

MARSA BAGHUSH

Sales Brochure

میرسی
BAGHUSH





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 Village, 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”



237 km

From Alexandria

338 km

From Cairo

100 km

From Hacienda

12 km

To Almaza Bay

BAGHUSH مرسى



Disclaimer: Masterplans & renders are for illustrative purposes only and are subject to change as circumstances require and in accordance with government regulations and permits. Overall concepts may be used as a general reference source but specific details are not to be viewed as definite.

1	Aqua Heneish Hotel	7	Andiamo
2	Beach Bar	8	Botanical Garden
3	Beach Outlet	9	Tennis, Squash & Football Courts
4	Fitness Platform	10	Bicycle Path
5	LeeLoo Beach Club	11	Clubhouse
6	Huts	12	Commercial Strip



The Plum Line is a truly unique raw design, featuring three rows 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



تشار البرقوق



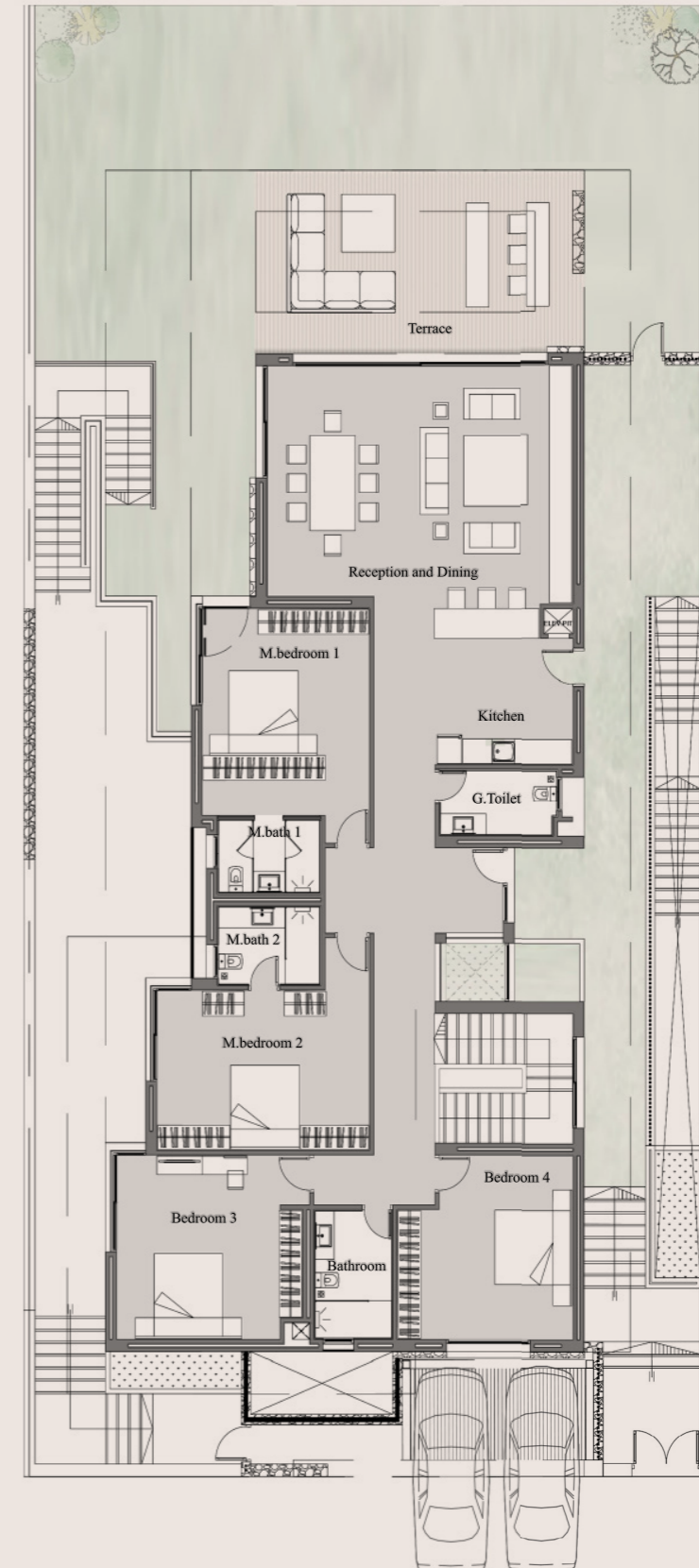


P1 Villa

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



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.

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



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.





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



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.

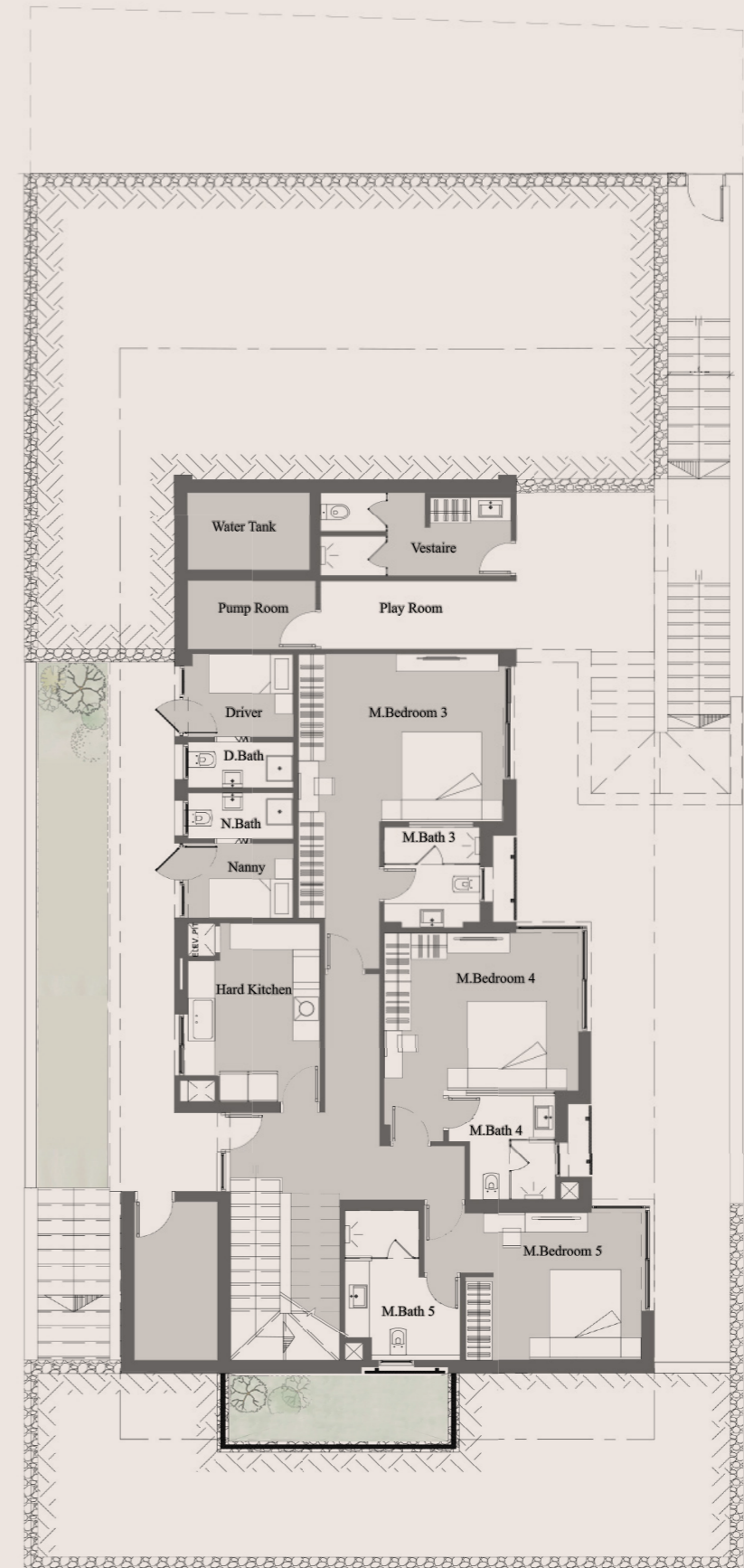
P2 Villa

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

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.



P2 VILLA — GARDEN LEVEL



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



كرز العنب





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

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.



V1 VILLA – GROUND FLOOR



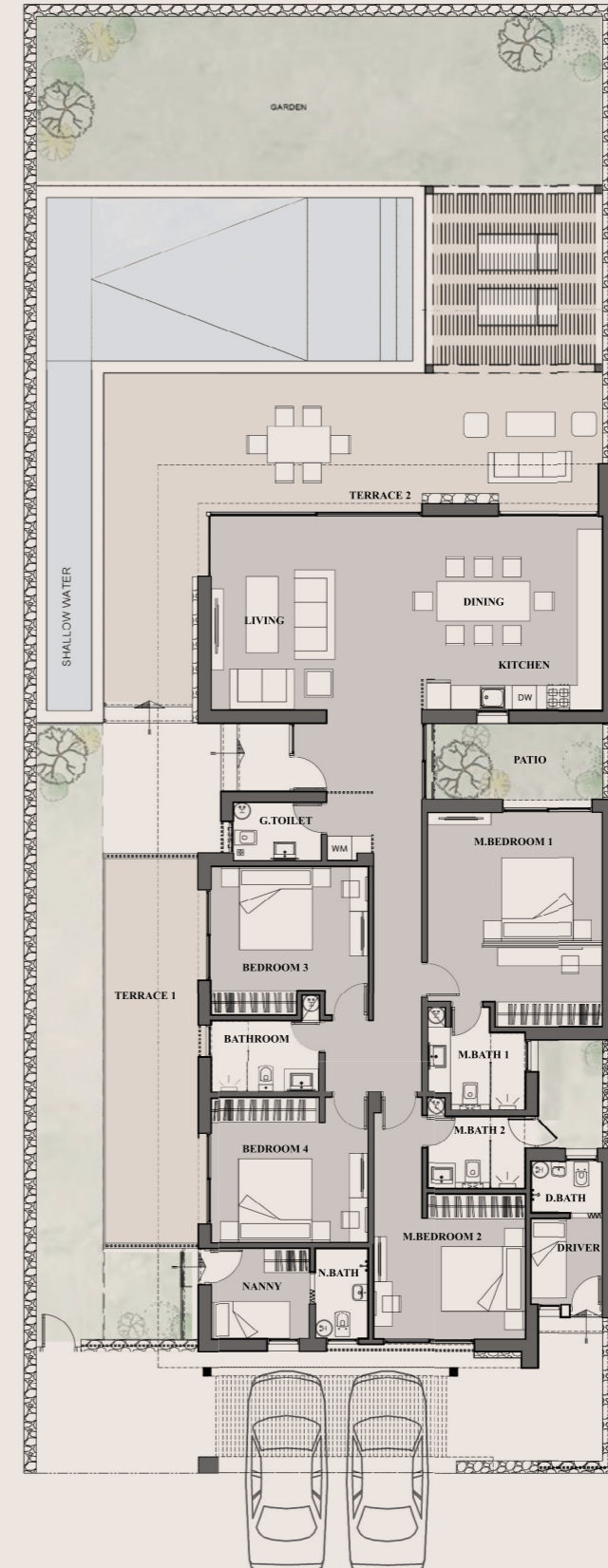


V2 Villa

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

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.



V2 VILLA – GROUND FLOOR



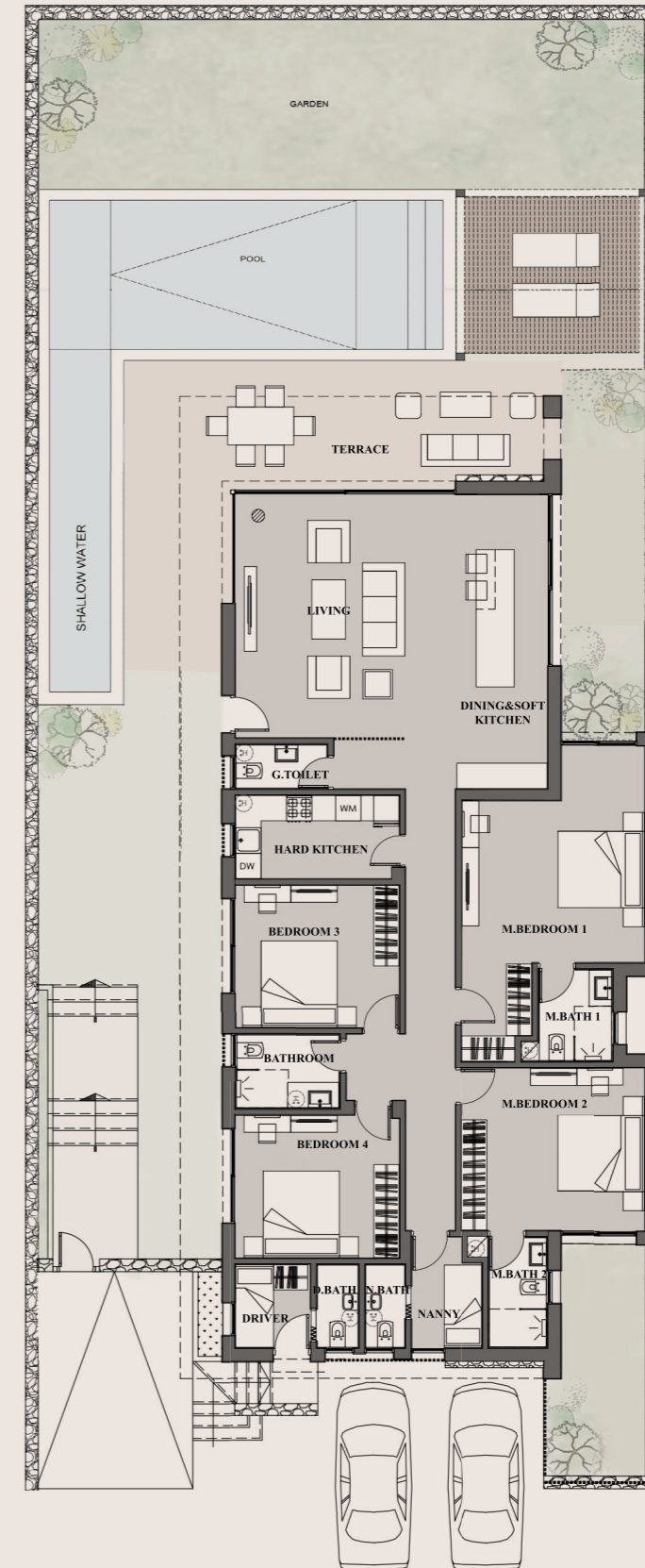


V3 Villa

Ground Floor
Unit Area 270 m²

Living Room	4.00 x 4.80 m
Dining - Soft Kitchen	3.40 x 7.00 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

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.



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

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.



