

ZOYA

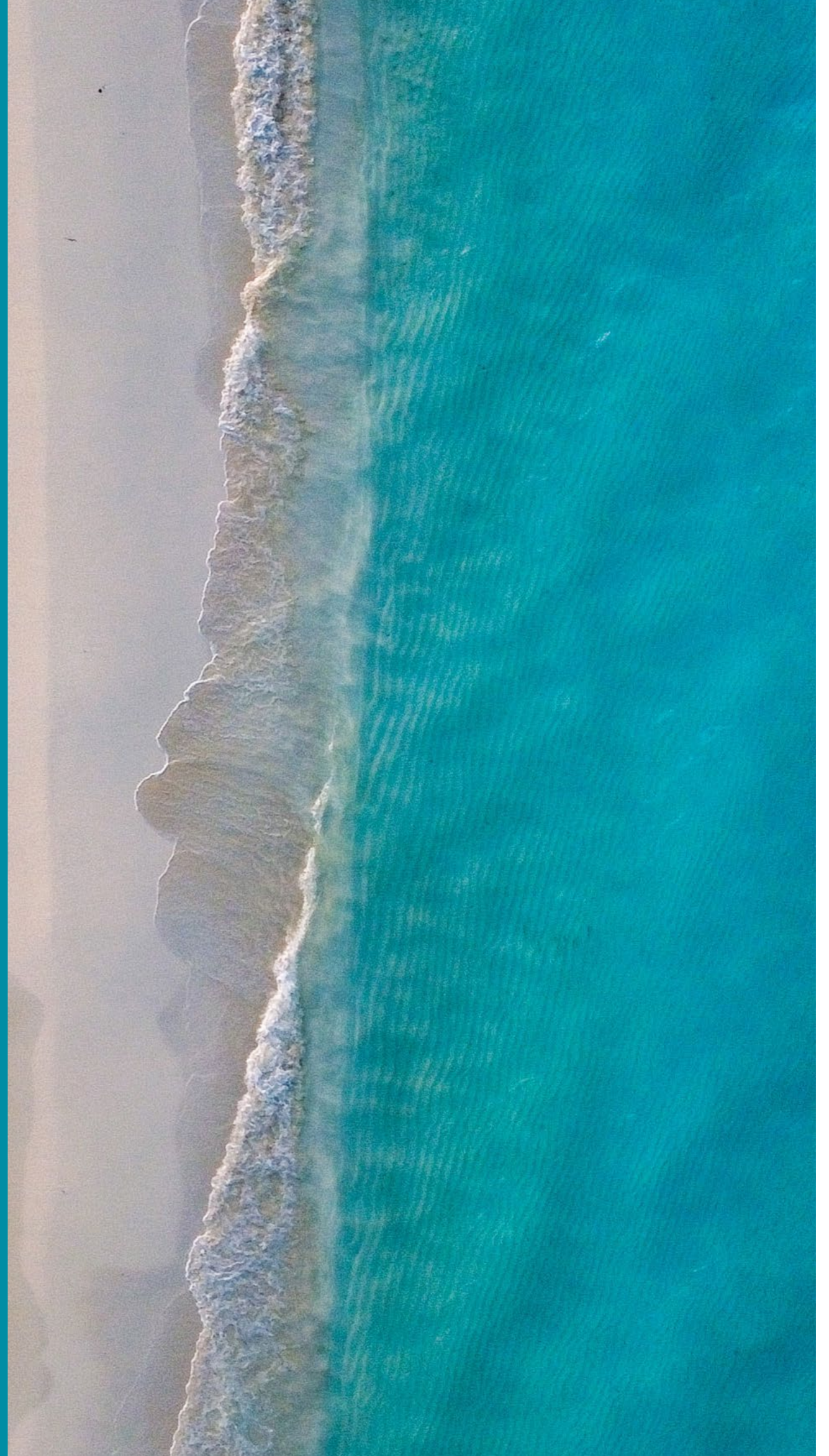
GHAZALA BAY

LMD°

# *Mediterranean Elegance Reimagined*

"Zoya Ghazala Bay" is the latest project from LMD. A boutique pearl amidst the coast of Ghazala Bay.

