

MAKADI
HEIGHTS
RED SEA

An aerial photograph of clear, turquoise water with intricate ripples and reflections of light, creating a textured, shimmering surface. The water's color transitions from a lighter, pale blue to a deeper, more vibrant turquoise. The ripples are small and frequent, giving the water a dynamic, almost cellular appearance. The overall scene is serene and evokes a sense of a pristine, tropical destination.

YOUR RED SEA
VACATION HOME
FOR ALL SEASONS



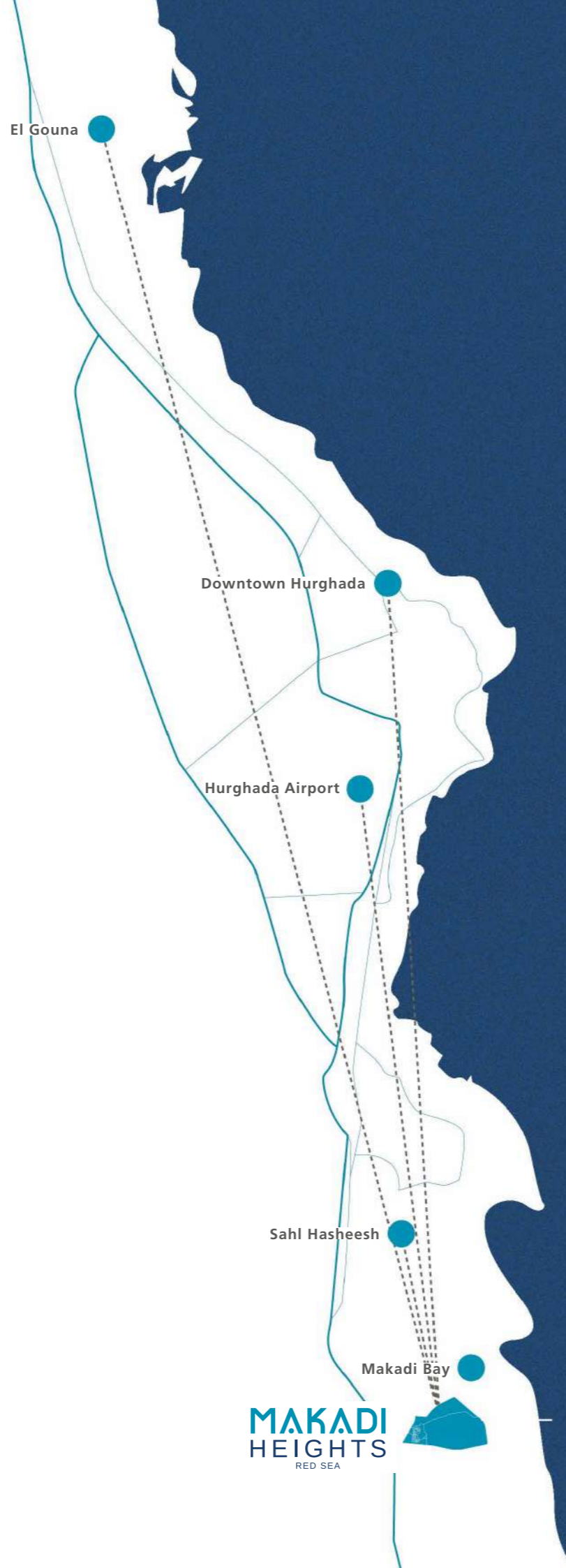
ULTIMATE
FAMILY
DESTINATION

ABOUT MAKADI HEIGHTS

Makadi Heights is a fully integrated community offering everything that daily life requires.

Shopping, leisure and entertainment facilities are all integrated within the development, so there's no need to go elsewhere: just relax and enjoy a new, carefree lifestyle in a spectacular elevated location. With Makadi Heights just 20 minutes from Hurghada airport, getting there from overseas couldn't be easier, while the towns of Hurghada and El Gouna are just 25 and 45 minutes away.



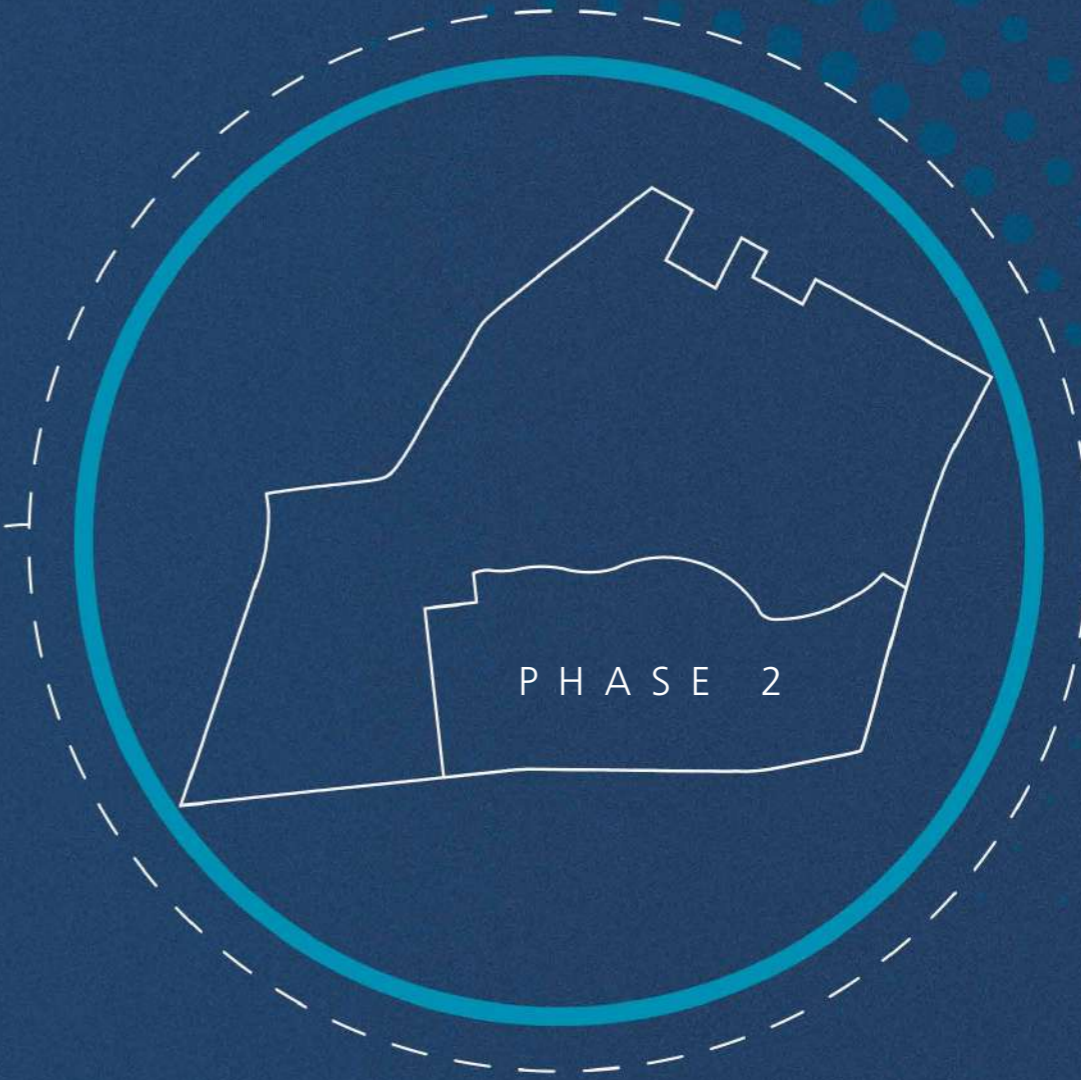


**MAKADI
HEIGHTS**
RED SEA

THE PERFECT GETAWAY

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Located at the heart of Makadi Bay on the beautiful Red Sea Coast, Makadi Heights covers an area of 3.4 million square meters. The project occupies a prime position 70 meters above sea level at the highest point of Makadi Bay, guaranteeing unbeatable panoramic views of the Red Sea wherever you are and with more than 70% of its total area dedicated to green areas, water features and open spaces.



