



Kāī
SOKHNA

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CHAPTER ONE

COMPANY OVERVIEW



*The weekend
getaway*

About Misr Italia Properties

At Misr Italia Properties, we aim to make lasting change in an ever-growing real estate market. Listening to our customers inspires us to stay ahead with innovative real estate solutions & designs.

Misr Italia Properties is the developer of several residential, administrative, and coastal projects across Egypt. Our residential projects include renowned concepts such as IL BOSCO, La Nuova Vista, VINCI and our newest addition, IL BOSCO City, located in the heart of Mostakbal City. Our commercial projects include Garden 8 and Vinci Street, our administrative compounds include Cairo Business Park, set to become New Cairo's premier business hub, and our coastal projects include Kai Sokhna and Kai Sahel.

With you as our main inspiration, our variety of projects always delivers the lifestyle you are searching for, whether you are looking for calm opulent living or a second home at a coastal destination that perfectly captures the essence of summer. We never stop searching for and exploring innovative solutions, providing unmatched service and redefining comfort and pleasure for the communities that we create.



About Kai Sokhna

Derived from the Hawaiian word for ‘Sea’, recover and restore your senses at your very own supremely comfortable seaside getaway.

Kai is the newest project on the Red Sea coast, offering breathtaking scenery and exclusivity to all of our residents. Kai shows elegance and sophistication in simple forms and designs. Located at walking distance from all main attractions in the area, there’s no need for a car once you arrive at the resort.

At Kai, we believe that a seaside holiday should be a rewarding and relaxing experience, a place where you can enjoy the perfect weekend getaway. From refreshing days spent at our private beach, to active seaside sports at our exciting Fins Kite Surfing Center, you can spend the day recharging at our marvellous infinity pool and grab a cozy drink by the pool bar and while your relaxation is guaranteed the kids area is always ready to keep your little ones happy and engaged.

As an added treat, serve your body and restore your energy by joining our crossfit and yoga classes at this all-inclusive seaside development.

