

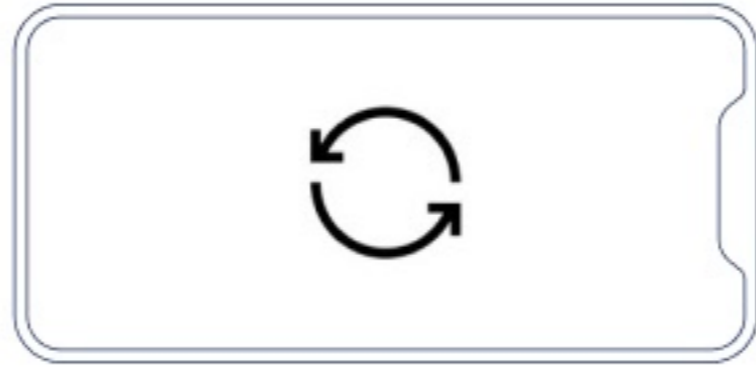
LEDGE *Valley*

MAKADI
HEIGHTS



by ORASCOM
DEVELOPMENT





*Rotate Your Phone For
A Better Experience*

*ABOUT MAKADI HEIGHTS⁰¹ / LOCATION⁰² / MASTER PLAN⁰³ /
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OUR PARTNERS¹¹ / ABOUT ORASCOM DEVELOPMENT¹²*

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LEDGE VALLEY

– *About
Makadi Heights*

*A serene international coastal
town by Orascom Development.*

CARRIED BY WATER



Spanning 4.75 million square meters and reaching 78 meters above sea level.



Makadi Heights is designed as a fully integrated town, seamlessly combining residential units, serviced apartments, commercial areas, and hotels, offering a diversified mix of products that cater to a vibrant, year-round lifestyle.

– Location

Strategically located in the heart of Makadi Bay, Makadi Heights gives residents and visitors seamless access to all major destinations along the Red Sea coast.

🚗 EL GOUNA	45 MINS
🚗 HURGHADA INTERNATIONAL AIRPORT	20 MINS
🚗 DOWNTOWN HURGHADA	30 MINS



– *Master Plan*



*A seamless fusion between
space and experience.*

Makadi Heights

Facilities



Coastal living

Beachfront living flows from swimming and kitesurfing to kayaking and snorkeling, with beach lounges and social spots by the Red Sea.



A woman in a white bathrobe is sitting at a breakfast table. She is holding a white coffee cup to her lips. On the table in front of her are a silver coffee pot, a glass of orange juice, a small bowl of ketchup, and a sandwich. The background is a white bed.

Hospitality & Entertainment

A curated mix of boutique and full-scale hotels, complemented by The Haus, a landmark venue with 3,400-guest capacity, hosting concerts, weddings, summits, and cultural events year round.

Sports & Fitness

An active lifestyle unfolds through a dedicated clubhouse with football, padel, and tennis courts alongside a fully equipped gym, complemented by tranquil yoga spaces thoughtfully distributed along the destination, encouraging movement, balance and everyday well-being.



Retail & Dining

A vibrant mix of retail and dining caters to every mood, from casual cafés to curated restaurants, alongside essential outlets for daily needs, creating a lively and convenient environment.

Medical

Everyday peace of mind, with on-site clinics providing essential care and quick health support for residents & visitors.





LEDGE *Valley*

*A neighborhood where
water and nature shape
everyday living.*

– *About Ledge Valley*

The neighborhood brings together a curated mix of residences, expansive lagoons, landscaped open spaces, and outdoor experiences, creating a distinctive waterfront destination within Makadi Heights.

○ LAND AREA	_____	91,049 M ²
○ TOTAL BUA	_____	28,000 M ²
○ FOOTPRINT	_____	15,000 M ²
○ NUMBER OF UNITS	_____	274
○ UNIT MIX	_____	1 – 4 BEDROOM RESIDENCES



– *Design Story*

Blending architecture with landscape for seamless living experience.

Inspired by nature's colors and forms, the architecture creates a neighborhood defined by openness, serenity, and connection to the outdoors.



Floating Waterfront Living

Private decks extending directly over the lagoons.

Experience a rare waterfront lifestyle where your home seamlessly connects to the water through private floating decks and uninterrupted lagoon views.

– *Nature
Shaped
Serenity*

Landscape and water working together.

Thoughtfully designed around lagoons, lush greenery, and valley-inspired landscapes to create a calm and restorative living environment.



Seamless Outdoor Living

Designed for life beyond the walls.

Large terraces, gardens, promenades, and waterfront spaces encourage residents to embrace the outdoors every day.



- All renders, visuals, and layouts are for illustrative purposes only.
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- Private pools & landscapes shown are for illustrative purposes only.



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The Island Collection



LEDGE VALLEY

CARRIED BY WATER

FLOATING CHALET A & A MIRROR

Lagoon View



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LEDGE VALLEY

CARRIED BY WATER

FLOATING CHALET A & A MIRROR

Street View



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Floating Chalet A

Building floor plans



Ground Floor Plan



First Floor Plan

Floating Chalet A Unit 01

Lagoon Chalet

BUA	114
UNCOVERED TERRACE	32
FLOATING DECK	20
NO. OF BEDROOMS	3



Ground floor plan



Ground Floor Spaces

1	ENTRANCE	1.70 X 1.50
2	LIVING	4.30 X 4.70
3	OPEN KITCHEN	3.40 X 4.70
4	GUEST TOILET	1.70 X 1.20
5	BEDROOM 01	4.10 X 3.60
6	BEDROOM 02	3.60 X 3.60
7	MASTER BEDROOM	3.60 X 3.60
8	MASTER BATHROOM	2.40 X 1.70
9	DRESSING	1.10 X 1.70
10	BATHROOM	1.70 X 2.40
11	LAUNDRY	1.10 X 0.80
12	LAGOON TERRACE	6.10 X 5.30

