

مَشْرِى
BAGHUSH
Northcoast *Egypt*

A PLACE OF GOOD SPIRITS

A PROJECT *BY* SHEHAB MAZHAR

In the most sought-after area of the North coast where sandy beaches and bluest of blue waters of Sidi Heneish are a welcomed reminder of what good living is all about you can find a gem of the coast called Marsa Baghush. With a location just off the Coastal Road, linked to Cairo via the El Alamein & Dabaa Roads, this part of the North Coast is now a stone's throw from the capital.

Baghush, the Coptic version of the name 'Bacchus', an early Roman god of wine; who was known to the Greeks as Dionysus, before the Arabs renamed him after Asclepius. The bay of Sidi Heneish was called Marsa Baghush, the Harbor of Bacchus. Zygris-Baghush never became much more than a village but at one point, it was sufficiently important to be given its own bishop. Today, Baghush no longer has a bishop and the bay no longer bears its name. As for the village, it no longer exists, its remains likely buried beneath the shifting sands of the bay, with its history continuing to linger as a distant memory, with an aspiration to somehow breathe life back into this memory...there is only one person who can bring back this story to life...



An artist at heart who uses nature and its elements as his brush, Shehab Mazhar infuses the perfect mix of simplistic yet elegant architecture with the natural habitation of the surrounding areas. The result of which is a portfolio of astounding projects such as; Sidi Heneish Village, Palm Hills, El Mansourya, and Hacienda White to name a few; offering communities more than aesthetics, but also, a lifestyle experience that is both uplifting and nurturing. Using the natural elements in design is among the unique aspects of Marsa Baghush where Shehab chose to source some of the natural lime stones available in the nearby mountains of the area and incorporate it tastefully in the design of the homes giving a natural feel to the location with the mindset of "less is more".

As a renowned connoisseur of nature Shehab is passionate about infusing nature into that community lifestyle experience. Known for his vast knowledge and expertise in handling and growing plants and botanical gardens housing north of 3500 different variations of plants, Shehab plans to use his expertise to not only give Marsa Baghush a unique design element of its very own botanical garden but also introduce a concept of "kitchen farms" which allows for an elevated experience of cooking where the freshest of herbs and spices are simply there for the picking from rosemary, lemongrass, parsley, bay leaves, basil, etc. your kitchen at Marsa Baghush is always ready to host guests for a treat of the pallet that is second to none, with that, let's get breakfast started...