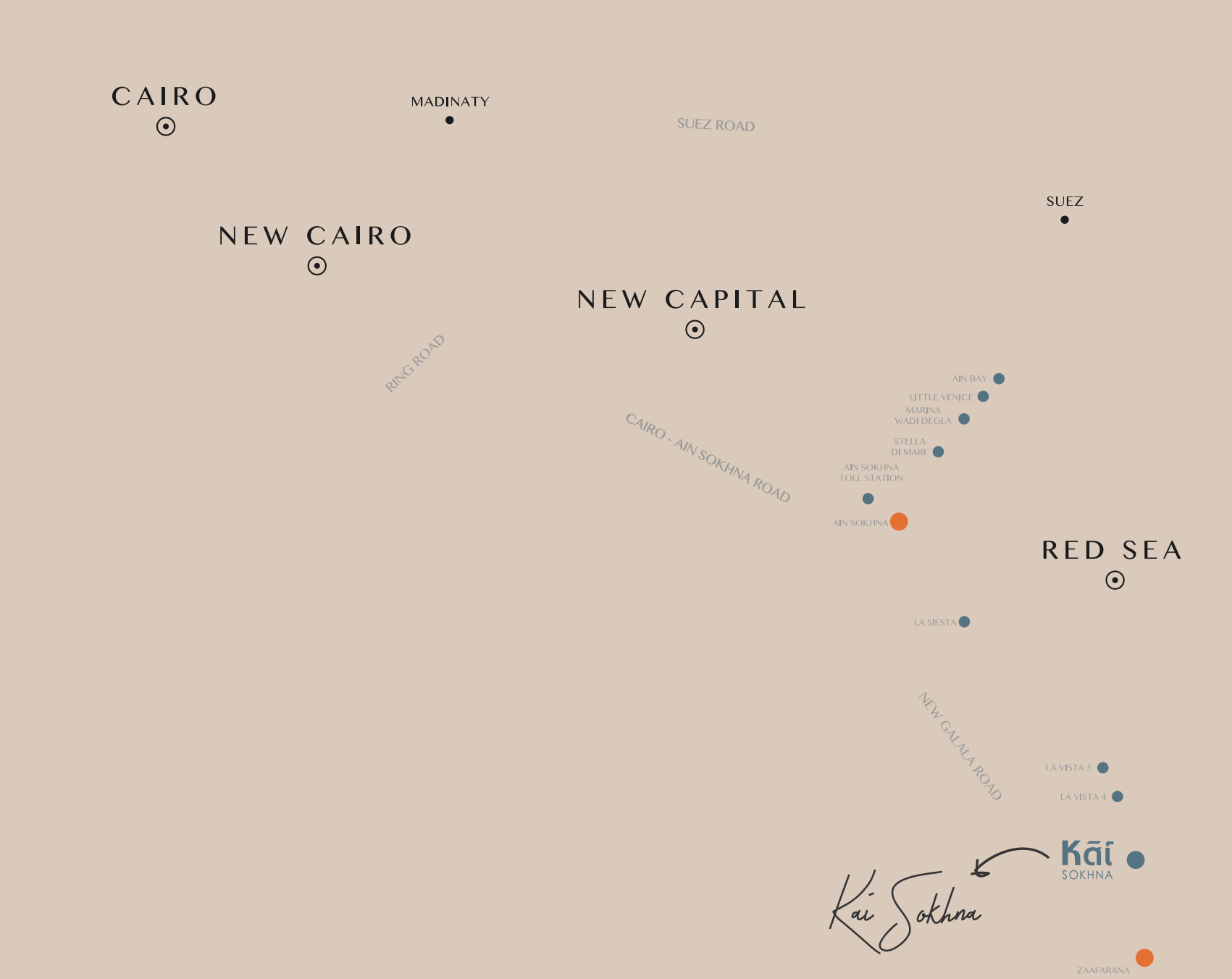


*Nature
inspired architecture*

Kai Sokhna Location Map

Kai Sokhna is located in Kilo 100 of Zaafrana Road, 10 KM away from second exit of New Galala Road.

- Galala Road 3 mins
- Cairo Sokhna Road 30 mins
- New Capital 50 mins
- New Cairo 80 mins
- Cairo Airport 90 mins
- Maadi 90 mins
- Heliopolis 95 mins



CHAPTER TWO

MASTERPLAN

Breathtaking
scenery



Kai Sokhna Master Plan

- 01- First Row Stand Alone Villas
- 02- Second Row Senior Chalets
- 03- Third Row Pool Deck Chalets
- 04- Commercial Area
- 05- Main Gate
- 06- Cabanas
- 07- Main Pool
- 08- Pool Bar
- 09- Origins Beach Restaurant and Bar by TLT
- 10- Kids Area
- 11- Kai Dock
- 12- Hilton Hotel and Resort
- 13- Hotel Spa
- 14- Fins Kitesurfing Center

Disclaimer:
Each garden plot shape will vary based on the location of the building in the masterplan.



Kai Sokhna

Unit Types Elevations

Kai Sokhna’s units offer the best in a merged experience of luxury seaside getaways and supremely lux living. From astoundingly breathtaking first row Stand Alone Villas that come with guaranteed Red Sea views and superior accessibility, to Senior Chalets that enjoy private gardens and eye-catching serene pools.

A spectacular beachfront experience is promised to all of our residents, with aquatic features and pools encompassing a large portion of the development. This guarantees that all unit types have access to shimmering water, regardless of elevation or location within Kai. Each row sits at a staggered elevation, making the natural environment of the Red Sea the main focus throughout the resort. At Kai, the units serve as an aesthetic imitation of the landscape. The architects blend their work with nature until it disappears, and provides a climate that merges with and makes possible a divine seaside experience.

*Farthest point to the beach
100 meters*

1st Row Standalone villas +3.5 Meter

2nd Row Senior chalets +6.5 Meter

3rd Pool Deck chalets +9.5 Meter



CHAPTER THREE

FACILITIES

*Illustrate your
weekend*



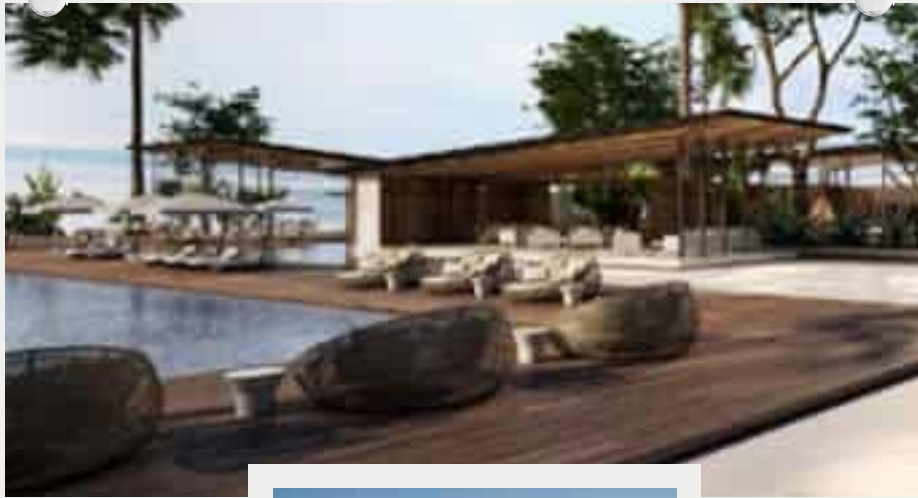
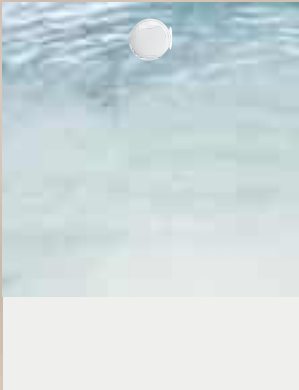
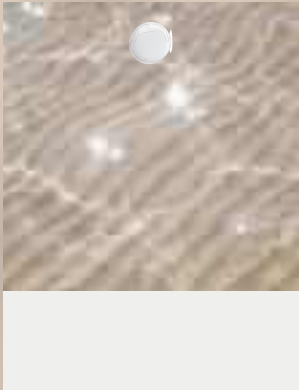
Facilities

