

MÜDON

رأس الحكمة

RAS EL HEKMA

YEMM BEACH PLAZA APARTMENTS

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INTRODUCING RAS EL HEKMA

INTRODUCING RAS EL HEKMA



INTRODUCING RAS EL HEKMA

Tucked between the expanse of the Mediterranean
and enigmatic Egypt, a new city is rising.

More than just a destination, Ras El Hekma is
the realisation of a carefully crafted vision.

A land of promise and plenty.

A city where Mediterranean beauty, elegant creativity
and sophisticated luxury find their natural home.

RAS EL HEKMA
WHERE LIVING IS THRIVING

RAS EL HEKMA

CONNECTED TO THE WORLD

Strategically located near both Europe and the Gulf, Ras El Hekma will be accessible via a new international airport. 50% of the world will be within a 4 hour flight of the city, with seamless connectivity central to the city's ethos.

In addition, a fast road network, high speed rail and domestic and international marinas have all been embedded in the city's design.

BY ROAD

ALEXANDRIA	Approx. 2hrs
CAIRO	Approx. 3hrs

BY PLANE

ABU DHABI	Approx. 4hrs
KUWAIT	Approx. 3hrs
DOHA	Approx. 3hrs 30mins
DUBAI	Approx. 4hrs
RIYADH	Approx. 4hrs 30mins
PARIS	Approx. 4hrs 30mins
LONDON	Approx. 5hrs
ROME	Approx. 3hrs
MADRID	Approx. 5hrs
MOSCOW	Approx. 4hrs
NEW YORK	Approx. 13hrs



INTERNATIONAL AIRPORT

PRIVATE SERVICES FREE ZONE

INTERNATIONAL MARINA
& CRUISE TERMINAL

CENTRAL BUSINESS DISTRICT

RAPID TRANSIT NETWORK

SMART CITY



RAS EL HEKMA
NOTABLE STATISTICS

44^{KM}

COASTLINE

50+

HOTELS

4M^{SQM}

DEDICATED EDUCATION SPACE

750K+

JOBS GENERATED

2M+

POPULATION

310K+

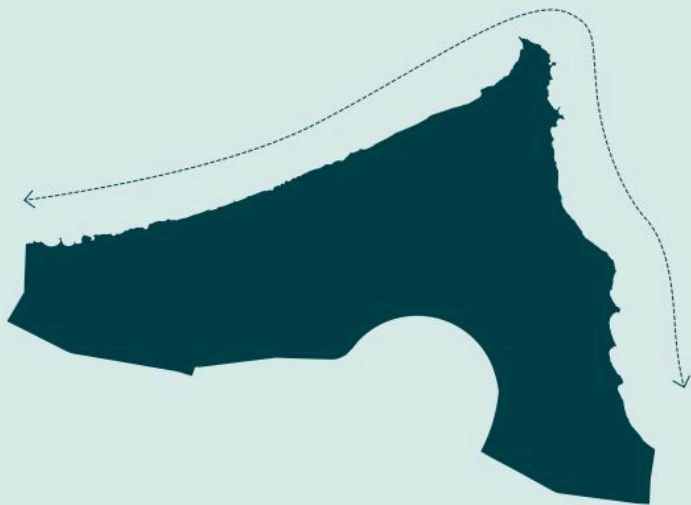
RESIDENTIAL UNITS

RAS EL HEKMA

SIZE AND SCALE

Ras El Hekma combines the scale and extensive amenities of a contemporary Mediterranean city with the lifestyle of a relaxed, coastal location.

RAS EL HEKMA



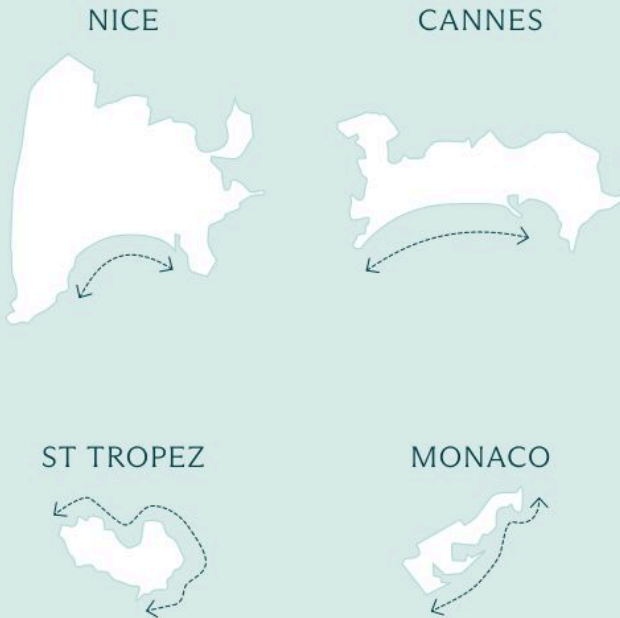
Population	~2 Million
City Land Area	170.8 Km ²
Coastline	44 Km

BARCELONA



Population	1.6 Million
City Land Area	101.9 Km ²
Coastline	12.5 Km

CÔTE D'AZUR



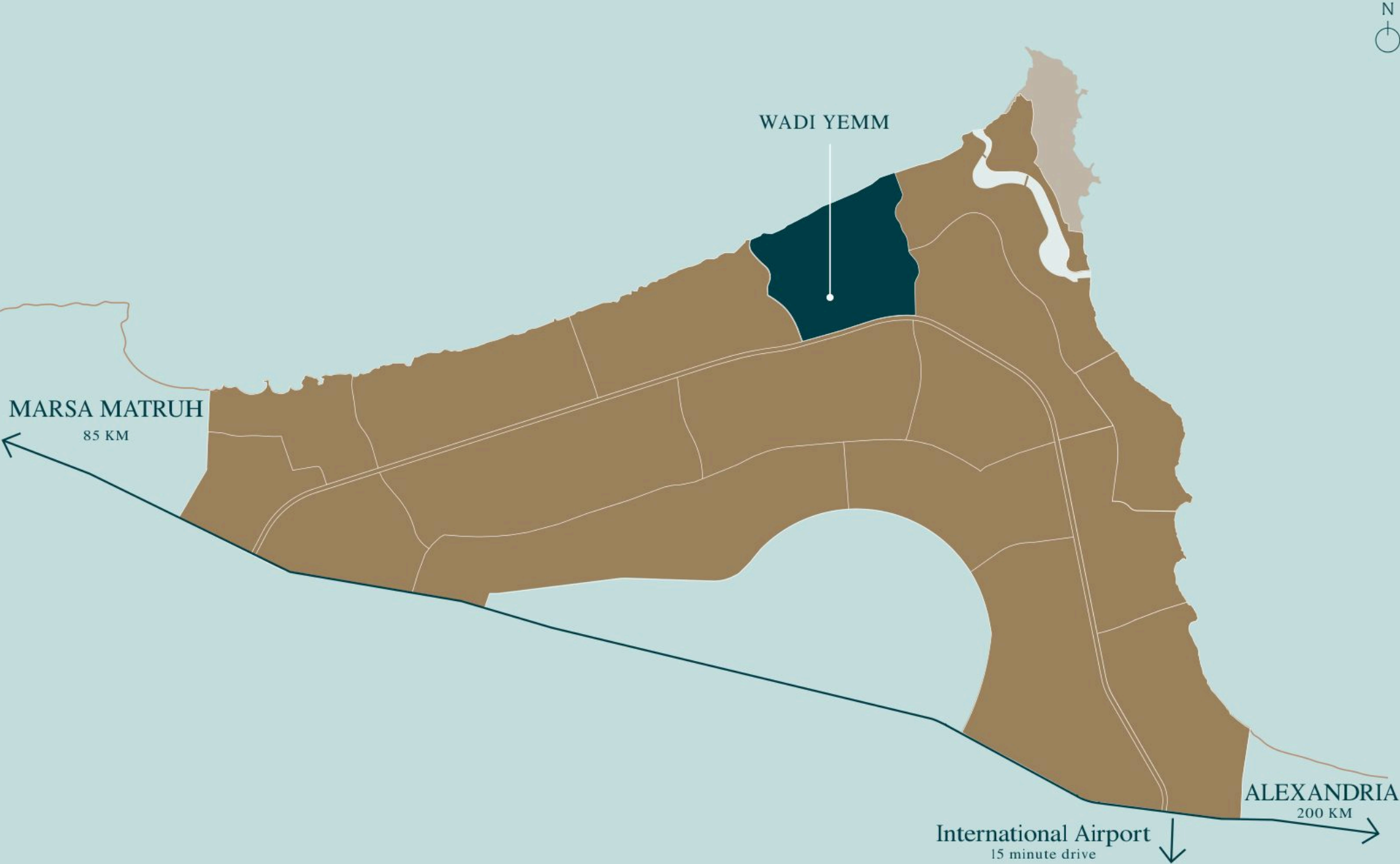
Population	1.1 Million
Combined Land Area	100 Km ²
Ras El Hekma is 1.6x the combined size of the cities of the Côte d'Azur	

