

MARSA BAGHUSH

Company Profile



مَرْسَى
BAGHUSH





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Shehab Mazhar

Shehab A. Mazhar, a renowned architect, has been shaping Egypt's architecture and design since starting his firm in 1978. A leader in real estate development, Shehab Mazhar is the mind behind a series of landmark projects in Cairo and the North Coast.



For over forty years, Shehab A. Mazhar has helped shape Egypt's modern architectural identity with an enduring vision. His early work laid the foundation for a style that is both timeless and deeply responsive to place. As the visionary behind Palm Hills, and Monte Carlo in Agami, Mazhar introduced a new kind of living centered around landscape.

His influence extends to national landmarks, including landscaping for the Royal Golden Mummy Parade held at Tahrir square as well as the landscaping of Mustakbal City. Shehab Mazhar Developments creates spaces that feel rooted and intentional. The name now marks some of Egypt's most distinctive destinations – Palm Hills, Hacienda Red, Hacienda White, Sidi Heneish, Marsa Baghush, and the New Capital's business district – each shaped by the same commitment to beauty.

“His legacy is built
with intent, one place
at a time”

First imagined in the 1950s, the Mazhar Botanical Garden began as an open expanse—home to fruit trees and roses, gathered under the sun. By 1985, Ahmed Mazhar had gently expanded its vision, introducing shaded paths and rare species from distant climates. Over time, it became a living archive of palms, bamboo, and flourishing trees. Today, under the care and vision of Shehab Mazhar, the garden is more than a sanctuary—it is a legacy, a living thread that weaves through generations. Its philosophy echoes in each of Mazhar's projects: a reverence for nature, a respect for time, and a belief in beauty

Now home to over 4,000 plant species sourced from around the world, the garden nurtures life across six greenhouses, cultivating rainforest flora, resilient desert succulents, and everything in between. The Mazhar Botanical Garden remains a place of quiet wonder and a rare horticultural resource, where knowledge is rooted, and beauty is preserved.

“The Mazhar Botanical Garden archives beauty as it grows & remembers”





Our mission is to craft a haven for those drawn to serenity, simplicity, and the quiet beauty of coastal living. Nestled along the Mediterranean shore, Sidi Heneish Village offers a retreat where time slows down and nature takes center stage. Every corner of the village is designed to evoke a sense of peace, inviting residents to reconnect with themselves, with one another, and with the land around them.

Rooted in Shehab Mazhar's signature approach to architecture, the village blends seamlessly into its surroundings, preserving the natural character of the bay while celebrating its cultural heritage. With thoughtful site planning, restrained elegance, and a commitment to authenticity, Sidi Heneish Village reflects a lifestyle shaped by calm, comfort, and enduring connection to place.

“The village sits easily in the landscape, asking for nothing it can't return”



Project Details

Marsa Baghush spans 341 feddans along the pristine shores of the North Coast, offering an elevated living experience. With 6 lagoons and a botanical garden, this development embodies the harmony between natural beauty and modern sophistication.



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1	Aqua Heneish Hotel	7	Fitness Platform
2	Beach Bar	8	Leeloo Beach Club
3	Beach Outlet	9	Andiamo
4	Andiamo Bar	10	Botanical Gardens
5	Courts	11	Bicycle Path
6	Commercial Strip	12	Clubhouse



Marsa Matrouh
Airport

مَرْسى
BAGHUSH

Almaza Bay

Sidi Heneish
Village

Ras
El Hekma

Ceasar Bay

Dabaa Road

Hacienda Red

Hacienda White

Dabaa Road

237 km

From Alexandria

338 km

From Cairo

100 km

From Hacienda

12 km

To Almaza Bay

Project Specifications

300 acres

Residential Units

20 acres

Commercial Units

600 m

White Sand
Swimmable Beach

13%

Footprint

32 m

Elevation

1,6 km

Project Depth

8,5 acres

Lagoon Average Area
(Average Width 100 m,
Average Length 350 m)

1650

Average Number
of Units

Unit Types

1700 units, ranging from 1-5 bedroom chalets (115–365 m2 BUA) to 2 & 1 storey, 6 bedroom stand-alone villas (170 m² to 615 m²).

All units are delivered fully finished except for The Plum Line. All villas include a nanny's and driver's room.

Facilities

Aqua Heneish Hotel

Fitness Platform

Beach Bar

Leelo Beach Club

Beach Outlet

Andiamo

Andiamo Bar

Botanical Gardens

Tennis, Squash & Football Courts

Bicycle Path

Commercial Strip

Clubhouse



Marsa Baghush

Marsa Baghush is a serene retreat embracing the Mediterranean's beauty and heritage. It is a model of community-driven development, fostering unity, well-being, and a legacy for future generations.

Marsa Baghush stretches across 600 meters of soft, white sand, fine to the touch and cool beneath bare feet. The water is crystal clear, a gentle blue that deepens as it meets the horizon. Scattered along the beach are clusters of trees, that provide gentle pockets of shade.

Tucked just beyond the shoreline, Marsa Baghush's lagoons offer clear water sheltered from wind and wave. The lagoons extend the tranquility of the sea inward: peaceful, and effortlessly natural. The air carries a subtle saltiness, mingling with the sweet scent of native flora, herbs and wildflowers, that infuse the beach. Every element of the landscape is attuned to this rhythm: soft, powder-white sand meeting crystal-clear turquoise waters, the tide flowing in a slow, wave-free hush. Few places exist where design and nature align so seamlessly.

“At Marsa Baghush,
time slows to the rhythm
of the wind”





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07:23^{am}

A Gentle Morning

Rise and shine to the quiet, subtle sounds of birds chirping in the distance, a gentle reminder that a new day has begun. The rich, comforting aroma of freshly brewed morning coffee fills the air, inviting you to indulge in a moment of pure tranquility.

It's early morning, and you are fully immersed in the calm of your home at Marsa Baghush, where the hustle of city living feels like nothing more than a distant memory. Here, time seems to slow down, allowing you to savor every precious second. The open-sky court within the privacy of your home offers an idyllic sanctuary, providing the perfect spot for a peaceful breakfast.

As natural light pours in from every angle, the sea breeze sweeps through, carrying with it a refreshing coolness that makes the space feel alive with energy. The gentle rustling of leaves and the soft hum of the waves in the distance create a symphony of calm, setting the tone for a day of relaxation and reflection. In this serene corner of the world, you find yourself at peace.



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In the most sought-after area of the North Coast where white sandy beaches and bluest of blue waters of Sidi Heneish area a welcomed reminder of what good living is all about you can find a gem of the coast called Marsa Baghush.





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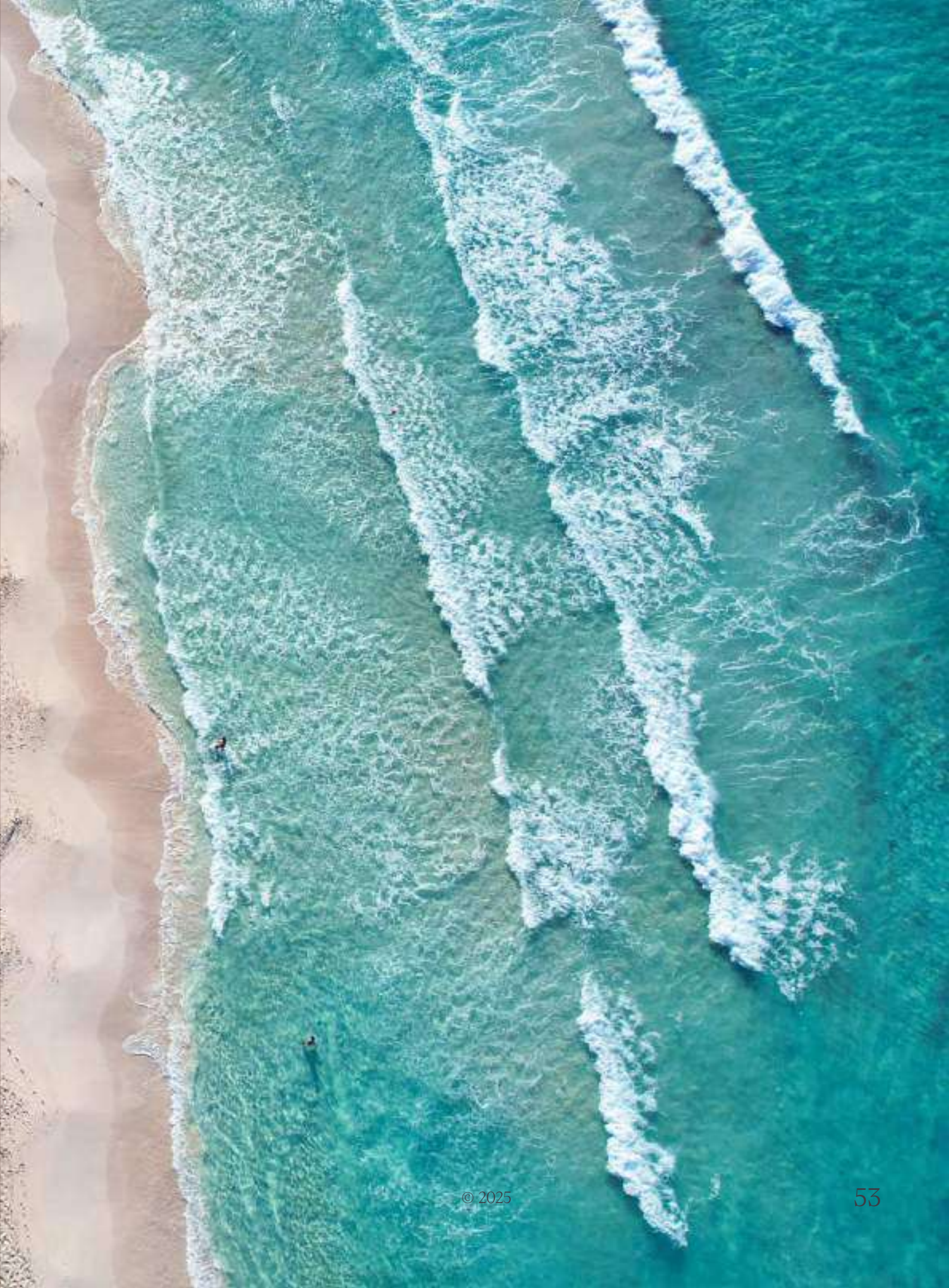


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With a location just off the coastal road, linked to Cairo via the El Alamein & Dabaa roads, this beautiful part of the North Coast is now a stone's throw from the capital.







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12:58^{pm}

The Vineyard Awakens

With the day's most important meal well taken care of, you step outside into the serenity of your home's backyard, where the horizon stretches out to one of the six, crystal-clear lagoons. Each lagoon features soft, sandy beaches that seem to naturally extend from your home in one of the 'Vineyard' units.

The tranquil waters invite you in, offering the perfect setting for a peaceful morning by the shore. You spend the next few hours immersed in laughter and play, building your family's largest sandcastles of the season, the towering structures standing as a testament to your creativity.

With a selfie to capture the moment and a story to share, memories are made. Meanwhile, your children eagerly hop onto the kayak, paddling their merry way through the lagoon's calm waters, their laughter filling the air. Your mind is fully at ease as you wave to the lifeguards who are always on duty, ensuring the safety of the swimmable lagoons.



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Combining beachside residential living with commercial and sports facilities. More than just a home, Marsa Baghush provides a blend of leisure, convenience, and active living, creating a holistic lifestyle in a vibrant coastal setting.





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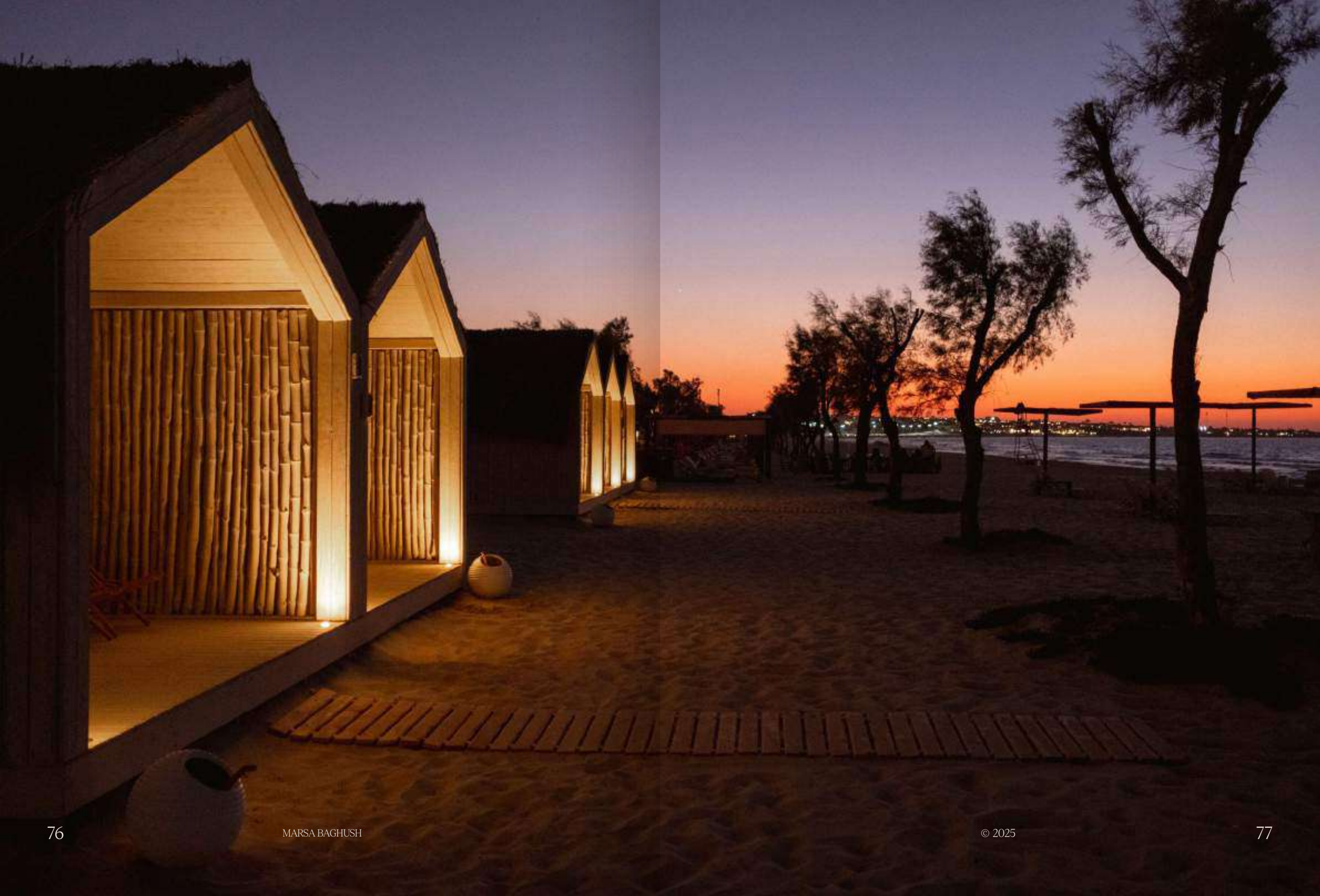


A thoughtfully designed, eco-conscious development that harmonizes architecture, nature, and community. Marsa Baghush sustains natural resources, while fostering a unique, heritage-inspired lifestyle.



