



caesar
A SODIC SIGNATURE



A TIMELESS CHARM

The Gem of Sahel



Take a trip down memory lane into the pure essence of the North Coast at Caesar, a community that evokes the genuine nostalgia of a summer getaway reminiscent of Agamy and Montazah. Embracing the timeless authenticity and charm of the past, this remarkable community ensures a life filled with the simple pleasures that truly matter. Caesar stands as an unmatched destination on the North Coast, going back to the simpler summer days when beach moments are only interrupted by a loud “fresca” call.

REVIVING SUMMER NOSTALGIA



AN UNPARALLELED DESTINATION

Unique Location Unveiled

Caesar is nestled at km 82 on the Alexandria-Matrouh Road, embracing over 1.2 km of captivating beachfront along Egypt's enchanting North Coast. Located peacefully on the Mediterranean shore, Caesar offers breathtaking views of Ras El Hekma, creating an expansive bay for your ultimate relaxation.



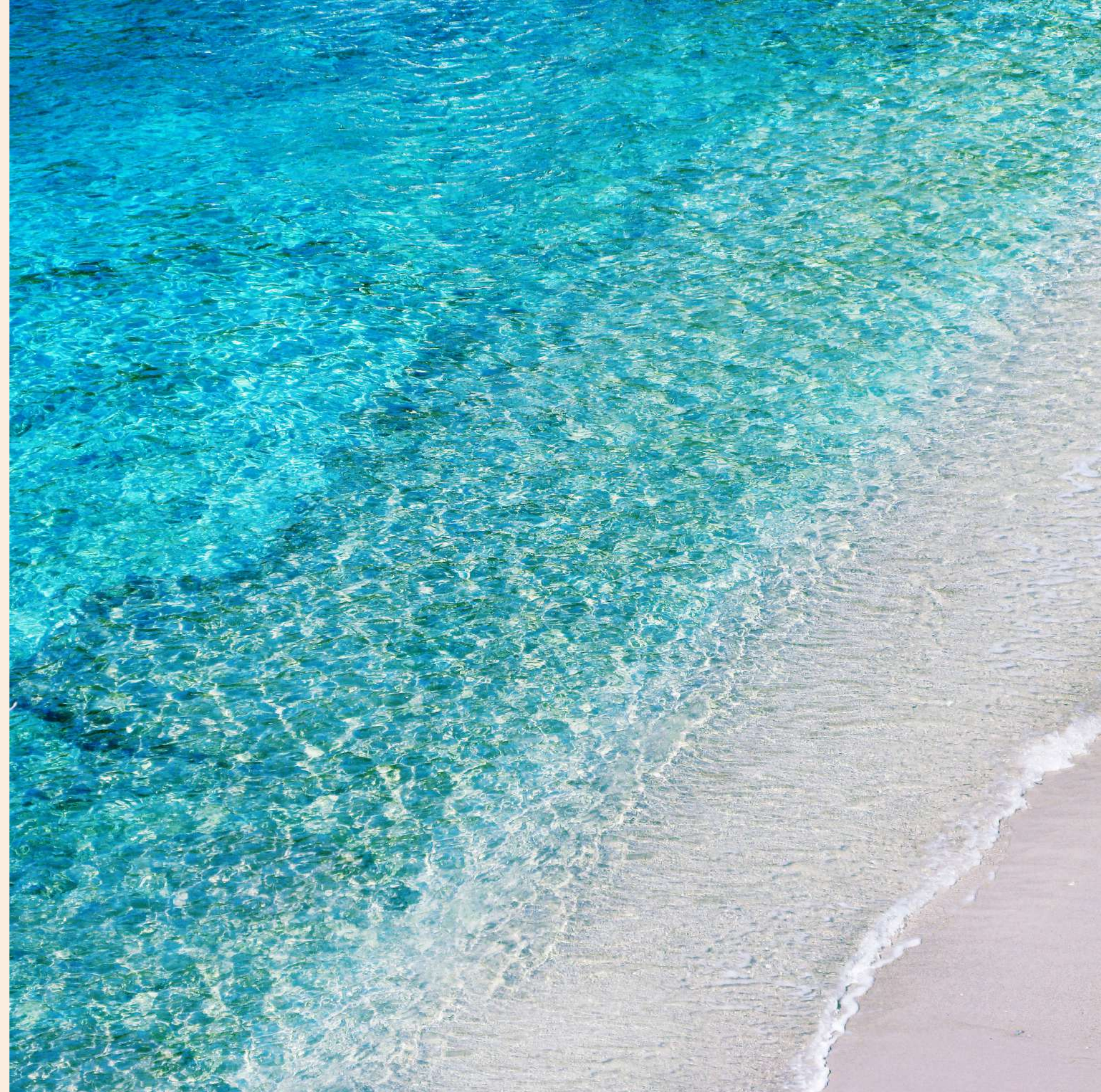
An aerial photograph of a person swimming in clear, turquoise water. The person is wearing a bright orange life vest and is positioned in the center of the frame. To the left, a rocky coastline with white surf is visible. The water is exceptionally clear, revealing the seabed and some marine life. The overall scene is serene and suggests a remote, natural location.

RETREAT TO
THE BAYSIDE
OF THE NORTH COAST.

A CRYSTAL CLEAR BAY

The Bay's Tranquil Retreat

Experience serenity at Caesar's bay, where tranquil, crystal clear waters grace a magnificent sandy coast. Just a short walk from the restaurant and The Pier, The Bay offers a perfect spot to unwind and take a refreshing dip, while your children safely enjoy nearby playgrounds. Our intimate and relaxed atmosphere ensures that homeowners and guests can truly indulge in a soul-soothing, authentic summer retreat. Immerse yourself in the captivating charm of our crystal-clear, pool-like waters that span along a glorious sandy coastline.





