



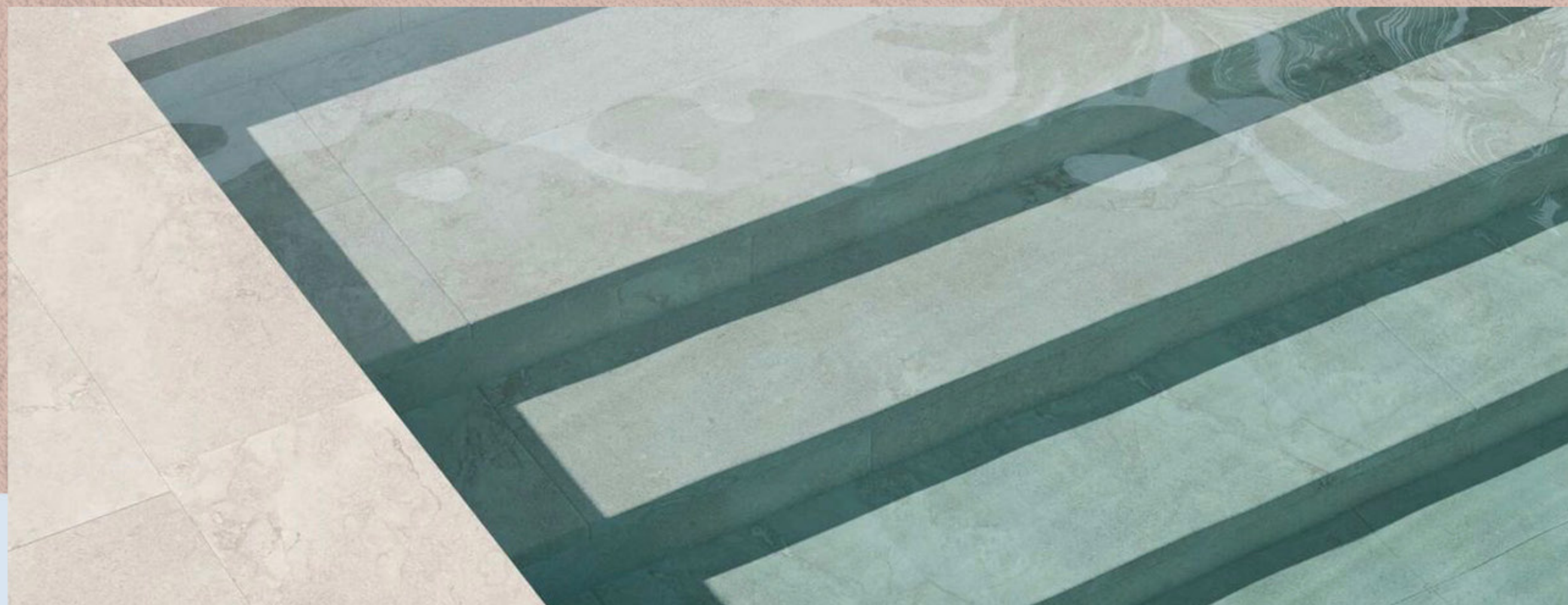
BEIT AL BAHR

ELABD RESORT
SIDIHENEISH

RAYS

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.

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.



