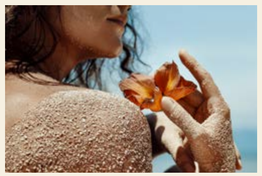
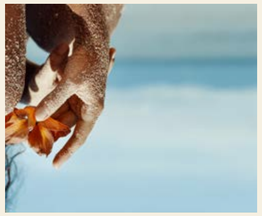
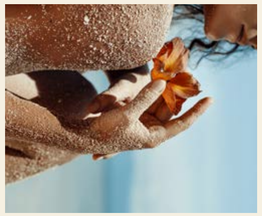
MASYAF RAS ALHEKMA



Tomorrow's Nostalgia





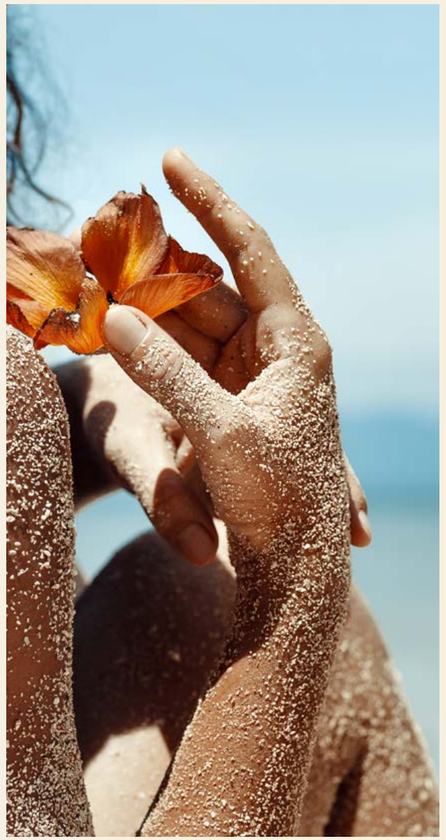


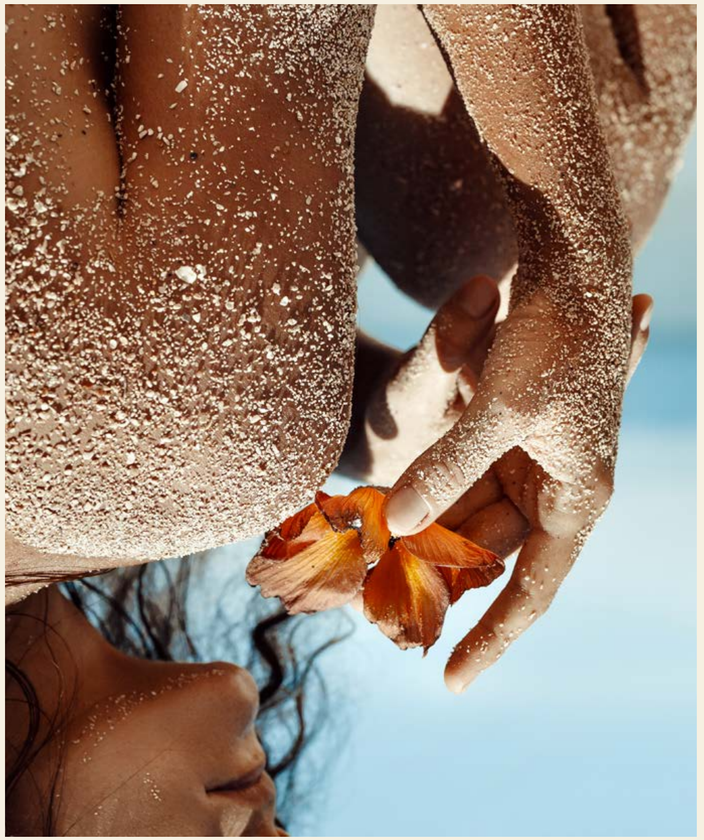
















Tomorrow's Nostalgia Awaits You Today.

Masyaf Ras Al Hekma; a state of sentimental longing to simplerdays, 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.











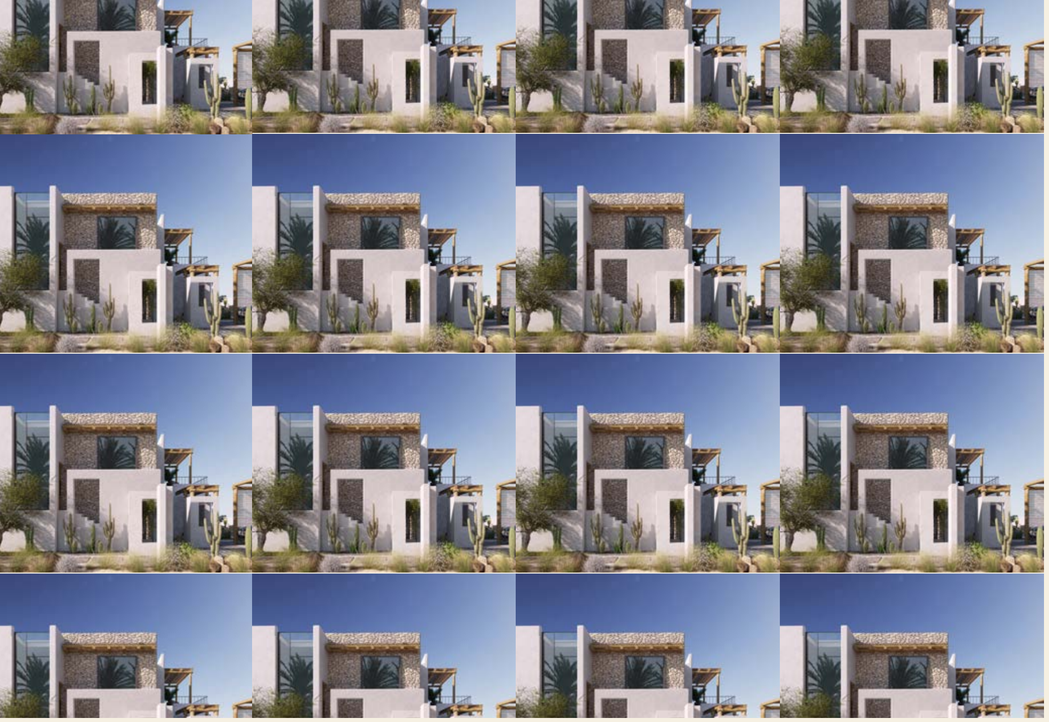




In The Right Light,

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 Luminous Greek Interpretation.