An escape with inimitable Mediterranean opulence and unceasing solitude. Zoya Ghazala Bay is a new project that gives a revived meaning to coastal comfort.





# A Location Like No Other

**Zoya Ghazala Bay's location** was a decision meticulously made to achieve prime. An exclusive spot on the 142 km Alex to Matrouh Road. It lies on Ghazala Bay's crystal clear shoreline.

With an idyllic location of a 5 min walk, it grants its community easy access to a heavenly turquoise beach shore. Year-round sunshine is all just a pleasant 3.5 hours drive from anywhere in Cairo.



# A Floating Masterpiece

Zoya Ghazala Bay lies on 134 acres of soul-liberating space. Every aspect of the project was seamlessly designed by Archi-View using minimal unit density to maximize the ease of circulation between zones with breathing spaces.

The ambiance is complemented by vivid sceneries thanks to lush cascading levels evoking a unique air of privacy. Each home enjoys panoramic nature indoors from a manicured garden or expansive terrace.

The seclusion you need to fully absorb in its four dazzling shades of blue and immerse in the warmth of the velvet-smooth sands.





# Waterfront Homes

Alchemy architecture

The architectural concept of Zoya Ghazala Bay is aquatic. Re-imagining all shades of summer from a personal perspective not offered elsewhere. Soulfully designed by LMD in collaboration with Alchemy in a layout of exclusive islands built on different elevations to revive waterfront serenity on the North Coast by breaking down Ghazala Bay's virgin elements inside a signature collection of homes ranging from Standalone Villas, Twin Houses, Town Houses, Chalets & Cabanas respiring with space & coastal comfort.

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GHAZALA BAY

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Diagrams are not to scale and are for illustrative purposes only. All rendering & landscaping visuals, materials, facades are for indicative purposes only, and subject to change. LMD reserves the right to make non-fundamental changes to the design provided herein.





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# SeaView Villa

Discover new  
dimensions of  
space.



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# SeaShades Villa

Contemporary  
spaces breathing  
with life.



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# Shoreline Villa

Dive into a  
beach story  
unlike any other.



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# Horizon Villa

Design that  
seamlessly  
weaves with  
nature's beauty.



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# Twin Casa

Mirror-like  
beauty from  
every angle.

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# Town Casa

Beach lifestyle  
meets boutique  
haven.

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# Palm Condo

Immerse in a world of refined sensations.



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# Coconut Condo

Exceptionally  
Turquoise-  
touched  
convenience.



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# Beach Casa

Seaside  
dreams within  
close circles.



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# Service Apartments

Excellence is the  
pulsing heartbeat  
of our service.



RITUALS  
*Village*

TLT  
*Signature* HOTELS

HAZALA BAY



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# Waterfront Homes

A harmonious blend of nature and design in every interior.



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# Waterfront Homes

Breathe nature's  
essence within  
our inspired  
interiors.



GHAZALA BAY

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# Waterfront Homes

Nature's beauty is woven into every interior detail.



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# Waterfront Homes

Where the outside comes alive in nature-inspired interiors.



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# *Ways of Zoya*

**Zoya Ghazala Bay** balances all contrasts in one place to satisfy your summer craze. Indulge in world-class hospitality. Reshape conventional summer moments through curated experiences.

From wellness, artisanal bistros & fresco cafes, sports & kids' activities to a beach clubhouse, beach bar, boutique stores, retail luxuries, exquisite fine dining by Rituals of Zoya Ghazala Bay, and a lively nightlife that lingers on and on till the break of dawn.

