

MASYAF RAS ALHEKMA



*Tomorrow's Nostalgia
Awaits You Today.*

Masyaf Ras Alhekma - a state of sentimental longing to simpler days, every day.

The deep sapphire sea embracing turquoise lagoons and soothing music tunes turned up to drown all your troubles away.



*Home to The Light of
a Thousand Suns.*

Inspired by Greek architecture where floating seascapes and natural simplicity live indoors, Masyaf Ras Alhekma is a waking dream, stretching out on an impressive 103FD of land to lap a pristine 730M beachfront on the Mediterranean shore

Expertly master-planned by M squared, the iconic destination takes luxury living to new heights.

Through elevated platforms, Masyaf Ras Alhekma guarantees equal views for all homeowners, radiating an expansive air of exclusivity and uninterrupted peace-nostalgic of good old summer days. Immerse in natural light and sun-drenched beauty amplified around every corner of your signature home.

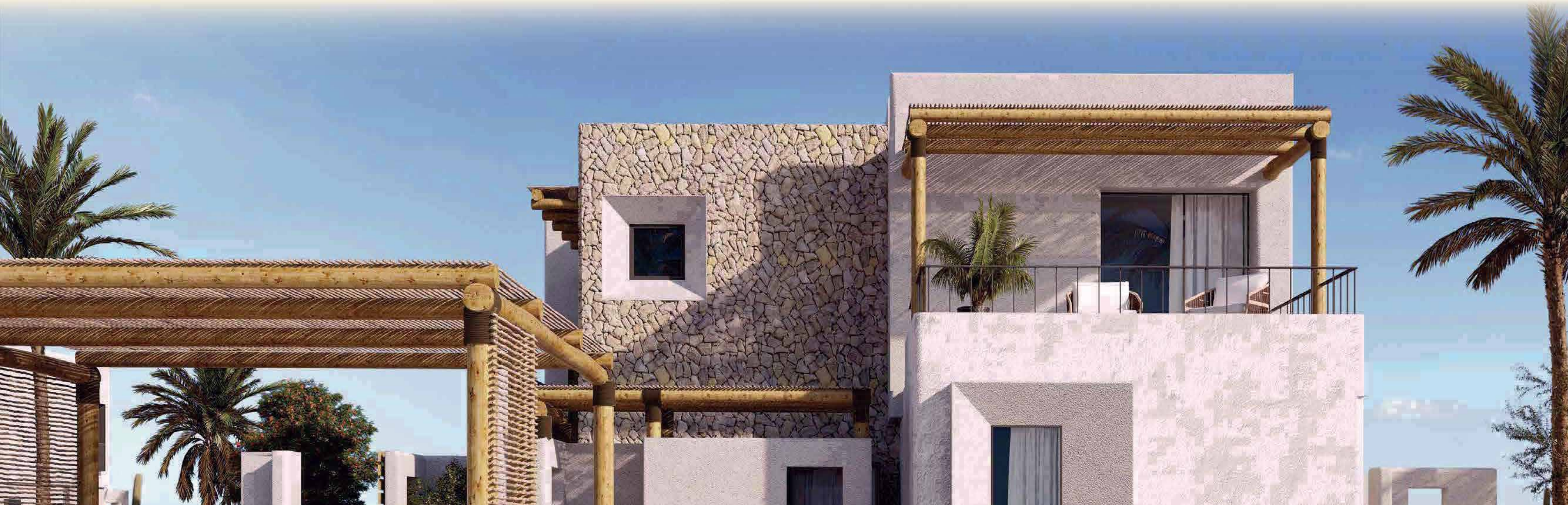


Getting There.

Located just 75 km from Marsa Matrouh & 10 km away from Fouka Road, Masyaf Ras Alhekma is an idyllic destination with a prime location for coastal homes, where the pure essence of summer is revived.



**In the Right Light,
At the Right Time,
Everything Is Extraordinary.**



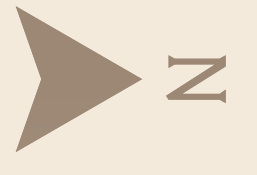
the Architecture

Masyaf is a unique vision, as well as a grand collaboration of world-leading names. The development is inspired by the simplicity of Greek architecture, while blending in authentic Egyptian elements, evoking unparalleled sentiments of calm. Konstantinos Labrinopoulos from K-Lab Architecture explains "Masyaf villas are completely different and offer a full narrative of spaces. We should emphasize that to give people the most luxurious look and feel."

