

Kāi
SOKHNA

PARADISE FOUND

Inspired By Hawaii's Love For Land And Life,
It Is Easy To See Why Kai Is Synonymous With Paradise.
A 1km Stretch Of Golden- Sandy Beach,
All Yours To Sunbathe,
Kite Surf Or Simply Cast Away Into The Deep.
Pretty Much Everything Here Feels Spirited Yet Easygoing,
Bursting With Genuine Aloha And Fun.
A Lively And Diverse Profusion Of Lifestyles
Soaked In The Red Sea's Sun Where Top-Grade Hospitality,
Exceptional Dining And Memorable Shopping Experiences
Never Fail To Impress.



Kāi
SOKHNA

Kai dances to its own rhythm of mellow beauty
Celebrating azure waters, eternal sun
And a life fully enjoyed in between
With family and like-minded friends.

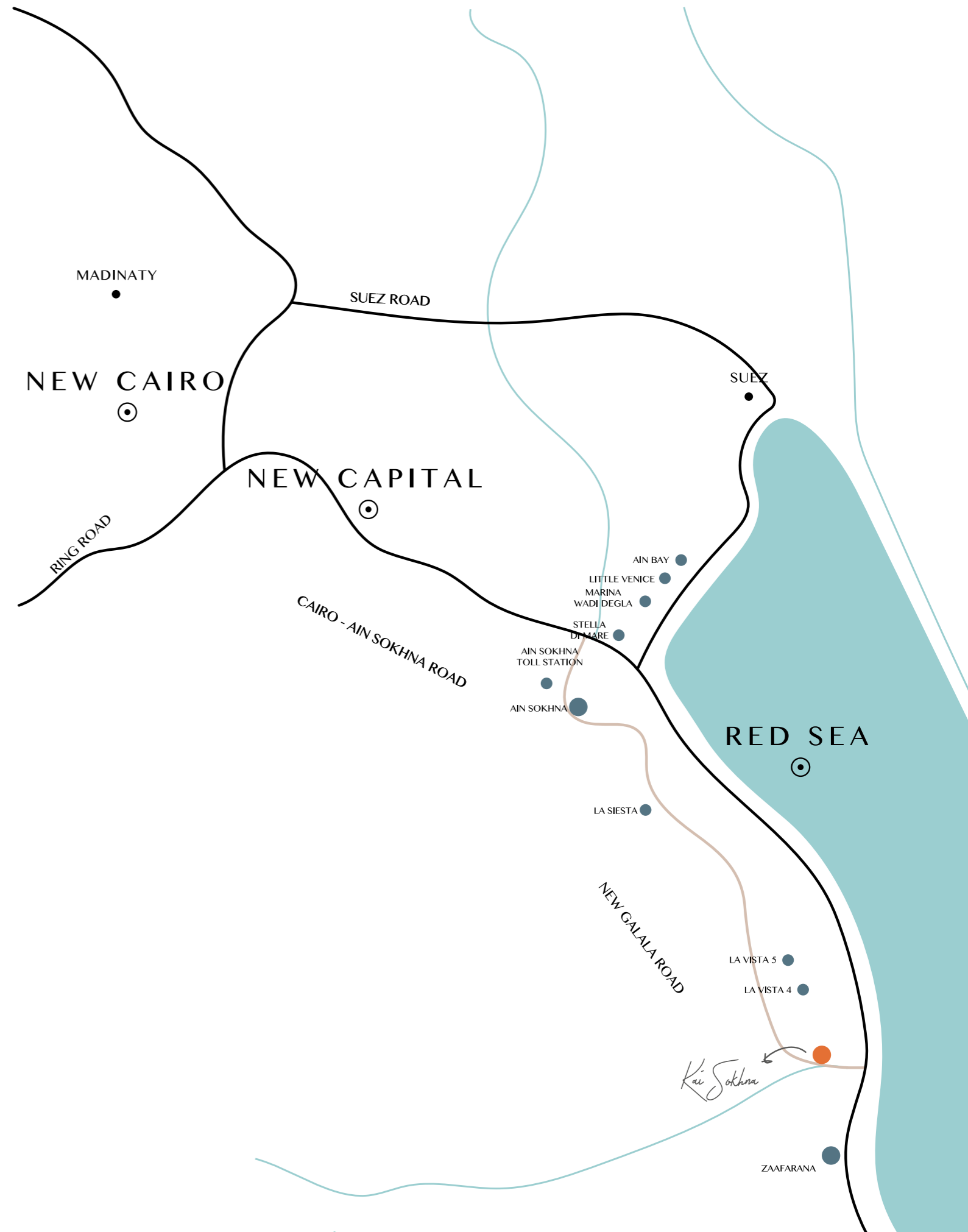
See you there

A VACATION PARADISE CLOSE TO EVERYWHERE

Set against a dazzling coastline where water sparkles with a jewel-like intensity, Kai Sokhna is strategically located on Zaafrana Road in Kilo 100. Planned with residents' ultimate convenience in mind, the development lies only 10km away from New Galala's second exit, transforming your ride to Kai Sokhna into a pleasurable and accessible delight.

Minutes Away From Everywhere:

- Cairo Sokhna Road 30 mins
- New Capital 50 min
- New Cairo 80 mins
- Cairo Airport 90 mins





DISCLAIMER
1. This design is for illustrative purposes.

A SEA-FRONT VISION OF TIMELESS SIMPLICITY

Kai's elemental edge lies in its aesthetic elevation technique which raises new standards in sea-front luxury living where homes get to enjoy the Red Sea's flowing tranquility from any point. Masterplanned with accessibility in mind, your life at Kai opens onto a one-of-a-kind beach lifestyle, rolling out on 1 full km to serve an intimate community on 33 fedans.

Designed in absolute harmony with its natural surroundings, the development offers shimmering pools and refreshing water features at every touchpoint, in addition to lush manicured landscapes and private gardens mimicking a Hawaiian tropical lifestyle. From well-integrated luxury amenities to fine dining, commercial luxuries and top-class hotels, Kai is a comprehensive vision of seafront serenity, exclusively designed around your needs.

DISCOVER KAI

- 1- Standalone Villas
- 2- Senior Chalets
- 3- Pool Deck Chalets
- 4- Bungalows
- 5- 1KM Sandy Beach
- 6- Commercial Strip

- 7- Can Limon Residences
- 8- Can Limon Boutique Hotel
- 9- Kai Main Gate
- 10- Fins Kitesurfing Center
- 11- 5 Star Beach Resort



DISCLAIMER
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.



