

# NAIA BAY Ras Cl Hekma

# Stellar Haven

At the most strategic location; NAIA BAY is located at 212 KM at the heart of Ras El Hekma directly over crystal clear water with its prime location suited on a bay of 40 KM which guarantees enjoyment of the beach in a calm and relaxing way, all units in NAIA BAY are having its waterfront emphasizing on daily barefoot experience.

NAIA BAY is located in a prime destination that is near hotels, main roads and vital services zones.

New Alamein 45 min

Sidi Abd El Rahman 30 min

• Cairo 4 hrs

• Alexandria 2 hrs

# Fouka Rd Exit of Km 210

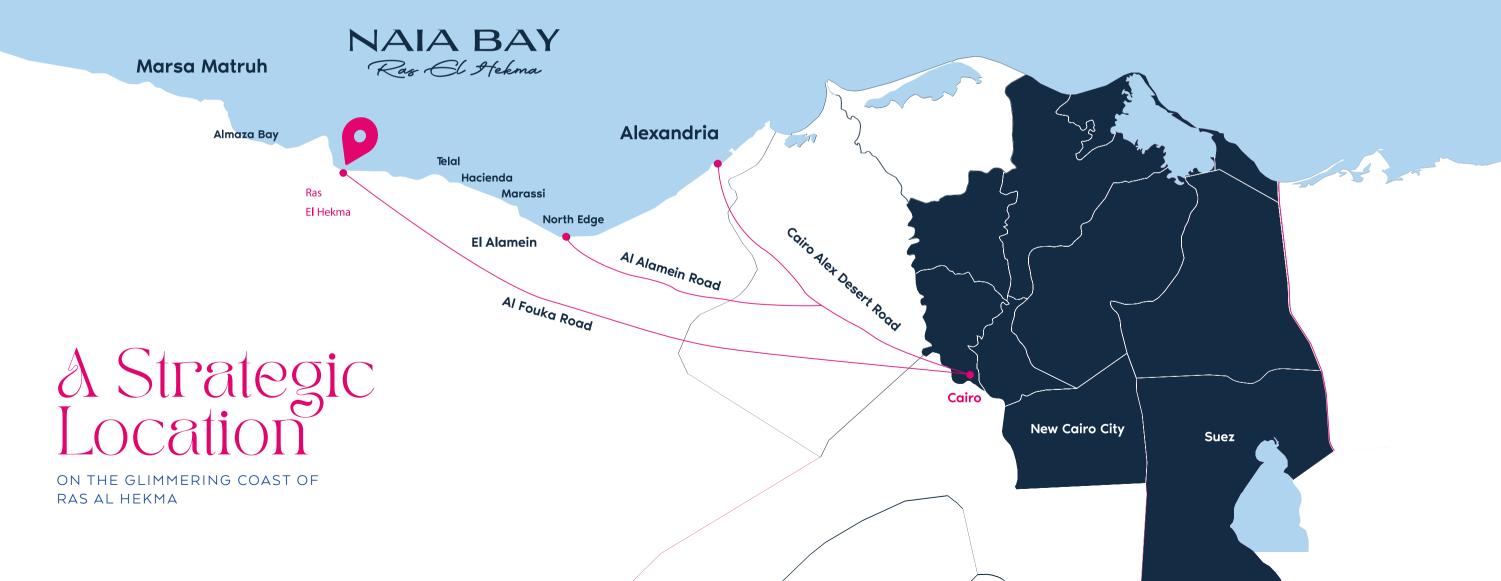
₩ Wadi El Natroun Rd. / El Alamein Rd.

