

# LEDGE *Flare*

Spark of Nature

**MAKADI**  
**HEIGHTS**  
RED SEA



by ORASCOM  
DEVELOPMENT



**MAKADI HEIGHTS**

A new flare of life, introducing the ultimate luxury phase of Ledge

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SIGNATURE VILLAS AND CHALETs BY  
**LEDGE**

# ABOUT



## ABOUT MAKADI HEIGHTS

A cohesive community developed by Orascom Development, represents a total area of 3.4 million square meters. Identified as a vibrant town with elevations reaching 78 meters above sea level. Thus, promising picturesque sea views for its distinguished community. Makadi Heights is an outstanding piece of art created to meet its community needs uniquely and comprehensively. Its unbeatable strategy focuses on providing everything with minimal input. That is, Makadi Heights is an all-inclusive town, planned for simplicity and effortless convenience.

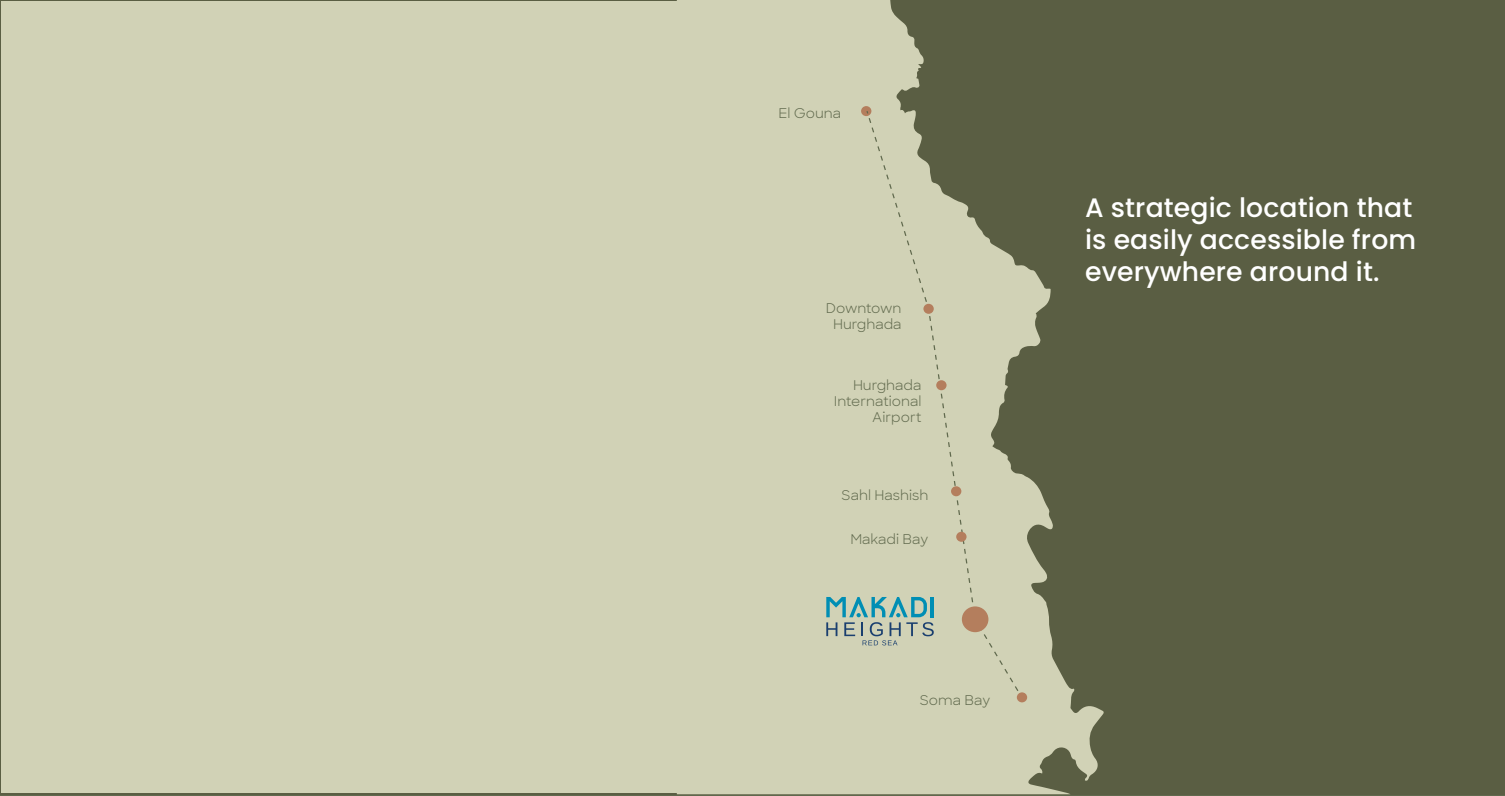
**A TOWN BY ORASCOM  
DEVELOPMENT**

# OUR LOCATION

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## EXPERIENCE LUXURY LIVING WITH STUNNING VIEWS AT MAKADI HEIGHTS

In addition to being 15 minutes away from Hurghada Airport, 20 minutes away from Hurghada downtown and 40 minutes away from El Gouna, Makadi Heights occupies a prime position 78 meters above sea level at the highest point of Makadi Bay. This guarantees unbeatable panoramic views of the Red Sea and the surrounding landscapes. Whether you're waking up to stunning views of the sunrise over the Red Sea or enjoying a cup of coffee on your balcony, Makadi Heights offers a serene and luxurious living experience that is hard to beat.



A strategic location that is easily accessible from everywhere around it.



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LEDGE



# OUR MASTER PLAN

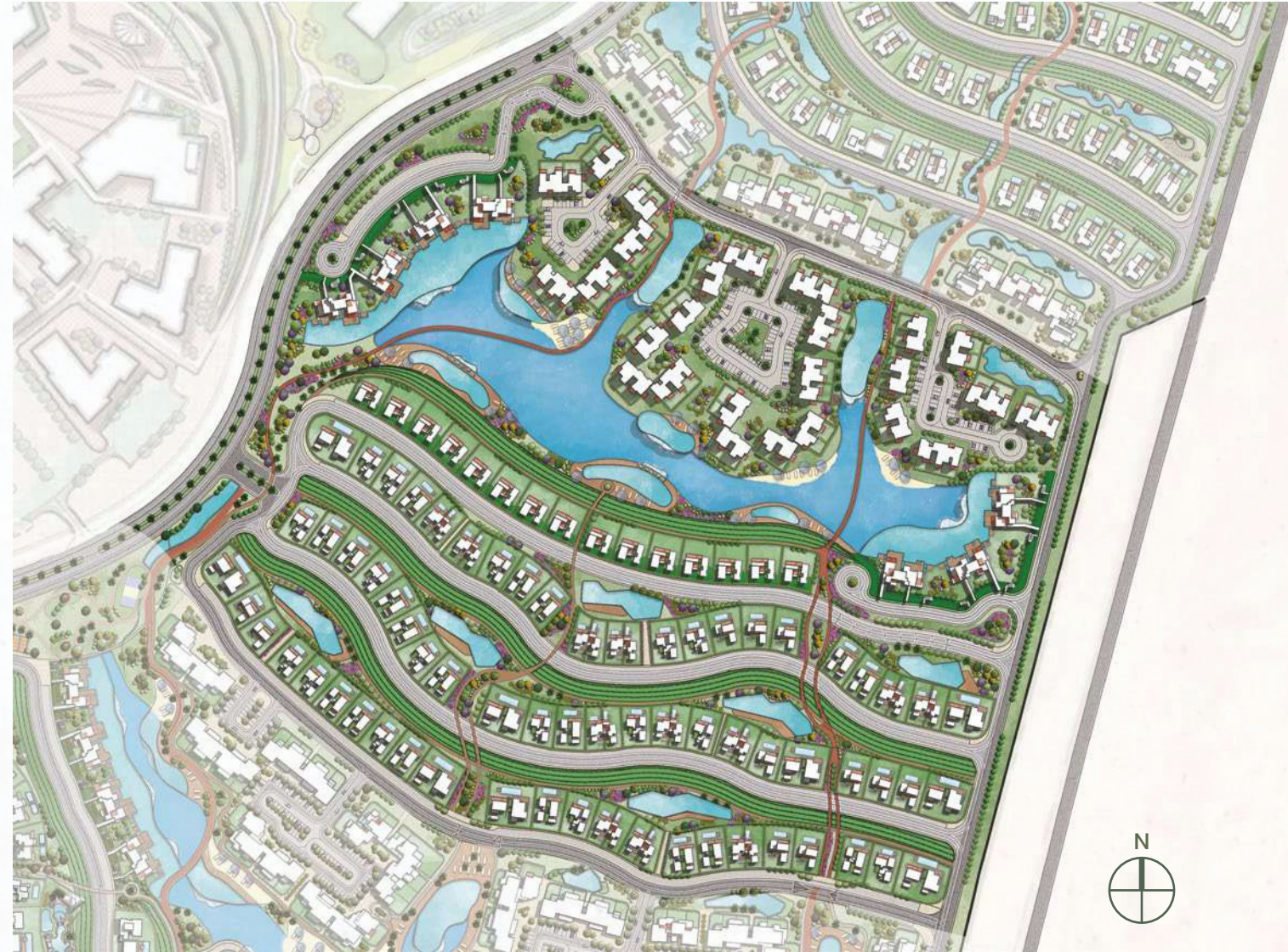
1. Main Entry
2. Secondary Entry
3. Hotel
4. Core Spine Boulevard
5. Downtown
6. Terraced Park
7. Commercial Plaza
8. Multi-Family Units
9. Single Family Lots
10. Beach Club
11. Clubhouse
12. Mall
13. Makadi Residence
14. Lemon & Soul Hotel
15. Labranda Royal Makadi
16. Labranda Club Makadi

