

The
Groove
SOKHNA



DM DEVELOPMENT

— MOVING COMMUNITIES FURTHER —



DM Developments is a real estate development company, established in 2014, by a team of more than 35 years of experience in the field.

It aims to become the leading company in the field, depending on its remarkable existence through covering the entire property chain and changing the Urban culture by providing its clients with high-end, well-designed, luxurious, and environmentally-friendly residential homes.

DM Developments offers its clients a unique experience through its one-of-a-kind infrastructure, designs, lifestyle, and hospitality services.

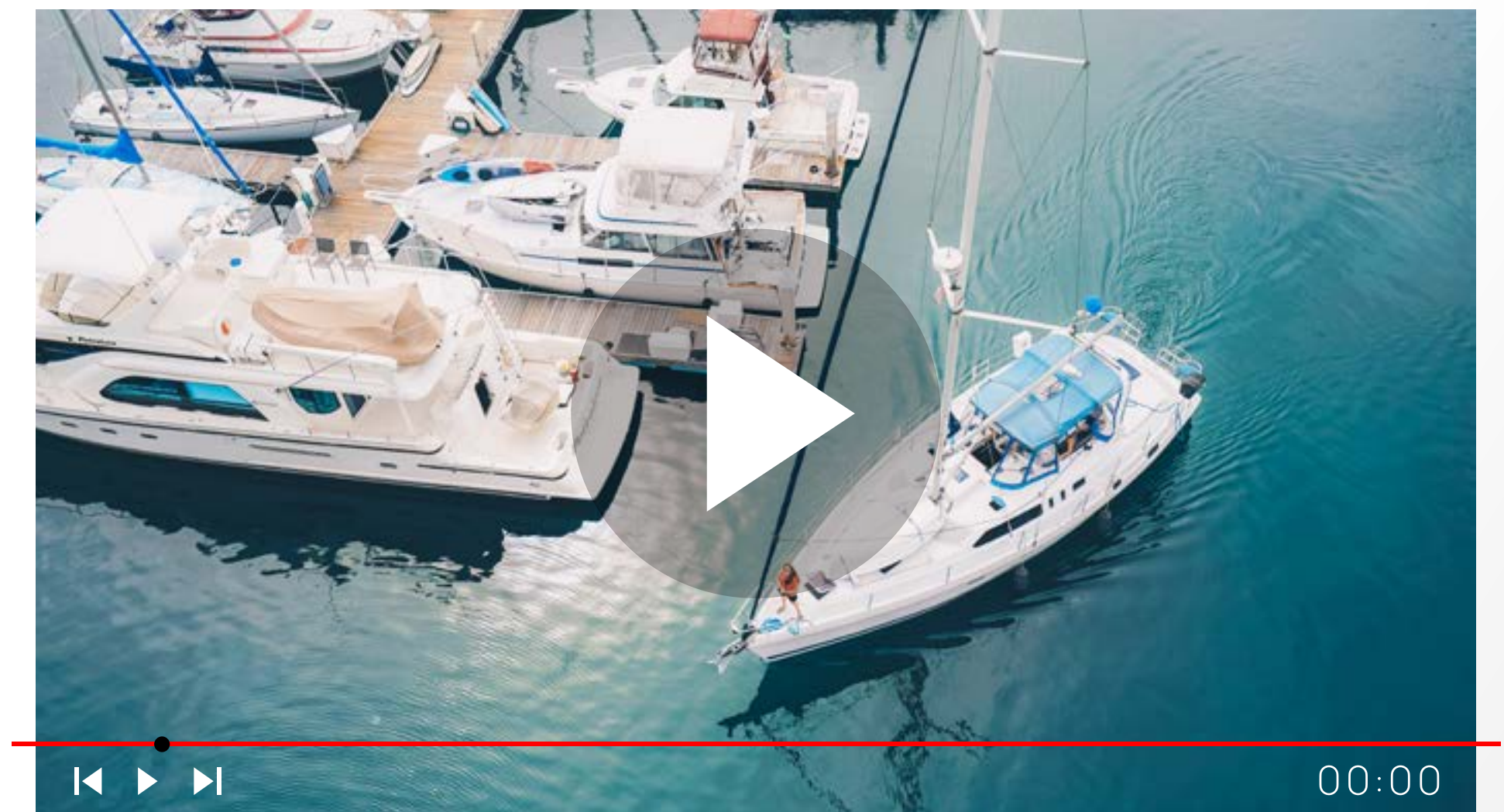




The Groove - Ain El-Sokhna is one of DM Developments' main residential projects, located in El Galala area.

The Groove, sprawling over a 350.000 m land area, houses 1700 residential, administrative, and retail units.

The resort is ideally located next to the international yacht and cruise marina and the biggest aqua park in Egypt and is a walk-ing distance from the new Galala resort and 10 minutes by car away from the new Galala city.





It is located on Al-Zafarana Road. Also, it is 35 minutes away from the New Capital, 45 minutes away from Cairo new gates, 50 minutes away from New Cairo.





