



BEIT AL BAHR

ELABD RESORT  
SIDIHENEISH

# ROOTS

19234

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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.



# 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.



# 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.

In architecture, this translates into environments that feel effortless, where movement, light, and space come together naturally.





BEIT AL BAHR  
EL ABD RESORT  
SIDIHENEISH

150 KM

114 KM

MARSA  
MATROUH

38 KM

RAS EL-HEKMA

SIDI ABD  
EL-RAHMAN

ALEXANDRIA

ALMAZA

FOUKA  
BAY

HACIENDA  
WEST

SWANLAKE

MARINA  
EL ALAMEIN

EL-ALAMIN  
INTERNATIONAL AIRPORT

BORG AL ARAB  
INTERNATIONAL AIRPORT

EL DABAA  
ROAD

WADI EL NATRUN  
ROAD

BEIT AL BAHR  
EL ABD RESORT  
SIDIHENEISH

SIDI  
HENEISH  
BAY

# 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.

### MASTER PLAN KEY

- SHORES
- ROOTS
- RAYS
- HILLS BY THE SEA
- HOTELS
- HILLS
- EASTBAY
- SKIES
- SERVICED APARTMENTS
- COMMERCIAL AREA







# WELCOME TO ROOTS



Where the essence of the Earth element invades your carefree summer days. Grounded to the Roots, reminding you to connect with nature and yourself Roots brings back the good old weightless summer days!





# **AMENITIES** EXPERIENCES AWAIT





## ORGANICALLY DESIGNED

At Roots, our design seamlessly integrates with nature, providing you with a harmonious and visually captivating environment.



FULLY FINISHED  
UNITS

With seamlessly nature inspired designs and attention to details, Roots offers a space where comfort, style and nature interwine seamlessly

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# BREATHTAKING SEA VIEWS

Each unit features crystal clear sea views, allowing you to immerse yourself in the beauty and calm of your surroundings.



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# ROOTS

Master plan







# SIGNATURE VILLA











# SIGNATURE VILLA - V07

7  
BEDROOMS



TOTAL VILLA AREA: 590 SQM

## GROUND FLOOR

| AREA                  | WIDTH | LENGTH |
|-----------------------|-------|--------|
| RECEPTION             | 6.95  | 11.61  |
| DINING & SHOW KITCHEN | 6.07  | 4.00   |
| LOBBY                 | 2.71  | 2.04   |
| STORAGE               | 3.85  | 1.20   |
| DRIVER'S BEDROOM      | 3.20  | 3.30   |
| DRIVER'S BATHROOM     | 1.00  | 1.89   |
| MAID'S BEDROOM 1      | 2.10  | 4.17   |
| MAID'S BATHROOM 1     | 1.00  | 1.89   |
| POWDER ROOM           | 1.90  | 1.45   |
| GUEST TOILET          | 1.78  | 1.45   |
| KITCHEN               | 5.90  | 2.50   |
| MASTER BEDROOM 01     | 5.00  | 3.45   |
| MASTER BATHROOM 01    | 2.35  | 1.63   |
| MASTER BEDROOM 02     | 5.29  | 4.16   |
| DRESSING ROOM         | 1.70  | 1.60   |
| MASTER BATHROOM 02    | 3.43  | 1.60   |
| VESTIAIRE             | 2.55  | 2.75   |



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# SIGNATURE VILLA - V07

7  
BEDROOMS



TOTAL VILLA AREA: 590 SQM

## FIRST FLOOR

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| LAUNDRY ROOM       | 2.8   | 3.36   |
| MAID'S BEDROOM 2   | 2.18  | 3.64   |
| MAID'S BATHROOM 2  | 1.05  | 2.64   |
| KITCHENETTE        | 2.17  | 3.60   |
| LIVINGROOM         | 7.38  | 4.17   |
| MASTER BEDROOM 03  | 3.40  | 3.95   |
| DRESSING ROOM      | 2.46  | 1.73   |
| MASTER BATHROOM 03 | 2.90  | 1.73   |
| MASTER BEDROOM 04  | 4.70  | 3.30   |
| DRESSING ROOM      | 1.67  | 1.76   |
| MASTER BATHROOM 04 | 2.30  | 1.76   |
| MASTER BEDROOM 05  | 5.23  | 3.44   |
| MASTER BATHROOM 05 | 2.53  | 1.63   |
| MASTER BEDROOM 06  | 5.28  | 4.16   |
| DRESSING ROOM      | 1.66  | 2.89   |
| MASTER BATHROOM 06 | 1.85  | 2.89   |
| MASTER BEDROOM 07  | 4.03  | 3.00   |
| MASTER BATHROOM 07 | 2.47  | 1.65   |
| TERRACE 01         | 7.5   | 2.5    |
| TERRACE 02         | 6.8   | 2.5    |



