
Luma
THE MEDITERRANEAN VILLAS
The med.
RAS EL HEKMA
people®
& places.


Luma
THE MEDITERRANEAN VILLAS

THE LATEST CHAPTER IN SEA-FRONT LUXURY AT THE MEDITERRANEAN VILLAGE

This exclusive villa-only community is positioned at The Med's most coveted point. While set on elevated platforms, these villas offer uninterrupted panoramic sea views. With a majority of single-storey homes, this village is designed for families who are seeking high-end coastal living.





The med.

RAS EL HEKMA

Inspired by the beauty of the Mediterranean, The Med embraces contemporary Mediterranean architecture, where every open space, neighborhood and home is designed to take in the north breeze, and merge naturally with the environment.

Authentic living experiences are designed to immerse you in nature, whilst promoting wellbeing, sustainability and raw luxury.

As you explore The Med, you'll be captivated by the land elevations that offer mesmerizing sea views and tranquil vibes.



LOCATED IN RAS EL HEKMA.

The Med is located in the center of Ras el Hekma, the up and coming destination of the North Coast. Providing you easy accessibility from the main Dabaa Road when driving from Cairo. This prime location is right in between Sidi Abd el Rahman and Marsa Matrouh.

Ras el Hekma is in close proximity to El Alamein International Airport, offering optimum convenience.



KM 195

30MINS
Sidi Abdelrahman

35MINS
Sidi Heneish

40MINS
El Alamein Airport

1HOUR
Marsa Matrouh

2HOURS
Borg El Arab Airport

2HOURS
Alexandria

3.5HOURS
Cairo

ELEMENTS OF THE MED.



01/



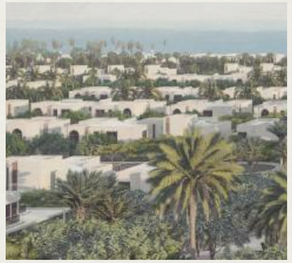
02/



03/



04/



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06/



07/



08/

01/ **160,000 SQM** Beach Front Area

02/ **800M** Coastline

03/ **A Variety of** Hotels

04/ **45M** Total Elevation from Sea Level

05/ **301 Feddan** Land Area

06/ **5** Villages

07/ **110,000SQM** Swimmable Lagoons

08/ **70%** Villas

MASTERPLAN.

01
THE GRAY BEACH HOTEL & RESIDENCES
Campbell Gray

02
LUMA
The Mediterranean Villas

03
THE MEDITERRANEAN VILLAS

04
INTERNATIONAL HOTEL

05
THE WATERFALL VILLAGE
Lagoon-Front Living

06
THE GRAY LAGUNA
Serviced Residences

07
GEO
An Active Living Community

08
SPORTS ZONE
Sports Facilities

09
LA7 HOTEL & LA7 HOMES
Serviced Residences

10
THE CLUBHOUSE
Fully Serviced

11
THE PENINSULA
Your Tropical Serviced Island

12
THE RIVERWALK
A Nature Trail to the Sea

13
BY THE BEACH
A Mediterranean Town Experience

The med.

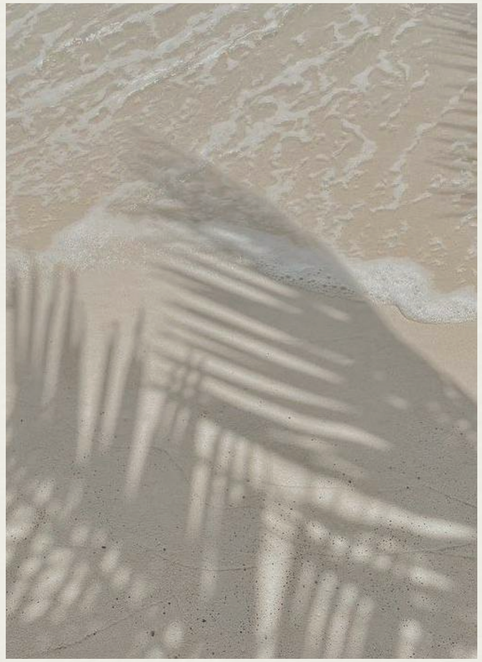




MALIBU DESIGNS.
MEDITERRANEAN VIEWS.

At the most prime point of The Med, sea-front villas rise above all. These Malibu-inspired masterpieces are crafted with timeless modern designs and have panoramic views of the Mediterranean horizon.

Luma



SIGNATURE FEATURES



WIDE-SIDE SEA-SIDE

- Almost all the villas have approx. 20-30 M width frontage facing the sea
- This design offers Elevated, Panoramic Sea Views
- Most bedrooms in the villa have a sea view

ELEVATED PLATFORMS.

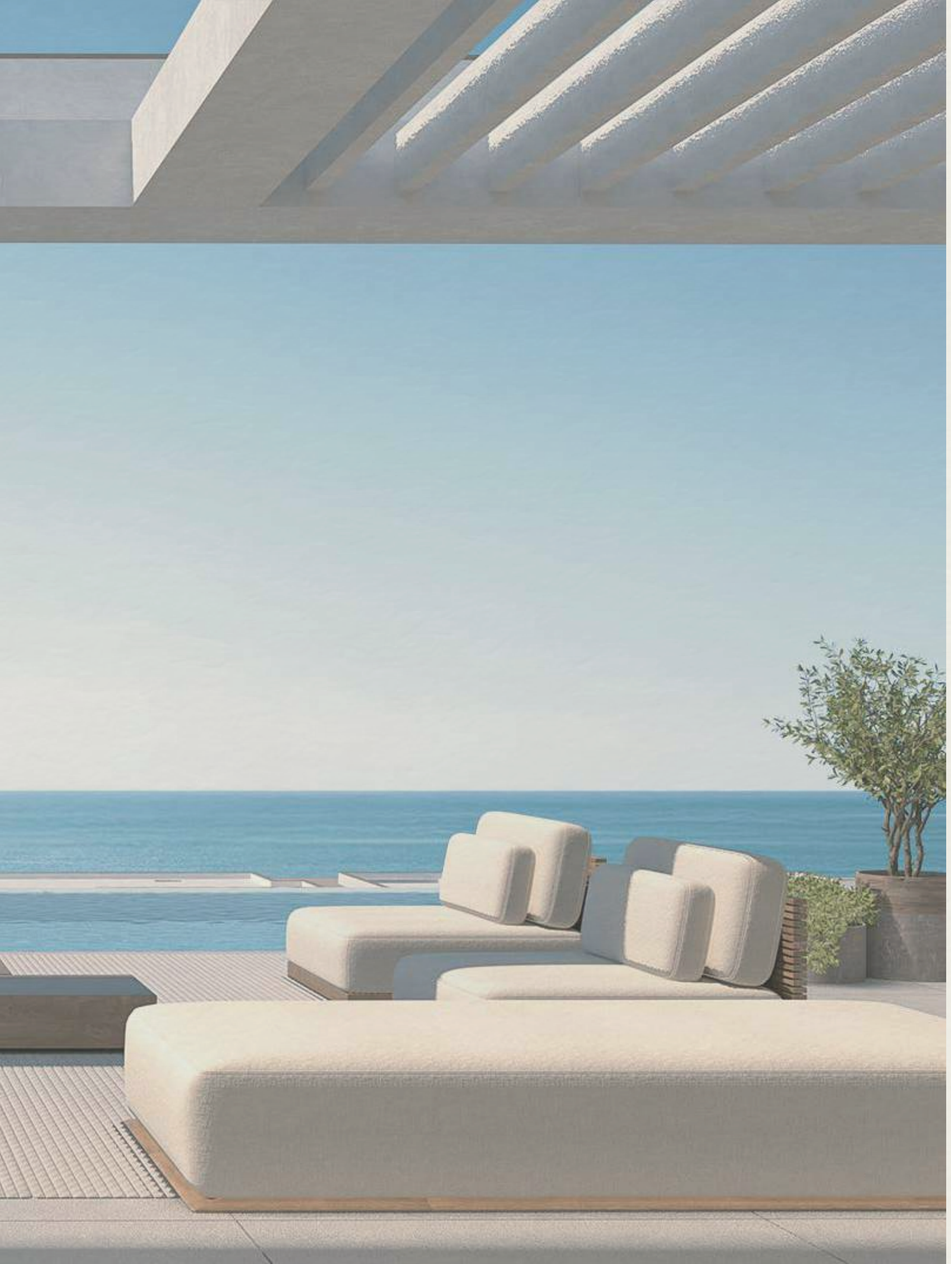
The Mediterranean Villas are built on 7 cascading elevations, with a 7m difference between each villa, rising higher, and reaching up to 37m above sea level, giving each villa uninterrupted sea views.



ELEVATED PLATFORMS.

Each villa is positioned on an elevated platform, offering uninterrupted, panoramic sea views.





THE SEA
ALWAYS IN SIGHT

Whether you are at the terrace, reception or the bedroom, every space is designed to keep the sea in sight—ensuring stunning views from every corner of the home.



ONE-STOREY HOMES
GRACING THE SKYLINE



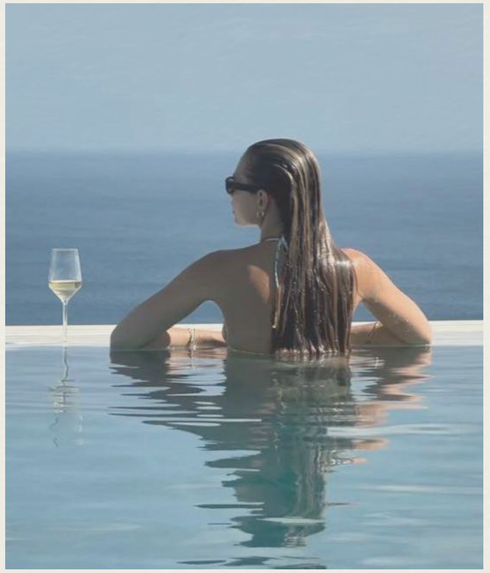
The majority of the village are contemporary one-storey villas, redefining sea-front coastal living.





