



MAKADI HEIGHTS

RED SEA

|

Cape

VILLAS IMMERSSED IN WATER



A MULTICULTURAL
SEASIDE TOWN
BY THE RED SEA.



MAKADI HEIGHTS

WELCOME TO MAKADI HEIGHTS

Overview, Location, Masterplan,
Amenities and Facilities

About Makadi Heights

Makadi Heights is a town built over 3.4 million square meters planned for development, with an elevation reaching 78 meters above sea level guaranteeing magnificent panoramic sea views residential units.

Envisioned as a comprehensive town, marked by an astounding landscape, Makadi Heights provides everything you need to get away and enjoy your retreat, all year round.

Minutes away from major cities, with amenities that ensure you will never need to interrupt your time, Makadi Heights is an all-inclusive town, planned for simple, effortless convenience.

Shopping, leisure and entertainment facilities are all integrated within the development.

There is no need to go elsewhere; just relax and enjoy a new, carefree lifestyle in a spectacular elevated location.

Makadi Heights covers an area of 3.4 million square meters with more than 85% of its total area dedicated to green areas, water features and open spaces.



Escaping City-life

OVERVIEW

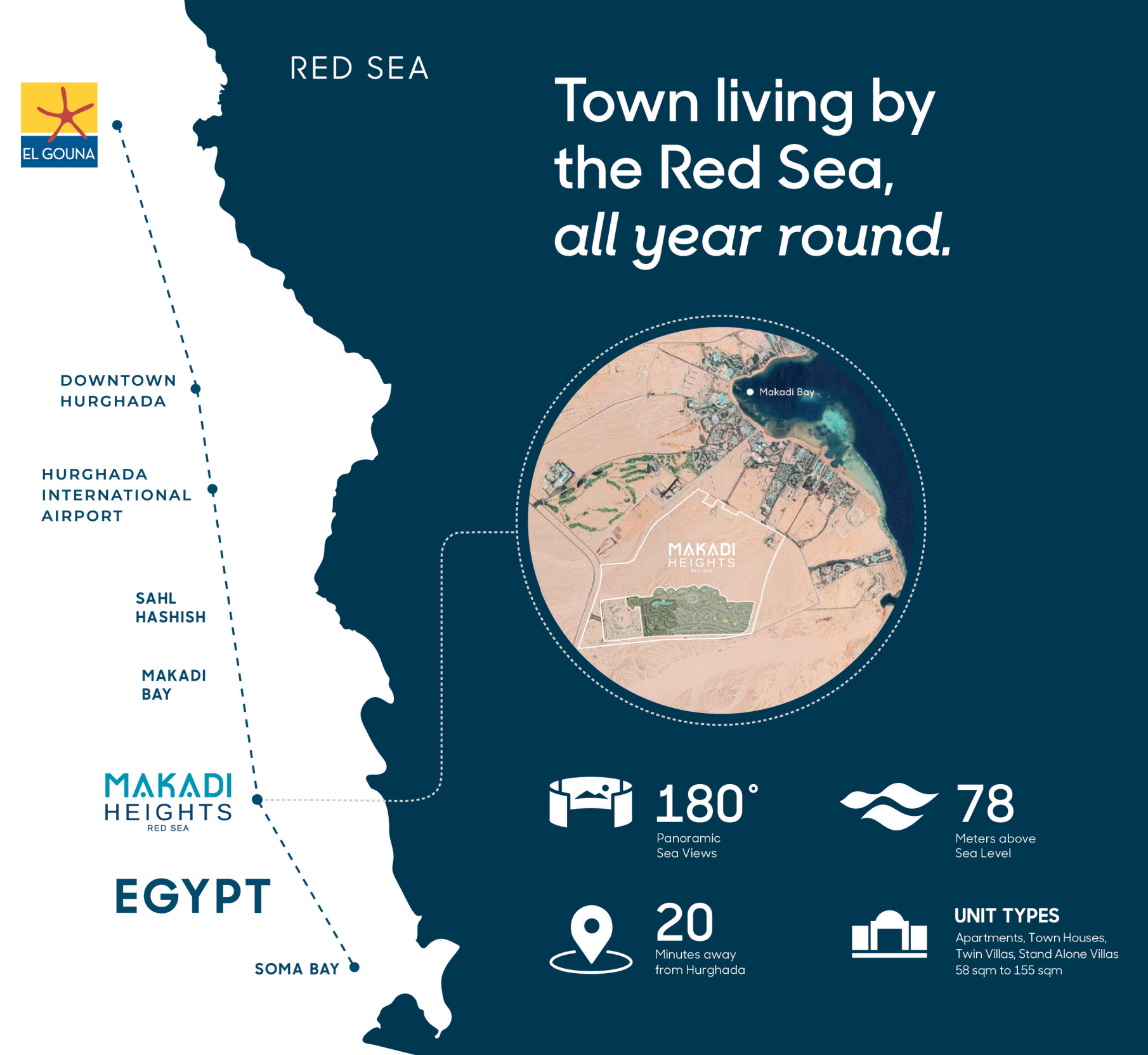
At Makadi Heights, enjoy unrivaled ease. Prime location by sky, sea or land, we are accessible from everywhere.

