



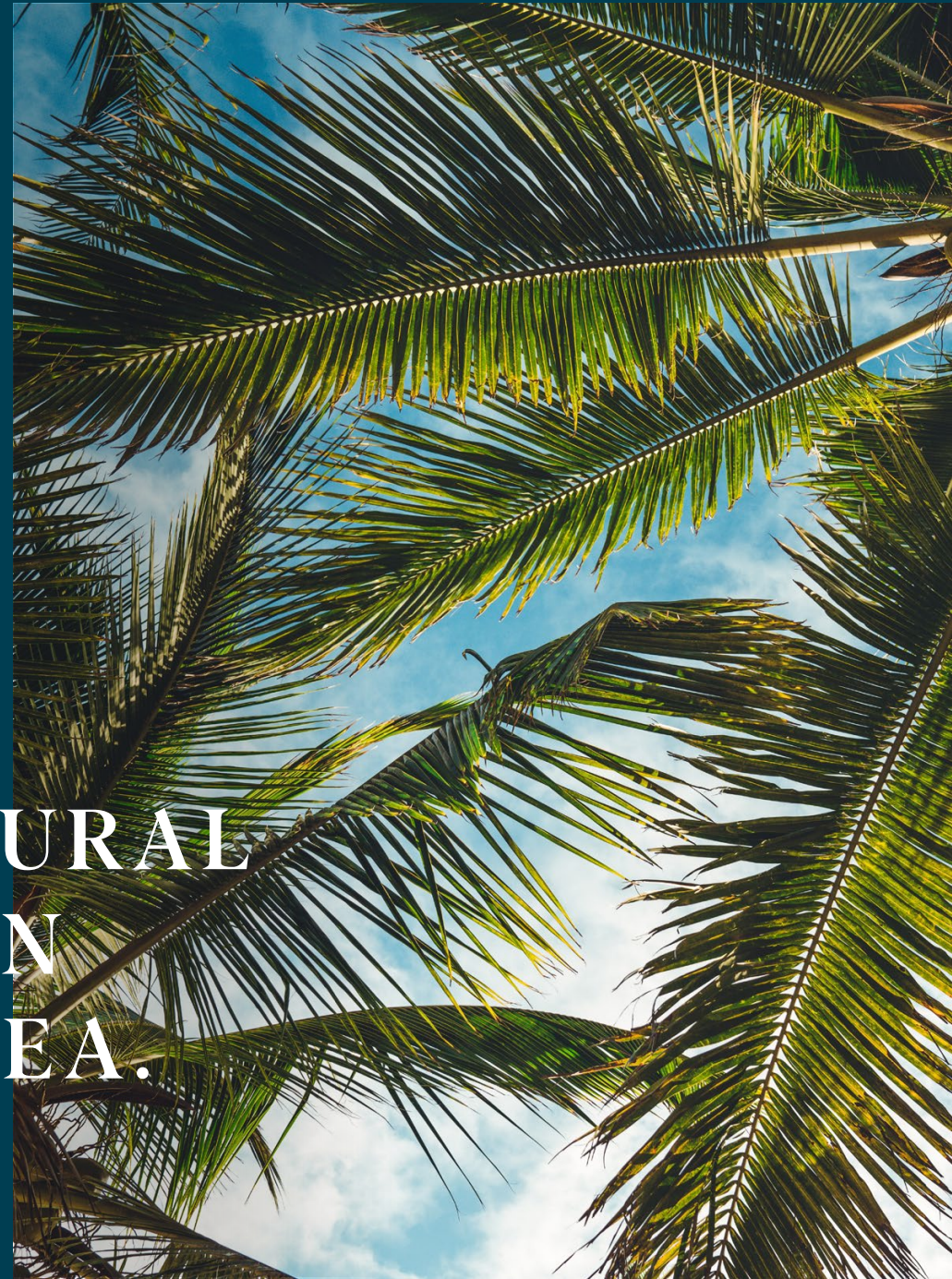
MAKADI
HEIGHTS
RED SEA

Cape

APARTMENTS IMMERSSED IN WATER



**A MULTICULTURAL
SEASIDE TOWN
BY THE RED SEA.**



MAKADI HEIGHTS

WELCOME TO MAKADI HEIGHTS

Overview, Location, Masterplan,
Amenities and Facilities

About Makadi Heights

Makadi Heights is a town built over 3.4 million square meters planned for development, with an elevation reaching 78 meters above sea level guaranteeing magnificent panoramic sea views residential units.

Envisioned as a comprehensive town, marked by an astounding landscape, Makadi Heights provides everything you need to get away and enjoy your retreat, all year round.

Minutes away from major cities, with amenities that ensure you will never need to interrupt your time, Makadi Heights is an all-inclusive town, planned for simple, effortless convenience.

Shopping, leisure and entertainment facilities are all integrated within the development.

There is no need to go elsewhere; just relax and enjoy a new, carefree lifestyle in a spectacular elevated location.

Makadi Heights covers an area of 3.4 million square meters with more than 85% of its total area dedicated to green areas, water features and open spaces.



Escaping City-life

OVERVIEW

At Makadi Heights, enjoy unrivaled ease. Prime location by sky, sea or land, we are accessible from everywhere.

Located at the heart of Makadi Bay on the beautiful Red Sea coast, Makadi Heights is only 15 minutes away from Hurghada airport, while the towns of Hurghada and El Gouna are just 20 and 45 minutes away.

Getting here from overseas could not be easier. The project also occupies a prime position in Sinai's blue skies, 78 meters above sea level at the highest point of Makadi Bay, guaranteeing unbeatable panoramic views of the Red Sea wherever you are.

Ensure proximity to the action, Makadi is located near all major developments on the coast, while also providing everything you could need within its walls.

Leaving your space in Makadi Heights is always an option, and never a necessity.

RED SEA

EL GOUNA

DOWNTOWN HURGHADA

HURGHADA INTERNATIONAL AIRPORT

SAHL HASHISH

MAKADI BAY

MAKADI HEIGHTS RED SEA

EGYPT

SOMA BAY

180°
Panoramic Sea Views

78
Meters above Sea Level

20
Minutes away from Hurghada

UNIT TYPES
Apartments, Town Houses, Twin Villas, Stand Alone Villas
58 sqm to 155 sqm

Town living by the Red Sea, all year round.



+42

+40

+34

+70

+70

+60

+56

+42

+40

+40

+40

+40

+52

+40

+46

+66

+58

+52

+52

+52

+52

+66

+72

+66

+66

+60

+60

Life in One Place

ALWAYS SERVING YOU

Makadi Heights has everything a family could need for the ultimate vacation, including a beach club, mall, clubhouse, an entertainment hub and a supermarket.

At Makadi Heights, we provide a holistic service experience, so you only need to leave the comfort of your space, on your own terms.

Entertainment is a key focus at Makadi Heights, with central clubhouses and entertainment hubs to suit your needs, accessible from every corner of the development.

Our retail center features a variety of shopping and dining facilities. Within our walls, you will also find a clinic, pharmacy and a supermarket, ensuring that leaving your space is never a necessity.

Accessibility is aided by cycling tracks and walking trails. Makadi Heights homeowners will have access to their services and amenities at their own ease, and can pop in at a moment's notice, between enjoying their activities and free-spirited lifestyles.





All-Year-Round Home Vacation

ALWAYS IN SEASON

Enjoy the all-year-round mesmerizing weather with your family and friends and live the Red Sea lifestyle.



Experience more joy, with recreations of happy memories with your family. Discover a new way of life with Makadi Heights, a city that offers the epitome of relation.

Warm homes that provide the highest standard of comfort, terraces that mark all the boxes when it comes to lifestyle, trends, and not to mention space for your fluffy pets. A new way of life begins here, with everything in place.

Makadi Heights Mall

The mall is your go-to facility for all your entertainment and service needs. Built so you can find everything in one place, and in a central location, we cater to all of our residents, as unique as they are in age and walks of life.

The mall offers a variety of shopping and dining facilities, a clinic, pharmacy and supermarket, providing a combination of practical amenities and luxury services.

Experience family gatherings in a one of a kind community space that is only a short walk away from your home.

Believing that relaxation is the highest form of satisfaction means meeting needs at every level, and Makadi Heights Mall is designed to do just that, meeting practical needs so that our residents can enjoy an elevated and peaceful frame of mind.





Retail. Lifestyle. Entertainment

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



Communal spaces bring us together. Relax with your family at our specially designated community areas, with a high-capacity clubhouse to bring your family and friends together in one place. Laugh, live and play at our lagoon-like swimming pool, kids' play area and sports courts.

All your active needs met in one place means that planning your day has become as simple as leaving your front door.

Enjoy a quick drink at our built-in pool bar, or grab a hearty and delicious meal at our clubhouse restaurant after soaking in the sun. Our clubhouse also features a gym, allowing you to nourish your body while our residential facilities nourish your mind and soul.

Getting Around

At Makadi Heights, travel could not be easier.
Greater community means greater connectivity.

In choosing our excellent location, we have made accessibility
one of our top priorities at Makadi Heights.

A bus station is located right outside of the development,
providing daily buses to and from Cairo. You can travel with
ease between your house and your home at Makadi Heights.

With Hurghada only 20 mins away, local shuttle bus routes
take you to destinations in Hurghada and to Senzo Mall,
ensuring your stay is always connected.



Your Lifelong Destination

Makadi Heights offers a variety of residential homes, all with magnificent view of the open sea, central landscape, water features or 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.

Our units are a beautiful combination of modern and tuscan-style architecture, satisfying both the aesthetic and functional needs of the contemporary family.

Envisioned as a sunny haven of relaxation, each of our residences, whether villa or apartment, is sun-drenched and spacious. Enjoy a view of the open sea from every one of our units.



A FULLY INTEGRATED
COMMUNITY.



ZONE DETAILS

MAKADI HEIGHTS | CAPE ZONE

Zone Concept & Plan, Unit Types
and Interior Finishing

Cape Zone Concept

APARTMENTS IMMERSSED IN WATER

The perfect neutral color exterior finish calls to mind the traditional family houses typical of the area.

Cape apartments development plan is envisioned with a ground floor plus two stories.

The units are through apartments, typed from A to F, with, on each side, a garden on the ground floor or a balcony and a roof on the upper floors. Cape apartments are located on the edge of this neighborhood, aiming for intimate, cozy-looking homes, promoting family life around the interior setting and towards the architecture itself.

The scattered sun decks immersed in the large continuous pools bring a lighter modern feel and creates the perfect setting for relaxing days.

Combining a balanced modern and natural look and feel, each space has been designed to let air and light pass through, creating a natural flow throughout the apartment.

