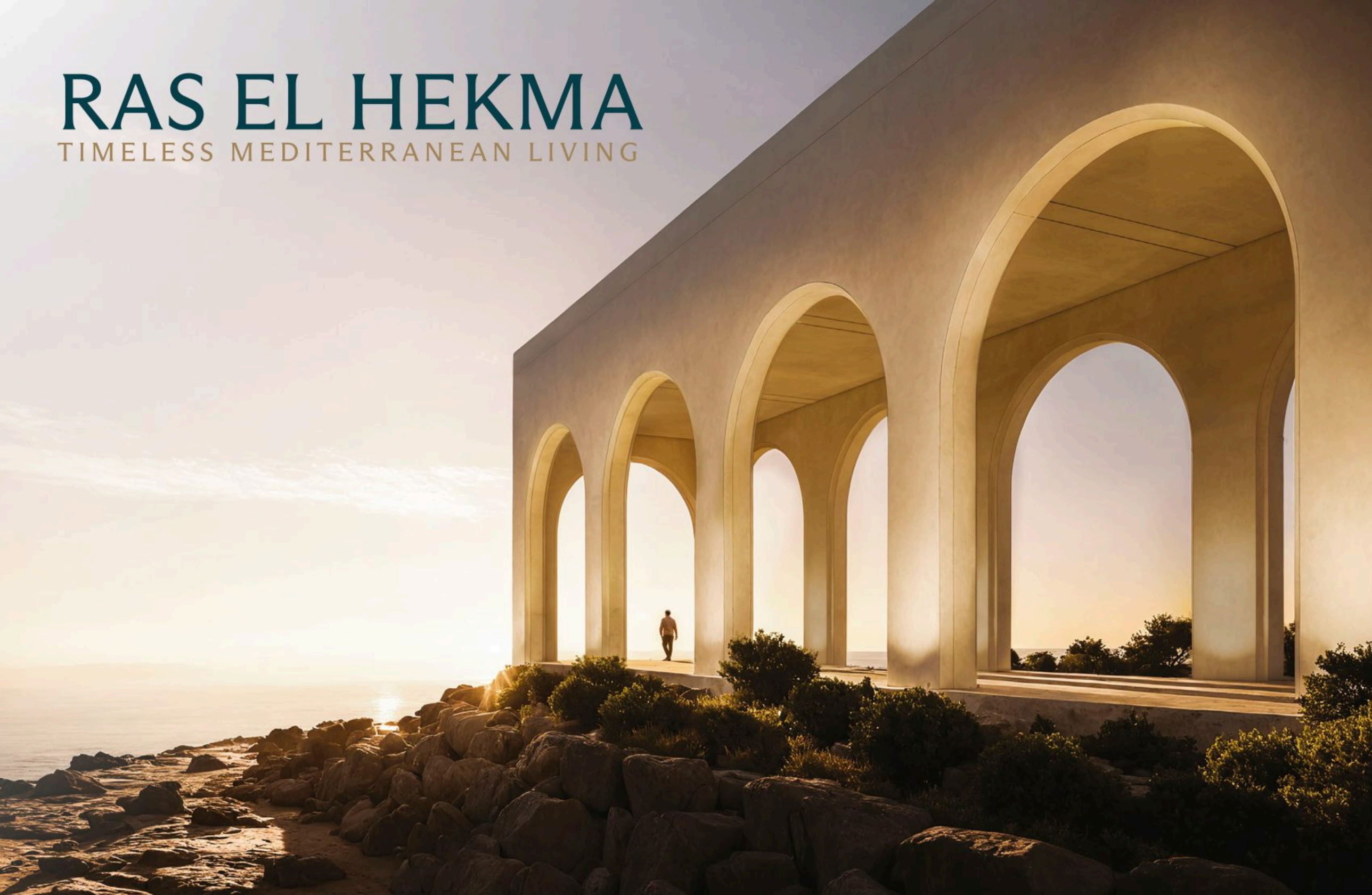
RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING



