

MÜDON

رأس الحكمة

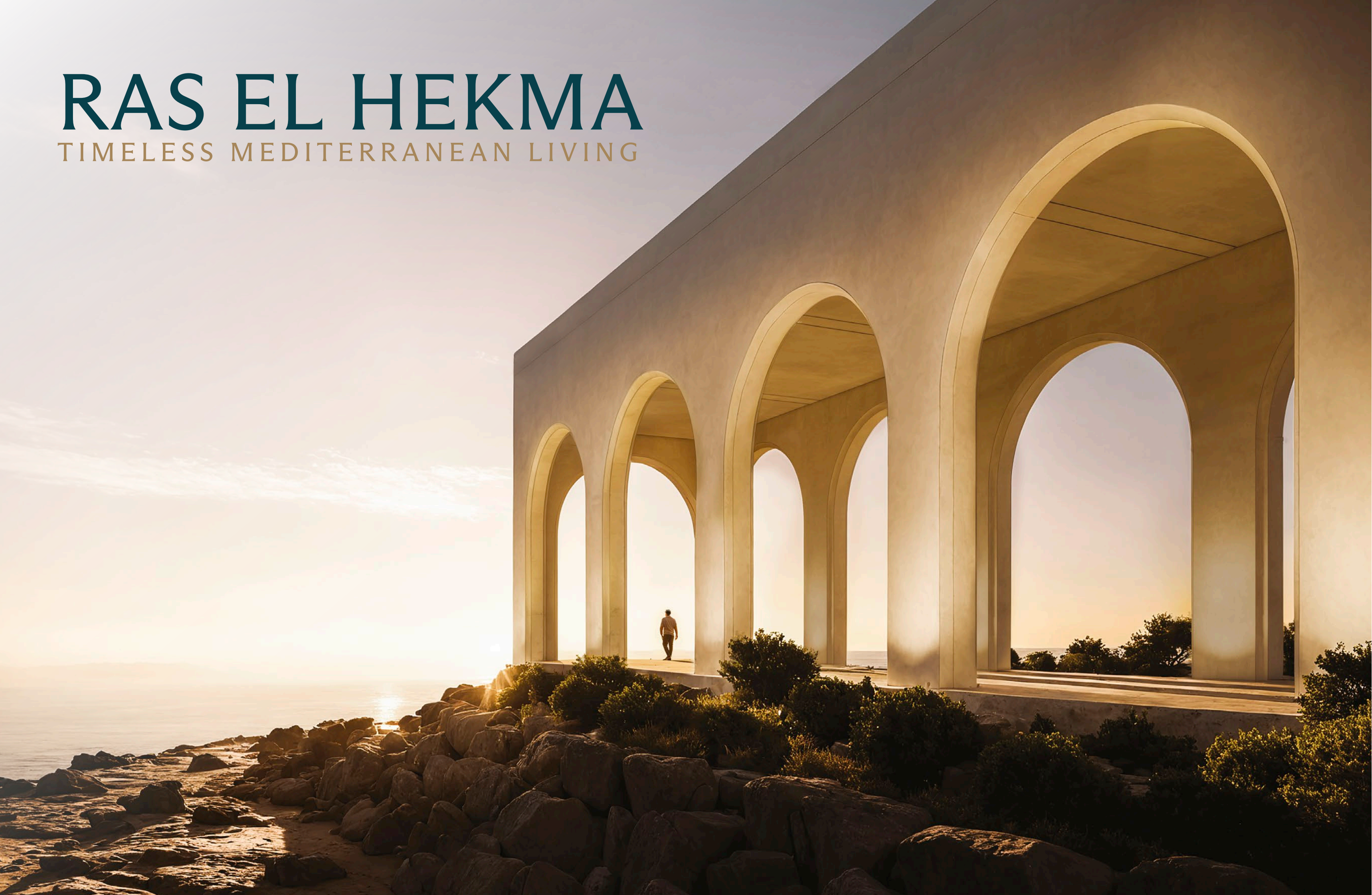
RAS EL HEKMA

THE LIGHTHOUSE VILLAGE APARTMENTS



# RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING





# RAS EL HEKMA A CITY, NOT A SEASON

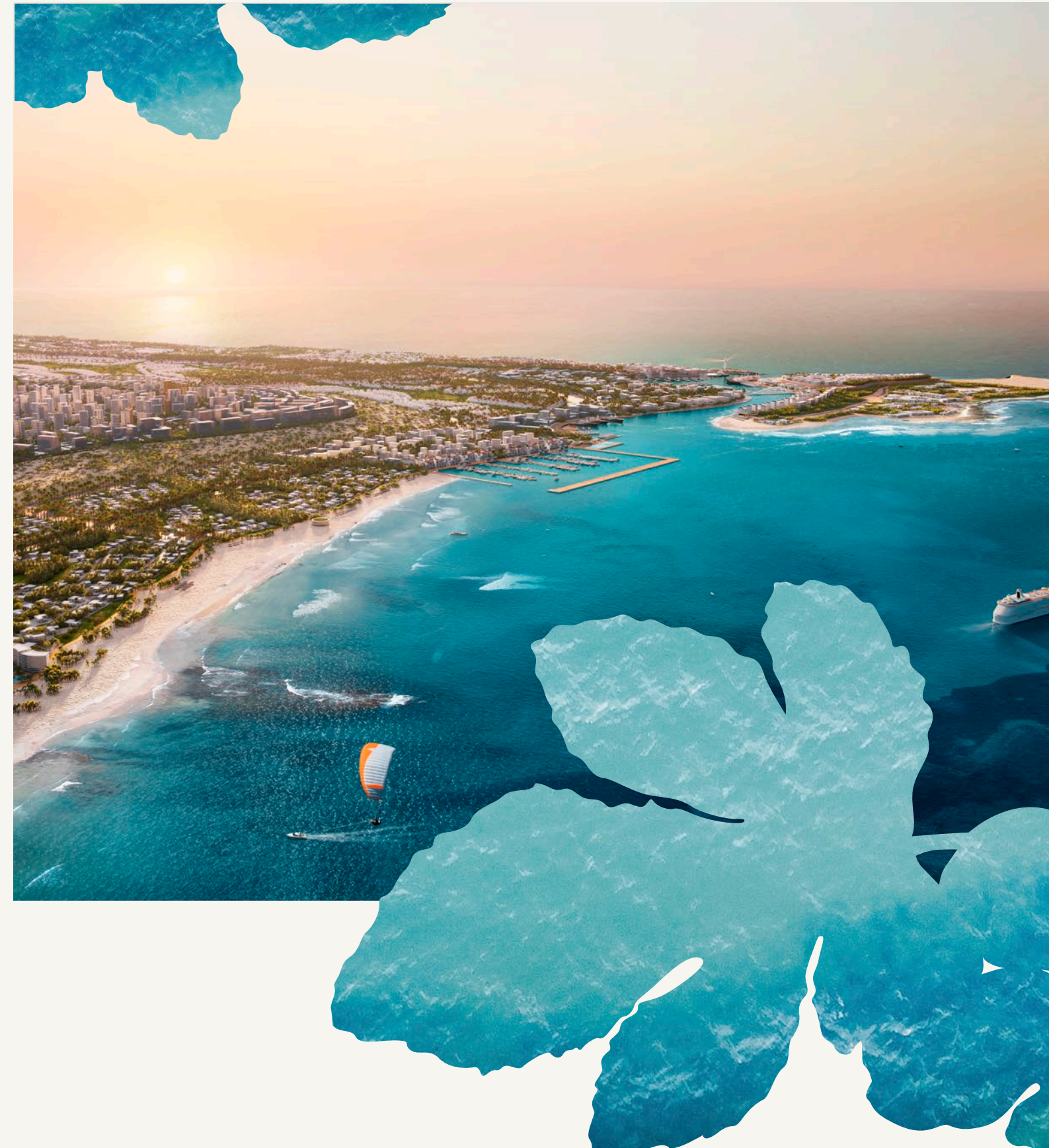
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

