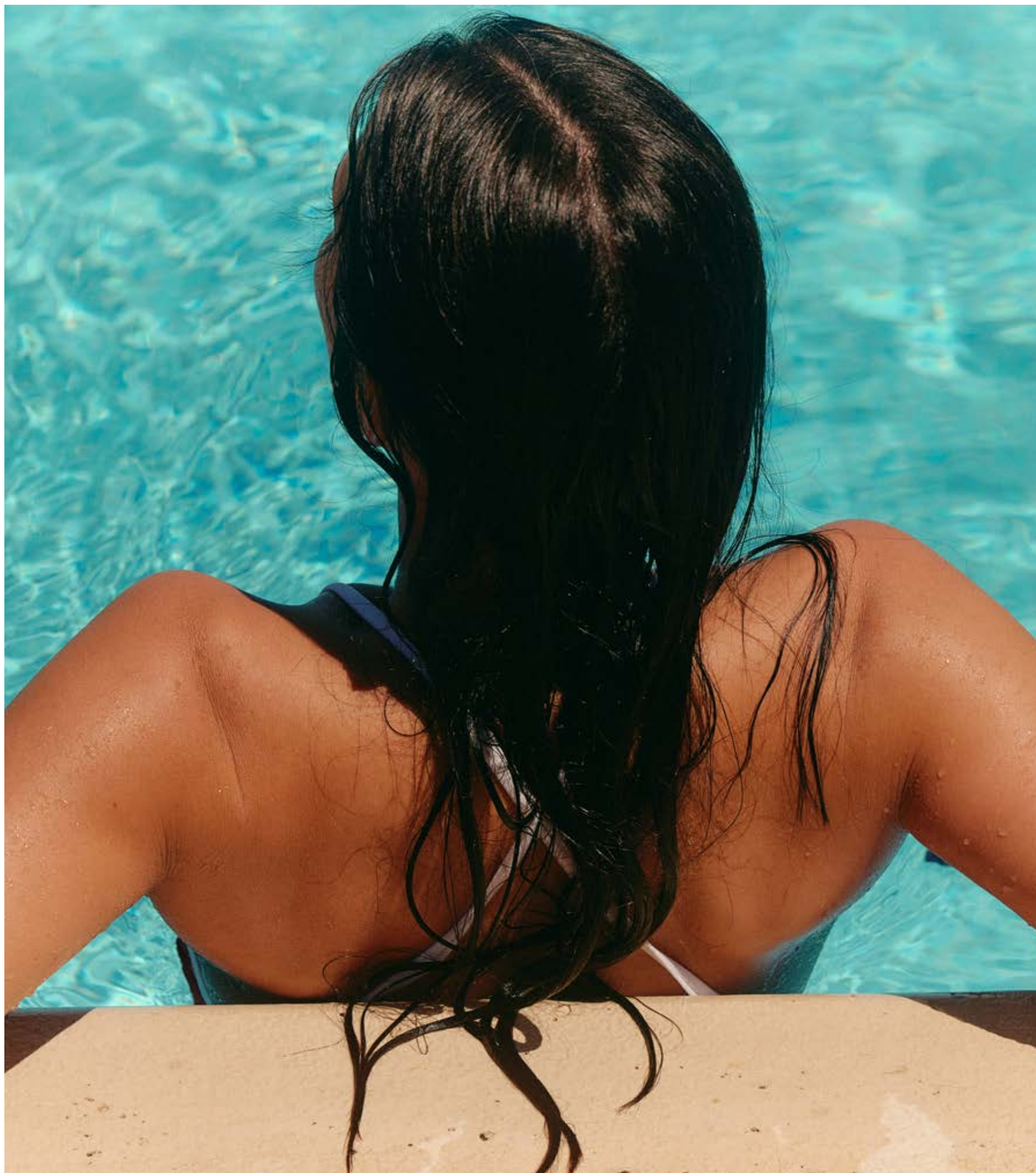


A photograph of a swimming pool with blue water, a concrete ledge, and a red towel.

