BEIT AL BAHR

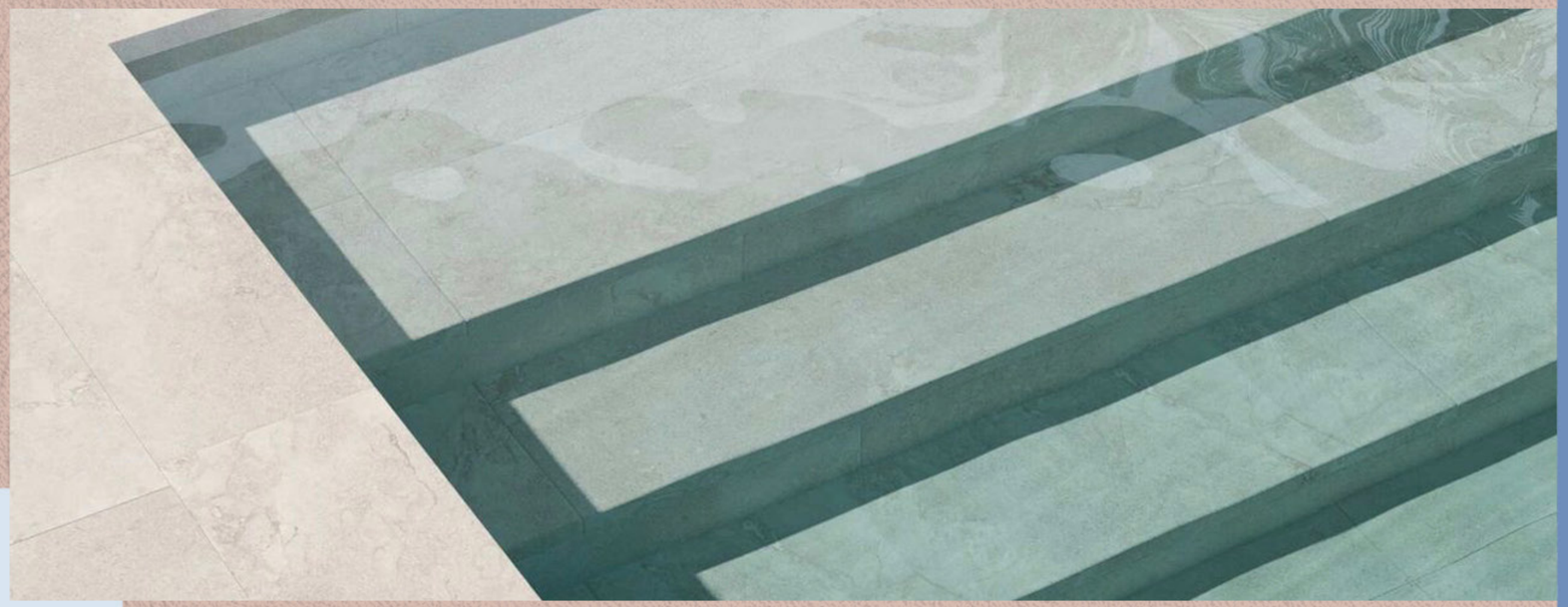
ELABD RESORT

SIDIHENEISH

# RAYS

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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.

# BE here
# be YOU

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,

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 day, a perfect summer meant sun-warmed skin and sand between your toes. It was light, carefree, and endlessly alive. Rays brings that rhythm back and amplifies it.



Here, every day flows around our grandest lagoon yetdesigned for both stillness and spark. Waterbungalows, built into nature. Lagoon-side dining, where food meets horizon. Moments of motion, from sunrise swims to sunset strolls. It's summer the way it used to be–just brighter, freer, and tuned to the Beats of Life.

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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 architecture, becomes a canvas where elemental forces convey meaning beyond simple functionality.

The elements symbolize aspects of life in culture and art.









