

The Waterfall Village



The med.

The med.

A place that is crafted to elevate the quality of your living experience.

Inspired by the beauty of the Mediterranean sensation , at this unique destination, you will find authentic lifestyle, promoting wellbeing, sustainability and maximized luxury with elevations that give mesmerizing sea views and tranquil vibes.



1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

A True North Star

Your home at the med. is strategically located in the new heart of the North Coast, and just at the forefront of the main roads from Cairo and proximity to the area's airports to give you the optimum convenience whether you choose to drive or fly.



15 Mins
Daba Road

30 Mins
Sidi AbdelRahman

35 Mins
Sidi Heniesh

40 Mins
El Alamein Airport

1 Hour
Marsa Matrouh

2 Hours
Alexandria

2 Hours
Borg Elarab Airport

3.5 Hours
Cairo



100,000 sqm
Beach Front Area



49 m
Total Elevation

800 m
Coastline



307 Feddan
Land Area

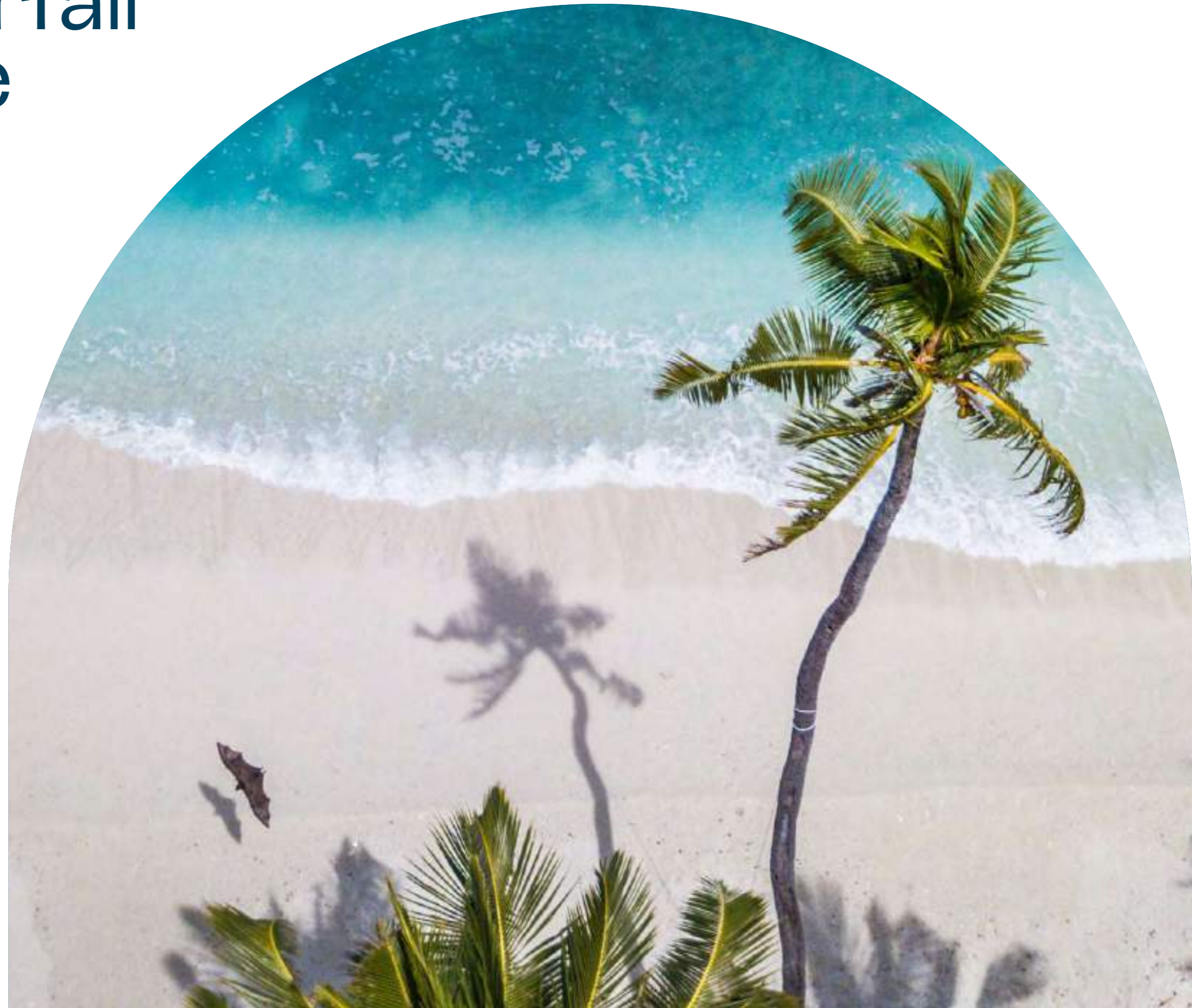


110,000 sqm
Swimmable Lagoons



70%
Villas

The Waterfall Village



The Waterfall Village



The Waterfall Village is bordered by water streams falling into waterfalls that create serene lagoons along its eastern edge. These waterfalls and lagoons are the side views of the special-design Waterfall villas that enjoy both side views and a full northern breeze.

The Waterfall Village features private beach villas on a variety of sand beach lagoons that are elegantly integrated in the village landscape.



The River Walk

Your Pleasure Walk to the Beach

A curated walking experience of sounds and sights that takes you through waterfalls, lagoons and greenery all designed to be shaded naturally so you and your family can enjoy an effortless walk, jog or a bike ride to the beach.

