BEIT AL BAHR

ELABD RESORT

SIDIHENEISH

ROOTS

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,

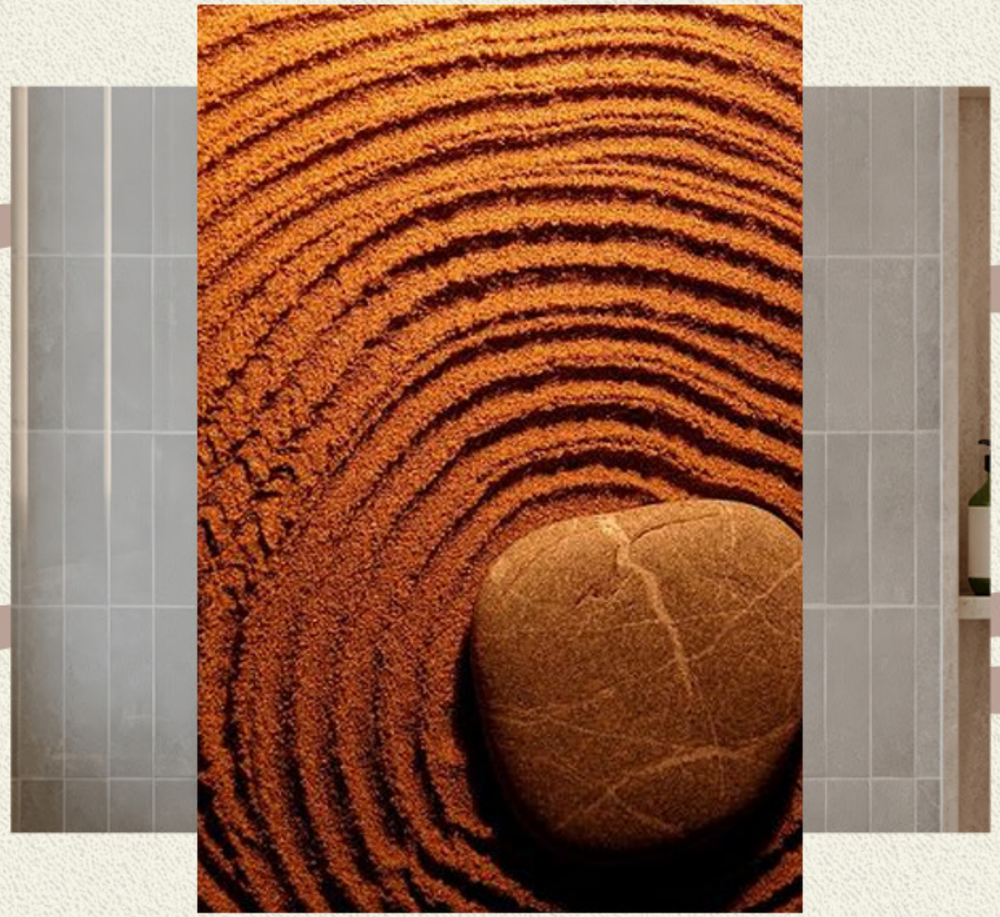
BE here be YOU

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 cultu res and civilizations. Human creation, especially in archi tecture, 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.







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.

