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**MAKADI** | **ORASCOM**  
**HEIGHTS** | **DEVELOPMENT**  
RED SEA



**LEDGE**

AN ESCAPE  
WORTH SEEKING

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**APARTMENTS**

**MAKADI**  
**HEIGHTS**  
RED SEA



# MAKADI HEIGHTS

RED SEA

A multicultural seaside town  
by the Red Sea.

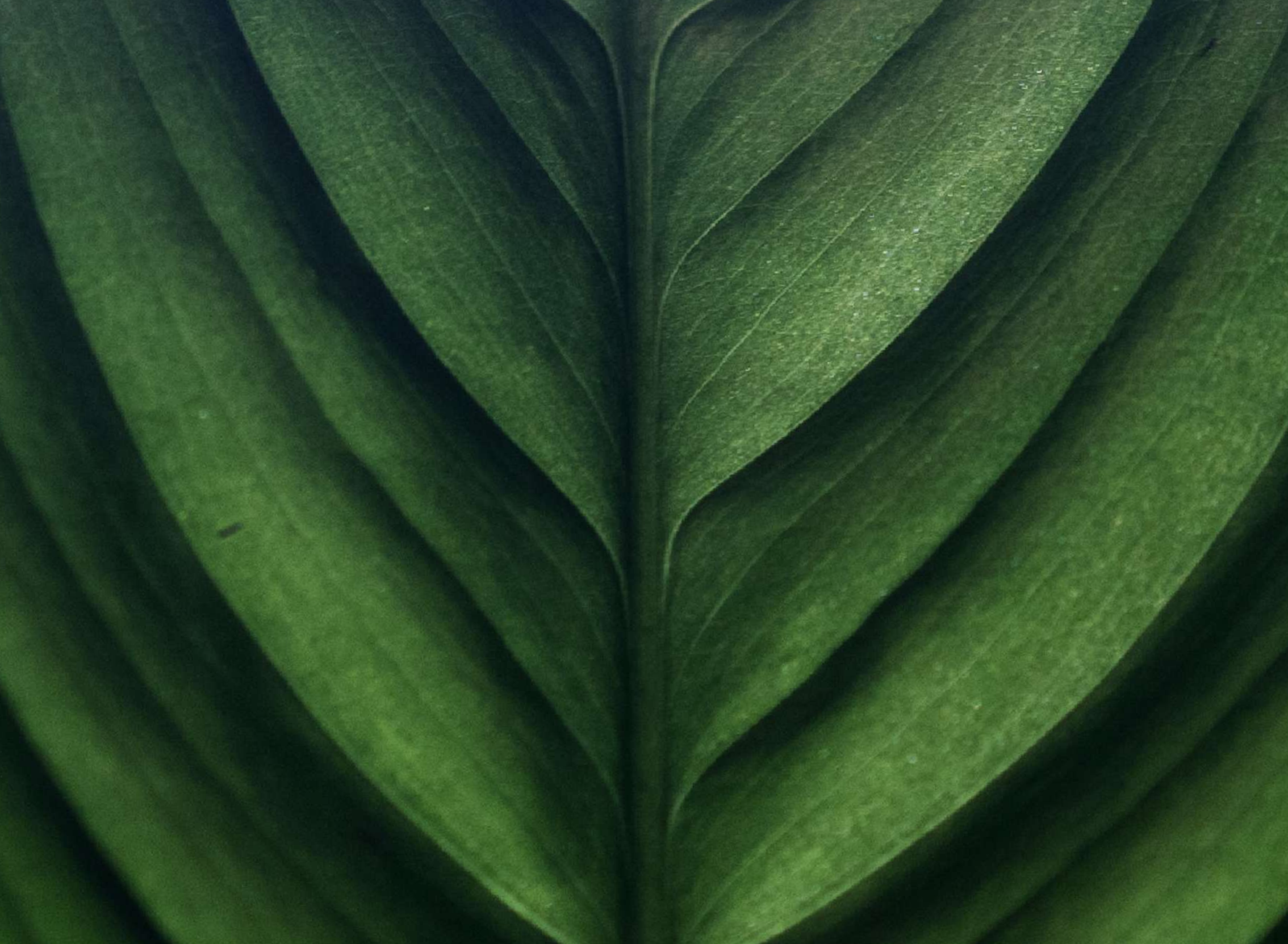




## ABOUT MAKADI HEIGHTS

**Makadi Heights**, a cohesive community developed by Orascom Development, represents a total area of 3.4 million square meters. Identified as a vibrant town with an elevation reaching 78 meters above sea level. Thus, promising picturesque sea views for its distinguished community.

