lyv®

CAESAR - RAS EL HEKMA

PROJECT BY

GATES DEVELOPMENTS

THE PLACE YOU DESERVE TO LIVE IN

MORE THAN JUST A PLACE TO LIVE, IT'S A PORTAL TO A WORLD OF UNPARALLELED BEAUTY.

LAND OWNED BY

PIBIC DEVELOPMENTS

A PLACE TO

Lyv, Caesar, Ras El Hekma, is more than just a place to live, it's a portal to a world of unparalleled beauty. Nestled on the pristine shores of the North Coast, Egypt, Lyv awaits you with a symphony of turquoise waters, sugar-soft sands, and endless stretches of coastline that whisper promises of serenity and escape.

lyv®
CAESAR - RAS EL HEKMA

Here, the Mediterranean Sea unfolds in a mesmerizing display of cerulean hues, inviting you to lose yourself in its cool embrace. As the sun paints the sky with fiery sunsets, the air hums with the gentle rhythm of waves, a constant lullaby that soothes the soul.

LIVE IN

SECTION 01
LYV BORCHURE

lyv®

CAESAR - RAS EL HEKMA

ISN’T A HAVEN FOR RELAXATION; IT’S A CANVAS UPON
WHICH YOU CAN PAINT YOUR DREAM VACATION.



SECTION 01

LYV BORCHURE

INTRODUCING A NEW ERA OF

BEACH

Lyv, Caesar, Ras El Hekma is the epitome of a tranquil escape where everything you can possibly imagine is just a few steps away

ROLLING OUT ON
206
FEDANS

Pools and Waterbodies
21,000 sqm

Swimming Lagoons
55,500 sqm

SANDY BEACH
400
METERS

LIVING

SECTION 01

NESTLED ALONG A 400 METER STRETCH OF PRISTINE SANDY BEACH, THE DESTINATION OFFERS ENDLESS WAYS TO SOAK UP THE SUN

As crystal clear waters invite you to explore a world of vibrant coral reefs below while the thrill of kitesurfing and windsurfing await the more adventurous above.

Your home here is a natural extension of flowing beauty, anchored in 30,000 sqm of shimmering pools and waterbodies, in addition to a turquoise swimmable lagoon where you can paddle around 40,000 sqm or simply float and gaze at the trees swaying overhead.

LYV BORCHURE

MINDFULLY DESIGNED

Mindfully designed to offer a comprehensive summer experience where everyone belongs, Lyv is the place for children to create memories of a lifetime, thanks to a fully-equipped kids area, as adults live it up in a commercial district, lined with gourmet eateries, trendy cafes and select shops.

When the day draws to an end, retreat to Lyv's elegant boutique hotel and enjoy a refreshing cocktail with friends or simply elevate your experience at an elite clubhouse where signature amenities meet impeccable service to perfect your stay.

From a Beach Restaurant and Bar by Esca, cutting-edge gyms and a signature spa to an inspirational sky lounge and a sports arena, Lyv promises an inescapable getaway, alive with possibilities.

SECTION 01



REAL PICTURE FROM THE PROJECT

REAL PICTURE FROM THE PROJECT

LYV BORCHURE

AN IDYLLIC LOCATION
AT YOUR CONVENIENCE

PERFECTLY

@RAS EL HEKMA

LOCATED

AT THE MOST COVETED SPOT

Every aspect of Lyv has been thoughtfully planned to enrich your summer experience while drawing you closer to virgin beauty in every direction.

SECTION 02

THE CHARMING DESTINATION CROWNS THE MOST COVETED SPOT

In Ras El Hekma that gives way to a stunning coastline, blessed with the crystal-clear waters of the Mediterranean Sea. Just a pleasant 3 hour drive from Cairo, Lyv is an exclusive opportunity to disconnect from the stresses of city life and connect with all of the North Coast's lively happenings, as well as thriving destinations, located just a few minutes away.



LYV BORCHURE

MINDFULLY DESIGNED



TO OFFER A COMPREHENSIVE SUMMER EXPERIENCE WHERE EVERYONE BELONGS,

LYV BORCHURE

30 minutes
ALMAZA BAY

01 minute
CAESAR BAY

60 minutes
ALAMEIN ROAD

LYV BORCHURE

AN
AMPHITHEATER
OF

SKY SEA

AND ENDLESS ENTERTAINMENT IN-BETWEEN

SECTION 03

LYV BORCHURE

MASTERPLAN



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THOUGHTFULLY MASTERPLANNED TO PAY TRIBUTE TO SEAMLESS INTEGRATION AT ITS BEST,

PROJECT AMENITIES

- Project Entrance
- Commercial District
- Clubhouse
- Boutique Hotel
- Swimmable Lagoon
- Swimmable Pool
- Water features

Lyv is comprised of three distinct zones; each radiating an original character of its own.

The elemental edge of the destination lies in a smart elevation technique that starts from a Clubhouse District, rising up to 38 meters above sea level, The Lagoon District reaching up to 940 meters, all the way to the Sea Terraces District that breaks down the optimal in beachfront serenity inside every home.

SECTION 03
LYV BORCHURE

YOUR HOME AT LYV IS AN OASIS OF UNINTERRUPTED CALM



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SECTION 03

A HARMONIOUS DIALOGUE BETWEEN

THE NATURAL LANDSCAPE AND MEDITERRANEAN DESIGN

Inspired by the simplicity of Mediterranean architecture that glorifies the importance of natural light and the intricate beauty of modern lines. Whitewashed walls nod to time-honored building methods, while expansive windows and open floor plans infuse your private space with a refreshing and contemporary sense of airiness and freedom.

With subtle curves and organic materials capturing the beauty of mother earth, every home at Lyv creates a harmonious dialogue between the built environment and the natural landscape, painting a tranquil masterpiece where refined details speak volumes. With a focus on functionality, and a timeless aesthetic appeal, homeowners get to forge a unique connection with the site's splendor whether they choose to oil-lounge outdoors or simply retreat to their private living room.

LYV BORCHURE



LYV IS COMPRISED OF THREE

DISTINCT ZONES

Each radiating an original character of its own. The elemental edge of the destination lies in a smart elevation technique that starts from

The Lagoon District reaching up to 940 meters, all the way to

A Clubhouse District, rising up to 90 meters above sea level

the Sea Terraces District that breaks down the optimal in beachfront serenity inside every home.

L Lagoon District

Y Clubhouse District

V Sea Terraces District

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SECTION 03

LYV BORCHURE

WHERE SUMMER IS

A NEVER-ENDING STORY OF

SECTION 01

FUN, FRIENDS AND FLOWING TRANQUILITY

LYV BORCHURE



YOUR NATURE-INSPIRED SANCTUARY

GENTLY CASCADING TO BRING YOU CLOSER TO BEACHFRONT SERENITY

The Sea Terrace District offers a harmonious blend of single-family homes and seafront cabanas, all connected by a lush, meandering creek spine.
As residents
Ascend the terraced pathways, each level reveals breathtaking vistas of the shimmering sea beyond. The sleek, modern homes are mindfully designed to maximize the connection to the outdoors, with expansive windows, wrap-around terraces, and seamless transitions between interior and exterior spaces. At the water's edge, the charming cabanas provide the perfect respite for beachgoers, offering convenient access to the soft, golden sands and crystalline waves.

This nature-inspired district embodies the very essence of luxurious coastal living, inviting homeowners to fully immerse themselves in the sights, sounds, and open beaut of the Mediterranean.

SECTION 03

LYV BORCHURE

A SANCTUARY OF RELAXATION AND NON-STOP RECREATION

SECTION 01

LYV BORCHURE



ANCHORING THE HEART OF LYV IS THE EXPANSIVE LAGOON DISTRICT

HOME TO A 55,500 SQUARE METER OASIS OF SPARKLING TURQUOISE WATERS TO BATHE IN OR ADMIRE,

AS WELL AS LUSH, VERDANT LANDSCAPES EVOKING A TROPICAL FEEL.

Situated at the center of the project's master plan, the swimmable lagoon serves as the centerpiece, its gentle waves and serene beauty offering a year-round retreat for residents and guests alike. Surrounding the lagoon are an array of luxurious home options, from lagoon-view villas and waterfront chalets to elegant townhouses and standalone estates, each designed to maximize the connection to the captivating aquatic setting.

Complementing the residential offerings is a world-class elite clubhouse, complete with signature amenities, and a boutique hotel catering to those seeking a truly immersive hospitality experience. With open views ranging from an intimate 35 meters to a sprawling 940 meters, the Lagoon District embodies picturesque living in harmony with the natural splendor of the site.

SECTION 01

LYV BORCHURE

A TRUE SENSE OF CONNECTION TO COASTAL SPLENDOR

SECTION 01

LYV BORCHURE



THE CAPTIVATING CLUBHOUSE DISTRICT IS A VIBRANT HUB OF LEISURE AND RECREATION COMBINED

ANCHORED BY AN IMPRESSIVE 11-POOL COMPLEX,

THIS DISTRICT INVITES RESIDENTS TO INDULGE IN FLOWING POOL VIEWS AND YEAR-ROUND BLISS,

From leisurely laps in the Olympic-sized pool to carefree dips in the family-friendly splash zones. The sleek, modern clubhouse serves as the district's crown jewel, offering a wealth of amenities including state-of-the-art fitness facilities and elegant dining venues. Complementing the clubhouse are the charming, villa-style chalets, each boasting breathtaking pool views and open vistas ranging from 48 to 90 meters.

As residents ascend the terraced levels, reaching heights of up to 38 meters, they are treated to awe-inspiring panoramas of the shimmering sea beyond, creating a true sense of connection to coastal splendor.

SECTION 01

LYV BORCHURE

EXCEPTIONAL BEACHSIDE AMENITIES FOR YOUR ULTIMATE COMFORT

SECTION 01

LYV BORCHURE



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CAESAR - RAS EL HEKMA

Elite Clubhouse is an exclusive enclave

OFFERING RESIDENTS A SIGNATURE ARRAY OF TOP-NOTCH AMENITIES TO IGNITE THEIR PASSIONS.

