

MÜDON

راس الحكمة

RAS EL HEKMA

YEMM LINKS VILLAS

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INTRODUCING RAS EL HEKMA

INTRODUCING
RAS EL HEKMA



INTRODUCING RAS EL HEKMA

Tucked between the expanse of the Mediterranean
and enigmatic Egypt, a new city is rising.

More than just a destination, Ras El Hekma is
the realisation of a carefully crafted vision.

A land of promise and plenty.

A city where Mediterranean beauty, elegant creativity
and sophisticated luxury find their natural home.

RAS EL HEKMA
WHERE LIVING IS THRIVING



RAS EL HEKMA CONNECTED TO THE WORLD

Strategically located near both Europe and the Gulf, Ras El Hekma will be accessible via a new international airport. 50% of the world will be within a 4 hour flight of the city, with seamless connectivity central to the city's ethos.

In addition, a fast road network, high speed rail and domestic and international marinas have all been embedded in the city's design.

BY ROAD

ALEXANDRIA	Approx. 2hrs
CAIRO	Approx. 3hrs

BY PLANE

ABU DHABI	Approx. 4hrs
KUWAIT	Approx. 3hrs
DOHA	Approx. 3hrs 30mins
DUBAI	Approx. 4hrs
RIYADH	Approx. 4hrs 30mins
PARIS	Approx. 4hrs 30mins
LONDON	Approx. 5hrs
ROME	Approx. 3hrs
MADRID	Approx. 5hrs
MOSCOW	Approx. 4hrs
NEW YORK	Approx. 13hrs

RAS EL HEKMA KEY ATTRIBUTES



INTERNATIONAL AIRPORT
PRIVATE SERVICES FREE ZONE
INTERNATIONAL MARINA
& CRUISE TERMINAL
CENTRAL BUSINESS DISTRICT
RAPID TRANSIT NETWORK
SMART CITY

