

Seashell

Ras El Hekma





**life-lasting
summer
memories.**

a natural paradise closer to you.

Nestled along the pristine shores of Ras El Hekma, Seashell brings you closer to crystal-clear waters, golden sands and inescapable serenity that knows no bounds. Here, your home is a natural extension of picturesque beauty, coming alive in a private 1.6 km beach stretch and flowing lagoons that seem to never end.

Every aspect of the destination is meticulously crafted around your lifestyle, offering an exceptional coastal experience where ultimate relaxation meets world-class hospitality and commercial enjoyment at your door. Harmoniously designed to inspire timeless summer memories, Seashell Ras El Hekma is the place to forge an uninterrupted connection with the natural world.

masterplan.

Ideally located in the picturesque setting of Ras El Hekma, Seashell merges natural beauty and modern-day convenience, promising a worry-free summer to remember.

The destination invites residents to tap into the idyllic beauty of Ras El Hekma's pristine beaches, crystal-clear waters, and breathtaking sunsets while enjoying easy access to all major highways, as well as the North Coast's urban centers and lively happenings.



Lagoon Chalets



GROUND FLOOR

The ground floor plan shows a symmetrical residential layout with 12 units. The central corridor and stairs are located in the middle. The units are arranged in two rows of six. The rooms and their areas are as follows:

- Unit 1 (Top Left):** Master Bedroom (5.96x10.00), Bathroom (2.75x10.00), Bedroom (3.00x10.00), Kitchen & Dining (4.75x10.00), Bathroom (3.00x10.00), and a central hall.
- Unit 2 (Top Left):** Reception (4.00x13.00), Bedroom (2.88x12.75), Reception (2.25x12.40), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 3 (Top Left):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 4 (Top Left):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 5 (Top Left):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 6 (Top Left):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 7 (Top Right):** Master Bedroom (5.96x10.00), Bathroom (2.75x10.00), Bedroom (3.00x10.00), Kitchen & Dining (4.75x10.00), Bathroom (3.00x10.00), and a central hall.
- Unit 8 (Top Right):** Reception (4.00x13.00), Bedroom (2.88x12.75), Reception (2.25x12.40), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 9 (Top Right):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 10 (Top Right):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 11 (Top Right):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.
- Unit 12 (Top Right):** Reception (2.25x12.40), Bedroom (2.88x12.75), Reception (4.00x13.00), Kitchen & Dining (4.75x10.00), and a central hall.

The plan also includes a central staircase, a central hall, and a central entrance area. Landscaping with trees and shrubs is shown around the perimeter and in central courtyards.

The floor plan shows a symmetrical layout with four identical apartment units. Each unit is approximately 11,000 to 12,000 square feet. The units are arranged in a row, with a central staircase and utility area. The plan includes detailed room layouts, furniture placement, and room dimensions.

Unit Details (Left Side):

- Master Bedroom: 5,05x5.51
- Bedroom: 3.85x4.75
- Dining: 2.75x3.50
- Kitchen & Dining: 4.75x4.50
- Bathroom: 2.85x3.60
- Balcony: 5.65x4.62
- Master Bedroom: 5,05x5.51
- Bedroom: 3.85x4.75
- Dining: 2.75x3.50
- Kitchen & Dining: 4.75x4.50
- Bathroom: 2.85x3.60
- Balcony: 5.65x4.62

Unit Details (Right Side):

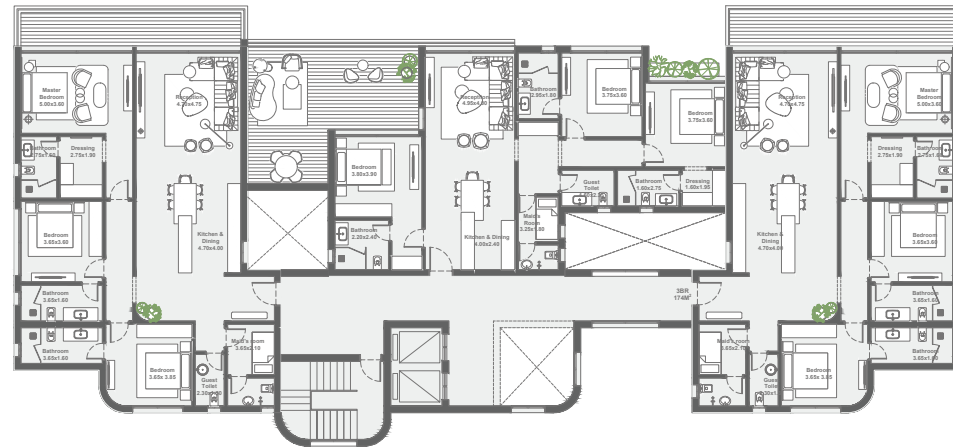
- Master Bedroom: 5,05x5.51
- Bedroom: 3.85x4.75
- Dining: 2.75x3.50
- Kitchen & Dining: 4.75x4.50
- Bathroom: 2.85x3.60
- Balcony: 5.65x4.62
- Master Bedroom: 5,05x5.51
- Bedroom: 3.85x4.75
- Dining: 2.75x3.50
- Kitchen & Dining: 4.75x4.50
- Bathroom: 2.85x3.60
- Balcony: 5.65x4.62

Common Areas:

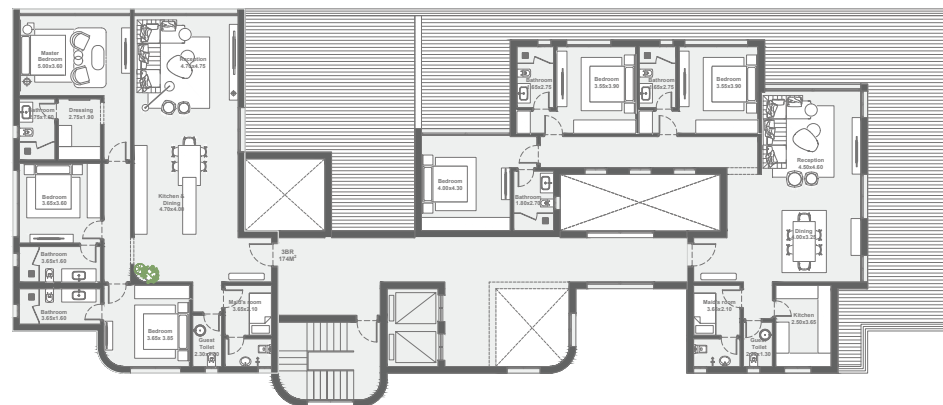
- Staircase: 11,000 sq. ft.
- Utility Area: 1,000 sq. ft.
- Central Hallway: 1,000 sq. ft.

TYPICAL FLOOR

LAGOON CHALET 01



SECOND FLOOR



PENTHOUSE

Seashell

Ras El Hekma



Seashell

Ras El Hekma

Seashell
Building 01



Seashell

Ras El Hekma



Seashell

Ras El Hekma



Seashell

Ras El Hekma



Seashell

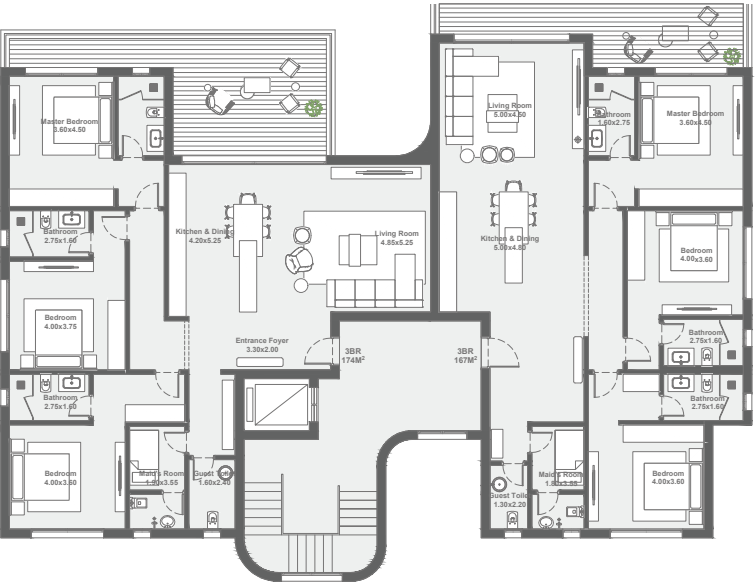
Ras El Hekma



LAGOON
CHALET 02



GROUND FLOOR



FIRST FLOOR

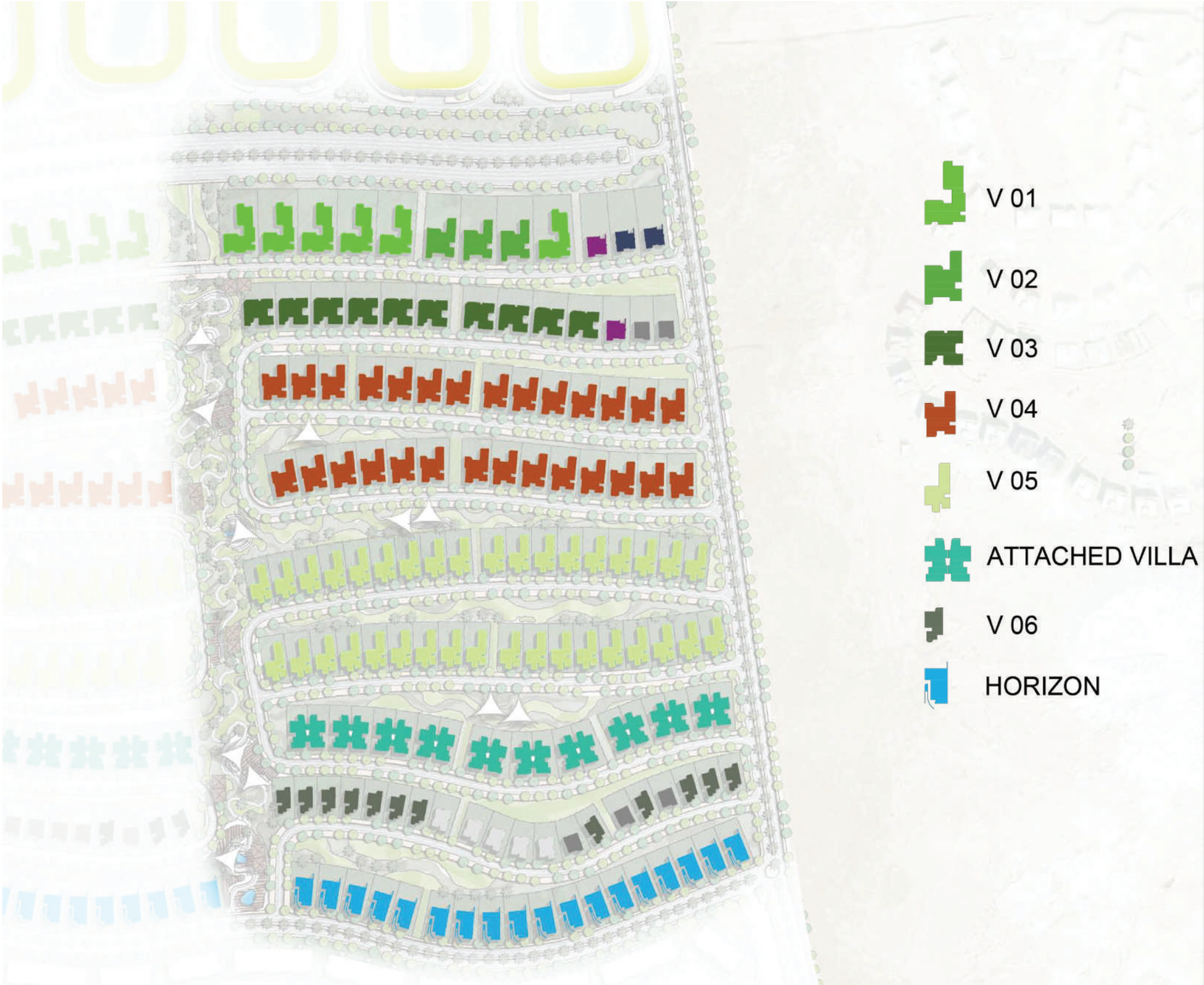


Villas

PHASE 1

VILLAS & HORIZON CHALET

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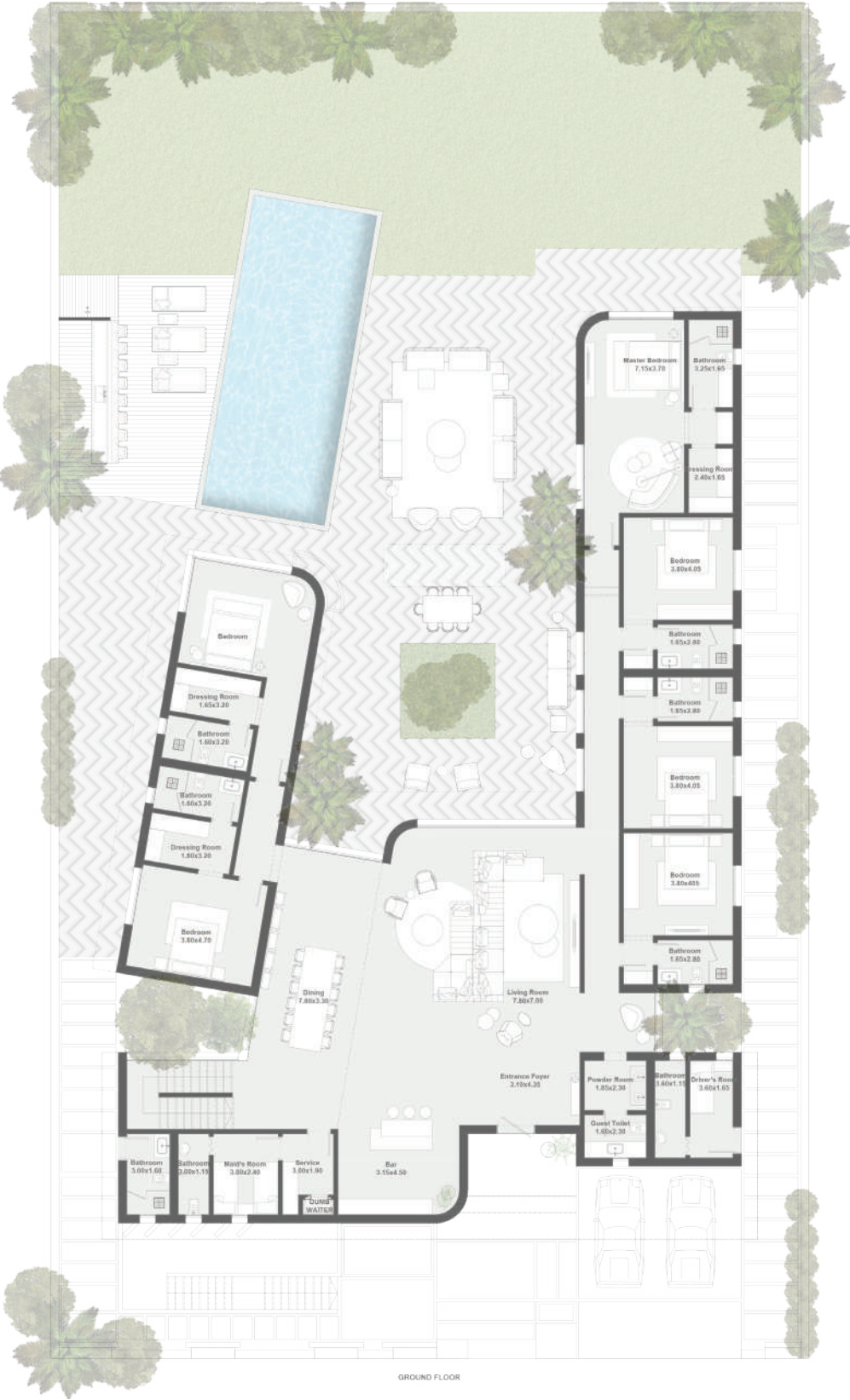


