

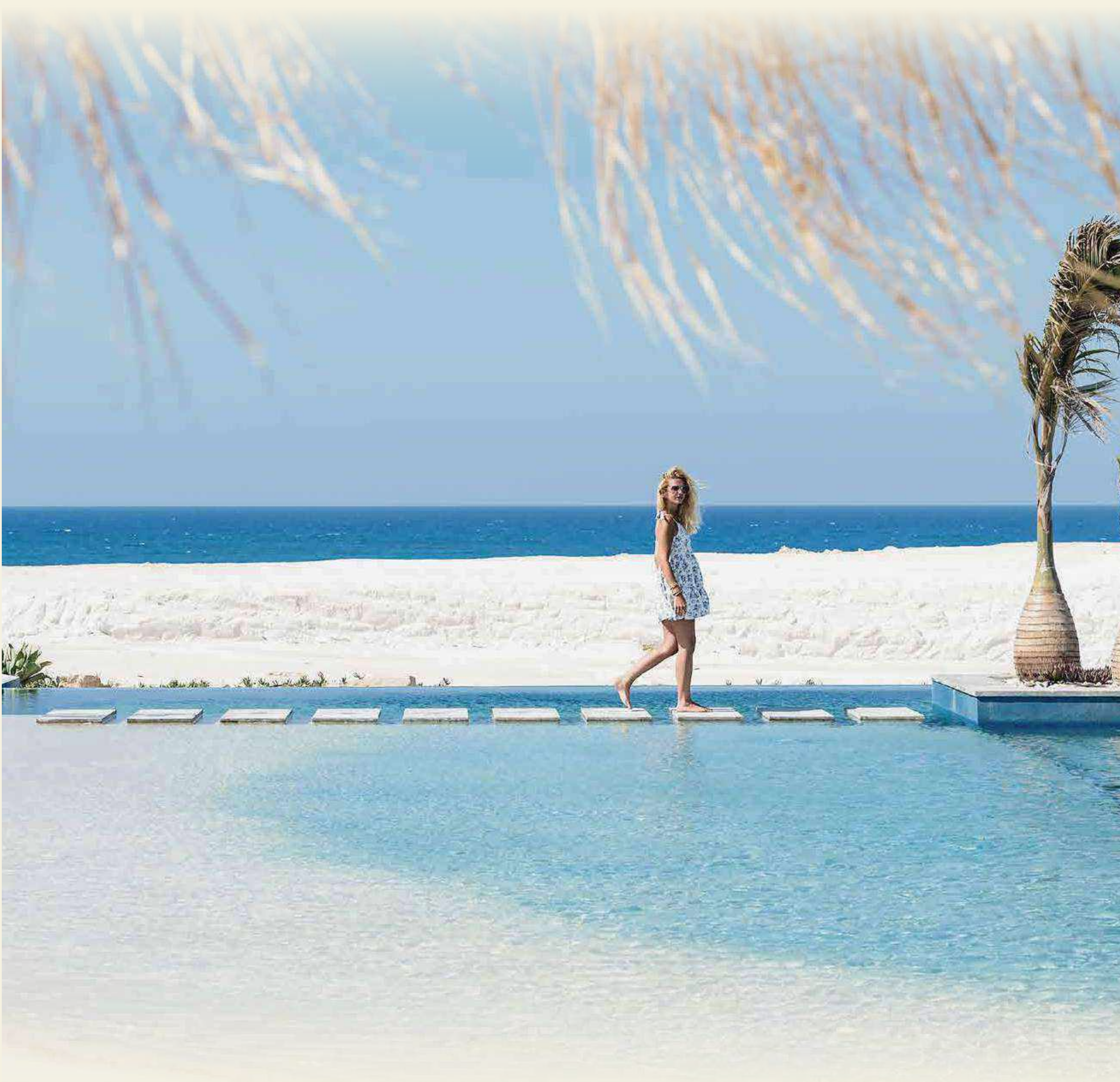
# MASYAF RAS ALHEKMA



*Tomorrow's Nostalgia  
Awaits You Today.*

Masyaf Ras Alhekma; a state of sentimental longing to simpler days, every day.