Cape

ZONE PLAN



CP/55

CP/56

CP/57

CP/58

CP/59

CP/60

CP/61

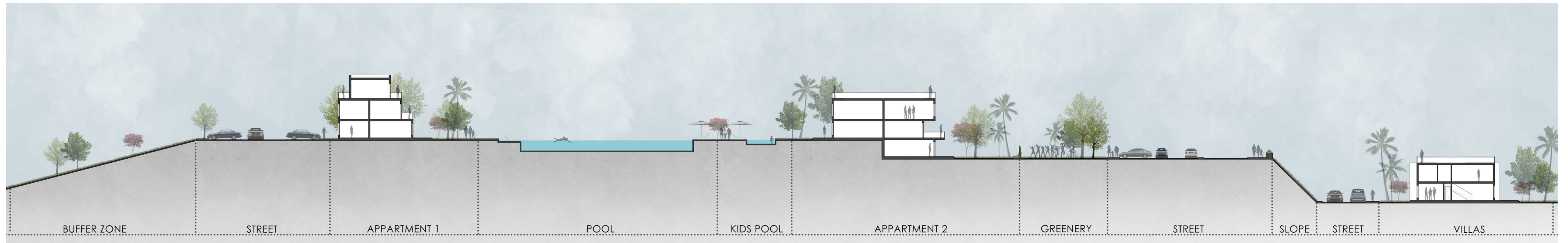
CP/62

CP/63

CP/64

Cape Zone Masterplan Section

Cape apartments development plan is envisioned with a ground floor plus two stories, a garden on the ground floor or a balcony and a roof on the upper floors.











DESIGNED
WITH A MIX
OF EARTHY
MATT AND
WARM HUES.

BUILDING TYPE A

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/55 – CP/62)

Building A Ground Floor



TYPE (A) - UNIT 01

Two Bedrooms Apartment
Built Up Area: 102 m²

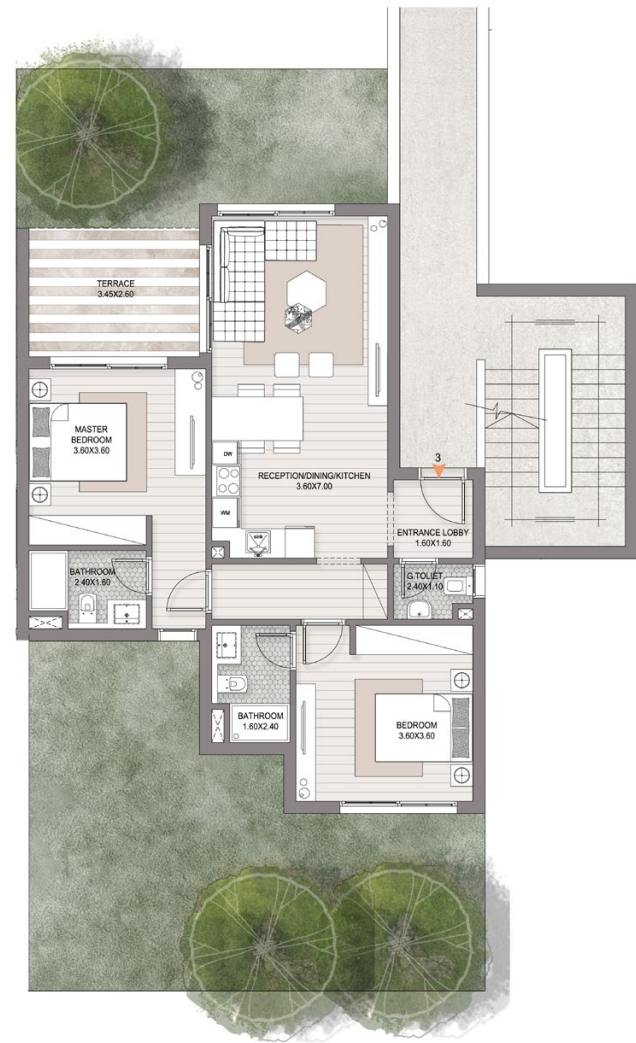
Building A Ground Floor



TYPE (A) - UNIT 02

Two Bedrooms Apartment
Built Up Area: 102 m²

Building A Ground Floor



TYPE (A) - UNIT 03

Two Bedrooms Apartment
Built Up Area: 100 m²

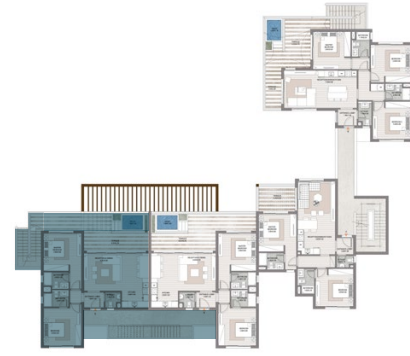
Building A Ground Floor



TYPE (A) - UNIT 04

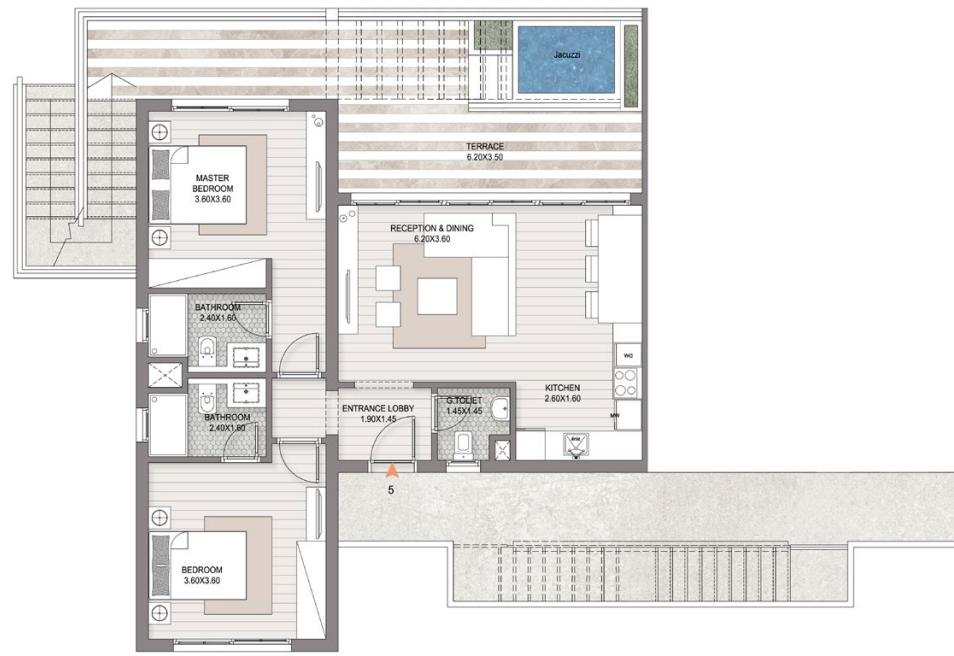
Three Bedrooms Apartment
Built Up Area: 117 m²