INFINITY EDGE POOLS MEET THE SEA HORIZON

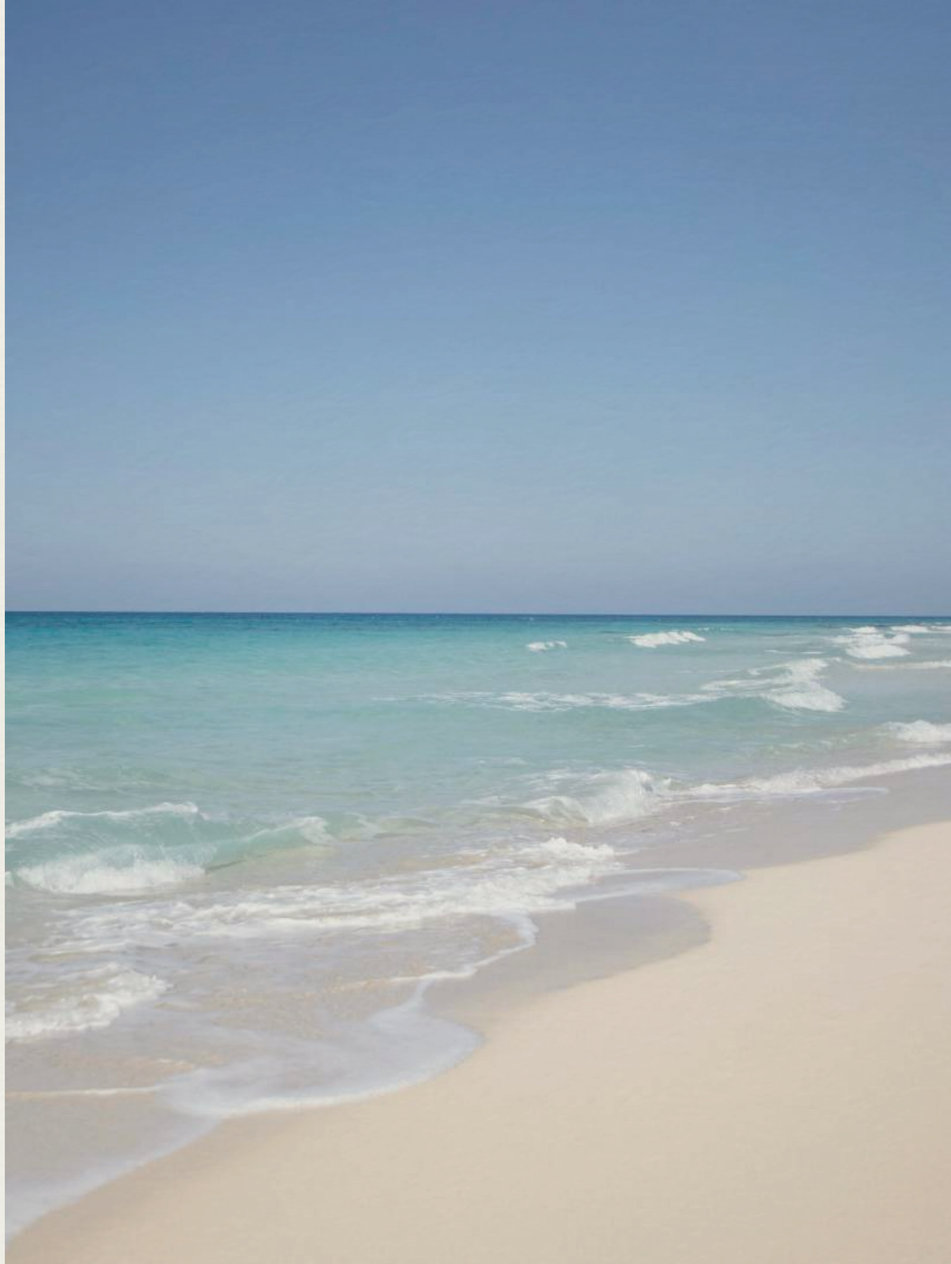
Perched on an elevated platforms, each villa features a private pool that faces the sea, creating a seamless horizon experience.



YOUR HOME IS STEPS AWAY FROM THE SHORE



From the heart of the village, a central spine takes homeowners on a short stroll to the beach.





NEIGHBORING AN INTERNATIONAL BEACH HOTEL

Just steps away from your home is a new vibrant international beach hotel, offering residents and guests a rich mix of restaurants, curated events, and premium facilities.



SUNSET SIPS AT THE BEACH BAR



For a mouth-watering cocktail or an appetizing bite, The Beach Bar is located right on the beach to serve you and your family a palette of flavors to complement the summer vibe.





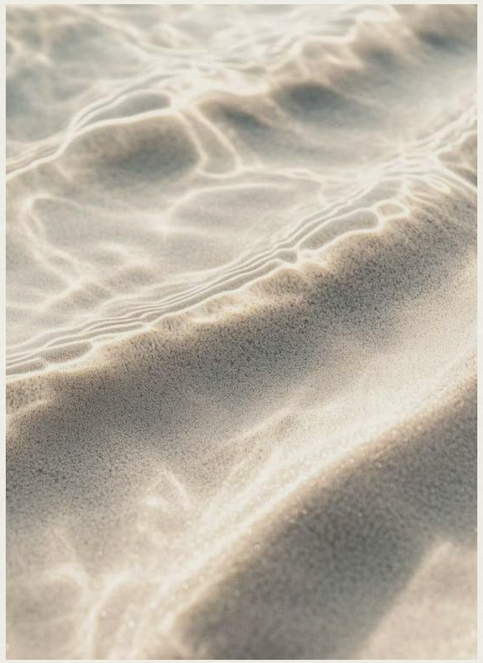
“BY THE BEACH”
A MEDITERRANEAN TOWN EXPERIENCE

Walk barefoot from the beach and find your favorite corner café in the organic alleyways of this beach town.

A place for everyone, this Mediterranean town will have restaurants, small shops, the finest international hotel in the area, and night life experiences right on the beach.



Each feature is chosen with purpose—to bring comfort,
beauty, and function together.



UNIQUE DESIGN FEATURES

A SEA VIEW
THAT FOLLOWS YOU



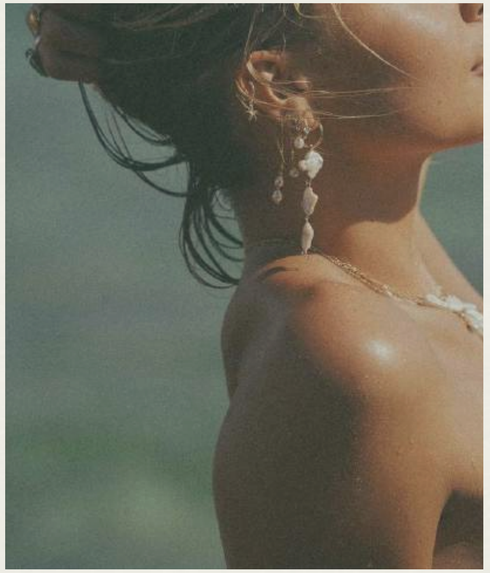
The villas are designed to have a 20 to 30 m width frontage facing the sea, offering wide panoramic sea views from both outdoor and indoor living spaces.





WAKE UP TO THE WATER

From morning light to sunset skies, most bedrooms enjoy sweeping views of the sea.



SHADED COMFORT & SUNLIT VIEWS



These **oversized shaded terraces** invite extended outdoor living, perfect for families and friends to gather, relax, and take in uninterrupted views of the sea horizon.





A GARDEN WITHIN

These beautiful green courtyards are seamlessly integrated within the home, nestled between living areas and bedrooms, to bring natural light in and the feeling of the outdoors inside.



A GENEROUS WELCOME



Step into a grand and warm entrance, where these charming villas greet you with **double-height ceilings** and **glass-framed architecture** that fills the space with natural light and a sense of openness.



WIDE-SIDE DESIGN



LUXURY IN DIMENSIONS





Experience spacious living, with a reception designed with high ceilings and panoramic open sea views from every corner.



DIFFERENT VOLUMES OF HEIGHT

The reception is designed with high ceilings to create a sense of space and openness for families, while the bedrooms feature lower ceilings to offer a more intimate and cozy atmosphere.



TWO KITCHENS, ONE SEAMLESS EXPERIENCE



A double kitchen is designed to offer maximum flexibility. The open lifestyle kitchen is perfect for family moments and light preparations, whereas the closed kitchen is designed for cooking, mainly handled by the home staff.



ALWAYS CONNECTED TO THE SEA





Full-height windows in the reception and living spaces create a seamless connection to the sea, maximizing views and allowing natural light to pour into every corner of the home.

HOME STAFF QUARTER



Each villa includes separate maid's and driver's rooms, positioned away from the homeowners bedroom area for added privacy and convenience.



SPACIOUS GARDENS & ROOF TERRACES





Whether you're unwinding in the garden or gathering on the roof, the spacious terraces are designed to offer breathtaking sea views from sunrise to sunset.

MASTERPLAN

Luma



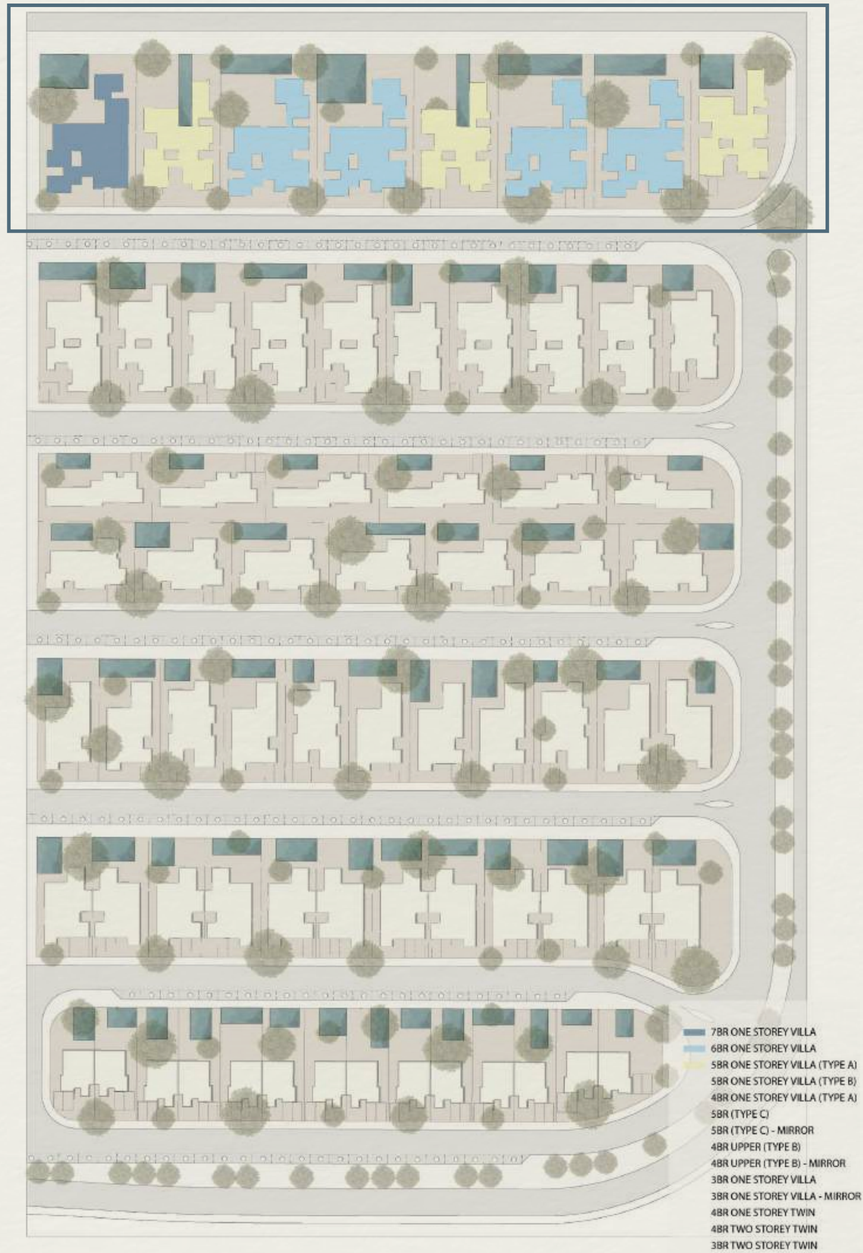


FIRST ROW VILLAS

ONE-STOREY VILLA {7BR}

ONE-STOREY VILLA {6BR}

ONE-STOREY VILLA {5BR} TYPE A



ONE-STOREY VILLA {6BR} / {7BR}



This exquisite one-storey villa redefines coastal luxury, offering panoramic sea views from every living space. Featuring 6/7 charming bedrooms, this villa welcomes you with a grand entrance experience that leads into an expansive high ceiling reception area, seamlessly connecting you to the outdoor terrace and a sea edge infinity pool.

