

An aerial photograph of a waterfall cascading into a pool. The water is a vibrant turquoise color, and the surrounding landscape is a mix of light and dark green, suggesting a lush, natural environment. The waterfall is the central focus, with the pool below it. The overall scene is serene and beautiful.

the
WATERFALL
VILLAGE

the med.

The med.

Emerging from the land itself, The Med is a unique destination by nature, offering authentic Mediterranean living experiences to its selected community.

For every open space, neighborhood and home, The Med is designed to take in the north breeze, and merge naturally with the environment. It is here where an authentic lifestyle is evolved, promoting wellbeing, sustainability and maximized luxury, with elevations that give mesmerizing sea views and tranquil vibes.



A true NORTH STAR.

The Med sits comfortably in Ras el Hikma - 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 Hikma 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 |



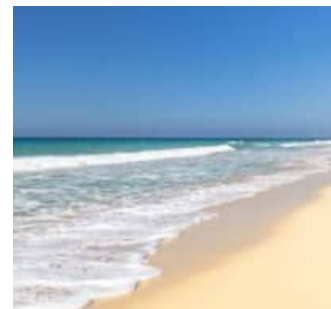
KM 195



100,000 SQM BEACH FRONT AREA



49 M TOTAL ELEVATION FROM SEA LEVEL



800 M COASTLINE



5 HOTELS



4 TYPES SINGLE FAMILY HOMES



307 FEDDAN LAND AREA



110,000 SQM SWIMMABLE LAGOONS



70% VILLAS

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

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.



the
WATERFALL
VILLAGE

EXPERIENCE



PENINSULA & RIVERWALK
DIRECT ACCESS

LENGTH OF THE WATERFALL
420+ M

TOTAL LAND ELEVATION
FROM 38M TO 32M

THE WATERFALL
& **LAGOON BEACH AREAS**
32,000+ SQM



To walk, sit and live in nature is a gift. At The Waterfall Village, we gift our community the beauty of nature. Whether you choose to take a dip in the crystal lagoons,

take a walk barefoot on the grass, or even go on an adventure... our nature trail will take you to the Waterfall Hidden gems, for views worth watching and enjoying.



the riverwalk

A NATURE TRAIL TO THE SEA



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.

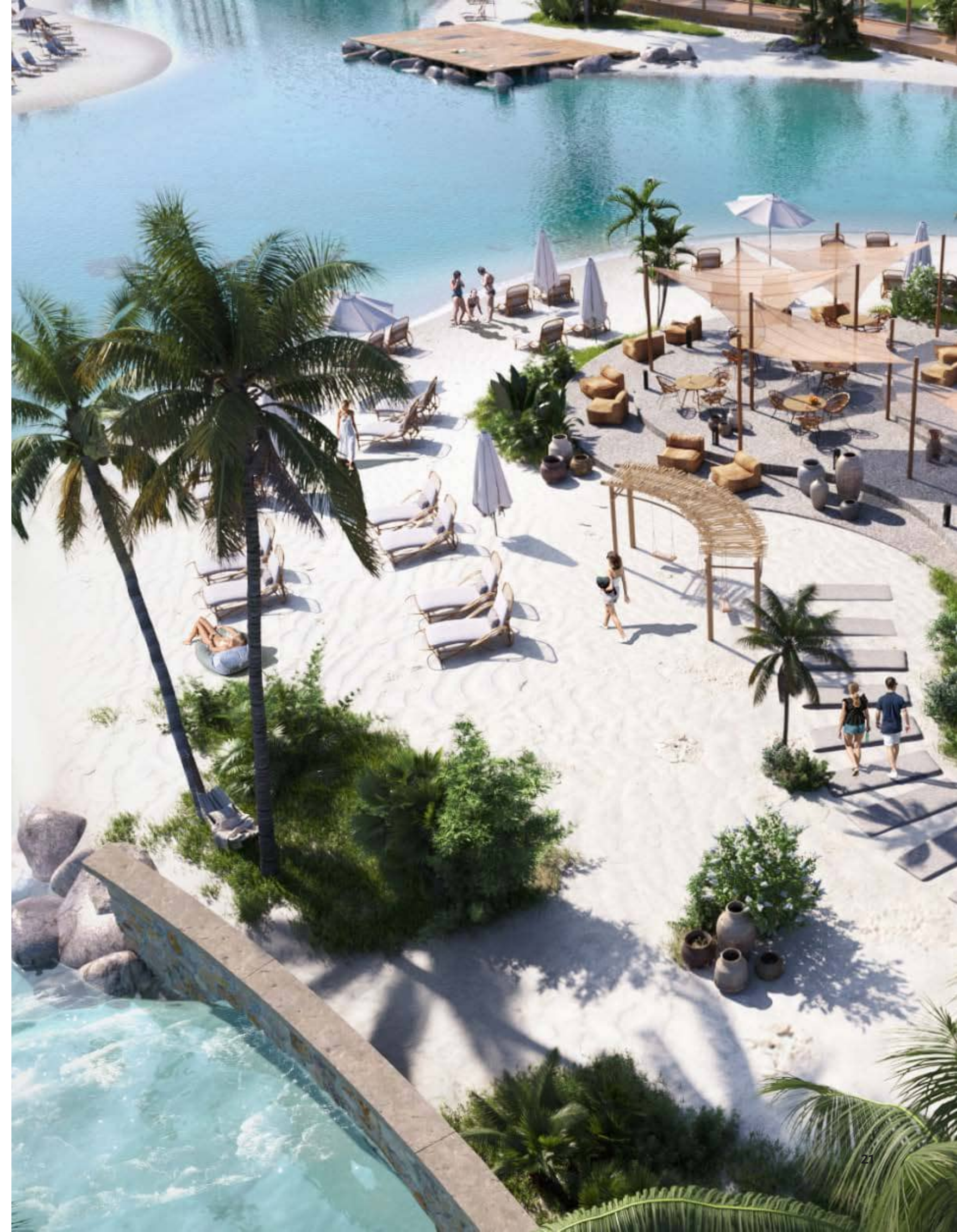
the peninsula

YOUR PRIVATE TROPICAL
SERVICED ISLAND

YOUR PRIVATE *tropical* SERVICED ISLAND

The Peninsula is the charming heart of The Med, located in the center of its community and giving life to its surroundings.

This island of 8900 sqm is beautifully lined with white sandy beach lagoons and tropical palm trees, for a magical Summer experience. One can enjoy the refreshing crystal lagoons and the many services offered by Campbell Gray.





A VILLAGE WITH *views* ALL AROUND

Surrounded by waterfalls, glittering lagoons and natural landscaping, homes at The Waterfall Village offer a diversity of breathtaking views. One can enjoy direct waterfall views from their Villa, or a Mediterranean Sea view from the penthouse chalet, or the ultimate exclusivity of the Villa's private beach lagoon. For the love of nature, every home is built to complement the beauty of The Mediterranean.



the
WATERFALL
VILLAGE

H O M E S

CHOOSE YOUR HOME & view.

GARDEN



SEA



WATERFALL

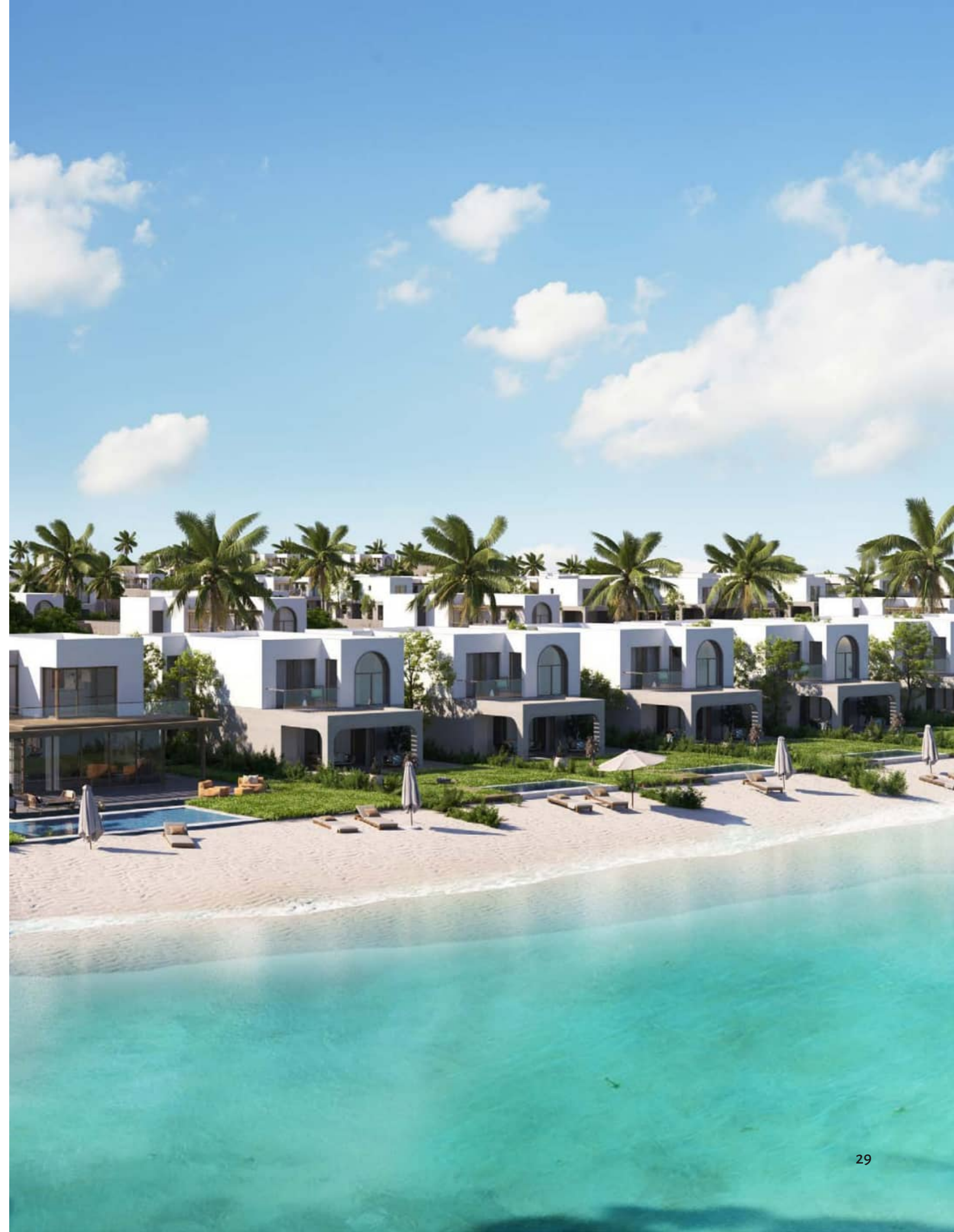


PRIVATE OR PUBLIC LAGOON



THE *waterfall* VILLAS

Prestigiously located, these Waterfall Villas have a full northern breeze and magnificent front and side views; overlooking the waterfall spine, the most alluring water feature at The MED, where families can enjoy the soft sights and sounds of the water as it seamlessly falls into its eastern edge lagoon.





