



Azha<sup>®</sup>  
north

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# NORMA

MADAAR



NORTH'S TRUE ESSENCE

EXQUISITELY CURATED





## A VISIONARY DEVELOPER

**MADAAR**, the renowned developer behind **AZHA AIN SOKHNA**, one of Egypt's leading resort living destinations, sets the stage for an unrivaled residential experience. With a stellar reputation for delivering exceptional projects, **MADAAR** has earned the trust of discerning homeowners and investors alike. Their commitment to creating captivating environments, blending natural beauty with world-class amenities, ensures that this development stands as a testament to their dedication to crafting extraordinary living spaces.

Welcome to a lifestyle of sophistication and distinction brought to you by **MADAAR**, the name synonymous with excellence in real estate.

**MADAAR**



UNPARALLELED OPULENCE

# AZHA NORTH

Embracing the serene surroundings of North Coast's scenic landscape, **AZHA NORTH** stands as a testament to innovative architectural design, offering a distinguished community that seamlessly blends tranquility with convenience. Embracing a harmonious balance between secluded serenity and easy accessibility, this exceptional development provides families with the perfect retreat, surrounded by abundant green spaces and first-class amenities.

**AZHA NORTH** presents a unique opportunity to create lasting memories and a cherished lifestyle in a thoughtfully designed community that truly captures the essence of modern coastal living.



INHALE PARADISE



← MARSA MATRUH

## PROXIMITY TO PERFECTION

Nestled in the idyllic town of Ras El Hikma, our prestigious development takes pride in its prime location along the renowned 212 KM Matruh-Alex Desert Road. Just a leisurely 2.5-hour drive from the vibrant city of Cairo, this coveted destination offers the perfect balance between tranquility and accessibility.

RAS EL HIKMA  
AZHA NORTH  
CAESAR

MEDITERRANEAN SEA

MARASSI  
SIDI ABDEL  
RAHMAN  
NEW  
ALAMEIN  
MARINA

ALEXANDRIA →

↓ CAIRO

# MASTERPLAN

**AZHA NORTH** is an unprecedented master development that sets a new standard in scale and magnitude, with its visionary design crafted by the renowned architectural firm **WATG**.

With meticulous attention to detail, this exceptional project aesthetically captures the essence of our rich hospitality heritage, delivering a living experience that is unparalleled in its grandeur and elegance.

- 1 MAIN ENTRY
- 2 SPORTS CLUB
- 3 BEACH RESTAURANT
- 4 ENTRY GATE 2
- 5 LEONIS PARK
- 6 TANOAK HOTEL
- 7 LAGOON CLUBHOUSE
- 8 CRYSTAL LAGOON
- 9 RETAIL & COMMERCIAL
- 10 SERVICED APARTMENTS
- 11 LAGOON COMMUTE HUB



A panoramic view of a tropical resort. In the foreground, a woman in a light-colored dress stands on a paved walkway, looking towards the ocean. She is surrounded by lush greenery, including several tall palm trees and various tropical plants. In the middle ground, a sandy beach leads to the ocean where several sailboats are visible. On the right side, a modern resort building with white walls and large windows is nestled among more palm trees. The sky is a clear, vibrant blue.