Ras El Hekma is a fully integrated Mediterranean city, planned for year-round living, long-term value, and life that carries forward across generations.

Stretching across 170.8 square kilometres and 44 kilometres of coastline supported by the largest international investment in the Egypt's history.

Designed as a complete urban ecosystem, the city weaves together homes, culture, leisure, hospitality, infrastructure, and economic life within a single, long-term masterplan one that lives and breathes throughout the year.

Ras El Hekma is the new Mediterranean city designed for year-round life, and shaped to endure across generations.







THE FOUNDATIONS  
OF A THRIVING CITY



RAS EL HEKMA  
THE CITY, DEFINED



SMART YEAR ROUND  
MEDITERRANEAN CITY



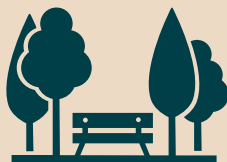
CENTRAL BUSINESS  
DISTRICT



PRIVATE SERVICES  
FREE ZONE



WORLD-CLASS SEAFRONT  
AMPHITHEATRE



SUSTAINABLE URBAN  
SYSTEMS



INTERNATIONAL MARINA &  
CRUISE TERMINAL



RAPID TRANSIT  
NETWORK



INTERNATIONAL  
AIRPORT





DESIGNED FOR LIFE



# THE CITY IN NUMBERS

17+

PRECINCTS &  
FREE ZONE

1.6M

SQM OFFICE SPACE

8

HOSPITALS

2M

POPULATION  
CAPACITY

4M

SQM EDUCATION  
SPACE

35

MULTI-FAITH  
CENTERS

310K+

RESIDENTIAL  
UNITS

310

SCHOOLS

40

POLICE &  
FIRE STATIONS

3M

SQM LEISURE &  
ENTERTAINMENT GFA

2

UNIVERSITIES

750K+

JOBS  
GENERATED

2M

SQM RETAIL  
& F&B GFA

50+

HOTELS

\$25B

IN ANNUAL DIRECT  
GDP CONTRIBUTION



# THE MASTERPLAN





# A CITY THAT MOVES WITH YOU

INFRASTRUCTURE, MOBILITY,  
AND AMENITIES DESIGNED  
FOR EFFORTLESS LIVING.



SERVED BY A  
NEW AIRPORT



Perfectly positioned between Europe  
and the Gulf, connecting Ras El  
Hekma to the world in minutes.



# DOMESTIC, INTERNATIONAL MARINAS & CRUISE TERMINAL

An architectural rendering of a modern marina and coastal city at dusk. The scene features a large body of water with several white yachts and sailboats docked at a complex system of wooden piers. In the background, a dense cluster of modern, multi-story buildings with glass facades and balconies is visible. The sky is a mix of blue and orange, indicating sunset. The foreground shows a paved walkway with trees and people walking. The overall atmosphere is one of a sophisticated and vibrant waterfront destination.

An exclusive yachting and cruise destination featuring four world-class marinas stretching across pristine coastal canals, accommodating approximately 1,860 boats, including around 200 superyachts ranging from 24 to 150 meters in length, offering a seamless blend of open-sea exposure and protected berthing environments.



# BEACH CLUBS





# COASTAL RESIDENCES





# INTRODUCING WADI YEMM





# EXPERIENCE WADI YEMM

Wadi Yemm, the first of Ras El Hekma's 17 precincts, stretches along 2.5 km of pristine beach, with 230,000 sqm of coastal park, 25,000 sqm of natural lagoons, and a 1.6 km promenade. Here, lifestyle is defined by choice: a morning swim, a slow lunch by the sea, a sunset ride at the equestrian centre, or a quiet evening overlooking the amphitheater.

Each space is measured to cultivate both spontaneity and ritual; balancing human scale with worldclass ambition.





# WADI YEMM IN NUMBERS

13

RESIDENTIAL  
COMMUNITIES

---

31K SQM

SPORTS CLUB

6

HOTELS

---

1.3 KM

BOULEVARD

---

230K SQM

COASTAL PARK

2

CHAMPIONSHIP 18-HOLE  
GOLF COURSES

---

1.6 KM

BEACH  
PROMENADE

---

25K SQM

NATURAL LAGOONS

10,000

CAPACITY  
AMPHITHEATRE

---

2.5 KM

PRISTINE  
BEACH



# THE MASTERPLAN

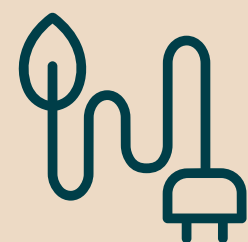
## WADI YEMM RAS EL HEKMA

- 
1. The Lighthouse Village  
2. Pristine Beach  
3. Retail F&B  
4. Hotel & Resorts  
5. Yemm Beach Plaza  
6. Sports Facility  
7. Yemm Views  
8. Natural Reserve  
9. Wadi East Villas & Townhouses  
10. Wadi West Townhouses  
11. Yemm Boulevard Apartments  
12. Golf Course  
13. Country Clubhouse  
14. Yemm Links Villas  
15. Natural Lagoons  
16. Country Clubhouse  
17. Yemm Fairways  
18. Equestrian Club  
19. Montage Residences & Hotel



# SUSTAINABILITY

## A CITY THAT BREATHES



### SUSTAINABILITY, BUILT IN

Designed to LEED Gold standards, Ras El Hekma integrates sustainability from the start enhancing comfort, efficiency, and long-term value.