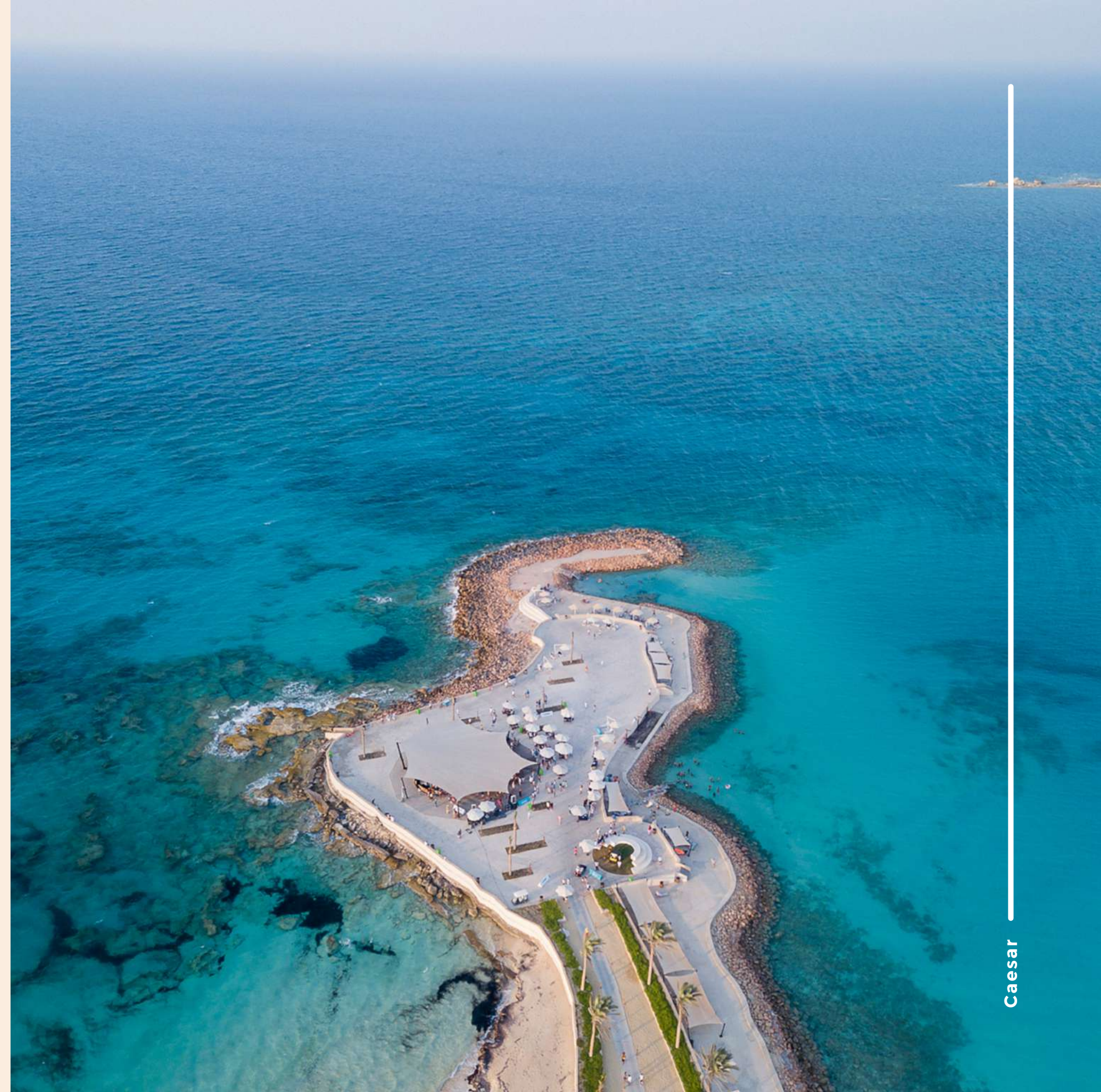
NOTHING BUT
A FEEL-GOOD
EXPERIENCE.

The Pier

The Vibrant Charm of The Pier



Indulge in the exceptional ambiance of Caesar at The Pier. With its walkways and decks which act as a natural divider between The Bay and The Beachfront areas. The Pier offers a vibrant social environment, providing the perfect gathering spot for families and friends to create lasting memories during the carefree days of summer.





