

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



A TOWN BY ORASCOM
DEVELOPMENT

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.

OUR LOCATION

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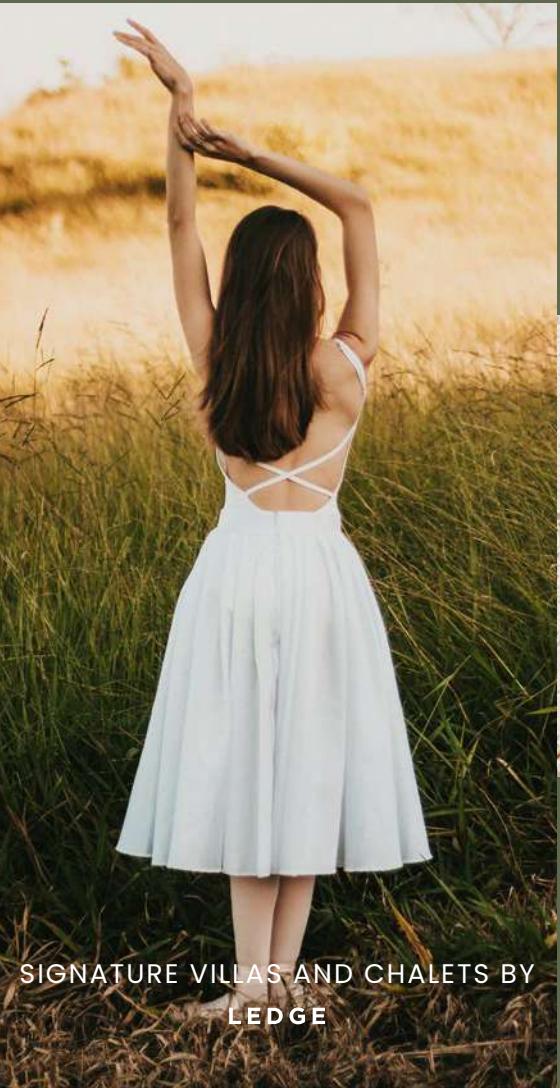
In addition to being 15 minutes away from Hurghada Airport, 20 minutes away from Hurghada downtown and 40 minutes away from El Gouna, Makadi Heights occupies a prime position 78 meters above sea level at the highest point of Makadi Bay. This guarantees unbeatable panoramic views of the Red Sea and the 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.



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SIGNATURE VILLAS AND CHALETS BY
LEDGE

