

RAS EL
HEKMA

ياسد

sea — stretched

YOUD Location

Project Overview

Project Name: YOUD

Location: Ras El Hekma, North Coast

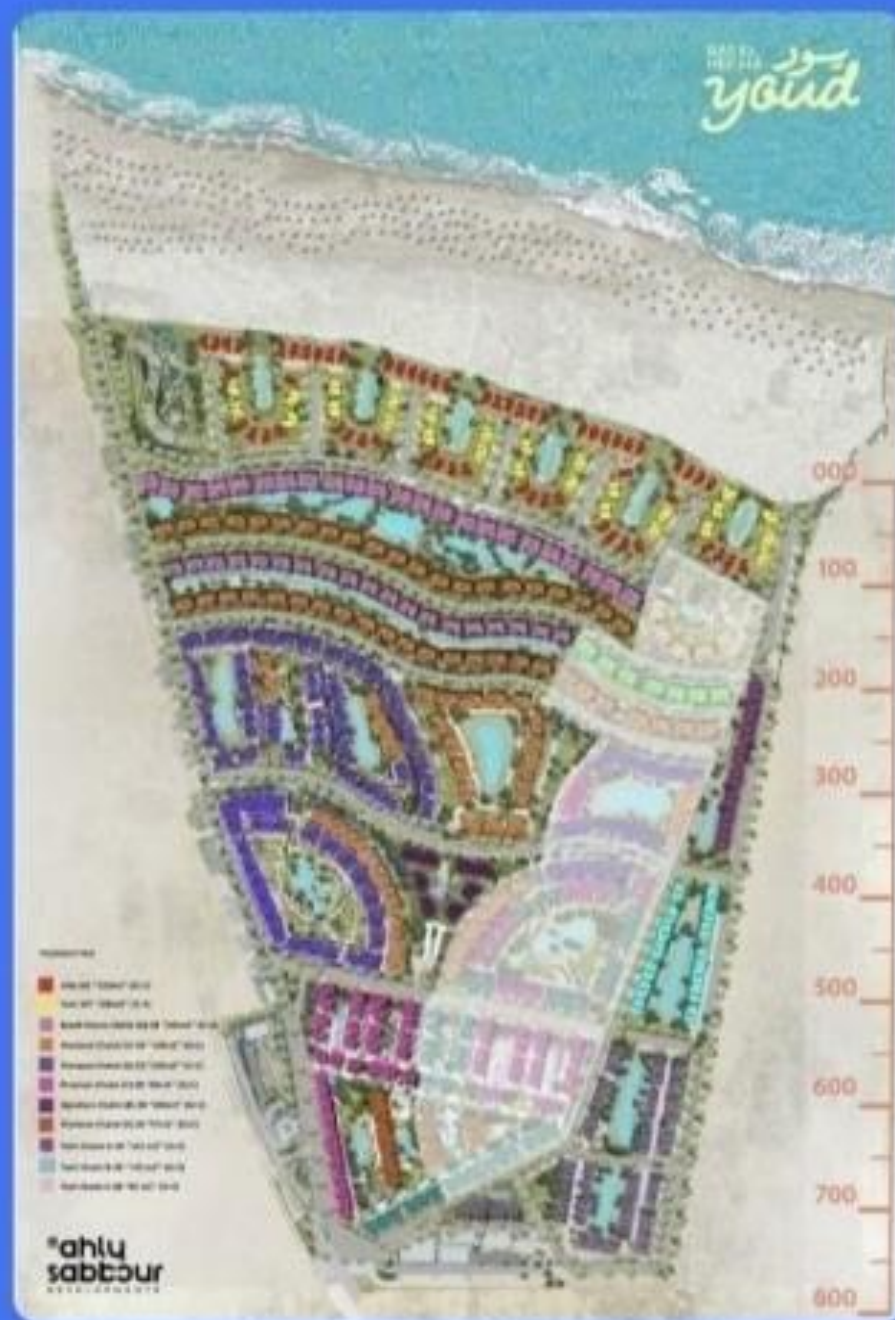
Prime Location: KM 187

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

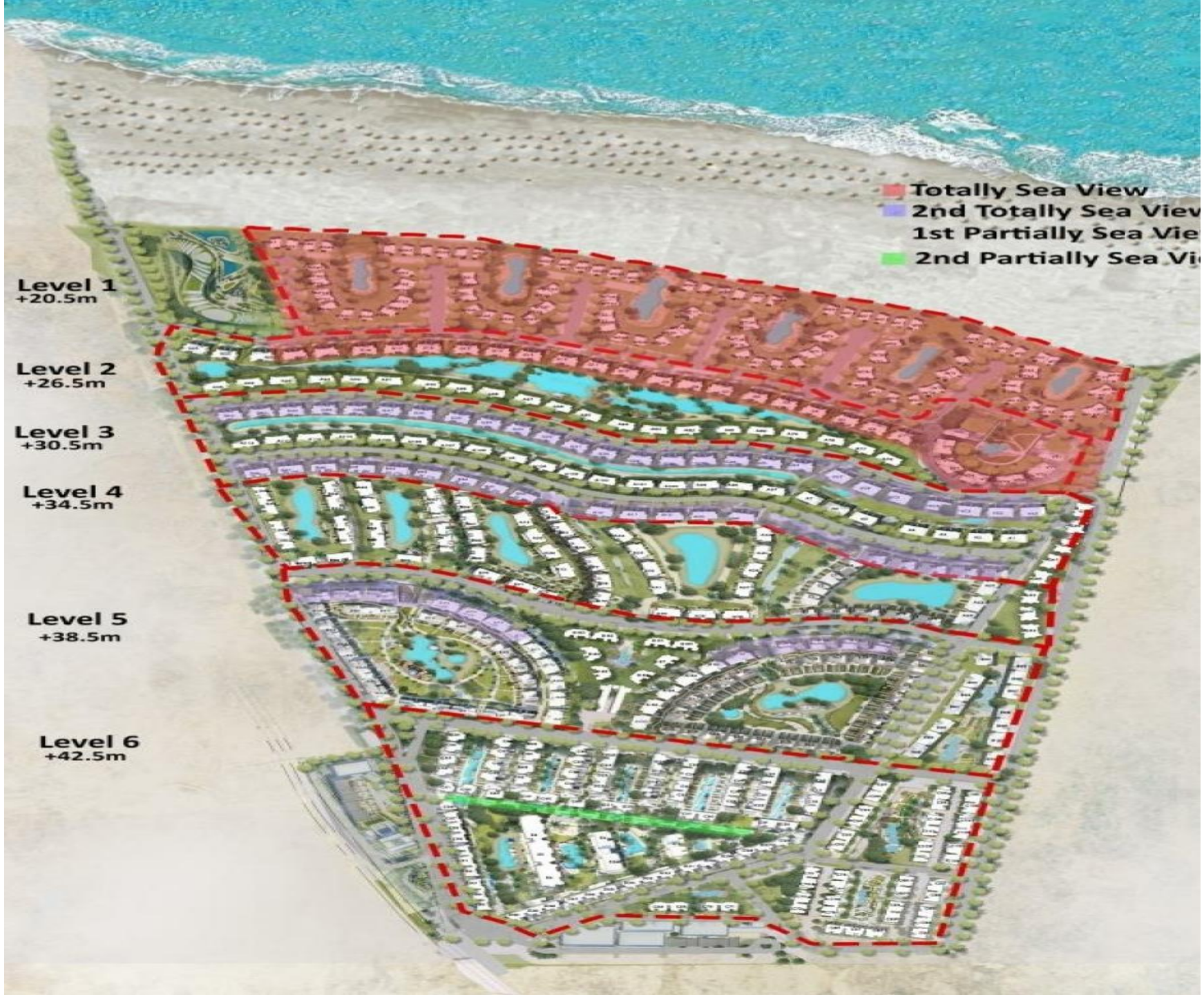
Average footprint 16%

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 13,467,000
Unit Area	120	Discount :	0.00%
Garden Areas	0	Unit Price After Discount :	EGP 13,467,000
No. of rooms	3BHK		
Floor	1		
Unit No.:	A104-204		
Payment	5% DP & 5% After 3 Months & 8 Years		

Terms of Payment

		Instalments	Instalments Date	Instalments %	Maintenance
Year 1	Reservation Payment 1	673,350	17/04/2026	5.00%	
	Reservation Payment 2	673,350	17/07/2026	5.00%	
	Payment 1	390,977	17/10/2026	2.90%	
	Payment 2	390,977	17/01/2027	2.90%	
	Payment 3	390,977	17/04/2027	2.90%	
Year 2	Payment 4	390,977	17/07/2027	2.90%	
	Payment 5	390,977	17/10/2027	2.90%	
	Payment 6	390,977	17/01/2028	2.90%	
	Payment 7	390,977	17/04/2028	2.90%	
	Payment 8	390,977	17/07/2028	2.90%	
