

Leonis

SEAFRONT HOMES

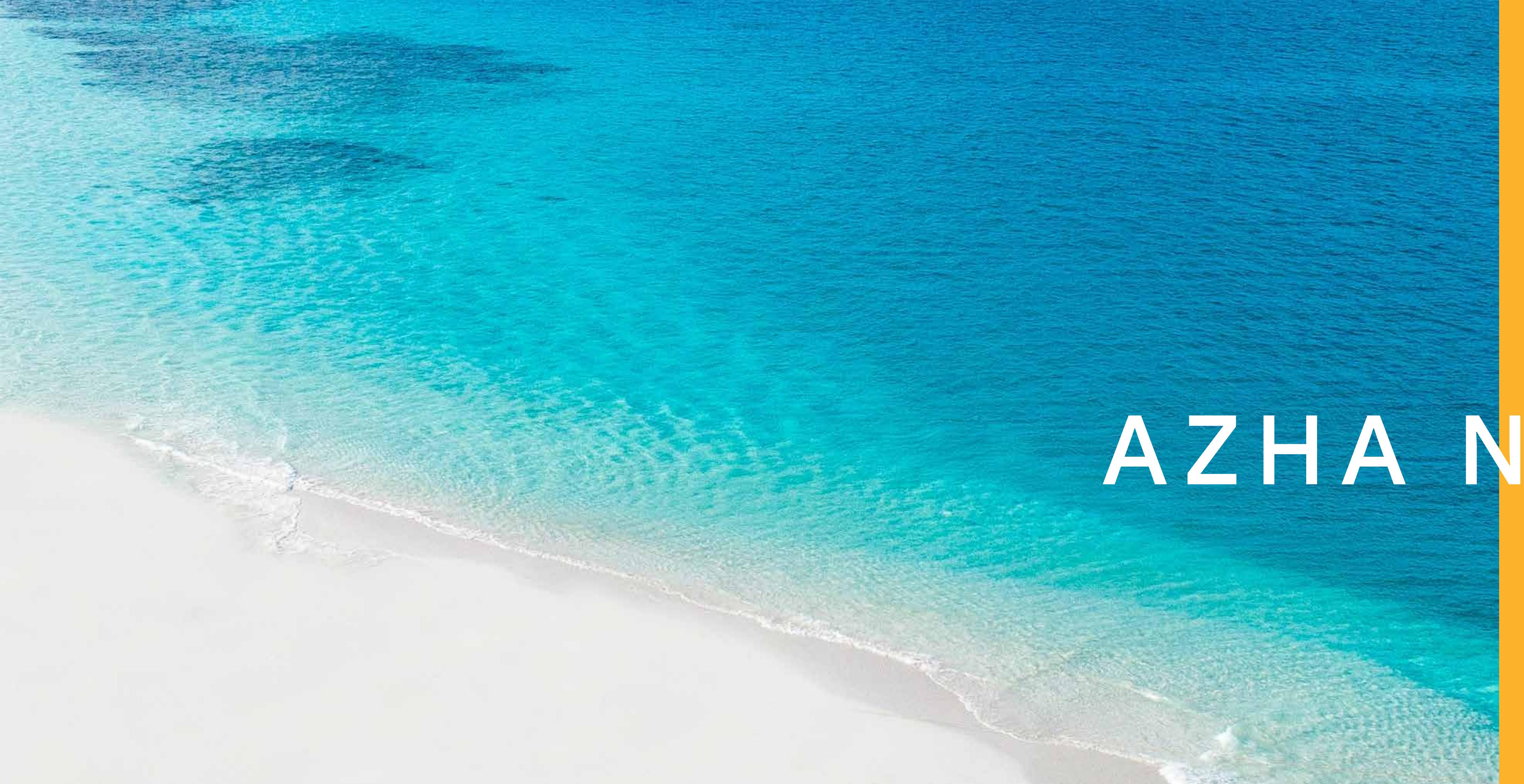
by

Azha[®]
north





NORTH'S TRUE ESSENCE



AZHA NORTH

Featuring innovative architectural design, first-class amenities and abundant green spaces, this ideally located community is a gem – secluded enough to offer families a perfect place of rest while boasting seamless access to near-by communities and amenities as well as to North Coast's main arteries.