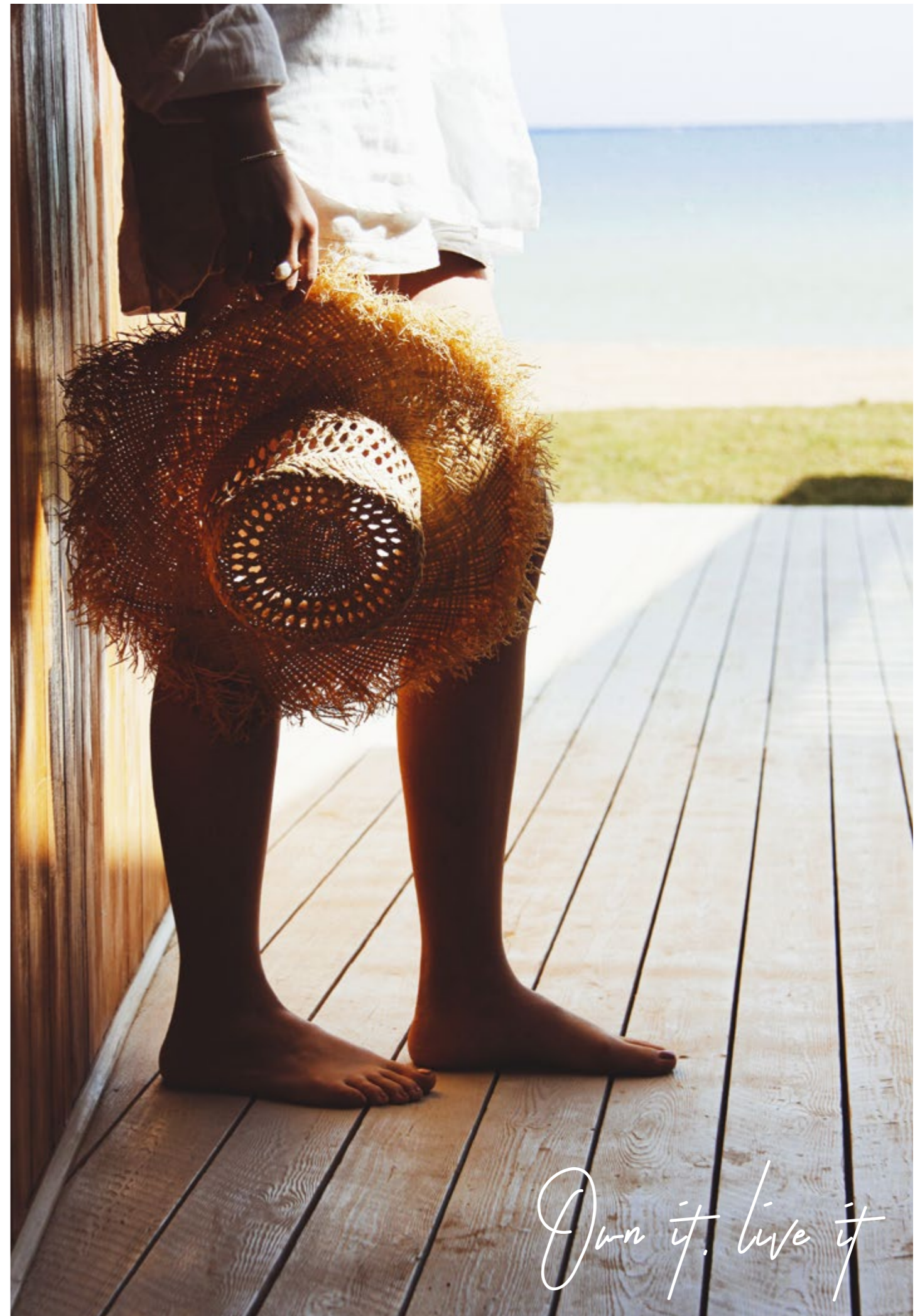
Home is where nature blooms

SEA-FRONT EXCLUSIVITY RE-IMAGINED

Nature casts its magical spell on Kai's intimate community, bringing you closer to waves of uninterrupted beauty wherever you turn. The development is artfully masterplanned on 33 Feddans to boast its own private sandy beach where tranquility lingers on over a 1 km stretch. Inspired by Hawaii's natural simplicity, Kai is built on varied elevations to invite Sokhna's heavenly sea views, as well as green landscapes into every corner of your home.

Here, life unfolds around every corner, setting Kai as a select vacation paradise, thanks to its fully integrated host of world-leading hotels, Origin Beach Restaurant, lively retail strip and Fins Kite Surfing Center.

Whether it's discovering wonders under the sea or catching ideal winds to glide above, reveling in commercial excellence or simply indulging in flavorsome delicacies all day long, just about anything is possible in Kai, on foot without having to worry about anything but having fun.



Own it. Live it.



When natural beauty comes in waves

DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.



Good Vibes

GOOD VIBES FOR EVERY LIFESTYLE

Kai is imaginatively designed around contemporary needs to fulfill the ever-changing aspirations of modern lifestyles. Here, you can swim, snorkel or just lounge the hours away while pods of dolphins play offshore. For the more energetic, Fins Kitesurfing Center allows you to confidently glide on crystal clear waters, setting free the adventurer in you. Take a refreshing dip in Kai's swimming pool as you soak in Sokhna's captivating views or connect with loved ones over a cocktail in the spirited beach bar.

Decelerate with relaxing yoga routines, powered by picturesque sunsets. As the day draws to an end, pamper yourself with your choice of a variety of trendy boutique stores in the retail strip then sample an assortment of mouth-watering dishes at The Origins Beach Restaurant & Bar. For the grande finale of the day, indulge your senses in a soothing spa treatment in one of our two hotels, 5 star Beach Resoty and TLT Concepts Can Limón Boutique Hotel. Kai is a destination for the whole family, spreading good vibes, all year-round.



Every reason to celebrate life

STAY WHERE EVERYONE KNOWS YOUR NAME

Step into an intimate world, echoing with timeless grandeur and a lasting first impression. Can Limón's Boutique Hotel managed by TLT Concepts' expertise opens visitors' eyes on an attentive concept of personalized hospitality, powered by impeccable service where everything you dream of, simply finds you.

The hotel offers select rooms that blend the highest in comfort standards with captivating views, as well as best-in-class amenities, transforming your stay into a cherished sea-front escape, guaranteeing to keep you coming back for more.



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.



INDULGE WHERE FLAVORS EXCITE

There is more to life in every bite at our beach restaurant and bar. An innovative dining concept by TLT Hospitality that takes in mesmerizing sea views, thanks to floor-to-ceiling windows and indoor/ outdoor spaces, embracing captivating sunsets. Signature dishes that teleport you into an otherworldly experience.

A fusion of Middle Eastern recipes and Mediterranean delicacies, powered by a scrumptious variety of smooth cocktails and sharp architectural lines. Originality, warmth and togetherness bringing you closer to loved ones and artisanal culinary delights.

TLT 
CONCEPTS

SHOP WHERE ENDLESS BRANDS IMPRESS

Kai's trendy retail area is everything you need. Lined with a colorful array of boutique shops and artisanal cafes, the retail strip is a lively hotbed for friends to connect over coffee, enjoy a brisk walk with their pets.

Ideal for the whole family, Kai's retail area offers something for just everyone.

Everything you need





Exceptional experiences

LIVE WHERE WORLD-CLASS HOSPITALITY COMES TO LIFE

Living at Kai grants you access to select experiences and royal pampering living next door at Kai's 5 star beach resort, delivering exceptional experiences to every guest, every time.

Whether you wish to enjoy a soothing massage treatment, followed by a refreshing dip in the pool or simply wish to exercise in a cutting-edge gym then embark on a culinary adventure spanning world-flavors and signature dishes, our 5 star resort promises all that and more.

GLIDE ACROSS AZURE WATERS WITH FINS KITESURFING CENTER

Fins in Kai Sokhna is an exclusive opportunity to glide across the Red Sea's heavenly waters while enjoying a liberating experience, packed with adrenaline and non-stop excitement. Designed by Segments Architects & Planners, fins introduces Sokhna's first-of-its-kind world-class kite surfing center that proudly stands as a true testament to authentic architecture, capturing both modernity and raw simplicity at its best.

Kai's ideal location, as well as its 1 km beach stretch empowers enthusiasts with ideal winds and shallow waters for a memorable glide, powered by a professional team of instructors guaranteeing to transform your experience into a memorable adventure that lives with you even after you're gone. Managed by Sherif Soliman and Jennifer Osman, Fins Kitesurfing Center in Kai, promises to set Sokhna as a world-class kite surfing destination, enjoyed by amateurs and professionals alike.