Building A First Floor

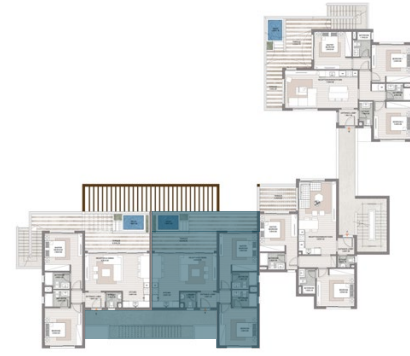


TYPE (A) - UNIT 05

Two Bedrooms Apartment
Built Up Area: 102 m²
Uncovered Terrace: 19 m²

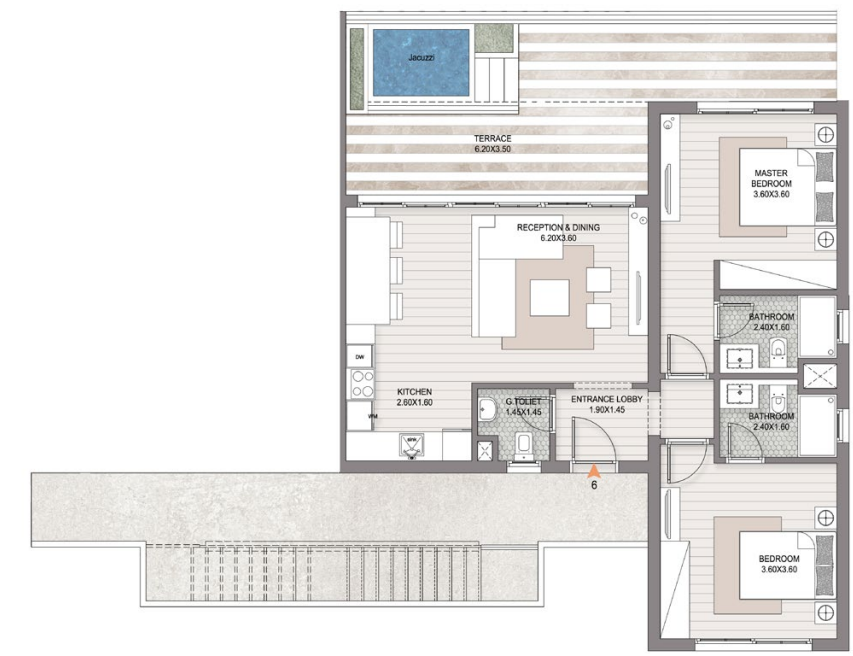


Building A First Floor

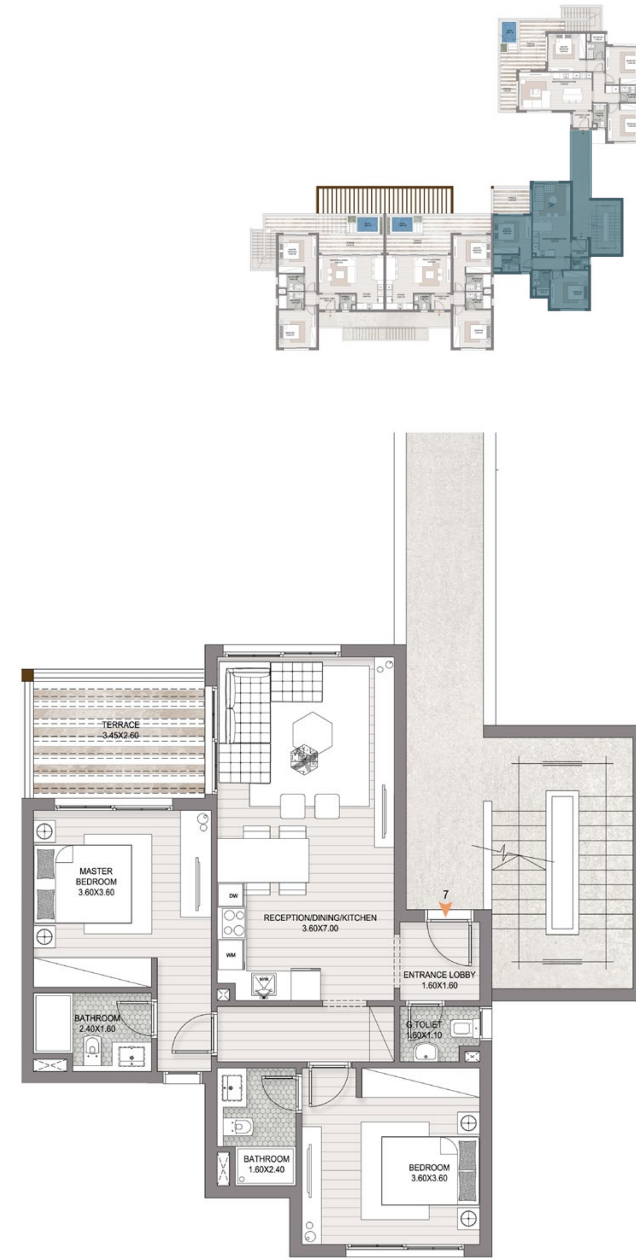


TYPE (A) - UNIT 06

Two Bedrooms Apartment
Built Up Area: 102 m²
Uncovered Terrace: 19 m²



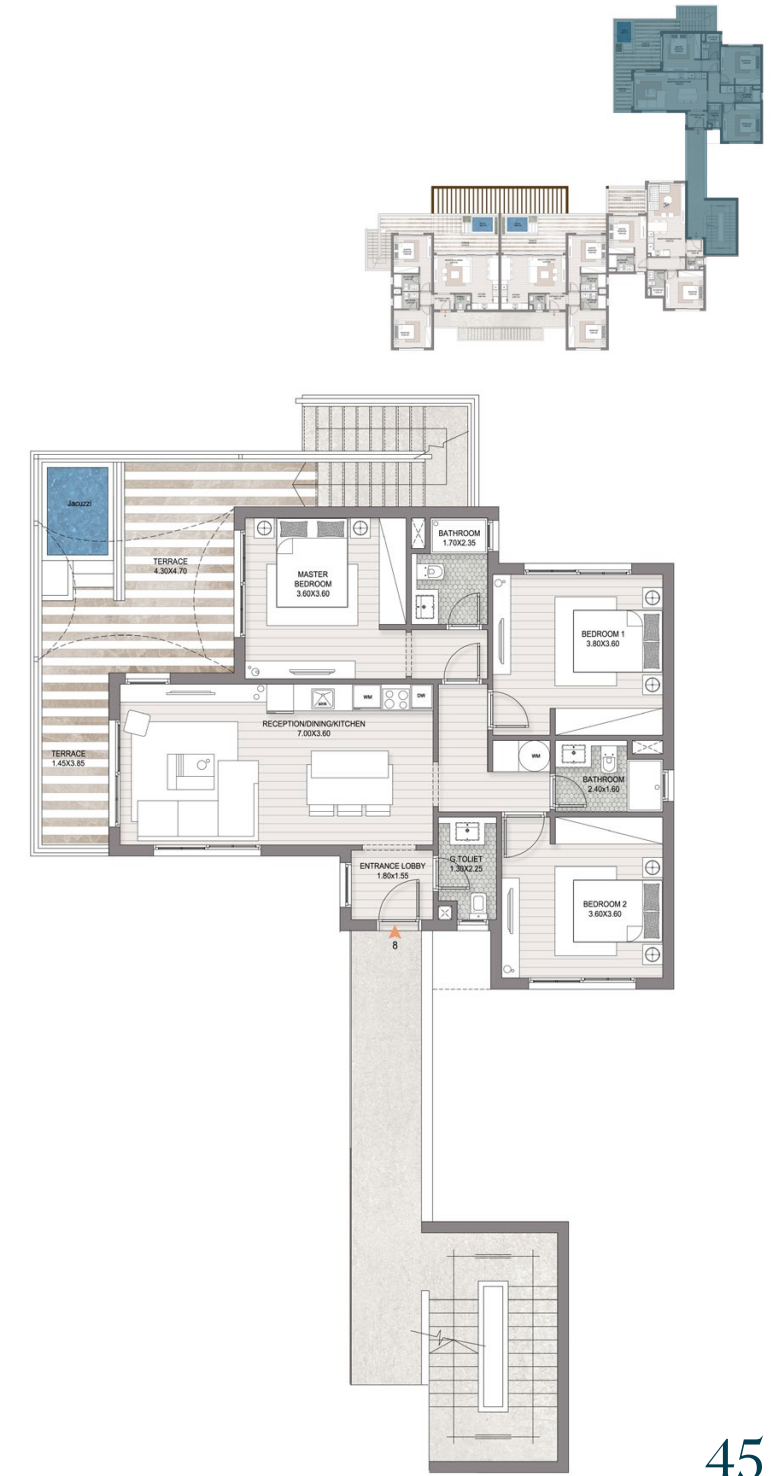
Building A First Floor



TYPE (A) - UNIT 07

Two Bedrooms Apartment
Built Up Area: 90 m²
Uncovered Terrace: 10 m²

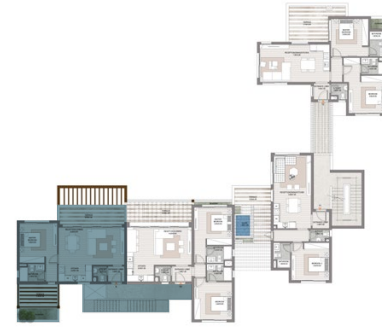
Building A First Floor



TYPE (A) - UNIT 08

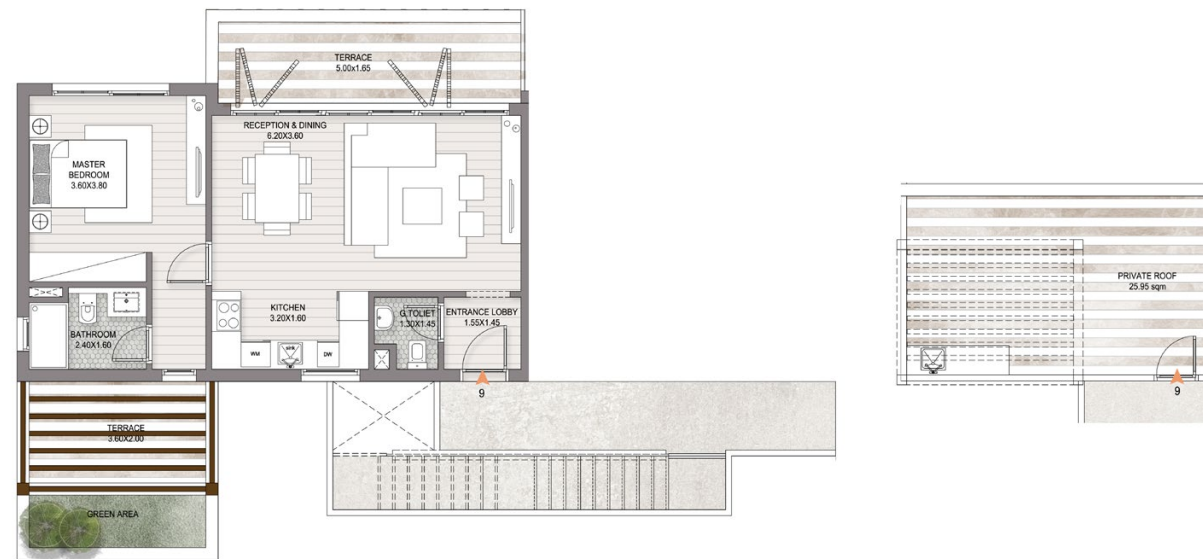
Three Bedrooms Apartment
Built Up Area: 108 m²
Uncovered Terrace: 30 m²

Building A Second Floor

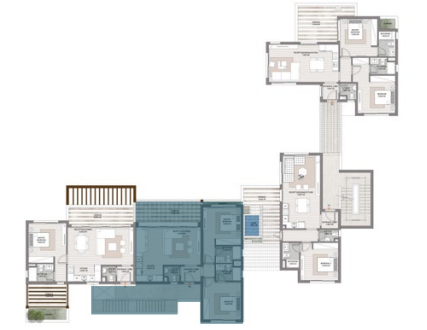


TYPE (A) - UNIT 09

One Bedroom Apartment
 Built Up Area: 66 m²
 Uncovered Terrace: 27 m²
 Roof Area: 26 m²

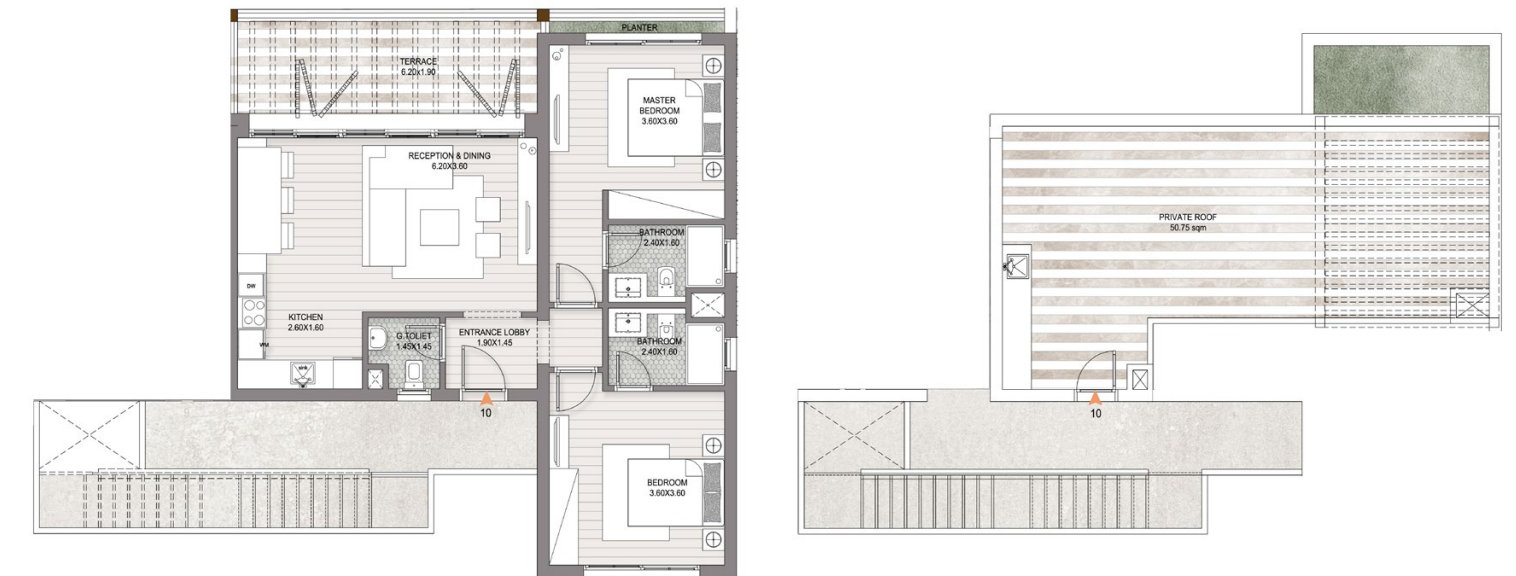


Building A Second Floor

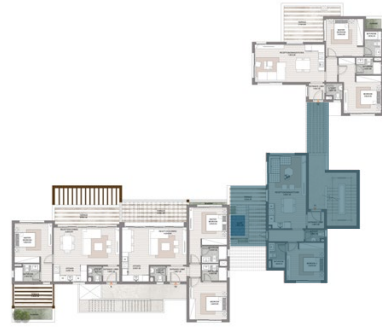


TYPE (A) - UNIT 10

Two Bedrooms Apartment
 Built Up Area: 91 m²
 Uncovered Terrace: 16 m²
 Roof Area: 51 m²



