

MÜDON

رأس الحكمة

RAS EL HEKMA

TECHNICAL BROCHURE

03

INTRODUCING RAS EL HEKMA

10

MASTERPLAN OVERVIEW

13

SIGNATURE FEATURES

17

INTRODUCING WADI YEMM

23

PROPERTY DETAILS

67

CONTACT



INTRODUCING RAS EL HEKMA

INTRODUCING RAS EL HEKMA



INTRODUCING RAS EL HEKMA

Tucked between the expanse of the Mediterranean
and enigmatic Egypt, a new city is rising.

More than just a destination, Ras El Hekma is
the realisation of a carefully crafted vision.

A land of promise and plenty.

A city where Mediterranean beauty, elegant creativity
and sophisticated luxury find their natural home.

RAS EL HEKMA
WHERE LIVING IS THRIVING

RAS EL HEKMA

CONNECTED TO THE WORLD

Strategically located near both Europe and the Gulf, Ras El Hekma will be accessible via a new international airport. 50% of the world will be within a 4 hour flight of the city, with seamless connectivity central to the city's ethos.

In addition, a fast road network, high speed rail and domestic and international marinas have all been embedded in the city's design.

BY ROAD

ALEXANDRIA	Approx. 2hrs
CAIRO	Approx. 3hrs

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



RAS EL HEKMA
KEY ATTRIBUTES

1 DEDICATED AIRPORT

1 INTERNATIONAL MARINA

3 DOMESTIC MARINAS

1 CRUISE TERMINAL

1 EQUESTRIAN CENTRE

3 GOLF COURSES

1 STADIUM



RAS EL HEKMA
NOTABLE STATISTICS

44^{KM}

COASTLINE

50+

HOTELS

4M^{SQM}

DEDICATED EDUCATION SPACE

750K+

JOBS GENERATED

2M+

POPULATION

310K+

RESIDENTIAL UNITS

RAS EL HEKMA

SIZE AND SCALE

Ras El Hekma combines the scale and extensive amenities of a contemporary Mediterranean city with the lifestyle of a relaxed, coastal location.

RAS EL HEKMA



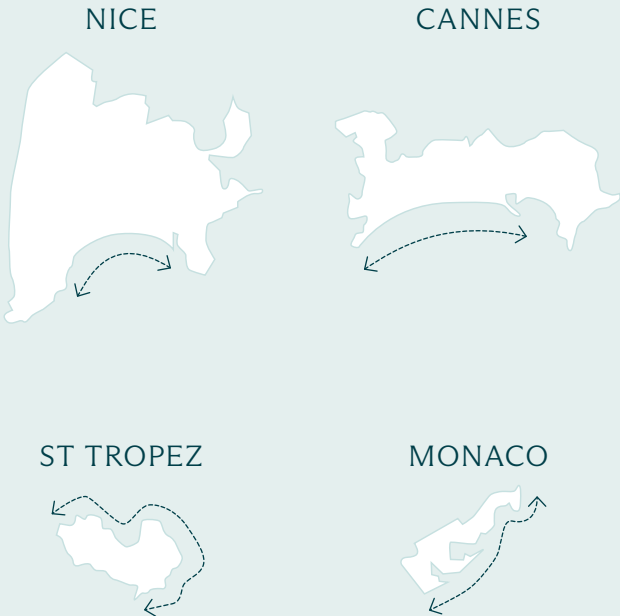
Population	~2 Million
City Land Area	170.8 Km²
Coastline	44 Km

BARCELONA



Population	1.6 Million
City Land Area	101.9 Km²
Coastline	4.5 Km

CÔTE D'AZUR



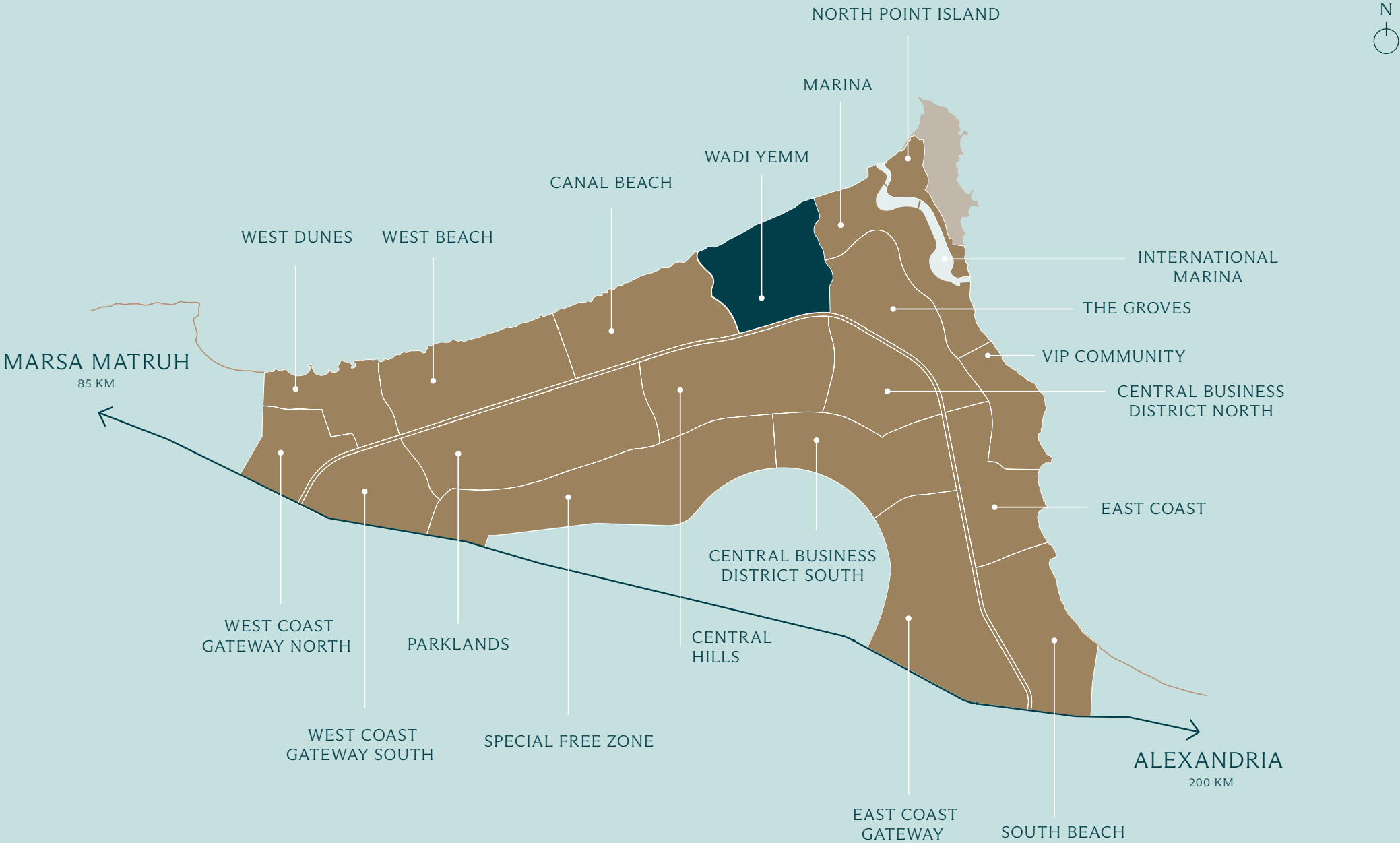
Combined Land Area	100 Km²
Ras El Hekma is 1.6x the combined size of the cities of the Côte d'Azur	