Exclusive opportunity



Elevated beauty exclusively yours

STANDALONE VILLAS



FRONT VIEW

DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

STANDALONE VILLAS

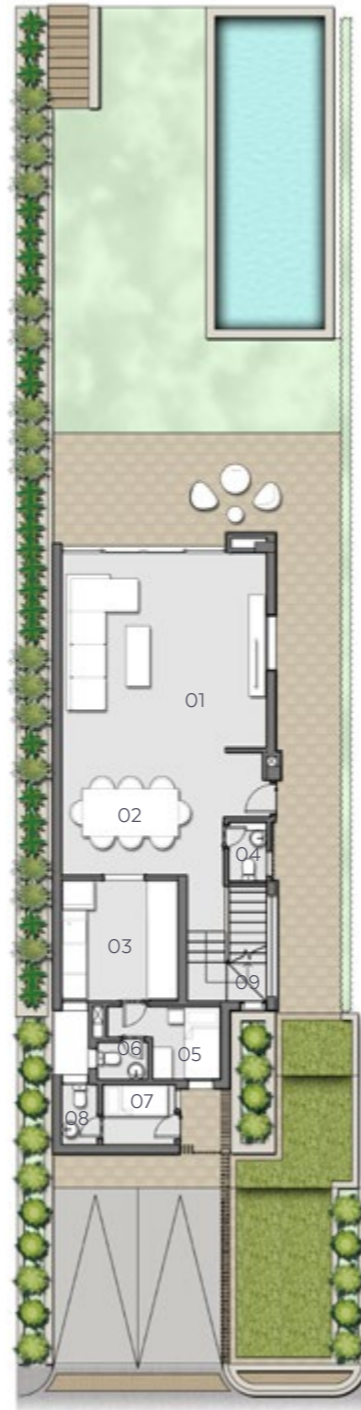
A front-row seat directly on the beach, boasting captivating views and unique sentiments of calm year-round. Raise to set new standards in luxury living, 3.5 meters above sea level. Take a refreshing dip in your own swimming pool then enjoy a quiet read under the open sky in your manicured garden. Kai's Standalone Villa invites infinite sea views inside your home for an ultimate living experience not offered elsewhere.

STANDALONE VILLAS

Three Bedrooms with Nanny and Driver's Rooms

Average Plot Area: 380 m²
Total Built-up Area: 270 m²

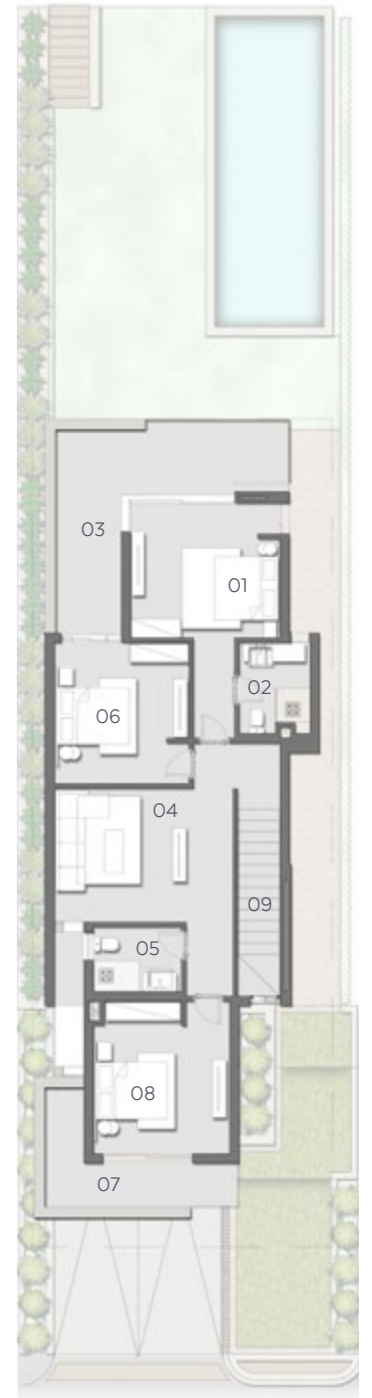
01 RECEPTION	6.05m X 5.80m
02 DINING ROOM	3.70m X 3.65m
03 KITCHEN	3.60m X 3.45m
04 GUEST TOILET	1.80m X 1.15m
05 MAID'S ROOM	2.20m X 2.05m
06 MAID'S TOILET	1.15m X 1.50m
07 DRIVER'S ROOM	2.20m X 1.80m
08 DRIVER'S TOILET	1.80m X 1.10m
09 STAIRS	3.45m X 2.40m



Ground Floor

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

01 MASTER BEDROOM	4.00m X 3.65m
02 MASTER BATHROOM	2.45m X 1.90m
03 TERRACE	6.25m X 1.80m + 3.80m X 1.80m
04 LIVING ROOM	4.80m X 3.60m
05 BATHROOM	2.40m X 1.75m
06 BEDROOM (1)	3.80m X 3.65m
07 TERRACE	3.20m X 1.05m + 4.10m X 1.20m
08 BEDROOM (2)	4.10m X 3.65m
09 STAIRS	6.80m X 1.15m



First Floor

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

STANDALONE VILLAS INTERIOR FINISHES

STANDARD

Reception & Dining



Kitchen



Master Bedroom



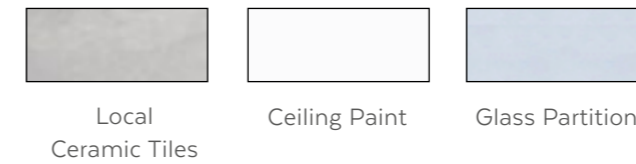
Bedroom 1 & 2



Living Area



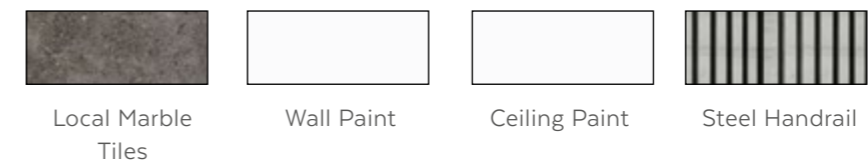
Bathrooms



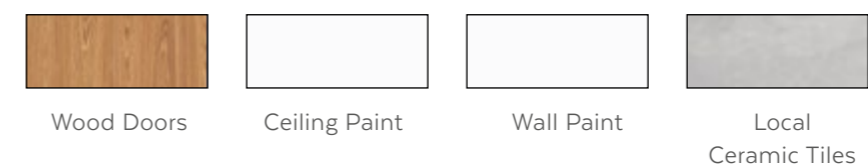
Guest Toilet



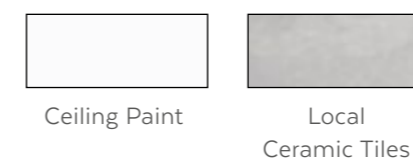
Stairs



Maid's & Driver's Rooms



Maid's & Driver's Toilet



STANDALONE VILLAS

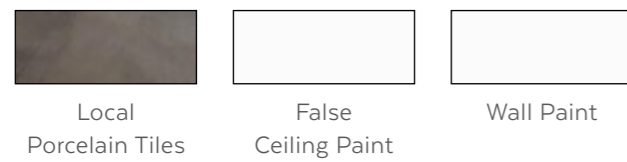
INTERIOR FINISHES

UPGRADE

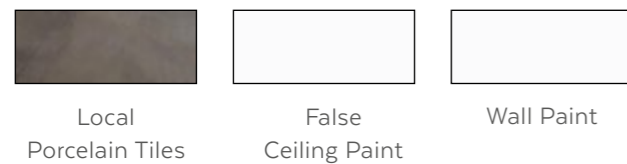
General Features:

- Stairs hand reel will be tempered glass 10mm
- Water heaters are included
- All AC units are included
- All embedded lighting fixtures (spot lights, light coves, etc.) are included
- Triple play internal cabling for distribution are included
- Sanitary fixture are high end Ideal standard or equivalent