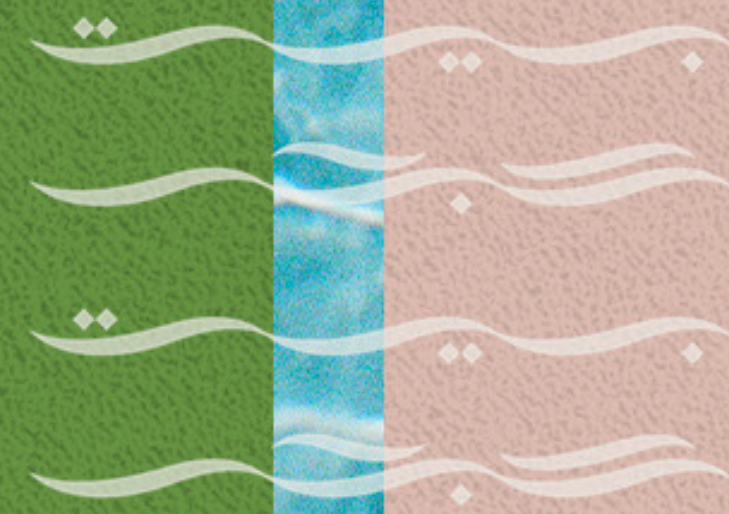
Here, every day flows around our grandest lagoon yet designed for both stillness and spark. Waterbungalows, built into nature. Lagoon-side dining, where food meets horizon. Moments of motion, from sunrise swims to sunset strolls. It's summer the way it used to be—just brighter, freer, and tuned to the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