For added convenience, the villa features a basement level with a maid's suite, storage space, and a dedicated prep kitchen.

ONE-STOREY VILLA {6BR} / {7BR}



OVERSIZED COVERED TERRACES

ONE-STOREY VILLA {6BR} / {7BR}



GRAND ARRIVAL EXPERIENCE

ONE-STOREY VILLA {6BR} / {7BR}



ONE-STOREY VILLA {6BR} / {7BR}



ONE-STOREY VILLA {6BR} / {7BR}



ONE-STOREY VILLA {6BR} / {7BR}



ONE-STOREY VILLA {6BR} / {7BR}

RECEPTION EXTENSION



ONE-STOREY VILLA {6BR} / {7BR}



ROOF TERRACE WITH OPEN SEA VIEWS

ONE-STOREY VILLA {6BR} / {7BR}



SEAMLESS INDOOR-OUTDOOR LIVING

ONE-STOREY VILLA {6BR} / {7BR}



SPACIOUS RECEPTION WITH HIGH CEILINGS

ONE-STOREY VILLA {6BR} / {7BR}



ONE-STOREY VILLA {6BR} / {7BR}



MASTER SUITE ACROSS POOL DECK & SEA VIEW

ONE-STOREY VILLA {6BR}



→ Grand Entrance Experience with a Double-Height Ceiling



→ Spacious Dining Area & Lounge Spaces



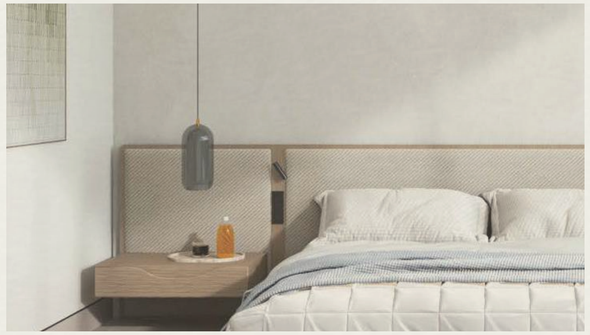
→ Panoramic Spacious Reception with Stunning Sea Views



→ Separated Bedroom Quarters



→ 1 Master Bedroom, 5-Ensuite Bedrooms, Majority of Rooms Have a Sea View



→ Private Guest Suite for Elevated Hospitality



→ Home Staff Service Zone in the Basement



→ Spacious Garden with Pool Deck

ONE-STOREY VILLA {6BR}

PLOT DIMENSIONS	25.0x40.0m
INTERNAL AREA	380m²
COVERED TERRACES	96m²
BASEMENT AREA	70m²
ROOF TERRACE AREA	244m²
TOTAL AREA	790m²
POOL DIMENSIONS	6.0x11.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Lifestyle Kitchen
- → Guest Suite
- → Guest Toilet
- → 1 Master Bedroom
- → 5 En-suite Bedrooms
- → Driver's Room
- → Basement featuring Maid's Suite, Storage and Prep. Kitchen.



GROUND FLOOR



ROOF



BASEMENT

ONE-STOREY VILLA {7BR}



→ Grand Entrance Experience with a Double-Height Ceiling



→ Spacious Dining Area & Lounge Spaces



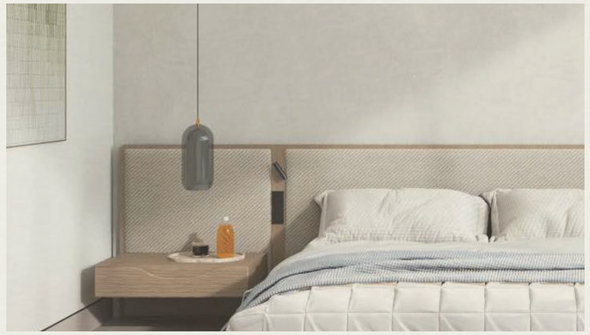
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→ Home Staff Service Zone in the Basement



→ Spacious Garden with Pool Deck

ONE-STOREY VILLA {7BR}

PLOT DIMENSIONS	25.0x40.0m
INTERNAL AREA	400m²
COVERED TERRACES	96m²
BASEMENT AREA	65m²
ROOF TERRACE AREA	221m²
TOTAL AREA	782m²
POOL DIMENSIONS	6.0x11.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Lifestyle Kitchen
- → Guest Suite
- → Guest Toilet
- → 1 Master Bedroom
- → 6 En-suite Bedrooms
- → Driver's Room
- → Basement featuring Maid's Suite, Storage and Prep. Kitchen.



GROUND FLOOR



ROOF



BASEMENT

ONE-STOREY VILLA {5BR} TYPE A

LIVING SPACES CLUSTERED AROUND GREEN ISLANDS

This villa is unique in its nature, featuring sea view panoramic views and integrated green courtyards nestled between living spaces and bedrooms. These lush pockets invite natural light, create an outdoor feel within the home, and offer stunning views from every angle.

With 5 spacious bedrooms, the villa also includes a rooftop terrace for elevated outdoor living and a basement level with added convenience.



ONE-STOREY VILLA {5BR} TYPE A



ONE-STOREY VILLA {5BR} TYPE A



ONE-STOREY VILLA {5BR} TYPE A



GRAND ENTRANCE EXPERIENCE THAT IS SEMI-SHADED

ONE-STOREY VILLA {5BR} TYPE A



ONE-STOREY VILLA {5BR} TYPE A



SPACIOUS GARDEN TERRACE & INFINITY EDGE POOL

ONE-STOREY VILLA {5BR} TYPE A



WATER FEATURE INTEGRATED WITHIN THE HOME
& INTERNAL GREEN COURT

ONE-STOREY VILLA {5BR} TYPE A



OVERSIZED COVERED TERRACES

ONE-STOREY VILLA {5BR} TYPE A

SEAMLESS INDOOR-OUTDOOR EXPERIENCE



ONE-STOREY VILLA {5BR} TYPE A



SPACIOUS ROOF TERRACE WITH PANORAMIC SEA VIEW

ONE-STOREY VILLA {5BR} TYPE A



MASTER SUITE WITH A SEA VIEW

ONE-STOREY VILLA {5BR} TYPE A



ONE-STOREY VILLA {5BR} TYPE A



→ Elegant Entrance Experience that is Semi-Shaded



→ Every Space Ensures Comfort & Privacy



→ Green islands Clustered between Living Spaces



→ Service Zone in the Basement Featuring the Maid's Suite



→ Statement Master Suite with Serene Pool Side & Garden Views



→ Naturally Lit Reception



→ Indoor-Outdoor Living Experience



→ Spacious Garden & Roof Terraces

ONE-STOREY VILLA {5BR} TYPE A

PLOT DIMENSIONS	22.0x40.0m
INTERNAL AREA	319m²
COVERED TERRACES	50m²
BASEMENT AREA	63m²
ROOF TERRACE AREA	146m²
TOTAL AREA	578m²
POOL DIMENSIONS	6.0x11.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Lifestyle Kitchen
- → Guest Toilet
- → 1 Master Suite
- → 4 En-suite Bedrooms
- → Driver's Room
- → Basement featuring Maid's Suite, Storage and Prep. Kitchen.



GROUND FLOOR



FIRST FLOOR



BASEMENT

SECOND ROW VILLAS

ONE-STOREY VILLA {5BR} TYPE B

ONE-STOREY VILLA {4BR} TYPE A



ONE-STOREY VILLA {5BR}
TYPE B

This charming 5-bedroom villa offers stunning sea views, a grand entrance, and a spacious reception opening to oversized terraces. With an internal green courtyard, double kitchen, and a master suite on the pool deck, it's designed for elegant, indoor-outdoor living, complete with private rooftop access.



ONE STOREY VILLA {5BR} TYPE B



ONE-STOREY VILLA {5BR} TYPE B



GRAND WELCOMING ARRIVAL EXPERIENCE

ONE-STOREY VILLA {5BR} TYPE B



ONE-STOREY VILLA {5BR} TYPE B



SEA EDGE INFINITY POOL

ONE-STOREY VILLA {5BR} TYPE B



OVER-SIZED COVERED TERRACE

ONE-STOREY VILLA {5BR} TYPE B

STAIRCASE CONNECTING TO THE ROOF TERRACE



ONE-STOREY VILLA {5BR} TYPE B



SPACIOUS ROOF TERRACE

ONE-STOREY VILLA {5BR} TYPE B



→ Grand Entrance Experience



→ Spacious Reception



→ Oversized Covered Terraces



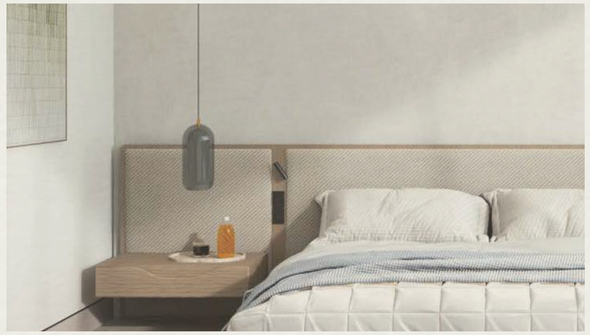
→ Internal Green Courtyard



→ Double Kitchen



→ Spacious Master Suite on Pool Deck & has a Sea View



→ 4 Elegant En-Suite Bedrooms



→ External Staircase with Direct Access to Roof Terrace

ONE-STOREY VILLA {5BR} TYPE B

PLOT DIMENSIONS	18.0x36.0m
INTERNAL AREA	291m²
COVERED TERRACES	56m²
ROOF TERRACE AREA	142m²
TOTAL AREA	489m²
POOL DIMENSIONS	4.50x7.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Double Kitchen – Open & Closed
- → 1 Master Suite
- → 4 En-Suite Bedrooms
- → Guest Toilet
- → Maid's Room
- → Driver's Room



GROUND FLOOR



ROOF

ONE-STOREY VILLA {4BR} TYPE A

This villa offers a perfect blend of indoor elegance and outdoor living. With oversized covered terraces, a spacious reception and dining area, it's designed for family comfort and connection. An external staircase connects the garden to the rooftop terrace—where panoramic sea views complete the experience.