RAS EL HEKMA
NOTABLE STATISTICS

44^{KM}

COASTLINE

50+

HOTELS

4M^{SQM}

DEDICATED EDUCATION
SPACE

750K+

JOBS GENERATED

2M+

POPULATION

310K+

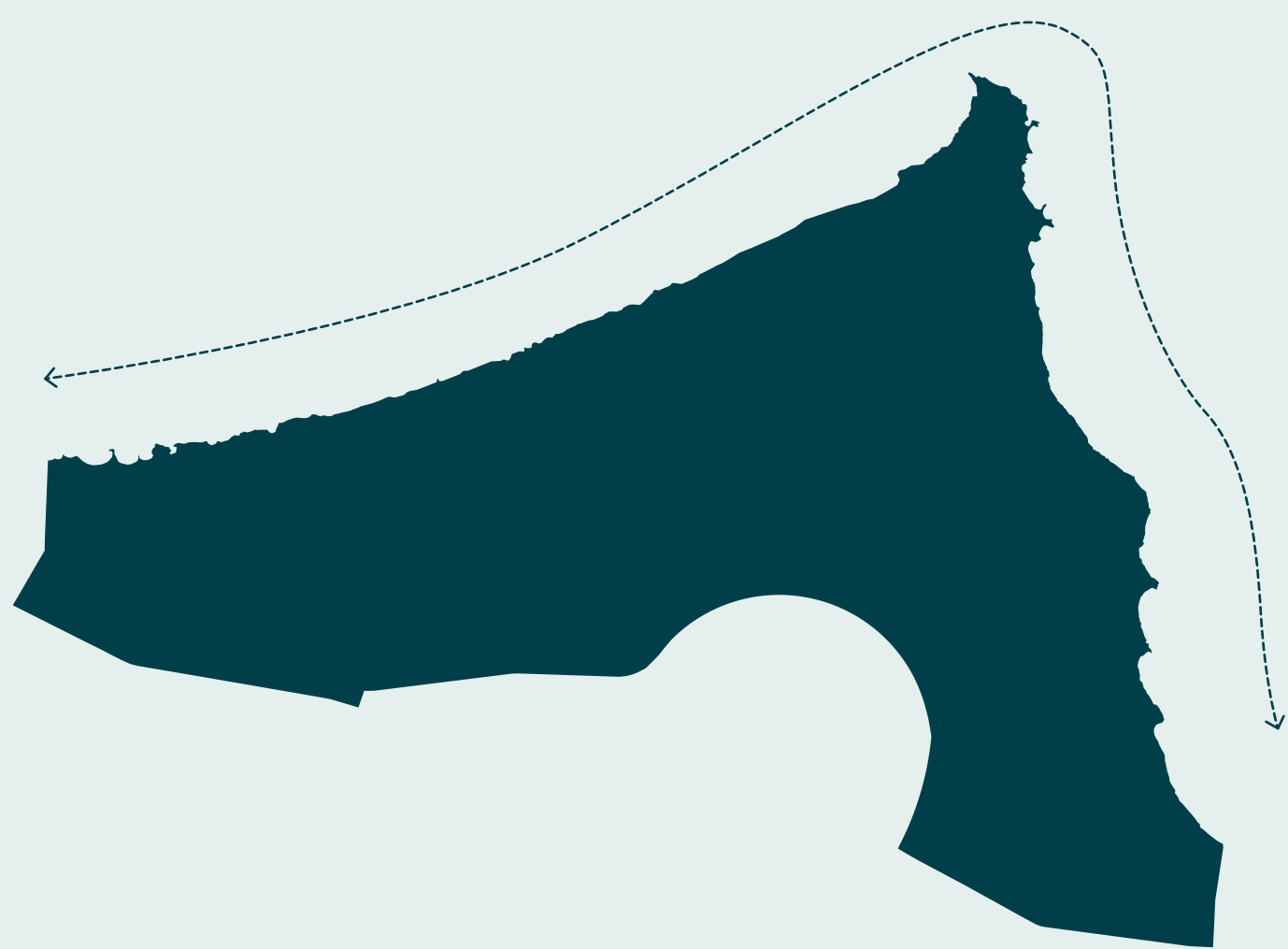
RESIDENTIAL UNITS

RAS EL HEKMA

SIZE AND SCALE

Ras El Hekma combines the scale and extensive amenities of a contemporary Mediterranean city with the lifestyle of a relaxed, coastal location.

RAS EL HEKMA



Population	~2 Million
City Land Area	170.8 Km ²
Coastline	44 Km

BARCELONA

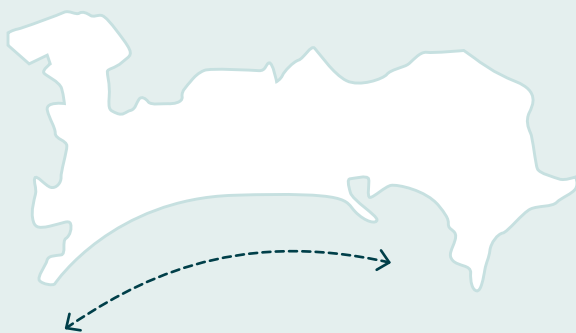


Population	1.6 Million
City Land Area	101.9 Km ²
Coastline	12.5 Km

CÔTE D'AZUR

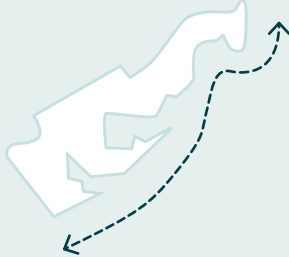
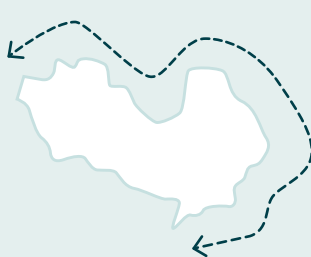
NICE

