

LAUNCHING
now

RAS EL
HEKMA
ya'ud

RAS EL
HEKMA
يا'ود
ya'ud

Item	2025	2029	Total annual rental	Total appreciation/ ROI	appreciation %
Unit total price (annual appreciation 10%)	9,000,000	13,176,000		4,176,000	101
Total paid on installments		4,140,000			
rent per day per season (annual rental appreciation 10%)	9000	13,177			
rent per day off season (annual rental appreciation 10%)	4,500	6,588			
60 days season, 30 days off season	675,000	197,654	872,654	21	
60 days season, 60 days off season	675,000	395,307	1,070,307	26	
60 days season, 90 days off season	675,000	592,961	1,267,961	31	
60 days season, 120 days off season	675,000	790,614	1,465,614	35	
Total amount of annual installments 9%	810,000	810,000			

Why Egypt real estate market is booming

- Location **32 global destinations within a 3-hour flight.**
- Weather **perfect.**
- Egypt time zone serves Africa, Asia and Europe (more than half of the world population)
- Safe & secure **environment for families.**
- Real estate Culture / habits / traditions
- Foreign and Arab **appetite for tourism in Egypt.**
- New Record in tourism **15.7 Million tourists the highest in Egypt's history.**
- Urbanization of **(40 new cities)**
- Existing & executing massive infrastructure.
- Market growth in 5 years **(617%)**

From **162 B In 2020 to 1,007 B in 2024**

Excluding Q4(200 % growth in USD \$\$)

Why to invest with Sabbour?

WITH
THE EXPERT
THE CREDIBLE
THE VISIONARY



Real estate developer & The first national bank in Egypt

AL AHLY SABBOUR DEVELOPMENTS over **30 years' experience Sabbour**
Consultancy experience
68 years

& THE NATIONAL BANK OF EGYPT (NBE) **126 years of heritage**

Numbers Speak Louder Than Words

For over 30 years,

Total land bank
4000 feddans

40,000

Happy families

65 projects
All over Egypt

Globally
Sultan haitham city, Oman.

Exploring promising destinations
All over Egypt from the East to the West
From the North coast to the Red sea
Lately Finally in Sultanate of Oman, Muscat.

Why Sahel is the best destination to work on in Egypt?

- Local Demand
- Wider Target Audience
- Egypt abroad appetite & interest in Sahel
- Highest ROI
- Work in 2029 : AI & Automation – Freelance & gig economy growth – Virtual reality workspaces – employee wellbeing
- High end infrastructure new roads, High speed trains, 4 international airports, hotels and Alamein festival
- Unique Beaches
- Perfect Weather
- Potential of being livable 8 months which is 4 times increase in ROI
- Who is investing in North Coast
- Potential of introducing new target audiences from gulf and Europeans as tourists
- Who to work with in North Coast.

SUMMER
NORTH COAST

GAIA

you'd
RAS EL HEKMA

amwaj

OUR NORTH COAST
PROJECTS

al **ahly**
sabbour
DEVELOPMENTS

RAS EL
HEKMA

رأس
يأس

LAUNCHING
now

RAS EL
HEKMA

رأس
يأس

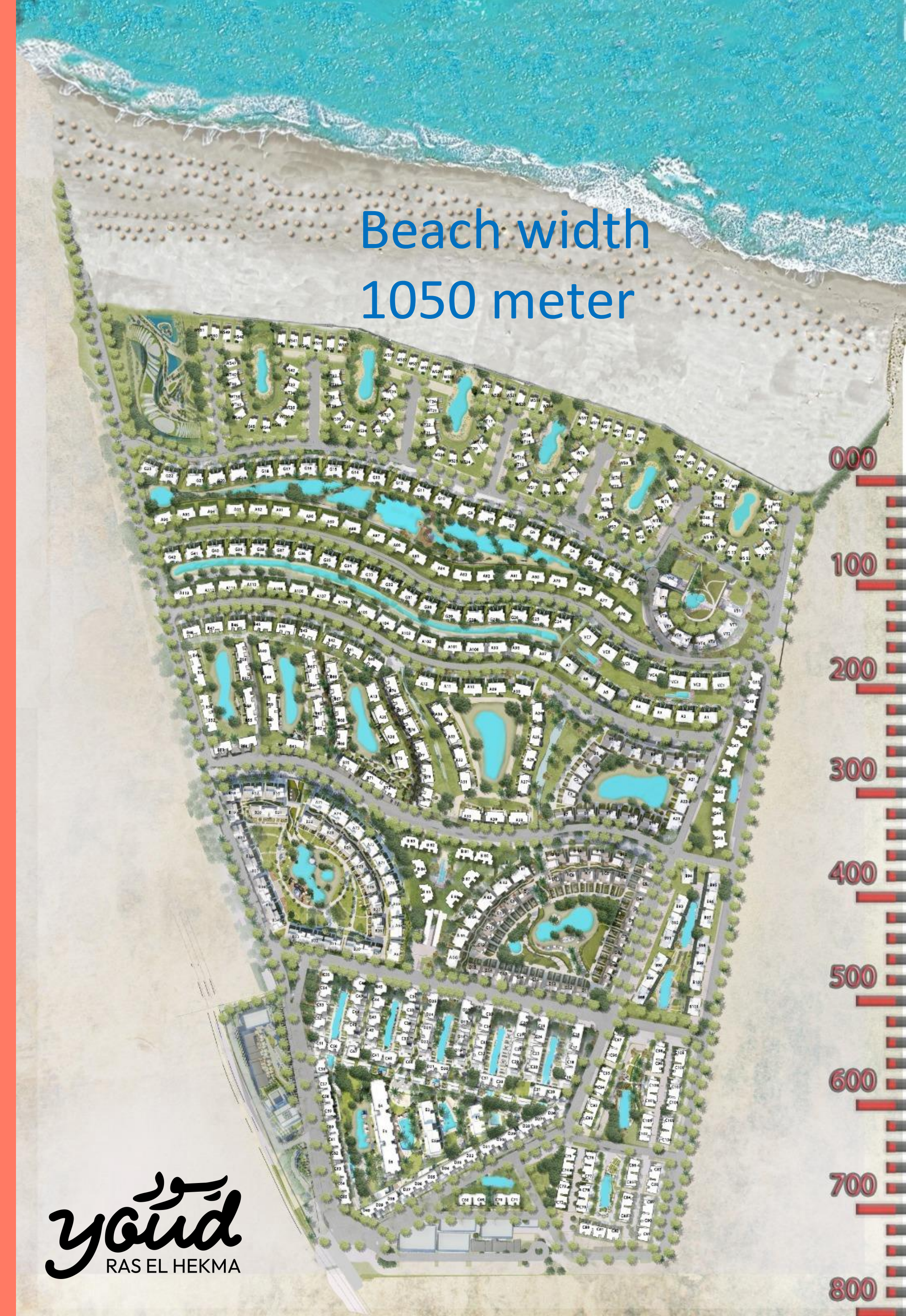
Knowledge is power knowledge is charisma

- location of the project (Sidi Heniesh or Ras el Hekma or Sidi Abdelrahman)
- location of the phase in the project-units views (sea view, lagoon views, pool view, ba7ary, 2ebly)
- Number of neighbors per building (standalone,twin, town corner, town middle, stand alone chalet, G plus 1,2,3,4,5)
- Project size (boutique, medium, potential all year-round city)-products proximity to the beach (distance from the beach)
- Products locations in the masterplan (chalets 1st or 2nd raw from the beach)
- Direct sea view 180 degree or partial sea view -beach width-developer expertise
- Developer financial capability
- Developer track record history in the country (Egypt) than in the destination (north coast)
- Number of projects delivered-number of residents who live in thier projects NOW-satisfaction rate of the residents
- Loyalty of the clients
- site mobilization
- legal permits (Ministerial decree)
- Infrastructure status
- Land ownership & governments legalities
- Ratio of beach size to land size-beach status sandy / cliff
- Land elevations are natural

all the above needs the expert consultant who must know them all to educate the clients and the market about them

Why YOUD is the best value for money product in the North Coast?

- The only project with 90% beach and open spaces
- Prime location in the heart of Ras El-Hekma
- Net beach area 50 acres
- First row villas 200 meters away from the beach
- More than 90% of the units overlooking water components (sea/partial sea/Lagoons/pools)
- No cabins which means less density
- Beach house second row from the beach G+2
290 meters from the beach closer to the beach than any first row in the market
- Diversity of signature G+1 & Premium G+2 & Twin chalets G+3
- 1 km sandy beach front
- The land shape is head land
- Boutique development 114 acres only stretched over 1 KM beach front
- Land natural Elevations
- Concierge service
- Architecture by Ismail Habrouk





- Jdar: landlord & contractor
- Al Ahly sabbour: Development
- Project will be managed by Jahez



