

WATERFRONT RESIDENCES

WADI YEMM

THE ALL-SEASONS COLLECTION

MÜDON

رأس الحكمة
RAS EL HEKMA

An aerial photograph of Ras El Hekma, Egypt, at sunset. The image shows a coastal city with a mix of modern high-rise buildings and traditional low-rise structures. A large, curved beach separates the city from the turquoise Mediterranean Sea. Several boats, including a sailboat and a larger ship, are visible in the water. The sun is low on the horizon, creating a warm, golden glow over the entire scene.

SHAPED BY NATURE, BUILT TO PROSPER

Long known for its pristine Mediterranean beaches and fertile lands, Ras El Hekma carries a legacy of natural wealth. The area is notable for its agricultural bounty, accounting for 17% of Egypt's olive output and 26% of its fig production.

Today, it has emerged as a thriving year-round Mediterranean city and the site of Egypt's largest international investment, acting as a powerful catalyst for economic transformation. Inspired by its past and driven by a bold vision, Ras El Hekma stands as a promise of new beginnings and a future built to prosper.

رأس الحكمة
RAS EL HEKMA

Introducing Waterfront Residences Wadi Yemm within Ras El Hekma, an all-seasons lifestyle collection where cultured style meets minimalist fashion. A place where identity finds expression and encounters are always fashionable. From warm summer hues to the cool shades of winter, Waterfront Residences Wadi Yemm within Ras El Hekma is alluringly elegant in design and timeless in attitude. Its unmistakably fashionable spirit weaves an unforgettable backdrop to a style of living ready for the runway, all year round.

THE ALL-SEASONS COLLECTION





Community Aerial View

A collection like no other.

ADDRESS BOOK





Residences Main Arrival and Lobby

The Waterfront Residences Wadi Yemm within the Ras El Hekma collection comprises 248 apartments, including 14 duplex apartments across four signature buildings, as well as a limited collection of 21 townhouses.

A NEW EXPRESSION OF
LIVING IS TAKING SHAPE,
WHERE THE SPIRIT OF THE
MEDITERRANEAN BLENDS
WITH THE WARMTH AND
SOUL OF RAS EL HEKMA.
THIS IS EGYPT, UNVEILED.



