

MÜDON

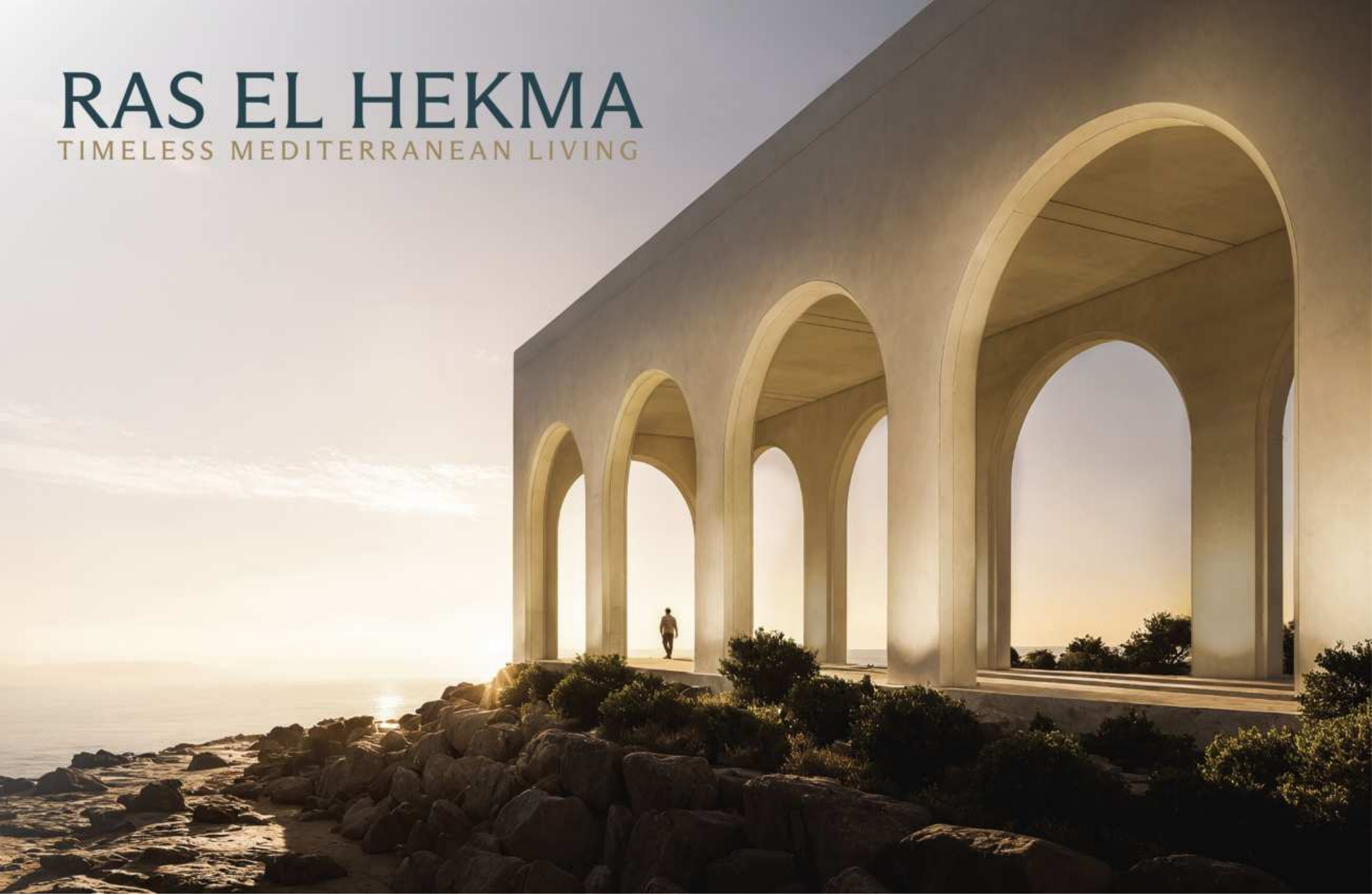
رأس الحكمة

RAS EL HEKMA

YEMM VIEWS VILLAS

RAS EL HEKMA

TIMELESS MEDITERRANEAN LIVING



RAS EL HEKMA