The elemental beauty of Masyaf lies in offering all homeowners uninterrupted sea views, thanks to its unique leveling technique. Mr Ibrahim Mohasseb Urban Planner - explains "Most of Sahef's projects have villas located in front of the beach, and the rest of the buildings behind them without having a sea view. Our exclusive advantage is that any unit, with any space has a sea view due to the different ground levels and elevations."

Facilities:

- 1. Barbarossa Beach Club
- 2. Barbarossa Restaurant
- 3. Beach Bar
- 4. Beach Sports & Activities
- 5. Marmarica Boutique Cabanas
- 6. Lagoons
- 7. Downtown Clubhouse
- 8. Kids Area
- 9. Commercial Area
- 10. Sports & Courts Area
- 11. Padel Tennis by JPadel
- 12. Lemonade Fashion Store
- 13. Elle Beauty Salon
- 14. Sales Office
- 15. Mosque



Our State-of-the-art Lagoon

Spanning over 45,000 m² of lagoon waters and 5,000 m² of sandy lagoon beaches, our state-of-the-art Lagoon is a floating paradise that puts the environment at its heart while capturing water-filled beauty for residents to sunbathe, swim, or simply engage in fun water activities, all year round.



The Real Taste of the Aegean Lands in Masyaf DarBarossa Restaurant.

From Paros to Bodrum, now Barbarossa is in Masyaf to offer an Aegean mix of authentic ingredients, textures and flavors to the fine dining scene, thanks to world-renowned chef Dimitris Nikolis. Barbarossa's secret lies in its chef's impeccable technique, as well as fresh details that transform chickpeas, capers and fish of the Aegean Sea into imaginative dishes, inspired by Asian cuisine. This fine dining experience has served celebrities from all over the world, as well as members of royal families, and it is residents' turn to sample Paros on a plate.

SINCE 1987
BARBAROSSA
PAROS • BODRUM • CAIRO



A Sunny Concept Store As Bright As Lemonade.

Masyaf is proud to launch its new fashion store 'Lemonade', offering trendy beach essentials at your fingertips. A cool and hip concept store similar to Pandora's box, inviting shoppers to freely choose from an abundant variety of stylish beach wear, in-shades, beach covers and much more. Inspired by stores in Mykonos and Ibiza, Lemonade in short, a stylish summer with bright colors.

lemonade.

Elle the Coiffeur.

Find your one-stop beauty hub at your doorstep in partnership with none other than Elle Salon. Enjoy a stylish summer with a fresh haircut or a new hairdo, or simply pamper yourself with a professional array of beauty services, including facials, manicure, pedicure, and much more; Elle is what you need to look great, all summer long.


