

RESIDENTION RESORT

STAND ALONE VILLAS - TWIN VILLAS
CHALETS

SUN, SAND, AND A SLICE OF HEAVEN

VACAY
RAS EL HEKMA





VACAY

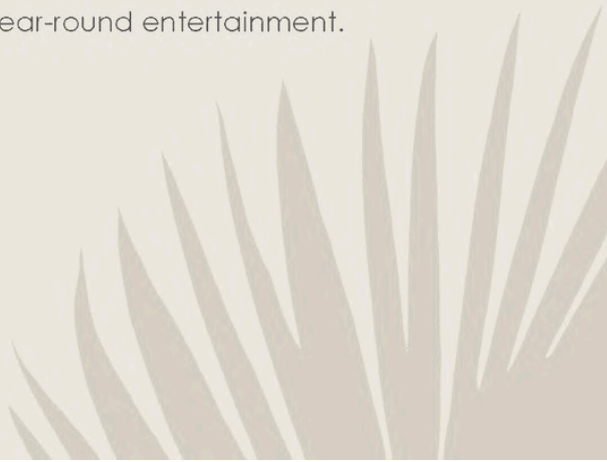
RAS EL HEKMA

INTRODUCTION



ABOUT RESORT :

Expertly conceived by Lavana Engineering Consultant, the Vacay Resort_North Cost is the place to socialize, relax and repose, as you experience a unique profusion of green life. The design brings to fruition a special blend of green areas' simplicity, and true exclusivity so That you can enjoy a front villa onto a pocket garden. Every home at our land is crafted around your relaxation and enjoyment. Leave the pressures of life behind, and journey across landscapes to connect with your loved ones as you enjoy exciting sports activities, relaxation experiences, and year-round entertainment.





MARSA
MATROUH

ALMAZA BAY

Ras El Hekma

HACIENDA WEST

VACNY

LA VISTA BAY
PLAYA

TELAL

HACIENDA
SEASHELL

MARASSI

DIPLO

NORTH EDGE

ALEXANDRIA

Sidi Abdel
Rahman

Al Alamein

Cairo Alex Desert Road

Al Alamein Road

Al Fouka Road

Location

- KM 205 in Ras El Hekma, Alex Matroh Road.
- Fouka exit: 3km.
- El Dabaa Road: 52km.
- Al Alamein Airport: 68km.
- Sidi Abd El Rahaman: 79km.
- Marsa Matruh Airport: 82km.
- New Al Alamein Road: 91km.
- Al Alamein Road: 120km.
- Borg Al Arab Airport: 188km.

6TH OF OCTOBER
CITY



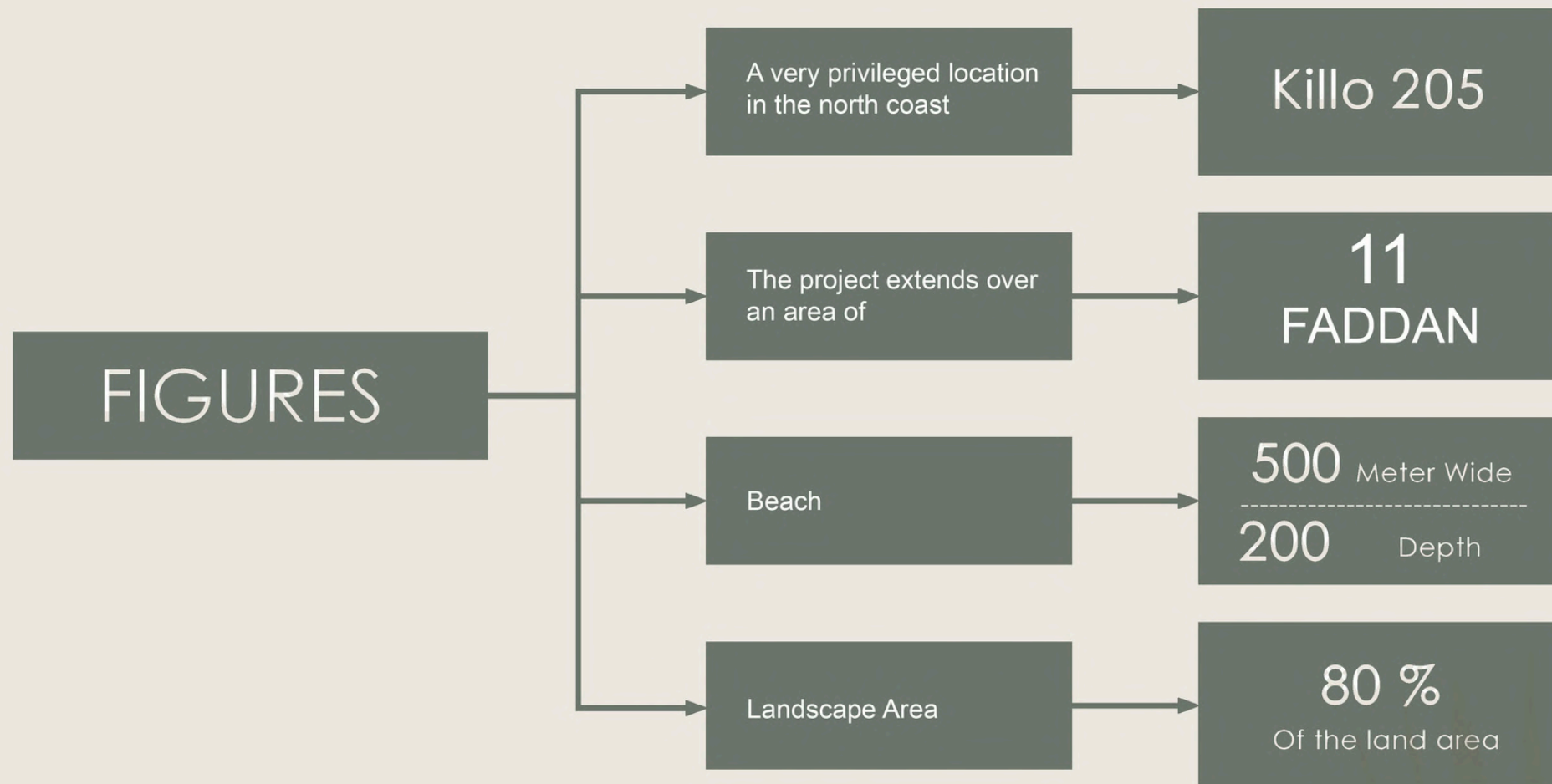
New Fouka highway road shortens the distance between Cairo and El Alamein from 240km to 140km