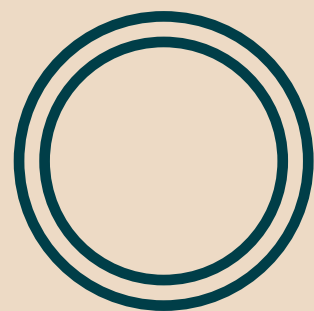
### COMFORT BY DESIGN

Naturally cooler in summer and warmer in winter through smart orientation, shading, and material selection.



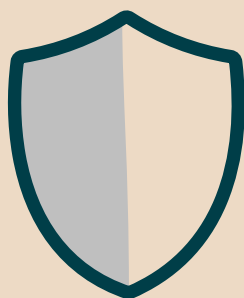
### GREEN & CONNECTED LIVING

Shaded walkways, parks, and connected pedestrian and cycling networks support healthier, seamless movement.



### EFFICIENT & SMART

Optimized energy and resource use lowers operational costs while supporting a more responsible way of living.



### FUTURE-PROOF INVESTMENT

Aligned with evolving global sustainability standards, protecting owners from costly future upgrades and compliance risks.



### LOWER LONG-TERM COSTS

Sustainable design from the base build reduces lifetime maintenance and operational expenses.



# THE LIGHTHOUSE VILLAGE





# THE LIGHTHOUSE VILLAGE

Inspired by the beauty of Egypt's Mediterranean coastline, The Lighthouse Village is a refined residential community where architecture, landscape, and lifestyle exist in seamless harmony. The village offers a collection of contemporary apartments thoughtfully designed to maximize panoramic sea views, natural light, openness, and privacy. Inspired by timeless Mediterranean architecture, the residences incorporate elegant archways, natural materials, and seamless indoor-outdoor living experiences that reflect the relaxed rhythm of coastal life.

Designed as a highly walkable environment, The Lighthouse Village features interconnected courtyards, landscaped pathways, shaded seating areas, and intimate public spaces that encourage relaxation, connection, and everyday discovery. Residents enjoy effortless access to cafés, lifestyle experiences, promenades, and everyday conveniences, all within close proximity to the beach and the wider experiences of Ras El Hekma.

Anchored by the iconic lighthouse and uninterrupted sea views, The Lighthouse Village offers a distinctive waterfront lifestyle shaped by nature and timeless Mediterranean living.





# MEDITERRANEAN LIVING





# ABOUT THE APARTMENTS



## DISCLAIMER

These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.