The sapphire deep sea embracing turquoise lagoons and soothing music tunes turned up to drown all your troubles away.



*Home to The Light of  
a Thousand Suns.*

Inspired by Greek architecture where floating seascapes and natural simplicity live indoors, Masyaf Ras Alhekma is a waking dream, stretching out on an impressive 112FD of land to lap a pristine 730M beachfront on the Mediterranean shore

through elevated platforms, guaranteeing equal views for all homeowners alike while radiating an expansive air of exclusivity and uninterrupted peace – nostalgic of good old summer days. Your life at Masyaf Ras Alhekma is natural light and sun-drenched beauty amplified around every corner of your signature home.

Expertly master planned by M squared, the iconic destination takes luxury living to new heights



## Getting There.

Located just 75 km from Marsa Matrouh & 10 km away from Fouka Road, Masyaf Ras Alhekma is an idyllic destination with a prime location for coastal homes, where the pure essence of summer is revived.



**In the Right Light,  
At the Right Time,  
Everything Is Extraordinary.**



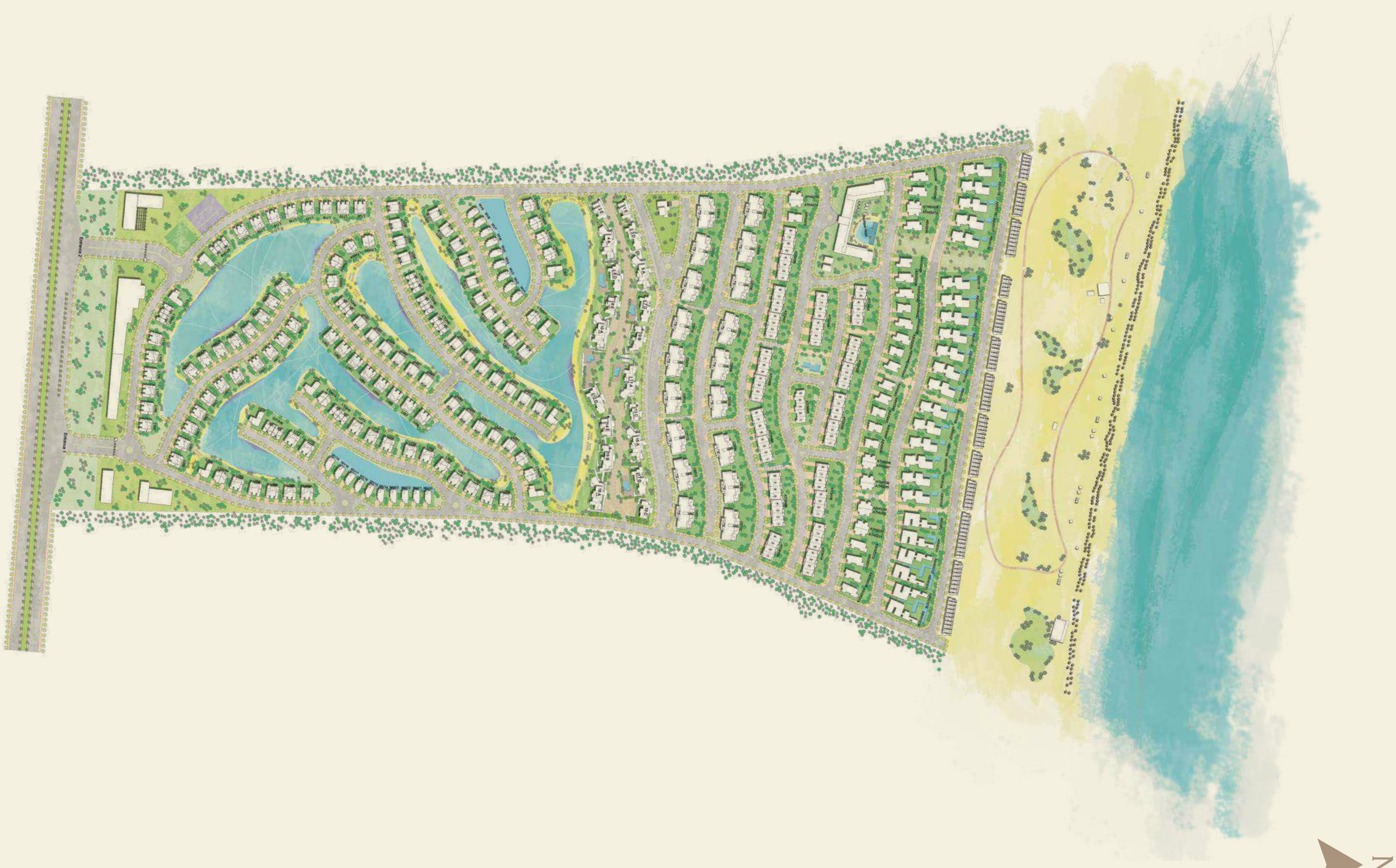
*the Architecture*

Masyaf is a unique vision, as well as a grand collaboration of world-leading names. The development is inspired by the simplicity of Greek architecture while blending in authentic Egyptian elements, evoking unparalleled sentiments of calm. Konstantinos Labrinopoulos from K-Lab Architecture explains "Masyaf villas are completely different and a full narrative story of spaces. We should emphasize on that to give people the most luxurious look and feel."

The elemental beauty of Masyaf lies in offering all homeowners uninterrupted sea views, thanks to its unique leveling technique. Mr Ibrahim Mohasseb – Urban Planner – explains "Most of Sahel's projects have villas located in front of the beach and the rest of the buildings behind them without having a sea view. Our exclusive advantage is that any unit with any space has a sea view due to the different ground levels and elevations."