Total land 164 acres

114 acres 50 acres beach

Average footprint 16%

114 acres X 0.16 = 18 acres

18/164 = 10% footprint

The first coastal project with 90% beach and open spaces



Location

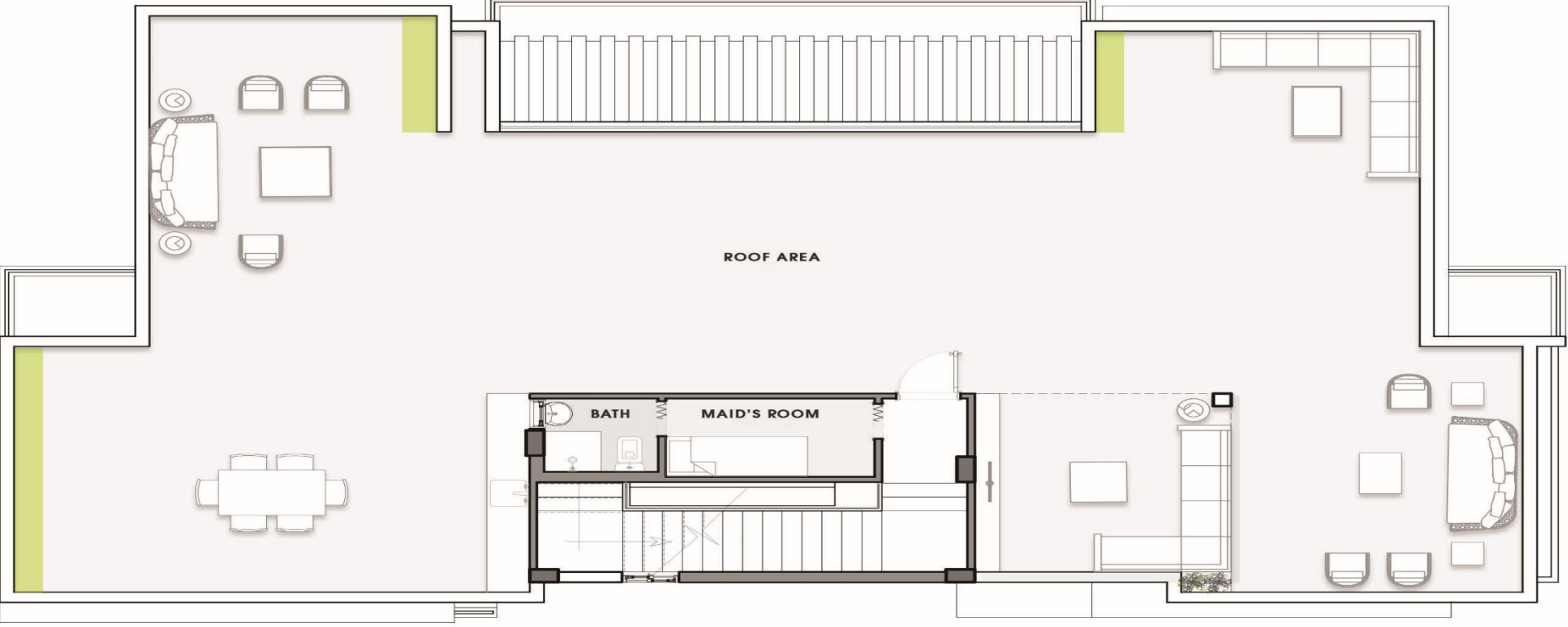
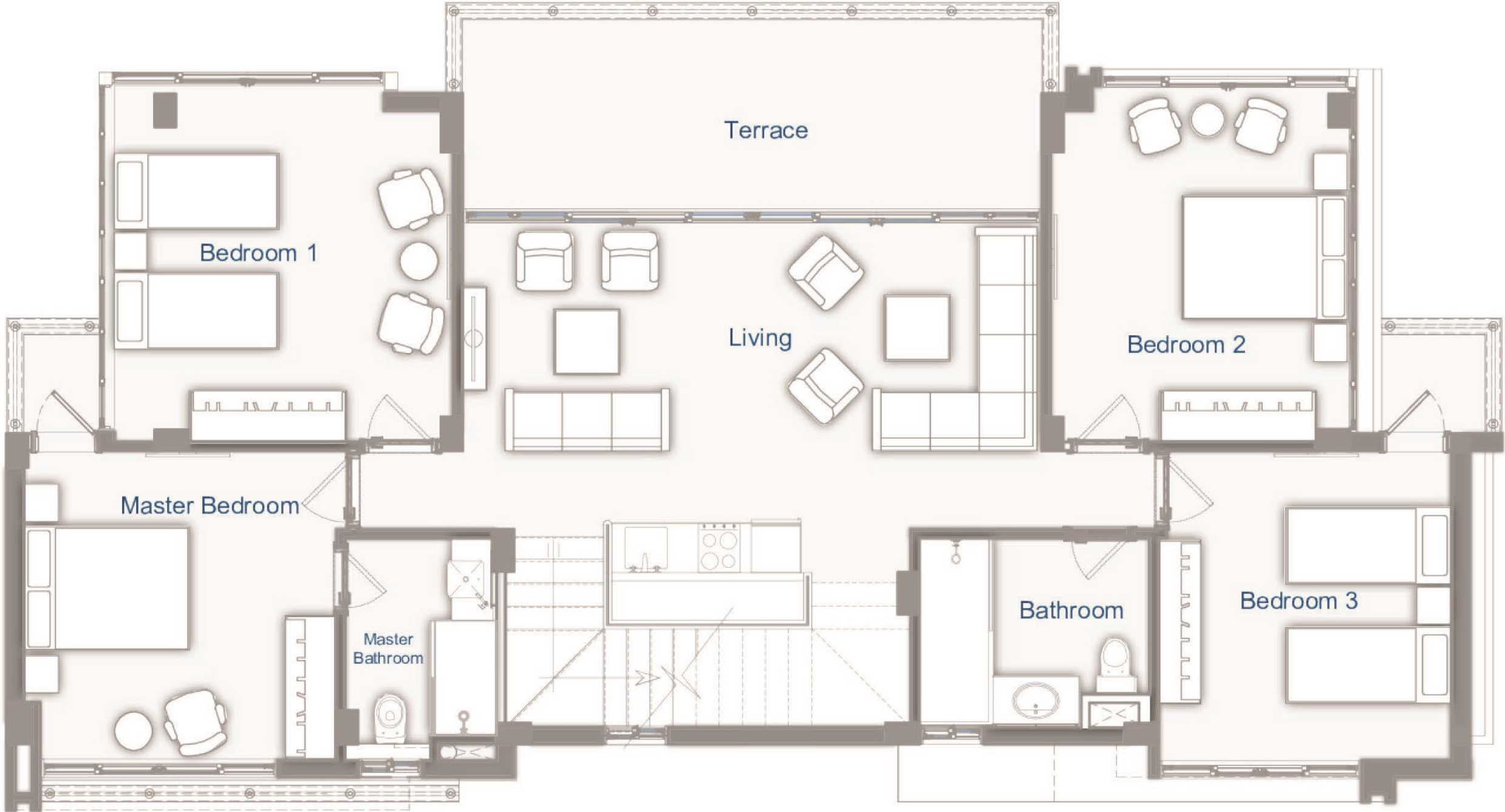
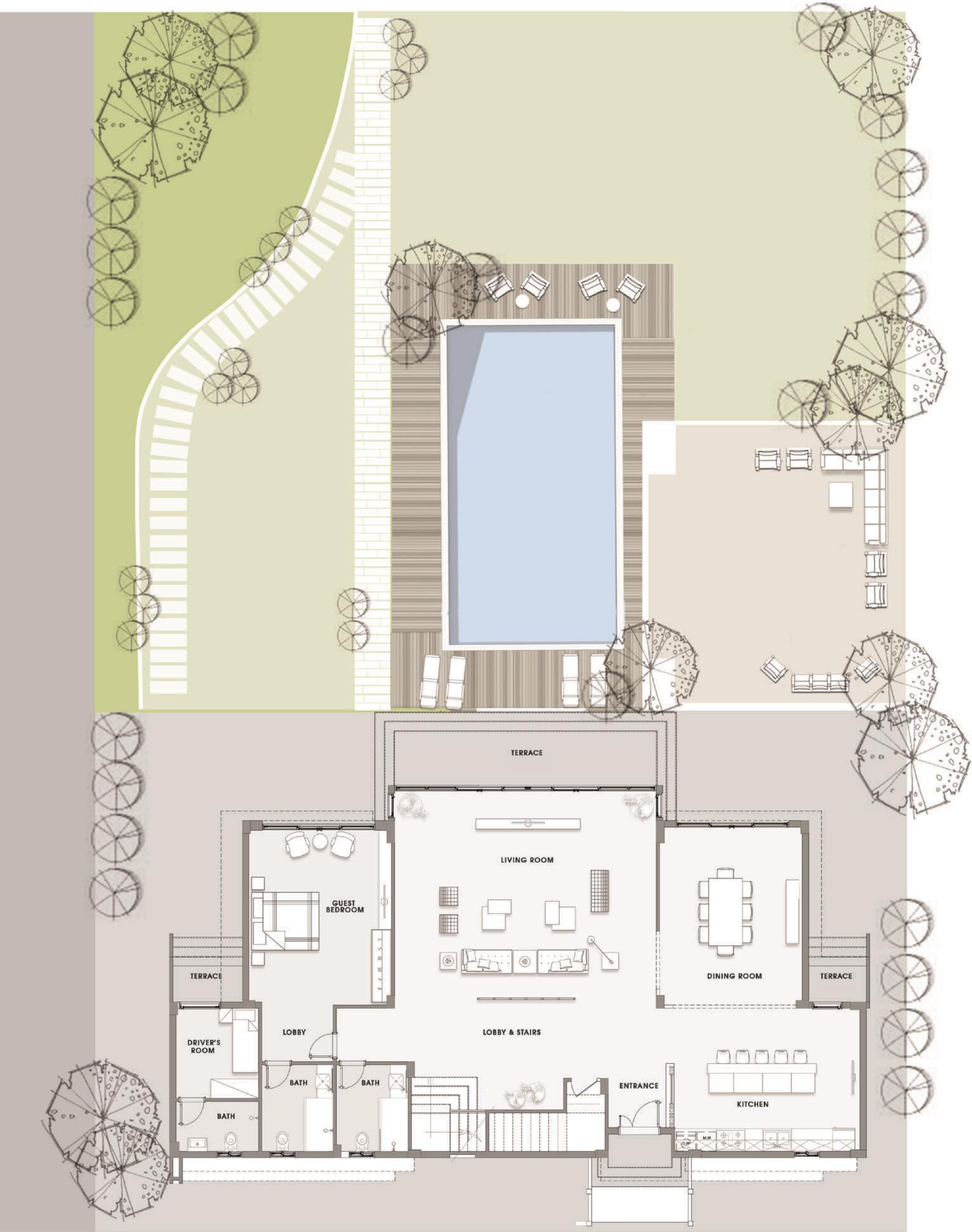


