

**râmla**

Lakeside



**lakeside**

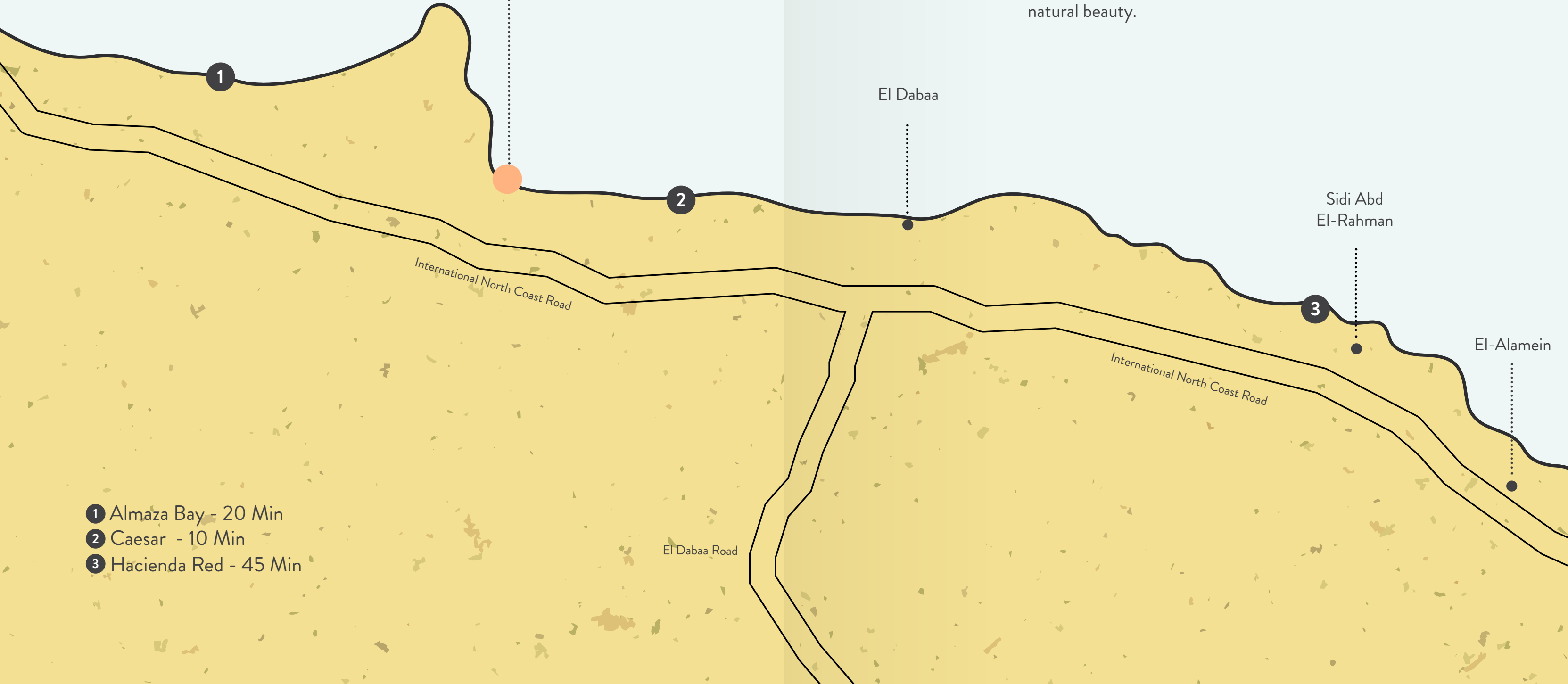


**ramla is the  
exclusive, beautiful,  
beachside home of  
a vibrant, inspired  
community that is  
filled with love,  
laughter and life.**

# ramla

## Another world within reach

The Northern Coast of Egypt stretches around 1,050 km (650 mi) of the Mediterranean Sea. It is one of the longest Mediterranean coastlines in North Africa, loved by locals and international travellers for its cool breeze and awe-inspiring natural beauty.



- 1 Almaza Bay - 20 Min
- 2 Caesar - 10 Min
- 3 Hacienda Red - 45 Min

El Dabaa Road

International North Coast Road

International North Coast Road

El Dabaa

Sidi Abd El-Rahman

El-Alamein



**ramla's charm lies in the warmth of its authentic, fresh, and magical soul.**

\* LIVE IMAGES





## The lake

Spend time at the vast, beautiful lake at ramla's centre; a place for you to swim, dine and kickback in a truly mesmerizing experience.

## The town

Step off the sand and into the town for a social scene right by the beach live with restaurants, cafes, and bars crafting local and global flavours. Relax in the shaded piazzas or shop the various boutiques.





- 1 Water sports
- 2 Island
- 3 Grotto
- 4 Beach
- 5 Restaurant
- 6 Amphitheater
- 7 Kids area
- 8 Boardwalk
- 9 Main restaurant

MARAKEZ - RAMLA LAGOON  
NORTH COAST, EGYPT.

WILSON DEOMAMPO 02  
WAT 01  
2023



## The farm

Enjoy breakfast in the cool morning summer breeze or a late night dinner under dim lights. The farm acts as the hub for gathering and nurturing.

## The sports campus

An extensive sports club with its facilities and activities is at the corner of this beautiful community to make sure that our kids don't miss a beat on their sports progress in the summer time with the country's top sports academies operating on its state-of-the-art facilities and courts.



### Sports facilities

- Football Pitches*
- Paddle Tennis Courts*
- Tennis Courts*
- Basketball Court*
- Multi-purpose Court*
- Fitness Studios*
- Semi-Olympic Pool*
- Kids Pool*
- Kids Playground*



## The village street

Connecting the lake and the sports campus, a wide array of essential services and shops are ready to cater for your every summer need.



## The hotel

Down by the beach; our stunning 150-room hotel provides vacation seekers with stunning views, great weather, superb food and spectacular experiences.



**Every brick we lay and  
road we design has good  
living, connections and  
community at its heart**

The nature, flavour and energy of the development  
leads to a simpler way of living.





## The vision

Celebrate life in a place built around simplicity and soulful living.

A community where friends and families let loose, have fun, and contribute through their passions. The master plan offers a holistic, integrated, and connected approach to the land, sea, town, and people through walkable, bikeable paths that are woven through, connecting diverse amenities, activities, and experiences offered in this charming beachside village.

# ramla

## Neighborhoods

### **R 1 : Seaside East**

If closeness to the sea is what you yearn for, Seaside East places you right on the beach. Enjoy uninterrupted views of the bay and enhanced privacy in this spacious, exclusive neighbourhood comprised mostly of single-family residences.

### **R 2 : The Town**

Be at the centre of it all in this neighbourhood positioned between the town's energy and the lake's serenity.

### **R 3 : Lakeside**

This neighborhood has a variety of family residence types ranging from single family villas to multi-family chalets. All properties have easy access to the lake.

There are semi-private communal green spaces between chalets, a boutique-lined street and a variety of lakeside amenities.

### **R 4 : The Ranches**

This is a boundless neighbourhood for those in love with the greens of the countryside. It enjoys open land views, the community farm, and spacious ranch-style villas.

### **R 5 : Seaside West**

This exclusive beachside neighbourhood lays on ramla's west side. It is low-density, high-privacy neighbourhood that enjoys close proximity to the beach and the vibrant vibes of the town.

### **R 6 : The Resort**

In this, our car-free neighbourhood featuring serviced residences, communal pools and beautiful green open spaces, all is taken care of, leaving you to relax into summer.