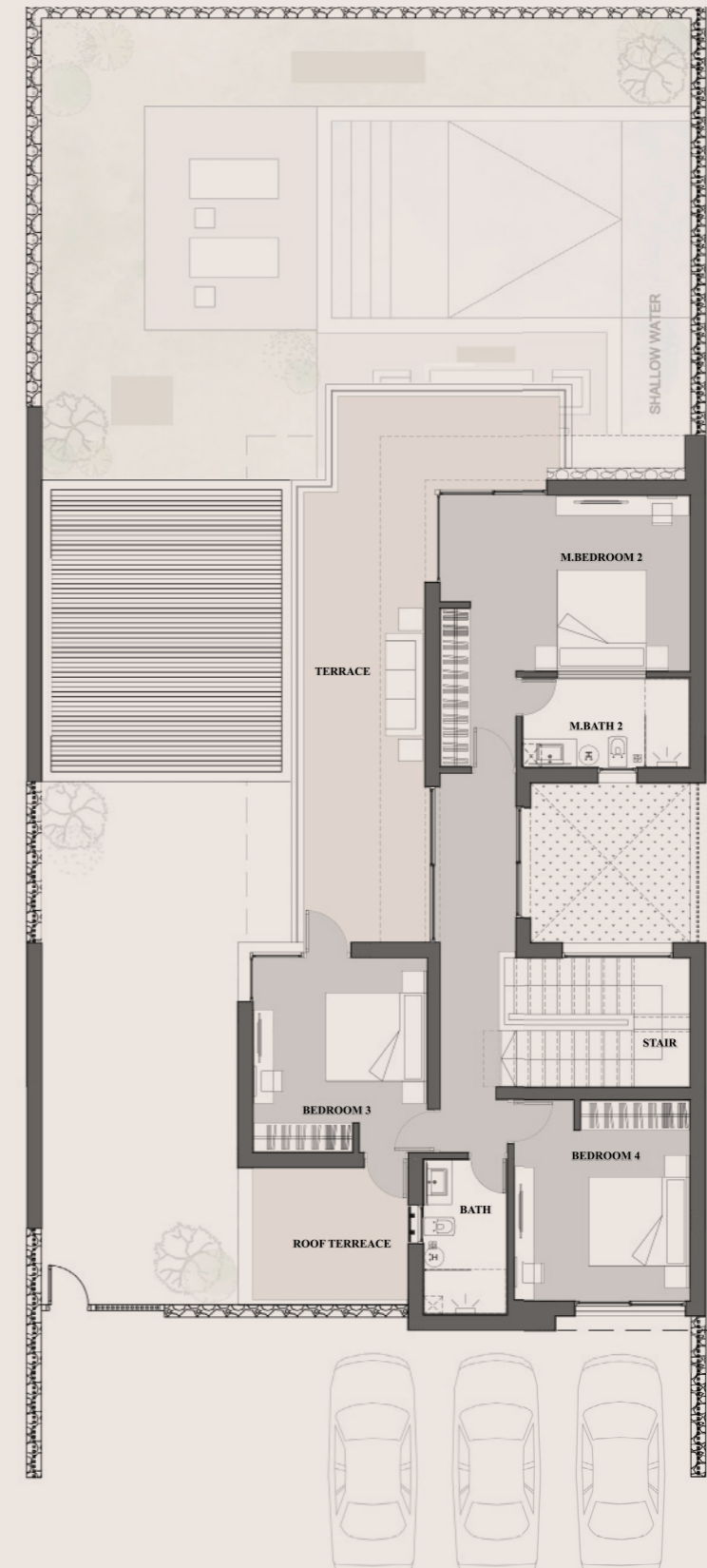
LB1 VILLA – GROUND FLOOR

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



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.



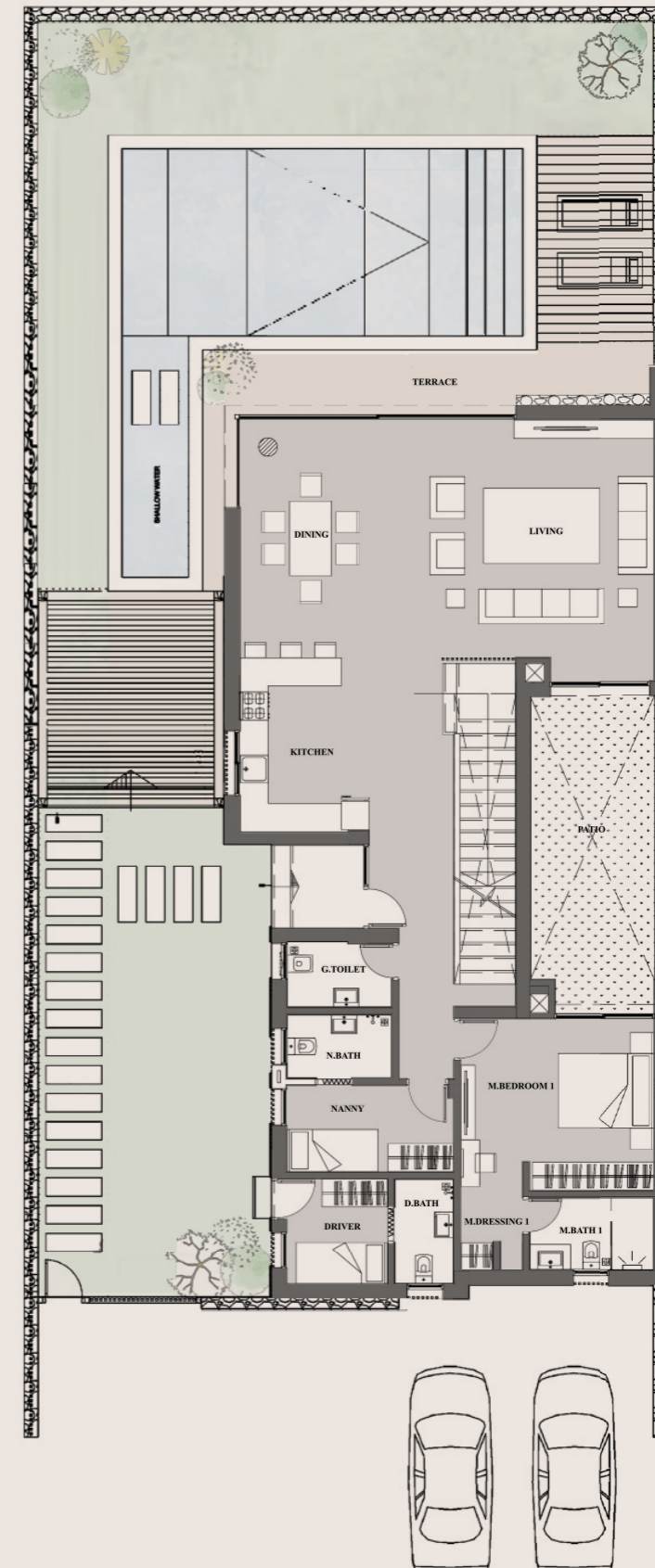


LB2 Villa

Ground Floor
Unit Area 325 m²

Living	4.90 x 5.60 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

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.



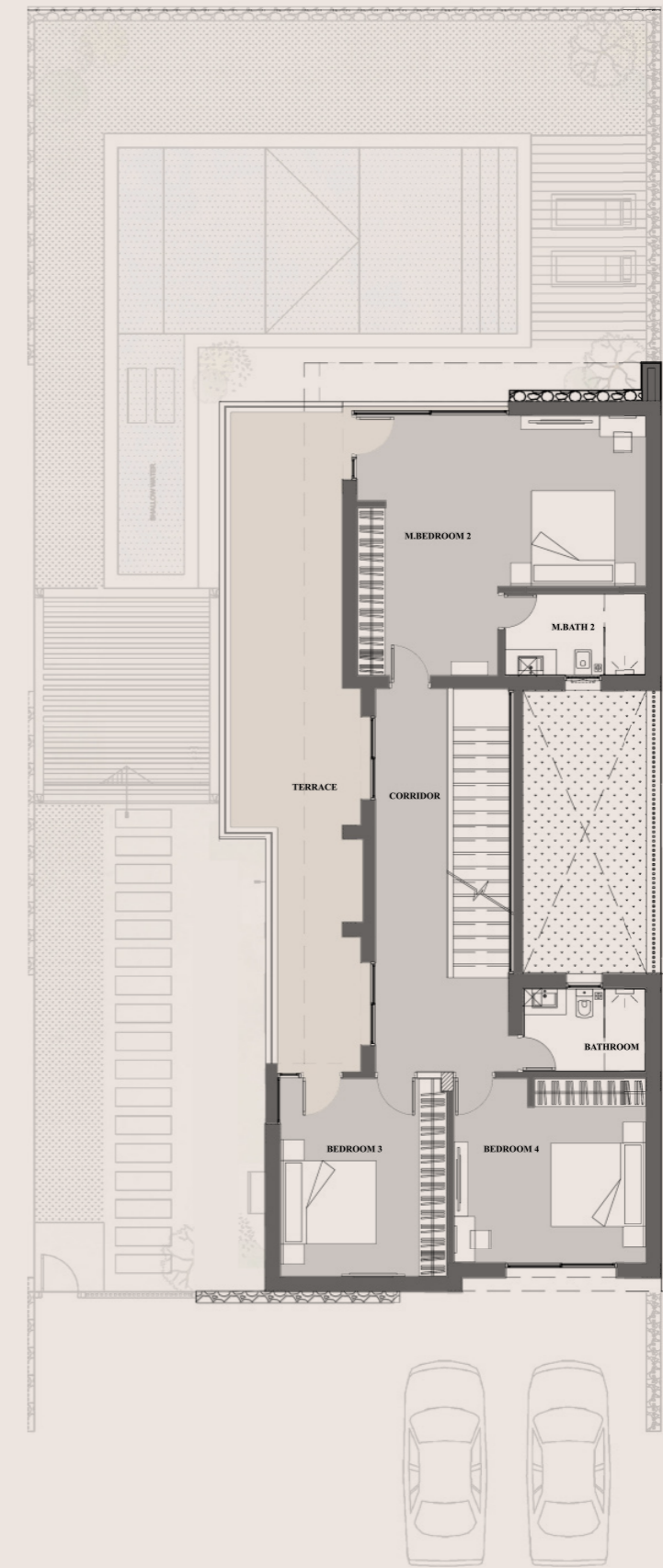
LB2 VILLA – GROUND FLOOR

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



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.





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	0.90 x 2.30 m
Outdoor Dining	6.15 x 4.00 m
Terrace	5.10 x 2.70 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.



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



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.



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



O1 UNIT 1 – GROUND FLOOR

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.

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



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.

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



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 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



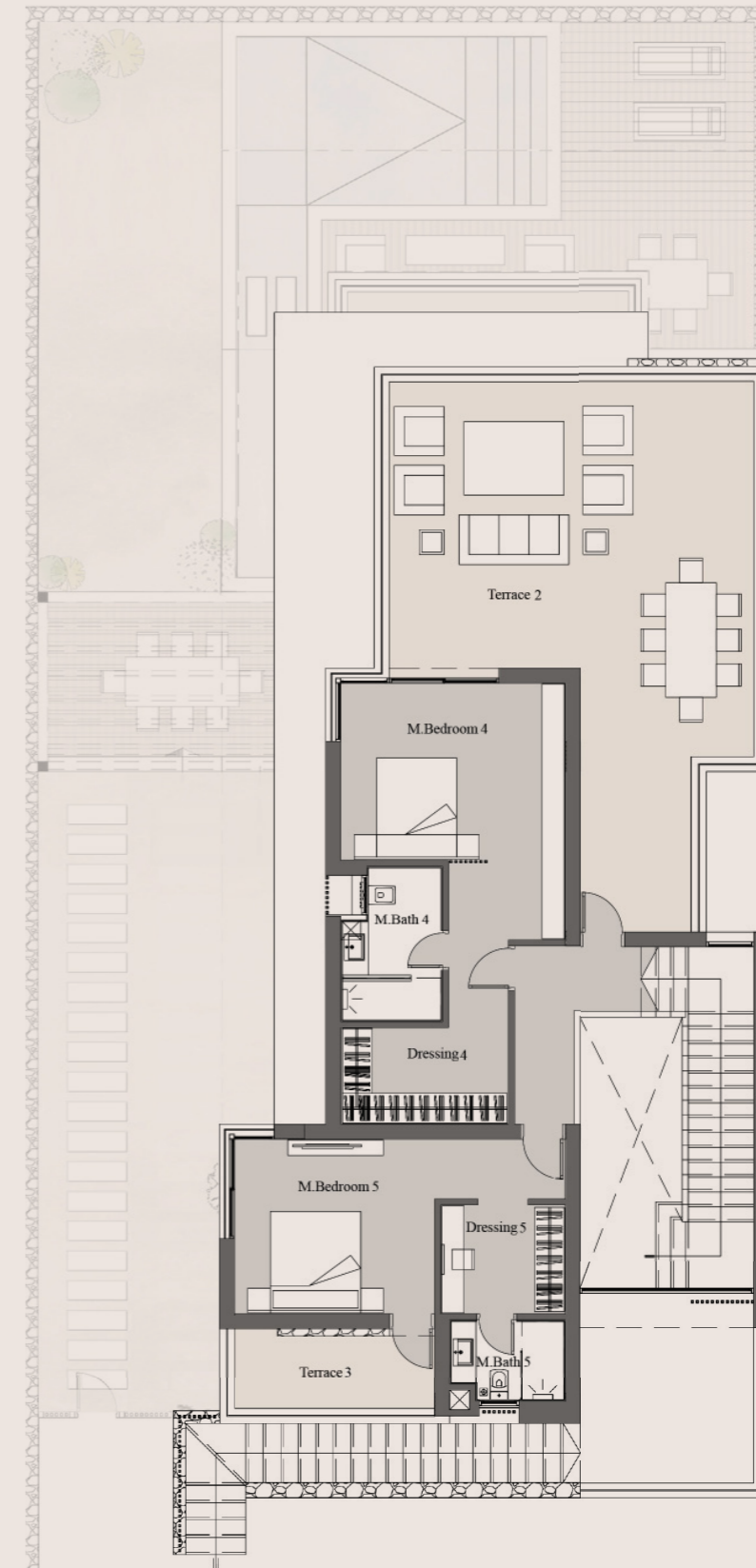
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

O2 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



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.





