MÖDON

راس الحكمة

RAS EL HEKMA

WADI EAST VILLAS & TOWNHOUSES

RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING



RAS EL HEKMA

A CITY, NOT A SEASON

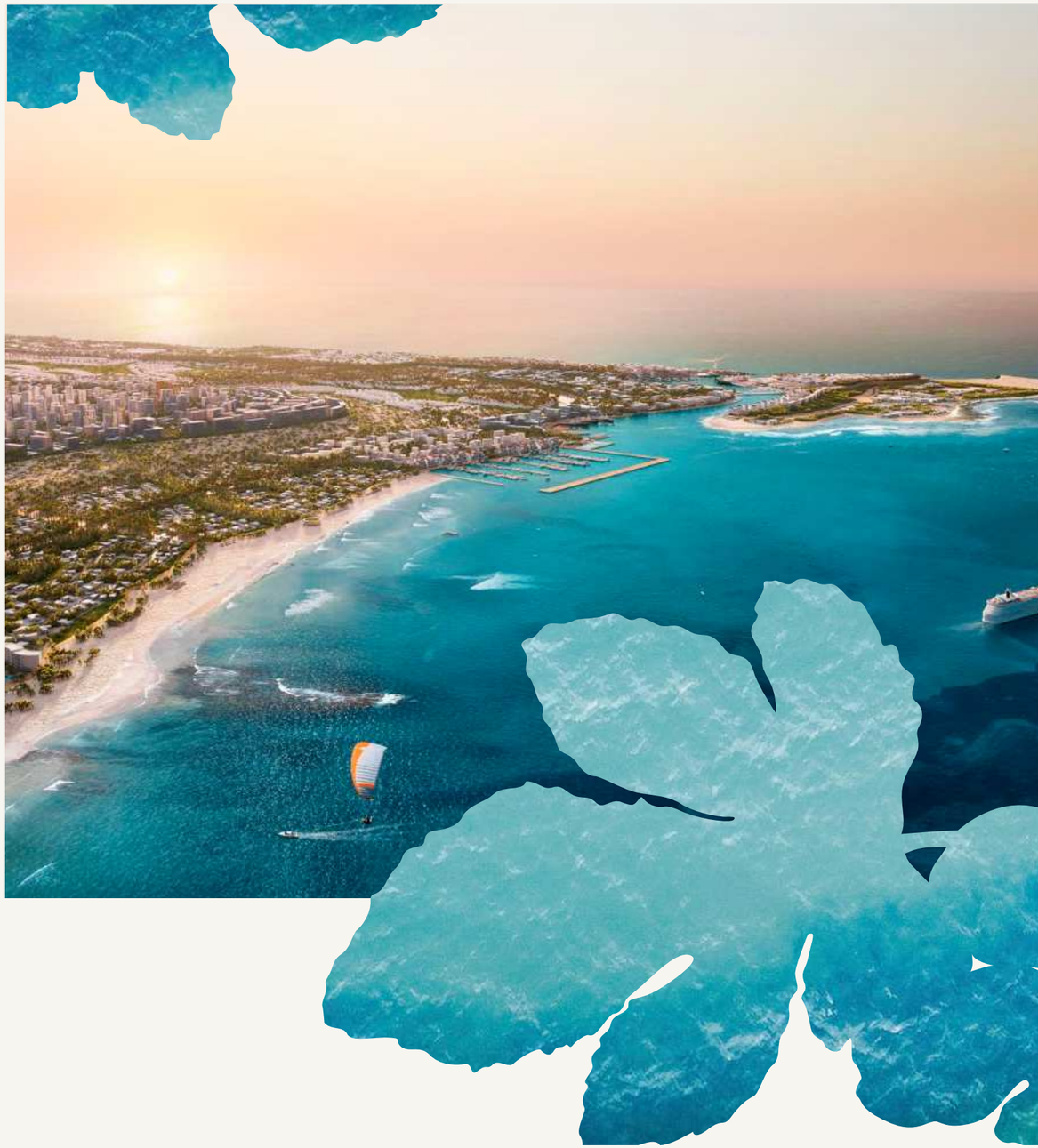
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

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.



