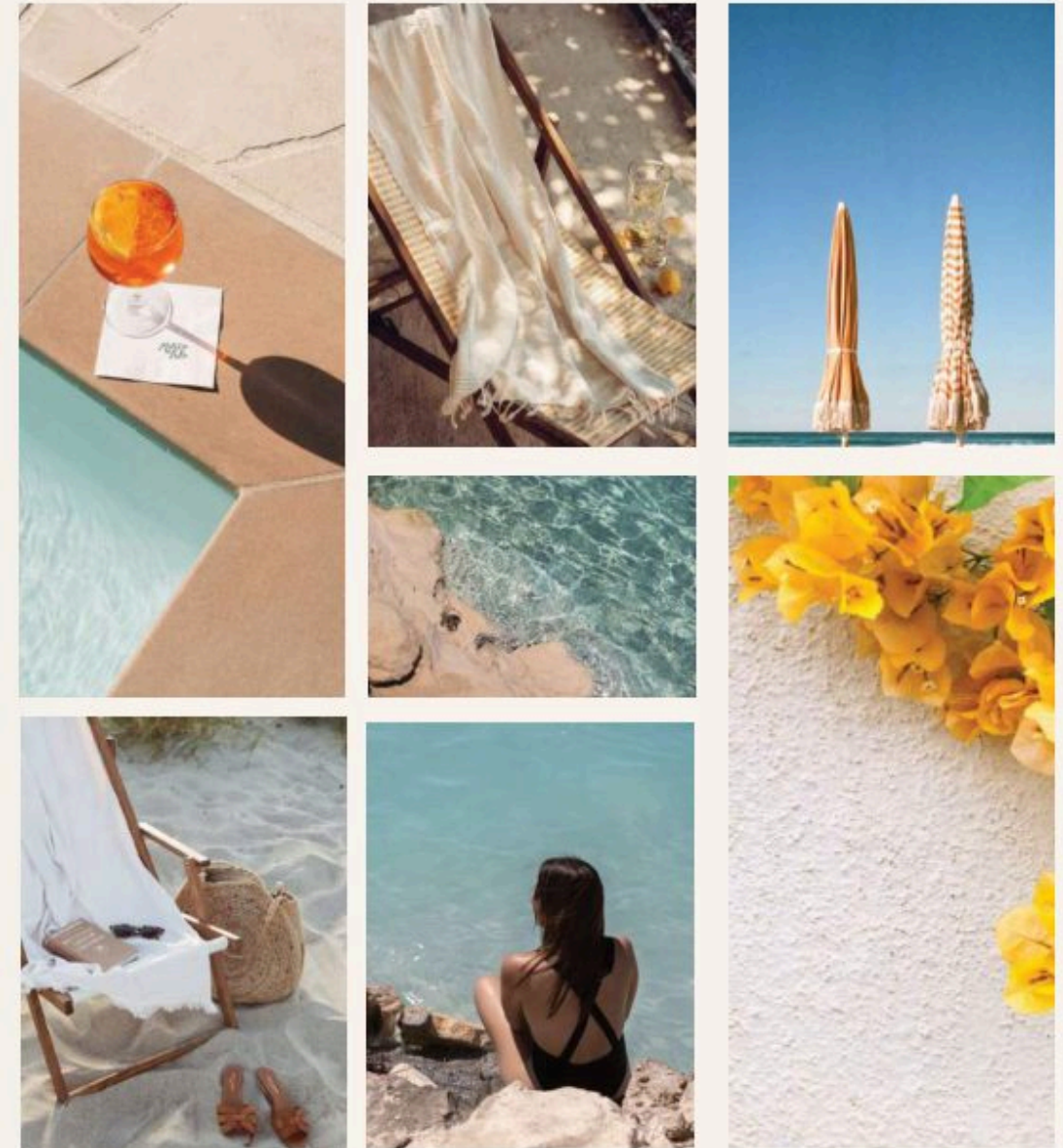




ramla
Bougainvillea



sacred summers

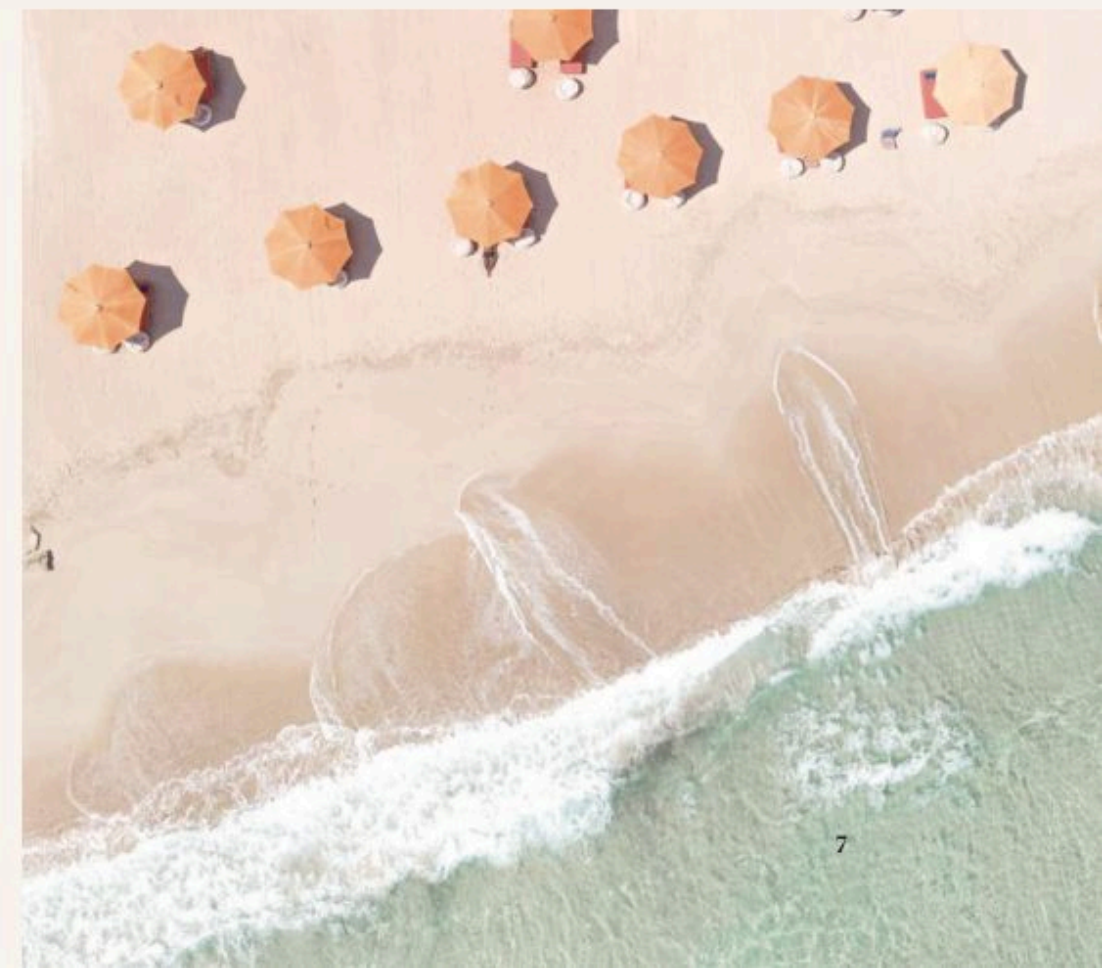


**ramla is the
exclusive, beautiful,
beachside home of
a vibrant, inspired
community that is
filled with love,
laughter and life.**



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

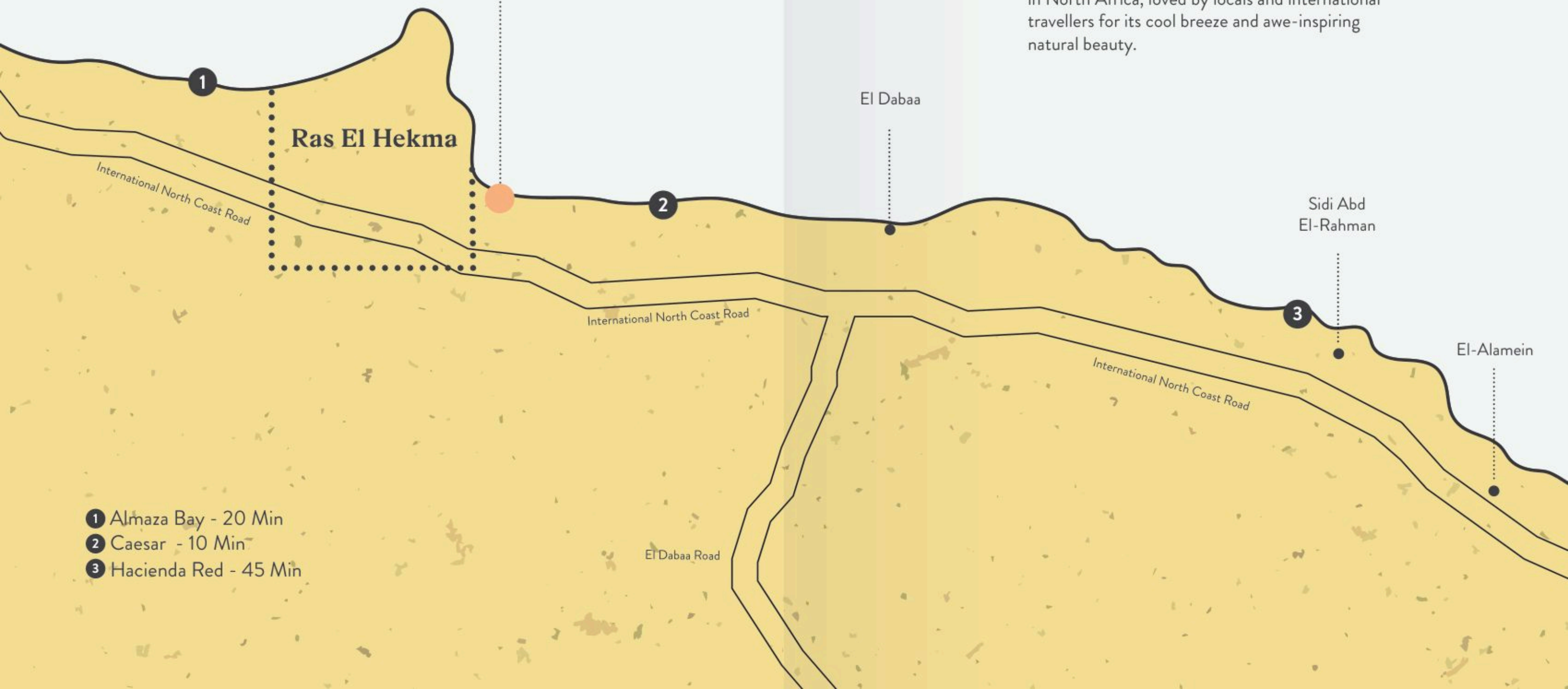
* LIVE IMAGES



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.