ELLE SALON
BEAUTY CENTER



Tailored Boutique Experience

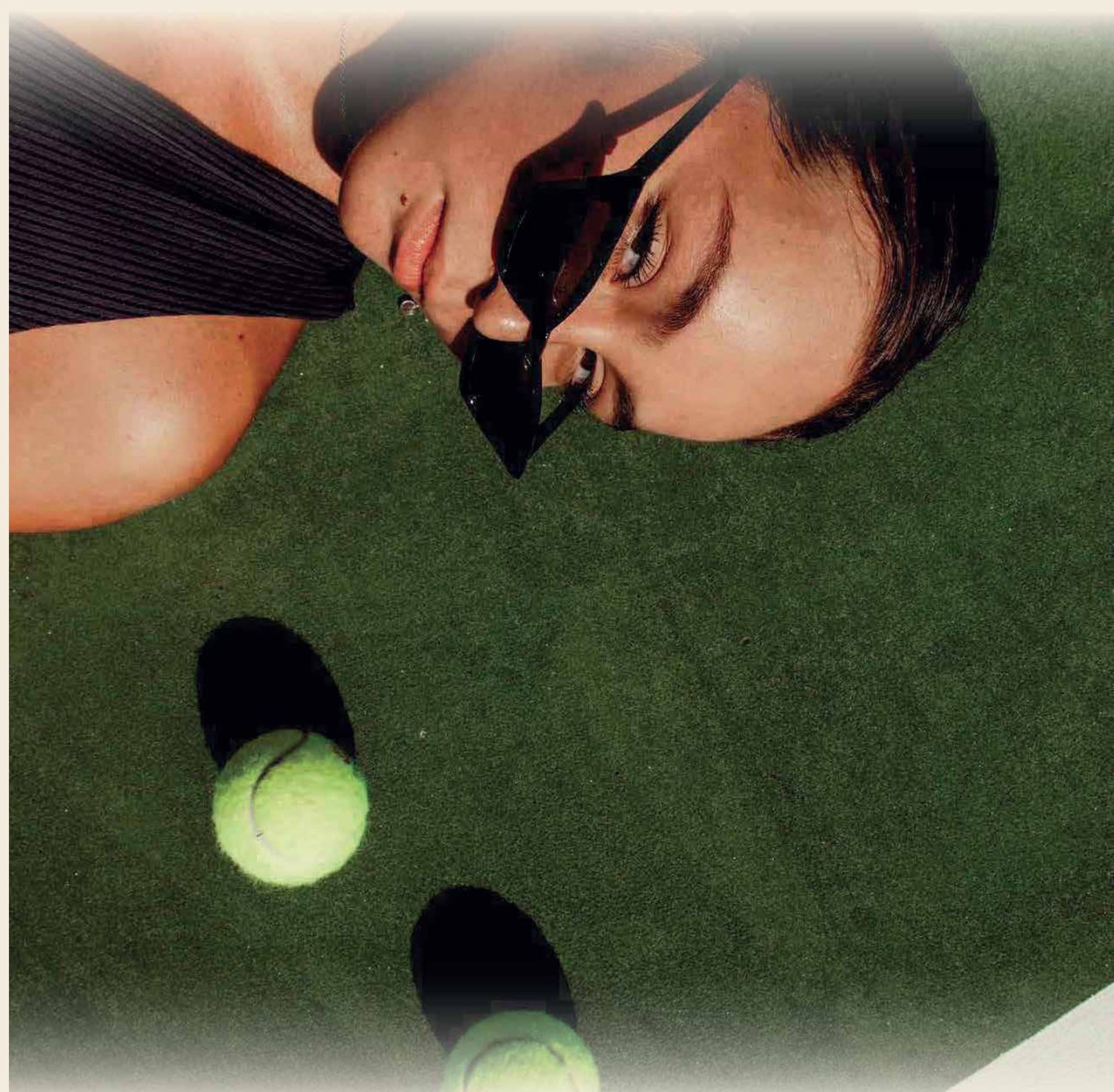
As you roam and travel across the glimmering coast of Ras Alheikma, you will arrive at Marmarica: 16 boutique cabanas planted around a glamorous infinity beach pool and resto-bar within a sandy haven, radiating tranquility and raw connections. A project by M Squared Hospitality.

marmarica
Boutique Cabanas

Sea-view Motivation & High-intensity Workouts

A beachfront fitness with high-intensity group workouts that are fast, fun and results-driven. Find sea view motivation and team encouragement at the beach and be part of a pulsing, upbeat environment right by the beach, where goals are met and exceeded.


F45 TRACK



Experience Padel within Seafront Courts

The most in-demand sport in the world today. Experience Padel within sea-front courts situated at the heart of the beach, provided by renowned JPadel and serving first-time participants & professional athletes alike.

JPADEL

Curating Iconic Exhibitions in Historic Locations

Famous for curating top-tier exhibitions in historic locations in Egypt, Art D'Égypte collaborated with M squared this summer to build iconic sculptures inspired by the town's expansive heights, made by Egyptian artists, and displayed in Masyaf's outdoor spaces, creating a playful experience with all the natural light that Ras Alhekma encompasses.



Unit Types



Cabanas.

CB 01 - 02

A charming cabana located directly on the beach, designed for relaxation, maximum enjoyment and privacy.

Every cabana has an outdoor terrace with an optional private Jacuzzi.



Standalone Villas

SV 01 - 02 - 03 - 04

Stunning beachfront villas with contemporary architectural design, making up the perfect blend of beach living and privacy, while indulging in the Mediterranean breeze from any point along the unit on the first & second beach rows. In addition to a spacious terrace and backyard, SV types can accommodate up to 12 guests with 5 to 6 bedrooms, including 2 to 3 master bedrooms with en-suite bathrooms.

All villas are delivered fully finished with an optional private pool, shaded dining/BBQ area and sunloungers.



Twin Houses.

TH02

Known for its attractive architecture and modern privacy, the Twin House is located just a few meters from the beach.

It features smartly designed interior, offers 5 master bedrooms with en-suite bathrooms, and can accommodate up to 10 guests. The twin house includes living room, dining area, kitchen, and nanny's room, in addition to the outdoor area & optional pool which are perfect to create a special evening atmosphere.



