

# ZOYA

GHAZALA BAY







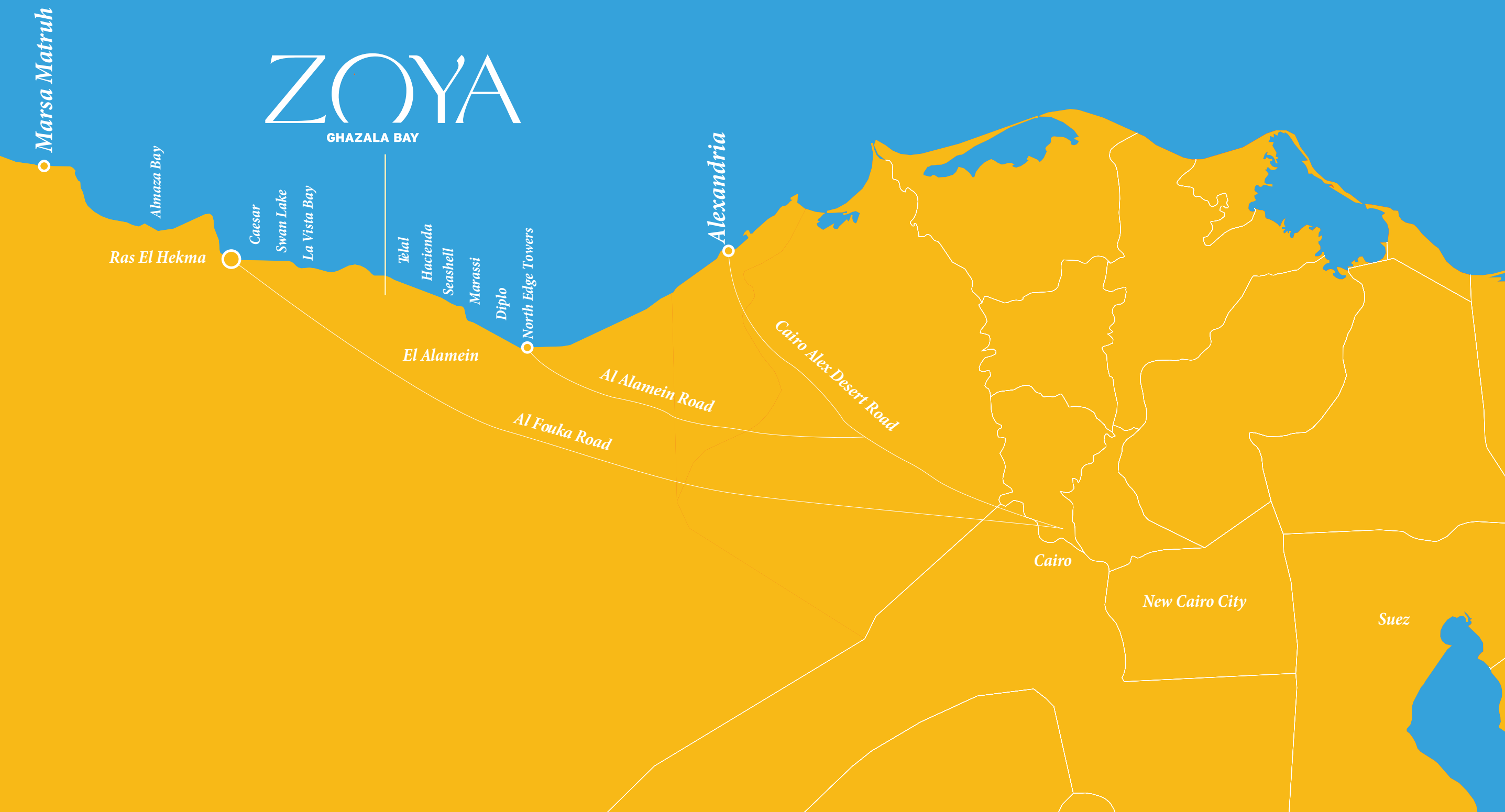
Zoya Ghazala Bay is the latest project from LMD. A boutique pearl amidst the coast of Ghazala Bay. An escape with inimitable mediterranean opulence and unceasing solitude.

