



THE MEDITERRANEAN
VILLAS

HORIZONTAL LIVING

A LIMITED COLLECTION OF ONE-STOREY HOMES

The med.

A TRUE NORTH STAR

15 MINS
DABAA ROAD

30 MINS
SIDI ABDELRAHMAN

35 MINS
SIDI HENEISH

40 MINS
EL ALAMEIN AIRPORT

1 HOUR
MARSA MATROUH

2 HOURS
ALEXANDRIA

2 HOURS
BORG ELARAB AIRPORT

3.5 HOURS
CAIRO



The Med sits centrally in Ras el Hekma - the new and upcoming area of the North Coast. Giving you easy access through the main Dabaa road from Cairo, the location is right in the center between the hustle and bustle of Sidi Abd el Rahman and the quiet stillness of Marsa Matrouh, The Med brings you the best of both worlds.

Ras el Hekma is in close proximity to El Alamein Airport, giving you the optimum convenience whether you choose to drive or fly.

The med.

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 draw luxury.

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



THE ELEMENTS OF THE MED



COASTLINE	800 M
BEACHFRONT	100,000 SQM
SWIMMABLE LAGOONS	110,000 SQM
LAND AREA	307 FEDDAN
TOTAL ELEVATION FROM SEA LEVEL	49 M
SINGLE FAMILY HOMES	4 TYPES
VILLAS	70%
HOTELS	5



AUTHENTIC BEACH EXPERIENCES

1

the peninsula

YOUR PRIVATE TROPICAL SERVICED ISLAND

2

the clubhouse

BY CAMPBELL GRAY HOTELS & RESORTS

3

the waterfall lagoons

A SERENE WATER SPINE

4

the riverwalk

A NATURE TRAIL TO THE SEA

5

by the beach

A SMALL MEDITERRANEAN TOWN EXPERIENCE

6

sustainability park

THE GREEN PARK

7

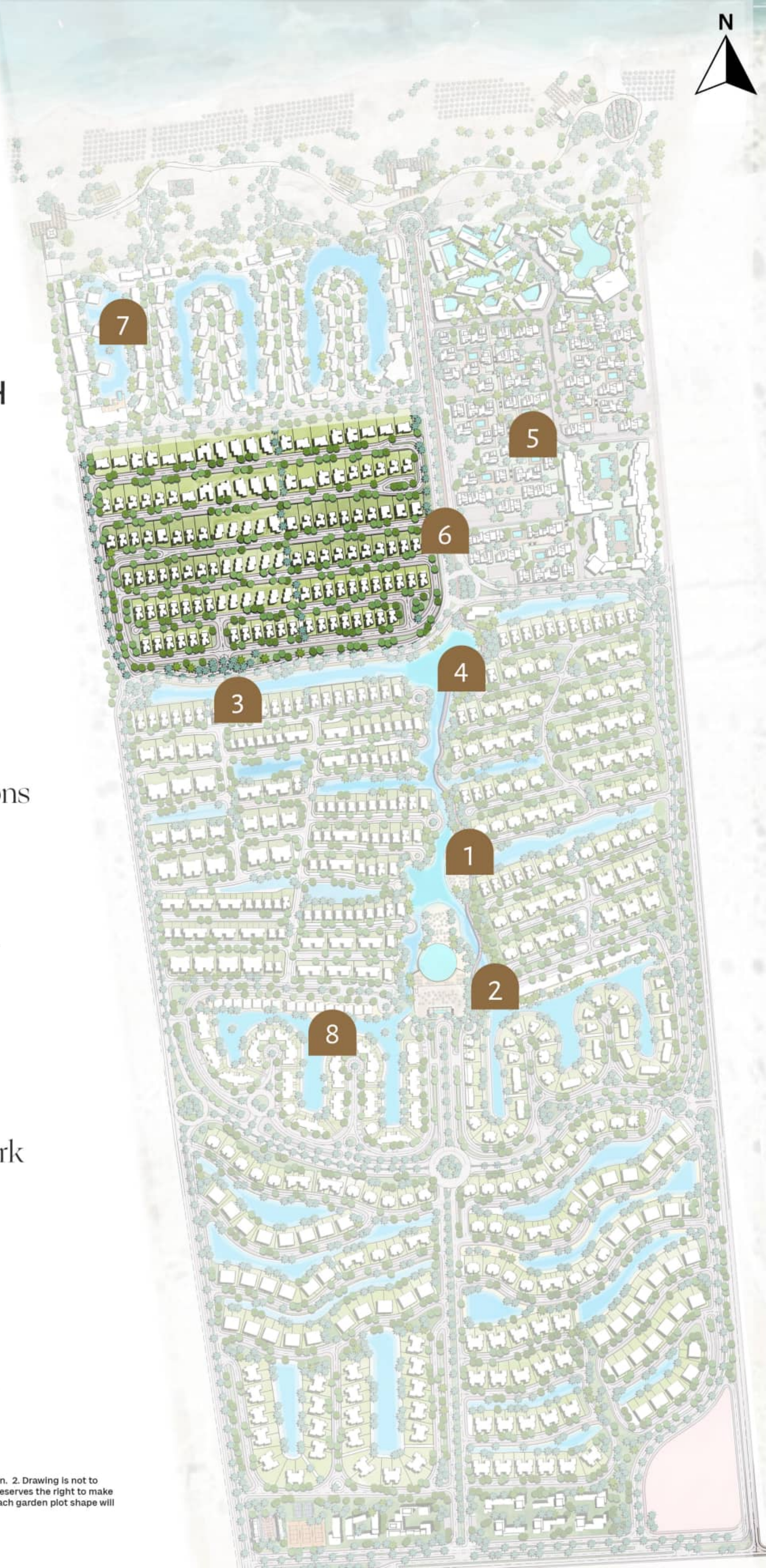
campbell gray

BEACH HOTEL

8

the gray laguna

SERVICED RESIDENCES



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

THE MEDITERRANEAN

VILLAS



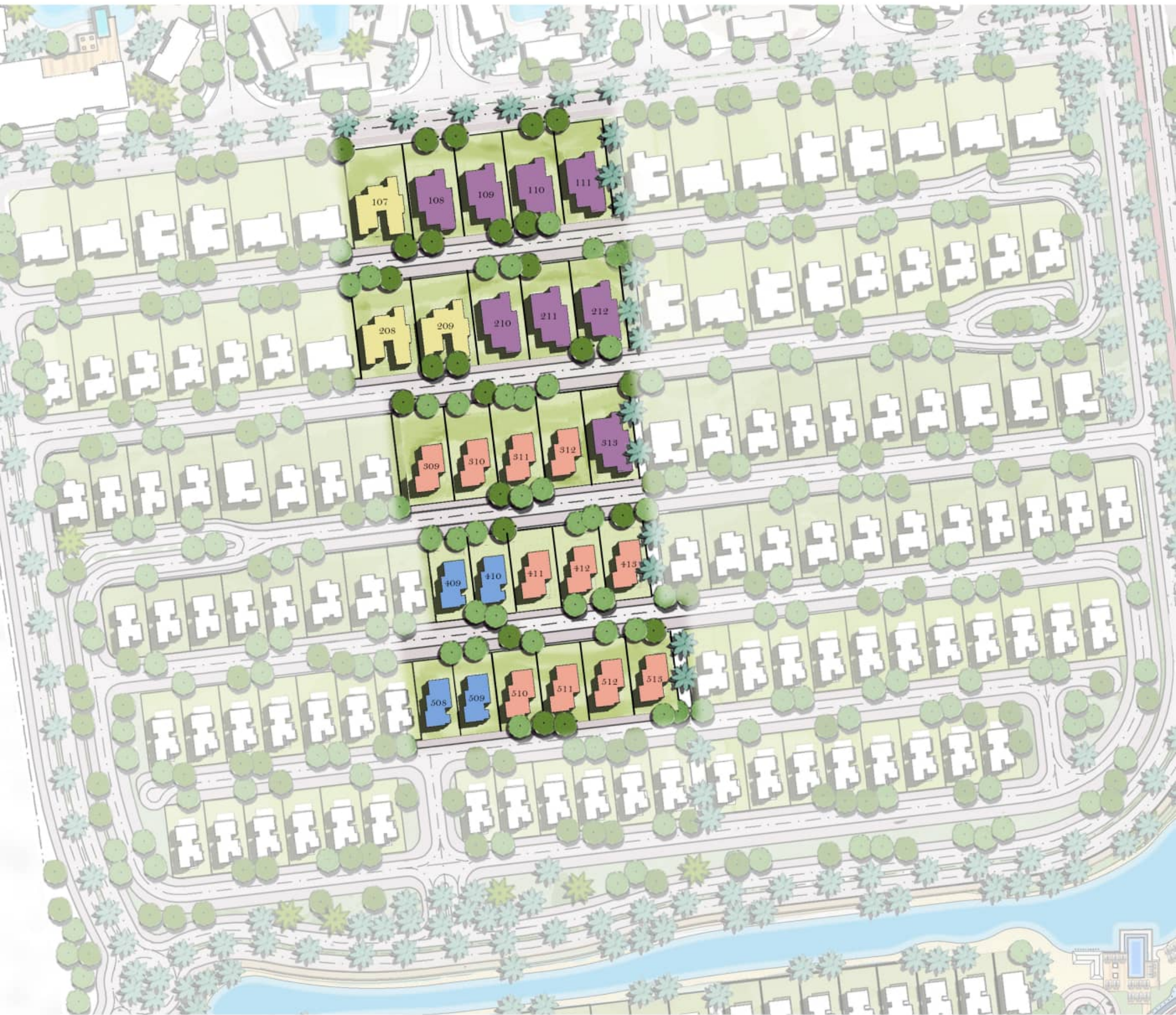
The Mediterranean Villas are built on a land elevation, of 6 cascading steps, starting at 7 m above sea level up to 30 m above sea level, giving each Villa uninterrupted Sea Views.