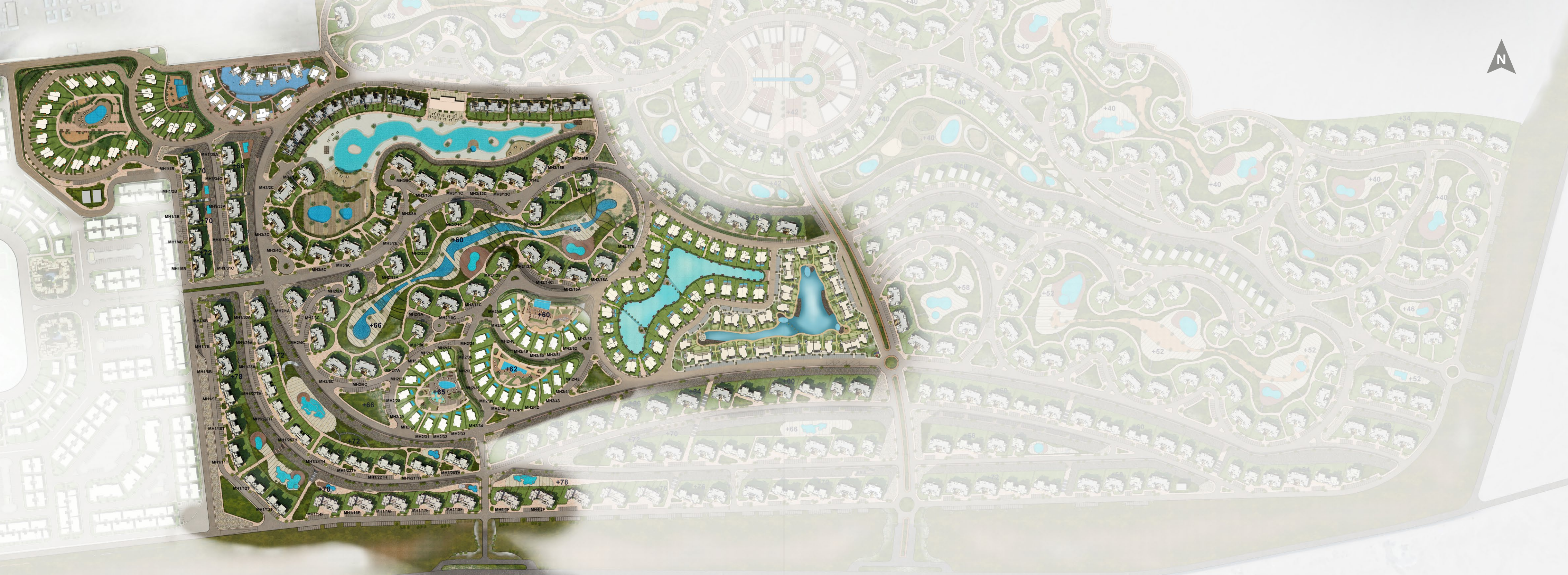
Located at the heart of Makadi Bay on the beautiful Red Sea coast, Makadi Heights is only 15 minutes away from Hurghada airport, while the towns of Hurghada and El Gouna are just 20 and 45 minutes away.

Getting here from overseas could not be easier. The project also occupies a prime position in Sinai's blue skies, 78 meters above sea level at the highest point of Makadi Bay, guaranteeing unbeatable panoramic views of the Red Sea wherever you are.

Ensure proximity to the action, Makadi is located near all major developments on the coast, while also providing everything you could need within its walls.

Leaving your space in Makadi Heights is always an option, and never a necessity.





Life in One Place

ALWAYS SERVING YOU

Makadi Heights has everything a family could need for the ultimate vacation, including a beach club, mall, clubhouse, an entertainment hub and a supermarket.

At Makadi Heights, we provide a holistic service experience, so you only need to leave the comfort of your space, on your own terms.

Entertainment is a key focus at Makadi Heights, with central clubhouses and entertainment hubs to suit your needs, accessible from every corner of the development.

Our retail center features a variety of shopping and dining facilities. Within our walls, you will also find a clinic, pharmacy and a supermarket, ensuring that leaving your space is never a necessity.

Accessibility is aided by cycling tracks and walking trails. Makadi Heights homeowners will have access to their services and amenities at their own ease, and can pop in at a moment's notice, between enjoying their activities and free-spirited lifestyles.





All-Year-Round Home Vacation

ALWAYS IN SEASON

Enjoy the all-year-round mesmerizing weather with your family and friends and live the Red Sea lifestyle.



Experience more joy, with recreations of happy memories with your family. Discover a new way of life with Makadi Heights, a city that offers the epitome of relation.

Warm homes that provide the highest standard of comfort, terraces that mark all the boxes when it comes to lifestyle, trends, and not to mention space for your fluffy pets. A new way of life begins here, with everything in place.

Makadi Heights Mall

The mall is your go-to facility for all your entertainment and service needs. Built so you can find everything in one place, and in a central location, we cater to all of our residents, as unique as they are in age and walks of life.

The mall offers a variety of shopping and dining facilities, a clinic, pharmacy and supermarket, providing a combination of practical amenities and luxury services.

Experience family gatherings in a one of a kind community space that is only a short walk away from your home.

Believing that relaxation is the highest form of satisfaction means meeting needs at every level, and Makadi Heights Mall is designed to do just that, meeting practical needs so that our residents can enjoy an elevated and peaceful frame of mind.





Retail. Lifestyle. Entertainment

Occupying a land area of 33,000 square meters, Makadi Heights' stunning clubhouse contains a swimming pool, pool bar, gym, restaurant, sports courts and a large kids' play area.



Communal spaces bring us together. Relax with your family at our specially designated community areas, with a high-capacity clubhouse to bring your family and friends together in one place. Laugh, live and play at our lagoon-like swimming pool, kids' play area and sports courts.

All your active needs met in one place means that planning your day has become as simple as leaving your front door.

Enjoy a quick drink at our built-in pool bar, or grab a hearty and delicious meal at our clubhouse restaurant after soaking in the sun. Our clubhouse also features a gym, allowing you to nourish your body while our residential facilities nourish your mind and soul.

Getting Around

At Makadi Heights, travel could not be easier.
Greater community means greater connectivity.

In choosing our excellent location, we have made accessibility one of our top priorities at Makadi Heights.

A bus station is located right outside of the development, providing daily buses to and from Cairo. You can travel with ease between your house and your home at Makadi Heights.

With Hurghada only 20 mins away, local shuttle bus routes take you to destinations in Hurghada and to Senzo Mall, ensuring your stay is always connected.



Your Lifelong Destination

Makadi Heights offers a variety of residential homes, all with magnificent view of the open sea, central landscape, water features or communal pools.

Supremely comfortable, all residences offer stylish contemporary living with all of life's essentials just minutes away.

Comfort and convenience are assured, and our homes are supplied in a fully finished state; just move in and start enjoying all that Makadi Heights has to offer.

Our units are a beautiful combination of modern and tuscan-style architecture, satisfying both the aesthetic and functional needs of the contemporary family.

Envisioned as a sunny haven of relaxation, each of our residences, whether villa or apartment, is sun-drenched and spacious. Enjoy a view of the open sea from every one of our units.



VILLAS IMMERSSED IN WATER.