masterplan

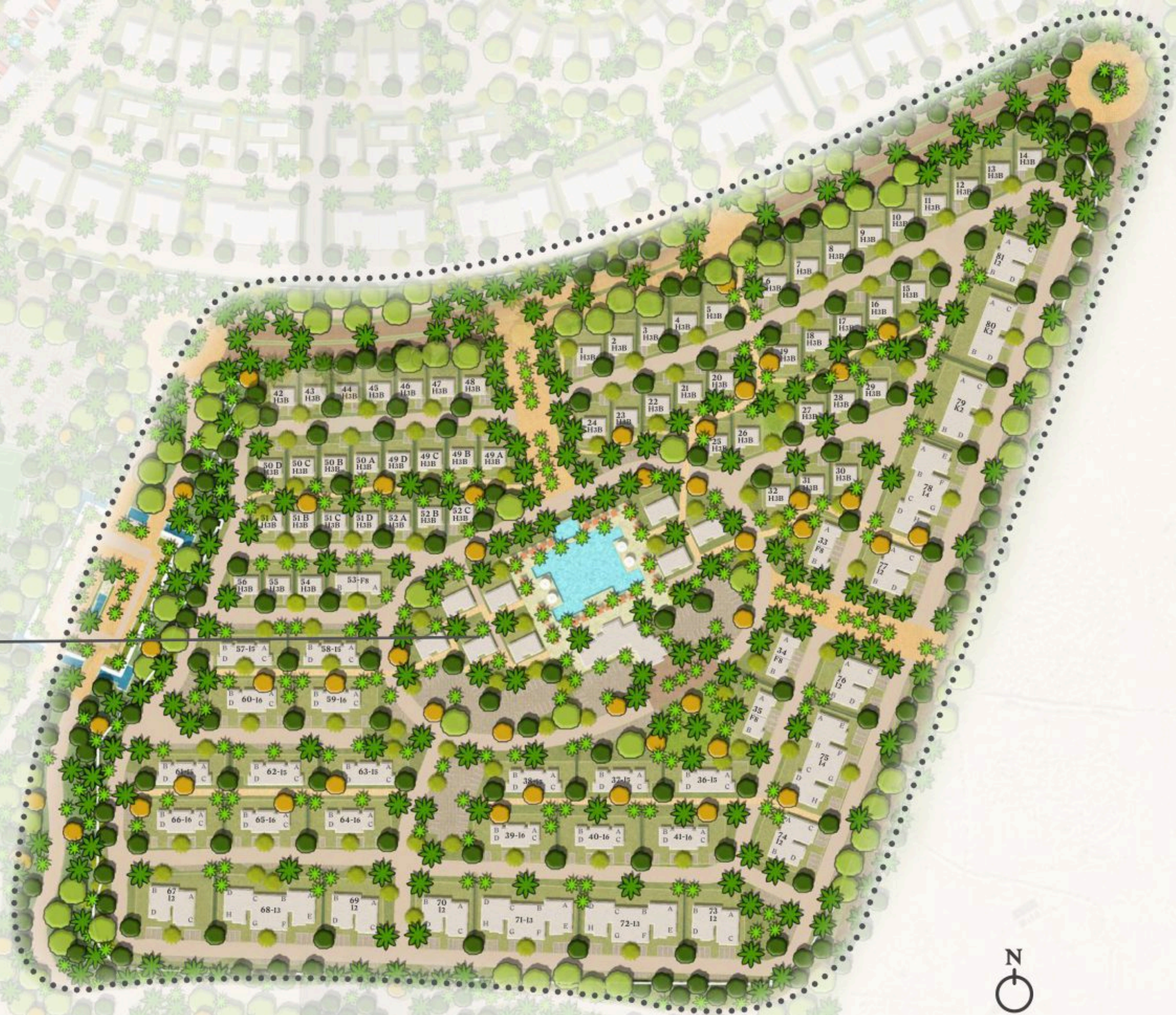


Bougainvillea

Pool club & residences

Special features

1. Centralized pool club
2. Serviced Cabins
3. Close proximity to the Sports Campus and the Lagoon
4. Village-like experience



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

Bougainvillea





Your summer home Bougainvillea

Bougainvillea presents a delightful array of sanctuaries, each crafted to satisfy the diverse desires of its cherished residents. From charming single-family homes, graceful twin homes, and unique multi-family units ranging from cozy two-bedroom havens to expansive four-bedroom chalets, there is a perfect retreat for every soul.

Every residence is thoughtfully oriented towards the North or North West, inviting the gentle caress of the prevailing winds to dance through their windows, offering a constant embrace of nature's breath.





Walkable paths connect everyone to everything

Bouaginvillea's iconic location, eases accessibility to the lagoon, village street, and sports campus.







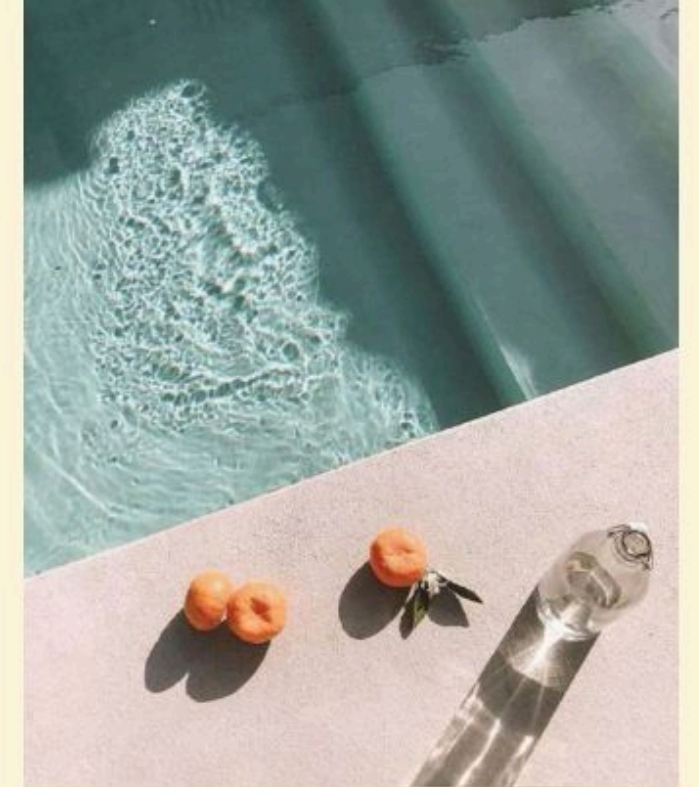
Bougainvillea will offer an exceptional village-like experience, with abundant greenery and landscapes flourishing between adjacent buildings, creating a neighborhood that evokes the vibrant essence of blooming Bougainvillea.



Bougainvillea Pool Club & Residences



Featuring a sizable pool and a restaurant, where ramla residents may reserve sunbeds or tables, indulging in leisurely days of relaxation and delight.



The pool club is embraced within a resort-style setting that features 16 services suites, with one and two bedrooms.





The Suites

The Bougainvillea residences feature two-storey suites encircling the Pool Club, offering accommodation in serviced units.

Each building comprises a ground floor two-bedroom apartment spanning approximately 100 sqm, and an upper floor one-bedroom apartment covering around 70 sqm.

floor plans





**standalone
villas**

UNIT TYPE
H3 B



UNIT TYPE
H3 B



UNIT TYPE
H3 B



UNIT TYPE H3 B

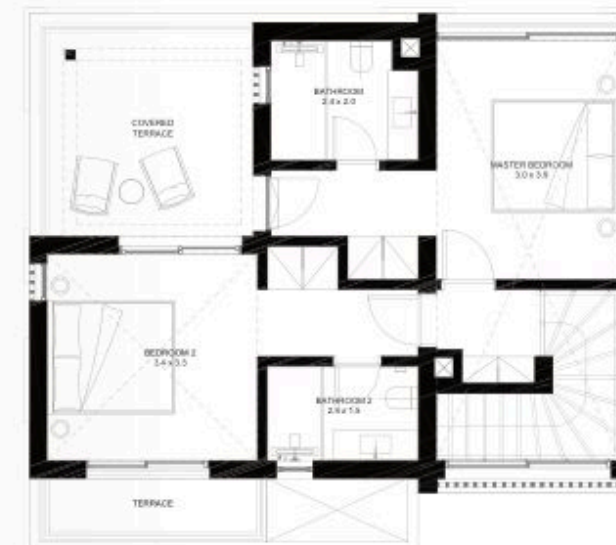
Bedrooms	3
BUA	145 S Q M
Covered Terrace	10 S Q M
Uncovered Terrace	7 S Q M