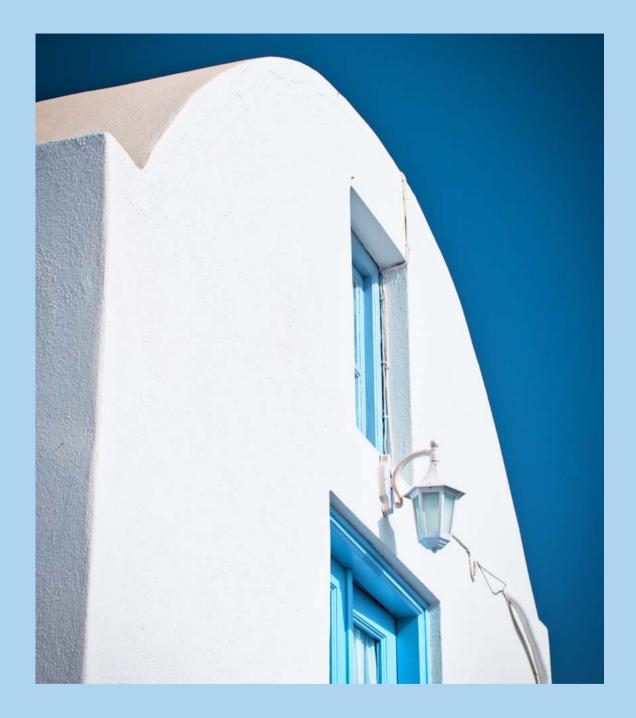
\*\* North Coastal Rd.

Ras El Hekma Hospital 8 min

Marsa Matrouh Airport 50 min

CO-OP Gas Station 7 min





#### **EL GHONEIMI**

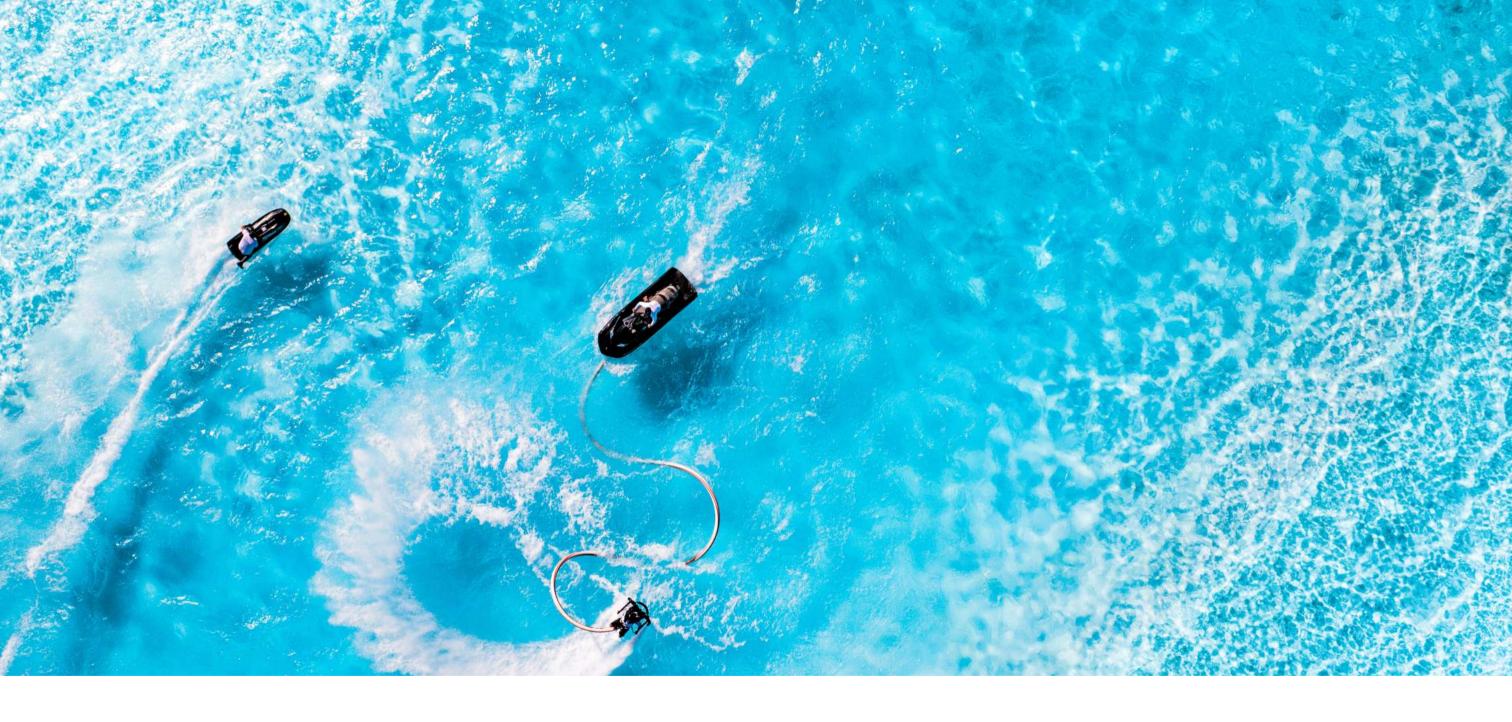
EIGhoneimi Architects is known for taking on complex projects and delivering stellar results. ElGhoneimi Architects know the value of successful collaboration through their work with many established international firms.

