

The background of the entire page is a light-colored terrazzo pattern, featuring a dense distribution of small, irregular, light grey and white speckles on a slightly darker, off-white base.

THE MEDITERRANEAN

TWO-STOREY VILLAS

the med.

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 well-being, 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.

A true NORTH STAR.

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.

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



KM 195



100,000 SQM
BEACH FRONT AREA



800 M
COASTLINE



5 TYPES
SINGLE FAMILY HOMES



110,000 SQM
SWIMMABLE LAGOONS



5 HOTELS
BEACH FRONT AREA



49 M
TOTAL ELEVATION
FROM SEA LEVEL



307 FEDDAN
LAND AREA



70%
VILLAS



LIVE FROM THE MED

THE MEDITERRANEAN VILLAS

Only steps away from the beach is your Mediterranean Villa. It captures the north breeze and gently invites the sun, whilst offering utmost exclusivity to its community.

The Mediterranean Villas are built on 6 cascading steps that start at 7m above the sea level and go up to 30m above sea level giving each villa uninterrupted sea views.



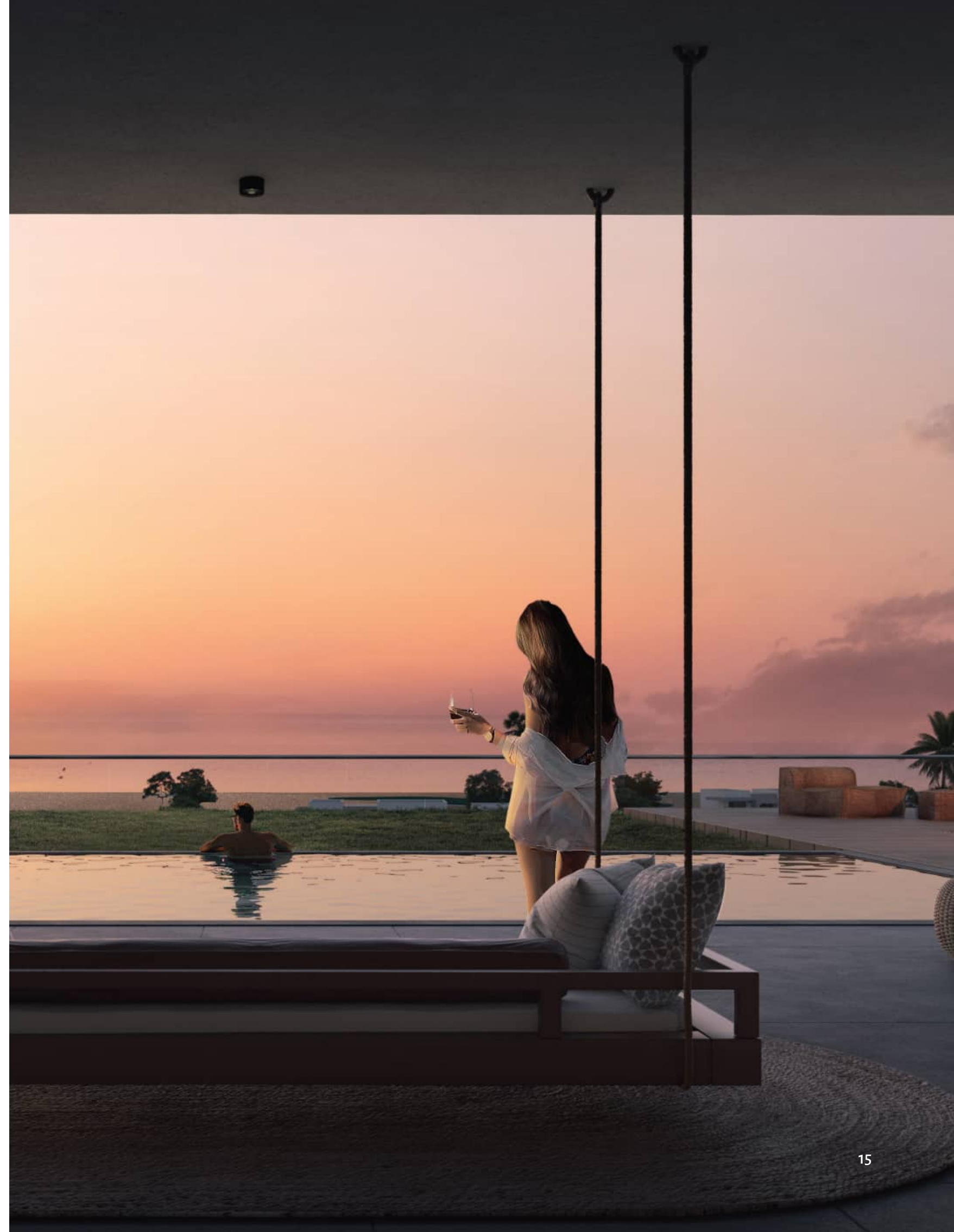


SEA VIEW & BEACH ACCESS

- Direct Sea Views
- Total Land elevation from 7m to 39 m
- Access to 2 beach hotels
- Access to the Beach Bar & Beach Amenities

SEA VIEW *all* AROUND

The Mediterranean Villa offers full mesmerizing sea views. With elevations of up to 30m above sea level, one can enjoy the sunrise to sunset horizon views from their beautiful lush garden.





