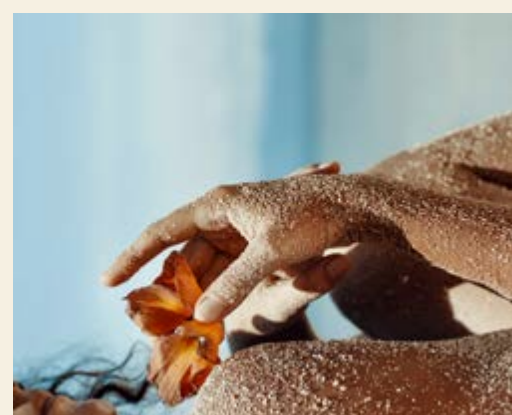
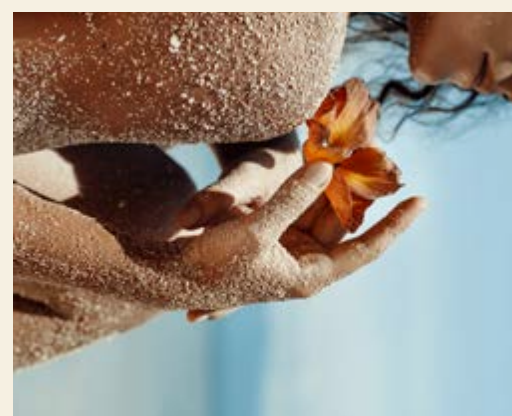
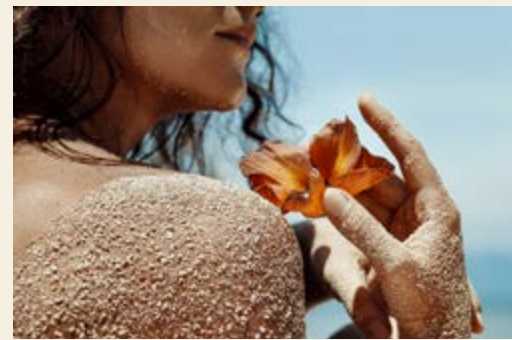
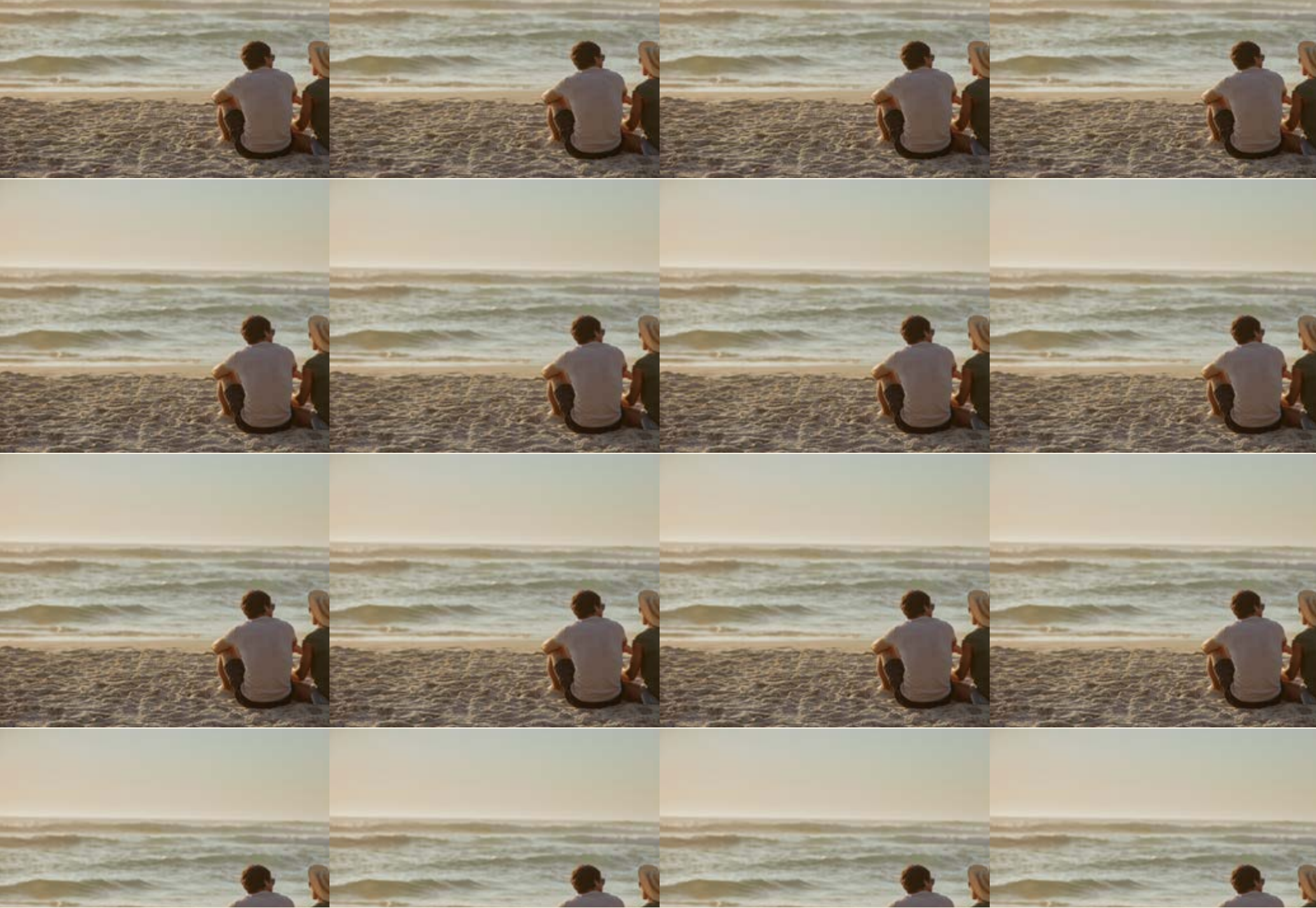




MASYAF RAS ALHEKMA



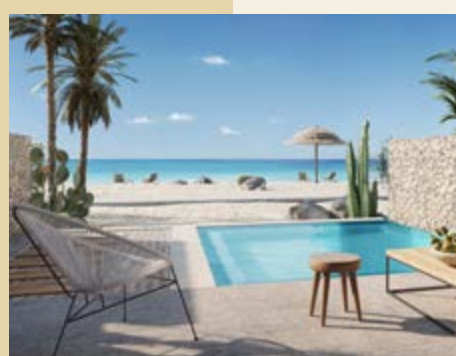
Tomorrow's  
Nostalgia



Tomorrow's Nostalgia  
Awaits You Today.

Masyaf Ras Al Hekma; a state of sentimental longing to simpler days, everyday.

The sapphire deep sea embracing turquoise lagoons and soothing music tunes turned up to drown all your troubles away.

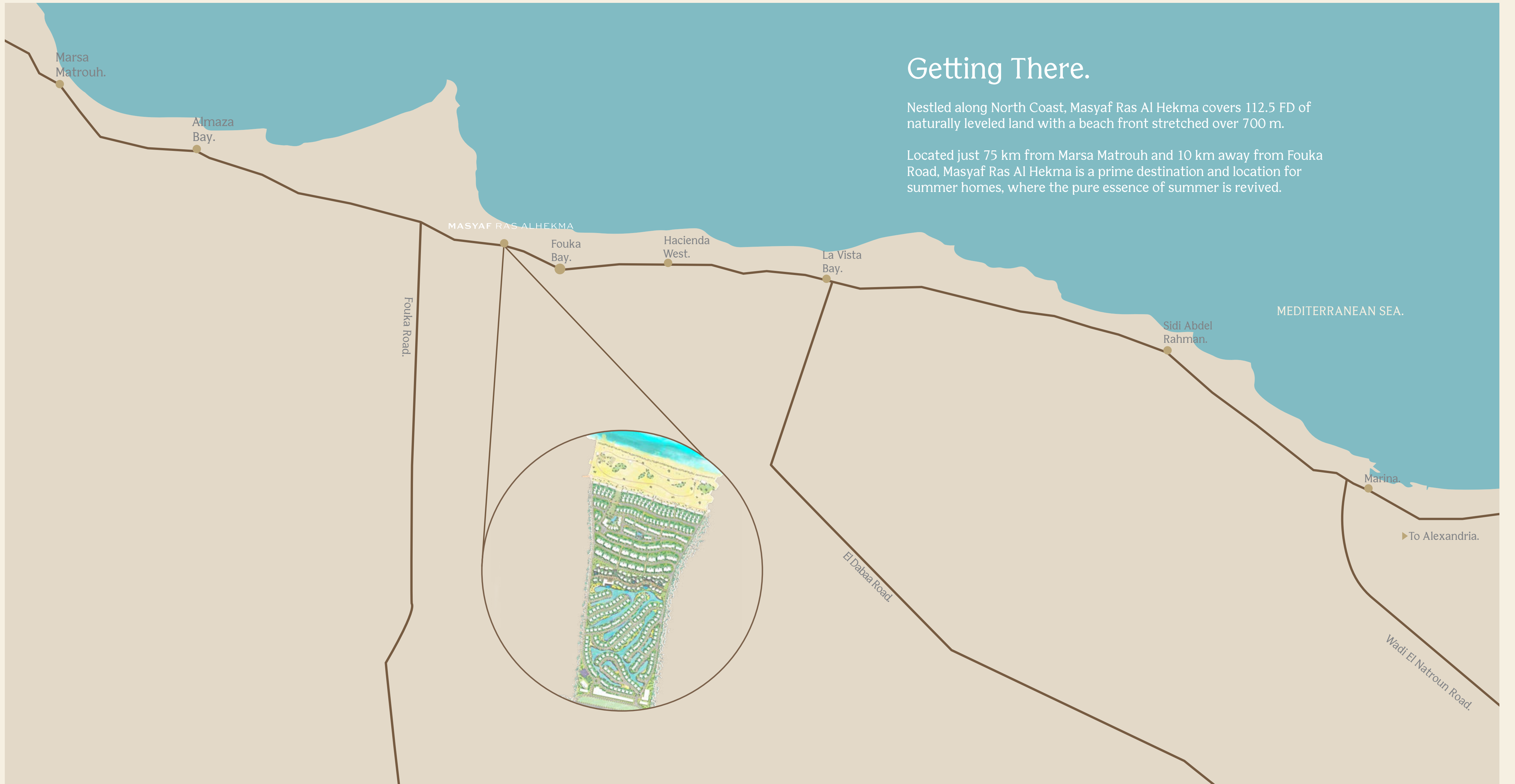


## *Home to The Light of a Thousand Suns.*

Inspired by Greek architecture where floating seascapes and natural simplicity live indoors, Masyaf Ras Al Hekma is a waking dream, stretching out on an impressive 112.5FD of land to lap a pristine 700m beachfront on the Mediterranean shore.