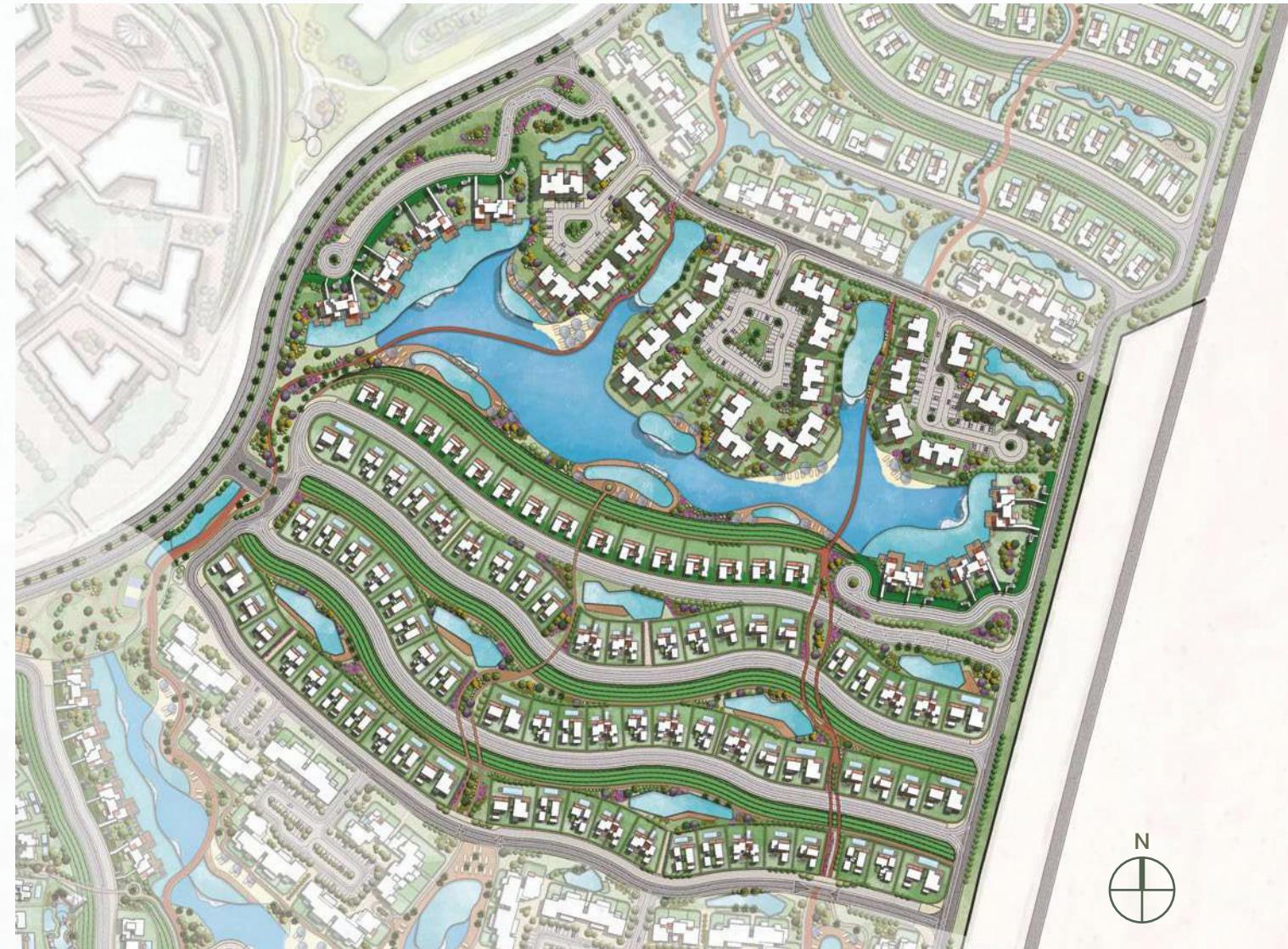
OUR MASTER PLAN

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

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



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 informed use of technology and materials, combining a commitment to the spirit of the new with a strong awareness of context.



Spark of Nada



ALWAYS IN SEASON



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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.





CHAMPIONING PURITY
AND TRANSPARENCY
FOR A POLLUTION-
FREE LIFESTYLE

THE SUSTAINABILITY

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

22

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.

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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

**INSPIRING
ENTERTAINMENT AT
NATURE'S HEART**

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.

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.



