

MÜDON

رأس الحكمة
RAS EL HEKMA

WADI WEST TOWNHOUSES

INTRODUCING RAS EL HEKMA



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RAS EL HEKMA WHERE LIVING IS THRIVING

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

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

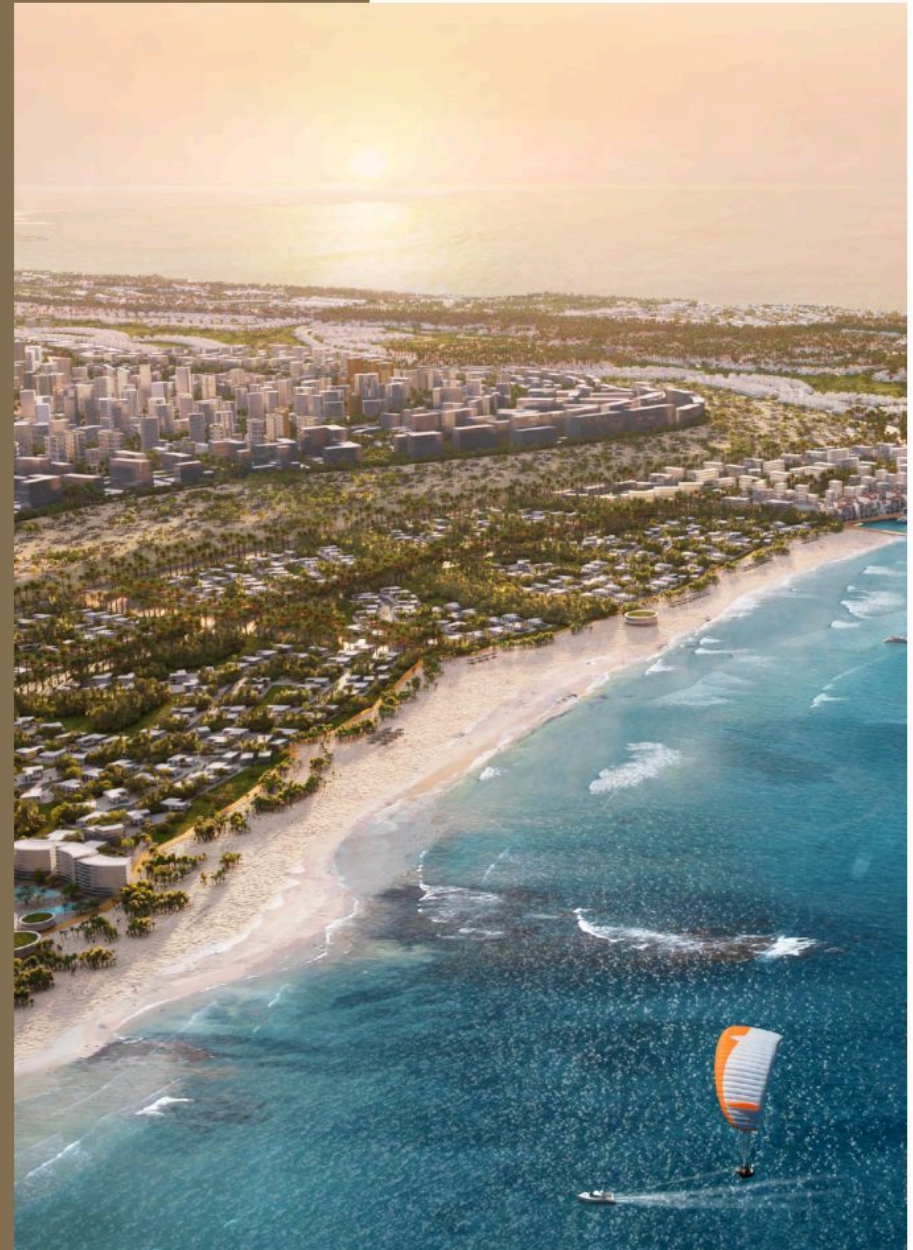
ALEXANDRIA	Approx. 2hrs
CAIRO	Approx. 3hrs