Facilities:

1. Barbarossa Beach Club
2. Barbarossa Restaurant
3. Beach Bar
4. Beach Sports & Activities
5. Marmarica Boutique Cabanas
6. Crystal Lagoons
7. Downtown Clubhouse
8. Kids Area
9. Commercial Area
10. Sports & Courts Area
11. Padel Tennis by JPadel
12. Lemonade Fashion Store
13. Elle Beauty Salon
14. Sales Office
15. Mosque



Spanning over 45,000 m<sup>2</sup> of crystal lagoon waters and 5,000 m<sup>2</sup> of sandy lagoon beaches, world-renowned Crystal Lagoons is a floating paradise that puts the environment at its heart while capturing water-filled beauty for residents to sunbathe, swim or simply engage in fun water activities, year-round.

CRYSTALLINE LAGOONS OF UNLIMITED SIZE  
*Crystal Lagoons*  
 WORLD'S TOP AMENITY



*The Real Taste of the Aegean Lands in Masyaf DarBarossa Restaurant.*

From Paros to Bodorn, now Barbarossa is in Masyaf to offer an Aegan mix of authentic ingredients, textures and flavors to the fine dining scene, thanks to world-renowned chef Dimitris Nikolis. Barbarossa's secret lies in its chef's impeccable technique, as well as fresh details that transform chickpeas, capers and fish of the Aegean Sea into imaginative dishes, inspired by Asian cuisine. This fine dining experience has served celebrities from all over the world, as well as members of royal families, and it is resident's turn to sample Paros on a plate.

SINCE 1987  
**BARBAROSSA**  
PAROS • BODRUM • CAIRO



*A Sunny Concept Store As Bright As Lemonade.*

Masyaf is proud to launch its new fashion store 'Lemonade', offering trendy beach essentials at your fingertips. A cool and hip concept store similar to pandora's box, inviting shoppers to freely choose from an abundant variety of stylish beach wear, in-shades, beach covers and much more. Inspired by stores in Mykonos and Ibiza. Lemonade in in short; a stylish summer with bright colors.