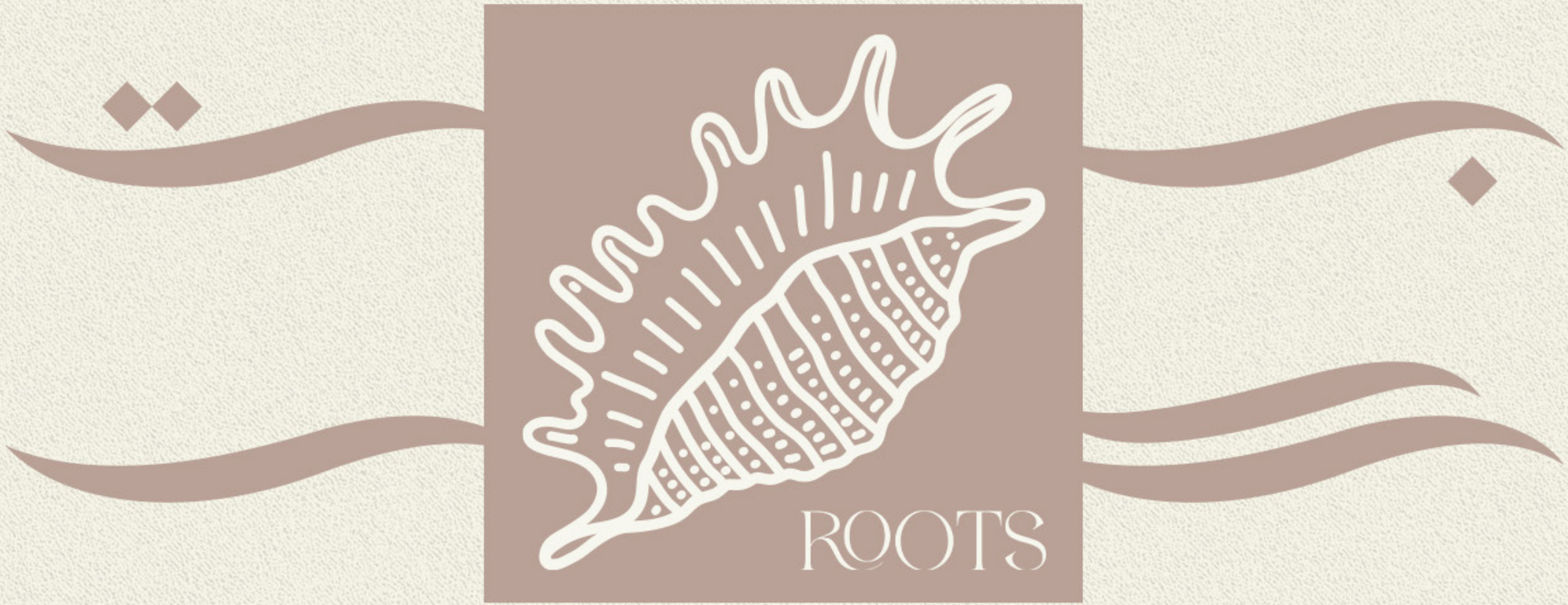
BEACH-FRONT
BEAUTY MAXIMIZED

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



19234
beitalbahr.com

WELCOME TO ROOTS

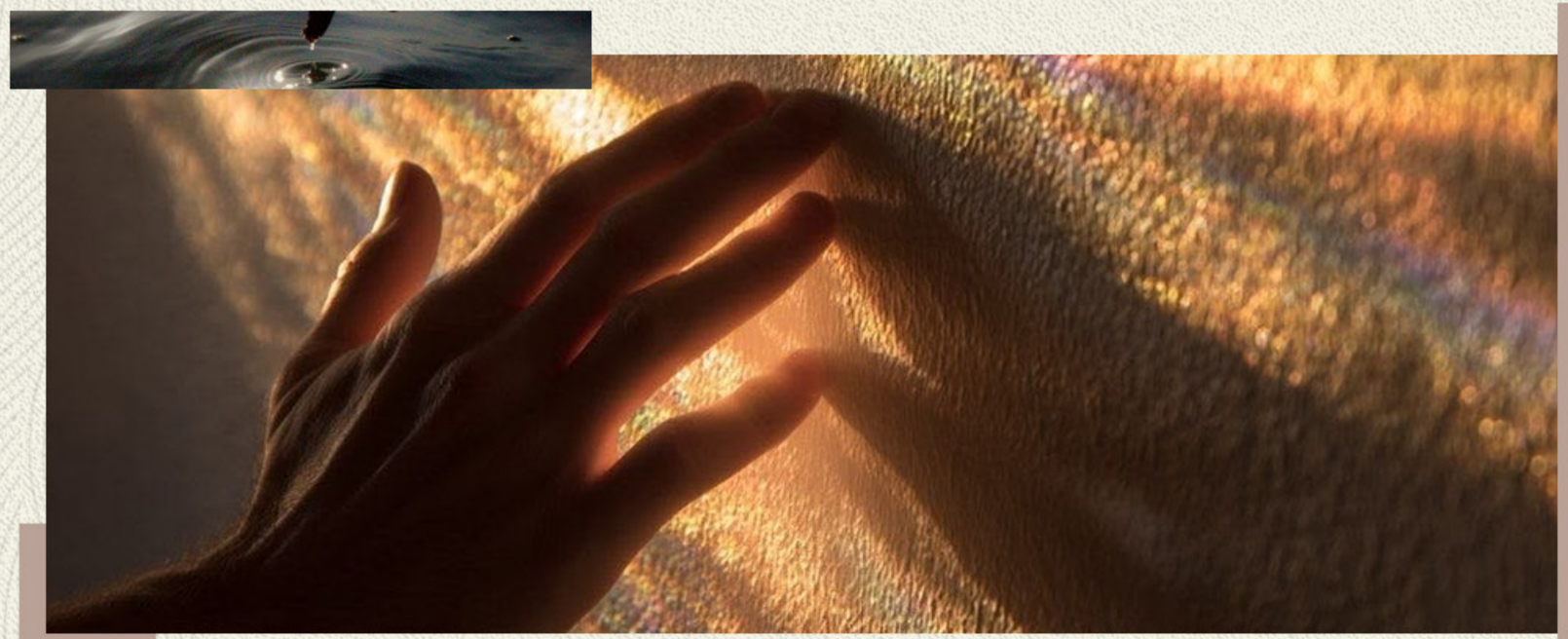


Where the essence of the Earth element invades your carefree summer days. Grounded to the Roots, reminding you to connect with nature and yourself Roots brings back the good old weightless summer days!

19234
beitalbahr.com

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

19234
beitalbahr.com

BREATHTAKING
SEA VIEWS

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





ROOTS

Master plan

19234

beitalbahr.com

SIGNATURE VILLA


19234
beitalbahr.com


19234
beitalbahr.com

SIGNATURE VILLA - V07

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



7 BEDROOMS

7

8

4

TOTAL VILLA AREA: 590 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."

SIGNATURE VILLA - V07

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

7 BEDROOMS

7

8

4

TOTAL VILLA AREA: 590 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."


19234
beitalbahr.com




19234
beitalbahr.com


19234
beitalbahr.com


19234
beitalbahr.com

5 BEDROOMS VILLA