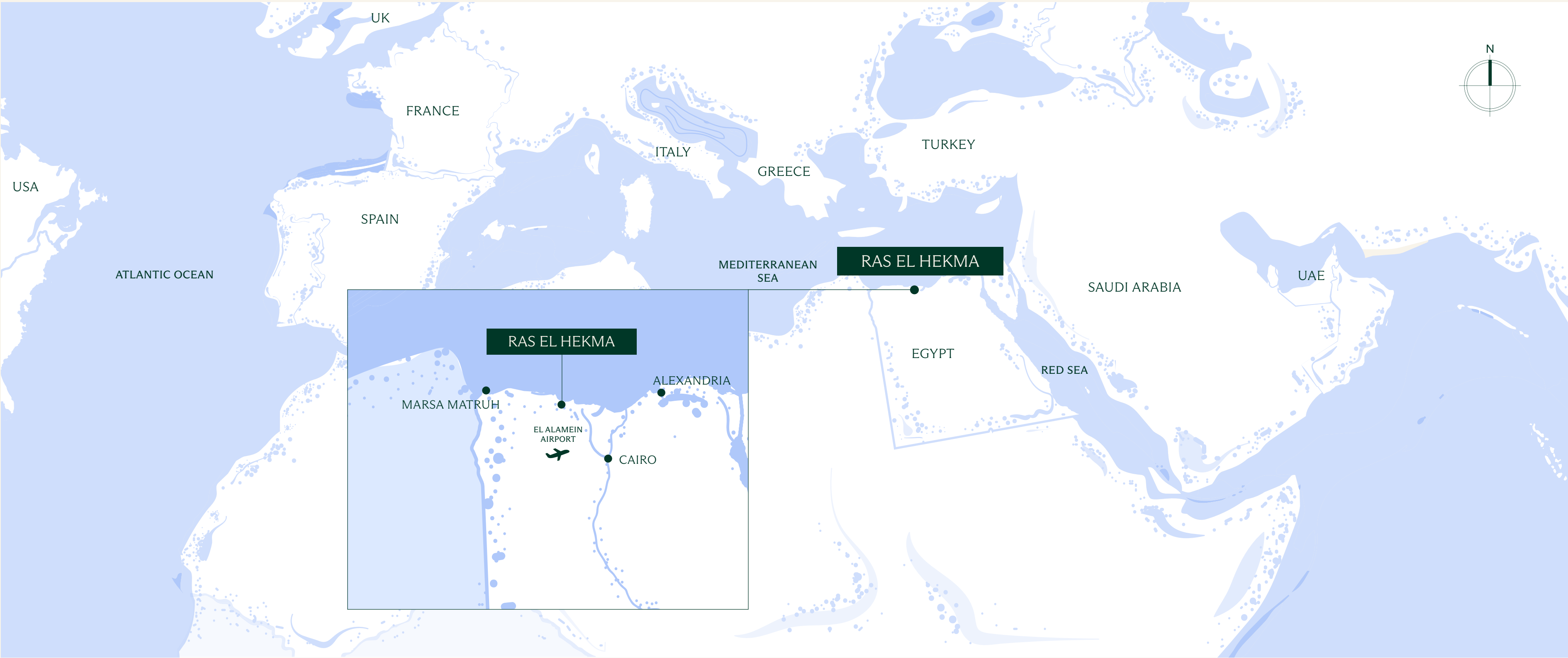
CONNECTED TO THE WORLD

Set along one of the most beautiful coastlines in the world, on Egypt’s North Coast, Ras El Hekma is positioned at the centre of the world 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, domestic and international marinas, and an international airport. By road, Ras El Hekma is just two hours from Alexandria and three hours from Cairo.

Waterfront Residences Wadi Yemm within Ras El Hekma is strategically positioned on the western side of Wadi Yemm, benefiting from a unique location between the golf course, canal and waterfront.

BY PLANE	
ABU DHABI	APPROX. 4HRS
DUBAI	APPROX. 4 HRS
KUWAIT	APPROX. 3 HRS
RIYADH	APPROX. 3 HRS
DOHA	APPROX. 3.5 HRS
ROME	APPROX. 4 HRS
PARIS	APPROX. 5 HRS
MOSCOW	APPROX. 5 HRS
MADRID	APPROX. 5 HRS
LONDON	APPROX. 5.5 HRS
NEW YORK	APPROX. 11.5 HRS



WATERFRONT RESIDENCES
WADI YEMM



TRANSFORM EVERYDAY RITUALS INTO
MOMENTS OF PLEASURE, INFUSED
WITH EFFORTLESS GLAMOUR.



The vibrant style of Waterfront Residences
meets the Mediterranean sunshine in a menu
that bursts with brightness.



Coffee or cocktail? Dessert or decadent brunch plate?
Whatever the occasion, find the flavour to match
your mood.



The luxury waterfront lifestyle of Waterfront Residences Wadi Yemm within Ras El Hekma will be a magnet for Egypt's most influential crowd.



From fashion to finance, the scene is set for a vibrant community that pulses with a new kind of energy.

YOUR ADDRESS BOOK'S BEST-KEPT SECRET. JOIN THE FRONT ROW OF THOSE IN THE KNOW IN EGYPT'S MOST STYLISH SETTING.

When everything is considered to the last detail, every moment can become a memory.



Style that makes a splash.

MEDITERRANEAN SHOWCASE





Canal View Marina Side

“THE CANAL BECOMES THE CATWALK,
THE MARINA THE FRONT ROW.
POOL TIME IS GOLDEN TIME.
STEP INTO AN IN-THE-MED LIFESTYLE
WHERE COOL CHARM AND EFFORTLESS
COMFORT ARE THE ORDER OF THE DAY.”





THIS IS WATERFRONT LIVING
REDEFINED. DIVE INTO THE ENDLESS
BLUE AND LET TRANQUILLITY
BE YOUR NEWEST ACCESSORY.

With the marina on your
doorstep, the deep blue
Mediterranean offers an open
invitation. Days on the water
are just a moment away.



Find endless ease in the infinity-edge pools, where
lounging becomes an art and relaxation is stitched in.



Residences Infinity Pool View

The Waterfront Residences Wadi Yemm within Ras El Hekma collection is crafted to elevate waterfront living on every level. From landscaped internal courtyards to infinity-edge swimming pools, you'll find the moment to match your mood. Stroll along the promenade, and dip your toes in the water. The possibilities are as endless as the horizon.

DIVE INTO A



LIGHTER WORLD



Elegant courtyards offer up secluded spots that are perfect for a little you time. Sit back and let life unfold.



Find your scene at Waterfront Residences Wadi Yemm within Ras El Hekma. Soaking up the poolside vibe or rolling the dice, it's all here to experience.



THE HOTTEST TIP RIGHT NOW? MAKE TIME FOR YOU TIME. SIP, SHAKE AND FIND YOUR WAY TOWARDS THE ULTIMATE IN LAIDBACK LIVING.

Redefining daily living.

MORNING EDIT



“DESIGNED TO CREATE
DAILY SIGNATURE
MOMENTS THROUGH
STATEMENT DESIGN.”





The endless reflected light of the water plays across polished oak floors, inviting you to sit back and soak it in.

AN INTERIOR DRESS-CODE INSPIRED BY OUR
MEDITERRANEAN ESSENCE AND INNATE SENSE
OF STYLE. EFFORTLESSLY LIVEABLE.



Waterfront Residences Wadi Yemm within Ras El Hekma is styled for life as you live it. Discover zones for peaceful moments, for family, for work and for rest.



Residences Secondary Arrival



From apartments to townhouses, Waterfront Residences Wadi Yemm within Ras El Hekma are a harmonious collection, where every element is designed to uplift.



Residences Lobby

It's all about light. Soaring ceilings of more than three metres, crystal clear glass, pale marble and cool neutrals. This is living, illuminated.