CANNES



ST TROPEZ

MONACO



Population	1.1 Million
Combined Land Area	100 Km ²

Ras El Hekma is 1.6x the combined size of the cities of the Côte d'Azur

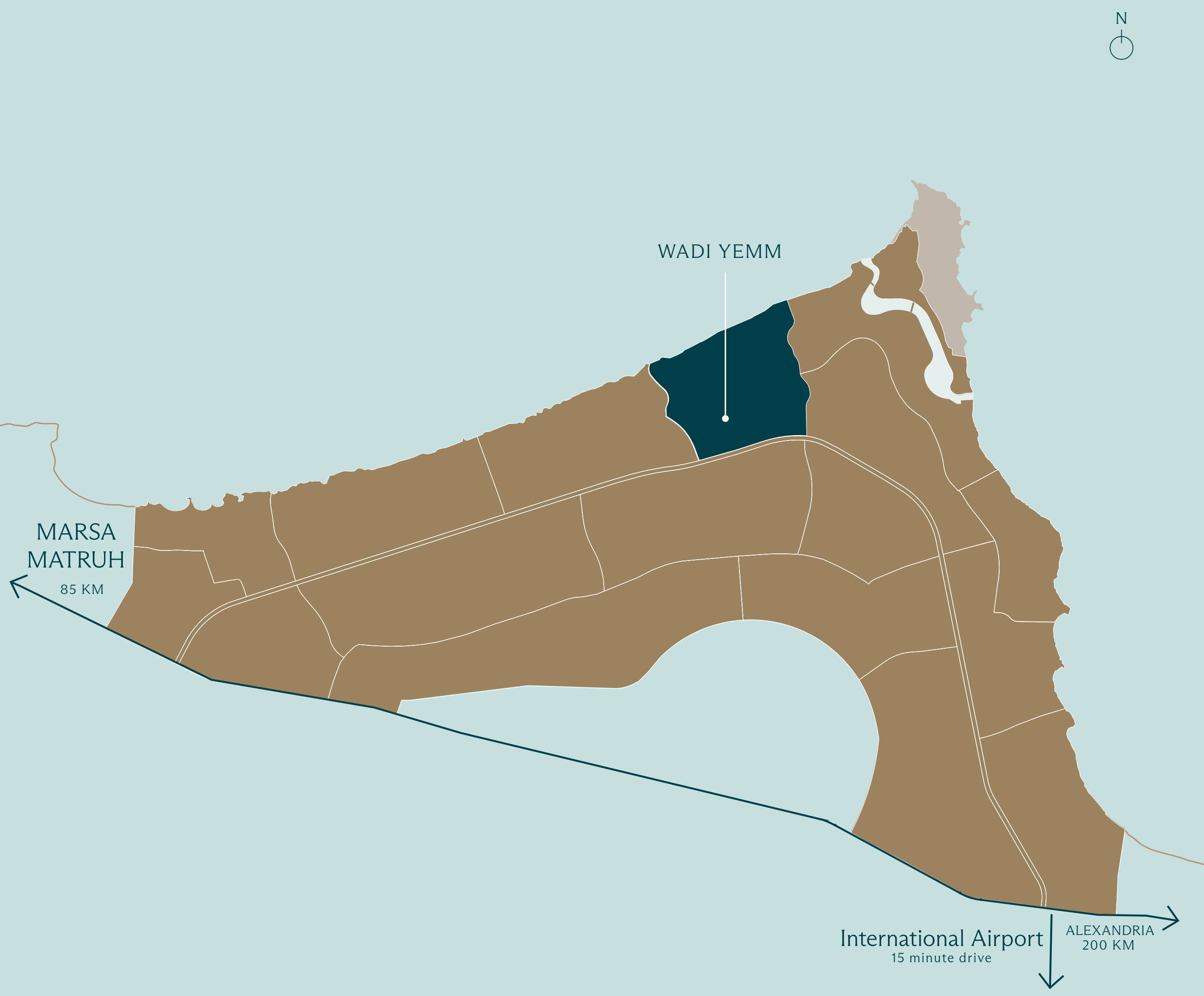
A stylized illustration of a branch with large, pointed leaves and three round fruits, rendered in a dark teal color against a lighter teal background. The branch and leaves are positioned behind the text.