The beauty of The Mediterranean Villas is their close proximity to the beach.

The med.

THE MEDITERRANEAN ONE-STOREY VILLAS



VA - 6BR

VD - 4BR (A)

VC - 5BR

VE - 4BR (B)

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**people[®]
& places.**
authentic living experiences

THE STORY OF THE ONE-STOREY

The One-Storey Villas are designed with precision and artistry, presenting homes that are more connected to the land, whilst embracing their true nature of *Authentic Mediterranean*.

Architecturally built to offer more space, invite plenty of daylight and maximize *sea views*.



SEA VIEWS ALL
AROUND AT YOUR
ONE-STOREY VILLA



OUR HOMES

Seamist Villa

6 BEDROOM

The Breeze Villa

5 BEDROOM

Blue Hues Villa

4 BEDROOM



SPECIAL DESIGN FEATURES

⁰¹ ENTRANCE EXPERIENCE

⁰² HIGH CEILINGS & LARGE FAÇADE WINDOWS
IN YOUR LIVING AREA

⁰³ OUTDOOR ENTERTAINMENT AREA
GARDEN TERRACE
UP ON THE ROOF

⁰⁴ OPEN & CLOSED KITCHEN

⁰⁵ BEDROOM QUARTERS

⁰⁶ MASTERSUITE WITH A VIEW

⁰⁷ PRIVATE GUEST SUITE

⁰⁸ HOME STAFF QUARTER

ENTRANCE EXPERIENCE

Upon approaching the Villa, you'll be greeted by an impressive entrance, which is an open air experience and is semi-shaded.

A spacious outdoor patio entrance is luxuriously designed in the Sea Mist 6 Bedroom Villa to offer maximized privacy and provide a welcoming feel all at once.



Side entrances are designed for The Breeze, 5 Bedroom Villa & Blue Hues, 4 Bedroom Villa to offer home-owners and guests utmost privacy.