MASTERPLAN

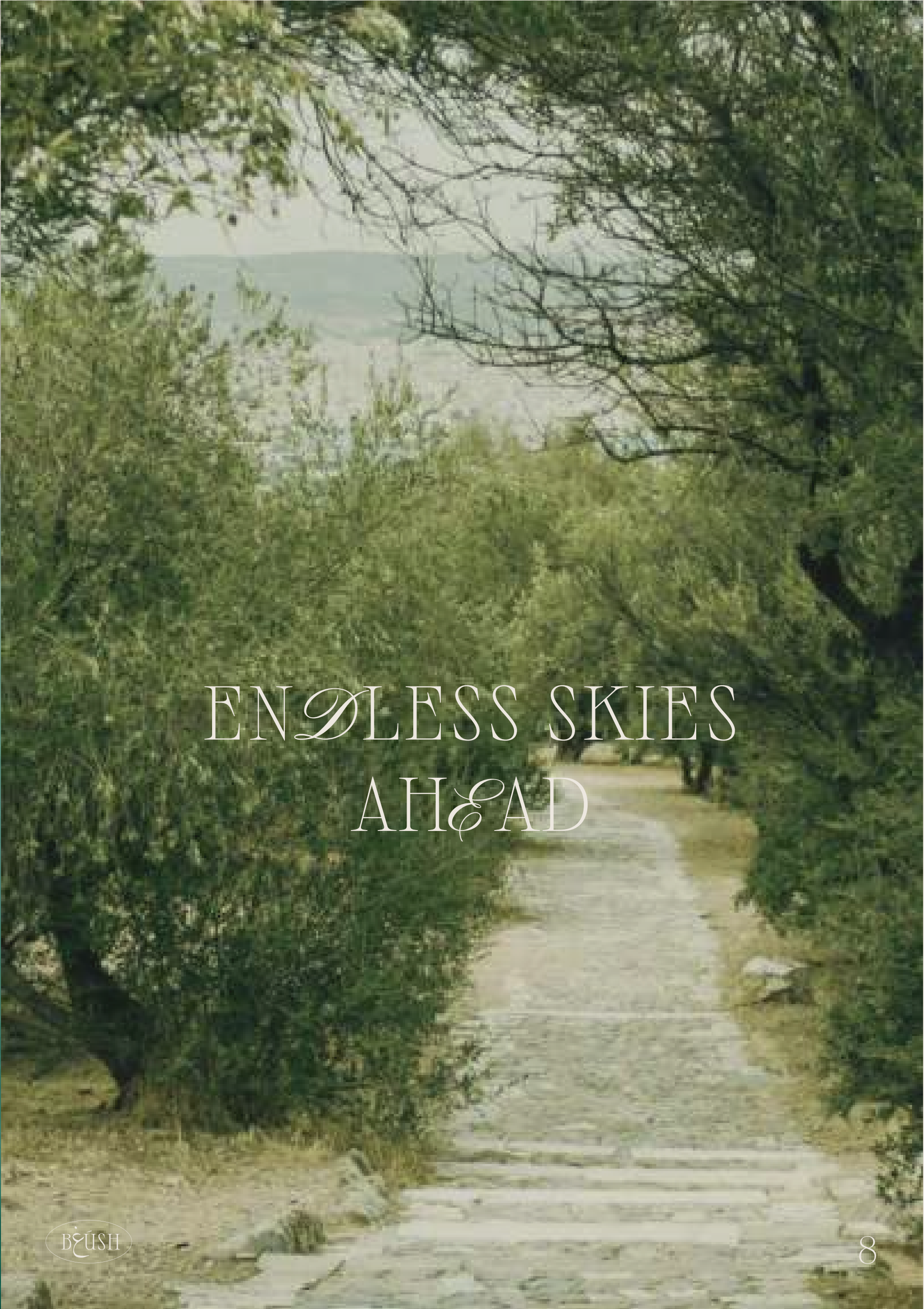


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|---|------------------|---|-------------------|
| 1 | Hotel | 4 | Beach Restaurant |
| 2 | Beach Bar | 5 | Botanical Gardens |
| 3 | Fitness Platform | 6 | Commercial Strip |

Disclaimer: Masterplans 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 reference source but specific details are not to be viewed as definite.



