

townW/LK

THE HEART LANES

ABOUT MAKADI HEIGHTS

Nestled within an expansive 3.4 million square meters, Makadi Heights emerges as an enchanting community meticulously crafted by Orascom Development.

The vibrant Makadi Heights, is gracefully elevated 78 meters above sea level, promising a tapestry of picturesque views that captivates the minds of its esteemed residents.

Makadi Heights stands as a masterpiece, with a strategic brilliance that transcends the ordinary, it effortlessly provides everything one could desire with minimal effort.

In essence, Makadi Heights is a haven of inclusivity, meticulously designed for simplicity and unparalleled convenience.





LOCATION

Situated at the peak of Makadi Bay, Makadi Heights at an advantageous location, positioned 78 meters above sea level.

This exclusive residence is strategically positioned at the heart of South Hurghada, seamlessly connecting you to key destinations. Merely 15 minutes from Hurghada Airport, 20 minutes from the bustling downtown of Hurghada, and 40 minutes from the vibrant El Gouna, Makadi Heights stands as a central hub, ensuring proximity to the capital's facilities and amenities.

Enjoy the convenience of being minutes away from the pulse of the city while relishing the elevated serenity of Makadi Heights



DOWNTOWN HURGHADA

HURGHADA INTERNATIONAL RED SEA

Hurghada, Egypt

SAHL HASHISH

MAKADI BAY

MAKADI HEIGHTS

SOMA BAY





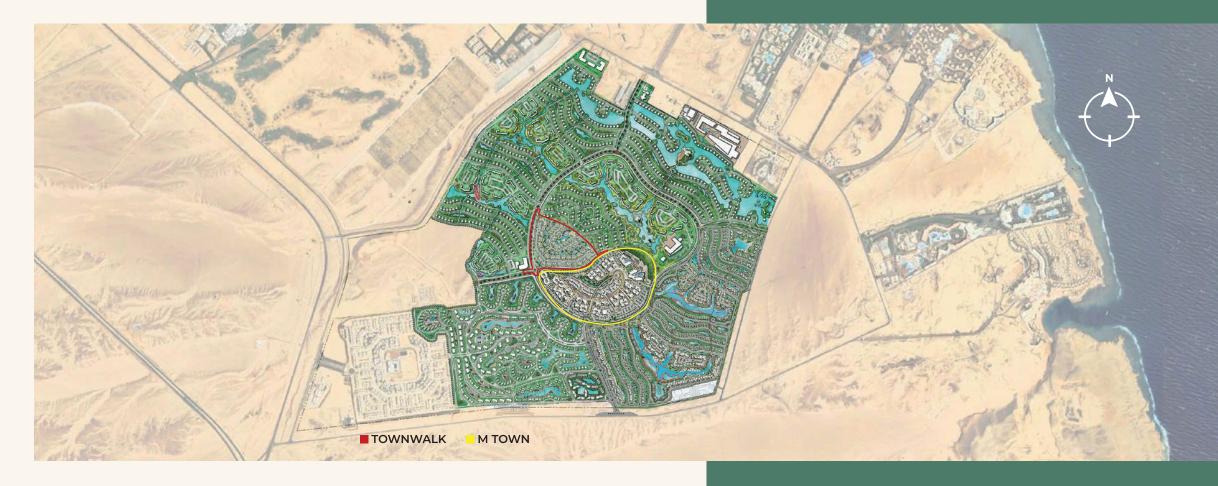
Crafting a seamless fusion that cultivates a calm and revitalizing ambiance, elevating the overall welfare of those interacting with the environment.

Emphasizing pedestrian safety, we've intricately shaped a locale beaming with buoyancy and vibrancy.

Navigating this expanse is more than a mere journey, it is an immersive encounter.

This dedication and epitome of wellbeing defines the core of our thoughtfully devised master plan.

Our commitment to creating a walkable, secure, lively, and nature-enriched setting underscores the comprehensive ethos ingrained in the master plan's design.





OUR PARTNERS



EDSA brings to the table a unique set of skills finely tuned to navigate the intricate landscape of urbanization and mixed-use communities, positioning itself as the ideal match for the distinctive character of Town Walk.

EDSA meticulously curated every detail to perfection, starting with the strategic downtown location nestled in the heart of Makadi Heights.



