BEIT AL BAHR

ELABD RESORT

SIDIHENEISH

HILLS

by the sea

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ABOUT
THE DEVELOPER

Beit Al Bahr is the result of a collaboration between leading entities in the Egyptian market, collectively forming BAM, a joint venture consisting of:

EL ABD

The visionary behind identifying Sidi Heneish Bay as one of the North Coast's most distinctive destinations over 30 years ago.

GUIRA

A master contractor and home developer founded by the Badawy family, known for their strong expertise in engineering and construction across Alexandria and the North Coast.

J PROPERTIES

A forward-thinking real estate partner and the driving force behind shaping projects from concept to market. Backed by over 20 years of combined expertise across multiple sectors, J Properties defines how destinations are envisioned, positioned, and brought to life.

Reminiscent of good old summer days, Beit Al Bahr is a refined beachfront escape spread over 450 acres. Surrounded by turquoise waters and golden sands,

BE here
be YOU

this tranquil haven is located in El Abd Resort, Sidi Heneish, with a 3.5 km beachfront offering stunning views.

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YESTERDAY'S
SUMMER

Back in the days, a perfect summer day
was as simple as waking up with
sand in your toes. Beit Al Bahr brings back
summer as it once was and as it
always should be.



Everything around you calls for
a truly authentic summer experience,
where homes are filled with daylight
and waves catch up to the shore.

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NATURE
MANIFESTED

In the symphony of life, the elements earth, water, air, and fire play a significant role in shaping our reality. Nature influences our homes, while water's movements impact cultures and civilizations. Human creation, especially in architecutre, becomes a canvas where elemental forces convey meaning beyond simple functionality.

The elements symbolize aspects of life in culture and art.