A masterplan that caters to all family needs and provides them with top notch amenities and services.





# LEDGE FLARE MASTER PLAN





# OUR PARTNERS

## EDSA IS FOUNDED IN 1960 IN USA.

EDSA is a world-renowned planning, landscape architecture, and urban design firm headquartered in Fort Lauderdale, Florida with offices in Orlando, Manhattan, Baltimore, and Shanghai. They focus on thoughtful land use and human environments and have created Makadi Heights' master plan to showcase natural beauty while incorporating cutting-edge creativity. Their design strategies promote environmental stewardship, people-centric design, and celebrate cultural context to better meet the needs of their clients.



## EDSA FAMOUS PROJECTS WORLDWIDE

EDSA is a world-renowned planning, landscape architecture, and urban design firm with a legacy of creating exceptional projects around the globe. Their famous projects include

Bluewaters Island and Madinat Jumeirah Resort in Dubai, Atlantis in Paradise Island, Bahamas, Lustica Resort Development in Radovici, Montenegro, and Ancient Sands Golf Resort in El Gouna, Egypt.



## AAA

Ledge's architecture has been designed by AAA where it does not rhyme with any signature style, but strives to include uniqueness and importance. AAA is founded on the idea that buildings have to serve as a bridge between nature, climate and people. For more than 40 years, AAA sarl & AAA continue to be an architectural and urban design firm of more than 250 projects designed and constructed in Lebanon and abroad.

## INNOVATION DESIGN STUDIO

Innovation design studio for architectural services has been rapidly growing, its involvement ranges from purely consultative to the complete delivery of high-end architectural design projects in the Egyptian market. Its designs are based on an information use of technology and materials, combining a commitment to the spirit of the new with a strong awareness of context.





ALWAYS

IN

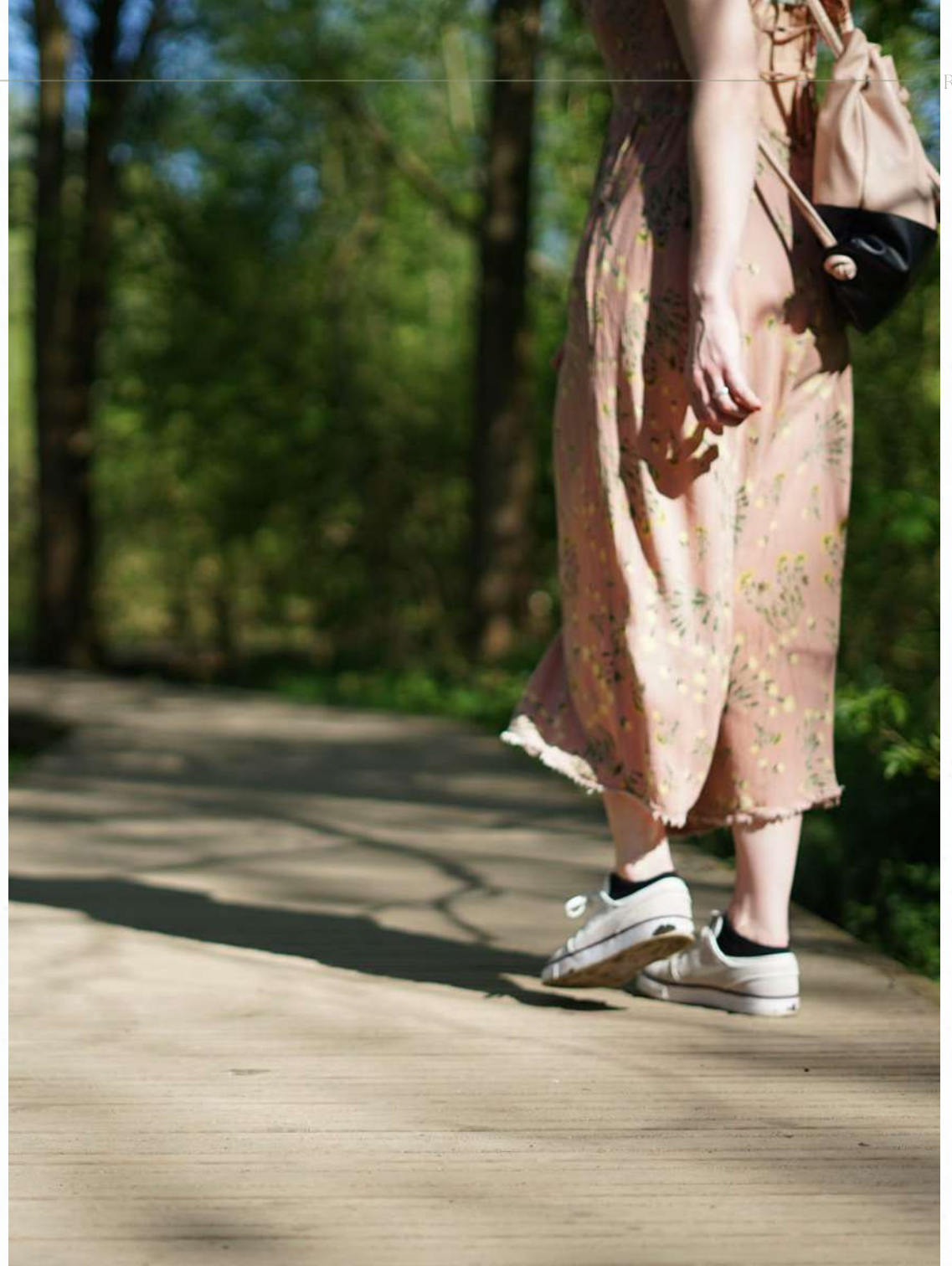
SEASON

LEDGE *Flare***ALL YEAR ROUND GETAWAY**

Makadi Heights is a convenient seaside destination that offers everything you need all year round. It's an all-inclusive town that's perfect for families and friends who want to enjoy leisure by the sea. With lagoons, lakes, infinity pools, a clubhouse, commercial area, mall, sports courts,

gym, water and educational activities, kids area, aqua park, clinic, pharmacy, and a warm space for pets, Makadi Heights has everything at your disposal. It's the perfect choice for life enthusiasts who value deep connections with their loved ones and want to live by the sea.