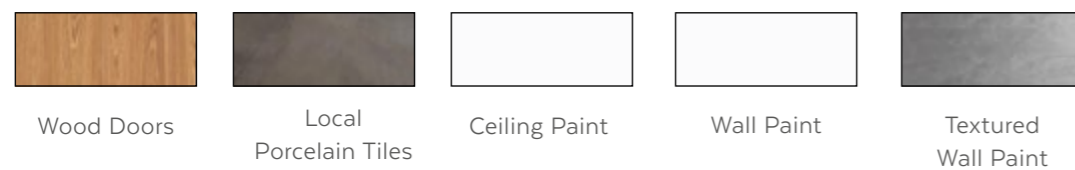
Reception & Dining



Kitchen



Master Bedroom



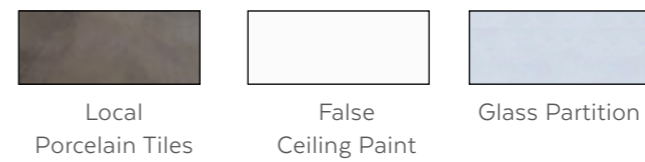
Bedroom 1 & 2



Living Area



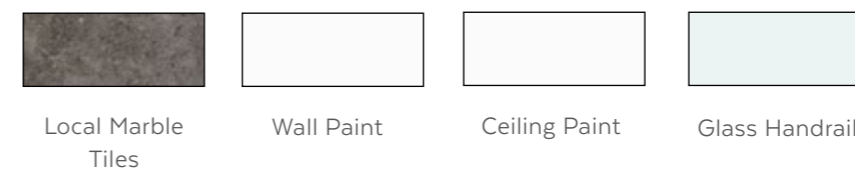
Bathrooms



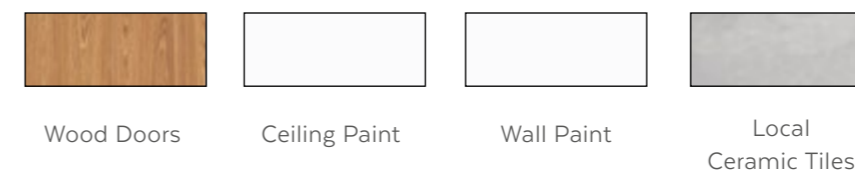
Guest Toilet



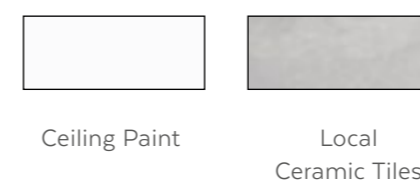
Stairs



Maid's & Driver's Rooms



Maid's & Driver's Toilet



STANDALONE VILLAS

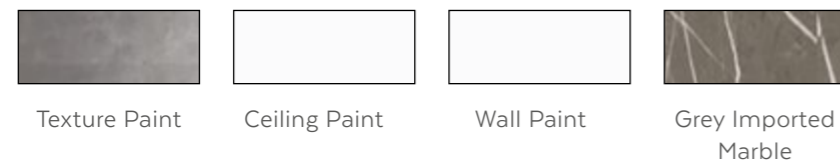
INTERIOR FINISHES

LUXURY

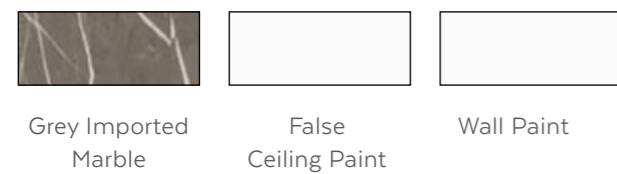
General Features:

- Stairs hand reel will be tempered glass 10mm
- Water heaters are included
- All AC units are included
- All embedded lighting fixtures (spot lights, light coves, etc.) are included
- Triple play internal cabling for distribution are included
- Sanitary fixture are high end Ideal standard or equivalent

Reception & Dining



Kitchen



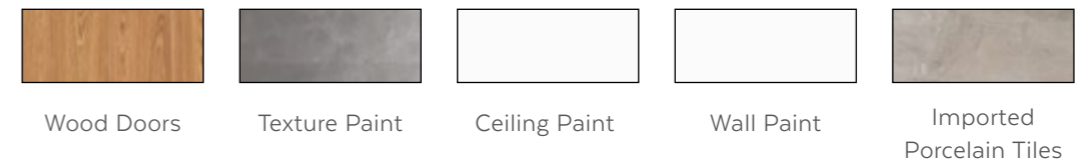
Master Bedroom



Bedroom 1 & 2



Living Area



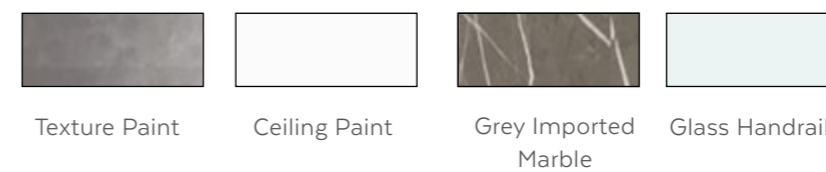
Bathrooms



Guest Toilet



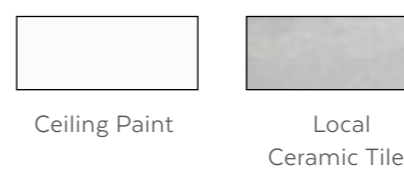
Stairs



Maid's & Driver's Rooms



Maid's & Driver's Toilet



SENIOR CHALETS



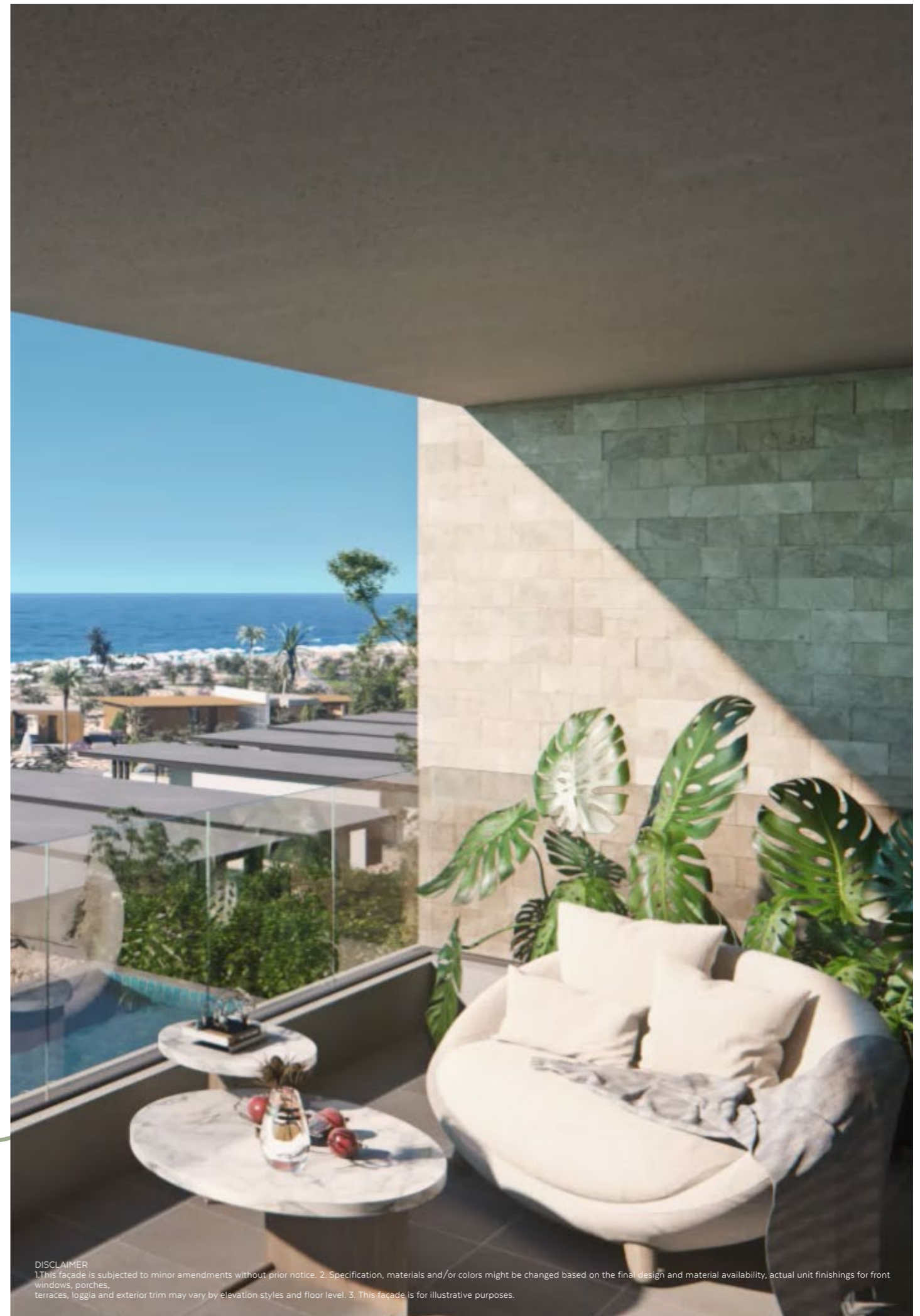
FRONT VIEW

DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

SENIOR CHALETS

Our second row Senior Chalets sit only 50 meters away from the beach. Your ground floor enjoys a beautiful private garden as well as a private pool. Chalet pools are separated by under-water walls to give you privacy while remaining seamlessly and elegantly connected. Second row Senior Chalets rise 6.5 meters above sea level to allow both first and second floors to enjoy full sea view.