In collaboration with Town Walk, the Innovation Design Studio has masterfully sculpted a distinctive and unparalleled space, where each design spine serves as a testament to the commitment to innovation, contextual awareness, and creating a dynamic environment that is both functional and aesthetically compelling.



Savills has uniquely shaped a community character by blending hospitality, retail, F&B, residential, and cultural elements. Beyond meeting commercial needs, they introduce retail-tainment, enhancing the shopping experience.

Catering to all family members, Savills creates a dynamic and inclusive environment, ensuring a vibrant and meaningful community. THE HEART LANES

About Town Walk

In the heart of Makadi Heights, neighboring M Town, Town Walk stands as a testament to thoughtful design and a commitment to a high-quality living experience. Crafted with precision, Town Walk ensures residents are seamlessly connected to the vibrant community activities while still enjoying their privacy.

Welcoming and inclusive, Town Walk embodies a commitment to fostering a vibrant community through easy access, seamless integration, and a diverse array of amenities designed to enhance the overall well-being of its residents. The meticulous design of Town Walk extends beyond mere functionality; it incorporates lush greenery and captivating water features that not only beautify the landscape but also contribute to a harmonious and tranquil atmosphere promoting a strong sense of belonging and contentment.

Every facet of Town Walk has been thoughtfully contemplated, making it the quintessential residence for those seeking a harmonious blend of community engagement, privacy, and a top-tier living experience in the heart of Makadi Heights..







Sustainability

Integrating proper ventilation systems, advanced air filtration, and the use of non-toxic materials at Town Walk significantly improves indoor air quality, positively influencing the respiratory health and overall well-being of residents.

Additionally, Town Walk embraces environmentally friendly practices like energy-efficient systems, recycling facilities, and the incorporation of green materials, reducing the building's carbon footprint and contributing to the well-being of both occupants and the broader community.

Greenery

The abundant green spaces throughout Town Walk serve as inviting pockets of nature, promoting relaxation and providing residents with opportunities for outdoor activities. Lush gardens, tree-lined pathways, and thoughtfully curated green zones offer a respite from the urban hustle, creating a soothing backdrop for daily life.





Water Features

In addition to the verdant surroundings, water features such as serene ponds, meandering streams, or decorative fountains further enhance the aesthetic appeal of Town Walk. These aquatic elements not only contribute to the visual charm but also provide a calming ambiance, fostering a sense of peace and serenity.

Walkability

Creating dedicated spaces for exercise, meditation, or relaxation within the building prompts occupants to prioritize their physical and mental well-being.

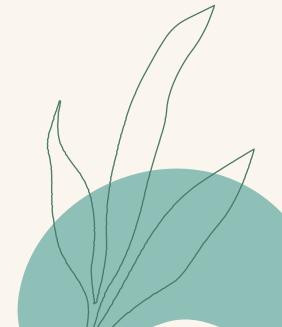
Town Walk promotes physical activity through features like staircases, walking paths, or fitness facilities further encourages residents to adopt active lifestyles, contributing to enhanced physical health and overall well-being.





AMENITIES

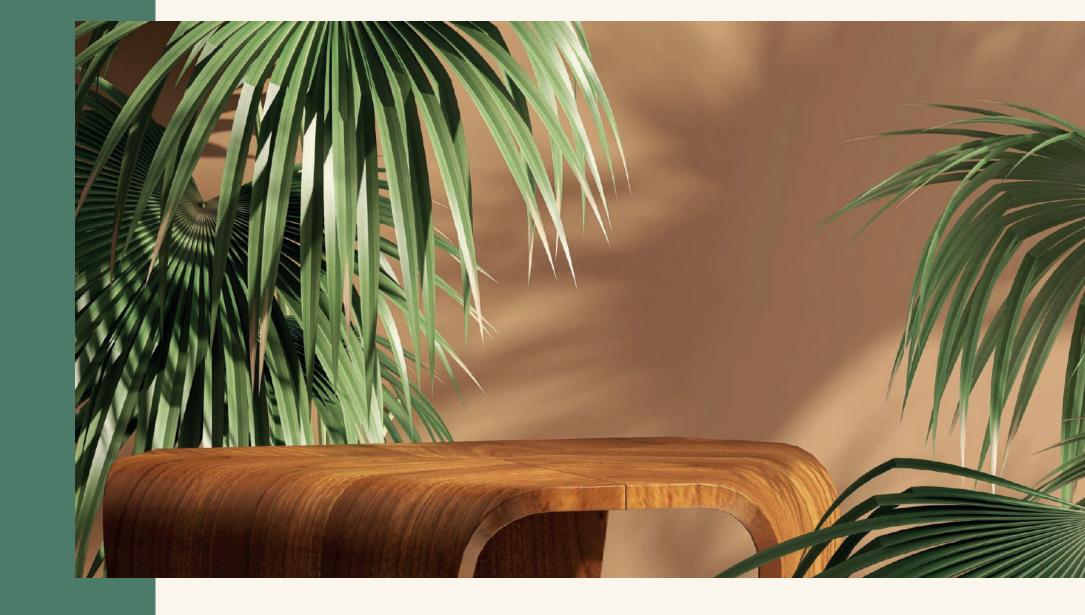
Countless amenities are conveniently located just steps away from Town Walk, including a public library and bookshop, a multipurpose theatre hall, learning workshops, and a plethora of retail options and restaurants—perfect for both night outs and early morning breakfast dates.