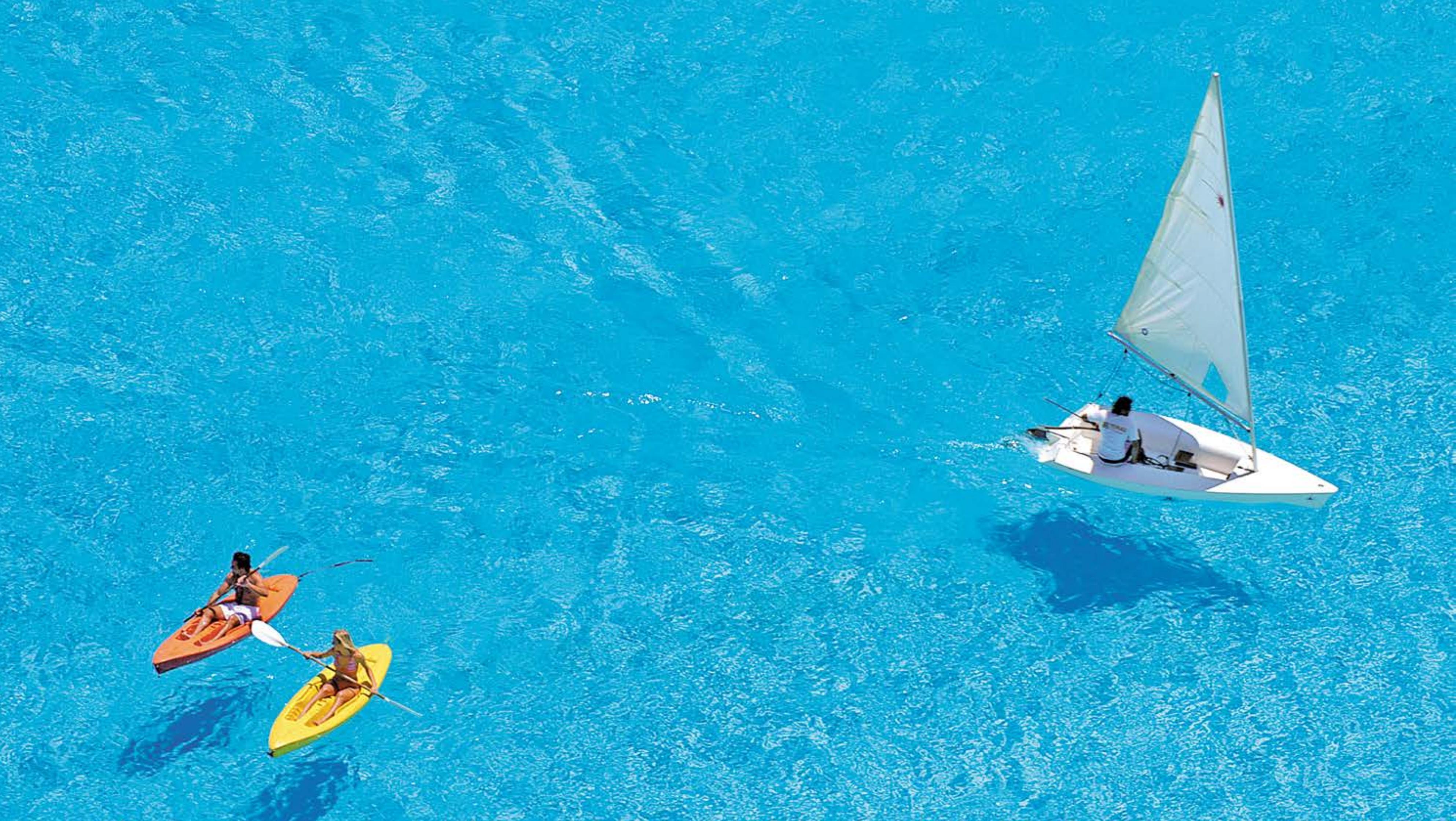
CAPTIVATING SPLENDOR



UNRIValed AMENITIES

# CRYSTAL LAGOON

Dive into a world of enchantment at our sprawling 45-feddan crystal lagoon. Be captivated by the shimmering turquoise waters, perfect for swimming, kayaking, and paddleboarding. Explore the lagoon's serene beauty, embrace the thrill of water activities, or simply unwind on the sandy shores. This breathtaking centerpiece creates a seamless blend of relaxation and adventure, promising endless moments of bliss.





## 5 \* STARS SIGNATURE HOTEL

Experience the pinnacle of luxury at our 5-star signature hotel. Immerse yourself in lavish accommodations, where every detail is meticulously crafted to ensure utmost comfort and elegance. Indulge in world-class amenities, fine dining options, and personalized service that caters to your every need. From the moment you step through the doors, be enveloped in an ambiance of sophistication and refinement.

## BEACH CLUB

Indulge in the epitome of coastal luxury at our exclusive beach club. Lounge on pristine sands, soak up the sun, and enjoy panoramic views of the glistening sea. With attentive beachside service, comfortable loungers, and refreshing cocktails, this is the perfect place to unwind and embrace the tranquil beachfront lifestyle.





## CRYSTAL LAGOON CLUBHOUSE

Experience pure luxury at the Crystal Lagoon Clubhouse. Nestled by the tranquil shores of the crystal lagoon, this exclusive sanctuary offers an oasis of relaxation. Dive into the infinity pool, soak up the sun on the loungers, and enjoy breathtaking views. Savor exquisite dining options with panoramic lagoon vistas. Indulge in the ultimate in waterfront living at the Crystal Lagoon Clubhouse.