A dark teal background featuring a stylized, lighter teal silhouette of an olive branch with several leaves and three olives. The branch enters from the bottom left and extends towards the top right.

MASTERPLAN OVERVIEW



MASTERPLAN
PRECINCTS





SIGNATURE FEATURES



↑ SERVED BY A NEW AIRPORT

Just a short trip from both Europe and the Gulf, Ras El Hekma will be seamlessly connected to the world by a brand new, state of the art airport offering frequent domestic and international flights.



← PRIVATE SERVICES FREE ZONE

The city will benefit from a Private Services Free Zone offering advantageous incentives for many sectors including light manufacturing, tourism, business services, financial services, tech & digital and renewables.

↓ CENTRAL BUSINESS DISTRICT

Ras El Hekma will be built to be a thriving city. Its commercial district will have everything businesses need to succeed. Served by cutting-edge utilities and connectivity, set out with provision for start ups as well as industry titans, this is a place designed to prosper.



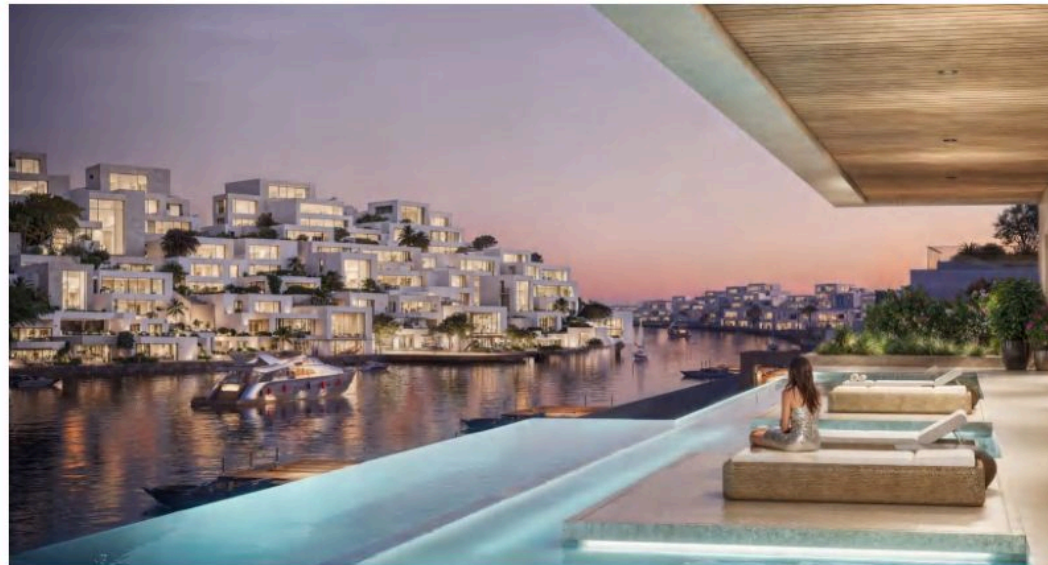
↑ RAPID TRANSIT NETWORK

A rapid transit network includes high-capacity public transportation systems such as light rail, or bus rapid transit (BRT) that connect major urban centres and reduce reliance on private vehicles.



→ ALL EQUIPPED WITH SMART CITY CAPABILITIES

Ras El Hekma will integrate the latest smart city infrastructure for a seamless and personalised experience throughout - creating a connected, liveable and cost efficient city with a renewable energy supply.



↑ INTERNATIONAL MARINA AND CRUISE TERMINAL

Ras El Hekma will have at least four international and domestic marinas, with berths for super yachts as well as mid size and small boats. These marinas will be lively residential and commercial centres, spanning more than eight kilometres of waterfront.

For visitors arriving by sea, the cruise terminal offers docking space for ocean liners and cruise liners.



INTRODUCING WADI YEMM

INTRODUCING WADI YEMM A WARM EMBRACE

Wadi Yemm is the first precinct to be built in Ras El Hekma, a charming coastal neighbourhood that hugs the shoreline and marks the beginning of the 17 distinctive precincts within the master plan. Here, you can indulge in an effortless Mediterranean lifestyle in all seasons. You're free to follow your mood, whether that means wandering the winding back streets, revelling in a long, slow lunch by the beach, spending time with loved ones on your balcony, or soaking in the infinity pool.

Wadi Yemm is sure to enchant, surprise, and delight.



WADI YEMM
KEY ATTRIBUTES

2 CHAMPIONSHIP 18 HOLE GOLF
COURSES

AMPHITHEATRE

EQUESTRIAN CENTRE



WADI YEMM
NOTABLE STATISTICS

9^{SQ} KM

TOTAL AREA

7

LUXURY HOTELS

45%

OPEN SPACE

WADI YEMM OVERVIEW

01	BOULEVARD
02	PROMENADE
03	BEACH AND THEATRE
04	COASTAL PARK/ NATURE RESERVE
05	MULTI-FAITH ZONE AND CLINIC AREA
06	CHAMPIONSHIP GOLF COURSES
07	GOLF CLUB HOUSE
08	WATER SPORTS
09	EQUESTRIAN CENTRE
10	LUXURY HOTEL/S
11	BRANDED RESIDENTIAL
12	SPORTS AND LEISURE CENTRE



