

LAUNCHING
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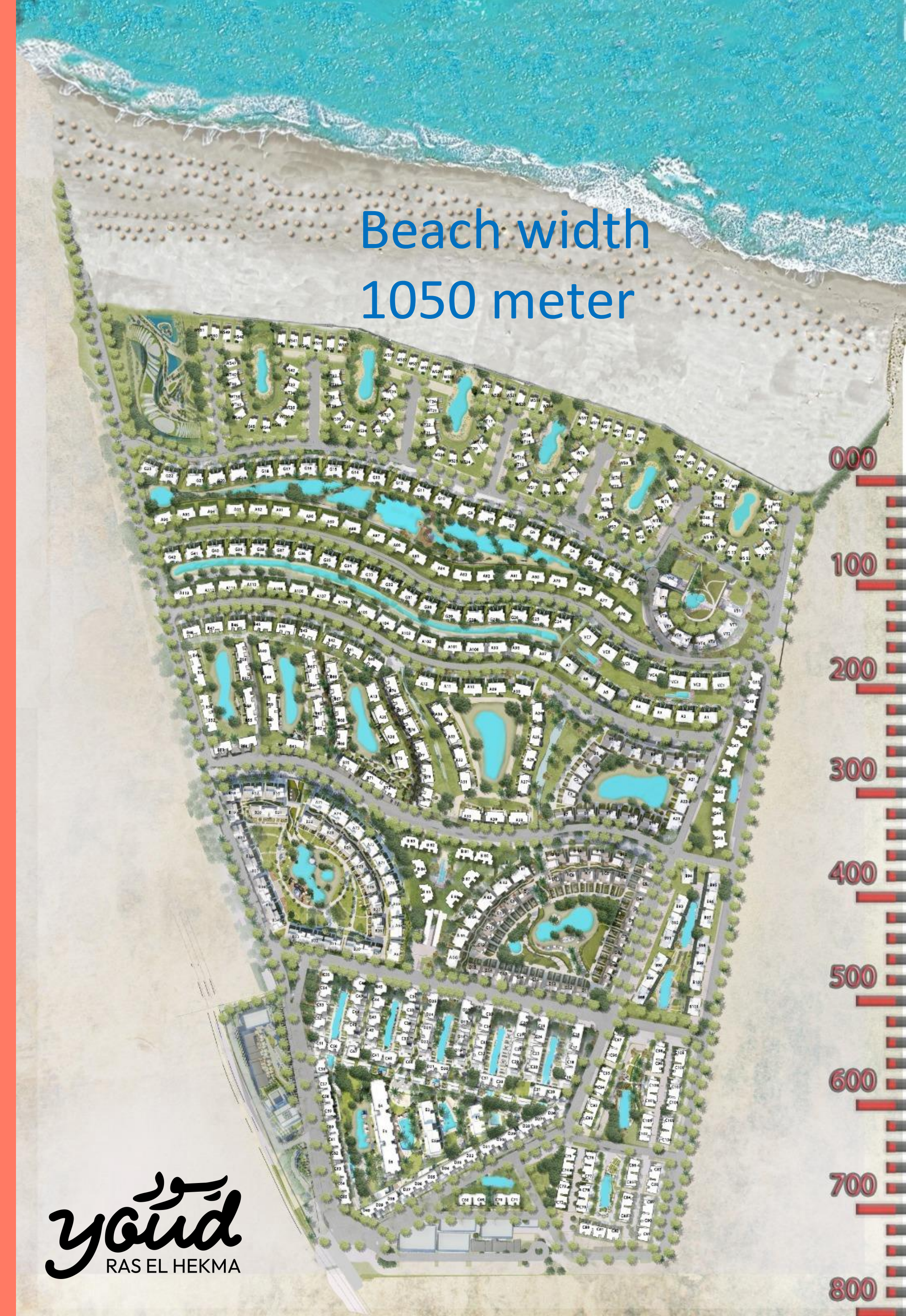
alahly
sabbour
DEVELOPMENTS

Location



Why YOUD is the best value for money product in the North Coast?

- The only project with 90% beach and open spaces
- Prime location in the heart of Ras El-Hekma
- Net beach area 50 acres
- First row villas 200 meters away from the beach
- More than 90% of the units overlooking water components (sea/partial sea/Lagoons/pools)
- No cabins which means less density
- Beach house second row from the beach G+2
290 meters from the beach closer to the beach than any first row in the market
- Diversity of signature G+1 & Premium G+2 & Twin chalets G+3
- 1 km sandy beach front
- The land shape is head land
- Boutique development 114 acres only stretched over 1 KM beach front
- Land natural Elevations
- Concierge service
- Architecture by Ismail Habrouk