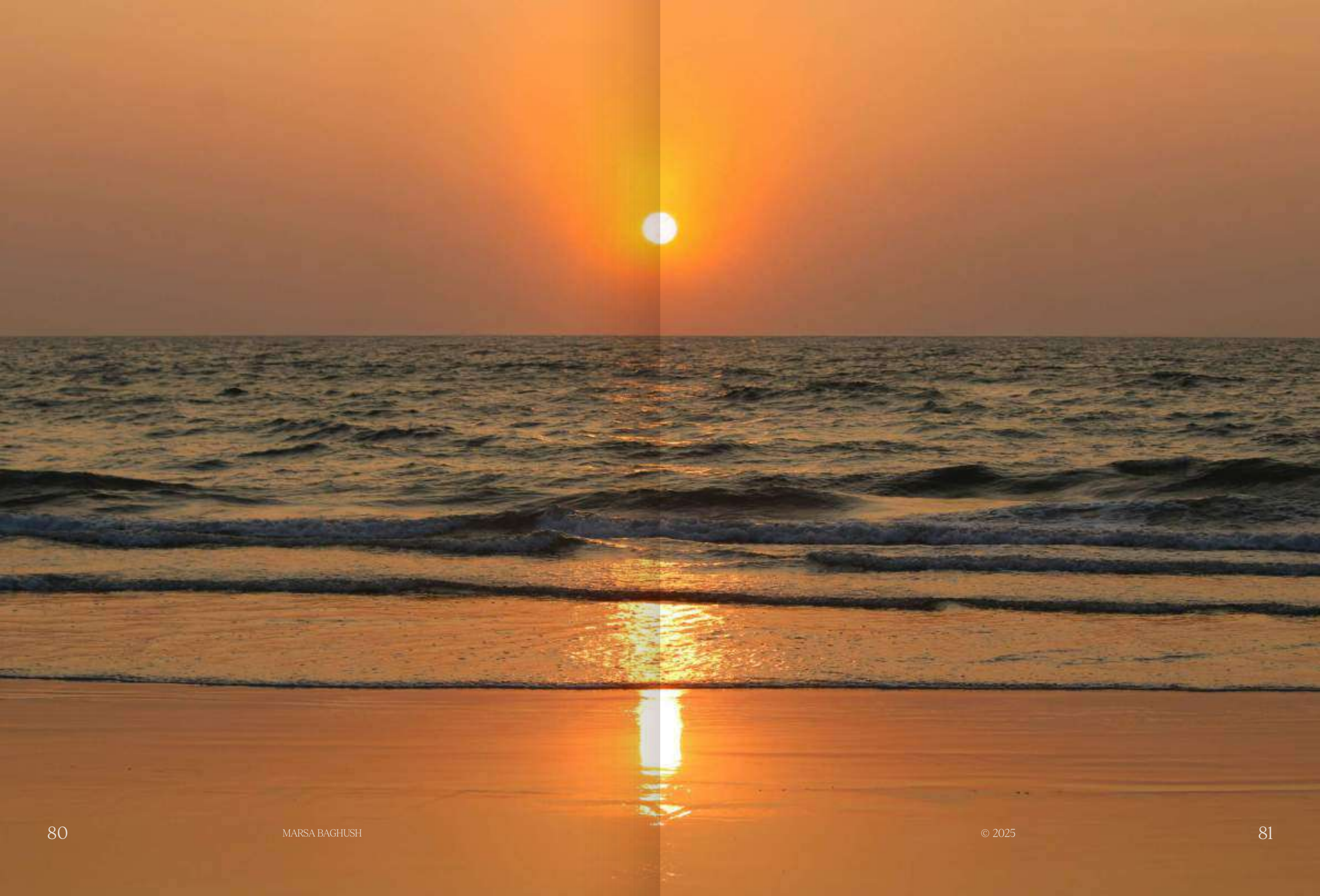


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19:32^{pm}

Chasing Sunsets

In your private garden, preparations are underway for a festive dinner under the open sky. The elevation of your home offers a view of the stunning beach, the soft hues of the sunset painting the sky in shades of orange and pink.

Golden light filters through the palm fronds, casting dancing shadows across the terrace as the last warmth of the sun lingers on your skin. Nearby, soft chatter rises with the scent of herbs and grilled vegetables, signaling the evening meal is near. The tranquility of the moment, the warmth of the evening, and the laughter of family and friends create a scene that is, quite simply, picture perfect.

The children, still buzzing with energy from a day at the beach, rinse off the sand and salt, then gather at the table wrapped in fresh towels and dressed in dry, comfortable clothes. They eagerly join the family meal, sharing their favorite moments of the day between bites, as the sun dips low and the evening unfolds in cozy, familiar rhythm.



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21:45^{pm}

Evening Gathers

As twilight settles in, the house quiets, children, sun-tired and content, slip into sleep, their day of adventure giving way to dreams. With the little ones tucked in, the evening takes on a new energy. You slip into something light and head out into the warm night, where the air hums with anticipation.

At Andiamo Bar, the atmosphere is alive, soft music, clinking glasses, and the low buzz of conversation create a vibrant backdrop. Friends and family gather under the open sky, surrounded by palms and the distant sound of waves. Laughter flows easily, cocktails arrive chilled and colorful, and the night stretches ahead, carefree and electric. The rhythm of the day transforms into a night to remember, unhurried, joyful, and full of connection.



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Renders & Plans

Rooted in local history, Marsa Baghush offers six unique living clusters, each named after a fruit once tied to the port: The Plum Line, Vineyard, Lemon Bliss, Olive Grove, Melon Villas, & Fig Cluster—each blending smart design with namesake charm.

The Plum Line is a truly unique raw design, featuring a row of one-storey, five and six bedroom beachfront villas, delivered in core and shell form. These villas offer expansive and uninterrupted panoramic sea views, allowing residents to feel the full beauty of their surroundings.

The open layout of each villa enhances the connection to the environment, offering a seamless flow of space. At the heart of the development is an infinity horizon pool, designed with the stretch of the sea and the sky above, creating a sense of boundless tranquility. The raw design and natural beauty offers an unparalleled coastal living.

The Plum Line



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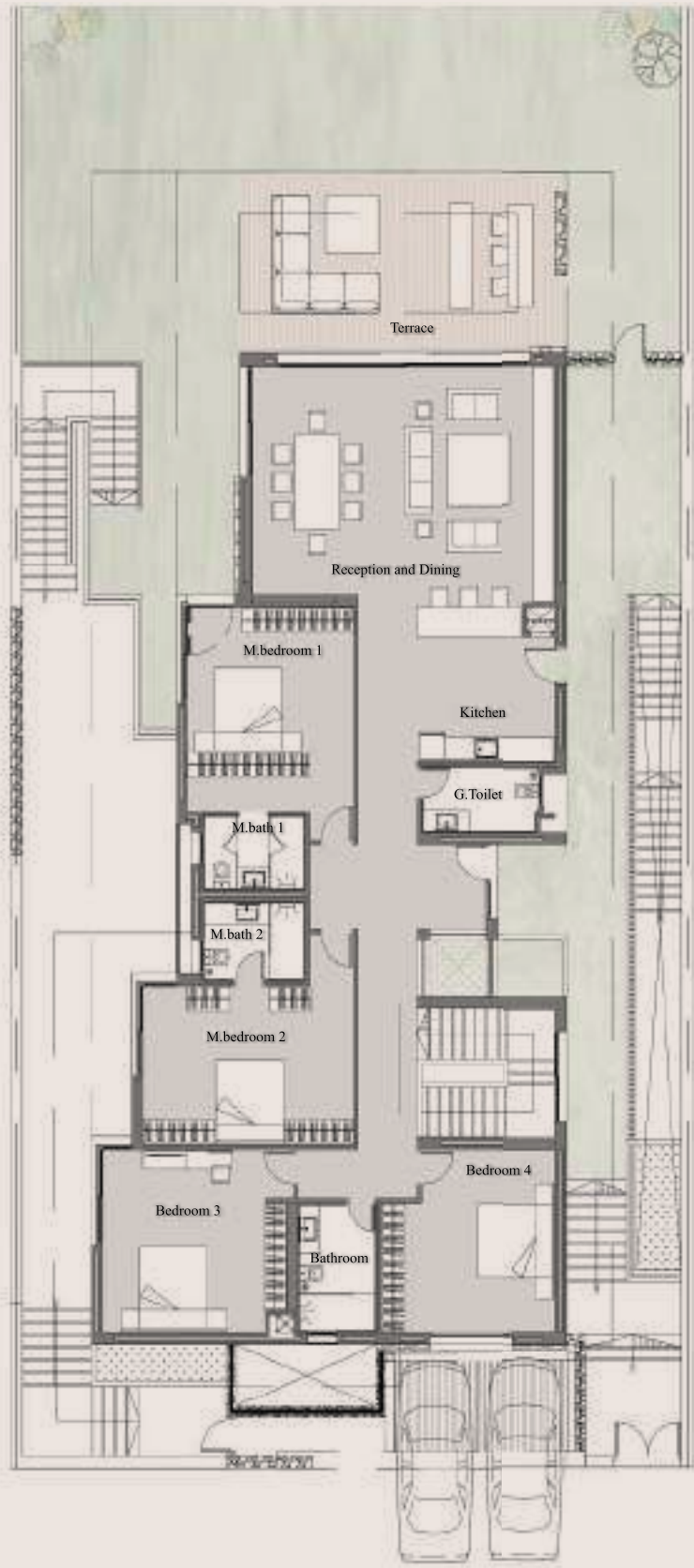
P1 Villa

Pool Level

Unit Area 615 m²

Reception & Dining	8.05 x 5.60 m
Kitchen	3.70 x 3.75 m
Master Bedroom 1	5.00 x 4.40 m
Master Bathroom 1	2.70 x 1.95 m
Master Bedroom 2	5.60 x 3.90 m
Master Bathroom 2	2.70 x 1.90 m
Bedroom 3	4.90 x 4.45 m
Bedroom 4	4.65 x 4.45 m
Bathroom	2.10 x 3.15 m
Guest Toilet	2.95 x 1.60 m
Outdoor Terrace	8.50 x 4.30 m

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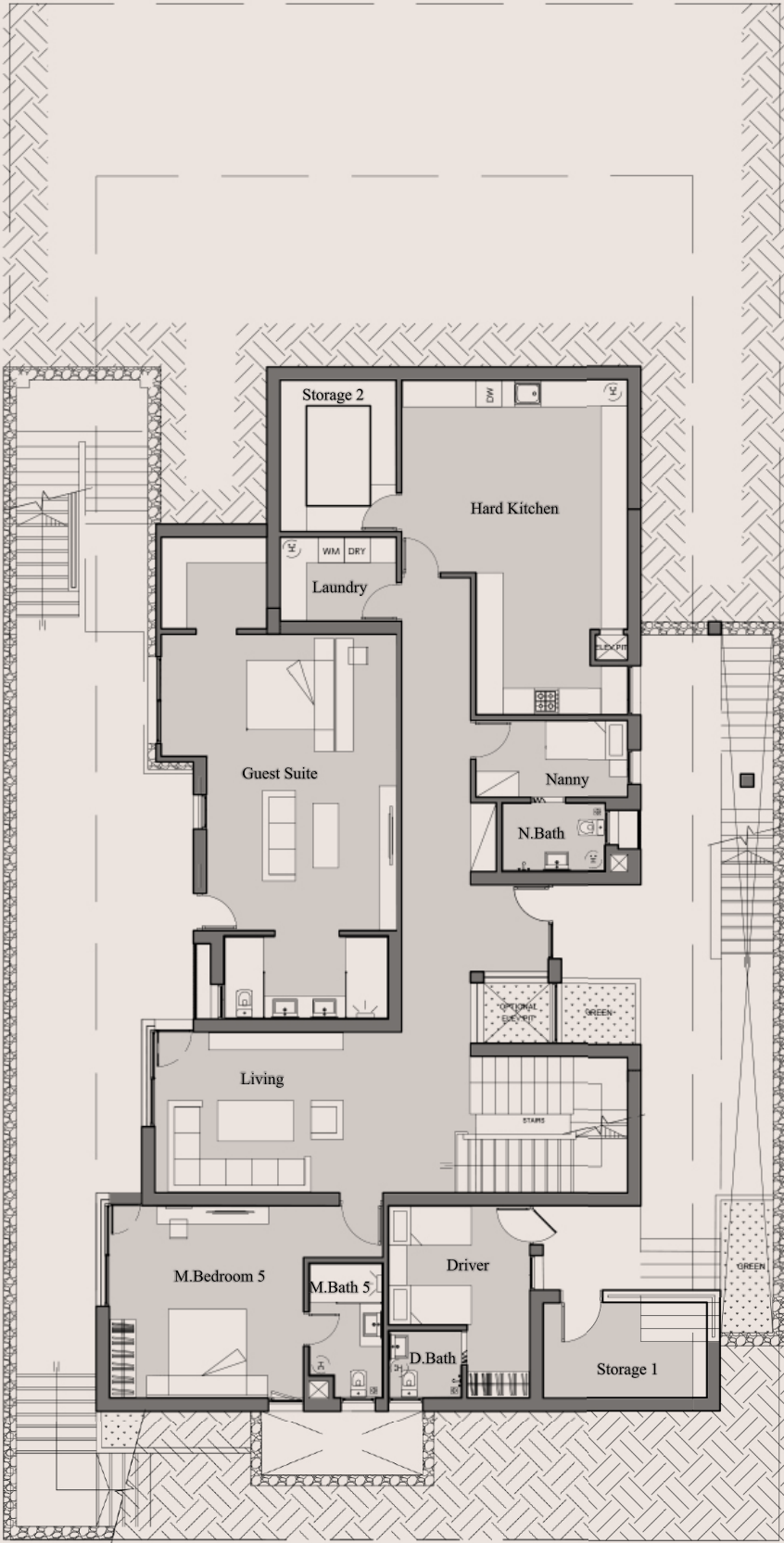
P1 VILLA — POOL LEVEL

P1 Villa

Garden Level
Unit Area 615 m²

Hard Kitchen	5.25 x 7.80 m
Nanny's Bedroom	1.80x 3.50 m
Nanny's Bathroom	1.50 x 2.40 m
Living	5.70 x 3.70 m
Master Bedroom 5	4.45 x 4.50 m
Master Bathroom 5	3.10 x 1.70 m
Guest Suite	5.10 x 9.00 m
Driver's Bedroom	2.80 x 3.30 m
Driver's Bathroom	1.70 x 1.60 m
Storage 1	3.80 x 2.20 m
Storage 2	2.70 x 3.50 m
Laundry	2.00 x 2.10 m

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P2 Villa

Pool Level
Unit Area 395 m²

Master Bedroom 1	4.40 x 3.60 m
Master Bathroom 1	1.90x 2.40 m
Master Bedroom 2	3.95 x 3.40 m
Master Bathroom 2	2.60 x 3.40 m
Living & Dining	7.10 x 5.85 m
Kitchen	3.10 x 3.10 m
Guest Toilet	1.95 x 1.50 m
Terrace	7.70 x 4.00 m

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P2 Villa

Garden Level
Unit Area 395 m²

Master Bedroom 3	4.60 x 3.85 m
Master Bathroom 3	2.15 x 2.15 m
Master Bedroom 4	4.40 x 3.60 m
Master Bathroom 4	1.95 x 2.50 m
Master Bedroom 5	3.95 x 3.40 m
Master Bathroom 5	2.60 x 3.45 m
Hard Kitchen	3.00 x 4.10 m
Nanny's Bedroom	2.40 x 1.70 m
Nanny's Bathroom	2.40 x 1.05 m
Driver's Bedroom	2.50 x 1.90 m
Driver's Bathroom	2.40 x 1.05 m
Play Room	4.40 x 1.60 m
Pump Room	2.90 x 1.50 m
Vestiaire	4.30 x 1.90 m
Water Tank	2.70 x 1.80 m

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Raw and earthy tones give The Vineyard an elegant, understated feel that blends beautifully with its natural surroundings. These single-floor stand-alone villas are thoughtfully designed, offering unobstructed panoramic sea and lagoon views.