ONE-STOREY VILLA {4BR} TYPE A



ONE-STOREY VILLA {4BR} TYPE A



WELCOMING ARRIVAL EXPERIENCE

ONE-STOREY VILLA {4BR} TYPE A



ONE-STOREY VILLA {4BR} TYPE A

OVERSIZED COVERED TERRACES



ONE-STOREY VILLA {4BR} TYPE A



SEA EDGE INFINITY POOL

ONE-STOREY VILLA {4BR} TYPE A



SPACIOUS ROOF TERRACE

ONE-STOREY VILLA {4BR} TYPE A



→ Welcoming Arrival Experience



→ Oversized Covered Terraces



→ Spacious Reception + Dining Space



→ Sea Edge Infinity Pool



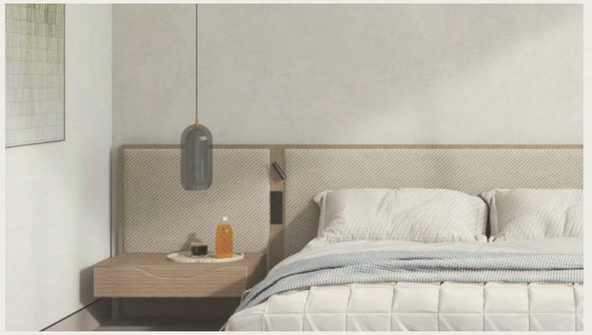
→ Double Kitchen



→ External Staircase with Direct Access to Roof Terrace



→ Master Suite with a Sea View



→ 3 Elegant En-Suite Bedrooms

ONE-STOREY VILLA {4BR} TYPE A

PLOT DIMENSIONS	16.0x36.0m
INTERNAL AREA	239m²
COVERED TERRACES	36m²
ROOF TERRACE AREA	147m²
TOTAL AREA	422m²
POOL DIMENSIONS	3.0x10.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Lifestyle Kitchen + Prep. Kitchen
- → 1 Master Suite
- → 3 En-Suite Bedrooms
- → Guest Toilet
- → Maid's Room
- → Driver's Room



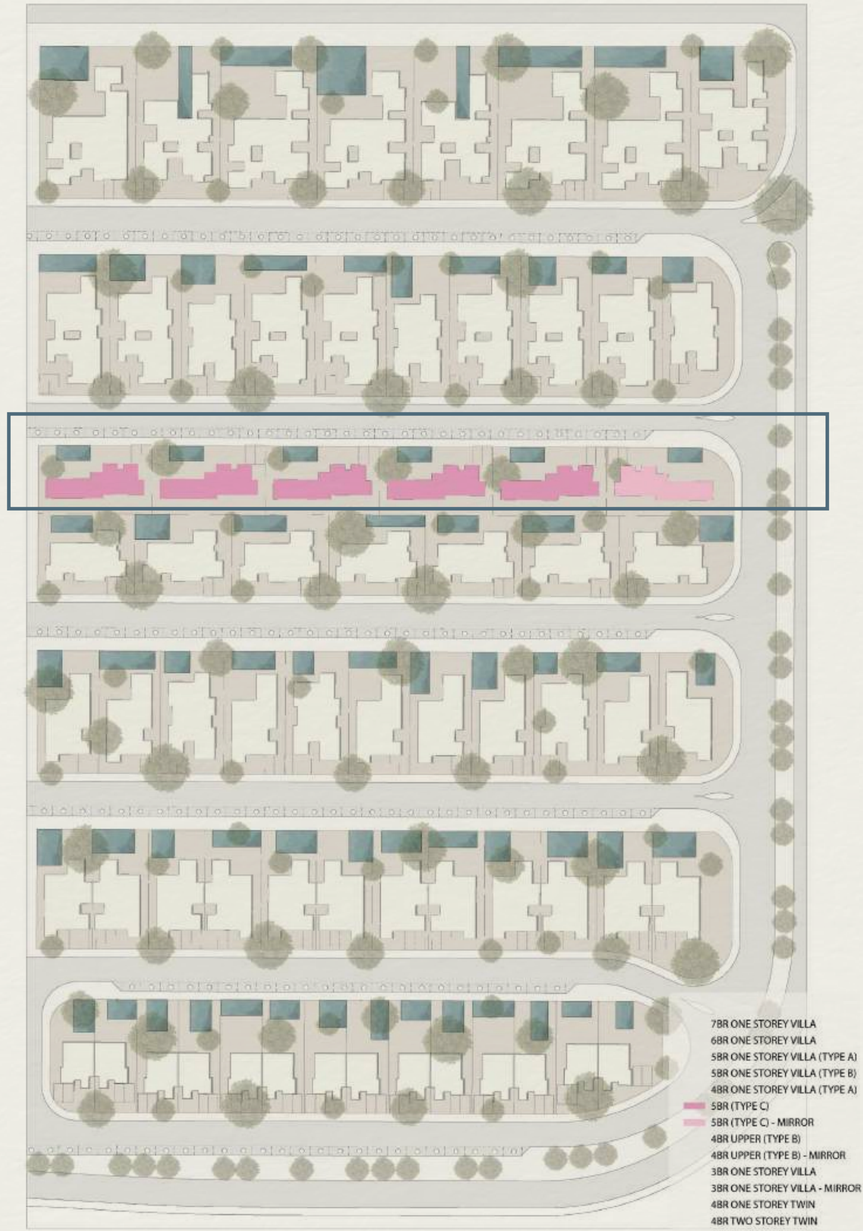
GROUND FLOOR



ROOF

SECOND ROW UPPER VILLAS

V VILLA {5BR}
TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C

INSPIRED BY MALIBU

DOUBLE PLATFORM & DOUBLE GARDEN

Inspired by Malibu in the heart of the mediterranean, this villa is designed with a wide-side design frontage facing the sea and a sea-edge infinity pool. With a double platform and double garden, this unique home offers layered outdoor living and panoramic sea views.



DOUBLE PLATFORM VILLA {5BR} TYPE C



WIDE SIDE DESIGN WITH A WIDE FRONTAGE

DOUBLE PLATFORM VILLA {5BR} TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C



GRAND ARRIVAL EXPERIENCE WITH DOUBLE-HEIGHT CEILINGS

DOUBLE PLATFORM VILLA {5BR} TYPE C



3 BEDROOMS ENJOY DIRECT SEA VIEW

DOUBLE PLATFORM VILLA {5BR} TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C



OVERSIZED COVERED TERRACES
WITH PANORAMIC SEA VIEWS.

DOUBLE PLATFORM VILLA {5BR} TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C



SEA EDGE INFINITY POOL

DOUBLE PLATFORM VILLA {5BR} TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C



LOWER LEVEL OUTDOOR AREA

DOUBLE PLATFORM VILLA {5BR} TYPE C



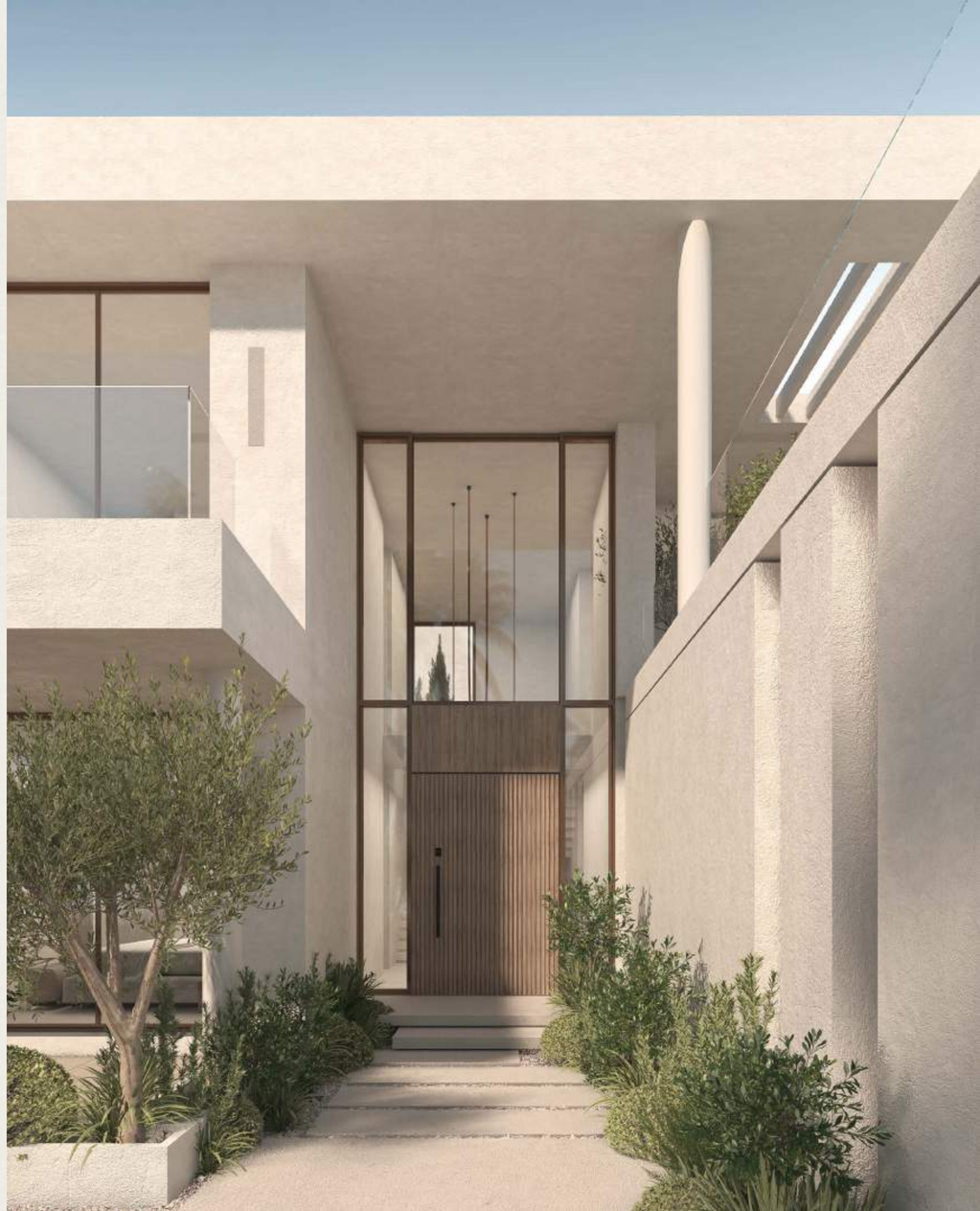
DOUBLE PLATFORM VILLA {5BR} TYPE C

LOWER LEVEL GARDEN AREA



DOUBLE PLATFORM VILLA {5BR} TYPE C

GRAND WELCOMING ENTRANCE



DOUBLE PLATFORM VILLA {5BR} TYPE C



INDOOR-OUTDOOR SEAMLESS LIVING EXPERIENCE

DOUBLE PLATFORM VILLA {5BR} TYPE C



DOUBLE PLATFORM VILLA {5BR} TYPE C



→ One-of-a-Kind One-Storey Design Offering an Exceptional Living Experience



→ A Wide-Side Design that Maximizes Sea Views



→ Double Platform - Double Garden



→ Grand Arrival Experience Marked by a Grand Double Height Entrance



→ Private Guest Suite on the Lower Level with Exclusive Access to Garden Area



→ Separate Dedicated Service Zone with Maid's Suite & a Kitchen on the Lower Level