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



HEARTWARMING
SERVICE GUARANTEED

PREMIUM HOSPITALITY

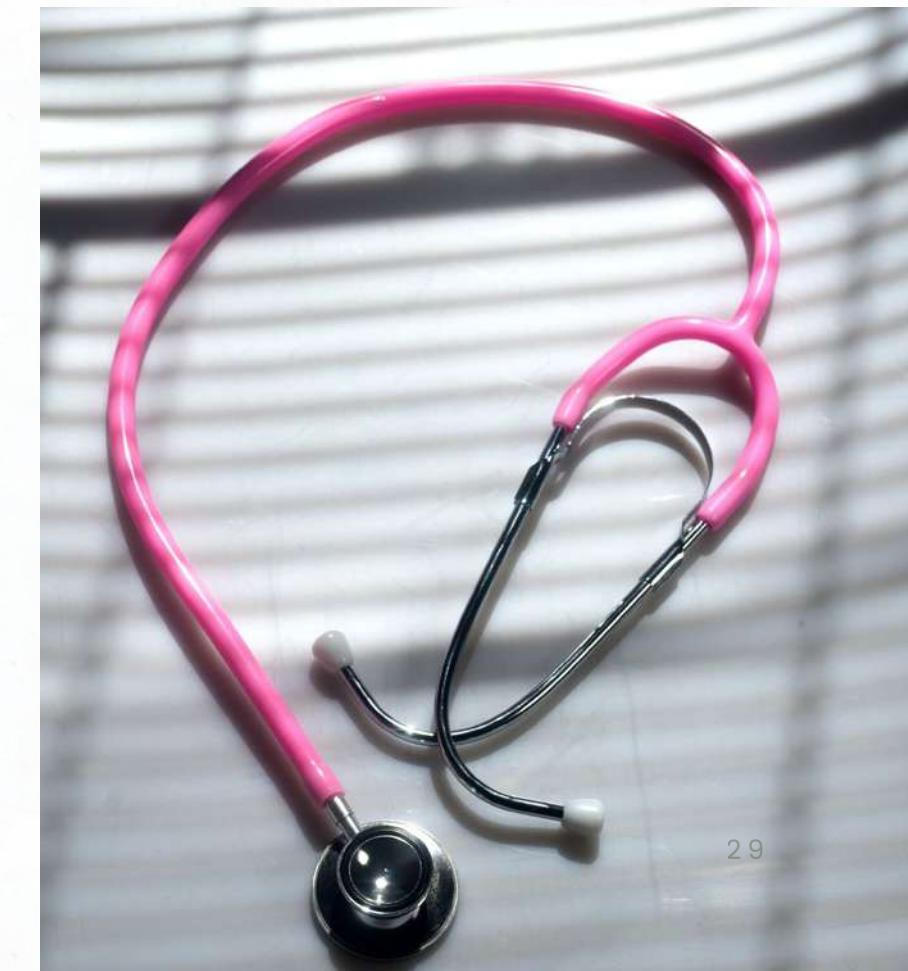
At Makadi Heights, we have premium hotels that focus on leading with a heart-warming smile and bring the promise of a new day for our distinguished customers. From all the inclusive food to the outdoor activities, we strive to give an excellent experience within our service.