ZONE DETAILS

MAKADI HEIGHTS | CAPE ZONE

Zone Concept & Plan, Unit Types
and Interior Finishing

Cape Zone Concept & Plan

VILLAS IMMERSED IN WATER

Those seeking a beachside life of luxury can relax in the continuous pools of the Cape zone.

Cape villas are thought out and built with taste, spaces designed to measure, volumes enjoying a splendid panoramic view of the pool ranges that are directly accessed from your garden.

The serene space has scooped large areas for the decks for sunbathing. Best of all is the villa's landscaped grounds, designed with high-ceiling receptions in the standalone, warm earthy inspired color palette and a massive terrace area for the utmost relaxation.

Doubling the pleasure with Cape's two well-designed identical villas.

These twin villas have an outstanding view providing a great living experience for your family as everything is designed with you in mind.











DESIGNED
WITH A MIX
OF EARTHY
MAT AND
WARM HUES.

CAPE VILLAS

MAKADI HEIGHTS | CAPE ZONE

Standalones & Twin Villas

Standalone Exteriors

CAPE STANDALONE VILLAS

Cape standalone villas' inviting facade embraces nature with gorgeous earthy colors and rectangle-lined pool decks.

FRONT VIEW



FRONT VIEW



FRONT VIEW



BACK VIEW



FRONT VIEW