## 40,000 M<sup>2</sup> SHOPPING EXPERIENCE

Enhancing the lifestyle offerings, our development features a vibrant commercial area that promises a captivating shopping experience. Discover a world of luxury brands, trendy boutiques, and unique artisanal shops, all within easy reach. Indulge in a leisurely stroll along pedestrian-friendly promenades lined with charming storefronts.





## CULINARY EXPERIENCE

Delight your taste buds with an extraordinary culinary journey, where world-class chefs curate exquisite menus that tantalize every palate. From elegant fine dining experiences to casual al fresco settings, every meal is a symphony of flavors, complemented by impeccable service and an ambiance that leaves a lasting impression..

## SPORTS FACILITIES

Embrace an active and healthy lifestyle with our exceptional sports facilities, designed to cater to your fitness and recreational needs. Enjoy a thrilling game of padel or tennis on our state-of-the-art courts, where you can showcase your skills and engage in friendly competition.

Embrace a holistic approach to well-being as you engage in sports, strengthen your body, and uplift your spirit in our world-class sports facilities.





## WELLNESS & MEDITATION

Retreat to a sanctuary of tranquility and rejuvenation at our exquisite wellness and spa facilities. Pamper yourself with a range of indulgent treatments and therapies designed to restore balance and enhance your well-being. From luxurious massages and body treatments to revitalizing facials and holistic wellness rituals, our skilled therapists ensure a personalized and blissful experience.

# LAGOON WATER COMMUTE

Experience the sheer convenience and enchantment of lagoon living with our exclusive lagoon water commute service. Glide across the crystal-clear waters aboard our stylish water taxis, offering a unique and scenic way to navigate the expansive lagoon. Sit back, relax, and let the gentle lapping of the water transport you to your destination, as you soak in the picturesque views and embrace the serene ambiance of lagoon living.



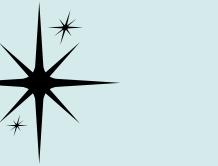


## A SUSTAINABLE COMMUNITY

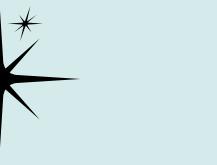
At the core of our development, we prioritize sustainability to create a harmonious coexistence with nature and the surrounding environment. From the initial planning stages to the construction and ongoing management, we employ eco-friendly practices and utilize renewable energy sources wherever possible. We embrace sustainable transportation options and promote eco-conscious lifestyles among our residents.

O U R   G A L A X Y

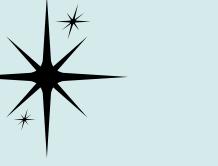
L E O N I S



A L M A



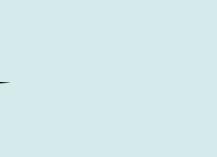
S O L I S



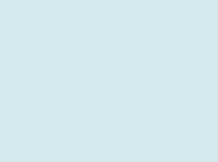
N O R M A



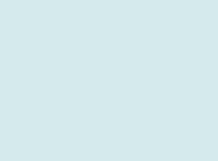
V E L A I S



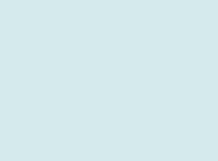
N A V I



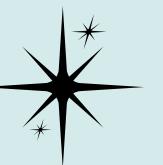
V E L A



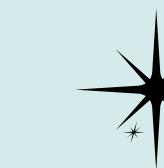
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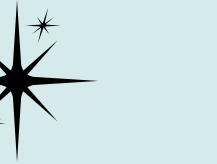
C A N I S



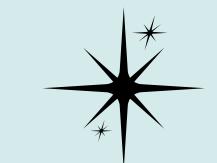
S I R R A



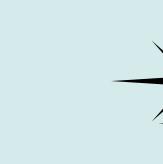
D I Y A



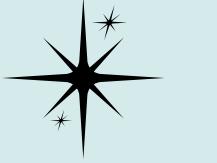
C A P E L L A



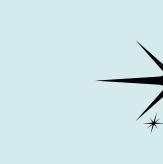
A L A S I A



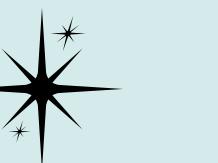
N A O S



I R E N A



C A P H



JOURNEY OF INDULGENCE



# NORMA

Welcome to **NORMA**, an idyllic haven where beauty and serenity converge. Nestled on its own island, **NORMA** offers an exquisite collection of units that embrace the stunning vistas of the crystal lagoon from every angle. Prepare to be captivated as you step into your sanctuary and take in the breathtaking panoramic views that surround you.