Floating Chalet A Unit 02

Lagoon Loft

BUA	132
UNCOVERED TERRACE	21
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	2.25 X 1.60
2	LIVING	4.05 X 4.00
3	OPEN KITCHEN	3.25 X 4.00
4	GUEST TOILET	1.35 X 2.30
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	1.60 X 2.40
7	LAGOON TERRACE	4.70 X 3.95

First Floor Spaces

8	BEDROOM 01	3.75 X 3.60
9	DRESSING	1.30 X 2.50
10	BEDROOM 02	3.70 X 4.00
11	BATHROOM	2.40 X 1.60
12	TERRACE	1.35 X 2.15

Floating Chalet A Unit 11

Garden & Lagoon Chalet

BUA	103
UNCOVERED TERRACE	22
FLOATING DECK	14
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	LIVING/OPEN KITCHEN	7.80 X 4.70
2	MASTER BEDROOM	3.60 X 3.60
3	DRESSING	1.10 X 1.70
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM	3.60 X 3.60
6	BATHROOM	1.70 X 2.40
7	TERRACE 01	2.65 X 5.05
8	TERRACE 02	1.50 X 4.70

Floating Chalet A Unit 03

Lagoon Loft

BUA	131
UNCOVERED TERRACE	6
FLOATING DECK	17
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	1.60 X 1.75
2	LIVING	4.35 X 4.00
3	OPEN KITCHEN	2.95 X 4.05
4	GUEST TOILET	1.30 X 1.90
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	2.40 X 1.60

First Floor Spaces

7	BEDROOM 01	3.60 X 3.60
8	BEDROOM 02	3.60 X 4.00
9	BATHROOM	2.40 X 1.60
10	TERRACE	2.60 X 2.15

Floating Chalet A Mirror

Building floor plans



Ground Floor Plan



First Floor Plan

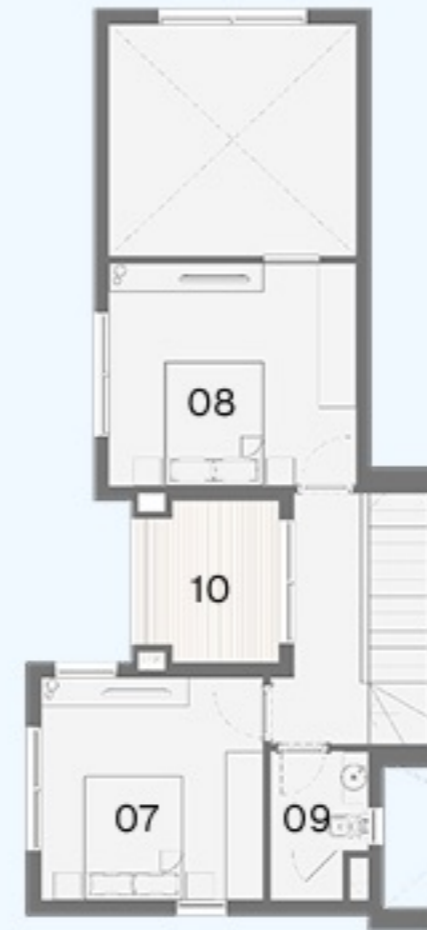
Floating Chalet A Mirror Unit 01

Lagoon Loft

BUA	131
UNCOVERED TERRACE	6
FLOATING DECK	17
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	1.60 X 1.75
2	LIVING	4.35 X 4.00
3	OPEN KITCHEN	2.95 X 4.05
4	GUEST TOILET	1.30 X 1.90
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	2.40 X 1.60

First Floor Spaces

7	BEDROOM 01	3.60 X 3.60
8	BEDROOM 02	3.60 X 4.00
9	BATHROOM	2.40 X 1.60
10	TERRACE	12.60 X 2.15

Floating Chalet A Mirror Unit 02

Lagoon Loft

BUA	132
UNCOVERED TERRACE	21
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	2.25 X 1.60
2	LIVING	4.05 X 4.00
3	OPEN KITCHEN	3.25 X 4.00
4	GUEST TOILET	1.35 X 2.30
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	1.60 X 2.40
7	LAGOON TERRACE	4.70 X 3.95

First Floor Spaces

8	BEDROOM 01	5.05 X 3.60
9	DRESSING	1.30 X 2.50
10	BEDROOM 02	3.70 X 4.00
11	BATHROOM	2.40 X 1.60
12	TERRACE	1.35 X 2.15

Floating Chalet A Mirror Unit 03

Lagoon Chalet

BUA	114
UNCOVERED TERRACE	32
FLOATING DECK	20
NO. OF BEDROOMS	3



Ground floor plan



Ground Floor Spaces

1	ENTRANCE	1.70 X 1.50
2	LIVING	4.30 X 4.70
3	OPEN KITCHEN	3.40 X 4.70
4	GUEST TOILET	1.70 X 1.20
5	BEDROOM 01	4.10 X 3.60
6	BEDROOM 02	3.60 X 3.60
7	MASTER BEDROOM	3.60 X 3.60
8	MASTER BATHROOM	2.40 X 1.70
9	DRESSING	1.10 X 1.70
10	BATHROOM	1.70 X 2.40
11	LAUNDRY	1.10 X 0.80
12	LAGOON TERRACE	6.10 X 5.30

Floating Chalet A Mirror Unit 11

Garden & Lagoon Chalet

BUA	103
UNCOVERED TERRACE	22
FLOATING DECK	14
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	LIVING/OPEN KITCHEN	7.80 X 4.70
2	MASTER BEDROOM	3.60 X 3.60
3	DRESSING	1.10 X 1.70
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM	3.60 X 3.60
6	BATHROOM	1.70 X 2.40
7	TERRACE 01	2.65 X 5.05
8	TERRACE 02	1.50 X 4.70