THE WATERFALL VILLAS *view...*



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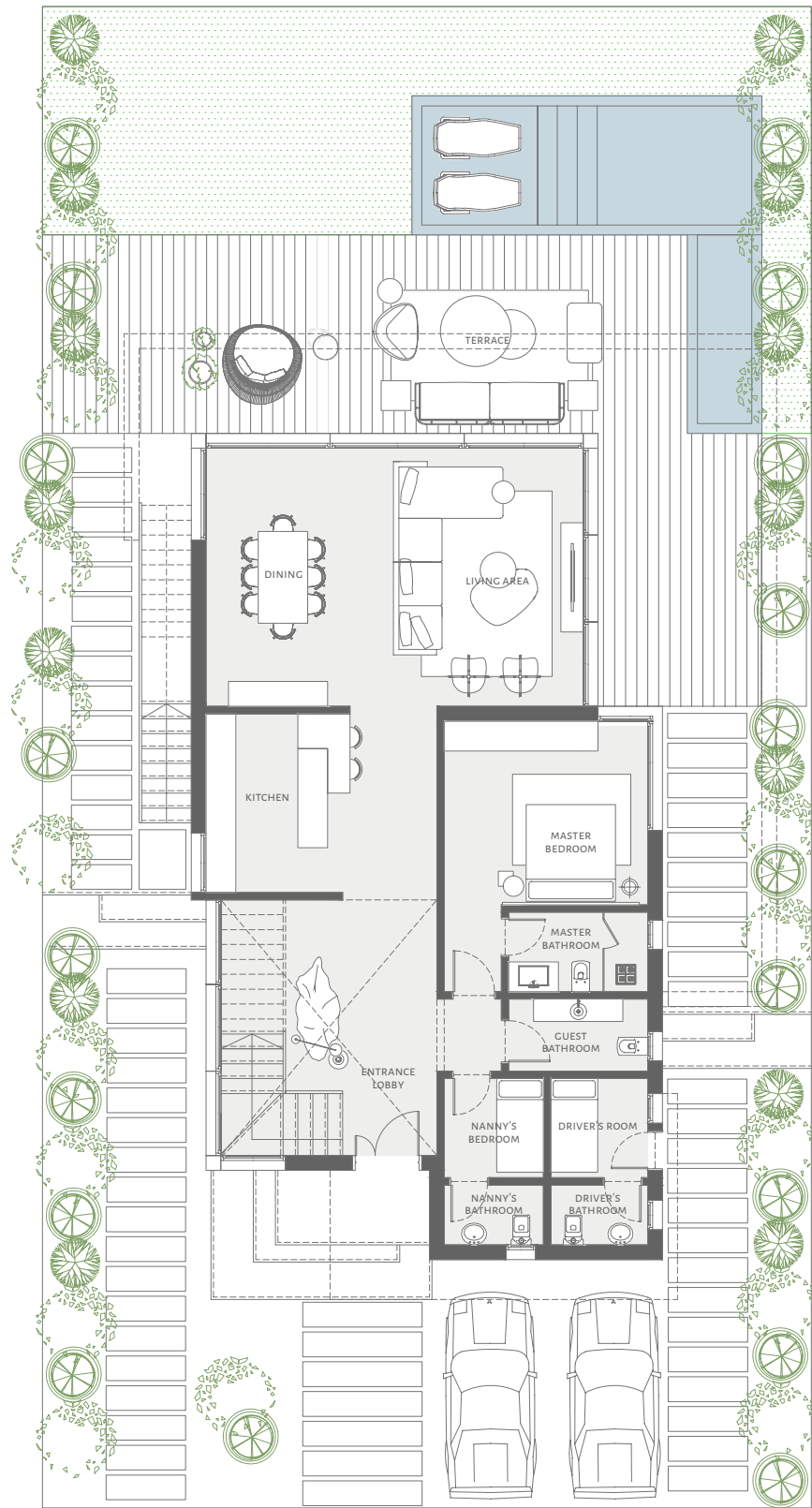
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WATERFALL VILLAS 4BR.

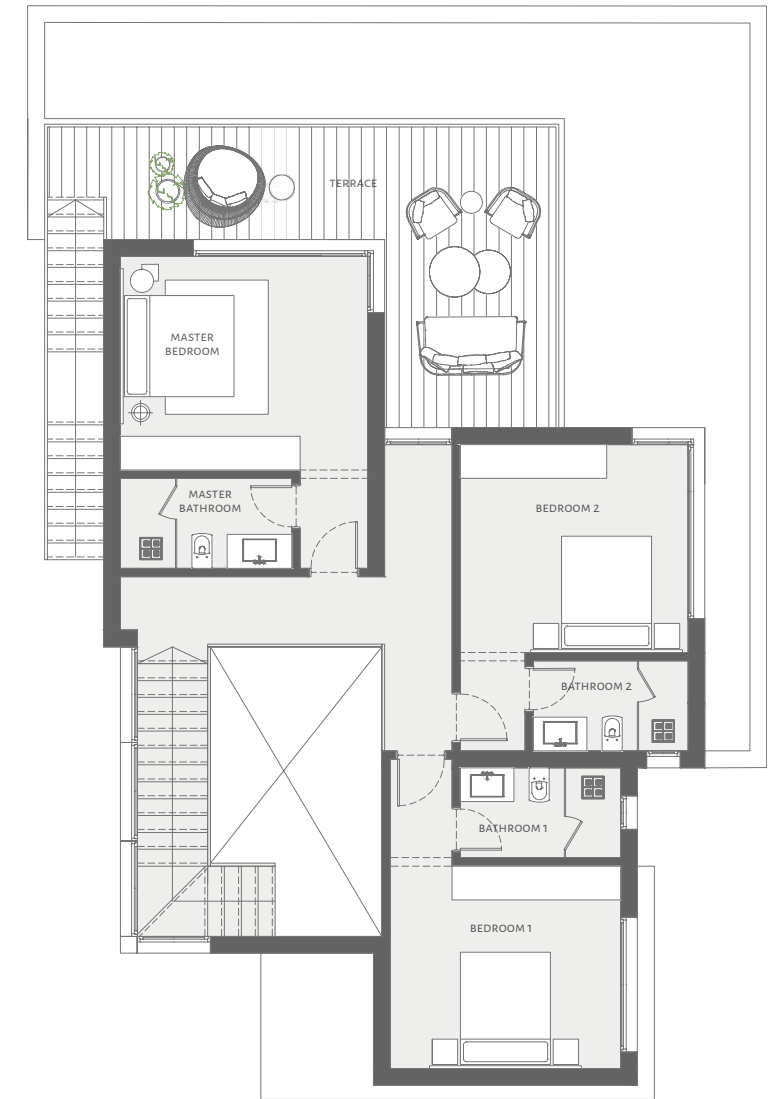
SELLABLE AREA 294.2 sqm
INTERNAL AREA 265.7 sqm
TERRACES AREA 28.5 sqm



GROUND FLOOR

Entrance Lobby 4.35 x 5.15 / 1.75 x 3.90
 Living Area 5.20 x 4.00
 Dining Room 5.20 x 3.60
 Kitchen 3.60 x 2.90
 Master Bedroom 4.10 x 3.70
 Master Bathroom 2.80 x 1.60
 Guest Bathroom 2.80 x 1.45
 Driver's Bedroom 2.00 x 1.95
 Driver's Bathroom 1.95 x 1.20
 Nanny's Bedroom 2.00 x 2.00
 Nanny's Bathroom 2.00 x 1.20
 Terrace 13.55 x 7.50 / 2.00

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FIRST FLOOR

Master Bedroom 4.40 x 3.80
 Master Bathroom 3.05 x 1.50
 Bedroom 1 4.10 x 3.60
 Bathroom 1 2.85 x 1.60
 Bedroom 2 4.05 x 3.70
 Bathroom 2 2.75 x 1.60
 Terrace 9.15 x 5.45 / 2.10

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PRIVATE *beach* VILLAS

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



PRIVATE BEACH VILLAS 4BR view...



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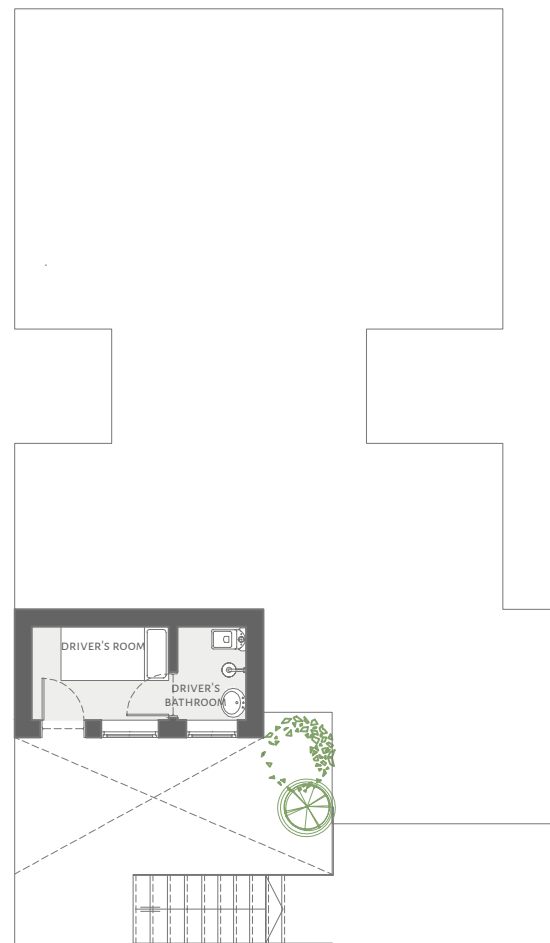
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PRIVATE BEACH VILLAS 4BR.

| | |
|----------------------|-----------|
| SELLABLE AREA | 296.4 sqm |
| INTERNAL AREA | 259.0 sqm |
| TERRACES AREA | 37.4 sqm |

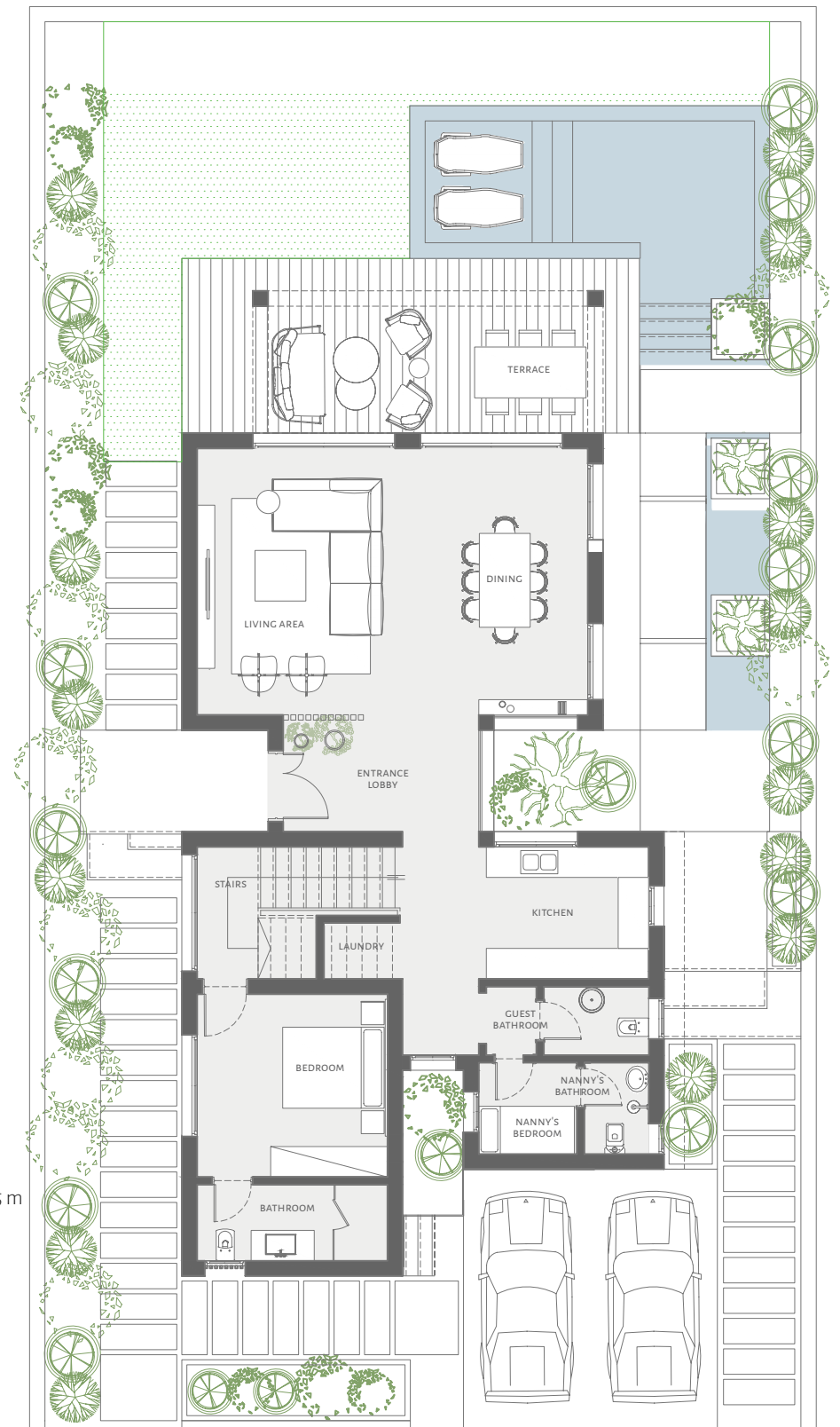
LOWER GROUND FLOOR

| | |
|-------------------|-------------|
| Driver's Bedroom | 2.40 x 1.65 |
| Driver's Bathroom | 1.65 x 1.20 |