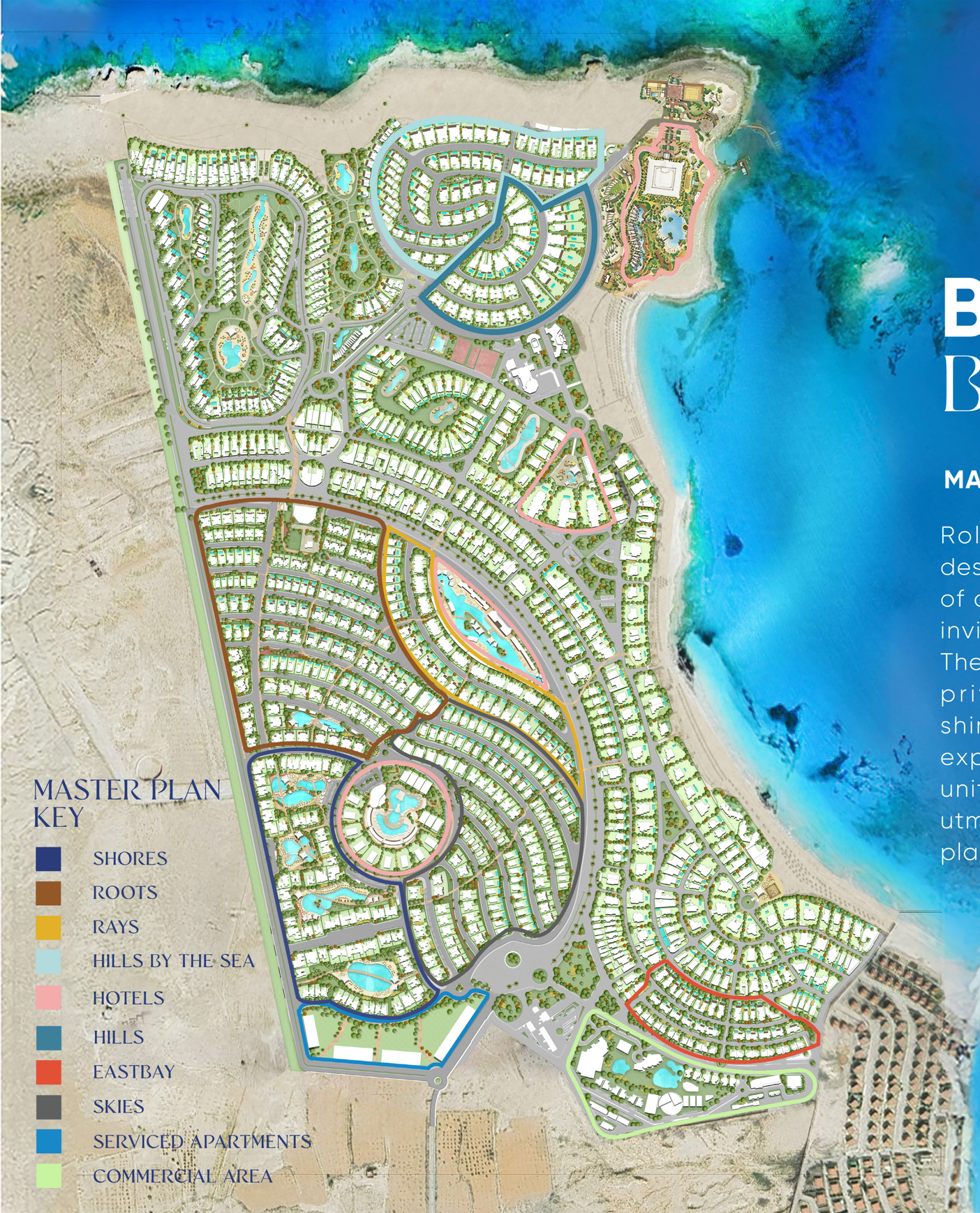
# PROXIMITY AND LOCATION

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 RAYS

The new heart of Beit Al Bahr. Here, every day moves to a different beat; the calm of open air, the warmth of firelight, the joy of shared spaces, the flow of water.
This phase is where the Beats of Life take form in the way you breathe, move, and connect.
From sunrise walks along the lagoon to evenings lit by laughter, Rays captures the energy and stillness that define true summer living.
It's not just a new chapter, it's the pulse of a community in motion.

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# AMENITIES

## EXPERIENCES AWAIT

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# HOMES THAT
## FLOW WITH YOU

Whether you're rising with the sun or winding down at dusk, homes at Rays are designed for your natural rhythm.

Set along the waterfront, some with double views of lagoon and sea, these spaces offer a seamless blend of freedom, privacy, and warmth.
The architecture is light-filled, airy, and fluid, mirroring the element that defines this phase.



# BEATS THAT SHAPE YOUR DAYS

At Rays, every experience has its own rhythm. Lagoon mornings with immersive water activities. Afternoons drifting in floating cabanas. Evenings lit by fireside dining and warm hospitality.