Villas

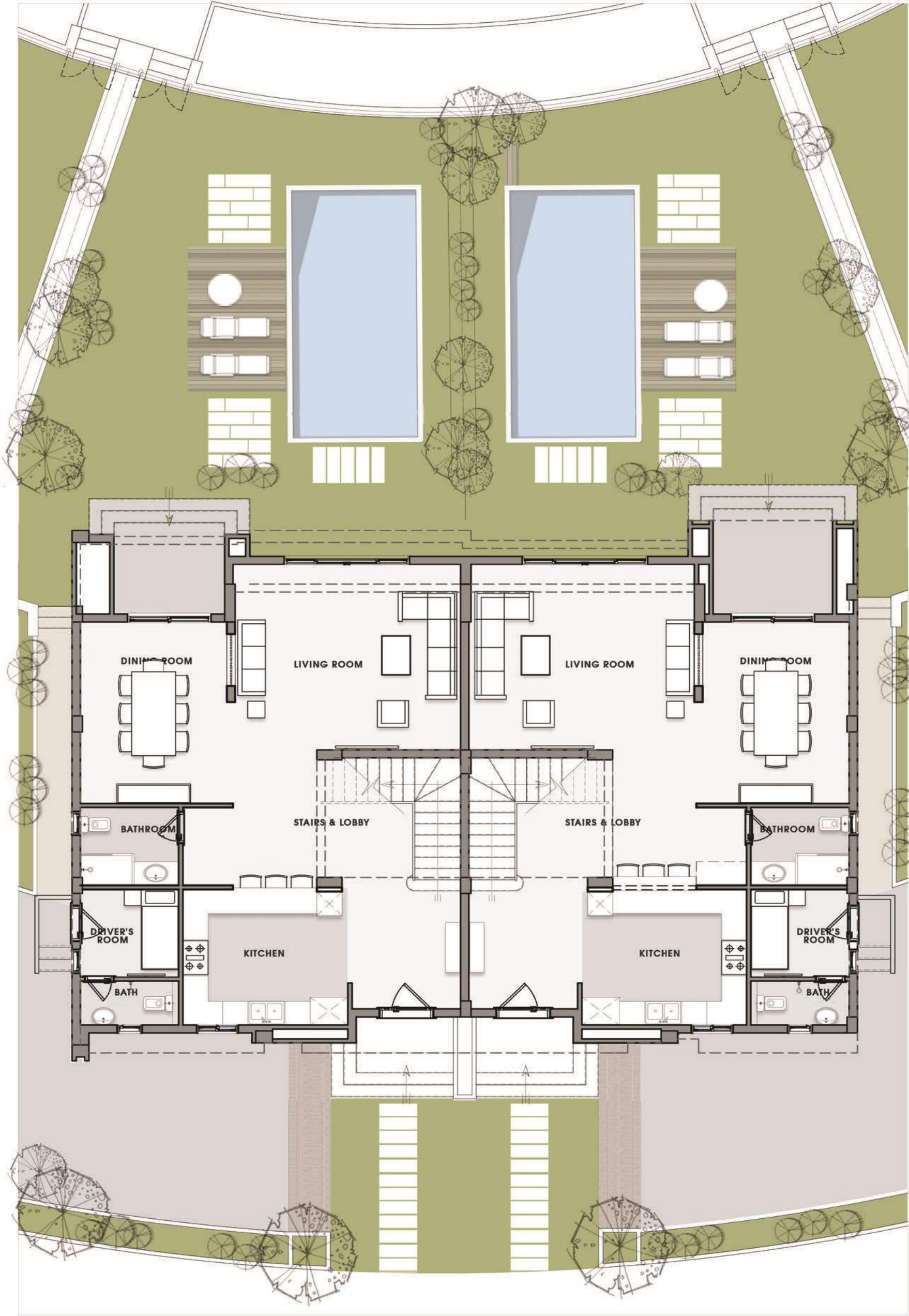
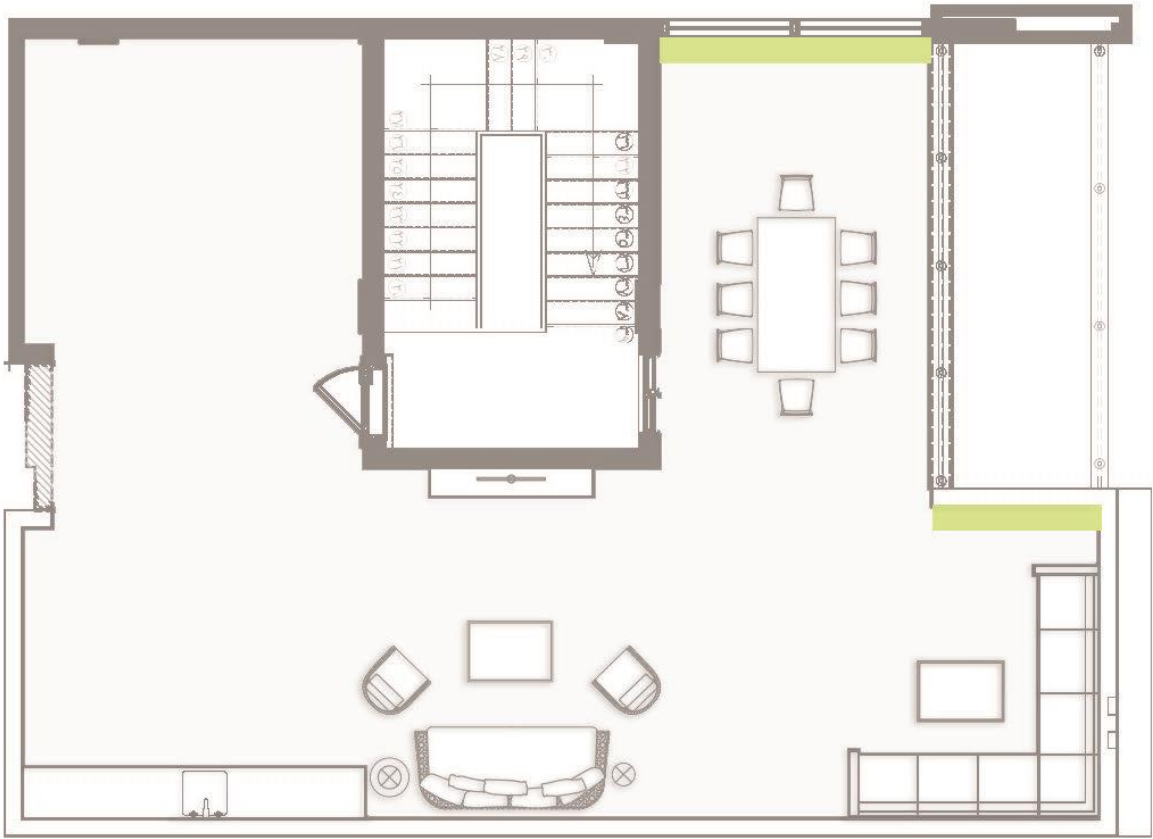
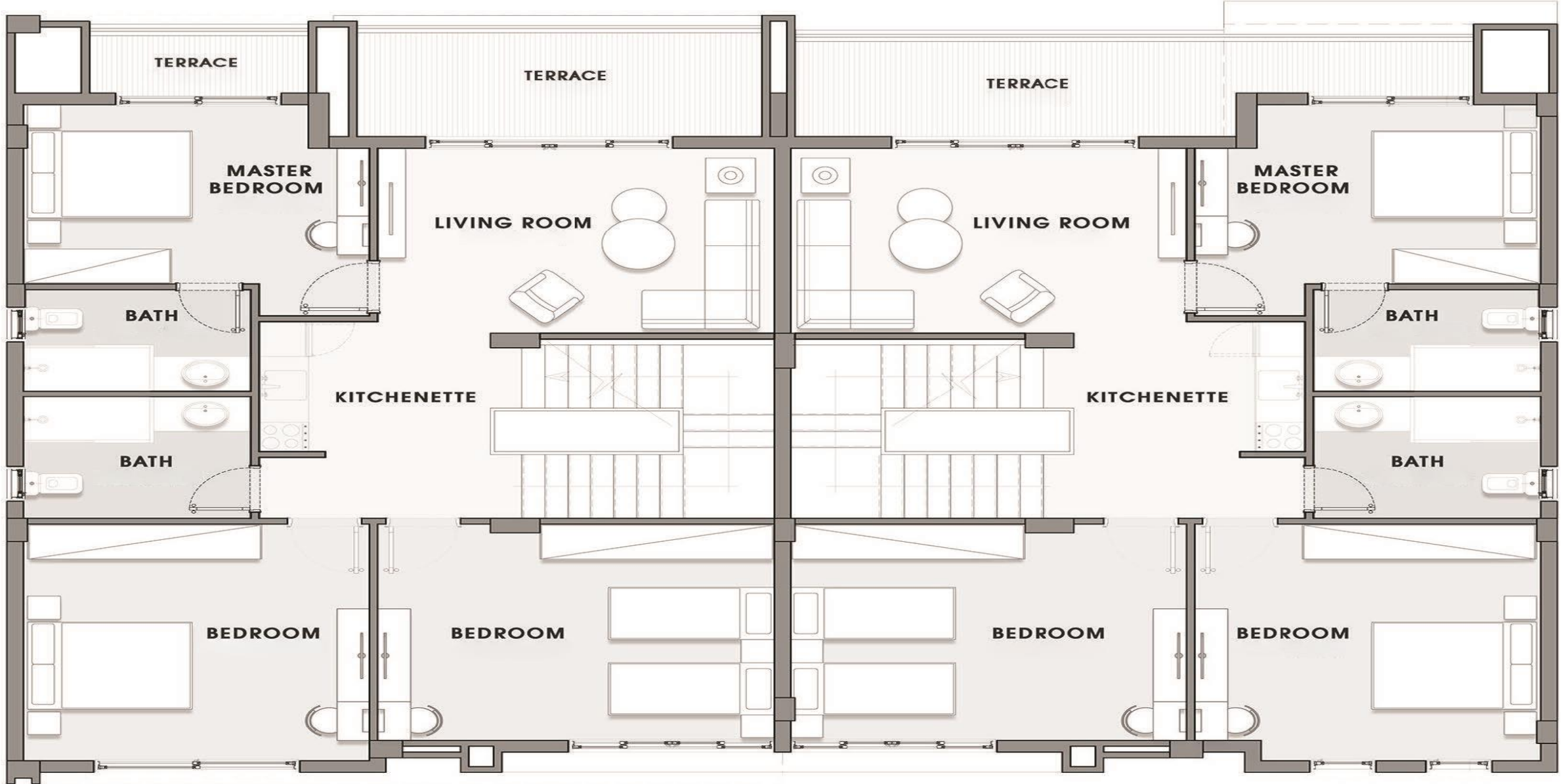