MASTERPLAN OVERVIEW

MASTERPLAN



MASTERPLAN
PRECINCTS





SIGNATURE FEATURES



↑ SERVED BY A
NEW AIRPORT

Just a short trip from both Europe and the Gulf, Ras El Hekma will be seamlessly connected to the world by a brand new, state of the art airport offering frequent domestic and international flights.



↑ PRIVATE SERVICES FREE ZONE

The city will benefit from a Private Services Free Zone offering advantageous incentives for many sectors including light manufacturing, tourism, business services, financial services, tech & digital and renewables.



← CENTRAL BUSINESS DISTRICT

Ras El Hekma will be built to be a thriving city. Its commercial district will have everything businesses need to succeed. Served by cutting-edge utilities and connectivity, set out with provision for start ups as well as industry titans, this is a place designed to prosper.

→ RAPID TRANSIT NETWORK

A rapid transit network includes high-capacity public transportation systems such as light rail, or bus rapid transit (BRT) that connect major urban centres and reduce reliance on private vehicles.



← INTERNATIONAL MARINA AND CRUISE TERMINAL

Ras El Hekma will have at least four international and domestic marinas, with berths for super yachts as well as mid size and small boats. These marinas will be lively residential and commercial centres, spanning more than eight kilometres of waterfront.

For visitors arriving by sea, the cruise terminal offers docking space for ocean liners and cruise liners.



↑ ALL EQUIPPED WITH SMART CITY CAPABILITIES

Ras El Hekma will integrate the latest smart city infrastructure for a seamless and personalised experience throughout - creating a connected, liveable and cost efficient city with a renewable energy supply.



INTRODUCING WADI YEMM



Wadi Yemm is the first precinct to be built in Ras El Hekma, a charming coastal neighbourhood that hugs the shoreline and marks the beginning of the 17 distinctive precincts within the master plan. Here, you can indulge in an effortless Mediterranean lifestyle in all seasons. You're free to follow your mood, whether that means wandering the winding back streets, revelling in a long, slow lunch by the beach, spending time with loved ones on your balcony, or soaking in the infinity pool.

Wadi Yemm is sure to enchant, surprise, and delight.



WADI YEMM
KEY ATTRIBUTES

2 CHAMPIONSHIP 18 HOLE GOLF COURSES
AMPHITHEATRE
EQUESTRIAN CENTRE



WADI YEMM
NOTABLE STATISTICS

9^{SQ} KM

TOTAL AREA

7

LUXURY HOTELS

45%

OPEN SPACE



WADI YEMM OVERVIEW

01	BOULEVARD
02	PROMENADE
03	BEACH AND THEATRE
04	COASTAL PARK/ NATURE RESERVE
05	MULTI-FAITH ZONE AND CLINIC AREA
06	CHAMPIONSHIP GOLF COURSES
07	GOLF CLUB HOUSE
08	WATER SPORTS
09	EQUESTRIAN CENTRE
10	LUXURY HOTEL/S
11	BRANDED RESIDENTIAL
12	SPORTS AND LEISURE CENTRE



← COUNTRY CLUB

The country club offers an exceptional and exclusive lifestyle experience.

→ EQUESTRIAN CENTRE

A premier equestrian centre offering world-class facilities, expert instruction, and a welcoming community where riders of all levels can thrive.



← CHAMPIONSHIP GOLF COURSES

Featuring two 18-hole courses enabling world class golfing opportunities.

↓ OFFICE SPACES

Our office spaces are designed to support productivity and collaboration. With flexible options and essential amenities, it’s a professional environment that fits a variety of work styles.



↑ LEISURE AND RECREATION COMPLEX

This leisure and recreation complex is designed for both relaxation and activity, featuring everything from paddle courts to a country club among its diverse wet and dry sports offerings.



↑ THE LIGHTHOUSE

Ras El Hekma’s iconic lighthouse will be a signature landmark, a beacon of the city.