Seamist Villa

6 BEDROOM

TOTAL GROSS AREA
767.1 SQM

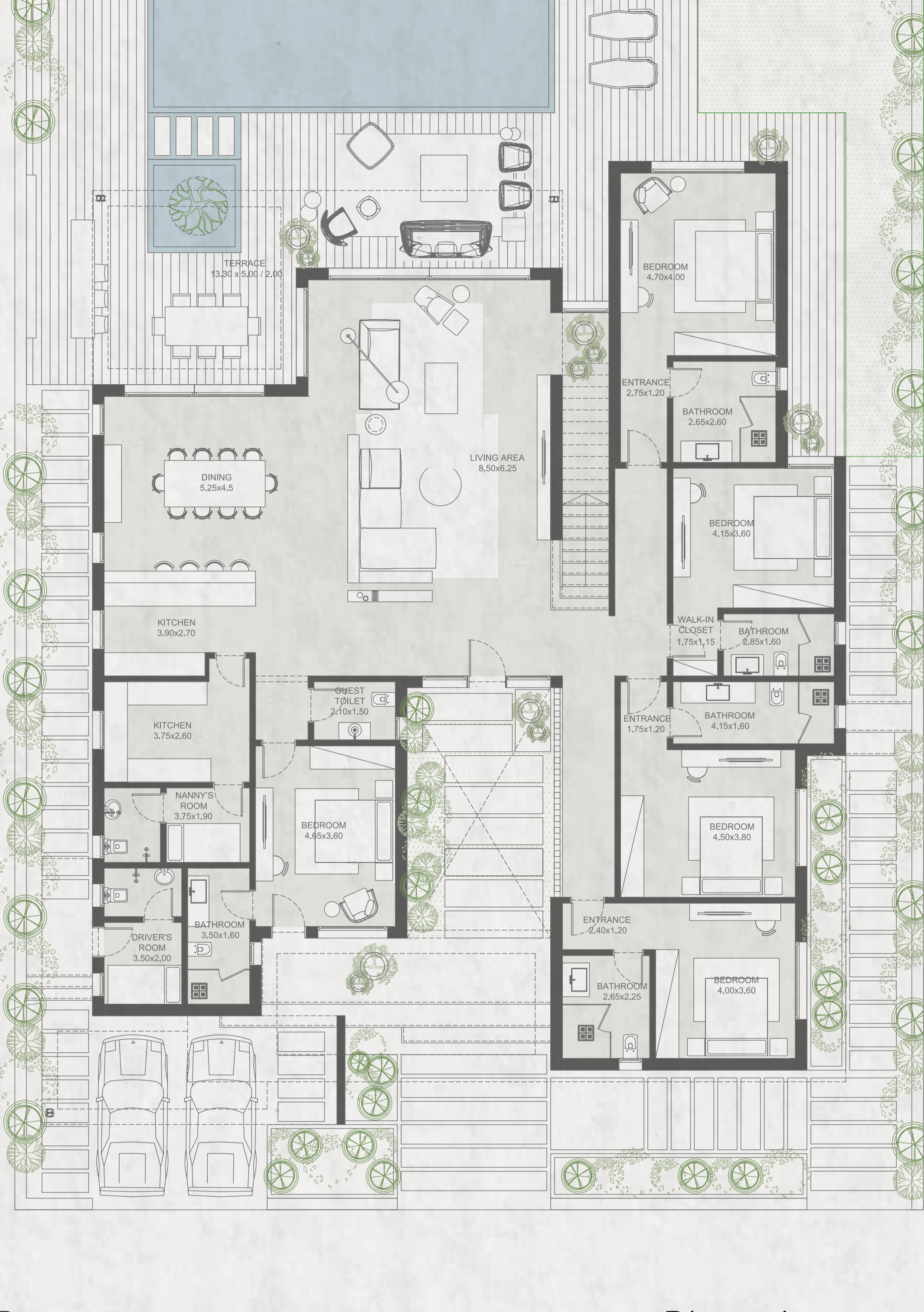
INTERNAL AREA
381.4 SQM

TERRACES
71.4 SQM

SHADED AREA
45.9 SQM

ROOF TERRACE
268.4 SQM

Ground Floor

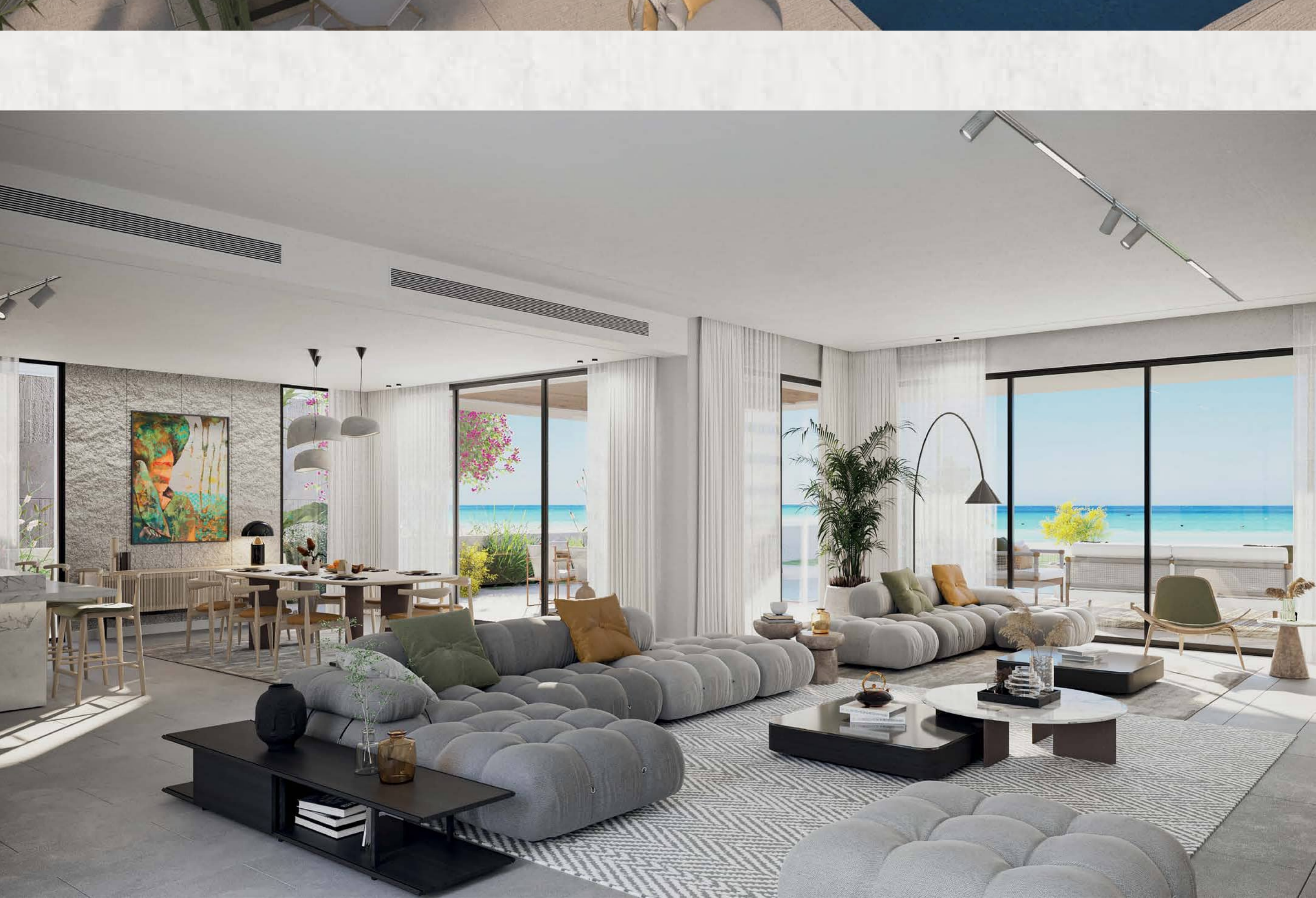


Room	Dimensions
Living Area	8.50 x 6.25
Dining	5.25 x 4.50
Kitchen 1	3.90 x 2.70
Kitchen 2	3.75 x 2.60
Bedroom 1 (Guest room)	4.65 x 3.60
Bathroom 1 (Guest room)	3.50 x 1.60
Bedroom 2	4.00 x 3.60
Bathroom 2	2.65 x 2.25
Entrance	2.40 x 1.20
Bedroom 3	4.50 x 3.80
Bathroom 3	4.15 x 1.60
Entrance	1.75 x 1.20
Bedroom 4	4.15 x 3.60
Bathroom 4	2.85 x 1.60
Walk-in Closet	1.75 x 1.15
Bedroom 5	4.70 x 4.00
Bathroom 5	2.65 x 2.60
Entrance	2.75 x 1.20
Guest Bathroom	2.10 x 1.50
Nanny's Room (with Bathroom)	3.75 x 1.90
Driver's Room (with Bathroom)	3.50 x 2.00
Terrace	13.30 x 5.00 / 2.00

Roof



Room	Dimensions
Bedroom 6 (Mastersuite)	5.50 x 3.60
Bathroom 6 (Mastersuite)	3.00 x 1.60
Dressing Room	2.35 x 1.60



HIGH CEILINGS & FULL HEIGHT WINDOWS IN YOUR LIVING AREA

Its high ceilings and full-height windows flood the Villa with natural daylight and offer breathtaking views of the sea.

As you comfortably sit on your sofa or at the dining table, you can simply watch the beautiful horizon view of the Mediterranean.



Sea Mist 6 Bedroom Villa



Indoor & outdoor integration

This feature of large façade windows present a sense of openness and harmony between both the indoors and outdoors.

OUTDOORS ENTERTAINMENT AREAS

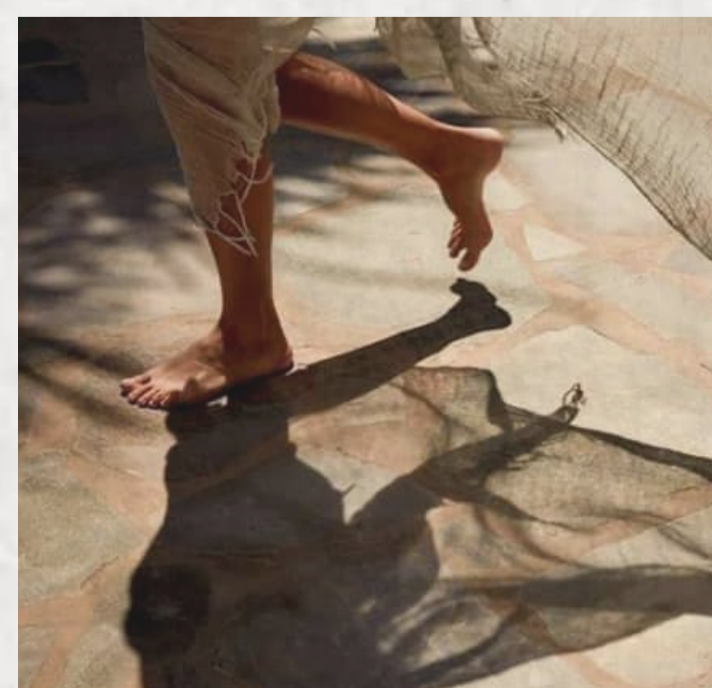
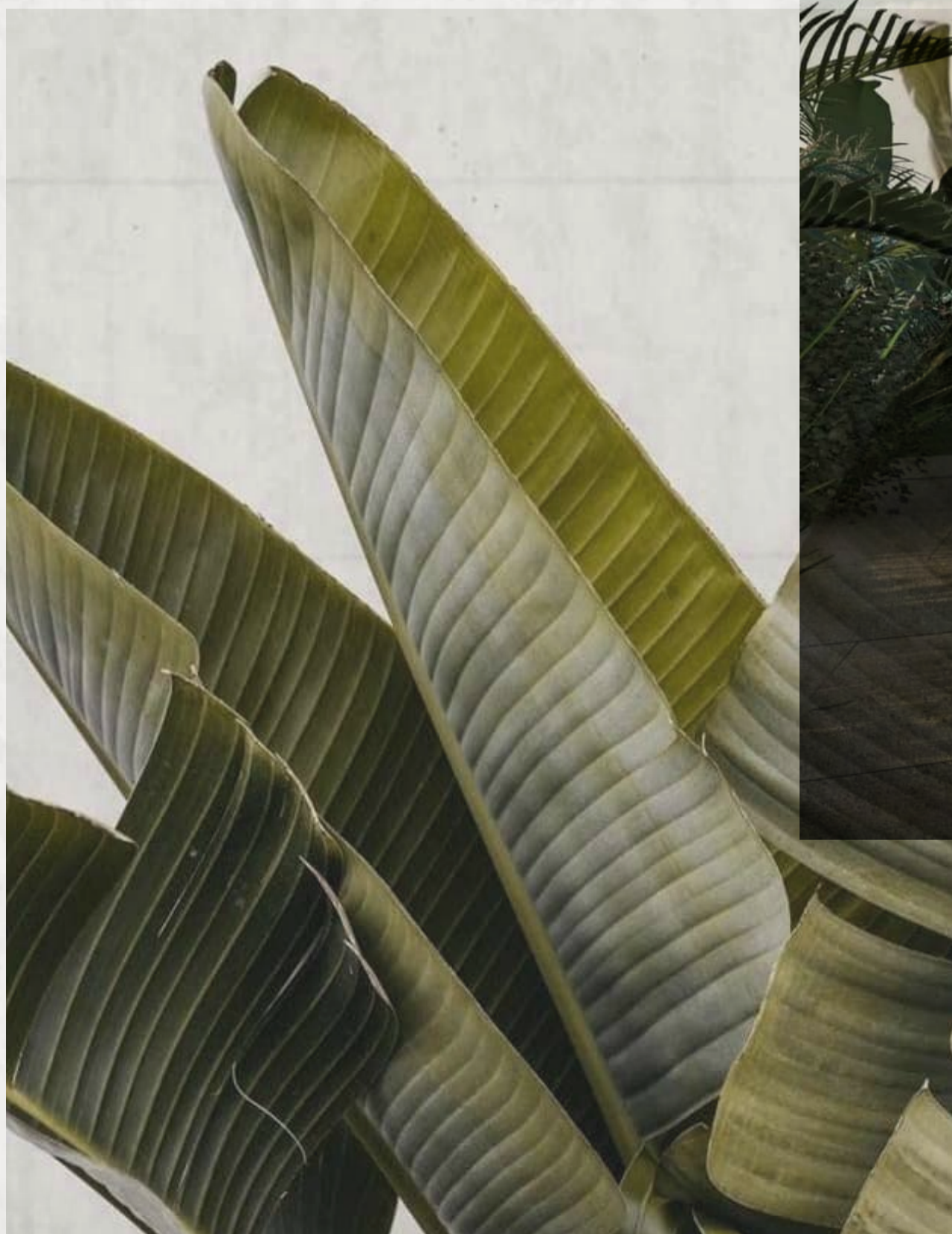
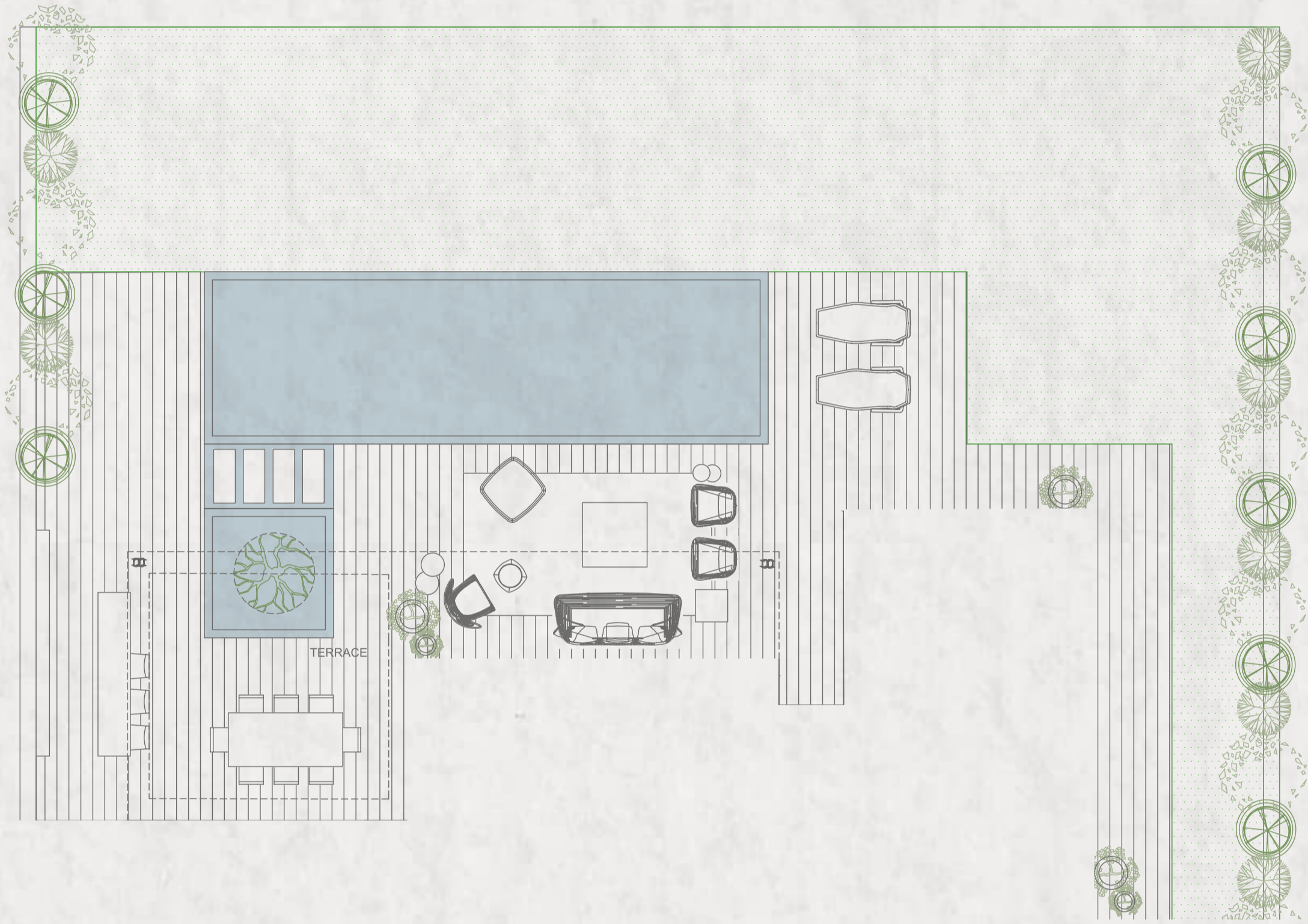
GARDEN TERRACE