Total land 164 acres

114 acres 50 acres beach

Average footprint 16%

114 acres X 0.16 = 18 acres

18/164 = 10% footprint

The first coastal project with 90% beach and open spaces





PRODUCT MIX

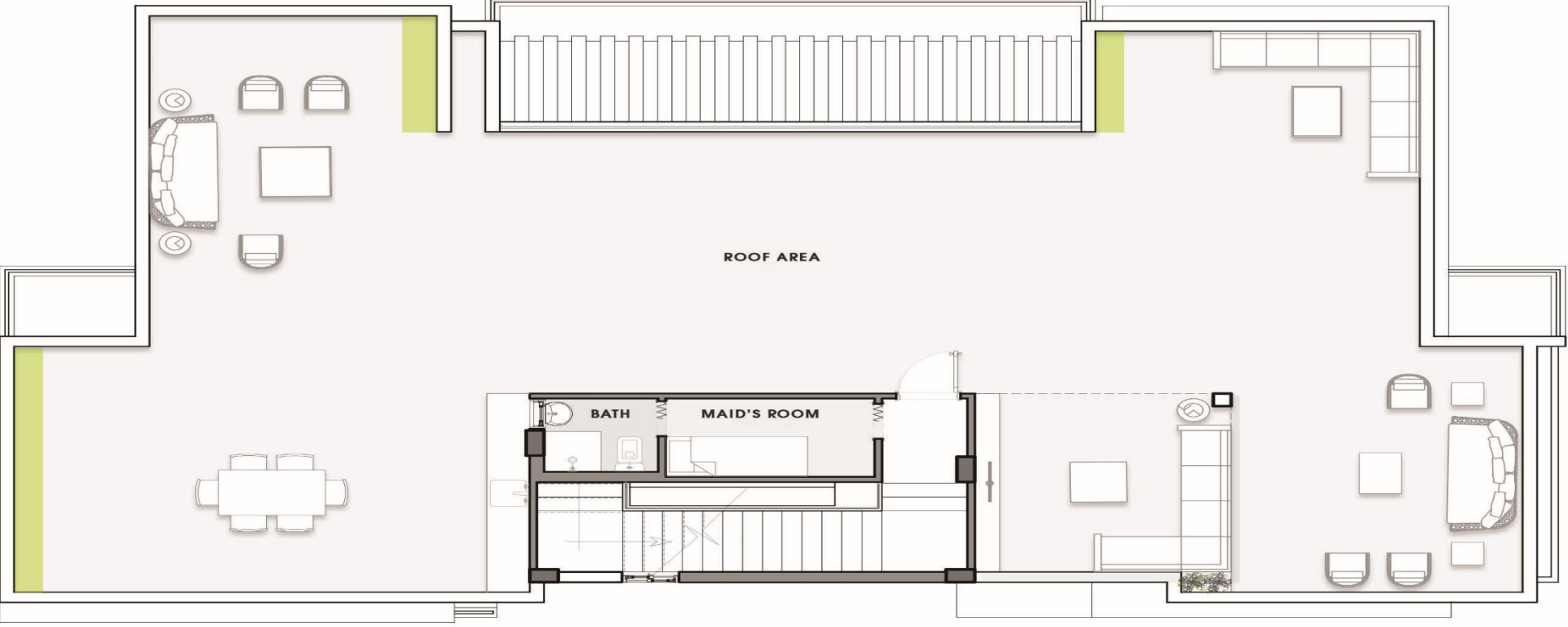
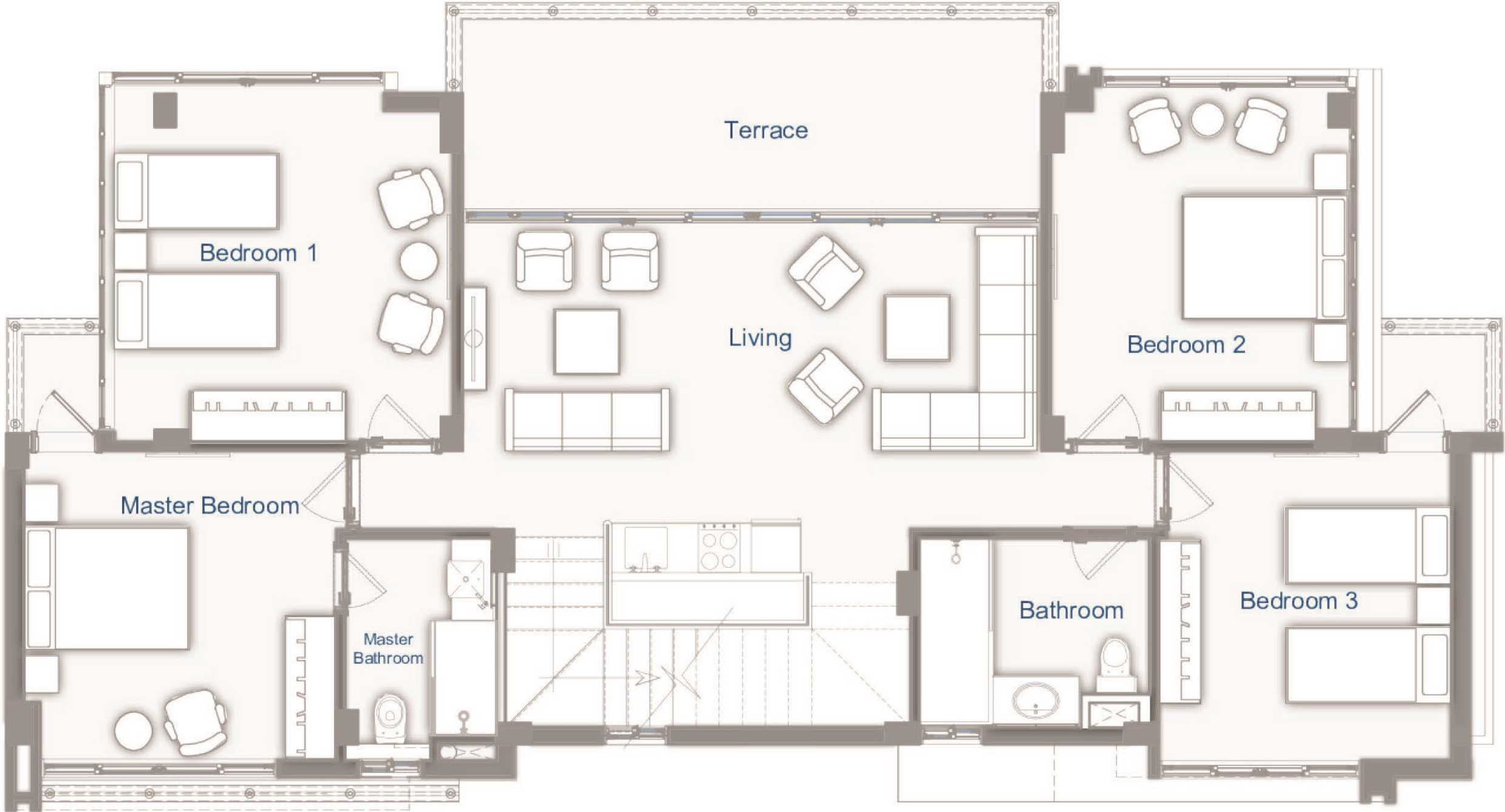
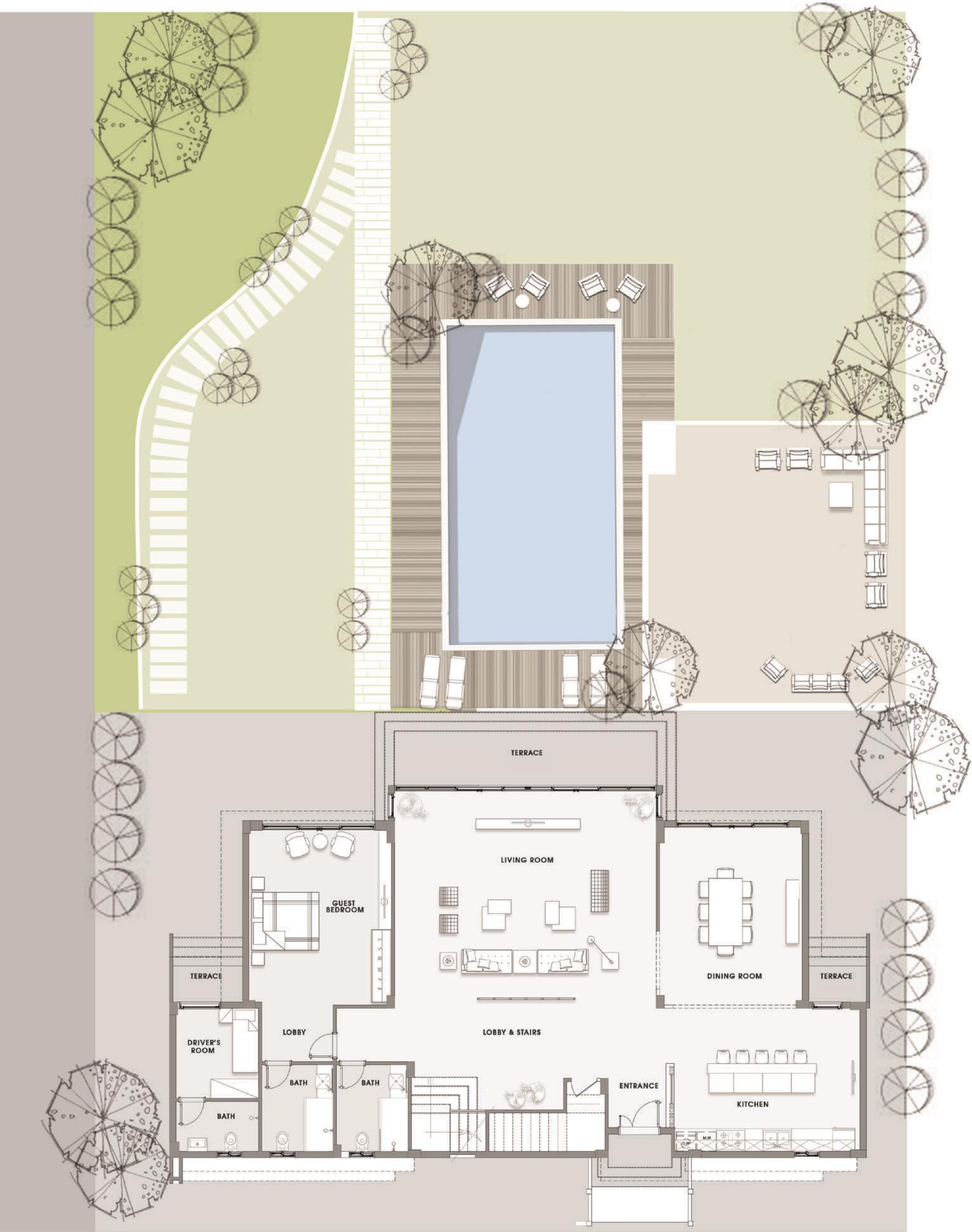
- Villa WS "220m2" (G+1)
- Twin WT "220m2" (G+1)
- Beach House Chalet (G)-3B "145m2" (G+2)
- Premium Chalet (A)-3B "120m2" (G+2)
- Premium Chalet (B)-2B "105m2" (G+2)
- Premium Chalet (C)-2B "85m2" (G+2)
- Premium Chalet (D)-2B "72m2" (G+2)
- Signature Chalet (B)-2B "105m2" (G+1)
- Premium Chalet (E)-1B "57m2" (G+2)
- Villa VS "360m2" (G+2)
- Twin VT "285m2" (G+2)
- VC
- Twin Chalet G-3B "145 m2" (G+3)
- Twin Chalet B-2B "105 m2" (G+3)
- Twin Chalet C-2B "85 m2" (G+3)

