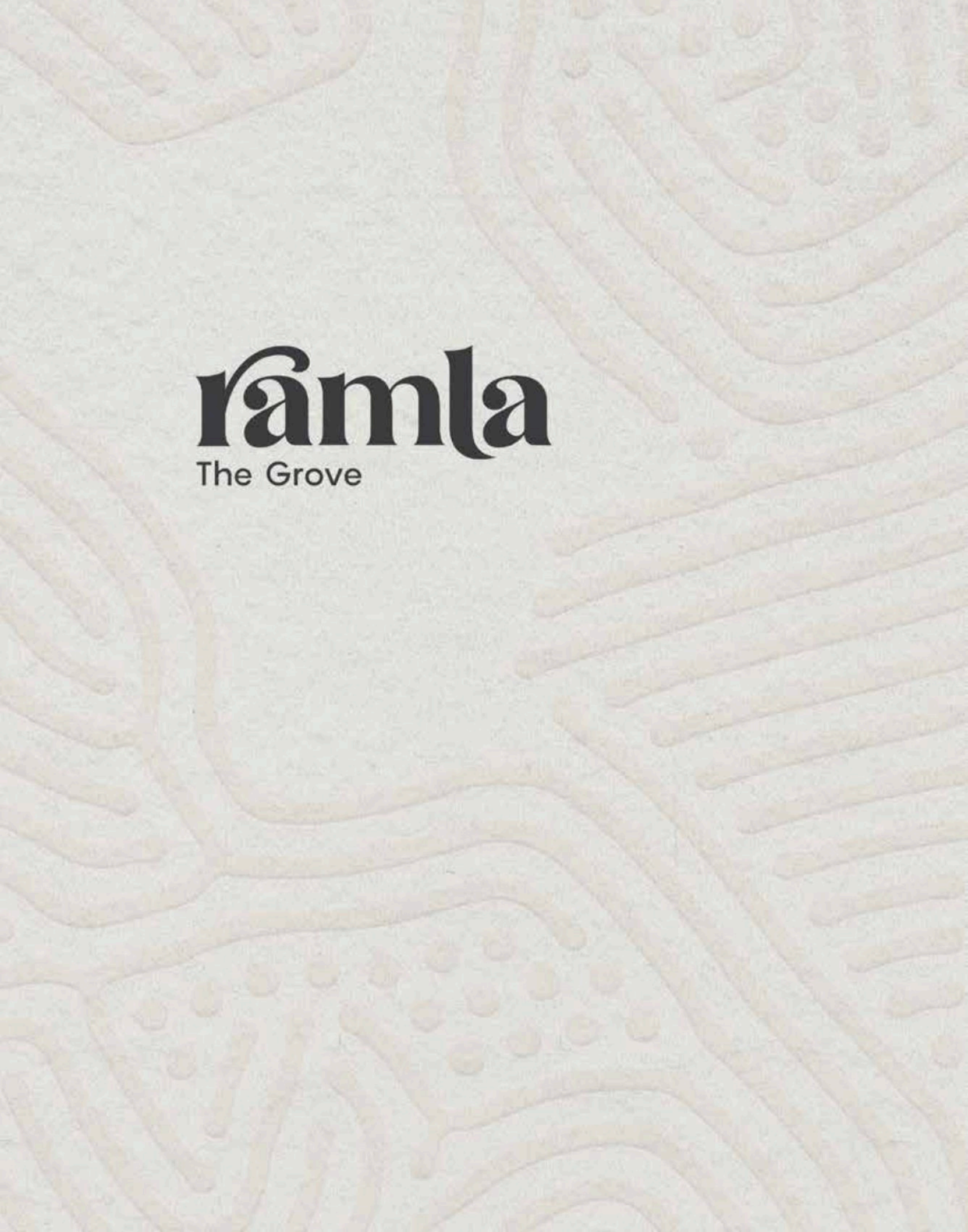




ramla

The Grove



sacred summers

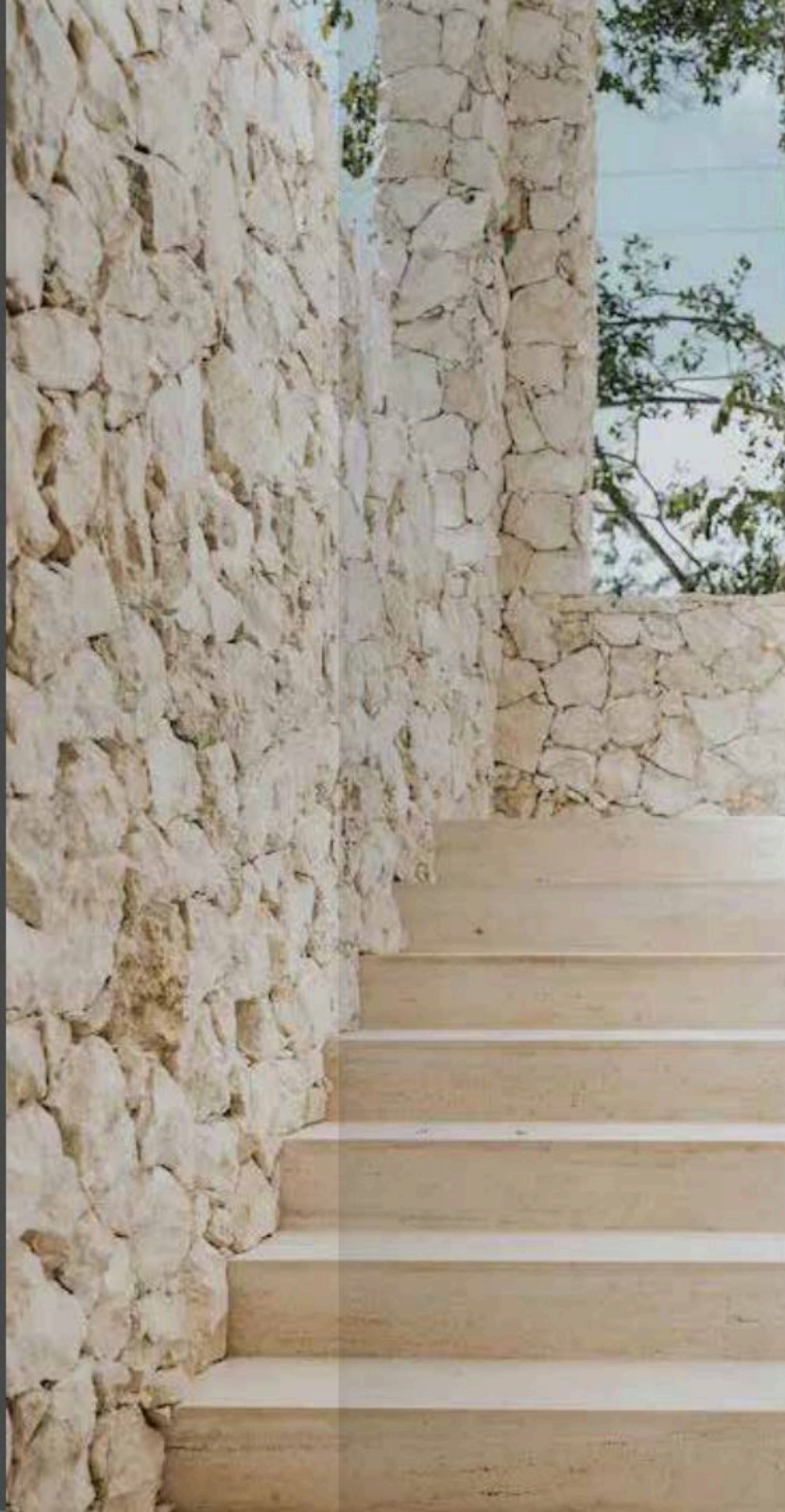
An aerial photograph of a person swimming in clear, turquoise water. The person is positioned in the lower-left quadrant of the frame. To the right, a sandy beach is visible, with waves gently washing onto the shore. The water's surface is covered in small, shimmering ripples.

