



BEIT AL BAHR

EL ABD RESORT  
SEDIEHENEISH

# GOOD OLD SUMMER DAYS REVIVED

Introducing *Beit Al Bahr*

A Natural Invitation To Live Lightly

Reminiscent of good old Summer days, Beit Al Bahr is a refined interpretation of beach-front serenity, spread over **450 acres** to glorify authentic taste. Lapped by turquoise waters and exquisite ribbons of golden sand, the tranquil haven is gracefully poised in El-Abd Resort-Sidi Heneish to gaze onto unfiltered beauty, thanks to a private 3.5 km beachfront. Enveloped in endless hours of sunshine, all homes at Beit Al Bahr are mindfully designed as water-filled enclaves, captured by naturethemed architecture that welcomes the stillness and splendor of the sea inside. Here, connecting with mother earth is as simple as decelerating in your panoramic living room, enjoying a soothing siesta on the beach or heading out on a sea-side adventure where floating landscapes absorb you, everywhere you turn.



The background image is a high-angle aerial photograph of a coastal area. On the left, the ocean is a vibrant turquoise color with white, foamy waves crashing onto a light-colored sandy beach. The beach extends towards the right, where the sand transitions into a darker, more textured area, likely a dune or a different type of coastal terrain. The overall scene is bright and suggests a sunny day.

At Beit Al Bahr  
We are ...