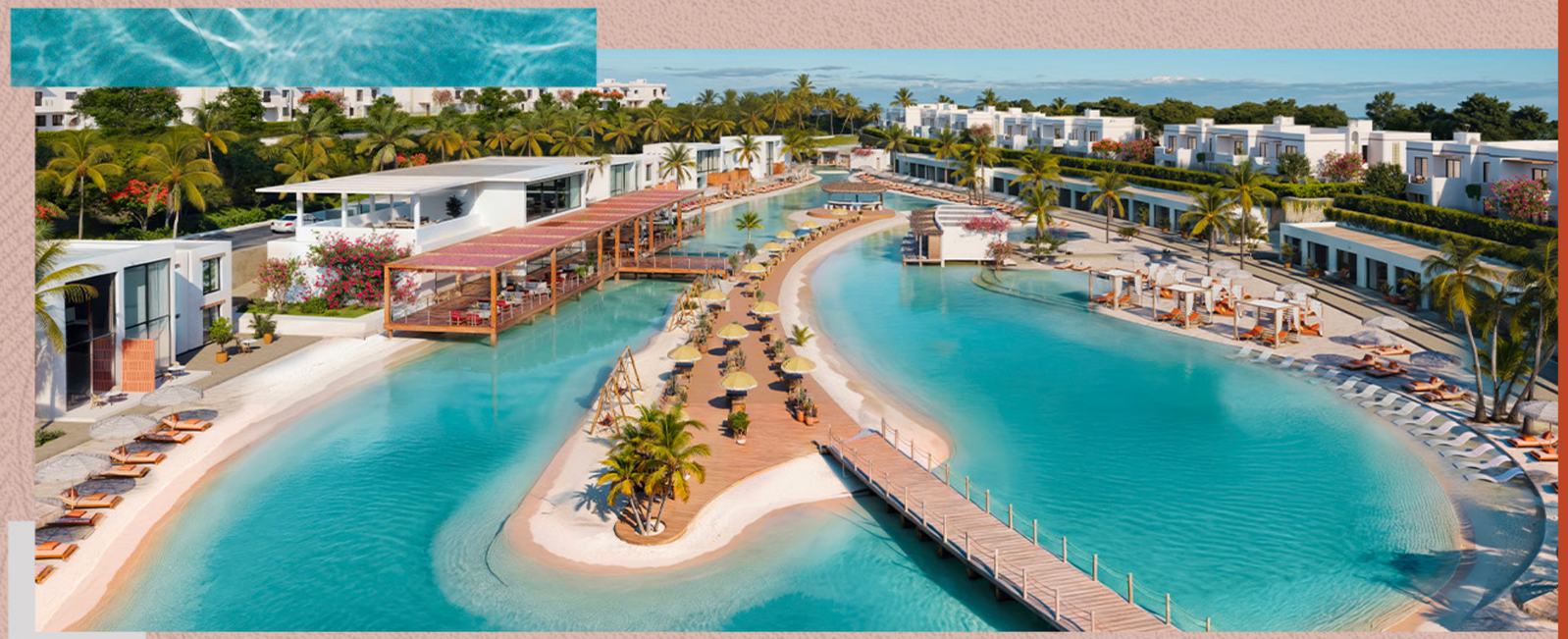
This phase redefines what it means to live by the water, centered around Beit Al Bahr's largest lagoon to date, with restaurants, bungalows, and sunset gatherings designed to move with you.

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# DESIGNED TO
# REFLECT A RHYTHM



Architecture at Rays doesn't rest on the land, it flows with it.
Guided by the movement of air and the glow of fire, the design is soft, fluid, and layered with quiet meaning.
Each space opens toward a tranquil island horizon,
drawing the outside in through natural finishes, open layouts, and organic textures. Together, they create
a living rhythm one that makes you feel lighter, calmer, and in sync with the beats of life.



# WHERE THE BEAT FLOWS FREELY

The lagoon is the pulse of Rays. A vast, flowing centerpiecethat carries the beat of every moment, from quiet mornings to energetic sunsets. Here, calm meets creativity.

You'll find floating seating pods, shaded rest decks, and sculptural installations that breathe life into the view, from DIY splash walls to pop-colored lounges, the lagoon is where joy becomes movement.

As day shifts to night, cinema screens light up the water, and fireside gatherings carry laughter across the breeze.

Whether Kayaking at dawn or joining a floating yoga class, life here doesn't just pass, it flows.

## WHERE EVERY STAY FLOWS
# WITH WARMTH, RHYTHM, AND SEA

Rays brings a new kind of hospitality to Beit Al Bahr; one that feels like home, but pulses with something more. The hotel is seamlessly woven into the residential rhythm, offering wellness, dining, and social spaces that elevate how you spend your time. You'll find warmth, freedom, and quiet connection flowing through every experience.