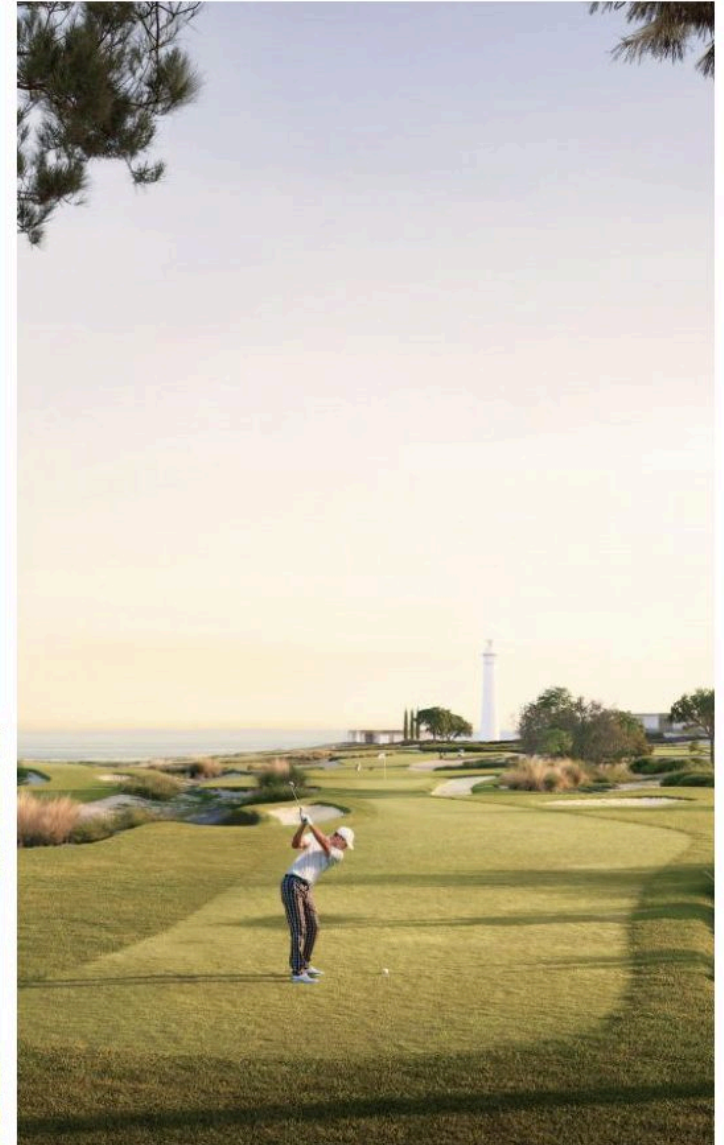


← COUNTRY CLUB

The country club offers an exceptional and exclusive lifestyle experience.

→ EQUESTRIAN CENTRE

A premier equestrian centre offering world-class facilities, expert instruction, and a welcoming community where riders of all levels can thrive.



↑ CHAMPIONSHIP GOLF COURSES

Featuring two 18-hole courses enabling world class golfing opportunities.

→ OFFICE SPACES

Our office spaces are designed to support productivity and collaboration. With flexible options and essential amenities, it's a professional environment that fits a variety of work styles.



← LEISURE AND RECREATION COMPLEX

This leisure and recreation complex is designed for both relaxation and activity, featuring everything from paddle courts to a country club among its diverse wet and dry sports offerings.



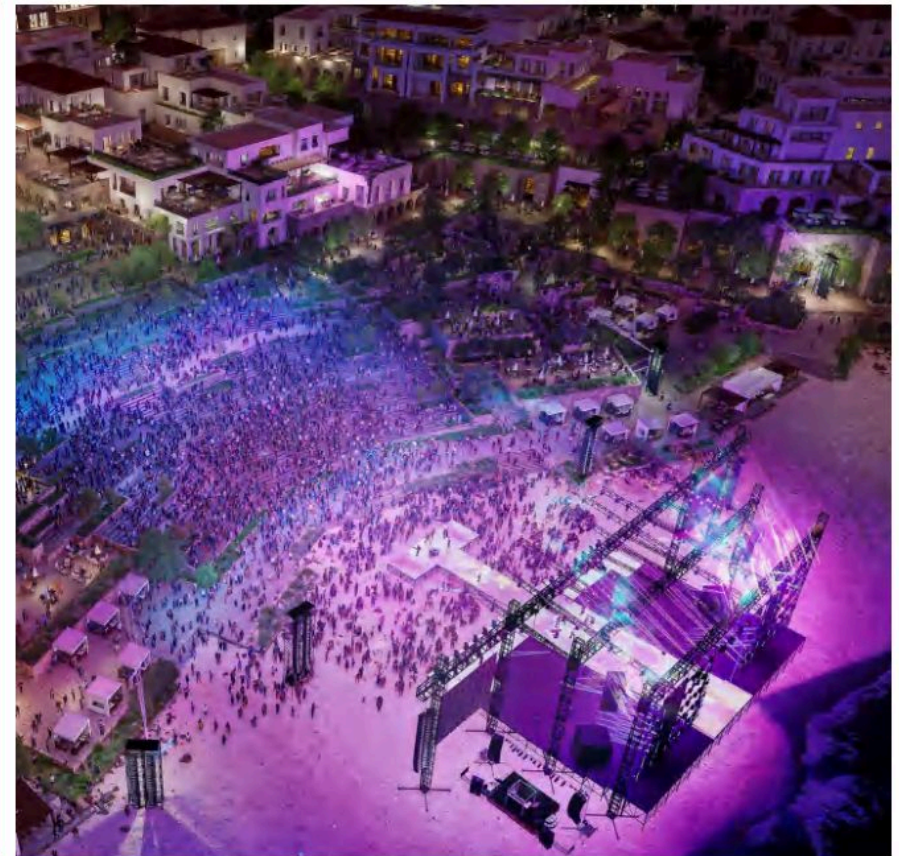
← THE LIGHTHOUSE

Ras El Hekma's iconic lighthouse will be a signature landmark, a beacon of the city.



→ THE AMPHITHEATRE

An amphitheatre inspired by the Ancient Romans and integrating the latest cutting edge technology will be an iconic destination within the city. With a capacity of up to 10,000 people, it will become an unbeatable venue for an array of events.



↑ HOTELS

We are partnering with some of the worlds most iconic hospitality brands and two of our very own Modon Hospitality brands to operate over 50 hotels in the city.



PROPERTY DETAILS





ULTRA LUXURY APARTMENTS

ULTRA LUXURY APARTMENTS

VIEWS



NOSTALGIC ELEGANCE

- 1. Pool View
- 2. Balcony View
- 3. Sea View

DISCLAIMER:
Visual materials are not to scale and are intended for illustrative purpose only



ULTRA LUXURY APARTMENTS
BUILDING AMENITIES



MODERN
HERITAGE
STYLE

- 1. Business lounge
- 2. Games room
- 3. Gym

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ULTRA LUXURY APARTMENTS
BUILDING AMENITIES



MODERN
HERITAGE
STYLE

- 1. Lift Lobby
- 2. Kids playroom
- 3. Lobby

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ULTRA LUXURY
APARTMENT
4 BEDROOM

ULTRA LUXURY APARTMENT

4 BEDROOM — MIDDLE UNIT — TYPE A

Area	Size
Interior Area	277 sqm
Terraces Area	58 sqm
Total Gross Area	336 sqm

Legend	Size (m)
1 Living + Dining	10.6 × 5.4
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	4.8 × 3.7
4 BOH Kitchen	1.9 × 2.4
5 Master Bedroom	4.3 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.4 × 3.7
8 Master Bedroom Terrace	4.0 × 2.0
9 Bedroom 1	3.87 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	3.9 × 3.6
12 Toilet 2	2.7 × 1.9
13 Bedroom 3	4.4 × 3.6
14 Toilet 3	2.8 × 1.77
15 Bedroom 3 Terrace	4.0 × 3.0
16 Service Entrance	
17 Laundry	0.8 × 2.4
18 Private staff quarters	4.4 × 1.9
19 Powder Room	1.6 × 2.4
20 Study	3.4 × 2.4



