MAKADI HEIGHTS
RED SEA

BAYOU
- APARTMENTS BY THE LAGOON -
WELCOME TO MAKADI HEIGHTS
Makadi Heights by Orascom Development is a multicultural seaside town by the Red Sea offering entertainment for all family members all year round; located at the heart of Makadi Bay.
Welcome to Makadi Heights
Makadi Heights Overview

Makadi Heights is a town built over 3.4 million square meters planned for development, with an elevation reaching 78 meters above sea level guaranteeing magnificent panoramic sea views residential units.

Envisioned as a comprehensive town, marked by an astounding landscape, Makadi Heights provides everything you need to get away and enjoy your retreat, all year round.

Minutes away from major cities, with amenities that ensure you’ll never need to interrupt your time, Makadi Heights is an all-inclusive town, planned for simple, effortless convenience.

Shopping, leisure and entertainment facilities are all integrated within the development. There is no need to go elsewhere; just relax and enjoy a new, carefree lifestyle in a spectacular elevated location.

Makadi Heights covers an area of 3.4 million square meters with more than 85% of its total area dedicated to green areas, water features and open spaces.
The Perfect Getaway

At Makadi Heights, enjoy unrivaled ease. Prime location by sky, sea or land, we are accessible from everywhere.

Located at the heart of Makadi Bay on the beautiful Red Sea coast, Makadi Heights is only 15 minutes away from Hurghada airport, while the towns of Hurghada and El Gouna are just 20 and 45 minutes away. Getting here from overseas could not be easier. The project also occupies a prime position in Sinai’s blue skies, 78 meters above sea level at the highest point of Makadi Bay, guaranteeing unbeatable panoramic views of the Red Sea wherever you are.

Ensure proximity to the action, Makadi is located near all major developments on the coast, while also providing everything you could need within its walls. Leaving your space in Makadi Heights is always an option, and never a necessity.
Master Plan
Life in One Place

Always serving you: Makadi Heights has everything a family could need for the ultimate vacation, including a beach club, mall, clubhouse, an entertainment hub and a supermarket.

At Makadi Heights, we provide a holistic service experience, so you only need to leave the comfort of your space, on your own terms. Entertainment is a key focus at Makadi Heights, with central clubhouses and entertainment hubs to suit your needs, accessible from every corner of the development. Our retail center features a variety of shopping and dining facilities. Within our walls, you will also find a clinic, pharmacy and a supermarket, ensuring that leaving your space is never a necessity.

Accessibility is aided by cycling tracks and walking trails. Makadi Heights homeowners will have access to their services and amenities at their own ease, and can pop in at a moment’s notice, between enjoying their activities and free-spirited lifestyles.
All-year-round Vacation Home

Enjoy the all-year-round mesmerizing weather with your family and friends and live the Red Sea lifestyle.
Makadi Heights Mall

The mall is your go-to facility for all your entertainment and service needs. Built so you can find everything in one place, and in a central location, we cater to all of our residents, as unique as they are in age and walks of life.

The mall offers a variety of shopping and dining facilities, a clinic, pharmacy and supermarket, providing a combination of practical amenities and luxury services. Experience family gatherings in a one of a kind community space that is only a short walk away from your home. Believing that relaxation is the highest form of satisfaction means meeting needs at every level, and Makadi Heights Mall is designed to do just that, meeting practical needs so that our residents can enjoy an elevated and peaceful frame of mind.
Leisure Facilities

Occupying a land area of 33,000 square meters, Makadi Heights’ stunning clubhouse contains a swimming pool, pool bar, gym, restaurant, sports courts and a large kids’ play area.

Communal spaces bring us together. Relax with your family at our specially designated community areas, with a high-capacity clubhouse to bring your family and friends together in one place. Laugh, live and play at our lagoon-like swimming pool, kids’ play area and sports courts. Enjoy a quick drink at our built-in pool bar, or grab a hearty and delicious meal at our clubhouse restaurant after soaking in the sun.