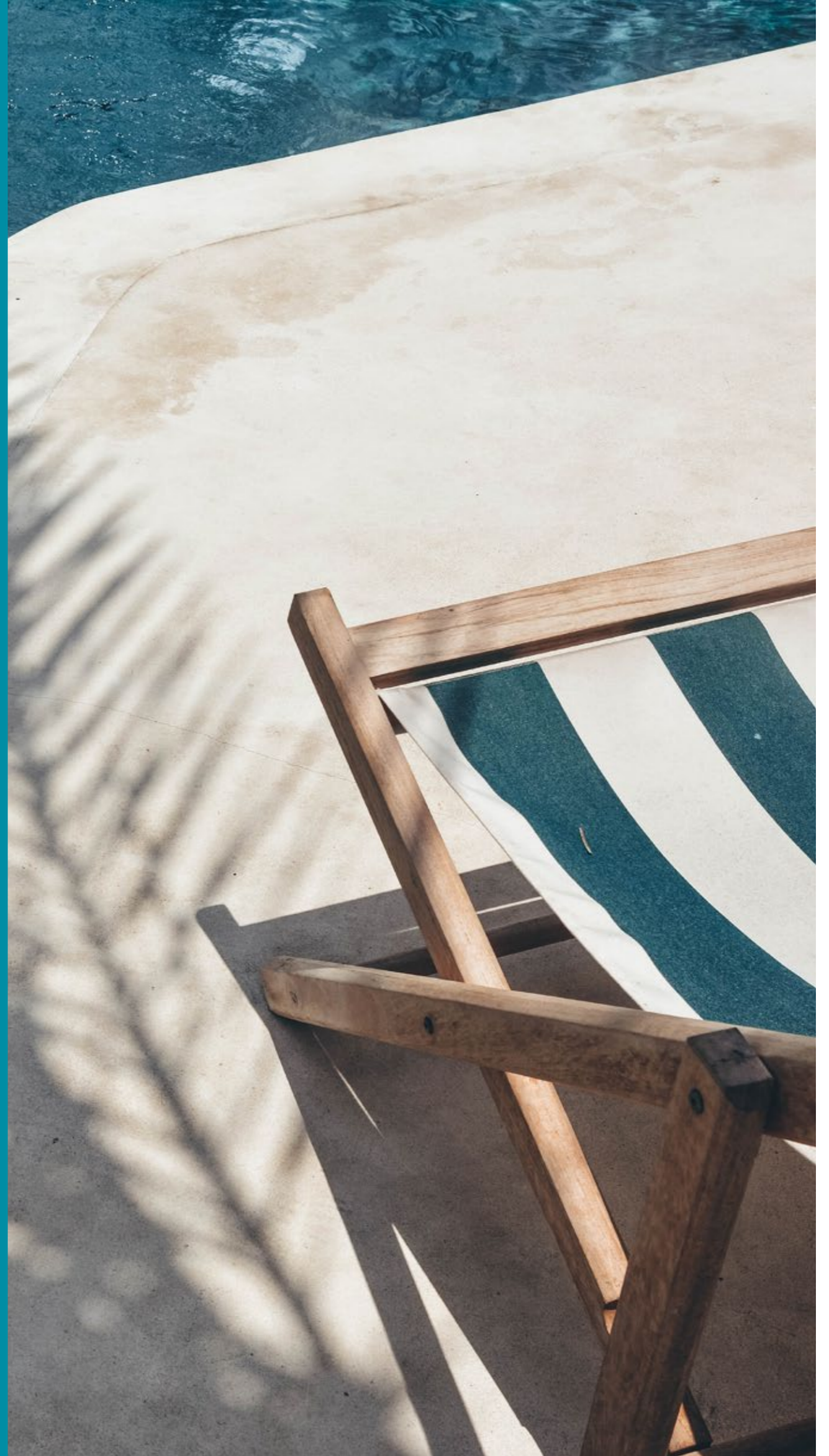




# *Hospitality With A Shade of Boutique Chic*

**Turn every vacation** into a truly meaningful Summer, as you re-discover true hospitality with Zoya Ghazala Bay's world-class boutique hotel. Hand-picked for its exceptional beauty, thanks to a unique location that directly opens onto immaculate sea views from sensational bungalows on the beach, every room is a luxurious haven of outstanding style and top-notch service at your fingertips.

