

masaya
SIDI-ABDELRAHMAN



A BOUTIQUE COMMUNITY FOR YOU

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

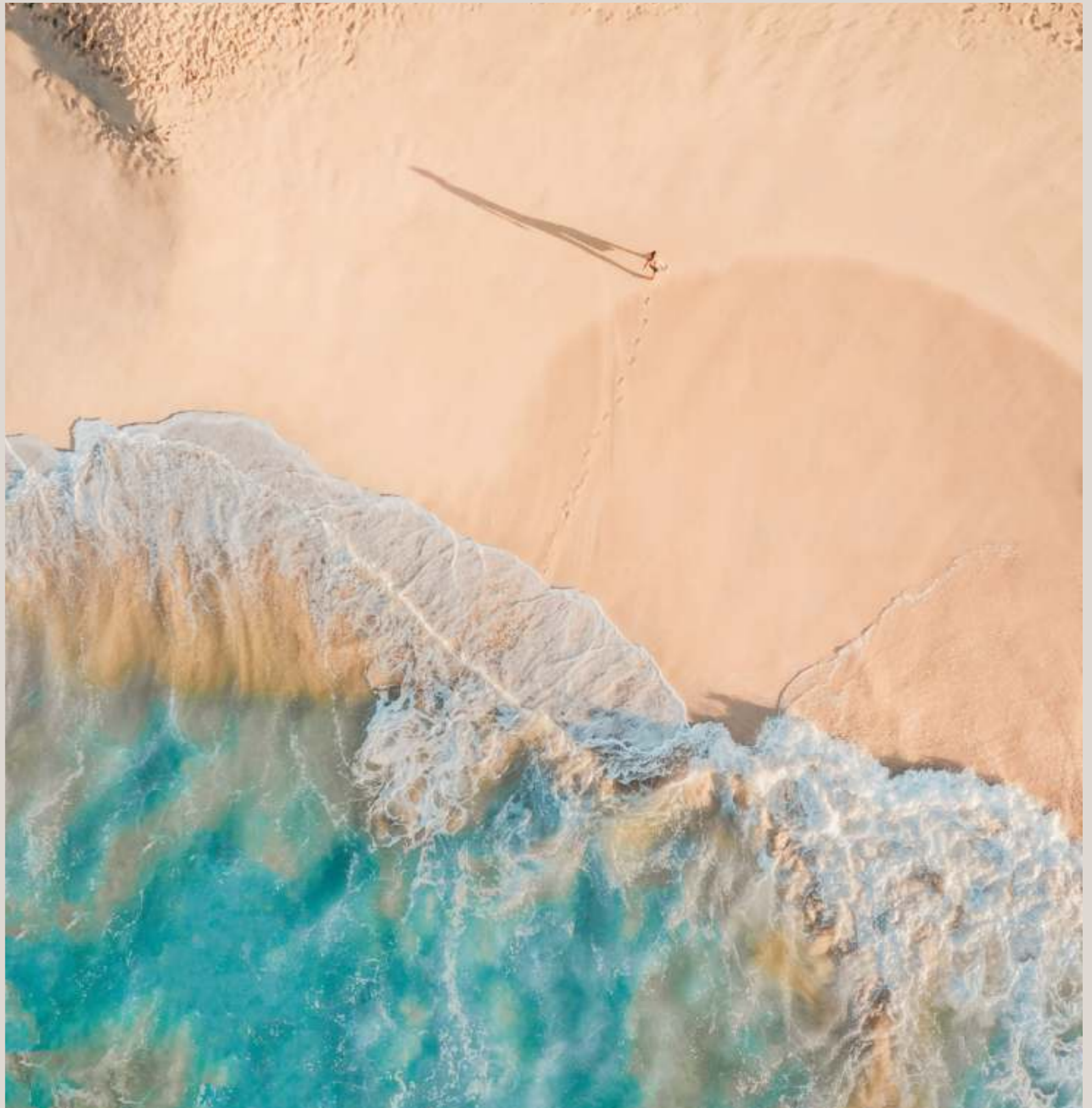
for you

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*



Welcome



to the healing destination

The MASTERPLAN





SAPPHIRE

homes

- Standalone Villas
- Twin Villas
- Duplexes
- Premium Chalets

Twin Villa with Roof

Architecture's Finest



Twin Villa

237m² | 3 BRs
+Maid & Driver

Ground
Floor Plan



First
Floor Plan



Roof
Floor Plan



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Type F
Duplexes & Premium
Chalets



Architecture's Finest



Type F1

Ground Chalet	140m ² + 133m ² Garden
2 nd Floor Chalet	139m ²
Duplex (GF+1 st)	253m ² + 148m ² Garden
Duplex (1 st +2 nd)	271m ² + 25m ² Terrace

Ground Floor Plan



First Floor Plan



Second Floor Plan



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Type F2

Ground Chalet	140m ² + 132m ² Garden
Duplex (1 st +2 nd)	From 263m ² - 266m ²

Ground Floor Plan



First Floor Plan



Second Floor Plan



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JASPER

chalets

- 1 Bedroom 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 with Elevator

Ground	From 134m ² - 162m ²
Typical	From 114m ² - 155m ²
Roof	From 86m ² - 93m ²
Roof Deck	From 21m ² - 34m ²

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Chalet
Type N1

Architecture's Finest



Chalet

Type N1

G+2+Roof with Elevator

Ground	From 135m ² - 160m ²
Typical	From 111m ² - 156m ²
Roof	From 86m ² - 131m ²
Roof Deck	From 18m ² - 61m ²

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Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



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 - 165m ²
Roof Deck	From 24m ² - 163m ²

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Chalet
Type N2

Architecture's Finest



Chalet

Type N2

G+4+Roof with Elevator

Ground	From 136m ² - 160m ²
Typical	From 115m ² - 156m ²
Roof	From 88m ² - 131m ²
Roof Deck	From 21m ² - 64m 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 with Elevator

Ground	From 115m ² - 171m ²
Typical	From 115m ² - 171m ²
Roof	From 65m ² - 171m ²
Roof Deck	From 24m ² - 107m ²

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Ground Floor Plan



Typical Floor Plan



Roof Floor Plan



Type R

Architecture's Finest



Chalets & Duplexes

Type R

G+4+Roof with Elevator

Ground	From 134m ² - 155m ²
Typical	From 112m ² - 168m ²
Roof	From 88m ² - 92m ²
Roof Deck	From 21m ² - 34m ²
Duplex	From 183m ² - 253m ²

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Ground Floor Plan

Typical Floor Plan

Roof Floor Plan



Chalets

Type R

G+4+Roof with Elevator

Ground	From 165m ² - 168m ²
Typical	From 165m ² - 168m ²
Roof	100m ²
Roof Deck	From 20m ² - 34m ²



Ground Floor Plan

First & Second Floor Plans

Roof Floor Plan



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Lofts



Lofts

Type R

G+4+Roof with Elevator



Lofts

From 112m² - 113m²

Third Floor Plan

Fourth Floor Plan



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