Makadi Heights is an outstanding piece of art created to meet its community needs uniquely and comprehensively. Its unbeatable strategy focuses on providing everything with minimal input. That is, Makadi Heights is an all-inclusive home, planned for simplicity and effortless convenience.





## OUR LOCATION

Egypt

**Makadi Heights,** Outperforming in its inherent spot, Makadi Heights has an exceptional allocation at the heartbeat of Makadi Bay on the beautiful Red Sea coast. That is, Makadi Heights is only 15 minutes away from Hurghada airport. Emboldened by its unrivaled location, it is also 20 and 40 minutes away from the towns of Hurghada and El Gouna. Besides, it occupies a prime position in Sinai's blue skies, 78 meters above sea level at the highest point of Makadi Bay. Thus, guaranteeing unbeatable panoramic views of the Red Sea.

## Hurghada, Egypt



Downtown  
Hurghada

Hurghada  
International  
Airport

Sahl Hashish

Makadi Bay

**MAKADI  
HEIGHTS**  
RED SEA

Soma Bay

Red Sea





# MAKADI HEIGHTS MASTERPLAN

1. Main Entry
2. Secondary Entry
3. Hotel
4. Core Spine Boulevard
5. Downtown
6. Terraced Park
7. Commercial Plaza
8. Multi-Family Units
9. Single Family Lots
10. Beach Club
11. Clubhouse
12. Mall
13. Makadi Residence
14. Lemon & Soul Hotel
15. Labranda Royal Makadi
16. Labranda Club Makadi

**LEDGE**



# OUR PARTNERS

## The Master Planner



EDSA is founded in 1960 in USA.

The company is headquartered in Fort Lauderdale, Florida with offices in Orlando, Florida; Manhattan, New York; Baltimore, Maryland; and Shanghai, China. EDSA is dedicated to the proper use of land resources and the thoughtful creation of human environments. EDSA's legacy has grown to be one of the world's most renowned planning, landscape architecture and urban design firms- adapting, evolving and positively influencing real estate development to better meet the needs of its clients.

Bringing an intrinsic value to how the land and space are utilized, EDSA designed Makadi Height's master plan in a way that enriches and showcases the natural beauty in harmony with cutting-edge creativity. Their work is creating a harmonious relationship between space and place with design strategies that celebrate the cultural context, promote environmental stewardship and people centric design.

## Famous Projects Worldwide

- Bluewaters Island, Dubai, United Arab Emirates.
- Madinat Jumeirah Resort, Dubai, United Arab Emirates.
- Atlantis, Paradise Island, Bahamas.
- Lustica Resort Development, Radovici, Montenegro.
- Ancient Sands Golf Resort, El Gouna, Egypt.



## The Architects

Ledge's architecture has been designed by AAA where it does not rhyme with any signature style, but strives to include uniqueness and importance. AAA is founded on the idea that buildings have to serve as a bridge between nature, climate and people. For more than 40 years, AAA sarl & AAA continue to be an architectural and urban design firm of more than 250 projects designed and constructed in Lebanon and abroad.



Reha, LLC. offers Architectural and Interior design services starting from Concept Design. We are a boutique scaled studio with a tight-knit team exceptionally gifted in creating functional, detailed and beautiful spaces. Our work transcends international borders, and are always prepared to take on new and interesting challenges.



Innovation design studio for architectural services has been rapidly growing, its involvement ranges from purely consultative to the complete delivery of high-end architectural design projects in the Egyptian market. Its designs are based on an information use of technology and materials, combining a commitment to the spirit of the new with a strong awareness of context.