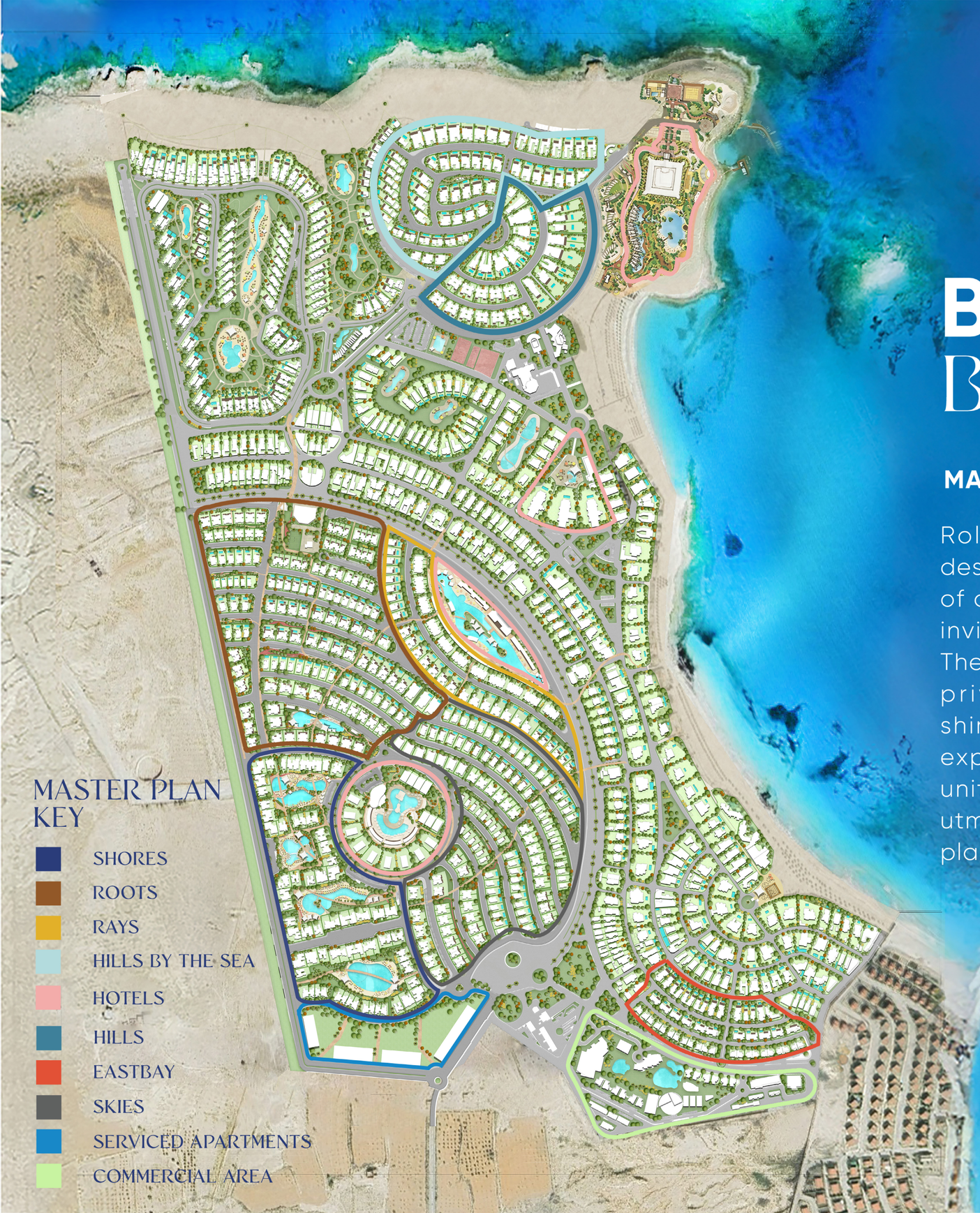
PROXIMITY AND LOCATION

Beit Al Bahr offers the perfect summer escape, situated in the prime location of El-Abd Resort Sidi Heneish, precisely at km 45 on the Matrouh-Alexandria road, 375 km away from Cairo and 241 km from Alexandria. The development is carefully designed along a stunning coastline, immersing you in the pristine beauty of the Mediterranean while being conveniently close to the lively attractions of the North Coast.

BEACH-FRONT
BEAUTY MAXIMIZED

MASTERPLAN

Rolling out on 450 acres of land, Beit Al Bahr is smartly designed from the inside to the outside to glorify the beauty of open spaces, thanks to an innovative configuration that invites a 3.5 km beachfront into every corner of your home. The master-plan's unique form is looped around people and privacy, bringing them closer to seafront serenity, shimmering pools and an abundant variety of authentic experiences while lending an original air of flexibility to all unity types. All homes are evenly spread out to guarantee utmost exclusivity, surrounded by a green foliage of native plantations for a daily dose of natural inspiration.



WELCOME TO HILLS *by the sea*

Here, the land rises gently, opening your world to endless horizons and quiet moments above the shore. Hills by the sea is a new chapter in Beit Al Bahr, where every view is a reminder that luxury can be as simple as space, stillness, and gentle, refreshing sea mist. It's a place where slopes and skies shape your days, the rhythm of waves below and the warmth of golden light.
Where mornings arrive wrapped in soft light, and evenings drift to the hush of the tides. A sanctuary above the shore, yet deeply in tune with the sea's timeless song.

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AMENITIES

EXPERIENCES AWAIT

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ORGANICALLY DESIGNED

For the first time in Beit Al Bahr, Hills by the sea presents signature first-row beachfront villas, thoughtfully positioned to capture uninterrupted sea views.

Each villa opens onto panoramic vistas where sunlight dances on the waves and the sea breeze welcomes you every morning. This is coastal living in its purest form, where space, light, and the rhythm of the sea define your everyday.

In collaboration with Laithy Architects, the villas have been carefully designed to reflect the essence of the North Coast, combining timeless architecture with generous interiors and expansive outdoor spaces. Offering five and six bedrooms in single-storey or two-floor villas, and land areas up to 1,100 square meters, each home ensures both comfort and privacy.