Seamless & elegant



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

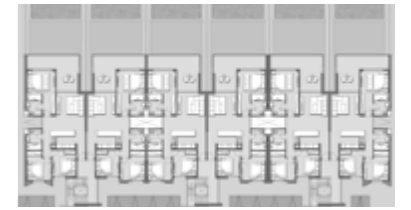
SENIOR CHALETS

Three Bedrooms

Total Built-up Area: 165 m²

Garden Area: 80 m²

01 RECEPTION	5.30m X 4.00m
02 TERRACE	7.30m X 5.10m
03 KITCHEN	3.70m X 2.50m
04 MASTER BEDROOM	6.10m X 4.00m
05 MASTER BATHROOM	3.00m X 2.30m
06 BEDROOM (1)	3.65m X 3.30m
07 BEDROOM (2)	4.10m X 3.50m
08 BATHROOM	2.85m X 2.30m



Building D1



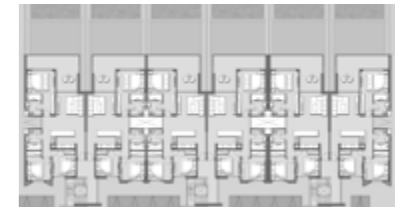
Ground Floor

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

SENIOR CHALETS

Three Bedrooms

Total Built-up Area: 165 m²



Building D1

01 RECEPTION	5.30m X 4.00m
02 TERRACE	7.30m X 5.10m
03 KITCHEN	3.70m X 2.50m
04 MASTER BEDROOM	6.10m X 4.00m
05 MASTER BATHROOM	3.00m X 2.30m
06 BEDROOM (1)	3.65m X 3.30m
07 BEDROOM (2)	4.10m X 3.50m
08 BATHROOM	2.85m X 2.30m



Typical Floor

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

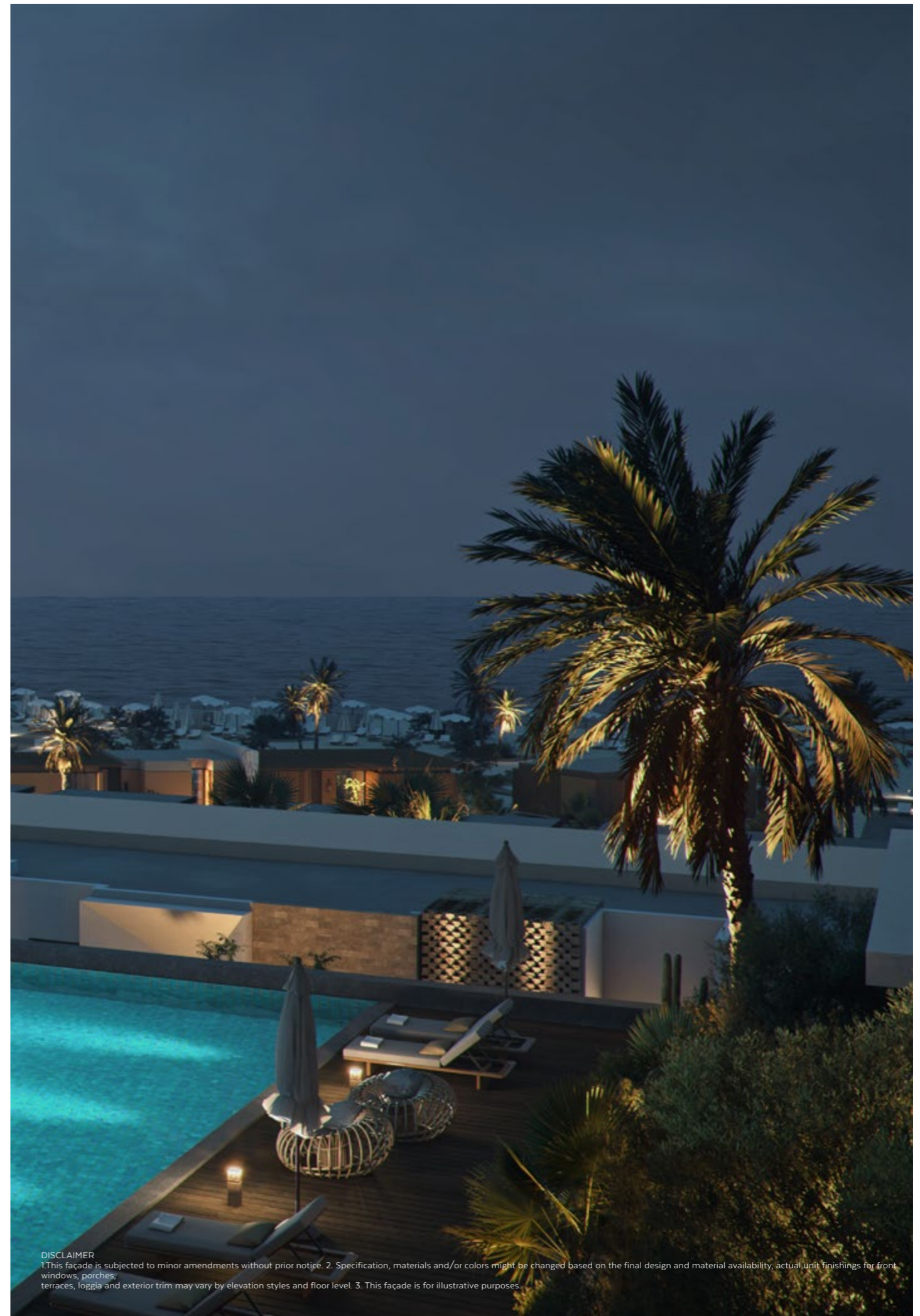


FRONT VIEW

DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

POOL DECK CHALETS

Our third row Pool Deck Chalets sit 100 meters away from the beach. Pool Deck Chalets are multipurpose and include 1, 2 and 3 bedroom options. Two pools adorn the chalets, with one featured at the pool level floor and one at the second ground floor. Pool Deck Chalets are 9.5 meters above sea level, allowing all of our floors to have a spectacular full sea view.



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

POOL DECK CHALETS

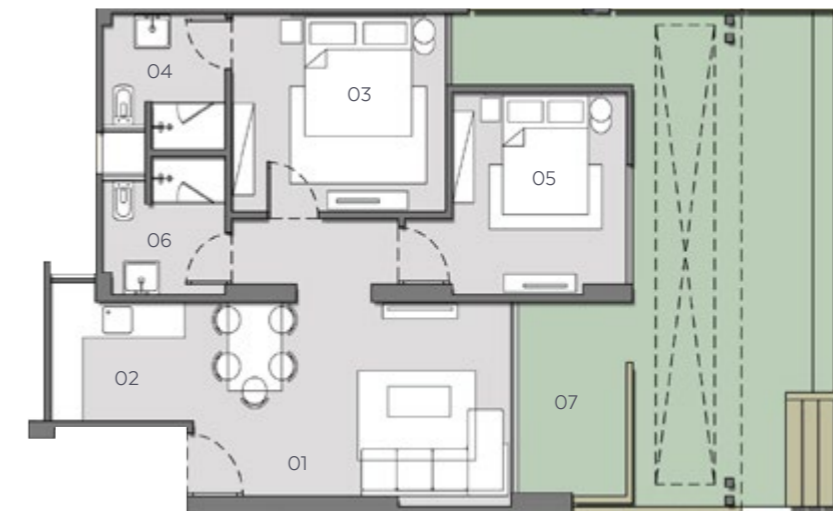
Two Bedrooms

Building G1
 Total Built-up Area: 116 m²
 Garden Area: 35 m²



Unit 01 & 08

01 RECEPTION & DINING	6.10m X 3.45m
02 KITCHEN	2.50m X 2.00m
03 MASTER BEDROOM	4.00m X 3.35m
04 MASTER BATHROOM	2.30m X 2.30m
05 BEDROOM	3.25m X 3.40m
06 BATHROOM	2.30m X 2.30m
07 TERRACE	3.20m X 2.00m



