

AZHA

ain sokhna



MADAAR
DEVELOPMENT

Madaar Development is a full-service, privately held commercial and residential real estate investment and development company with a distinguished ability to rapidly move any project from site selection, acquisition, financing, construction, property management and maintenance. The Core Principles that define the Madaar are the stability, creativity and professional expertise of our management team; an aggressive long-term business plan; a commitment to excellence and stellar service; our close relationships with strategic partners, tenants and real estate professionals; a consistent ability to add value; and most importantly, our unwavering pursuit of visionary development.





Azha is a waterfront resort designed to be a luxury destination with international standards. Located in Ain Sokhna left side where the sandy beach is. Bringing together an active casual lifestyle with 5 Star comforts.

The development spreads on an area of nearly 1.6 million square meters with a waterfront stretching approx. 700 meters on the clear waters of the Suez Gulf branching from the Red Sea.

Sublimely located on the left side of Ain Sokhna, Azha is a new resort community for those who prefer a distinctively refined yet casual lifestyle. The tranquil waters are swimmable year-round, making it a coveted destination for outdoor adventure and activity.

Featuring spacious and inspiring Residential Villas, a thoughtfully-designed modern resort, signature restaurants, serene spa and community centers, and a host of exceptional amenities, Azha brings a new vitality to the authentic lifestyle of a city resort living.

A serene sunset over the ocean. The sun is low on the horizon, creating a bright, shimmering path of light across the water's surface. The sky is a mix of warm orange and yellow tones, with a few birds in flight. The overall mood is peaceful and elegant.