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GROUND



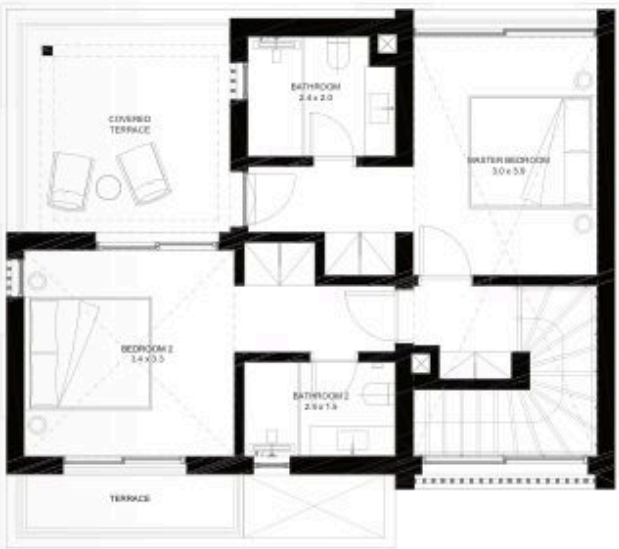
FIRST

UNIT TYPE
H3 B

Bedrooms	3
BUA	145 SQM
Covered Terrace	10 SQM
Uncovered Terrace	7 SQM

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twin villas



UNIT TYPE
F8



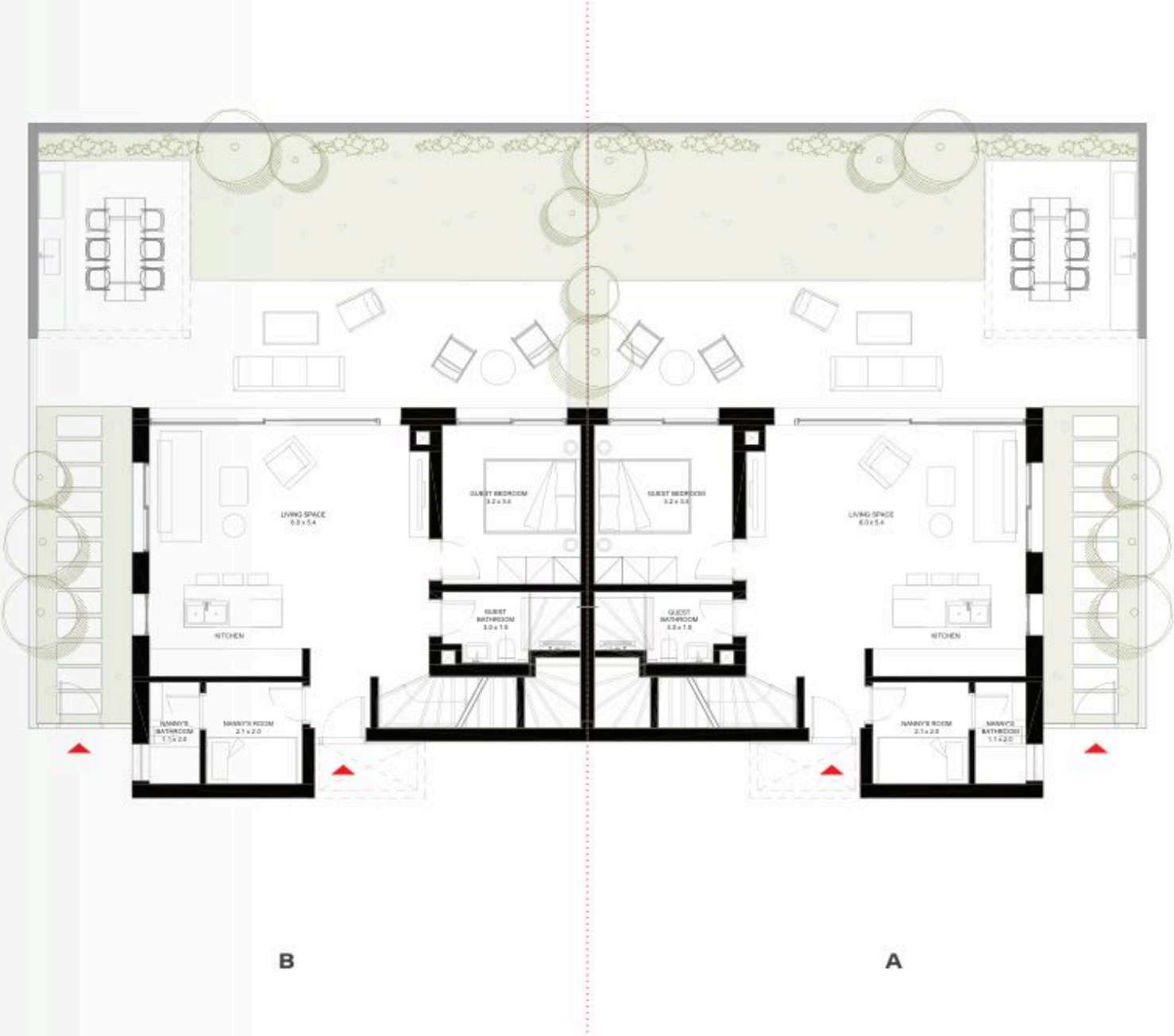
UNIT TYPE
F8



UNIT TYPE

F8-Ground Floor

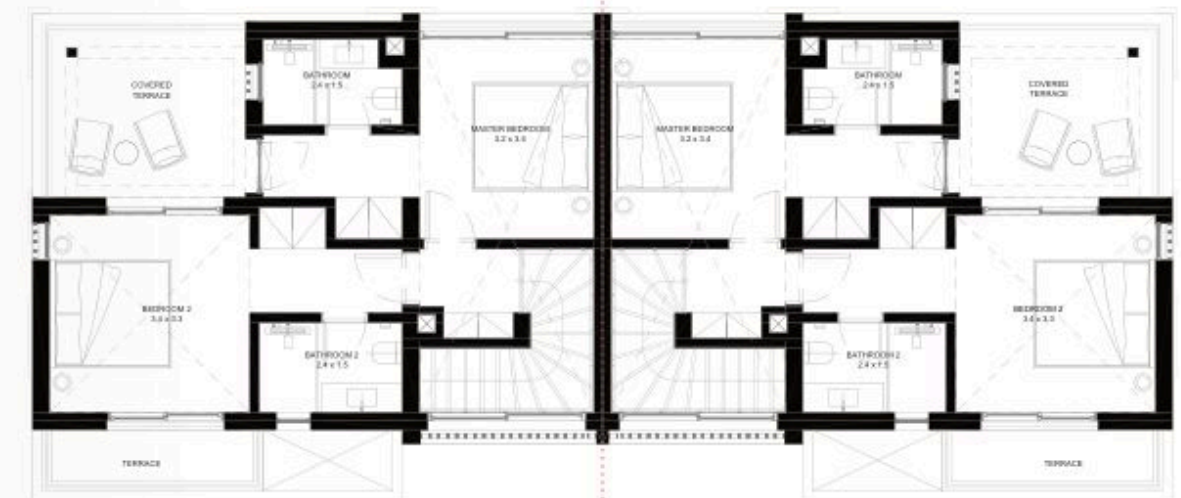
Bedrooms	3
BUA	134 S Q M
Covered Terrace	8 S Q M
Uncovered Terrace	6 S Q M



