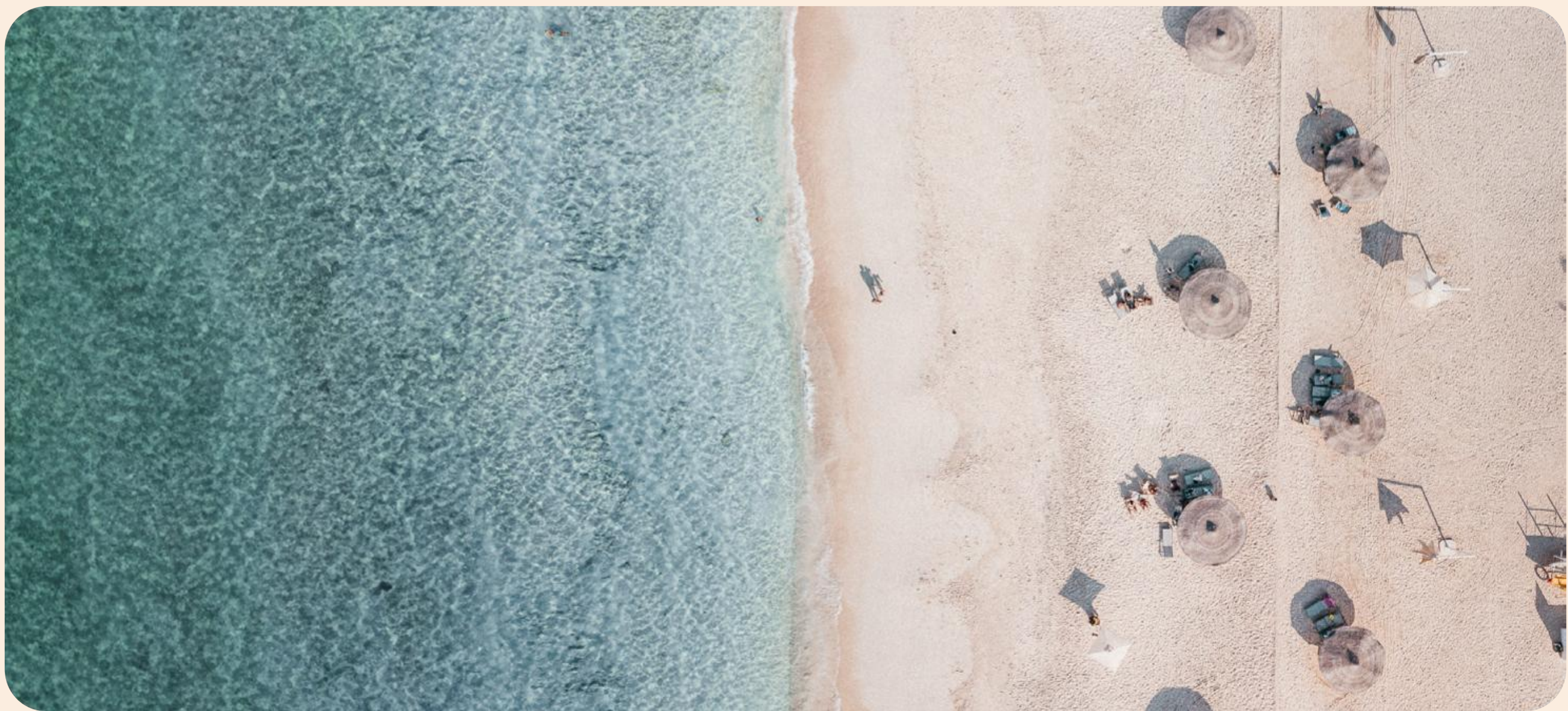




caesar

SALES KIT





A TIMELESS CHARM

The Gem of Sahel



Take a trip down memory lane into the pure essence of the North Coast at Caesar, a community that evokes the genuine nostalgia of a summer getaway reminiscent of Agamy and Montazah. Embracing the timeless authenticity and charm of the past, this remarkable community ensures a life filled with the simple pleasures that truly matter. Caesar stands as an unmatched destination on the North Coast, going back to the simpler summer days when beach moments are only interrupted by a loud “fresca” call.



AN UNPARALLELED DESTINATION

Unique Location Unveiled

Caesar is nestled at km 82 on the Alexandria-Matrouh Road, embracing over 1.2 km of captivating beachfront along Egypt's enchanting North Coast. Located peacefully on the Mediterranean shore, Caesar offers breathtaking views of Ras El Hekma, creating an expansive bay for your ultimate relaxation.





ESCAPE TO SERENITY



MASTERPLAN OVERVIEW

Land Area: 64 FDN
Footprint: 10%
No. of Units: 264 Units

Land Area: 95 FDN
Footprint: 19%
No. of Units: 262 Units

Land Area: 110 FDN
Footprint: 15%
No. of Units: 400 Units

Phase 2
(Off - Plan)

Phase 1
(Under Construction)

Caesar Living Community

The Beach

The Bay

1.2 KM Beachfront

The Pier



AMENITIES OVERVIEW

Mosque & FM

MATCHA

Lagoons

Elevated views

Cabanas

Clubhouse

Garden trails

Crystal Lagoons

Figata restaurant

The Bay

Open Sea

The Pier

1.2 KM Beach





Crystal Lagoons

A World-Class Waterfront Experience

***More than 22,000sqm
Lagoons***

Spanning over 22,000 sqm, the Crystal Lagoons® at Caesar create a stunning tropical oasis with pristine, swimmable crystalline waters.

Surrounded by scenic waterfront views, they offer a premium destination for relaxation, recreation, and an exceptional resort-style lifestyle.





THE PIER

The Vibrant Charm of The Pier

A Signature Landmark for Sunset
Rituals

An exclusive connection to the sea

Lounge & leisure area



RETAIL EXPERIENCE

MATCHA

Unique Commercial Experience

Land Area: 30,000 sqm

No. of Outlets: 26

F&B | SERVICES | FASHION





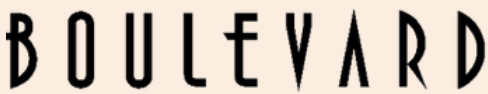
F&B



RETAIL



EVERYDAY ESSENTIALS



WELLNESS





good[®]
days
STAYS





MASTERPLAN







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45-Feddian
Signature
District

Low-Density
Masterplan
(10% Footprint)

1.5 km Lagoon
Beachfront

7 Swimmable
Lagoons
spanning appr.
14,000 sqm

Clubhouse
Infinity Pool
Overlooking the
Lagoon

In Close
Proximity to
MATCHA
1-2 Minutes

Phase 2's First Single-
Storey Villas &
Townhouses

Fully-Finished
with ACs



PHASE 2 MASTERPLAN



PHASE 2 MASTERPLAN

- **188 SF prime units** between **3 & 4 BEDs**
- **5** efficient prototypes ranging from **150 to 210 sqm**
- All available product offerings are **Fully-Finished with ACs**
- 75% of the units are oriented towards N, NE & NW
- 75% of the units have a lagoon view
- Cascading planters and expansive open spaces create a dynamic landscape experience
- Spacious roads up to **16 m**
- Walking distance to the beach from the units starts from **1 km**



PHASE 2 MASTERPLAN

VILLA TYPES

Crystal Villa (1 Floor)

Bliss Villa (2 Floors)

Shell Villa (2 Floors)

Serene Villa (1 Floor)

The Houses (2 Floors)