A CITY, NOT A SEASON

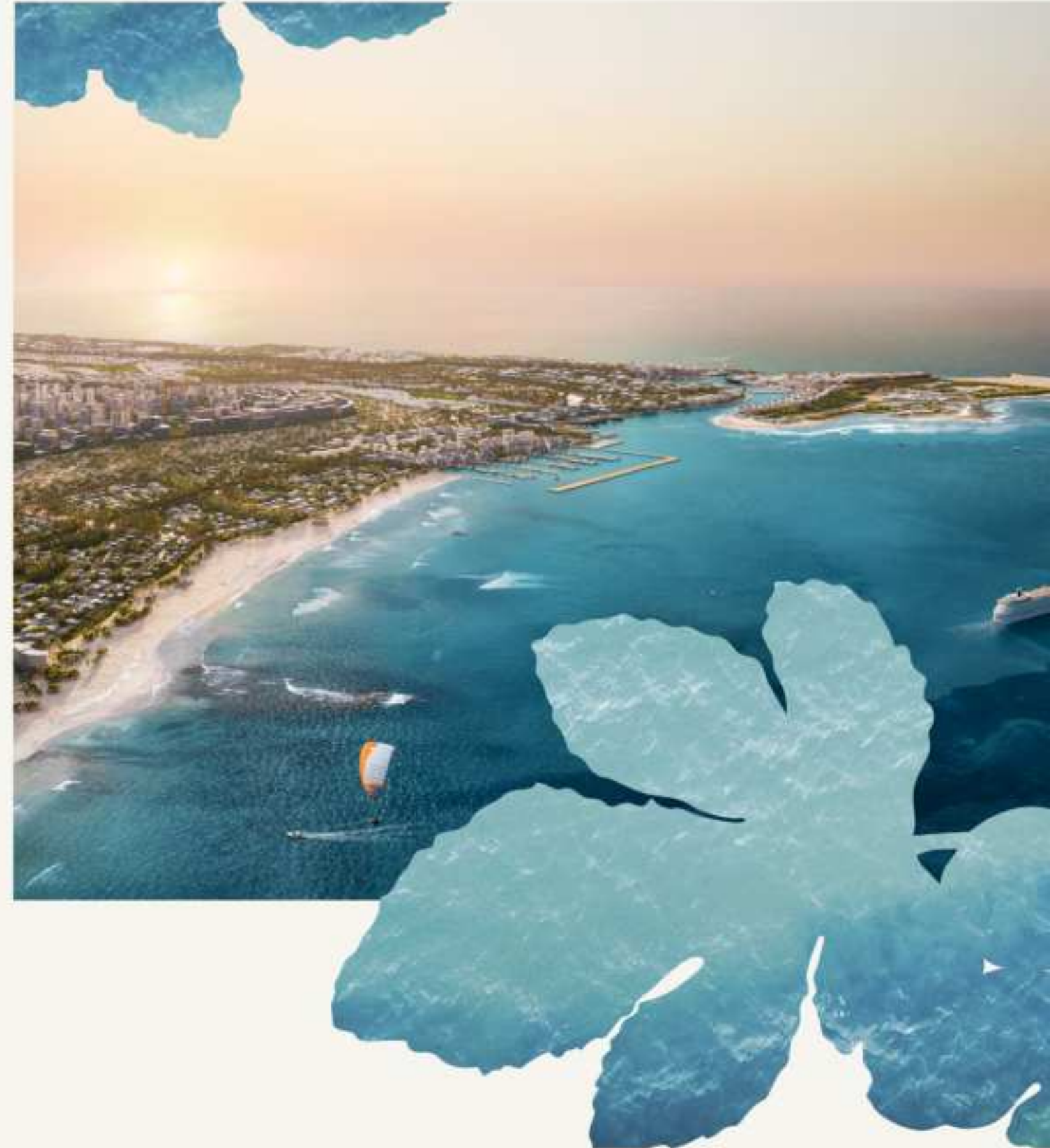
Along the Mediterranean coast, some places are visited for a moment. Others are shaped to last.