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



O3 UNIT 1 – GROUND FLOOR

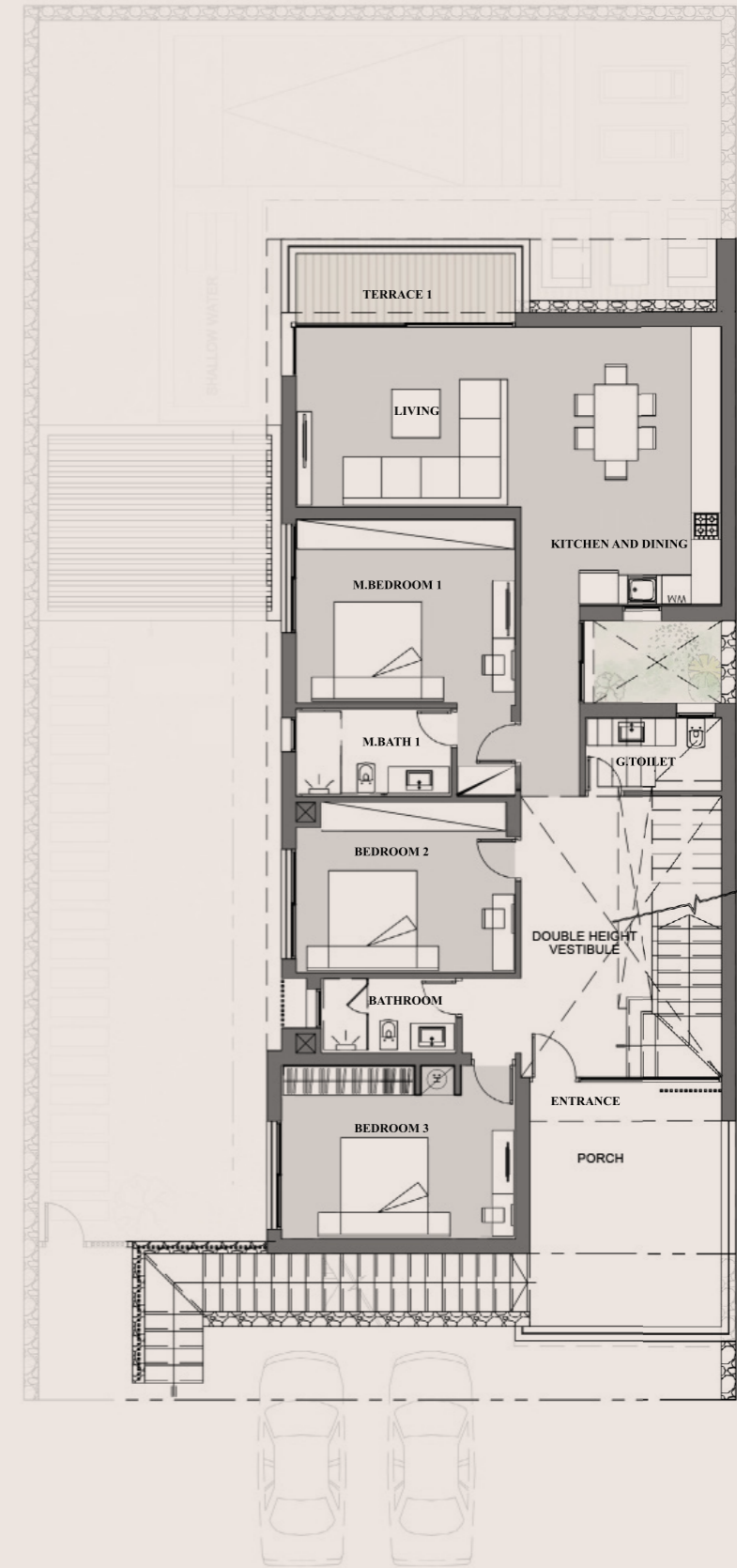
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



O3 UNIT 11 – FIRST FLOOR

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.

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



O3 UNIT 11 – PENTHOUSE FLOOR

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.



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

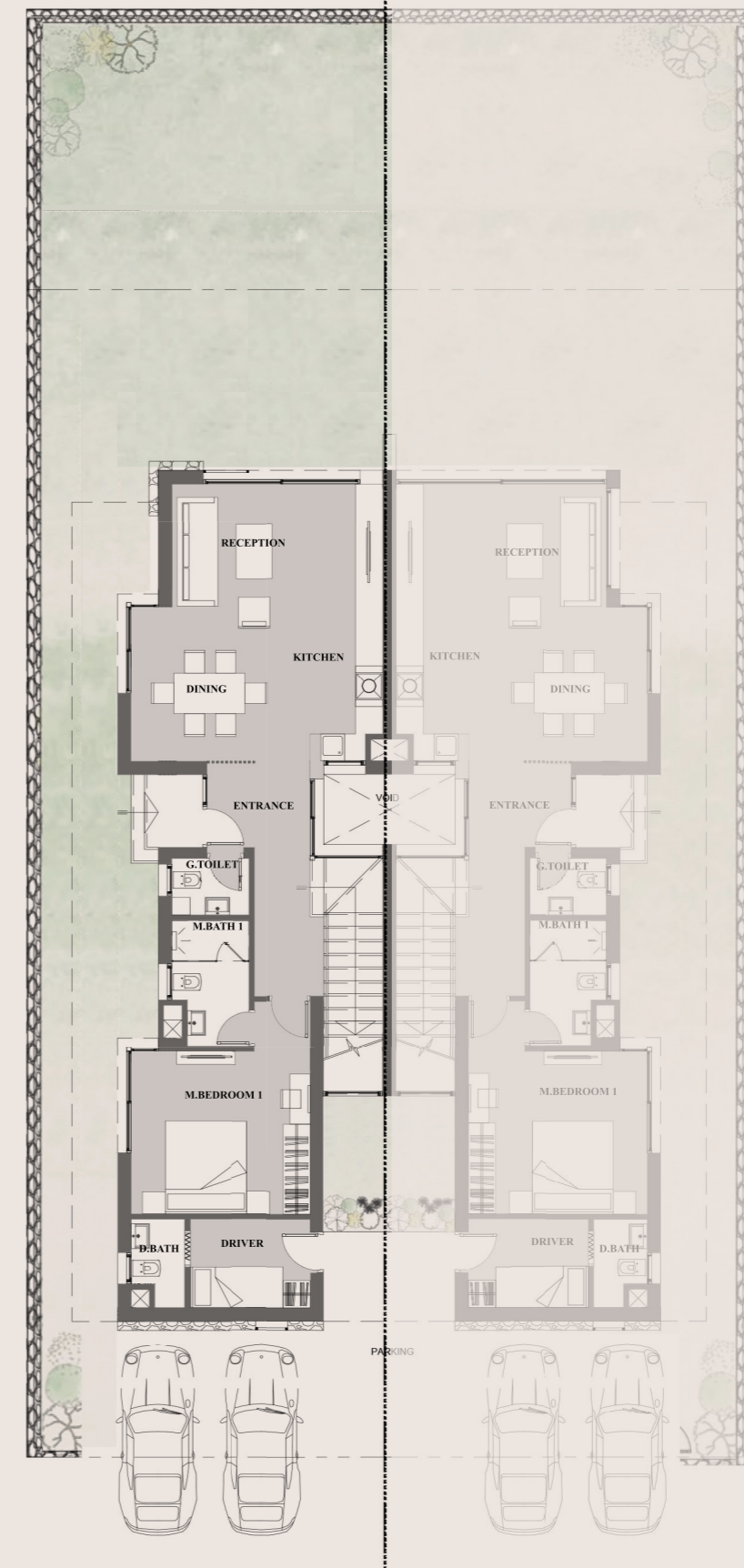




M1 Unit 01

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



M1 VILLA — GROUND LEVEL

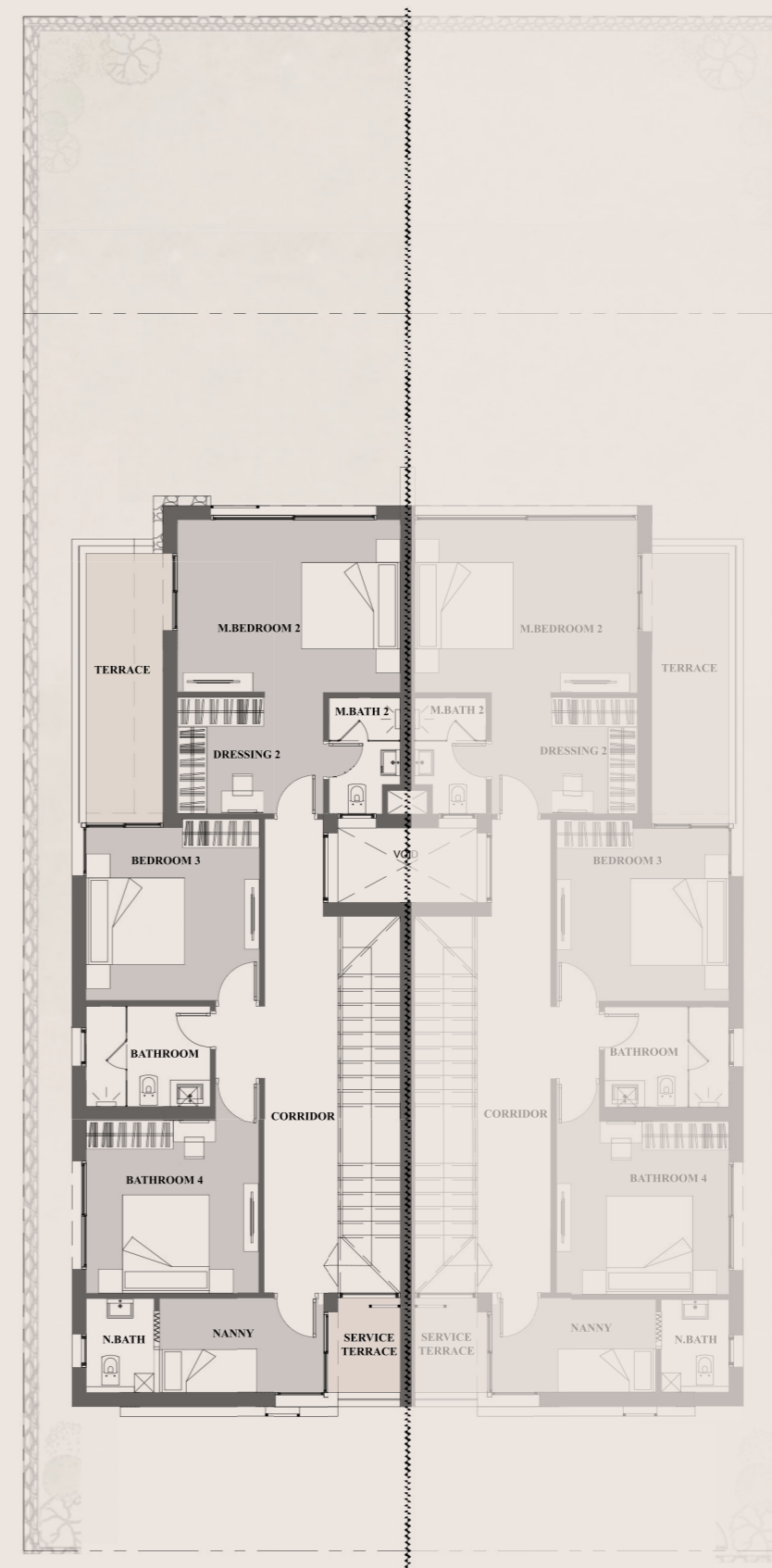
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



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.

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



M1 VILLA — GROUND LEVEL

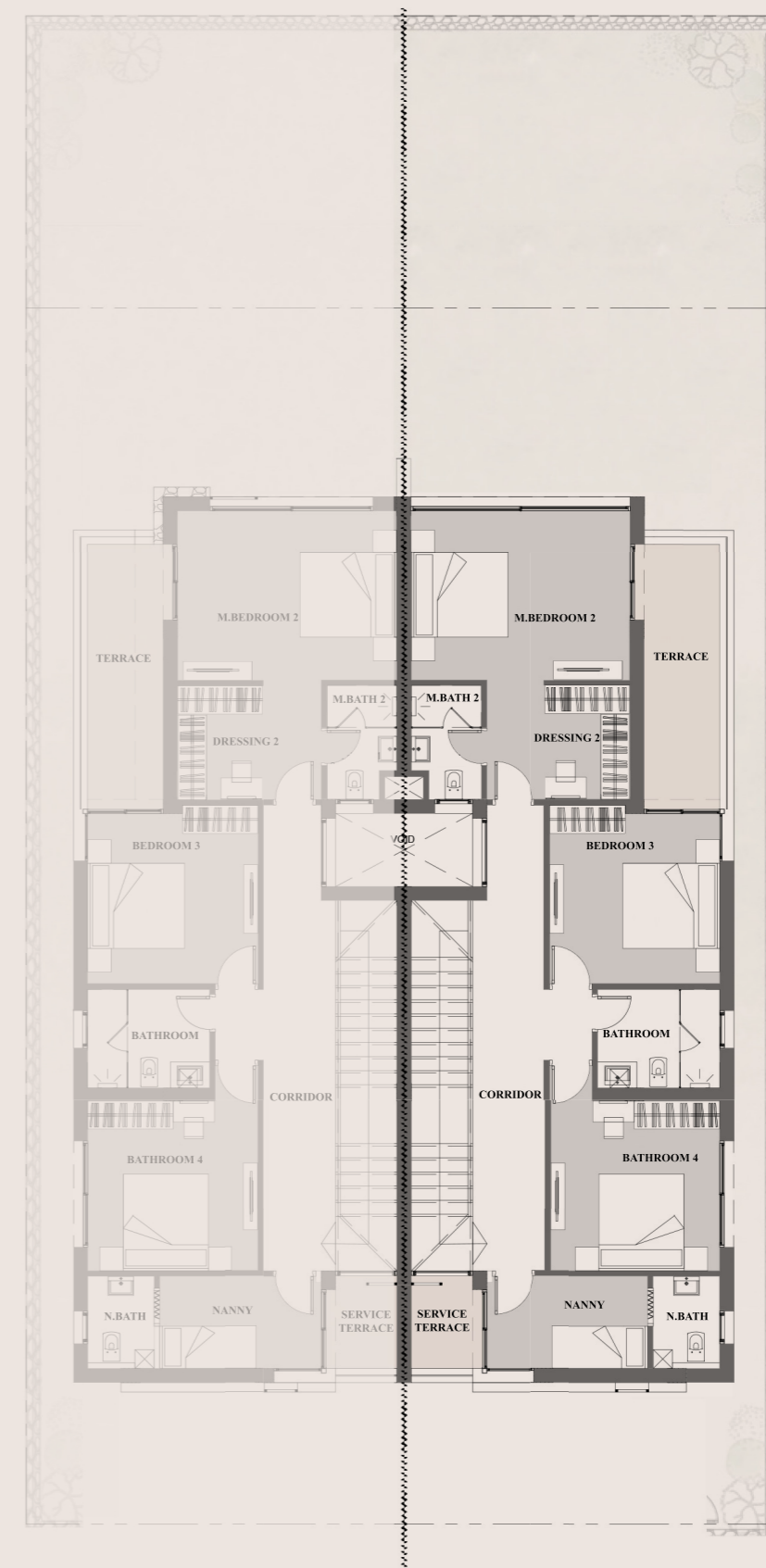
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



MI VILLA – FIRST LEVEL

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.