YOUR *home* IS CLOSE TO THE SHORE

Nestled in a prime location, The Mediterranean Villas are situated in close proximity to the beach, and home-owners can enjoy the sun-kissed shores and the crystal-clear waters of the Mediterranean Sea.

Whilst spending the day at the beach, residents have easy access to The Gray Beach Hotel's state-of-the-art facilities and amenities. The Gray Beach Hotel is fully serviced by Campbell Gray Hospitality; renowned for their exceptional boutique hotels around the world.

Another boutique hotel is yet to launch at The Med beach, also granting access to all Mediterranean Villas' residents, to further complement their authentic lifestyle.

YOUR *personalized* TOUCH

Make your home truly your own by choosing from a variety of refined design options to customize the exterior and interior of your home to match your unique personality.





HOSPITALITY SERVICES

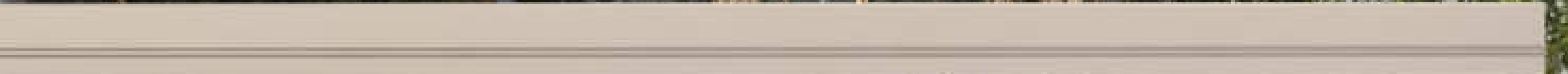
All Mediterranean Villas have access to the impeccable services offered by The Med's hospitality team. From housekeeping and laundry to an extensive menu of delights in addition to special event bookings.

All services are to be requested and paid on demand.



Dor

SUSTAINABLE *mediterranean* ARCHITECTURE...



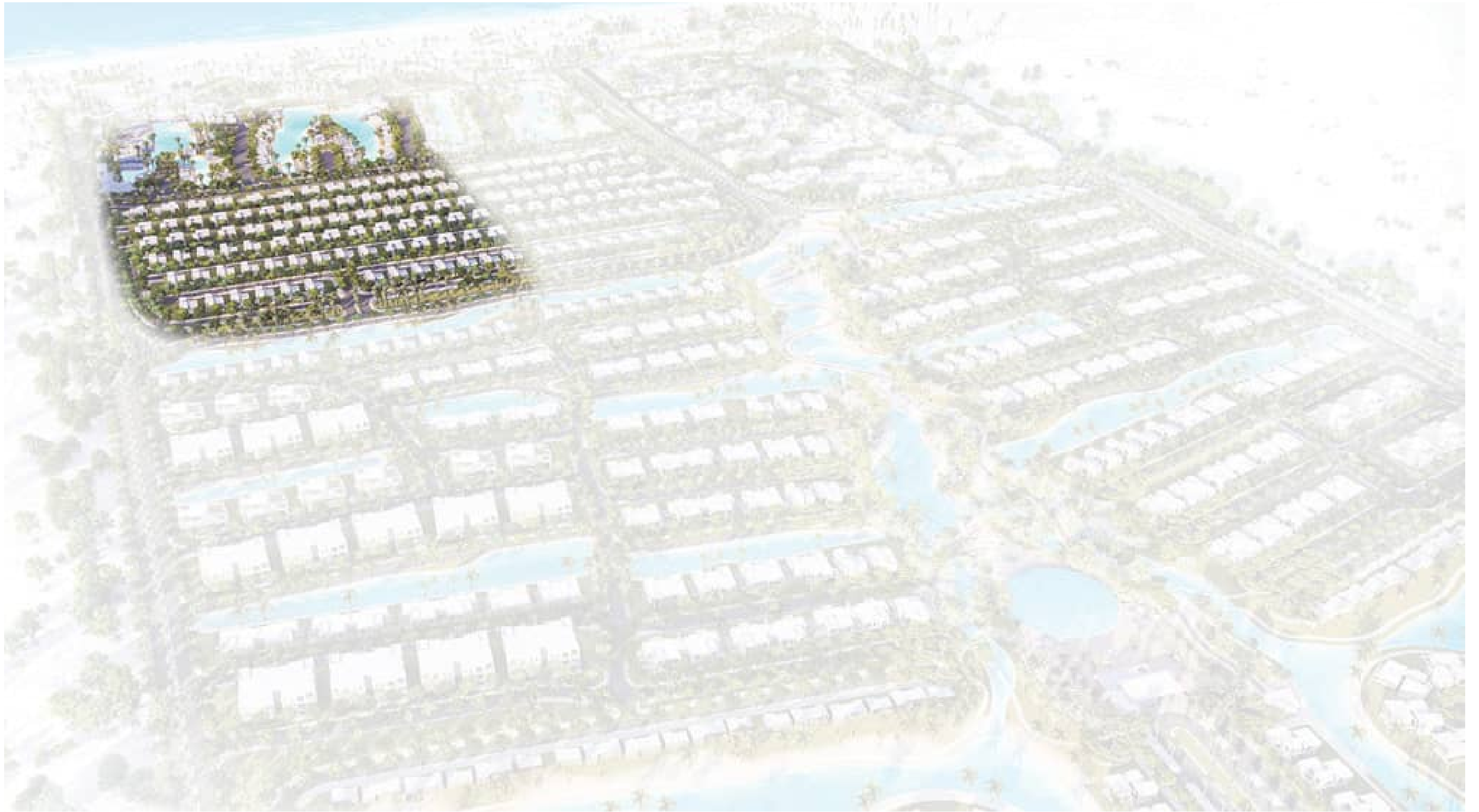
... MAKING EVERY HOME A NATURAL
EXTENSION OF THE LANDSCAPE

THE MEDITERRANEAN

TWO-STORY VILLAS



MASTERPLAN



DISCLAIMER 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.