**Place your vacation** in the heart of a fascinating environment, designed to surround you with everything you can possibly imagine; from a cutting-edge gym, and a world-class spa to floating pools and a friendly staff that knows you by name. Choose from a wide range of curated experiences across the beach, nature, or inside our design-led interiors and indulge in reviving massages or exceptional dining in any of our elegant restaurants.





# RITUALS

*of* ZOYA

**Experience the magic** of the Mediterranean and witness nature's most incredible displays with the wind in your hair and the sun kissing your skin.

Rituals Beach is a private sanctuary of flowing calm with its crystal clear waters, chic vibes, and scenic ambiance, inviting you to embrace life solo or with a fun crowd.

It blends zen vibes with thrilling water sports for the more adventurous.

Rituals guarantees to become your sun-soaked daily routine, transforming every moment into a memory of a lifetime.





# *Moments to Memories at Zoya's Beach Clubhouse*

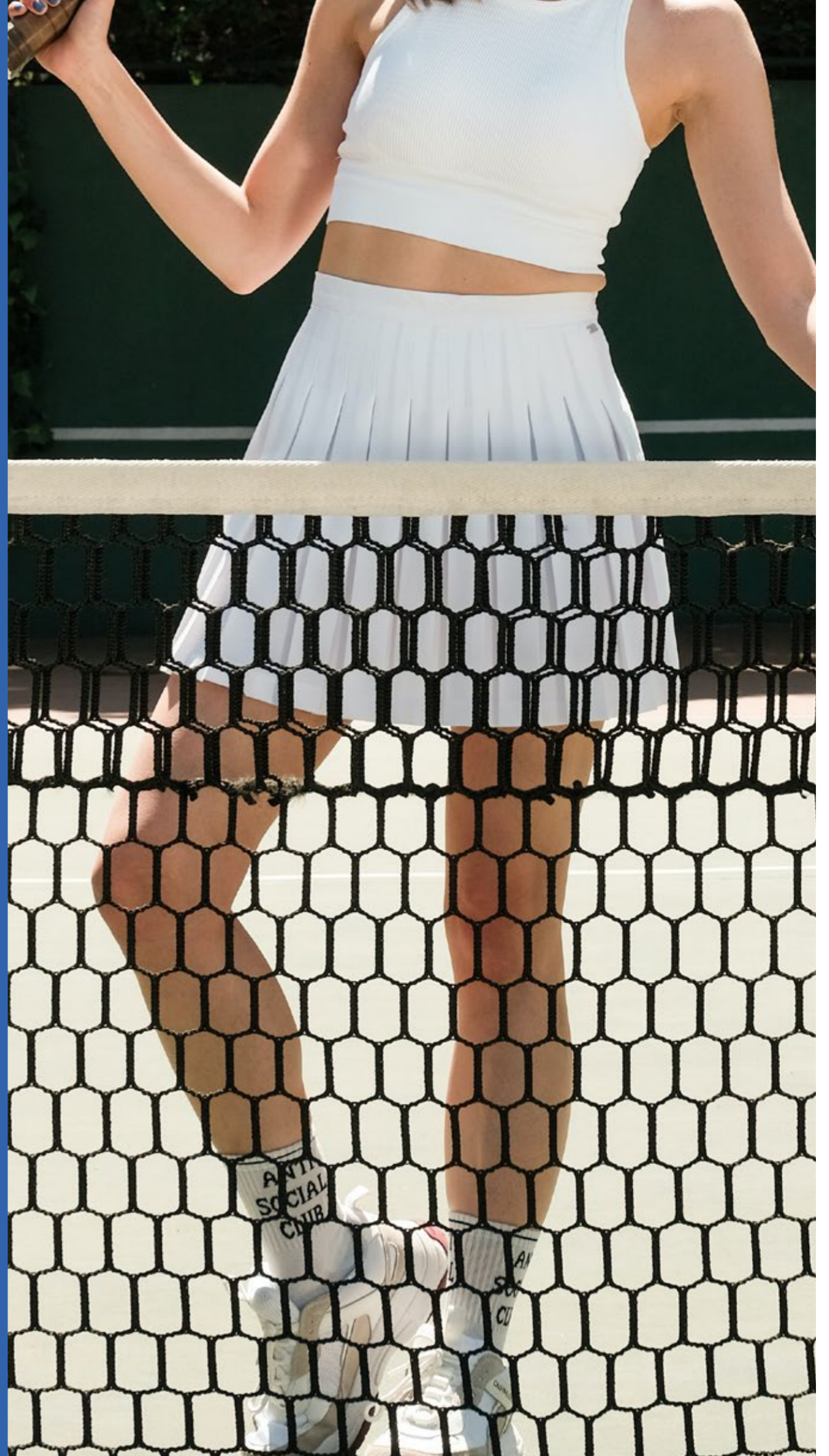


**Share unforgettable moments** with those who matter the most in Zoya Ghazala Bay's clubhouse, peacefully nestled on the beach to re-define the ultimate in chilling under the blazing sun. Take in panoramic views of endless blue and golden sands with a refreshing cocktail in hand or simply indulge in a delectable snack as you enjoy good music, quality service and memorable social gatherings that pay tribute to Summer's greatest pleasures.



# *Inspiring the Athlete in you*

**Immerse yourself** in a ground breaking hub for fitness and well-being with world-class recreational courts that invite you to unleash your inner athlete whether you're an amateur or pro. Ideal for all ages, Zoya Ghazala Bay's Padel Tennis & Football courts are a daily invitation to compete & energize with friends and family. Bike & jogging lanes are also available for those who enjoy brisk rides or strolls against memorable backdrops in line with the project's 360 degrees approach for a healthier, more balanced lifestyle.







## *Small Heartbeats of Excitement*

**Zoya Ghazala Bay** lives up to the expectation of kids' imagination. With calm water from the Bay for a safe splash and open space capable of captivating their playful spirit. The shoreline is big enough to be a sketch for unleashing all sorts of creative bugs. From sand castles to countless beach activities, Zoya Ghazala Bay is designed to harbor a significant part of the summer childhood memories.