Zoya Ghazala Bay is the new print that gives a revived meaning to .. Before Anything Else.

## A location like no other.

Zoya Ghazala Bay's location was a decision meticulously made to achieve prime. An exclusive spot on the 142 km Alex to Matrouh Road. It lies on Ghazala Bay's crystal clear shoreline. With an

idyllic location of a 5 min walk, it grants its community easy access to a heavenly turquoise beach shore. Year-round sunshine is all just a pleasant 3.5 hours drive from anywhere in Cairo.





# Dazzling Blue Shades of Blue & Velvet Sands





# a Floating Masterpiece



Zoya Ghazala Bay lies on 148 acres of soul-liberating space. Every aspect of the project was seamlessly designed by Archi-view using minimal unit density to maximize the ease of circulation between zones with breathing spaces. The ambiance is complemented with vivid sceneries thanks to lush

cascading levels evoking a unique air of privacy. Each home enjoys panoramic nature indoors from a manicured garden or expansive terrace. The seclusion you need to fully absorb in its four dazzling shades of blue and immerse in the warmth of the velvet-smooth sands.





# Waterfront Homes.

**Alchemy**architecture

The architectural concept of Zoya Ghazala Bay is aquatic. Re-imagining all shades of summer from a personal perspective not offered elsewhere. Soulfully designed by LMD in collaboration

with Alchemy in a layout of exclusive islands built on different elevations to revive waterfront serenity on the North Coast by breaking down Ghazala Bay's virgin elements inside a signature

collection of homes ranging from Standalone Villas, Twin Houses, Town Houses, Chalets & Cabanas respiring with space & coastal comfort.



## Disclaimer

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# SeaView Villa.

The redefined  
meaning of  
spaciousness.



## Disclaimer

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# SeaShades Villa.

Breathing  
contemporary  
spaces.



## Disclaimer

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Shoreline Villa.

A beach  
story, unlike  
anything  
you've seen  
before.



## **Disclaimer**

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Horizon Villa.

Seamlessly  
designed  
with scenic.  
surroundings.



**Disclaimer**

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Twin Casa.

Identical in  
sensational  
picturesque  
views.



**Disclaimer**

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Town Casa.

A boutique  
community  
that cherishes  
the beach  
lifestyle.



#### *Disclaimer*

*Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.*



# Palm Condo.

Refined  
multi-  
sensory  
experience.



**Disclaimer**  
Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Coconut Condo.

Exceptional  
convenience  
touched by  
turquoise.



## Disclaimer

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Cabanas.

Your close  
circle of  
seaside  
aficionados.



**Disclaimer**

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Waterfront Homes.

Nature-  
inspired  
interiors.



**Disclaimer**

Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.



# Waterfront Homes.

Nature-  
inspired  
interiors.



