MÖDON

# راس الحكمة

# RAS EL HEKMA

YEMM BOULEVARD APARTMENTS

# RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING



RAS EL HEKMA

# A CITY, NOT A SEASON

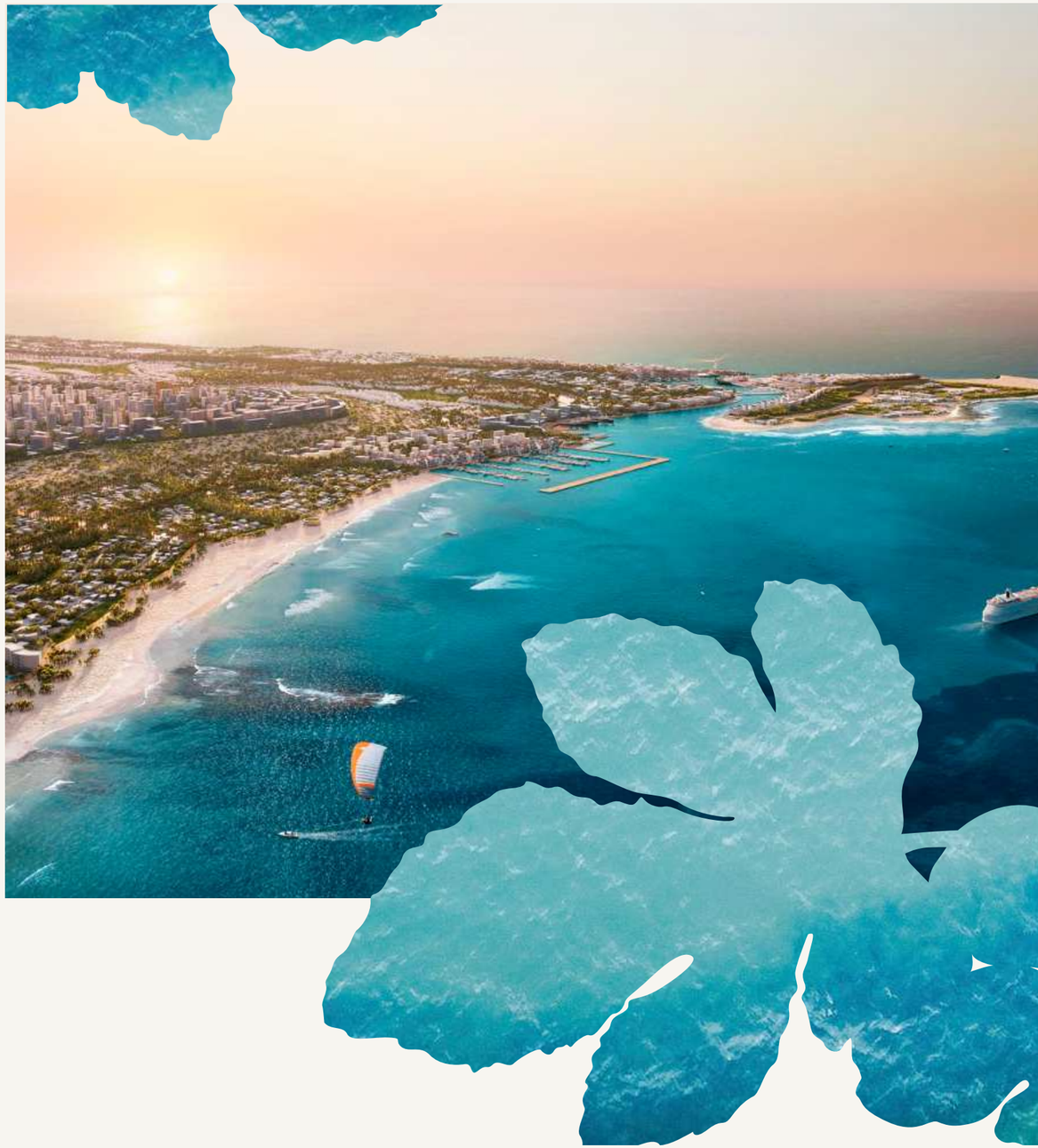
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

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.