Whether you prefer the spaciousness of a standalone villa, the connectivity of a twin house, or the convenience of a townhouse, **NORMA** presents an array of unit types to cater to your discerning taste.





EXQUISITE SERENITY

# NORMA

## MASTERPLAN OVERVIEW

Whether you desire the privacy of a standalone villa, the connectivity of a twin house, or the convenience of a townhouse, **NORMA** provides a range of options to suit your lifestyle.

Embrace a life of tranquility and elegance as you immerse yourself in the beauty of the crystal lagoon, creating unforgettable memories in this unparalleled waterfront oasis.



STANDALONE  
VILLA



TWIN HOUSE



TOWNHOUSE







REJUVENATING AMBIANCE



Aerial view of a tropical beach with turquoise water and white sand.

TRANQUIL HAVEN

# NORMA

STANDALONE  
VILLA

BUA **265** M<sup>2</sup>



LAGOON VIEW

# NORMA

STANDALONE  
VILLA

BUA 265 M<sup>2</sup>



ENTRANCE VIEW

# NORMA

## STANDALONE VILLA

BUA 265 M<sup>2</sup>  
5 BEDROOMS

### GROUND FLOOR

① RECEPTION	4.45 X 4.25 M
② DINING	4.45 X 3.40 M
③ KITCHEN	3.95 X 2.40 M
④ CORRIDOR	1.70 X 6.95 M
⑤ GUEST TOILET	2.20 X 1.75 M
⑥ POWDER ROOM	1.10 X 1.75 M
⑦ GUEST ROOM	3.55 X 3.85 M
⑧ GUEST BATHROOM	3.55 X 1.95 M
⑨ MAID ROOM	2.40 X 1.95 M
⑩ MAID TOILET	1.55 X 1.30 M
⑪ DRIVER ROOM	3.70 X 1.85 M
⑫ DRIVER TOILET	1.55 X 1.40 M
⑬ STAIR CASE	4.20 X 2.60 M
⑭ TERRACE	9.00 X 1.45 M



### FIRST FLOOR

① MASTER BEDROOM	3.80 X 3.90 M
② MASTER DRESSING	2.65 X 1.75 M
③ MASTER BATHROOM	3.85 X 1.65 M
④ MASTER TERRACE	1.25 X 2.55 M
⑤ M. BEDROOM 2	3.80 X 3.95 M
⑥ MASTER DRESSING 2	1.35 X 1.85 M
⑦ M. BATHROOM 2	2.45 X 2.35 M
⑧ TERRACE 2	3.50 X 1.30 M
⑨ M. BEDROOM 3	3.85 X 3.95 M
⑩ M. BATHROOM 3	3.00 X 2.85 M
⑪ M. BEDROOM 4	3.50 X 4.20 M
⑫ MASTER DRESSING 4	2.35 X 1.50 M
⑬ M. BATHROOM 4	2.80 X 2.85 M
⑭ STAIR CASE	4.20 X 2.60 M
⑮ STORAGE	0.75 X 1.10 M
⑯ LAUNDRY	1.20 X 1.75 M
⑰ CORRIDOR	1.30 X 5.90 M





# NORMA

TWIN HOUSE  
D

BUA 210 M<sup>2</sup>



LAGOON VIEW

# NORMA

TWIN HOUSE  
D

BUA 210 M<sup>2</sup>



ENTRANCE VIEW

# NORMA

## TWIN HOUSE D

BUA 210 M<sup>2</sup>  
5 BEDROOMS

### GROUND FLOOR

① ENTRANCE	2.00 X 1.70 M
② RECEPTION	7.70 X 2.80 M
③ DINING	3.60 X 3.45 M
④ KITCHEN	3.65 X 2.40 M
⑤ GUEST TOILET	2.10 X 1.80 M
⑥ GUEST BEDROOM	3.70 X 3.30 M
⑦ MAID ROOM	1.85 X 2.60 M
⑧ MAID TOILET	2.60 X 1.40 M
⑨ STAIR CASE	1.35 X 6.00 M
⑩ CORRIDOR	1.20 X 5.90 M
⑪ TERRACE	5.40 X 1.30 M



