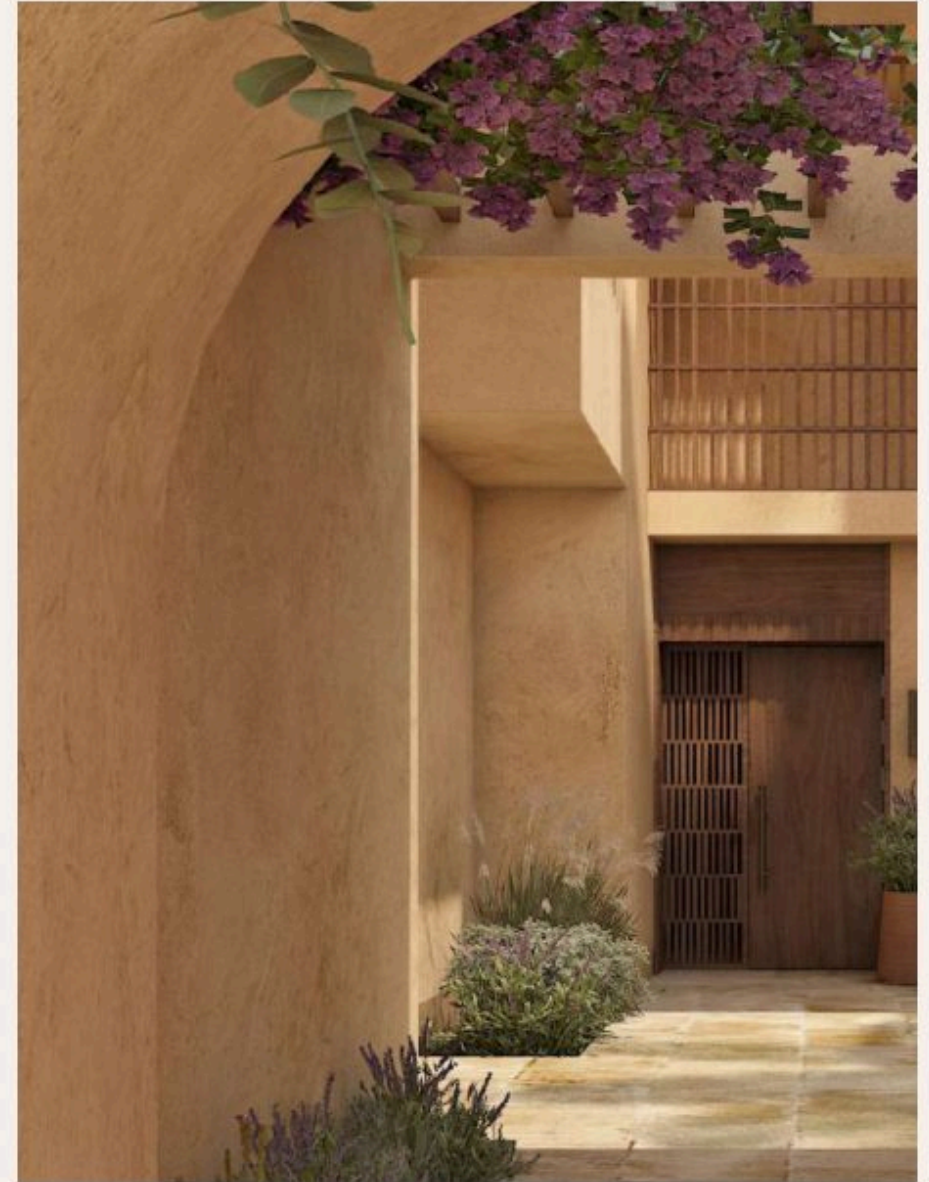




ramla
The Town



sacred summers

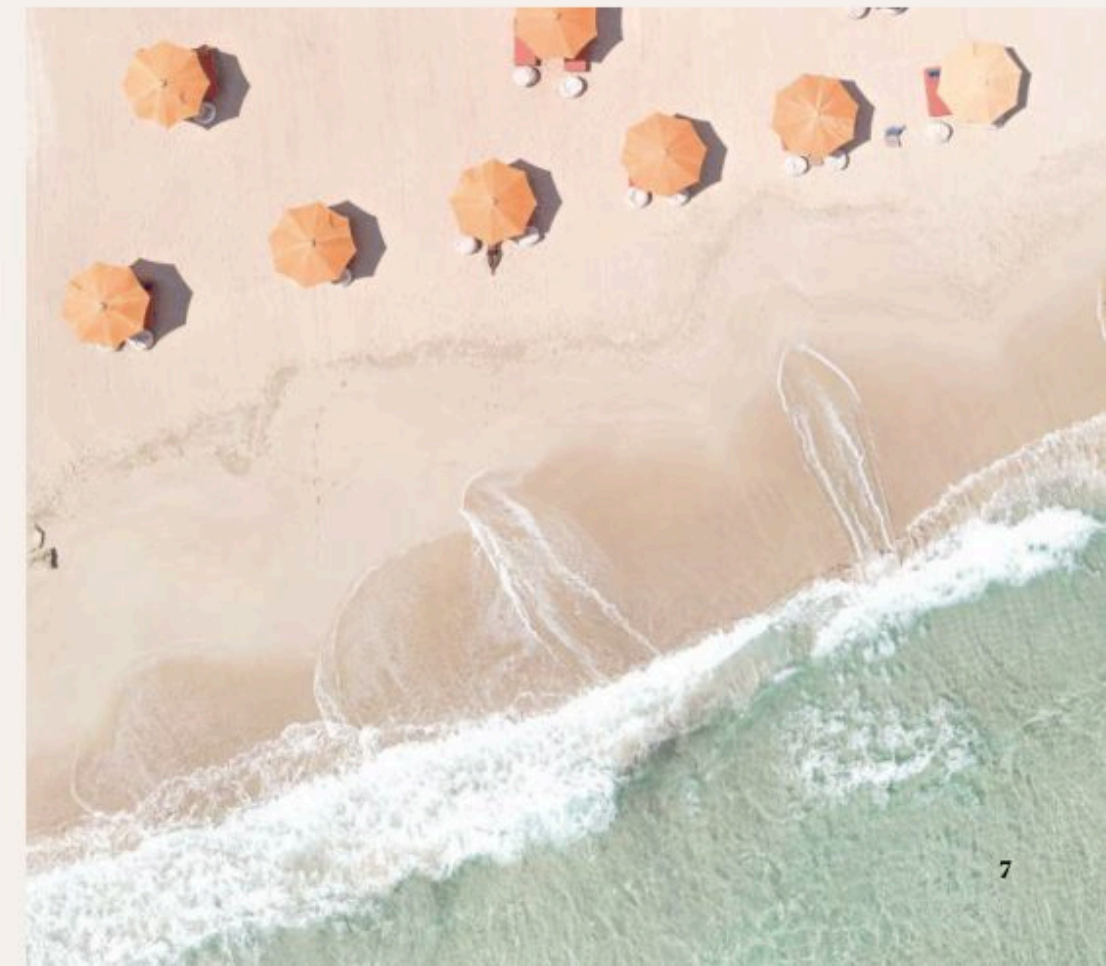


**ramla is the
exclusive, beautiful,
beachside home of
a vibrant, inspired
community that is
filled with love,
laughter and life.**



**ramla's charm lies in the
warmth of its authentic, fresh,
and magical soul.**

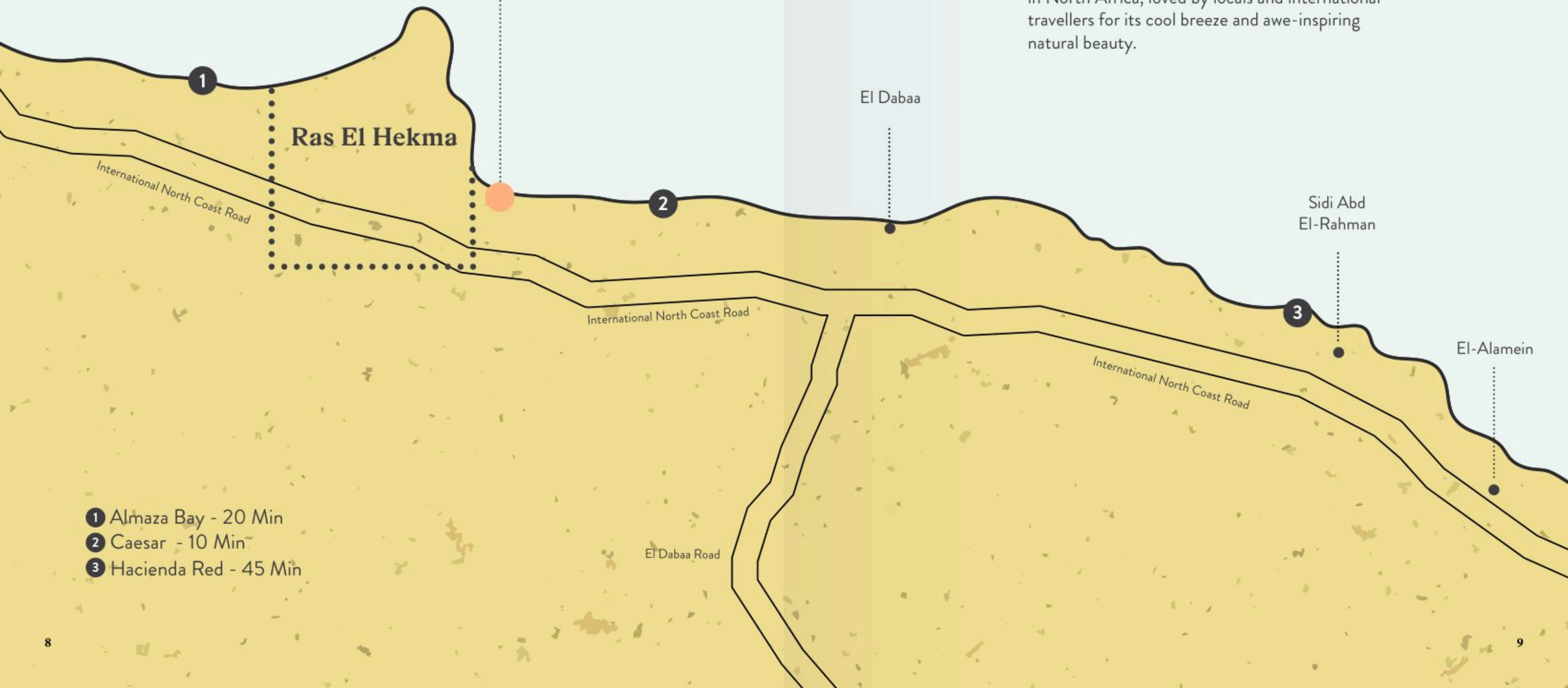
* LIVE IMAGES



ramla

Another world within reach

The Northern Coast of Egypt stretches around 1,050 km (650 mi) of the Mediterranean Sea. It is one of the longest Mediterranean coastlines in North Africa, loved by locals and international travellers for its cool breeze and awe-inspiring natural beauty.



- 1 Almaza Bay - 20 Min
- 2 Caesar - 10 Min
- 3 Hacienda Red - 45 Min



**Every brick we lay and
road we design has good
living, connections and
community at its heart**

The nature, flavour and energy of the development
leads to a simpler way of living.



The vision

Celebrate life in a place built around simplicity and soulful living.

A community where friends and families let loose, have fun, and contribute through their passions. The master plan offers a holistic, integrated and connected approach to the land, sea, town and people through walkable, bikeable paths that are woven through, connecting diverse amenities, activities, and experiences offered in this charming beachside village.





Town

Step off the sand and into the town for a social scene right by the beach life with restaurants, cafés, and bars crafting local and global flavours. Relax in the shaded piazzas or shop the various boutiques.





Lagoon

Spend time at the vast, beautiful lagoon at ramla's centre; a place for you to swim, dine and kickback in a truly mesmerizing experience.

Sports campus

An extensive sports club with its facilities and activities is at the corner of this beautiful community to make sure that our kids don't miss a beat on their sports progress in the summer time with the country's top sports academies operating on its state-of-the-art facilities and courts.



Sports facilities

Football Pitches
Padel Tennis Courts
Tennis Courts
Basketball Court
Multi-purpose Court
Fitness Studios
Semi-Olympic Pool
Kids Pool
Kids Playground

Village street

Connecting the lagoon and the sports campus, a wide array of essential services and shops are ready to cater for your every summer need.



