

Lunas

LAGOON VILLAS


MADAAR
DEVELOPMENTS


Azha
RAS AL HEKMA



ISLAND LIVING



A VISIONARY DEVELOPER

Generosity at heart

Established in 2015, Madaar is an unmatched success story—blending resort living with hospitality in the comfort of one’s own home. Following the success of its flagship project, Azha Ain Sokhna, Madaar launched Azha Ras Al Hekma on the North Coast, building on a proven track record to achieve even greater success. Backed by its sister company, Sunrise Resorts & Cruises, one of Egypt’s top hospitality brands, Madaar delivers fully facilitated hospitality services that set it apart from traditional real estate developers. At its core, Madaar believes in creating consumer-centric destinations focused on comfort, connection, and community. This is Madaar. Rooted in vision. Grown by trust. Always led by the current.



AZHA RAS AL HEKMA

A moonlit chapter within Azha Ras Al Hekma

Embracing the serene surroundings of North Coast's scenic landscape, Azha Ras Al Hekma stands as a testament to innovative architectural design, offering a distinguished community that seamlessly blends tranquility with convenience. Embracing a harmonious balance between secluded serenity and easy accessibility, this exceptional development provides families with the perfect retreat, surrounded by abundant green spaces and first-class amenities. Azha Ras Al Hekma presents a unique opportunity to create lasting memories and a cherished lifestyle in a thoughtfully designed community that truly captures the essence of modern coastal living.





← Marsa Matrouh

Mediterranean sea



Marina El Alamein

Alexandria

OUR PROJECTS

Situated in the breathtaking North Coast, Azha Ras Al Hekma boasts a prime location along the renowned 212 KM Matruh-Alex Desert Road. Just a convenient 2.5-hour drive from the bustling city of Cairo, this sought-after destination perfectly balances serenity and accessibility.



Suez

New Capital

Cairo

Giza

New Sokhna Road
km 85

Ain Sokhna

Galala City

Ein Bay
Jaz Little Venice

Red Sea



MASTERPLAN

Azha Ras Al Hekma is an unprecedented master development that sets a new standard in scale and magnitude, with its visionary design crafted by the renowned architectural firm WATG. With meticulous attention to detail, this exceptional project aesthetically captures the essence of our rich hospitality heritage, delivering a living experience that is unparalleled in its grandeur and elegance.

1. 5-STAR SEAFRONT HOTEL
2. GREEN VALLEY
3. CRYSTAL LAGOON
4. LAGOON CLUBHOUSE
5. SPORTS CLUB
6. RETAIL & COMMERCIAL AREA
7. BEACH RESTAURANT
8. HOTEL APARTMENTS

EVERY COMFORT
QUIETLY CONSIDERED

FACILITIES

LAGOON CLUBHOUSE

This isn't just a meeting place, it's where light lingers, and connection happens naturally. Over shared meals, quiet glances, and slow sunsets, the Lagoon Clubhouse offers a sense of togetherness that feels effortless and unforced like the moon lighting our intimate nights.





CRYSTAL LAGOON

It's not just water, it's a gentle reflection of beauty. A glassy, endless mirror where you'll feel weightless. Here, you float, you wander, and be one with the blue. Every ripple invites you in, and every gaze into it, becomes a return to oneself.

5*STARS SIGNATURE HOTEL

This is where the sea feels close and calm, the view is wide and open, with nothing in the way, the hotel sits right on the shore, offering peaceful moments from every room. Each detail is made to help you relax soft colors, quiet spaces, and service that's thoughtful without being too much. You can enjoy sunrise from your balcony, walk straight to the beach, or unwind in the spa. Here, everything is designed to make you feel at ease. It's not just a place to stay, it's a gentle, soothing escape by the sea.





BEACH RESTAURANT

A table set by the endless blue. Here, every meal carries the scent of the blue sea and the shine of the golden sun. Laughter rises, and time slows between meals. This is how the moon would dine, barefoot, glowing, and surrounded by beauty.

GREEN VALLEY

We traced a quiet green path through the heart of the project, a moonlit valley of stillness and relaxation. A place to walk barefoot, slow down, and feel the hush between the leaves. It's a landscape, not just to look at, but to belong to an intimate, and grounding experience awaits.





