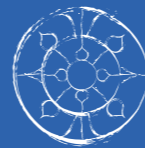


# ZOYA

GHAZALA BAY

*Serene Views*



RITUALS  
*Village*

Operated by

TLT  
*Signature* HOTELS

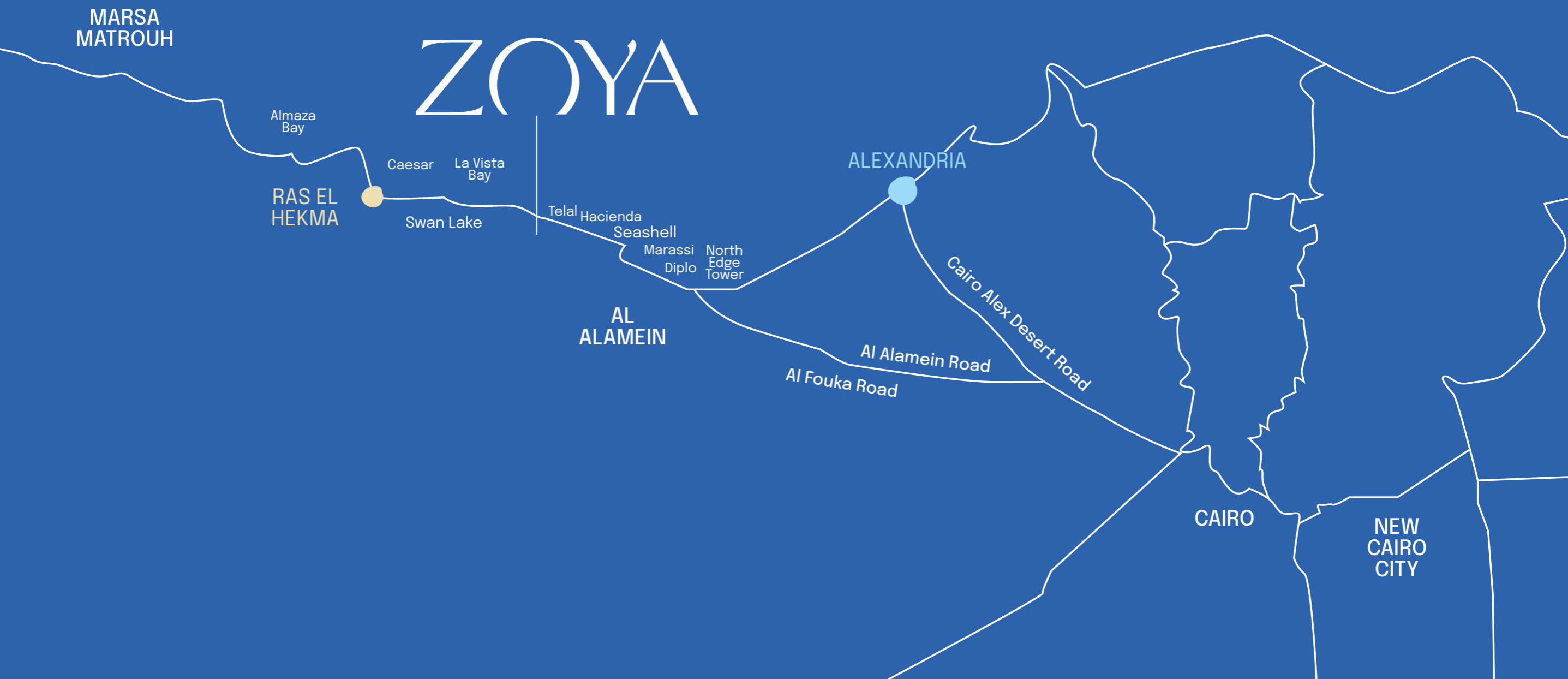
LMD<sup>o</sup>



# 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.

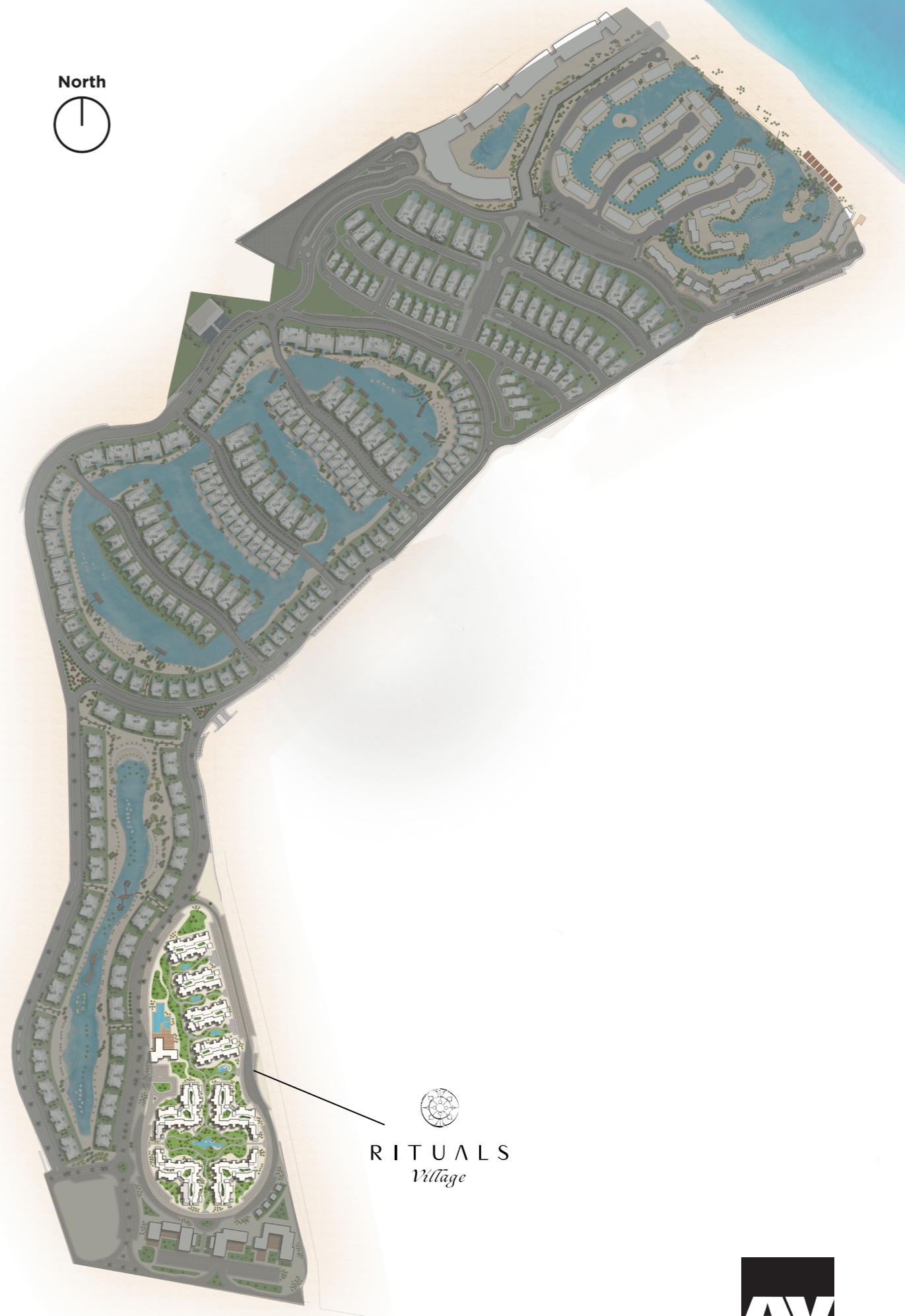


# A floating *masterpiece*

Zoya Ghazala Bay lies on 134 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 by 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.



  
RITUALS  
*Village*

# Ways of Zoya

**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.

Bask in the sun-kissed serenity of a boutique hotel designed for you to immerse yourself in an ambiance of unrivaled elegance, where opulent accommodations, bespoke service, and a plethora of upscale amenities await to redefine your stay.