**Disclaimer**

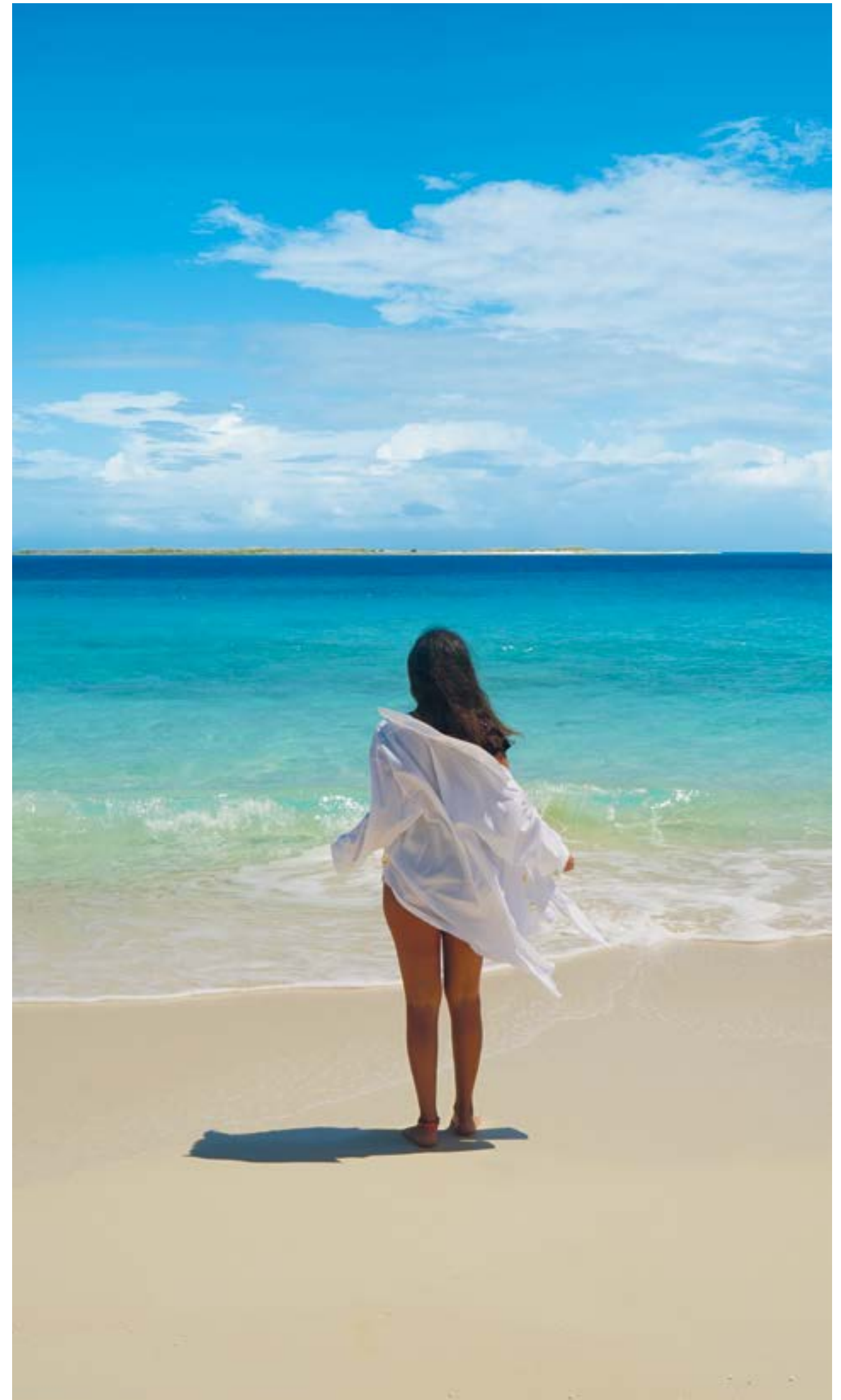
Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, fixtures, and furniture are for illustrative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design project at any time.



# Memorable Experiences

Zoya Ghazala Bay balances all contrasts in one place to satisfy your summer craze. Indulge in world-class hospitality. Reshape conventional summer moments through curated experiences. From wellness, artisanal bistros & fresco

cafes, sports & kids' activities to a beach clubhouse, beach bar, boutique stores, retail luxuries, exquisite fine dining by Rituals of Zoya Ghazala Bay, and a lively nightlife that lingers on and on till the break of dawn.







Turn every vacation into a true meaningful Summer, as you re-discover true hospitality with Zoya Ghazala Bay's world-class boutique hotel.

Hand-picked for its exceptional beauty, thanks to a unique location

that directly opens onto immaculate sea views, every room is a luxurious haven of outstanding style and top-notch service at your fingertips. Place your vacation in the heart of a fascinating environment, designed to surround you with everything

you can possibly imagine; from a cutting-edge gym, a world-class spa to floating pools and a friendly staff that knows you by name. Choose from a wide range of curated experiences across the beach, nature or inside our design-led interiors

and indulge in reviving massages or exceptional dining in any of our elegant restaurants.