# master plan



# lakeside





***your***  
**summer home**





# floor plans



# standalone villas



UNIT TYPE

C3



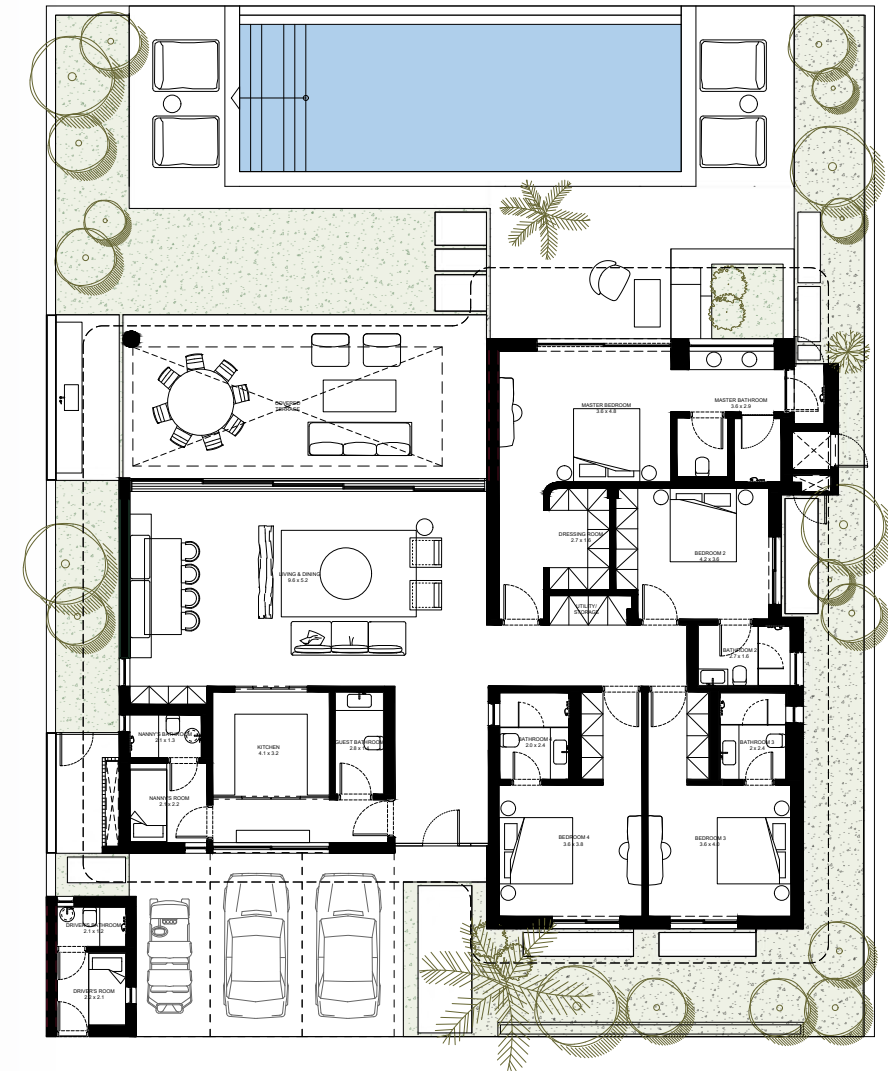






## UNIT TYPE C3

Bedrooms	4
BUA	246 SQM
Covered Terrace	57 SQM



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UNIT TYPE  
H2 A



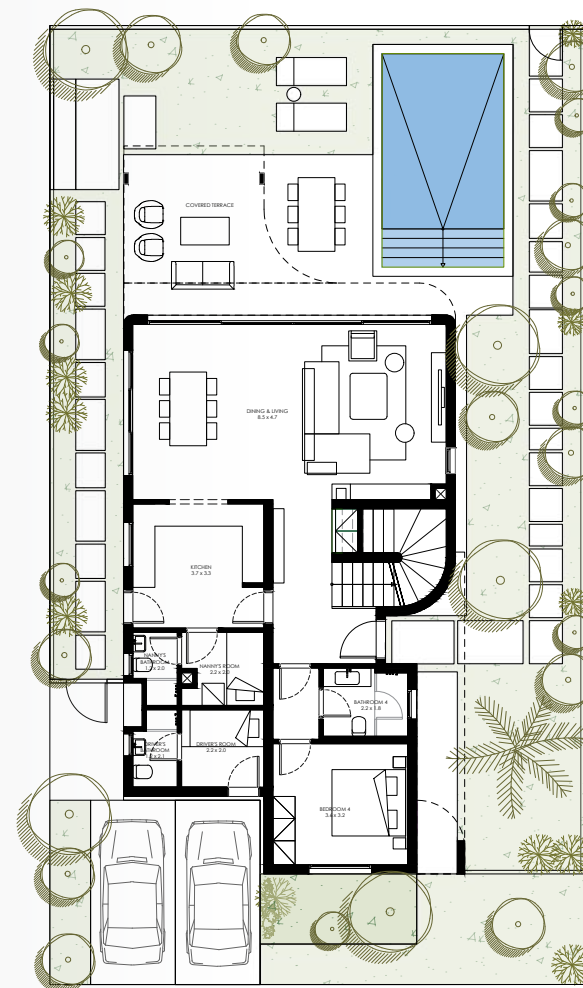




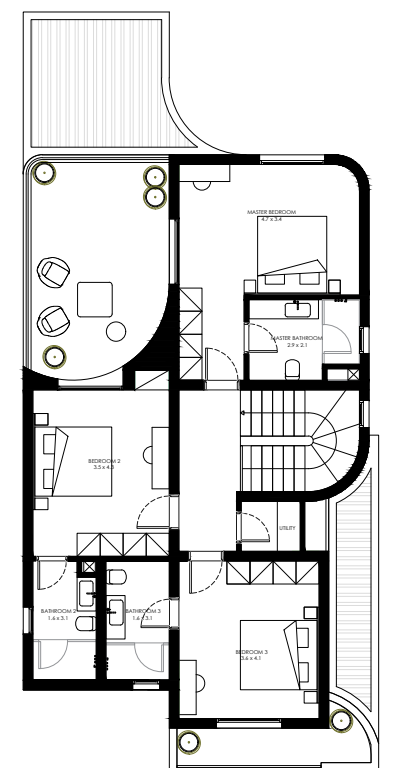
VILLA QAFAR

## UNIT TYPE H2 A

Bedrooms	4
BUA	222 SQM
Covered Terrace	21 SQM
Uncovered Terrace	27 SQM



GROUND FLOOR



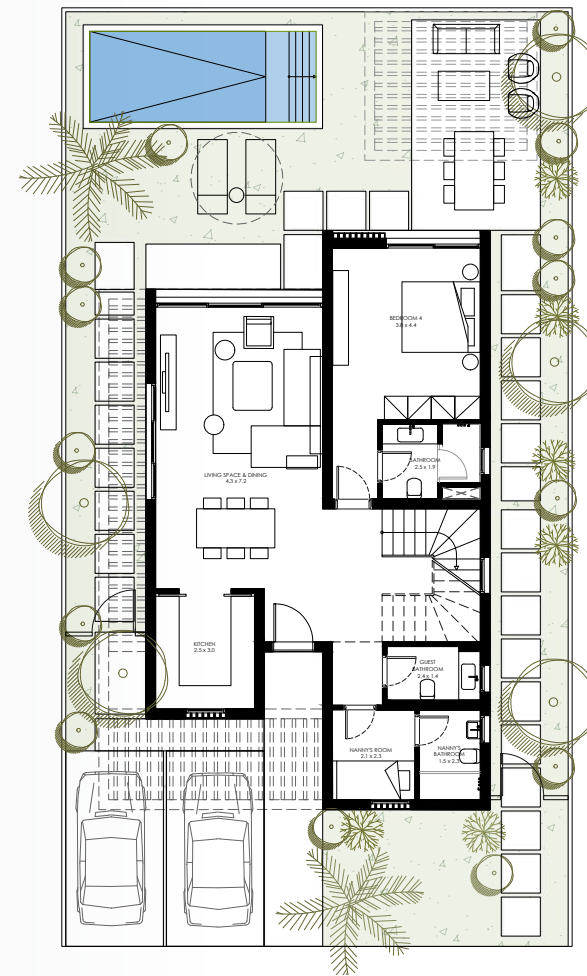
FIRST FLOOR

### Disclaimer

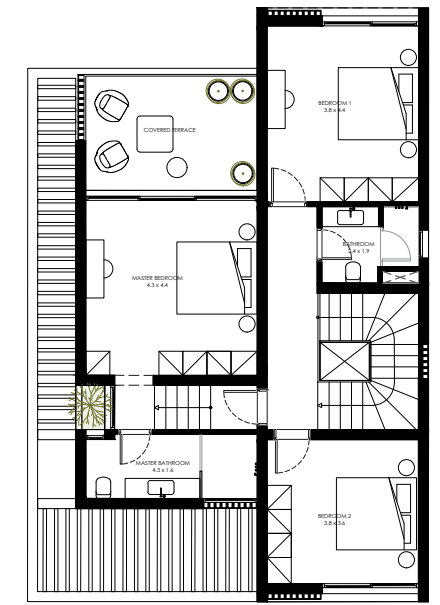
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## UNIT TYPE H2 B

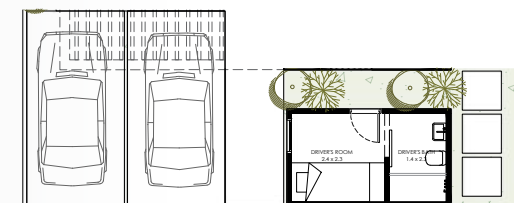
Bedrooms	4
BUA	207 SQM
Covered Terrace	13 SQM



**GROUND FLOOR**



**FIRST FLOOR**



**DRIVER'S ROOM  
(OPTIONAL)**

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UNIT TYPE  
H3 A





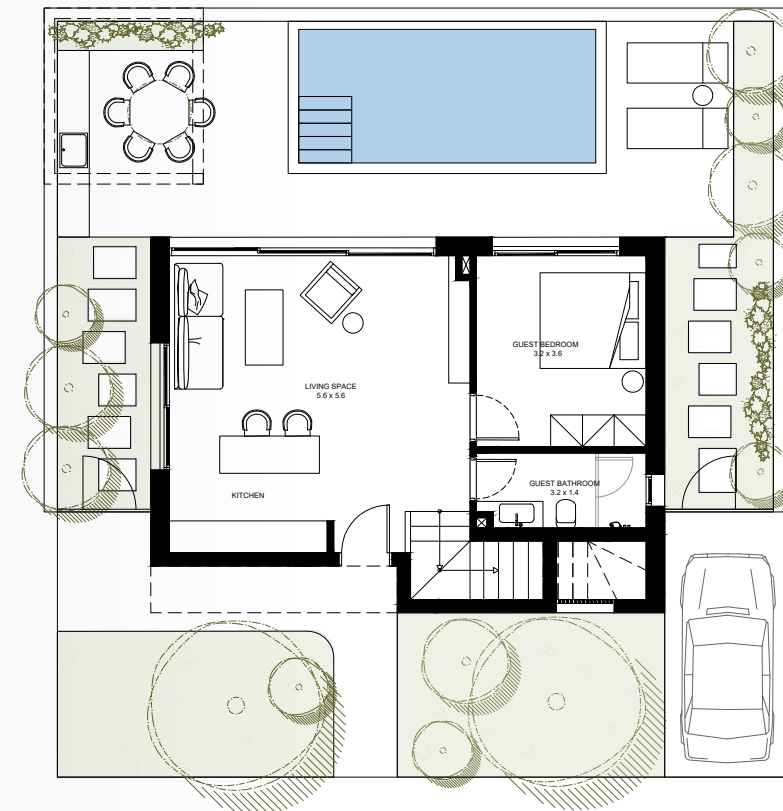


## UNIT TYPE H3 A

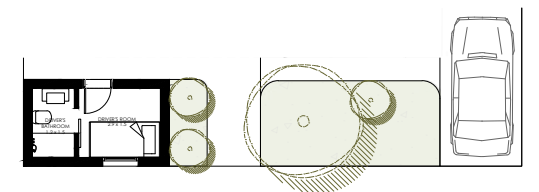
Bedrooms	3
BUA	117 SQM
Uncovered Terrace	10 SQM

### Disclaimer

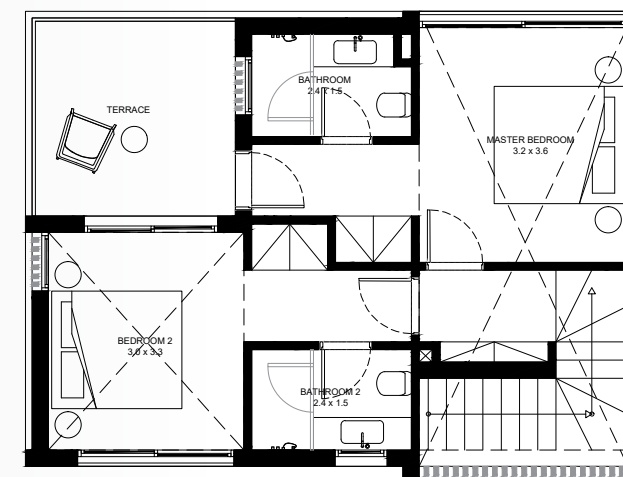
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GROUND FLOOR



DRIVER'S ROOM  
(OPTIONAL)



FIRST FLOOR

# twin villas





UNIT TYPE  
F3 & F4



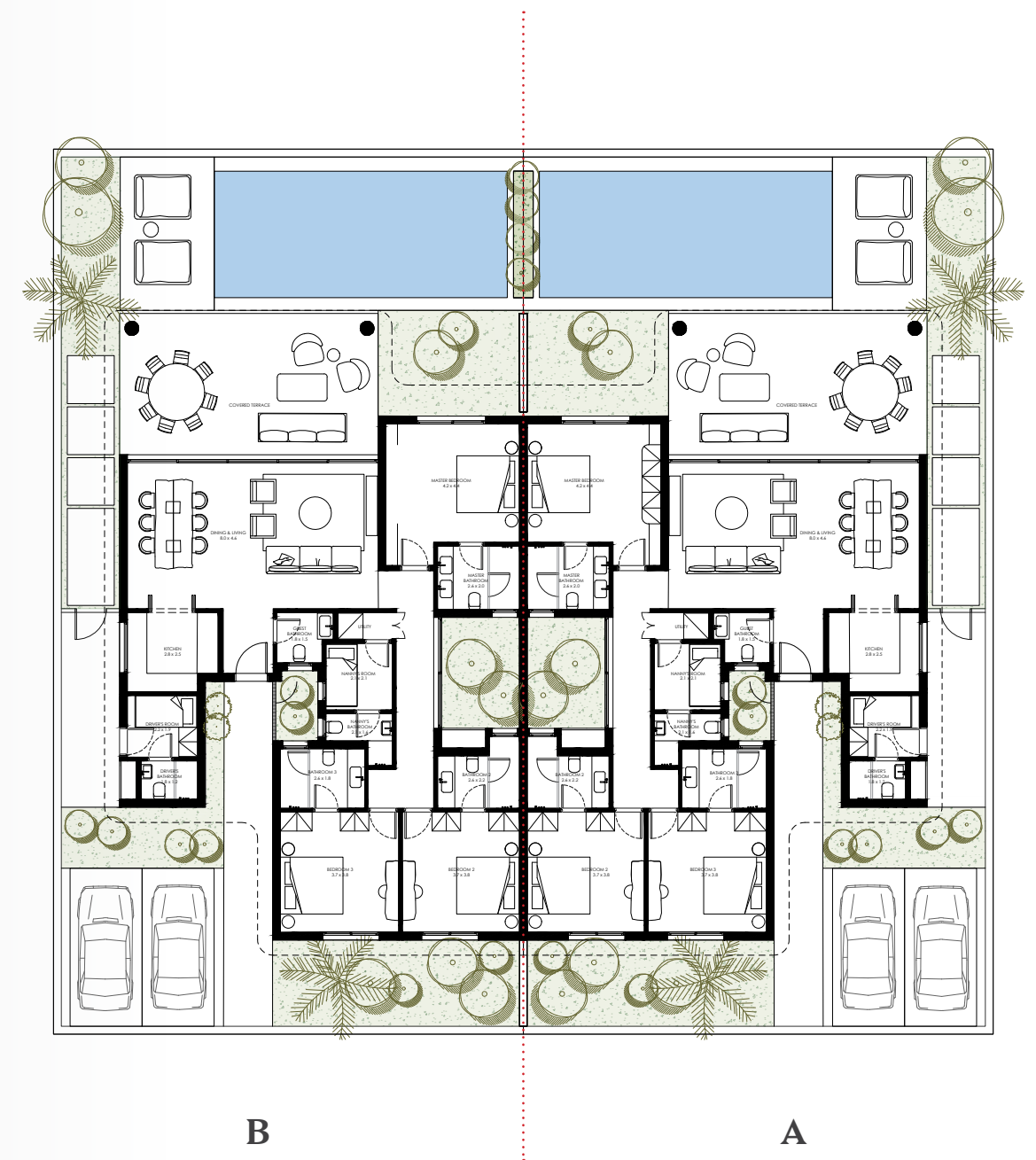


## UNIT TYPE F3

Bedrooms	<b>3</b>
BUA	<b>163 S Q M</b>
Covered Terrace	<b>37 S Q M</b>
Uncovered Terrace	<b>9 S Q M</b>

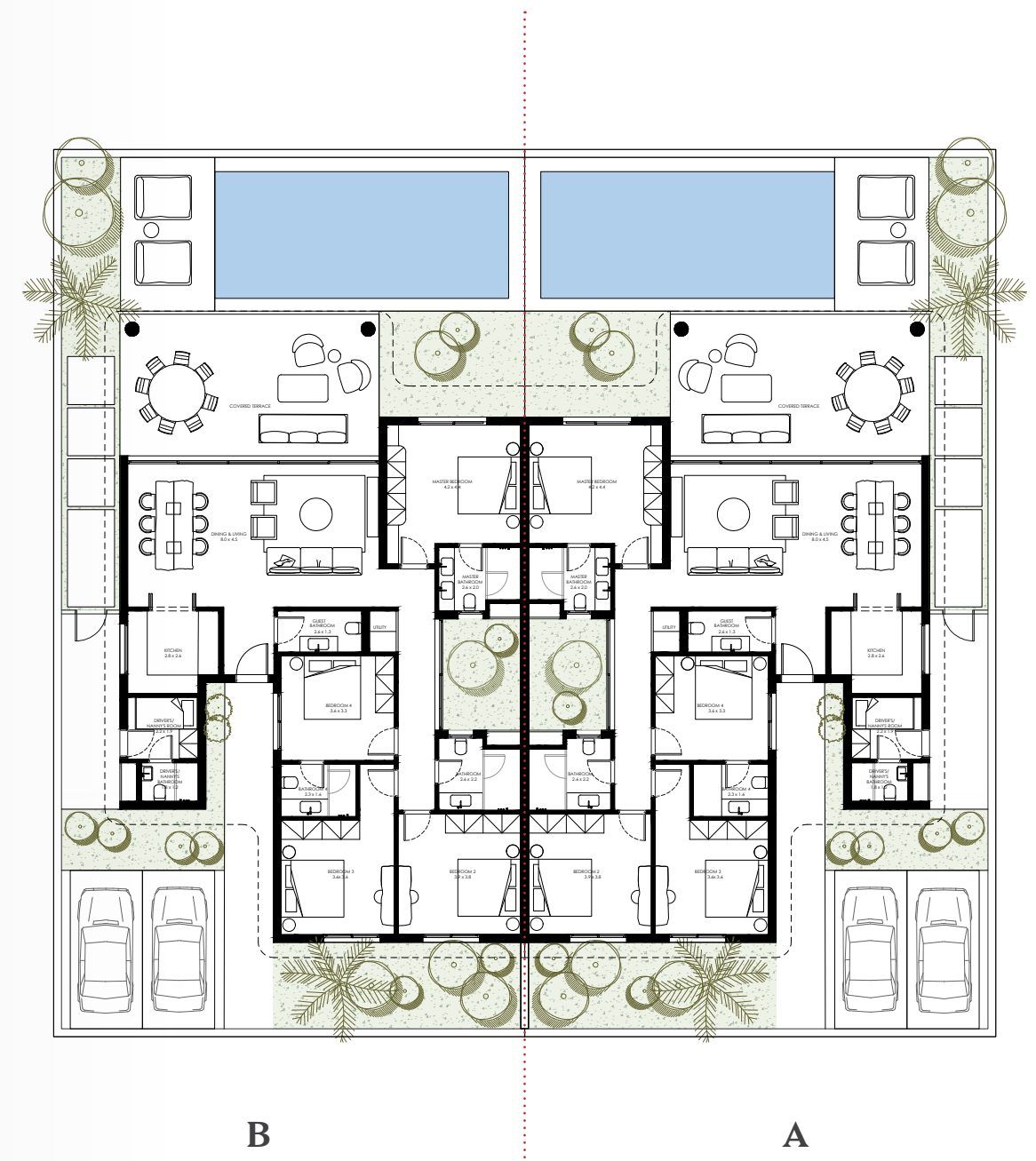
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## UNIT TYPE F4