19234
beitalbahr.com

VILLA - VB05

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



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."




19234
beitalbahr.com


19234
beitalbahr.com


19234
beitalbahr.com

SENIOR

4 BEDROOMS VILLA

19234

beitalbahr.com


19234
beitalbahr.com


19234
beitalbahr.com

VILLA - VB04SR

4 BEDROOMS

4

5

2

GROUND FLOOR

AREA	WIDTH	LENGTH
ENTRANCE LOBBY	1.55	3
GUEST TOILET	2.25	1.6
STORAGE	1.50	2
RECEPTION & DINING	9.55	4.85
KITCHEN	4.75	2.5
GUEST BEDROOM	3.8	4.65
GUEST BEDROOM WC	2.35	2.05
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	1.70	1.6
MASTER BEDROOM 2	3.85	5.2
BATHROOM 2	3.05	2.05
DRESSING ROOM 2	2.05	1.7
MASTER BEDROOM 3	3.65	3.75
BATHROOM	2.25	1.55
BEDROOM DRESSING	1.85	1.55
TERRACE 2	10	7.7





TOTAL VILLA AREA: 280 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."


19234
beitalbahr.com


19234
beitalbahr.com


19234
beitalbahr.com

4 BEDROOMS VILLA


19234
beitalbahr.com


19234
beitalbahr.com

VILLA - V4-A

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





4 BEDROOMS

4

5

3

TOTAL VILLA AREA: 225 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."