A dark teal background featuring a stylized, dark silhouette of an olive branch. The branch curves from the bottom left towards the right, with several elongated, pointed leaves and three olives. The text is centered over the branch.

MASTERPLAN OVERVIEW



MASTERPLAN
OVERVIEW



The background is a solid teal color. Overlaid on this is a dark silhouette of a grapevine. The silhouette includes several large, lobed leaves with serrated edges and several clusters of round grapes hanging from thin stems. The text is centered over the middle of the image.

SIGNATURE FEATURES



← BEACHSIDE LIVING

Designed to make the most of the beach, the coastline brims with luxury beach clubs, restaurants with epic views and marinas filling the skyline with sails.



→ STADIUM

The state of the art flexible stadium will welcome spectators as a multi sport complex, also doubling up as a venue to host large scale events.



↑ HOTELS

We are partnering with some of the worlds most iconic hospitality brands and two of our very own Modon Hospitality brands to operate over 50 hotels in the city.

↓ CENTRAL BUSINESS DISTRICT

Ras El Hekma will be built to be a thriving city: its commercial district will have everything businesses need to succeed. Served by cutting-edge utilities and connectivity, set out with provision for start ups as well as industry titans, this is a place designed to prosper.



→ ALL EQUIPPED WITH SMART CITY CAPABILITIES

Ras El Hekma will integrate the latest smart city infrastructure for a seamless and personalised experience throughout - creating a connected, liveable and cost efficient city with a renewable energy supply.



↑ SPECIAL FREE ZONE

Special Free Zone - The city will benefit from a Special Free Zone offering advantageous incentives for many sectors including light manufacturing, tourism, business services, financial services, tech & digital and renewables.



↑ SERVED BY A NEW AIRPORT

Just a short trip from both Europe and the Gulf, Ras El Hekma will be seamlessly connected to the world by a brand new, state of the art airport offering frequent domestic and international flights.



← INTERNATIONAL MARINA AND CRUISE TERMINAL

Ras El Hekma will have at least four international and domestic marinas, with berths for super yachts as well as mid size and small boats. These marinas will be lively residential and commercial centres, spanning more than eight kilometres of waterfront.

For visitor arriving by sea, the cruise terminal offers docking space for ocean liners and cruise liners.

The background is a solid teal color. Overlaid on this are dark teal silhouettes of various leaves and branches, creating a layered, botanical effect. The leaves vary in shape, some being elongated and others more rounded or lobed. The branches are thin and dark, weaving through the foliage.

INTRODUCING WADI YEMM

INTRODUCING WADI YEMM A WARM EMBRACE

Wadi Yemm is the first precinct to be built in Ras El Hekma, a charming coastal neighbourhood that hugs the shoreline. Where you can indulge in an effortless Mediterranean lifestyle, in all seasons. Here you can do whatever suits your mood, whether that be wandering the winding back streets, revelling in a long, slow lunch by the beach, spending time with loved ones on your open air balcony or soaking in the infinity pool. Wadi Yemm is sure to enchant, surprise and delight.



WADI YEMM
KEY ATTRIBUTES

1 AMPHITHEATRE

1 COUNTRY CLUB

1 EQUESTRIAN CENTRE



WADI YEMM
NOTABLE STATISTICS

9SQM

TOTAL AREA

2

18 HOLE GOLF COURSES

22%

OPEN SPACE

WADI YEMM

OVERVIEW

01	BOULEVARD
02	PROMENADE
03	BEACH AND THEATRE
04	COASTAL PARK/ NATURE RESERVE
05	SPORTS AND LEISURE CENTRE
06	CHAMPIONSHIP GOLF
07	GOLF CLUB HOUSE
08	WATER SPORTS
09	EQUESTRIAN CENTRE
10	LUXURY HOTEL/S
11	BRANDED RESIDENTIAL





← COUNTRY CLUB

The country club offers an exceptional and exclusive lifestyle experience.



↑ GOLF COURSES

Featuring two 18-hole courses enabling world class golfing opportunities.

→ EQUESTRIAN CENTRE

A premier equestrian centre offering world-class facilities, expert instruction, and a welcoming community where riders of all levels can thrive.