Positioned directly on the shoreline, every villa enjoys a sweeping view of the Mediterranean. At Hills by the sea, nature is woven into every detail. These fully finished units offer a warm and elegant atmosphere, where design and landscape flow together to create a truly harmonious living experience.

BREATHTAKING
SEA VIEWS



In Hills by the sea, homes open wide, resting on generous plots.
Each Villa is crafted to give you more than just square meters;
it's space for families to gather, for gardens to flourish,
and for every day to unfold with a sense of openness and ease.

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Master plan

HILLS

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FIRST ROW

Villa

- 6 BEDROOMS -

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FIRST ROW VILLA

6 BEDROOMS

6

8

1

TOTAL VILLA AREA: 430 SQM

GROUND FLOOR

AREA	LENGTH	WIDTH
ENTRANCE FOYER	3.40	3.20
FOYER 1	3.80	3.50
CORRIDOR	3.90	2.10
RECEPTION & DINING	9.40	9.20
MASTER BEDROOM 1	4.60	3.80
M.B. WALK-IN CLOSET 01	2.50	2.20
MASTER BATHRROM 01	3.10	2.50
MASTER BEDROOM 2	5.60	4.00
M.B. WALK-IN CLOSET 02	2.60	1.7
MASTER BATHROOM 01	2.60	2.00
BEDROOM 01	3.90	3.90
ENSUITE BATHROOM 01	2.20	2.00
CLOSET 01	2.20	1.70
BEDROOM 02	4.60	3.90
ENSUITE BATHROOM 02	2.50	2.30
CLOSET 02	3.20	1.50
BEDROOM 03	4.60	4.00
ENSUITE BATHROOM 03	3.20	1.90
CLOSET 03	3.20	1.80
GUEST BEDROOM	4.00	3.80
GUEST ENSUITE BATHROOM	2.10	1.70
GUEST CLOSET	3.20	1.60
KITCHEN	5.70	3.20
POWDER ROOM	2.90	1.40
GUEST TOILET	2.50	1.60
OUTDOOR TOILET	2.10	1.70
MAID'S BEDROOM	2.40	1.50
MAID'S BATHROOM	2.40	1.10
DRIVER'S BEDROOM	2.40	1.70
MAID'S BATHROOM	2.40	1.10



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5 BEDROOMS

Villas

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VILLA

LOWER GROUND FLOOR

AREA	LENGTH	WIDTH
ENTRANCE FOYER	7.10	1.50
RECEPTION	7.10	4.00
BEDROOM 01	4.80	3.90
WALK-IN CLOSET 01	2.70	2.60
ENSUITE BATHROOM 01	2.70	2.00
BEDROOM 02	4.20	4.00
WALK-IN CLOSET 02	4.00	2.40
ENSUITE BATHROOM 02	2.70	1.70
CORRIDOR	4.10	1.40
HARD KITCHEN	4.10	3.40
LAUNDRY	2.10	1.90
MAID'S BEDROOM	4.80	2.50
MAID'S BATHROOM	2.50	1.30
DRIVER'S BEDROOM	4.20	3.10
DRIVER'S BATHROOM	2.30	1.20
STORAGE	2.70	2.30
MECHANICAL ROOM	3.00	2.70
PARKING AREA	10.20	7.00



5 BEDROOMS

5

6

2

TOTAL VILLA AREA: 475 SQM

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VILLA

5 BEDROOMS

5

6

2

GROUND FLOOR

AREA	LENGTH	WIDTH
LIVING AREA	7.50	6.50
POWDER ROOM	2.00	1.50
GUEST TOILET	1.70	1.50
FOYER	7.30	1.40
MASTER BEDROOM 01	4.20	4.00
M.B. WALK-IN CLOSET 01	2.90	1.90
MASTER BATHROOM 01	2.90	2.60
MASTER BEDROOM 02	4.30	4.00
M.B. WALK-IN CLOSET 02	3.00	1.40
MASTER BATHROOM 02	3.00	1.60
BEDROOM 01	4.20	3.80
ENSUITE BATHROOM 01	2.40	2.30
CLOSET 01	2.40	1.40



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