

masaya

SIDI-ABDELRAHMAN



A BOUTIQUE COMMUNITY FOR YOU

Welcome to
The Healing Destination

Introducing
masaya
SIDI-ABDELRAHMAN



Masaya, a name that brings literal light and joy, is the newest upcoming addition to the shores of Sidi Abdel Rahman. Stretched across 30 acres, this harmonious community offers a selection of exclusive beach homes ranging between signature villas, standalone villas, twin homes, townhouses, and chalets.

The epitome of boutique living with its awe-inspiring views, impeccable sensations and breathtaking scenery; Masaya is a true seaside wonder.



THE LAST TREASURE

of Sidi Abdelrahman

Strategically located 133 KM from Alexandria, Masaya is situated on one of the few remaining lands in the heart of Sidi Abdelrahman's glimmering coastline. Masaya offers more than just an ideal location, everything about its community.



VIEWS

for days

Masaya redefines the beauty in finding life's simplest pleasures. Built on four natural topographic levels, this vivid destination is designed distinctively to embrace the spectacles of nature. Whether it is the 190m sandy beachfront, accessible swimmable lagoons, or transcending greenery; life in Masaya is a new sensation.

*With no doubt, Masaya
is uniquely beautiful.*

An Exquisite Selection



A BOUTIQUE COMMUNITY

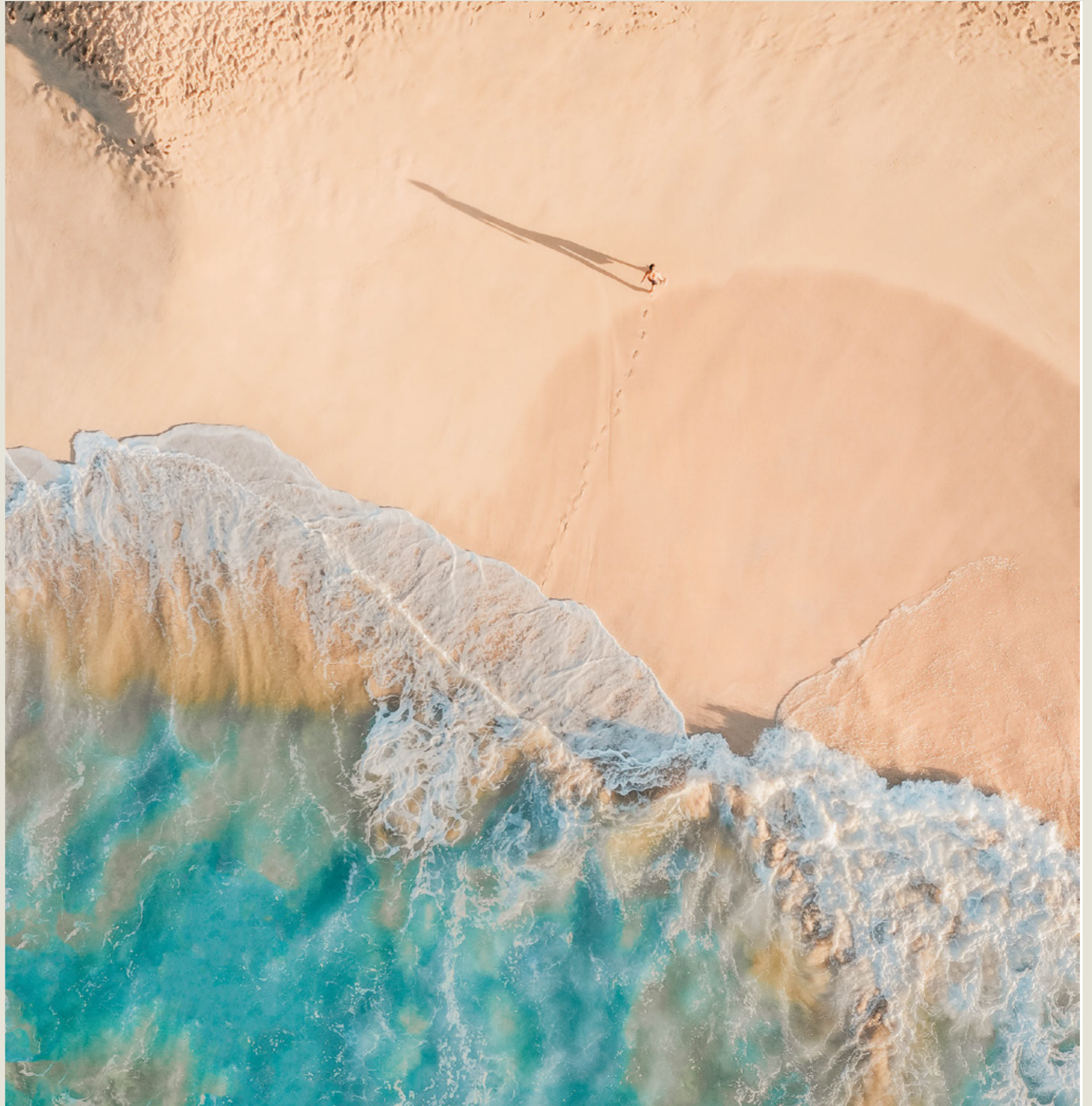
for you

A true embodiment of pleasant and humble living, Masaya brings back the cozy summer community we reminisce. This one-of-a-kind community radiates a blissful seaside atmosphere that is close to heart and filled with all your heart desires. From an exquisite selection of beachfront amenities to satisfy the soul and a wide range of services to ease the mind, Masaya has it all.

A BEACH- FRONT

for your soul

- Beach Clubhouse
- Beachfront Gym
- Beach Restuarant
- Beach Jogging Track
- Kids Area
- F&B Hub





SERVICES

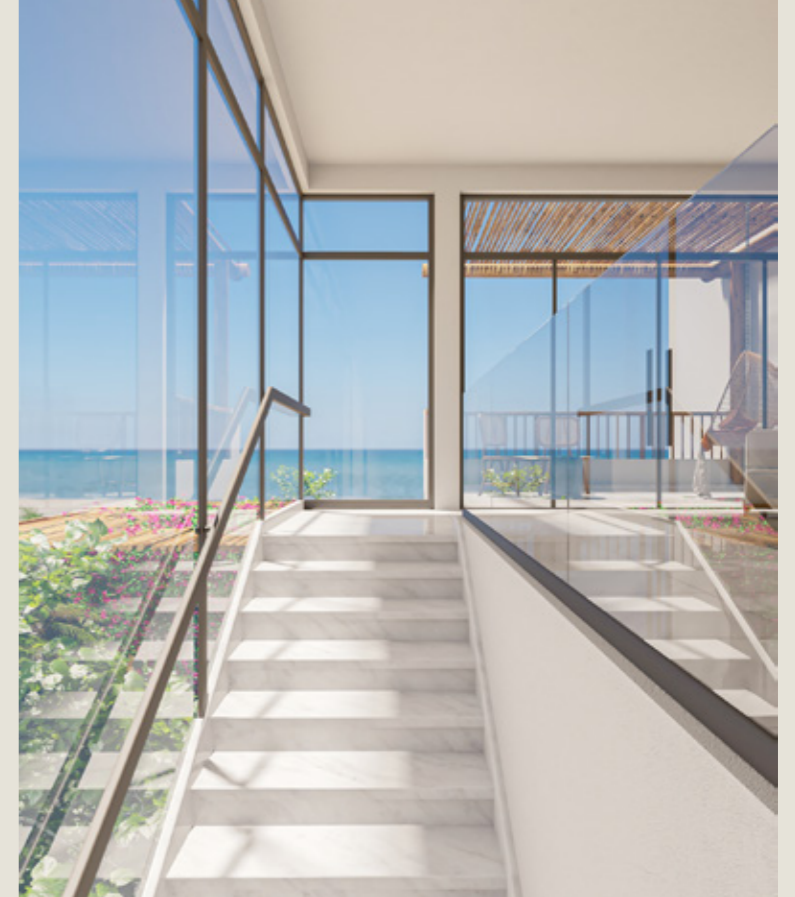
for your mind

- 8,800sqm Swimmable Lagoons
- Hospitality Services
- Club Car Service
- Social Club
- Boutique Hotel
- Multi-Court
- Pharmacy
- Mosque
- Gym
- Pets Hotel





*The sea, once it casts its
spell, holds one in its
net of wonder forever*



The MASTERPLAN



- 1 Beach Clubhouse
- 2 Beach Gym
- 3 Restaurant
- 4 Jogging Lane
- 5 Clubhouse
- 6 Boutique Hotel Cabins
- 7 Pets Hotel/Market/Pharmacy
- 8 Multi Court
- 9 Kids Beach Park
- 10 Mosque