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ULTRA LUXURY APARTMENT

4 BEDROOM – MIDDLE UNIT – TYPE B

Area	Size
Interior Area	272 sqm
Terraces Area	48 sqm
Total Gross Area	320 sqm

Legend	Size (m)
1 Living + Dining	11.6 × 4.6
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	4.5 × 3.4
4 BOH Kitchen	1.9 × 2.6
5 Master Bedroom	4.3 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.7 × 4.07
8 Master Bedroom Terrace	4.4 × 2.0
9 Bedroom 1	4.17 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.07 × 3.6
12 Toilet 2	2.7 × 1.9
13 Bedroom 3	3.9 × 3.6
14 Toilet 3	2.7 × 1.9
15 Laundry	2.1 × 2.07
16 Private staff quarters	4.9 × 2.07
17 Powder Room	1.6 × 2.25
18 Study	3.17 × 2.07



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ULTRA LUXURY APARTMENT

4 BEDROOM – CORNER UNIT

Area	Size
Interior Area	291 sqm
Terraces Area	59 sqm
Total Gross Area	351 sqm

Legend	Size (m)
1 Living + Dining	10.2 × 5.1
2 Living Area Terrace	9.97 × 3.37
3 Kitchen	5.05 × 3.07
4 BOH Kitchen	3.15 × 3.5
5 Master Bedroom	4.0 × 5.5
6 Master Walk-in Wardrobe	2.5 × 3.8
7 Master Bath	3.7x 3.2
8 Master Bedroom Terrace	5.35 × 2.0
9 Bedroom 1	3.8 × 3.6
10 Toilet 1	2.7 × 1.85
11 Bedroom 2	3.9 × 3.6
12 Toilet 2	2.7 × 1.85
13 Bedroom 3	3.6 × 4.4
14 Toilet 3	2.0 × 2.7
15 Bedroom 3 Terrace	2.0 × 3.75
16 Service Entrance	
17 Laundry	1.2 × 1.55
18 Private staff quarters	5.0 × 2.0
19 Powder Room	2.4 × 1.85
20 Study	2.38 × 3.15



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ULTRA LUXURY APARTMENT
4 BEDROOM



MODERN
HERITAGE
STYLE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bathroom

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ULTRA LUXURY
APARTMENT
3 BEDROOM

ULTRA LUXURY APARTMENT

3 BEDROOM – MIDDLE UNIT

Area	Size
Interior Area	218 sqm
Terraces Area	48 sqm
Total Gross Area	266 sqm

Legend	Size (m)
1 Living + Dining	11 × 5.8
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	2.8 × 5.8
4 BOH Kitchen	3.8 × 2.07
5 Service Entrance	
6 Master Bedroom	4.4 × 3.6
7 Master Walk-in Wardrobe	
8 Master Bath	4.6 × 2.75
9 Master Bedroom Terrace	4.02 × 2.0
10 Bedroom 1	4.0 × 3.6
11 Toilet 1	2.7 × 1.9
12 Bedroom 2	4.13 × 3.6
13 Toilet 2	2.7 × 1.9
14 Laundry	2.25 × 2.07
15 Private staff quarters	3.9 × 2.07
16 Powder Room	1.6 × 2.07
17 Study	3.7 × 2.07



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ULTRA LUXURY APARTMENT

3 BEDROOM – CORNER UNIT

Area	Size
Interior Area	234 sqm
Terraces Area	48 sqm
Total Gross Area	282 sqm

Legend	Size (m)
1 Living + Dining	10.3 × 5.9
2 Living Area Terrace	9.8 × 3.0
3 Kitchen	4.8 × 3.5
4 BOH Kitchen	3.2 × 3.37
5 Master Bedroom	4.4 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.4 × 2.75
8 Master Bedroom Terrace	4.05 × 2.0
9 Bedroom 1	4.05 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.1 × 3.6
12 Toilet 2	2.77 × 1.9
13 Laundry	1.7 × 1.27
14 Private staff quarters	3.85 × 2.07
15 Powder Room	1.5 × 2.07
16 Study	2.3 × 2.07



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ULTRA LUXURY APARTMENT

3 BEDROOM



MODERN HERITAGE STYLE

1. Living & dining
2. Open kitchen
3. Master bedroom

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ULTRA LUXURY
APARTMENT
2 BEDROOM

ULTRA LUXURY APARTMENT

2 BEDROOM

Area	Size
Interior Area	155 sqm
Terraces Area	40 sqm
Total Gross Area	196 sqm

Legend	Size (m)
1 Living + Dining	8.6 × 4.7
2 Living Area Terrace	8.0 × 3.35
3 Kitchen	4.8 × 2.8
4 Master Bedroom	4.4 × 3.57
5 Walk-in Wardrobe	
6 Master Bath	3.3 × 2.9
7 Master Bedroom Terrace	4.05 × 2.0
8 Bedroom 1	3.5 × 4.2
9 Toilet 1	2.7 × 1.9
10 Laundry	1.4 × 1.5
11 Private staff quarters	3.87 × 2.2
12 Powder Room	1.6 × 2.2