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6BR SIGNATURE VILLA.

TOTAL AREA	450.4 sqm
INTERNAL AREA	370.9 sqm
TERRACES AREA	79.5 sqm

GROUND FLOOR

Entrance Lobby	4.00m x 3.00m
Living Area	6.25m x 4.85m
Dining & Kitchenette	6.10m x 5.00m
Lobby 1	1.55m x 1.20m
Bedroom(1)	
Bedroom	4.95m x 4.00m
Bathroom	3.55m x 1.60m
Kitchen	4.95m x 4.10m/2.90m
Guest Toilet	2.90m x 1.55m
Nanny's room	
Nanny's bedroom	2.00m x 2.00m
Nanny's bathroom	2.00m x 1.15m
Driver's room	
Driver's bedroom	2.00m x 1.95m
Driver's Bathroom	2.00m x 1.15m
Storage	1.40m x 1.35m
Corridor 1	8.50m x 1.20m
Terrace	16.20m x 4.10m/2.70



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FIRST FLOOR

Bedroom(2)	
Bedroom	4.40m x 3.80m
Bathroom	2.80m x 1.85m
Dressing	1.95m x 1.85m
Terrace	3.40m x 2.80m
Bedroom(3)	
Bedroom	4.10m x 4.00
Bathroom	2.90m x 1.60m
Terrace	4.15m x 1.60m
Bedroom(4)	
Bedroom	4.05m x 5.75m/4.10m
Bathroom	3.80m x 1.50m
Terrace	2.40m x 1.60m
Bedroom(5)	
Bedroom	3.80m x 3.80m
Bathroom	3.80m x 1.60m
Bedroom(6)	
Bedroom	3.80m x 3.80m
Bathroom	3.80m x 1.60m
Lobby 2	2.25m x 2.05m
Corridor 2	12.90m x 2.55m/1.30m



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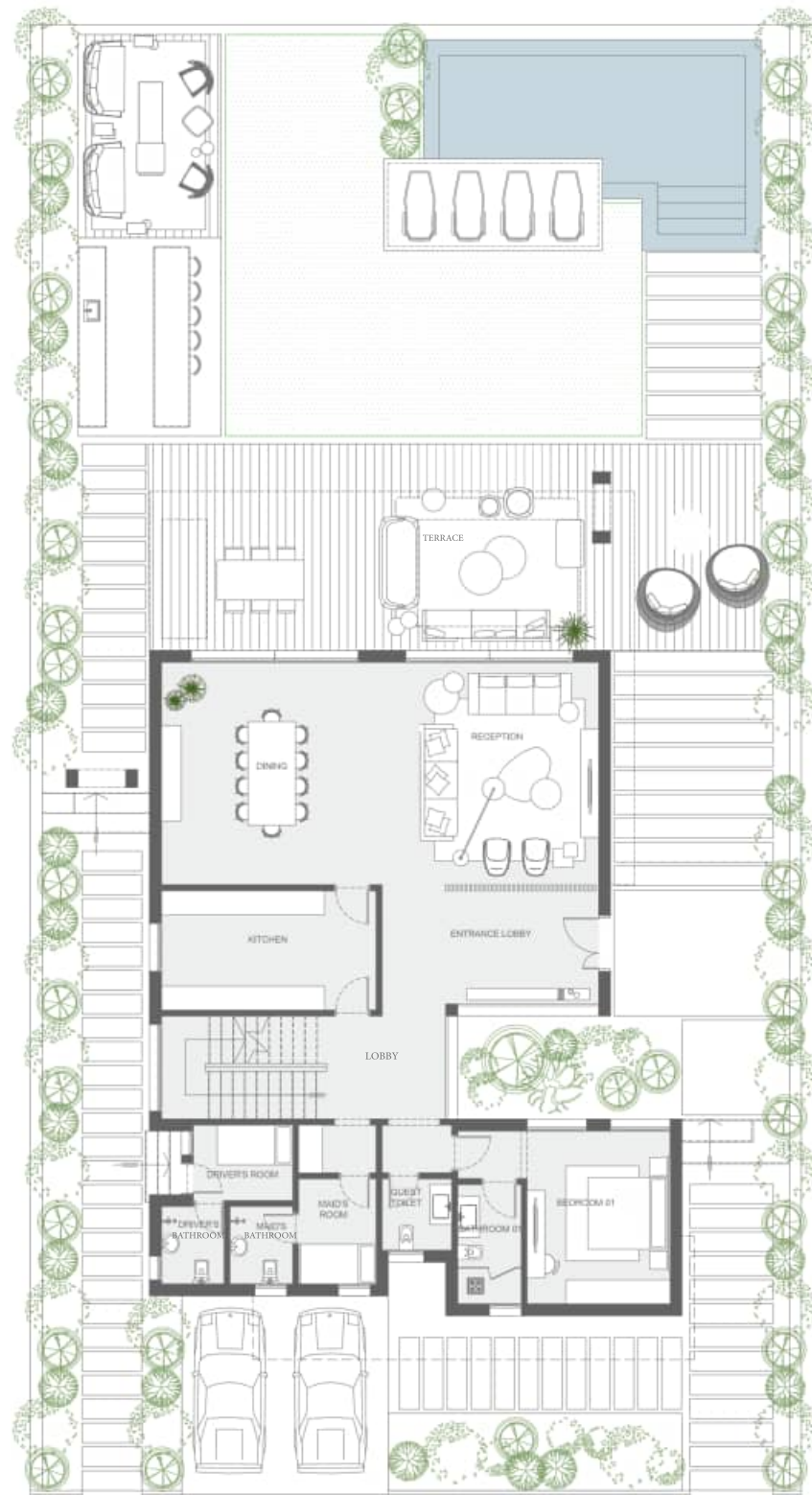
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6BR THE MED VILLA.