RAS EL HEKMA

A CITY, NOT A SEASON

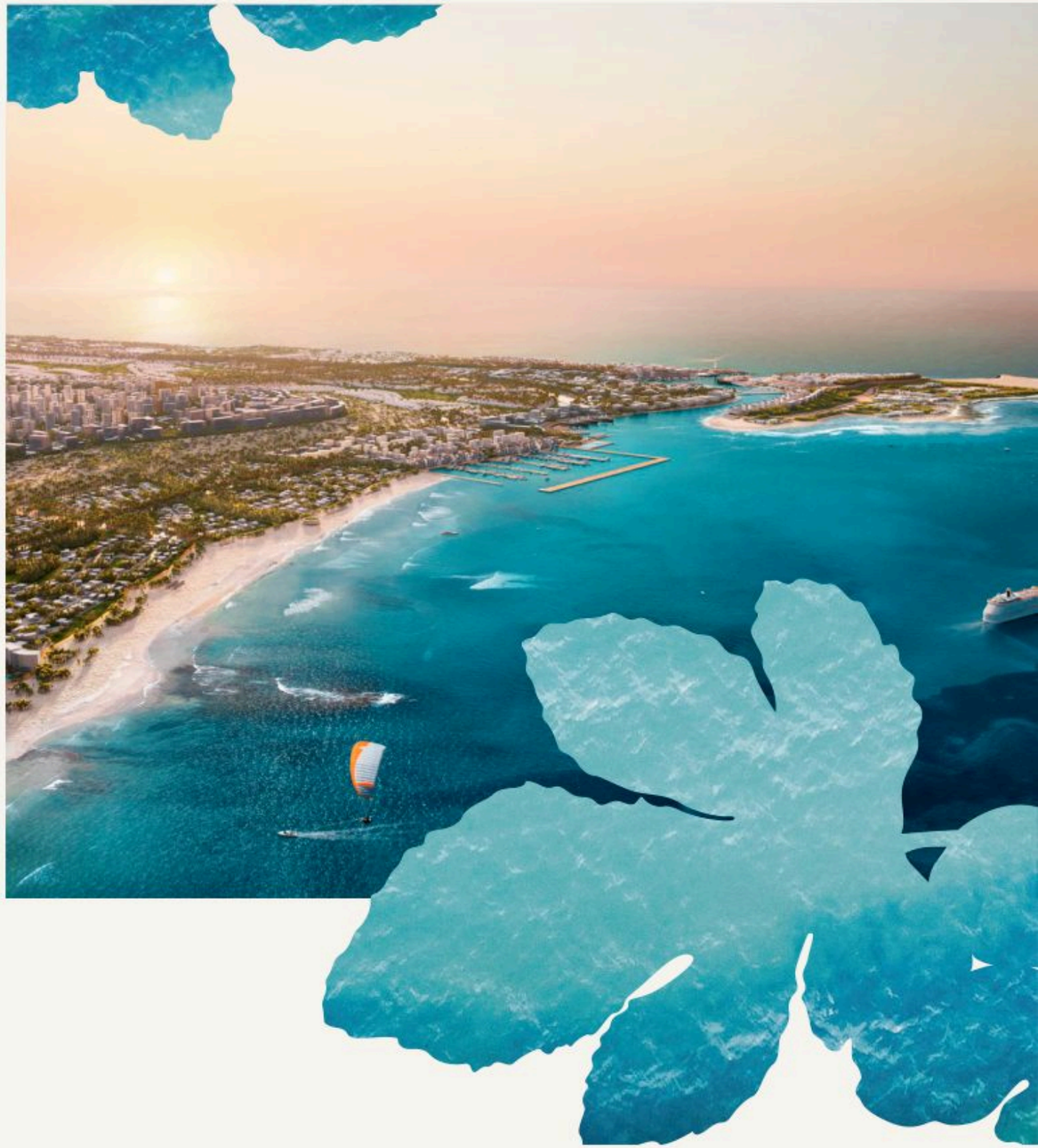
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

Ras El Hekma is a fully integrated Mediterranean city, planned for year-round living, long-term value, and life that carries forward across generations.

Stretching across 170.8 square kilometres and 44 kilometres of coastline supported by the largest international investment in the Egypt's history.

Designed as a complete urban ecosystem, the city weaves together homes, culture, leisure, hospitality, infrastructure, and economic life within a single, long-term masterplan one that lives and breathes throughout the year.

Ras El Hekma is the new Mediterranean city designed for year-round life, and shaped to endure across generations.