The coastal strip with a length of 50km, located between the city of El-Dabaa to Marsa Matrouh is considered the most beautiful sandy beach in the world with crystal clear waters



The establishment of a city in El Alamein area in the North Coast and the subsequent industrial, commercial and residential activities, allow the promising Ras El Hekma area to become a major touristic active destination in the next 20 years





LEISURE AND RECREATION

Whether you're looking for an adrenaline-pumping adventure, a relaxing session, or a fun-filled day of beach games, Vacay has something for everyone. With our huge lagoon and beach front, you can enjoy a wide range of water activities, available all around you. From Jet skiing and Pedal boating to Parasailing. Add a new flavor to your time on the beach, with a huge variety of beach activities to make your summer more active. From beach volleyball and football, to all day racket ball matches, allowing you to show off your moves. And for the easy going, beach chillers, Koun can be the perfect place for you to seek your inner peace and escape the hustle and bustle of the busy city life. Whether you're on the beach or at the beach, you can still join any of our on going Yoga & meditation classes or simply go for a light exercise to keep you in shape.

- Entertainment areas
- Landscape & open areas
- Commercial area
- Beach
- Beach Bar
- Beach activity center
- Bike lane
- Club Houses
- Kids area
- Swimming lakes
- Swimming Lagoon
- Swimming Pools
- Infinity Pool
- Golf Cars Transportation To the Beach
- Gates Entrance
- Super Market
- Clinic
- Mosque
- Facility Managment
- House Keeping
- Laundry Service
- Security Personnel
- Security Cameras



