BEIT AL BAHR

ELABD RESORT

SIDIHENEISH

HILLS

19234

beitalbahr.com



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.

19234
beitalbahr.com

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.

19234
beitalbahr.com

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

Here, the land rises gently, opening your world to endless horizons and quiet moments above the shore. Hills 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.

19234
beitalbahr.com

AMENITIES

EXPERIENCES AWAIT

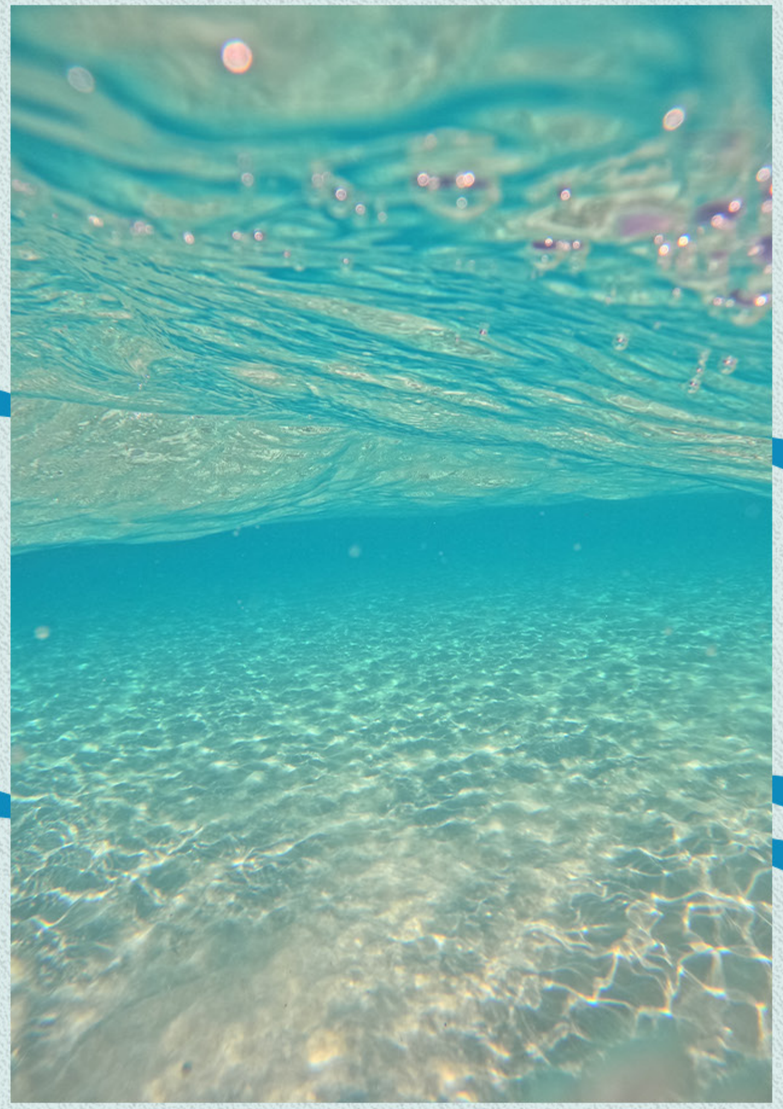
19234
beitalbahr.com



ORGANICALLY DESIGNED

Our architecture blends in harmony with nature, offering residents aesthetic appeal.

Fully Finished Units:
Reflecting meticulous attention to detail, providing a move-in ready space where comfort and style converge effortlessly.



In Hills, 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.

19234
beitalbahr.com



Master plan

HILLS

19234

beitalbahr.com

3 BEDROOMS

Villas

19234
beitalbahr.com

3 BEDROOMS

RIGHT

AREA	LENGTH	WIDTH
Terrace	4.10	7.30
Reception	8.15	6.80
Guest Toilet	1.20	2.00
Kitchen	3.00	3.50
Corridor	8.70	1.15
Bedroom 1	4.30	3.55
Dressing 1	2.35	1.40
Toilet 1	2.00	2.00
Bedroom 2	3.05	3.35
Dressing 2	2.20	1.60
Toilet 2	1.95	2.90
Bedroom 3	3.75	3.85
Dressing 3	1.65	1.55
Toilet 3	1.95	2.30
Maid s Room	2.05	3.35
Toilet	1.25	1.60
Laundry	1.25	1.60

3

4

1

TOTAL VILLA AREA: 180 SQM



Disclaimer: The Sales and Purchase Agreement constitutes all the rights and obligations agreed between the seller and the buyer. The content of this document is hereby considered as "a non-obligatory guiding draft."

2 BEDROOMS

3

4

1

TOTAL VILLA AREA: 180 SQM

LEFT

AREA	LENGTH	WIDTH
Terrace	4.10	7.30
Reception	8.15	6.80
Guest Toilet	1.20	2.00
Kitchen	3.00	3.50
Corridor	8.70	1.15
Bedroom 1	4.30	3.55
Dressing 1	2.35	1.40
Toilet 1	2.00	2.00
Bedroom 2	3.05	3.35
Dressing 2	2.20	1.60
Toilet 2	1.95	2.90
Bedroom 3	3.75	3.85
Dressing 3	1.65	1.55
Toilet 3	1.95	2.30
Maid s Room	2.05	3.35
Toilet	1.25	1.60
Laundry	1.25	1.60



Disclaimer: The Sales and Purchase Agreement constitutes all the rights and obligations agreed between the seller and the buyer. The content of this document is hereby considered as "a non-obligatory guiding draft."













BEIT AL BAHR

ELABD RESORT

SIDIHENEISH

HILLS

19234

beitalbahr.com