19234
beitalbahr.com

TWINHOUSES

19234
beitalbahr.com


19234
beitalbahr.com


19234
beitalbahr.com

TWINHOUSES - TW04

2 BEDROOMS

3

3

3

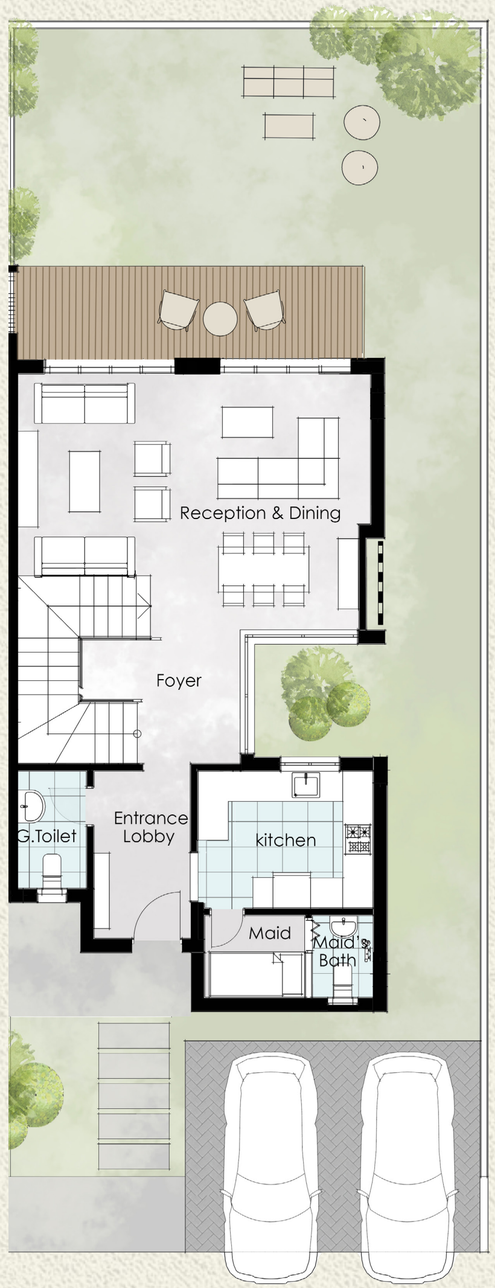
TOTAL VILLA AREA: 182 SQM

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





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."

TWINHOUSES - TW04

3 BEDROOMS

3

3

3

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



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."


19234
beitalbahr.com


19234
beitalbahr.com

TWINHOUSES - TW03

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

FIRST FLOOR RIGHT

AREA	WIDTH	LENGTH
KITCHENETTE	1.35	3.35
BEDROOM 4	4.20	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



4 BEDROOMS

4

4

3

TOTAL VILLA AREA: 250 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."

TWINHOUSES - TW03

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

FIRST FLOOR LEFT

AREA	WIDTH	LENGTH
KITCHENETTE	1.35	3.35
BEDROOM 4	4.20	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

4 BEDROOMS

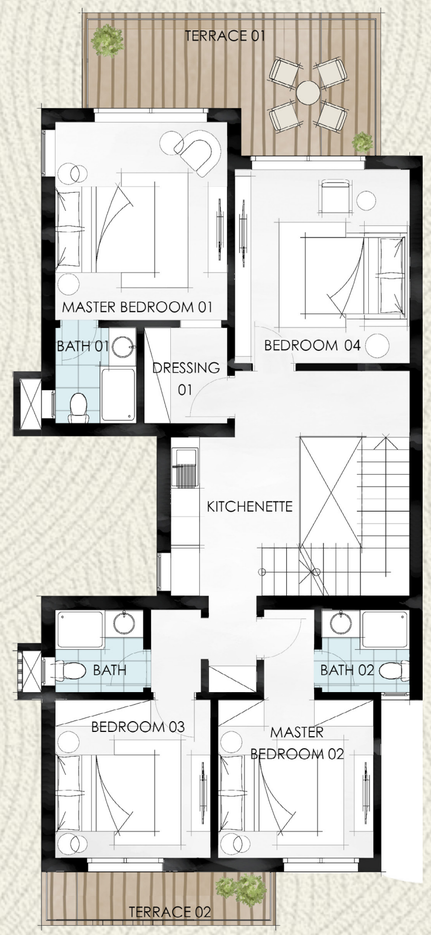
4

4

3

TOTAL VILLA AREA: 250 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."

BEIT AL BAHR

ELABD RESORT

SIDIHENEISH

ROOTS

19234

beitalbahr.com