



BEIT AL BAHR

ELABD RESORT
SIDIHENEISH

ROOTS



BE here be YOU

Reminiscent of good old summer days, Beit Al Bahr is a refined beachfront escape spread over 450 acres. Surrounded by turquoise waters and golden sands, this tranquil haven is located in El-Abd Resort-Sidi Heneish, with a private 3.5 km beach offering stunning views.



YESTERDAY'S SUMMER

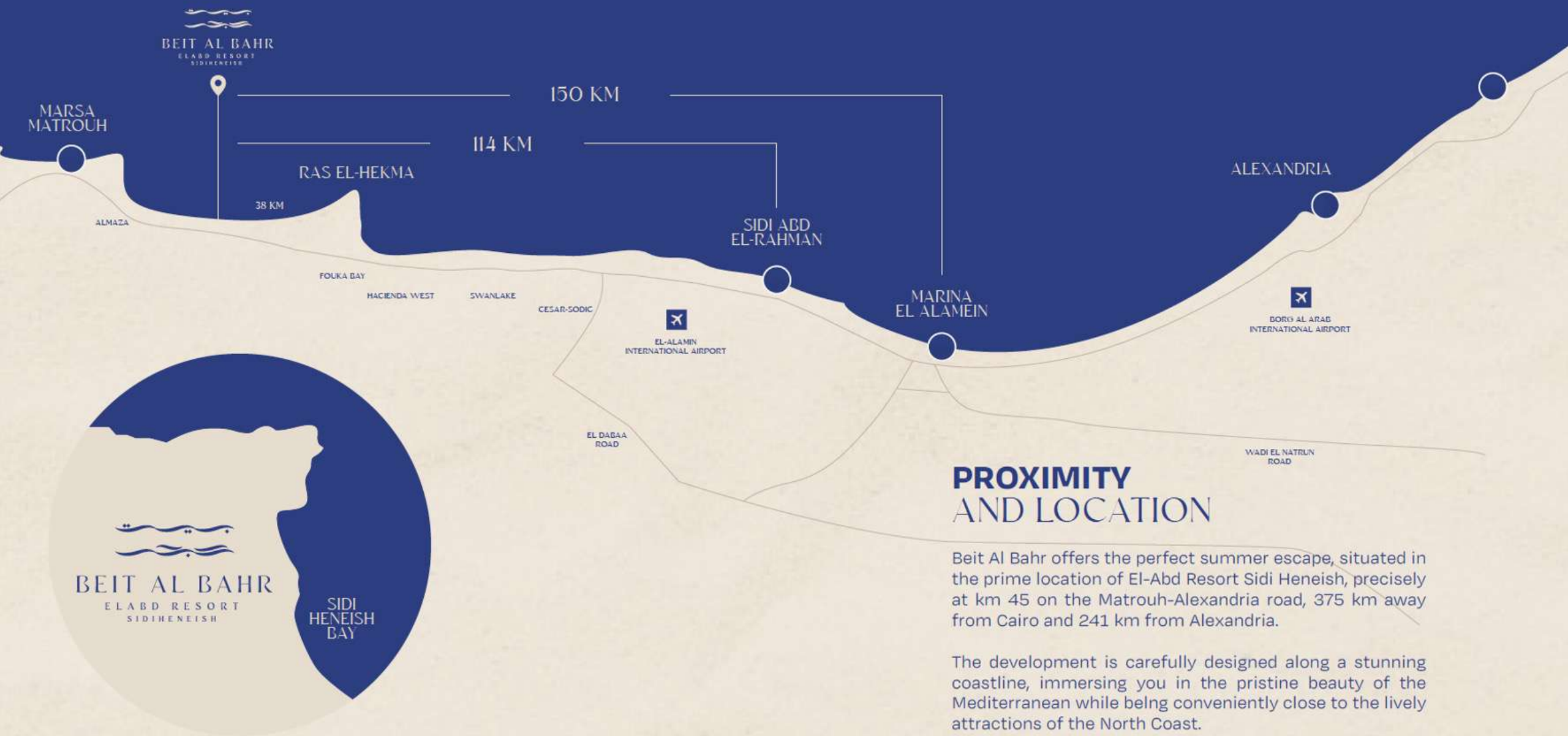
Back in the days, a perfect summer day was as simple as waking up with sand in your toes. Beit Al Bahr brings back summer as it once was and as it always should be. Everything around you calls for a truly authentic summer experience, where homes are filled with daylight and waves catch up to the shore.