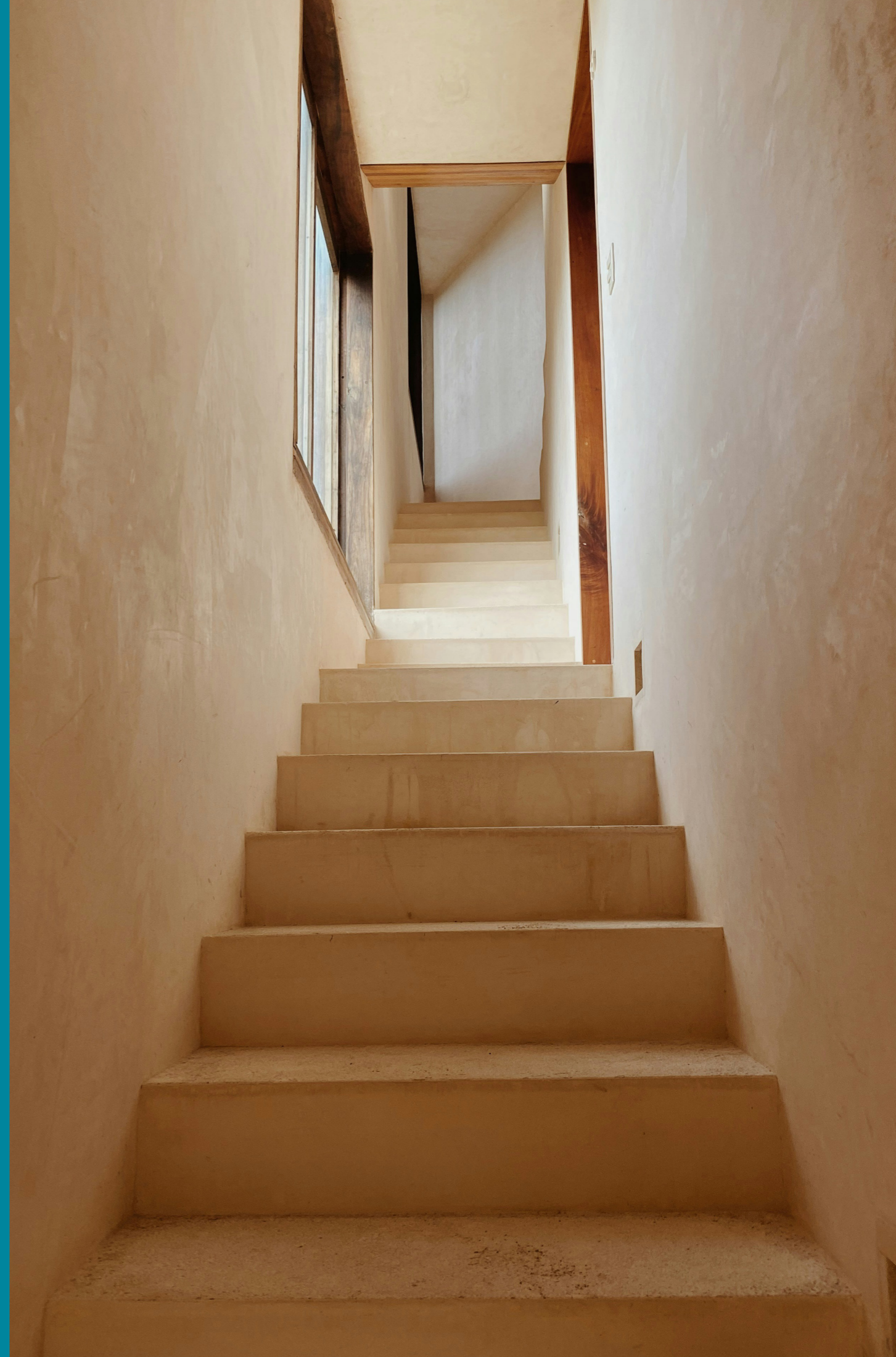
From wellness, artisanal bistros & fresco cafes, sports & kids' activities to a beach clubhouse, beach bar, boutique stores, retail luxuries, exquisite fine dining by Rituals of Zoya Ghazala Bay, and a lively nightlife that lingers on and on till the break of dawn.



# Hospitality With A Shade of *Boutique Chic*

**Turn every vacation** into a truly 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 from sensational bungalows on the beach, 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, and 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

# 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.



# Welcome to *the Club*

**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.





## Aquatic *Retail Therapy*

Open up to local color and boutique brands as you rediscover what's trending in summer fashion at Zoya Ghazala Bay's commercial strip. Home to enjoyable walkability as well as endless on-foot discovery, 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. Zoya Ghazala Bay is a treasure trove of fashionable pieces that promise to exceed your expectations.



RITUALS  
*Village*

*The Rules Have Changed*

# A Realm of *Serviced Apartments*

Welcome to an exclusive realm of luxury living in North Coast. Our meticulously designed 1 and 2-bedroom serviced apartments offer unparalleled comfort and convenience. Experience the liberation and decadence that awaits within these thoughtfully curated units, stretching the boundaries of coastal pampering.

At **Rituals Village**, where exclusivity reigns supreme, everything revolves around you. Enjoy world-class services such as F&B, housekeeping, and concierge assistance. Take advantage of our business center, car cleaning, laundry services, and private shaded surface parking. Your safety, security, and maintenance are our top priorities. Indulge in a privileged lifestyle where every need is met, transcending the ordinary and elevating your living experience. Welcome to Rituals Village, where luxury knows no bounds.



DISCLAIMER:  
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Where Privacy  
Resides, Exclusively  
for *the Discerning Few*



# Waterfront Homes



GHAZALA BAN

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GHAZALA BAY

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# An Architectural *Symphony*

At **Rituals Village** lies an architectural concept that captivates the senses and ignites the imagination. Inspired by the timeless beauty of the Mediterranean, every structure and design element exudes an aura of refined elegance. The architecture gracefully merges classic sophistication with contemporary flair, creating a harmonious fusion that is both awe-inspiring and inviting.

Each building stands as a testament to meticulous craftsmanship, boasting intricate details, sweeping lines, and seamless integration with breathtaking natural surroundings. From the moment you set foot in this sanctuary, you will be enveloped by an ambiance that transcends ordinary coastal living.





C1

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A woman with long hair, wearing a wide-brimmed hat and a white, tiered, sleeveless dress, stands on a wooden pier. She is looking off to the side. The background shows a body of water and a sunset sky with soft colors. The pier has two wooden posts in the foreground.

# Experience the World of Pampering *Serviced Apartments*

**Within the captivating realm** of Rituals Village, a world of unparalleled facilities awaits, ensuring that every moment spent here is nothing short of remarkable.

Step into a gated zone that offers exclusivity at its finest, with private passes providing controlled access, granting entry only to those privileged enough to be part of this extraordinary sanctuary.

Indulge your senses and rejuvenate your spirit at the state-of-the-art gym and spa, where cutting-edge equipment and expert therapists await to guide you on a path of wellness and vitality. The clubhouse stands as the vibrant hub of social gatherings, boasting exquisite restaurants, enticing bars, and a community center with a convenient store, catering to your every need.

An aerial photograph of a swimming pool with clear, turquoise water. The water's surface is rippled, and the sandy bottom is visible through the shallow areas. A person is swimming in the lower center of the frame. The overall scene is serene and inviting.

**Convenience is vital**, as private parking slots offer a sense of ease and peace of mind. Immerse yourself in the captivating beauty of the landscape, with vast walkable areas and cycling lanes adorned with mesmerizing water features. Here, nature unfolds in all its splendor, inviting you to explore and connect with the serene surroundings.

Unwind in style at the beauty salons, tailored to cater to the unique needs of both men and women, offering a wide array of luxurious treatments and personalized care.

GATED COMMUNITY  
PRIVATE CLUBHOUSE  
GYM  
RESTAURANTS  
POOL

# The Fine Art *of Service*

Rituals Village is where your every desire is anticipated and catered to with premium services, ensuring that your stay surpasses all expectations.

Inundate yourself in a world of culinary delights with F&B serviced offerings, where expert chefs craft gastronomic wonders to tantalize your taste buds.

Experience the pinnacle of comfort with meticulous housekeeping services, where your abode is transformed into an oasis of pristine serenity. The dedicated concierge team stands ready to curate bespoke experiences, providing personalized recommendations and attending to your every need, from arranging reservations to organizing transportation.