An impeccable beach experience is only possible with fully accessible and available beachside facilities and activities. An opportunity to take part in a variety of activities and sports is open to all of our residents.

From our pool, commercial area, bar & restaurant, and dock marina, to our exciting Fins Kite Surfing Center, Kai's facilities offer supreme variety, all in one place.

Facilities Include:

- Commercial Area
- Fins Kite Surfing Center
- Hilton Hotel
- Origins Beach Restaurant & Bar by TLT
- Triple Play Technology



Kai Lifestyle

Origins Beach Restaurant and Bar

At Kai Sokhna, we embark on a truly unique experience, introducing Origins Beach Restaurant & Bar by TLT Hospitality. Originating from the very essence of life, that is, culture. It is embedded within our hearts, lives and families; an ethereal connection that lived long before us.

With mesmerizing views of the sea, guests will indulge in a series of flavours, inspired by our very own traditional and cultural feasts, from Middle Eastern recipes to Mediterranean delicacies and a menu of mouth-watering cocktails. Origins Beach Bar & Restaurant is delicately designed with smooth architectural lines of rich mahogany wood and floor-to-ceiling glass partitions for both indoor and outdoor spaces, evoking the most beautiful sunsets.



A space that is filled with originality, warmth and togetherness; families and friends will find themselves lost in conversation whilst soaking up the warm sunlight and experiencing new culinary sensations.



Hotel Operator Hilton

Hilton

For nearly a century, Hilton Hotels & Resorts has been proudly welcoming the world's travellers.



With more than 570 hotels across six continents, Hilton Hotels & Resorts provides the foundation for memorable travel experiences and values every guest who walks through its doors. The flagship brand of Hilton Hotels & Resorts continues to set the standard for hospitality, providing new product innovations and services to meet guests' evolving needs. Hilton is dedicated to fulfilling its mission to be the world's most hospitable company by delivering exceptional experiences – every hotel, every guest, every time.

Fins Kitesurfing Center

For the first time ever, Ain El Sokhna will finally have a world-class kite surfing center managed by Sherif Soliman & Jennifer Osman called FINS in KAI SOKHNA, one of Misr Italia Properties’ most anticipated happenings.

Kai Sokhna features a 1km sandy beach, fueled with wind and shallow waters which makes for a world-class kite surfing destination. Behind the amazing design of Fins is Karim El Assal, co-founder of Segments Architects, one of the top interior design and architecture studios in Egypt.



fins
kai sokhna

III+ SEGMENTS ARCHITECTS



Breathtaking Scenery

Nestled in the phenomenal landscape of the Red Sea, Kai' ideal location along with its uniquely water-centric design brings an unbelievable seaside experience to life. Situated alongside the cool and calm waters of a 1 kilometer long sandy beach, Kai's elemental landscape is perfect for relaxing, exploring and seeking adventure in nature, all year round.

Active lifestyles and laid-back living are both accommodated by our majestic landscape. Residents can find joyful experiences wherever they seek, whether on our shimmering beachside with active water sports, or in the comfort of their pristine finished residential units.

1 kilometer long sandy beach



CHAPTER FOUR

UNIT TYPES

STAND ALONE VILLAS



*Luxury by
the sea*

Stand Alone Villas

Our first row is directly on the beach with exceptional sea-view, and rises 3.5 meters above sea level. We have provided each villa with a private garden and a private pool. Enjoy your unique sea view from the comfort of your home’s garden.

Front view



Disclaimer:
The units facades are tentative and subject to change.

Floor Plans

Average Plot Area: 380 sqm

Total Built-up Area: 270 sqm

Ground Floor:

Reception	6.05 x 5.80
Dining	3.70 x 3.65
Kitchen	3.60 x 3.45
Guest Toilet	1.80 x 1.15
Maidroom	2.20 x 2.05
Maid’s Toilet	1.15 x 1.50
Driver’s Room	2.20 x 1.80
Driver’s Toilet	1.80 x 1.10
Stairs	3.45 x 2.40

First Floor:

Master Bedroom	4.00 x 3.65
Bathroom	2.45 x 1.90
Terrace	6.25 x 2.05 + 3.80 x 1.80
Living Room	4.80 x 3.60
Bathroom	2.40 x 1.75
Bedroom (1)	3.80 x 3.65
Terrace	4.85 x 1.15 + 2.05 x 0.75
Bedroom (2)	4.10 x 3.65
Stairs	6.80 x 1.15

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CHAPTER FOUR

UNIT TYPES

SENIOR CHALETS



Private pool

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.