VILLA 01 A

6BR

BUA

463 M²











Seashell Ras El Hekma



VILLA 01 B

6BR

BUA

474 M²





VILLA 03

5 BR

BUA

340 M²



VILLA 04

5 BR

BUA

300 M²







Seashell
House 04





Seashell

Ras El Hekma



VILLA 05

4 BR

BUA

240 M²



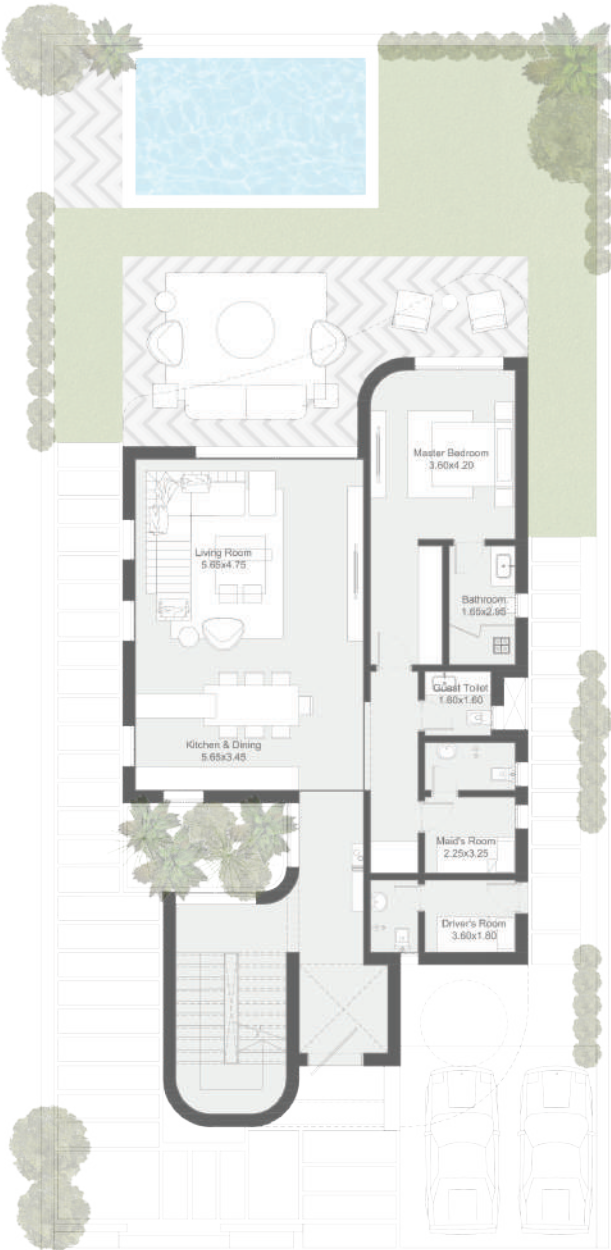
VILLA 05
4BR

VILLA 06

4 BR

BUA

267 M²



GROUND FLOOR

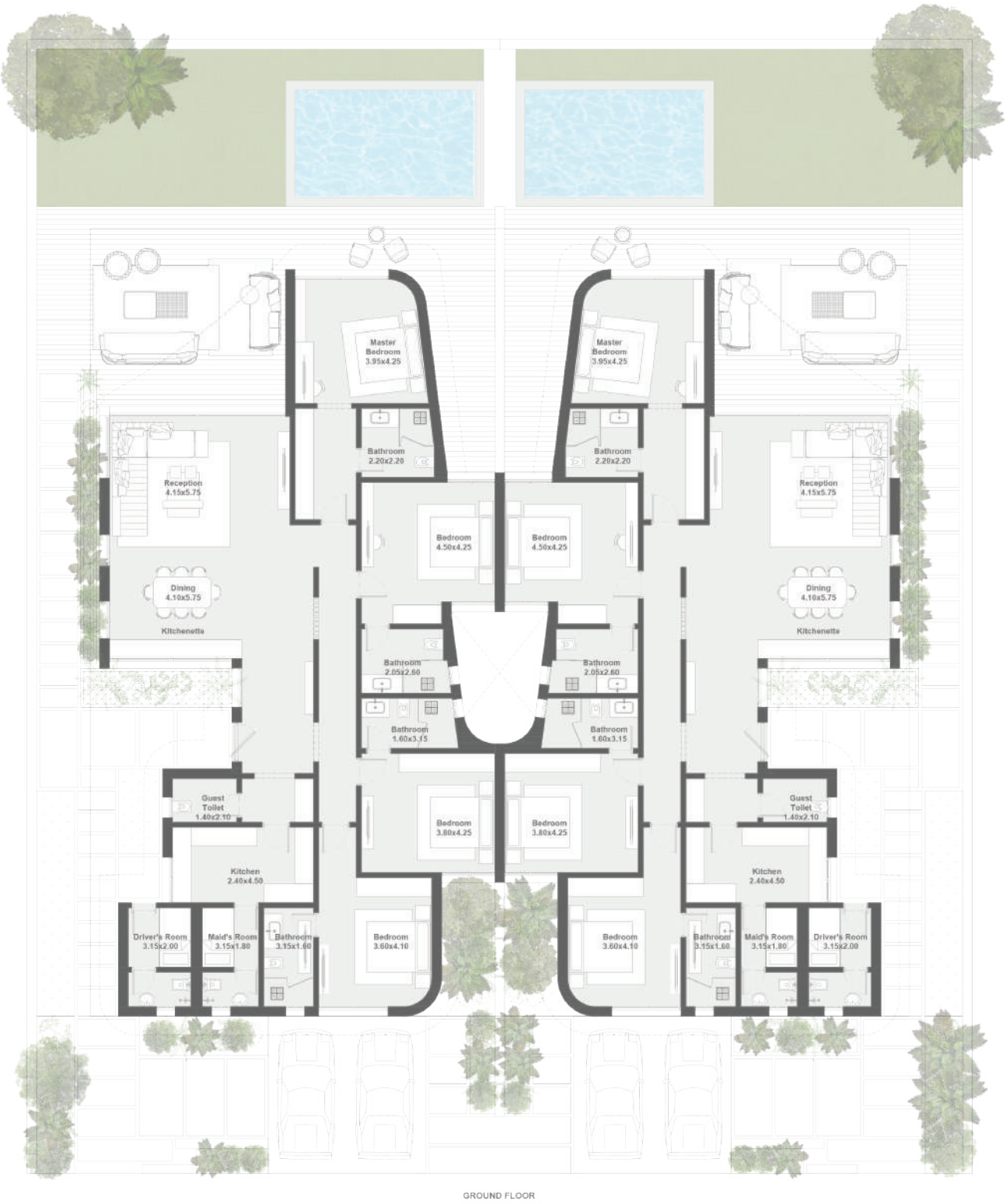


ATTACHED
VILLA 01

4 BR

BUA

215 M²



GROUND FLOOR









Seashell Ras El Hekma



Seashell

Seashell

Ras El Hekma

LAGOON
WIDEWAYS

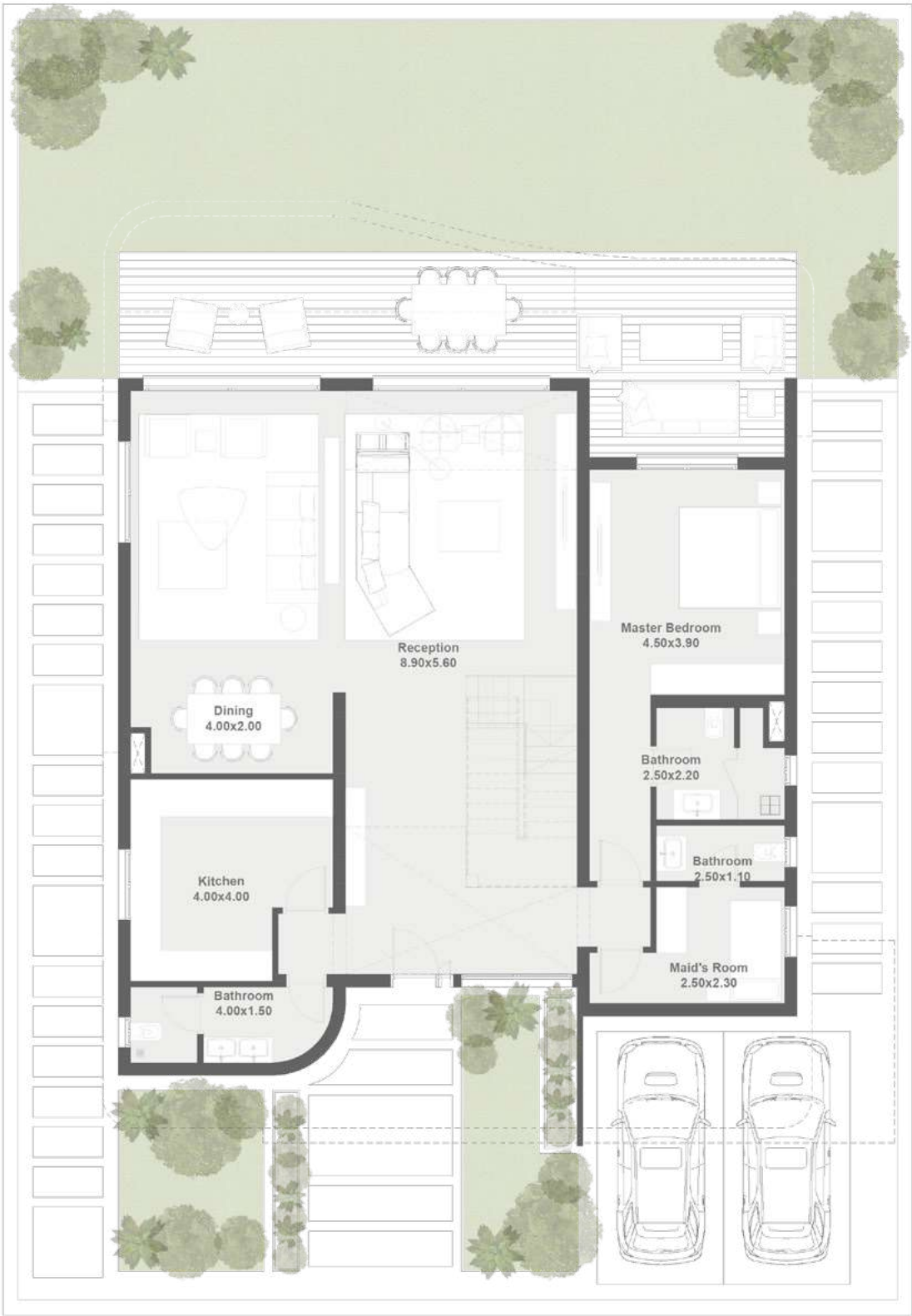
Villa

5 -
Bedroom

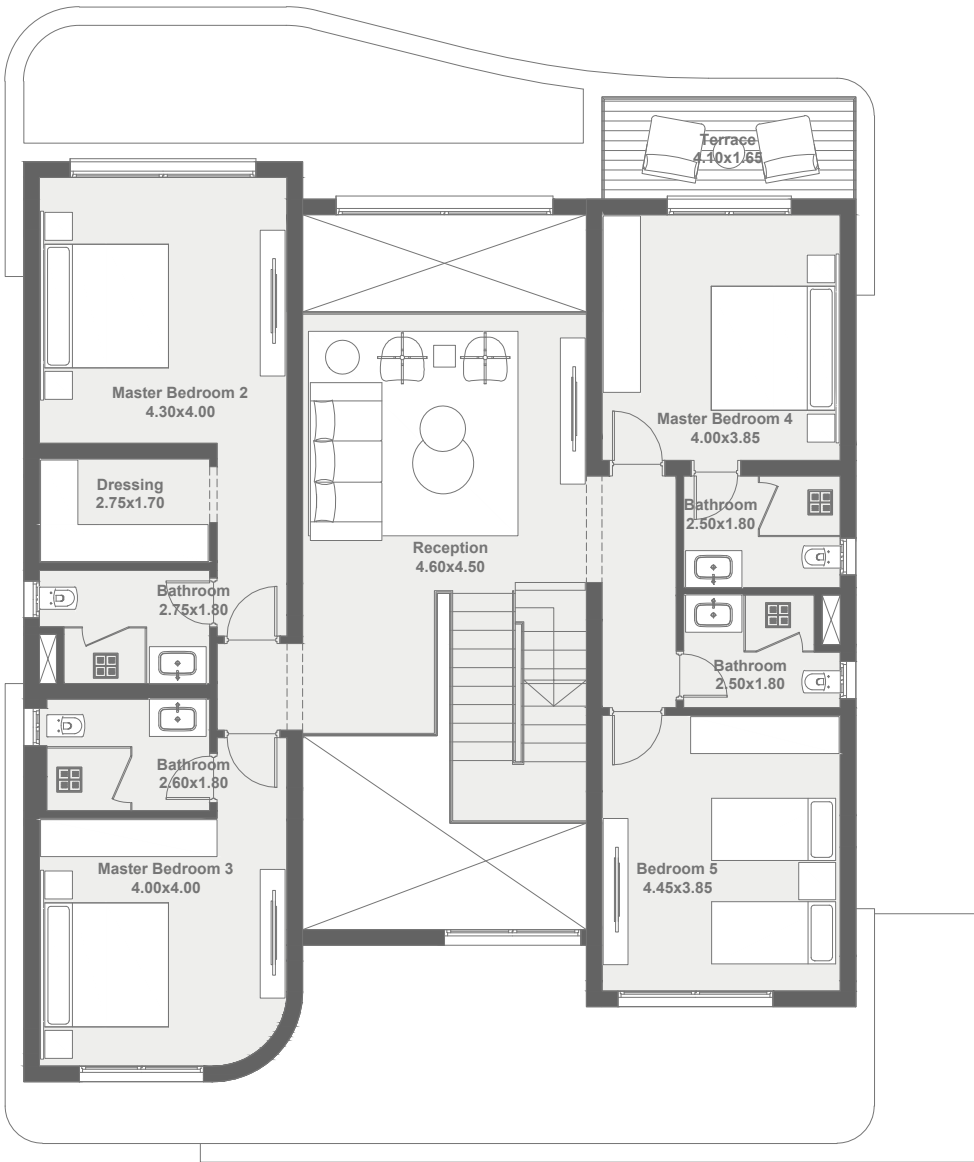
01S

BUA

383.15 m²



Ground Floor



First Floor

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Villa 01S