GROUND FLOOR

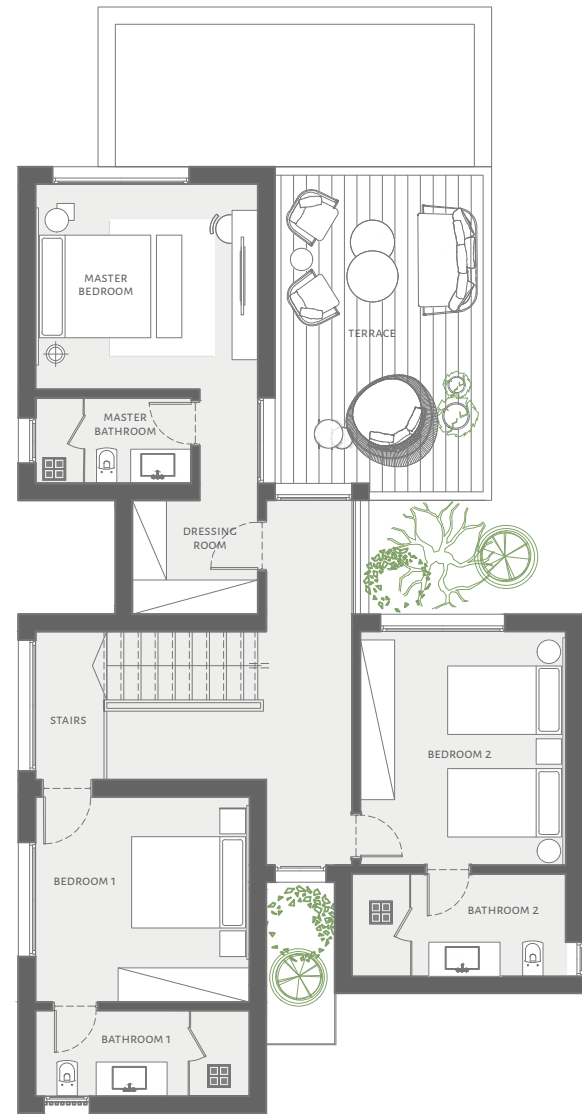
| | |
|------------------|----------------------|
| Entrance Lobby | 3.85 x 2.20 |
| Living Area | 5.25 x 4.40 |
| Kitchen | 3.35 x 2.60 |
| Dining | 5.25 x 3.30 |
| Stairs | 3.95 x 2.60 + 1.95 m |
| Bedroom | 3.75 x 3.60 |
| Bathroom | 3.75 x 1.50 |
| Guest Bathroom | 2.10 x 1.35 |
| Nanny's Bedroom | 1.95 x 1.80 |
| Nanny's Bathroom | 1.80 x 1.30 |
| Terrace | 6.90 x 2.80 |



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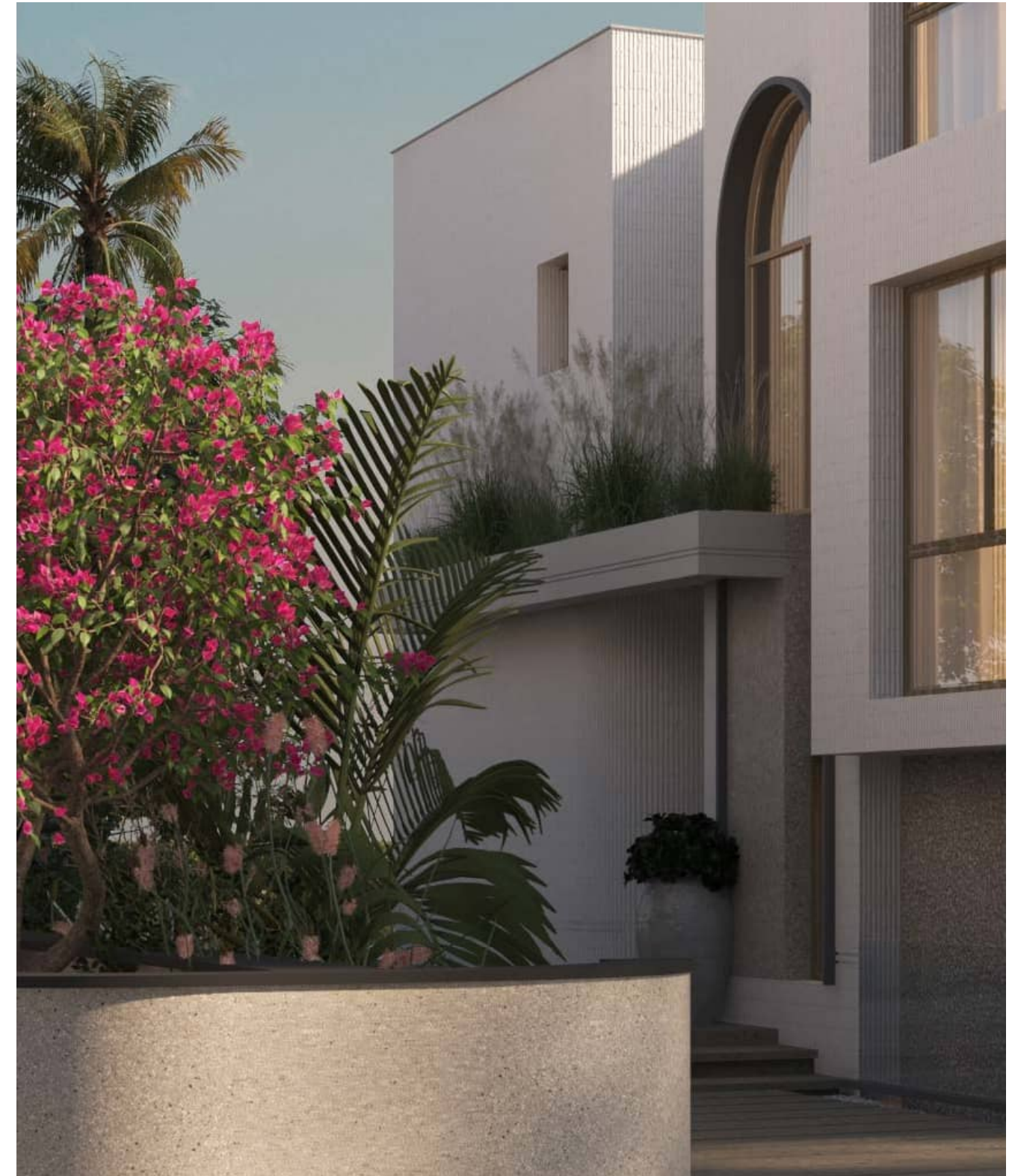
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PRIVATE BEACH VILLAS 4BR.



FIRST FLOOR

| | |
|----------------------|----------------------|
| Stairs | 3.95 x 2.60 + 4.95 m |
| Hallway | 3.45 m |
| Master Bedroom | 3.90 x 3.60 |
| Master Bathroom | 2.75 x 1.50 |
| Master Dressing room | 2.20 x 2.00 |
| Bedroom 1 | 3.75 x 3.60 |
| Bathroom 1 | 3.75 x 1.80 |
| Bedroom 2 | 4.10 x 3.60 |
| Bathroom 2 | 3.75 x 1.50 |
| Terrace | 5.55 x 3.65 |



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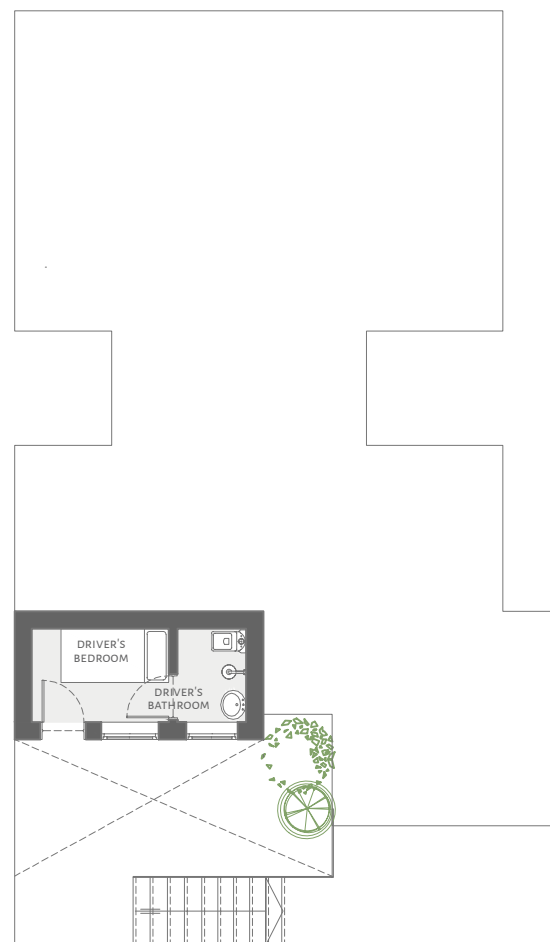
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PRIVATE BEACH VILLAS 4+1BR.

| | |
|----------------------|-----------|
| SELLABLE AREA | 299.6 sqm |
| INTERNAL AREA | 283.9 sqm |
| TERRACES AREA | 15.7 sqm |

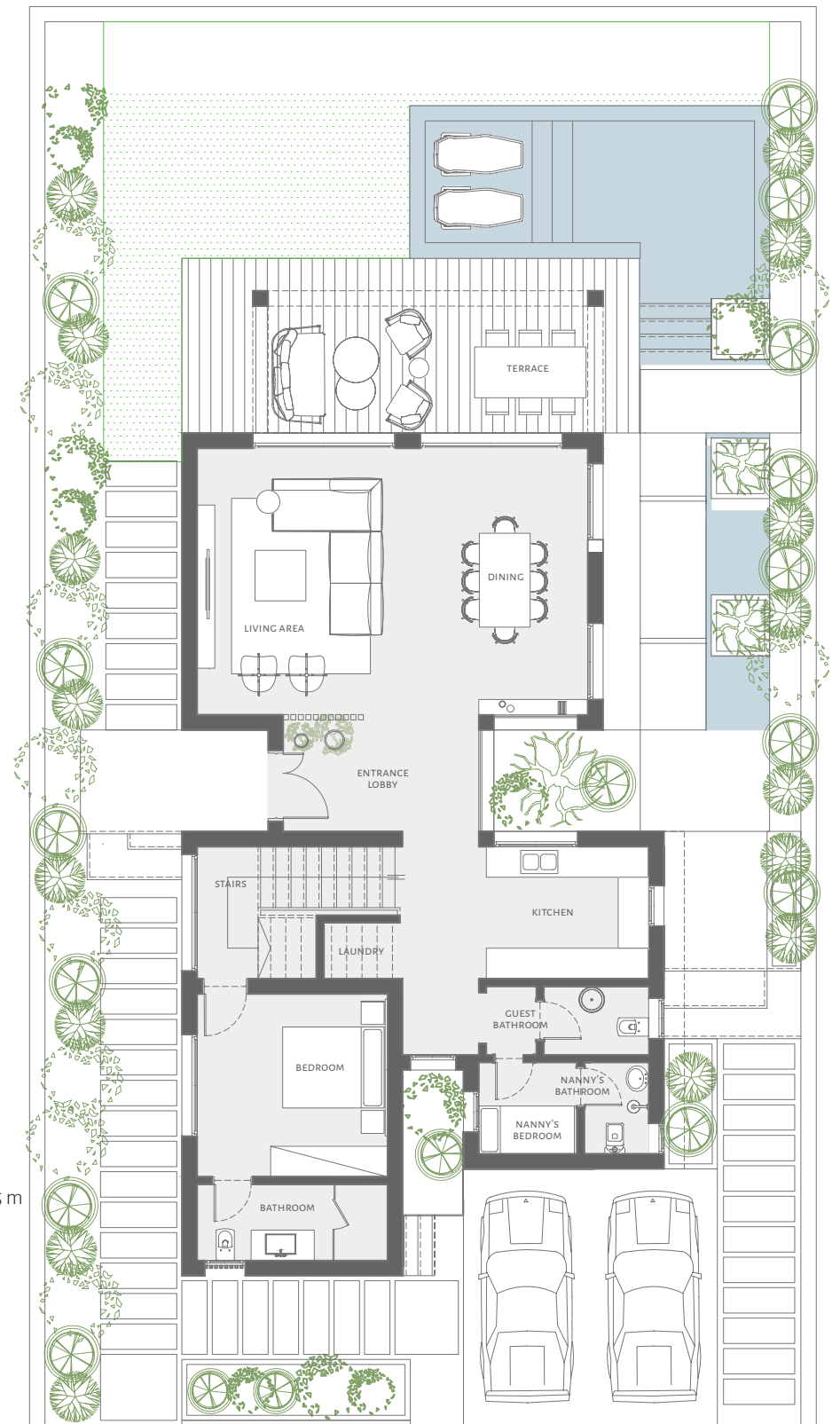
LOWER GROUND FLOOR

| | |
|-------------------|-------------|
| Driver's Bedroom | 2.40 x 1.65 |
| Driver's Bathroom | 1.65 x 1.20 |