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UNIT TYPE F8-First Floor



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chalets



UNIT TYPE
K2



UNIT TYPE
K2

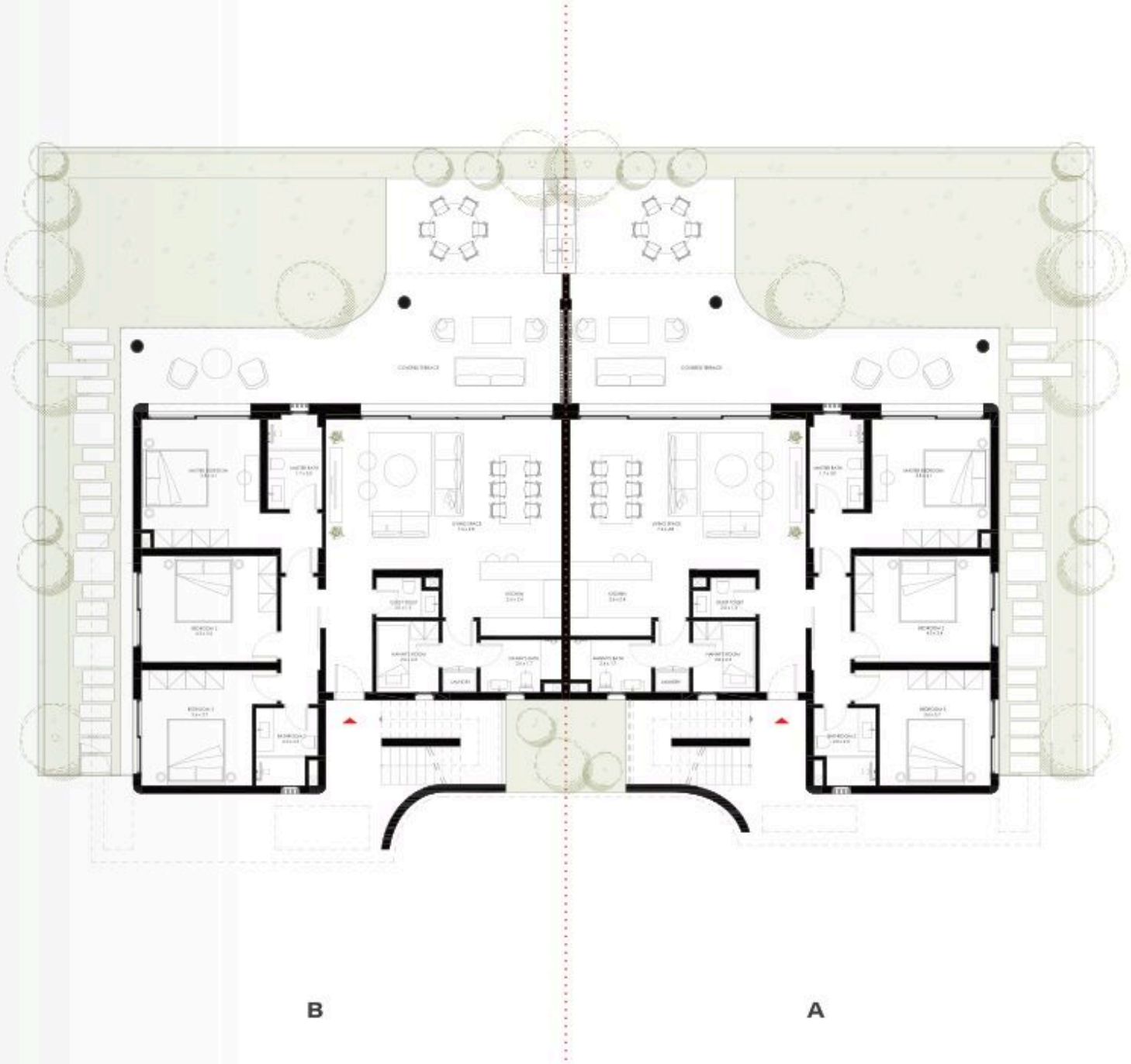


UNIT TYPE
K2



UNIT TYPE
K2-Ground Floor

Units	A & B
Bedrooms	3
BUA	159 S Q M
Covered Terrace	45 S Q M



Disclaimer

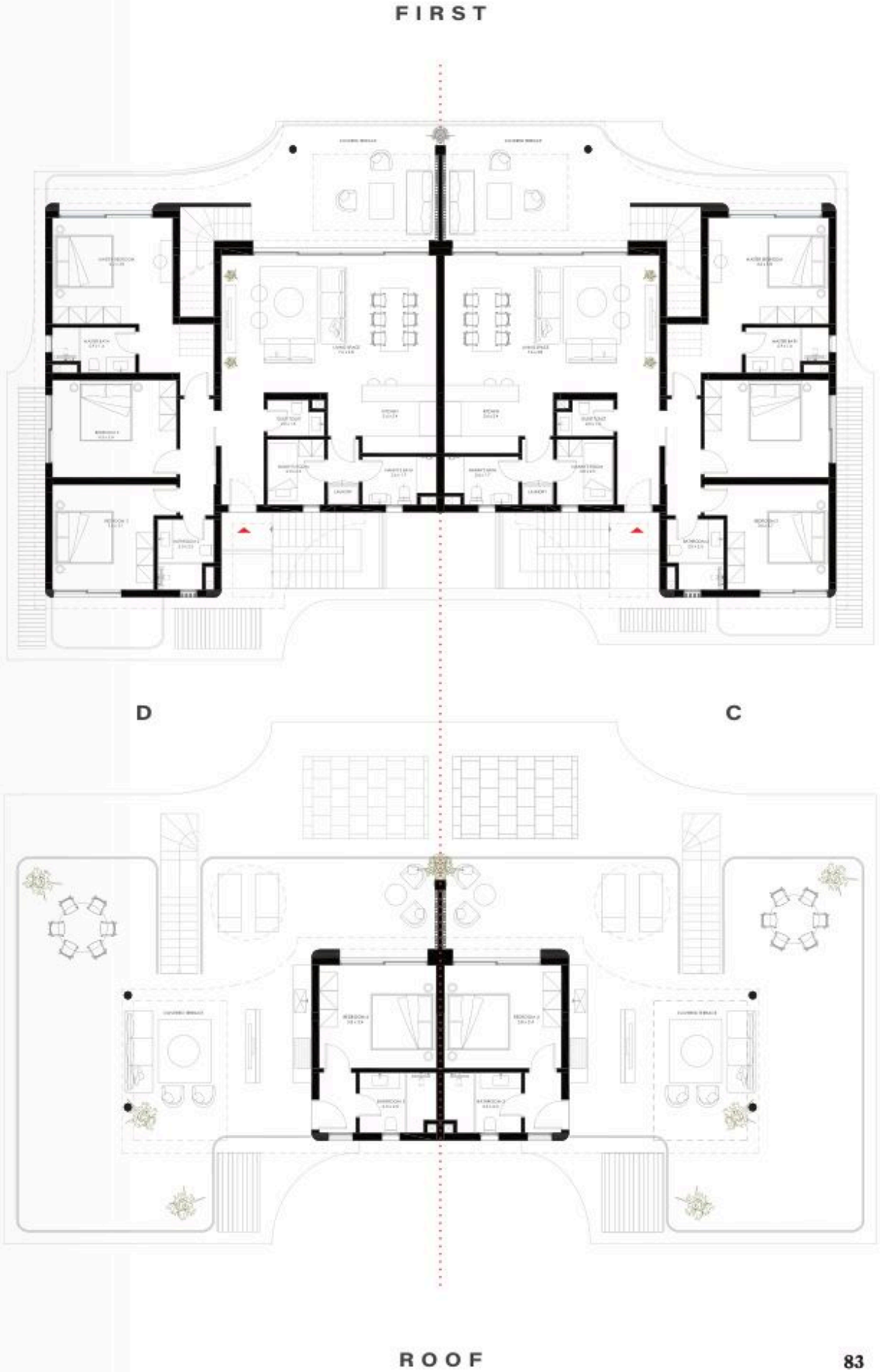
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UNIT TYPE

K2-Duplex

Units	C & D
Bedrooms	4
BUA	188 S Q M
Covered Terrace	70 S Q M
Uncovered Terrace	91 S Q M