INDULGE IN THE ELEGANCE OF BEACHFRONT LIVING



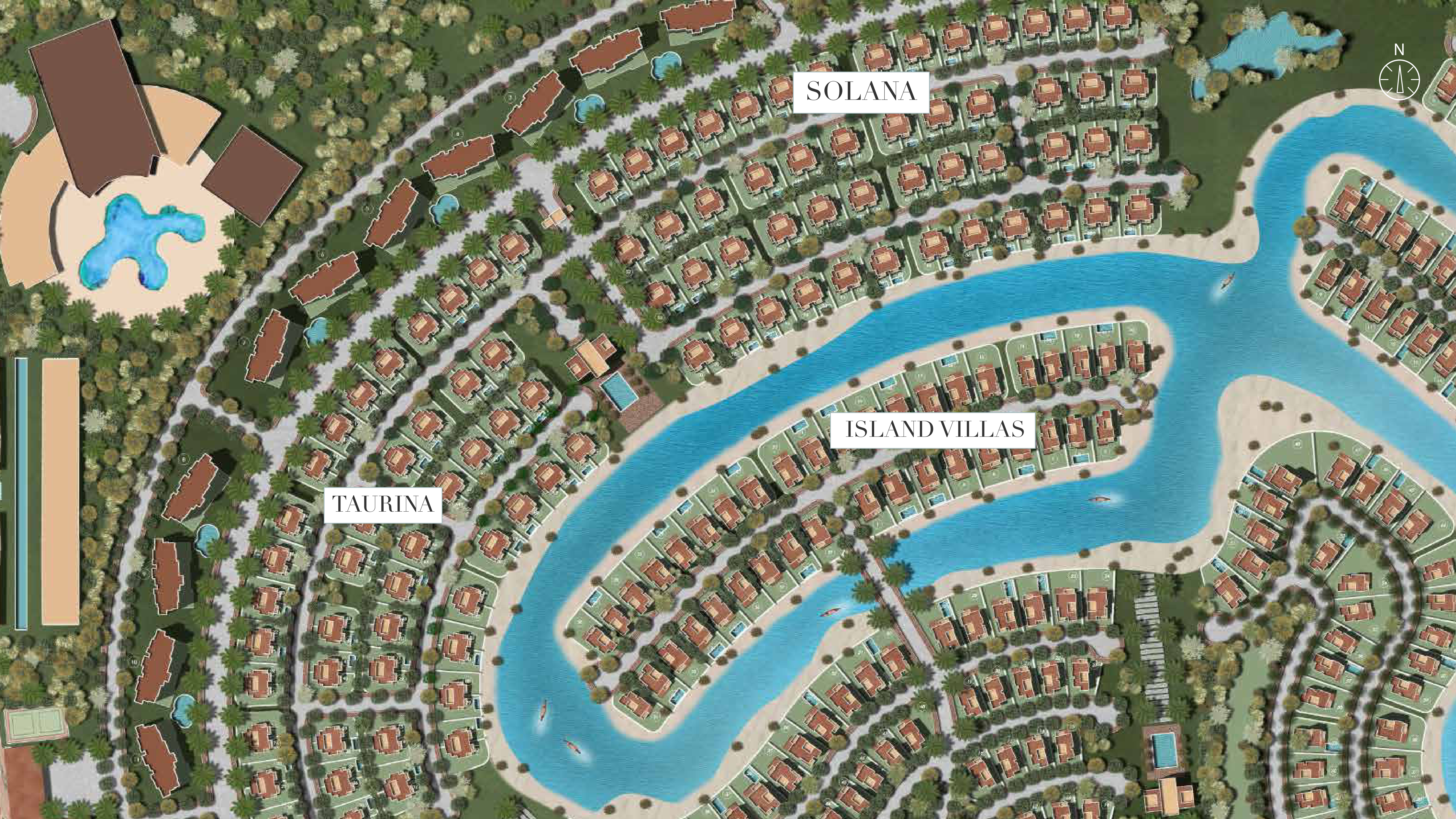
LOCATION

At km. 34 Sokhna-Suez Road, concealed from prying eyes by the outstanding color of its alluring sea; lies AZHA.

An aerial master plan of a residential development. The plan features a central, winding canal system that meanders through the site, surrounded by numerous residential units. The units are arranged in curved rows, following the path of the canal. The development is interspersed with green spaces, including parks and smaller ponds. In the top left corner, there is a cluster of buildings, possibly a clubhouse or community center, with a small pool. In the bottom right corner, the development meets a sandy beach and the ocean. A north arrow is located in the top right corner of the plan.

MASTER PLAN

Our Master Plan is skillfully crafted with every family member in mind. Our spacious residences, green parks, and carefully selected amenities ensure everyone at Azha feels at home.



SOLANA

ISLAND VILLAS

TAURINA

A modern bedroom with a large window overlooking the ocean and sky. The room features a bed with white linens, a nightstand with a lamp, and a large framed artwork on the wall. The window provides a view of the sea and sky, with a balcony area visible outside.