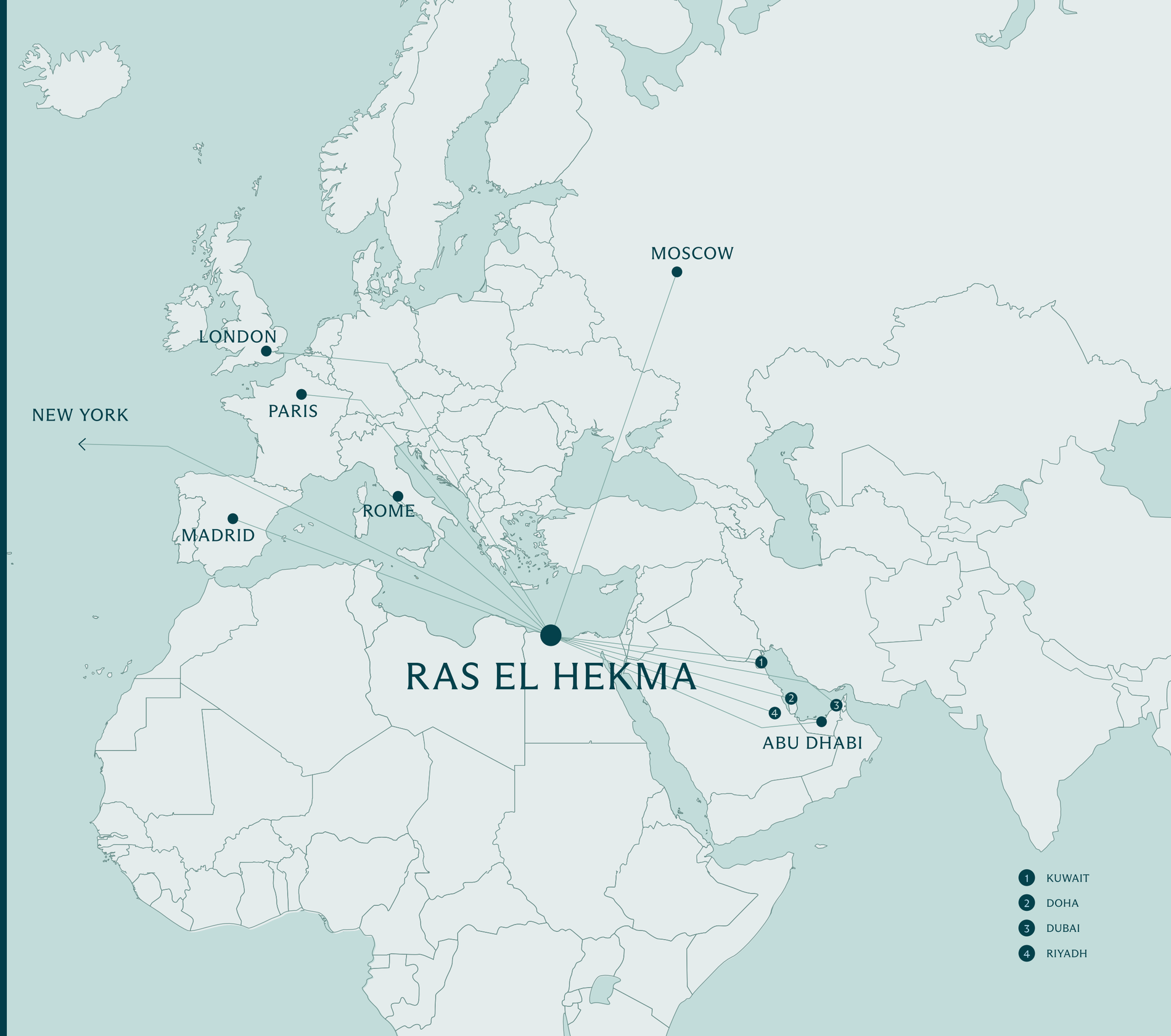
CONNECTED TO THE WORLD

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+ 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

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 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
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

THE CITY CENTER



The City Center brings together retail, dining, and community in a vibrant hub designed for everyday living and e˛ortless 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, e°ciently, e˛ortlessly.

