

THE
MEDITERRANEAN
VILLAS

the med.

The med.

A place that is crafted to elevate the quality of your living experience.

Inspired by the beauty of the Mediterranean sensation, at this unique destination, you will find an authentic lifestyle, promoting wellbeing, sustainability and maximized luxury with elevations that give mesmerizing sea views and tranquil vibes.



A True North Star

Your home at The Med. is strategically located in the new heart of the North Coast, and just at the forefront of the main roads from Cairo with proximity to the area's airports to give you the optimum convenience whether you choose to drive or fly.



15 Mins	30 Mins	35 Mins	40 Mins	1 Hour	2 Hours	2 Hours	3.5 Hours
Dabaa Road	Sidi AbdelRahman	Sidi Heneish	El Alamein Airport	Marsa Matrouh	Alexandria	Borg Elarab Airport	Cairo



100,000 sqm
Beach Front Area



49 m
Total Elevation

800 m
Coastline



307 Feddan
Land Area



110,000 sqm
Swimmable Lagoons



70%
Villas



THE MEDITERRANEAN VILLAS

North Breeze, Sea View & Mesmerizing Mood.
Your exclusive elegant destination community. The
Mediterranean Villas are built on naturally cascading 6
steps that start at 7m above sea level and go up to 30m
above sea level giving each villa uninterrupted views of
the beautiful Mediterranean horizon.

THE
MEDITERRANEAN
VILLAS



SEA VIEW

All Around

Mesmerizing breeze and brisk mood with elevations of up to 30m above sea level.
At your Mediterranean home, you will simply enjoy the views with the accent of energized sunrises and romantic moods of the sunset, all from your garden.



Personalized **Homes**

Choose from a variety of refined design options to customize the exterior and interior of your home to match your unique personality.



"Make your home truly your own"



Services by **Le Gray**

All Mediterranean villas will have access to Le Gray's specialty hospitality services, from housekeeping, concierge, or even butler, to an abundance of catering services as well as special privileges in booking priorities in The Med's Le Gray hotels.



Sustainable Mediterranean Architecture





Contemporary **Mediterranean**

Designed to take in the north breeze and merge naturally with the environment.

Soft architectural lines that curve and seep effortlessly into the surroundings making every home a natural extension of the landscape.

The all north facing homes are designed to encourage light and increase views while retaining as much of the magical northern breeze all seek in our coastal homes.



Making Every Home A Natural Extension Of The Landscape.



