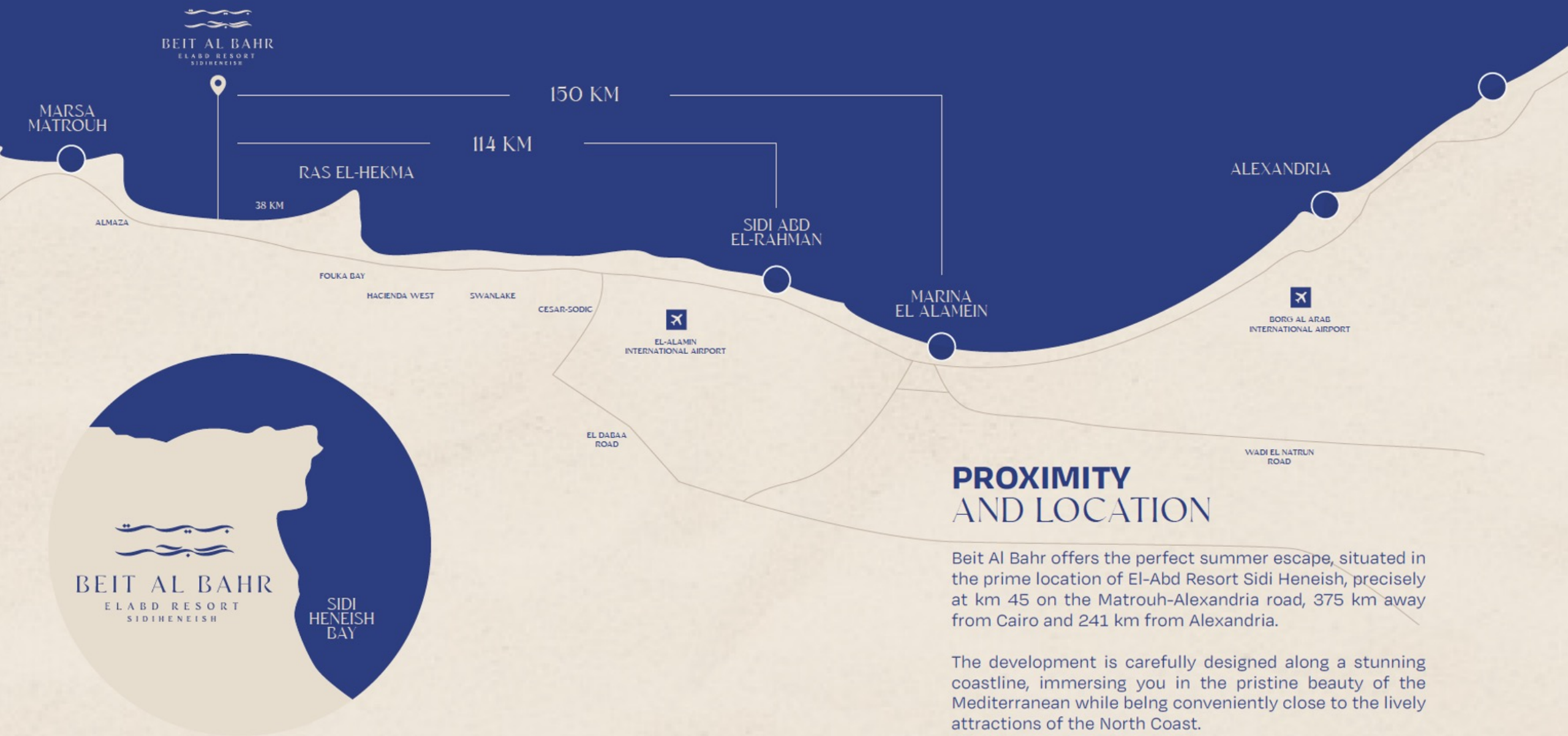




BEIT AL BAHR

ELABD RESORT
SIDIHENEISH

HILLS



BEACH-FRONT BEAUTY MAXIMIZED

MASTERPLAN

Rolling out on 450 acres of land, Beit Al Bahr is smartly designed from the inside to the outside to glorify the beauty of open spaces, thanks to an innovative configuration that invites a 3.5 km beachfront into every corner of your home. The masterplan's unique form is looped around people and privacy, bringing them closer to seafront serenity, shimmering pools and an abundant variety of authentic experiences while lending an original air of flexibility to all unit types. All homes are evenly spread out to guarantee utmost exclusivity, surrounded by a green foliage of native plantations for a daily dose of natural inspiration.