LEDGE VALLEY

CARRIED BY WATER

FLOATING CHALET B & B MIRROR

Lagoon View



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FLOATING CHALET B & B MIRROR

Street View



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Floating Chalet B

Building floor plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

Floating Chalet B Unit 01

Lagoon Chalet

BUA	114
UNCOVERED TERRACE	32
FLOATING DECK	20
NO. OF BEDROOMS	3



Ground floor plan



Ground Floor Spaces

1	ENTRANCE	1.70 X 1.50
2	LIVING/OPEN KITCHEN	7.70 X 4.70
3	GUEST TOILET	1.70 X 1.20
4	BEDROOM 01	4.10 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	MASTER BEDROOM	3.60 X 3.60
7	MASTER BATHROOM	2.40 X 1.70
8	DRESSING	1.10 X 1.70
9	BATHROOM	1.70 X 2.40
10	LAUNDRY	1.10 X 0.80
11	LAGOON TERRACE	6.10 X 5.30

Floating Chalet B Unit 02

Lagoon Loft

BUA	136
UNCOVERED TERRACE	18
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	2.25 X 1.60
2	LIVING/OPEN KITCHEN	7.30 X 4.00
3	GUEST TOILET	1.35 X 2.30
4	MASTER BEDROOM	3.60 X 3.60
5	MASTER BATHROOM	1.60 X 2.40
6	LAGOON TERRACE	4.70 X 3.95

First Floor Spaces

7	BEDROOM 01	3.75 X 3.60
8	DRESSING	1.30 X 2.50
9	BEDROOM 02	3.70 X 4.00
10	BATHROOM	2.40 X 1.60
11	TERRACE	1.35 X 2.15

Floating Chalet B Unit 03

Lagoon Loft

BUA	132
UNCOVERED TERRACE	6
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	1.60 X 1.75
2	LIVING/OPEN KITCHEN	7.30 X 4.05
3	GUEST TOILET	1.30 X 1.90
4	MASTER BEDROOM	3.60 X 3.60
5	MASTER BATHROOM	2.40 X 1.60

First Floor Spaces

6	BEDROOM 01	3.60 X 3.60
7	BEDROOM 02	3.60 X 4.00
8	BATHROOM	2.40 X 1.60
9	TERRACE	2.60 X 2.15

Floating Chalet B Unit 11

Garden & Lagoon Chalet

BUA	103
UNCOVERED TERRACE	9
FLOATING DECK	15
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	LIVING/OPEN KITCHEN	7.80 X 4.70
2	MASTER BEDROOM	3.60 X 3.60
3	DRESSING	1.10 X 1.70
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM	3.60 X 3.60
6	BATHROOM	1.70 X 2.40
7	TERRACE	1.50 X 4.70

Floating Chalet B Unit 21

Pent Suite

BUA	61
UNCOVERED TERRACE	8
NO. OF BEDROOMS	1



Second floor plan



Second Floor Spaces

1	LIVING	4.45 X 4.70
2	OPEN KITCHEN	1.80 X 3.40
3	MASTER BEDROOM	3.60 X 3.60
4	MASTER BATHROOM	2.40 X 1.70
5	TERRACE	1.30 X 4.70
6	GUEST TOILET	1.70 X 1.20

Floating Chalet B Unit 22

Garden & Lagoon Pent

BUA	117
UNCOVERED TERRACE	46
FLOATING DECK	13
NO. OF BEDROOMS	3



Second floor plan

Second Floor Spaces

1	LIVING/OPEN KITCHEN	4.00 X 7.85
2	GUEST TOILET	1.40 X 1.60
3	MASTER BEDROOM	3.60 X 4.00
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM 01	3.90 X 3.70
6	BEDROOM 02	3.60 X 3.60
7	BATHROOM	2.40 X 1.60
8	TERRACE 01	2.90 X 4.00
9	TERRACE 02	0.80 X 3.70
10	TERRACE 03	1.10 X 4.00
11	TERRACE 04	3.25 X 3.10



Floating Chalet B Mirror

Building floor plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

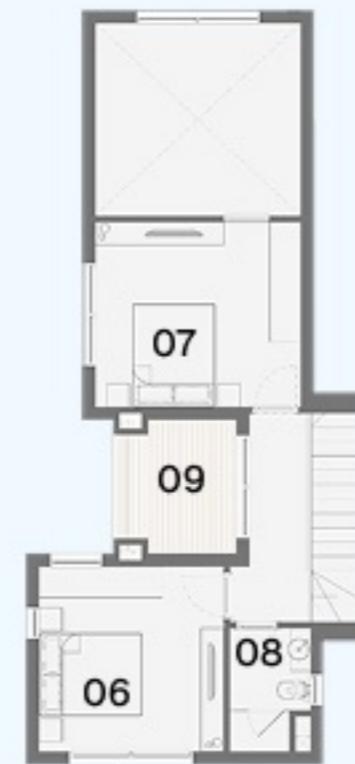
Floating Chalet B Mirror Unit 01

Lagoon Loft

BUA	132
UNCOVERED TERRACE	6
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	1.60 X 1.75
2	LIVING/OPEN KITCHEN	7.30 X 4.05
3	GUEST TOILET	1.30 X 1.90
4	MASTER BEDROOM	3.60 X 3.60
5	MASTER BATHROOM	2.40 X 1.60

First Floor Spaces

6	BEDROOM 01	3.60 X 3.60
7	BEDROOM 02	3.60 X 4.00
8	BATHROOM	2.40 X 1.60
9	TERRACE	2.60 X 2.15

Floating Chalet B Mirror Unit 02

Lagoon Loft

BUA	136
UNCOVERED TERRACE	18
FLOATING DECK	16
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE	2.25 X 1.60
2	LIVING/OPEN KITCHEN	7.30 X 4.00
3	GUEST TOILET	1.35 X 2.30
4	MASTER BEDROOM	3.60 X 3.60
5	MASTER BATHROOM	1.60 X 2.40
6	LAGOON TERRACE	4.70 X 3.95