SUEZ ROAD

REGIONAL
RING ROAD

NEW CAIRO

NEW CAPITAL

REGIONAL
RING ROAD

SUEZ

CAIRO AIN EL SOKHNA
ROAD

SOKHNA TOLL
STATION

AIN SOKHNA

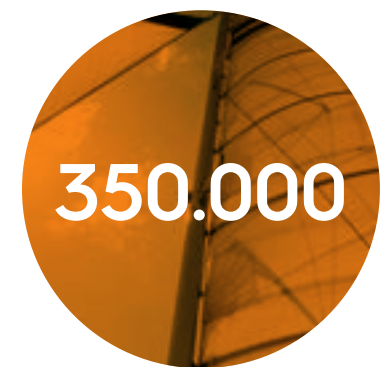
SUEZ GULF

GALALA TOLL
STATION

The
Groove
SOKHNA

GALALAH
HUP

GALALAH
CITY



SQM
LAND AREA



BUILDINGS
AREA



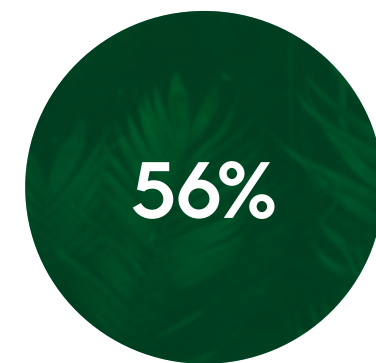
ACRE
WATER FEATURES



UNIT



ACRE
BEACHFRONT

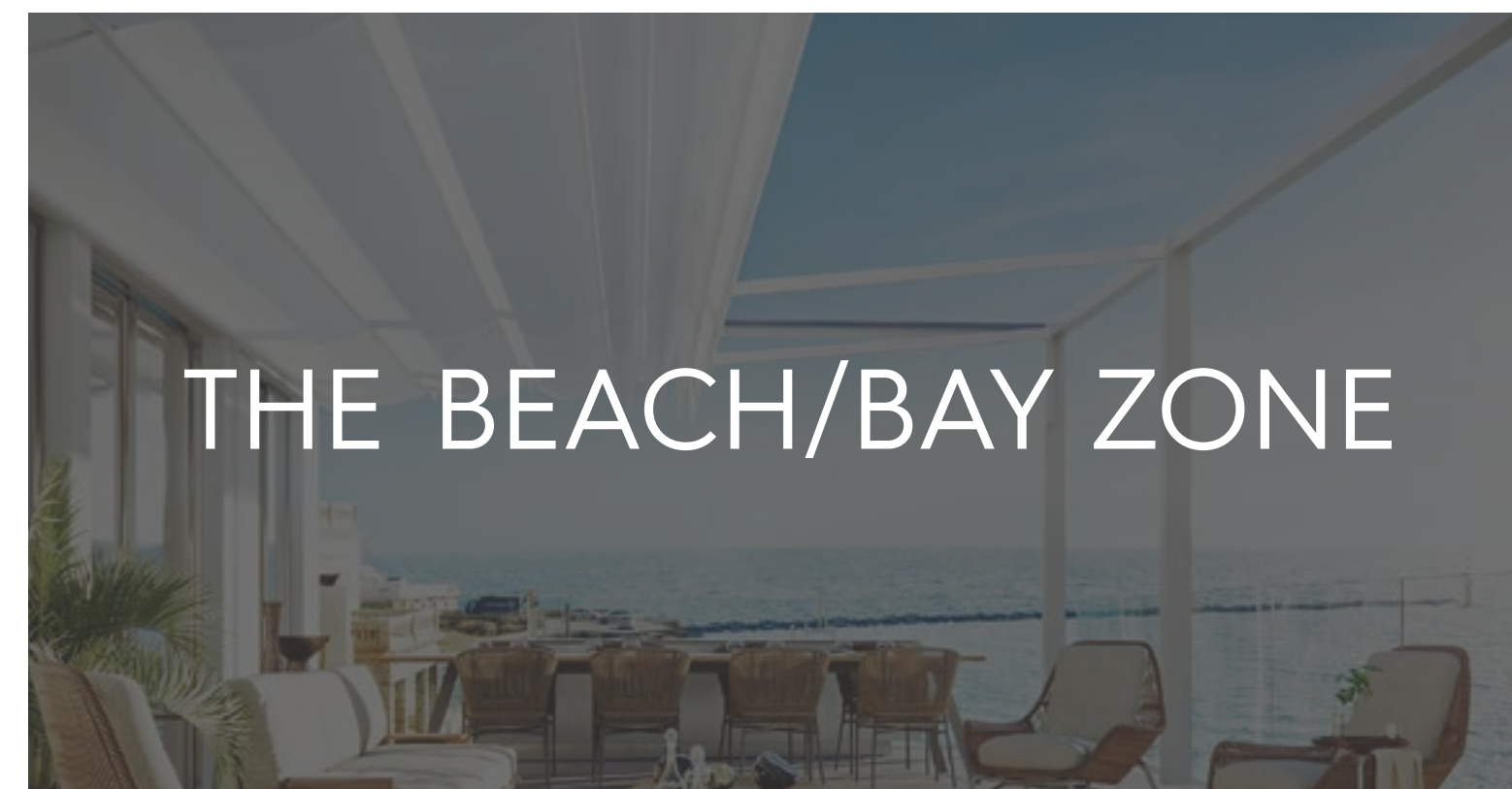
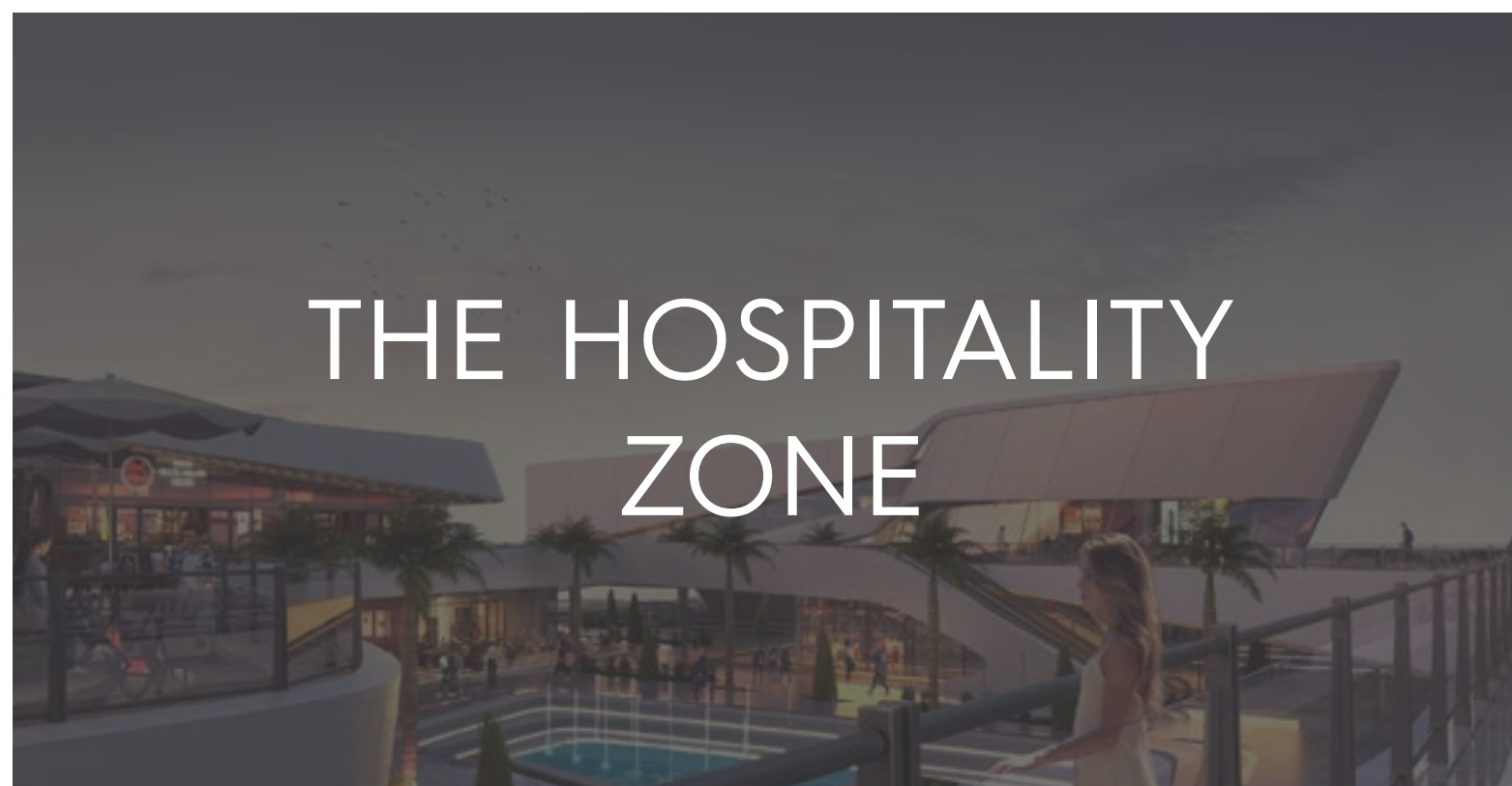