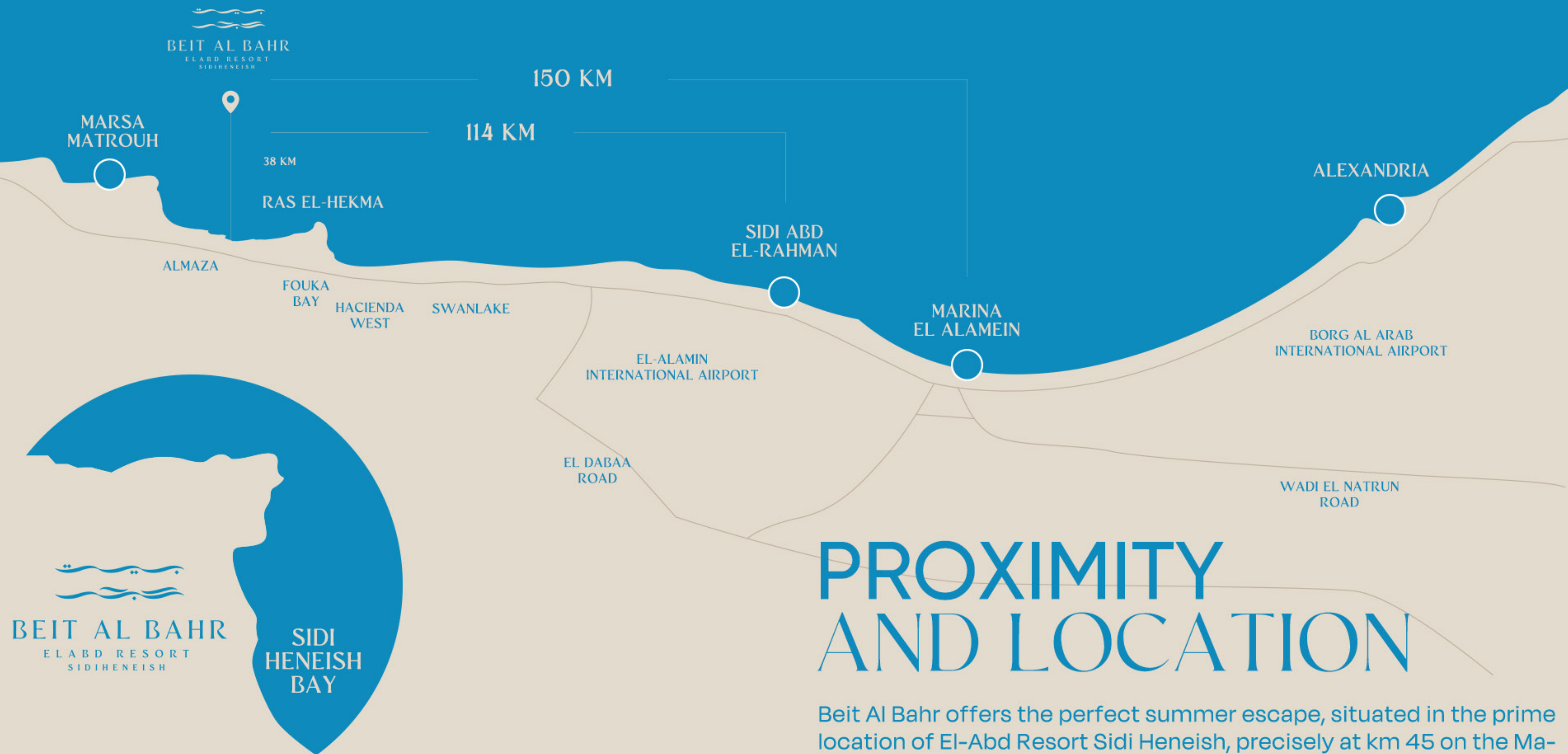
NATURE MANIFESTED

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.





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 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.



AMENITIES EXPERIENCES AWAIT

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.



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.

BEATS THAT SHAPE YOUR DAYS

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.

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 centerpiece that 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.

Master plan

IRAYS



THIS IS RAYS
WHERE A HOME
HAS A BEAT



VILLAS





VILLA V5-01

5 BEDROOMS



TOTAL VILLA AREA: 340 SQM

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



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5 BEDROOMS



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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

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

This detailed floor plan illustrates a modern residential design. The house features a large swimming pool at the rear, bordered by a wooden deck and a paved area with outdoor furniture. The main living area includes a spacious Reception and Dining room with a large circular table and a sofa. The Kitchen is centrally located, featuring a large island and access to a covered outdoor area. The Master bedroom is situated at the front, with an en-suite Master Bath and a Dressing Room. A Guest Toilet is also provided. The plan includes a Laundry Room, a second Bath, and a second Bedroom. The house is surrounded by a landscaped garden with trees and shrubs. A set of stairs leads to a lower level, and a carport is visible at the bottom left.





