MÖDON

راس الحكمة

RAS EL HEKMA

THE LIGHTHOUSE VILLAGE APARTMENTS

RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING



RAS EL HEKMA

A CITY, NOT A SEASON

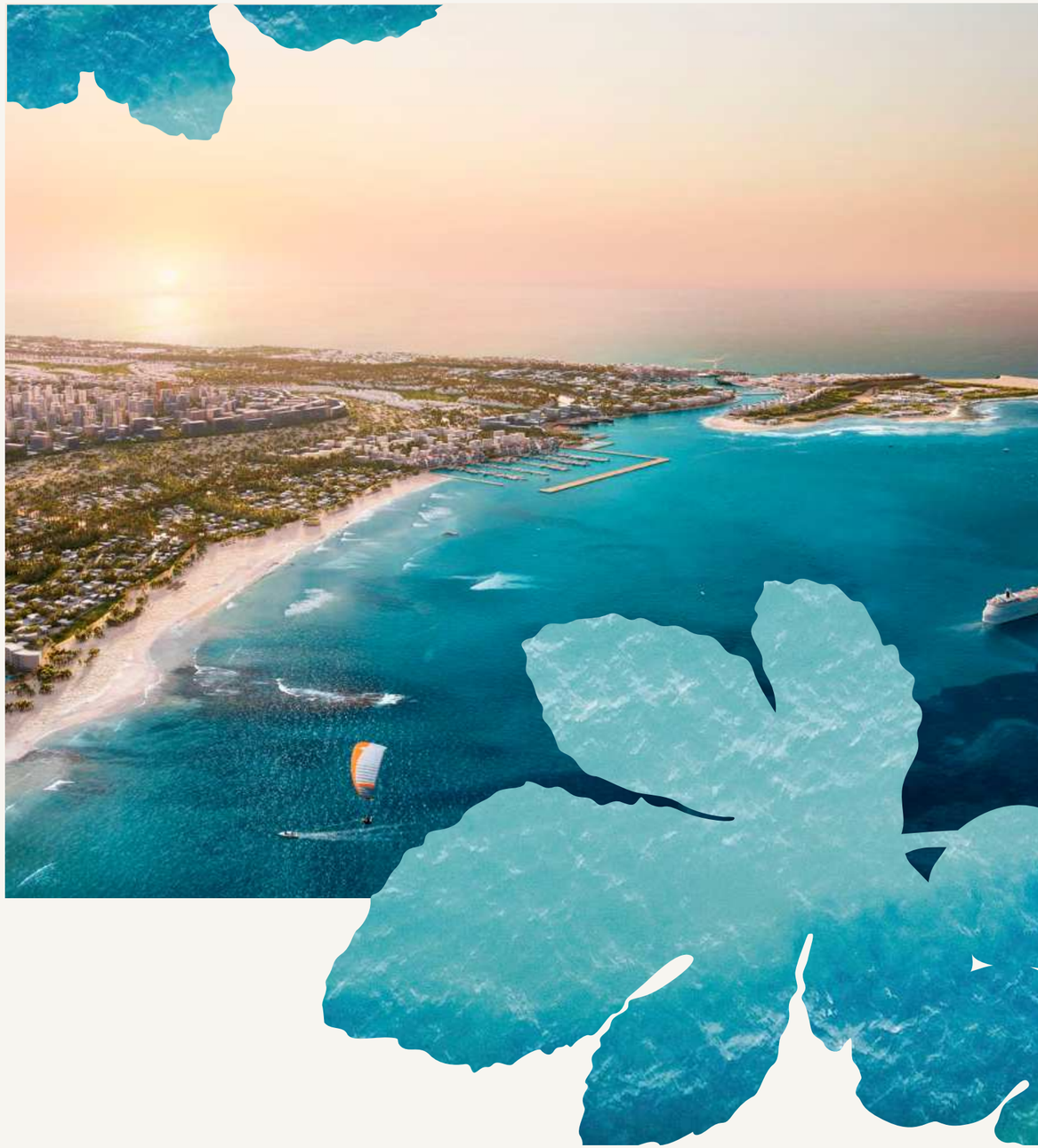
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

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.



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

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

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

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.



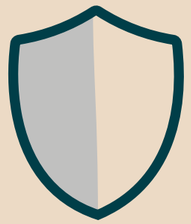
GREEN & CONNECTED LIVING

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.