A DESTINATION TO
CELEBRATE



ENDLESS SKIES
AHEAD



A TOAST TO
THE GOOD LIFE



CULTIVATING
MEMORIES

WELCOME TO

مَرْسى
BAGHUSH
Northcoast *Egypt*



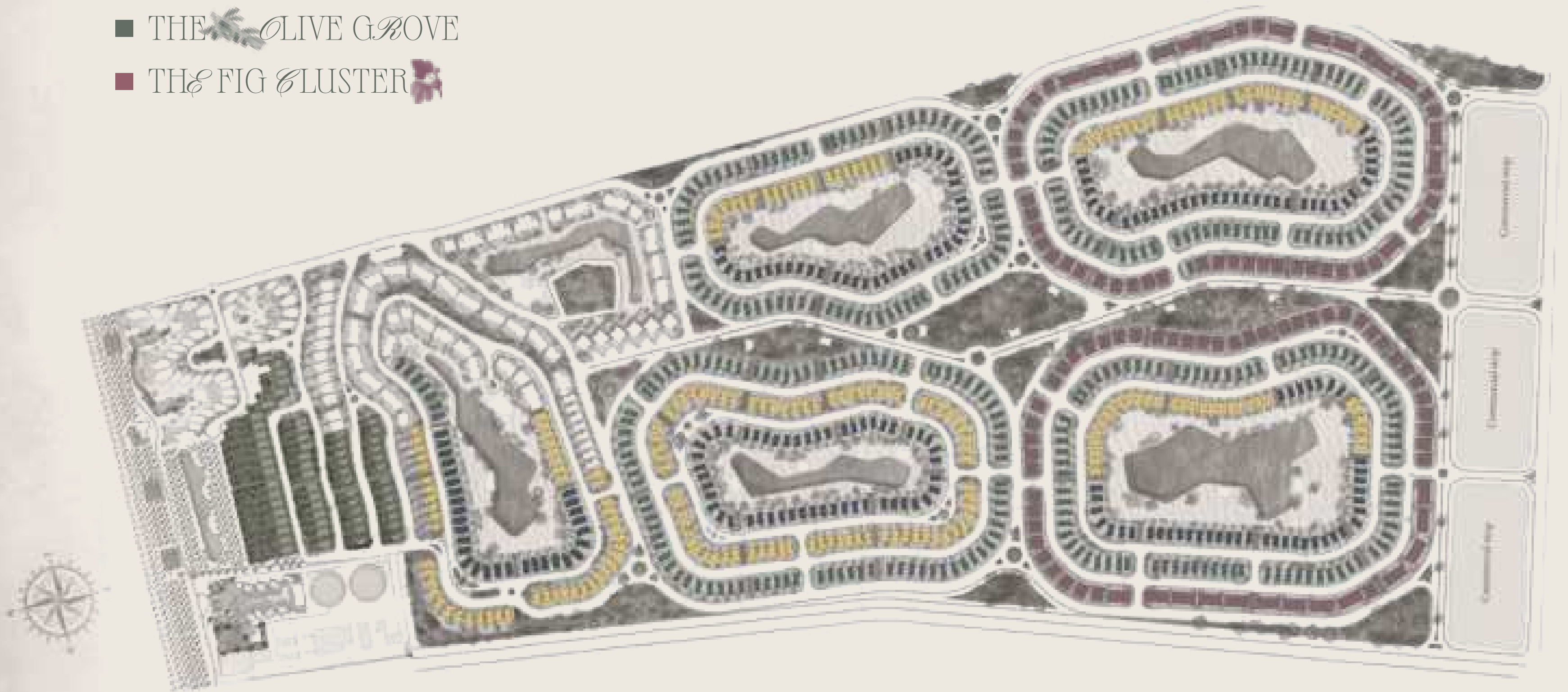


LOCATION





- THE PLUMLINE 🍷
- THE VINEYARD 🍷
- THE LEMON BLISS 🍋
- THE OLIVE GROVE 🌿
- THE FIG CLUSTER 🍌





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THE
PLUM
LINE

B&U^{SH}

B&U^{SH}

A celebration of living

THE PLUMLINE

These elegant units are right on the shores of the coast offering a limited number of separate villas with features catering to your leisure. A unique raw design that features a horizon infinity pool that merges with the sea as well as a garden level. It is the first three rows of Marsa Baghush although our largest and front facing units, a clever design ensures privacy is absolutely maintained.





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THE PLUMLINE

TYPE - P | VILLA

P01

Type	Villa
Entrance	2
Master Bedroom	1
Master Bathroom	1
Bathrooms	4
Bedrooms	4
Nanny Room	1
Kitchen	2
Toilet	1
Living	1
Dining	1
Storage	1
BUA	395 m ²





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THE PLUMLINE

TYPE - P | VILLA

P02

Type	Villa
Entrance	1
Lobby	2
Master Bedroom	1
Master Bathroom	1
Bedrooms	4
Bathrooms	3
Nanny Room	1 + (wc)
Toilet	1
Storage	0
Living	1
Dining	1
Kitchen	2
BUA	340 m ²





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THE PLUMLINE

TYPE - P | VILLA





THE
VINE-
YARD

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THE VINEYARD

Raw and earthy tones give The Vineyard a rustic yet elegant feel, these single floor separate villas are uniquely positioned on the first row of the lagoons, making the sandy beach of the lagoon a natural extension of your own home. With ample space due to the absence of stairs, The Vineyard offers plenty of privacy throughout the unit as there are no higher floors.





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THE VINEYARD

TYPE - V | VILLA

V01

Type	Villa
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	3
Bathrooms	2
Toilet	1
Driver Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (50.00)	2
BUA	240 m ²

Option 1



GROUND FLOOR PLAN

Option 2



GROUND FLOOR PLAN



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THE VINEYARD

V02

Type	Villa
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	3
Bathrooms	2
Toilet	1
Driver Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (50.00)	2
BUA	240 m ²



TYPE - V | VILLA



GROUND FLOOR PLAN



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THE VINEYARD

TYPE - V | VILLA





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THE LEMON BLISS

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THE LEMON BLISS

Could have easily been named the Perfect View; The Lemon Bliss is the elegantly designed floor and a half single villa, it features unmatched views of the lagoons from both floors, The Lemon Bliss also feature a beautiful terrace with picturesque views.