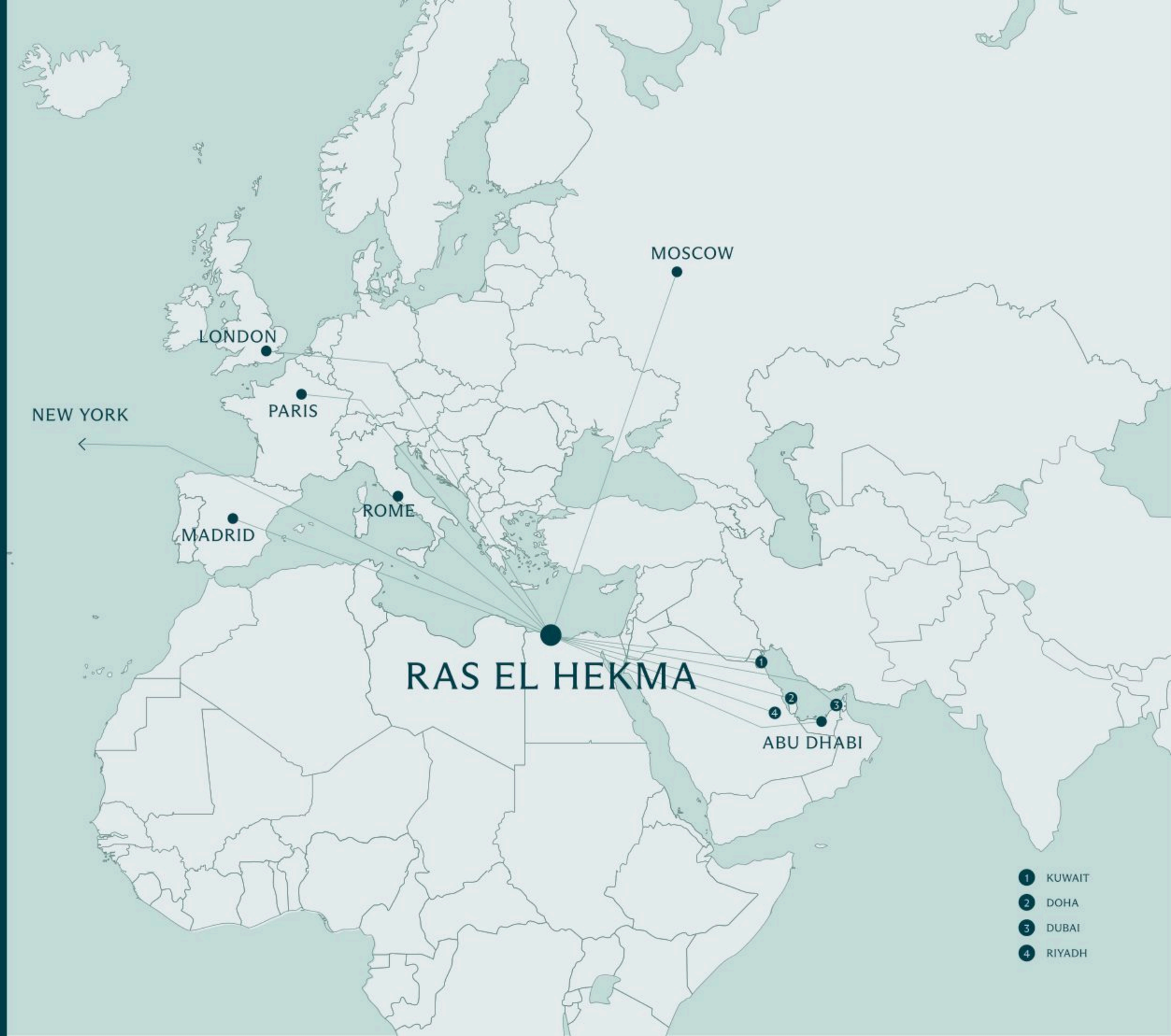
CONNECTED TO THE WORLD

Set along one of the most beautiful coastlines in the world, on Egypt's North Coast, Ras El Hekma is positioned between Europe and the Gulf and will be served by a new international airport, placing nearly half of the world within a four-hour flight.

Designed for seamless access by land, sea, and air, the city is connected through fast road networks, high-speed rail, and domestic and international marinas. By road, Ras El Hekma is just two hours from Alexandria and three hours from Cairo.

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



THE FOUNDATIONS OF A THRIVING CITY

RAS EL HEKMA

THE CITY, DEFINED

SMART YEAR ROUND MEDITERRANEAN CITY

CENTRAL BUSINESS DISTRICT

PRIVATE SERVICES FREE ZONE

WORLD-CLASS SEAFRONT AMPHITHEATRE

SUSTAINABLE URBAN SYSTEMS

INTERNATIONAL MARINA & CRUISE TERMINAL

RAPID TRANSIT NETWORK

INTERNATIONAL AIRPORT

DESIGNED FOR LIFE



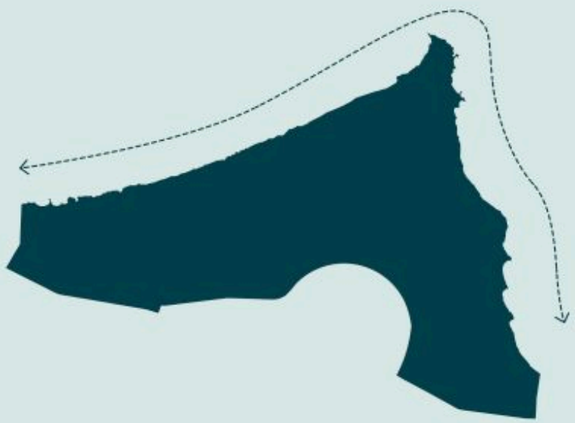
THE CITY IN NUMBERS

17+	2M	310K+	3M	2M
PRECINCTS & FREE ZONE	POPULATION CAPACITY	RESIDENTIAL UNITS	SQM LEISURE & ENTERTAINMENT GFA	SQM RETAIL & F&B GFA
1.6M	4M	310	2	50+
SQM OFFICE SPACE	SQM EDUCATION SPACE	SCHOOLS	UNIVERSITIES	HOTELS
8	35	40	750K+	$25B
HOSPITALS	MULTI-FAITH CENTERS	POLICE & FIRE STATIONS	JOBS GENERATED	IN ANNUAL DIRECT GDP CONTRIBUTION

MEDITERRANEAN IN SPIRIT

A coastal city that belongs among the world's greats; with room to evolve.
Ras El Hekma belongs in the same conversation as the world's most iconic coastal cities; not by imitation, but by ambition. Like Barcelona or the Côte d'Azur, it balances culture, commerce, and coastline. Unlike them, it does so with room to grow, offering residents and investors space to explore, belong, and prosper. This is not nostalgia. This is the next chapter.