#### A GRECIAN BLISS OF

# Architecture & Design

Inspired from the architectural aesthetic of Greek communities and designed by El Ghoneimi Architects to radiate a community of 148 modern and sustainable townhouses that are both private and calming. Each home is intricately crafted to stand out for its iconic beauty and practicality down to the finest detail.





World-renowned, Crystal Lagoons® brings forward a state-of-the-art patented technology of innovative crystalline lagoons. At NAIA BAY, these clear blue waters are at every doorstep granting every home a unique and private waterfront to enjoy with ease.





# The Masterplan

NAIA BAY embodies a modern Grecian lifestyle amid Ras El Hekma. Spanning 470,400  $\text{m}^2$ , this community sustains a wide selection of unique stand-alone villas, twin-houses, townhouses, and all chalets designed to generate utmost peace and comfort



#### YOUR GATEWAY TO EVERYTHING

# Impeccable Facilities



Fitness Club - Padel Court



Watersports



Commercial Hub



Boutique Hotel



NAIA Walk



Crystal Lagoons



Service Center



Club House



Recreational Area



Infinity Pool



Kids Park



International Hotel



Beach Showers



Gym & Spa













# Five Star Hospitality

NAIA BAY'S INTERNATIONAL HOTEL

Redefining the measures of true contentment, NAIA BAY introduces an exceptional hospitality concept. Surrounded by transcending breathtaking views, Ras El Hekma's new International Hotel will be the ultimate seaside location. This luxurious beachside destination offers 5-star quality services and an unmatched clubhouse experience with utmost ease and comfort.

# A Boutique Hotel

STEPS AWAY

Just minutes away from Your residence a boutique hotel with one-ofa-kind qualities. With its splendid serene views, ultimate peace and tranquility are the optimal guarantee at Ras El Hekma's new waterfront destination. Surpassing all expectations, this boutique hotel will be the epitome of a much needed getaway.





# Beach Club

Immerse yourself into a daily summer time thriller activities on the beach from jet skiing, parasailing, kite surfing, water skiing, skim boarding, body boarding, boat riding and sailing by yachts, wake boarding, Canoeing & others.

NAIA BAY Beach Club is open for plenty of indoor & outdoor activities that fulfill multiple purposes with wide range of services.



# Commercial Hub

NAIA BAY's commercial hub brings refreshment to you and your friends after a day on the beach.

The trendy services area gives you the chance to enjoy a tasteful summer with international dining experiences and breathtaking views of the Mediterranean in partnership with MEADIS, the inernational operator of 16 different high-end shopping brands and cafes.