PHASE 2 MASTERPLAN

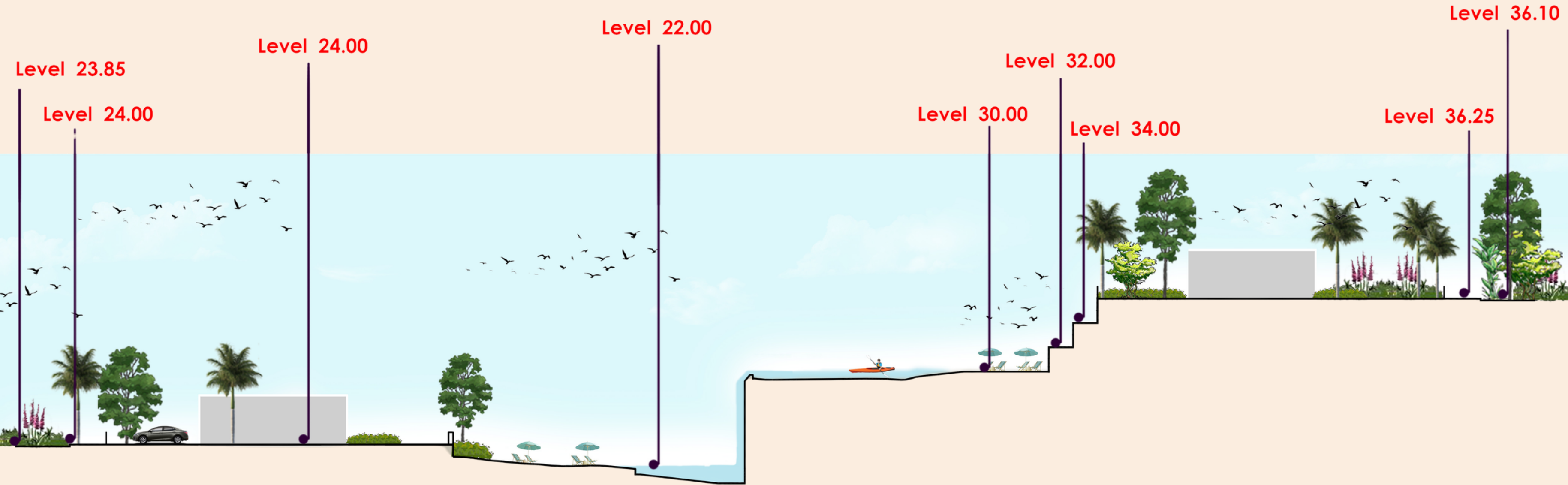
VIEWS MASTERPLAN



LEVELS MASTERPLAN



PHASE 2 MASTERPLAN SECTION



ARCHITECTURE



PRODUCT OVERVIEW



Villa

Avg. BUA | 195 SQM
Single-Storey Villa
3 Bedrooms
Avg. Plot Size | 577 sqm
No. of Units | 16 Units



Twin Villa

Avg. BUA | 208 SQM
Two floor TW
4 Bedrooms
Avg. Plot Size | 365 sqm
No. of Units | 46 Units



Townhouse

Avg. BUA | 180 SQM
Two floor TH
3 Bedrooms
Avg. Plot Size | 256 sqm
No. of Units | 48 Units



1 Floor Townhouse

Avg. BUA | 159 SQM
One floor TH
3 Bedrooms
Avg. Plot Size | 382 sqm
No. of Units | 18 Units



The Houses

Avg. BUA | 150 SQM
Two floor houses
3 Bedrooms
Avg. Garden Area | 96 sqm
No. of Units | 60 Units



CRYSTAL VILLA

FRONT



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CRYSTAL VILLA - ONE STOREY

STANDALONE

3 Bedroom Villa

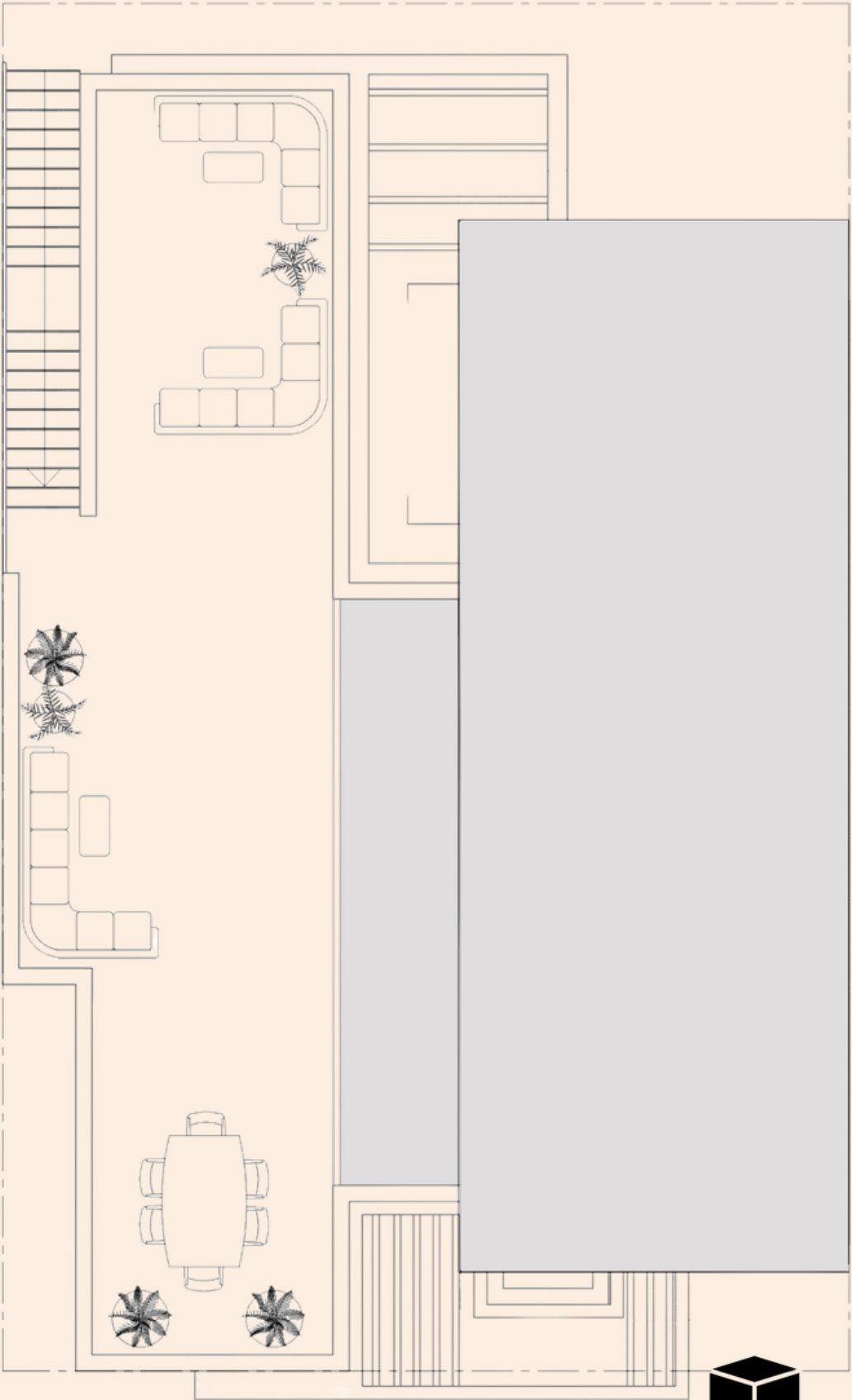
- 1 Master & 2 Ensuite Bedrooms
- Nanny's Room
- Driver's Room
- Laundry Space
- Open kitchen with central dining space
- Accessible Roof Deck