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Villa 01S



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Villa 01S



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Villa 01S



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Villa

4 -
Bedroom

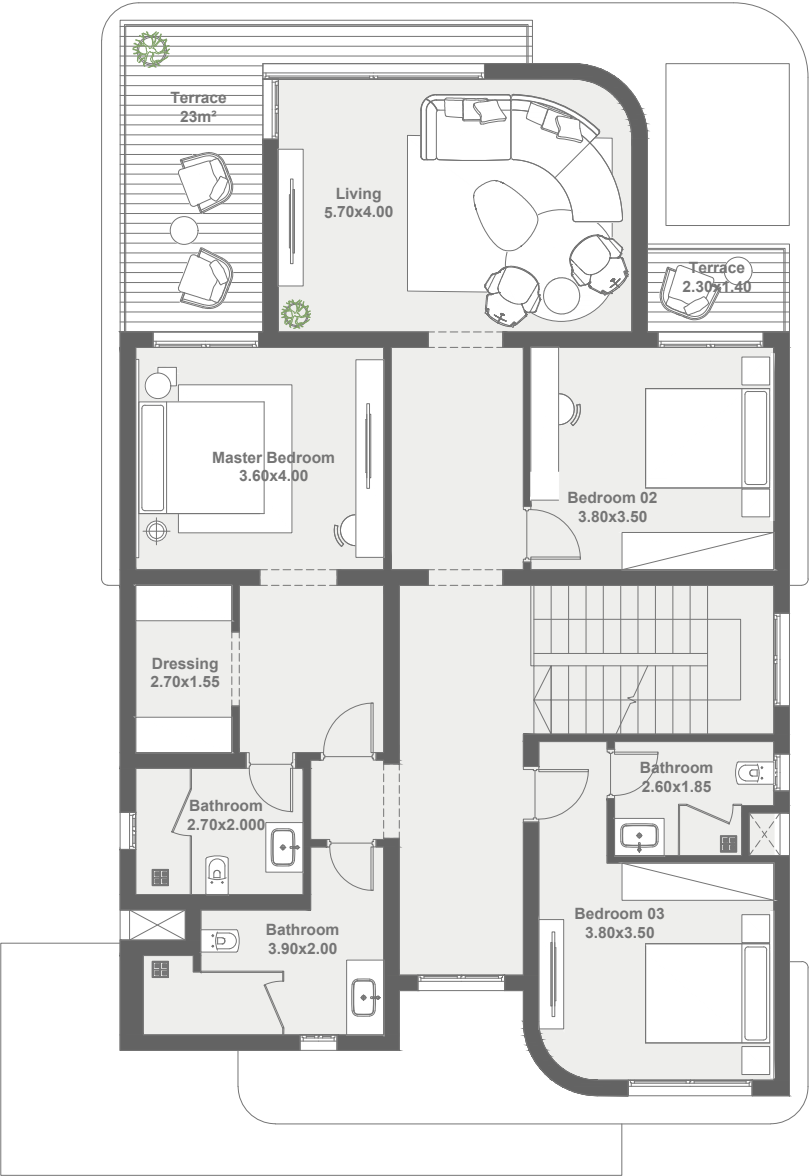
02S

BUA

297.99 m²



Ground Floor



First Floor

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Villa 02S



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Villa 02S



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Villa 02S



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Villa 02S



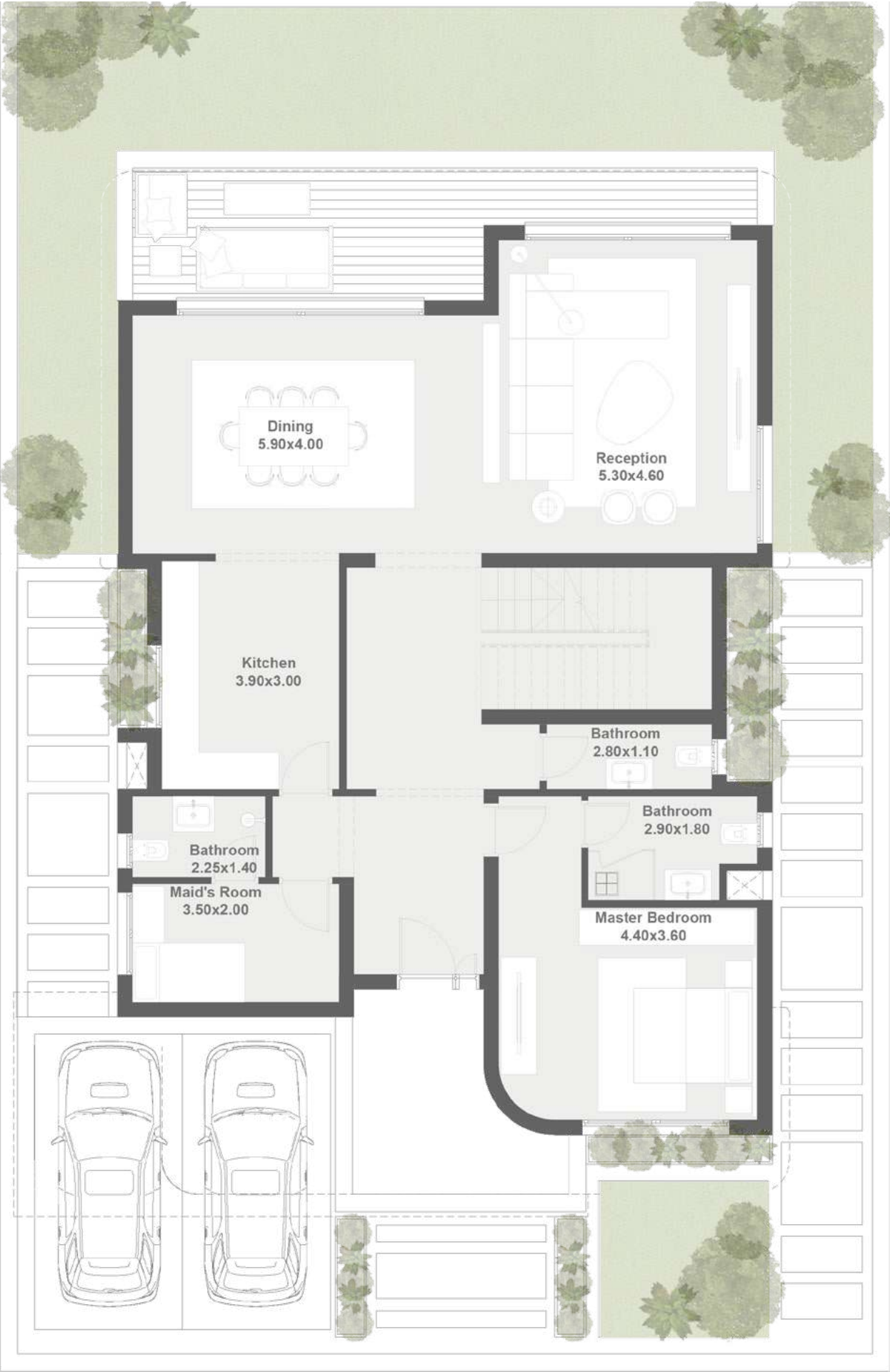
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Villa