## ALWAYS IN SEASON

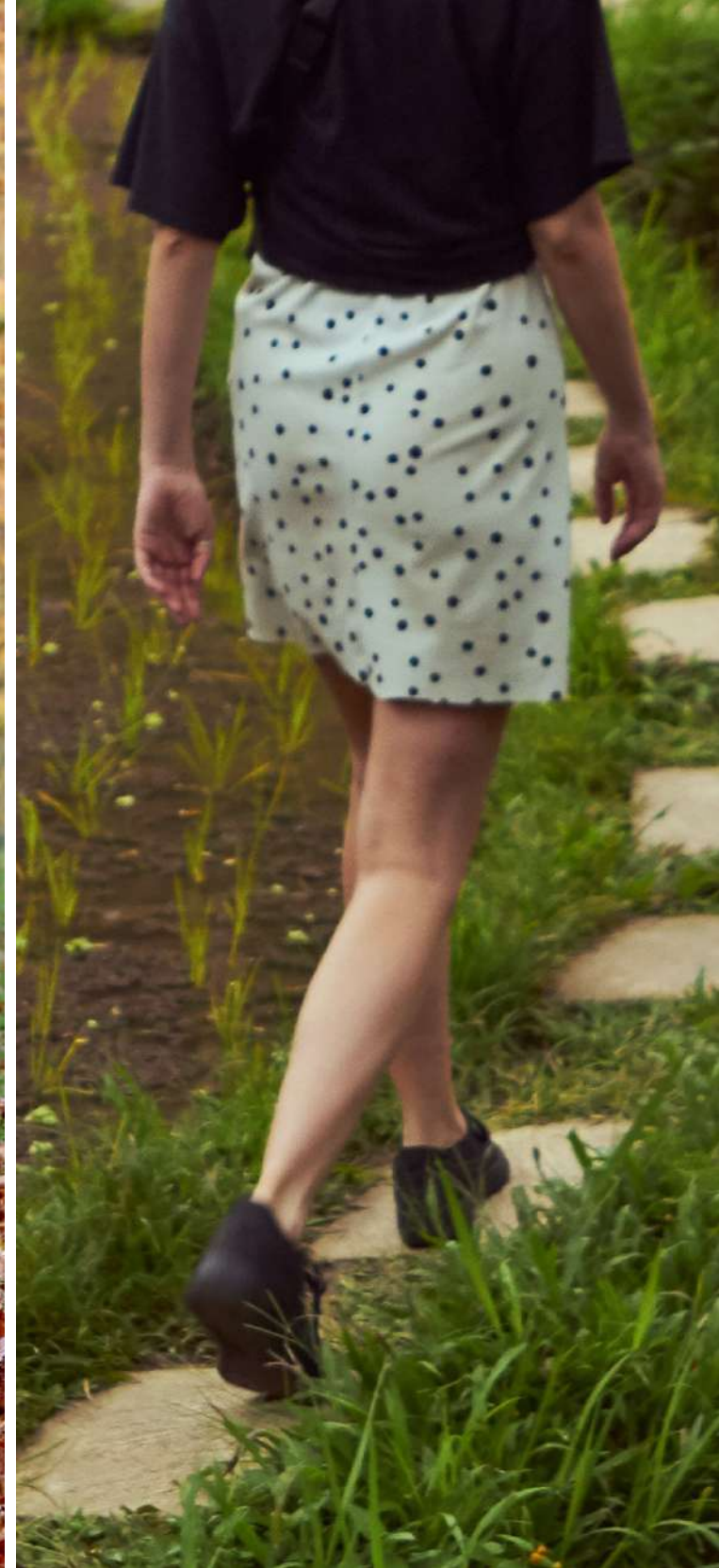
At the heart of Makadi Heights live accessibility and inclusivity. Makadi Heights is endowed with a convenient seaside destination where everything is always in season. An all-inclusive town created for families and friends to spring out and enjoy leisure by the sea. To live in Makadi Heights is to have everything at your disposal.

That is to say, Makadi Heights radiates with lagoons, lakes, infinity pools, clubhouse, commercial area, mall, sports courts and gym, water activities, educational activities, kids area and aqua park, clinic, pharmacy and warm space for pets.

Makadi Heights is a choice for life enthusiasts who actively seek to create all-year-round deep connections with their loved ones and live consistently by the smell of the air.





