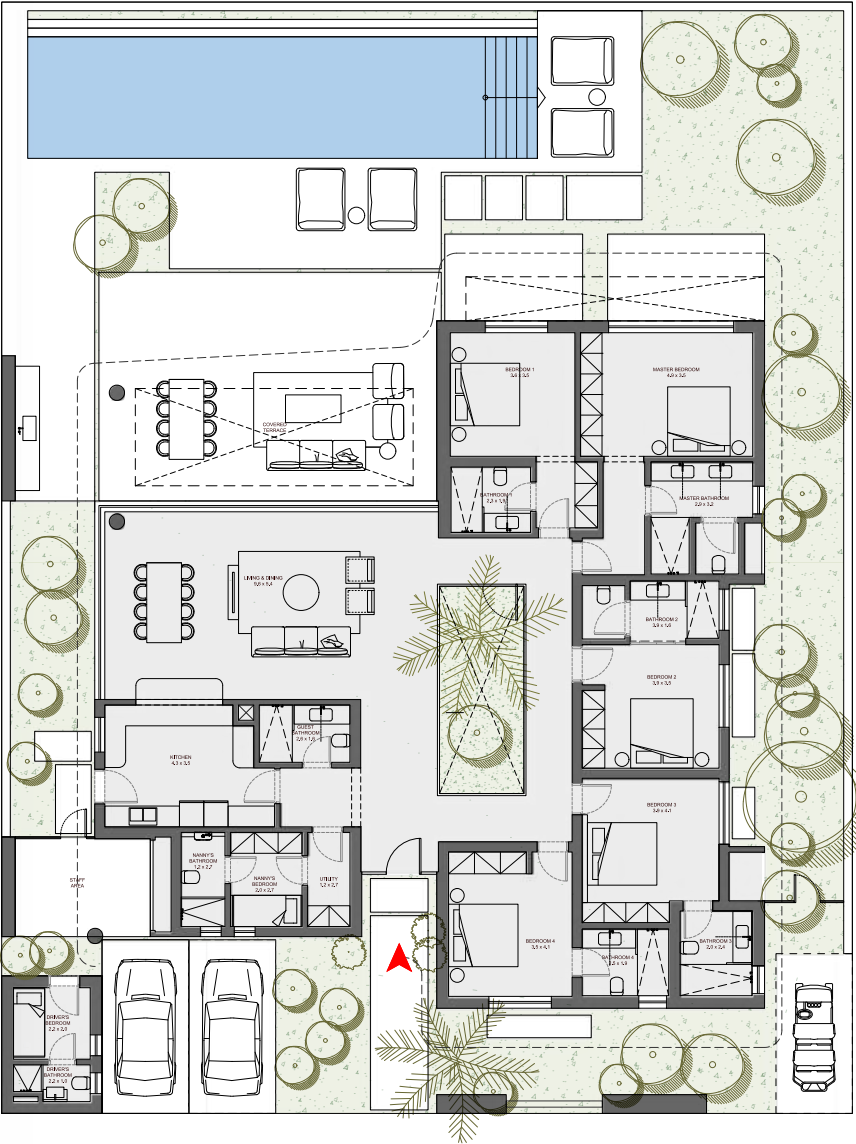




UNIT TYPE C4

Bedrooms	5
BUA	279 S Q M
Covered Terrace	63 S Q M
Uncovered Terrace	16 S Q M

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UNIT TYPE
C5



UNIT TYPE
C5



UNIT TYPE
C5



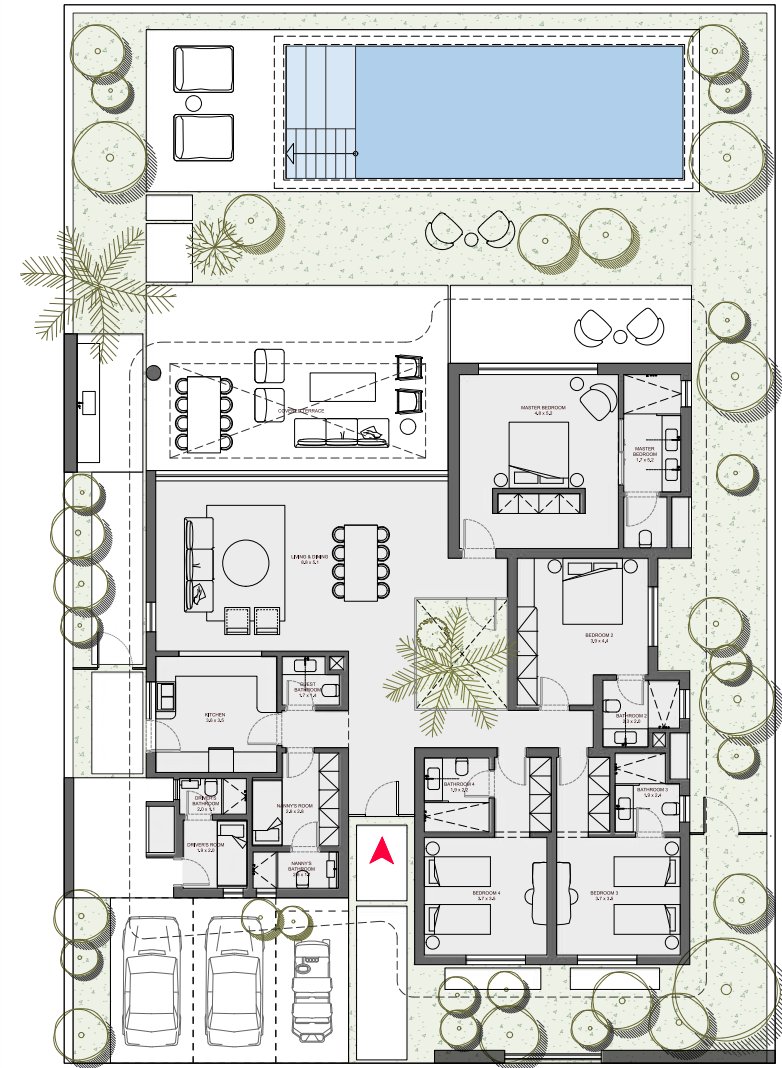


UNIT TYPE C5

Bedrooms	4
BUA	235 SQM