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



- 1 KUWAIT
- 2 DOHA
- 3 DUBAI
- 4 RIYADH



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

1.6M

SQM OFFICE SPACE

8

HOSPITALS

2M

POPULATION
CAPACITY

4M

SQM EDUCATION
SPACE

35

MULTI-FAITH
CENTERS

310K+

RESIDENTIAL
UNITS

310

SCHOOLS

40

POLICE &
FIRE STATIONS

3M

SQM LEISURE &
ENTERTAINMENT GFA

2

UNIVERSITIES

750K+

JOBS
GENERATED

2M

SQM RETAIL
& F&B GFA

50+

HOTELS

\$25B

IN ANNUAL DIRECT
GDP CONTRIBUTION

A CITY THAT MOVES WITH YOU

INFRASTRUCTURE, MOBILITY,
AND AMENITIES DESIGNED
FOR EFFORTLESS LIVING.

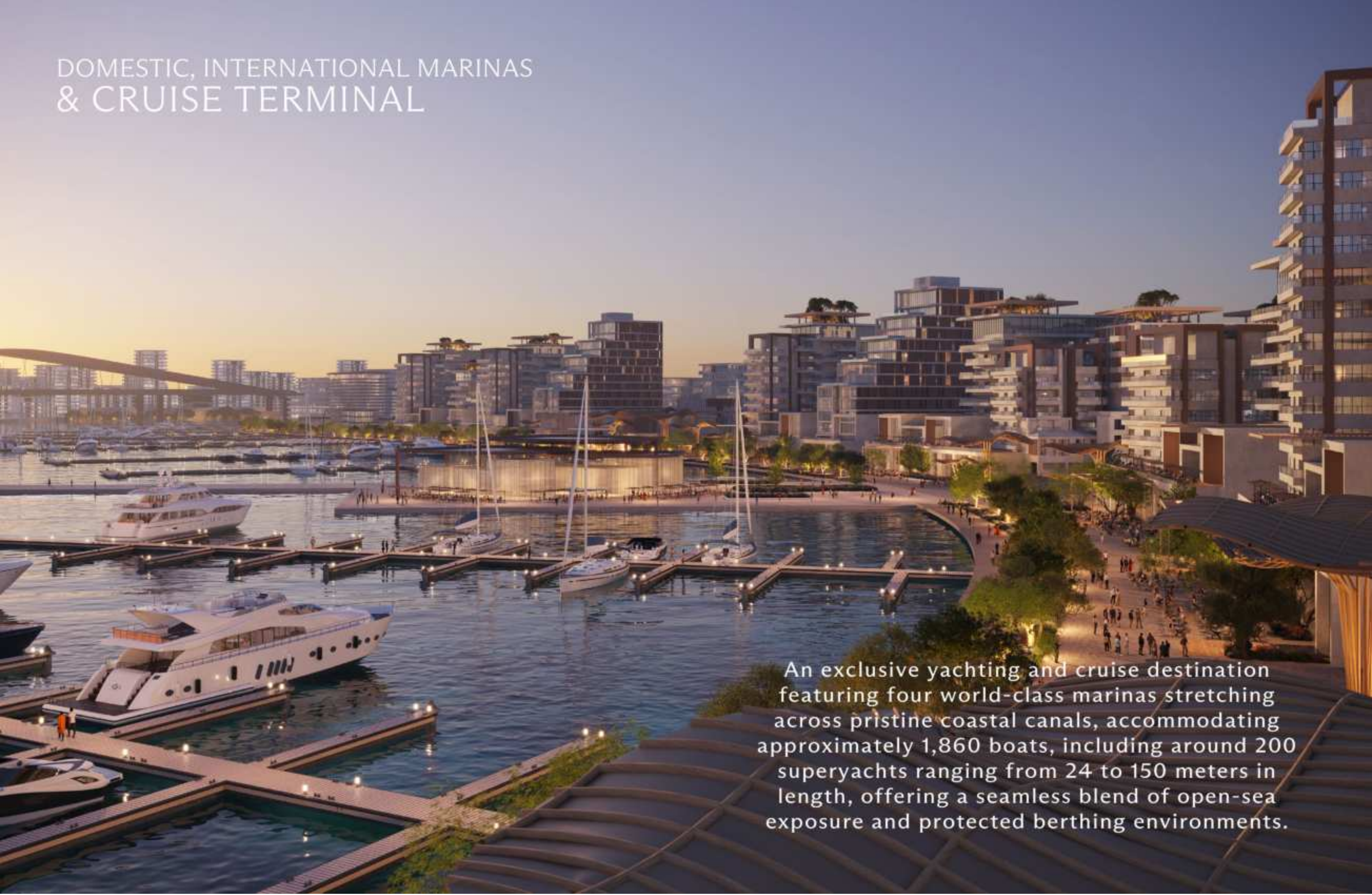


SERVED BY A
NEW AIRPORT



Perfectly positioned between Europe
and the Gulf, connecting Ras El
Hekma to the world in minutes.

DOMESTIC, INTERNATIONAL MARINAS & CRUISE TERMINAL

An architectural rendering of a modern marina and coastal city at dusk. The scene features a large body of water with several large yachts and sailboats docked at a complex system of piers. In the background, a dense urban skyline with modern high-rise buildings is visible. The foreground shows a curved promenade with trees and people walking. The sky is a mix of blue and orange from the setting or rising sun.

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.

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

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- This aerial masterplan illustrates a coastal development project. The plan is divided into 20 numbered zones. Zones 1 through 17 are located along the coastline, featuring a mix of residential, commercial, and recreational spaces. Zones 18 and 19 are located inland, primarily consisting of golf courses and equestrian facilities. Zone 20 is a large residential area in the center. The plan also shows a marina with several sailboats, a beach, and a natural reserve. The overall layout is designed to provide a comprehensive resort experience.