Maximized outdoor area space from 135 Sqm to 341 sqm.

Garden with Sea View.

A large covered terrace is architecturally built to offer maximum shade and comfort.

Outdoor Ground Entertainment Area can accommodate a swimming pool, sunbeds & a pool bar counter.

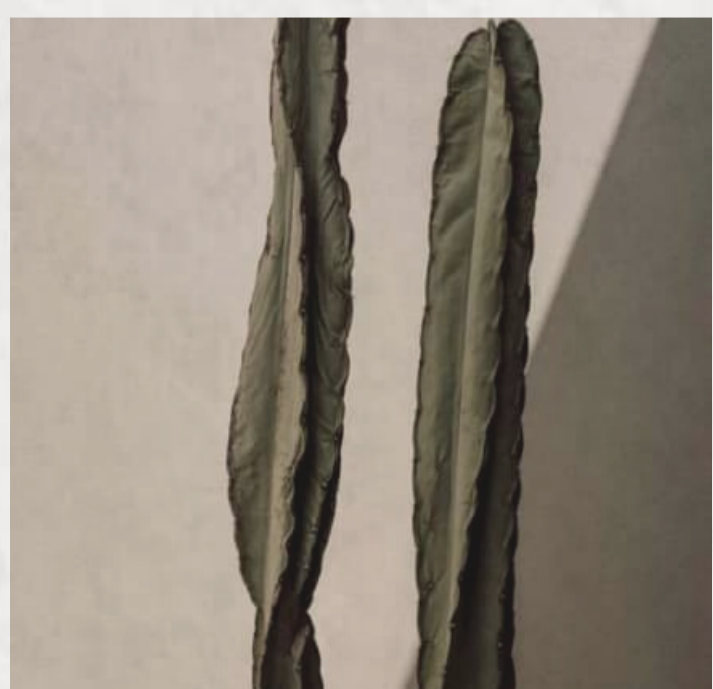
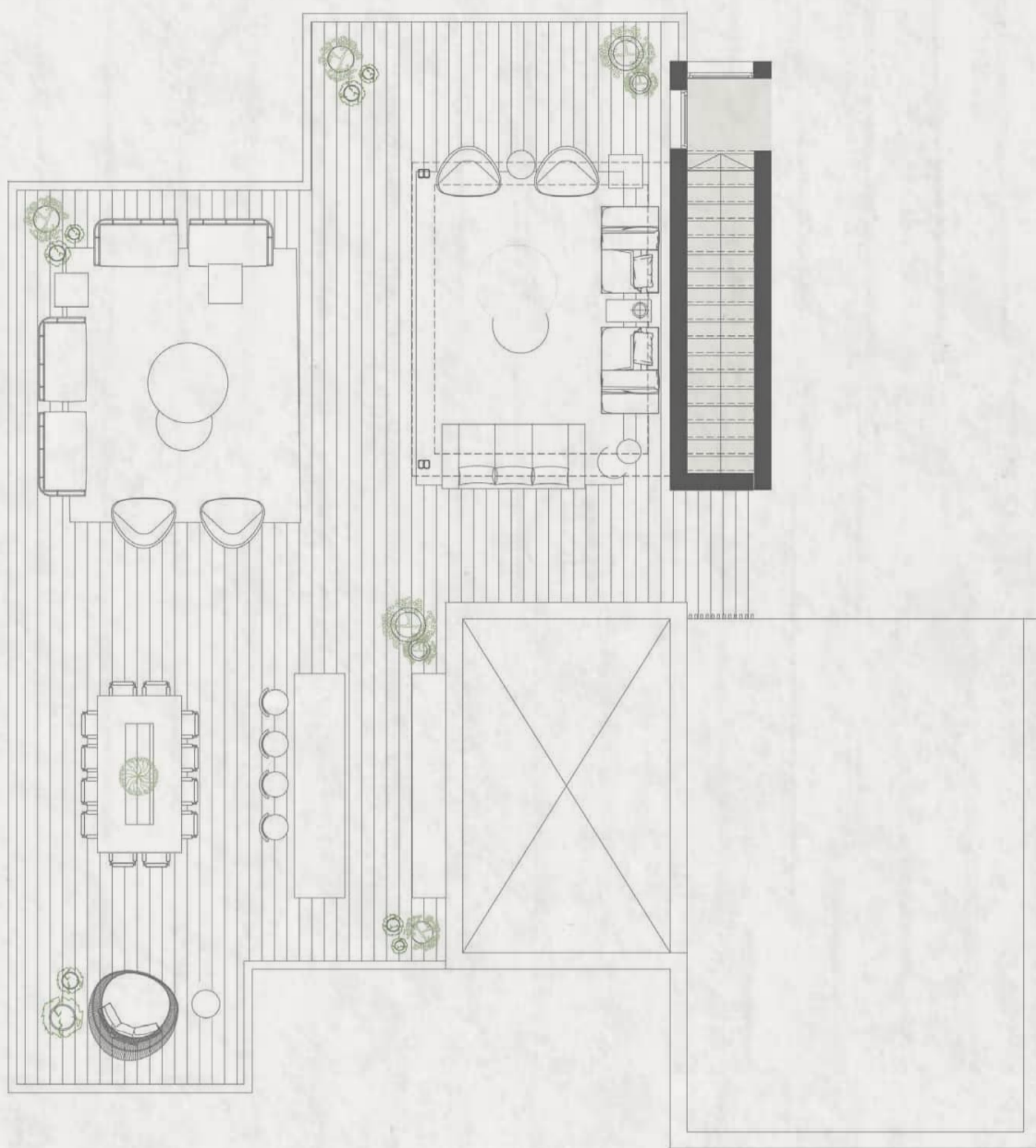


UP ON THE ROOF

Large open roof with uninterrupted *sea views*.

Roof Terrace can accommodate seating and a roof bar.

An experience to enjoy the starry night Summer sky
and the *northern breeze*.



OPEN & CLOSED KITCHEN

A double kitchen is provided at the Sea Mist 6 Bedroom Villa.

A luxurious closed kitchen is designed for The Breeze 5 Bedroom Villa.