GREENERY&
FACILITIES



LEARN MORE 

**THE GROOVE CONSISTS
OF 4 MAIN ZONES**



This zone includes only chalets distributed between two subzones Brellia and Sereia.



In this zone, you can own only villas distributed between two subzones Capella and Gala.





THE CHALET'S' ZONE



THE VILLAS' ZONE



THE HOSPITALITY



THE BEACH/BAY ZONE



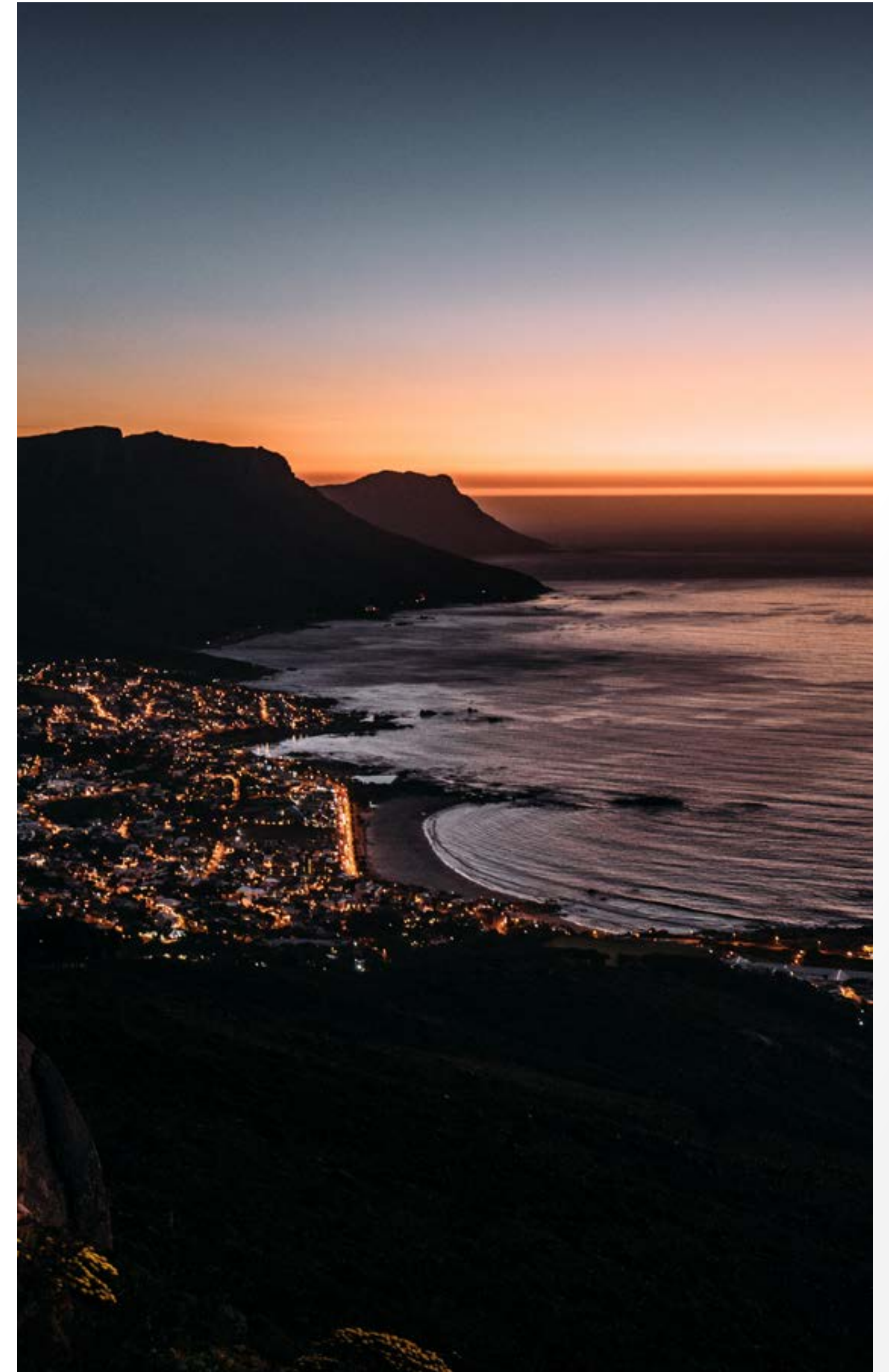
THE BEACH **BAY ZONE**

On the other side of the Ain El-Sokhna road and right after the green bridge, The Groove's Beach, sprawling over 1 Kilo and between 35 m and 200 m in depth, is well-prepared to function now. You can drive to your new home in the Groove, go for a sunny day at the beach and enjoy the crystal water of the Groove's beach.

This is the longest beach all over Ain El-Sokhna and one of the distinctive features of The Groove.

The Bay zone also includes the Yacht marina, which occupies 120 m long inside the sea.

This yacht marina, located in a competitive spot in Ain El-Sokhna, will be one of the most popular destinations in Ain El-Sokhna in the coming years.



THE GROOVE HOSPITALITY SERVICES



Double Tree is one of the distinctive hotels by Hilton Chains.

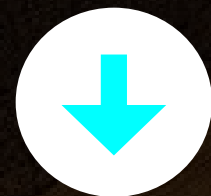




SEREIÃ