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

31K SQM

SPORTS CLUB

6

HOTELS

1.3 KM

BOULEVARD

230K SQM

COASTAL PARK

2

CHAMPIONSHIP 18″HOLE GOLF COURSES

1.6 KM

BEACH PROMENADE

25K SQM

NATURAL LAGOONS

10,000

CAPACITY AMPHITHEATRE

2.5 KM

PRISTINE BEACH

THE MASTERPLAN

WADI YEMM RAS EL HEKMA

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

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, e°ciency, 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.

INTRODUCING WADI EAST



WADI EAST

Wadi East Villas & Townhouses present a contemporary residential community designed to balance privacy, greenery, and connectivity within the wider masterplan of Wadi Yemm. Positioned within a tranquil yet well-connected setting, the neighborhood o’ers a refined interpretation of Mediterranean living through thoughtfully planned homes surrounded by landscaped open spaces and pedestrian-friendly streets.





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.

ABOUT THE VILLAS

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.



VILLAS

3 BEDROOM



SPANISH 3 BEDROOM VILLA



SPANISH 3 BEDROOM VILLA

VILLAS
3 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	262

No.	Area	Dimension (m)
1	Living	3.9 x 5.5
2	Dining	3.0 x 3.15
3	Display Kitchen	3.5 x 2.3
4	Kitchen	2.9 x 2.95
5	Laundry	2.4 x 1.35
6	Driver Room	2.25 x 2
7	Driver Bathroom	2.1 x 1.2
8	Maid Room	2.35 x 1.7
9	Maid Bathroom	1.25 x 1.6
10	Powder Room	1.45 x 1.4



Ground Floor

VILLAS
3 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	262

No.	Area	Dimension (m)
1	Living	4.1 x 3.1
2	Master Bedroom	3.3 x 3.7
3	Master Dressing	2.4 x 2.85
4	Master Bathroom	2.85 x 3.3
5	Master Terrace	3.9 x 1.6
6	Bedroom One	3.45 x 3.3
7	Dressing Bedroom One	2.65 x 1.5
8	Bathroom Bedroom One	2.6 x 1.7
9	Terrace Bedroom One	3.6 x 1.3
10	Bedroom Two	4 x 3.35
11	Dressing Bedroom Two	2.7 x 2.6
12	Bathroom Bedroom Two	2.7 x 1.8
13	Terrace Bedroom Two	1.2 x 4.6



First Floor



MEDITERRANEAN 3 BEDROOM VILLA



MEDITERRANEAN 3 BEDROOM VILLA

VILLAS
3 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	248

No.	Area	Dimension (m)
1	Living	3.9 x 5.5
2	Dining	3.0 x 3.15
3	Display Kitchen	3.5 x 2.3
4	Kitchen	2.9 x 2.95
5	Laundry	2.4 x 1.35
6	Driver Room	2.25 x 2
7	Driver Bathroom	2.1 x 1.2
8	Maid Room	2.35 x 1.7
9	Maid Bathroom	1.25 x 1.6
10	Powder Room	1.45 x 1.4



Ground Floor

VILLAS
3 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	248

No.	Area	Dimension (m)
1	Living	4.1 x 3.1
2	Master Bedroom	3.3 x 3.7
3	Master Dressing	2.4 x 2.85
4	Master Bathroom	2.85 x 3.3
5	Master Terrace	7.5 x 1.6
6	Bedroom One	3.45 x 3.3
7	Dressing Bedroom One	2.65 x 1.5
8	Bathroom Bedroom One	2.6 x 1.7
9	Bedroom Two	4 x 3.35
10	Bathroom Bedroom Two	2.7 x 1.8
11	Dressing Bedroom Two	2.7 x 2.6
12	Terrace Bedroom Two	1.2 x 4.6



First Floor





VILLAS

4 BEDROOM



SPANISH 4 BEDROOM VILLA



SPANISH 4 BEDROOM VILLA

VILLAS
4 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	310

No.	Area	Dimension (m)
1	Living	4 x 5.9
2	Dining	4.4 x 3.3
3	Display Kitchen	4.4 x 2.6
4	Kitchen	2.9 x 3.15
5	Laundry	2.9 x 1.5
6	Driver Room	2.5 x 1.7
7	Driver Bathroom	1.25 x 1.8
8	Maid Room	2.4 x 2.2
9	Maid Bathroom	1.25 x 1.8
10	Powder Room	2.0 x 1.45
11	Guest Room	3.7 x 3.7
12	Guest Bathroom	2.5 x 1.8



