

*The med.*

*people<sup>®</sup>  
& places.*

# ARABIA

## VILLAS



# LOCATED IN RAS EL HEKMA

The Med is located in the center of Ras el Hekma - the up and upcoming area of the North Coast. Providing you easy accessibility from the main Dabaa Road when driving from Cairo. This prime location is right in between Sidi Abd el Rahman and Marsa Matrouh.

Ras el Hekma is in close proximity to El Alamein Airport, offering optimum convenience.

<b>15 MINS</b> DABAA ROAD	<b>1 HOUR</b> MARSA MATROUH
<b>30 MINS</b> SIDI ABDELRAHMAN	<b>2 HOURS</b> ALEXANDRIA
<b>35 MINS</b> SIDI HENEISH	<b>2 HOURS</b> BORG ELARAB AIRPORT
<b>40 MINS</b> EL ALAMEIN AIRPORT	<b>3.5 HOURS</b> CAIRO



KM 195

*The med.*

## THE AUTHENTIC ESSENCE OF THE MEDITERRANEAN

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 coastal living experiences are designed to immerse you in nature, whilst promoting wellbeing, sustainability and refined living.

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

● LIVE FROM THE MED

# ELEMENTS OF THE MED

160,000 SQM

BEACH FRONT AREA

800 M

COASTLINE

A VARIETY

OF BOUTIQUE HOTELS

45 M

TOTAL ELEVATION FROM SEA LEVEL

15 TYPES

SINGLE FAMILY HOMES

301

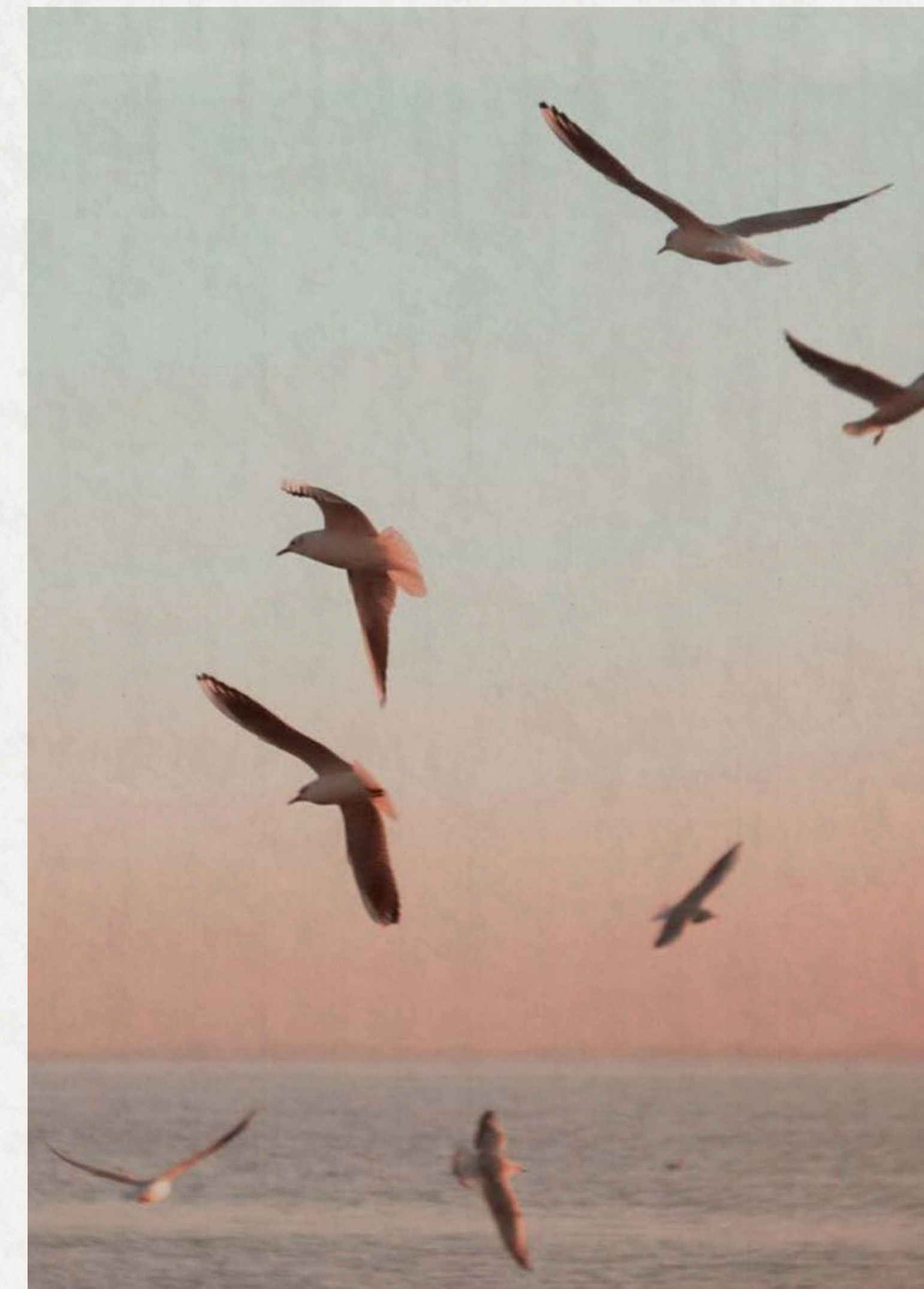
FEDDAN AREA

110,000 SQM

SWIMMABLE LAGOONS

70%

VILLAS



The med  
MASTERPLAN

01

THE GRAY BEACH HOTEL  
& RESIDENCES  
Campbell Gray

02

LUMA  
The Mediterranean Villas

03

THE MEDITERRANEAN VILLAS  
Sea View Villas

04

INTERNATIONAL  
BOUTIQUE HOTEL  
Launching Soon

05

THE WATERFALL VILLAGE  
Lagoon-Front Living

06

THE GRAY LAGUNA  
Serviced Residences

07

GEO  
An Active Living Community

08

SPORTS ZONE  
Sports Facilities

09

LA7 HOTEL & LA7 HOMES  
Serviced Residences

10

THE CLUBHOUSE  
Fully Serviced

11

THE ISLAND  
A Tropical Paradise

12

THE RIVERWALK  
A Nature Trail to the Sea

13

BY THE BEACH  
A Mediterranean Town Experience



ARABIA

VILLAS