Townhouses.

TOH

For anyone looking to experience an unmatched and a dynamic sense of luxury, the Townhouse is the perfect choice for those who want to live in a lavish home located just a few meters from the beach.

The smartly designed interior offers 4 bedrooms, living room, dining area, and a kitchen, while the outdoor area & optional pool are perfect to create a special evening atmosphere.



Staggered Chalets.

SC

A cozy, comfortable, and stylish chalet with a breathtaking endless blue sea view.

Designed around the naturally leveled land, situated high at the middle position of Masyaf, offering its owners an exclusive magical view.



Lagoon Chalets.

LC

Choose from 2-bedroom chalets with garden/terrace, or 3-bedroom Chalets with penthouse extensions, these units lay along the lagoons that surround the building.

So, not only do you enjoy the exclusive views when nesting in your home, but you can also enjoy them from any point of view within the units.



Lagoon Duplexes.

LD

Laying directly on the lagoons, each building offers 3 state-of-the-art spacious duplexes consisting of 3 to 4 bedrooms with en-suite baths and a panoramic view on rooftop floor, in addition to 2 ground floor chalets with magical outdoors.

Not only do you have a view of the lagoons' turquoise light piercing through your windows waking up in your unit, but you also enjoy the lagoon beach right outside your door.



Lagoon Townhouses.

LTOH

With a distinctive style, these townhouses are uniquely placed along the meandering lagoons where each occupant can enjoy the beautiful water feature all summer long.

Each unit features an outdoor garden and roof terrace, in addition to 3 bedrooms and a penthouse bedroom to host up to 6 people or more. Enjoy more space in the lower level for a living room, just in case you were looking for a cozy escape from all the summer madness.



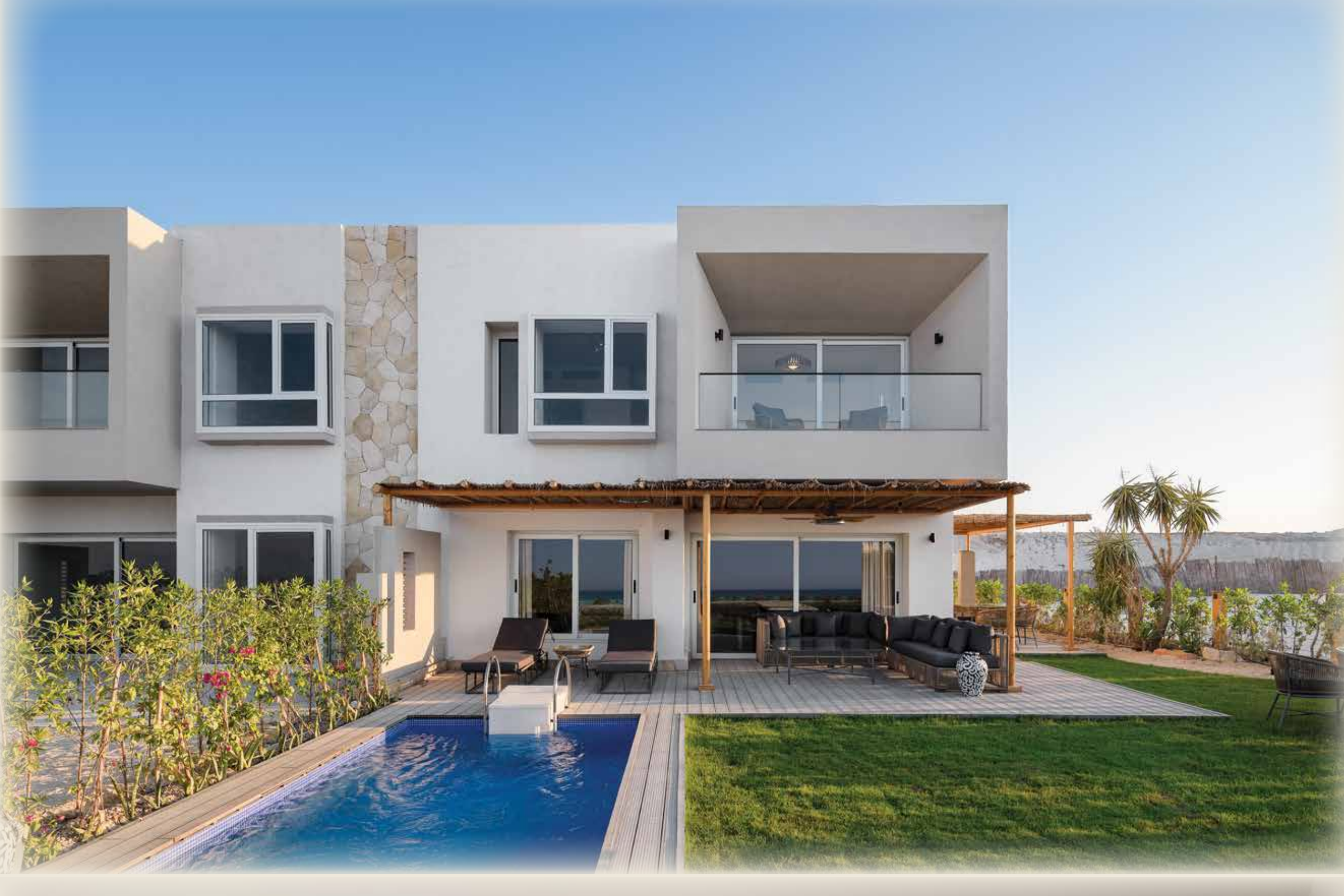
Lagoon Twin Houses.