Bedrooms	4
BUA	166 SQM
Covered Terrace	37 SQM
Uncovered Terrace	9 SQM



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UNIT TYPE  
F6





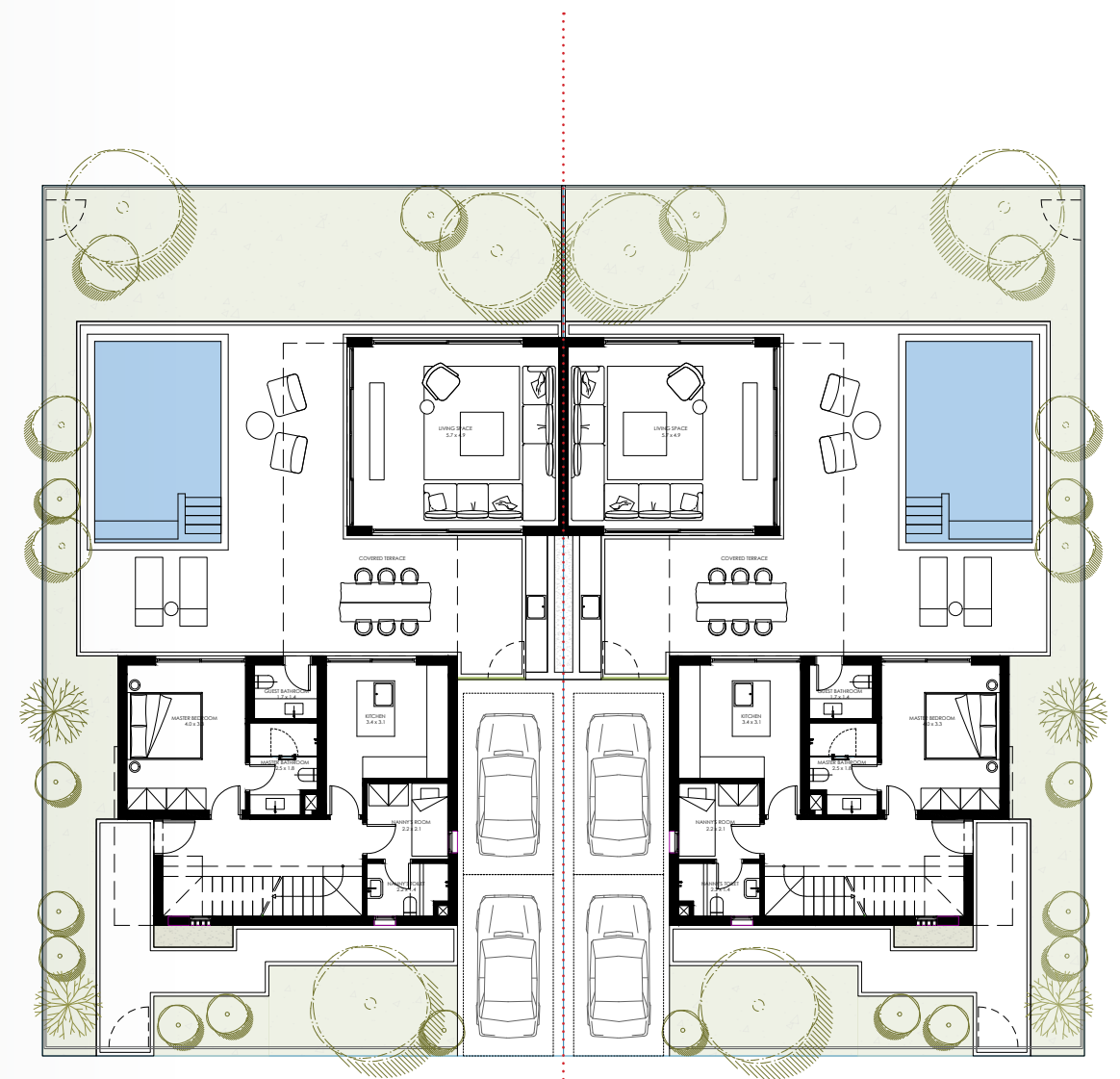


# UNIT TYPE F6-Ground Floor

Bedrooms	<b>3</b>
BUA	<b>167 SQM</b>
Covered Terrace	<b>26 SQM</b>

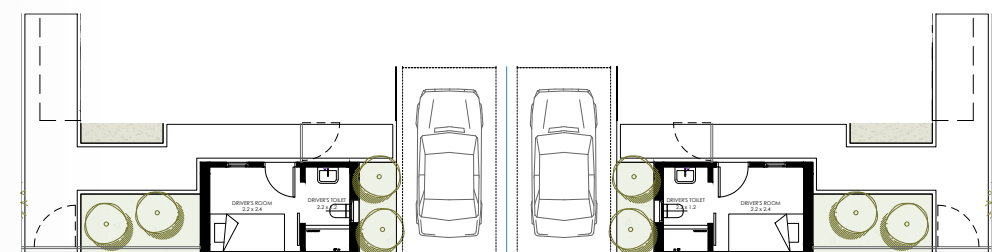
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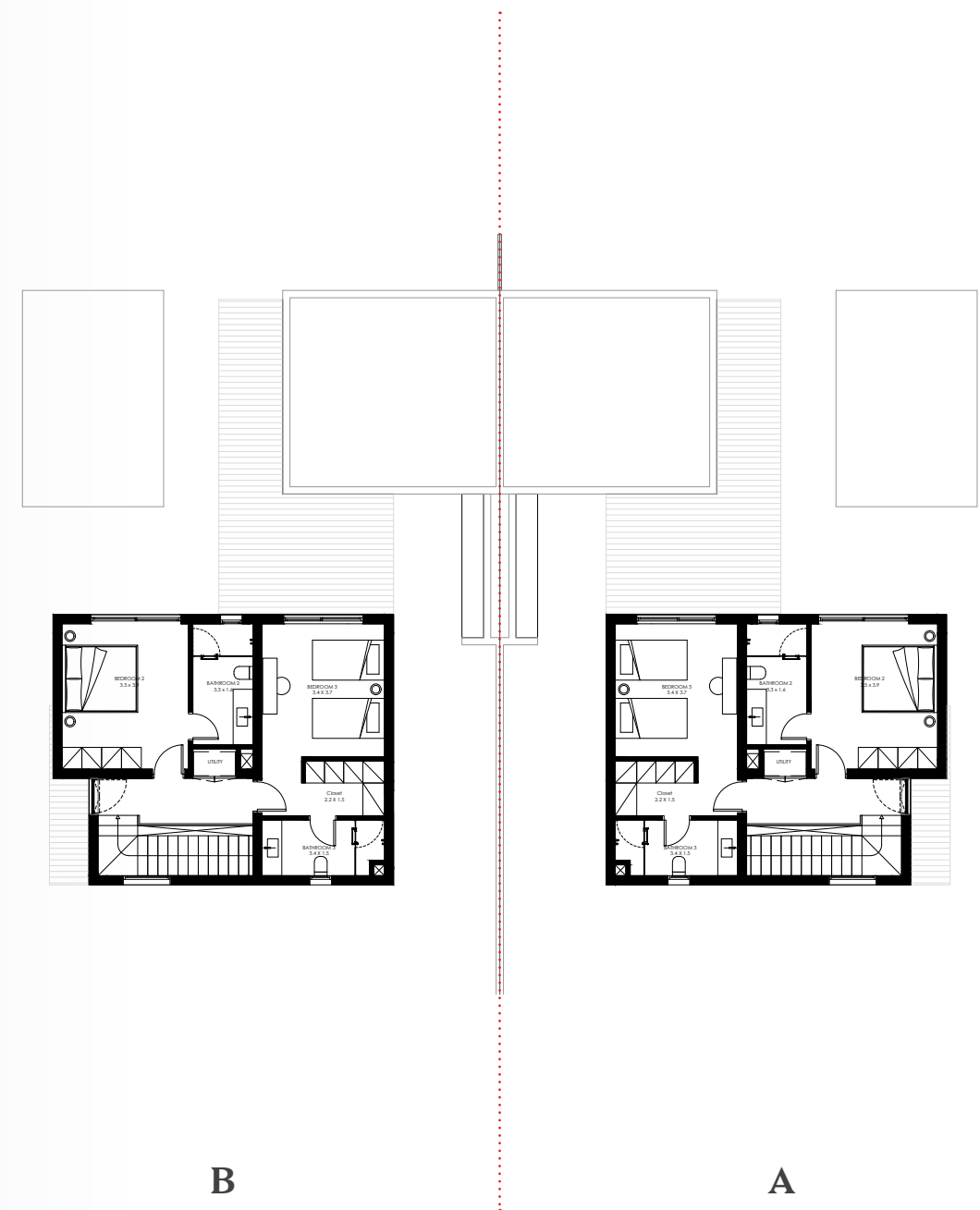
**B**