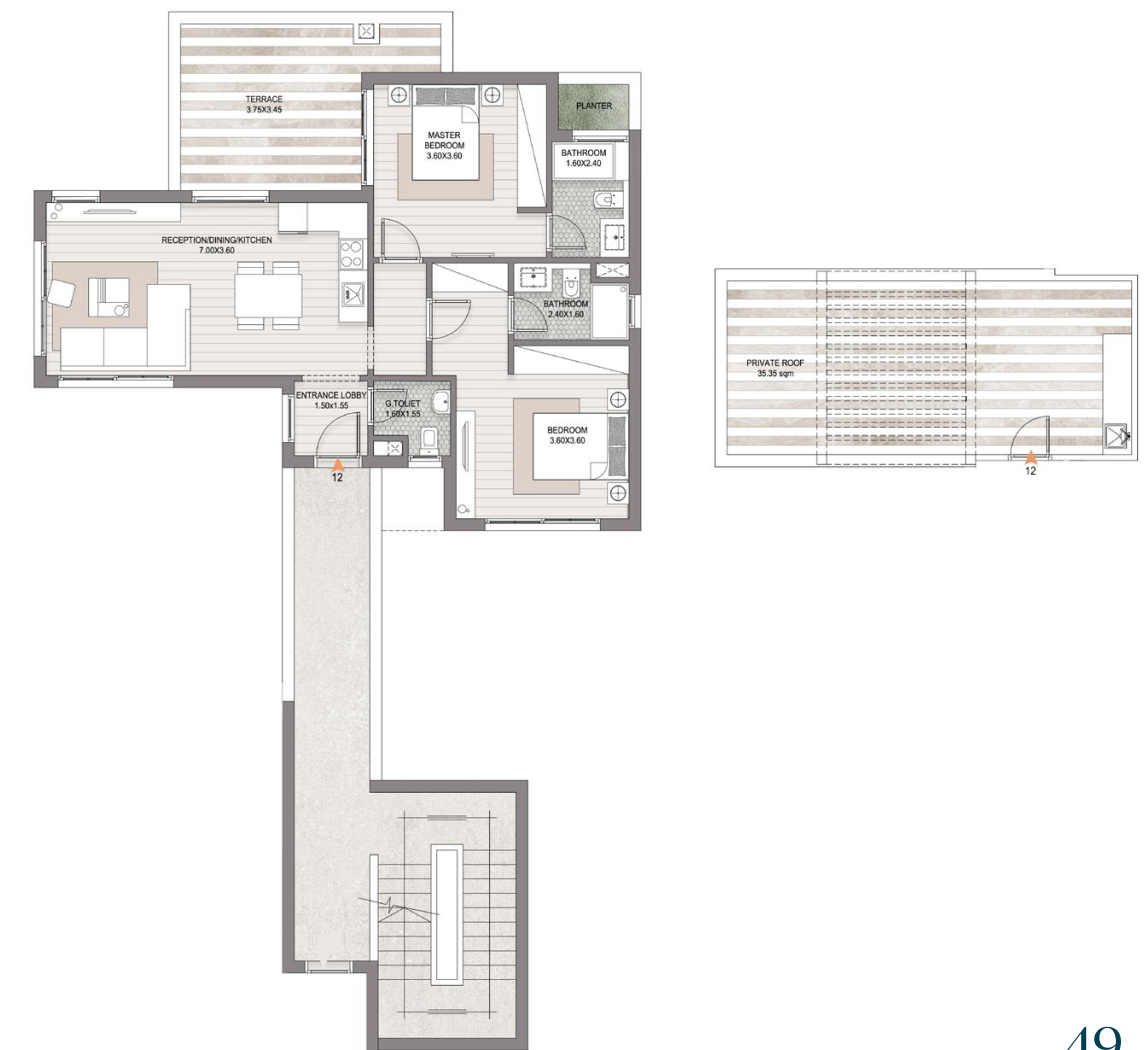
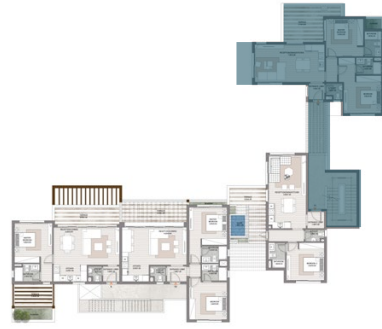
Building A Second Floor



TYPE (A) - UNIT 11

One Bedroom Apartment
 Built Up Area: 66 m²
 Uncovered Terrace: 21 m²
 Roof area: 34 m²

Building A Second Floor



TYPE (A) - UNIT 12

Two Bedroom Apartment
 Built Up Area: 89 m²
 Uncovered Terrace: 20 m²
 Roof Area: 35 m²



WITH LIVING
SPACES TO
SUIT MODERN
LIFE.

BUILDING TYPE B

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/56 – CP/59)

Building B Ground Floor



TYPE (B) - UNIT 01

Two Bedroom Apartment
Built Up Area: 102 m²

Building B Ground Floor



TYPE (B) - UNIT 02

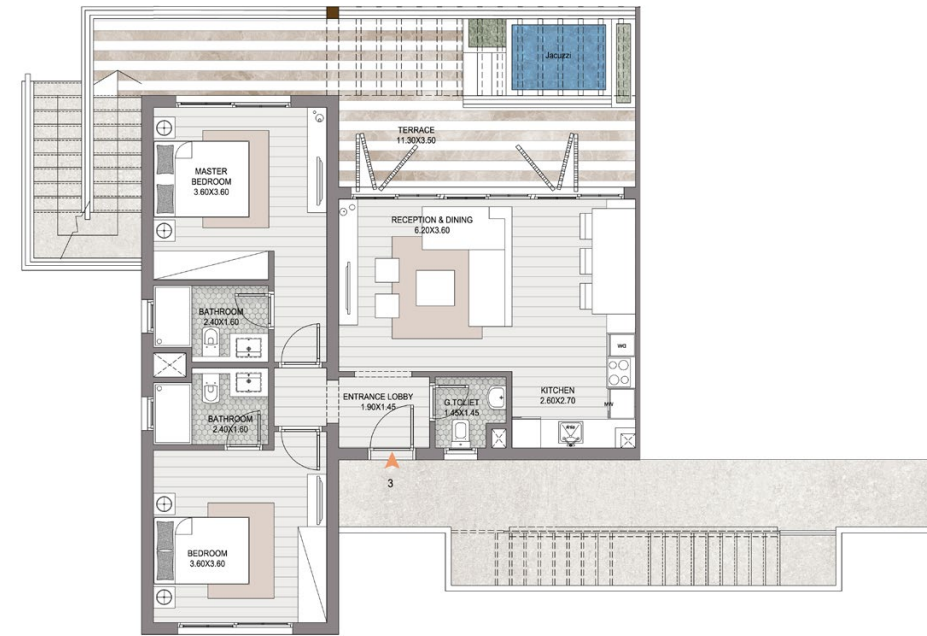
Two Bedroom Apartment
Built Up Area: 102 m²

Building B First Floor



TYPE (B) - UNIT 03

Two Bedroom Apartment
Built Up Area: 102 m²
Uncovered Terrace: 20 m²



Building B First Floor

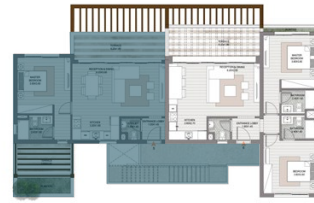


TYPE (B) - UNIT 04

Two Bedroom Apartment
Built Up Area: 105 m²
Uncovered Terrace: 16 m²

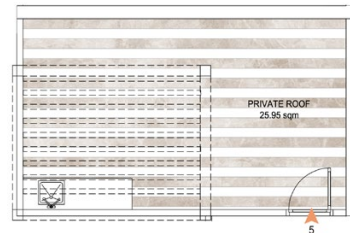


Building B Second Floor



TYPE (B) - UNIT 05

One Bedroom Apartment
 Built Up Area: 66 m²
 Uncovered Terrace: 27 m²
 Roof Area: 26 m²

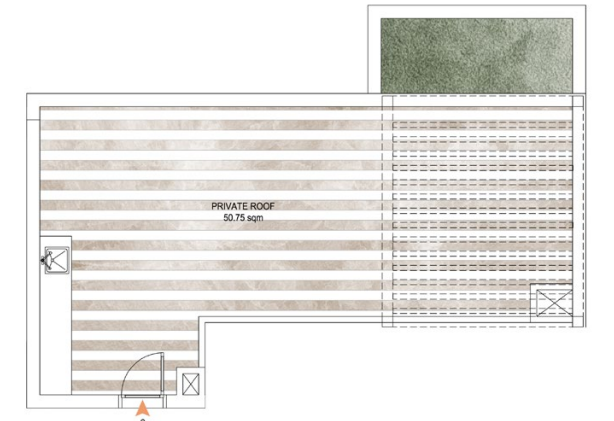
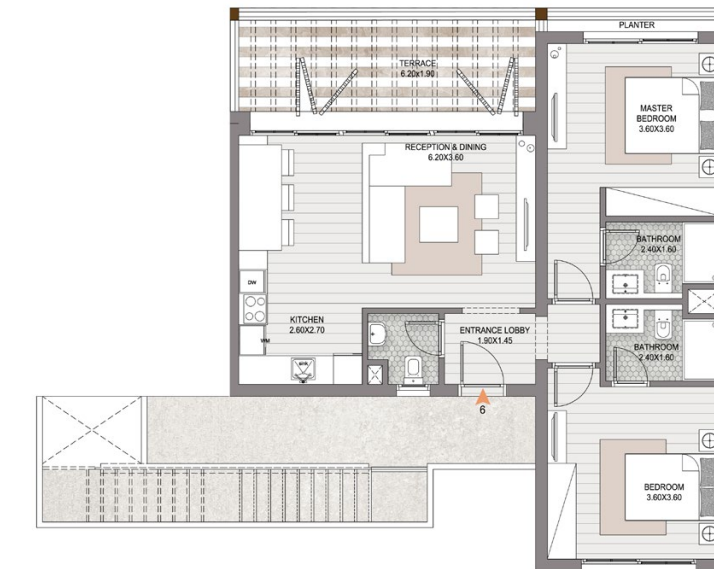


Building B Second Floor



TYPE (B) - UNIT 06

Two Bedroom Apartment
 Built Up Area: 91 m²
 Uncovered Terrace: 16 m²
 Roof Area: 51 m²



NATURE-INTEGRATED
APARTMENTS.