## *Retail Therapy by the Sea*

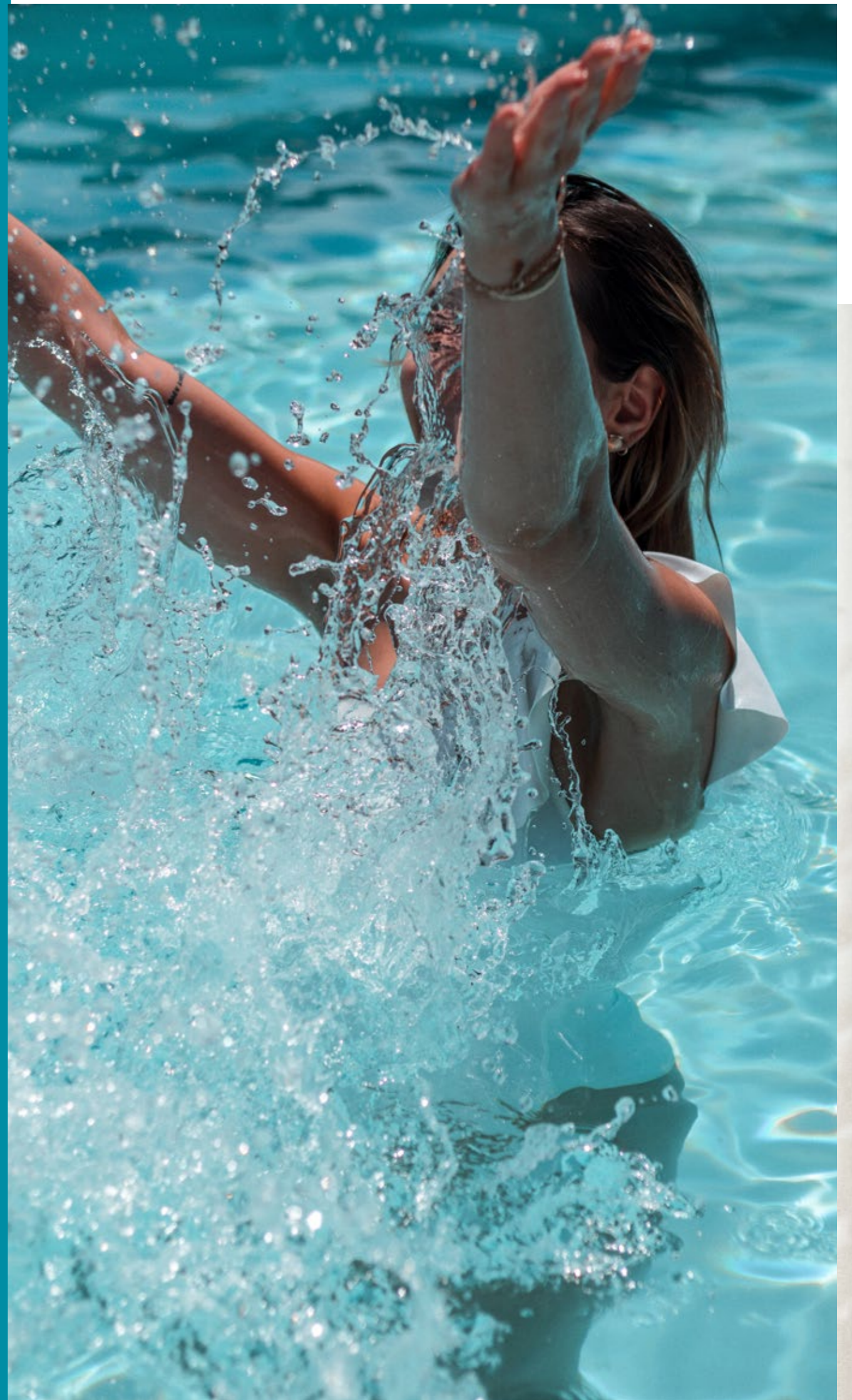


**Open up** to local color and homegrown brands, as you rediscover the trending in summer fashion, thanks to Zoya Ghazala Bay's commercial strip. Curated to foster enjoyable walkability, as well as endless discovery on foot, Zoya Ghazala Bay's retail component is a never-ending journey into exclusive design concepts and stylish brands, curated with the most discerning customer in mind. From beachwear, summer home decor to stylish eye wear and original wrap arounds, Zoya Ghazala bay is a treasure trove of fashionable pieces that promise to exceed your expectations.



# *Young all Summer Long*

**If you're a party lover** who chases world-class entertainment around the globe, you no longer need to travel far. Zoya Ghazala Bay comes to life, offering you top-class DJs, live performances and memorable beach parties with lots of mingling and loads of dance. The destination provides an exclusive ticket to uncover the North Coast's most lively happenings, right in the heart of nature, steps away from your home.





*LMD True to you.*

**Since its inception** in 2007, LMD has been on a dedicated mission to craft transformative experiences through thriving communities & integrated destinations that put you & innovation at heart.

The company boasts a successful selection of projects, spanning first & second homes, as well as iconic mixed-use developments with a strong foothold in Dubai, Spain, and Greece.

In Egypt, the journey began with two distinctive projects in New Cairo. With an eye for excellence, a passion for impeccable taste, and a commitment to exceed every expectation, LMD is renowned today for its strategic locations, generous spaces and the highest standards of quality.