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



44^{KM}

COASTLINE

50+

HOTELS

4M^{SQM}

DEDICATED EDUCATION SPACE

750K+

JOBS GENERATED

2M+

POPULATION

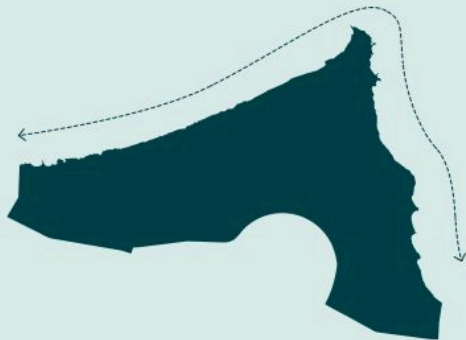
310K+

RESIDENTIAL UNITS



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

NICE



CANNES



ST TROPEZ



MONACO



Population	1.1 Million
Combined Land Area	100 Km ²

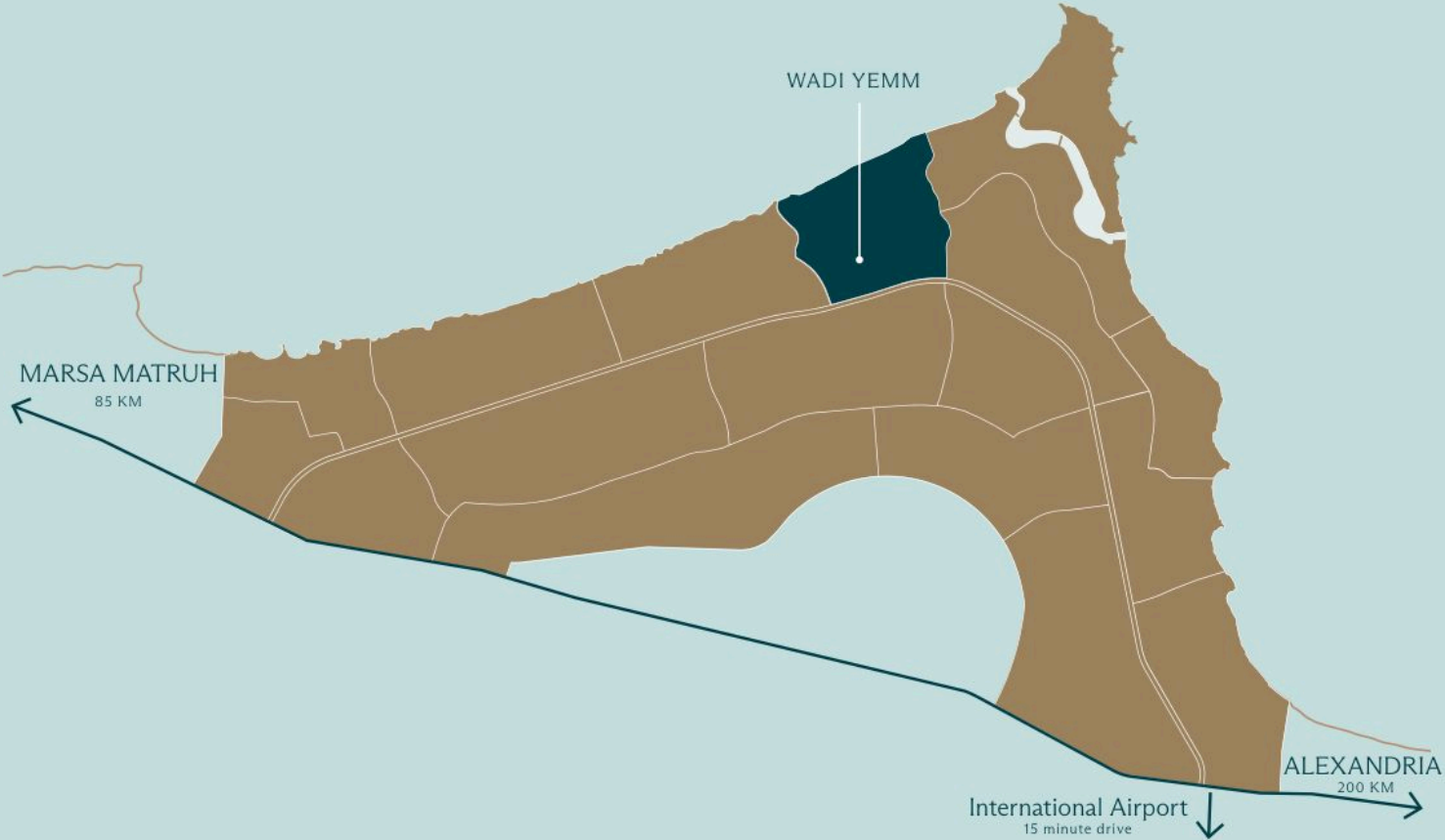
Ras El Hekma is 1.6x the combined
size of the cities of the Côte d'Azur