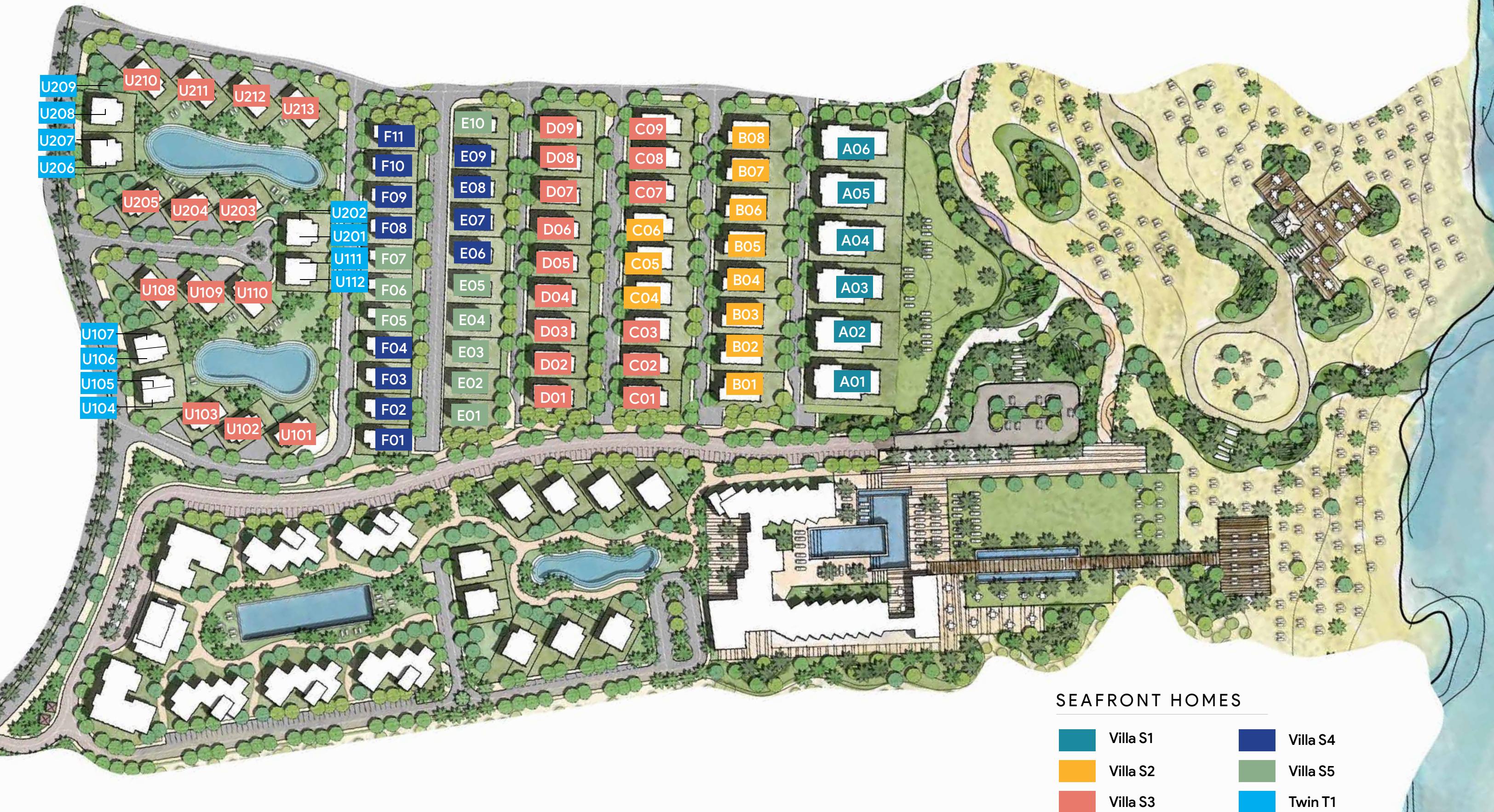
MASTER PLAN

Designed by the world class architectural firm WATG, Azha North is a first-of-its-kind master development in scale and magnitude that aesthetically translates the core values of our hospitality heritage.