Ground Floor

VILLAS
4 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	310

No.	Area	Dimension (m)
1	Living	4.4 x 4.25
2	Living Terrace	4.5 x 1.1
3	Master Bedroom	4.5 x 4
4	Master Dressing	2.7 x 2.5
5	Master Bathroom	3.15 x 3.3
6	Master Terrace	4.65 x 1.4
7	Bedroom One	3.7 x 4.7
8	Bathroom Bedroom One	2.45 x 1.8
9	Terrace Bedroom One	4.2 x 1.45
10	Bedroom Two	3.7 x 3.7
11	Bathroom Bedroom Two	2.5 x 1.8



First Floor



MEDITERRANEAN 4 BEDROOM VILLA



MEDITERRANEAN 4 BEDROOM VILLA

VILLAS
4 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	301

No.	Area	Dimension (m)
1	Living	4 x 5.9
2	Dining	4.4 x 3.3
3	Display Kitchen	4.4 x 2.6
4	Kitchen	2.9 x 3.15
5	Laundry	2.9 x 1.5
6	Driver Room	2.5 x 1.7
7	Driver Bathroom	1.25 x 1.8
8	Maid Room	2.4 x 2.2
9	Maid Bathroom	1.25 x 1.8
10	Powder Room	2.0 x 1.45
11	Guest Room	3.7 x 3.7
12	Guest bathroom	2.5 x 1.8



Ground Floor

VILLAS
4 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	301

No.	Area	Dimension (m)
1	Living	4.4 x 4.25
2	Living Terrace	4.5 x 1.1
3	Master Bedroom	4.5 x 4
4	Master Dressing	2.7 x 2.5
5	Master Bathroom	3.15 x 3.3
6	Master Terrace	4.65 x 1.4
7	Bedroom One	3.7 x 4.7
8	Bathroom Bedroom One	2.45 x 1.8
9	Terrace Bedroom One	4.2 x 1.45
10	Bedroom Two	3.7 x 3.7
11	Bathroom Bedroom Two	2.5 x 1.8



First Floor


SYSTEM
JOHN SILVER

VILLAS

5 BEDROOM



SPANISH 5 BEDROOM VILLA



SPANISH 5 BEDROOM VILLA

VILLAS
5 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	384

No.	Area	Dimension (m)
1	Living	5.05 x 7.8
2	Dining	3.35 x 4.1
3	Display Kitchen	3.35 x 2.5
4	Kitchen	3.2 x 3
5	Laundry	1.75 x 2.3
6	Driver Room	2.6 x 1.8
7	Driver Bathroom	1.2 x 1.8
8	Maid Room	2.15 x 3
9	Maid Bathroom	1.2 x 1.8
10	Powder Room	1.3 x 2.3
11	Guest Room	3.7 x 3.9
12	Guest Bathroom	2.2 x 2.5



Ground Floor

VILLAS
5 BEDROOM - SPANISH

Area	Size (sqm)
Total Gross Area	384

No.	Area	Dimension (m)
1	Living	4.8 x 3.6
2	Master Bedroom	4.75 x 3.7
3	Master Dressing	3.45 x 1.95
4	Master Bathroom	3.45 x 3.3
5	Master Terrace	5.3 x 1.5
6	Bedroom One	3.5 x 3.55
7	Bathroom Bedroom One	3.1 x 1.7
8	Dressing Bedroom One	2.25 x 2.25
9	Terrace Bedroom One	3.65 x 1.45
10	Bedroom Two	3.5 x 3.3
11	Bathroom Bedroom Two	1.8 x 2.5
12	Dressing Bedroom Two	1.6 x 2.65
13	Terrace Bedroom Two	4.7 x 1.9
14	Bedroom Three	3.7 x 3.8
15	Dressing Bedroom Three	1.4 x 2.6
16	Bathroom Bedroom Three	1.8 x 2.6