GROUND FLOOR

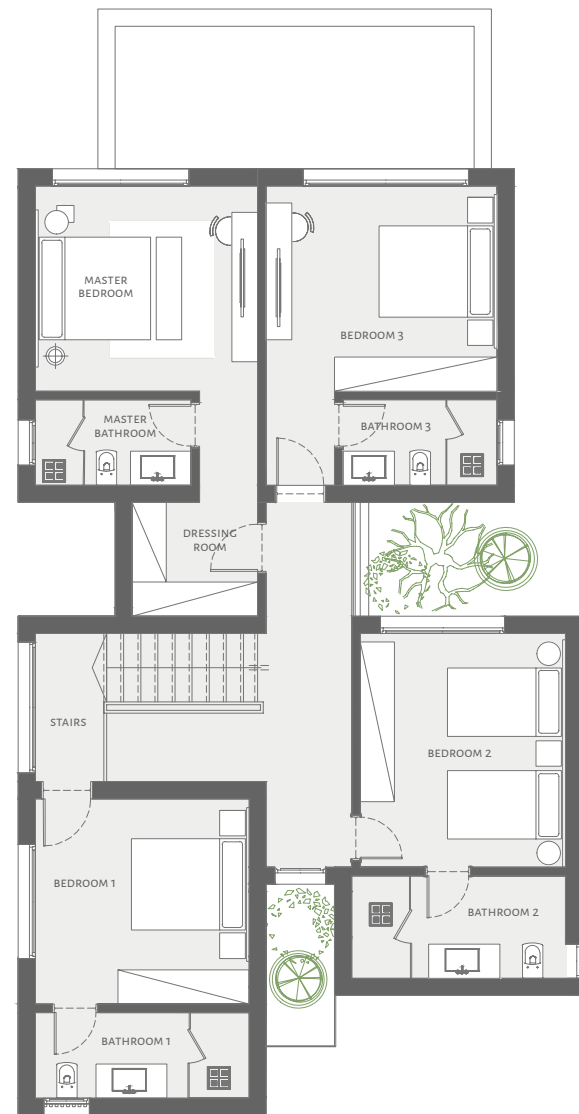
| | |
|------------------|----------------------|
| Entrance Lobby | 3.85 x 2.20 |
| Living Area | 5.25 x 4.40 |
| Kitchen | 3.35 x 2.60 |
| Dining | 5.25 x 3.30 |
| Stairs | 3.95 x 2.60 + 1.95 m |
| Bedroom | 3.75 x 3.60 |
| Bathroom | 3.75 x 1.50 |
| Guest Bathroom | 2.10 x 1.35 |
| Nanny's Bedroom | 1.95 x 1.80 |
| Nanny's Bathroom | 1.80 x 1.30 |
| Terrace | 6.90 x 2.80 |



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PRIVATE BEACH VILLAS 4+1BR.



FIRST FLOOR

| | |
|----------------------|----------------------|
| Stairs | 3.95 x 2.60 + 4.95 m |
| Hallway | 3.45 m |
| Master Bedroom | 3.90 x 3.60 |
| Master Bathroom | 2.75 x 1.50 |
| Master Dressing room | 2.20 x 2.00 |
| Bedroom 1 | 3.75 x 3.60 |
| Bathroom 1 | 2.70 x 1.50 |
| Bedroom 2 | 4.10 x 3.60 |
| Bathroom 2 | 3.75 x 1.80 |
| Bedroom 3 | 4.00 x 3.60 |
| Bathroom 3 | 3.75 x 1.50 |

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TRI. V VILLAS *view...*



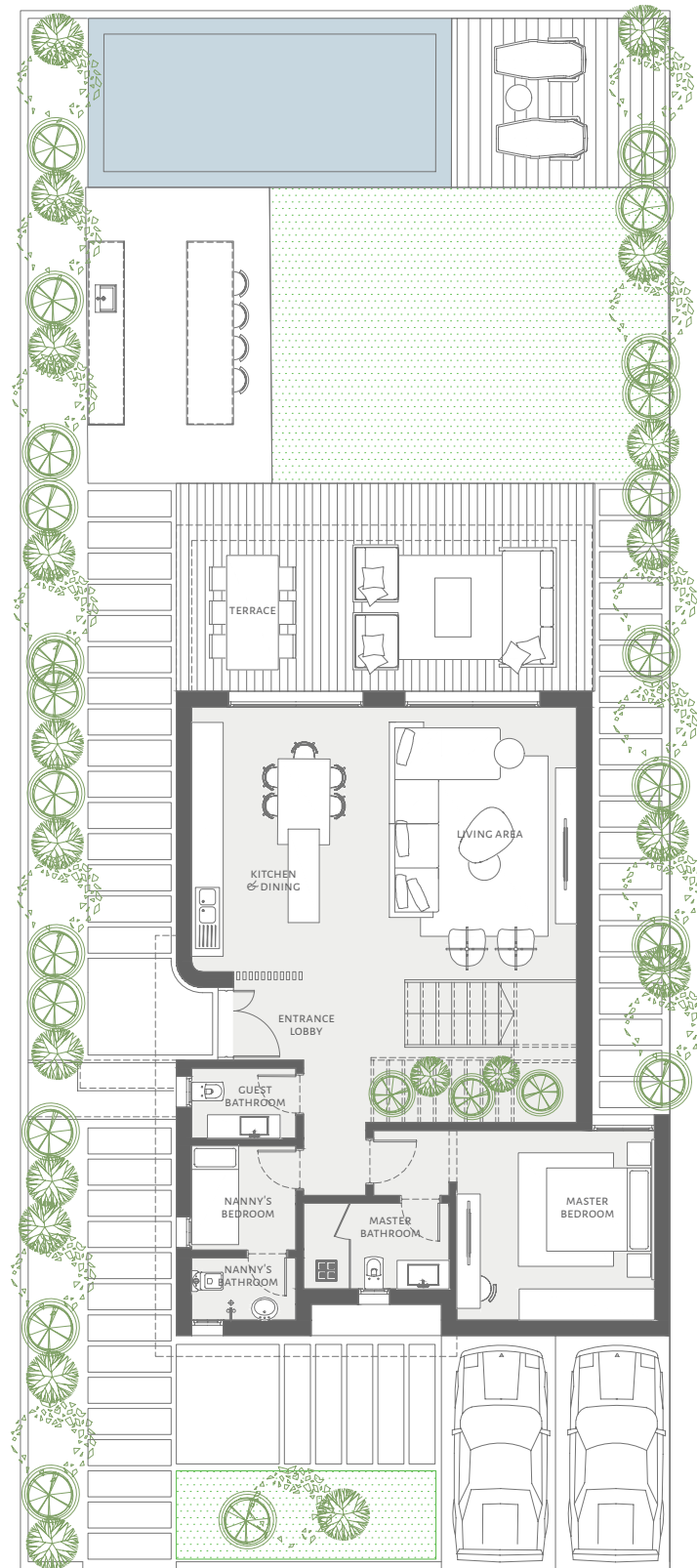
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TRI. V VILLA 3BR.

| | |
|----------------------|-----------|
| TOTAL AREA | 236.5 sqm |
| INTERNAL AREA | 194.9 sqm |
| TERRACES AREA | 41.6 sqm |

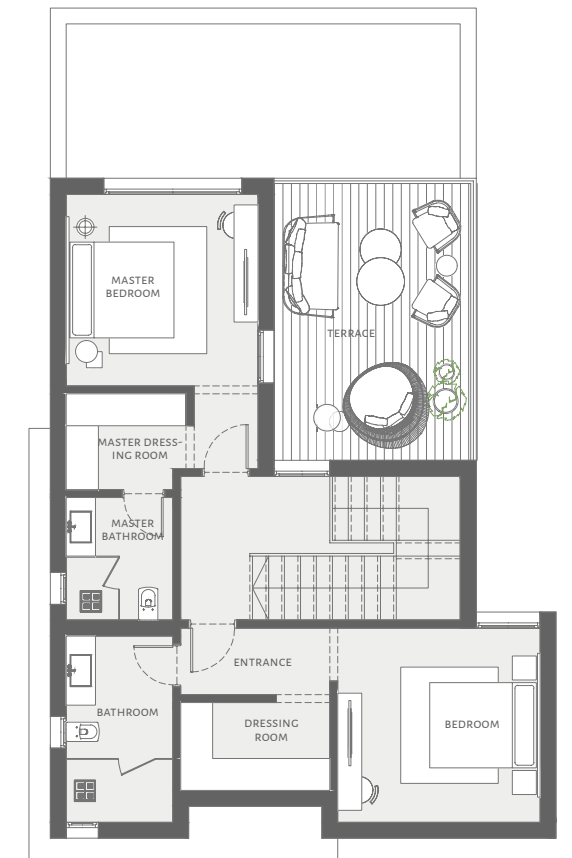


GROUND FLOOR

| | |
|------------------|-------------|
| Entrance Lobby | 3.30 X 1.70 |
| Living Area | 5.25 X 4.40 |
| Kitchen & Dining | 5.10 X 3.00 |
| Master Bedroom | 3.80 X 3.65 |
| Master Bathroom | 2.80 X 1.65 |
| Guest Bathroom | 2.00 X 1.35 |
| Nanny's Bedroom | 2.00 X 2.00 |
| Nanny's Bathroom | 2.00 X 1.20 |
| Terrace | 7.40 X 2.90 |

FIRST FLOOR

| | |
|----------------------|-------------|
| Master Bedroom | 3.60 X 3.60 |
| Master Dressing Room | 2.25 X 1.80 |
| Master Bathroom | 2.30 X 2.00 |
| Entrance | 2.80 X 1.25 |
| Bedroom | 3.80 X 3.65 |
| Dressing Room | 2.80 X 1.65 |
| Bathroom | 3.50 X 2.00 |
| Terrace | 5.20 X 3.70 |

