

RAS EL
HEKMA

ياسد

sea — stretched

YOUD Location

Project Overview

Project Name: YOUD

Location: Ras El Hekma, North Coast

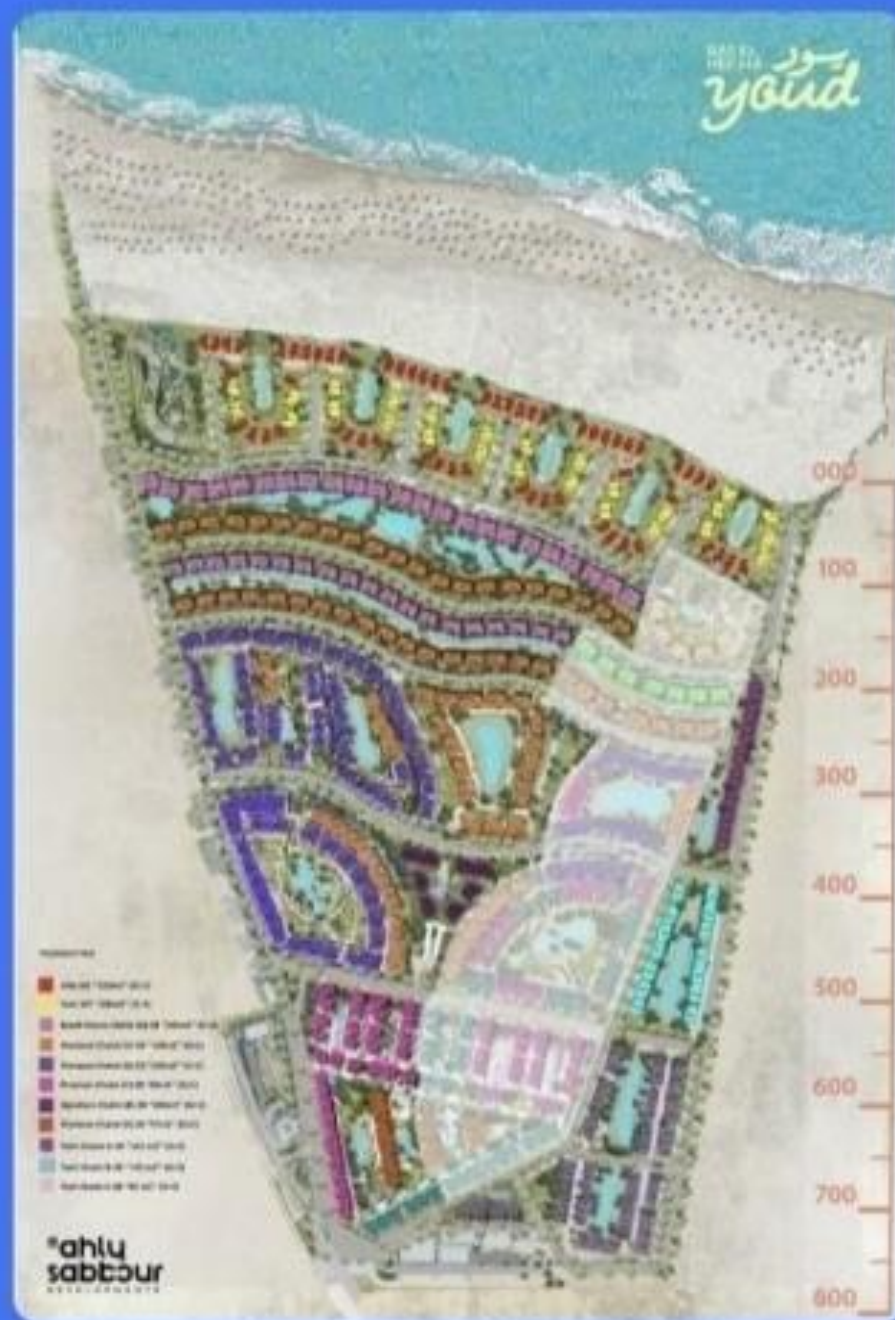
Prime Location: KM 187

Land Area: 114 Feddan

Beachfront: 1050 m (50 feddan beach space)