CONCIERGE  
HOUSEKEEPING  
F&B  
SECURITY & MAINTENANCE  
PRIVATE SHADED SURFACE PARKING  
FOR EACH UNIT  
LAUNDRY





GHAZALA BAY

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GHAZALA BAY

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GHAZALA BAY

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# Serene Views Buildings

## B1 Ground floor

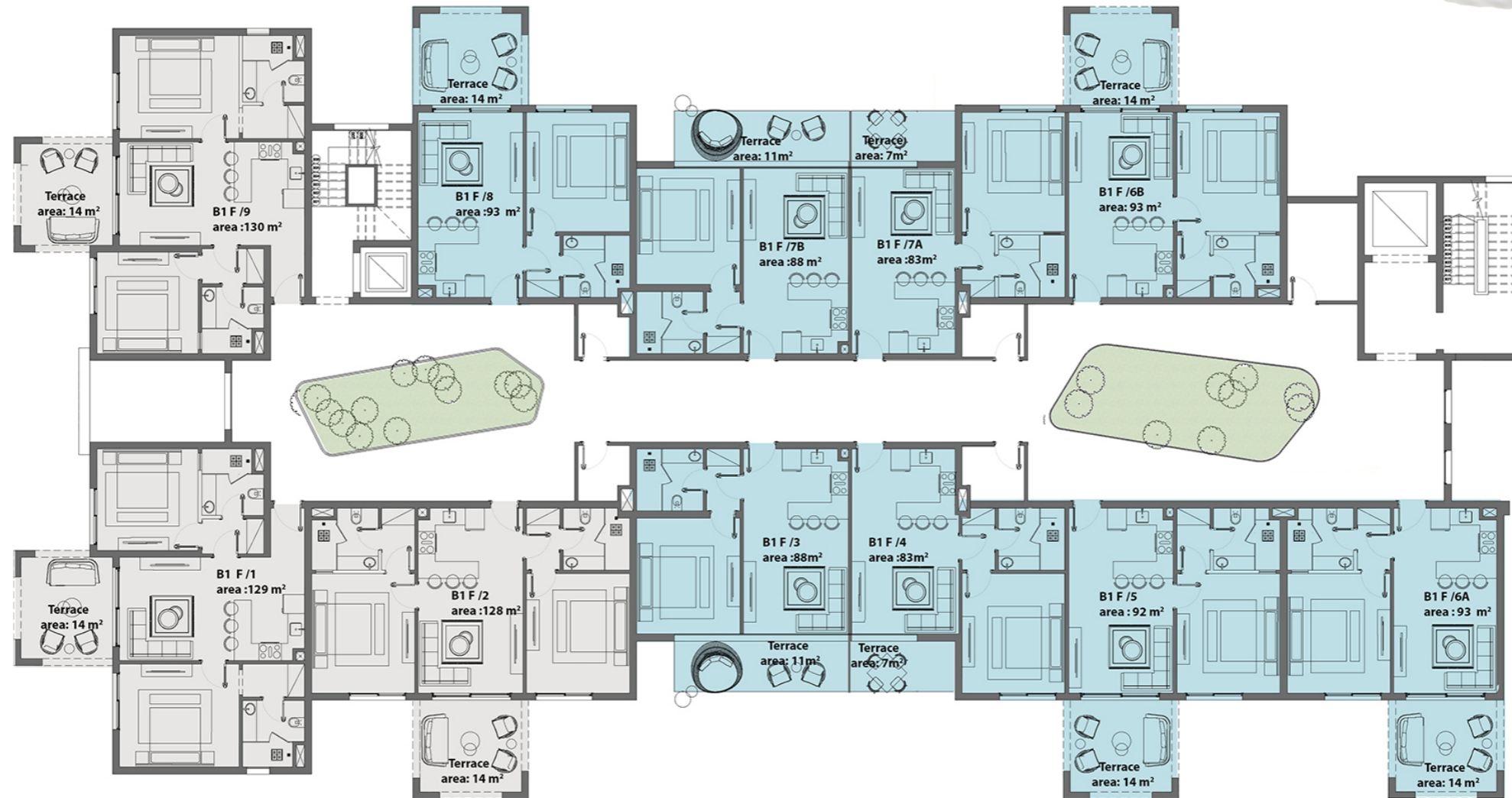


**1 BEDROOM APARTMENT**  
**2 BEDROOM APARTMENT**



# Serene Views Buildings

B1 First floor





- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



# Serene Views Buildings

B1 Second floor





 1 BEDROOM APARTMENT  
 2 BEDROOM APARTMENT



# Serene Views Buildings

## B2 Ground floor

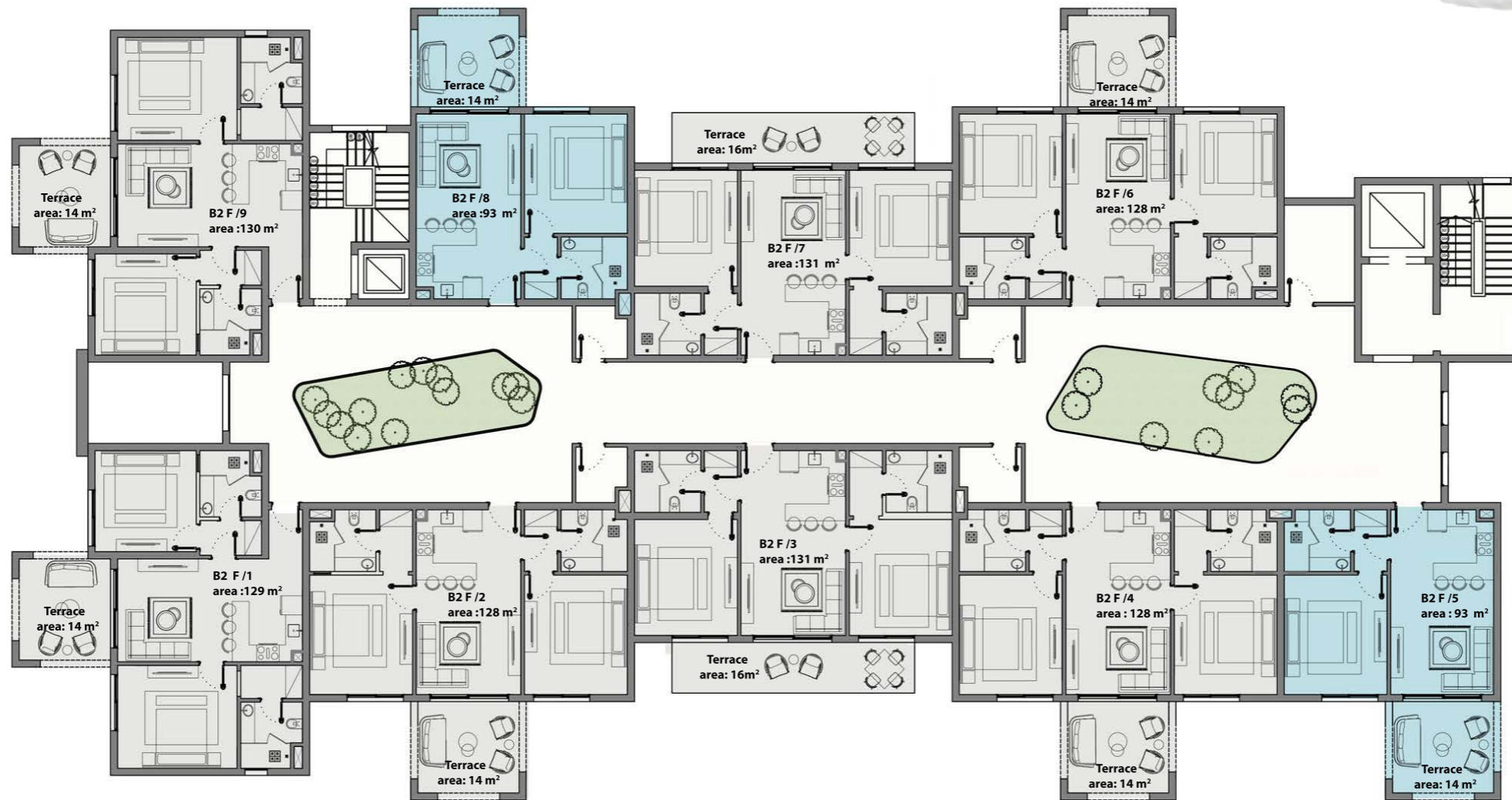




 1 BEDROOM APARTMENT  
 2 BEDROOM APARTMENT