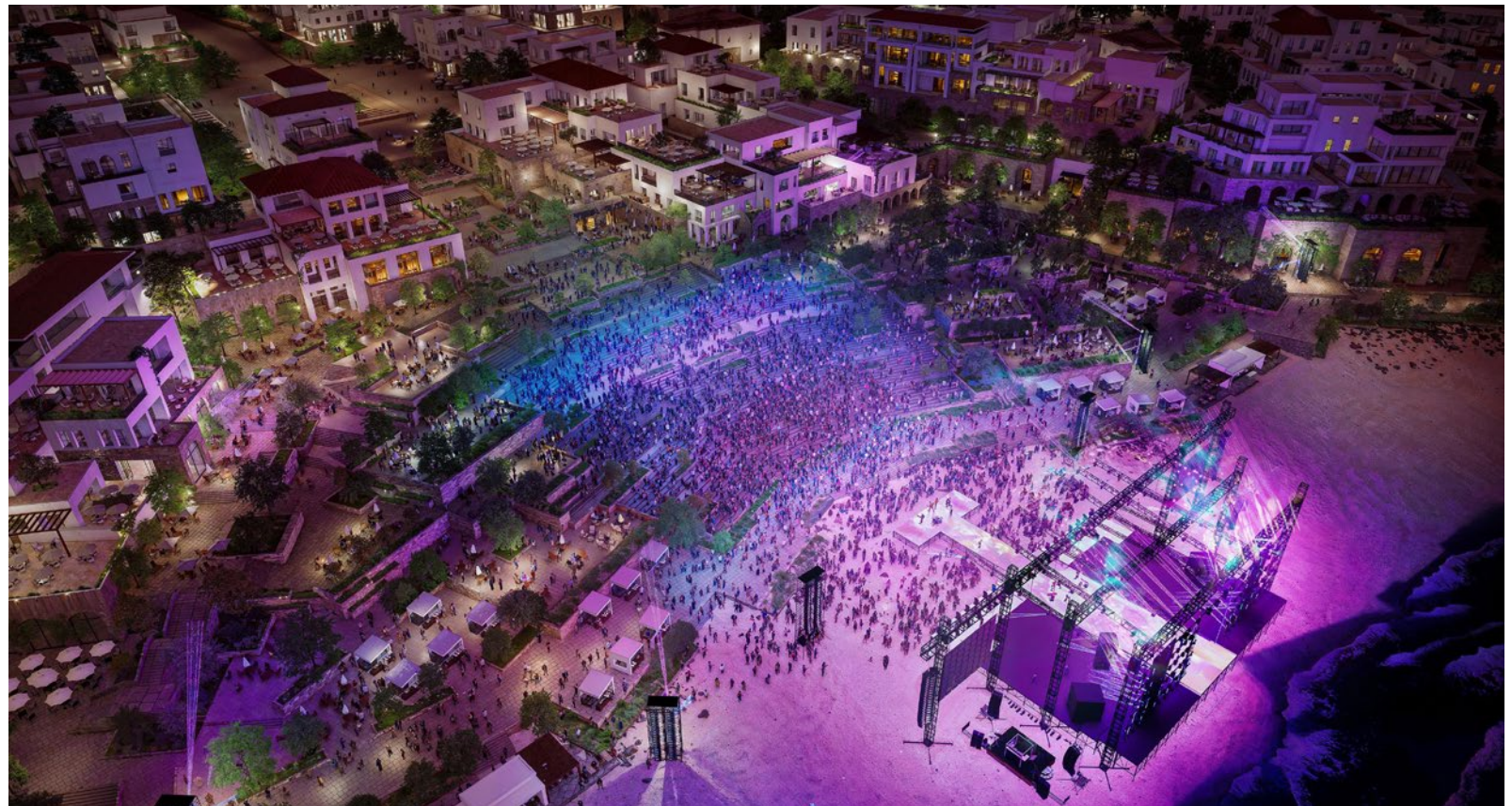


← THE LIGHTHOUSE

Ras El Hekma's iconic lighthouse will be a signature landmark, a beacon of the city.

→ THE AMPHITHEATRE

An amphitheatre inspired by the Ancient Romans and integrating the latest cutting edge technology will be an iconic destination within the city. With a capacity of up to 10,000 people, it will become an unbeatable venue for an array of events.





PROPERTY DETAILS

ULTRA LUXURY APARTMENTS

ULTRA LUXURY APARTMENTS FEATURES



NOSTALGIC ELEGANCE

- | | |
|----|--------------|
| 1. | Pool View |
| 2. | Balcony View |
| 3. | Sea View |

ULTRA LUXURY APARTMENTS
FEATURES



MODERN
HERITAGE

- | | |
|----|-----------------|
| 1. | Business lounge |
| 2. | Games room |
| 3. | Gym |



ULTRA LUXURY APARTMENTS

FEATURES



MODERN HERITAGE

- | | |
|----|---------------|
| 1. | Lift Lobby |
| 2. | Kids playroom |
| 3. | Lobby |

ULTRA LUXURY
APARTMENT
4 BEDROOM

ULTRA LUXURY APARTMENT

4 BEDROOM – MIDDLE UNIT – TYPE A

Area	Size
Interior Area	277.5 sqm
Terraces Area	58.8 sqm
Total Gross Area	336.3 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.49 × 6.55
3 Dining	6.11 × 6.55
4 Living Area Terrace	10.2 × 3.0
5 Kitchen	4.8 × 3.7
6 BOH Kitchen	1.9 × 2.4
7 Master Bedroom	4.3 × 3.6
8 Master Walk-in Wardrobe	
9 Master Bath	4.4 × 3.7
10 Master Bedroom Terrace	4.0 × 2.0
11 Bedroom 1	3.87 × 3.6
12 Toilet 1	2.7 × 1.9
13 Bedroom 2	3.9 × 3.6
14 Toilet 2	2.7 × 1.9
15 Bedroom 3	4.4 × 3.6
16 Toilet 3	2.8 × 1.77
17 Bedroom 3 Terrace	4.0 × 3.0
18 Service Entrance	
19 Laundry	0.8 × 2.4
20 Private staff quarters	4.4 × 1.9
21 Powder Room	1.6 × 2.4
22 Study	3.4 × 2.4



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.

ULTRA LUXURY APARTMENT

4 BEDROOM – MIDDLE UNIT – TYPE B

Area	Size
Interior Area	272 sqm
Terraces Area	48.1 sqm
Total Gross Area	320 sqm

Legend	Size (m)
1 Foyer	
2 Living	5.47 × 4.60
3 Dining	5.46 × 4.60
4 Living Area Terrace	10.2 × 3.0
5 Kitchen	4.5 × 3.4
6 BOH Kitchen	1.9 × 2.6
7 Master Bedroom	4.3 × 3.6
8 Master Walk-in Wardrobe	
9 Master Bath	4.7 × 4.07
10 Master Bedroom Terrace	4.4 × 2.0
11 Bedroom 1	4.17 × 3.6
12 Toilet 1	2.7 × 1.9
13 Bedroom 2	4.07 × 3.6
14 Toilet 2	2.7 × 1.9
15 Bedroom 3	3.9 × 3.6
16 Toilet 3	2.7 × 1.9
17 Laundry	2.1 × 2.07
18 Private staff quarters	4.9 × 2.07
19 Powder Room	1.6 × 2.25
20 Study	3.17 × 2.07