Within the master plan development are plenty of opportunities for outdoor activities intrinsic to maintaining a healthy lifestyle.



Leonis





LOCATION

Overlooking a stunning white sandy beach, right on the water's edge and on the closest to the new city of Ras El Hikma.

Another gem that will sparkle on North Coast's is a place where taste, elegance and refinement will meet and merge.

A photograph of a person swimming in clear, turquoise-blue water. The water has a distinct grid pattern of light reflections. The swimmer's arms are extended forward, and their legs are kicking. They are wearing dark swim trunks.

A MYRIAD OF FLAVOURS

WORLD CLASS AMENITIES

5 STARS
LUXURY
HOTEL



40,000 M²
COMMERCIAL
AREA



CRYSTAL
LAGOON



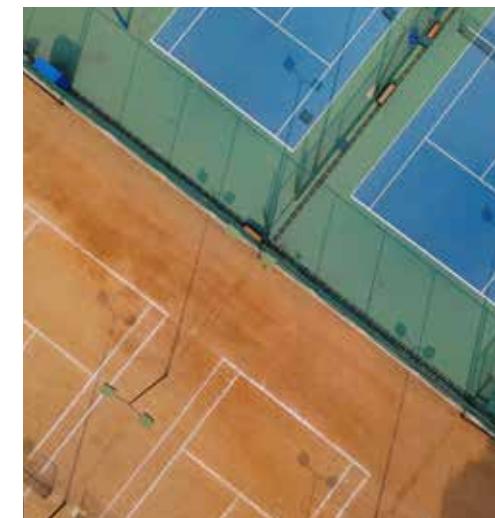
MEDITATION
BY THE SEA



BEACH
BAR/
RESTAURANT



SPORTS
FACILITIES



FINE
DINING
OUTLETS



SAVOUR THE SOLITUDE



SEAFRONT HOMES

S1

STANDALONE VILLA

BUA **439** M²

ONE STORY VILLA

SEA VIEW



S1

STANDALONE VILLA

BUA 439 M²

ONE STORY VILLA



ENTRANCE VIEW

S1

ONE STORY VILLA

BUA 439 M²

①	ENTRANCE LOBBY	4.50 x 3.00 M ²
②	GUEST BATHROOM	1.80 x 1.50 M ²
③	POWDER ROOM	1.50 x 1.50 M ²
④	KITCHEN	4.50 x 3.10 M ²
⑤	DINING ROOM	7.00 x 2.70 M ²
⑥	RECEPTION	9.00 x 3.00 M ²
⑦	MASTER BEDROOM	9.10 x 5.20 M ²
⑧	MASTER DRESSING ROOM	3.30 x 2.30 M ²
⑨	MASTER BATHROOM	3.30 x 2.00 M ²
⑩	BEDROOM 2	4.70 x 4.20 M ²
⑪	DRESSING ROOM 2	2.60 x 1.90 M ²
⑫	BATHROOM 2	2.60 x 2.40 M ²
⑬	BEDROOM 3	4.70 x 4.20 M ²
⑭	DRESSING ROOM 3	2.60 x 1.90 M ²
⑮	BATHROOM 3	2.60 x 2.40 M ²
⑯	BEDROOM 4	6.40 x 3.50 M ²
⑰	DRESSING ROOM 4	4.20 x 1.70 M ²
⑱	BATHROOM 4	3.30 x 2.00 M ²
⑲	STORAGE ROOM 1	2.10 x 1.30 M ²
⑳	MAID ROOM	2.10 x 1.90 M ²
㉑	MAID BATHROOM	2.10 x 1.50 M ²
㉒	STORAGE ROOM 2	2.10 x 1.30 M ²
㉓	DRIVER'S ROOM	2.10 x 1.90 M ²
㉔	DRIVER'S BATHROOM	2.10 x 1.80 M ²