Pool Level

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

One Bedroom

Building G1
Total Built-up Area: 69 m²
Garden Area: 35 m²

01 RECEPTION & DINING	4.50m X 3.20m
02 KITCHEN	2.25m X 1.70m
03 BEDROOM	3.60m X 3.50m
04 BATHROOM	2.40m X 1.90m
05 TERRACE	3.20m X 2.00m



Unit 02 & 07



Pool Level

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Two Bedrooms

Building G1

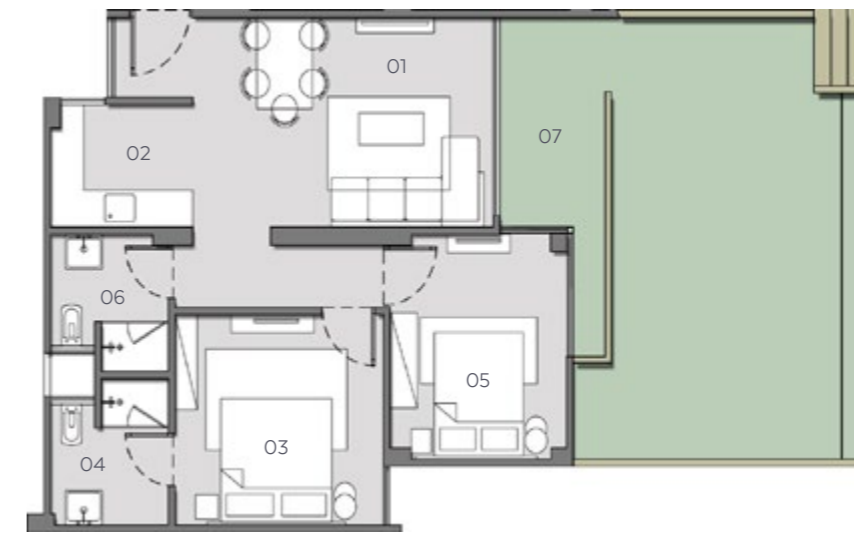
Total Built-up Area: 102 m²

Garden Area: 35 m²



Unit 03 & 06

01 RECEPTION & DINING	5.40m X 3.40m
02 KITCHEN	2.60m X 2.00m
03 MASTER BEDROOM	3.75m X 3.40m
04 MASTER BATHROOM	2.40m X 2.10m
05 BEDROOM	3.65m X 3.20m
06 BATHROOM	2.20m X 2.10m
07 TERRACE	3.40m X 1.90m



Pool Level

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Two Bedrooms

Building G1

Total Built-up Area: 139 m²

Garden Area: 115 m²



Unit 04 & 05

01 RECEPTION & DINING	6.30m X 3.85m
02 KITCHEN	2.35m X 2.00m
03 BATHROOM	2.35m X 1.55m
04 MASTER BEDROOM	4.05m X 4.05m
05 LOBBY	2.50m X 1.95m
06 MASTER BATHROOM	2.75m X 1.80m
07 BEDROOM	4.10m X 3.85m
08 TERRACE	8.00m X 2.30m



Pool Level

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

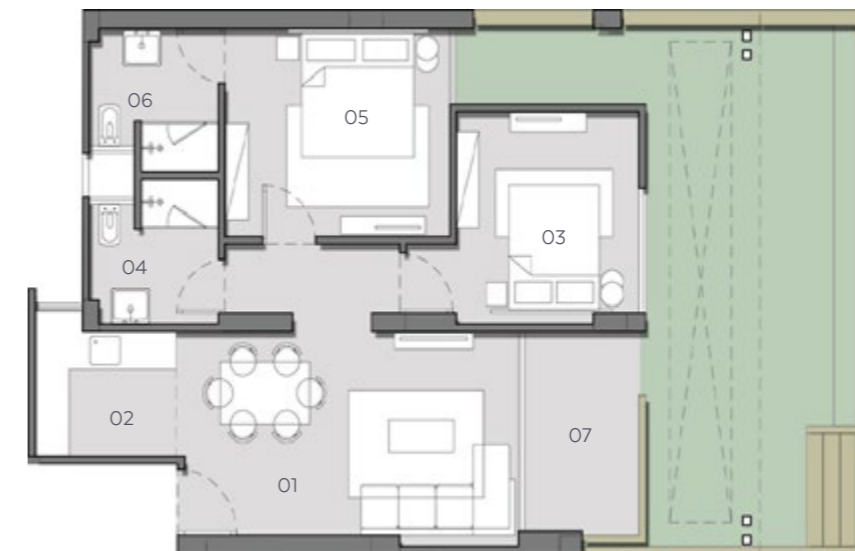
Two Bedrooms

Building G2 & G3
Total Built-up Area: 116 m²
Garden Area: 35 m²



Unit 01 & 10

01 RECEPTION & DINING	6.10m X 3.45m
02 KITCHEN	2.50m X 2.00m
03 BEDROOM	3.25m X 3.40m
04 BATHROOM	2.30m X 2.30m
05 MASTER BEDROOM	4.00m X 3.35m
06 MASTER BATHROOM	2.30m X 2.30m
07 TERRACE	3.20m X 2.00m



Pool Level

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

One Bedroom

Building G2 & G3

Total Built-up Area: 69 m²

Garden Area: 35 m²

01 RECEPTION & DINING	4.50m X 3.20m
02 KITCHEN	2.25m X 1.70m
03 BEDROOM	3.60m X 3.50m
04 BATHROOM	2.40m X 1.90m
05 TERRACE	3.20m X 2.00m



Unit 02 & 09



Pool Level

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

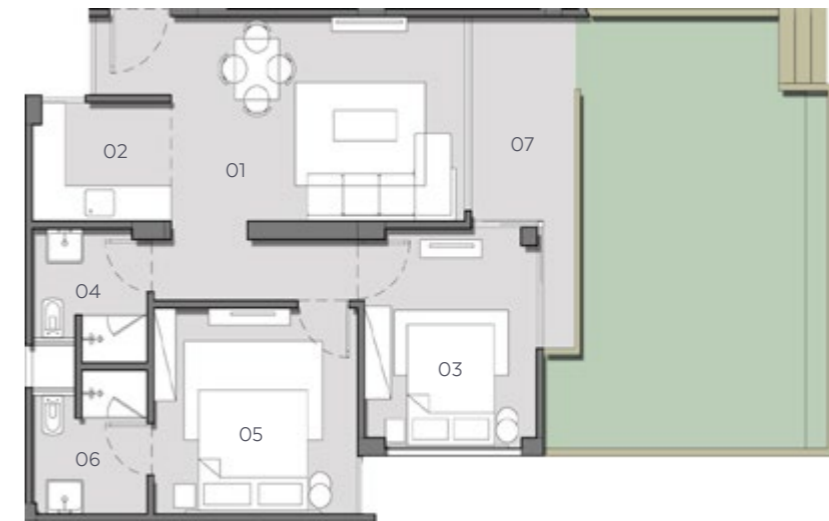
Two Bedrooms

Building G2 & G3
 Total Built-up Area: 102 m²
 Garden Area: 35 m²



Unit 03 & 08

01 RECEPTION	5.40m X 3.40m
02 KITCHEN	2.60m X 2.00m
03 BEDROOM	3.65m X 3.20m
04 BATHROOM	2.20m X 2.10m
05 MASTER BEDROOM	3.75m X 3.40m
06 MASTER BATHROOM	2.40m X 2.10m
07 TERRACE	3.40m X 1.90m