Areas

FLOOR PLAN	190 m2
TERRACES	6 m2
TOTAL BUA	196 m2
AVG. PLOT AREA	577 m2
OPEN ROOF DECK	80 m2



Ground Floor



Roof Floor



CRYSTAL VILLA

BACK



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BLISS VILLA

FRONT



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BLISS VILLA - TWO STOREY

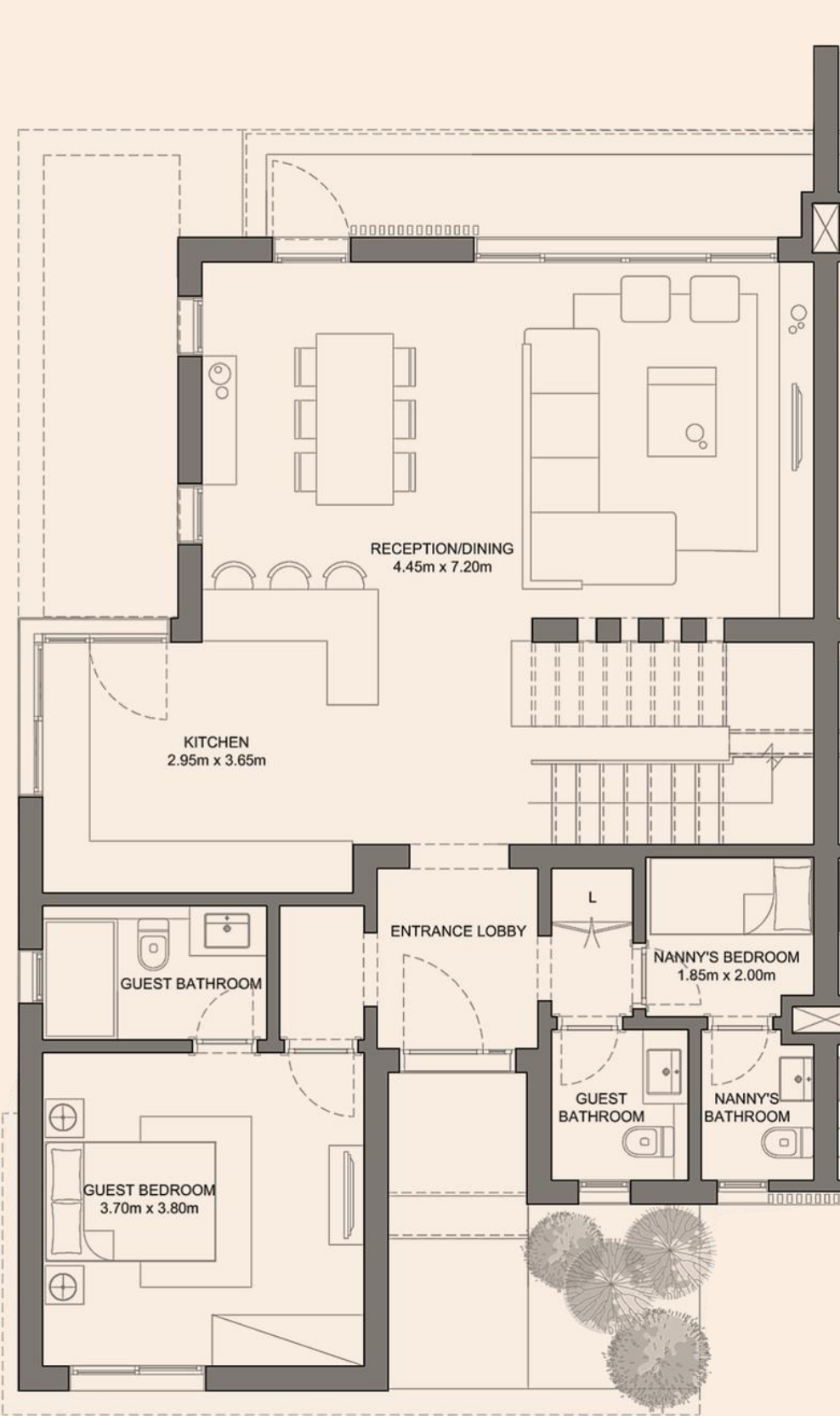
TWINHOUSE A

4 Bedroom Twinhouse A

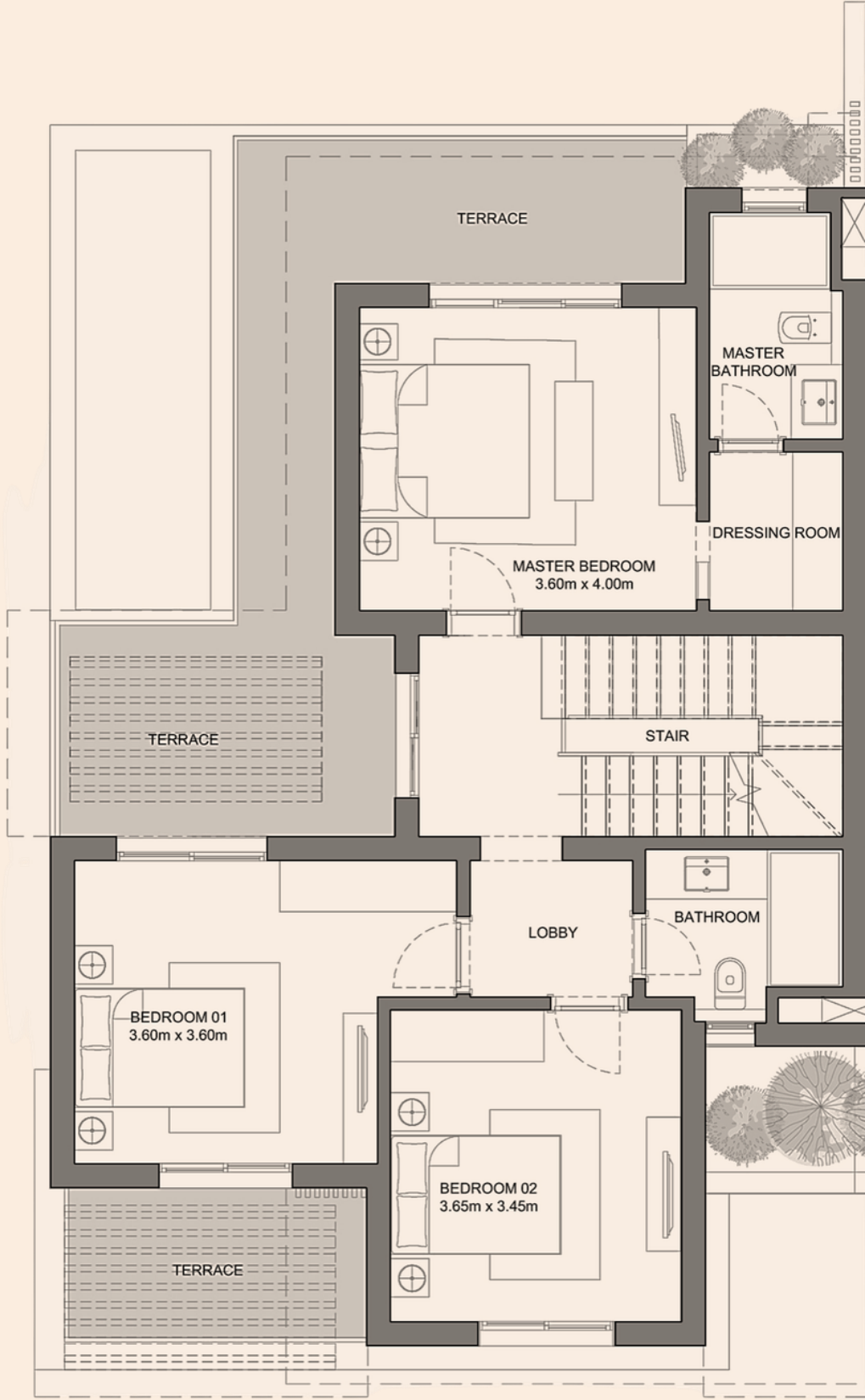
- 1 Master & 1 Ensuite Bedroom
- Nanny's Room
- Guest bedroom on the ground floor
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	188 m2
TERRACES	22 m2
TOTAL BUA	210 m2
AVG. PLOT AREA	366 m2