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# 5 BEDROOMS VILLA







# VILLA - VBO5

5  
BEDROOMS

5 

6 

6 

TOTAL VILLA AREA: 340 SQM

## GROUND FLOOR

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| FOYER              | 1.59  | 5.7    |
| KITCHEN            | 4.36  | 2.98   |
| GUEST TOILET       | 2.41  | 1.33   |
| RECEPTION & DINING | 9.65  | 5.7    |
| TERRACE 01         | 5.85  | 4.62   |
| LOBBY 01           | 1.34  | 1.7    |
| STORAGE            | 1.7   | 2.92   |
| MAID'S BEDROOM     | 2.94  | 2.53   |
| MAID'S BATHROOM    | 0.94  | 1.88   |
| DRIVER'S ROOM      | 2.39  | 1.88   |
| DRIVER'S BATHROOM  | 2.25  | 0.95   |
| LOBBY 02           | 1.82  | 1.24   |
| MASTER BEDROOM 01  | 3.84  | 3.6    |
| MASTER BATHROOM 01 | 1.79  | 2.38   |
| MASTER DRESSING 01 | 1.65  | 2.38   |
| TERRACE 02         | 4.11  | 2.19   |
| MASTER BEDROOM 02  | 3.8   | 3.73   |
| MASTER BATHROOM 02 | 2.48  | 1.48   |
| TERRACE 03         | 4.1   | 2.18   |
| LOBBY 03           | 1.26  | 1.55   |
| MASTER BEDROOM 03  | 3.58  | 3.5    |
| MASTER DRESSING 03 | 1.68  | 3.5    |
| MASTER BATHROOM 03 | 2.65  | 1.57   |
| TERRACE 04         | 1.44  | 1.57   |
| MASTER BEDROOM 04  | 3.7   | 3.58   |
| MASTER BATHROOM 04 | 1.55  | 2.56   |
| MASTER DRESSING 04 | 1.85  | 1.68   |
| TERRACE 05         | 1.47  | 3.85   |
| MASTER BEDROOM 05  | 3.6   | 3.73   |
| MASTER BATHROOM 05 | 2.38  | 1.62   |
| MASTER DRESSING 05 | 3.73  | 1.34   |



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# SENIOR 4 BEDROOMS VILLA









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# VILLA - VBO4SR

4 BEDROOMS

4 

5 

3 

TOTAL VILLA AREA: 280 SQM

## GROUND FLOOR

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| ENTRANCE LOBBY     | 1.65  | 3.05   |
| GUEST TOILET       | 2.25  | 1.6    |
| STORAGE            | 1.2   | 1.6    |
| RECEPTION & DINING | 9.55  | 4.85   |
| KITCHEN            | 4.75  | 2.5    |
| GUEST BEDROOM      | 3.8   | 4.65   |
| GUEST BEDROOM WC   | 2.35  | 2.05   |
| TERRACE 01         | 4.25  | 2      |
| MAID'S BEDROOM     | 3.6   | 1.55   |
| MAID'S BATHROOM    | 2     | 1.1    |
| DRIVER'S BEDROOM   | 3.65  | 1.55   |
| DRIVER'S BATHMROOM | 2     | 1.05   |

## FIRST FLOOR

| AREA             | WIDTH | LENGTH |
|------------------|-------|--------|
| MASTER BEDROOM 1 | 3.65  | 5.4    |
| BATHROOM 1       | 2.25  | 1.6    |
| DRESSING ROOM 1  | 1.85  | 1.6    |
| MASTER BEDROOM 2 | 3.85  | 5.2    |
| BATHROOM 2       | 3.05  | 2.05   |
| DRESSING ROOM 2  | 2.05  | 1.7    |
| BEDROOM          | 3.65  | 3.9    |
| BATHROOM         | 2.25  | 1.55   |
| STORAGE LOBBY    | 1.85  | 1.55   |
| TERRACE 2        | 10    | 7.7    |