LANDSCAPE

Town Walk: where expansive and lavish landscapes, coupled with breathtaking views, create an enchanting backdrop for residents. The central parks within the community are carefully designed to offer a serene environment, perfect for a range of outdoor activities.

Whether it's finding solace in moments of meditation or embracing the invigorating spirit of morning yoga sessions, Town Walk provides the perfect natural setting to enhance your well-being and elevate your living experience.





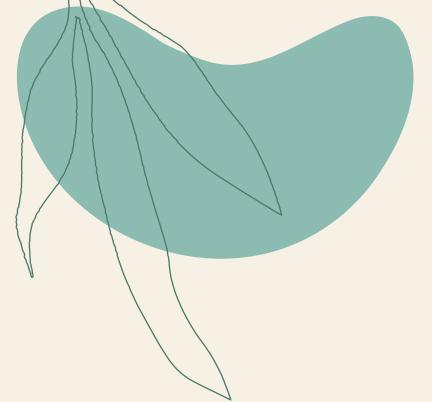




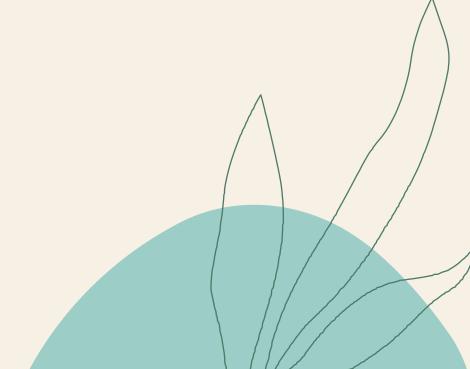








THE HEART LANES



TownHome









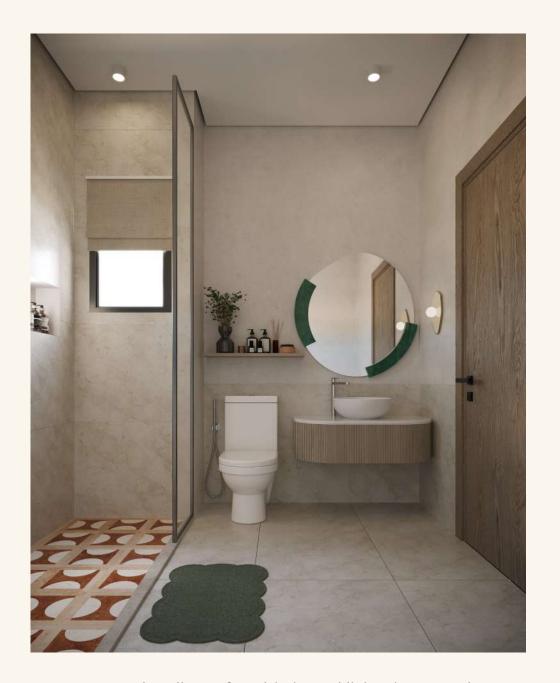
This contemporary haven is a symphony of comfort and style, a polished design to dwate the art of living

This residence is more than walls, it's a symphony of severity and sophistication