THE
MEDITERRANEAN
VILLAS



THE
MEDITERRANEAN
VILLAS
Phase 1

THE MEDITERRANEAN

MASTERPLAN



Disclaimers

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Disclaimers

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6BR Signature VILLA



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FRONT



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BACK



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6BR Signature VILLA

GROUND FLOORPLAN

Sellable Area	450.4 sqm
Internal Area	379.9 sqm
Terraces Area	79.5 sqm



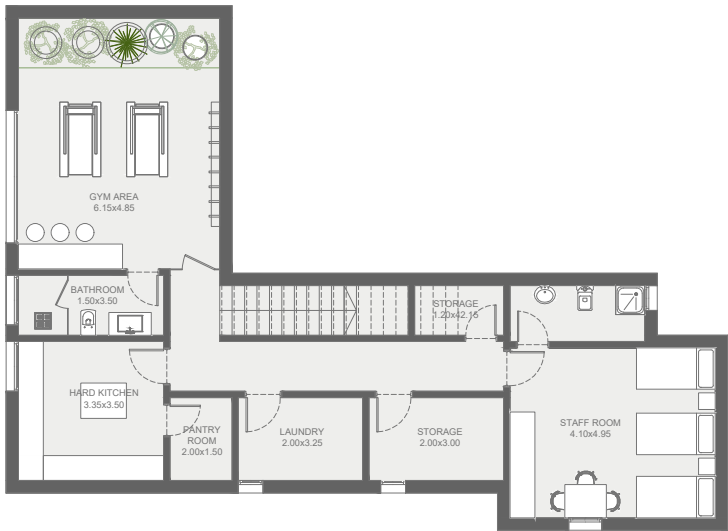
FIRST FLOORPLAN



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BASEMENT
FLOORPLAN

Optional Basement Area | 129.8 sqm



Optional

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6BR
Signature
VILLA

6BR The Med. VILLA



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FRONT



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BACK



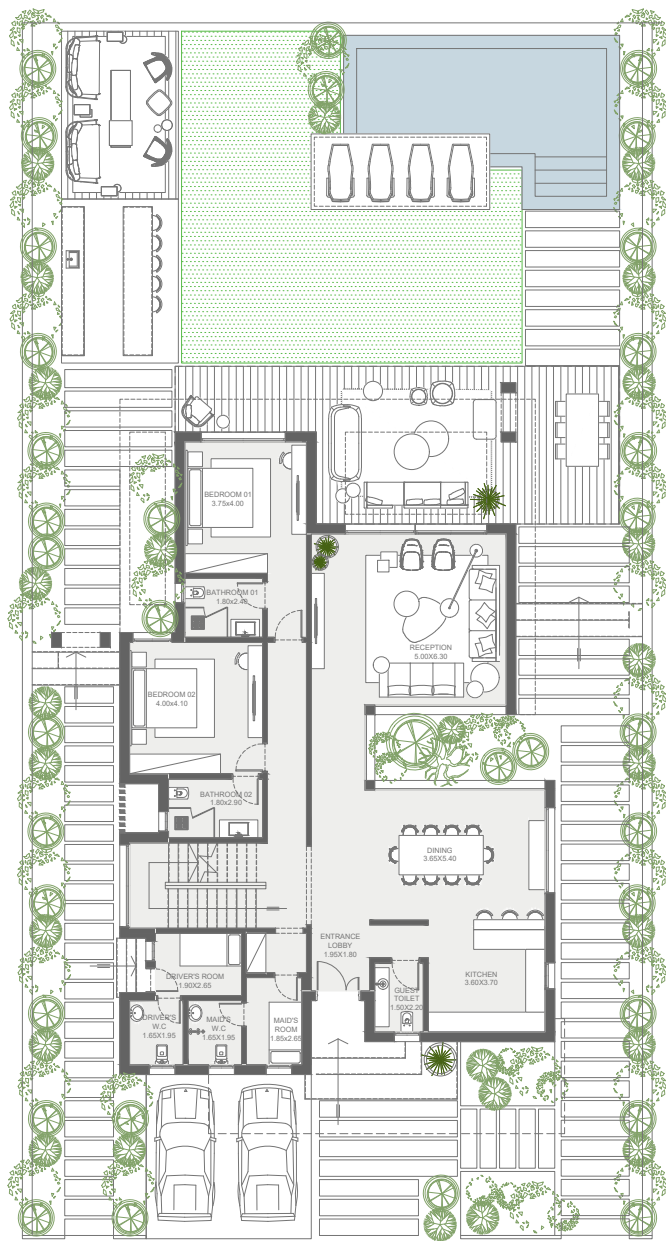
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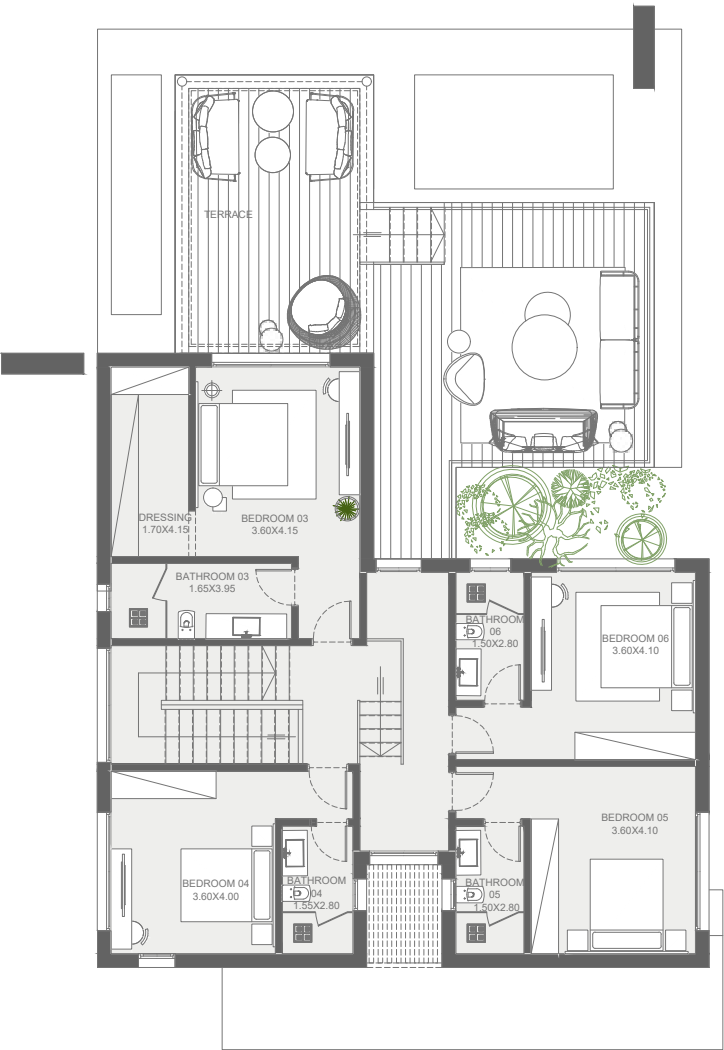
6BR The Med. VILLA