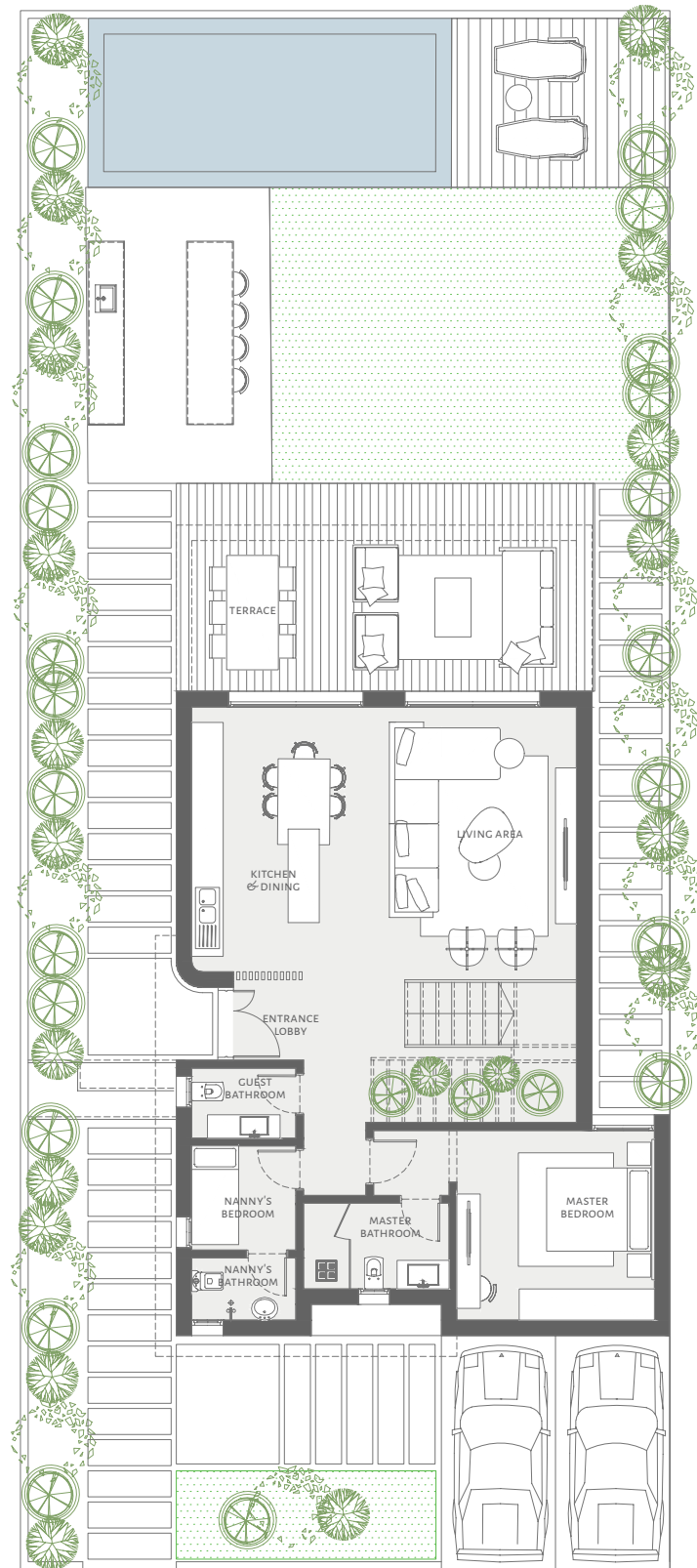


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TRI. V VILLA 3+1BR.

TOTAL AREA 236.5 sqm
INTERNAL AREA 194.9 sqm
TERRACES AREA 41.6 sqm

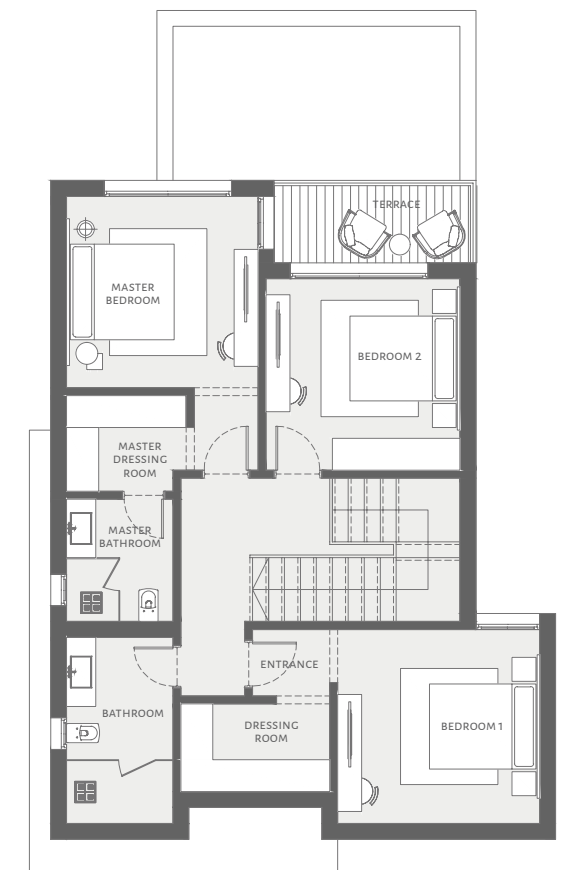


GROUND FLOOR

Entrance Lobby 3.30 x 1.70
 Living Area 5.25 x 4.40
 Kitchen & Dining 5.10 x 3.00
 Master Bedroom 3.80 x 3.65
 Master Bathroom 2.80 x 1.65
 Guest Toilet 2.00 x 1.35
 Nanny's Bedroom 2.00 x 2.00
 Nanny's Bathroom 2.00 x 1.20
 Terrace 7.40 x 2.90

FIRST FLOOR

Master Bedroom 3.60 x 3.60
 Dressing Room 2.25 x 1.80
 Master Bathroom 2.30 x 2.00
 Entrance 1.45 x 1.25
 Bedroom 1 3.80 x 3.65
 Dressing Room 2.80 x 1.65
 Bedroom 2 3.65 x 3.60
 Bathroom 3.50 x 2.00
 Terrace 3.70 x 1.45



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TOWNHOUSE BEACH LAGOON *view...*



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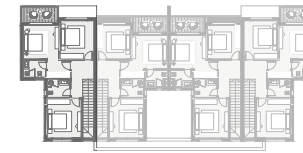
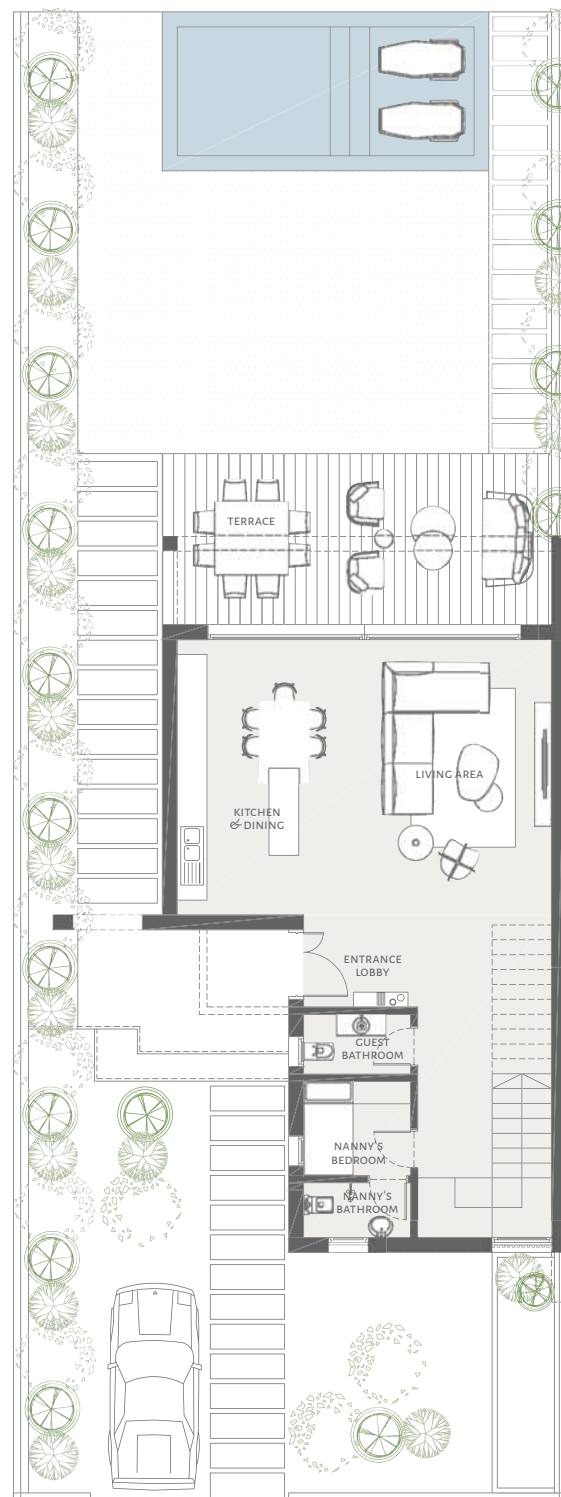
TOWNHOUSE BEACH LAGOON 3BR. UNIT A.



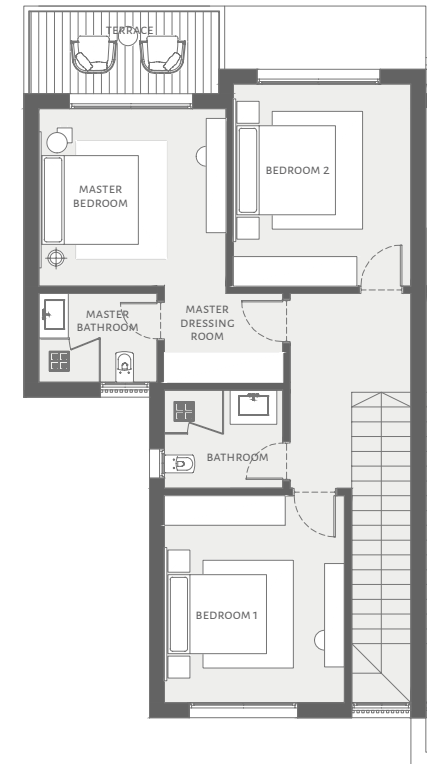
A B C D

| | |
|----------------------|-----------|
| SELLABLE AREA | 200.1 sqm |
| INTERNAL AREA | 181.7 sqm |
| TERRACES AREA | 18.4 sqm |

| | |
|---------------------|---------------------------|
| GROUND FLOOR | 104.6M² |
| Entrance Lobby | 2.30 x 1.85 |
| Living Area | 5.55 x 5.00 |
| Kitchen & Dining | 5.55 x 2.55 |
| Guest Bathroom | 2.15 x 1.20 |
| Nanny's Bedroom | 2.15 x 1.90 |
| Nanny's Bathroom | 2.15 x 1.10 |
| Terrace | 7.85 x 1.80 |



| | |
|----------------------|--------------------------|
| FIRST FLOOR | 95.5M² |
| Master Bedroom | 3.80 x 3.60 |
| Master Dressing Room | 2.40 x 1.80 |
| Master Bathroom | 2.40 x 1.80 |
| Terrace | 3.85 x 1.65 |
| Bedroom 1 | 4.20 x 3.65 |
| Bedroom 2 | 4.10 x 3.60 |
| Bathroom | 2.40 x 2.00 |



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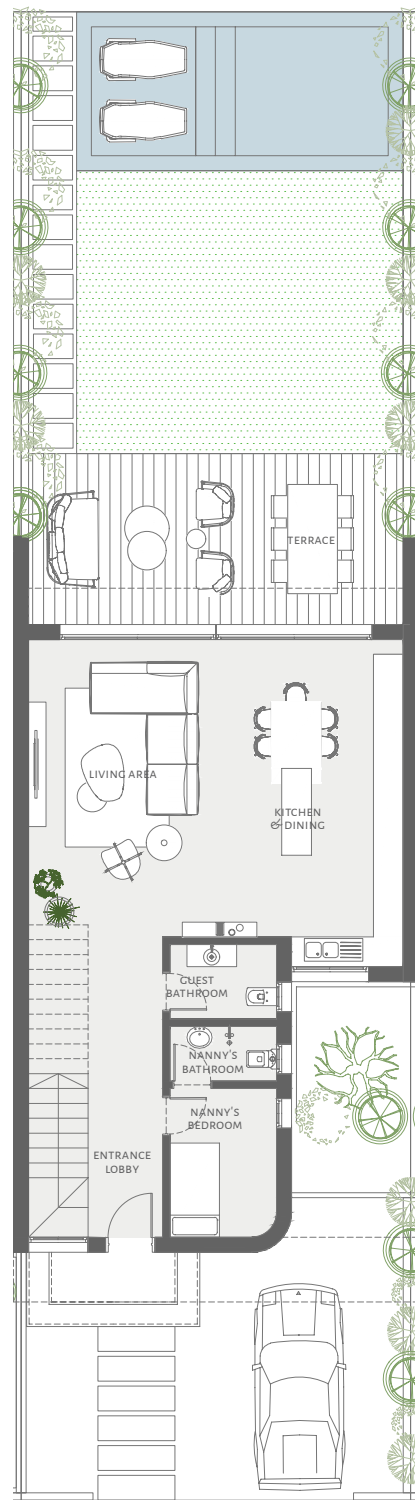
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TOWNHOUSE BEACH LAGOON 3BR. UNIT B.

