

MÜDON

راس الحكمة

RAS EL HEKMA

WY-BO-10-A211

YEMM BOULEVARD APARTMENTS

Offer Issued Jan 23 2026

WADI YEMM OVERVIEW

01	YEMM BOULEVARD
02	PROMENADE
03	BEACH AND THEATRE
04	COASTAL PARK/ NATURE RESERVE
05	MULTI-FAITH ZONE AND CLINIC AREA
06	CHAMPIONSHIP GOLF COURSES
07	GOLF CLUB HOUSE
08	WATER SPORTS
09	EQUESTRIAN CENTRE
10	LUXURY HOTEL/S
11	BRANDED RESIDENTIAL
12	SPORTS AND LEISURE CENTRE



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 hanging from the stems. The text is centered over the middle of the image.

PROPERTY DETAILS



Property Details

WY-BO-10-A211

Unit Type	APT Premium 2 Bed
Floor	Second
Bedrooms	2
Built Up Area	144.7 sqm
Average Price	22,226,000

PREMIUM
APARTMENTS
2 BEDROOM

PREMIUM APARTMENTS

2 BED APARTMENT STANDARD

Area	Size
Interior Area	135 sqm
Terraces Area	10 sqm
Total Gross Area	145 sqm

Primary Area	Size (m)
1. Foyer	
2. Living	4.3m x 3.3m
3. Dining	4.3m x 2.3m
4. Living Area Terrace	4.0m x 2.0m
5. Kitchen	3.0m x 2.7m
6. Master Bedroom	3.8m x 3.6m
7. Walk-in Wardrobe	2.7m x 1.8m
8. Master Bath	3.3m x 1.8m
9. Bedroom 1	3.8m x 3.6m
10. Toilet 1	2.6m x 1.6m
11. Laundry	
12. Maid's Room + Toilet	
13. Powder Room	



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.



PREMIUM APARTMENTS

2 BED APARTMENT STANDARD



- 1. Living & Dining
- 2. Kitchen

DISCLAIMER:
Visual materials are not to scale and are intended for illustrative purpose only

APT Premium 2 Bed WY BO 10 A211 In Wadi Yemm

Payment Plan: 5% DP 8 Years
 Payment Term: Quarterly
 Issuance Date: 23 Jan 2026



Installment No.	Installment Date	Unit	Percentage	Total Percentage	Maintenance	Total Due
		22,226,000			2,222,600	24,448,600 EGP
Down Payment	23-Jan-2026	1,111,300	5.00%	5.00%		1,111,300 EGP
Installment No. 1	23-Apr-2026	1,111,300	5.00%	10.00%		1,111,300 EGP
Installment No. 2	23-Jul-2026	645,271	2.90%	12.90%		645,271 EGP
Installment No. 3	23-Oct-2026	645,271	2.90%	15.81%		645,271 EGP
Installment No. 4	23-Jan-2027	645,271	2.90%	18.71%		645,271 EGP
Installment No. 5	23-Apr-2027	645,271	2.90%	21.61%		645,271 EGP
Installment No. 6	23-Jul-2027	645,271	2.90%	24.52%		645,271 EGP
Installment No. 7	23-Oct-2027	645,271	2.90%	27.42%		645,271 EGP
Installment No. 8	23-Jan-2028	645,271	2.90%	30.32%		645,271 EGP
Installment No. 9	23-Apr-2028	645,271	2.90%	33.23%		645,271 EGP
Installment No. 10	23-Jul-2028	645,271	2.90%	36.13%		645,271 EGP
Installment No. 11	23-Oct-2028	645,271	2.90%	39.03%		645,271 EGP
Installment No. 12	23-Jan-2029	645,271	2.90%	41.94%		645,271 EGP
Installment No. 13	23-Apr-2029	645,271	2.90%	44.84%		645,271 EGP
Installment No. 14	23-Jul-2029	645,271	2.90%	47.74%		645,271 EGP
	01-Aug-2029			47.74%	2,222,600	2,222,600 EGP

Installment No.	Installment Date	Unit	Percentage	Total Percentage	Maintenance	Total Due
Installment No. 15	23-Oct-2029	645,271	2.90%	50.65%		645,271 EGP
Installment No. 16	23-Jan-2030	645,271	2.90%	53.55%		645,271 EGP
Installment No. 17	23-Apr-2030	645,271	2.90%	56.45%		645,271 EGP
Installment No. 18	23-Jul-2030	645,271	2.90%	59.35%		645,271 EGP
Installment No. 19	23-Oct-2030	645,271	2.90%	62.26%		645,271 EGP
Installment No. 20	23-Jan-2031	645,271	2.90%	65.16%		645,271 EGP
Installment No. 21	23-Apr-2031	645,271	2.90%	68.06%		645,271 EGP
Installment No. 22	23-Jul-2031	645,271	2.90%	70.97%		645,271 EGP
Installment No. 23	23-Oct-2031	645,271	2.90%	73.87%		645,271 EGP
Installment No. 24	23-Jan-2032	645,271	2.90%	76.77%		645,271 EGP
Installment No. 25	23-Apr-2032	645,271	2.90%	79.68%		645,271 EGP
Installment No. 26	23-Jul-2032	645,271	2.90%	82.58%		645,271 EGP
Installment No. 27	23-Oct-2032	645,271	2.90%	85.48%		645,271 EGP
Installment No. 28	23-Jan-2033	645,271	2.90%	88.39%		645,271 EGP
Installment No. 29	23-Apr-2033	645,271	2.90%	91.29%		645,271 EGP
Installment No. 30	23-Jul-2033	645,271	2.90%	94.19%		645,271 EGP
Installment No. 31	23-Oct-2033	645,271	2.90%	97.10%		645,271 EGP
Installment No. 32	23-Jan-2034	645,271	2.90%	100.00%		645,271 EGP
				(33) Cheque(s)	(1) Cheque(s)	(34) Cheque(s)

The background is a solid teal color with several dark teal silhouettes of leaves and branches scattered across it. The word "CONTACT" is centered in the middle of the image in a white, serif font.

CONTACT

INTRODUCING THE DEVELOPER

Modon is an international holding company, headquartered in Abu Dhabi, United Arab Emirates, and listed on the Abu Dhabi Securities Exchange (ADX). Modon is at the forefront of urban innovation, creating iconic designs and experiences that continually surpass expectations.

Modon's primary business sectors include real estate, hospitality, asset management, investments, events, and tourism.

Modon's goal is to deliver long-term, sustainable value, laying the foundations for intelligent, connected living.



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DISCLAIMER

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