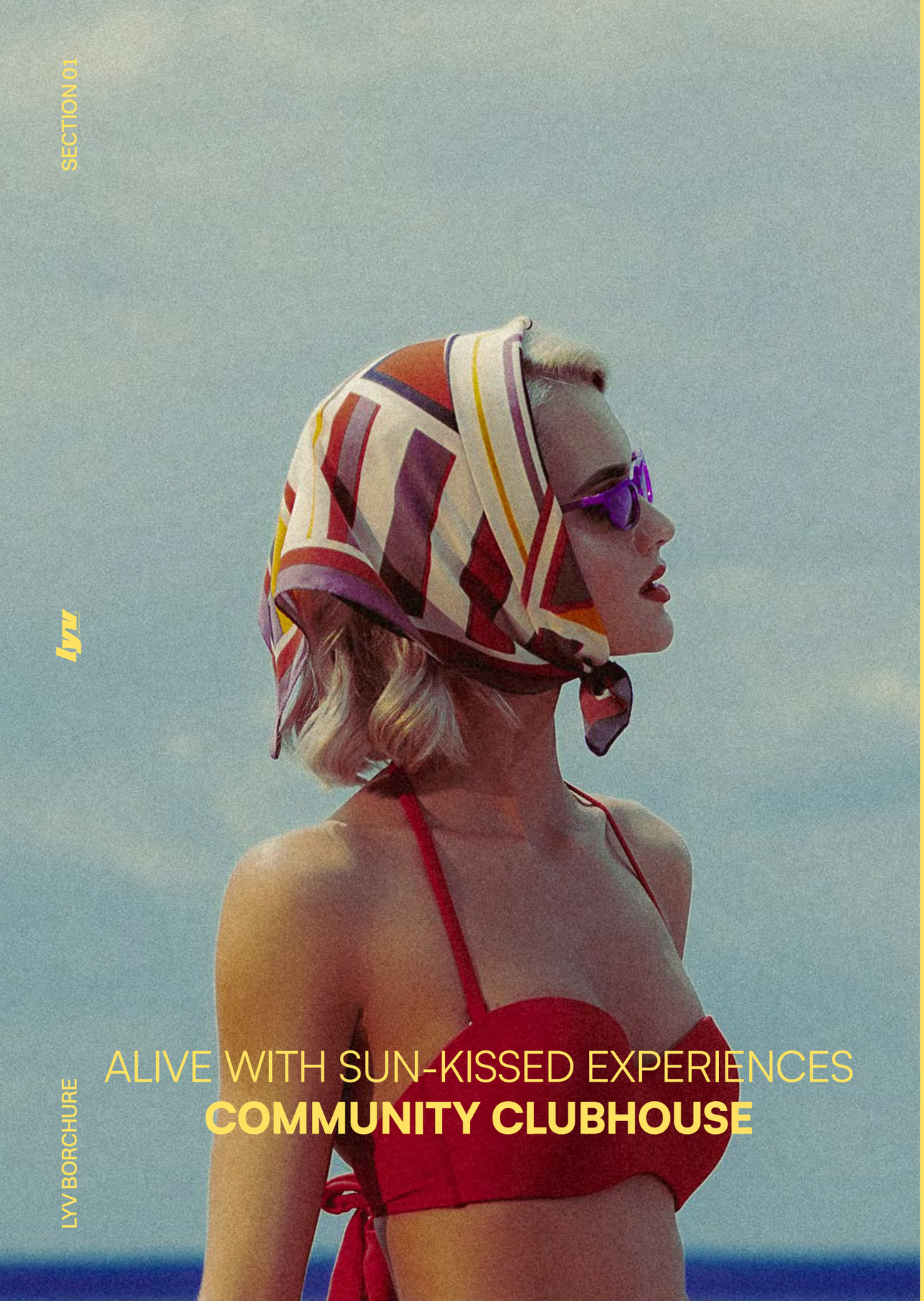
Homeowners can start their day with a vigorous workout at a state-of-the-art fitness center, complete with the latest equipment and a team of dedicated personal trainers. Afterwards, they can unwind at the tranquil spa, soothing tired muscles in the sauna and jacuzzi before finding their center in the meditation lounge.

When hunger strikes, members can indulge in a fine dining experience at the restaurant, savoring exquisite dishes prepared by a team of renowned chefs. And since no coastal clubhouse would be complete without direct access to the sea -Lyv's Elite Clubhouse provides members with a premier sailing center complete with a fleet of high-performance yachts.

And for those who prefer to relax on land, the clubhouse also features a luxurious cigar lounge, where members can enjoy a fine smoke and rich conversations that linger in their memory long after they are gone.

SECTION 01

LYV BORCHURE



ALIVE WITH SUN-KISSED EXPERIENCES
COMMUNITY CLUBHOUSE

SECTION 01

THE COMMUNITY CLUBHOUSE IS A
BUSTLING HUB

OFFERING SOMETHING FOR JUST EVERYONE.

SPORTS ENTHUSIASTS CAN ENJOY A GAME IN THE STATE-OF-THE-ART INDOOR ARENA,

Where friends gather to cheer on their favorite teams. After an active afternoon, homeowners can unwind in the club's stunning sky lounge, taking in panoramic views of the sparkling sea as the sun dips below the horizon.

To say fit, a cutting-edge gym is available, providing residents with all the latest equipment and classes to help them stay in tip-top share. And for those seeking a more leisurely pursuit, the in-house bakery offers an array of freshly baked treats and artisanal breads, creating a welcoming gathering place for friends and

LYV BORCHURE

NESTLED ALONG PICTURESQUE
MEDITERRANEAN VIEWS,

LYV'S BOUTIQUE HOTEL AND SERVICED APARTMENTS

OFFERS DISCERNING TRAVELERS A LUXURIOUS HOME AWAY FROM HOME.

The tranquil escape blends contemporary elegance with impeccable hospitality, promising a comfortable experience, a cut above.

Guests are greeted by a grand lobby adorned with inviting furnishings that set the tone for their stay.

The property's spacious suites and apartments feature floor-to-ceiling windows that flood the rooms with natural light and showcase breathtaking views of the open sea. Fully-equipped kitchens allow visitors to indulge in home-cooked meals, while plush bedding and spa-inspired bathrooms provide the ultimate in relaxation.

REFINED HOSPITALITY AT YOUR FINGERTIPS
BOUTIQUE HOTEL AND SERVICED APARTMENTS



LYV'S COMMERCIAL DISTRICT IS THE VIBRANT HEART

OF THIS PICTURESQUE DESTINATION.

TEEMING WITH LOCALLY-OWNED BOUTIQUES, ARTISANAL EATERIES,

And charming gathering spaces, this bustling hub offers residents and visitors alike a truly immersive experience.

Quaint shops beckon with their curated collections of beach-inspired home goods, one-of-a-kind artwork, and stylish apparel that captures the relaxed elegance of the seaside lifestyle.

Tantalizing aromas waft from the array of acclaimed restaurants, where chefs showcase the bounty of the nearby waters in innovative seafood dishes and craft cocktails. In the evenings, the district comes alive with live music drifting from intimate venues, drawing the community together to socialize and soak in the laidback ambiance.

SECTION 01



VIBRANT TAPESTRY OF COASTAL CHARM
COMMERCIAL DISTRICT

LYV BORCHURE

CAPTIVATING ABOVE AS BELOW
PRISTINE SANDY BEACH



REAL PICTURE FROM
THE PROJECT

SECTION 01

LYV'S PRIVATE BEACH STRETCHES FOR
A BREATHTAKING 400 METERS

ALONG THE CRYSTAL-CLEAR SHORES OF THE MEDITERRANEAN.

SOFT, GOLDEN SAND GIVES WAY TO GENTLE LAPPING WAVES,

Creating a serene and inviting oasis for beachgoers and oil-loungers of every age.
Early risers can kickstart the day by staking out a prime spot to watch the sun slowly peek over the horizon, painting the sky in brilliant hues of orange and pink. As the day progresses, families and friends can gather to splash in the refreshing waters or simply seek adventure by kiting or windsurfing across endless turquoise.

Beautiful above as below, Lyv's beach is an open invitation to respite, as you soak up generous intervals of sun while offering a touch of discovery below, thanks to colorful coral reefs and a rich marine life.

LYV BORCHURE

LYV'S BEACH RESTAURANT AND BAR

IS THE CROWN JEWEL OF THE DESTINATION'S VIBRANT DINING SCENE. SITUATED MERE STEPS FROM THE GOLDEN SANDS,

ESCĀ
HOSPITALITY

This laid-back yet elegant venue offers the ultimate in seaside dining, thanks to an inviting design concept, perfected by ESCA.Guests are greeted by a breezy, open-air patio dotted with palm trees and cozy lounge seating, providing the perfect vantage point to soak in panoramic views of the sparkling sea.

Inside, the restaurant's airy, nautical-inspired decor evokes a sense of casual coastal sophistication, with crisp white linens, driftwood accents, and a sleek bar that beckons patrons to linger over expertly crafted cocktails.



SECTION 01

LYV BORCHURE



EVER-FLOWING WITH WATER-FILLED POSSIBILITIES

SWIMMABLE LAGOON AND WATERBODIES

SECTION 01

LYV IS A COASTAL OASIS WHERE LAND AND WATER CONVERGE IN PERFECT HARMONY

AT THE HEART OF THE PICTURESQUE DESTINATION LIES THE SAPPHIRE LAGOON

A SPARKLING, SWIMMABLE BODY THAT BECKONS RESIDENTS TO DIVE IN AND REFRESH THEMSELVES,

All day long. Spanning an impressive 55,500 square meters, the interconnected waterbodies of Lyv offer ample opportunities for aquatic exploration and leisure. Paddle boarding, kayaking, and swimming are popular pastimes, as homeowners glide across the tranquil, glass-like surface, taking in the stunning views of the surrounding lush greenery and distant sea horizon.

LYV BORCHURE

A COASTAL MASTERPIECE TO CALL HOME



SECTION 01

LYV BORCHURE

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SECTION 03

AN EXCLUSIVE COLLECTION OF SUN-DRENCHED HOMES AS WIDE AS YOUR IMAGINATION

LYV PRESENTS A ONE-OF-A-KIND COASTAL LIVING EXPERIENCE TAILORED TO EVERY PREFERENCE AND LIFESTYLE.

This meticulously designed community offers a diverse array of unit types, ensuring that residents can find their perfect home amidst the serene beauty of nature.

For those seeking the ultimate in luxury, the project's expansive standalone options boast lavish interiors, private rooftop terraces, and sweeping views of the open sea.

Families can opt for the spacious, open-concept twin and townhomes, complete with ample living space, private gardens, and direct access to the community's lush, landscaped grounds. And for those seeking a more low-maintenance lifestyle, the sleek, contemporary chalet provide a haven of modern comfort and convenience, with premium finishes and amenities that rival the finest hotels. No matter one's needs or desires, Lyv has thoughtfully curated a range of options that seamlessly blend coastal charm with unparalleled sophistication.