- Beach front 1050 meter
- Depth 800 meter
- FootPrint 10%
- Standalone & twin 1st row
- Beach house 2nd row
- 85% G+1 & G+2
- 15% G+3 (Elevators)
- Twin Chalet
- Land Natural Elevations
- Serviced Apartments
- 45 Water Component
- Phase One Delivered
- Sea View Units
- Club House
- Commercial & Mosque



- Standalone: Level 1, 20m above sea level
220 meter, 5 Bedrooms G+1
- Twin house: Level 1, 20m above sea level
220 meter, 5 Bedrooms G+1
- Beach house: Level 2 & 3, 26m & 30m
above sea level, 145 meter, 3 Bedrooms
- Premium Chalet
120 meter, 3 Bedrooms
105 meter, 2 Bedrooms
85 meter, 2 Bedrooms
57 meter, 1 Bedroom

Total land 164 acres

114 acres 50 acres beach

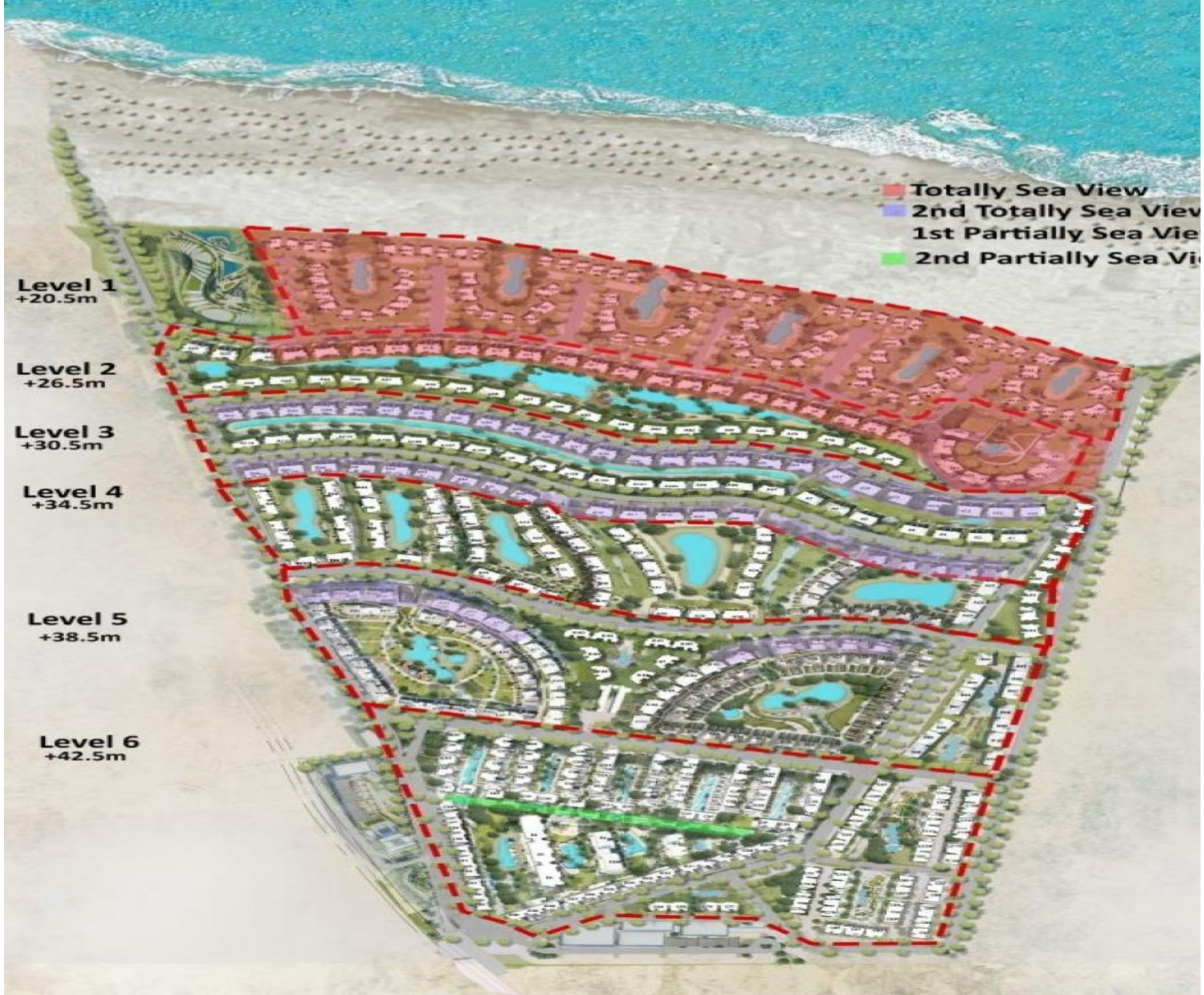
Average footprint 16%

114 acres X 0.16 = 18 acres

18/164 = 10% footprint

The first coastal project with 90% beach and open spaces





PRODUCT MIX

- Villa WS "220m²" (G+1)
- Twin WT "220m²" (G+1)
- Beach House Chalet (G)-3B "145m²" (G+2)
- Premium Chalet (A)-3B "120m²" (G+2)
- Premium Chalet (B)-2B "105m²" (G+2)
- Premium Chalet (C)-2B "85m²" (G+2)
- Signature Chalet (B)-2B "105m²" (G+1)
- Premium Chalet (E)-1B "57m²" (G+2)
- Twin Chalet G-3B "145 m²" (G+3)
- Twin Chalet B-2B "105 m²" (G+3)
- Twin Chalet C-2B "85 m²" (G+3)

000

100

200

300

400

500

600

700

800



Reservation DATE: 17/04/2026

Unit Information

Project:	YOUD	Unit Price :	EGP 8,413,000
Unit Area	85	Discount :	0.00%
Garden Areas	0	Unit Price After Discount :	EGP 8,413,000
No. of rooms	2BHK		
Floor	2 only		