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

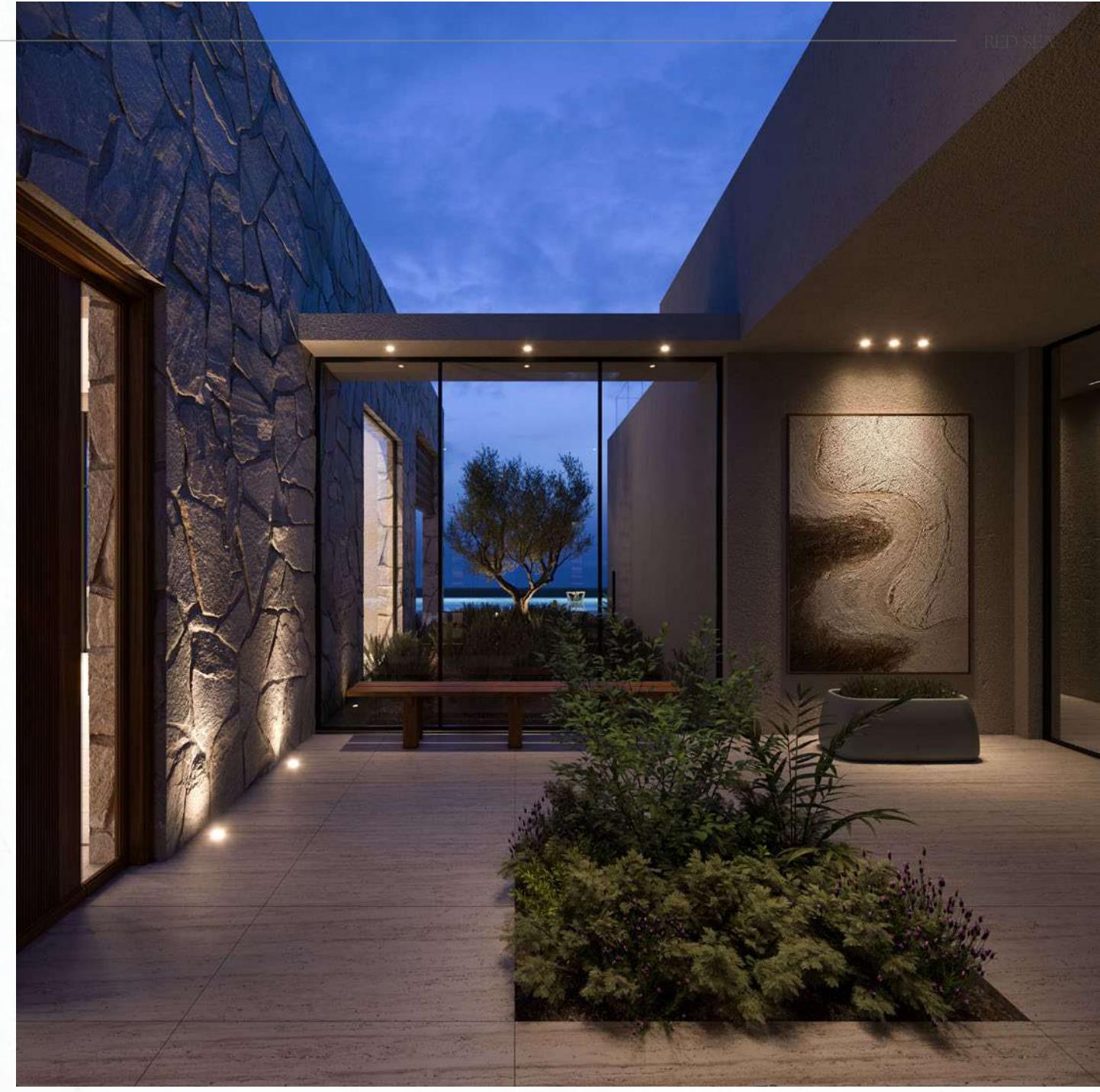








54







58



59



RED SEA

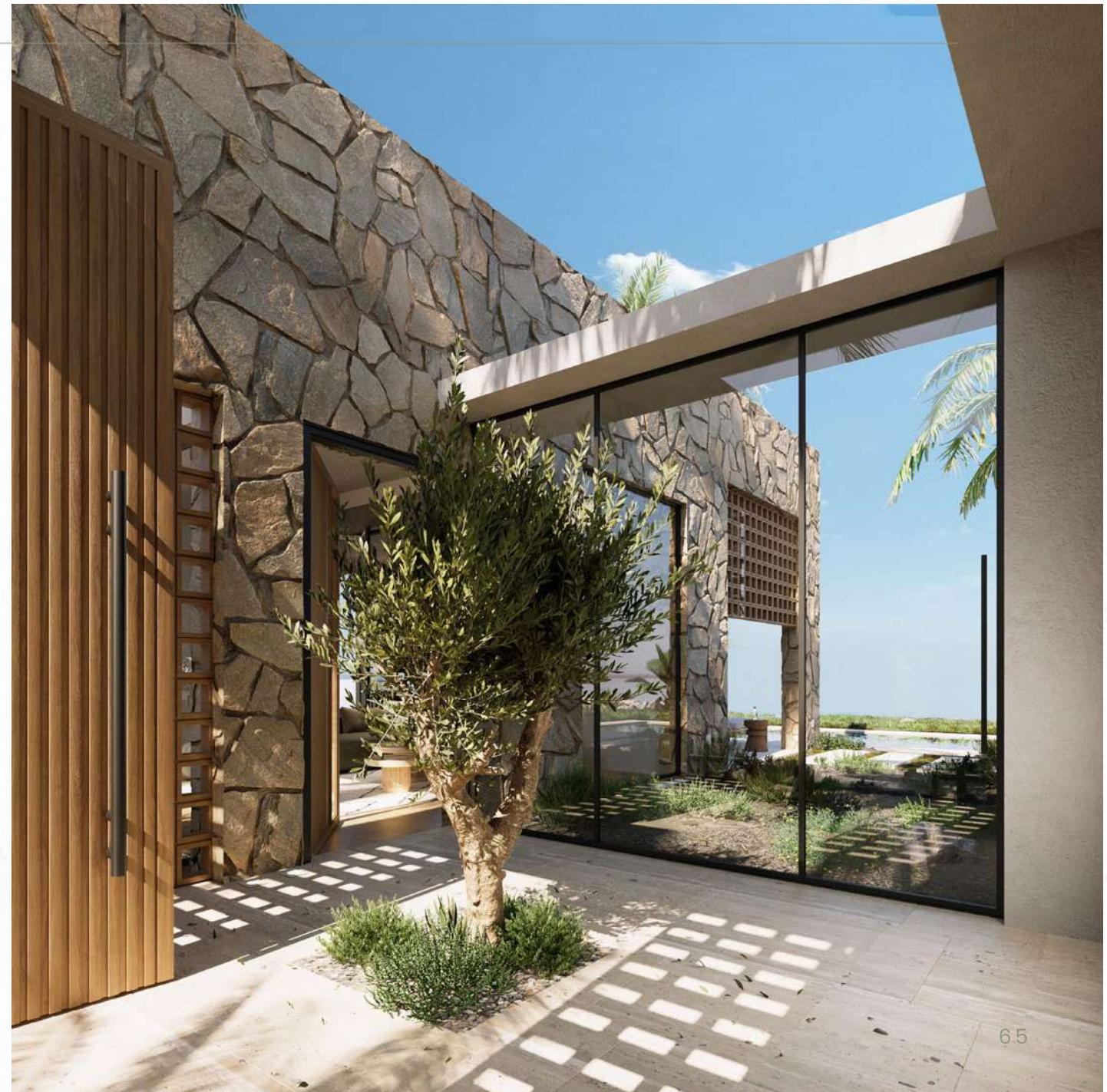


61



62







Ground Floor

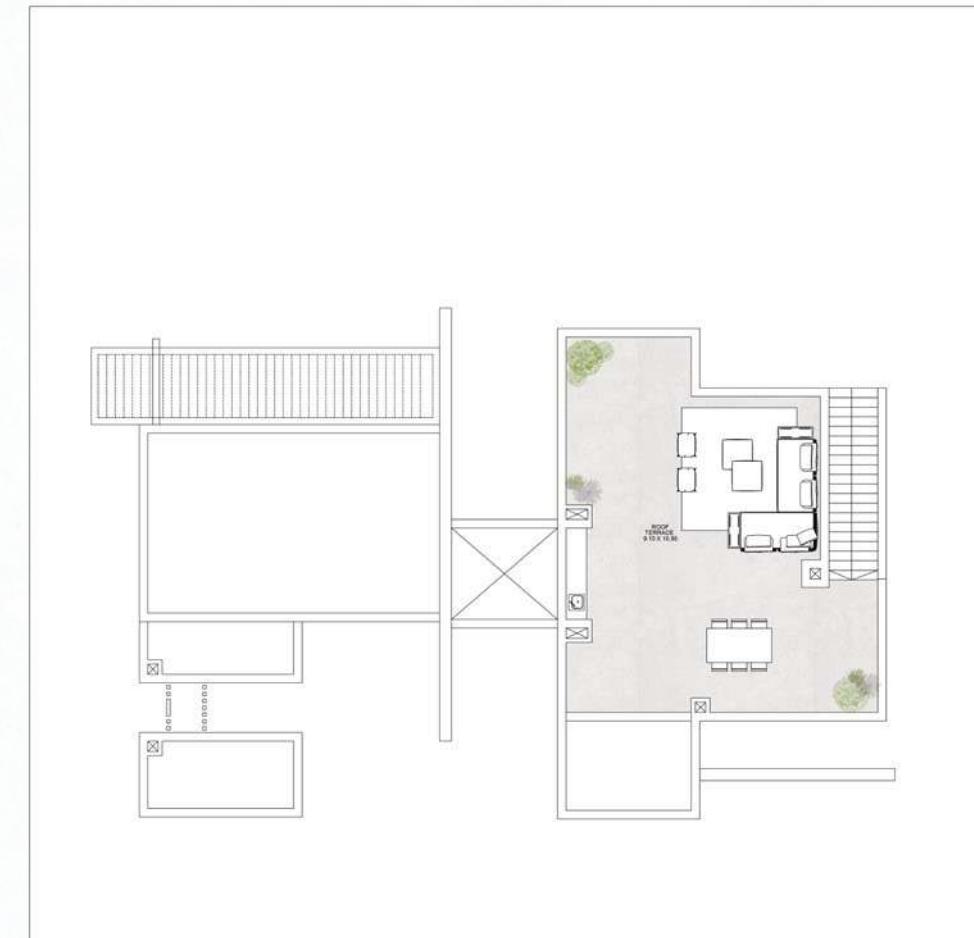


Open House
One-floor Villa
4 Bedroom

BUA: 181 m²
Footprint: 198.5 m²
Roof: 91 m²

Uncovered
Terrace: 30 m²

Roof Floor



Open House
One-floor Villa
4 Bedroom

BUA: 181 m²
Footprint: 198.5 m²
Roof: 91 m²

Uncovered
Terrace: 30 m²

Ground Floor



Standard House
One-floor Villa
4 Bedroom

BUA: 189 m²
Footprint: 198.5 m²
Roof: 153 m²

Uncovered
Terrace: 30 m²

Roof Floor



Standard House
One-floor Villa
4 Bedroom

BUA: 189 m²
Footprint: 198.5 m²
Roof: 153 m²

Uncovered
Terrace: 30 m²

SOLACE VILLAS

OPEN HOUSE
144 METER SQUARE

STANDARD HOUSE
169 METER SQUARE







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82