A residence that is both a dream and a polished reality

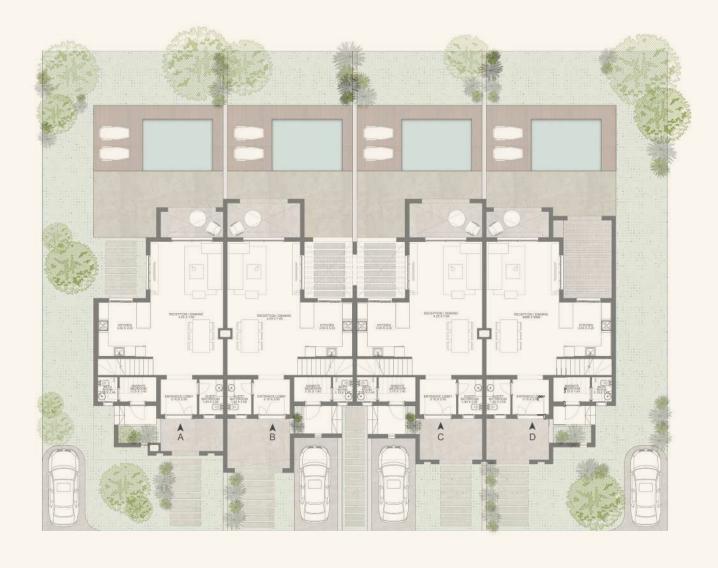


Modern elegance redefined, A vision of serenity and polished haven where comfort and style converge in a dance of white threat finesse



Capture the allure of sophisticated living in every shot, where architecture becomes an exchange fory

GROUND FLOOR



Unit A & D

Uncovered Terraces_17 m² Uncovered Terraces_16 m²

Unit B & C

BUA_____152 m² BUA_____151 m² Roof Area ______45 m² Roof Area ______45 m²

FIRST FLOOR



Unit A & D

BUA_____152 m² BUA_____151 m² Uncovered Terraces__ 17 m²

Unit B & C

Uncovered Terraces_16 m² Roof Area______45 m² Roof Area______45 m²

SECOND FLOOR

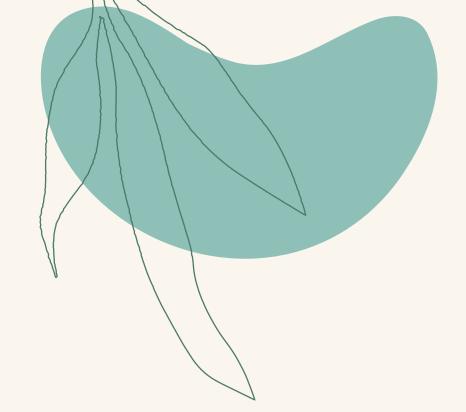


Unit A & D

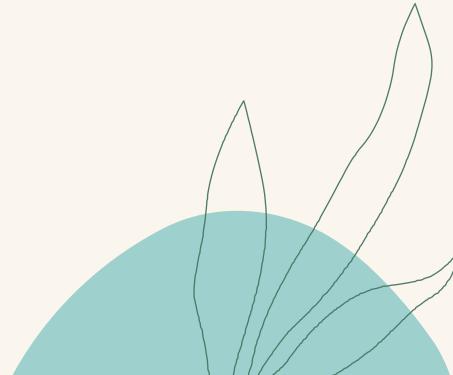
BUA _____152 m² Uncovered Terraces__17 m² Roof Area ______45 m²

Unit B & C

BUA	_151 m ²
Uncovered Terraces_	_16 m²
Roof Area	$_{45} \mathrm{m}^{2}$



THE HEART LANES



Apartments













Modern elegance redefined. A vision of serenity and polished haven where comfort and style converge in a dance of whitehard finesse

Where dreams meet design, a masterpiece unfolds. Welcome to a residence that transcends comfort, an architectural sanctuary intertwined with drawy cleans.



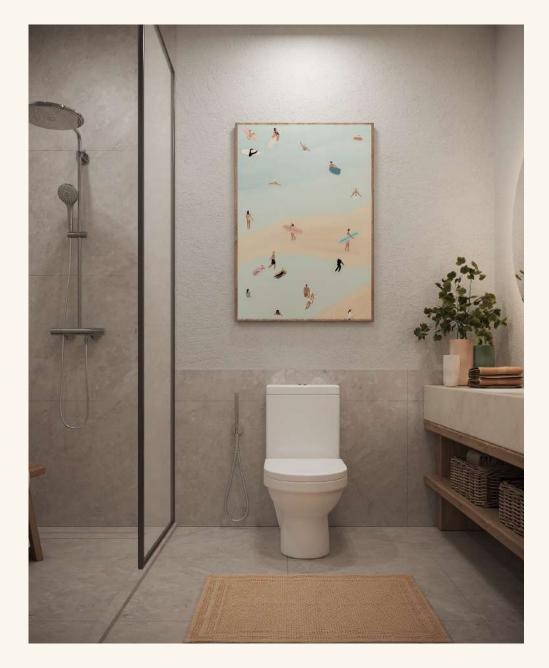


Every detail is a stroke in the canvas of a dreamy sanctuary designed for the refined souls