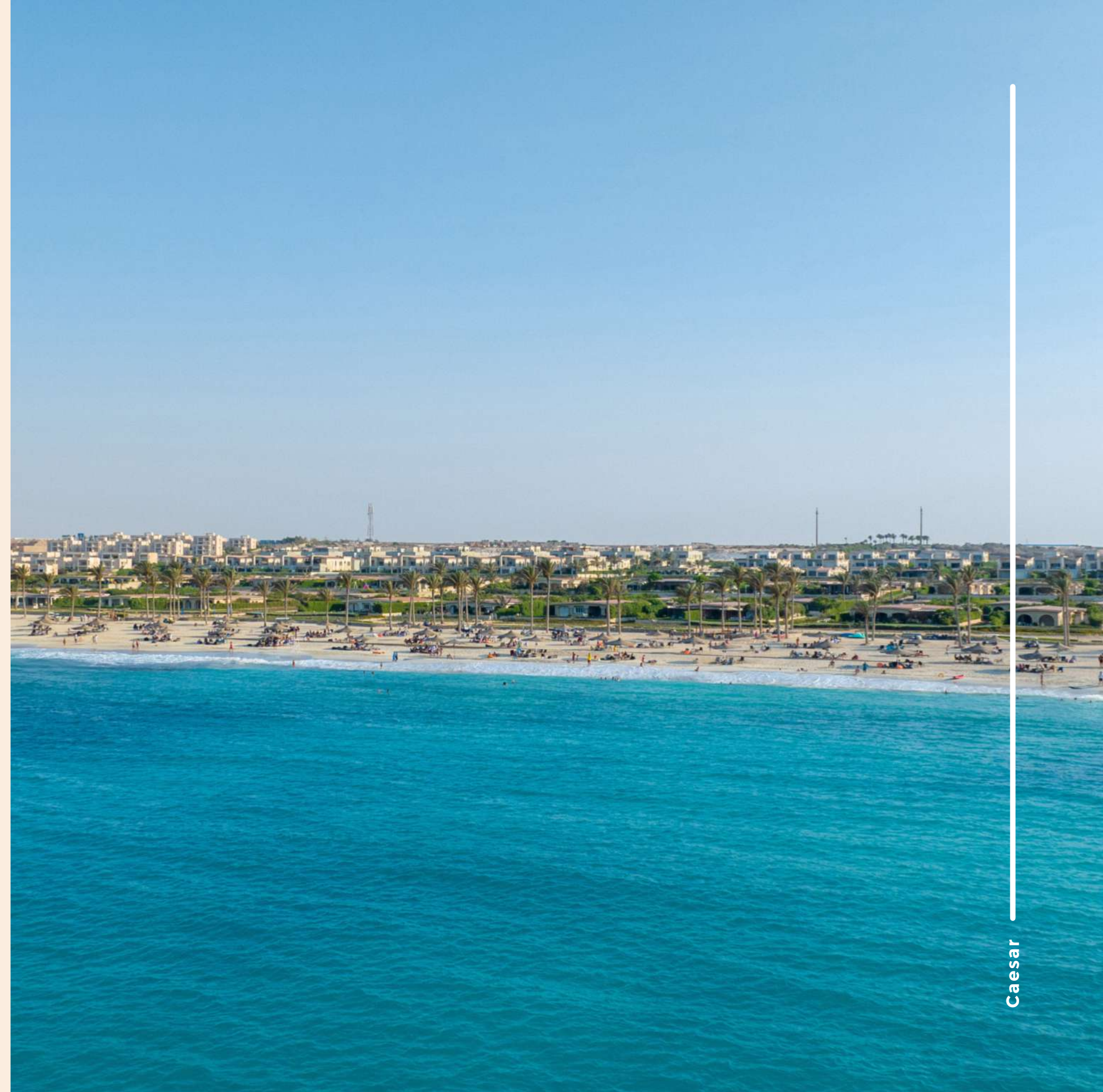
ESCAPE TO
SERENITY.

