

MAKADI
HEIGHTS



by ORASCOM
DEVELOPMENT

Siyal

A LIVING CANVAS
SHAPED BY THE SEA

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ABOUT MAKADI HEIGHTS

A SERENE INTERNATIONAL COASTAL TOWN BY ORASCOM DEVELOPMENT.

Spanning 4.75 million square meters and reaching 78 meters above sea level, Makadi Heights is designed as a fully integrated town, seamlessly combining residential units, serviced apartments, commercial areas, and hotels, offering a diversified mix of products that cater to a vibrant, year-round lifestyle. Thoughtfully planned to deliver effortless convenience, Makadi Heights sets a new benchmark for integrated coastal living.



LOCATION

Strategically located in the heart of Makadi Bay, Makadi Heights gives residents and visitors seamless access to all major destinations along the Red Sea coast.

- 🕒 **20 MINS**
Hurghada International Airport
- 🕒 **30 MINS**
Downtown Hurghada
- 🕒 **45 MINS**
El Gouna



MASTER PLAN

A SEAMLESS FUSION BETWEEN SPACE AND EXPERIENCE

The master plan is designed to create a harmonious blend of lifestyle and landscape. Every element is thoughtfully arranged to form a seamless connection between architecture and everyday living, offering residents an environment where comfort and design flow effortlessly together.



MAKADI
HEIGHTS

FACILITIES



COASTAL LIVING

Beachfront living flows effortlessly from swimming and kitesurfing to kayaking and snorkeling, framed by relaxed beach lounges and social spots that shape a naturally vibrant coastal lifestyle by the Red Sea.



HOSPITALITY & ENTERTAINMENT

A curated mix of boutique hotels and full scale hotels, complemented by **The Haus**, a landmark multipurpose venue with a capacity of over 3,400 guests, designed to host concerts, weddings, summits, and diverse cultural events year round.



SPORTS & FITNESS

An active lifestyle unfolds through a dedicated clubhouse with football, padel, and tennis courts alongside a fully equipped gym, complemented by tranquil yoga spaces thoughtfully distributed across the destination, encouraging movement, balance, and everyday wellbeing.

MEDICAL

Everyday peace of mind is supported through accessible medical services, with on site clinics providing essential care and quick access to health support for residents and visitors alike.



EDUCATION

Education is thoughtfully integrated into daily life through a dedicated preschool designed to nurture early learning in a safe, welcoming environment that supports young families from the very beginning.

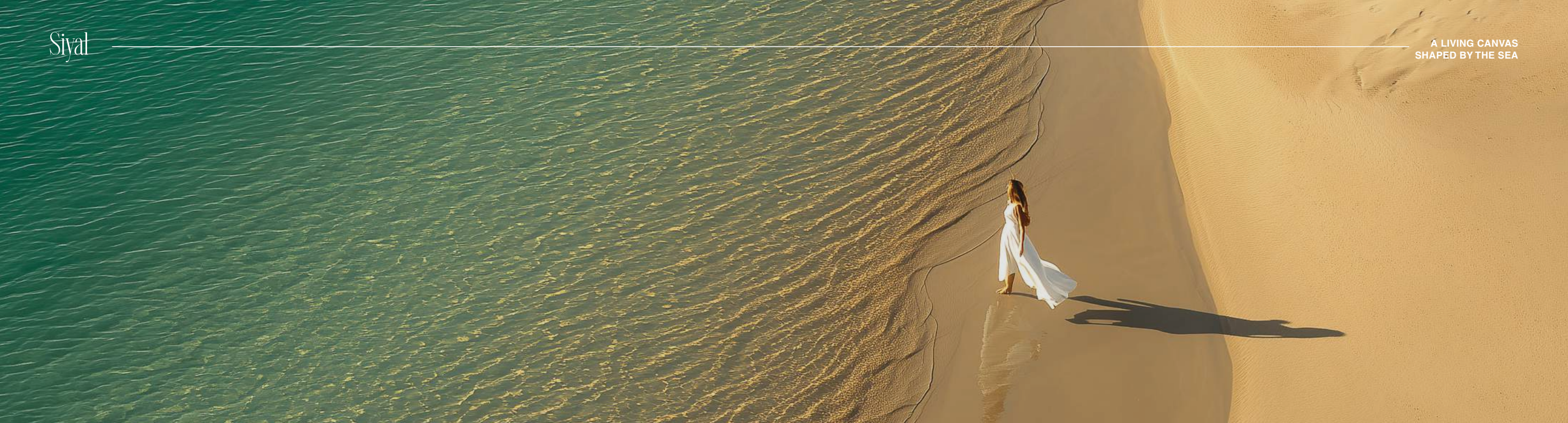


RETAIL & DINING

A vibrant mix of retail and dining experiences caters to every mood, from casual cafés and everyday eateries to curated restaurants, alongside all essential retail outlets that support daily needs, creating a lively and convenient environment woven into everyday life.

Siyal

A LIVING CANVAS
SHAPED BY THE SEA



Siyal

A LIVING CANVAS
SHAPED BY THE SEA

Siyal is a place where life moves at its own pace, shaped by light, open views, and the quiet presence of water. Homes are designed not just to be lived in, but to be lived with.

Rooted in the ease of beachside living, Siyal is a neighborhood defined by openness, calm, and rhythm, a living canvas where contemporary architecture meets the flow of coastal life.

ABOUT SIYAL

A THOUGHTFULLY PLANNED NEIGHBORHOOD

Siyal is intentionally designed with a limited footprint representing approximately 12% of the site, ensuring that the majority of the site is dedicated to open landscapes, water features, and communal outdoor spaces.

LAND AREA	82,500 m ²
TOTAL BUA	12,910 m ²
FOOTPRINT	9,240 m ²
NUMBER OF UNITS	78



DESIGN STORY

OPEN OUTWARD TO LIGHT

Characterized by soft desert tones and sculptural forms, the architecture is animated by natural light and shifting shadows throughout the day. Select homes feature double-height entrances and elevated ceilings, enhancing openness and spatial clarity. Together, these elements create a refined environment where contemporary design meets coastal ease, shaping a living canvas defined by light, movement, and community.

OPEN VIEWS

WHERE LIFE FLOWS BEYOND WALLS

At Siyal, every home is thoughtfully positioned to enjoy open views, whether overlooking landscaped greenery, tranquil lagoons, or water features woven throughout the neighborhood. This careful planning ensures that views become a natural extension of daily living, enhancing the sense of openness, privacy, and connection to the surrounding environment.



WALKABILITY

ACTIVE BY NATURE

The town's walkable design encourages a more active lifestyle, making daily movement effortless while fostering improved physical health and overall well-being.

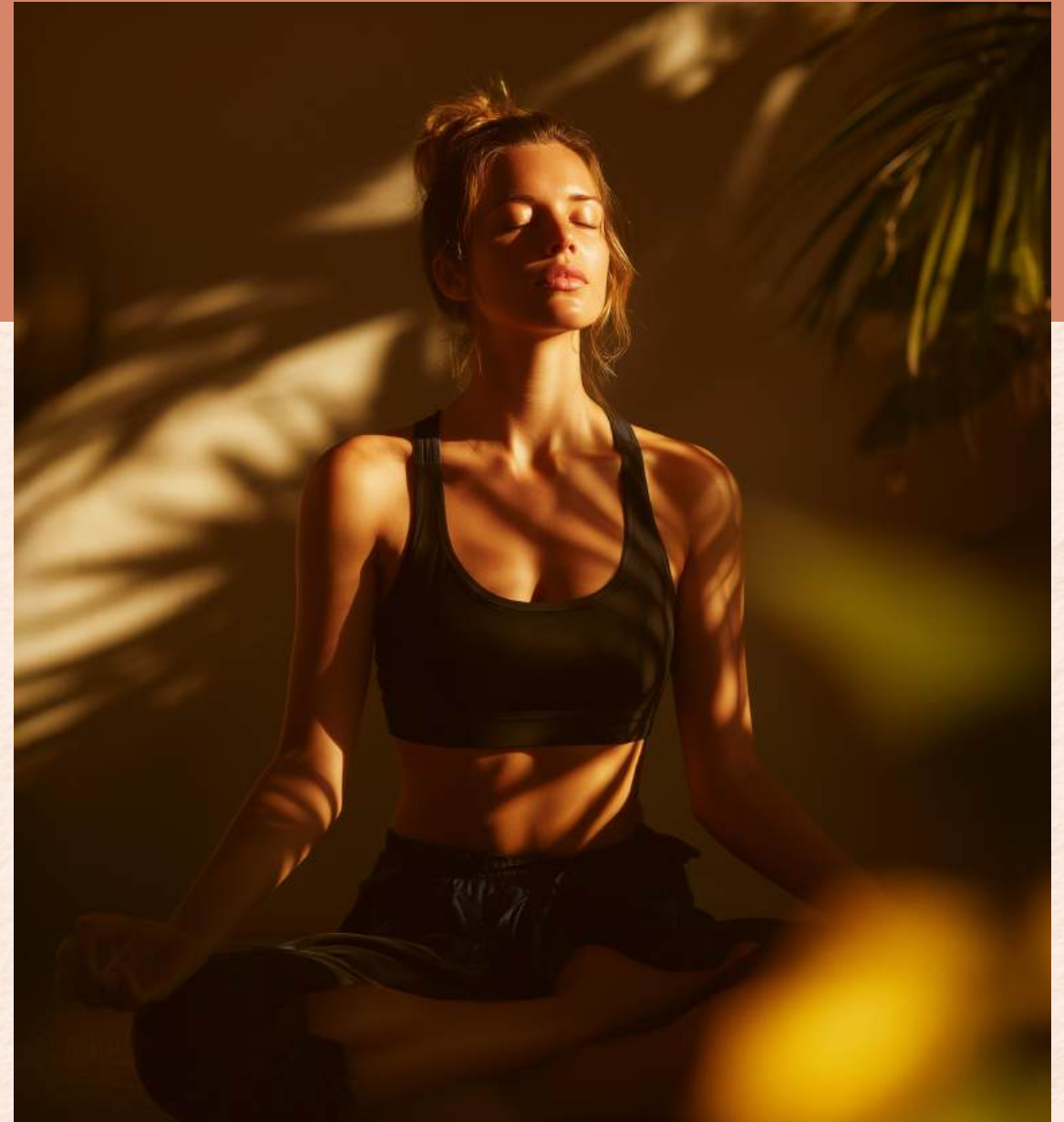
Thoughtfully-planned pathways and accessible amenities create an environment where walking becomes a natural part of everyday life.



FACILITIES

WELLNESS & FITNESS

Siyal offers a holistic approach to wellness through a thoughtfully-curated range of outdoor and water-based fitness experiences. An open-air gym immersed in nature encourages everyday movement, while the water gym provides low-impact training that supports strength, flexibility, balance, and cardiovascular health. Complemented by a tranquil outdoor yoga space, these amenities create a balanced wellness environment that promotes mindfulness, vitality, and overall well-being.