Ground Floor



First Floor



BLISS VILLA - TWO STOREY

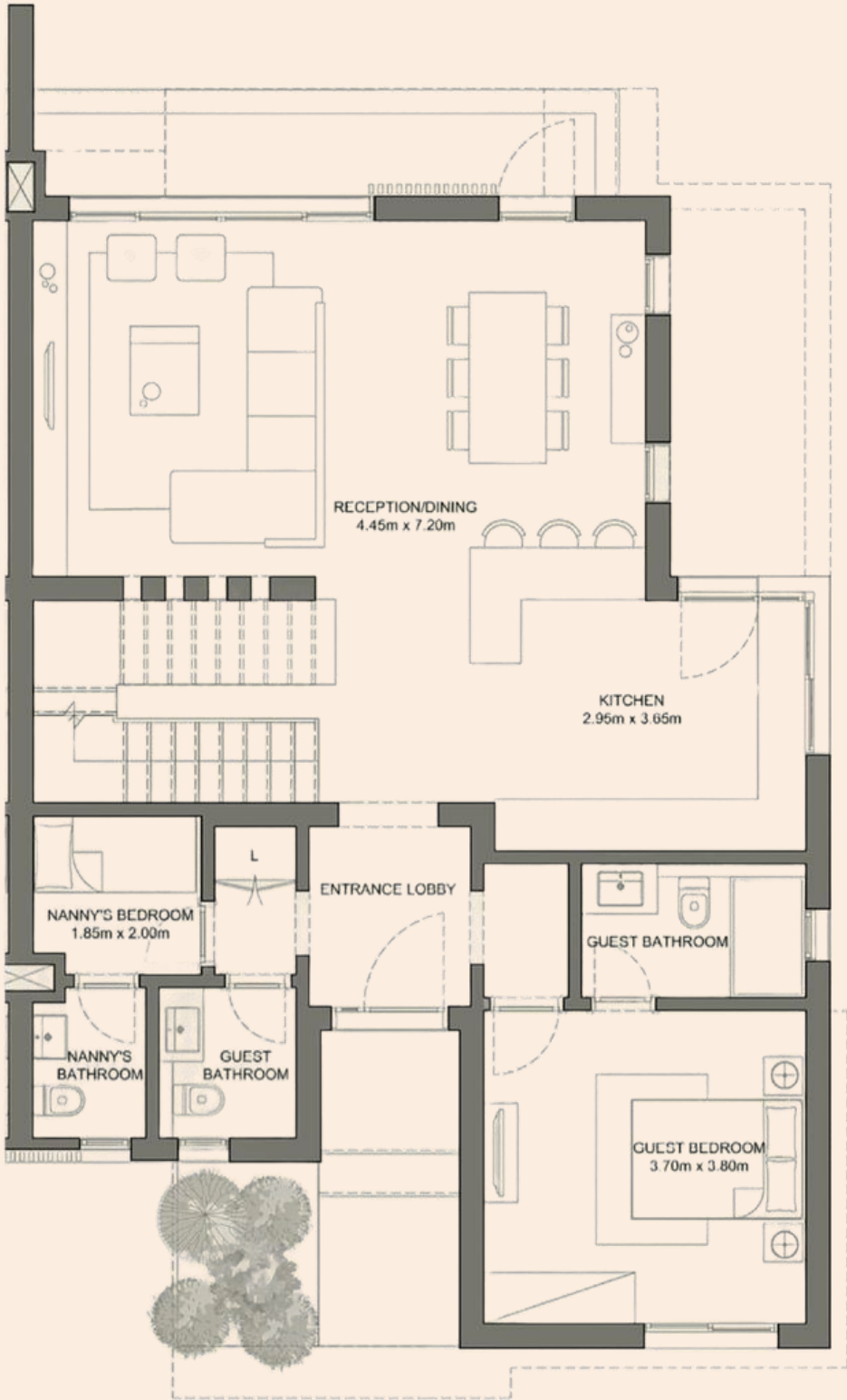
TWINHOUSE B

4 Bedroom Twinhouse B

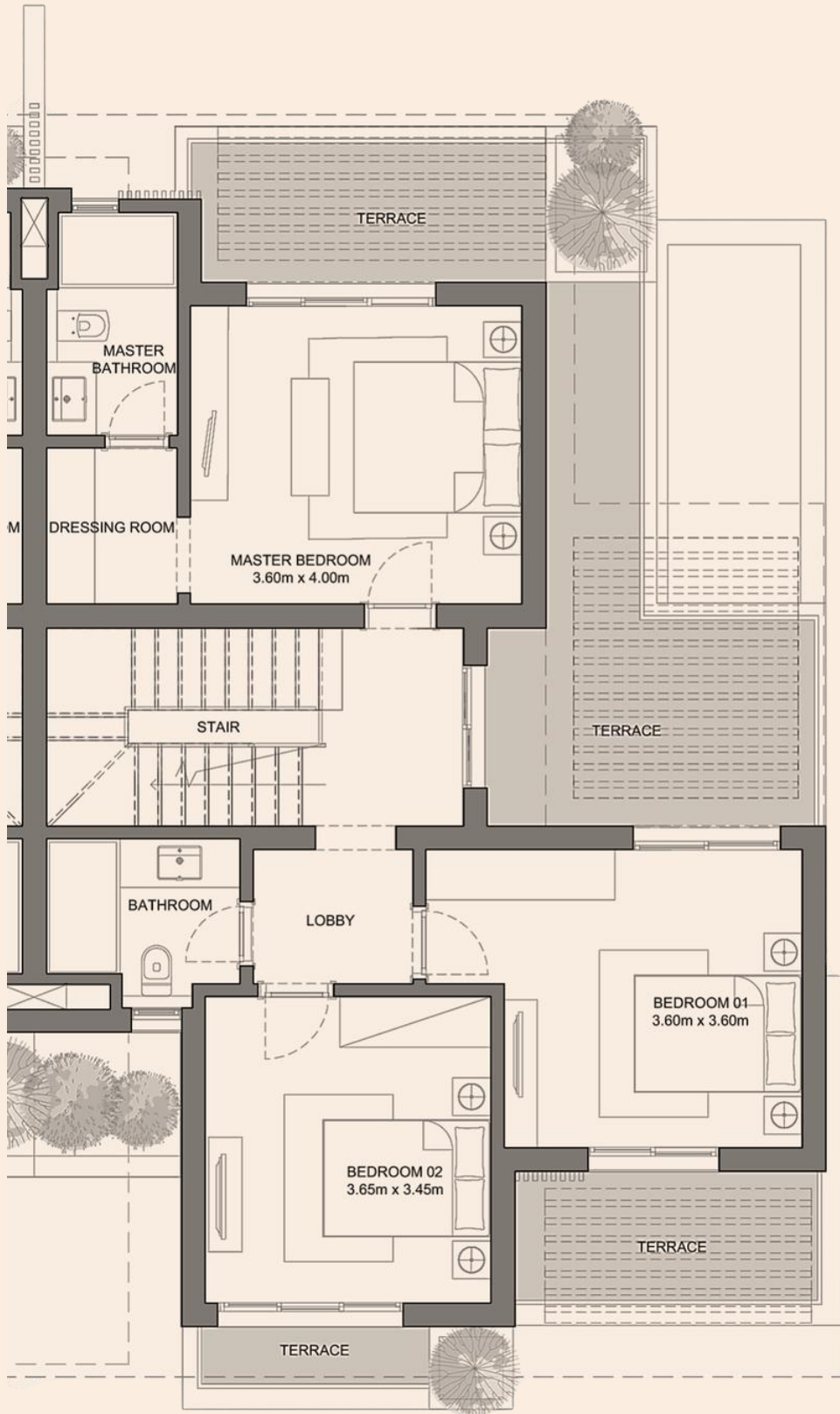
- 1 Master & 1 Ensuite Bedroom
- Nanny's Room
- Guest bedroom on the ground floor
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	188 m2
TERRACES	17 m2
TOTAL BUA	205 m2
AVG. PLOT AREA	364 m2