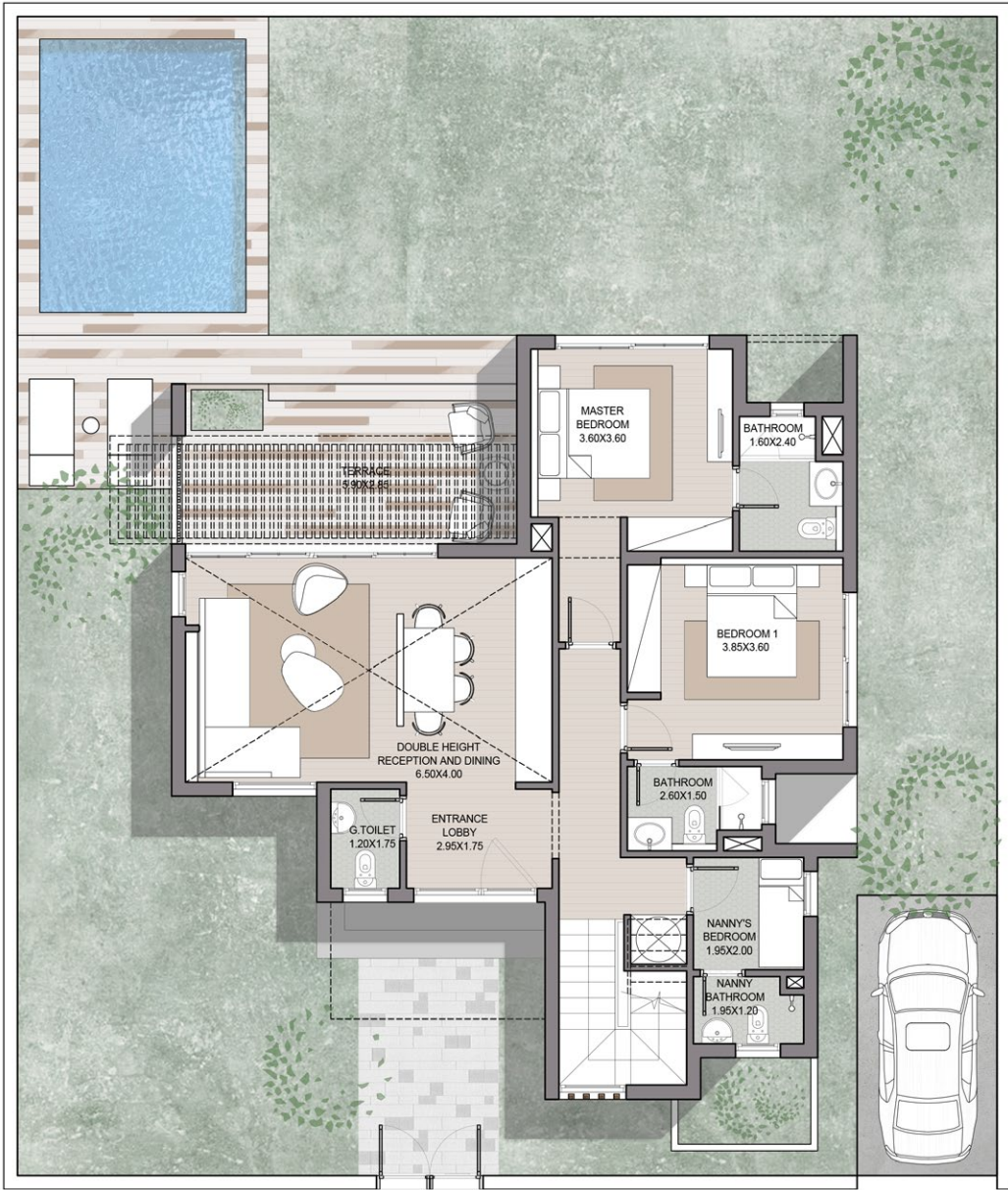
BACK VIEW



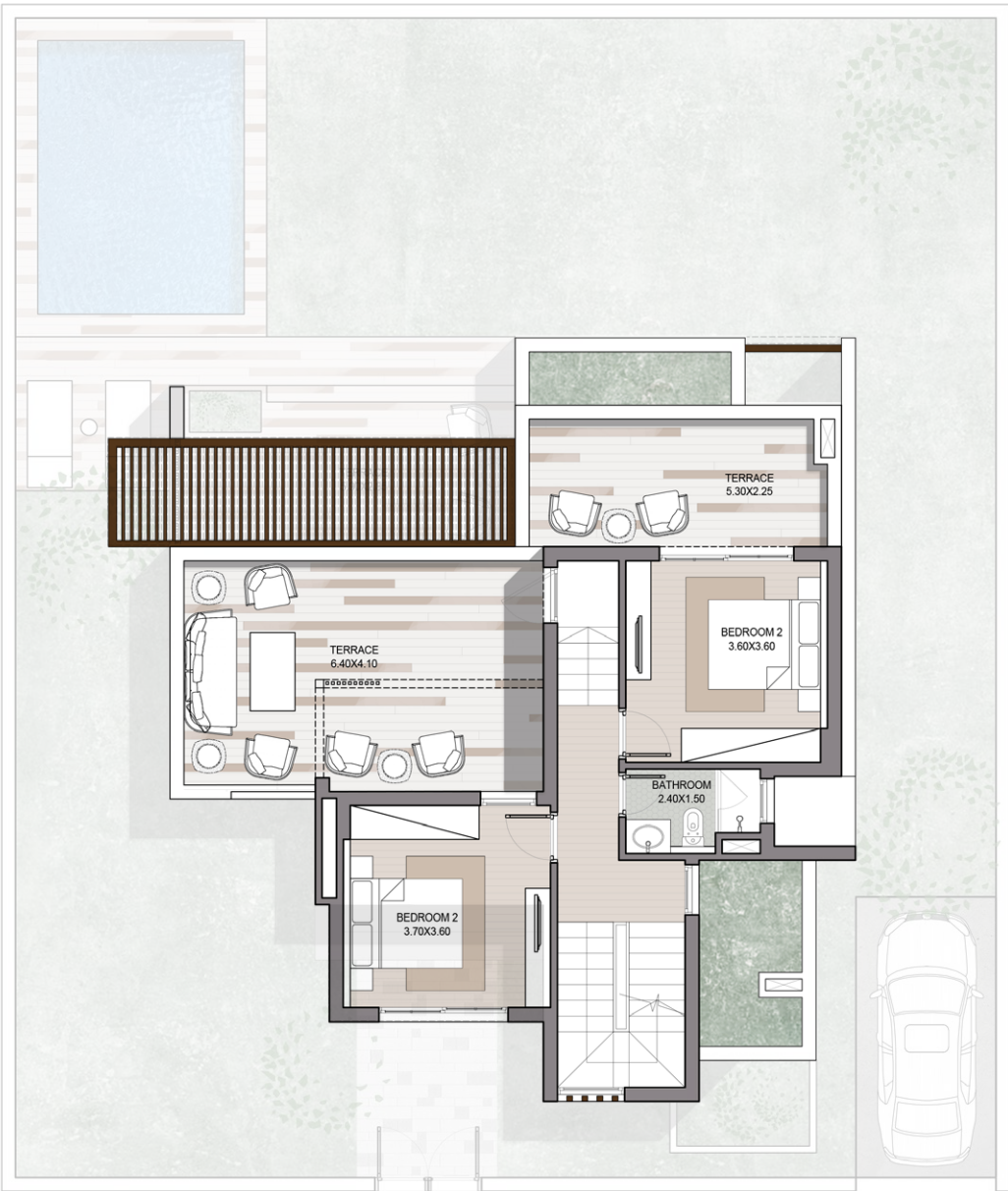
Standalone Ground Floor

CAPE - STANDALONE VILLA

Built Up Area: 163 m²
Uncovered Terrace: 17 m²



Standalone First Floor







BATHROOM - MASTER BEDROOM

The use of strong saturated colors makes a statement, as seen in the master bedroom and bathroom that also features taupe tones for contrast.



Inspired by three natural colors, the sea, sand, and greenery. The chosen paint palettes promise to pair well, granting a soft balanced scenery yet timeless.

The merge of the selected materials and textures complement each other, and the use of strong neutral cool colors works perfectly as a sophisticated backdrop for the interior space.

Interior Finishing

STANDALONE FINISHING PALETTE

Whether it's a weekend getaway, full-time residence, or vacation property at Makadi Heights, the peacefulness captured inside your home will set you off for a guaranteed relaxing stay.



Twin Villas Exteriors

CAPE TWIN VILLAS

Cape twin villas' exterior features an enviable contemporary architecture, creating a peaceful, natural vibe that is unique and makes us want to be there.

FRONT VIEW



BACK VIEW



Twin Villas (A) Floor Plans

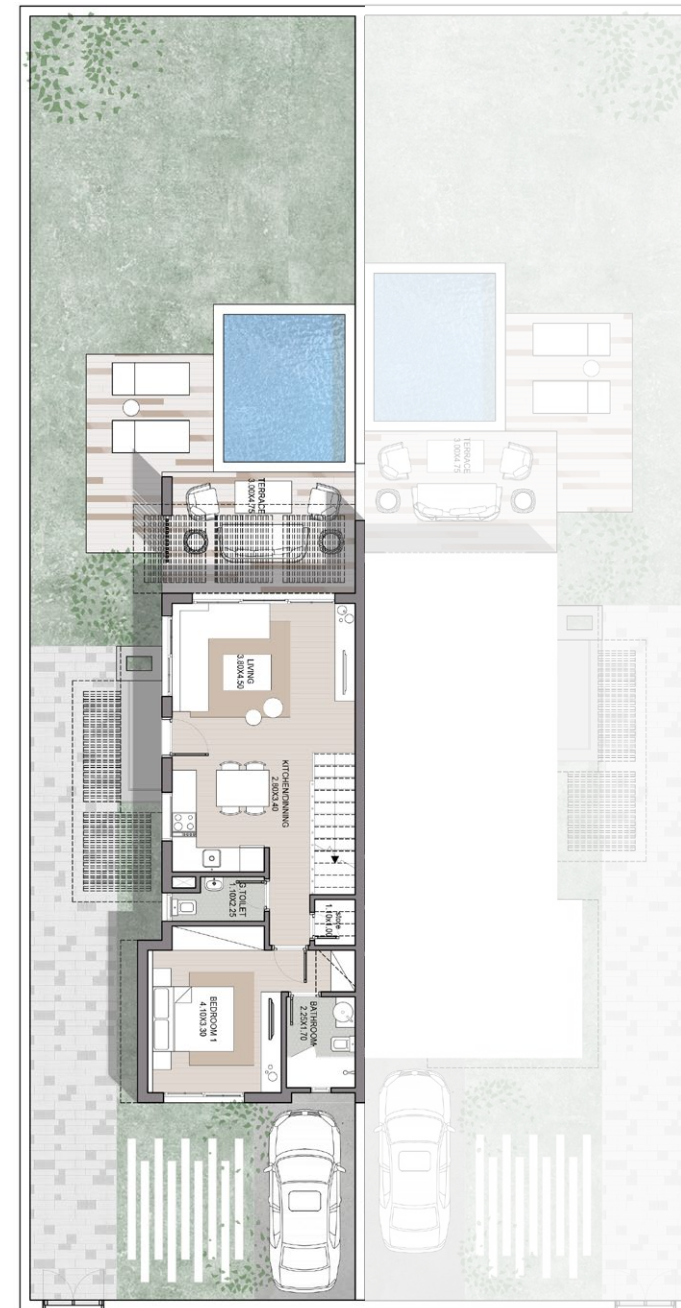
CAPE - TWIN VILLA TYPE (A)