Top - Class Amenities
Exclusively yours,
at Masyaf 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
- Beach Club
- Hair Salon
- Sales Office
- Concept Store










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®

WORLD'S TOP AMENITY



Bar Barossa Restaurant.

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

From Paros to Bodorm, 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 ‘Lemonde’, 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.

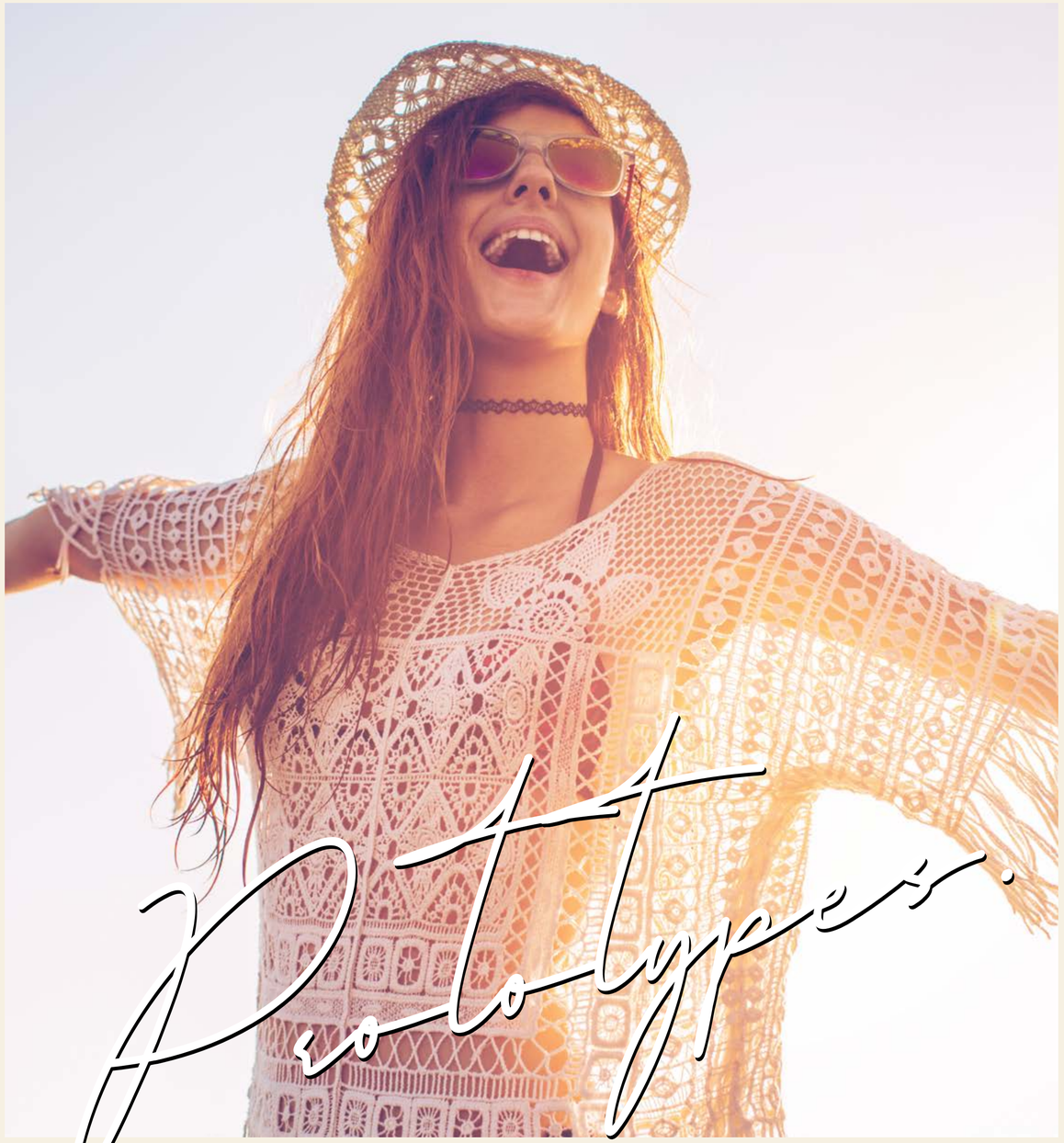
Masyaf is proud to bring you a one stop beauty hub at your doorstep in partnership with Elle Salon. Enjoy a stylish summer with a fresh haircut, a new hairdo or simply pamper yourself with a professional array of beauty services including facials, manicure, pedicure and much more; Elle is all you need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

ELLE SALON
BEAUTY CENTER

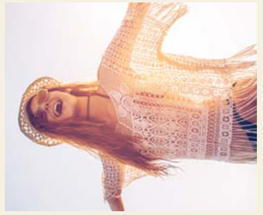




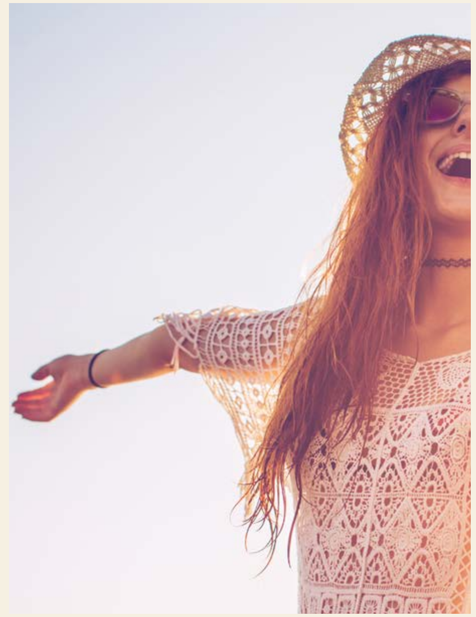




Prototypes.