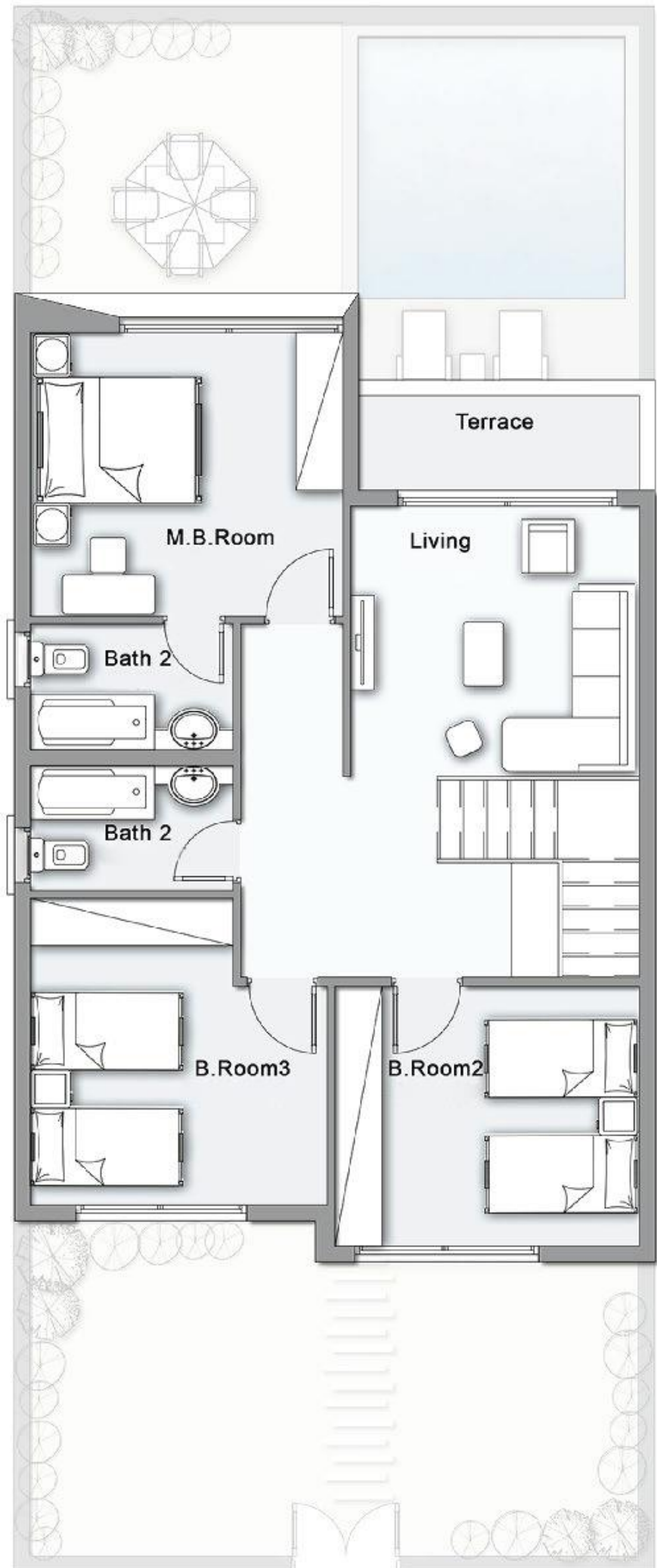
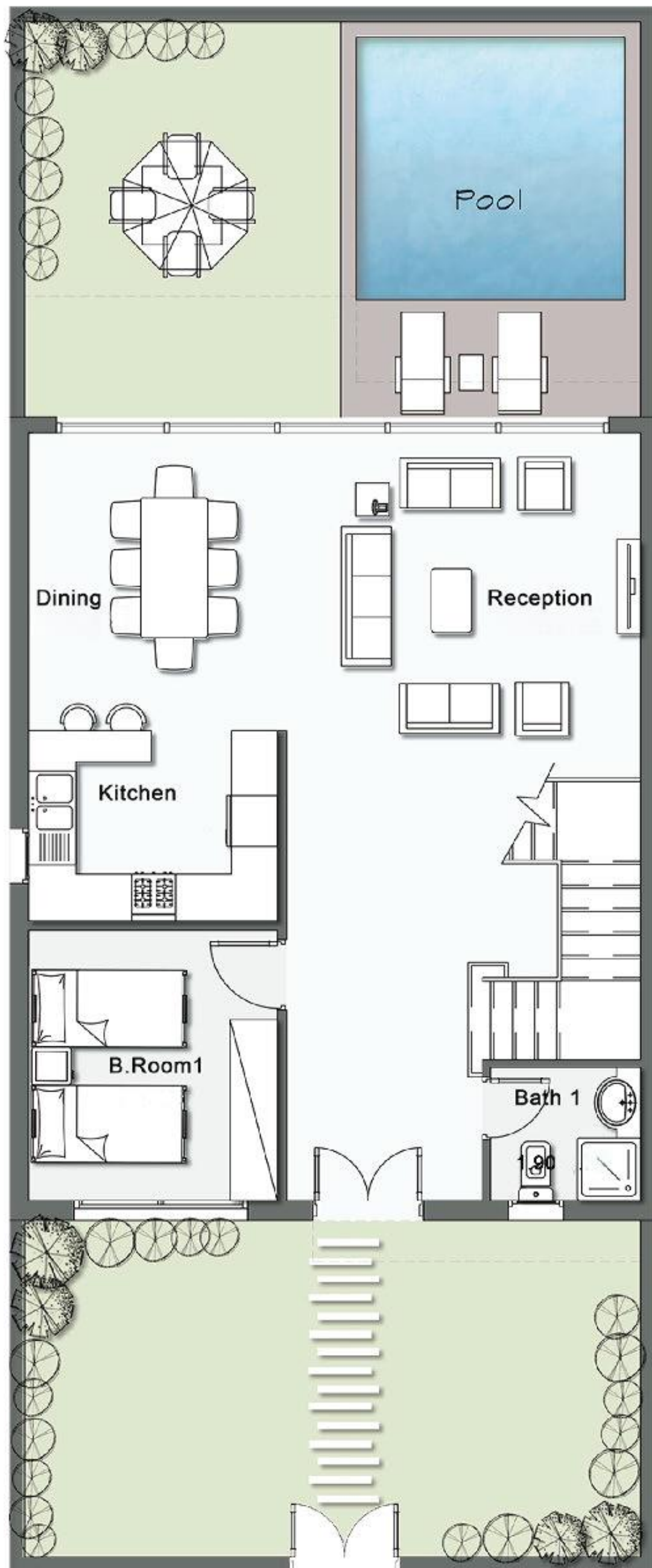
Standalone-360 SQM