180°
Panoramic sea views

70
Meters above sea level

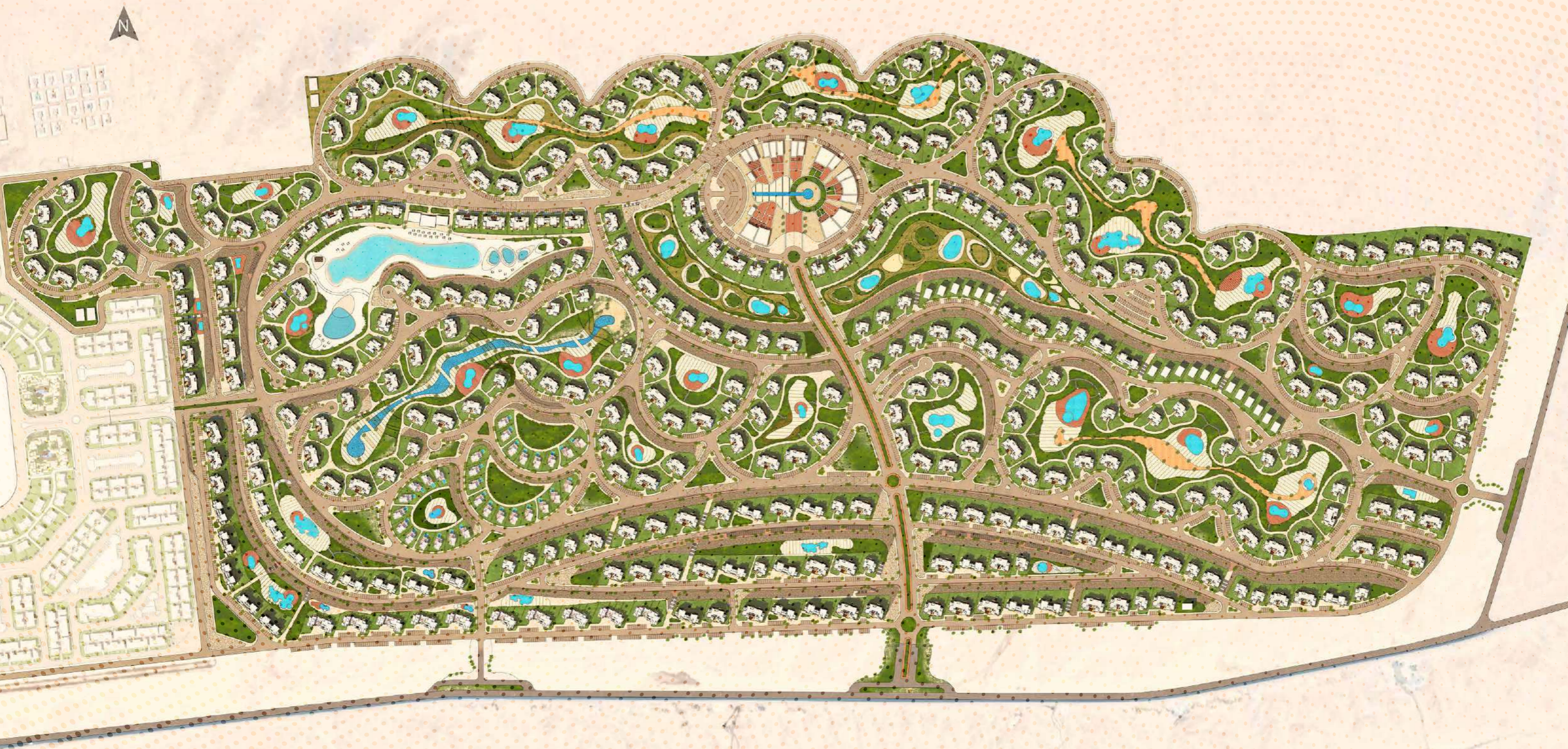
25
Minutes away from Hurghada

UNIT TYPES
APARTMENTS,
TOWNHOMES
& VILLAS
58 sqm to 155 sqm

MAKADI HEIGHTS

MASTER PLAN







LIFE IN ONE PLACE

Makadi Heights has everything a family could need for the ultimate vacation, including a beach club, retail center, clubhouse and a commercial area.

The retail center has a variety of shopping and dining facilities, a clinic, pharmacy and supermarket. Cycle paths and walking trails cover the whole development, while pools, lagoons and a spectacular water stream ensure that Makadi Heights is a truly special and unique holiday destination.

LEISURE FACILITIES

Occupying an area of 33,000 square meters, Makadi Heights' stunning clubhouse contains a swimming pool, a pool bar, a gym, a restaurant, sports courts and a large children's play area.