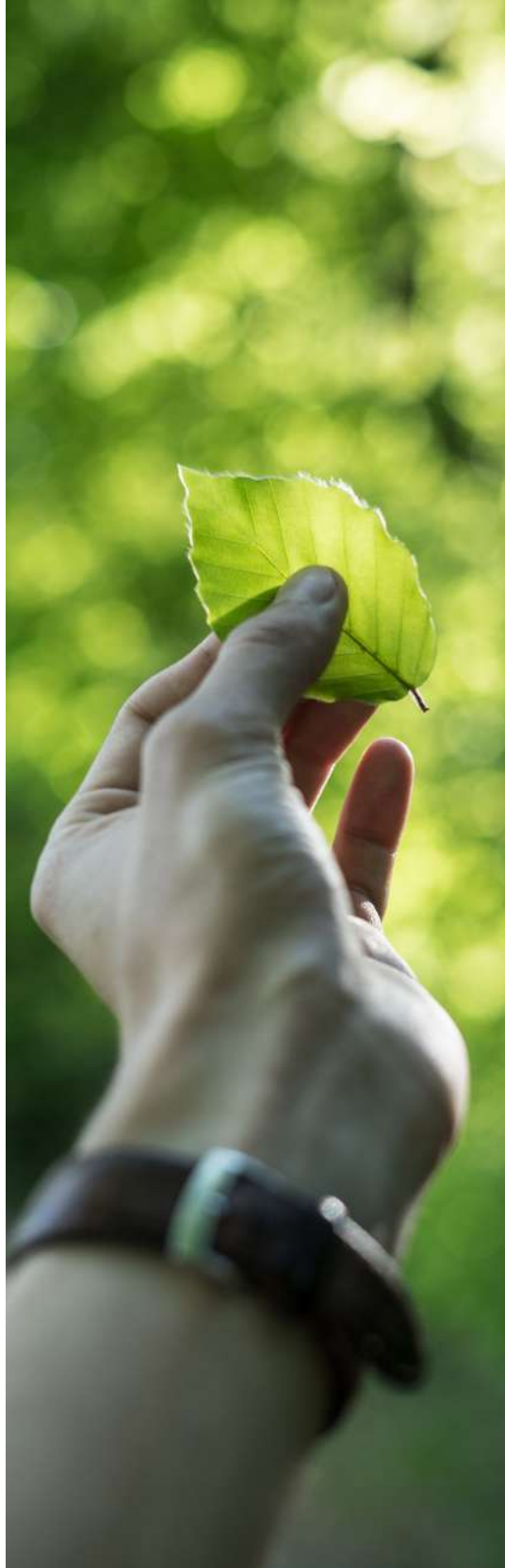


## ACCESSIBILITY & WALKABILITY

Everything you need is at hand, from entertainment to relaxation to education to healthcare to commercial areas. Makadi Heights is an unbeatable player in respect of an authentic, comfortable, and luxurious lifestyle complemented with a holistic service experience.

That is, it bestows its community with central clubhouses and entertainment hubs, tailored to their needs conveniently. Its retail center features a variety of shopping and dining facilities. At Makadi Heights, you will also find a clinic, pharmacy, supermarket, sports court, and kids area, ensuring that leaving your space is never a necessity. Makadi Heights homeowners will have access to their services and different amenities at their ease.





# THE SUSTAINABILITY

At Makadi Heights, we treasure eco-friendly and sustainability. To serve the community at best, we offer our citizens a space where clarity is our top priority. There is an environmentally safe spine where no car is allowed to enter. That is, this pollution-free zone champions purity and transparency. Thus, allowing homeowners to enjoy life at its grace.





# FACILITIES

## Commercial Areas

A bustling district that allows a mix of culture and entertainment in an urban style. Our commercial areas serve a variety of diverse services that bring together all aspects of life.