Twin house -285 SQM



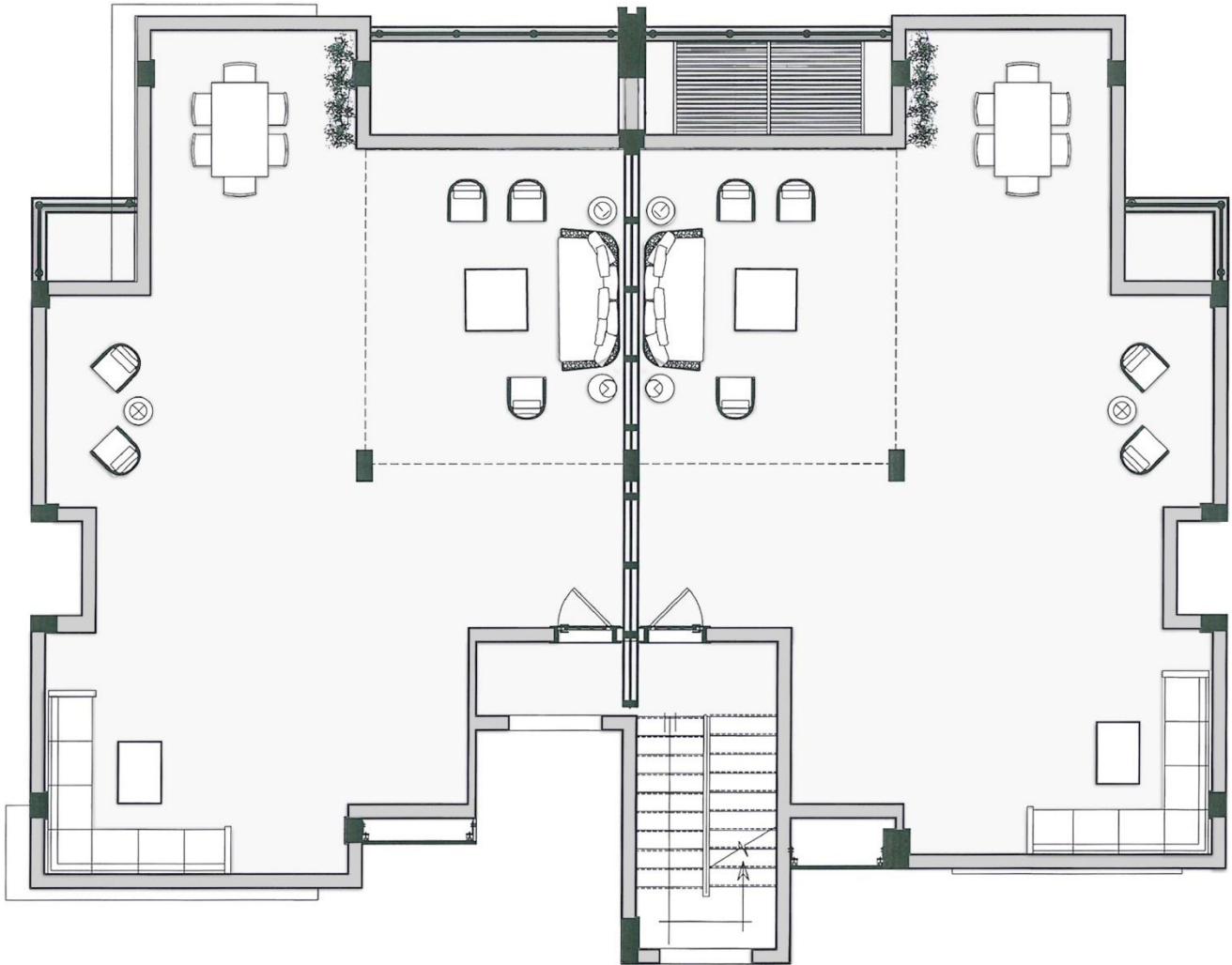
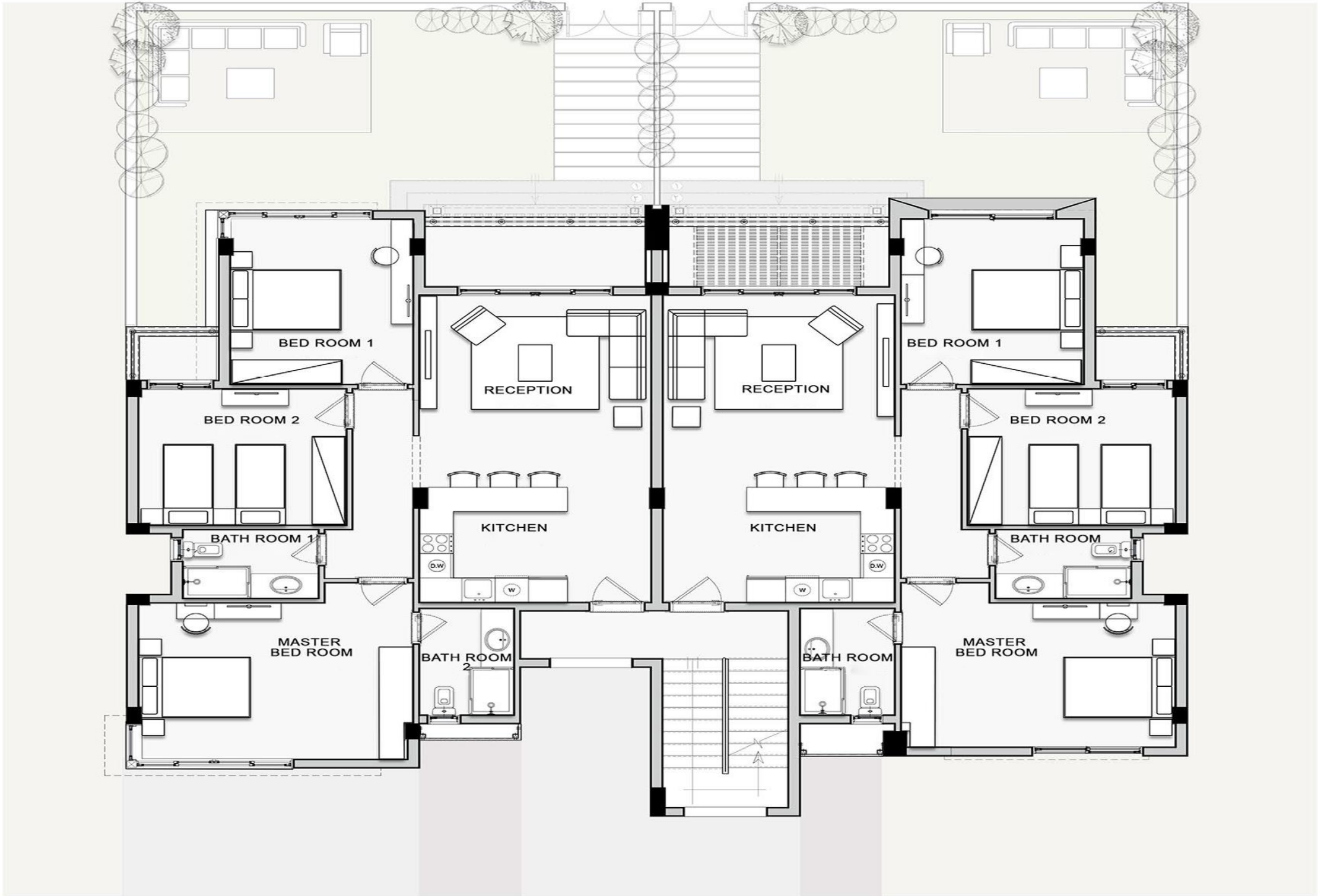
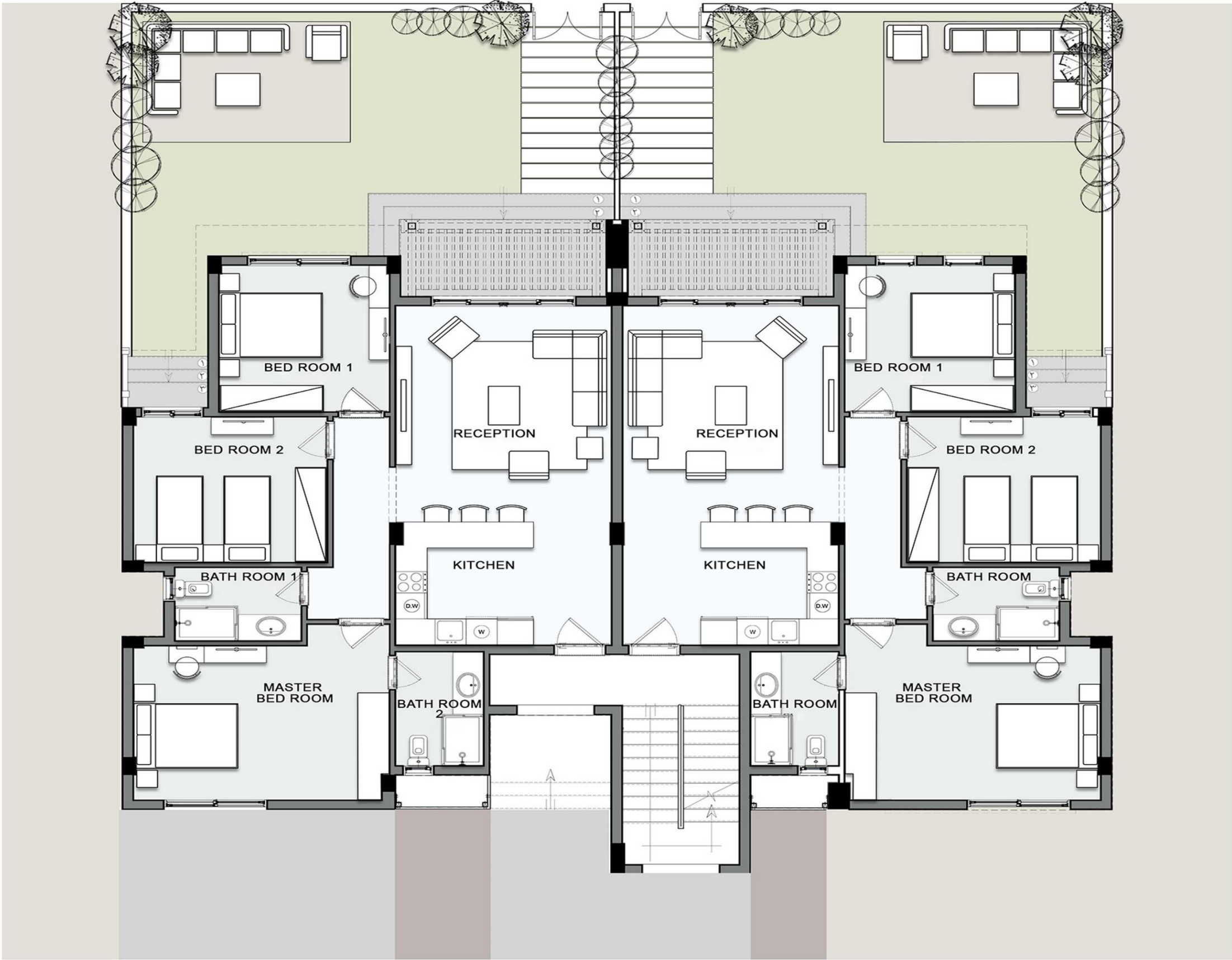
Twin house -220 SQM