GROUND FLOORPLAN

Sellable Area	417.6 sqm
Internal Area	341.2 sqm
Terraces Area	76.4 sqm



FIRST FLOORPLAN

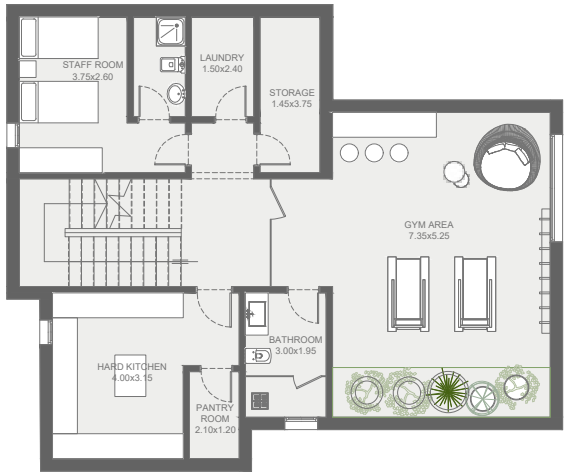


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6BR The Med. VILLA

BASEMENT FLOORPLAN

Optional Basement Area | 127.2 sqm



Optional

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5BR VILLA



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FRONT



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BACK



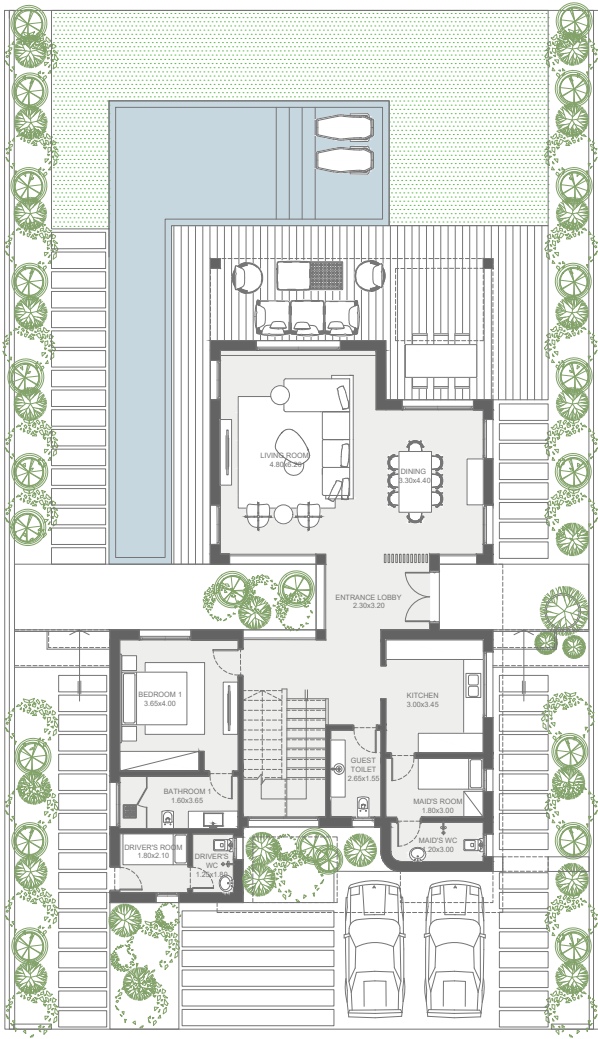
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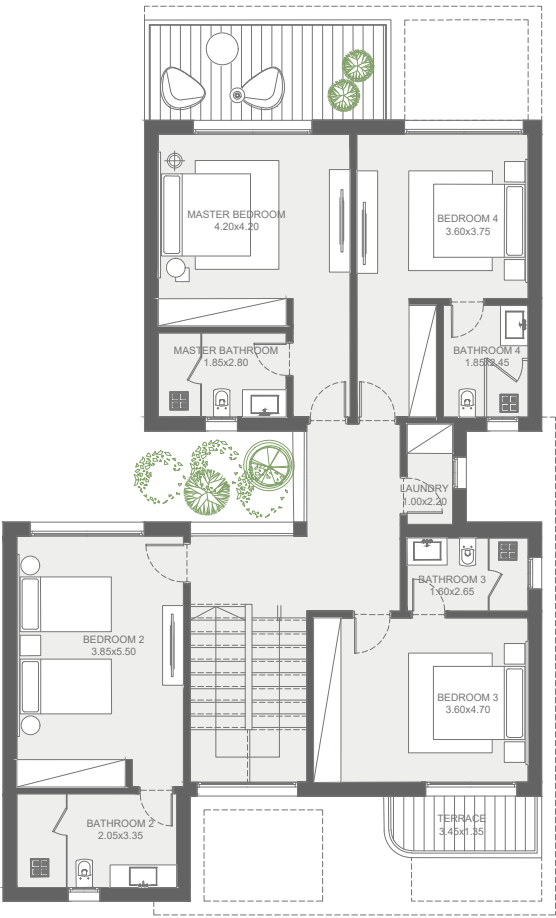
5BR VILLA