## Central Park

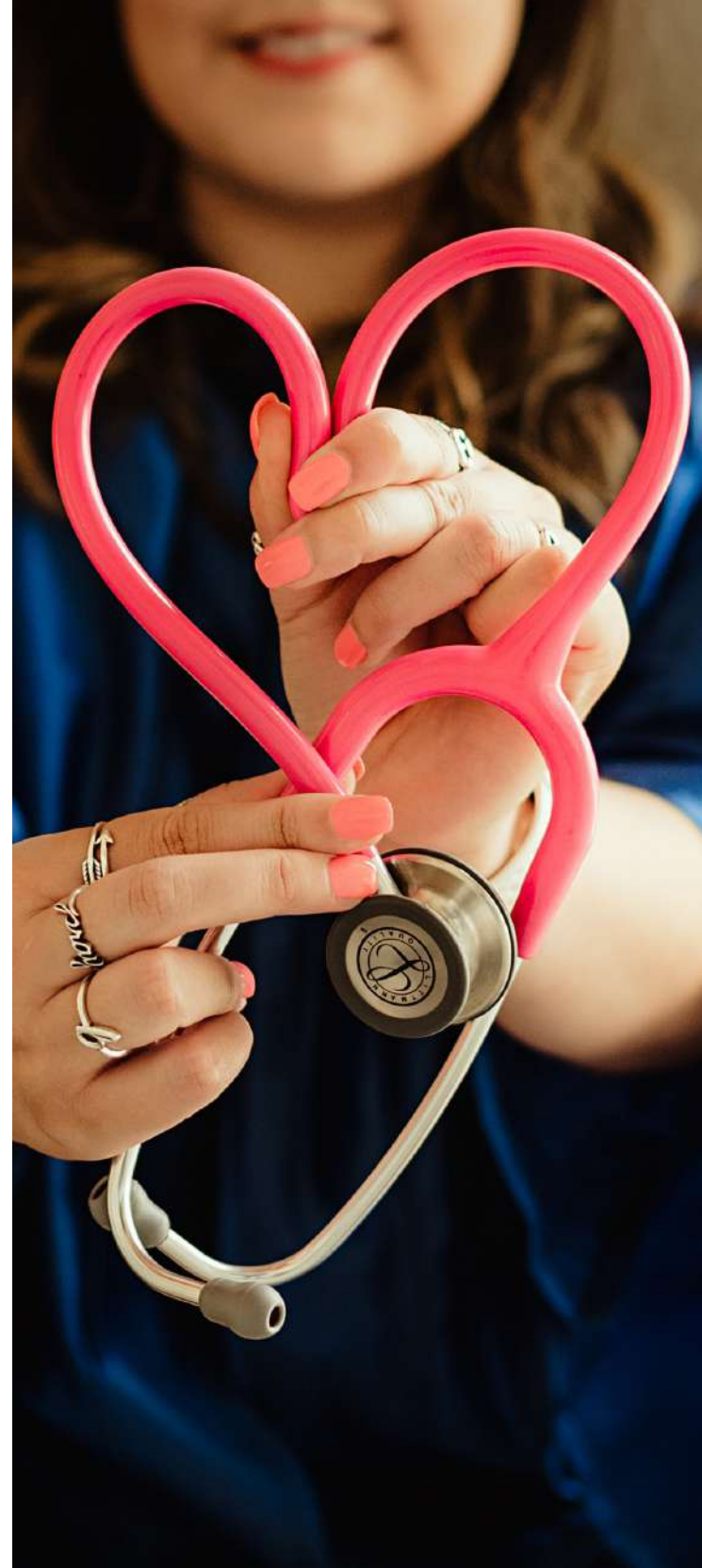
Forging an inspiring character at the lively spot of Makadi Heights. With an ethereal and spacious green landscape, our central park features an outstanding zip line zone and amphitheatre for entertainment and high performance.

## Sports Facilities

A convenient venue for competitive and energetic activities as well as for water sports activities, football and tennis allowing you to explore your talents and skills within a comfortable and safe environment.







# FACILITIES

## Kids Friendly Areas

It is a collaborative environment of several kids' areas and a kids aqua park for your kids to bring in creativity and imagination. Our kids-friendly areas allow the kids to activate and improve their skills, have fun, and create new friendships.

## Medical Facilities

Treasuring wellness at Makadi Heights, we offer all the required medical facilities and professional staff to meet our community's health needs. Thus, securing a better life for everyone.

## Hotels

At Makadi Heights, we have premium hotels that focus on leading with a heart-warming smile and bring the promise of a new day for our distinguished customers. From all the inclusive food to the outdoor activities, we strive to give an excellent experience within our service.





AN ESCAPADE WORTH SEEKING





## CONCEPT & PLAN



**Ledge** villas and apartments are designed with you in mind; they are built around the idea of making our residents more comfortable and their lives easier. Ledge is built on the highest elevation in Makadi Heights, allowing you to have a full view of the swimmable lagoons and greenery. It combines both comfort and adventure where the residents can seek comfort in their homes or go out and enjoy hiking and outdoor activities that are the main feature of Ledge.

























