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RAS EL HEKMA

FACILTES & AMENITIES



Lagoon View



Swimming Pools



Infinity Pool



Landscape



Lakes



Swimming Lagoon



Club House



Beach Activity



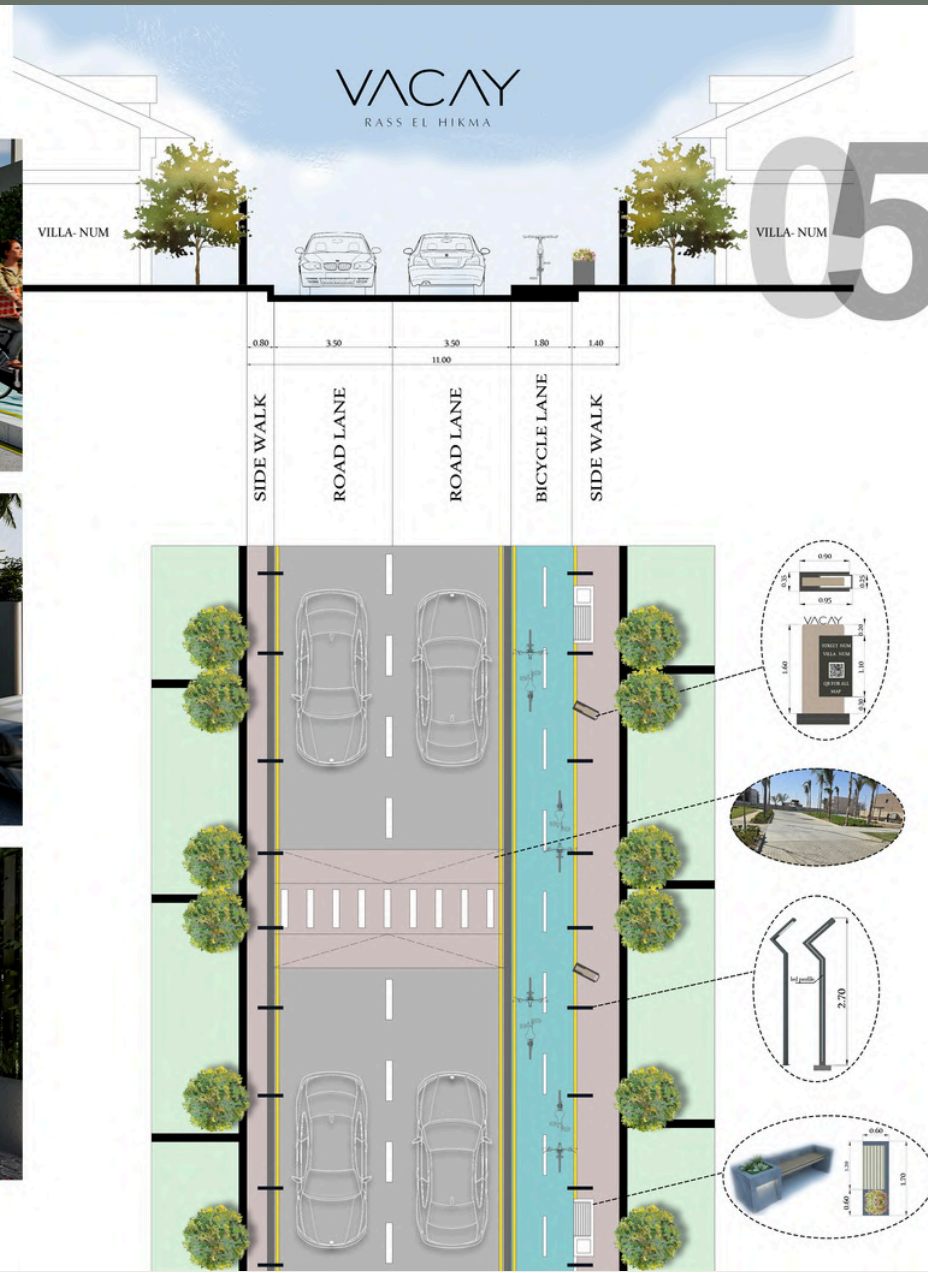
Outdoor Heated Pool

VACAY
RAS EL HEKMA

MAIN GATE

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RASS EL HIKMA

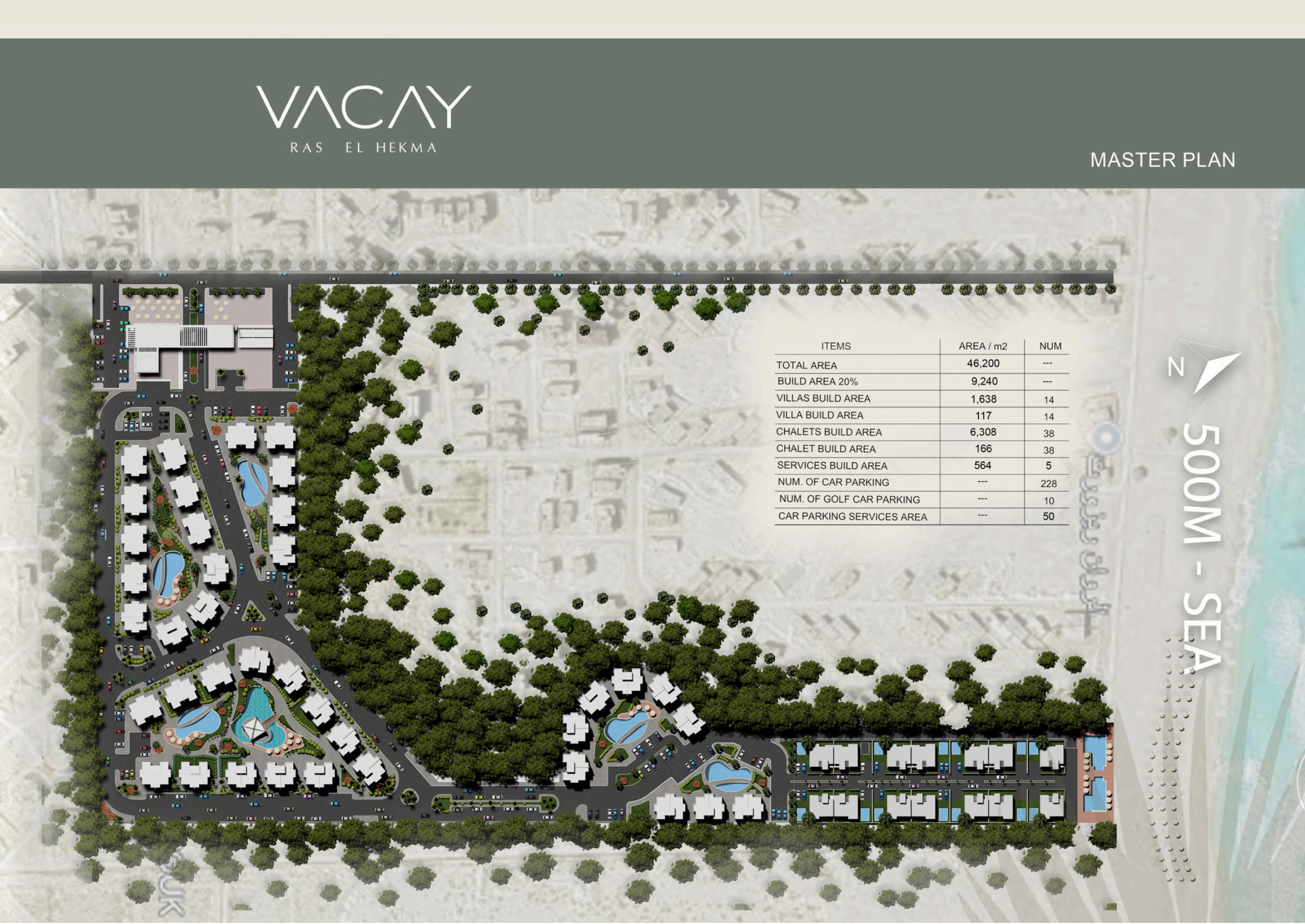




VACAY

RAS EL HEKMA

MASTER PLAN



ITEMS	AREA / m2	NUM
TOTAL AREA	46,200	---
BUILD AREA 20%	9,240	---
VILLAS BUILD AREA	1,638	14
VILLA BUILD AREA	117	14
CHALETS BUILD AREA	6,308	38
CHALET BUILD AREA	166	38
SERVICES BUILD AREA	564	5
NUM. OF CAR PARKING	---	228
NUM. OF GOLF CAR PARKING	---	10
CAR PARKING SERVICES AREA	---	50