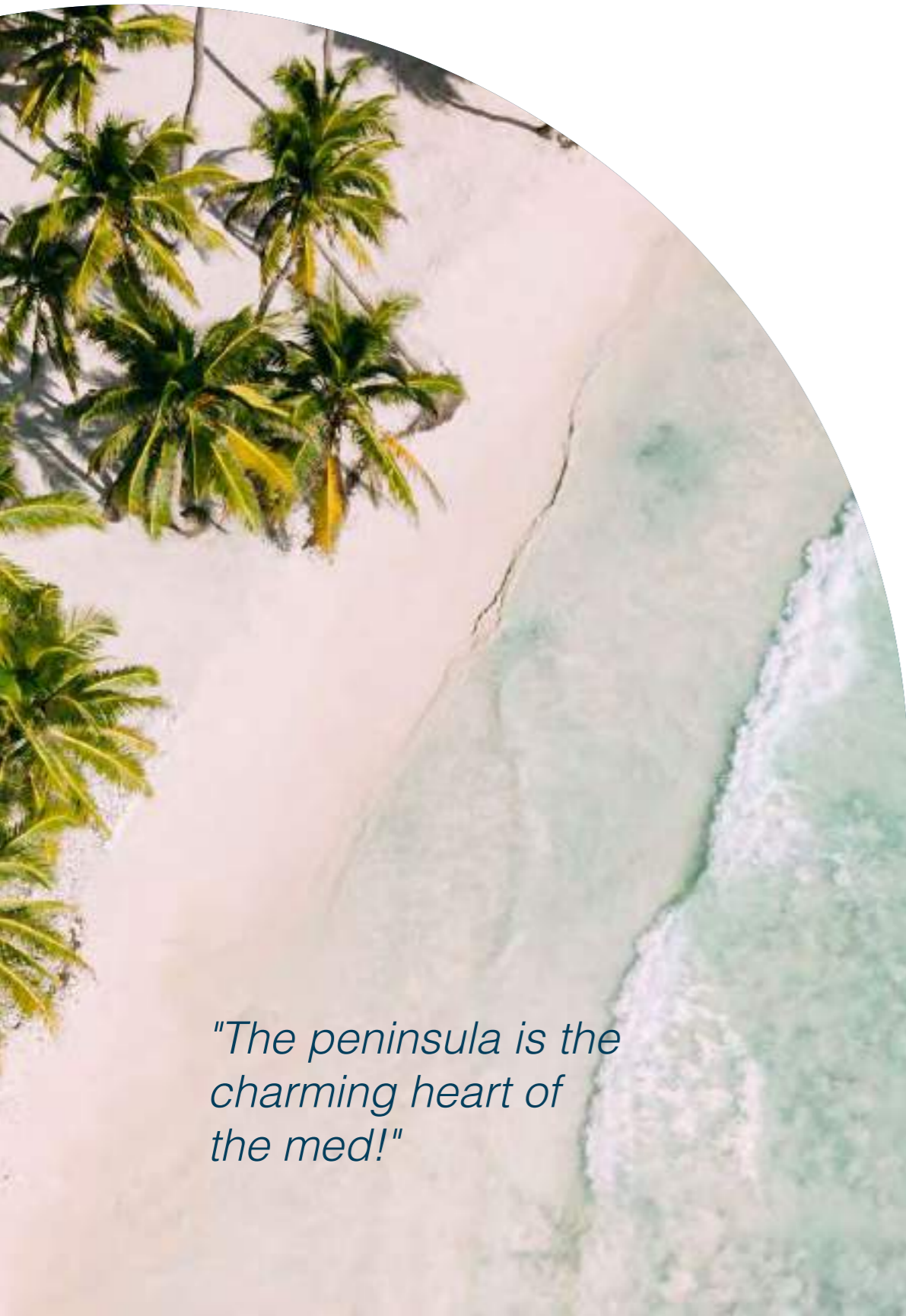


*"A curated walking
experience of sounds
and sights"*



The Peninsula

Your Private Tropical Serviced Island



"The peninsula is the charming heart of the med!"



8,900 sqm island

The peninsula is the charming heart of the Med, located in the center of the community and lined with magical white sandy palm tree beaches overlooking turquoise lagoons.

This 8,894 sqm island is fully serviced by Le Grey and only a short walk from your home.



Private Beach Villas

Walk out of your ground terrace, on the lawn of your back garden and then to your own private sandy beach on the lagoon just a few meters in from of your home.



1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.



Waterfall Villas

These 9 exclusive special design villas enjoy the sights and soft sounds of the waterfall lagoons from their side beaches lines and have the full northern breeze orientation from the front.



1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

Making every home a natural extension of the landscape.



1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

The Waterfall Village

The Waterfall Village

Masterplan

1. Actual spaces areas may vary from the stated area in the masterplan.
2. Drawing is not to scale.
3. The developer reserves the right to make technical revisions, without notices.
4. Each garden plot shape will vary based on the location of the building in the masterplan.