S2

STANDALONE VILLA

BUA **447** M²

T W O S T O R Y V I L L A



S E A V I E W

S2

STANDALONE VILLA

BUA **447** M²

T W O S T O R Y V I L L A



E N T R A N C E V I E W

S2

G R O U N D F L O O R



BUA **447 M²**

①	ENTRANCE LOBBY	2.75 × 1.60	M ²
②	STORAGE	1.30 × 1.10	M ²
③	GUEST BATHROOM	2.10 × 1.20	M ²
④	KITCHEN	3.60 × 3.20	M ²
⑤	DINING	4.00 × 3.40	M ²
⑥	RECEPTION	6.20 × 5.70	M ²
⑦	MAID BEDROOM	3.40 × 1.65	M ²
⑧	MAID BATHROOM	2.20 × 1.30	M ²
⑨	DRIVER ROOM	2.40 × 1.80	M ²
⑩	DRIVER BATHROOM	1.90 × 1.30	M ²
⑪	GUEST BEDROOM	3.50 × 3.40	M ²
⑫	GUEST BATHROOM	3.40 × 1.70	M ²

F I R S T F L O O R



①	MASTER BEDROOM	5.20 × 3.50	M ²
②	M. DRESSING ROOM	2.30 × 2.30	M ²
③	M. BATHROOM	3.50 × 1.80	M ²
④	BEDROOM 2	4.40 × 4.00	M ²
⑤	DRESSING ROOM	2.45 × 2.30	M ²
⑥	BATHROOM 2	2.50 × 2.30	M ²
⑦	BEDROOM 3	4.40 × 4.00	M ²
⑧	DRESSING ROOM 3	2.40 × 1.80	M ²
⑨	BATHROOM 3	2.80 × 1.55	M ²
⑩	BEDROOM 4	4.80 × 4.40	M ²
⑪	DRESSING ROOM 4	2.50 × 2.45	M ²
⑫	BATHROOM 4	2.45 × 2.10	M ²

S3

STANDALONE VILLA

BUA **317** M²

T W O S T O R Y V I L L A



S E A V I E W

S3

STANDALONE VILLA

BUA **317** M²

T W O S T O R Y V I L L A



E N T R A N C E V I E W

S3

GROUND FLOOR



BUA 317 M²

① ENTRANCE LOBBY	2.20 × 1.90	M ²
② GUEST BATHROOM	2.15 × 1.20	M ²
③ KITCHEN	4.00 × 2.80	M ²
④ RECEPTION	7.70 × 4.00	M ²
⑤ DINING ROOM	3.75 × 3.75	M ²
⑥ MAID BEDROOM	2.00 × 1.83	M ²
⑦ MAID BATHROOM	1.60 × 1.30	M ²
⑧ LOBBY	1.60 × 1.00	M ²
⑨ DRIVER ROOM	2.00 × 1.83	M ²
⑩ DRIVER BATHROOM	1.60 × 1.25	M ²
⑪ GUEST BEDROOM	4.70 × 3.65	M ²
⑫ G. DRESSING ROOM	2.60 × 1.50	M ²
⑬ G.BATHROOM	2.60 × 1.80	M ²

FIRST FLOOR



① MASTER BEDROOM	4.20 × 3.75	M ²
② M. DRESSING ROOM	2.40 × 1.70	M ²
③ M. BATHROOM	2.55 × 1.95	M ²
④ BEDROOM 2	3.90 × 3.60	M ²
⑤ DRESSING ROOM	2.60 × 1.50	M ²
⑥ BATHROOM 2	2.60 × 2.00	M ²
⑦ BEDROOM 3	4.35 × 4.15	M ²
⑧ DRESSING ROOM 3	2.10 × 1.60	M ²
⑨ BATHROOM 3	2.65 × 2.10	M ²
⑩ BEDROOM 4	3.80 × 3.70	M ²
⑪ DRESSING ROOM 4	2.35 × 1.60	M ²
⑫ BATHROOM 4	2.35 × 2.20	M ²
⑬ LAUNDRY ROOM	1.95 × 1.20	M ²
⑭ STORAGE	1.15 × 1.00	M ²