## THE STORY OF THE ONE-STOREY

Located in the most prestigious location of The MED, Arabia Villas are built on a land elevation, and with every cascading step these villas offer breathtaking sea views from the moment you enter the home.

The beauty of one-floor living is embraced by grand high ceilings, a spacious reception extension, an outdoor entertainment area, and a multiple-level roof terrace.

Arabia Villas feature five elegant en-suite bedrooms, including two master suites with stunning sea views and a private guest suite with its own private entrance.

## ELEVATED ABOVE SEA LEVEL

Set across 6 cascading steps, each home is elevated from 4 to 7 m above the ground, giving each villa uninterrupted panoramic sea views.



## GATED COMMUNITY

Arabia Villas are nestled within a luxurious **gated community**, offering utmost exclusivity and convenience for homeowners.





## ONLY STEPS AWAY FROM THE BEACH

Enjoy breathtaking Sea views and easy  
access to the beach.

SUNRISE TO SUNSET VIEWS





## ARCHITECTURAL ELEGANCE

The villa is designed with graceful arches, a timeless architectural feature that blends elegance with structural strength



**THE GRAY**  
BEACH HOTEL & RESIDENCES

## STEPS AWAY FROM THE GRAY BEACH HOTEL

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.



# SPECIAL DESIGN FEATURES

**01** GRAND ENTRANCE EXPERIENCE

**02** GUEST SEA VIEW ENTRANCE

**03** L-SHAPE SPACIOUS GARDEN

**04** SPACIOUS ROOF TERRACE

**05** HIGH-CEILING RECEPTION

**06** INTERNAL POCKET (FOR INDOOR GREENERY)

**07** RECEPTION EXTENSION (INDOOR-OUTDOOR EXPERIENCE)

**08** SEA VIEW MASTER SUITES (WITH FLOATING BATH-TUB)

**09** ELEGANT EN-SUITE BEDROOMS

**10** PRIVATE GUEST SUITE (WITH PRIVATE ENTRANCE)

**11** HOME STAFF QUARTER

**12** LIFESTYLE OPEN & CLOSED KITCHEN

# GRAND ENTRANCE EXPERIENCE





SEA VIEW  
GARDEN ENTRANCE  
EXPERIENCE



HIGH CEILING  
GRAND RECEPTION



SPACIOUS OUTDOOR  
TERRACE



# SPACIOUS ONE-STOREY LIVING

HIGH CEILING GRAND RECEPTION

The grand reception features high ceilings that create a sense of openness and airiness, making the space feel both expansive and inviting.