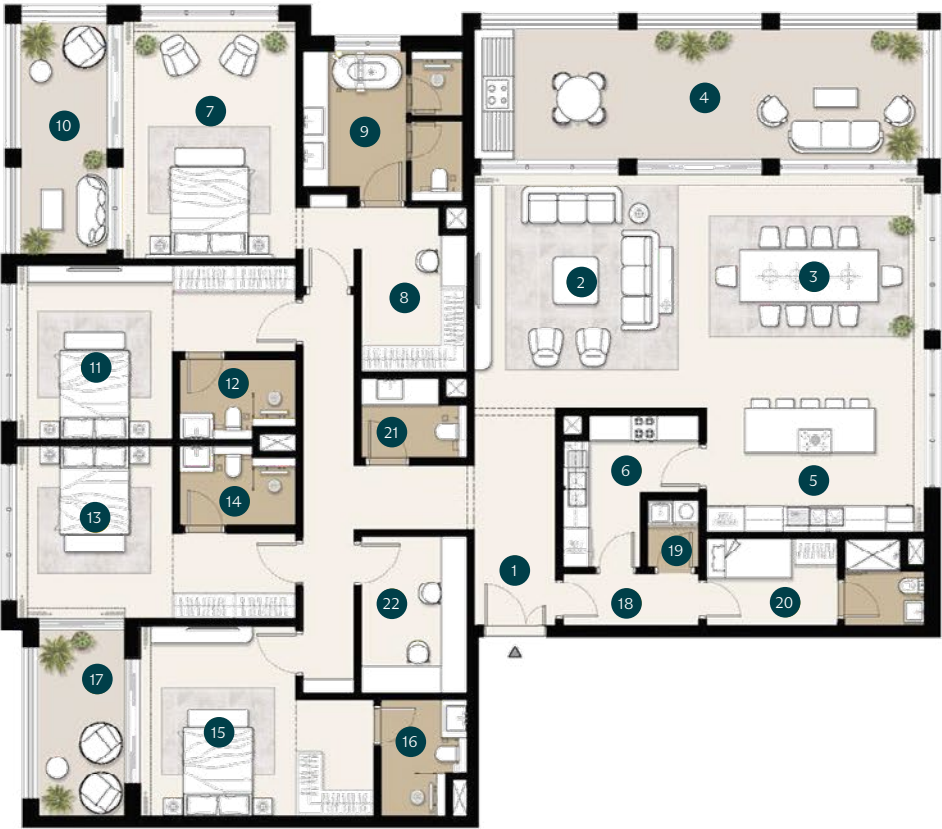
DISCLAIMER
These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

ULTRA LUXURY APARTMENT

4 BEDROOM – CORNER UNIT

Area	Size
Interior Area	291.6 sqm
Terraces Area	59.7 sqm
Total Gross Area	351 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.94 × 5.18
3 Dining	5.28 × 5.18
4 Living Area Terrace	9.97 × 3.37
5 Kitchen	5.05 × 3.07
6 BOH Kitchen	3.15 × 3.5
7 Master Bedroom	4.0 × 5.5
8 Master Walk-in Wardrobe	2.5 × 3.8
9 Master Bath	3.7 × 3.2
10 Master Bedroom Terrace	5.35 × 2.0
11 Bedroom 1	3.8 × 3.6
12 Toilet 1	2.7 × 1.85
13 Bedroom 2	3.9 × 3.6
14 Toilet 2	2.7 × 1.85
15 Bedroom 3	3.6 × 4.4
16 Toilet 3	2.0 × 2.7
17 Bedroom 3 Terrace	2.0 × 3.75
18 Service Entrance	
19 Laundry	1.2 × 1.55
20 Private staff quarters	5.0 × 2.0
21 Powder Room	2.4 × 1.85
22 Study	2.38 × 3.15



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.

ULTRA LUXURY APARTMENT
4 BEDROOM — DARK SCHEME



MODERN
HERITAGE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bathroom



ULTRA LUXURY
APARTMENT
3 BEDROOM

ULTRA LUXURY APARTMENT

3 BEDROOM – MIDDLE UNIT

Area	Size
Interior Area	218 sqm
Terraces Area	48.7 sqm
Total Gross Area	266.7 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.14 × 5.80
3 Dining	3.93 × 5.80
4 Living Area Terrace	10.2 × 3.0
5 Kitchen	2.8 × 5.8
6 BOH Kitchen	3.8 × 2.07
7 Service Entrance	
8 Master Bedroom	4.4 × 3.6
9 Master Walk-in Wardrobe	
10 Master Bath	4.6 × 2.75
11 Master Bedroom Terrace	4.02 × 2.0
12 Bedroom 1	4.0 × 3.6
13 Toilet 1	2.7 × 1.9
14 Bedroom 2	4.13 × 3.6
15 Toilet 2	2.7 × 1.9
16 Laundry	2.25 × 2.07
17 Private staff quarters	3.9 × 2.07
18 Powder Room	1.6 × 2.07
19 Study	3.7 × 2.07



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.

ULTRA LUXURY APARTMENT

3 BEDROOM – CORNER UNIT

Area	Size
Interior Area	234 sqm
Terraces Area	48.2 sqm
Total Gross Area	282.2 sqm

Legend	Size (m)
1 Foyer	
2 Living	5.46 × 5.85
3 Dining	4.83 × 5.85
4 Living Area Terrace	9.8 × 3.0
5 Kitchen	4.8 × 3.5
6 BOH Kitchen	3.2 × 3.37
7 Master Bedroom	4.4 × 3.6
8 Master Walk-in Wardrobe	
9 Master Bath	4.4 × 2.75
10 Master Bedroom Terrace	4.05 × 2.0
11 Bedroom 1	4.05 × 3.6
12 Toilet 1	2.7 × 1.9
13 Bedroom 2	4.1 × 3.6
14 Toilet 2	2.77 × 1.9
15 Laundry	1.7 × 1.27
16 Private staff quarters	3.85 × 2.07
17 Powder Room	1.5 × 2.07
18 Study	2.3 × 2.07



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.