THE LIGHTHOUSE VILLAGE



THE LIGHTHOUSE VILLAGE

Inspired by the beauty of Egypt’s Mediterranean coastline, The Lighthouse Village is a refined residential community where architecture, landscape, and lifestyle exist in seamless harmony. The village offers a collection of contemporary apartments thoughtfully designed to maximize panoramic sea views, natural light, openness, and privacy. Inspired by timeless Mediterranean architecture, the residences incorporate elegant archways, natural materials, and seamless indoor-outdoor living experiences that reflect the relaxed rhythm of coastal life.

Designed as a highly walkable environment, The Lighthouse Village features interconnected courtyards, landscaped pathways, shaded seating areas, and intimate public spaces that encourage relaxation, connection, and everyday discovery. Residents enjoy effortless access to cafés, lifestyle experiences, promenades, and everyday conveniences, all within close proximity to the beach and the wider experiences of Ras El Hekma.

Anchored by the iconic lighthouse and uninterrupted sea views, The Lighthouse Village offers a distinctive waterfront lifestyle shaped by nature and timeless Mediterranean living.



MEDITERRANEAN LIVING

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.









ULTRA LUXURY APARTMENTS

2 BEDROOM

ULTRA LUXURY APARTMENTS
2 BEDROOM

Area	Size (sqm)
Total GFA	183
Interior Area	142
Terraces Area	41

No.	Area	Dimension (m)
1	Living + Dining	6.4 × 4.0
2	Living Area Balcony	6.2 × 3.5
3	Kitchen	3.7 × 3.6
4	Powder Room	1.6 × 1.8
5	Master Bedroom	4.2 × 3.5
6	Master Wardrobe	3.0 × 1.9
7	Master Bathroom	2.7 × 3.6
8	Master Balcony	4.0 × 2.4
9	Bedroom 1	3.9 × 3.8
10	Bathroom 1	2.7 × 1.9
11	Maid's Room	3.4 × 2.2
12	Laundry	1.0 × 1.4



ULTRA LUXURY APARTMENTS

3 BEDROOM

ULTRA LUXURY APARTMENTS
3 BEDROOM - TYPE 1

Area	Size (sqm)
Total GFA	235
Interior Area	195
Terraces Area	41

No.	Area	Dimension (m)
1	Living + Dining	8.0 × 4.4
2	Living Area Balcony	7.8 × 3.0
3	Kitchen	6.0 × 3.3
4	Powder Room	1.7 × 1.8
5	Master Bedroom	4.1 × 3.7
6	Master Wardrobe	2.7 × 1.5
7	Master Bathroom	3.8 × 3.4
8	Master Balcony	3.9 × 2.0
9	Bedroom 1	4.0 × 3.8
10	Bathroom 1	2.8 × 1.9
11	Bedroom 2	4.1 × 3.8
12	Bathroom 2	2.8 × 1.9
13	Maid's Room	3.5 × 2.0
14	Laundry	2.1 × 1.8



ULTRA LUXURY APARTMENTS
3 BEDROOM - TYPE 2

Area	Size (sqm)
Total GFA	258
Interior Area	210
Terraces Area	48

No.	Area	Dimension (m)
1	Living + Dining	7.9 × 4.4
2	Living Area Balcony	8.0 × 3.4
3	Kitchen	4.5 × 3.6
4	BOH Kitchen	4.4 × 1.8
5	Powder Room	1.7 × 1.8
6	Master Bedroom	4.2 × 3.7
7	Master Wardrobe	2.7 × 1.5
8	Master Bathroom	4.0 × 3.4
9	Master Balcony	4.0 × 2.4
10	Bedroom 1	3.9 × 3.8
11	Bathroom 1	2.7 × 1.9
12	Bedroom 2	4.0 × 3.8
13	Bathroom 2	2.8 × 1.9
14	Maid's Room	3.5 × 2.0
15	Laundry	2.2 × 1.9



ULTRA LUXURY APARTMENTS
3 BEDROOM CORNER - TYPE 3

Area	Size (sqm)
Total GFA	274
Interior Area	204
Terraces Area	70

No.	Area	Dimension (m)
1	Living + Dining	8.0 × 4.5
2	Living Area Balcony	10.2 × 3.0
3	Living Area Corner Balcony	1.8 × 8.2
4	Kitchen	6.4 × 3.2
5	Powder Room	1.7 × 1.8
6	Master Bedroom	4.2 × 3.7
7	Master Wardrobe	2.7 × 1.5
8	Master Bathroom	3.8 × 3.4
9	Master Balcony	4.0 × 2.0
10	Bedroom 1	4.0 × 3.8
11	Bathroom 1	2.8 × 1.9
12	Bedroom 2	4.0 × 3.8
13	Bathroom 2	2.8 × 1.9
14	Maid's Room	3.5 × 2.0
15	Laundry	2.2 × 1.9