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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



CABANAS

CB01 + CB02

CB01

SELLABLE AREA
65 m²

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 m²

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

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Ground Floor

STAND ALONE VILLAS

SV01

Sellable Area 355 m²

Average Land 1000 m²

Roof Terraces 40 m²

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)*	



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

Roof

STAND ALONE VILLAS SV01

01 Roof Terrace	40 m^2
02 Terrace	



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements



DISCLAIMER
1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary 3. All units are sold without furniture and fixtures. All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings 5. M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability 6. All pools, terraces & pergolas are optional according to the contractual agreements.



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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Ground Floor STAND ALONE VILLAS SV02

Sellable Area 362 m²
Average Land 750 m²

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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





Stand Alone Villas.

SVO3

Amazing sea view villa with spacious large terrace and backyard. Can accommodate up to12 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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

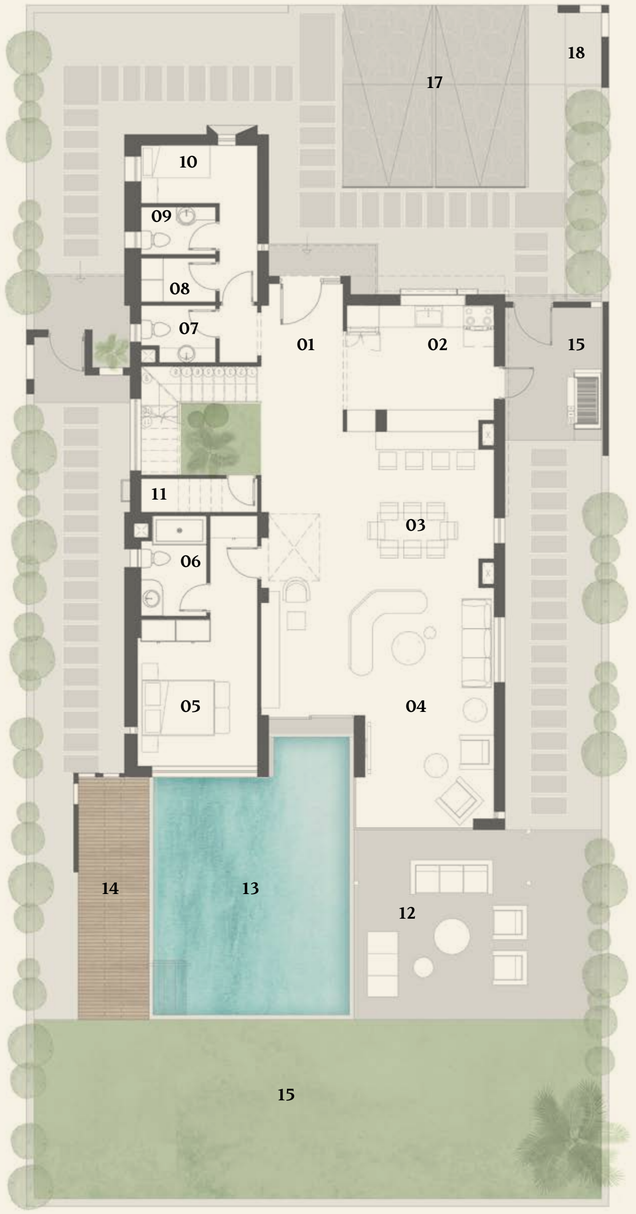


Ground Floor STAND ALONE VILLAS SV03

Sellable Area 316 m²
Average Land 550 m²

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 *(Pergola Optional)*	6.50 x 5.40 m
04 Reception	6.55 x 6.40 m	13 Pool *(Pergola Optional)*	6.40 x 6.35 m
05 Master Bedroom	3.30 x 4.00 m	14 Pool Deck *(Optional)*	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 *(Optional)*	3.30 x 2.70 m
08 Laundry Room	2.05 x 1.20 m	17 Parking *(2 slots) (Optional)*	
09 Nanny's Toilet	2.05 x 1.30 m	18 Driver's Seating *(Optional)*	1.20 x 2.05 m

SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary. *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

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

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Ground Floor STAND ALONE VILLAS SV04

Sellable Area 358 m²
Average Land 580 m²

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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





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

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information onl l As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for Illustrative purposes only and do not represent th ze,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liabili ools, terraces & pergolas are optional according to the contractual agreements.

Ground Floor STAND ALONE VILLAS SV05

Sellable Area 375 m²
Average Land 450.5 m²

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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



First Floor

STAND ALONE VILLAS

SV05

Sellable Area 375 m²
Average Land 450.5 m²

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



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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