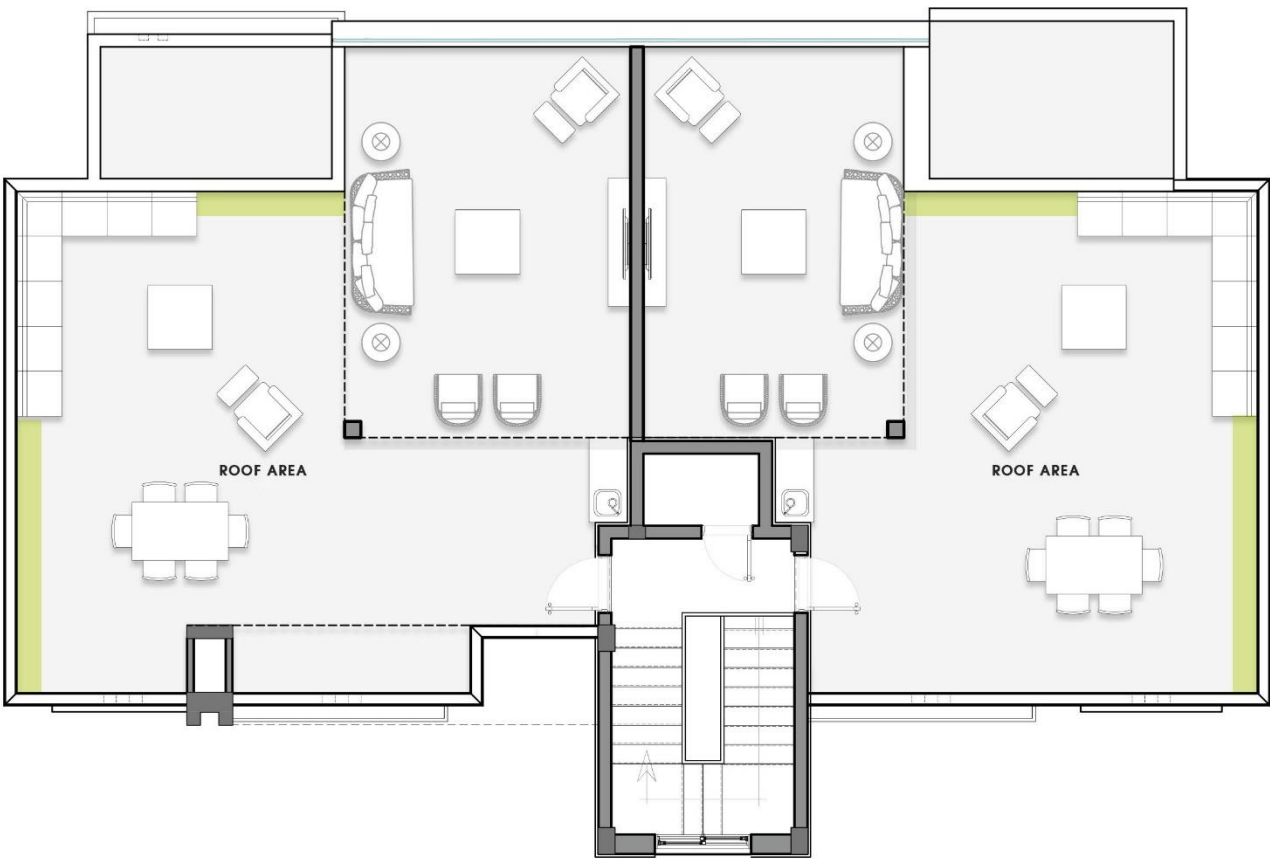
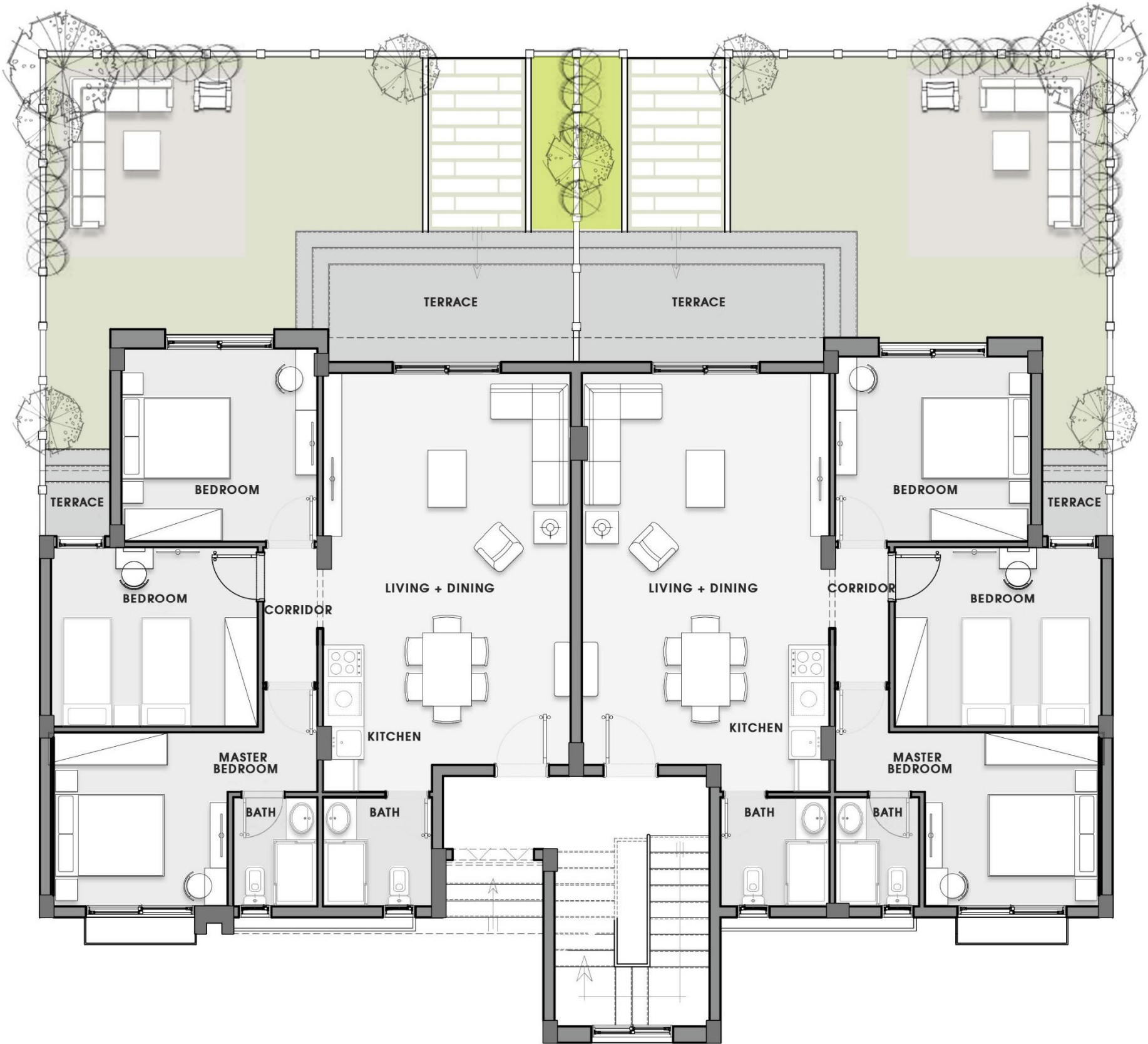
Chalets