welcome to
ramla

"
You may have
the universe
if I may have the
Mediterranean.
"

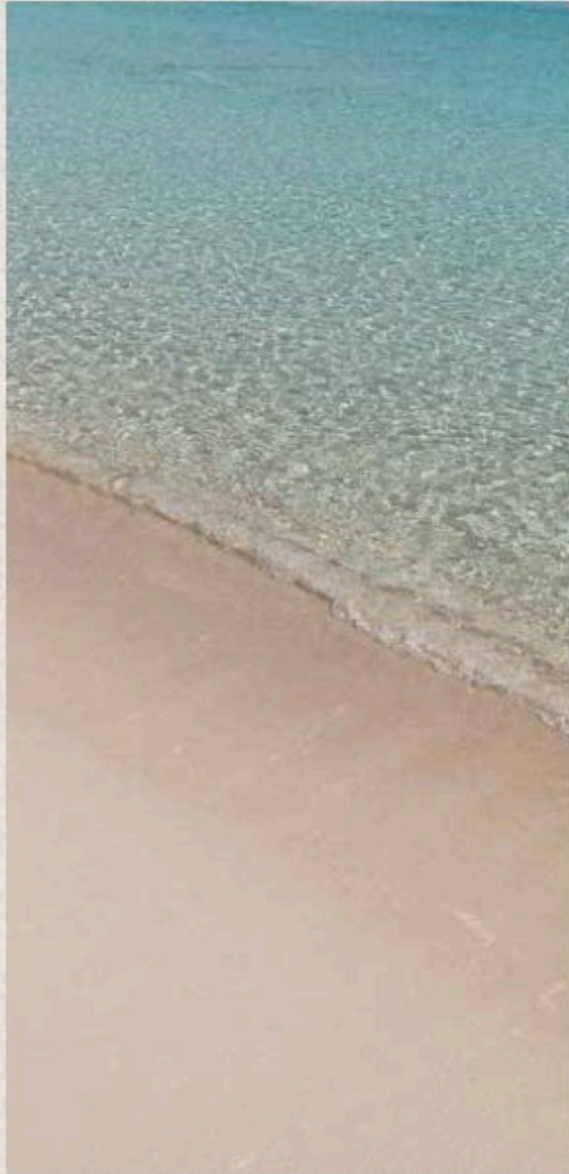
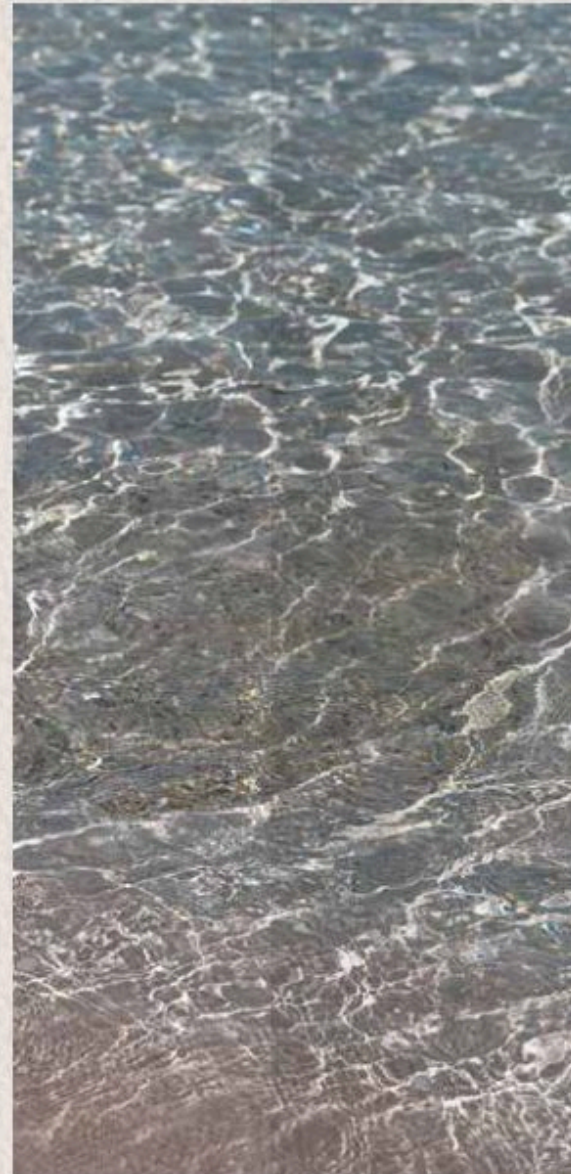
This is a time to be.
A time to commune with the sea, the stars,
the moon, and the colours of sunrise and sunset.
Let your mind wander, watch the children grow
wings and fly, fall into a deep conversation with an
old friend and meet new ones without trying.
Take your shoes off and never put them back on.

A life like this is a life lived well.



