





YOUD Location

Project Overview

Project Name: YOUD

Location: Ras El Hekma, North Coast

Prime Location: KM 187

Land Area: 114 Feddan

Beachfront: 1050 m (50 feddan beach space)





Master Plan

Strategic Layout

Carefully designed to maximize sea views and privacy for all units across multiple elevation levels.

Premium Waterfront

1050m beachfront with 50 feddan of dedicated beach space for residents to enjoy.

Integrated Landscape

Lush greenery and water features throughout the development create a serene coastal environment.

Diverse Unit Types

Variety of residential options from apartments to luxury villas, each with unique advantages.



Accessibility

Thoughtful road network ensures easy access to all amenities while maintaining exclusivity.



Terraced Platforms & Sea Levels

Elevation Advantages

YOUD's unique terraced design ensures that more than 90% of the units overlooking water components (sea/partial sea/Lagoons/pools)





Project Brief

The project land area is 114 acres, in addition to 50 acres of the beach area.

The land boundaries are unique in this zone in the north coast, as it provides a long shore distance with a proper depth of the project, that will result in a moderate density on the beach.



YOUD's Land has a variation of levels that starts from Zero at sea level ending with level 42 m above sea level.

This variance in level allows to create a plateaus of different levels, which will allow to guarantee a sea view for some units in the rear plateaus



Types:

- Stand Alone Villa 220 m2 (G+1)
- Twin Villa 220 m2 (G+1)
- Beach House Chalet G -3B-145 m2 (G+2)
- Premium Chalet A -3B-120 m2 (G+2)
- Premium Chalet B -2B-105 m2 (G+2)
- Premium Chalet C -2B-85 m2 (G+2)
- Signature Chalet B -2B-105 m2 (G+1)
- Premium Chalet E -1B-57 m2 (G+2)
- Chalet B -2B-105 m2 (G+3)
- Chalet G -3B-145 m2 (G+3)
- Chalet C -2B-85 m2 (G+3)



Sea View Units:

Totally Sea View

2nd floor: Totally Sea view

1st floor: Partially Sea view

2nd floor: Partially Sea view



Project Components

- Serviced Apartments
- Club house
- Commercial and Mosque
- Utilities



Building Heights

G+1

G+2

G+3



Phasing Strategy



Delivery date: 4 years from contract date





Product MIX

Product	Area unit /m2
Chalet 3 Bedrooms (A)	120
Chalet 2 bedrooms (B)	100
Chalet 2 bedrooms (C)	85
Chalet 1 bedroom (E)	57
Chalet 3 bedrooms (G)	145
Villa Stand alone (WS)	220
Villa Twin (WT)	220



Amenities & Facilities



Exclusive 1050m beachfront with pristine sandy shores and crystal-clear waters.

Swimming Pools

Multiple infinity pools and private pools with panoramic sea views.

Serviced Apartments

Fully managed, hotel-style units providing residents with premium comfort, housekeeping, and concierge services

Club House

A vibrant community hub offering dining, lounge areas, and social spaces for residents to connect and unwind.

Sports Facilities

Tennis courts, water sports center, and multi-purpose playing fields.

Kids' Club

Dedicated children's play areas and supervised activities for all ages.

Retail Promenade

Boutique shops and convenience stores for everyday essentials and luxury items.

Security & Services

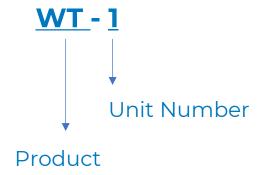
24/7 security, concierge, and property management services for peace of mind.