Villas

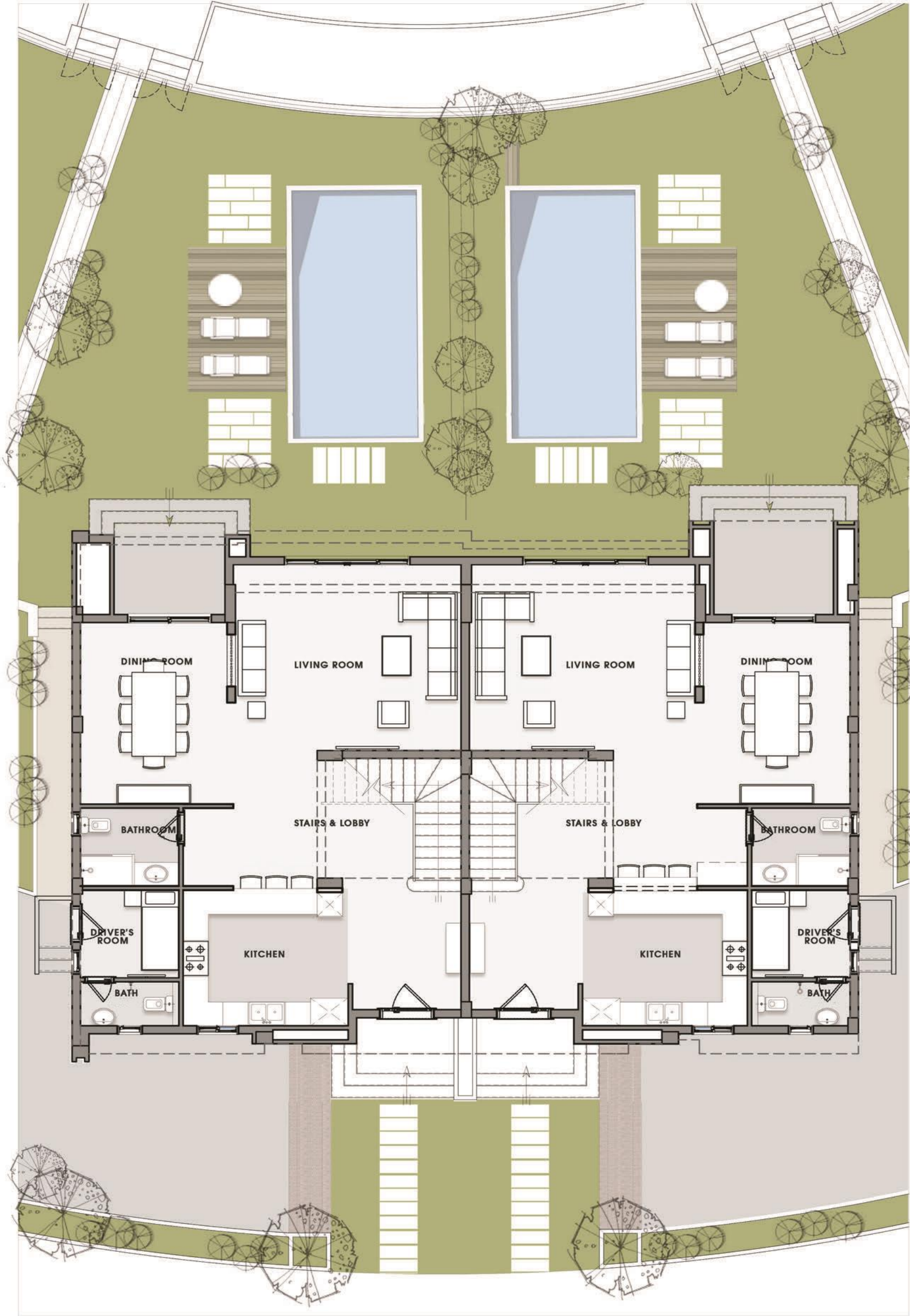
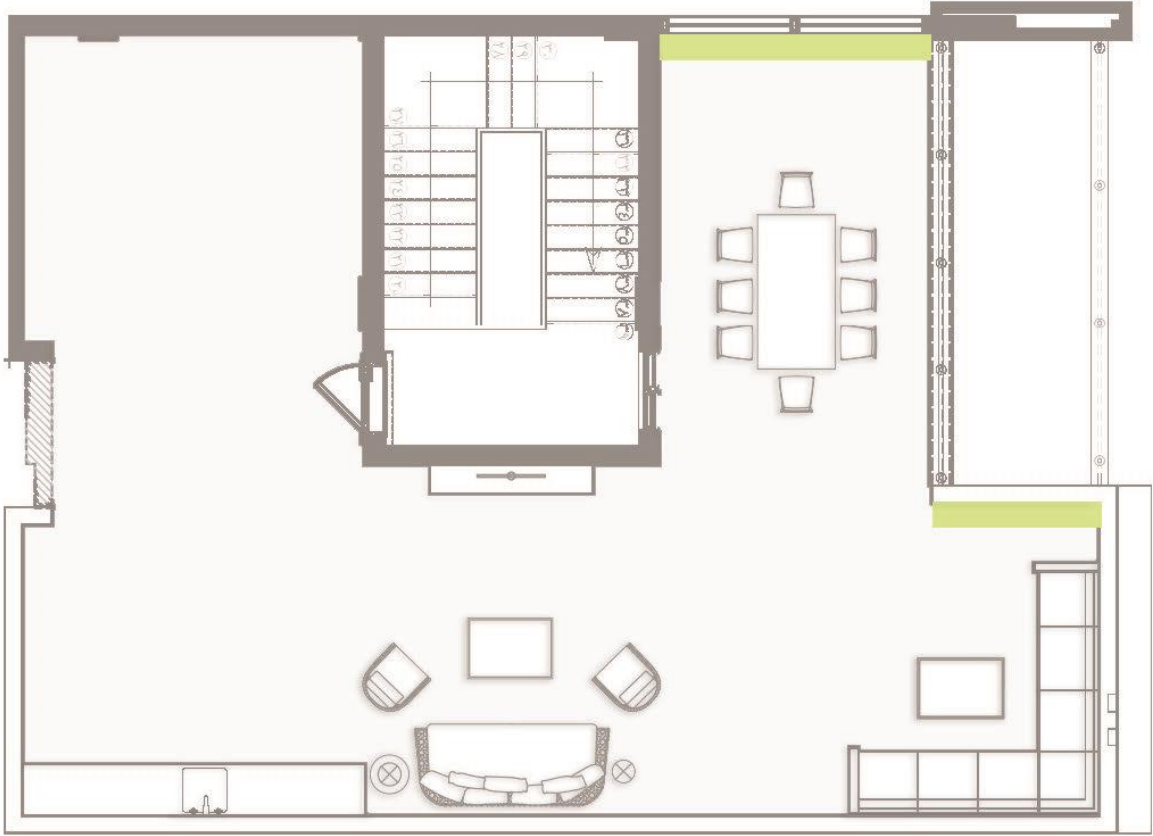
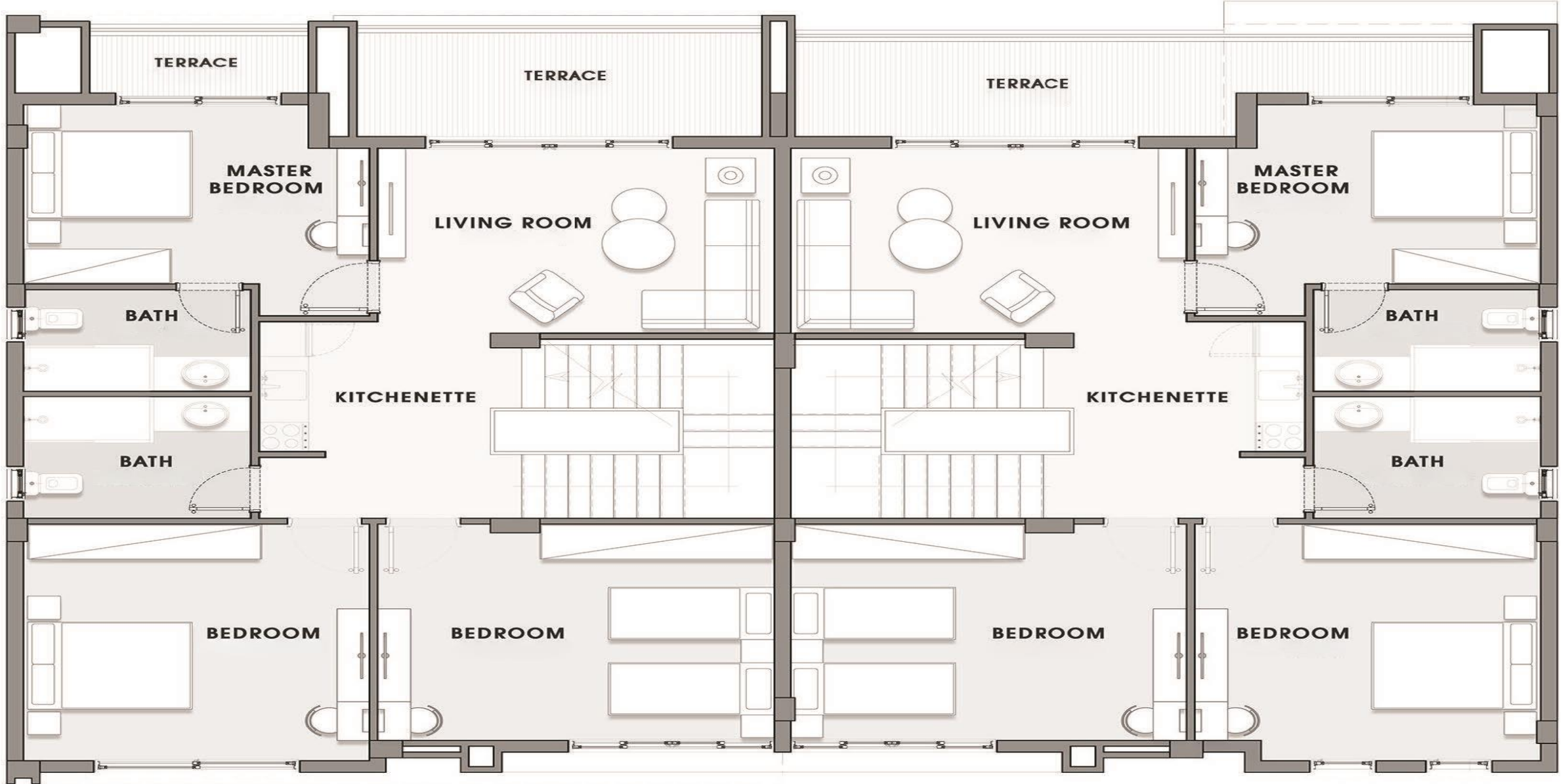