**At ramla your
summer months
are sacred.**

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

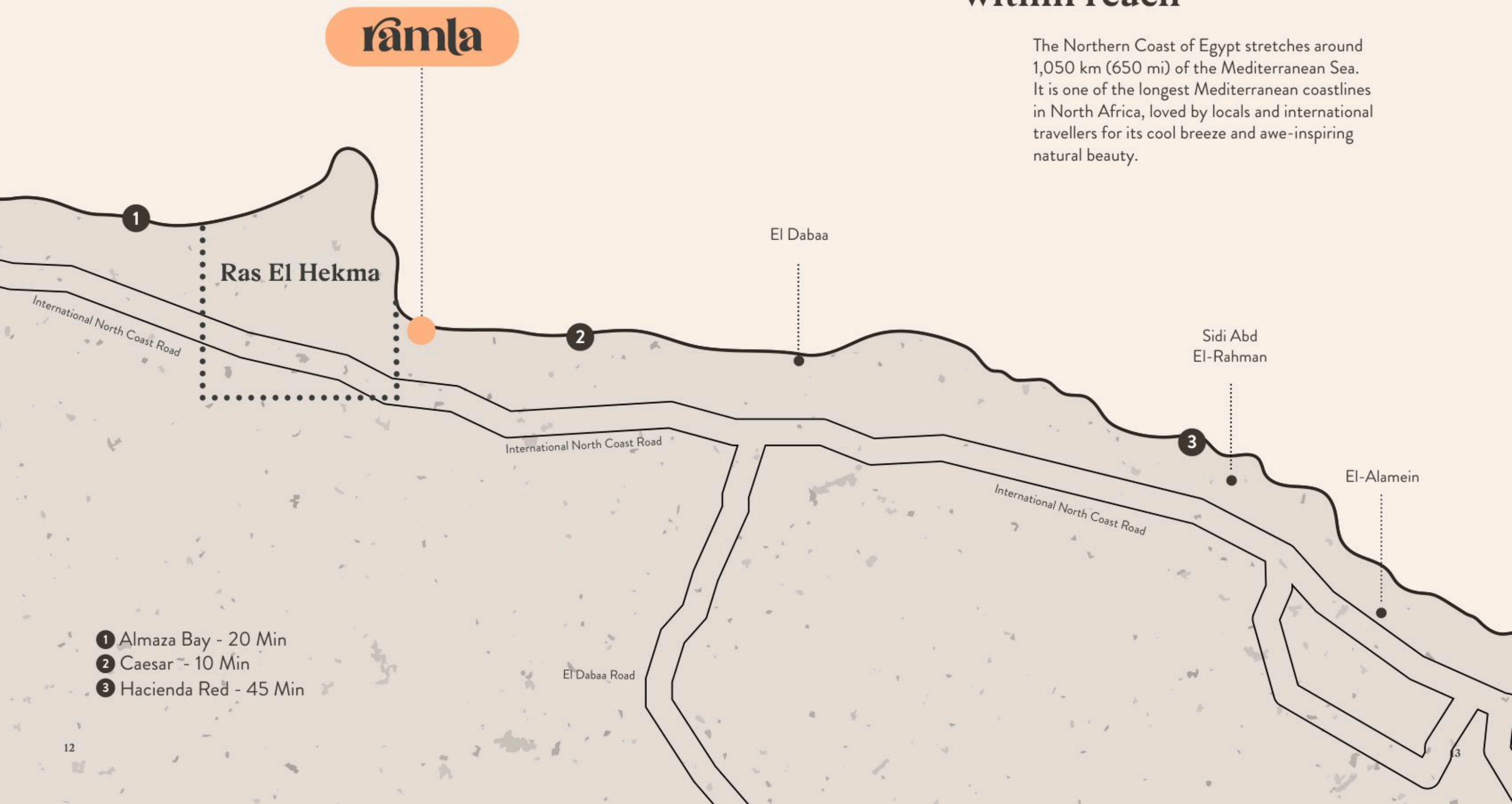


**ramla is the exclusive, beautiful,
beachside home of a vibrant,
inspired community that is filled
with love, laughter and life.**

** REAL IMAGES*

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

Escape to beauty.

You will find ramla on the pristine shores of Ras El Hekma bay at the heart of the North Coast's new happening destination.

This stunning location encapsulates the calmest of seas and white sands stretching along a 1.4 kilometre beach.





A one-of-a-kind beach with rare tidal pools.

Our 1.4 km stretch of turquoise beach and white sands holds more than first meets the eye. At high tide, it is a calm, mesmerising infinity of sea. At low tide, it reveals the wonder of the incredible natural tidal pools engraved into its bed.



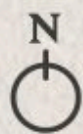
the masterplan

The neighborhoods

- 1 Dunes
- 2 Breeze
- 3 Oasis
- 4 The Grove
- 5 Acacia
- 6 Bougainvillea

The amenities

- a town
- b hotels
- c lagoon
- d village street
- e sports campus

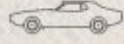


R1-31A
5 Bedrooms
5 shaded Parking slots
Plot area 872sqm
BUA 313sqm
Cov Terrace 70sqm
Uncov Terr 58sqm
83,288,000

the grove

Special features

...
gated
community

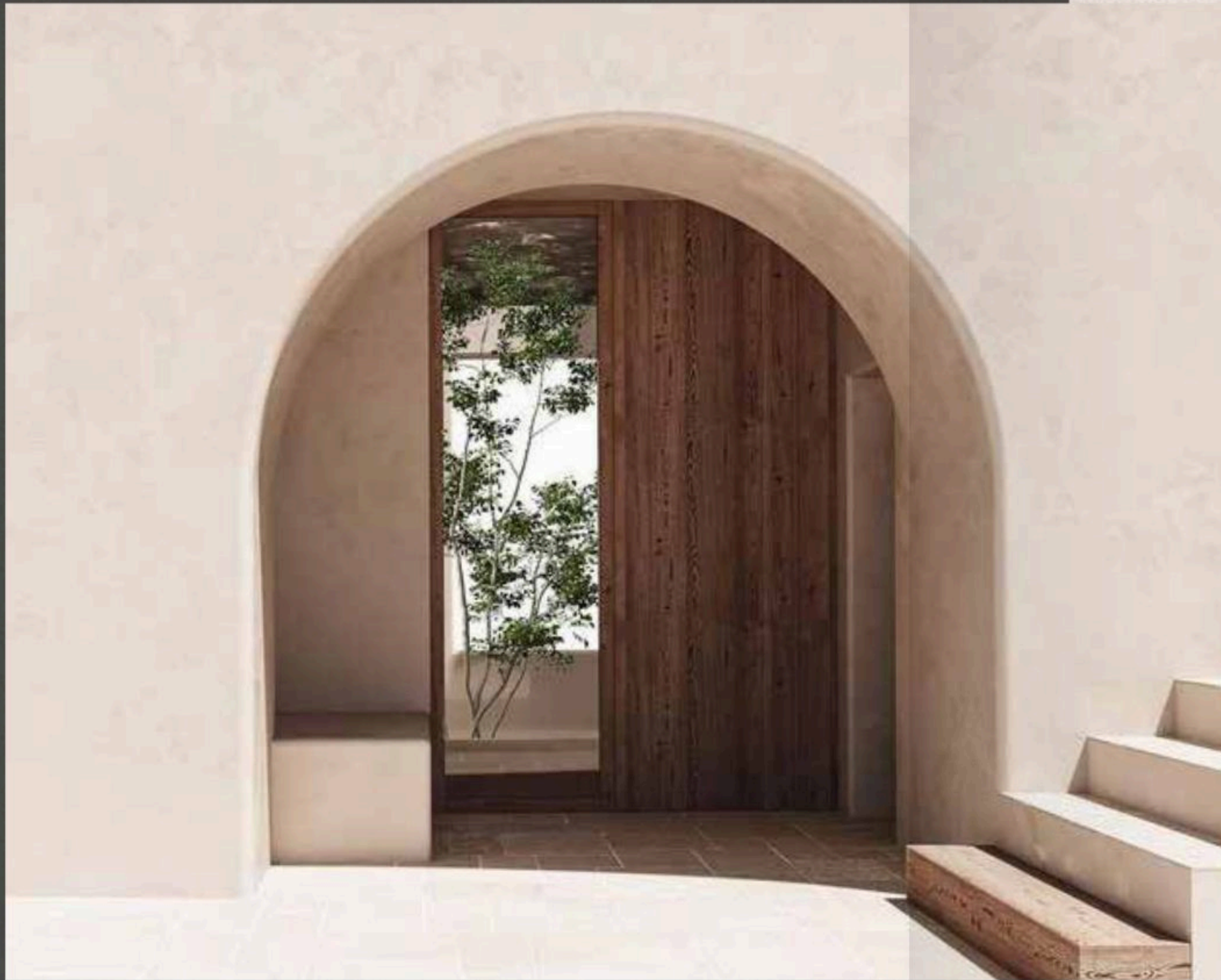

shaded car
parking spots


golf cart
parking spots


signature
pool


guest house
exclusive to
some types


expansive
gardens



**the
grove**



Once Upon a Summertime...

**Conjure up images of...
Sun-kissed escapades filled with laughter and adventures.
Spacious sanctuaries filled with love and connection.
Family summertime rituals that illuminate our hearts
with a warm glow.**

Step effortlessly into The Grove



To the Summers that Bind us Together...

The Grove promises many blissful summer seasons. This exclusive neighborhood is solely dedicated to spacious family homes that capture the essence of togetherness & belonging.



Where Summer Energy Flows....

A summer home is a blissful portal; a family haven where the walls will breathe history and the floors dance with the happy footsteps of all ages, harmonizing a melody of belonging for every generation.

Beautiful physical spaces are important, but more essential are places created for families to gather, bond and be sanctuaries for love and memories to reside.



Family-centric, Social Summer Sanctuaries...

The Grove villas have been specifically designed for large and extended families to share relaxed summer experiences, with effortless comfort in mind. They are family retreats where all generations can reside together and share precious bonds. Each home includes lush, expansive gardens enveloping the properties.