1. Yemm Views
 2. Montage Hotel & Resort
 3. Montage Spa
 4. Montage Residences
 5. Montage Residences Clubhouse
 6. Natural Lagoons
 7. Beach
 8. Golf Course
 9. Country Clubhouse
 10. Hotel & Resorts
 11. Retail F&B
 12. Yemm Links Villas
 13. Yemm Beach Plaza
 14. Yemm Boulevard Apartments
 15. Sports Facility
 16. Wadi East & West
 17. Natural Reserve
 18. Yemm Fairways
 19. Equestrian Club
 20. Country Clubhouse

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 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.



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.

YEMM VIEWS

Yemm Views Villas is an exclusive residential enclave of signature villas, elevated above the surrounding landscape to capture the most commanding views across Ras El Hekma. Defined by privacy, spaciousness, and refined architectural design, the community offers a secluded living environment shaped for those seeking tranquility, prestige, and uninterrupted horizons.

With generous plot sizes, controlled access, and carefully oriented homes, Yemm Views Villas is planned to deliver complete discretion, maximize natural vistas, and establish a rare luxury address for year-round living.





Yemm Views Villas occupy the most elevated and privileged position within Ras El Hekma, commanding uninterrupted panoramic views across the Mediterranean and the surrounding landscape while remaining fully immersed in privacy and seclusion. Designed as refined private retreats above the rhythm of the wider community, the villas combine generous proportions with carefully curated amenities, including private pools, landscaped gardens, wellness areas, and dedicated leisure and entertaining spaces, offering residents a life of balance between exclusivity and comfort.

Every element is crafted with intention, from spatial flow to material detail, creating homes defined by elegance, discretion, and effortless everyday luxury.





