

CAPELLA

THE GROOVE SOKHNA

LET THE SUNSHINE IN



DM DEVELOPMENT

— MOVING COMMUNITIES FURTHER —

The Groove

SOKHNA

The Groove Ain El Sokhna is one of DM Developments' main residential projects located in El Galala area. The Groove sprawls over a 350,000 m land, housing 1700 residential units along with administrative and retail units. The Groove is located 35 minutes away from the New Capital, 45 minutes away from Cairo's new gates and only 50 minutes away from New Cairo. The Groove Sokhna is ideally positioned beside Galala resort. 11 Kilos away from Porto Sokhna, 8 Kilos away from Movenpick Hotel and 700 m from El Galala Village.



LOCATION



CAPELLA

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. Choosing The Groove Sokhna will place you in a cozy spot surrounded by people with a refined taste for luxury. It's a private community with extra private zones inside.





LOWER FLOOR

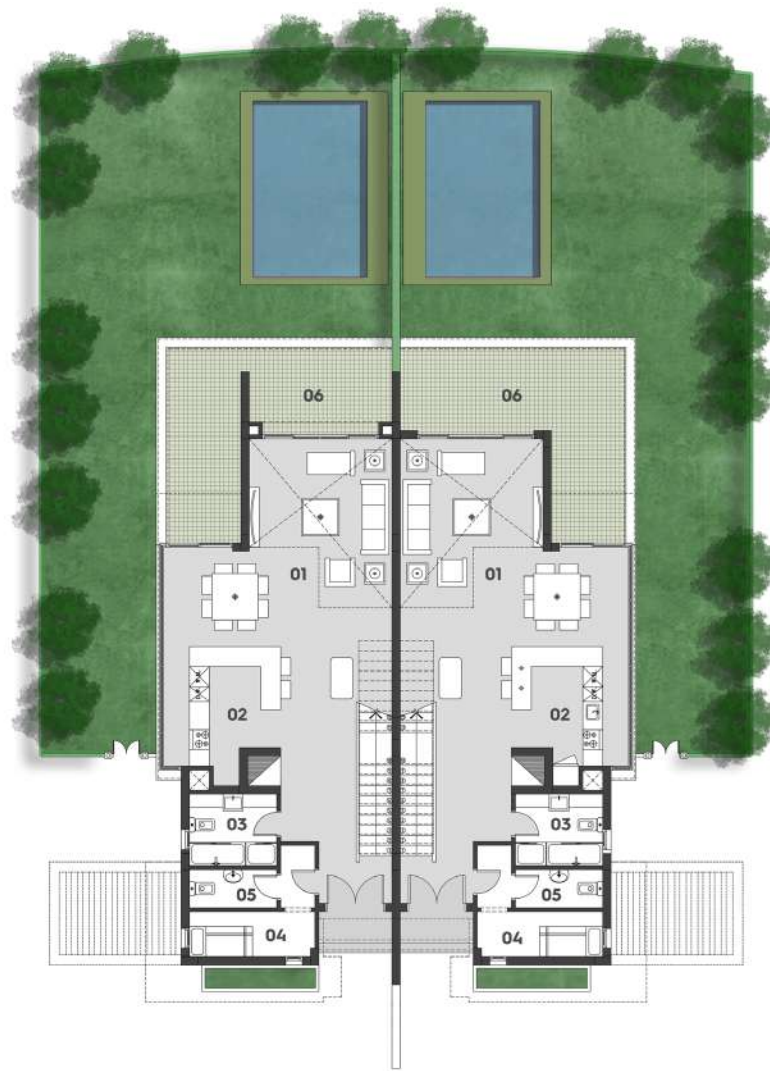
01 . RECEPTION	6.90 X 6.25
02 . KITCHEN	3.60 X 3.55
03 . POWDER ROOM	2.65 X 2.15
04 . MAID'S ROOM	3.80 X 1.35
05 . MAID'S BATHROOM	2.65 X 1.15
06 . TERRACE 1	6.80 X 5.90