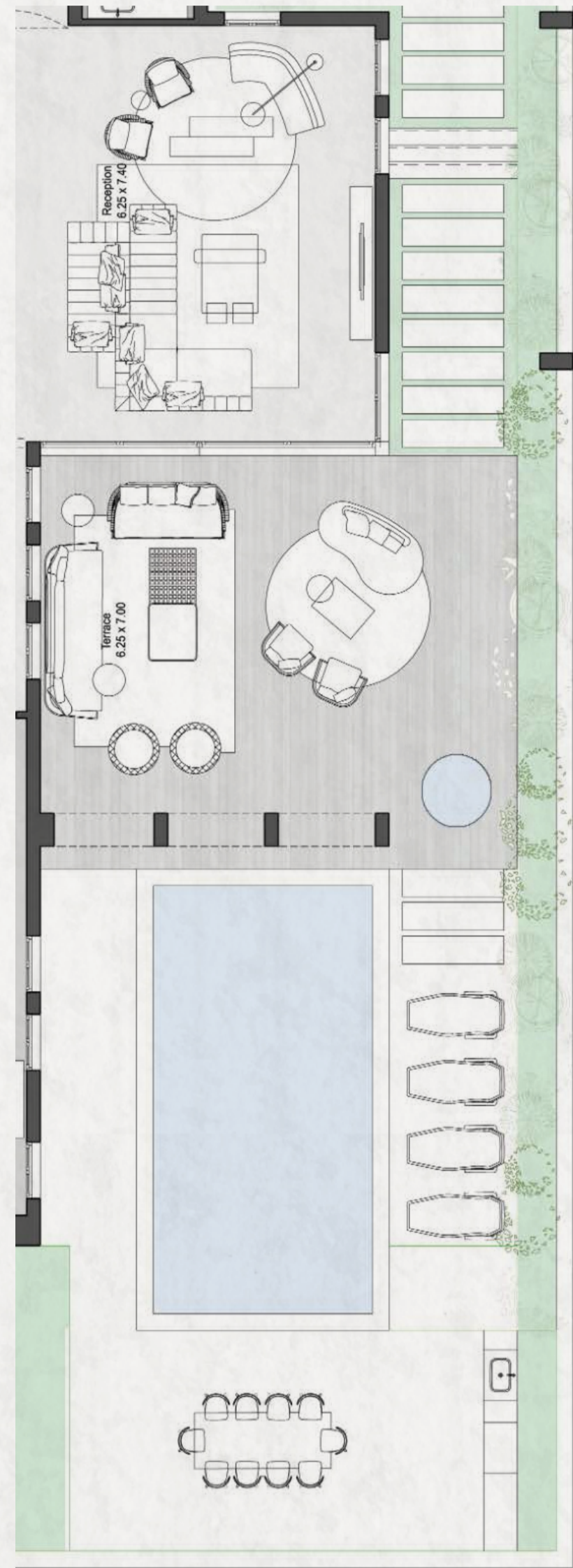


# INDOOR IS OUTDOOR

## RECEPTION EXTENSION

A reception extension is designed, seamlessly integrating the indoors with the outdoors, paving the way to a large outdoor terrace.





A SPACIOUS SEA VIEW  
GARDEN WHERE THE  
OPEN SKY MEETS THE  
ENDLESS HORIZON



## MULTIPLE LEVEL ROOF TERRACE

The roof is designed on two levels, offering mesmerizing sea views; a perfect setting for family gatherings.