A LIVING SPACE THAT WORKS WITH YOU. LIGHT-FILLED INTERIORS PULLED TOGETHER WITH A TIMELESS FINISH FOR ALL-YEAR-ROUND LIVING.



Residences Lobby

Light, curves, bold statement pieces; discover a capsule edit that you can curate and add to, for a space that's entirely you.



Residences Lobby



Townhouse Living Room



Townhouse Kitchen & Dining Room

Waterfront Residences Wadi Yemm within Ras El Hekma is a fully residential destination, giving you a gloriously private ownership experience. With panoramic views across the golf course, canal and sparkling Mediterranean, the apartments offer an exceptional sense of space and luxury. The waterfront townhouses, sitting snugly below the podium, enjoy a distinct and intimate living environment, with a dedicated private vehicle access.

In the Clubhouse.

SOCIAL SET



WELCOME TO A SCENE WHERE EVERY MOMENT BECOMES AN EXPERIENCE.

The amenities at Waterfront Residences Wadi Yemm within Ras El Hekma are thoughtfully curated to support every aspect of your lifestyle, from dedicated wellness and leisure spaces to beautifully designed areas for relaxation and connection.





Dining Terrace and Townhouses



Hospitality hits new heights at Waterfront Residences
Wadi Yemm within Ras El Hekma. Create an intimate scene
for your inner circle or entertain at scale.

Explore bespoke menus created by kitchen gourmets
with a passion for food and a flair for presentation.



LIVE UNFORGETTABLE MOMENTS IN EXCEPTIONAL
SETTINGS, WHERE THE MENUS ARE A FEAST
FOR ALL SENSES AND ALL-SEASONS.



Dining Terrace



Multifunction Room



Wellness is woven into the fabric of Waterfront Residences Wadi Yemm within Ras El Hekma, where water surrounds, lifts and re-energises at every turn.



Relax and unwind with some luxe pampering and revitalization. Find a tailor-made treatment designed to soothe away every care.



BREATHE IN THE CALM.
LET THE WATER HOLD YOU.
HAPPINESS STARTS HERE.

WELCOME TO



THE STYLE GAME



Residences Padel Court View



Golf Views

WITH YOGA LAWNS, A SUNKEN PADEL COURT AND DEDICATED WELLNESS AREAS THROUGHOUT, WATERFRONT RESIDENCES WADI YEMM WITHIN RAS EL HEKMA PUTS YOUR WELLBEING AT THE TOP OF THE LIST.



Serene waterfront views and secluded spots offer all the space you need to find daily balance.





Fitness Studio

Framed by light.

NEW HORIZONS





LIGHT AND
WATER PLAY
ACROSS THE
ENDLESS SKY.
GOLDEN SAND
BECOMES THE
RED CARPET.
THIS IS YOUR
MOMENT.



Waterfront Promenade



Peaceful moments become part of every day, as the water laps gently on the sand.



THIS SEASON, IT'S ALL ABOUT TEXTURE.
SILKY WATER, SOFT SAND, CRISP UMBRELLA
SHADE AND LEAFY DAPPLED LIGHT.



Enjoy a front row seat and drink in the tranquillity of uninterrupted views.



Sea, Marina and Canal Views

THE ALL-SEASONS AMENITIES

WATERFRONT RESIDENCES WADI YEMM WITHIN RAS EL HEKMA OFFERS A LIFESTYLE LIKE NO OTHER. FROM OUR RESIDENTS CLUBHOUSE TO THE INFINITY POOLS AND REFORMER PILATES STUDIOS, EVERY DETAIL HAS BEEN CONSIDERED FOR EVERY MOOD AND EVERY MOMENT.

THE FULL LIST OF AMENITIES INCLUDES:

GENERAL

- Residents Clubhouse
- Retail & Gourmet Grocery
- Basement Parking

SPORTS & FAMILY

- 2 Infinity Pools
- Padel Courts
- Outdoor Gym
- BBQ Area
- Games Room
- Multifunction Rooms

WELLNESS

- Fitness Studios
- Reformer Pilates/Yoga Studios
- Steam Room
- BYO Treatment Room
- BYO Salon



Take the floor (plans).

IN DETAIL



APARTMENTS & DUPLEXES



FLOORPLANS

1 BEDROOM APARTMENT
TYPE A

GARDEN UNIT AREA (SQM)	
INTERNAL AREA	82.0
TOTAL AREA	82.0
GARDEN AREA	42.0



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

1 BEDROOM APARTMENT
TYPE B

GARDEN UNIT AREA (SQM)	
INTERNAL AREA	82.0
TOTAL AREA	82.0
GARDEN AREA	42.0

TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	82.0
TERRACES AREA	7.5
TOTAL AREA	89.5



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

1 BEDROOM APARTMENT TYPE C

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	96.0
TERRACES AREA	7.6
TOTAL AREA	103.6



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

2 BEDROOM APARTMENT
TYPE A

GARDEN UNIT AREA (SQM)	
INTERNAL AREA	123.0
TOTAL AREA	123.0
GARDEN AREA	57.8

TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	123.0
TERRACES AREA	12.4
TOTAL AREA	135.4

Disclaimer: Terrace and garden areas may vary depending on the units location with the building.