TOTAL AREA	432.4 sqm
INTERNAL AREA	368.2 sqm
TERRACES AREA	64.2 sqm

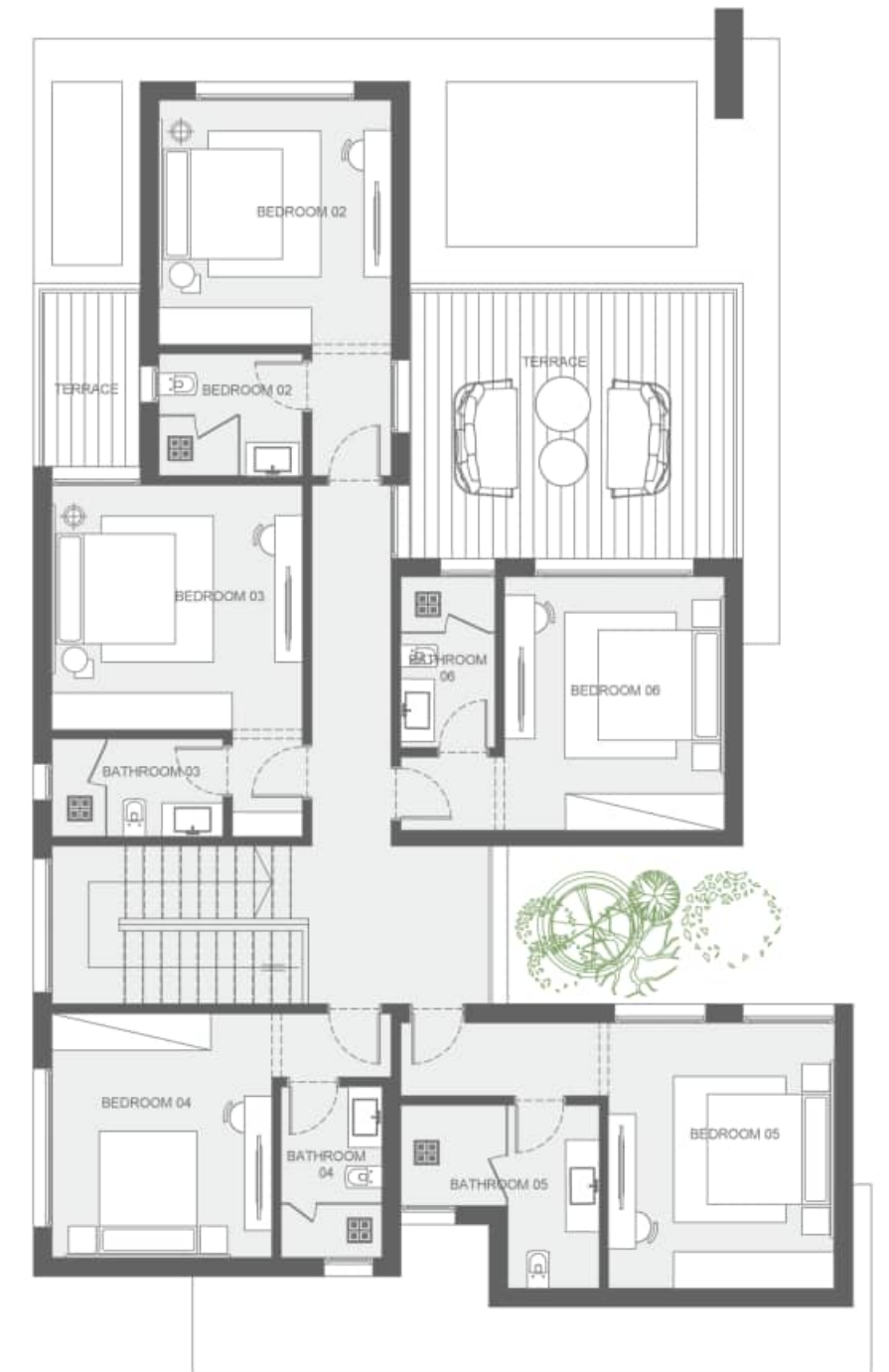
GROUND FLOOR

Entrance Lobby	5.45m x 2.85m
Living Area	5.60m x 5.50m
Dining	5.60m x 5.50m
Bedroom(1)	
Bedroom	4.35m x 3.60m
Bathroom	3.00m x 1.60m
Kitchen	5.40m x 3.00m
Guest Toilet	1.75m x 1.70m
Nanny's room	
Nanny's bedroom	2.65m x 1.95m
Nanny's bathroom	1.95m x 1.60m
Driver's room	
Driver's bedroom	2.50m x 1.90m
Driver's Bathroom	1.95m x 1.60m
Lobby	3.00m x 2.60m
Terrace	12.50m x 4.00m



FIRST FLOOR

Bedroom(2)	