Pool Level

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Two Bedrooms

Building G2 & G3

Total Built-up Area: 139 m²

Garden Area: 155 m²



Unit 04 & 07

01 RECEPTION & DINING	6.30m X 3.85m
02 KITCHEN	2.35m X 2.00m
03 MASTER BEDROOM	4.05m X 4.05m
04 MASTER BATHROOM	2.75m X 1.80m
05 LOBBY	2.50m X 1.95m
06 BEDROOM	4.10m X 3.85m
07 BATHROOM	2.35m X 1.55m
08 TERRACE	8.00m X 2.30m



Pool Level

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

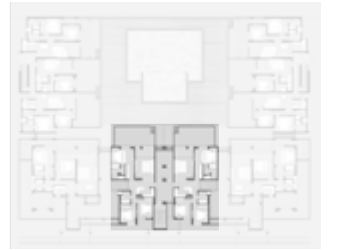
POOL DECK CHALETS

Three Bedrooms

Building G2 & G3

Total Built-up Area: 138 m²

Garden Area: 35 m²



Unit 05 & 06

01 RECEPTION	4.55m X 3.70m
02 KITCHEN & DINING	3.40m X 2.25m
03 BEDROOM (1)	3.90m X 3.05m
04 BEDROOM (2)	4.25m X 3.00m
05 BATHROOM	2.70m X 1.80m
06 MASTER BEDROOM	4.35m X 3.60m
07 MASTER BATHROOM	3.10m X 2.65m
08 LOBBY	3.10m X 1.60m
09 TERRACE	3.70m X 2.00m



Pool Level

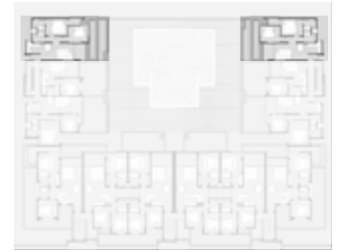
Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Two Bedrooms

Building G1, G2 & G3

Total Built-up Area: 116 - 131 m²



Unit 01 & 12

01 RECEPTION & DINING	6.05m X 3.45m
02 KITCHEN	2.50m X 2.00m
03 BEDROOM	3.60m X 3.40m
04 BATHROOM	2.30m X 2.30m
05 MASTER BEDROOM	4.00m X 3.35m
06 MASTER BATHROOM	2.30m X 2.30m
07 TERRACE (1)	3.20m X 1.95m
08 TERRACE (2)	2.20m X 1.40m



Ground & Typical Floors

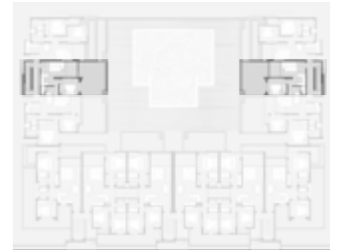
Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

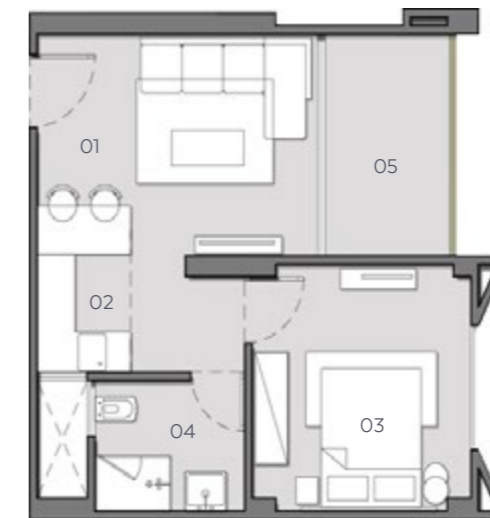
One Bedroom

Building G1, G2 & G3
Total Built-up Area: 66 m²

01 RECEPTION & DINING	4.50m X 3.20m
02 KITCHEN	2.85m X 2.40m
03 BEDROOM	3.60m X 3.50m
04 BATHROOM	2.40m X 1.90m
05 TERRACE	3.20m X 2.00m



Unit 02 & 11



Ground & Typical Floors

Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

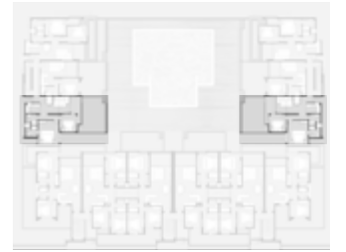
POOL DECK CHALETS

Two Bedrooms

Building G1, G2 & G3

Total Built-up Area: 107 m²

01 RECEPTION & DINING	5.40m X 3.40m
02 KITCHEN	2.60m X 2.00m
03 BEDROOM	3.65m X 3.20m
04 BATHROOM	2.20m X 2.10m
05 MASTER BEDROOM	4.90m X 3.75m
06 MASTER BATHROOM	2.40m X 2.10m
07 TERRACE	5.50m X 1.90m



Unit 03 & 10



Ground & Typical Floors

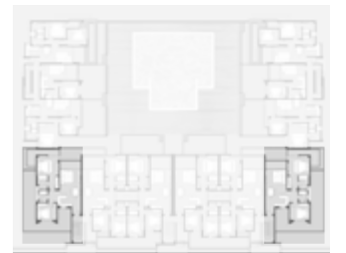
Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Two Bedrooms

Building G1, G2 & G3

Total Built-up Area: 134 m²



Unit 04 & 09

01 RECEPTION & DINING	5.35 x 3.85
02 KITCHEN	2.60 x 2.10
03 BEDROOM	3.65 x 3.45
04 BATHROOM	2.35 x 1.55
05 MASTER BEDROOM	4.05 x 4.00
06 MASTER BATHROOM	2.85 x 1.80
07 LOBBY	2.50 x 1.95
08 TERRACE (1)	5.80 x 3.35/ 1.20
09 TERRACE (2)	3.85 x 1.65



Ground & Typical Floors

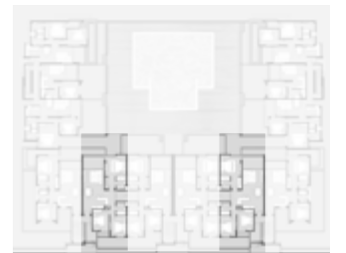
Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

POOL DECK CHALETS

Three Bedrooms

Building G1, G2 & G3

Total Built-up Area: 144 m²



Unit 05 & 08

01 RECEPTION & DINING	5.70m X 3.85m
02 KITCHEN	3.00m X 2.20m
03 BEDROOM (1)	3.90m X 3.05m
04 BEDROOM (2)	4.25m X 3.00m
05 BATHROOM	2.70m X 1.80m
06 MASTER BEDROOM	4.30m X 3.90m
07 MASTER BATHROOM	2.70m X 1.80m
08 LOBBY	2.40m X 1.95m
09 TERRACE	3.85m X 2.60m



Ground & Typical Floors

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

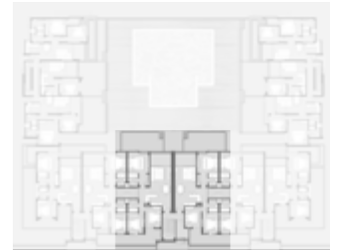
POOL DECK CHALETS

Three Bedrooms

Building G1, G2 & G3

Total Built-up Area: 147 m²

Garden Area: 35 m² (ground floor for building G1 only)



Unit 06 & 07

01 RECEPTION & DINING	5.70m X 3.85m
02 KITCHEN	3.00m X 2.20m
03 BEDROOM (1)	3.90m X 3.05m
04 BEDROOM (2)	4.25m X 3.00m
05 BATHROOM	2.70m X 1.80m
06 MASTER BEDROOM	4.30m X 3.90m
07 MASTER BATHROOM	2.70m X 1.80m
08 LOBBY	2.40m X 1.95m
09 TERRACE	3.85m X 2.60m



Ground & Typical Floors

Disclaimer:
 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual internal spaces areas may vary from the stated area in the drawings. Drawings not to scale. 5. The developers reserves the right to make technical revisions. 6. Actual front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



The weekend getaway



ABOUT MISR ITALIA PROPERTIES

Since its inception, MIP has been rapidly transforming the face of Egypt's real estate industry with distinguished projects that re-define the conventional notion of integration from an innovative perspective

In record-time, MIP has managed to carve itself a competitive niche as a dynamic and reliable pioneer, renowned for its sustainable design concepts and trendsetting communities that enrich every contemporary lifestyle with a full-suite of diverse offerings.