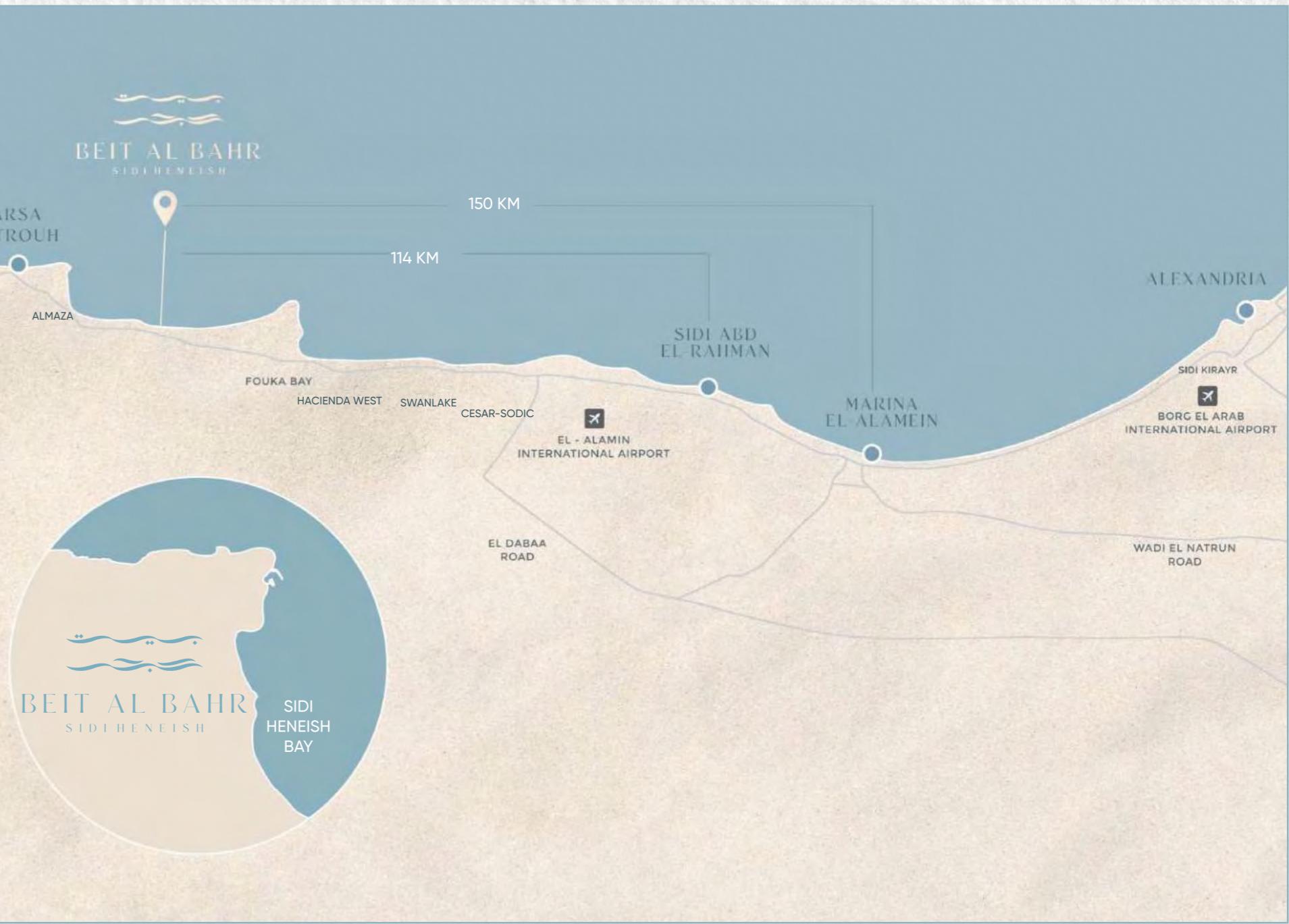
Future Nostalgic



# SUMMER GETAWAY SIMPLIFIED

## PROXIMITY AND LOCATION

You no longer need to travel thousands of miles to escape to a beachfront paradise. Beit Al Bahr opens your eyes on the ideal summer getaway, thanks to its prime location in El-Abd Resort-Sidi Heneish, precisely on **KM 45** Matrouh-Alex Road away **420 Km** from Cairo, and **272 Km** from Alexandria. The development is expertly planned along an impressive **3.5 km** crystalline coastline to surround you with virgin Mediterranean beauty while lying at close proximity to the North Coast's lively happenings in every direction.





## 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 masterplan'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 unit 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.



# ROOTS

## A NATURAL ENCLAVE WHERE BEAUTY ABOUNDS.



GROUND THE MODERN  
IN SOMETHING REAL  
AND AUTHENTIC

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# ROOTS



# BREATHS OF LIFE

IN THE SYMPHONY OF LIFE THE ELEMENTS EARTH, WATER, AIR, AND FIRE ACT AS ARCHITECTS SHAPING OUR REALITY. NATURE MOLDS OUR HOMES, WHILE WATER'S DANCE INFLUENCES CULTURES AND CIVILIZATIONS. HUMAN CREATION, ESPECIALLY IN ARCHITECTURE, BECOMES A CANVAS WHERE ELEMENTAL FORCES EXPRESS MEANING BEYOND FUNCTIONALITY, RESONATING WITH OUR EMOTIONS. BEYOND THE PHYSICAL, THE ELEMENTS SYMBOLIZE ASPECTS OF LIFE IN CULTURE AND ART. WE AREN'T JUST SHAPED BY THE ELEMENTS BUT ACTIVELY CONTRIBUTE TO THE ONGOING MASTERPIECES OF THE WORLD.





## NATURE MANIFESTED

AS THE PHYSICAL EMBODIMENT OF THE ELEMENTS OF WATER, WIND, EARTH AND FIRE, BEIT AL BAHR OFFERS A MULTITUDE OF EXPERIENTIAL AMENITIES AND ACTIVITIES INSPIRED BY THE ETERNAL COASTAL SPIRIT THAT PERMEATE THE ESSENCE OF THE NORTH COAST FOR YOU TO EXPERIENCE THE BEST THAT NATURE HAS TO OFFER IN ONE SEASIDE DESTINATION.



## SHAPED BY THE ELEMENTS

BEIT AL BAHR ALIGNS ITSELF WITH EVERY FACET OF THE NORTH COAST'S IMMERSIVE NATURE AND ITS PHENOMENA. IMAGINE THE HARMONY OF STUNNING WATERS WITH THE ETERNAL MEDITERRANEAN BREEZE AS THEY FLOW THROUGH THE HILLSIDE AND NATURAL GEOGRAPHY OF BEIT AL BAHR IN A FIERY EXPRESSION OF PASSION. THIS HOLISTIC EXPERIENCE IS AT THE HEART AND SOUL OF WHAT MAKES BEIT AL BAHR THE DESTINATION OF A LIFETIME.