GROUND FLOORPLAN

Sellable Area	352.4 sqm
Internal Area	308.3 sqm
Terraces Area	44.1 sqm



FIRST FLOORPLAN

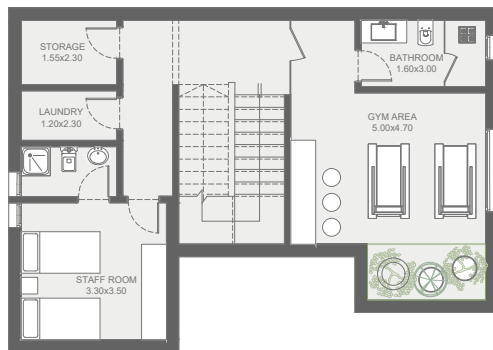


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5BR VILLA

BASEMENT FLOORPLAN

Optional Basement Area | 85.0 sqm



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4BR VILLA



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FRONT



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BACK



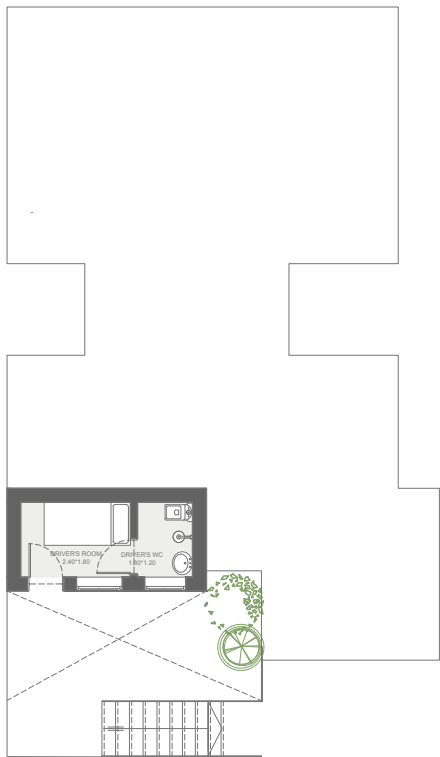
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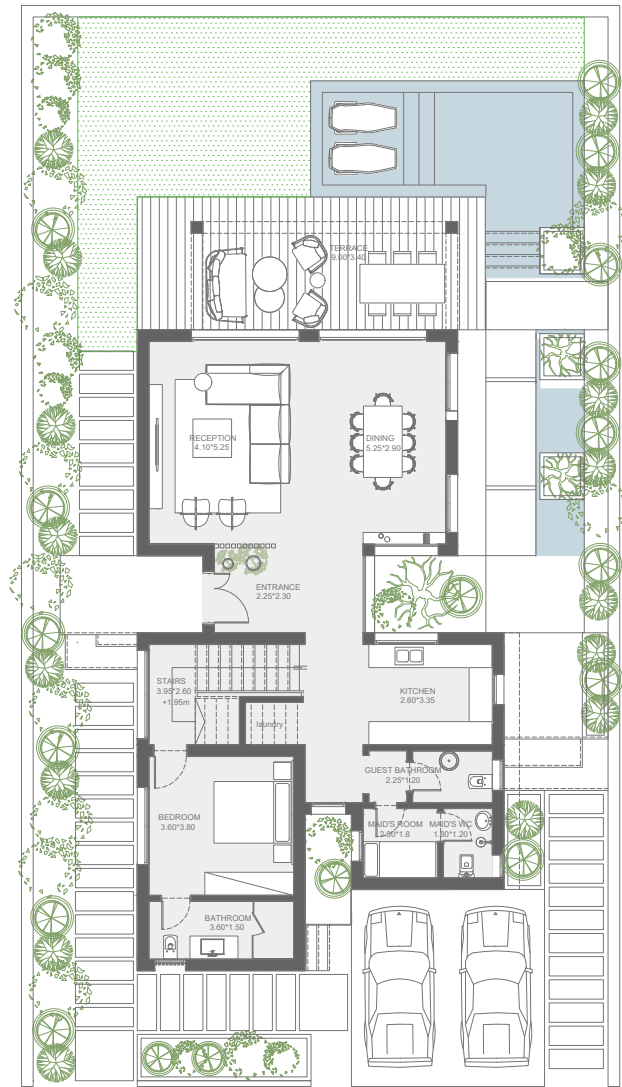
4BR VILLA