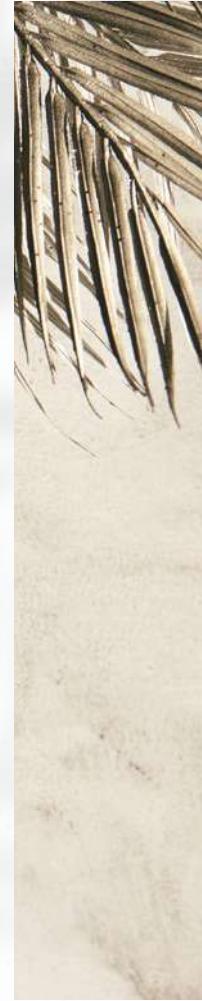
83



8.4



8.5





Ground Floor



First Floor



SERENITY VILLAS

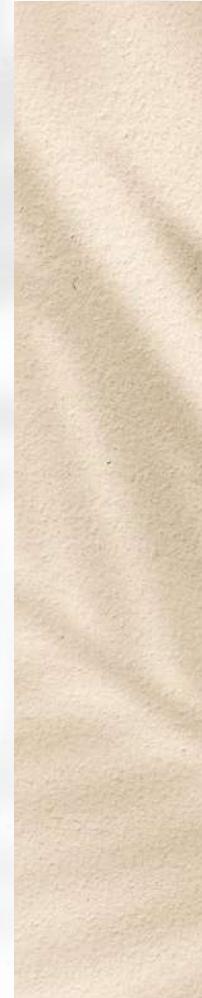
OPEN HOUSE
167 METER SQUARE

STANDARD HOUSE
186 METER SQUARE













Open House
Serenity Villa
4 Bedroom

BUA: 166.8 m²
Footprint: 139.6 m²
Roof: 60 m²

Uncovered
Terrace: 18.3 m²



Open House
Serenity Villa
4 Bedroom

BUA: 166.8 m²
Footprint: 139.6 m²
Roof: 60 m²

Uncovered
Terrace: 18.3 m²



First Floor



VERDANT VILLAS

OPEN HOUSE
167 METER SQUARE

STANDARD HOUSE
193 METER SQUARE











112



113

Ground Floor



Open House
Verdant Villa
4 Bedroom

BUA: 167 m²
Footprint: 132 m²
Roof: 54 m²

Uncovered
Terrace: 24 m²

First Floor



Open House
Verdant Villa
4 Bedroom

BUA: 167 m²
Footprint: 132 m²
Roof: 54 m²

Uncovered
Terrace: 24 m²

Ground Floor



Standard House
Verdant Villa
4 Bedroom

BUA: 193 m²
Footprint: 132 m²
Roof: 55 m²

Uncovered