SPANISH STYLE

4 BEDROOM







SPANISH STYLE VILLA

4 BEDROOM

Area	Size (sqm)
Total Area	420
Garage	27
Uncovered Terrace	4
Total	451



Ground Floor

SPANISH STYLE VILLA

4 BEDROOM

Area	Size (sqm)
Total Area	420
Garage	27
Uncovered Terrace	4
Total	451

















SPANISH STYLE

5 BEDROOM







SPANISH STYLE VILLA

5 BEDROOM

Area	Size (sqm)
Total Area	521
Garage	24
Uncovered Terrace	24
Total	569



Ground Floor

SPANISH STYLE VILLA

5 BEDROOM

Area	Size (sqm)
Total Area	521
Garage	24
Uncovered Terrace	24
Total	569



First Floor



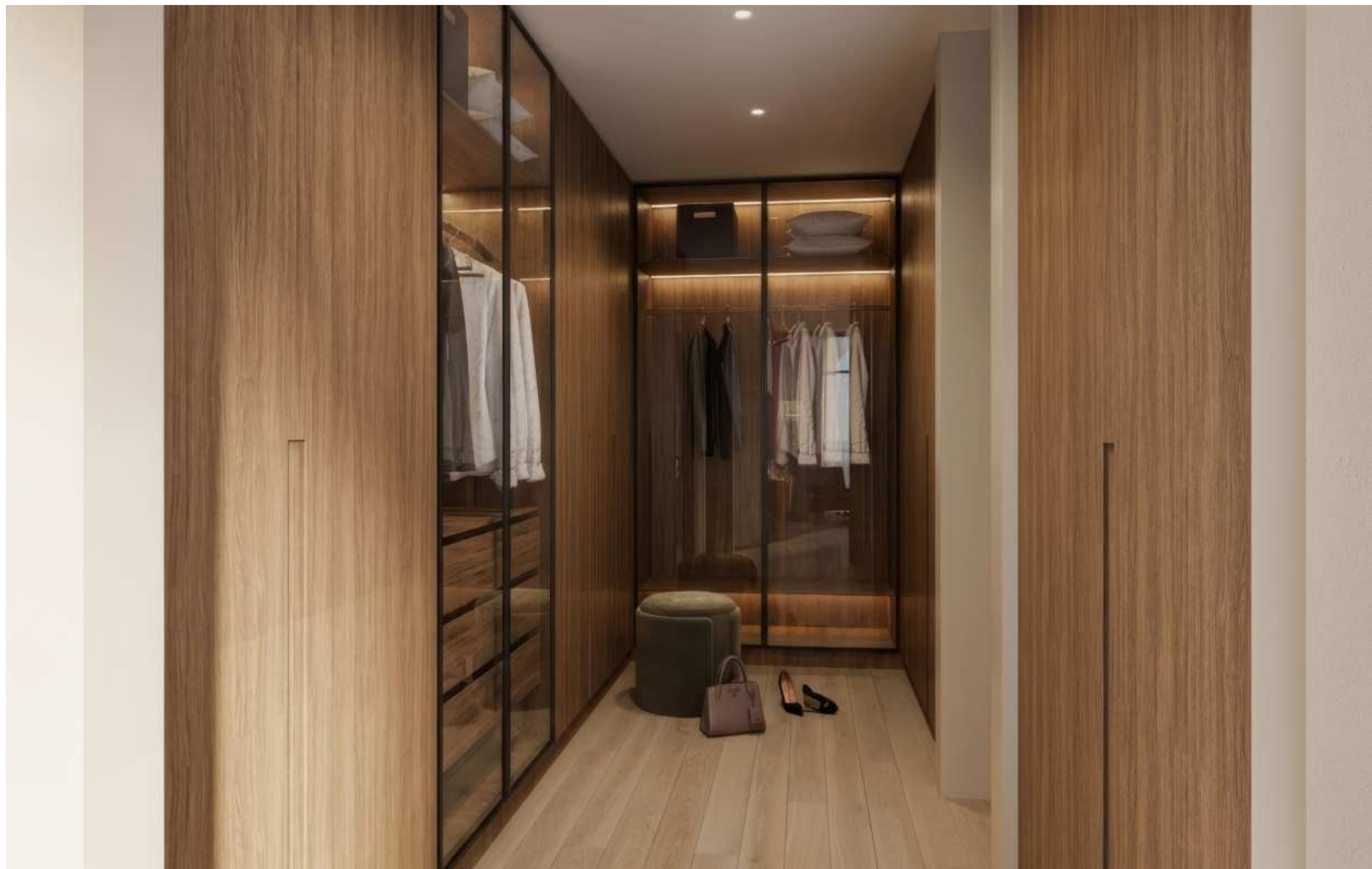
















SPANISH STYLE

7 BEDROOM







SPANISH STYLE VILLA

7 BEDROOM

Area	Size (sqm)
Total Area	909
Garage	45
Uncovered Terrace	55
Total	1008



25m

Ground Floor

SPANISH STYLE VILLA

7 BEDROOM

Area	Size (sqm)
Total Area	909
Garage	45
Uncovered Terrace	55
Total	1008



















CLUB HOUSE

















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