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UNIT TYPE
I2



UNIT TYPE
I2



UNIT TYPE
I2

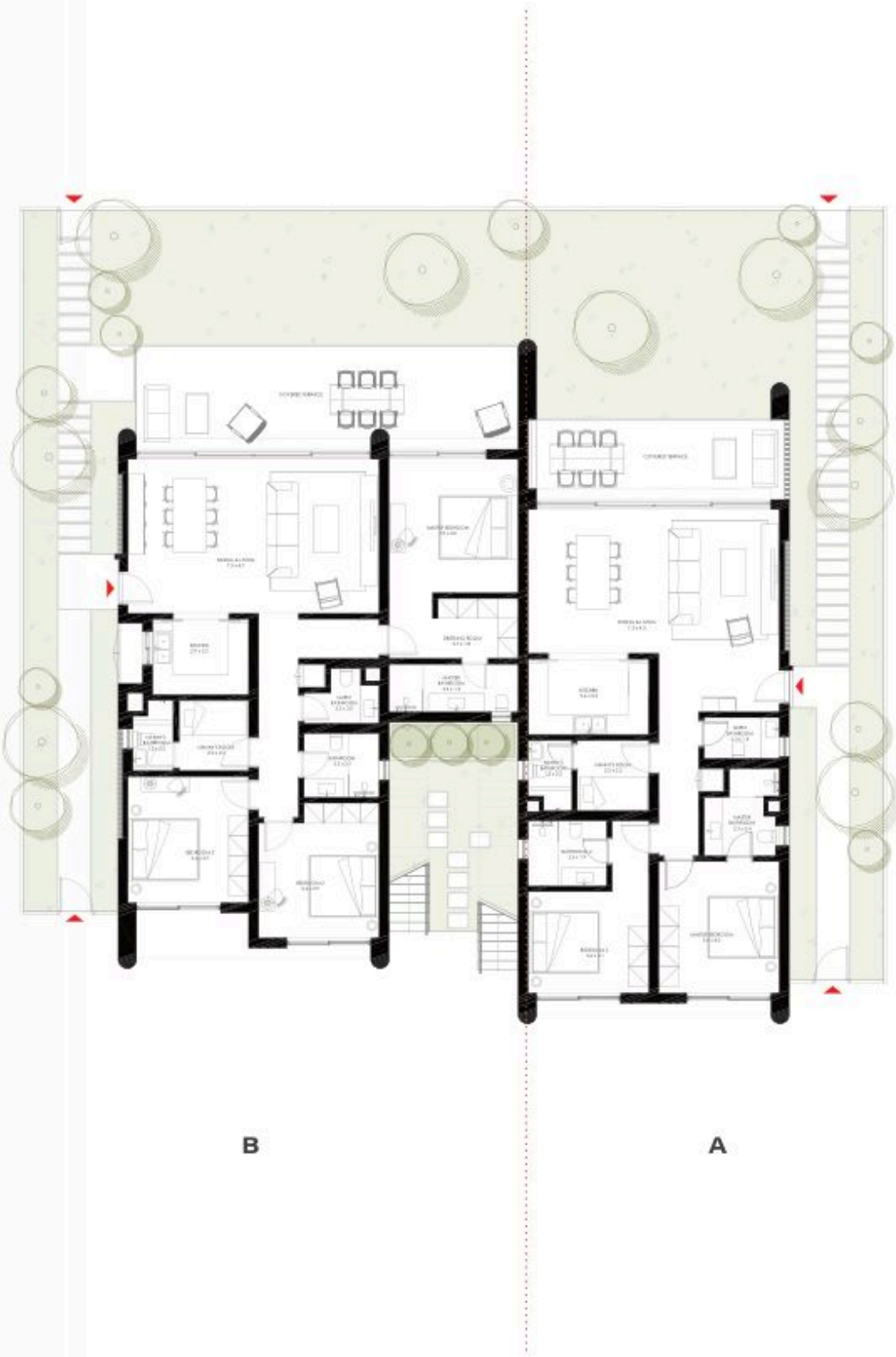


UNIT TYPE I2-Ground Floor

Unit	A
Bedrooms	2
BUA	129 S Q M
Covered Terrace	21 S Q M

Unit	B
Bedrooms	3
BUA	158 S Q M
Covered Terrace	35 S Q M

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UNIT TYPE
I2-First Floor

Unit	C
Bedrooms	2
BUA	132 SQM
Covered Terrace	30 SQM



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UNIT TYPE
I2-Duplex

Unit	D
Bedrooms	3
BUA	169 SQM
Covered Terrace	42 SQM
Uncovered Terrace	96 SQM



FIRST



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UNIT TYPE
I3



UNIT TYPE
I3



UNIT TYPE
I3

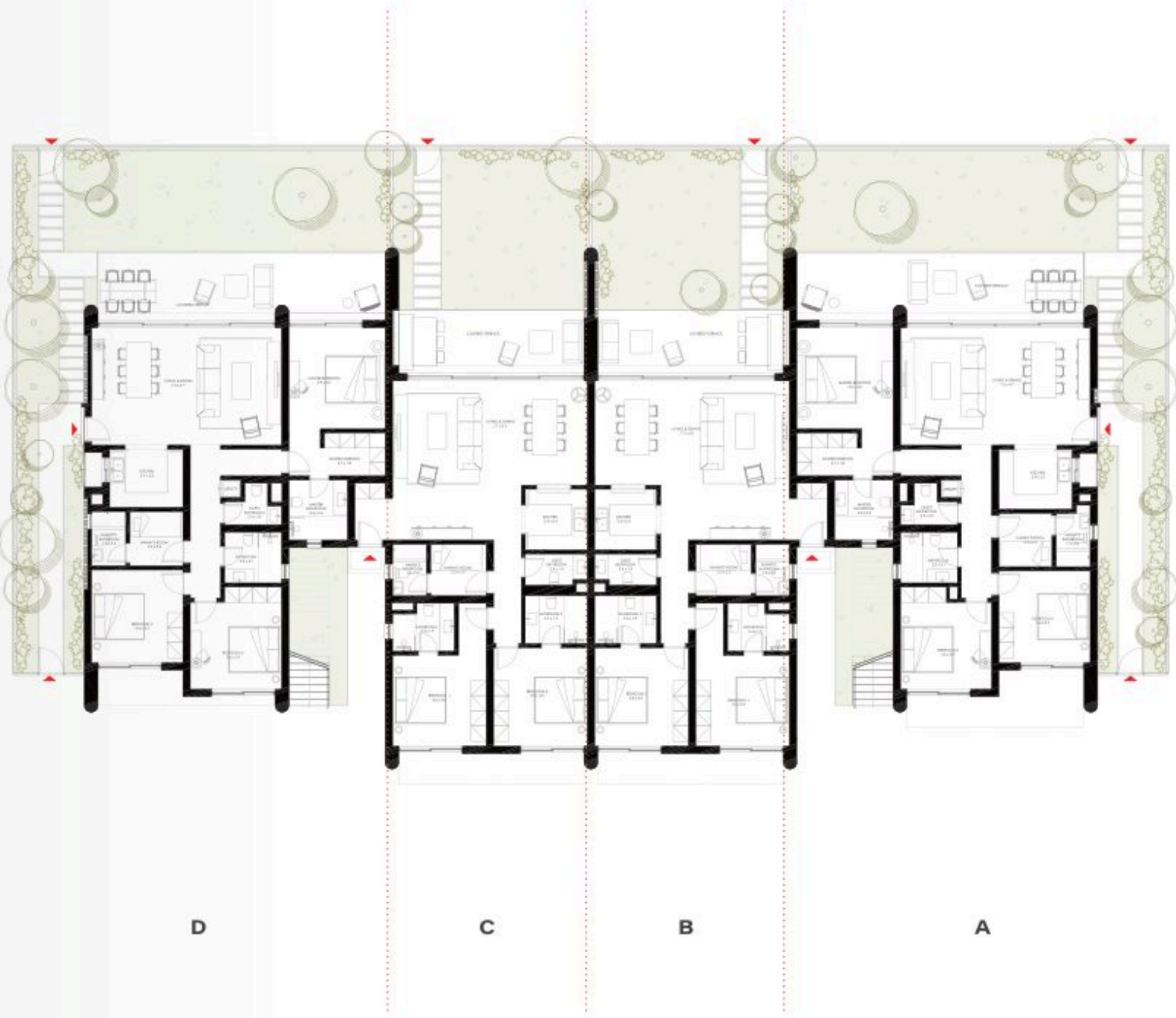


UNIT TYPE

I3-Ground Floor

Units	A & D
Bedrooms	3
BUA	155 S Q M
Covered Terrace	29 S Q M

Units	B & C
Bedrooms	2
BUA	133 S Q M
Covered Terrace	19 S Q M



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UNIT TYPE
I3-Duplex

Unit	E
Bedrooms	4
BUA	193 S Q M
Covered Terrace	75 S Q M
Uncovered Terrace	68 S Q M

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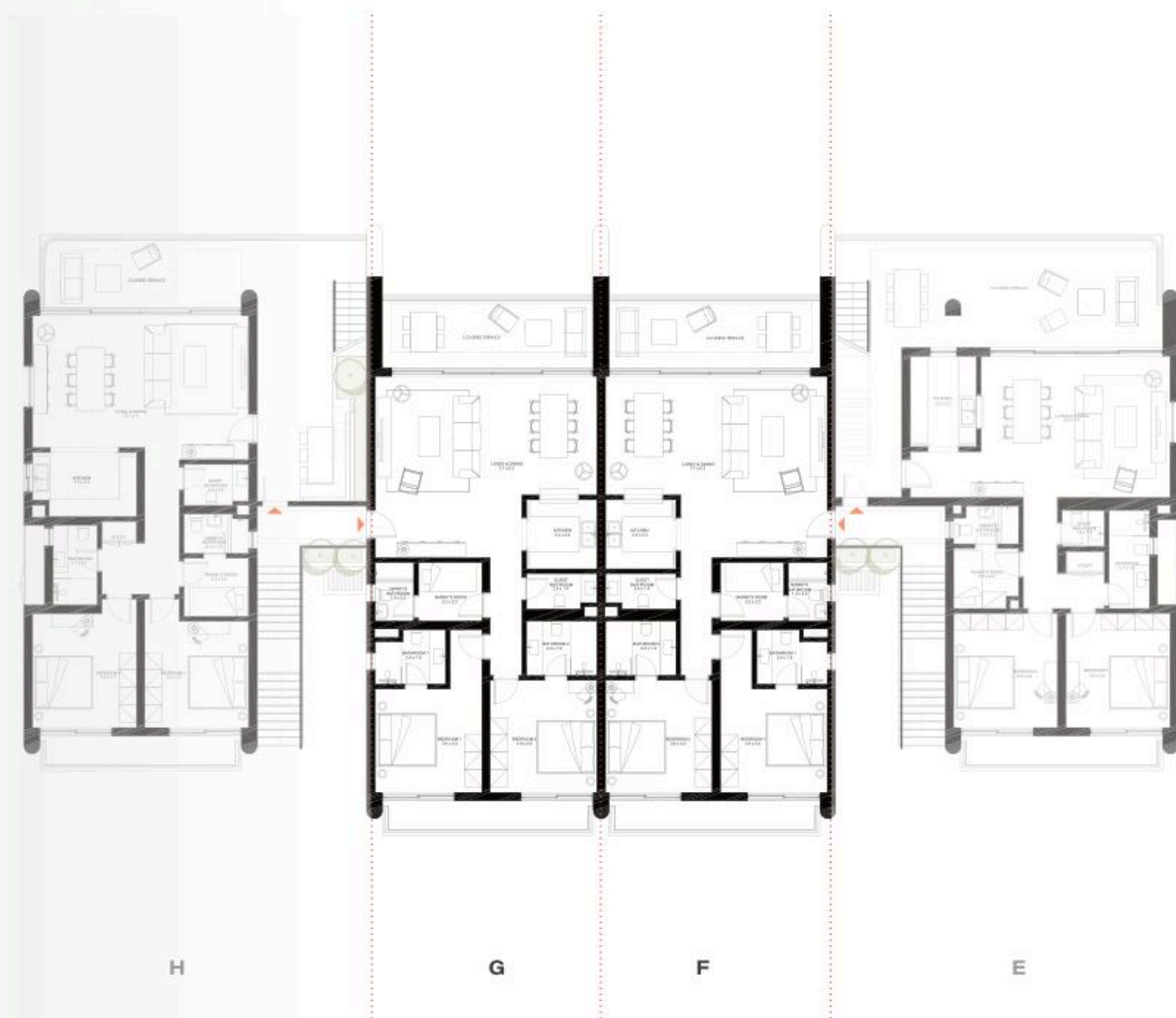
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UNIT TYPE
I3-First Floor

Units	F & G
Bedrooms	2
BUA	130 S Q M
Covered Terrace	28 S Q M



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UNIT TYPE

I3-Duplex

Unit	H
Bedrooms	3
BUA	169 S Q M
Covered Terrace	41 S Q M
Uncovered Terrace	84 S Q M



