

MÜDON

# راس الحكمة

RAS EL HEKMA

YEMM BEACH PLAZA APARTMENTS

INTRODUCING  
RAS EL HEKMA



The background is a solid teal color. Overlaid on this is a dark teal silhouette of a grapevine. The silhouette includes several large, lobed leaves and clusters of grapes. The text 'PROPERTY DETAILS' is centered in the middle of the image in a white, serif font.

# PROPERTY DETAILS

ULTRA LUXURY  
APARTMENTS

# ULTRA LUXURY APARTMENTS VIEWS



NOSTALGIC  
ELEGANCE

1. Pool View
2. Balcony View
3. Sea View

# ULTRA LUXURY APARTMENTS BUILDING AMENITIES



MODERN  
HERITAGE STYLE

1. Business lounge
2. Games room
3. Gym

# ULTRA LUXURY APARTMENTS BUILDING AMENITIES



MODERN  
HERITAGE STYLE

- 1. Lift Lobby
- 2. Kids playroom
- 3. Lobby

ULTRA LUXURY  
APARTMENT  
4 BEDROOM

# ULTRA LUXURY APARTMENT

## 4 BEDROOM – MIDDLE UNIT – TYPE A



Area	Size
Interior Area	277 sqm
Terraces Area	58 sqm
Total Gross Area	336 sqm

Legend	Size (m)
1 Living + Dining	10.6 × 5.4
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	4.8 × 3.7
4 BOH Kitchen	1.9 × 2.4
5 Master Bedroom	4.3 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.4 × 3.7
8 Master Bedroom Terrace	4.0 × 2.0
9 Bedroom 1	3.87 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	3.9 × 3.6
12 Toilet 2	2.7 × 1.9
13 Bedroom 3	4.4 × 3.6
14 Toilet 3	2.8 × 1.77
15 Bedroom 3 Terrace	4.0 × 3.0
16 Service Entrance	
17 Laundry	0.8 × 2.4
18 Private staff quarters	4.4 × 1.9
19 Powder Room	1.6 × 2.4
20 Study	3.4 × 2.4

### DISCLAIMER

These floor plans are produced for illustrative purposes only, to represent the typical layout of the villa and outdoor living areas. Modon makes no representation or warranty regarding the accuracy or completeness of the information shown. The floor plans are indicative only and based on preliminary development plans, variations may occur and the floor plans, drawings and illustrations are subject to change, without notice.

# ULTRA LUXURY APARTMENT

## 4 BEDROOM – MIDDLE UNIT – TYPE B



Area	Size
Interior Area	272 sqm
Terraces Area	48 sqm
Total Gross Area	320 sqm

Legend	Size (m)
1 Living + Dining	11.6 × 4.6
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	4.5 × 3.4
4 BOH Kitchen	1.9 × 2.6
5 Master Bedroom	4.3 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.7 × 4.07
8 Master Bedroom Terrace	4.4 × 2.0
9 Bedroom 1	4.17 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.07 × 3.6
12 Toilet 2	2.7 × 1.9
13 Bedroom 3	3.9 × 3.6
14 Toilet 3	2.7 × 1.9
15 Laundry	2.1 × 2.07
16 Private staff quarters	4.9 × 2.07
17 Powder Room	1.6 × 2.25
18 Study	3.17 × 2.07

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# ULTRA LUXURY APARTMENT 4 BEDROOM – CORNER UNIT



Area	Size
Interior Area	291 sqm
Terraces Area	59 sqm
Total Gross Area	351 sqm

Legend	Size (m)
1 Living + Dining	10.2 × 5.1
2 Living Area Terrace	9.97 × 3.37
3 Kitchen	5.05 × 3.07
4 BOH Kitchen	3.15 × 3.5
5 Master Bedroom	4.0 × 5.5
6 Master Walk-in Wardrobe	2.5 × 3.8
7 Master Bath	3.7x 3.2
8 Master Bedroom Terrace	5.35 × 2.0
9 Bedroom 1	3.8 × 3.6
10 Toilet 1	2.7 × 1.85
11 Bedroom 2	3.9 × 3.6
12 Toilet 2	2.7 × 1.85
13 Bedroom 3	3.6 × 4.4
14 Toilet 3	2.0 × 2.7
15 Bedroom 3 Terrace	2.0 × 3.75
16 Service Entrance	
17 Laundry	1.2 × 1.55
18 Private staff quarters	5.0 × 2.0
19 Powder Room	2.4 × 1.85
20 Study	2.38 × 3.15

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# ULTRA LUXURY APARTMENT 4 BEDROOM



MODERN  
HERITAGE STYLE

1. Living & dining
2. Open kitchen
3. Master bathroom

ULTRA LUXURY  
APARTMENT  
3 BEDROOM

# ULTRA LUXURY APARTMENT 3 BEDROOM – MIDDLE UNIT



Area	Size
Interior Area	218 sqm
Terraces Area	48 sqm
Total Gross Area	266 sqm

Legend	Size (m)
1 Living + Dining	11 × 5.8
2 Living Area Terrace	10.2 × 3.0
3 Kitchen	2.8 × 5.8
4 BOH Kitchen	3.8 × 2.07
5 Service Entrance	
6 Master Bedroom	4.4 × 3.6
7 Master Walk-in Wardrobe	
8 Master Bath	4.6 × 2.75
9 Master Bedroom Terrace	4.02 × 2.0
10 Bedroom 1	4.0 × 3.6
11 Toilet 1	2.7 × 1.9
12 Bedroom 2	4.13 × 3.6
13 Toilet 2	2.7 × 1.9
14 Laundry	2.25 × 2.07
15 Private staff quarters	3.9 × 2.07
16 Powder Room	1.6 × 2.07
17 Study	3.7 × 2.07