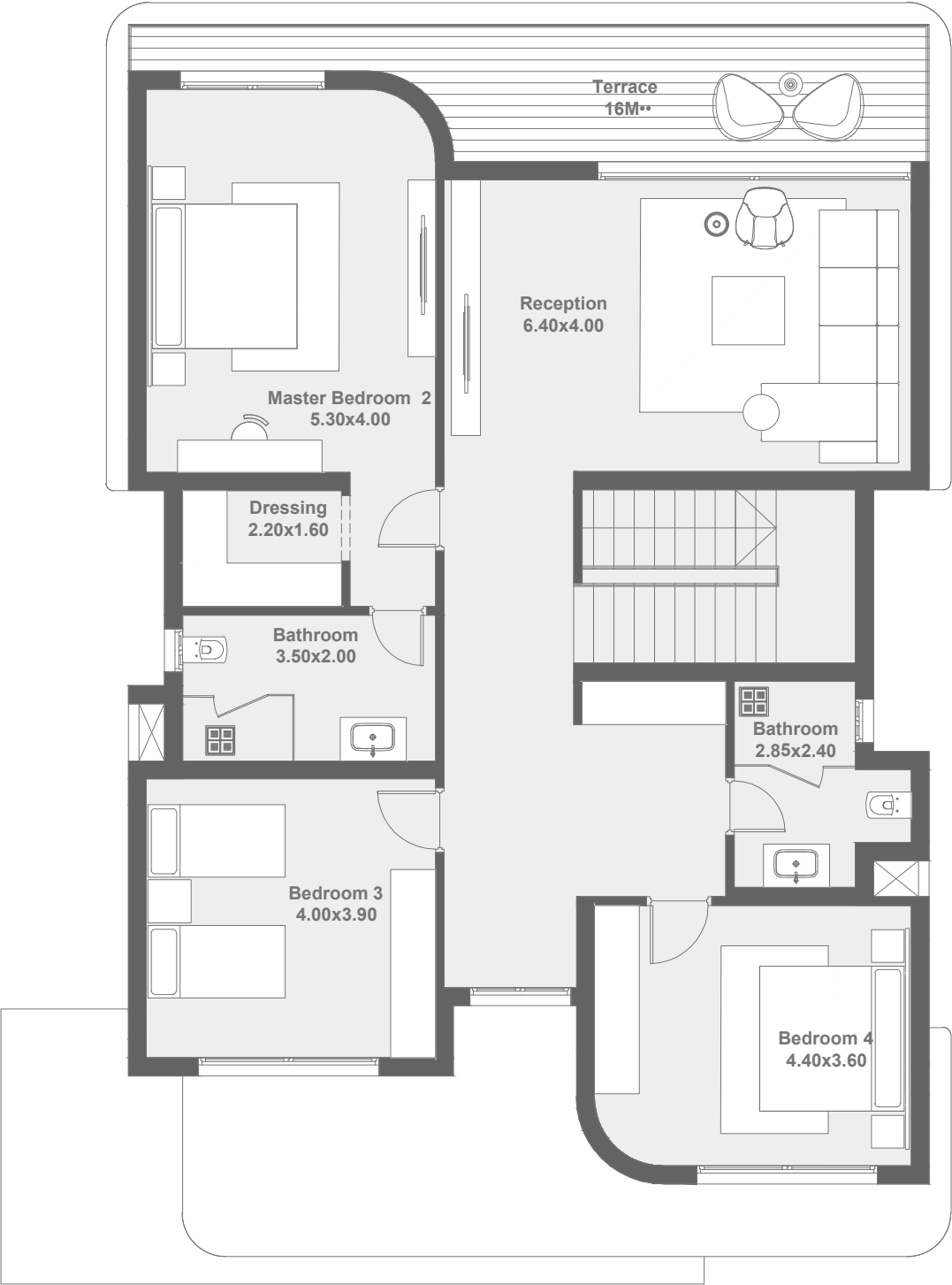
4 -
Bedroom

03S

BUA330.90 m²



Ground Floor



First Floor

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Villa 03S



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Villa 03S



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Villa 03S



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Twin Villa

4 -
Bedroom

01

Unit No.	BUA
01	264.15 m ²
02	264.15 m ²



02

01

Ground Floor

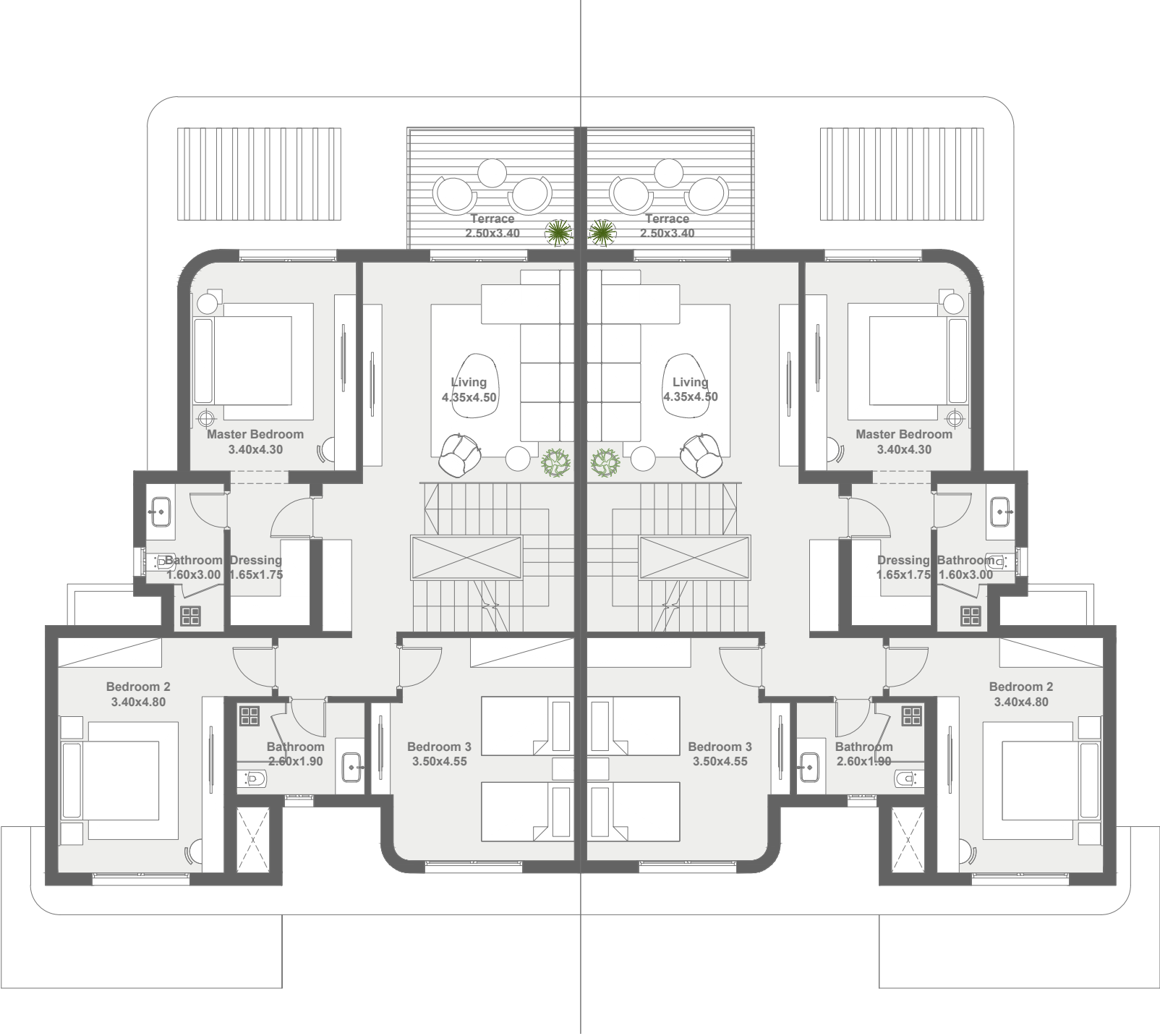
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Twin Villa

4 -
Bedroom

01

Unit No.	BUA
01	264.15 m ²
02	264.15 m ²



02

01

First Floor

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Twin Villa



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Twin Villa



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Twin Villa



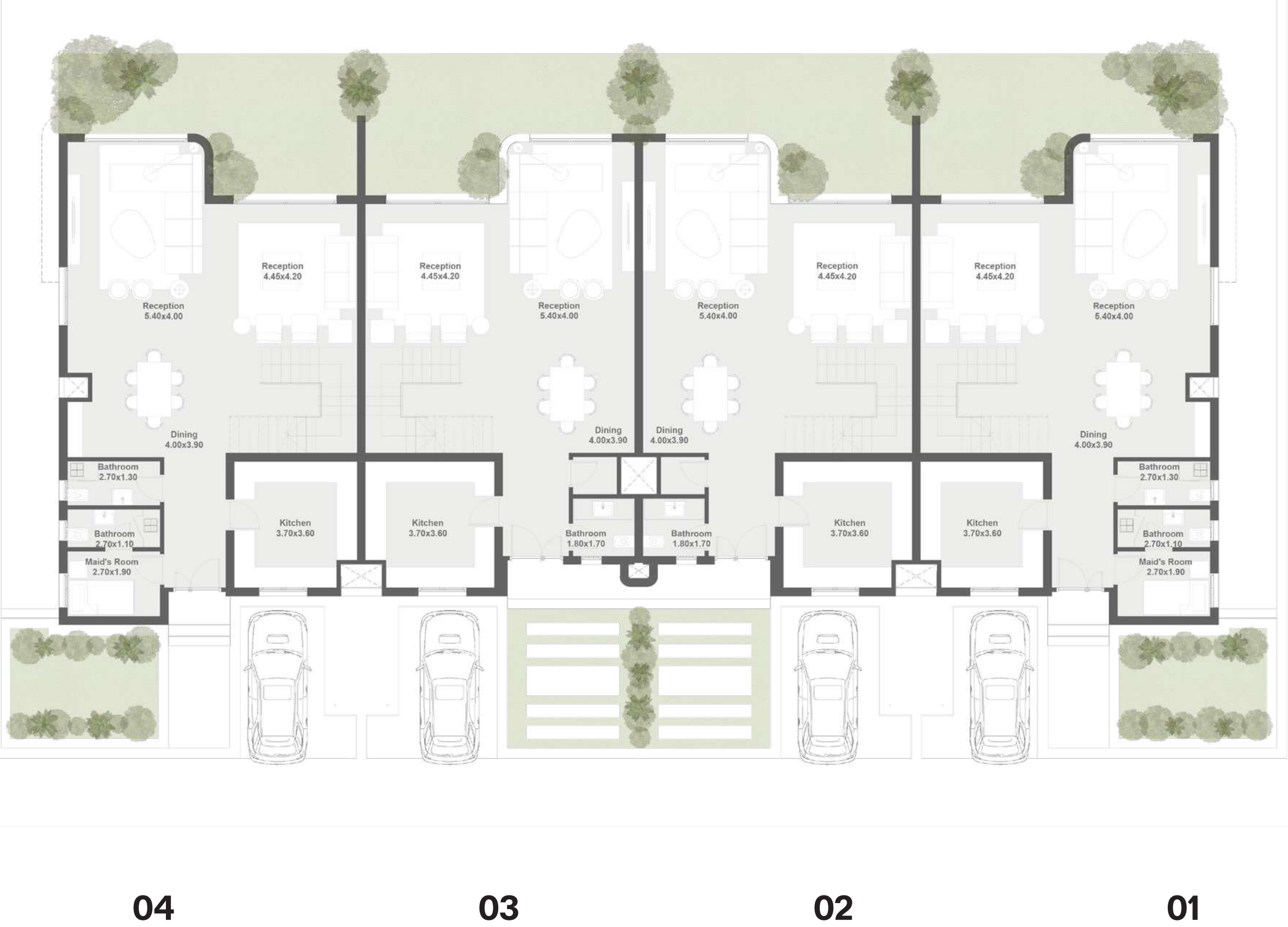
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Town House

3 -
Bedroom

01

Unit No.		BUA
01 / 04	Ground Floor	237.08 m ²
02 / 03	Ground Floor	213.43 m ²



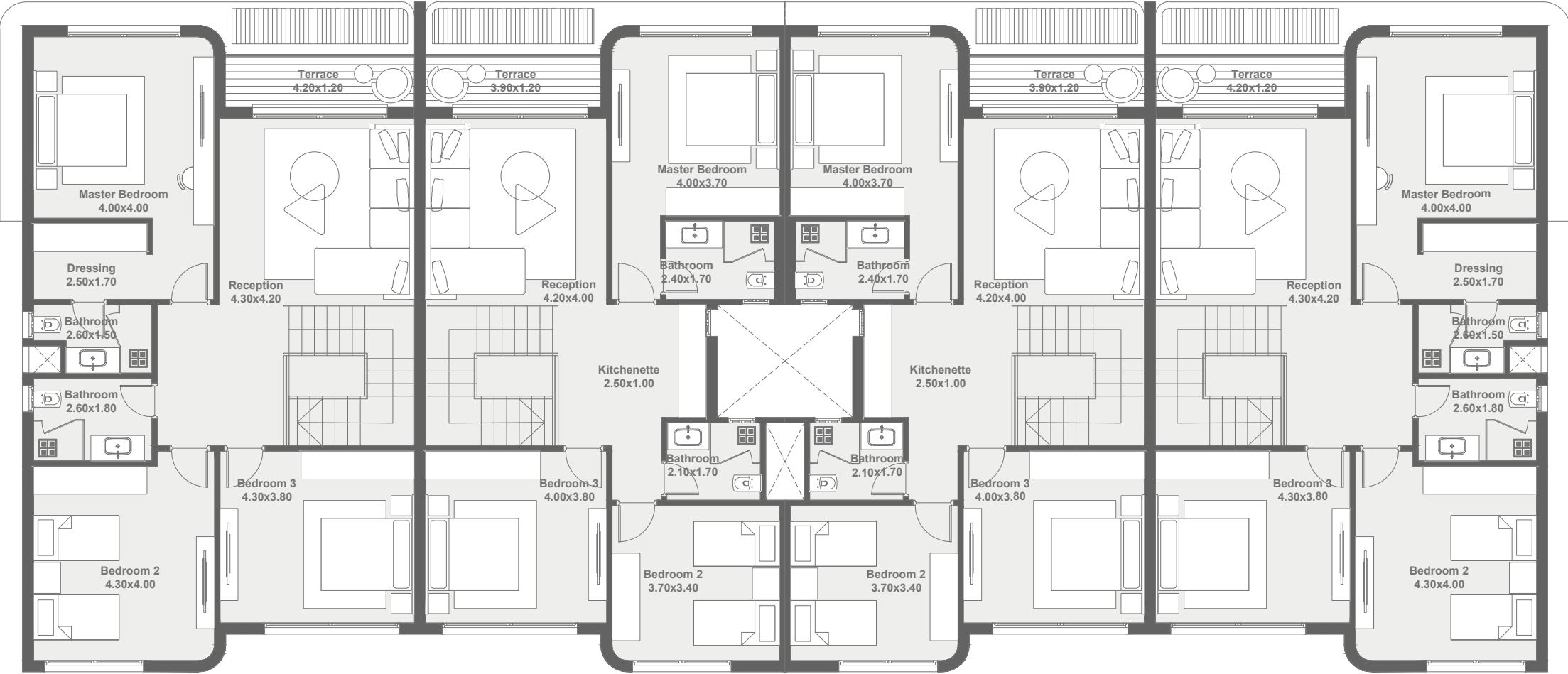
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Town House

3 -
Bedroom

01

Unit No.		BUA
01 / 04	First Floor	237.08 m ²
02 / 03	First Floor	213.43 m ²



04

03

02

01

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Quay

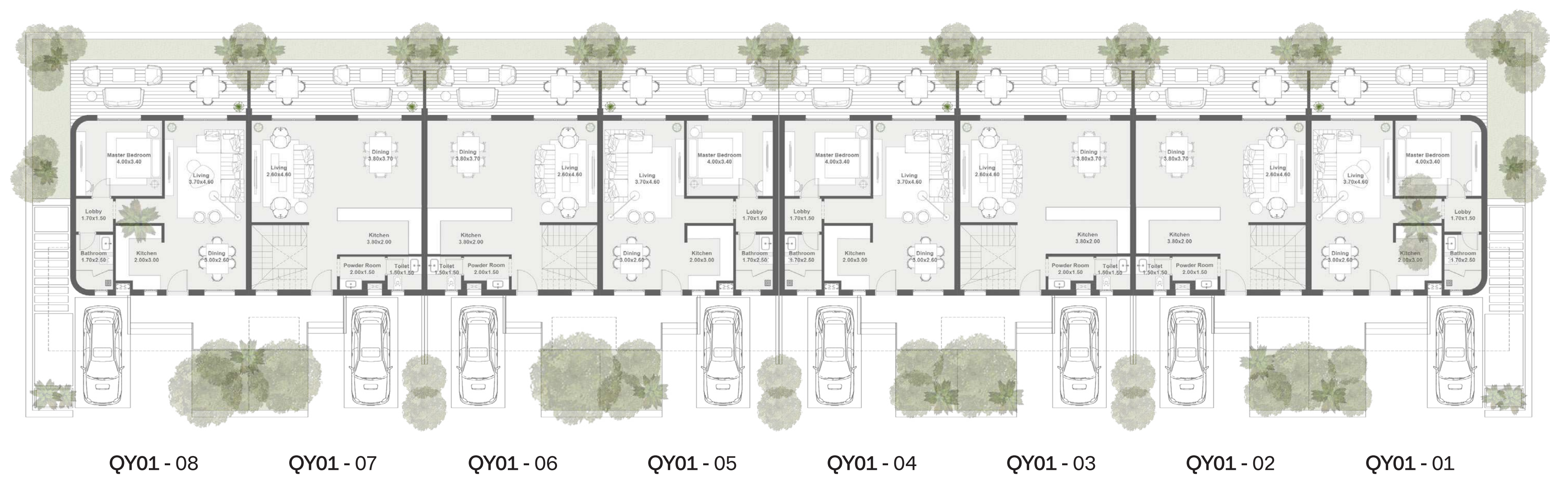
Ground Floor

01

Unit No. BUA

Quay Studio QY01 - 01 / 04 / 05 / 08 65 m²

Quay House QY01 - 02 / 03 / 06 / 07 126 m²



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Quay

First Floor

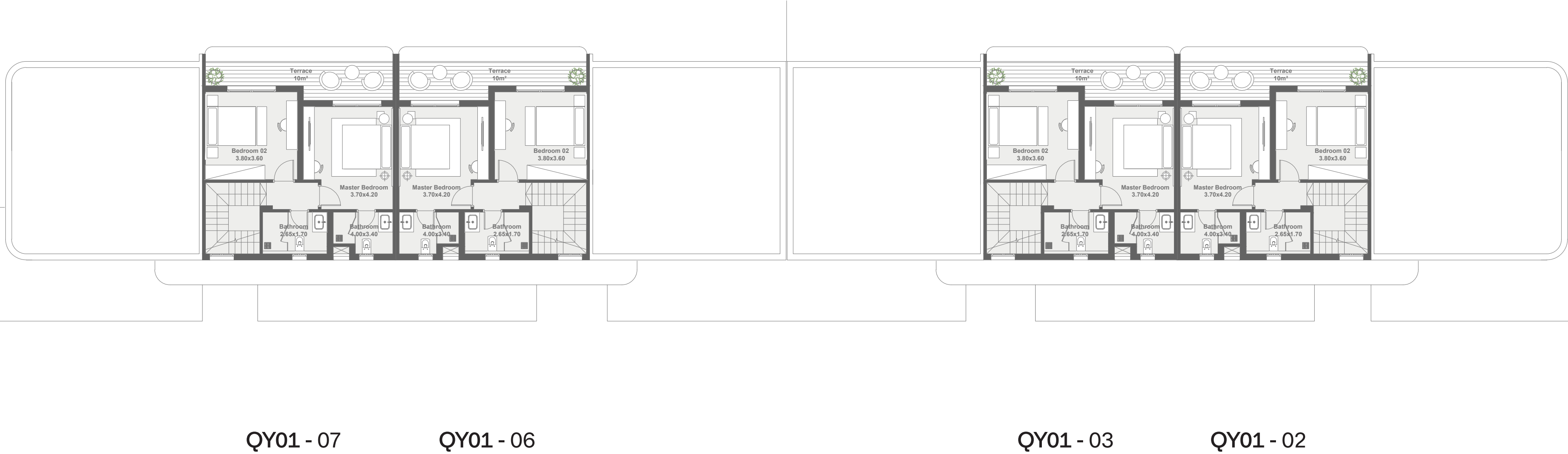
01

Unit No.