# RITUALS

*of* ZOYA

Experience the magic of the Mediterranean and witness nature's most incredible displays with the wind in your hair and the sun kissing your skin. Rituals Beach is a private sanctuary of flowing calm with its crystal clear waters, chic vibes, and scenic ambiance, inviting

you to embrace life solo or with a fun crowd. It blends zen vibes with thrilling water sports for the more adventurous. Rituals guarantees to become your sun-soaked daily routine, transforming every moment into a memory of a lifetime.





A woman with curly hair is lying on her stomach on the edge of a swimming pool. She is propped up on her elbows, looking towards the camera. A large, shiny silver beach ball is resting on the pool deck in front of her. The pool water is a vibrant blue with a mosaic tile pattern. The scene is brightly lit, suggesting a sunny day.

# Moments to Memories at Zoya's Beach Clubhouses

Share unforgettable moments with those who matter the most in Zoya Ghazala Bay's clubhouse, peacefully nestled on the beach to re-define the ultimate in chilling under the blazing sun. Take in panoramic views of endless blue

and golden sands with a refreshing cocktail in hand or simply indulge in a delectable snack as you enjoy good music, quality service and memorable social gatherings that pay tribute to Summer's greatest pleasures.





Inspiring the  
Athlete in you

Immerse yourself in a ground breaking hub for fitness and well-being with world-class recreational courts that invite you to unleash your inner athlete whether you're an amateur or pro. Ideal for all ages, Zoya Ghazala Bay's Padel Tennis &

Football courts are a daily invitation to compete & energize with friends and family. Bike & jogging lanes are also available for those who enjoy brisk rides or strolls against memorable backdrops in line with the project's 360 degrees approach

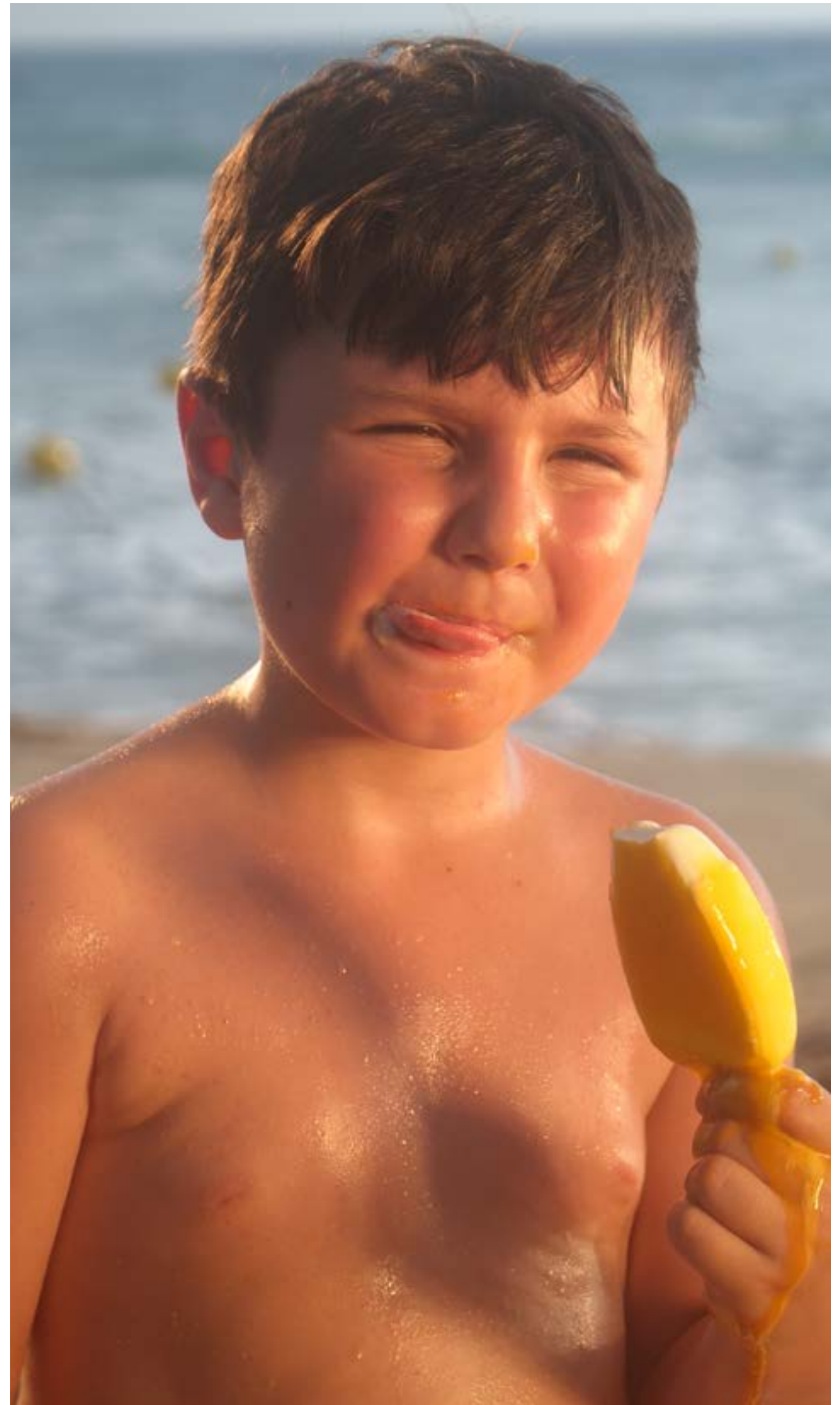
for a healthier, more balanced lifestyle.