LYV BORCHURE

VILLA STANDALONE BACK

SECTION 01

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LYV BORCHURE

STANDALONE 03
GROUND FLOOR



BUA	**280 M²**
GARDEN AREA	

AREAS

01-ENTRANCE	2.60 M X 1.60 M
02-RECEPTION 1	3.00 M X 3.70 M
03-RECEPTION 2	6.10 M X 4.20 M
04-DINING	2.50 M X 3.70 M
05-KITCHEN	2.70 M X 2.70 M
06-GUEST BEDROOM	3.40 M X 3.40 M
07-BATHROOM	1.70 M X 2.20 M
08-LOBBY 1	1.70 M X 1.00 M
09-LOBBY 2	1.10 M X 1.10 M
10-G.TOILET	1.10 M X 2.40 M
11-NANNY'S ROOM	1.90 M X 1.80 M
12-NANNY'S BATH	0.90 M X 1.80 M
13-DRIVER'S ROOM	1.90 M X 1.70 M
14-DRIVER'S BATH	0.90 M X 1.70 M
15-STAIRS	2.70 M X 3.50 M

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LYV BORCHURE

STANDALONE 03
FIRST FLOOR



UNIT AREA 280 M²

AREAS

01-MASTER BEDROOM 1	3.90 M X 3.55 M
02-DRESSING 1	2.70 M X 1.10 M
03-BATHROOM 1	2.70 M X 1.50 M
04-TERRACE	3.55M X 1.50 M
05-MASTER BEDROOM 2	4.20 M X 4.10 M
06-DRESSING 2	1.80 M X 1.80 M
07-BATHROOM 2	2.25 M X 1.80 M
08-MASTER BEDROOM 3	3.40 M X 3.35 M
09-BATHROOM	2.10 M X 1.70 M
10-BEDROOM	4.10 M X 3.60 M
11-STAIRS	2.70 M X 3.00M
12-LOBBY	4.00 M X 2.20 M

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LYV BORCHURE

STANDALONE 03
ROOF FLOOR



UNIT AREA	280 M²

AREAS	
01- BEDROOM	3.20 M X 3.00 M
02-BATHROOM	2.50 M X 1.20 M
03-STAIRS	2.70 M X 3.00 M
04-LOBBY	2.60M X 1.20 M

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VB
GROUND FLOOR



UNIT AREA	230 M²

AREAS	
01-ENTRANCE & LOBBY	2.50 M X 1.50 M
02-RECEPTION	5.70 M X 4.00 M
03-DINING	4.20 M X 3.80 M
04-KITCHEN	3.20 M X 3.20 M
05-LOBBY	1.75 M X 1.20 M
06-G.TOILET	2.00 M X 1.75 M
07-NANNY'S ROOM	2.00 M X 1.70 M
08-NANNY'S BATH	1.70 M X 1.00 M
09-DRIVER'S ROOM	2.00 M X 1.75 M
10-DRIVER'S BATH	1.75 M X 1.00 M
11-STAIRS	3.30 M X 2.40 M

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LYV BORCHURE

VB
FIRST FLOOR



UNIT AREA **230 M²**

AREAS

01-MASTER BEDROOM 1	4.00 M X 3.80 M
02-BATHROOM 1	2.10 M X 1.70 M
03-DRESSING 1	1.80 M X 1.70 M
04-MASTER BEDROOM 2	4.20M X 3.65 M
05-BATHROOM 2	2.50 M X 1.60 M
06-BEDROOM 1	3.80 M X 3.30 M
07-BEDROOM 2	3.40 M X 3.30 M
08-BATHROOM	2.10 M X 1.70 M
09-TERRACE 1	3.80 M X 1.70 M
10-TERRACE 2	1.70 M X 1.40 M
11-STAIRS	3.30 M X 2.40M
12-LOBBY	3.50 M X 1.70 M

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LYV BORCHURE

VB
ROOF FLOOR



UNIT AREA **230 M²**

AREAS

01-TOILET	2.40 M X 1.40 M
02-STAIRS	3.00 M X 2.40 M
03-LOBBY	2.30 M X 1.40 M
04-ROOF TERRACE 1	42.M
05-ROOF TERRACE 2	36.M

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LYV BORCHURE

lyv®
CAESAR - RAS EL HEKMA

VF
GROUND FLOOR



BUA	215 M²

AREAS	
01-ENTRANCE & LOBBY	3.30 M X 1.45 M
02-RECEPTION	5.60 M X 4.00 M
03-DINING	4.80 M X 3.80 M
04-KITCHEN	3.10 M X 2.45 M
05-G.TOILET	2.00 M X 1.65 M
06-VANITY	1.65 M X 1.20 M
07-NANNY'S ROOM	2.45 M X 1.45 M
08-NANNY'S BATH	1.65 M X 1.30 M
09-DRIVER'S ROOM	2.00 M X 1.90 M
10-DRIVER'S BATH	1.90 M X 1.20 M
11-STAIRS	4.20 M X 2.40 M
12-LOBBY	1.65 M X 1.00 M

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LYV BORCHURE

lyv®
CAESAR - RAS EL HEKMA

VF
FIRST FLOOR



UNIT AREA	215 M²

AREAS	
01-MASTER BEDROOM 1	4.00 M X 3.80 M
02-BATHROOM 1	2.10 M X 1.70 M
03-DRESSING 1	1.80 M X 1.70 M
04-MASTER BEDROOM 2	4.20M X 3.65 M
05-BATHROOM 2	2.45 M X 1.70 M
06-BEDROOM 1	4.00 M X 3.20 M
07-BEDROOM 2	3.65 M X 3.30 M
08-BEDROOM 3	2.45 M X 1.85 M
09-STAIRS	4.15 M X 2.35 M
10-TERRACE	3.80 M X 1.40 M
11-LOBBY 1	1.10 M X 1.10M
12-LOBBY 2	1.45 M X 1.20 M

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LYV BORCHURE

VF
ROOF FLOOR



BUA	**215M²**

AREAS

01-STAIRS	3.75 M X 1.50 M
02-ROOF TERRACE	78 M²

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LYV BORCHURE

CAESAR - RAS EL HEKMA

VF
GROUND FLOOR



BUA	**215 M²**

AREAS

01-ENTRANCE & LOBBY	3.30 M X 1.45 M
02-RECEPTION	5.60 M X 4.00 M
03-DINING	4.80 M X 3.80 M
04-KITCHEN	3.10 M X 2.45 M
05-G.TOILET	2.00 M X 1.65 M
06-VANITY	1.65 M X 1.20 M
07-NANNY'S ROOM	2.45 M X 1.45 M
08-NANNY'S BATH	1.65 M X 1.30 M
09-DRIVER'S ROOM	2.00 M X 1.90 M
10-DRIVER'S BATH	1.90 M X 1.20 M
11-STAIRS	4.20 M X 2.40 M
12-LOBBY	1.65 M X 1.00 M

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LYV BORCHURE

VF
FIRST FLOOR



UNIT AREA	215 M²

AREAS	
01-MASTER BEDROOM 1	4.00 M X 3.80 M
02-BATHROOM 1	2.10 M X 1.70 M
03-DRESSING 1	1.80 M X 1.70 M
04-MASTER BEDROOM 2	4.20M X 3.65 M
05-BATHROOM 2	2.45 M X 1.70 M
06-BEDROOM 1	4.00 M X 3.20 M
07-BEDROOM 2	3.65 M X 3.30 M
08-BEDROOM 3	2.45 M X 1.85 M
09-STAIRS	4.15 M X 2.35 M
10-TERRACE	3.80 M X 1.40 M
11-LOBBY 1	1.10 M X 1.10M
12-LOBBY 2	1.45 M X 1.20 M

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LYV BORCHURE

VF
ROOF FLOOR



BUA	**215M²**

AREAS

01-STAIRS	3.75 M X 1.50 M
02-ROOF TERRACE	78 M²

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LYV BORCHURE

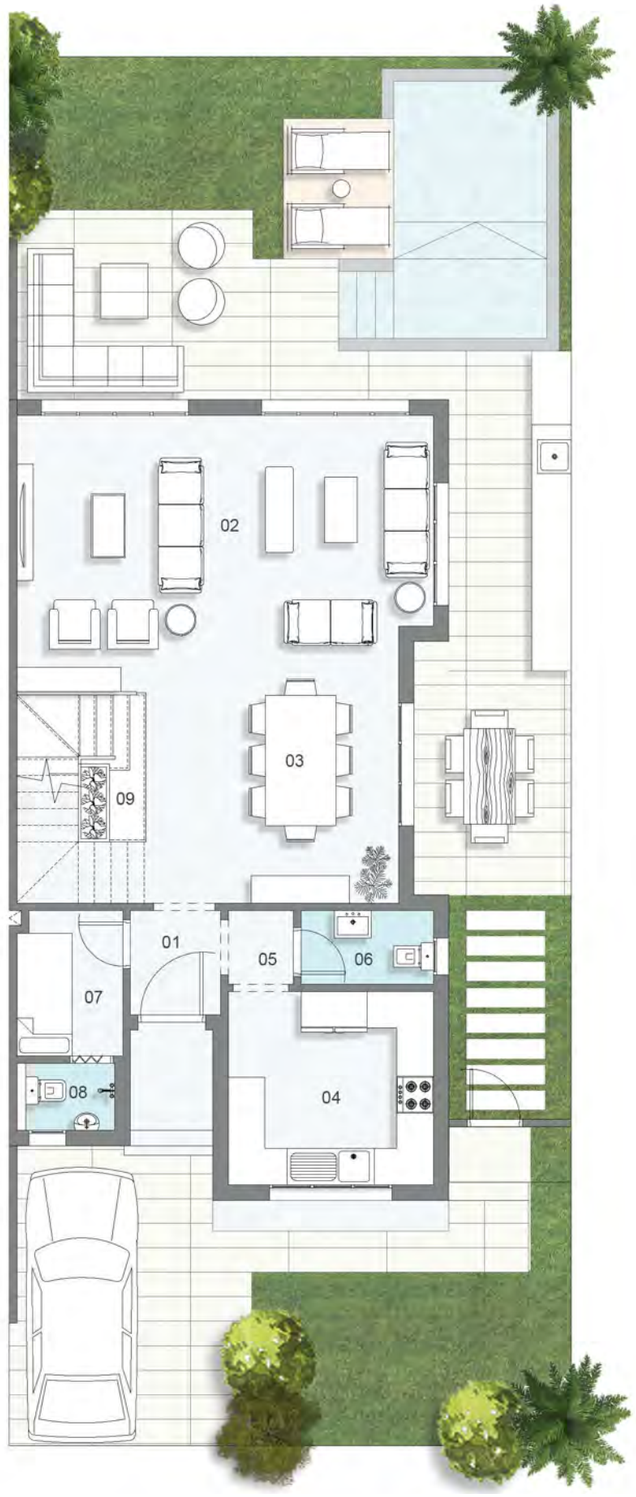
TWINHOUSE

SECTION 01

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

WA 01
GROUND FLOOR



UNIT AREA **200 M²**

AREAS

01-ENTRANCE & LOBBY	1.70 M X 1.50 M
02-RECEPTION	6.80 M X 3.45 M
03-DINING	4.50 M X 4.00 M
04-KITCHEN	3.40 M X 3.20 M
05-LOBBY	1.20 M X 1.00 M
06-G.TOILET	2.16 M X 1.20 M
07-NANNY'S ROOM	2.40 M X 1.80 M
08-NANNY'S BATH	1.60 M X 1.10 M
09-STAIRS	3.50 M X 2.20 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