#### BOUNDLESS

### Amenities & Facilities



NAIA WALK



KIDZANIA BEACH KIDS PARK



TWC BEACH GYM



COMMERCIAL HUB

#### AT NAIA BAY

# all facilities are steps away







INFINITY HORIZON POOL



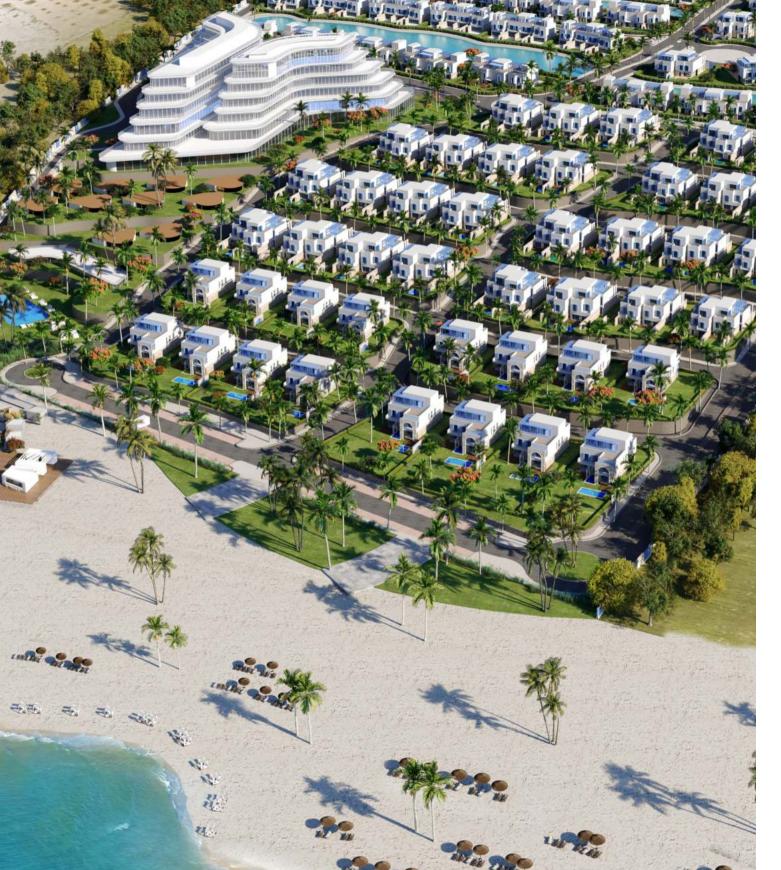
RECREATIONAL AREA



BEACH VOLLEYBALL COURT







#### Standalone

# Villas

Unplug and disconnect yourself from the outer world at Fira, a piece of Santorini's luxurious capital at NAIA BAY. in your private Jacuzzi or Pool.

Fira is the iconic masterpiece of 16 Standalone Villas & 58 Twin Houses overlooking the serene crystal clear water of Ras El Hekma Bay.











### "ÉNA" Module

#### BUILT UP AREA 520 m<sup>2</sup>

#### **GROUND FLOOR**

Entrance	2.45 × 4.05
Lobby 1	2.00 × 1.10
Guest Toilet	1.65 × 1.60
Maid's Room	3.65 × 2.10
Maid's Dressing	1.90 × 2.25
Maid's Bathroom	1.65 × 1.65
Kitchen	3.65 × 2.75
Guest Bedroom	$3.90 \times 7.10$
Guest Bedroom Dressing	2.40 × 1.60
Guest Bathroom	1.70 × 2.60
Lobby 2	4.75 × 1.90
Stairs	$3.50 \times 3.55$
Reception 1 + Dining	7.50 × 6.30
Reception 2	4.50 × 8.30
Terrace 1	11.00 × 3.50
Terrace 2	$7.00 \times 3.75$
Pool	8.00 × 4.00

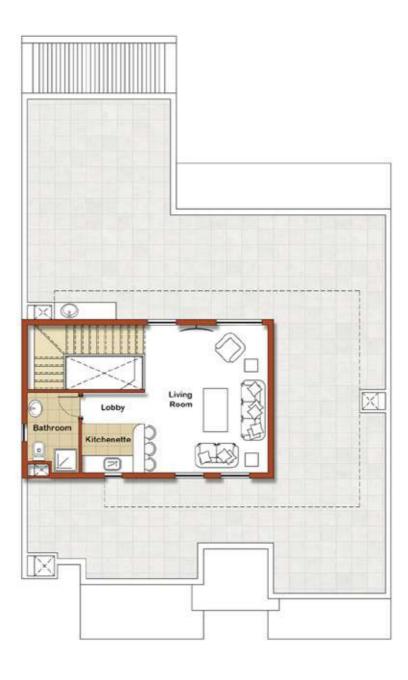
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#### FIRST FLOOR