VILLA V4-J3

4 BEDROOMS



TOTAL VILLA AREA: 190 SQM

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



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TOWNHOUSES





GROUND FLOOR



FIRST FLOOR



TOWNHOUSE CORNER LEFT TH-04

4 BEDROOMS



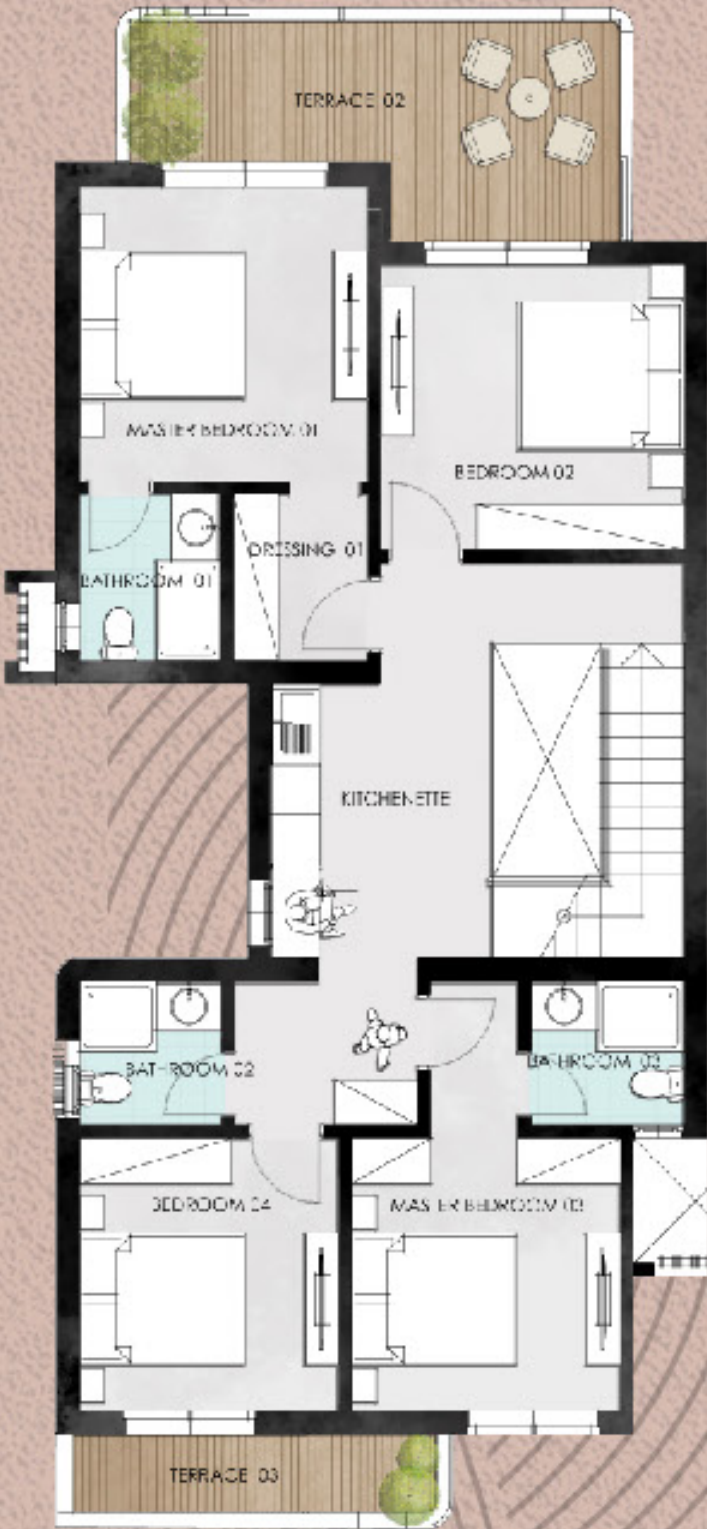
TOTAL TOWNHOUSE AREA: 220 SQM

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