WA 01
FIRST FLOOR



UNIT AREA	200 M²

AREAS	
01-MASTER BEDROOM 1	3.90 M X 3.35 M
02-BATHROOM 1	1.60 M X 1.60 M
03-MASTER BEDROOM 2	3.00 M X 3.40 M
04-BATHROOM 2	2.10 M X 1.40 M
05-BEDROOM 1	3.40 M X 3.00 M
06-BEDROOM 2	3.60 M X 3.30 M
07-TERRACE	3.20 M X 1.50 M
08-TOILET	2.20 M X 1.60 M
09-STAIRS	3.40 M X 2.10 M
10-LOBBY 1	3.40 M X 1.20 M
11-LOBBY 2	2.20 M X 1.00 M

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LYV BORCHURE

WA 01
ROOF FLOOR



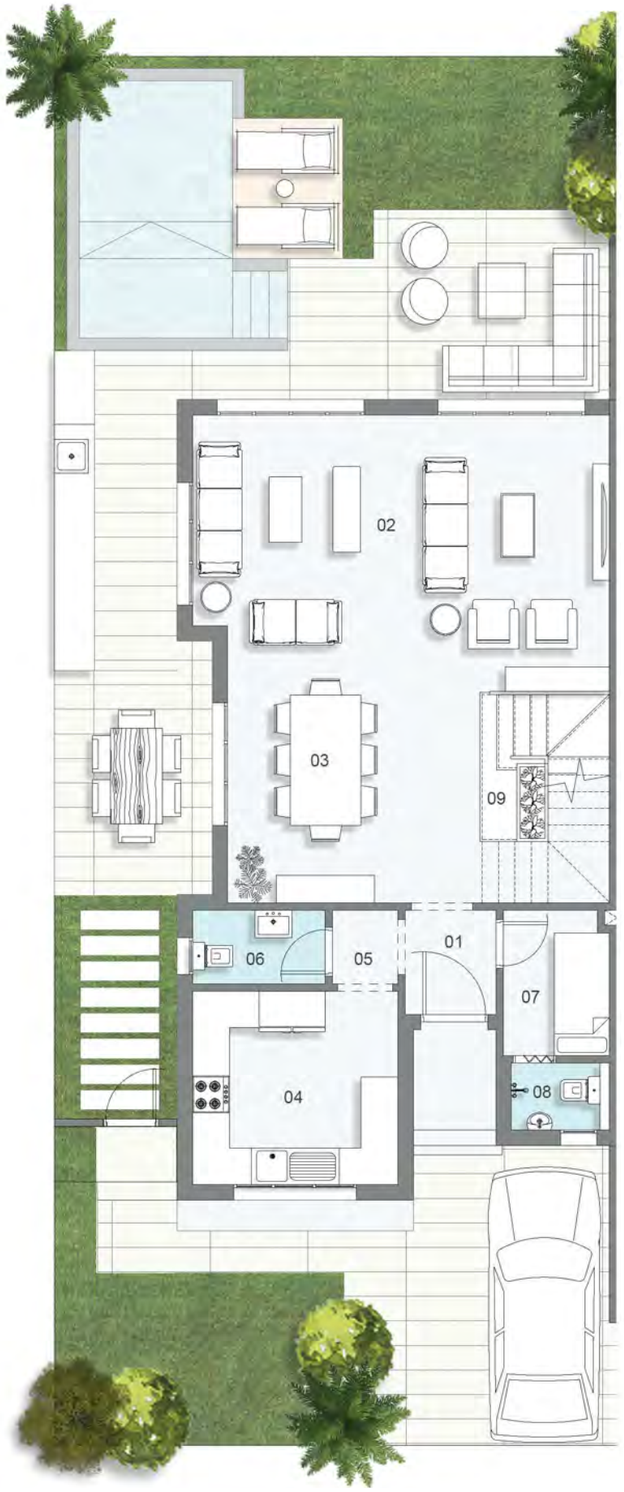
UNIT AREA	200 M²

AREAS	
01-TOILET	2.30 M X 1.30 M
02-KITCHENETTE	2.40 M X 1.70 M
03-STAIRS	3.40 M X 1.00 M
04- ROOF TERRACE	68 M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

WA 02
GROUND FLOOR



UNIT AREA **215 M²**

AREAS

01-ENTRANCE & LOBBY	1.70 M X 1.50 M
02-RECEPTION	6.80 M X 4.00 M
03-DINING	4.00 M X 3.20 M
04-KITCHEN	3.40 M X 3.20 M
05-LOBBY	1.20 M X 1.00 M
06-G.TOILET	2.16 M X 1.20 M
07-NANNY'S ROOM	2.40 M X 1.80 M
08-NANNY'S BATH	1.60 M X 1.10 M
09-STAIRS	3.50 M X 2.20 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

WA 02
FIRST FLOOR



UNIT AREA	215 M²

AREAS	
01-MASTER BEDROOM 1	3.40 M X 3.30 M
02-BATHROOM 1	2.00 M X 1.80 M
03-MASTER BEDROOM 2	3.00 M X 3.40 M
04-BATHROOM 2	2.10 M X 1.40 M
05-BEDROOM 1	3.40 M X 3.00 M
06-BEDROOM 2	3.60 M X 3.00 M
07-TERRACE	3.20 M X 1.50 M
08-TOILET	2.20 M X 1.60 M
09-STAIRS	3.40 M X 2.10 M
10-LOBBY 1	3.40 M X 1.20 M
11-LOBBY 2	2.20 M X 1.00 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

WA 02
ROOF FLOOR



UNIT AREA	215 M²

AREAS	
01-BEDROOM	3.60 M X 3.50 M
02-BATHROOM	2.40 M X 1.50 M
03-STAIRS	2.50 M X 1.00 M
04- LOBBY	1.00 M X 1.00 M
05- ROOF TERRACE	57.40 M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

TOWN HOUSE

SECTION 01

LYV BORCHURE

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

CAESAR - RAS EL HEKMA

TA - 4
GROUND FLOOR CORNER



UNIT AREA	**175 M²**

AREAS

01-ENTRANCE & LOBBY	5.00 M X 2.00M
02-RECEPTION	5.50M X 3.80 M
03- DINING	4.50 M X 2.50 M
04-KITCHEN	3.00 M X 2.35 M
05-G.TOILET	1.80 M X 1.20 M
06-STAIRS	5.00 M X 1.20 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

TA - 4
FIRST FLOOR CORNER



BUA	175 M²

AREAS	
01-MASTER BEDROOM 1	3.90M X 3.80 M
02-BATHROOM 1	2.60 M X 1.60 M
03-DRESSING	1.85 M X 1.80 M
04-MASTERBEDROOM 2	3.65 M X 3.25 M
05-BATHROOM 2	2.80 M X 1.20 M
06-TERRACE	4.00 M X 1.30 M
07-STAIRS	6.50 M X 2.30 M
08-LOBBY	2.30 M X 1.40 M

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LYV BORCHURE

TA - 4
FIRST FLOOR CORNER



BUA	**175 M²**

AREAS

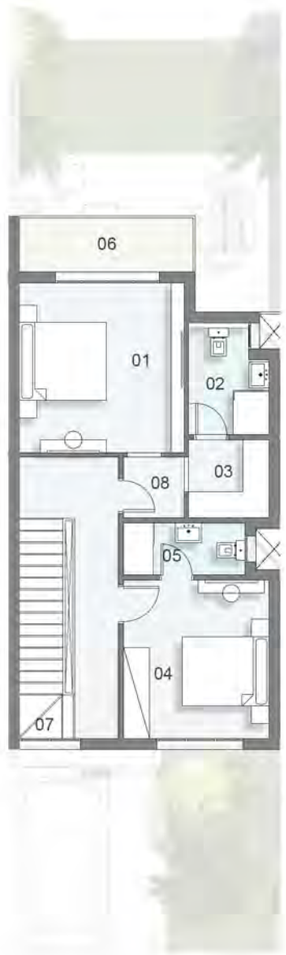
01-MASTER BEDROOM 1	3.90M X 3.80 M
02-BATHROOM 1	2.60 M X 1.60 M
03-DRESSING	1.85 M X 1.80 M
04-MASTERBEDROOM 2	3.65 M X 3.25 M
05-BATHROOM 2	2.80 M X 1.20 M
06-TERRACE	4.00 M X 1.30 M
07-STAIRS	6.50 M X 2.30 M
08-LOBBY	2.30 M X 1.40 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

TA - 4
FIRST FLOOR MIDDLE



UNIT AREA	175 M²

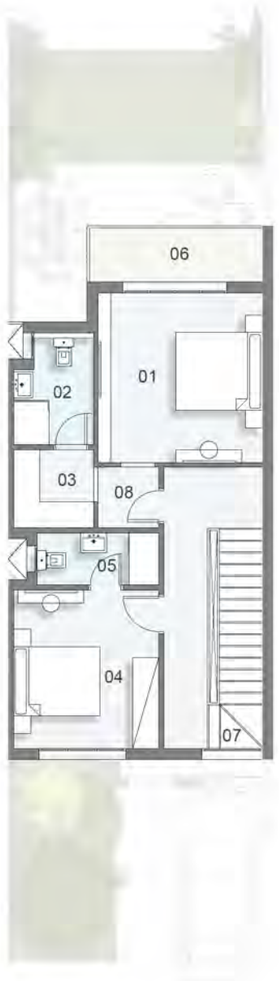
AREAS	
01-MASTER BEDROOM 1	3.90M X 3.80 M
02-BATHROOM 1	2.60 M X 1.60 M
03-DRESSING	1.85 M X 1.80 M
04-MASTERBEDROOM 2	3.65 M X 3.25 M
05-BATHROOM 2	2.80 M X 1.20 M
06-TERRACE	4.00 M X 1.30 M
07-STAIRS	6.50 M X 2.30 M
08-LOBBY	1.40 M X 1.40M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