Bedroom	4.00m x 3.80m
Bathroom	2.35m x 2.00m
Bedroom(3)	
Bedroom	4.10m x 4.00m
Bathroom	2.80m x 1.60m
Terrace	2.85m x 1.60m
Bedroom(4)	
Bedroom	4.00m x 3.60m
Bathroom	2.80m x 1.65m
Bedroom(5)	
Entrance	3.40m x 1.20m
Bedroom	4.35m x 3.70m
Bathroom	3.25m x 1.55m/1.45m
Bedroom(6)	
Bedroom	4.15m x 3.60m
Bathroom	2.80m x 1.55m
Corridor	5.90m x 1.30m
Lobby	2.95m x 2.60m
Terrace	5.30m x 4.35m



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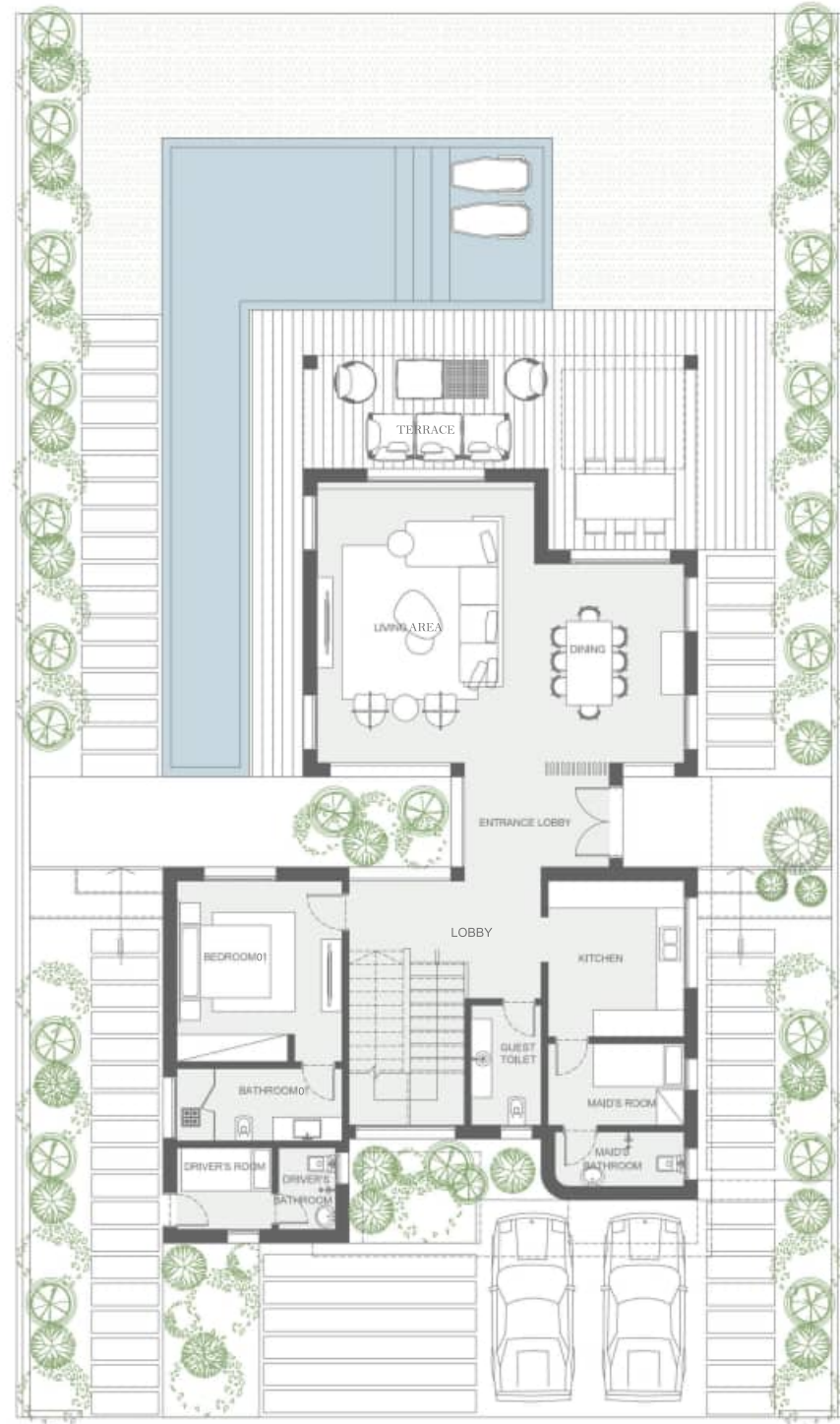
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5BR VILLA.