safia

RAS EL HEKMA



SECTION

01

DISCOVER
ILCAZAR

المياه والهوا



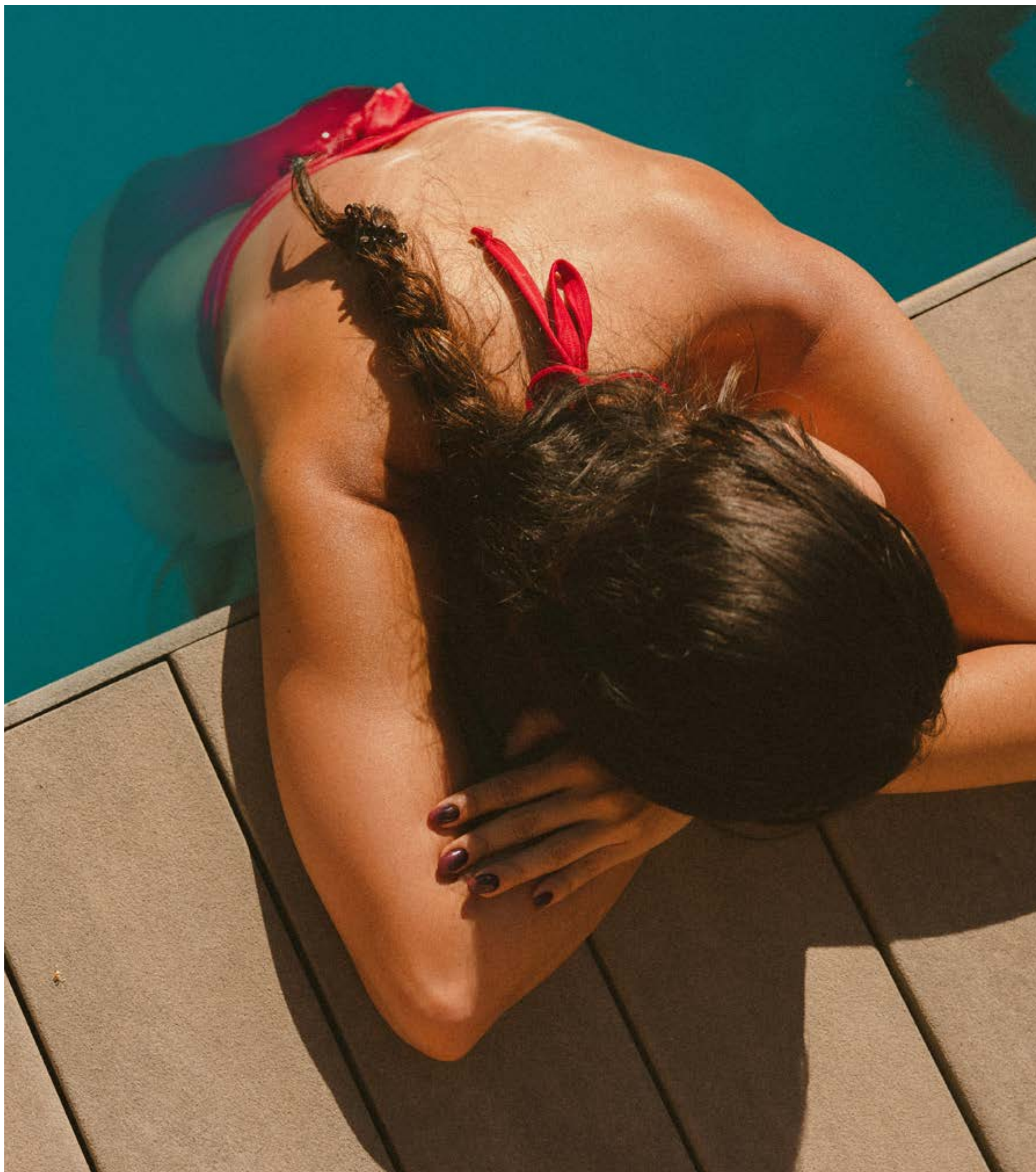
DISCOVER IL CAZAR

IL Cazar sets out to push the boundaries of what is possible in real estate development.

Always aiming to exceed expectations and deliver exceptional value. Our unwavering commitment to excellence ensures that every project is a proof of our passion for creating spaces that inspire and meet international standards of quality in every detail. Established in 2019, building on the success of Go Heliopolis, Creek Town, Stoda, The Crest, Westdays, & Glen, Il Cazar decided to expand on the coastal side as well.

With prime and selective locations, IL Cazar meticulously selects and designs luxurious projects that upgrade the real estate market. Known for its rapid construction pace, Il Cazar guarantees timely delivery while maintaining high quality standards. Its mission extends beyond just development and also aims to leave a lasting, positive impact on the community. By continually raising the bar and delivering grade A quality developments.





SECTION

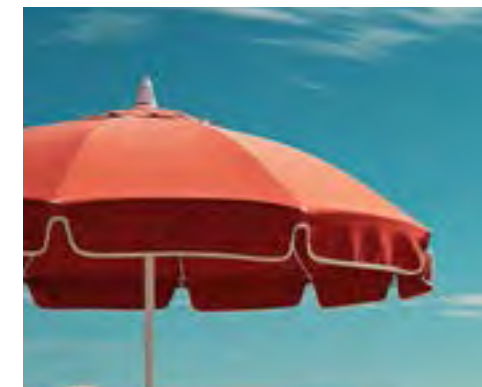
02 ABOUT SAFIA



SAFIA'S SEASIDE HAVEN

Safia's project spans over 180 acres.