NATURE MANIFESTED

In the symphony of life, the elements earth, water, air, and fire play a significant role in shaping our reality. Nature influences our homes, while water's movements impact cultures and civilizations. Human creation, especially in architecture, becomes a canvas where elemental forces convey meaning beyond simple functionality. The elements symbolize aspects of life in culture and art.



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 master-plan'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
- RAYS
- HILLS
- EASTBAY
- FUTURE PHASE
- COMMERCIAL AREAS
- HOTELS



ROOTS



Welcome to ROOTS

Where the essence of the Earth element invades your carefree summer days.
Grounded to the Roots, reminding you to connect with nature and yourself
Roots brings back the good old weightless summer days!



AMENITIES
EXPERIENCES AWAIT



ORGANICALLY DESIGNED

At Roots, our design seamlessly integrates with nature, providing you with a harmonious and visually captivating environment.

FULLY FINISHED UNITS:

With seamlessly nature inspired designs and attention to details, Roots offers the a space where comfort, style and nature intertwine seamlessly



BREATHTAKING SEA VIEWS

Each unit features crystal clear sea views, allowing you to immerse yourself in the beauty and calm of your surroundings.





ROOTS

Master plan

villas

SANDALWOOD

the art of tranquil, calming, mindfulness & grounding

VB04Sr

4

Bedroom villa



Ground Floor

Room	Width	Length
Entrance Lobby	4.00	3.05
Guest toilet	2.25	1.60
Storage	1.20	1.60
Reception and Dining	9.55	5.00
Kitchen	4.75	2.50
Guest Bedroom	3.80	4.65
Guest Bedroom WC	2.35	2.05
Terrace 1	4.25	2.00
Maid's Bedroom	3.60	1.55
Maid's Bathroom	2.00	1.10
Driver's Bedroom	3.65	1.55
Driver's Bathroom	2.00	1.05



First Floor

Room	Width	Length
Master Bedroom 1	3.65	5.40
Bathroom 1	2.25	1.60
Dressing room 1	1.85	1.60
Master Bedroom 2	3.85	5.20
Bathroom 2	3.05	2.05
Dressing room 2	2.05	1.70
Bedroom	3.65	3.90
Bathroom	2.25	1.55
Storage lobby	1.85	1.55
Terrace 2	10.00	7.70

Disclaimer: The sales and purchase agreement constitutes all the rights and obligations agreed between the seller and the buyer, the content of this document is hereby considered as "a non-obligatory guiding draft".

villas
RUSSET

VB04Jr

a perfect blend of nature and contemporary design

4

Bedroom villa



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Ground Floor

Room	Width	Length
Entrance Lobby	3.20	1.80
Guest toilet	1.35	1.65
Reception	9.55	5.00
Kitchen and Dining	8.45	6.05
Guest Bedroom Lobby	1.70	2.25
Guest Bedroom	3.55	4.00
Guest Bedroom WC	2.25	1.75
Terrace 1	5.05	2.00
Maid's Bedroom	2.65	2.75
Maid's Bathroom	1.05	1.65
Driver's Bedroom	2.65	2.75
Driver's Bathroom	1.05	1.65



First Floor

Room	Width	Length
Master Bedroom 1	3.55	3.30
Bathroom 1	2.90	1.85
Dressing room 1	2.45	1.65
Master Bedroom 2	4.55	3.30
Bathroom 2	2.25	1.70
Dressing room 2	2.25	1.45
Master Bedroom 3	4.00	3.45
Bathroom 3	1.75	2.25
Dressing room 3	1.90	2.25
Terrace 2	5.05	4.60
Terrace 3	2.00	7.15

twinhouses TW02

sleek lines, open views, and sea breeze

3 Bedroom Twin



TW02 - Ground Floor | Left

Room	Width	Length
Entrance Lobby	1.95	3.60
Guest toilet	1.65	1.75
Driver's Bedroom	2.00	2.20
Driver's Toilet	0.90	2.20
Maid's Bedroom	2.10	3.35
Maid's Toilet	1.05	1.55
Storage	1.25	2.20
Reception & Dining	7.45	6.30
Kitchen	4.05	4.35
Terrace	7.85	3.00



TW02 - First Floor | Left

Room	Width	Length
Kitchenette	1.20	3.35
Living Room	4.20	3.70
Master Bedroom 1	4.20	3.65
Bathroom 1	1.75	2.00
Dressing 1	1.80	2.00
Terrace 1	6.25	3.00
Master Bedroom 2	3.30	5.25
Bathroom 2	1.75	1.85
Bedroom 3	3.35	3.30
Bathroom	1.85	1.75
Terrace 2	4.90	1.10



TW02 - Roof Floor | Left

Room	Width	Length
Main Terrace	15.40	7.40
Toilet	2.35	1.65



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