WATERFALL VILLA - 4BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

WATERFALL VILLA - 4BR

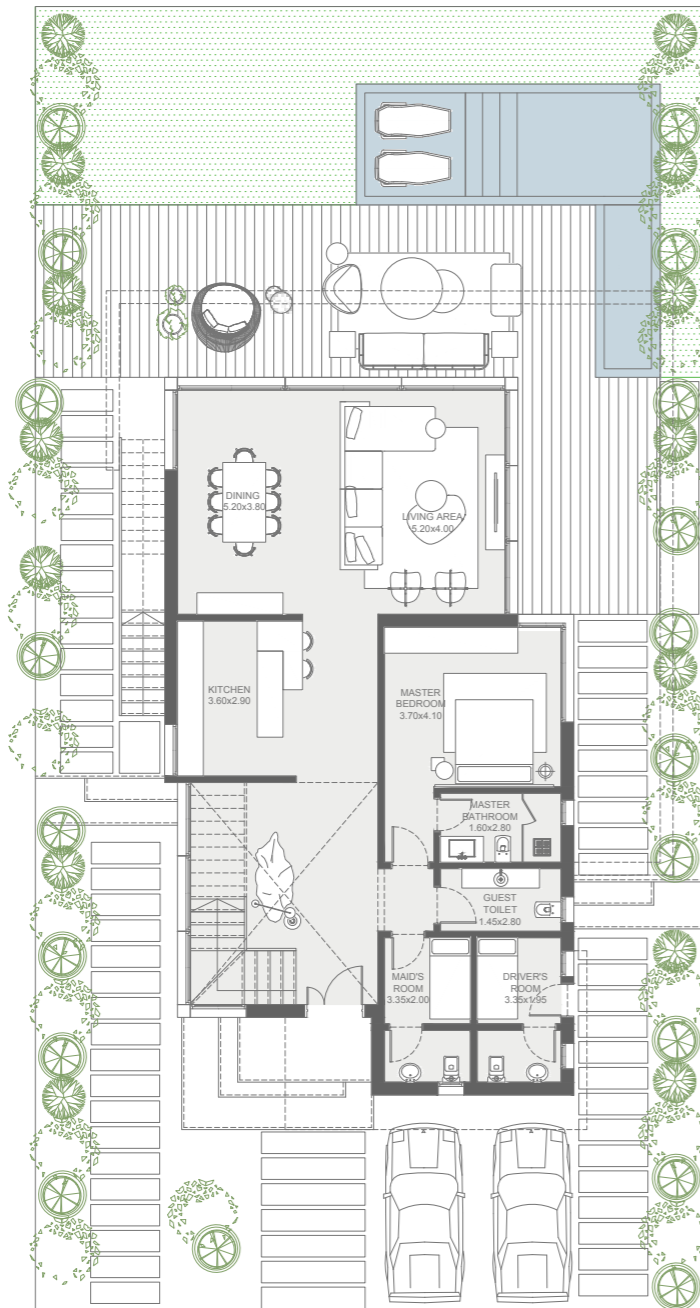


FRONT

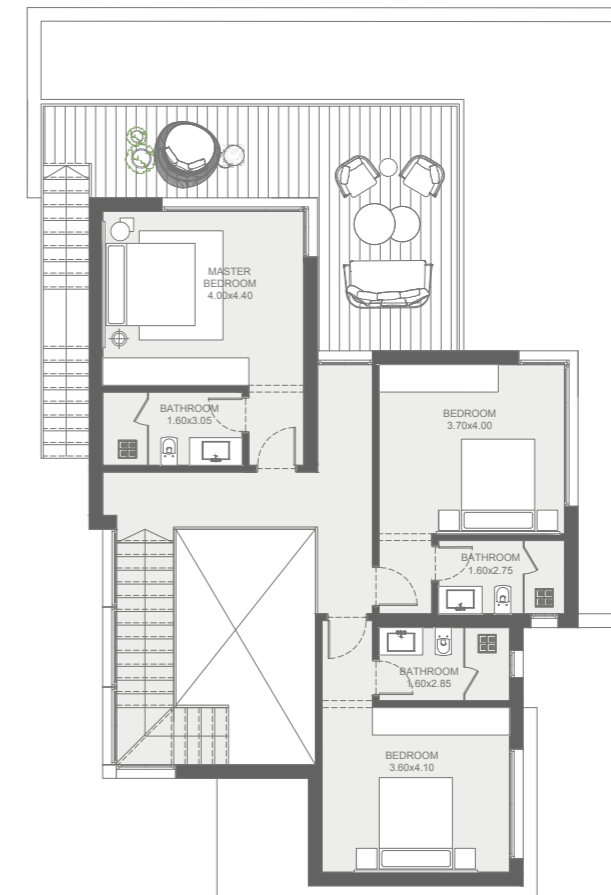
1. This façade is subjected to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

WATERFALL VILLA - 4BR

Sellable Area	294.2 sqm
Internal Area	265.7 sqm
Terraces Area	28.5 sqm



Ground Floor



First Floor

LAGOON PRIVATE BEACH VILLA - 4BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

LAGOON PRIVATE BEACH VILLA - 4BR

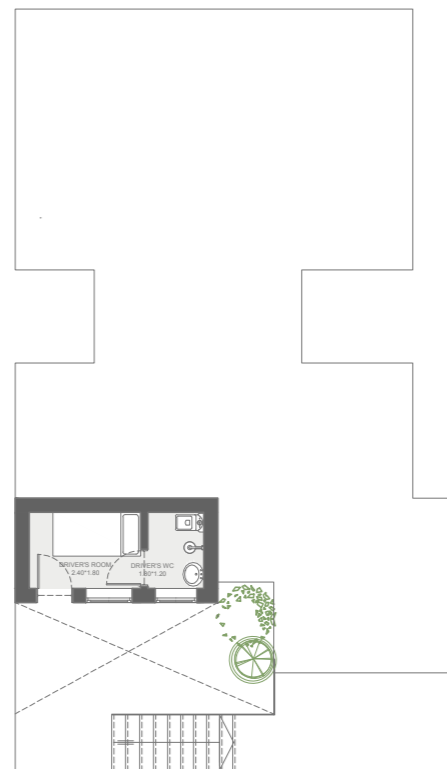


FRONT

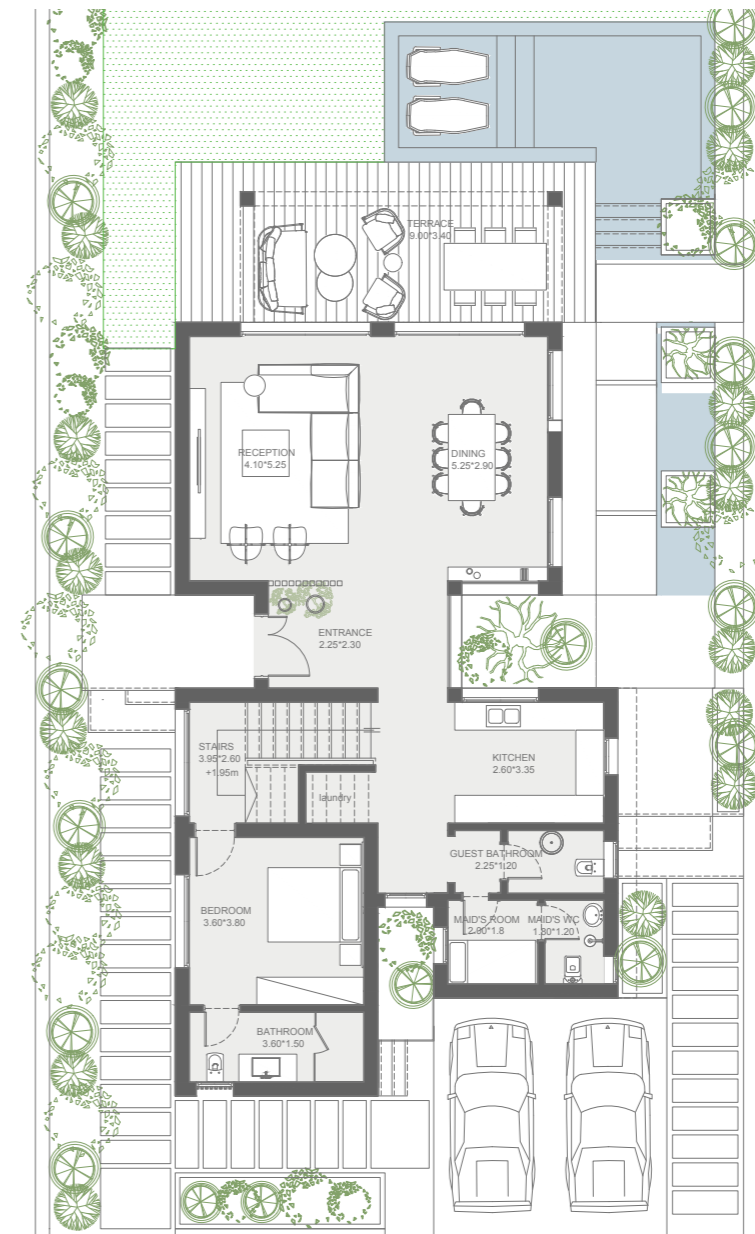
1. This façade is subjected to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