# Serene Views Buildings

B2 First floor



 1 BEDROOM APARTMENT  
 2 BEDROOM APARTMENT



# Serene Views Buildings

B2 Second floor



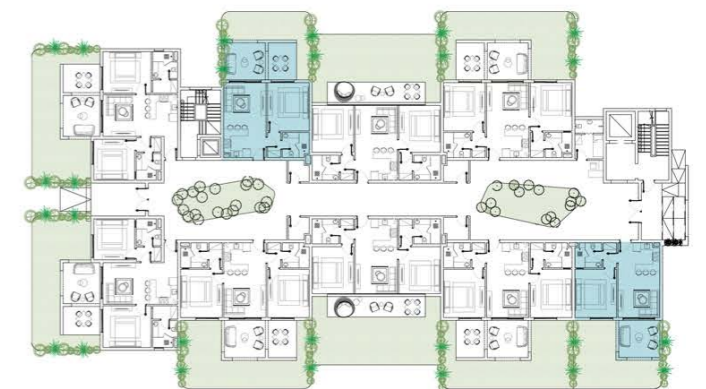
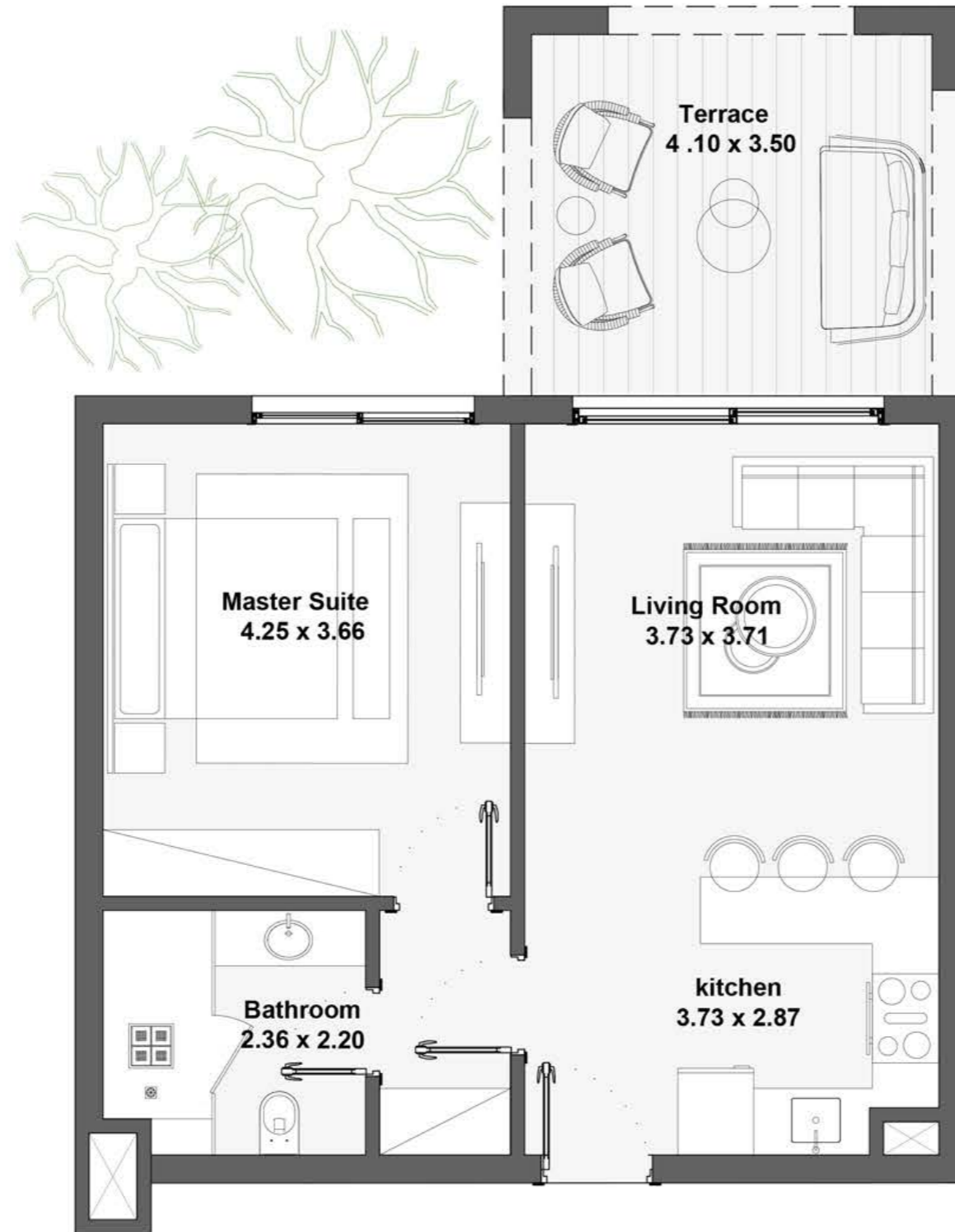
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



# Serene Views *Buildings*

**One Bedroom**  
Ground Floor

**Unit Area**  
Total Area: 93-104m<sup>2</sup>



**Ground Floor**

**DISCLAIMER**  
Any Concept Renderings as shown for the residences are representative only, and the Developer reserves the right to make alterations. Renders and accompanying visual materials are intended for illustrative purposes As well as All Landscaping and lagoons. Windows, decks, porches, colors, cladding, terraces, and the exterior elements may vary upon elevation.