HOTEL APARTMENTS

These residences are graced by moon and lifted by design. Softly serviced, perfectly placed, and always with the waves just a breath away. In Lunas, your home opens not just to a view, but to a mood: calm, serene, and a sun-kissed vibes .

SPORTS ARENA

An open-air sanctuary where the body feels light and alive. Here, energy flows as freely as the wind, whether you're stretching under the sky, running with purpose, or simply breathing deeply. It's motion in harmony.





RETAIL & COMMERCIAL AREA

This is where your everyday walk becomes something special. The promenade is lined with cozy cafés, local boutiques, and relaxing spots where time slows down. It's a space to wander, connect, and create memories without even trying.

VILLAGES

LEONIS



SOLIS



ALMA



NORMA II



VELAIS



NAVI



VELA



OGMA



DIYA



NAOS II



CAPH



CANIS



CAPELLA



IRENA



SIRRA



ALASIA



Lunas





Lunas

LAGOON VILLAS

ISLAND LIVING

Surrounded by water. Designed for clarity. Lunas villas are embraced by still blue lagoons on all sides – a quiet world where nature flows in and simplicity leads design. With modern lines and thoughtful minimalism, every space opens to light, calm, and privacy. This isn't just waterfront living. It's a home made of balance, space, and stillness.

STANDALONE VILLAS
TWIN VILLAS

Lunas

LAGOON VILLAS

Lunas is a private island inside Azha Ras Al Hekma, surrounded by wide, calm lagoons and designed for peaceful, beautiful living. It's a place where every home, whether a lagoon villa or twinhouse, has a direct view of the water. Lunas is just a few minutes walk from the beach and right next to the lagoon clubhouse, which you can reach by kayak in under a minute or even by swimming in just two minutes. Lunas is also one of the closest islands to Azha's main gate, making it both exclusive and easy to reach. Water is all around you here you can move across Azha by kayak, reaching friends and favorite spots in a fun, smooth way. Lunas isn't just part of Azha, it's one of its most special places. A quiet escape where you don't leave life behind, but see it in a softer, more beautiful light.



MASTERPLAN OVERVIEW

- STANDALONE VILLA
- TWIN VILLA D1
- TWIN VILLA D2
- TWIN VILLA E





Lunas
LAGOON VILLAS

STANDALONE
VILLA

265 SQM
5 BEDROOM



ENTRANCE VIEW

Lunas
LAGOON VILLAS

STANDALONE
VILLA

265 SQM
5 BEDROOM



LAGOON VIEW

Ground Floor 265 SQM - 5 BEDROOM

1.	RECEPTION	4.45 X 4.25 M	8.	GUEST BATHROOM	3.55 X 1.95 M
2.	DINING	4.45 X 3.40 M	9.	MAID ROOM	2.40 X 1.95 M
3.	KITCHEN	3.95 X 2.40 M	10.	MAID TOILET	1.55 X 1.30 M
4.	CORRIDOR	1.70 X 6.95 M	11.	DRIVER ROOM	3.70 X 1.85 M
5.	GUEST TOILET	2.20 X 1.75 M	12.	DRIVER TOILET	1.55 X 1.40 M
6.	POWDER ROOM	1.10 X 1.75 M	13.	STAIR CASE	4.20 X 2.60 M
7.	GUEST ROOM	3.55 X 3.85 M	14.	TERRACE	9.00 X 1.45 M



Standalone Villa

FIRST FLOOR 265 SQM - 5 BEDROOM

1.	MASTER BEDROOM	3.80 X 3.90	M
2.	MASTER DRESSING	2.65 X 1.75	M
3.	MASTER BATHROOM	3.85 X 1.65	M
4.	MASTER TERRACE	1.25 X 2.55	M
5.	MASTER BEDROOM 2	3.80 X 3.95	M
6.	MASTER DRESSING 2	1.35 X 1.85	M
7.	MASTER BATHROOM 2	2.45 X 2.35	M
8.	TERRACE 2	3.50 X 1.30	M
9.	MASTER BEDROOM 3	3.85 X 3.95	M

