RAS
EL HEKMA

Sales Kit

safia





OUR STORY

Il Cazar represents a significant step towards launching new projects following Creek Town, Go Heliopolis and The Crest, ensuring branded projects with international standards down to every detail.

Our aim is to lead and shape the realestate industry reflected by our selective luxurious projects. il Cazar's aim is to positively impact the community by contributing to the real estate industry in Egypt and always working on enhancing the standards in the market by providing grade A quality development projects.

LOCATION

Safia is strategically located on KM186 on the shores of Ras El Hekma. 2:30 hrs away from Cairo Alex Desert Road, 30 mins away from Alamein International Airport and 20 mins away from El Dabaa Axis.







MASTERPLAN

Spanning across 180 Acres, Safia offering a wide variety of unit types; one storey signatures villas, standalone villas, twin villas, townhouses, duplexes and chalets. Spreading over a 750 meters sandy beachfront with 1500 meters project depth.

Designed by Raef Fahmi Architects, the project promises a full sea view units including 9 rows of villas within walking distance to the beach and project amenities with only 600 meters depth. Safia offers a wide range of facilites; swimming pools, hotel & serviced units, water sports & beach activities, restaurants & commercial outlets, sports facilities, fully equipped gym and on-ground facility management.


UNIT TYPES

SIGNATURE VILLA



Type A - 410m²

First Row





ONE STOREY SIGNATURE VILLA

Type A - 410m²

RECEPTION & DINING	9.80 x 7.75
TERRACE 01	15.60 x 2.00
KITCHEN	5.80 x 3.90
MAID'S ROOM	1.80 x 2.00
MAID'S TOILET	1.80 x 1.80
GUEST TOILET	3.80 x 1.90
DRIVER'S ROOM	1.70 x 2.00
DRIVER'S TOILET	1.70 x 1.55
GUEST BEDROOM	3.90 x 3.75
GUEST DRESSING	1.80 x 1.90
GUEST BATHROOM	2.00 x 1.90
MASTER BEDROOM 01	5.70 x 3.75
MASTER DRESSING 01	1.70 x 3.90
MASTER BATHROOM 01	3.90 x 1.90
BEDROOM 02	3.90 x 3.90
BATHROOM 02	3.90 x 1.90
BEDROOM 03	5.70 x 3.90
BEDROOM 04	3.90 x 3.85
BEDROOM 05	3.90 x 3.80
BATHROOM 03	1.70 x 2.0



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ONE STOREY VILLA



Type B - 330m²

Second Row





ONE STOREY VILLA

Type B - 330m²

RECEPTION & DINING	7.70 x 7.75
TERRACE 01	14.00 x 2.00
KITCHEN	3.85 x 3.85
MAID'S ROOM	1.80 x 2.20
MAID'S TOILET	1.80 x 1.55
GUEST TOILET	1.85 x 1.50
DRIVER'S ROOM	1.80 x 2.10
DRIVER'S TOILET	1.80 x 1.55
MASTER BEDROOM 01	5.80 x 3.75
MASTER DRESSING 01	1.70 x 3.75
MASTER BATHROOM 01	2.80 x 1.90
BEDROOM 02	4.00 x 3.90
BATHROOM 02	2.80 x 1.90
BEDROOM 03	4.00 x 3.75
MASTER BEDROOM 04	4.00 x 3.75
MASTER DRESSING 04	1.70 x 2.80
MASTER BATHROOM 04	1.70 x 2.80
MASTER BEDROOM 05	3.85 x 3.75
MASTER BATHROOM 05	1.85 x 2.35