Built to echo the softer beat of life, the water bungalows at Rays offer a rare kind of intimacy with nature. Nestled along the lagoon's edge, these bungalows embrace the slow rhythm of calm mornings, golden light, and uninterrupted flow. Framed by lightness, their design is made for soft connection with floating decks, uninterrupted views, and a closeness to the lagoon that makes every moment feel light, clear, and alive. Here, life moves in Rays.

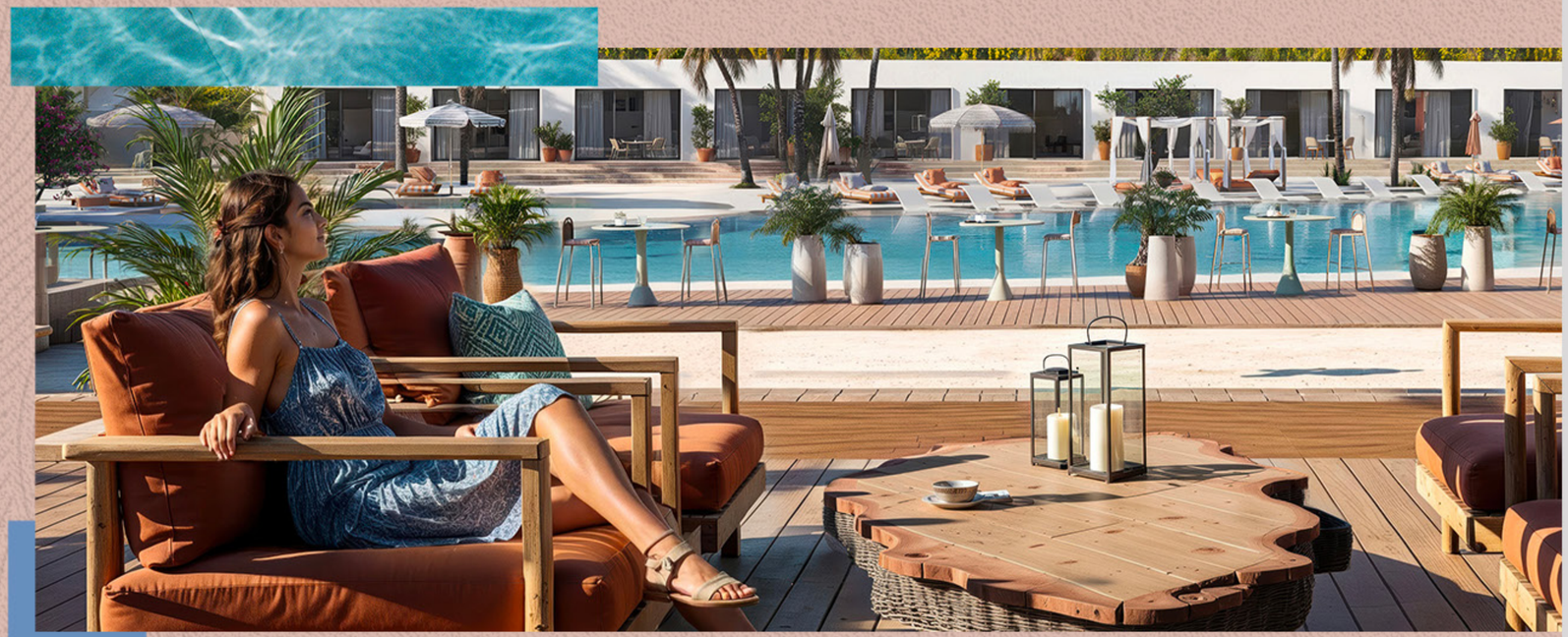


# LIVE TO YOUR
# OWN BEAT

At Rays, it's not just about where you are, it's about how you feel. Your days move with a natural pulse from stillness to spark, from quiet to connection.
Every element from the lagoon, the homes, the energy, was designed to help you live lightly, deeply, and fully in the moment. Because the best kind of summer is one that lives and moves to your beat.



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# YOUR KIND
# OF SUMMER HOME