All are North facing, ensuring gentle breezes & the sweet caress of the sun's glow. Spacious, free flowing communal spaces seamlessly connect the indoors and outdoors, redefining the meaning of outdoor living.

Our villas encourage family summertime rituals, favored by all. Your family will have the perfect home to entertain and host many unforgettable gatherings throughout each season.





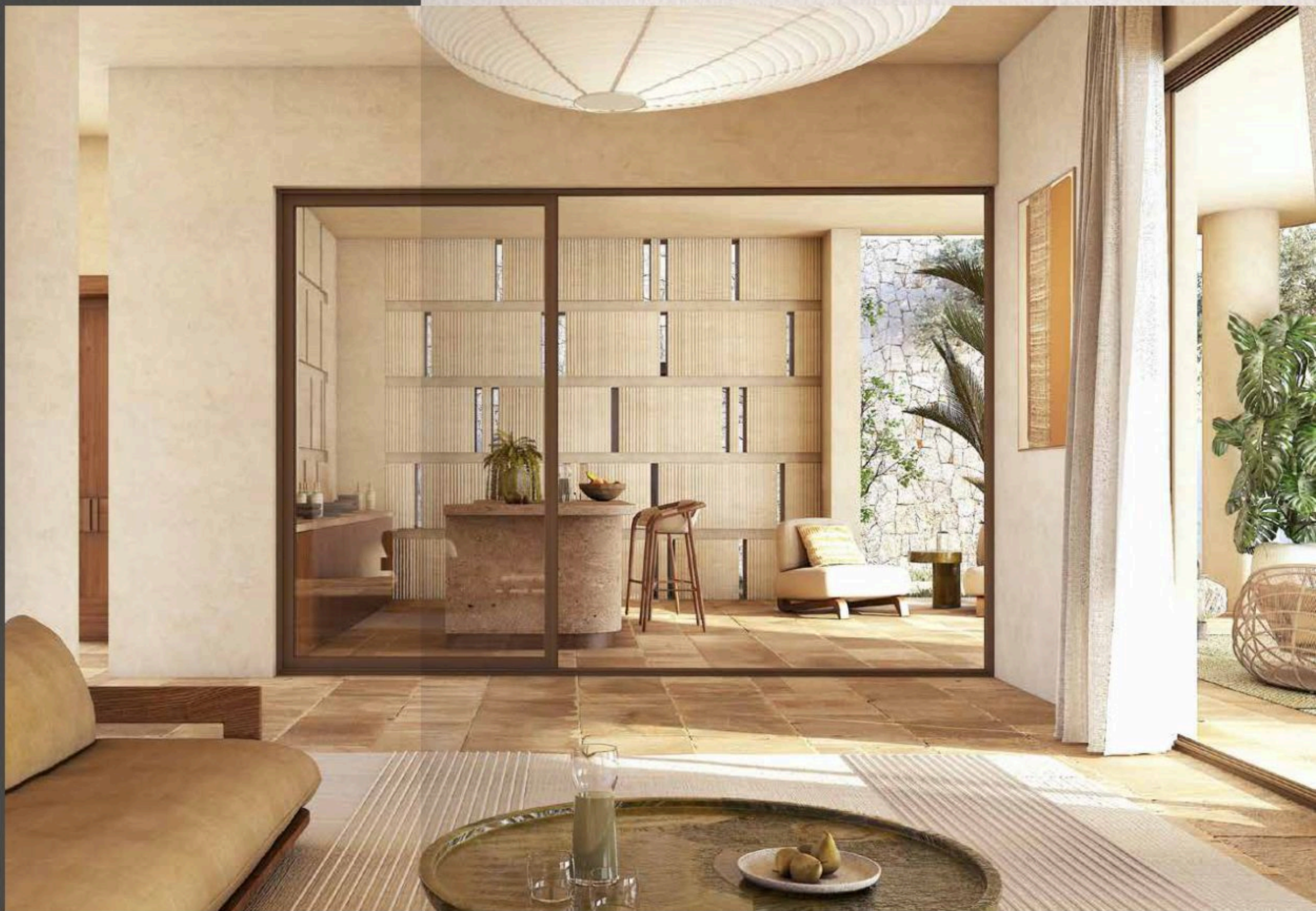
The Great Outdoors... Where Happiness Blooms...

Signature swimming pools can also be woven into your customized outdoor setting.

Lush green trees and plants interweave throughout The Grove's streets & walkways, encouraging calming, free-spirited atmospheres as far as the eye can see.



Each home has both hard and soft kitchens, mindfully created and positioned to cater to residents' needs, whilst ensuring the flow of family living remains uninterrupted. Meal planning and preparation will feel effortless as the kitchens are designed to nurture and serve.





Serving Summer Indulgence

Summer pleasures are interconnected with all your favorite flavorsome memories. Fresca on the beach, juicy slices of chilled watermelon, well-seasoned shakshuka for breakfast indulgence... food takes us on a happiness journey & brings us closer together.

Your family will enjoy many flavor-centric experiences in your villa; think refreshments at the end of sun-filled days; evening garden gatherings with tables overflowing with the season's sumptuous treats; the joy of savoring the ripest mango.

For genuine farm-to-table moments, your dishes can be embellished with the fresh herbs and ingredients harvested directly from the land, within Ramla.



The Relaxation Effect

Bedrooms offer privacy & present you well-deserved moments of relaxation. Whether retiring at the end of a fun filled evening, grabbing an afternoon siesta or having a long, lazy sleep in, our spacious bedrooms inspire rest and rejuvenation.



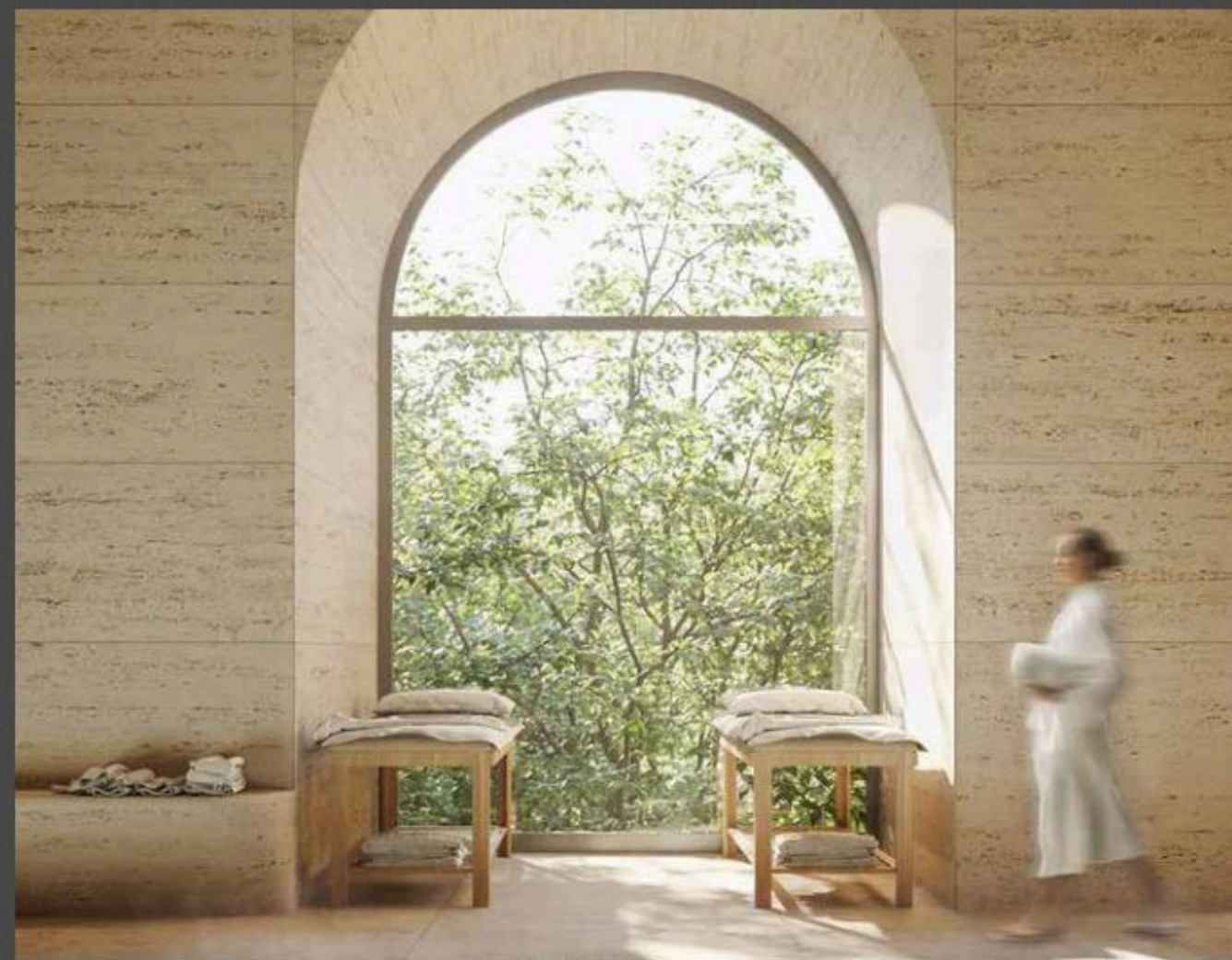
The villas accommodate from four to up to ten bedrooms, all with ensuite bathrooms. Surrender to the warm embrace of your comforting private jacuzzi, available in some bedrooms.