Despite its vast scale, only 15% of the area is developed, ensuring a harmonious blend with the natural surroundings, and each of its nine rows is meticulously designed and constructed across multiple levels. One of Safia's highlights is its impressive 750-meter beachfront, offering unparalleled views and elevations ranging from 3m to 40m above sea level to ensure a full sea view and access to the sea. With a project depth of 1500 meters, the project incorporates water features such as tranquil lagoons and swimming pools. The design creates a diversified environment that combines spacious landscapes with water features, promising residents an unparalleled living experience by the sea.





SECTION

03

LOCATION
MAP

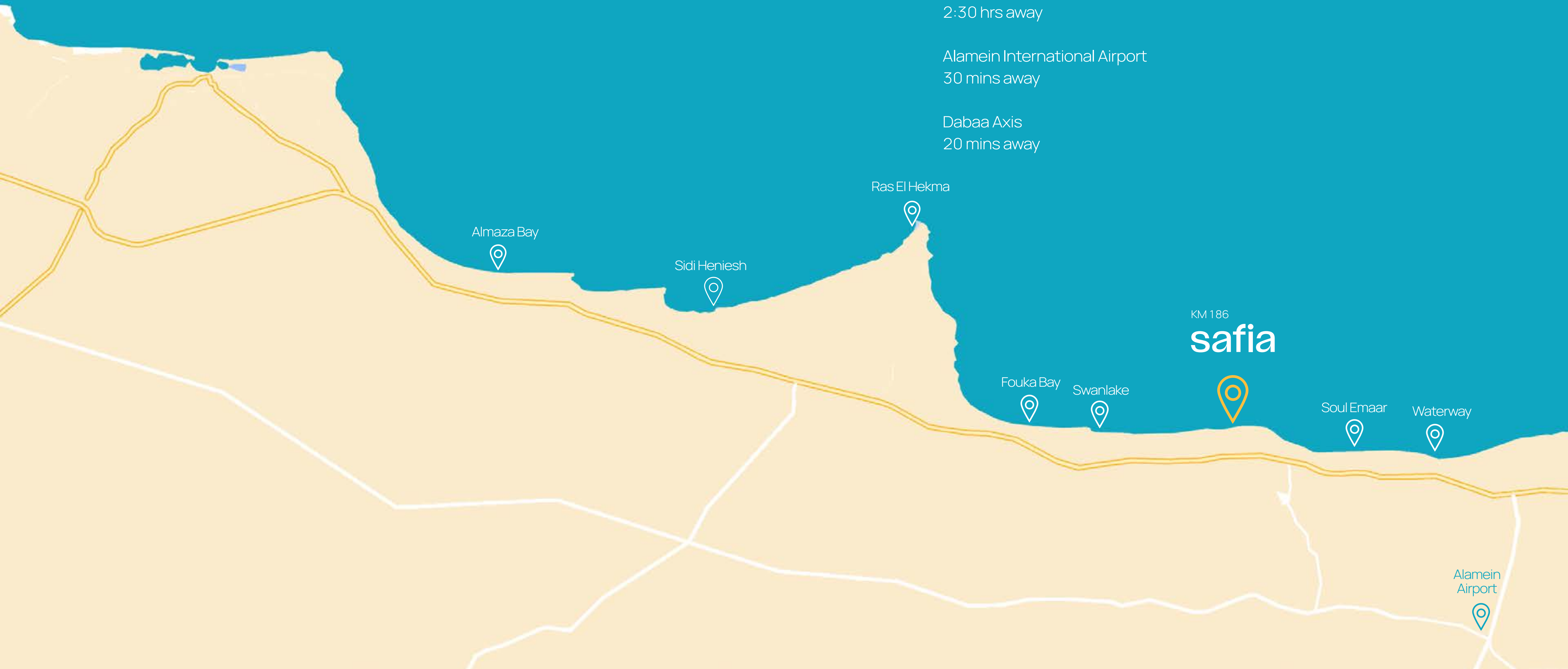
SAFIA: A FLAGSHIP AT RAS EL HEKMA

Safia is strategically situated at km 186 on the shores of Ras El Hekma, offering convenient access to key destinations. Located just 2.5 hours from Cairo Alex Desert Road, 30 minutes from Alamein International Airport, and just 20 minutes from El Dabaa Axis, it combines convenient accessibility with a serene coastal setting.