LAGOON PRIVATE BEACH VILLA - 4BR

Sellable Area	296.4 sqm
Internal Area	259.0 sqm
Terraces Area	37.4 sqm

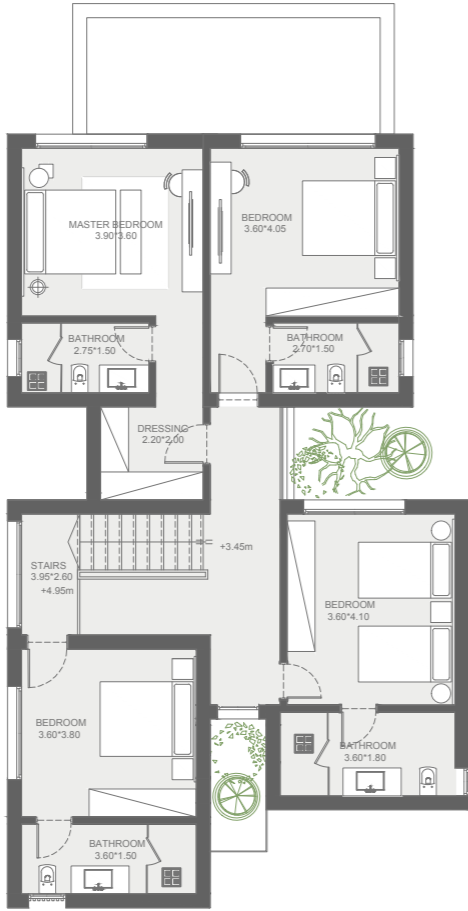


Lower Ground floor



Ground floor

LAGOON PRIVATE BEACH VILLA - 4BR



First floor

LAGOON PRIVATE BEACH VILLA - 4+1BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

LAGOON PRIVATE BEACH VILLA - 4+1BR

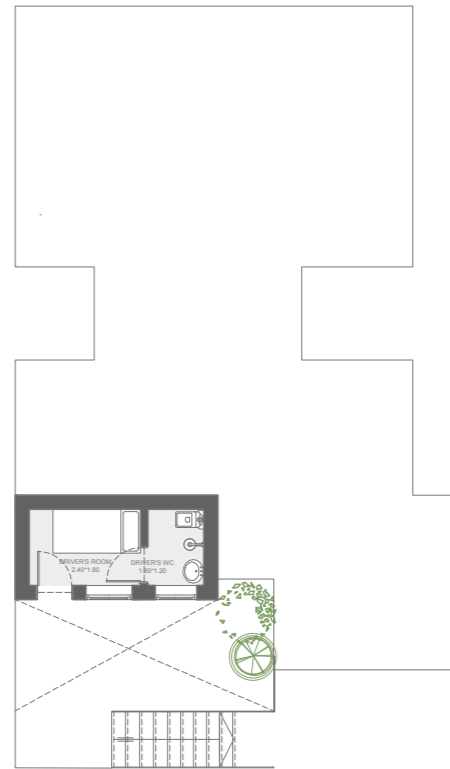


FRONT

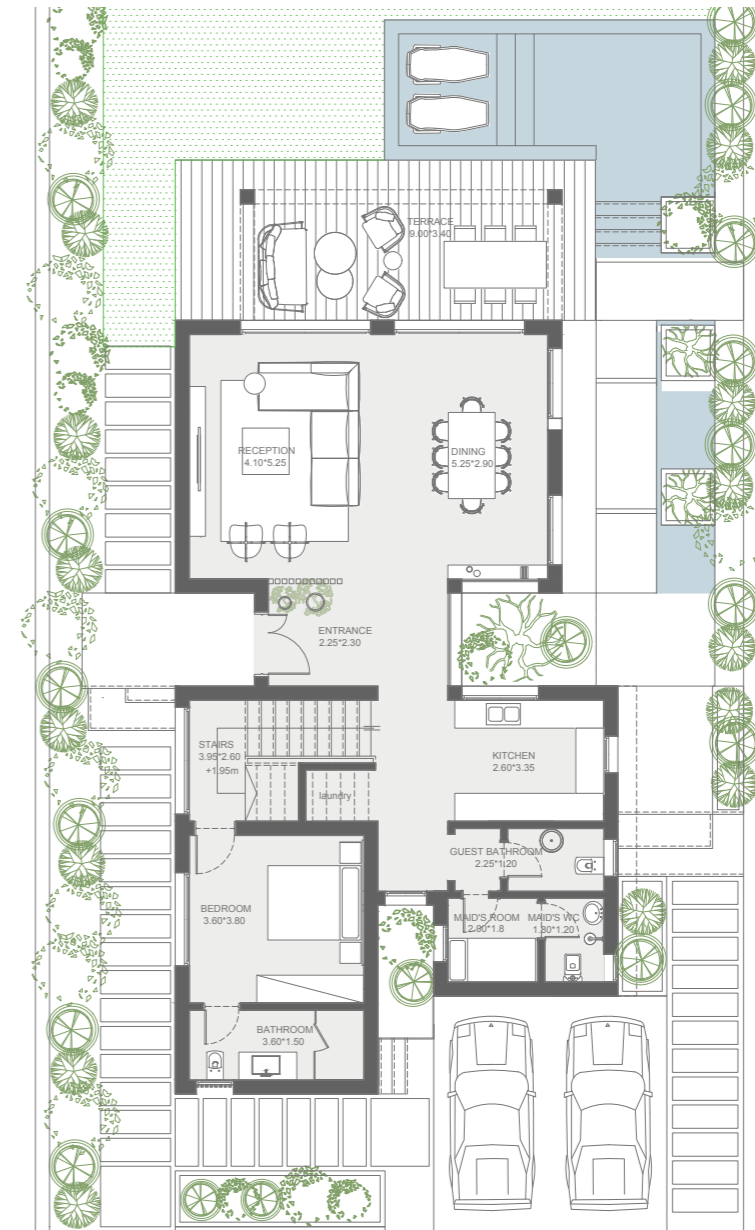
1. This façade is subjected to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