A dark teal background with a subtle, stylized pattern of leaves and branches in a slightly lighter shade of teal, creating a layered, organic effect.

MASTERPLAN OVERVIEW



MASTERPLAN



The background is a solid dark teal color. Overlaid on this background are faint, dark silhouettes of grapevines. These silhouettes include several large, lobed leaves and clusters of grapes. One prominent cluster of grapes is located in the lower-left quadrant, while another is in the upper-right. A vine branch with leaves and a small cluster of grapes extends from the upper right towards the center. The text 'SIGNATURE FEATURES' is centered in the middle of the image, overlaid on the vine silhouettes.

SIGNATURE FEATURES



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.

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.



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.



INTERNATIONAL MARINA AND CRUISE TERMINAL

Ras El Hekma will have at least four 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.



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.





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.



RAS EL HEKMA

KEY ATTRIBUTES

- 2 CHAMPIONSHIP 18 HOLE GOLF COURSES
- AMPHITHEATRE
- EQUESTRIAN CENTRE



WADI YEMM

NOTABLE STATISTICS

9⁵⁰ KM

TOTAL AREA

7

LUXURY HOTELS

45%

OPEN SPACE

WADI YEMM OVERVIEW

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





COUNTRY CLUB

The country club offers an exceptional and exclusive lifestyle experience.



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.