TA - 4
FIRST FLOOR MIDDLE



UNIT AREA	175 M²

AREAS	
01-MASTER BEDROOM 1	3.90M X 3.80 M
02-BATHROOM 1	2.60 M X 1.60 M
03-DRESSING	1.85 M X 1.80 M
04-MASTERBEDROOM 2	3.65 M X 3.25 M
05-BATHROOM 2	2.80 M X 1.20 M
06-TERRACE	4.00 M X 1.30 M
07-STAIRS	6.50 M X 2.30 M
08-LOBBY	1.40 M X 1.40M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CAESAR - RAS EL HEKMA

TA - 4
GROUND FLOOR CORNER



UNIT AREA	**175 M²**

AREAS

01-ENTRANCE & LOBBY	5.00 M X 2.00M
02-RECEPTION	5.50M X 3.80 M
03- DINING	4.50 M X 2.50 M
04-KITCHEN	3.00 M X 2.35 M
05-G.TOILET	1.80 M X 1.20 M
06-STAIRS	5.00 M X 1.20 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

TA - 4
GROUND FLOOR MIDDLE



UNIT AREA	175 M²

AREAS	
01-ENTRANCE & LOBBY	5.00 M X 2.00M
02-RECEPTION & DINING	5.75 M X 5.00 M
03-KITCHEN	3.00 M X 2.35 M
04-G.TOILET	1.80 M X 1.20 M
05-STAIRS	5.00 M X 1.40 M

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LYV BORCHURE

TA - 4
GROUND FLOOR MIDDLE



UNIT AREA	**175 M²**

AREAS

01-ENTRANCE & LOBBY	5.00 M X 2.00M
02-RECEPTION & DINING	5.75 M X 5.00 M
03-KITCHEN	3.00 M X 2.35 M
04-G.TOILET	1.80 M X 1.20 M
05-STAIRS	5.00 M X 1.40 M

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LYV BORCHURE

TA - 4
ROOF FLOOR CORNER



UNIT AREA	175 M²

AREAS	
01- BEDROOM	3.65M X 3.35 M
02-BATHROOM	2.80 M X 1.25 M
03-STAIRS	1.30 M X 3.40 M
04-TERRACE	2.20 M X 1.75 M
05-ROOF TERRACE	24.20 M²

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LYV BORCHURE

TA - 4
GROUND FLOOR I



UNIT AREA	175 M²

AREAS

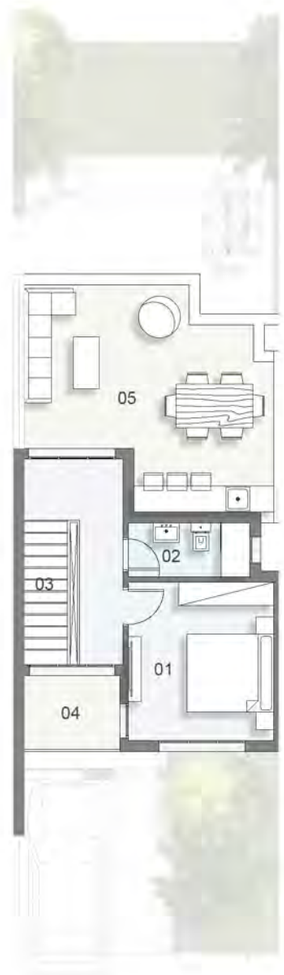
01-ENTRANCE & LOBBY	5.00 M X 2.00M
02-RECEPTION & DINING	5.75 M X 5.00 M
03-KITCHEN	3.00 M X 2.35 M
04-G.TOILET	1.80 M X 1.20 M
05-STAIRS	5.00 M X 1.40 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

TA - 4
ROOF FLOOR MIDDLE



UNIT AREA	175 M²

AREAS	
01- BEDROOM	3.65M X 3.35 M
02-BATHROOM	2.80 M X 1.25 M
03-STAIRS	2.30 M X 1.75 M
04-TERRACE	2.20 M X 1.75 M
05-ROOF TERRACE	25M²

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CAESAR - RAS EL HEKMA

TA - 4
ROOF FLOOR MIDDLE



UNIT AREA	**175 M²**

AREAS

01- BEDROOM	3.65M X 3.35 M
02-BATHROOM	2.80 M X 1.25 M
03-STAIRS	2.30 M X 1.75 M
04-TERRACE	2.20 M X 1.75 M
05-ROOF TERRACE	25M²

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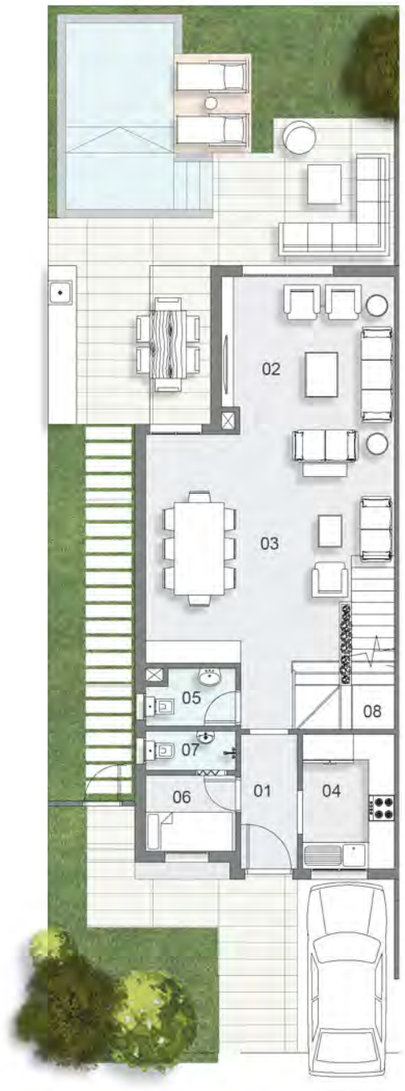
STAGGERED TOWNHOUSE

SECTION 01

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

TC - 6
GROUND FLOOR CORNER 1



UNIT AREA	205 M²

AREAS	
01-ENTRANCE & LOBBY	3.10 M X 1.30 M
02-RECEPTION 1	4.00 M X 3.65 M
03- RECEPTION 2&DINING	5.75 M X 5.30 M
04-KITCHEN	3.10 M X 2.10 M
05-G.TOILET	2.10 M X 1.30 M
06-NANNY'S ROOM	2.10 M X 1.75 M
07-NANNY'S BATH	2.10 M X 0.90 M
08-STAIRS	3.00M X 2.40 M

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LYV BORCHURE

TC - 6
FIRST FLOOR CORNER 1



UNIT AREA	205 M²
AREAS	
01-MASTER BEDROOM	4.00 M X 3.50 M
02-BATHROOM 1	1.80 M X 1.70 M
03-DRESSING	2.10 M X 1.70 M
04-BEDROOM 1	3.45 M X 3.30 M
05-BEDROOM 2	3.55 M X 3.10 M
06-BATHROOM 2	2.35 M X 2.10 M
07-TERRACE 1	5.40 M X 1.30 M
08-TERRACE 2	2.20 M X 1.90 M
09-STAIRS	5.00 M X 2.30 M
10-LOBBY	1.40 M X 1.10 M

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LYV BORCHURE

TC - 6
ROOF FLOOR CORNER 1



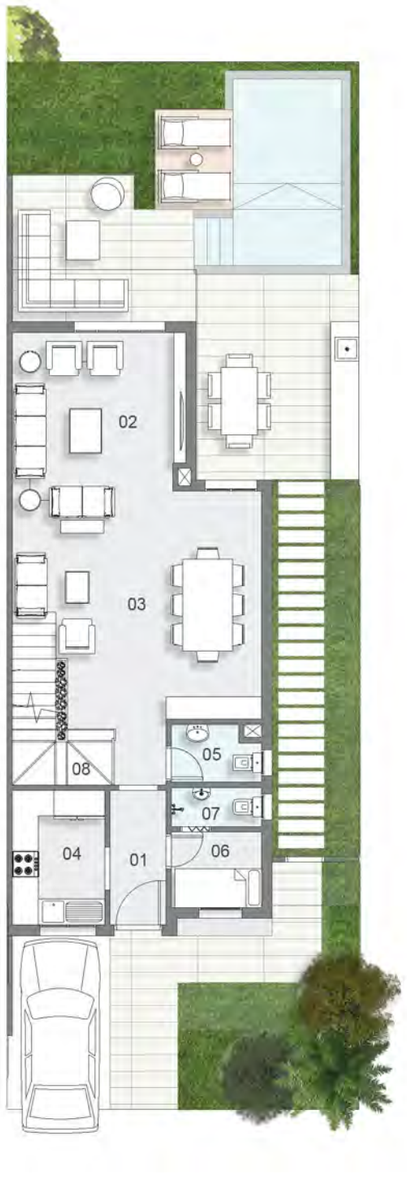
UNIT AREA	205 M²

AREAS	
01-BEDROOM	3.40 M X 3.15 M
02-BATHROOM	2.35 M X 1.95 M
03-STAIRS	4.00 M X 2.20 M
04-LOBBY	1.60 M X 1.35 M
05-TERRACE 1	21 M²
06-TERRACE 2	13 M²

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LYV BORCHURE

TC - 6
GROUND FLOOR CORNER 2



UNIT AREA **205 M²**

AREAS

01-ENTRANCE & LOBBY	3.10 M X 1.30 M
02-RECEPTION 1	4.00 M X 3.65 M
03- RECEPTION 2&DINING	5.75 M X 5.30 M
04-KITCHEN	3.10 M X 2.10 M
05-G.TOILET	2.10 M X 1.30 M
06-NANNY'S ROOM	2.10 M X 1.75 M
07-NANNY'S BATH	2.10 M X 0.90 M
08-STAIRS	3.60 M X 1.50 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

TC - 6
FIRST FLOOR CORNER 2



UNIT AREA	205 M²
AREAS	
01-MASTER BEDROOM	4.00 M X 3.50 M
02-BATHROOM 1	1.90 M X 1.70 M
03-DRESSING	1.95 M X 1.70 M
04-BEDROOM 1	3.45 M X 3.30 M
05-BEDROOM 2	3.55 M X 3.10 M
06-BATHROOM 2	2.35 M X 2.10 M
07-TERRACE 1	4.25 M X 1.20 M
08-TERRACE 2	2.20 M X 1.90 M
09-STAIRS	5.00 M X 2.30 M
10-LOBBY	1.40 M X 1.10 M