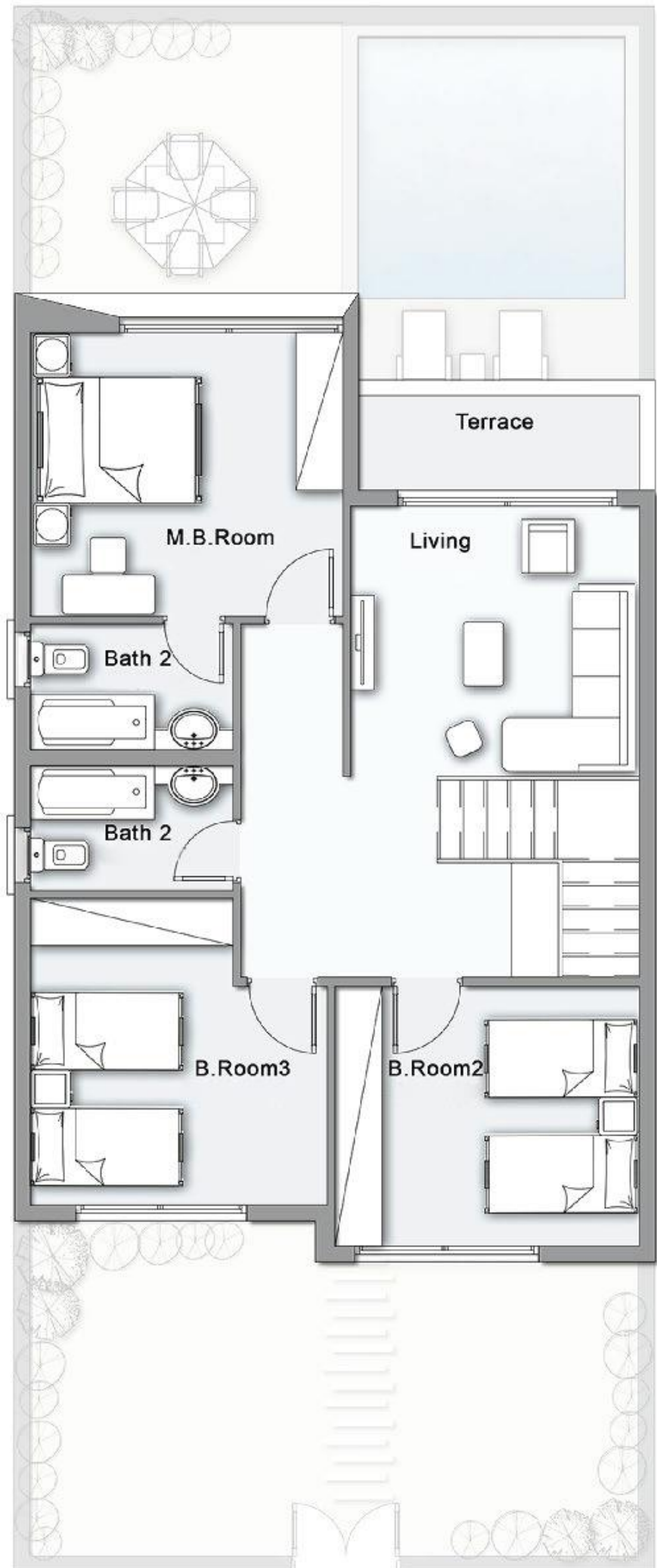
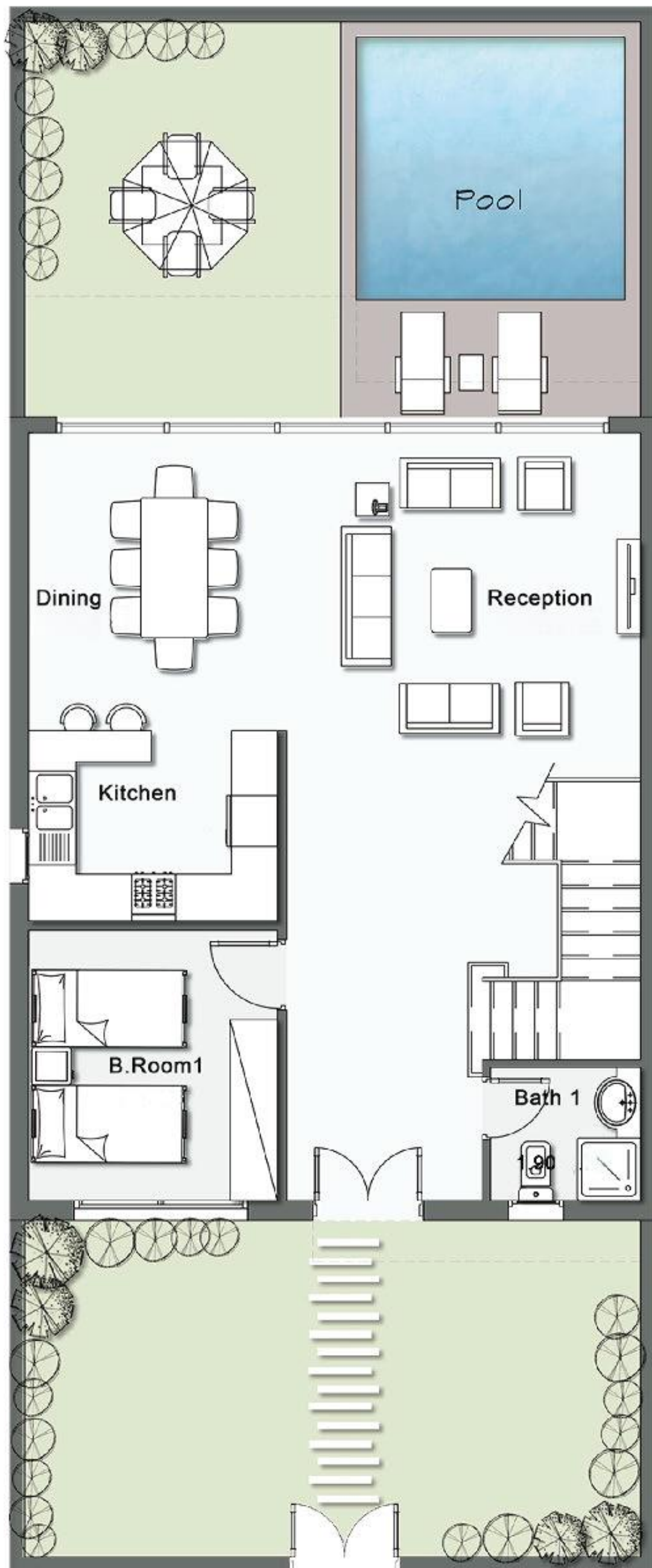
Standalone-360 SQM