ABOUT THE DEVELOPER



ORASCOM  
DEVELOPMENT

*life as it should be*



# ORASCOM DEVELOPMENT HOLDING

- 01

EGYPT

EL GOUNA  
O WEST  
MAKADI HEIGHTS  
TABA HEIGHTS  
BYOUM
- 02

MONTENEGRO

LUŠTICA BAY
- 03

MOROCCO

CHBIKA
- 04

OMAN

HAWANA SALALAH  
JEBEL SIFAH
- 05

SWITZERLAND

ANDERMATT
- 06

U.A.E

THE COVE
- 07

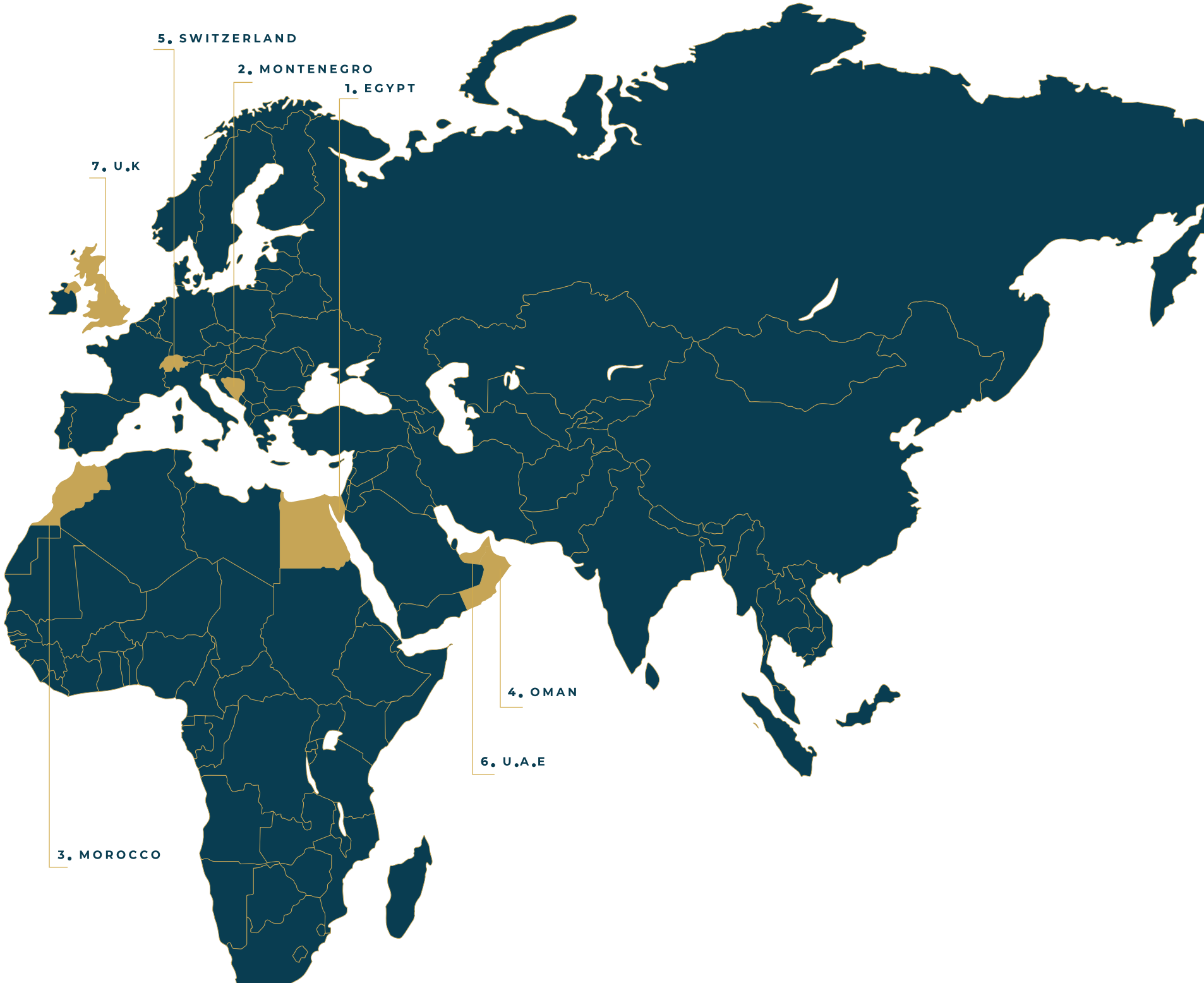
UNITED KINGDOM

ECO BOS

As an established global developer, Orascom Development has a pipeline of projects in 3 continents and 7 countries.

Orascom Development’s projects stretch across a myriad of worldwide destinations including Egypt, Oman, Montenegro, Switzerland, the United Arab Emirates, Morocco, and the United Kingdom. A leading fully integrated developer with more than 30 years of experience.

The company’s diverse portfolio distinguishes the group as one of the significant market leaders, with one of the largest land banks comprising of 101.0 million square meters.





# DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and for illustrative purposes only.
- Orascom Development Egypt reserves the rights to make minor alterations.
- All rendering and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- All finishing renders are for illustrative purposes. Binding specs for finishing are those in the contract.
- Private pools are for illustrative purpose only.