Senior Chalets

Building A Ground Floor & Typical Floor



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Senior Chalets

Building B Ground Floor & Typical Floor



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Senior Chalets

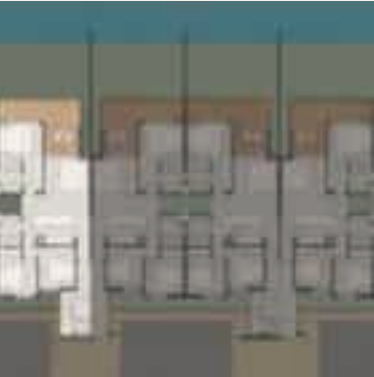
Building D Ground Floor & Typical Floor



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Floor Plans

Total built-up Area: 165 sqm
Three Bedrooms
Ground floor chalet with
garden area of 80 sqm



Reception	5.30 x 4.00
Terrace	7.40 x 5.10
Kitchen	3.70 x 2.50
Master Bedroom	4.00 x 3.30
Lobby	2.80 x 1.80
Bathroom	3.00 x 2.30
Bedroom (1)	4.10 x 3.50
Bedroom (2)	3.65 x 3.30
Bathroom	2.85 x 2.30

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CHAPTER FOUR

UNIT TYPES

POOL DECK CHALETs



*Unique architectural
designs*

Pool Deck Chalets

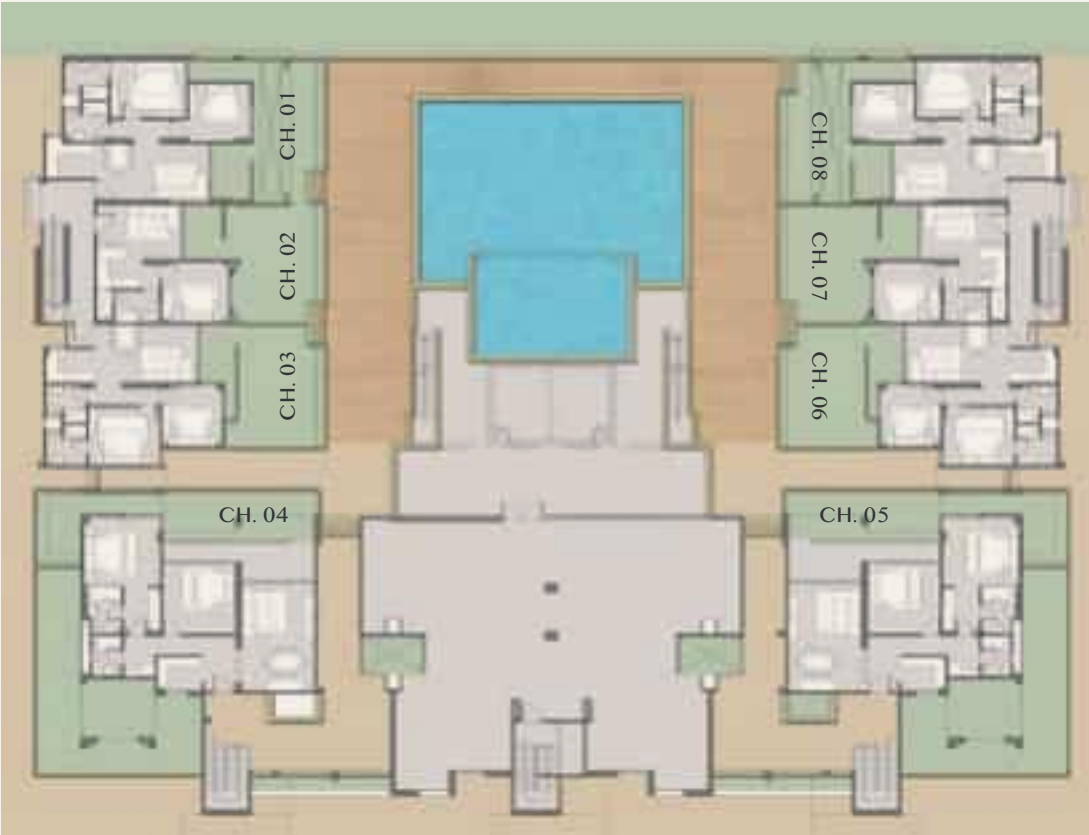
Our third row Pool Deck Chalets sit 100 meters away from the beach. Pool Deck Chalets are multipurpose and include 1, 2 and 3 bedroom options. Two pools adorn the chalets, with one featured at the pool level floor and one at the second ground floor. Pool Deck Chalets are 9.5 meters above sea level, allowing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