500M - SEA

VACAY

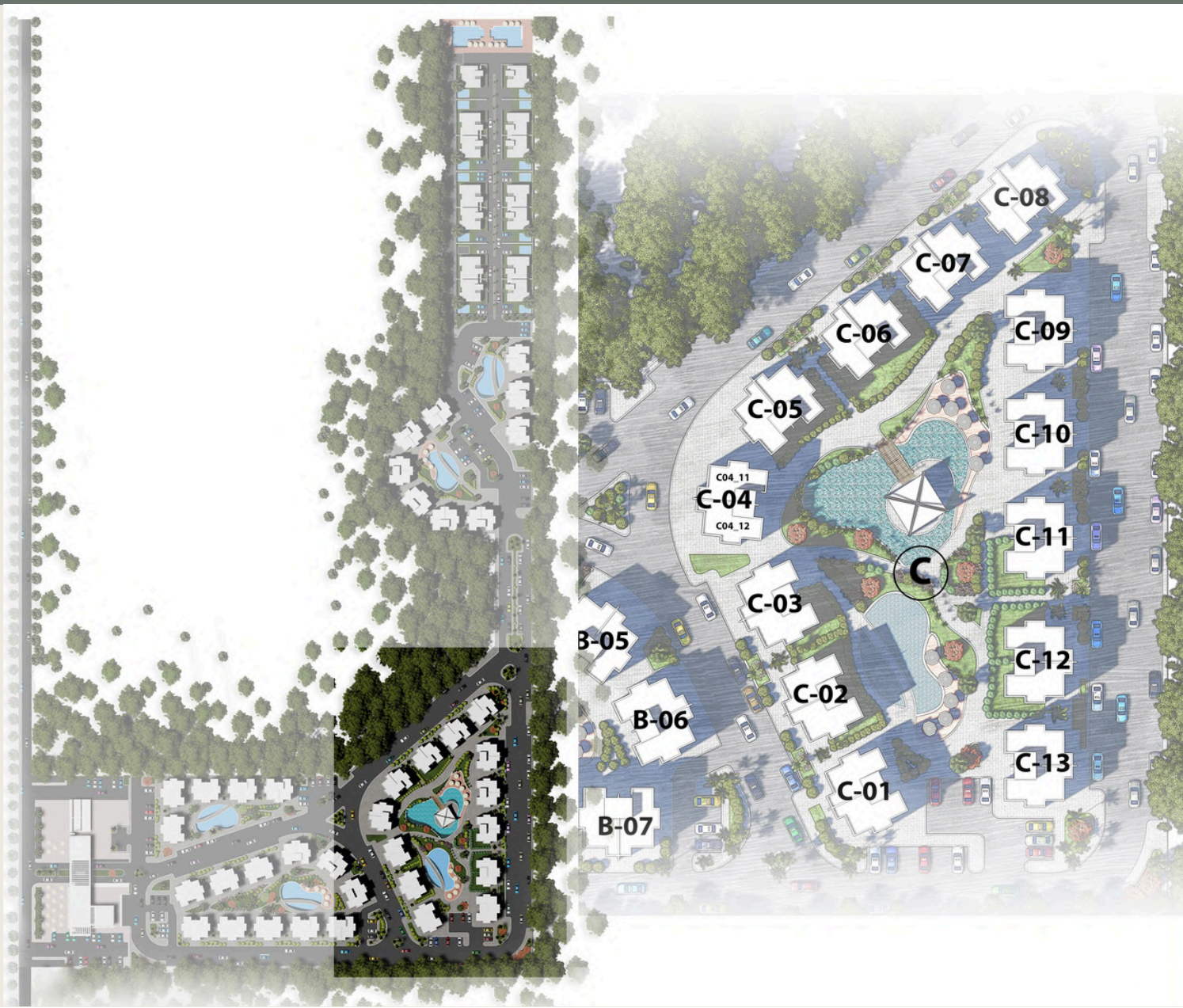
RAS EL HEKMA

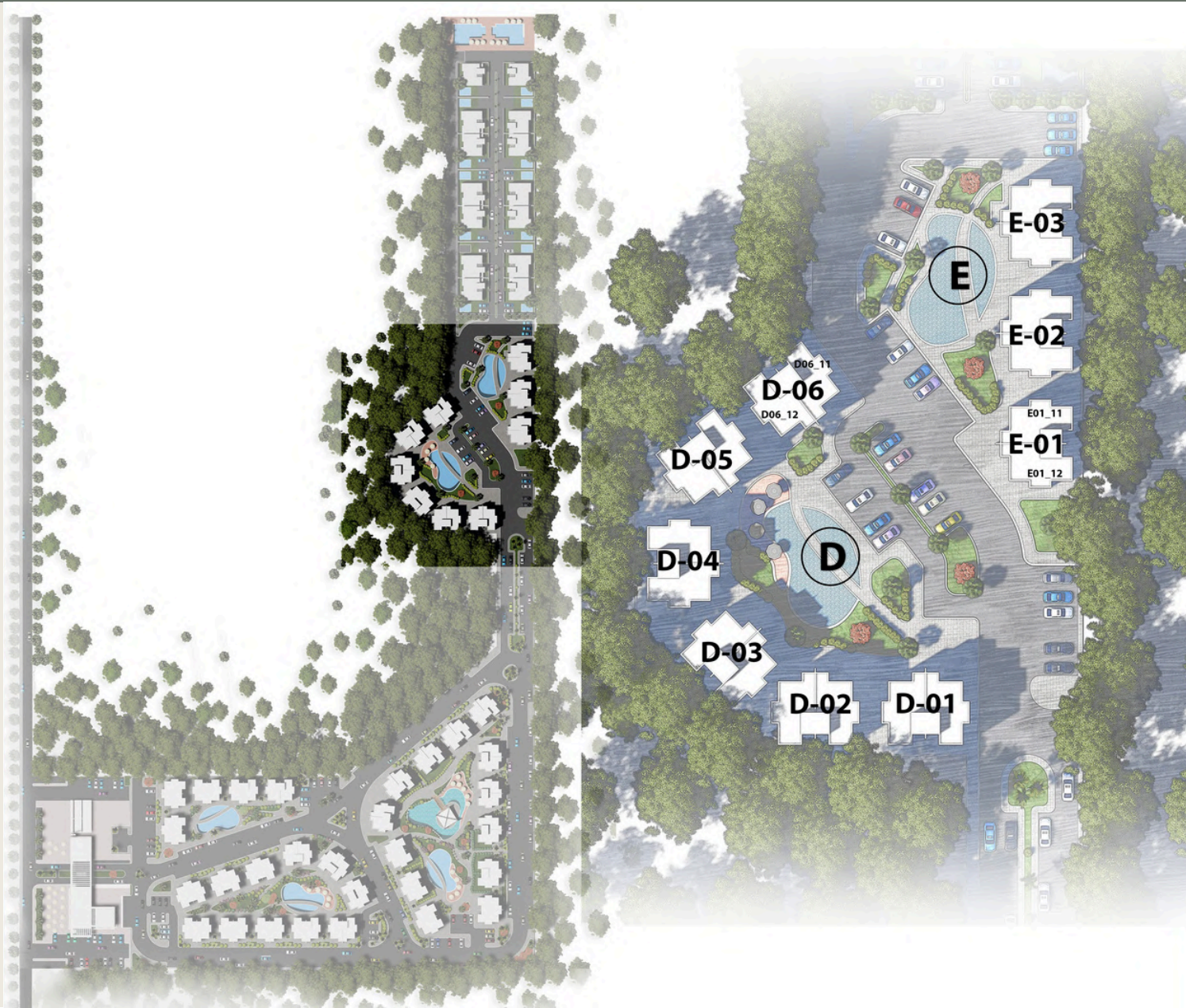
MASTER PLAN

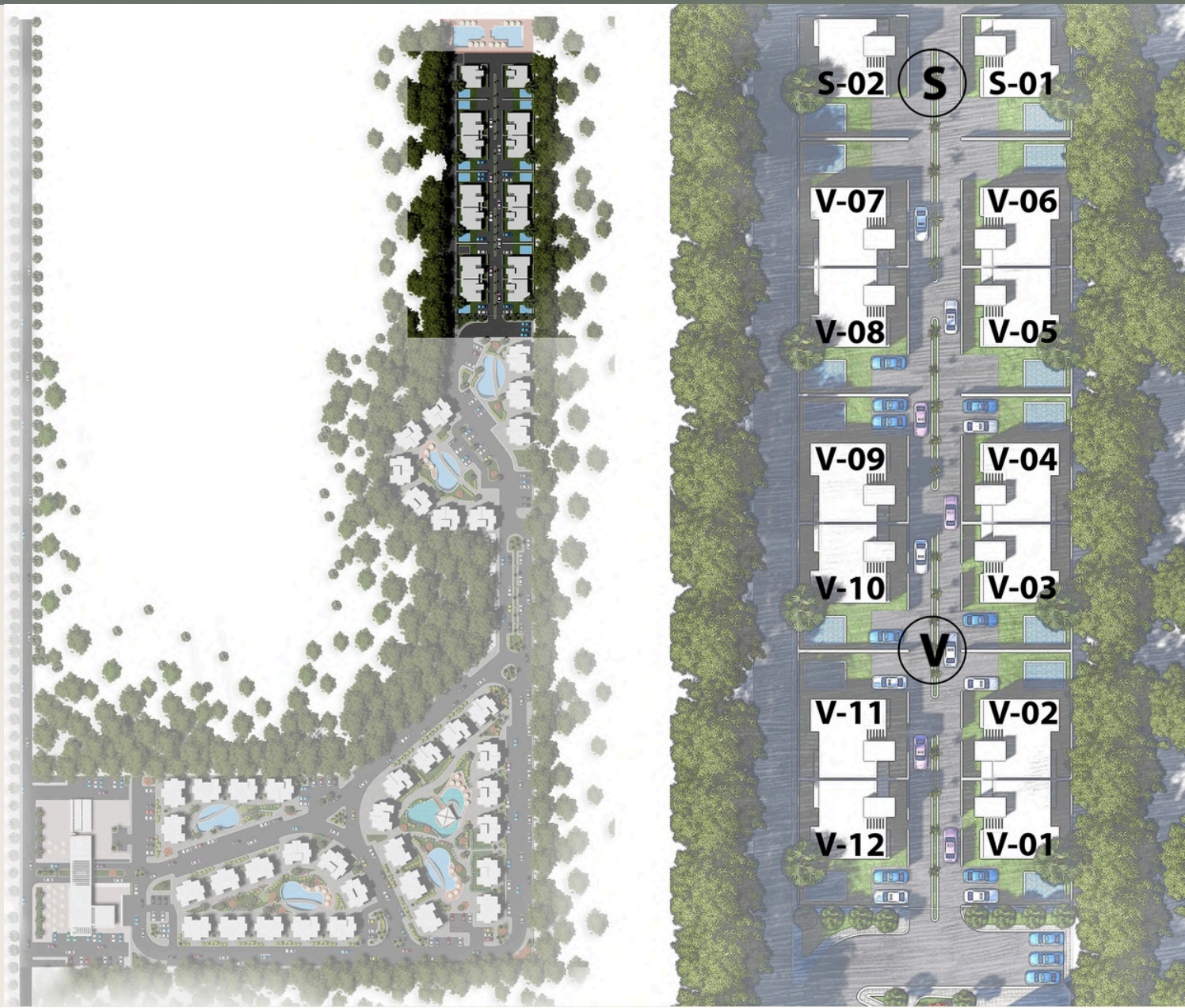


- 1 INFINITY POOL
- 2 VILLAS AREA
- 3 CHALETs AREA
- 4 SERVICES AREA
- 5 GOLF CAR PARKING









TYPE

twin

VILLAS

GROUND FLOOR PLAN

BUILDING B.U.A = 338 Sq.m

AREA	150 SQ.M
MAIN ENTRANCE	2.50X2.00 M
SALON	5.00X3.60 M
LIVING ROOM	5.00X4.50 M
DINING	4.00X3.60 M
KITCHEN	4.00X2.50 M
GUEST ROOM	4.40X3.95 M
TOILET	2.70X1.60 M
TOILET	1.80X1.60 M
WASH	1.80X1.00 M
STORE	2.70X1.40 M
POOL	6.40X4.00 M
PERGOLA	5.40X3.50 M



KEY PLAN



PLAN

Disclaimer: Floor Plans Are Works in Progress. Which Periodically Change as Circumstances Require and according to government regulations and permits. Overall concepts may be used as a general source but specifil details are not to be viewed as definite