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



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.

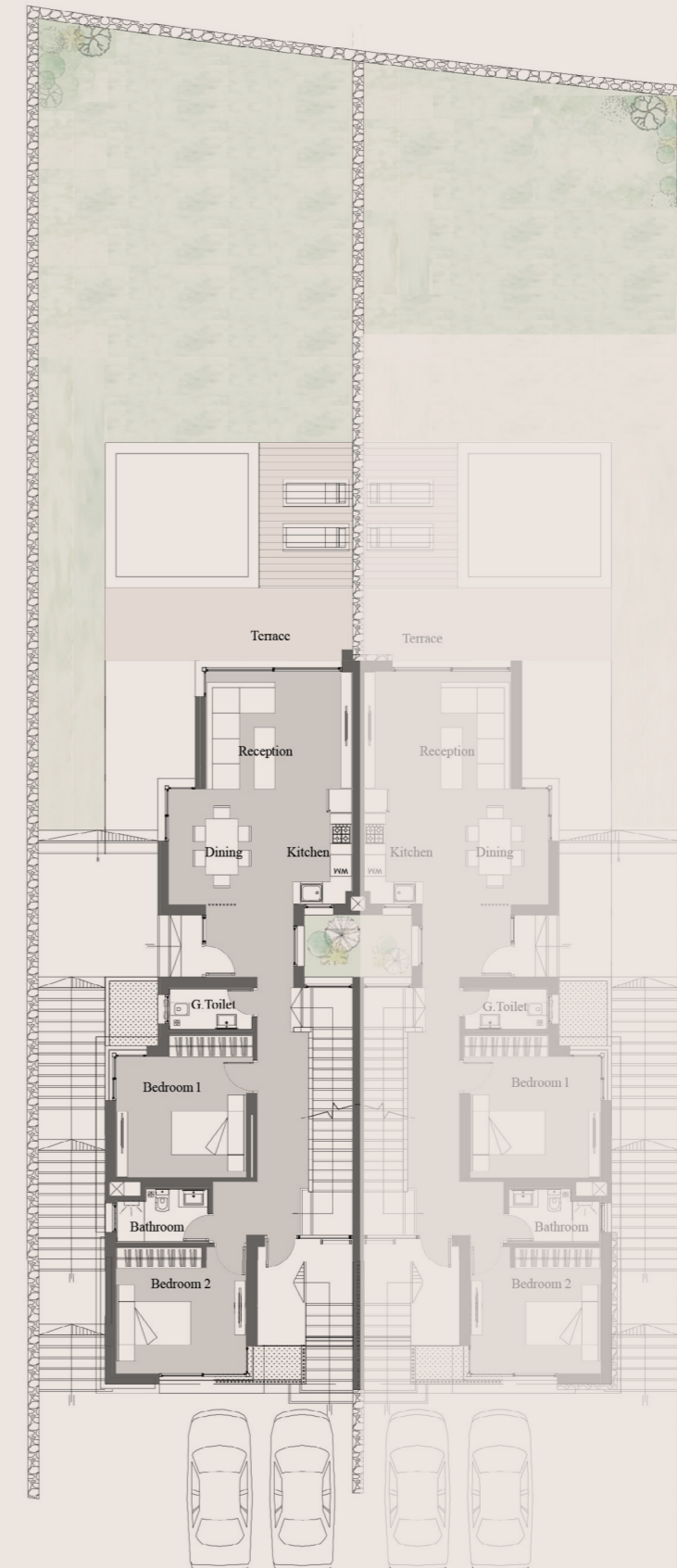
M2 Unit 01

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

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.



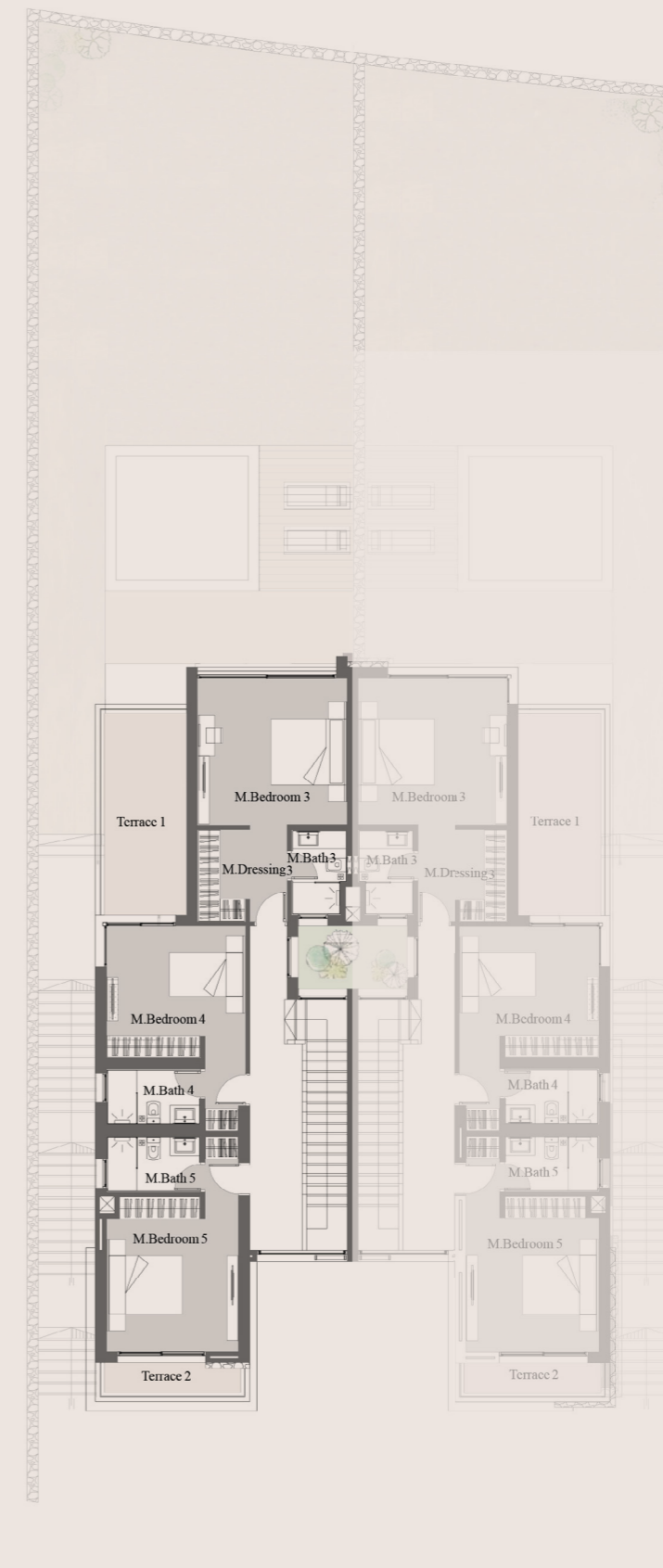
M2 VILLA – GROUND LEVEL

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



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.

M2 Unit 02

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



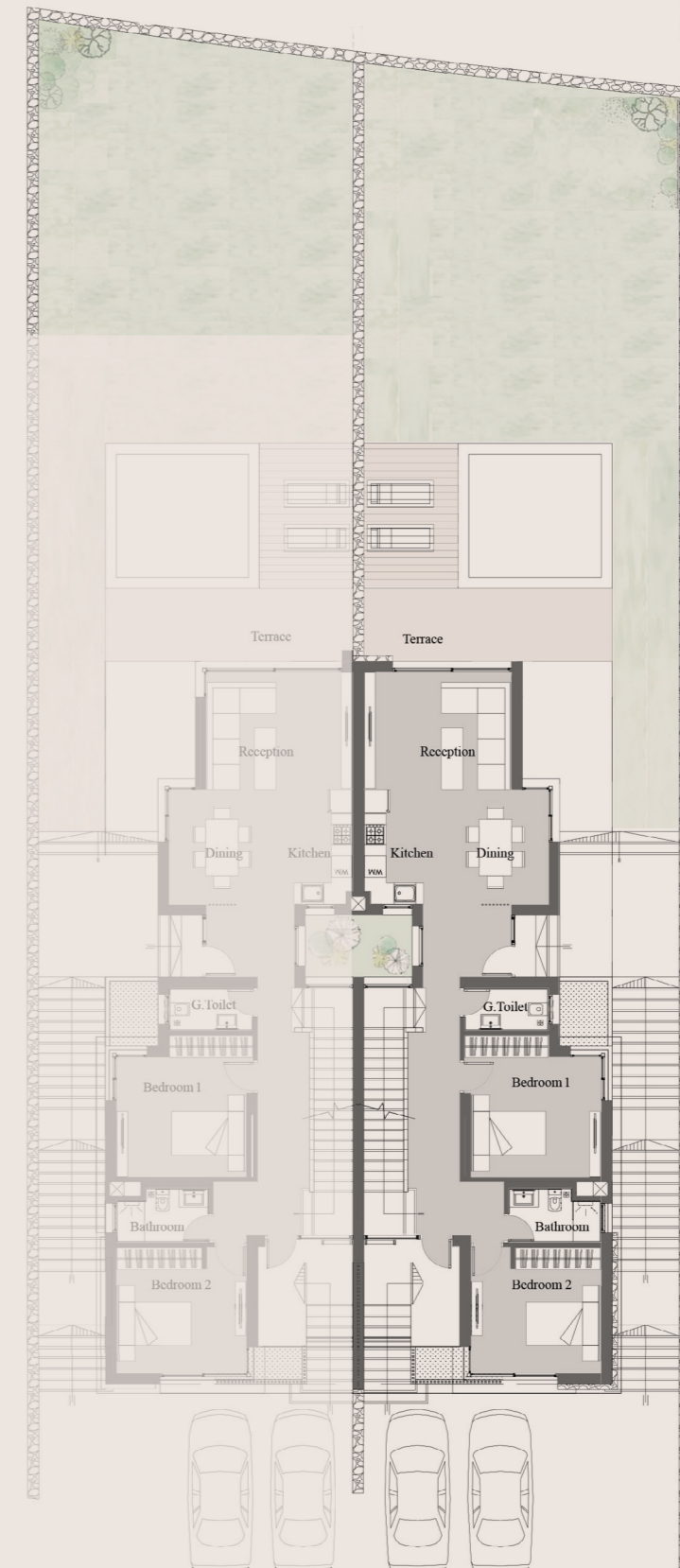
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



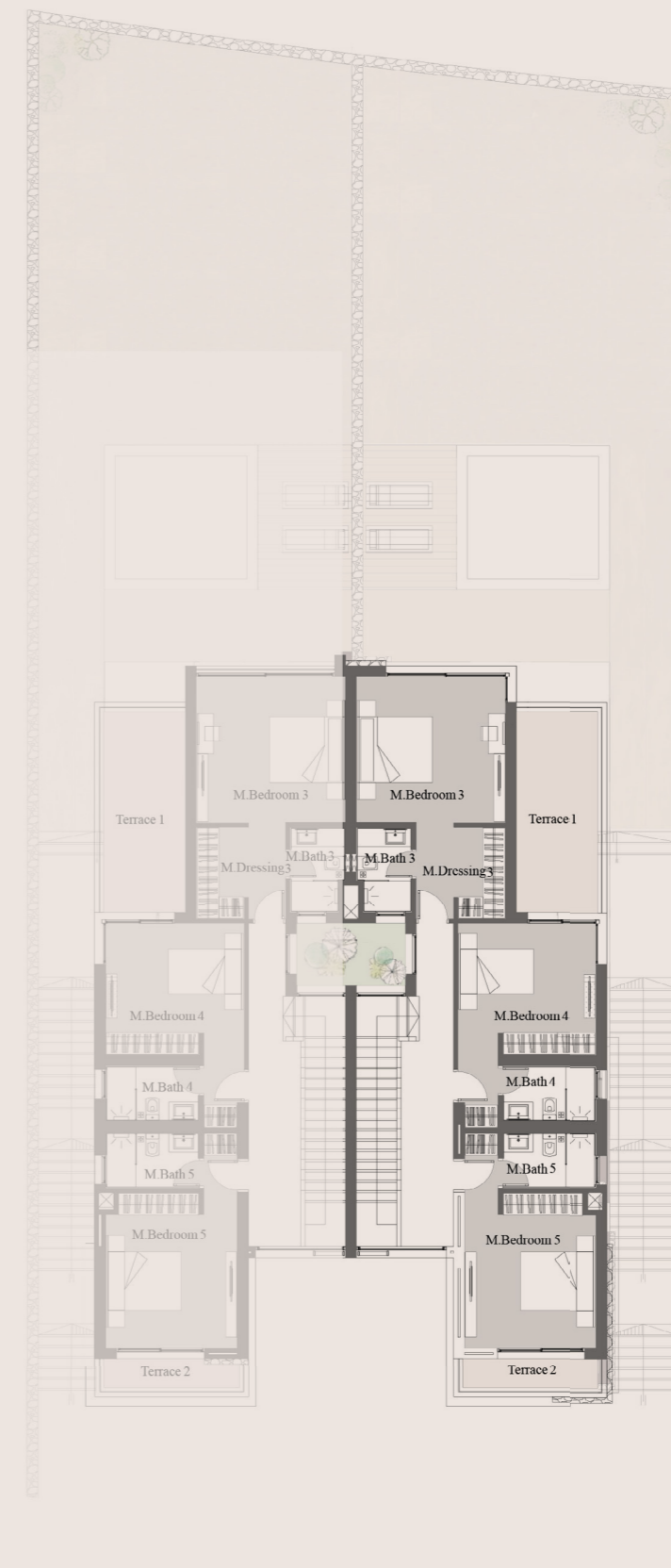
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



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.