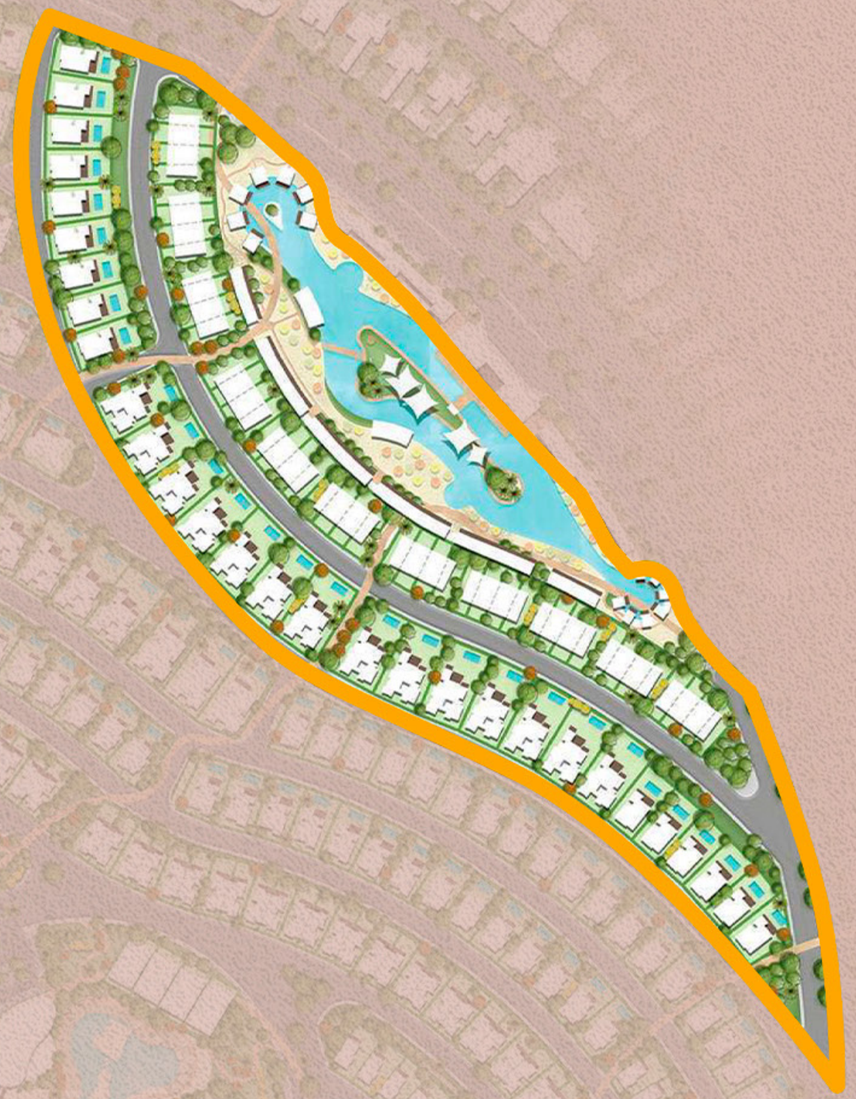
Some places shine. This one stays glowing.
Not just for the way light hits the water, but for how it lingers. On skin. On faces. On memories. Rays isn't just a place, it's a feeling. It glowsthrough every detail.

From 5-bedroom standalone villas with double views, to seafront cabins designed for barefoot mornings. Every home here moves with the light. Open, flowing, full of ease. It's warmth you carry. It's energy you return to. It's summer that stays with you.

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Master plan

# IRAYS



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# THIS IS RAYS

# WHERE A HOME HAS A BEAT

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# VILLAS



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# VILLA V5-01

## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| FOYER | 1.60 | 5.70 |
| KITCHEN | 4.36 | 3.00 |
| GUEST TOILET | 2.40 | 1.35 |
| RECEPTION & DINING | 9.72 | 5.70 |
| LOBBY 01 | 1.34 | 1.70 |
| STORAGE | 1.70 | 2.92 |
| MAID'S BEDROOM | 2.94 | 1.50 |
| MAID'S BATHROOM | 0.94 | 1.88 |
| DRIVER'S ROOM | 2.39 | 1.88 |
| DRIVER'S BATHROOM | 2.25 | 0.94 |
| LOBBY 02 | 1.82 | 1.24 |
| MASTER BEDROOM 01 | 3.84 | 3.60 |
| MASTER BATHROOM 01 | 1.79 | 2.38 |
| MASTER DRESSING 01 | 1.65 | 2.38 |
| MASTER BEDROOM 02 | 3.83 | 3.73 |
| MASTER BATHROOM 02 | 2.48 | 1.48 |
| LOBBY 03 | 1.26 | 1.55 |
| MASTER BEDROOM 03 | 3.58 | 3.50 |
| MASTER DRESSING 03 | 1.68 | 3.50 |
| MASTER BATHROOM 03 | 2.65 | 1.57 |
| MASTER BEDROOM 04 | 3.70 | 3.58 |
| MASTER BATHROOM 04 | 1.55 | 2.56 |
| MASTER DRESSING 04 | 1.85 | 1.68 |
| MASTER BEDROOM 05 | 3.60 | 3.73 |
| MASTER BATHROOM 05 | 2.38 | 1.62 |
| MASTER DRESSING 05 | 3.73 | 1.34 |