A Social Breathing Space

Set within a breathtaking rural setting, life's social moments are lived in the best possible way at the adult's only Club House. Exclusively for The Grove residents and their guests, it invites fun-filled times of conversation, interaction and relaxation.

An olive grove embellishes the landscape, as does a generously sized, serene swimming pool. A Pool Bar & Terrace serves refreshing indulgence. The Cigar Lounge presents a wide collection of enviable cigar brands and a games room is designed to entice exhilarating experiences. The Club House is a mini retreat for epic summertime vibes and unforgettable moments to be shared by the grown-ups.

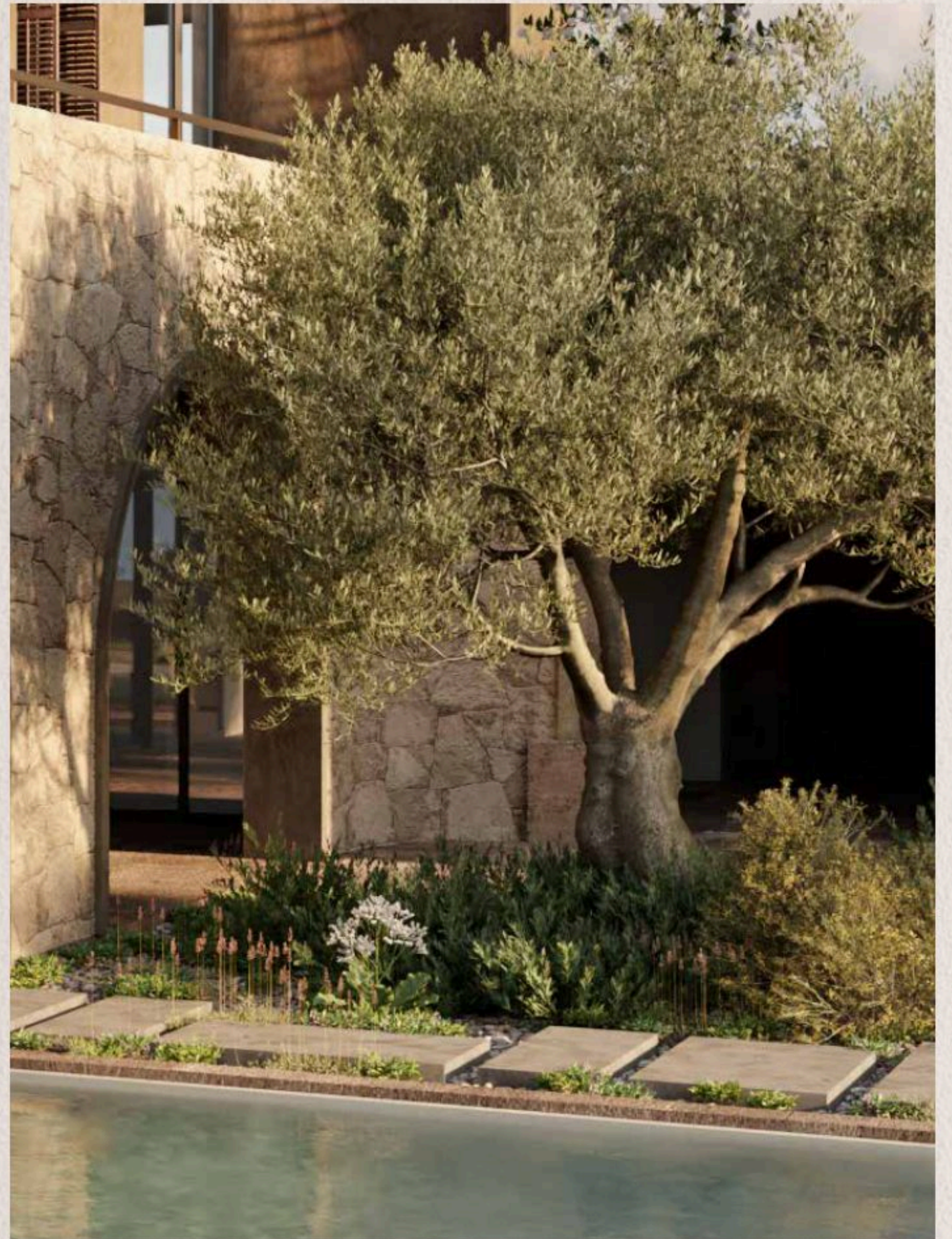




The grove hotel

A 60-80 rooms exquisite boutique resort with a focus on nature, wellness, relaxation, and farm to table dining.