Pool level floor



Pool Deck Chalets

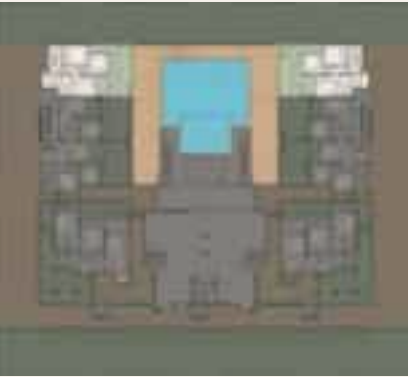
Building G1 - Pool Level



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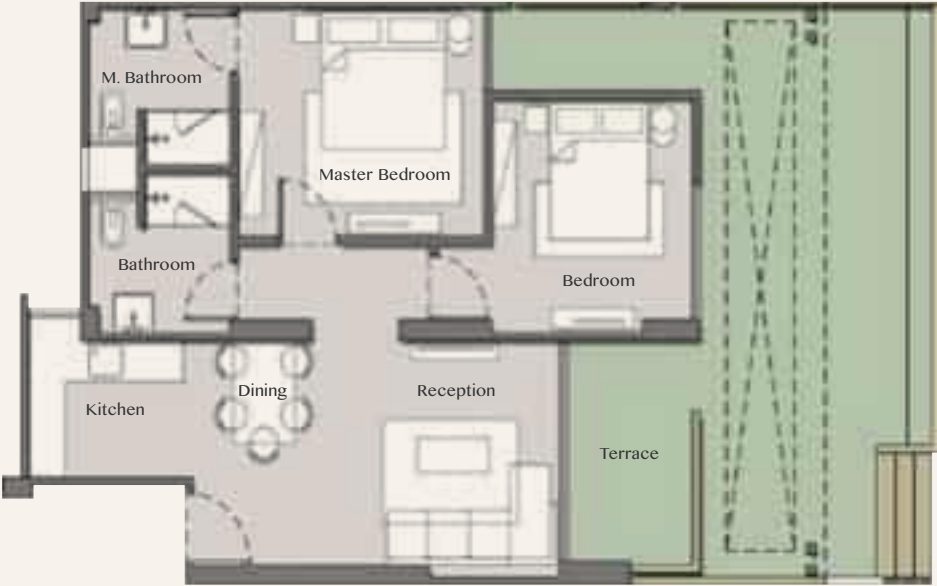
Building G1 Pool Level - Unit 1 & 8

Total Gross Area: 116 sqm
Garden Area: 35 sqm
Two Bedrooms



Reception & Dining	6.10 x 3.45
Kitchen	2.50 x 2.00
Master Bedroom	4.00 x 3.35
M. Bathroom	2.30 x 2.30
Bedroom (1)	3.25 x 3.40
Bathroom	2.30 x 2.30
Terrace	3.20 x 2.00

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Building G1
Pool Level - Unit 2 & 7

Total Gross Area: 69 sqm
Garden Area: 35 sqm
One Bedroom



Reception & Dining	4.50 x 3.20
Kitchen	2.25 x 1.70
Bedroom (1)	3.60 x 3.50
Bathroom	2.40 x 1.90
Terrace	3.20 x 2.00

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Building G1
Pool Level - Unit 3 & 6

Total Gross Area: 102 sqm
Garden Area: 35 sqm
Two Bedrooms



Reception & Dining	5.40 x 3.40
Kitchen	2.60 x 2.00
Master Bedroom	3.75 x 3.40
M. Bathroom	2.40 x 2.10
Bedroom (1)	3.65 x 3.20
Bathroom	2.20 x 2.10
Terrace	3.40 x 1.90

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Building G1
Pool Level - Unit 4 & 5

Total Gross Area: 139 sqm
Garden Area: 115 sqm
Two Bedrooms



Reception & Dining	6.30 x 3.85
Kitchen	2.35 x 2.00
Bathroom	2.35 x 1.55
Master Bedroom	4.05 x 4.05
Lobby	2.50 x 1.95
M. Bathroom	2.75 x 1.80
Bedroom	4.10 x 3.85
Terrace	8.00 x 2.30



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Pool Deck Chalets

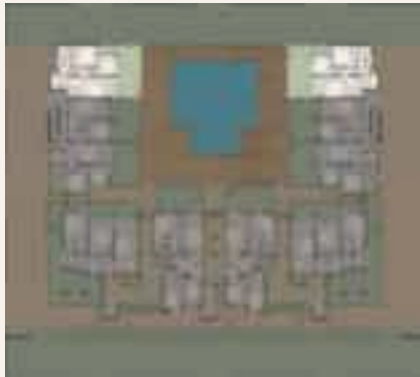
Building G2 & G3 - Pool Level



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Building G2 & G3
Pool Deck Level - Unit 1 & 10