Hospitality

Hospitality at ramla will provide for a richer experience for both homeowners and hotel guests. A variety of hospitality offerings are planned at ramla in different formats, sizes, and locations. Each will provide a unique experience and adding special amenities and services.



râmla

X

**ADRÈRE AMELLAL
NATURE LODGE**



Introducing sustainable living and understated elegance ethos to the North Coast

ADRÈRE AMELLAL “The Ramla Nature Lodge” will feature 71 meticulously designed rooms and suites, embodying Adrère Amellal’s earth-built environment, as well as its service protocols to give a taste of living in harmony with nature, the old fashioned-way.



The ADRÈRE AMELLAL Nature Lodge at Ramla is a testament to our dedication to crafting unique experiences that resonate with travellers.



Dunes

If closeness to the sea is what you yearn for, Dunes places you right on the beach. Enjoy uninterrupted views of the bay and enhanced privacy in this spacious, exclusive neighborhood comprised mostly of single-family residences.

The Town

A network of pathways from The Valley into narrow alleys connected with private courtyards that provide direct access to each home, offering residents a tranquil retreat just moments from Ramla's most dynamic coastal experiences.

Oasis

This neighborhood has a variety of family residence types ranging from single family villas to multi-family chalets. All properties have easy access to the lagoon. There are semi-private communal green spaces between chalets, a boutique-lined street and a variety of Oasis amenities.

The Grove

This is a boundless neighborhood for those in love with the greens of the countryside. It enjoys open land views, community farm, and spacious ranch-style villas.

Acacia

This exclusive beachside neighborhood lays on ramla's west side. Its low-density, high-privacy neighborhood that enjoys close proximity to the beach and the vibrant vibes of the town.

Bougainvillea

This neighborhood features charming homes in a village setting as well as a signature Pool Club with residences and beautiful green open spaces.

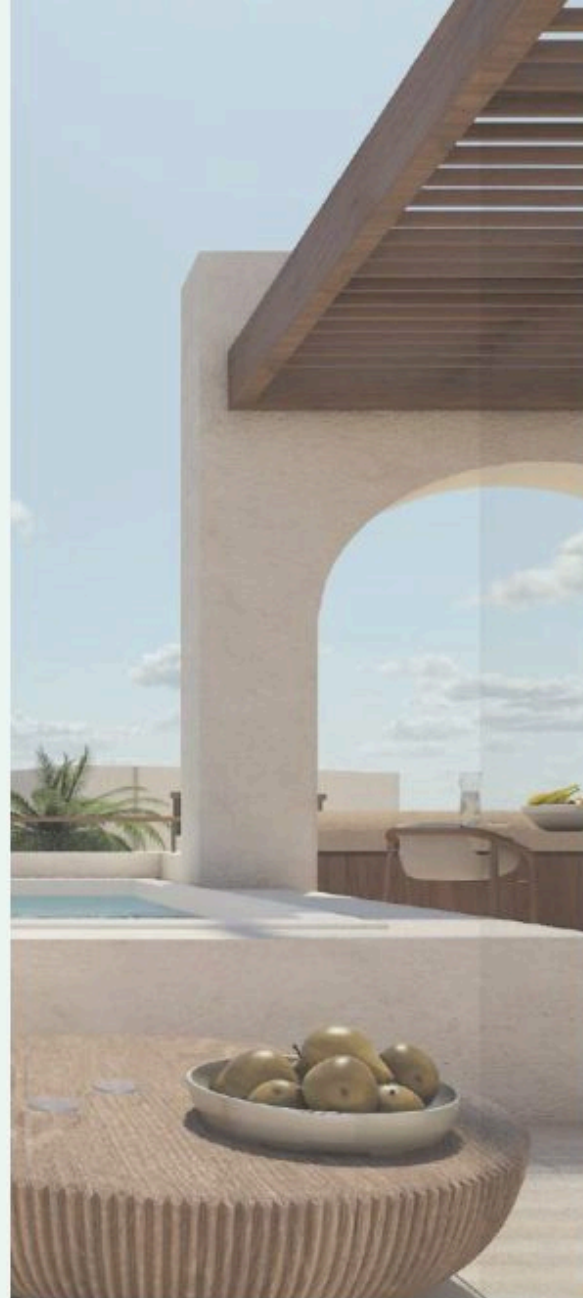
Breeze

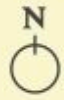
These beautifully designed homes blend harmoniously with nature, offering stunning views of the gently flowing water and green spines.