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# 4 BEDROOMS VILLA











# VILLA - V4-A

## 4 BEDROOMS



TOTAL VILLA AREA: 225 SQM

### GROUND FLOOR

| AREA            | WIDTH | LENGTH |
|-----------------|-------|--------|
| ENTRANCE LOBBY  | 1.63  | 7.24   |
| STORAGE/LAUNDRY | 1.24  | 3.69   |
| GUEST TOILET    | 1.81  | 1.64   |
| MAID'S BEDROOM  | 4.17  | 2.00   |
| MAID'S W.C      | 1.83  | 0.94   |
| GUEST BEDROOM   | 4.17  | 3.36   |
| GUEST BATHROOM  | 2.24  | 1.64   |
| TERRACE 01      | 1.50  | 3.96   |
| RECEPTION       | 7.30  | 4      |
| DINING          | 3     | 2.76   |
| KITCHEN         | 2.78  | 2.78   |
| TERRACE 02      | 7.55  | 1.56   |

### FIRST FLOOR

| AREA              | WIDTH | LENGTH |
|-------------------|-------|--------|
| KITCHENETTE       | 1.8   | 1.51   |
| LOBBY             | 1.2   | 4.17   |
| MASTER BEDROOM 01 | 4.17  | 3.55   |
| BATHROOM 01       | 1.63  | 2.66   |
| DRESSING 01       | 1.65  | 2.54   |
| MASTER BEDROOM 02 | 4.48  | 3.34   |
| BATHROOM 02       | 2.95  | 1.70   |
| DRESSING 02       | 1.75  | 1.84   |
| TERRACE 03        | 2.8   | 7.07   |
| MASTER BEDROOM 03 | 4.17  | 3.57   |
| BATHROOM 03       | 2.66  | 1.40   |



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# TWINHOUSES











# TWINHOUSES - TW04

3  
BEDROOMS



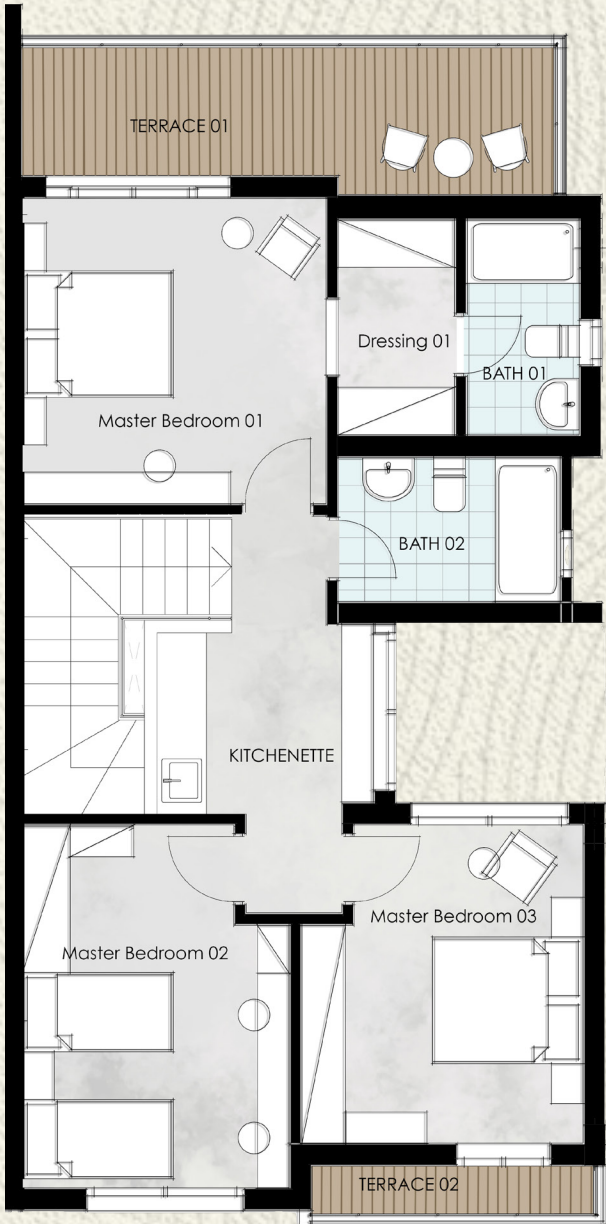
TOTAL VILLA AREA: 182 SQM

## GROUND FLOOR RIGHT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| ENTRANCE LOBBY     | 2.01  | 3.36   |
| KITCHEN            | 3.46  | 2.75   |
| GUEST TOILET       | 1.40  | 2.36   |
| RECEPTION & DINING | 7     | 4.8    |
| MAID'S BEDROOM     | 1.97  | 1.74   |
| MAID'S BATHROOM    | 1.24  | 1.74   |