PRESERVING THE HERITAGE

Where Nature is Cherished and Celebrated

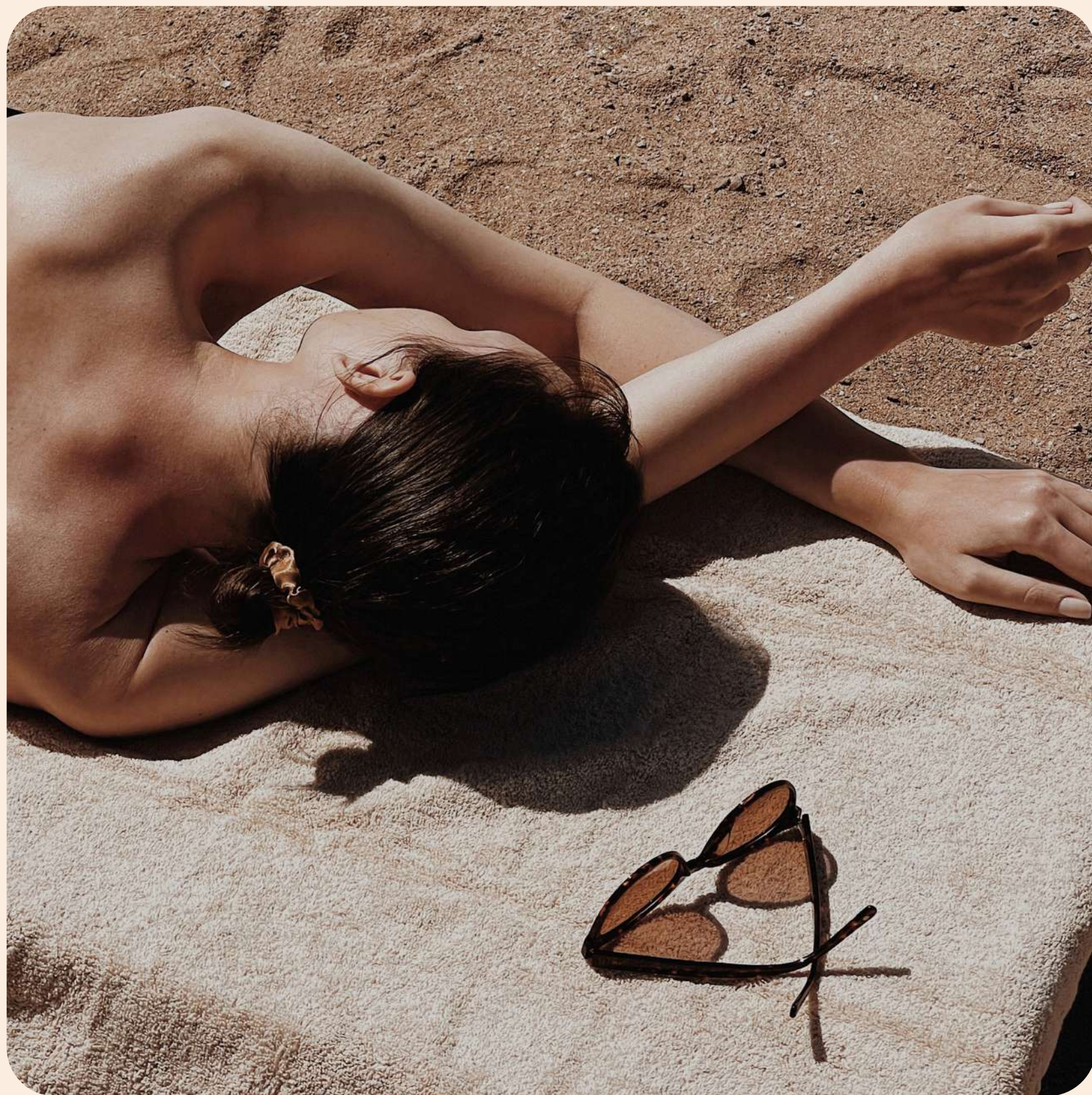


Caesar goes beyond embracing the beauty of nature; it truly appreciates and respects the natural world. Surrounded by stunning sandy shores and the glistening sea, it provides a serene oasis for relaxation and rejuvenation. The vibrant colors of bougainvilleas and the gentle swaying of palm trees create a picturesque setting that invites you to fully immerse yourself in the tranquility of nature.



WHERE EVERY
MOMENT COUNTS.





THE ULTIMATE PEACE OF MIND

1.2 km beachfront

Caesar Beachfront spans a breathtaking 1.2 km, attracting visitors with its picturesque views and inviting turquoise waters. It is a place where cherished memories are made, where the sun-kissed shores invite you to unwind on comfortable sun loungers. The Beachfront offers a raw and authentic coastal lifestyle experience, where time seems to stand still as your senses soak up the beauty of the surroundings.



AN ACTIVITY FILLED PROMENADE

*Surrounded by sea views
and culinary delights*

Experience the lively scene of Caesar's promenade. Whether you prefer a refreshing morning jog, a leisurely mid-day stroll, or a brisk walk at sunset, this buzzing boardwalk offers a place for the community to stay active while reveling in cinematic sea views at every turn. The promenade is adorned with a curated selection of exquisite F&B experiences, inviting homeowners to indulge in delectable cuisines while basking in the warm embrace of the North Coast's sun. The soothing sound of waves accompanies social encounters and reflective moments of solitude along the boardwalk.

A HAVEN OF FUN
AND RELAXATION.





THE RETAIL VILLAGE

*A destination for dining,
shopping & entertainment*

At Caesar's retail village, you will find a variety of offerings to cater to your desires, from a well-stocked large supermarket to a fine dining restaurant, a charming cafe, and a healthy F&B outlet. Satisfy your cravings at the bakery and enjoy pleasant walks with your loved ones. The Retail Village at Caesar is a destination that brings convenience, culinary delights, and entertainment together in one lively setting.

A HIDDEN
SANCTUARY.