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UNIT TYPE
I4



UNIT TYPE
I4



UNIT TYPE
14

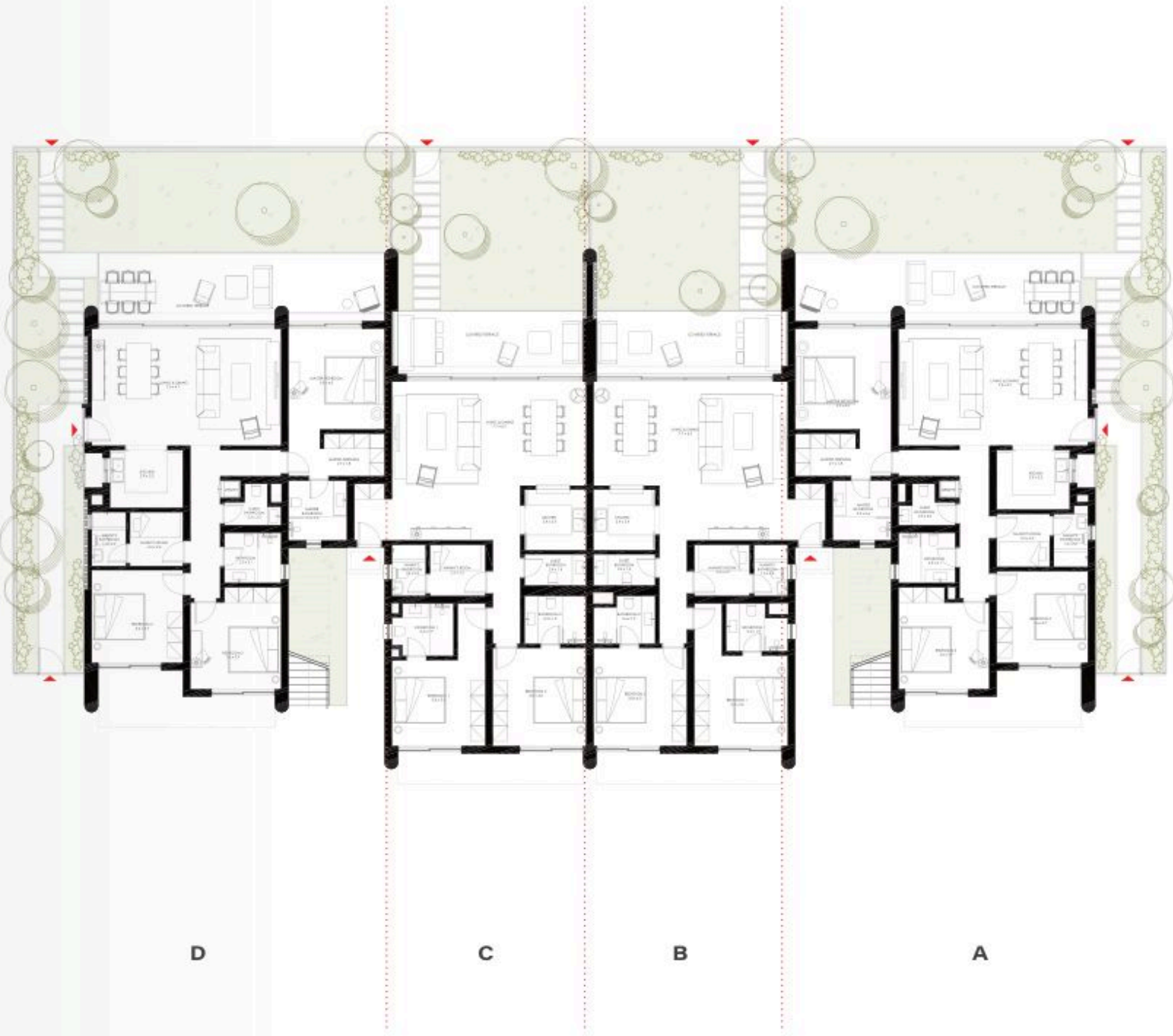


UNIT TYPE

I4-Ground Floor

Units	A & D
Bedrooms	3
BUA	155 S Q M
Covered Terrace	29 S Q M

Units	B & C
Bedrooms	2
BUA	133 S Q M
Covered Terrace	19 S Q M



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UNIT TYPE
I4-Duplex

Unit	E
Bedrooms	4
BUA	193 S Q M
Covered Terrace	75 S Q M
Uncovered Terrace	68 S Q M

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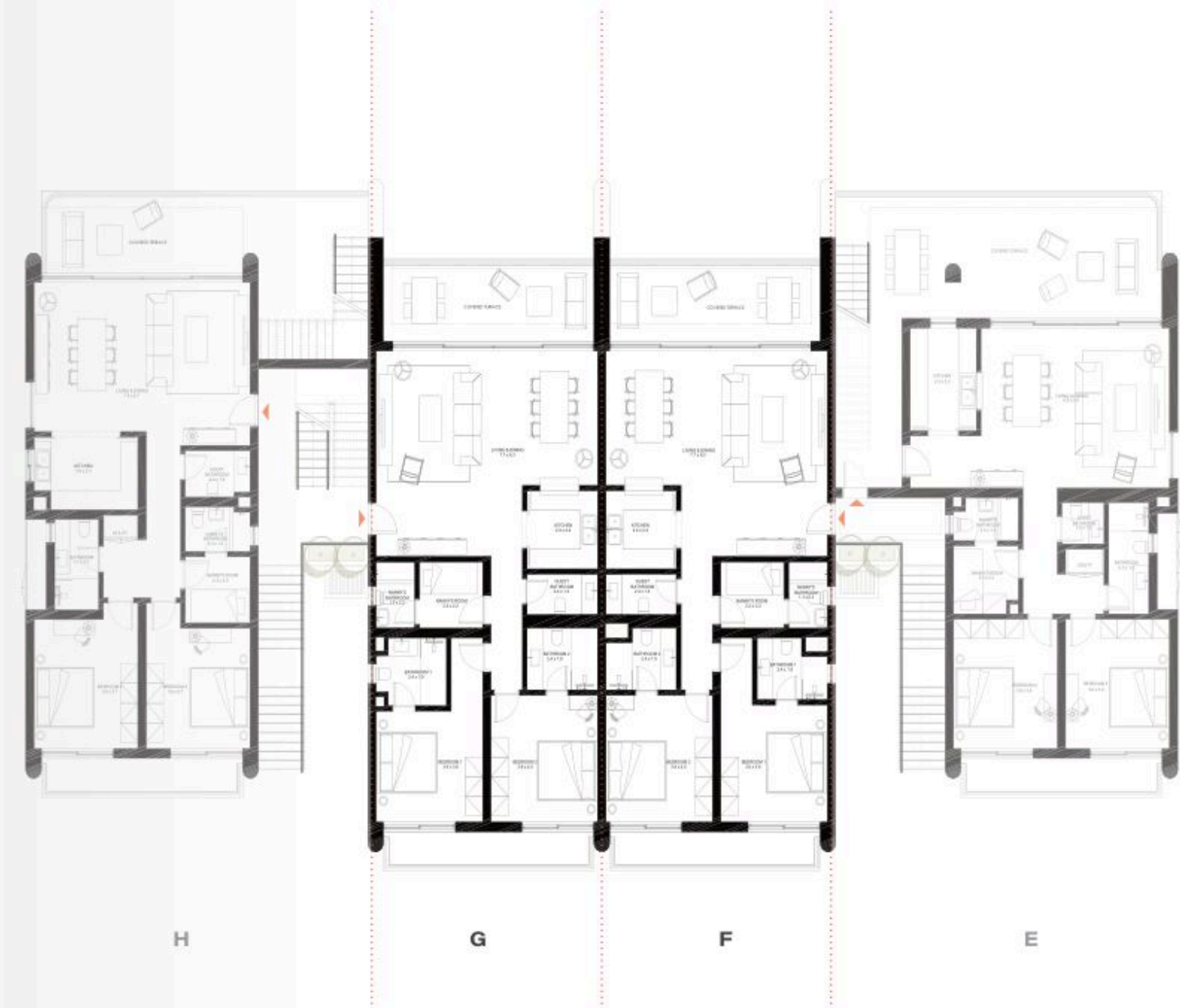
FIRST



ROOF

UNIT TYPE
I4-First Floor

Units	F & G
Bedrooms	2
BUA	131 S Q M
Covered Terrace	28 S Q M



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UNIT TYPE
I4-Duplex

Unit	H
Bedrooms	3
BUA	169 S Q M
Covered Terrace	41 S Q M
Uncovered Terrace	64 S Q M