The Jasmine 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 Jasmine Villas



نسيم الياسمين





JV 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



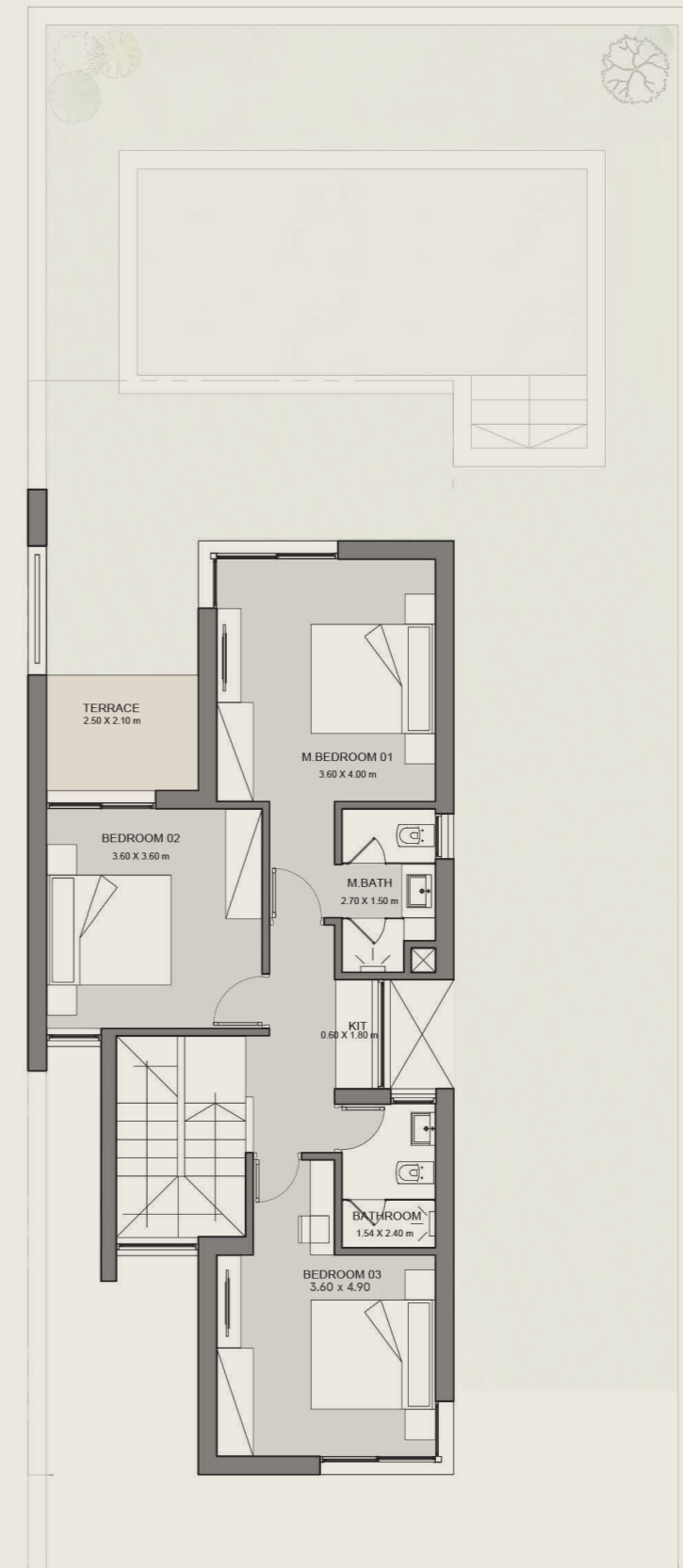
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

JV 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



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.



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



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.

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



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.

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



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.



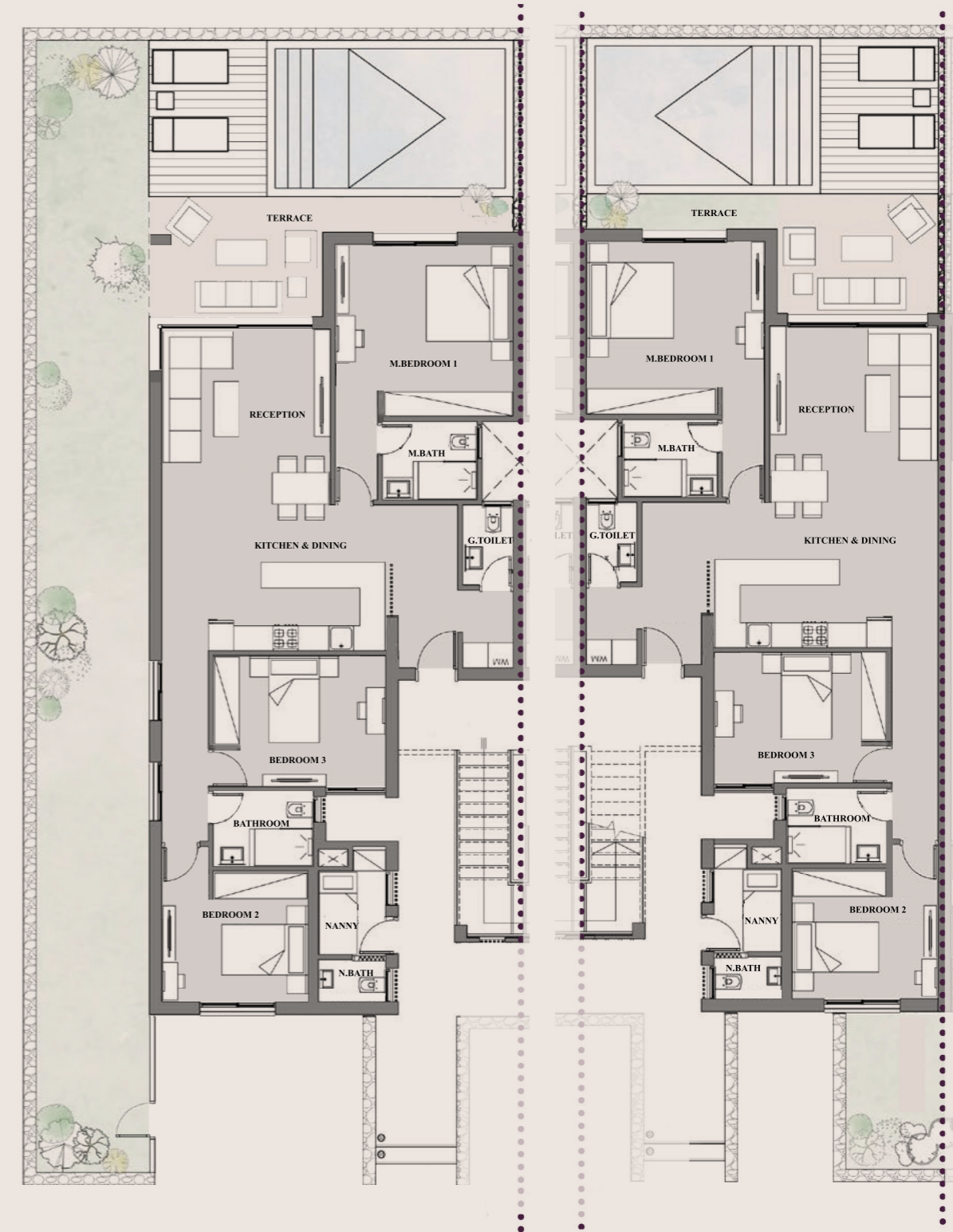


F2 Unit 01 & 02

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



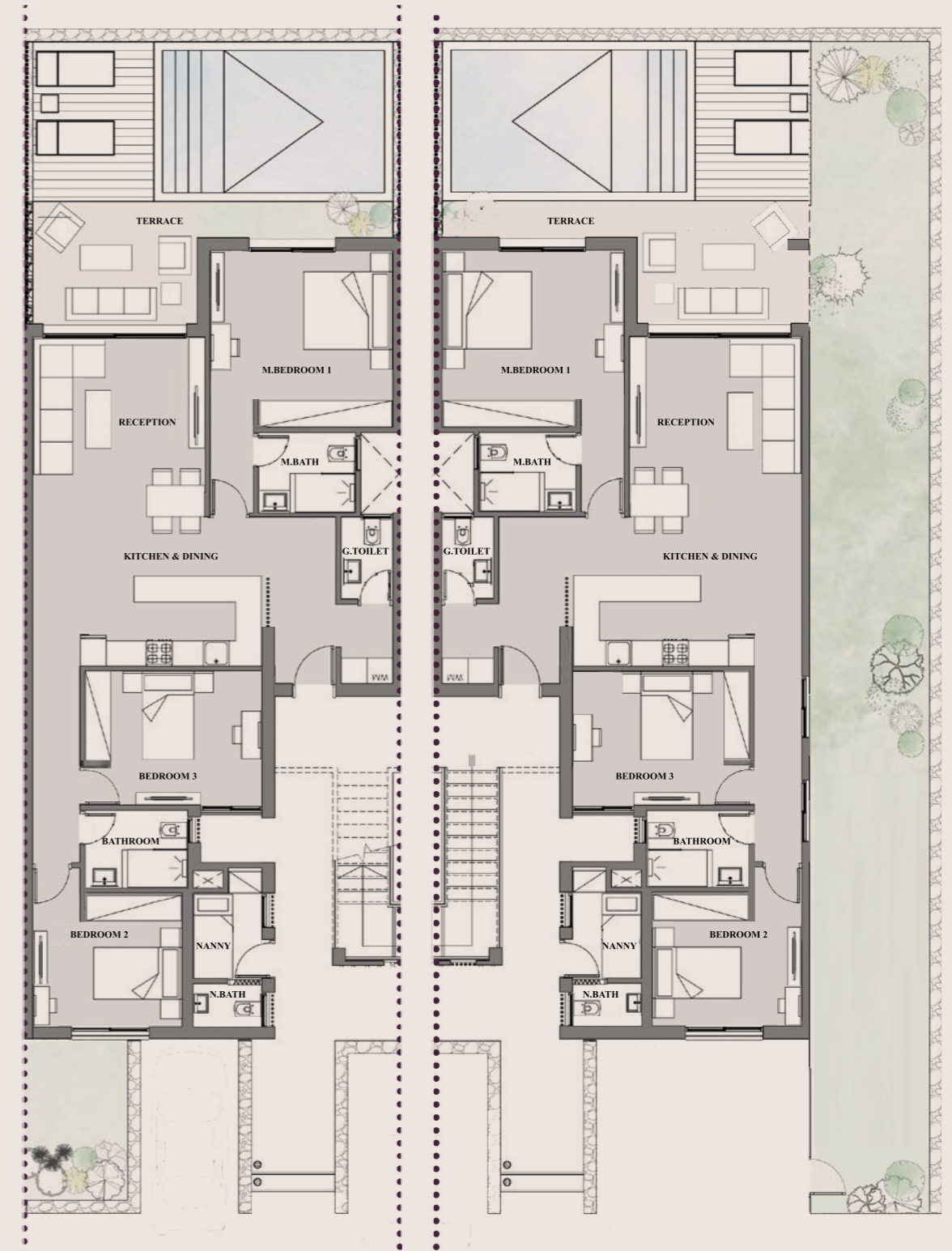
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



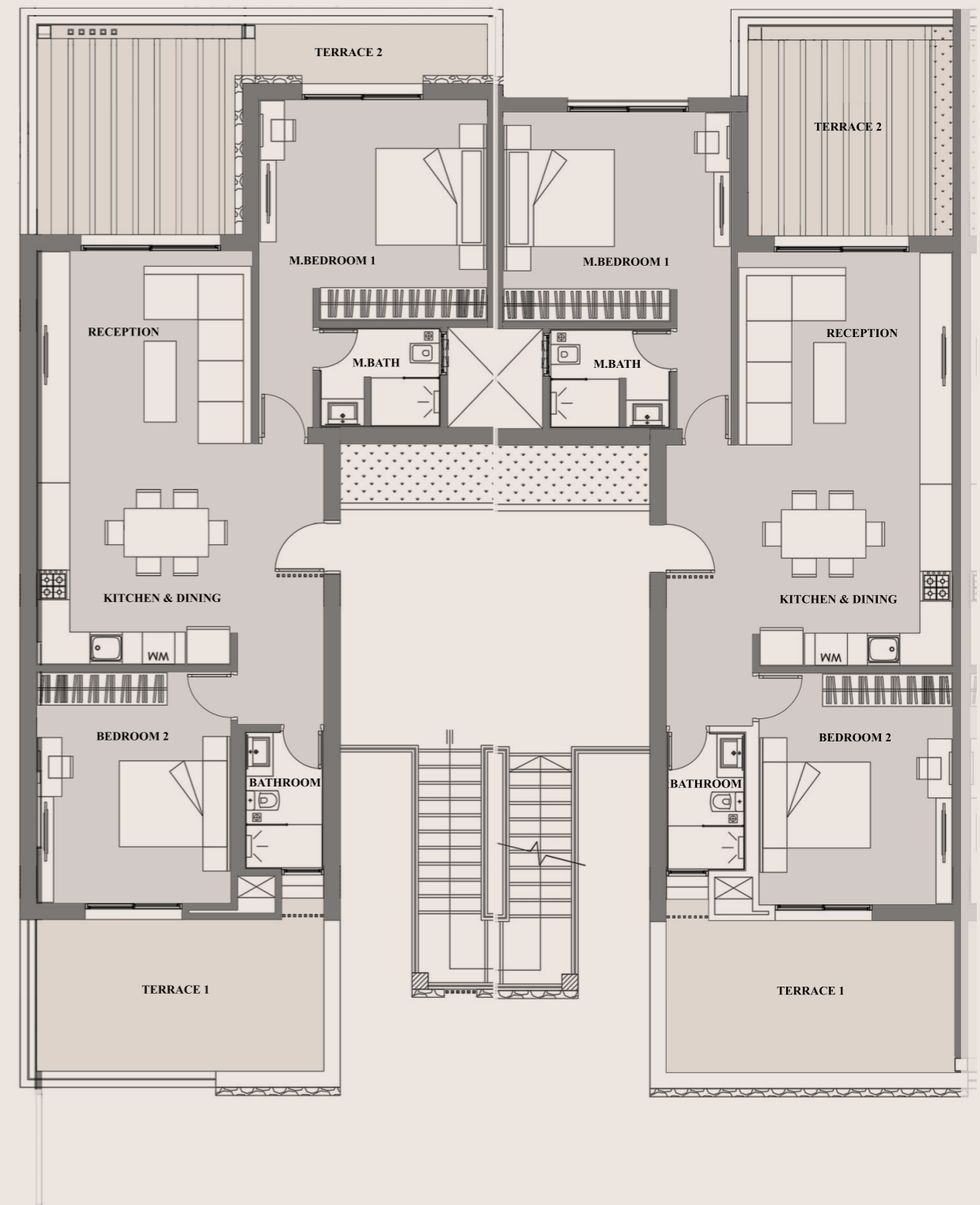
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