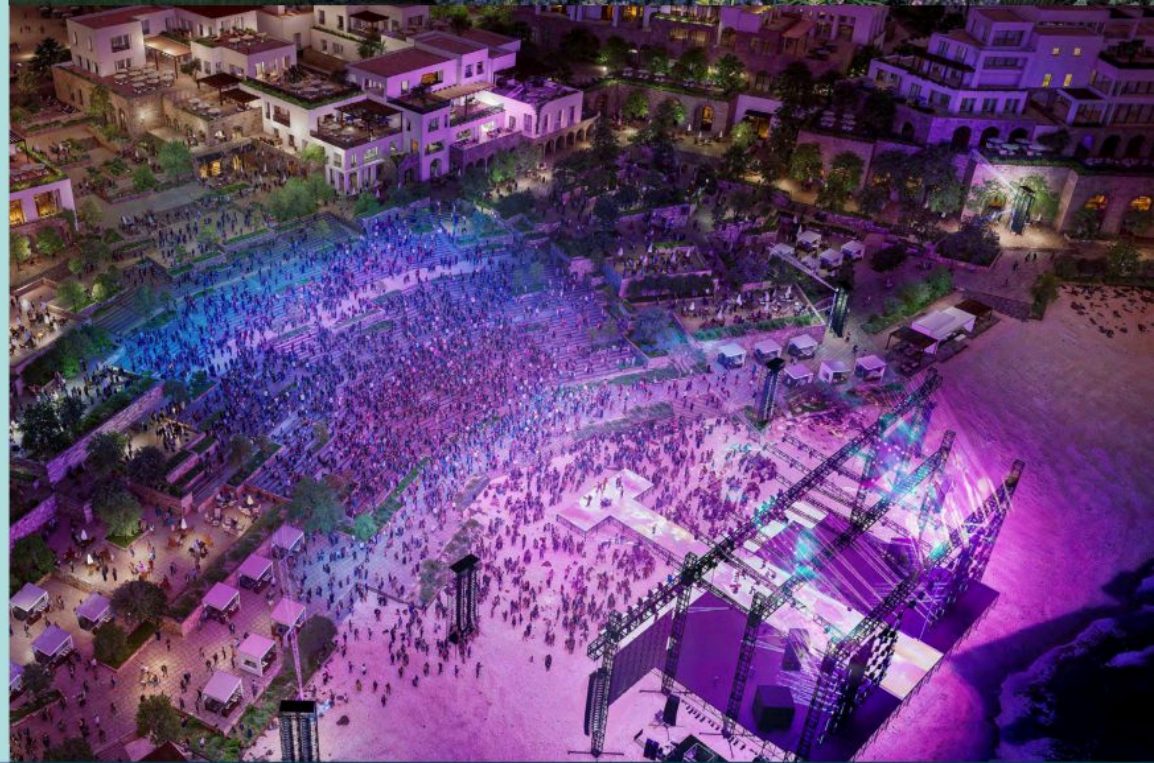
EQUESTRIAN CENTRE

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



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.