## SEA VIEW MASTER SUITE

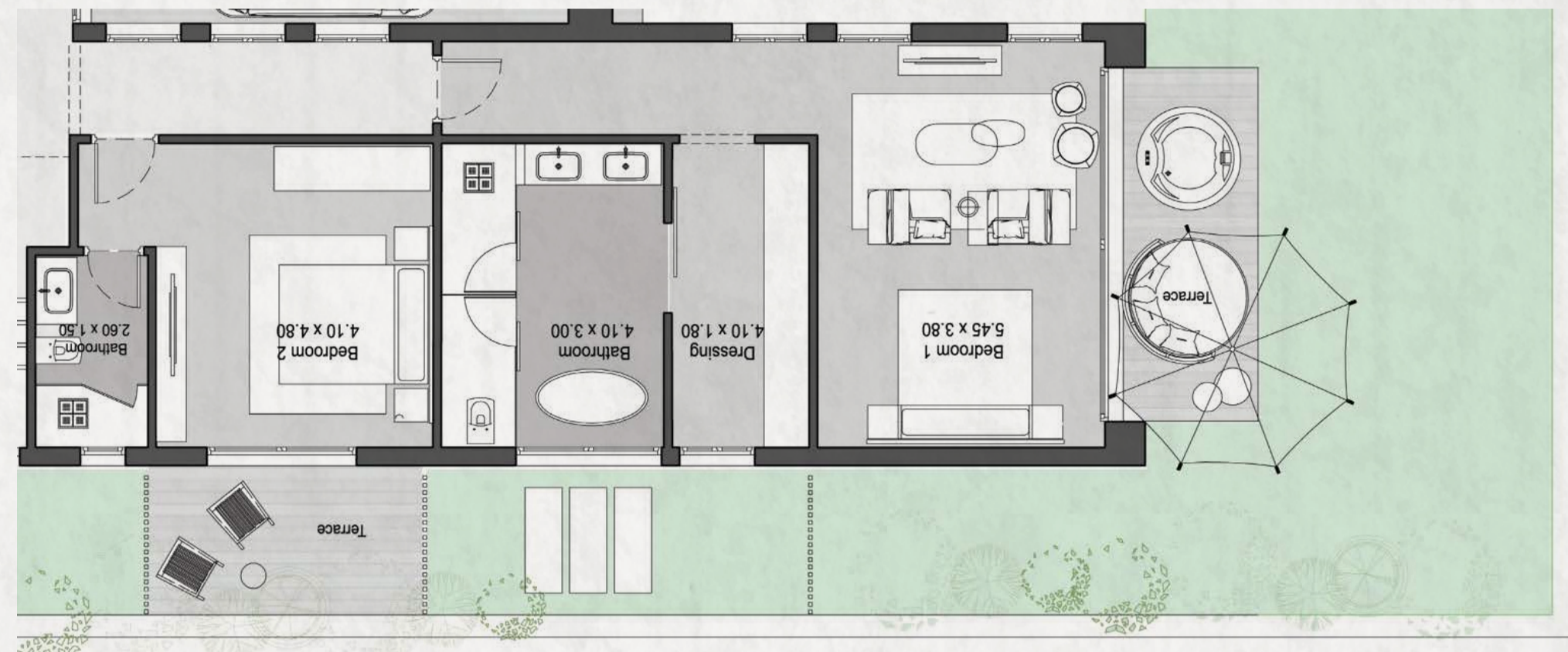
Framed by the iconic Med arch, the Master Suite offers stunning sea views and direct access to the garden terrace. Its spacious design features a dressing room and a luxurious bathroom.



## MASTER SUITE FLOATING BATH-TUB

This exquisite feature in the Master Suite sets the mood for utmost relaxation.





## BEDROOM QUARTERS

This exquisite feature in the Master Suite sets the mood for utmost relaxation.





## PRIVATE GUEST SUITE

The private guest suite, complete with its own en-suite bathroom, features a separate entrance to ensure the privacy for guests, providing them with a truly exceptional and comfortable stay.



## LIFESTYLE OPEN KITCHEN & CLOSED KITCHEN

A lifestyle open kitchen is designed beside the dining area, ideal for family gatherings or entertaining guests.

The closed kitchen is perfect for cooking. It is designed with its own private entrance for easy access when bringing in groceries.





## HOME STAFF QUARTER

Dedicated to the home staff, the driver's space includes a separate entrance and a private bathroom.