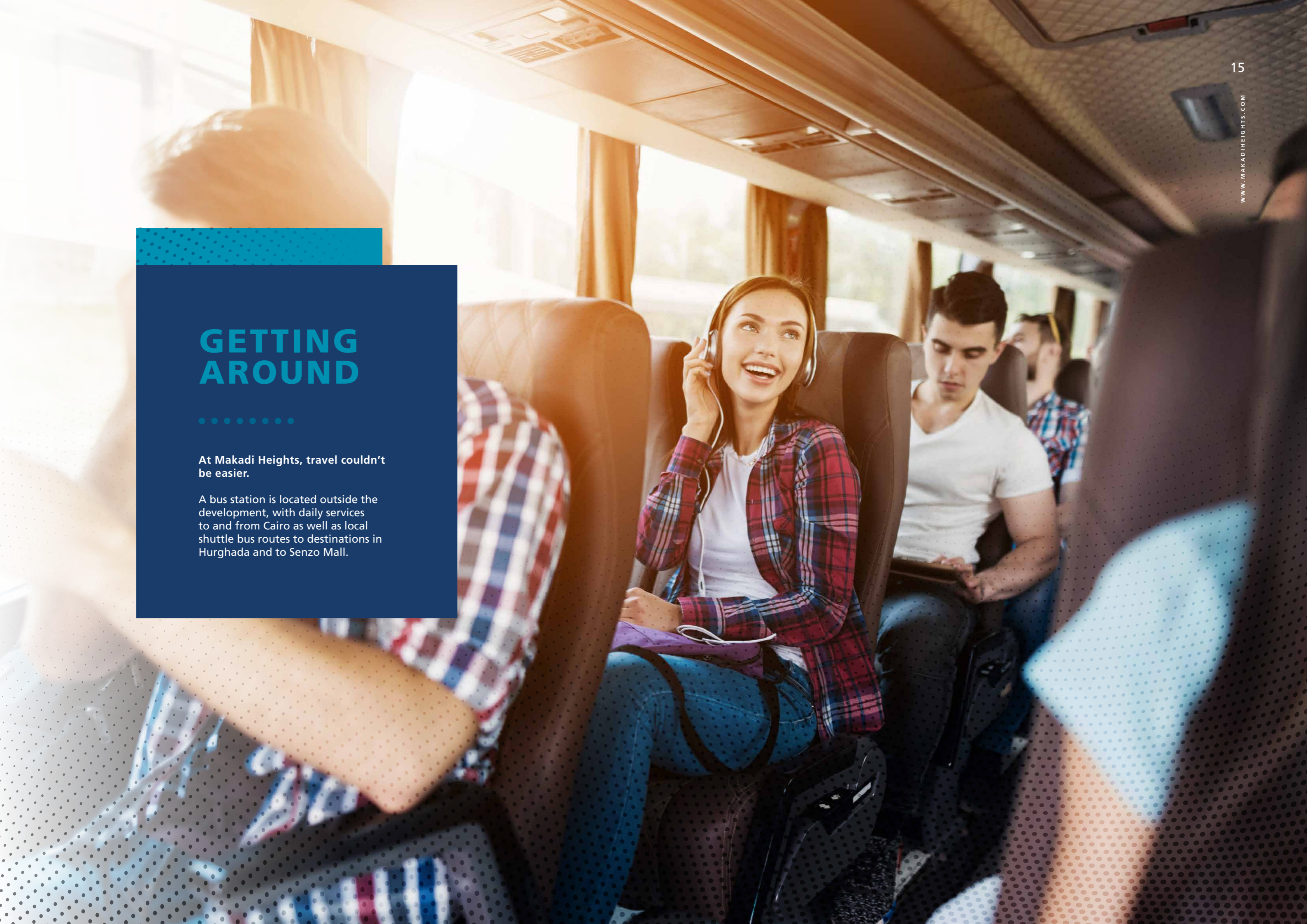
Our Beach Club offers many water-based activities and has a comfortable seating area where you can relax and soak up the sun. Alternatively, you can shop at our magnificent retail center, while our commercial area offers entertainment for all the family: both are just moments from your home.



GETTING AROUND

At Makadi Heights, travel couldn't be easier.

A bus station is located outside the development, with daily services to and from Cairo as well as local shuttle bus routes to destinations in Hurghada and to Senzo Mall.



YOUR HOME AT MAKADI HEIGHTS

Makadi Heights offers a variety of residential homes, all with spectacular views of the open sea, central landscape, water features and communal pools.

Supremely comfortable, all residences offer stylish contemporary living with all of life's essentials just minutes away. Comfort and convenience are assured, and our homes are supplied in a fully finished state: just move in and start enjoying all that Makadi Heights has to offer.



MAKADI HEIGHTS

APARTMENTS



Apartments are offered with 1, 2 or 3 bedrooms, all with attractive landscape features and with breathtaking views of the sea guaranteed from all floors. There are six different types of apartments.

A variety of designs are available, all offering maximum efficiency and flexibility to suit the taste and requirements of each individual homeowner. Each cluster of apartments has access to a large communal pool and is surrounded by

promenades, walking & cycling trails and tranquil outdoor seating areas. Ground floor apartments benefit from private gardens, while those on the upper floors have individual roof terraces. Each apartment has a dedicated parking space.