THE GROOVE SOKHNA

Sereia is one of the most unique zones in The Groove Sokhna. It has its own taste reflected in the panoramic view of the sea and close to the beach and the sea breeze. In Sereia units, you can enjoy the sea view even while taking a shower, as all its 340 units enjoy a key location in the Groove. Sereia was chosen to occupy 14% of the Groove's land area, equivalent to 5.400 m² of the project's total land area. In Sereia, buildings occupy only 18% of land area in total versus 82% for the open areas and swimming pools.



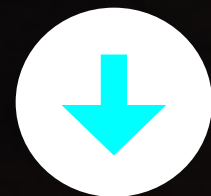
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BROCHURE



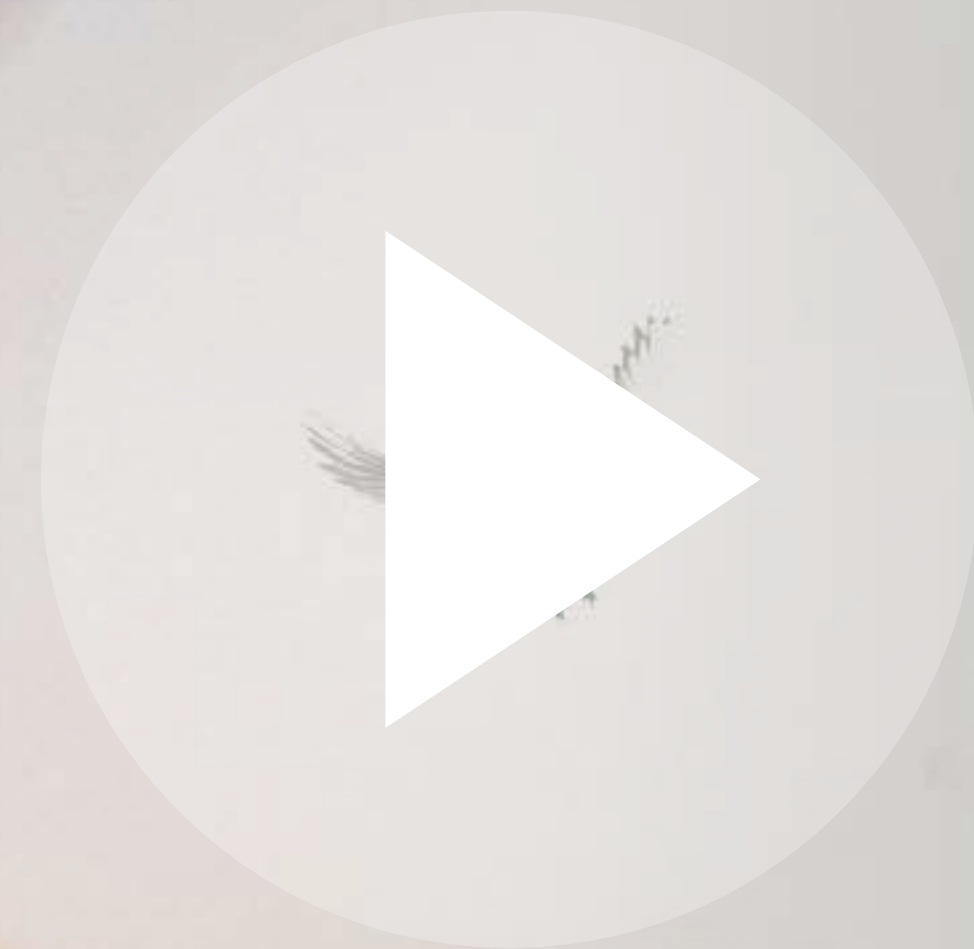
BRELLIA

THE GROOVE SOKHNA

Nothing compares to waking up to an enchanting full-view of the crystalline blue waves ahead. BRELLIA offers its residents homes that give panoramic views and catch sea breezes. A unique 5 steps landscaping allows a panoramic view for BRELLIA units. As the sun starts to slowly sink into the horizon ahead, you can enjoy a panoramic view ahead from the vast 10.000 meters of swimming pools. Roof gardens complete the picturesque scenery, add to the exclusivity and adds further uninterrupted views and sheer privacy.