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



PROPERTY DETAILS

TOWNHOUSES

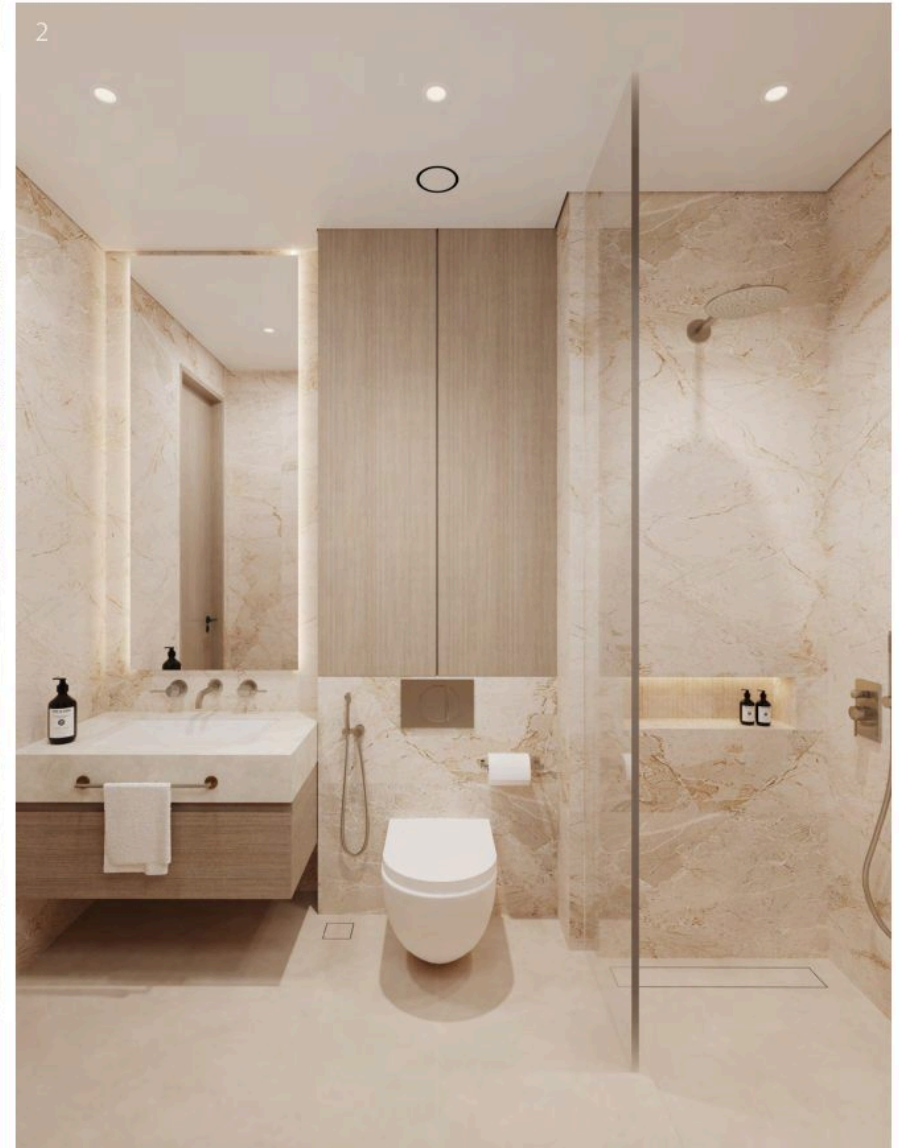




TOWNHOUSE
3 BEDROOM

TOWNHOUSE

3 BEDROOM



1. Master Bedroom
2. Master Bathroom

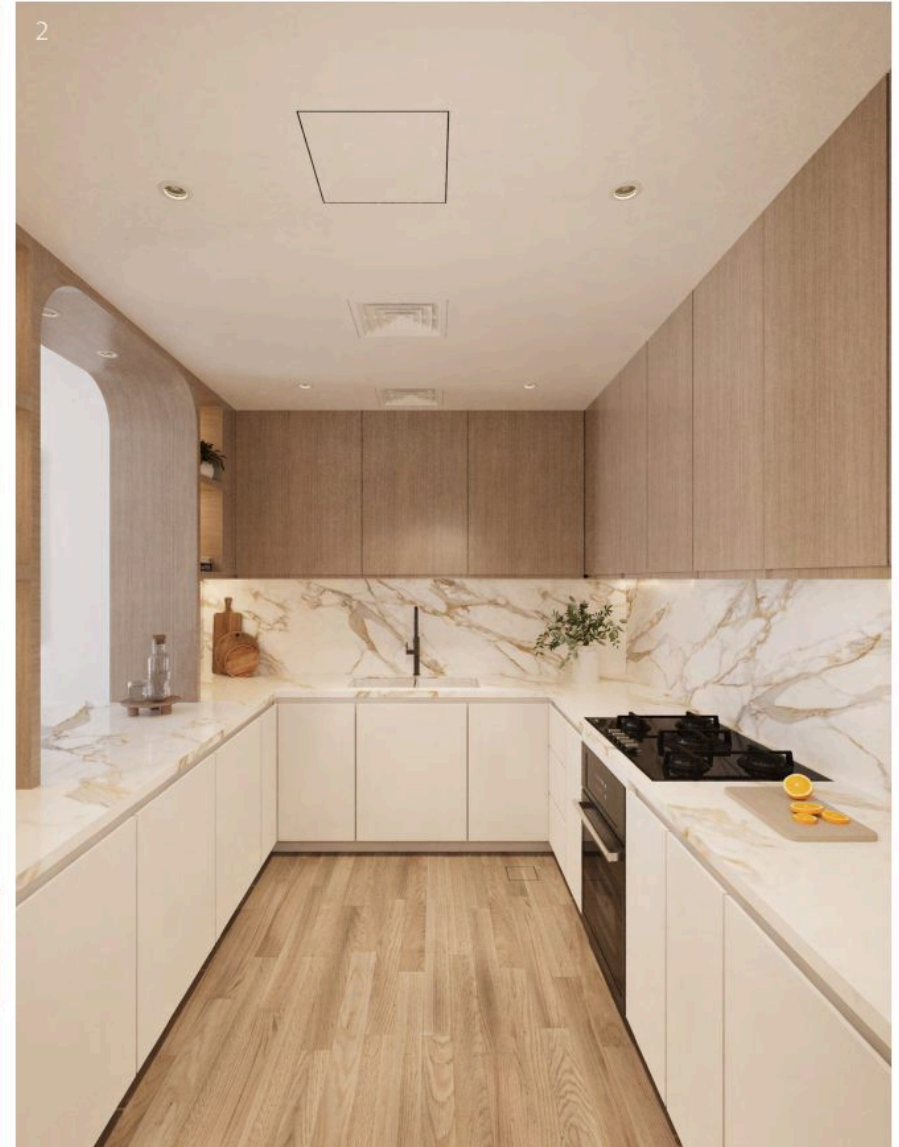
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TOWNHOUSE