- TYPE A
- TYPE B
- TYPE C
- TYPE D
- TYPE E
- TYPE F

APARTMENTS

FRONT VIEW



APARTMENTS

BACK VIEW



INTERIORS



TYPE A FLOOR PLANS

GROUND FLOOR



1ST FLOOR

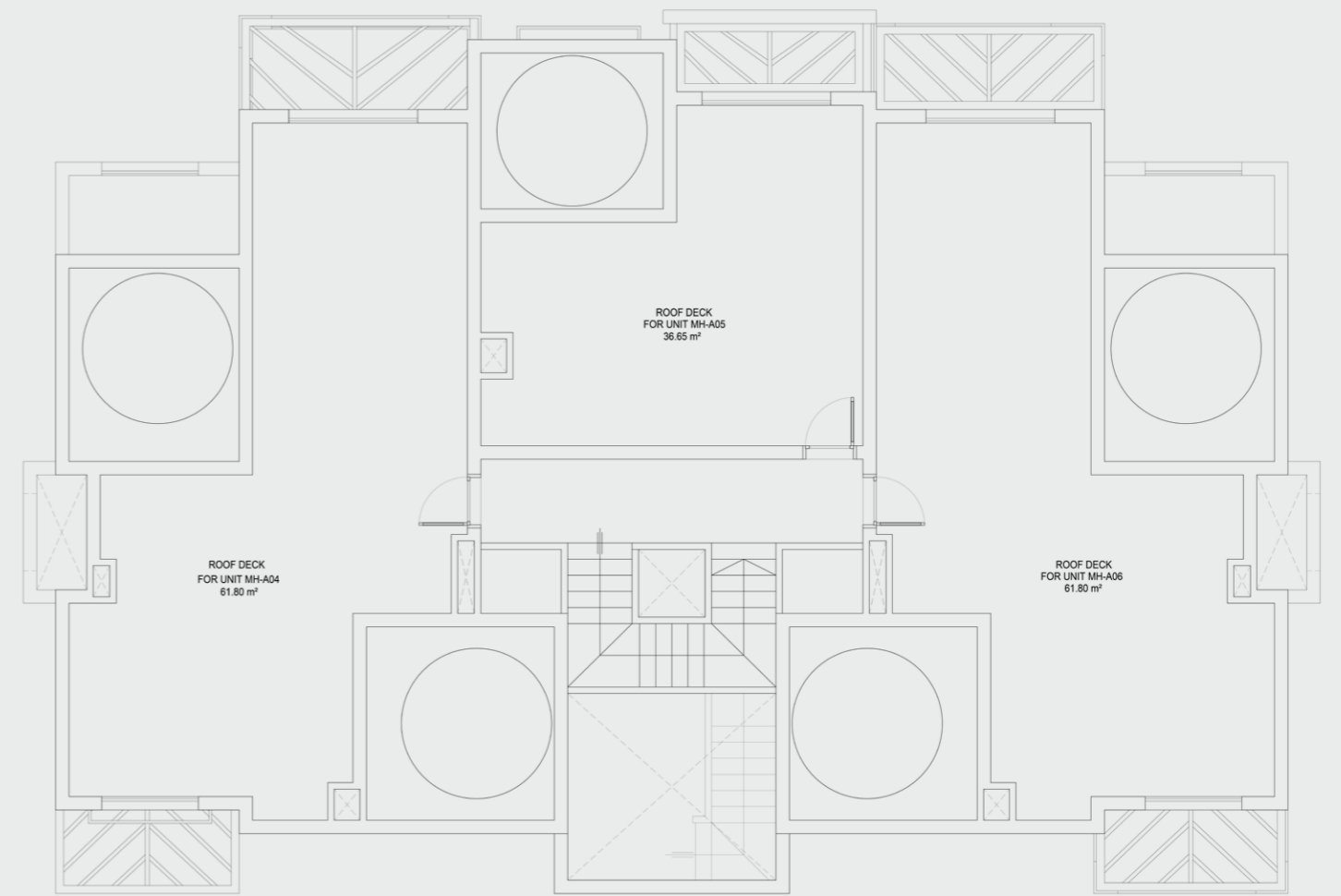


TYPE A

FLOOR PLANS



ROOF



TYPE B

FLOOR PLANS

GROUND FLOOR



1ST FLOOR

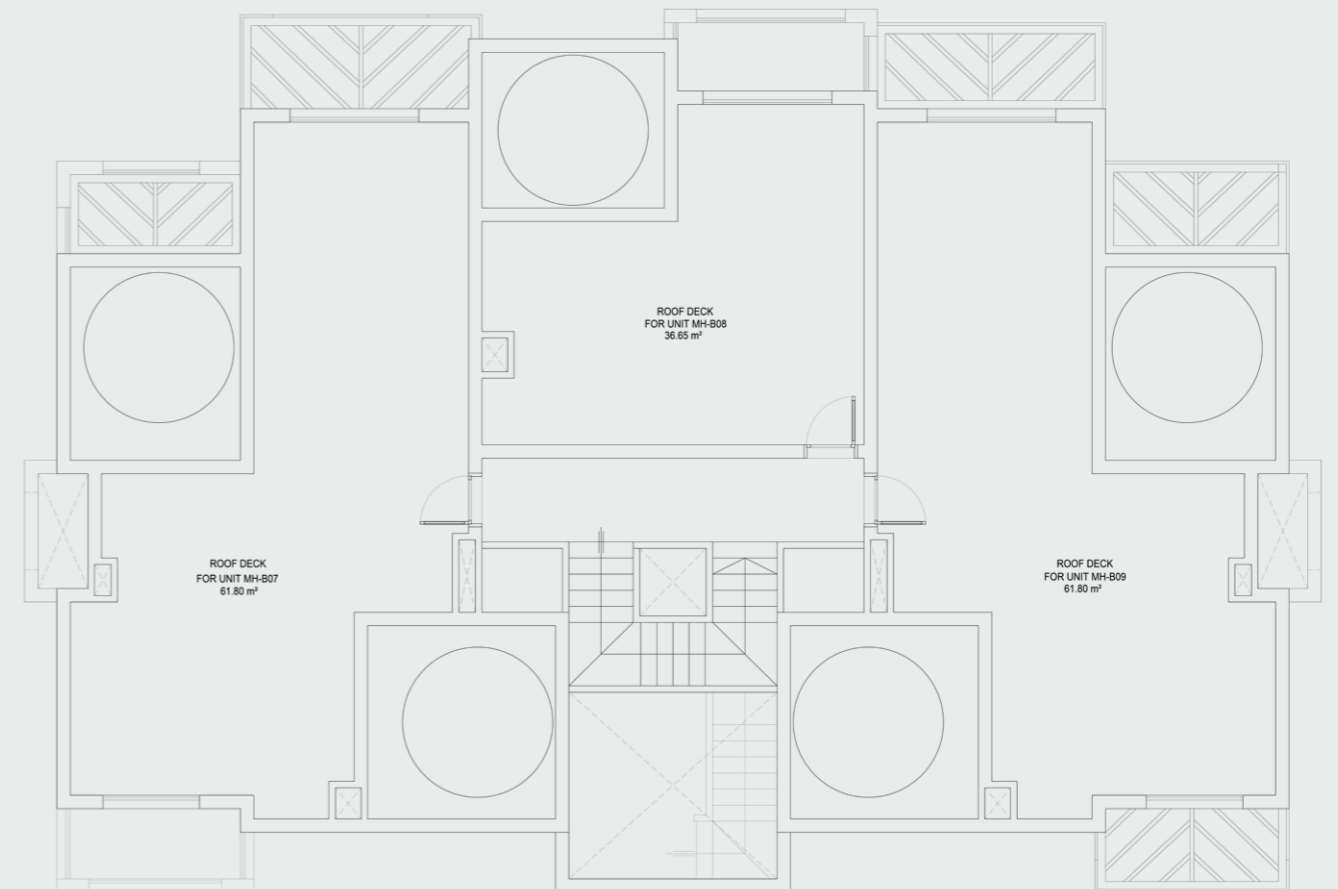


TYPE B FLOOR PLANS

2ND FLOOR

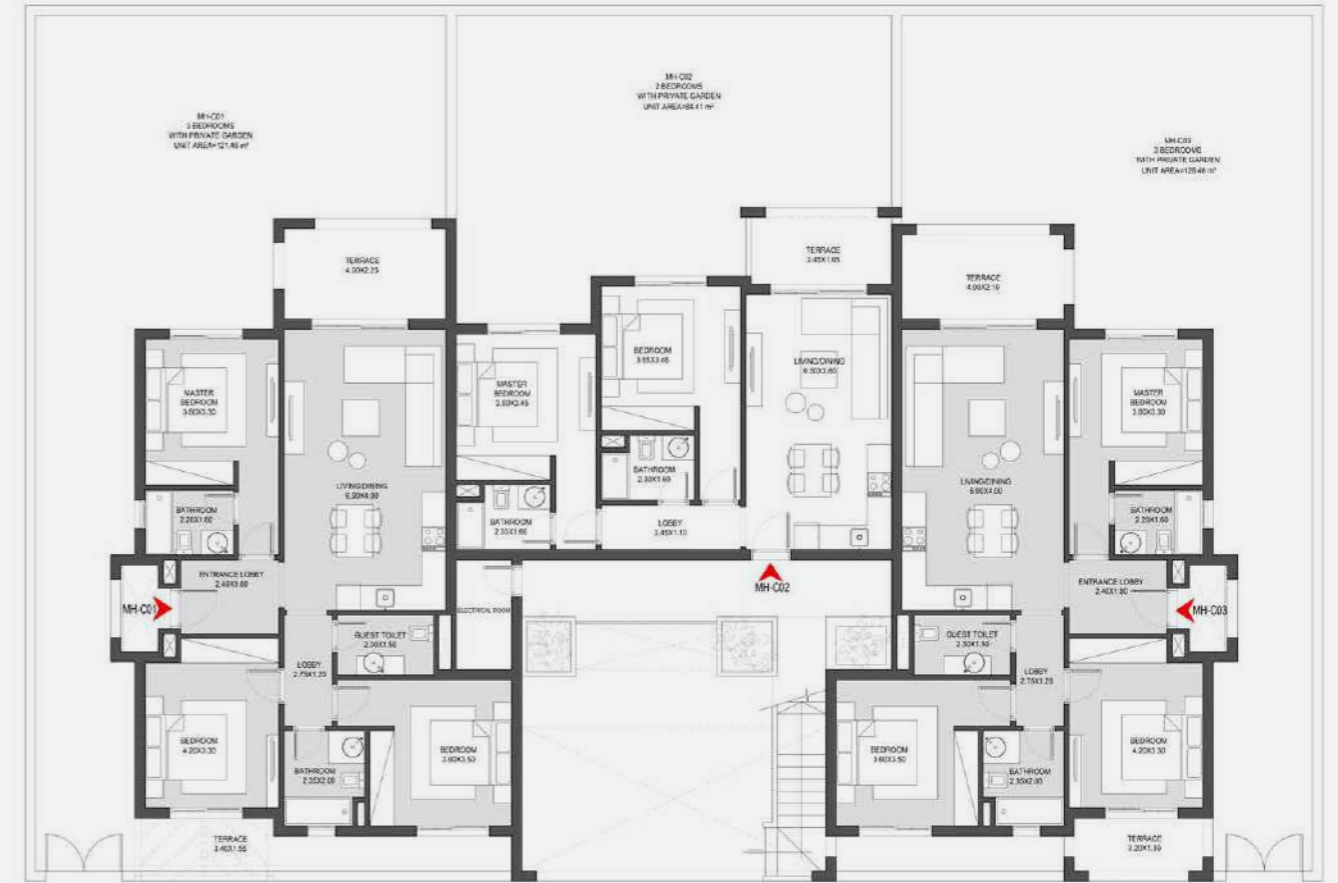


ROOF



TYPE C FLOOR PLANS

GROUND FLOOR



1ST FLOOR