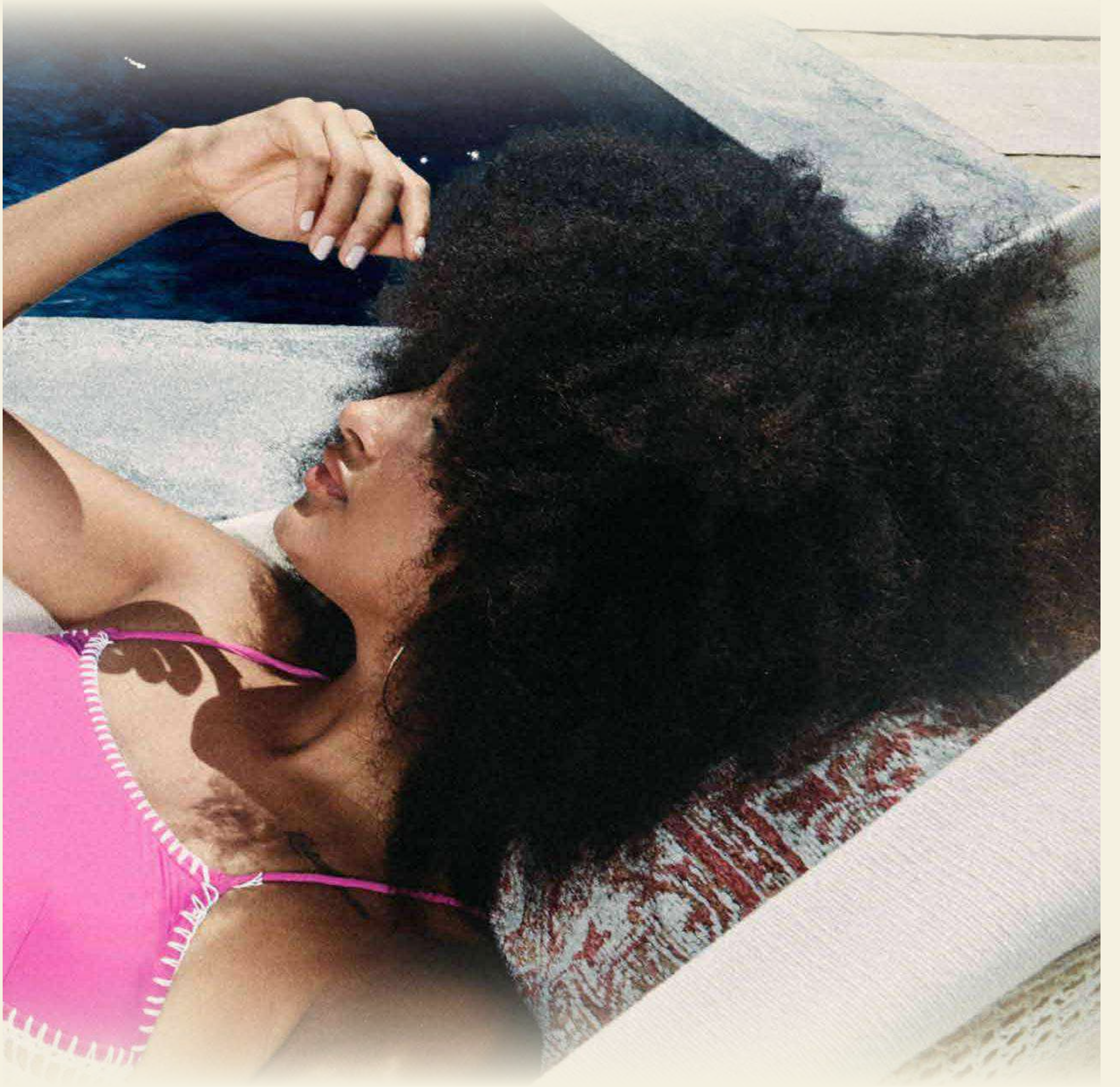
**lemonade.**



*Elle the Coiffeur.*

Find your one-stop beauty hub at your doorstep in partnership with none other than Elle Salon. Enjoy a stylish summer with a fresh haircut, a new hairdo or simply pamper yourself with professional array of beauty services including facials, manicure, pedicure, and much more; Elle is what you need to look great, all summer long.