First Floor



MEDITERRANEAN 5 BEDROOM VILLA



MEDITERRANEAN 5 BEDROOM VILLA

VILLAS
5 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	368

No.	Area	Dimension (m)
1	Living	5.05 x 7.8
2	Dining	3.35 x 4.1
3	Display Kitchen	3.35 x 2.5
4	Kitchen	3.2 x 3
5	Laundry	1.75 x 2.3
6	Driver Room	2.6 x 1.8
7	Driver Bathroom	1.2 x 1.8
8	Maid Room	2.15 x 3
9	Maid Bathroom	1.2 x 1.8
10	Powder Room	1.3 x 2.3
11	Guest Room	3.7 x 3.9
12	Guest Bathroom	2.2 x 2.5



Ground Floor

VILLAS
5 BEDROOM - MEDITERRANEAN

Area	Size (sqm)
Total Gross Area	368

No.	Area	Dimension (m)
1	Living	4.8 x 3.6
2	Master Bedroom	4.75 x 3.7
3	Master Dressing	3.45 x 1.95
4	Master Bathroom	3.45 x 3.3
5	Master Terrace	5.3 x 1.5
6	Bedroom One	3.5 x 3.55
7	Bathroom Bedroom One	3.1 x 1.7
8	Dressing Bedroom One	2.25 x 2.25
9	Terrace Bedroom One	3.65 x 1.45
10	Bedroom Two	3.5 x 3.3
11	Bathroom Bedroom Two	1.8 x 2.5
12	Dressing Bedroom Two	1.6 x 2.65
13	Bedroom Three	3.7 x 3.8
14	Dressing Bedroom Three	1.4 x 2.6
15	Bathroom Bedroom Three	1.8 x 2.6
16	Terrace Bedroom Three	4.7 x 1.9



First Floor











ABOUT THE TOWNHOUSES

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.



TOWNHOUSES

3 BEDROOM


01
02
03
04



TOWNHOUSES
3 BEDROOM

Area	Size (sqm)
Total Gross Area	248

No.	Area	Dimension (m)
1	Foyer	2.3 x 2.3
2	Parking	5.0 x 5.0
3	Hand Wash	1.5 x 2.0
4	Guest Toilet	1.5 x 2.0
5	Office	2.9 x 3.0
6	Laundry	1.7 x 2.0
7	Storage	3.7 x 1.1
8	Maid's Room	2.6 x 2.6
9	Maid's Toilet	1.4 x 1.5
10	Kitchen	3.2 x 2.4
11	Dining	3.4 x 4.5
12	Living	5.3 x 4.5