ULTRA LUXURY APARTMENTS

4 BEDROOM

ULTRA LUXURY APARTMENTS
4 BEDROOM CORNER - TYPE 1

Area	Size (sqm)
Total GFA	303
Interior Area	240
Terraces Area	63

No.	Area	Dimension (m)
1	Living + Dining	7.9 × 4.4
2	Living Area Balcony	8.1 × 3.0
3	Living Area Corner Balcony	2.0 × 5.6
4	Kitchen	4.6 × 3.7
5	BOH Kitchen	4.4 × 1.8
6	Powder Room	1.7 × 1.8
7	Master Bedroom	4.2 × 3.7
8	Master Wardrobe	2.7 × 1.5
9	Master Bathroom	3.7 × 3.4
10	Master Balcony	3.9 × 2.0
11	Bedroom 1	4.0 × 3.8
12	Bathroom 1	2.8 × 1.9
13	Bedroom 2	4.0 × 3.8
14	Bathroom 2	2.7 × 1.9
15	Bedroom 3	4.0 × 3.2
16	Bedroom 3 Wardrobe	1.1 × 2.6
17	Bathroom 3	2.6 × 1.9
18	Maid's Room	3.6 × 2.0
19	Laundry	2.2 × 2.0



ULTRA LUXURY APARTMENTS
4 BEDROOM CORNER - TYPE 2

Area	Size (sqm)
Total GFA	352
Interior Area	257
Terraces Area	95

No.	Area	Dimension (m)
1	Living + Dining	9.6 × 4.6
2	Living Area Balcony	11.9 × 4.0
3	Living Area Corner Balcony	2.1 × 7.1
4	Kitchen	5.2 × 3.4
5	BOH Kitchen	2.0 × 2.7
6	Powder Room	1.8 × 1.8
7	Master Bedroom	3.8 × 4.0
8	Master Wardrobe	2.7 × 1.6
9	Master Bathroom	4.2 × 3.4
10	Master Balcony	8.5 × 3.0
11	Bedroom 1	3.8 × 4.2
12	Bathroom 1	2.7 × 1.9
13	Bedroom 2	3.9 × 4.2
14	Bathroom 2	2.7 × 1.9
15	Bedroom 3	3.9 × 4.2
16	Bathroom 3	2.7 × 1.9
17	Study	3.6 × 2.0
18	Maid's Room	3.8 × 2.0
19	Laundry	2.0 × 1.8