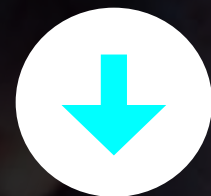
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BROCHURE



CAPELLA

THE GROOVE SOKHNA

Capella is one of the most unique zones inside The Groove Sokhna. It's a private and luxurious collection of villas where you can enjoy full privacy and comfort. Being exposed to this beautiful and cozy atmosphere will definitely make you feel better. It's a wide zone located to have a panoramic view of the sea.



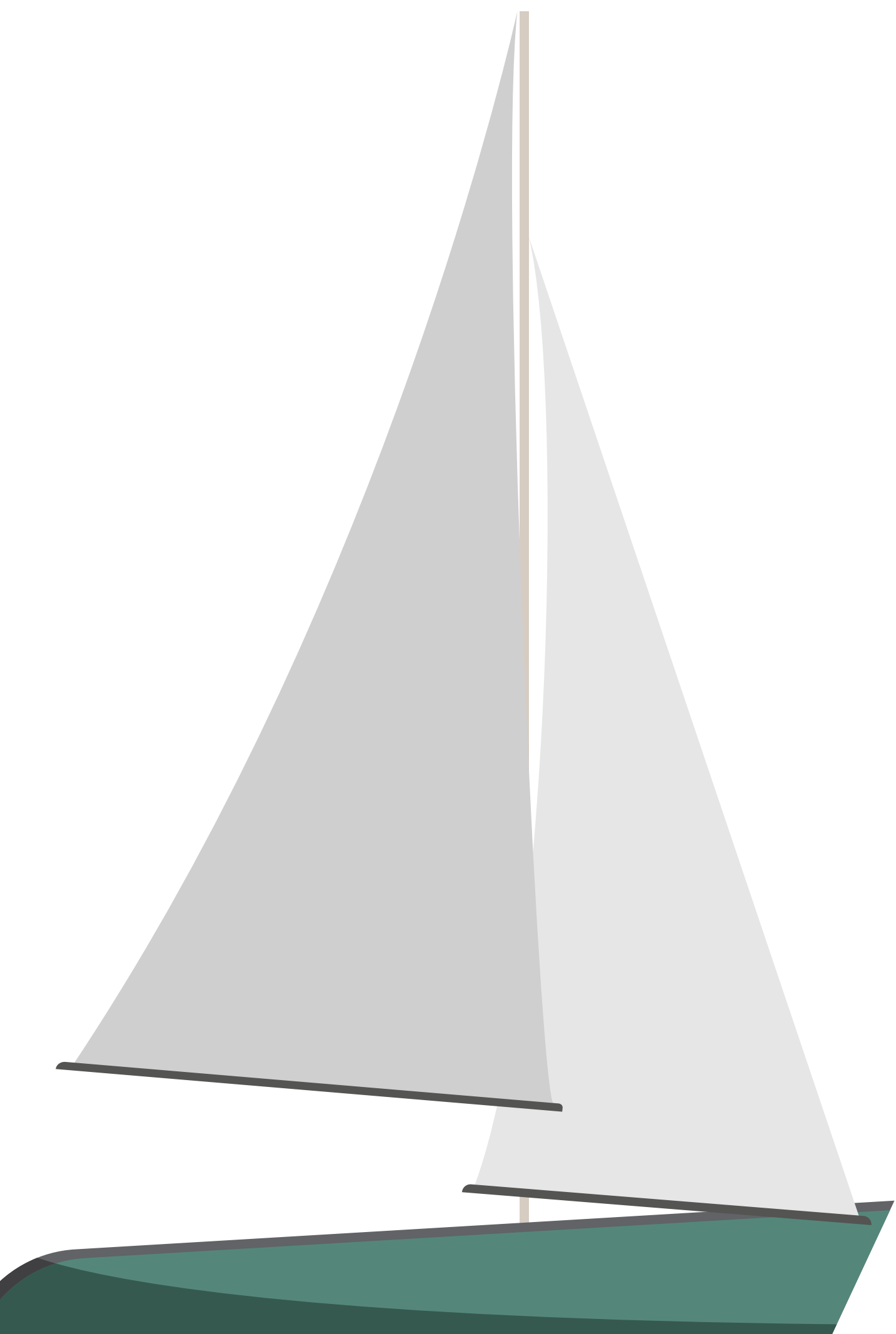
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THE GROOVE FACILITIES

THE **BEACH**





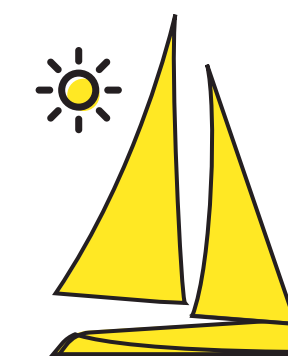
The Beach



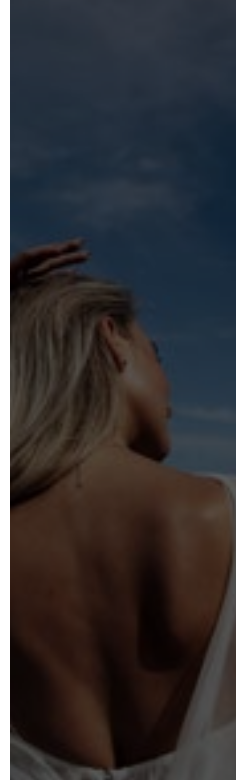
The Beach Club



The paid beach



The Yacht Marina



THE BEACH

On the other side of the Ain El-Sokhna road and right after the green bridge, The Groove's Beach, sprawling over 1 Kilo and between 35 m and 200 m in depth, is well-prepared to function now. Also, 100 m² is serviced and operated by Hilton chains.