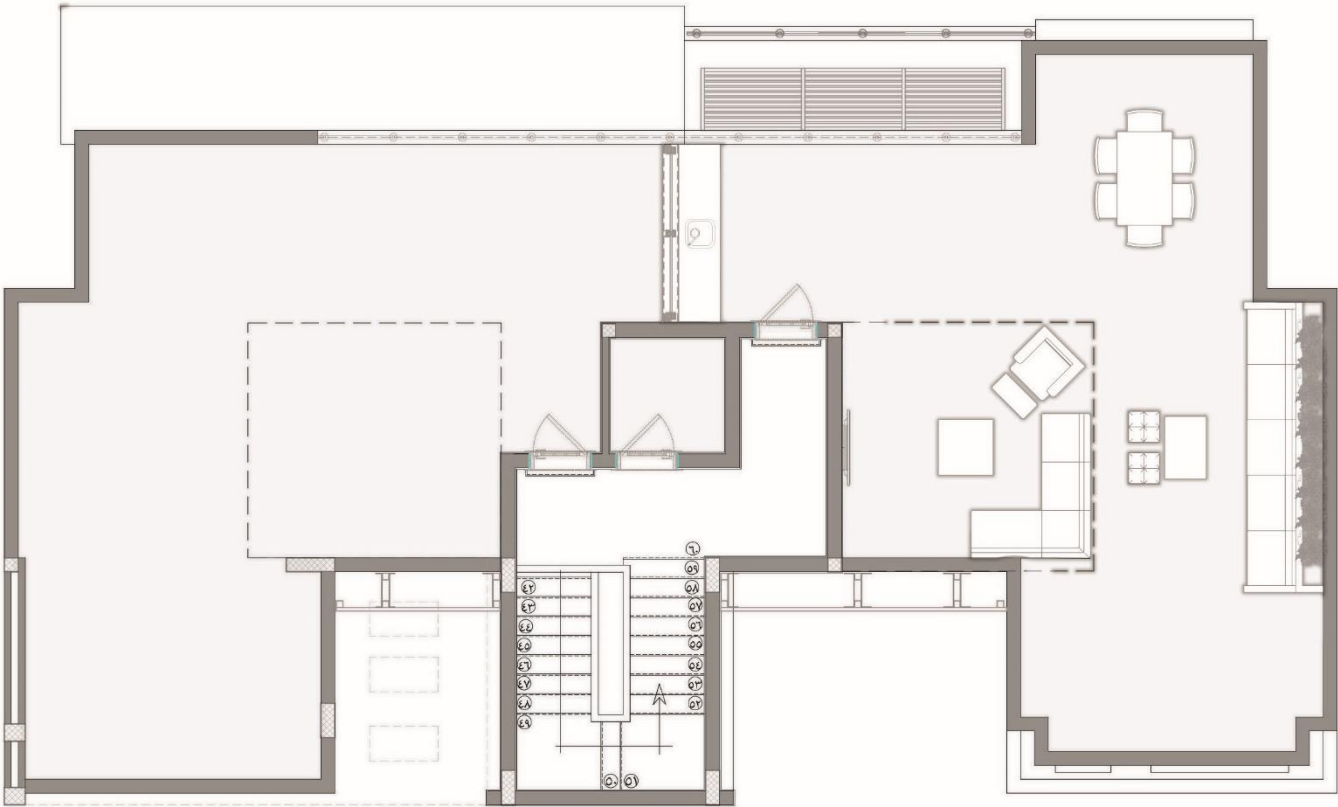
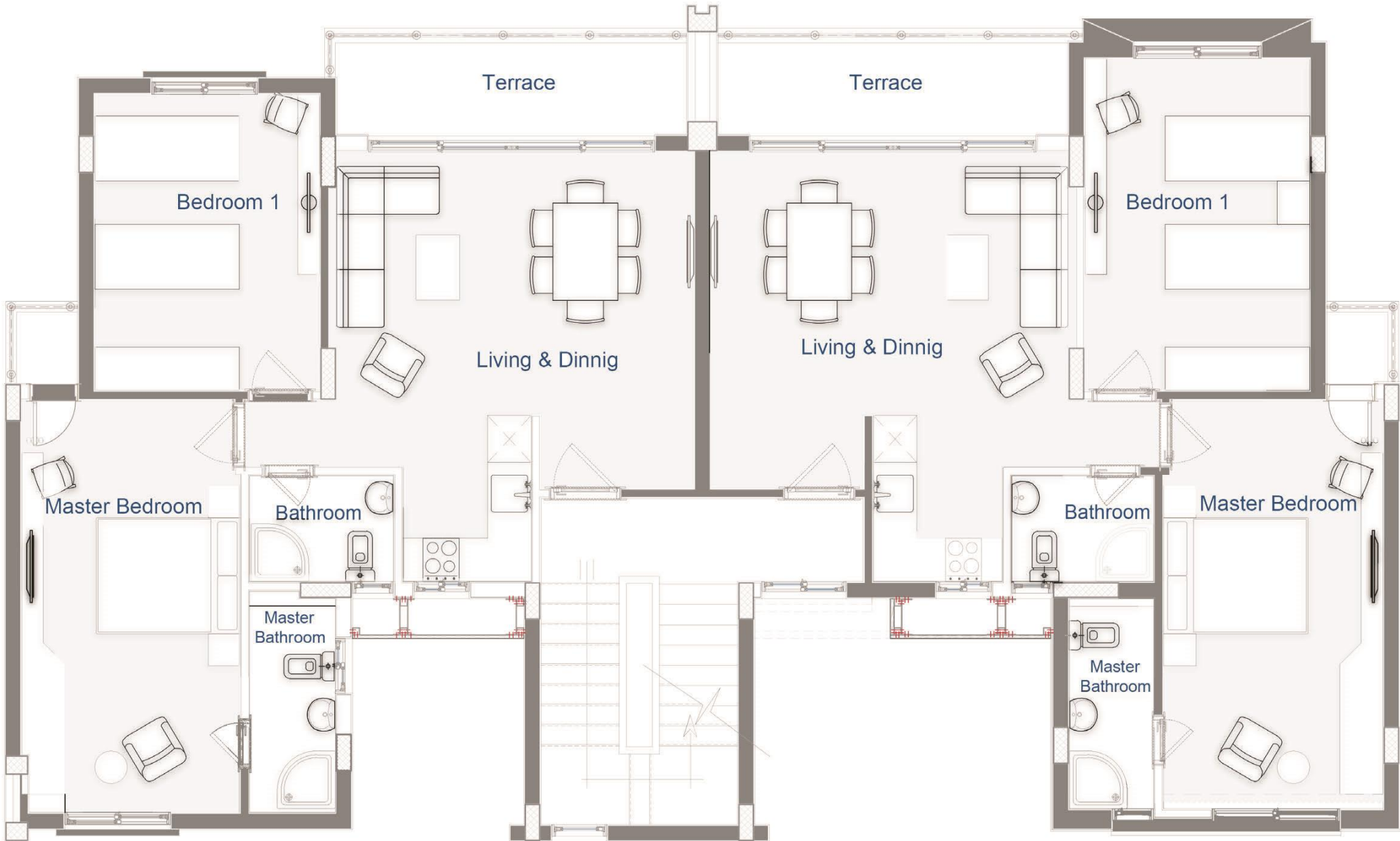
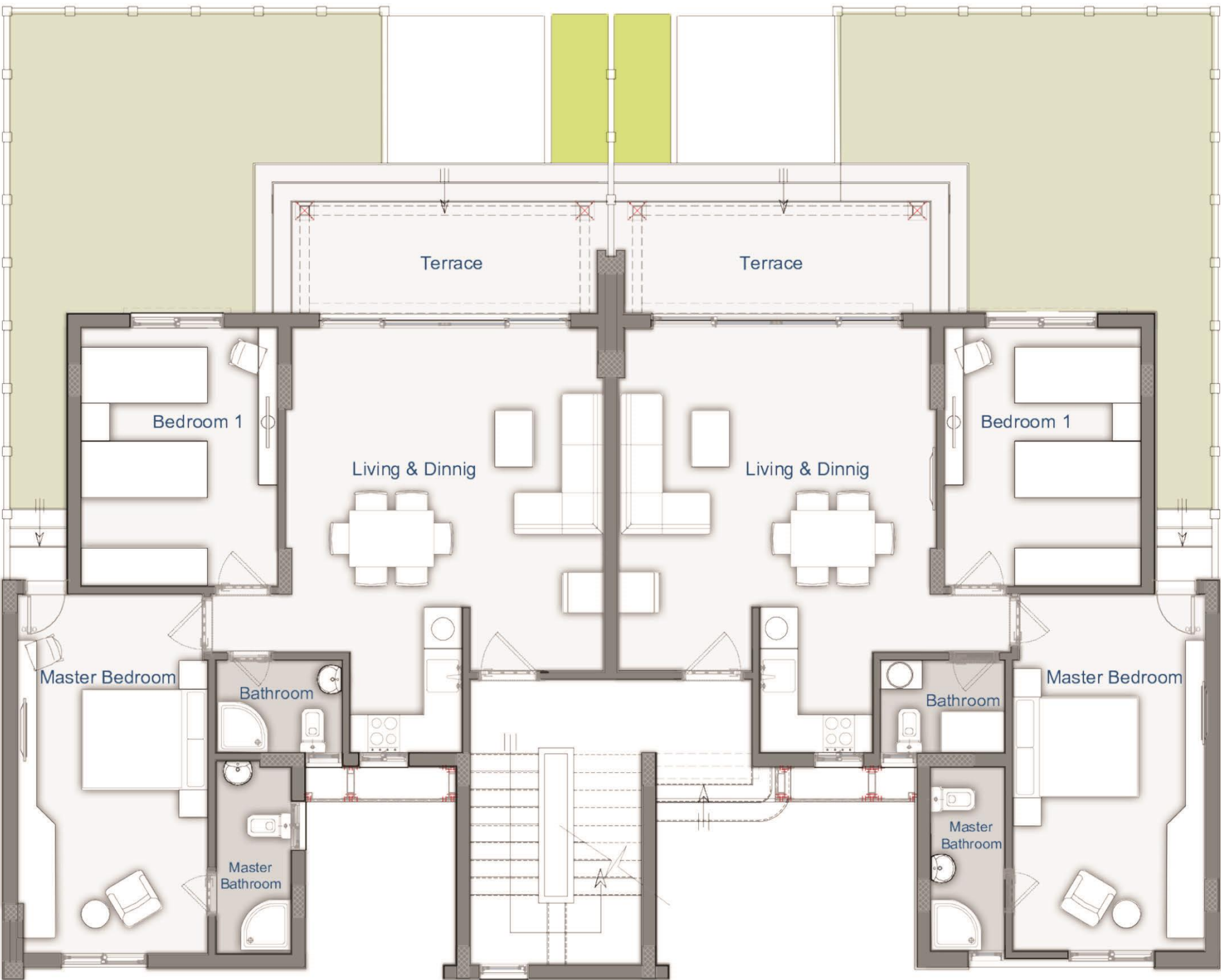
Beach house 3 bedrooms -145 SQM