ULTRA LUXURY APARTMENT
3 BEDROOM — DARK SCHEME



MODERN
HERITAGE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bedroom



ULTRA LUXURY
APARTMENT
2 BEDROOM

ULTRA LUXURY APARTMENT

2 BEDROOM

Area	Size
Interior Area	155.3 sqm
Terraces Area	40.96 sqm
Total Gross Area	196.3 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.38 × 4.70
3 Dining	4.28 × 4.70
4 Living Area Terrace	8.0 × 3.35
5 Kitchen	4.8 × 2.8
6 Master Bedroom	4.4 × 3.57
7 Walk-in Wardrobe	
8 Master Bath	3.3 × 2.9
9 Master Bedroom Terrace	4.05 × 2.0
10 Bedroom 1	3.5 × 4.2
11 Toilet 1	2.7 × 1.9
12 Laundry	1.4 × 1.5
13 Private staff quarters	3.87 × 2.2
14 Powder Room	1.6 × 2.2



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.

ULTRA LUXURY APARTMENT
2 BEDROOM – LIGHT SCHEME



MODERN
HERITAGE

- 1. Living & dining
- 2. Kitchen



LUXURY APARTMENTS

LUXURY APARTMENTS FEATURES



MODERN HERITAGE

- 1. Aerial View
- 2. Entrance
- 3. Balcony View

LUXURY APARTMENTS
FEATURES



MODERN
HERITAGE

- | | |
|----|------------|
| 1. | Cinema |
| 2. | Games room |
| 3. | Gym |



LUXURY APARTMENTS FEATURES



MODERN HERITAGE

- | | |
|----|---------------|
| 1. | Lift Lobby |
| 2. | Kids playroom |
| 3. | Lobby |

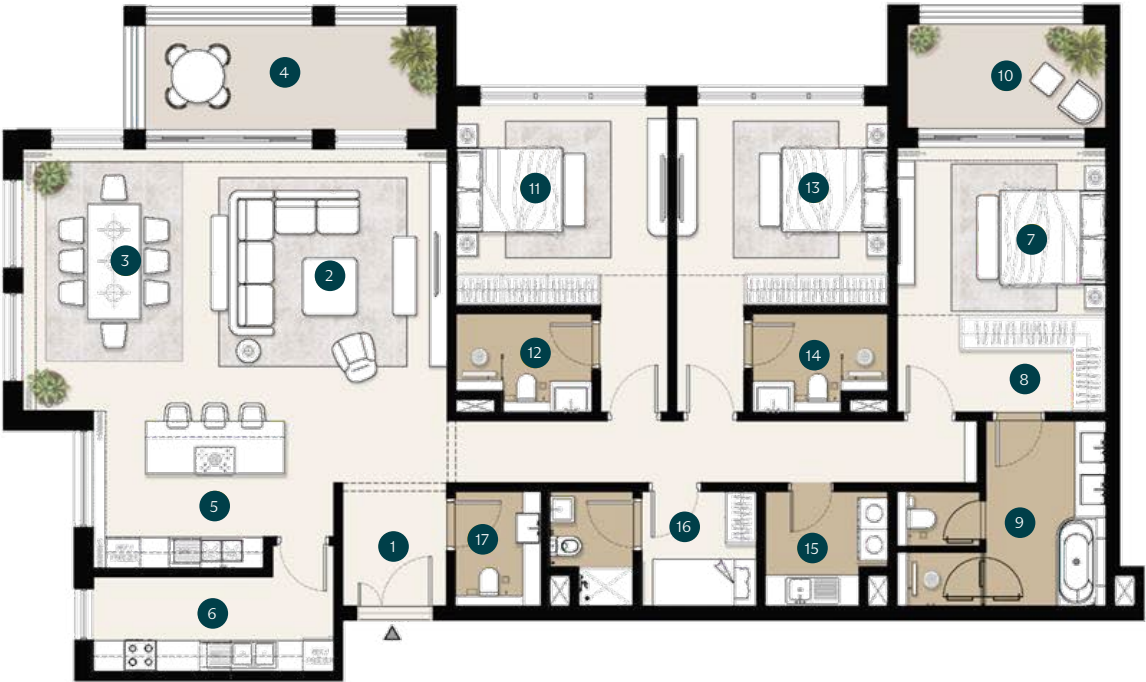
LUXURY
APARTMENT
3 BEDROOM

LUXURY APARTMENT

3 BEDROOM – CORNER UNIT

Area	Size
Interior Area	201.7 sqm
Terraces Area	24.6 sqm
Total Gross Area	226.3 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.9 × 4.5
3 Dining	4.9 × 3.6
4 Living Area Terrace	5.4 × 1.7
5 Kitchen	5.05 × 3.1
6 BOH Kitchen	1.8 × 4.6
7 Master Bedroom	4.0 × 3.2
8 Master Walk-in Wardrobe	
9 Master Bath	3.6 × 4.07
10 Master Bedroom Terrace	3.5 × 2.0
11 Bedroom 1	4.0 × 3.2
12 Toilet 1	2.7 × 1.9
13 Bedroom 2	4.0 × 3.2
14 Toilet 2	2.7 × 1.9
15 Laundry	0.83 × 2.0
16 Private staff quarters	3.6 × 2.2
17 Powder Room	1.5 × 2.2



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.

LUXURY APARTMENT
3 BEDROOM — DARK SCHEME



MODERN
HERITAGE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bedroom



LUXURY
APARTMENT
2 BEDROOM

LUXURY APARTMENT

2 BEDROOM

Area	Size
Interior Area	144.5 sqm
Terraces Area	31.5 sqm
Total Gross Area	176 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.8 × 4.1
3 Dining	4.1 × 4.0
4 Living Area Terrace	7.6 × 2.2
5 Kitchen	4.07 × 3.1
6 Master Bedroom	4.05 × 3.3
7 Walk-in Wardrobe	
8 Master Bath	4.0 × 3.55
9 Master Bedroom Terrace	3.67 × 2.0
10 Bedroom 1	3.8 × 3.2
11 Toilet 1	2.7 × 1.2
12 Laundry	0.75 × 1.2
13 Private staff quarters	3.5 × 2.2
14 Powder Room	1.48 × 2.2



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.