Enter a residence curated not just for living but for experiencing comfort in its most polished and enchanting form



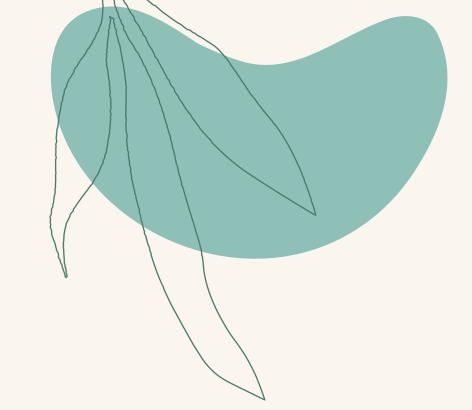
A fusion of dreams and design , this residence dwelling is more than a house Step into a world where every corner whispers serenity in a dreamy fore



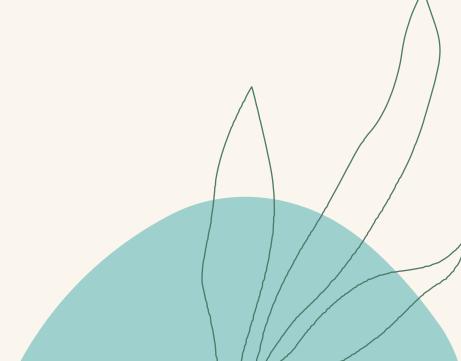
Capture the allure of sophisticated living in every shot, where architecture becomes an exchange fory

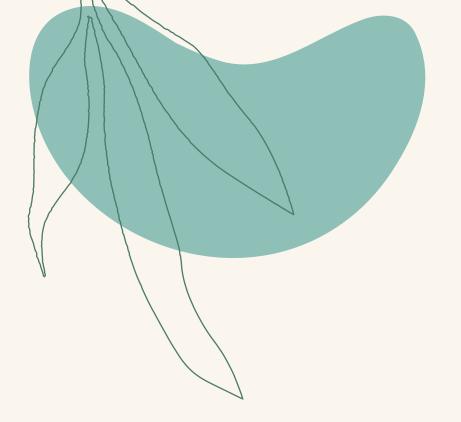


An abode that harmoniously fuses refinement with howeliness

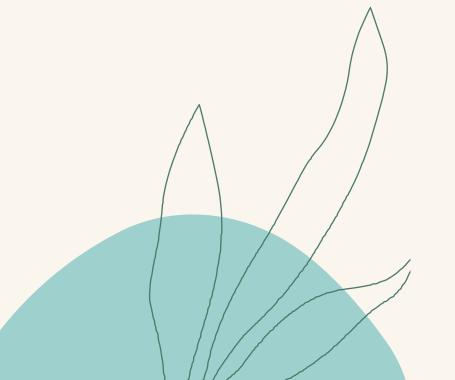


THE HEART LANES





TYPE A



TYPE A **GROUND FLOOR**



TYPE A-R1

TYPE A-R2

TYPE A-R3

BUA______107 m²
Bedroom_____2

TYPE A FIRST FLOOR



TYPE A-R 11

BUA	$_{2}$ 79 m ²
Bedroom	2
Uncovered Terraces	$15 \mathrm{m}^2$

TYPE A-R 12

BUA	85 m²
Bedroom	2
Uncovered Terraces	$-26 \mathrm{m}^2$

TYPE A SECOND FLOOR

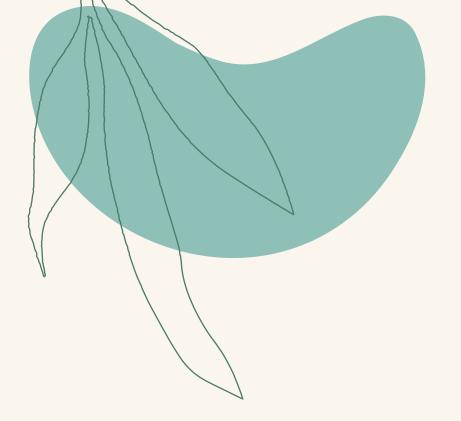


TYPE A- R 21

BUA	.95 m
Penthouse. Bedroom_	2
Uncovered Terraces_	$_{\rm L}8~{\rm m}^{\rm 2}$
Roof Area	_14 m ²