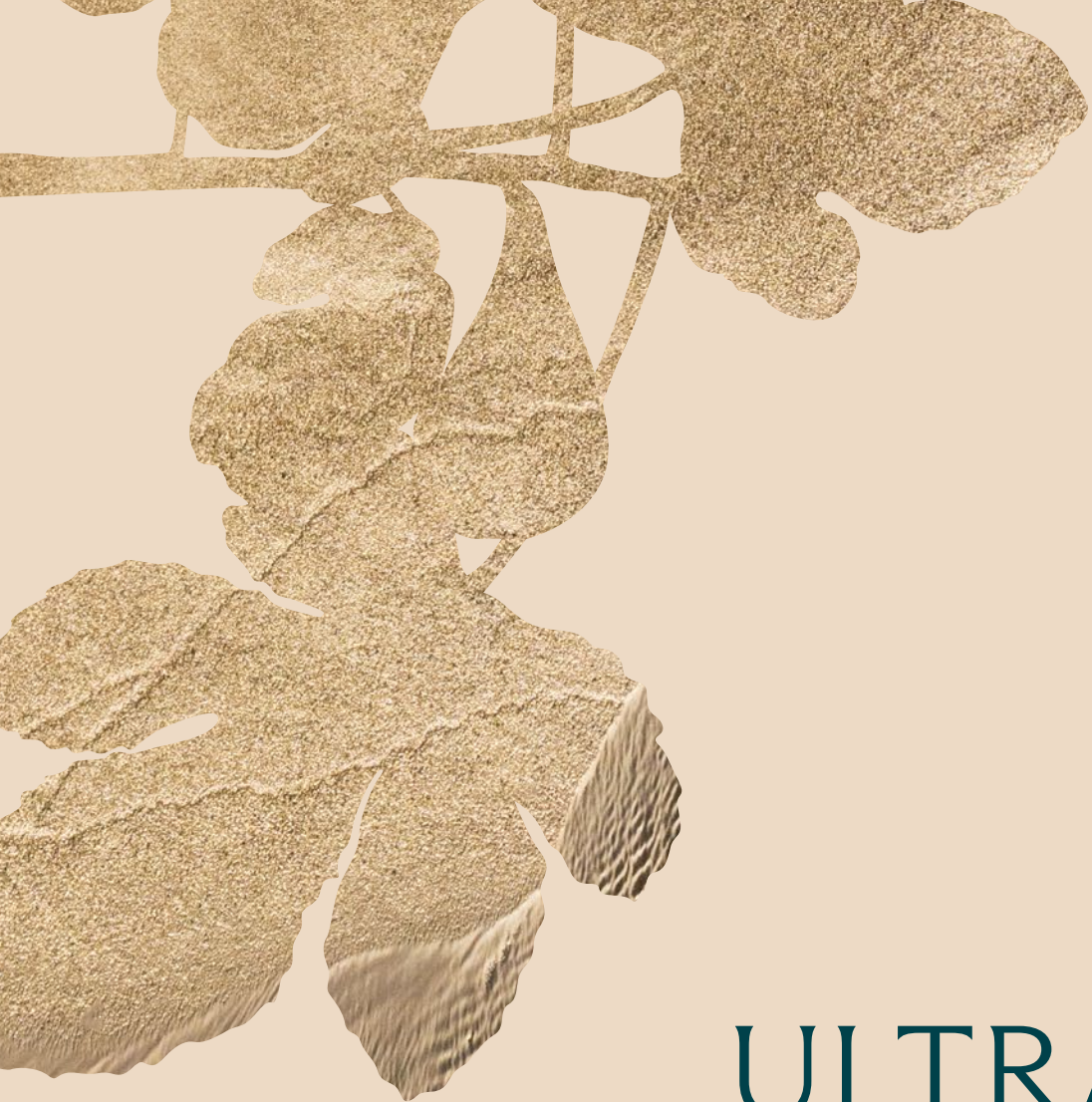












# ULTRA LUXURY APARTMENTS

## 2 BEDROOM



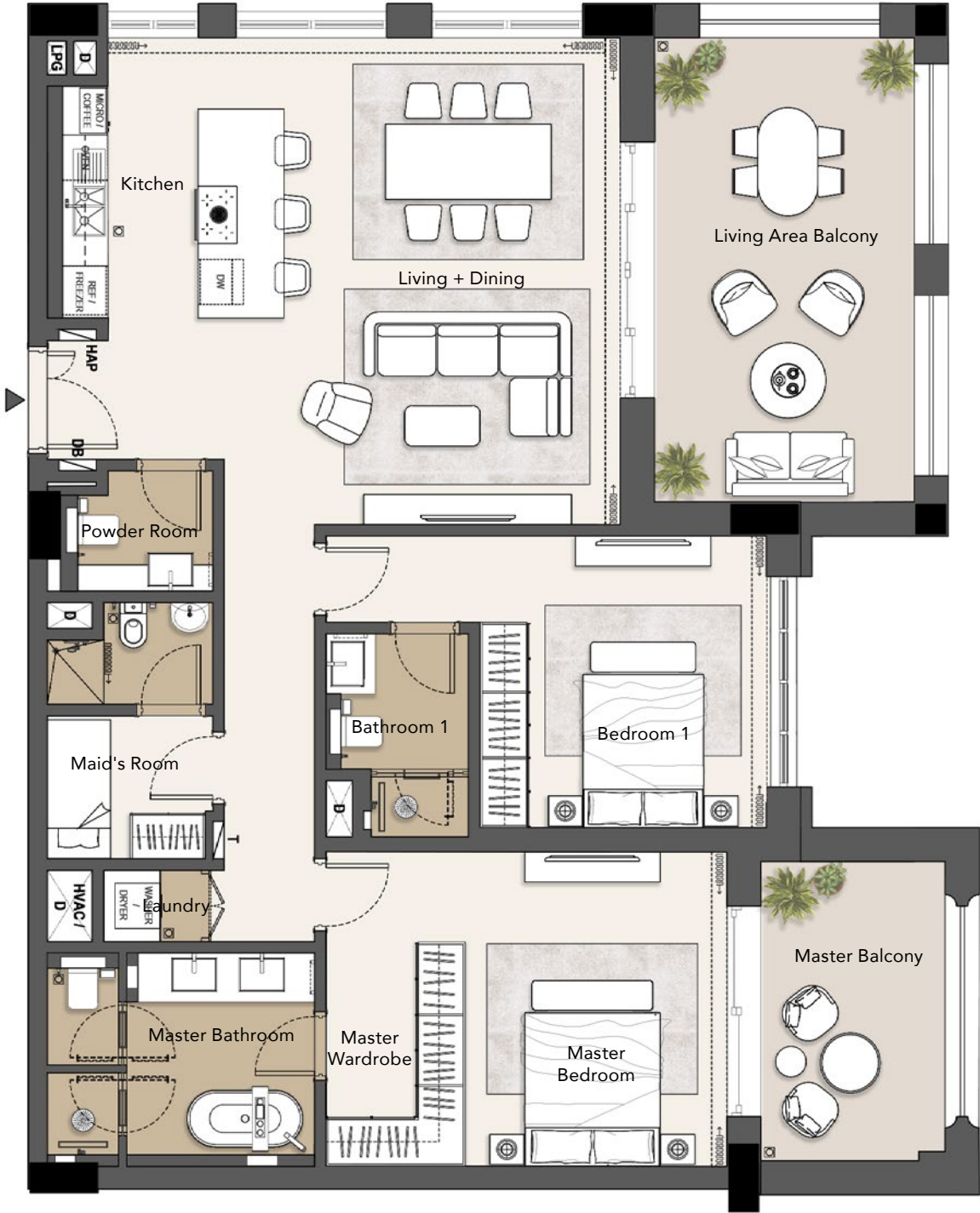


ULTRA LUXURY APARTMENTS

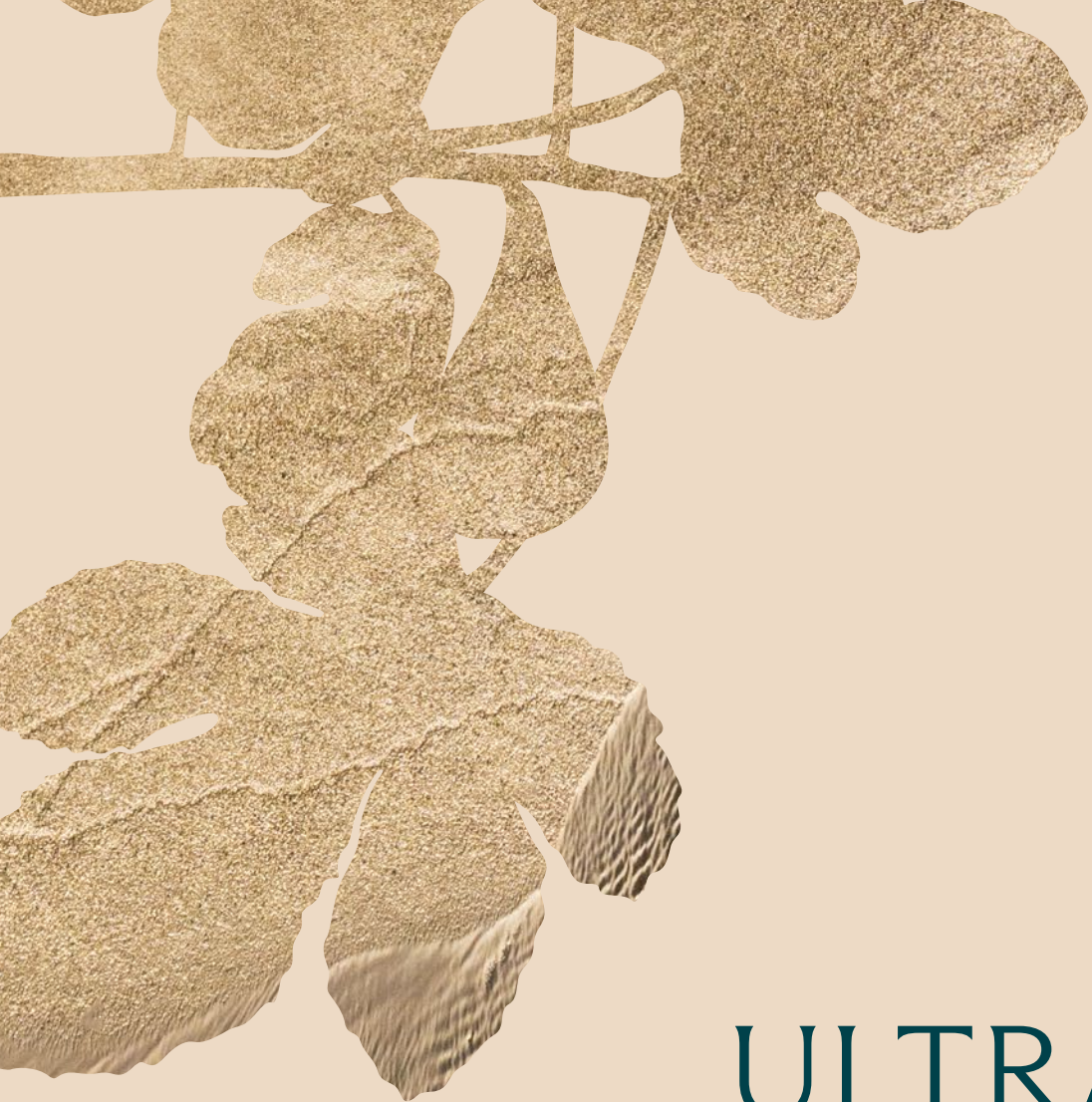
2 BEDROOM

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 183        |
| Interior Area | 142        |
| Terraces Area | 41         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living + Dining     | 6.4 × 4.0     |
| 2   | Living Area Balcony | 6.2 × 3.5     |
| 3   | Kitchen             | 3.7 × 3.6     |
| 4   | Powder Room         | 1.6 × 1.8     |
| 5   | Master Bedroom      | 4.2 × 3.5     |
| 6   | Master Wardrobe     | 3.0 × 1.9     |
| 7   | Master Bathroom     | 2.7 × 3.6     |
| 8   | Master Balcony      | 4.0 × 2.4     |
| 9   | Bedroom 1           | 3.9 × 3.8     |
| 10  | Bathroom 1          | 2.7 × 1.9     |
| 11  | Maid's Room         | 3.4 × 2.2     |
| 12  | Laundry             | 1.0 × 1.4     |







# ULTRA LUXURY APARTMENTS

## 3 BEDROOM





ULTRA LUXURY APARTMENTS

3 BEDROOM - TYPE 1

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 235        |
| Interior Area | 195        |
| Terraces Area | 41         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living + Dining     | 8.0 × 4.4     |
| 2   | Living Area Balcony | 7.8 × 3.0     |
| 3   | Kitchen             | 6.0 × 3.3     |
| 4   | Powder Room         | 1.7 × 1.8     |
