**Madaar**

Creating classics, in constellations of communities.

Community is at the heart of ever y thing we do. It is the corners tone of our projects and the guiding light for our vision.

Our Story Begins with People. Madaar Development was founded in 2015 to solve a uniquely Egyptian need; integrating smart design, solidity , luxury , and boutique living into community - building. Stemming from the larger, hospital it y -focused Sunrise Group, we became a new developer with an already proven track record as everything we continue to create orbit s around the best possible version of the human experience. Through forward-thinking strategic planning, innovative design ideas , and selective partner ships with other experts , Madaar Development residents are now in a unique position, between effortless luxury and truly thriving communities .

Mission

Madaar Development has set its course towards being a leading, young developer in integrating the best in the world of hospital it y into everyday lives . We aim to offer our customers boundless options of luxury living as we expand our scope across Egypt’ s beaches and urban centers .

Vision

inspired by the Stars. Madaar Development prides itself on tailoring luxury living to the nature of every project. We take the time to study the area, take into account its elements and climate, and then design for its people. Just like every star shines a different light, every Madaar property boasts a unique style designed by experts to match its residents’ lifestyles and adapt to the environment around it.

Projects

**Azha Ain Sokhna**

the closest beach

Stretching acros s 1.6 mi l l ion square meter s on the budding left s ide of Sokhna - 12 KM from the Ain Sokhna tol l s tation. Azha includes 20 bi jou vi l lages , served by boutique- s t y le amenities , a thriving downtown area, a livel y beach club, parks , a clubhouse, and an innovative resort, making it suitable for year-round living. The full 10 kilometer s of pristine water scapes that weave it have made Azha the ideal setting for a myriad of different events . From the best in nightlife to wholesome family fun event s and the world of sports . By enlisting some of the brightest minds in design from around the world, each village has a unique design flare and i s able to cater to different communities . Design giants like Barton Willmore, WATG, Omniview, and many more Egyptian and international names have made Azha the eye-catching innovation it is today .

1,500 units already delivered

Master Plan & Major Facilities of Azha Sokhna

Azha Sokhna is artistically and brilliantly master-planned to make the best use of the land area. The 1.6 million square meters were divided into 21 villages,10 km of beachfront, 700 m of waterfront,220000 meters squared of water bodies, and 89% for greenery and landscaping. The master plan of Azha Sokhna includes downtown, Tucana sea view area, entry park, central park, Tanoak luxury hotel, gym, seafront hotel, Taurina Island, gardens, clubhouse, beach club, lagoon hotel,3 parks,5 hotels, central downtown park, linear park, sports facilities, padel courts, tennis courts, multi-purpose courts, and a soccer field.

By closely studying the master plan of Azha Sokhna, you can find various recreational facilities such as:

The Azha Downtown which is considered the first and only downtown in Sokhna was designed by the award-winning designer Benoy. The downtown features many retail stores for all your needs, as well as many hotels overlooking the linear park.

Azha Sports Club was created to help you lead a healthy life. With padel and tennis courts, a soccer field, and a multi-purpose court, the fully-fledged sports club is ready for your next training.

The Linear Park or Azha Park, rolls over 5.3 acres of the total area of Azha Sokhna. It is the first and only botanical garden in Sokhna featuring bike tracks, a skatepark, a dog park, and walking trails.

For those who love to stay in shape, the Be Fit 360 gym is your place, here you will find full equipment and professional trainers.

Then comes Tanok, the first boutique hotel in Sokhna offering a resort-like living style all year round and not just in Summer. With a high-end dining experience, Spa and wellness center, daily recreational activities,149 rooms ready to host you, a private beach, swimming pools, gym, free wi-fi areas, meeting rooms, shuttle service, special needs zone, kids area,24/7 room service, and events zone, the hotel is your ultimate gateway for a refreshed summer vacation, weekend, or all year round residence.

The Central Park features lush greenery and wide outdoor space for family and community activities.

Finally, the water bodies that are featured in the 10 km of beachfront, the 220000 water bodies, and the 700 meters of waterfront views

Services in Azha Sokhna

When it comes to elevated summer or all-year-round life, Azha Sokhna cannot be compared in the scope of the top-notch services it offers. Among these services, you will find:

24/7 security services.

Hospitality services

The Location of Azha Sokhna

Azha Sokhna is found in a strategic  location that makes it close to many destinations as well as being a short and easy commutable destination to suit your weekend Sokhna cravings”

You can find Azha on the 34th Kilo of the Cairo-Suez Road.