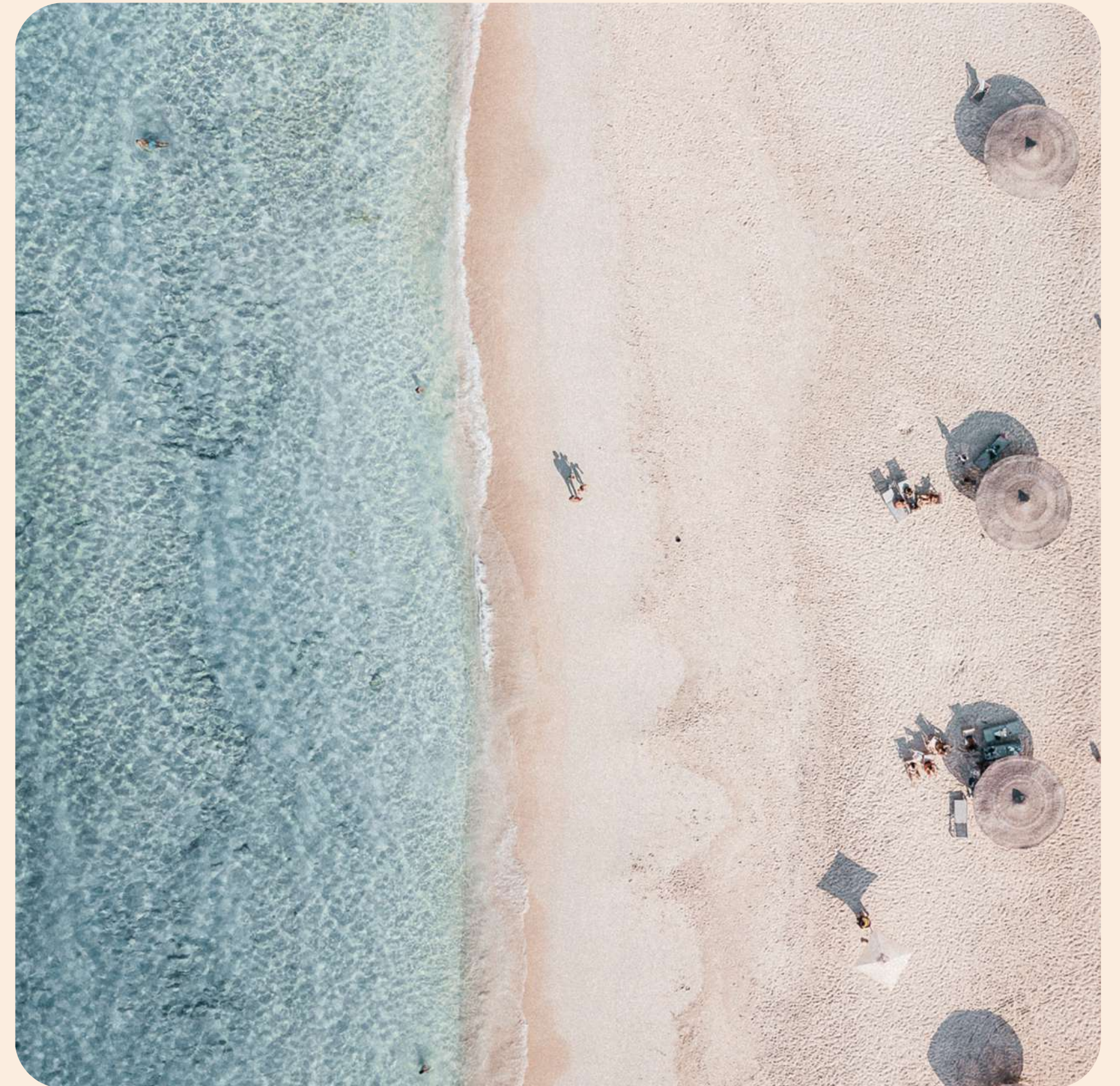
caesar

*The perfect destination to
expand your coastal heritage*

Introducing Caesar's new phase, a beautiful and exclusive community in Caesar that is perfect for your family and loved ones. This delightful new neighborhood, that is a 7-minute walk to the beach, features an air of unmatched privacy. With only a limited number of units available, it offers a unique opportunity to secure a timeless home in an idyllic setting.

The homes have been carefully crafted and designed with your needs in mind, offering all the modern conveniences you could wish for, all while seamlessly blending in with Caesar's natural beauty.

Whether you are seeking a peaceful retreat or an active lifestyle, there's always something to enjoy in this vibrant and welcoming community.



A TRUE MARVEL
OF MODERN
ARCHITECTURE.

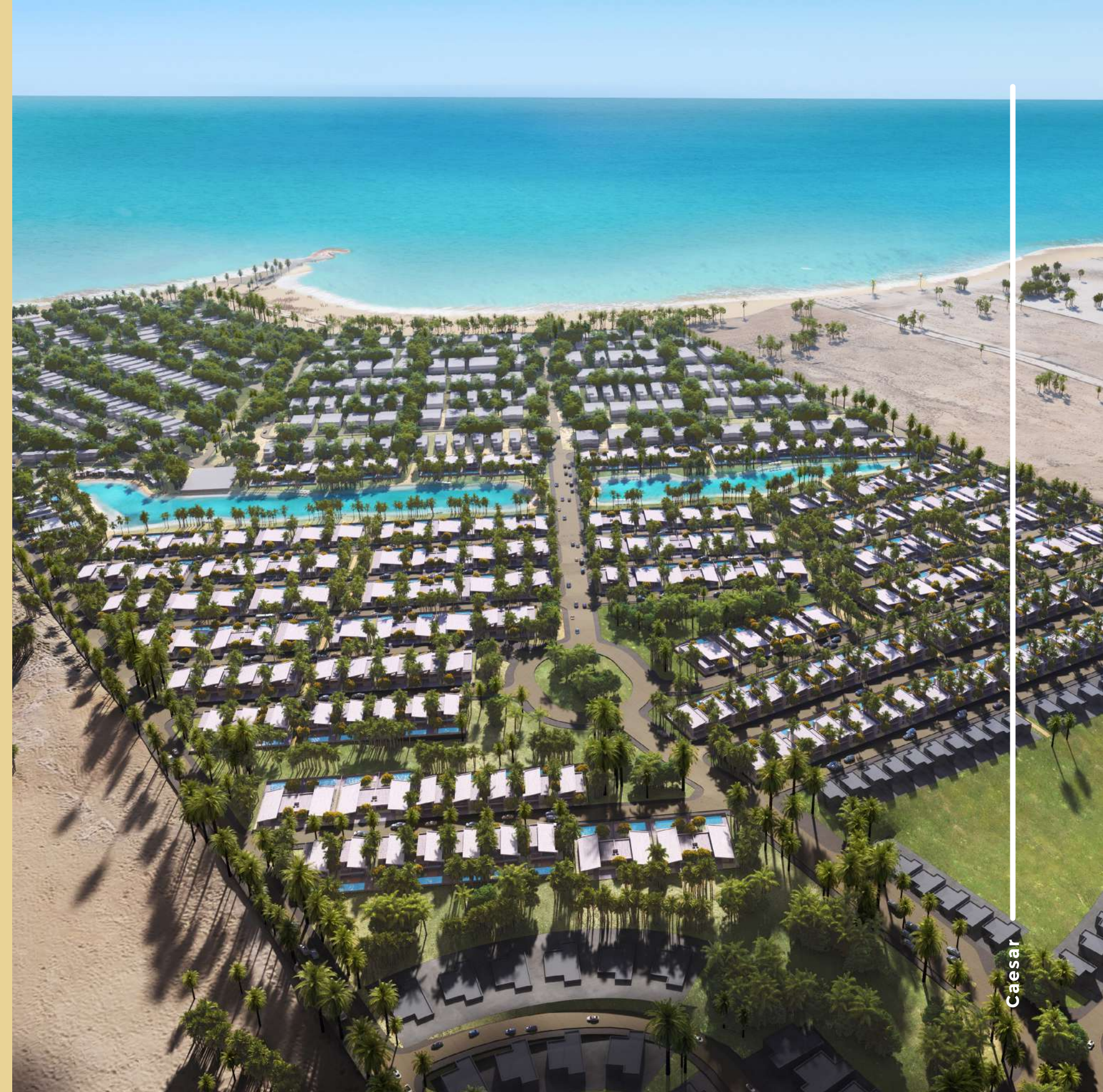


A VISIONARY MASTER PLANNER

World Class Renowned Master planner



The masterplan of the new phase was meticulously designed by DLR Group, an international master planner ranked among the top 40 architects in the world with a legacy in resorts & hospitality. The outdoor spaces are thoughtfully integrated, giving each neighborhood a distinct character while maintaining a sense of unity throughout the community.



A TRULY
BEAUTIFUL
EXPERIENCE.



CAPTIVATING LAGOONS.