# WALKABILITY AND ACCESSIBILITY

**EVERYTHING YOU NEED AT HAND, FROM ENTERTAINMENT TO HEALTHCARE TO SHOPPING.**

## AN ALL-INCLUSIVE LIFESTYLE

Makadi Heights offers everything for an authentic, comfortable, and luxurious lifestyle. From entertainment to education, healthcare to shopping and dining, homeowners have easy access to central clubhouses, sports courts, kids' areas, supermarkets, clinics, and pharmacies - leaving your space is never a necessity.



# THE SUSTAINABILITY



**CHAMPIONING PURITY  
AND TRANSPARENCY  
FOR A POLLUTION-  
FREE LIFESTYLE**

## ECO-FRIENDLY DESIGN

At Makadi Heights, we treasure Eco-friendly and sustainability. To serve the community at best, we offer our citizens a space where clarity is our top priority. There is an environmentally safe

spine where no car is allowed to enter. That is, this pollution-free zone champions purity and transparency. Thus, allowing homeowners to enjoy life at its grace.



# OUR FACILITIES

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## SERVICES FOR A FULFILLED LIFESTYLE

Makadi Heights offers a diverse and dynamic lifestyle with commercial areas, a central park, sports facilities, kids-friendly areas, medical facilities, and premium

hotels. The community promotes wellness, creativity, and entertainment for all residents and visitors in a safe and convenient environment.



# COMMERCIAL AREAS



## DIVERSE SERVICES FOR ALL ASPECTS

A bustling district that allows a mix of culture and entertainment in an urban style. Our commercial areas serve a variety of diverse services that bring together all aspects of life.

**DIVERSE SERVICES,  
ONE PLACE.**

# CENTRAL PARK



## CENTRAL PARK: UNLEASH YOUR ADVENTURE

Forging an inspiring character at the lively spot of Makadi Heights. With an ethereal and spacious green landscape, our central park features an outstanding zip line zone and amphitheater for entertainment and high performance.

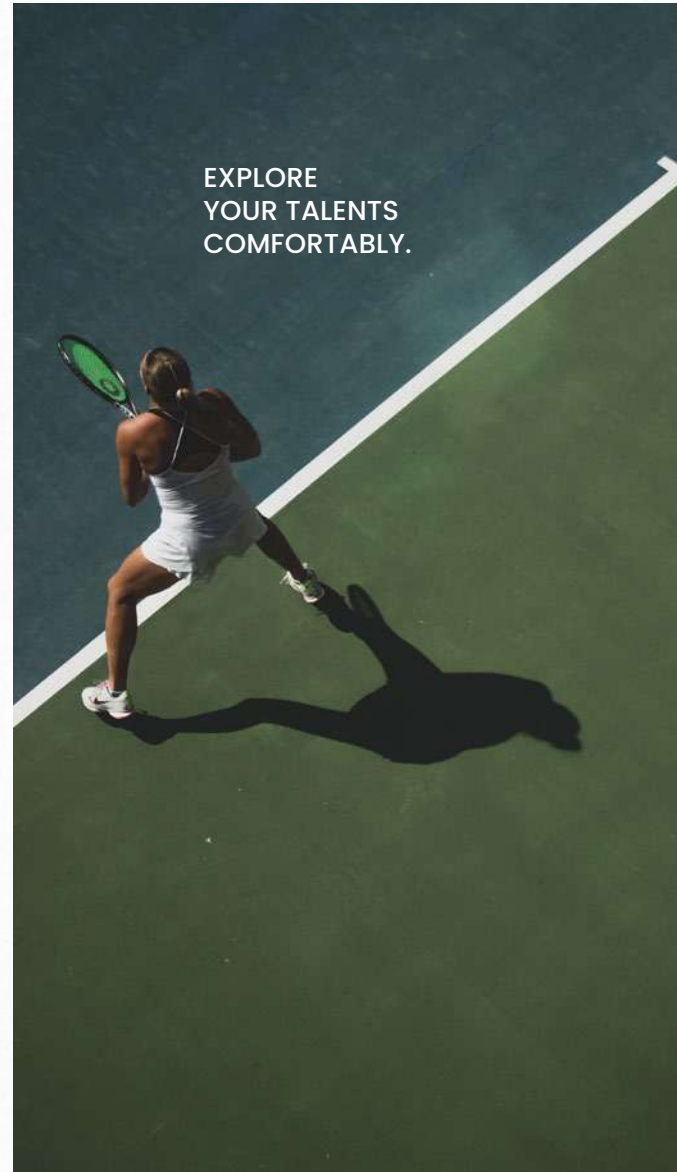
**INSPIRING  
ENTERTAINMENT AT  
NATURE'S HEART**



# SPORTS FACILITIES

## ACTIVE SPORTS HUB

A convenient venue for competitive and energetic activities as well as for water sports activities, football and tennis allowing you to explore your talents and skills within a comfortable and safe environment.



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# KIDS FRIENDLY AREAS

## KIDS' PARADISE

It is a collaborative environment of several kids' areas and a kids aqua park for your kids to bring in creativity and imagination. Our kids-friendly areas allow the kids to activate and improve their skills, have fun, and create new friendships.



**ACTIVATE, IMPROVE,  
AND HAVE FUN.**



# HOTELS



## PREMIUM HOSPITALITY

At Makadi Heights, we have premium hotels that focus on leading with a heart-warming smile and bring the promise of a new day for our distinguished customers. From all the inclusive food to the outdoor activities, we strive to give an excellent experience within our service.

HEARTWARMING  
SERVICE GUARANTEED

# MEDICAL

# FACILITIES

## HEALTHCARE AT MAKADI HEIGHTS

Treasuring wellness at Makadi Heights, we offer all the required medical facilities and professional staff to meet our community's health needs. Thus, securing a better life for everyone.

SECURING BETTER  
COMMUNITY HEALTH



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# CONCEPT

## BLURRING BOUNDARIES

The main concept is to provide a good view along with a nice experience during the usage of the house spaces and to blur the boundaries between the architecture and the landscape, between indoor and outdoor. This was achieved by providing a nice and wide view for the main spaces of the houses. In addition, the outdoor side courtyards and covered outdoor living spaces

emphasize on blurring the boundary between in and outdoor areas. The target is to introduce a livable land boundary not a livable house boundary. There is an interplay with natural light by controlling its indirect access to each room. The spaces created between the volumes create a contrast between light and shadow throughout the building.

**EMPHASIZE ON BLURRING BOUNDARIES.**



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UNPARALLELED LIVING  
STANDARDS