| 5   | Master Bedroom      | 4.1 × 3.7     |
| 6   | Master Wardrobe     | 2.7 × 1.5     |
| 7   | Master Bathroom     | 3.8 × 3.4     |
| 8   | Master Balcony      | 3.9 × 2.0     |
| 9   | Bedroom 1           | 4.0 × 3.8     |
| 10  | Bathroom 1          | 2.8 × 1.9     |
| 11  | Bedroom 2           | 4.1 × 3.8     |
| 12  | Bathroom 2          | 2.8 × 1.9     |
| 13  | Maid's Room         | 3.5 × 2.0     |
| 14  | Laundry             | 2.1 × 1.8     |





ULTRA LUXURY APARTMENTS

3 BEDROOM - TYPE 2

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 258        |
| Interior Area | 210        |
| Terraces Area | 48         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living + Dining     | 7.9 × 4.4     |
| 2   | Living Area Balcony | 8.0 × 3.4     |
| 3   | Kitchen             | 4.5 × 3.6     |
| 4   | BOH Kitchen         | 4.4 × 1.8     |
| 5   | Powder Room         | 1.7 × 1.8     |
| 6   | Master Bedroom      | 4.2 × 3.7     |
| 7   | Master Wardrobe     | 2.7 × 1.5     |
| 8   | Master Bathroom     | 4.0 × 3.4     |
| 9   | Master Balcony      | 4.0 × 2.4     |
| 10  | Bedroom 1           | 3.9 × 3.8     |
| 11  | Bathroom 1          | 2.7 × 1.9     |
| 12  | Bedroom 2           | 4.0 × 3.8     |
| 13  | Bathroom 2          | 2.8 × 1.9     |
| 14  | Maid's Room         | 3.5 × 2.0     |
| 15  | Laundry             | 2.2 × 1.9     |