Cairo Alex Desert Road to Safia
2:30 hrs away

Alamein International Airport
30 mins away

Dabaa Axis
20 mins away





SECTION

04 MASTERPLAN

MASTERPLAN

- (01) Cabans
- (02) Villas
- (03) Town Houses
- (04) Senior Chalets
- (05) Twin Villas
- (06) Chalets
- (07) Serviced Apartments
- (08) Kids Area & Sports Courts
- (09) Sales Office & Commercial Area



+3.20
+8.40
+10.40
+13.10
+15.80
+18.50
+21.20
+23.20
+27.00
+28.00

+35.75

+36.00

+36.50

+37.50



SECTION

05

LIVING
EXPERIENCE











At Safia, residents can enjoy its exclusive sandy beach, stretched along the expansive Mediterranean coastline. This heavenly white shoreline offers residents a serene escape unlike any other. Whether you're strolling along the soft sands, enjoying a refreshing swim in the crystal-clear waters, or simply relaxing under the sun, our private beach provides an unmatched, lavish experience.

Safia reflects peace of living, the experience of seamlessly integrating water features and lush landscapes, creating an environment that offers breathtaking views. These beautiful settings include commercial and shopping areas, providing a harmonious blend of nature and urban convenience for an exceptional lifestyle experience. Eateries are surrounded by landscape, offering delightful spots to enjoy a meal or a cup of coffee while immersing in the serene surroundings and sea breeze. Every detail in Safia is meticulously planned to ensure that residents can lead a balanced and fulfilling, enjoyable living experience.



UNIQUE SANDY BEACH



SECTION

06

EXPERIENCE
SAFIA

Experienced with top-notch hospitality, Safia stands out not only as a premier Mediterranean coastal destination but also as a pioneer in hospitality, with one of the first hotels in Ras El Hekma. Located 31 meters above sea level, this distinctive hotel provides unparalleled panoramic sea views, offering guests a serene and elevated perspective of the clear white beaches and crystal blue sea.

Explore Safia's culinary experience that blends international flavors with local authenticity, available around the clock for our residents convenience. Additionally, residents can explore a curated selection of high-end local brands offering international appeal, perfect for those seeking unique shopping experiences.



DINE AND SHINE

Safia is also home to adventurous and enthusiastic seekers, offering various water sports and beach activities that add excitement, leisure, and beach entertainment to its residents and visitors.



EXCITING WATERSPORTS AND BEACHSIDE FUN



A wide range of sports facilities are designed to cater to fitness enthusiasts and sports lovers alike. These modern amenities include tennis courts, padel courts, and swimming pools, offering satisfactory opportunities for both recreational and competitive play. These diverse sports facilities ensure that residents have access to a wide range of physical activities, promoting a healthy and active lifestyle within the community.

SPORTS FACILITIES



Residents at Safia can maintain an active and healthy lifestyle with ease. The inviting and modern design of our gym creates an inspiring environment for residents to focus on their well-being.