A GEM BY THE COAST



REIMAGINED DESIGN

Stone-Crafted Homes

From the moment you step through the door, you are greeted by a sense of warmth that envelops you. The homes are built to pay homage to the rich heritage of old-world craftsmanship. The architecture stands as a testament to timeless beauty and thoughtful design.





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WORLDS OF LIMITLESS
RELAXATION & RECREATION
EXCLUSIVELY YOURS.



SCENIC LAGOONS

*More than 20,000 sqm
Lagoons*

Nestled within the appealing landscape of Caesar's new phase, the enchanting lagoons stand as an additional water feature that adds an extra touch of allure and calmness. These sparkling lagoons, with their shimmering turquoise waters, provide a picturesque view that instantly soothes the senses and transports visitors to a realm of serenity. The lagoons serve as an inviting space where one can unwind, relax and bask in the natural beauty that surrounds them.





RAW
UNTOUCHED
BEAUTY.

ENCHANTING VIEWS

Elevated Homes Up To 40m Above Sea Level



Caesar's new phase offers a refined living experience with diverse elevations, ensuring that every resident enjoys panoramic views of the sea, lagoons and stunning landscape. Whether situated higher up or closer to the shore, each home provides an unparalleled vantage point to soak in the breathtaking natural surroundings.



REDISCOVER
THE GOOD
OLD DAYS.





UNMATCHED PRIVACY

Space For Every Home Owner



At Caesar's new phase, the promise of infinite space and unrivaled privacy becomes a reality. Nestled within this coastal sanctuary, there are only two homes per acre, ensuring an unprecedented level of seclusion and tranquility. With ample room to roam and luxuriate in your own private oasis, the expansive area surrounding each home creates a perfect setting, shielding you from the outside world.

MAGICAL
SUNSETS.



UNVEILING A COASTAL MASTERPIECE

Introducing Shore Town Villa

Shore Town Villa weaves sophistication with the tranquil charm of seaside living into its fabric. Within its embrace, these one-story townhomes offer 3 to 4 bedrooms, graced with captivating sea views, lagoon views, or partial glimpses of these dreamy waters. Each backdrop is designed to elevate the distinctive spaces of these townhomes. Each one-story home, a unique masterpiece, features a harmony of sleek lines and open spaces, from spacious reception areas to sophisticated open kitchens and expansive private rooms with ensuites, all crafted with meticulous attention to detail. The 4-bedroom homes are well-appointed with 2 luxurious ensuites, including an ensuite guest bedroom in the corner homes with external access, while the middle homes offer 3 ensuite bedrooms without compromise of style and comfort. At Shore Town Villa, each townhome ensures a seamless blend of beauty, function, and the dream of coastal living into every corner.



ELEVATED SEA VIEWS.



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WAVE ONE STORY VILLA



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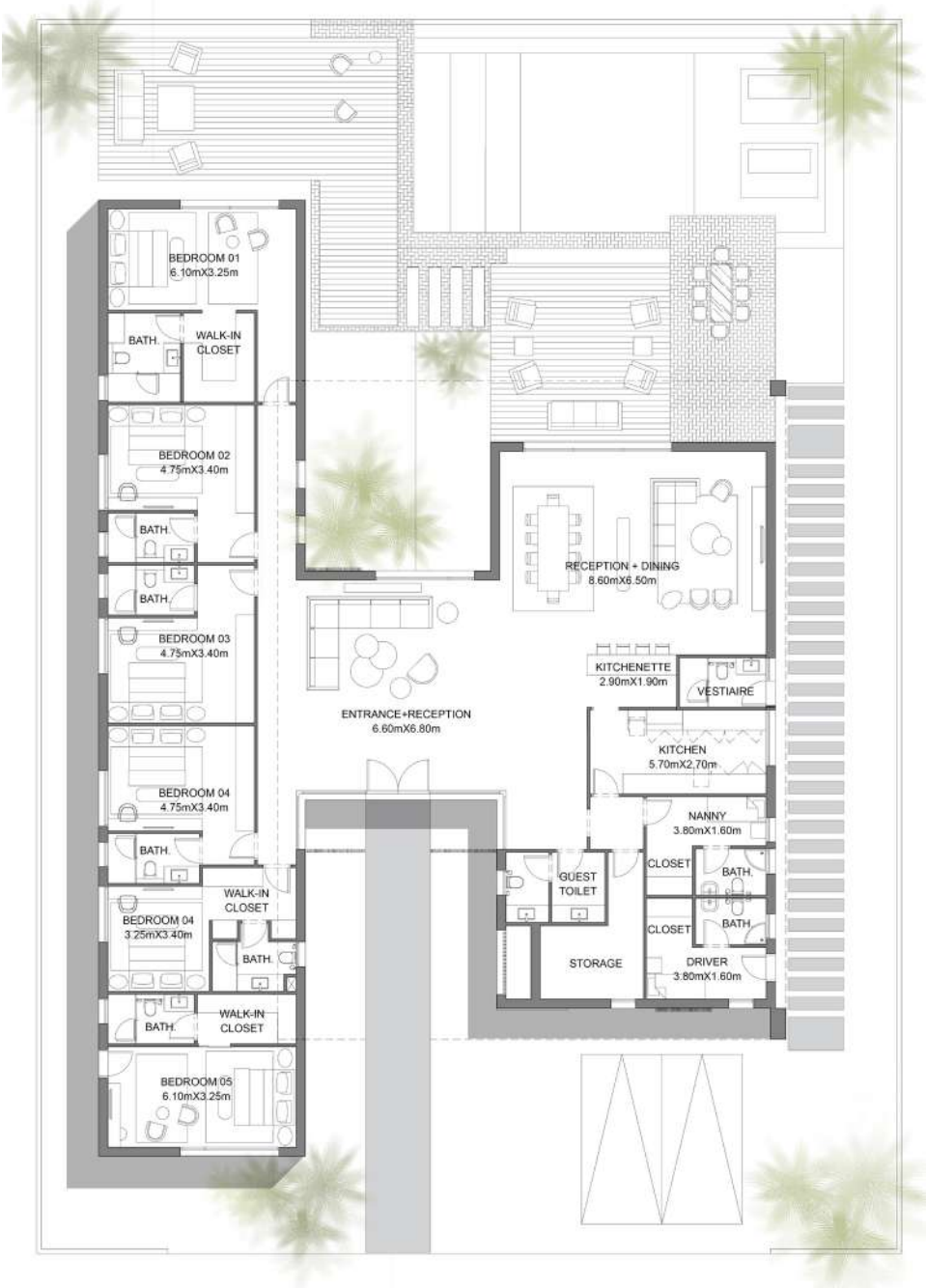
WAVE
ONE STORY VILLA