Twin house -285 SQM



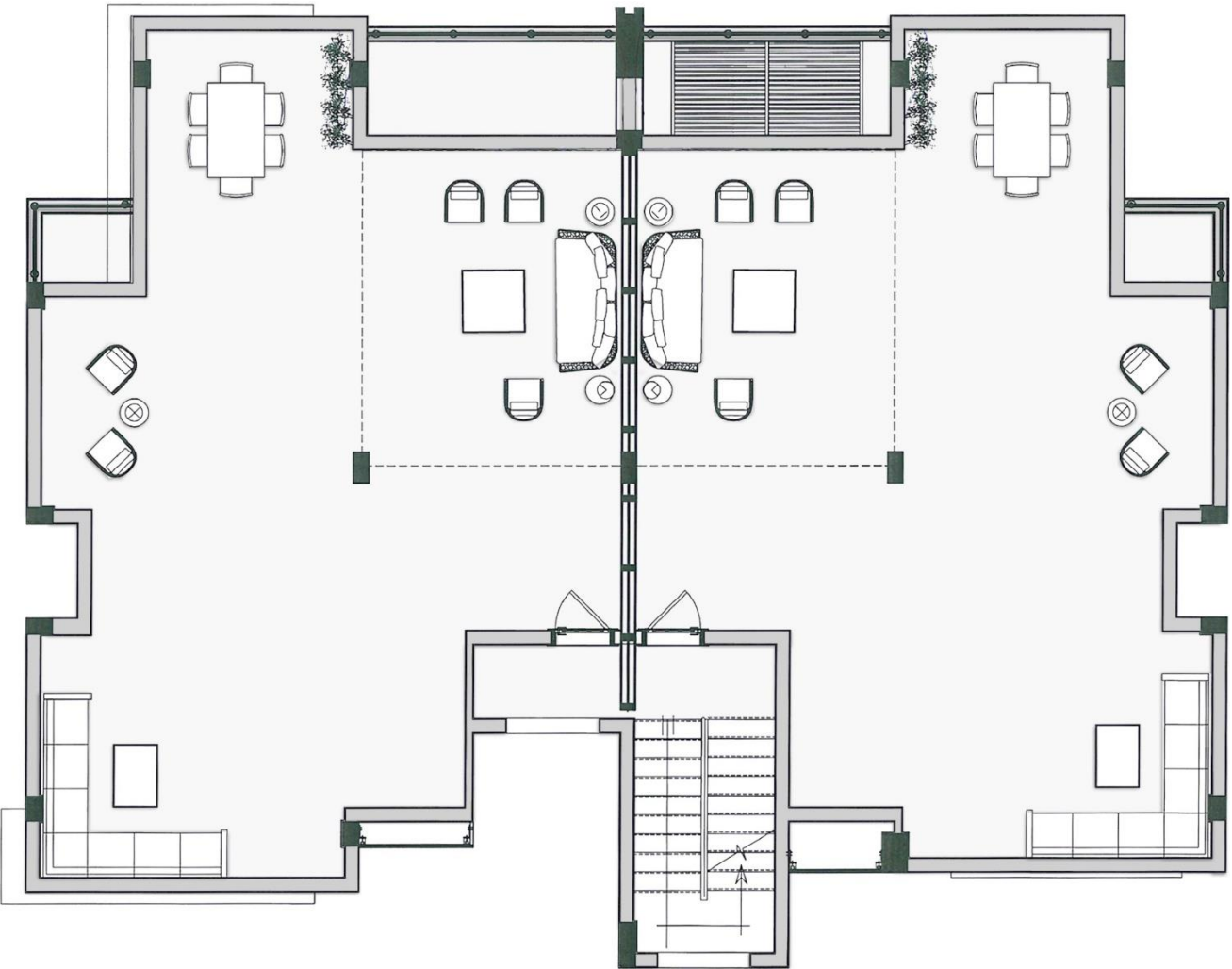
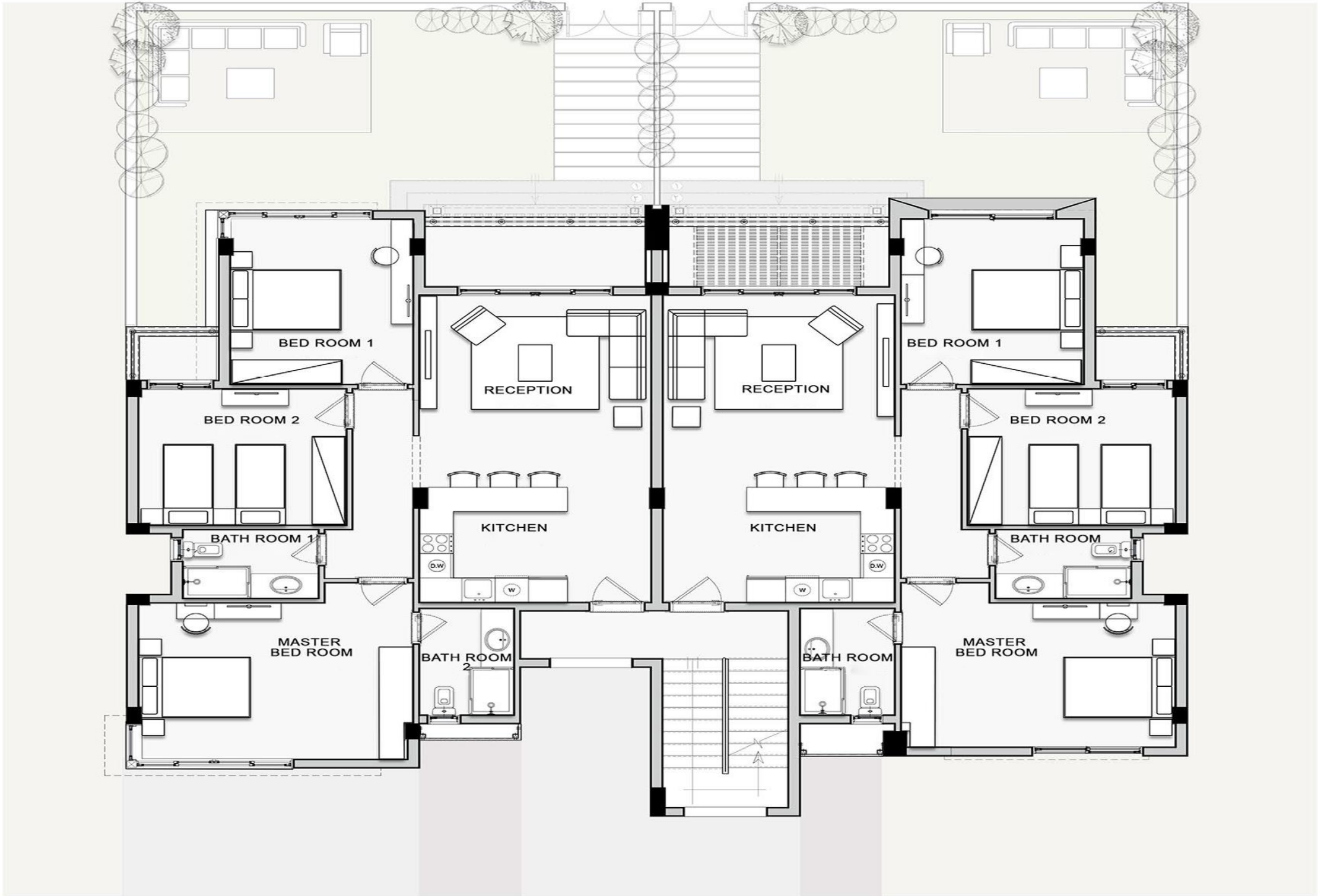
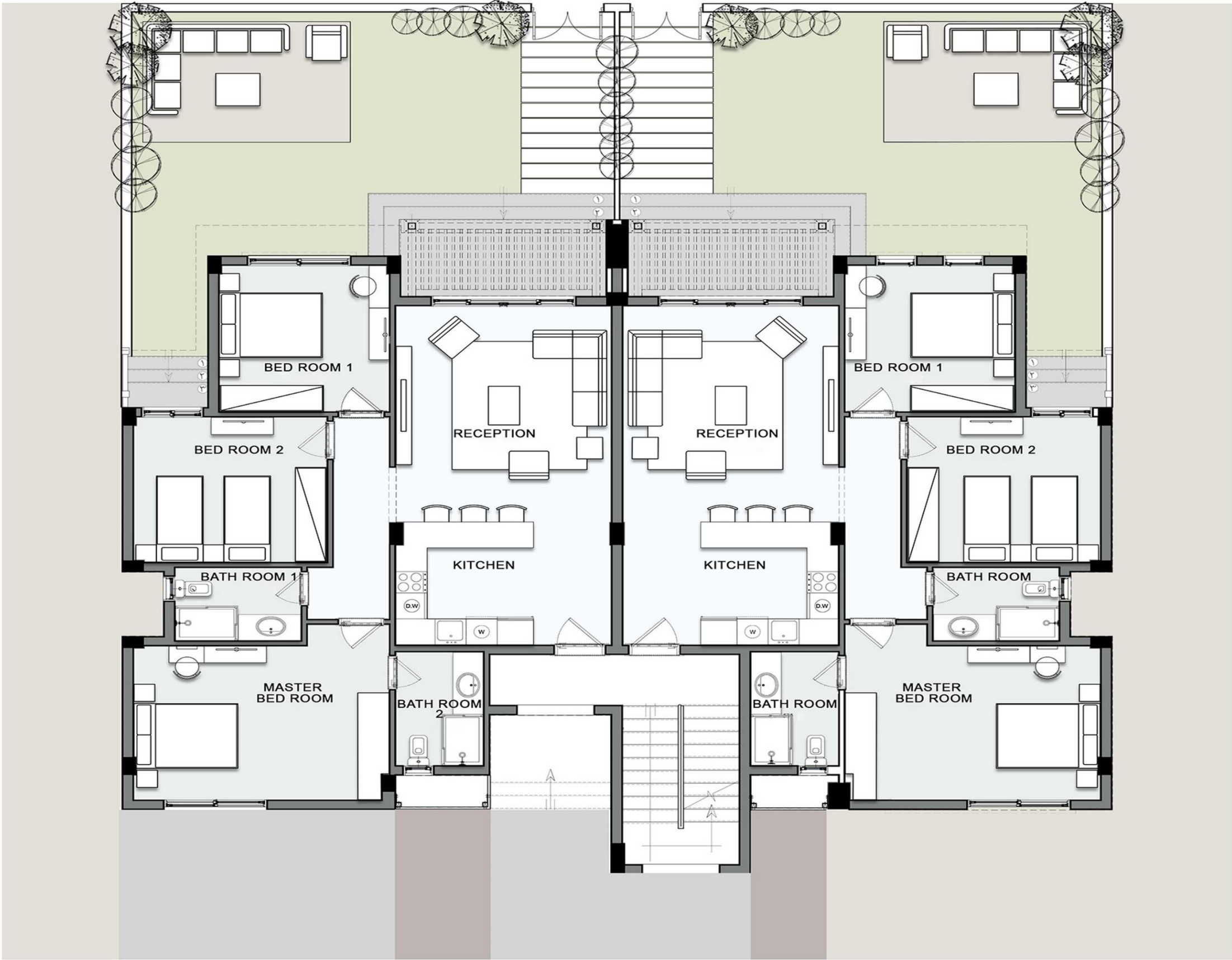
Twin house -220 SQM