LUXURY APARTMENT
2 BEDROOM — LIGHT SCHEME



MODERN
HERITAGE

- 1. Living & dining
- 2. Kitchen



LUXURY
APARTMENT
1 BEDROOM

LUXURY APARTMENT

1 BEDROOM

Area	Size
Interior Area	99.7 sqm
Terraces Area	10.1 sqm
Total Gross Area	109.8 sqm

Legend	Size (m)
1 Foyer	
2 Living	4.4 × 4.1
3 Dining	4.0 × 3.7
4 Terrace	3.6 × 2.0
5 Kitchen	3.9 × 3.14
6 Master Bedroom	3.2 × 3.9
7 Master Walk-in Wardrobe	
8 Master Bath	3.8 × 3.55
9 Laundry	0.8 × 1.2
10 Powder Room	1.4 × 2.2



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.

LUXURY APARTMENT
1 BEDROOM



MODERN
HERITAGE

- 1. Living & dining
- 2. Open kitchen
- 3. Master bedroom



VILLAS

ULTRA LUXURY VILLA 6 BEDROOM — TYPE A

ULTRA LUXURY VILLA
6 BEDROOM — TYPE A



- | | |
|----|--------------|
| 1. | Pool |
| 2. | Terrace |
| 3. | Front access |

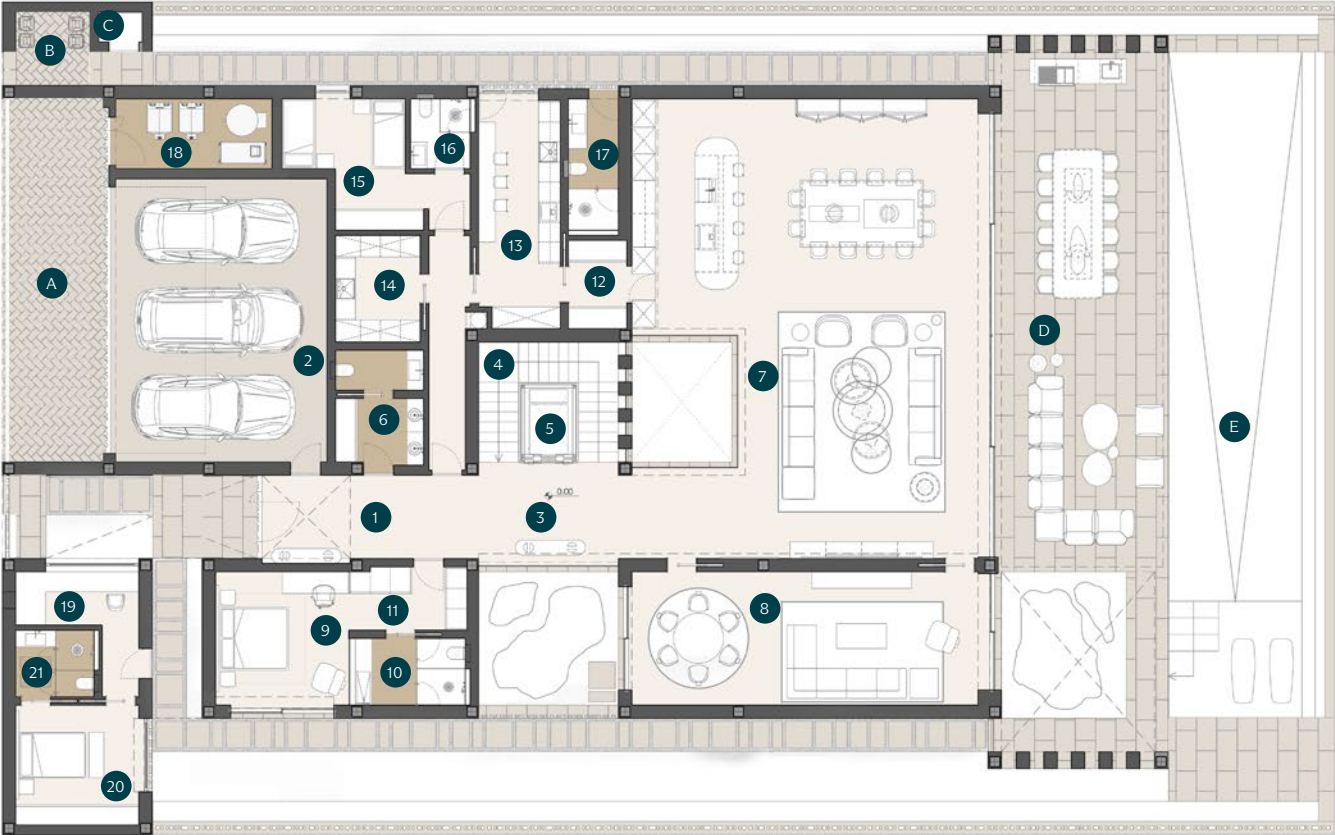
ULTRA LUXURY VILLA

6 BEDROOM – TYPE A

Ground floor

Area	Size
Interior Area	1,074.20 sqm
Terraces Area	105.0 sqm
Total Gross Area	1,266.60 sqm

Legend	Size (m)
1 Entrance Hall	6.5 × 2.5
2 Garage	8.5 × 6.4
3 Ground floor hall	4.2 × 2.5
4 Main Staircase	4.2 × 3.6
5 Elevator	2.4 × 1.8
6 Powder Room	3.6 × 2.7
7 Living / Dining / Kitchen	13.8 × 10.8
8 Majis Living / Dining	10.4 × 4.0
9 Guest Bedroom	4.0 × 4.0
10 Guest Bathroom	3.5 × 2.0
11 Guest Dressing Room	3.6 × 1.8
12 Pantry	2.6 × 1.8
13 BOH Kitchen	6.9 × 2.4
14 Laundry Room	3.2 × 2.5
15 Private Staff Bedroom	4.1 × 4.0
16 Private Staff Bathroom	2.1 × 1.8
17 Pool Toilet	4.0 × 1.4
18 Machines Room	4.7 × 2.0
19 Security Room	3.7 × 1.6
20 Drivers Room	3.7 × 3.6
21 Drivers Bathroom	2.5 × 2.0
A Pergola	10.9 × 3.0
B Waste Bins	2.2 × 2.0
C Gardner's Tools	1.5 × 0.9
D Covered Terrace	21.0 × 5.0
E Pool	20.0 × 4.0



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.