Ground Floor

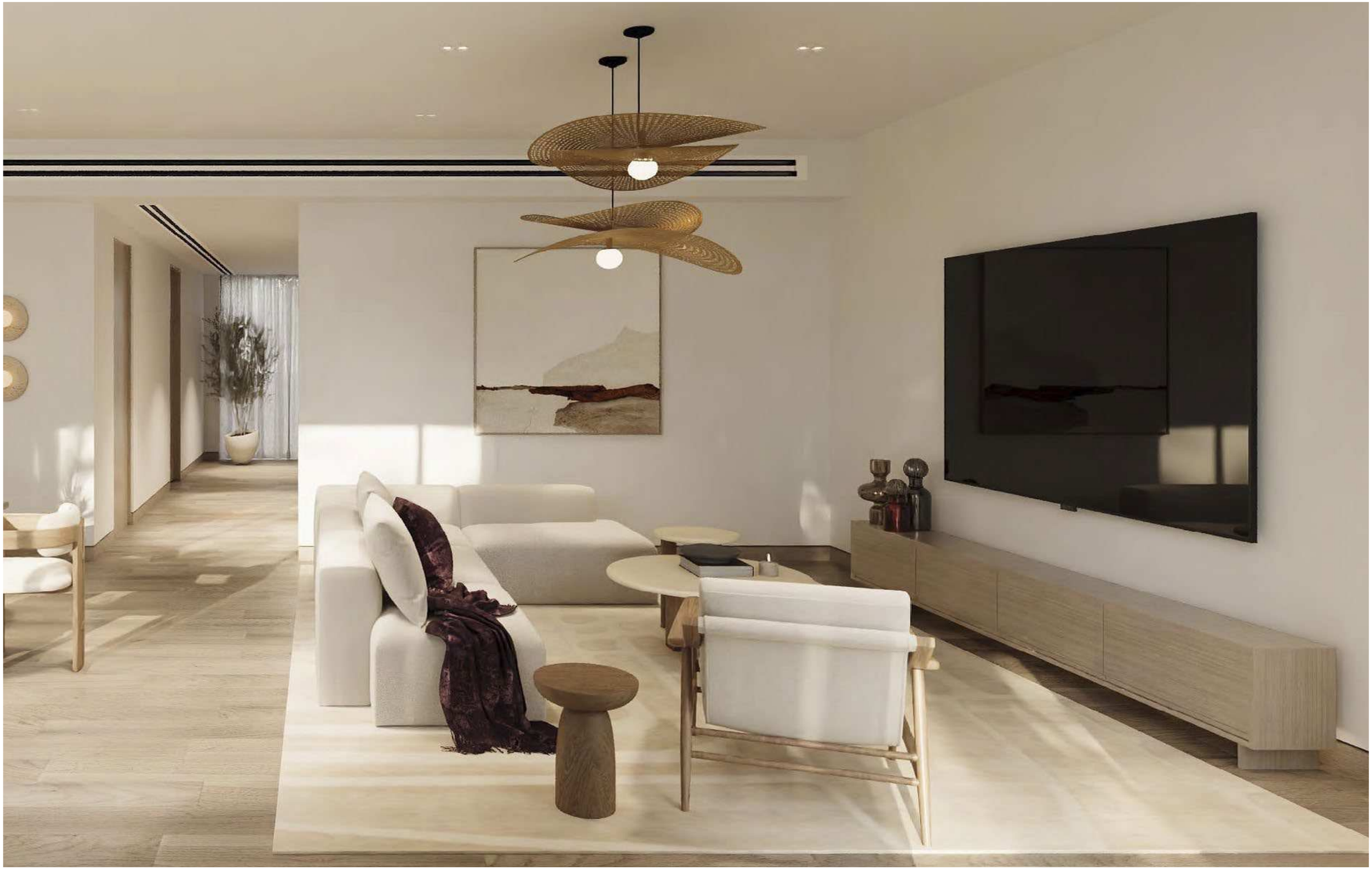
TOWNHOUSES
3 BEDROOM

Area	Size (sqm)
Total Gross Area	248

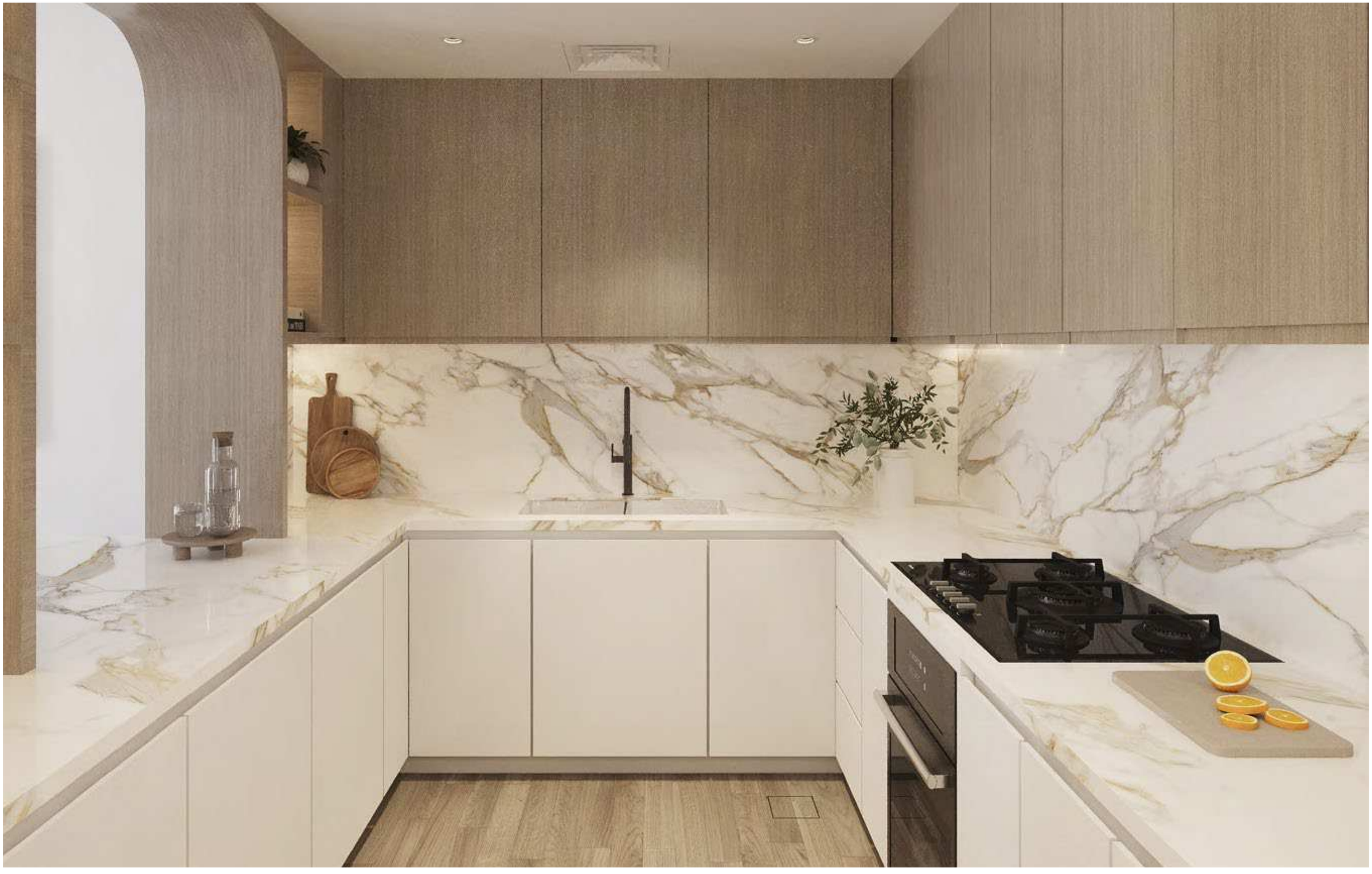
No.	Area	Dimension (m)
1	Bedroom	3.4 x 3.3
2	Bathroom	1.6 x 2.7
3	Closet	1.5 x 2.6
4	Master Bedroom	5.2 x 3.3
5	Master Bathroom	3.8 x 3.2
6	Balcony	5.0 x 1.2
7	Lounge	5.3 x 2.9
8	Bedroom	3.4 x 3.8
9	Bathroom	1.6 x 2.7



First Floor







TOWNHOUSES

4 BEDROOM





TOWNHOUSES
4 BEDROOM

Area	Size (sqm)
Total Gross Area	255

No.	Area	Dimension (m)
1	Foyer	3.2 x 2.0
2	Parking	6.9 x 5.0
3	Guest Toilet	1.1 x 3.0
4	Laundry	1.5 x 2.4
5	Storage	3.7 x 1.2
6	Maid’s Room	2.7 x 2.2
7	Maid’s Toilet	1.5 x 1.5
8	Kitchen	3.1 x 2.7
9	Bedroom	3.7 x 3.5
10	Bathroom	2.6 x 2.6
11	Dining	3.2 x 4.4
12	Living	3.9 x 5.2