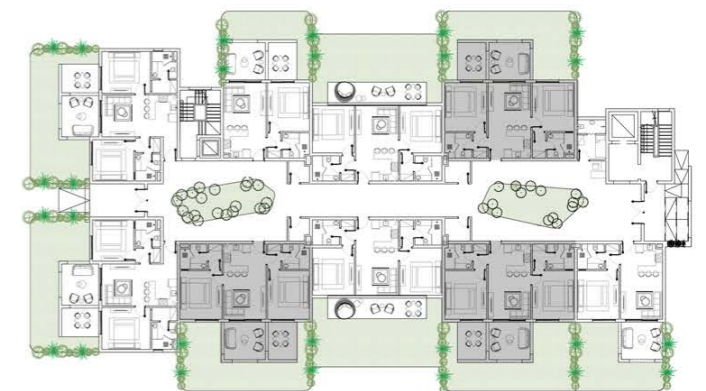
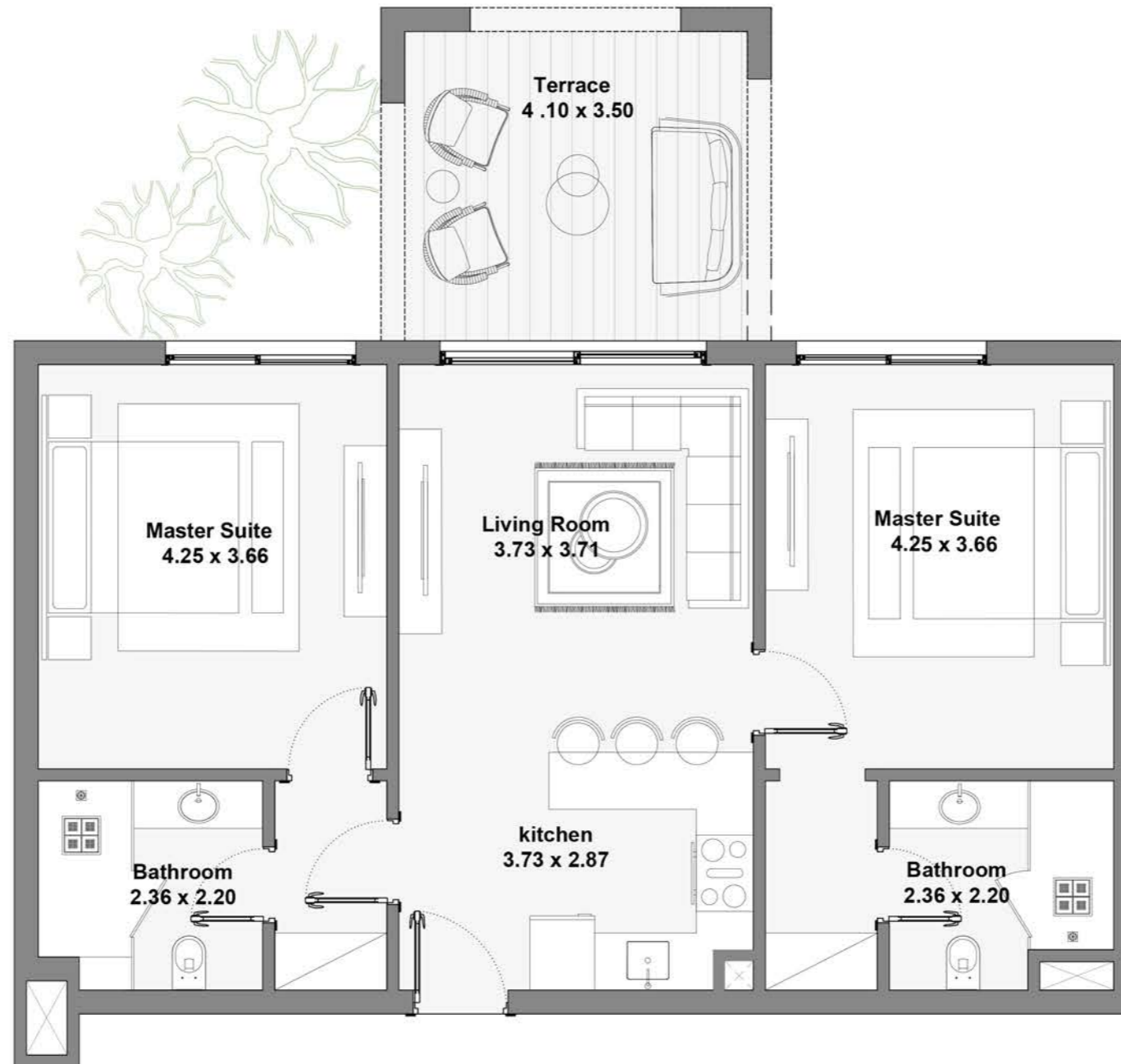
# Serene Views Buildings

## Two Bedroom

Ground Floor - Type A

## Unit Area

Total Area: 140m<sup>2</sup>



**Ground Floor**

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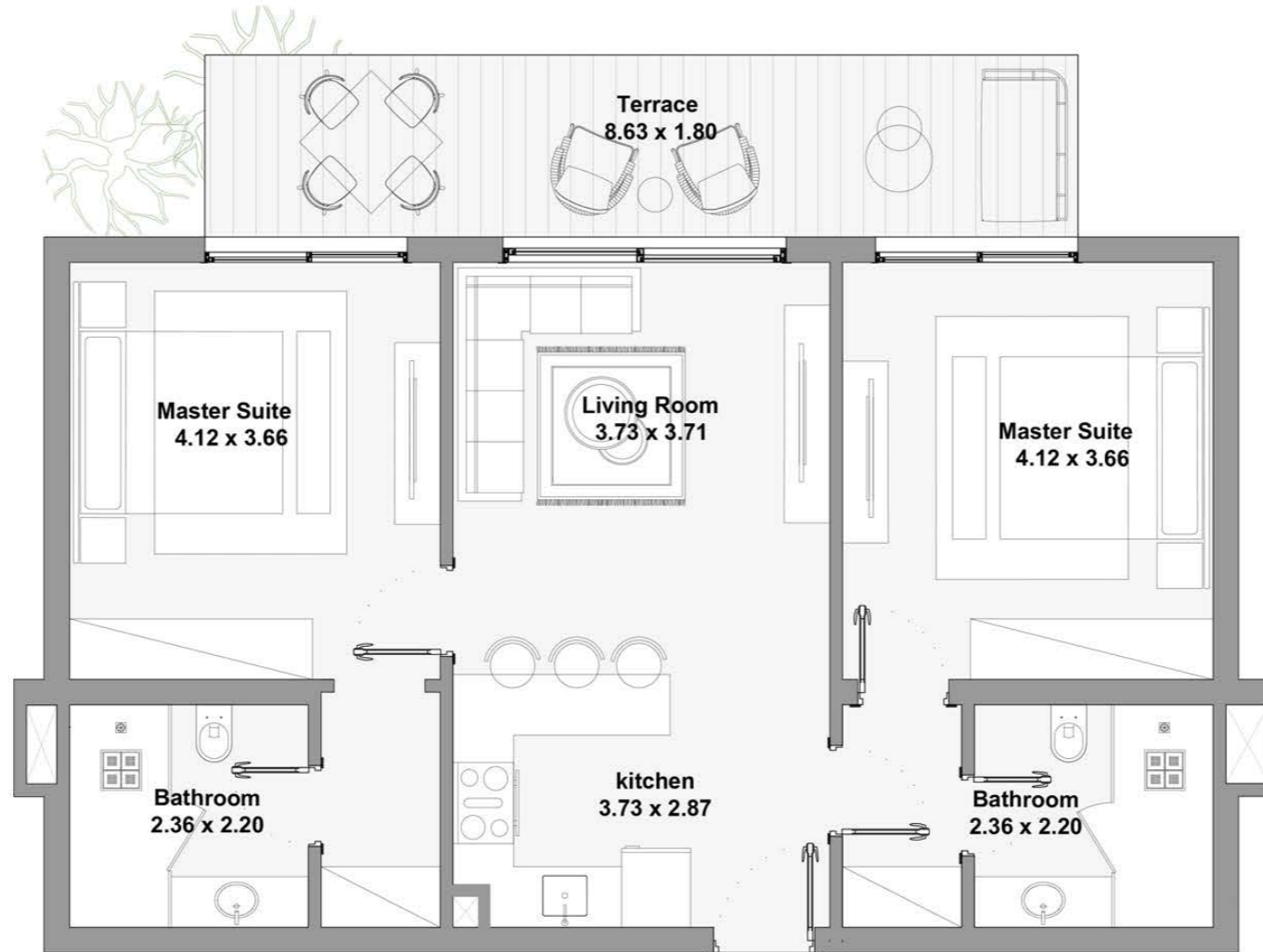
# Serene Views *Buildings*