Built Up Area: 133 m²

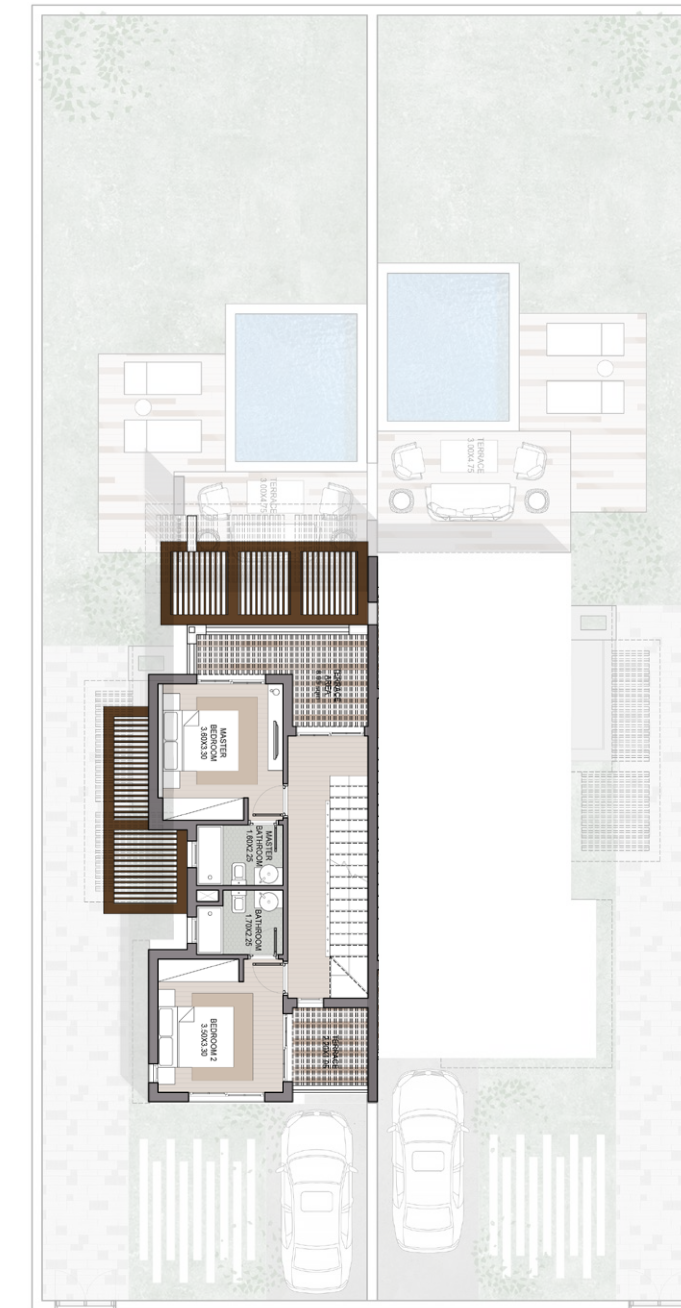
Roof Terrace: 48 m²

Uncovered Terrace: 14 m²

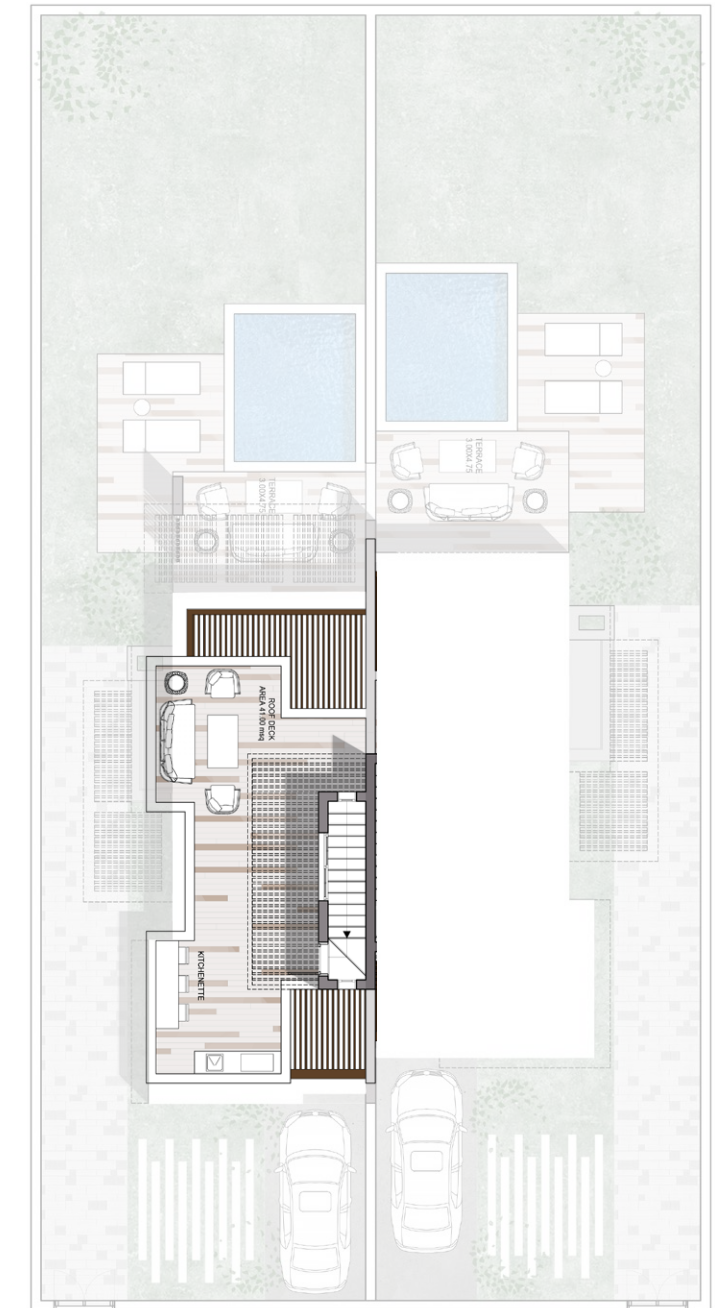
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