Ground Floor

TOWNHOUSES
4 BEDROOM

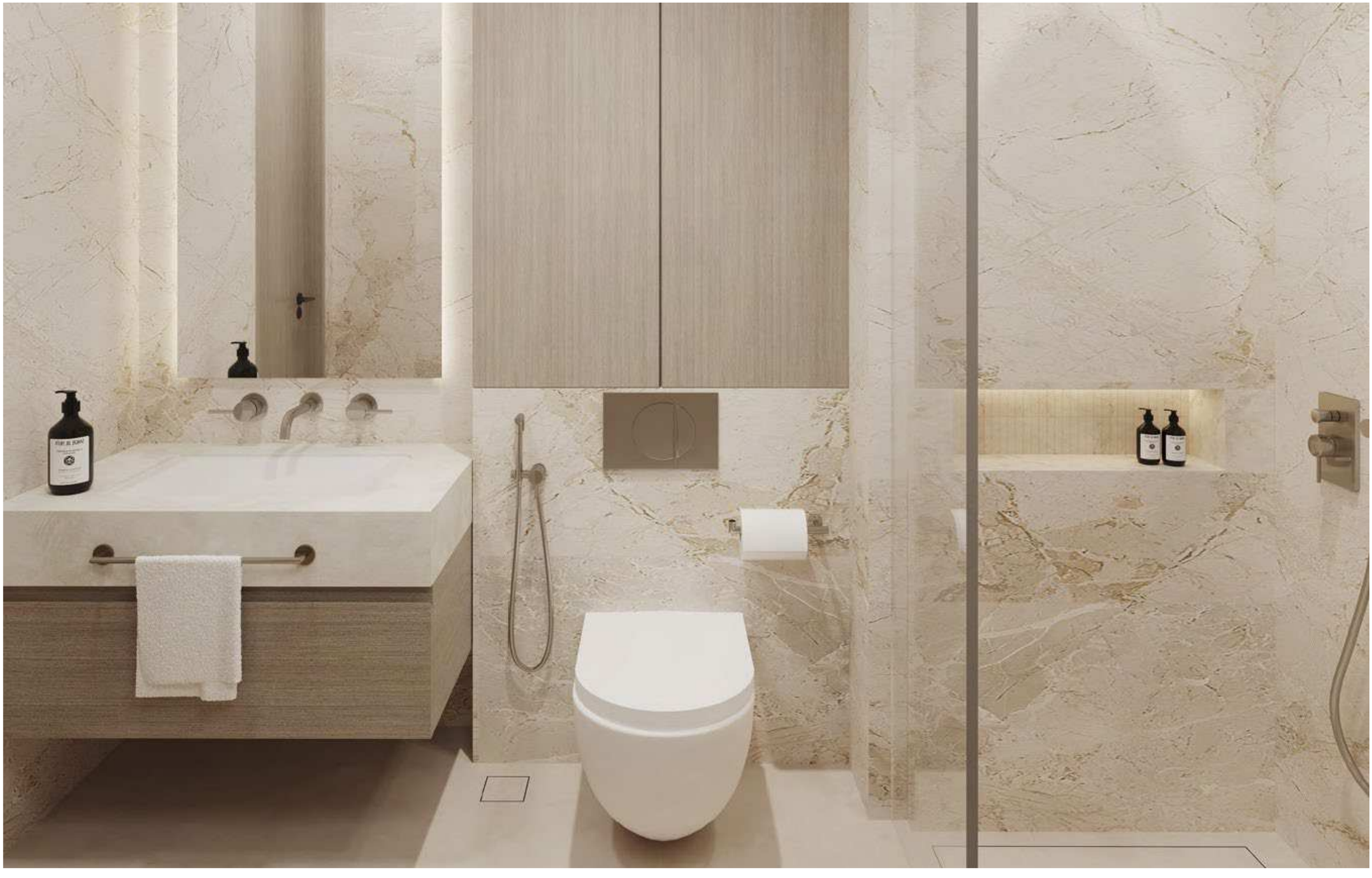
Area	Size (sqm)
Total Gross Area	255

No.	Area	Dimension (m)
1	Bedroom	3.7 x 3.1
2	Bathroom	2.4 x 1.7
3	Balcony	5.3 x 1.5
4	Master Bedroom	4.7 x 3.6
5	Wardrobe	2.6 x 1.7
6	Master Bathroom	3.2 x 3.1
7	Lounge	4.7 x 3.2
8	Bedroom	3.8 x 3.3
9	Bathroom	2.4 x 1.7



First Floor





MODON

MODON.COM

FOR INQUIRIES FROM EGYPT CALL 7734
FOR INQUIRIES FROM THE UAE CALL 800 66366

This is not intended to be an o˜ er, or a solicitation of o˜ ers to buy real estate or any other tangible asset in Ras El Hekma by residents of any jurisdiction where prohibited by law or where the project is not registered for sale as required by applicable law. Planned development, including but not limited to pricing, specifications and amenities are subject to change or modifications without further notice. All renderings are intended to be graphic representations for illustrative purposes only, and the final finishing and design plans are subject tochange. The names of Ras El Hekma and Modon, as well as their logos are registered trademarks, and may not be used by third parties without prior written notice and consent of their owners.