TYPE

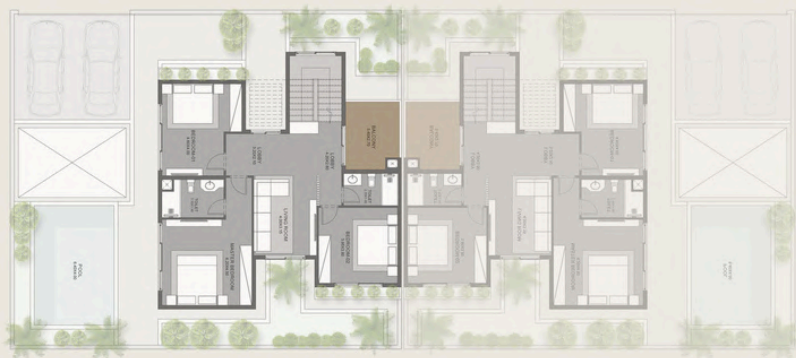


VILLAS

FIRST FLOOR PLAN

BUILDING B.U.A = 338 Sq.m

AREA	158 SQ.M
LOBBY	4.20X2.60 M
BALCONY	3.40X2.70 M
LIVING ROOM	4.00X3.15 M
LOBBY	3.20X2.10 M
BEDROOM-01	4.60X4.00 M
BEDROOM-02	3.95X3.80 M
MASTER BEDROOM	6.20X4.50 M
TOILET	3.10X1.90 M
TOILET	2.70X1.60 M



KEY PLAN



PLAN

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ELEVATION 01



ELEVATION 02



ELEVATION 03

ELEVATION 04

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TYPE *ONE* CHALETS

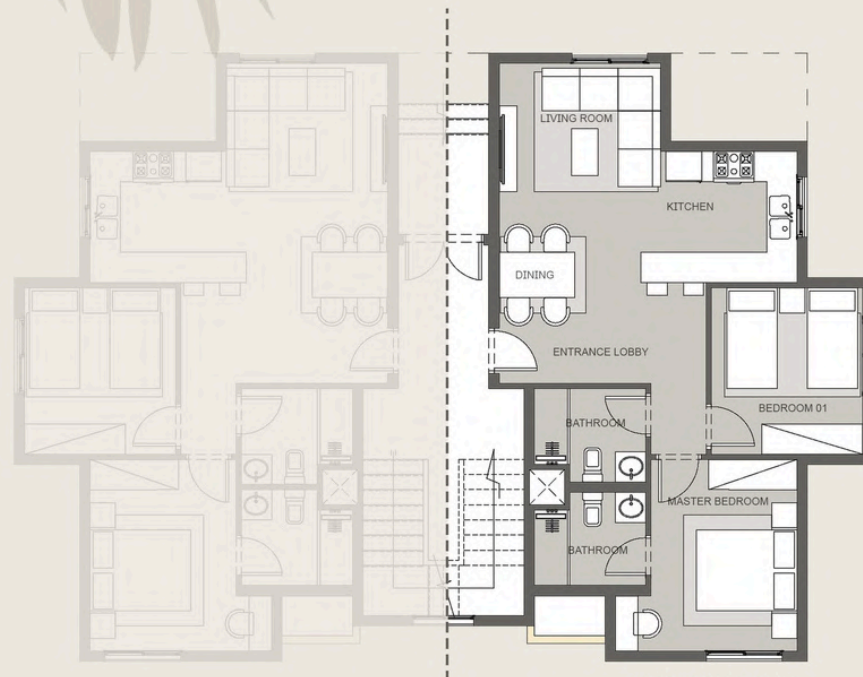
GROUND FLOOR

BUILDING B.U.A = 700 Sq.m

UNIT 2 BEDROOMS

AREA = 88 Sq.m

ENTRANCE LOBBY	4.10 X 2.30 M.
LIVING ROOM	3.20 X 2.60 M.
DINING	2.00 X 1.80 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.80 M.
BEDROOM 01	3.00 X 3.30 M.
MASTER BEDROOM	3.80 X 2.90 M.
BATHROOM_MASTER	2.80 X 1.70 M.

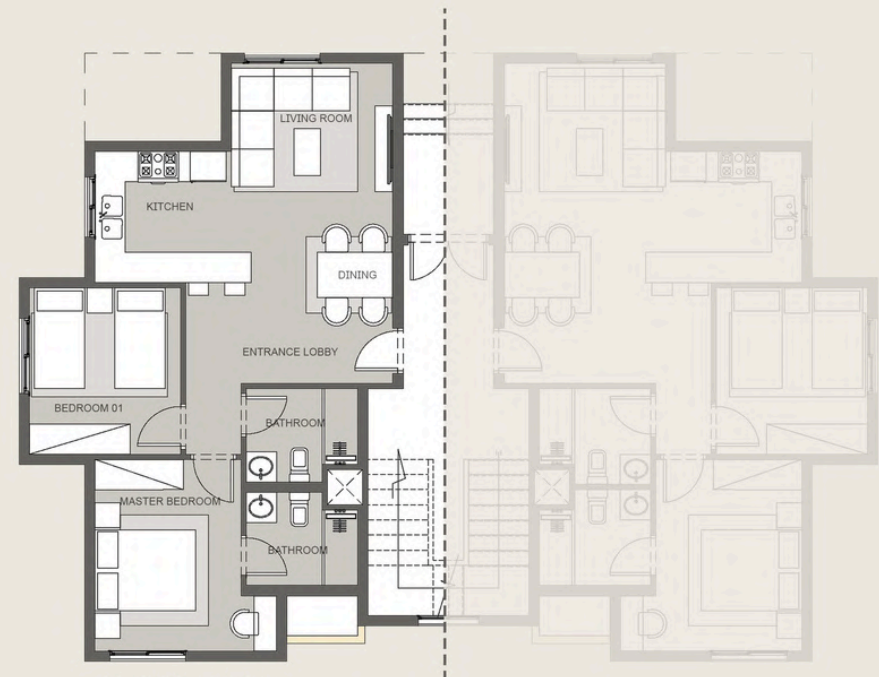


GROUND FLOOR
UNIT 01

UNIT 2 BEDROOMS

AREA = 88 Sq.m

ENTRANCE LOBBY	5.10 X 2.30 M.
LIVING ROOM	4.20 X 2.60 M.
DINING	2.00 X 1.80 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.80 M.
BEDROOM 01	3.00 X 3.30 M.
MASTER BEDROOM	3.80 X 2.90 M.
BATHROOM_MASTER	2.80 X 1.70 M.