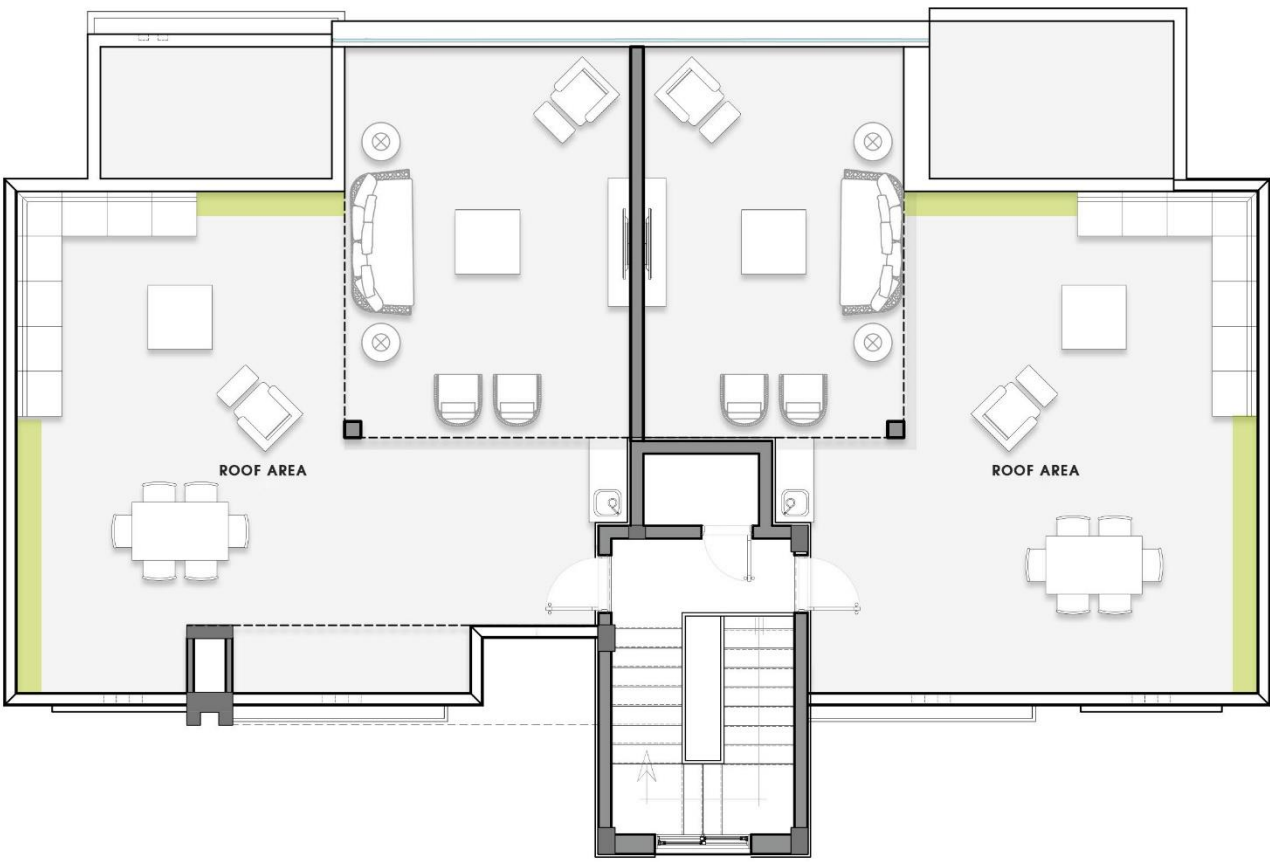
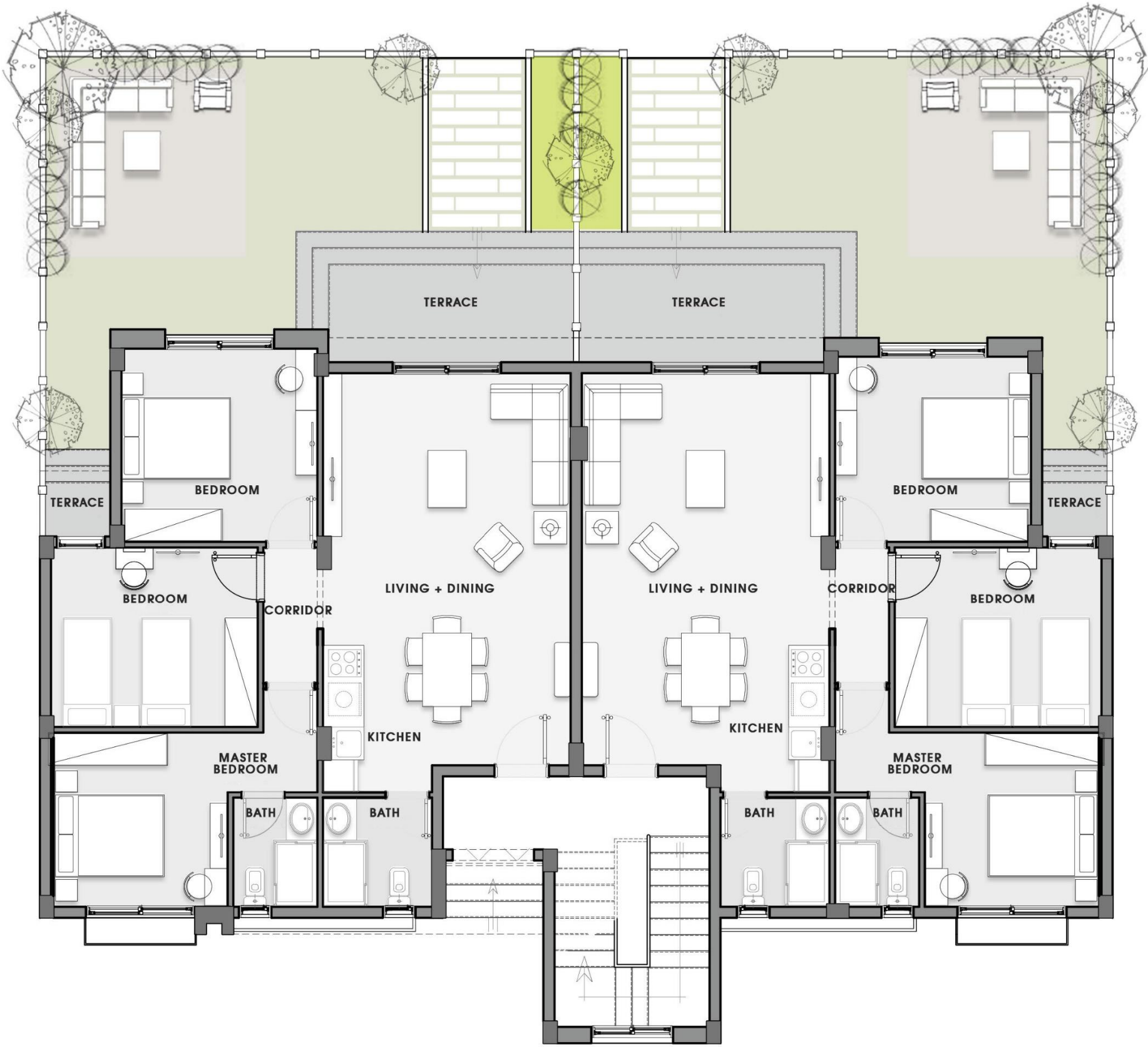
Chalets



