

Lacerta

VILLAS

MADAR



AZHA
ain sokhna



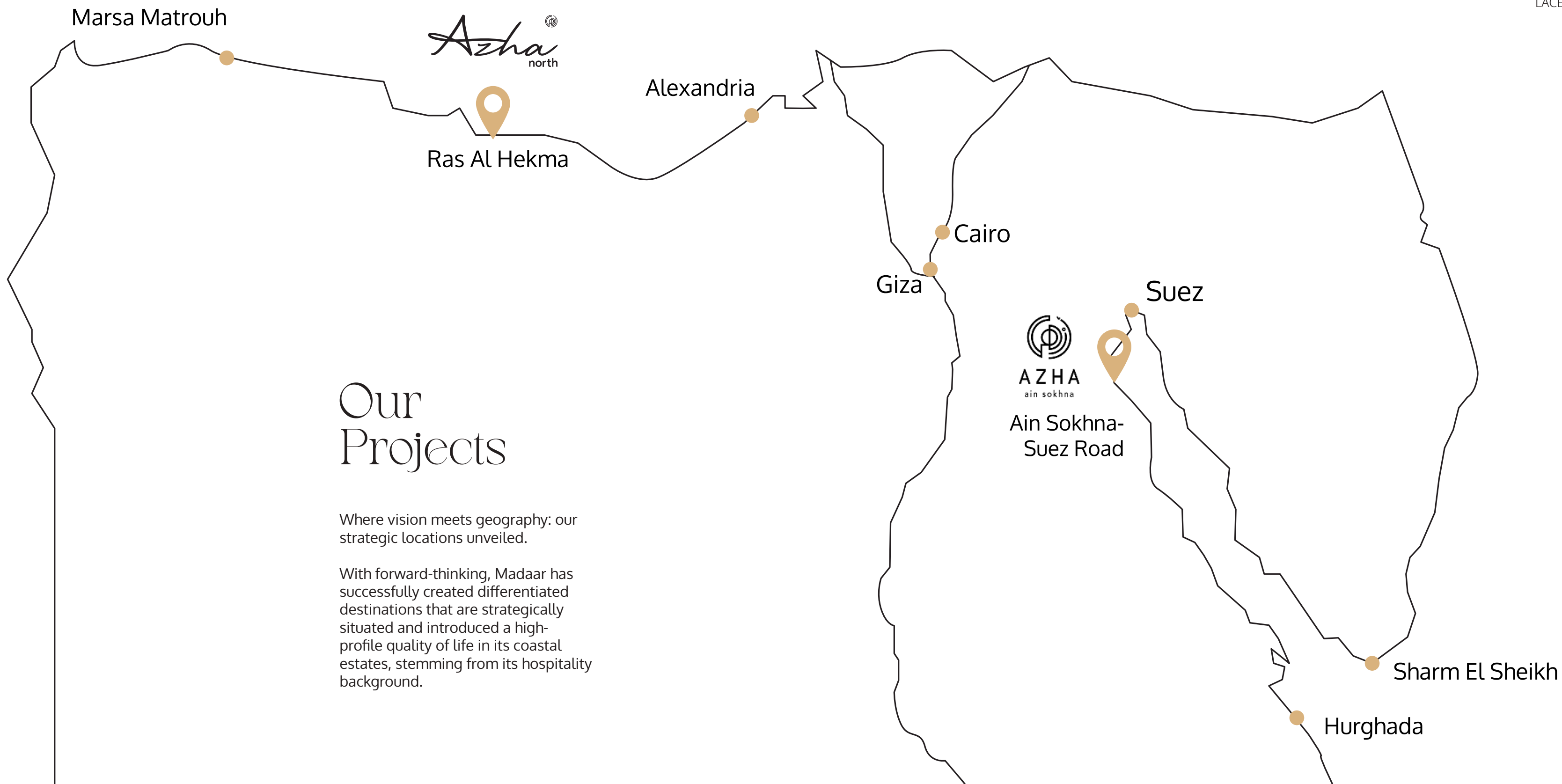
TABLE OF CONTENTS

01 Madaar	02 Our Projects	03 Azha Ain Sokhna	04 Azha Location
05 The Enthralling World Of Azha Ain Sokhna	06 Azha Villages	07 Azha Life	08 Lacerta Villas
09 The Community	10 The Unmatchable Masterplan	11 Floor Plans	12 Partners
13 Contact Information			

The Madaar logo is a stylized, bold, black font. The letters 'M', 'A', 'D', 'A', 'A', and 'R' are connected, with the 'D' and the second 'A' having a unique, blocky design. The background of the entire page is a textured, light-colored stone or concrete surface.The Azha North logo features the word 'Azha' in a cursive script, with 'north' in a smaller, sans-serif font below it.The Azha Ain Sokhna logo consists of a circular emblem with a stylized 'A' inside, followed by the word 'AZHA' in a bold, sans-serif font, and 'ain sokhna' in a smaller, sans-serif font below it.