## Two Bedroom

Ground Floor - Type B

## Unit Area

Total Area: 131m<sup>2</sup>



**Ground Floor**

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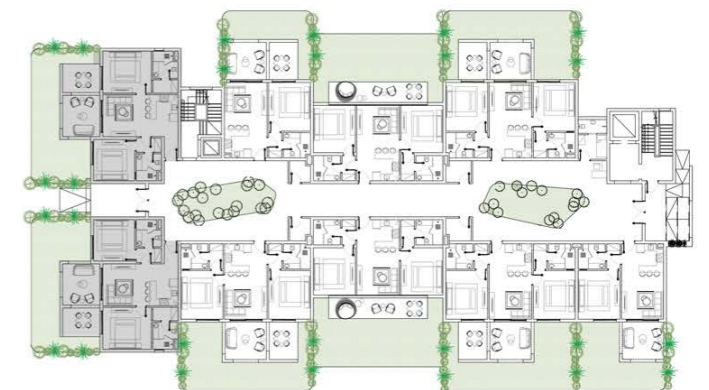
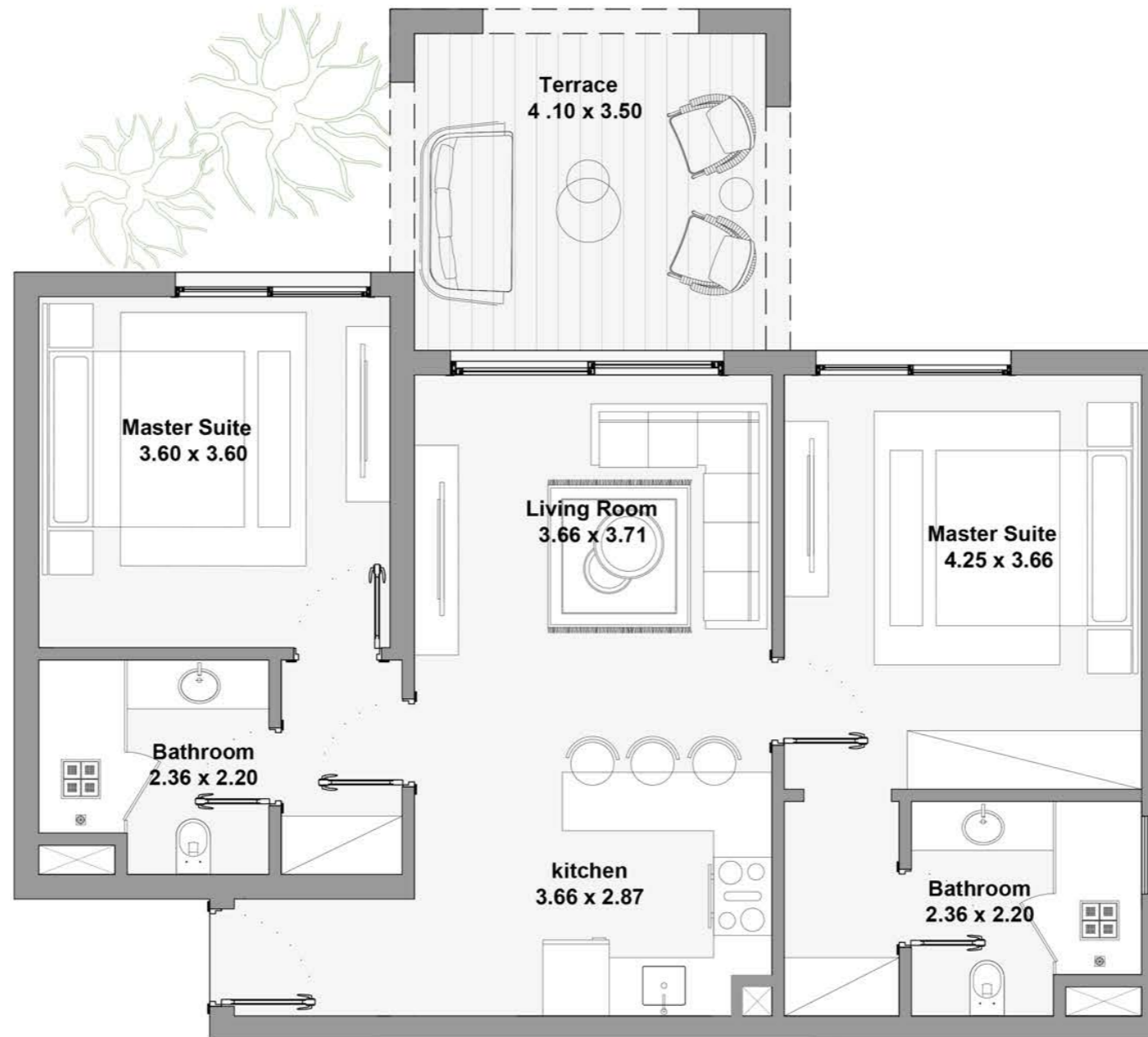
# Serene Views *Buildings*

## Two Bedroom

Ground Floor - Type C

## Unit Area

Total Area: 141m<sup>2</sup>



**Ground Floor**

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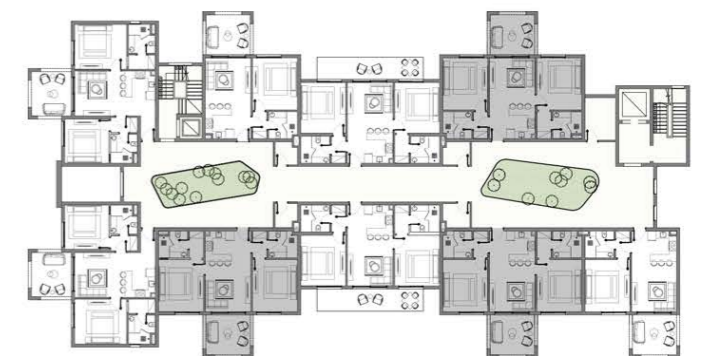
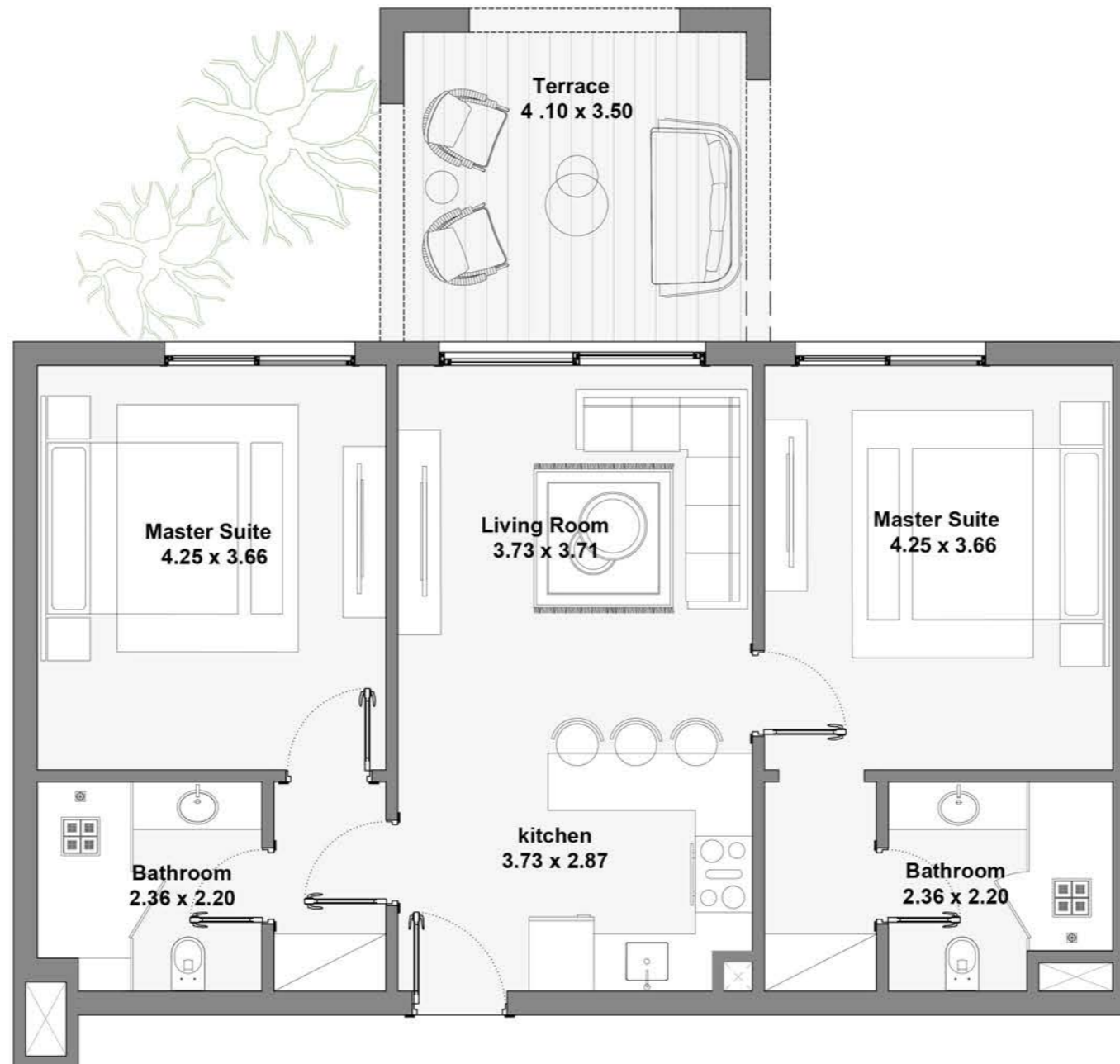
# Serene Views Buildings