With the white sand beach flowing right from their doorsteps, the shoreline becomes a natural extension of their homes, blurring indoor comfort and outdoor serenity.

The Vineyard



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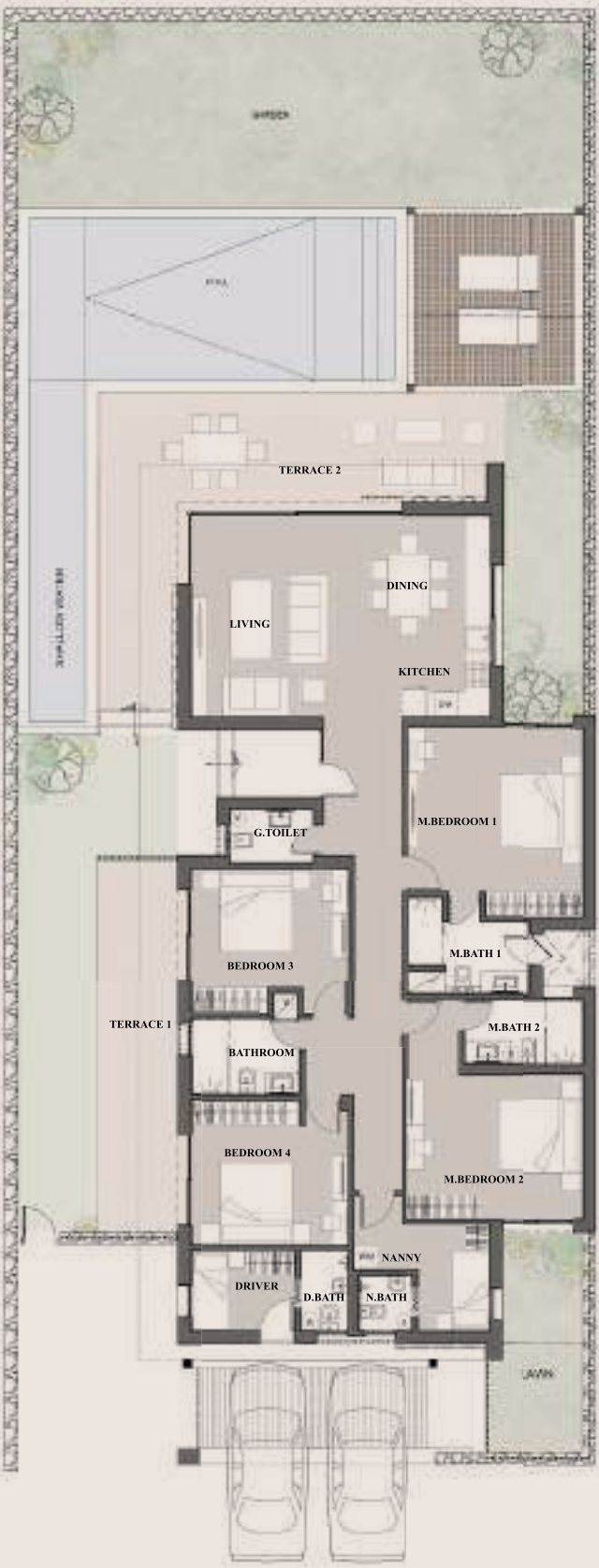


V1 Villa

Ground Floor
Unit Area 265 m²

Reception	4.00 x 5.00 m
Kitchen & Dining	3.40 x 5.00 m
Master Bedroom 1	4.00 x 4.40 m
Master Bathroom 1	2.40 x 3.00 m
Master Bedroom 2	3.60 x 4.40 m
Master Bathroom 2	1.60 x 3.00 m
Guest Toilet	1.30 x 2.00 m
Bedroom 3	3.60 x 3.90 m
Bathroom	1.90 x 2.70 m
Bedroom 4	3.60 x 3.90 m
Nanny's Bedroom	1.80 x 2.65 m
Nanny's Bathroom	1.40 x 1.40 m
Driver's Bedroom	2.00 x 2.60 m
Driver's Bathroom	1.20 x 2.00 m
Terrace 1	2.00 x 9.10 m
Terrace 2	2.45 x 8.60 m

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V1 VILLA — GROUND FLOOR





V2 Villa

Ground Floor
Unit Area 270 m²

Living Room	4.70 x 4.80 m
Kitchen & Dining	4.80 x 5.00 m
Master Bedroom 1	4.00 x 4.40 m
Master Bathroom 1	2.40 x 3.00 m
Master Bedroom 2	3.60 x 4.40 m
Master Bathroom 2	1.60 x 2.90 m
Guest Toilet	1.30 x 2.00 m
Bedroom 3	3.60 x 3.90 m
Bathroom	1.90 x 2.70 m
Bedroom 4	3.60 x 3.90 m
Nanny's Bedroom	2.60 x 2.70 m
Nanny's Bathroom	1.20 x 2.00 m
Driver's Bedroom	2.00 x 2.60 m
Driver's Bathroom	1.20 x 2.00 m
Terrace 1	2.00 x 9.20 m
Terrace 2	2.45 x 8.60 m

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V2 VILLA — GROUND FLOOR





V3 Villa

Ground Floor
Unit Area 270 m²

Living Room	4.00 x 4.80 m
Dining - Soft Kicthen	3.40 x7.00 m
Master Bedroom 1	4.40 x 5.10 m
Master Bathroom 1	1.80 x 2.20 m
Master Bedroom 2	3.90 x 4.30 m
Master Bathroom 2	1.40 x 2.65 m
Guest Toilet	1.00 x 2.20 m
Hard Kitchen	2.00 x 3.90 m
Bedroom 3	3.40 x 3.90 m
Bedroom 4	3.40 x 3.90 m
Bathroom	2.50 x 1.80 m
Nanny's Bedroom	1.70 x 2.65 m
Nanny's Bathroom	1.00 x 2.00 m
Driver's Bedroom	1.80 x 2.00 m
Driver's Bathroom	1.00 x 2.00 m
Terrace	2.20 x 8.60 m

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V3 VILLA — GROUND FLOOR



The Lemon Bliss is an elegantly designed two-storey single villa, thoughtfully crafted to offer a sophisticated living experience. Its architectural layout maximizes space and light, creating an atmosphere of refined comfort.

The Lemon Bliss villas are ideally positioned to show unmatched, sweeping views of the lagoons from both floors. The design and windows give a feeling of openness, creating a serene, tranquil environment.

The Lemon Bliss



فحص الليمون





LB1 Villa

Ground Floor
Unit Area 310 m²

Reception	5.55 x 3.50 m
Kitchen & Dining	5.55 x 4.30 m
Guest Toilet	1.34 x 2.15 m
Patio	3.30 x 3.25 m
Master Bedroom 1	3.90 x 3.85 m
Master Bathroom 1	1.90 x 3.20 m
Nanny's Bedroom	3.70 x 1.60 m
Nanny's Bathroom	1.00 x 2.60 m
Driver's Bedroom	2.35 x 1.90 m
Driver's Bathroom	1.00 x 2.35 m
Terrace	3.20 x 5.90 m
Outdoor Dining	6.15 x 5.10 m

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LB1 VILLA — GROUND FLOOR

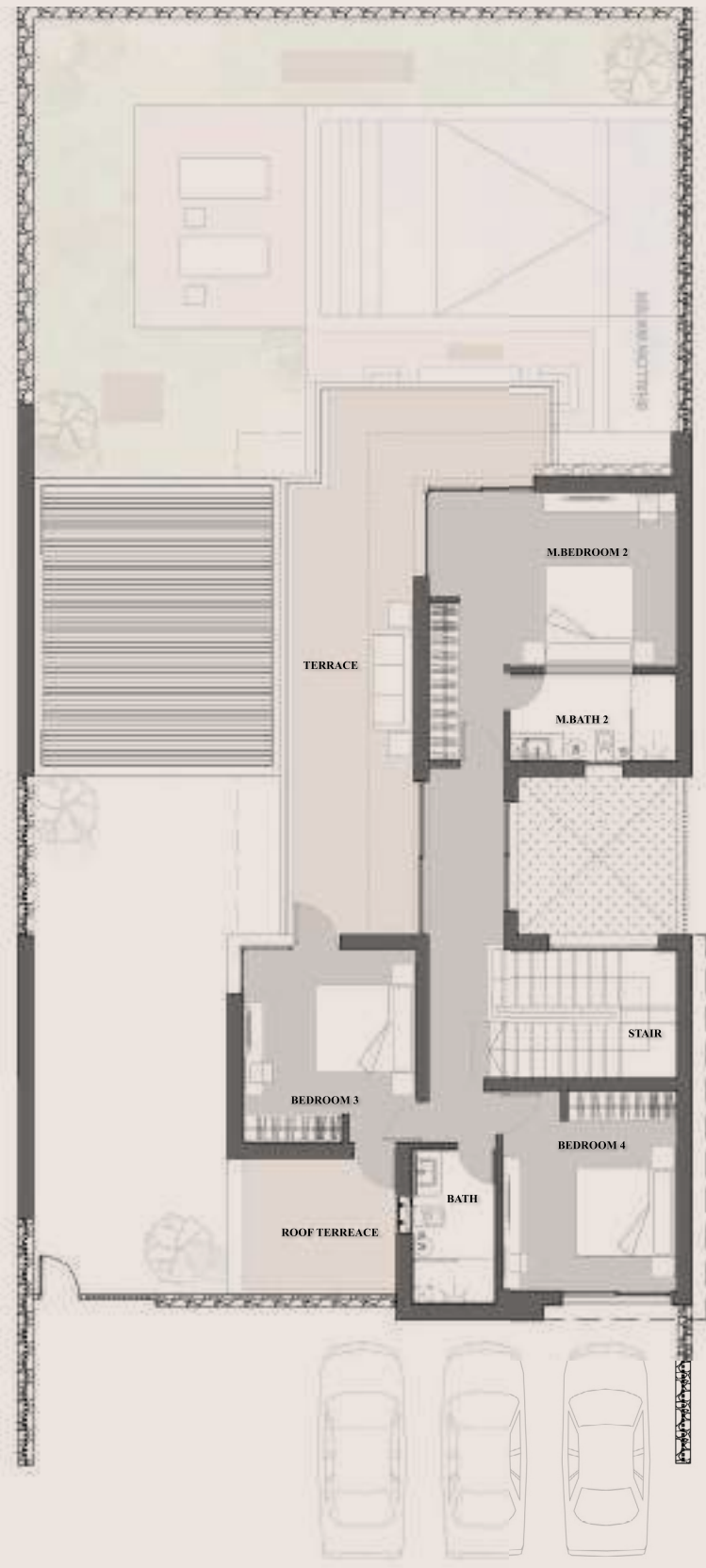
LB1 Villa

First Floor

Unit Area 310 m²

Master Bedroom 2	5.10 x 3.60 m
Master Bathroom 2	1.85 x 3.45 m
Patio	3.30 x 3.25 m
Bedroom 3	4.00 x 3.55 m
Bedroom 4	4.10 x 3.60 m
Bathroom	3.20 x 1.70 m
Roof Terrace	2.70 x 3.20 m
Terrace 2	12.00 x 2.40 m

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LB1 VILLA — FIRST FLOOR





LB2 Villa

Ground Floor
Unit Area 325 m²

Living	4.90 x5.60 m
Dining	4.00 x 4.60 m
Kitchen	2.80 x 4.30 m
Guest Toilet	1.45 x 2.30 m
Master Bedroom 1	3.70 x 4.20 m
Master Bathroom 1	1.60 x 2.70 m
Dressing 1	0.75 x 0.60 m
Nanny's Bedroom	1.80 x 3.60 m
Nanny's Bathroom	1.40 x 2.20 m
Driver's Bedroom	2.30 x 2.20 m
Driver's Bathroom	1.30 x 2.30 m
Terrace	1.00 x 9.00 m
Patio	6.10 x 2.70 m

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LB2 VILLA — GROUND FLOOR

LB2 Villa

First Floor

Unit Area 325 m²

Master Bedroom 2	5.60 x 6.20 m
Master Bathroom 2	1.80 x 3.80 m
Bedroom 3	3.60 x 4.30 m
Bedroom 4	4.20 x 4.00 m
Bathroom	1.80 x 2.60 m
Terrace	2.40 x 9.00 m

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LB2 VILLA — FIRST FLOOR





LB3 Villa

Ground Floor
Unit Area 325 m²

Living Room	3.50 x 5.50 m
Dining & Kitchen	5.50 x 3.70 m
Patio	3.25 x 3.25 m
Guest Toilet	1.50 x 2.60 m
Master Bedroom 1	3.90 x 4.00 m
Master Bathroom 1	3.20 x 1.80 m
Nanny's Bedroom	3.60 x 1.50 m
Nanny's Bathroom	2.60 x 1.00 m
Driver's Bedroom	2.30 x 1.90 m
Driver's Bathroom	1.00 x 2.30 m
Outdoor Dining	6.15 x 4.00 m
Terrace	5.10 x 2.70 m

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LB3 VILLA — GROUND FLOOR

LB3 Villa

First Floor

Unit Area 325 m²

Master Bedroom 2	5.10 x 3.70 m
Master Bathroom 2	3.40 x 1.70 m
Master Bedroom 3	4.30 x 3.50 m
Master Bathroom 3	3.70 x 1.60 m
Bedroom 4	3.60 x 3.90 m
Bedroom 5	3.60 x 4.10 m
Bathroom	3.10 x 1.70 m
Roof Terrace	2.70 x 3.10 m
Terrace	5.20 x 4.90 m

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LB3 VILLA — FIRST FLOOR



The Olive Grove is a charming standalone chalet that offers an exceptional level of privacy, providing a serene retreat away from the hustle and bustle. The design gives you the freedom to choose between two unique living options: a ground floor that opens up to a pristine garden, perfect for outdoor relaxation, or a first floor with a spacious penthouse terrace, offering sweeping views and ample space for entertaining.

Whether you prefer the easy tranquility of lush gardens or the expansive openness of a private terrace, The Olive Grove provides you with an intimate and elevated living experience.