Our clubhouse also features a gym, allowing you to nourish your body while our residential facilities nourish your mind and soul. All your active needs met in one place means that planning your day has become as simple as leaving your front door.
Getting Around

At Makadi Heights, travel could not be easier. Greater community means greater connectivity.

In choosing our excellent location, we have made accessibility one of our top priorities at Makadi Heights.

A bus station is located right outside of the development, providing daily buses to and from Cairo. You can travel with ease between your house and your home at Makadi Heights.

With Hurghada only 20 mins away, local shuttle bus routes take you to destinations in Hurghada and to Senzo Mall, ensuring your stay is always connected.
Your Home at Makadi Heights

Makadi Heights offers a variety of residential homes, all with magnificent view of the open sea, central landscape, water features or communal pools.

Supremely comfortable, all residences offer stylish contemporary living with all of life’s essentials just minutes away. Comfort and convenience are assured, and our homes are supplied in a fully finished state; just move in and start enjoying all that Makadi Heights has to offer. Our units are a beautiful combination of modern and tuscan-style architecture, satisfying both the aesthetic and functional needs of the contemporary family. Envisioned as a sunny haven of relaxation, each of our residences, whether villa or apartment, is sun-drenched and spacious. Enjoy a view of the open sea from every one of our units.
Bayou
Zone Details

ZONE CONCEPT
ZONE PLAN
UNIT TYPES
TYPES OF FINISHING
Bayou
Zone Concept

At Bayou, you can connect from the comfort of your home. With our fully amenitized beach club only a short walk away, and downtown nearby, you can stay close to the action while in your space, so unwind, sit back and relax.

At Bayou, you can access our serene and spectacular lagoon. Whether up close, or from the comfort of your window-side, let the lagoon add to your exquisite Bayou view. Featuring stylish sunny apartments, and vast green areas, Bayou is designed to bring the outside in. Embodying maximum comfort and accessibility, we’ve kept amenities and services closeby.

Each cluster of apartments has access to a large communal pool and is surrounded by promenades, walking and cycling trails and tranquil outdoor seating areas.

Bayou apartments come in a variety of sizes to suit the needs of every family, with options of 1, 2 and 3 bedrooms. The designs are integrated into the landscape, letting light and greenery in while standing out as supremely stylish, making a graceful statement alongside the Red Sea landscape.
Apartments are offered with 1, 2 or 3 bedrooms, all with attractive landscape features and with breathtaking views of the lagoon guaranteed from all floors.
Apartment front view - Courtyard

BA YOU ZONE DETAILS

Apartments - back view
CHAPTER ONE - WELCOME TO MAKADI HEIGHTS

BUILDINGS

TYPE A
Bayou Building
Type A Concept

Easy parking, easy planning, easy living. Experience life in our supremely comfortable, finished units. All you need to do is move in, kick back and enjoy all that Makadi Heights has to offer.
Building Type A
Lagoon Level Overall Plan

Building A
Unit 1
Lagoon Level
One Bedroom

TOTAL BUILT UP AREA:
72 m²
Building A
Unit 2

Lagoon Level
One Bedroom

TOTAL BUILT UP AREA:
64 m²

Building A
Unit 3

Lagoon Level
Two Bedrooms

TOTAL BUILT UP AREA:
91 m²
Building Type A
Street Level Overall Plan

Building A
Unit 11
Street Level
One Bedroom

TOTAL BUILT UP AREA: 67 m²
Gross Area: 57 m²
Terrace: 10 m²
Building A
Unit 12
Street Level
One Bedroom

TOTAL BUILT UP AREA:
63 m²
Gross Area: 55 m²
Terrace: 8 m²

Building A
Unit 13
Street Level
Two Bedrooms

TOTAL BUILT UP AREA:
97 m²
Gross Area: 83 m²
Terrace: 14 m²
Building Type A
First Floor Overall Plan

Building A
Unit 21
First Floor
Three Bedrooms

TOTAL BUILT UP AREA: 250 m²
Gross Area: 103 m²
Terrace: 7 m²
Roof Area: 140 m²
Building A
Unit 22