## GROUNDED BY ROOTS

The elements have the potential to calm, soothe, connect you to yourself the landscape, and those around you, and Roots takes these ideals to heart. Seamlessly integrated with the scenery in an amalgam of different earthy textures, tones, architectural marvels, and activities, Roots is the place for all who wish to be grounded by the presence of something bigger than themselves.



## ORGANICALLY DESIGNED

Truly embracing nature, Roots brings together the eternal untouched landscape of Sidi Heneish with a modern non-invasive architecture to seamlessly fuse the old with the new in an authentic setting. With an iconic minimalist design, stroll through organically shaped structures with an atmospheric interior design meticulously curated to immerse you in your surroundings and welcome you to your new summer haven.

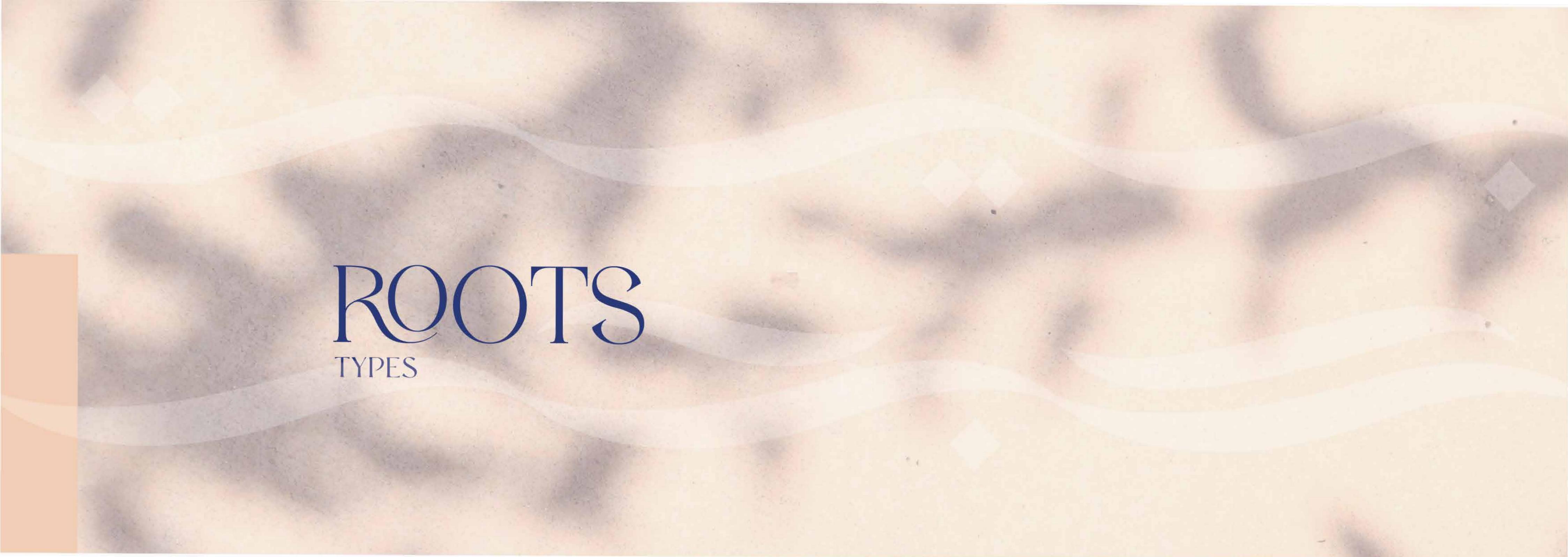




## ENGAGING ENCOUNTERS

Indulge in the breathtaking sea views offered by each unit at Roots. A rare chance to wake up to the beauty of the Mediterranean daily. With a unique vertical platform design ensuring unobstructed sea views. It prioritizes aesthetics and provides an exclusive living experience. Our earth-themed architecture seamlessly blends nature and modern living. Landscaped gardens, green spaces, and eco-friendly amenities. Roots offers serenity and privacy through private gardens surrounded by lush vegetation that triggers memories and transports you to a state of wanderlust. Experience a life that magnifies your senses and creates lasting impressions.