Expertly masterplanned by M squared Developments, the iconic destination takes luxury living to new

heights through elevated platforms, guaranteeing equal views for all homeowners alike while radiating an expansive air of exclusivity and uninterrupted peace — nostalgic of good old summer days. Your life at Masyaf Ras Al Hekma is natural light and sun-drenched beauty amplified around every corner of your signature home.



## Getting There.

Nestled along North Coast, Masyaf Ras Al Hekma covers 112.5 FD of naturally leveled land with a beach front stretched over 700 m.

Located just 75 km from Marsa Matrouh and 10 km away from Fouka Road, Masyaf Ras Al Hekma is a prime destination and location for summer homes, where the pure essence of summer is revived.

► To Alexandria.



In The Right Light,  
At The Right Time,  
Everything Is Extraordinary.





## *the Architecture*

Masyaf is a unique vision, as well as a grand collaboration of world-leading names. The development is inspired by the simplicity of Greek architecture while blending in authentic Egyptian elements, evoking unparalleled sentiments of calm. Konstantinos Labrinopoulos from K-Lab Architecture explains “Masyaf villas are completely different and a full narrative story of spaces. We should emphasize on that to give people the most luxurious look and feel”

The elemental beauty of Masyaf lies in offering all homeowners uninterrupted sea views, thanks to its unique leveling technique. Mr. Ibrahim Mohasseb - Urban Planner from Die Stadt— explains “Most of Sahel’s projects have villas located in front of the beach and the rest of the buildings behind them without having a sea view. Our unique point of selling is, that any unit with any space has a sea view due to the different ground levels and elevations”

**Key :**

- 1 Beach Club House
- 2 Beach Restaurant
- 3 Beach Bar
- 4 Beach Sports Activities
- 5 Furnished Apartments
- 6 Downtown Clubhouse
- 7 Mixed Retail Outlet
- 8 Santorini Hotel Main Building
- 9 Crystal Lagoons
- 10 Crystal Lagoon Beaches
- 11 Sports and Courts Area
- 12 Commercial Area
- 13 Mosque
- 14 Utilites



A NATURALLY INVITING DESTINATION

*A Luminous Pecos Interpretation.*



*Top - Class Amenities  
Exclusively yours,  
at Masraf Ras Al Hekma.*

---

Clubhouse

---

Crystal Lagoons

---

Santorini Hotel & Apartments

---

Commercial Area

---

Mixed Retail Outlets

---

Paddle Tennis

---

Tennis Courts, Gym and urban Soccer Park

---

Communal Pool



*Clubhouse*

Barbarossa Restaurant

Hair Salon

Concept Store

Beach Club

Sales Office





*An Idyllic Paradise Now,  
with Crystal Lagoons*

This year, Masyaf is transforming into an idyllic beach paradise, thanks to its collaboration with world-renowned Crystal Lagoons. A floating paradise that puts the environment at its heart while capturing water-filled beauty for residents to sunbathe, swim or simply engage in fun water-activities, year-round.

CRYSTALLINE LAGOONS OF UNLIMITED SIZE  
*Crystal Lagoons*<sup>®</sup>  
WORLD'S TOP AMENITY



*Dar Darossa Restaurant.*

# The Real Taste of the Aegean Lands in Masyaf Barbarossa Restaurant.

From Paros to Bodrum, now Barbarossa is in Masyaf, offering an Aegean mix of authentic ingredients, textures and flavors to the fine dining scene, thanks to world-renowned chef Dimitris Nikolis. Barbarossa's secret lies in its chef's impeccable technique, as well as fresh details that transform chickpeas, capers and fish of the Aegean sea into imaginative dishes, inspired by Asian cuisine. The fine dining experience has served celebrities from all over the world, as well as members of the royal families and now it is residents' turn to sample Paros on a plate.

SINCE 1987  
**BARBAROSSA**  
PAROS • BODRUM • CAIRO





*Sales Office*



*A Sunny Concept Store  
As Bright As Lemonade.*

Masyaf is proud to launch its new concept store 'Lemonade', offering trendy beach essentials at your fingertips. A cool and hip concept store similar to Pandora's box, inviting shoppers to freely choose from an abundant variety of stylish beach wear, in-shades, beach covers and much more. Inspired by stores in Mykonos and Ibiza, Lemonade is in short; a stylish summer with bright colors.

**lemonade.**

# *Elle the Coiffure.*

Masyaf is proud to bring you a one stop beauty hub at your doorstep in partnership with Elle Salon. Enjoy a stylish summer with a fresh haircut, a new hairdo or simply pamper yourself with a professional array of beauty services including facials, manicure, pedicure and much more; Elle is all you need to look great, all summer long.





Phototypes





*Cabanas.*

## CB01 + CB02

A charming cabana located directly on the beach, designed for relaxation, maximum enjoyment and privacy.

Every cabana has an outdoor terrace with an optional private Jacuzzi.

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## CABANAS

### CB01 + CB02

#### CB01

**SELLABLE AREA**  
65 m<sup>2</sup>

01 ENTRANCE & KITCHENETTE	3.05 x 2.20 m
02 BATHROOM	2.45 x 2.10 m
03 DAYBED AREA	5.60 x 2.15 m
04 LIVING AREA	4.60 x 3.20 m
05 TERRACE	4.25 x 2.35 m
06 Jacuzzi (optional)	2.50 x 4.00 m

#### CB02

**SELLABLE AREA**  
55 m<sup>2</sup>

07 ENTRANCE & KITCHENETTE	1.95 x 2.20 m
08 BATHROOM	2.45 x 2.10 m
09 BAR AREA	4.50 x 2.15 m
10 LIVING AREA	4.50 x 3.20 m
11 TERRACE	4.25 x 2.35 m



CB01

CB02

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## *Stand Alone Villas.*

### SVO1

Amazing beachfront villa with spacious large terrace and backyard. Can accommodate up to 12 guests with 5 bedrooms, including 3 master bedrooms with en-suite bathrooms and large terrace.

All villas are delivered fully finished with an optional private pool, shaded dining/BBQ area and sunloungers.

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## Ground Floor

STAND ALONE VILLAS

SV01

Sellable Area 355 m<sup>2</sup>

Average Land 1000 m<sup>2</sup>

Roof Terraces 40 m<sup>2</sup>

01 Entrance Foyer	3.95 x 3.55 m	18 Bathroom 1	2.45 x 2.25 m
02 Kitchen	4.20 x 4.00 m	19 Bedroom 1	5.50 x 3.50 m
03 Dining	4.85 x 3.30 m	20 Courtyard	4.60 x 2.35 m
04 Reception	8.10 x 6.20 m	21 Storage	2.00 x 1.00 m
05 Master Bedroom	5.20 x 4.50 m	22 Jacuzzi (optional)	4.60 x 3.00 m
06 Master Bathroom	5.20 x 2.20 m	23 Pool deck (optional)	6.00 x 3.00 m
07 Dressing	3.80 x 2.05 m	24 Pool (optional)	13.40 x 5.90 m
08 Guest Bathroom	2.80 x 1.90 m	25 Jacuzzi Court	3.05 x 3.00 m
09 Nanny's Toilet	2.20 x 1.80 m	26 Outdoor Seating	8.70 x 4.00 m
10 Nanny's Room	3.80 x 1.55 m	(wooden terrace)	
11 Bathroom 2	3.80 x 1.70 m	27 Garden	12.30 x 5.00 m
12 Bedroom 2	4.85 x 3.80 m	28 Outdoor Dining (optional)	5.30 x 2.75 m
13 Bedroom 3	4.25 x 3.55 m	29 Barbecue (optional)	3.80 x 1.60 m
14 Bedroom 4	3.65 x 3.65 m	30 Dining Courtyard	4.40 x 3.20 m
15 Bathroom 3	2.45 x 2.05 m	31 Main Entrance	4.20 x 3.55 m
16 Dressing 3	2.10 x 0.85 m	32 Parking (2 slots) (PERGOLA OPTIONAL)	
17 Dressing 1	2.10 x 0.75 m	33 Driver's Seating (OPTIONAL)	

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Roof

STAND ALONE VILLAS

SV01

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01 Roof Terrace 40 m<sup>2</sup>

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02 Terrace



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## *Stand Alone Villas.*

### SVO2

Amazing sea view villa with spacious large terrace and backyard. Can accommodate up to 12 guests with 6 bedrooms on 2 floors, each floor includes 1 master bedroom with en-suite bathroom and 2 secondary bedrooms include large terrace, storage and nanny's room.

All villas are delivered fully finished with an optional private pool, shaded Dining/BBQ area and sun loungers.

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## Ground Floor

STAND ALONE VILLAS

SV02

**Sellable Area** 362 m<sup>2</sup>

**Average Land** 750 m<sup>2</sup>

01 Entrance Foyer	5.40 x 1.95 m	11 Nanny's Toile	2.50 x 1.60 m
02 Kitchen	5.40 x 3.40 m	12 Guest Toilet	2.50 x 1.30 m
03 Reception & Dining	6.30 x 5.70 m	13 South Patio	2.80 x 2.60 m
04 Master Bedroom	4.00 x 3.90 m	14 Parking (2 slots) (Pergola Optional)	
05 Master Bathroom	2.35 x 2.30 m	15 Pool (Optional)	14.00 x 4.90 m
06 Storage	2.30 x 2.20 m	16 Garden	10.00 x 9.60 m
07 Bedroom 1	4.40 x 3.90 m	17 Terrace (Pergola Optional)	9.00 x 3.40 m
08 Bedroom 2	3.90 x 3.80 m	18 Barbecue (Optional)	4.60 x 2.60 m
09 Bathroom	2.50 x 1.60 m	19 Driver's Seats (Optional)	2.75 x 1.50 m
10 Nanny's Room	2.50 x 1.40 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## First Floor

## STAND ALONE VILLAS

## SV02

01 Lobby	4.00 x 3.20 m	07 Kitchen	4.10 x 3.20 m
02 Bedroom 1	4.40 x 3.90 m	08 Reception & Dining	6.40 x 5.90 m
03 Terrace	3.80 x 2.70 m	09 Terrace	2.40 x 1.90 m
04 Bedroom 2	4.00 x 3.80 m	10 Bedroom 3	4.00 x 3.90 m
05 Bathroom 2	2.40 x 1.80 m	11 Terrace	1.40 x 0.90 m
06 Bathroom	2.80 x 2.00 m	12 Bathroom 3	2.35 x 2.30 m

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Stand Alone Villas.*

### SVO3

Amazing sea view villa with spacious large terrace and backyard. Can accommodate up to 12 guests with 6 bedrooms, including 5 master bedrooms, with en-suite bathrooms and large terrace, laundry room and nanny's room.

All villas are delivered fully finished with an optional private pool, shaded Dining/BBQ area and sun loungers.