Unit No.:	C90-305		
Payment	5% DP & 5% After 3 Months & 8 Years		

Terms of Payment

		Instalments	Instalments Date	Instalments %	Maintenance
		Reservation Payment 1	420,650	17/04/2026	5.00%
		Reservation Payment 2	420,650	17/07/2026	5.00%
Year 1		Payment 1	244,248	17/10/2026	2.90%
		Payment 2	244,248	17/01/2027	2.90%
		Payment 3	244,248	17/04/2027	2.90%
		Payment 4	244,248	17/07/2027	2.90%
Year 2		Payment 5	244,248	17/10/2027	2.90%
		Payment 6	244,248	17/01/2028	2.90%
		Payment 7	244,248	17/04/2028	2.90%
		Payment 8	244,248	17/07/2028	2.90%
Year 3		Payment 9	244,248	17/10/2028	2.90%
		Payment 10	244,248	17/01/2029	2.90%
		Payment 11	244,248	17/04/2029	2.90%
		Payment 12	244,248	17/07/2029	2.90%
Year 4		Payment 13	244,248	17/10/2029	2.90%
		Payment 14	244,248	17/01/2030	2.90%
		Payment 15	244,248	17/04/2030	2.90%
		Payment 16	244,248	17/07/2030	2.90%
Year 5		Payment 17	244,248	17/10/2030	2.90%
		Payment 18	244,248	17/01/2031	2.90%
		Payment 19	244,248	17/04/2031	2.90%
		Payment 20	244,248	17/07/2031	2.90%
Year 6		Payment 21	244,248	17/10/2031	2.90%
		Payment 22	244,248	17/01/2032	2.90%
		Payment 23	244,248	17/04/2032	2.90%
		Payment 24	244,248	17/07/2032	2.90%
Year 7		Payment 25	244,248	17/10/2032	2.90%
		Payment 26	244,248	17/01/2033	2.90%
		Payment 27	244,248	17/04/2033	2.90%
		Payment 28	244,248	17/07/2033	2.90%
Year 8		Payment 29	244,248	17/10/2033	2.90%
		Payment 30	244,248	17/01/2034	2.90%
		Payment 31	244,248	17/04/2034	2.90%
Total		8,413,000		100.00%	841,300



Typical