Terrace: 24 m²

First Floor



Standard House
Verdant Villa
4 Bedroom

BUA: 193 m²
Footprint: 132 m²
Roof: 55 m²

Uncovered
Terrace: 24 m²

TWIN VILLAS

STANDARD HOUSE
134 METER SQUARE















Ground Floor



Standard House
Twin Villa
3 Bedroom

UNIT A
BUA: 133.6 m²
Footprint: 72.2 m²
Uncovered
Terrace: 20 m²
Roof: 47.8 m²

UNIT B
BUA: 134 m²
Footprint: 86 m²
Uncovered
Terrace: 31.2 m²
Roof: 30 m²



Standard House
Twin Villa
3 Bedroom

UNIT A
BUA: 133.6 m²
Footprint: 72.2 m²
Uncovered
Terrace: 20 m²
Roof: 47.8 m²

UNIT B
BUA: 134 m²
Footprint: 86 m²
Uncovered
Terrace: 31.2 m²
Roof: 30 m²



Standard House
Twin Villa
3 Bedroom

UNIT A
BUA: 133.6 m²
Footprint: 72.2 m²
Uncovered
Terrace: 20 m²
Roof: 47.8 m²

UNIT B
BUA: 134 m²
Footprint: 86 m²
Uncovered
Terrace: 31.2 m²
Roof: 30 m²

FLARE VILLAS

OPEN HOUSE
173 SQUARE METERS

STANDARD HOUSE
207 METER SQUARE











Open House