Stairs	5.10 × 3.55
Living Room + Dining	3.40 × 7.40
Kitchenette	2.00 × 3.40
Double Hight	2.45 × 2.05
Master Bedroom	5.00 × 4.20
	1.30 × 3.60
Dressing	3.60 × 1.80
Bathroom	3.60 × 1.60
Terrace	5.40 × 1.75
Lobby	2.00 × 1.20
Bedroom 1	3.90 × 4.20
Dressing 1	1.90 × 1.90
Bathroom 1	1.90 × 2.10
Terrace 1	7.50 × 1.60
Bedroom 2	3.90 × 4.40
Dressing 2	1.90 × 1.30
Bathroom 2	1.90 × 2.10
Terrace 2	4.30 × 1.40
Bedroom 3	3.90 × 5.20
Dressing 3	1.95 × 1.60
Bathroom 3	1.95 × 2.60
Terrace 3	4.30 × 2.00



#### **ROOF FLOOR**

Living Room	4.30 × 5.15
Lobby	2.15 × 1.10
Kitchenette	2.20 × 1.70
Bathroom	1.80 × 2.80
Stairs	4.10 × 2.25

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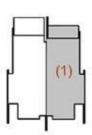






#### Type B1

BUILT UP AREA 370 m<sup>2</sup>





#### ROOF FLOOR

Living Room	3.10 x 3.60
Kitchenette	3.20 x 1.50
Bathroom	1.70 x 2.30
Lobby	1.80 x 2.00
Stairs	1.10 x 6.00



#### FIRST FLOOR

Living Room & Dining	3.40 x 6.40
Terrace 1	3.20 x 1.90
Kitchenette	2.20 x 2.90
Lobby 1	2.20 x 2.90
stairs	1.10 x 6.20
Lobby 2	1.40 x 3.80
Terrace 2	3.60 x 1.40
Master Bedroom	4.10 x 5.90
Dressing 1	3.10 x 1.60
Bathroom 1	3.20 x 2.50
Bathroom 2	1.70 x 3.00
Bedroom 1	3.30 x 3.70
Bedroom 2	3.10 x 3.50
Bedroom 3	3.20 x 3.50
Dressing 2	2.00 x 1.70
Bathroom 3	1.80 x 2.10



#### GROUND FLOOR

GROCIE	
Entrance	2.20 x 3.00
Lobby 1	4.30 x 1.10
Guest Bedroom	3.00 x 3.50
Guest Bedroom Dressing	2.00 x 1.80
Gust Bathroom	2.10 x 1.80
Maid's Room	2.20 x 3.50
Maid's Bathroom	1.20 x 2.10
Kitchen	3.20 x 3.30
Toilet	1.70 x 2.10
Lobby 2 & stairs	5.50 x 5.40
Store	1.00 x 1.70
Reception & Dining	7.60 x 6.60
Terrace	7.20 x 3.00
Pool	7.00 x 4.00



#### DISCLAIMER





Dip your toes into the turquoise waters all day long and enjoy the views from every angle of your unit. Pelagio is a place specially designed for you and your family to experience the softness of the white sand, and the warmth of the sun directly from your private wooden deck overlooking the crystal lagoons.

#### Welcome to PELAGIO

catch rounds of happiness with your family and make everlasting summer stories.





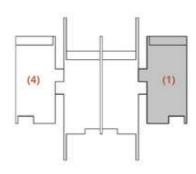


### "TÉSERA" Module

#### Type D1 & D4

BUILT UP AREA 225 m<sup>2</sup>







#### GROUND FLOOR

Entrance	2.90 x 4.1
Guest Bedroom	3.30 x 3.4
Guest Bedroom Dressing	1.70 x 2.0
Guest Bathroom	1.60 x 1.9
Lobby	1.90 x 2.6
Kitchen	3.50 x 2.6
Store	0.90 x 2.2
Bathroom	1.50 x 1.9
Reception + Dining	6.40 x 5.0
Terrace	6.60 x 1.5
Stairs	1 00 v 3 3