RAS EL HEKMA



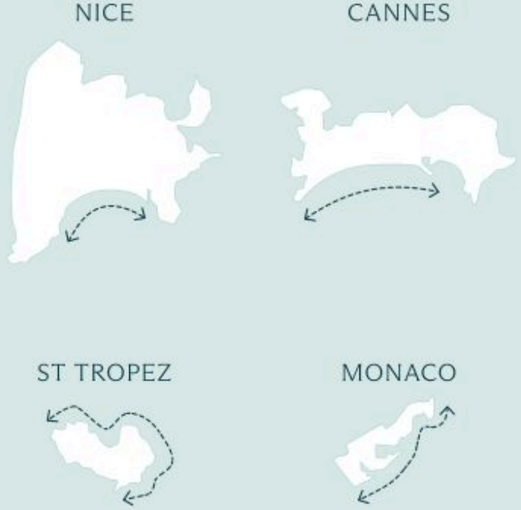
Population	~2 Million
City Land Area	170.8 KM²
Coastline	44 KM

BARCELONA



Population	1.6 Million
City Land Area	101.9 KM²
Coastline	12.5 KM

CÔTE D'AZUR



Population	1.1 Million
Combined Land Area	100 KM²
Combined Coastline	~38 KM

THE MASTERPLAN



A CITY THAT MOVES WITH YOU





INFRASTRUCTURE, MOBILITY, AND AMENITIES DESIGNED FOR EFFORTLESS LIVING.

SERVED BY A
NEW AIRPORT

Perfectly positioned between Europe and the Gulf, connecting Ras El Hekma to the world in minutes.

DOMESTIC, INTERNATIONAL MARINAS
& CRUISE TERMINAL



An exclusive yachting and cruise destination featuring four world-class marinas stretching across pristine coastal canals, accommodating approximately 1,860 boats, including around 200 superyachts ranging from 24 to 150 meters in length, offering a seamless blend of open-sea exposure and protected berthing environments.

BEACH CLUBS

COASTAL RESIDENCES

COMMUNITY AT EVERY LEVEL

SCHOOLS



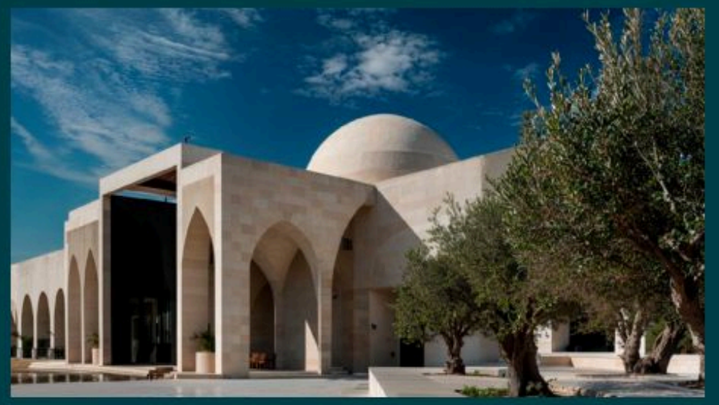
A network of 310 schools.

UNIVERSITIES



Home to 2 universities,anchoring knowledge, talent, and innovation.

MULTI-FAITH CENTRES



35 multi-faith centres woven into neighbourhood life.

HOSPITALS



8 hospitals integrated into the city’s urban fabric.

POLICE & FIRE STATIONS



A city-wide network of 40 police and fire stations.

COMMUNITY AT EVERY LEVEL

THE CITY CENTER



The City Center brings together retail, dining, and community in a vibrant hub designed for everyday living and effortless connection.

PRIVATE SERVICES FREE ZONE



A powerful economic engine designed to attract global enterprise, innovation, and next-generation industries.

CENTRAL BUSINESS DISTRICT



A future-ready commercial heart where global leaders, star and ideas are built to thrive.

RAPID TRANSIT NETWORK



An intelligent mobility system that keeps the city moving; seamlessly, efficiently, effortlessly.

THE LIGHTHOUSE



Every great coastal city has a symbol that people return to. At Yemm, it is the Lighthouse.

INTRODUCING WADI YEMM



EXPERIENCE WADI YEMM

Wadi Yemm, the first of Ras El Hekma's 17 precincts, stretches along 2.5 km of pristine beach, with 230,000 sqm of coastal park, 25,000 sqm of natural lagoons, and a 1.6 km promenade. Here, lifestyle is defined by choice: a morning swim, a slow lunch by the sea, a sunset ride at the equestrian centre, or a quiet evening overlooking the amphitheater.

Each space is measured to cultivate both spontaneity and ritual; balancing human scale with worldclass ambition.





WADI YEMM IN NUMBERS

13
RESIDENTIAL COMMUNITIES

6
HOTELS

2
CHAMPIONSHIP 18-HOLE GOLF COURSES

10,000
CAPACITY AMPHITHEATRE

31K SQM
SPORTS CLUB

1.3 KM
BOULEVARD

1.6 KM
BEACH PROMENADE

2.5 KM
PRISTINE BEACH

230K SQM
COASTAL PARK

25K SQM
NATURAL LAGOONS

THE MASTERPLAN
WADI YEMM RAS EL HEKMA

1. Yemm Beach Plaza
2. Retail F&B
3. Beach
4. Sports Facility
5. Hotel & Resorts
6. Natural Reserve
7. Yemm Views
8. Wadi East & West Villas & Townhouses
9. Yemm Fairways
10. Equestrian Club
11. Country Clubhouse
12. Yemm Boulevard Apartments
13. Country Clubhouse
14. Golf Club
15. Yemm Links Villas
16. Natural Lagoons

SIGNATURE FEATURES

A COASTAL NEIGHBORHOOD
DEFINED BY DESIGN, RHYTHM,
AND YEAR-ROUND BELONGING.