LOWER GROUND FLOORPLAN

Sellable Area	296.4 sqm
Internal Area	259.0 sqm
Terraces Area	37.4 sqm



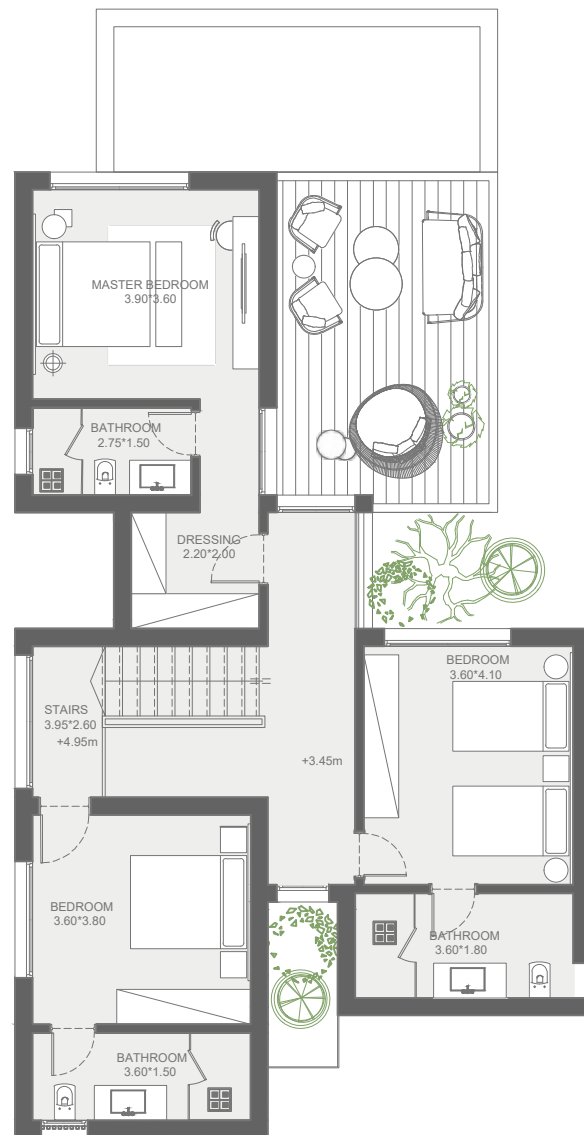
GROUND FLOORPLAN



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4BR VILLA

FIRST FLOORPLAN



Option 01

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4+1 BR VILLA



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FRONT



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BACK



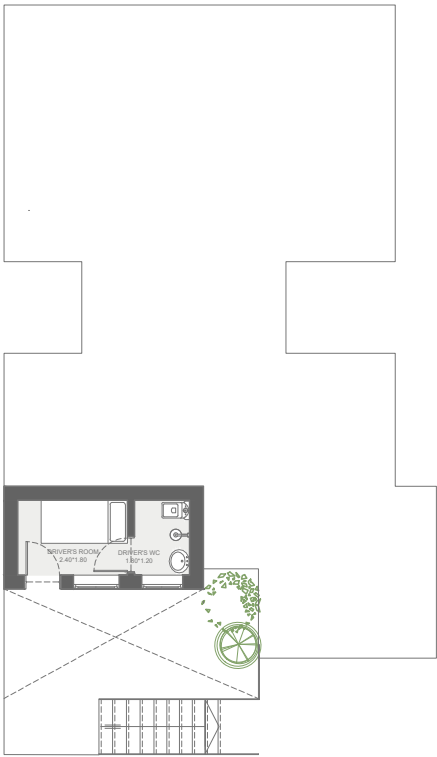
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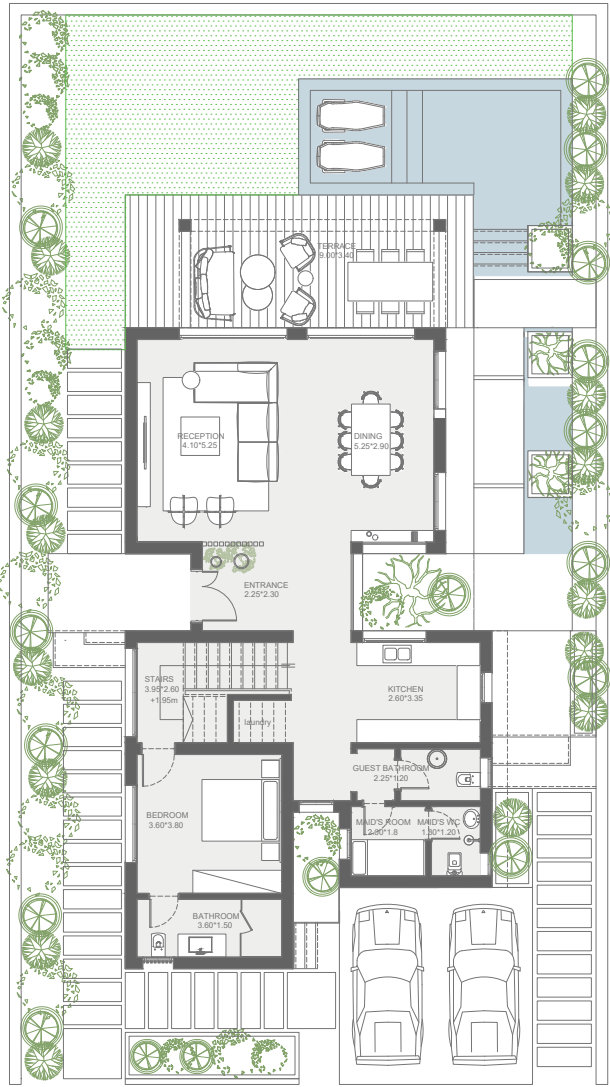
4+1 BR VILLA