3 BEDROOM



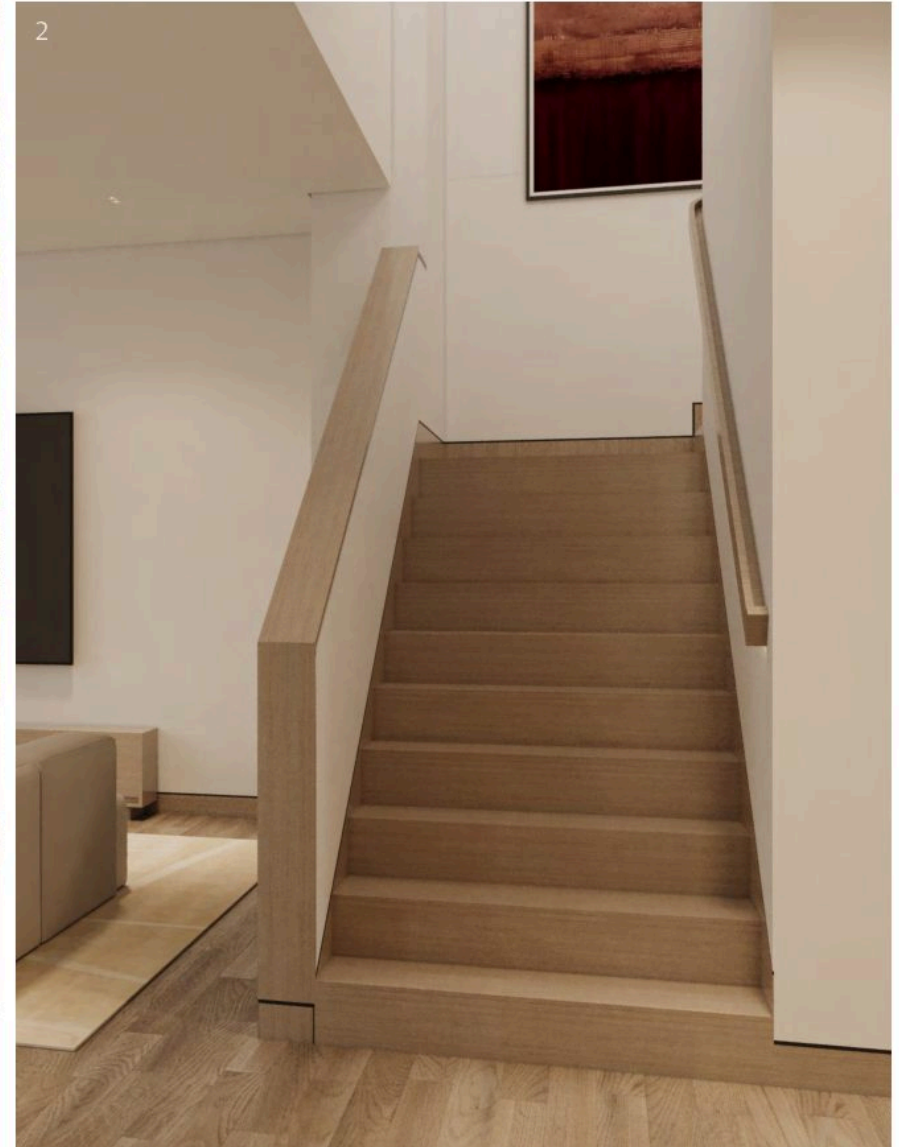
- 1. Living Room
- 2. Kitchen



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TOWNHOUSE

3 BEDROOM



- | | |
|----|-------------|
| 1. | Dining Room |
| 2. | Staircase |

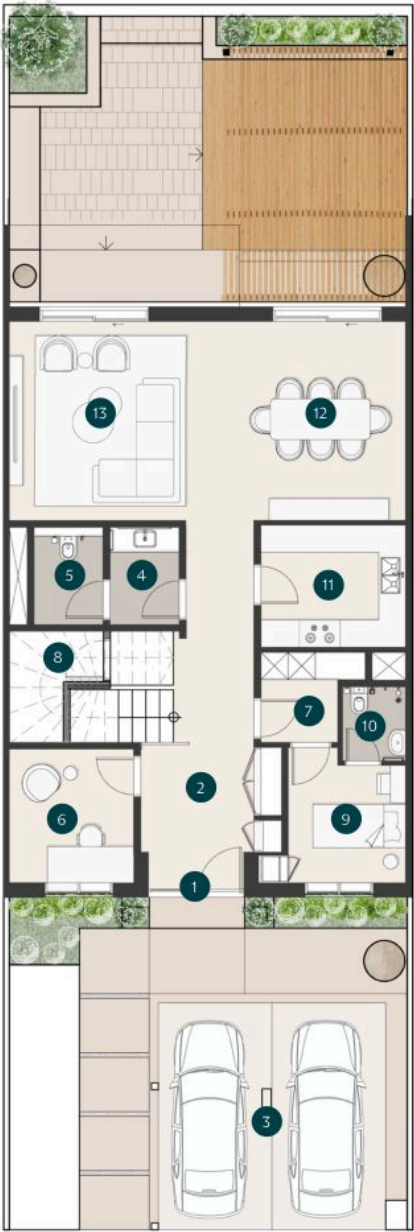
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TOWNHOUSE