Ground Floor



First Floor



BLISS VILLA

BACK



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SHELL VILLA

FRONT



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SHELL VILLA - TWO STOREY

CORNER

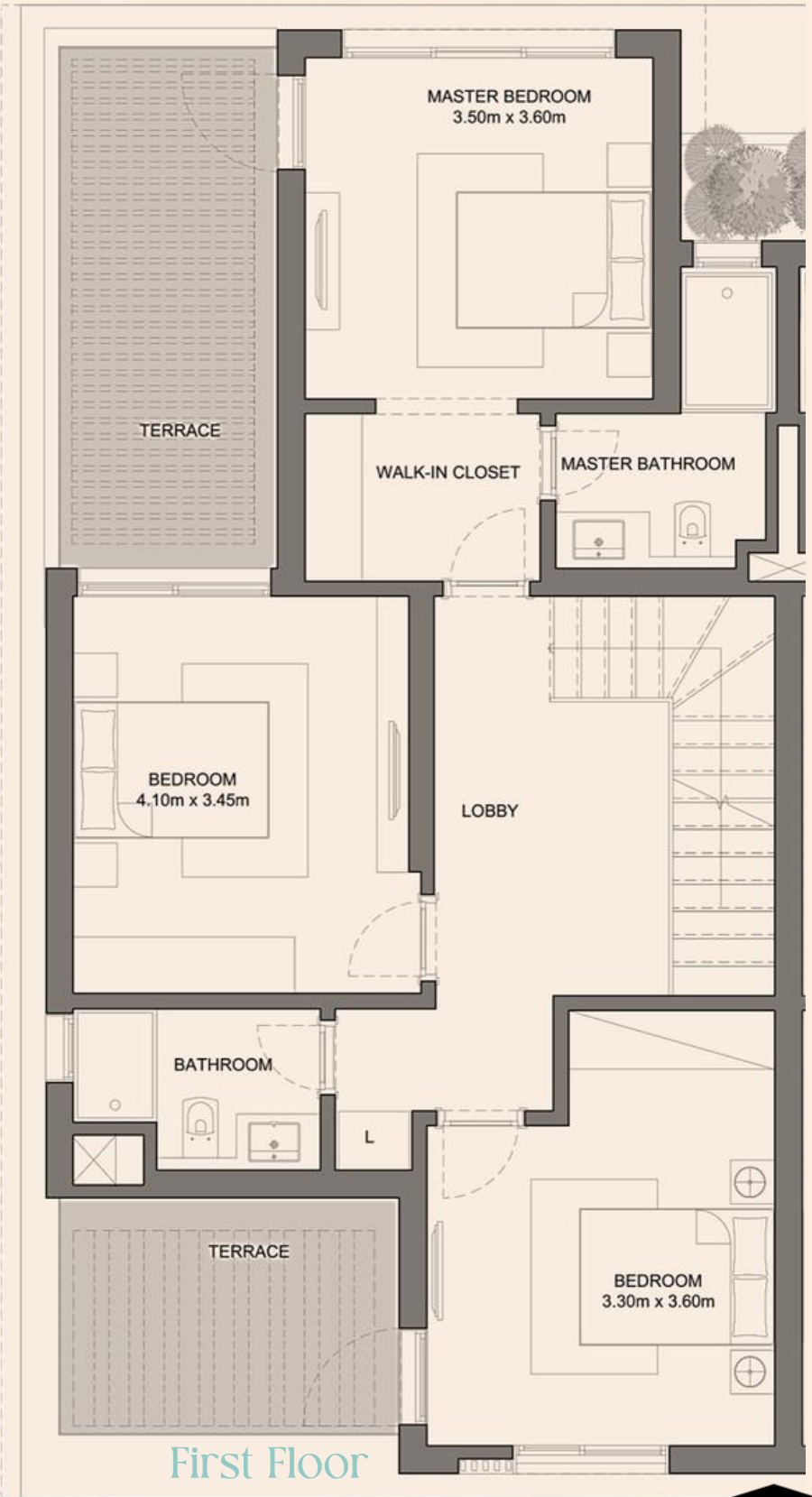
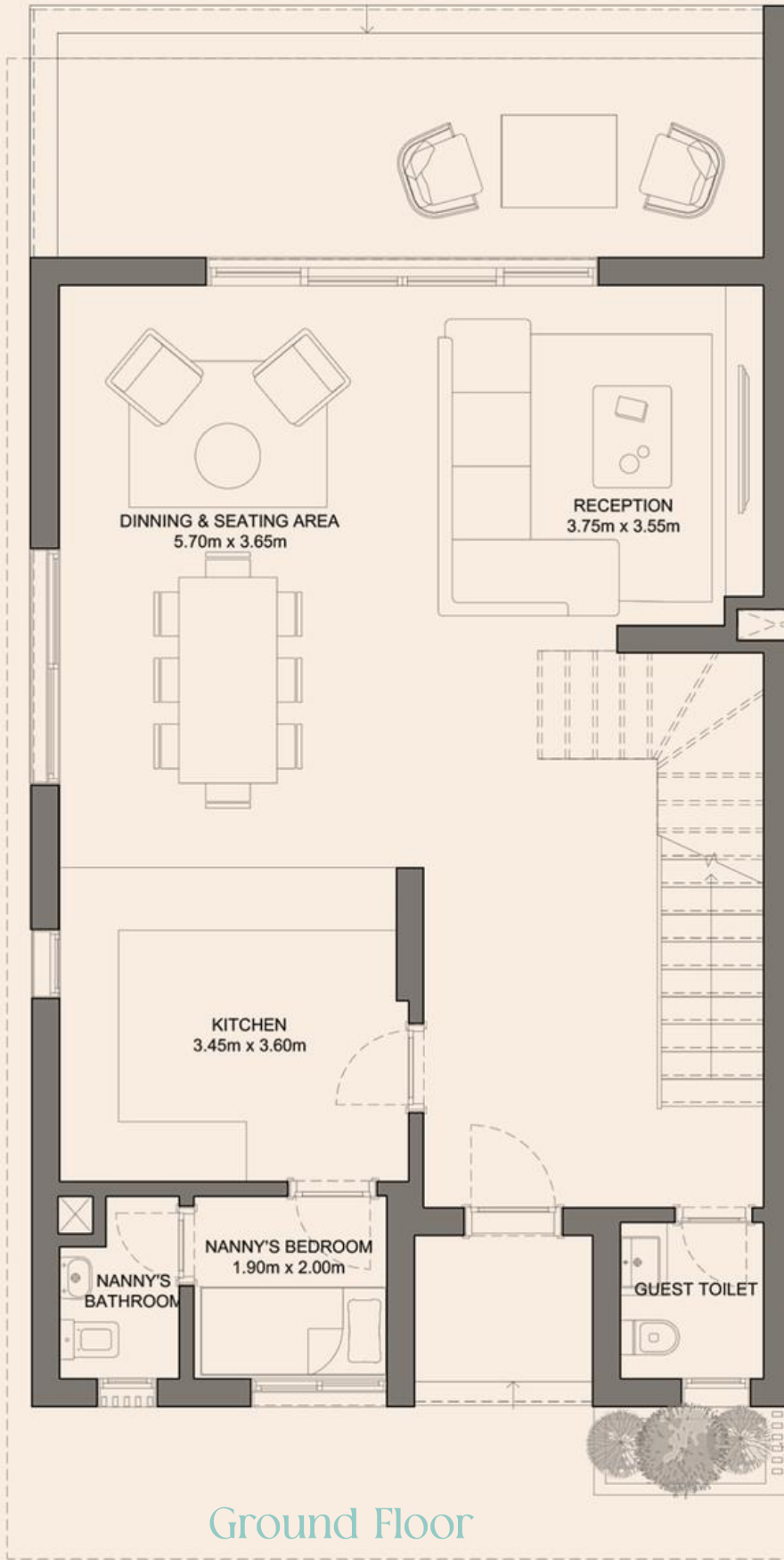
3 Bedroom Townhouse