ULTRA LUXURY APARTMENTS

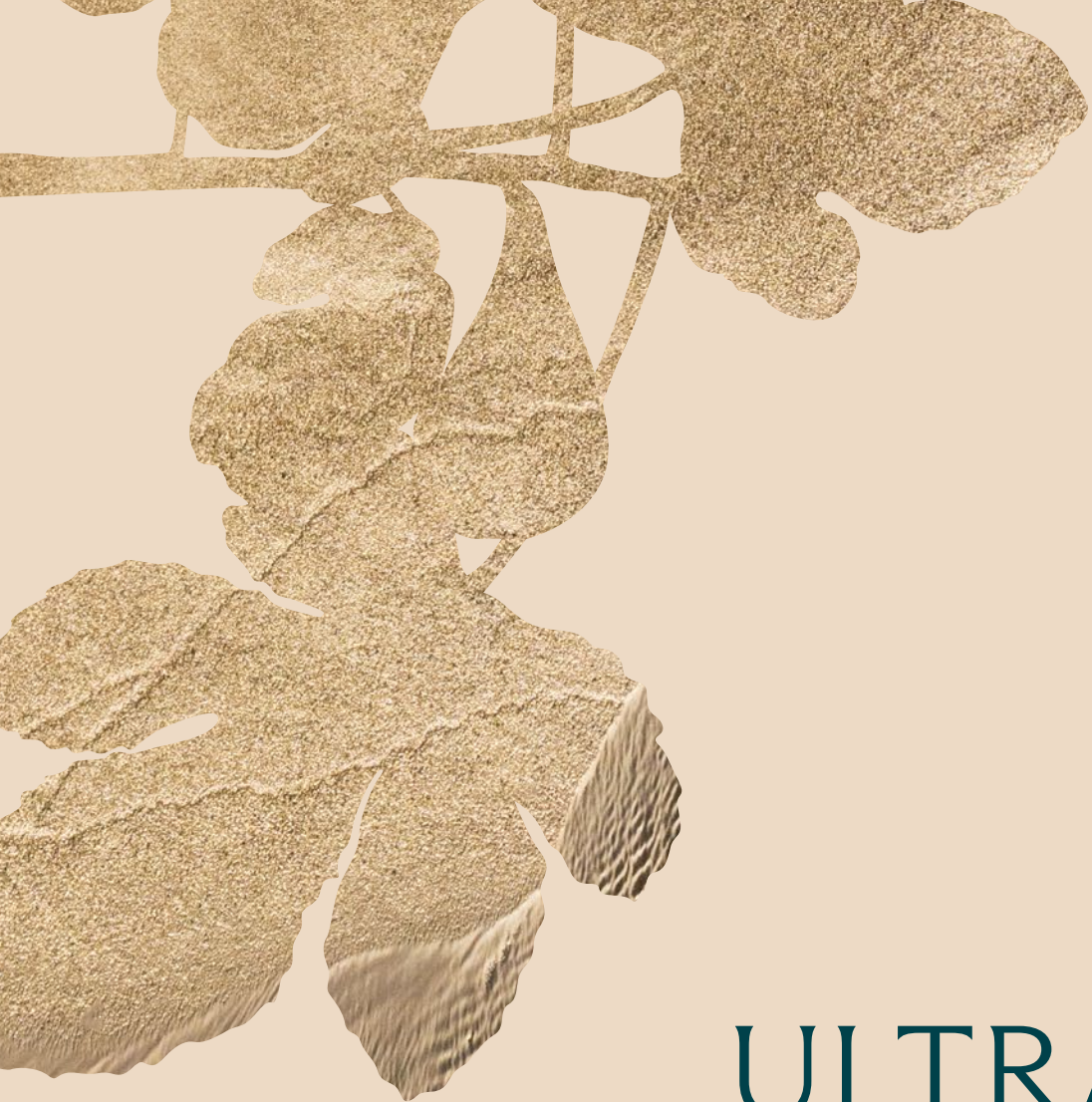
3 BEDROOM CORNER - TYPE 3

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 274        |
| Interior Area | 204        |
| Terraces Area | 70         |

| No. | Area                       | Dimension (m) |
|-----|----------------------------|---------------|
| 1   | Living + Dining            | 8.0 × 4.5     |
| 2   | Living Area Balcony        | 10.2 × 3.0    |
| 3   | Living Area Corner Balcony | 1.8 × 8.2     |
| 4   | Kitchen                    | 6.4 × 3.2     |
| 5   | Powder Room                | 1.7 × 1.8     |
| 6   | Master Bedroom             | 4.2 × 3.7     |
| 7   | Master Wardrobe            | 2.7 × 1.5     |
| 8   | Master Bathroom            | 3.8 × 3.4     |
| 9   | Master Balcony             | 4.0 × 2.0     |
| 10  | Bedroom 1                  | 4.0 × 3.8     |
| 11  | Bathroom 1                 | 2.8 × 1.9     |
| 12  | Bedroom 2                  | 4.0 × 3.8     |
| 13  | Bathroom 2                 | 2.8 × 1.9     |
| 14  | Maid's Room                | 3.5 × 2.0     |
| 15  | Laundry                    | 2.2 × 1.9     |







# ULTRA LUXURY APARTMENTS

## 4 BEDROOM





ULTRA LUXURY APARTMENTS

4 BEDROOM CORNER - TYPE 1

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 303        |
| Interior Area | 240        |
| Terraces Area | 63         |

| No. | Area                       | Dimension (m) |
|-----|----------------------------|---------------|
| 1   | Living + Dining            | 7.9 × 4.4     |
| 2   | Living Area Balcony        | 8.1 × 3.0     |
| 3   | Living Area Corner Balcony | 2.0 × 5.6     |
| 4   | Kitchen                    | 4.6 × 3.7     |
| 5   | BOH Kitchen                | 4.4 × 1.8     |
| 6   | Powder Room                | 1.7 × 1.8     |
| 7   | Master Bedroom             | 4.2 × 3.7     |
| 8   | Master Wardrobe            | 2.7 × 1.5     |
| 9   | Master Bathroom            | 3.7 × 3.4     |
| 10  | Master Balcony             | 3.9 × 2.0     |
| 11  | Bedroom 1                  | 4.0 × 3.8     |
| 12  | Bathroom 1                 | 2.8 × 1.9     |
| 13  | Bedroom 2                  | 4.0 × 3.8     |
| 14  | Bathroom 2                 | 2.7 × 1.9     |
| 15  | Bedroom 3                  | 4.0 × 3.2     |
| 16  | Bedroom 3 Wardrobe         | 1.1 × 2.6     |
| 17  | Bathroom 3                 | 2.6 × 1.9     |
| 18  | Maid's Room                | 3.6 × 2.0     |
| 19  | Laundry                    | 2.2 × 2.0     |



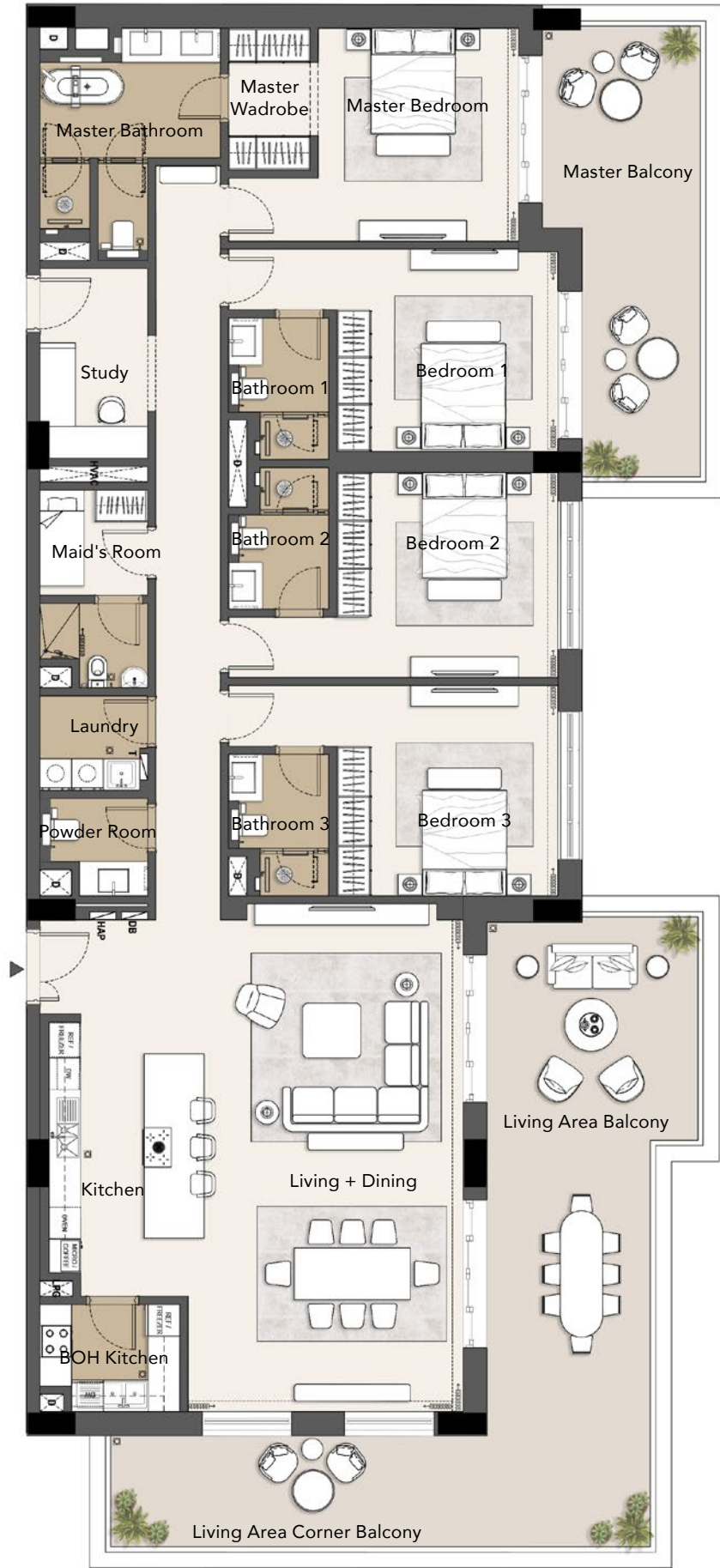


ULTRA LUXURY APARTMENTS

4 BEDROOM CORNER - TYPE 2

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 352        |
| Interior Area | 257        |
| Terraces Area | 95         |