You can drive to your new home in the Groove, go for a sunny day at the beach and enjoy the crystal clear water of the Groove's beach.

This is the longest beach all over Ain El-Sokhna and one of the distinctive features of The Groove. It also has free Chaise longue and umbrellas for residents.



THE **BEACH**

THE GROOVE **FACILITIES**

BEACH CLUB

On the other side of the Ain El-Sokhna road and right after the green bridge, The Groove's Beach, sprawling over 1 Kilo and between 35 m and 200 m in depth, is well-prepared to function now. Also, 100 m² is serviced and operated by Hilton chains.

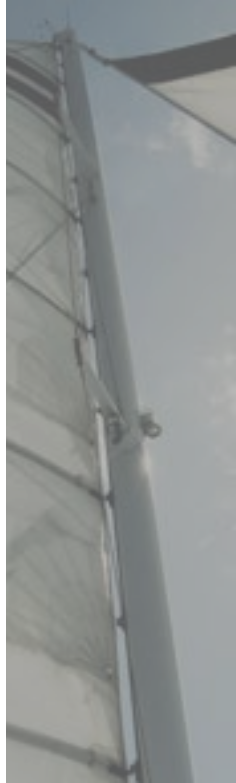
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THE **BEACH**

THE GROOVE **FACILITIES**



THE YACHT MARINA

On the other side of the Ain El-Sokhna road and right after the green bridge, The Groove's Beach, sprawling over 1 Kilo and between 35 m and 200 m in depth, is well-prepared to function now. Also, 100 m² is serviced and operated by Hilton chains.

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This is the longest beach all over Ain El-Sokhna and one of the distinctive features of The Groove. It also has free Chaise longue and umbrellas for residents.



THE **BEACH**

THE GROOVE **FACILITIES**

THE PAID BEACH

On the other side of the Ain El-Sokhna road and right after the green bridge, The Groove's Beach, sprawling over 1 Kilo and between 35 m and 200 m in depth, is well-prepared to function now. Also, 100 m² is serviced and operated by Hilton chains.

You can drive to your new home in the Groove, go for a sunny day at the beach and enjoy the crystal clear water of the Groove's beach.

This is the longest beach all over Ain El-Sokhna and one of the distinctive features of The Groove. It also has free Chaise longue and umbrellas for residents.



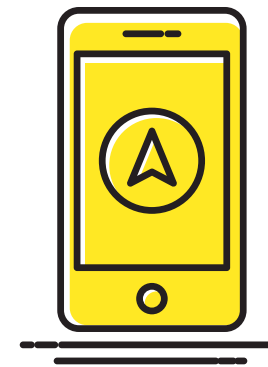
THE **BEACH**

THE GROOVE **FACILITIES**

THE PROMENADE



The Promenade



The Golf Car
Application

THE PROMENADE

It was designed to be a smooth and easy connection between The Groove's different zones, Sereia, Capella, Brellia, and Gala. All the previous zones are connected to 2 main roads which drive residents directly to the main promenade.

Being a planted road, surrounded by green retaining walls and trees, and on an elevated stage of the resort, gives residents the opportunity to have a relaxing walk, run, or ride their bicycles in a breath-taking atmosphere and a real segment of nature.

This promenade is also designed to fit all ages, it is a smooth and paved road.

Moreover, to help residents live the real meaning of Luxury, this road is supported by Golf cars, which residents can take to reach any destination.

In keeping with the technology and the smart lifestyle, the resi-



dents can call for a golf car to carry you wherever you want to go.

The promenade is ended with a wide planted bridge above the road, on which you will be able to reach the beach on foot or even using one of the golf cars.

The green bridge is well-designed to meet all safety requirements. Residents will never feel that they are walking on the Ain El-Sokhna road.

They will feel the same way they feel walking in the promenade inside the Groove as if it's a part of it.



THE GOLF CAR APPLICATION

As the smart and luxurious life is one of DM's main values, it decided to enhance its customers' experience in The Groove by providing residents with an advanced application for calling golf cars' drivers and registering rides in order to afford an easy and comfortable life in the resort



THE GROOVE FACILITIES

THE HUB



THE ISLAND

The Island, sprawling over 59,500 m² and elevated 7.5 m from the sea level, includes 8,000 m² indoor area and 11,000 m² outdoor area for well-known brands of cafes and restaurants.



THE **HUB**

THE GROOVE FACILITIES

THE GROOVE CLUBHOUSE

The Groove Residents can also enjoy their time at The Groove Clubhouse over 4,200 m2 and with only 450 m2 for buildings.



THE GROOVE THERAPEUTIC CENTER

To help you feel really relaxed and cozy, DM Developments decided to provide The Groove with a well-equipped therapeutic center, including Jacuzzi, steam rooms, sauna rooms, and massage rooms.



THE **HUB**

THE GROOVE FACILITIES

UNDERGROUND PARKING AREAS

DM Developments made sure to have enough areas for parking for residents and visitors while designing the resort. As a sign of The Groove's warm welcome, the visitors' parking areas were designed to cover up to 1,500 cars.



THE GROOVE LAGOONS

The resort has beautiful swimmable lagoons surrounding houses and occupying approximately 10,800 m² of the resort total area.



AMENITY
LANDSCAPE
FACILITIES



PUBLIC SPACES

The Groove offers its residents many public spaces where they can have fun, play with their kids or take their pets for a walk in the wide green areas.

Those public spaces contain a significant amount of water, lounges, and play areas.

Each group of buildings has its own private-public space.