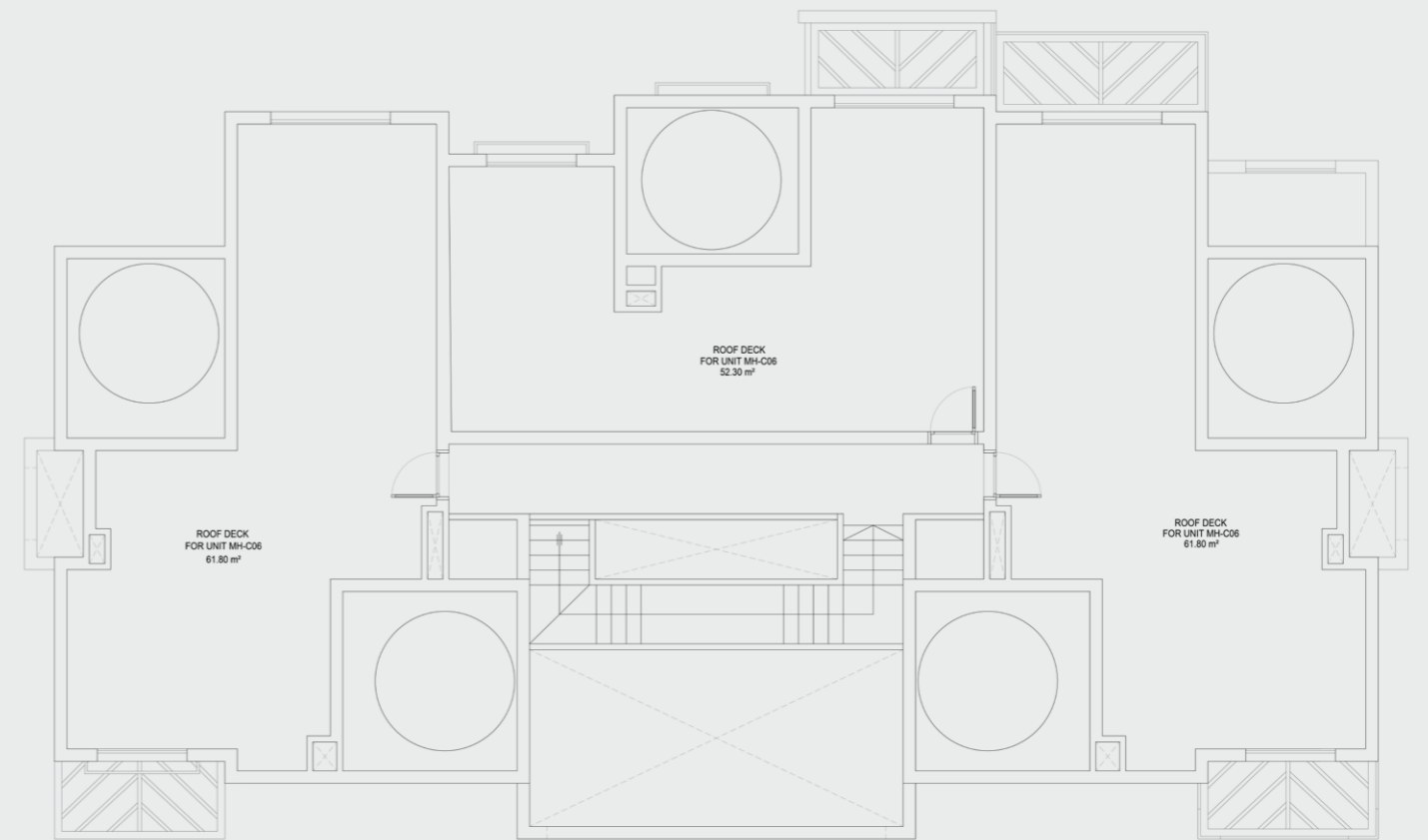


TYPE C

FLOOR PLANS

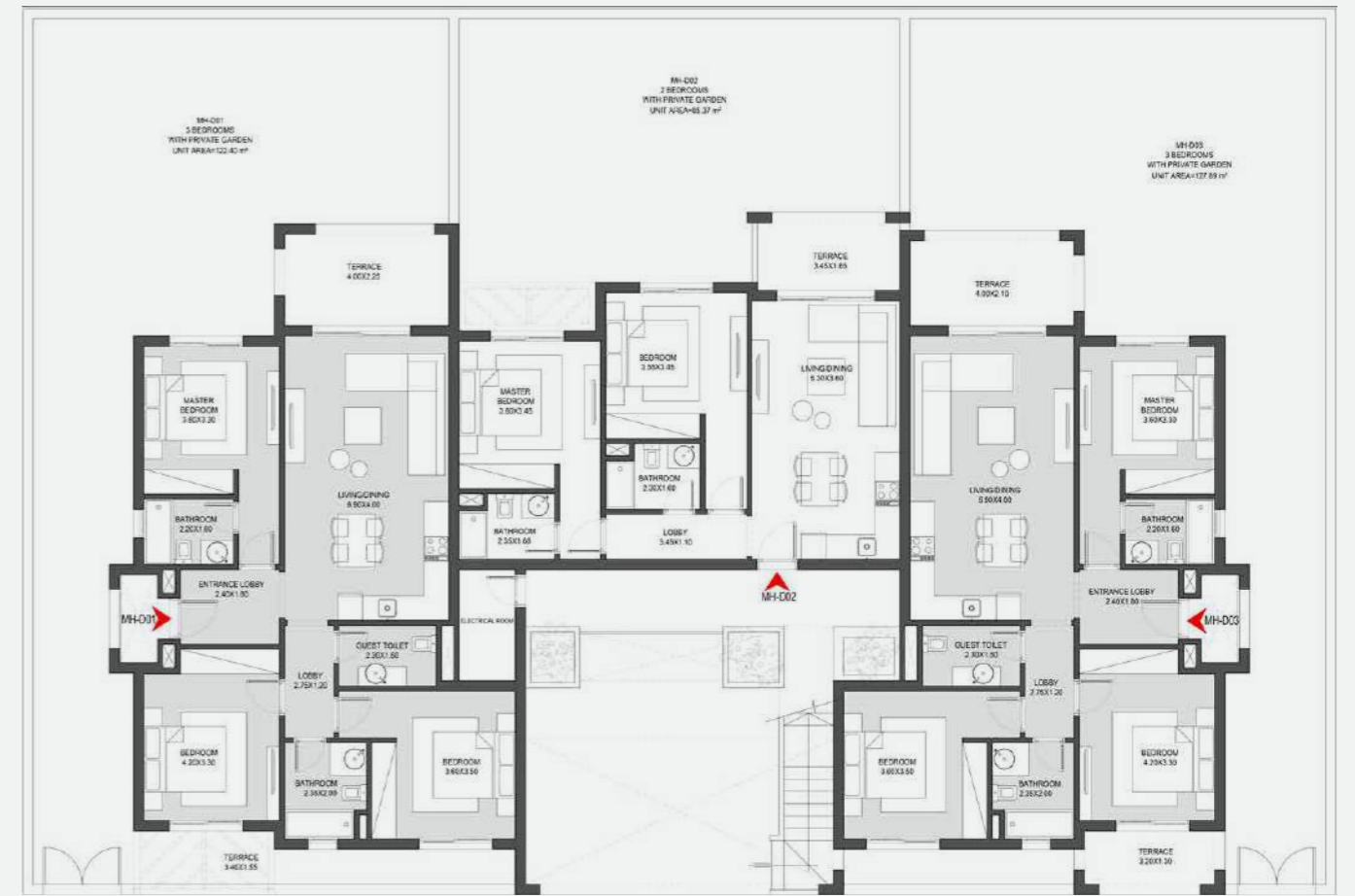


ROOF



TYPE D FLOOR PLANS

GROUND FLOOR



1ST FLOOR



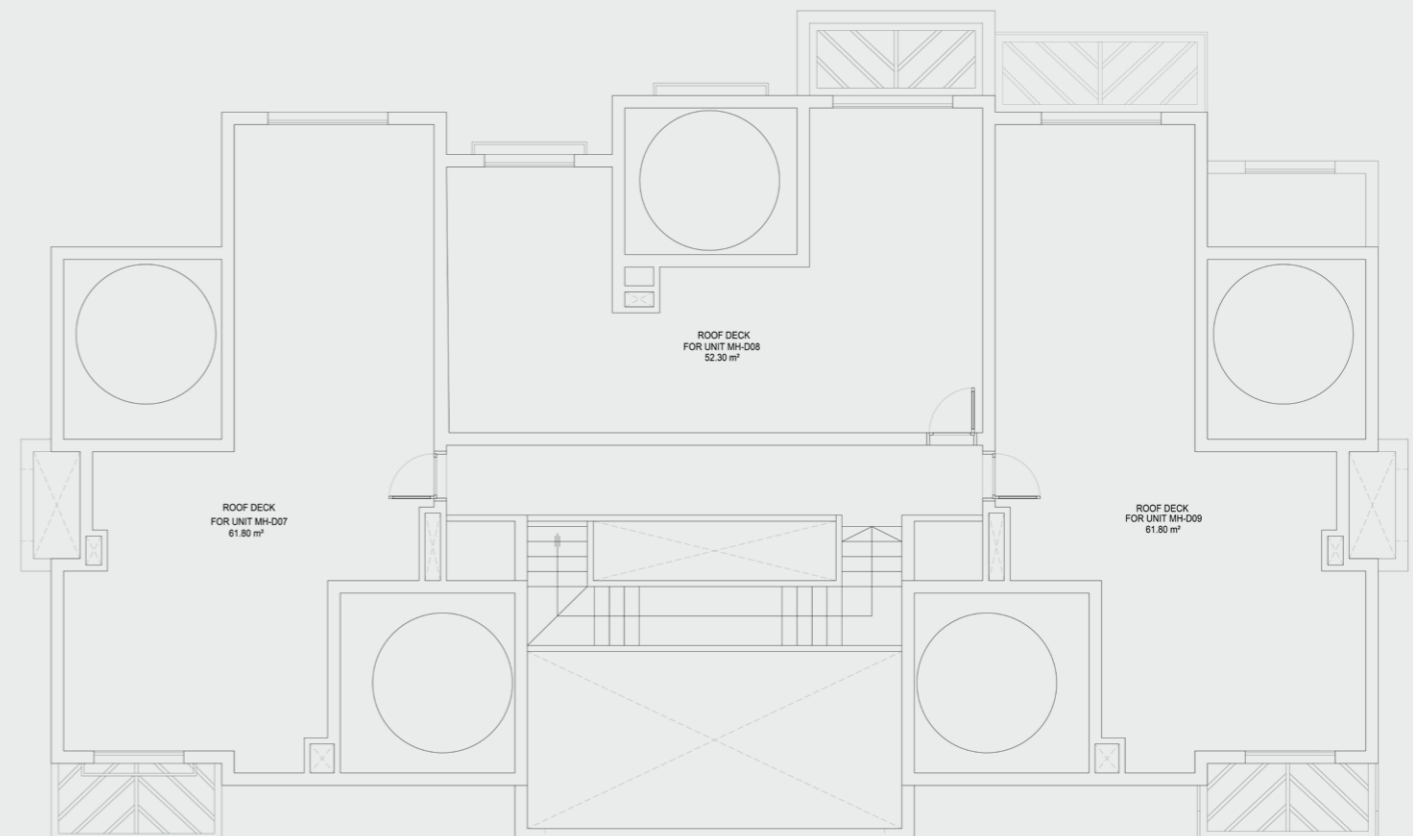
TYPE D FLOOR PLANS



2ND FLOOR



ROOF



TYPE E

FLOOR PLANS

GROUND FLOOR



1ST FLOOR

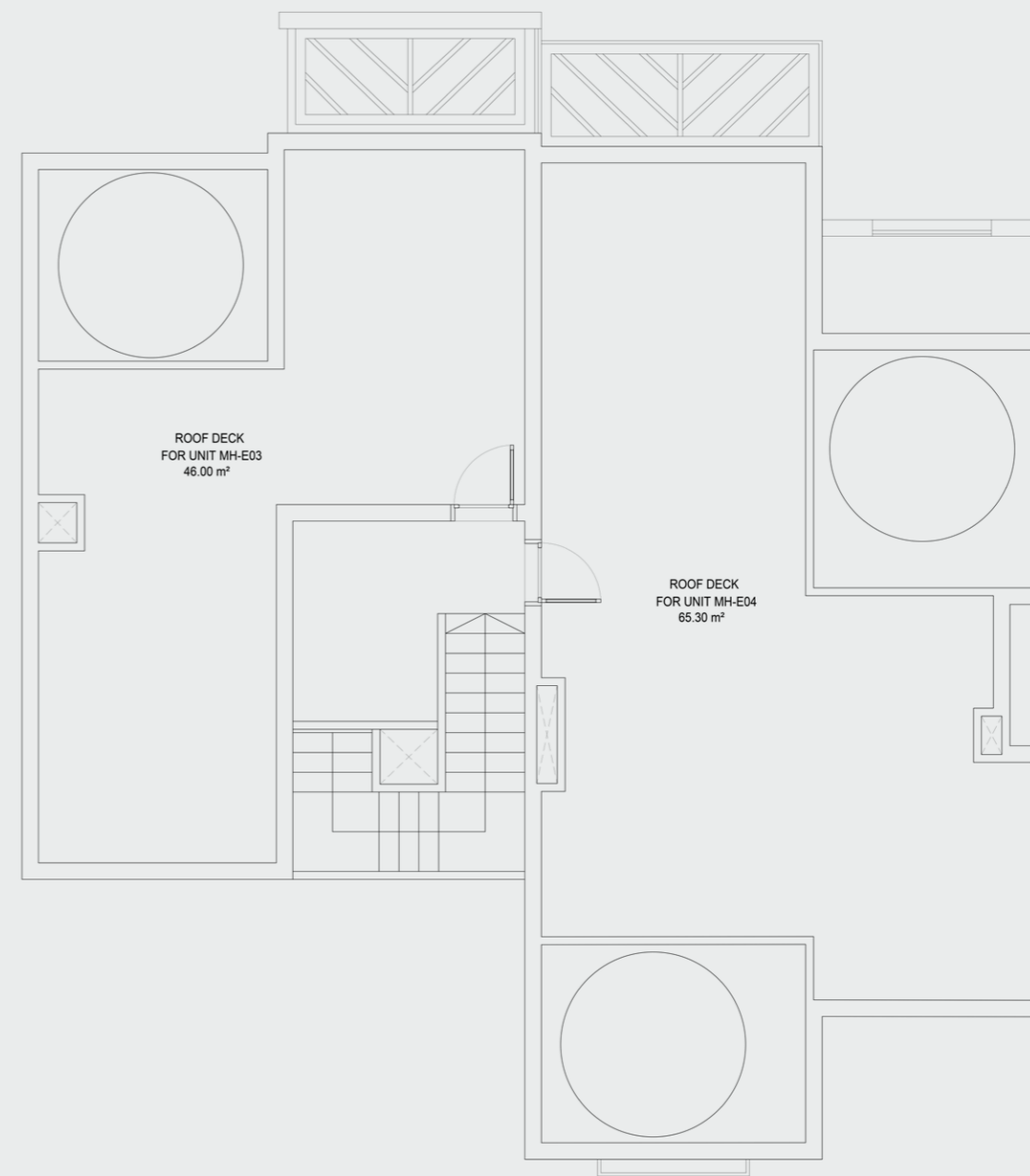


TYPE E

FLOOR PLANS



ROOF

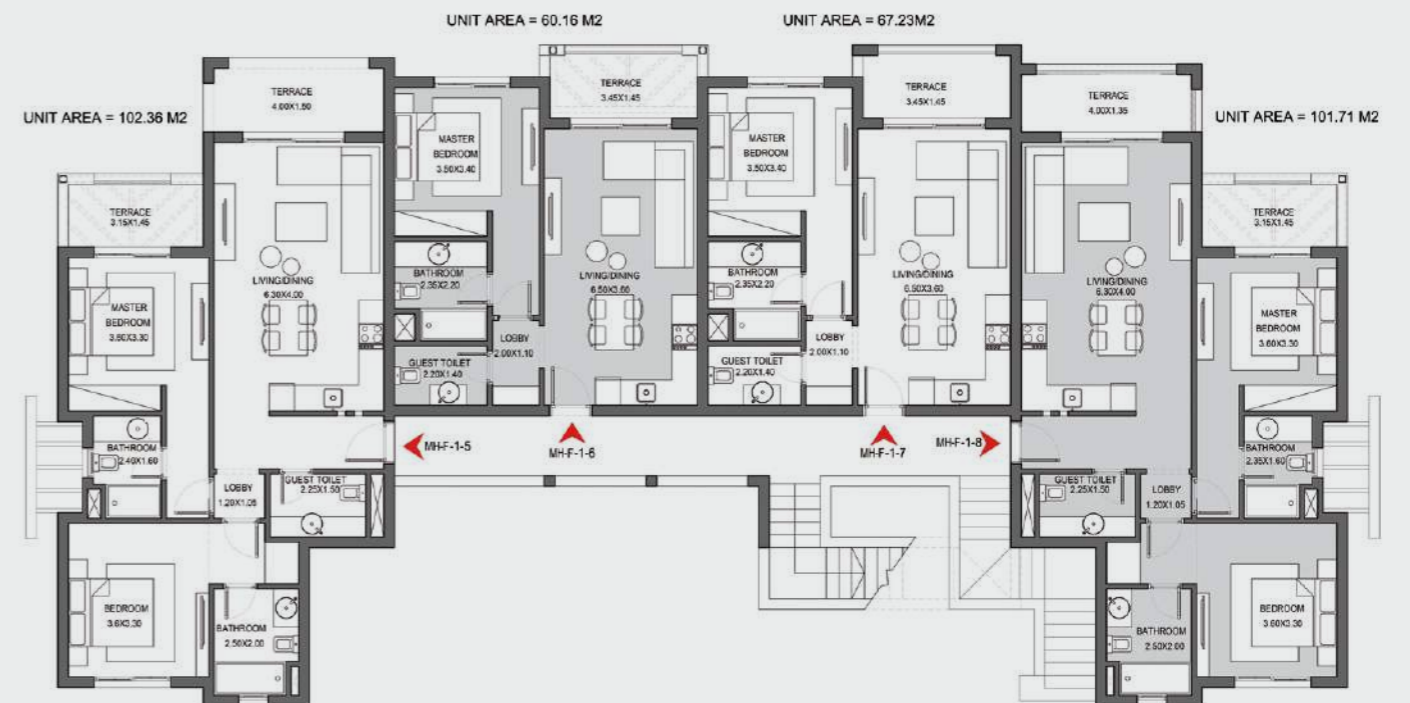


TYPE F FLOOR PLANS

GROUND FLOOR