→ Panoramic Spacious Reception with Horizon Sea Views



→ A Luxurious Master Suite & 2 Spacious Bedrooms Overlooking the Sea

DOUBLE PLATFORM VILLA {5BR} TYPE C



GROUND FLOOR

DOUBLE PLATFORM VILLA {5BR} TYPE C

PLOT DIMENSIONS	29.0x18.0m
INTERNAL AREA	259m²
UNCOVERED TERRACES	24m²
COVERED TERRACES	55m²
TOTAL AREA	338m²
POOL DIMENSIONS	3.0x7.0m

DESIGN COMPONENTS

- Double Height Entrance
- Double Deck
- 2 Gardens
- Guest Suite (2 En-Suite Bedrooms)
- 2 Guest Toilets
- Driver's Room
- Maid's Room
- Prep Kitchen
- Reception + Dining Space
- Lifestyle kitchen
- 1 En-suite Bedroom
- 1 Bedroom
- 1 Bathroom
- 1 Master Suite



FIRST FLOOR

THIRD ROW VILLAS

ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B

Designed with a wide-side sea-facing layout, this villa features a grand entrance, a spacious reception with high ceilings, and an internal green courtyard, inviting daylight into the home. Oversized terraces and a double kitchen offer ideal family living, while the master suite and most bedrooms enjoy stunning sea views.



ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B



GRAND ARRIVAL EXPERIENCE

ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B

INDOOR-OUTDOOR LIVING EXPERIENCE



ONE-STOREY VILLA {4BR} TYPE B

OVER-SIZED COVERED TERRACES



ONE-STOREY VILLA {4BR} TYPE B



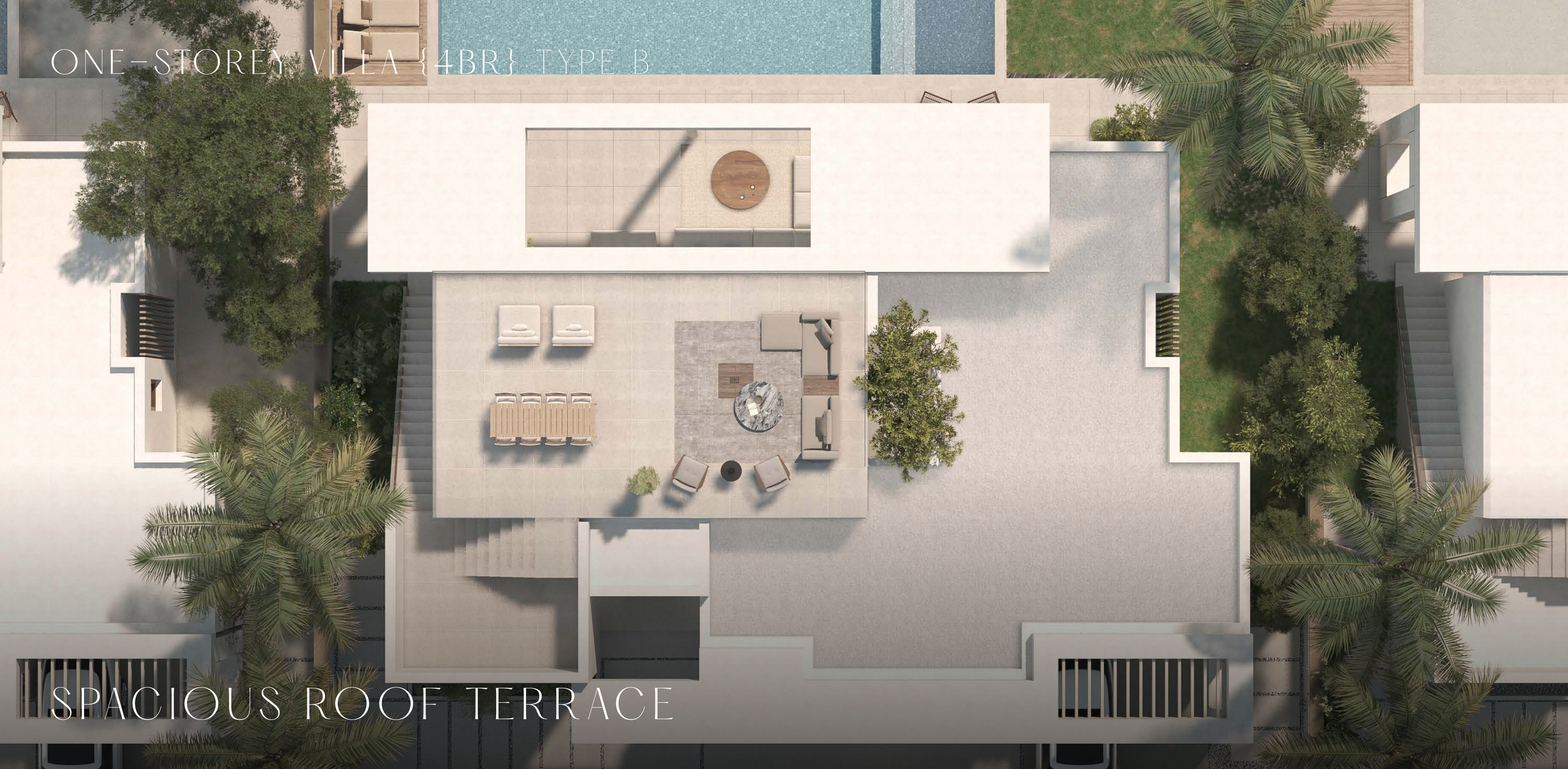
ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B



ONE-STOREY VILLA {4BR} TYPE B



SPACIOUS ROOF TERRACE

ONE-STOREY VILLA {4BR} TYPE B



→ Wide Side Design Facing the Sea



→ Grand Arrival Experience



→ Spacious Reception with High Ceilings



→ Internal Green Courtyard



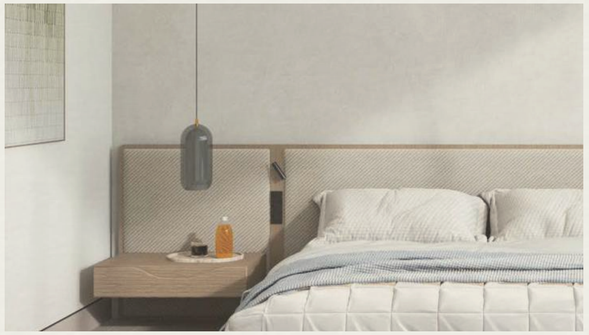
→ Oversized Covered Terraces



→ Double Kitchen



→ Master Suite Overlooking Pool Deck & Stunning Sea View



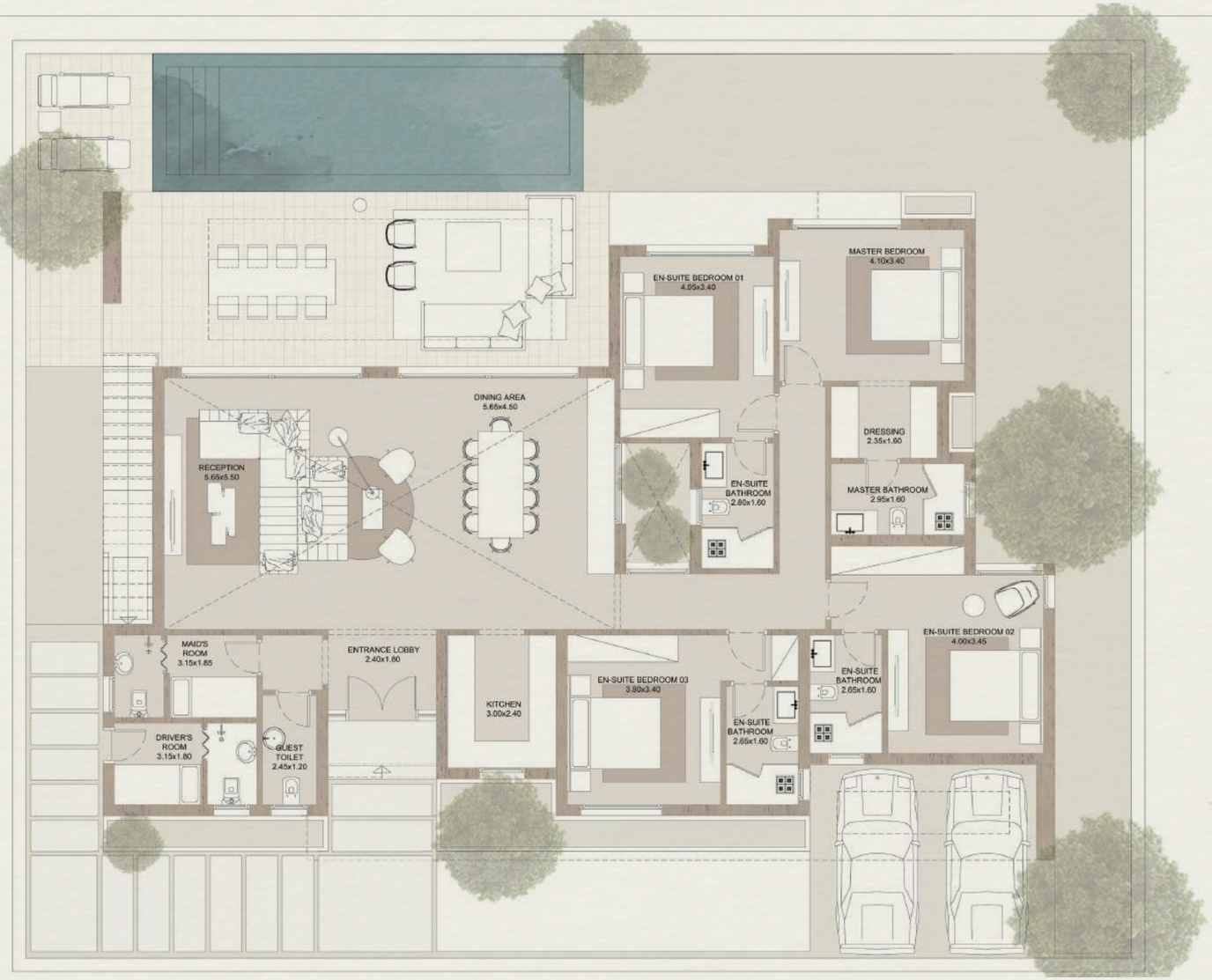
→ 3 En-Suite Bedrooms, Majority have a Sea View