S4

STANDALONE VILLA

BUA **286** M²

T W O S T O R Y V I L L A



S E A V I E W

S4

STANDALONE VILLA

BUA **286** M²

T W O S T O R Y V I L L A



E N T R A N C E V I E W

S4

GROUND FLOOR



BUA 286 M²

①	ENTRANCE LOBBY	2.25 × 1.90	M ²
②	GUEST BATHROOM	2.35 × 1.20	M ²
③	KITCHEN	2.80 × 2.80	M ²
④	RECEPTION	6.45 × 4.00	M ²
⑤	DINING ROOM	3.75 × 3.75	M ²
⑥	MAID BEDROOM	2.00 × 1.73	M ²
⑦	MAID BATHROOM	1.55 × 1.10	M ²
⑧	LOBBY	1.55 × 1.15	M ²
⑨	DRIVER ROOM	2.00 × 1.73	M ²
⑩	DRIVER BATHROOM	1.55 × 1.10	M ²
⑪	GUEST BEDROOM	4.60 × 3.60	M ²
⑫	G. DRESSING ROOM	2.65 × 1.50	M ²
⑬	G.BATHROOM	2.65 × 1.70	M ²
⑭	STORAGE	1.80 × 0.90	M ²

FIRST FLOOR



①	MASTER BEDROOM	3.90 × 3.60	M ²
②	M. DRESSING ROOM	2.65 × 1.70	M ²
③	M. BATHROOM	2.65 × 2.10	M ²
④	BEDROOM 2	3.80 × 3.60	M ²
⑤	BATHROOM 2	2.50 × 1.65	M ²
⑥	BEDROOM 3	4.25 × 3.60	M ²
⑦	DRESSING ROOM 3	2.65 × 1.60	M ²
⑧	BATHROOM 3	2.65 × 1.80	M ²
⑨	BEDROOM 4	3.65 × 3.55	M ²
⑩	BATHROOM	2.65 × 1.80	M ²
⑪	STORAGE	1.80 × 0.90	M ²

S5

STANDALONE VILLA

BUA **217** M²

T W O S T O R Y V I L L A



S E A V I E W

S5

STANDALONE VILLA

BUA **217** M²

T W O S T O R Y V I L L A



E N T R A N C E V I E W

S5

G R O U N D F L O O R



①	ENTRANCE LOBBY	2.40 × 1.60	M ²
②	GUEST BATHROOM	1.90 × 1.65	M ²
③	KITCHEN	3.50 × 3.20	M ²
④	RECEPTION & DINING	7.35 × 4.80	M ²
⑤	MAID BEDROOM	2.10 × 1.70	M ²
⑥	MAID BATHROOM	1.70 × 1.20	M ²
⑦	DRIVER ROOM	2.00 × 1.75	M ²
⑧	DRIVER BATHROOM	1.75 × 1.10	M ²
⑨	STORAGE	3.50 × 0.90	M ²

F I R S T F L O O R



①	MASTER BEDROOM	3.80 × 3.30	M ²
②	M. DRESSING ROOM	1.80 × 1.80	M ²
③	M. BATHROOM	1.90 × 1.80	M ²
④	BEDROOM 2	3.60 × 3.50	M ²
⑤	BATHROOM 2	2.55 × 1.80	M ²
⑥	BEDROOM 3	4.00 × 3.50	M ²
⑦	BEDROOM 4	3.45 × 3.30	M ²
⑧	BATHROOM	2.10 × 1.85	M ²