# ROOTS

TYPES

# VILLAS

VB04 | SENIOR

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The art of tranquil. Calming. Mindfulness & Groundings



# villas

## VB04Sr

the art of tranquil, calming, mindfullness & grounding

# 4

Bedroom villa

4

5

3

Villa Area

280 sqm

### Ground Floor

Room	Width	Length
Entrance Lobby	3.60	3.05
Guest Toilet Lobby	1.20	1.60
Guest Toilet	2.25	1.60
Reception and Dining	9.55	4.85
Kitchen	4.75	2.50
Guest Bedroom	3.80	4.65
Guest Bedroom Toilet	2.35	2.05
Terrace	4.25	2.00
Maid's Bedroom	3.60	1.55
Maid's Bathroom	2.00	1.10
Driver's Bedroom	3.65	1.55
Driver's Bathroom	2.00	1.05



### First Floor

Room	Width	Length
Master Bedroom 1	3.65	3.90
Bathroom 1	2.25	1.55
Dressing Room 1	1.85	1.60
Master Bedroom 2	3.85	5.20
Bathroom 2	3.05	2.05
Dressing Room 2	2.05	1.70
Bedroom	3.65	3.90
Bathroom	2.25	1.55
Storage Lobby	1.85	1.55
Terrace 2	9.90	7.70



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# INTERIORS





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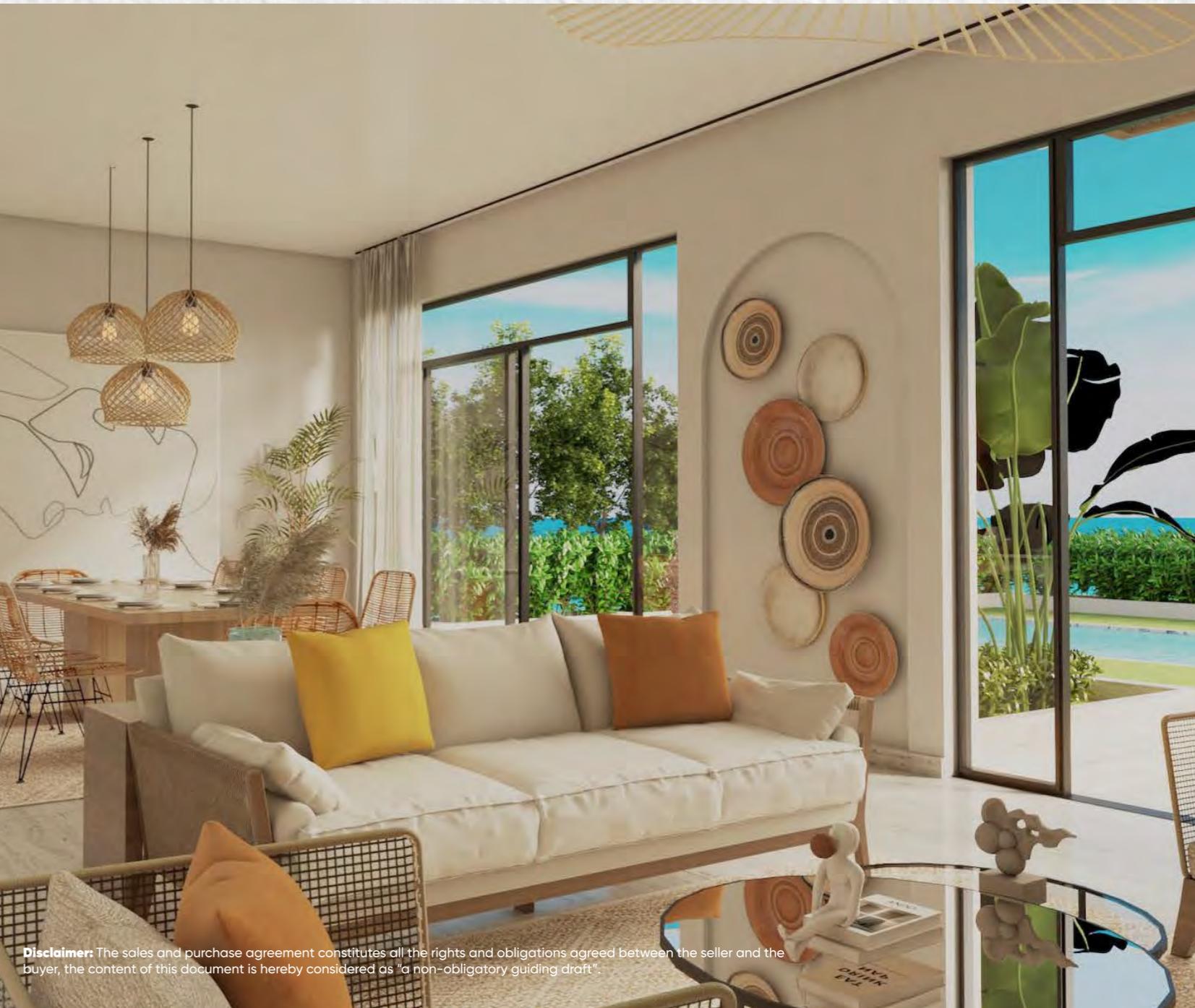
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# VILLAS