Twin Villas (B) Floor Plans

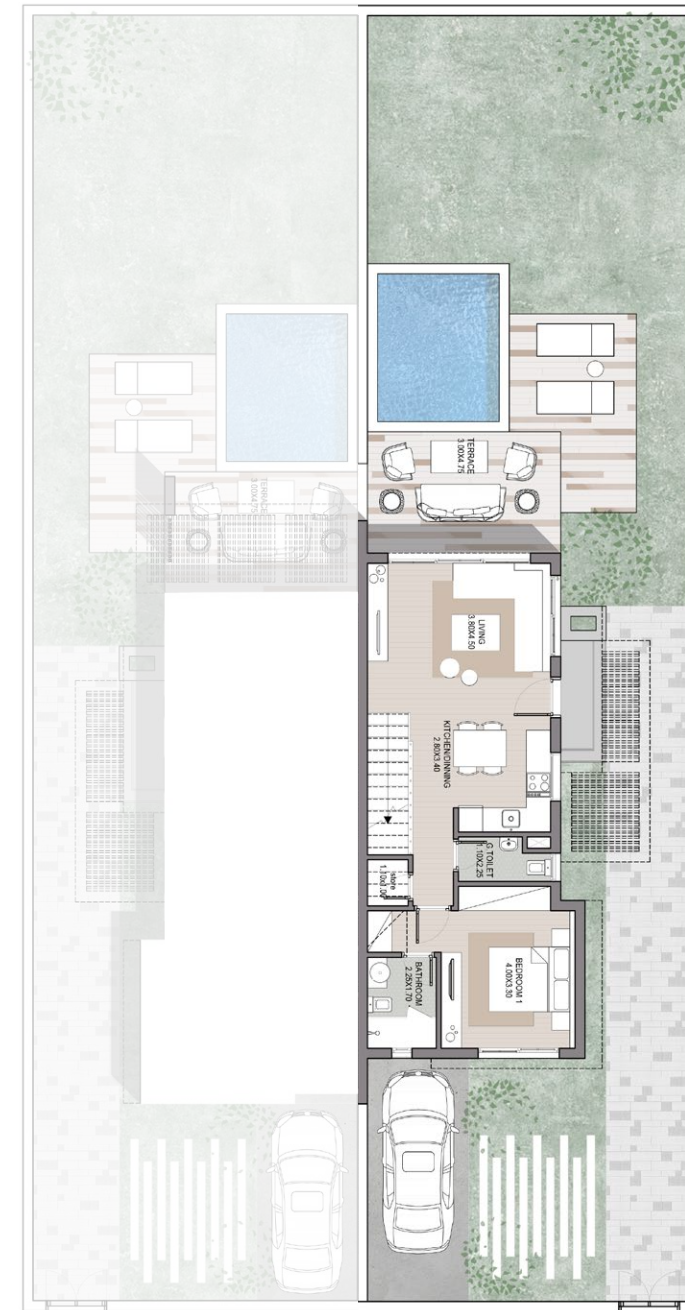
CAPE - TWIN VILLA TYPE (B)