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LYV BORCHURE

TC - 6
ROOF FLOOR CORNER 2

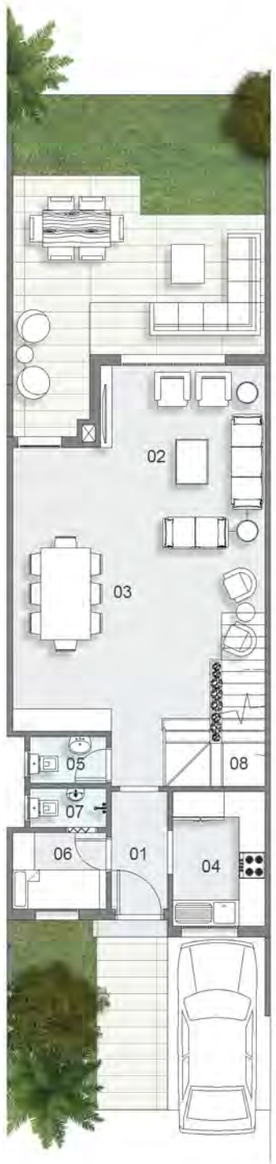


UNIT AREA	205 M²
AREAS	
01-BEDROOM	3.40 M X 2.85 M
02-BATHROOM	2.35 M X 1.95 M
03-STAIRS	4.25 M X 2.20 M
04-LOBBY	1.65 M X 1.35 M
05-TERRACE 1	21 M²
06-TERRACE 2	13 M²

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LYV BORCHURE

TC - 6
GROUND FLOOR MIDDLE



UNIT AREA	**205 M²**
GARDEN AREA	

AREAS

01-ENTRANCE	2.70 M X 1.30 M
02-RECEPTION	7.65 M X 3.80 M
03-DINING	6.55 M X 2.00 M
04-KITCHEN	3.10 M X 2.15 M
05-G.TOILET	1.80 M X 1.10 M
06-NANNY'S ROOM	2.20 M X 1.75 M
07-NANNY'S BATH	1.80 M X 0.90 M
08-STAIRS	2.35 M X 2.10 M

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LYV BORCHURE

TC - 6
FIRST FLOOR MIDDLE



UNIT AREA	205 M²

AREAS	
01-MASTER BEDROOM 1	3.80 M X 3.10 M
02-BATHROOM 1	2.55 M X 1.40 M
03-BEDROOM 1	3.60 M X 3.40 M
04-BEDROOM 2	3.75 M X 3.10 M
05-BATHROOM 2	2.10 M X 1.60 M
06-TERRACE 1	4.00 M X 1.15 M
07-TERRACE 2	1.90 M X 1.85 M
08-STAIRS	4.90 M X 2.30 M
9-LOBBY 1	1.40 M X 1.10 M
10-LOBBY 2	1.30 M X 1.20 M

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LYV BORCHURE

TC- 6
ROOF FLOOR MIDDLE

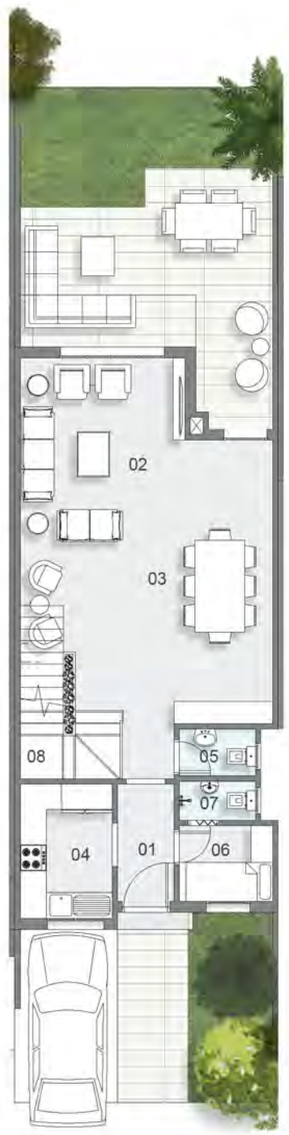


UNIT AREA	205 M²
AREAS	
01-BEDROOM	3.70 M X 3.40 M
02-BATHROOM	2.10 M X 1.95 M
03-STAIRS	5.00 M X 2.30 M
04-LOBBY	1.30 M X 1.20 M
05-TERRACE 1	17 M²
06-TERRACE 2	11 M²

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LYV BORCHURE

TC - 6
GROUND FLOOR MIDDLE



UNIT AREA	**205 M²**
GARDEN AREA	
AREAS	
01-ENTRANCE	2.70 M X 1.30 M
02-RECEPTION	7.65 M X 3.80 M
03-DINING	6.55 M X 2.00 M
04-KITCHEN	3.10 M X 2.15 M
05-G.TOILET	1.80 M X 1.10 M
06-NANNY'S ROOM	2.20 M X 1.75 M
07-NANNY'S BATH	1.80 M X 0.90 M
08-STAIRS	2.35 M X 2.10 M

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LYV BORCHURE

TC - 6
FIRST FLOOR MIDDLE



UNIT AREA	205 M²
AREAS	
01-MASTER BEDROOM 1	3.80 M X 3.10 M
02-BATHROOM 1	2.55 M X 1.40 M
03-BEDROOM 1	3.60 M X 3.40 M
04-BEDROOM 2	3.75 M X 3.10 M
05-BATHROOM 2	2.10 M X 1.60 M
06-TERRACE 1	4.00 M X 1.15 M
07-TERRACE 2	1.90 M X 1.85 M
08-STAIRS	4.90 M X 2.30 M
9-LOBBY 1	1.40 M X 1.10 M
10-LOBBY 2	1.30 M X 1.20 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CAESAR - RAS EL HEKMA

TC- 6
ROOF FLOOR MIDDLE



UNIT AREA	**205 M²**

AREAS

01-BEDROOM	3.70 M X 3.40 M
02-BATHROOM	2.10 M X 1.95 M
03-STAIRS	5.00 M X 2.30 M
04-LOBBY	1.30 M X 1.20 M
05-TERRACE 1	17 M²
06-TERRACE 2	11 M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

CHALETS

SECTION 01

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CHALETS TYPE - CE

A TRULY IMMERSIVE EXPERIENCE, THANKS
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ON FLOWING BEAUTY.

SECTION 03

LYV BORCHURE

CAESAR - RAS EL HEKMA

CE

GROUND FLOOR



BUA	**120.00 M²**

AREAS

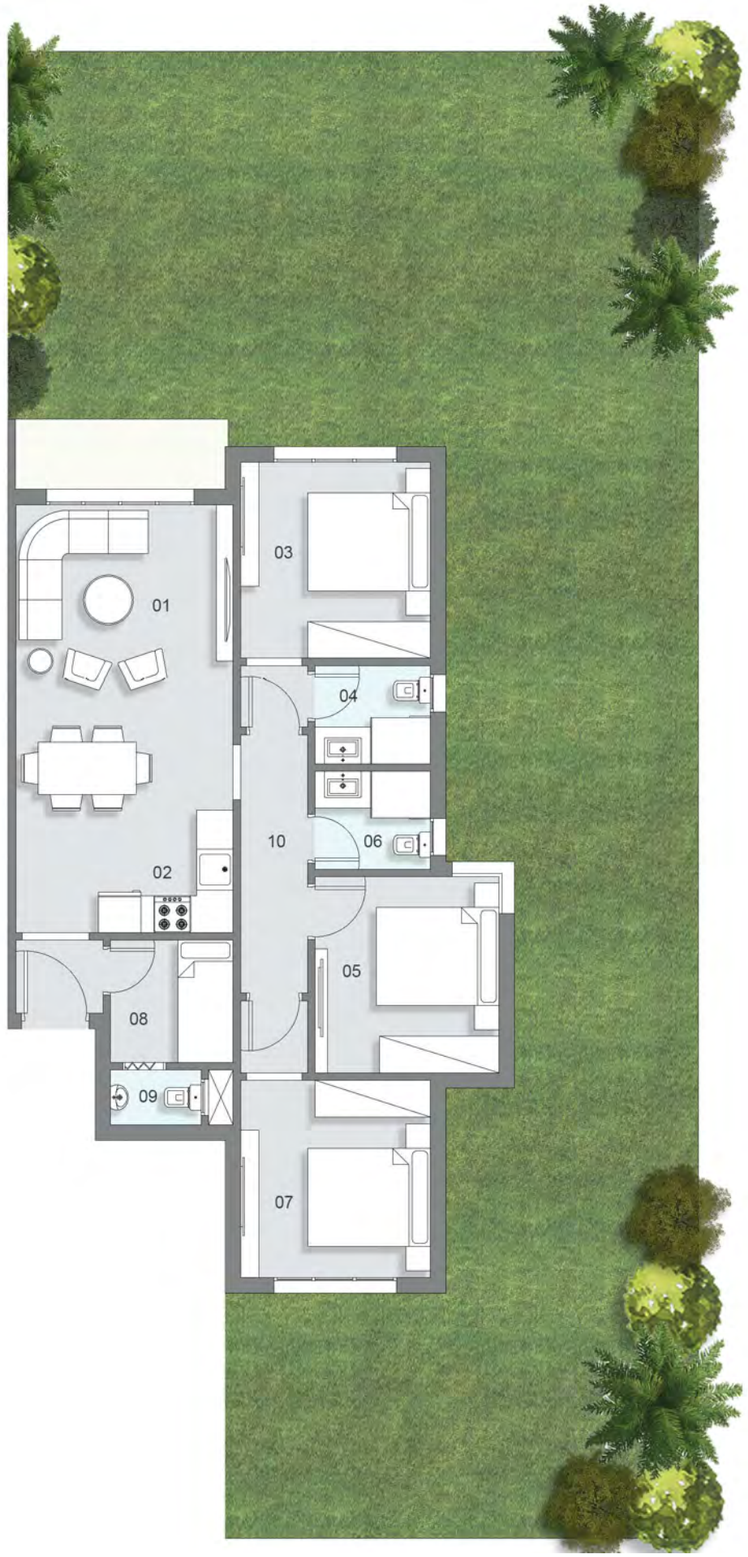
01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-LOBBY	4.30 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CE

GROUND FLOOR



BUA	**120.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-LOBBY	4.30 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CAESAR - RAS EL HEKMA

CE

TYPICAL FLOOR



BUA	**120.00 M²**

AREAS

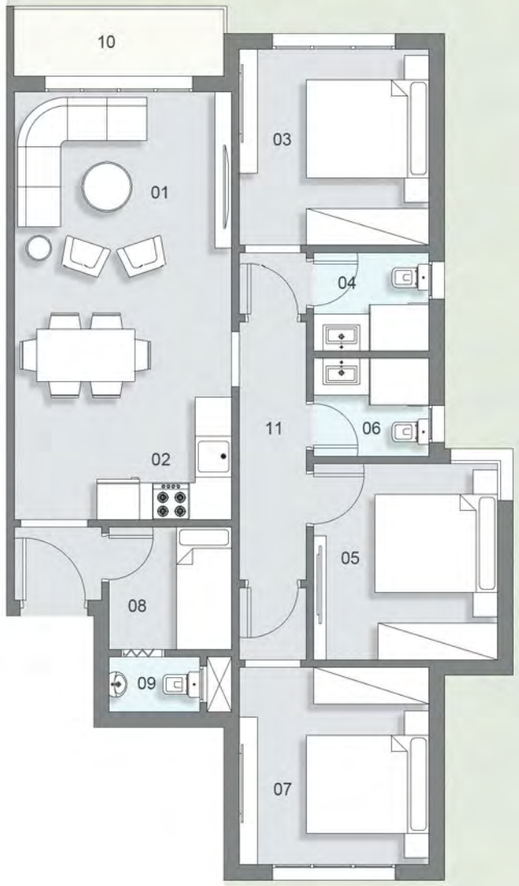
01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-TERRACE	3.40 M X 1.00 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CE

TYPICAL FLOOR



BUA	120.00 M²

AREAS	
01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-TERRACE	3.40 M X 1.00 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CHALETS TYPE - CM

A TRULY IMMERSIVE EXPERIENCE, THANKS
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ON FLOWING BEAUTY.