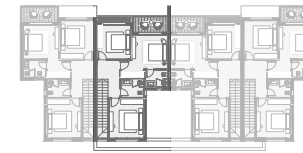


A B C D

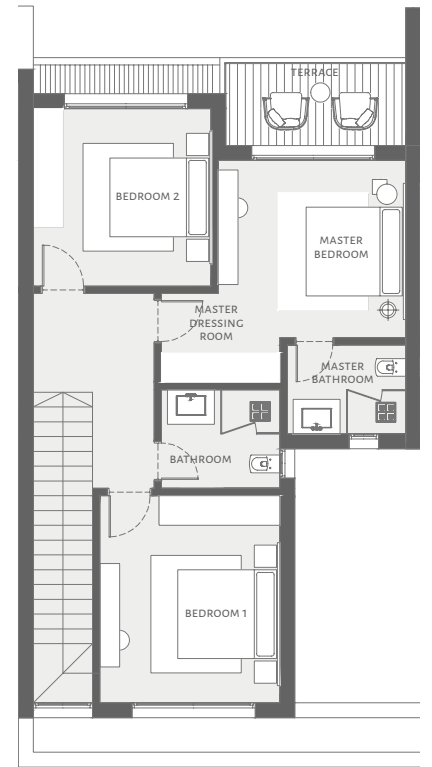
| | |
|----------------------|-----------|
| SELLABLE AREA | 186.2 sqm |
| INTERNAL AREA | 174.0 sqm |
| TERRACES AREA | 12.2 sqm |



| | |
|---------------------|--------------------------|
| GROUND FLOOR | 97.0M² |
| Entrance Lobby | 6.05 x 1.50 |
| Living Area | 6.60 x 5.00 |
| Dining & Kitchen | 6.60 x 2.55 |
| Guest Toilet | 2.15 x 1.50 |
| Nanny's Bedroom | 3.00 x 2.15 |
| Nanny's Bathroom | 2.15 x 1.10 |
| Terrace | 7.55 x 1.00 |



| | |
|----------------------|--------------------------|
| FIRST FLOOR | 89.2M² |
| Master Bedroom | 3.80 x 3.60 |
| Master Dressing Room | 2.40 x 1.80 |
| Master Bathroom | 2.40 x 1.80 |
| Terrace | 3.65 x 1.65 |
| Bedroom 1 | 4.20 x 3.65 |
| Bedroom 2 | 3.60 x 3.60 |
| Bathroom | 2.40 x 2.00 |



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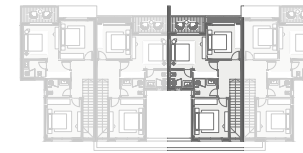
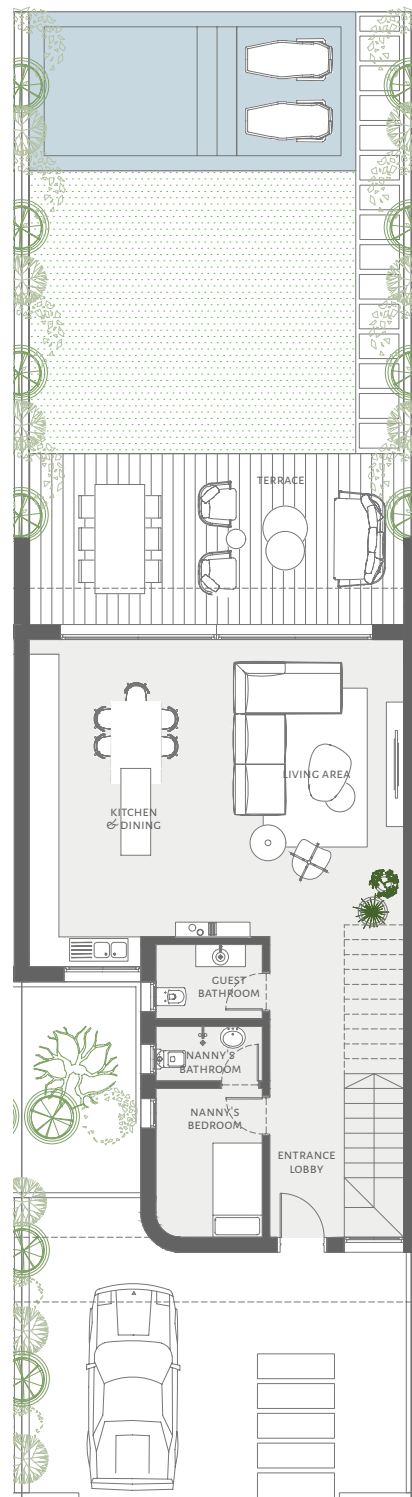
TOWNHOUSE BEACH LAGOON 3BR. UNIT C.



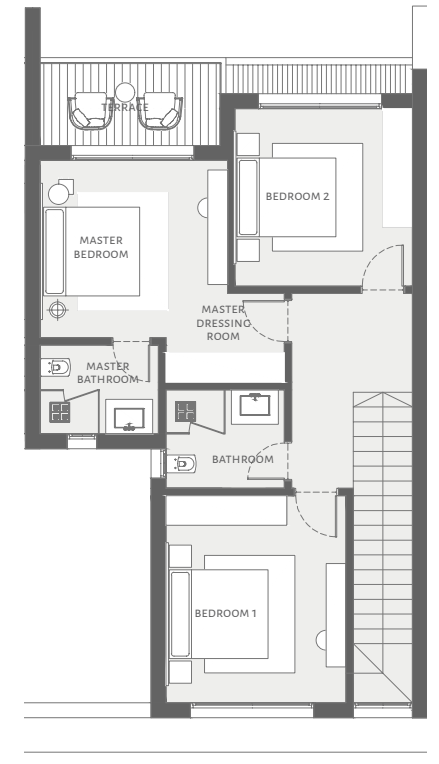
A B C D

| | |
|----------------------|-----------|
| SELLABLE AREA | 186.2 sqm |
| INTERNAL AREA | 174.0 sqm |
| TERRACES AREA | 12.2 sqm |

| | |
|---------------------|--------------------------|
| GROUND FLOOR | 97.0M² |
| Entrance Lobby | 6.05 x 1.50 |
| Living Area | 6.60 x 5.00 |
| Dining & Kitchen | 6.60 x 2.55 |
| Guest Toilet | 2.15 x 1.50 |
| Nanny's Bedroom | 3.00 x 2.15 |
| Nanny's Bathroom | 2.15 x 1.10 |
| Terrace | 7.55 x 1.00 |



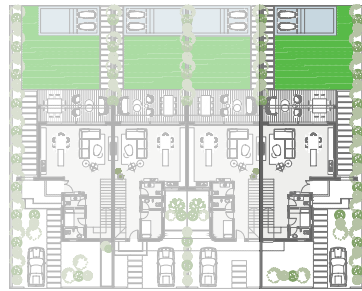
| | |
|----------------------|--------------------------|
| FIRST FLOOR | 95.5M² |
| Master Bedroom | 3.80 x 3.60 |
| Master Dressing Room | 2.40 x 1.80 |
| Master Bathroom | 2.40 x 1.80 |
| Terrace | 3.85 x 1.65 |
| Bedroom 1 | 4.20 x 3.65 |
| Bedroom 2 | 4.10 x 3.60 |
| Bathroom | 2.40 x 2.00 |



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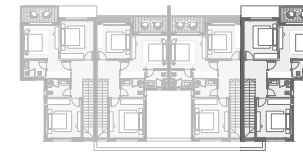
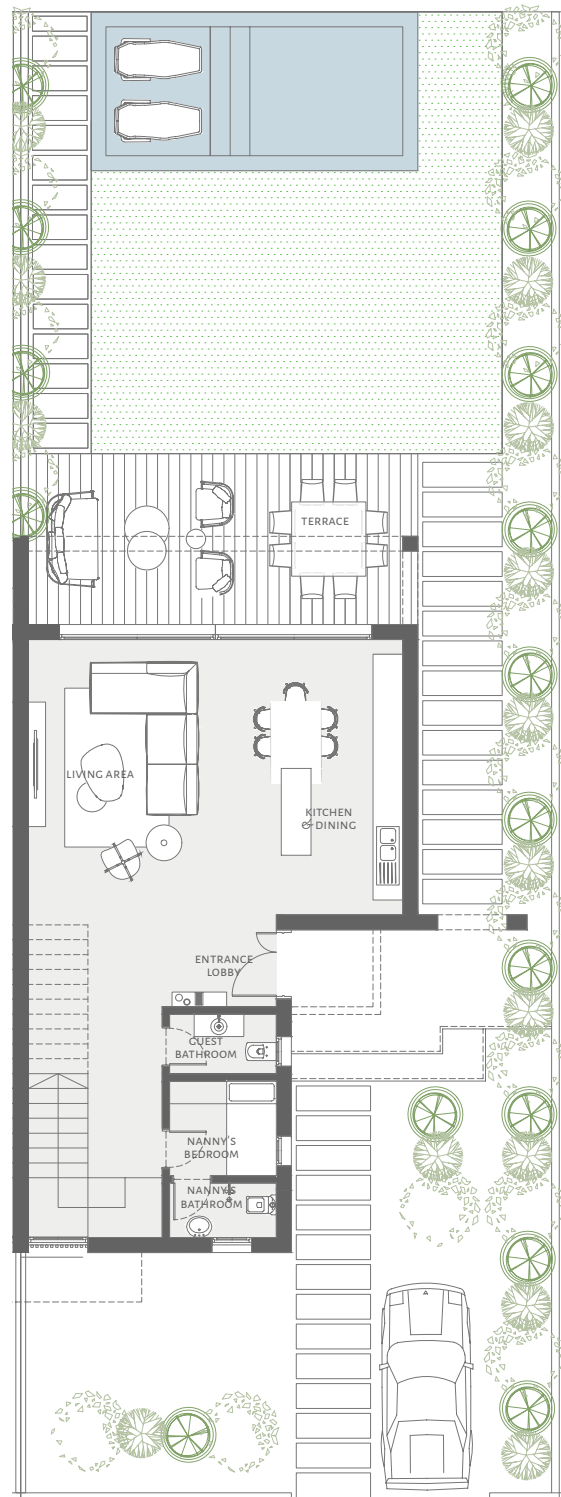
TOWNHOUSE BEACH LAGOON 3BR. UNIT D.



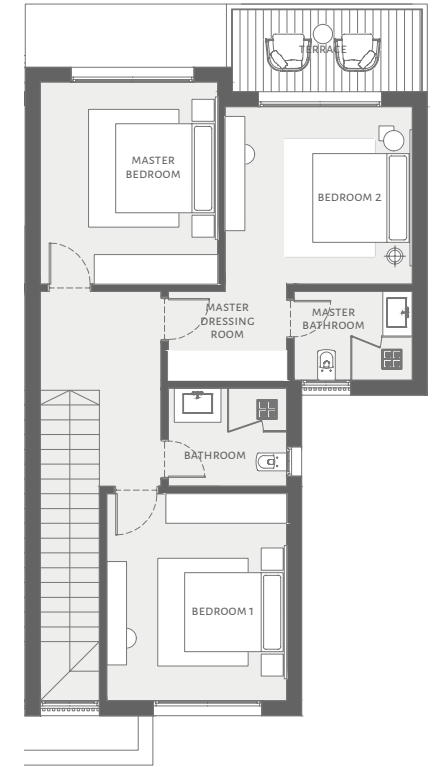
A B C D

| | |
|----------------------|-----------|
| SELLABLE AREA | 200.1 sqm |
| INTERNAL AREA | 181.7 sqm |
| TERRACES AREA | 18.4 sqm |

| | |
|---------------------|---------------------------|
| GROUND FLOOR | 104.6M² |
| Entrance Lobby | 2.30 x 1.85 |
| Living Area | 5.55 x 5.00 |
| Dining & Kitchen | 5.55 x 2.55 |
| Guest Bathroom | 2.15 x 1.20 |
| Nanny's Bedroom | 2.15 x 1.90 |
| Nanny's Bathroom | 2.15 x 1.10 |
| Terrace | 7.85 x 1.80 |



| | |
|----------------------|--------------------------|
| FIRST FLOOR | 95.5M² |
| Master Bedroom | 3.80 x 3.60 |
| Master Dressing Room | 2.40 x 1.80 |
| Master Bathroom | 2.40 x 1.80 |
| Terrace | 3.85 x 1.65 |
| Bedroom 1 | 4.20 x 3.65 |
| Bedroom 2 | 4.10 x 3.60 |
| Bathroom | 2.40 x 2.00 |



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Indulge in captivating lagoon views from your 2-bedroom or 3-bedroom chalet at The Waterfall Village. The beauty arises here, where every home has a different view, each offering a different Mediterranean experience.