2 BEDROOM APARTMENT TYPE B

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	123.0
TERRACES AREA	12.2
TOTAL AREA	135.2



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

2 BEDROOM APARTMENT TYPE C

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	136.0
TERRACES AREA	12.1
TOTAL AREA	148.1



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM APARTMENT
TYPE A

GARDEN UNIT AREA (SQM)	
INTERNAL AREA	163.0
TOTAL AREA	163.0
GARDEN AREA	80.0
TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	163.0
TERRACES AREA	22.2
TOTAL AREA	185.2





3 Bedroom Apartment
Living Area

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3 Bedroom Apartment
Living, Dining and Kitchen Area

[Back To Plan](#)



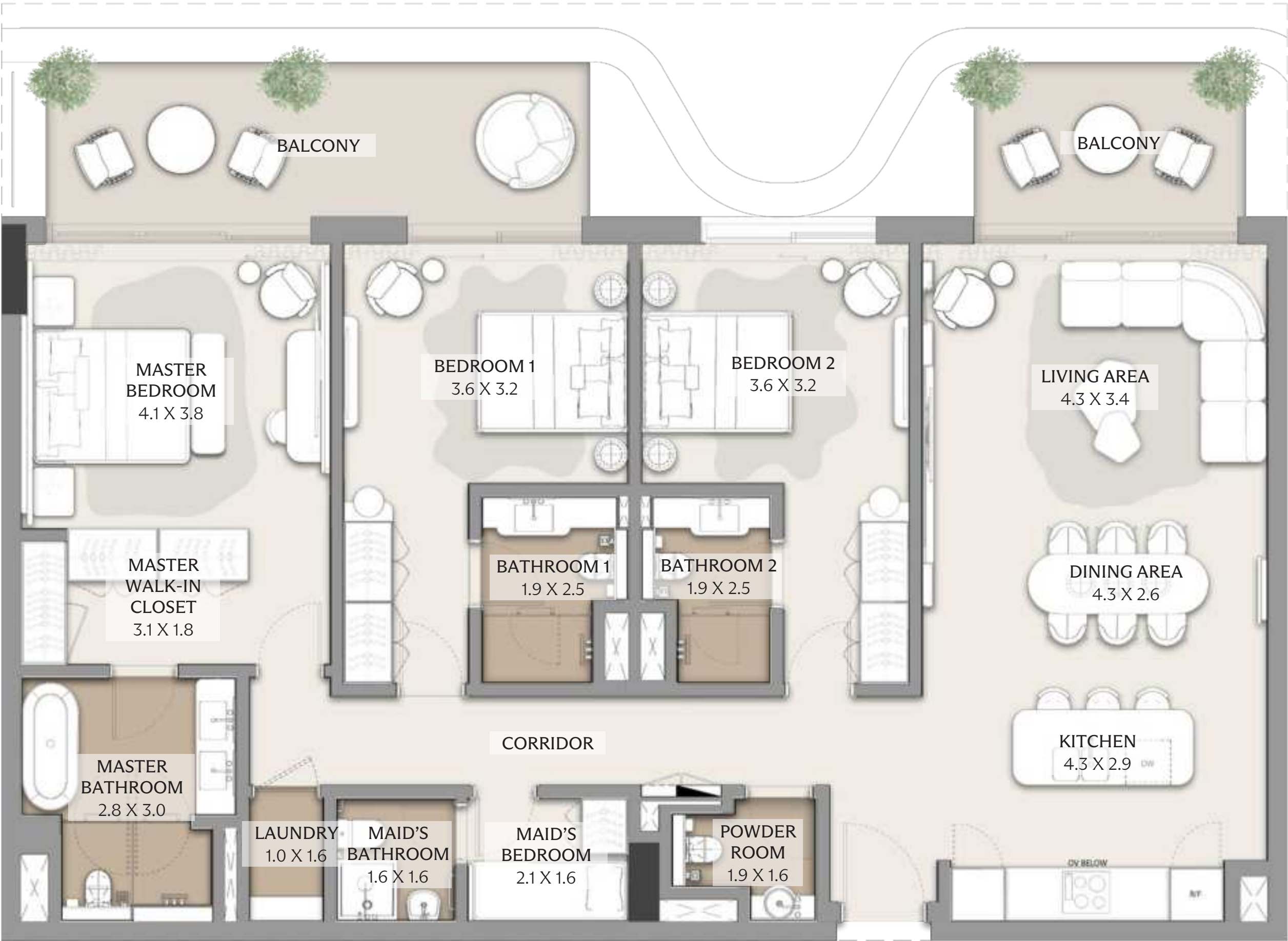
3 Bedroom Apartment
Master Bedroom

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3 BEDROOM APARTMENT
TYPE B

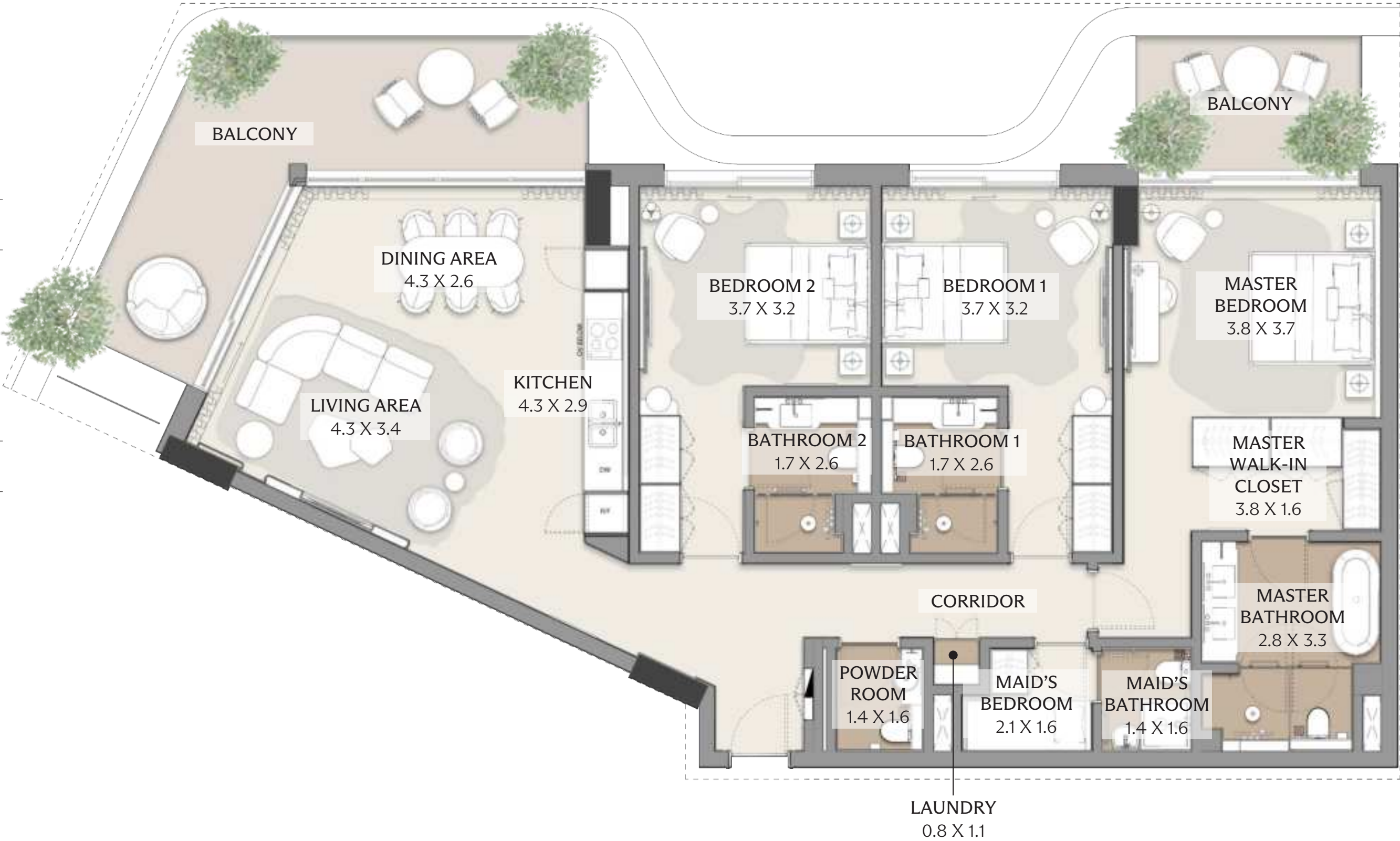
TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	163.0
TERRACES AREA	21.7
TOTAL AREA	184.7