SOCIAL & COMMUNAL SPACES

**WHERE COMMUNITY COMES TOGETHER,
AND EVERYDAY MOMENTS ARE SHARED.**

Siyal's social and communal spaces are designed to encourage connection, flexibility, and everyday ease. A central gathering area forms the heart of the community, complemented by versatile lawn spaces for leisure or quiet moments. Thoughtfully-placed seating and chaise lounge areas offer comfortable spots to unwind and enjoy open views, while an intimate outdoor workspace provides a calm setting for focus and creativity, allowing work, leisure, and social life to coexist effortlessly outdoors.

SUSTAINABILITY

ECO-INSPIRED LIVING

The development demonstrates a clear commitment to sustainability through energy-efficient systems, recycling facilities, and environmentally responsible materials.

Together, these measures ensure the community actively works to minimize its carbon footprint, balancing modern living with long-term ecological responsibility.









Siyal

HOME TYPES



SIGNATURE VILLA

A spacious villa defined by generous outdoor living, featuring a first-floor terrace and an expansive rooftop ideal for relaxation and entertaining. A double-height entrance enhances the sense of openness, while a vibrant design and private pool create a complete, ready-to-enjoy home.



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SIGNATURE VILLA
GARDEN VIEW



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SIGNATURE VILLA
STREET VIEW

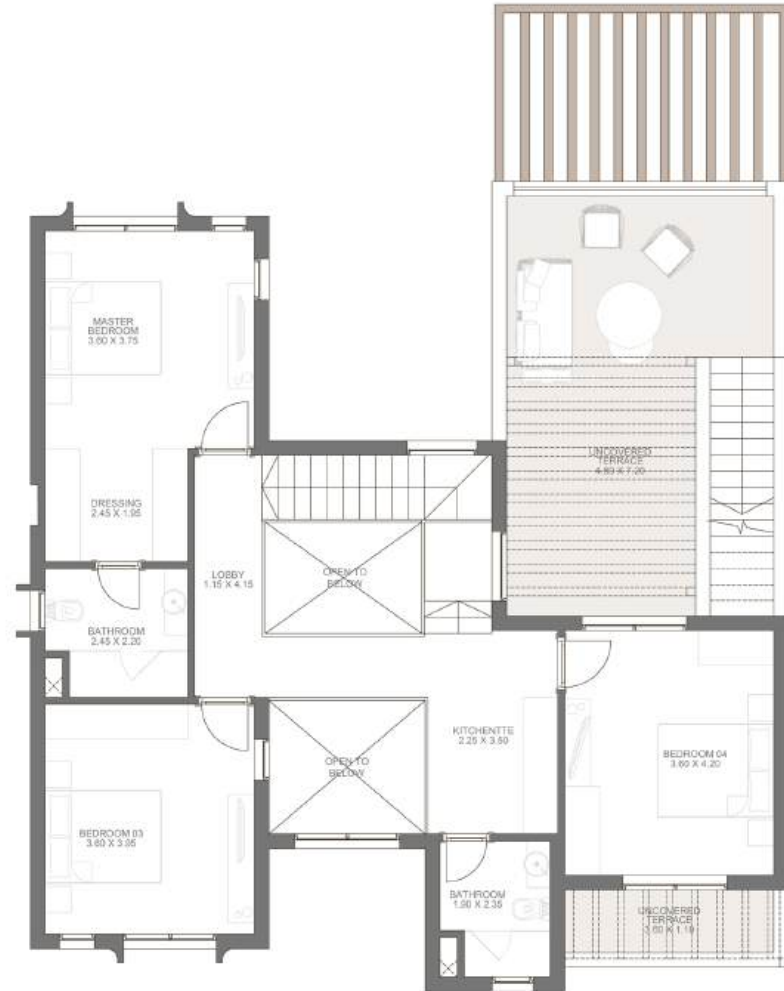
SIGNATURE VILLA

BUA	250M ²
Footprint	151M ²
Uncovered Terrace	35M ²
Roof	86M ²
Bedrooms	5
Bathrooms	5
Nanny’s Room with Bathroom	1

GROUND FLOOR



SIGNATURE VILLA FIRST FLOOR



SIGNATURE VILLA ROOF FLOOR



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SIGNATURE VILLA

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COURTYARD VILLA

A signature expression of Siyal's architecture, designed around a private central courtyard with a pool at its heart. The layout unfolds around this tranquil core, offering exceptional privacy, natural light, and a refined indoor-outdoor living experience reminiscent of a private boutique retreat.



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COURTYARD VILLA
GARDEN VIEW



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COURTYARD VILLA
STREET VIEW

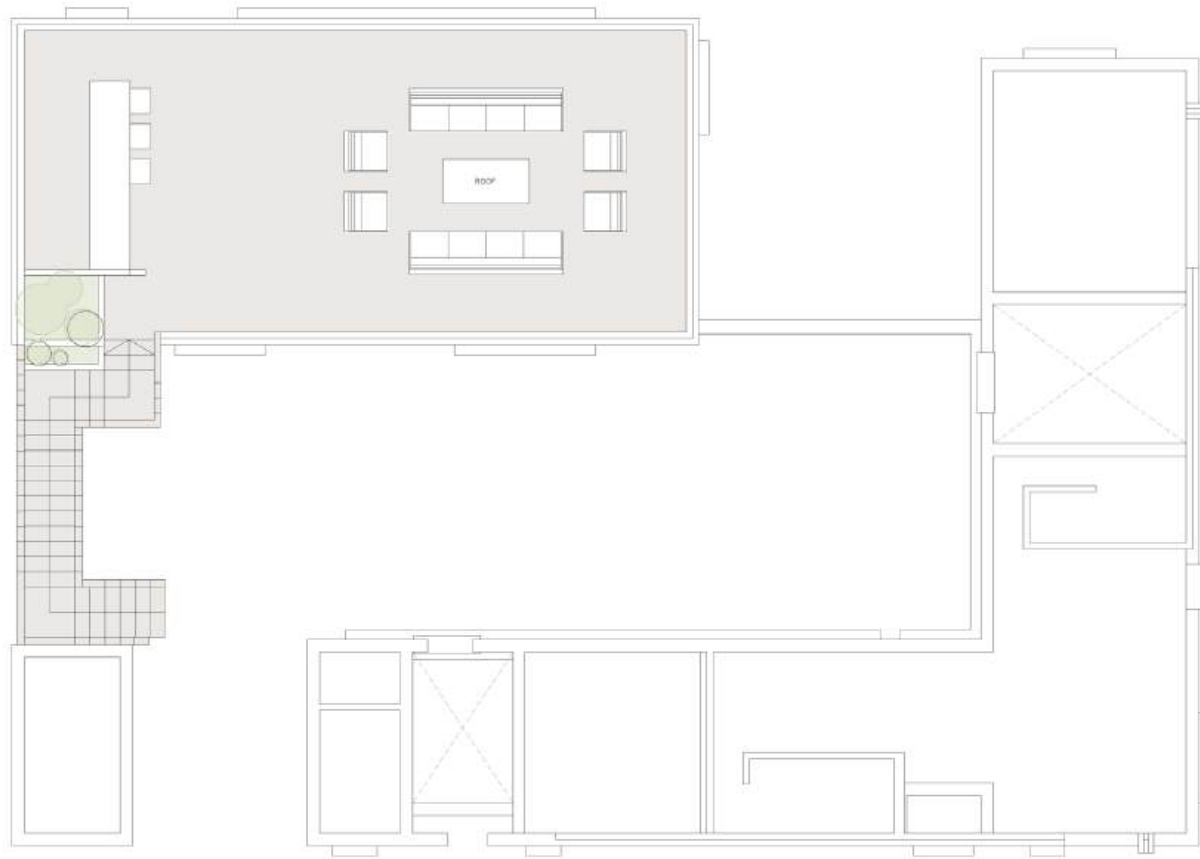
COURTYARD VILLA

BUA	210M ²
Footprint	233M ²
Roof	89M ²
Bedrooms	4
Bathrooms	5
Nanny's Room with Bathroom	1

GROUND FLOOR



COURTYARD VILLA
ROOF FLOOR



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COURTYARD VILLA



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GRAND VILLA

Distinguished by an external staircase that connects the ground floor directly to a spacious rooftop terrace. This defining feature creates a seamless flow between levels, offering an elevated outdoor setting ideal for leisure, entertaining, and open views.



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GRAND VILLA
GARDEN VIEW



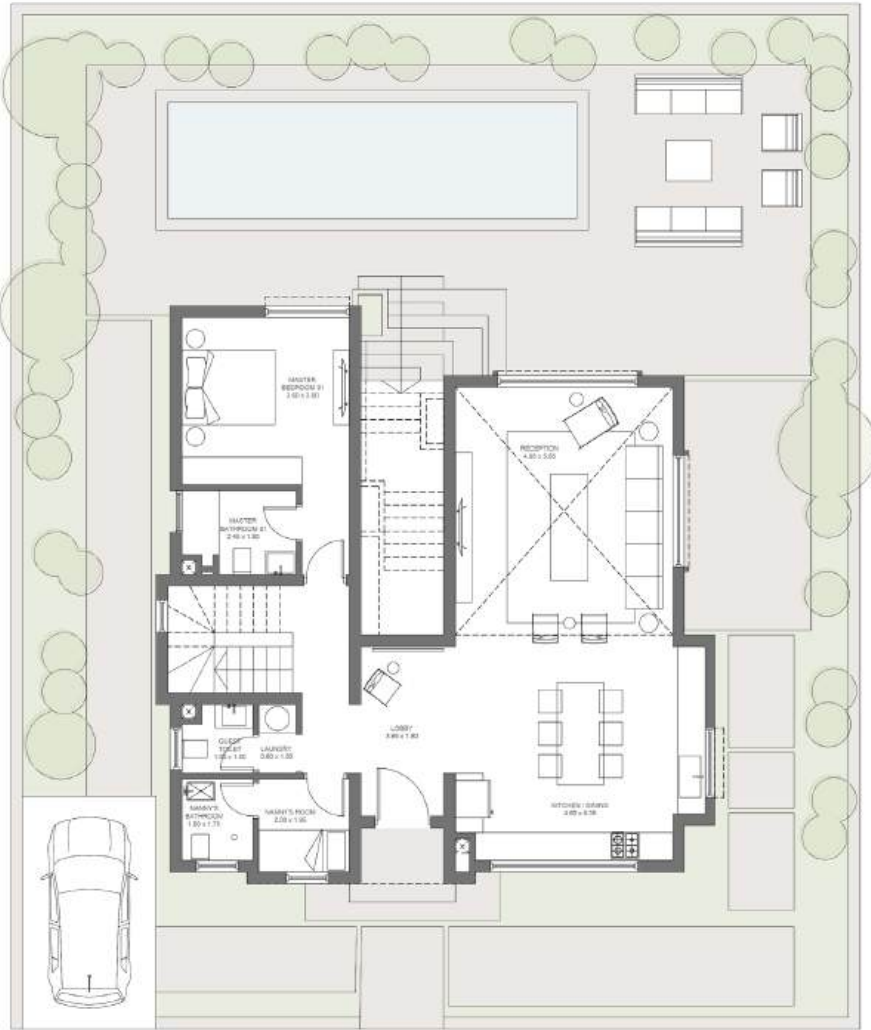
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GRAND VILLA
STREET VIEW