| No. | Area                       | Dimension (m) |
|-----|----------------------------|---------------|
| 1   | Living + Dining            | 9.6 × 4.6     |
| 2   | Living Area Balcony        | 11.9 × 4.0    |
| 3   | Living Area Corner Balcony | 2.1 × 7.1     |
| 4   | Kitchen                    | 5.2 × 3.4     |
| 5   | BOH Kitchen                | 2.0 × 2.7     |
| 6   | Powder Room                | 1.8 × 1.8     |
| 7   | Master Bedroom             | 3.8 × 4.0     |
| 8   | Master Wardrobe            | 2.7 × 1.6     |
| 9   | Master Bathroom            | 4.2 × 3.4     |
| 10  | Master Balcony             | 8.5 × 3.0     |
| 11  | Bedroom 1                  | 3.8 × 4.2     |
| 12  | Bathroom 1                 | 2.7 × 1.9     |
| 13  | Bedroom 2                  | 3.9 × 4.2     |
| 14  | Bathroom 2                 | 2.7 × 1.9     |
| 15  | Bedroom 3                  | 3.9 × 4.2     |
| 16  | Bathroom 3                 | 2.7 × 1.9     |
| 17  | Study                      | 3.6 × 2.0     |
| 18  | Maid's Room                | 3.8 × 2.0     |
| 19  | Laundry                    | 2.0 × 1.8     |