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ULTRA LUXURY APARTMENT

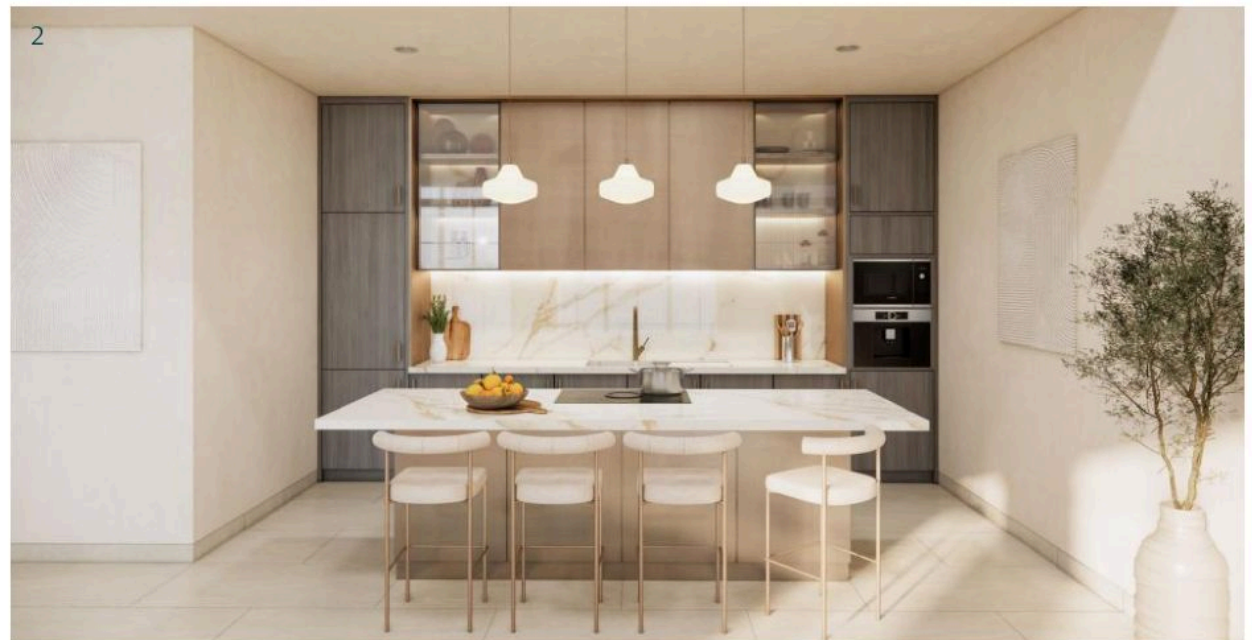
2 BEDROOM

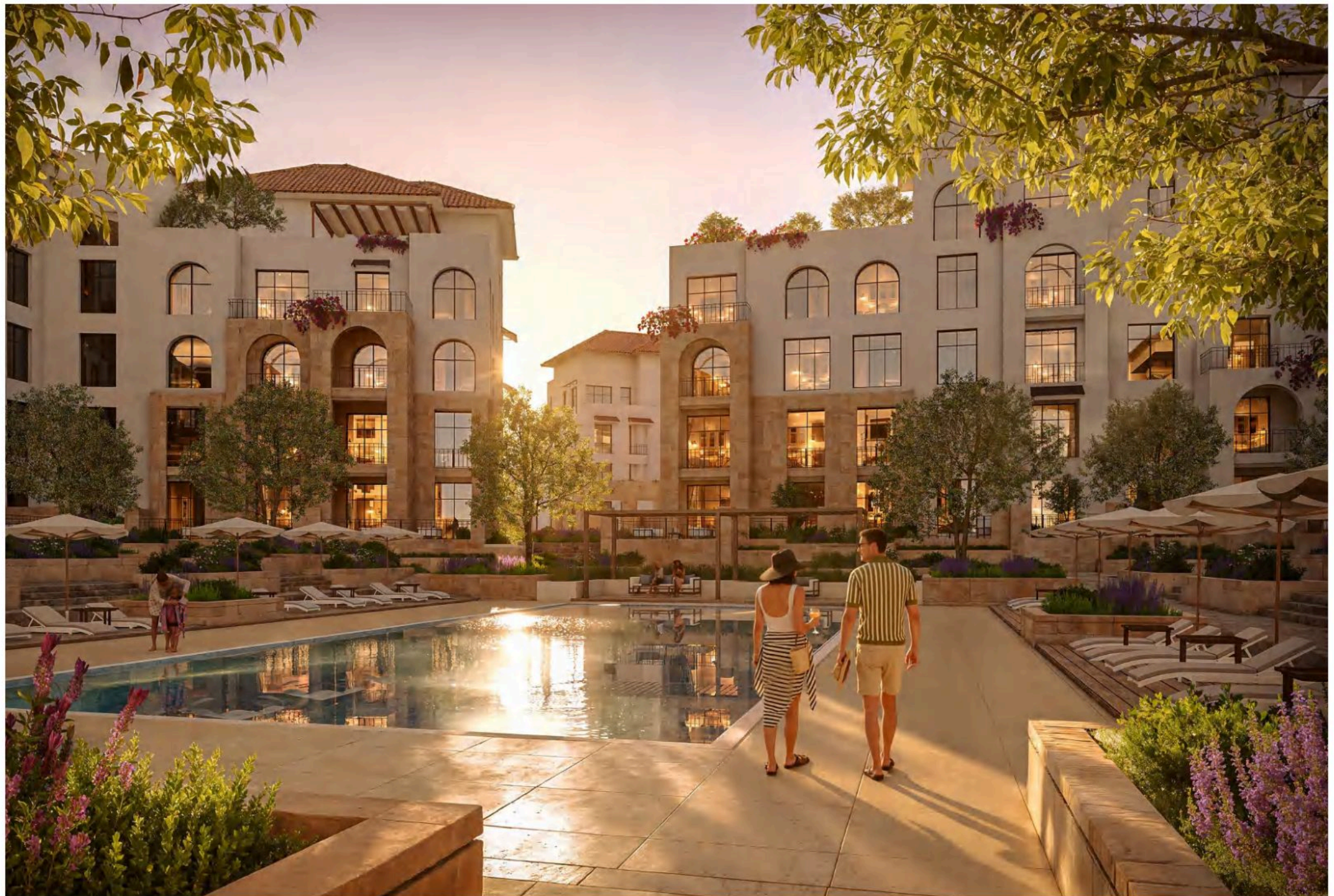


MODERN HERITAGE STYLE

1. Living & dining
2. Kitchen

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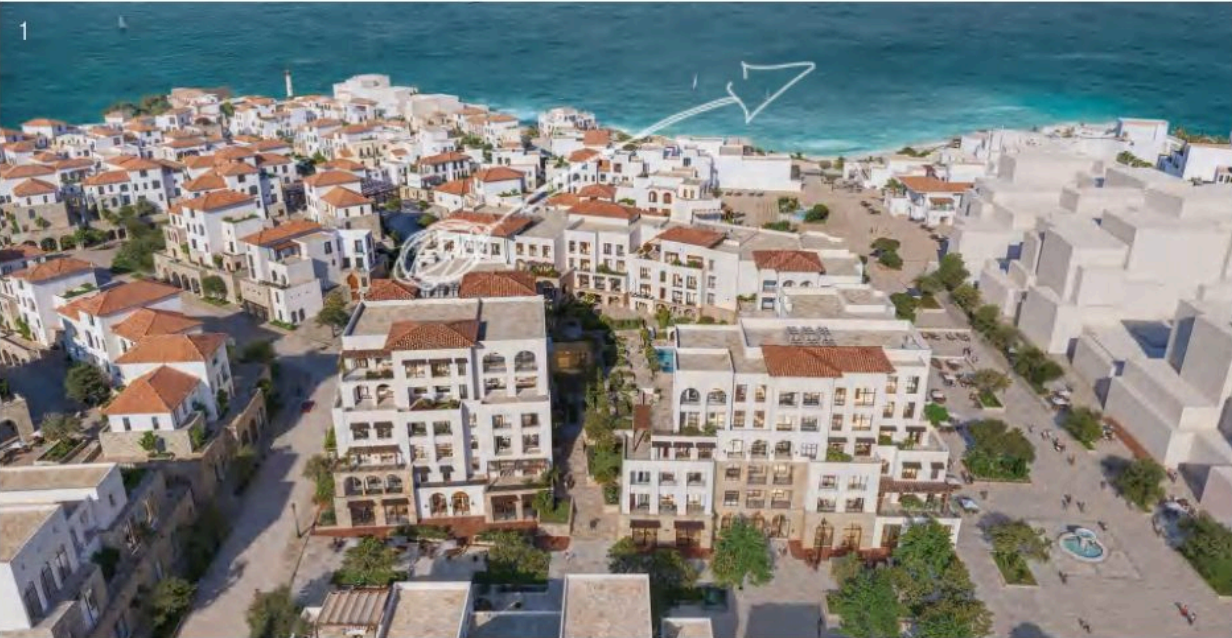






LUXURY APARTMENTS

LUXURY APARTMENTS
VIEWS



MODERN
HERITAGE

- 1. Aerial View
- 2. Entrance
- 3. Balcony View

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LUXURY APARTMENTS
BUILDING AMENTIES



MODERN
HERITAGE
STYLE

- | | |
|----|------------|
| 1. | Media Room |
| 2. | Games room |
| 3. | Gym |

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LUXURY APARTMENTS BUILDING AMENITIES



MODERN HERITAGE STYLE

1. Lift Lobby
2. Kids playroom
3. Lobby

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LUXURY
APARTMENT
3 BEDROOM

LUXURY APARTMENT

3 BEDROOM – MIDDLE UNIT

Area	Size
Interior Area	200 sqm
Terraces Area	24 sqm
Total Gross Area	225 sqm

Legend	Size (m)
1 Living + Dining	8.2 × 5.3
2 Living Area Terrace	5.4 × 2.0
3 Kitchen	4.3 × 2.8
4 BOH Kitchen	1.6 × 2.2
5 Master Bedroom	4.0 × 5.1
6 Master Bath	3.6 × 4.1
7 Master Bedroom Terrace	3.5 × 2.0
8 Bedroom 1	3.9 × 3.8
9 Toilet 1	2.7 × 1.9
10 Bedroom 2	3.9 × 3.8
11 Toilet 2	2.7 × 1.9
12 Laundry	0.8 × 2.1
13 Private staff quarters	3.6 × 2.2
14 Powder Room	1.5 × 2.2