## FIRST FLOOR RIGHT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| MASTER BEDROOM 01  | 3.86  | 3.89   |
| MASTER BATHROOM 01 | 1.45  | 2.75   |
| MASTER DRESSING 01 | 1.50  | 2.75   |
| TERRACE 01         | 2.06  | 6.88   |
| BEDROOM 02         | 3.53  | 4.61   |
| BATHROOM 02        | 2.83  | 1.85   |
| KITCHENETTE        | 2.24  | 2.75   |
| BEDROOM 03         | 3.46  | 4.05   |
| TERRACE 02         | 3.60  | 0.68   |





# TWINHOUSES - TW04

3  
BEDROOMS



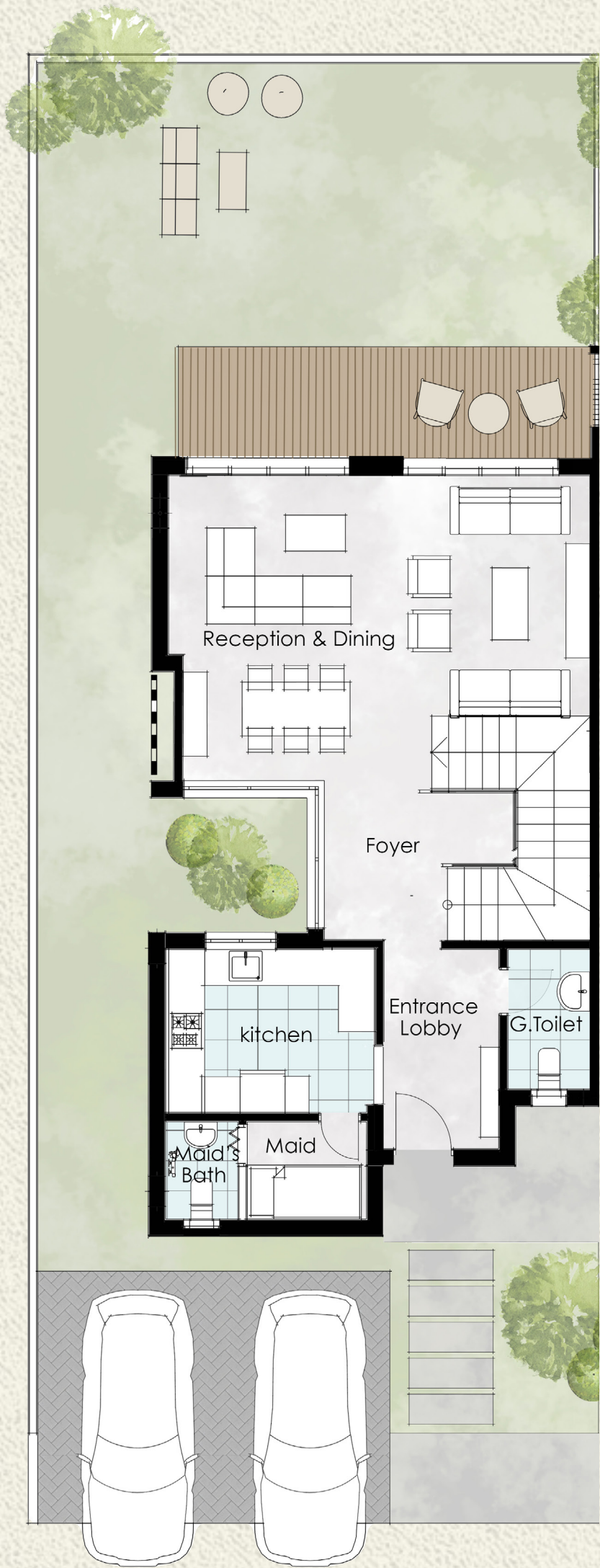
TOTAL VILLA AREA: 182 SQM

## GROUND FLOOR LEFT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| ENTRANCE LOBBY     | 2.01  | 3.36   |
| KITCHEN            | 3.46  | 2.75   |
| GUEST TOILET       | 1.40  | 2.36   |
| RECEPTION & DINING | 7     | 4.8    |
| MAID'S BEDROOM     | 1.97  | 1.74   |
| MAID'S BATHROOM    | 1.24  | 1.74   |