GYM



SECTION

07

UNIT
TYPES

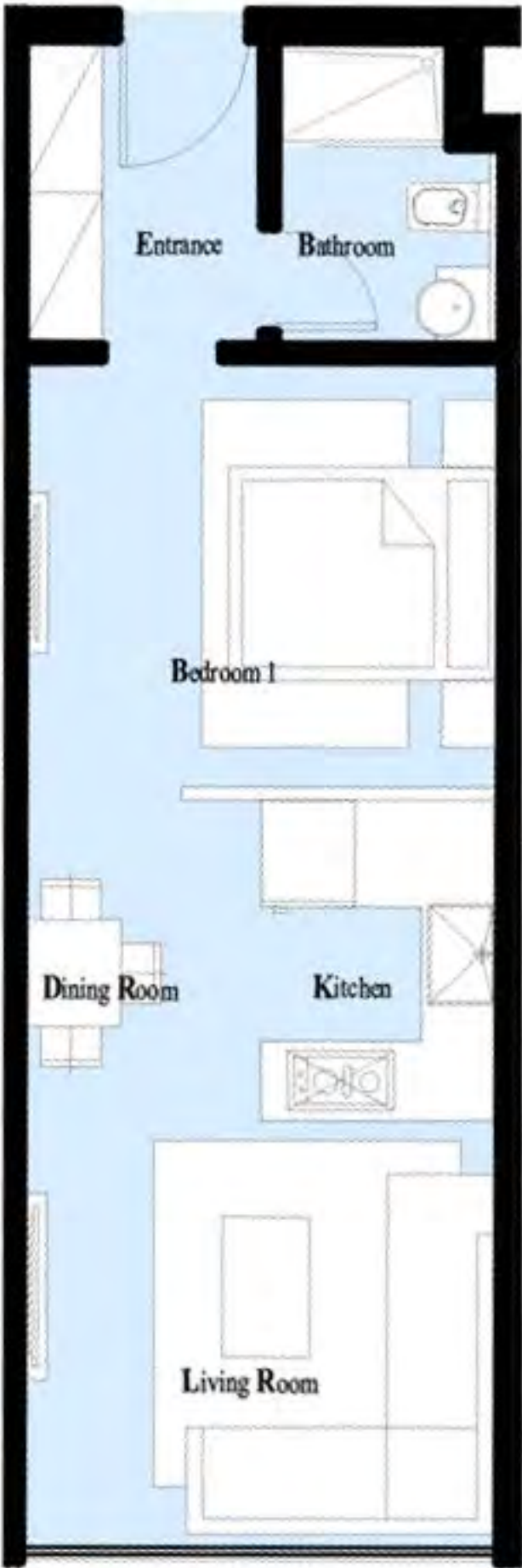


CABANAS

CABANA

60 m²

Entrance	1.80×2.30
Bathroom	1.30×2.30
Bedroom	3.20×3.60
Kitchen & Dining	2.49×3.60
Living room	3.20×3.60



One Storey Villa

Type A

330 m²

One Storey Villa
Type A



One Storey Villa
Type A



One Storey Villa - Type A

330 m²

Reception & Dining	7.70×7.75
Terrace 01	14.00×2.00
Kitchen	3.85×3.85
Maid's Room	1.80×2.20
Maid's Toilet	1.80×1.55
Guest Toilet	1.85×1.50
Driver's Room	1.80×2.10
Driver's Toilet	1.80×1.55
Master Bedroom 01	5.80×3.75
Master Dressing 01	1.70×3.75
Master Bathroom 01	2.80×1.90
Bedroom 02	4.00×3.90
Bathroom 02	2.80×1.90
Bedroom 03	4.00×3.75
Master Bedroom 04	4.00×3.75
Master Dressing 04	1.70×2.80
Master Bathroom 04	1.70×2.80
Master Bedroom 05	3.85×3.75
Master Bathroom 05	1.85×2.35



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Standalone Villa Type B 255 m²

Standalone Villa
Type B



Standalone Villa
Type B



Standalone Villa - Type B

255 m²

Ground Floor

Reception & Dining	7.10×8.40
Terrace 01	11.10×1.80
Kitchen	2.85×3.70
Maid's Room	2.55×1.50
Maid's Toilet	1.20×2.00
Guest Toilet	1.25×2.00



Ground Floor

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Standalone Villa - Type B

255 m²

First Floor

Master Bedroom 01	3.50×3.60
Master Bathroom 01	2.30×1.75
Bedroom 02	3.50×3.60
Terrace 02	6.65×2.10
Bathroom	2.30×1.75
Bedroom 03	3.50×4.05
Bedroom 04	3.50×3.60
Terrace 03	3.55×1,10

Roof

Living Room	2.90×3.60
Bathroom	2.90×1.50



First Floor



Roof

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Standalone Villa

Type C

225 m²

Standalone Villa
Type C



Standalone Villa
Type C



Standalone Villa - Type C

225 m²

Ground Floor

Reception & Dining	6.00×5.80
Terrace 01	10.25×3.00
Kitchen	3.10×3.20
Maid's Room	1.75×2.00
Maid's Toilet	1.75×1.40
Guest Toilet	1.75×1,40



Ground Floor

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Standalone Villa - Type C

225 m²

First Floor

Master Bedroom 01	3.15×3.40
Master Bathroom 01	1.95×1.70
Bedroom 01	3.10×3.30
Terrace 02	3.00×1.90
Bathroom	1.95×1.70
Master Bedroom 02	3.10×3.20
Master Bathroom 02	1.95×1.70
Bedroom 03	3.10×3.20
Terrace 03	2.15×1.20

Roof

Living Room	3.90×3.30
Bathroom	3.90×1.40



First Floor



Roof

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Twin Villa

225 m²

Twin Villa



Twin Villa



Twin Villa

225 m²

Ground Floor

Reception & Dining	6.00×5.80
Terrace 01	9.25×3.00
Kitchen	3.10×3.20
Maid's Room	1.75×2.00
Maid's Toilet	1.75×1.40
Guest Toilet	1.75×1.40



Ground Floor

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Twin Villa

225 m²

First Floor

Master Bedroom 01	3.15×3.40
Master Bathroom 01	1.95×1.70
Bedroom 01	3.10×3.30
Terrace 02	3.00×1.90
Bathroom	1.95×1.70
Master Bedroom 02	3.15×3.20
Master Bathroom 02	1.95×1.70
Bedroom 03	3.10×3.20
Terrace 03	2.15×1.20