ONE-STOREY VILLA {4BR} TYPE B

PLOT DIMENSIONS	25.0x21.0m
INTERNAL AREA	212m²
COVERED TERRACES	44m²
ROOF TERRACE AREA	84m²
TOTAL AREA	340m²
POOL DIMENSIONS	3.0x7.0m

DESIGN COMPONENTS

- → Grand Entrance
- → Spacious Reception + Dining Space
- → Maid's Room
- → Driver's Room
- → Guest Toilet
- → Lifestyle Kitchen + Prep Kitchen
- → 3 En-suite Bedrooms
- → 1 Master Suite



GROUND FLOOR

ONE-STOREY VILLA {4BR} TYPE B



ROOF

FOURTH ROW VILLAS

ONE-STOREY VILLA 4BR (TYPE A)

ONE-STOREY VILLA 3BR



ONE-STOREY VILLA {3BR}

This villa is designed for elevated outdoor living, featuring a sea-edge infinity pool, a spacious roof terrace with panoramic views, and an oversized covered terrace perfect for gatherings. An external staircase connects the garden and pool deck directly to the rooftop. The master suite and the reception area enjoy stunning sea views.



ONE-STOREY VILLA {3BR}



OVER-SIZED SHADED TERRACES & DIRECT ACCESS TO THE ROOF TERRACE

ONE-STOREY VILLA {3BR}



ONE-STOREY VILLA {3BR}



ONE-STOREY VILLA {3BR}

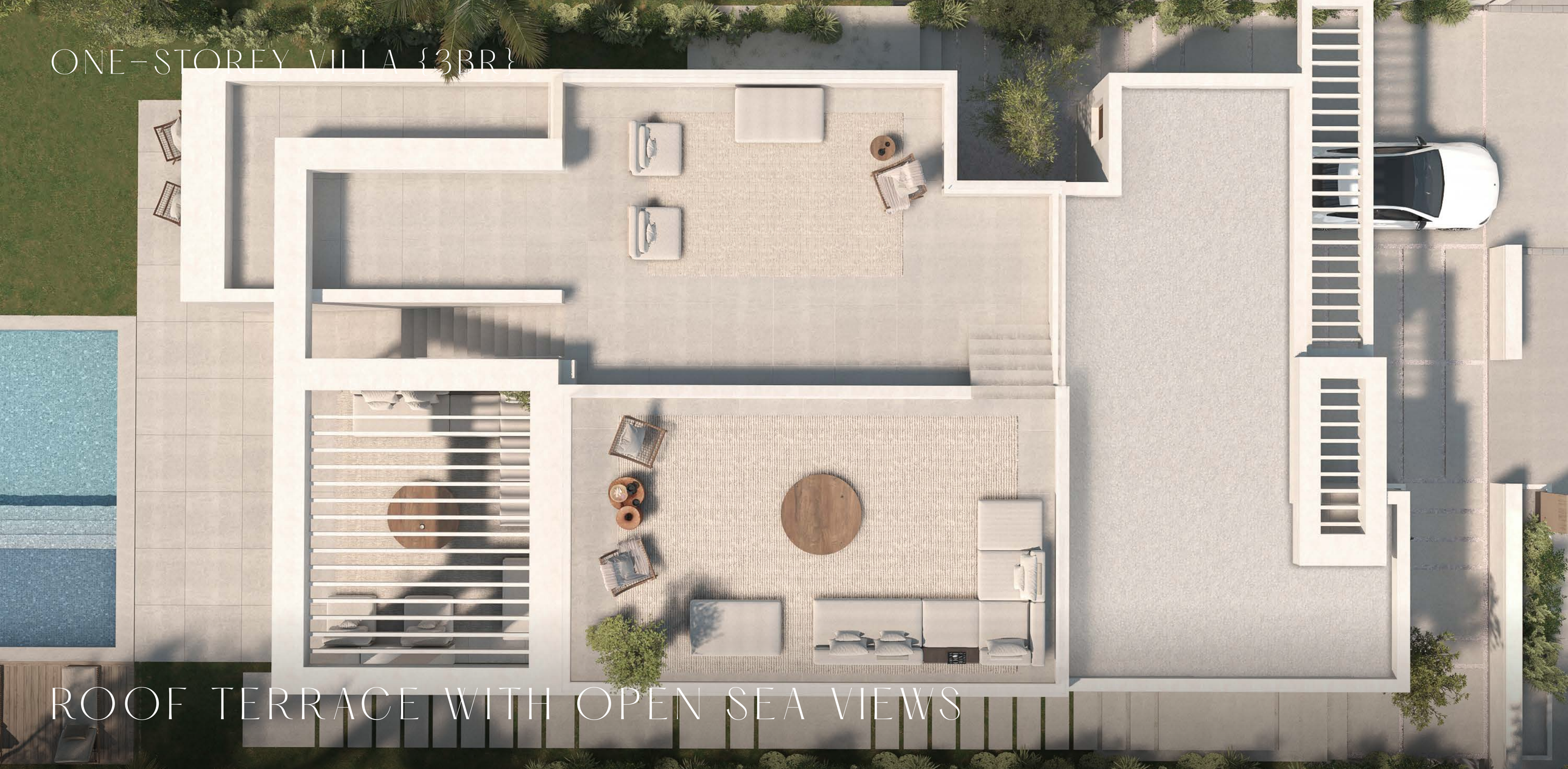


EASY ACCESS FROM GARDEN TO ROOF TERRACE

ONE-STOREY VILLA {3BR}



ONE-STOREY VILLA {3BR}



ROOF TERRACE WITH OPEN SEA VIEWS

ONE-STOREY VILLA {3BR}



→ External Staircase from Garden & Pool Deck to Roof Terrace



→ Sea Edge Infinity Pool



→ Spacious Roof Terrace with Panoramic Sea View



→ Spacious Reception & Dining Area with Lifestyle Open Kitchen



→ Oversized Covered Terraces



→ Double Kitchen



→ Master Suite with a Sea View



→ Indoor-Outdoor Reception Extension

ONE-STOREY VILLA {3BR}

PLOT DIMENSIONS	16.0x32.0m
INTERNAL AREA	211m²
COVERED TERRACES	35m²
ROOF TERRACE AREA	126m²
TOTAL AREA	372m²
POOL DIMENSIONS	3.0x7.0m

DESIGN COMPONENTS

- → Entrance Foyer
- → Reception + Dining Space
- → Closed Kitchen + Lifestyle Kitchen
- → 1 Master Suite
- → 2 Ensuite Bedrooms
- → Guest Toilet
- → Maid's Room
- → Driver's Room



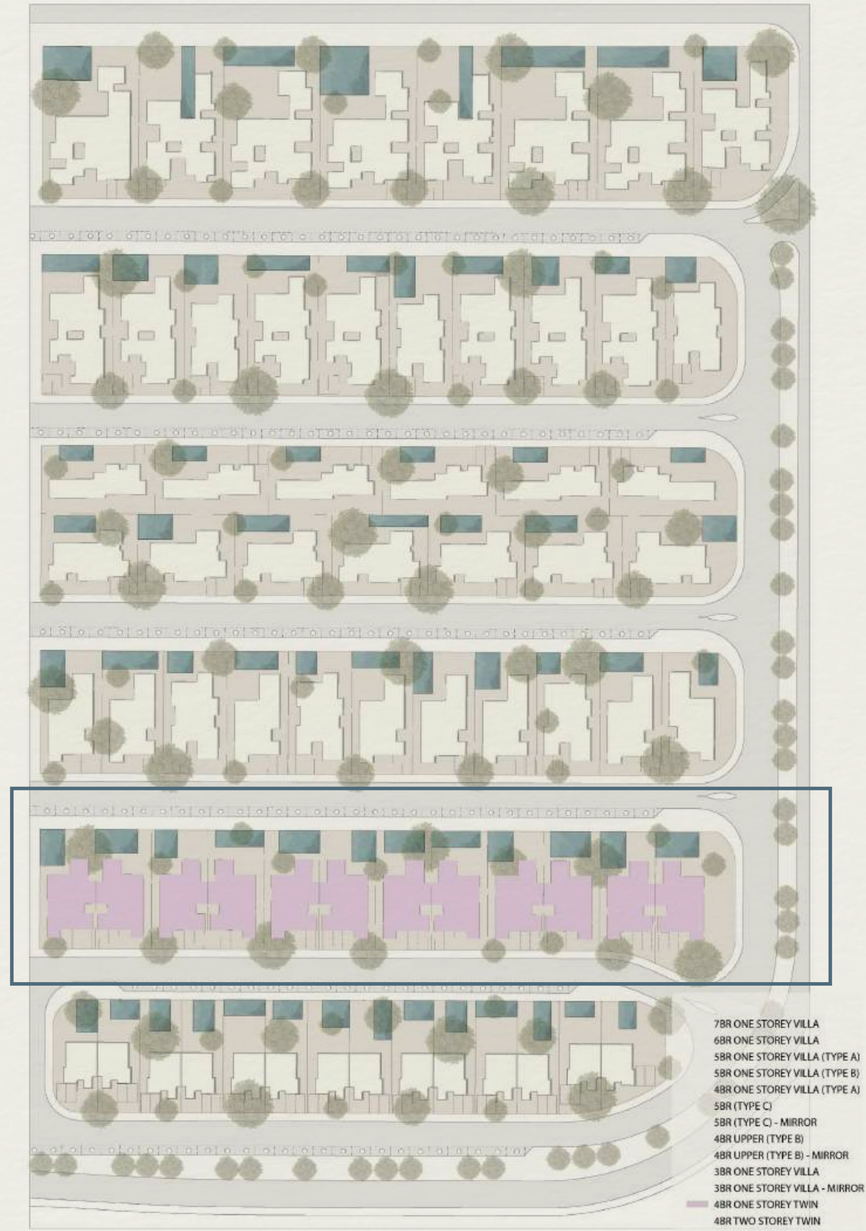
GROUND FLOOR



ROOF

FIFTH ROW VILLAS

ONE-STOREY TWIN VILLA {4BR}



ONE-STOREY TWIN VILLA {4BR}

SEMI-CONNECTED ONE-FLOOR TWIN

This innovative one-floor semi-connected twin villa offers a seamless blend of privacy and panoramic sea views. With a side entrance for added discretion, it features an open indoor-outdoor living experience, an external staircase connecting the garden to the rooftop terrace, and a master suite that overlooks the pool deck and the sea.