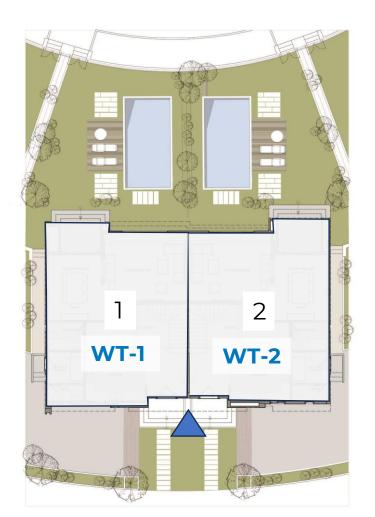


Numbering Strategy

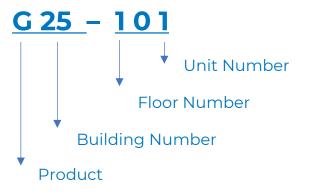


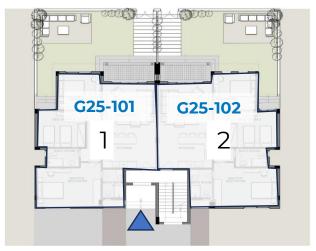
Twin house (WT) -220 SQM

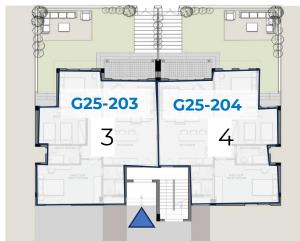


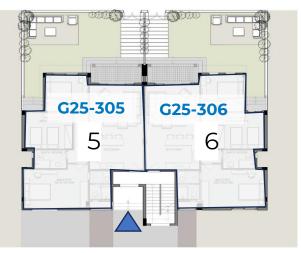


Beach house 3 bedrooms (G) 145 SQM



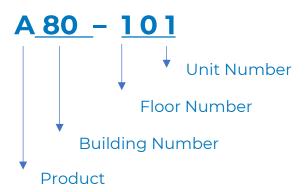


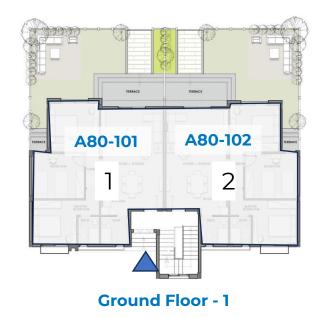




Ground Floor - 1 First Floor - 2 Second Floor - 3

Signature chalet 3 bedrooms (A) 120 SQM





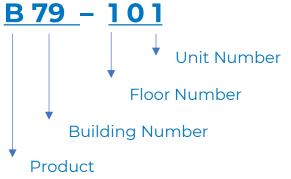


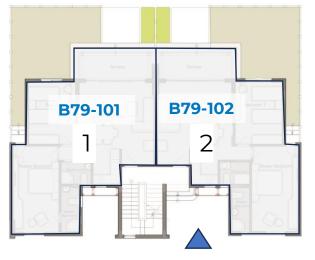


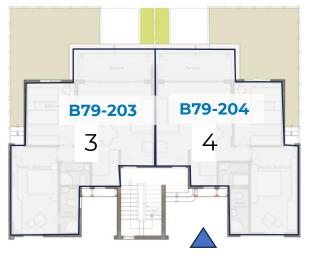
First Floor - 2

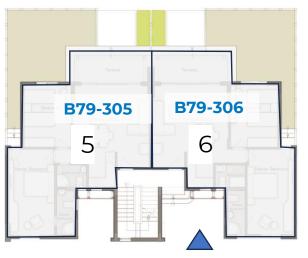
Second Floor - 3

Premium Chalet 2 bedrooms (B) 105 SQM







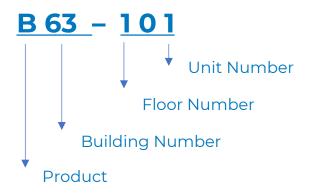


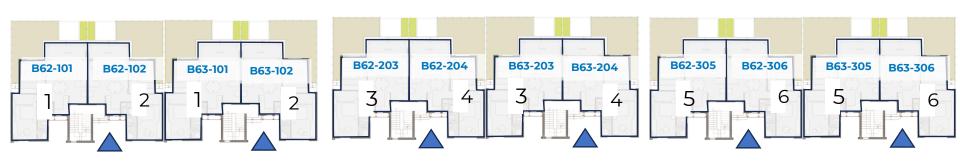
Ground Floor - 1

First Floor - 2

Second Floor - 3

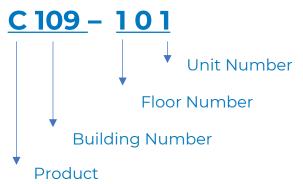
Attached Premium Chalet 2 bedrooms (B) 105 SQM