- 1 Master Bedroom
- Nanny's Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	173 m2
TERRACES	10 m2
TOTAL BUA	183 m2
AVG. PLOT AREA	298 m2

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SHELL VILLA - TWO STOREY

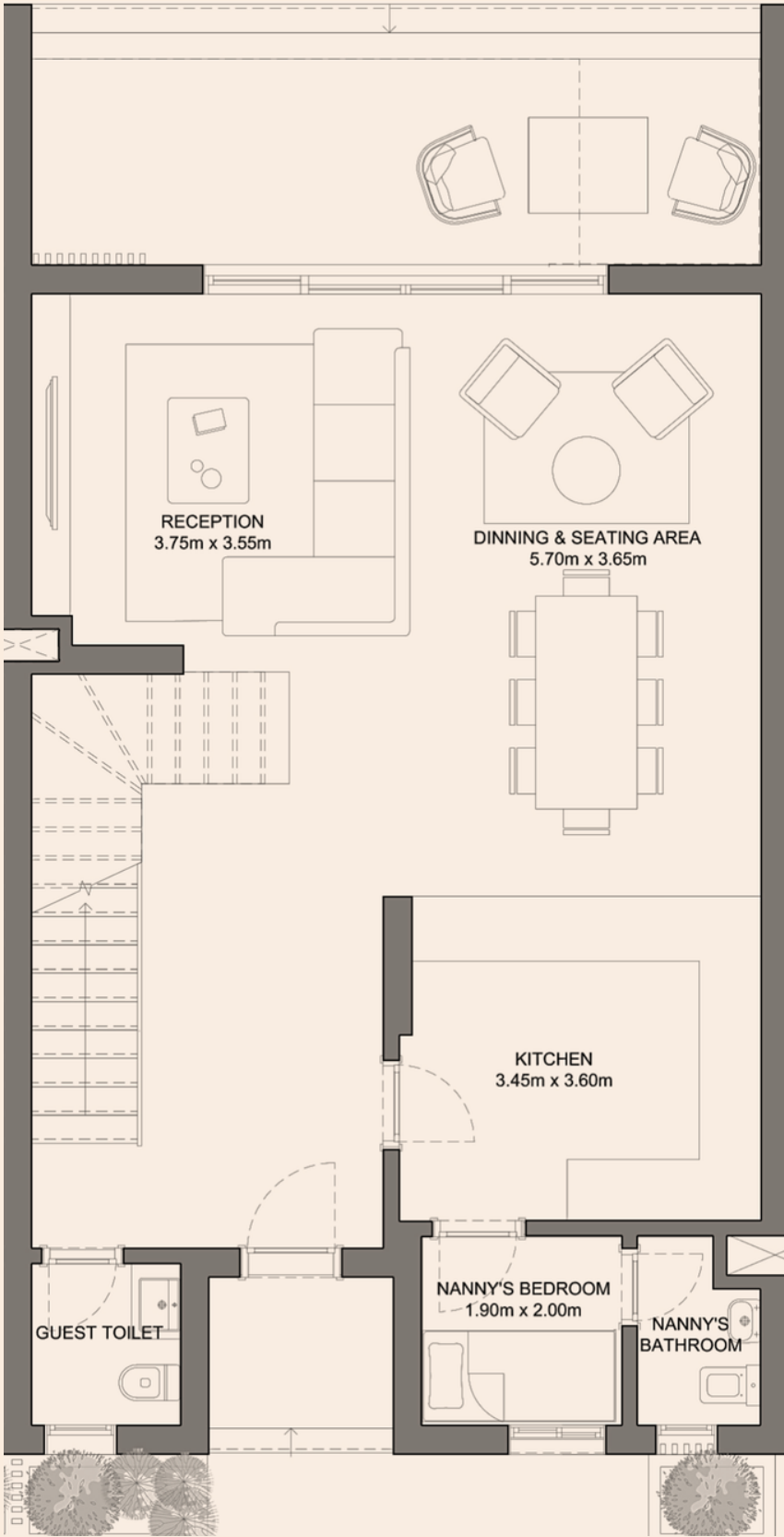
MIDDLE

3 Bedroom Townhouse

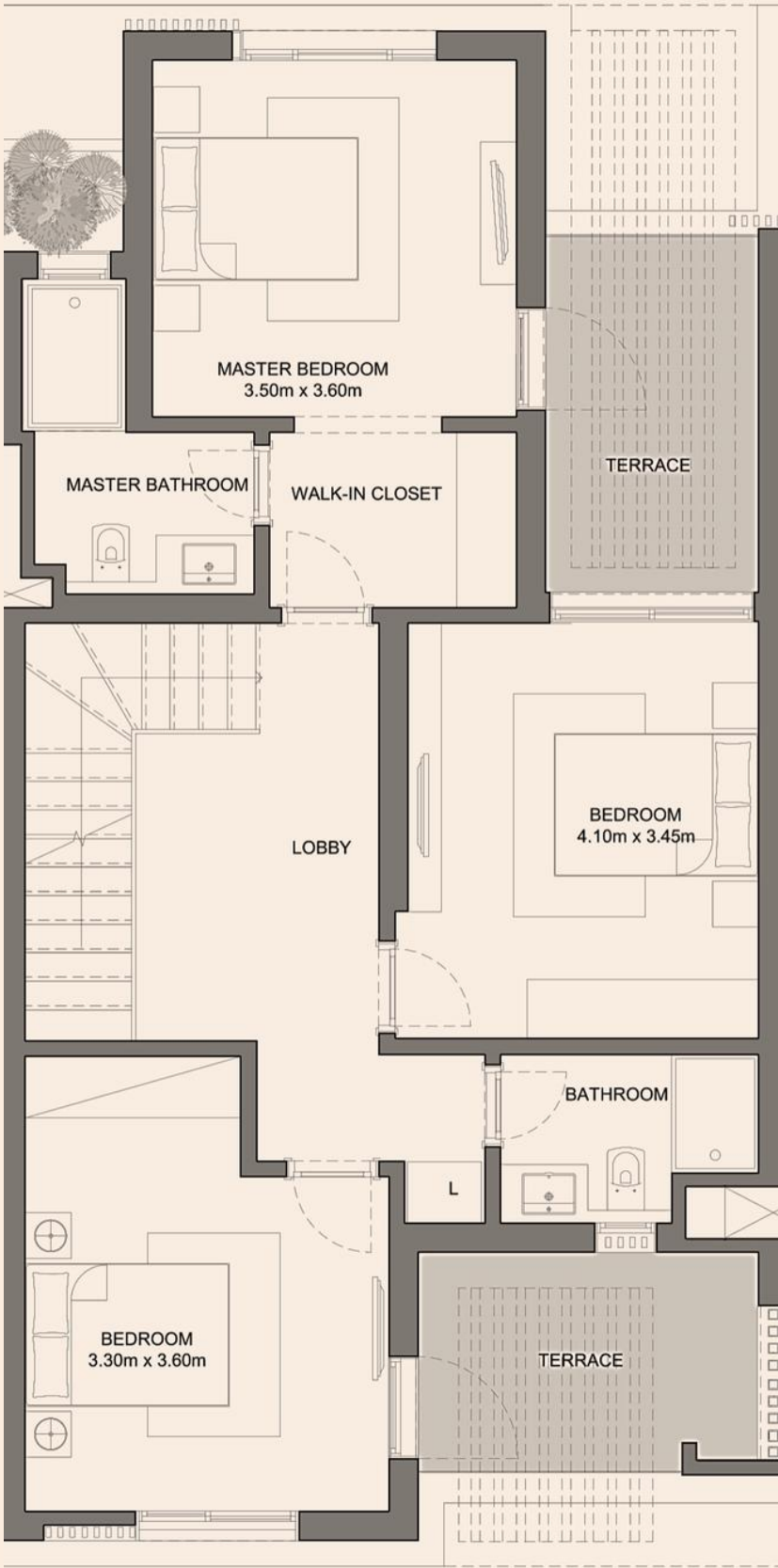
- 1 Master Bedroom
- Nanny's Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	171 m2
TERRACES	9 m2
TOTAL BUA	180 m2
AVG. PLOT AREA	213 m2