Covered Terrace	53 SQM
Uncovered Terrace	9 SQM

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UNIT TYPE
C6



UNIT TYPE
C6



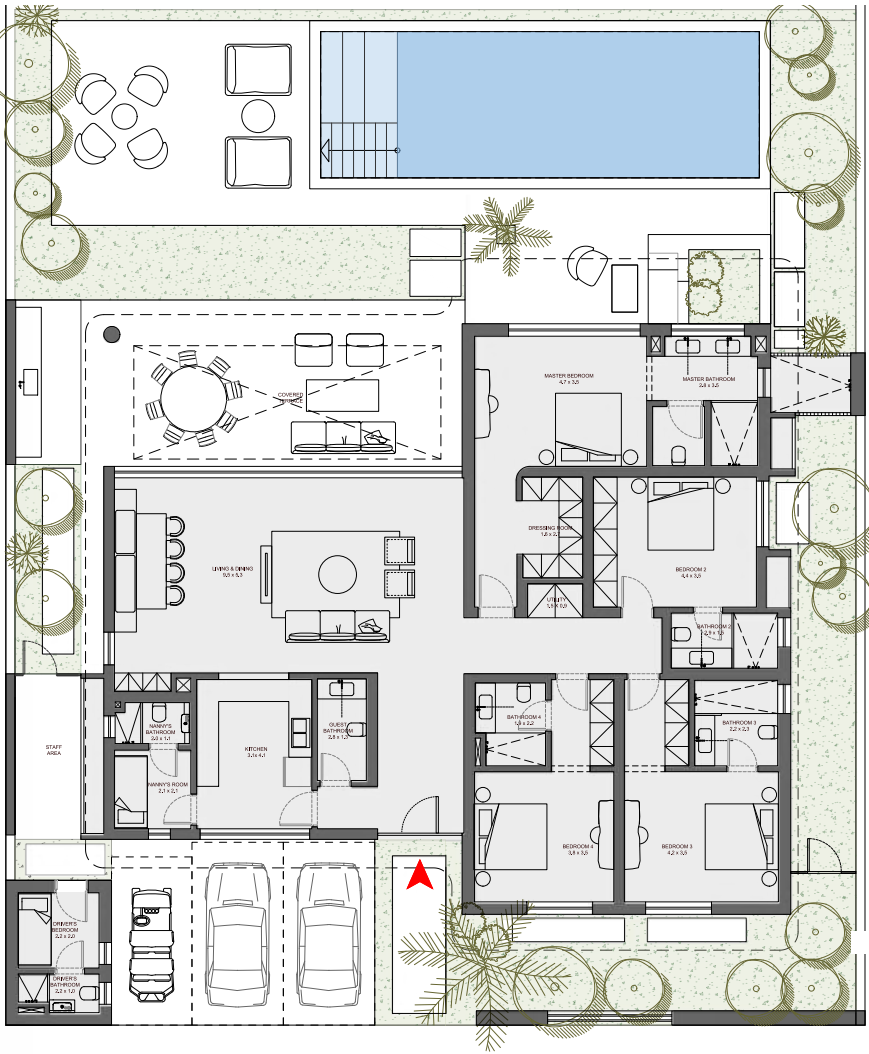
UNIT TYPE
C6





UNIT TYPE C6

Bedrooms	4
BUA	246 SQM
Covered Terrace	59 SQM



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water villas