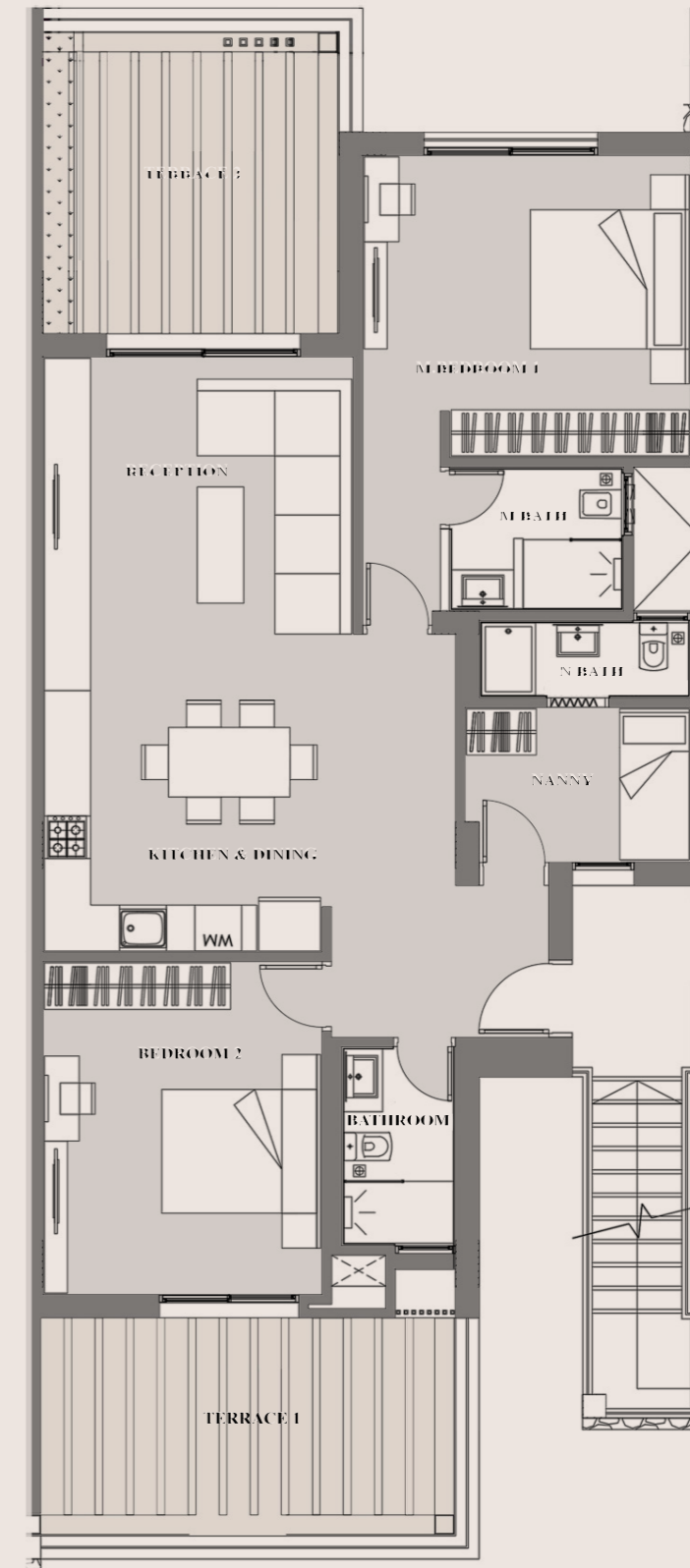
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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

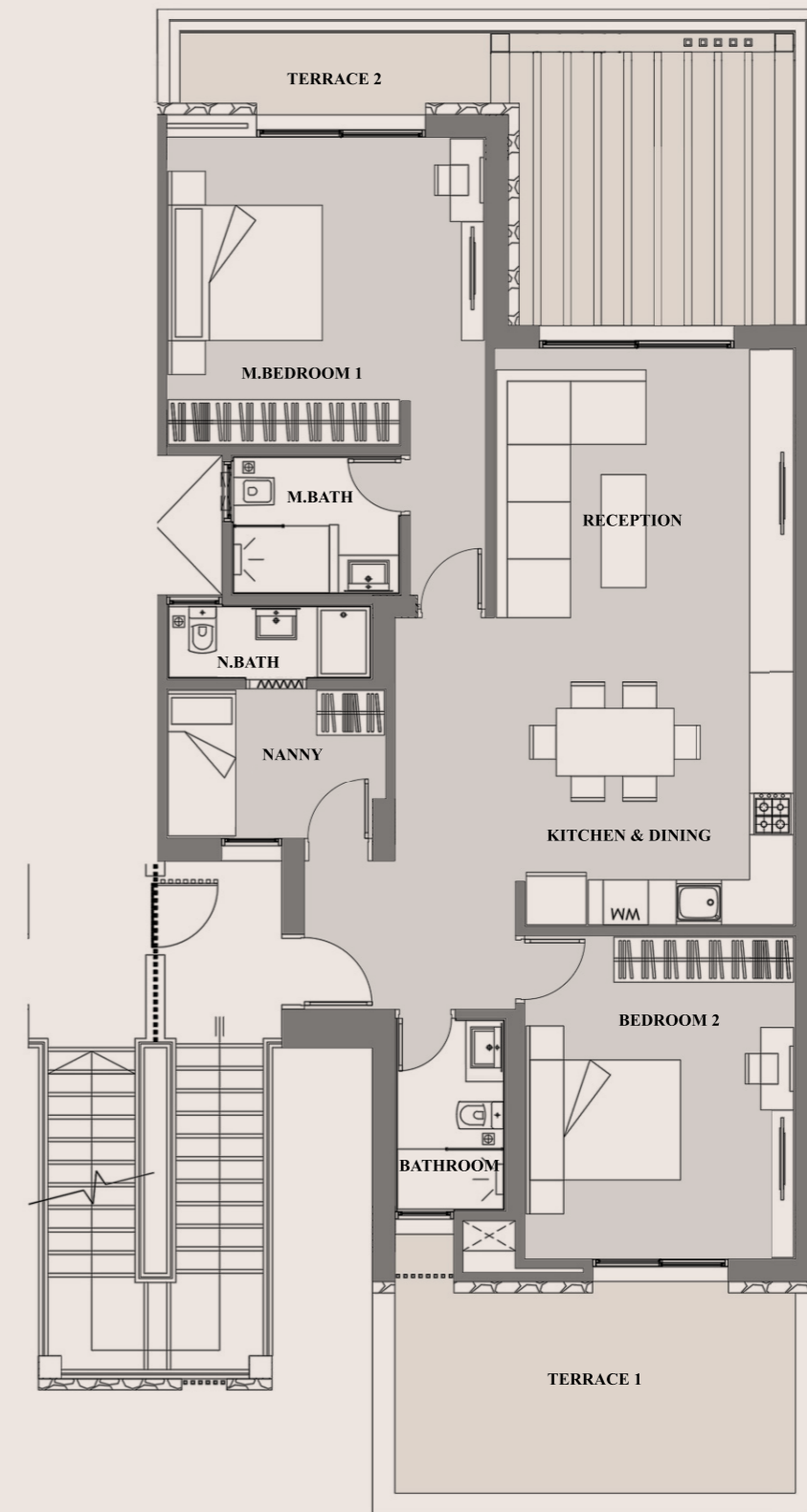


Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



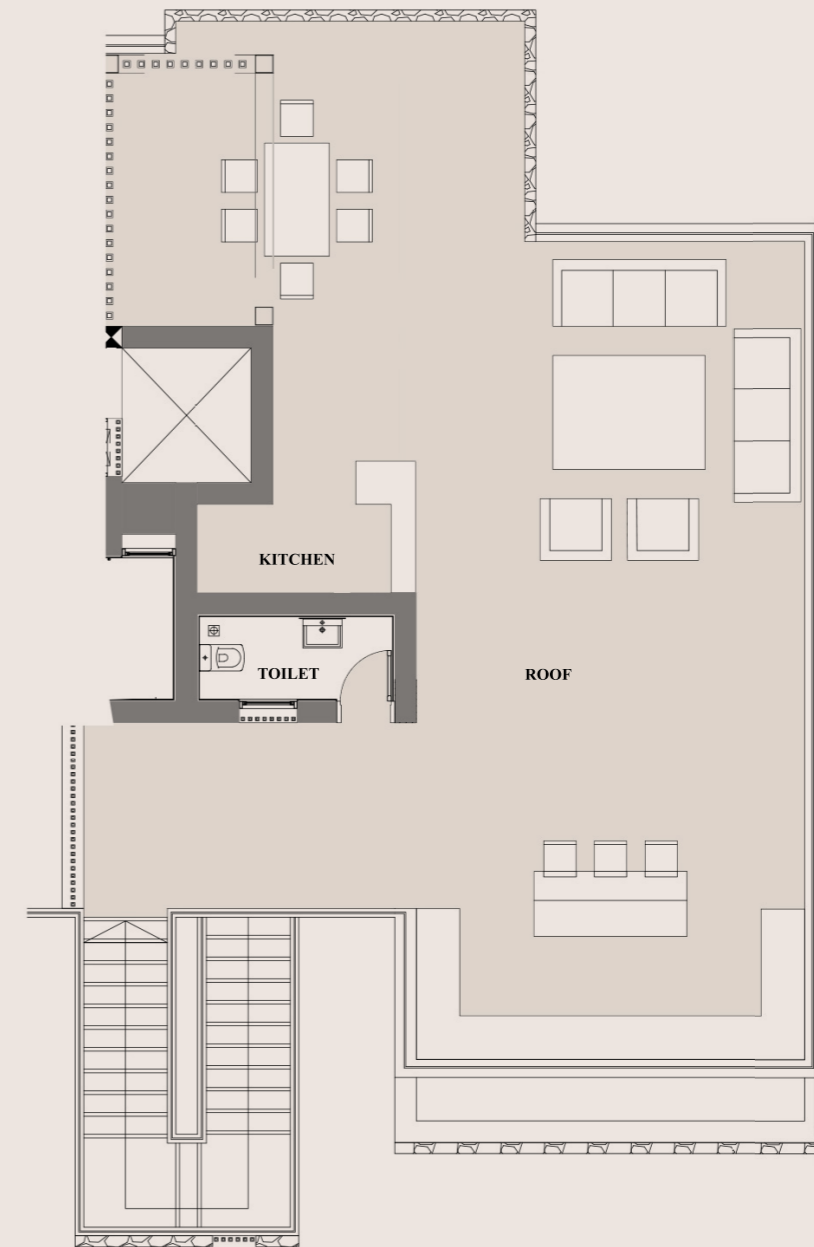
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



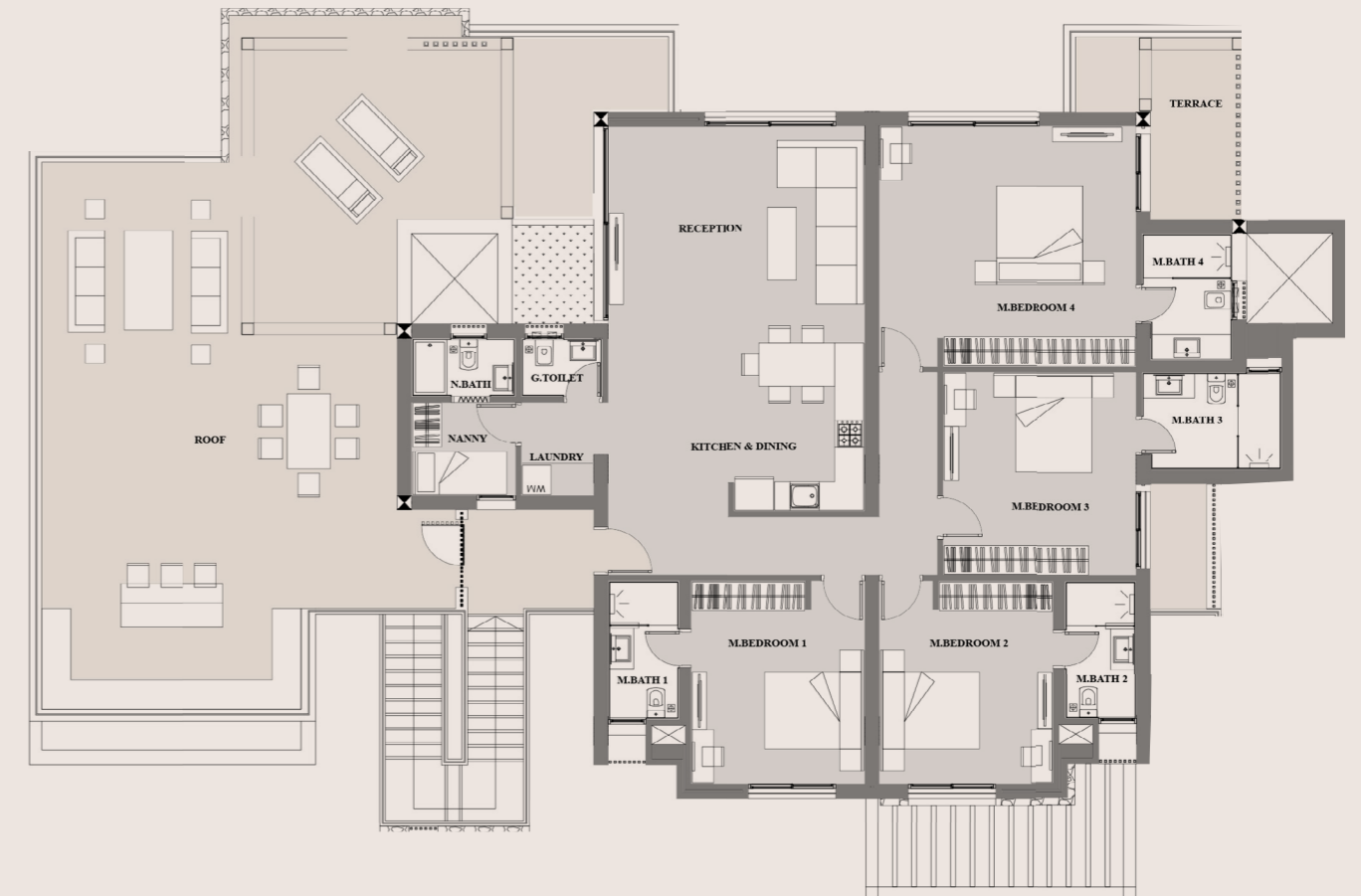
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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
Nanny's Bedroom,	2.10 x 1.90 m
Nanny's Bathroom,	2.10 x 1.20 m
Laundry	1.90 x 1.60 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.