**A**



**DRIVER'S ROOM  
(OPTIONAL)**

# UNIT TYPE F6-First Floor



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**townhomes**



UNIT TYPE  
J1



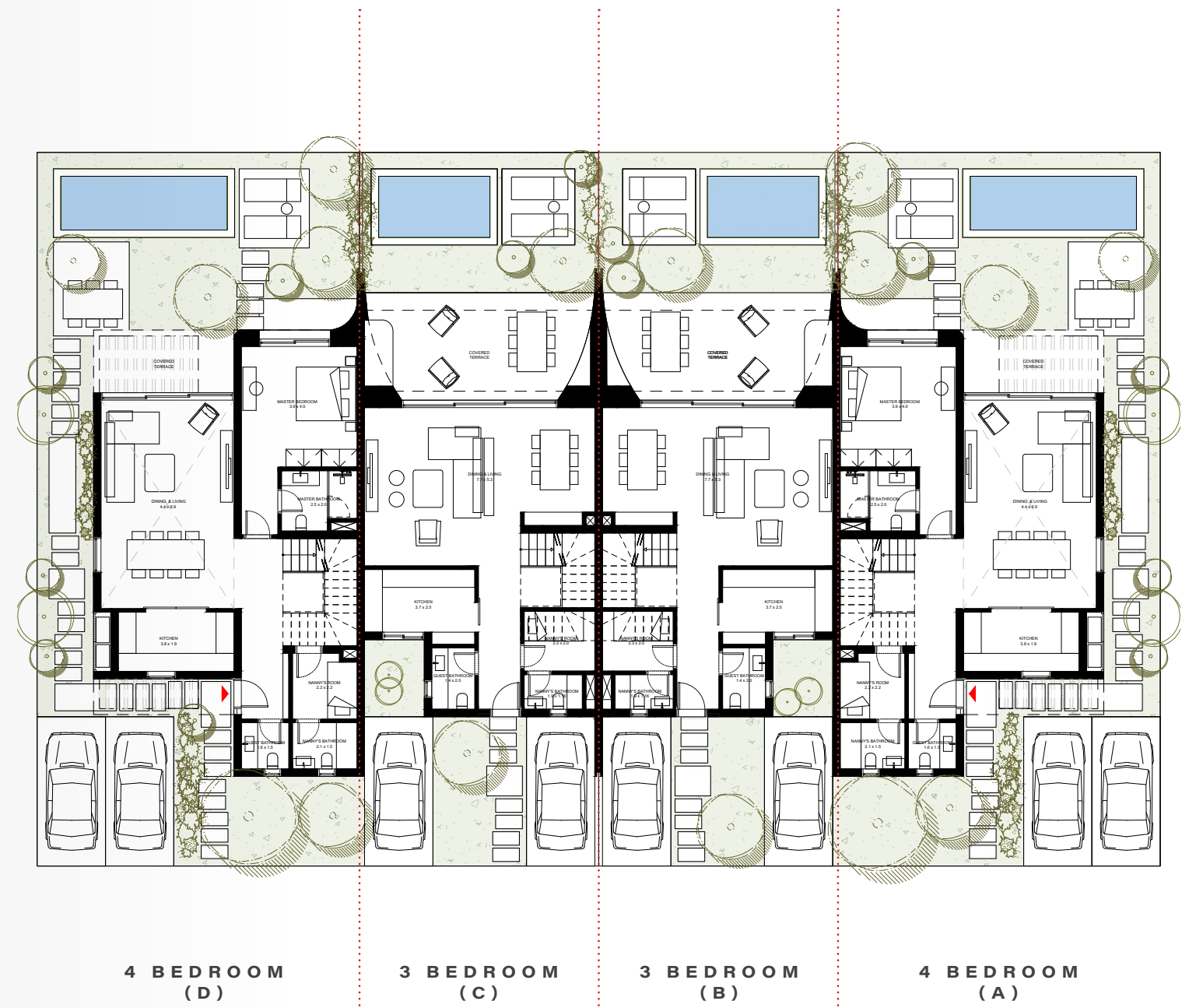






# UNIT TYPE J1-Ground Floor

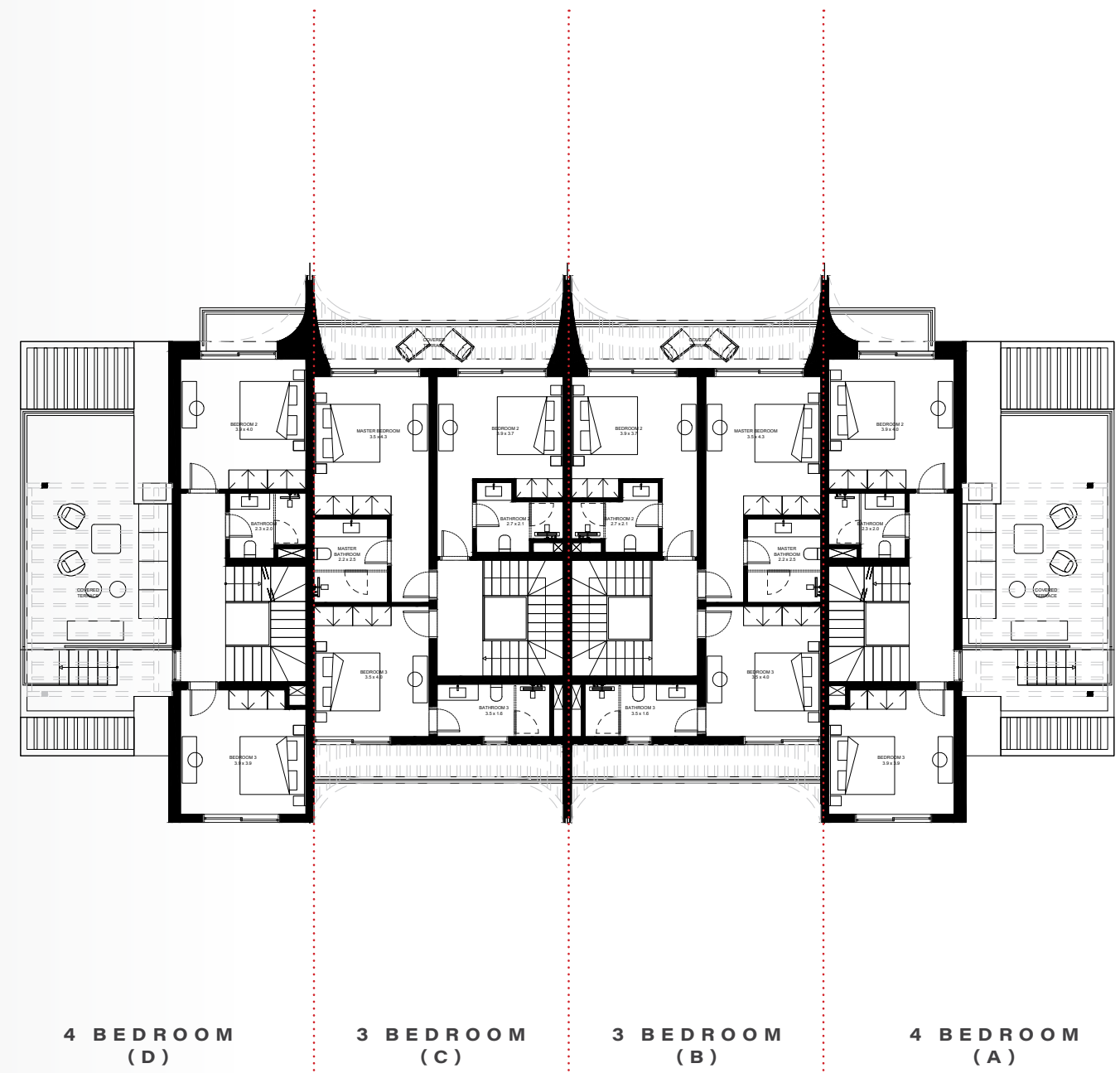
Units	<b>A &amp; D</b>
Bedrooms	<b>4</b>
BUA	<b>219 S Q M</b>
Covered Terrace	<b>41 S Q M</b>
Uncovered Terrace	<b>22 S Q M</b>
Units	<b>B &amp; C</b>
Bedrooms	<b>3</b>
BUA	<b>183 S Q M</b>
Covered Terrace	<b>37 S Q M</b>



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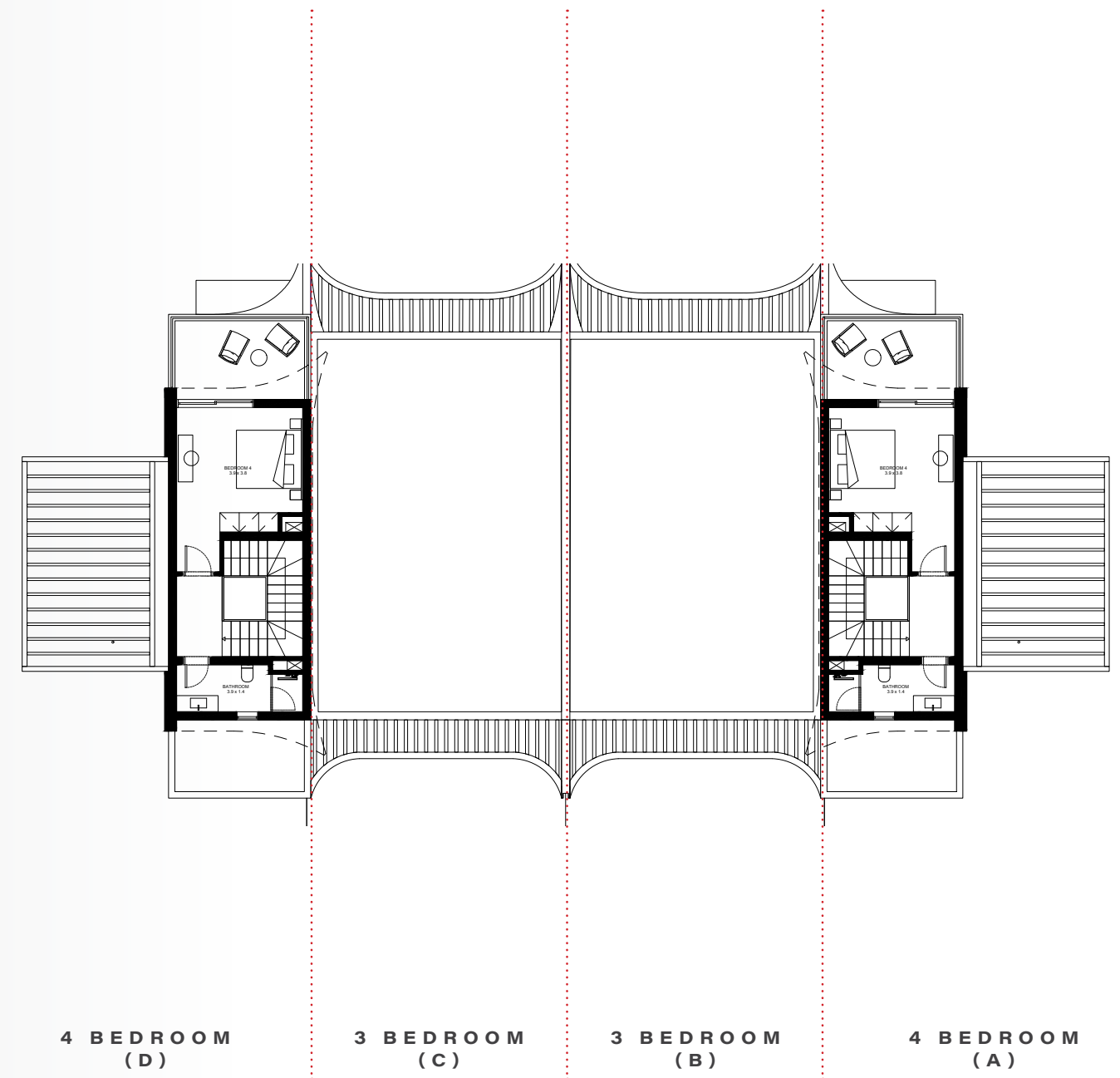
# UNIT TYPE J1-First Floor



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# UNIT TYPE J1-Roof Floor



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UNIT TYPE  
**J2**







# UNIT TYPE

## J2-Ground Floor

Units	<b>A &amp; F</b>
Bedrooms	<b>4</b>
BUA	<b>219 S Q M</b>
Covered Terrace	<b>41 S Q M</b>
Uncovered Terrace	<b>22 S Q M</b>

Units	<b>B &amp; E</b>
Bedrooms	<b>3</b>
BUA	<b>183 S Q M</b>
Covered Terrace	<b>37 S Q M</b>

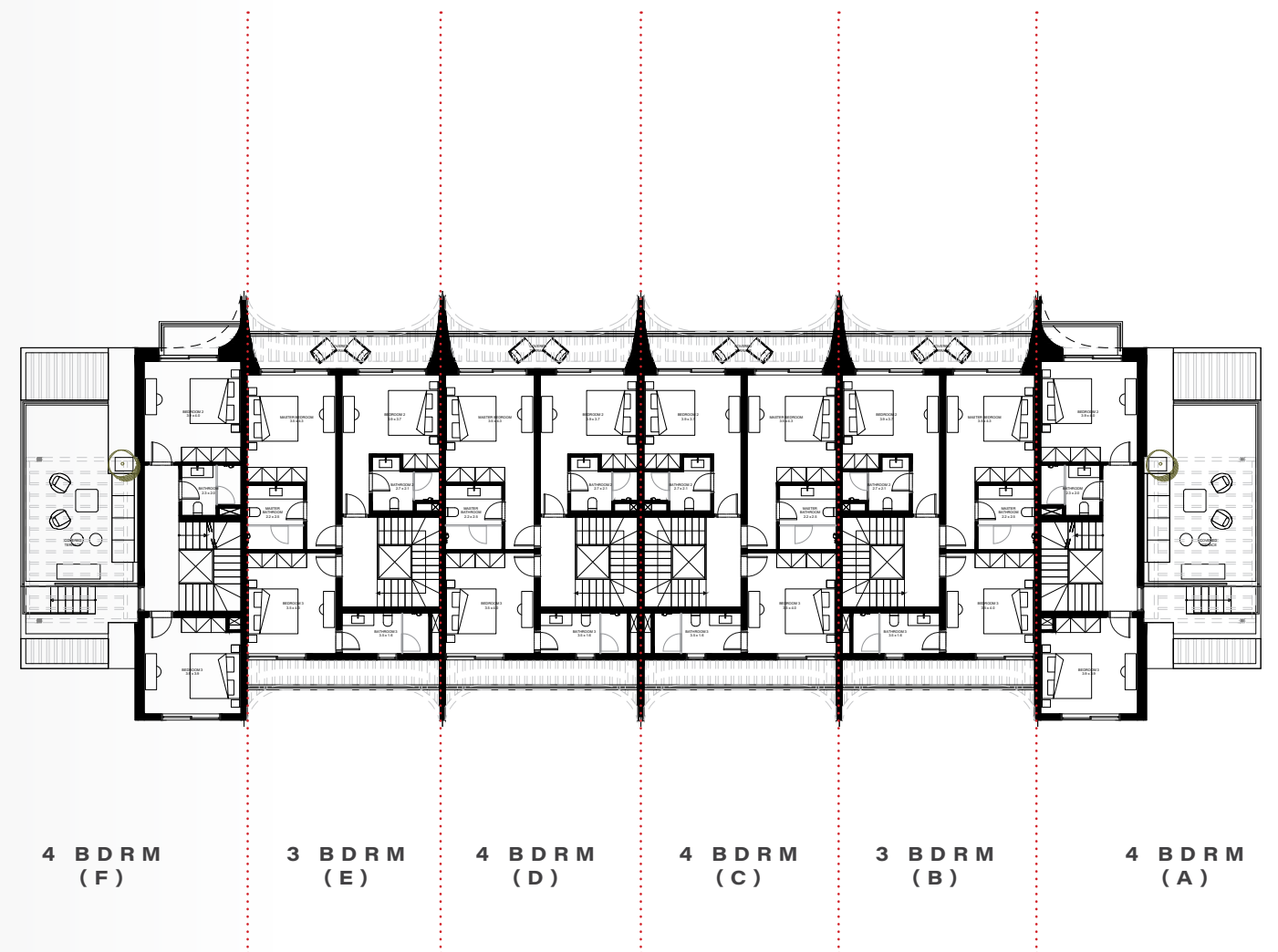
Units	<b>C &amp; D</b>
Bedrooms	<b>4</b>
BUA	<b>219 S Q M</b>
Covered Terrace	<b>55 S Q M</b>
Uncovered Terrace	<b>17 S Q M</b>