UNIT TYPE
H4 A



UNIT TYPE
H4 A





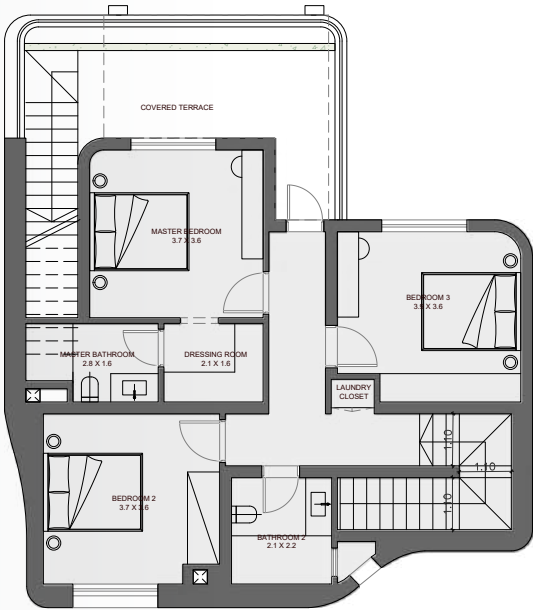
UNIT TYPE
H4 A

Bedrooms	3
BUA	1 6 8 S Q M
Covered Terrace	4 7 S Q M
Uncovered Terrace	6 4 S Q M

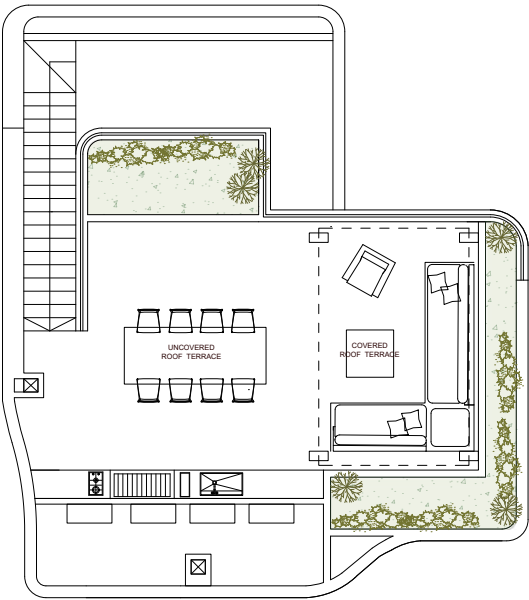
UNIT TYPE H4 A



GROUND FLOOR



FIRST FLOOR



ROOF

UNIT TYPE
H4 B



UNIT TYPE