masterplan



The Town



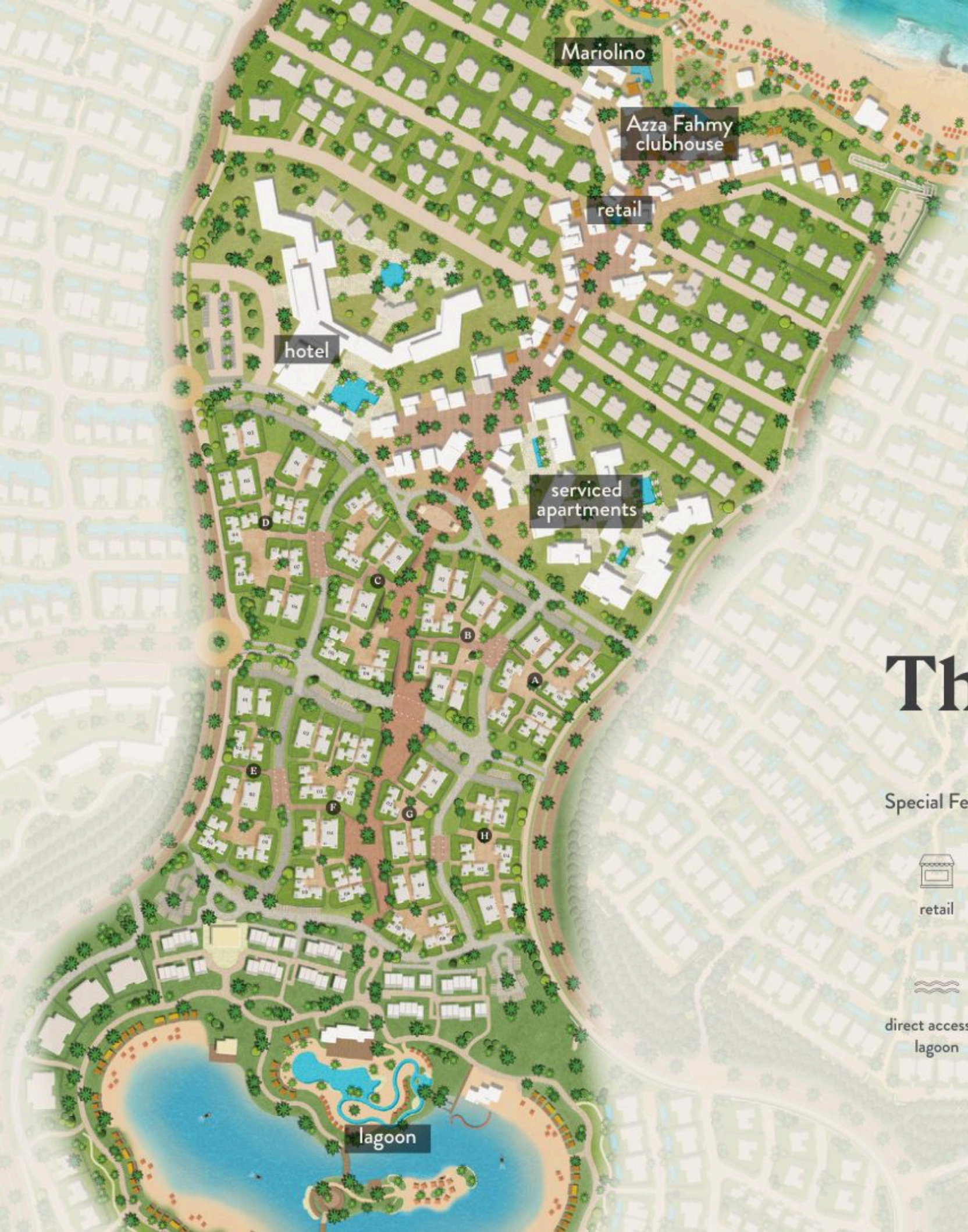


Each residence has one surface parking space and a golf cart spot. Additionally, a secure parking facility provides ample spaces to accommodate the needs of The Town's exclusive area.

- cores connecting each quadrant above
- access ramps



The parking opens onto a pleasant open-air court that serves as a lively central gathering space, surrounded by a cluster of homes, creating a walkable pathway.



The Town

Special Features



retail



hotels



f&b



direct access to
lagoon



direct access to the beach
through the main spine



underground
parking



Your summer home The Town

Nestled between Ramla's breathtaking beach and the serene Lagoon, The Town is a curated destination where upscale retail, fine cuisine, boutique shops, refined residences and distinguished hotels to create an elevated lifestyle experience.

In The Town each element is meticulously crafted, creating a unique aesthetic that sets a new standard for summer living.

This one of a kind design is not just a home, but a statement, offering an unparalleled living experience in an exclusive coastal setting.

For a lively, vibrant lifestyle at the center of Ramla.





Walkable paths connect everyone to everything

At its core lies The Valley, a pedestrian spine that weaves through The Town at the center of Ramla, offering effortless access to Ramla's energy while preserving a calm, secluded atmosphere that feels worlds away.