TOTAL AREA	352.4 sqm
INTERNAL AREA	308.3 sqm
TERRACES AREA	44.1 sqm

GROUND FLOOR

Entrance Lobby	3.20m x 2.05m
Living Area	6.20m x 4.80m
Dining	4.40m x 3.30m
Bedroom(1)	
Bedroom	4.00m x 3.65m
Bathroom	3.65m x 1.60m
Kitchen	3.45m x 3.00m
Guest Toilet	2.65m x 1.55m
Nanny's room	
Nanny's bedroom	3.00m x 1.80m
Nanny's bathroom	2.85m x 1.20m
Driver's room	
Driver's bedroom	2.10m x 1.80m
Driver's Bathroom	1.80m x 1.25m
Lobby	4.25m x 2.60m/1.50m
Terrace	8.70m x 4.30m/2.50



FIRST FLOOR

Bedroom(2)	
Bedroom	4.20m x 4.20m
Bathroom	2.80m x 1.85m
Terrace	5.15m x 2.10m
Bedroom(3)	
Bedroom	5.50m x 3.65m
Bathroom	3.50m x 2.05m
Bedroom(4)	
Bedroom	4.70m x 3.65m
Bathroom	2.65m x 1.60m
Terrace	3.15m x 1.20m
Bedroom(5)	
Bedroom	3.75m x 3.60m
Bathroom	2.45m x 1.85m
Dressing	2.45m x 1.75m
Lobby	4.60m x 1.65m/2.05m x 2.45m
Laundry	1.20m x 1.00m



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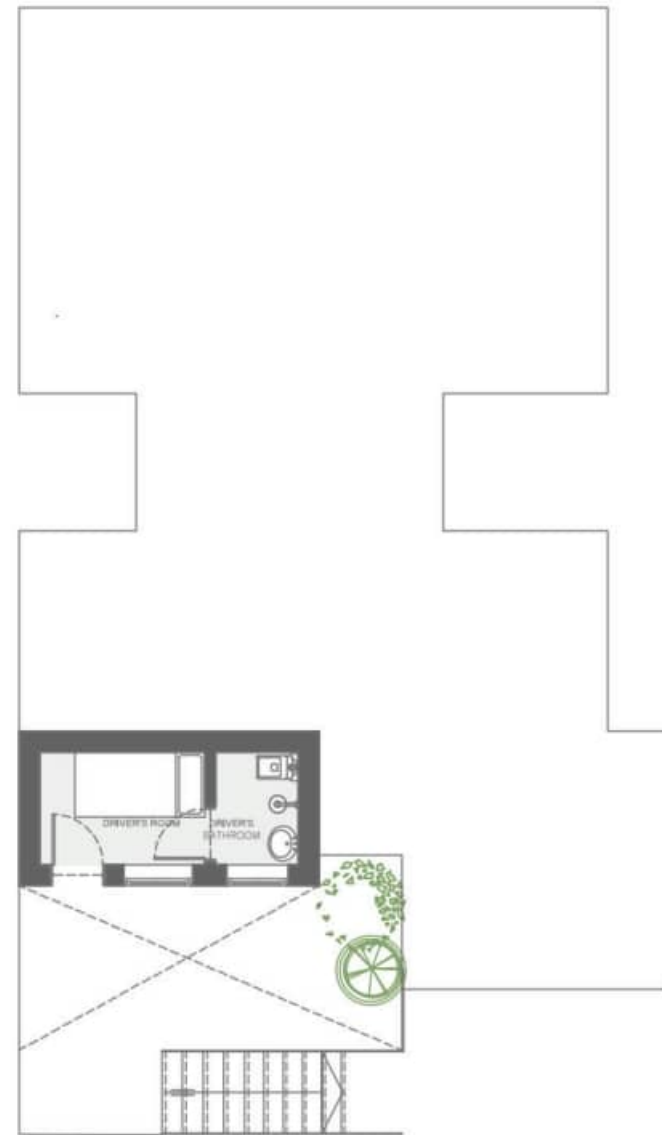
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4BR VILLA.