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STANDALONE VILLA



Type C - 320m²

Third Row



STANDALONE VILLA

Type C - 320m²

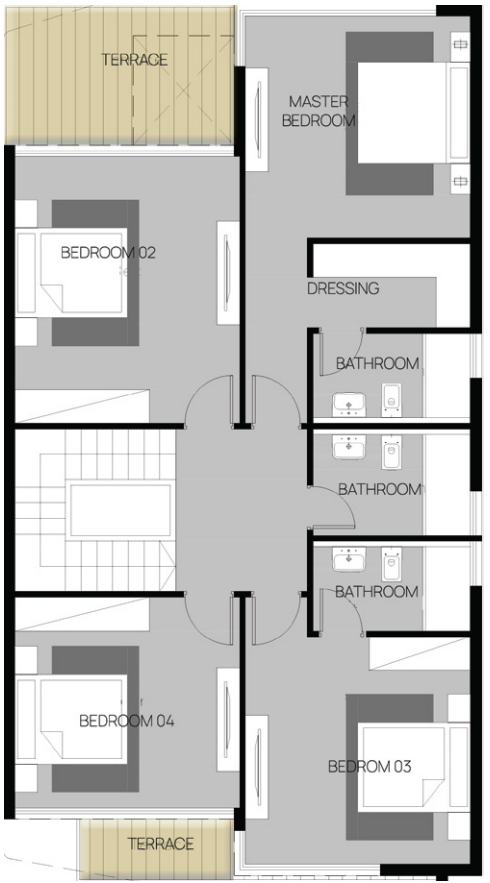
Ground Floor

RECEPTION & DINING	8.10 x 7.75
TERRACE 01	12.20 x 1.80
KITCHEN	3.65 x 3.60
MAID'S ROOM	1.50 x 2.65
MAID'S TOILET	1.15 x 2.65
GUEST TOILET	2.75 x 1.10
DRIVER'S ROOM	2.15 x 1.85
DRIVER'S TOILET	1.40 x 1.85



First Floor

MASTER BEDROOM 01	4.00 x 3.95
MASTER DRESSING 01	2.80 x 1.50
MASTER BATHROOM 01	2.80 x 1.60
BEDROOM 02	4.00 x 4.75
TERRACE 02	4.05 x 2.90
BATHROOM 02	2.80 x 1.90
MASTER BEDROOM 03	4.00 x 4.05
MASTER BATHROOM 03	2.80 x 1.60
BEDROOM 04	4.00 x 3.75
TERRACE 03	2.75 x 1.15



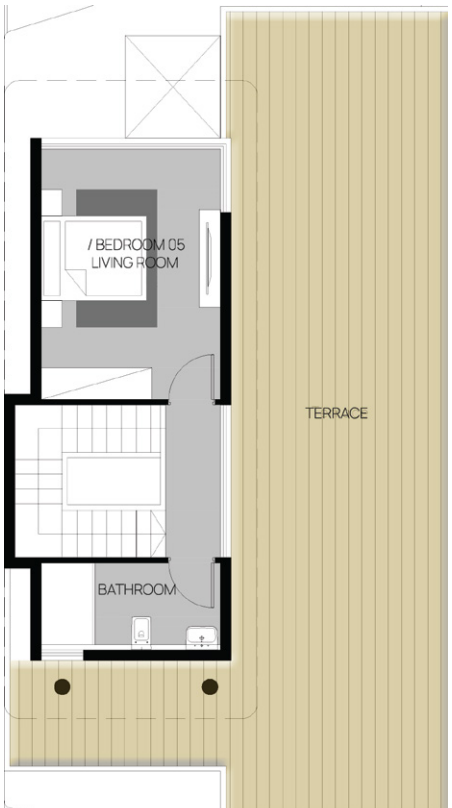
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STANDALONE VILLA

Type C - 320m²

Roof Floor

BEDROOM 05 / LIVING ROOM	3.40 x 4.75
BATHROOM	3.40 x 1.70





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STANDALONE VILLA



Type D - 255m²

Fourth & Fifth Rows



STANDALONE VILLA

Type D - 255m²

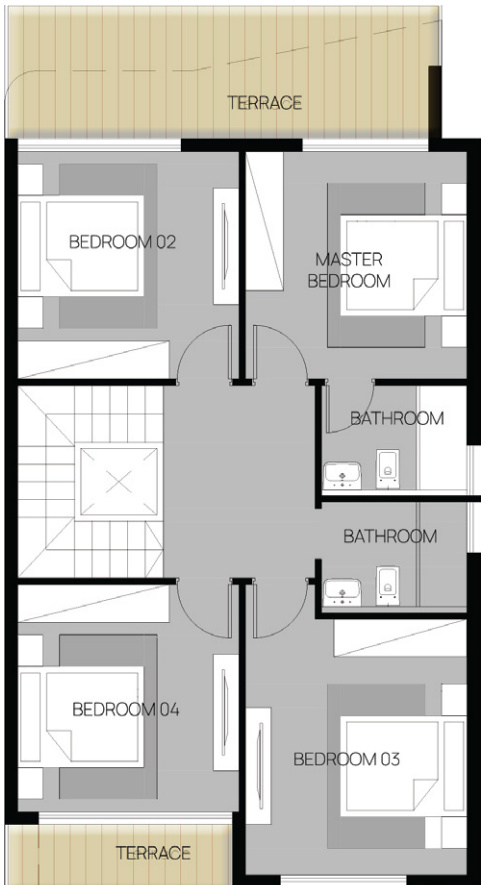
Ground Floor

RECEPTION & DINING	7.10 x 8.40
TERRACE 01	11.10 x 1.80
KITCHEN	2.85 x 3.70
MAID'S ROOM	2.55 x 1.50
MAID'S TOILET	1.20 x 2.00
GUEST TOILET	1.25 x 2.00