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM APARTMENT
TYPE C

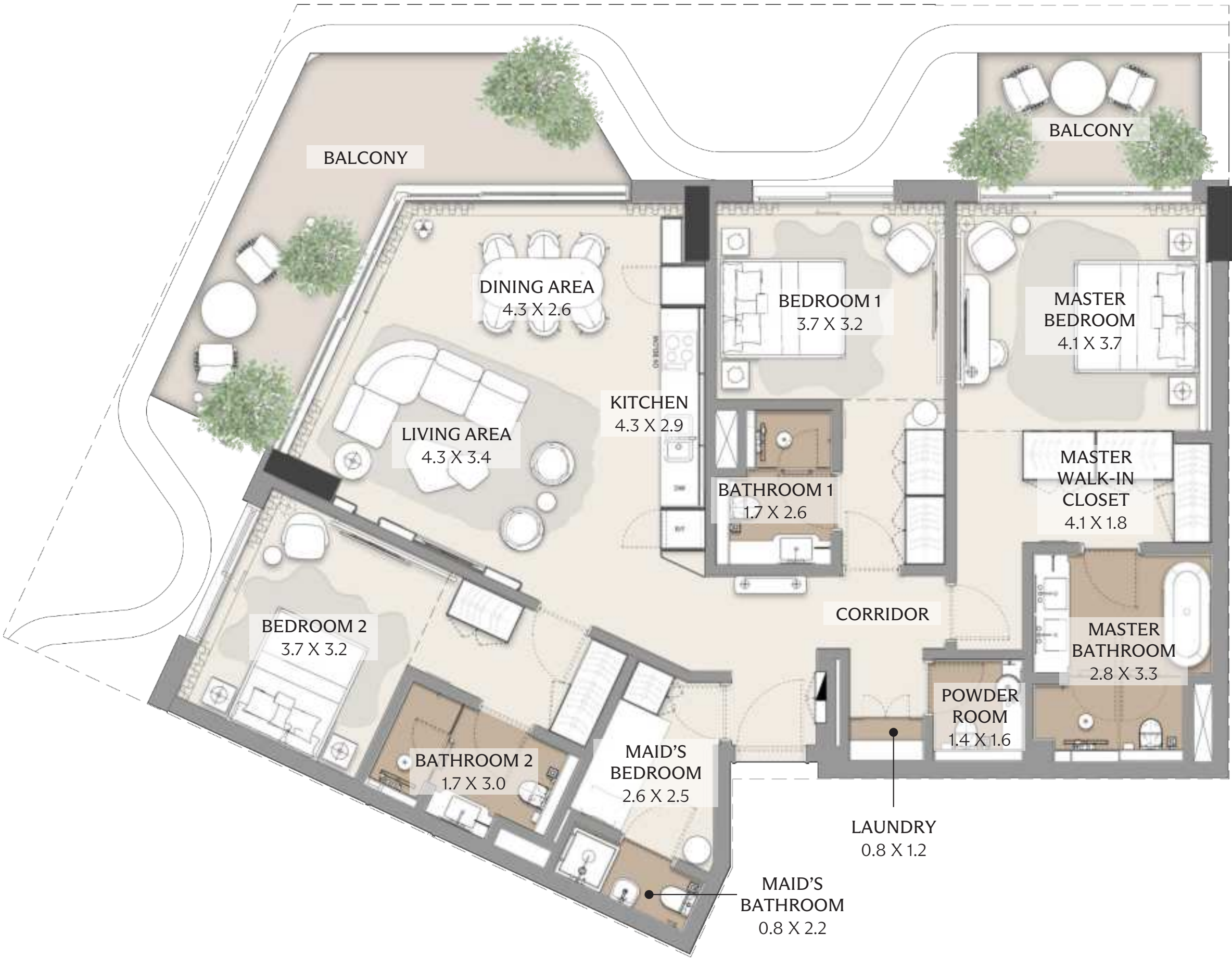
GARDEN UNIT AREA (SQM)	
INTERNAL AREA	156.0
TOTAL AREA	156.0
GARDEN AREA	123.1
TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	156.0
TERRACES AREA	27.7
TOTAL AREA	183.7



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM APARTMENT
TYPE D

GARDEN UNIT AREA (SQM)	
INTERNAL AREA	156.0
TOTAL AREA	156.0
GARDEN AREA	128.2
TYPICAL UNIT AREA (SQM)	
INTERNAL AREA	156.0
TERRACES AREA	27.7
TOTAL AREA	183.7