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## Ground Floor

STAND ALONE VILLAS

SV03

**Sellable Area** 316 m<sup>2</sup>

**Average Land** 550 m<sup>2</sup>

01 Entrance Foyer	4.05 x 2.25 m	10 Nanny's Room	3.20 x 1.60 m
02 Kitchen	4.05 x 4.00 m	11 Storage	3.20 x 0.55 m
03 Dining	4.15 x 3.85 m	12 Garden Terrace <i>(Pergola Optional)</i>	6.50 x 5.40 m
04 Reception	6.55 x 6.40 m	13 Pool <i>(Pergola Optional)</i>	6.40 x 6.35 m
05 Master Bedroom	3.30 x 4.00 m	14 Pool Deck <i>(Optional)</i>	5.70 x 1.95 m
06 Master Bathroom	1.80 x 2.75 m	15 Garden	15.60 x 4.95m
07 Guest Bathroom	2.05 x 1.60 m	16 Barceque <i>(Optional)</i>	3.30 x 2.70 m
08 Laundry Room	2.05 x 1.20 m	17 Parking <i>(2 slots) (Optional)</i>	
09 Nanny's Toilet	2.05 x 1.30 m	18 Driver's Seating <i>(Optional)</i>	1.20 x 2.05 m

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## First Floor

### STAND ALONE VILLAS

### SV03

01 Bedroom 1	4.60 x 3.70 m	08 Bedroom 4	3.60 x 3.20 m
02 Bathroom 1	2.20 x 1.80 m	09 Bathroom 4	2.30 x 1.80 m
03 Bedroom 2	3.95 x 3.35 m	10 Bedroom 5	4.40 x 3.15 m
04 Bathroom 2	2.20 x 1.80 m	11 Terrace	2.15 x 0.80 m
05 Terrace	3.20 x 2.20 m	12 Indoor/Outdoor Living Area	4.00 x 2.95 m
06 Bedroom 3	3.55 x 3.45 m	13 Kitchenette	
07 Bathroom 3	2.20 x 1.80 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Stand Alone Villas.*

### SVO4

Amazing sea view villa with spacious large terrace and backyard. Can accommodate up to 12 guests includes 6 master bedrooms with en-suite bathrooms and large terrace.

All villas are delivered fully finished with an optional private pool, shaded Dining/BBQ area and sun loungers.

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## Ground Floor

STAND ALONE VILLAS

SV04

Sellable Area 358 m<sup>2</sup>

Average Land 580 m<sup>2</sup>

01 Entrance Foyer	3.20 x 1.95 m	10 Nanny's Room	2.50 x 2.05 m
02 Reception	4.95 x 5.50 m	11 Kitchen	4.60 x 3.00 m
03 Dining	3.75 x 6.30 m	12 Guest Toilet	3.00 x 1.40 m
04 Kitchenette		13 Barbecue Area	3.90 x 8.30 m
05 Court	3.00 x 3.00 m	14 Terrace (Pergola Optional)	5.50 x 4.00 m
06 Master Bathroom	2.55 x 2.30 m	15 Garden	5.20 x 9.60 m
07 Dressing	2.20 x 1.10 m	16 Pool	4.20 x 7.80 m
08 Master Bedroom	4.70 x 3.65 m	17 Bedroom Courtyard	4.00 x 2.20 m
09 Nanny's Toilet	2.50 x 1.10 m	18 Parking (2 slots) (Pergola Optional)	

SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

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## First Floor

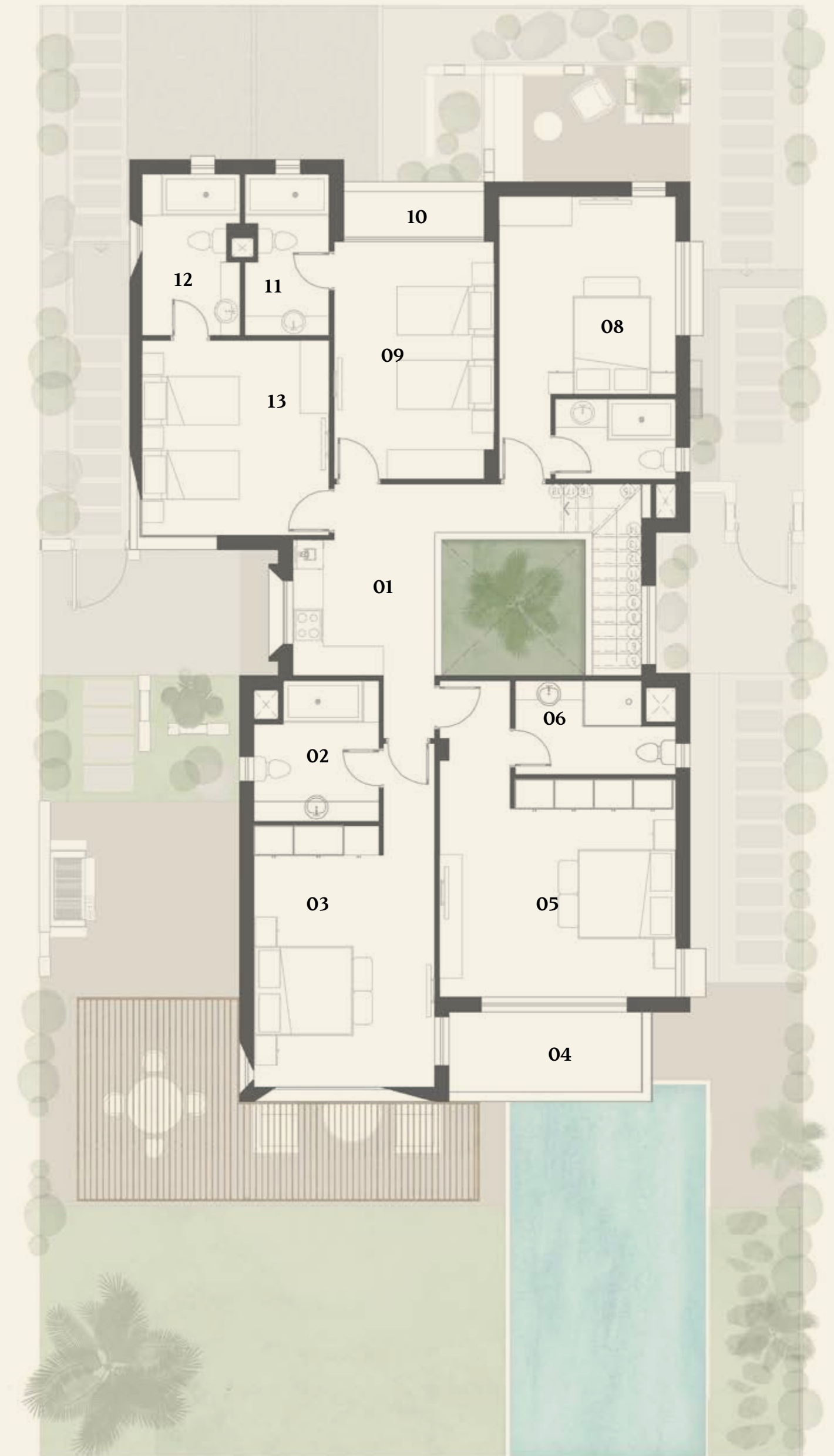
## STAND ALONE VILLAS

## SV04

01 Kitchenette	2.80 x 1.90 m	08 Bedroom 3	4.00 x 3.60 m
02 Bathroom 1	2.90 x 2.60 m	09 Bedroom 4	4.90 x 3.30 m
03 Bedroom 1	5.40 x 3.70 m	10 Terrace	2.90 x 0.95 m
04 Terrace	4.00 x 1.65 m	11 Bathroom 4	3.30 x 1.75 m
05 Bedroom 2	4.85 x 4.50 m	12 Bathroom 5	3.30 x 2.00 m
06 Bathroom 2	3.30 x 1.95 m	13 Bedroom 5	4.00 x 3.85 m
07 Bathroom 3	2.50 x 1.65 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Stand Alone Villas.*

### SVO5

Amazing sea view villa with spacious large terrace and backyard. Can accommodate up to 12 guests includes 6 master bedrooms, with en-suite bathrooms and large terrace.

All villas are delivered fully finished with an optional private pool, shaded Dining/BBQ area and sun loungers.

**DISCLAIMER**

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6. All As-Built conditions will be subject to site size, features, pools, terraces & landscaping.