SECTION 03

LYV BORCHURE

CM

GROUND FLOOR



BUA	**105.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.70 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.70 M
10-LOBBY	4.40 M X 1.10 M

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LYV BORCHURE

CM

GROUND FLOOR



BUA	**105.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.70 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.70 M
10-LOBBY	4.40 M X 1.10 M

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LYV BORCHURE

CM

ROOF FLOOR



BUA	**145.00 M²**

AREAS

01-BEDROOM	3.20 M X 3.00M
02-TOILET	1.90M X 1.60 M
03-KITCHEN & LOBBY	2.10 M X 3.70 M
04-STAIRS	3.00 M X 1.00 M
05-ROOF TERRACE	49.50 M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CM

ROOF FLOOR



BUA	**145.00 M²**

AREAS

01-BEDROOM	3.20 M X 3.00M
02-TOILET	1.90M X 1.60 M
03-KITCHEN & LOBBY	2.10 M X 3.70 M
04-STAIRS	3.00 M X 1.00 M
05-ROOF TERRACE	49.50 M²

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LYV BORCHURE

CM

TYPICAL FLOOR



BUA	105.00 M²

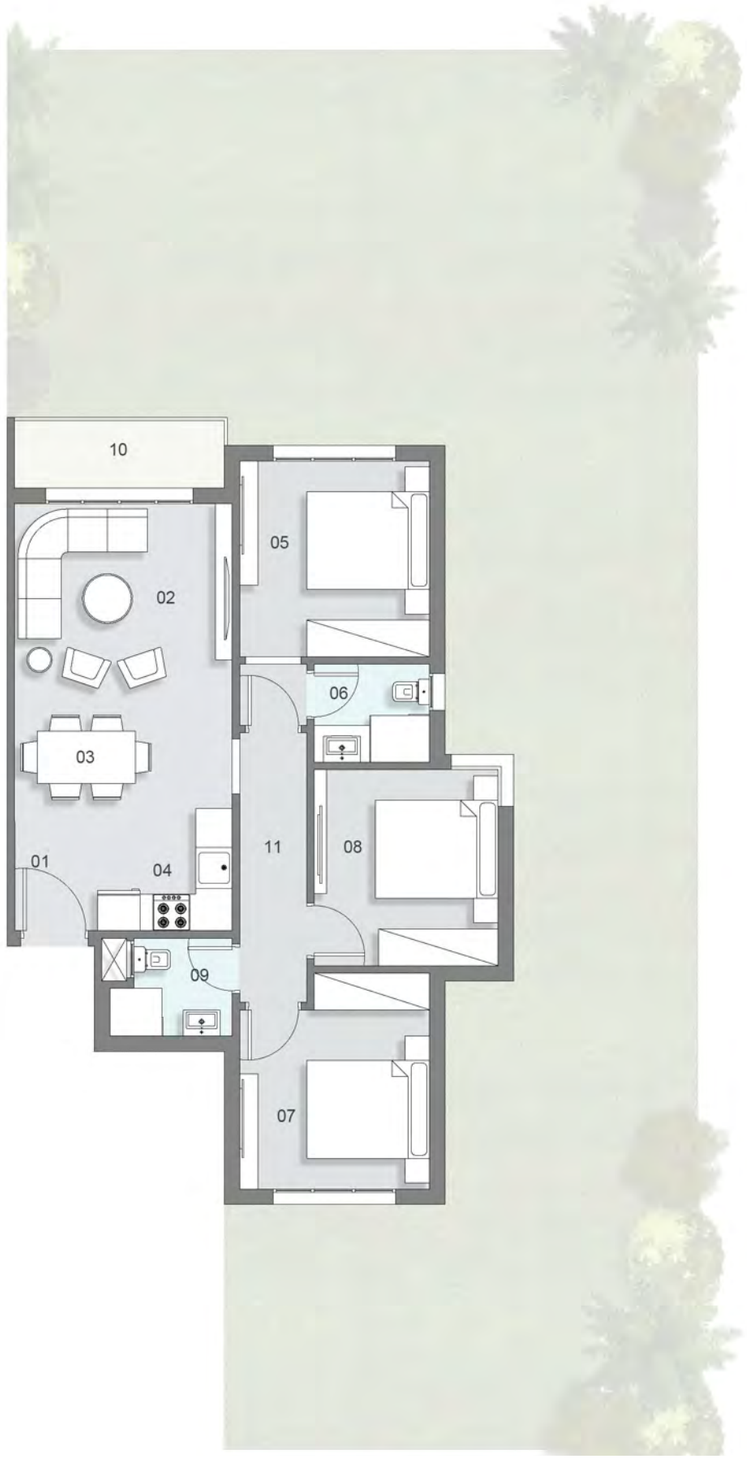
AREAS	
01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.70 M X 3.60 M
03-DINING	2.70 M X 2.10 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CM

TYPICAL FLOOR



BUA	**105.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.70 M X 3.60 M
03-DINING	2.70 M X 2.10 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

CM

TYPICAL FLOOR



BUA **145.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION AND STAIRS	3.70 M X 3.60 M
03-DINING	2.70 M X 1.60 M
04-KITCHEN	2.20 M X 2.00 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CM

TYPICAL FLOOR



BUA **145.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION AND STAIRS	3.70 M X 3.60 M
03-DINING	2.70 M X 1.60 M
04-KITCHEN	2.20 M X 2.00 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CHALETS TYPE - CN

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ON FLOWING BEAUTY.

SECTION 03

LYV BORCHURE

CN 4BR CORNER

THIRD FLOOR



UNIT AREA **145 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION AND STAIRS	3.70 M X 3.60 M
03-DINING	2.70 M X 1.60 M
04-KITCHEN	2.20 M X 2.00 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CAESAR - RAS EL HEKMA

CN 4BR CORNER

THIRD FLOOR



UNIT AREA **145 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION AND STAIRS	3.70 M X 3.60 M
03-DINING	2.70 M X 1.60 M
04-KITCHEN	2.20 M X 2.00 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CN 2BR MIDDLE

GROUND FLOOR



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.20 M X 1.40 M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CN 2BR MIDDLE

GROUND FLOOR



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.20 M X 1.40 M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CN 3BR CORNER

GROUND FLOOR



UNIT AREA	105 M²

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.70 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.70 M
10-LOBBY	4.40 M X 1.10 M

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LYV BORCHURE

CN 3BR CORNER

GROUND FLOOR



UNIT AREA **105 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.20 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.70 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.70 M
10-LOBBY	4.40 M X 1.10 M

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LYV BORCHURE

CN 4BR CORNER

ROOF FLOOR



UNIT AREA **145 M²**

AREAS

01-BEDROOM	3.20 M X 3.00M
02-TOILET	1.90M X 1.60 M
03-KITCHEN & LOBBY	2.10 M X 3.70 M
04-STAIRS	3.00 M X 1.00 M
05-ROOF TERRACE	49.50 M²

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LYV BORCHURE

CN 4BR CORNER

ROOF FLOOR



UNIT AREA **145 M²**

AREAS

01-BEDROOM	3.20 M X 3.00M
02-TOILET	1.90M X 1.60 M
03-KITCHEN & LOBBY	2.10 M X 3.70 M
04-STAIRS	3.00 M X 1.00 M
05-ROOF TERRACE	49.50 M²

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LYV BORCHURE

CN 2BR MIDDLE

TYPICAL FLOOR



UNIT AREA **85.00 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.45 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CN 2BR MIDDLE

TYPICAL FLOOR



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.45 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CN 3BR CORNER

TYPICAL FLOOR



UNIT AREA **105 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.45 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CN 3BR CORNER

TYPICAL FLOOR



UNIT AREA **105 M²**

AREAS

01-ENTRANCE	1.40 M X 2.20M
02-RECEPTION	3.55 M X 3.45 M
03-DINING	3.55 M X 1.50 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.20 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM 1	3.20 M X 3.00 M
08-BEDROOM 2	3.50 M X 3.10 M
09-BATHROOM 2	1.90 M X 1.60 M
10-TERRACE	3.40 M X 1.15 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CHALETS TYPE - CO

A TRULY IMMERSIVE EXPERIENCE, THANKS
TO A UNIQUE DESIGN CONCEPT THAT MAXIMIZES UNOBSTRUCTED VIEWS
ON FLOWING BEAUTY.