H4 B



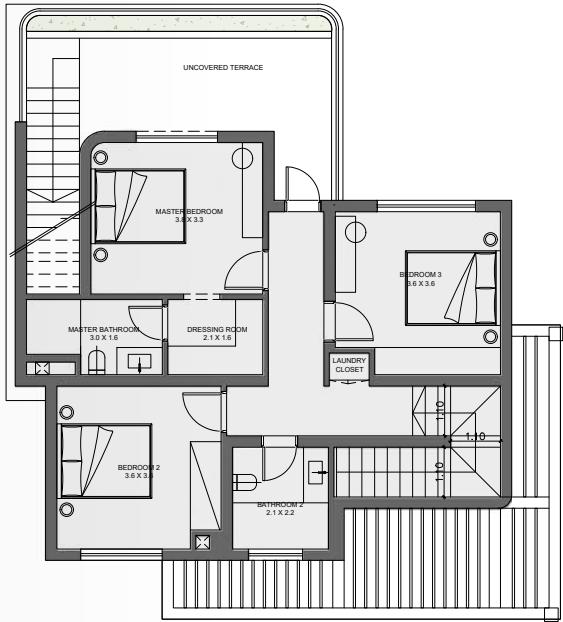
UNIT TYPE
H4 B

Bedrooms	3
BUA	167 S Q M
Covered Terrace	45 S Q M
Uncovered Terrace	67 S Q M

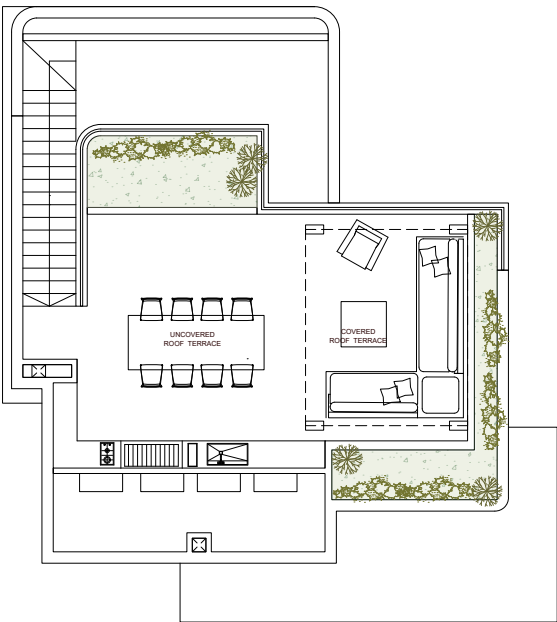
UNIT TYPE H4 B



GROUND FLOOR



FIRST FLOOR



ROOF

twin villas



UNIT TYPES
F5

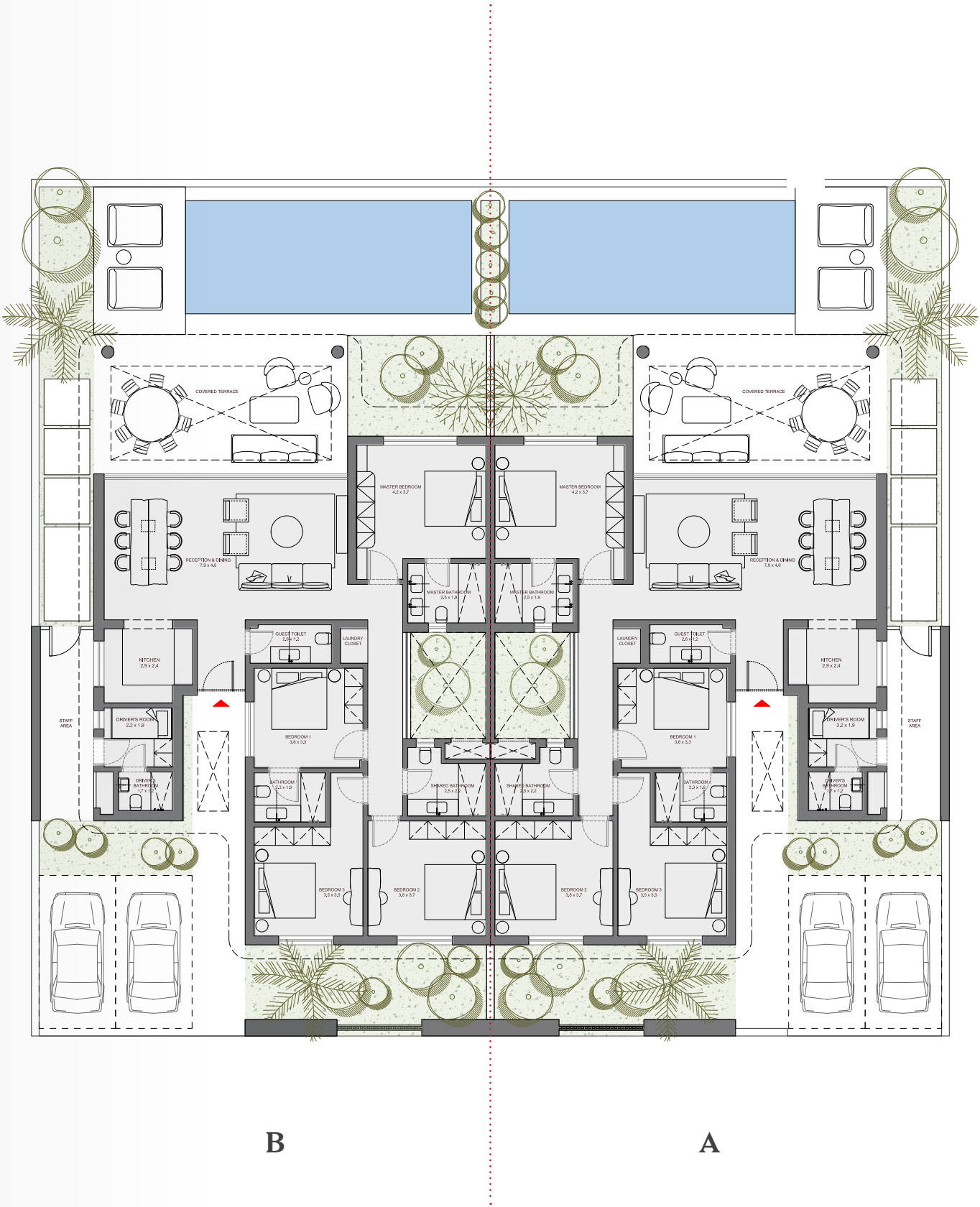