The Blue Hues 4 Bedroom Villa has an open kitchen within the spacious living area.

With an open kitchen, you can cook with a view and experience more sharable moments with the family as you cater to your loved ones.

A closed kitchen offers privacy for your home staff.



Seamist 6 Bedroom Villa



BEDROOM QUARTERS

The Bedrooms are designed to be zoned separately from the living area for maximum privacy.

All Bedrooms are en-suite with a dedicated bathroom.

Over standard dimensions for immense space.

Most Bedrooms have maximized sea views; one can lay in bed and enjoy a blue-sky to blue-sea view.



Seamist 6 Bedroom Villa



MASTERSUITE WITH A VIEW

Uninterrupted sea views.

It has spacious luxury dimensions and a bathroom.

Walk-in closet/ Dressing room.

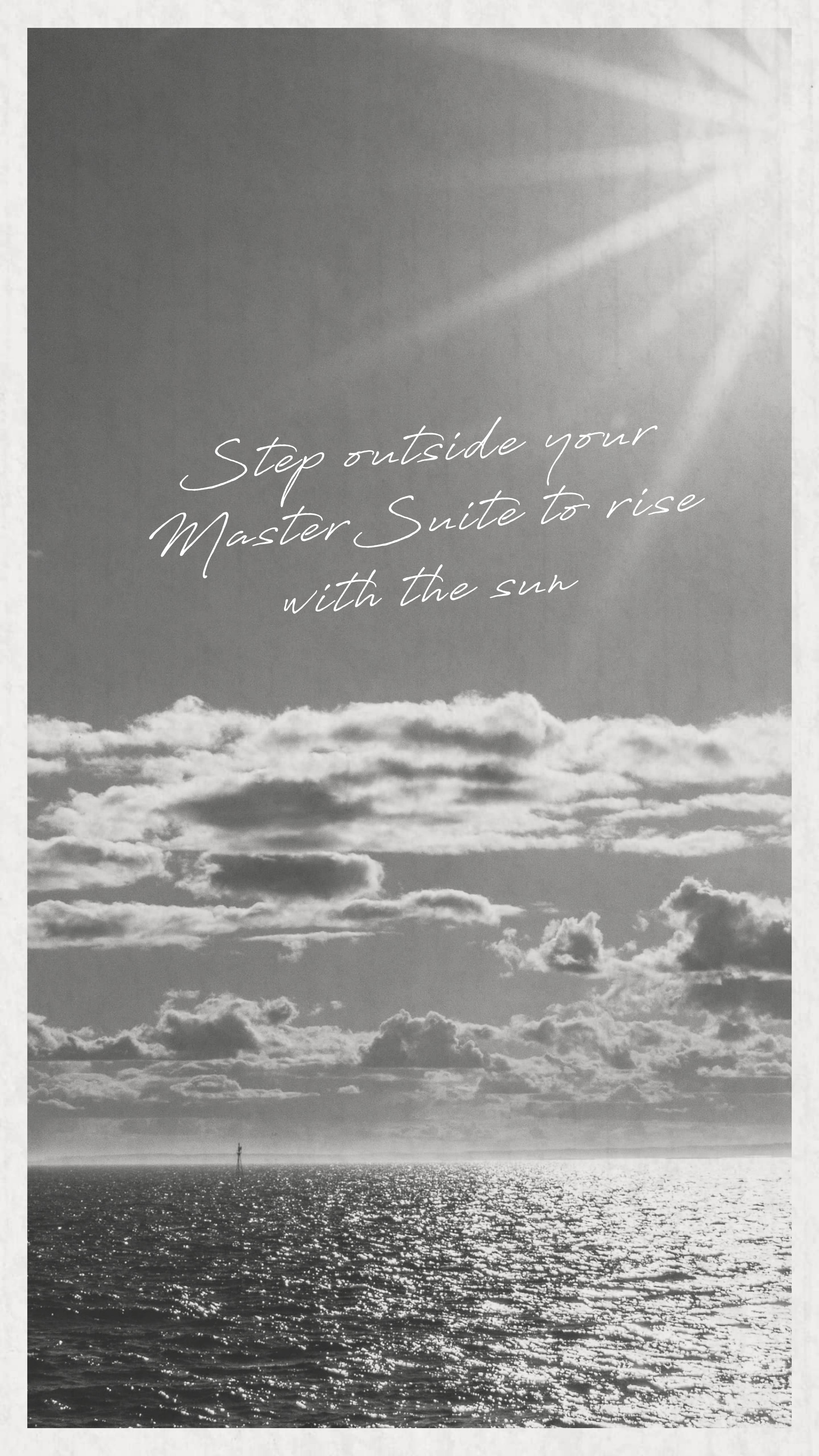
A private dedicated terrace.

- Available in the Seamist 6 Bedroom Villa -



Seamist 6 Bedroom Villa





*Step outside your
Master Suite to rise
with the sun*

PRIVATE GUEST SUITE

Available in Seamist Villa 6 Bedroom

Make your guests feel at home. The Guestroom is en-Suite with its own bathroom and a dedicated entrance, so that guests can have utmost privacy while entering the Villa.



HOME STAFF QUARTER

Available in all Villa Types

The Home Staff Zone is separated from the rest of the bedrooms.

DRIVER'S ROOM

Designed to have its own bathroom.

Has a dedicated entrance from outside the Villa for more privacy for the home-owners.

MAID / NANNY'S ROOM

Includes a bathroom.

Located right beside the kitchen.



The Breeze Villa

5 BEDROOM

TOTAL GROSS AREA
667.3 SQM

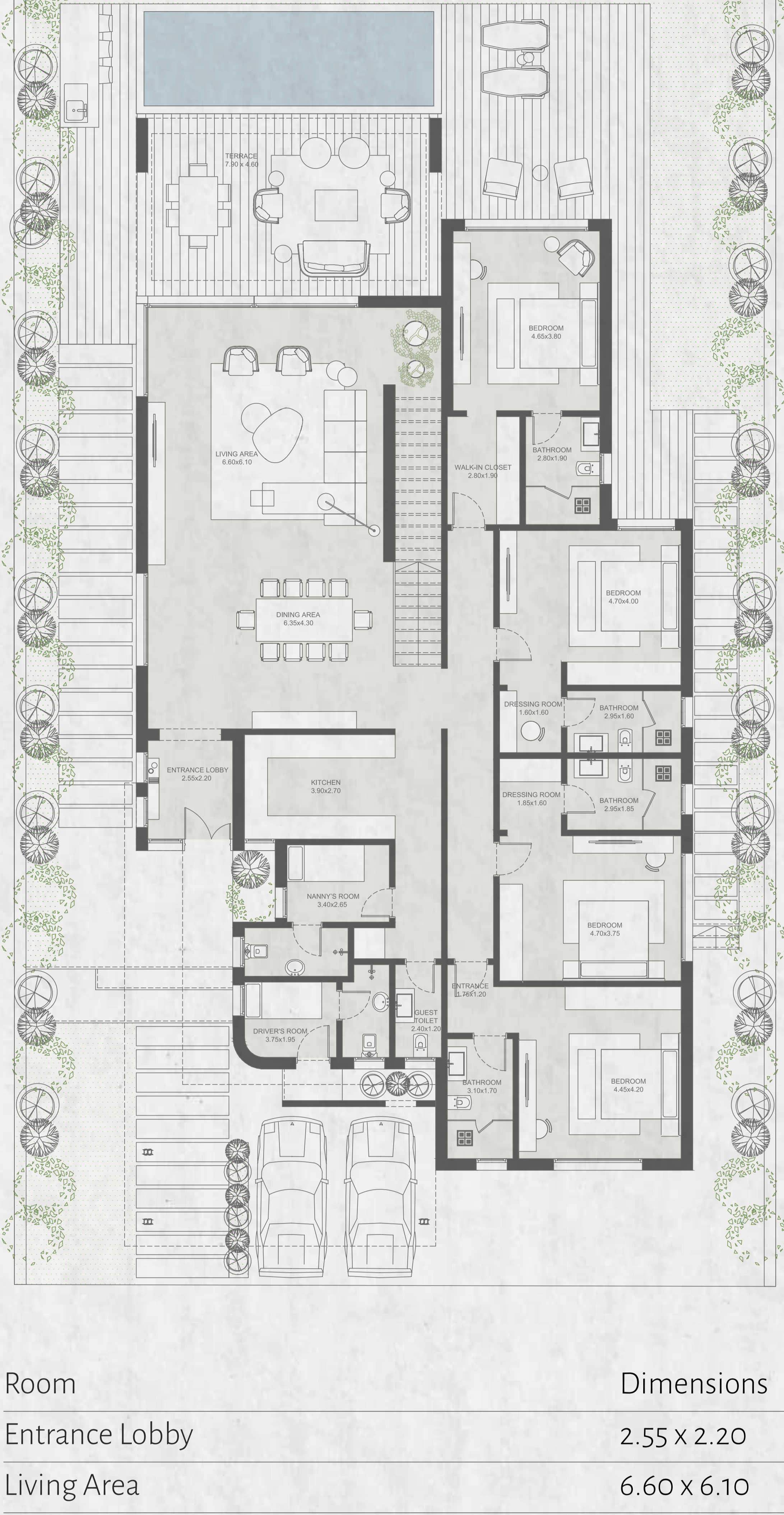
INTERNAL AREA
348.4 SQM

TERRACES
35.5 SQM

SHADED AREA
53.7 SQM

ROOF TERRACE
229.7 SQM

Ground Floor



Room	Dimensions
Entrance Lobby	2.55 x 2.20
Living Area	6.60 x 6.10
Dining	6.35 x 4.30
Kitchen	3.90 x 2.70
Bedroom 1	4.45 x 4.20
Bathroom 1	3.10 x 1.70
Entrance	1.75 x 1.20
Bedroom 2	4.70 x 3.75
Bathroom 2	2.95 x 1.85
Dressing Room	1.85 x 1.60
Bedroom 3	4.70 x 4.00
Bathroom 3	2.95 x 1.60
Dressing Room	1.60 x 1.60
Bedroom 4	4.65 x 3.80
Bathroom 4	2.80 x 1.90
Walk-in Closet	2.80 x 1.90
Guest Bathroom	2.40 x 1.20
Nanny's Room (with Bathroom)	3.40 x 2.65
Driver's Room (with Bathroom)	3.75 x 1.95
Terrace	7.90 x 4.60