GRAND VILLA

BUA	190M ²
Footprint	135M ²
Uncovered Terrace	38M ²
Roof	55M ²
Bedrooms	4
Bathrooms	4
Nanny’s Room with Bathroom	1

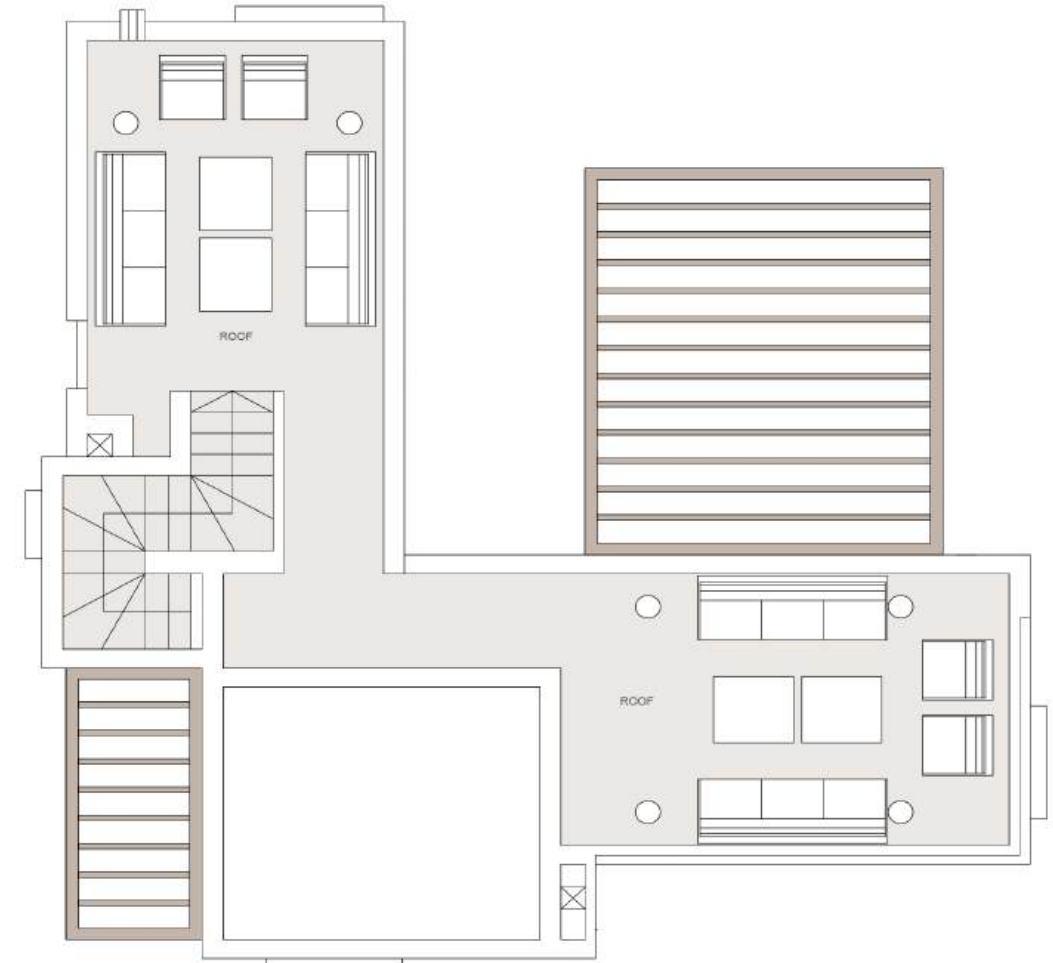
GROUND FLOOR



GRAND VILLA FIRST FLOOR



GRAND VILLA ROOF FLOOR





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DELUXE VILLA

Inspired by the Grand Villa, the Deluxe Villa features a generous terrace and expansive rooftop designed to enhance outdoor living and create effortless continuity between interior spaces and open-air environments.



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DELUXE VILLA

GARDEN VIEW



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DELUXE VILLA

STREET VIEW

DELUXE VILLA

BUA	175M ²
Footprint	144M ²
Uncovered Terrace	80M ²
Roof	32M ²
Bedrooms	4
Bathrooms	4
Nanny’s Room with Bathroom	1

GROUND FLOOR



DELUXE VILLA
FIRST FLOORDELUXE VILLA
ROOF FLOOR

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BOUTIQUE VILLA

Characterized by soaring ceilings that amplify light and space, the Boutique Villa offers an elegant living experience seamlessly connected to a large terrace, blending intimacy with openness.



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BOUTIQUE VILLA
GARDEN VIEW



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BOUTIQUE VILLA

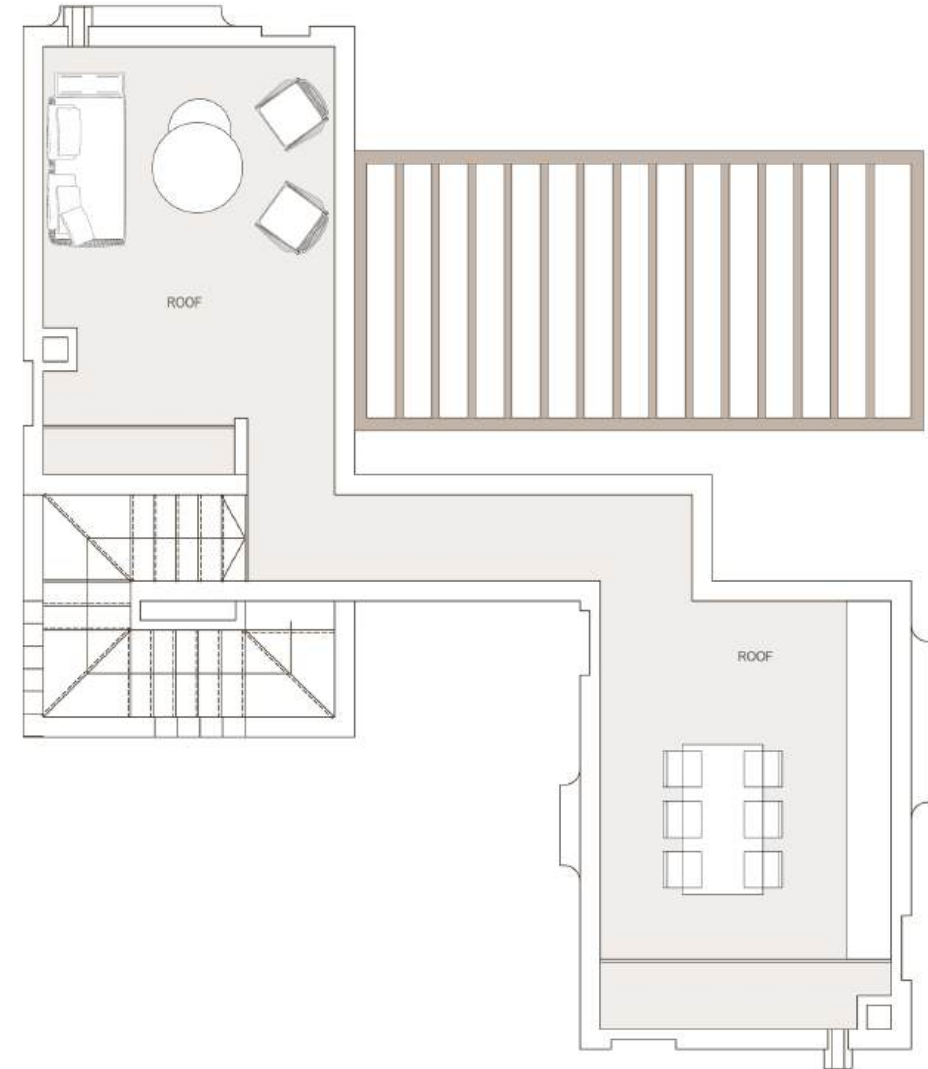
STREET VIEW

BOUTIQUE VILLA

BUA	160M ²
Footprint	100M ²
Uncovered Terrace	31M ²
Roof	56M ²
Bedrooms	3
Bathrooms	4
Nanny’s Room with Bathroom	1

GROUND FLOOR



BOUTIQUE VILLA
FIRST FLOORBOUTIQUE VILLA
ROOF FLOOR



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TWIN VILLA

Featuring a unique asymmetrical layout, the Twin Villa offers distinct spatial experiences on each side. Its striking external staircase serves as a strong architectural focal point, adding character and visual interest to the home.



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TWIN VILLA
GARDEN VIEW



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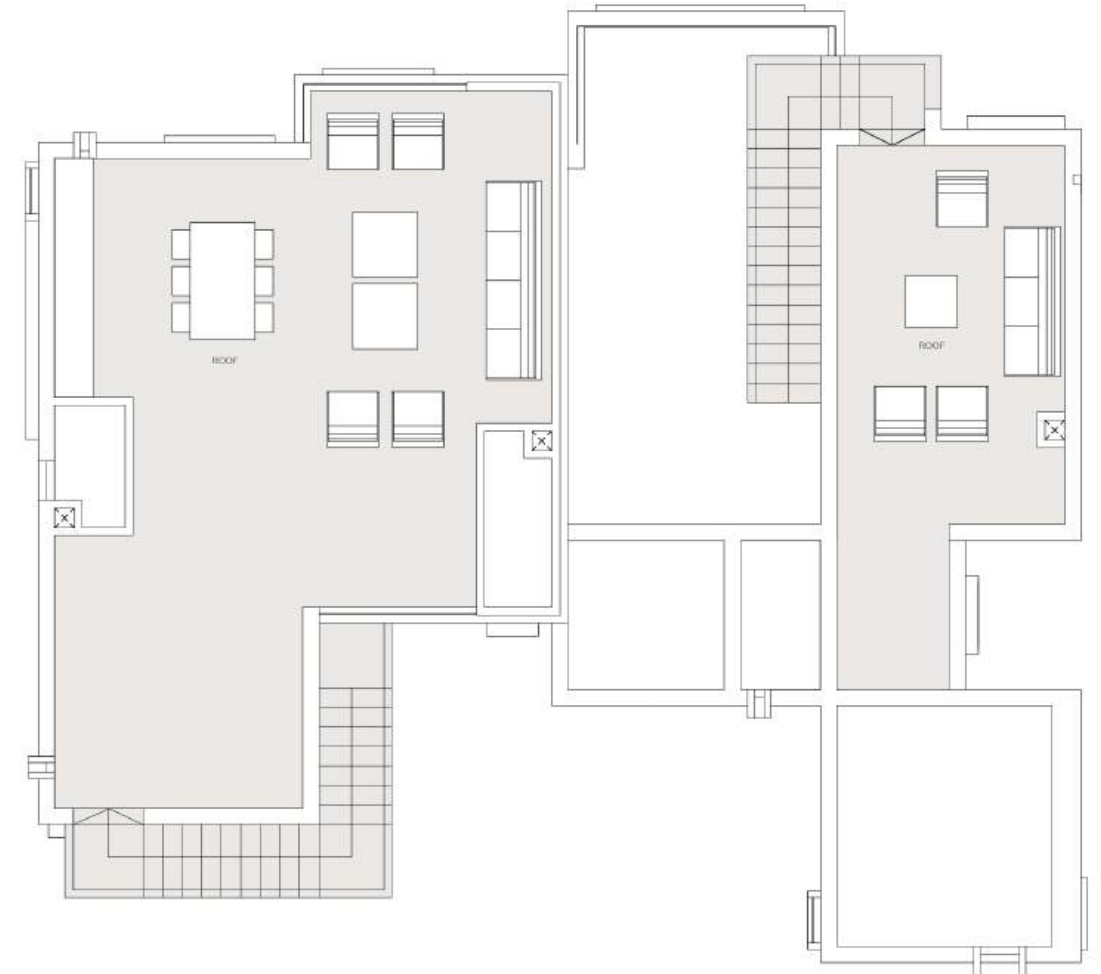
TWIN VILLA
STREET VIEW