UNIT TYPE F5

Bedrooms	4
BUA	168 S Q M
Covered Terrace	45 S Q M
Uncovered Terrace	9 S Q M

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triplex



UNIT TYPE
F9



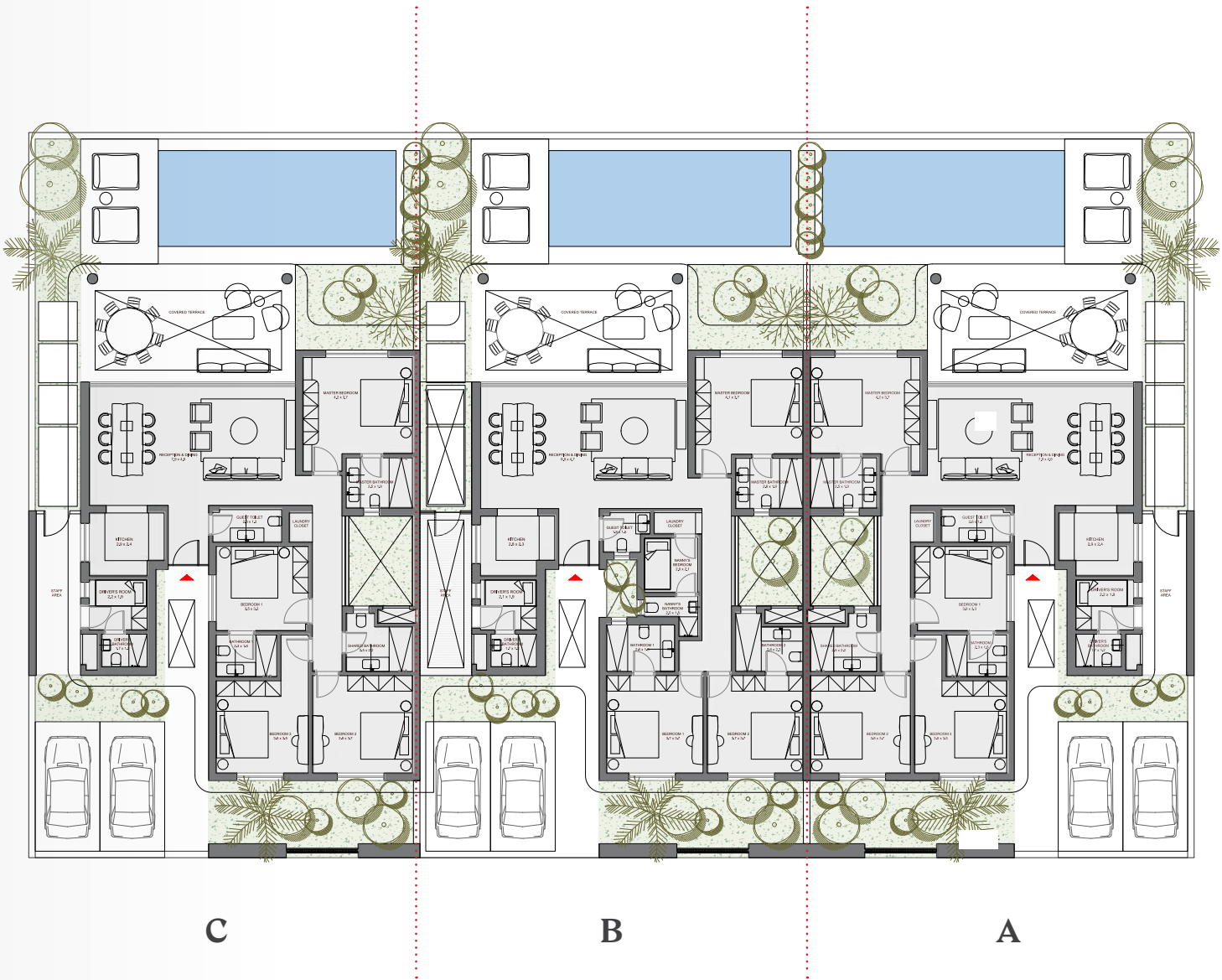


UNIT TYPE F9

Units	A & C
Bedrooms	4
BUA	1 6 8 S Q M
Covered Terrace	4 5 S Q M
Uncovered Terrace	9 S Q M