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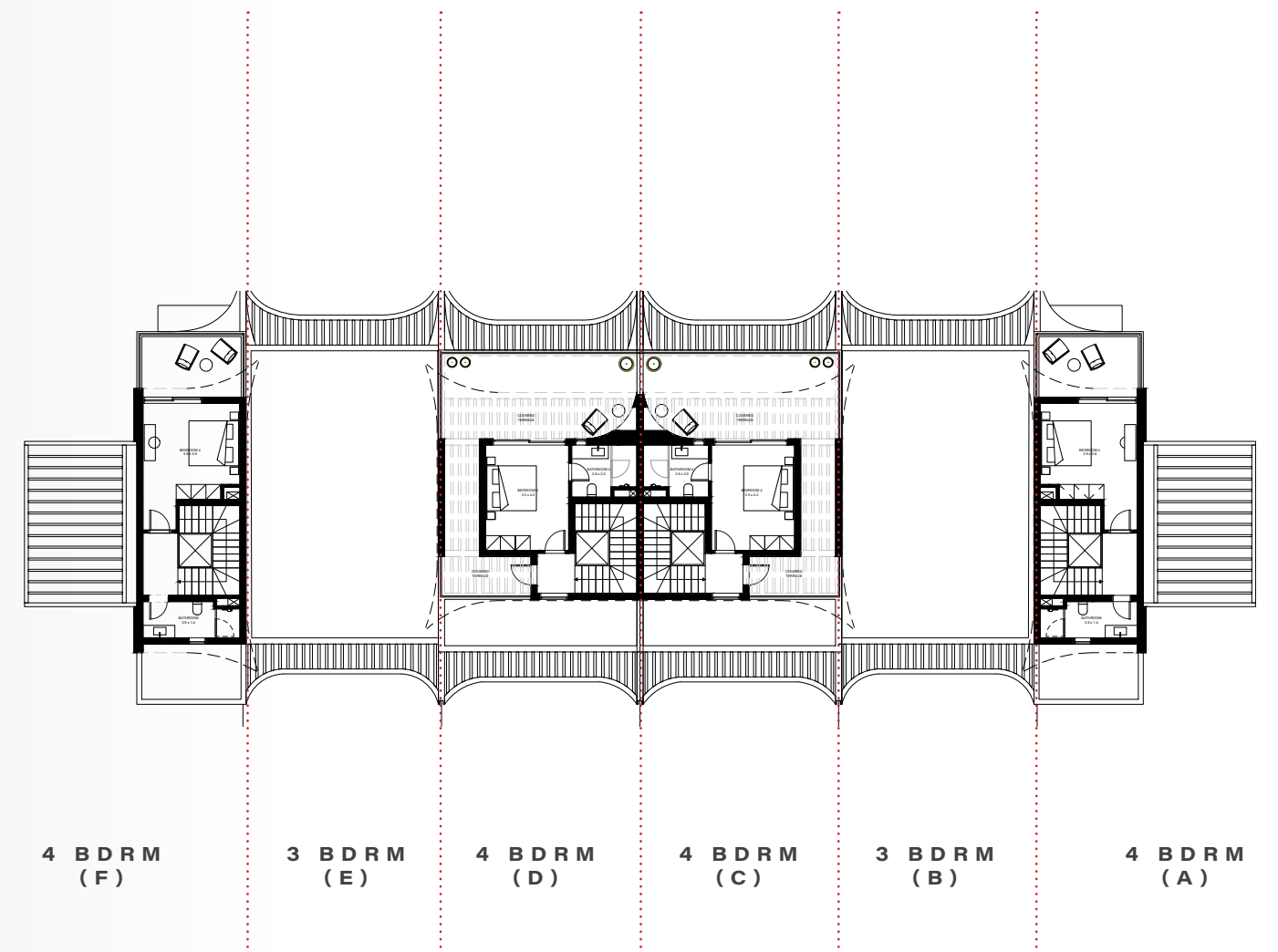
# UNIT TYPE J2-First Floor



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# UNIT TYPE J2-Roof Floor



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**chalets**



UNIT TYPE  
K1



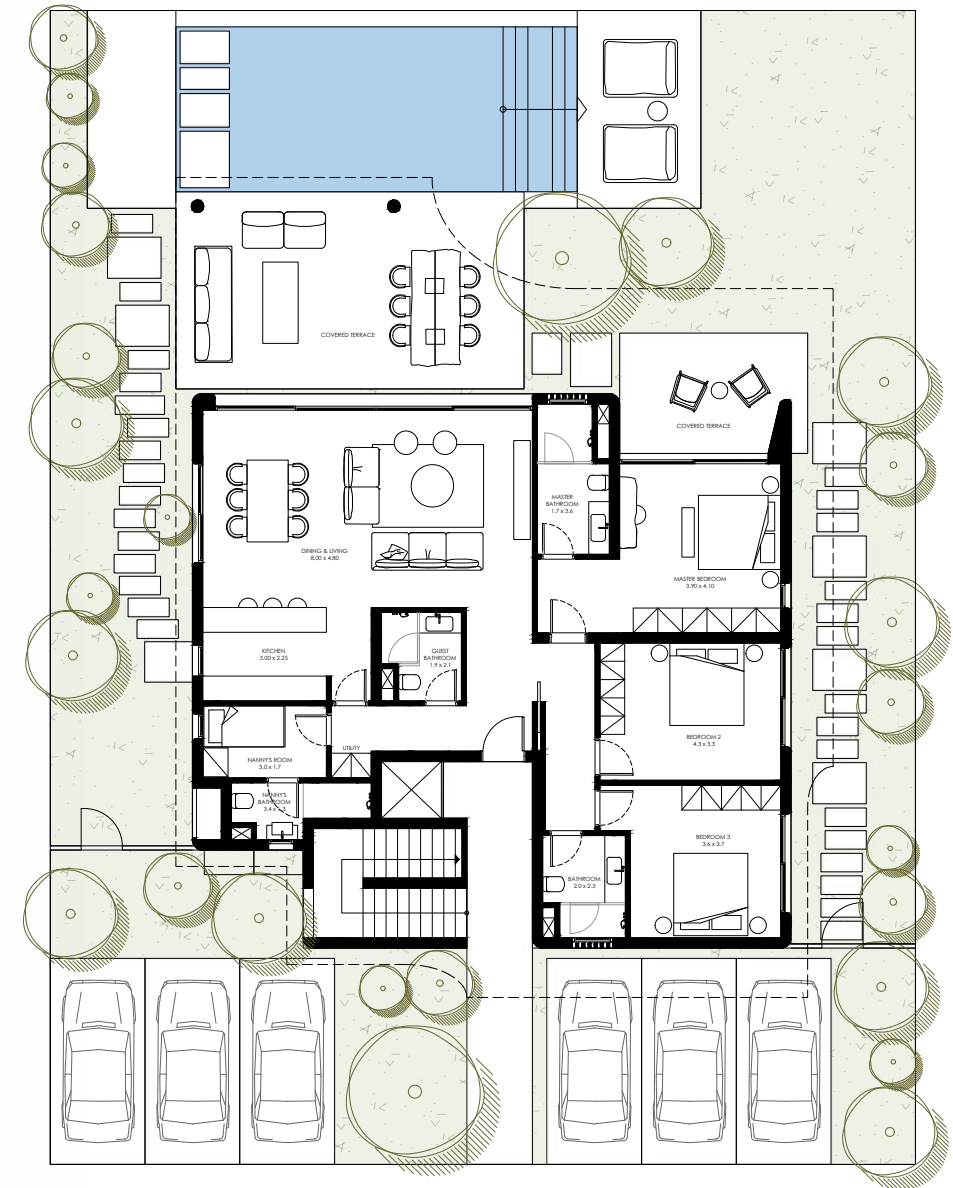






# UNIT TYPE K1-Ground Floor

Bedrooms	3
BUA	174 S Q M
Covered Terrace	60 S Q M



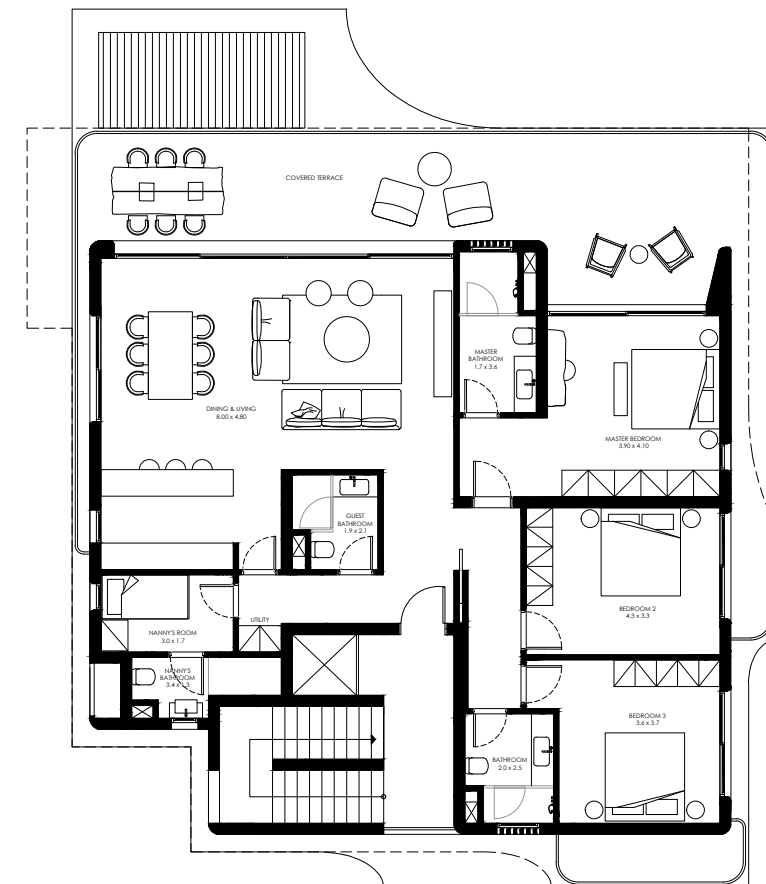
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## UNIT TYPE

# K1-First Floor

Bedrooms	<b>3</b>
BUA	<b>174 S Q M</b>
Covered Terrace	<b>48 S Q M</b>



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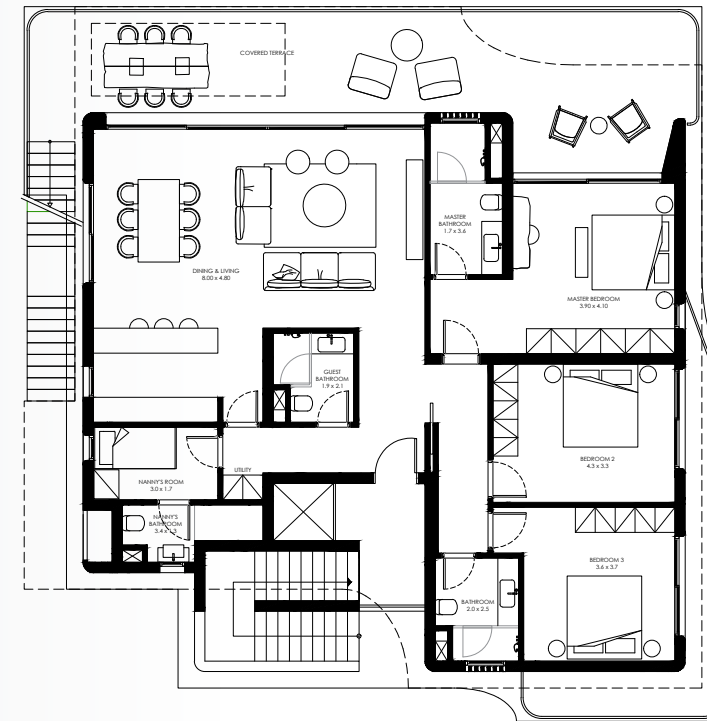
## UNIT TYPE

# K1-Duplex

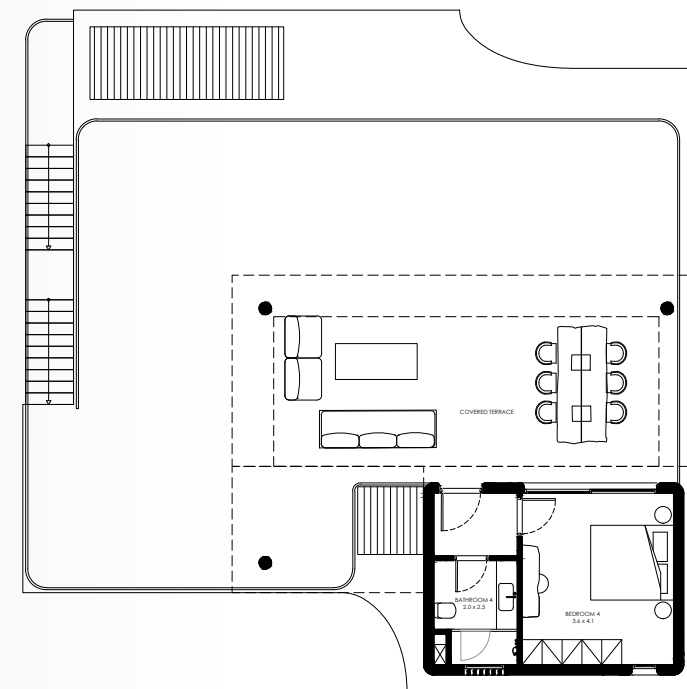
Bedrooms	4
BUA	203 SQM
Covered Terrace	94 SQM
Uncovered Terrace	121 SQM