## Ground Floor

STAND ALONE VILLAS

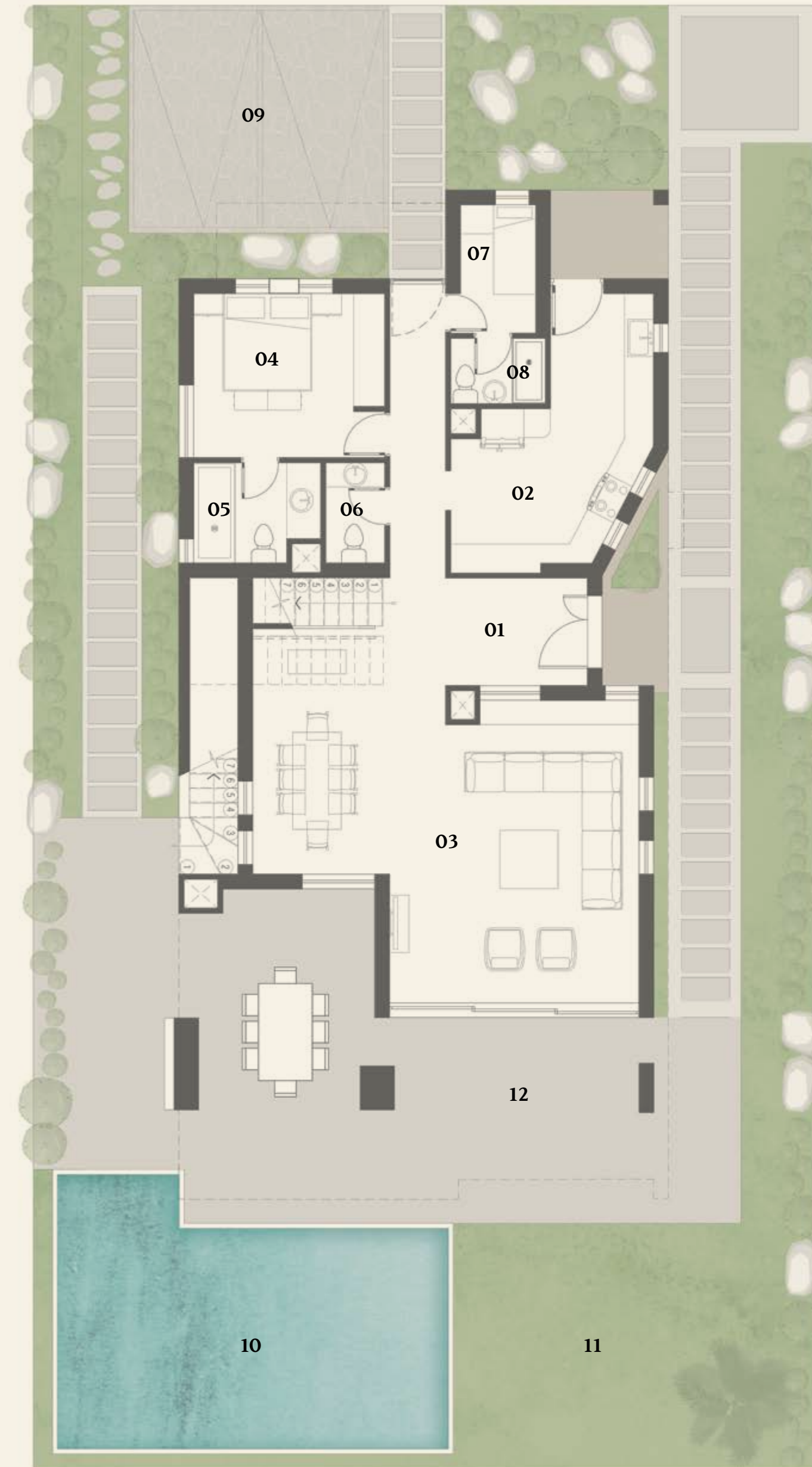
SV05

**Sellable Area** 375 m<sup>2</sup>  
**Average Land** 450.5 m<sup>2</sup>

01 Entrance Foyer	2.90 x 2.20 m	07 Nanny's Room	2.65 x 1.55 m
02 Kitchen	3.40 x 2.10 m	08 Nanny's Toilet	1.95 x 1.35 m
03 Reception & Dining	8.00 x 6.25 m	09 Parking (2 slots) (Pergola Optional)	
04 Master Bedroom	4.00 x 3.40 m	10 Pool	8.10 x 4.55 m
05 Master Bathroom	2.60 x 2.10 m	11 Garden (average)	7.45 x 5.15 m
06 Guest Toilet	2.30 x 2.20 m	12 Terrace	10.10 x 6.40 m

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## First Floor

STAND ALONE VILLAS

SV05

**Sellable Area** 375 m<sup>2</sup>  
**Average Land** 450.5 m<sup>2</sup>

01 Bedroom 2	4.15 x 3.60 m	10 Bathroom 5	1.90 x 1.45 m
02 Dressing Room	2.35 x 2.30 m	11 Toilet	1.90 x 1.45 m
03 Bathroom 2	2.40 x 2.20 m	12 Bedroom 6	3.70 x 3.40 m
04 Bedroom 3	4.20 x 3.20 m	13 Bathroom 6	2.70 x 1.65 m
05 Bathroom 3	2.40 x 2.20 m	14 Double Height	3.85 x 2.65 m
06 Bedroom 4	4.00 x 3.60 m	15 Kitchenette	3.30 x 1.90 m
07 Bathroom 4	1.75 x 1.20 m	16 Terrace 1	4.00 x 1.45 m
08 Toilet	2.35 x 1.20 m	17 Terrace 2	6.10 x 1.50 m
09 Bedroom 5	4.00 x 3.95 m	18 Terrace 3	4.60 x 1.45 m

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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*Twin houses.*

## THO2

Known for its unique architecture style and maximized privacy. Located just few meters from the beach.

The smartly designed interior offers 5 master bedrooms with en-suite bathrooms, can accommodate up to 10 guests. Includes living room, dining area, kitchen and nanny's room the outdoor area & optional pool which are perfect to create a unique evening atmosphere.

## Ground Floor

## TWINHOUSES

## THO2

Sellable Area 265 m<sup>2</sup>

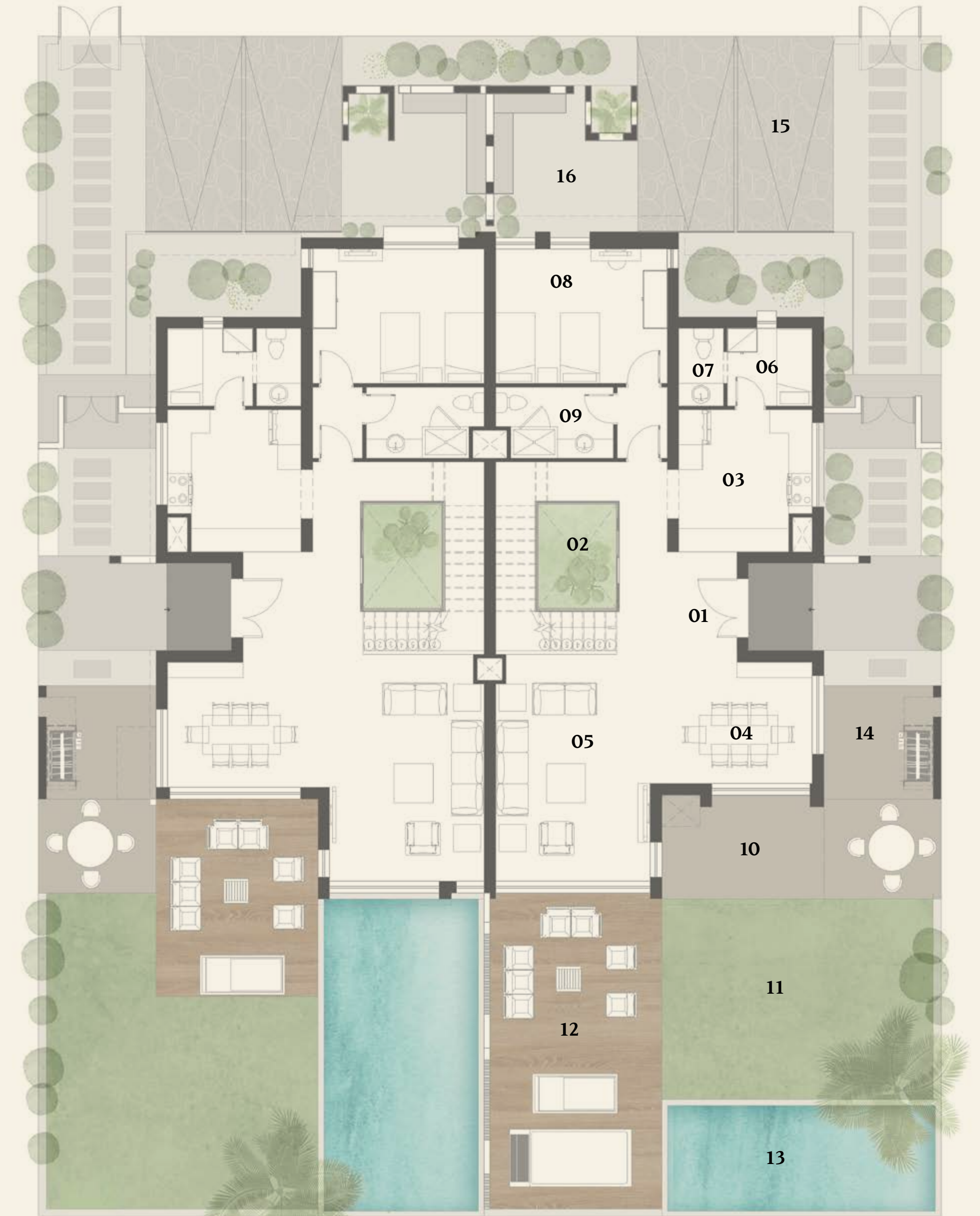
Average Land 400 m<sup>2</sup>

01 Entrance Foyer	3.00 x 2.80 m	10 Garden Terrace <i>(PERGOLA OPTIONAL)</i>	2.20 x 4.15 m
02 Patio	2.00 x 2.60 m	11 Garden	7.15 x 5.30 m
03 Kitchen	3.40 x 3.65 m	12 Pool Terrace <i>(PERGOLA OPTIONAL)</i>	8.15 x 4.40 m
04 Dining	4.15 x 3.10 m	13 Pool	8.15 x 4.25 m
05 Reception	5.80 x 3.95 m	14 Barbecue Terrace <i>(Pergola Optional)</i>	2.90 x 2.80 m
06 Nanny's Bedroom	2.20 x 2.00 m	15 Parking <i>(2 slots) (Pergola Optional)</i>	
07 Nanny's Bathroom	2.00 x 1.15 m	16 South Court	3.65 x 3.50 m
08 Master Bedroom	4.40 x 3.60 m		
09 Master Bathroom	3.00 x 1.80 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## First Floor

## TWINHOUSES

## THO2

01 Master Bedroom	3.95 x 3.95 m	07 Bedroom 2	3.95 x 3.95 m
02 Dressing	1.70 x 1.50 m	08 Bathroom 2	1.75 x 2.80 m
03 Master Bathroom	3.10 x 1.80 m	09 Bedroom 3	3.85 x 4.35 m
04 Terrace	2.20 x 0.90 m	10 Bathroom 3	3.00 x 1.80 m
05 Bedroom 1	3.40 x 4.30 m	11 Lobby	4.80 x 1.20 m
06 Bathroom 1	3.40 x 1.90 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Town houses.*

### TOH

Known for its unique architecture style and maximized privacy. Located just few meters from the beach.

The smartly designed interior offers 4 bedrooms, a living room, dining area, and a kitchen, the outdoor area & optional pool are perfect to create a unique evening atmosphere.