LAGOON PRIVATE BEACH VILLA - 4+1BR

Sellable Area	299.6 sqm
Internal Area	283.9 sqm
Terraces Area	15.7 sqm

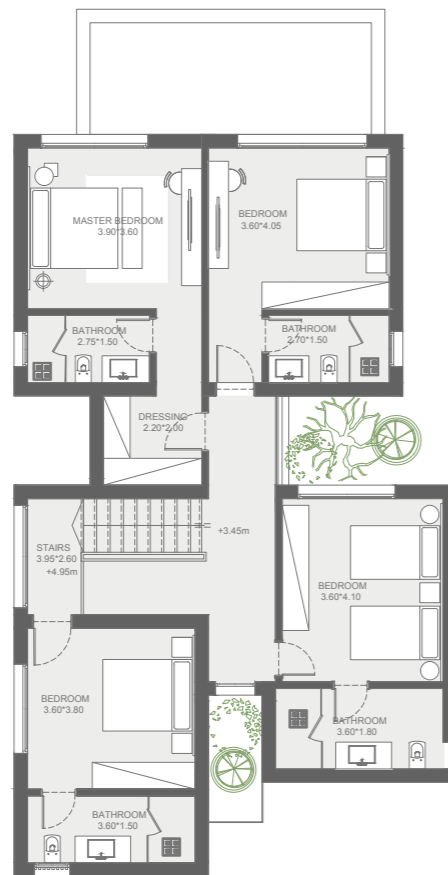


Lower Ground floor



Ground floor

LAGOON PRIVATE BEACH VILLA - 4+1BR



First floor

TWIN HOUSE PRIVATE BEACH LAGOON 4BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