Roof Floor

Living Room	4.20×3.30
Bathroom	3.90×1.40



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Townhouse

220 m²

Townhouse



Townhouse



Townhouse

220 m²

Ground Floor

Reception & Dining	6.60 x 7.50
Guest Toilet	1.60 x 2.30
Kitchen	3.20 x 3.60
Entrance Lobby	1.60 x 2.30



Ground Floor

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Townhouse

220 m²

First Floor

Master Bedroom 01	3.30×4.20
Master Dressing 01	3.30×2.00
Master Bathroom 01	1.60×3.50
Bedroom 02	3.20×3.60
Bathroom	1.60×3.50
Bedroom 03	3.20×3.60

Roof

Living Room	3.10×3.80
Toilet	1.10×2.10



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Townhouse

200 m²

Townhouse



Townhouse



Townhouse

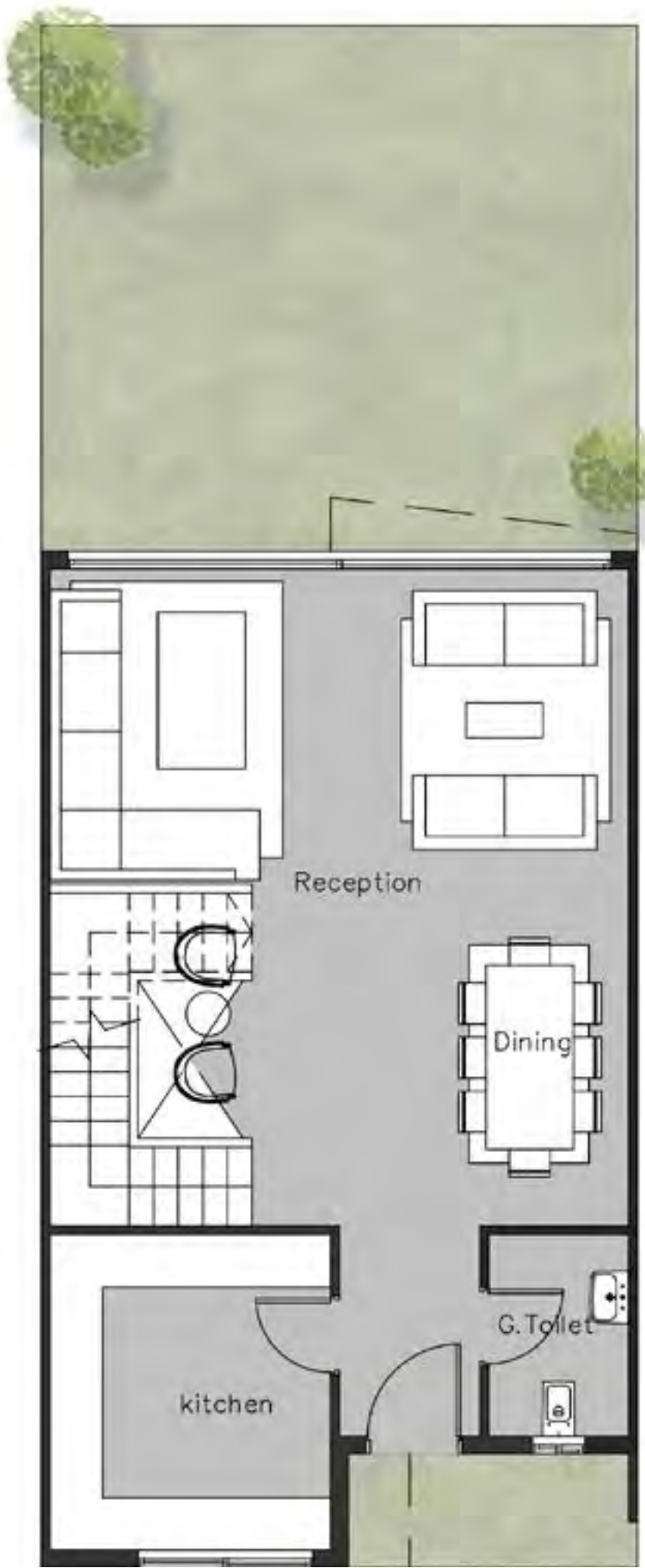
200 m²

Ground Floor

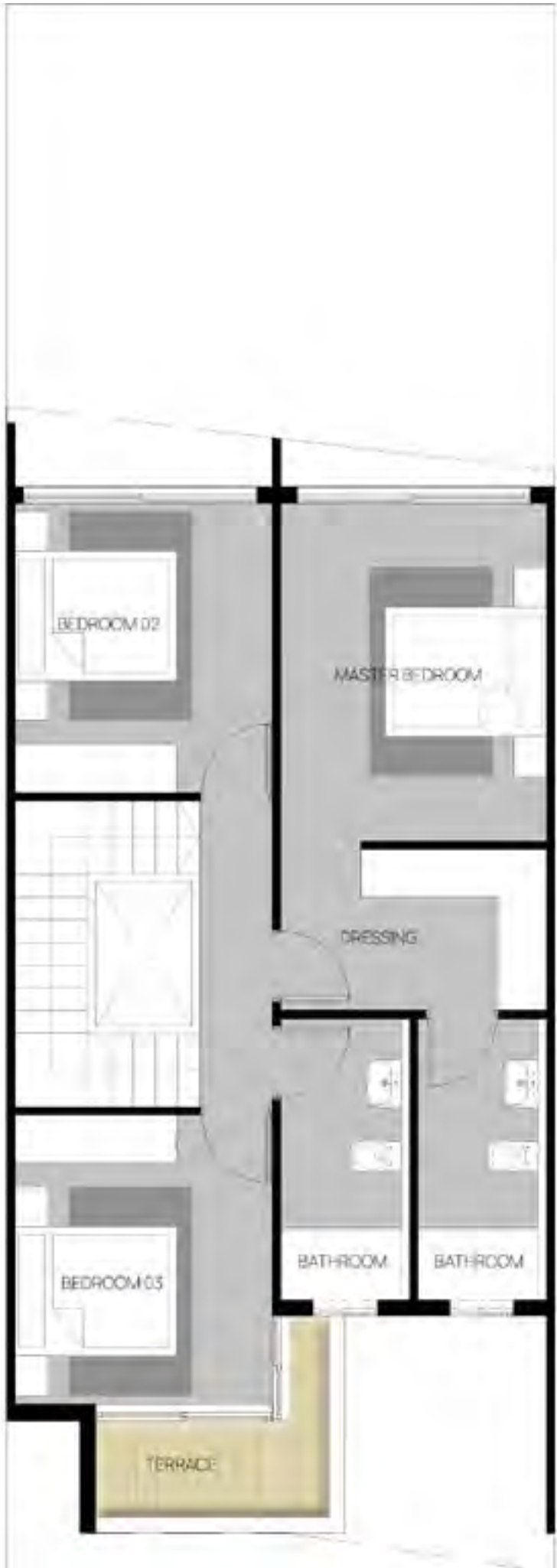
Reception & Dining	6.60 × 7.50
Guest Toilet	1.60 × 2.30
Kitchen	3.20 × 3.60
Entrance Lobby	1.60 × 2.30

First Floor

Master Bedroom 01	3.30 × 4.20
Master Dressing 01	3.30 × 2.00
Master Bathroom 01	1.60 × 3.50
Bedroom 02	3.20 × 3.60
Bathroom	1.60 × 3.50