JASPER
Chateaux

SAPPHIRE
Homes

SUNSTONE
Villas

By HEIGHTS



#TheLastHiddenGem

By
DIMENSIONS





SUNSTONE

villas

- Signature Villas
- Standalone Villas
- Twin Villas
- Townhouses





Signature
Villa

Architecture's Finest



Signature Villa

355m² | 6 Master BRs
+Maid & Driver

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Ground Floor Plan



Service Floor Plan

StandAlone
Villa

Architecture's Finest



StandAlone Villa

300m² | 6 BRs
+Maid & Driver

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Ground Floor Plan



First Floor Plan



TwinVilla

Architecture's Finest



Twin Villa

245m² | 4 BRs
+Maid & Driver

Ground Floor Plan



First Floor Plan



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Townhouse

Architecture's Finest



Townhouse

191m² | 3 BRs
+Maid Room

Ground Floor Plan



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Townhouse

191m² | 3 BRs
+Maid Room

First Floor Plan



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SAPPHIRE

homes

- Standalone Villas
- Twin Villa
- Premium Chalets





Twin Villa

Architecture's Finest



Twin Villa

237m² | 3 BRs
+Maid & Driver

Ground Floor Plan



First Floor Plan



Roof Floor Plan



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Premium Chalet

Architecture's Finest



Premium Chalet

Ground	140m ² + 133m ² Garden
First	128m ² + 26m ² Terrace
Second	139m ² + 12.5m ² Roof

Ground Floor Plan



First Floor Plan



Second Floor Plan



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JASPER

chalets

- 2 Bedroom Chalets
- 3 Bedroom Chalets
- Duplexes
- Lofts





Chalet Type M1

Architecture's Finest



Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Chalet

Type M1

G+2+Roof

Ground	From 131m ² - 166m ²
Typical	From 114m ² - 155m ²
Roof	From 86m ² - 93m ²
Roof Deck	From 21m ² - 37m ²

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Chalet Type M2

Architecture's Finest



Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Chalet

Type M2

G+4+Roof with Elevator

Ground	From 124m ² - 166m ²
Typical	From 114m ² - 161m ²
Roof	From 86m ² - 91m ²
Roof Deck	From 24m ² - 42m ²

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Chalet
Type N1

Architecture's Finest



Chalet

Type N1
G+2+Roof

Ground	From 131m ² - 160m ²
Typical	From 111m ² - 154m ²
Roof	From 86m ² - 100m ²
Roof Deck	From 18m ² - 41m ²

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Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Chalet
Type N2

Architecture's Finest



Chalet

Type N2

G+4+Roof with Elevator

Ground	From 131m ² - 160m ²
Typical	From 111m ² - 154m ²
Roof	From 86m ² - 100m ²
Roof Deck	From 18m ² - 41m ²

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Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Chalet
Type O

Architecture's Finest



Chalet

Type O

G+2+Roof

Ground	From 120m ² - 171m ²
Typical	From 113m ² - 171m ²
Roof	From 65m ² - 131m ²
Roof Deck	From 22m ² - 70m ²

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Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Type R

Architecture's Finest



Chalet

Type R

G+4+Roof with Elevator



Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Ground	From 134m ² - 168m ²
Typical	From 112m ² - 168m ²
Roof	From 88m ² - 100m ²
Roof Deck	From 18m ² - 34m ²
Duplex	From 183m ² - 189m ²
Loft	From 112m ² - 113m ²

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Chalet

Type R

G+4+Roof with Elevator



Ground Floor Plan

First & Second Floor Plans

Roof Floor Plan

Ground	From 134m ² - 168m ²
Typical	From 112m ² - 168m ²
Roof	From 88m ² - 100m ²
Roof Deck	From 18m ² - 34m ²
Duplex	From 183m ² - 189m ²
Loft	From 112m ² - 113m ²



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Chalet

Type R

G+4+Roof with Elevator



Lofts & Duplexes

Ground	From 134m ² - 168m ²
Typical	From 112m ² - 168m ²
Roof	From 88m ² - 100m ²
Roof Deck	From 18m ² - 34m ²
Duplex	From 183m ² - 189m ²
Loft	From 112m ² - 113m ²

Third Floor Plan



Fourth Floor Plan



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