BUA

Quay House QY01 - 02 / 03 / 06 / 07

126 m²



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Quay 01



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Quay 01



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Quay 01



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Quay 01



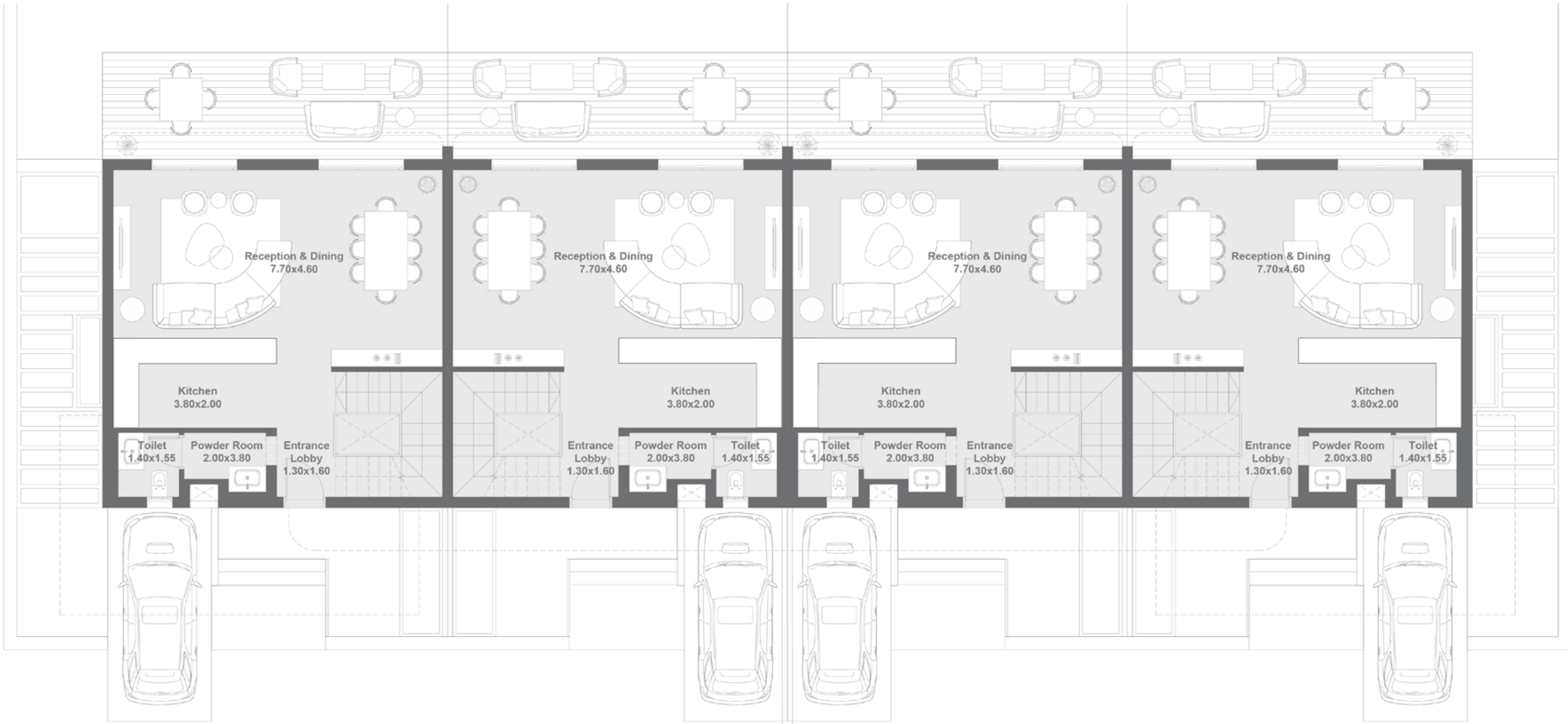
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Unit No.

BUA

Quay House QY02 - 01 / 02 / 03 / 04

126 m²



QY02 - 04

QY02 - 03

QY02 - 02

QY02 - 01

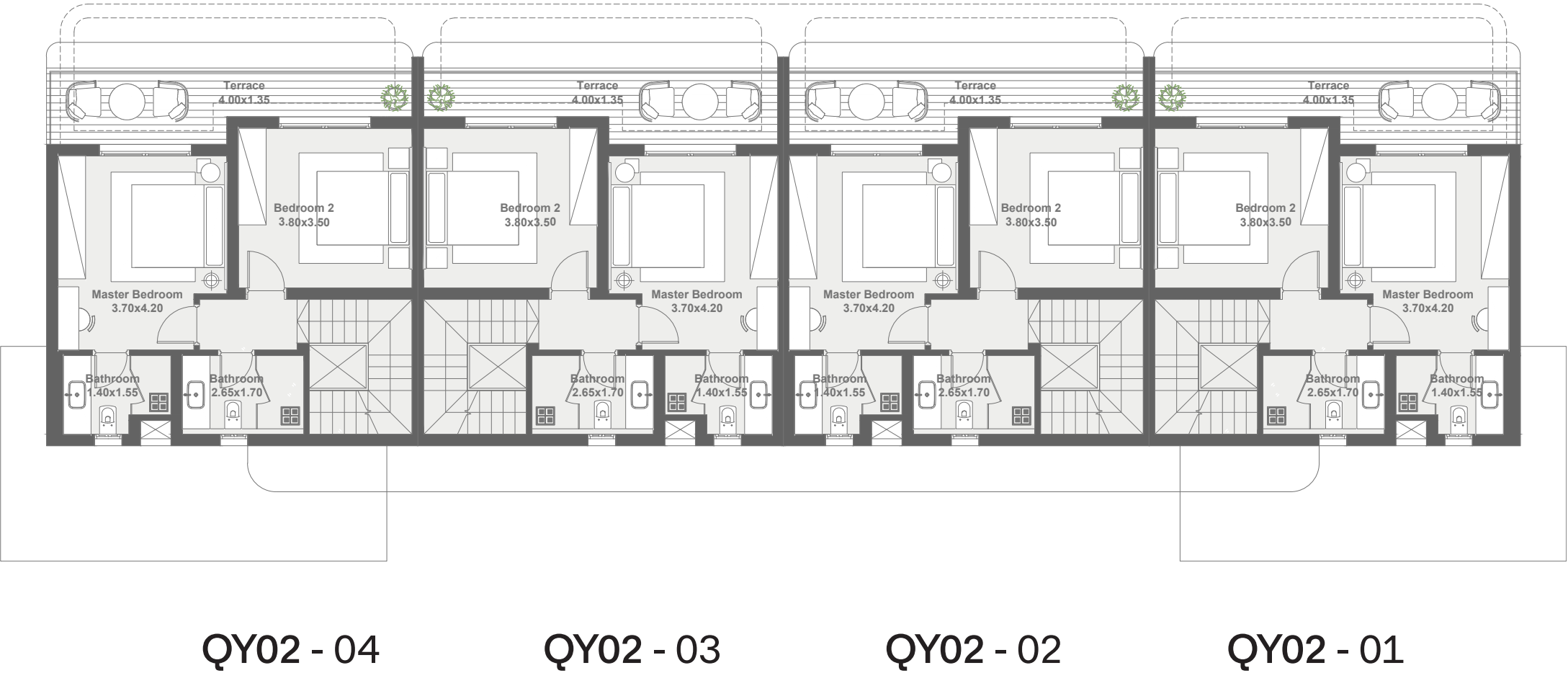
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Unit No.