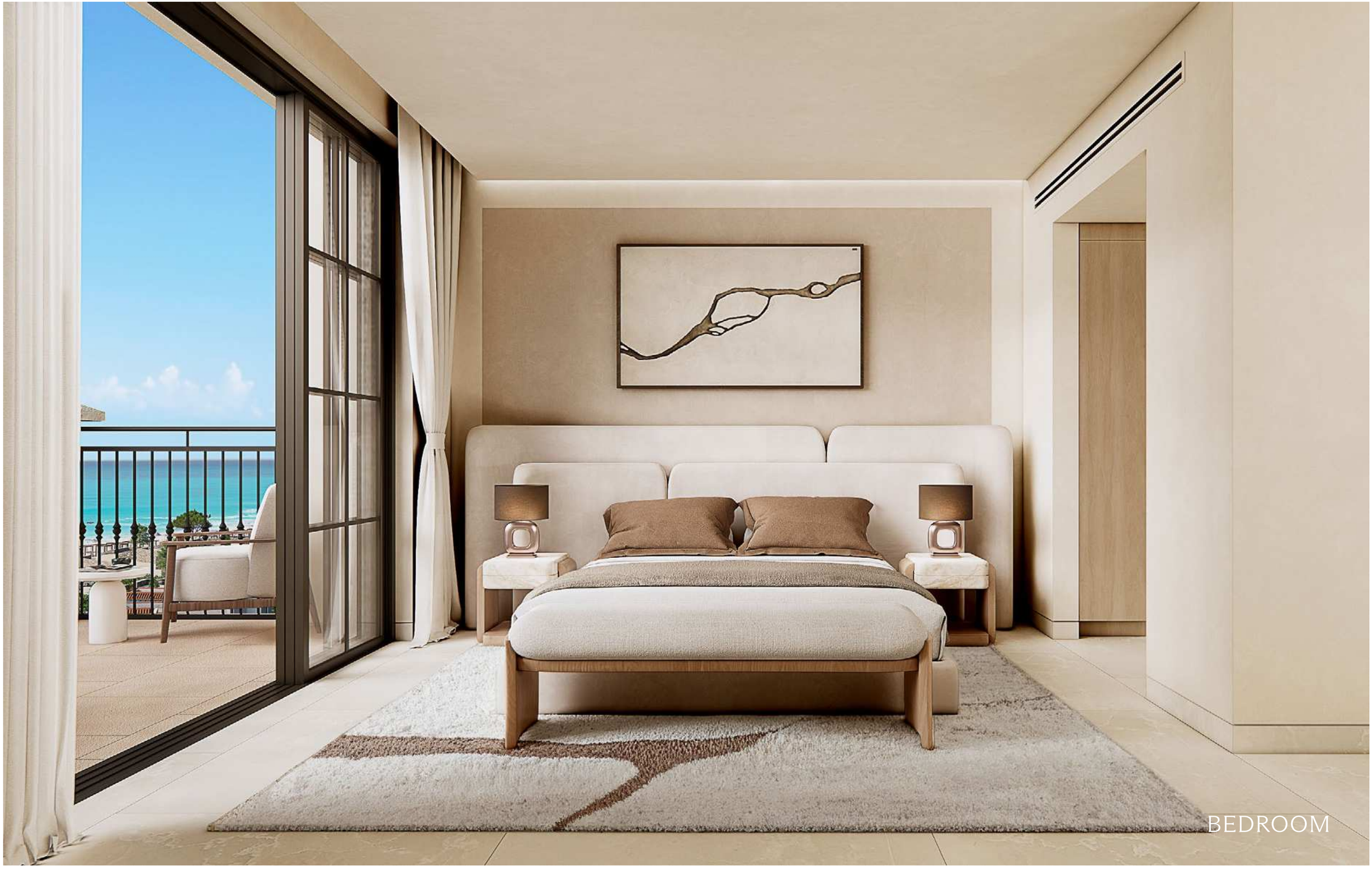




LIVING & DINING



KITCHEN



BEDROOM



BATHROOM

ULTRA LUXURY APARTMENTS

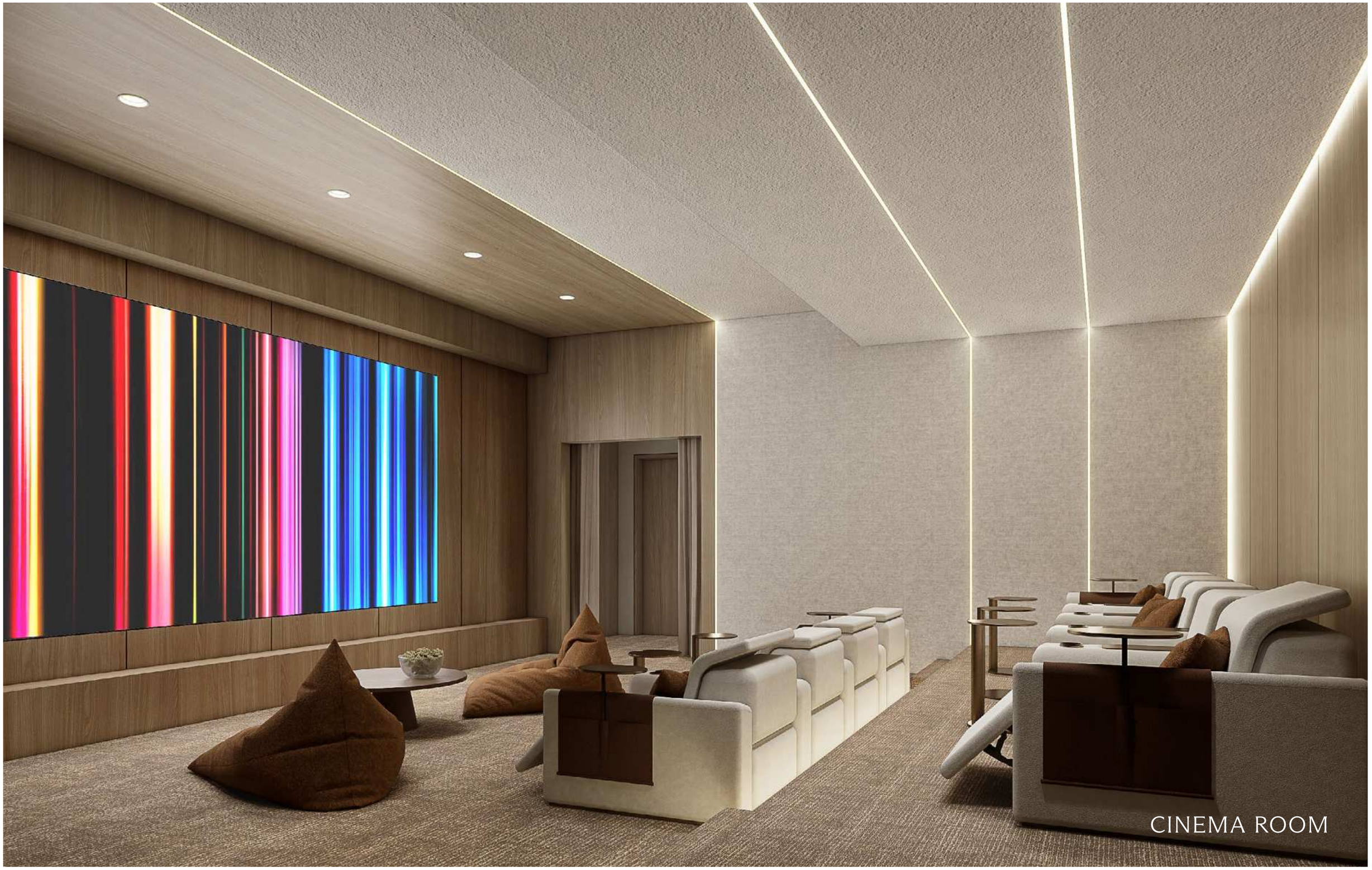
AMENITIES



RECEPTION



GAMING ROOM



CINEMA ROOM



GYM



KIDS PLAYING AREA

LUXURY APARTMENTS

1 BEDROOM

LUXURY APARTMENTS
1 BEDROOM

Area	Size (sqm)
Total GFA	112
Interior Area	102
Terraces Area	10

No.	Area	Dimension (m)
1	Living	4.5 × 4.0
2	Dining	3.7 × 3.5
3	Living Area Balcony	3.6 × 2.0
4	Kitchen	4.0 × 3.4
5	Powder Room	1.4 × 2.0
6	Master Bedroom	4.0 × 3.2
7	Master Wardrobe	2.8 × 1.9
8	Master Bathroom	3.8 × 3.6
9	Laundry	1.2 × 0.8



LUXURY APARTMENTS

2 BEDROOM

LUXURY APARTMENTS
2 BEDROOM

Area	Size (sqm)
Total GFA	178
Interior Area	147
Terraces Area	31

No.	Area	Dimension (m)
1	Living + Dining	8.1 × 3.6
2	Living Area Balcony	8.0 × 1.9
3	Kitchen	3.9 × 3.5
4	Powder Room	1.5 × 2.0
5	Master Bedroom	4.0 × 3.2
