

LEDGE *Flare*

APARTMENTS

Spark of Nature

MAKADI
HEIGHTS
RED SEA



by ORASCOM
DEVELOPMENT



MAKADI HEIGHTS

A new flare of life, introducing the ultimate luxury phase of Ledge

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SIGNATURE VILLAS AND CHALETs BY
LEDGE

ABOUT



A TOWN BY ORASCOM DEVELOPMENT

ABOUT MAKADI HEIGHTS

A cohesive community developed by Orascom Development, represents a total area of 3.4 million square meters. Identified as a vibrant town with elevations reaching 78 meters above sea level. Thus, promising picturesque sea views for its distinguished community. Makadi Heights is an outstanding piece of art created to meet its community needs uniquely and comprehensively. Its unbeatable strategy focuses on providing everything with minimal input. That is, Makadi Heights is an all-inclusive town, planned for simplicity and effortless convenience.

OUR LOCATION

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EXPERIENCE LUXURY LIVING WITH STUNNING VIEWS AT MAKADI HEIGHTS

In addition to being 15 minutes away from Hurghada Airport, 20 minutes away from Hurghada downtown and 40 minutes away from El Gouna, Makadi Heights occupies a prime position 78 meters above sea level at the highest point of Makadi Bay. This guarantees unbeatable panoramic views of the Red Sea and the surrounding landscapes. Whether you're waking up to stunning views of the sunrise over the Red Sea or enjoying a cup of coffee on your balcony, Makadi Heights offers a serene and luxurious living experience that is hard to beat.

EGYPT



A strategic location that
is easily accessible from
everywhere around it.

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HEIGHTS**
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SIGNATURE VILLAS AND CHALETs BY
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OUR MASTER PLAN

- 1. Main Entry
- 2. Secondary Entry
- 3. Hotel
- 4. Core Spine Boulevard
- 5. Downtown
- 6. Terraced Park
- 7. Commercial Plaza
- 8. Multi-Family Units
- 9. Single Family Lots
- 10. Beach Club
- 11. Clubhouse
- 12. Mall
- 13. Makadi Residence
- 14. Lemon & Soul Hotel
- 15. Labranda Royal Makadi
- 16. Labranda Club Makadi

A masterplan that caters to all family needs and provides them with top notch amenities and services.



LEDGE FLARE MASTER PLAN



OUR PARTNERS

EDSA IS FOUNDED IN 1960 IN USA.



EDSA is a world-renowned planning, landscape architecture, and urban design firm headquartered in Fort Lauderdale, Florida with offices in Orlando, Manhattan, Baltimore, and Shanghai. They focus on thoughtful land use and human environments and have created Makadi Heights' master plan to showcase natural beauty while incorporating cutting-edge creativity. Their design strategies promote environmental stewardship, people-centric design, and celebrate cultural context to better meet the needs of their clients.

EDSA FAMOUS PROJECTS WORLDWIDE

EDSA is a world-renowned planning, landscape architecture, and urban design firm with a legacy of creating exceptional projects around the globe. Their famous projectss include

Bluewaters Island and Madinat Jumeirah Resort in Dubai, Atlantis in Paradise Island, Bahamas, Lustica Resort Development in Radovici, Montenegro, and Ancient Sands Golf Resort in El Gouna, Egypt.



AAA

Ledge's architecture has been designed by AAA where it does not rhyme with any signature style, but strives to include uniqueness and importance. AAA is founded on the idea that buildings have to serve as a bridge between nature, climate and people. For more than 40 years, AAA sarl & AAA continue to be an architectural and urban design firm of more than 250 projects designed and constructed in Lebanon and abroad.

INNOVATION DESIGN STUDIO

Innovation design studio for architectural services has been rapidly growing, its involvement ranges from purely consultative to the complete delivery of high-end architectural design projects in the Egyptian market. Its designs are based on an information use of technology and materials, combining a commitment to the spirit of the new with a strong awareness of context.



ALWAYS

IN

SEASON

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ALL YEAR ROUND GETAWAY

Makadi Heights is a convenient seaside destination that offers everything you need all year round. It's an all-inclusive town that's perfect for families and friends who want to enjoy leisure by the sea. With lagoons, lakes, infinity pools, a clubhouse, commercial area, mall, sports courts,

gym, water and educational activities, kids area, aqua park, clinic, pharmacy, and a warm space for pets, Makadi Heights has everything at your disposal. It's the perfect choice for life enthusiasts who value deep connections with their loved ones and want to live by the sea.