First Floor Spaces

7	BEDROOM 01	3.75 X 3.60
8	DRESSING	1.30 X 2.50
9	BEDROOM 02	3.70 X 4.00
10	BATHROOM	2.40 X 1.60
11	TERRACE	1.35 X 2.15

Floating Chalet B Mirror Unit 03

Lagoon Chalet

BUA	114
UNCOVERED TERRACE	32
FLOATING DECK	20
NO. OF BEDROOMS	3



Ground floor plan



Ground Floor Spaces

1	ENTRANCE	1.70 X 1.50
2	LIVING/OPEN KITCHEN	7.70 X 4.70
3	GUEST TOILET	1.70 X 1.20
4	BEDROOM 01	4.10 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	MASTER BEDROOM	3.60 X 3.60
7	MASTER BATHROOM	2.40 X 1.70
8	DRESSING	1.10 X 1.70
9	BATHROOM	1.70 X 2.40
10	LAUNDRY	1.10 X 0.80
11	LAGOON TERRACE	6.10 X 5.30

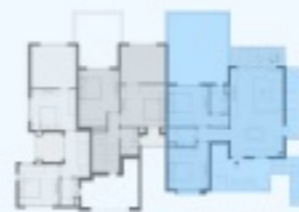
Floating Chalet B Mirror Unit 11

Garden & Lagoon Chalet

BUA	103
UNCOVERED TERRACE	9
FLOATING DECK	13
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	LIVING/OPEN KITCHEN	7.80 X 4.70
2	MASTER BEDROOM	3.60 X 3.60
3	DRESSING	1.10 X 1.70
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM	3.60 X 3.60
6	BATHROOM	1.70 X 2.40
7	TERRACE	1.50 X 4.70

Floating Chalet B Mirror Unit 21

Pent Suite

BUA	117
UNCOVERED TERRACE	46
FLOATING DECK	13
NO. OF BEDROOMS	3



Second floor plan



Second Floor Spaces

1	LIVING/OPEN KITCHEN	4.00 X 7.85
2	GUEST TOILET	1.40 X 1.60
3	MASTER BEDROOM	3.60 X 4.00
4	MASTER BATHROOM	2.40 X 1.70
5	BEDROOM 01	3.90 X 3.70
6	BEDROOM 02	3.60 X 3.60
7	BATHROOM	2.40 X 1.60
8	TERRACE 01	2.90 X 4.00
9	TERRACE 02	1.10 X 4.00
10	TERRACE 03	0.80 X 3.70
11	TERRACE 04	3.25 X 3.10

Floating Chalet B Mirror Unit 22

Pent Suite

BUA	61
UNCOVERED TERRACE	8
NO. OF BEDROOMS	1



Second floor plan



Second Floor Spaces

1	LIVING	4.50 X 4.70
2	OPEN KITCHEN	1.80 X 3.40
3	MASTER BEDROOM	3.60 X 3.60
4	MASTER BATHROOM	2.40 X 1.70
5	TERRACE	1.30 X 4.70
6	GUEST TOILET	1.70 X 1.20



The Valley Collection

LEDGE VALLEY

CARRIED BY WATER

FLOATING CHALET C & C MIRROR

Lagoon View



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LEDGE VALLEY

CARRIED BY WATER

FLOATING CHALET C & C MIRROR

Street View



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Floating Chalet C

Building floor plans



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan

Floating Chalet C Unit 01

Lagoon Chalet

BUA	126
UNCOVERED TERRACE	43
FLOATING DECK	8
NO. OF BEDROOMS	3



Lower Ground floor plan



Lower Ground Floor Spaces

1	LIVING/OPEN KITCHEN	9.20 X 5.25
2	GUEST TOILET	1.40 X 2.00
3	BEDROOM 01	3.65 X 3.60
4	BEDROOM 02	3.60 X 3.60
5	BATHROOM	2.40 X 1.60
6	MASTER BEDROOM	3.60 X 3.60
7	MASTER BATHROOM	1.60 X 2.40
8	LAGOON TERRACE 01	5.50 X 2.20
9	LAGOON TERRACE 02	8.80 X 3.35

Floating Chalet C Unit 02

Lagoon Chalet

BUA	133
UNCOVERED TERRACE	41
FLOATING DECK	12
NO. OF BEDROOMS	4



Lower Ground floor plan



Lower Ground Floor Spaces

1	ENTRANCE LOBBY	2.00 X 2.20
2	LIVING/OPEN KITCHEN	7.20 X 4.20
3	GUEST TOILET	2.00 X 1.20
4	BEDROOM 01	3.60 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	BEDROOM 03	3.60 X 3.60
7	BATHROOM	2.70 X 1.60
8	MASTER BEDROOM	3.60 X 3.60
9	MASTER BATHROOM	1.60 X 2.40
10	MAID ROOM	2.00 X 2.00
11	MAID BATHROOM	2.00 X 1.20
12	LAGOON TERRACE 01	2.30 X 4.10
13	LAGOON TERRACE 02	4.80 X 3.15
14	LAGOON TERRACE 03	3.10 X 4.70
15	LAGOON TERRACE 04	1.70 X 1.45