The Olive Grove



وادي الزيتون





O1 Ground Chalet

Ground Floor
Unit Area 190 m²

Reception	3.90 x 4.50 m
Kitchen & Dining	2.50 x 3.20 m
Master Bedroom 1	4.00 x 3.70 m
Master Bathroom 1	1.80 x 2.35 m
Guest Toilet	1.20 x 2.40 m
Patio	1.70 x 1.80 m
Bedroom 2	3.65 x 4.10 m
Bedroom 3	4.10 x 4.20 m
Bathroom	2.40 x 2.45 m
Nanny's Bedroom	2.40 x 3.15 m
Nanny's Bathroom	1.20 x 1.95 m
Storage	1.10 x 2.40 m
Outdoor Dining	4.50 x 5.30 m
Terrace	3.15 x 8.00 m

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O1 Upper Chalet

First Floor + Penthouse
Unit Area 255 m²

Reception	4.90 x 3.90 m
Kitchen & Dining	4.50 x 4.00 m
Bedroom 1	3.90 x 4.00 m
Bathroom	2.30 x 2.70 m
Bedroom 2	4.10 x 3.60 m
Guest Toilet	1.30 x 2.15 m
Terrace	8.55 x 2.90 m

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O1 UNIT 11 – FIRST FLOOR

O1 Upper Chalet

Penthouse Floor
Unit Area 255 m²

Master Bedroom 3	3.90 x 3.90 m
Bathroom 3	2.30 x 2.30 m
Dressing 3	1.50 x 2.30 m
Nanny's Bedroom	2.50 x 2.80 m
Nanny's Bathroom	2.40 x 1.10 m
Roof Terrace	4.90 x 8.00 m
Service Roof	4.00 x 0.60 m

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O2 Ground Chalet

Ground Floor
Unit Area 235 m²

Reception	4.50 x 5.20 m
Kitchen & Dining	2.70 x 3.00 m
Master Bedroom 1	4.85 x 3.65 m
Master Bathroom 1	2.60 x 1.70 m
Dressing 1	2.80 x 1.64 m
Guest Toilet	2.66 x 1.32 m
Master Bedroom 2	4.20 x 3.60 m
Master Bathroom 2	2.70 x 1.80 m
Dressign 2	1.00 x 2.00 m
Master Bedroom 3	4.00 x 3.60 m
Master Bathroom 3	2.50 x 1.65 m
Dressing 3	1.00 x 2.60 m
Master Bedroom 4	4.25 x 3.65 m
Master Bathroom 4	1.75 x 2.40 m
Dressing 4	1.60 x 2.50 m
Nanny's Bedroom	2.95 x 2.20 m
Nanny's Bathroom	2.40 x 1.00 m
Outdoor Dining	5.40 x 3.20 m
Terrace	8.70 x 2.60 m



O2 Upper Chalet

First Floor + Penthouse
Unit Area 365 m²

Living	4.85 x 3.85 m
Kitchen & Dining	4.35 x 3.50 m
Master Bedroom 1	4.70 x 3.80 m
Master Bathroom 1	2.40 x 2.00 m
Dressing 1	2.40 x 1.90 m
Master Bedroom 2	3.60 x 5.10 m
Master Bathroom 2	2.70 x 1.75 m
Dressing 2	2.00 x 1.00 m
Master Bedroom 3	4.00 x 3.60 m
Master Bathroom 3	2.50 x 1.65 m
Dressing 3	2.60 x 1.70 m
Guest Toilet	2.15 x 1.30 m
Nanny's Bedroom	2.15 x 2.00 m
Nanny's Bathroom	2.15 x 1.05 m
Terrace 1	5.70 x 1.50 m

Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.



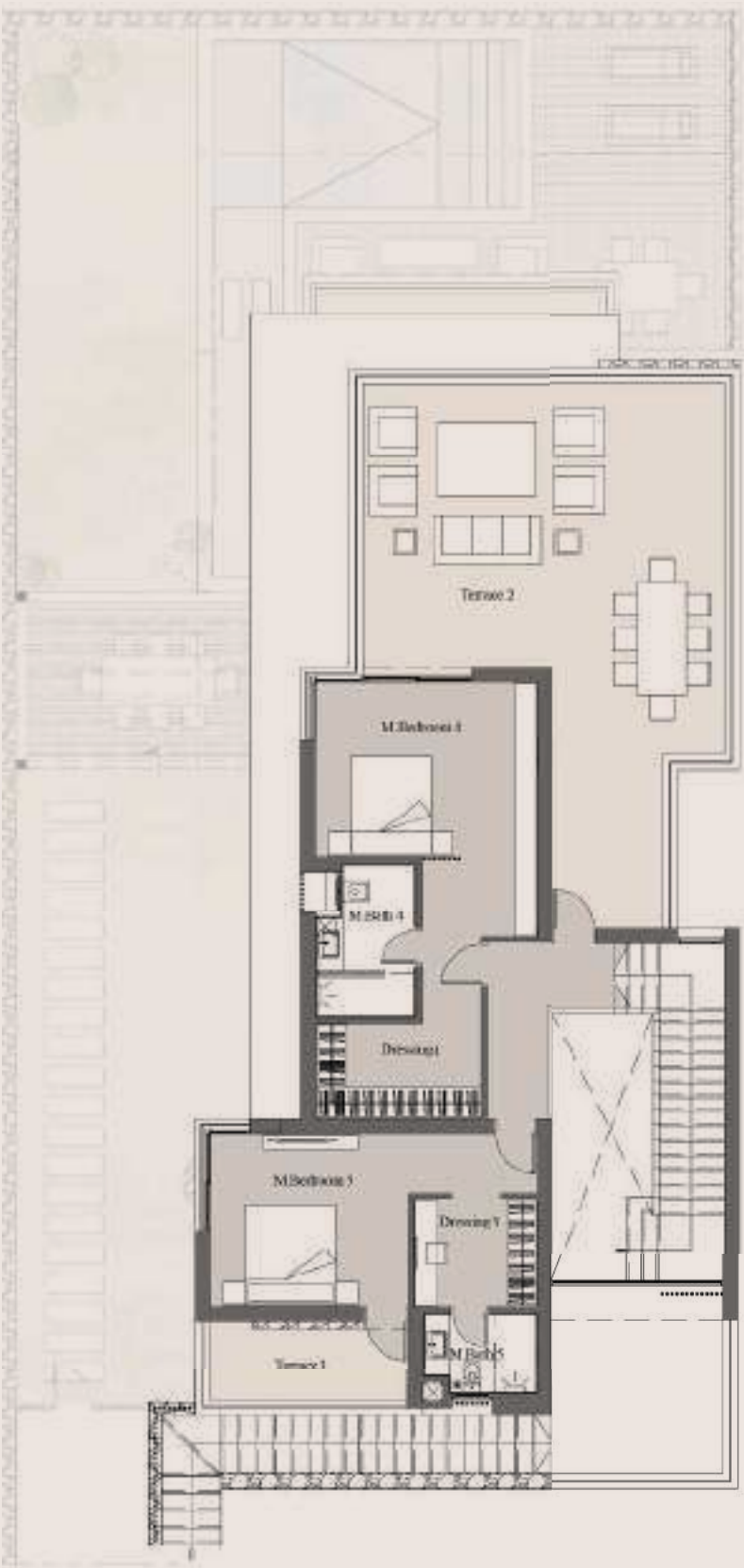
O2 UNIT 11 — FIRST FLOOR

O2 Upper Chalet

Penthouse Floor
Unit Area 365 m²

Master Bedroom 4	4.50 x 5.20 m
Master Bathroom 4	3.15 x 1.50 m
Dressing 4	3.40 x 1.95 m
Master Bedroom 5	4.00 x 3.50 m
Master Bathroom 5	2.30 x 1.65 m
Dressing 5	2.50 x 2.20 m
Terrace 2	7.30 x 7.90 m
Terrace 1	4.10 x 1.80 m

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O2 UNIT 11 — PENTHOUSE FLOOR





O3 Ground Chalet

Ground Floor
Unit Area 210 m²

Reception	5.70 x 4.30 m
Kitchen & Dining	5.70 x 4.30 m
Patio	2.85 x 1.70 m
Bedroom 1	1.50 x 1.70 m
Bedroom 2	3.50 x 4.50 m
Bathroom	2.40 x 2.30 m
Master Bedroom 3	3.60 x 4.80 m
Master Bathroom 3	1.70 x 2.70 m
Nanny's Bedroom	2.40 x 2.80 m
Nanny's Bathroom	1.20 x 2.20 m
Outdoor Dining	4.00 x 5.00 m
Terrace	2.50 x 9.00 m

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O3 UNIT 1 – GROUND FLOOR

O3 Upper Chalet

First Floor + Penthouse
Unit Area 320 m²

Kitchen & Dining	5.70 x 3.80 m
Living	3.70 x 4.80 m
Master Bedroom 1	3.80 x 4.50 m
Master Bathroom 1	1.60 x 3.10 m
Bedroom 2	3.50 x 4.50 m
Bathroom	1.60 x 2.70 m
Bedroom 3	3.50 x 4.80 m
Guest Toilet	2.80 x 1.50 m
Terrace 1	1.40 x 6.10 m

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O3 UNIT 11 — FIRST FLOOR

O3 Upper Chalet

Penthouse Floor
Unit Area 320 m²

Master Bedroom 4	3.80 x 4.30 m
Master Bathroom 4	1.80 x 3.10 m
Dressing 4	2.40 x 3.10 m
Nanny's Bedroom	2.80 x 2.90 m
Nanny's Bathroom	2.80 x 1.40 m
Roof Terrace	8.70 x 4.60 m
Terrace 1	1.20 x 4.80 m

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The Melon Villas are two serenely delightful semi-attached villas, thoughtfully designed to offer both comfort and character. With four to five bedrooms in each home, these charming villas are ideal for families seeking space without compromising on intimacy. These homes are set apart by a distinctive 4-meter elevation between each row, ensuring enhanced privacy, natural light.

Whether you're drawn to the warmth of a shared community or the serenity that comes with elevated living, The Melon Villas bring together thoughtful design and a peaceful atmosphere to create a truly welcoming retreat.

The Melon Villas



ممشى الكنتاوير





M1 Unit 01

Ground Floor
Unit Area 275 m²

Reception	3.10 x 2.70 m
Dining	4.00 x 3.40 m
Kitchen	1.60 x 6.10 m
Guest Toilet	1.20 x 1.70 m
Master Bedroom 1	3.90 x 3.60 m
Master Bathroom 1	1.70 x 2.70 m
Nanny's Bedroom	1.90 x 2.60 m
Driver's Bathroom	1.00 x 1.90 m

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M1 VILLA — GROUND LEVEL

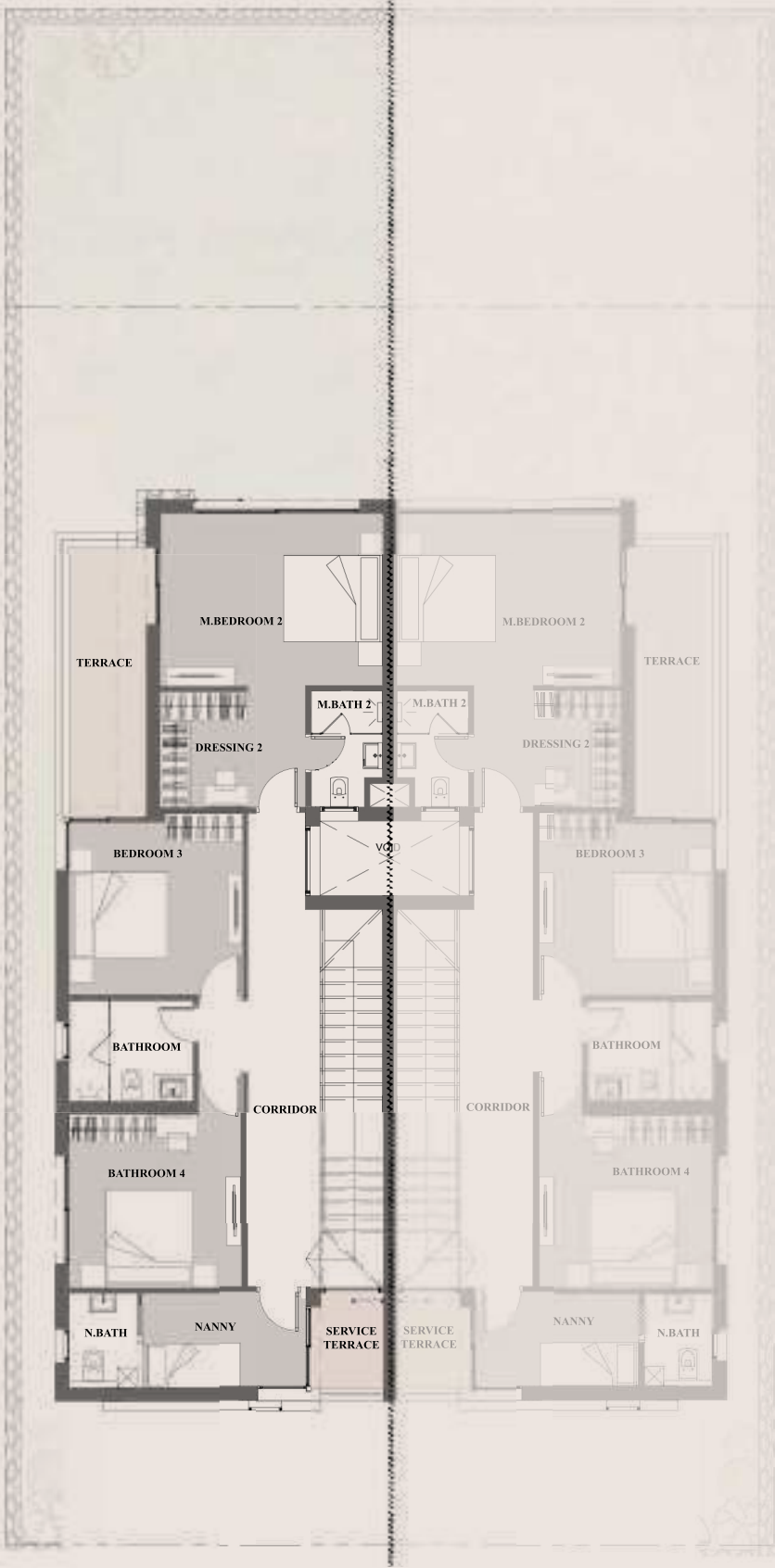
M1 Unit 01

First Floor

Unit Area 275 m²

Master Bedroom 2	4.60 x 3.60 m
Master Bathroom 2	2.40 x 1.40 m
Dressing 2	2.40 x 3.50 m
Bedroom 3	3.70 x 3.60 m
Bedroom 4	3.60 x 3.60 m
Bathroom	2.00 x 2.50 m
Nanny's Bedroom	3.60 x 1.90 m
Nanny's Bathroom	1.90 x 1.40 m
Terrace	1.60 x 5.40 m

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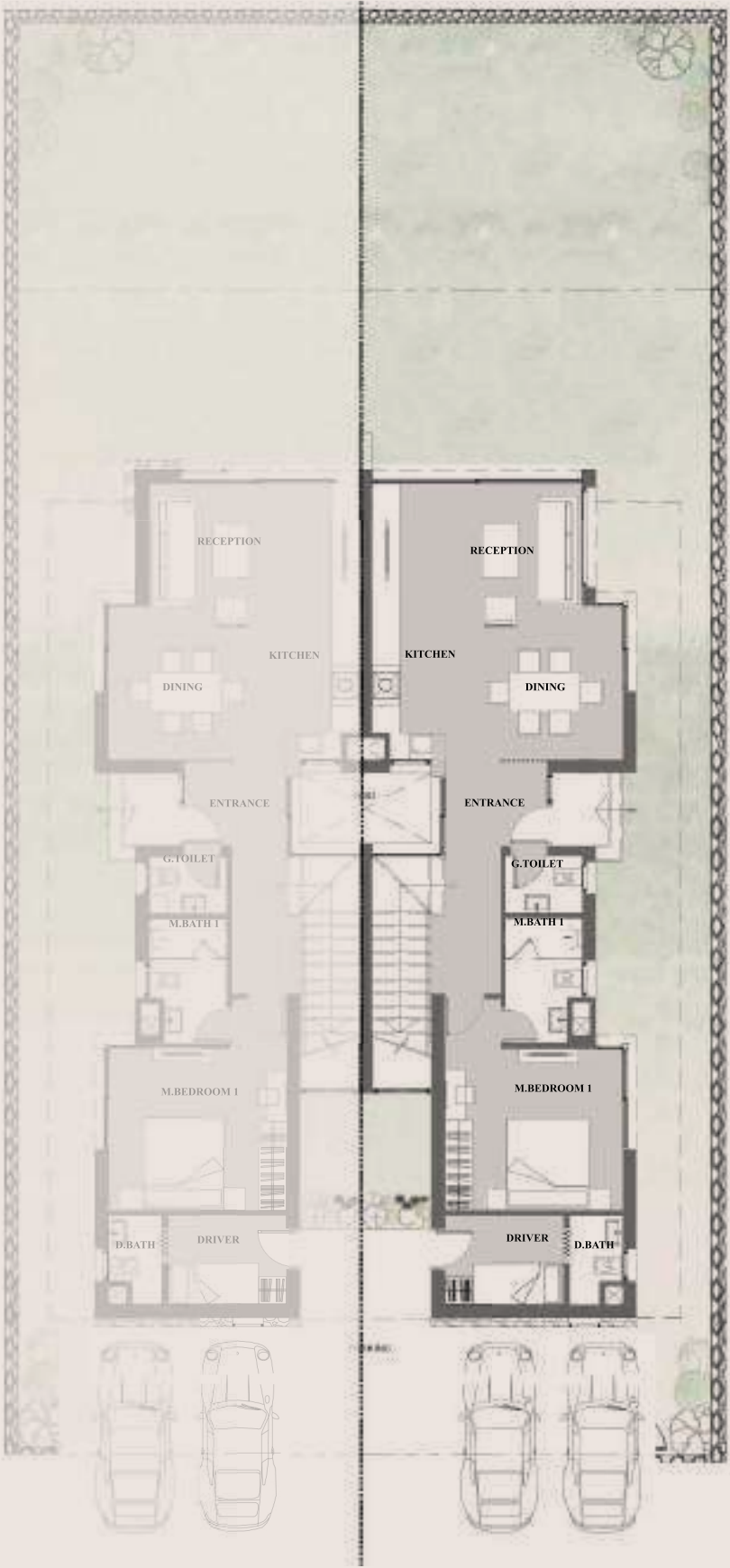
MI VILLA — FIRST LEVEL