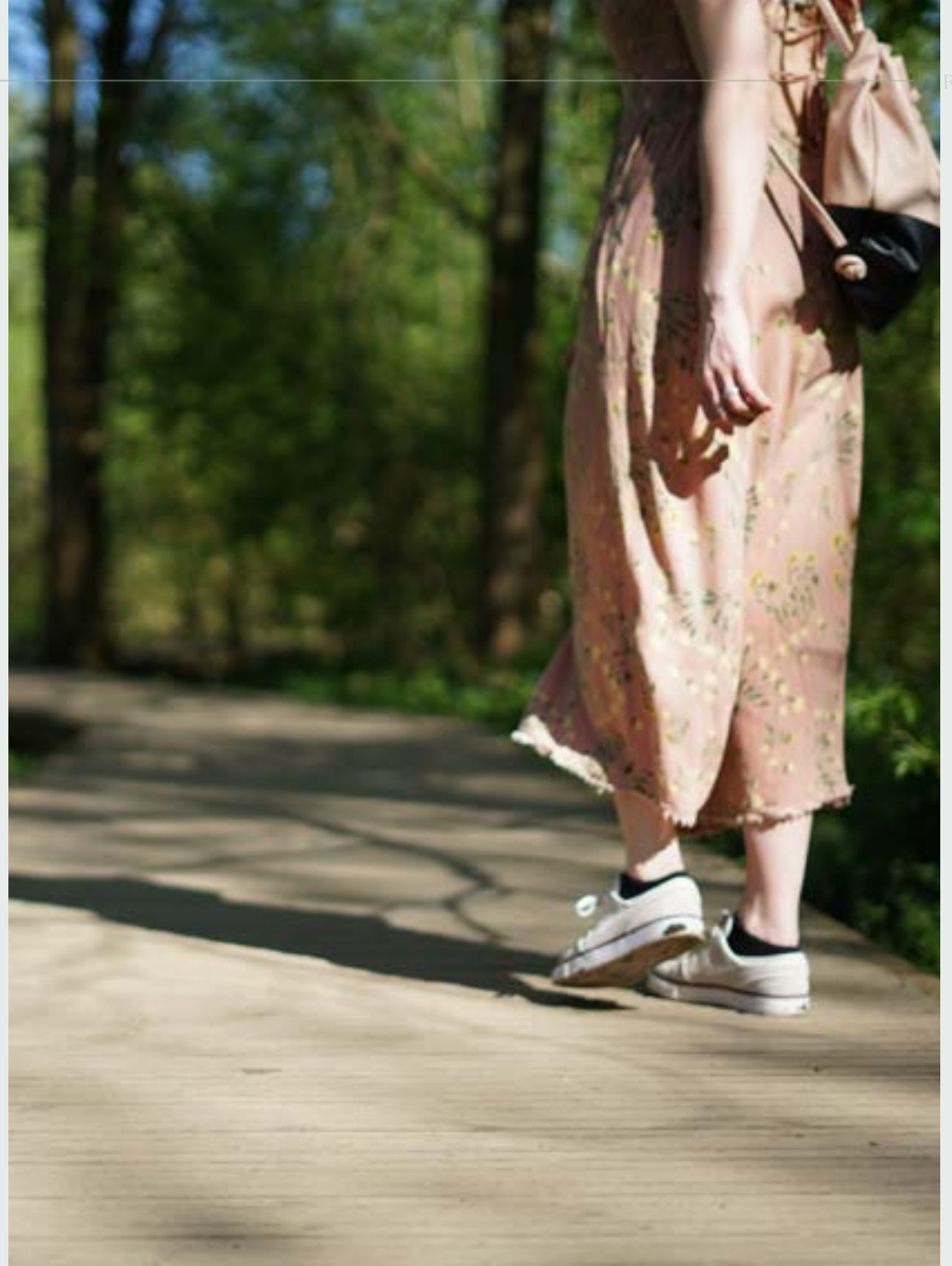


WALKABILITY AND ACCESSIBILITY

**EVERYTHING YOU
NEED AT HAND, FROM
ENTERTAINMENT
TO HEALTHCARE TO
SHOPPING.**

AN ALL-INCLUSIVE LIFESTYLE

Makadi Heights offers everything for an authentic, comfortable, and luxurious lifestyle. From entertainment to education, healthcare to shopping and dining, homeowners have easy access to central clubhouses, sports courts, kids' areas, supermarkets, clinics, and pharmacies - leaving your space is never a necessity.





CHAMPIONING PURITY
AND TRANSPARENCY
FOR A POLLUTION-
FREE LIFESTYLE



ECO-FRIENDLY DESIGN

At Makadi Heights, we treasure Eco-friendly and sustainability. To serve the community at best, we offer our citizens a space where clarity is our top priority. There is an environmentally safe

spine where no car is allowed to enter. That is, this pollution-free zone champions purity and transparency. Thus, allowing homeowners to enjoy life at its grace.