GROUND FLOOR
UNIT 02

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TYPE *ONE* CHALETS

TYPICAL FLOOR

BUILDING B.U.A = 700 Sq.m

UNIT 3 BEDROOMS

AREA = 117 Sq.m

ENTRANCE LOBBY	3.50 X 1.30 M.
LIVING ROOM	4.90 X 3.65 M.
DINING	1.50 X 0.60 M.
KITCHEN	3.50 X 3.00 M.
BATHROOM	2.20 X 1.70 M.
BEDROOM 01	3.60 X 3.50 M.
BEDROOM 02	3.30 X 3.00 M.
MASTER BEDROOM	3.80 X 3.60 M.
BATHROOM MASTER	2.20 X 1.70 M.
BALACONY	2.70 X 1.75 M.



TYPICAL FLOOR
UNIT 01

UNIT 1 BEDROOMS

AREA = 88 Sq.m

ENTRANCE LOBBY	2.00 X 1.60 M.
LIVING ROOM	5.20 X 4.45 M.
DINING	2.00 X 1.50 M.
KITCHEN	3.30 X 2.50 M.
BATHROOM	2.30 X 2.20 M.
BEDROOM 01	3.80 X 3.60 M.
BALACONY	2.70 X 1.75 M.



TYPICAL FLOOR
UNIT 02

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TYPE TWO CHALETs

GROUND FLOOR

BUILDING B.U.A = 700 Sq.m

UNIT 2 BEDROOMS

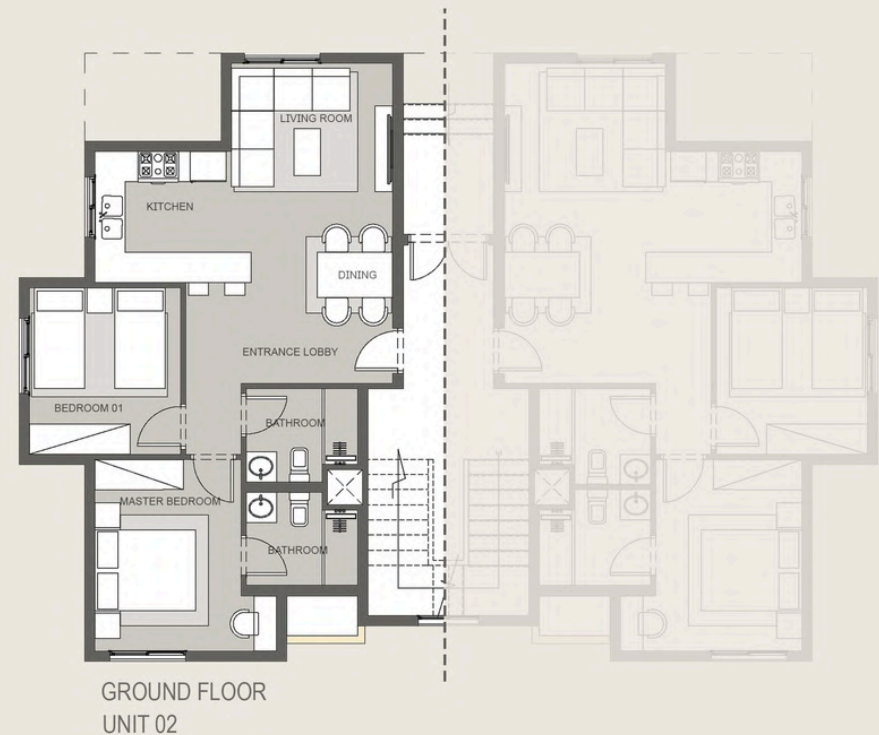
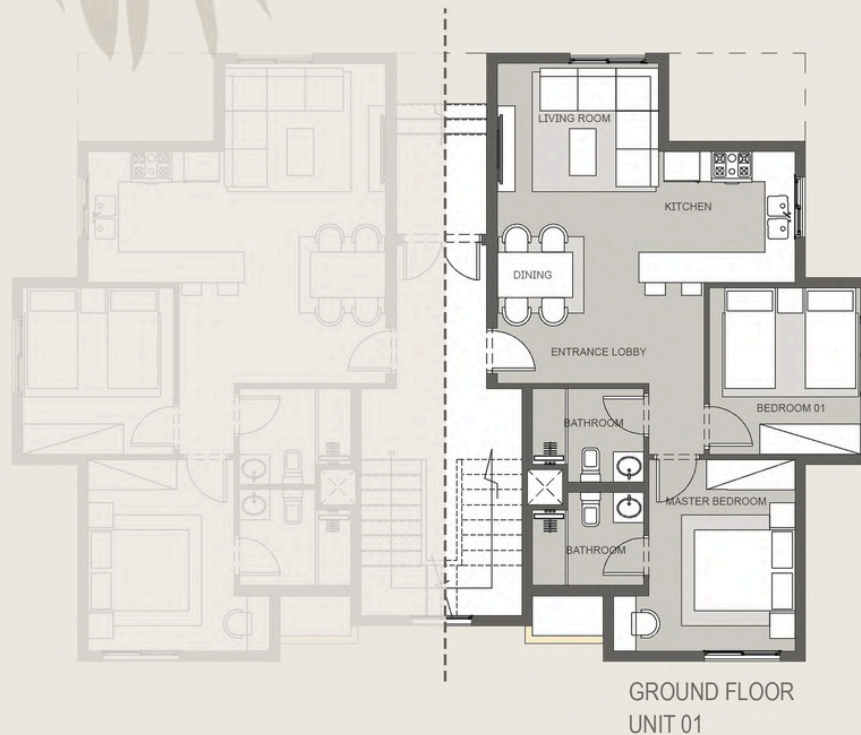
AREA = 88 Sq.m

ENTRANCE LOBBY	4.10 X 2.30 M.
LIVING ROOM	3.20 X 2.60 M.
DINING	2.00 X 1.80 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.80 M.
BEDROOM 01	3.00 X 3.30 M.
MASTER BEDROOM	3.80 X 2.90 M.
BATHROOM_MASTER	2.80 X 1.70 M.