← HOTELS

We are partnering with some of the worlds most iconic hospitality brands and two of our very own Modon Hospitality brands to operate over 50 hotels in the city.

→ THE AMPHITHEATRE

An amphitheatre inspired by the Ancient Romans and integrating the latest cutting edge technology will be an iconic destination within the city. With a capacity of up to 10,000 people, it will become an unbeatable venue for an array of events.





PROPERTY DETAILS

VILLAS



ULTRA LUXURY VILLA

7 BEDROOM

ULTRA LUXURY VILLA

7 BEDROOM

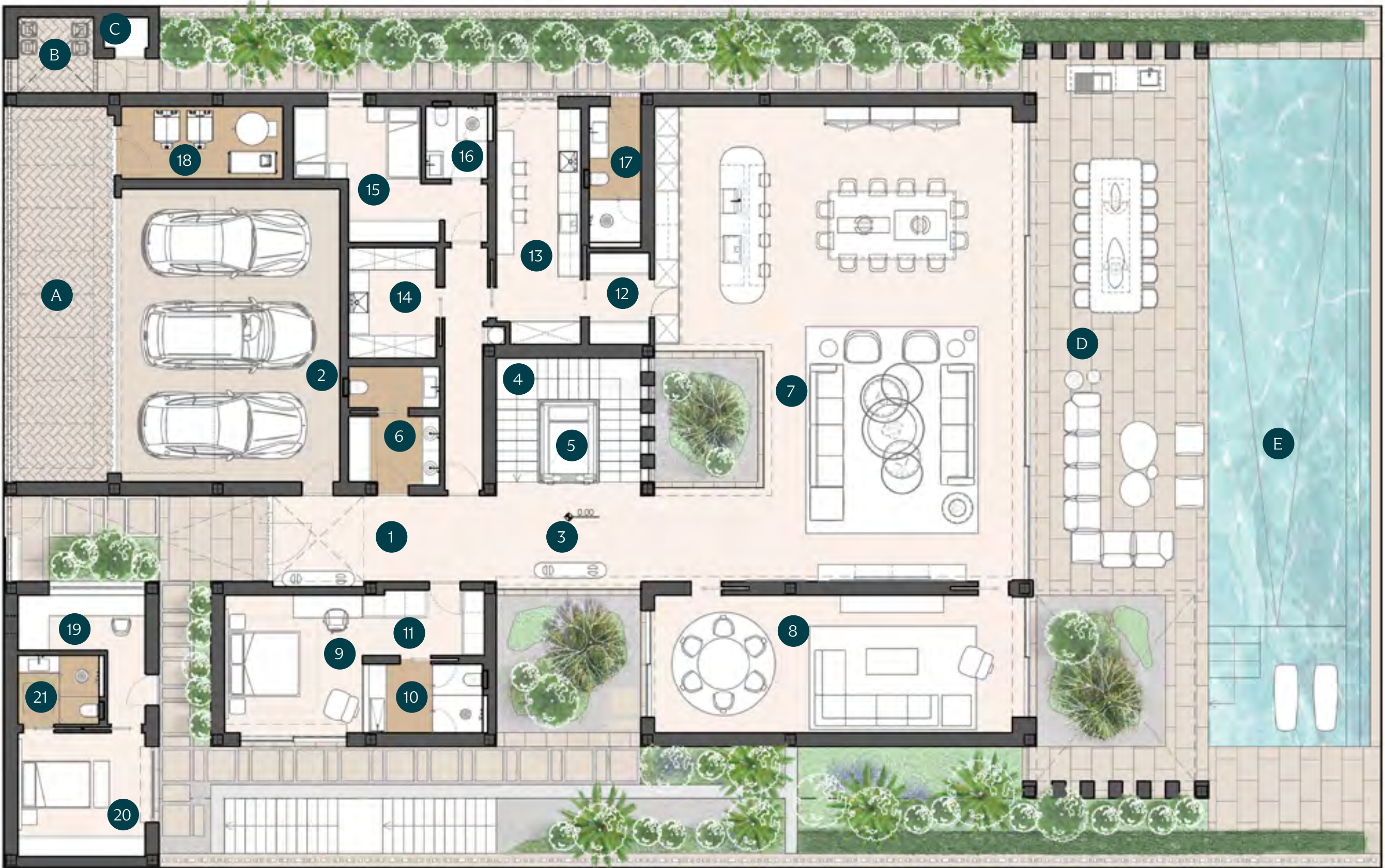


1.	Pool
2.	Terrace

DISCLAIMER:
Visual materials are not to scale and are
intended for illustrative purpose only