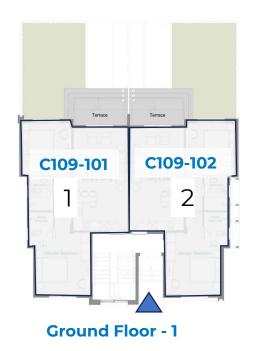


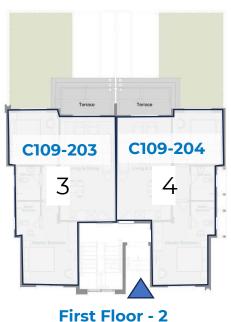


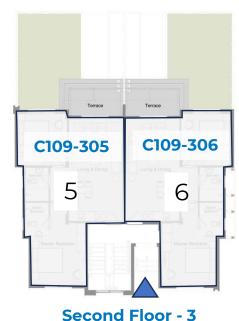
Ground Floor - 1 First Floor - 2 Second Floor - 3

Premium Chalet 2 bedrooms (C) 85 SQM

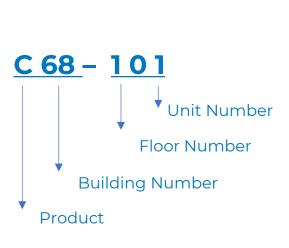








Attached Premium Chalet 2 bedrooms (C) 85 SQM





Attached Chalet 1 bedrooms (E4,E5,E6) 57 SQM



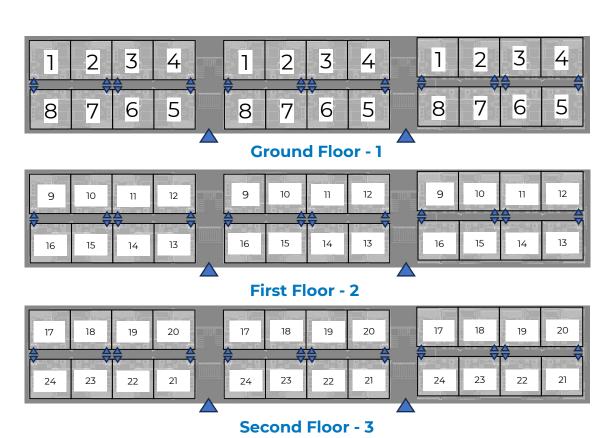
Ground Floor - 1



First Floor - 2



Second Floor - 3



Attached Chalet 1 bedrooms (E) 57 SQM





Entrances of Buildings:

- Entrance Route
- **── Unit Entrance Orientation**





YOUD Premiums



Premiums

View

Water feature

Direction

Position

Floor Number



Views

Elevation Advantages

- 6 42m above sea level
 Premium panoramic views
- 5 38m above sea level
 Expansive sea horizon views
- 4 34m above sea level
 Elevated coastal perspective
- 30m above sea level
 Clear sea views
- 2 26m above sea level Enhanced landscape views
- 20m above sea level
 Direct beach access



Water Features

Sea

Sea View 2 Floor

Lagoon

Pool

Water Feature



Direction

بحري

قبلي

Moderate





More than 60% of the total units are facing the north direction.