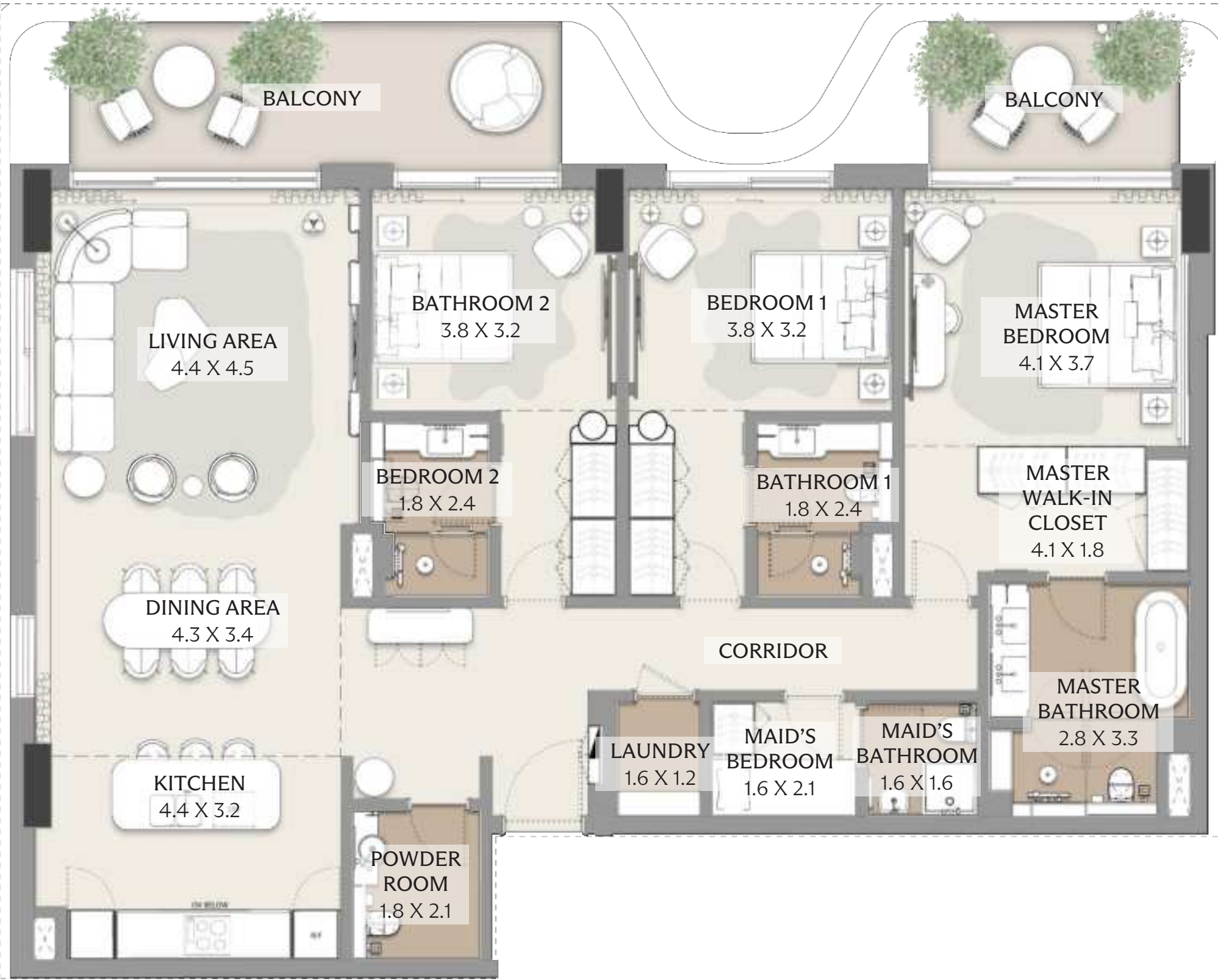


Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM APARTMENT
TYPE E

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	179.0
TERRACES AREA	21.9
TOTAL AREA	200.9



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM DUPLEX
TYPE F

LOWER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	179.0
TERRACES AREA	54.8
TOTAL AREA	233.8



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM DUPLEX
TYPE F

UPPER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	179.0
TERRACES AREA	54.8
TOTAL AREA	233.8

Disclaimer: Terrace and garden areas may vary depending on the units location with the building.



3 BEDROOM DUPLEX
TYPE G

LOWER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	205.0
TERRACES AREA	50.0
TOTAL AREA	255.0



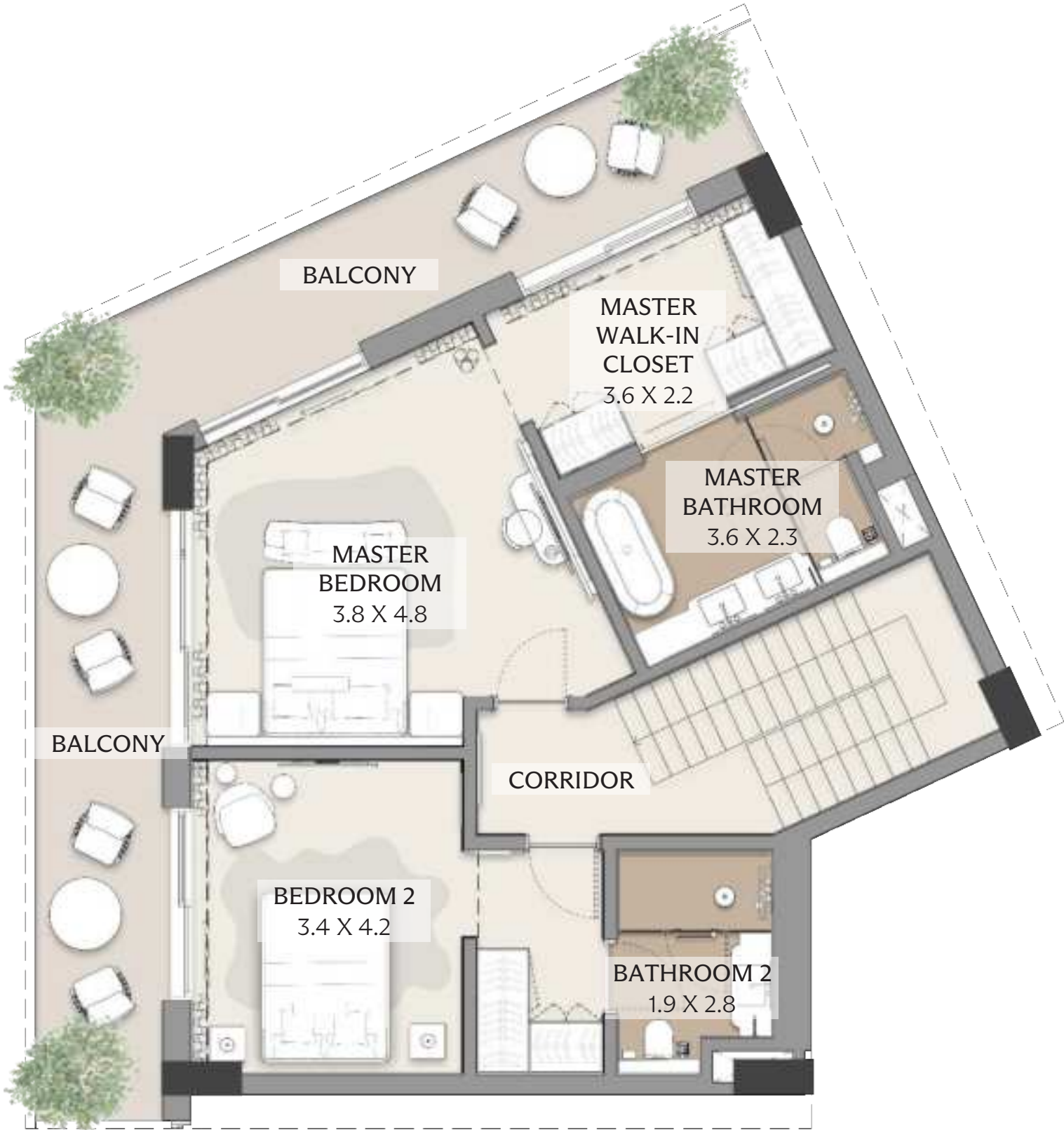
Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM DUPLEX
TYPE G