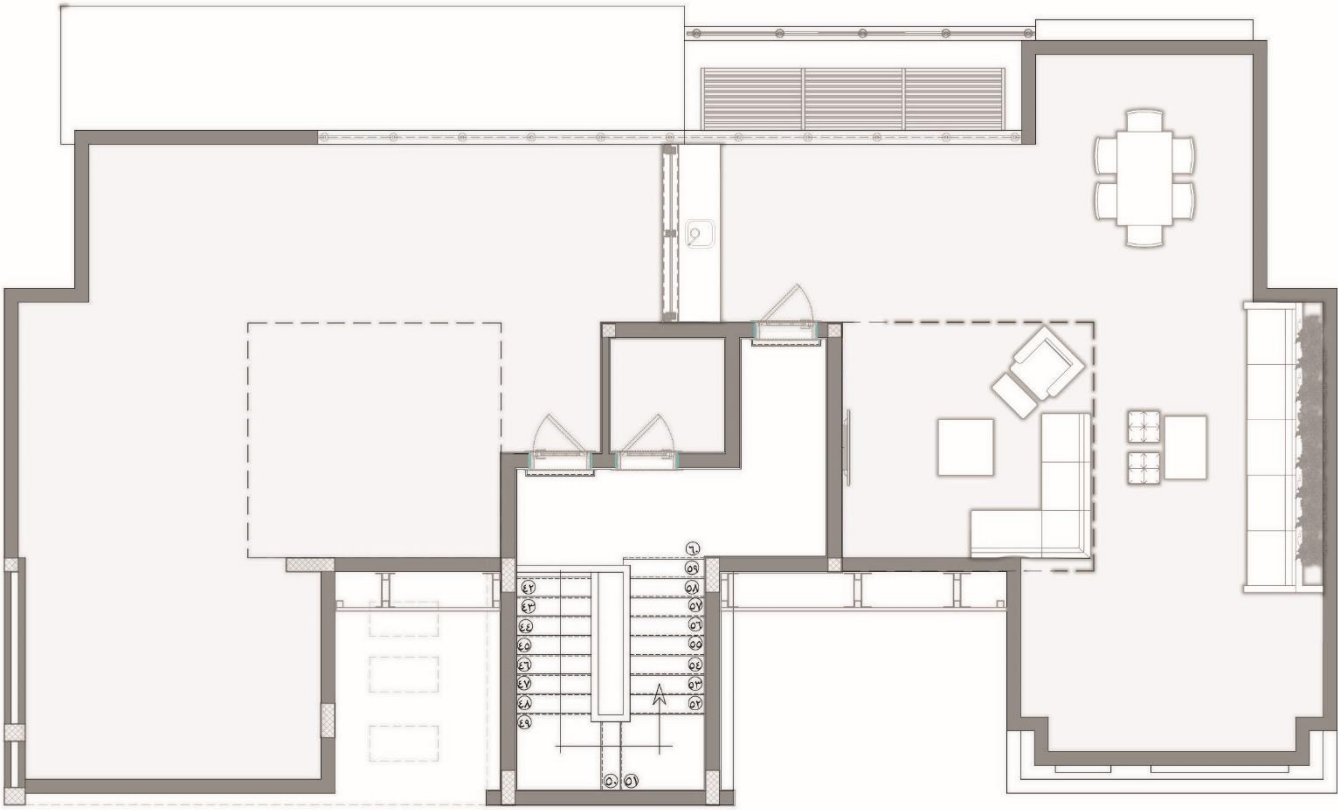
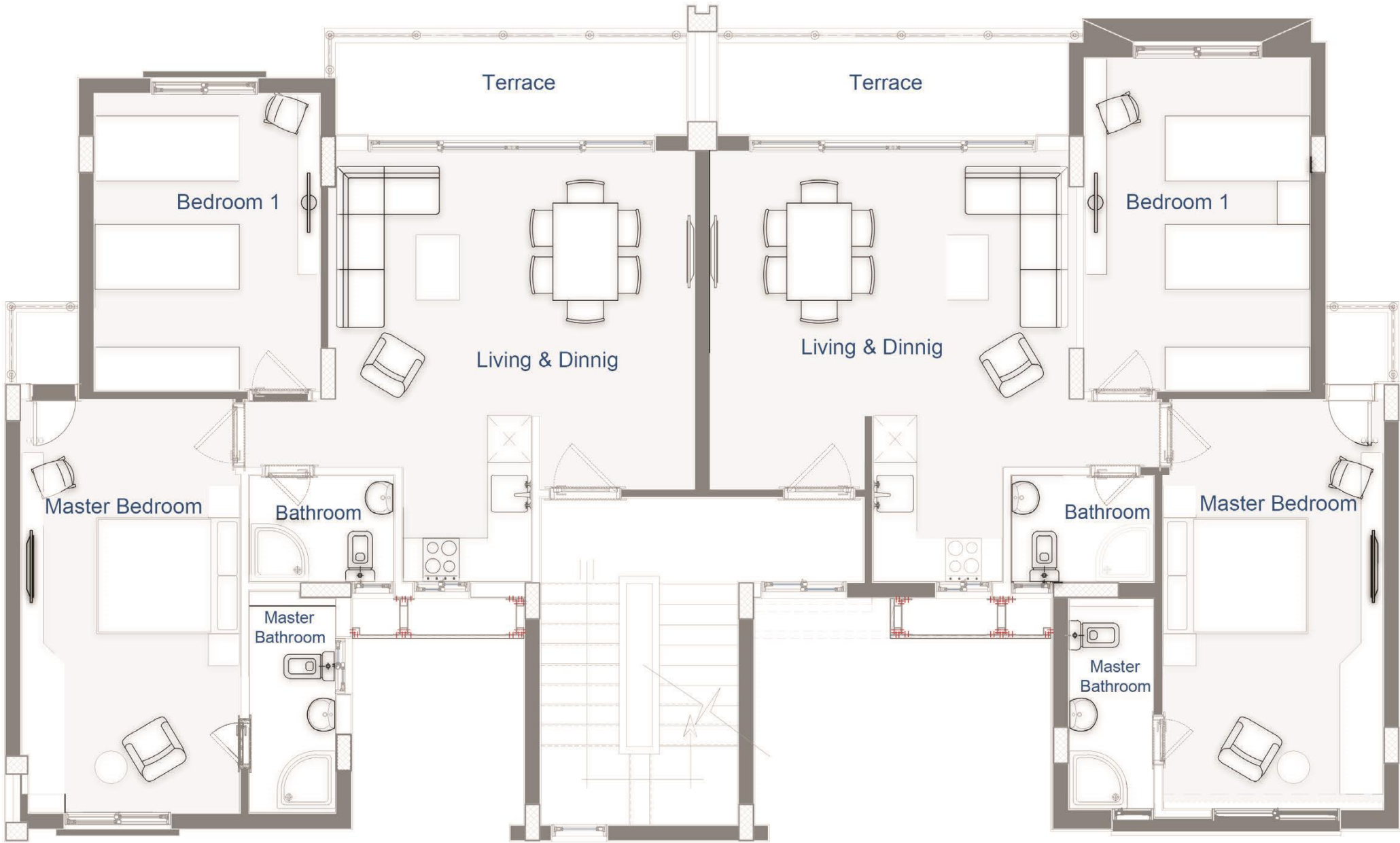
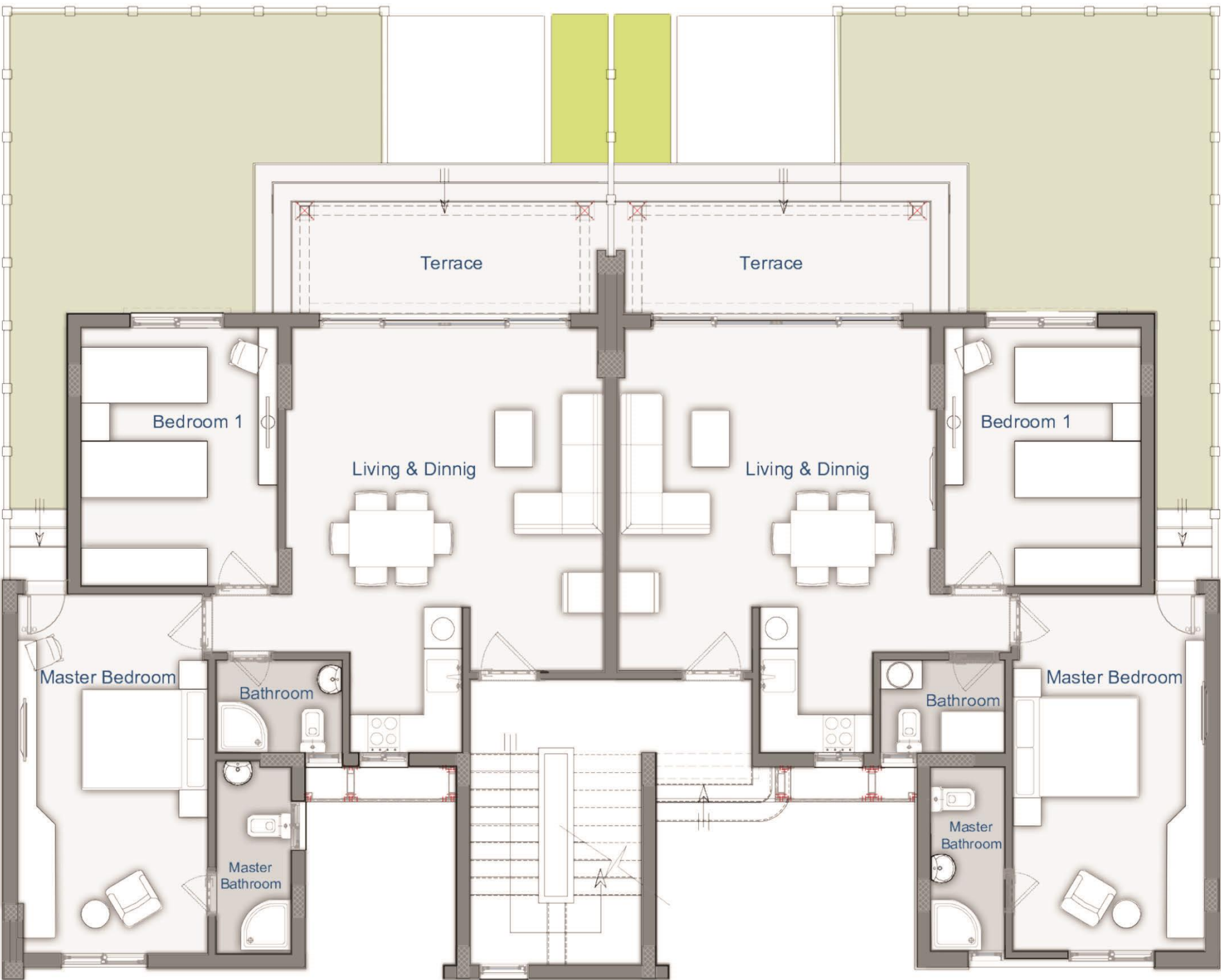
Beach house 3 bedrooms -145 SQM