VB04 | JUNIOR

A Perfect Blend of nature and contemporary design



# villas

## VB04Jr

a perfect blend of nature and contemporary design

# 4

Bedroom villa



Villa Area

255 sqm

### Ground Floor

Room	Width	Length
Entrance Lobby	3.20	1.80
Guest Toilet	1.35	1.65
Reception	4.75	4.30
Kitchen and Dining	8.45	6.05
Guest Bedroom	3.55	4.00
Guest Bedroom WC	2.25	1.75
Guest Dressing	1.70	2.25
Terrace	5.05	2.05
Maid's Bedroom	2.65	2.75
Maid's Bathroom	1.05	1.65
Driver's Bedroom	2.65	2.75
Driver's Bathroom	1.05	1.65



### First Floor

Room	Width	Length
Master Bedroom 1	4.00	3.45
Bathroom 1	2.25	1.90
Dressing Room 1	2.25	1.75
Master Bedroom 2	3.55	3.30
Bathroom 2	2.90	1.85
Dressing Room 2	2.45	1.65
Master Bedroom 3	4.55	3.30
Bathroom 3	1.70	2.25
Dressing room 3	1.90	2.25
Terrace 2	2.00	7.40
Terrace 3	5.00	4.55
Kichenette	2.20	3.30



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# VILLAS

## VB03

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The art of tranquil. Calming. Mindfulness & Groundings



# 3 Bedroom villa



Villa Area

220 sqm

## Ground Floor

Room	Width	Length
Foyer	3.00	7.20
Guest toilet	1.50	1.55
Storage	1.50	1.55
Reception and Dining	6.30	6.10
Kitchen	4.30	3.90
Front Terrace	4.75	2.00
Side Terrace	2.40	6.25
Maid's Bedroom	1.95	2.05
Maid's Bathroom	1.95	1.05



## First Floor

Room	Width	Length
Master Bedroom 1	4.30	3.80
Bathroom 1	3.15	1.60
Dressing room 1	1.60	3.00
Master Bedroom 2	4.15	3.60
Bathroom 2	1.70	1.75
Dressing room 2	1.05	1.75
Bedroom 3	4.15	3.50
Bathroom 3	1.65	2.70
Dressing 3	1.65	1.40
Kitchenette	1.65	4.20
Terrace	2.00	3.35