TOTAL AREA 296.4 sqm
INTERNAL AREA 259.0 sqm
TERRACES AREA 37.4 sqm

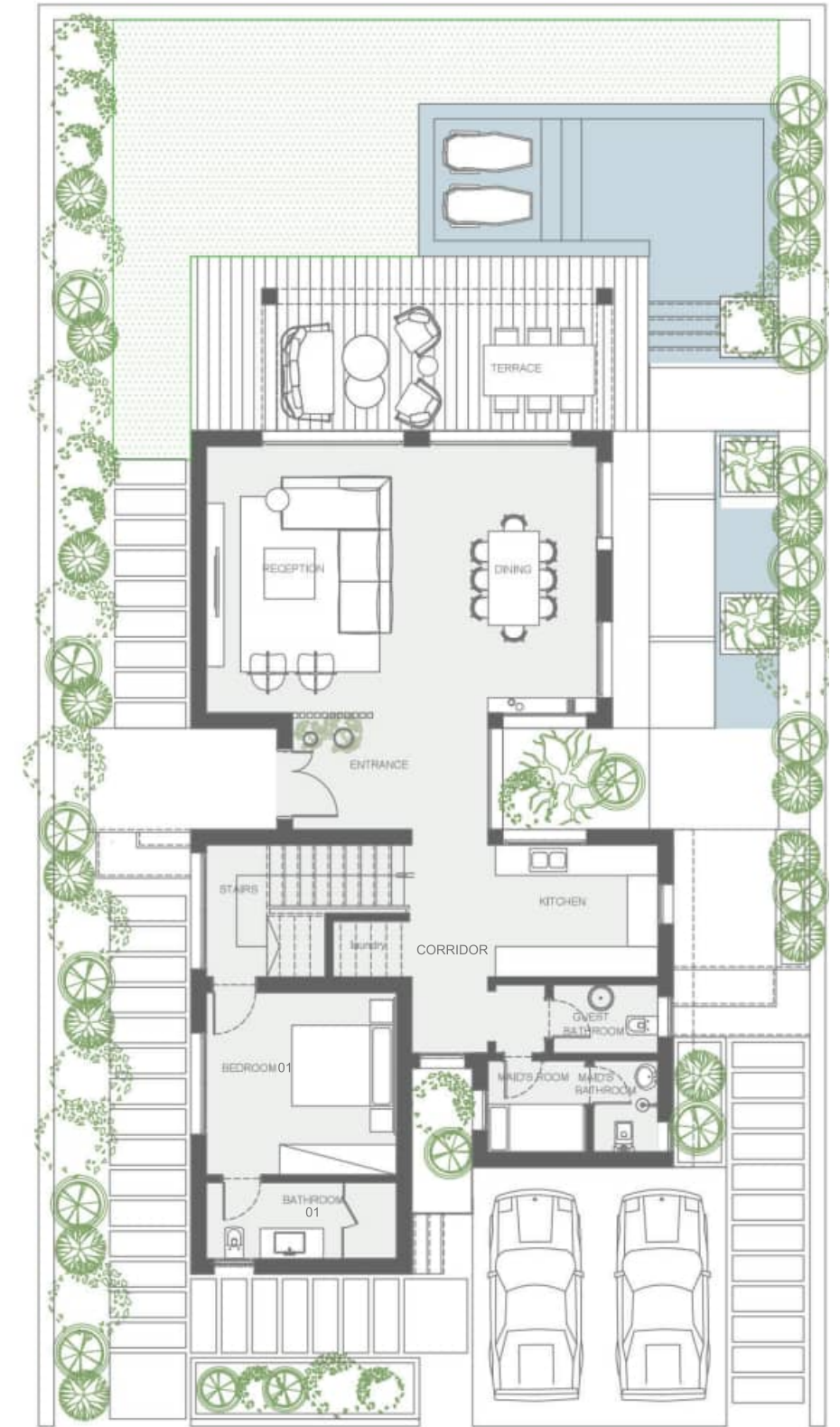
LOWER GROUND

Driver's Room
 Driver's Bedroom 2.40 x 1.65
 Driver's Bathroom 1.65 x 1.20



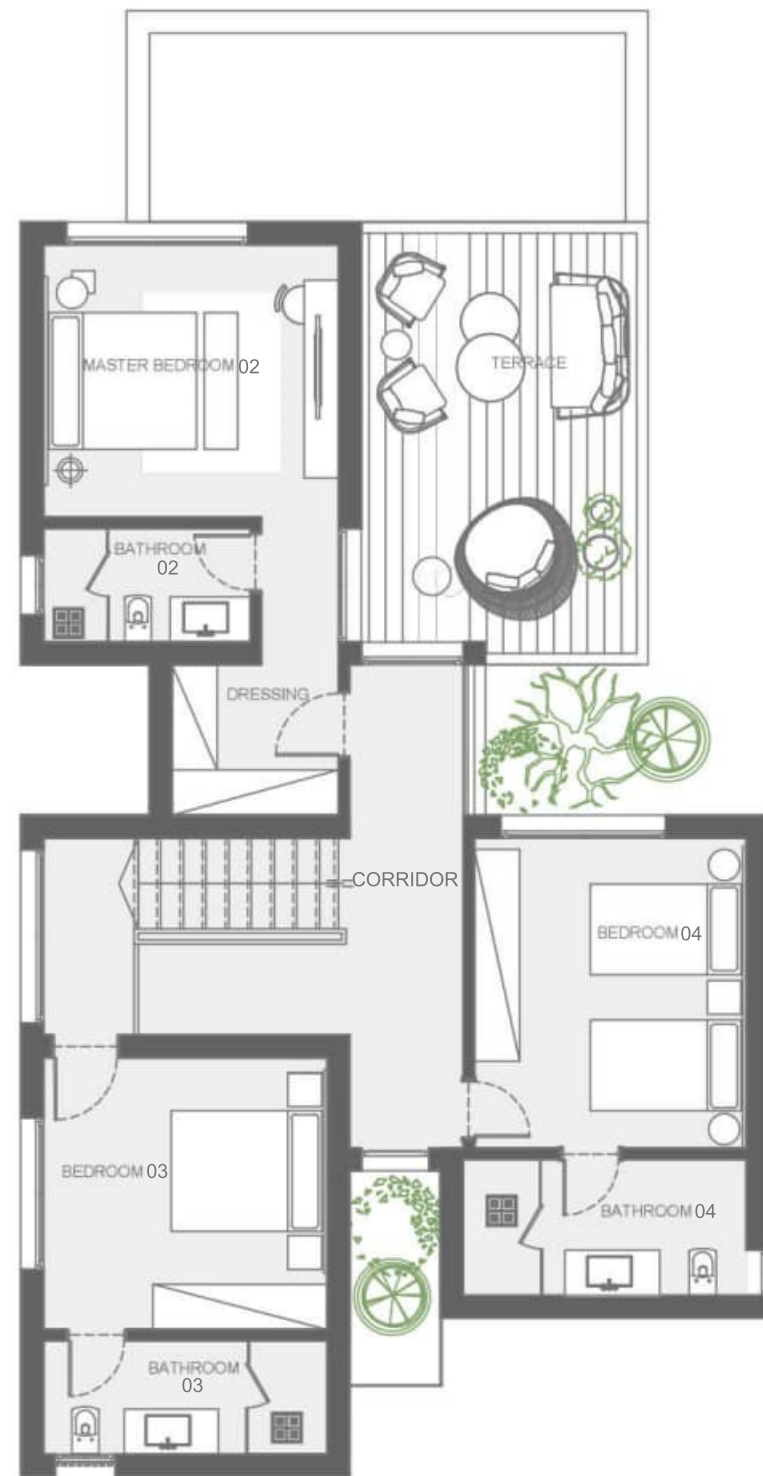
LOWER GROUND

Entrance Lobby 3.85m x 2.20m
 Living Area 5.25m x 4.40m
 Dining 5.25m x 3.30m
 Bedroom(1) 3.75m x 3.60m
 Bathroom 3.75m x 1.50m
 Kitchen 3.35m x 2.60m
 Guest Toilet 2.10m x 1.35m
 Nanny's room 1.95m x 1.80m
 Nanny's bathroom 1.80m x 1.30m
 Corridor 4.40m x 1.50m
 Laundry 1.50m x 1.05m
 Terrace 6.90m x 2.80m



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4BR VILLA.



FIRST FLOOR

Bedroom(2)	
Bedroom	3.90m x 3.60m
Bathroom	2.75m x 1.50m
Dressing	2.20m x 2.00m
Bedroom(3)	
Bedroom	3.75m x 3.60m
Bathroom	3.75m x 1.50m
Bedroom(4)	
Bedroom	4.10m x 3.60m
Bathroom	3.75m x 1.80m
Corridor	6.40m x 1.50m
Terrace	5.55m x 3.65m

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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
BEACH HOTEL

9

the beach bar