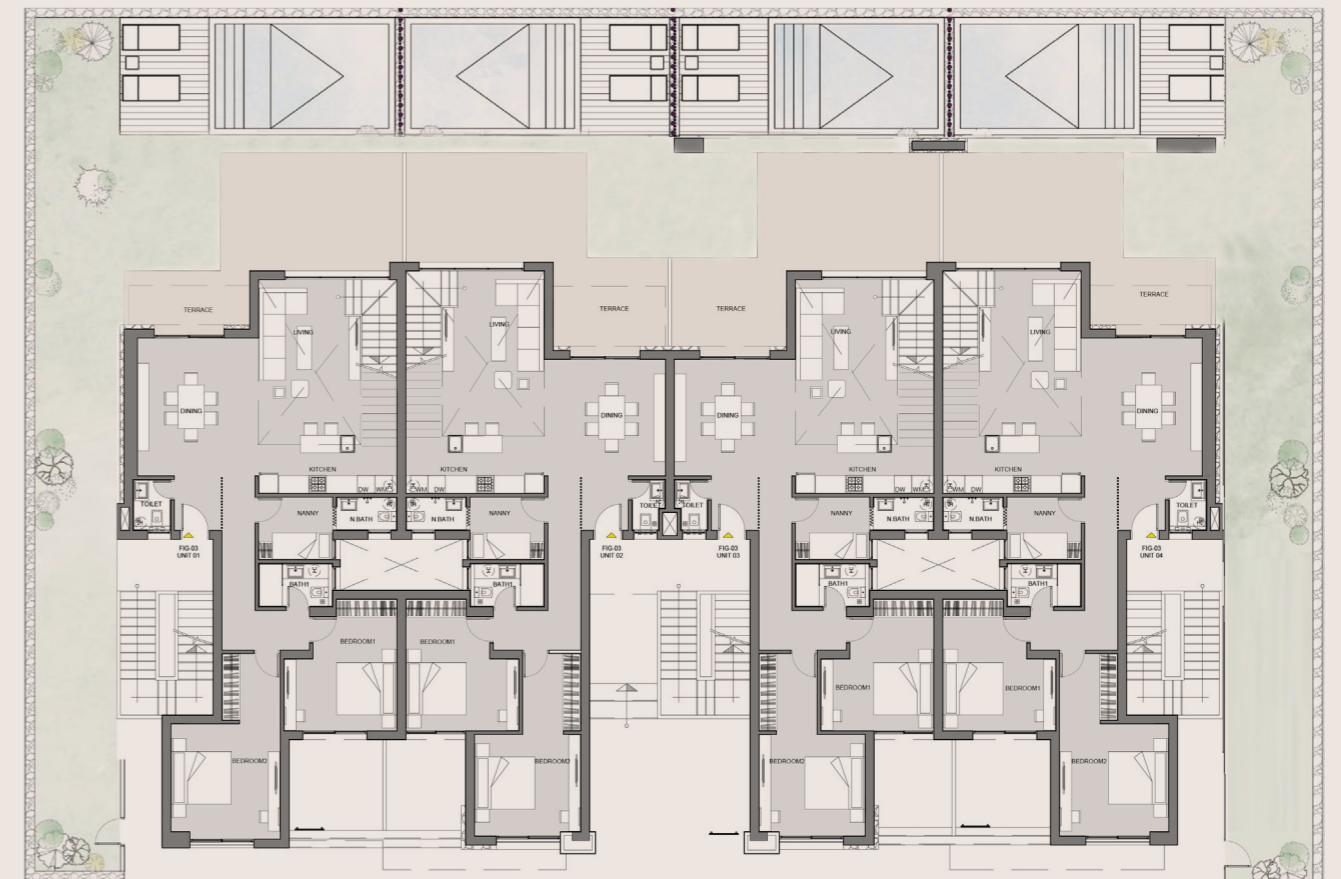


F3 Ground Loft Unit 01 & 04

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



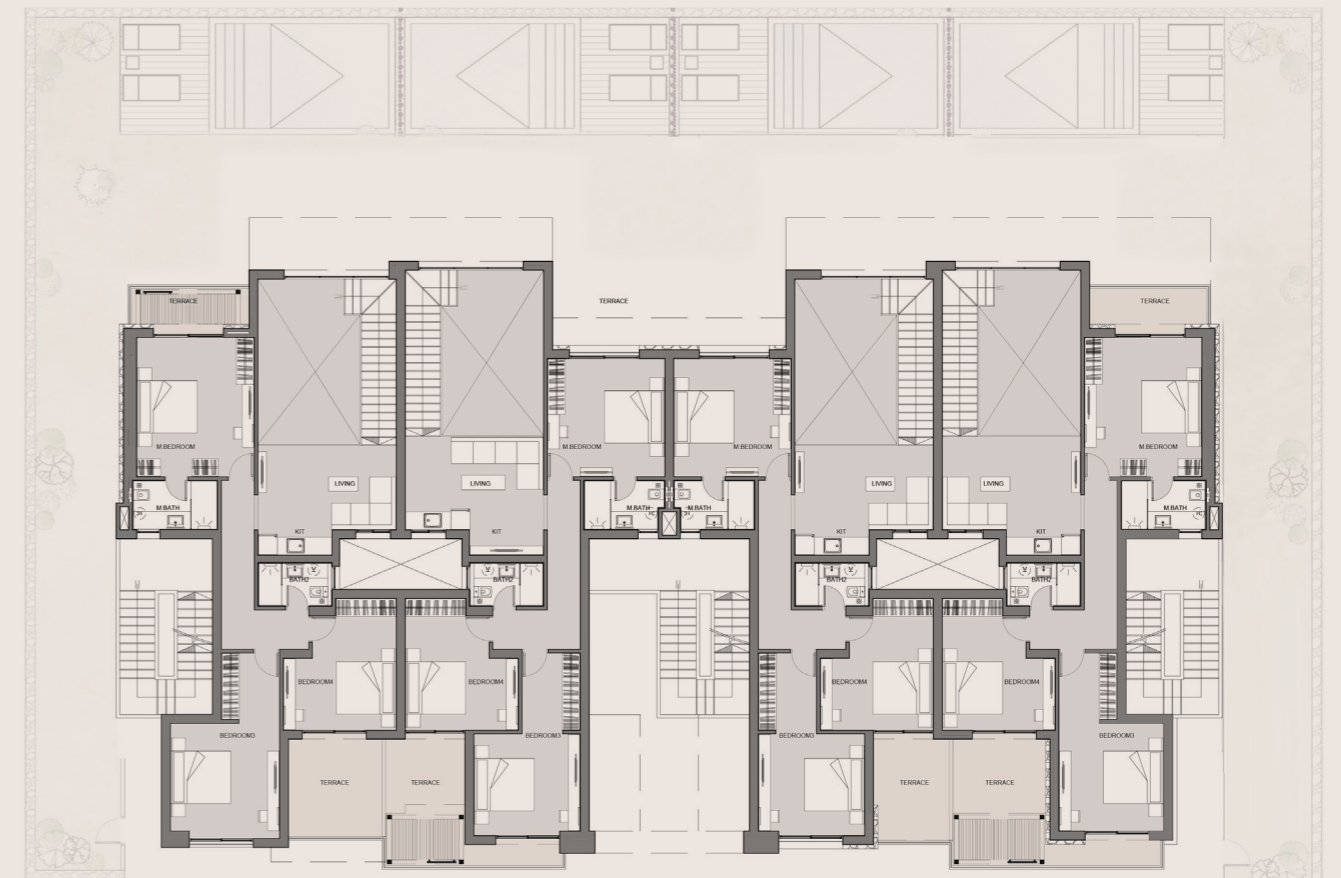
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Ground Loft Unit 01 & 04

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



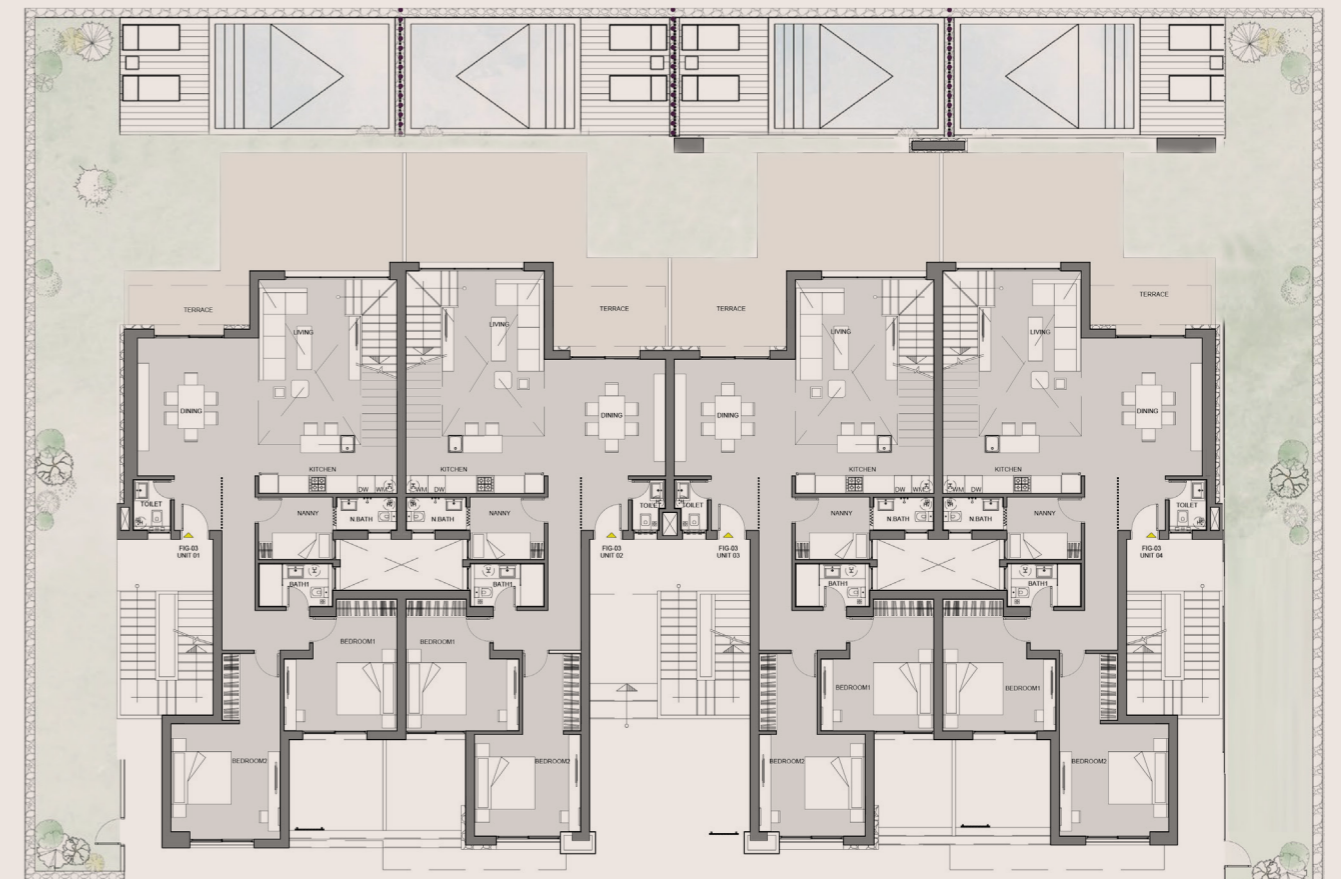
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Ground Loft Unit 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



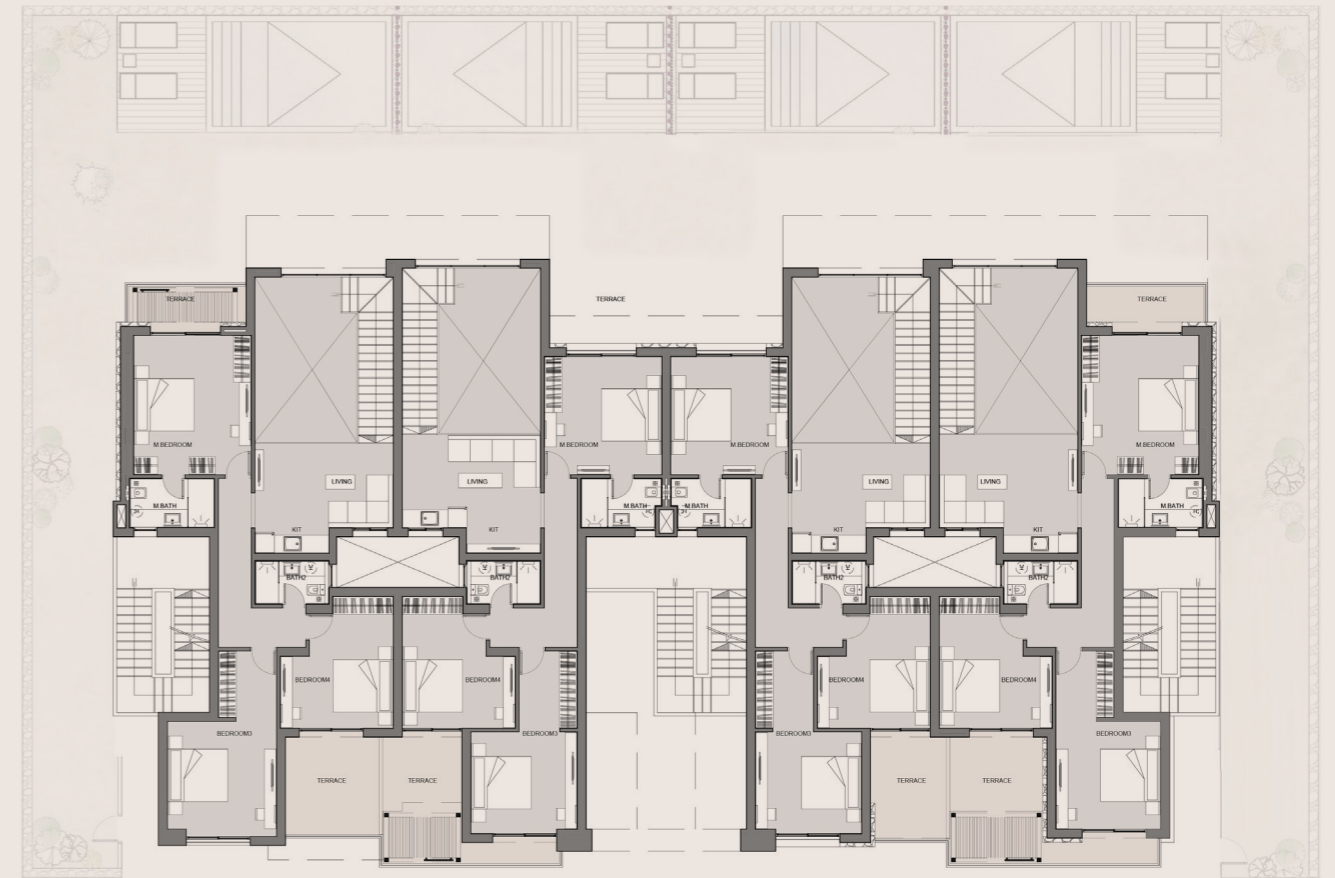
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Ground Loft Unit 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