Flare Villa
4 Bedroom

BUA: 173.5 m²
Footprint: 127.8 m²

Uncovered
Terrace: 28 m²

Open House
Flare Villa
4 Bedroom

BUA: 173.5 m²
Footprint: 127.8 m²

Uncovered
Terrace: 28 m²



LAGOON SUITES

SUITES
127 SQUARE METERS
132 SQUARE METERS

DUPLEX SUITES
139 SQUARE METERS
128 SQUARE METERS









152

153







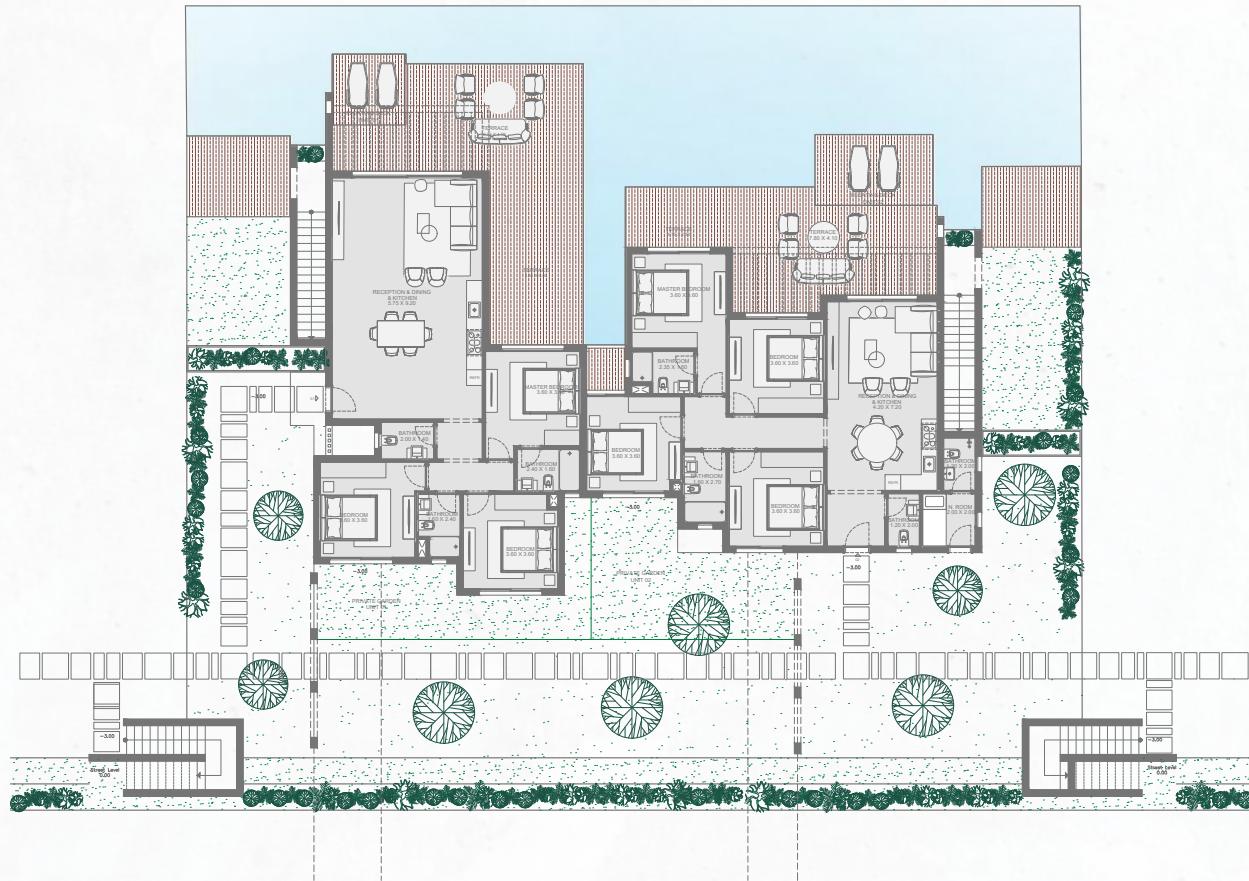








Lower Ground



Lagoon Suites A
4 Bedroom

SUITE 01 (LEFT)
BUA: 127 m²
Floating
Deck: 64 m²

SUITE 02 (RIGHT)
BUA: 132 m²
Floating
Deck: 53 m²

Street Level

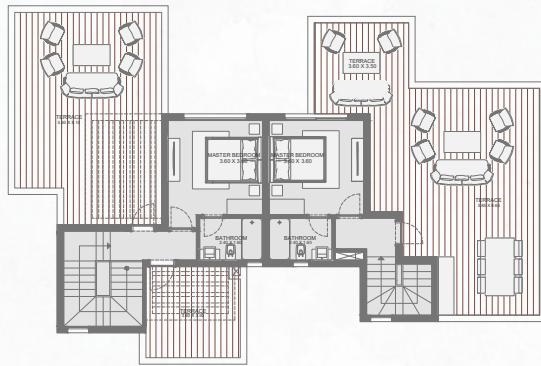


Lagoon Suites A
3 Bedroom

DUPLEX SUITE 13 (LEFT)
BUA: 139 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 78 m²

DUPLEX SUITE 14 (RIGHT)
BUA: 128 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 97 m²

First Floor



Lagoon Suites A
3 Bedroom

DUPLEX SUITE 13 (LEFT)
BUA: 139 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 78 m²