Roof



Room	Dimensions
Bedroom 5 (Mastersuite)	6.05 x 4.00
Bathroom 5 (Mastersuite)	2.95 x 1.60
Dressing Room	2.95 x 1.60



Blue Hues Villa 4 BEDROOM / TYPE A

TOTAL GROSS AREA
460.0 SQM

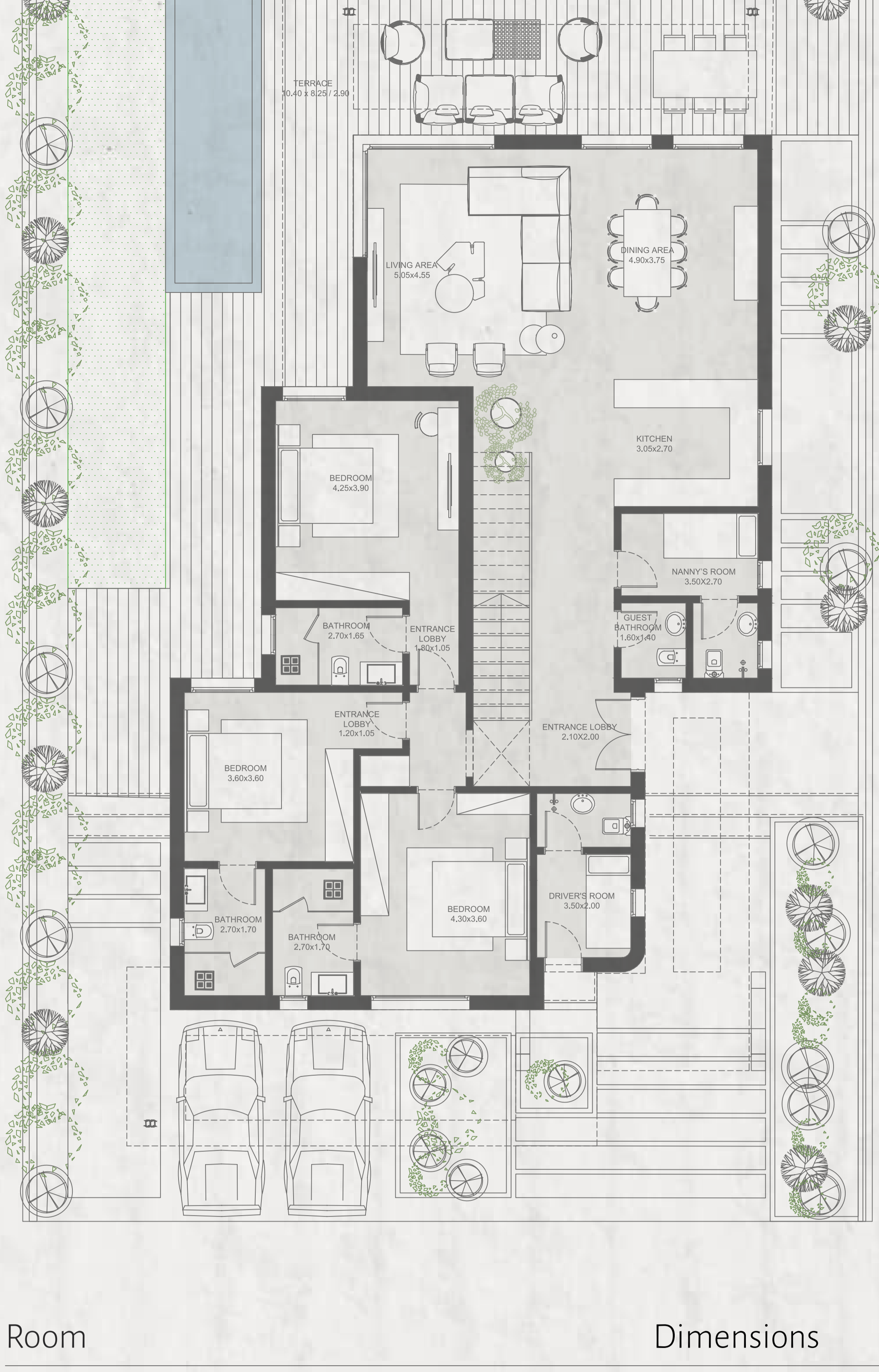
INTERNAL AREA
240.3 SQM

TERRACES
56.3 SQM

SHADED AREA
32.2 SQM

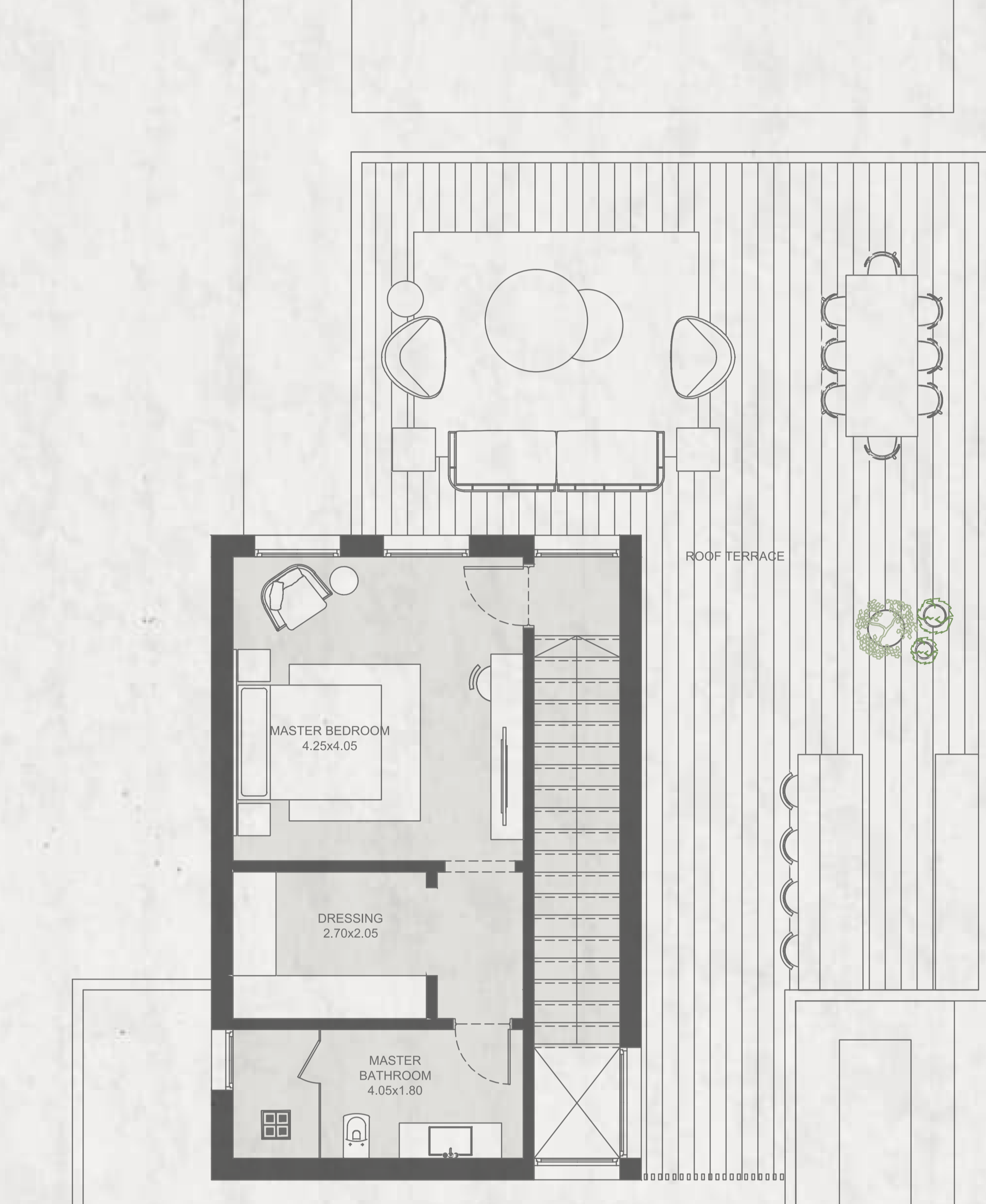
ROOF TERRACE
131.2 SQM

Ground Floor



Room	Dimensions
Entrance Lobby	2.10 x 2.00
Living Area	5.05 x 4.55
Dining	4.90 x 3.75
Kitchen	3.05 x 2.70
Bedroom 1	4.25 x 3.90
Bathroom 1	2.70 x 1.65
Entrance Lobby	1.80 x 1.05
Bedroom 2	3.60 x 3.60
Bathroom 2	2.70 x 1.70
Entrance Lobby	1.20 x 1.05
Bedroom 3	4.30 x 3.60
Bathroom 3	2.70 x 1.70
Guest Bathroom	1.60 x 1.40
Nanny's Room (with Bathroom)	3.50 x 2.70
Driver's Room (with Bathroom)	3.50 x 2.00
Terrace	10.40 x 8.25 / 2.90