Overlooking a stunning sea view is the Penthouse Chalet, where your interior naturally extends to your roof exterior. Whereas the ground floor chalet is perfect for a cozy Summer home, extending to a garden that nourishes your soul.





SENIOR LAGOON CHALETs *view...*



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SENIOR LAGOON VIEW CHALET 3BR.

UNIT 01

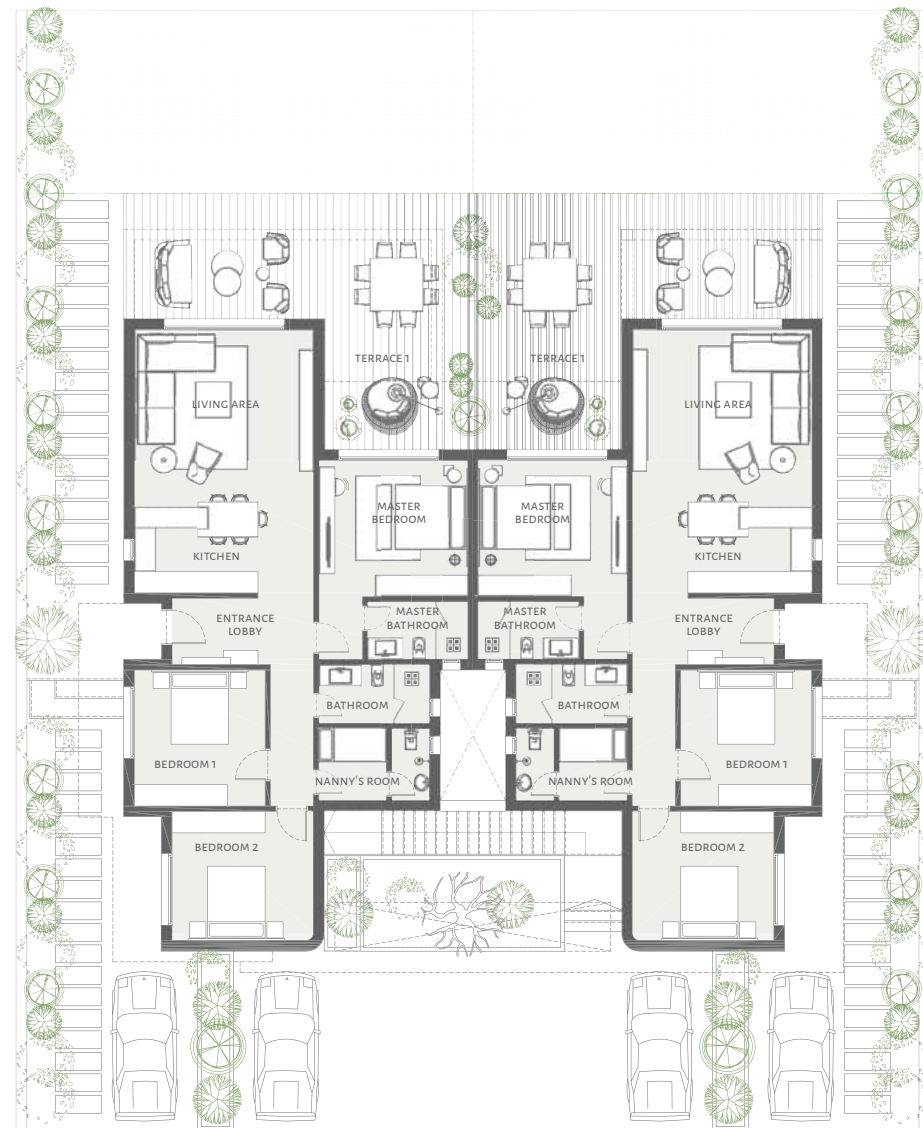
| | |
|---------------|-----------|
| SELLABLE AREA | 153.3 sqm |
| INTERNAL AREA | 141.2 sqm |
| TERRACES AREA | 12.1 sqm |

UNIT 02

| | |
|---------------|-----------|
| SELLABLE AREA | 151.8 sqm |
| INTERNAL AREA | 141.2 sqm |
| TERRACES AREA | 10.6 sqm |

GROUND FLOOR

| | |
|--------------------|-------------|
| Entrance Lobby | 2.75 x 1.85 |
| Living Area | 5.00 x 4.80 |
| Kitchen | 3.45 x 2.55 |
| Master Bedroom | 4.15 x 3.80 |
| Master Bathroom | 2.80 x 1.60 |
| Bedroom 1 | 3.80 x 3.65 |
| Bedroom 2 | 3.95 x 3.60 |
| Bathroom | 3.10 x 1.65 |
| Nanny's Bedroom | 2.00 x 1.90 |
| Nanny's Bathroom | 2.00 x 1.05 |
| Terrace 1 (Unit 1) | 8.30 x 2.20 |
| Terrace 1 (Unit 2) | 5.00 x 2.20 |
| Terrace 2 | 4.00 x 1.90 |



UNIT 01

UNIT 02

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UNIT 11 & 12

| | |
|---------------|-----------|
| SELLABLE AREA | 158.1 sqm |
| INTERNAL AREA | 142.7 sqm |
| TERRACES AREA | 15.4 sqm |

FIRST FLOOR

| | |
|------------------|--------------------|
| Entrance Lobby | 3.65 x 1.30 |
| Living Area | 5.45 x 4.85 |
| Kitchen | 5.45 x 2.60 |
| Master Bedroom | 4.10 x 4.00 |
| Master Bathroom | 2.65 x 1.90 |
| Bedroom 1 | 3.80 x 3.60 |
| Bedroom 2 | 3.85 x 3.60 |
| Bathroom | 3.10 x 1.60 |
| Nanny's Bedroom | 2.05 x 1.90 |
| Nanny's Bathroom | 2.05 x 1.05 |
| Terrace | 5.40 x 3.05 / 1.60 |



UNIT 11

UNIT 12

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SENIOR LAGOON VIEW CHALET 3BR.

SELLABLE AREA 160.0 sqm
INTERNAL AREA 160.0 sqm
ROOF TERRACE AREA 70.1 sqm



PENTHOUSE FLOOR OPTION 1

| | |
|------------------|---------------------|
| Entrance Lobby | 3.65 x 1.30 |
| Living Area | 6.20 x 5.00 / 5.60 |
| Kitchen & Dining | 5.00 x 3.40 |
| Master Bedroom | 4.10 x 4.00 |
| Master Bathroom | 2.65 x 1.90 |
| Bedroom 1 | 3.80 x 3.60 |
| Bedroom 2 | 3.85 x 3.60 |
| Bathroom | 3.10 x 1.60 |
| Guest Bathroom | 2.95 x 1.30 |
| Nanny's Bedroom | 2.05 x 1.90 |
| Nanny's Bathroom | 2.05 x 1.05 |
| Terrace | 15.05 x 7.60 / 2.15 |

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SELLABLE AREA 185.6 sqm
INTERNAL AREA 185.6 sqm
ROOF TERRACE AREA 66.7 sqm



PENTHOUSE FLOOR OPTION 2

| | |
|------------------|---------------------|
| Entrance Lobby | 3.65 x 1.30 |
| Living Area | 6.20 x 5.00 / 5.60 |
| Kitchen | 5.00 x 3.40 |
| Master Bedroom | 4.10 x 4.00 |
| Master Bathroom | 2.65 x 1.90 |
| Bedroom 1 | 3.80 x 3.60 |
| Bedroom 2 | 3.85 x 3.60 |
| Bathroom 1 | 3.10 x 1.60 |
| Bedroom 3 | 4.45 x 3.60 |
| Bathroom 2 | 2.95 x 1.60 |
| Guest Bathroom | 2.95 x 1.30 |
| Nanny's Bedroom | 2.05 x 1.90 |
| Nanny's Bathroom | 2.05 x 1.05 |
| Terrace | 15.35 x 7.45 / 2.15 |

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2 BR LAGOON CHALET view...



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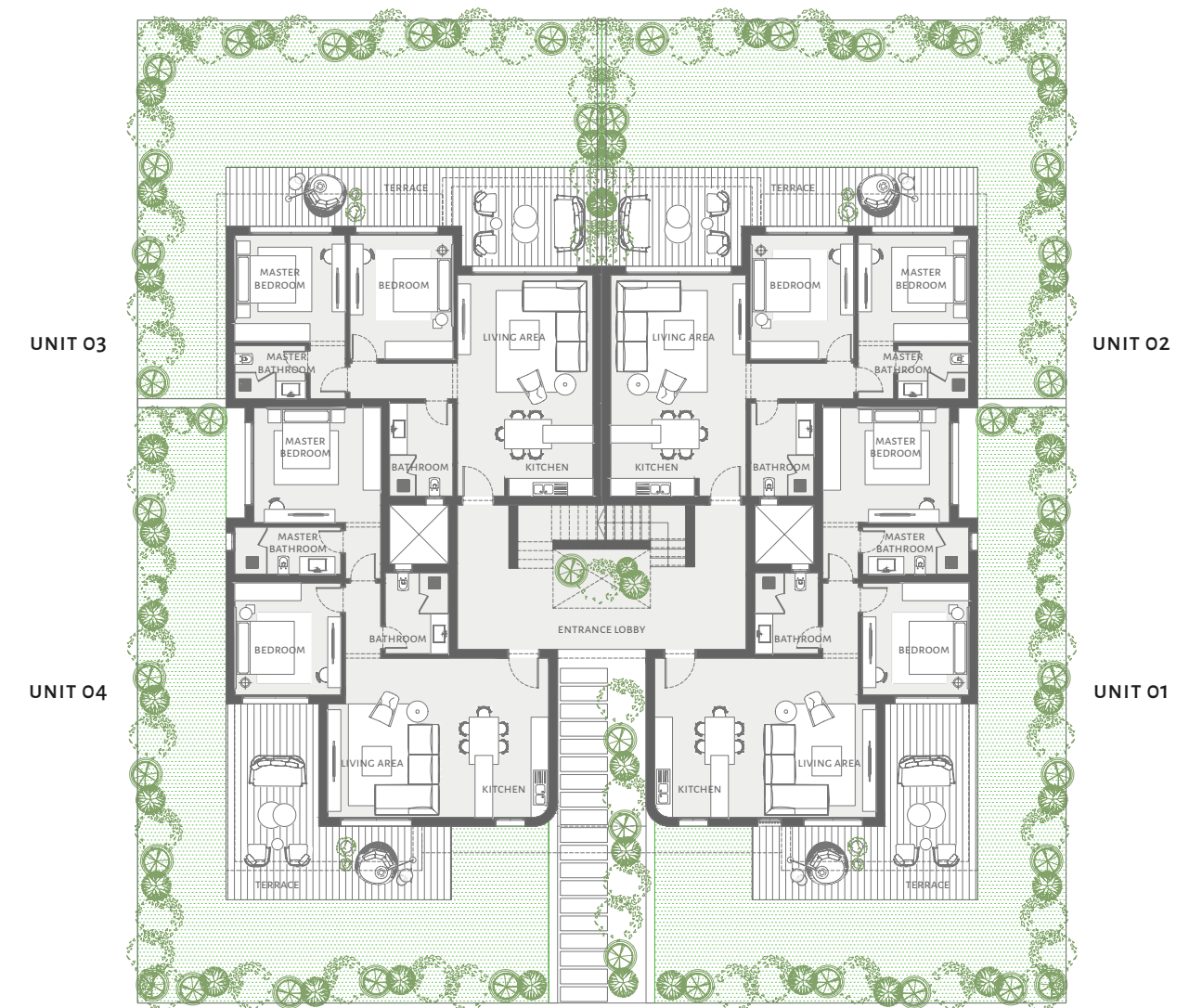
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2 BEDROOM CHALET. GROUND FLOOR.

| | | | |
|-------------------------|-----------|-----------------|--------------------|
| UNIT 01 & 04 | | | |
| SELLABLE AREA | 138.5 sqm | Entrance Lobby | 6.90 x 1.55 |
| INTERNAL AREA | 114.5 sqm | Living Area | 4.80 x 3.85 |
| TERRACES AREA | 24.0 sqm | Kitchen | 3.85 x 2.70 |
| | | Master Bedroom | 4.30 x 3.90 |
| | | Master Bathroom | 3.60 x 1.60 |
| | | Bedroom | 3.80 x 3.60 |
| | | Bathroom | 2.75 x 2.15 |
| | | Terrace | 6.65 x 5.65 / 1.50 |
| | | | |
| UNIT 02 & 03 | | | |
| SELLABLE AREA | 120.2 sqm | Entrance Lobby | 2.60 x 1.60 |
| INTERNAL AREA | 104.9 sqm | Living Area | 4.90 x 4.60 |
| TERRACES AREA | 15.3 sqm | Kitchen | 3.00 x 2.60 |
| | | Master Bedroom | 3.75 x 3.60 |
| | | Master Bathroom | 2.40 x 1.80 |
| | | Bedroom | 4.20 x 3.50 |
| | | Bathroom | 3.15 x 2.15 |
| | | Terrace | 5.25 x 3.00 |



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2 BEDROOM CHALET. FIRST FLOOR.