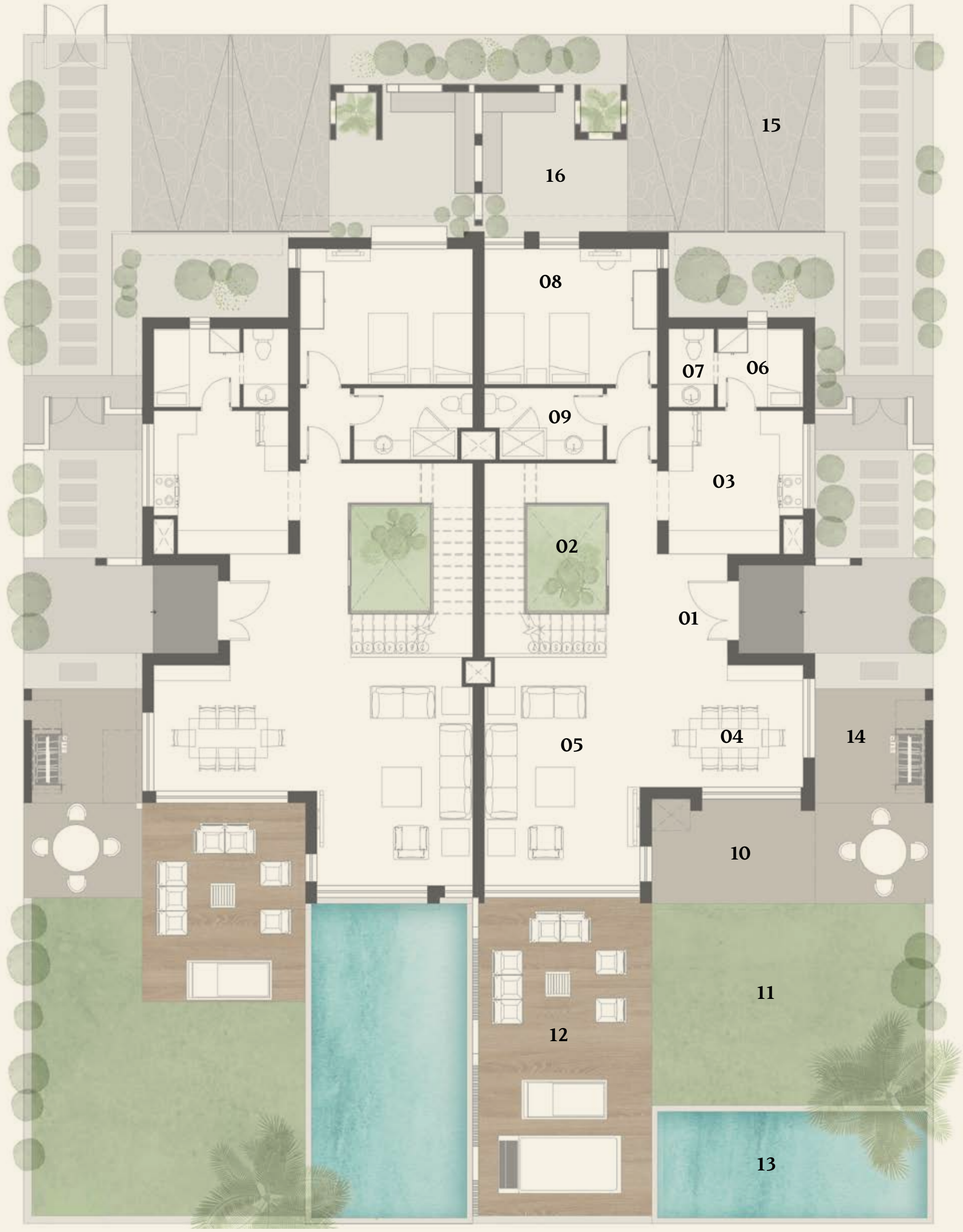
THO2

Sellable Area 265 m²
Average Land 400 m²

01 Entrance Foyer	3.00 x 2.80 m
02 Patio	2.00 x 2.60 m
03 Kitchen	3.40 x 3.65 m
04 Dining	4.15 x 3.10 m
05 Reception	5.80 x 3.95 m
06 Nanny's Bedroom	2.20 x 2.00 m
07 Nanny's Bathroom	2.00 x 1.15 m
08 Master Bedroom	4.40 x 3.60 m
09 Master Bathroom	3.00 x 1.80 m

10 Garden Terrace *(PERGOLA OPTIONAL)*	2.20 x 4.15 m
11 Garden	7.15 x 5.30 m
12 Pool Terrace *(PERGOLA OPTIONAL)*	8.15 x 4.40 m
13 Pool	8.15 x 4.25 m
14 Barbecue Terrace *(Pergola Optional)*	2.90 x 2.80 m
15 Parking *(2 slots) (Pergola Optional)*	
16 South Court	3.65 x 3.50 m

SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR



DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





DISCLAIMER
1. Drawings are not to scale. 2. The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary 3. All units are sold without furniture and fixtures. 4. All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings 5. M squared reserves the right to make revisions/alterations at its absolute discretion, and without liability 6. All pools, terraces & pergolas are optional according to the contractual agreements.



Town houses.

TOH

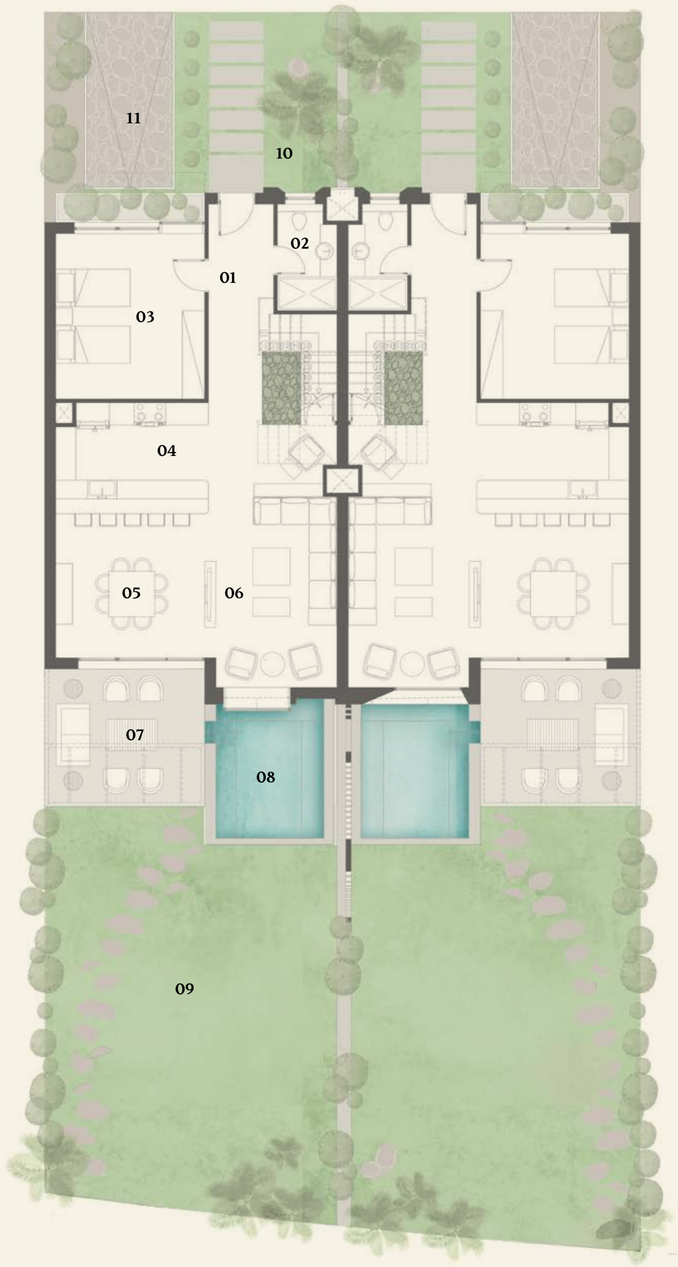
Known for its unique architecture style and maximized privacy.
Located just few meters from the beach.