OUR FACILITIES

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SERVICES FOR A FULFILLED LIFESTYLE

Makadi Heights offers a diverse and dynamic lifestyle with commercial areas, a central park, sports facilities, kids-friendly areas, medical facilities, and premium

hotels. The community promotes wellness, creativity, and entertainment for all residents and visitors in a safe and convenient environment.

COMMERCIAL AREAS CENTRAL PARK



DIVERSE SERVICES FOR ALL ASPECTS

A bustling district that allows a mix of culture and entertainment in an urban style. Our commercial areas serve a variety of diverse services that bring together all aspects of life.

DIVERSE SERVICES,
ONE PLACE.



CENTRAL PARK: UNLEASH YOUR ADVENTURE

Forging an inspiring character at the lively spot of Makadi Heights. With an ethereal and spacious green landscape, our central park features an outstanding zip line zone and amphitheater for entertainment and high performance.

INSPIRING
ENTERTAINMENT AT
NATURE'S HEART

SPORTS FACILITIES

ACTIVE SPORTS HUB

A convenient venue for competitive and energetic activities as well as for water sports activities, football and tennis allowing you to explore your talents and skills within a comfortable and safe environment.



EXPLORE
YOUR TALENTS
COMFORTABLY.

KIDS FRIENDLY AREAS

KIDS' PARADISE

It is a collaborative environment of several kids' areas and a kids aqua park for your kids to bring in creativity and imagination. Our kids-friendly areas allow the kids to activate and improve their skills, have fun, and create new friendships.



ACTIVATE, IMPROVE,
AND HAVE FUN.

HOTELS



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PREMIUM HOSPITALITY

At Makadi Heights, we have premium hotels that focus on leading with a heart-warming smile and bring the promise of a new day for our distinguished customers. From all the inclusive food to the outdoor activities, we strive to give an excellent experience within our service.

HEARTWARMING
SERVICE GUARANTEED

MEDICAL

FACILITIES

HEALTHCARE AT MAKADI HEIGHTS

Treasuring wellness at Makadi Heights, we offer all the required medical facilities and professional staff to meet our community's health needs. Thus, securing a better life for everyone.

SECURING BETTER
COMMUNITY HEALTH



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CONCEPT

BLURRING BOUNDARIES

The main concept is to provide a good view along with a nice experience during the usage of the house spaces and to blur the boundaries between the architecture and the landscape, between indoor and outdoor. This was achieved by providing a nice and wide view for the main spaces of the houses. In addition, the outdoor side courtyards and covered outdoor living spaces

emphasize on blurring the boundary between in and outdoor areas. The target is to introduce a livable land boundary not a livable house boundary. There is an interplay with natural light by controlling its indirect access to each room. The spaces created between the volumes create a contrast between light and shadow throughout the building.

**EMPHASIZE ON BLURRING
BOUNDARIES.**



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UNPARALLELED LIVING
STANDARDS