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SECOND FLOOR



ROOF FLOOR

UNIT TYPE  
**I2**





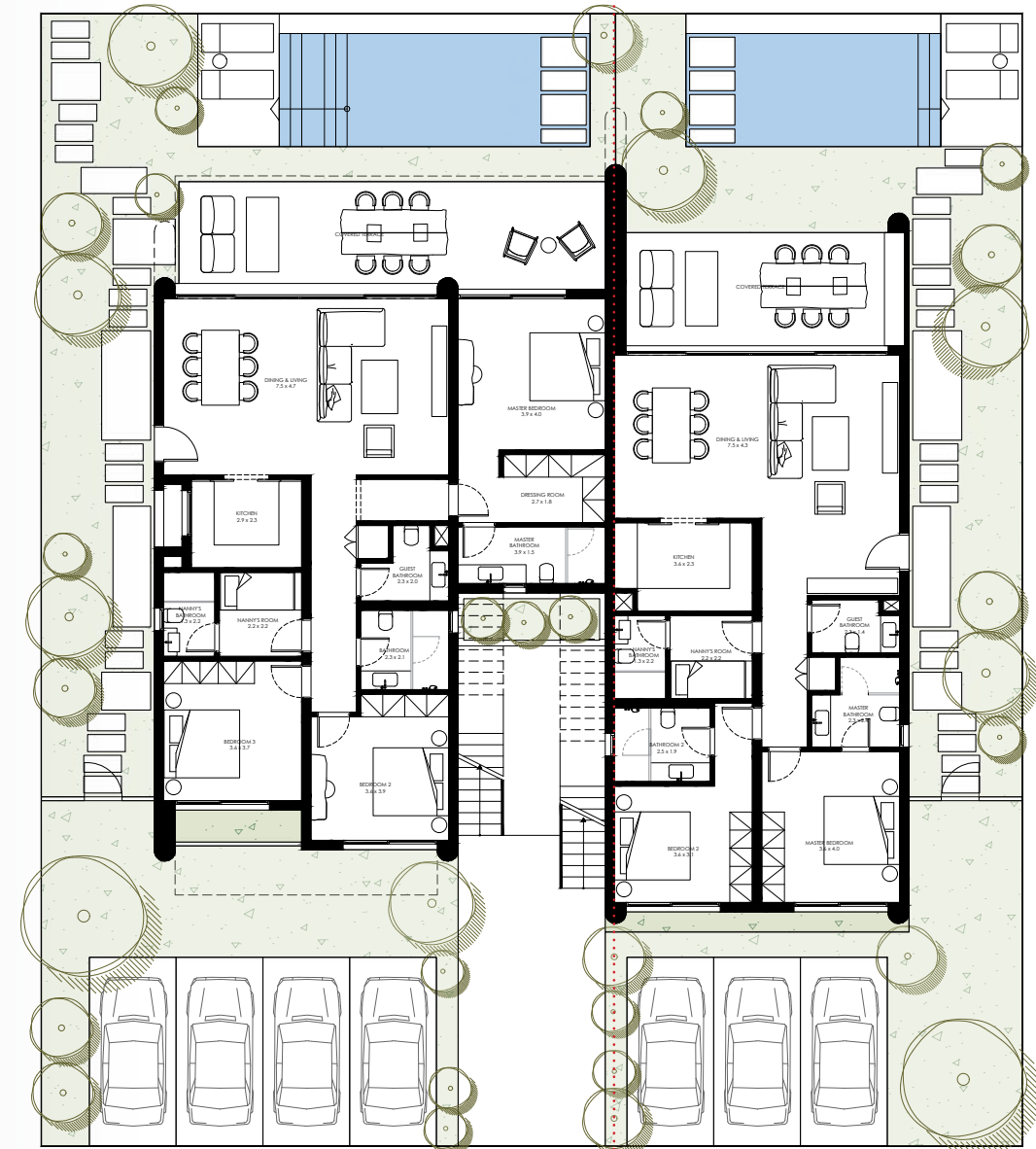




# UNIT TYPE I2-Ground Floor

Unit	<b>A</b>
Bedrooms	<b>2</b>
BUA	<b>129 SQM</b>
Covered Terrace	<b>21 SQM</b>

Unit	<b>B</b>
Bedrooms	<b>3</b>
BUA	<b>156 SQM</b>
Covered Terrace	<b>34 SQM</b>



**3 BERROOM  
(B)**

**2 BERROOM  
(A)**

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## UNIT TYPE I2-First Floor

Unit	<b>C</b>
Bedrooms	<b>2</b>
BUA	<b>132 SQM</b>
Covered Terrace	<b>21 SQM</b>
Uncovered Terrace	<b>8 SQM</b>



( D )

( C )

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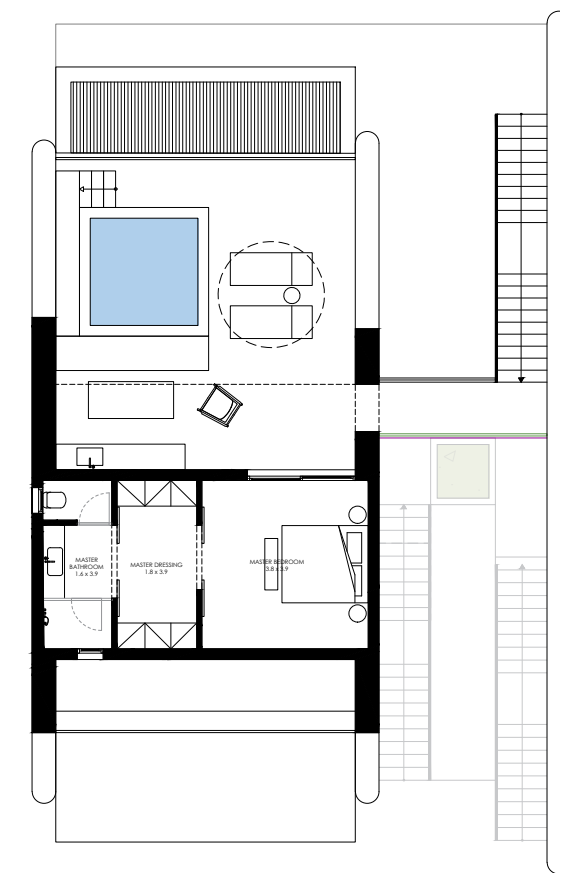
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## UNIT TYPE I2-Duplex

Unit	D
Bedrooms	3
BUA	168 SQM
Covered Terrace	14 SQM
Uncovered Terrace	120 SQM



**FIRST  
(D)**



**ROOF  
(D)**

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UNIT TYPE  
**I3**





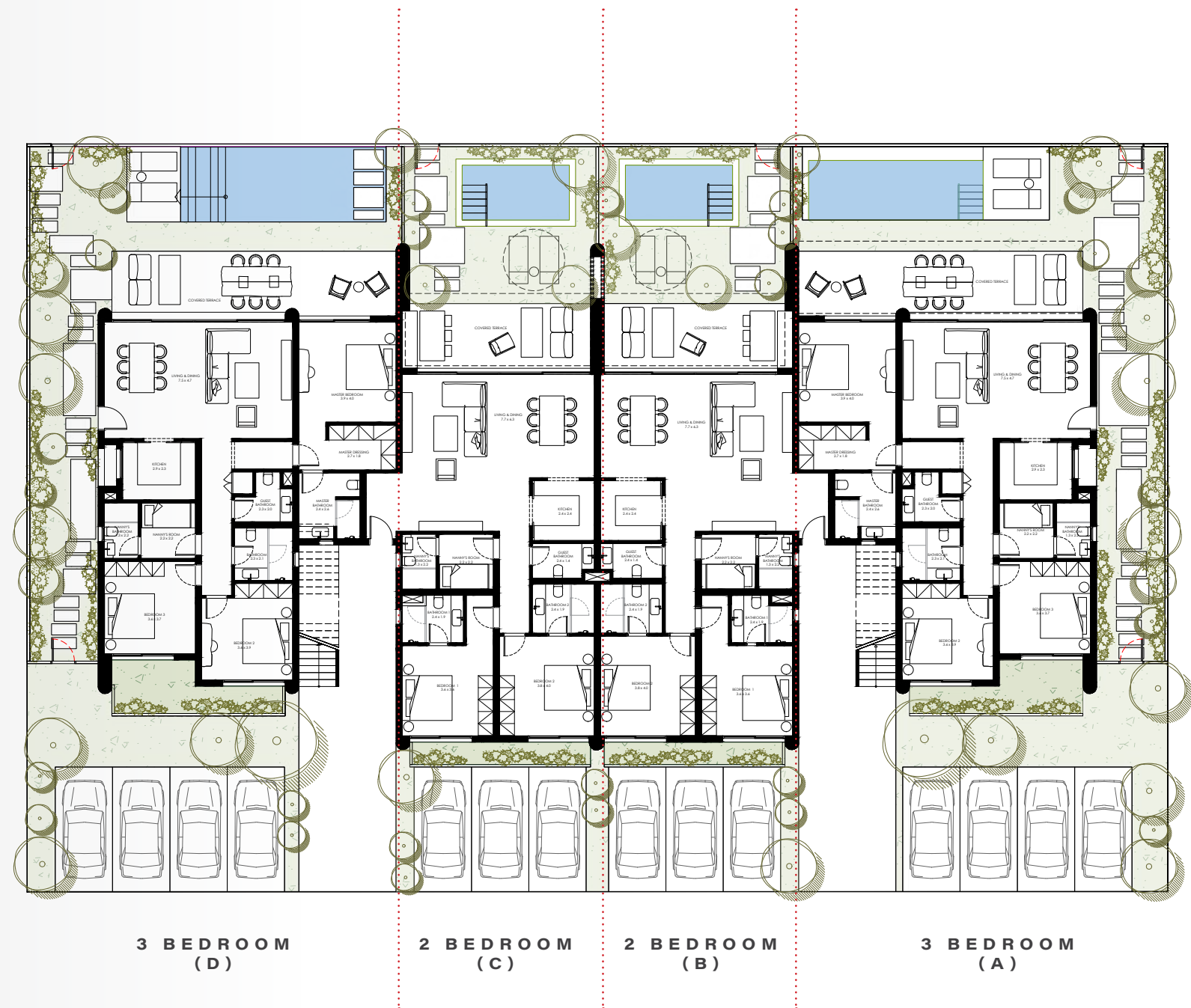




# UNIT TYPE I3-Ground Floor

Units **A & D**  
 Bedrooms **3**  
 BUA **155 SQM**  
 Covered Terrace **30 SQM**

Units **B & C**  
 Bedrooms **2**  
 BUA **133 SQM**  
 Covered Terrace **19 SQM**



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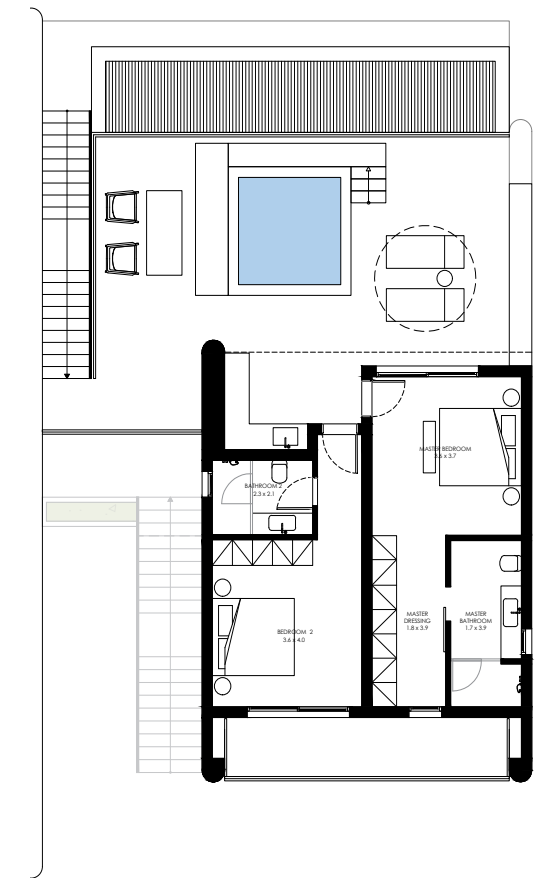


## UNIT TYPE I3-Duplex

Unit	<b>E</b>
Bedrooms	<b>4</b>
BUA	<b>182 SQM</b>
Covered Terrace	<b>57 SQM</b>
Uncovered Terrace	<b>87 SQM</b>



**FIRST  
(E)**



**ROOF  
(E)**

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# UNIT TYPE I3-First Floor

Units	<b>F &amp; G</b>
Bedrooms	<b>2</b>
BUA	<b>130 SQM</b>
Covered Terrace	<b>19 SQM</b>
Uncovered Terrace	<b>9 SQM</b>