The company strives to transform living spaces by crafting larger-than-life places where quality seamlessly merges with comfort & integrated excellence, dictating the LMD experience.





# LMD Projects

An Unrivaled Footprint of Transformation

## Egypt

**STEI8HT** - Mixed-use development & Residential - New Cairo

**Eastside** - Commercial Destination - New Cairo

**One Ninety** - Mixed-use development (Commercial, Retail & Offices) - New Cairo

**W Residences Cairo** - Branded Residences & Residential - New Cairo

**Cairo Design District** - Commercial & Hospitality - New Cairo

**3'Sixty** - Commercial (Retail, Offices, Clinics) Golden Square, New Cairo

**Zoya** - Second home - Coastal Living - Ghazala Bay, North Coast

**Layan Residence** - Residential - Golden Square, New Cairo

**Aria** - Residential - Mostakbal City, New Cairo

## Dubai, UAE

**Continental Tower** - Residential - Marina - Dubai - United Arab Emirates

**Rukan** - Residential - Dubai Land - Dubai - United Arab Emirates

**Marina Living** - Residential - AlJaddaf - Dubai - United Arab Emirates

**Boutique XII** - Residential - AlJaddaf - Dubai - United Arab Emirates

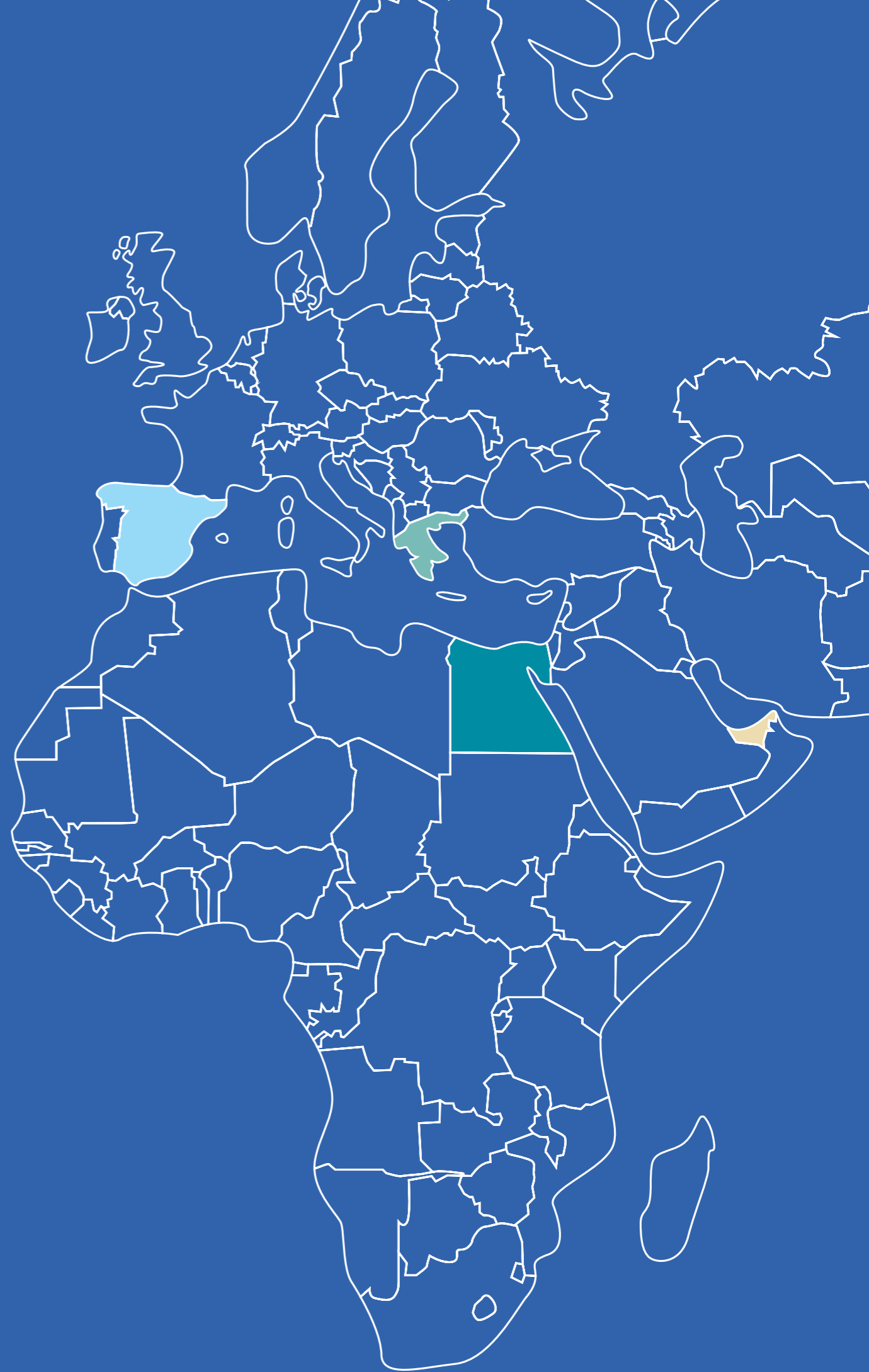
## Barcelona, Spain

**Muntaner 91** - Residential - Barcelona

## Greece

**Athines By The Sea** - Hospitality - Athens - Greece

**Greece Residential Projects** - Greece





# Our Partners.



Sabbour is one of the most experienced engineering consultancy firms in the Middle East. The company has successfully conducted numerous multidisciplinary projects in Egypt & abroad for a range of clients including governmental organizations, NGOs & the private sector. Interior design, consultancy & site supervision.

## Alchemy architecture

Curated Living Experiences Spaces are marked by a correct, sustainable interpretation of design at the service of wellbeing in an overall organization of forms, materials, colors, lights, scents and sounds. Alchemy Architecture seeks to unleash unexplored dimensions and impalpable atmosphere that transcend everyday life.