WADI YEMM
SIGNATURE FEATURES

THE COUNTRY CLUB



Country Club & Sports Facilities, ~16,600 sqm, anchoring the fairway.

THE TWO CHAMPIONSHIP 18-HOLE GOLF COURSES



Two 18-hole championship golf courses with international clubhouses.

THE LEISURE AND RECREATION COMPLEX



Country Club & Sports Facilities, ~16,600 sqm, anchoring the fairway.

THE EQUESTRIAN CENTER



Equestrian Center, ~108,500 sqm, for riders of all levels.

THE AMPHITHEATER



Amphitheater, capacity 10,000, blending heritage inspiration with modern design.

THE HOTELS



6 luxury hotels, operated by World-Class Hospitality brands.

SUSTAINABILITY
A CITY THAT BREATHES



SUSTAINABILITY, BUILT IN

Designed to LEED Gold standards, Ras El Hekma integrates sustainability from the start enhancing comfort, efficiency, and long-term value.



COMFORT BY DESIGN

Naturally cooler in summer and warmer in winter through smart orientation, shading, and material selection.



GREEN & CONNECTED LIVING

Shaded walkways, parks, and connected pedestrian and cycling networks support healthier, seamless movement.



EFFICIENT & SMART

Optimized energy and resource use lowers operational costs while supporting a more responsible way of living.



FUTURE-PROOF INVESTMENT

Aligned with evolving global sustainability standards, protecting owners from costly future upgrades and compliance risks.



LOWER LONG-TERM COSTS

Sustainable design from the base build reduces lifetime maintenance and operational expenses.

ABOUT THE APARTMENTS





DISCLAIMER

These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.





MEDITERRANEAN LIVING



WHERE LIFE FINDS ITS RHYTHM; AND KEEPS IT.

Life by the Mediterranean has always moved differently.Unrushed. Grounded. Certain of itself.

At Ras El Hekma, that rhythm becomes everyday life; not a seasonal escape, but a place to settle into. A city shaped for mornings that stretch, afternoons that breathe, and evenings that gather people together.

Here, life doesn’t stop and start with the calendar. It flows naturally; across seasons, across years, across generations.Not designed for leaving, but for staying.

This is Mediterranean living as it was meant to be: emotionally rich, intelligently planned, and made to last.



ROOTED IN NATURE.
OPEN TO THE WORLD.

Timeless by nature. Effortless by design.

This land has always known abundance.
Olive groves, fig trees, fertile ground ; prosperity here is patient, inherited, and enduring.

Ras El Hekma grows from that same foundation. A coastal city shaped by continuity rather than speed, where value compounds quietly over time and life feels grounded, not excessive.

At the same time, the world feels close.
Europe, the Gulf, and Egypt's cultural heart are all within easy reach; by road, air, or sea. Movement feels natural, never forced. Global access blends seamlessly with daily life.

Like the great Mediterranean cities before it, Ras El Hekma balances culture, coastline, and community;
with the rare gift of space to grow.

This isn't nostalgia.
It's the next way of living by the Mediterranean.

YEMM BEACH PLAZA

Yemm Beach Plaza Apartments occupy a prime position along the vibrant beachfront destination of Wadi Yemm, where coastal living is seamlessly connected to curated retail, dining, and lifestyle experiences. Designed as a dynamic waterfront address, the residences offer immediate proximity to the promenade and beach, creating a setting defined by energy, openness, and everyday activation.



Overlooking the Mediterranean and the activated plaza environment, the apartments combine contemporary architecture with generous terraces that maximize natural light, views, and outdoor living. The surrounding public realm encourages movement and interaction, bringing together beachfront leisure, social experiences, and lifestyle convenience within a walkable and engaging environment.

Yemm Beach Plaza Apartments present a modern coastal lifestyle where residential comfort meets destination living, offering a well-balanced address that connects directly to the rhythm of Ras El Hekma while maintaining the quality, accessibility, and long-term value of Wadi Yemm's integrated masterplan.


form & fabric
form & fabric

AMENITIES


RECEPTION



GAMING ROOM



CINEMA ROOM



GYM



KIDS PLAYING AREA

ULTRA LUXURY APARTMENTS

2 BEDROOM





ULTRA LUXURY APARTMENTS
2 BEDROOM

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

No.	Area	Dimension (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	Master Bath	3.3 × 2.9
6	Master Bedroom Terrace	4.05 × 2.0
7	Bedroom 1	3.5 × 4.2
8	Toilet 1	2.7 × 1.9
9	Laundry	1.4 × 1.5
10	Private Staff Quarters	3.87 × 2.2
11	Powder Room	1.6 × 2.2