# Small Heartbeats of Excitement

Zoya Ghazala Bay lives up to the expectation of kids' imagination. With calm water from the Bay for a safe splash and open space capable of captivating their playful spirit. The shoreline is big enough to be a sketch for unleashing all sorts of creative

bugs. From sand castles to countless beach activities, Zoya Ghazala Bay is designed to harbor a significant part of the summer childhood memories.





A woman with dark hair and light blue eye makeup is looking upwards. She is wearing a high-necked, long-sleeved dress covered in yellow and white fabric flowers. A large, white, five-petaled flower-shaped accessory is pinned to her collar. The background is a dense wall of green palm fronds. In the top left corner, the text 'Retail Therapy by The Sea' is written in a white, cursive, hand-painted style.

# Retail Therapy by The Sea

Open up to local color and homegrown brands, as you rediscover the trending in summer fashion, thanks to Zoya Ghazala Bay's commercial strip. Curated to foster enjoyable walkability, as well as endless

discovery on foot, Zoya Ghazala Bay's retail component is a never-ending journey into exclusive design concepts and stylish brands, curated with the most discerning customer in mind. From beachwear, summer home decor to stylish eyewear

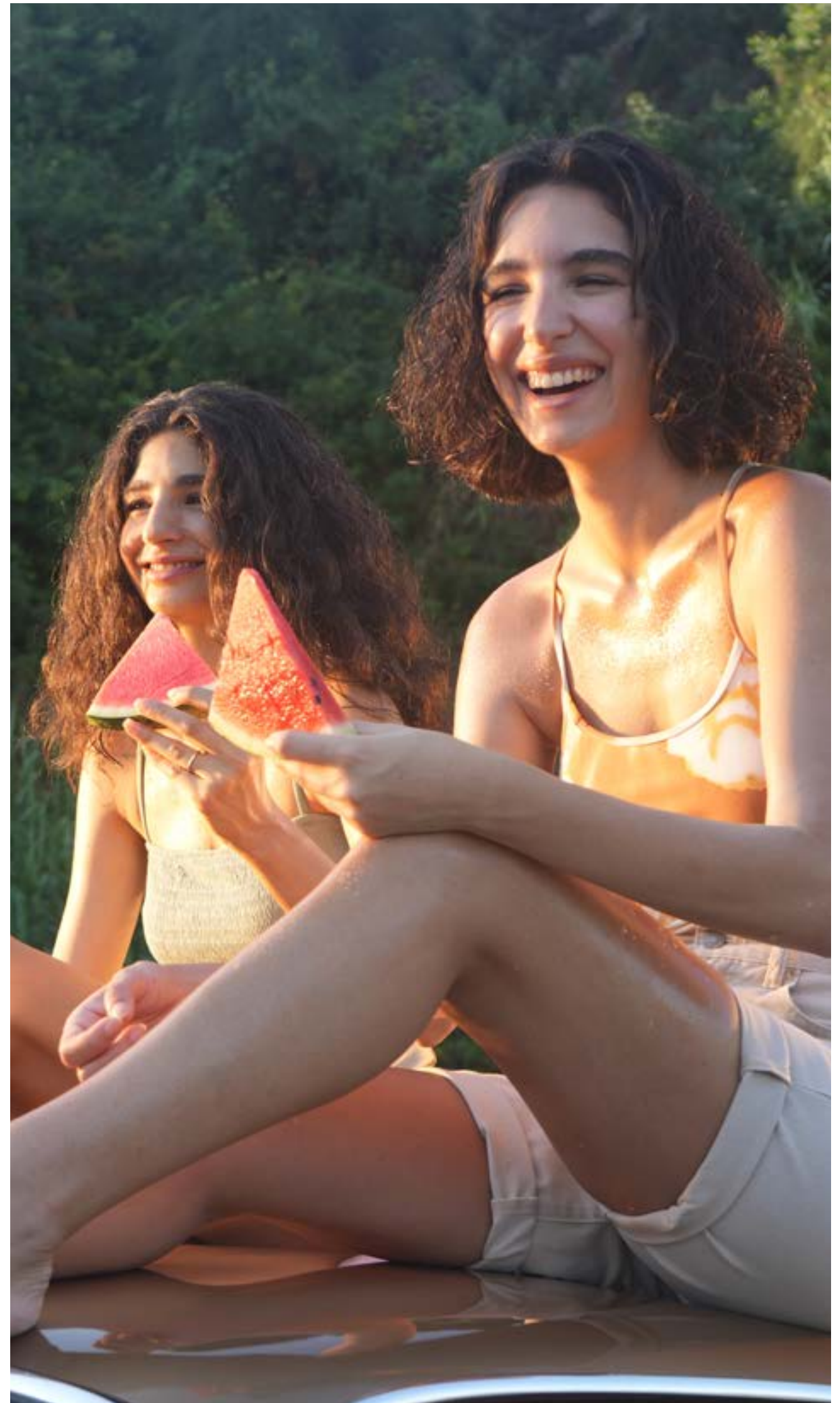
and original wrap arounds, Zoya Ghazala bay is a treasure trove of fashionable pieces that promise to exceed your expectations.



# Young all Summer Long

If you're a party lover who chases world-class entertainment around the globe, you no longer need to travel far. Zoya Ghazala Bay comes to life, offering you top-class DJs, live performances and memorable beach parties with lots of mingling

and loads of dance. The destination provides an exclusive ticket to uncover the North Coast's most lively happenings, right in the heart of nature, steps away from your home.





# LMD True to you.

Since its inception in 2007, LMD has been on a dedicated mission to craft transformative experiences through thriving communities & integrated destinations that put you & innovation at heart.

The company boasts a successful selection of projects, spanning first & second homes, as well as iconic mixed-use developments with a strong foothold in Dubai, Spain and Greece.