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# TWINHOUSE

## TW03

A Perfect Blend of nature and contemporary design



# twinhouses

## TW03

sleek lines, open views, and sea breeze

# 4

Bedroom twin



Twinhouse Area

250 sqm

### TW03 - Ground Floor | Left

Room	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



# 4

Bedroom twin



Twinhouse Area

250 sqm

### TW03 - Ground Floor | Right

Room	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



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# twinhouses TW03

sleek lines, open views, and sea breeze

4 Bedroom twin

## TW03 - First Floor | Left

Room	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



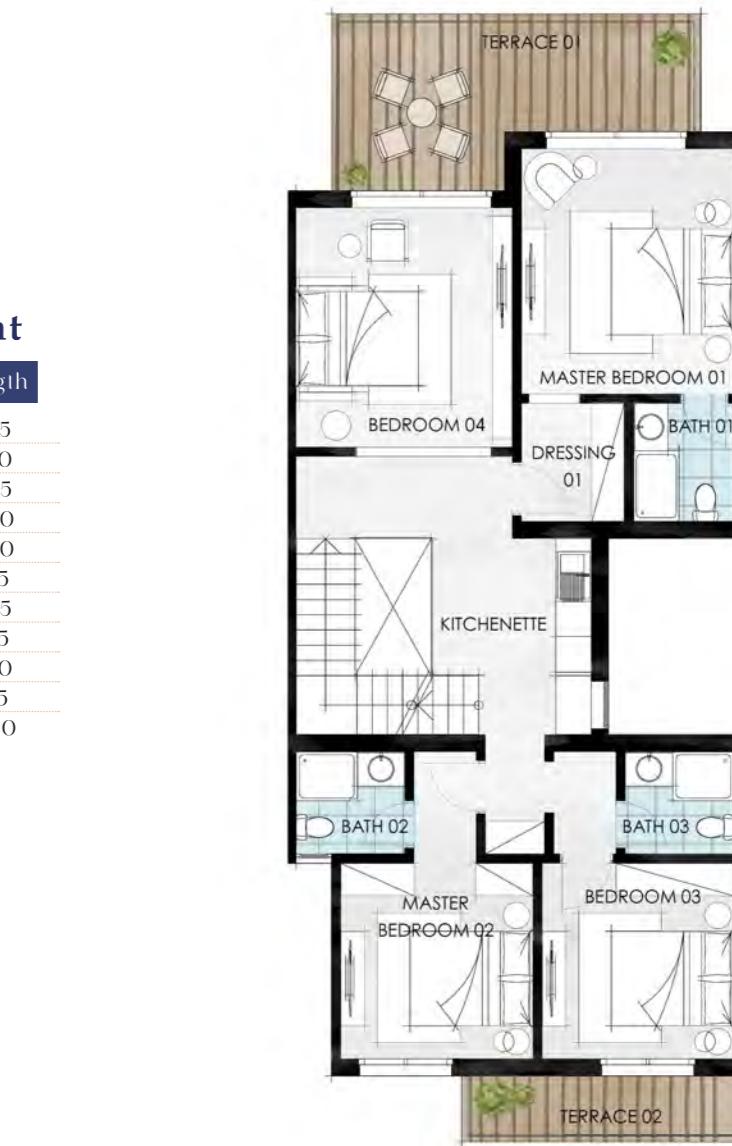
Twinhouse Area

250 sqm

4 Bedroom twin

## TW03 - First Floor | Right

Room	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



Twinhouse Area

250 sqm

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# Chalets

## BCH01 | BOUTIQUE CHALET

Embracing the beauty of simplicity



# chalet

## BCH01

sleek lines, open views, and sea breeze

3  
Bedroom chalet

### BCH01 - Ground Floor | Left

Room	Width	Length
Entrance Lobby	1.50	4.10
Guest Toilet	1.45	1.60
Laundry	0.85	2.35
Reception	5.00	4.50
Dining	5.00	3.45
Kitchen	2.55	3.45
Master Bedroom 1	3.50	4.40
Master Toilet 1	1.85	2.55
Master Bedroom 2	3.45	3.45
Master Toilet 2	1.85	2.05
Master Bedroom 3	3.45	4.10
Master Toilet 3	1.65	2.90
Master Dressing 3	1.65	3.10
Maid's Bedroom	2.05	2.35
Maid's Bathroom	1.45	1.60
Terrace	5.15	2.60