## Ground Floor

## TOWNHOUSES

## TOH

Sellable Area 232 m<sup>2</sup>

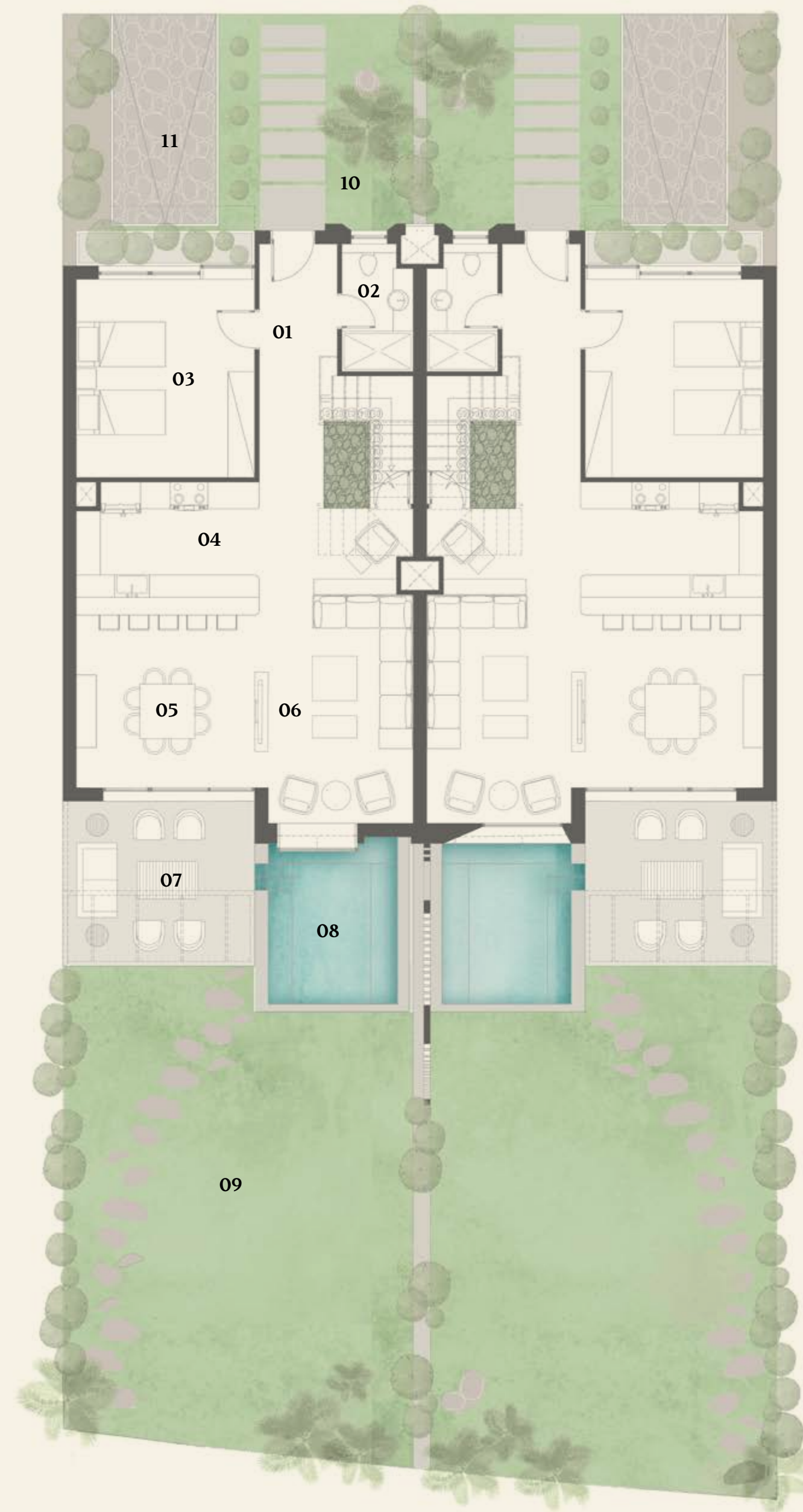
Average Land 260 m<sup>2</sup>

01 Entrance Foyer	5.30 x 1.75 m	07 Terrace <i>(PERGOLA OPTIONAL)</i>	3.70 x 4.10 m
02 Guest Bathroom	2.85 x 1.60 m	08 Jacuzzi <i>(optional)</i>	2.80 x 2.90 m
03 Bedroom 1	4.40 x 4.00 m	09 Backyard Garden <i>(average)</i>	
04 Kitchen	3.00 x 4.10 m	10 Front Yard <i>(average)</i>	
05 Dining	3.85 x 4.30 m	11 Parking <i>(1 slot) (PERGOLA OPTIONAL)</i>	
06 Reception	6.00 x 3.25 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## First Floor

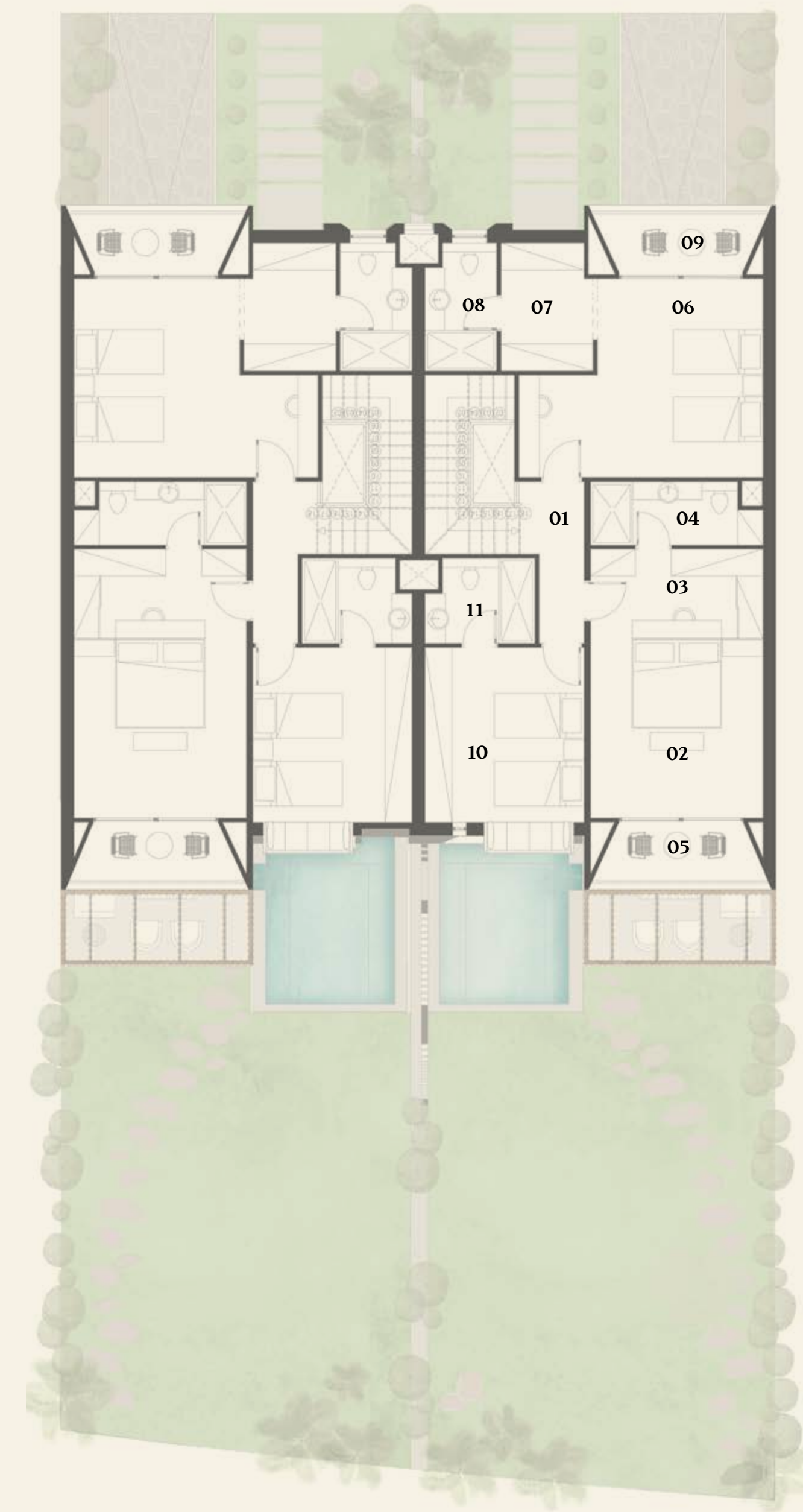
## TOWNHOUSES

## TOH

01 Entrance Lobby	3.60 x 1.55 m	07 Dressing 2	2.85 x 2.00 m
02 Master Bedroom	3.50 x 3.85 m	08 Bathroom 2	2.85 x 1.60 m
03 Dressing 1	2.00 x 3.85 m	09 Terrace 2	1.60 x 4.00 m
04 Master Bathroom	1.40 x 3.85 m	10 Bedroom 3	3.90 x 3.55 m
05 Terrace 1	1.65 x 4.00 m	11 Bathroom 3	1.90 x 2.45 m
06 Bedroom 2	4.45 x 5.45 m		

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Staggered Chalets.*

### SCO1

A cozy, comfortable and stylish chalet with breathtaking endless blue sea view.

Designed around the naturally leveled land, situated high at the middle position of Masyaf Ras Al Hekma, offering its owners' great unique view.

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# Level 1

101 - 104

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## Unit 101

STAGGERED CHALETs

SC01

Sellable Area 175 m<sup>2</sup>

Average Garden 165 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Loggia (optional)	
05 Master Bedroom 2	3.90 x 3.40 m	11 Jacuzzi (optional)	
06 Bath 2	2.00 x 1.90 m		

## Unit 102

STAGGERED CHALETs

SC01

Sellable Area 175 m<sup>2</sup>

Average Garden 110 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Loggia (optional)	
05 Master Bedroom 2	3.90 x 3.40 m	11 Jacuzzi (optional)	
06 Bath 2	2.00 x 1.90 m		

## Unit 103

STAGGERED CHALETs

SC01

Sellable Area 175 m<sup>2</sup>

Average Garden 110 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Loggia (optional)	
05 Master Bedroom 2	3.90 x 3.40 m	11 Jacuzzi (optional)	
06 Bath 2	2.00 x 1.90 m		

## Unit 104

STAGGERED CHALETs

SC01

Sellable Area 175 m<sup>2</sup>

Average Garden 165 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Loggia (optional)	
05 Master Bedroom 2	3.90 x 3.40 m	11 Jacuzzi (optional)	
06 Bath 2	2.00 x 1.90 m		

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# Level 2

201 - 204

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## Unit 201

### STAGGERED CHALETS

### SC01

**BUA** 145 m<sup>2</sup>

**Terraces** 25 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Terrace	
05 Master Bedroom 2	3.90 x 3.40 m		
06 Bath 2	2.00 x 1.90 m		

## Unit 202

### STAGGERED CHALETS

### SC01

**BUA** 145 m<sup>2</sup>

**Terraces** 25 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 2.00 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Terrace	
05 Master Bedroom 2	3.90 x 3.40 m		
06 Bath 2	2.00 x 1.90 m		

## Unit 203

### STAGGERED CHALETS

### SC01

**BUA** 145 m<sup>2</sup>

**Terraces** 25 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Terrace	
05 Master Bedroom 2	3.90 x 3.40 m		
06 Bath 2	2.00 x 1.90 m		

## Unit 204

### STAGGERED CHALETS

### SC01

**BUA** 145 m<sup>2</sup>

**Terraces** 25 m<sup>2</sup>

01 Living & Dining	7.40 x 3.95 m	07 Master Bedroom 3	3.90 x 3.35 m
02 Kitchen	4.45 x 3.35 m	08 Bath 3	2.00 x 1.90 m
03 Master Bedroom 1	3.60 x 3.50 m	09 Guest Toilet	2.20 x 1.65 m
04 Bath 1	2.35 x 2.00 m	10 Terrace	
05 Master Bedroom 2	3.90 x 3.40 m		
06 Bath 2	2.00 x 1.90 m		