## Two Bedroom

Typical Floor - Type A

## Unit Area

Total Area: 129 - 130m<sup>2</sup>



**First Floor**

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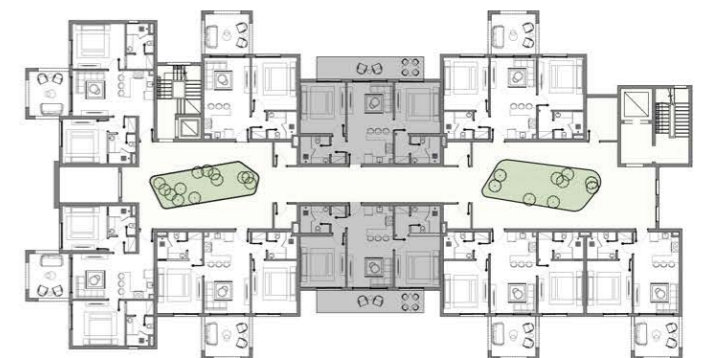
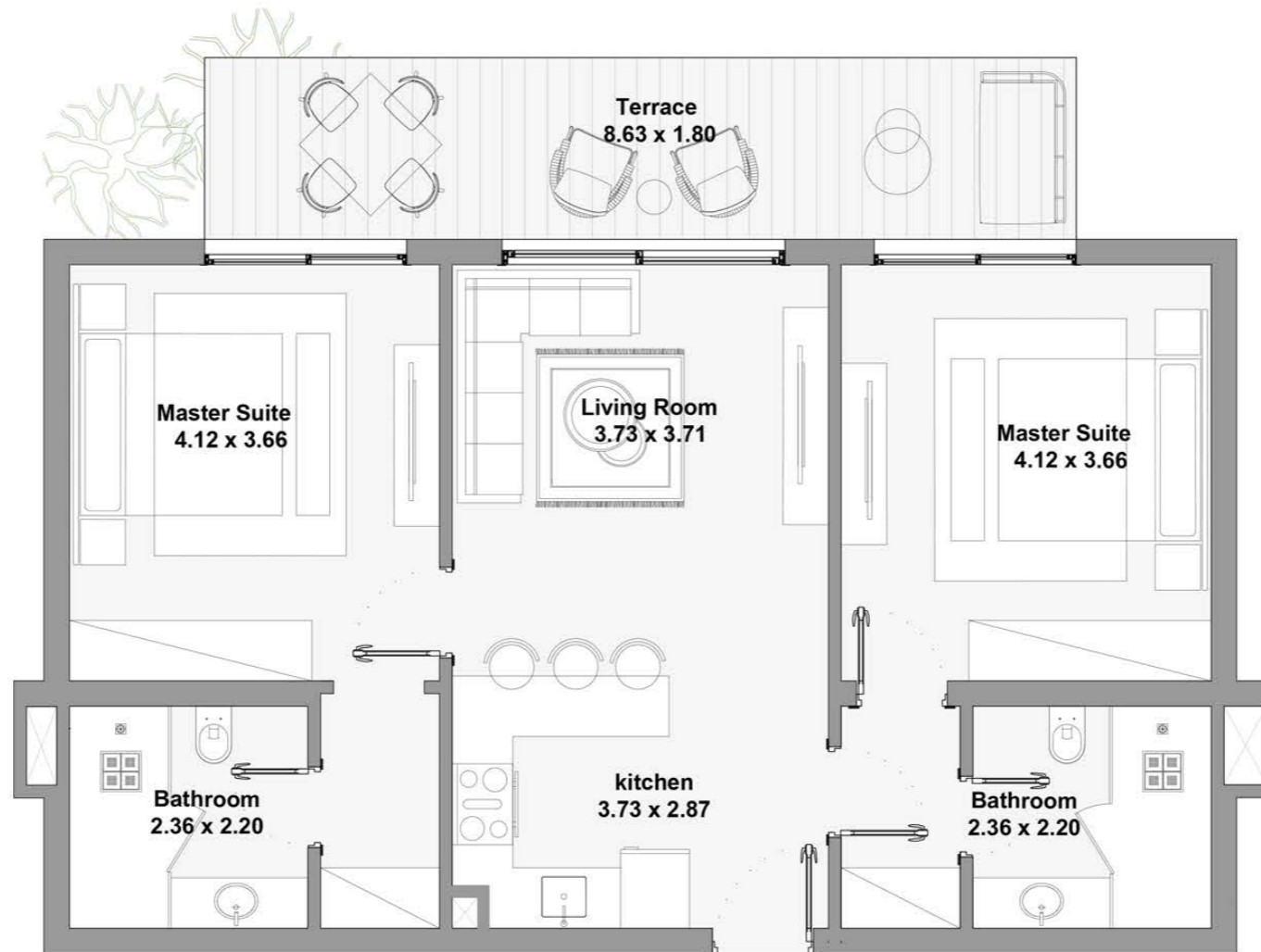
# Serene Views Buildings

## Two Bedroom

Typical Floor - Type B

## Unit Area

Total Area: 131m<sup>2</sup>



**First Floor**

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# Serene Views *Buildings*

## Two Bedroom

Typical Floor - Type C

## Unit Area

Total Area: 129 - 130m<sup>2</sup>



**First Floor**

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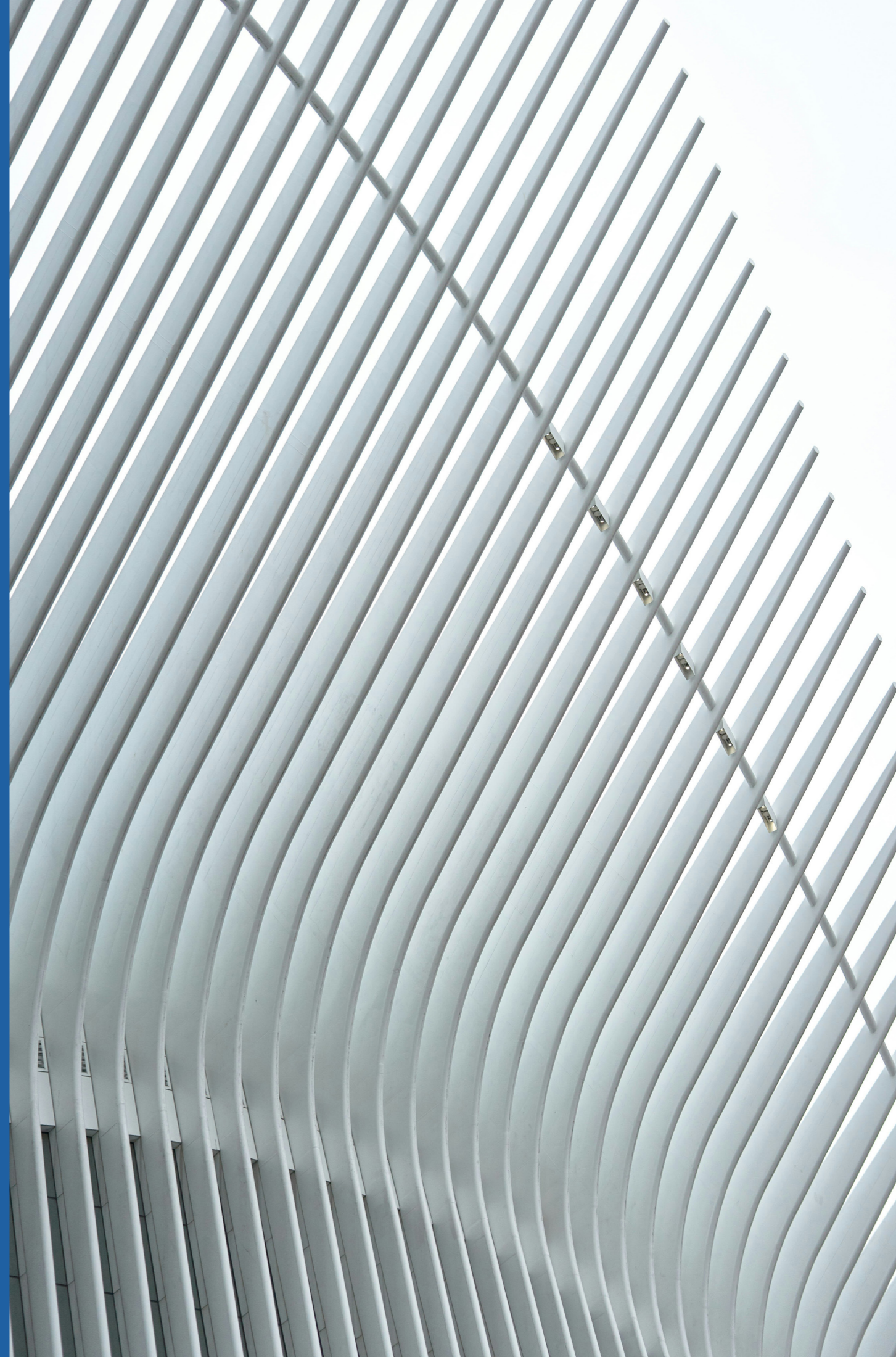
# LMD *True to you.*