5 BEDROOMS

5

6

5

TOTAL VILLA AREA: 340 SQM

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# VILLA V5-03

5 BEDROOMS

5

6

2

TOTAL VILLA AREA: 340 SQM

## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| DRIVER'S BEDROOM | 2.20 | 1.70 |
| DRIVER'S BATHROOM | 1.04 | 1.70 |
| LOBBY | 2.50 | 3.90 |
| MASTER BEDROOM 02 | 4.90 | 3.35 |
| DRESSING ROOM | 1.24 | 1.47 |
| MASTER BATHROOM 02 | 2.25 | 1.45 |
| MASTER BEDROOM 03 | 4.00 | 3.55 |
| DRESSING ROOM | 1.24 | 1.47 |
| MASTER BATHROOM 03 | 2.70 | 1.45 |
| KITCHENETTE | 1.86 | 1.96 |
| MASTER BEDROOM 04 | 3.64 | 3.80 |
| DRESSING ROOM | 2.39 | 1.97 |
| MASTER BATHROOM 04 | 2.40 | 1.66 |
| MASTER BEDROOM 05 | 3.42 | 3.24 |
| DRESSING ROOM | 3.12 | 1.59 |
| MASTER BATHROOM 05 | 2.37 | 1.73 |
| TERRACE | 6.42 | 9.23 |

## LOWER GROUND

| AREA | WIDTH | LENGTH |
|---|---|---|
| RECEPTION,DINNING | 6.17 | 8.48 |
| STAIRS LOBBY | 2.35 | 3.90 |
| MAID'S BEDROOM 1 | 2.70 | 1.94 |
| MAID'S BATHROOM 1 | 1.43 | 1.51 |
| GUEST TOILET | 2.80 | 1.47 |
| KITCHEN | 4.54 | 3.59 |
| MASTER BEDROOM 01 | 4.97 | 3.53 |
| MASTER BATHROOM 01 | 2.66 | 1.75 |
| DRESSING ROOM | 2.05 | 1.75 |
| LAUNDRY | 1.17 | 1.51 |
| LOBBY 2 | 1.11 | 1.47 |

## LOWER GROUND




## GROUND FLOOR




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# VILLA V4-J3

## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| ENTRANCE LOBBY | 4.50 | 1.80 |
| GUEST TOILET | 1.90 | 1.30 |
| LAUNDRY ROOM | 0.90 | 1.30 |
| MAID'S ROOM | 2.90 | 2.27 |
| MAID'S BATHROOM | 1.90 | 1.00 |
| MASTER BEDROOM 01 | 3.87 | 3.46 |
| MASTER BATHROOM 01 | 2.54 | 1.50 |
| MASTER BEDROOM 02 | 3.76 | 3.63 |
| MASTER BATHROOM 02 | 1.60 | 2.40 |
| MASTER BEDROOM 03 | 3.70 | 3.60 |
| MASTER BATHROOM 03 | 2.40 | 1.50 |
| MASTER BEDROOM 04 | 3.70 | 3.60 |
| MASTER BATHROOM 04 | 2.40 | 1.50 |
| RECEPTION, DINNING AND KITCHEN | 6.20 | 7.40 |




4 BEDROOMS

4

5

3

TOTAL VILLA AREA: 190 SQM

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# TOWNHOUSES

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# GROUND FLOOR



# FIRST FLOOR


TERRACE 02
TERRACE 02
TERRACE 02
TERRACE 01
TERRACE 02
MASTER BEDROOM 01
BEDROOM 02
BEDROOM 02
MASTER BEDROOM 01
MASTER BEDROOM 01
BEDROOM 02
MASTER BEDROOM 01
BATHROOM 01
DRESSING 01
BATHROOM 01
BATHROOM 01
DRESSING 01
DRESSING 01
DRESSING 01
BATHROOM 01
KITCHENETTE
KITCHENETTE
BATHROOM 02
BATHROOM 02
BATHROOM 02
BATHROOM 03
BATHROOM 03
BATHROOM 03
BATHROOM 03
BATHROOM 03
BATHROOM 02
MASTER BEDROOM 03
MASTER BEDROOM 03
BEDROOM 04
MASTER BEDROOM 03
DRESSING 03
DRESSING 03
DRESSING 03
MASTER BEDROOM 03
BEDROOM 04
TERRACE 03
TERRACE 03
TERRACE 03
TERRACE 03