This location makes Azha:

A 30-minute drive from the New Capital

45 minutes from New Cairo

126 km from Cairo

Property Types in Azha Sokhna

Azha is divided into 21 villages with more than 1500 residential units.

Since Azha is your gateway for elevated life in Sokhna, it offers many residential units that come in different themes, designs, and layouts.

At Azha Sokhna, you will find standalone villas, twin houses, townhouses, duplexes, and chalets. Don’t forget that Azha features many phases among which, you will find [Kastra Azha](https://www.nawy.com/compound/335-kastra-azha" \t "_blank).

Advantages of Azha Sokhna

Leading a green life thanks to the first and only botanical garden in Sokhna.

Being close to major destinations.

Enjoying the boutique hotel and its hospitality services.

Enjoying the wide area of 10km of beachfront.

Making great use of the sports zone and the gym.

Enjoying a lonely stroll or family time in the Linear Park

Architecture of Azha Sokhna

The architecture of Azha was created in a brilliant way to reflect the calmness of nature, the greenery of healthy life, and the blue color of the water.

As for the exterior design, 89% of the total area was dedicated to greenery, and landscaping with a focus on increasing the water bodies and beach frontal views.

Whereas, the interior designs depended on warm palettes to reflect the calmness, tranquility, and the cooling down effect of the coastal sea.

**Azha North**

North's True Essence

Setting our sight s northwards , Azha North on the North Coast spans 250 Feddan in the area around Ki lo 214 in the heart of Ras Al Hikmah Bay , an area famed for its clear water s and sandy beaches . The immaculate master plan by the award-winning design firm WATG makes every property water-facing. Azha North’ s standalone villas , twin and townhouses , chalet s , and serviced and hotel apartment s al l evoke a sense of return to the golden day s of Sahel , as contemporary architecture is matched with design element s from classic beach experiences and color s . With a world-class hotel , one of the larges t commercial areas on the coast, and comfort s like clubhouses , lagoon cabanas , Azha North continues to serve its community efficiently with an environmental approach. Its carbon emissions pol icy includes solar-powered systems , water desalination stations , and other technologies that al l work to reduce maintenance fees as well .

Azha North Coast Services

Cleaning services: There are cleaning services within the resort to ensure that you'll have a clean and great environment.

Security Service: There's a dedicated security team who are ready to assist you whenever you need.

The Future. Expansion of where Madaar Development operates is written in the stars. As we extend our expertise in all directions, we are careful to create with our customers in mind. Always building experiences for them first.

A word from the CEO

I would like to start by thanking you for your interest and continued trust in Madaar Development. We have been working tirelessly to exceed the expectations of any new developer. However, your trust in us today makes us more than that. To me, the word hospitality is centered around service. It is making sure our customers’ needs are accommodated. Even before they’re told. Being dependable at every step of the way with any customer is what hospitality has come to mean to me. When you bring this level of uncompromising service I have come to demand across the Madaar family, then yes. We are more than a new developer. While we don’t yet have the words to describe this hybrid of excellence in bringing lifestyles truly to life, I invite you to join in as we continue to explore the far-reaching possibilities of this amazing journey together.

**A New Shining Example of Luxury**

Madaar is in a unique position to continue setting new standards for luxury living with projects that merge the two worlds of real estate and expert hospitality. Our imaginative designs and reliable construction are matched with the keen eye for detail of our sister company Sunrise Resorts and Cruises; a hospitality giant with over 20 different operations across Egypt and Africa.  
  
As a result, our properties are shining examples of communities coming together around a shared standard. A standard Madaar sets by incorporating year-round resort elements like fully furnished units and imaginative hotels into each project

**Four Values.  
Infinite Possibilities.**

At our corporate offices, sales offices, construction sites, and beyond, all of us at Madaar work with these four values

**Transparency**

Because we build communities, we rely on trust as a founding stone

**Courtesy**

Because we lead by example, this starts with us and trickles to neighbors

**Responsibility**

As individuals towards our actions, or as a whole towards the environment

**Solidity**

We earn our place by being reliable

**Our Values in Practice**

These values are at the heart of everything we do. They are the governing principles of every step the company takes.  
  
This class of steady steps saw Madaar  starting to deliver Azha’s early phases in 2019 after it had already cemented the property as the reliable go-to leisure destination in Ain Sokhna.  
  
As our portfolio of successes keeps growing, we continue to bring a solid foundation of luxury and leisure into everyday life.