

,elsewhere

ajaza - sales kit
2025

Al Alamein North coast

■ ALL YEAR LONG

ajaza



ABOUT THE PROJECT

Experience the perfect blend of comfort, convenience, and community at ajaza, where every detail is designed with you in mind “Welcome home”. The project is an integrated residential compound spread over 74 acres, with a structural ratio of 18%.

It is divided into four residential areas, each featuring its own green spaces, swimming pools, & lagoons.

Notably, the project is distinguished by its strategic location near the main road axes, the coastal road, and directly facing the lakes area near by the Chinese towers and the Iconic Towers.

Green areas and water bodies constitute most of the project’s total area.



PROJECT SERVICES

1. Integrated residential compound spread over 74 acres,
2. The project is distinguished by it's strategic location near the main road axes, the coastal road, and directly facing the lakes area, the Chinese towers, iconic towers and the Iconic Towers.
3. Green areas and water bodies constitute most of the project's total area.





& AMENITIES

4. Entertainment places
5. Safe pedestrian paths
6. Each residential unit has access to basement garages
7. Clubhouse
8. Residential community management services
9. Padel court
10. Mosque
11. Mega hypermarket
12. Shopping Mall
13. 5 pools including 1 heated pool
14. Spacious Lagoons
15. Gym
16. Medical clinic
17. Ajaza Central Park (10 acres)
18. Unique location
19. Distance between blocks (30 meters)
20. Day care & preschool services



LIVING THROUGH THE SEASONS



Living in ajaza provides a friendly environment that evolves beautifully with each season. The thoughtful design and rich amenities ensure that every season brings its own special charm and opportunities for residents to connect, relax, and enjoy life to the fullest. Whether it's the blossoming renewal of spring, the lively warmth of summer, the colorful retreat of autumn, or the tranquil haven of winter, the compound offers a haven of beauty and comfort all year round.

No matter the time of year, ajaza's warm hospitality and stunning natural beauty make it the perfect destination to be. Whether you're seeking relaxation, adventure, or a bit of both, ajaza welcomes you with open arms and endless possibilities of an all year round home that feels every day like ajaza.



SPRING

As the cold of winter fades, the compound transforms into vibrant blooming flowers and lush greenery. Walking through the beautifully designed landscaped gardens, you can't help but feel a sense of rejuvenation and optimism. The days grow longer, and the gentle breeze carries the sounds of birds chirping, making each moment feel like a fresh start.



AUTUMN

As autumn sets in, it takes you on a new charm with the changing colors of the leaves. The crisp air and the crunch of fallen leaves underfoot create a cozy atmosphere that invites you to embrace the season. The cooler temperatures make it ideal for outdoor sports and activities, and the social building and clubhouse become hubs of warmth and activities.



SUMMER

When summer arrives, ajaza becomes a lively oasis of activity and relaxation. The swimming pools and lagoons are perfect spots to cool off and bask in the sunshine. Families and friends gather for barbecues and picnics, and children enjoy endless hours of play in the spacious playgrounds.