floorplans



Unit Type
M2



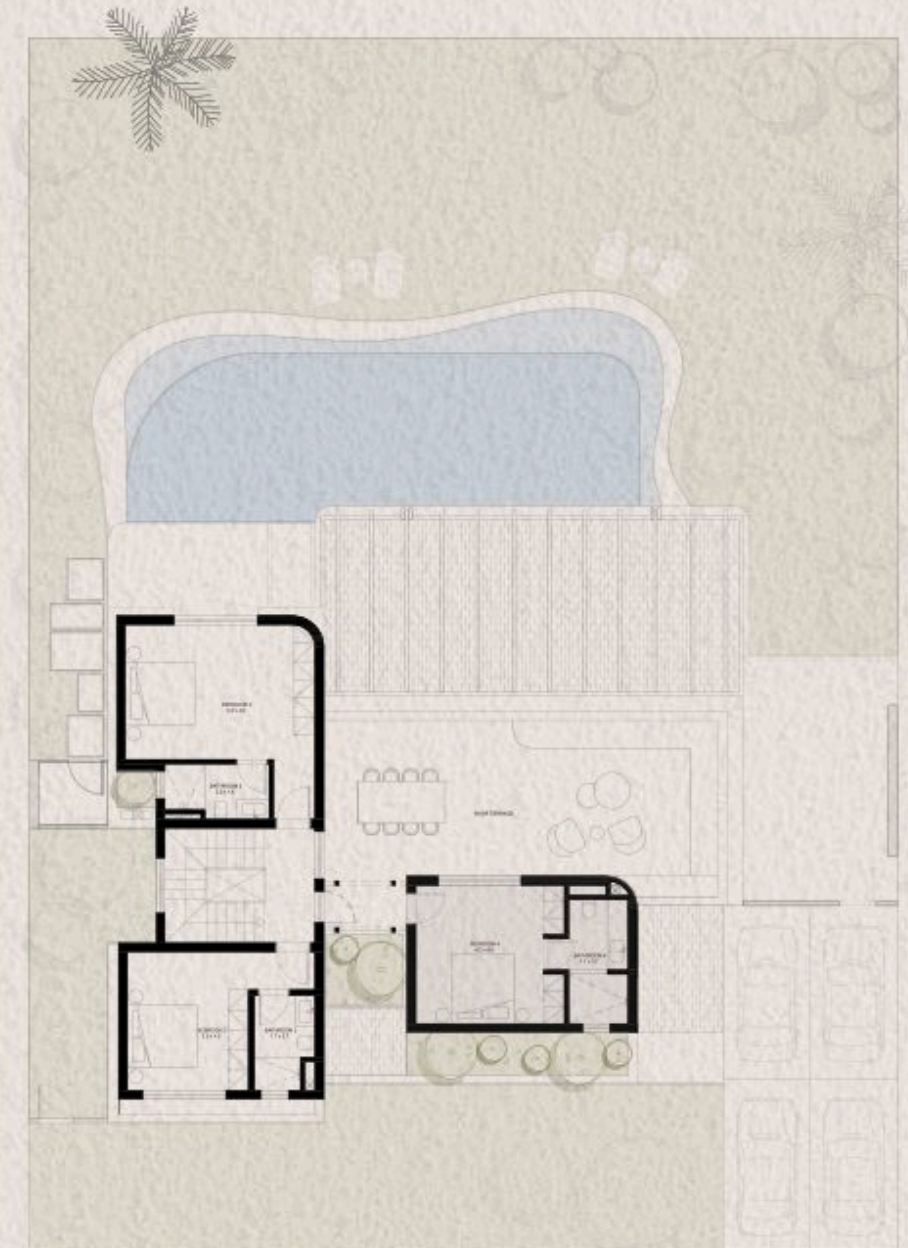


UNIT TYPE M2

Bedrooms	5
BUA	313 SQM
Covered Terrace	70 SQM
Uncovered Terrace	58 SQM
Minimum Plot Area	875 SQM



Ground



First

Disclaimer

- All renderings and other visual materials, designs, facades are for illustrative purposes only and subject to change.
- MARAKEZ reserves the right to change, amend or modify the drawings and/or perspectives at any phase or in accordance with construction and permits requirements.
- This brochure contains material, which is owned by or licensed to MARAKEZ. Reproduction is prohibited.

N Saleh



Customized Payment Plan

Property	Ram la		Ram la		Contract Date	19 / Apr / 2024	
Unit no	R3-Unit				Gross Area	SQM	
Payment Plan	Ram la-6 Years-10%						
Payment Term	Quarterly						
					ON Delivery		
		Unit		Maintenance		Gross	
Unit Amount		83,228,000.00		9.0 % 7,490,520.00			
		-					
Net Amount		83,228,000.00		7,490,520.00		90,718,520.00	
Down payment		10.0% 10.0% 8,322,800.00				8,322,800.00	
Installment no. 1	3.0%	13.8%	19-Jul-2024	3,121,050.00	19 / Oct / 2026	7,490,520.00	3,121,050.00
Installment no. 2	3.0%	17.5%	19-Oct-2024	3,121,050.00			3,121,050.00
Installment no. 3	3.0%	21.3%	19-Jan-2025	3,121,050.00			3,121,050.00
Installment no. 4	3.0%	25.0%	19-Apr-2025	3,121,050.00			3,121,050.00
Installment no. 5	3.0%	28.8%	19-Jul-2025	3,121,050.00			3,121,050.00
Installment no. 6	3.0%	32.5%	19-Oct-2025	3,121,050.00			3,121,050.00
Installment no. 7	3.0%	36.3%	19-Jan-2026	3,121,050.00			3,121,050.00
Installment no. 8	3.0%	40.0%	19-Apr-2026	3,121,050.00			3,121,050.00
Installment no. 9	3.0%	43.8%	19-Jul-2026	3,121,050.00			3,121,050.00
Installment no. 10	3.0%	47.5%	19-Oct-2026	3,121,050.00			10,611,570.00
Installment no. 11	3.0%	51.3%	19-Jan-2027	3,121,050.00			3,121,050.00
Installment no. 12	3.0%	55.0%	19-Apr-2027	3,121,050.00			3,121,050.00
Installment no. 13	3.0%	58.8%	19-Jul-2027	3,121,050.00			3,121,050.00
Installment no. 14	3.0%	62.5%	19-Oct-2027	3,121,050.00			3,121,050.00
Installment no. 15	3.0%	66.3%	19-Jan-2028	3,121,050.00			3,121,050.00
Installment no. 16	3.0%	70.0%	19-Apr-2028	3,121,050.00			3,121,050.00
Installment no. 17	3.0%	73.8%	19-Jul-2028	3,121,050.00			3,121,050.00
Installment no. 18	3.0%	77.5%	19-Oct-2028	3,121,050.00			3,121,050.00
Installment no. 19	3.0%	81.3%	19-Jan-2029	3,121,050.00			3,121,050.00
Installment no. 20	3.0%	85.0%	19-Apr-2029	3,121,050.00			3,121,050.00
Installment no. 21	3.0%	88.8%	19-Jul-2029	3,121,050.00			3,121,050.00
Installment no. 22	3.0%	92.5%	19-Oct-2029	3,121,050.00			3,121,050.00
Installment no. 23	3.0%	96.3%	19-Jan-2030	3,121,050.00			3,121,050.00
Installment no. 24	3.0%	####	19-Apr-2030	3,121,050.00			3,121,050.00
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Bank Transfer Details	EGP 8,322,800.00	
	EGP	USD
Bank Name	CIB	CIB
Company Name " English"	ETAP for Real Estate and Touristic Investments	ETAP for Real Estate and Touristic Investments
Company Name " Arabic"	شركة اوتاب للاستثمارات العقارية والسكنية	شركة اوتاب للاستثمارات العقارية والسكنية
Account No.	100057018652	100057018733
Swift code	CIBEEG CX	CIBEEG CX
IBAN	EG660010012300000100057018652	EG130010012300000100057018733
Account Branch:	Mall of Arabia, 6 of the October	Mall of Arabia, 6 of the October

finishing
specs





the grove

Interior finishing specs

1. Entry Foyer

Floors	Marble
Walls	Paint
Ceiling	Paint

2. Living and Dining Rooms

Floors	Marble
Walls	Paint
Ceiling	Paint

3. Master and Secondary Bedrooms

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

4. Kitchen

Floors	Porcelain 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	Marble/Porcelain Tiles
Walls	Marble/Porcelain Tiles
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 & Bedrooms Single Glazing for Bathrooms, Kitchen & 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)

the grove

Landscape finishing specs



1. Pool

Type	Overflow
Capping	Local Marble (as per design)
Cladding	Local Mosaic (as per design)
Electo-mechanical work	All internal works including main panels, switches, lighting, covers & pumps

2. Hardscape

Floors	Local Marble (as per design)
--------	------------------------------

3. Softscape

Planting	Native Plants Species (as per project's planting palette)
Gravel	Local Beige Gravel

4. Side Gates

Wood/Metal (as per design)

5. Pergola (if applicable)

Local Wood (as per design)

6. Outdoor Bar (if applicable)

Body	Blockwork
Finish	Paint
Countertop	Local Marble
Provisions	Water/Electrical
Sink, cabinets & equipments not included	

7. Electrical Works

All electrical works including main panels, switches, uplights and built-in spotlights.