First Floor

MASTER BEDROOM 01	3.50 x 3.60
MASTER BATHROOM 01	2.30 x 1.75
BEDROOM 02	3.50 x 3.60
TERRACE 02	6.65 x 2.10
BATHROOM	2.30 x 1.75
BEDROOM 03	3.50 x 4.05
BEDROOM 04	3.50 x 3.60
TERRACE 03	3.55 x 1.10



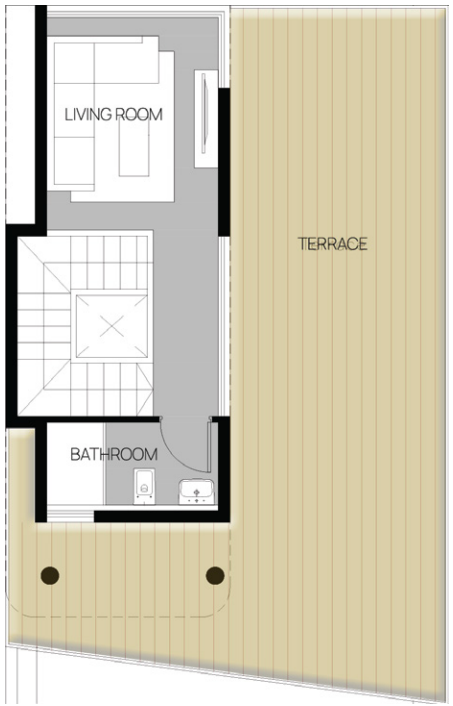
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STANDALONE VILLA

Type D - 255m²

Roof Floor

LIVING ROOM	2.90 x 3.60
BATHROOM	2.90 x 1.50





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STANDALONE VILLA



Type E - 225m²

Sixth Row



STANDALONE VILLA

Type E - 225m²

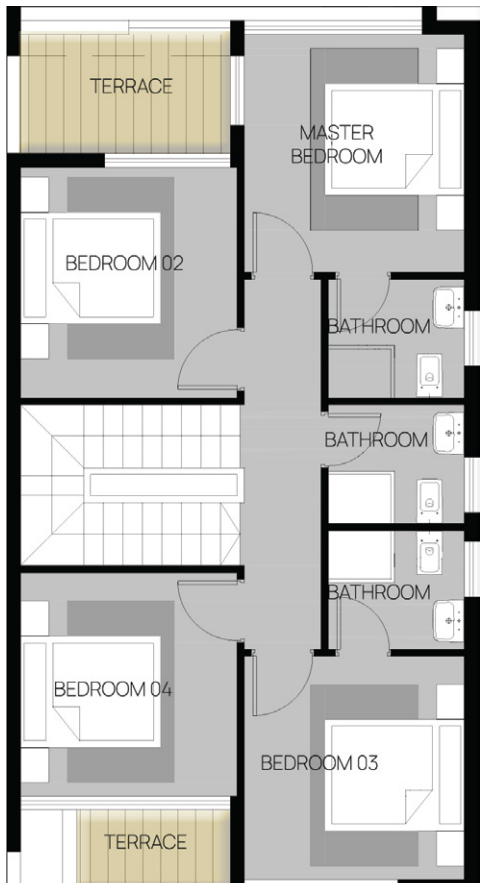
Ground Floor

RECEPTION & DINING	6.00 x 5.80
TERRACE 01	10.25 x 3.00
KITCHEN	3.10 x 3.20
MAID'S ROOM	1.75 x 2.00
MAID'S TOILET	1.75 x 1.40
GUEST TOILET	1.75 x 1.40



First Floor

MASTER BEDROOM 01	3.15 x 3.40
MASTER BATHROOM 01	1.95 x 1.70
BEDROOM 01	3.10 x 3.30
TERRACE 02	3.00 x 1.90
BATHROOM	1.95 x 1.70
MASTER BEDROOM 02	3.15 x 3.20
MASTER BATHROOM 02	1.95 x 1.70
BEDROOM 03	3.10 x 3.20
TERRACE 03	2.15 x 1.20