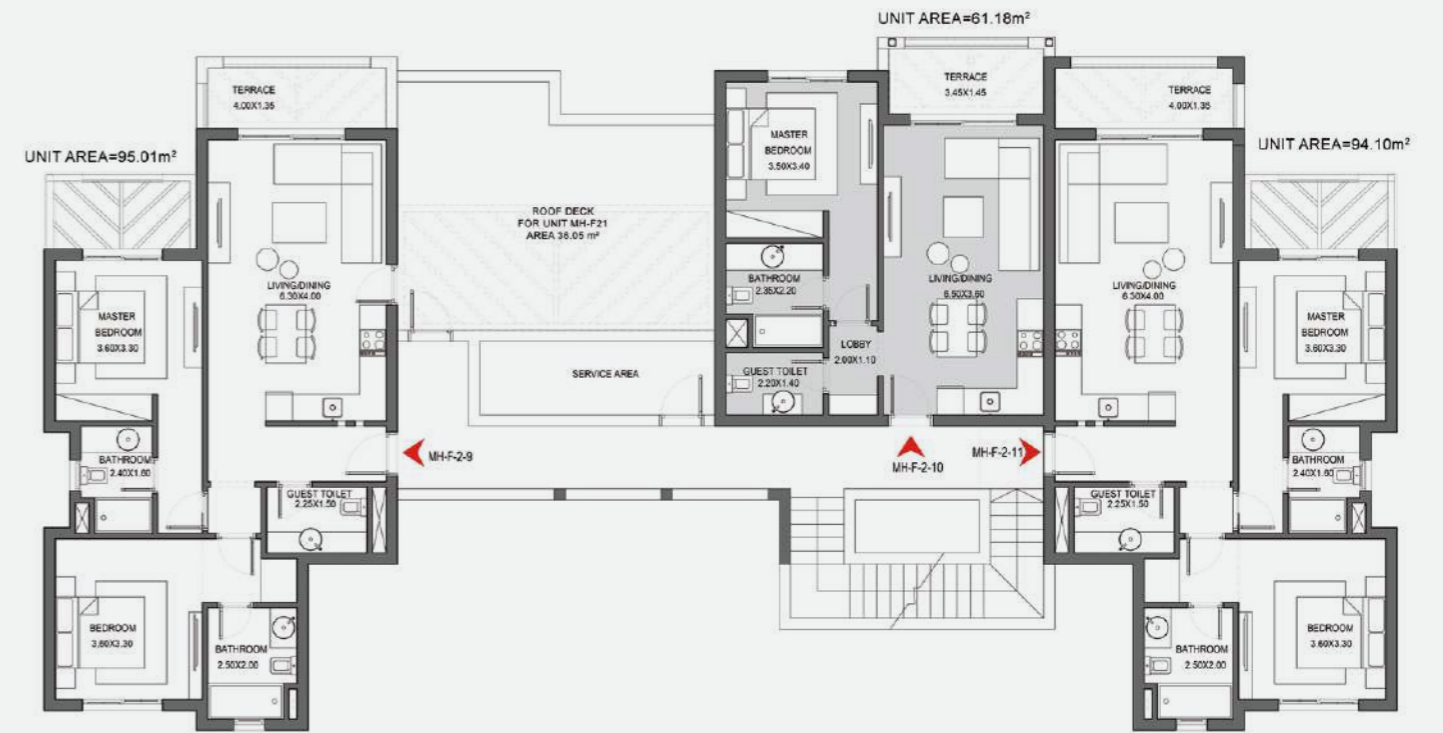


1ST FLOOR

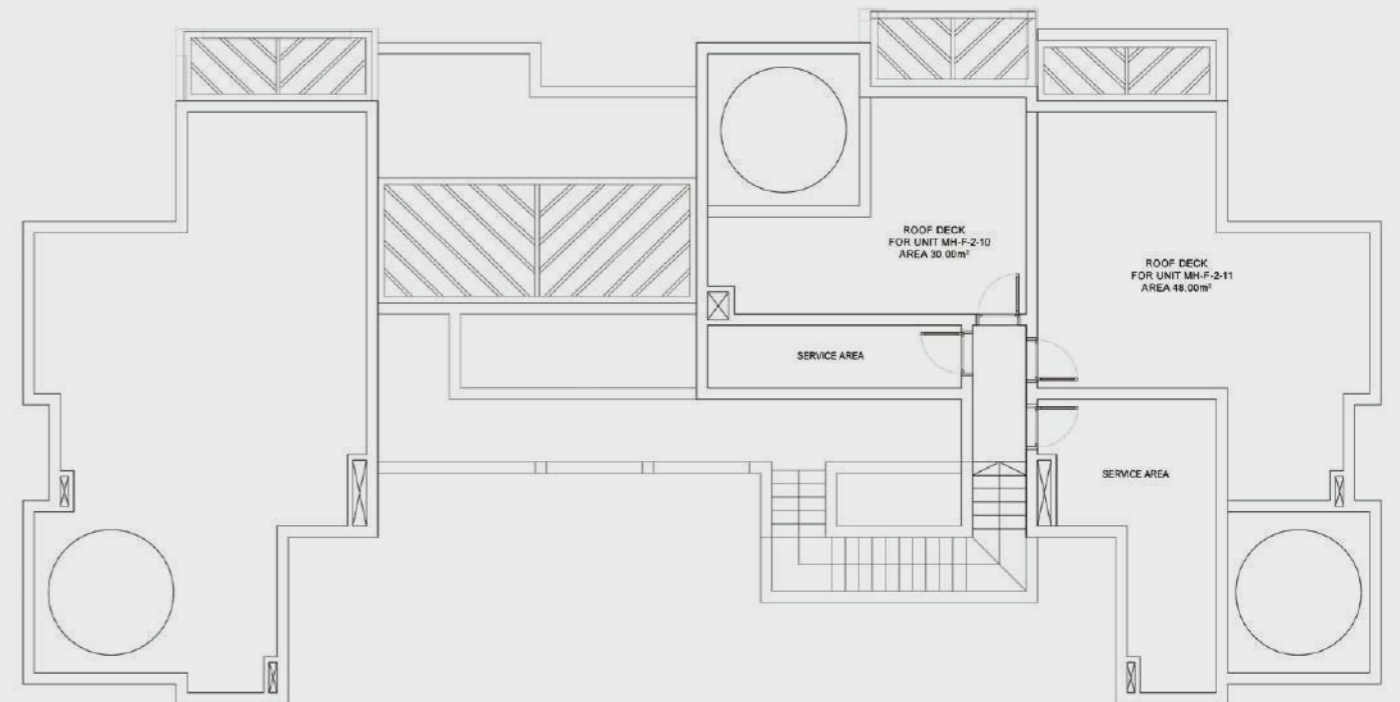


TYPE F FLOOR PLANS

2ND FLOOR



ROOF



APARTMENTS

TYPE "F" FRONT VIEW



MH
C3

APARTMENTS

TYPE "F" BACK VIEW



ABOUT ORASCOM DEVELOPMENT

Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations.

The company's diversified portfolio of destinations is spread over seven jurisdictions; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco.

The Group currently operates ten destinations; five in Egypt (El Gouna, Taba Heights, Byoum, Makadi Heights and Harram City), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Lustica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange.

ODH currently owns a land bank of 100.3 million sqm and 35 hotels with a total number of 8,325 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.1 million sqm distributed over four Destinations; El Gouna on the Red Sea Coast, Taba Heights in the Sinai Peninsula and Makadi Heights in the Red Sea district, and Byoum in Al Fayoum.



EGYPT

- 1 El Gouna, Red Sea
- 2 Taba Heights, Sinai
- 3 Harram City, 6th of October
- 4 Makadi Heights, Red Sea
- 5 Byoum, Al Fayoum

SWITZERLAND

- 6 Andermatt, Swiss Alps

MONTENEGRO

- 7 Luštica Bay, Tivat

OMAN

- 8 Jebel Sifah
- 9 Hawana Beach

U.A.E

- 10 The Cove, Ras Al Khaimah

UNITED KINGDOM

- 11 Eco-Bos, Cornwall

MOROCCO

- 12 Chbika