10.	MASTER BATHROOM 3	3.00 X 2.85	M
11.	MASTER BEDROOM 4	3.50 X 4.20	M
12.	MASTER DRESSING 4	2.35 X 1.50	M
13.	MASTER BATHROOM 4	2.80 X 2.85	M
14.	STAIR CASE	4.20 X 2.60	M
15.	STORAGE	0.75 X 1.10	M
16.	LAUNDRY	1.20 X 1.75	M
17.	CORRIDOR	1.30 X 5.90	M



Standalone Villa

Lunas
LAGOON VILLAS

TWIN HOUSE
D1 & D2

210 SQM & 215 SQM
5 BEDROOM



ENTRANCE VIEW

Lunas
LAGOON VILLAS

TWIN HOUSE
D1 & D2

210 SQM & 215 SQM
5 BEDROOM



LAGOON VIEW



Ground Floor 210 SQM - 5 BEDROOM

1.	ENTRANCE	2.00 X 1.70	M
2.	RECEPTION	7.70 X 2.80	M
3.	DINING	3.60 X 3.45	M
4.	KITCHEN	3.65 X 2.40	M
5.	GUEST TOILET	2.10 X 1.80	M
6.	GUEST BEDROOM	3.70 X 3.30	M

7.	MAID ROOM	1.85 X 2.60	M
8.	MAID TOILET	2.60 X 1.40	M
9.	STAIR CASE	1.35 X 6.00	M
10.	CORRIDOR	1.20 X 5.90	M
11.	TERRACE	5.40 X 1.30	M

Twin House D1



FIRST FLOOR 210 SQM - 5 BEDROOM

1.	MASTER BEDROOM	3.70 X 3.70	M
2.	MASTER DRESSING	1.90 X 1.95	M
3.	MASTER BATHROOM	2.65 X 2.00	M
4.	MASTER TERRACE	3.00 X 2.50	M
5.	MASTER BEDROOM 2	3.90 X 3.30	M
6.	MASTER DRESSING 2	1.80 X 1.95	M
7.	MASTER BATHROOM 2	2.60 X 1.95	M

8.	MASTER BEDROOM 3	3.90 X 3.30	M
9.	MASTER BATHROOM 3	2.35 X 1.90	M
10.	MASTER BEDROOM 4	3.70 X 3.60	M
11.	MASTER BATHROOM 4	2.20 X 2.10	M
12.	CORRIDOR	6.40 X 1.10	M
13.	STAIRCASE	1.35 X 6.00	M

Twin House D1

Ground Floor 215 SQM - 5 BEDROOM

1.	ENTRANCE	2.00 X 1.70	M	7.	MAID ROOM	1.85 X 2.60	M
2.	RECEPTION	7.70 X 2.80	M	8.	MAID TOILET	2.60 X 1.40	M
3.	DINING	3.60 X 3.45	M	9.	STAIR CASE	1.35 X 6.00	M
4.	KITCHEN	3.65 X 2.40	M	10.	CORRIDOR	1.20 X 5.90	M
5.	GUEST TOILET	2.10 X 1.80	M	11.	TERRACE	5.40 X 1.30	M
6.	GUEST BEDROOM	3.70 X 3.30	M				

Twin House D2



FIRST FLOOR 215 SQM - 5 BEDROOM

1.	MASTER BEDROOM	3.70 X 3.70	M	8.	MASTER BEDROOM 3	3.90 X 3.30	M
2.	MASTER DRESSING	1.90 X 1.95	M	9.	MASTER BATHROOM 3	2.35 X 1.90	M
3.	MASTER BATHROOM	2.65 X 2.00	M	10.	MASTER BEDROOM 4	3.70 X 3.60	M
4.	MASTER TERRACE	3.00 X 2.50	M	11.	MASTER BATHROOM 4	2.20 X 2.10	M
5.	MASTER BEDROOM 2	3.90 X 3.30	M	12.	CORRIDOR	6.40 X 1.10	M
6.	MASTER DRESSING 2	1.80 X 1.95	M	13.	STAIRCASE	1.35 X 6.00	M
7.	MASTER BATHROOM 2	2.60 X 1.95	M				