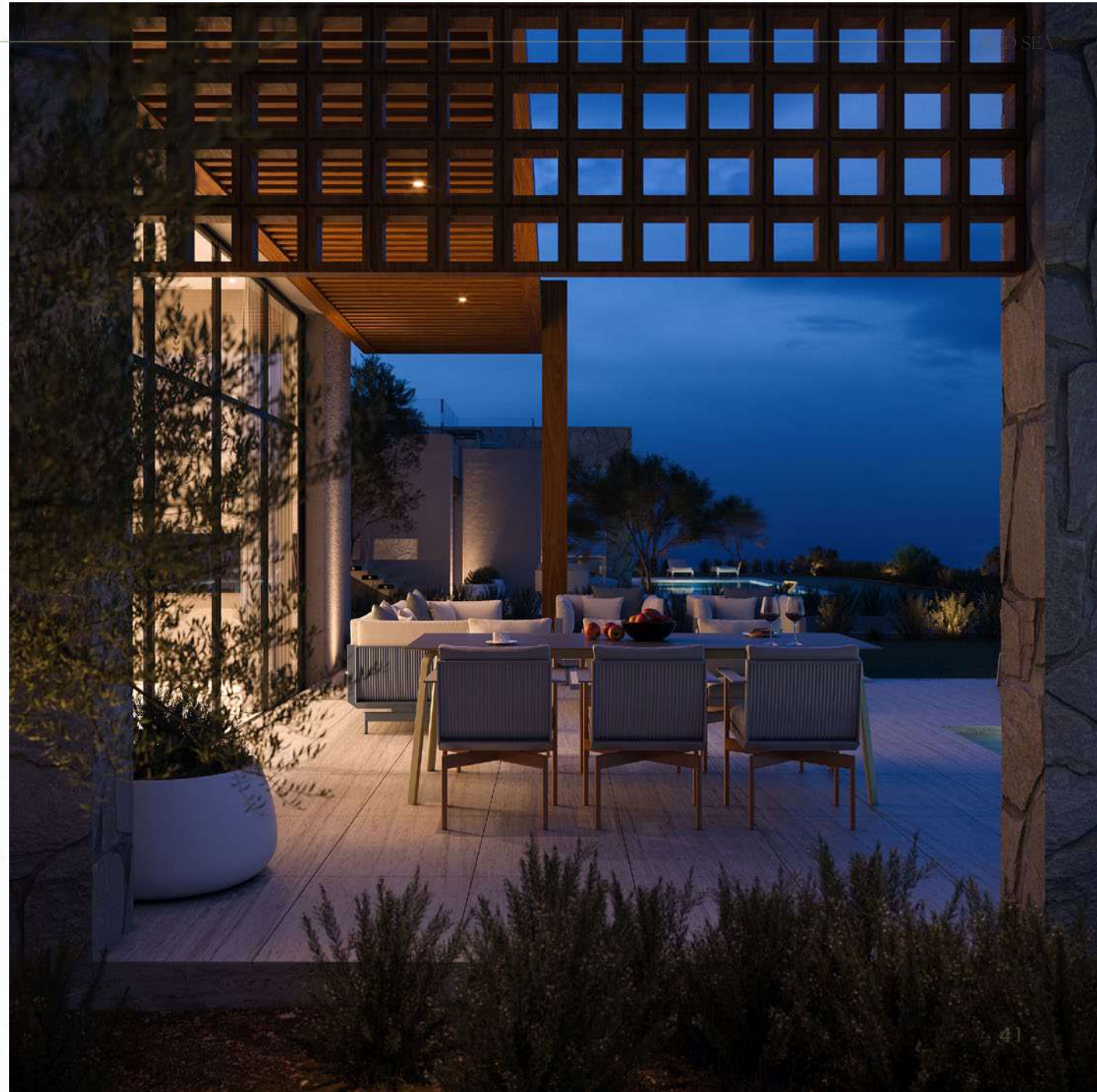


























# LUCID VILLAS

OPEN HOUSE  
181 METER SQUARE

STANDARD HOUSE  
189 METER SQUARE











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RED SEA





























Ground Floor

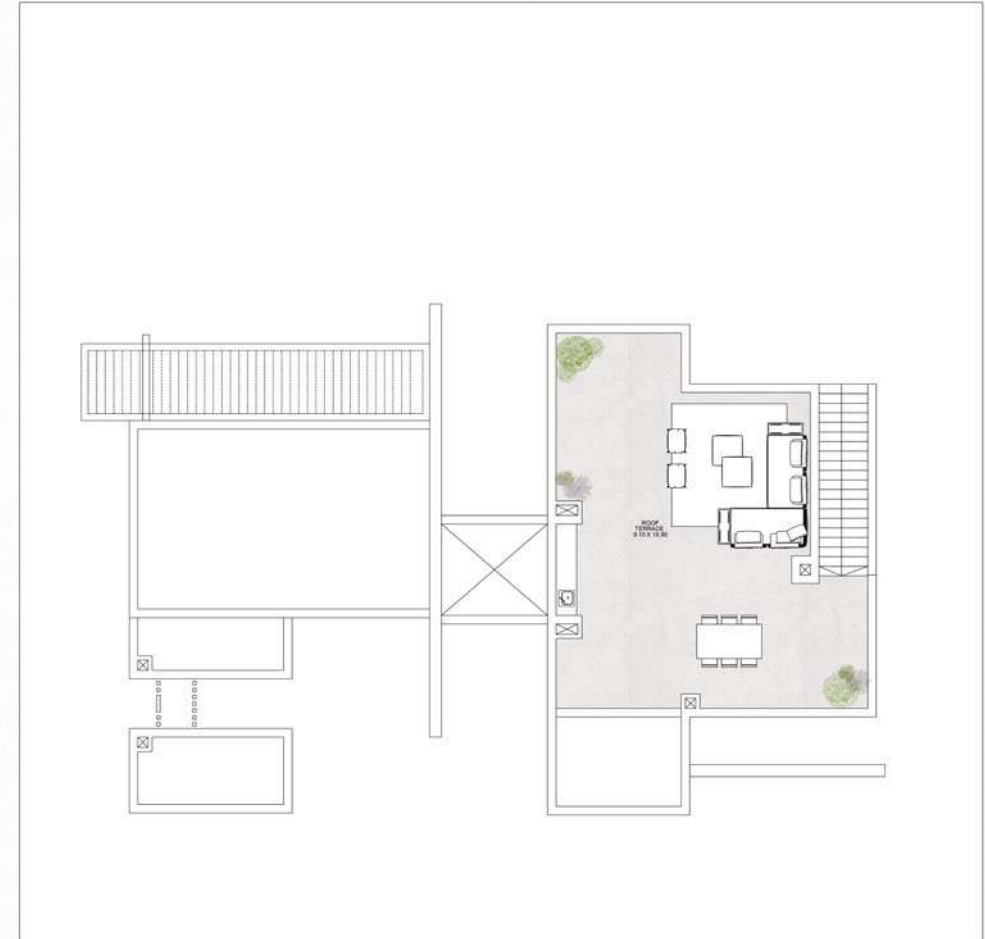


**Open House**  
One-floor Villa  
4 Bedroom

BUA: 181 m<sup>2</sup>  
Footprint: 198.5 m<sup>2</sup>  
Roof: 91 m<sup>2</sup>

Uncovered  
Terrace: 30 m<sup>2</sup>

Roof Floor



**Open House**  
One-floor Villa  
4 Bedroom

BUA: 181 m<sup>2</sup>  
Footprint: 198.5 m<sup>2</sup>  
Roof: 91 m<sup>2</sup>

Uncovered  
Terrace: 30 m<sup>2</sup>



Ground Floor



**Standard House**  
One-floor Villa  
4 Bedroom

BUA: 189 m<sup>2</sup>  
Footprint: 198.5 m<sup>2</sup>  
Roof: 153 m<sup>2</sup>

Uncovered  
Terrace: 30 m<sup>2</sup>

Roof Floor



**Standard House**  
One-floor Villa  
4 Bedroom

BUA: 189 m<sup>2</sup>  
Footprint: 198.5 m<sup>2</sup>  
Roof: 153 m<sup>2</sup>

Uncovered  
Terrace: 30 m<sup>2</sup>



# SOLACE VILLAS

OPEN HOUSE  
144 METER SQUARE

STANDARD HOUSE  
169 METER SQUARE







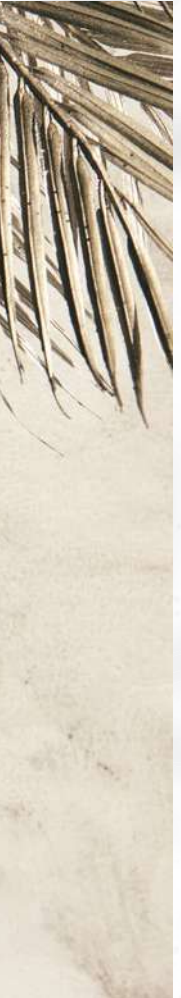




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Ground Floor



**Open House**  
Solace Villa  
3 Bedroom

BUA: 144 m<sup>2</sup>  
Footprint: 109.4 m<sup>2</sup>  
Roof: 30.4 m<sup>2</sup>

Uncovered  
Terrace: 13.8 m<sup>2</sup>

First Floor



**Open House**  
Solace Villa  
3 Bedroom

BUA: 144 m<sup>2</sup>  
Footprint: 109.4 m<sup>2</sup>  
Roof: 30.4 m<sup>2</sup>

Uncovered  
Terrace: 13.8 m<sup>2</sup>



Ground Floor



**Standard House**  
Solace Villa  
3 Bedroom

BUA: 169 m<sup>2</sup>  
Footprint: 109.4 m<sup>2</sup>  
Roof: 29.4 m<sup>2</sup>