Ground Floor



First Floor



SHELL VILLA

BACK



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SERENE VILLA – ONE STOREY

CORNER

3 Bedroom Townhouse

- 1 Master Bedroom & 2 Ensuite Bedrooms
- Nanny’s Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	159 m2
TERRACES	0 m2
TOTAL BUA	159 m2
AVG. PLOT AREA	405 m2



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SERENE VILLA – ONE STOREY

MIDDLE

3 Bedroom Townhouse

- 1 Master Bedroom & 2 Ensuite Bedrooms
- Nanny’s Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	159 m2
TERRACES	0 m2
TOTAL BUA	159 m2
AVG. PLOT AREA	333 m2





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THE HOUSES

GARDEN HOUSE

3 Bedroom House

- 1 Master Bedroom & 2 Ensuite Bedrooms
- Nanny's Room
- Driver's Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	150 m2
TERRACES	10 m2
TOTAL BUA	160 m2
GARDEN AREA	140 m2



THE HOUSES

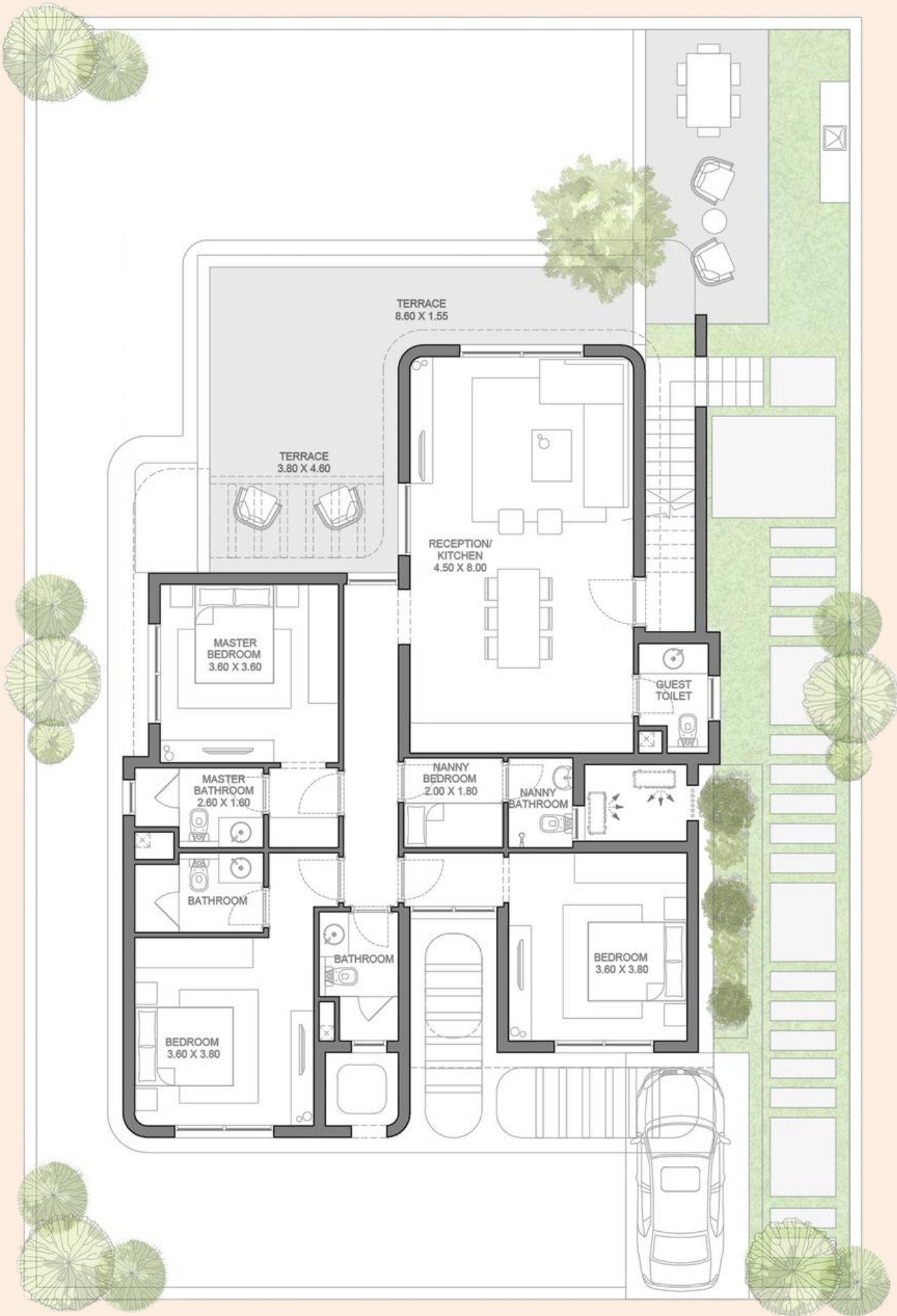
HORIZON HOUSE

3 Bedroom House

- 1 Master Bedroom & 1 Ensuite Bedroom
- Nanny's Room
- Laundry Space
- Open kitchen with central dining space