BUILDING TYPE C

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/57 – CP/60)

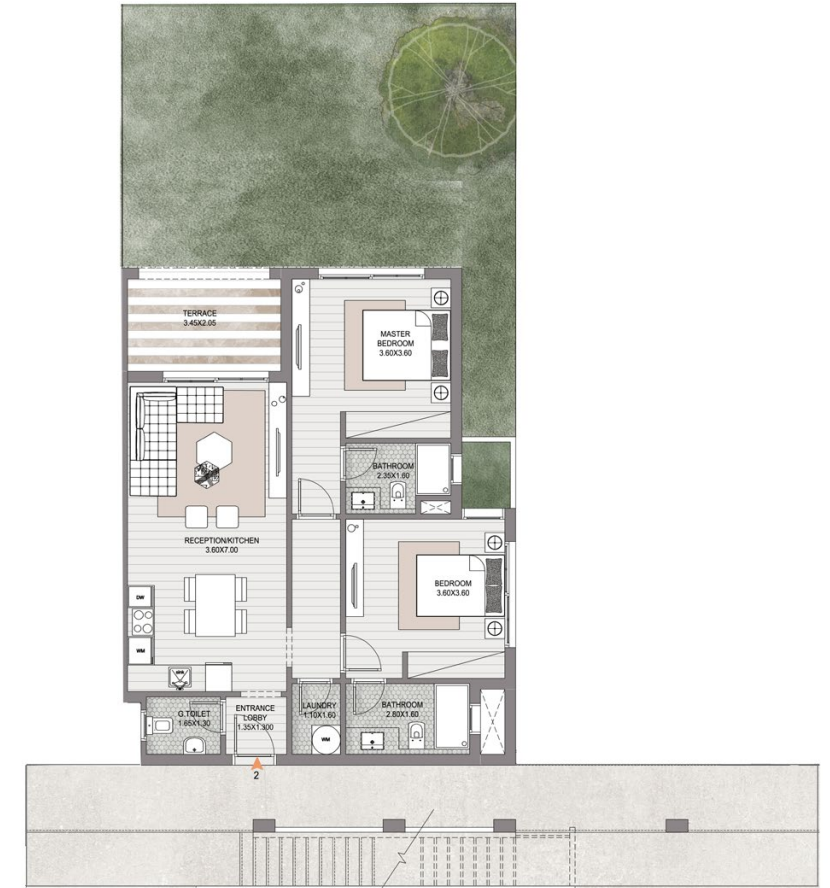
Building C Ground Floor



TYPE (C) - UNIT 01

Three Bedroom Apartment
Built Up Area: 119 m²

Building C Ground Floor



TYPE (C) - UNIT 02

Two Bedroom Apartment
Built Up Area: 99 m²

Building C Ground Floor

TYPE (C) - UNIT 03

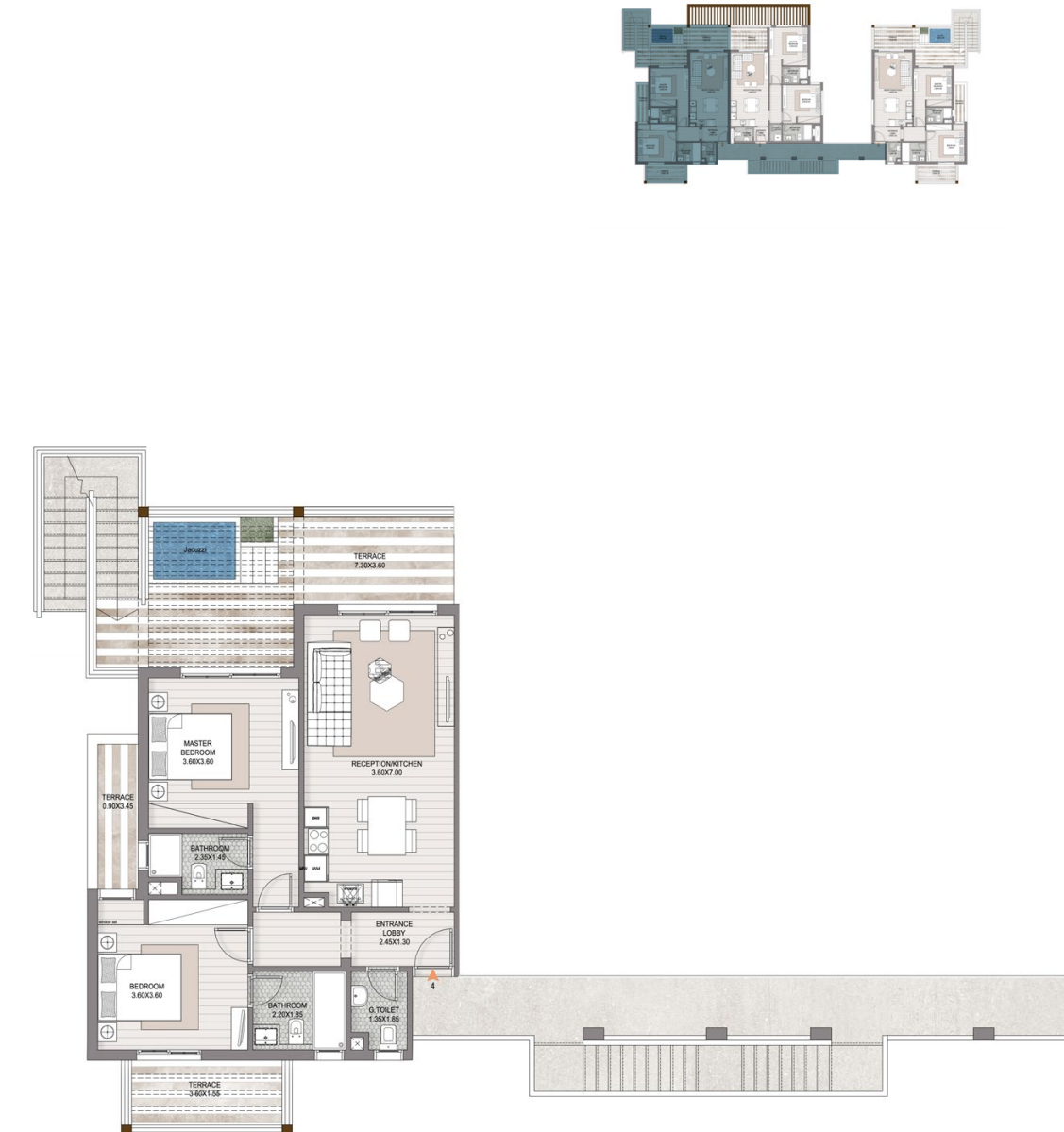
Three Bedroom Apartment
Built Up Area: 121 m²



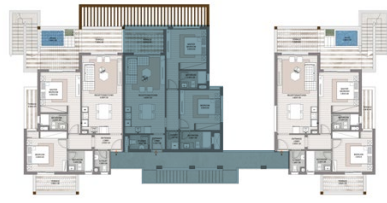
Building C First Floor

TYPE (C) - UNIT 04

Two Bedroom Apartment
Built Up Area: 96 m²
Uncovered Terrace: 28 m²



Building C First Floor



TYPE (C) - UNIT 05

Two Bedroom Apartment
Built Up Area: 90 m²
Uncovered Terrace: 9 m²

Building C First Floor



TYPE (C) - UNIT 06

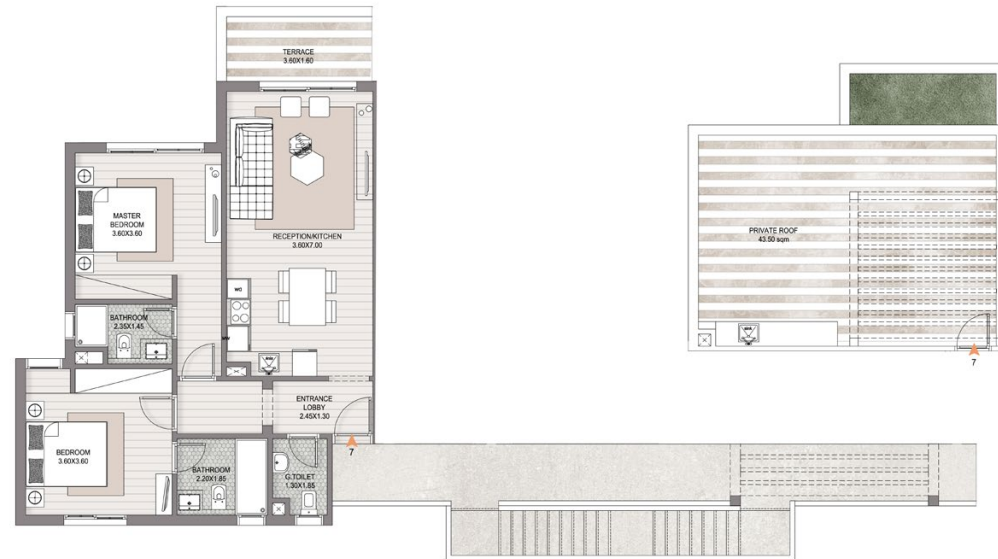
Two Bedroom Apartment
Built Up Area: 98 m²
Uncovered Terrace: 28 m²

Building C Second Floor



TYPE (C) - UNIT 07

Two Bedroom Apartment
Built Up Area: 88 m²
Uncovered Terrace: 7 m²
Roof Area: 44 m²



Building C Second Floor



TYPE (C) - UNIT 08

One Bedroom Apartment
Built Up Area: 60 m²
Uncovered Terrace: 25 m²



Building C Second Floor



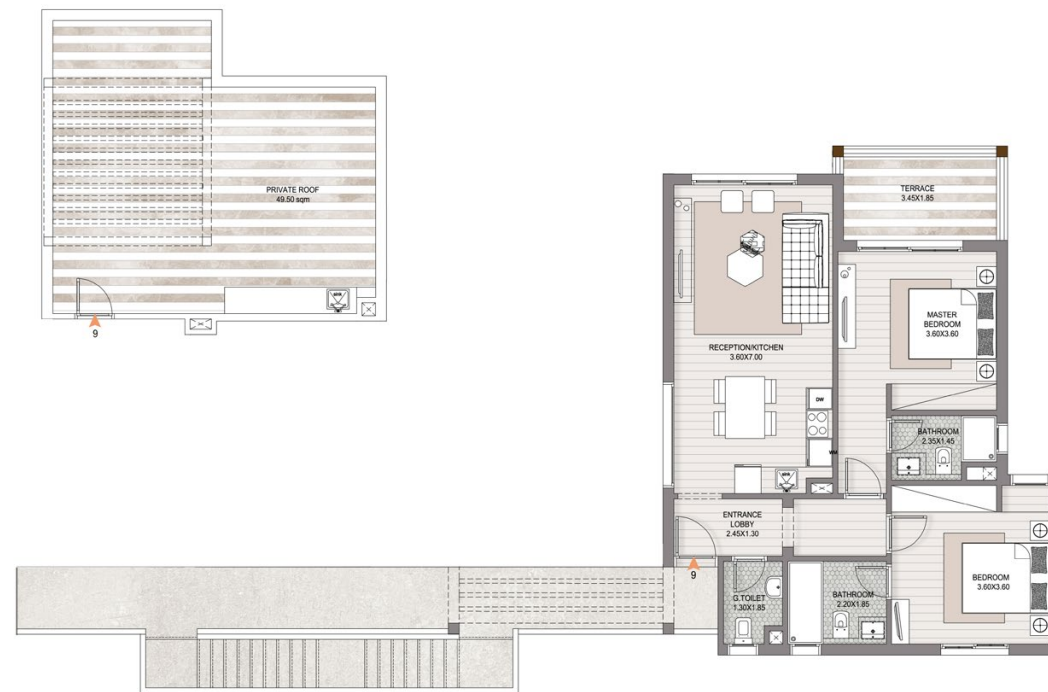
TYPE (C) - UNIT 09

Two Bedroom Apartment

Built Up Area: 89 m²

Uncovered Terrace: 8 m²

Roof Area: 50 m²



BUILDING TYPE D

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/58)