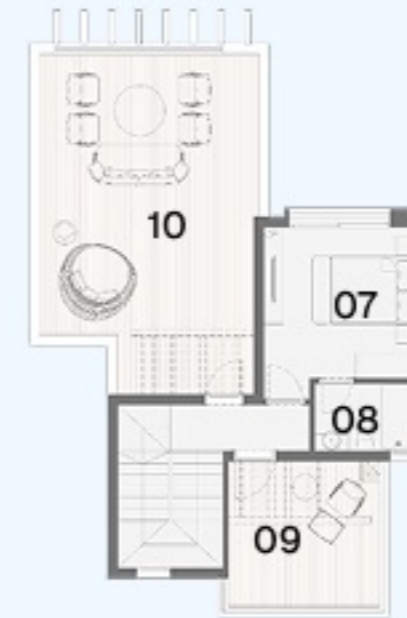
Floating Chalet C Unit 11

Lagoon Duplex

BUA	130
UNCOVERED TERRACE	14
FLOATING DECK	12
ROOF AREA	59
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	LIVING/OPEN KITCHEN	6.70 X 5.25
2	GUEST TOILET	1.40 X 1.50
3	BEDROOM 01	3.60 X 3.60
4	BEDROOM 02	3.60 X 3.60
5	BATHROOM	1.60 X 2.40
6	TERRACE	2.25 X 5.20

First Floor Spaces

7	MASTER BEDROOM	3.60 X 3.60
8	MASTER BATHROOM	1.60 X 2.40
9	ROOF TERRACE 01	3.50 X 3.60
10	ROOF TERRACE 02	8.10 X 5.25

Floating Chalet C Unit 12

Lagoon Duplex

BUA	128
UNCOVERED TERRACE	35
FLOATING DECK	9
ROOF AREA	66
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	LIVING	3.60 X 4.90
2	OPEN KITCHEN	5.10 X 4.00
3	GUEST TOILET	1.80 X 1.25
4	BEDROOM 01	3.60 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	BATHROOM	1.60 X 2.40
7	TERRACE	9.35 X 2.80

First Floor Spaces

8	MASTER BEDROOM	3.60 X 3.60
9	MASTER BATHROOM	1.60 X 2.40
10	ROOF TRRACE	3.50 X 3.60
11	ROOF TRRACE	6.45 X 6.45
12	OUTDOOR DINING	2.20 X 3.85

Floating Chalet C Mirror

Building floor plans



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan

Floating Chalet C Mirror Unit 01

Lagoon Chalet

BUA	133
UNCOVERED TERRACE	41
FLOATING DECK	12
NO. OF BEDROOMS	4



Lower Ground floor plan



Lower Ground Floor Spaces

1	ENTRANCE LOBBY	2.00 X 2.20
2	LIVING/OPEN KITCHEN	7.20 X 4.20
3	GUEST TOILET	2.00 X 1.20
4	BEDROOM 01	3.60 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	BEDROOM 03	3.60 X 3.60
7	BATHROOM	2.70 X 1.60
8	MASTER BEDROOM	3.60 X 3.60
9	MASTER BATHROOM	1.60 X 2.40
10	MAID ROOM	2.00 X 2.00
11	MAID BATHROOM	2.00 X 1.20
12	LAGOON TERRACE 01	2.30 X 4.10
13	LAGOON TERRACE 02	4.80 X 3.15
14	LAGOON TERRACE 03	3.10 X 4.70
15	LAGOON TERRACE 04	1.70 X 1.45

Floating Chalet C Mirror Unit 02

Lagoon Chalet

BUA	126
UNCOVERED TERRACE	43
FLOATING DECK	8
NO. OF BEDROOMS	3



Lower Ground floor plan



Lower Ground Floor Spaces

1	LIVING/OPEN KITCHEN	9.20 X 5.25
2	GUEST TOILET	1.40 X 2.00
3	BEDROOM 01	3.65 X 3.60
4	BEDROOM 02	3.60 X 3.60
5	BATHROOM	2.40 X 1.60
6	MASTER BEDROOM	3.60 X 3.60
7	MASTER BATHROOM	1.60 X 2.40
8	LAGOON TERRACE 01	5.50 X 2.20
9	LAGOON TERRACE 02	8.80 X 3.35

Floating Chalet C Mirror Unit 11

Lagoon Duplex

BUA	128
UNCOVERED TERRACE	35
FLOATING DECK	9
ROOF AREA	66
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	LIVING	4.40 X 4.85
2	OPEN KITCHEN	4.25 X 4.00
3	GUEST TOILET	1.80 X 1.25
4	BEDROOM 01	3.60 X 3.60
5	BEDROOM 02	3.60 X 3.60
6	BATHROOM	1.60 X 2.40
7	TERRACE	9.35 X 2.80

First Floor Spaces

8	MASTER BEDROOM	3.60 X 3.60
9	MASTER BATHROOM	1.60 X 2.40
10	ROOF TRRACE	3.50 X 3.60
11	ROOF TRRACE	6.45 X 6.45
12	OUTDOOR DINING	2.20 X 3.85

Floating Chalet C Mirror Unit 12

Lagoon Duplex

BUA	130
UNCOVERED TERRACE	14
FLOATING DECK	12
ROOF AREA	59
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	LIVING/OPEN KITCHEN	6.70 X 5.25
2	GUEST TOILET	1.40 X 1.50
3	BEDROOM 01	3.60 X 3.60
4	BEDROOM 02	3.60 X 3.60
5	BATHROOM	1.60 X 2.40
6	TERRACE	2.25 X 5.20

First Floor Spaces

7	MASTER BEDROOM	3.60 X 3.60
8	MASTER BATHROOM	1.60 X 2.40
9	ROOF TERRACE 01	3.50 X 3.60
10	ROOF TERRACE 02	8.10 X 5.25



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LEDGE VALLEY

CARRIED BY WATER

TYPE A

Garden View



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LEDGE VALLEY

CARRIED BY WATER

TYPE A

Street View



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Type A

Building floor plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type A Unit 01