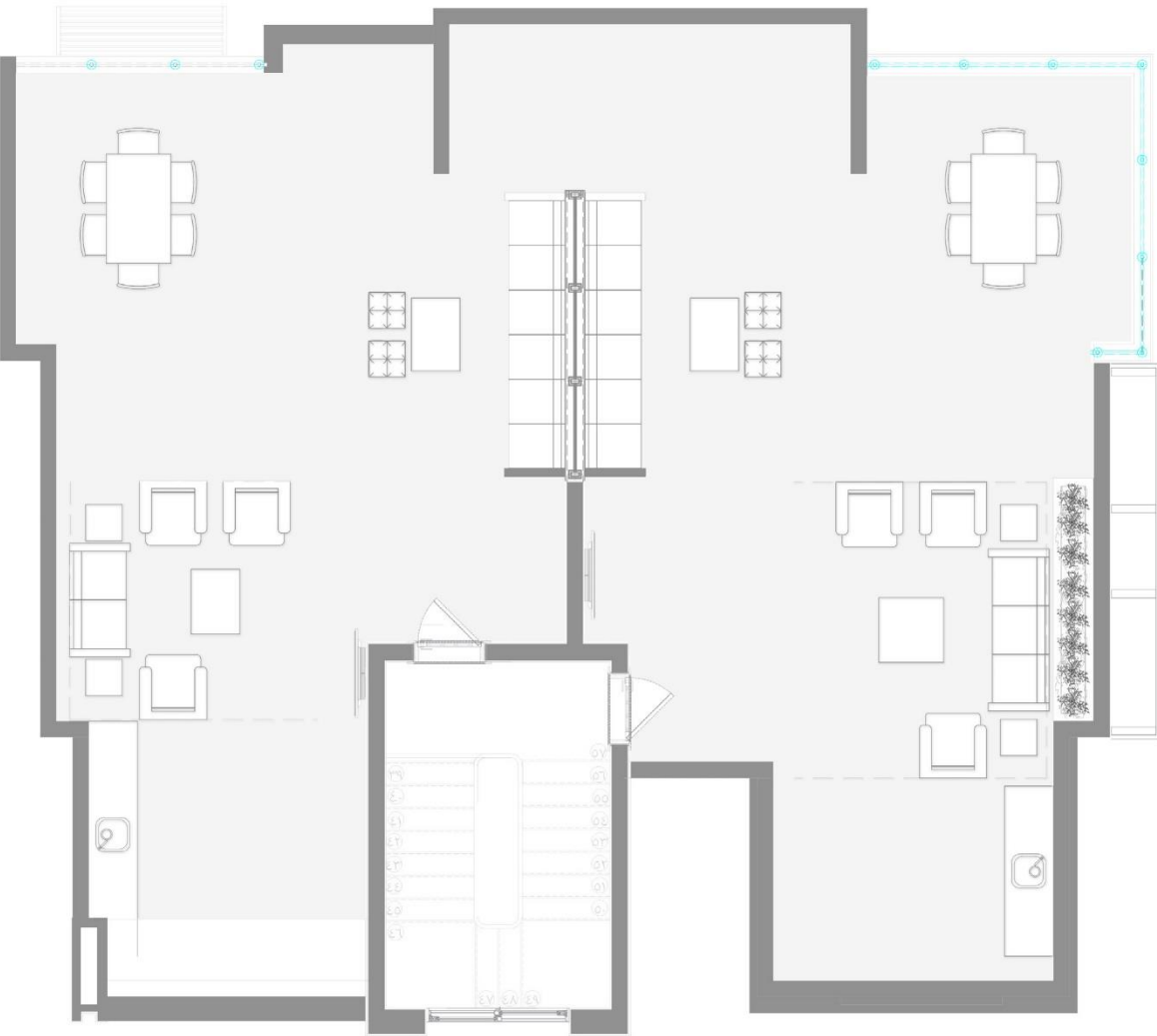
Signature chalet 3 bedrooms -120 SQM



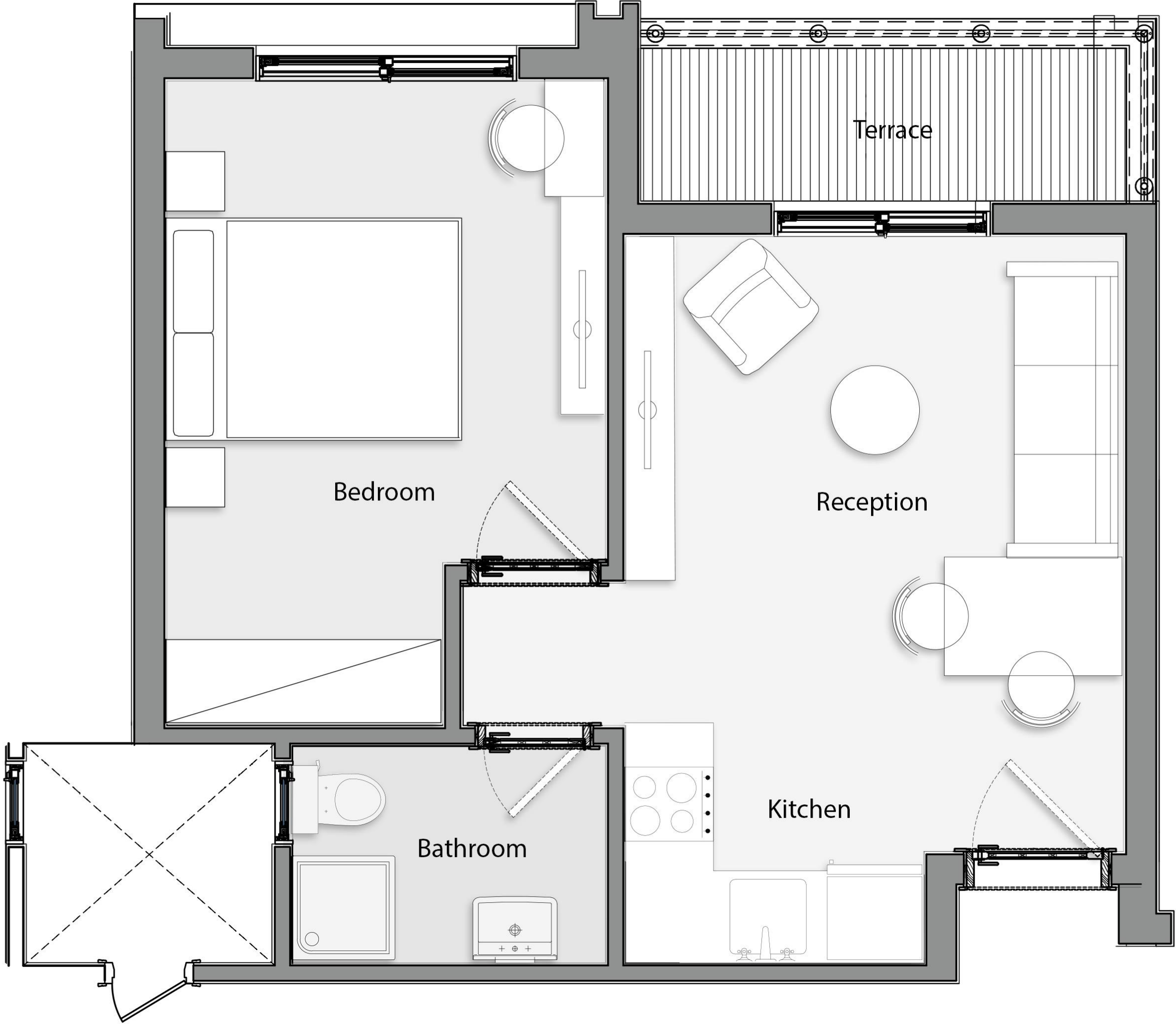
Premium Chalet 2 bedrooms -105 SQM



Premium Chalet 2 bedrooms - 85 SQM



Chalet 1 bedroom - 57 SQM



Payment plan

	Starting prices		
Payment plan	5%, 5% 10 yrs	7.5%, 7.5% 10 yrs	10%, 10% 10 yrs
1 bedroom chalet	6,500,000	6,175,000	5,850,000
Premium chalet 2 bedrooms 85m	8,331,500	7,868,639	7,405,778
Premium chalet 2 bedrooms 105m	9,534,886	9,005,170	8,475,454
Premium chalet 3 bedrooms 120m	11,262,079	10,636,408	10,010,737
Beach house 3 bedrooms 145m	14,220,004	13,430,004	12,640,004
villa twin	43,837,409	44,703,421	42,073,808
villa standalone	67,638,294	63,880,611	60,122,928

Contracts are ready now

No Resale before 1 year- Maximum 2 units per client - No bulk deals

Delivery date : 4 years- EOI amount 50k for chalets and 100k for single units

10% 10% 10 Years Delivery date will be 3 years

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Thank You !