#### FIRST FLOOR

Kitchenette + stairs	3.00 x 4.70
Living Room	3.00 x 3.80
Lobby	1.10 x 4.50
Master Bedroom	3.30 x 4.40
Dressing	1.80 x 1.90
Master Bathroom	1.60 x 1.90
Terrace	1.00 x 3.20
Bathroom	1.80 x 1.80
Bedroom 1	3.30 x 3.20
Bedroom 2	3 40 v 4 20

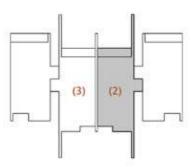
#### ROOF FLOOR

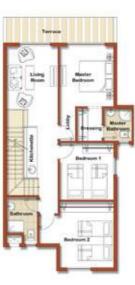
Living + Stairs	3.00 x 4.60
Bathroom	1.60 x 1.90

#### Type D2 & D3

BUILT UP AREA 225 m<sup>2</sup>









#### GROUND FLOOR

Entrance	2.80 x 4.10
Guest Bedroom	3.00 x 3.30
Guest Bedroom Dressing	1.60 x 2.00
Guest Bathroom	1.60 x 1.90
Lobby	1.80 x 2.60
Kitchen	3.40 x 2.60
Store	0.90 x 2.20
Bathroom	1.60 x 1.90
Reception + Dining	6.20 x 4.80
Terrace	6.10 x 1.50
Stairs	1.00 x 3.50

#### FIRST FLOOR

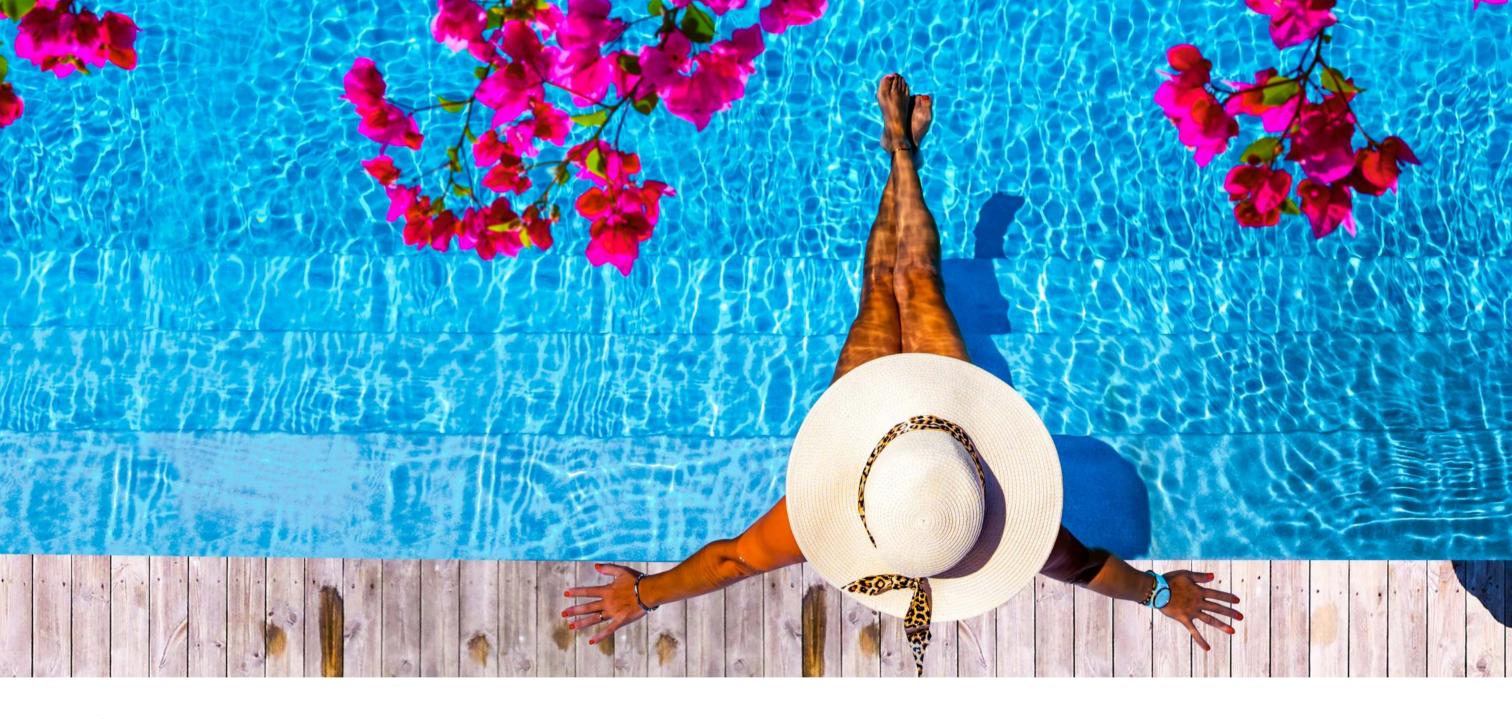
Kitchenette + stairs	2.90 x 5.00
Living Room	2.90 x 3.60
Master Bedroom	3.20 x 3.50
	1.00 x 2.00
Dressing	1.40 x 1.90
Master Bathroom	1.60 x 1.90
Terrace	1.30 x 6.20
Bathroom	1.80 x 2.10
Bedroom 1	3.20 x 3.40
Bedroom 2	3.20 x 3.90