TWIN VILLA
GROUND FLOOR

TWIN VILLA FIRST FLOOR



TWIN VILLA ROOF FLOOR



TWIN VILLA

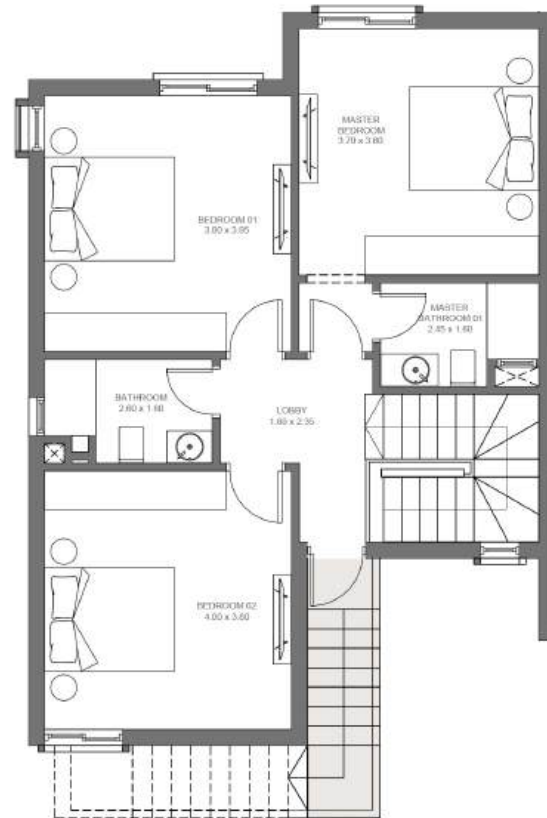
A

BUA	145M ²
Footprint	71M ²
Roof	71M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

GROUND FLOOR



TWIN VILLA FIRST FLOOR



TWIN VILLA ROOF FLOOR



TWIN VILLA

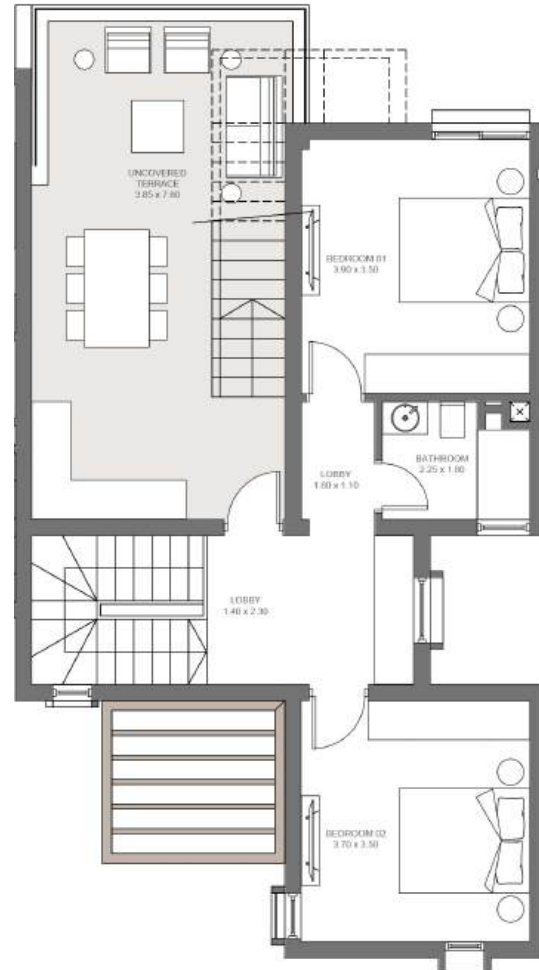
B

BUA	144M ²
Footprint	25M ²
Uncovered Terrace	25M ²
Roof	31M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

GROUND FLOOR



TWIN VILLA FIRST FLOOR



TWIN VILLA ROOF FLOOR



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TOWNHOUSE

Designed for seamless indoor-outdoor living, the townhouse features multiple terraces and generous outdoor spaces that enhance light, airflow, and everyday comfort, creating a versatile and well-balanced modern home.



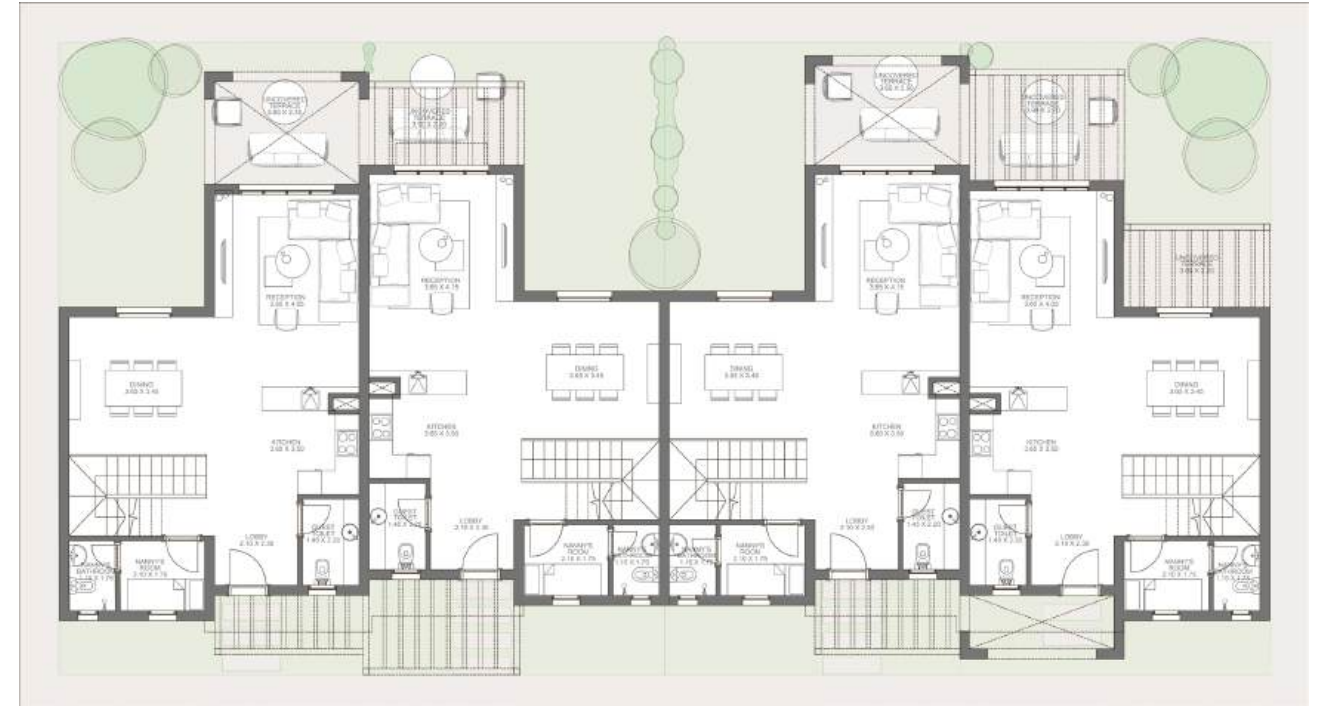
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TOWNHOUSE
GARDEN VIEW