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THE LEMON BLISS

TYPE - L | VILLA

L01

Type	Villa
Master Bedroom	1
Master Bathroom	1
Bedrooms	3
Bathrooms	3
Toilet	1
Driver Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (24.77)	2
BUA	275 m ²





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THE LEMON BLISS

TYPE - L | VILLA

L02

Type	Villa
Entrance	1
Master Bedroom	2
Master Bathroom	2
Bedrooms	3
Bathrooms	1
Driver Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (13)	2
BUA	275 m ²





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THE LEMON BLISS

TYPE - L | VILLA





BËÛSH

BËÛSH

BËÛSH

BËÛSH

THE
OLIVE
GROVE

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THE OLIVE GROVE

Standalone chalet units with significant privacy also features the option of a ground floor with a pristine garden or a first-floor penthouse with a roof terrace is what "The Olive Grove" offers. Bedrooms that directly view the botanical gardens as well as close proximity to the lagoons are among the advantages of this residential area.





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THE OLIVE GROVE

TYPE - 0 | CHALET

001

Ground Level

Type	Chalet (GR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	2
Bathrooms	1
Toilet	1
Nanny Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (24.36)	1
BUA	170 m²





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THE OLIVE GROVE

TYPE - 0 | CHALET

001

First Level

Type	Chalet (FR)
Lobby	1
Bedrooms	2
Bathrooms	1
Toilet	1
Living	1
Dining	1
Kitchens	1
Terrace Area (17.45)	1

Penthouse

Type	Chalet (PH)
Lobby	1
Bedroom	1
Bathroom	1
Nanny Room	1 + (wc)
Terrace Area (86.28)	1
BUA	230 m²





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THE OLIVE GROVE

TYPE - 0 | CHALET

003

Ground Level

Type	Chalet (GR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	2
Bathroom	1
Toilet	1
Nanny Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (25.13)	1
BUA	185 m²





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THE OLIVE GROVE

TYPE - 0 | CHALET

003

First Level

Type	Chalet (FR)
Lobby	1
Bedrooms	2
Bathrooms	1
Toilet	1
Nanny Room	1 + (wc)
Living	1
Dining	1
Kitchens	1

Penthouse

Type	Chalet (PH)
Lobby	1
Master Bedroom	2
Master Bathroom	2
Terrace Area (88.44)	1
BUA	270 m ²





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THE OLIVE GROVE

TYPE - 0 | CHALET





THE
FIG
CLUSTER

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THE FIG CLUSTER

*The ideal choice for the small family or the avid outings enthusiast
The Fig Cluster offers 6-10 chalets in each cluster, with various
unit options that include ground floor with a garden, first floor
with a terrace or a second floor with a roof. This residence is just
a short stroll away from the swimmable lagoons as well as the
commercial area. The Fig Cluster is enviously located and offers
significant elements of convenience.*





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THE FIG CLUSTER

TYPE - F | CHALET

F01.1

Ground Level

Type	Chalet (GR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	2
Bathroom	1
Toilet	1
Nanny Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (52.27)	1
BUA	165 m²



01 GROUND FLOOR PLAN
SCALE 1:100



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THE FIG CLUSTER

TYPE - F | CHALET

F01.2

First Level

Type	Chalet (FR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	2
Bathroom	1
Toilet	1
Nanny Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (6.60)	1
BUA	155 m ²



02 FIRST FLOOR PLAN
SCALE 1:100





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THE FIG CLUSTER

TYPE - F | CHALET

F01.3

Penthouse

Type	Chalet (PR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Dress.	1
Toilet	1
Living	1
Kitchen	1
Terrace Area (38.97)	1
BUA	90 m²

Option 1



03 PENTHOUSE FLOOR PLAN
SCALE: 1:100





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THE FIG CLUSTER

TYPE - F | CHALET

F01.4

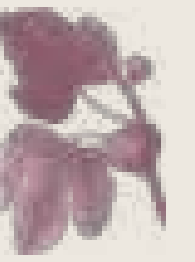
Penthouse

Type	Chalet (PR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Dress.	1
Bedroom	1
Toilet	1
Living	1
Kitchen	1
Terrace Area (38.97)	1
BUA	113 m²

Option 2



03 PENTHOUSE FLOOR PLAN
SCALE 1:100



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THE FIG CLUSTER

TYPE - F | CHALET





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THE FIG CLUSTER

TYPE - F | CHALET

F02.1

Ground Level

Type	Chalet (GR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	2
Bathroom	1
Toilet	1
Driver Room	1 + (wc)
Living	1
Dining	1
Kitchen	1
Terrace Area (19.70)	1
BUA	160 m ²