6	Master Wardrobe	2.8 × 1.8
7	Master Bathroom	3.8 × 3.6
8	Master Balcony	3.7 × 2.0
9	Bedroom 1	3.9 × 3.8
10	Bathroom 1	2.7 × 1.9
11	Maid's Room	3.5 × 2.2
12	Laundry	0.7 × 1.2



LUXURY APARTMENTS

3 BEDROOM

LUXURY APARTMENTS
3 BEDROOM

Area	Size (sqm)
Total GFA	239
Interior Area	203
Terraces Area	36

No.	Area	Dimension (m)
1	Living + Dining	8.2 × 5.1
2	Living Area Balcony	8.0 × 2.5
3	Kitchen	4.0 × 3.6
4	BOH Kitchen	1.7 × 2.6
5	Powder Room	1.5 × 2.0
6	Master Bedroom	4.0 × 3.2
7	Master Wardrobe	2.8 × 1.8
8	Master Bathroom	3.6 × 3.6
9	Master Balcony	3.7 × 2.0
10	Bedroom 1	4.0 × 3.8
11	Bathroom 1	2.7 × 1.9
12	Bedroom 2	4.0 × 3.8
13	Bathroom 2	2.7 × 1.9
14	Maid's Room	3.6 × 2.2
15	Laundry	2.1 × 2.2





LIVING & DINING



KITCHEN



BEDROOM



BATHROOM

LUXURY APARTMENTS

AMENITIES



RECEPTION



GAMING ROOM



CINEMA ROOM



GYM



KIDS PLAYING AREA

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