UPPER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	205.0
TERRACES AREA	50.0
TOTAL AREA	255.0



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

4 BEDROOM APARTMENT
TYPE A

GARDEN UNIT AREA (SQM)		
INTERNAL AREA		208.0
TOTAL AREA		208.0
GARDEN AREA		127.1
TYPICAL UNIT AREA (SQM)		
INTERNAL AREA		208.0
TERRACES AREA		32.5
TOTAL AREA		240.5



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

4 BEDROOM DUPLEX
TYPE B

LOWER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	211.0
TERRACES AREA	48.4
TOTAL AREA	259.4



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

4 BEDROOM DUPLEX
TYPE B

UPPER LEVEL

TYPICAL UNIT AREA (SQM)

INTERNAL AREA	211.0
TERRACES AREA	48.4
TOTAL AREA	259.4



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

TOWNHOUSES



FLOORPLANS

3 BEDROOM TOWNHOUSE

GROUND LEVEL

UNIT AREA (SQM)

INTERNAL AREA	193.0
TERRACES AREA	7.9
TOTAL AREA	200.9
GARDEN AREA	29.3



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

3 BEDROOM TOWNHOUSE

FIRST LEVEL

UNIT AREA (SQM)	
INTERNAL AREA	193.0
TERRACES AREA	7.9
TOTAL AREA	200.9
GARDEN AREA	29.3



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.

4 BEDROOM TOWNHOUSE

GROUND LEVEL

UNIT AREA (SQM)	
INTERNAL AREA	242.0
TERRACES AREA	8.8
TOTAL AREA	250.8
GARDEN AREA	37



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.



4 Bedroom Townhouse
Living Area

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4 Bedroom Townhouse
Dining Area

4 BEDROOM TOWNHOUSE

FIRST LEVEL

UNIT AREA (SQM)	
INTERNAL AREA	242.0
TERRACES AREA	8.8
TOTAL AREA	250.8
GARDEN AREA	37



Disclaimer: Terrace and garden areas may vary depending on the units location with the building.



4 Bedroom Townhouse
Master Bedroom

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4 Bedroom Townhouse
Master Bathroom

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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. Modon are the masterplanners and developers behind a significant number of iconic projects within Ras El Hekma.



An aerial photograph of the Ras El Hekma coastline in Egypt. The image shows a long, narrow strip of land with a dense urban area on the left, a large green park area in the center, and a sandy beach on the right. The sea is a deep blue, and the sky is a mix of orange and blue, indicating sunset or sunrise. The sun is visible on the horizon, casting a long, bright glow across the sky and water. The water is calm, with a few small boats visible. The overall scene is peaceful and scenic.

THE CITY

رأس الحكمة
RAS EL HEKMA

Ras El Hekma is a transformative Mediterranean destination strategically positioned on Egypt's North Coast, redefining integrated coastal living through scale, connectivity, and long-term investment vision. Masterplanned as a fully operational year-round city, it anchors economic growth through diversified sectors including real estate, hospitality, tourism, and infrastructure. Ras El Hekma is designed to unlock value, attract global audiences, and establish a new benchmark for sustainable Mediterranean development and future-ready urban ecosystems that deliver enduring prosperity and opportunity.

WATERFRONT RESIDENCES

WADI YEMM

FOR ENQUIRIES FROM EGYPT - CALL 7734
FOR ENQUIRIES FROM THE UAE - CALL 800 66366

MUDON

رأس الحكمة
RAS EL HEKMA

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