Quay House QY02 - 01 / 02 / 03 / 04

BUA

126 m²



Quay 02



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Quay 02



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Quay 02



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Quay 02



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Quay 02



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Twin Chalet

3 -
Bedroom

Unit No.	BUA
A1	193.53 m ²
A2	193.53 m ²



A2

A1

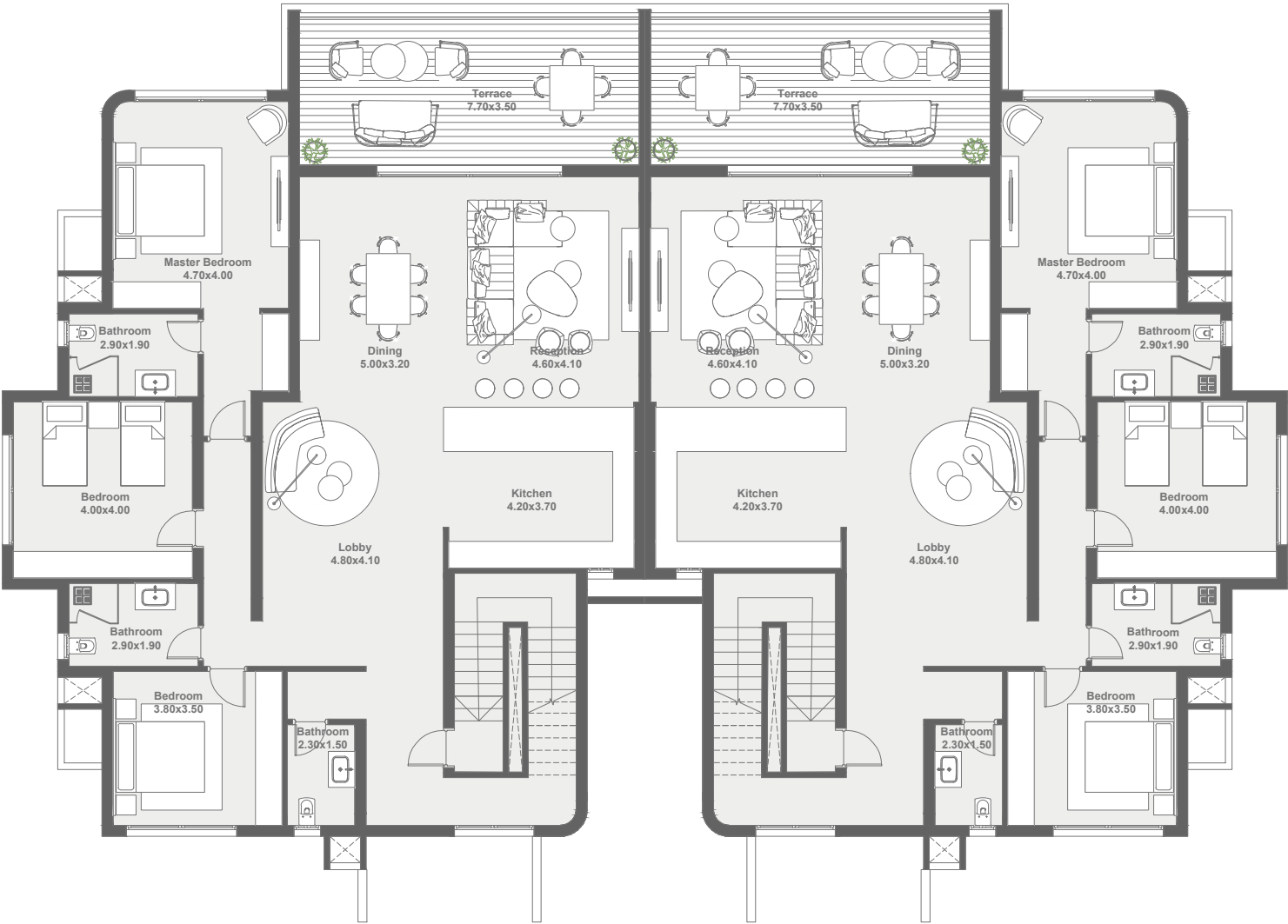
Ground Floor

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Twin Chalet

4 -
Bedroom

Unit No.	BUA	Terrace
B1	235.80 m ²	152 m ²
B2	235.80 m ²	152 m ²



B2

B1

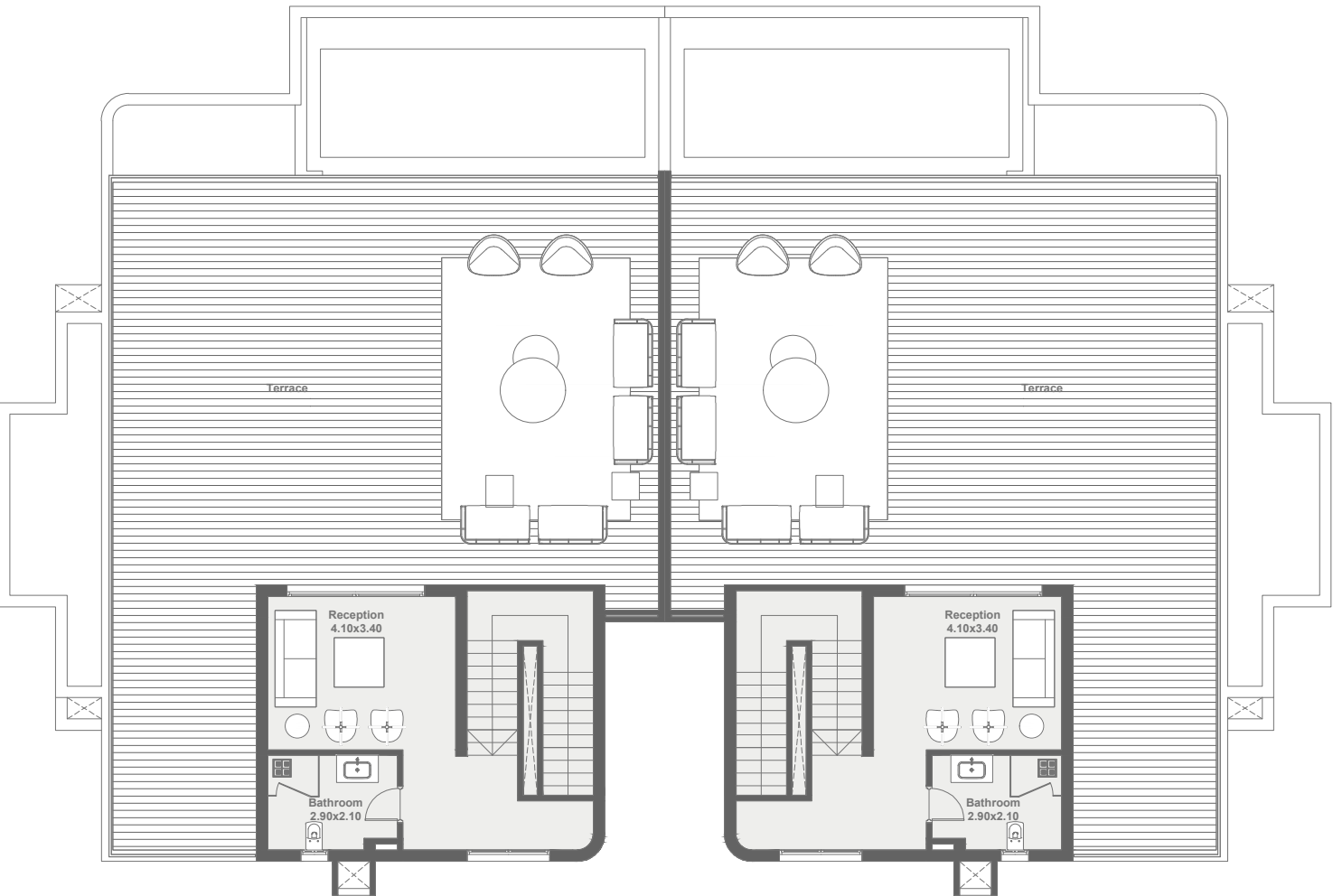
First Floor

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Twin Chalet

4 -
Bedroom

Unit No.	BUA	Terrace
B1	235.80 m ²	152 m ²
B2	235.80 m ²	152 m ²



B2

B1

Roof

Twin Chalet



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Twin Chalet



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Twin Chalet



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Twin Chalet

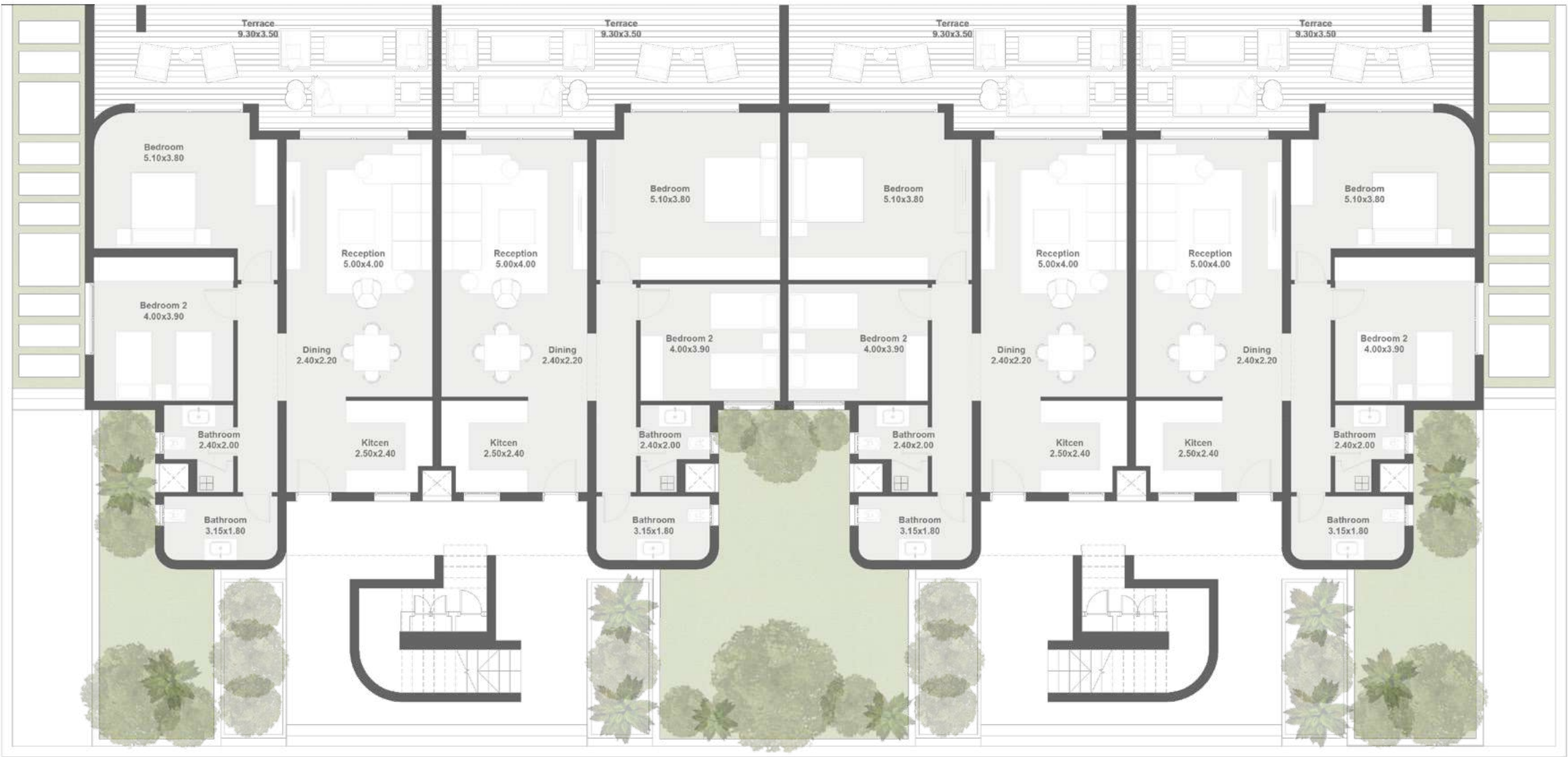


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Floating Chalet

2 -
Bedroom / 4 Units

Unit No.	BUA
G01 / G04	135.13 m ²
G02 / G03	134.07 m ²



G04

G03

G02

G01

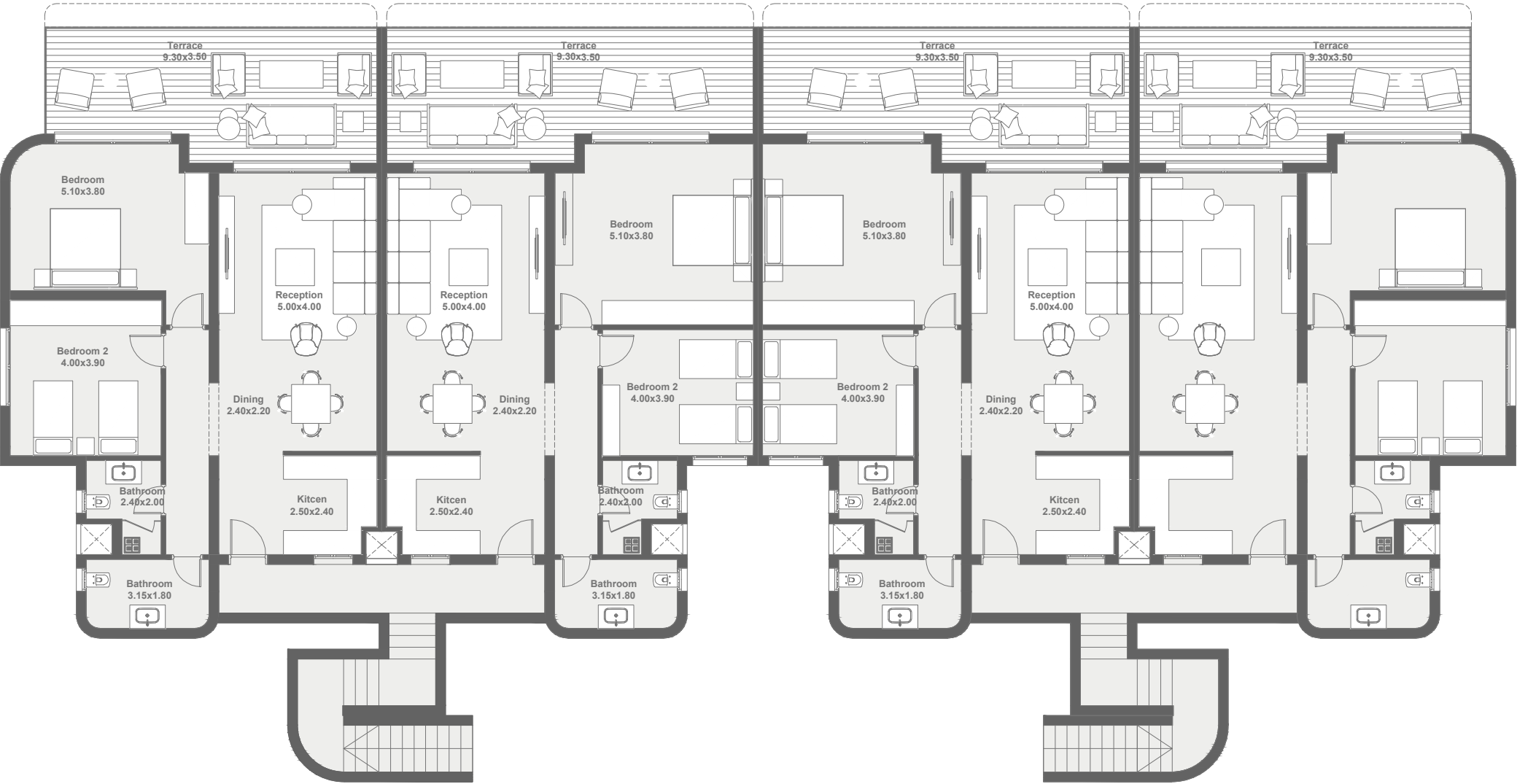
Ground Floor

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Floating Chalet

2 -
Bedroom / 4 Units

Unit No.	BUA
F01 / F04	141.17 m ²
F02 / F03	140.11 m ²



F04F03F02F01

First Floor

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Floating Chalet

4 Units



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Floating Chalet

4 Units

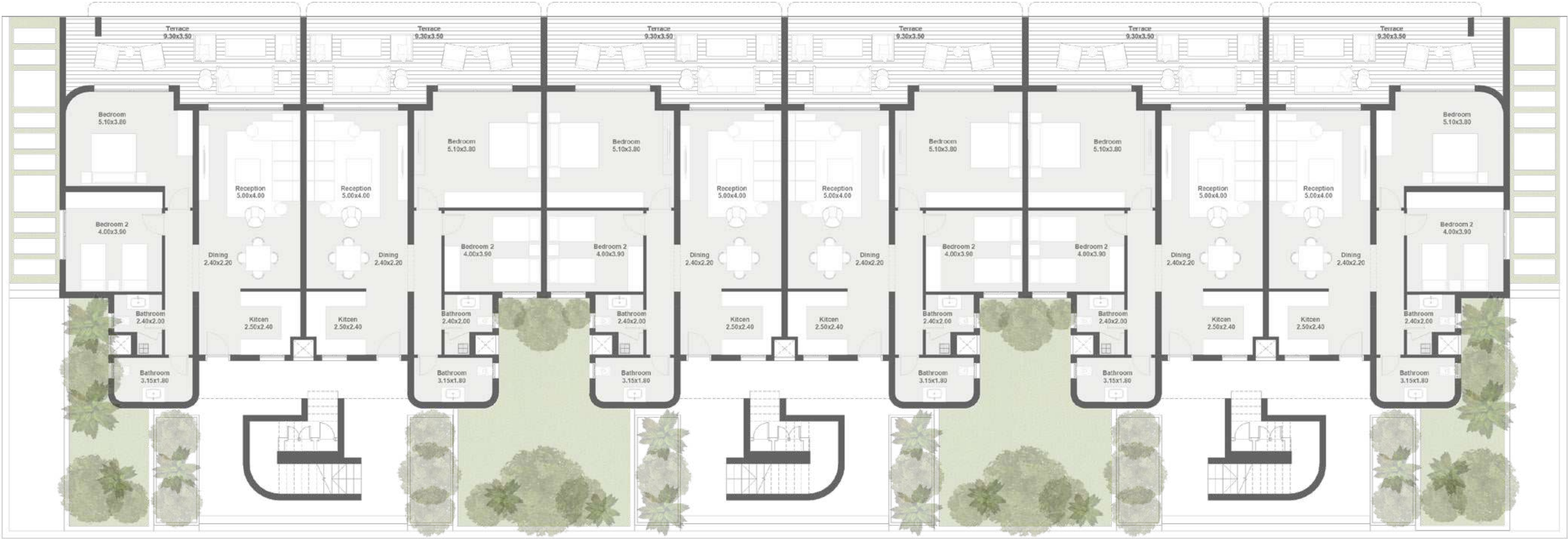


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Floating Chalet

2 -
Bedroom / 6 Units

Unit No.	BUA
G01 / G06	135.13 m ²