floor plans





Chalets

UNIT TYPE
Sands



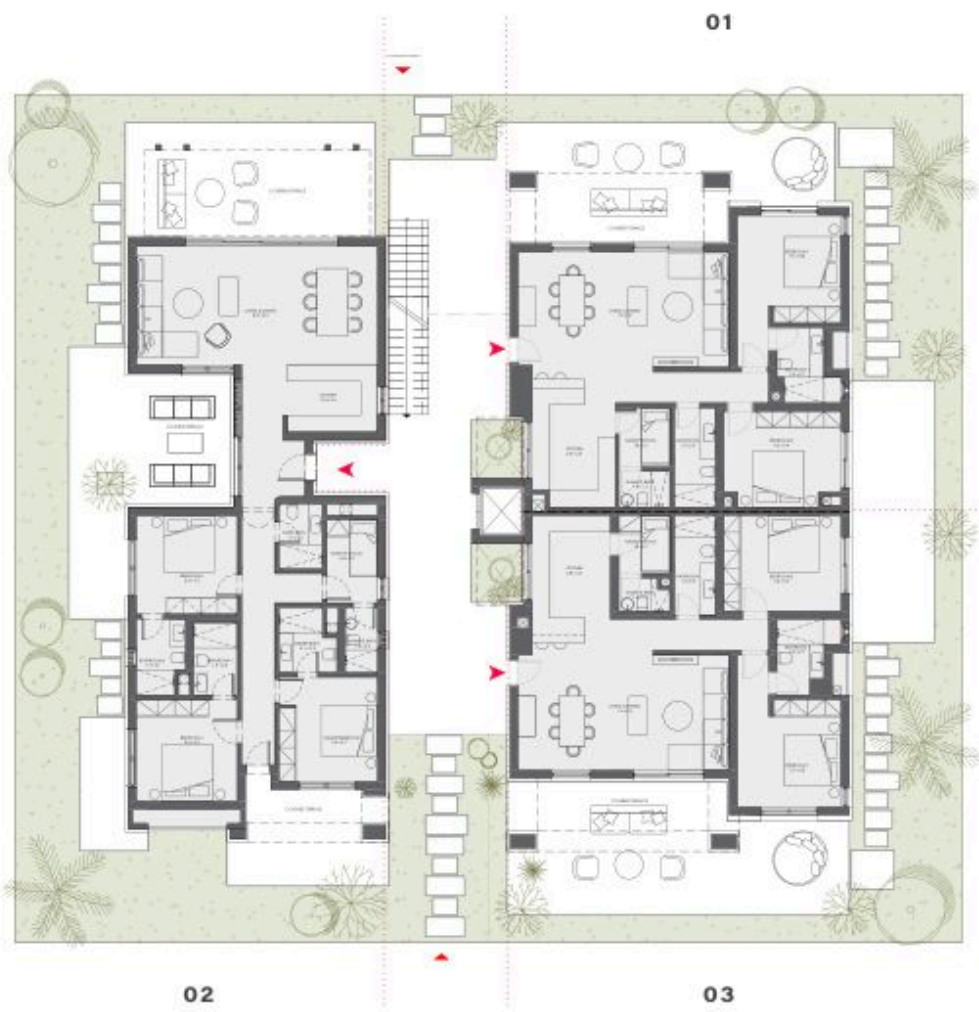
UNIT TYPE
Sands



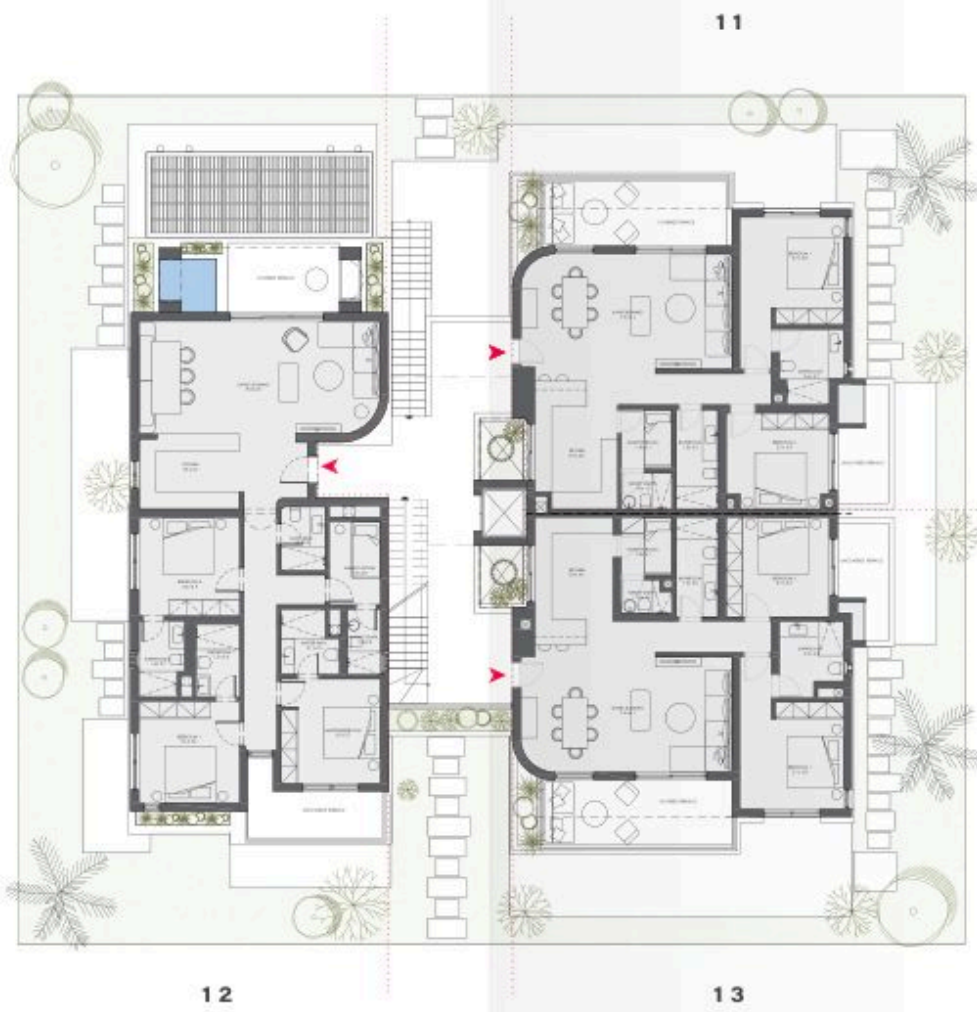
 Sands



Sands



GROUND



FIRST



ROOF

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Sands

Ground Floor Chalet

Unit No.	01 & 03
Bedrooms	2
BUA	130 SQM
Covered Terrace	18 SQM



Disclaimer

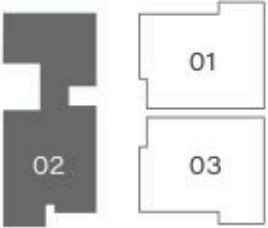
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Sands

Ground Floor Chalet

Unit No.	02
Bedrooms	3
BUA	170 SQM
Covered Terrace	52 SQM

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Sands

First Floor Chalet

Unit No.	11 & 13
Bedrooms	2
BUA	128 SQM
Covered Terrace	9 SQM
Uncovered Terrace	14 SQM



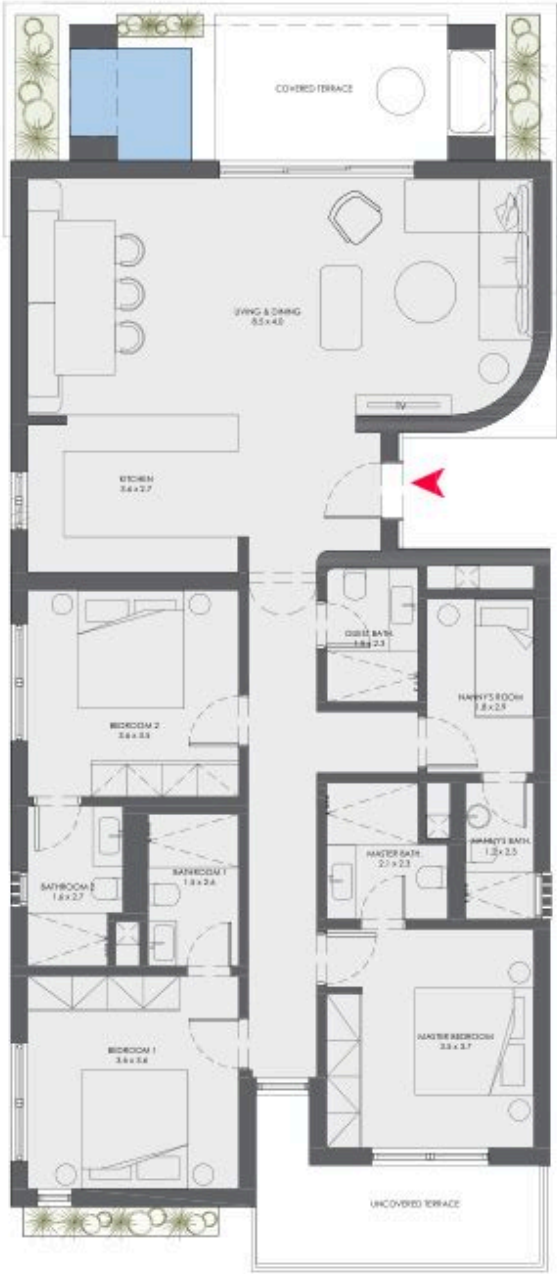
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Sands