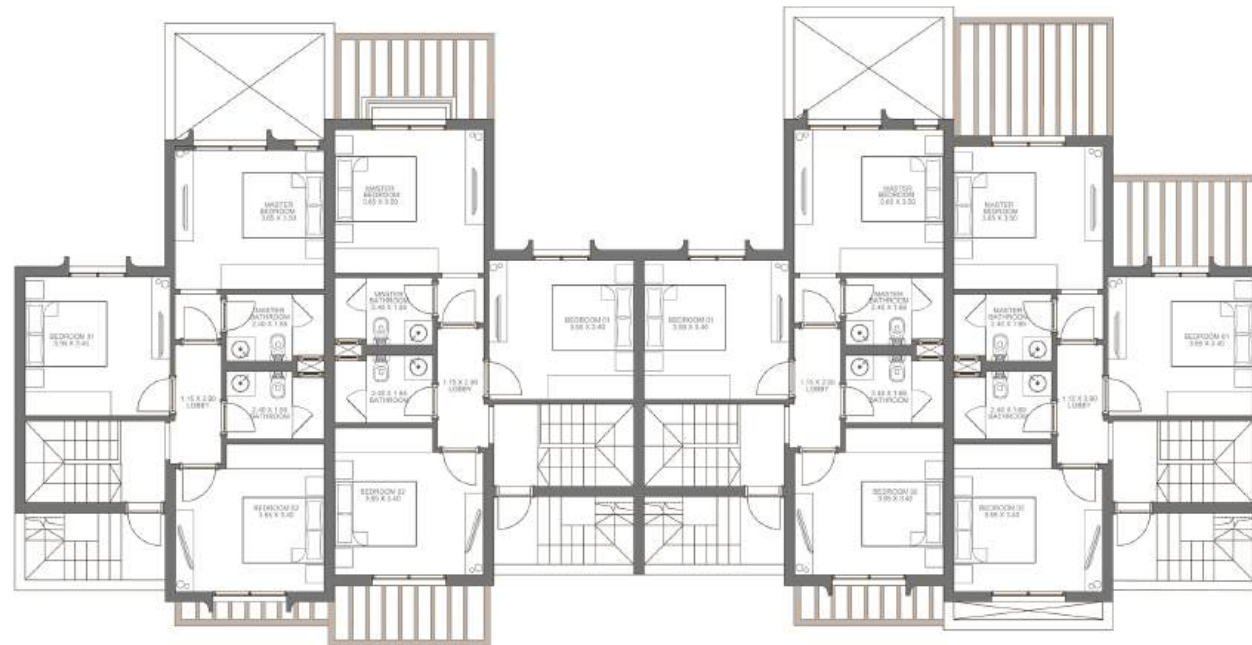


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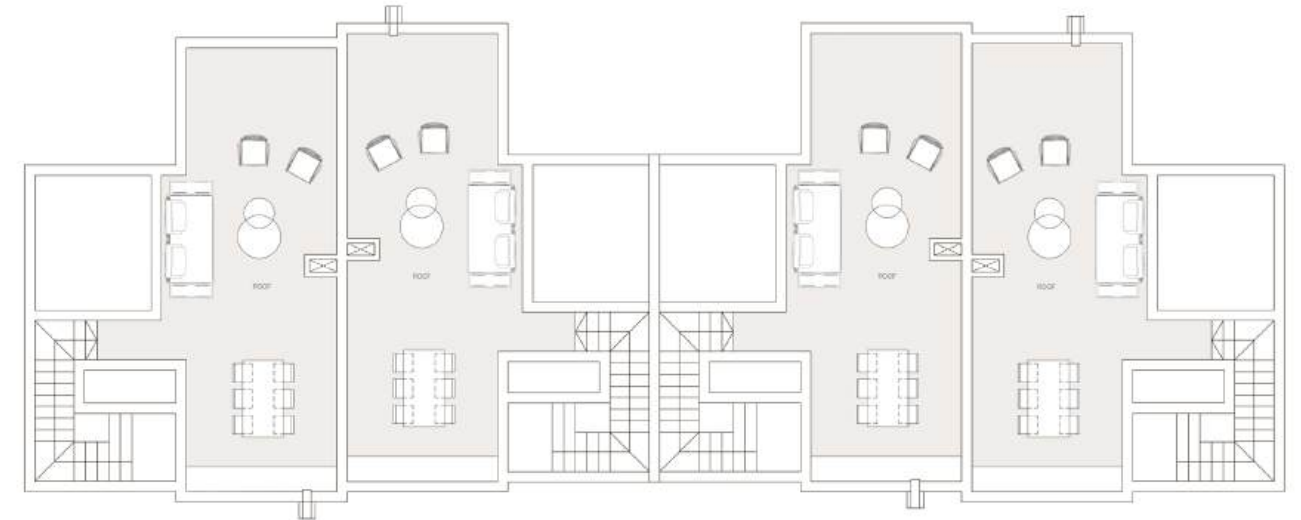
TOWNHOUSE
STREET VIEW

TOWNHOUSE
GROUND FLOOR

TOWNHOUSE FIRST FLOOR



TOWNHOUSE ROOF FLOOR



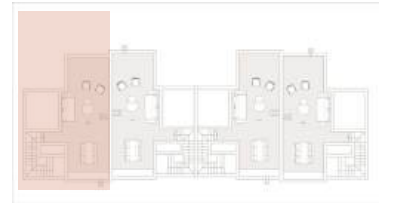
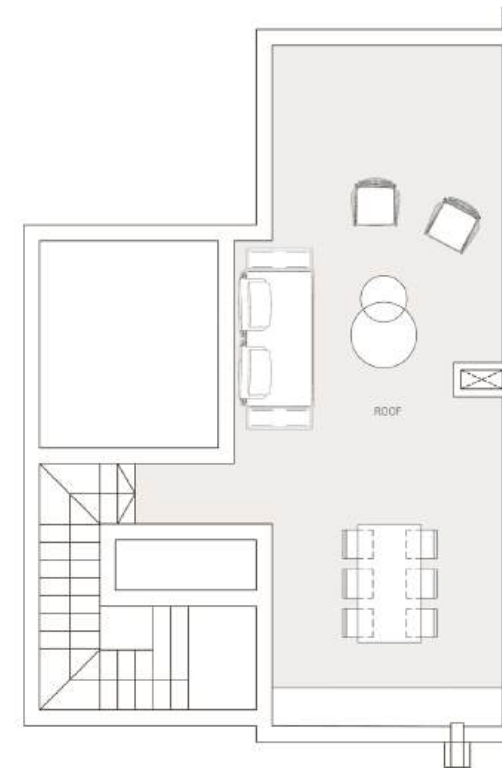
TOWNHOUSE

A

BUA	138M ²
Footprint	82M ²
Uncovered Terrace	9M ²
Roof	51M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

GROUND FLOOR



TOWNHOUSE
FIRST FLOORTOWNHOUSE
ROOF FLOOR

TOWNHOUSE
B

BUA	136M ²
Footprint	70M ²
Uncovered Terrace	7M ²
Roof	50M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

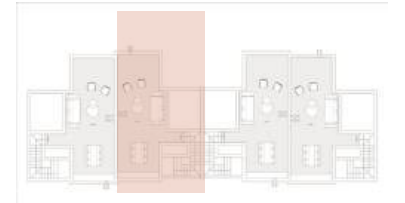
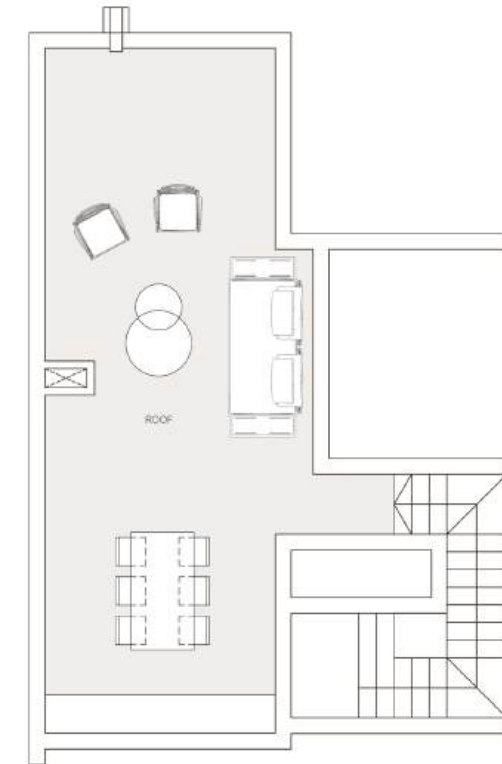
GROUND FLOOR



TOWNHOUSE FIRST FLOOR



TOWNHOUSE ROOF FLOOR



TOWNHOUSE
C

BUA	137M ²
Footprint	81M ²
Uncovered Terrace	2M ²
Roof	50M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

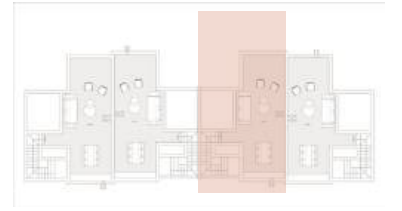
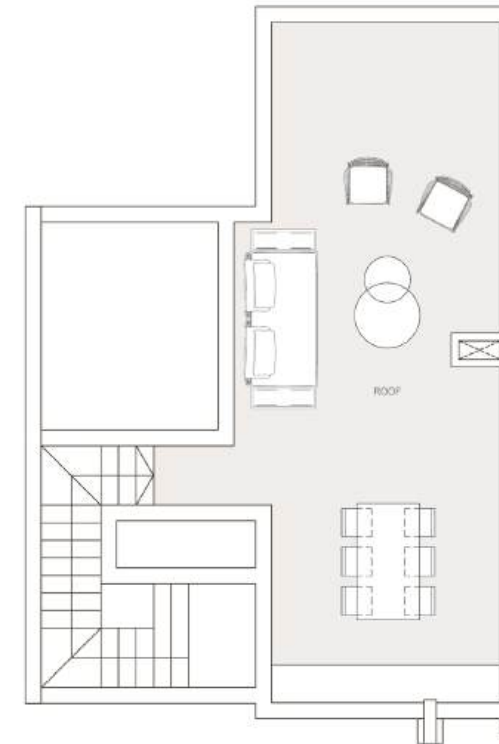
GROUND FLOOR



TOWNHOUSE FIRST FLOOR



TOWNHOUSE ROOF FLOOR



TOWNHOUSE
D

BUA	138M ²
Footprint	78M ²
Uncovered Terrace	18M ²
Roof	51M ²
Bedrooms	3
Bathrooms	3
Nanny’s Room with Bathroom	1

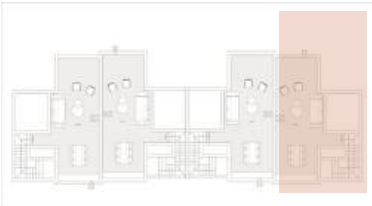
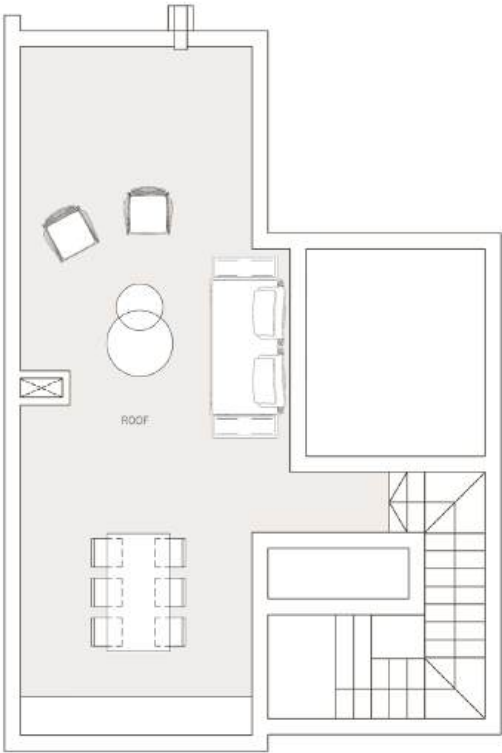
GROUND FLOOR