## FIRST FLOOR LEFT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| MASTER BEDROOM 01  | 3.86  | 3.89   |
| MASTER BATHROOM 01 | 1.45  | 2.75   |
| MASTER DRESSING 01 | 1.50  | 2.75   |
| TERRACE 01         | 2.06  | 6.88   |
| BEDROOM 02         | 3.53  | 4.61   |
| BATHROOM 02        | 2.83  | 1.85   |
| KITCHENETTE        | 2.24  | 2.75   |
| BEDROOM 03         | 3.46  | 4.05   |
| TERRACE 02         | 3.60  | 0.68   |













# TWINHOUSES - TW03

4 BEDROOMS



TOTAL VILLA AREA: 250 SQM

## GROUND FLOOR RIGHT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| ENTRANCE LOBBY     | 1.95  | 3.60   |
| GUEST TOILET       | 1.65  | 1.75   |
| DRIVER'S BEDROOM   | 2.00  | 2.20   |
| DRIVER'S TOILET    | 0.90  | 2.20   |
| MAID'S BEDROOM     | 2.10  | 3.35   |
| MAID'S TOILET      | 1.05  | 1.55   |
| STORAGE            | 1.25  | 2.20   |
| RECEPTION & DINING | 7.45  | 6.30   |
| KITCHEN            | 4.05  | 4.35   |
| TERRACE            | 6.25  | 3.00   |

## FIRST FLOOR RIGHT

| AREA             | WIDTH | LENGTH |
|------------------|-------|--------|
| KITCHENETTE      | 1.35  | 3.35   |
| BEDROOM 4        | 4     | 3.70   |
| MASTER BEDROOM 1 | 4.20  | 3.65   |
| BATHROOM 1       | 1.75  | 2.00   |
| DRESSING 1       | 1.80  | 2.00   |
| TERRACE 1        | 5.95  | 2.85   |
| MASTER BEDROOM 2 | 3.30  | 5.25   |
| BATHROOM 2       | 1.75  | 1.85   |
| BEDROOM 3        | 3.35  | 3.30   |
| BATHROOM         | 1.85  | 1.75   |
| TERRACE 2        | 4.65  | 1.00   |



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# TWINHOUSES - TW03

4 BEDROOMS



TOTAL VILLA AREA: 250 SQM

## GROUND FLOOR LEFT

| AREA               | WIDTH | LENGTH |
|--------------------|-------|--------|
| ENTRANCE LOBBY     | 1.95  | 3.60   |
| GUEST TOILET       | 1.65  | 1.75   |
| DRIVER'S BEDROOM   | 2.00  | 2.20   |
| DRIVER'S TOILET    | 0.90  | 2.20   |
| MAID'S BEDROOM     | 2.10  | 3.35   |
| MAID'S TOILET      | 1.05  | 1.55   |
| STORAGE            | 1.25  | 2.20   |
| RECEPTION & DINING | 7.45  | 6.30   |
| KITCHEN            | 4.05  | 4.35   |
| TERRACE            | 6.25  | 3.00   |

## FIRST FLOOR LEFT

| AREA             | WIDTH | LENGTH |
|------------------|-------|--------|
| KITCHENETTE      | 1.35  | 3.35   |
| BEDROOM 4        | 4     | 3.70   |
| MASTER BEDROOM 1 | 4.20  | 3.65   |
| BATHROOM 1       | 1.75  | 2.00   |
| DRESSING1        | 1.80  | 2.00   |
| TERRACE 1        | 5.95  | 2.85   |
| MASTER BEDROOM 2 | 3.30  | 5.25   |
| BATHROOM 2       | 1.75  | 1.85   |
| BEDROOM 3        | 3.35  | 3.30   |
| BATHROOM         | 1.85  | 1.75   |
| TERRACE 2        | 4.65  | 1.00   |



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