# TOWNHOUSE CORNER LEFT TH-04

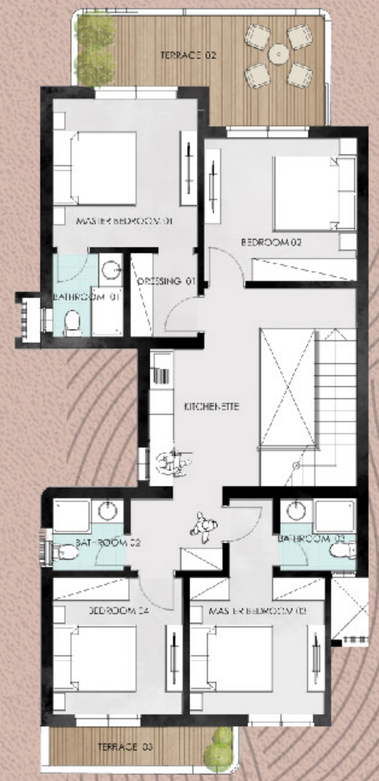
## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| FOYER | 3.61 | 4 |
| KITCHEN | 4.25 | 4.31 |
| GUEST TOILET | 1.65 | 1.77 |
| RECEPTION & DINING | 7.36 | 5.76 |
| LAUNDRY | 1.08 | 1.77 |
| MAID'S BEDROOM | 2.08 | 3.35 |
| MAID'S BATHROOM | 1.11 | 1.56 |

## FIRST FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| MASTER BEDROOM 01 | 3.52 | 3.60 |
| MASTER BATHROOM 01 | 1.74 | 2.04 |
| MASTER DRESSING 01 | 1.67 | 2.04 |
| TERRACE 02 | 2.81 | 5.97 |
| BEDROOM 02 | 3.48 | 3.71 |
| BATHROOM 02 | 1.75 | 1.77 |
| KITCHENETTE | 2.09 | 3.36 |
| LOBBY 01 | 2.25 | 1.77 |
| MASTER BEDROOM 03 | 3.35 | 3.29 |
| MASTER BATHROOM 03 | 1.77 | 1.88 |
| BEDROOM 04 | 3.17 | 3.55 |
| TERRACE 03 | 1.12 | 4.42 |




4 BEDROOMS

4

4

3

TOTAL TOWNHOUSE AREA: 220 SQM

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# TOWNHOUSE MIDDLE LEFT TH-04

## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| ENTRANCE LOBBY | 3.37 | 1.50 |
| FOYER | 4.36 | 3.59 |
| KITCHEN | 3.12 | 2.35 |
| GUEST TOILET | 1.86 | 1.78 |
| RECEPTION & DINING | 6.98 | 5.37 |
| LAUNDRY | 0.91 | 1.78 |
| MAID'S BEDROOM | 2.12 | 1.67 |
| MAID'S BATHROOM | 1.09 | 1.55 |

## FIRST FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| MASTER BEDROOM 01 | 3.47 | 3.59 |
| MASTER BATHROOM 01 | 2.09 | 1.66 |
| MASTER DRESSING 01 | 1.84 | 1.83 |
| TERRACE 02 | 1.96 | 3.60 |
| BEDROOM 02 | 4.22 | 3.39 |
| BATHROOM 02 | 1.83 | 1.64 |
| LOBBY 01 | 1.12 | 3.58 |
| MASTER BEDROOM 03 | 3.47 | 3.89 |
| MASTER BATHROOM 03 | 2.13 | 1.77 |
| MASTER DRESSING 03 | 2.50 | 2.00 |
| TERRACE 03 | 1.37 | 4.86 |

3 BEDROOMS

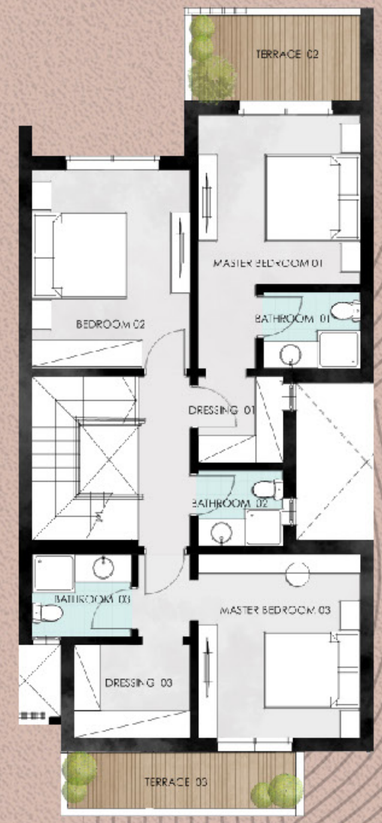
3

4

3

TOTAL TOWNHOUSE AREA: 183 SQM




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# TOWNHOUSE MIDDLE RIGHT TH-04