  
**ELLE SALON**  
BEAUTY CENTER



*Tailored Boutique Experience*

As you roam and travel across the glimmering coast of Ras Alhekma, you will arrive at Marmarica: 16 boutique cabanas planted around a glamorous infinity beach pool and resto-bar within a sandy haven radiating tranquility and raw connections. A project by M squared Hospitality.

**marmarica**  
*Boutique Cabanas*



*Sea-view Motivation & High-intensity Workouts*

A beach-front fitness with high-intensity group workouts that are fast, fun and results driven. Find sea view motivation and team encouragement at the beach and be part of a pulsing, upbeat environment right by the beach where goals are met and exceeded.

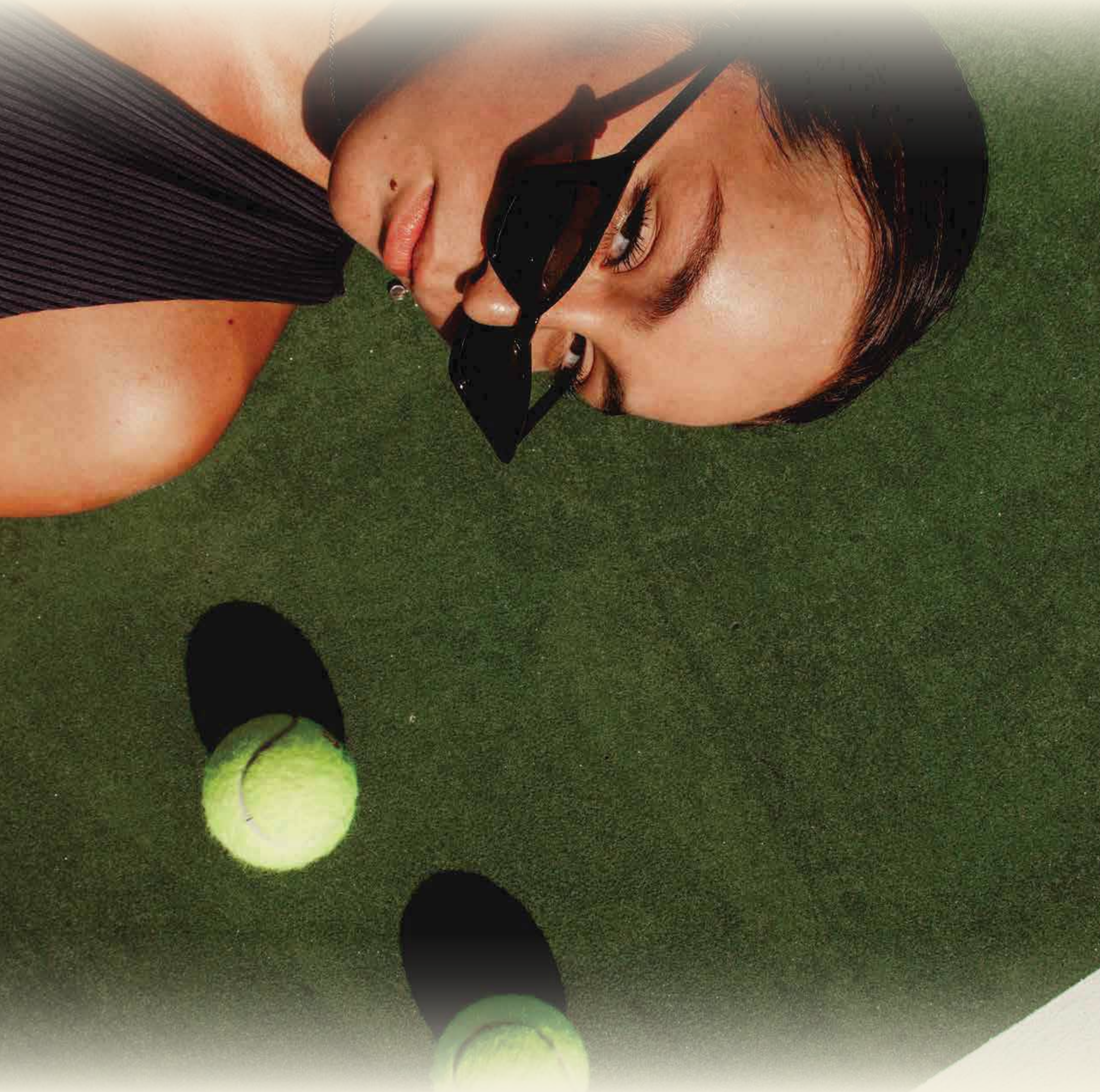
  
**F45**  
TRACK



*Experience Padel within Seafront Courts*

The most in-demand sport in the world today, experience Padel within sea-front courts situated at the heart of the beach; provided by renowned JPadel and serving first-time participants & professional athletes alike.

**JPADEL**



## Curating Iconic Exhibitions in Historic Locations

Famous for curating top-tier exhibitions in historic locations in Egypt, Art D'Égypte collaborated with M squared this summer to build iconic sculptures inspired by the town's expansive heights, made by Egyptian artists and displayed in Masyaf's outdoor spaces creating playful experience with all the natural light that Ras Alhekma encompasses.



## Unit Types



### Cabanas.

**CB** 01 - 02

A charming cabana located directly on the beach, designed for relaxation, maximum enjoyment and privacy.

Every cabana has an outdoor terrace with an optional private Jacuzzi.



### Stand Alone Villas.

**SV** 01 - 02 - 03 - 04

Stunning beach-front villas with contemporary architectural design, making up the perfect blend between beach living and privacy while indulging in the Mediterranean breeze from any point along the unit on the first & second beach rows. In addition to a spacious large terrace and backyard, SV types can accommodate up to 12 guests and from 5 to 6 bedrooms, including 2 to 3 master bedrooms with en-suite bathrooms.