Year 3	Payment 9	390,977	17/10/2028	2.90%	448,900
	Payment 10	390,977	17/01/2029	2.90%	
	Payment 11	390,977	17/04/2029	2.90%	448,900
	Payment 12	390,977	17/07/2029	2.90%	
Year 4	Payment 13	390,977	17/10/2029	2.90%	448,900
	Payment 14	390,977	17/01/2030	2.90%	
	Payment 15	390,977	17/04/2030	2.90%	
	Payment 16	390,977	17/07/2030	2.90%	
Year 5	Payment 17	390,977	17/10/2030	2.90%	
	Payment 18	390,977	17/01/2031	2.90%	
	Payment 19	390,977	17/04/2031	2.90%	
	Payment 20	390,977	17/07/2031	2.90%	
Year 6	Payment 21	390,977	17/10/2031	2.90%	
	Payment 22	390,977	17/01/2032	2.90%	
	Payment 23	390,977	17/04/2032	2.90%	
	Payment 24	390,977	17/07/2032	2.90%	
Year 7	Payment 25	390,977	17/10/2032	2.90%	
	Payment 26	390,977	17/01/2033	2.90%	
	Payment 27	390,977	17/04/2033	2.90%	
	Payment 28	390,977	17/07/2033	2.90%	
Year 8	Payment 29	390,977	17/10/2033	2.90%	
	Payment 30	390,977	17/01/2034	2.90%	
	Payment 31	390,977	17/04/2034	2.90%	
Total		13,467,000		100.00%	1,346,700

FLOOR PLANS

Area:120 m2
G+2
3BHK



Typical