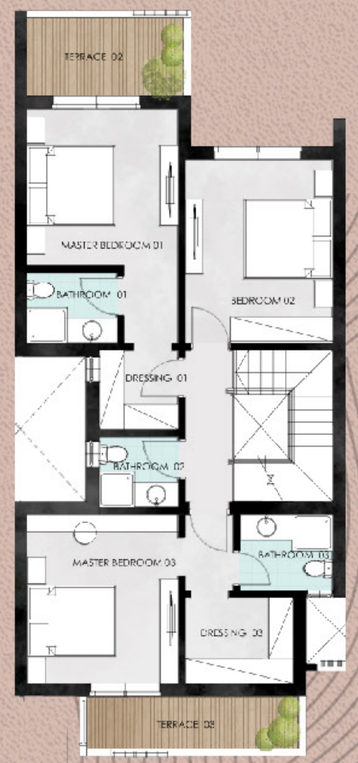
## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| ENTRANCE LOBBY | 3.37 | 1.50 |
| FOYER | 4.36 | 3.59 |
| KITCHEN | 3.12 | 2.35 |
| GUEST TOILET | 1.86 | 1.78 |
| RECEPTION & DINING | 6.98 | 5.37 |
| LAUNDRY | 0.91 | 1.78 |
| MAID'S BEDROOM | 2.12 | 1.67 |
| MAID'S BATHROOM | 1.09 | 1.55 |

## FIRST FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| MASTER BEDROOM 01 | 3.47 | 3.59 |
| MASTER BATHROOM 01 | 2.09 | 1.66 |
| MASTER DRESSING 01 | 1.84 | 1.83 |
| TERRACE 02 | 1.96 | 3.60 |
| BEDROOM 02 | 4.22 | 3.39 |
| BATHROOM 02 | 1.83 | 1.64 |
| LOBBY 01 | 1.12 | 3.58 |
| MASTER BEDROOM 03 | 3.47 | 3.89 |
| MASTER BATHROOM 03 | 2.13 | 1.77 |
| MASTER DRESSING 03 | 2.50 | 2.00 |
| TERRACE 03 | 1.37 | 4.86 |




2 BEDROOMS

3

4

3

TOTAL TOWNHOUSE AREA: 185 SQM

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# TOWNHOUSE CORNER RIGHT TH-04

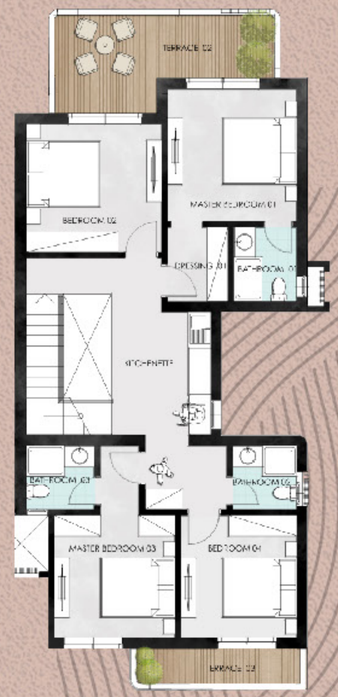
## GROUND FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
| FOYER | 3.61 | 4 |
| KITCHEN | 4.25 | 4.31 |
| GUEST TOILET | 1.65 | 1.77 |
| RECEPTION & DINING | 7.36 | 5.76 |
| LAUNDRY | 1.08 | 1.77 |
| MAID'S BEDROOM | 2.08 | 3.35 |
| MAID'S BATHROOM | 1.11 | 1.56 |

## FIRST FLOOR

| AREA | WIDTH | LENGTH |
|---|---|---|
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| MASTER BATHROOM 01 | 1.74 | 2.04 |
| MASTER DRESSING 01 | 1.67 | 2.04 |
| TERRACE 02 | 2.81 | 5.97 |
| BEDROOM 02 | 3.48 | 3.71 |
| BATHROOM 02 | 1.75 | 1.77 |
| KITCHENETTE | 2.09 | 3.36 |
| LOBBY 01 | 2.25 | 1.77 |
| MASTER BEDROOM 03 | 3.35 | 3.29 |
| MASTER BATHROOM 03 | 1.77 | 1.88 |
| BEDROOM 04 | 3.17 | 3.55 |
| TERRACE 03 | 1.12 | 4.42 |




4 BEDROOMS

4

4

3

TOTAL TOWNHOUSE AREA: 220 SQM

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