Position

Corner

Attached

Premium Corner







Architectural theme











Stand Alone Villa WS-220 m2



FLOOR PLANS

Area:220 m2 G+1 5BHK



GR



1ST

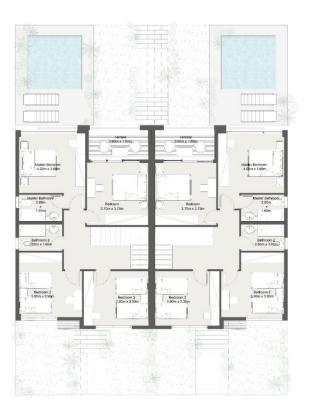


Twin Villa WT-220 m2



Area:220 m G+1 5BHK





GR 1ST



Premium Chalet A 120 m2



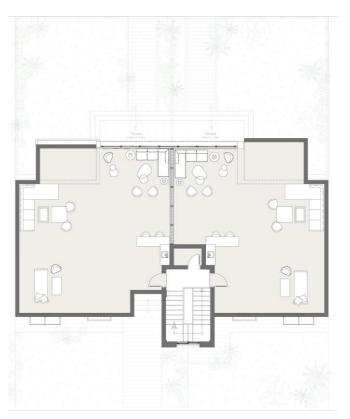
Area:120 m2 G+2 3BHK



Ground with Front garden

Area:120 m2 G+2 3BHK





Typical

Roof



Premium Chalet B 105 m2



Area:105 m2

G+2

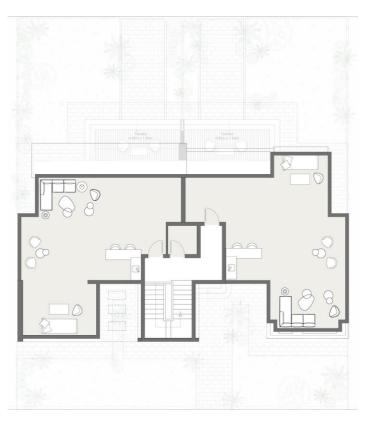
2BHK



Ground with Front Garden

Area:105 m2 G+2 2BHK





Typical

Roof

Building Combination:



Type B G+2 Type B1 G+1 Type B3 G+3



Type BB G+2 Type BB1 G+1



Type BB2 G+2 Type B4 G+3



Type BB3 G+2



Beach House Chalet G 145 m2



Area:145 m2 G+2 3BHK



Ground with Front Garden

Area:145 m2 G+2 3BHK





Typical

Roof

Building Combination:



Type G G+2



Type G1 G+3



Premium Chalet C 85 m2



Area:85 m2 G+2 2BHK



Ground with Front Garden

Area:85 m2 G+2 2BHK





Typical

Roof

Building Combination:







Type CC G+2 Type C1 G+3



Type C2 G+3



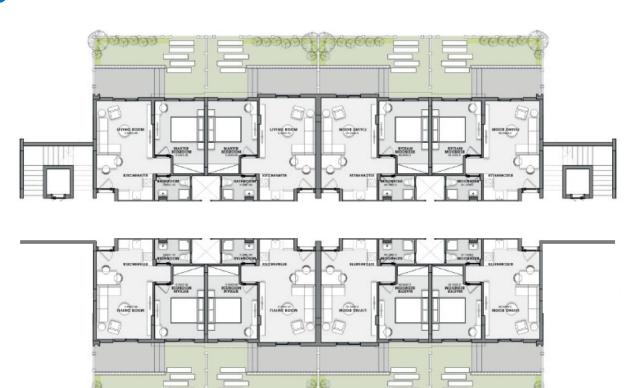
Type C10 G+2



Premium Chalet E 57 m2

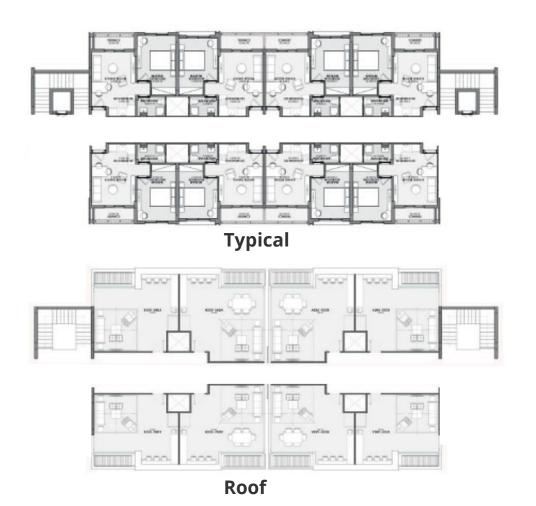


Area:57 m2 G+2 2BHK

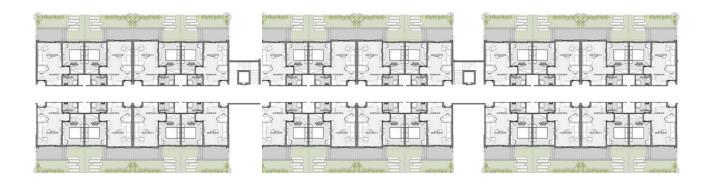


Ground with Garden

Area:57 m2 G+2 2BHK



Building Combination:



Type E3 G+2



Thank You!