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 for 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*

An Unrivaled Footprint of Transformation

## Egypt

**STEI8HT** - Mixed-use development & Residential - New Cairo

**There** - Mixed-use development - New Cairo - Egypt

**Eastside** - Commercial Destination - New Cairo

**Eastmed** - Medical - New Cairo - Egypt

**More** - Serviced Residences - New Cairo - Egypt

**Office Villas** - Offices - New Cairo - Egypt

**One Ninety** - Mixed-use development (Commercial, Retail & Offices) - New Cairo

**W Residences Cairo** - Branded Residences & Residential - New Cairo

**Cairo Design District** - Commercial & Hospitality - New Cairo

**3'Sixty** - Commercial (Retail, Offices, Clinics) Golden Square, New Cairo

**Zoya** - Second home - Coastal Living - Ghazala Bay, North Coast

**Layan Residence** - Residential - Golden Square, New Cairo

**Aria** - Residential - Mostakbal City, New Cairo

**Being** - Residential & Commercial - New Zayed - Egypt

## Dubai, UAE

**Continental Tower** - Residential - Marina - Dubai - United Arab Emirates

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

**Marina Living** - Residential - AlJaddaf - Dubai - United Arab Emirates

**Boutique XII** - Residential - AlJaddaf - Dubai - United Arab Emirates

**Boutique 23** - Residential - AlJaddaf - Dubai - United Arab Emirates

**La Boutique** - Residential - AlJaddaf - Dubai - United Arab Emirates

**The Pier Residence** - Residential - Dubai Maritime City - Dubai - United Arab Emirates

**Taiyo Residences** - Residential - Wasl Gate - Dubai - United Arab Emirates

## Barcelona, Spain

**Muntaner 91** - Residential - Barcelona

## Greece

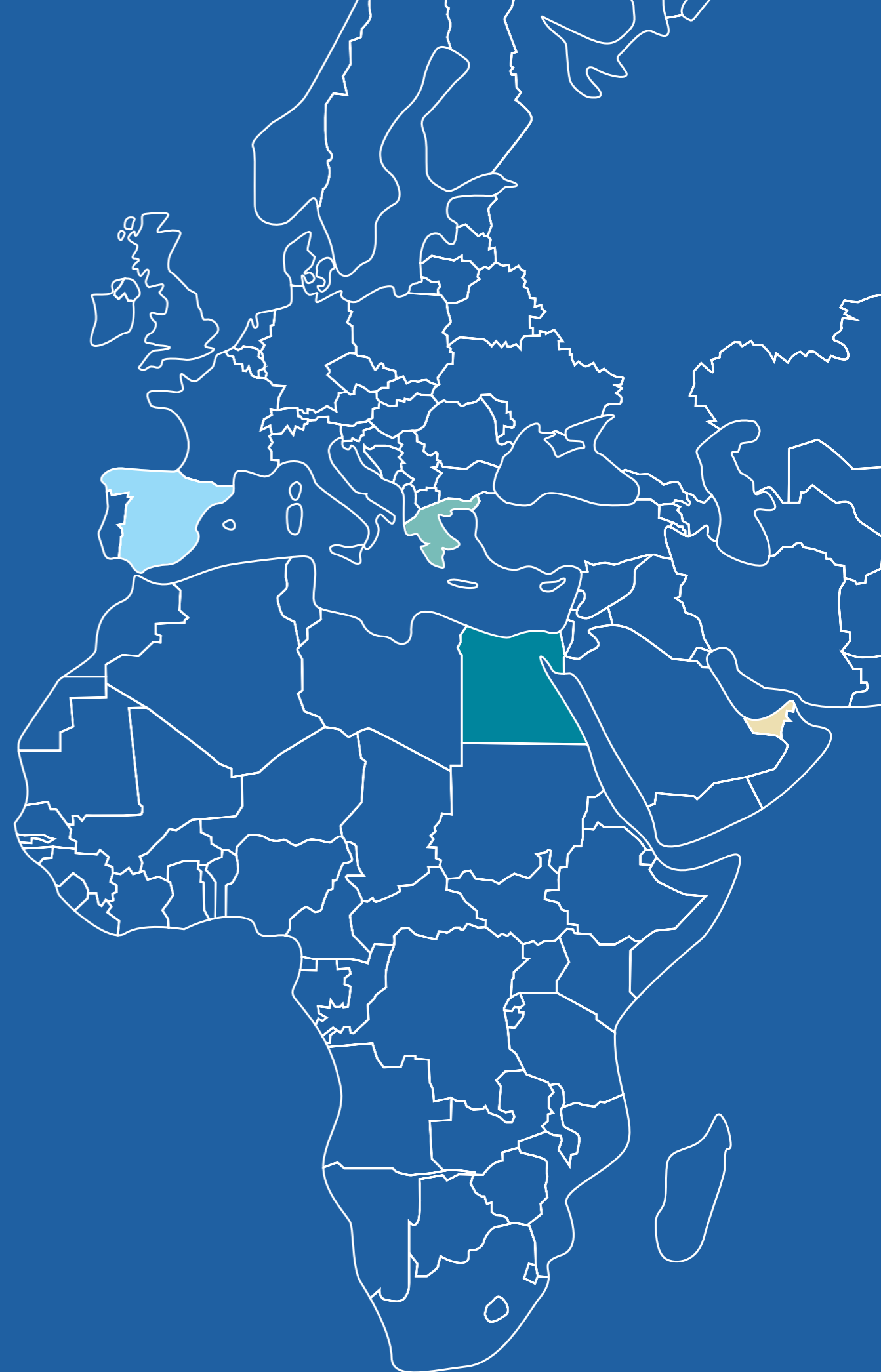
**Karaiskaki 15** - Residential - Voula - Greece

**Asklipiou 67** - Residential - Voula - Greece

**Omirou 31** - Residential - Glyfada Greece

**Archimidous 5** - Residential - Glyfada - Greece

**The Lemon Tree & Co** - Hospitality - Athens - Greece



# Our Partners.



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.



KMK Architects engages in projects of various scales and purpose ranging from landscape and building architecture to interior design, set design, ephemeral installations and product design. Their product aims to deliver remarkable architectural solutions, that are designed, questioned and tested as a whole. They bring together every aspect of the building to create unique projects.



ÖKOPLAN is one of the leading engineering consultancy firms in Egypt, with a distinguished team of planners, architects and engineers. Founded in Stuttgart, Germany, Ökoplan began its services in 1992; another office was later established in Cairo, Egypt in 1993. They currently have offices in Tripoli, Libya and Istanbul, Turkey. The firm has been involved in a broad variety of projects with different typologies: small-scale and large-scale; individual buildings and large complexes, both inside and outside Egypt.



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.



A Signature Hotel Collection by TLT Concepts, built on the essence of 'Belonging', a meaningful purpose leading to a deep, emotional connection with our guests and family - one that ultimately counts more than warm interiors and a refined contemporary menu.

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.

**16295**

[info@lmd.com.eg](mailto:info@lmd.com.eg)

[lmd.com.eg](http://lmd.com.eg)

**Head Office:**

One Ninety - 90<sup>th</sup> Street South,  
New Cairo, Cairo, Egypt

**Showroom:**

Park St. West, 17 El Bostan,  
First El Sheikh Zayed, Giza, Egypt

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