### FIRST FLOOR

⑫ STAIR CASE	6.40 X 1.10 M
⑬ STAIR CASE	1.35 X 6.00 M
① MASTER BEDROOM	3.70 X 3.70 M
② MASTER DRESSING	1.90 X 1.95 M
③ MASTER BATHROOM	2.65 X 2.00 M
④ MASTER TERRACE	2.85 X 2.15 M
⑤ M. BEDROOM 2	3.90 X 3.30 M
⑥ MASTER DRESSING 2	1.80 X 1.95 M
⑦ M. BATHROOM 2	2.60 X 1.95 M
⑧ M. BEDROOM 3	3.90 X 3.30 M
⑨ M. BATHROOM 3	2.35 X 1.90 M
⑩ M. BEDROOM 4	3.70 X 3.60 M
⑪ M. BATHROOM 4	2.20 X 2.10 M
⑫ CORRIDOR	





# NORMA

## TOWNHOUSE

BUA **180** M<sup>2</sup>



LAGOON VIEW

# NORMA

## TOWNHOUSE

BUA  
**180** M<sup>2</sup>



ENTRANCE VIEW

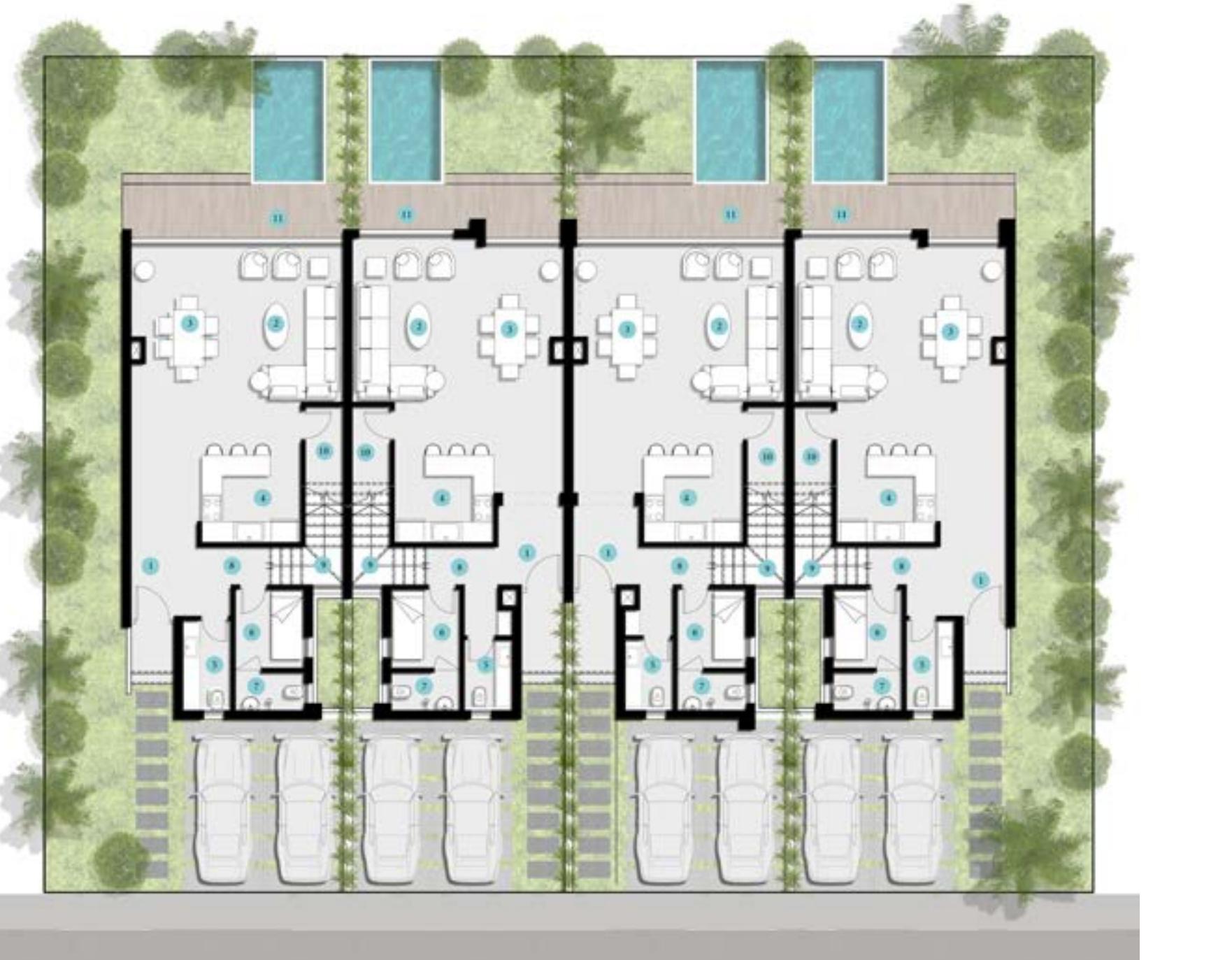
# NORMA

## TOWNHOUSE

BUA 180 M<sup>2</sup>  
3 BEDROOMS

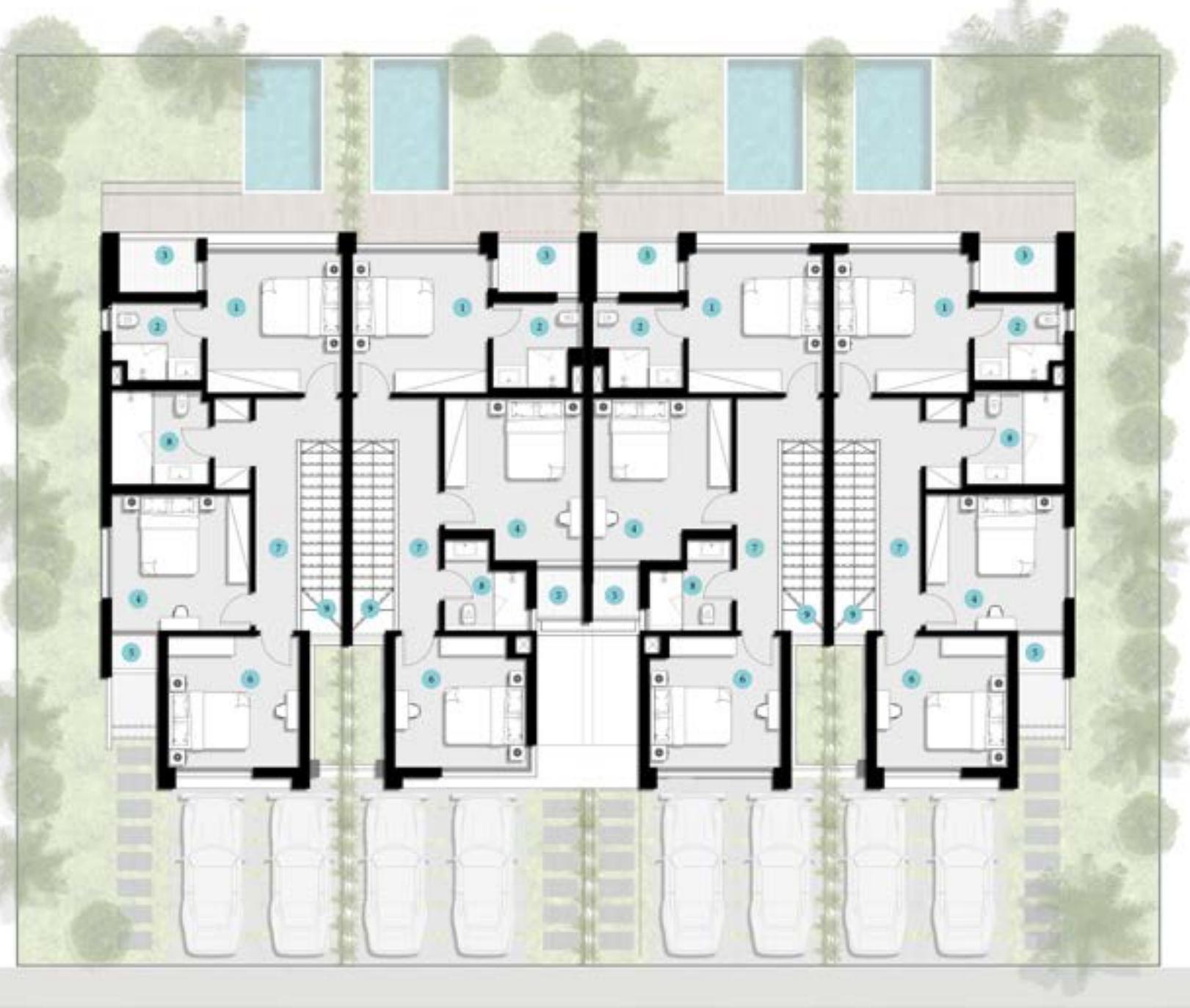
### GROUND FLOOR

1	ENTRANCE	4.85 X 1.90 M
2	RECEPTION	6.00 X 3.25 M
3	DINING	6.00 X 3.25 M
4	KITCHEN	3.10 X 2.65 M
5	GUEST TOILET	1.60 X 2.95 M
6	MAID ROOM	2.15 X 2.45 M
7	MAID TOILET	2.15 X 1.30 M
8	CORRIDOR	2.10 X 1.15 M
9	STAIR CASE	1.35 X 6.25 M
10	STORAGE	1.35 X 2.80 M
11	TERRACE	6.50 X 1.20 M



### FIRST FLOOR

1	MASTER BEDROOM	3.85 X 4.05 M
2	MASTER BATHROOM	2.60 X 2.35 M
3	MASTER TERRACE	2.40 X 1.60 M
4	BEDROOM 2	3.95 X 3.85 M
5	TERRACE 2	1.35 X 1.00 M
6	BEDROOM 3	3.75 X 3.80 M
7	CORRIDOR	1.15 X 6.20 M
8	STAIR CASE	1.35 X 5.40 M
9	BATHROOM	2.75 X 2.75 M