Total BUA 476 m2

Floor Plan	420 m²
Terrace	56 m²
Total BUA	476 m²

Villa Components:

- 6 bedrooms ensuite
- Nanny’s room
- Driver’s room
- Vestiaire
- Storage



FLOOR PLAN

DISCLAIMER:

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WAVE ONE STORY VILLA



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101

OCEAN VILLA



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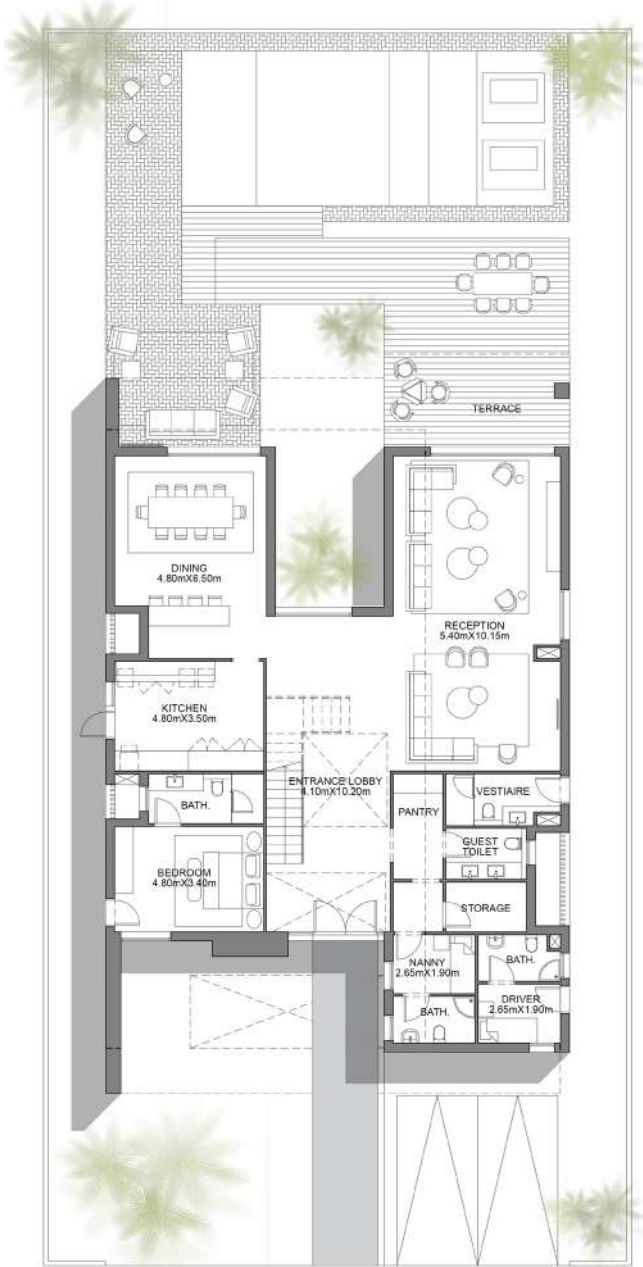
OCEAN VILLA

Total BUA 546 m2

Ground Floor	229 m ²
First floor	252 m ²
Terraces	65 m ²
Total BUA	546 m ²

Villa Components:

- 7 Bedrooms (5 Bedrooms ensuite)
- Nanny’s room
- Driver’s room
- Vestiaire
- Storage
- Living room first floor



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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OCEAN VILLA



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REEF VILLA

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REEF VILLA

Total BUA 396 m2

Ground Floor	172 m²
First floor	172 m²
Terraces	52 m²
Total BUA	396 m²

Villa Components:

- 5 Bedrooms (3 Bedrooms ensuite)
- Nanny’s room
- Driver’s room
- Storage
- Living room first floor



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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REEF VILLA

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COVE TWIN VILLA



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COVE
TYPE A

Total BUA 305 m2

Floor Plan	280 m²
Terraces	25 m²
Total BUA	305 m²

Villa Components:

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny’s room
- Driver’s room
- Storage



TYPE A - FLOOR PLAN

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COVE
TYPE B

Total BUA 305 m2

Floor Plan	280 m²
Terraces	25 m²
Total BUA	305 m²

Villa Components:

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny’s room
- Driver’s room
- Storage