3 BEDROOM - GROUND FLOOR

Total Gross Area 248 sqm

Primary Area		
1.	Main entrance	
2.	Foyer	2.1m x 3.2m
3.	Parking	5.0m x 5.0m
4.	Hand wash	1.5m x 2.1m
5.	Toilet	1.5m x 2.1m
6.	Office	2.7m x 3.0m
7.	laundry	1.7m x 2.0m
8.	storage	2.1m x 2.4m
9.	Maid's Room	2.6m x 2.6m
10.	Maid Toilet	1.4m x 1.6m
11.	kitchen	3.2m x 2.7m
12.	family dining	3.4m x 4.4m
13.	family living	3.9m x 4.4m



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.

TOWNHOUSE

3 BEDROOM - FIRST FLOOR

Primary Area

1.	Bedroom	13.4m x 2.9m
2.	Toilet 1	1.6m x 2.7m
3.	Pantry	1.5m x 1.2m
4.	Master Bedroom	5.2m x 3.3m
5.	Master Bathroom	3.8m x 3.2m
6.	Balcony 2	5m x 1.4m
7.	Lounge	5.0m x 2.9m
8.	Bedroom 3	3.4m x 2.8m
9.	Toilet 3	1.6m x 2.7m
10.	Balcony 2	5m x 1.4m