Built Up Area: 134 m²

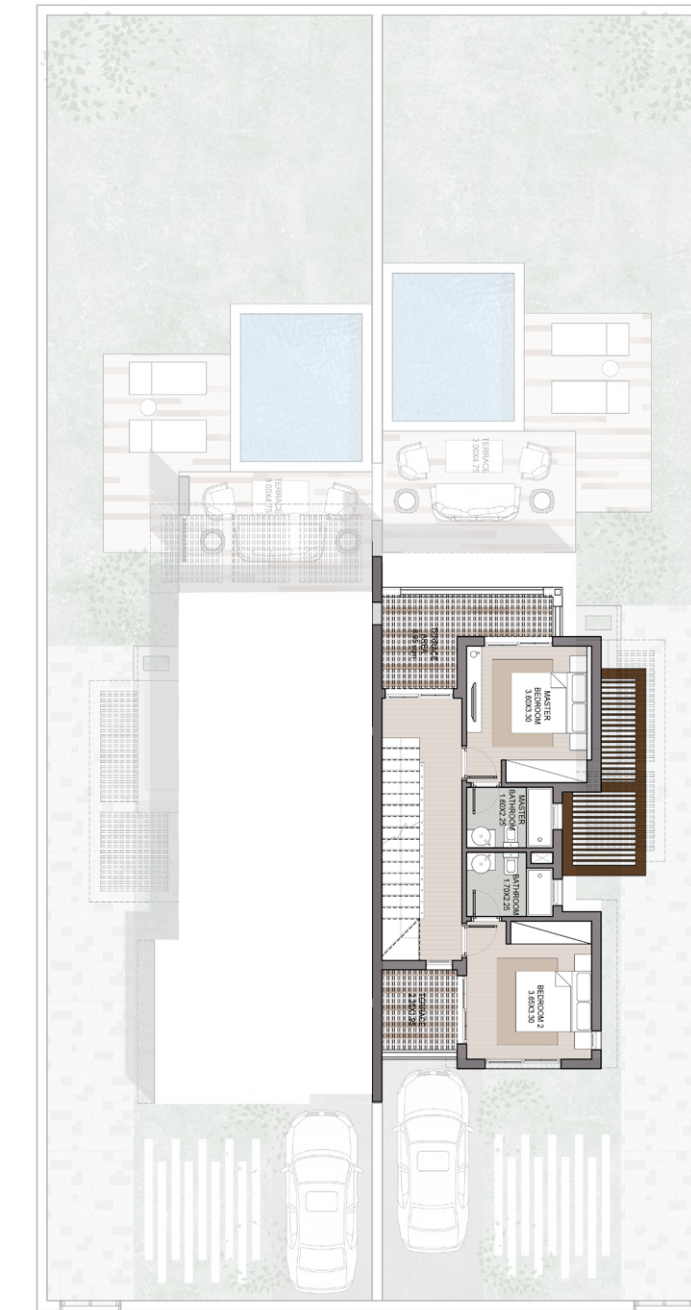
Roof Terrace: 49 m²

Uncovered Terrace: 14 m²

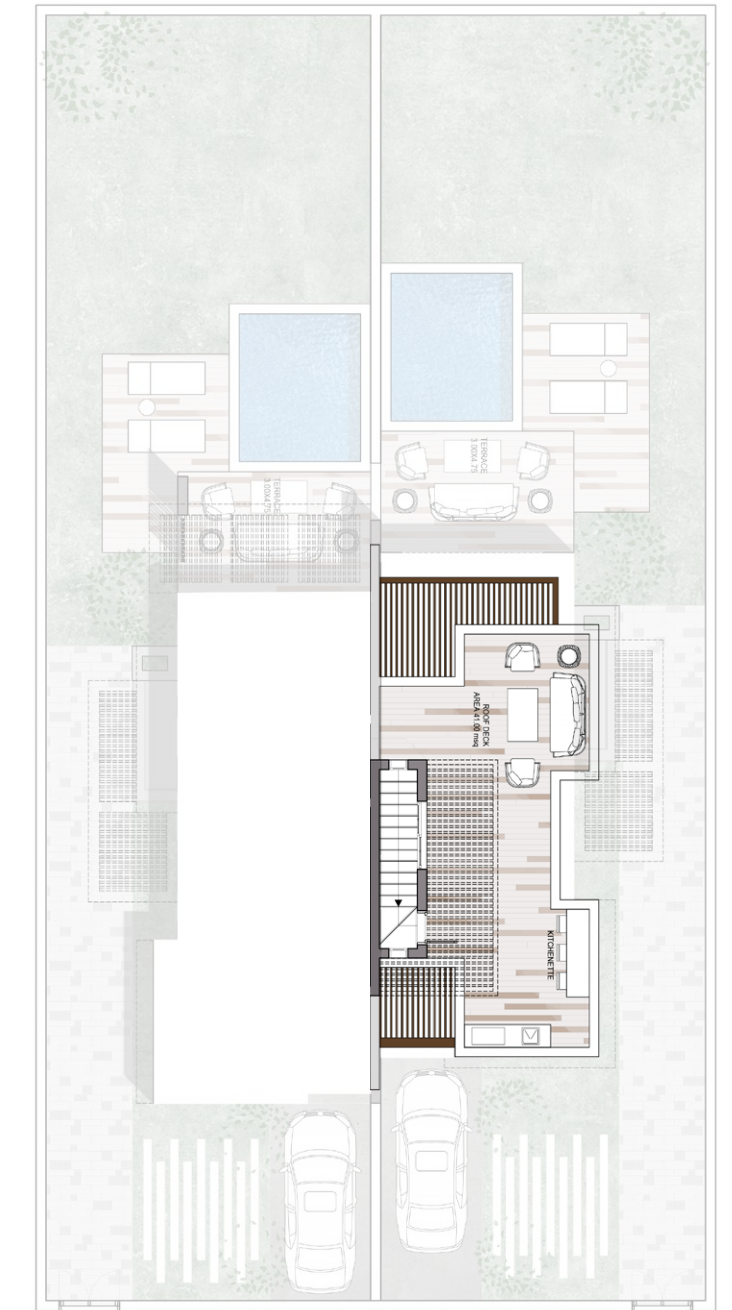
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR





BATHROOM - MASTER BEDROOM

We adhered to an inviting simple palette of taupes to complement the bathroom's natural materials.



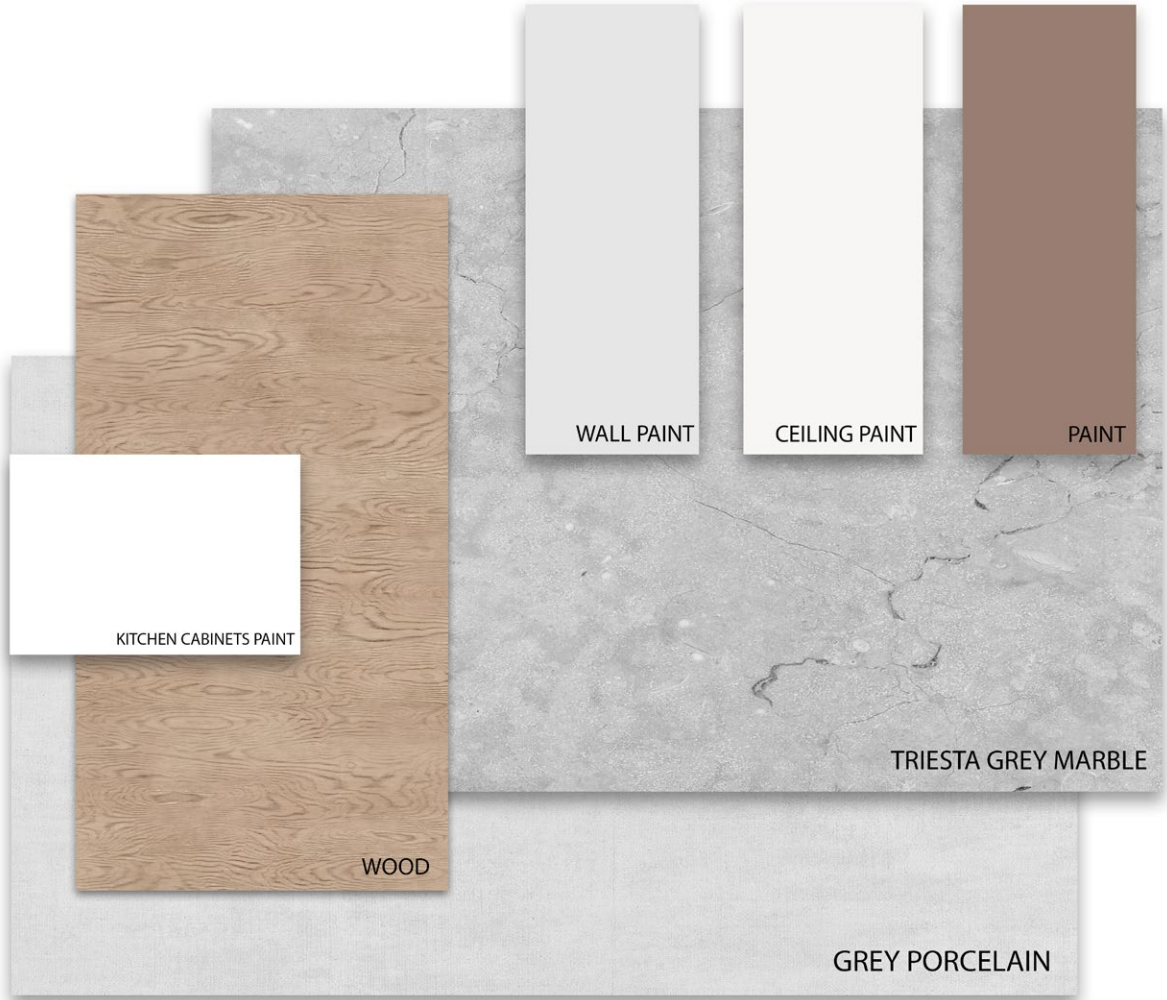
The soft, light grey is a great color mix to keep things neutral while adding some edge to your villa.