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LUXURY APARTMENT

3 BEDROOM – CORNER UNIT

Area	Size
Interior Area	201 sqm
Terraces Area	24 sqm
Total Gross Area	226 sqm

Legend	Size (m)
1 Living + Dining	8.1 × 5.05
2 Living Area Terrace	5.4 × 1.7
3 Kitchen	5.05 × 3.1
4 BOH Kitchen	1.8 × 4.6
5 Master Bedroom	4.0 × 3.2
6 Master Walk-in Wardrobe	
7 Master Bath	3.6 × 4.07
8 Master Bedroom Terrace	3.5 × 2.0
9 Bedroom 1	4.0 × 3.2
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.0 × 3.2
12 Toilet 2	2.7 × 1.9
13 Laundry	0.83 × 2.0
14 Private staff quarters	3.6 × 2.2
15 Powder Room	1.5 × 2.2



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LUXURY APARTMENT
3 BEDROOM



MODERN
HERITAGE
STYLE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bedroom

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LUXURY
APARTMENT
2 BEDROOM

LUXURY APARTMENT

2 BEDROOM

Area	Size
Interior Area	144 sqm
Terraces Area	31 sqm
Total Gross Area	176 sqm

Legend	Size (m)
1 Living + Dining	8.2 × 4.07
2 Living Area Terrace	7.6 × 2.2
3 Kitchen	4.07 × 3.1
4 Master Bedroom	4.05 × 3.3
5 Walk-in Wardrobe	
6 Master Bath	4.0 × 3.55
7 Master Bedroom Terrace	3.67 × 2.0
8 Bedroom 1	3.8 × 3.2
9 Toilet 1	2.7 × 1.2
10 Laundry	0.75 × 1.2
11 Private staff quarters	3.5 × 2.2
12 Powder Room	1.48 × 2.2



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LUXURY APARTMENT

2 BEDROOM



MODERN HERITAGE STYLE

1. Living & dining
2. Kitchen

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LUXURY
APARTMENT
1 BEDROOM

LUXURY APARTMENT

1 BEDROOM

Area	Size
Interior Area	99 sqm
Terraces Area	10 sqm
Total Gross Area	109 sqm

Legend	Size (m)
1 Living + Dining	8.12 × 3.7
2 Terrace	3.6 × 2.0
3 Kitchen	3.9 × 3.14
4 Master Bedroom	3.2 × 3.9
5 Master Walk-in Wardrobe	
6 Master Bath	3.8 × 3.55
7 Laundry	0.8 × 1.2
8 Powder Room	1.4 × 2.2



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LUXURY APARTMENT

1 BEDROOM



MODERN HERITAGE STYLE

1. Living & dining
2. Master bedroom

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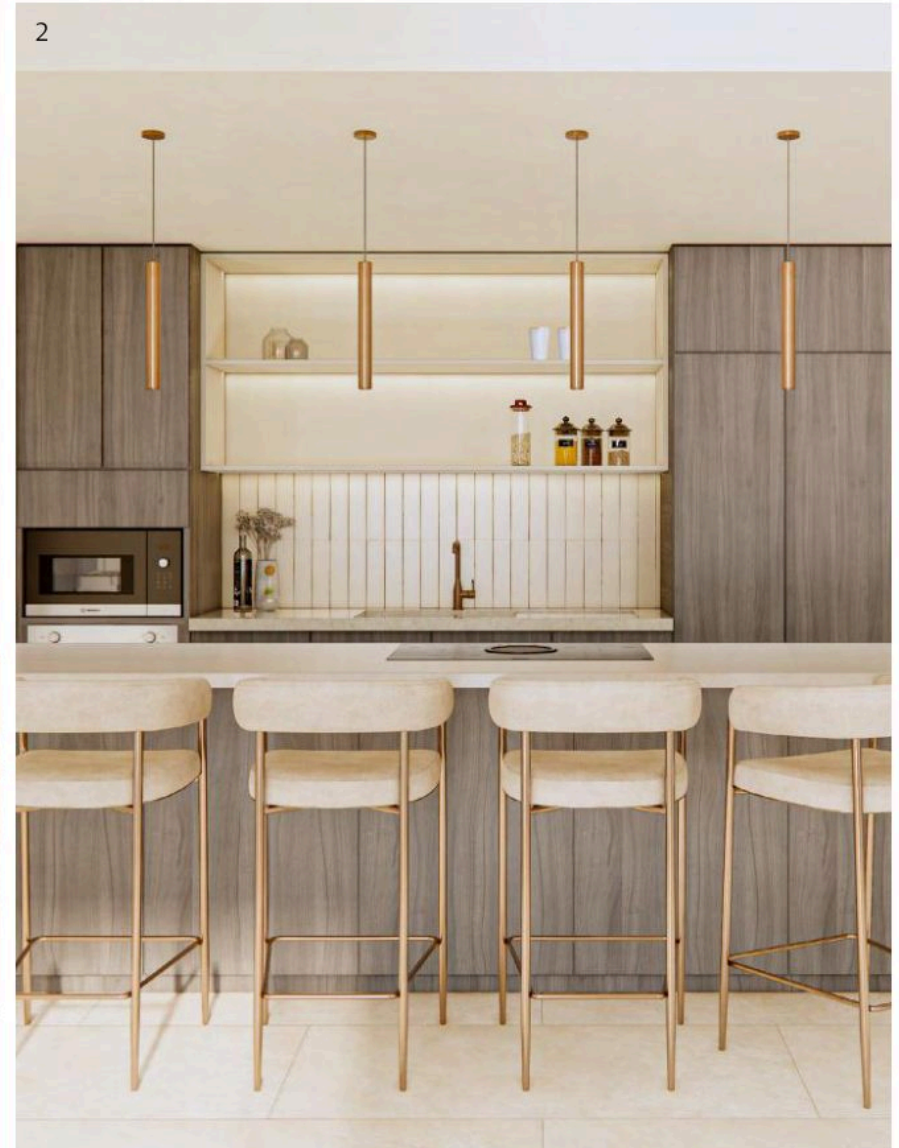