Total Gross Area: 116 sqm
Garden Area: 35 sqm
Two Bedrooms

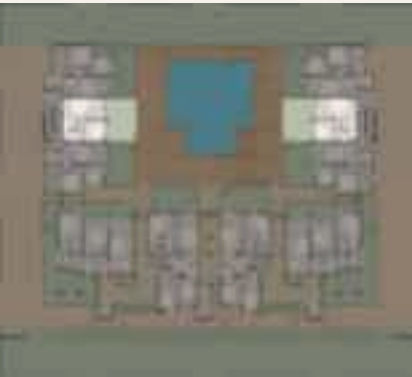


Reception & Dining	6.10 x 3.45
Kitchen	2.50 x 2.00
Bedroom (1)	3.25 x 3.40
Bathroom	2.30 x 2.30
Master Bedroom	4.00 x 3.35
M. Bathroom	2.30 x 2.30
Terrace	3.20 x 2.00

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Building G2 & G3
Pool Deck Level - Unit 2 & 9

Total Gross Area: 69 sqm
Garden Area: 35 sqm
One Bedroom

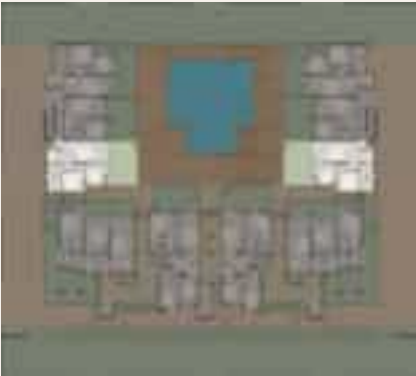


Reception & Dining	4.50 x 3.20
Kitchen	2.25 x 1.70
Bedroom (1)	3.60 x 3.50
Bathroom	2.40 x 1.90
Terrace	3.20 x 2.00

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Building G2 & G3
Pool Deck Level - Unit 3 & 8

Total Gross Area: 102 sqm
Garden Area: 35 sqm
Two Bedrooms



Reception & Dining	5.40 x 3.40
Kitchen	2.60 x 2.00
Bedroom (1)	3.65 x 3.20
Bathroom	2.20 x 2.10
Master Bedroom	3.75 x 3.40
M. Bathroom	2.40 x 2.10
Terrace	3.40 x 1.90

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Building G2 & G3
Pool Deck Level - Unit 4 & 7

Total Gross Area: 139 sqm
Garden Area: 115 sqm
Two Bedrooms

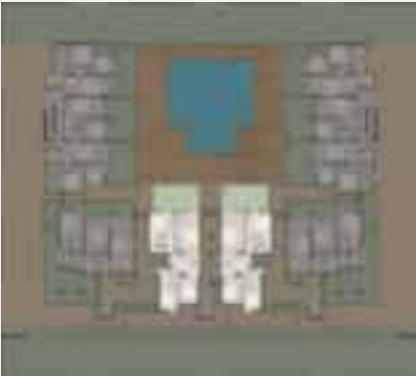


Reception & Dining	6.30 x 3.85
Kitchen	2.35 x 2.00
Master Bedroom	4.05 x 4.05
M. Bathroom	2.75 x 1.80
Lobby	2.50 x 1.95
Bedroom (1)	4.10 x 3.85
Bathroom	2.35 x 1.55
Terrace	8.00 x 2.30

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Building G2 & G3
Pool Deck Level - Unit 5 & 6