Twin House D2



Lunas
LAGOON VILLAS

TWIN
HOUSE E

185 SQM
3 BEDROOMS



ENTRANCE VIEW

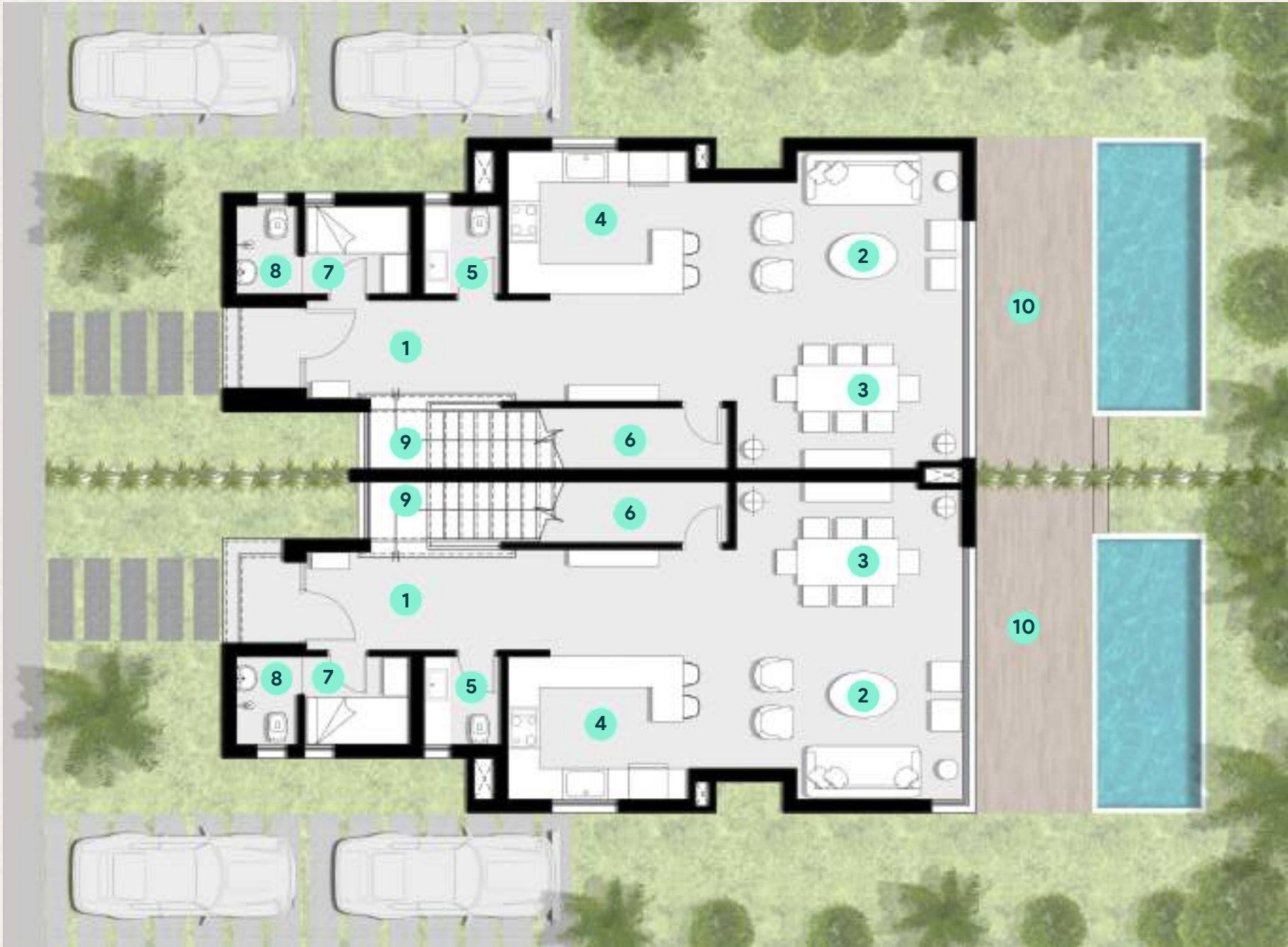
Lunas
LAGOON VILLAS

TWIN
HOUSE E

185 SQM
3 BEDROOMS



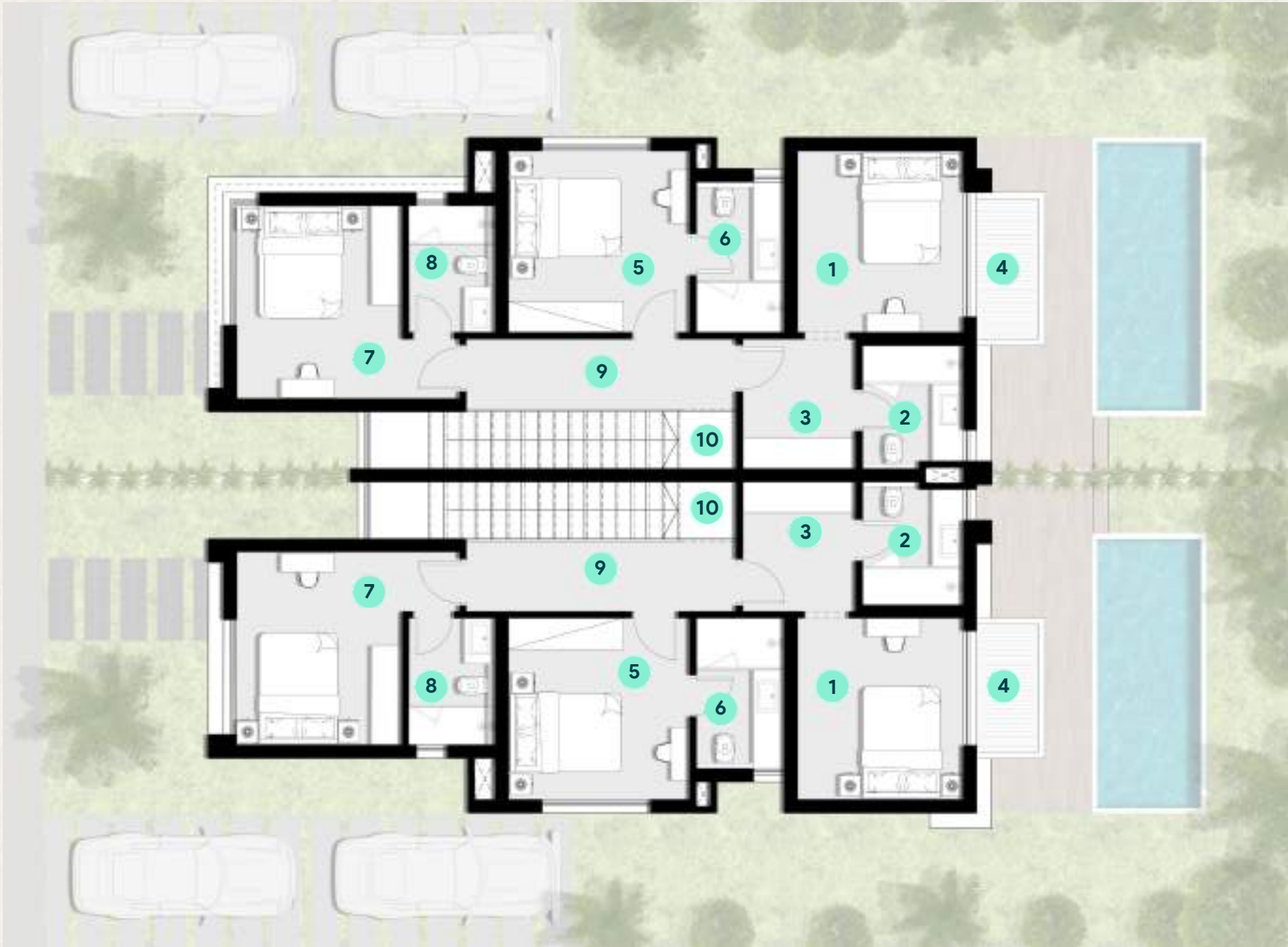
LAGOON VIEW



Ground Floor 185 SQM - 3 BEDROOMS

1.	ENTRANCE	1.95 X 8.40	M	6.	STORAGE	1.40 X 3.00	M
2.	RECEPTION	3.25 X 5.50	M	7.	MAID ROOM	2.20 X 2.25	M
3.	DINING	3.25 X 4.60	M	8.	MAID TOILET	2.20 X 1.50	M
4.	KITCHEN	3.15 X 3.55	M	9.	STAIR CASE	1.40 X 7.30	M
5.	GUEST TOILET	2.05 X 1.70	M	10.	TERRACE	1.25 X 6.50	M

Twin House E



FIRST FLOOR 185 SQM - 3 BEDROOMS

1.	MASTER BEDROOM	3.85 X 3.60	M
2.	MASTER DRESSING	2.65 X 2.35	M
3.	MASTER BATHROOM	2.65 X 2.25	M
4.	MASTER TERRACE	3.00 X 1.30	M
5.	MASTER BEDROOM 2	3.85 X 3.70	M

6.	MASTER BATHROOM 2	3.20 X 1.90	M
7.	MASTER BEDROOM 3	3.95 X 3.50	M
8.	MASTER BATHROOM 3	2.70 X 1.85	M
9.	CORRIDOR	5.35 X 1.40	M
10.	STAIR CASE	1.40 X 7.30	M

Twin House E





DISCLAIMER

Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction. Diagrams are not to scale and are for illustrative purposes only. all finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications. All landscaping visuals are for illustrative purposes only and are not included in the property. all renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change. please refer to masterplan for adjacent buildings. All materials, dimensions and drawings are approximate. The developer reserves the right to make revisions to the floor plans, information is subject to change without notice. All displayed gardens and terraces areas may vary according the final allocation within the master-plan. drawings are not to scale and actual finishes may vary from the visual floor plans.



FINISHING SPECIFICATIONS

From the moment you step inside, you will be captivated by the premium materials, exquisite fixtures, and meticulous attention to detail. Indulge in the seamless fusion of comfort and style as you appreciate the fine finishes, from the high-quality flooring to the tastefully designed ceilings. The contemporary and timeless design elements come together to create a truly elevated living experience. Immerse yourself in a world of refined aesthetics, where every corner showcases exquisite craftsmanship and meticulous finishes.

1. ENTRANCE, RECEPTION, DINING ROOM, CORRIDORS, AND KITCHEN

- FLOORING: PORCELAIN TILES WITH 6-8 CM HEIGHT SKIRTING
- WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT
- INTERNAL STAIRCASE: FINE MARBLE FINISH

2. LIVING ROOM AND BEDROOM

- FLOORING: CERAMIC TILES WITH 6-8 CM HEIGHT SKIRTING
- WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT

3. KITCHEN

- FINE GRANITE/MARBLE COUNTER TOP FINISH
- SANITARY WARE: DURAVIT OR E QUIVALENT
- KIT CHEN UNITS: MDF

4. BATHROOMS

- FL OORING & WALLS: FINE CERAMIC
- SANITARY WARE: DURAVIT OR E QUIVALENT
- B ATHROOM FIXTURES: GROHE OR E QUIVALENT

5. OUTDOOR TERRACE

- FL OORING: P ORCELAIN/CERAMIC TILES
- WALLS AND CEILING: JOTUN/SIPES PLASTIC PAINTS OR EQUIVALENT
- LI GHTING: GENERAL FIXED DESI GN

6. ALUMINUM WINDOWS

- Aluminum/ Alumil s ection

7. DOORS

- DIL UTED DOKU PROLET AN FINISH

8. AIR CONDITIONERS

- SPLIT UNITS INCLUDED IN ALL SPACES (Except of bathroom)

