

Makadina Villa D





VILLA D
GARDEN VIEW

VILLA D — MAKADINA

Rate Reference: 11 April 2026

LISTED PRICE

EGYPTIAN POUND EGP 19,500,000	BRITISH POUND £279,530	EURO €323,437
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Exchange rates used: 1 GBP = 69.76 EGP | 1 EUR = 60.29 EGP (mid-market, April 11 2026). Rates are indicative — final conversion subject to bank/transfer rates at time of payment.

PAYMENT PLANS

PAYMENT STAGE	EGP	GBP (£)	EUR (€)
Down Payment (10%)	EGP 1,950,000	£27,953	€32,344
Installments over 8 Years (80%)	EGP 15,600,000	£223,624	€258,749
— Annual Installment (÷8)	EGP 1,950,000	£27,953	€32,344
— Monthly Installment (÷96)	EGP 162,500	£2,329	€2,695
Payment on Delivery (10%)	EGP 1,950,000	£27,953	€32,344
TOTAL (100%)	EGP 19,500,000	£279,530	€323,437

Note: Delivery requirement — payment of at least 60% of total price required before handover. 4-year expected delivery timeline from contract date.



VILLA
D

VILLA D
STREET VIEW

CASH PAYMENT OPTION

	EGP	GBP (£)	EUR (€)
Listed Price	EGP 19,500,000	£279,530	€323,437
Cash Discount (up to 30%)	- EGP 5,850,000	- £83,859	- €97,031
Cash Price (after 30% discount)	EGP 13,650,000	£195,671	€226,406

ABOUT MAKADINA

Makadina is a mixed-use resort destination in Makadi Bay redefining connected coastal living on the Red Sea. Designed as a fully integrated community, the development blends contemporary residences with direct access to leisure, entertainment, and world-class hospitality. Residents enjoy the comfort of everyday living within a vibrant resort environment where lifestyle, connectivity, and nature come together in one evolving destination.

PRIME LOCATION <ul style="list-style-type: none">• 15 min to Ras Soma• 20 min to Hurghada• 25 min to Hurghada International Airport• 45 min to El Gouna	SPORTS & WELLNESS <p>Padel, Tennis, Basketball, Football, Bicycle Lanes, Outdoor Workout Areas, Dedicated Wellness Zones</p>	LEISURE & RETAIL <p>18-Hole Golf Course, Makadi Water World, Homeowners Clubhouse & Beach Access, Shopping Mall, Multiple F&B; Outlets</p>
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This document is prepared for informational purposes only. All prices are quoted in Egyptian Pounds (EGP) as listed by the developer. GBP and EUR conversions are indicative only, based on mid-market exchange rates dated April 11, 2026 (1 GBP = 69.76 EGP; 1 EUR = 60.29 EGP). Actual conversion rates at time of payment may differ. Cash discount subject to developer confirmation. Payment plan terms subject to contract. This is not a legally binding offer.

VILLA D

BUILT-UP AREA: 160 M²

GROUND FLOOR AREA 98 M²

LIVING & DINING ROOM	6.50 m	x	4.05 m
KITCHEN	3.45 m	x	2.55 m
GUEST BEDROOM	3.60 m	x	4.40 m
GUEST BATHROOM	2.35 m	x	1.85 m
GUEST TOILET	2.15 m	x	1.15 m
MAID'S ROOM	2.25 m	x	2.00 m
MAID'S BATHROOM	2.30 m	x	1.05 m
STORAGE	1.00 m	x	3.10 m

FIRST FLOOR AREA 62 M²

MASTER BEDROOM	3.50 m	x	4.35 m
MASTER BATHROOM	2.35 m	x	1.85 m
BEDROOM 1	3.60 m	x	3.40 m
BATHROOM 2	2.05 m	x	2.00 m
LAUNDRY	1.20 m	x	0.70 m
TERRACE	5	m ²	
ROOF TERRACE	32	m ²	



GROUND FLOOR



FIRST FLOOR

VILLA SPECIFICATIONS

SPACE	DIMENSIONS	AREA (m ²)
GROUND FLOOR — 98 m²		
Living & Dining Room	6.50 m × 4.05 m	26.3
Kitchen	3.45 m × 2.55 m	8.8
Guest Bedroom	3.60 m × 4.40 m	15.8
Guest Bathroom	2.35 m × 1.85 m	4.3
Guest Toilet	2.15 m × 1.15 m	2.5
Maid's Room	2.25 m × 2.00 m	4.5
Maid's Bathroom	2.30 m × 1.05 m	2.4
Storage	1.00 m × 3.10 m	3.1
FIRST FLOOR — 62 m²		
Master Bedroom	3.50 m × 4.35 m	15.2
Master Bathroom	2.35 m × 1.85 m	4.3
Bedroom 1	3.60 m × 3.40 m	12.2
Bathroom 2	2.05 m × 2.00 m	4.1
Laundry	1.20 m × 0.70 m	0.84
Terrace	—	5
Roof Terrace	—	32
TOTAL BUILT-UP AREA		160 m²





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