It brings in the cooling colors of granite and concrete, embracing the hygge style. The blend of natural material and soft textures like the Triesta grey marble and porcelain help shape the residence into a cozy nest.

Interior Finishing

TWIN VILLAS FINISHING PALETTE

And to balance out the selected tones, we have added wood elements to create comfy, calm and, clutter-free environments, while adding one pop paint color such as an earthy dark nude color for a vibrant finish.





DELIVERING ON ITS
UNRELENTING
VISION OF BUILDING
TOWNS.

THE DEVELOPER

MAKADI HEIGHTS | CAPE ZONE

Orascom Development Holding

Orascom Development Holding (ODH)

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 a market leader, with one of the largest land banks comprising of 101.0 million square meters.

01 EGYPT
EL GOUNA
O WEST
MAKADI HEIGHTS
TABA HEIGHTS
BYOUM

02 MONTENEGRO
LUŠTICA BAY

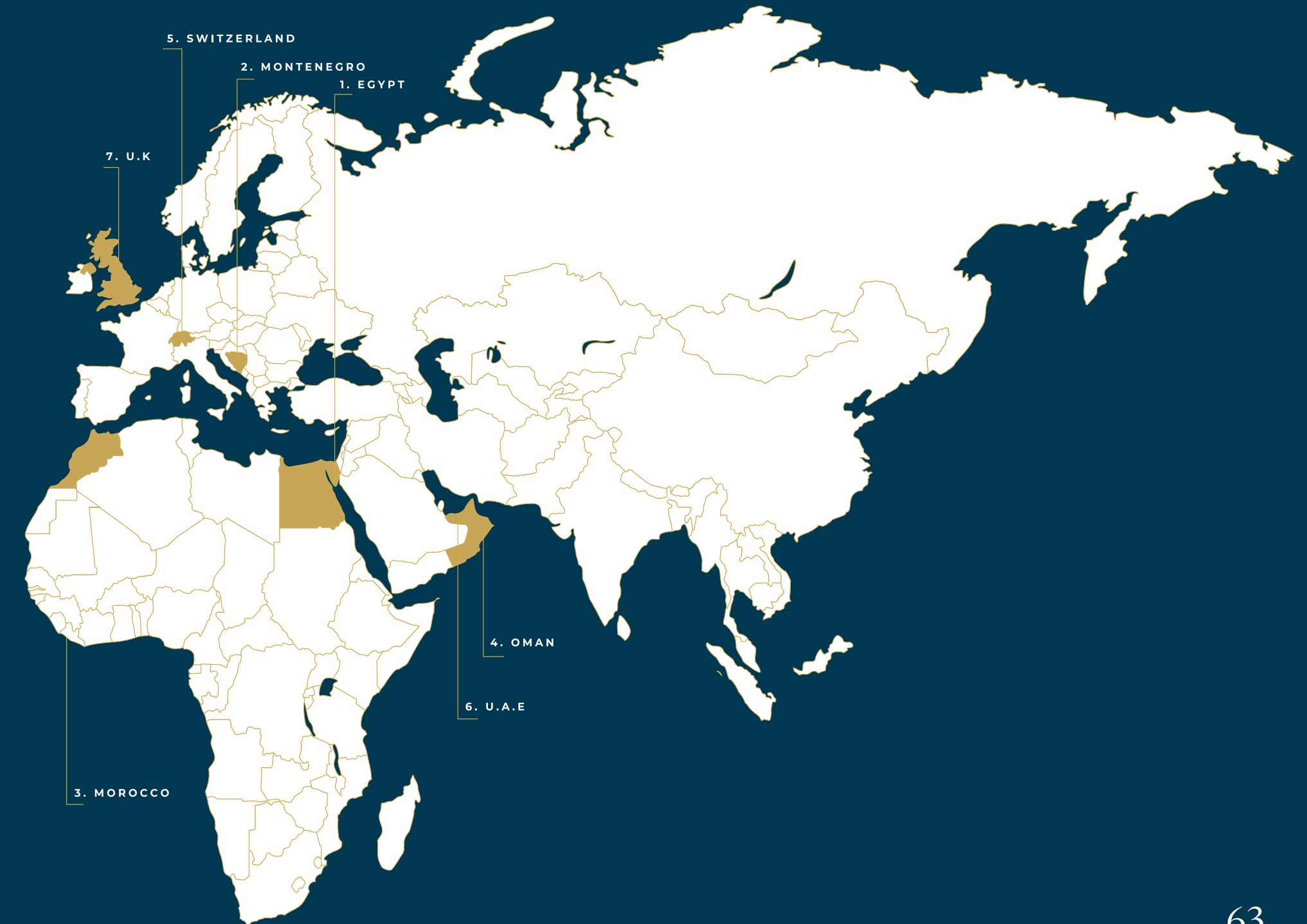
03 MOROCCO
CHBIKA

04 OMAN
HAWANA SALALAH
JEBEL SIFAH

05 SWITZERLAND
ANDERMATT

06 U.A.E
THE COVE

07 UNITED KINGDOM
ECO BOS



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.



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