DUPLEX SUITE 14 (RIGHT)
BUA: 128 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 97 m²

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Lower Ground



Lagoon Suites B
4 Bedroom

SUITE 01 (LEFT)
BUA: 132 m²
Floating
Deck: 53 m²

SUITE 02 (RIGHT)
BUA: 127 m²
Floating
Deck: 64 m²

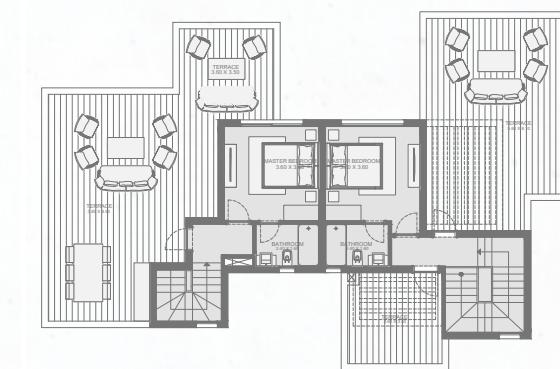
Street Level


Lagoon Suites B
3 Bedroom

DUPLEX SUITE 13 (LEFT)
BUA: 128 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 97 m²

DUPLEX SUITE 14 (RIGHT)
BUA: 139 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 78 m²

First Floor


Lagoon Suites B
3 Bedroom

DUPLEX SUITE 13 (LEFT)
BUA: 128 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 97 m²

DUPLEX SUITE 14 (RIGHT)
BUA: 139 m²
Floating
Deck: 12 m²
Uncovered
Terrace: 78 m²

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RED SEA

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