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TOWNHOUSE MIDDLE LEFT TH-04

3
BEDROOMS



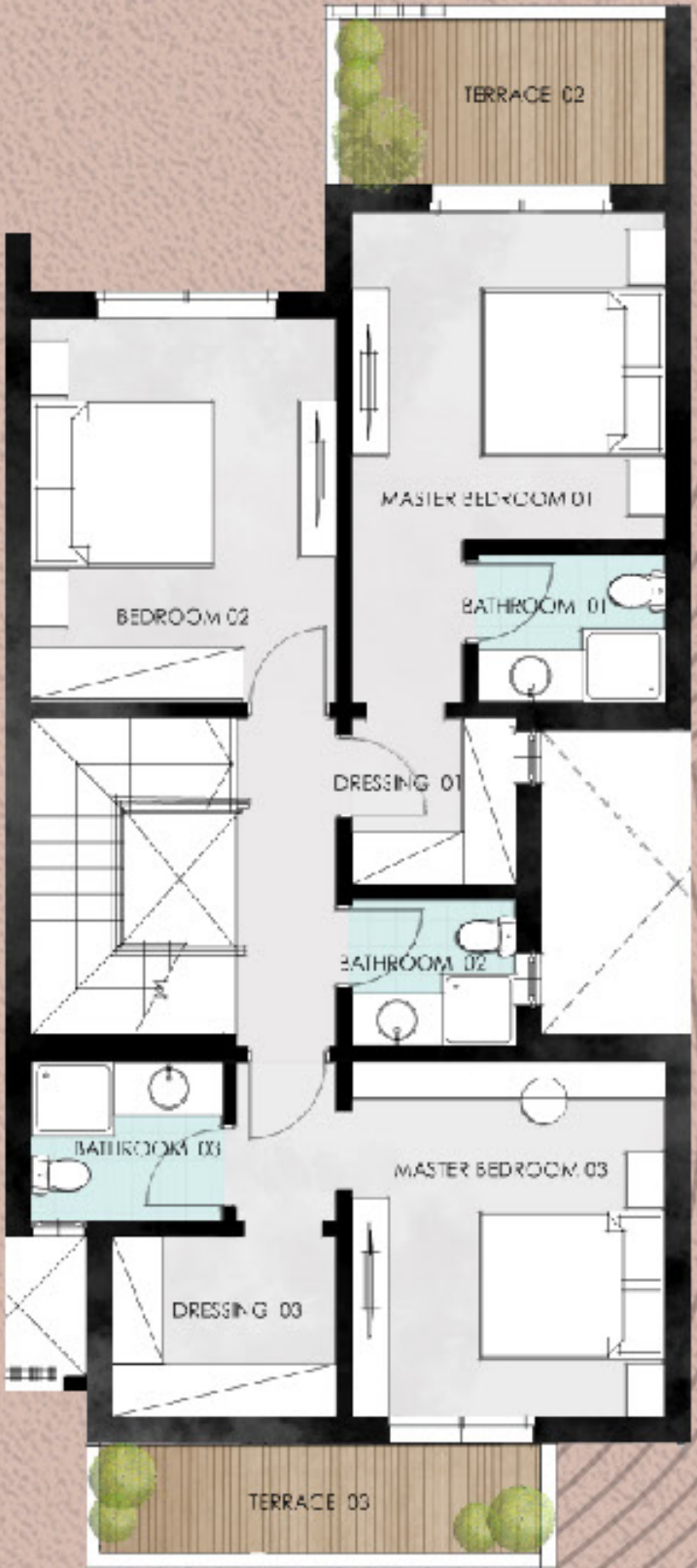
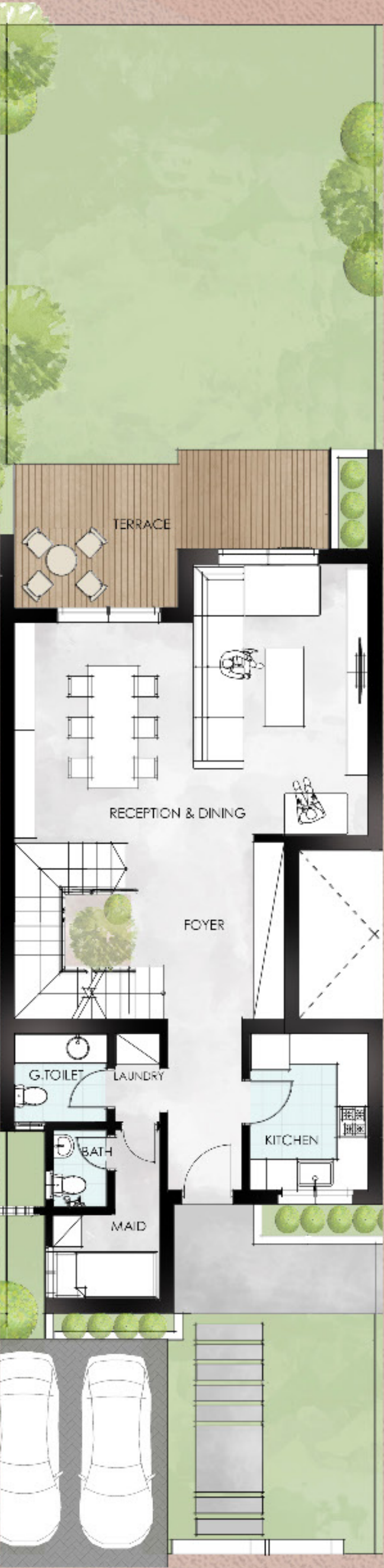
TOTAL TOWNHOUSE AREA: 185 SQM

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



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TOWNHOUSE MIDDLE RIGHT TH-04