ULTRA LUXURY APARTMENTS

3 BEDROOM

ULTRA LUXURY APARTMENTS
3 BEDROOM - MIDDLE UNIT

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

No.	Area	Dimension (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	Master Bedroom	4.4 × 3.6
6	Master Bath	4.6 × 2.75
7	Master Bedroom Terrace	4.02 × 2.0
8	Bedroom 1	4.0 × 3.6
9	Toilet 1	2.7 × 1.9
10	Bedroom 2	4.13 × 3.6
11	Toilet 2	2.7 × 1.9
12	Laundry	2.25 × 2.07
13	Private Staff Quarters	3.9 × 2.07
14	Powder Room	1.6 × 2.07
15	Study	3.7 × 2.07



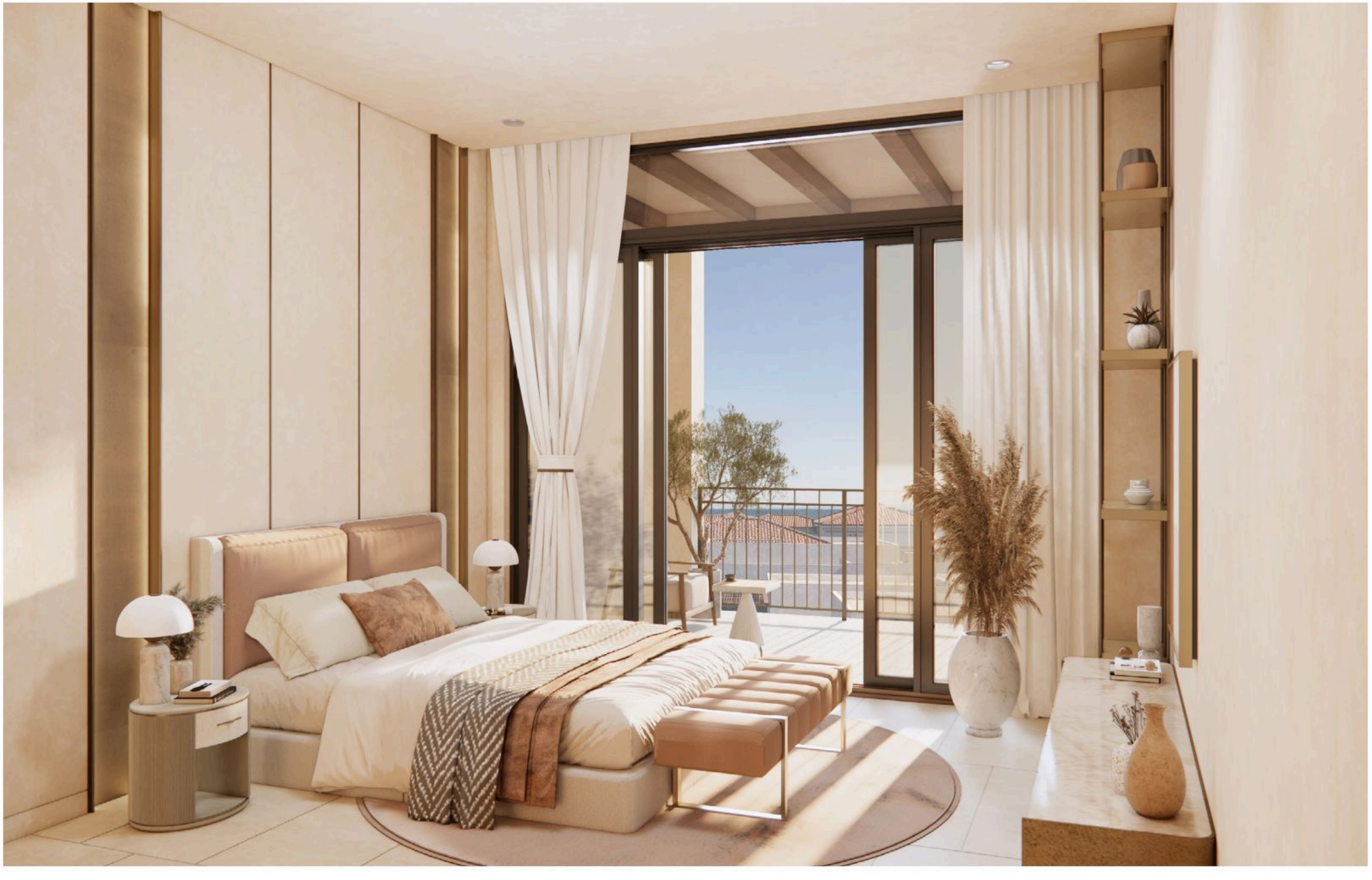
ULTRA LUXURY APARTMENTS
3 BEDROOM - CORNER UNIT

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

No.	Area	Dimension (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 Bath	4.4 × 2.75
7	Master Bedroom Terrace	4.05 × 2.0
8	Bedroom 1	4.05 × 3.6
9	Toilet 1	2.7 × 1.9
10	Bedroom 2	4.1 × 3.6
11	Toilet 2	2.77 × 1.9
12	Laundry	1.7 × 1.27
13	Private Staff Quarters	3.85 × 2.07
14	Powder Room	1.5 × 2.07
15	Study	2.3 × 2.07