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 m²
Average Land 260 m²

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



SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

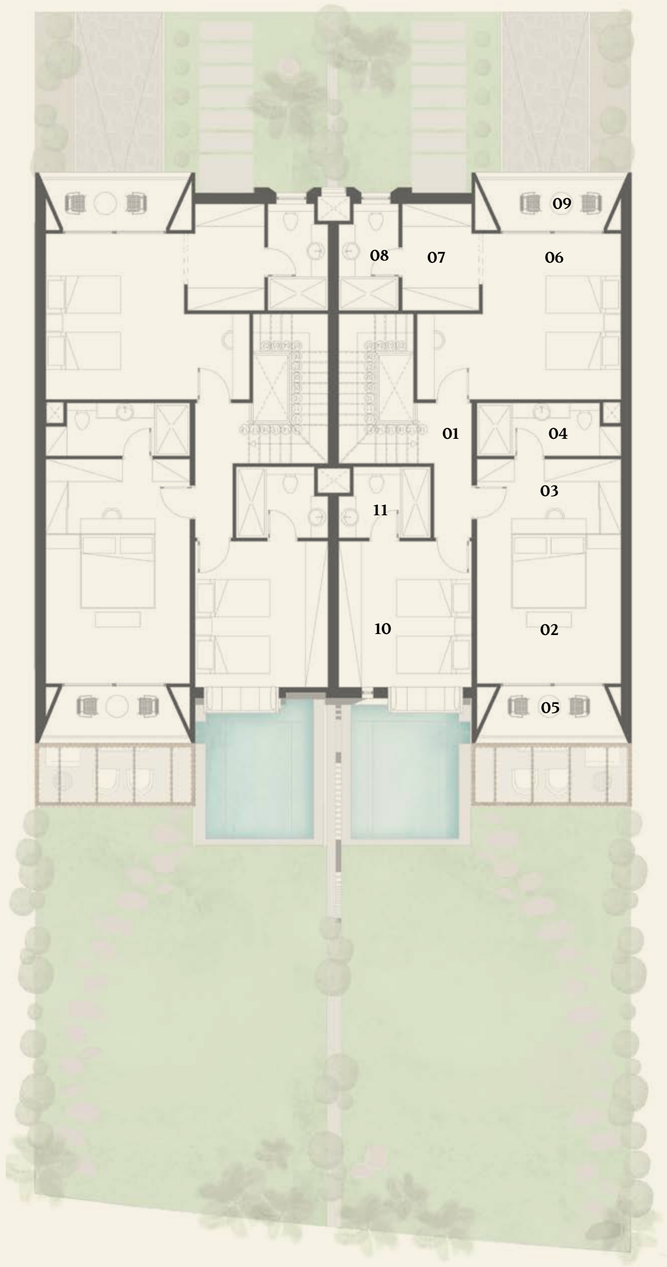


First Floor

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

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.





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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Level 1

101 - 104

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Unit 101

STAGGERED CHALETS

SC01

Sellable Area 175 m²

Average Garden 165 m²

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 m²

Average Garden 110 m²

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 m²

Average Garden 110 m²

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 m²

Average Garden 165 m²

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		

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

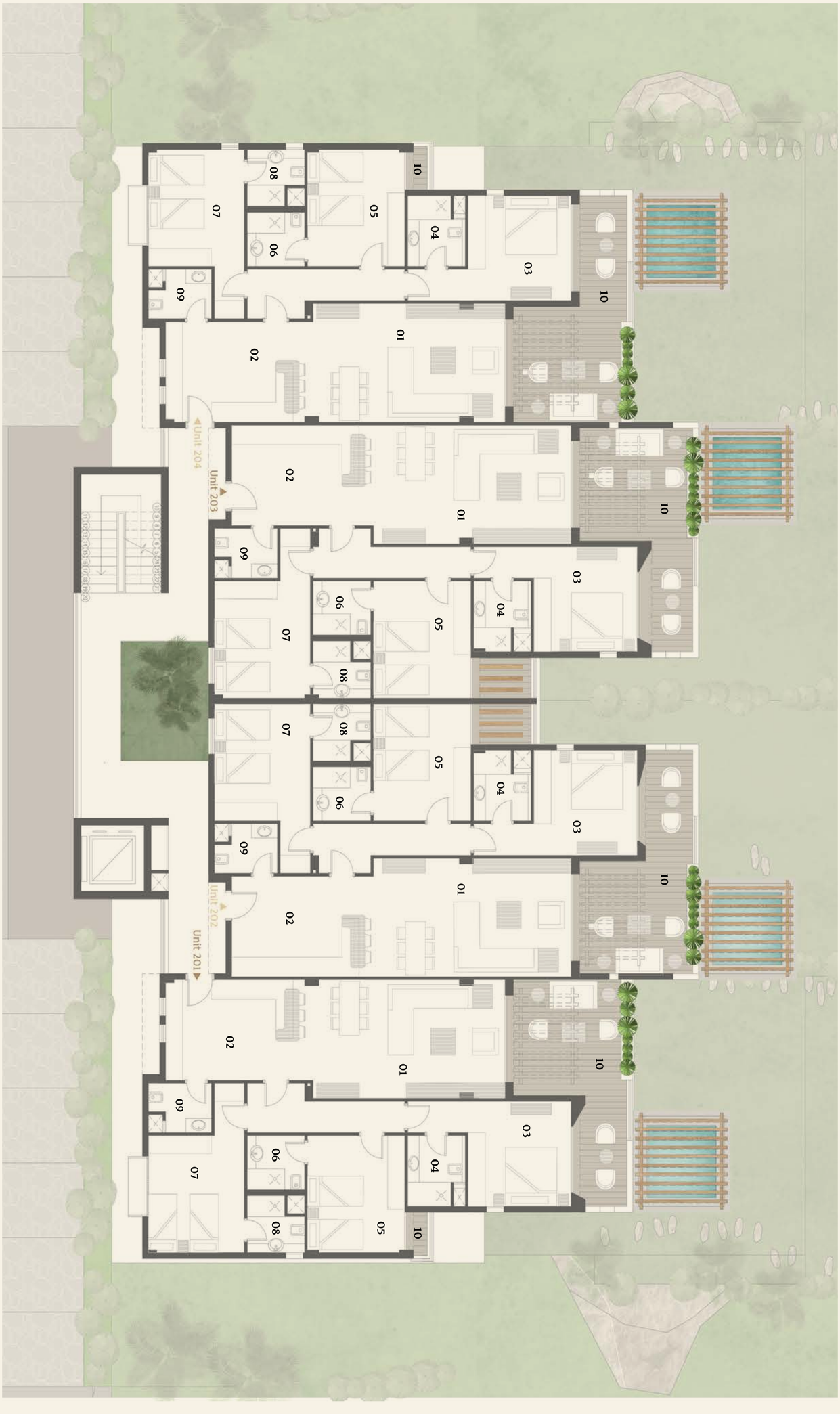
DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