ULTRA LUXURY VILLA

7 BEDROOM



Ground floor

Area	Size
Interior Area	1,074 sqm
Terraces Area	105 sqm
Total Gross Area	1,266 sqm

Legend		Size (m)
1	Entrance Hall	6.5 × 2.5
2	Garage	8.5 × 6.4
3	Ground floor hall	4.2 × 2.5
4	Main Staircase	4.2 × 3.6
5	Elevator	2.4 × 1.8
6	Powder Room	3.6 × 2.7
7	Living / Dining / Kitchen	13.8 × 10.8
8	Majis Living / Dining	10.4 × 4.0
9	Guest Bedroom	4.0 × 4.0
10	Guest Bathroom	3.5 × 2.0
11	Guest Dressing Room	3.6 × 1.8
12	Pantry	2.6 × 1.8
13	BOH Kitchen	6.9 × 2.4
14	Laundry Room	3.2 × 2.5
15	Private Staff Bedroom	4.1 × 4.0
16	Private Staff Bathroom	2.1 × 1.8
17	Pool Toilet	4.0 × 1.4
18	Machines Room	4.7 × 2.0
19	Security Room	3.7 × 1.6
20	Drivers Room	3.7 × 3.6
21	Drivers Bathroom	2.5 × 2.0
A	Pergola	10.9 × 3.0
B	Waste Bins	2.2 × 2.0
C	Gardner's Tools	1.5 × 0.9
D	Covered Terrace	21.0 × 5.0
E	Pool	20.0 × 4.0

DISCLAIMER
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ULTRA LUXURY VILLA

7 BEDROOM



First floor

Area	Size
Interior Area	1,074 sqm
Terraces Area	24 sqm
Total Gross Area	1,266 sqm

Legend		Size (m)
1	First Floor Hall	14.4 × 2.5
2	Main Staircase	4.2 × 3.6
3	Elevator	2.4 × 1.8
4	Master Bedroom	7.0 × 4.5
5	Master Dressing Room	5.0 × 2.5
6	Master Bathroom	7.0 × 3.1
7	Office	5.2 × 4.0
8	Office Toilet	2.1 × 1.7
9	Bedroom 1	5.3 × 3.6
10	Bathroom 1	2.4 × 2.2
11	Dressing Room 1	3.0 × 2.6
12	Bedroom 2	5.3 × 3.6
13	Bathroom 2	2.4 × 2.2
14	Dressing Room 2	3.0 × 2.6
15	Bedroom 3	5.7 × 3.1
16	Bathroom 3	2.9 × 1.8
17	Dressing Room 3	3.0 × 1.9
18	Bedroom 4	4.4 × 4.3
19	Bathroom 4	4.0 × 2.7
20	Dressing Room 4	3.1 × 2.5
21	Upstairs Family Room	6.5 × 4.5
A	Master Suite Terrace	12.7 × 5.1
B	Bedrooms 1 & 2 Terrace	11.7 × 1.5
C	Bedroom 3 Terrace	4.8 × 1.5

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ULTRA LUXURY VILLA

7 BEDROOM



Basement

Area	Size
Interior Area	1,074 sqm
Total Gross Area	1,266 sqm

Legend		Size (m)
1	Hall	4.2 × 3.6
2	Main Staircase	4.2 × 3.6
3	Elevator	2.4 × 1.8
4	Lobby	4.2 × 4.0
5	Office	8.5 × 3.6
6	Miscellaneous Room	3.3 × 2.9
7	Powder Room 1	2.9 × 1.5
8	Changing Room	5.4 × 3.1
9	Powder Room 2	2.9 × 1.5
10	Gym	11.5 × 3.5
11	Spa	7.2 × 3.0
12	Machine Room	4.0 × 3.0
A	Patio	3.6 × 3.0