MIP puts sustainable development at the forefront of its masterplans to introduce holistic destinations with the highest return on investment, thanks to a progressive alchemy that combines living, nature, leisure and recreation under one roof.

Today, MIP prides itself for boasting a numerous variety of signature projects spanning the residential, coastal, commercial and hospitality fields.



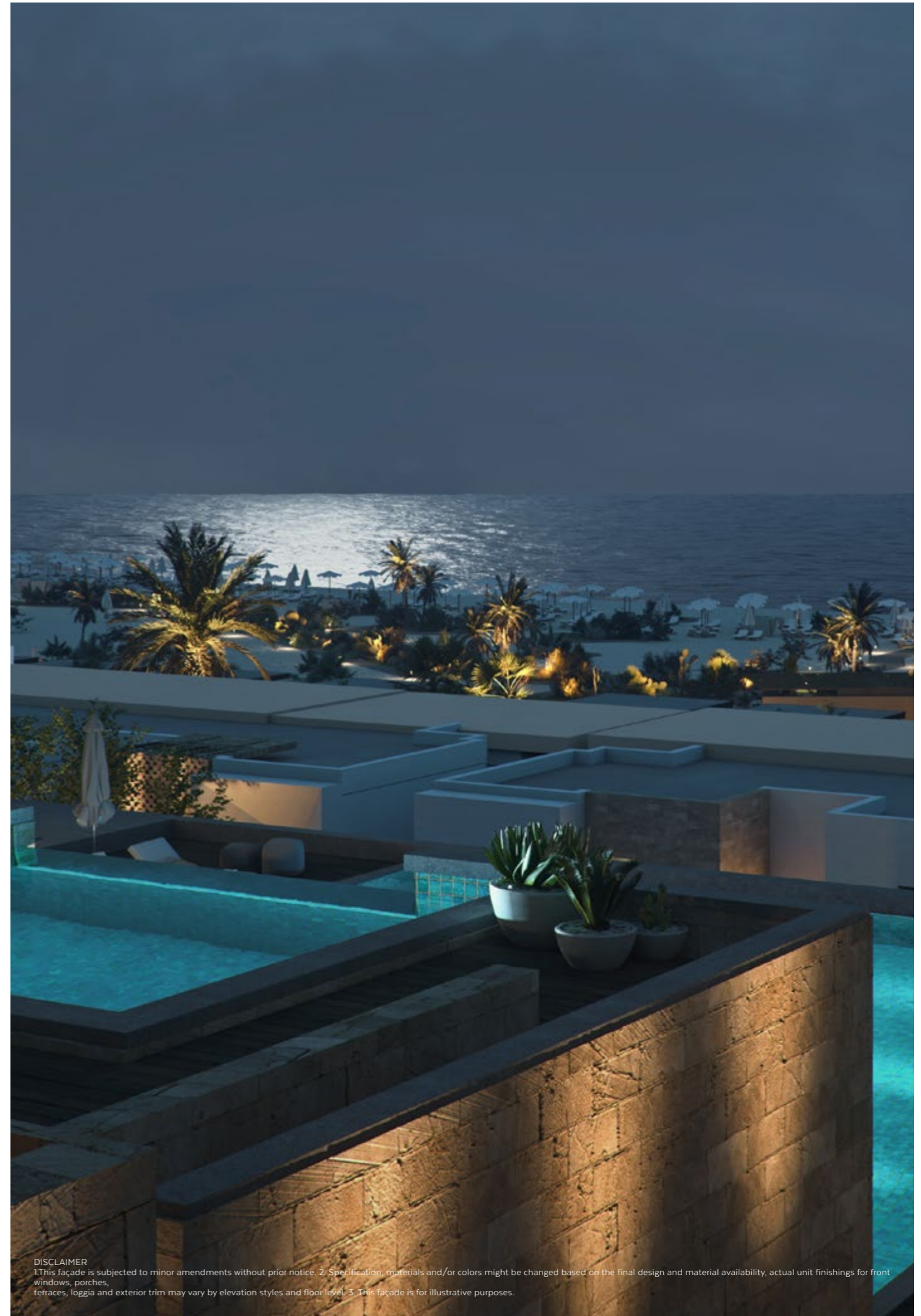
DISCLAIMER
1. This facade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This facade is for illustrative purposes.

Holistic experiences

MASTER PLANNER & ARCHITECT CONSULTANT

a'lchemy (-k-) n. The word Alchemy is derived from Al- Kymia, Arabic for Chemistry, which in turn is derived from Kyme (Egypt), the black land. Alchemy is an esoteric art and science that had unmistakably originated in Egypt as it is etymologically evident from Kyme. Founded in 1997 by Karim Mekhtigian, Alchemy Design Studio started out as an interior and product design office. A few years later Mekhtigian met with Mohamed Fares who later became his business partner. Since then the company expanded its scope of work into different types of interior projects ranging from residential to commercial and corporate.

Understanding that design is more than just a decorative function, at Alchemy one of the primary concerns is for human space. The creation of human-friendly designs with a real philosophy and added value, spaces that portray freedom through stimulating an essence of self-expression.



DISCLAIMER
1. This façade is subjected to minor amendments without prior notice. 2. Specification, materials and/or colors might be changed based on the final design and material availability, actual unit finishings for front windows, porches, terraces, loggia and exterior trim may vary by elevation styles and floor level. 3. This façade is for illustrative purposes.

A WORD FROM THE DESIGNERS



“Kai’s concept is meticulously designed to frame the natural settings and instill a deep sense of belonging and peace. The design of the resort is inspired by the geography reconnecting us with nature and rediscovering the inner balance that hectic city life steals on a daily basis. The focus of the creative concept revolves around lived moments that are celebrated to enrich and expand our well-being. As Alchemy, we are always driven to infuse our designs with our belief to improve life for others.”

M. Fares



Shaping sea “ Kai” around fulfilling holistic experiences is a necessity to offset the impact of living in big cities. With this in mind, Kai’s vicinity to Cairo offered a perfect getaway that allows for an invigorating process of renewal. Kai’s dynamic design concept capitalizes on the natural elements using them as a guideline to create moments that speak to the inner as well as the outer world. The beach houses are built on pools of water with an impressive mountain range in the back and infinite sea view allowing to tap into the purity that only nature offers.

Karim Mekhtigian



“Developing a design concept for this extraordinary beach front posed many challenges that required a totally different approach to accommodate the resort’s objective. The foundation of our design concept focused on fully incorporating the indigenous elements of nature, gelling them into one creation that interacts with each other and the owners in a seamless manner. Creating an experience rather than a design concept stood at the heart of our challenge and philosophy. The name choice “Kai” means “SEA” and reflects in nutshell what we tried to achieve; rather than just designing a resort we attempted to inject life into it in order to complete the experience.”

Eman Hussein



“YOUR NEW HOME AWAITS”

Villa 8, La Nuova Vista
Compound, New Cairo, Cairo

Garden 8, La Nuova Vista, Salah El Din
Abdel Karim, First Settlement, New Cairo.

405/B4 Capital Business Park,
26th July Corridor, Sheikh Zayed.

☎ 16519



MISRITALIA PROPERTIES
WWW.MISRITALIAPROPERTIES.COM



III+ SEGMENTS ARCHITECTS

Misr Italia Properties reserves the right to make minor alterations without prior notice. All renderings and other visual materials, design, and facades are for demonstrative purposes only and are subject to change. Diagrams are not to scale and are for illustrative purposes only. Finishing is according to the specs in contract appendix.

 **MISR ITALIA**
PROPERTIES