LOWER GROUND FLOORPLAN

Sellable Area	299.6 sqm
Internal Area	283.9 sqm
Terraces Area	15.7 sqm



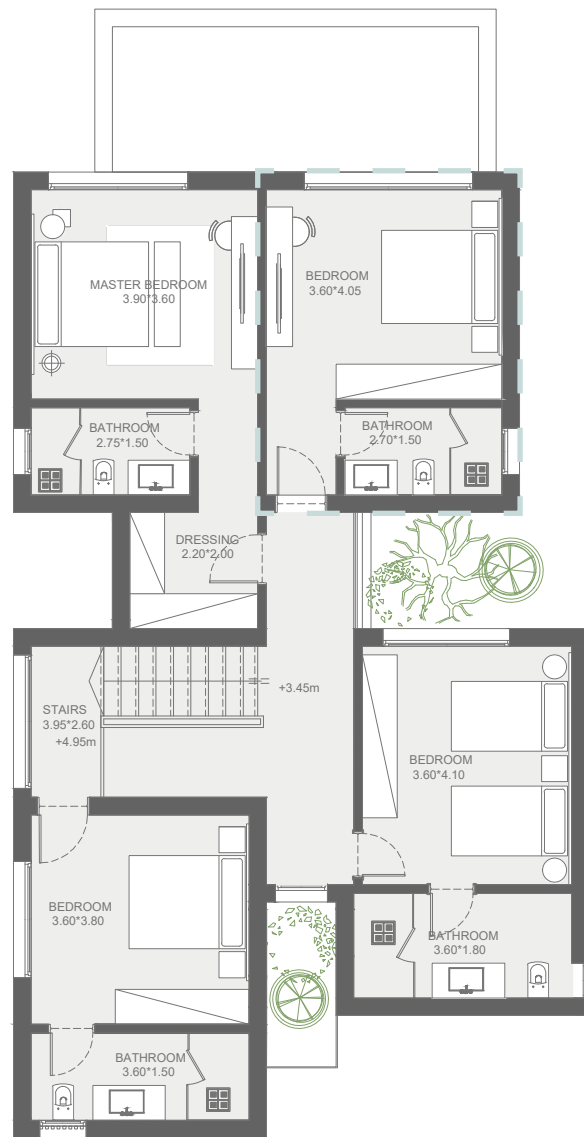
GROUND FLOORPLAN



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4+1 BR VILLA

FIRST FLOORPLAN



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Authentic Beach Experiences

1 *The Peninsula*
Your Private Tropical Serviced Island



3 *The Waterfall Lagoons*
A Serene Water Spine

4 *The River Walk*
Your Pleasure Walk to the Beach

5 *By the Beach*
A Small Mediterranean Town Experience

6 *Sustainability Park*
The Green Park

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Our Partners

Campbell Gray,

Being focused on creating and operating high-end boutique hotels in Europe, Middle East, and Africa (Kings Polo in Sheikh Zayed, Alex lake in Zurich, Palacio De Canavezes in Portugal, and Le Gray in Beirut. They are offering an exceptional boutique hotel experience and much more.