Uncovered  
Terrace: 13.8 m<sup>2</sup>

First Floor



**Standard House**  
Solace Villa  
3 Bedroom

BUA: 169 m<sup>2</sup>  
Footprint: 109.4 m<sup>2</sup>  
Roof: 29.4 m<sup>2</sup>

Uncovered  
Terrace: 13.8 m<sup>2</sup>





SERENITY VILLAS

# SERENITY VILLAS

OPEN HOUSE  
167 METER SQUARE

STANDARD HOUSE  
186 METER SQUARE



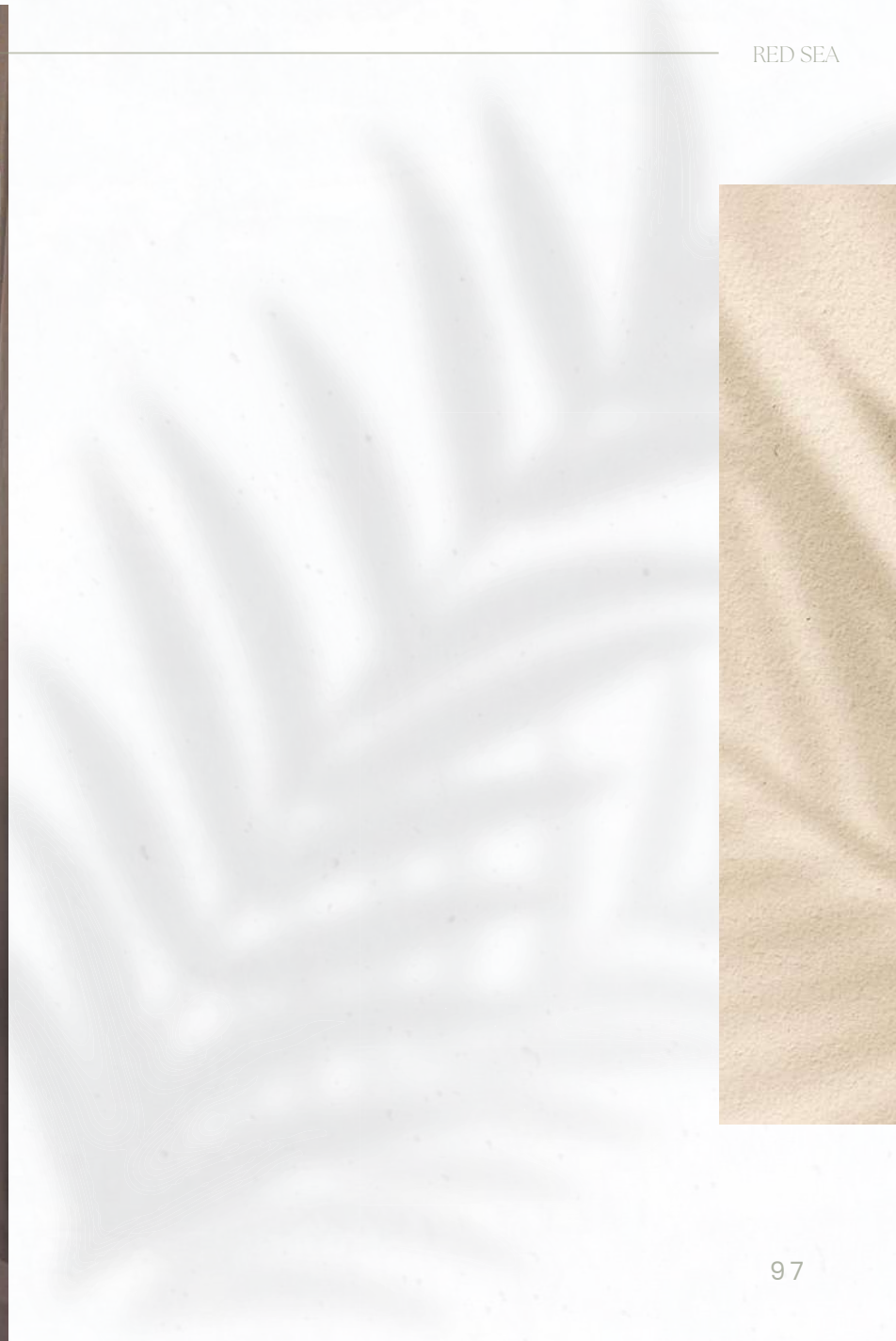


















Ground Floor



**Open House**  
Serenity Villa  
4 Bedroom

BUA: 166.8 m<sup>2</sup>  
Footprint: 139.6 m<sup>2</sup>  
Roof: 60 m<sup>2</sup>

Uncovered  
Terrace: 18.3 m<sup>2</sup>

First Floor



**Open House**  
Serenity Villa  
4 Bedroom

BUA: 166.8 m<sup>2</sup>  
Footprint: 139.6 m<sup>2</sup>  
Roof: 60 m<sup>2</sup>

Uncovered  
Terrace: 18.3 m<sup>2</sup>



Ground Floor



**Standard House**  
Serenity Villa  
4 Bedroom

BUA: 186.3 m<sup>2</sup>  
Footprint: 139.6 m<sup>2</sup>  
Roof: 56.5 m<sup>2</sup>

Uncovered  
Terrace: 18.3 m<sup>2</sup>

First Floor



**Standard House**  
Serenity Villa  
4 Bedroom

BUA: 186.3 m<sup>2</sup>  
Footprint: 139.6 m<sup>2</sup>  
Roof: 56.5 m<sup>2</sup>