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# ULTRA LUXURY APARTMENT 3 BEDROOM – CORNER UNIT



Area	Size
Interior Area	234 sqm
Terraces Area	48 sqm
Total Gross Area	282 sqm

Legend	Size (m)
1 Living + Dining	10.3 × 5.9
2 Living Area Terrace	9.8 × 3.0
3 Kitchen	4.8 × 3.5
4 BOH Kitchen	3.2 × 3.37
5 Master Bedroom	4.4 × 3.6
6 Master Walk-in Wardrobe	
7 Master Bath	4.4 × 2.75
8 Master Bedroom Terrace	4.05 × 2.0
9 Bedroom 1	4.05 × 3.6
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.1 × 3.6
12 Toilet 2	2.77 × 1.9
13 Laundry	1.7 × 1.27
14 Private staff quarters	3.85 × 2.07
15 Powder Room	1.5 × 2.07
16 Study	2.3 × 2.07

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# ULTRA LUXURY APARTMENT 3 BEDROOM



MODERN  
HERITAGE STYLE

1. Living & dining
2. Open kitchen
3. Master bedroom

ULTRA LUXURY  
APARTMENT  
2 BEDROOM

# ULTRA LUXURY APARTMENT

## 2 BEDROOM



Area	Size
Interior Area	155 sqm
Terraces Area	40 sqm
Total Gross Area	196 sqm

Legend	Size (m)
1 Living + Dining	8.6 × 4.7
2 Living Area Terrace	8.0 × 3.35
3 Kitchen	4.8 × 2.8
4 Master Bedroom	4.4 × 3.57
5 Walk-in Wardrobe	
6 Master Bath	3.3 × 2.9
7 Master Bedroom Terrace	4.05 × 2.0
8 Bedroom 1	3.5 × 4.2
9 Toilet 1	2.7 × 1.9
10 Laundry	1.4 × 1.5
11 Private staff quarters	3.87 × 2.2
12 Powder Room	1.6 × 2.2

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# ULTRA LUXURY APARTMENT 2 BEDROOM



MODERN  
HERITAGE STYLE

- |    |                 |
|----|-----------------|
| 1. | Living & dining |
| 2. | Kitchen         |

# LUXURY APARTMENTS

# LUXURY APARTMENTS VIEWS



MODERN  
HERITAGE

1. Aerial View
2. Entrance
3. Balcony View

# LUXURY APARTMENTS BUILDING AMENTITIES



MODERN  
HERITAGE STYLE

1. Media room
2. Games room
3. Gym

# LUXURY APARTMENTS BUILDING AMENITIES



MODERN  
HERITAGE STYLE

1. Lift Lobby
2. Kids playroom
3. Lobby

LUXURY  
APARTMENT  
3 BEDROOM

# LUXURY APARTMENT

## 3 BEDROOM – CORNER UNIT



Area	Size
Interior Area	201 sqm
Terraces Area	24 sqm
Total Gross Area	226 sqm

Legend	Size (m)
1 Living + Dining	8.1 × 5.05
2 Living Area Terrace	5.4 × 1.7
3 Kitchen	5.05 × 3.1
4 BOH Kitchen	1.8 × 4.6
5 Master Bedroom	4.0 × 3.2
6 Master Walk-in Wardrobe	
7 Master Bath	3.6 × 4.07
8 Master Bedroom Terrace	3.5 × 2.0
9 Bedroom 1	4.0 × 3.2
10 Toilet 1	2.7 × 1.9
11 Bedroom 2	4.0 × 3.2
12 Toilet 2	2.7 × 1.9
13 Laundry	0.83 × 2.0
14 Private staff quarters	3.6 × 2.2
15 Powder Room	1.5 × 2.2

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# LUXURY APARTMENT 3 BEDROOM



MODERN  
HERITAGE STYLE

1. Living & dining
2. Open kitchen
3. Master bedroom

LUXURY  
APARTMENT  
2 BEDROOM

# LUXURY APARTMENT

## 2 BEDROOM



Area	Size
Interior Area	144 sqm
Terraces Area	31 sqm
Total Gross Area	176 sqm

Legend	Size (m)
1 Living + Dining	8.2 × 4.07
2 Living Area Terrace	7.6 × 2.2
3 Kitchen	4.07 × 3.1
4 Master Bedroom	4.05 × 3.3
5 Walk-in Wardrobe	
6 Master Bath	4.0 × 3.55
7 Master Bedroom Terrace	3.67 × 2.0
8 Bedroom 1	3.8 × 3.2
9 Toilet 1	2.7 × 1.2
10 Laundry	0.75 × 1.2
11 Private staff quarters	3.5 × 2.2
12 Powder Room	1.48 × 2.2

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# LUXURY APARTMENT 2 BEDROOM



MODERN  
HERITAGE STYLE

1. Living & dining
2. Kitchen

LUXURY  
APARTMENT  
1 BEDROOM

# LUXURY APARTMENT

## 1 BEDROOM



Area	Size
Interior Area	99 sqm
Terraces Area	10 sqm
Total Gross Area	109 sqm

Legend	Size (m)
1 Living + Dining	8.12 × 3.7
2 Terrace	3.6 × 2.0
3 Kitchen	3.9 × 3.14
4 Master Bedroom	3.2 × 3.9
5 Master Walk-in Wardrobe	
6 Master Bath	3.8 × 3.55
7 Laundry	0.8 × 1.2
8 Powder Room	1.4 × 2.2

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# LUXURY APARTMENT 1 BEDROOM



MODERN  
HERITAGE STYLE

1. Living & dining
2. Open kitchen
3. Master bedroom