M1 Unit 02

Ground Floor
Unit Area 275 m²

Reception	3.10 x 2.70 m
Dining	4.00 x 3.40 m
Kitchen	1.60 x 6.10 m
Guest Toilet	1.20 x 1.70 m
Master Bedroom 1	3.90 x 3.60 m
Master Bathroom 1	1.70 x 2.70 m
Driver's Bedroom	1.90 x 2.60 m
Driver's Bathroom	1.00 x 1.90 m

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M1 VILLA — GROUND LEVEL

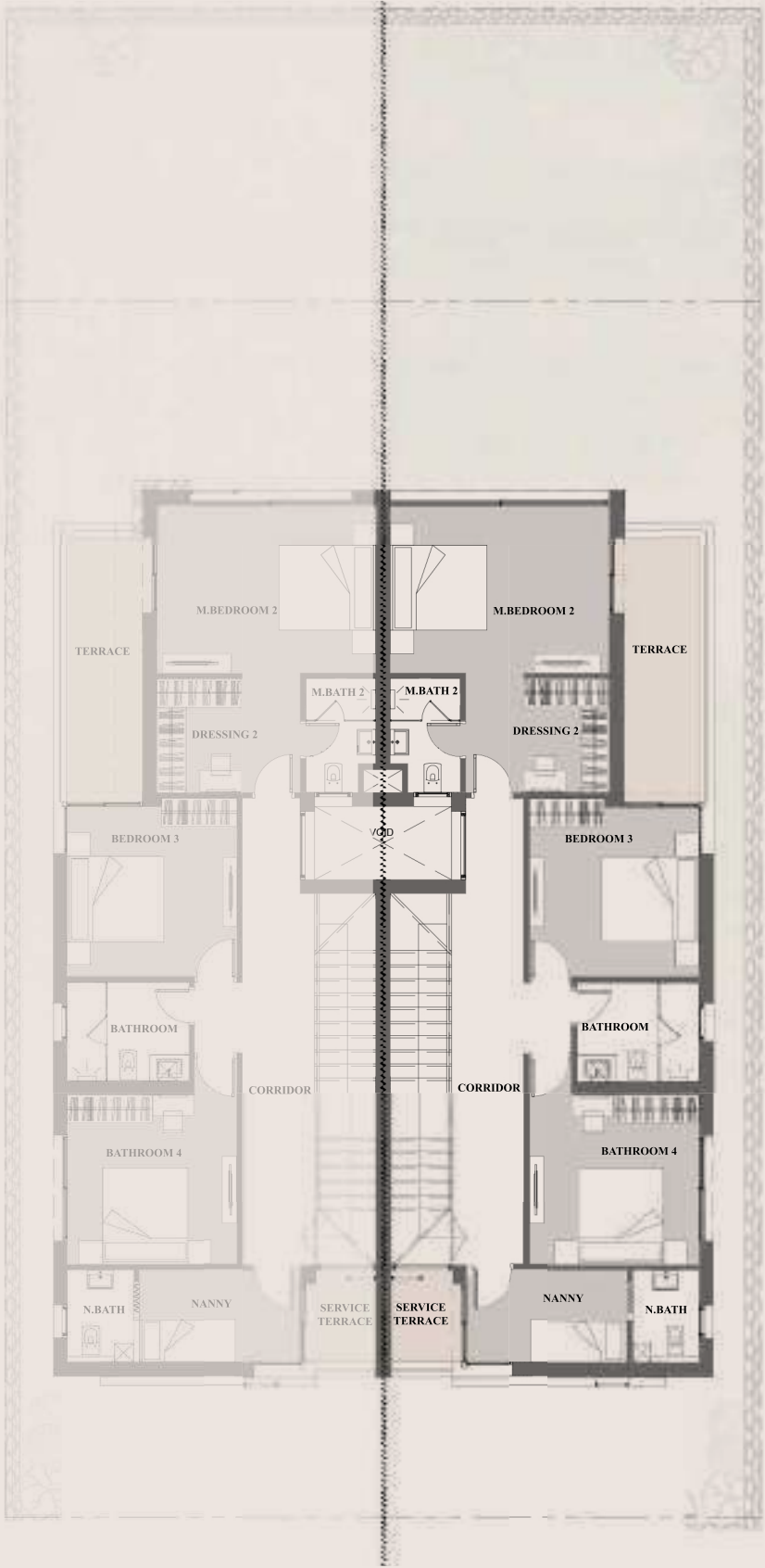
M1 Unit 02

First Floor

Unit Area 275 m²

Master Bedroom 2	4.60 x 3.60 m
Master Bathroom 2	2.40 x 1.40 m
Dressing 2	2.40 x 3.50 m
Bedroom 3	3.70 x 3.60 m
Bedroom 4	3.60 x 3.60 m
Bathroom	2.00 x 2.50 m
Nanny's Bedroom	3.60 x 1.90 m
Nanny's Bathroom	1.90 x 1.40 m
Terrace	1.60 x 5.40 m

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MI VILLA — FIRST LEVEL





M2 Unit 01

Lower Floor
Unit Area 403 m²

Nanny's Bedroom	3.35 x 3.60 m
Nanny's Bathroom	1.50 x 2.15 m
Driver's Bedroom	2.40 x 2.25 m
Driver's Bathroom	2.40 x 1.15 m
Laundry	2.65 x 1.50 m
Storage	2.00 x 4.00 m
Hard Kitchen	5.10 x 5.50 m

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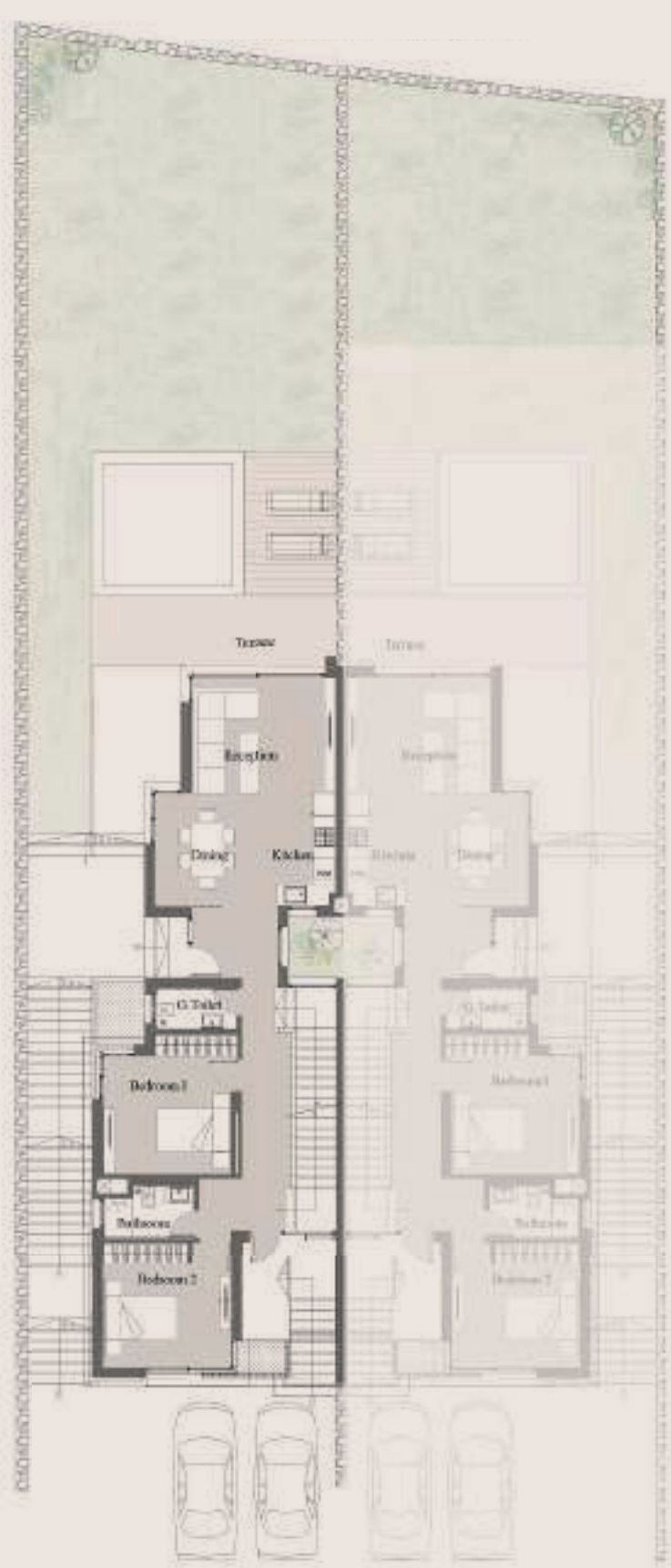


M2 Unit 01

Ground Floor
Unit Area 403 m²

Reception	3.25 x 4.10 m
Dining	3.20 x 3.50 m
Kitchen	3.20 x 1.65 m
Guest Toilet	2.35 x 1.20 m
Bedroom 1	3.30 x 3.60 m
Bedroom 2	3.50 x 3.60 m
Bathroom	2.60 x 1.50 m
Terrace	6.85 x 2.00 m

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M2 VILLA — GROUND LEVEL

M2 Unit 01

First Floor

Unit Area 403 m²

Master Bedroom 3	4.10 x 4.00 m
Master Bathroom 3	1.50 x 2.35 m
Dressing 3	2.50 x 1.40 m
Master Bedroom 4	3.80 x 3.60 m
Master Bathroom 4	2.60 x 1.50 m
Master Bedroom 5	4.25 x 3.60 m
Master Bathroom 5	2.60 x 1.50 m
Terrace 1	6.20 x 2.25 m
Terrace 2	3.70 x 0.80 m

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M2 Unit 02

Lower Floor
Unit Area 403 m²

Nanny's Bedroom	3.33 x 3.60 m
Nanny's Bathroom	1.48 x 2.16 m
Driver's Bedroom	2.40 x 2.25 m
Driver's Bathroom	2.40 x 1.15 m
Laundry	2.65 x 1.48 m
Storage	2.00 x 4.00 m
Hard Kitchen	5.10 x 5.50 m

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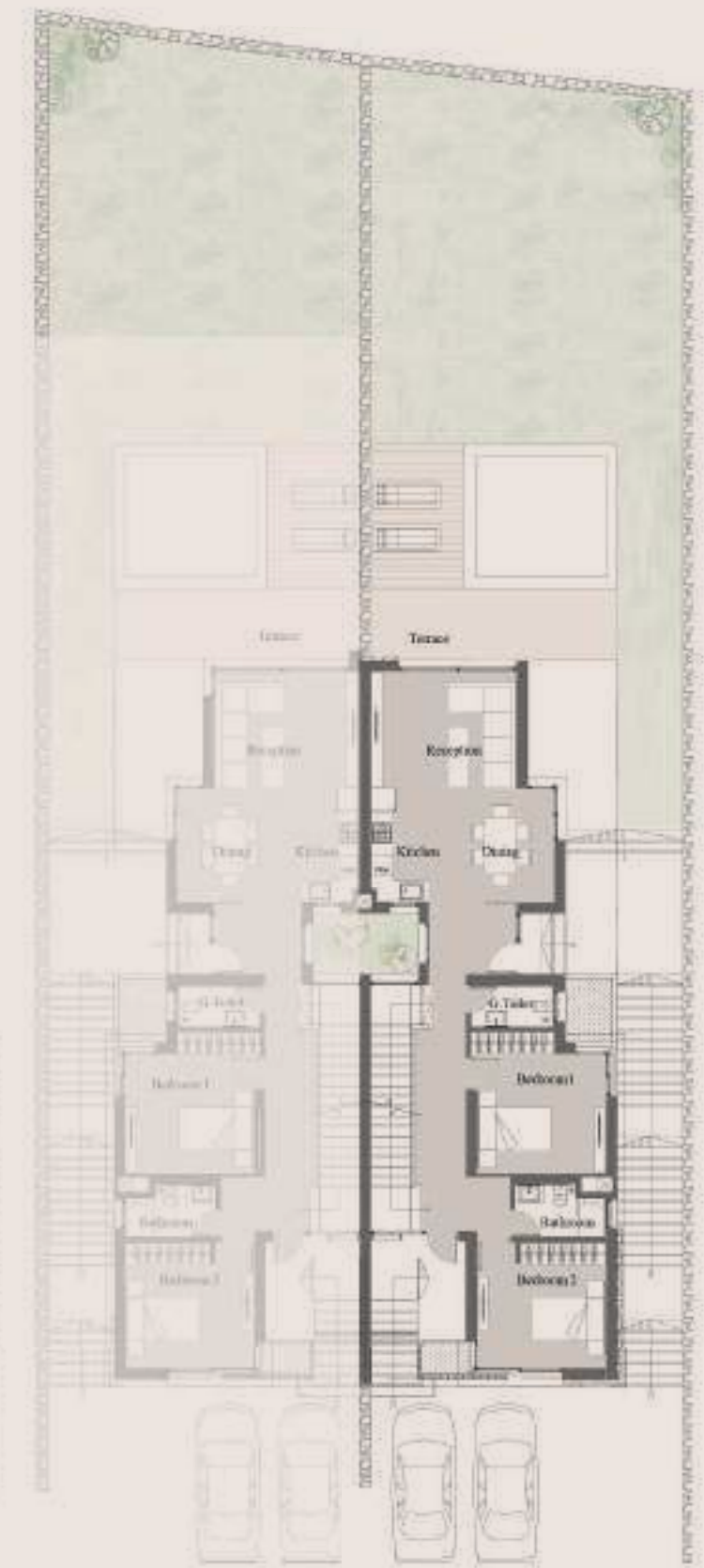
M2 VILLA — LOWER LEVEL

M2 Unit 02

Ground Floor
Unit Area 403 m²

Reception	3.25 x 4.10 m
Dining	3.20 x 3.50 m
Kitchen	3.20 x 1.65 m
Guest Toilet	2.35 x 1.20 m
Bedroom 1	3.30 x 3.60 m
Bedroom 2	3.50 x 3.60 m
Bathroom	2.60 x 1.50 m
Terrace	6.90 x 2.00 m

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M2 Unit 01

First Floor

Unit Area 403 m²

Master Bedroom 3	4.07 x 4.00 m
Master Bathroom 3	1.51 x 2.34 m
Dressing 3	2.52 x 1.42 m
Master Bedroom 4	4.78 x 3.60 m
Master Bathroom 4	2.56 x 1.52 m
Master Bedroom 5	4.25 x 3.60 m
Master Bathroom 5	2.56 x 1.52 m
Terrace 1	6.20 x 2.23 m
Terrace 2	3.70 x 0.80 m

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The Clementine Villas are elegant, three-bedroom stand-alone residences that provide a harmonious blend of privacy and comfort. Thoughtfully designed to cater to both relaxation and functionality, these villas offer a serene living experience within a refined setting. Villas are delivered fully finished.