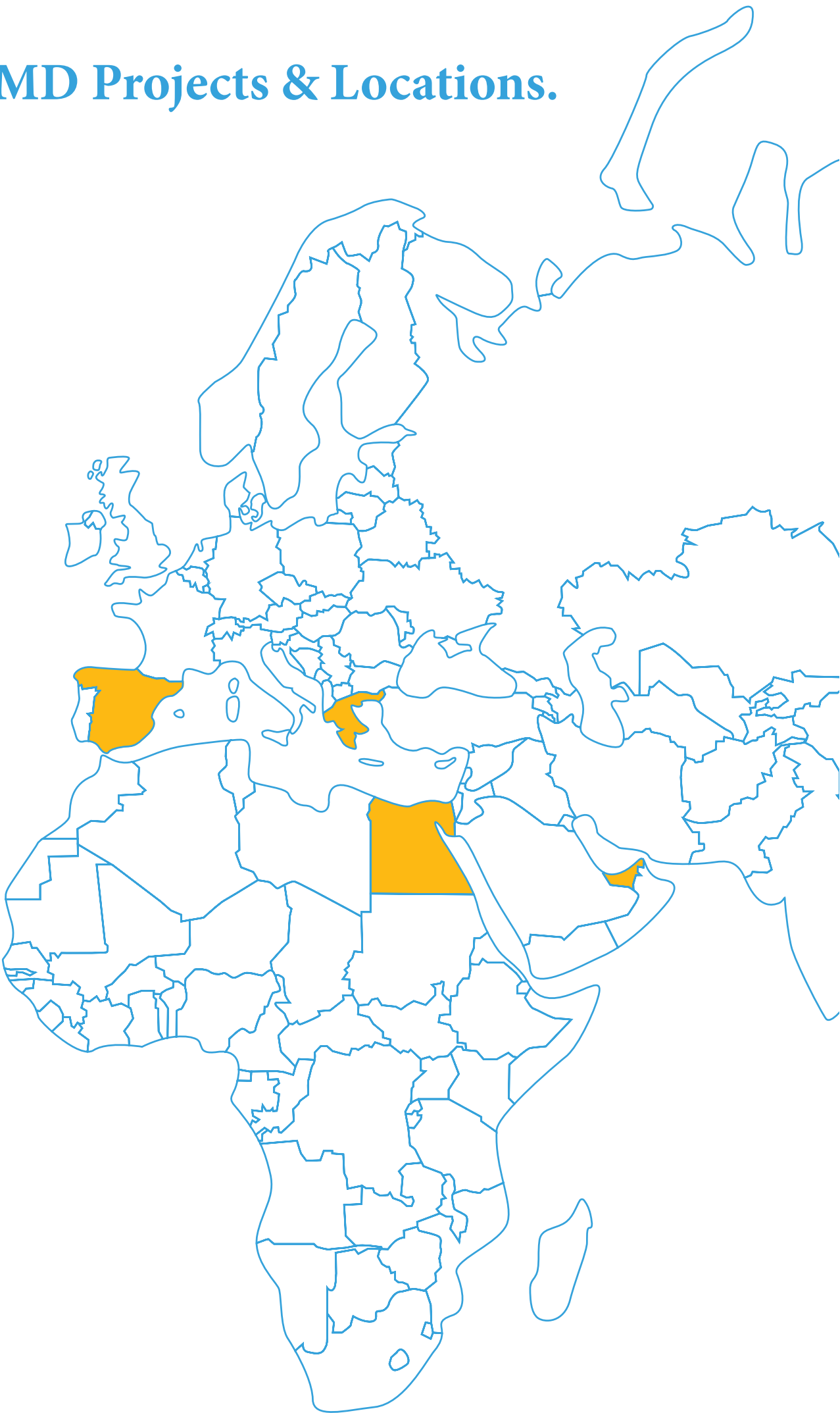
In Egypt, the journey began with two distinctive projects in New Cairo. With an eye on excellence,

a passion for impeccable taste and a commitment to exceed every expectation, LMD is renowned today for its strategic locations, generous spaces and the highest standards of quality.

The company strives to transform living spaces by crafting larger than life places where quality seamlessly merges with comfort & integrated excellence, dictating the LMD experience.



# LMD Projects & Locations.



## EGYPT

Stei8ht - Villas only home living -  
New Cairo

A peaceful state of constant regeneration, with a glorious vision of sustainable living and an eco-conscious lifestyle built on around 550 acres of land.

One Ninety - Mixed-use development  
- New Cairo

One Ninety is a mixed-use development encompassing a multitude of enchanting experiences with a masterplan framing a state of the art Urban Park, with a cutting edge Business Quarter, Branded Residences, W Cairo Residences & The Residences St. Regis New Cairo, world class hospitality at W Cairo and A Loft Hotels, shopping & dining at the The Design District & The Boulevard.