LTH

With a spacious double-height designed to impress, the Lagoon Twin House lays on lagoons and sees the furthest into sea-horizon with a long-distance lagoon view. It is situated within exclusive geographical locations that allows an exclusive point of view for all residents of this type.

It consists of 2.5 floors, 6 bedrooms, en-suite baths, nanny's & driver's rooms, and a multitude of exclusivities. The Lagoon Twin House is a perfect match of luxury and coziness.

mockup



Lagoon Water Villa

LWV
Boasting an extravagant architectural floating concept, the Lagoon Water Villa is your floating palace on the lagoon waters, nestled within a special community fronting a private water feature exclusive for residents of this type. It offers 3 bedrooms and nanny's room all with en-suite baths, and is directly situated on the magical lagoons where the beach is right outside your door.



Lagoon Corner Villa

LCV
Masraf's rarest offering and most limited type, The exclusive Lagoon Corner is only found on a few selected spots where corners exist, where tranquility builds up, traffic is the quietest and experience is the most exclusive. Residents of this type enjoy an exclusive panoramic view from all points and floor levels.

The Lagoon Corner Villa presents a staggering floorplan of colossal size that consists of impressive 6 master bedrooms with en-suite baths, a nanny's room, and a driver's room all with attached baths.



SIGNATURE BEACHCOURT BY Naga

The only multi-family beach residence of its kind in the North Coast, designed by Dubai-based award-winning Naga Architects.

The Signature Beach Court is the most lavish and exclusive in Masraf Ras Alhekma. Designed by Naga Architects, it is comprised of 6 units fashioned to introduce a brand-new family luxury vacation concept in the North Coast, enjoy or immerse, interconnected architecture and water elements, encouraging spirited interactions against pristine beaches, under the golden summer sun, while keeping privacy in check for each family/group.

The Developer

Masterfully Minded Spaces

Founded in 2012, **M squared** is a leading real estate developer, renowned for its human-centric outlook on integrated living where quality speaks volumes for communities to thrive. Since its establishment, it has mindfully steered clear of conventional pragmatism by focusing on blending full-function with aesthetic form to introduce a signature residential alchemy to the Egyptian market where less is certainly more. **M squared** has managed to revolutionize the face of Egypt's real estate industry, as well as the Middle East, carefully selecting prime spots across the nation to carve authentic communities and commercial units of unrivaled excellence, in line with the government's overall vision for sustainable development and growth.

M squared.



Intro Holding

M squared is the real estate subsidiary of the regionally-acclaimed holding, Intro Holding. Established by **Mamdouh Abbas**, the Egyptian conglomerate boasts over 40 years of multi-disciplinary expertise and an iconic global portfolio spanning four main pillars: Energy, Technology, Real Estate, and Retail. The holding started with colossal investments in oil & gas evolving to become a leading provider of low-emission renewables and tech-powered sustainable solutions in Egypt, in addition to a full-fledged retail portfolio encompassing F&B, multi-channel retail complexes, and massive pharmaceuticals.

Constantly striving to empower its subsidiaries, Intro Holding provides innovative financial and management solutions, reflecting a passion for life in every business venture and growth opportunity to change our world for the better from aesthetic, functional, and environmental aspects.



M squared.

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