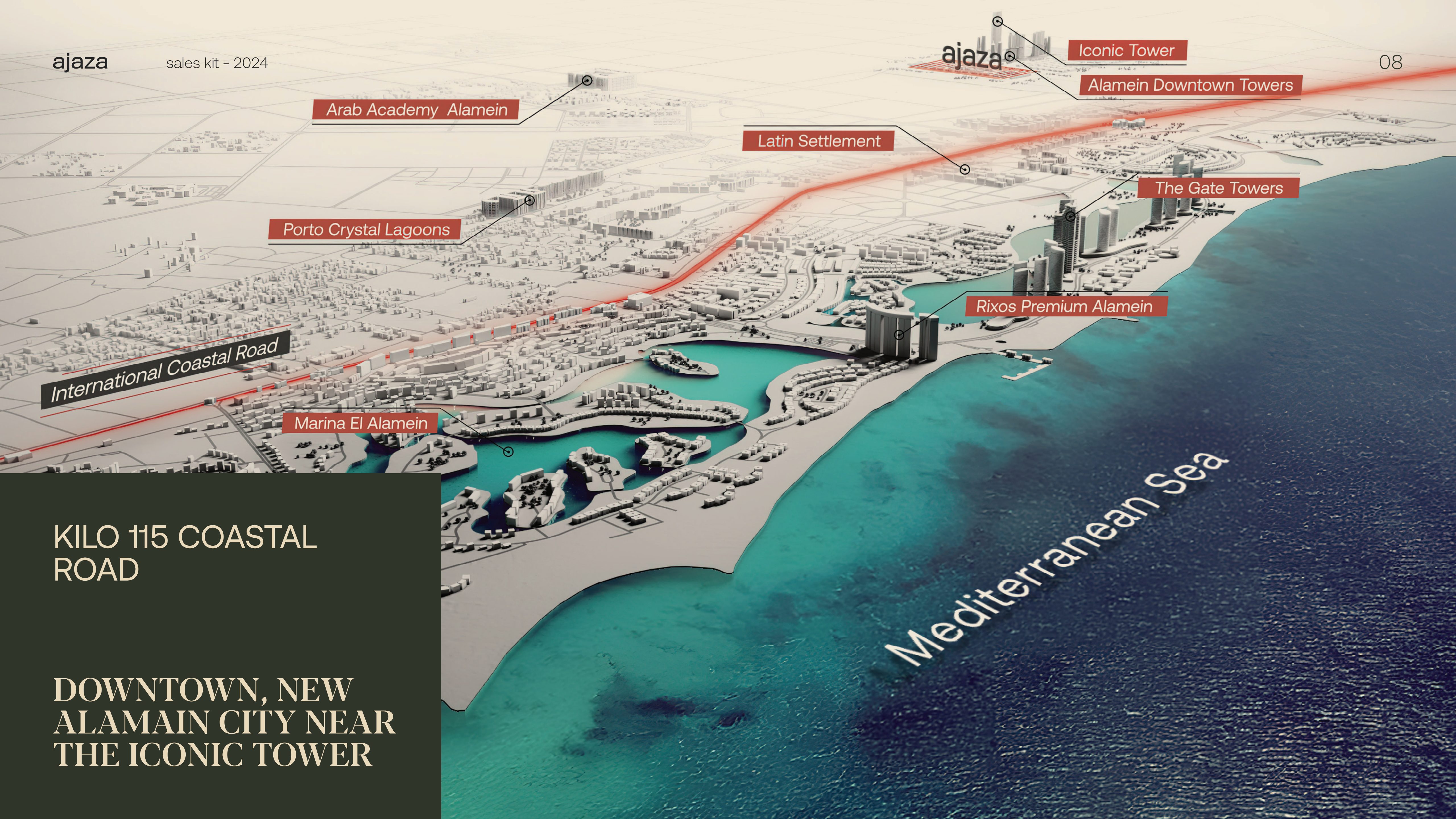
WINTER

The quiet paths and the cozy warmth of the indoor amenities, offering a perfect retreat from the cold such as at the clubhouse and community center. It's a time for indoor gatherings, cozying up by the fireplace, and enjoying the sense of community that thrives even in the coldest months. Winter in the compound is a season of comfort, reflection, and the joy of shared experiences.



MASTER PLAN





Arab Academy Alamein

Latin Settlement

Porto Crystal Lagoons

International Coastal Road

Marina El Alamein

Rixos Premium Alamein

The Gate Towers

Iconic Tower

Alamein Downtown Towers

Mediterranean Sea

KILO 115 COASTAL
ROADDOWNTOWN, NEW
ALAMAIN CITY NEAR
THE ICONIC TOWER

















MMG holding established in 2001 owns a number of reputable companies under its umbrella, AL MOTAHEDA for 23 years, Raya for construction, and their final addition (,ELSEWHERE) a property development company a game changer in the Alexandrian market.

Elsewhere is a property developer that is leading the market in waves unlike the ordinary owning a respected landbank, their first project launch ajaza is an unweivering project in Al alamein .

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