3
BEDROOMS



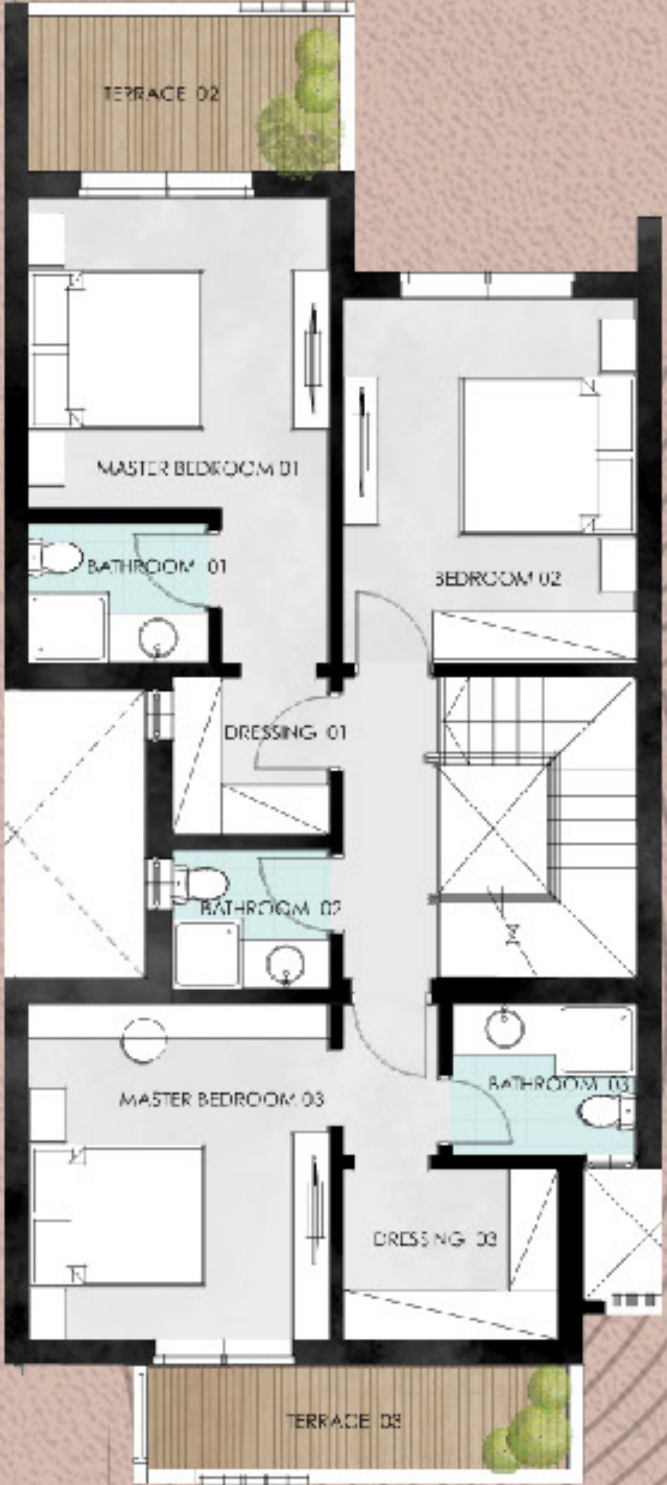
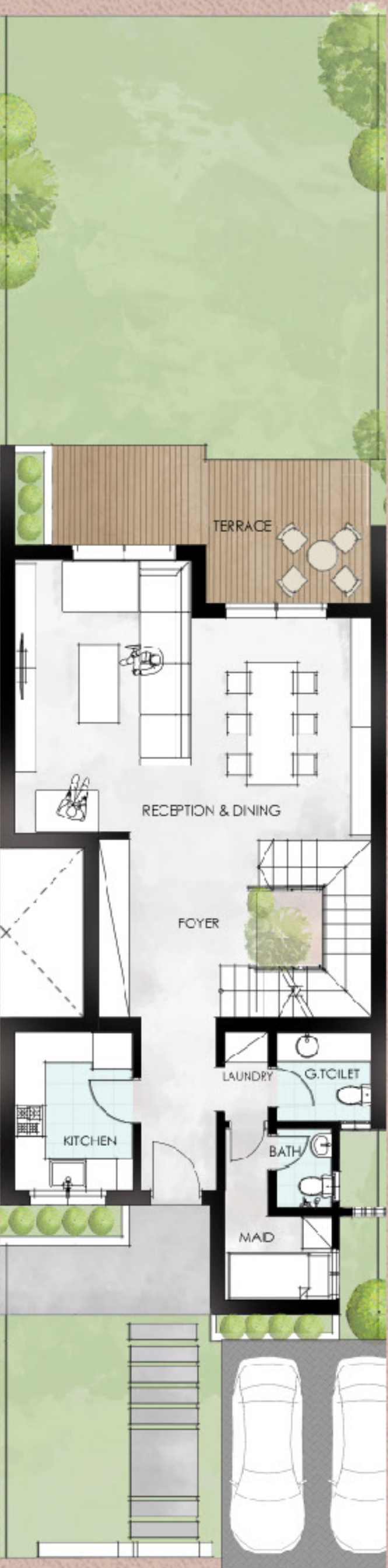
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GROUND FLOOR