The Clementine Villas



نسيم الكلمنتينا





C Villa

Ground Floor

Unit Area 170 m²

Reception	3.60 x 5.80 m
Dining	3.30 x 2.80 m
Kitchen	3.00 x 2.20 m
Guest Toilet	1.15 x 1.50 m
Nanny's Bedroom	3.00 x 1.90 m
Nanny's Bathroom	1.10 x 1.50 m
Laundry Room	1.10 x 1.35 m
Terrace	6.70 x 3.15 m

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C VILLA — GROUND LEVEL

C Villa

First Floor

Unit Area 170 m²

Master Bedroom 1	3.60 x 4.00 m
Master Bathroom 1	2.70 x 1.50 m
Bedroom 2	3.60 x 3.60 m
Bedroom 3	3.60 x 3.50 m
Bathroom	1.50 x 2.40 m
Kitchenette	0.60 x 1.80 m
Terrace	2.50 x 2.10 m

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C VILLA — FIRST LEVEL



The Fig Cluster is the ideal choice for families or the avid outings enthusiast. Designed with comfort and functionality in mind, it offers the right balance of privacy and openness, making it easy to settle in and even easier to step out.

Whether you're enjoying a quiet weekend at home or a spontaneous day of adventure, The Fig Cluster adapts to every rhythm of seaside living. Surrounded by lush open spaces and thoughtfully connected to all nearby amenities, it provides a peaceful retreat where comfort comes naturally.

The Fig Cluster



بستان التيين





F1 Unit 01 & 02

Ground Floor
Unit Area 170 m²

Living Room	4.20 x 4.10 m
Kitchen	2.50 x 2.50 m
Guest Toilet	1.40 x 1.80 m
Master Bedroom 1	4.20 x 3.70 m
Master Bathroom 1	1.90 x 3.00 m
Bedroom 2	3.70 x 3.90 m
Bedroom 3	3.70 x 3.80 m
Bathroom	2.00 x 2.30 m
Nanny's Bedroom	2.50 x 1.80 m
Nanny's Bathroom	1.50 x 1.80 m
Terrace	3.50 x 4.00 m
Outdoor Dining	4.20 x 2.25 m

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F1 CHALET — GROUND FLOOR

F1 Unit 11 & 12

First Floor

Unit Area 170 m²

Living Room	4.20 x 4.60 m
Kitchen	3.00 x 2.50 m
Guest Toilet	1.40 x 1.80 m
Master Bedroom 1	3.70 x 4.20 m
Master Bathroom 1	3.00 x 1.90 m
Bedroom 2	3.70 x 3.90 m
Bedroom 3	3.70 x 3.80 m
Bathroom	2.00 x 2.30 m
Nanny's Bedroom	2.50 x 1.80 m
Nanny's Bathroom	1.50 x 1.80 m
Terrace	3.50 x 4.00 m

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F1 Unit 21 & 22

Penthouse Floor

Unit Area 115 m²

Living Room	4.20 x 4.10 m
Kitchen	3.50 x 2.40 m
Guest Toilet	1.90 x 2.20 m
Master Bedroom 1	3.70 x 4.20 m
Master Bathroom 1	2.00 x 2.30 m
Terrace 1	8.20 x 5.70 m
Terrace 2	3.70 x 4.00 m



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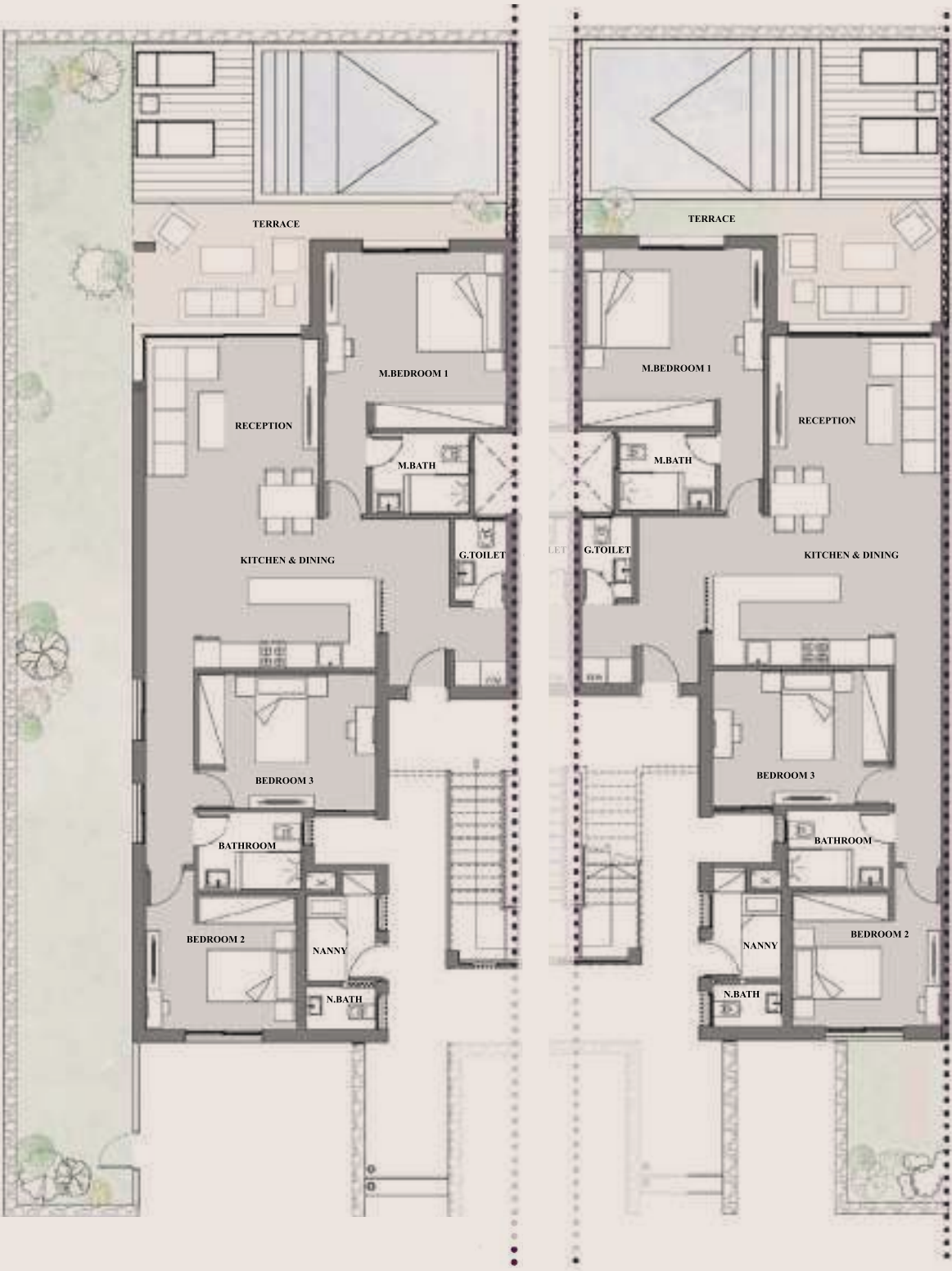


F2 Unit 01 & 02

Ground Floor
Unit Area 160 m²

Reception	4.40 x 3.60 m
Kitchen & Dining	4.00 x 5.40 m
Guest Toilet	1.90 x 1.20 m
Master Bedroom 1	4.10 x 4.25 m
Master Bathroom 1	1.80 x 2.22 m
Bedroom 2	4.10 x 3.10 m
Bedroom 3	3.50 x 3.10 m
Bathroom	1.80 x 2.40 m
Nanny's Bedroom	2.00 x 1.60 m
Nanny's Bathroom	1.60 x 1.00 m
Outdoor Terrace	4.15 x 3.40 m

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F2 CHALET — GROUND FLOOR

F2 Unit 03 & 04

Ground Floor
Unit Area 160 m²

Reception	4.40 x 3.60 m
Kitchen & Dining	4.00 x 5.40 m
Guest Toilet	1.90 x 1.20 m
Master Bedroom 1	4.10 x 4.25 m
Master Bathroom 1	1.80 x 2.20 m
Bedroom 2	4.10 x 3.10 m
Bedroom 3	3.50 x 3.10 m
Bathroom	1.80 x 2.40 m
Nanny's Bedroom	2.00 x 1.60 m
Nanny's Bathroom	1.60 x 1.00 m
Outdoor Terrace	4.15 x 3.40 m

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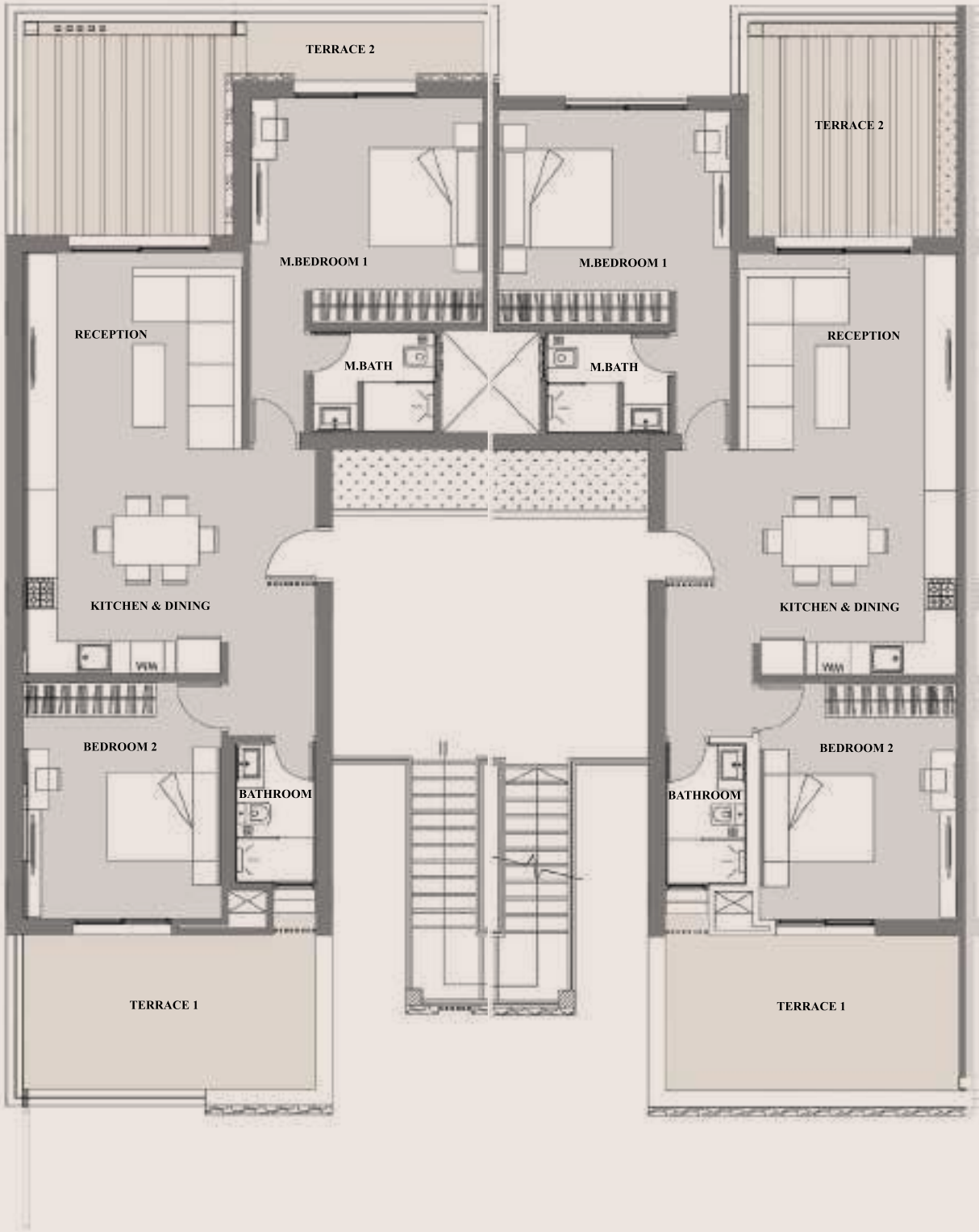
F2 Unit 11 & 12

First Floor

Unit Area 130 m²

Reception	4.40 x 4.20 m
Kitchen & Dining	4.20 x 5.30 m
Guest Toilet	2.50 x 1.40 m
Master Bedroom 1	4.20 x 4.10 m
Master Bathroom 1	1.80 x 2.20 m
Bedroom 2	4.30 x 3.60 m
Terrace 1	5.30 x 2.80 m
Terrace 2	3.90 x 5.00 m

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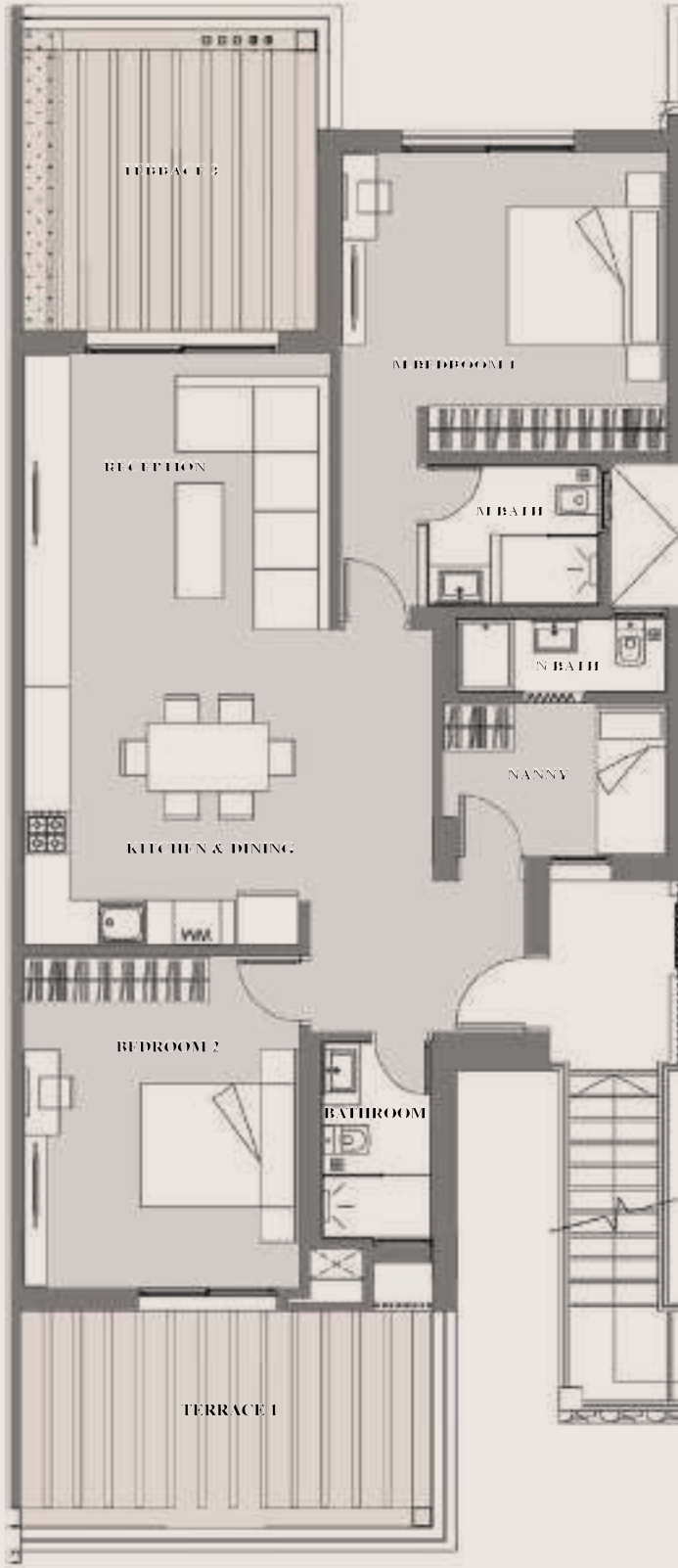
F2 Unit 13