13-The Over-Flow Swimming Pools:

The Groove has more than 25 over-flow pools, which give the resort a unique and luxurious taste.



AMENITY LANDSCAPE **FACILITIES**

THE GROOVE **FACILITIES**



DM DEVELOPMENT
— MOVING COMMUNITIES FURTHER —

PRIVATE ACCESS AND CIRCULATION

All the Groove's facilities are limited so only the groove's residents can use them freely.

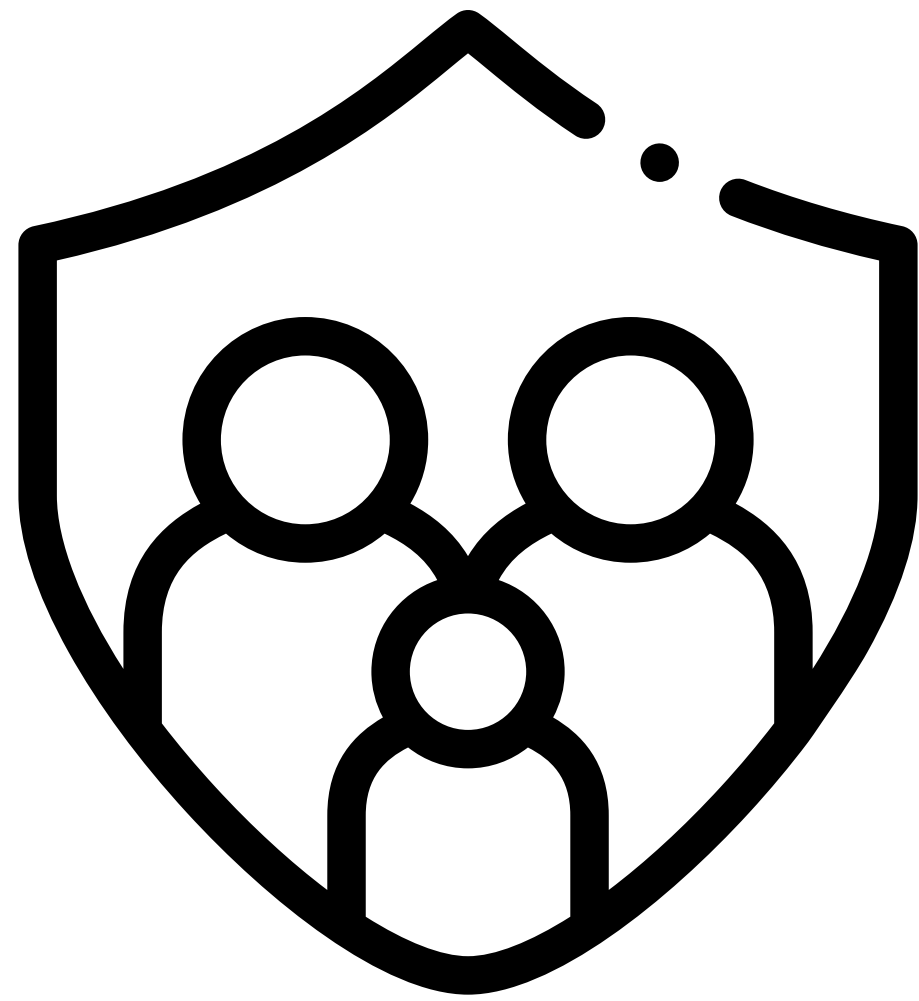
This private exclusive access gives residents a taste of extra private life and gives them the opportunity to directly go for a walk or ride their bicycles in the Groove's pedestrian or cycle paths.



AMENITY LANDSCAPE **FACILITIES**

THE GROOVE **FACILITIES**

SAFETY & **SECURITY**



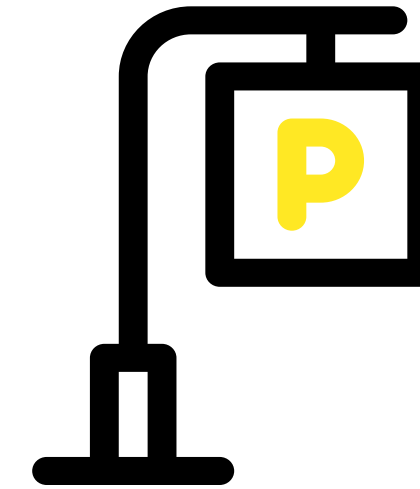
SAFETY & **SECURITY**



Fully-integrated
Security systems



Mobile
Applications



Parking
Areas



FULLY-INTEGRATED SECURITY SYSTEMS

As safety comes first, DM worked on making the groove a safe destination for you and your family in order to run away from the city chaos and totally forget worries surrounded by fully-integrated security systems and smart gates.

16- Mobile Applications: In Keeping with the technology and the smart lifestyle, the Groove uses many mobile applications to help in facilitating the Groove's residents' accommodation.

Through those mobile applications, you can cross gates, order services, invite people, pay bills, and reserve an appointment at the restaurant.



SAFETY & SECURITY

THE GROOVE FACILITIES



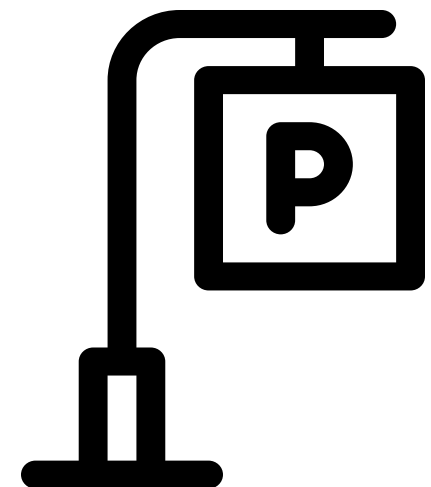
MOBILE APPLICATIONS

In order to build a secure and safe experience for residents and, DM Developments made sure to have areas for parking for residents and visitors while designing the resort. Each resident has a registered parking area.