Bedroom 02	3.20 × 3.60



Ground Floor



First Floor

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SENIOR CHALETs









SENIOR CHALETS (G)

Ground Floor

90 m² - 155 m²

Senior Chalets - G

Ground Floor

90 M²

Reception	5.57×3.65
Master Bedroom	3.65×3.65
Bathroom	2.45×1.80
Bedroom 02	3.75×3.65
Kitchen	3.65×2.33
Guest Toilet	2.15×1.30

100 M²

Reception	5.57×3.65
Master Bedroom	3.65×3.65
Master Bathroom	2.45×1.80
Bedroom 02	3.75×3.65
Bathroom	2.45×1.80
Kitchen	3.65×2.33
Guest Toilet	2.15×1.30

Total Area : 90 M²

Total Area : 1 10 M²

SENIOR CHALETS (G)

First Floor

Senior Chalets - G

First Floor

105 M²

Reception	5.57 × 3.65
Master Bedroom	3.65 × 3.65
Bathroom	2.45 × 1.80
Bedroom 02	3.75 × 3.65
Kitchen	3.65 × 2.33
Guest Toilet	2.15 × 1.30
Terrace	1.90 × 7.60

115 M²

Reception	5.57 × 3.65
Master Bedroom	3.65 × 3.65
Master Bathroom	2.45 × 1.80
Bedroom 02	3.75 × 3.65
Bathroom	2.45 × 1.80
Kitchen	3.65 × 2.33
Guest Toilet	2.15 × 1.30
Terrace	7.70 × 1.90

Total Area : 105 M²

Total Area : 115 M²



SENIOR CHALETS (G)