#### ROOF FLOOR

Living + Stairs	3.00 x 5.00
Bathroom	1.50 x 1.90

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Greek for sea, Hali is literally where the sea is at your doorstep. These dreamlike floating townhouses are surrounded by Crystal Lagoons© from all directions giving every unit its own serene waterfront view.



# HALI The Floating Townhouses

A HAVEN OF VIEWS AWAITS

Enter the stellar haven that is HALI and enjoy a surreal experience offering a truly unmatched waterfront adventure. With specially made wooden decks, every resident has direct access to mesmerizing crystal clear lagoons stretching as far as the eye can see. Designed by world-renowned, Crystal Lagoons®, our state-of-the-art waterfront delivers a water escape directly from every porch. Whether it's a scenic breakfast or picturesque gathering, HALI's waterfront deck turns dreams into reality.

#### Welcome to HALI.

Welcome to a promise of happy memories, glimmering tan lines and barefoot adventures.



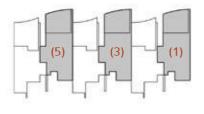




### "PÉNTE" Module

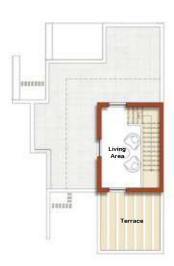
#### Type E1 & E3 & E5

BUILT UP AREA 180 m<sup>2</sup>









#### GROUND FLOOR

Entrance	3.20 x 2.30
Guest Toilet	1.70 x 2.00
Kitchen	3.40 x 2.70
Dining	3.50 x 5.00
Store	0.90 x 1.80
Reception	6.30 x 4.30
Terrace	6.50 x 5.50
Chaine	4 00 2 20

#### FIRST FLOOR

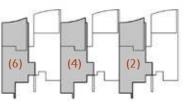
Kitchenette + stairs	3.00	Χ	4.7
Master Bedroom	3.20	Χ	5.1
Bathroom 1	1.60	Χ	2.7
Terrace	3.00	Χ	2.0
Bedroom 1	3.00	Х	4.5
Bedroom 2	3.20	Х	3.5
Lobby	1.00	Х	2.0

#### ROOF FLOOR

Living Area + Stairs	3.20 x 4.80
Terrace	3.20 x 3.40

#### Type E2 & E4 & E6

BUILT UP AREA 190 m<sup>2</sup>

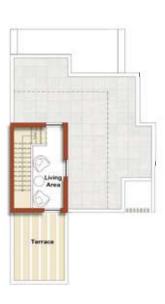




2.90 x 2.90 1.70 x 1.70 3.40 x 2.80

3.30 x 4.80 0.90 x 1.90 3.00 x 3.70 3.10 x 2.80 6.10 x 5.90 1.00 x 3.30





#### FIRST FLOOR

Kitchenette + stairs	3.00 x 4.70
Master Bedroom	3.00 x 5.50
Bathroom 1	1.60 x 2.80
Terrace	6.00 x 2.60
Bedroom 1	3.00 x 3.90
Bedroom 2	3.00 x 4.00
Lobby	0.90 x 2.00
Bathroom 2	2.10 x 2.00