Building D Ground Floor



TYPE (D) - UNIT 01

Three Bedroom Apartment
Built Up Area: 120 m²

Building D Ground Floor



TYPE (D) - UNIT 02

Two Bedroom Apartment
Built Up Area: 100 m²

Building D Ground Floor

TYPE (D) - UNIT 03

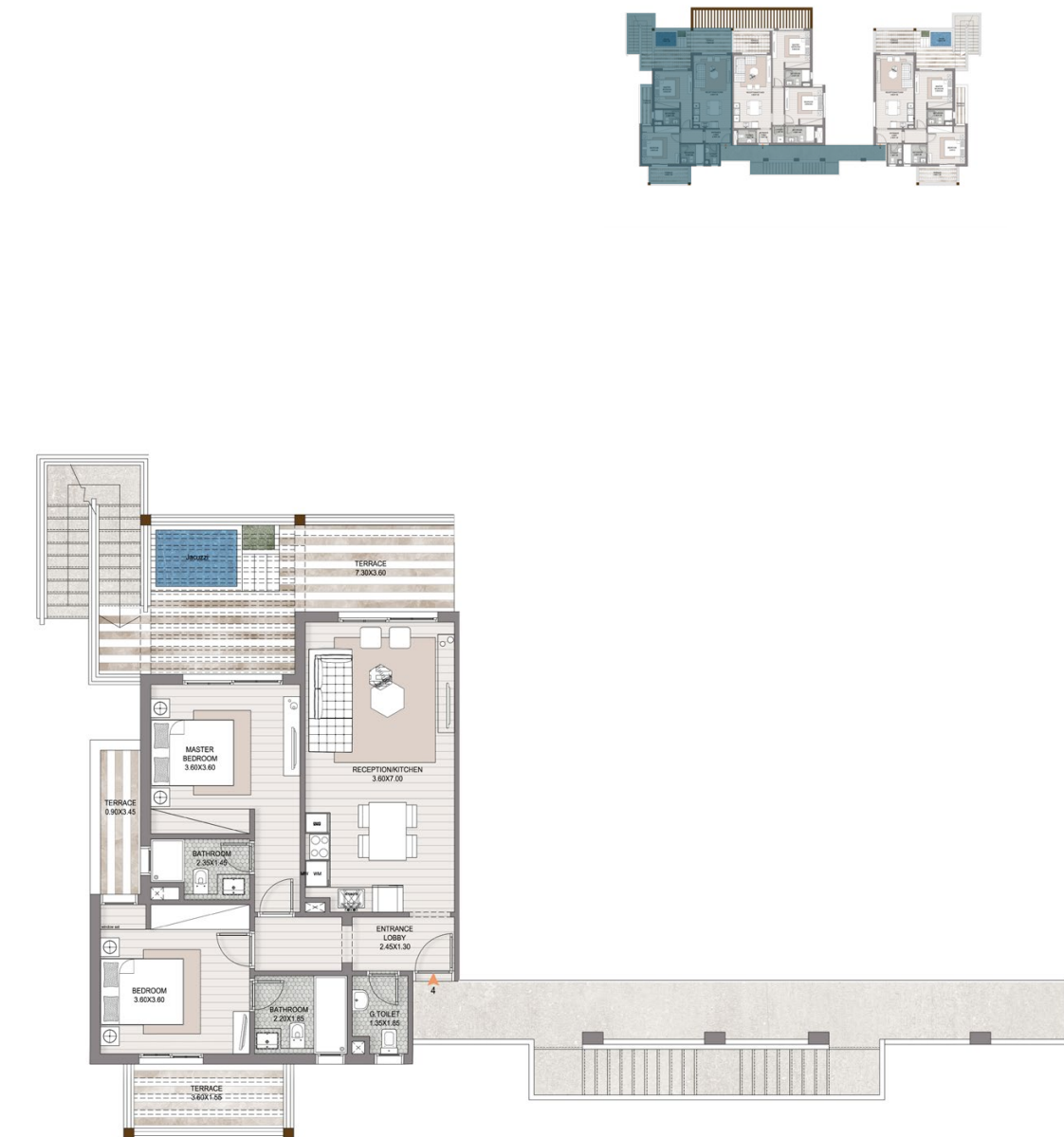
Three Bedroom Apartment
Built Up Area: 121 m²



Building D First Floor

TYPE (D) - UNIT 04

Two Bedroom Apartment
Built Up Area: 88 m²
Uncovered Terrace: 35 m²



Building D First Floor



TYPE (D) - UNIT 05

Two Bedroom Apartment
Built Up Area: 91 m²
Uncovered Terrace: 9 m²



Building D First Floor



TYPE (D) - UNIT 06

Two Bedroom Apartment
Built Up Area: 90 m²
Uncovered Terrace: 36 m²



Building D Second Floor



TYPE (D) - UNIT 07

Three Bedroom Apartment
 Built Up Area: 121 m²
 Uncovered Terrace: 42 m²
 Roof Area: 31 m²

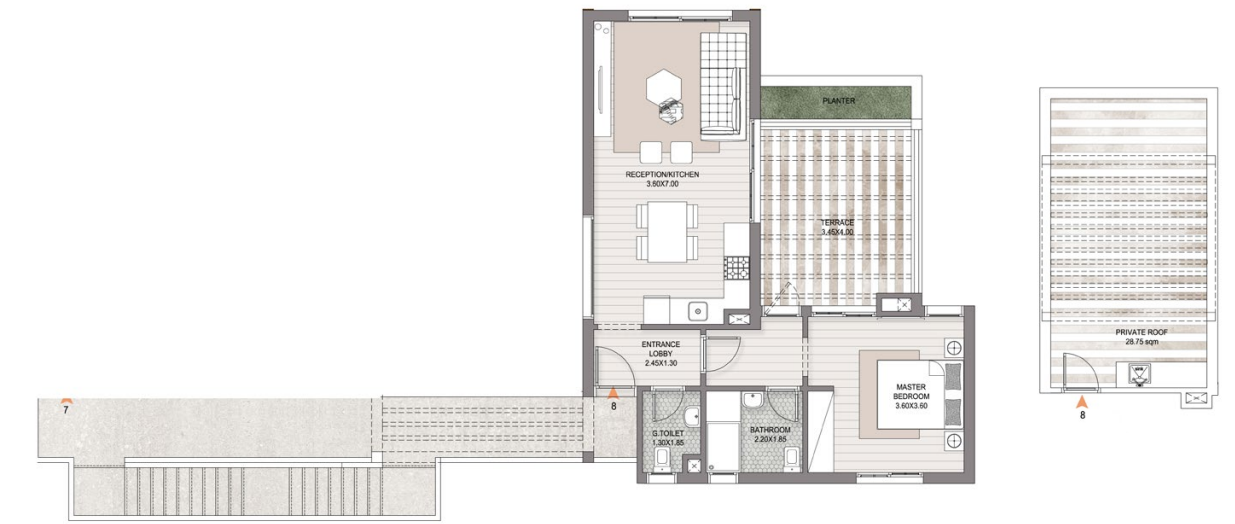


Building D Second Floor



TYPE (D) - UNIT 08

One Bedroom Apartment
 Built Up Area: 67 m²
 Uncovered Terrace: 16 m²
 Roof Area: 29 m²





**CONNECTING
URBAN
DWELLERS
WITH A SENSE
OF NATURE.**

BUILDING TYPE E

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/61)

Building E Ground Floor



TYPE (E) - UNIT 01

Three Bedroom Apartment
Built Up Area: 119 m²

Building E Ground Floor



TYPE (E) - UNIT 02

Two Bedroom Apartment
Built Up Area: 100 m²

Building E Ground Floor

TYPE (E) - UNIT 03

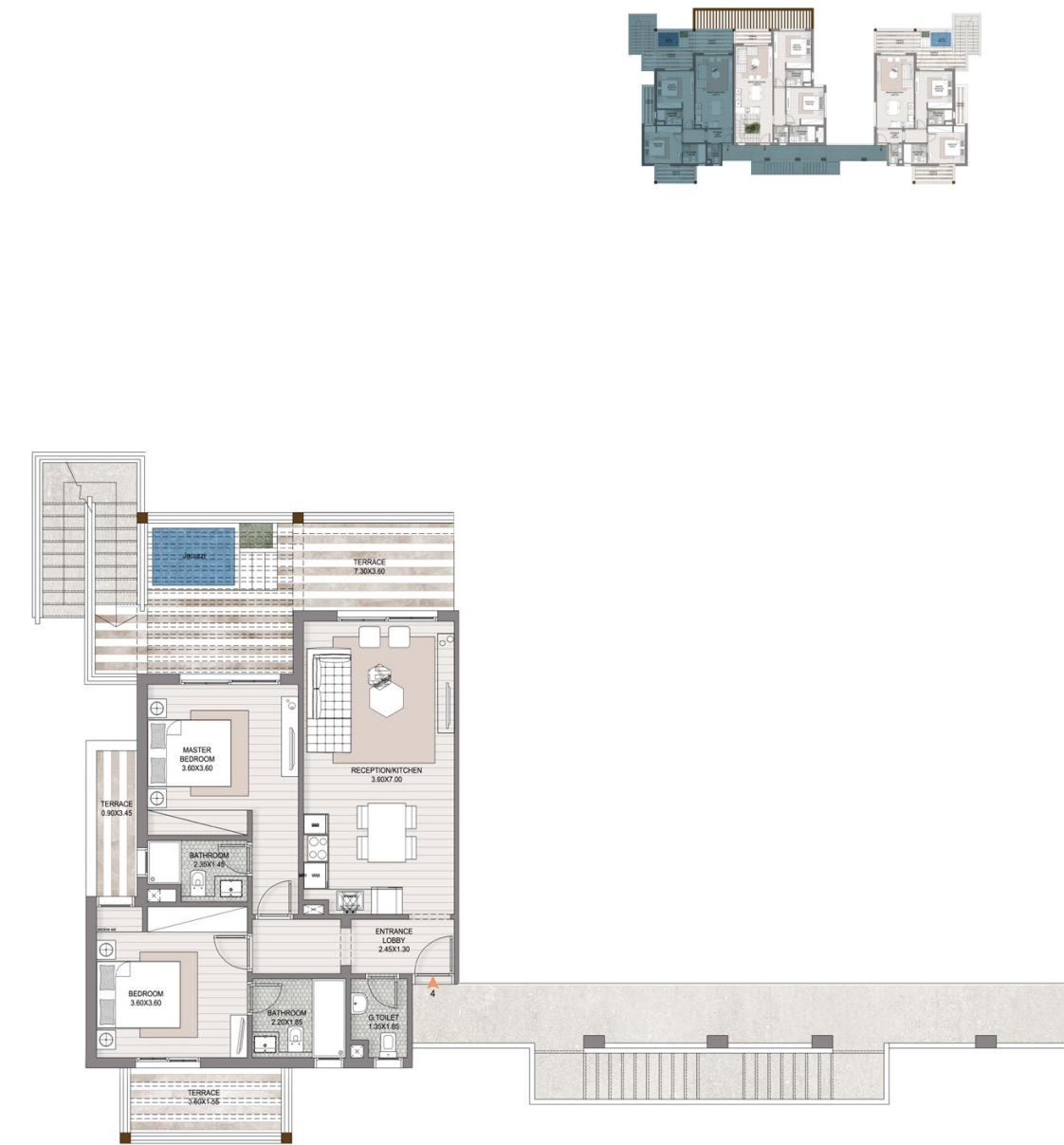
Three Bedroom Apartment
Built Up Area: 122 m²