All villas are delivered fully finished with an optional private pool, shaded dining/BBQ area and sunloungers.



### Twin Houses.

**TIH**

Known for an attractive architecture style and maximized privacy, the Twin House is located just few meters from the beach.

It features smartly designed interior, offers 5 master bedrooms with en-suite bathrooms, and can accommodate up to 10 guests. Includes living room, dining area, kitchen, and nanny's room, in addition to the outdoor area & optional pool which are perfect to create a special evening atmosphere.



*Townhouses.*

TOH

For anyone looking to experience unmatched and a dynamic sense of luxury, the Townhouse is the perfect choice for those who want to live in a lavish home located just few meters from the beach.

The smartly designed interior offers 4 bedrooms, living room, dining area, and kitchen; while the outdoor area & optional pool are perfect to create a special evening atmosphere.



*Staggered Chalets.*

SC

A cozy, comfortable, and stylish chalet with breathtaking endless blue sea view.

Designed around the naturally leveled land, situated high at the middle position of Masyaf, offering its owners an exclusive magical view.



*Lagoon Chalets.*

LC

Choose from 2-bedroom Chalets with garden/terrace, or 3-bedroom Chalets with penthouse extensions; these units lay along the crystal lagoons that surround the building.

So not only when you enjoy the exclusive views you are nesting in your home, but also from any point of view along the unit.



*Lagoon Duplexes.*

LD

Laying directly on the crystal lagoons, each building offers 3 state-of-the-art spacious Duplexes consisting of 3 bedrooms with en-suite baths and a panoramic view on rooftop floor, in addition to 2 ground floor Chalets with magical outdoors.

Not only you view the lagoons turquoise light piercing through your windows waking up in your unit, but you also enjoy the lagoon beach right out of your door.



*Lagoon Townhouses.*

LTOH

Designed with a distinctive style, it is uniquely placed along the meandering crystal lagoons where each occupant can enjoy the beautiful water feature all summer long.