#### ROOF FLOOR

Living Area + Stairs	3.20 x 4.70
Terrace	3.00 x 3.90

#### DISCLAIMER

Entrance Guest Toilet Kitchen

Store Reception Dining Terrace Stairs

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#### Waterfront

# Chalets

NAIA BAY's chalets assure care free community lifestyle that grants daily life pleasure from walking on the beach, riding your bicycle reveling sunset emphasizing crystal water views & best use of space retaining your privacy through serene & veritable Lifestyle.



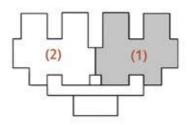




### "ÉXI" Module

Type F - Ground floor

BUILT UP AREA 125 m <sup>2</sup>



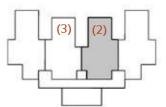


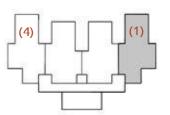
**Unit 1,2** 

,	
Entrance	3.20 x 1.50
Living Room	3.70 x 3.40
Terrace	3.60 x 2.50
Dinning	2.60 x 3.60
Kitchen	2.00 x 3.60
Bathroom	3.90 x 1.50
Master Bedroom	3.80 x 3.40
Master Bathroom	2.30 x 1.80
Lobby	1.00 x 3.80
Bedroom 1	3.60 x 4.70
Bedroom 2	3 00 x 3 20

#### Type F - First Floor

BUILT UP AREA 65 m<sup>2</sup>









#### **Unit 2,3**

Entrance	1.10 × 2.40
Living Room	3.50 × 3.60
Terrace	3.40 × 1.05
Kitchenette	1.00 × 2.2
Bedroom	3.35 × 3.65
Bathroom	3.75 × 1.50
Lobby	1 15 × 2 60

**Unit 1,4** 

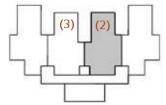
Entrance	1.00 × 2.40
Living Room	3.50 × 3.60
Terrace	3.40 × 1.05
Kitchenette	1.00 × 2.25
Bedroom	$3.50 \times 3.70$
Bathroom	$2.25 \times 2.40$
Lobby	1.30 × 3.85

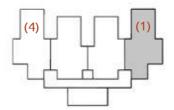
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#### Type F - Second Floor

BUILT UP AREA 65 m<sup>2</sup>









**Unit 2,3** 

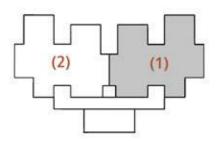
Entrance	1.10 × 2.40
Living Room	$3.50 \times 3.60$
Terrace	$3.40 \times 1.05$
Kitchenette	$1.00 \times 2.25$
Bedroom	$3.35 \times 3.65$
Bathroom	$3.75 \times 1.50$
Lobby	1.15 × 2.60

**Unit 1,4** 

Entrance	1.00 × 2.40
Living Room	3.50 × 3.60
Terrace	3.40 × 1.05
Kitchenette	1.00 × 2.25
Bedroom	3.50 × 3.70
Bathroom	2.25 × 2.40
Lobby	1.30 × 3.85

#### Type F - Third Floor

BUILT UP AREA 115 m<sup>2</sup>





**Unit 1,2** 

Entrance	2.40 x 2.40
Lobby	1.10 x 1.90
Living Room	4.80 x 3.50
	3.60 x 1.20
Terrace	3.80 x 2.30
Kitchen	3.90 x 1.70
Master Bedroom	3.60 x 3.60
	1.00 x 1.90
Master Bathroom	2.30 x 2.40
Bedroom	3.60 x 3.80
Bathroom	2.35 x 2.35

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