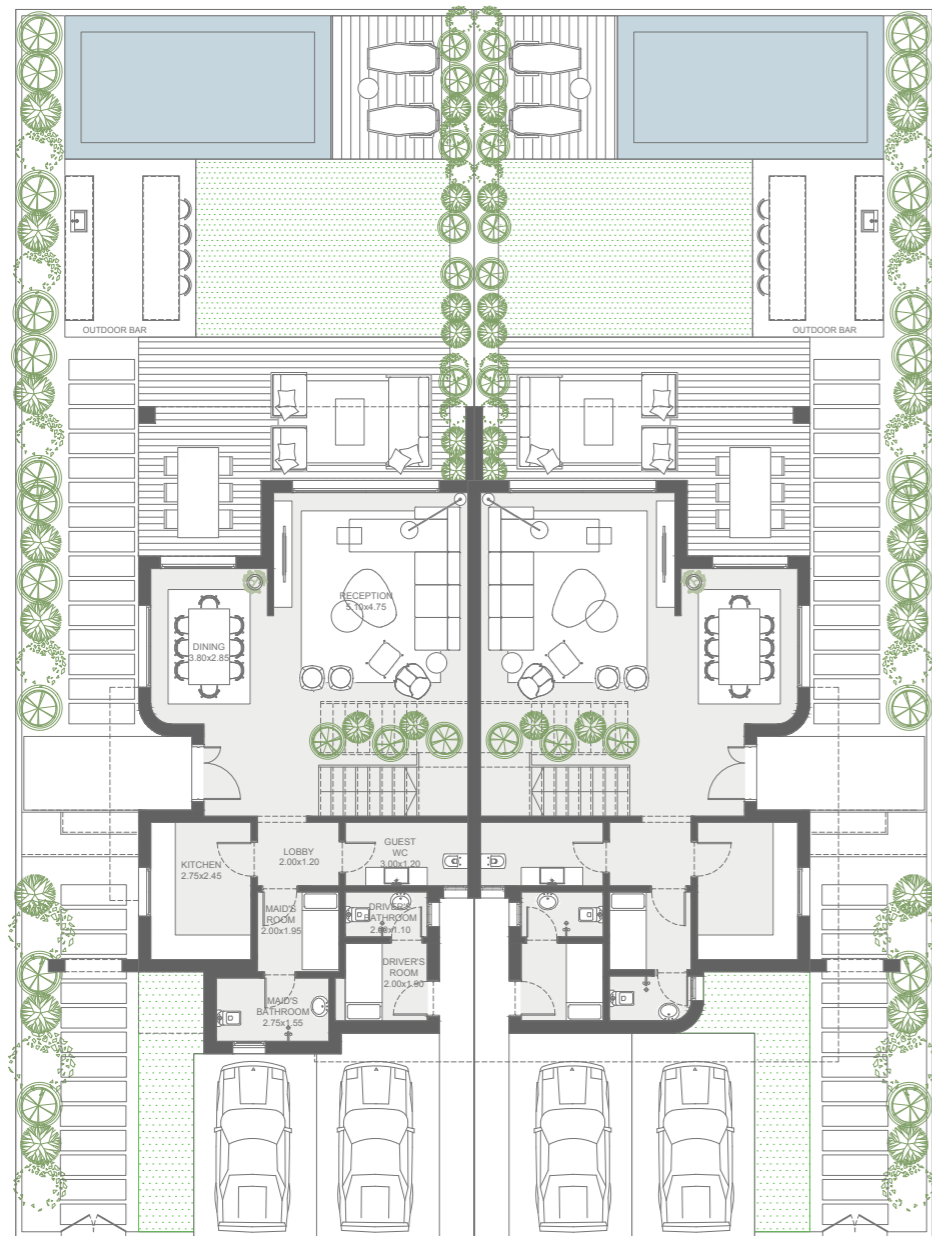
TWIN HOUSE PRIVATE BEACH LAGOON 4BR



FRONT

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

TWIN HOUSE PRIVATE BEACH LAGOON 4BR



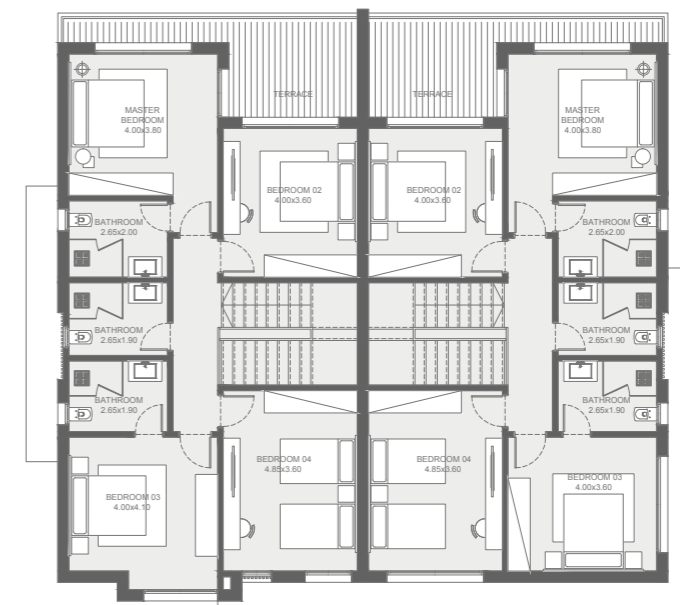
Ground Floor

Unit A

Sellable Area	262.4 sqm
Internal Area	229.2 sqm
Terraces Area	33.2 sqm

Unit B

Sellable Area	257.5 sqm
Internal Area	224.3 sqm
Terraces Area	33.2 sqm



First Floor

TOWNHOUSE MIDDLE PRIVATE BEACH LAGOON 3BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

TOWNHOUSE MIDDLE PRIVATE BEACH LAGOON 3BR



FRONT

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

TOWNHOUSE MIDDLE PRIVATE BEACH LAGOON 3BR

Unit A & D

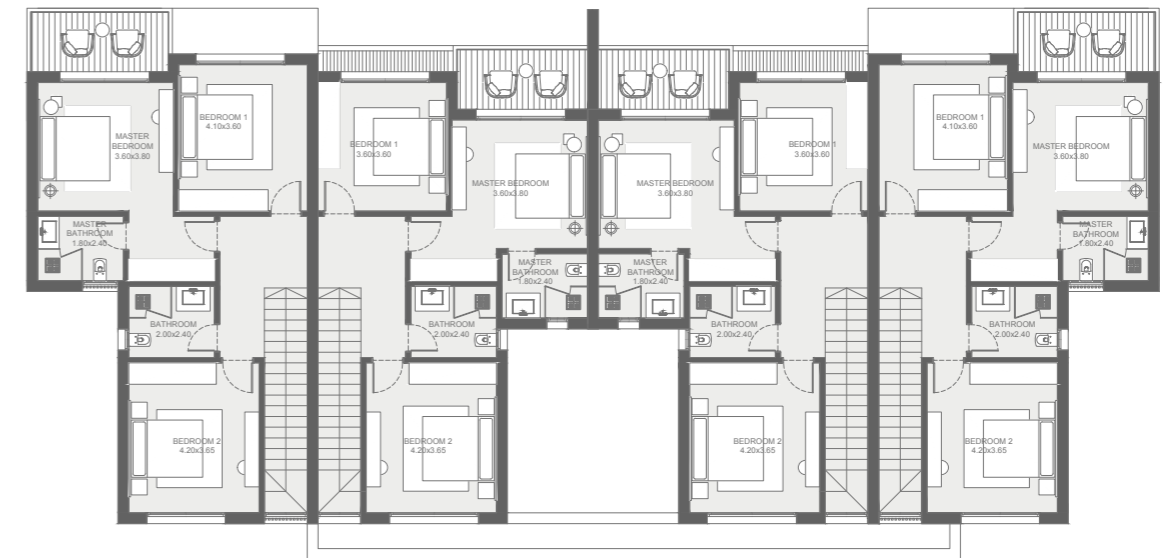
Sellable Area	200.1 sqm
Internal Area	181.7 sqm
Terraces Area	18.4 sqm

Unit B & C

Sellable Area	186.2 sqm
Internal Area	174.0 sqm
Terraces Area	12.2 sqm



Ground Floor



First Floor

SENIOR LAGOON VIEW CHALET - 3 BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