Features outdoor garden and roof terrace, in addition to 3 bedrooms and a penthouse bedroom to host up to 6 people or more. Enjoy more space in the lower level for a living room, just in case you were looking for a cozy escape from all the summer madness.



*Lagoon Twin Houses.*

LTIH

With a spacious double-height designed to impress, the Lagoon Twin House lays on the crystal lagoons and sees the furthest into sea-horizon with a long-distance lagoon view. It is situated within exclusive geographical locations that allows an exclusive point of view for all residents of this type.

It consists of 2.5 floors, 6 bedrooms, en-suite baths, nanny's & driver's rooms, and multitude of exclusivities. The Lagoon Twin House is a perfect match between luxury and coziness.



## Lagoon Water Villa

### LWV

Boasting an extravagant architectural floating concept, the Lagoon Water Villa is your floating palace on the lagoon waters, nestled within a special community fronting a private water feature exclusive for residents for this type. It offers a 3 bedrooms and nanny's room all with en-suite baths, and directly situated on the magical lagoons where the beach is right outside your door.



## Lagoon Corner Villa

### LCV

Masyaf's rarest offering and most limited type, this exclusive type is only found on a selected few spots where corners exist, where tranquility builds up, where traffic is the quietest and experience is the most exclusive. Residents of this type enjoy an exclusive panoramic view from all points and floor levels.

The Lagoon Corner Villa presents a staggering floorplan of colossal size that consists of an impressive 6 master bedrooms with en-suite baths, nanny's room, and driver's room all with attached baths.



## marmarica

Service Chalets

Inspired by hotel-serviced living, Marmarica Serviced Chalets is a loosely enclosed paradise boasting award-winning chalets that overlook 45,000 m<sup>2</sup> of Crystal Lagoons, where every unit boasts uninterrupted turquoise views due to its naturally leveled contour. Designed by world-renowned Arch. Ibrahim Mohasseb & his global urban planning firm Die Stadt; this signature community of 150 keys is serviced by international hotel management; coupled with a royal-like luxury Wellness Farm & dedicated contemporary Clubhouse.



## SIGNATURE BEACHCOURT BY Naga

The only multi-family beach residence of its kind in the North Coast, designed by Dubai-based award-winning Naga Architects.

Masyaf Ras Alhekma presents its most lavish and exclusive product yet: Signature Beach Court designed by Naga Architects comprised of 6 units fashioned to introduce a brand-new family luxury vacation concept in the North Coast. Interconnected architecture and water elements, encouraging spirited interactions against pristine beaches, under the golden summer sun, while keeping privacy in check for each family/group.

# The Developer

### Masterfully Minded Spaces

Founded in 2012, **M squared** is a leading real estate developer, renowned for its human-centric outlook on integrated living where quality speaks volumes for communities to thrive. Since its establishment, it has mindfully steered clear of conventional pragmatism by focusing on blending full function with aesthetic form to introduce a signature residential alchemy to the Egyptian market where less is certainly more. M squared has managed to revolutionize the face of Egypt's real estate industry, as well as the Middle East, carefully selecting prime spots across the nation to carve authentic communities and commercial units of unrivaled excellence, in line with the government's overall vision for sustainable development and growth.

**M squared.**



# Intro Holding

The regionally-acclaimed holding under which **M squared** operates as the real estate arm; **Intro Holding**, an Egyptian conglomerate established by Mamdouh Abbas over 40 years of multi-disciplinary expertise and an iconic global portfolio that spans four main pillars: Energy, Technology, Real Estate, and Retail. The holding started with colossal investments in oil & gas, to be now a prime provider of low-emission renewables and tech-powered sustainable solutions in Egypt, along with a full-fledged retail portfolio that extends from F&B to multi-channel retail complexes and massive pharmaceuticals. Intro Holding constantly enables all its subsidiaries with breakthrough financial and management solutions, seeking to reflect a passion for life in every business venture and growth opportunity, changing our world for the better from aesthetic, functional and environmental aspects.



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