G02 / G03 / G04 / G05	134.07 m ²



G06G05G04G03G02G01

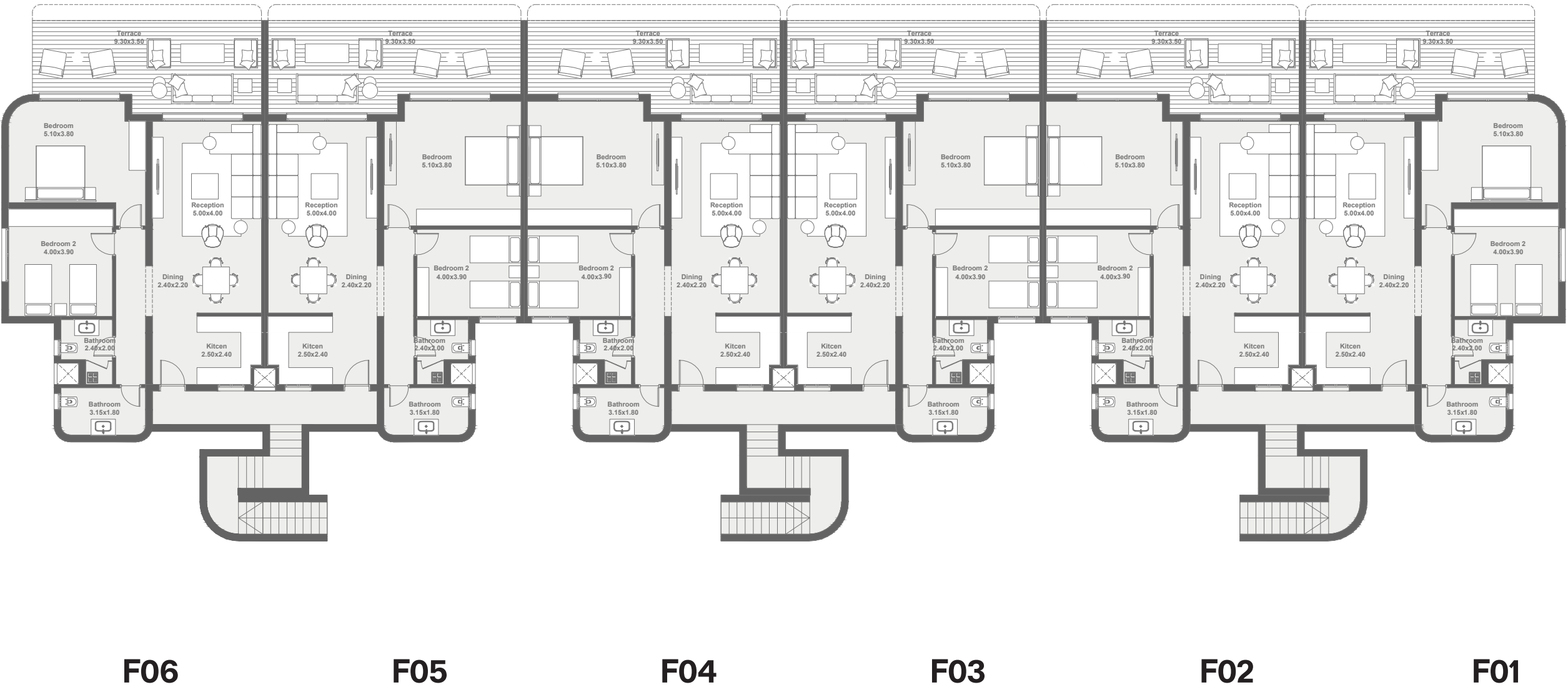
Ground Floor

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Floating Chalet

2 -
Bedroom / 6 Units

Unit No.	BUA
F01 / F06	141.17 m ²
F02 / F03 / F04 / F05	140.11 m ²



First Floor

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Floating Chalet

6 Units



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Floating Chalet

6 Units



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Creek Condo

A

Unit No.

BUA

Duplex 01 / 04

140 m²

Duplex 02 / 03

110 m²



04

03

02

01

Ground Floor



04

03

02

01

First Floor

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Creek Condo

A

Unit No.

BUA

Second Floor Fully

Apartment 21 / 24

Apartment 22 / 23

78 m²

48 m²

Third Floor

Apartment 31 / 32

Terrace

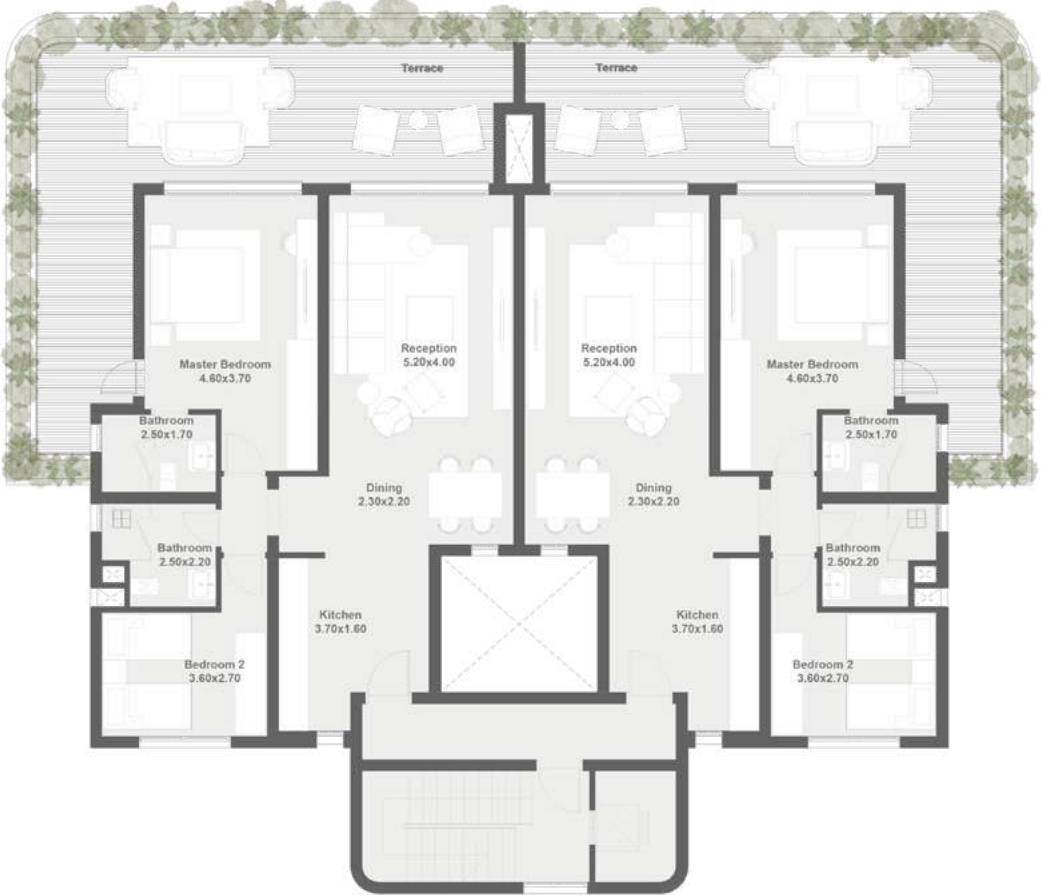
90 m²

40 m²



24232221

Second Floor



3231

Third Floor

Disclaimer
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Creek Condo A



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Creek Condo

B

Unit No.

BUA

Duplex 01 / 04

140 m²

Duplex 02 / 03

110 m²



04 03 02 01

Ground Floor



04 03 02 01

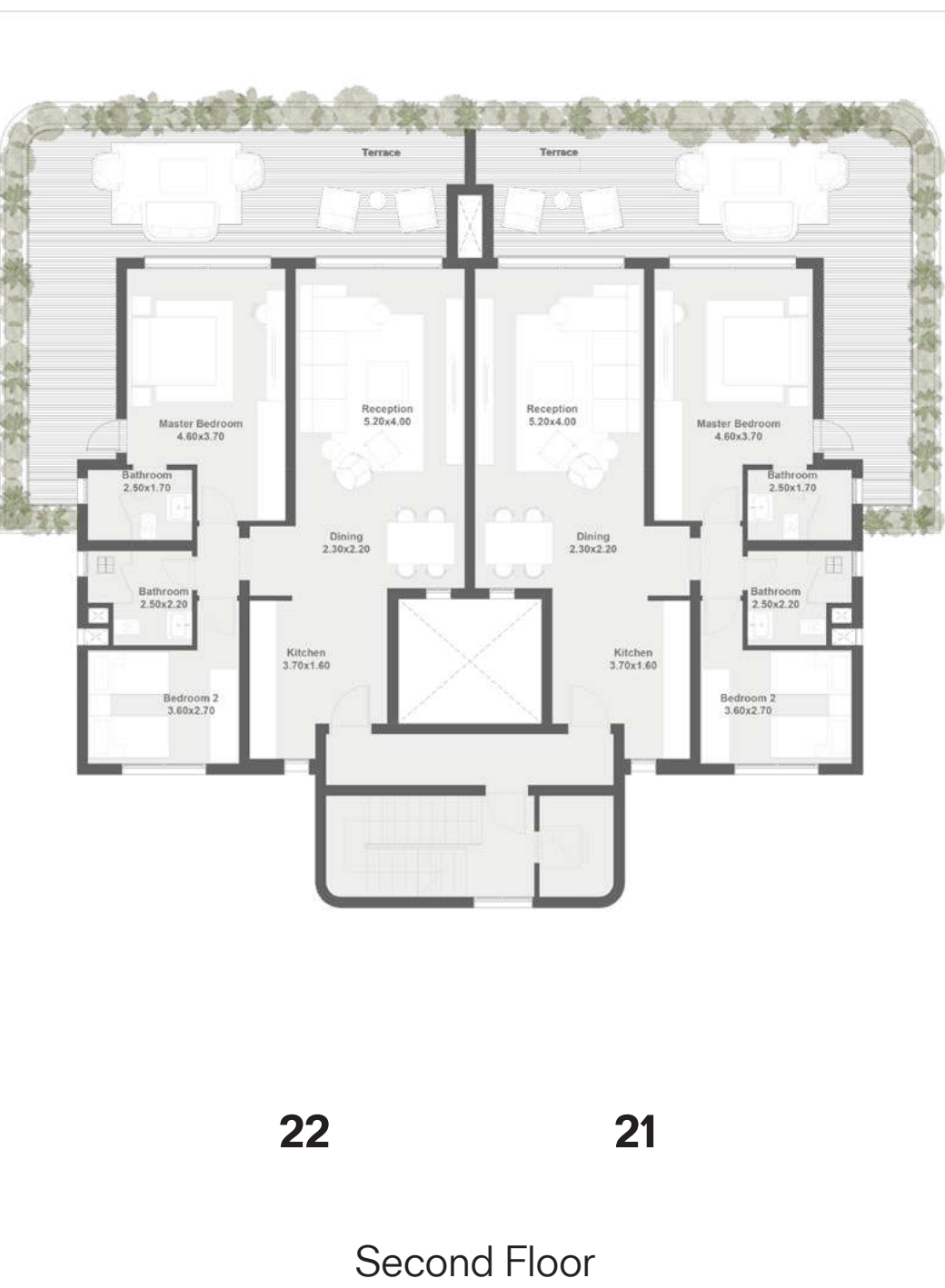
First Floor

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Creek Condo

B

Unit No.	BUA
Apartment 21 / 22	90 m ²
Terrace	40 m ²



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Creek Condo B



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Apartment

01

Unit No.

BUA

01	3-Bedroom	145 m ²
02	3-Bedroom	144.32 m ²
03	3-Bedroom	144.32 m ²
04	3-Bedroom	145 m ²



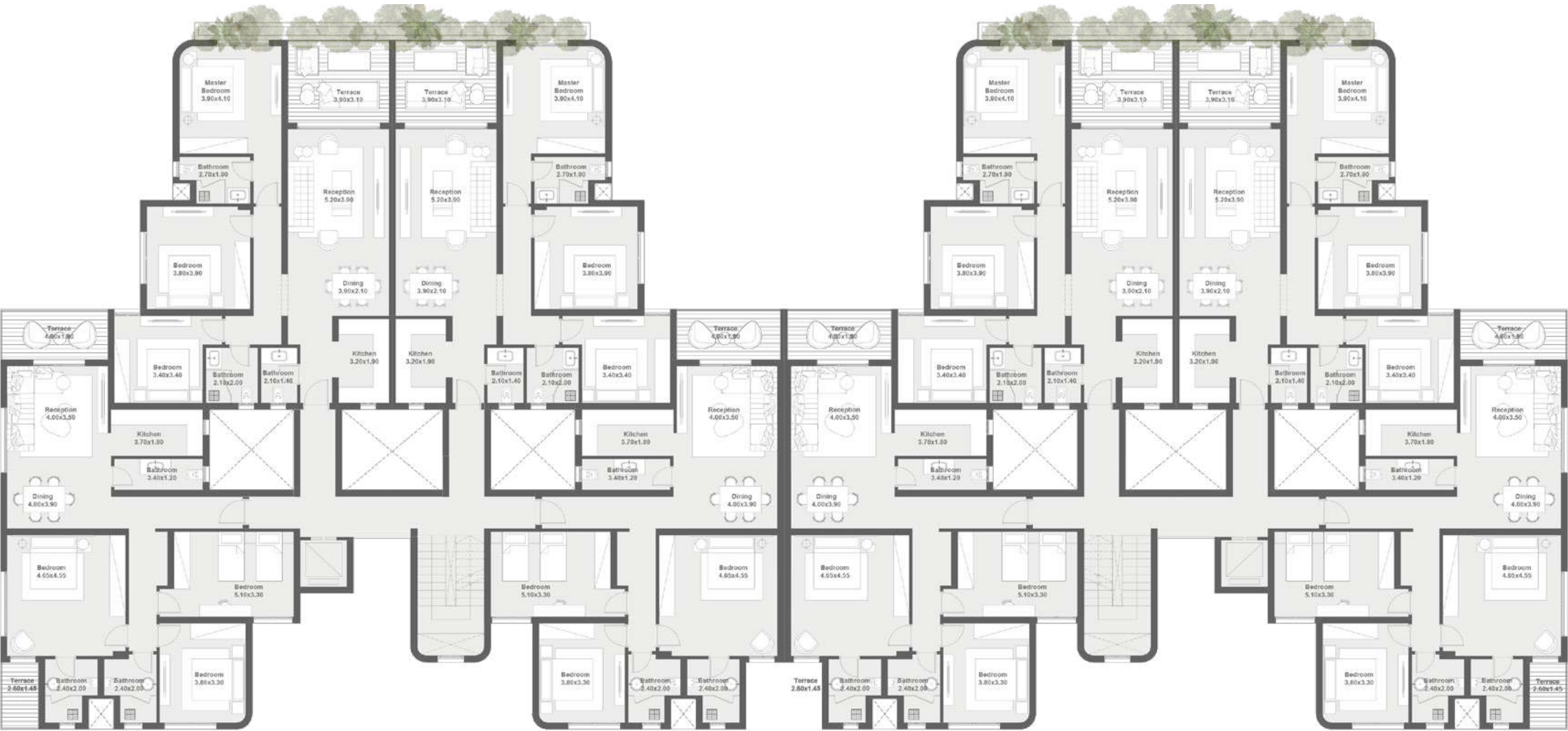
Ground Floor

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Apartment

01

Unit No.		BUA
11 - 21	3-Bedroom	145 m ²
12 - 22	3-Bedroom	144.32 m ²
13 - 23	3-Bedroom	144.32 m ²
14 - 24	3-Bedroom	145 m ²