Garden Duplex

BUA	130
UNCOVERED TERRACE	25
NO. OF BEDROOMS	3



Ground floor plan



First floor plan



Ground Floor Spaces

1	ENTRANCE LOBBY	1.45 X 3.00
2	LIVING	3.90 X 3.95
3	KITCHEN/DINING	2.60 X 3.95
4	GUEST TOILET	1.40 X 2.70
5	MASTER BEDROOM 01	3.65 X 3.80
6	MASTER BATHROOM 01	1.60 X 2.45
7	STAIRCASE	2.50 X 3.80
8	TERRACE 01	1.80 X 4.20
9	TERRACE 02	1.60 X 3.65
10	OUTDOOR STORAGE	1.10 X 1.25

First Floor Spaces

11	MASTER BEDROOM 02	3.65 X 3.95
12	MASTER BATHROOM 02	1.45 X 2.40
13	MASTER BEDROOM 03	3.65 X 3.80
14	MASTER BATHROOM 03	1.60 X 2.45
15	TERRACE 03	2.50 X 3.95

Type A Unit 02

Garden Chalet

BUA	98
NO. OF BEDROOMS	2



Ground floor plan



Ground Floor Spaces

1	ENTRANCE LOBBY	1.60 X 1.35
2	LIVING	3.50 X 4.00
3	KITCHEN/DINING	2.60 X 2.50
4	GUEST TOILET	1.60 X 1.60
5	LAUNDRY	1.60 X 0.80
6	BEDROOM 01	3.60 X 3.80
7	BEDROOM 02	3.90 X 3.65
8	DRESSING	1.55 X 1.75
9	BATHROOM	1.45 X 2.40
10	TERRACE	1.75 X 4.00

Type A Unit 03

Garden Chalet

BUA	102
NO. OF BEDROOMS	2



Ground floor plan



Ground Floor Spaces

1	ENTRANCE LOBBY	1.40 X 4.00
2	LIVING	5.10 X 4.00
3	KITCHEN/DINING	2.60 X 4.00
4	LAUNDRY	0.75 X 1.60
5	GUEST TOILET	1.70 X 1.60
6	BEDROOM 01	3.60 X 3.60
7	BEDROOM 02	3.60 X 3.60
8	BATHROOM	1.60 X 2.40
9	TERRACE 01	1.95 X 4.00
10	TERRACE 02	1.20 X 3.45

Type A Unit 11

Chalet

BUA	83
UNCOVERED TERRACE	16
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	ENTRANCE LOBBY	1.60 X 1.35
2	LIVING	3.50 X 4.00
3	KITCHEN/DINING	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.60
5	LAUNDRY	1.60 X 0.80
6	BEDROOM 01	3.60 X 3.80
7	BEDROOM 02	3.65 X 3.65
8	BATHROOM	1.60 X 2.45
9	TERRACE 01	1.75 X 4.00
10	TERRACE 02	1.65 X 3.10

Type A Unit 12

Garden Chalet

BUA	90
UNCOVERED TERRACE	25
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	ENTRANCE LOBBY	1.50 X 4.00
2	LIVING	3.50 X 4.00
3	KITCHEN/DINING	2.60 X 4.00
4	GUEST TOILET	1.40 X 1.60
5	FOYER	1.40 X 1.05
6	BEDROOM 01	3.60 X 3.60
7	BEDROOM 02	3.60 X 3.60
8	BATHROOM	2.40 X 1.60
9	TERRACE 01	1.95 X 4.00
10	TERRACE 02	2.90 X 4.80

Type A Unit 21

Pent

BUA	99
UNCOVERED TERRACE	22
NO. OF BEDROOMS	2



Second floor plan



Second Floor Spaces

1	ENTRANCE LOBBY	1.60 X 1.30
2	LIVING	5.00 X 3.65
3	KITCHEN/DINING	2.60 X 3.65
4	GUEST TOILET	1.60 X 1.45
5	LAUNDRY	1.60 X 0.95
6	BEDROOM 01	3.65 X 3.80
7	BEDROOM 02	3.80 X 3.80
8	BATHROOM	1.60 X 2.45
9	TERRACE 01	3.50 X 3.80
10	TERRACE 02	1.25 X 3.65
11	TERRACE 03	1.10 X 1.10

Type A Unit 22

Pent

BUA	88
UNCOVERED TERRACE	29
NO. OF BEDROOMS	2



Second floor plan



Second Floor Spaces

1	ENTRANCE LOBBY	1.50 X 2.80
2	LIVING	3.50 X 4.00
3	KITCHEN/DINING	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.60
5	BEDROOM 01	3.60 X 3.60
6	BEDROOM 02	3.60 X 3.60
7	BATHROOM	2.40 X 1.60
8	TERRACE 01	5.75 X 3.75
9	TERRACE 02	1.40 X 2.80



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LEDGE VALLEY

CARRIED BY WATER

TYPE B

Garden View



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LEDGE VALLEY

CARRIED BY WATER

TYPE B

Street View



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Type B

Building floor plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

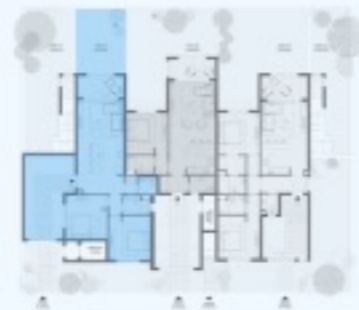
Type B Unit 01

Garden Chalet

BUA	92
NO. OF BEDROOMS	2



Ground floor plan



Ground Floor Spaces

1	LIVING/KITCHEN	8.10 X 4.00
2	LAUNDRY	1.60 X 1.05
3	GUEST TOILET	1.50 X 1.60
4	BEDROOM 01	3.70 X 3.60
5	BEDROOM 02	3.85 X 3.60
6	BATHROOM	1.60 X 2.35
7	TERRACE	1.85 X 4.00
8	OPEN TO SKY COURT	2.20 X 1.10