3  
4  
1  
Chalet Area  
190 sqm



2  
Bedroom chalet

### BCH01 - Ground Floor | Right

Room	Width	Length
Entrance Lobby	1.50	3.40
Guest Toilet	1.40	1.55
Laundry	1.40	1.70
Reception	5.00	4.45
Kitchen and Dining	5.00	3.55
Master Bedroom 1	3.40	3.75
Master Toilet 1	2.00	1.80
Master Bedroom 2	3.55	3.40
Master Toilet 2	2.00	1.95
Terrace	9.05	4.45

2  
3  
1  
Chalet Area  
142 sqm



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# chalets

## BCH01

sleek lines, open views, and sea breeze

# 3

Bedroom chalet

### BCH01 - First Floor | Left

Room	Width	Length
Entrance Lobby	1.45	4.10
Guest Bathroom	1.50	1.60
Laundry	0.90	2.35
Reception	5.00	4.50
Dining	5.00	3.45
Kitchen	2.55	3.45
Master Bedroom 1	3.50	4.40
Master Toilet 1	1.85	2.55
Master Bedroom 2	3.45	3.45
Master Toilet 2	1.85	2.05
Master Bedroom 3	3.45	4.10
Master Toilet 3	1.65	2.90
Master Dressing 3	1.65	3.10
Maid's Bedroom	2.05	2.35
Maid's Bathroom	1.45	1.60
Terrace	5.15	3.70



Chalet Area

190 sqm



# 2

Bedroom chalet

### BCH01 - First Floor | Right

Room	Width	Length
Entrance Lobby	1.50	3.40
Guest toilet	1.40	1.55
Laundry	1.40	1.70
Reception	5.00	4.45
Kitchen and Dining	5.00	3.55
Master Bedroom 1	3.40	3.75
Master Toilet 1	2.00	1.80
Master Bedroom 2	3.50	3.40
Master Toilet 2	2.00	1.95
Terrace	9.05	4.45



Chalet Area

142 sqm



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# chalets

## BCH01

sleek lines, open views, and sea breeze

# 4

Bedroom chalet



### BCH01 - Penthouse Floor

Room	Width	Length
Entrance Lobby	1.50	4.10
Guest toilet	1.40	1.60
Laundry	0.85	2.35
Reception	5.00	7.90
Kitchen	3.45	5.20
Dining	2.80	3.45
Storage	3.05	1.05
Master Bedroom 1	4.95	3.80
Master Toilet 1	2.00	1.80
Master Dressing 1	3.15	1.95
Master Bedroom 2	4.45	3.50
Master Toilet 2	1.85	2.55
Master Bedroom 3	3.45	3.45
Master Toilet 3	1.85	2.00
Master Bedroom 4	3.45	4.10
Master Toilet 4	1.65	2.90
Master Dressing 4	1.65	3.10
Main Terrace	16.20	4.80
Terrace 1	3.70	3.65
Maid's Room	2.05	2.35
Maid's Toilet	1.45	1.60
Driver's Room	2.90	3.60
Driver's Toilet	2.20	1.30

Chalet Area

265 sqm

open view  
open penthouse



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# ABOUT THE DEVELOPER

*Beit Al Bahr*

**Beit El Bahr** is the brain child Development of three Big names in the Egyptian market who have formed **BAM**, a Joint-Venture of:

**El Abd** the visionary who identified Sidi Heneish Bay more than 30 years ago as the Crown Jewel of the North coast, and established one of the best selected Communities in Sahel, El Abd name became a synonymous to Sidi Heneish bay.

**Guira**, a Master contractor & Home Developers founded by Badawy family, who are an authority in engineering & construction in Alexandria and North Coast.

**J-by-Iwan**, a boutique high end development company by Ebab & Waleed Mokhtar, Founders of Iwan Developments, a Household name in West Cairo & the creators of Feel Good neighborhood concept.

# BE here beYOU

Where the simple pleasures of life—sun, sand, fun, and play—become all we ever need.

Live images





BEIT AL BAHIR

EL ABD RESORT  
SIDTHEUNESII