UNIT 2 BEDROOMS

AREA = 88 Sq.m

ENTRANCE LOBBY	5.10 X 2.30 M.
LIVING ROOM	4.20 X 2.60 M.
DINING	2.00 X 1.80 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.80 M.
BEDROOM 01	3.00 X 3.30 M.
MASTER BEDROOM	3.80 X 2.90 M.
BATHROOM_MASTER	2.80 X 1.70 M.



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TYPE TWO CHALETS

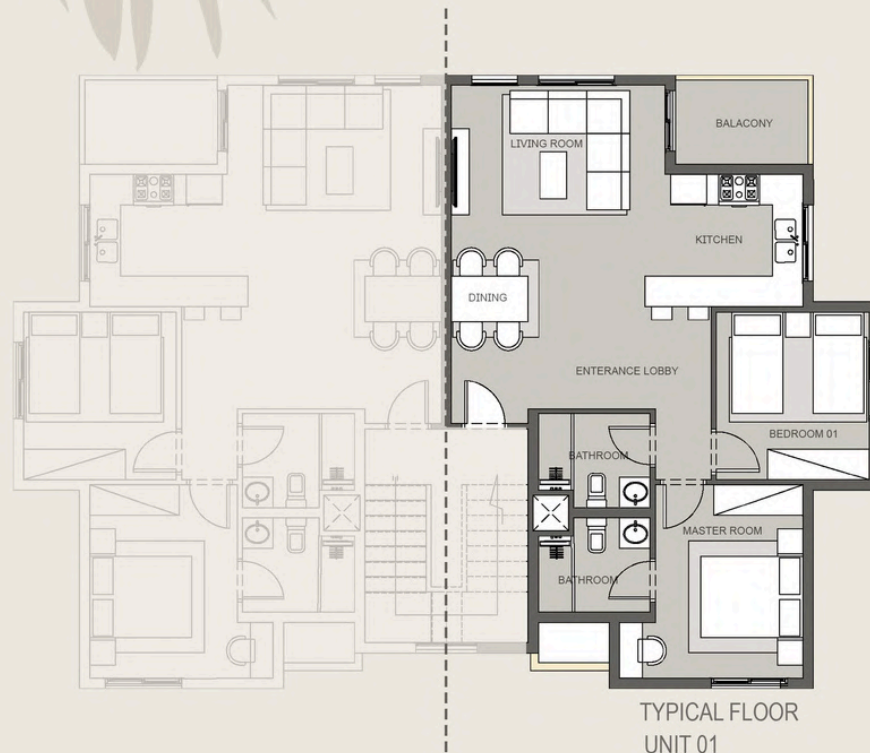
TYPICAL FLOOR

BUILDING B.U.A = 700 Sq.m

UNIT 2 BEDROOMS

AREA = 102 Sq.m

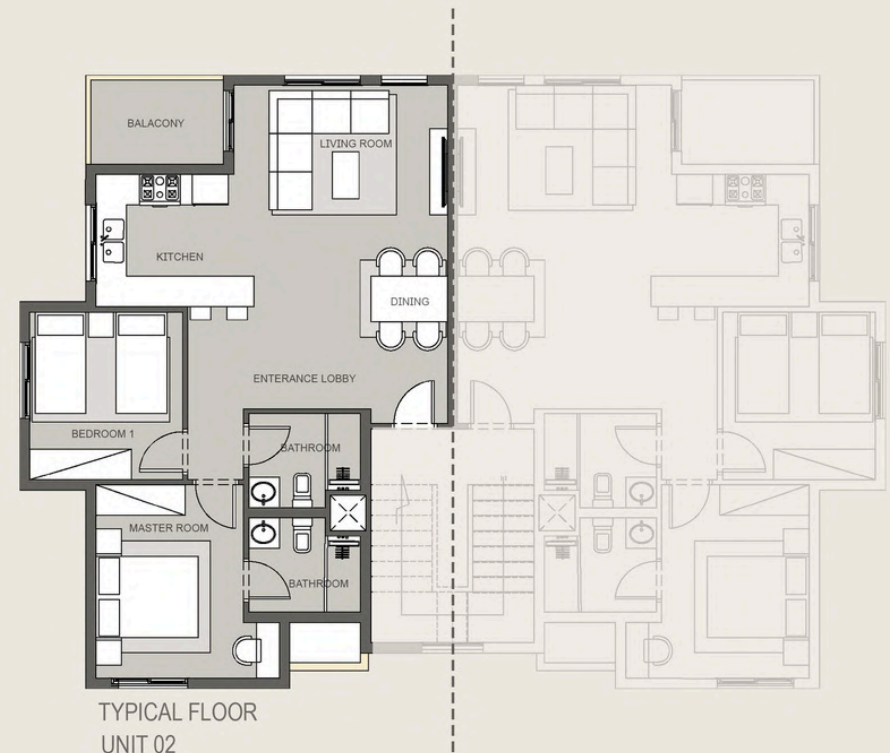
ENTRANCE LOBBY	5.10 X 1.70 M.
LIVING ROOM	4.20 X 2.70 M.
DINING	2.00 X 1.50 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.85 M.
BEDROOM 01	3.30 X 3.00 M.
MASTER BEDROOM	3.80 X 3.60 M.
BATHROOM_MASTER	2.20 X 1.85 M.
BALACONY	2.70 X 1.75 M.



UNIT 2 BEDROOMS

AREA = 102 Sq.m

ENTRANCE LOBBY	5.10 X 1.70 M.
LIVING ROOM	4.20 X 2.70 M.
DINING	2.00 X 1.50 M.
KITCHEN	3.10 X 2.60 M.
BATHROOM	2.20 X 1.85 M.
BEDROOM 01	3.30 X 3.00 M.
MASTER BEDROOM	3.80 X 3.60 M.
BATHROOM_MASTER	2.20 X 1.85 M.
BALACONY	2.70 X 1.75 M.



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ELEVATION 01



ELEVATION 02



ELEVATION 03



ELEVATION 04







VACAY

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