Type B Unit 02

Garden Chalet

BUA	75
NO. OF BEDROOMS	1



Ground floor plan



Ground Floor Spaces

1	ENTRANCE LOBBY	1.45 X 2.50
2	LIVING/DINING	5.25 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.45 X 2.25
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	1.60 X 2.40
7	TERRACE	1.65 X 4.00

Type B Unit 03

Garden Chalet

BUA	101
NO. OF BEDROOMS	2



Ground floor plan



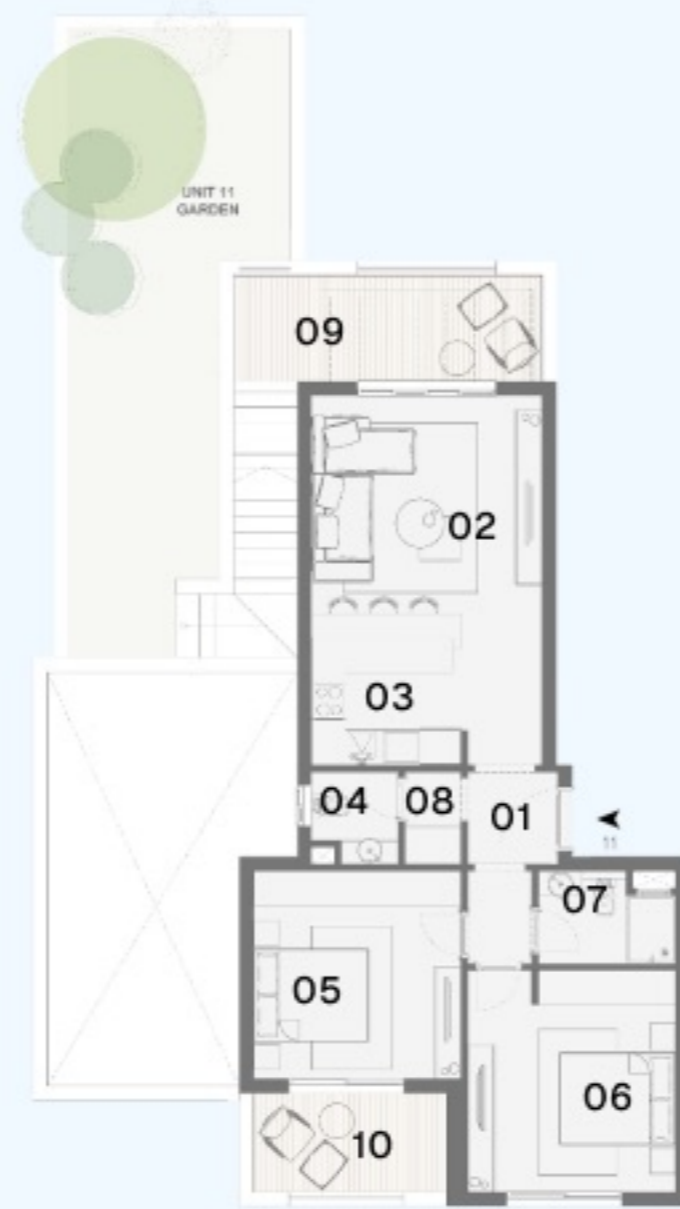
Ground Floor Spaces

1	ENTRANCE LOBBY	1.45 X 4.00
2	LIVING/DINING	3.70 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.75 X 1.50
5	MASTER BEDROOM 01	3.60 X 3.60
6	DRESSING	1.60 X 2.40
7	MASTER BATHROOM 01	1.60 X 2.40
8	MASTER BEDROOM 02	3.70 X 3.60
9	MASTER BATHROOM 02	1.60 X 2.40
10	TERRACE	1.95 X 4.00
11	OPEN TO SKY COURT	2.45 X 1.10

Type B Unit 11

Garden Chalet

BUA	82
UNCOVERED TERRACE	19
NO. OF BEDROOMS	2



First floor plan



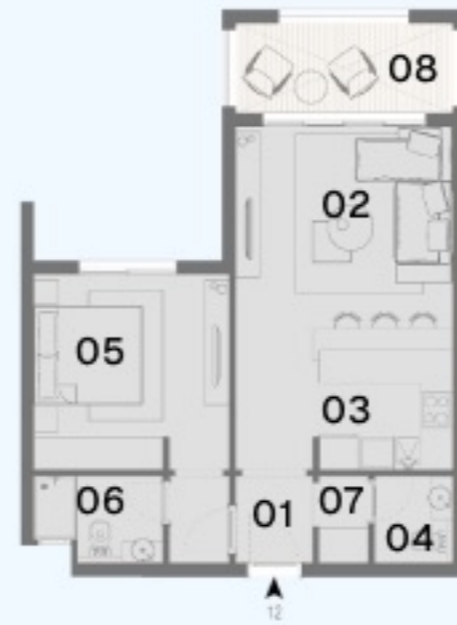
First Floor Spaces

1	ENTRANCE LOBBY	1.60 X 2.00
2	LIVING/DINING	3.80 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.50
5	BEDROOM 01	3.60 X 3.60
6	BEDROOM 02	3.85 X 3.60
7	BATHROOM	1.60 X 2.35
8	LAUNDRY	1.60 X 0.95
9	TERRACE 01	1.85 X 5.35
10	TERRACE 02	1.70 X 3.35

Type B Unit 12

Garden Chalet

BUA	61
FLOATING DECK	9
NO. OF BEDROOMS	1



First floor plan



First Floor Spaces

1	ENTRANCE LOBBY	1.60 X 1.40
2	LIVING/DINING	3.50 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.45
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	1.60 X 2.40
7	LAUNDRY	1.60 X 0.90
8	TERRACE	1.65 X 4.00