ULTRA LUXURY APARTMENTS

4 BEDROOM

ULTRA LUXURY APARTMENTS
4 BEDROOM - MIDDLE UNIT

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

No.	Area	Dimension (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 Bath	4.4 × 3.7
7	Master Bedroom Terrace	4.0 × 2.0
8	Bedroom 1	3.87 × 3.6
9	Toilet 1	2.7 × 1.9
10	Bedroom 2	3.9 × 3.6
11	Toilet 2	2.7 × 1.9
12	Bedroom 3	4.4 × 3.6
13	Toilet 3	2.8 × 1.77
14	Bedroom 3 Terrace	4.0 × 3.0
15	Laundry	0.8 × 2.4
16	Private Staff Quarters	4.4 × 1.9
17	Powder Room	1.6 × 2.4
18	Study	3.4 × 2.4



Type A

ULTRA LUXURY APARTMENTS
4 BEDROOM - MIDDLE UNIT

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

No.	Area	Dimension (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 Bath	4.7 × 4.07
7	Master Bedroom Terrace	4.4 × 2.0
8	Bedroom 1	4.17 × 3.6
9	Toilet 1	2.7 × 1.9
10	Bedroom 2	4.07 × 3.6
11	Toilet 2	2.7 × 1.9
12	Bedroom 3	3.9 × 3.6
13	Toilet 3	2.7 × 1.9
14	Laundry	2.1 × 2.07
15	Private Staff Quarters	4.9 × 2.07
16	Powder Room	1.6 × 2.25
17	Study	3.17 × 2.07



Type B

ULTRA LUXURY APARTMENTS
4 BEDROOM - CORNER UNIT

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

No.	Area	Dimension (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	Walk-in Wardrobe	2.5 × 3.8
7	Master Bath	3.7.x 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	Laundry	1.2 × 1.55
17	Private Staff Quarters	5.0 × 2.0
18	Powder Room	2.4 × 1.85
19	Study	2.38 × 3.15









LUXURY APARTMENTS

1 BEDROOM

LUXURY APARTMENTS
1 BEDROOM

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

No.	Area	Dimension (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 Bath	3.8 × 3.55
6	Laundry	0.8 × 1.2
7	Powder Room	1.4 × 2.2







LUXURY APARTMENTS

2 BEDROOM

LUXURY APARTMENTS
2 BEDROOM

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

No.	Area	Dimension (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	Master Bath	4.0 × 3.55
6	Master Bedroom Terrace	3.67 × 2.0
7	Bedroom 1	3.8 × 3.2
8	Toilet 1	2.7 × 1.2
9	Laundry	0.75 × 1.2
10	Private Staff Quarters	3.5 × 2.2
11	Powder Room	1.48 × 2.2







LUXURY APARTMENTS

3 BEDROOM

LUXURY APARTMENTS
3 BEDROOM - MIDDLE UNIT

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

No.	Area	Dimension (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



LUXURY APARTMENTS
3 BEDROOM - CORNER UNIT

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

No.	Area	Dimension (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 Bath	3.6 × 4.07
7	Master Bedroom Terrace	3.5 × 2.0
8	Bedroom 1	4.0 × 3.2
9	Toilet 1	2.7 × 1.9
10	Bedroom 2	4.0 × 3.2
11	Toilet 2	2.7 × 1.9
12	Laundry	0.83 × 2.0
13	Private Staff Quarters	3.6 × 2.2
14	Powder Room	1.5 × 2.2











PREMIUM APARTMENTS

1 BEDROOM




BAUHAUS
MODERN ARCHITECTURE

PREMIUM APARTMENTS
1 BEDROOM - STANDARD

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

No.	Area	Dimension (m)
1	Living	4.3 × 3.2
2	Dining	4.3 × 1.8
3	Living Area Terrace	4.0 × 2.0
4	Kitchen	3.0 × 2.7
5	Master Bedroom	3.6 × 3.5
6	Walk-in Wardrobe	2.4 × 1.8
7	Master Bath	2.7 × 1.8