MASTER PLAN KEY

- SHORES
- ROOTS
- HILLS
- EASTBAY
- COMMERCIAL AREAS
- HOTELS



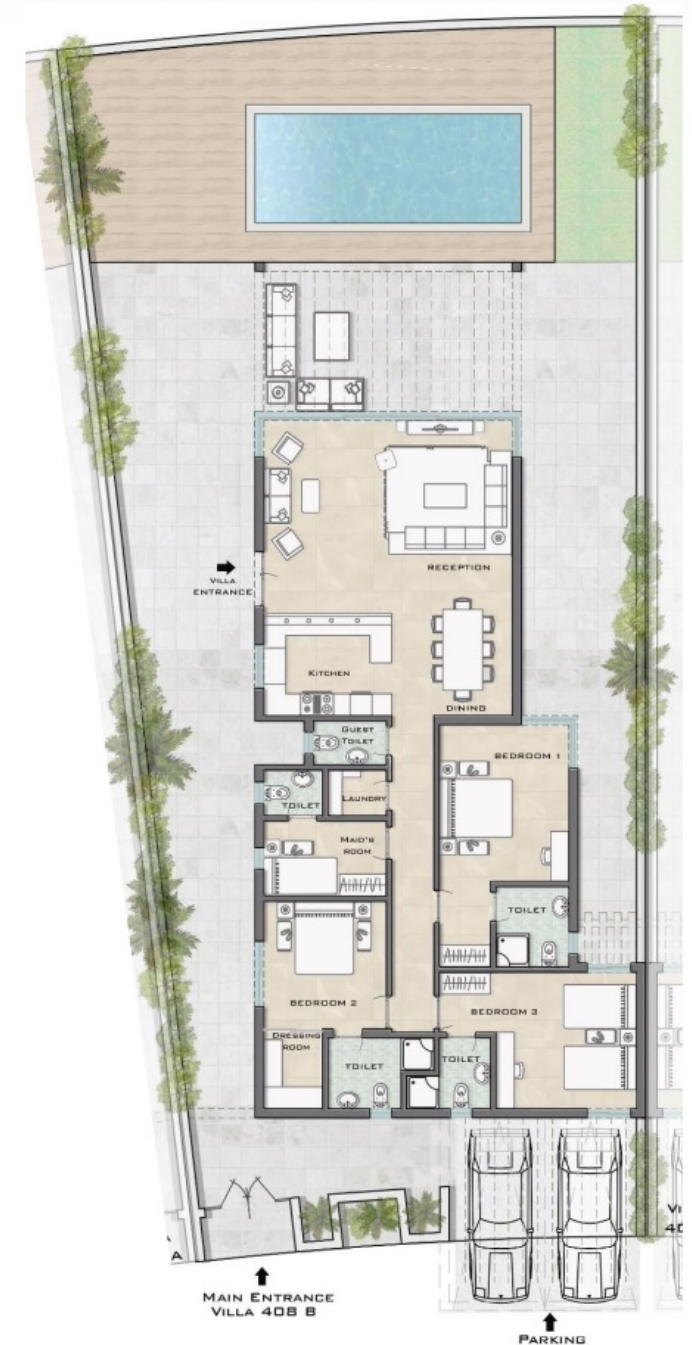
HILLS



3 Bedroom Villa

Terrace	4.10	7.30
Reception	8.15	6.80
Guest Toilet	1.20	2.00
Kitchen	3.00	3.50
Corridor	8.70	1.15
Bedroom 1	4.30	3.55
Dressing 1	2.35	1.40
Toilet 1	2.00	2.00
Bedroom 2	3.05	3.35
Dressing 2	2.20	1.60
Toilet 2	1.95	2.90
Bedroom 3	3.75	3.85
Dressing 3	1.65	1.55
Toilet 3	1.95	2.30
Maid's Room	2.05	3.35
Toilet	1.25	1.60
Laundry	1.25	1.60

Total area: 180 sqm



3 Bedroom Villa

Terrace	4.10	7.30
Reception	8.15	6.80
Guest Toilet	1.20	2.00
Kitchen	3.00	3.50
Corridor	8.70	1.15
Bedroom 1	4.30	3.55
Dressing 1	2.35	1.40
Toilet 1	2.00	2.20
Bedroom 2	3.50	3.35
Dressing 2	2.20	1.60
Toilet 2	1.95	2.90
Bedroom 3	3.75	3.85
Dressing 3	1.65	1.55
Toilet 3	1.95	2.30
Maid's Room	2.05	3.35
Toilet	1.25	1.60
Laundry	1.25	1.60

Total area: 180 sqm



3 Bedroom Villa

Terrace	4.10	7.30
Reception	8.15	6.80
Guest Toilet	1.20	2.00
Kitchen	3.00	3.50
Corridor	8.70	1.15
Bedroom 1	4.30	3.55
Dressing 1	2.35	1.40
Toilet 1	2.00	2.00
Bedroom 2	3.05	3.35
Dressing 2	2.20	1.60
Toilet 2	1.95	2.90
Bedroom 3	3.75	3.85
Dressing 3	1.65	1.55
Toilet 3	1.95	2.30
Maid's Room	2.05	3.35
Toilet	1.25	1.60
Laundry	1.25	1.60

Total area: 180 sqm



5 Bedroom Villa

Terrace	13.10	5.20
Lobby	1.80	2.80
Reception	9.50	7.10
Guest Toilet	1.65	1.70
Kitchen	3.60	5.00
Corridor	20.60	1.20
Bedroom 1	4.40	3.80
Corridor 1	4.20	1.50
Toilet 1	2.80	2.50
Bedroom 2	4.50	5.40
Dressing 2	1.40	1.20
Toilet 2	3.15	2.25
Bedroom 3	4.55	5.20
Dressing 3	1.25	1.50
Toilet 3	3.15	2.25
Bedroom 4	4.55	5.20
Dressing 4	1.20	1.50
Toilet 4	3.10	2.20
Bedroom 5	3.20	4.90
Dressing 5	2.10	2.20
Toilet 5	2.00	2.00
Maid's Room	1.60	2.20
Dressing	1.70	0.90
Toilet	1.50	1.25

Total area: 308 sqm













ABOUT THE DEVELOPER

Beit Al Bahr is the brainchild of three prominent entities in the Egyptian market, collectively forming BAM, a Joint-Venture consisting of:

EL ABD

The visionary behind identifying Sidi Heneish Bay as the Crown Jewel of the North Coast over 30 years ago

GUIRA

A master contractor & home developer founded by the Badawy family, renowned for their expertise in engineering and construction in Alexandria and the North Coast.

J-BY-IWAN

A boutique high-end development company founded by Ehab & Waleed Mokhtar, the founders of Iwan Developments.



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