TOWNHOUSE
FIRST FLOOR



TOWNHOUSE
ROOF FLOOR

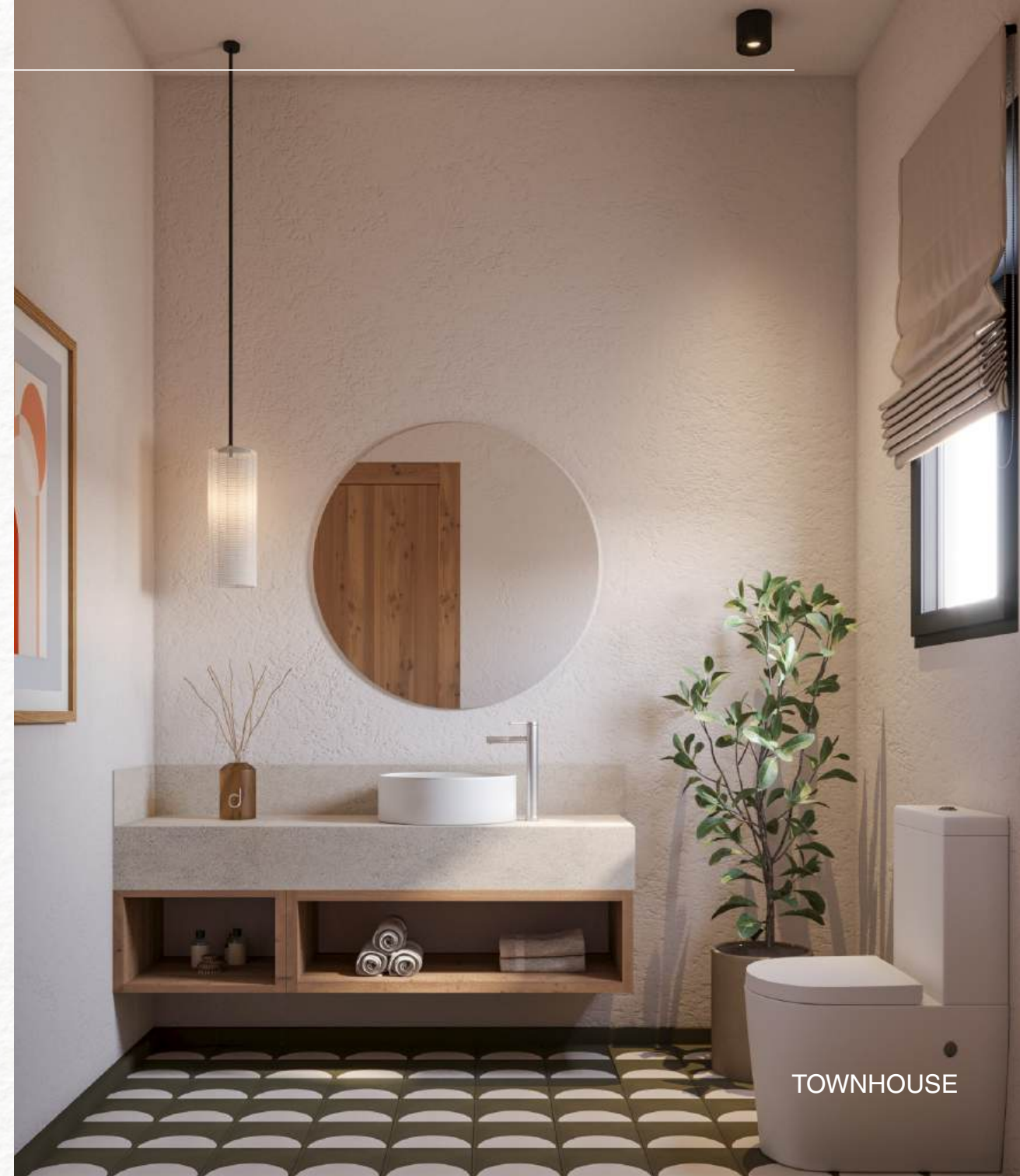


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FINISHING SPECIFICATIONS

Fully delivered with high-quality materials throughout, including lower kitchen cabinets executed in line with approved design specifications. Premium finishes, refined detailing, and durable surfaces ensure a sleek contemporary look, long-lasting performance, and reliable everyday functionality.



	ITEM	MATERIAL		ITEM	MATERIAL		
ENTRY FOYER	Floors	Local Marble/Porcelain	BATHROOMS	Floors	Ceramic		
	Walls	Paint		Walls	Ceramic/Paint		
	Ceilings	Paint		Ceiling	Paint		
LIVING & DINING ROOMS	Floors	Local Marble/Porcelain	SANITARY WARES AND BATHROOM FITTINGS	Saintary Fixtures	Ideal Standard/Duravit/Roca or Equivalent		
	Walls	Paint		Mixers	Ideal Standard/Duravit/Roca or Equivalent		
	Ceiling	Paint		Shower Cabinets	Glass Partitions Not Included		
MASTER & SECONDARY BEDROOMS	Floors	Ceramic		Water Heaters	Provisions Only		
	Walls	Ceramic/Paint		Bathroom Accessories	Not Included		
	Ceiling	Paint	DOORS	Entrance Doors	Oak Veneer Finish		
KITCHEN	Floors	Local Marble/Porcelain		Internal Doors	Oak Veneer Finish		
	Walls	Ceramic/Paint	AIR CONDITIONING UNITS	Split Units	Not Included/Provisions Only		
	Ceilings	Paint		Vent Fans	Not Included/Provisions Only		
	Cabinets and Appliances	Lower Cabinets (only with appliance provisions)	ALUMINIUM AND GLAZING	Glazing	6mm Single Glazing		
				Shutters	Not Included		
TERRACES	Accessible Terraces	Local Marble/Porcelain	ELECTRICAL WORKS	All internal works including main panels, switches,covers, lighting outlets and triple play provisions.			
	Inaccessible Terraces	Terrazzo Tiles					
UTILITY AND NANNY'S ROOMS	Floors	Ceramic	EXCLUSIONS (THE CONTRACT PRICE IS NOT INCLUDING THE FOLLOWING):				
	Walls	Ceramic/Paint					
	Ceilings	Paint					
			1- All Furniture & Home Accessories				
			2- Private Garden Landscape (softscape & hardscape)				
			3- AC Units				
			4- Water Heaters				
			5- Lighting Fixtures				
			6- All Kitchen Appliances				
			7- Swimming Pools				

HOMIFY

The community offers turnkey packages that make moving in effortless, complemented by premium furnishings and meticulously designed landscaping services.

We deliver tailored services and comprehensive management solutions designed to meet your individual requirements, ensuring every aspect of your home aligns seamlessly with your vision. Our expertise extends to creating refined, elegant spaces that reflect your personal style while optimizing functionality.



A NEIGHBOURHOOD BUILT
AROUND SERENITY, FLUID LINES
AND OPEN AIR.



ADENPARKS

Life at Aden Parks unfolds at a gentler pace, where mornings begin with light over the lagoon and evenings settle into quiet outdoor moments. Residents move easily between private courtyards, garden paths, and waterside promenades, enjoying a rhythm shaped by nature, openness, and calm. Here, daily living feels resort-like yet personal, a balance of solitude, soft activity, and shared spaces that bring the community together without ever disturbing its serenity.

About Aden Parks

Aden Parks is thoughtfully designed to offer a heightened sense of outdoor privacy, giving residents a calm and intimate living experience.

Ground-floor units enjoy private entrances that open into outdoor courtyards, while first-floor side units feature their own garden spaces. With a small number of units per building, the community feels exclusive and serene.

LAND AREA	82,000 m²
TOTAL BUA	18,593 m²
FOOTPRINT	8,360 m²
NUMBER OF UNITS	205



Design Story

PRIVACY, SHAPED IN OPEN AIR.

The design draws from a golf-themed landscape where architecture settles gently into its natural surroundings, prioritizing outdoor privacy without creating contrast. Curved lines echo the soft forms of nature, shaping spaces that feel open yet quietly protected.

A palette of calm, neutral tones enhances this harmony, while expansive windows invite generous daylight and frame serene views, creating homes that feel airy, connected to the outdoors, and thoughtfully secluded at the same time.



Open Views

**OPEN SPACES ARE NOT AN AFTERTHOUGHT,
BUT THEY ARE THE HEART OF EVERYDAY**

Water features, landscaped paths, and wide open views create a sense of calm that flows throughout the town. From private courtyards and gardens to generous terraces overlooking greenery, vast lagoons and integrated infinity pools, every space invites residents to slowdown, breathe, and reconnect.

Shaded walkways, soft landscapes, and tranquil water elements shape moments of relaxation, reflection, and effortless movement, turning daily life into a continuous outdoor experience.



Walkability

ACTIVE BY NATURE

The town's walkable design encourages a more active lifestyle, making daily movement effortless while fostering improved physical health and overall well-being. Thoughtfully planned pathways and accessible amenities create an environment where walking becomes a natural part of everyday life.

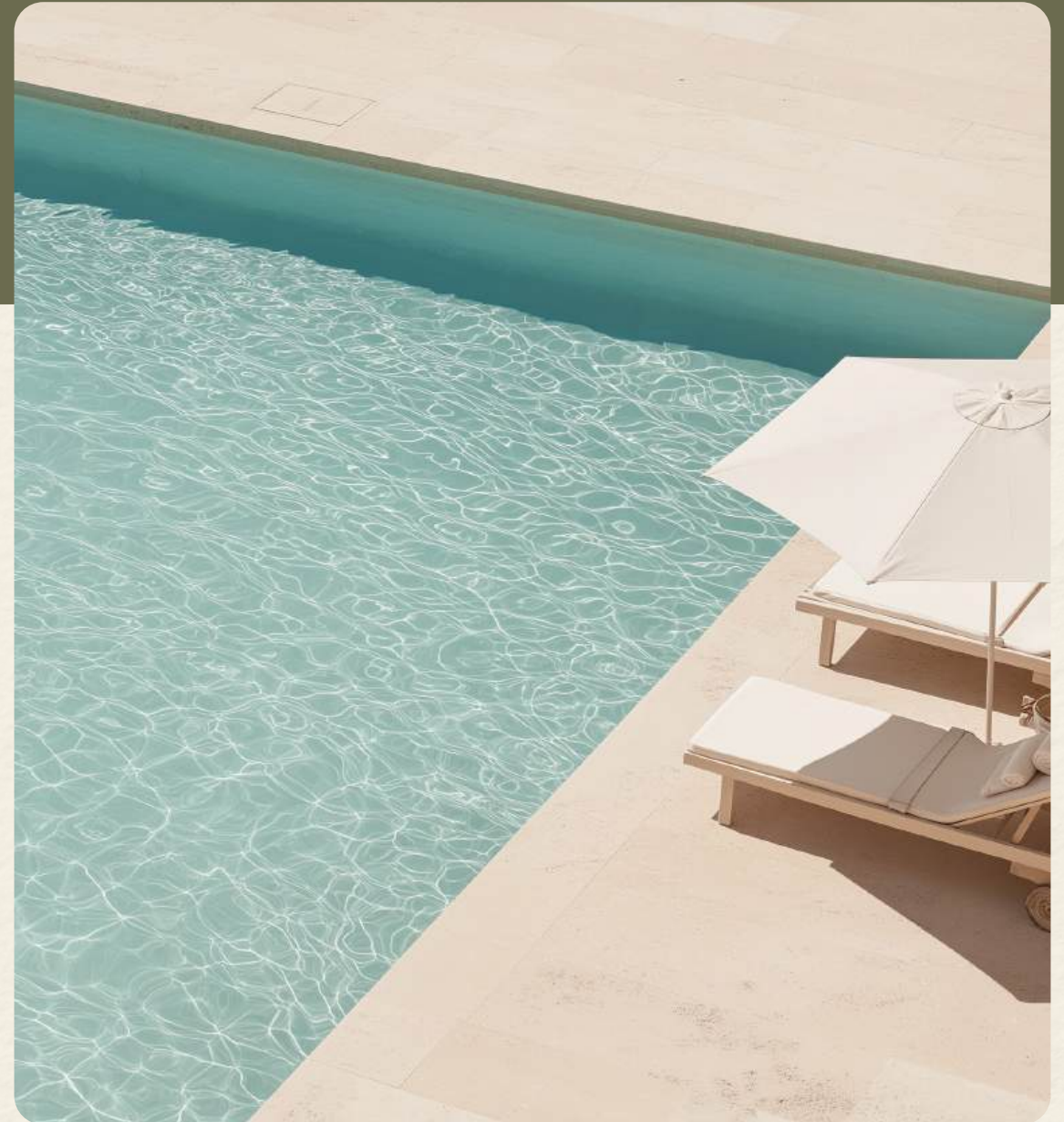


Facilities

WATER-CENTRIC LIFESTYLE

Life at Aden Parks flows around water, with a central lagoon and infinity pools creating a serene backdrop where calm, movement, and leisure seamlessly blend into daily life. From quiet moments of reflection to active afternoons on the water, every experience invites residents to reconnect with a slower, more refreshing rhythm.