SENIOR LAGOON VIEW CHALET - 3 BR



FRONT

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

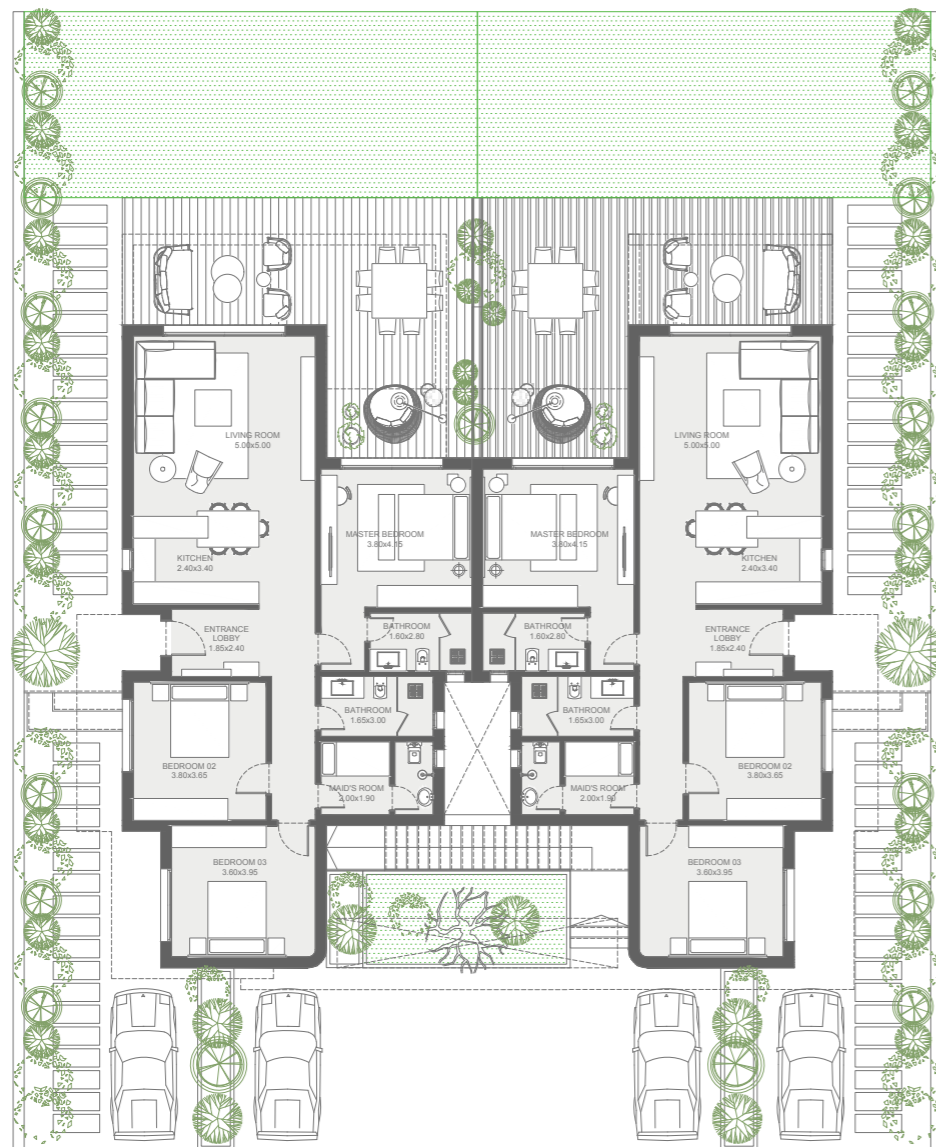
SENIOR LAGOON VIEW CHALET - 3 BR

Unit 1

Sellable Area	153.9 sqm
Internal Area	141.8 sqm
Terraces Area	12.1 sqm
Garden Area	128.9 sqm

Unit 2

Sellable Area	152.4 sqm
Internal Area	141.8 sqm
Terraces Area	10.6 sqm
Garden Area	127.1 sqm



Ground Floor



First Floor

SENIOR LAGOON VIEW CHALET - 3 BR



Penthouse Floor

SENIOR LAGOON VIEW CHALET - 3+1 BR



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

SENIOR LAGOON VIEW CHALET - 3+1 BR

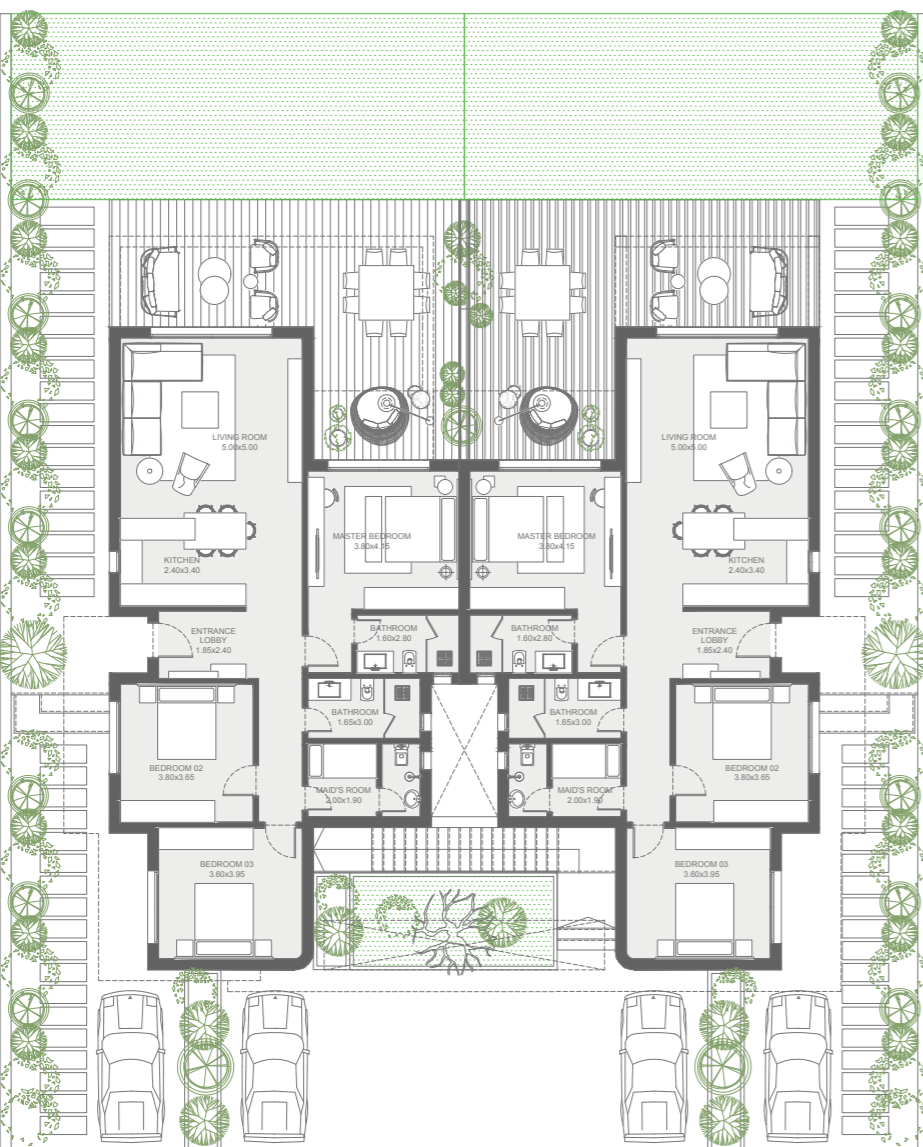


FRONT

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

SENIOR LAGOON VIEW CHALET - 3+1 BR

Sellable Area	186.4 sqm
Internal Area	186.4 sqm
Roof Terraces Area	66.7 sqm



Ground Floor



First Floor

SENIOR LAGOON VIEW CHALET - 3+1 BR



Penthouse Floor

2 BEDROOM CHALET



BACK

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

2 BEDROOM CHALET



FRONT

1. This façade is subjected 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 trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