Madaar is crafting consumer centric destinations

In 2015 Madaar was established, an unmatched success story that combines resort living and hospitality in the comfort of one's own home. After the success of the flagship project Azha Ain Sokhna, Azha North was launched in Ras El Hikma, North Coast, with great success due to the track record of the company. With the support of its sister company, one of Egypt's top hospitality companies, Sunrise Resorts & Cruises, Madaar managed to offer a fully facilitated hospitality service that differentiates it from most real estate developers. The core belief of the company is offering consumer-centric destinations that revolve around the client's comfort and foster connections and communities.



Our Projects

Where vision meets geography: our strategic locations unveiled.

With forward-thinking, Madaar has successfully created differentiated destinations that are strategically situated and introduced a high-profile quality of life in its coastal estates, stemming from its hospitality background.

An aerial photograph of a tropical beach. The foreground shows a vibrant turquoise beach with patches of coral and rocks. The water transitions from a light turquoise near the shore to a deeper blue further out. In the background, there are pink sand dunes and a small, isolated island with a few palm trees.

Azha Ain Sokhna

Where
you get to
experience
life.

Azha is the ideal all-year-long destination embellished by beautiful surroundings, and luxurious facilities in a fun and serene ambiance.

Azha Location



The Enthralling World of Azha Ain Sokhna

A masterpiece that echoes the rhythm of luxury and innovation.





One of Madaar's booming projects is Azha Ain Sokhna,

Packed with numerous facilities and the luxury of the hospitality experience. This is not your ordinary project, it is a lifestyle revolution

with lavish coastal retreats, a plethora of facilities, and a touch of opulence in the form of a luxury hotel, Azha is not just reshaping Ain Sokhna, it is rewriting the rules of living.

1600
Delivered
Units

21
Enchanting
villages

It is a dazzling all-year long destination spanning **1.6 million square meters just 12 KM from Ain Sokhna toll station.**

It is not just a development; it is a mosaic of 21 enchanting villages, **with more than 1600 units delivered.**

Azha Villages

SOLANA

TAURINA

ISLAND 1

ISLAND 2

PAVO

MUSCA

AUVA

ANKA

ACAMAR

LUCINA

KASTRA

TUCANA

LYRA

KLEEIA

ISLAND 3

NOOKS

ATRIA

ISLAND 4

ARA

SEAVIEW

LACERTA VILLAS



Azha Life

Facilities



Water Facilities

Pools

700 m

Beach

10 Kilometers of
pristine waterscapes

Crystal
Lagoons



89% Greeneries & Open Spaces

Entry Park

Linear Park

Central Park

DownTown



Venues

Beach Clubhouse

Community Center

Restaurants

Bars

Cala Paloma



Sports Facilities

Gym

BeFit

Sports
Arena

Paddle
Tennis

Basketball
Football

Open Spaces
for Sports
activities

Running
Kayaking

Yoga



Hospitality

Tanoak

149 Hotel rooms

Jacuzzis
and pools

Conference
Room

Gym

Restaurants

Bars



Spa

Treatment rooms

Relaxation area

Sauna & Steam

Arabian Hammam

Jaccuzzi

Massage rooms





Lacerta
VILLAS

Paradise
Living

A LIVING MASTERPIECE THAT PAINTS YOUR EVERY MOMENT

Nestled within the embrace of Azha Ain Sokhna, Lacerta is one of the few remaining villages in this project that offers paradise living.

This village is a sanctuary of exclusive standalone villas, each a testament to unparalleled privacy and opulence with breathtaking, unobstructed views of the crystal lagoon, creating a picturesque living experience.



The Community

Lacerta is a call to those **who understand that life's grandeur** is found in the details.





Indulge in high-end living at Lacerta, offering premium features, personalized services,



and an aura of exclusivity for those seeking opulent second home.