Seamlessly integrated into the landscape, amenities like swimming areas, kayaking, and relaxation zones foster both tranquility and social connection. Here, water isn't just a view it's a way of living, thoughtfully designed to enhance every moment.



Sustainability

ECO-INSPIRED LIVING

The development reflects a strong commitment to environmental sustainability, integrating thoughtful practices that support a greener future. Through energy-efficient systems, dedicated recycling facilities, and the use of environmentally friendly materials, the community actively works to minimize its carbon footprint. Every element is designed with long-term ecological responsibility in mind, creating a place where modern living and environmental care go hand in hand.



Curated Living Options

TAILORED TO EVERY LIFESTYLE

Aden Parks offers a carefully curated mix of unit types designed to suit different lifestyles, family sizes, and daily rhythms, all within the same calm, nature-led town.

A diverse product mix adapts to evolving needs without compromising privacy, comfort, or connection to the outdoors. Where the three floors buildings are composed of garden units and terrace residences to duplexes and typical apartments, smartly planned to provide flexibility for couples, small families, and modern living.













ADENPARKS



TYPE A



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• Private pools & landscapes shown are for illustrative purposes only.

TYPE A

Garden View



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TYPE A

Street View

TYPE A
GROUND FLOOR



TYPE A FIRST FLOOR



TYPE A
SECOND FLOOR



HAVEN - 01

DUPLEX WITH GARDEN & COURTYARD

BUA	134M ²
Bedrooms	3
Bathrooms	4
Uncovered Terrace	22M ²

HAVEN
GROUND FLOOR



1. ENTRANCE LOBBY	3.00 x 1.40
2. LIVING ROOM / KITCHEN	3.95 x 6.60
3. GUEST TOILET	2.70 x 1.40
4. MASTER BEDROOM	3.60 x 3.60
5. MASTER BATHROOM	2.40 x 1.60
6. TERRACE	3.70 x 2.55

HAVEN
FIRST FLOOR



7. BEDROOM 1	3.95 x 3.60
8. BATHROOM 1	2.40 x 1.60
9. TERRACE	3.95 x 2.50
10. BEDROOM 2	3.60 x 3.60
11. BATHROOM 2	2.40 x 1.60

BLOOM - 02

APARTMENT WITH GARDEN & COURTYARD

BUA	95M ²
Bedrooms	2
Bathrooms	2

BLOOM GROUND FLOOR



1. ENTRANCE LOBBY	1.35 x 1.70
2. LIVING ROOM / KITCHEN	4.00 x 6.10
3. LOBBY LAUNDRY	0.80 x 1.70
4. GUEST TOILET	1.60 x 1.70
5. TERRACE	4.00 x 1.50
6. BEDROOM 1	3.80 x 3.60
7. BATHROOM	2.40 x 1.60
8. LOBBY	1.30 x 1.75
9. BEDROOM 2	3.65 x 3.65

BLOOM - 03

APARTMENT WITH GARDEN & COURTYARD

BUA	101M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	7M ²

BLOOM GROUND FLOOR



1. ENTRANCE LOBBY	4.00 x 1.40
2. LIVING ROOM / KITCHEN	4.00 x 7.70
3. TERRACE	4.00 x 1.80
4. LOBBY	1.10 x 1.60
5. BEDROOM 1	3.60 x 3.60
6. BATHROOM	2.40 x 1.60
7. TERRACE	3.45 x 1.80
8. BEDROOM 2	4.10 x 3.60
9. LOBBY LAUNDRY	1.60 x 0.75
10. GUEST TOILET	1.60 x 1.70

NEST - 11

TYPICAL APARTMENT

BUA	80M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	15M ²

NEST
FIRST FLOOR



1. ENTRANCE LOBBY	1.35 x 1.70
2. LIVING ROOM / KITCHEN	4.00 x 6.10
3. TERRACE	4.00 x 1.55
4. LOBBY LAUNDRY	0.80 x 1.70
5. GUEST TOILET	1.60 x 1.70
6. LOBBY	1.30 x 1.60
7. BEDROOM 1	3.80 x 3.75
8. BATHROOM	2.40 x 1.60
9. BEDROOM 2	3.65 x 3.70
10. TERRACE	3.65 x 1.40

LUSH - 12

CHALET WITH GARDEN

BUA	87M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	17M ²

LUSH FIRST FLOOR



1. ENTRANCE LOBBY	4.00 x 1.50
2. LIVING ROOM / KITCHEN	4.00 x 6.10
3. BEDROOM 1	4.10 x 3.60
4. BATHROOM	1.60 x 2.40
5. BEDROOM 2	3.60 x 3.60
6. TERRACE	3.45 x 3.25
7. LOBBY	1.05 x 1.40
8. GUEST TOILET	1.60 x 1.40

VERANDA - 21

APARTMENT WITH TERRACE

BUA	94M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	24M ²

VERANDA SECOND FLOOR



1. ENTRANCE LOBBY	1.30 x 1.50
2. LIVING ROOM / KITCHEN	3.65 x 7.65
3. LOBBY LAUNDRY	1.00 x 1.70
4. GUEST TOILET	1.40 x 1.70
5. TERRACE	3.65 x 1.35
6. TERRACE	3.80 x 3.80
7. BEDROOM 1	3.60 x 3.65
8. BATHROOM	2.40 x 1.60
9. BEDROOM 2	3.60 x 3.80
10. TERRACE	1.10 x 2.35

VERANDA - 22

APARTMENT WITH TERRACE

BUA	84M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	31M ²

VERANDA SECOND FLOOR



1. ENTRANCE LOBBY	2.80 x 1.50
2. TERRACE	2.80 x 1.40
3. LIVING ROOM / KITCHEN	4.00 x 6.10
4. GUEST TOILET	1.46 x 1.70
5. TERRACE	4.00 x 5.95
6. BEDROOM 1	4.10 x 3.60
7. BATHROOM	1.60 x 2.40
8. BEDROOM 2	3.60 x 3.60

ADENPARKS



TYPE B



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TYPE B

Garden View

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TYPE B

Street View

TYPE B GROUND FLOOR



TYPE B
FIRST FLOOR



TYPE B
SECOND FLOOR

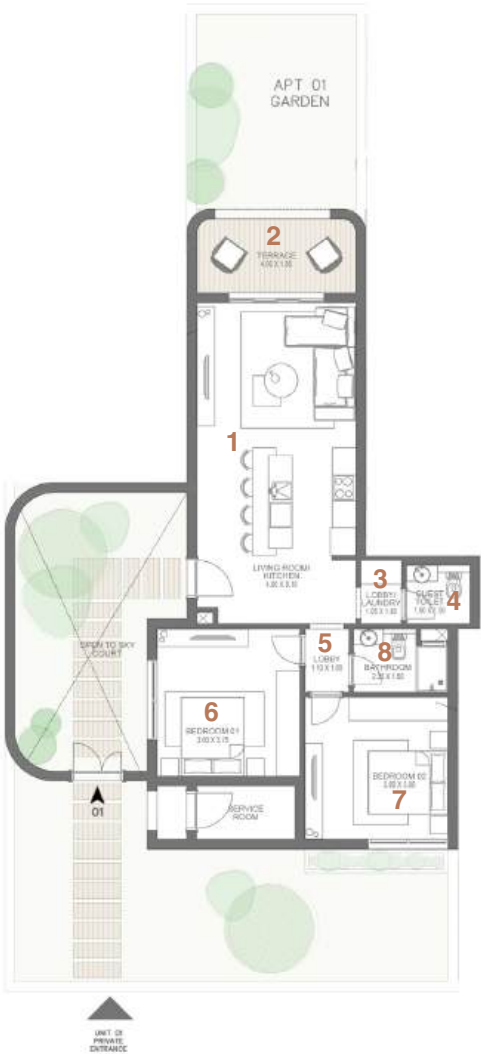


BLOOM - 01

APARTMENT WITH GARDEN & COURTYARD

BUA	93M²
Bedrooms	2
Bathrooms	2

BLOOM GROUND FLOOR



1.LIVING ROOM / KITCHEN	4.00 x 8.10
2.TERRACE	4.00 x 1.85
3.LOBBY LAUNDRY	1.05 x 1.60
4.GUEST TOILET	1.60 x 1.50
5.LOBBY	1.10 x 1.60
6.BEDROOM 1	3.60 x 3.75
7.BEDROOM 2	3.60 x 3.60
8.BATHROOM	2.35 x 1.60

BLOOM - 02

APARTMENT WITH GARDEN & COURTYARD

BUA	80M ²
Bedrooms	1
Bathrooms	2

BLOOM GROUND FLOOR



1. ENTRANCE LOBBY	2.95 x 1.45
2. GUEST TOILET	1.80 x 1.45
3. LIVINGROOM / KITCHEN	4.00 x 8.05
4. TERRACE	4.00 x 1.50
5. MASTER BEDROOM	3.60 x 3.60
6. MASTER BATHROOM	2.40 x 1.60

BLOOM - 03

APARTMENT WITH GARDEN & COURTYARD

BUA	104M ²
Bedrooms	2
Bathrooms	3

BLOOM GROUND FLOOR



1. ENTRANCE LOBBY	1.50 x 3.30
2. GUEST TOILET	1.75 x 1.45
3. LIVING ROOM / KITCHEN	4.00 x 6.30
4. TERRACE	4.25 x 5.20
5. LOBBY	1.10 x 1.60
6. MASTER BEDROOM	3.60 x 3.60
7. DRESSING	2.40 x 1.60
8. MASTER BATHROOM	2.40 x 1.60
9. BEDROOM 1	3.60 x 3.75
10. BATHROOM 1	2.40 x 1.60