First Floor Chalet

Unit No.	12
Bedrooms	3
BUA	164 SQM
Covered Terrace	15 SQM
Uncovered Terrace	9 SQM



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Sands

Second Floor Chalet

Unit No.	21
Bedrooms	3
BUA	171 SQM
Covered Terrace	36 SQM
Uncovered Terrace	10 SQM



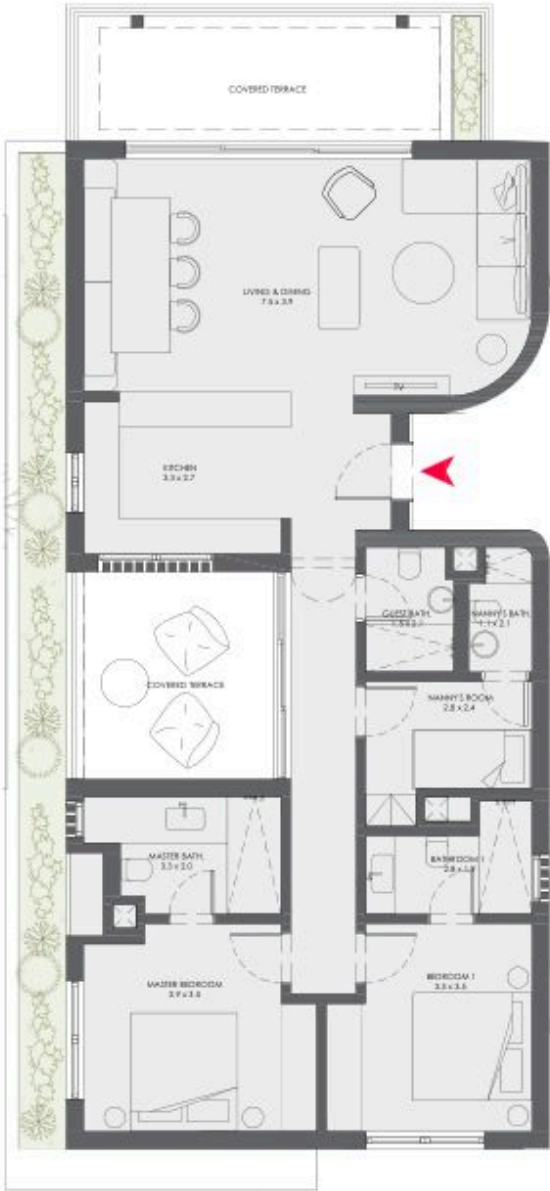
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Sands

Second Floor Chalet

Unit No.	2 2
Bedrooms	2
BUA	132 S Q M
Covered Terrace	22 S Q M



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UNIT TYPE
Shells



UNIT TYPE
Shells



- Shells
- Shells 2



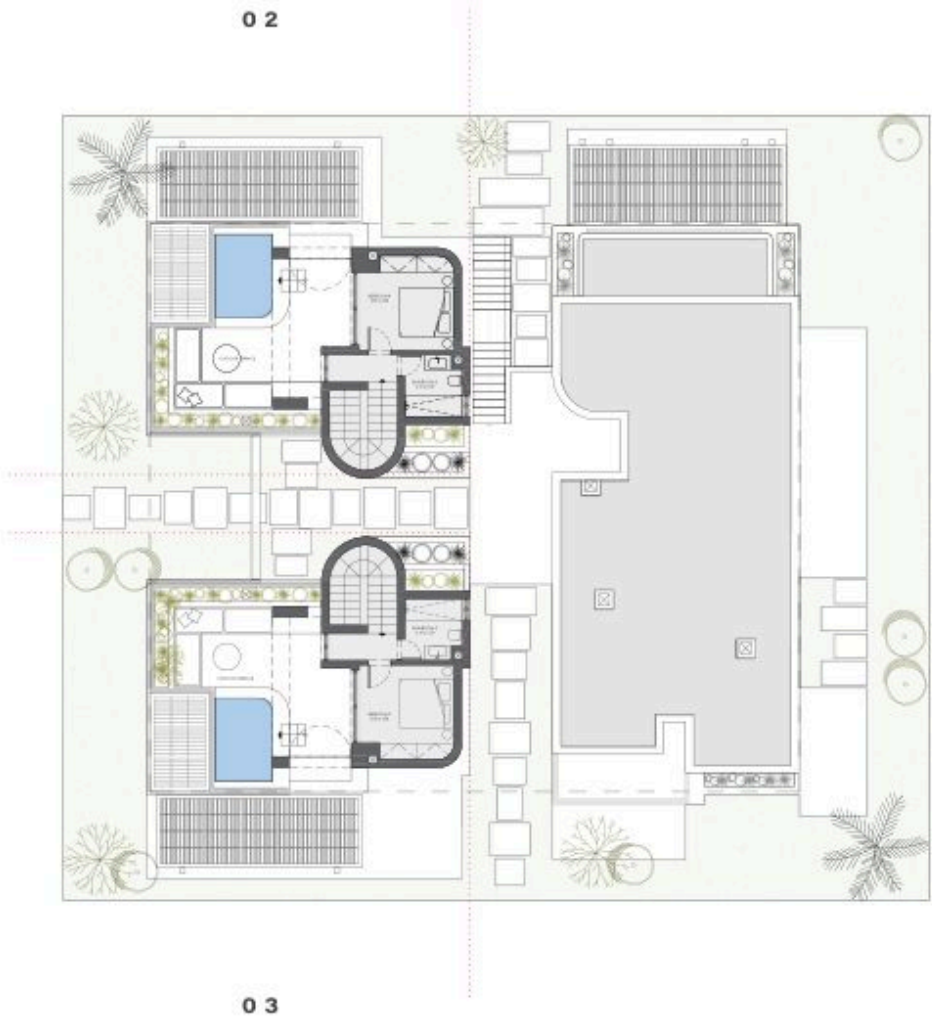
Shells



GROUND



FIRST



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Shells 2



GROUND



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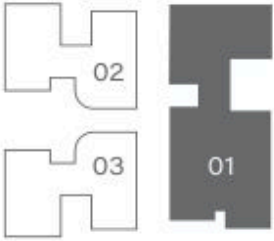
Shells