BUILDING
TYPE A



Ground Floor



Type A

DUPLEX 01
3 Bedroom
BUA: 147 m²
Terrace: 20 m²

UNIT 02
2 Bedroom
BUA: 91 m²

UNIT 03
2 Bedroom
BUA: 98 m²
Terrace: 11 m²

First Floor



Type A

UNIT 14
2 Bedroom
BUA: 79 m²
Terrace: 15 m²

UNIT 15
2 Bedroom
BUA: 86 m²
Terrace: 16 m²

Second Floor



Type A

UNIT 26

2 Bedroom

BUA: 96 m²

Terrace: 22 m²

UNIT 27

2 Bedroom

BUA: 86 m²

Terrace: 30 m²





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BUILDING TYPE B



Ground Floor



Type B

UNIT 01
2 Bedroom
BUA: 98 m²

UNIT 02
1 Bedroom
BUA: 78 m²

UNIT 03
2 Bedroom
BUA: 109 m²

First Floor



Type B

UNIT 14
2 Bedroom
BUA: 84 m²
Terrace: 12 m²

UNIT 15
1 Bedroom
BUA: 64 m²
Terrace: 5 m²

UNIT 16
2 Bedroom
BUA: 92 m²
Terrace: 15 m²

Second Floor



Type B

UNIT 27
3 Bedroom
BUA: 124 m²
Terrace: 28 m²

UNIT 28
1 Bedroom
BUA: 71 m²
Terrace: 19 m²





BUILDING
TYPE C



Ground Floor



Type C

DUPLEX 01

3 Bedroom
BUA: 144 m²
Terrace: 20 m²

UNIT 02

2 Bedroom
BUA: 89 m²

UNIT 03

2 Bedroom
BUA: 101 m²
Terrace: 11 m²

DUPLEX 04

3 Bedroom
BUA: 145 m²
Terrace: 20 m²

UNIT 05

2 Bedroom
BUA: 89 m²

UNIT 06

2 Bedroom
BUA: 101 m²
Terrace: 10 m²

First Floor



Type C

UNIT 11

2 Bedroom
BUA: 78 m²
Terrace: 15 m²

UNIT 12

2 Bedroom
BUA: 84 m²
Terrace: 16 m²

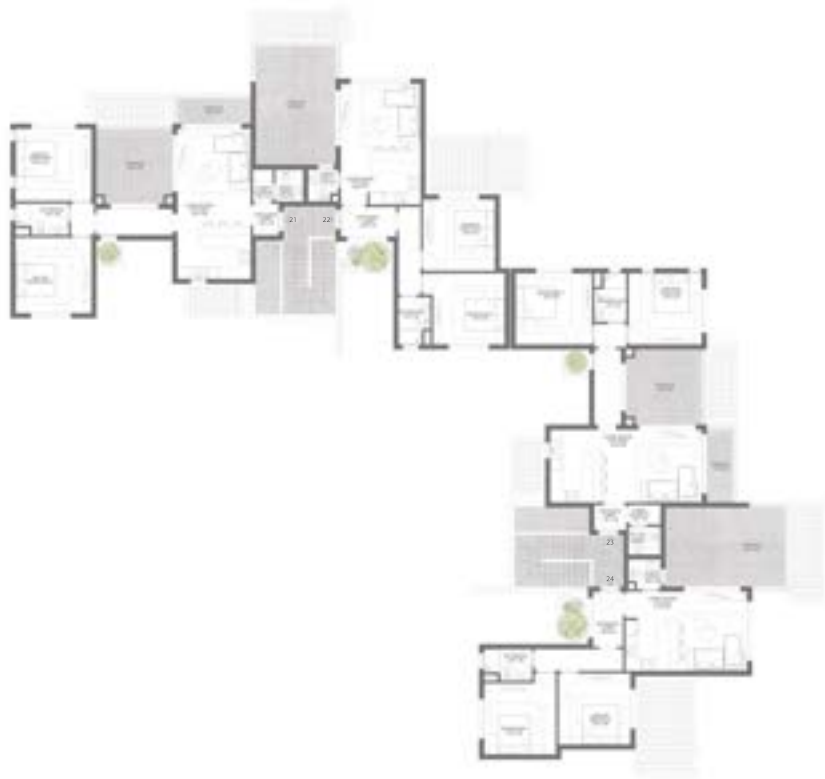
UNIT 13

2 Bedroom
BUA: 78 m²
Terrace: 15 m²

UNIT 14

2 Bedroom
BUA: 84 m²
Terrace: 16 m²

Second Floor



Type C

UNIT 21

2 Bedroom
BUA: 94 m²
Terrace: 8 m²

UNIT 22

2 Bedroom
BUA: 84 m²
Terrace: 4 m²

UNIT 23

2 Bedroom
BUA: 92 m²
Terrace: 8 m²

UNIT 24

2 Bedroom
BUA: 84 m²
Terrace: 4 m²





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BUILDING TYPE D



Ground Floor



Type D

UNIT 01
2 Bedroom
BUA: 105 m²

UNIT 02
1 Bedroom
BUA: 67 m²

UNIT 03
2 Bedroom
BUA: 90 m²

DUPLEX 04
3 Bedroom
BUA: 145 m²
Terrace: 20 m²

UNIT 05
2 Bedroom
BUA: 90m²

UNIT 06
2 Bedroom
BUA: 102 m²
Terrace: 10 m²

First Floor



Type D

UNIT 11
2 Bedroom
BUA: 89 m²
Terrace: 16 m²

UNIT 12
1 Bedroom
BUA: 61 m²
Terrace: 5 m²

UNIT 13
2 Bedroom
BUA: 80 m²
Terrace: 12 m²

UNIT 14
2 Bedroom
BUA: 79 m²
Terrace: 15 m²

UNIT 15
2 Bedroom
BUA: 85 m²
Terrace: 16 m²

Second Floor



Type D

UNIT 21

1 Bedroom
BUA: 68 m²

UNIT 22

3 Bedroom
BUA: 117 m²
Terrace: 6 m²

UNIT 23

2 Bedroom
BUA: 95 m²
Terrace: 8 m²

UNIT 24

2 Bedroom
BUA: 84 m²
Terrace: 4.4 m²



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