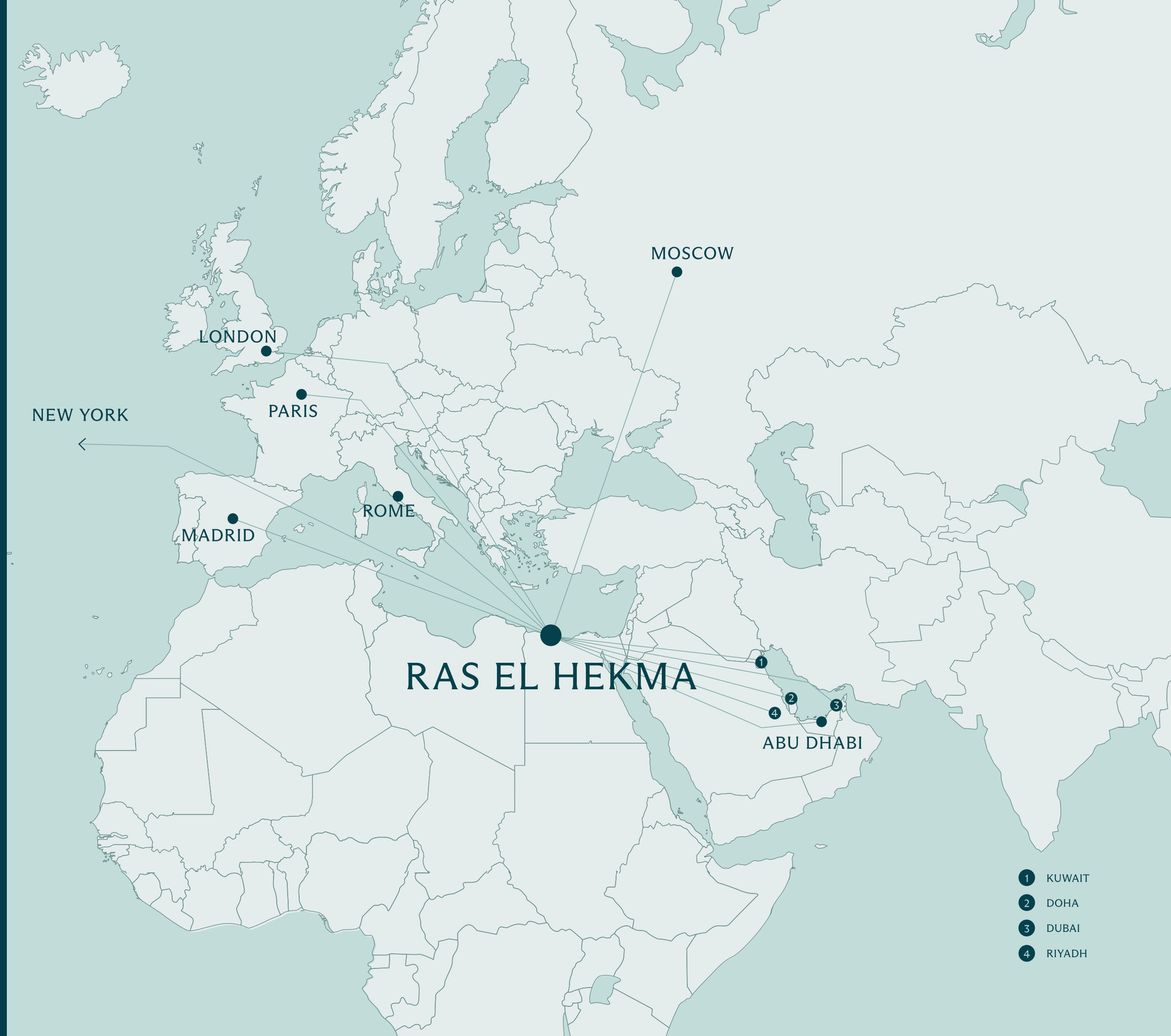
# CONNECTED TO THE WORLD

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 effortless 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, efficiently, effortlessly.

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

# 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, 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.

# 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.



# 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.





# ROOTED IN NATURE.
# OPEN TO THE WORLD.

Timeless by nature. Effortless by design.

This land has always known abundance.
Olive groves, fig trees, fertile ground ; prosperity here is patient, inherited, and enduring.

Ras El Hekma grows from that same foundation. A coastal city shaped by continuity rather than speed, where value compounds quietly over time and life feels grounded, not excessive.

At the same time, the world feels close.
Europe, the Gulf, and Egypt’s cultural heart are all within easy reach; by road, air, or sea. Movement feels natural, never forced. Global access blends seamlessly with daily life.

Like the great Mediterranean cities before it, Ras El Hekma balances culture, coastline, and community;
with the rare gift of space to grow.

This isn’t nostalgia.
It’s the next way of living by the Mediterranean.