8. Irrigation Works

All external works including main panels, pipes, sprinklers and drippers.

neighborhoods





ramla

Neighborhoods

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.

Breeze

Be at the centre of it all in this neighborhood positioned between the town's energy and the lagoon's serenity.

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 car-free neighborhood featuring serviced residences, communal pools and beautiful green open spaces, all is taken care of, leaving you to relax into summer.

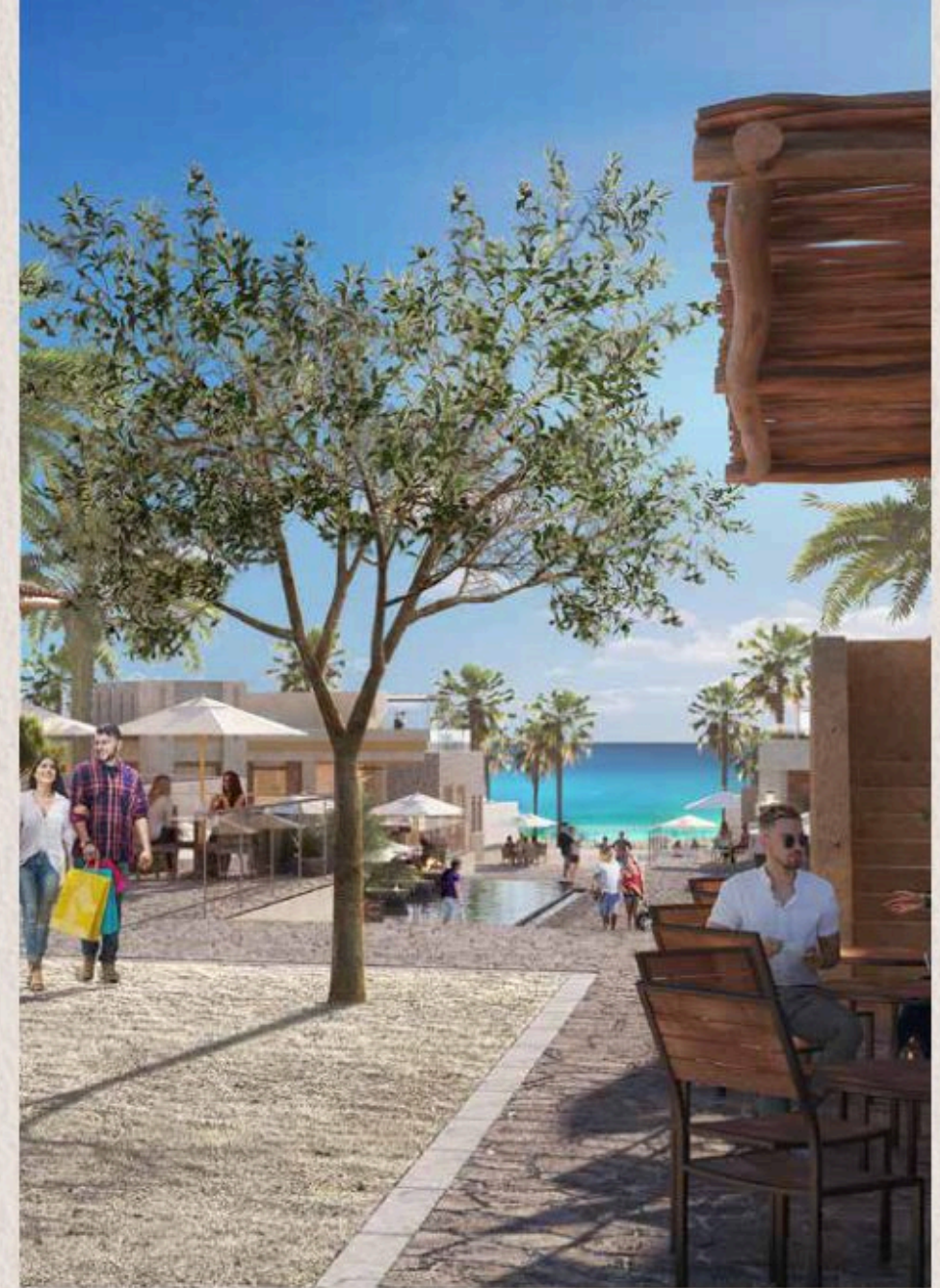
ramla

Amenities



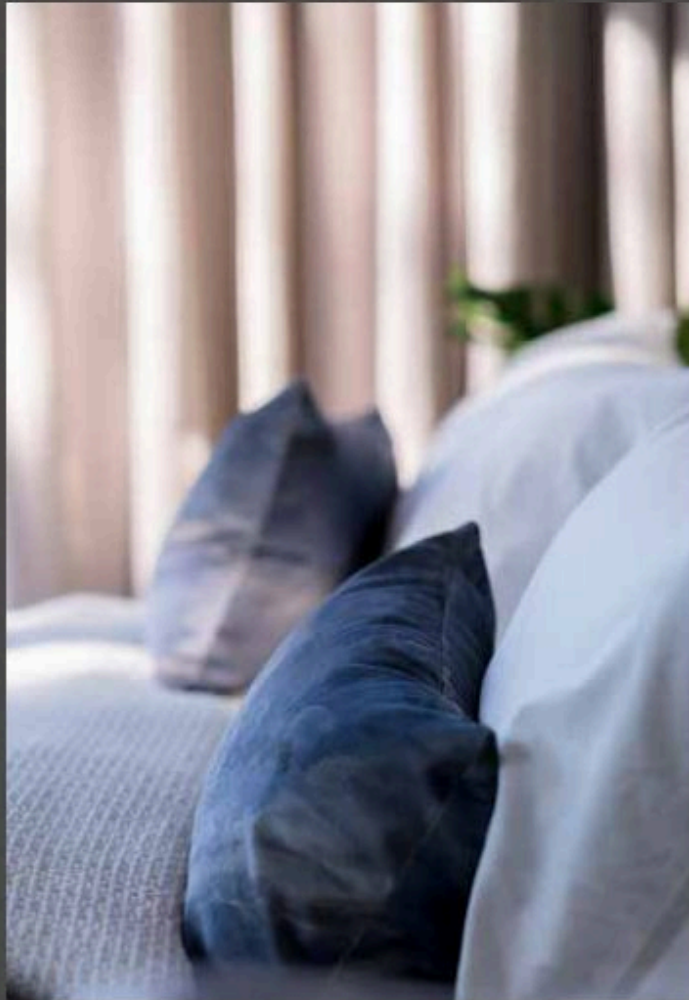
lagoon

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



town

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



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.

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.