SAFETY & SECURITY

THE GROOVE FACILITIES



PARKING AREAS

It's where you can buy groceries and find all maintenance centers.



SAFETY & SECURITY

THE GROOVE FACILITIES

INFRASTRUCTURE AND CONSTRUCTION



INFRASTRUCTURE & CONSTRUCTION

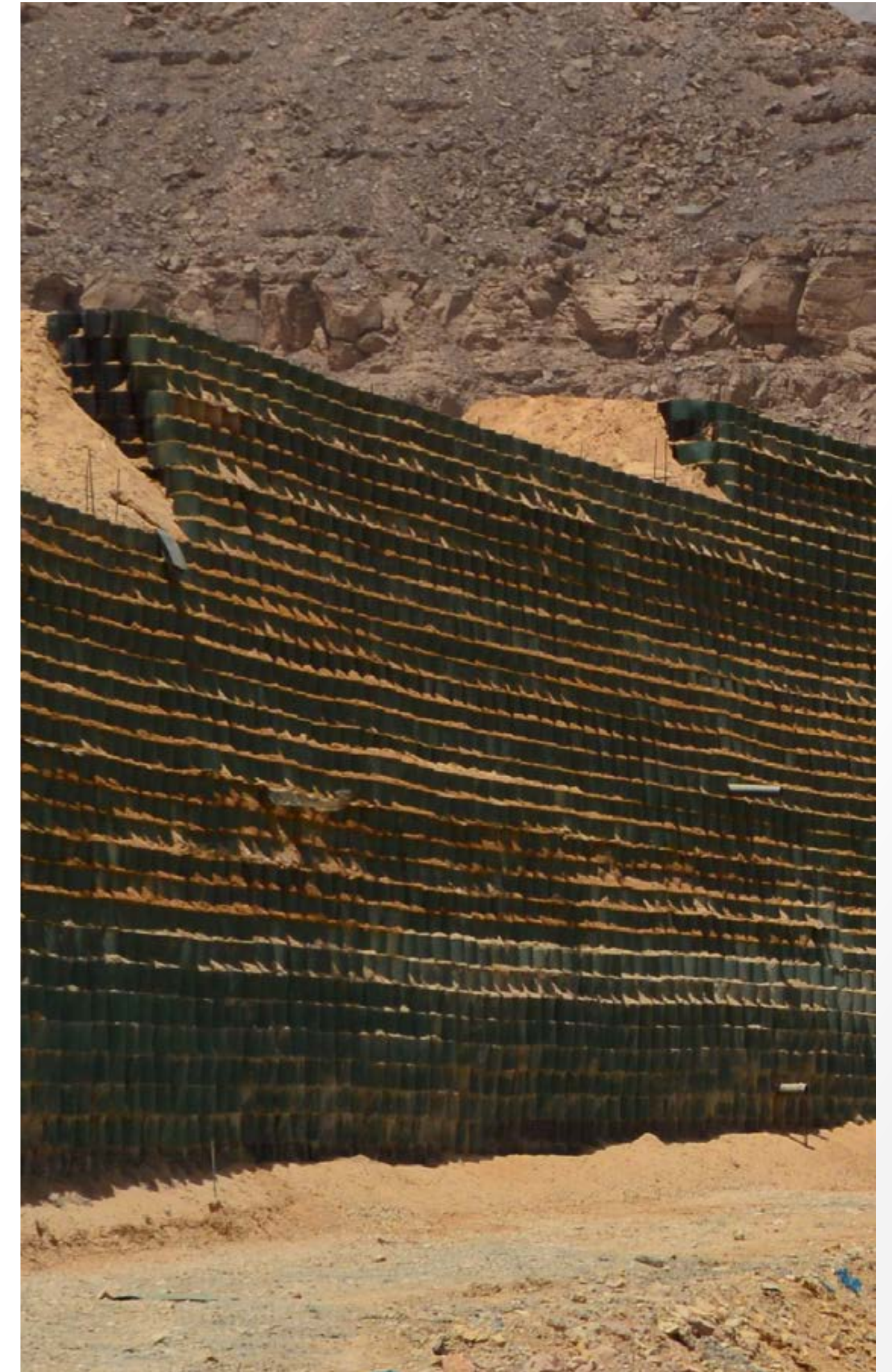
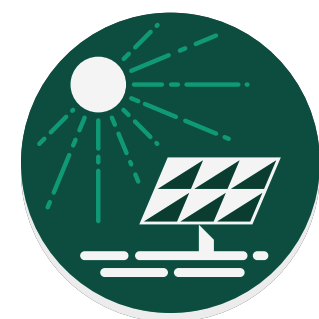
As a sign of DM Developments' high care of its clients' safety, it has decided to assign all the infrastructure systems to a trusted Canadian provider and import high-end supposed to be Spanish machines.



INFRASTRUCTURE & CONSTRUCTION

With the collaboration of LSF Egypt and South Africa company, DM Developments could be the first real estate developer to replace the know Keystone system with the Geocell system, which is much more solid and resistant than the Keystones, and also able to be planted, creating a piece of art by the surrounding green walls.

All Geocells' components were imported from a Spanish company and tested from the Egyptian Housing & Building Research Center.



GRADING **PROCESS**

Almost 2.5 million m², equivalent to 70% of all earthwork.

[WATCH VIDEO](#)



GREEN RETAINING WALLS

LSF Egypt and South Africa company.

[WATCH VIDEO](#)



2020 DELIVERY

110 units will be delivered to our clients by the end of 2020 with 2 swimming pools, beach access, gates, and phase one's integrated infrastructure.

Any other unit will be delivered after 4 years starting from the contract date.

[WATCH VIDEO](#)





DM DEVELOPMENT

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