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# Level 3

301 - 304



## Unit 301

### STAGGERED CHALETS

### SC01

**BUA** 115 m<sup>2</sup>

**Terraces** 30 m<sup>2</sup>

01 Living & Dining	7.35 x 3.95 m	05 Bath 1	2.00 x 1.90 m
02 Kitchen	3.80 x 3.35 m	06 Master Bedroom 2	3.90 x 3.35 m
03 Master Bedroom 1	3.50 x 3.40 m	07 Guest Toilet	2.20 x 1.65 m
04 Dressing	2.40 x 1.40 m	08 Terrace	

## Unit 302

### STAGGERED CHALETS

### SC01

**BUA** 115 m<sup>2</sup>

**Terraces** 30 m<sup>2</sup>

01 Living & Dining	7.00 x 3.95 m	05 Bath 1	2.00 x 1.90 m
02 Kitchen	3.80 x 3.35 m	06 Master Bedroom 2	3.90 x 3.35 m
03 Master Bedroom 1	3.50 x 3.40 m	07 Guest Toilet	
04 Dressing	2.40 x 1.40 m	08 Terrace	

## Unit 303

### STAGGERED CHALETS

### SC01

**BUA** 115 m<sup>2</sup>

**Terraces** 30 m<sup>2</sup>

01 Living & Dining	7.00 x 3.95 m	05 Bath 1	2.00 x 1.90 m
02 Kitchen	3.80 x 3.35 m	06 Master Bedroom 2	3.90 x 3.35 m
03 Master Bedroom 1	3.50 x 3.40 m	07 Guest Toilet	
04 Dressing	2.40 x 1.40 m	08 Terrace	

## Unit 304

### STAGGERED CHALETS

### SC01

**BUA** 115 m<sup>2</sup>

**Terraces** 30 m<sup>2</sup>

01 Living & Dining	7.35 x 3.95 m	05 Bath 1	2.00 x 1.90 m
02 Kitchen	3.80 x 3.35 m	06 Master Bedroom 2	3.90 x 3.35 m
03 Master Bedroom 1	3.50 x 3.40 m	07 Guest Toilet	
04 Dressing	2.40 x 1.40 m	08 Terrace	

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## *Lagoon Town House*

The lagoon townhouses are uniquely placed along the meandering crystal lagoons where each occupant can enjoy the beautiful water feature all summer long.

The 3 bedroom unit includes a penthouse bedroom that in total can host up to 6 occupancies or more. The penthouse bedroom allows for more space in the lower level for a living room just in case you were looking for a cozy escape from all the summer madness.

## Ground Floor

## LAGOON TOWNHOUSES

Unit Area 162 m<sup>2</sup>

Average Land 140 m<sup>2</sup> (Middle) – 220 m<sup>2</sup> (Corner)

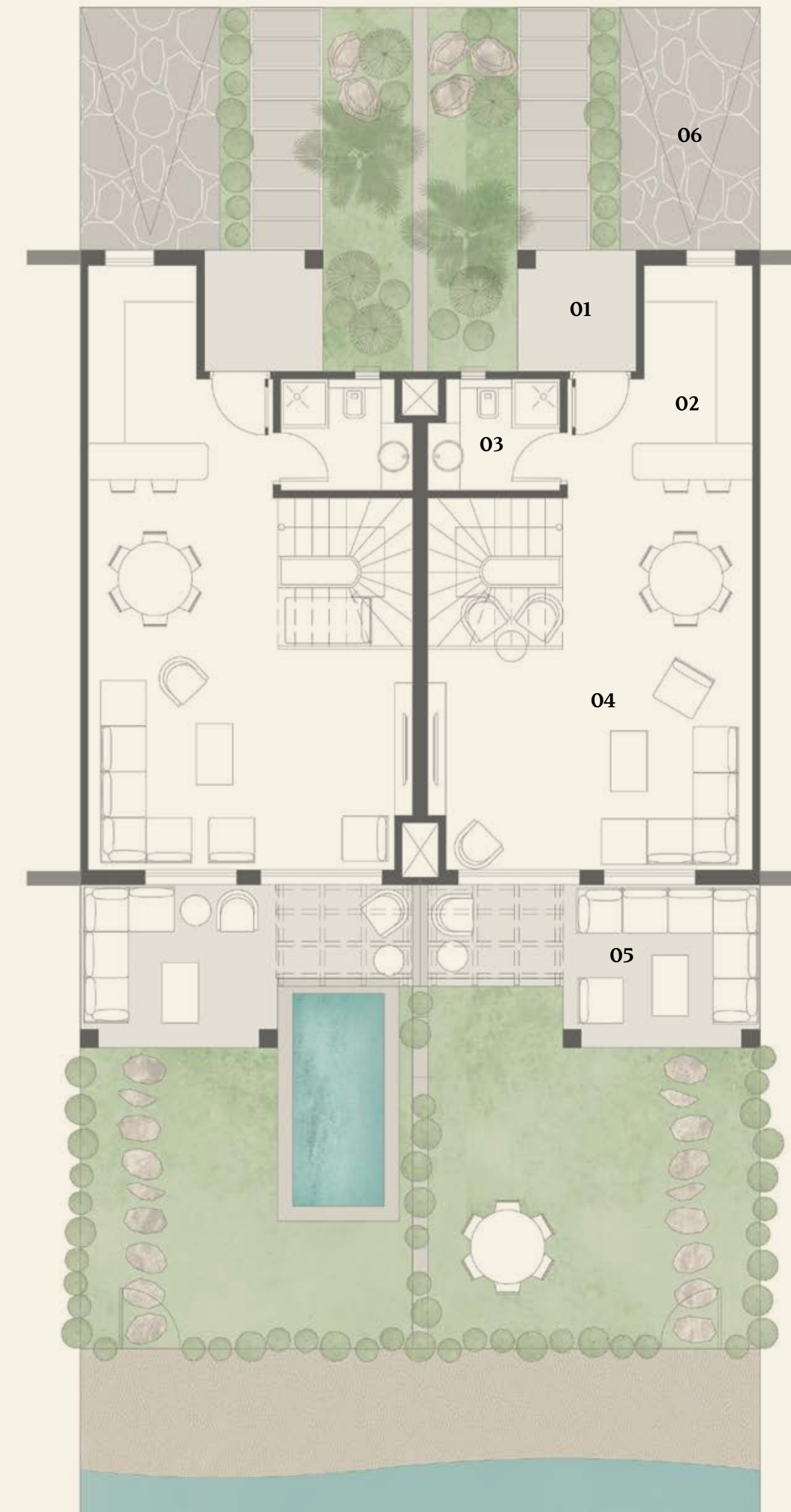
Roof Terrace 30 m

01 Covered Porch	1.95 x 2.00 m
02 Kitchen	1.80 x 3.80 m
03 Bathroom	2.20 x 1.80 m
04 Reception & Dining	5.30 x 6.10 m
05 Covered Terrace	3.20 x 2.70 m
06 Parking (Pergola Optional)	

SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

### DISCLAIMER

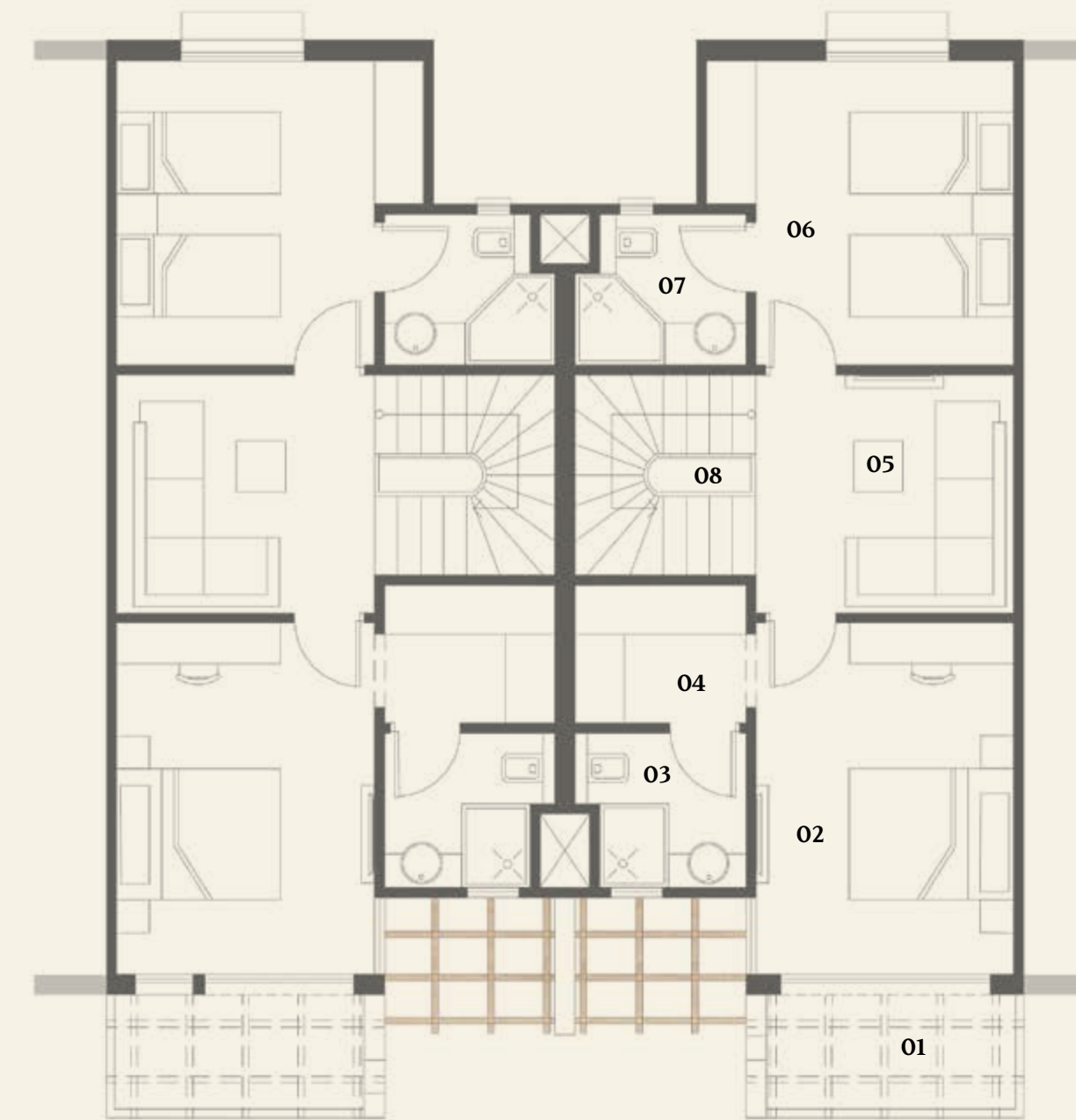
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## First Floor