Roof



Room	Dimensions
Bedroom 4 (Mastersuite)	4.25 x 4.05
Bathroom 4 (Mastersuite)	4.05 x 1.80
Dressing Room	2.70 x 2.05

Blue Hues Villa 4 BEDROOM / TYPE B

TOTAL GROSS AREA
445.9 SQM

INTERNAL AREA
236.7 SQM

TERRACES
50.6 SQM

SHADED AREA
31.0 SQM

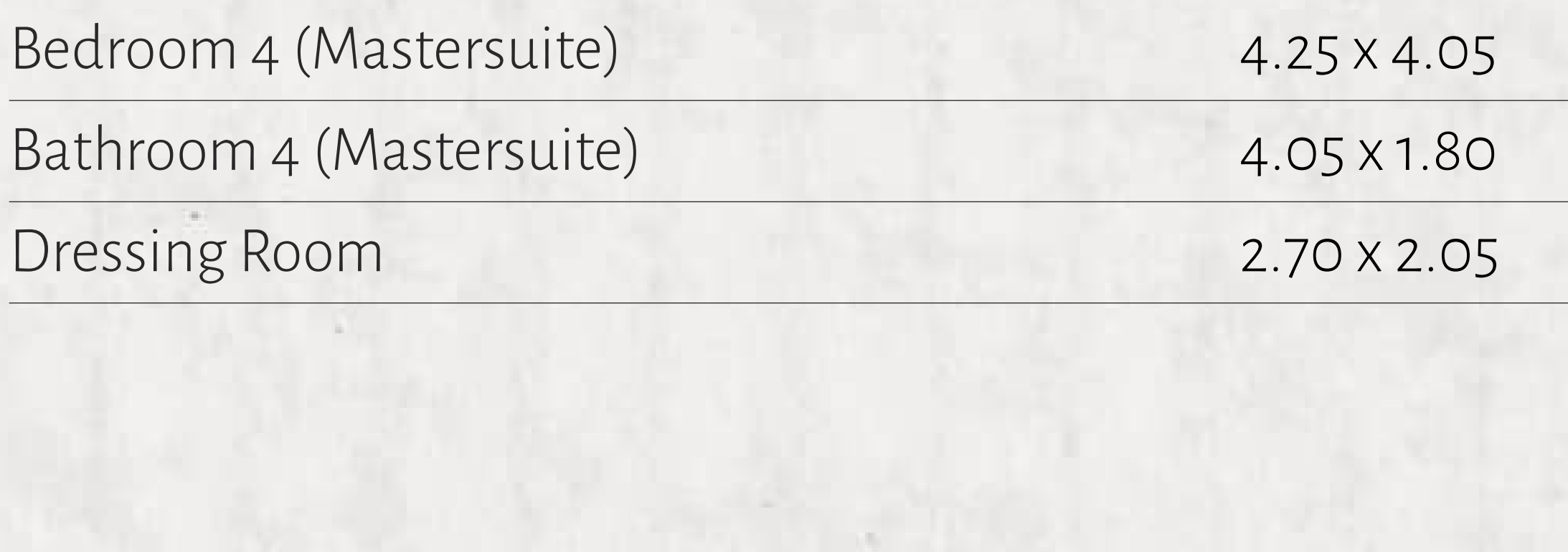
ROOF TERRACE
127.6 SQM

Ground Floor



Room	Dimensions
Entrance Lobby	2.20 x 1.65
Living Area	5.25 x 4.45
Dining	5.25 x 3.75
Kitchen	3.00 x 2.55
Bedroom 1	4.25 x 3.90
Bathroom 1	2.70 x 1.65
Entrance	1.80 x 1.05
Bedroom 2	3.80 x 3.60
Bathroom 2	2.70 x 1.75
Bedroom 3	4.10 x 3.60
Bathroom 3	2.70 x 1.75
Guest Bathroom	1.60 x 1.35
Nanny's Room (with Bathroom)	3.50 x 2.80
Driver's Room (with Bathroom)	3.50 x 2.00
Terrace	10.00 x 8.25 / 2.70

Roof



Room	Dimensions
Bedroom 4 (Mastersuite)	4.25 x 4.05
Bathroom 4 (Mastersuite)	4.05 x 1.80
Dressing Room	2.70 x 2.05



A black and white photograph showing a close-up of hands weaving a basket. The hands are positioned in the center, with fingers deftly manipulating the weaving material. The basket's structure is visible, showing a complex pattern of interlaced fibers. The background is a soft, out-of-focus natural setting, possibly a forest or a garden, with light filtering through the leaves. The overall mood is serene and focused. The text "Crafted to blend in nature" is written in a white, elegant cursive font, centered over the lower half of the image.

*Crafted to blend in
nature*

GARDEN & ROOF TERRACES



A HOME THAT IS
CLOSE TO THE SHORE

*Your one-storey
Villa is only steps away
from the beach.*





Sustainable mediterranean architecture, making every home a natural extension of the landscape.



CONTEMPORARY MEDITERRANEAN ARCHITECTURE



Soft architectural lines curve and seep effortlessly into the surroundings, making every home a natural extension of the landscape. While embracing contemporary Mediterranean architecture, the homes are designed to encourage natural light and increase views, while retaining the northern breeze for a rejuvenating coastal living experience.