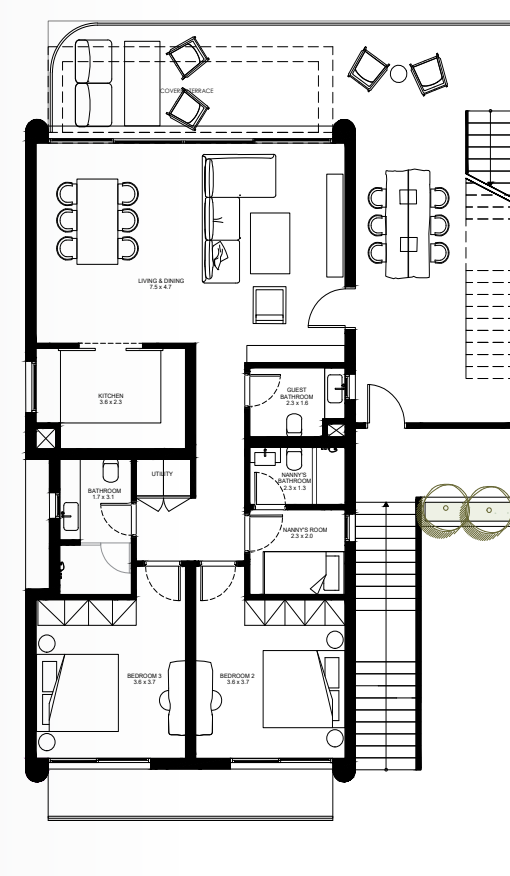


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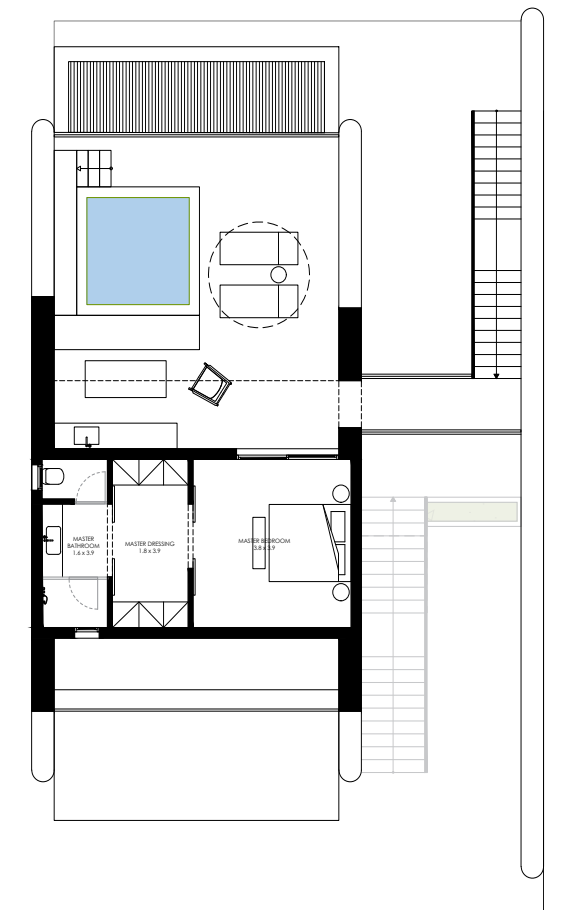
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## UNIT TYPE I3-Duplex

Unit	H
Bedrooms	3
BUA	167 SQM
Covered Terrace	14 SQM
Uncovered Terrace	118 SQM



FIRST  
(H)



ROOF  
(H)

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UNIT TYPE  
**I4**

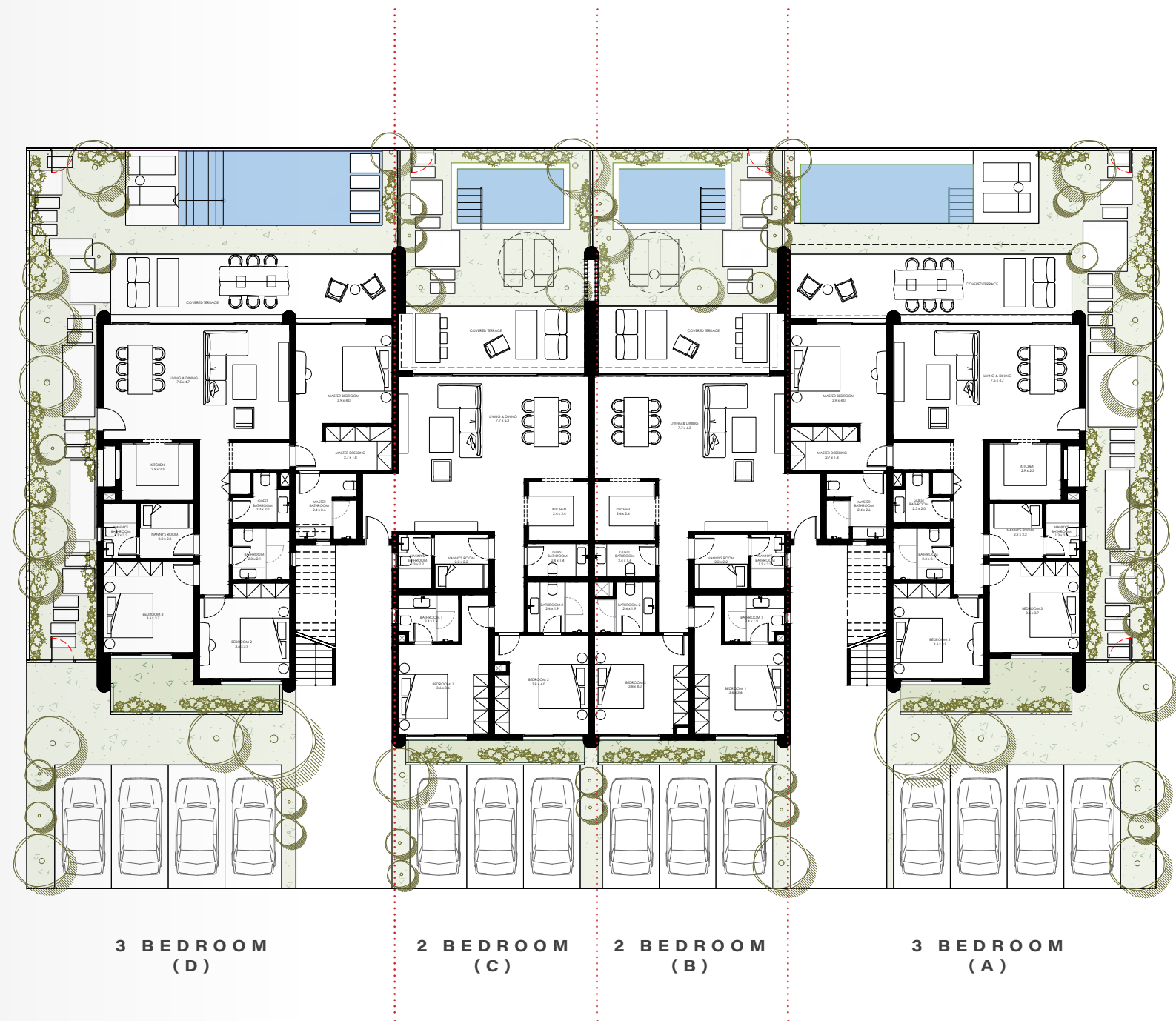




# UNIT TYPE I4-Ground Floor

Units **A & D**  
 Bedrooms **3**  
 BUA **155 S Q M**  
 Covered Terrace **30 S Q M**

Units **B & C**  
 Bedrooms **2**  
 BUA **133 S Q M**  
 Covered Terrace **19 S Q M**



## Disclaimer

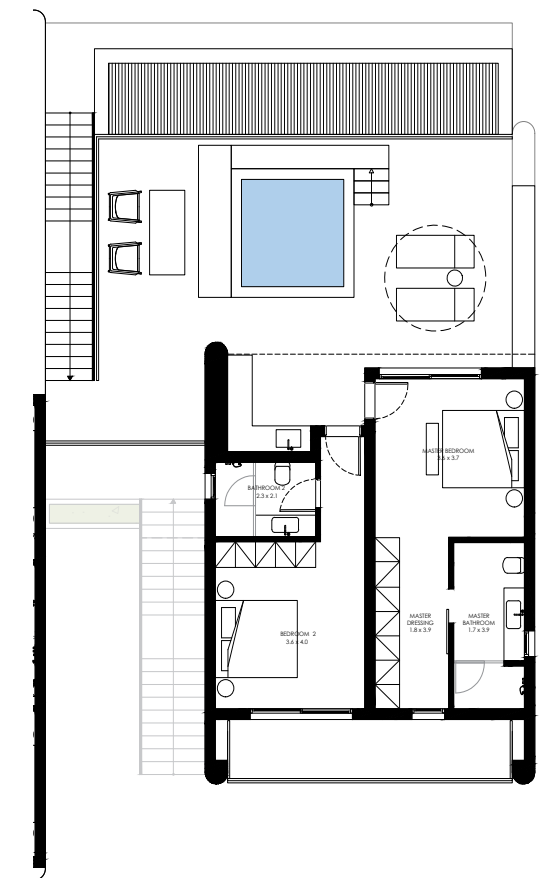
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## UNIT TYPE I4-Duplex

Unit	<b>E</b>
Bedrooms	<b>4</b>
BUA	<b>195 S Q M</b>
Covered Terrace	<b>34 S Q M</b>
Uncovered Terrace	<b>101 S Q M</b>



**FIRST  
(E)**



**ROOF  
(E)**

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# UNIT TYPE I4-First Floor

Units	<b>F &amp; G</b>
Bedrooms	<b>2</b>
BUA	<b>130 SQM</b>
Covered Terrace	<b>19 SQM</b>
Uncovered Terrace	<b>9 SQM</b>



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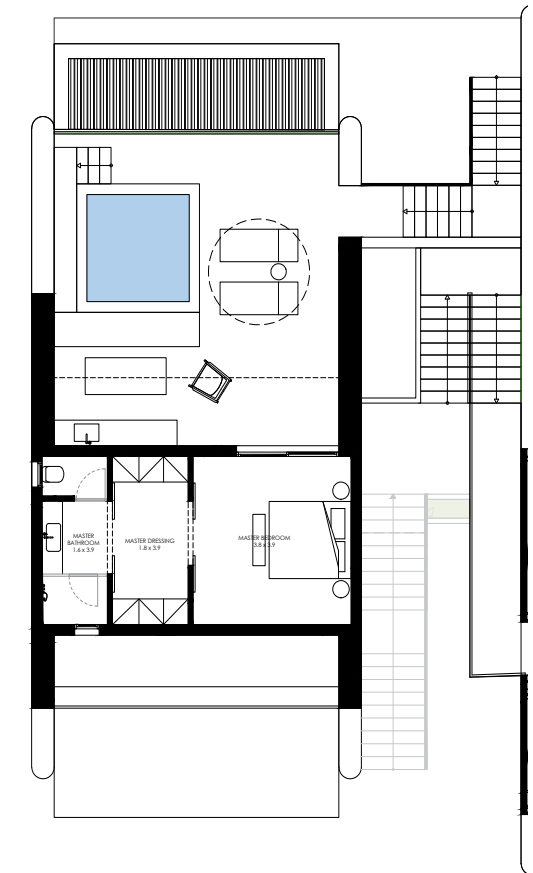


# UNIT TYPE I4-Duplex

Unit	H
Bedrooms	3
BUA	167 SQM
Covered Terrace	14 SQM
Uncovered Terrace	118 SQM



FIRST  
(H)



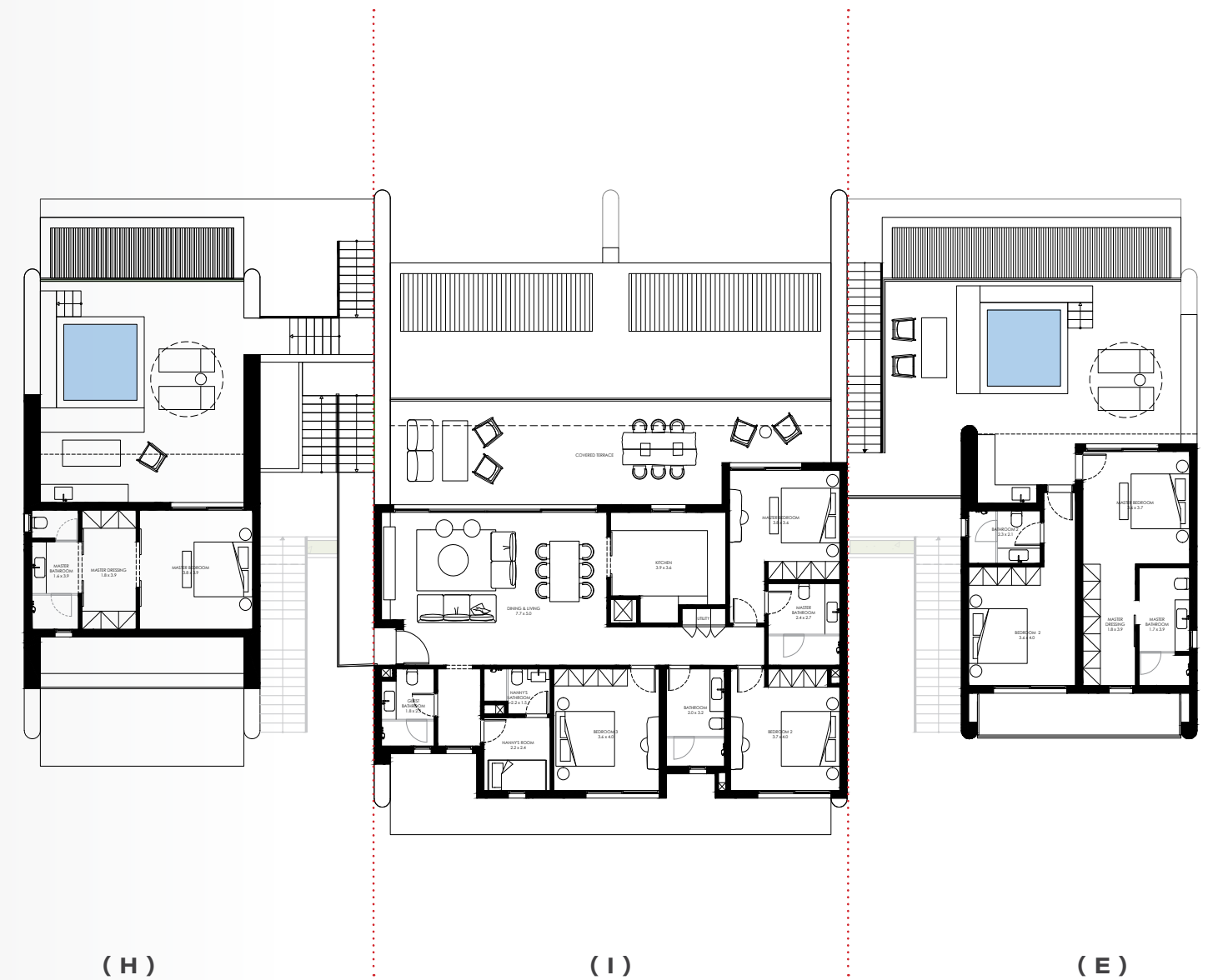
ROOF  
(H)