SECTION 03

LYV BORCHURE

CO

GROUND FLOOR CORNER



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.10 M X 1.35 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CO

GROUND FLOOR CORNER



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.10 M X 1.35 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

GROUND FLOOR MIDDLE



UNIT AREA **85.00 M²**

AREAS

01-ENTRANCE	2.10 M X 1.35 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

GROUND FLOOR MIDDLE



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.10 M X 1.35 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

ROOF FLOOR CORNER



UNIT AREA	**85.00 M²**

AREAS

01-ENTRANCE	2.10 M X 1.35M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M
11-ROOF TERRACE	29.60M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

ROOF FLOOR CORNER



UNIT AREA	**85.00 M²**

AREAS

01-ENTRANCE	2.10 M X 1.35M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M
11-ROOF TERRACE	29.60M²

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

TYPICAL FLOOR CORNER



UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	2.10 M X 1.35M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

TYPICAL FLOOR CORNER



UNIT AREA	85.00 M²

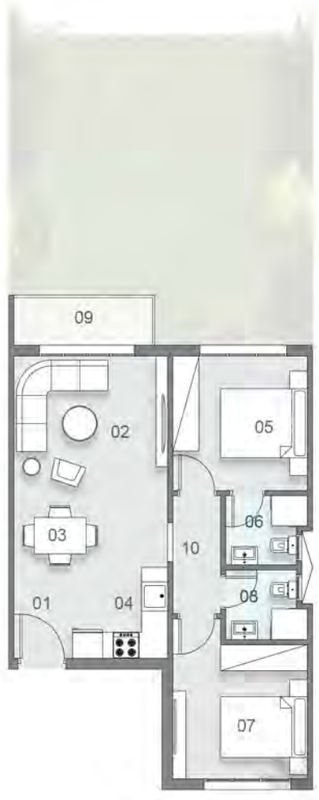
AREAS	
01-ENTRANCE	2.10 M X 1.35M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	3.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.10 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.90 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.90 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CO

TYPICAL FLOOR MIDDLE

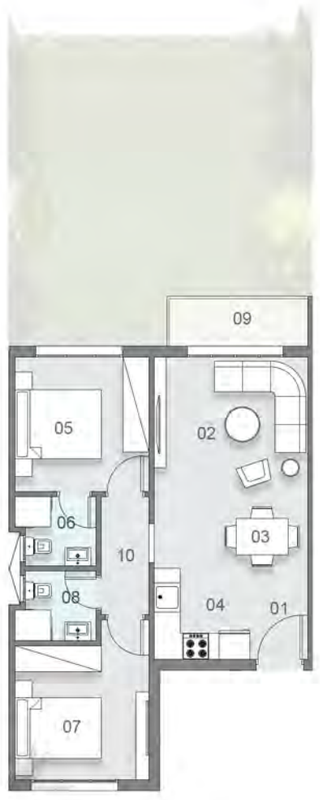


UNIT AREA	85.00 M²

AREAS	
01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	2.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.75 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.75 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10- LOBBY	2.70 M X 1.10 M

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LYV BORCHURE



UNIT AREA	85.00 M²

AREAS

01-ENTRANCE	1.40 M X 2.20 M
02-RECEPTION	3.60 M X 3.50 M
03-DINING	2.60 M X 1.55 M
04-KITCHEN	2.20 M X 2.30 M
05-MASTER BEDROOM	3.10 M X 3.10 M
06-BATHROOM 1	1.75 M X 1.60 M
07-BEDROOM	3.10 M X 3.10 M
08-BATHROOM 2	1.75 M X 1.60 M
09-TERRACE	3.20 M X 1.10 M
10- LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CHALETS TYPE - CX

A TRULY IMMERSIVE EXPERIENCE, THANKS
TO A UNIQUE DESIGN CONCEPT THAT MAXIMIZES UNOBSTRUCTED VIEWS
ON FLOWING BEAUTY.

SECTION 03

LYV BORCHURE

CX- 2BR MIDDLE

GROUND FLOOR MIDDLE



BUA	**95.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.10 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.10 M X 3.10 M
06-BATHROOM 2	1.90 M X 1.60 M
07-NANNY'S ROOM	2.00 M X 1.70 M
08-NANNY'S BATH	1.70 M X 1.00 M
09-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CX- 2BR MIDDLE

GROUND FLOOR MIDDLE



BUA	**95.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.10 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.10 M X 3.10 M
06-BATHROOM 2	1.90 M X 1.60 M
07-NANNY'S ROOM	2.00 M X 1.70 M
08-NANNY'S BATH	1.70 M X 1.00 M
09-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CX- 3BR CORNER

GROUND FLOOR CORNER



BUA	**120.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CX- 3BR CORNER

GROUND FLOOR CORNER



BUA	**120.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CX- 2BR MIDDLE

TYPICAL FLOOR MIDDLE



BUA	**95.00 M²**

AREAS

01-RECEPTION & DINING	5.00 M X 3.60M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.10 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.10M X 3.10 M
06-BATHROOM 2	1.90 M X 1.60 M
07-NANNY'S ROOM	2.00 M X 1.70 M
08-NANNY'S BATH	1.70 M X 1.00 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

Disclaimer: 1. Actual spaces and areas may vary from the stated area in the masterplan • 2. Drawing is not to scale • 3. The developer reserves the right to make technical revisions without notices • 4. Each garden plot shape will vary based on the location of the building in the masterplan •

LYV BORCHURE

CX- 2BR MIDDLE

TYPICAL FLOOR MIDDLE



BUA	**95.00 M²**

AREAS

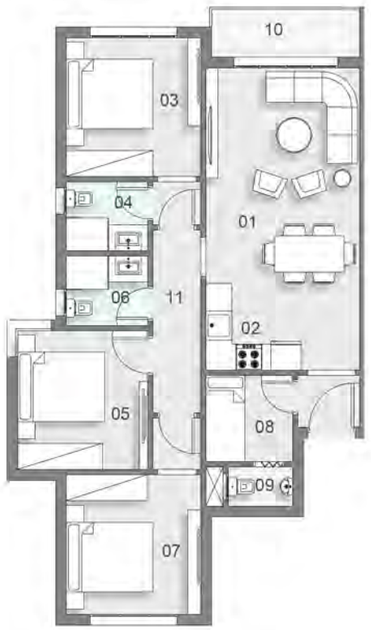
01-RECEPTION & DINING	5.00 M X 3.60M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.10 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.10M X 3.10 M
06-BATHROOM 2	1.90 M X 1.60 M
07-NANNY'S ROOM	2.00 M X 1.70 M
08-NANNY'S BATH	1.70 M X 1.00 M
09-TERRACE	3.20 M X 1.10 M
10-LOBBY	2.70 M X 1.10 M

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LYV BORCHURE

CX- 3BR CORNER

TYPICAL FLOOR CORNER



BUA	**120.00 M²**

AREAS

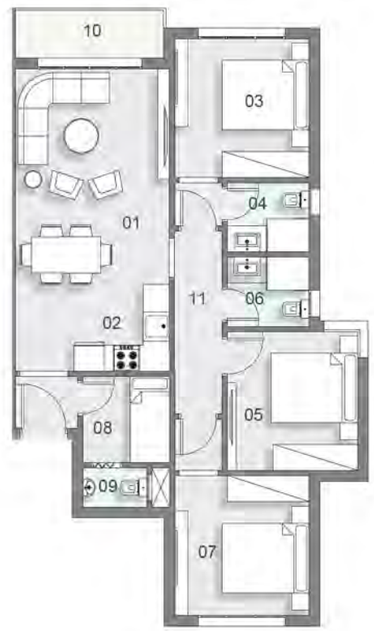
01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-TERRACE	3.40 M X 1.00 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE

CX- 3BR CORNER

TYPICAL FLOOR CORNER



BUA	120.00 M²

AREAS	
01-RECEPTION & DINING	5.00 M X 3.60 M
02-KITCHEN	2.20 M X 2.00 M
03-MASTER BEDROOM	3.20 M X 3.10 M
04-BATHROOM 1	1.90 M X 1.60 M
05-BEDROOM 1	3.20 M X 3.00 M
06-BEDROOM 2	3.25 M X 3.10 M
07-BATHROOM 2	1.90 M X 1.60 M
08-NANNY'S ROOM	2.00 M X 1.70 M
09-NANNY'S BATH	1.70 M X 1.00 M
10-TERRACE	3.40 M X 1.00 M
11-LOBBY	4.30 M X 1.10 M

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LYV BORCHURE



MINDFULLY DESIGNED

TO OFFER A COMPREHENSIVE SUMMER EXPERIENCE WHERE EVERYONE BELONGS,

Lyv is the place for children to create memories of a lifetime, thanks to a fully-equipped kids area, as adults live it up in a commercial district, lined with gourmet eateries, trendy cafes and select shops.

When the day draws to an end, retreat to Lyv's elegant boutique hotel and enjoy a refreshing cocktail with friends or simply elevate your experience at an elite clubhouse where signature amenities meet impeccable service to perfect your stay.

From a Beach Restaurant and Bar by Esca, cutting-edge gyms and a signature spa to an inspirational sky lounge and a sports arena, Lyv promises an inescapable getaway, alive with possibilities

SECTION 01

LYV BORCHURE

PARTNERING WITH THE BEST

INVERSION

WE HAVE A PLAN!

Inversion Development Consultancy is a dynamic professional firm that offers development management consultancy and project management services and creates a strategic roadmap and business plan throughout the various development stages of residential and commercial projects.

Their commitment to excellence, attention to detail, and innovation make them a trusted partner in achieving successful project delivery.

ESCĀ

HOSPITALITY

ESCĀ Hospitality Group is a restaurant and hospitality company. Originally from Egypt, the group encompasses three brands: ESCĀ, Terrenal, & Freya.

Each of these brands is guided by three core principles: Refinement & quality of food, selective clientele, & an ambiance to remember.

STUDIO FIVE

ستوديو فايف

Studio Five was founded by a group of five designers who have led the company to grow its areas of expertise beyond Interior Design to include Architecture and Consulting Services.

The his company headquartered in Cairo, Egypt and serves international markets through its subsidiaries in Dubai and Houston, Texas

DMA

DESIGN | ENGINEERING

DMA boasts in-house design and engineering team members in 8 different disciplines, which allow sharing of a diverse range of experience, they have the capabilities and resources to lead projects of nearly any scale. Their multidisciplinary, standalone support is based on clients' individual needs by providing different design and engineering services.

SECTION 02

LYV BORCHURE

GATES
DEVELOPMENTS

PROJECT BY

Driven by ambition, Gates Developments defies time with next-generation communities and architectural marvels in prime Egyptian locations. Founded in 2018, we blend innovation, craftsmanship, and quality to craft exceptional lifestyles.

Committed to revolutionizing real estate, we create future-forward developments that nurture human connections and enrich life. As a one-stop hub for real estate services, we select unique locations that combine eco-friendly design with nature and vibrant experiences, enhancing life and investment value.

With over 25 years of expertise, Gates Developments is a dynamic pioneer, empowering sustainable and ambitious living.

SECTION 02

PIBIC
DEVELOPMENTS

LAND OWNED BY

Pibic is one of the leading companies in the sector of real estate and tourism development, which invested in different real estate projects along the past 36 years.

The company has the most experienced and skilled human resources in architectural design, construction project management and marketing, offering different types of interior design and furnishing, in addition to the after sale services that includes maintenance, security service 24/7, renting and resale.

LYV BORCHURE

lyv®

CAESAR - RAS EL HEKMA

THE PLACE YOU DESERVE TO LIVE IN

MORE THAN JUST A PLACE TO LIVE, IT'S A PORTAL TO A WORLD OF UNPARALLELED BEAUTY.

GATES DEVELOPMENTS
PROJECT BY

PIBIC DEVELOPMENTS
LAND OWNED BY