Level 2

201 - 204

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Unit 201

STAGGERED CHALETS

SC01

BUA 145 m²

Terraces 25 m²

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 m²

Terraces 25 m²

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 m²

Terraces 25 m²

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 m²

Terraces 25 m²

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		

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

Level 3

301 - 304

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



Unit 301

STAGGERED CHALETS

SC01

BUA 115 m²

Terraces 30 m²

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 m²

Terraces 30 m²

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 m²

Terraces 30 m²

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 m²

Terraces 30 m²

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	

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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 where looking for a cozy escape from all the summer madness.

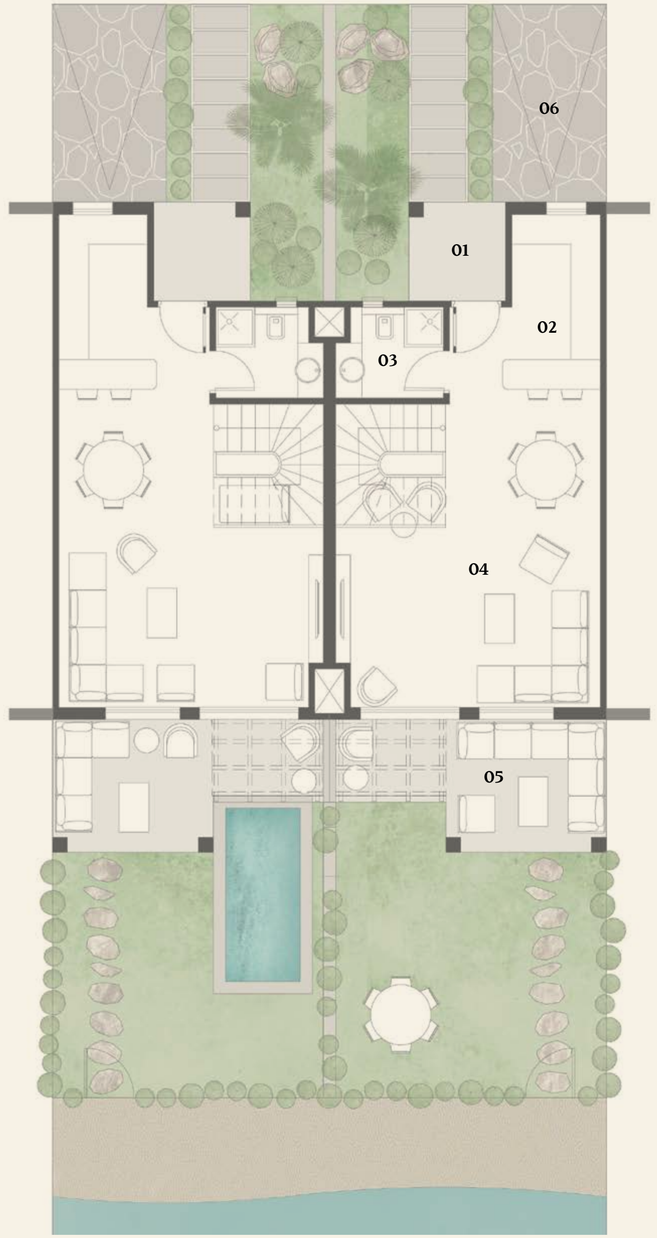
Ground Floor

LAGOON TOWNHOUSES

Unit Area 162 m²
Average Land 140 m² *(Middle)* - 220 m² *(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