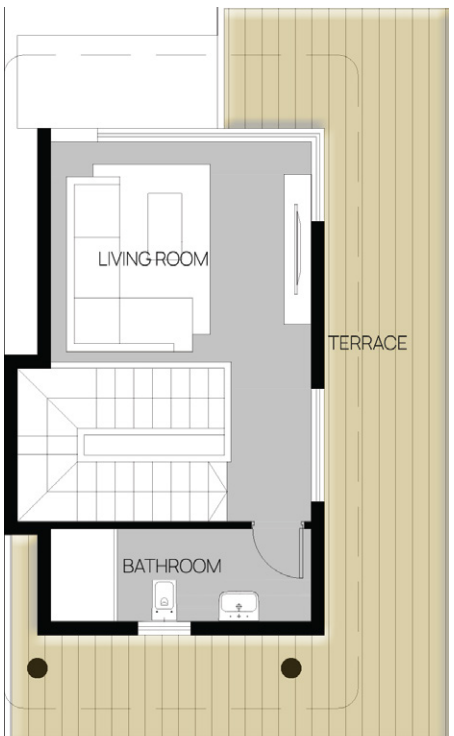
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STANDALONE VILLA

Type E - 225m²

Roof Floor

LIVING ROOM	3.90 x 3.30
BATHROOM	3.90 x 1.40





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TWIN VILLA



225m²

Seventh Row



TWIN VILLA

225m²

Ground Floor

RECEPTION & DINING	6.00 x 5.80
TERRACE 01	9.25 x 3.00
KITCHEN	3.10 x 3.20
MAID'S ROOM	1.75 x 2.00
MAID'S TOILET	1.75 x 1.40
GUEST TOILET	1.75 x 1.40

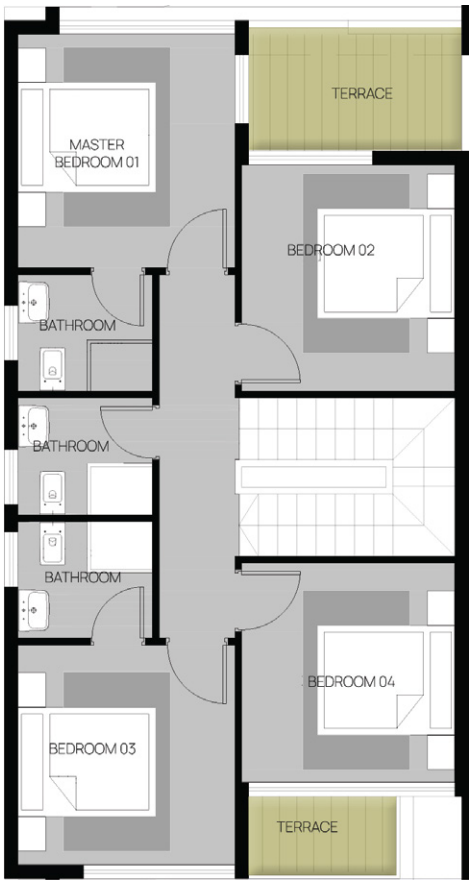




First Floor

MASTER BEDROOM 01	3.15 x 3.40
MASTER BATHROOM 01	1.95 x 1.70
BEDROOM 01	3.10 x 3.30
TERRACE 02	3.00 x 1.90
BATHROOM	1.95 x 1.70
MASTER BEDROOM 02	3.15 x 3.20
MASTER BATHROOM 02	1.95 x 1.70
BEDROOM 03	3.10 x 3.20
TERRACE 03	2.15 x 1.20





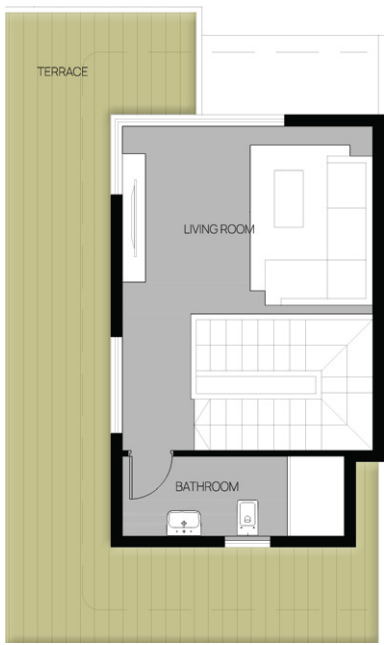
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TWIN VILLA

225m²

Roof Floor

LIVING ROOM	4.20 x 3.30
BATHROOM	3.90 x 1.40







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TOWN HOUSE



200m²

Eighth & Ninth Rows



TOWN HOUSE

200m²

Ground Floor

RECEPTION & DINING	6.60 x 7.50
GUEST TOILET	1.60 x 2.30
KITCHEN	3.20 x 3.60
ENTRANCE LOBBY	1.60 x 2.30



First Floor

MASTER BEDROOM 01	3.30 x 4.20
MASTER DRESSING 01	3.30 x 2.00
MASTER BATHROOM 01	1.60 x 3.50
BEDROOM 02	3.20 x 3.60
BATHROOM	1.60 x 3.50
BEDROOM 02	3.20 x 3.60