Over the years, Archi View has worked on more various projects that range from residential, public, corporates & offices, educational & cultural, hotels & resorts, recreational, industrial, and religious to commercial projects. Archi View's extensive collective experience and attention to detail has resulted in unexpected, inspirational, and trend-setting design solutions.



KKMK Architects engages in projects of various scales and purpose ranging from landscape and building architecture to interior design, set design, ephemeral installations and product design. Their product aims to deliver remarkable architectural solutions, that are designed, questioned and tested as a whole. They bring together every aspect of the building to create unique projects.



ÖKOPLAN is one of the leading engineering consultancy firms in Egypt, with a distinguished team of planners, architects and engineers. Founded in Stuttgart, Germany, Ökoplan began its services in 1992; another office was later established in Cairo, Egypt in 1993. They currently have offices in Tripoli, Libya and Istanbul, Turkey. The firm has been involved in a broad variety of projects with different typologies: small-scale and large-scale; individual buildings and large complexes, both inside and outside Egypt.



TLT Concepts is profoundly growing with the purpose of catering to the highest standards of simple luxury living. Creating concepts and fulfilling dreams is the company's nature, while effortlessly bringing ideas to life. Each brand is considered a unique existence of its own as it offers refined experiences, all complementing TLT Concepts' vision.

LMD is committed to share its vision of progressive excellence with like minded global partners that have an eye on sustainable development.

Therefore, the company collaborates with leading pioneers in every field to bring a world of cosmopolitan distinction at your door.



A Signature Hotel Collection by TLT Concepts, built on the essence of 'Belonging', a meaningful purpose leading to a deep, emotional connection with our guests and family - one that ultimately counts more than warm interiors and a refined contemporary menu.



**LMD°**

lmd.com.eg  
**16295**

Headquarters & Showrooms:  
One Ninety - 90th Street South, New Cairo,  
Cairo, Egypt

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North Coast, Egypt