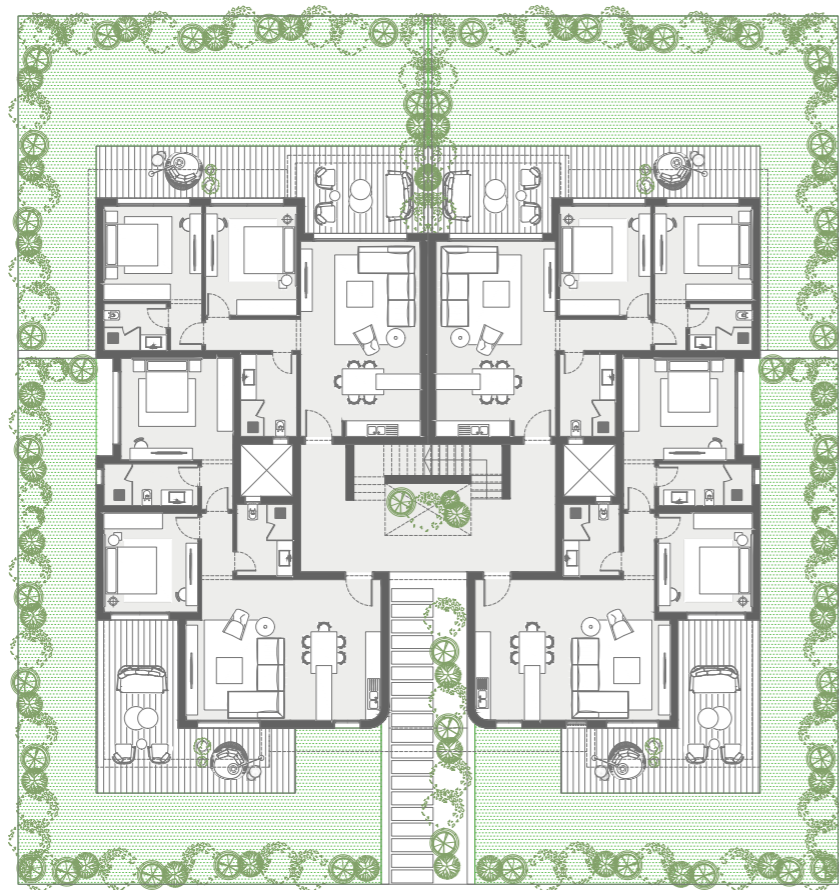
2 BEDROOM CHALET



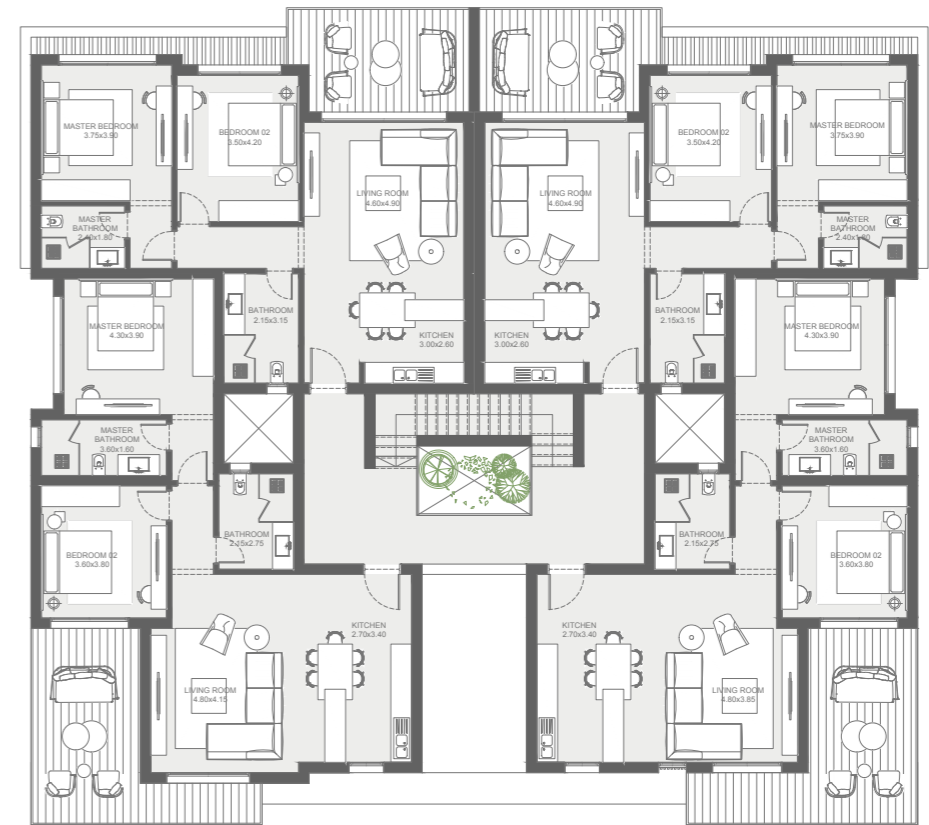
1. This façade is subjected to minor amendments without prior notice.
2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level.
3. This façade is for illustrative purposes.

2 BEDROOM CHALET

Sellable Area	138.5 - 120.2 sqm
Internal Area	114.5 - 104.9 sqm
Terraces Area	24.0 - 15.3 sqm
Garden Area	125.0 - 100.0 sqm



Ground Floor



First Floor

2 BEDROOM CHALET



Second Floor

people[®]
& places.
authentic living experiences