PREMIUM APARTMENTS

PREMIUM
APARTMENTS
3 BEDROOM

PREMIUM APARTMENTS

3 BED APARTMENT STANDARD

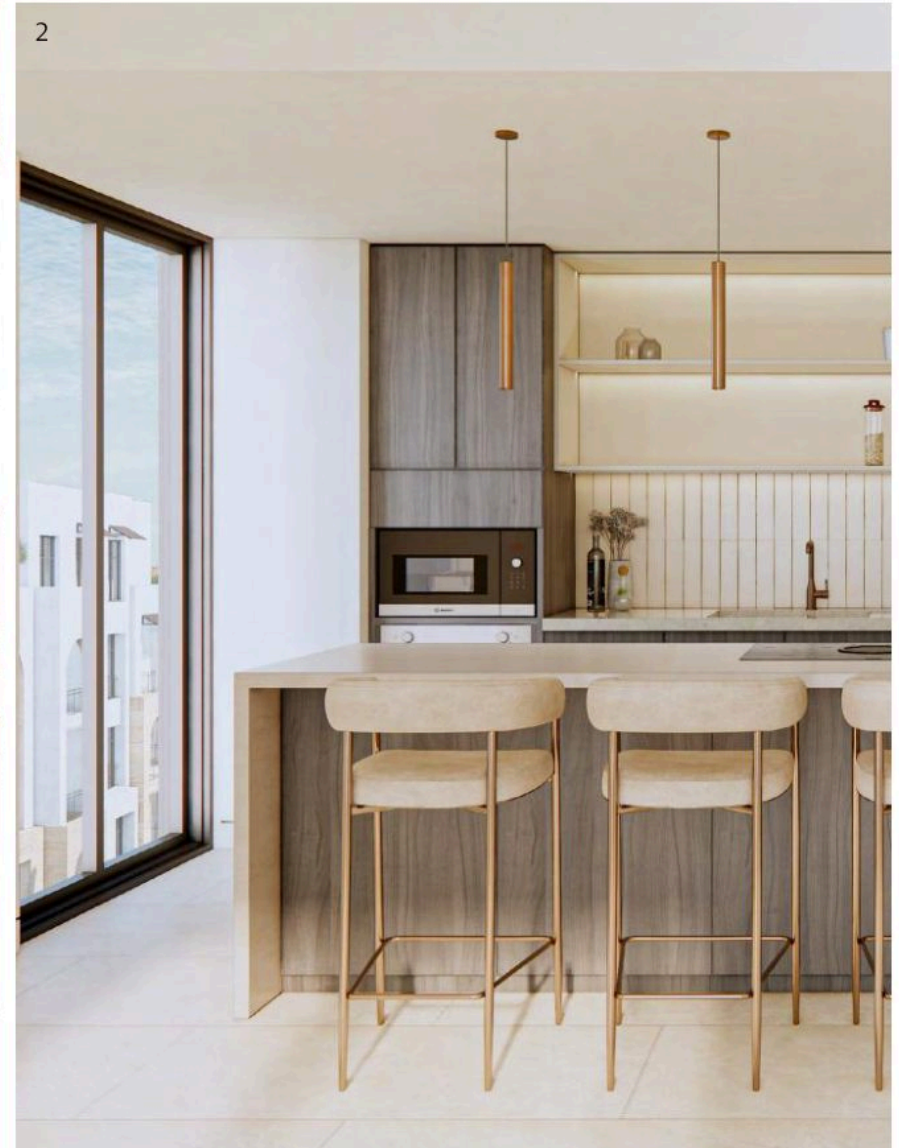


- | | |
|----|-----------------|
| 1. | Living & Dining |
| 2. | Kitchen |

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PREMIUM APARTMENTS

3 BED APARTMENT CORNER



- | | |
|----|-----------------|
| 1. | Living & Dining |
| 2. | Kitchen |

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PREMIUM APARTMENTS

3 BED APARTMENT STANDARD

Area	Size
Interior Area	175 sqm
Terraces Area	19 sqm
Total Gross Area	194 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.8m x 3.4m
3. Dining	4.8m x 2.4m
4. Living Area Terrace	5.5m x 2.0m
5. Kitchen	4.2m x 2.7m
6. Master Bedroom	3.9m x 3.5m
7. Walk-in Wardrobe	2.3m x 1.9m
8. Master Bath	3.5m x 2.9m
9. Master Bedroom Terrace	3.5m x 1.4m
10. Bedroom 1	4.4m x 3.4m
11. Bedroom 2	4.4m x 3.4m
12. Secondary Bathroom	2.9m x 1.7m
13. Laundry	
14. Storage	
15. Maid's Room + Toilet	
16. Powder Room	



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PREMIUM APARTMENTS

3 BED APARTMENT CORNER

Area	Size
Interior Area	176 sqm
Terraces Area	31 sqm
Total Gross Area	207 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.8m x 3.4m
3. Dining	4.8m x 2.4m
4. Living Area Terrace	9.5m x 2.0m
5. Kitchen	4.2m x 2.7m
6. Master Bedroom	3.9m x 3.5m
7. Walk-in Wardrobe	2.3m x 1.9m
8. Master Bath	3.5m x 2.9m
9. Master Bedroom Terrace	3.5m x 1.4m
10. Bedroom 1	4.4m x 3.4m
11. Bedroom 2	4.4m x 3.4m
12. Secondary Bathroom	2.9m x 1.7m
13. Laundry	
14. Storage	
15. Maid's Room + Toilet	
16. Powder Room	



DISCLAIMER
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PREMIUM
APARTMENTS
2 BEDROOM

PREMIUM APARTMENTS

2 BED APARTMENT STANDARD

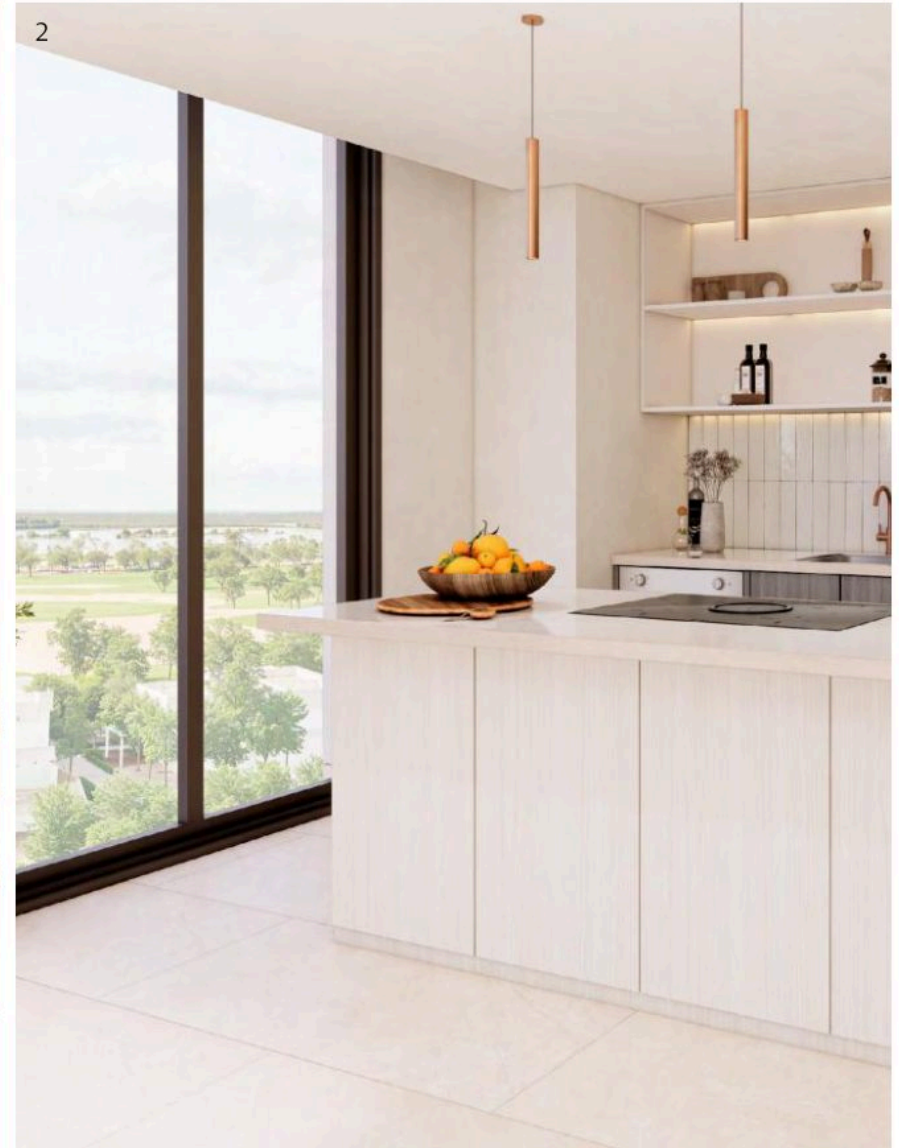


- 1. Living & Dining
- 2. Kitchen

DISCLAIMER:
Visual materials are not to scale and are intended for illustrative purpose only