Building E First Floor

TYPE (E) - UNIT 04

Two Bedroom Apartment
Built Up Area: 88 m²
Uncovered Terrace: 35 m²



Building E First Floor



TYPE (E) - UNIT 05

Three Bedroom Duplex
Built Up Area: 131 m²
Uncovered Terrace: 51 m²

Building E First Floor



TYPE (E) - UNIT 06

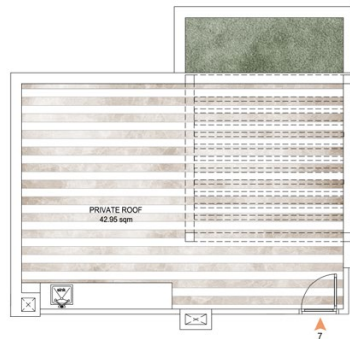
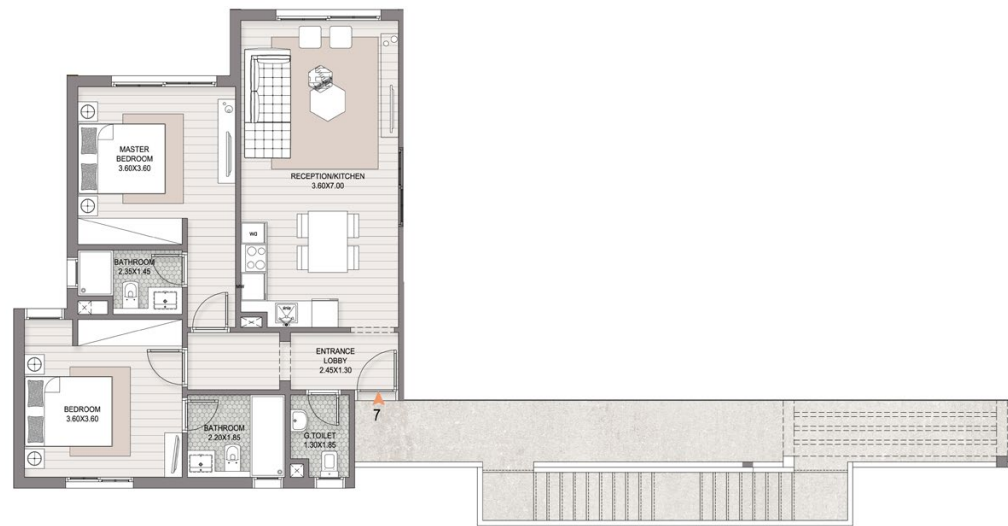
Two Bedroom Apartment
Built Up Area: 89 m²
Uncovered Terrace: 35 m²

Building E Second Floor



TYPE (E) - UNIT 07

Two Bedroom Apartment
 Built up area: 88 m²
 Uncovered Terrace: 0 m²
 Roof Area: 43 m²

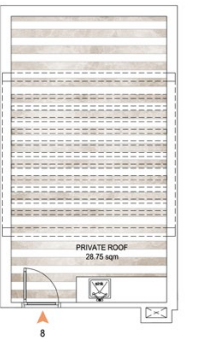


Building E Second Floor



TYPE (E) - UNIT 08

One Bedroom Apartment
 Built Up Area: 67 m²
 Uncovered Terrace: 20 m²
 Roof Area: 29 m²



PERFECT SETTING
FOR RELAXING DAYS.



BUILDING TYPE F

MAKADI HEIGHTS | CAPE ZONE APARTMENTS

(CP/63 – CP/64)

Building F Ground Floor



TYPE (F) - UNIT 01

Two Bedroom Apartment
Built Up Area: 102 m²

Building F Ground Floor



TYPE (F) - UNIT 02

Two Bedroom Apartment
Built Up Area: 102 m²

Building F First Floor



TYPE (F) - UNIT 03

Two Bedroom Apartment
Built Up Area: 102 m²
Uncovered Terrace: 20 m²

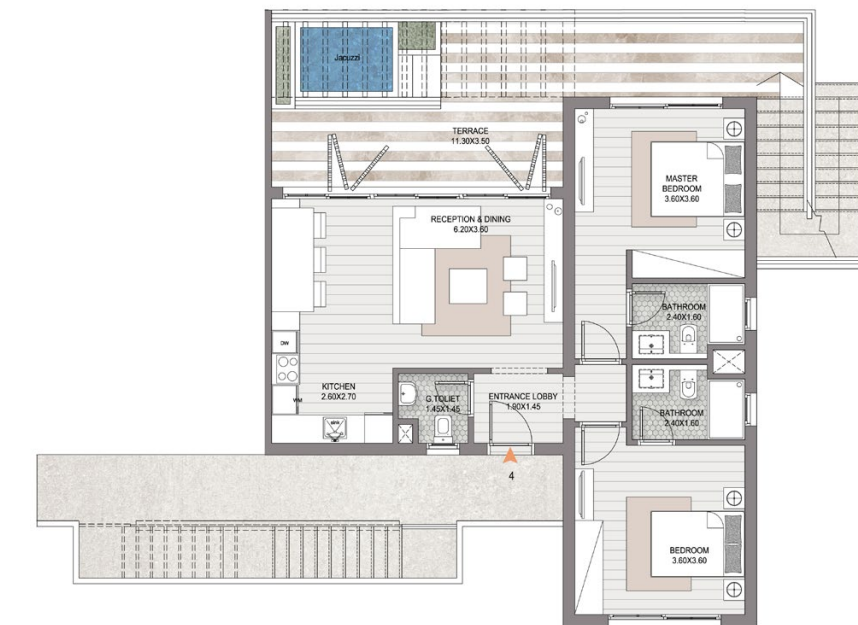


Building F First Floor



TYPE (F) - UNIT 04

Two Bedroom Apartment
Built Up Area: 105 m²
Uncovered Terrace: 16 m²

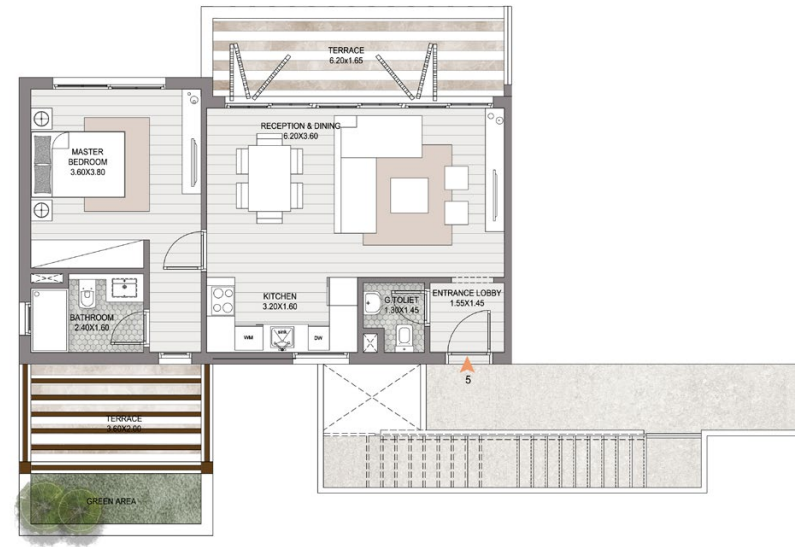


Building F Second Floor



TYPE (F) - UNIT 05

One Bedroom Apartment
Built Up Area: 66 m²
Uncovered Terrace: 27 m²

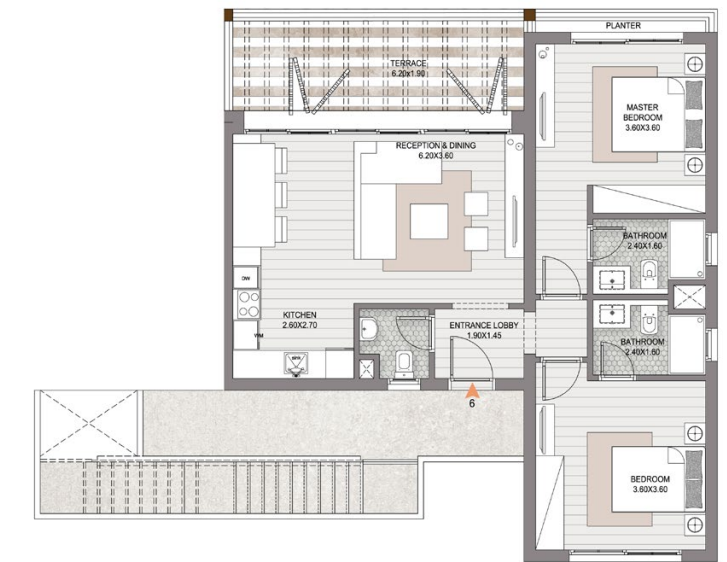


Building F Second Floor



TYPE (F) - UNIT 06

Two Bedroom Apartment
Built Up Area: 91 m²
Uncovered Terrace: 16 m²







BATHROOM - MASTER BEDROOM

The Master bedroom provides an intimate space with a dressing room and ensuite bathroom.

The bathroom is spacious, connecting directly with the elegant and optimistic nature of the apartment.