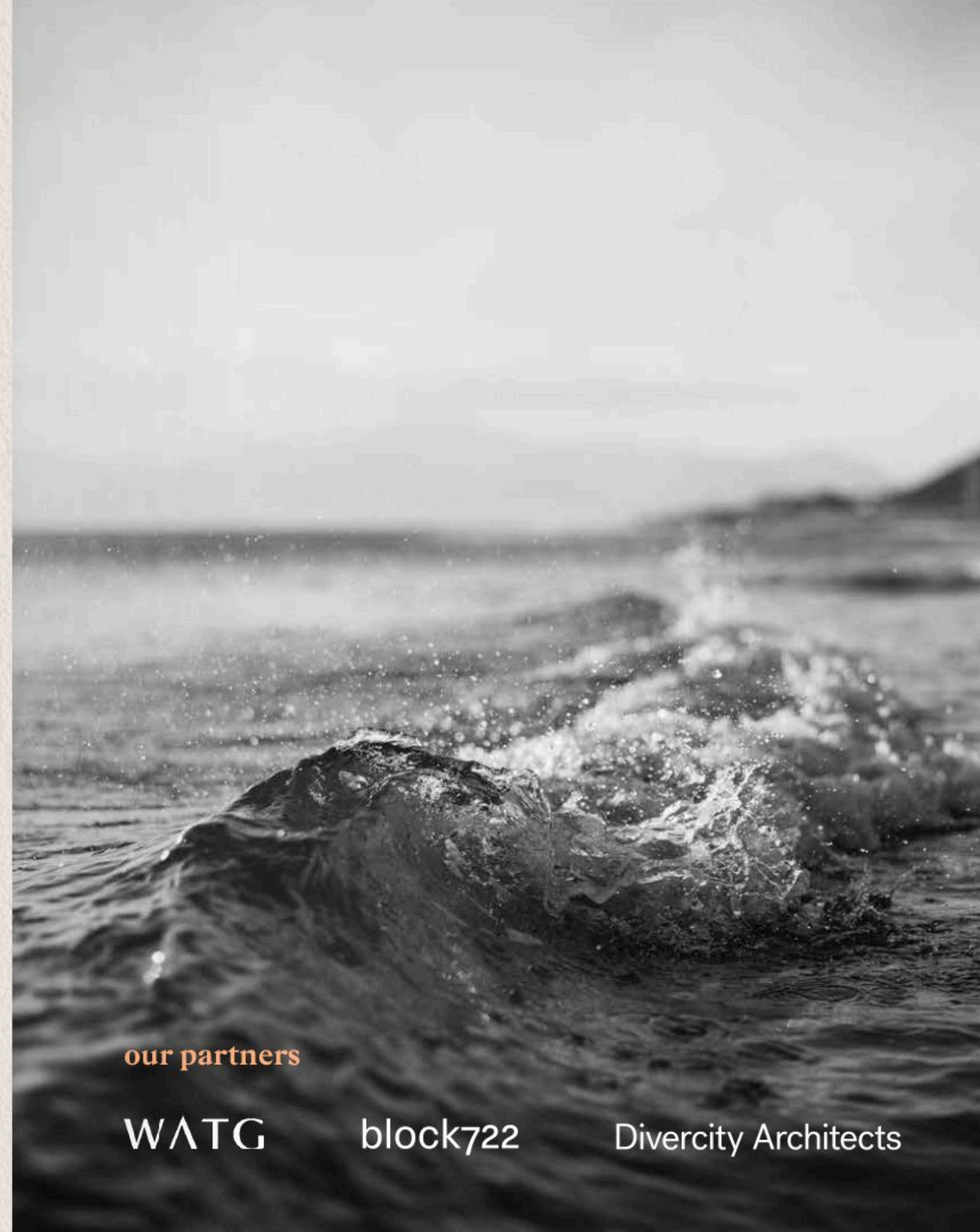


Marakez, the leading mixed use developer in Egypt

With an ever growing portfolio of commercial and residential projects including; Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Aeon towers, District Five residences and offices; bringing 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 80 international fashion brands and more than 1,500 stores across 11 countries. The group is a multinational conglomerate that focuses on five 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.



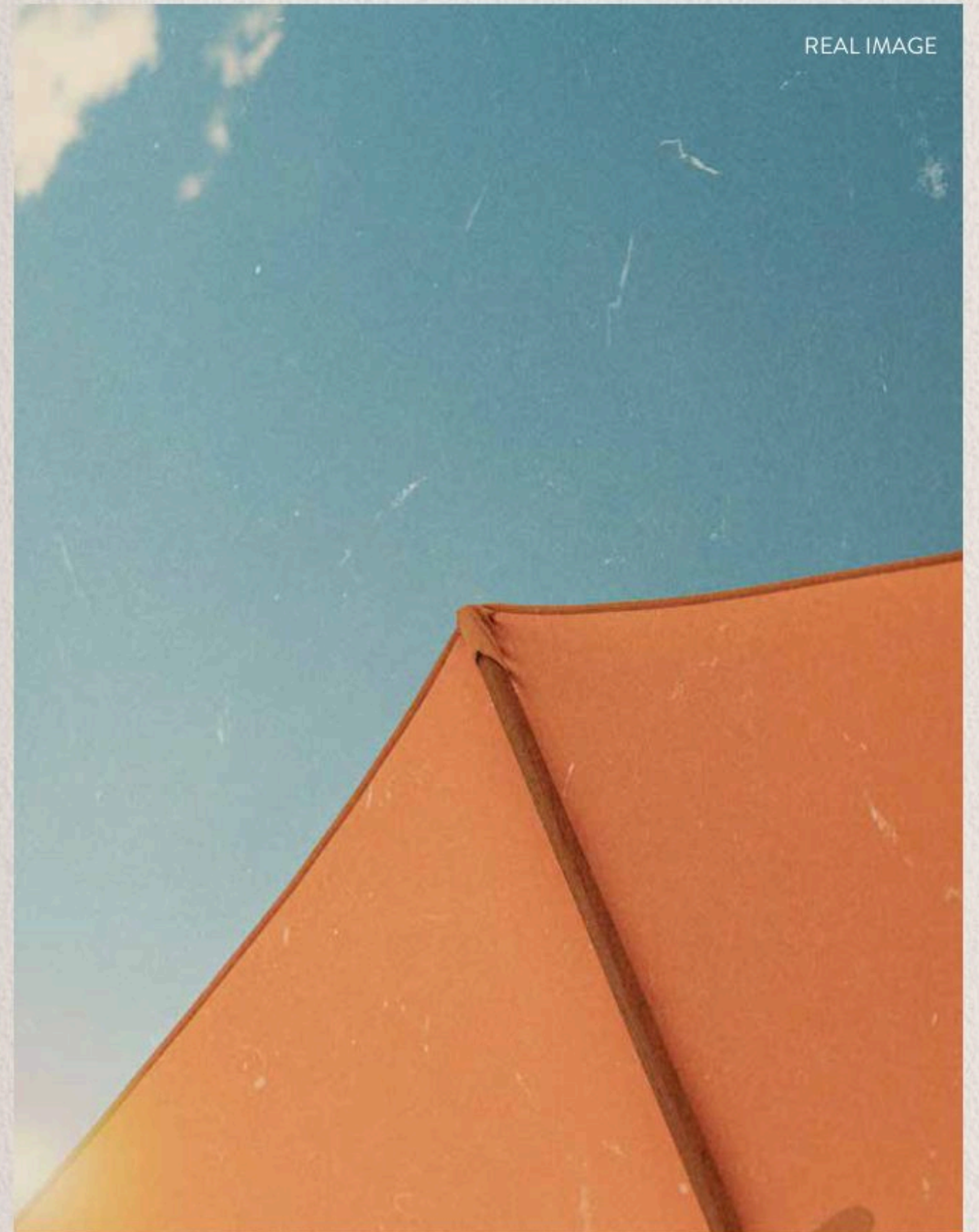
our partners

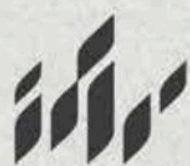
WATG

block722

Divercity Architects

**See you in the
summer sun**





M A R A K E Z