W Residences Cairo - Residential  
- New Cairo

W Residences Cairo is a part of Marriott International network, a signature hotel inspired living with exclusive access to world class hospitality where legendary services are just a touch of a single button on your residence phone.

3'Sixty - Commercial (Retail, Offices, Clinics) - Golden Square, New Cairo  
Completes the circle of life with arranged fine dining restaurants, shops, services, progressive offices & premium health care clinics for you to spend an entire day.

Zoya Ghazala Bay - Second Home  
- North Coast

Zoya Ghazala Bay is an idyllic summer lifestyle of simplicity at Ghazala Bay by the Mediterranean Sea, offering a collection of waterfront homes with a harmonious experience that lasts a lifetime.

Layan Residence - Residential  
- Golden Square, New Cairo

Inspired by the French luxury & art de vivre, Layan is home to a signature collection of villas, twin houses & spacious town homes, evoking expansive feelings of chic French vibes.

Aria - Residential -  
Mostakbal City

Mindfully convinced to promote a healthier lifestyle, apartments in Aria are overlooking green landscapes & open spaces.

## DUBAI, UAE

Continental Tower - Residential

Marina - Dubai - United Arab Emirates

Ideally situated in the heart of Dubai Marina, the Continental Towers is the accommodation to explore Dubai, with exclusive access to the marina, taking luxury living to new heights.

Rukan - Residential - Dubai Land  
- Dubai - United Arab Emirates

Rukan crowns a central location in the heart of Wadi Al Safa, Dubai Land & next to the Arabian Ranches & Mudun. Rukan re-introduces authentic Arabian culture in a modern light.

## BARCELONA, SPAIN

Muntaner 91 - Residential - Barcelona

Located in the heart of Barcelona's City Center, 91 Muntaner building is just a walking distance from the touristic Gothic Quarter and only 3 km away from Barcelona Beach.

## VOULA, GREECE

Athines By the Sea

Athines By the Sea is the new Athens beach spot, nested amidst the Athenian Riviera, the metropolitan pulsing with beachside experience in Greece.

Athines By the Sea operates all year to offer premium experiences, from pampering taste palettes with exquisite 4 restaurants and beach bars, treating yourself with fashionable shopping sprees, to keeping it healthy with Yoga, outdoor gyms, water sports, and Tennis Padel. Athines By the Sea is also a fun-packed destination set to ignite thrills with activities & exquisite events.



# Our Partners.

LMD is committed to share its vision of progressive excellence with like minded global partners that have an eye on sustainable development. Therefore, the company collaborates with leading pioneers in every field to bring a world of cosmopolitan distinction at your door.



Sabbour is one of the most experienced engineering consultancy firms in the Middle East. The company has successfully conducted numerous multidisciplinary projects in Egypt & abroad for a range of clients including governmental organizations, NGOs & the private sector.

Interior design, consultancy & site supervision.

**Alchemy** architecture

Curated Living Experiences

Spaces are marked by a correct, sustainable interpretation of design at the service of wellbeing in an overall organization of forms, materials, colors, lights, scents and sounds. Alchemy Architecture seeks to unleash unexplored dimensions and impalpable atmosphere that transcend everyday life.



Over the years, Archi View has worked on more various projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects. Archi View's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions.



TLT Concepts is profoundly growing with the purpose of catering to the highest standards of simple luxury living. Creating concepts and fulfilling dreams is the company's nature, while effortlessly bringing ideas to life. Each brand is considered a unique existence of its own as it offers refined experiences, all complementing TLT Concepts' vision.



LMLT is a natural evolution of two pioneer companies, merging a perfect amalgam of hospitality, retail, and development. LMD and TLT Concepts have joined forces to create a bespoke retail planning and shopping destinations development advisory firm. Their primary focus is being a comprehensive development consulting firm, offering planning, leasing and management services of retail projects.



Headquarters & Showrooms:

**One Ninety – 90th Street South, New Cairo,  
Cairo, Egypt**

**Zoya Ghazala Bay, 142 Km Alex Matrouh Road,  
North Coast, Egypt**

**LMD° | lmd.com.eg  
16295**