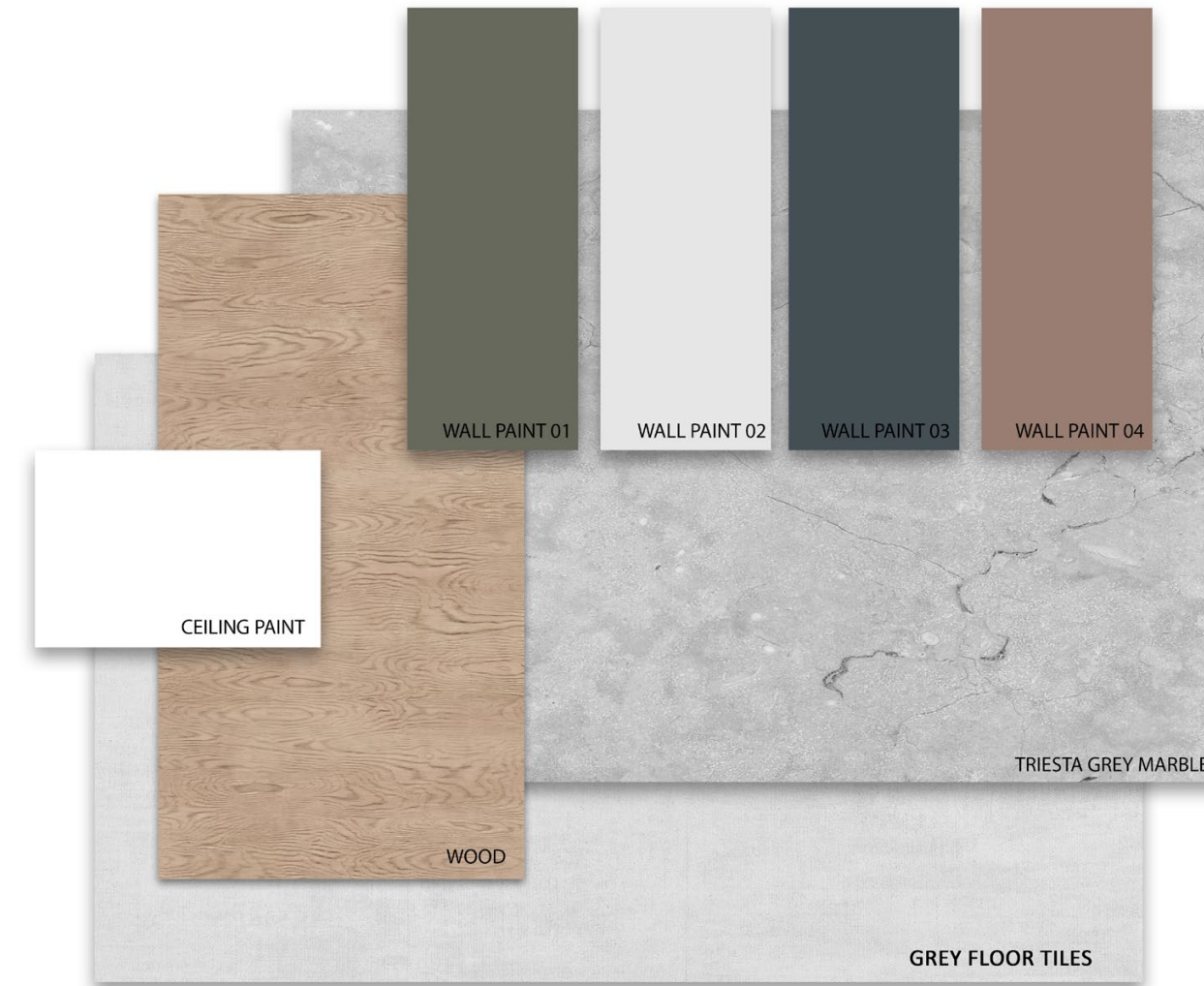
This family of hues can make you feel warmer; they remind us of serene nature, the sky, and sandy beaches.

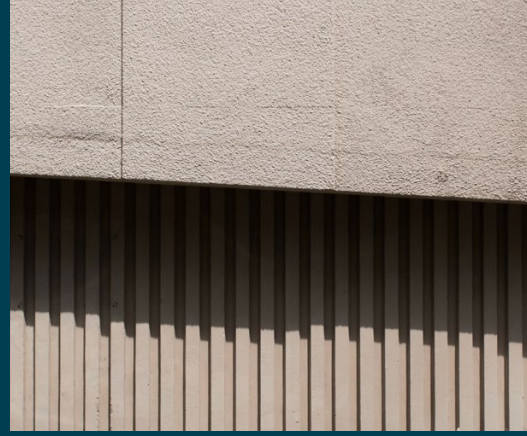
The shown color palette has the power to make your apartment feel more intimate and cozy, by visually drawing in the walls of wide spaces, especially with the combination of grey marble and tiles.

Interior Finishing

FINISHING PALETTE

The classic pair of wood and grey tiles makes the room looks timeless and elegant, especially when it comes to softer varieties as shown in the color palette picture.





DELIVERING ON ITS
UNRELENTING
VISION OF BUILDING
TOWNS.

THE DEVELOPER

MAKADI HEIGHTS | CAPE ZONE

Orascom Development Holding

Orascom Development Holding (ODH)

As an established global developer, Orascom Development has a pipeline of projects in 3 continents and 7 countries. Orascom Development's projects stretch across a myriad of worldwide destinations including Egypt, Oman, Montenegro, Switzerland, the United Arab Emirates, Morocco, and the United Kingdom.

A leading fully integrated developer with More than 30 years of experience.

The company's diverse portfolio distinguishes the group as a market leader, with one of the largest land banks comprising of 101.0 million square meters.

01 EGYPT
EL GOUNA
O WEST
MAKADI HEIGHTS
TABA HEIGHTS
BYOUM

02 MONTENEGRO
LUŠTICA BAY

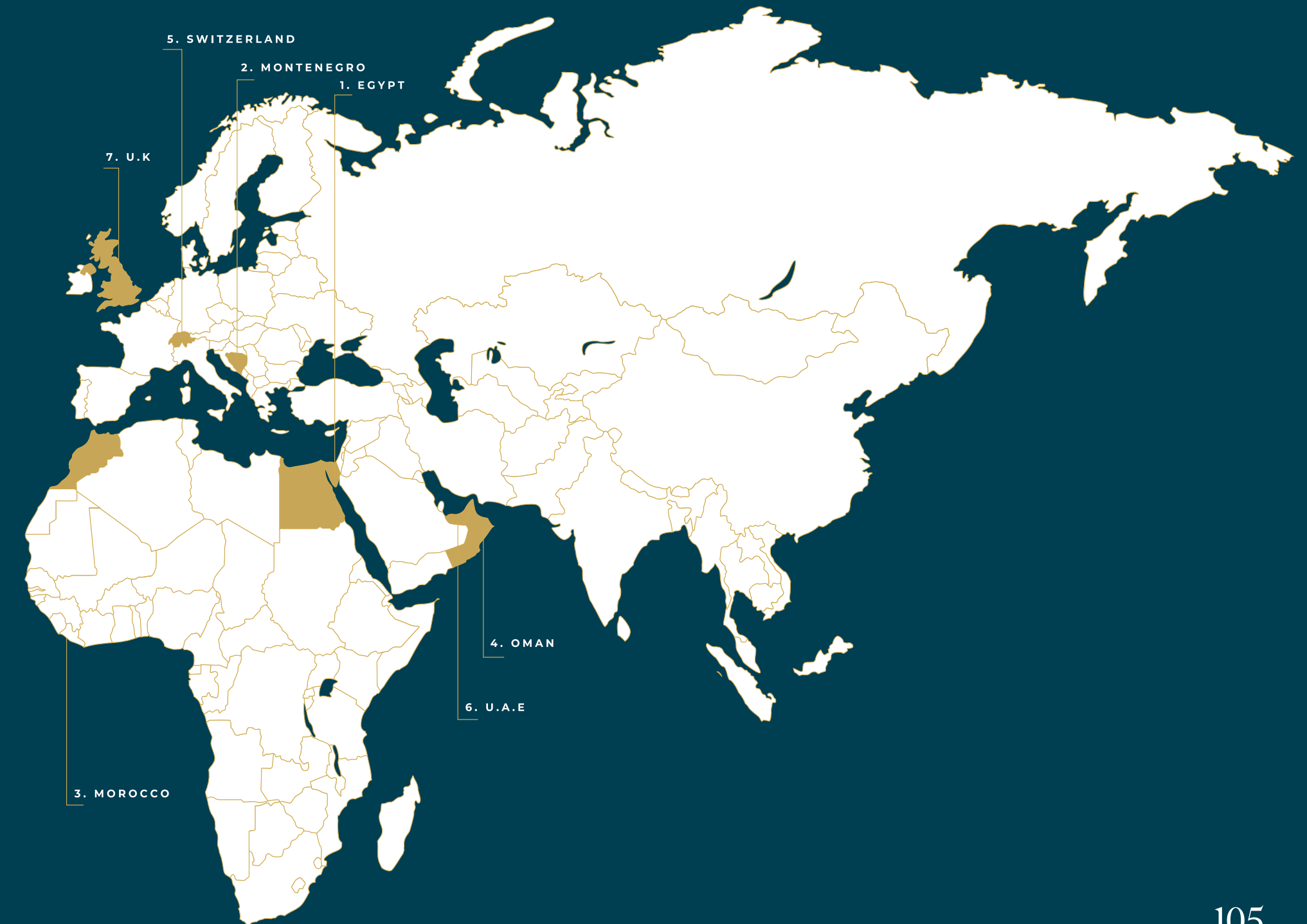
03 MOROCCO
CHBIKA

04 OMAN
HAWANA SALALAH
JEBEL SIFAH

05 SWITZERLAND
ANDERMATT

06 U.A.E
THE COVE

07 UNITED KINGDOM
ECO BOS



DISCLAIMER

- ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL FINISHES OR ADDITIONAL CONSTRUCTION.
- DIAGRAMS ARE NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.
- ORASCOM DEVELOPMENT EGYPT RESERVES THE RIGHTS TO MAKE MINOR ALTERATIONS.
- ALL RENDERING AND OTHER VISUAL MATERIALS, DESIGNS, FACADES AND COLORS ARE FOR DEMONSTRATIVE PURPOSES AND ARE SUBJECT TO CHANGE.
- ALL LANDSCAPING VISUALS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE PROPERTY.
- ALL FINISHING RENDERS ARE FOR ILLUSTRATIVE PURPOSES. BINDING SPECS FOR FINISHING ARE THOSE IN THE CONTRACT.

MAKADI | **ORASCOM**
HEIGHTS | **DEVELOPMENT**
RED SEA

DOWNTOWN SALES OFFICE: 1121 NILE CITY TOWERS, 2005A CORNICHE EL NILE
HELIOPOLIS SALES OFFICE: 22 SALAH SALEM STREET | **MAKADI BAY SALES OFFICE:** MAKADI HEIGHTS MALL
FOR MORE INFORMATION: CALL (+2) 16595 | INFO@MAKADIHEIGHTS.COM | WWW.MAKADIHEIGHTS.COM
INSTAGRAM: @MAKADIHEIGHTS | **FACEBOOK:** /MAKADI HEIGHTS