Areas

FLOOR PLANS	140 m2
TERRACES	0 m2
TOTAL BUA	140 m2
GARDEN AREA	54 m2



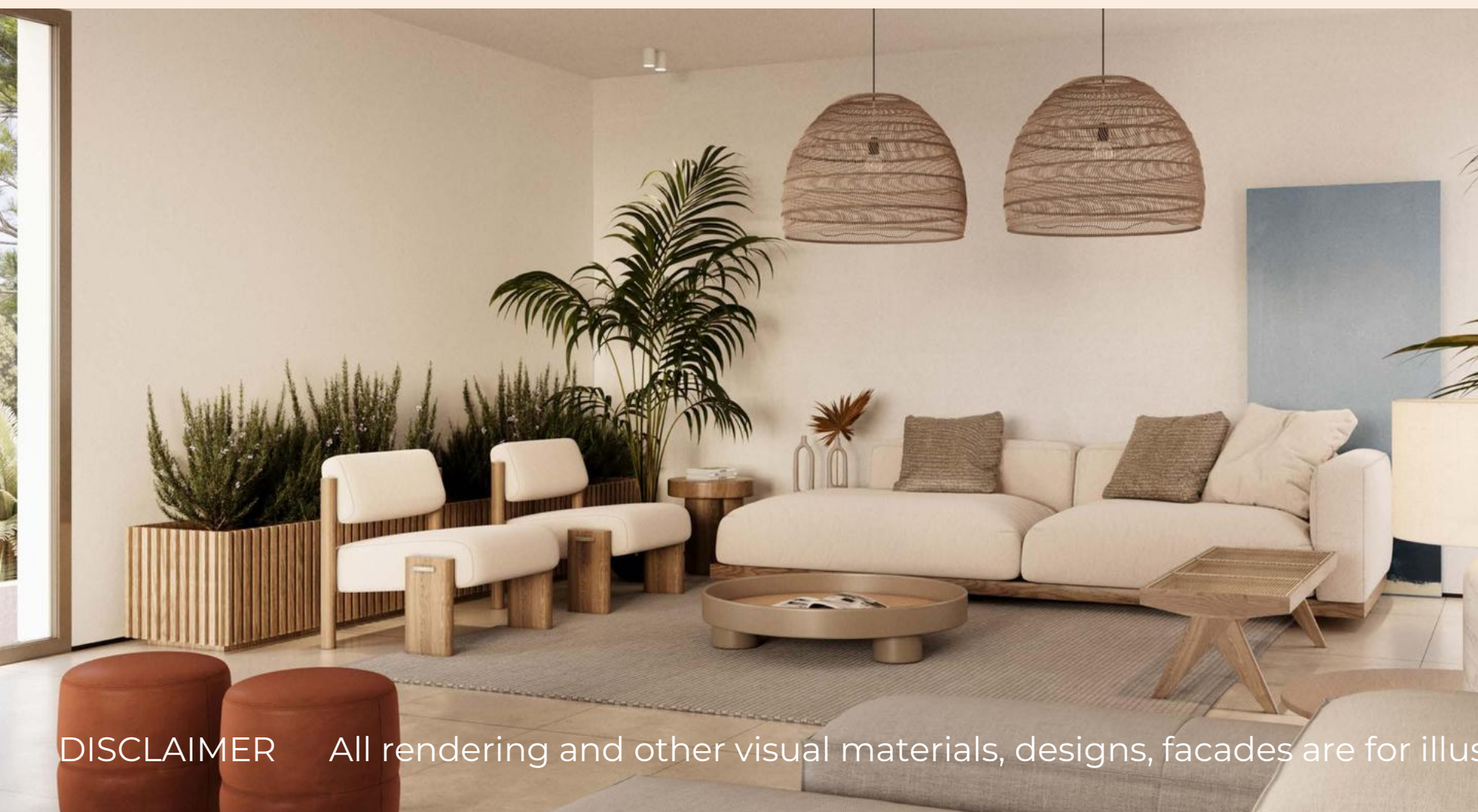
INTERIOR SHOTS





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FINISHING SPECS



FINISHING SPECIFICATIONS

1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

• Floors	High Quality Porcelain
• Walls	Paint
• Ceiling	Paint

2. STAIRCASE

• Floors	Marble
• Walls	Paint
• Ceiling	Paint

3. KITCHEN (WITHOUT CABINETS)

• Floors	High Quality Porcelain
• Walls	Paint
• Ceiling	Paint

4. GUEST TOILET & POWDER ROOMS

• Floors	High Quality Porcelain
• Walls	High Quality Porcelain with Paint
• Ceiling	Paint

5. BATHROOMS (EXCEPT NANNY'S & DRIVER'S BATHROOM)

• Floors	High Quality Porcelain
• Walls	High Quality Porcelain with Paint
• Ceiling	Paint

6. BEDROOMS

• Floors	High Quality Porcelain
• Walls	Paint
• Ceiling	Paint

7. LIVING AREAS

• Floors	High Quality Porcelain
• Walls	Paint
• Ceiling	Paint

8. NANNY'S & DRIVER'S ROOM

• Floors	High Quality Ceramic
• Walls	Paint
• Ceiling	Paint

9. NANNY'S BATHROOM

• Floors	High Quality Ceramic
• Walls	High Quality Ceramic
• Ceiling	Paint

10. TERRACES

• Floors	High Quality Porcelain
• Walls	High Quality Exterior Paint

11. ROOF TERRACES

• Floors	High Quality Porcelain
• Walls	High Quality Exterior Paint

12. SANITARY WARE

High Quality Sanitary fixtures and fittings

13. DOORS

OAK Veneered MDF

14. AIR CONDITIONING

Non-Inverter Split Units - Conduits Only
(Except for Nanny's and Driver's rooms – Provisions only)

15. HEATERS

• Not Included	Provisions Only
• Conventional Water Heater Design	
• Maximum Electrical Load = 2 kW – 220V	

16. ALUMINUM WORKS

- High Quality Single Glazed
- Aluminum Frames



STARTING PRICES

STANDALONE

EGP 46 MILLION

1 FLOOR TOWNHOUSE

EGP 39 MILLION

TWINHOUSE

EGP 43 MILLION

GARDEN HOUSE

EGP 30 MILLION

TOWNHOUSE

EGP 37 MILLION

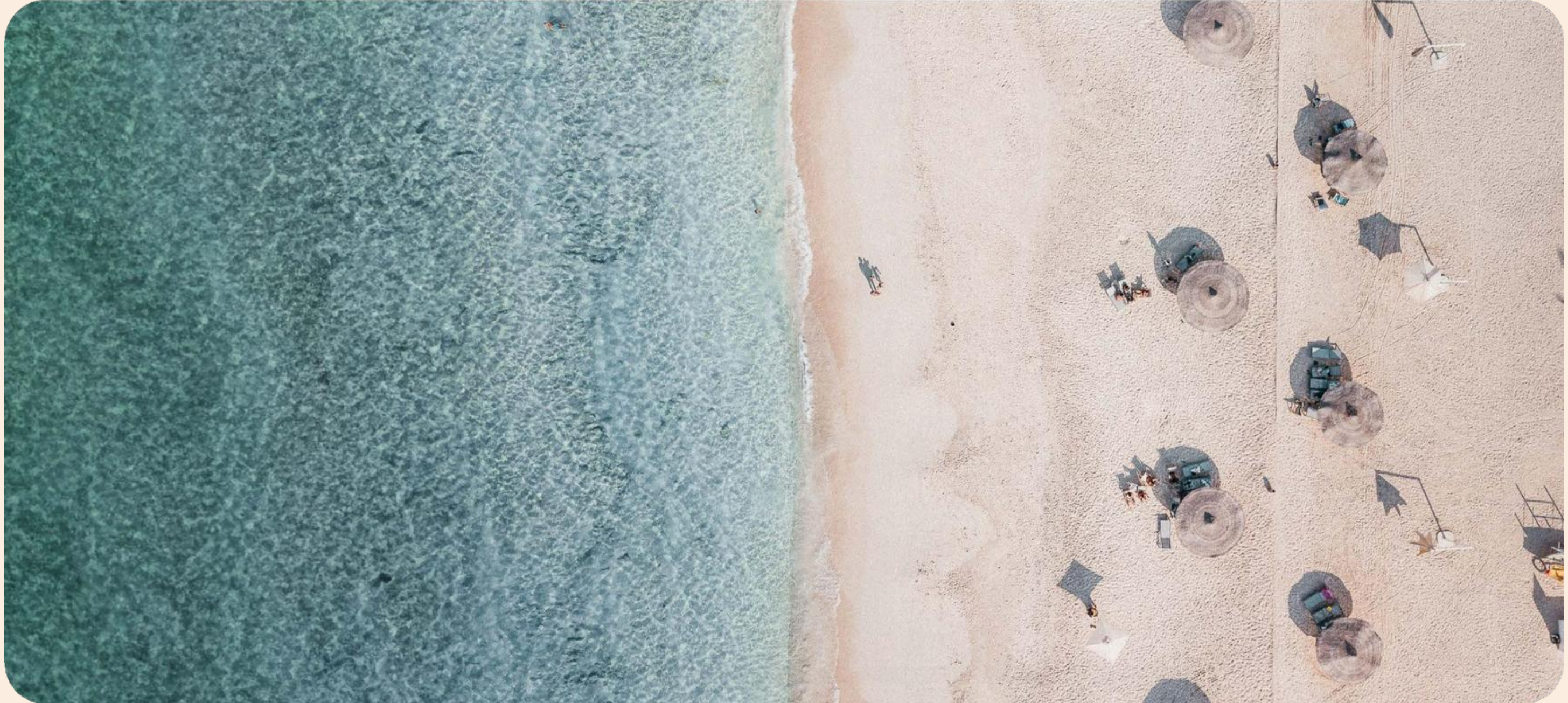
HORIZON HOUSE

EGP 27 MILLION

PAYMENT PLAN

8 Yrs – 5% DP – Equal installments





caesar