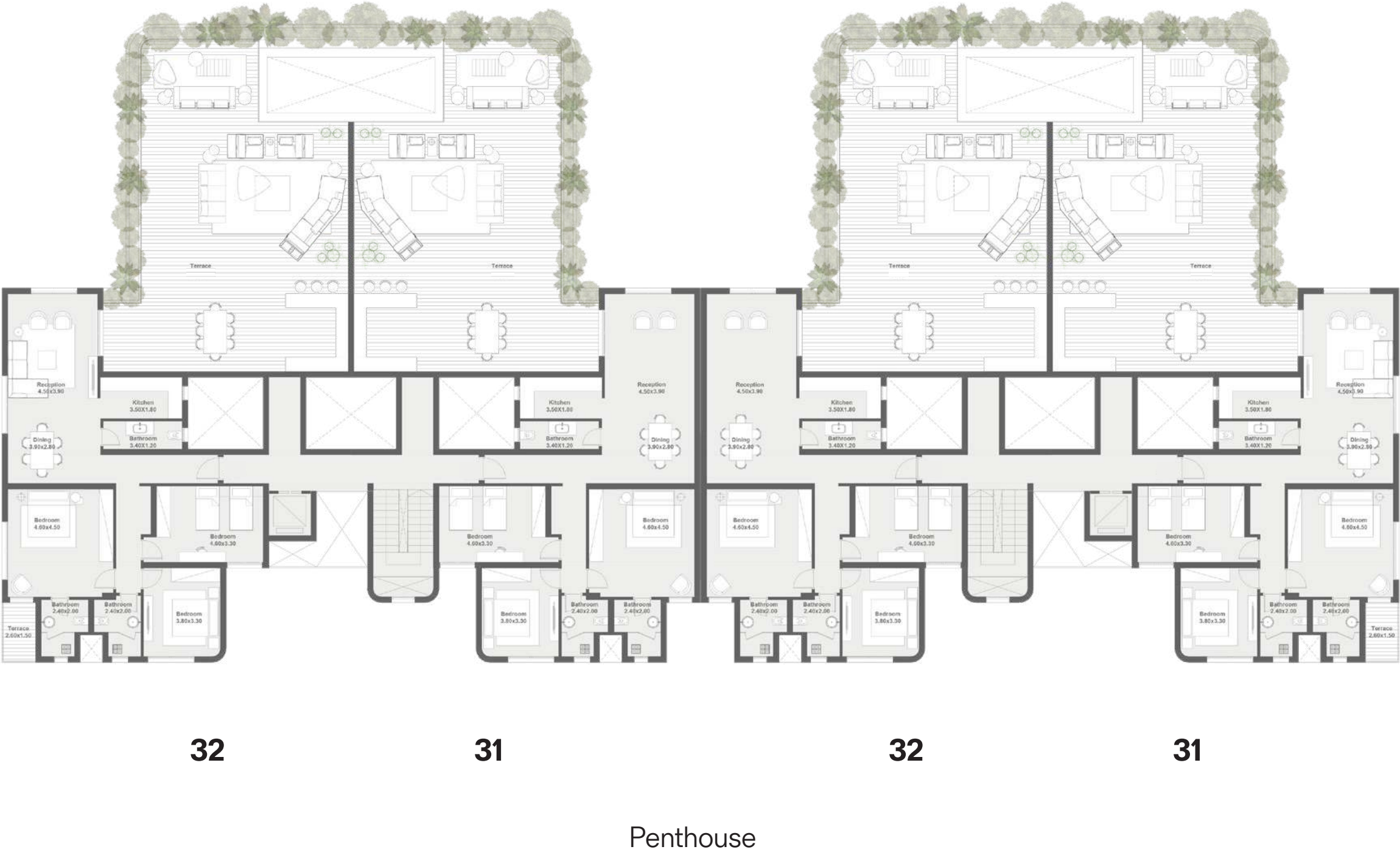
14	13	12	11	14	13	12	11
24	23	22	21	24	23	22	21

First & Second Floor

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Apartment 01

Unit No.		BUA	Terrace
31	3-Bedroom	154.25 m ²	119 m ²
32	3-Bedroom	154.25 m ²	119 m ²



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Apartment 01



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Apartment 01



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Apartment 01



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Apartment 01

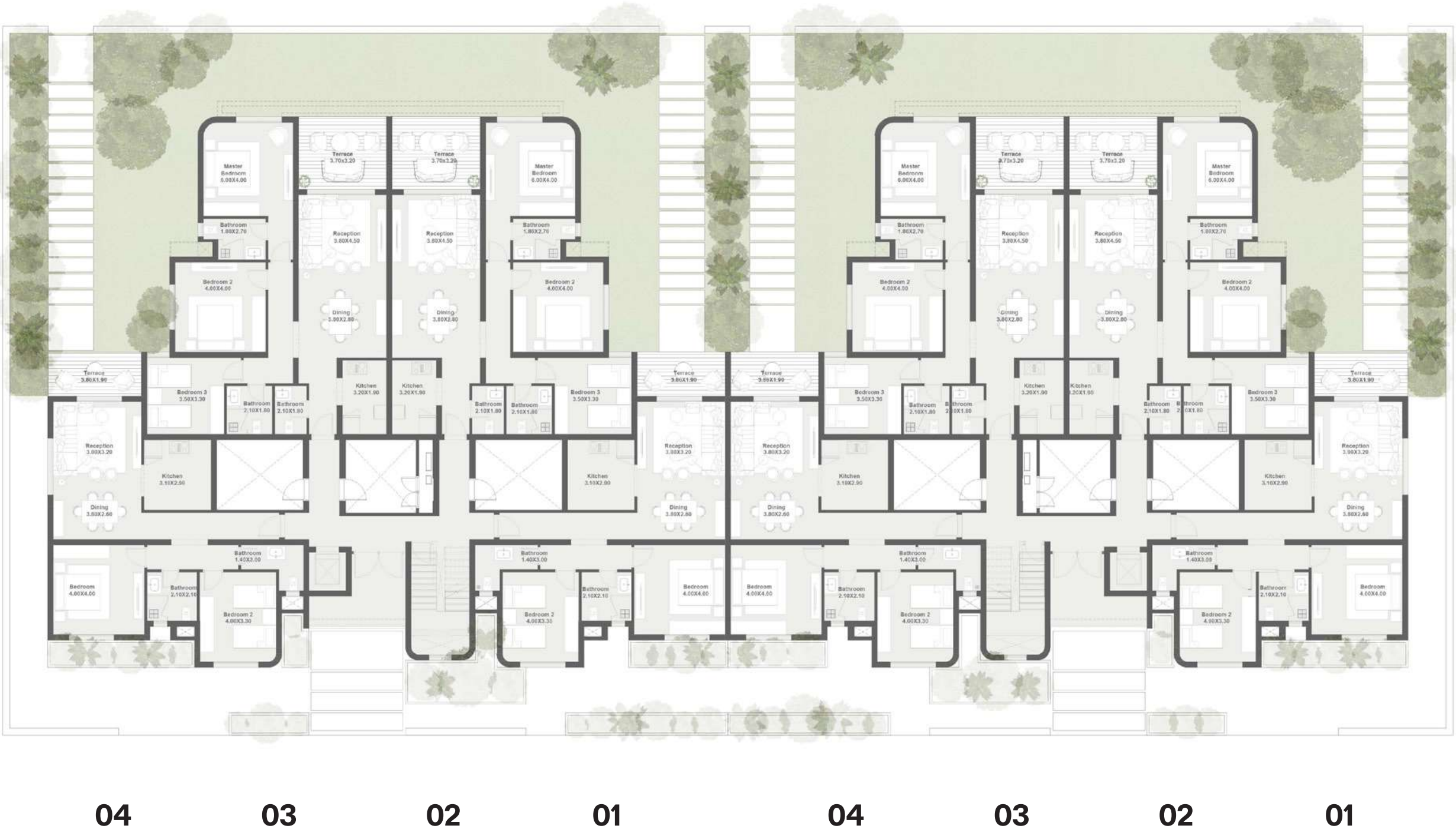


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Apartment

02

Unit No.		BUA
01	2-Bedroom	110.85 m ²
02	3-Bedroom	137.20 m ²
03	3-Bedroom	137.20 m ²
04	2-Bedroom	110.85 m ²



Ground Floor

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Apartment

02

Unit No.		BUA
11 - 21	2-Bedroom	115.3 m ²
12 - 22	3-Bedroom	141.3 m ²
13 - 23	3-Bedroom	141.3 m ²
14 - 24	2-Bedroom	115.3 m ²



14	13	12	11	14	13	12	11
24	23	22	21	24	23	22	21

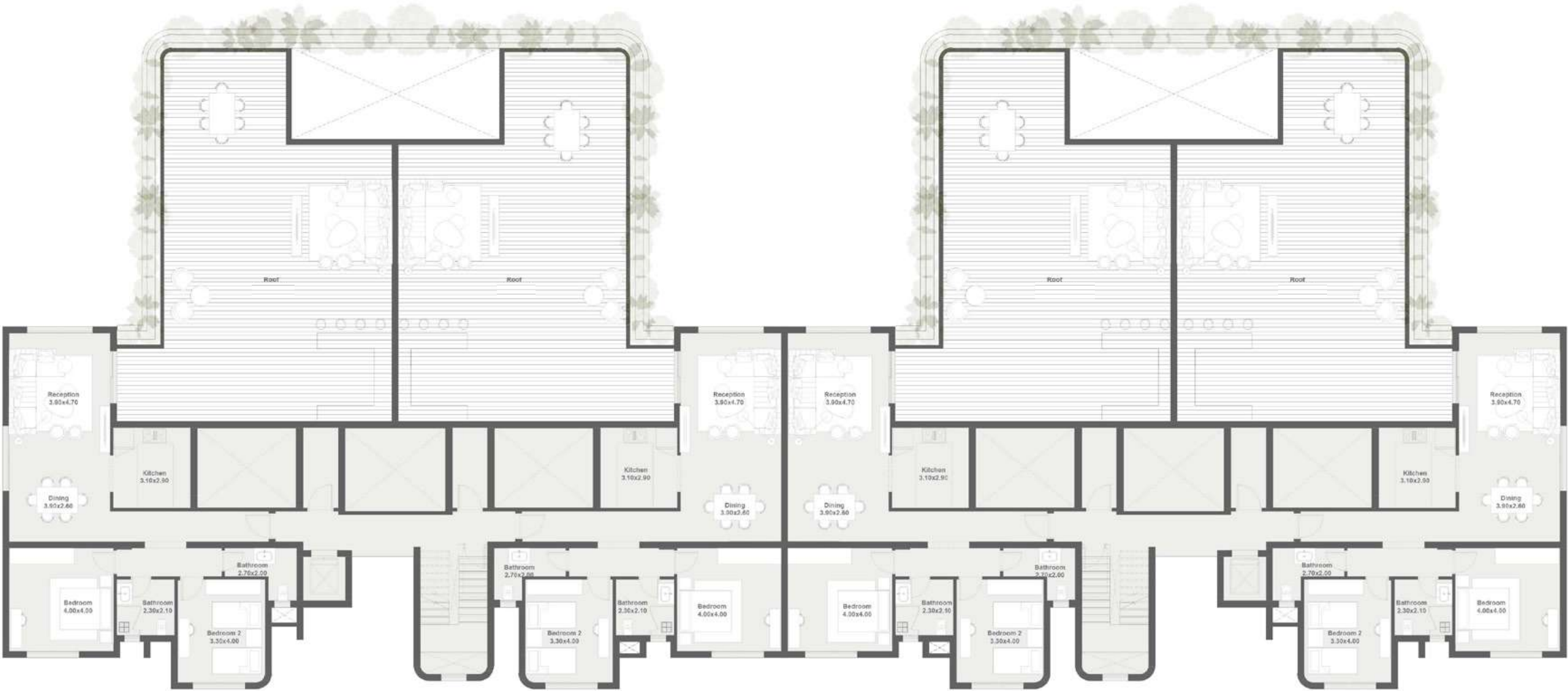
First & Second Floor

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Apartment

02

Unit No.		BUA	Terrace
31	2-Bedroom	124.7 m ²	119 m ²
32	2-Bedroom	124.7 m ²	119 m ²



32

31

32

31

Penthouse

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Apartment 02



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Apartment 02



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Apartment 02



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G Developments