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FIRST

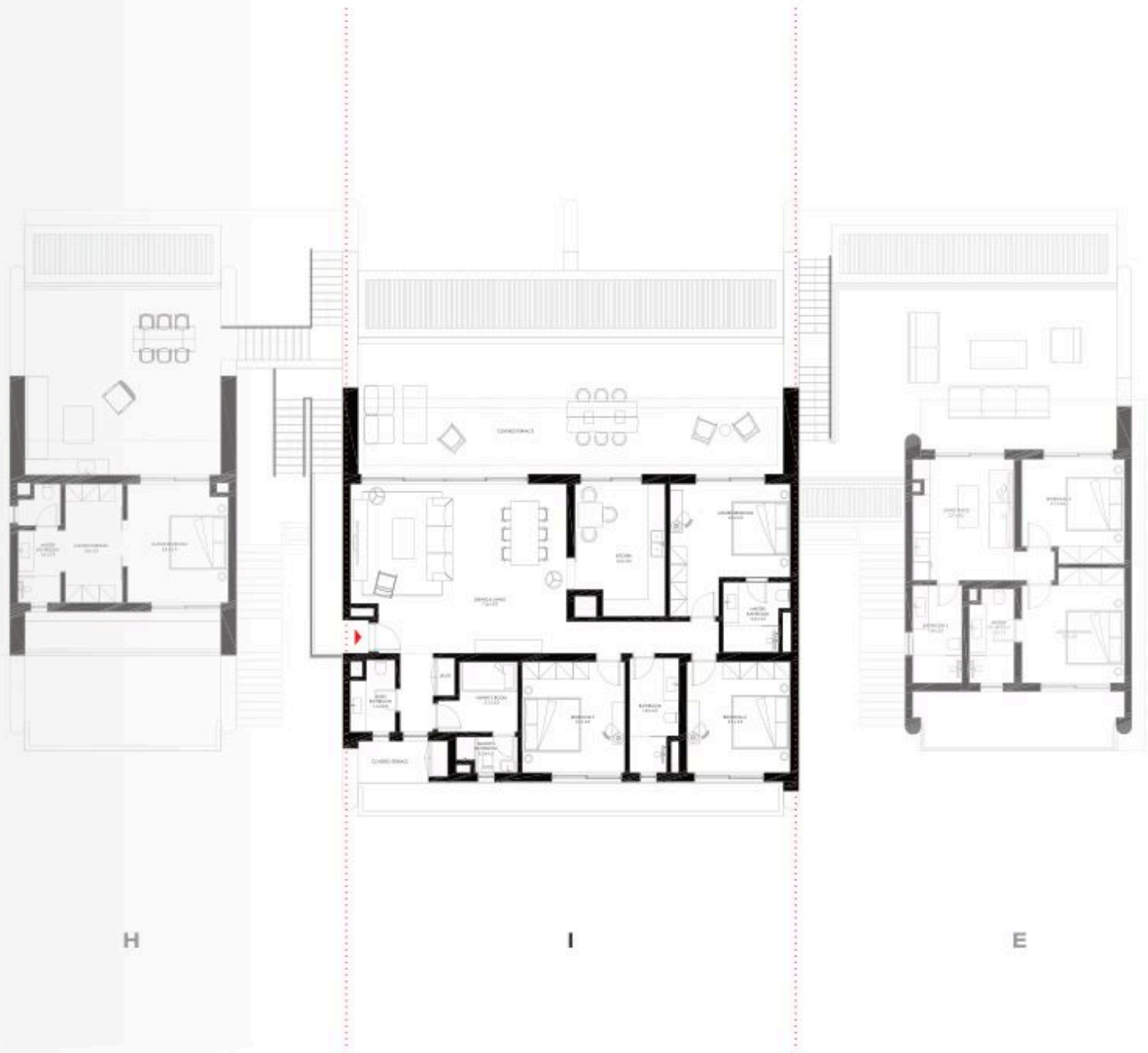


ROOF

UNIT TYPE

I4-Penthouse

Unit	I
Bedrooms	3
BUA	174 S Q M
Covered Terrace	63 S Q M
Uncovered Terrace	50 S Q M