Uncovered  
Terrace: 18.3 m<sup>2</sup>





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# VERDANT VILLAS

OPEN HOUSE  
167 METER SQUARE

STANDARD HOUSE  
193 METER SQUARE





















Ground Floor



**Open House**  
Verdant Villa  
4 Bedroom

BUA: 167 m<sup>2</sup>  
Footprint: 132 m<sup>2</sup>  
Roof: 54 m<sup>2</sup>

Uncovered  
Terrace: 24 m<sup>2</sup>

First Floor



**Open House**  
Verdant Villa  
4 Bedroom

BUA: 167 m<sup>2</sup>  
Footprint: 132 m<sup>2</sup>  
Roof: 54 m<sup>2</sup>

Uncovered  
Terrace: 24 m<sup>2</sup>



Ground Floor



**Standard House**  
Verdant Villa  
4 Bedroom

BUA: 193 m<sup>2</sup>  
Footprint: 132 m<sup>2</sup>  
Roof: 55 m<sup>2</sup>

Uncovered  
Terrace: 24 m<sup>2</sup>

First Floor



**Standard House**  
Verdant Villa  
4 Bedroom

BUA: 193 m<sup>2</sup>  
Footprint: 132 m<sup>2</sup>  
Roof: 55 m<sup>2</sup>

Uncovered  
Terrace: 24 m<sup>2</sup>



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# TWIN VILLAS

STANDARD HOUSE  
134 METER SQUARE





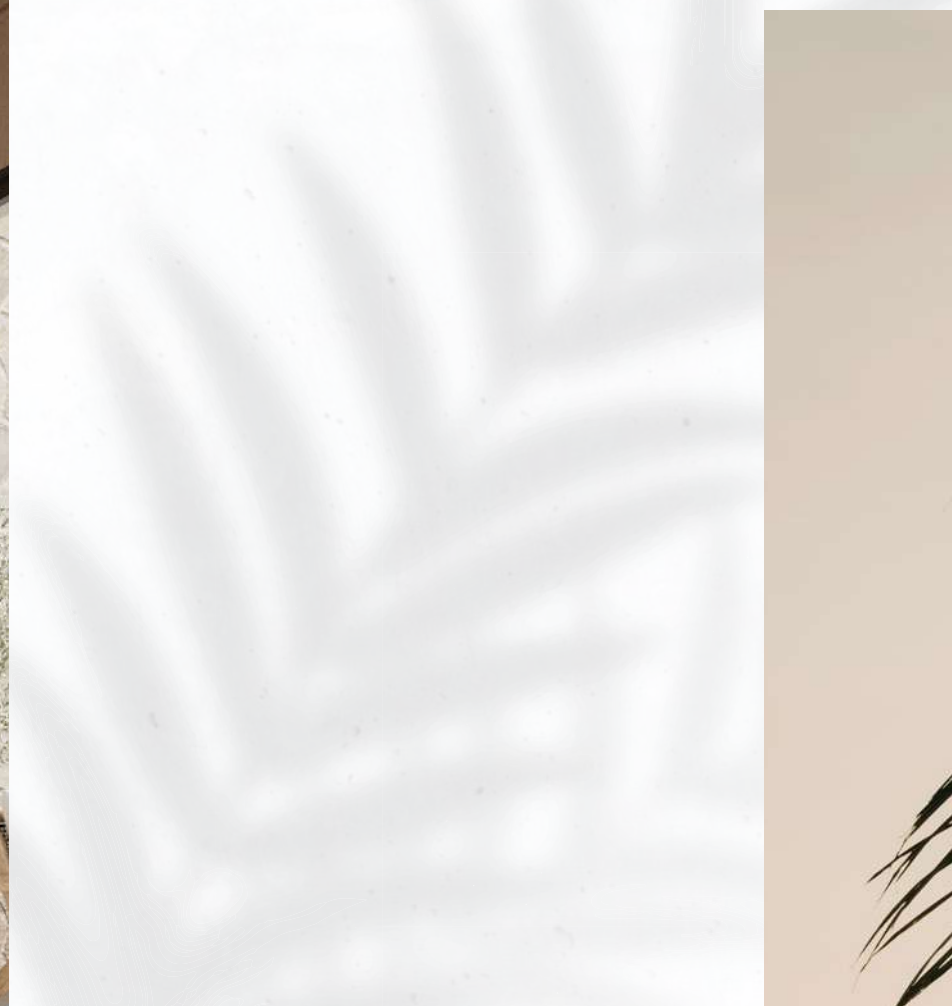




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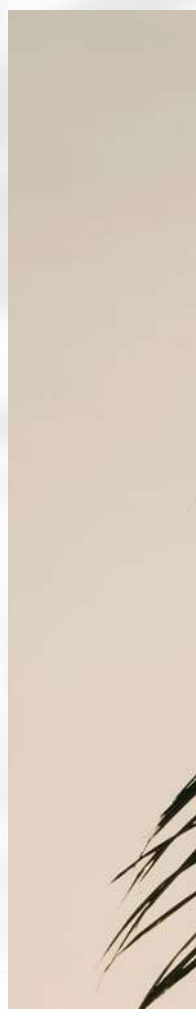


EDGEH

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28

RED SEA



129



Ground Floor



**Standard House**  
Twin Villa  
3 Bedroom

UNIT A  
BUA: 133.6 m<sup>2</sup>  
Footprint: 72.2 m<sup>2</sup>  
Uncovered  
Terrace: 20 m<sup>2</sup>  
Roof: 47.8 m<sup>2</sup>

UNIT B  
BUA: 134 m<sup>2</sup>  
Footprint: 86 m<sup>2</sup>  
Uncovered  
Terrace: 31.2 m<sup>2</sup>  
Roof: 30 m<sup>2</sup>



First Floor



**Standard House**  
Twin Villa  
3 Bedroom

**UNIT A**  
BUA: 133.6 m<sup>2</sup>  
Footprint: 72.2 m<sup>2</sup>  
Uncovered  
Terrace: 20 m<sup>2</sup>  
Roof: 47.8 m<sup>2</sup>

**UNIT B**  
BUA: 134 m<sup>2</sup>  
Footprint: 86 m<sup>2</sup>  
Uncovered  
Terrace: 31.2 m<sup>2</sup>  
Roof: 30 m<sup>2</sup>

Roof



**Standard House**  
Twin Villa  
3 Bedroom

**UNIT A**  
BUA: 133.6 m<sup>2</sup>  
Footprint: 72.2 m<sup>2</sup>  
Uncovered  
Terrace: 20 m<sup>2</sup>  
Roof: 47.8 m<sup>2</sup>

**UNIT B**  
BUA: 134 m<sup>2</sup>  
Footprint: 86 m<sup>2</sup>  
Uncovered  
Terrace: 31.2 m<sup>2</sup>  
Roof: 30 m<sup>2</sup>