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# UNIT TYPE I4-Penthouse

Unit	1
Bedrooms	3
BUA	177 SQM
Covered Terrace	34 SQM
Uncovered Terrace	14 SQM



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UNIT TYPE  
**I5**





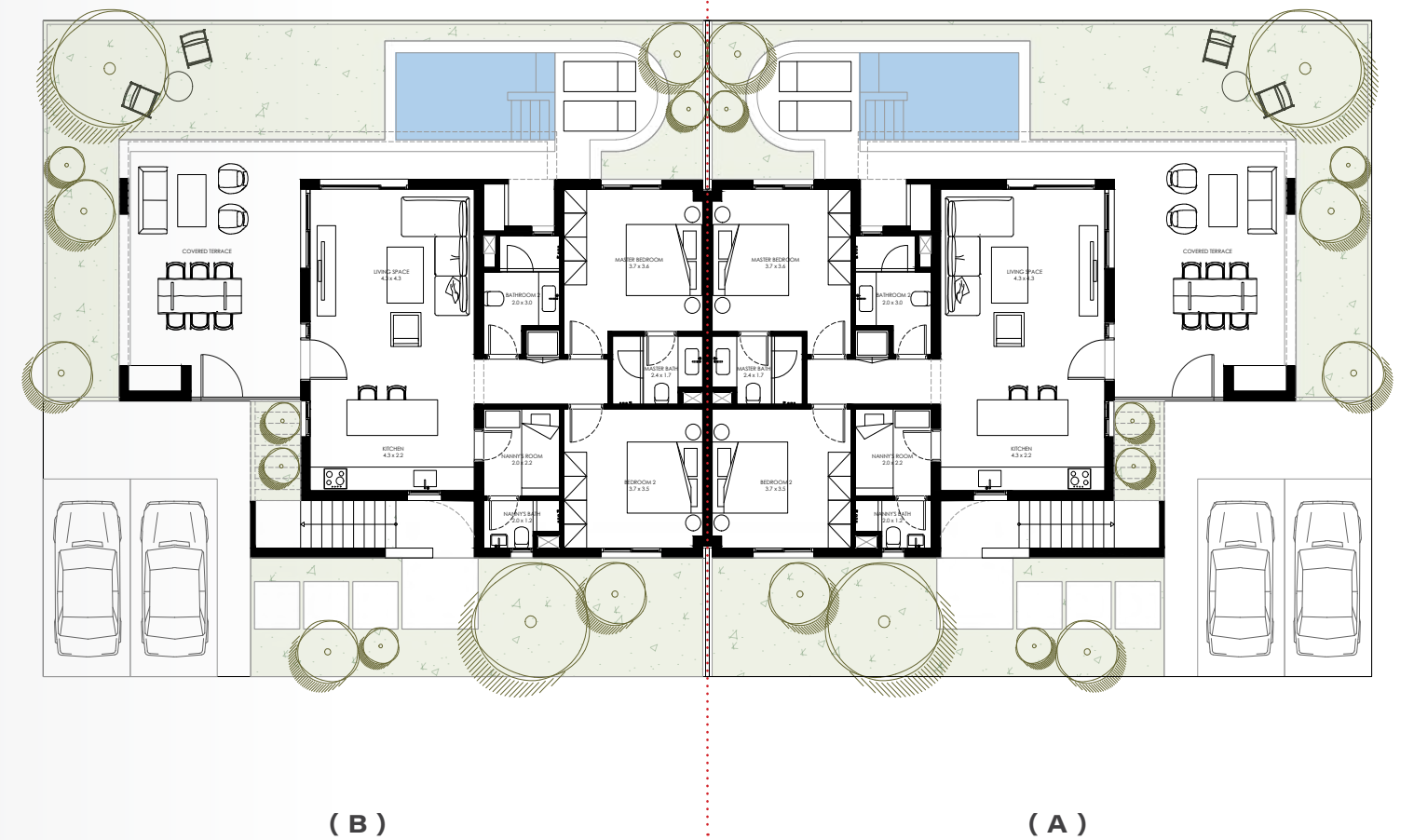




## UNIT TYPE

# I5-Ground Floor

Bedrooms	2
BUA	100 SQM
Covered Terrace	40 SQM

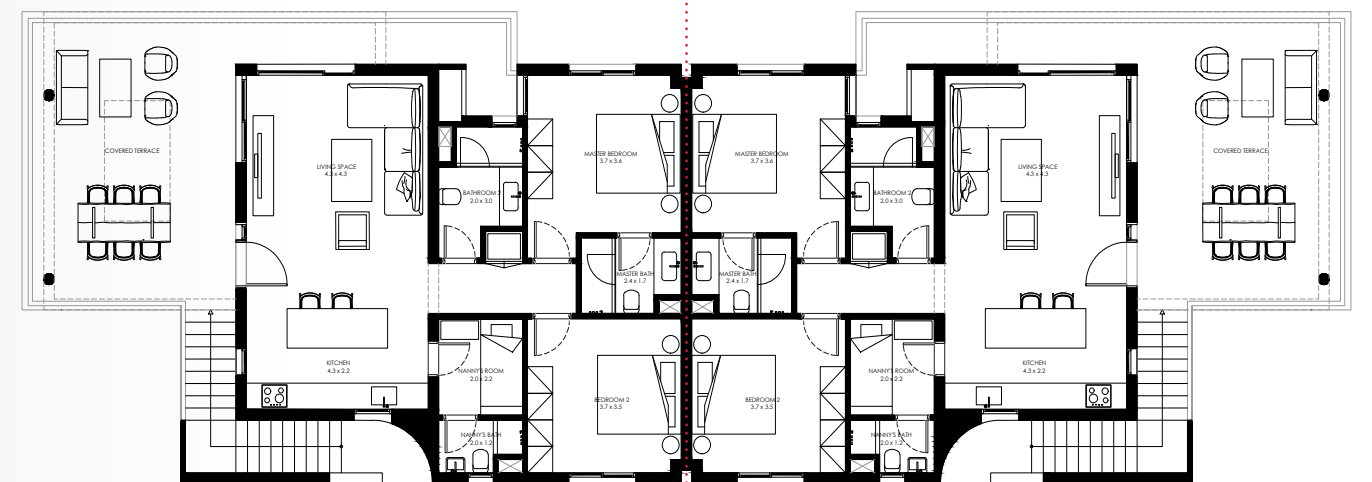


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# UNIT TYPE I5-First Floor

Bedrooms	2
BUA	100 SQM
Covered Terrace	40 SQM



(D)

(C)

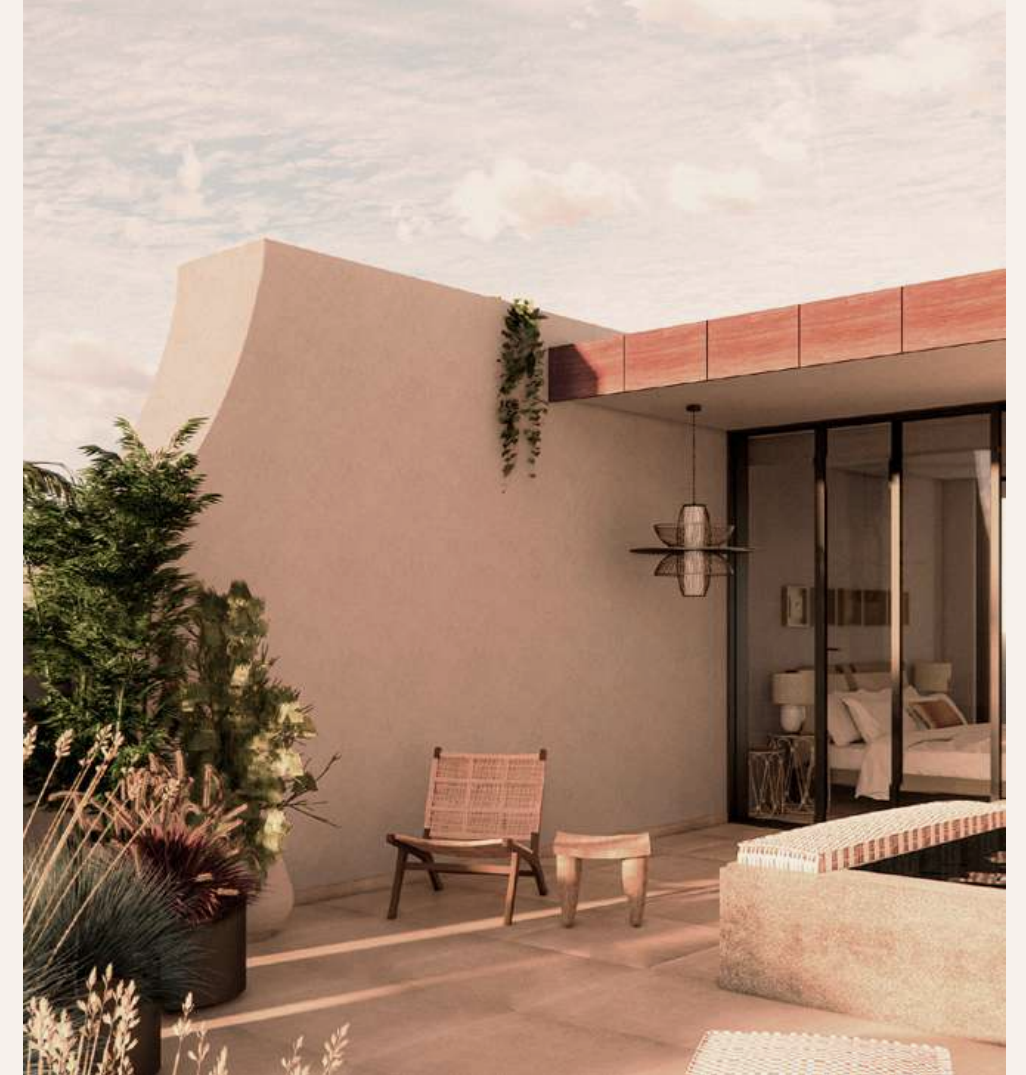
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# finishing specs





**In ramla's residences, architecture and design carry the spirit of of elegance and simplicity. Each homes' orientation, layout, amenities and style detailing create a distinct sense of space that's crafted for free-flowing and easy summer living.**



# ramla

## Parcel R3 Finishing Specs

### 1. Entry Foyer

Floors	Porcelain
Walls	Paint
Ceiling	Paint

### 2. Living and Dining Rooms

Floors	Porcelain/Cement Tiles
Walls	Paint
Ceiling	Paint

### 3. Master and Secondary Bedrooms

Floors	Marble/Porcelain Tiles
Walls	Paint
Ceiling	Paint
Wardrobes	Not Included

### 4. Kitchen

Floors	Porcelain/Ceramic Tiles
Walls	Paint
Ceiling	Paint
Cabinets & Appliances	Not Included

### 5. Terraces

Accessible Terraces	Marble/Porcelain Tiles
Inaccessible Terraces	Gravel

### 6. Utility, Nanny's and Driver's Rooms

Floors	Ceramic Tiles
Walls	Paint and Ceramic Tiles for Bathrooms
Ceiling	Paint

### 7. Bathrooms

Floors	Porcelain/Ceramic Tiles
Walls	Porcelain/Ceramic/Paint
Ceiling	Paint

### 8. Sanitary Ware and Bathroom Fittings

Sanitary Fixtures	High Quality – Duravit (or similar)
Mixers	High Quality – Grohe (or similar)
Shower Cabinets	
Water Heaters	
Bathroom Accessories	

### 9. Doors

Entrance Doors	Solid Wood
Internal Doors	Pressed Wood with Veneer

### 10. Air Conditioning Units

Concealed AC Units	For Living, Dining and Bedrooms
Vent Fans	For Bathrooms, if applicable

### 11. Aluminium and Glazing

Glazing	Double Glazing for Living, Dining and Bedrooms Single Glazing for Bathrooms, Kitchen and Utility Rooms
Shutters	Not Included

### 12. Electrical Works

All internal works including main panels, switches, covers, and built-in spotlights  
Triple Play provisions (excluding modems and service activation)



## Marakez, the leading mixed use developer in Egypt

With an ever growing portfolio of commercial and residential projects including; Mall of Arabia, Mall of Tanta, Town Center, D5M, Mall of Mansoura, Aeon towers, District Five residences and Offices; bringing a breadth of experience from a dynamic team of experienced and innovative Egyptian professionals.

Fawaz Al Hokair's group is the holding company of Marakez, founded in 1989, currently operates 80 international fashion brands and more than 2,100 stores across 16 countries. The group is a multinational conglomerate that focuses on five main sectors: fashion retail, shopping centers, F&B, entertainment and hotels. Managing over 1.5 million square meters of prime retail real estate spread across a network of 21 shopping malls.

The group's current investments span across the Middle East, North Africa, Europe, USA and Central Asia making it one of the largest retail and real estate developers in Saudi Arabia and the Middle East. As a result of the group's unrivaled success, further expansion into new business sectors was inevitable covering today sectors such as construction, financial services, health care, hospitality and energy.



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summer sun**

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