ONE-STOREY TWIN VILLA {4BR}



EXTERNAL STAIRCASE CONNECTING
GARDEN TO ROOF TERRACE

ONE-STOREY TWIN VILLA {4BR}

OVER-SIZED SHADED TERRACES



ONE-STOREY TWIN VILLA {4BR}



SIDE ENTRNACE FOR MAXIMUM PRIVACY

ONE-STOREY TWIN VILLA {4BR}



ONE-STOREY TWIN VILLA {4BR}



INDOOR-OUTDOOR SEAMLESS LIVING EXPERIENCE

ONE-STOREY TWIN VILLA {4BR}



ONE-STOREY TWIN VILLA {4BR}

SIDE ENTRANCE FOR MAXIMUM PRIVACY



ONE-STOREY TWIN VILLA {4BR}



ONE-STOREY TWIN VILLA {4BR}



ONE-STOREY TWIN VILLA {4BR}



→ Semi-Connected One-Floor Twin



→ Side Entrance for Maximum Privacy



→ Spacious Reception



→ Indoor-Outdoor Seamless Living Experience



→ External Staircase Connecting Garden to Roof Terrace



→ Master Suite Overlooking the Pool Deck & Sea View



→ 3 En-suite Bedrooms in a Private Zone

ONE-STOREY TWIN VILLA {4BR}

PLOT DIMENSIONS	14.5x31.0m
INTERNAL AREA	202m²
COVERED TERRACES	39m²
ROOF TERRACE AREA	109m²
TOTAL AREA	350m²

DESIGN COMPONENTS

- → Entrance Foyer
- → Maid's Room
- → Guest Toilet
- → Spacious Reception + Dining Space
- → Lifestyle Kitchen
- → Master-Suite
- → 1 En-Suite Bedroom
- → 2 Bedrooms
- → Bathroom



GROUND FLOOR

ONE-STOREY TWIN VILLA {4BR}

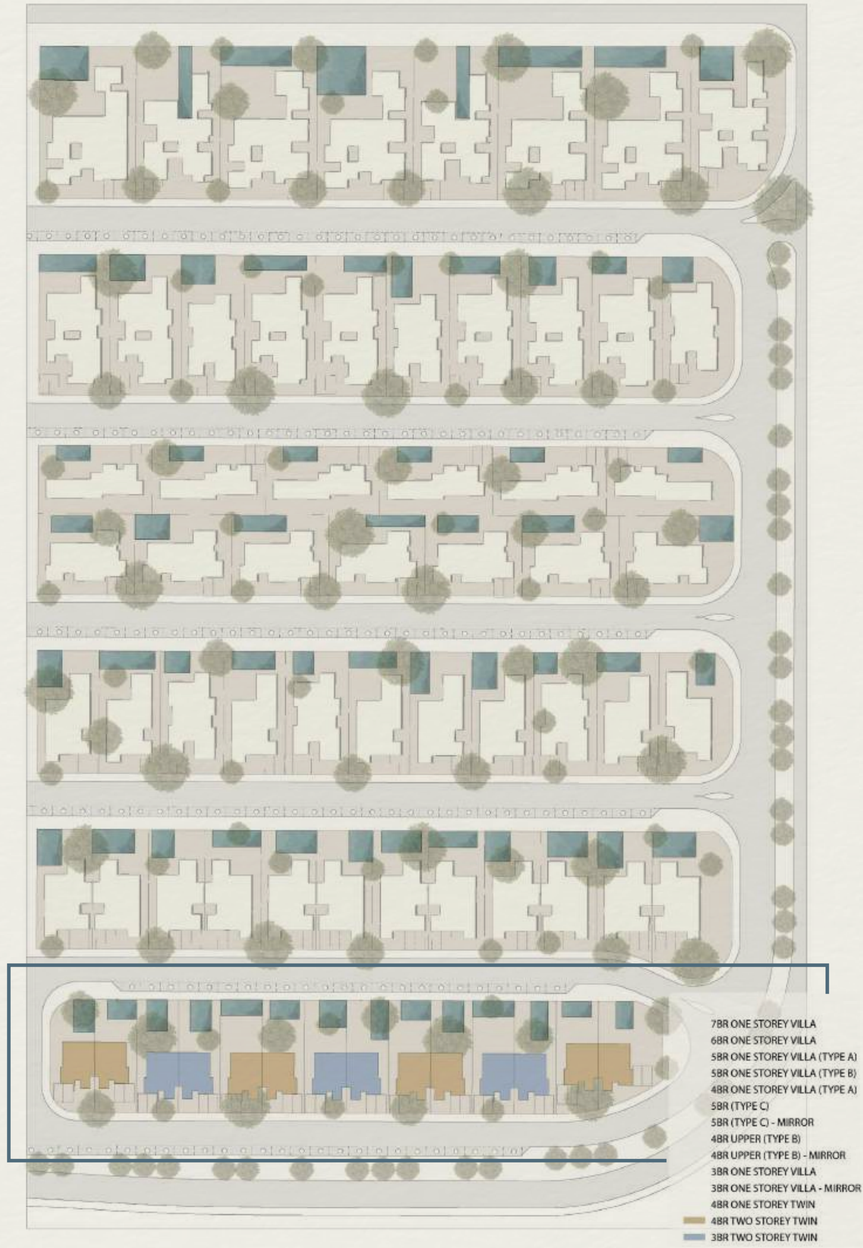


ROOF

SIXTH ROW VILLAS

TWO-STOREY TWIN VILLA {4BR}

TWO-STOREY TWIN VILLA {3BR}



TWO-STOREY TWIN VILLA {4BR}

Set between two breathtaking landscapes, this 4-bedroom villa captures panoramic sea views at the front and a serene lagoon at the back. Outdoor living flows effortlessly from the indoors, with spacious, covered terraces, made for family gatherings. The villa includes a master suite and three elegant bedrooms, most with sea-facing views. Upstairs, the penthouse bedroom opens onto a generous rooftop terrace.



TWO-STOREY TWIN VILLA {4BR}



TWO-STOREY TWIN VILLA {4BR}

WELCOMING ARRIVAL EXPERIENCE



TWO-STOREY TWIN VILLA {4BR}



TWO-STOREY TWIN VILLA (4BR)



TWO-STOREY TWIN VILLA {4BR}



OVERSIZED COVERED TERRACES & SPACIOUS GARDEN

TWO-STOREY TWIN VILLA {4BR}



TWO-STOREY TWIN VILLA {4BR}



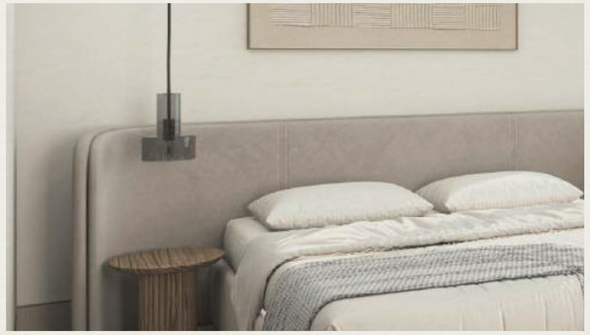
TWO-STOREY TWIN VILLA {4BR}



→ Spacious Reception with Dining Area



→ Indoor-Outdoor Living Experience



→ Separation between Private Zone & Public Spaces



→ Front Panoramic Sea View



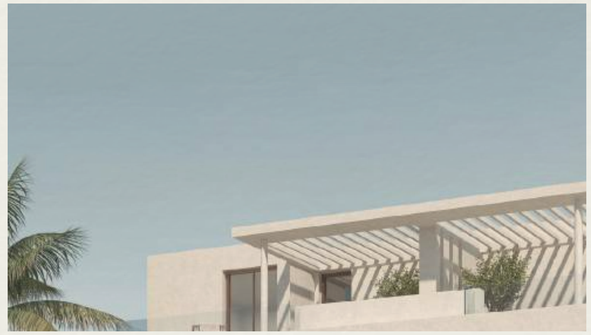
→ Back Wide Lagoon View



→ Oversized Covered Terraces



→ Master Suite with a Sea View



→ Penthouse Extending to a Spacious Roof Terrace

TWO-STOREY TWIN VILLA {4BR}

PLOT DIMENSIONS	11.0x29.0m
INTERNAL AREA	213m^2
UNCOVERED TERRACES	14m^2
COVERED TERRACES	33m^2
ROOF TERRACE AREA	47m^2
TOTAL AREA	307m^2

DESIGN COMPONENTS

- → Reception + Dining Space
- → Kitchen
- → Guest Toilet
- → Maid's Room
- → Driver's Room
- → Master Suite
- → Terrace
- → 3 Bedrooms
- → 2 Bathrooms