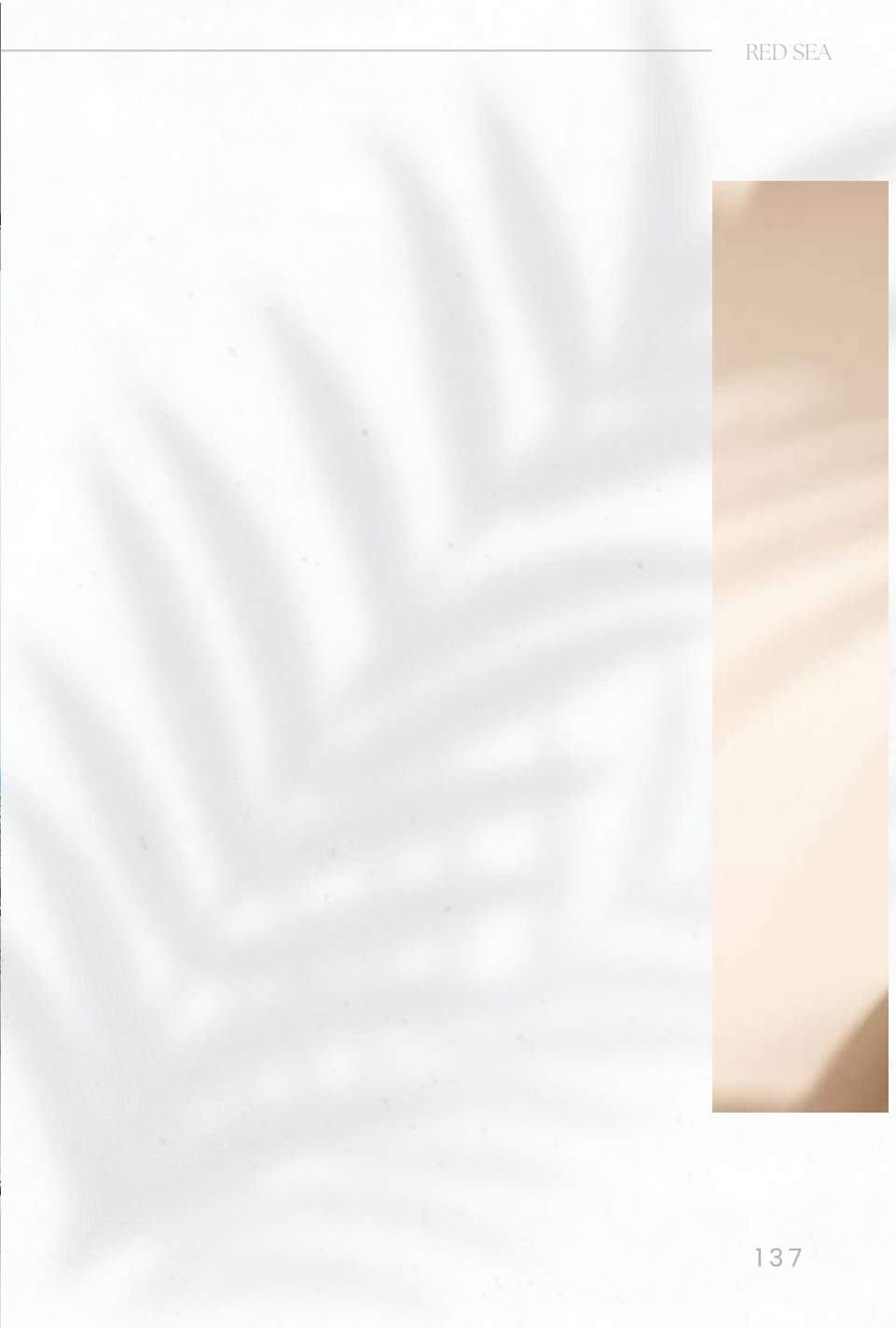


# FLARE VILLAS

OPEN HOUSE  
173 SQUARE METERS

STANDARD HOUSE  
207 METER SQUARE







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Upper Ground



**Open House**  
Flare Villa  
4 Bedroom

BUA: 173.5 m<sup>2</sup>  
Footprint: 127.8 m<sup>2</sup>

Uncovered  
Terrace: 28 m<sup>2</sup>

Lower Ground



**Open House**  
Flare Villa  
4 Bedroom

BUA: 173.5 m<sup>2</sup>  
Footprint: 127.8 m<sup>2</sup>

Uncovered  
Terrace: 28 m<sup>2</sup>



## Upper Ground



**Standard House**  
Flare Villa  
4 Bedroom

BUA: 207.5 m<sup>2</sup>  
Footprint: 127.8 m<sup>2</sup>

Uncovered  
Terrace: 42 m<sup>2</sup>

## Lower Ground



**Standard House**  
Flare Villa  
4 Bedroom

BUA: 207.5 m<sup>2</sup>  
Footprint: 127.8 m<sup>2</sup>

Uncovered  
Terrace: 42 m<sup>2</sup>





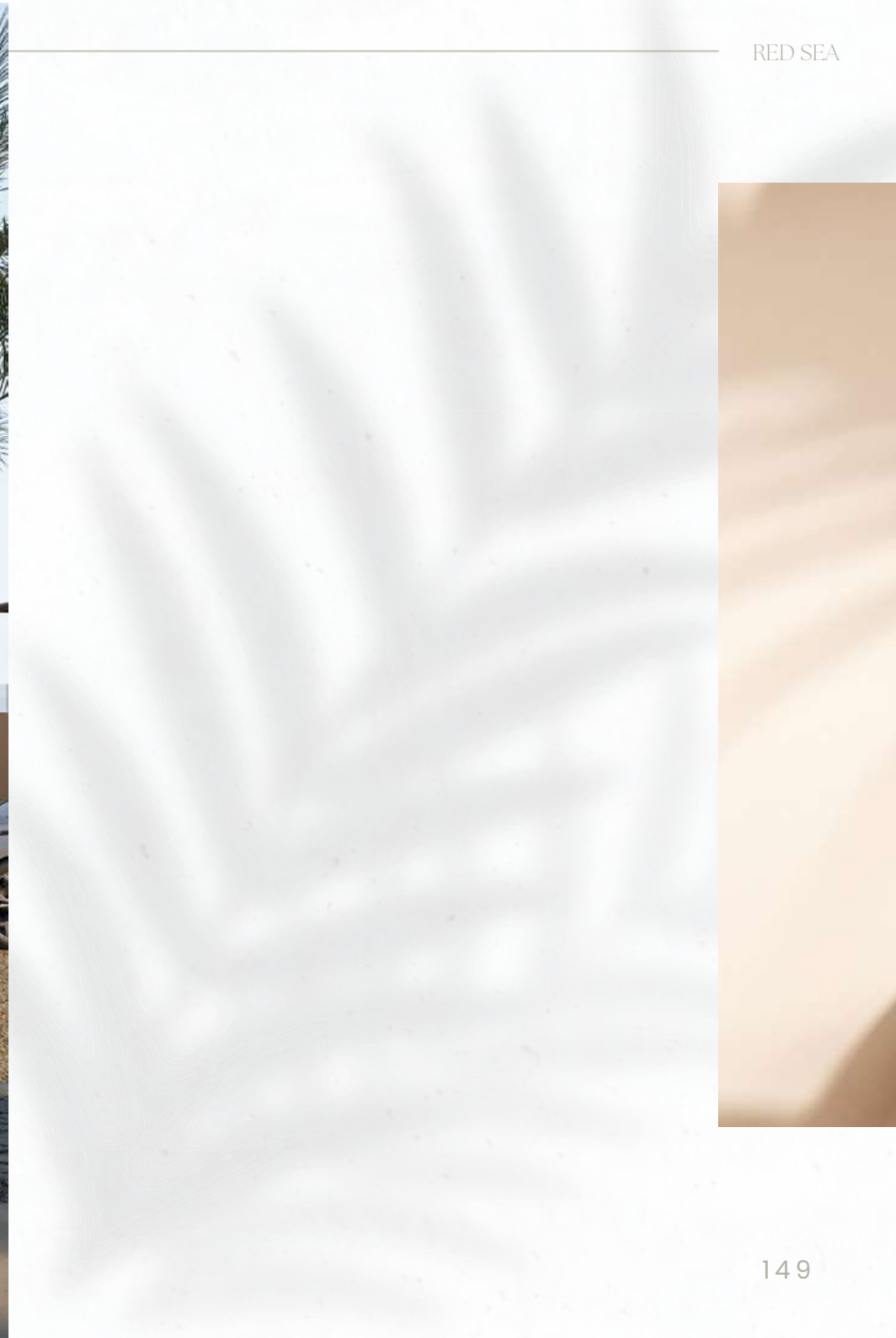
# LAGOON SUITES

SUITES  
127 SQUARE METERS  
132 SQUARE METERS

DUPLEX SUITES  
139 SQUARE METERS  
128 SQUARE METERS

















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Red Sea  
LLC





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Lower Ground



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**Lagoon Suites A**  
4 Bedroom