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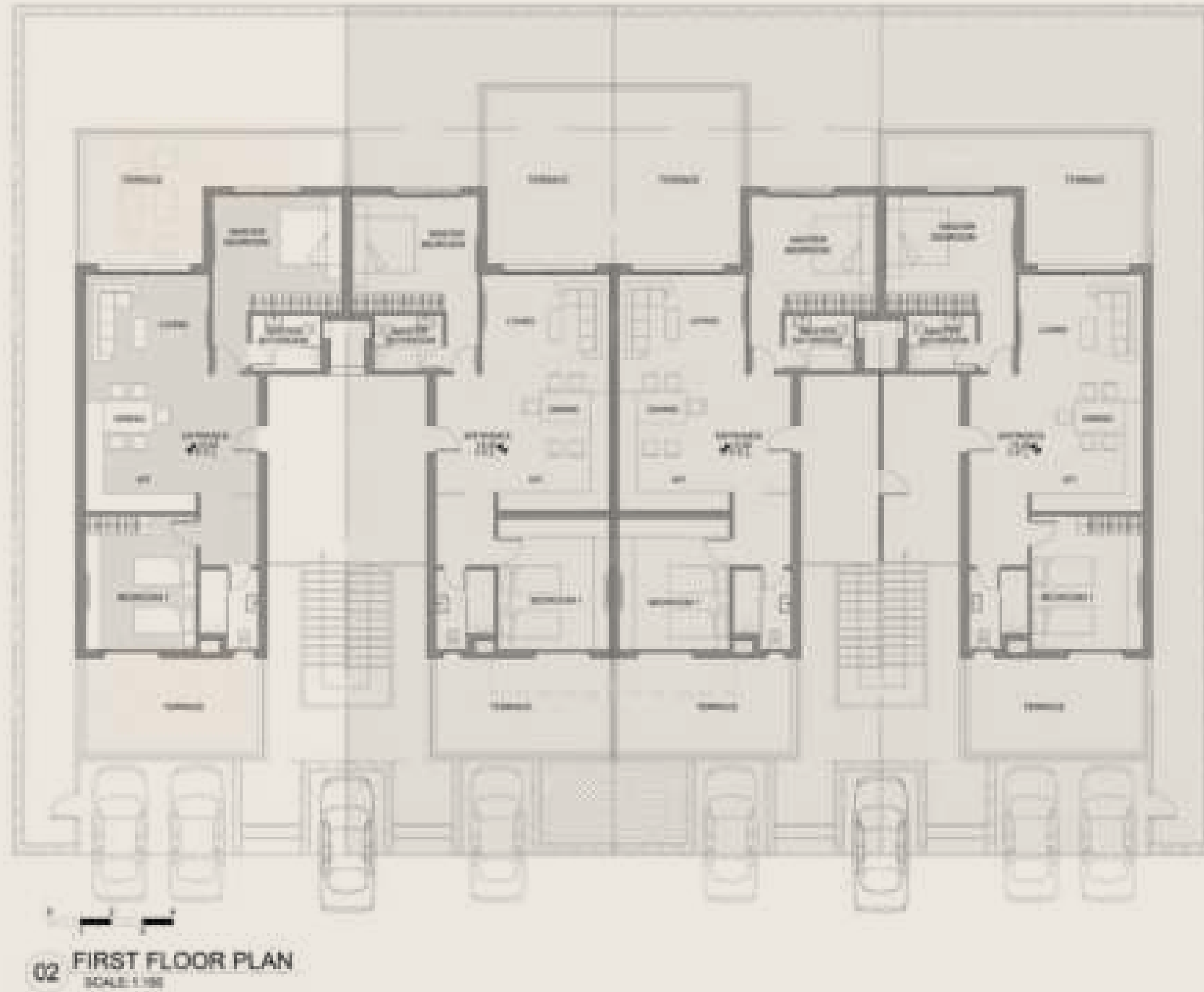
THE FIG CLUSTER

TYPE - F | CHALET

F02.2

First Level

Type	Chalet (FR)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	1
Bathroom	1
Toilet	1
Living	1
Dining	1
Kitchen	1
Terrace Area (42.40)	2
BUA	125 m ²





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THE FIG CLUSTER

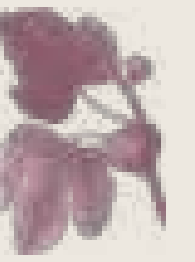
TYPE - F | CHALET

F02.3

Penthouse

Type	Chalet (PH)
Entrance	1
Master Bedroom	1
Master Bathroom	1
Bedrooms	3
Bathroom	3
Toilet	2
Living	1
Kitchen	1
Roof Terrace (125.50)	1
BUA	250 m ²





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THE FIG CLUSTER

TYPE - F | CHALET