AUTHENTIC BEACH EXPERIENCES

1

the peninsula

YOUR TROPICAL SERVICED ISLAND

2

the clubhouse

FULLY SERVICED

3

the waterfall lagoons

A SERENE WATER SPINE

4

the riverwalk

A SHADED WALK TO THE BEACH

5

by the beach

A SMALL MEDITERRANEAN TOWN EXPERIENCE

6

sustainability park

THE GREEN PARK

7

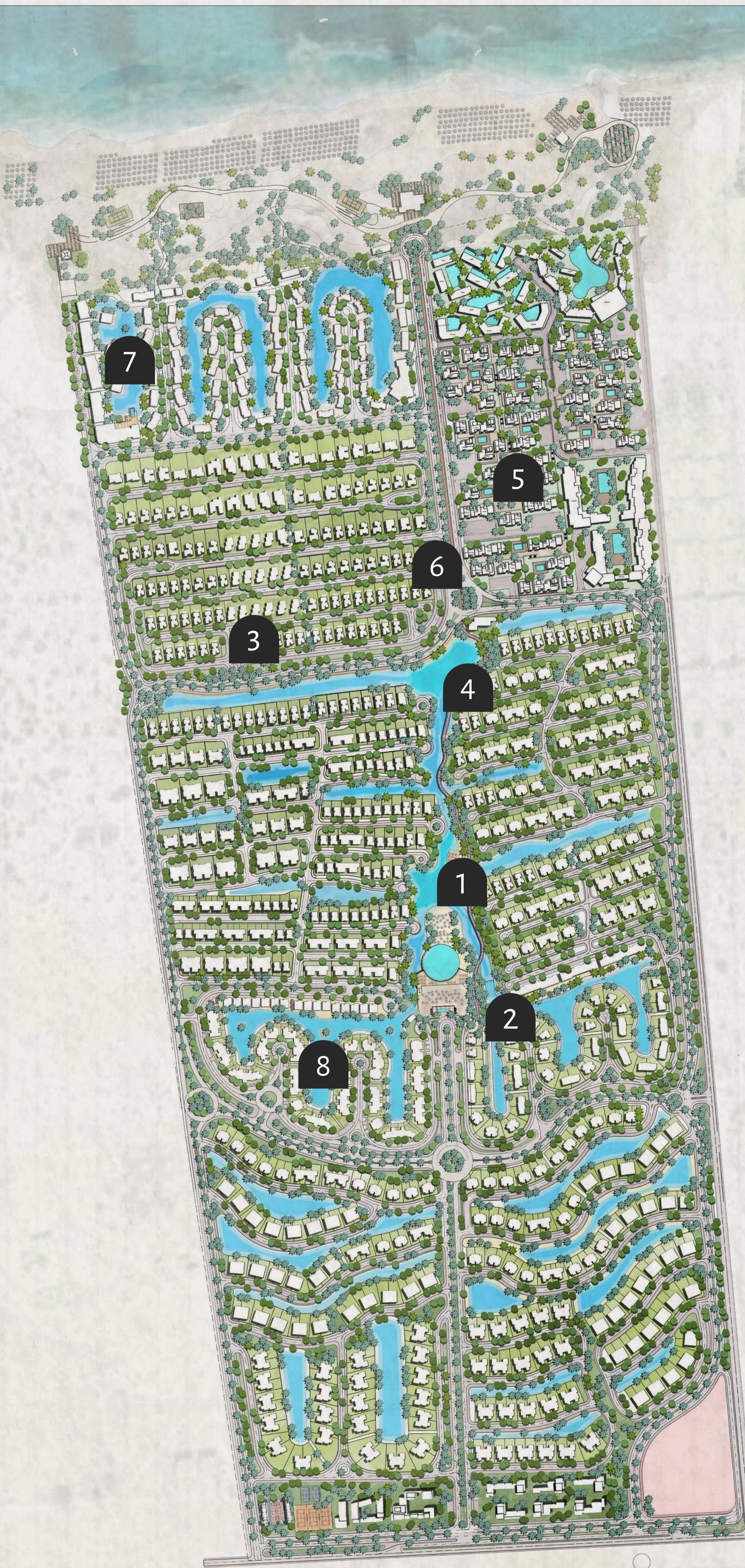
campbell gray

BEACH HOTEL

8

the gray laguna

SERVICED RESIDENCES



THE MED ON ARCHITECTURE AND SUSTAINABILITY

THE MED: a new sustainable vision for coastal living on the Mediterranean. From the masterplan to the architectural detail, The Med is designed with a focus on the environment and the wellbeing of the people at its core.

The masterplan maximizes passive cooling strategies by placing all units with a north-facing orientation, taking advantage of the cool sea breeze and keeping the sea-view spaces shaded from the direct southern sun. The levels are designed to give each unit full exposure to wind and sea views unobstructed from surrounding buildings. This strategy creates wind tunnels in pathways leading to the beach, creating a cool and comfortable walking experience surrounded by lush greenery. The botanical garden valley provides shading along the paths lit by solar panel urban lighting and creates a connection to nature throughout the project.

The architecture creates an array of dynamic spaces including double height voids, nature-filled courts, and split levels to enhance the living experience. The northern orientation combined with the masterplan levels create passive ventilation of heat and continuous air circulation in each building that blends the indoor and outdoor experience as one. The direct sun on south-facing elevations is blocked by solid masses with minimal glazing, creating a thermal mass to protect the indoor atmosphere from the harsh summer temperatures. Courts in the architecture let in natural sunlight and create cross ventilation with shading elements throughout the entire outdoor experience.

OUR PARTNERS

CAMPBELL GRAY



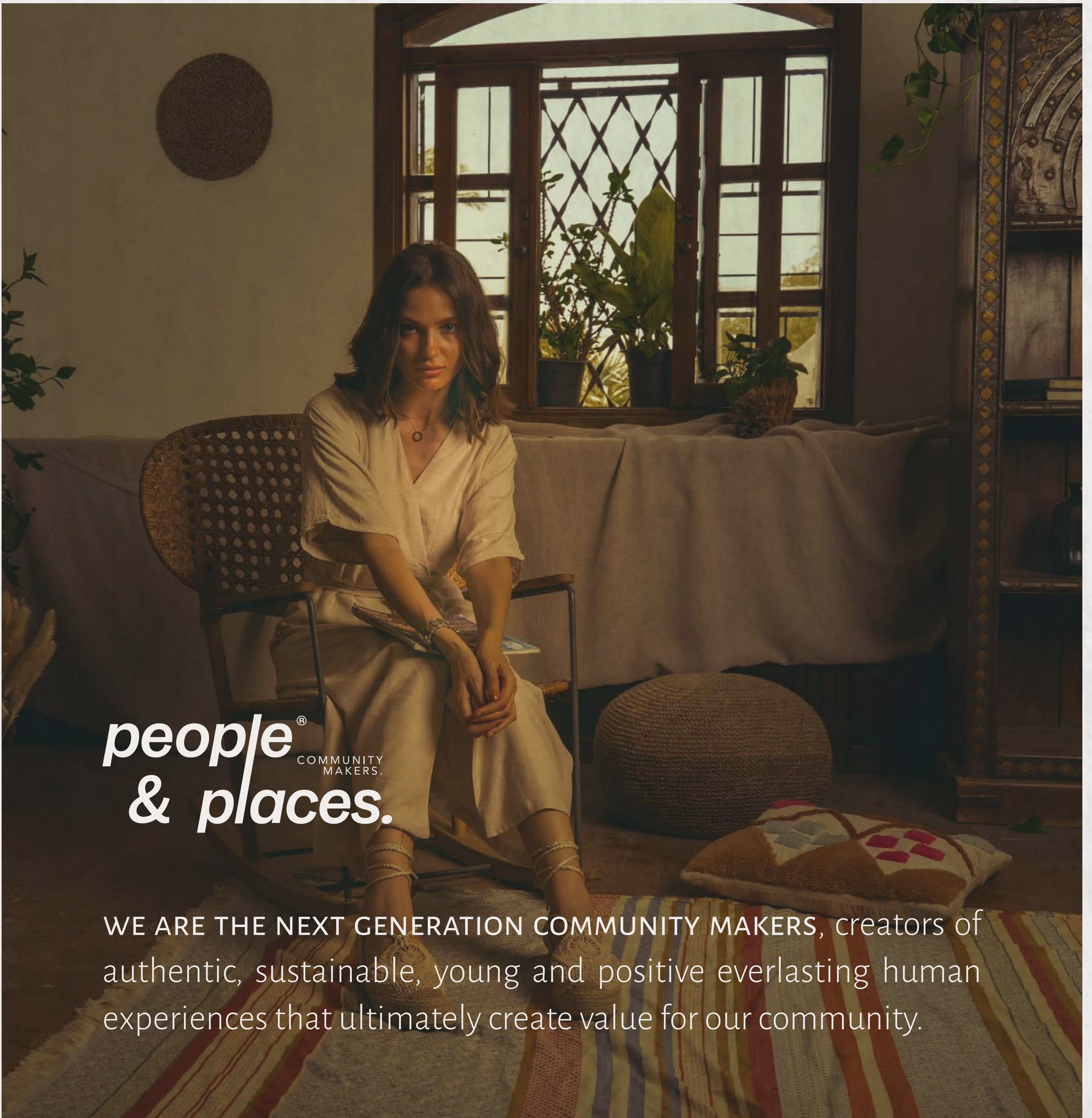
British Hospitality Chain - Campbell Gray are focused on creating, designing and operating a collection of highly individual hotels around the world, across Europe, Middle East and Africa in addition to signature restaurants, bars, private clubs and wellness concepts.

This partnership has led us to launch the first luxury boutique hotel at The MED – The Gray Beach Hotel & Residences, launched in 2022; to offer you the best of British Hospitality.

ALCHEMY ARCHITECTURE



Masterminds of art, interior, architecture and design - Alchemy Architecture are our official partners, for designing sustainable and authentic homes for our community. They are a leading Egyptian design firm, merging creativity and innovation with an approach on multi-cultural understanding and inspiration. Mohamed Fares, CEO of Alchemy Architecture is leading our masterplans with a sensible vision on enhancing human experiences, by entwining aspects of culture, environment and technology.



people[®] COMMUNITY
& places. MAKERS.

WE ARE THE NEXT GENERATION COMMUNITY MAKERS, creators of authentic, sustainable, young and positive everlasting human experiences that ultimately create value for our community.

We design and build soulful people-focused neighborhoods and genuine experiences that celebrate and stimulate connections amongst the community & with nature.

We ultimately bring all our forces to masterplan and design for these values.

Our community is our companions and we are defined by their smiles, their wellbeing and ultimately their respect and trust.

PEOPLE & PLACES is introduced by Khaled El Assal, Mohamed Khaled El Assal, Karim Khaled El Assal, and Nabil Amasha. The founders have been leaders of the real estate industry, have designed, developed, and delivered superb mixed use masterplans and communities in Egypt.

DISCLAIMERS

GENERAL DISCLAIMER

- All plans, information, drawings, and dimensions herein in this brochure are intended to give a general indication of the proposed layout only and do not constitute any representation, warranty or guarantee by the Developer.
- Changes may be made by the developer during the further planning or development stages of any dimensions, fittings, finishes, ongoing costs and specifications and representations are subject to change without obligation to give prior notices.

FLOORPLAN DISCLAIMER

1. All rooms dimensions are measured to structural elements and exclude wall finished and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. Actual areas may vary from the-stated area, Drawings not to scale.
5. The developer reserves the right to make revisions without an obligation to give prior notices.
6. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

MASTERPLAN DISCLAIMER

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2. Drawing is not to scale.
3. The masterplan shall not be deemed as final, the developer reserves the right to make technical revisions, without an obligation of giving prior notices.
4. Each garden plot shape will vary based on the location of the building in the masterplan.

RENDERS DISCLAIMER

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



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New Cairo Showroom

Building (A12) Cairo Business Park,
plot No. 1 at El- Koronfel Service Center -
New Cairo - Cairo.

Zayed Showroom

Showroom # 2002 - Ground Floor - Park St. -
Sheikh Zayed - Giza