The Maid's room is conveniently located near the closed kitchen, ensuring support and accessibility throughout the day.



# ARABIA VILLA

Total Area - 545 SQM

Internal Area - 345 SQM

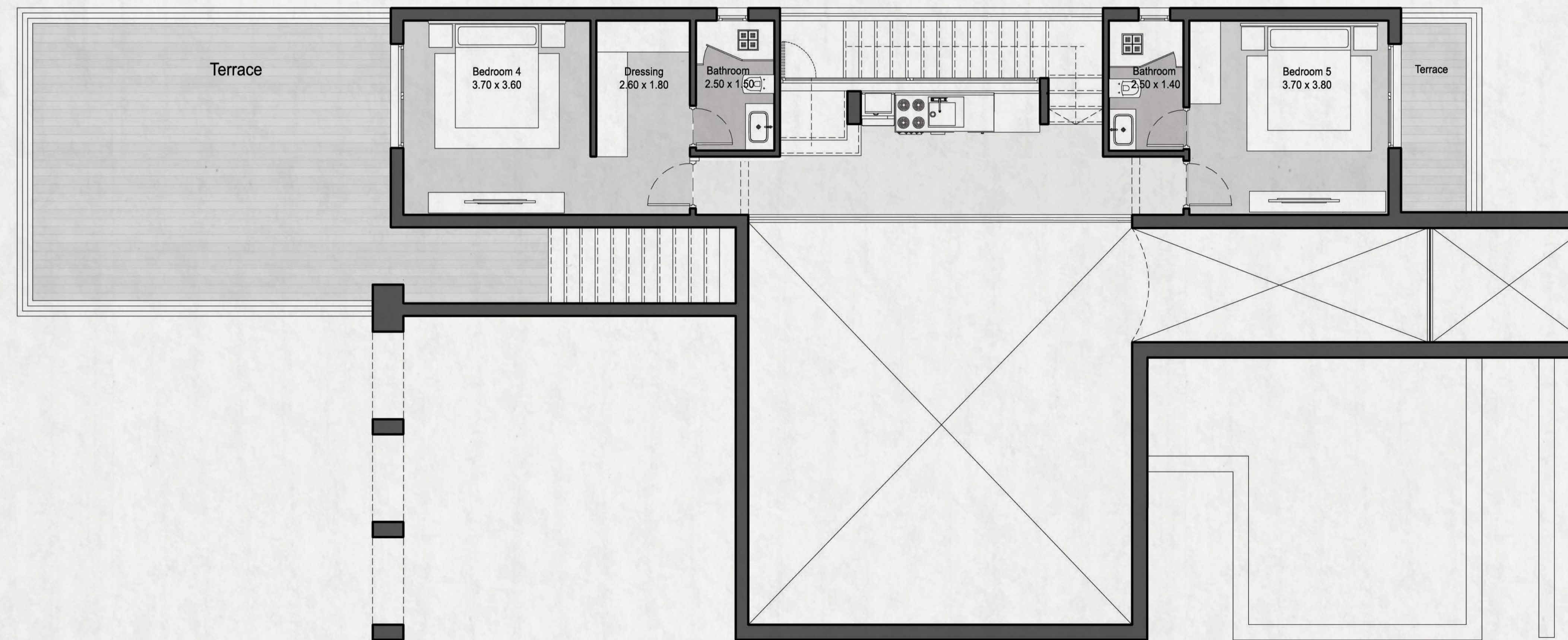
Terraces - 62 SQM

Roof Terrace - 138 SQM



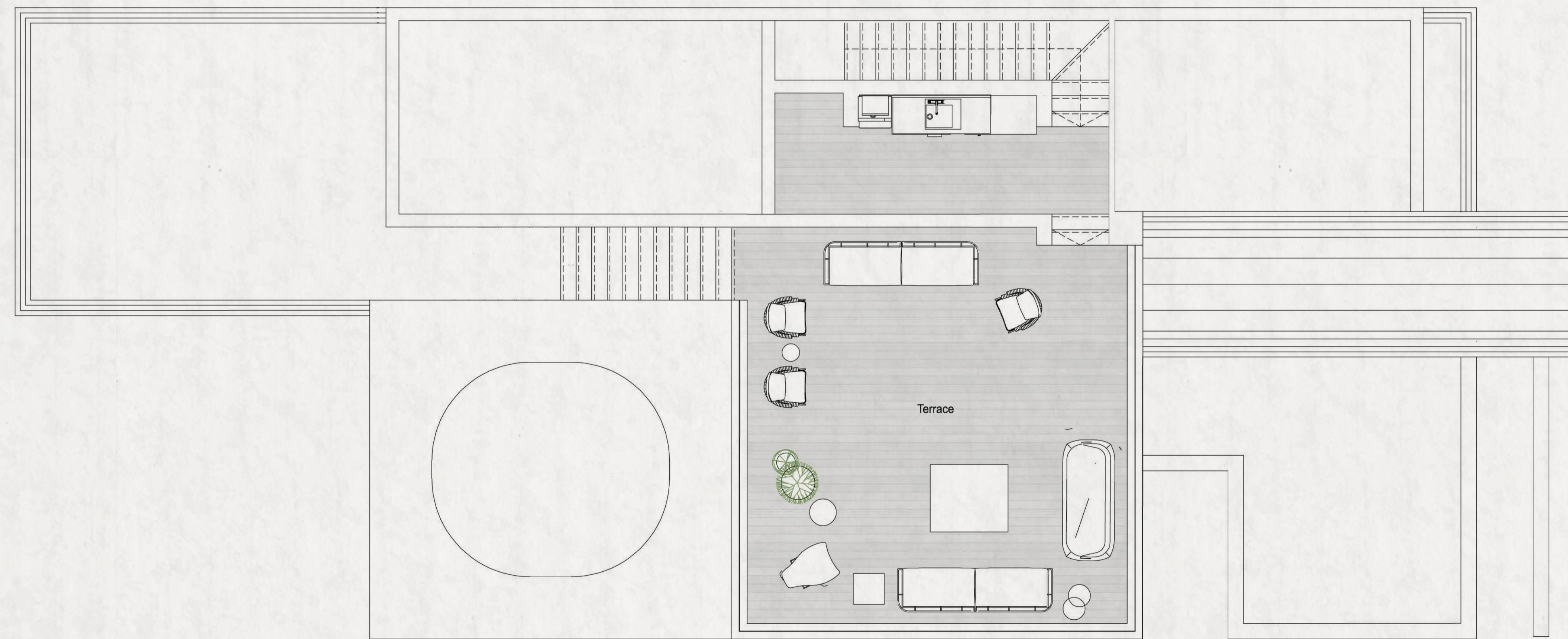
Ground Floor

# ARABIA VILLA



Penthouse

# ARABIA VILLA



Roof

# FINISHING SPECS

## 1. ENTRANCE LOBBY

flooring: Marble

## 2. RECEPTION, AND LIFESTYLE

Floors: High grade porcelain tiles

Walls & Ceiling: Paint on plaster

## 3. BEDROOMS

Floors: high grade ceramic tiles

Walls & Ceiling: Paint on plaster

Wardrobes, Vanities & Closets: Not included

Ground Master bedroom:

Floors: High grade HDF

## 4. TERRACES

Accessible Terraces: high grade Ceramic tiles

Canopy: Only main structure elements are included

Wooden Pergolas: Not included

## 5. SANITARY WARE AND BATHROOM FITTINGS

Flooring: high grade Ceramic Tiles

Sanitary Fixtures: high grade porcelain fixtures

Mixers: High grade mixers

Vanity Countertop: High quality marble

Vanity wooden cabinet: Not Included

Ground Master bathroom includes a floating bath tub

## 6. MAID'S ROOM

Floors: Ceramic Tiles

Walls & Ceiling: Paint on plaster

## 7. DOORS

Entrance Main Door: Wooden door

Internal Doors: Hollow core wooden door

with artificial veneer

## 8. AIR CONDITIONING UNITS

Concealed AC in reception

Split units in bedrooms

## 9. ALUMINUM AND GLAZING

High grade coated aluminum profiles

External shutters: Not included

## 10. ELECTRICAL WORKS

Panel board, Switches & Covers:

reputable accredited brand panel and switches





## ABOUT PEOPLE & 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.

The company 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.

DESIGNS BY



**Alchemy** architecture



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