First Floor

Unit Area 140 m²

Reception	4.00 x 4.20 m
Kitchen & Dining	4.20 x 5.30 m
Guest Toilet	2.50 x 1.40 m
Master Bedroom 1	4.20 x 4.10 m
Master Bathroom 1	1.80 x 2.20 m
Bedroom 2	4.30 x 3.60 m
Nanny's Bedroom	2.90 x 2.00 m
Nanny's Bathroom	0.90 x 2.70 m
Terrace 1	5.30 x 2.80 m
Terrace 2	3.90 x 5.00 m

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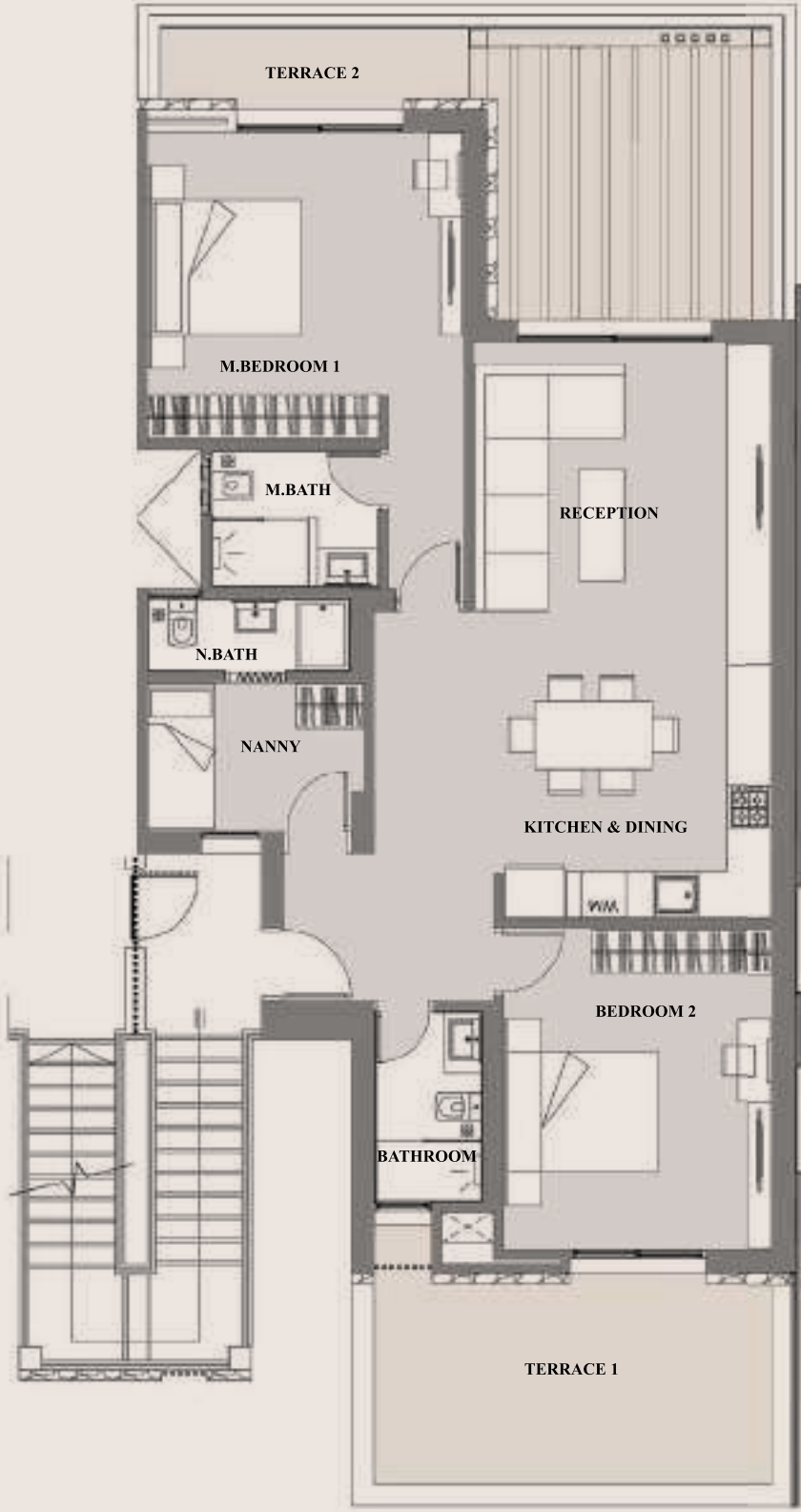
F2 CHALET — FIRST FLOOR

F2 Unit 14

First Floor + Penthouse
Unit Area 200 m²

Reception	4.00 x 4.20 m
Kitchen & Dining	4.20 x 5.30 m
Guest Toilet	2.50 x 1.40 m
Master Bedroom 1	4.20 x 4.10 m
Master Bathroom 1	1.80 x 2.20 m
Bedroom 2	4.30 x 3.60 m
Nanny's Bedroom	2.90 x 2.00 m
Nanny's Bathroom	0.90 x 2.70 m
Terrace 1	5.30 x 2.80 m
Terrace 2	3.60 x 5.00 m

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F2 CHALET — FIRST FLOOR

F2 Unit 14

Penthouse Floor
Unit Area 200 m²

Reception	10.00 x 6.30 m
Kitchen & Dining	2.60 x 1.10 m
Guest Toilet	3.00 x 1.80 m



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F2 Unit 21

Penthouse Floor
Unit Area 280 m²

Reception	4.40 x 5.30 m
Kitchen & Dining	3.40 x 4.20 m
Guest Toilet	1.20 x 1.60 m
Master Bedroom 1	4.20 x 3.60 m
Master Bathroom 1	2.80 x 1.40 m
Master Bedroom 2	4.20 x 3.60 m
Master Bathroom 2	2.80 x 1.40 m
Master Bedroom 3	4.20 x 4.00 m
Master Bathroom 3	2.60 x 1.90 m
Master Bedroom 4	4.90 x 5.30 m
Master Bathroom 4	2.50 x 1.80 m
Terrace 1	3.30 x 3.80 m
Roof	7.50 x 14.60 m



Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.



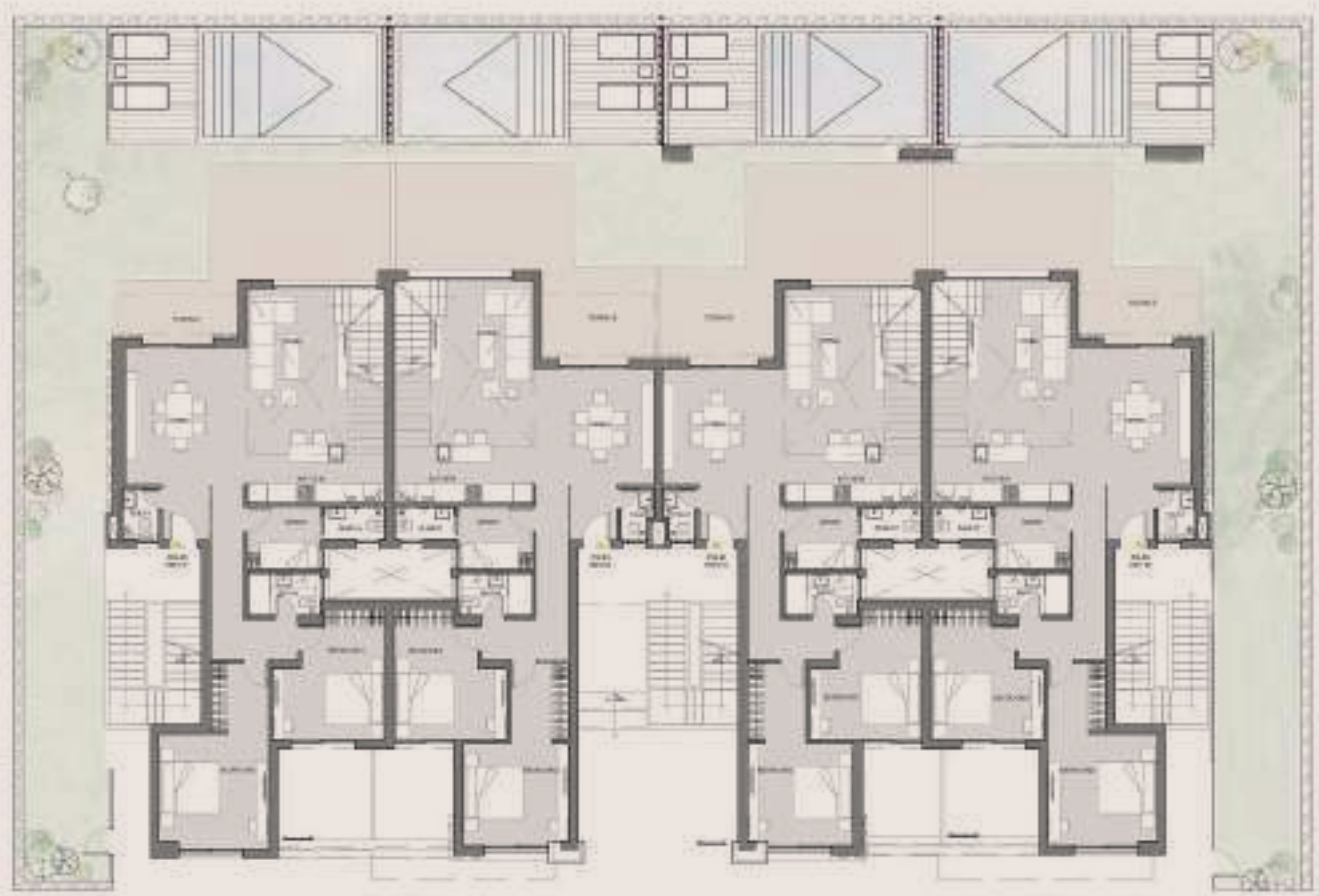


F3 Ground Loft Unit 01 & 04

Ground Floor
Unit Area 350 m²

Dining	4.70 x 4.15 m
Living & Kitchen	7.30 x 4.80 m
Guest Toilet	1.75 x 1.30 m
Bedroom 1	4.50 x 3.90 m
Bedroom 2	4.00 x 3.75 m
Dressing 2	2.40 x 2.00 m
Bathroom	1.50 x 2.55 m
Nanny's Bedroom	2.15 x 2.55 m
Nanny's Bathroom	1.15 x 2.00 m
Terrace	3.10 x 3.20 m
Outdoor Terrace	5.00 x 6.70 m

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F3 Ground Loft Unit 01 & 04

First Floor

Unit Area 350 m²

Living & Kitchen	3.75 x 4.75 m
Master Bedroom	4.80 x 4.00 m
Master Bathroom	1.70 x 2.90 m
Bedroom 3	4.50 x 3.90 m
Bedroom 4	3.95 x 3.75 m
Dressing 4	2.40 x 2.00 m
Bathroom	1.50 x 2.55 m
Terrace 1	3.30 x 3.20 m
Terrace 2	1.20 x 4.00 m



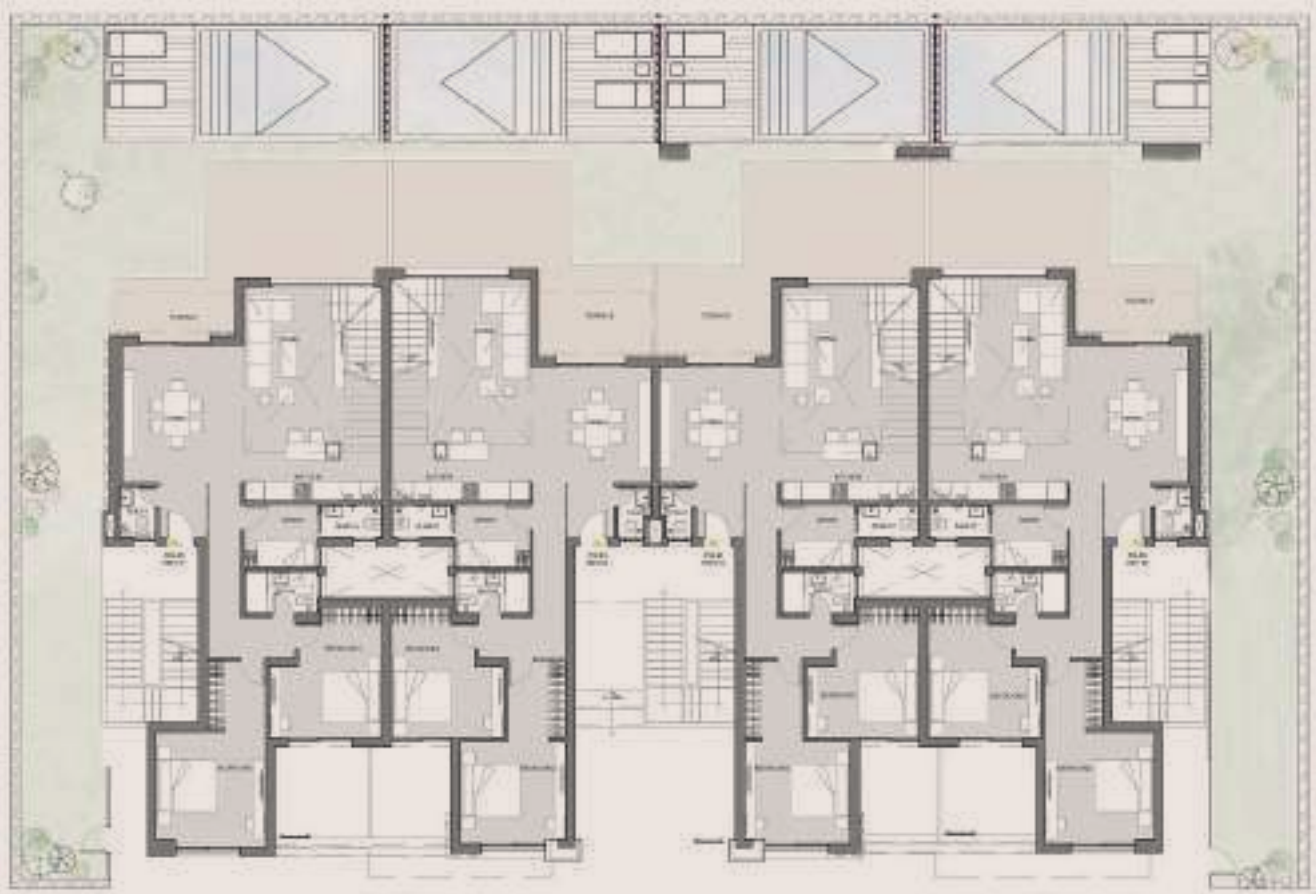
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F3 Ground Loft Unit 02 & 03