TYPE A- R 22

BUA	84 m
Penthouse. Bedroom_	2
Uncovered Terraces	4 m^2
Roof Area	26 m ²



TYPE B





TYPE B-R1

BUA______95 m²
Bedroom_____2

TYPE B-R2

BUA_____79 m²
Bedroom____1
Uncovered Terraces__7 m²

TYPE B-R3

BUA______106 m²
Bedroom_____2
Uncovered Terraces_7 m²

TYPE B FIRST FLOOR



TYPE B- **R 11**

BUA	_84 m²
Bedroom	2
Uncovered Terraces_	$_{1}9 \mathrm{m}^{2}$

TYPE B- R 12

BUA	_62 m²
Bedroom	_1
Uncovered Terraces	9 m^2

TYPE B- R 13

BUA	_93 m²
Bedroom	_2
Uncovered Terraces	17 m^2

TYPE B SECOND FLOOR



TYPE B- R 21

BUA	120 m ²
Penthouse. Bedroom_	3
Uncovered Terraces	3 m ²
Roof Area	23 m ²

TYPE B- R 22

m^2	BUA	68 m
	Bedroom	1
!	Roof Area	19 m

TYPE C

TYPE C **GROUND FLOOR**



TYPE C-R1

BUA_____131 m² BUA_____90 m² BUA_____ Duplex. Bedroom____3 Bedroom____2 Bedroom___ Uncovered Terraces__31 m²

TYPE C- R 2 TYPE C- R 3

BUA______106 m² Bedroom______2 $_{\rm 106}\,{\rm m}^{\rm 2}$

TYPE C-R4

BUA_____134 m² BUA____ Duplex. Bedroom___3 Bedroom__ Uncovered Terraces__30 m²

TYPE C-R5

Bedroom_____2

TYPE C-R6

Bedroom_____2

TYPE C FIRST FLOOR



TYPE C-R 11

BUA	_82 m²
Bedroom	_2
Uncovered Terraces	15 m^2

TYPE C- R 12

BUA	_84 m²
Bedroom	2
Uncovered Terraces_	$_{26} \mathrm{m}^{2}$

TYPE C- **R 13**

BUA	_78 m²
Bedroom	_2
Uncovered Terraces_	$_{15} \mathrm{m}^{2}$

TYPE C-R14

BUA	$_{89} \mathrm{m}^{2}$
Bedroom	_2
Uncovered Terraces	26m^2

TYPE C SECOND FLOOR



TYPE C- R 21

BUA	.93 m
Penthouse. Bedroom_	2
Uncovered Terraces	.8 m ²
Roof Area	14 m

TYPE C- R 22

BUA	. 83 m ²
Penthouse. Bedroom_	2
Uncovered Terraces	4m^2
Roof Area	. 26 m ²

TYPE C- R 23

BUA	.92 m²
Penthouse. Bedroom_	2
Uncovered Terraces	$.8\mathrm{m}^2$
Roof Area	14 m^2

TYPE C-R 24

BUA	$84 \mathrm{m}^2$
Penthouse. Bedroom_	2
Uncovered Terraces	4 m ²
Roof Area	26 m²