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TOWNHOUSE
4 BEDROOM



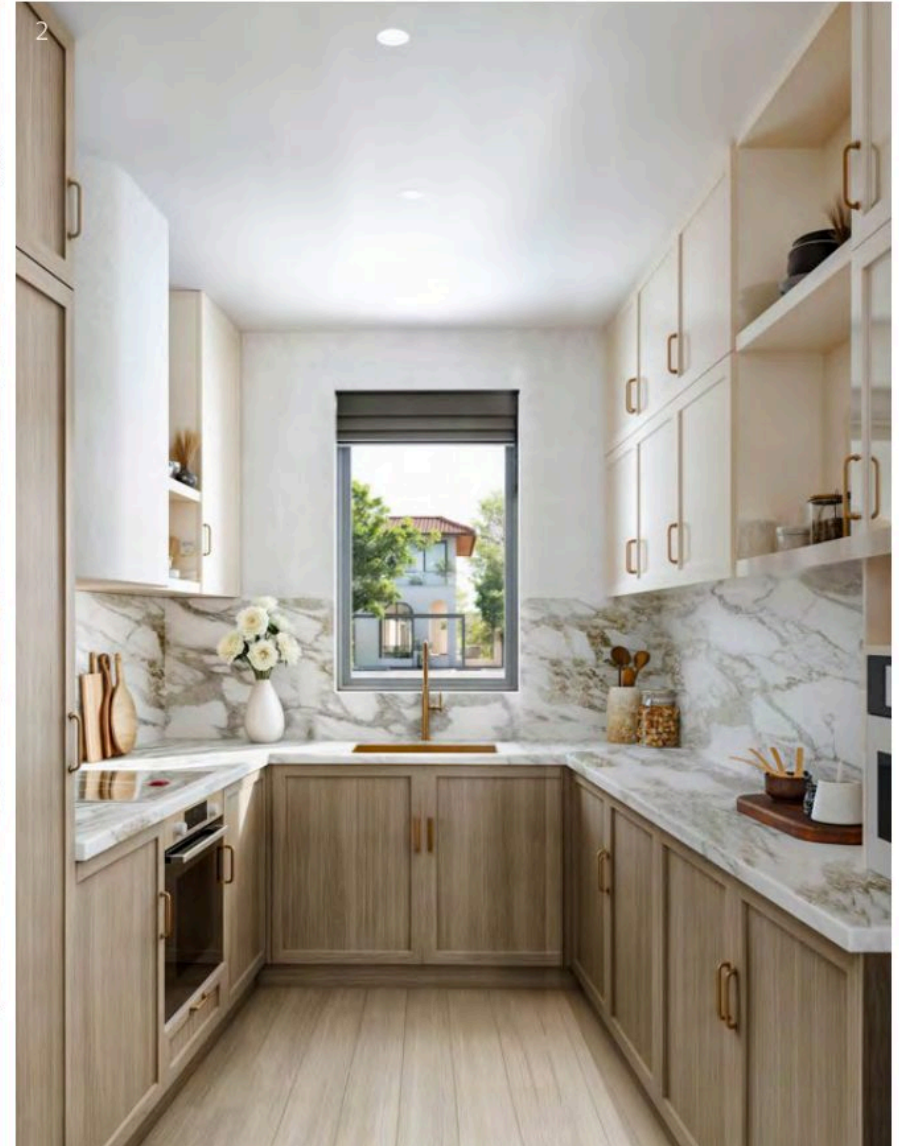


TOWNHOUSE

4 BEDROOM



1. Living Room
2. Kitchen



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TOWNHOUSE

4 BEDROOM - GROUND FLOOR

Total Gross Area 255 sqm

Primary Area		
1.	Main entrance	
2.	Foyer	3.2m x 1.5m
3.	Parking	7.5m x 5.0m
4.	Toilet	1.1m x 3m
5.	laundry	1.5m x 2.4m
6.	storage	3.7m x 1.2m
7.	Maid's Room	2.6m x 2.2m
8.	Maid Toilet	1.5m x 1.5m
9.	Kitchen	3.1m x 2.7m
10.	Bedroom 1	3.7m x 3.5m
11.	Toilet 1	2.6m x 2.6m
12.	Family Dining	3.2m x 4.4m
13.	Family Living	3.9m x 5.2m



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TOWNHOUSE

4 BEDROOM - FIRST FLOOR

Primary Area		
1.	Bedroom 2	3.7m x 3.1m
2.	Toilet 2	2.4m x 1.7m
3.	Balcony 1	2.6m x 0.4m
4.	Master Bedroom	4.7m x 3.6m
5.	Wardrobe 1	2.6m x 1.7m
6.	Master Bathroom	3.2m x 3.0m
7.	Balcony 2	3.7m x 1.3m
8.	Lounge	4.7m x 3.2
9.	Balcony 3	4.8m x 1.0m
10.	Bedroom 4	3.8m x 2.7m
11.	Toilet 4	2.4m x 1.7m



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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

MÜDON

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.

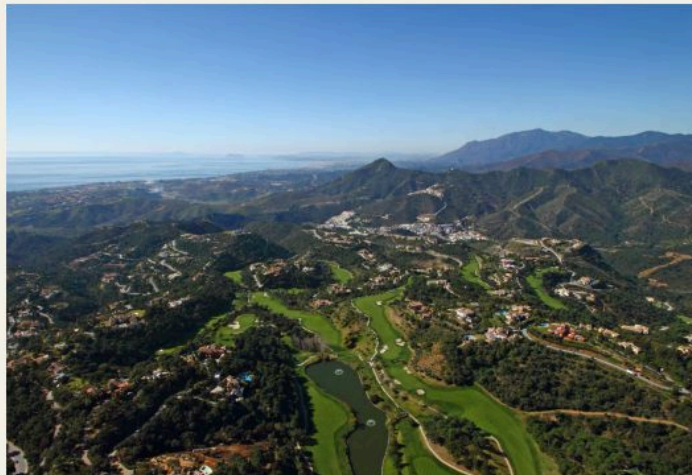
Modon's goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.



HUDAYRIYAT



REEM HILLS



LA ZAGAleta



NAWAYEF

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DISCLAIMER

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MODON