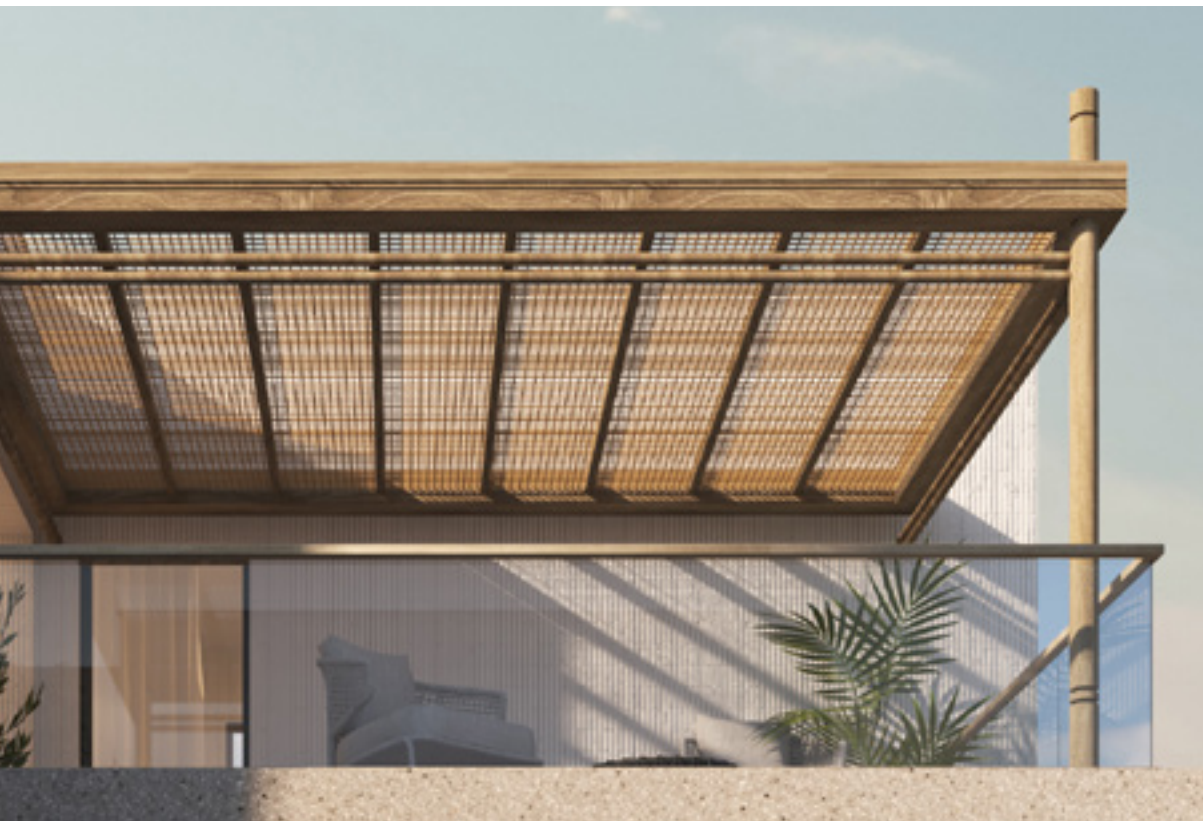
Mohamed Fares,

CEO of ALCHEMY architecture and Chief Designer of ALCHEMY design studio, a leading Egyptian design firm that focuses its creative approach on a multi-cultural understanding that is inspired by different urban narratives. Core services in architecture, interior design, branding and product design place a high value on enhancing the human experience with a sensible vision for culture, environment and technology. ALCHEMY architecture seeks to unleash unexplored dimensions and impalpable atmospheres that transcend everyday life.



the med on Architecture and Sustainability

the med: a new sustainable vision for coastal living on the Mediterranean. From the masterplan to the architectural detail, the Med is designed with a focus on the environment and the wellbeing of the people at its core.



The Masterplan maximizes **passive cooling strategies** by placing all units with a **north-facing orientation**, taking advantage of the cool sea breeze and keeping the **sea-view spaces shaded** from the direct southern sun. **The levels** are designed to give each unit **full exposure to wind and sea views** unobstructed from surrounding buildings. This strategy creates **wind tunnels in pathways** leading to the beach, creating a cool and comfortable **walking experience** surrounded by lush greenery. **The botanical garden valley** provides shading along the paths **lit by solar panel urban lighting** and creates a **connection to nature** throughout the project.

The Architecture creates an array of **dynamic spaces** including **double height voids, nature-filled courts, and split levels** to enhance the living experience. The northern orientation combined with the masterplan levels create **passive ventilation of heat** and continuous air circulation in each building that **blends the indoor and outdoor** experience as one. The direct sun on south-facing elevations is blocked by **solid masses with minimal glazing**, creating a **thermal mass** to protect the indoor atmosphere from the harsh summer temperatures. **Courts** in the architecture let in **natural sunlight** and create **cross ventilation** with **shading elements** throughout the entire outdoor experience.

The Raw Materials of stone and wood from the earth to the earth create harmony between vernacular and contemporary architecture, as a bridge between the authentic past and the climateaware present. The use of terrazzo, a mix of cement with fragments of recycled marble and glass, give the materials a second life. Using stone, wood and terrazzo is the aesthetic ideal that finds beauty in the imperfection and honoring it. **With the focus on people and places, the Med breathes new, sustainable life into the Mediterranean coastline.**



We are the next generation community makers, creators of authentic, sustainable, young and positive everlasting human experiences that ultimately create value for our community.

We design and build soulful people-focused neighborhoods and genuine experiences that celebrate and stimulate connections amongst the community & with nature.

We ultimately bring all our forces to masterplan and design for these values.

Our community is our companions and we are defined by their smiles, their wellbeing and ultimately their respect and trust.

People & Places is introduced by Khaled El Assal, Mohamed Khaled El Assal, Karim Khaled El Assal, and Nabil Amasha. The founders have been leaders of the real estate industry, have designed, developed, and delivered superb mixed use masterplans and communities in Egypt.

people[®]
& places.
authentic living experiences