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ULTRA LUXURY VILLA

7 BEDROOM



- | | |
|----|-----------------|
| 1. | Living & dining |
| 2. | Terrace |
| 3. | Master bedroom |

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ULTRA LUXURY VILLA

5 BEDROOM

ULTRA LUXURY VILLA

5 BEDROOM

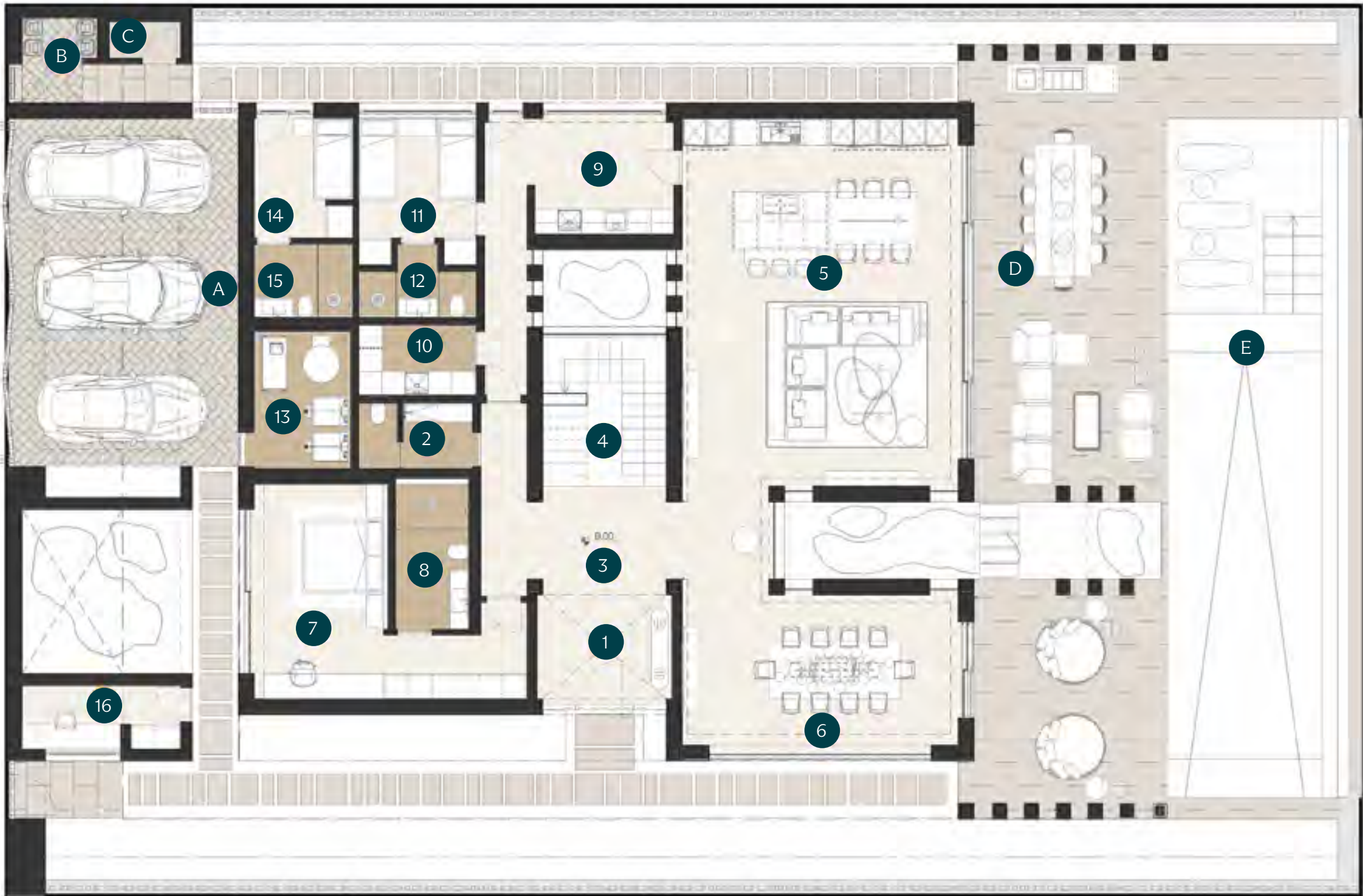


1.	Pool
2.	Terrace

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ULTRA LUXURY VILLA

5 BEDROOM



Ground floor

Area	Size
Interior Area	552 sqm
Terraces Area	122 sqm
Total Gross Area	802 sqm

Legend		Size (m)
1	Entrance Hall	3.2 × 2.7
2	Powder Room	3.0 × 1.7
3	Ground floor hall	7.0 × 2.8
4	Main Staircase	3.9 × 3.2
5	Living / Dining / Kitchen	9.5 × 7.2
6	Formal Dining Room	7.2 × 3.9
7	Guest Bedroom	5.6 × 3.5
8	Guest Bathroom	3.8 × 2.0
9	BOH Kitchen	3.6 × 2.9
10	Laundry Room	3.0 × 1.8
11	Private Staff Bedroom	3.8 × 3.0
12	Private Staff Bathroom	3.0 × 1.2
13	MEP Room	3.6 × 2.5
14	Drivers Room	3.1 × 2.5
15	Drivers Bathroom	2.5 × 1.9
16	Security Room	4.1 × 1.7
A	Parking Pergola	9.0 × 6.0
B	Waste Bins	2.2 × 2.0
C	Gardner's Tools	1.9 × 1.0
D	Covered Terrace	19.5 × 5.0
E	Pool	17.5 × 4.0

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ULTRA LUXURY VILLA

5 BEDROOM



First floor

Area	Size
Interior Area	552 sqm
Terraces Area	103 sqm
Total Gross Area	802 sqm

Legend		Size (m)
1	First Floor Hall	7.0 × 2.8
2	Main Staircase	3.9 × 3.2
3	Master Bedroom	5.6 × 4.7
4	Master Dressing Room	5.6 × 2.4
5	Master Bathroom	3.8 × 3.0
6	Bedroom 1	3.9 × 3.5