BEACH FACILITIES

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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.



IN *partnership* WITH



CAMPBELL GRAY
HOTELS & RESORTS

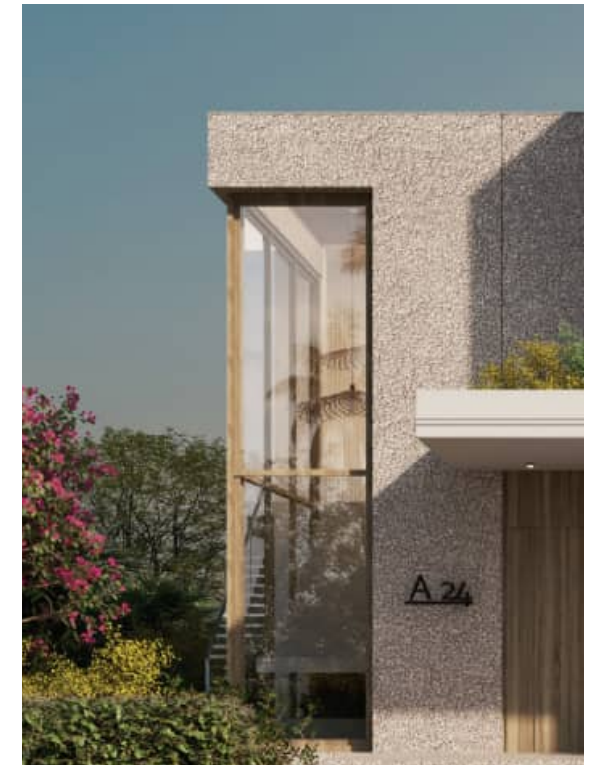
British Hospitality Chain - Campbell Gray are focused on creating, designing and operating a collection of highly individual hotels around the world, across Europe, Middle East and Africa in addition to signature restaurants, bars, private clubs and wellness concepts.

DESIGNS *by*



Alchemy architecture

Masterminds of art, interior, architecture and design - Alchemy Architecture are our partners, 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
MAKERS.
& places.

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 communities are our perpetual 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.





www.peopleandplacesint.com

New Cairo Showroom

Building (A12) Cairo Business Park project, New Cairo - Cairo

Zayed Showroom

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