UNIT 11

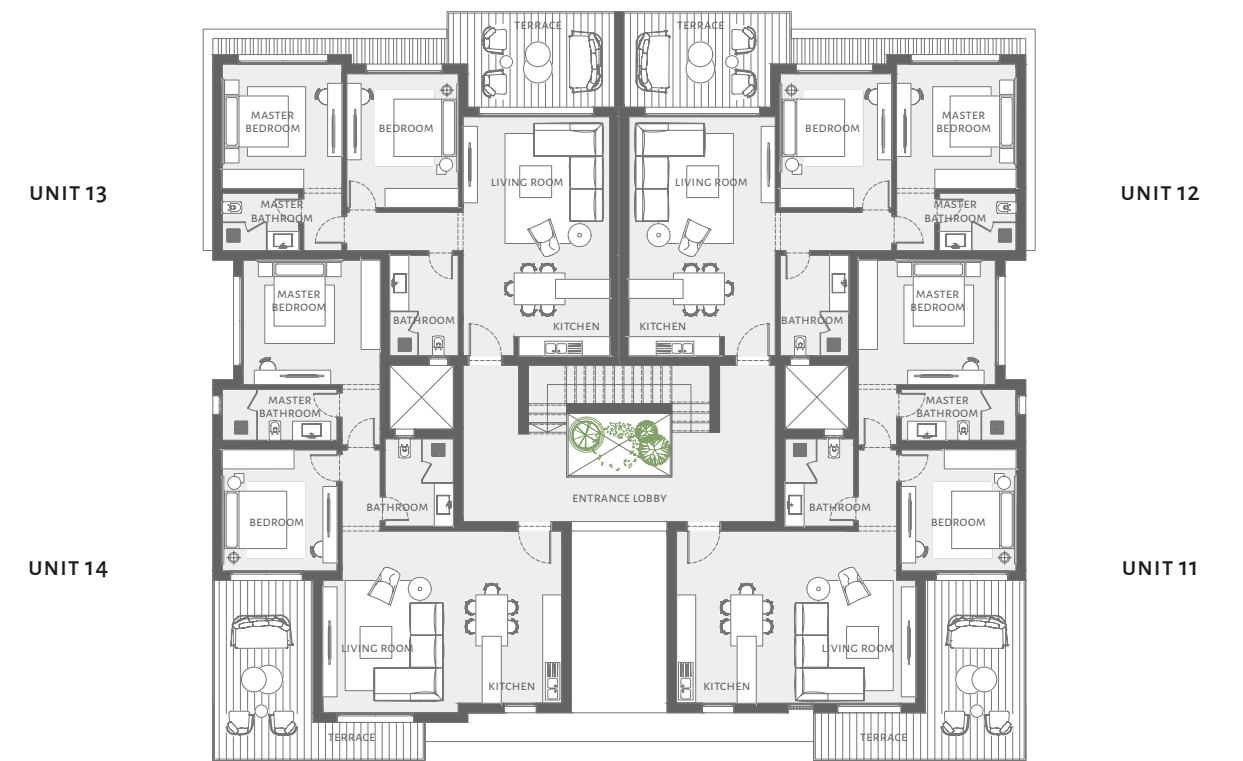
| | | | |
|----------------------|-----------|-----------------|--------------------|
| SELLABLE AREA | 137.6 sqm | Entrance Lobby | 6.90 x 1.55 |
| INTERNAL AREA | 114.0 sqm | Living Room | 4.80 x 3.85 |
| TERRACES AREA | 23.0 sqm | Kitchen | 3.85 x 2.70 |
| | | Master Bedroom | 4.30 x 3.90 |
| | | Master Bathroom | 3.60 x 1.60 |
| | | Bedroom | 3.60 x 3.80 |
| | | Bathroom | 2.15 x 2.75 |
| | | Terrace | 6.55 x 5.60 / 1.45 |

UNIT 12 & 13

| | | | |
|----------------------|-----------|-----------------|-------------|
| SELLABLE AREA | 121.7 sqm | Entrance Lobby | 2.60 x 1.60 |
| INTERNAL AREA | 106.4 sqm | Living Room | 4.60 x 4.90 |
| TERRACES AREA | 15.3 sqm | Kitchen | 3.00 x 2.60 |
| | | Master Bedroom | 3.75 x 3.90 |
| | | Master Bathroom | 2.40 x 1.80 |
| | | Bedroom | 3.50 x 4.20 |
| | | Bathroom | 2.15 x 3.15 |
| | | Terrace | 5.20 x 2.95 |

UNIT 14

| | | | |
|----------------------|-----------|-----------------|--------------------|
| SELLABLE AREA | 138.1 sqm | Entrance Lobby | 6.90 x 1.55 |
| INTERNAL AREA | 116.1 sqm | Living Room | 4.80 x 4.15 |
| TERRACES AREA | 22.0 sqm | Kitchen | 3.85 x 2.70 |
| | | Master Bedroom | 4.30 x 3.90 |
| | | Master Bathroom | 3.60 x 1.60 |
| | | Bedroom | 3.60 x 3.80 |
| | | Bathroom | 2.15 x 2.75 |
| | | Terrace | 6.55 x 5.60 / 1.15 |



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2 BEDROOM CHALET. SECOND FLOOR.

UNIT 21

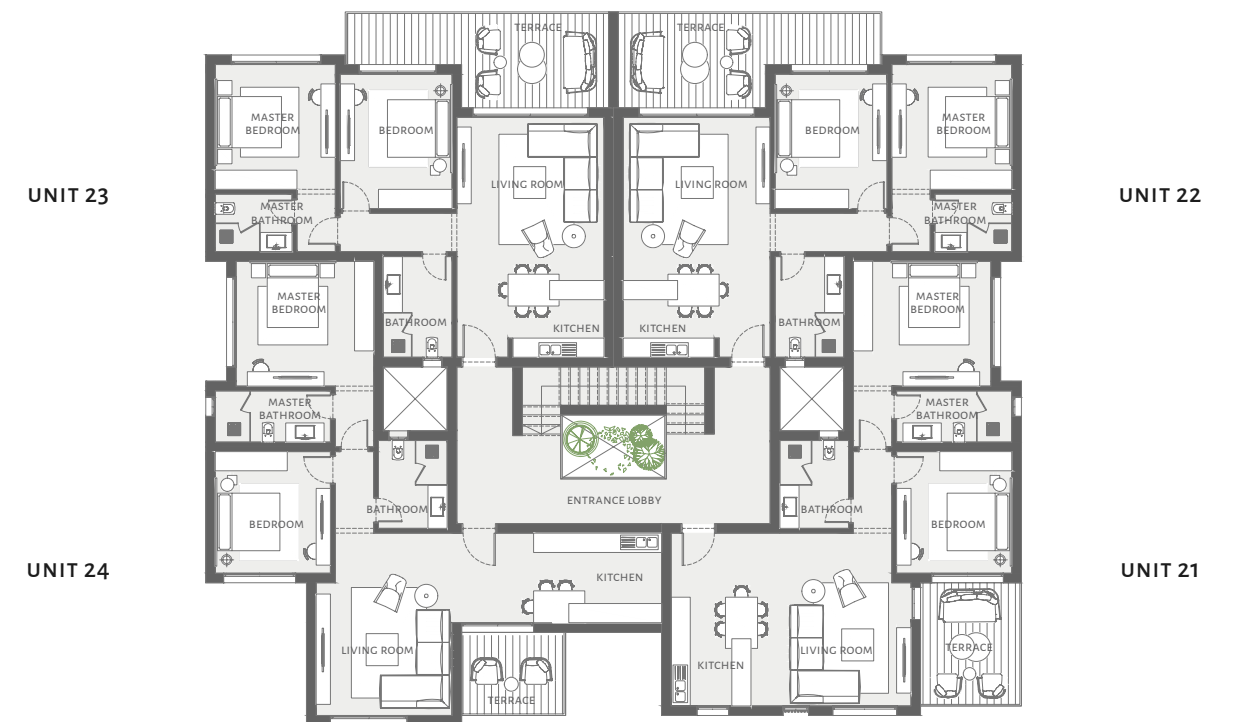
| | | | |
|----------------------|-----------|-----------------|-------------|
| SELLABLE AREA | 126.1 sqm | Entrance Lobby | 6.90 x 1.55 |
| INTERNAL AREA | 114.0 sqm | Living Room | 4.80 x 3.85 |
| TERRACES AREA | 12.1 sqm | Kitchen | 3.85 x 2.70 |
| | | Master Bedroom | 4.30 x 3.90 |
| | | Master Bathroom | 3.60 x 1.60 |
| | | Bedroom | 3.60 x 3.80 |
| | | Bathroom | 2.15 x 2.75 |
| | | Terrace | 3.80 x 3.10 |

UNIT 22 & 23

| | | | |
|----------------------|-----------|-----------------|--------------------|
| SELLABLE AREA | 126.7 sqm | Entrance Lobby | 2.60 x 1.60 |
| INTERNAL AREA | 106.4 sqm | Living Room | 4.60 x 4.90 |
| TERRACES AREA | 20.3 sqm | Kitchen | 3.00 x 2.60 |
| | | Master Bedroom | 3.75 x 3.90 |
| | | Master Bathroom | 2.40 x 1.80 |
| | | Bedroom | 3.50 x 4.20 |
| | | Bathroom | 2.15 x 3.15 |
| | | Terrace | 8.20 x 2.95 / 1.60 |

UNIT 24

| | | | |
|----------------------|-----------|-----------------|--------------------|
| SELLABLE AREA | 127.1 sqm | Entrance Lobby | 5.05 x 1.55 / 2.80 |
| INTERNAL AREA | 118.6 sqm | Living Room | 4.25 x 4.15 |
| TERRACES AREA | 8.5 sqm | Kitchen | 5.15 x 2.80 |
| | | Master Bedroom | 4.30 x 3.90 |
| | | Master Bathroom | 3.60 x 1.60 |
| | | Bedroom | 3.60 x 3.80 |
| | | Bathroom | 2.15 x 2.75 |



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FOR A *carefree* BEACH EXPERIENCE

BEACH PERSONAL STORAGE CABINS

Store your beach belongings in your own secured cabin by the beach, instead of carrying them all the way back home.

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MOHAMED FARES



CEO of ALCHEMY architecture and Chief Designer of ALCHEMY design studio, a leading Egyptian design firm that focuses its creative approach on a multicultural understanding that is inspired by different urban narratives. Core services in architecture, interior design, branding and product design place a high value on enhancing the human experience with a sensible vision for culture, environment and technology. ALCHEMY architecture seeks to unleash unexplored dimensions and impalpable atmospheres that transcend everyday life.

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.





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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.





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HQ

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