## LAGOON TOWNHOUSES

01 Terrace ( <i>PERGOLA OPTIONAL</i> )	3.10 x 1.50 m
02 Master Bedroom	3.10 x 4.30 m
03 Bathroom	2.10 x 1.90 m
04 Dressing	2.10 x 1.70 m
05 Living Room	3.10 x 2.90 m
06 Bedroom	3.10 x 3.70 m
07 Bathroom	2.10 x 1.80 m
08 Stair Case	2.20 x 2.40 m



**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

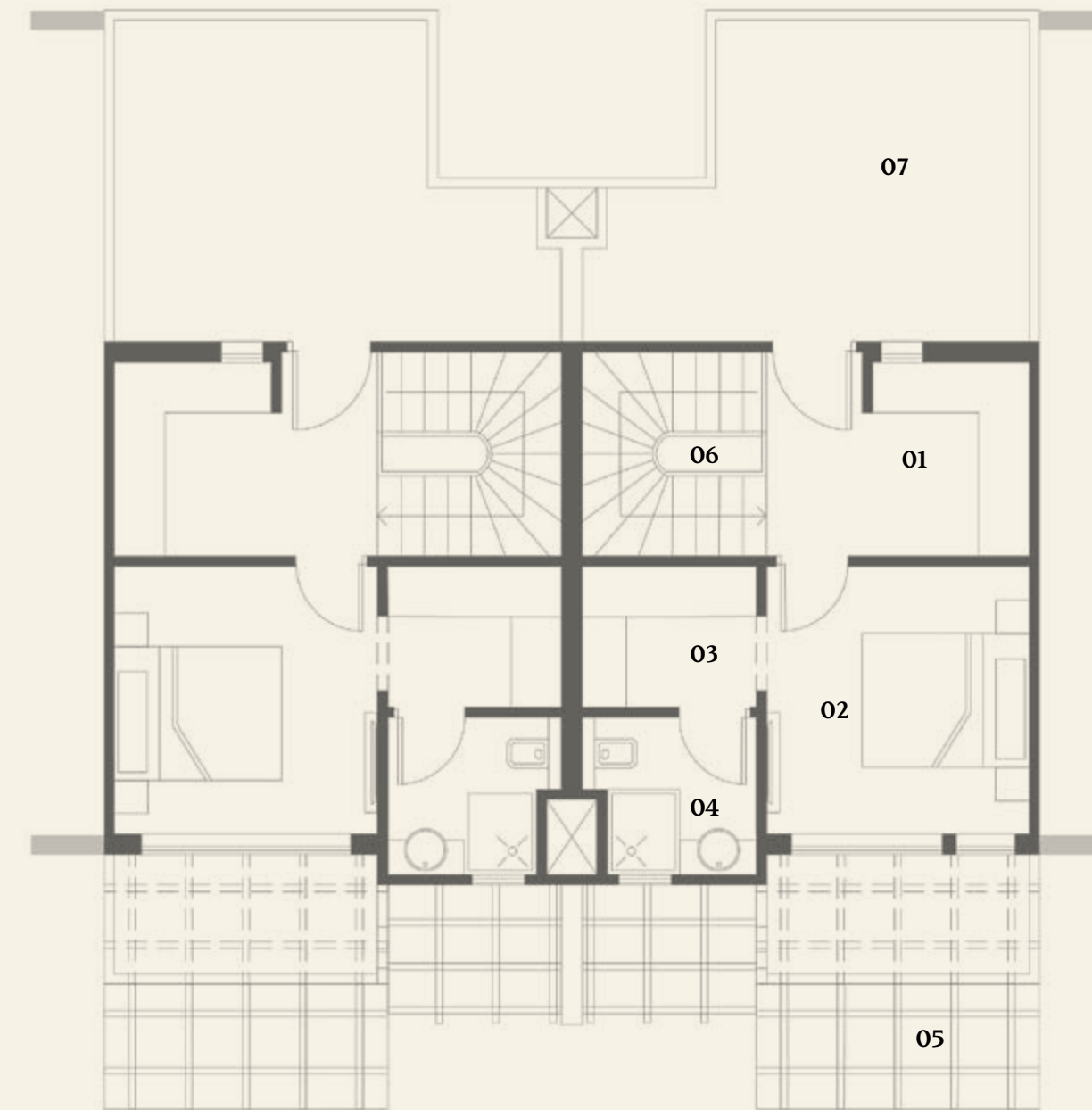
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## Penthouse

## LAGOON TOWNHOUSES

01 Kitchenette	2.30 x 1.80 m
02 Master Bedroom	3.10 x 3.20 m
03 Dressing	2.10 x 1.70 m
04 Bathroom	2.10 x 1.90 m
05 Terrace	3.30 x 1.50 m
06 Stair Case	3.30 x 1.50 m
07 Roof Terrace	30 m <sup>2</sup>



**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**

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## *Lagoon Chalets*

The lagoon chalets consist of a ground floor + 2 with a penthouse, each floor hosts two units that can accommodate 4 people each.

On the second floor along with the two bedroom setup there is a penthouse extension in each unit that can accommodate two more people, giving a total number of 6 people per unit. These chalets also lay along the crystal lagoons that surround the building so not only when your nesting in your unit do see the crystal lagoons but also as your enjoying any part of your unit.

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## Ground Floor

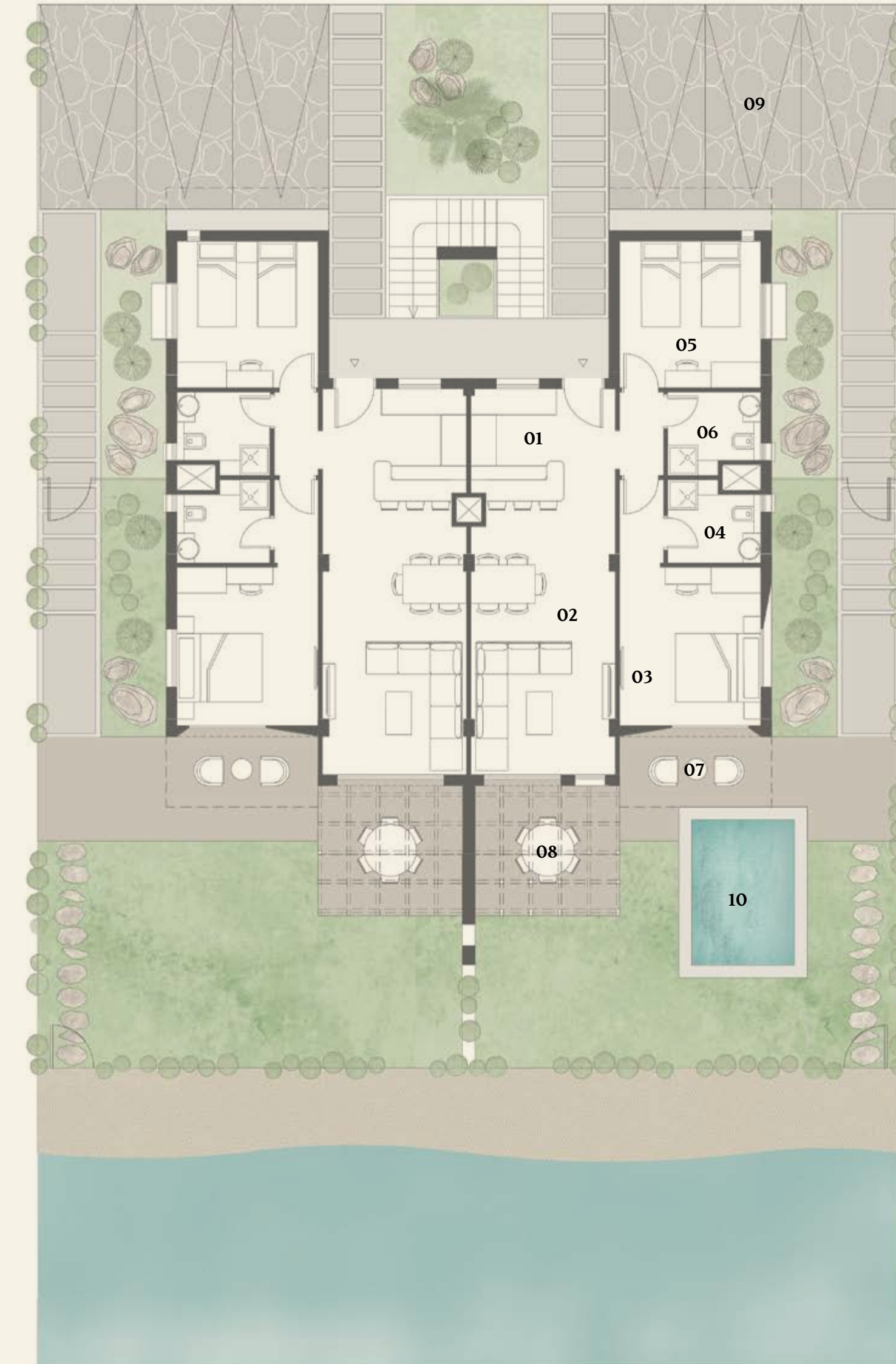
## LAGOON CHALETS

**Sellable Area** 100 m<sup>2</sup>

**Garden Area** 80 m<sup>2</sup>

01 Kitchen	3.40 x 2.80 m
02 Reception & Dining	3.40 x 6.20 m
03 Master Bedroom	3.30 x 3.70 m
04 Bathroom 1	2.20 x 1.60 m
05 Bedroom	3.30 x 3.40 m
06 Bathroom 2	2.20 x 1.60 m
07 Terrace 1	2.55 x 1.65 m
08 Terrace 2 (PERGOLA OPTIONAL)	3.40 x 3.00 m
09 Parking Slot (OPTIONAL)	
10 Jacuzzi/Pool (OPTIONAL)	