Ground Floor Chalet

Unit No.	01
Bedrooms	3
BUA	170 SQM
Covered Terrace	52 SQM

Disclaimer

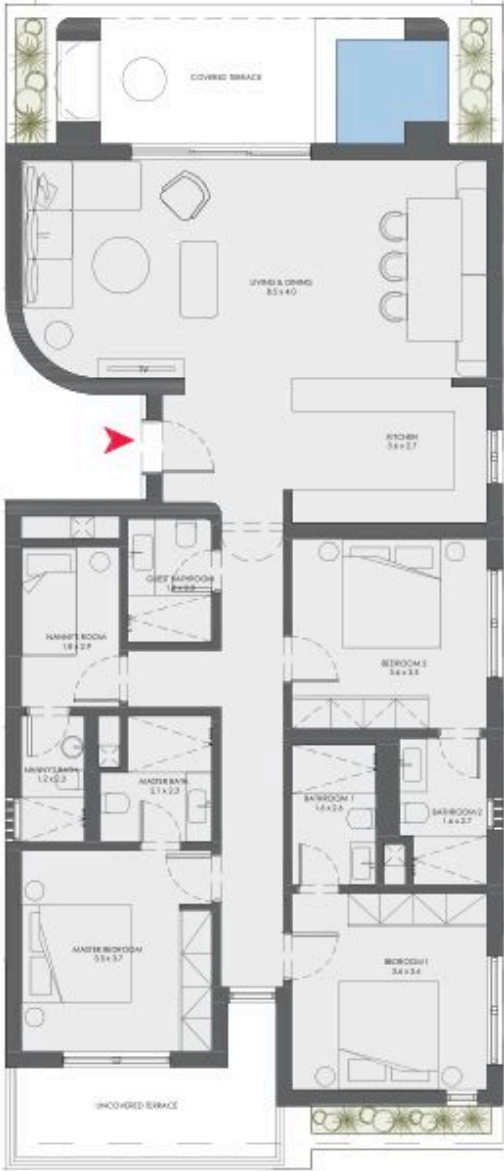
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Shells

Fisrt Floor Chalet

Unit No.	11
Bedrooms	3
BUA	164 SQM
Covered Terrace	10 SQM
Uncovered Terrace	14 SQM



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Shells

The TownVilla

Unit Nos.	02 & 03
Bedrooms	4
BUA	201 SQM
Covered Terrace	53 SQM
Uncovered Terrace	21 SQM

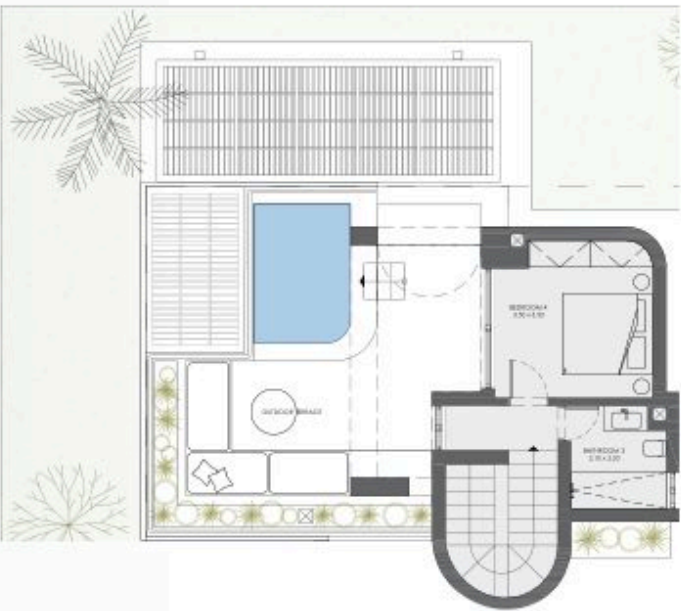
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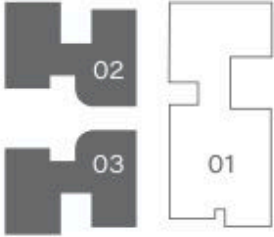
GROUND



FIRST



ROOF





CourtHomes

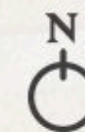
UNIT TYPE
Corals



UNIT TYPE
Corals



- Corals 1
- Corals 2
- Corals 3



Corals

0 2

0 1



0 3

0 4

GROUND

0 2

0 1



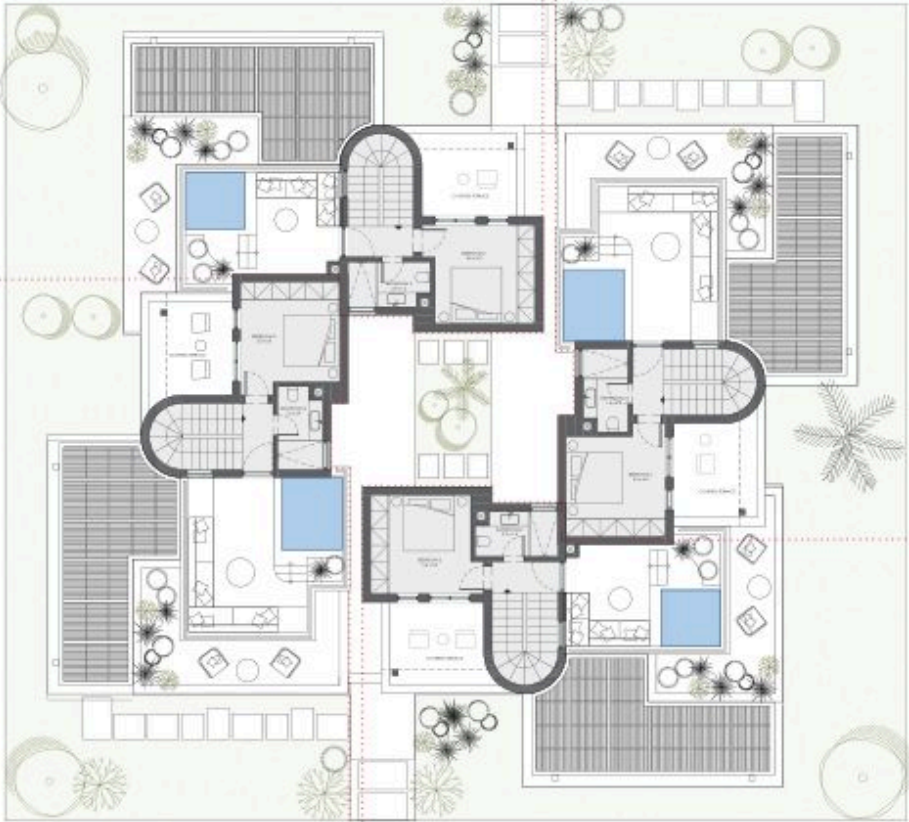
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0 4