PREMIUM APARTMENTS

2 BED APARTMENT CORNER



1. Living & Dining
2. Kitchen

DISCLAIMER:
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PREMIUM APARTMENTS

2 BED APARTMENT STANDARD

Area	Size
Interior Area	135 sqm
Terraces Area	10 sqm
Total Gross Area	145 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.3m x 3.3m
3. Dining	4.3m x 2.3m
4. Living Area Terrace	4.0m x 2.0m
5. Kitchen	3.0m x 2.7m
6. Master Bedroom	3.8m x 3.6m
7. Walk-in Wardrobe	2.7m x 1.8m
8. Master Bath	3.3m x 1.8m
9. Bedroom 1	3.8m x 3.6m
10. Toilet 1	2.6m x 1.6m
11. Laundry	
12. Maid's Room + Toilet	
13. Powder Room	



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PREMIUM APARTMENTS

2 BED APARTMENT CORNER

Area	Size
Interior Area	137 sqm
Terraces Area	22 sqm
Total Gross Area	159 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.3m x 3.3m
3. Dining	4.3m x 2.3m
4. Living Area Terrace	4.0m x 2.0m
5. Kitchen	3.0m x 2.7m
6. Master Bedroom	3.8m x 3.6m
7. Walk-in Wardrobe	2.7m x 1.8m
8. Master Bath	3.3m x 1.8m
9. Bedroom 1	3.8m x 3.6m
10. Toilet 1	2.6m x 1.6m
11. Laundry	
12. Maid's Room + Toilet	
13. Powder Room	

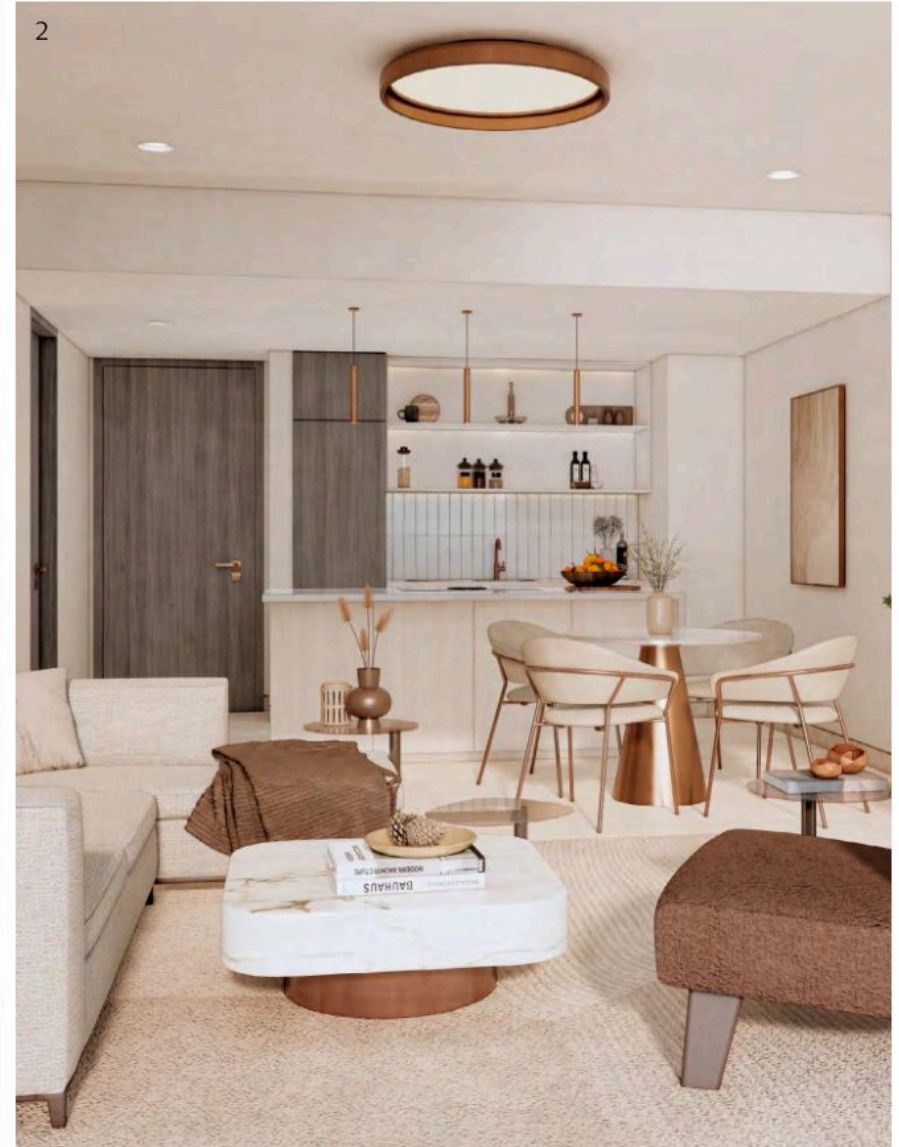


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PREMIUM
APARTMENTS
1 BEDROOM

PREMIUM APARTMENTS

2 BED APARTMENT STANDARD



1. Bedroom

2. Kitchen

DISCLAIMER:
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PREMIUM APARTMENTS

1 BED APARTMENT STANDARD

Area	Size
Interior Area	84 sqm
Terraces Area	9 sqm
Total Gross Area	93 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.3m x 3.2m
3. Dining	4.3m x 1.8m
4. Living Area Terrace	4.0m x 2.0m
5. Kitchen	3.0m x 2.7m
6. Master Bedroom	3.6m x 3.5m
7. Walk-in Wardrobe	2.4m x 1.8m
8. Master Bath	2.7m x 1.8m
9. LAUNDRY	
10. Powder Room	



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The background is a solid teal color with a subtle, dark teal pattern of leaves and branches, resembling a stylized plant or tree. The pattern is more prominent on the left side and fades towards the right.

CONTACT

INTRODUCING THE DEVELOPER

Modon is an international holding company, headquartered in Abu Dhabi, United Arab Emirates, and listed on the Abu Dhabi Securities Exchange (ADX). Modon is at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations.

Modon's primary business sectors include real estate, hospitality, asset management, investments, events, and tourism.

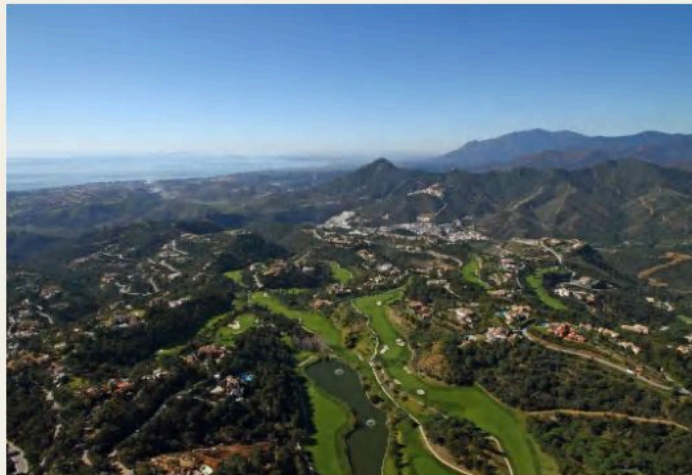
Modon's goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.



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