Ground Floor
Unit Area 335 m²

Dining	4.00 x 4.15 m
Living & Kitchen	7.60 x 4.80 m
Guest Toilet	1.75 x 1.15 m
Bedroom 1	4.50 x 3.90 m
Bedroom 2	3.50 x 3.65 m
Dressing 2	2.80 x 2.00 m
Bathroom	1.50 x 2.55 m
Nanny's Bedroom	2.15 x 2.55 m
Nanny's Bathroom	1.15 x 2.00 m
Terrace	3.10 x 2.70 m
Outdoor Terrace	5.20 x 6.70 m

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F3 Ground Loft Unit 02 & 03

First Floor

Unit Area 335 m²

Living & Kitchen	4.00 x 4.75 m
Master Bedroom	4.00 x 4.00 m
Master Bathroom	1.70 x 2.80 m
Bedroom 3	4.50 x 3.90 m
Bedroom 4	3.50 x 3.65 m
Dressing 4	2.80 x 2.00 m
Bathroom	1.50 x 2.55 m
Terrace 1	4.30 x 3.70 m

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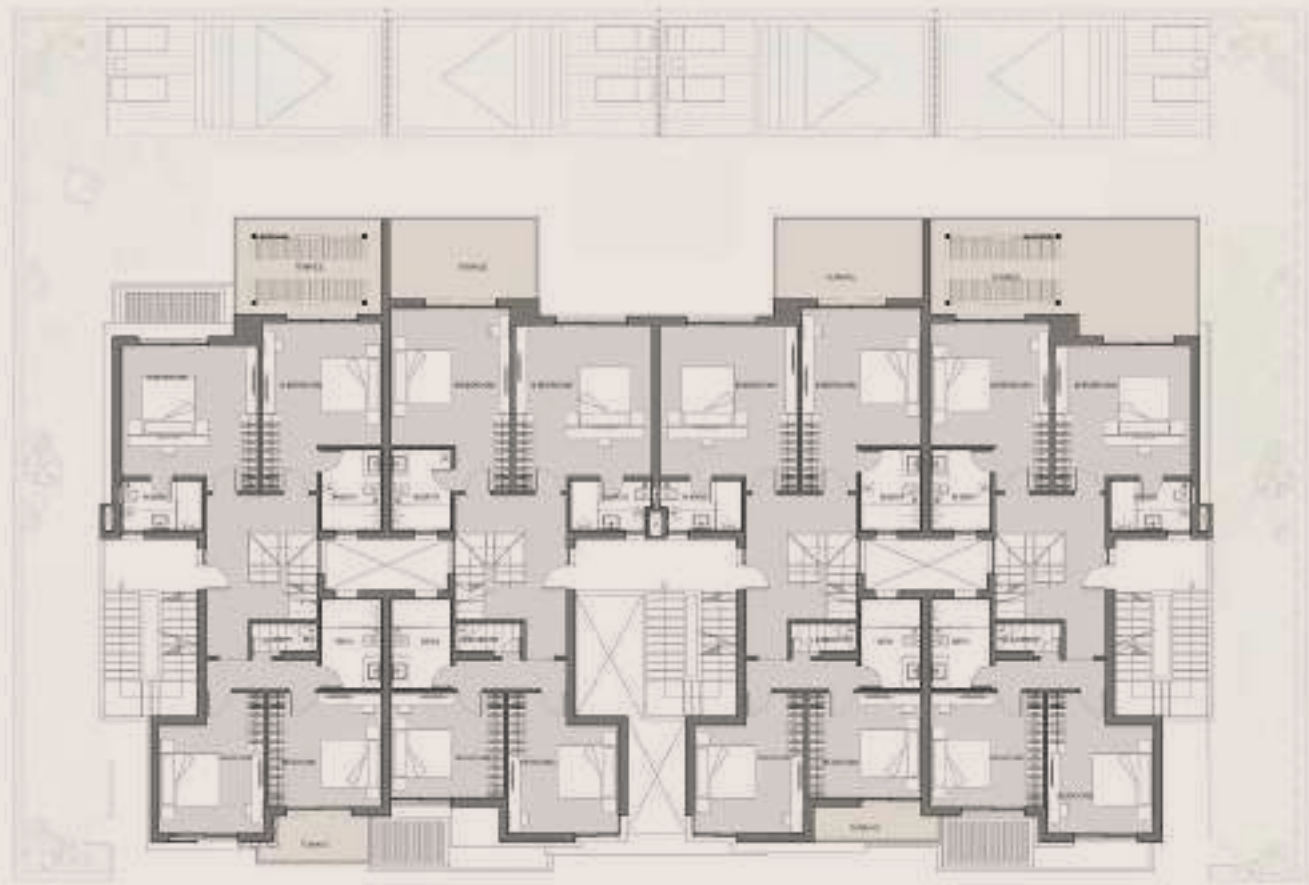


F3 Upper Loft Unit 11, 12 & 14

Second Floor
Unit Area 265 m²

Master Bedroom 1	5.00 x 4.70 m
Master Bathroom 1	1.70 x 2.80 m
Master Bedroom 2	5.75 x 4.10 m
Master Bathroom 2	2.75 x 2.10 m
Laundry	1.10 x 2.25 m
Bathroom	3.00 x 2.10 m
Bedroom 3	3.70 x 3.75 m
Bedroom 4	3.90 x 3.90 m
Terrace 1	3.20 x 4.90 m
Terrace 2	1.50 x 3.10 m

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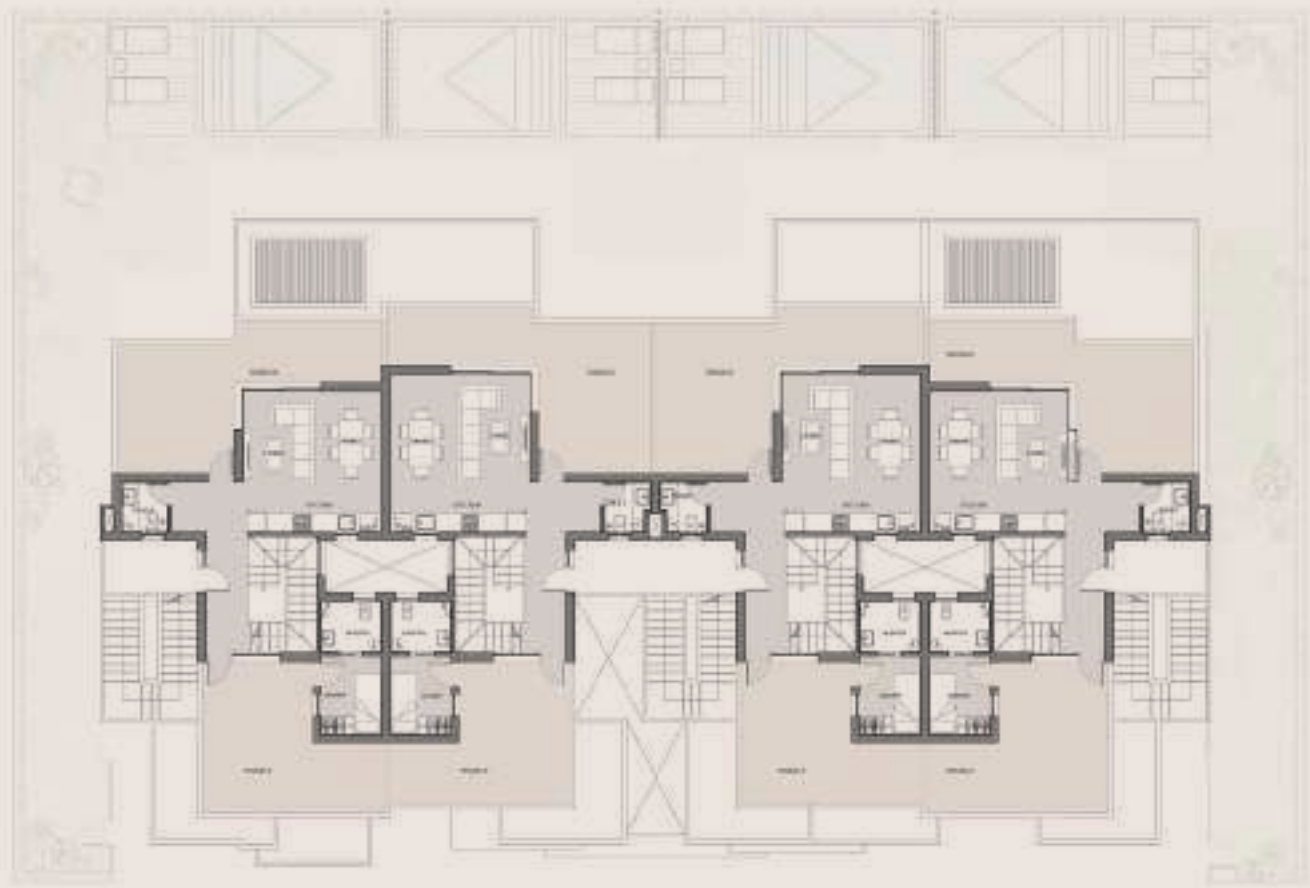
F3 CHALET — SECOND FLOOR

F3 Upper Loft Unit 11, 12 & 14

Penthouse Floor
Unit Area 265 m²

Kitchen,Dining & Reception	4.80 x 4.75 m
Guest Toilet	1.70 x 1.60 m
Nanny's Bedroom	2.70 x 2.10 m
Nanny's Bathroom	1.75 x 2.10 m
Terrace 1	4.45 x 9.10 m
Terrace 2	5.20 x 6.30 m

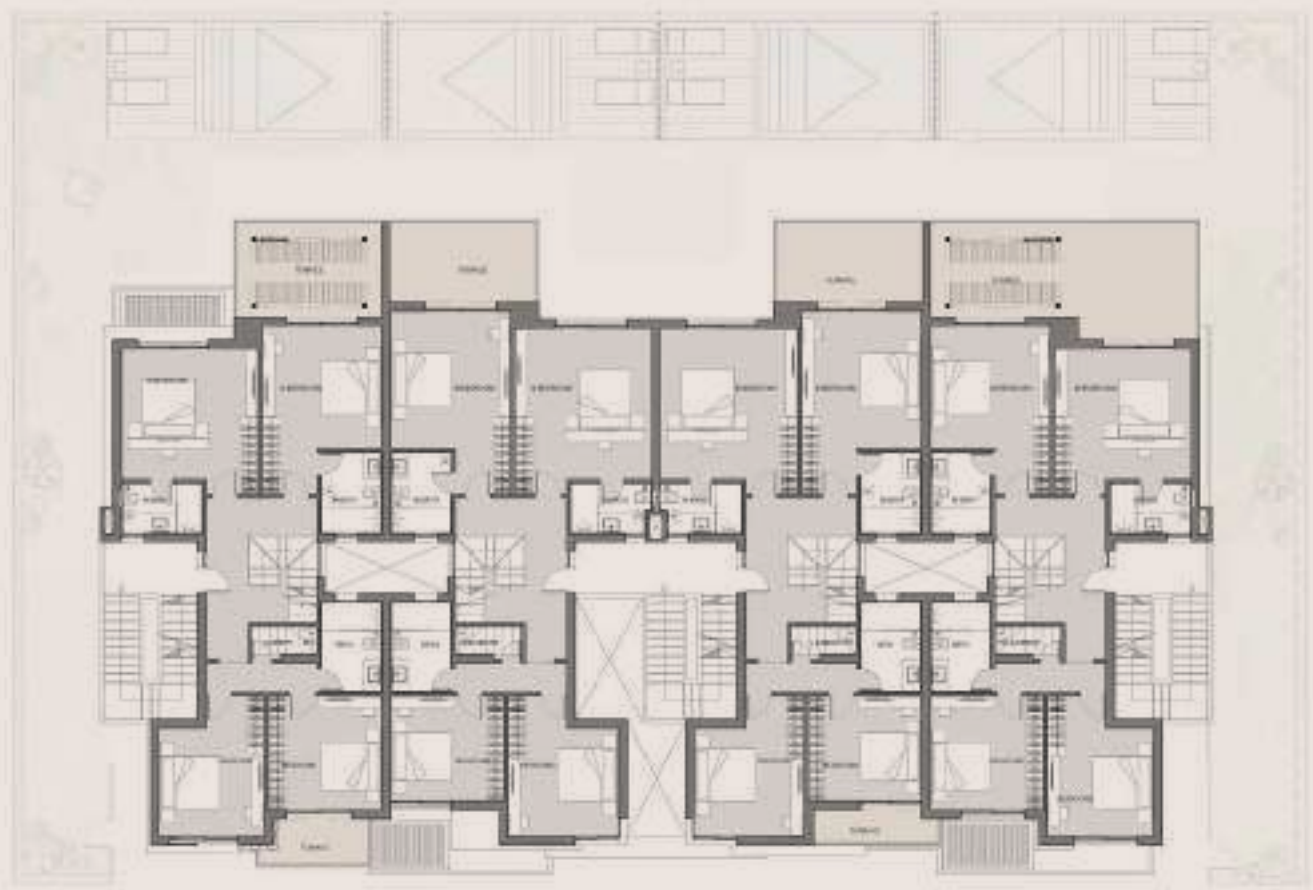
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F3 Upper Loft Unit 13

Second Floor
Unit Area 275 m²

Master Bedroom 1	5.65 x 4.70 m
Master Bathroom 1	1.70 x 2.80 m
Master Bedroom 2	6.25 x 4.10 m
Master Bathroom 2	2.75 x 2.10 m
Laundry	1.10 x 2.25 m
Bathroom	3.00 x 2.10 m
Bedroom 3	3.60 x 3.90 m
Bedroom 4	4.80 x 3.75 m
Terrace 1	2.70 x 4.90 m
Terrace 2	1.10 x 4.25 m



Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Upper Loft Unit 13

Penthouse Floor
Unit Area 275 m²

Kitchen,Dining & Reception	5.40 x 4.75 m
Guest Toilet	1.70 x 1.60 m
Nanny's Bedroom	2.70 x 2.10 m
Nanny's Bathroom	1.75 x 2.10 m
Terrace 1	5.10 x 9.20 m
Terrace 2	4.90 x 6.15 m

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F4 Unit 01 & 02

Ground Floor
Unit Area 170 m²

Reception	4.25 x 3.45 m
Kitchen & Dining	4.25 x 3.70 m
Guest Toilet	1.80 x 1.40 m
Master Bedroom 1	3.70 x 4.20 m
Master Bathroom 1	1.90 x 3.05 m
Bedroom 2	3.60 x 3.75 m
Bedroom 3	3.75 x 4.02 m
Bathroom	1.93 x 2.31 m
Nanny's Bedroom	2.60 x 1.60 m
Nanny's Bathroom	1.80 x 1.50 m
Terrace	3.90 x 8.50 m

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F4 Unit 11 & 12

First Floor

Unit Area 170 m²

Reception	4.25 x 3.45 m
Kitchen & Dining	4.25 x 3.70 m
Guest Toilet	1.80 x 1.40 m
Master Bedroom 1	3.70 x 4.20 m
Master Bathroom 1	1.90 x 3.05 m
Bedroom 2	3.60 x 3.75 m
Bedroom 3	3.75 x 4.02 m
Bathroom	1.93 x 2.31 m
Nanny's Bedroom	2.60 x 1.60 m
Nanny's Bathroom	1.80 x 1.50 m
Terrace 1	2.10 x 8.30 m

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F4 Unit 21 & 22

Penthouse Floor
Unit Area 130 m²

Reception	4.25 x 4.10 m
Kitchen & Dining	3.60 x 3.50 m
Bedroom 1	3.70 x 4.20 m
Bathroom 1	1.93 x 2.20 m
Bedroom 2	3.60 x 3.75 m
Bathroom 2	1.93 x 2.20 m
Terrace	4.20 x 8.25 m

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