TYPE D

TYPE D **GROUND FLOOR**





Uncovered Terraces__ 7 m²

TYPE D-R2

Uncovered Terraces_ 7 m²

TYPE D-R3

TYPE D-R4

Uncovered Terraces __ 30 m²

TYPE D-R5

TYPE D-R6

Bedroom_____2 Uncovered Terraces__ 10 m²

TYPE D FIRST FLOOR



TYPE D-R11

BUA	_92 m²
Bedroom	_2
Uncovered Terraces	13 m^2

TYPE D- R 12

BUA	61 m ²
Bedroom	1
Uncovered Terraces	9 m ²

TYPE D- R 13

BUA	_83 m²
Bedroom	_ 2
Uncovered Terraces_	$_{\rm 12}{\rm m}^{\rm 2}$

TYPE D- R 14

BUA	78 m
Bedroom	2
Uncovered Terraces_	₋ 15 m ²

TYPE D- R 15

BUA	_87 m ²
Bedroom	2
Uncovered Terraces_	$_{14} \text{m}^{2}$

TYPE D SECOND FLOOR



TYPE D- R 21

BUA	_67	m
Penthouse. Bedroom_	_1	
Roof Area	_19	m²

TYPE D- R 22

BUA	_118 m²
Penthouse. Bedroom.	_3
Uncovered Terraces_	$_{\rm L}5~{\rm m}^{\rm 2}$
Roof Area	$_{23} \mathrm{m}^{2}$

TYPE D-R 23

BUA	_95 m²
Penthouse. Bedroom	_2
Uncovered Terraces_	$_8\mathrm{m}^2$
Roof Area	$_{\rm 15}{\rm m}^{\rm 2}$

TYPE D- R 24

BUA	$_{\rm m}$ 84 m $^{\rm 2}$
Penthouse. Bedroon	n_2
Uncovered Terraces	$-4 \mathrm{m}^2$
Roof Area	$_{\rm 26}{\rm m}^2$





Orascom Development Holding (ODH), the Group holding company headquartered in Switzerland, is a leading developer of fully integrated destinations; featuring hotels, private villas and apartment compounds, leisure facilities, outdoor offerings such as golf courses and marinas and all necessary infrastructures. Over several decades ODH has developed many global destinations. The company's diversified portfolio of destinations is spread over seven countries; Egypt, Switzerland, Montenegro, Oman, UAE, United Kingdom and Morocco.

The Group currently operates ten destinations; five in Egypt (El Gouna, Makadi Heights, Taba Heights, Byoum Al Fayoum and OWest), The Cove in the United Arab Emirates, Jebel Sifah and Hawana Salalah in Oman, Luštica Bay in Montenegro and Andermatt in Switzerland. Orascom Development is listed in the SIX Swiss Exchange. ODH currently owns a land bank of 101 million sqm and 33 hotels with a total number of 7,177 rooms.

Orascom Development Egypt (ODE) a subsidiary of ODH is an integrated developer of resort towns in Egypt. ODE currently owns a land bank of 49.9 million sqm distributed over five Destinations; El Gouna on the Red Sea





EGYPT

El Gouna O West Makadi Heights Taba Heights Byoum



Luštica Bay





Hawana Salalah Jebel Sifah As Sodah Island City Walk

SWITZERLAND Andermatt

7 UAE The Cove



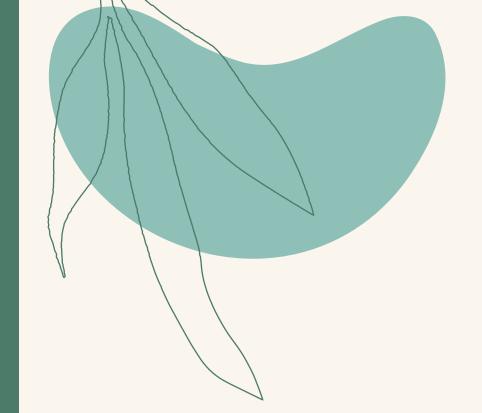
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Disclaimer ₋			

Room dimensions are consistent with structural

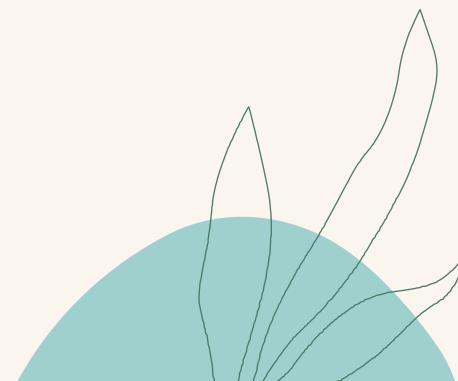
construction

- Diagrams are not to scale and are for illustrative purposes only
- Orascom Development Egypt reserves the right to make minor alterations
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change
- All landscaping visuals are for illustrative purposes only and are not included in the property
- All finishing renders are for illustrative purposes. Binding specs for finishing are those in the contract.
- Private pools are for illustrative purpose only.



TOWN WALK

THE HEART LANES









TownW/LK

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