TYPE B - FLOOR PLAN

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COVE TWIN VILLA



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SHORE TOWN VILLA



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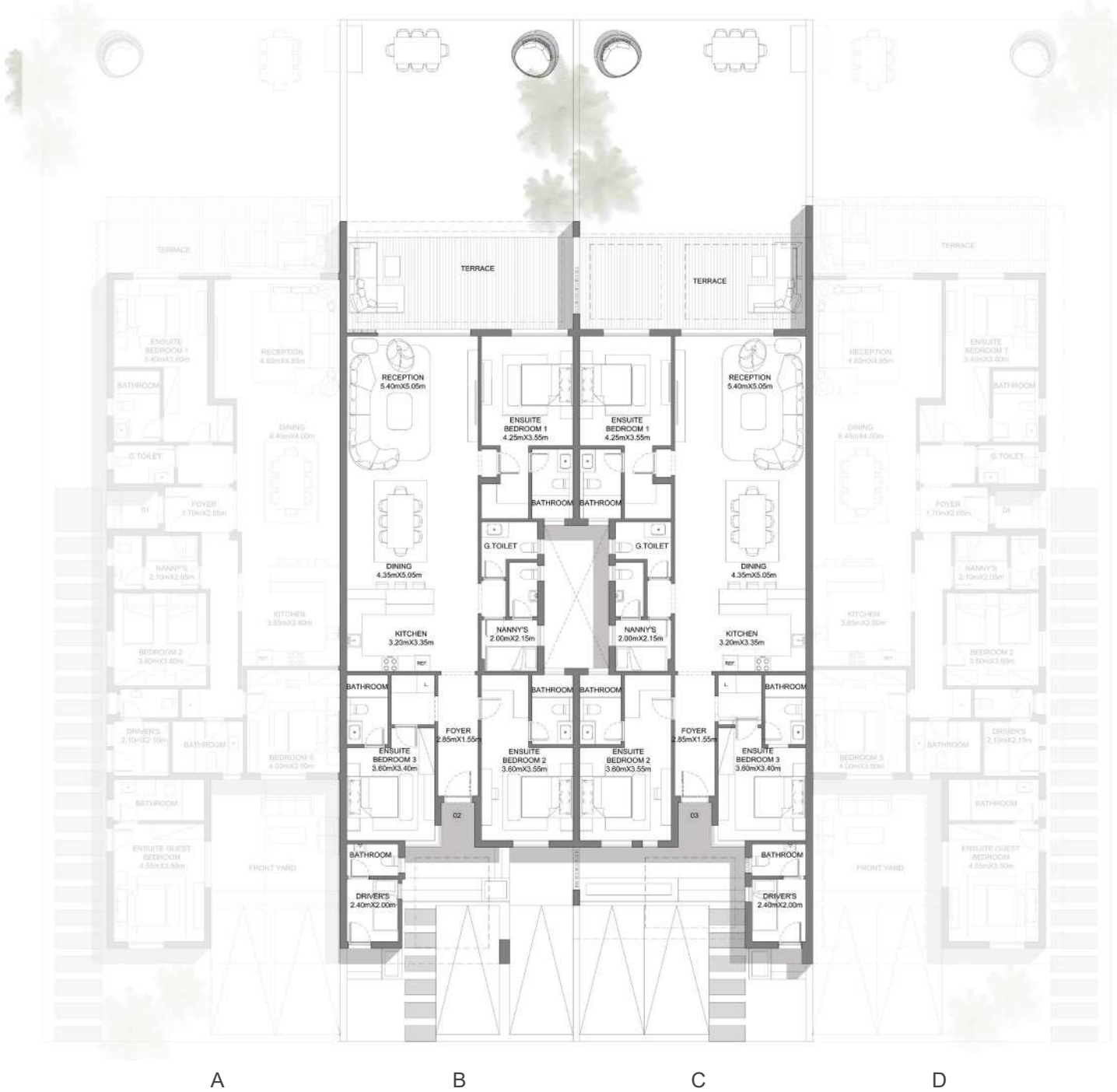
SHORE (ONE STOREY)
MIDDLE

Total BUA 225 m2

Floor Plan	182 m²
Terraces	37 m²
Total BUA	225 m²

Villa Components

- 3 Bedrooms (3 Bedrooms ensuite)
- Nanny's Room
- Driver's Room
- Laundry Space



MIDDLE - FLOOR PLAN

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SHORE (ONE STOREY)
CORNER

Total BUA 230 m2

Floor Plan	203 m ²
Terraces	27 m ²
Total BUA	230 m ²

Villa Components

- 4 Bedrooms (2 Bedrooms ensuite)
- Nanny's Room
- Driver's Room
- Laundry Space



CORNER - FLOOR PLAN

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SHORE TOWN VILLA



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FINISHING SPECIFICATIONS

1. ENTRANCE, CORRIDORS, RECEPTION & DINING AREAS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

2. STAIRCASE

- Floors Marble
- Walls Paint
- Ceiling Paint

3. KITCHEN (WITHOUT CABINETS)

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

4. GUEST TOILET & POWDER ROOMS

- Floors High Quality Porcelain
- Walls High quality porcelain with Paint
- Ceiling Paint

5. BATHROOMS (EXCEPT NANNY'S BATHROOM)

- Floors High Quality Porcelain
- Walls High Quality Porcelain with Paint
- Ceiling Paint

6. BEDROOMS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

7. LIVING AREAS

- Floors High Quality Porcelain
- Walls Paint
- Ceiling Paint

8. NANNY'S ROOM

- Floors High Quality Ceramic
- Walls Paint
- Ceiling Paint

9. NANNY'S BATHROOM

- Floors High Quality Ceramic
- Walls High Quality Ceramic
- Ceiling Paint

10. TERRACES

- Floors High Quality Porcelain
- Walls High Quality Exterior Paint

11. ROOF TERRACES

- Floors High Quality Porcelain
- Walls High Quality Exterior Paint

12. SANITARY WARE

- **HIGH QUALITY SANITARY FIXTURES AND FITTINGS**

13. DOORS

- OAK VENEERED MDF

14. AIR CONDITIONING

- Not Included Conduits Only

15. HEATERS

- Not Included Provisions Only
- Conventional Water Heater Design
- Maximum Electrical Load = 2 kW - 220V

16. ALUMINUM WORKS

- **HIGH QUALITY SINGLE GLAZED ALUMINUM FRAMES**

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