T1

TWIN VILLA

BUA 215 M²

T W O S T O R Y V I L L A

S E A V I E W



T1

TWIN VILLA

BUA 215 M²

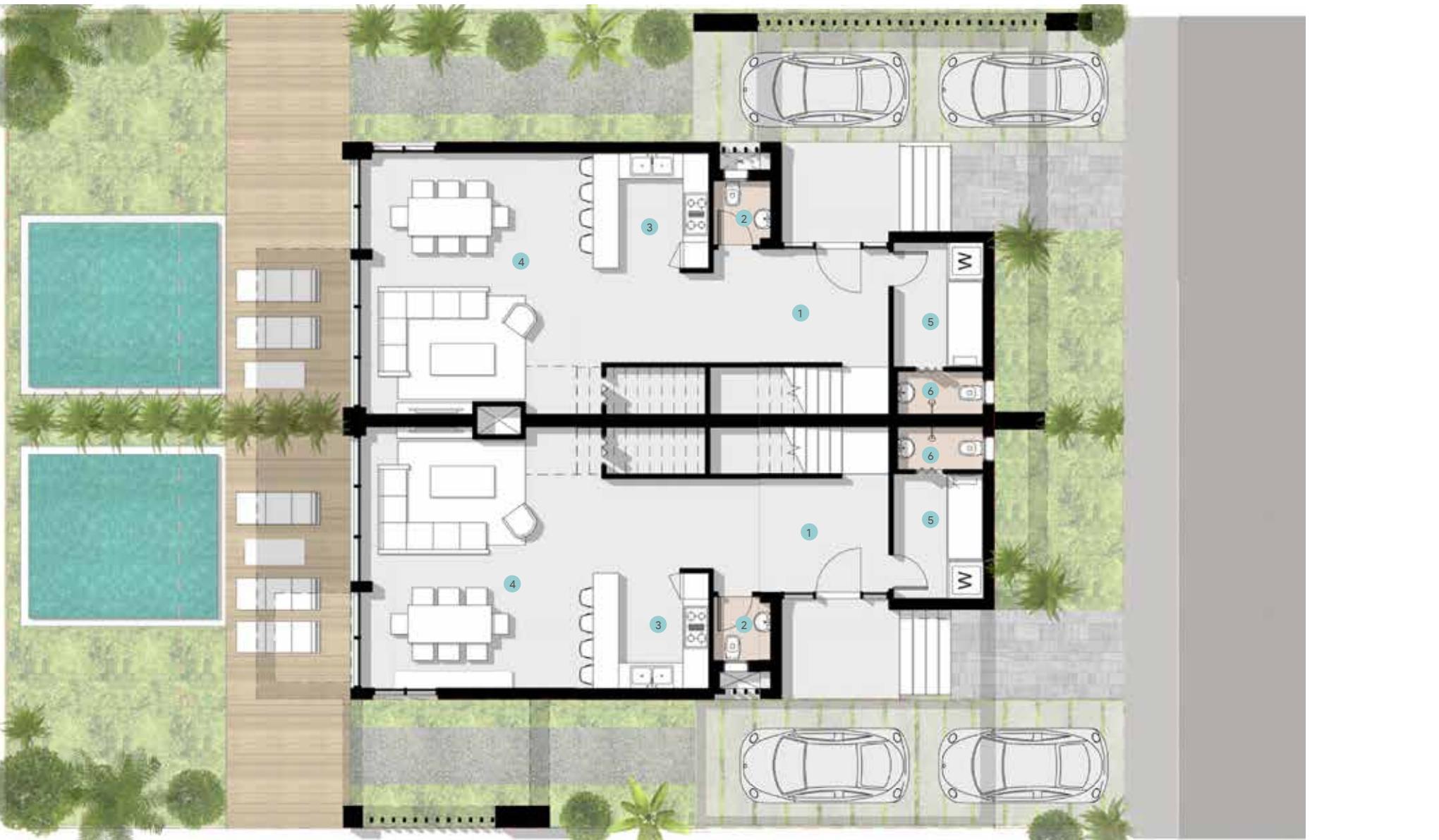
T W O S T O R Y V I L L A



E N T R A N C E V I E W

T1

G R O U N D F L O O R



BUA 215 M²

①	ENTRANCE LOBBY	2.65 × 2.50	M ²
②	GUEST BATHROOM	1.50 × 1.35	M ²
③	KITCHEN	2.70 × 2.70	M ²
④	RECEPTION & DINING	6.10 × 5.70	M ²
⑤	MAID BEDROOM	2.90 × 2.10	M ²
⑥	MAID BATHROOM	2.00 × 1.00	M ²

F I R S T F L O O R



①	MASTER BEDROOM	3.67 × 3.58	M ²
②	M. DRESSING ROOM	2.10 × 1.60	M ²
③	M. BATHROOM	2.17 × 1.51	M ²
④	BEDROOM 2	3.85 × 3.65	M ²
⑤	DRESSING ROOM 2	1.55 × 1.45	M ²
⑥	BATHROOM 2	2.10 × 2.00	M ²
⑦	BEDROOM 3	4.11 × 3.50	M ²
⑧	BATHROOM 3	2.00 × 1.80	M ²



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 the final allocation within the master-plan. drawings are not to scale and actual finishes may vary from the visual floor plans.

MADAAR

Leonis

SEAFRONT HOMES

by

Azha[®]
north