# FINISHING SPECIFICATIONS

From the moment you step inside, you will be captivated by the premium materials, exquisite fixtures, and meticulous attention to detail. Indulge in the seamless fusion of comfort and style as you appreciate the fine finishes, from the high-quality flooring to the tastefully designed ceilings. The contemporary and timeless design elements come together to create a truly elevated living experience. Immerse yourself in a world of refined aesthetics, where every corner showcases exquisite craftsmanship and meticulous finishes.

- 1. ENTRANCE, RECEPTION, DINING ROOM, CORRIDORS, AND KITCHEN**
  - FLOORING: PORCELAIN TILES WITH 6-8 CM HEIGHT SKIRTING
  - WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT
  - INTERNAL STAIRCASE: FINE MARBLE FINISH
- 2. LIVING ROOM AND BEDROOM**
  - FLOORING: CERAMIC TILES WITH 6-8 CM HEIGHT SKIRTING
  - WALLS AND CEILING: JOTUN PLASTIC PAINTS OR EQUIVALENT
- 3. KITCHEN**
  - FINE GRANITE/MARBLE COUNTER TOP FINISH
  - SANITARY WARE: DURAVIT OR EQUIVALENT
  - KITCHEN UNITS: MDF
- 4. BATHROOMS**
  - FLOORING & WALLS: FINE CERAMIC
  - SANITARY WARE: DURAVIT OR EQUIVALENT
  - BATHROOM FIXTURES: GROHE OR EQUIVALENT
- 5. OUTDOOR TERRACE**
  - FLOORING: PORCELAIN/CERAMIC TILES
  - WALLS AND CEILING: JOTUN/SIPES PLASTIC PAINTS OR EQUIVALENT
  - LIGHTING: GENERAL FIXED DESIGN
- 6. ALUMINUM WINDOWS**
  - Aluminum/ Alumil section
- 7. DOORS**
  - DILUTED DOKU PROLETAN FINISH
- 8. AIR CONDITIONERS**
  - SPLIT UNITS INCLUDED IN ALL SPACES (Except of bathroom)
- 9. STAIRS**
  - MARBLE FINISH

## DISCLAIMER

Room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction. Diagrams are not to scale and are for illustrative purposes only. All finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications. All landscaping visuals are for illustrative purposes only and are not included in the property. All renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change. Please refer to master-plan for adjacent buildings. All materials, dimensions and drawings are approximate. The developer reserves the right to make revisions to the floor plans, information is subject to change without notice. All displayed gardens and terraces areas may vary according to the final allocation within the master-plan. Drawings are not to scale and actual finishes may vary from the visual floor plans.



Azha<sup>®</sup>  
north

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# NORMA

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