LUSH - 11

CHALET WITH GARDEN

BUA	81 M ²
Bedrooms	2
Bathrooms	2
Uncovered Terrace	16 M ²

LUSH FIRST FLOOR



1. ENTRANCE LOBBY	1.20 x 1.60
2. LOBBY LAUNDRY	1.00 x 1.60
3. GUEST TOILET	1.50 x 1.60
4. LIVING ROOM / KITCHEN	4.00 x 6.40
5. TERRACE	4.00 x 1.85
6. LOBBY	1.10 x 1.60
7. BATHROOM	2.35 x 1.60
8. BEDROOM 1	3.60 x 3.60
9. TERRACE	3.45 x 1.60
10. BEDROOM 2	3.80 x 3.60

NEST - 12

TYPICAL APARTMENT

BUA	61M ²
Bedrooms	1
Bathrooms	2
Uncovered Terrace	8M ²

NEST FIRST FLOOR



1. ENTRANCE LOBBY	1.40 x 1.60
2. LOBBY LAUNDRY	0.90 x 1.60
3. GUEST TOILET	1.45 x 1.60
4. LIVING ROOM / KITCHEN	4.00 x 6.30
5. TERRACE	4.00 x 1.50
6. MASTER BEDROOM	3.60 x 3.60
7.MASTER BATHROOM	2.40 x 1.60

LUSH -13

CHALET WITH GARDEN

BUA	91 M ²
Bedrooms	2
Bathrooms	3
Uncovered Terrace	18 M ²

LUSH FIRST FLOOR



1. ENTRANCE LOBBY	3.20 x 1.45
2. LIVING ROOM / KITCHEN	4.00 x 6.30
3. TERRACE	5.35 x 1.50
4. GUEST TOILET	1.50 x 1.60
5. TERRACE	2.25 x 3.20
6. MASTER BEDROOM	3.60 x 3.60
7. MASTER BATHROOM	2.40 x 1.60
8. BEDROOM 1	3.60 x 3.60
9. BATHROOM 1	2.40 x 1.60

VERANDA - 21

APARTMENT WITH TERRACE

BUA	120M ²
Bedrooms	3
Bathrooms	3
Uncovered Terrace	28M ²

VERANDA SECOND FLOOR



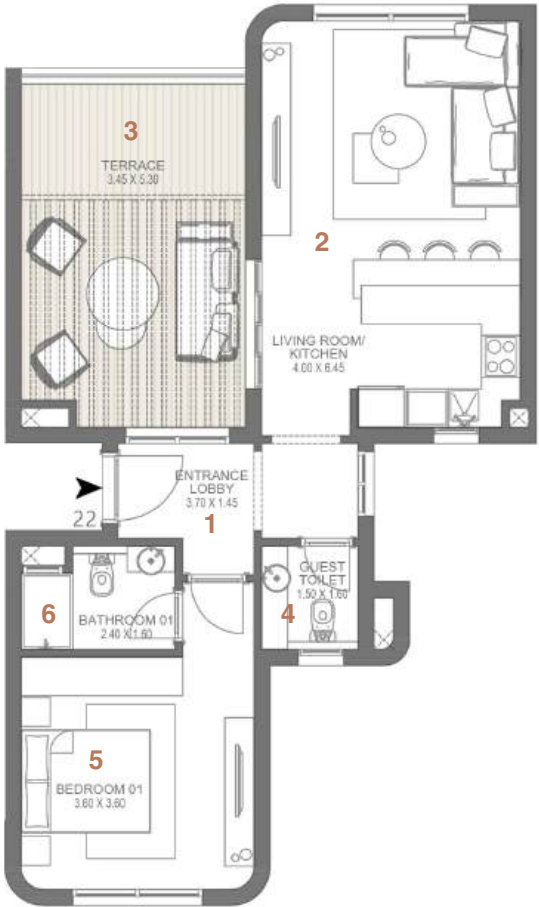
1. ENTRANCE LOBBY	1.55 x 1.60
2. LIVING ROOM / KITCHEN	7.90 x 4.00
3. TERRACE	7.70 x 3.80
4. GUEST TOILET	1.45 x 1.60
5. LOBBY LAUNDRY	1.80 x 1.60
6. BATHROOM	2.35 x 1.60
7. MASTER BEDROOM	4.00 x 3.60
8. DRESSING	2.60 x 1.60
9. MASTER BATHROOM	2.60 x 1.60
10. TERRACE	4.00 x 1.00
11. BEDROOM 1	3.60 x 3.60
12. BEDROOM 2	3.60 x 3.60

VERANDA - 22

APARTMENT WITH TERRACE

BUA	68 M ²
Bedrooms	1
Bathrooms	2
Uncovered Terrace	19 M ²

VERANDA SECOND FLOOR



1. ENTRANCE LOBBY	3.70 x 1.45
2. LIVING ROOM / KITCHEN	4.00 x 6.45
3. TERRACE	3.45 x 5.30
4. GUEST TOILET	1.50 x 1.60
5. BEDROOM 1	3.60 x 3.60
6. BATHROOM	2.40 x 1.60



ADENPARKS



LIVING THAT FLOWS
WITH NATURE



FINISHING SPECIFICATIONS

Fully delivered with high-quality materials throughout, including lower kitchen cabinets executed in line with approved design specifications. Premium finishes, refined detailing, and durable surfaces ensure a sleek contemporary look, long-lasting performance, and reliable everyday functionality.



HOMIFY

The community offers turnkey packages that make moving in effortless, complemented by premium furnishings and meticulously designed landscaping services.

We deliver tailored services and comprehensive management solutions designed to meet your individual requirements, ensuring every aspect of your home aligns seamlessly with your vision. Our expertise extends to creating refined, elegant spaces that reflect your personal style while optimizing functionality.



OUR PARTNERS



EDSA contributed its expertise in urbanization and mixed-use design, carefully shaping every detail to complement Aden Parks character, starting from a strategic downtown location at the heart of Makadi Heights.



Innovation Design Studio delivered a distinctive environment at Aden Parks defined by innovation and contextual awareness, seamlessly blending functionality and aesthetics into a compelling and memorable destination.



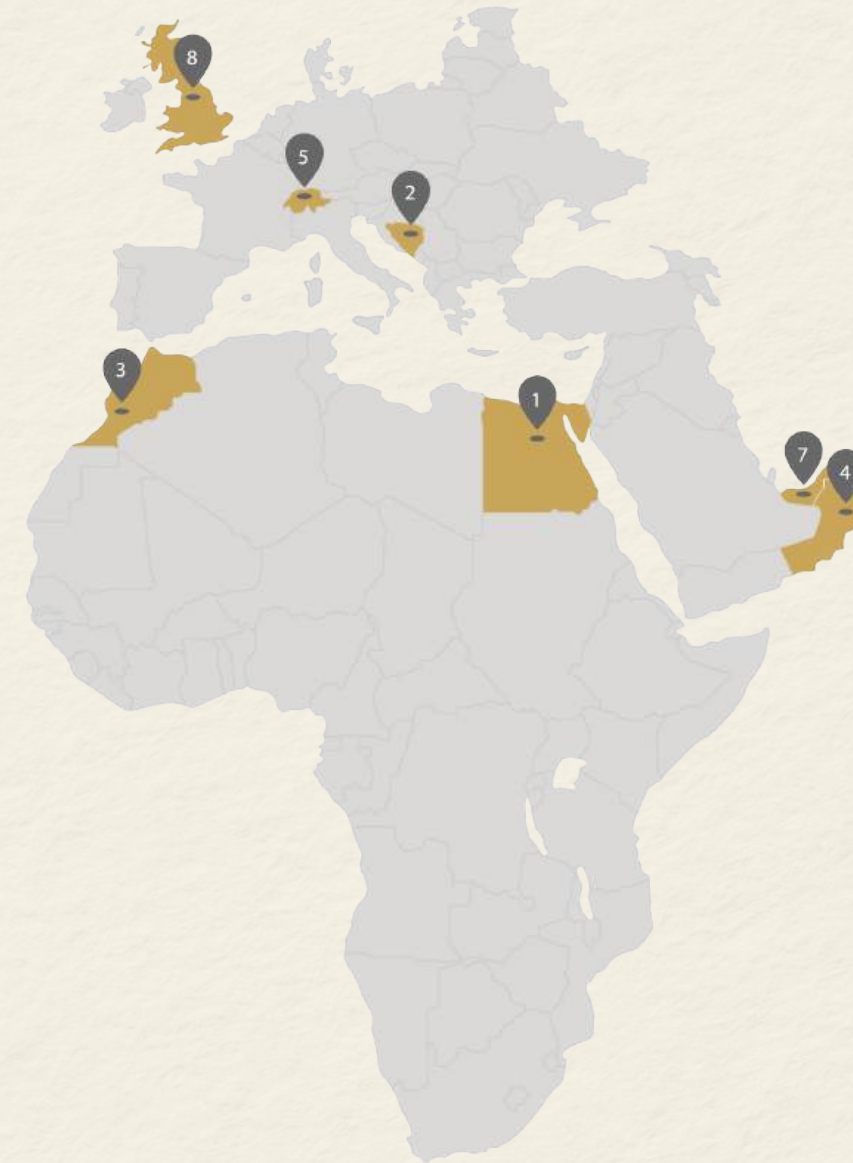
Master-planned by Sites International, the development prioritizes sustainability and pedestrian-friendly design, creating an elegant urban oasis where residents and visitors can live, work, dine, shop, and unwind.



Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations, featuring hotels, private villas, and apartment compounds; leisure facilities; outdoor offerings such as golf courses and marinas; and all necessary infrastructure. Over several decades, ODH has developed many global destinations. The company's diversified portfolio is spread across seven countries: Egypt, Switzerland, Montenegro, Oman, the UAE, the United Kingdom, and Morocco.

The Group currently operates ten destinations: five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum Al Fayoum, and O West); The Cove in the United Arab Emirates; Jebel Sifah and Hawana Salalah in Oman; Luštica Bay in Montenegro; and Andermatt in Switzerland. Orascom Development is listed on the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels, with a total of 7,177 rooms.

Orascom Development Egypt (ODE), a subsidiary of ODH, is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm, distributed across five destinations: El Gouna on the Red Sea Coast; Taba Heights in the Sinai Peninsula; Makadi Heights in the Red Sea district; O West in West Cairo; and Byoum in Al Fayoum.



1 EGYPT
- El Gouna
O West
Makadi Heights
Taba Heights
Byoum

2 MONTENEGRO
- Luštica Bay

3 MOROCCO
- Chbika

4 OMAN
- Hawana Salalah
Jebel Sifah
As Sodah Island
City Walk

5 SWITZERLAND
- Andermatt

7 UAE
- The Cove

8 UK
- Eco Bos

MAKADI
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