AWAKEN TO BREATHTAKING VIEWS OF SEA & SKY



VILLA

450 sqm

VILLA

450 sqm



Ground Floor: 220 sqm



First Floor: 230 sqm



VILLA
310 sqm

VILLA

310 sqm



Ground Floor: 170 sqm



First Floor: 140 sqm

VILLA

248 sqm



VILLA

248 sqm



Ground Floor: 131 sqm

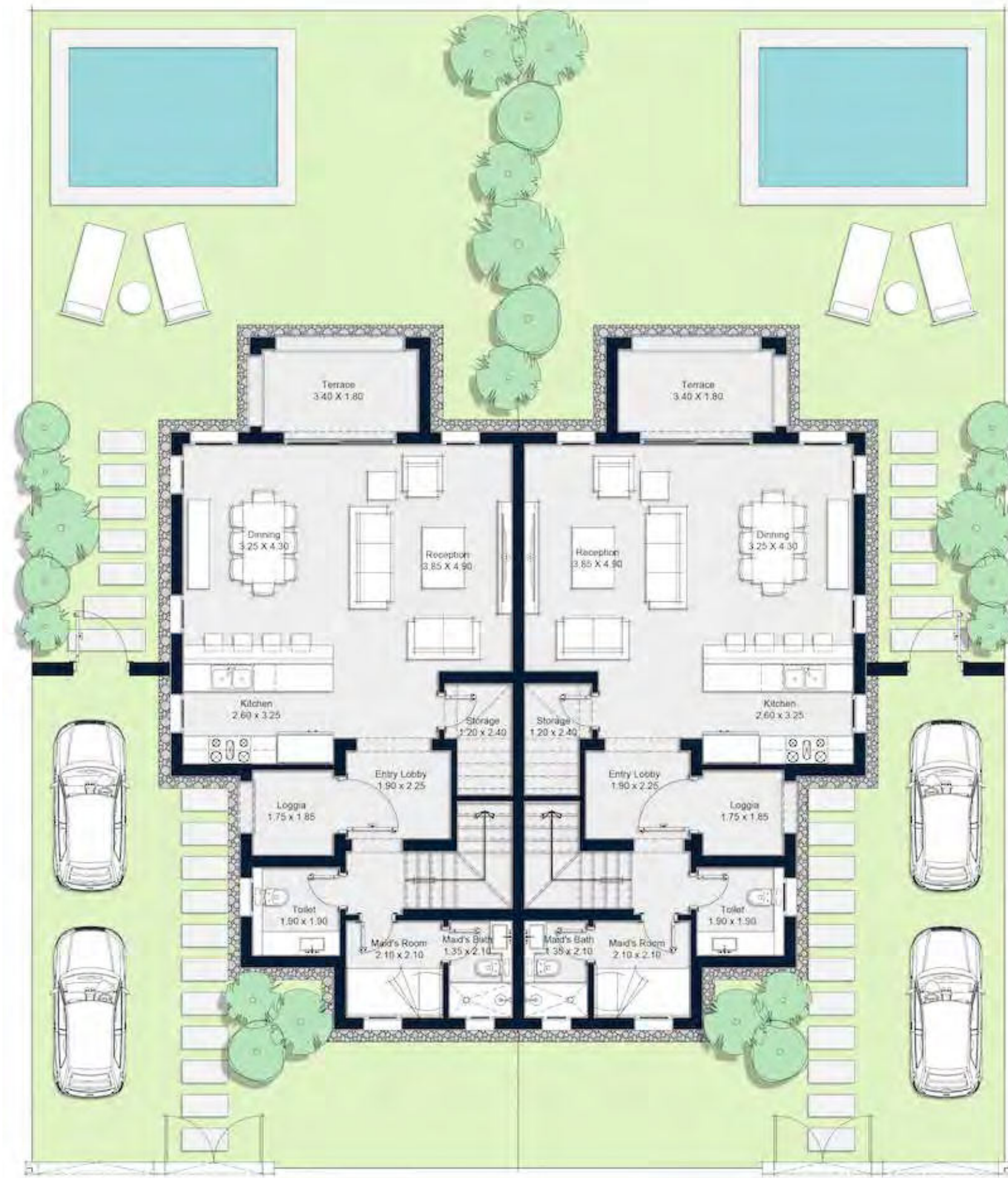


First Floor: 117 sqm

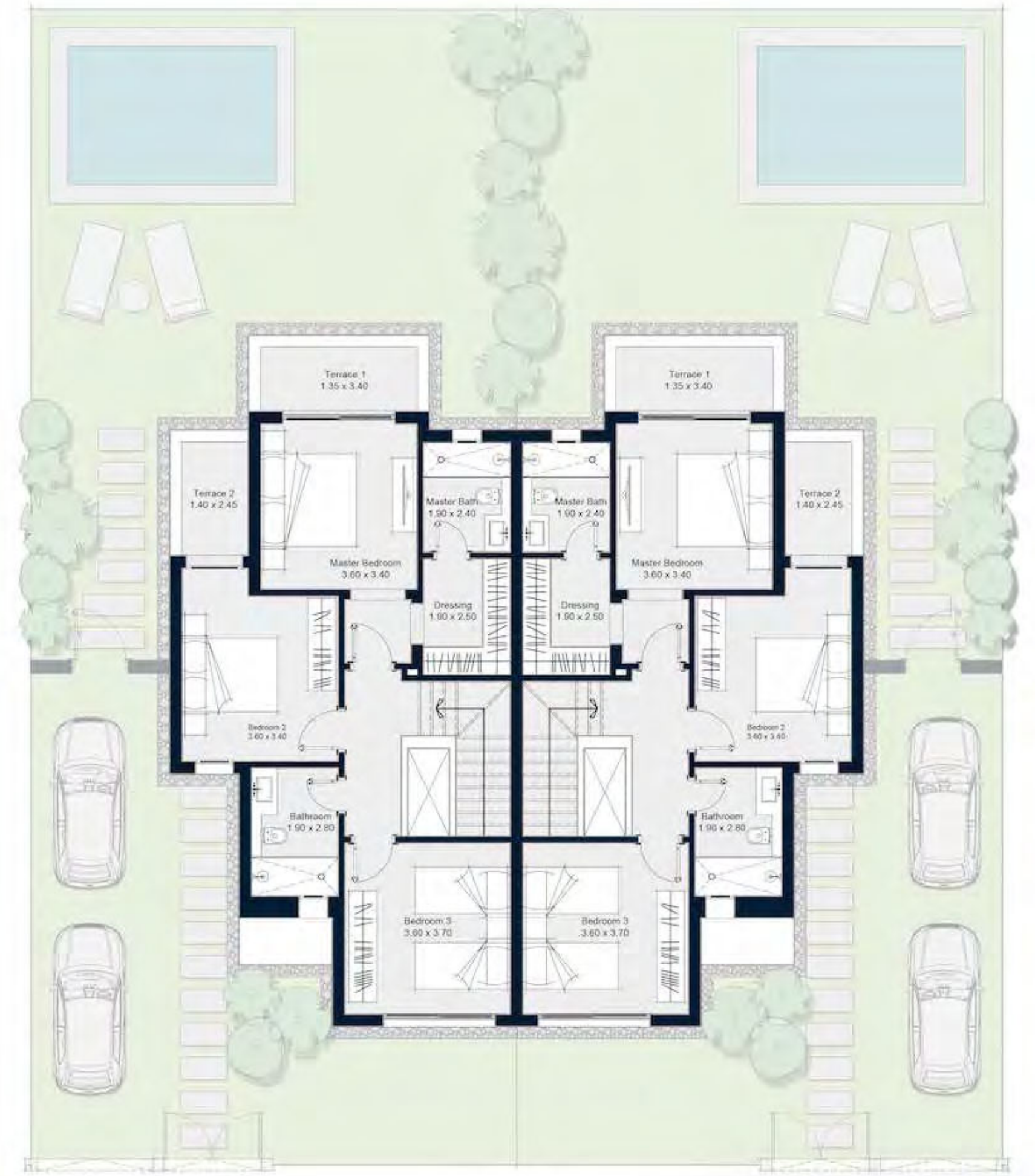


TWIN VILLA

185 sqm



Ground Floor: 94 sqm



First Floor: 91 sqm



THE ONLY THING THAT SEPARATES YOU FROM THE SEA IS THE SAND



CHALET
BUILDING

3
BEDROOMS

155
sqm

2
BEDROOMS

135
sqm

CHALET BUILDING

3
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135
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Ground Floor