Total Gross Area: 138 sqm
Garden Area: 35 sqm
Three Bedrooms



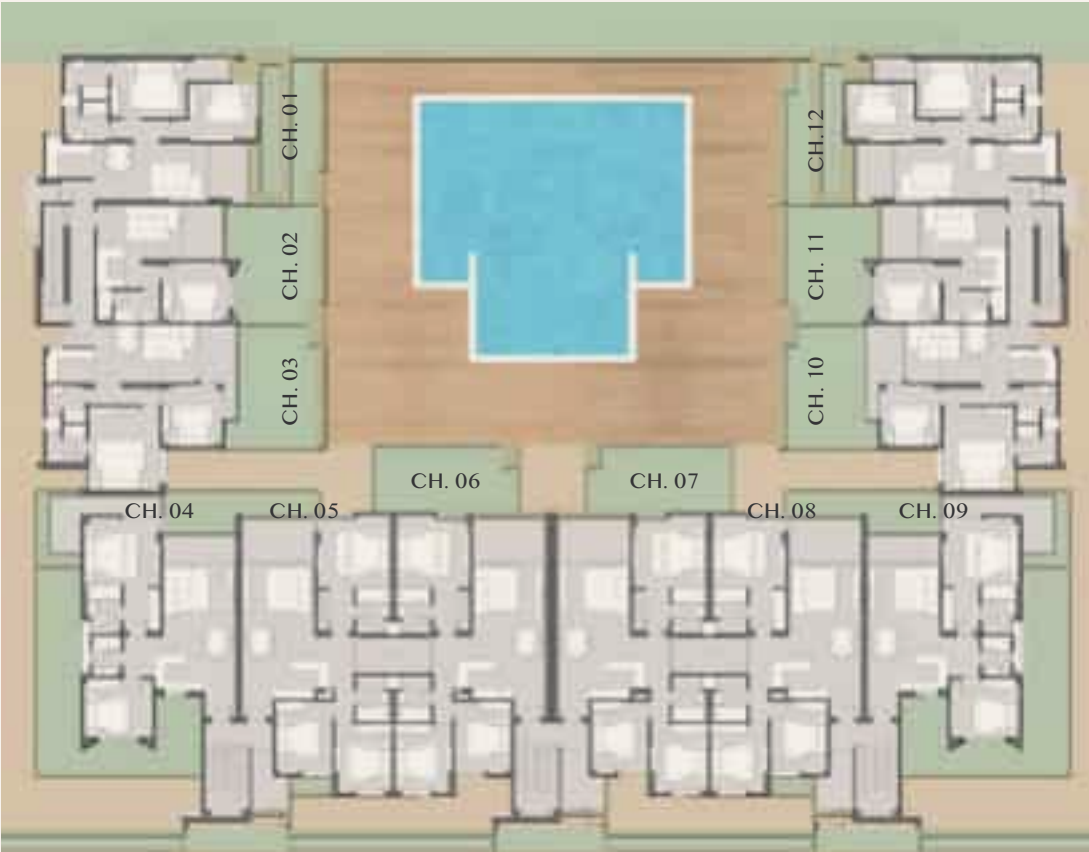
Reception & Dining	4.55 x 3.70
Kitchen	3.40 x 2.25
Bedroom (1)	3.90 x 3.05
Bedroom (2)	4.25 x 3.00
Bathroom	2.70 x 1.80
Master Bedroom	4.35 x 3.60
M. Bathroom	3.10 x 2.65
Lobby	3.10 x 1.60
Terrace	3.70 x 2.00

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Pool Deck Chalets

Building G1, G2 & G3 - Ground Floor & Typical Floors



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Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 1 & 12

Total Gross Area: 116 - 131 sqm
Two Bedrooms



Reception & Dining	6.05 x 3.45
Kitchen	2.50 x 2.00
Bedroom (1)	3.60 x 3.40
Bathroom	2.30 x 2.30
Master Bedroom	4.00 x 3.35
M. Bathroom	2.30 x 2.30
Terrace (1)	3.20 x 1.95
Terrace (2)	2.20 x 1.40

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Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 2 & 11

Total Gross Area: 66 sqm
One Bedroom



Reception & Dining	4.50 x 3.20
Kitchen	2.85 x 2.40
Bedroom (1)	3.60 x 3.50
Bathroom	2.40 x 1.90
Terrace	3.20 x 2.00

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Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 3 & 10

Total Gross Area: 107 sqm
Two Bedrooms



Reception & Dining	5.40 x 3.40
Kitchen	2.60 x 2.00
Bedroom (1)	3.65 x 3.20
Bathroom	2.20 x 2.10
Master Bedroom	4.90 x 3.75
M. Bathroom	2.40 x 2.10
Terrace	5.50 x 1.90



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Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 4 & 9

Total Gross Area: 134 sqm
Two Bedrooms



Reception & Dining	5.35 x 3.85
Kitchen	2.60 x 2.10
Bedroom (1)	3.65 x 3.45
Bathroom	2.35 x 1.55
Master Bedroom	4.05 x 4.00
M. Bathroom	2.85 x 1.80
Lobby	2.50 x 1.95
Terrace (1)	5.80 x 3.35/1.20
Terrace (2)	3.85 x 1.65