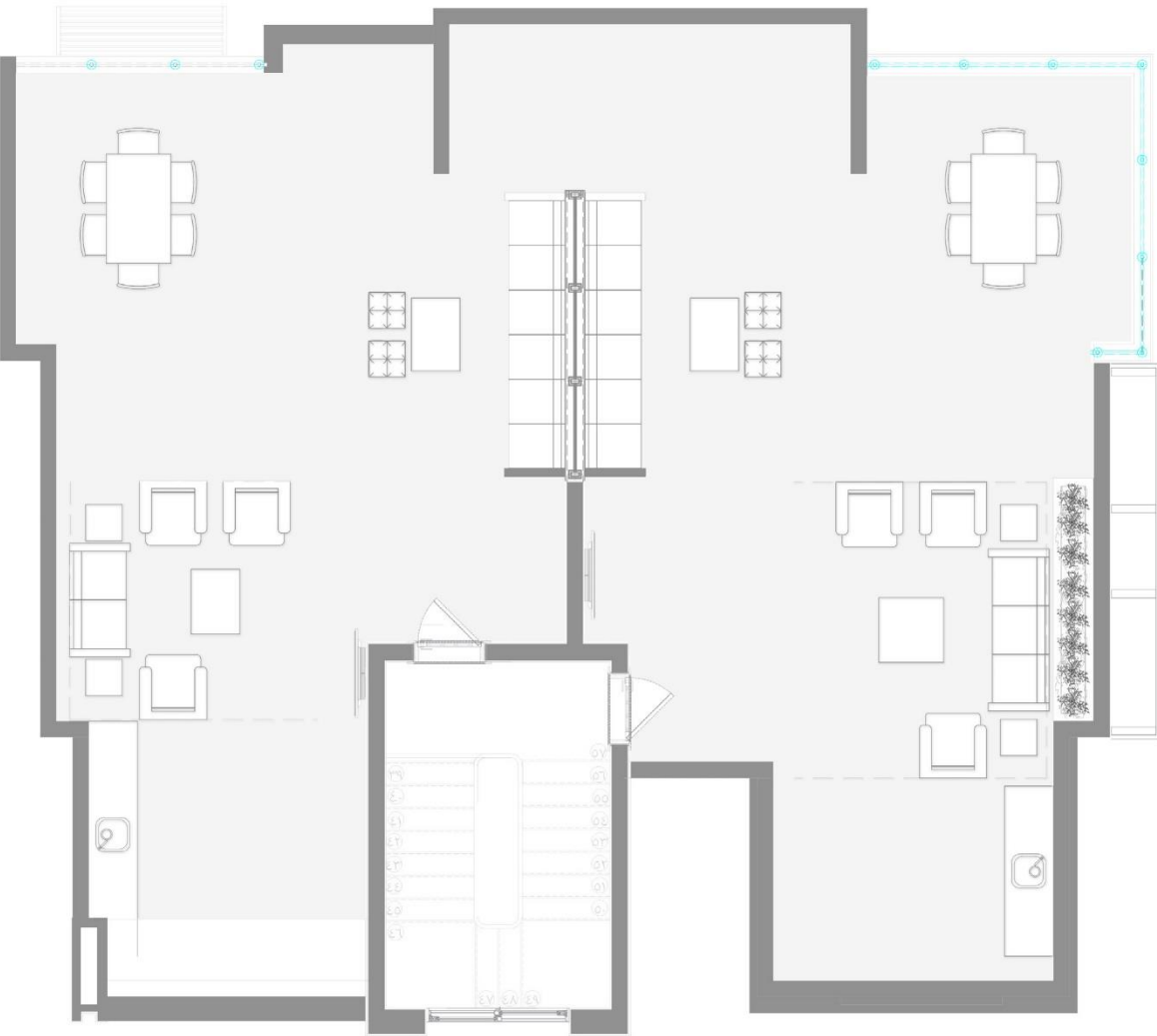
Signature chalet 3 bedrooms -120 SQM



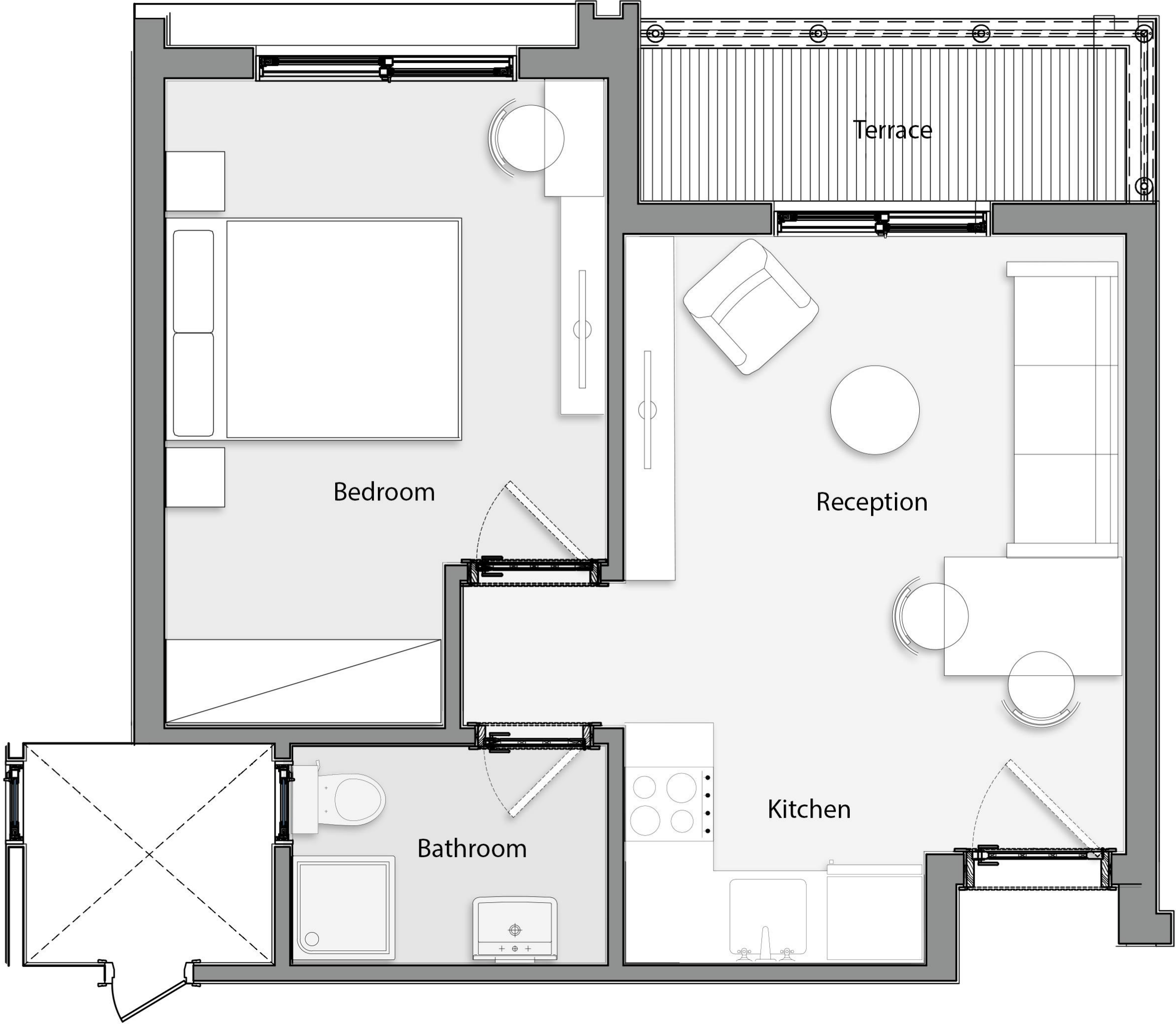
Premium Chalet 2 bedrooms -105 SQM



Premium Chalet 2 bedrooms - 85 SQM



Chalet 1 bedroom - 57 SQM



Payment plan

	Starting prices		
Payment plan	5%, 5% 10 yrs	7.5%, 7.5% 10 yrs	10%, 10% 10 yrs
1 bedroom chalet	6,500,000	6,175,000	5,850,000
Premium chalet 2 bedrooms 85m	8,331,500	7,868,639	7,405,778
Premium chalet 2 bedrooms 105m	9,534,886	9,005,170	8,475,454
Premium chalet 3 bedrooms 120m	11,262,079	10,636,408	10,010,737
Beach house 3 bedrooms 145m	14,220,004	13,430,004	12,640,004
villa twin	43,837,409	44,703,421	42,073,808
villa standalone	67,638,294	63,880,611	60,122,928

Contracts are ready now

No Resale before 1 year- Maximum 2 units per client - No bulk deals

Delivery date : 4 years- EOI amount 50k for chalets and 100k for single units

10% 10% 10 Years Delivery date will be 3 years

RAS EL
HEKMA
yāūd

###



Thank You !