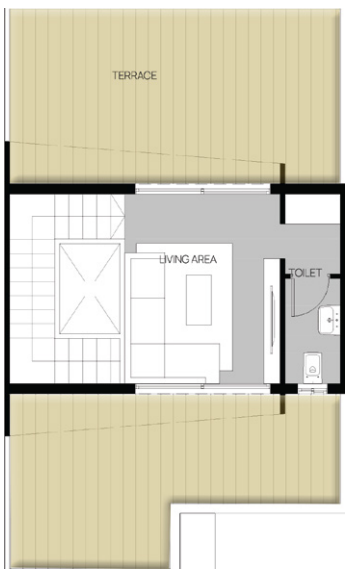
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TOWN HOUSE

200m²

Roof Floor

LIVING ROOM	3.10 x 3.80
TOILET	1.10 x 2.10





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CHALETS



CHALETS - BUILDING (B)

Ground Floor

UNITS 01, 03, 04 & 06 - (1 BR) - 72m²

RECEPTION + KITCHEN	5.20 x 5.10
BEDROOM 01	3.40 x 3.45
BATHROOM	1.90 x 3.15
TERRACE	3.40 x 2.40

UNITS 02 & 05 - (2 BRs) - 110m²

RECEPTION + KITCHEN	3.40 X 6.90
MASTER BEDROOM 01	3.50 X 3.90
DRESSING	2.10 X 1.65
MASTER BATHROOM	2.10 X 1.65
BATHROOM	2.10 X 1.65
BEDROOM 02	3.40 X 4.10
TERRACE	3.50 X 1.50



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CHALETS - BUILDING (B)

Typical Floor

UNITS 01, 03, 04 & 06 - (1 BR) - 72m²

RECEPTION + KITCHEN	5.20 x 5.10
BEDROOM 01	3.40 x 3.45
BATHROOM	1.90 x 3.15
TERRACE	3.40 x 2.40

UNITS 02 & 05 - (2 BRs) - 110m²

RECEPTION + KITCHEN	3.40 X 6.90
MASTER BEDROOM 01	3.50 X 3.90
DRESSING	2.10 X 1.65
MASTER BATHROOM	2.10 X 1.65
BATHROOM	2.10 X 1.65
BEDROOM 02	3.40 X 4.10
TERRACE	3.50 X 1.50



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CHALETS - BUILDING (C)

Ground Floor

UNITS 01 & 04 - (2 BRs) - 105m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
M.BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
TERRACE	3.50 x 3.10

UNITS 02 & 03 - (3 BRs) - 135m²

RECEPTION + KITCHEN	3.50 x 8.90
MASTER BEDROOM 01	3.40 x 3.45
M.BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
BEDROOM 03	3.45 x 3.45
BATHROOM	1.65 x 3.45
TERRACE	3.50 x 2.90



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CHALETS - BUILDING (C)

Typical Floor

UNITS 01 & 04 - (2 BRs) - 105m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
M.BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
TERRACE	3.50 x 3.10

UNITS 02 & 03 - (3 BRs) - 135m²

RECEPTION + KITCHEN	3.50 x 8.90
MASTER BEDROOM 01	3.40 x 3.45
M.BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
BEDROOM 03	3.45 x 3.45
BATHROOM	1.65 x 3.45
TERRACE	3.50 x 2.90



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CHALETS - BUILDING (D)

Ground Floor

UNITS 01 & 04 - (3 BRs) - 138m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
MASTER BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
BEDROOM 03	3.50 x 3.35
BATHROOM	1.60 x 1.95
TERRACE	3.40 x 3.00

UNITS 02 & 03 - (2 BRs) - 105m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
MASTER BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.50 x 3.40
TERRACE	3.40 x 3.00



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CHALETS - BUILDING (D)

Typical Floor

UNITS 01 & 04 - (3 BRs) - 138m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
MASTER BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.40 x 3.50
BEDROOM 03	3.50 x 3.35
BATHROOM	1.60 x 1.95
TERRACE	3.40 x 3.00

UNITS 02 & 03 - (2 BRs) - 105m²

RECEPTION + KITCHEN	3.50 x 7.00
MASTER BEDROOM 01	3.40 x 3.45
MASTER BATHROOM	2.00 x 1.70
BATHROOM	2.00 x 1.70
BEDROOM 02	3.50 x 3.40
TERRACE	3.40 x 3.00



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