Type B Unit 13

Garden Chalet

BUA	89
FLOATING DECK	17
NO. OF BEDROOMS	2



First floor plan



First Floor Spaces

1	ENTRANCE LOBBY	1.60 X 3.70
2	LIVING/DINING	3.70 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.50
5	MASTER BEDROOM 01	3.60 X 3.60
6	MASTER BATHROOM 01	1.60 X 2.40
7	MASTER BEDROOM 02	3.60 X 3.60
8	MASTER BATHROOM 02	1.60 X 2.40
9	TERRACE 01	1.95 X 5.35
10	TERRACE 02	1.35 X 2.25

Type B Unit 21

Pent

BUA	122
UNCOVERED TERRACE	31
NO. OF BEDROOMS	3



Second floor plan



Second Floor Spaces

1	ENTRANCE LOBBY	1.45 X 1.50
2	LIVING	4.00 X 5.05
3	KITCHEN/DINING	4.00 X 2.20
4	GUEST TOILET	1.60 X 1.50
5	LAUNDRY	1.30 X 1.00
6	MASTER BEDROOM	3.60 X 4.00
7	MASTER BATHROOM	1.60 X 2.60
8	BEDROOM 01	3.60 X 3.60
9	BEDROOM 02	3.70 X 3.60
10	BATHROOM	1.60 X 2.40
11	TERRACE 01	3.80 X 4.00
12	TERRACE 02	1.15 X 4.00
13	TERRACE 03	1.00 X 2.15
14	TERRACE 04	1.10 X 3.70

Type B Unit 22

Pent

BUA	77
UNCOVERED TERRACE	19
NO. OF BEDROOMS	1



Second floor plan



Second Floor Spaces

1	ENTRANCE LOBBY	1.45 X 3.70
2	LIVING/DINING	3.70 X 4.00
3	KITCHEN	2.60 X 4.00
4	GUEST TOILET	1.60 X 1.50
5	MASTER BEDROOM	3.60 X 3.60
6	MASTER BATHROOM	1.60 X 2.40
7	TERRACE	5.30 X 4.05



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– *Finishing Specifications*

Fully delivered with high-quality materials throughout, including lower kitchen cabinets executed in line with approved design specifications. Premium finishes, refined detailing, and durable surfaces ensure a sleek contemporary look, long-lasting performance, and reliable everyday functionality.



	ITEMS	MATERIAL
ENTRY FOYER	Floors, Walls, Ceilings	Local Marble/Porcelain Paint Paint
LIVING & DINING ROOMS	Floors, Walls, Ceilings	Local Marble/Porcelain Paint Paint
MASTER & SECONDARY BEDROOMS	Floors, Walls, Ceilings	Ceramic Ceramic/Paint Paint
KITCHEN	Floors, Walls, Ceilings, Cabinets and Appliances	Local Marble/Porcelain Ceramic Paint Paint Lower Cabinets (only with appliance provisions)
TERRACES	Accessible Terraces, Inaccessible Terraces	Local Marble/Porcelain Terrazzo Tiles
NANNY'S ROOMS	Floors, Walls, Ceilings	Ceramic Ceramic/Paint Paint

	ITEMS	MATERIAL
BATHROOMS	Floors, Walls, Ceilings	Ceramic Ceramic/Paint Paint
SANITARY WARES AND BATHROOM FITTINGS	Saintary Fixtures Mixers Shower Cabinets Water Heaters Bathroom Accessories	Ideal Standard/Duravit/Roca or Equivalent Ideal Standard/Duravit/Roca or Equivalent Glass Partitions Not Included Provisions Only Not Included
DOORS	Entrance Doors Internal Doors	Oak Veneer Finish Oak Veneer Finish
AIR CONDITIONING UNITS	Split Units Vent Fans	Not Included/Provisions Only Not Included/Provisions Only
ALUMINIUM AND GLAZING	Glazing Shutters	6mm Single Glazing Not Included
ELECTRICAL WORKS	All internal works including main panels, switches, covers, lighting outlets and triple play provisions.	

EXCLUSIONS (THE CONTRACT PRICE IS NOT INCLUDING THE FOLLOWING):

- 1- ALL FURNITURE & HOME ACCESSORIES
- 2- PRIVATE GARDEN LANDSCAPE (SOFTSCAPE & HARDSCAPE)
- 3- AC UNITS
- 4- WATER HEATERS

HOMIFY

The community offers turnkey packages that make moving in effortless, complemented by premium furnishings and meticulously designed landscaping services.

We deliver tailored services and comprehensive management solutions designed to meet your individual requirements, ensuring every aspect of your home aligns seamlessly with your vision. Our expertise extends to creating refined, elegant spaces that reflect your personal style while optimizing functionality.

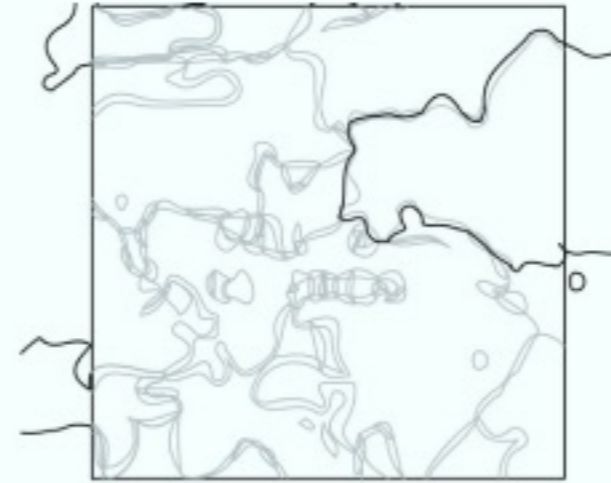
You can also customize your home with carefully selected additions designed to enhance your living experience, such as pergolas & shutters, available upon request.



– *Our Partners*



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LEDGE VALLEY
MASTERPLAN



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