9. STAIRS

- MARBLE FINISH

PARTNERS

WATG

EKLESO
DESIGN



RAEFRAHMI
ARCHITECTS

BENOY

DCI+

Crystal Lagoons

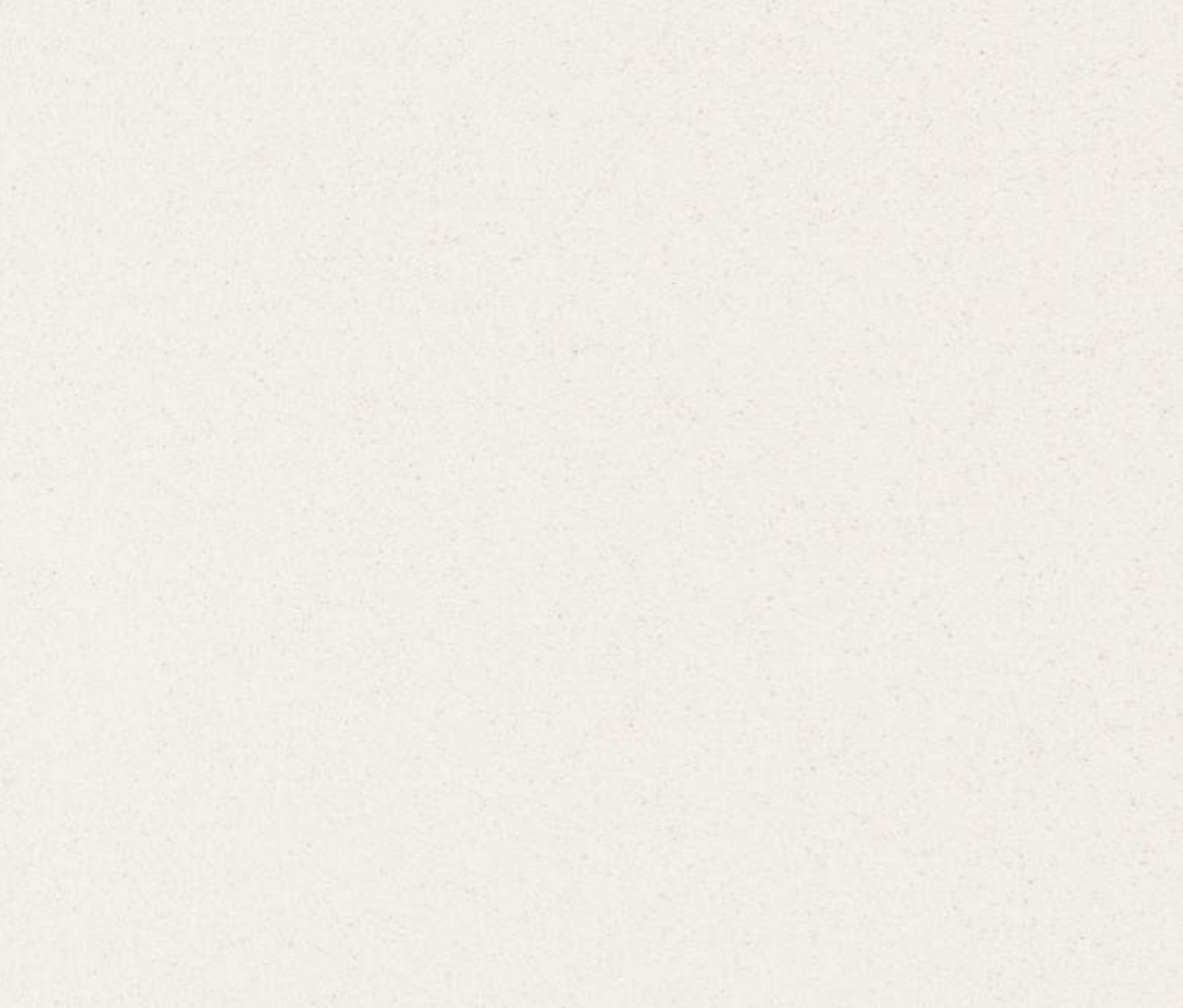
BARTON
WILLMORE

YBA





NORTH'S TRUE ESSENCE





HELIOPOLIS SALES OFFICE:
48, AL THAWRA ST. MASR EL GEDIDA, CAIRO

16743

ZAYED SALES OFFICE:
CAPITAL BUSINESS PARK, SHEIKH ZAYED, GIZA