FIRST

0 2

0 1



0 3

0 4

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Corals

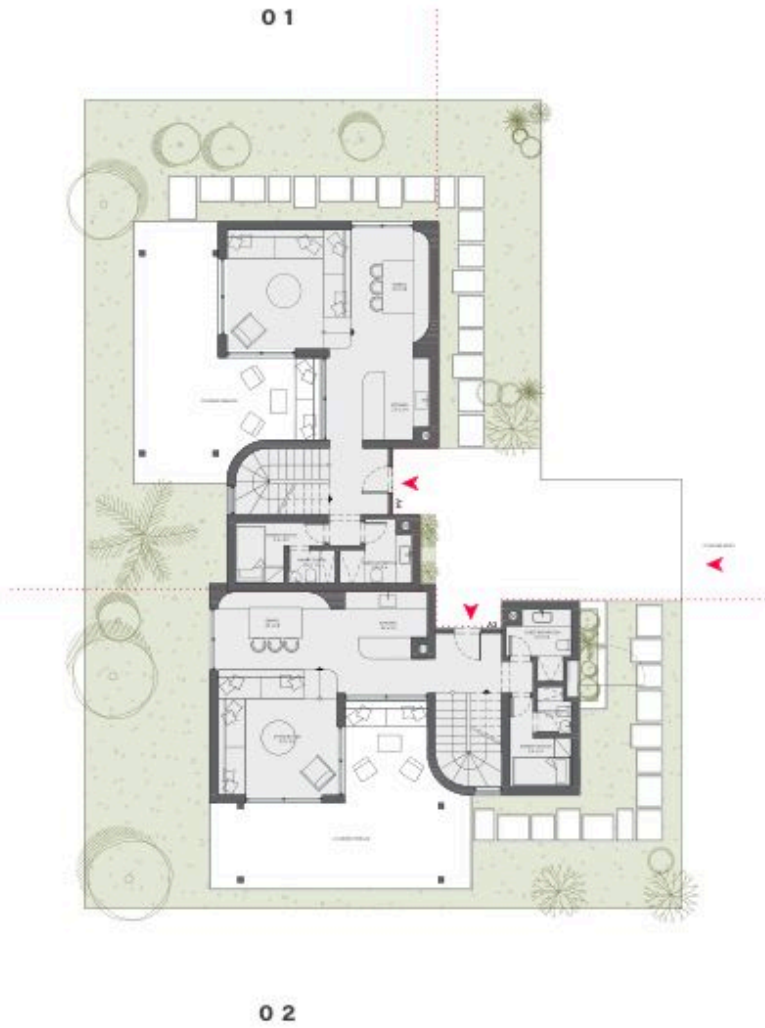
Variations



CORALS 1
GROUND



CORALS 2
GROUND



CORALS 3
GROUND

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Corals CourtHomes

Unit Nos.	01-04
Bedrooms	3
BUA	173 SQM
Covered Terrace	49-52 SQM
Uncovered Terrace	33-44 SQM

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GROUND



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finishing specs





In ramla's residences, architecture and design carry the spirit of elegance and simplicity. Each home's orientation, layout, amenities and style details create a distinct sense of space that's crafted for free-flowing and easy summer living.





The Town Finishing Specs

1. Entry Foyer

Floors	Marble/Porcelain
Walls	Paint
Ceiling	Paint

2. Living and Dining Rooms

Floors	Porcelain/Cement Tiles
Walls	Paint
Ceiling	Paint

3. Master and Secondary Bedrooms

Floors	Marble/Porcelain Tiles
Walls	Paint
Ceiling	Paint
Wardrobes	Not Included

4. Kitchen

Floors	Porcelain/Ceramic Tiles
Walls	Paint
Ceiling	Paint
Cabinets & Appliances	Not Included

5. Terraces

Accessible Terraces	Marble/Porcelain Tiles
Inaccessible Terraces	Gravel

6. Utility, Nanny’s and Driver’s Rooms

Floors	Ceramic Tiles
Walls	Paint and Ceramic Tiles for Bathrooms
Ceiling	Paint

7. Bathrooms

Floors	Porcelain/Ceramic Tiles
Walls	Porcelain/Ceramic/Paint
Ceiling	Paint

8. Sanitary Ware and Bathroom Fittings

Sanitary Fixtures	High Quality – Duravit (or similar)
Mixers	High Quality – Grohe (or similar)
Shower Cabinets	
Water Heaters	
Bathroom Accessories	

9. Doors

Entrance Doors	Solid Wood
Internal Doors	Pressed Wood with Veneer

10. Air Conditioning Units

Concealed AC Units	For Living, Dining and Bedrooms
Vent Fans	For Bathrooms, if applicable

11. Aluminium and Glazing

Glazing	Double Glazing for Living, Dining and Bedrooms Single Glazing for Bathrooms, Kitchen and Utility Rooms
Shutters	Not Included

12. Electrical Works

All internal works including main panels, switches, covers, and built-in spotlights
Triple Play provisions (excluding modems and service activation)



Marakez, the leading mixed use developer in Egypt

With an ever growing portfolio of commercial and residential projects, which include District 5, AEON, Crescent Walk, Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Marakez brings a breadth of experience from a dynamic team of experienced and innovative Egyptian professionals.

Fawaz Al Hokair's group is the holding company of Marakez, founded in 1989, currently operates over 60 international fashion brands and more than 1,500 stores across 11 countries. The group is a multinational conglomerate that focuses on six main sectors: fashion retail, shopping centers, real estate, F&B, entertainment and hotels. Managing over 1.5 million square meters of prime retail real estate spread across a network of 21 shopping malls.

The group's current investments span across the Middle East, North Africa, Europe, USA and Central Asia making it one of the largest retail and real estate developers in Saudi Arabia and the Middle East. As a result of the group's unrivaled success, further expansion into new business sectors was inevitable covering today sectors such as construction, financial services, health care, hospitality and energy.

Our partners

WATG

block722

Divercity Architects

**See you in the
summer sun**