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UNIT TYPE
I5



UNIT TYPE
I5

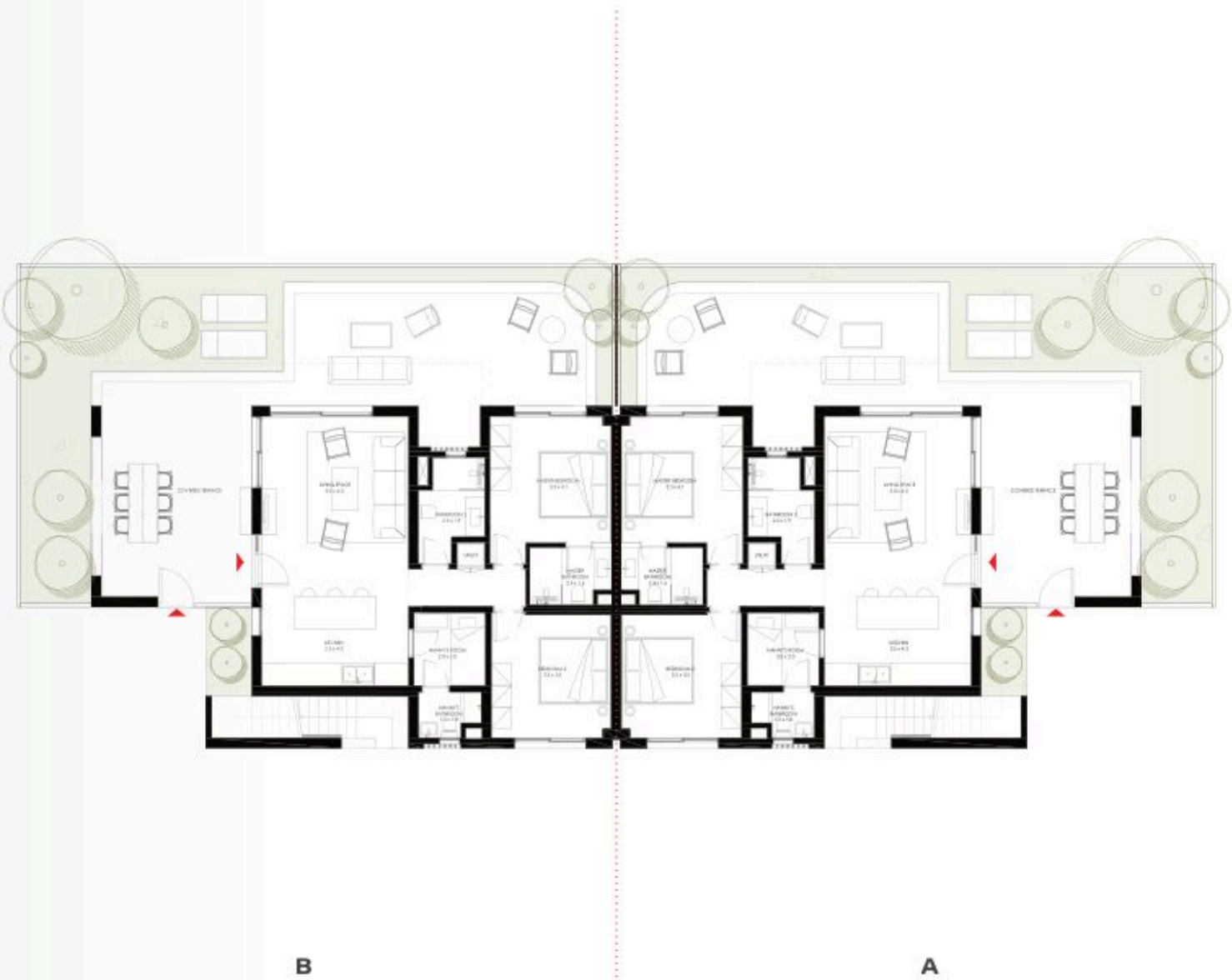


UNIT TYPE
I5



UNIT TYPE
I5-Ground Floor

Bedrooms	2
BUA	100 S Q M
Covered Terrace	44 S Q M

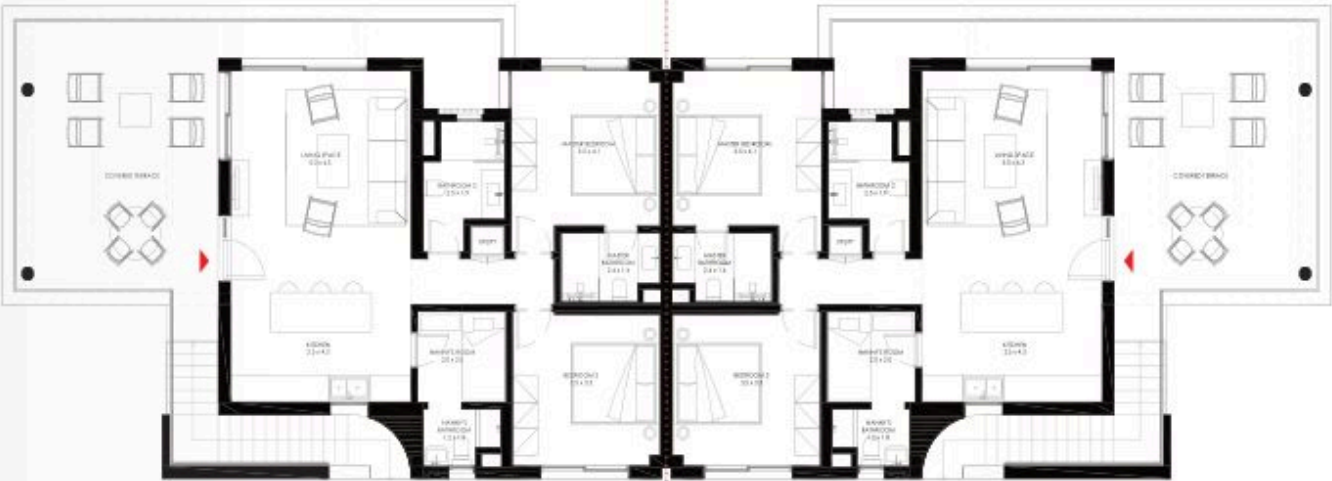


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UNIT TYPE
I5-First Floor

Bedrooms	2
BUA	100 S Q M
Covered Terrace	38 S Q M
Uncovered Terrace	4 S Q M



D

C

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UNIT TYPE
I6



UNIT TYPE
I6

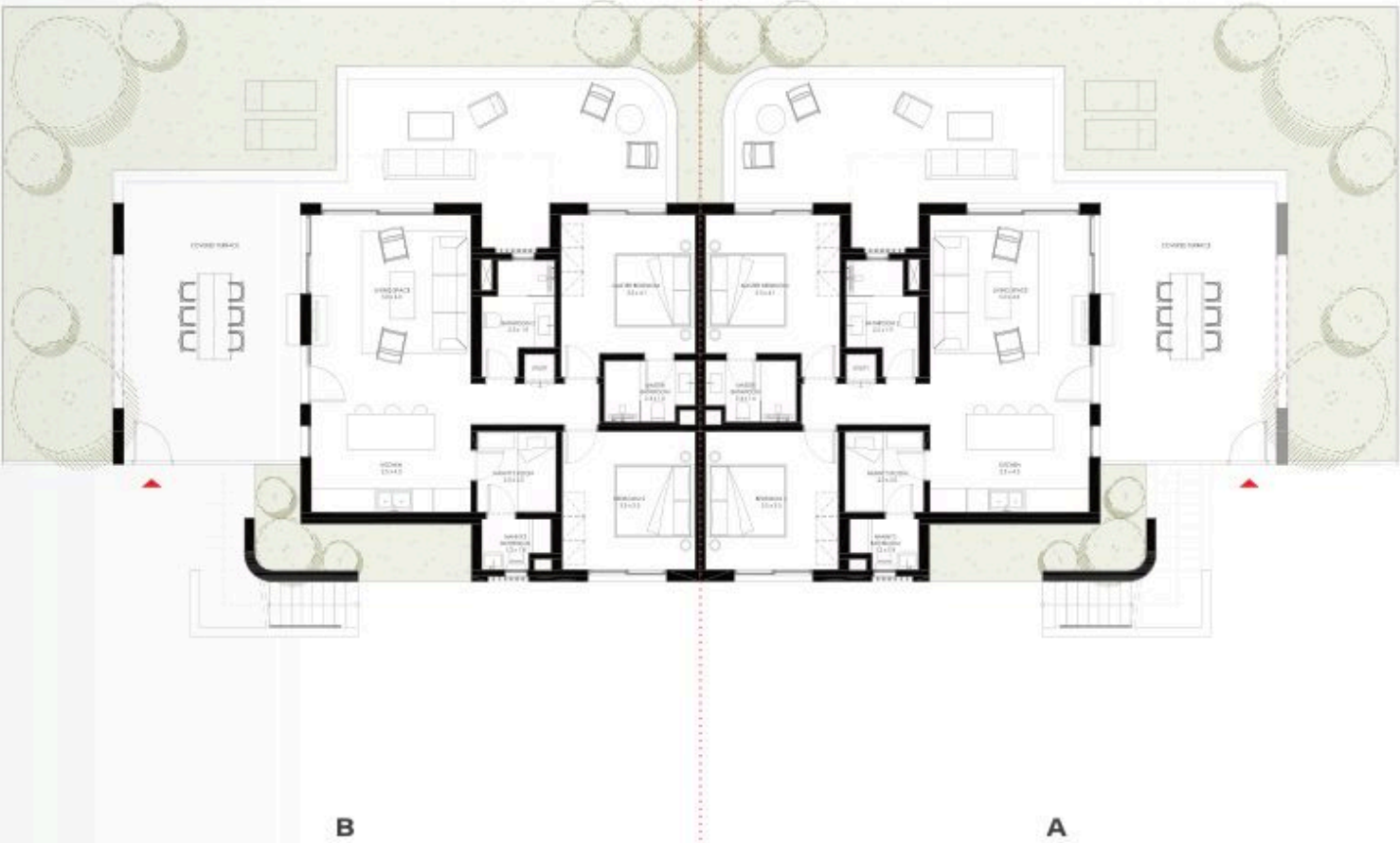


UNIT TYPE
I6



UNIT TYPE
I6-Ground Floor

Bedrooms	2
BUA	100 S Q M
Covered Terrace	51 S Q M



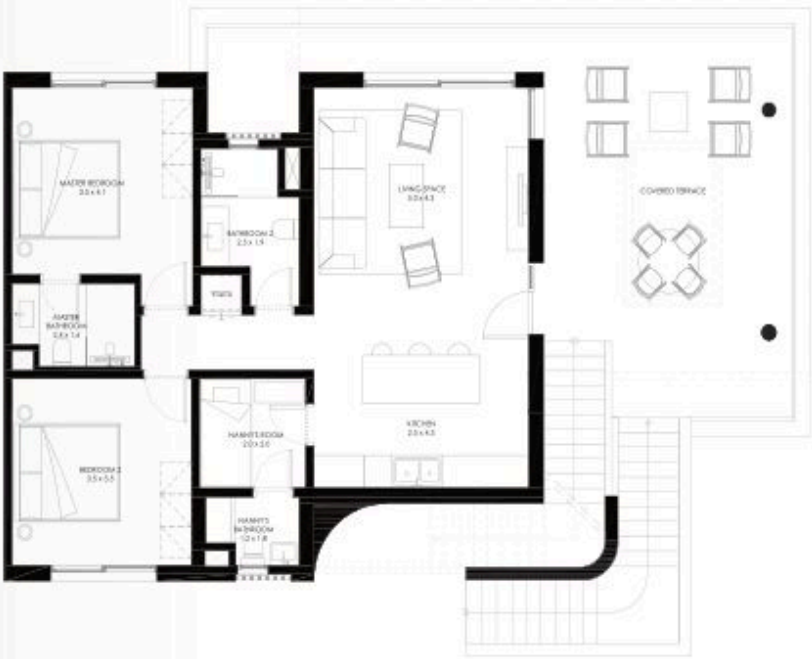
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UNIT TYPE

I6-Duplex

Unit	C
Bedrooms	3
BUA	126 S Q M
Covered Terrace	60 S Q M
Uncovered Terrace	53 S Q M



FIRST



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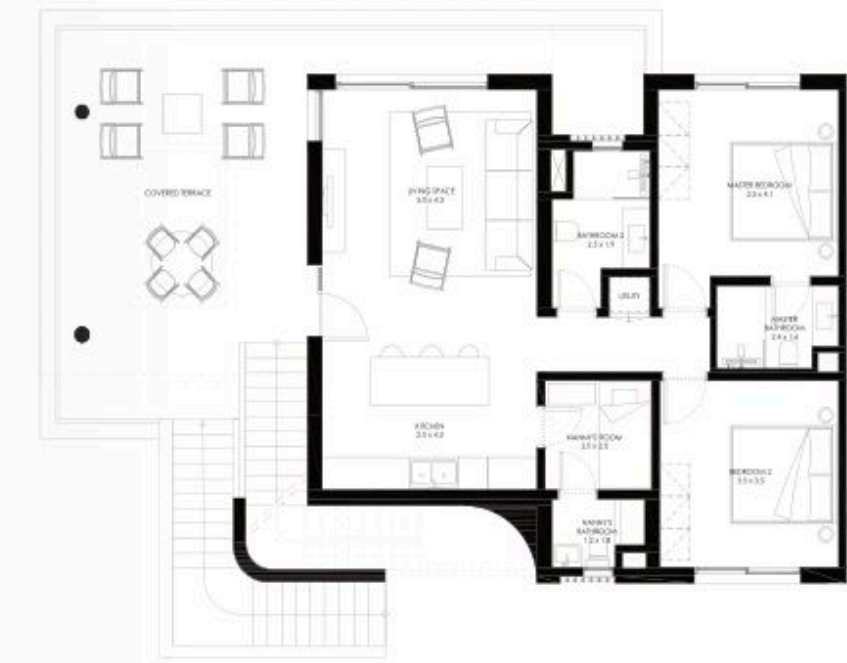
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UNIT TYPE

I6-Duplex

Unit	D
Bedrooms	3
BUA	126 SQM
Covered Terrace	60 SQM
Uncovered Terrace	53 SQM

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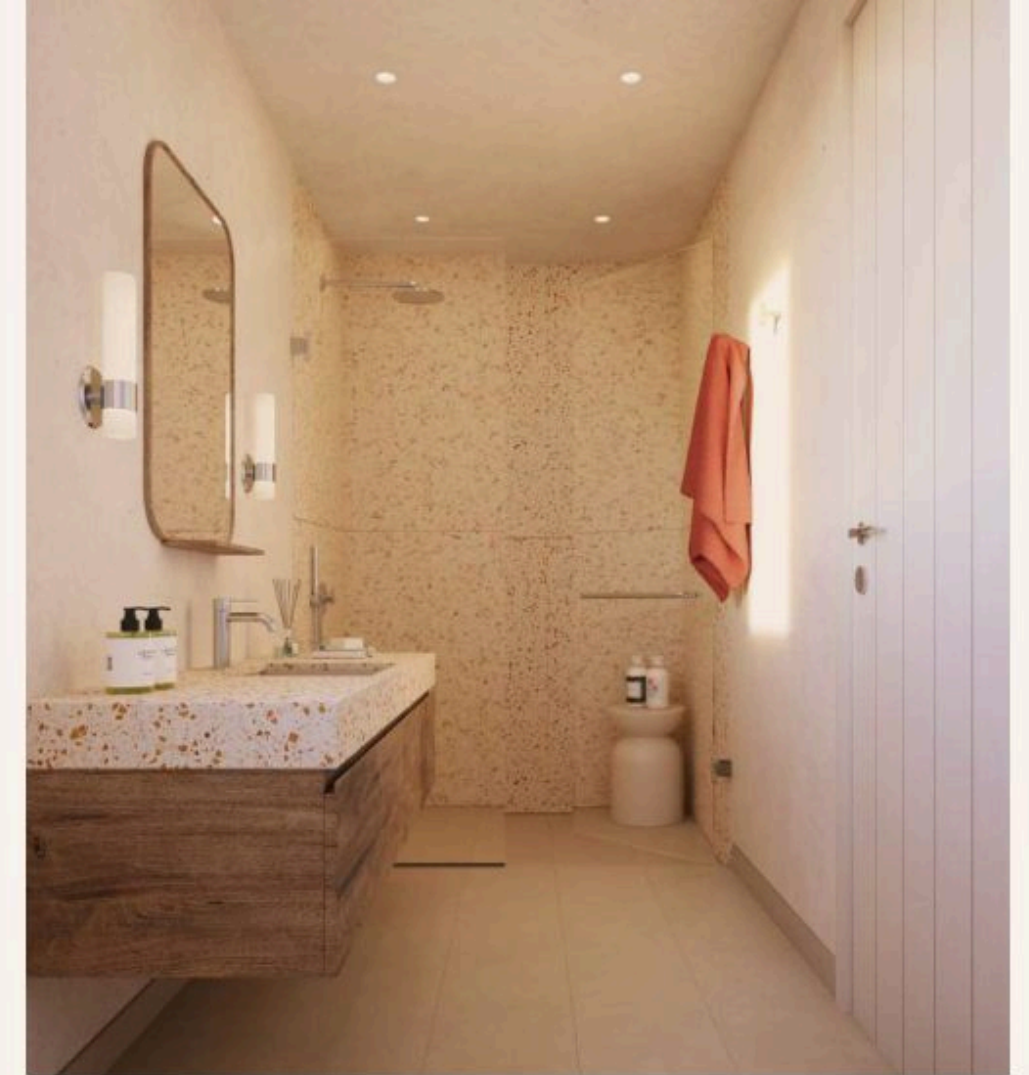
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finishing specs





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.



ramla

Bougainvillea Finishing Specs

1. Entry Foyer

Floors	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 Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Aeon, District 5, 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**