**SUITE 01 (LEFT)**  
BUA: 127 m<sup>2</sup>  
Floating  
Deck: 64 m<sup>2</sup>

**SUITE 02 (RIGHT)**  
BUA: 132 m<sup>2</sup>  
Floating  
Deck: 53 m<sup>2</sup>

Street Level



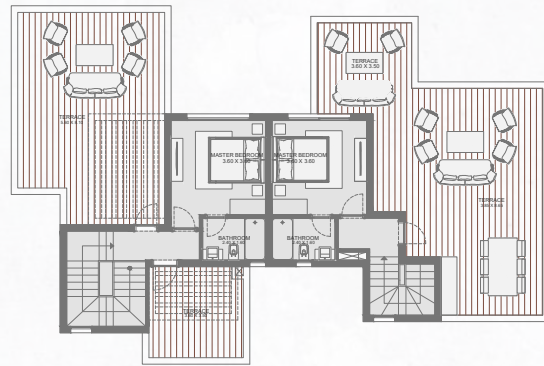
**Lagoon Suites A**  
3 Bedroom

**DUPLEX SUITE 13 (LEFT)**  
BUA: 139 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 78 m<sup>2</sup>

**DUPLEX SUITE 14 (RIGHT)**  
BUA: 128 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 97 m<sup>2</sup>

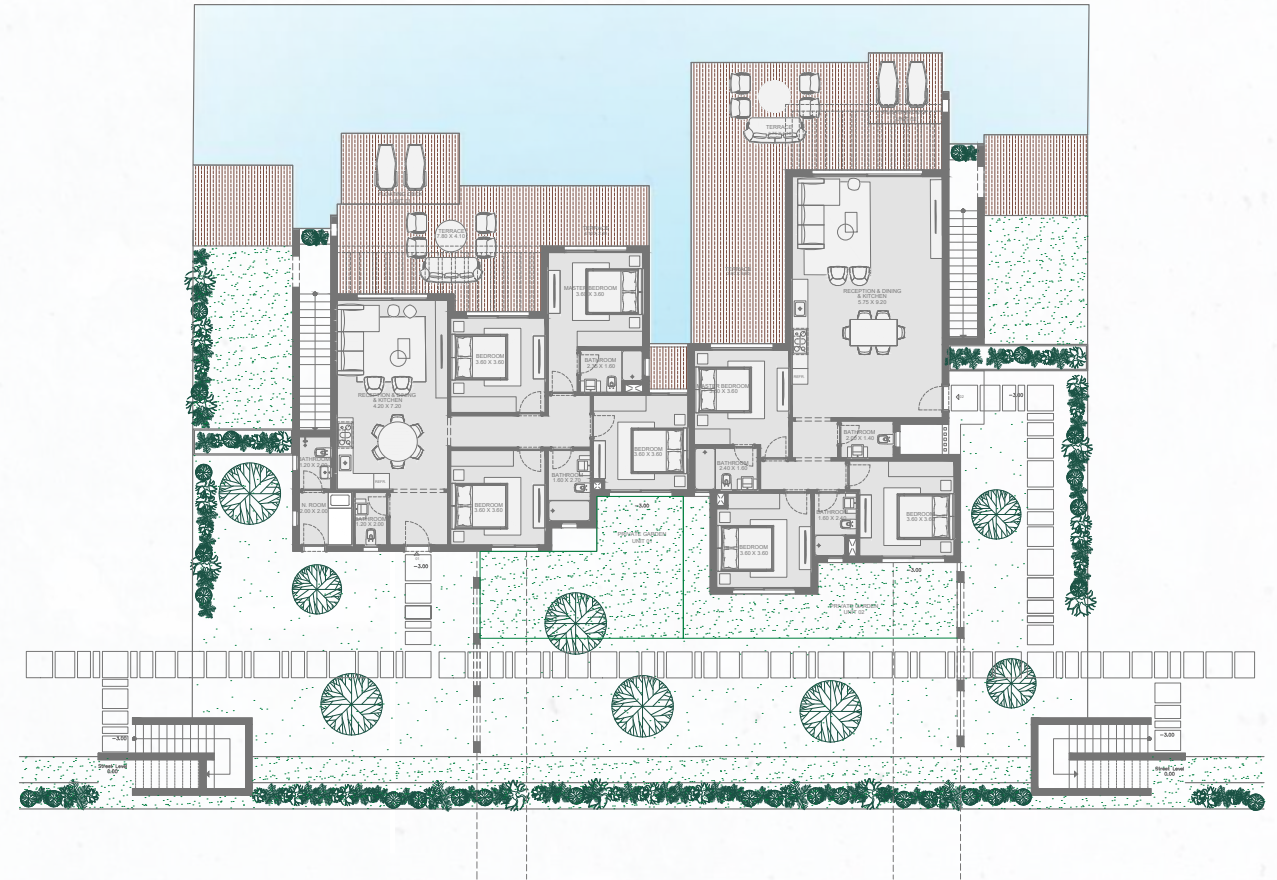


First Floor



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Lower Ground



**Lagoon Suites A**  
3 Bedroom

**DUPLEX SUITE 13 (LEFT)**  
BUA: 139 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 78 m<sup>2</sup>

**DUPLEX SUITE 14 (RIGHT)**  
BUA: 128 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 97 m<sup>2</sup>

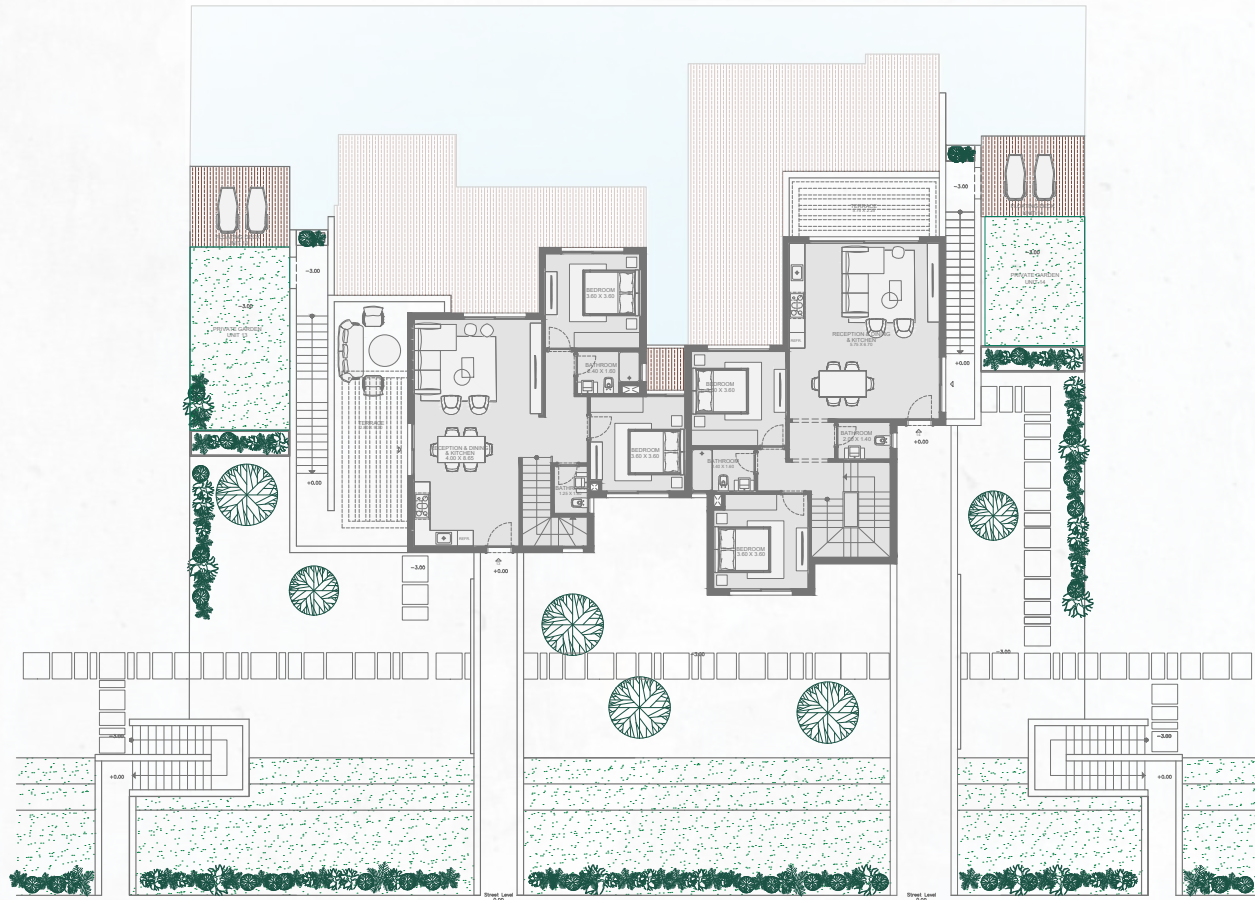
**Lagoon Suites B**  
4 Bedroom

**SUITE 01 (LEFT)**  
BUA: 132 m<sup>2</sup>  
Floating  
Deck: 53 m<sup>2</sup>

**SUITE 02 (RIGHT)**  
BUA: 127 m<sup>2</sup>  
Floating  
Deck: 64 m<sup>2</sup>



Street Level



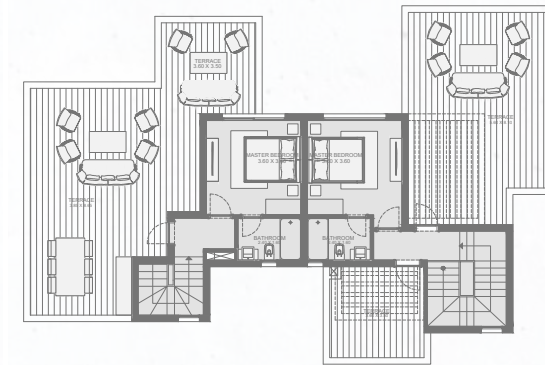
Spark of Nature

**Lagoon Suites B**  
3 Bedroom

**DUPLEX SUITE 13 (LEFT)**  
BUA: 128 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 97 m<sup>2</sup>

**DUPLEX SUITE 14 (RIGHT)**  
BUA: 139 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 78 m<sup>2</sup>

First Floor



**Lagoon Suites B**  
3 Bedroom

**DUPLEX SUITE 13 (LEFT)**  
BUA: 128 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
Terrace: 97 m<sup>2</sup>

**DUPLEX SUITE 14 (RIGHT)**  
BUA: 139 m<sup>2</sup>  
Floating  
Deck: 12 m<sup>2</sup>  
Uncovered  
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