Units	B
Bedrooms	3
BUA	1 6 5 S Q M
Covered Terrace	4 5 S Q M
Uncovered Terrace	1 1 S Q M

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chalets



UNIT TYPE
I8



UNIT TYPE
1847



UNIT TYPE
I8



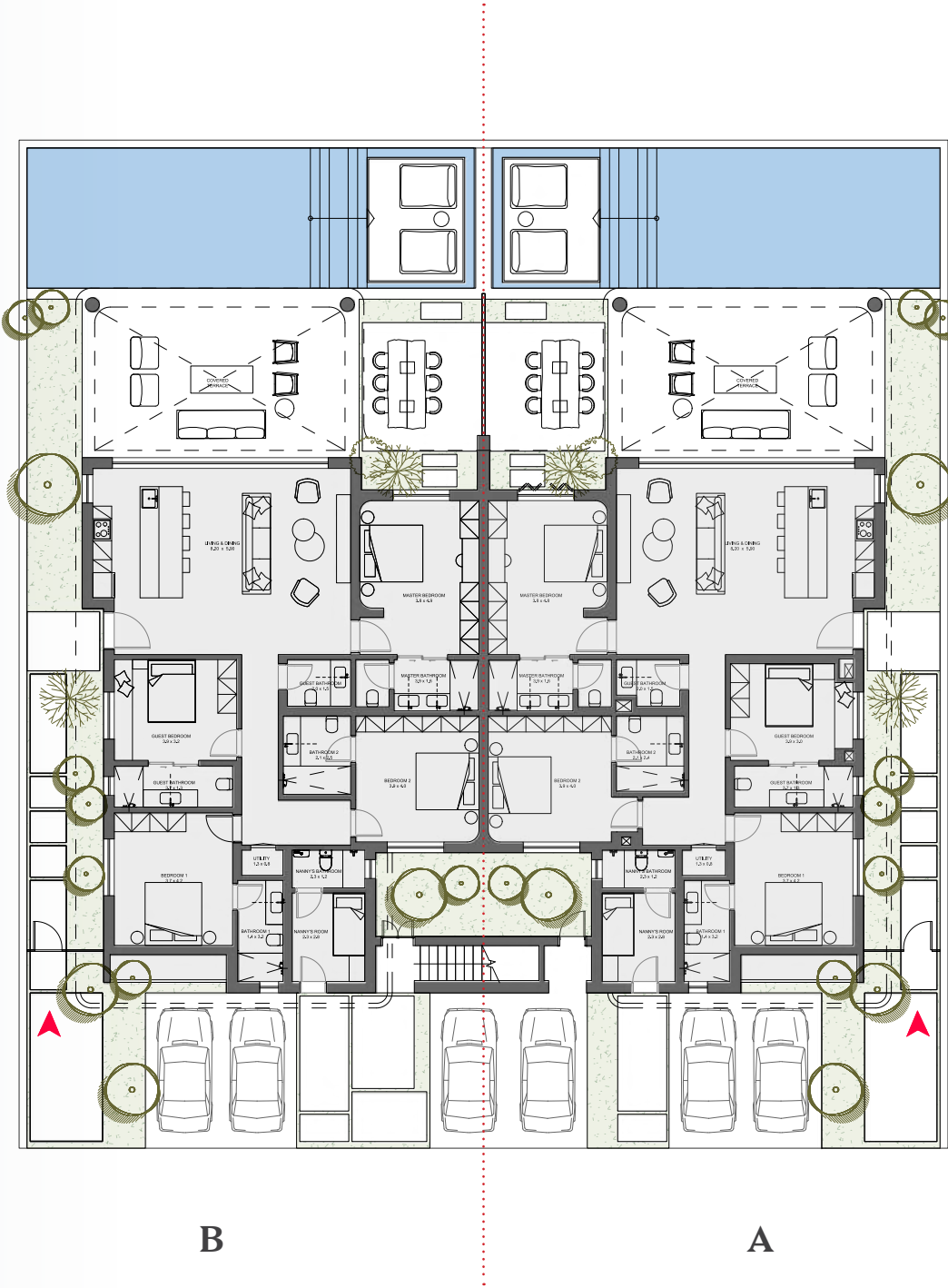


UNIT TYPES

I8-Ground Floor

Units	A & B
Bedrooms	4
BUA	192 S Q M
Covered Terrace	54 S Q M
Uncovered Terrace	9 S Q M