PREMIUM APARTMENTS

2 BEDROOM









PREMIUM APARTMENTS
2 BEDROOM - STANDARD

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

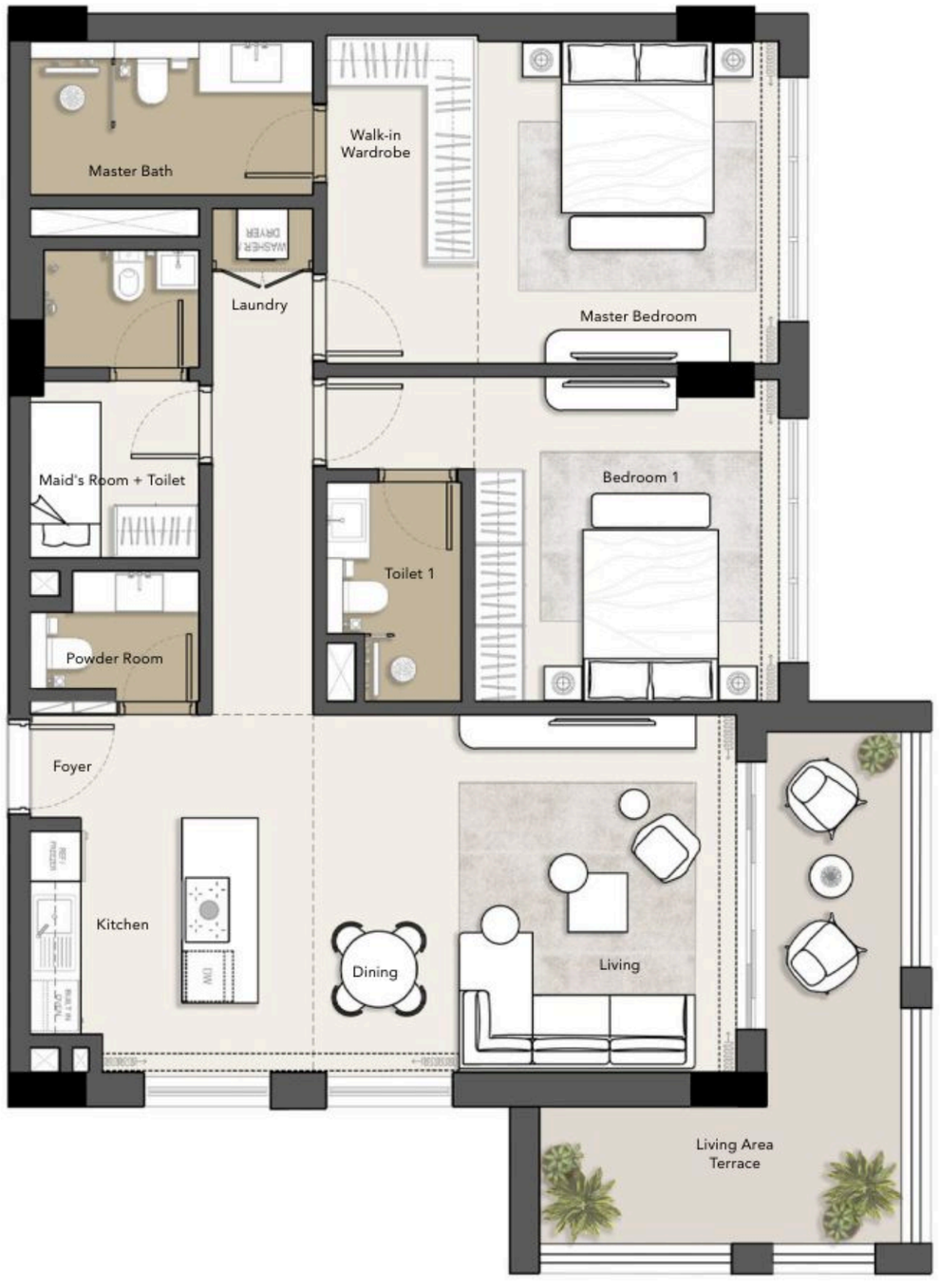
No.	Area	Dimension (m)
1	Living	4.3 × 3.3
2	Dining	4.3 × 2.3
3	Living Area Terrace	4.0 × 2.0
4	Kitchen	3.0 × 2.7
5	Master Bedroom	3.8 × 3.6
6	Walk-in Wardrobe	2.7 × 1.8
7	Master Bath	3.3 × 1.8
8	Bedroom 1	3.8 × 3.6
9	Toilet 1	2.6 × 1.6



PREMIUM APARTMENTS
2 BEDROOM - CORNER

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

No.	Area	Dimension (m)
1	Living	4.3 × 3.3
2	Dining	4.3 × 2.3
3	Living Area Terrace	4.0 × 2.0
4	Kitchen	3.0 × 2.7
5	Master Bedroom	3.8 × 3.6
6	Walk-in Wardrobe	2.7 × 1.8
7	Master Bath	3.3 × 1.8
8	Bedroom 1	3.8 × 3.6
9	Toilet 1	2.6 × 1.6



PREMIUM APARTMENTS

3 BEDROOM






BAUHAUS



PREMIUM APARTMENTS
3 BEDROOM - STANDARD

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

No.	Area	Dimension (m)
1	Living	4.8 × 3.4
2	Dining	4.8 × 2.4
3	Living Area Terrace	5.5 × 2.0
4	Kitchen	4.2 × 2.7
5	Master Bedroom	3.9 × 3.5
6	Walk-in Wardrobe	2.3 × 1.9
7	Master Bath	3.5 × 2.9
8	Master Bedroom Terrace	3.5 × 1.4
9	Bedroom 1	4.4 × 3.4
10	Bedroom 2	4.4 × 3.4
11	Secondary Bathroom	2.9 × 1.7



PREMIUM APARTMENTS
3 BEDROOM - CORNER

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

No.	Area	Dimension (m)
1	Living	4.8 × 3.4
2	Dining	4.8 × 2.4
3	Living Area Terrace	9.5 × 2.0
4	Kitchen	4.2 × 2.7
5	Master Bedroom	3.9 × 3.5
6	Walk-in Wardrobe	2.3 × 1.9
7	Master Bath	3.5 × 2.9
8	Master Bedroom Terrace	3.5 × 1.4
9	Bedroom 1	4.4 × 3.4
10	Bedroom 2	4.4 × 3.4
11	Secondary Bathroom	2.9 × 1.7



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