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
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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



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TOWNHOUSE CORNER RIGHT TH-04

4 BEDROOMS



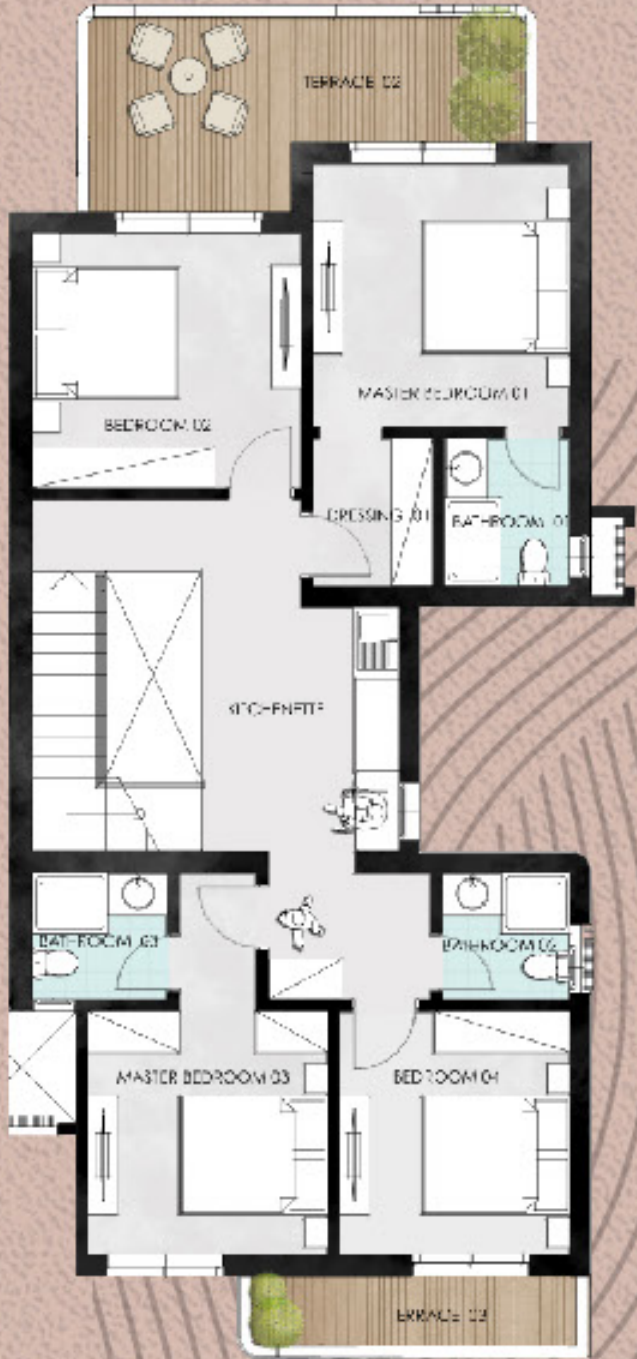
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GROUND FLOOR

AREA	WIDTH	LENGTH
FOYER	3.61	4
KITCHEN	4.25	4.31
GUEST TOILET	1.65	1.77
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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



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