First Floor
Two Bedrooms

TOTAL BUILT UP AREA:
179 m²

Gross Area: 83 m²
Roof Area: 96 m²
Building A
Unit 23
First Floor
One Bedroom

TOTAL BUILT UP AREA: 89 m²
Gross Area: 55 m²
Terrace: 10 m²
Roof Area: 24 m²

Building A
Unit 24
First Floor
One Bedroom

TOTAL BUILT UP AREA: 89 m²
Gross Area: 57 m²
Terrace: 8 m²
Roof Area: 24 m²
CHAPTER ONE - WELCOME TO MAKADI HEIGHTS

BUILDINGS
TYPE B
Building Type B
Lagoon Level Overall Plan

Lagoon Level
One Bedroom

Building B
Unit 1

TOTAL BUILT UP AREA:
71 m²

Gross Area: 61 m²
Terrace: 10 m²
Building B
Unit 2
Lagoon Level
One Bedroom

TOTAL BUILT UP AREA:
63 m²

Gross Area: 55 m²
Terrace: 8 m²

Building B
Unit 3
Lagoon Level
Two Bedrooms

TOTAL BUILT UP AREA:
92 m²
Building Type B
First Floor Overall Plan

Building B
Unit 11
First Floor
One Bedroom

TOTAL BUILT UP AREA:
160 m²

Gross Area: 57 m²
Terrace: 52 m²
Roof Area: 51 m²
Building B
Unit 12
First Floor
Two Bedrooms

TOTAL BUILT UP AREA:
144 m²

Gross Area: 84 m²
Terrace: 14 m²
Roof Area: 46 m²
Building B
Unit 13

First Floor
Two Bedrooms

TOTAL BUILT UP AREA:
144 m²

Gross Area: 84 m²
Terrace: 14 m²
Roof Area: 46 m²
Building B
Unit 14

First Floor
One Bedroom

Totally Built Up Area:
98 m²

Gross Area: 55 m²
Terrace: 10 m²
Roof Area: 33 m²
Building B
Unit 15

First Floor
One Bedroom

TOTAL BUILT UP AREA: 120 m²

- Gross Area: 57 m²
- Terrace: 8 m²
- Roof Area: 55 m²

Bayou Zone Details

Gross Area: 57 m²
Terrace: 8 m²
Roof Area: 55 m²
Bayou Apartment Interior

Beautifully luxurious, Bayou apartments embody elegance while inviting nature into your home. Our apartments come fully finished, with two color palette options and spectacular views guaranteed.
**Interior Finishing Moodboard**

**Warm Tones:**

Play up the color in your life with the earthy, ambient hues of the Warm palette. Imagine your warm and cozy living room, or earthy and elegant dining area, as the vibrant tones introduce energy into your home.

**Cool Tones:**

This light and airy color palette perfectly echoes the Makadi Bay spirit. A testament to our spectacular elevation, the serene ivory tones of the Cool palette ensure your home life is seeped in serenity and tranquility.

We pride ourselves on impeccable quality, customizable to your unique taste. With refined materials to accent your home life, a mix of marble, paint, tiles and wood ensures a harmonious and supremely stylish interior for your home at Makadi Heights.
About
The Developer
ORASCOM DEVELOPMENT HOLDING
Orascom Development Holding (ODH)

Orascom Development Holding has been delivering on its unrelenting vision of creating sustainable leisure and residential towns since 1989.

As an established global developer, Orascom Development has a pipeline of projects in 3 continents and 7 countries. Orascom Development’s projects stretch across a myriad of worldwide destinations including Egypt, Oman, Montenegro, Switzerland, the United Arab Emirates, Morocco, and the United Kingdom.

A LEADING FULLY INTEGRATED DEVELOPER WITH MORE THAN 30 YEARS OF EXPERIENCE.

The company’s diverse portfolio distinguishes the group as a market leader, with one of the largest land banks comprising of 101.0 million square meters.