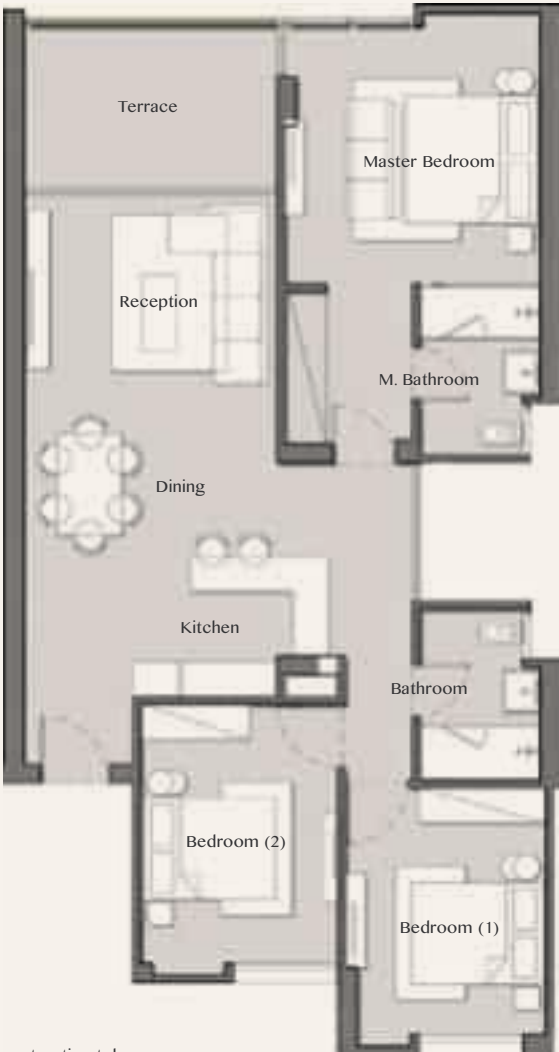
Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions and drawings are approximate, information subject to change without notice.
4. 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.

Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 5 & 8

Total Gross Area: 144 sqm
Three Bedrooms



Reception & Dining	5.70 x 3.85
Kitchen	3.00 x 2.20
Bedroom (1)	2.90 x 3.00
Bedroom (2)	4.25 x 3.00
Bathroom	2.70 x 1.80
Master Bedroom	4.30 x 3.90
M. Bathroom	2.70 x 1.80
Lobby	2.40 x 1.95
Terrace	3.85 x 2.60



Disclaimer:
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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.

Building G1, G2 & G3
Ground Floor & Typical Floors - Unit 6 & 7

Total Gross Area: 147 sqm
Three Bedrooms
Garden Area: 35 sqm
(ground floor for building G1 only)



Reception & Dining	5.70 x 3.85
Kitchen	3.00 x 2.20
Bedroom (1)	3.90 x 3.05
Bedroom (2)	4.25 x 3.00
Bathroom	2.70 x 1.80
Master Bedroom	4.30 x 3.90
M. Bathroom	2.70 x 1.80
Lobby	2.40 x 1.95
Terrace	3.85 x 2.60



Disclaimer:
1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances.
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CHAPTER FIVE

INTERIOR FINISHING STYLES



Finesse lifestyle

Zen White

The off white colour scheme creates an atmosphere of purity where the boundaries between walls, floors and movable items are washed away by the sand.



Using a mix of natural materials such as wood, stone, linen and clay this interior concept reinforces the essence of a sanctuary by the Red Sea.



*Finishing is according to the specs in Contract Appendix. The above is only for Illustrative Purposes

Modern look & feel

The master bedroom is also inspired by elements from nature. The perfect yet subtle mix between stone, linen and wood, give the most relaxing yet elegant look and feel, the light colors along with the subtle patterns also gives it a modern edge. This theme mainly aims to give a luxurious yet relaxing home by the sea.



*Finishing is according to the specs in Contract Appendix. The above is only for Illustrative Purposes

Retro Blend

The Retro Blend concept utilizes a more vivid color palette that seems to have faded away, belonging to another era in time.



Using natural materials as in Concept I, the colorful mix of colors creates a joyful juxtaposition with the iconic furniture items that touches upon a sense of quirkiness. One experiences the warm rays of the sun that flushes the ambiance with its golden veil.



*Finishing is according to the specs in Contract Appendix. The above is only for Illustrative Purposes

With the Retro Blend concept, the subtle elements used previously are added upon with the blending of textures along with a pop of color in contrast with the rooms neutral colors. The geometirc patterns also add to the retro look and feel adding to the value of Kai being another era, and adding a fun and friendly look and feel.



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Sea Blue

The design vocabulary of the Sea Blue concept has been borrowed from the invigorating freshness of the sea. The subtle dialogue between light greys and blues, creates a certain mystery that alters the state of being through reflections and references to marine life.



The openness of the spaces allow a sense of freedom without losing definition of the function. Comfort and ease dominate the atmosphere that focuses on the well-being rather than the design.



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The design of the Sea Blue concept has also been beautifully used in the master bedroom. The subtle creams and blues are borrowed from the freshness of the sea and sand, while the subtle dialogue between light greys and blues, creates a relaxing mood that are all inspired by the marine life. The bedroom provides comfort and luxury at the same time.



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CHAPTER SIX

ARCHITECT
CONSULTANT



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.



A Word From The Designers



“Kai’s concept is meticulously designed to frame the natural settings and instil 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



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