KITCHEN





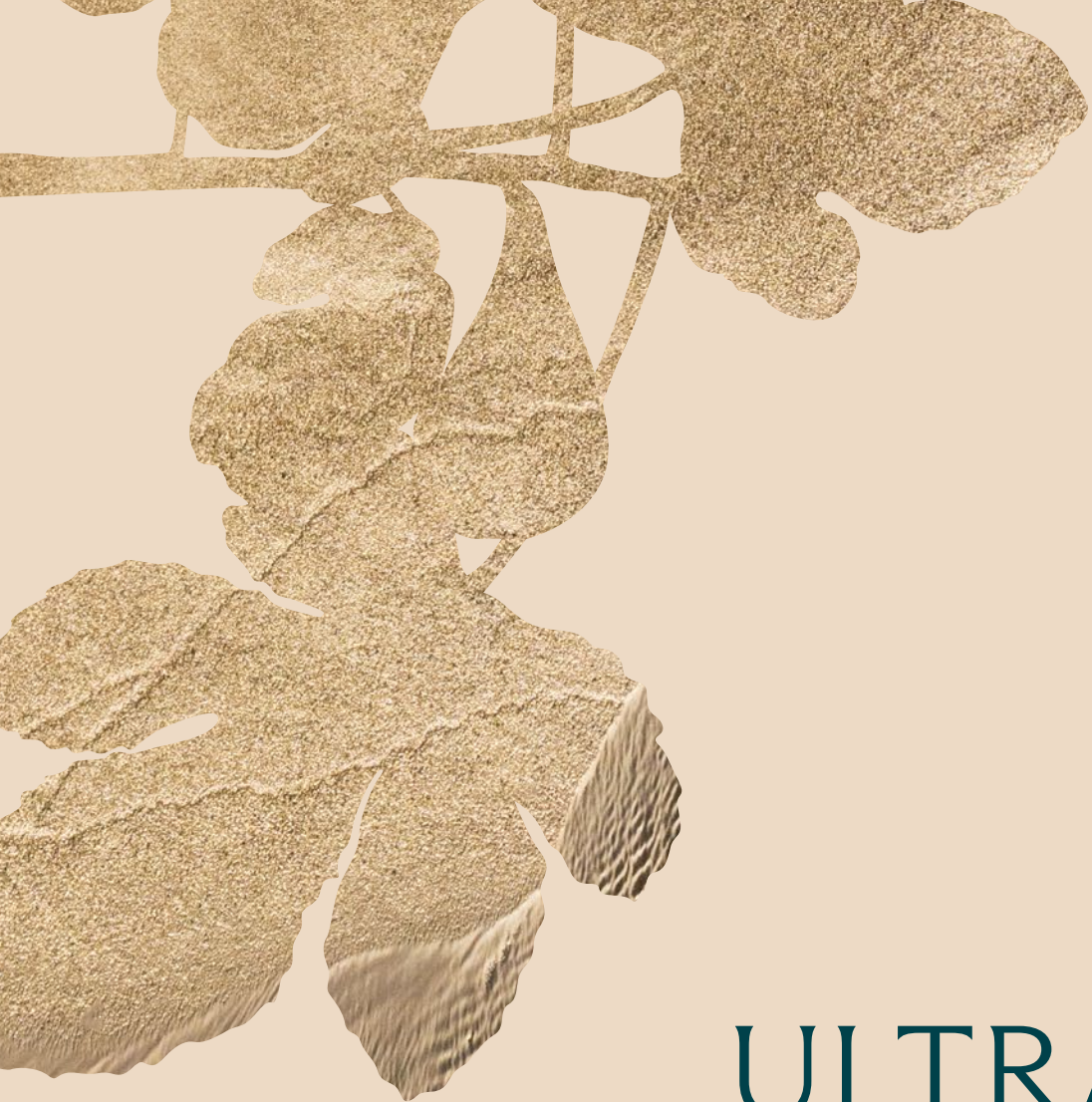
BEDROOM





BATHROOM





# ULTRA LUXURY APARTMENTS

## AMENITIES







RECEPTION





GAMING ROOM





CINEMA ROOM





GYM





KIDS PLAYING AREA





# LUXURY APARTMENTS

## 1 BEDROOM



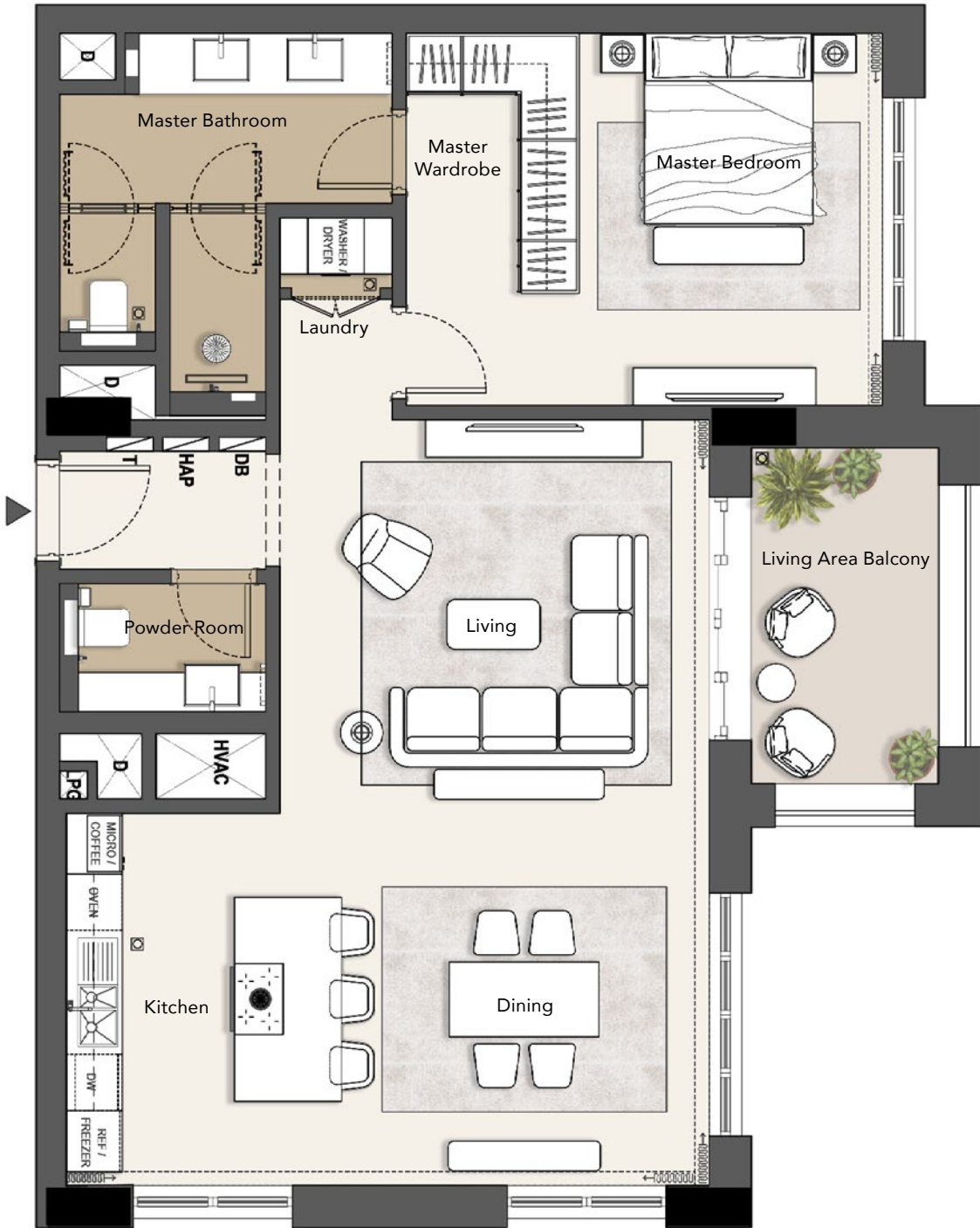


LUXURY APARTMENTS

1 BEDROOM

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 112        |
| Interior Area | 102        |
| Terraces Area | 10         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living              | 4.5 × 4.0     |
| 2   | Dining              | 3.7 × 3.5     |
| 3   | Living Area Balcony | 3.6 × 2.0     |
| 4   | Kitchen             | 4.0 × 3.4     |
| 5   | Powder Room         | 1.4 × 2.0     |
| 6   | Master Bedroom      | 4.0 × 3.2     |
| 7   | Master Wardrobe     | 2.8 × 1.9     |
| 8   | Master Bathroom     | 3.8 × 3.6     |
| 9   | Laundry             | 1.2 × 0.8     |







# LUXURY APARTMENTS

## 2 BEDROOM





LUXURY APARTMENTS

2 BEDROOM

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 178        |
| Interior Area | 147        |
| Terraces Area | 31         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living + Dining     | 8.1 × 3.6     |
| 2   | Living Area Balcony | 8.0 × 1.9     |
| 3   | Kitchen             | 3.9 × 3.5     |
| 4   | Powder Room         | 1.5 × 2.0     |
| 5   | Master Bedroom      | 4.0 × 3.2     |
| 6   | Master Wardrobe     | 2.8 × 1.8     |
| 7   | Master Bathroom     | 3.8 × 3.6     |
| 8   | Master Balcony      | 3.7 × 2.0     |
| 9   | Bedroom 1           | 3.9 × 3.8     |
| 10  | Bathroom 1          | 2.7 × 1.9     |
| 11  | Maid's Room         | 3.5 × 2.2     |
| 12  | Laundry             | 0.7 × 1.2     |







# LUXURY APARTMENTS

## 3 BEDROOM





LUXURY APARTMENTS

3 BEDROOM

| Area          | Size (sqm) |
|---------------|------------|
| Total GFA     | 239        |
| Interior Area | 203        |
| Terraces Area | 36         |

| No. | Area                | Dimension (m) |
|-----|---------------------|---------------|
| 1   | Living + Dining     | 8.2 × 5.1     |
| 2   | Living Area Balcony | 8.0 × 2.5     |
| 3   | Kitchen             | 4.0 × 3.6     |
| 4   | BOH Kitchen         | 1.7 × 2.6     |
| 5   | Powder Room         | 1.5 × 2.0     |
| 6   | Master Bedroom      | 4.0 × 3.2     |
| 7   | Master Wardrobe     | 2.8 × 1.8     |
| 8   | Master Bathroom     | 3.6 × 3.6     |
| 9   | Master Balcony      | 3.7 × 2.0     |
| 10  | Bedroom 1           | 4.0 × 3.8     |
| 11  | Bathroom 1          | 2.7 × 1.9     |
| 12  | Bedroom 2           | 4.0 × 3.8     |
| 13  | Bathroom 2          | 2.7 × 1.9     |
| 14  | Maid's Room         | 3.6 × 2.2     |
| 15  | Laundry             | 2.1 × 2.2     |







LIVING & DINING





KITCHEN





BEDROOM





BATHROOM





# LUXURY APARTMENTS

## AMENITIES







RECEPTION





GAMING ROOM





CINEMA ROOM





GYM





KIDS PLAYING AREA



# MODON



MODON.COM

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