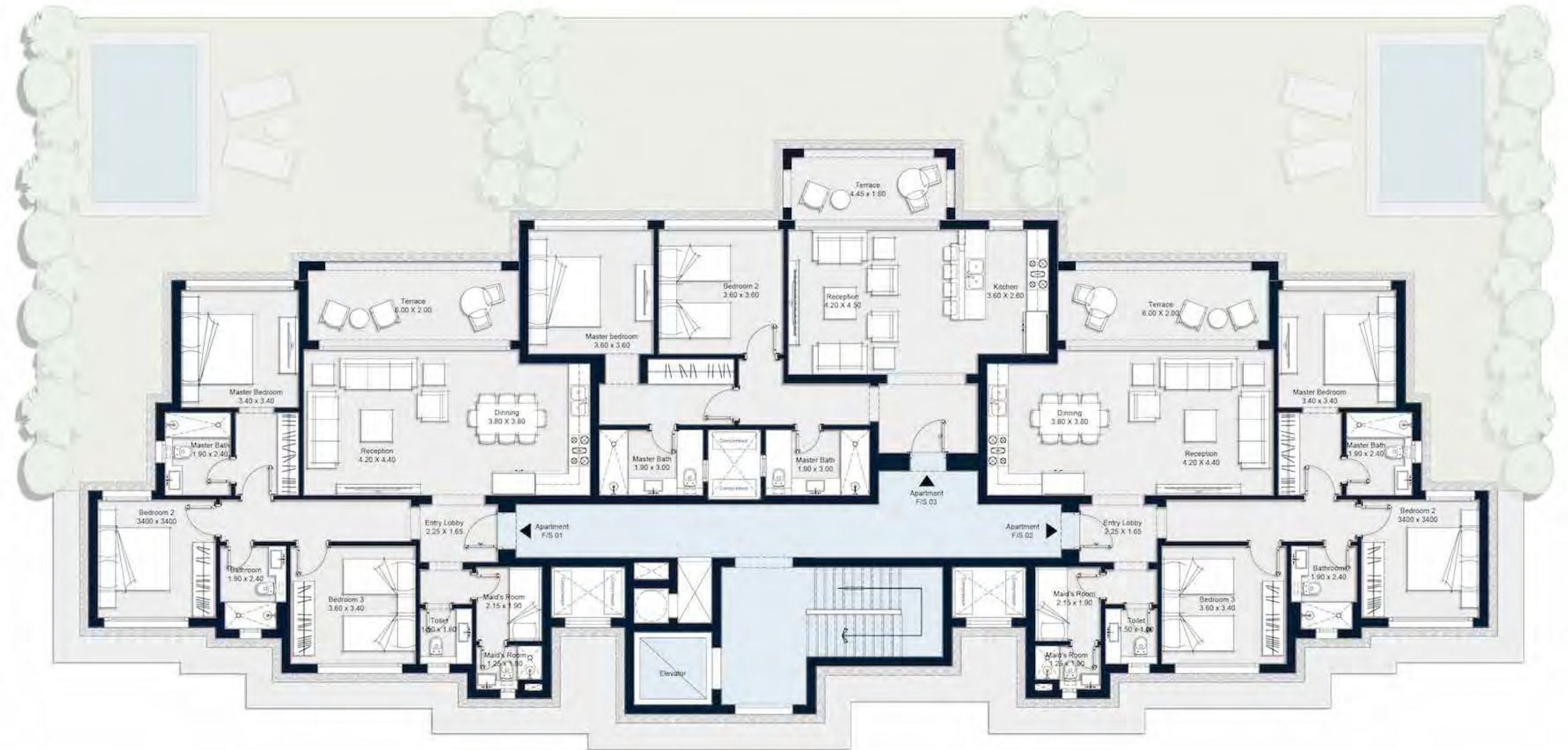
CHALET BUILDING

3
BEDROOMS

155
sqm

2
BEDROOMS

135
sqm



Typical Floor

AMENITIES



Retail Area



Community Centers



Beach Club



Serviced Apartments



Sports Facilities



Parks



Swimmable Lagoon



Hotels



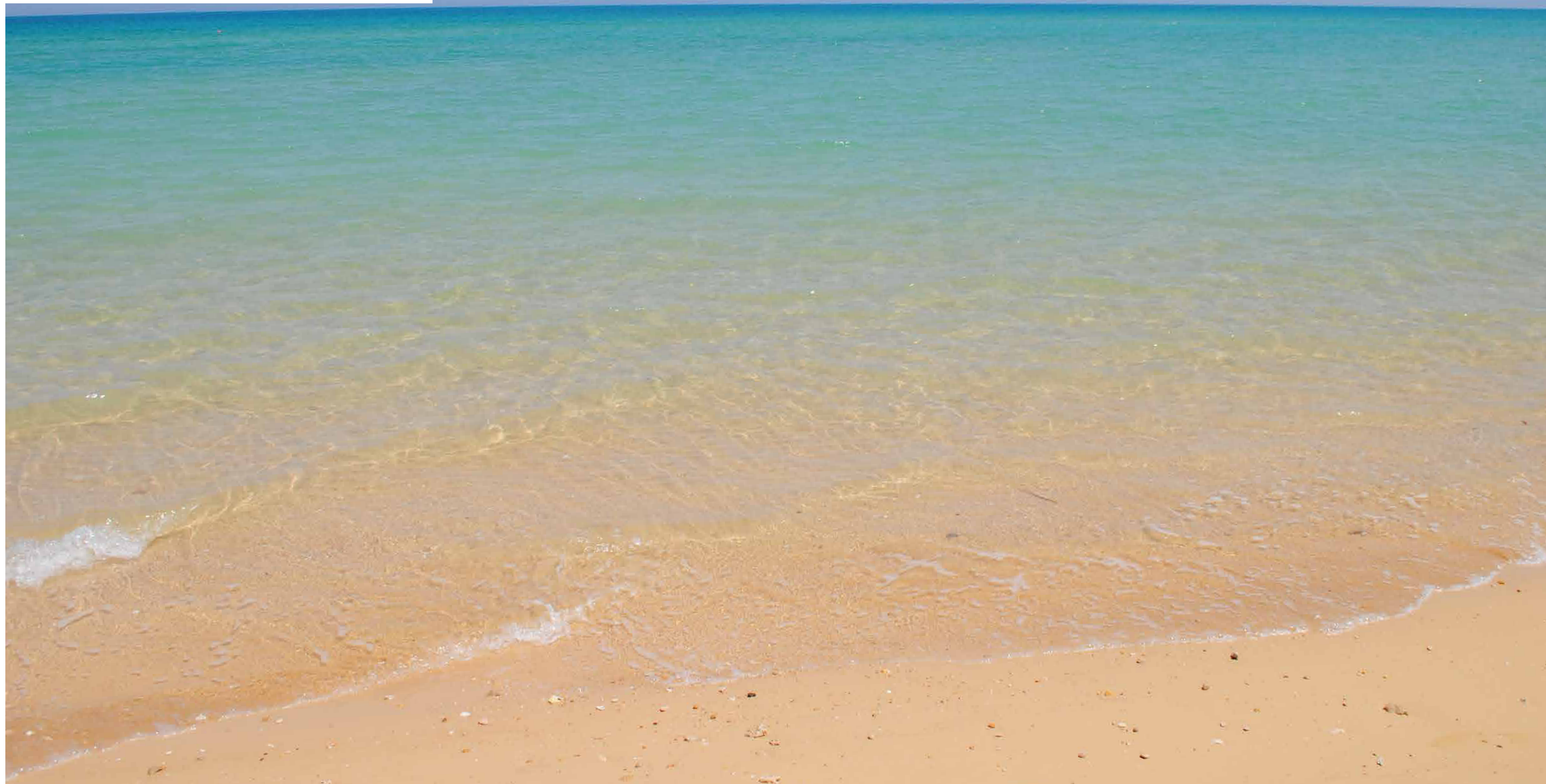
Clubhouse



EXAMPLE OF SWIMMABLE LAGOONS



LIVE PHOTOS



LIVE PHOTOS



FINISHING SPECIFICATIONS

I. Living, Dining, Internal Corridors & Family Room

Floors; porcelain tiles
Walls; Paint (white)
Ceiling; Paint (white)

II. Bedrooms & Dressing Rooms

Floors; porcelain tiles
Walls; Paint (white)
Ceiling; Paint (white)

III. Kitchen

Floors; Light ceramic tiles
Walls; Paint (white)
Splash back; 7cm granite (color according to design standards)
Ceiling; Painted plaster or suspended ceiling where occurs
Cabinets; White matte lacquered paint woodwork
Countertop; granite according to design.

IV. Bathrooms

Floors; Porcelain tiles
Walls; Paint (white)
Ceiling; Painted plaster or suspended ceiling where occurs

V. Wardrobes (only in master bedroom dressings)

White matte lacquered paint woodwork

VI. Doors

Flush door finished with white matte lacquered paint

VII. Sanitary Ware

White sanitary fixtures and chrome mixers and accessories
Pedestal type washbasin for utility bathrooms, if any

VIII. Vanity Units

Marble top
Unit shutters: white matte lacquer paint woodwork

IX. Utility Bedroom (For 3BR units only)

Floors, Ceramic tiles
Walls, Paint (off-white)
Ceiling, Paint (off-white)