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**



### DISCLAIMER

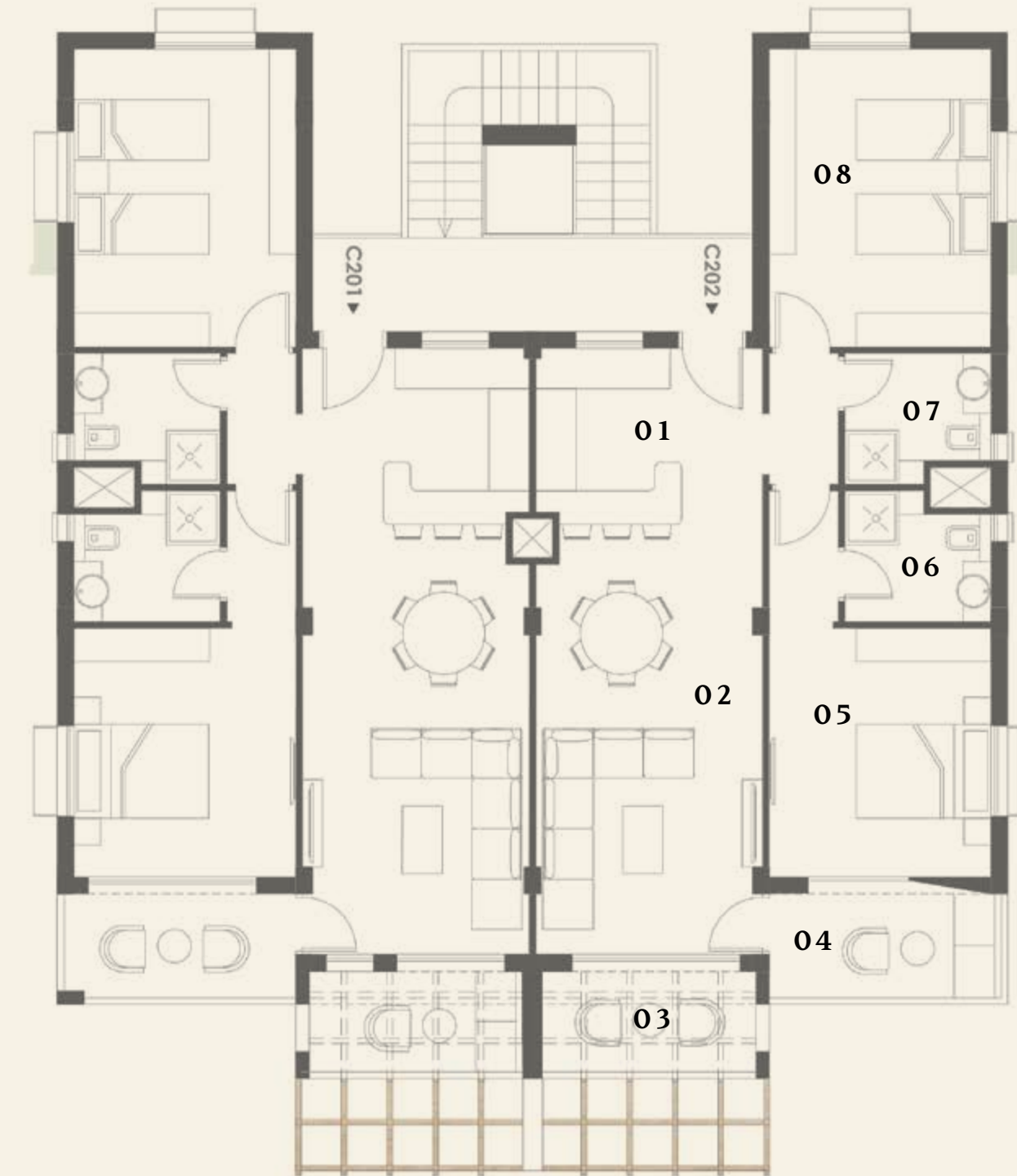
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## First Floor

## LAGOON CHALETS

**Sellable Area** 102 m<sup>2</sup>

01 Kitchen	3.40 x 2.80 m
02 Reception & Dining	3.40 x 6.20 m
03 Terrace 1 ( <i>PERGOLA OPTIONAL</i> )	3.20 x 1.50 m
04 Terrace 2	3.45 x 1.55 m
05 Master Bedroom	3.30 x 3.70 m
06 Bathroom 1	2.20 x 1.60 m
07 Bathroom 2	2.20 x 1.60 m
08 Bedroom 2	3.30 x 4.40 m



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## Ground Floor

## LAGOON CHALETS DUPLEX

**Sellable Area** 202 m<sup>2</sup>

**Garden Area** 80 m<sup>2</sup>

01 Entrance	1.30 x 2.50 m
02 Kitchen & Dining	3.40 x 6.20 m
03 Reception	3.50 x 3.60 m
04 Stair case	2.20 x 1.60 m
05 Bathroom 1	2.20 x 1.70 m
06 Bedroom	3.30 x 3.40 m
07 Bathroom 2	2.20 x 1.60 m
08 Terrace 1	2.55 x 1.65 m
09 Terrace 2 (PERGOLA OPTIONAL)	3.40 x 3.00 m
10 Parking Slot (OPTIONAL)	
11 Jacuzzi/Pool (OPTIONAL)	

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**



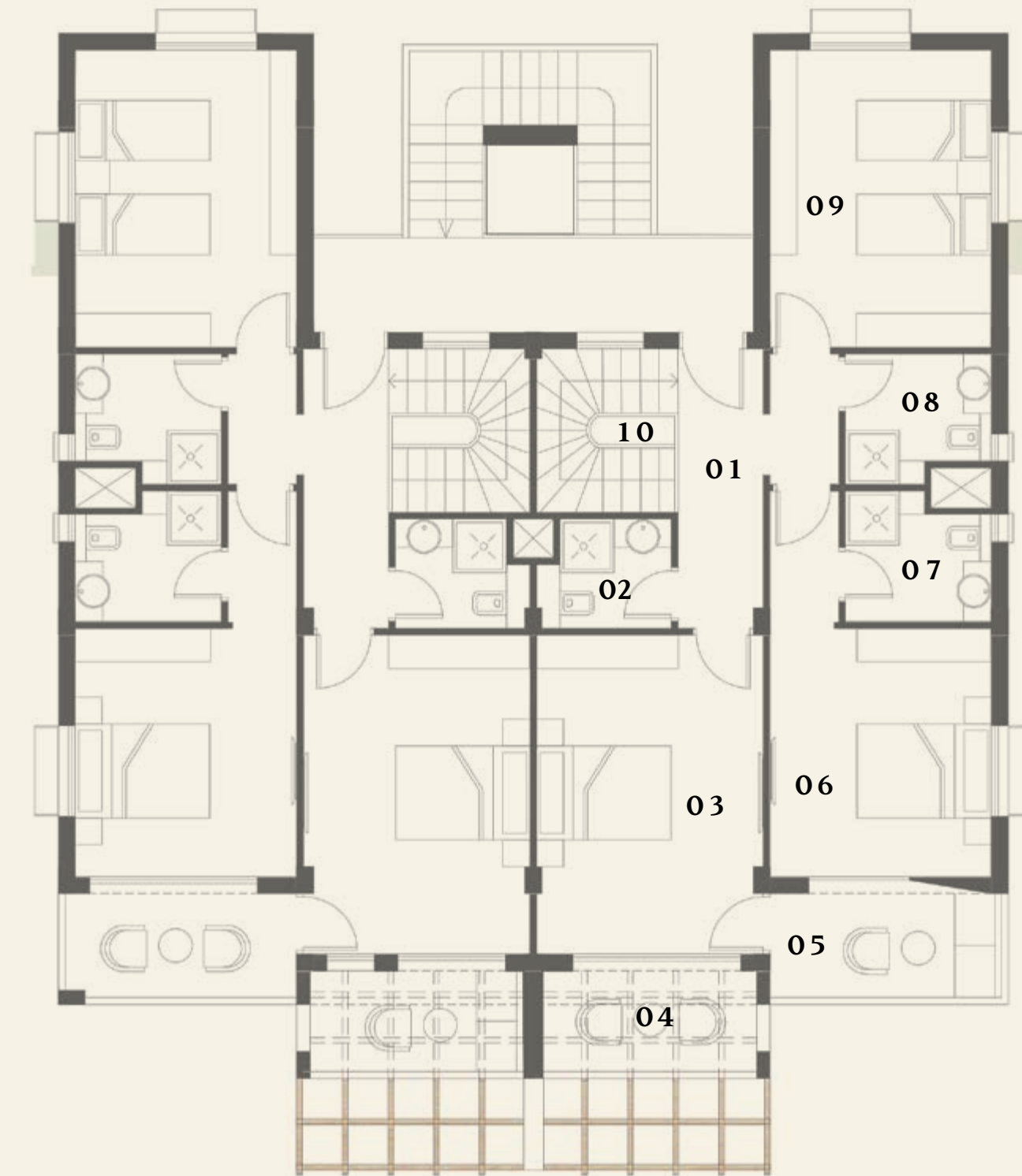
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## First Floor

## LAGOON CHALETS DUPLEX

01 Corridor	4.20 x 1.30 m
02 Bathroom	2.00 x 1.60 m
03 Master Bedroom	3.40 x 4.75 m
04 Terrace 1 (PERGOLA OPTIONAL)	3.20 x 1.50 m
05 Terrace 2	3.45 x 1.55 m
06 Bedroom 1	3.30 x 3.70 m
07 Bathroom 1	2.20 x 1.60 m
08 Bathroom 2	2.20 x 1.60 m
09 Bedroom 2	3.30 x 4.40 m
10 Stair Case	2.40 x 2.20 m



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## SECOND Floor

## LAGOON CHALETS DUPLEX

**Sellable Area** 125 m<sup>2</sup>

**Roof Terrace Area** 45 m<sup>2</sup>

01 Corridor	1.00 x 4.30 m
02 Bathroom	2.00 x 1.70 m
03 Bedroom	3.20 x 3.50 m
04 Terrace (pergola optional)	3.30 x 1.55 m
05 Staircase	2.40 x 2.10 m
06 Roof Terrace(pergola optional)	12.80 x 3.50 m



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## PENTHOUSE

## LAGOON CHALETS DUPLEX

01 Entrance	1.30 x 2.50 m
02 Kitchen	3.40 x 2.80 m
03 Reception	3.40 x 4.20 m
04 Terrace ( <i>PERGOLA OPTIONAL</i> )	3.45 x 1.55 m
05 Master Bedroom	3.30 x 3.70 m
06 Bathroom 1	2.20 x 1.60 m
07 Bathroom 2	2.20 x 1.60 m
08 Bedroom 2	3.30 x 4.40 m
09 Staircase	2.40 x 2.10 m

**SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR**



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# About the Developer.

Masterfully Minded spaces

Founded in 1980 as part of the leading regional group INTRO, M squared is comprised of a group of highly-specialized companies, spanning varied industries to include oil and gas, remote engineering, financial investment, atmospheric gases, and agriculture development.

By recently adding real estate development to its ever-evolving portfolio, M squared has managed to introduce a pioneering concept for residential spaces to revolutionize the face of Egypt's real estate industry, as well as the Middle East's.

Synonymous with innovation, seamless integration and uncompromising quality, M squared carefully selects prime spots across Egypt to carve authentic communities and commercial units of unrivalled excellence, in line with the government's overall vision for sustainable development and growth.

**M squared.**



# M squared.

2 Wadi El Nile St.,  
Mohandessin, Giza Egypt.

t. (+202) 3346 7468  
f. (+202) 3346 7470

19979  
Msquaredev.com

Plot 67, 90th Street, 5th Settlement,  
1st floor, New Cairo, Egypt.

WOC: Building 17, 38km\_Alexandria  
Desert Rd, Sheikh Zayed City Egypt.