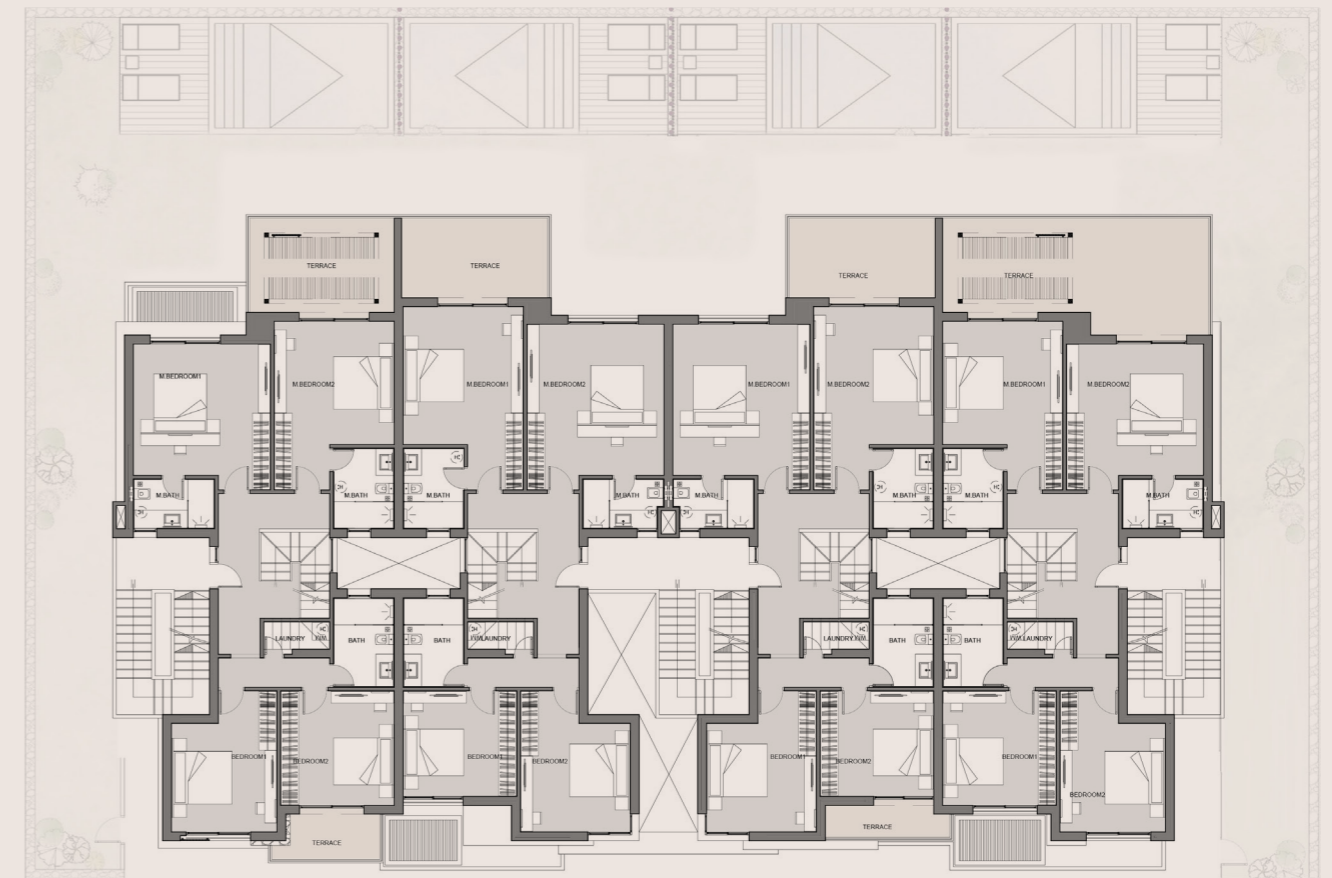
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Upper Loft Unit 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



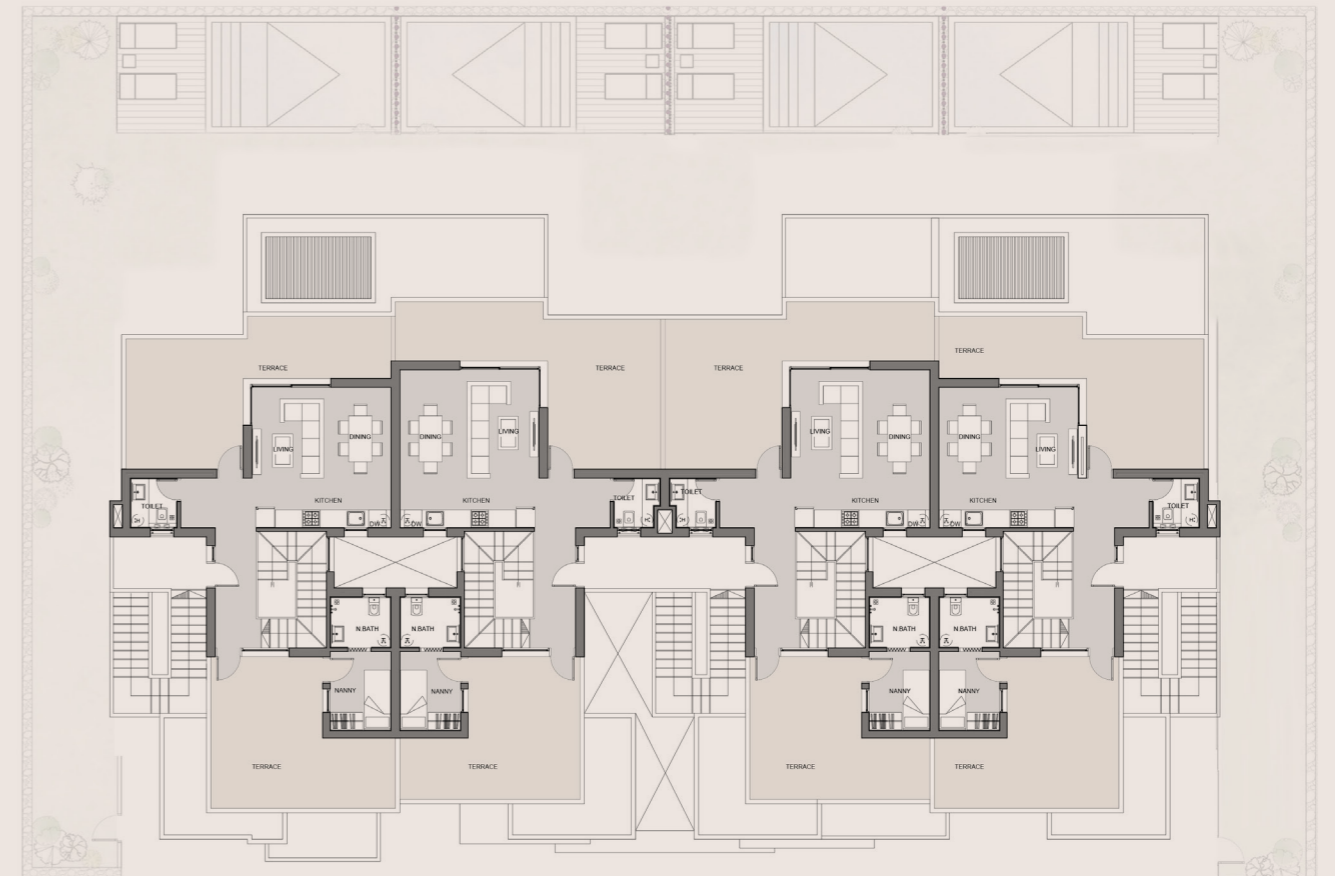
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Upper Loft Unit 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



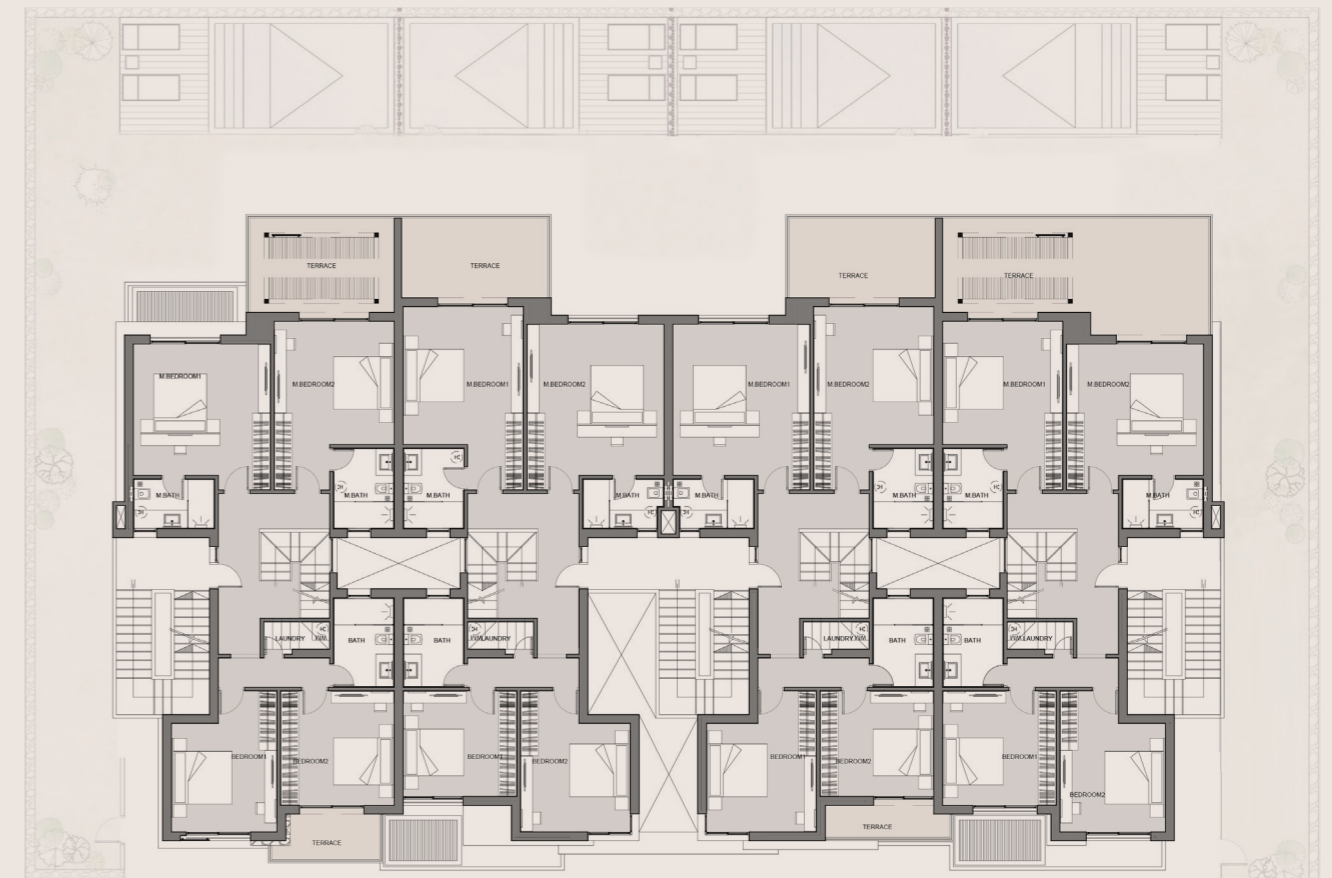
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

F3 Upper Loft Unit 13

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



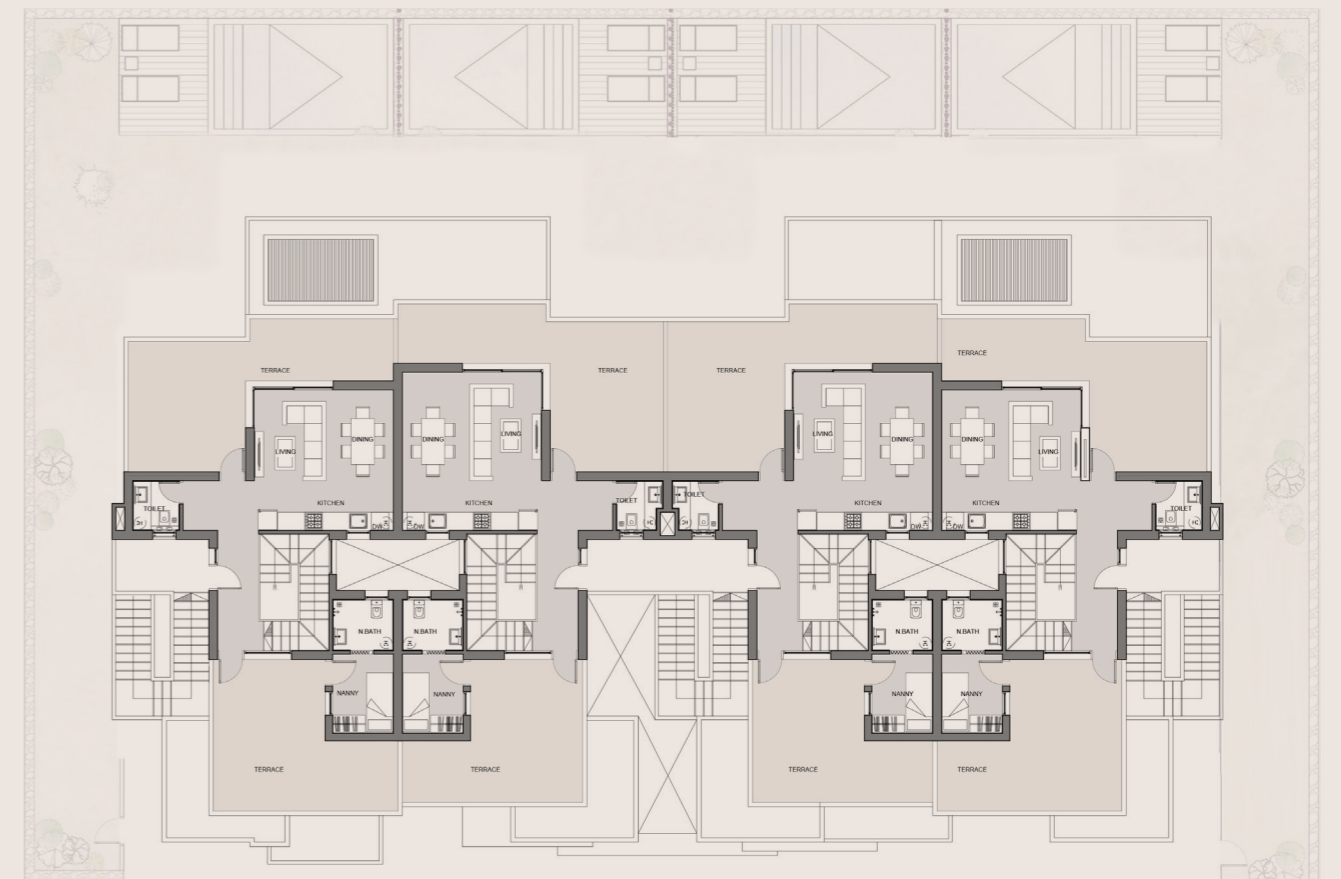
Disclaimer: Floor plans periodically change as circumstance require and according to government regulations and permits. All rendering and other visual designs and materials are for illustrative purposes only.

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



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.





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



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.

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	2.10 x 8.30 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.

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



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.