X. Utility Bathrooms (For 3BR units only)

Floors, Ceramic tiles
Walls, Ceramic tiles
Ceiling, Paint (off-white)

XI. Laundry & Storage

Floors; Light ceramic tiles
Walls; Paint (white)
Ceiling; Paint (white)

XII. Air Conditioning units

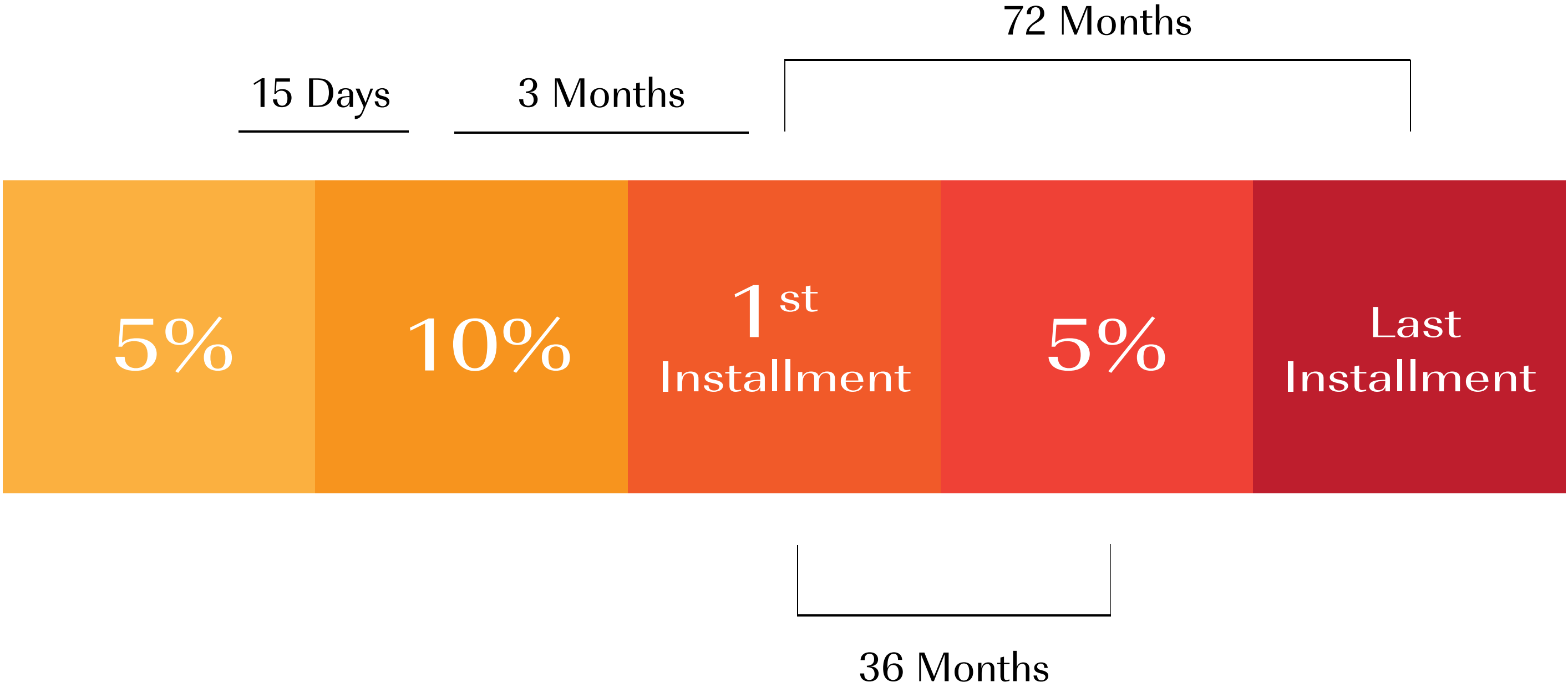
Split air condition units.



SISTER COMPANY
SUNRISE HOTELS GROUP
<https://www.sunrise-resorts.com>



PAYMENT METHOD



Maintanance Fees 5% on installments till delivery.

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