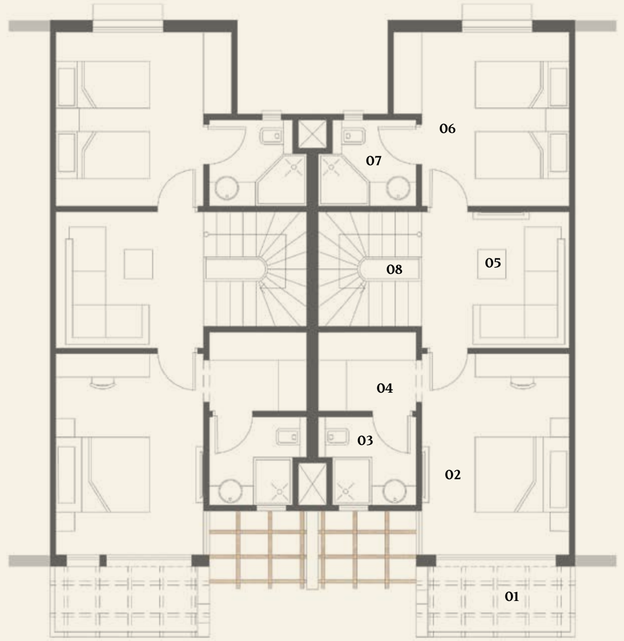


DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

First Floor

LAGOON TOWNHOUSES

01 Terrace *(PERGOLA OPTIONAL)*	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



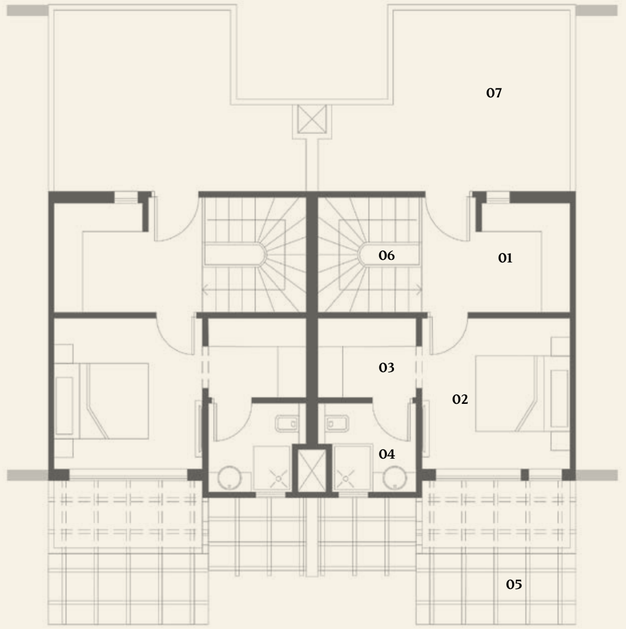
SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.*All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

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 m2



SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.*All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



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.

DISCLAIMER

1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.



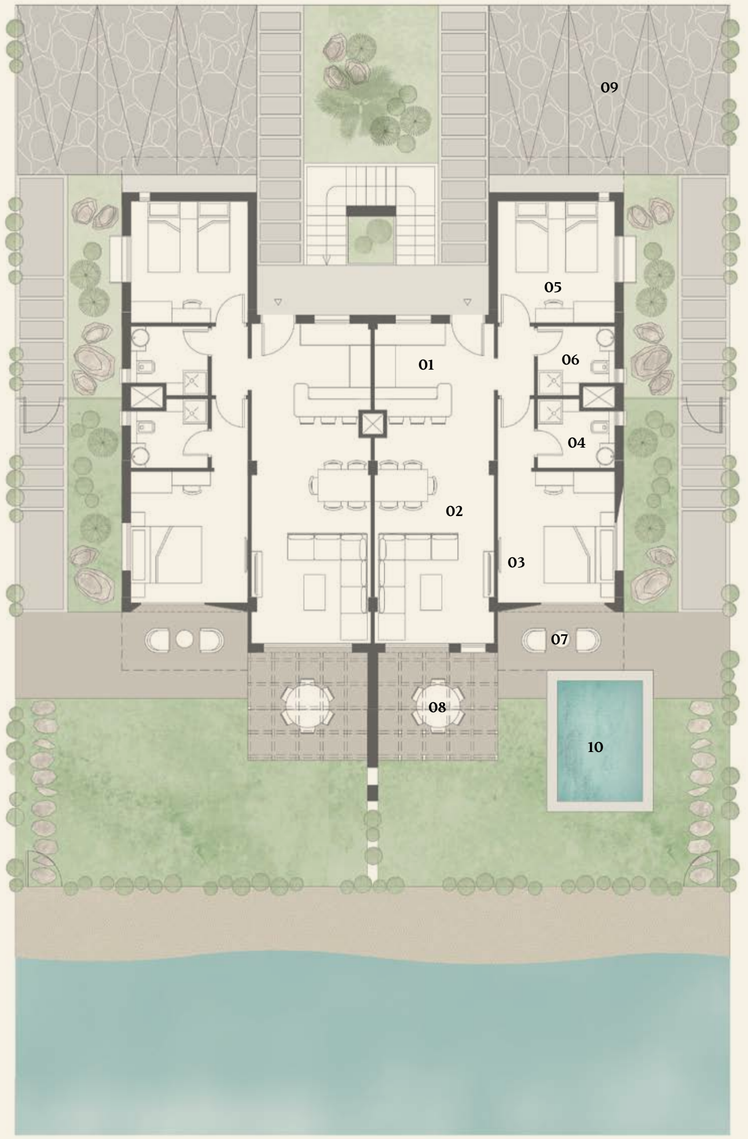
Ground Floor

LAGOON CHALETS

Sellable Area 100 m²
Garden Area 80 m²

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



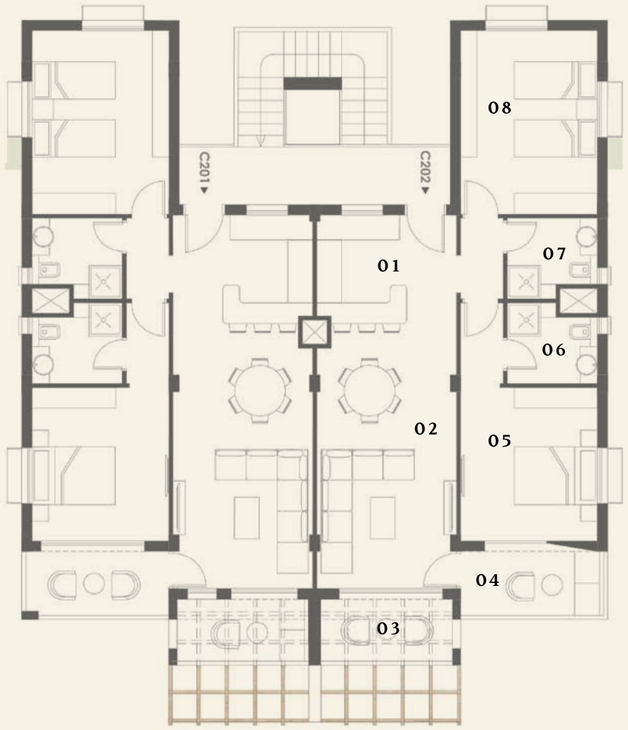
DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

First Floor

LAGOON CHALETS

Sellable Area 102 m²

01 Kitchen	3.40 x 2.80 m
02 Reception & Dining	3.40 x 6.20 m
03 Terrace 1 *(PERGOLA OPTIONAL)*	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



SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.*All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