Roof Floor

Senior Chalets - G

Roof Floor

Total indoor area : 145 M²

Roof Area: 60 M²

Reception	5.55×3.75
Master Bedroom	3.75×3.70
Master Bathroom	1.75×1.80
Dressing	1.75×1.75
Bedroom 02	3.75×3.70
Bedroom 03	3.65×3.65
Bathroom	1.95×1.80
Kitchen	5.55×3.65
Guest Toilet	2.44×1.10
Laundry Room	2.44×1.15

Senior Chalets - G

Roof Floor

Total indoor area : 155 M²

Roof Area: 60 M²

Reception	5.55×3.75
Master Bedroom	3.75×3,70
Master Bathroom	1.75×1.80
Dressing	1.75×1.75
Bedroom 02	3.75×3.70
Bedroom 03	3.65×3.65
Bathroom	1.95×1.80
Kitchen	5.55×3.65
Guest Toilet	2.44×1.10
Maid Room	2.45×1.80
Maid Bathroom	2.44×1.15





Chalet B 72 m² - 110 m²

Chalet B



Chalets - B

Ground Floor

Units 01, 03, 04 & 06 - (1 BR) - 72 M²

Reception + Kitchen	5.20×5.10
Bedroom 01	3.40×3.45
Bathroom	1.90×3.15
Terrace	3.40×2.40

Units 02 & 05 - (2 BR) - 110 M²

Reception + Kitchen	3.40×6.90
Master Bedroom 01	3.50×3.90
Dressing	2.10×1.65
Master Bathroom	2.10×1.65
Bathroom	2.10×1.65
Bedroom 02	3.40×4.10
Terrace	3.50×1.50



Chalets - B

Typical Floor

Units 01, 03, 04 & 06 - (1 BR) - 72 M²

Reception + Kitchen	5.20×5.10
Bedroom 01	3.40×3.45
Bathroom	1.90×3.15
Terrace	3.40×2.40

Units 02 & 05 - (2 BR) - 110 M²

Reception + Kitchen	3.40×6.90
Master Bedroom 01	3.50×3.90
Dressing	2.10×1.65
Master Bathroom	2.10×1.65
Bathroom	2.10×1.65
Bedroom 02	3.40×4.10
Terrace	3.50×1.50



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Chalet D 105 m² - 138 m²

Chalet D



Chalets - D

Ground Floor

Units 01 & 04 - (3 BR) - 138 M²

Reception + Kitchen	3.50×7.00
Master Bedroom 01	3.40×3.45
Master Bathroom	2.00×1.70
Bathroom	2.00×1.70
Bedroom 02	3.40×3.50
Bedroom 03	3.50×3.35
Bathroom	1.60×1.95
Terrace	3.40×3.00

Units 02 & 03 - (2 BR) - 105 M²

Reception + Kitchen	3.50×7.00
Master Bedroom 01	3.40×3.45
Master Bathroom	2.00×1.70
Bathroom	2.00×1.70
Bedroom 02	3.50×3.40
Terrace	3.40×3.00



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Chalets - D

First Floor

Units 01 & 04 - (3 BR) - 138 M²

Reception + Kitchen	3.50×7.00
Master Bedroom 01	3.40×3.45
Master Bathroom	2.00×1.70
Bathroom	2.00×1.70
Bedroom 02	3.40×3.50
Bedroom 03	3.50×3.35
Bathroom	1.60×1.95
Terrace	3.40×3.00

Units 02 & 03 - (2 BR) - 105 M²

Reception + Kitchen	3.50×7.00
Master Bedroom 01	3.40×3.45
Master Bathroom	2.00×1.70
Bathroom	2.00×1.70
Bedroom 02	3.50×3.40
Terrace	3.40×3.00



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Chalet E 120 m²

Chalets - E

Ground Floor

120M²

Reception	6.35×3.50
Kitchen	2.20×2.00
Master Bedroom	3.40×3.75
Master Bathroom	2.00×1.80
Master Dressing	2.00×1.80
Bathroom	2.00×1.80
Bedroom 02	3.40×3.60



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Chalets - E

Typical Floor

120M²

Reception	6.35×3.50
Kitchen	2.20×2.00
Master Bedroom	3.40×3.75
Master Bathroom	2.00×1.80
Master Dressing	2.00×1.80
Bathroom	2.00×1.80
Bedroom 02	3.40×3.60



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Safia creates a mood and feeling of clarity, inclusivity for its community and beauty in its architecture, artfully built on different levels, ensuring residents have a complete experience of the panoramic sea view. Designed by Eng. Raef Fahmy, it captures the beauty of architecture allowing its residents and to have a complete experience of visitors to enjoy a clear coastal visual.



19791

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Email:

info@ilcazar.com

safia

RAS EL HEKMA