7	Bathroom 1	3.9 × 1.9
8	Dressing Room 1	2.9 × 1.3
9	Bedroom 2	5.6 × 3.5
10	Bathroom 2	3.8 × 2.0
11	Dressing Room 2	3.7 × 1.7
12	Bedroom 3	5.6 × 3.5
13	Bathroom 3	3.8 × 2.0
14	Dressing Room 3	3.7 × 1.7
15	Upstairs Family Room	4.8 × 3.7
16	Upstairs Family Office	4.2 × 3.4
A	Master Suite Terrace	11.2 × 5.0
B	Terrace 1	9.7 × 3.6
C	Terrace 2	4.8 × 2.7

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ULTRA LUXURY VILLA

5 BEDROOM



- | | |
|----|----------------|
| 1. | Living |
| 2. | Dining |
| 3. | Master bedroom |

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The background is a solid teal color. Overlaid on this are dark teal, almost black, silhouettes of various plants and flowers. These include large, rounded, puffy shapes resembling hydrangea blossoms at the top, and several long, thin, curved stems with pointed leaves or buds extending from the bottom and sides towards the center.

CONTACT



INTRODUCING THE DEVELOPER

Modon is an international holding company, headquartered in Abu Dhabi, United Arab Emirates, and listed on the Abu Dhabi Securities Exchange (ADX). Modon is at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations.

Modon's primary business sectors include real estate, hospitality, asset management, investments, events, and tourism.

Modon's goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.



HUDAYRIYAT



REEM HILLS



LA ZAGALETA



NAWAYEF

CONTACT

CALL 7734

WEB MODON.COM



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