Ground Floor

LAGOON CHALETS DUPLEX

Sellable Area 202 m²
Garden Area 80 m²

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

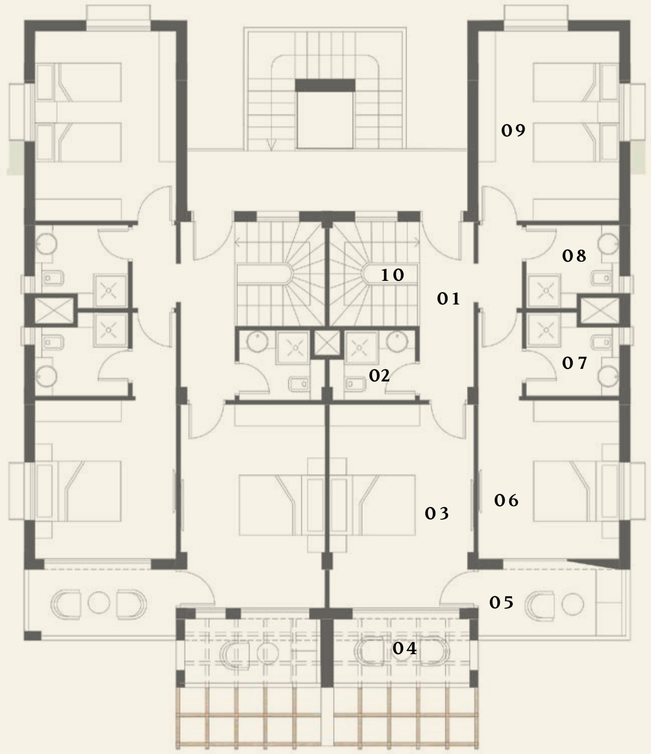


DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

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



SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

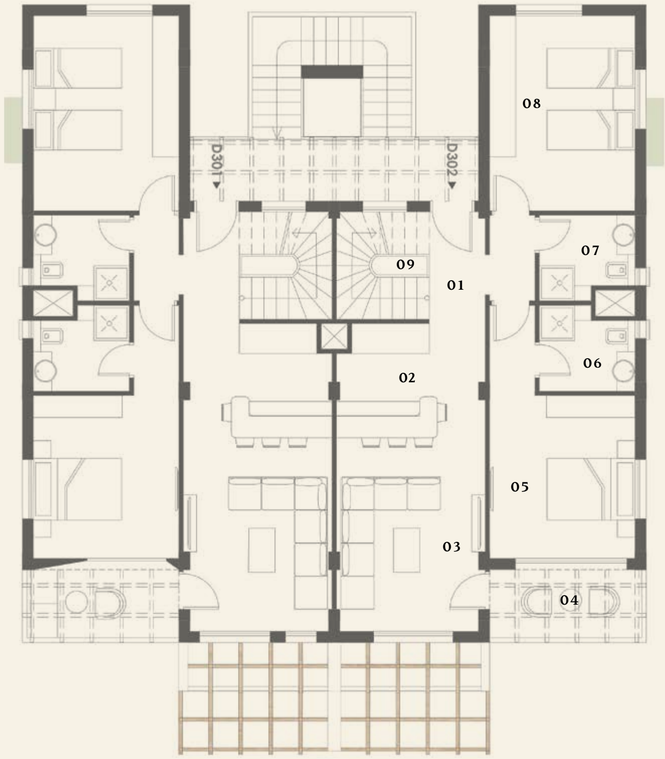
DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.* All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

SECOND Floor

LAGOON CHALETS DUPLEX

Sellable Area 125 m²
Roof Terrace Area 45 m²

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



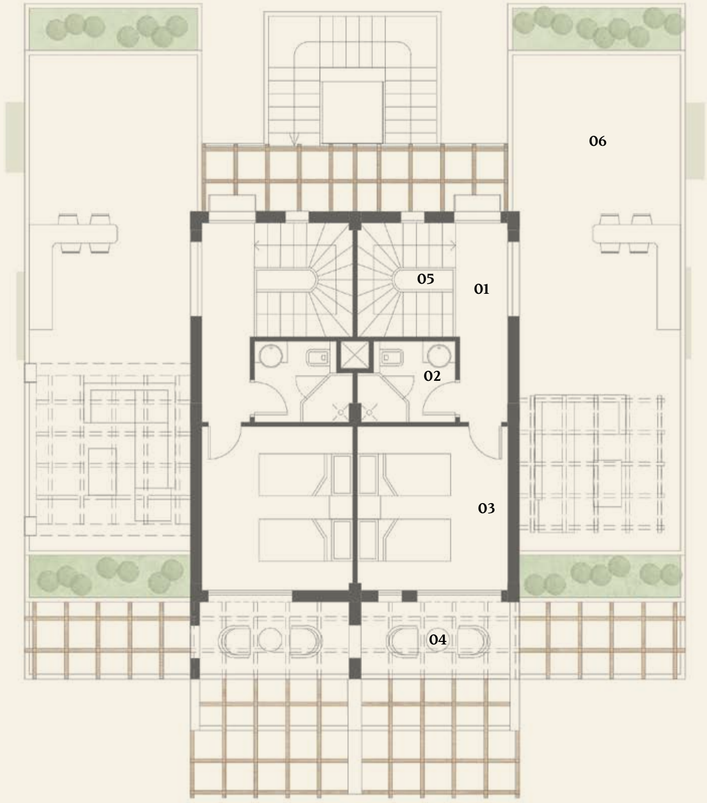
SELLABLE AREA INCLUDE OPEN TERRACE AT FIRST FLOOR

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.*All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

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 *(PERGOLA OPTIONAL)*	3.45 x 1.55 m
05 Master Bedroom	3.30 x 3.70 m
06 Bethroom 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

DISCLAIMER
1. Drawings are not to scale. *2.* The architectural details, dimensions and area in this plan are based on Schematic Design information only, and final As-Built conditions may vary *3.* All units are sold without furniture and fixtures. *4.*All images used are for illustrative purposes only and do not represent the actual size,features, specifications and furnishings *5.* M squared reserves the right to make revisions/alterations, at its absolute discretion, and without liability *6.* All pools, terraces & pergolas are optional according to the contractual agreements.

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 unrivalledexcellence, in line with the government's overall vision for sustainable development and growth.

M squared.