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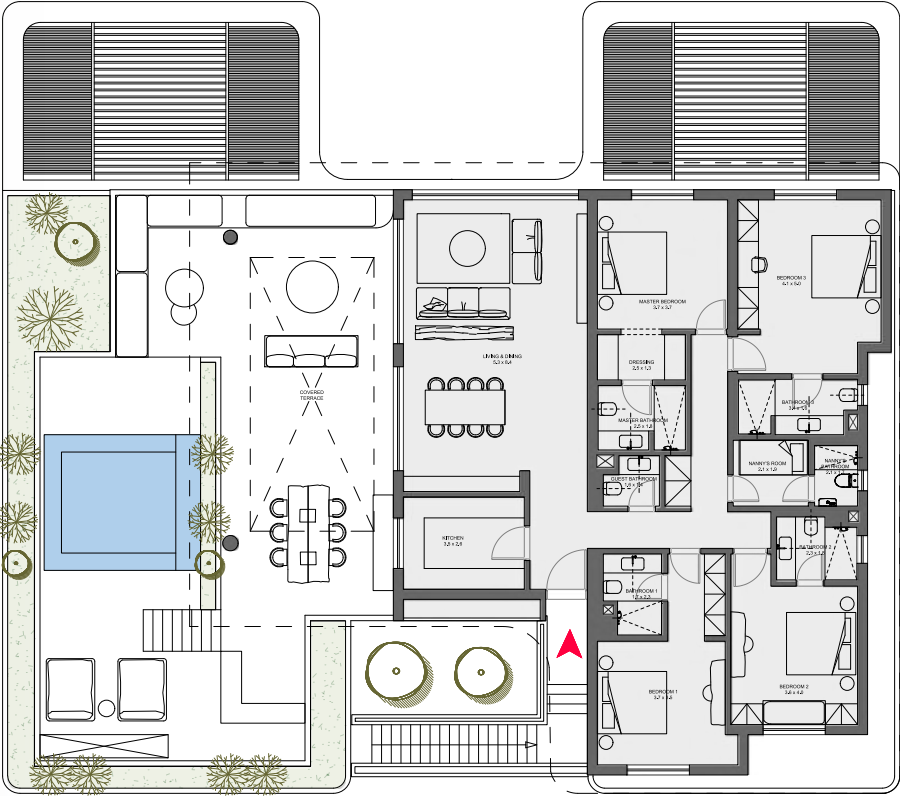




UNIT TYPE
I8-First Floor

Unit	C
Bedrooms	4
BUA	207 SQM
Covered Terrace	81 SQM
Uncovered Terrace	78 SQM

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finishing specs





ramla

Finishing Specs

1. Entry Foyer

Floors	Marble
Walls	Paint
Ceiling	Paint

2. Living and Dining Rooms

Floors	Marble
Walls	Paint
Ceiling	Paint

3. Master and Secondary Bedrooms

Floors	Marble/Porcelain Tiles
Walls	Paint
Ceiling	Paint
Wardrobes	Not Included

4. Kitchen

Floors	Porcelain Tiles
Walls	Paint
Ceiling	Paint
Cabinets & Appliances	Not Included

5. Terraces

Accessible Terraces	Marble/Porcelain Tiles
Inaccessible Terraces	Gravel

6. Utility, Nanny’s and Driver’s Rooms

Floors	Ceramic Tiles
Walls	Paint and Ceramic Tiles for Bathrooms
Ceiling	Paint

7. Bathrooms

Floors	Marble/Porcelain Tiles
Walls	Marble/Porcelain Tiles
Ceiling	Paint

8. Sanitary Ware and Bathroom Fittings

Sanitary Fixtures	High Quality – Duravit (or similar)
Mixers	High Quality – Grohe (or similar)
Shower Cabinets	
Water Heaters	
Bathroom Accessories	

9. Doors

Entrance Doors	Solid Wood
Internal Doors	Pressed Wood with Veneer

10. Air Conditioning Units

Concealed AC Units	For Living, Dining and Bedrooms
Vent Fans	For Bathrooms, if applicable

11. Aluminium and Glazing

Glazing	Double Glazing for Living, Dining and Bedrooms Single Glazing for Bathrooms, Kitchen and Utility Rooms
Shutters	Not Included

12. Electrical Works

All internal works including main panels, switches, covers, and built-in spotlights Triple Play provisions (excluding modems and service activation)



Marakez, the leading mixed use developer in Egypt

With an ever growing portfolio of commercial and residential projects, which include District 5, AEON, Crescent Walk, Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Marakez brings a breadth of experience from a dynamic team of experienced and innovative Egyptian professionals.