ULTRA LUXURY VILLA

6 BEDROOM – TYPE A

First floor

Area	Size
Interior Area	1,074.20 sqm
Terraces Area	24.75 sqm
Total Gross Area	1,266.60 sqm

Legend	Size (m)
1 First Floor Hall	14.4 × 2.5
2 Main Staircase	4.2 × 3.6
3 Elevator	2.4 × 1.8
4 Master Bedroom	7.0 × 4.5
5 Master Dressing Room	5.0 × 2.5
6 Master Bathroom	7.0 × 3.1
7 Office	5.2 × 4.0
8 Office Toilet	2.1 × 1.7
9 Bedroom 1	5.3 × 3.6
10 Bathroom 1	2.4 × 2.2
11 Dressing Room 1	3.0 × 2.6
12 Bedroom 2	5.3 × 3.6
13 Bathroom 2	2.4 × 2.2
14 Dressing Room 2	3.0 × 2.6
15 Bedroom 3	5.7 × 3.1
16 Bathroom 3	2.9 × 1.8
17 Dressing Room 3	3.0 × 1.9
18 Bedroom 4	4.4 × 4.3
19 Bathroom 4	4.0 × 2.7
20 Dressing Room 4	3.1 × 2.5
21 Upstairs Family Room	6.5 × 4.5
A Master Suite Terrace	12.7 × 5.1
B Bedrooms 1 & 2 Terrace	11.7 × 1.5
C Bedroom 3 Terrace	4.8 × 1.5



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.

ULTRA LUXURY VILLA

6 BEDROOM – TYPE A

Basement

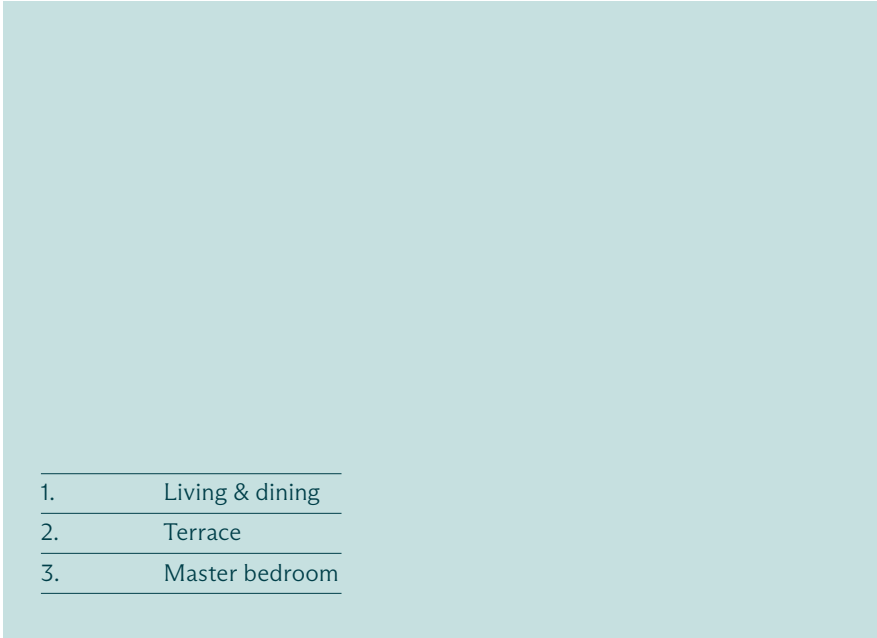
Area	Size
Interior Area	1,074.20 sqm
Total Gross Area	1,266.60 sqm

Legend	Size (m)
1 Living Room	8.2 × 6.2
2 Main Staircase	4.2 × 3.6
3 Elevator	2.4 × 1.8
4 Bathroom	5.0 × 3.0
5 Gym	10.9 × 3.0
6 Spa	5.0 × 3.0
7 Sauna	2.9 × 2.0
8 Machines Room	4.0 × 2.9
A Patio	7.1 × 3.0
B Stairs Patio	3.6 × 3.0



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.

ULTRA LUXURY VILLA
6 BEDROOM — TYPE A



- 1. Living & dining
- 2. Terrace
- 3. Master bedroom



ULTRA LUXURY VILLA
5 BEDROOM – TYPE A

ULTRA LUXURY VILLA
5 BEDROOM — TYPE A



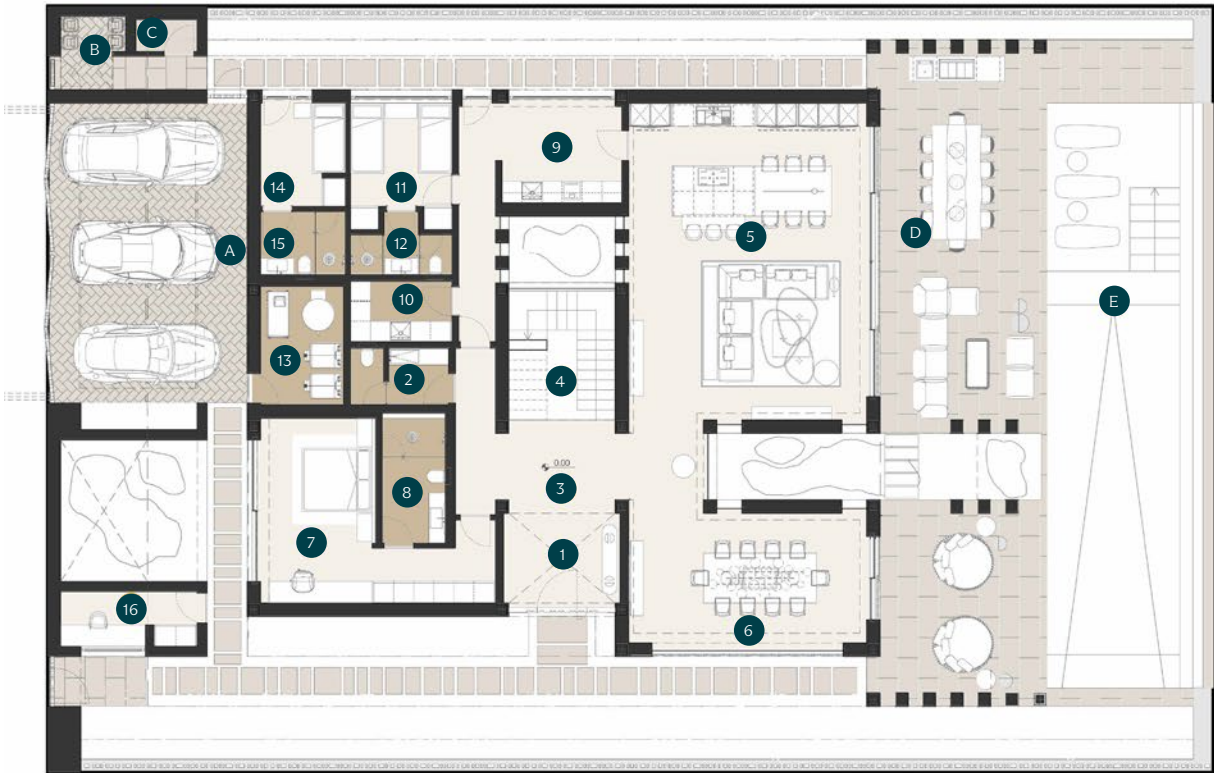
- | | |
|----|--------------|
| 1. | Pool |
| 2. | Terrace |
| 3. | Front access |