# PREMIUM APARTMENTS

## 1 BEDROOM



# PREMIUM APARTMENTS
## 1 BEDROOM - STANDARD

| Area | Size (sqm) |
|---|---|
| Interior Area | 84 |
| Terraces Area | 9 |
| Total Gross Area | 93 |

| No. | Area | Dimension (m) |
|---|---|---|
| 1 | Living | 4.3 × 3.2 |
| 2 | Dining | 4.3 × 1.8 |
| 3 | Living Area Terrace | 4.0 × 2.0 |
| 4 | Kitchen | 3.0 × 2.7 |
| 5 | Master Bedroom | 3.6 × 3.5 |
| 6 | Walk-in Wardrobe | 2.4 × 1.8 |
| 7 | Master Bath | 2.7 × 1.8 |






BAUHAUS
MODERN ARCHITECTURE

# PREMIUM APARTMENTS

## 2 BEDROOM








PLAZA
PLATE

# PREMIUM APARTMENTS
# 2 BEDROOM - STANDARD

| Area | Size (sqm) |
|---|---|
| Interior Area | 135 |
| Terraces Area | 10 |
| Total Gross Area | 145 |

| No. | Area | Dimension (m) |
|---|---|---|
| 1 | Living | 4.3 × 3.3 |
| 2 | Dining | 4.3 × 2.3 |
| 3 | Living Area Terrace | 4.0 × 2.0 |
| 4 | Kitchen | 3.0 × 2.7 |
| 5 | Master Bedroom | 3.8 × 3.6 |
| 6 | Walk-in Wardrobe | 2.7 × 1.8 |
| 7 | Master Bath | 3.3 × 1.8 |
| 8 | Bedroom 1 | 3.8 × 3.6 |
| 9 | Toilet 1 | 2.6 × 1.6 |







# PREMIUM APARTMENTS
## 2 BEDROOM - CORNER

| Area | Size (sqm) |
|---|---|
| Interior Area | 137 |
| Terraces Area | 22 |
| Total Gross Area | 159 |

| No. | Area | Dimension (m) |
|---|---|---|
| 1 | Living | 4.3 × 3.3 |
| 2 | Dining | 4.3 × 2.3 |
| 3 | Living Area Terrace | 4.0 × 2.0 |
| 4 | Kitchen | 3.0 × 2.7 |
| 5 | Master Bedroom | 3.8 × 3.6 |
| 6 | Walk-in Wardrobe | 2.7 × 1.8 |
| 7 | Master Bath | 3.3 × 1.8 |
| 8 | Bedroom 1 | 3.8 × 3.6 |
| 9 | Toilet 1 | 2.6 × 1.6 |







# PREMIUM APARTMENTS

## 3 BEDROOM


ROAST
CORNER
LOCAL






Buildings
A10 - C10
Buildings
A11 - C11



# PREMIUM APARTMENTS
## 3 BEDROOM - STANDARD

| Area | Size (sqm) |
|---|---|
| Interior Area | 175 |
| Terraces Area | 19 |
| Total Gross Area | 194 |

| No. | Area | Dimension (m) |
|---|---|---|
| 1 | Living | 4.8 × 3.4 |
| 2 | Dining | 4.8 × 2.4 |
| 3 | Living Area Terrace | 5.5 × 2.0 |
| 4 | Kitchen | 4.2 × 2.7 |
| 5 | Master Bedroom | 3.9 × 3.5 |
| 6 | Walk-in Wardrobe | 2.3 × 1.9 |
| 7 | Master Bath | 3.5 × 2.9 |
| 8 | Master Bedroom Terrace | 3.5 × 1.4 |
| 9 | Bedroom 1 | 4.4 × 3.4 |
| 10 | Bedroom 2 | 4.4 × 3.4 |
| 11 | Secondary Bathroom | 2.9 × 1.7 |







# PREMIUM APARTMENTS
## 3 BEDROOM - CORNER

| Area | Size (sqm) |
|---|---|
| Interior Area | 176 |
| Terraces Area | 31 |
| Total Gross Area | 207 |

| No. | Area | Dimension (m) |
|---|---|---|
| 1 | Living | 4.8 × 3.4 |
| 2 | Dining | 4.8 × 2.4 |
| 3 | Living Area Terrace | 9.5 × 2.0 |
| 4 | Kitchen | 4.2 × 2.7 |
| 5 | Master Bedroom | 3.9 × 3.5 |
| 6 | Walk-in Wardrobe | 2.3 × 1.9 |
| 7 | Master Bath | 3.5 × 2.9 |
| 8 | Master Bedroom Terrace | 3.5 × 1.4 |
| 9 | Bedroom 1 | 4.4 × 3.4 |
| 10 | Bedroom 2 | 4.4 × 3.4 |
| 11 | Secondary Bathroom | 2.9 × 1.7 |




BAUHAUS




SIMPLE THREADS
SIMPLE THI
PLAIN GROUND
The Local Table

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FOR INQUIRIES FROM THE UAE CALL 800 66366

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