Fawaz Al Hokair's group is the holding company of Marakez, founded in 1989, currently operates over 60 international fashion brands and more than 1,500 stores across 11 countries. The group is a multinational conglomerate that focuses on six main sectors: fashion retail, shopping centers, real estate, F&B, entertainment and hotels. Managing over 1.5 million square meters of prime retail real estate spread across a network of 21 shopping malls.

The group's current investments span across the Middle East, North Africa, Europe, USA and Central Asia making it one of the largest retail and real estate developers in Saudi Arabia and the Middle East. As a result of the group's unrivaled success, further expansion into new business sectors was inevitable covering today sectors such as construction, financial services, health care, hospitality and energy.

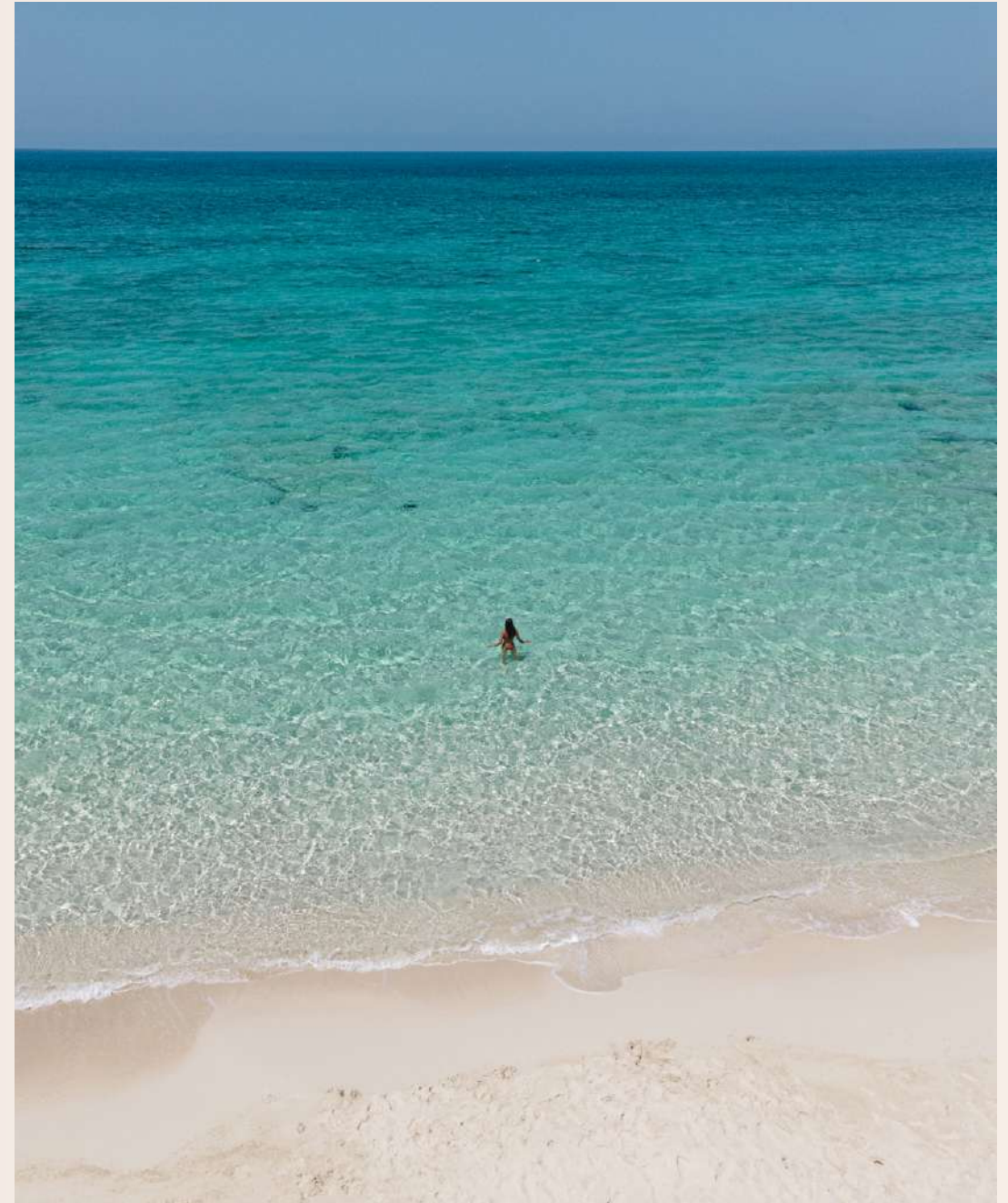
Our partners

WATG

block722

Divercity Architects

**See you in the
summer sun**





M A R A K E Z