ULTRA LUXURY VILLA

5 BEDROOM – TYPE A

Ground floor	
Area	Size
Interior Area	552.80 sqm
Terraces Area	122.5 sqm
Total Gross Area	802.70 sqm

Legend		Size (m)
1	Entrance Hall	3.2 × 2.7
2	Powder Room	3.0 × 1.7
3	Ground floor hall	7.0 × 2.8
4	Main Staircase	3.9 × 3.2
5	Living / Dining / Kitchen	9.5 × 7.2
6	Formal Dining Room	7.2 × 3.9
7	Guest Bedroom	5.6 × 3.5
8	Guest Bathroom	3.8 × 2.0
9	BOH Kitchen	3.6 × 2.9
10	Laundry Room	3.0 × 1.8
11	Private Staff Bedroom	3.8 × 3.0
12	Private Staff Bathroom	3.0 × 1.2
13	MEP Room	3.6 × 2.5
14	Drivers Room	3.1 × 2.5
15	Drivers Bathroom	2.5 × 1.9
16	Security Room	4.1 × 1.7
A	Parking Pergola	9.0 × 6.0
B	Waste Bins	2.2 × 2.0
C	Gardner's Tools	1.9 × 1.0
D	Covered Terrace	19.5 × 5.0
E	Pool	17.5 × 4.0



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.

ULTRA LUXURY VILLA

5 BEDROOM – TYPE A

First floor

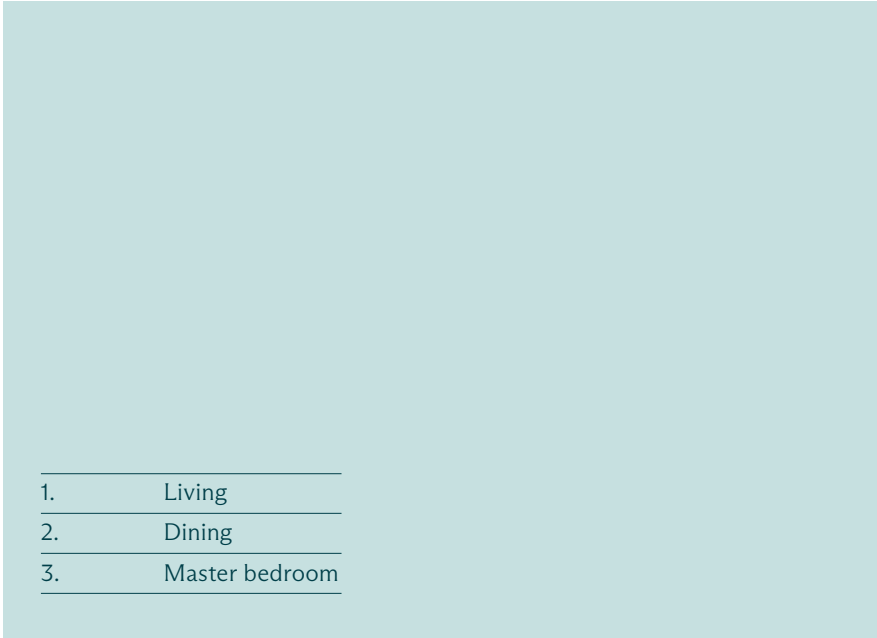
Area	Size
Interior Area	552.80 sqm
Terraces Area	103.88 sqm
Total Gross Area	802.70 sqm

Legend	Size (m)
1 First Floor Hall	7.0 × 2.8
2 Main Staircase	3.9 × 3.2
3 Master Bedroom	5.6 × 4.7
4 Master Dressing Room	5.6 × 2.4
5 Master Bathroom	3.8 × 3.0
6 Bedroom 1	3.9 × 3.5
7 Bathroom 1	3.9 × 1.9
8 Dressing Room 1	2.9 × 1.3
9 Bedroom 2	5.6 × 3.5
10 Bathroom 2	3.8 × 2.0
11 Dressing Room 2	3.7 × 1.7
12 Bedroom 3	5.6 × 3.5
13 Bathroom 3	3.8 × 2.0
14 Dressing Room 3	3.7 × 1.7
15 Upstairs Family Room	4.8 × 3.7
16 Upstairs Family Office	4.2 × 3.4
A Master Suite Terrace	11.2 × 5.0
B Terrace 1	9.7 × 3.6
C Terrace 2	4.8 × 2.7



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.

ULTRA LUXURY VILLA
5 BEDROOM — TYPE A



- | | |
|----|----------------|
| 1. | Living |
| 2. | Dining |
| 3. | Master bedroom |



The background is a solid teal color. Overlaid on this are several dark teal, almost black, silhouettes of leaves and branches. The leaves have various shapes, some with serrated edges, and the branches are thin and curved. The overall effect is a layered, organic texture.

CONTACT

INTRODUCING THE DEVELOPER

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.



HUDAYRIYAT



REEM HILLS



ZAGALETA



NAWAYEF

CONTACT

CALL 7734

WEB MODON.COM



DISCLAIMER

All information contained in this brochure is accurate at the time of publication. While every effort has been made to ensure the details are correct, specifications, availability, and other information may be subject to change without prior notice. The publisher accepts no responsibility for any errors or omissions. All renderings and landscaping visuals, materials, and façades are for indicative purposes only and subject to change. Modon reserves the right to make non-fundamental changes to the design provided herein.

MODON