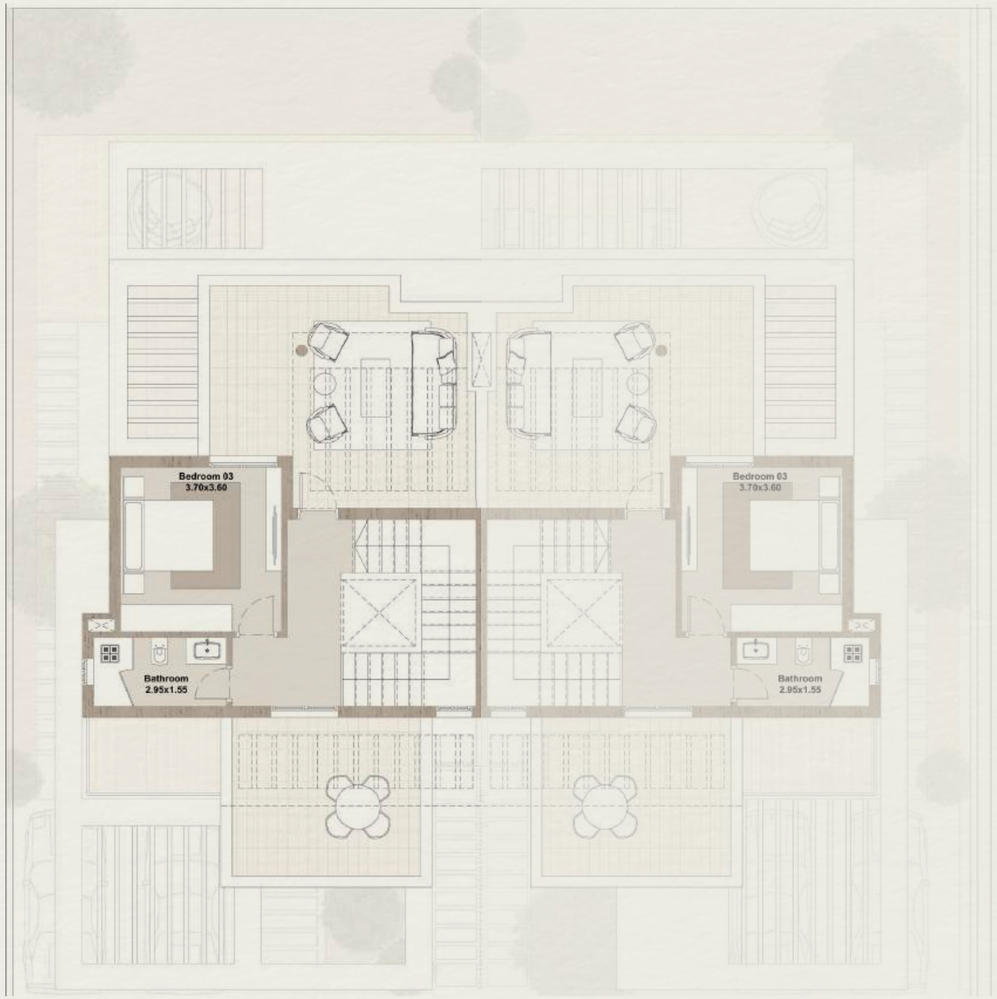


GROUND FLOOR

TWO-STOREY TWIN VILLA {4BR}



FIRST FLOOR



ROOF

TWO-STOREY TWIN VILLA {3BR}

This charming villa offers double views, facing the sea at the front and a wide lagoon view at the back. The reception area is designed to have a seamless indoor-outdoor living experience that opens onto oversized covered terraces. The master suite enjoys a breathtaking sea view, adjacent to elegant en-suite bedrooms. A spacious rooftop terrace completes the home, offering the perfect setting for family relaxation and gatherings.



TWO-STOREY TWIN VILLA {3BR}



TWO-STOREY TWIN VILLA {3BR}

GRAND WELCOMING EXPERIENCE



TWO STOREY TWIN VILLA {3BR}




TWO-STOREY TWIN VILLA {3BR}
OVERSIZED COVERED TERRACES & SPACIOUS GARDEN

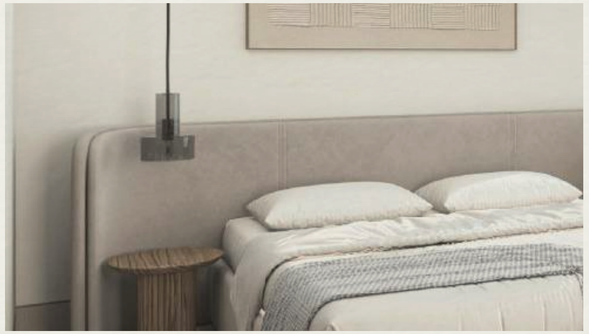
TWO-STOREY TWIN VILLA {3BR}



→ Spacious Reception with Dining Area



→ Indoor-Outdoor Living Experience



→ Separation between Private Zone & Public Spaces



→ Front Panoramic Sea View



→ Back Wide Lagoon View



→ Oversized Covered Terraces



→ Master Suite with a Sea View



→ Spacious Roof Terrace

TWO-STOREY TWIN VILLA {3BR}

PLOT DIMENSIONS	11.0x29.0m
INTERNAL AREA	189m²
UNCOVERED TERRACES	14m²
COVERED TERRACES	33m²
ROOF TERRACE AREA	71m²
TOTAL AREA	307m²

DESIGN COMPONENTS

- → Reception + Dining Space
- → Kitchen
- → Guest Toilet
- → Maid's Room
- → Driver's Room
- → Master Suite
- → Terrace
- → 2 Bedrooms
- → 1 Bathroom



GROUND FLOOR

TWO-STOREY TWIN VILLA {3BR}



FIRST FLOOR



ROOF

FINISHING SPECS

1. Living, Dining, Internal Corridors:
Floors: Local Porcelain
Walls: Plaster and paint
Ceiling: Plaster and paint

2. Bedrooms
Floors: Selection of quality ceramic tiles
Walls: Plaster and paint
Ceilings: Plaster and paint

3. Kitchen
Floor: Ceramic tiles/similar finishes as living and dining for open kitchen
Walls: Ceramic tiles and paint
Ceilings: Heat Resistant Gypsum Board + Paint

4. Bathrooms
Floor: Ceramic tiles
Walls: Ceramic tiles and paint
Ceilings: Water resistant Gypsum Board + Paint

5. Balconies / Terraces
Floor: Selection of quality ceramic tiles
Walls: As per external building finish
Ceilings: As per external finishes

6. Doors
Wooden Doors

7. Sanitary Ware
High-grade sanitary-ware & mixers
Marble counter top

8. Aluminum & PVC
Aluminum works: aluminum section or PVC section



DISCLAIMERS

Floorplan Disclaimer

1. All rooms dimensions are measured wall to wall excluding wall finishes, structural elements, and construction tolerances. Also, the structural design and permits requirements may have an impact on the plans and dimensions by adding or removing structural elements.
2. All materials, dimensions and drawings might be slightly changed without notice. Actual areas may vary from the-stated area subject to construction or permits.
3. Drawings are not to scale. The developer reserves the right to make revisions throughout the design and construction process.
4. Actual front windows, porches, terraces, loggia, and exterior trim detail may vary due to design functionality, constructability and/or permits requirements.
5. Pools, water features, plantation and indoors and outdoors furniture are not included.
6. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary rips/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing it after delivery will be provided then.
7. Unit orientation as well as layout allocation and mirroring depend on the plot location and urban design parameters. The shown layouts are only for Illustrative Purposes.

Masterplan Disclaimer

1. Drawings are not to scale.
2. The developer reserves the right to make technical revisions, without notice.
3. Plot shape and area may vary following the location of the unit and the masterplan authority approvals.

Renders Disclaimer

1. The facades may be subject to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia, and exterior trims may vary by elevation styles and floor level.
3. The facades surroundings and effects are for illustrative purposes.
4. Pools, water features, plantation and indoors and outdoors furniture are not included.
5. Only the Main Structure of Car Parking Canopy and Background Terrace Canopy are included. All canopies secondary rips/beams as well as shown wooden pergolas structure and cladding are not included. Guidelines for implementing the pergolas after delivery will be provided by then.

Interior Renders Disclaimer

1. All materials, specifications, colors, and furniture layouts are provided as a design alternative and may be subject to change and alteration without notice depending on availability of specified materials, specification and/or colors.
2. Finishing will follow the specs clarified in Contract Annexes. The shown look and feel are only for Illustrative Purposes and does not include additional finishing materials, furniture, paintings, and accessories that are not included in the deliverables.
3. Skylight feature design details may be subject to change without notice depending on design intent, functionality constructability and permits approvals. The features shown are only for Illustrative Purposes.





OUR PHILOSOPHY & CORE VALUES

We believe real estate today and, in the future, derives value from an emotional human connection between people and the places they visit or live in. Our purpose is to design and build places that create value through enhancing and sustaining these everlasting connections through innovation and original thinking.

AUTHENTICITY

We are committed to originality, staying true to our identity by expressing authentic ideas that are reflected in our unique designs. Each project features meaningful design elements that foster human connections, transforming spaces into homes with character. Our focus ensures that we match our clients with homes that express their individuality.

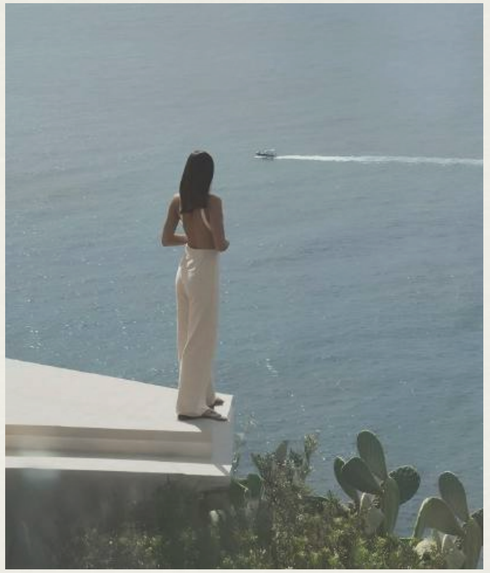
YOUTH–INSPIRED

We acknowledge the shift, where the older generation now looks to the younger for inspiration. Their lifestyles, behaviors, and vision inspire us, as they are the driving force behind emerging trends. This influence enriches our designs, living experiences, and the way we communicate, as we are dedicated to catering to their needs and aspirations.

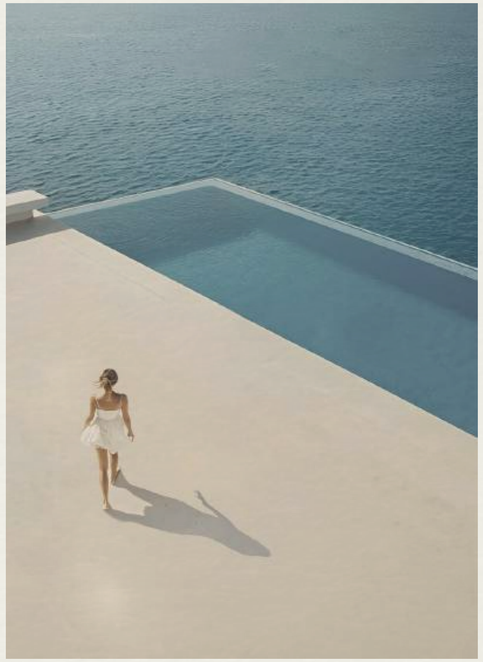
SUSTAINABILITY FOCUSED

We are passionate about changing the way we live, caring for both the environment and our community. Through thoughtful design, responsible construction and a focus on energy conservation we will create communities that prioritize environmental responsibility.

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HQ Building (A12) Cairo Business Park project, plot No. 1 at El- Koronfel Service Center - New Cairo - Cairo.
Zayed Showroom Showroom # 2002 - Ground Floor - Park St. - Sheikh Zayed - 6th of October
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