Leave The
World Behind



The Unmatchable Masterplan

Where every moment is an opulent stroke on the canvas of life

- 1 Azha Gate 1
- 2 Tanoak Hotel
- 3 Entry Park
- 4 Crystal Lagoon 1
- 5 Central Park

- 6 Crystal Lagoon 2
- 7 Sea Front Hotel
- 8 Azha Clubhouse
- 9 Cala Paloma

At Azha Ain Sokhna, every aspect of the masterplan has been meticulously crafted to create a holistic living experience.

Designed by the renowned bw international, this masterplan is a symphony of elegance and functionality.

Azha is a place where a diverse range of residential units harmoniously coexist with high-end hotels, inviting a blend of lifestyles that cater to every preference.

Azha Ain Sokhna boasts a wealth of world-class amenities, from luxurious clubhouses to a sprawling crystal lagoon that beckons both residents and visitors to unwind in its azure waters.



Paradise
Living



The Perks of Lacerta

At Lacerta, exclusivity is not just a
concept - it is a lifestyle.



Exclusive Waterfront Living



The unmatched elegance of these standalone villas,
each with an unhindered views.

Views of the glistening lagoon and a surrounding
body of water.

Island Seclusion

One of the few remaining island getaways within
The complex, lacerta is completely quiet and
secluded

for people who value having their private haven.
It is encircled by the immaculate waters of the
crystal lagoon.



Panoramic Views



Every property boasts a vantage position with breathtaking views

of the surrounding natural scenery and a visual feast of the lagoon's magnificence.

Luxury Residences with a Premium Experience

The standalone villas are opulent, luxurious homes that are painstakingly planned

and have a striking architectural style, which justifies their unique location.





The Epitome Of Exclusivity And Tranquility

Lacerta is one of the few remaining opportunities for
tranquil seclusion.

The Crystal Lagoon Lifestyle

One of the main features is the direct view of the pristine lagoon, which enhances the whole lifestyle with activities like swimming,

kayaking, and even just lounging in the peaceful setting and captivating scenery.



Vision of Contemporary Luxury

Unveil the pinnacle of luxury living in
our standalone villas –



Where opulence meets architectural
allure.



Witness exterior designs that captivate the essence of elegance in an exquisite manner.

Every design unveils a harmonious blend of form and function and paints an aesthetic that is nothing short of breathtaking.





Experience redefined artistry and unparalleled sophistication with interiors that transcend the ordinary, pushing the boundaries of what is possible

with their unmatched creativity and unwavering quality, they redefine the art of interior design. Every color, light, and space is meticulously selected to create an unrivaled aesthetic experience.





Floor Plans



Standalone

Ground Floor

Total Area : 160 sqm

Terrace	7.80 m2	2.90 m2
Living Area	4.10 m2	3.70 m2
Dining	4.10 m2	3.70 m2
Reception	7.20 m2	3.60 m2
Kitchen	3.60 m2	2.80 m2
Lobby	2.00 m2	1.60 m2
Entrance Lobby	3.10 m2	1.60 m2
Maid Room	2.80 m2	1.80 m2
Maid Bath	2.20 m2	1.00 m2
Driver Bath	2.20 m2	1.00 m2
Driver Room	2.80 m2	1.80 m2
Guest Bathroom	2.20 m2	1.80 m2
Guest Bedroom	3.50 m2	4.30 m2
Guest Dressing	1.80 m2	1.60 m2



Standalone

First Floor

Total Area : 160 sqm

Lobby	4.10 m2	1.70 m2
Kitchenette	3.80 m2	1.80 m2
Living	5.40 m2	3.80 m2
Master Bedroom 1	5.30 m2	3.80 m2
Master Bedroom 1 Lobby	1.80 m2	1.20 m2
Master Bedroom 1 Dressing	2.50 m2	1.80 m2
Master Bedroom 1 Bathroom	3.80 m2	1.80 m2
Master Bedroom 2	4.40 m2	3.60 m2
Master Bedroom 2 Dressing	2.50 m2	1.70 m2
Master Bedroom 2 Bathroom	2.50 m2	2.40 m2
Master Bedroom 3	4.30 m2	4.00 m2
Master Bedroom 3 Lobby	1.80 m2	1.10 m2
Master Bedroom 3 Bathroom	2.80 m2	1.80 m2







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 master-plan 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.

Partners



MADAR



AZHA
ain sokhna

Lacerta

VILLAS

Heliopolis Sales Office:
48, Al Thawra St. Masr El Gedida, Cairo

Zayed Sales Office:
Capital Business Park, Sheikh Zayed, Giza

16743