ENTRANCE FLOOR

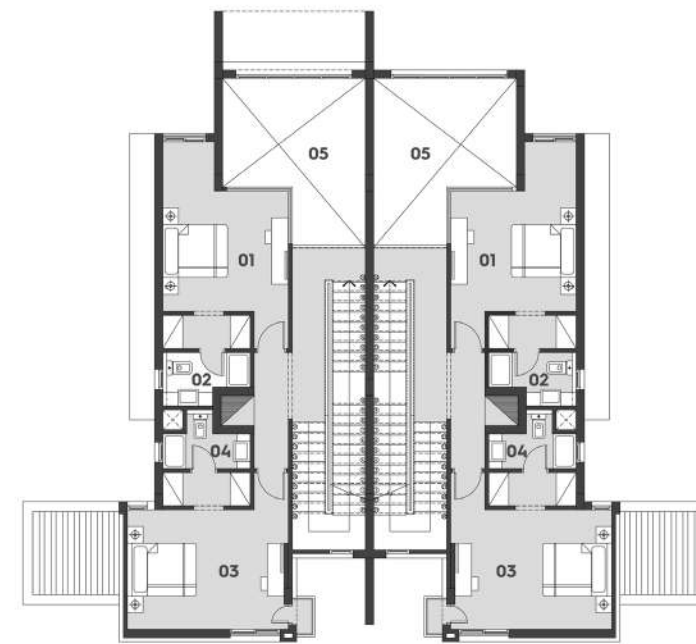
01 . MASTERBEDROOM 1	3.80 X 3.60
02 . BATHROOM 1	2.65 X 1.60
03 . MASTER BEDROOM 2	4.85 X 3.60
04 . BATHROOM 2	2.60 X 1.80
05 . DOUBLE HEIGHT	5.00 X 4.30

UPPER FLOOR

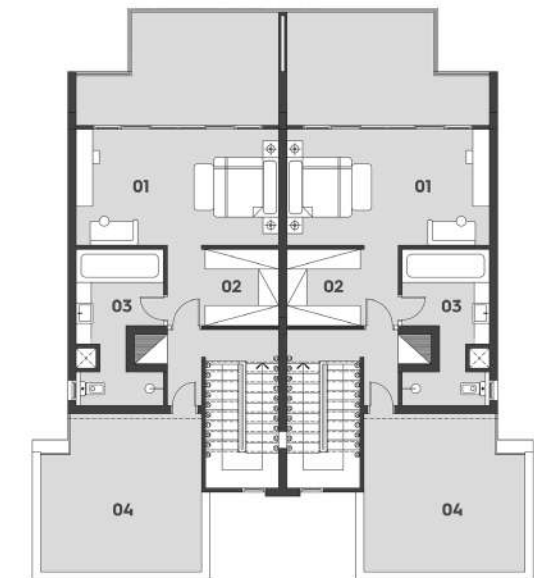
01 . MASTER BEDROOM	6.10 X 3.50
02 . DRESSING	2.30 X 2.30
03 . BATHROOM	4.70 X 2.60
04 . TERRACE	4.75 X 4.85



LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR

TYPE A01 288 SQM

1. THESE RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY; MINOR CHANGES ARE APPLICABLE AS PER ACTUAL MASTER PLANNING DESIGN, CONSTRUCTION AND CONSTRUCTED UNITS.
 2. FLOOR PLANS LAYOUT AND FURNITURE PLANS ARE FOR INDICATIVE PURPOSES.
 3. DIAGRAMS ARE NOT TO SCALE.
 4. ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL DIMENSIONS. DETAILS VARY BETWEEN EACH UNIT. FOR EXACT TECHNICAL DETAILS, PLEASE REFER TO THE CONTRACT.



LOWER FLOOR

01 . BEDROOM 1	4.00 X 3.40
02 . BEDROOM 2	3.80 X 3.50
03 . BEDROOM 3	4.15 X 2.90
04 . BATHROOM 1	2.25 X 1.70
05 . BATHROOM 2	2.25 X 2.00
06 . TERRACE 1	3.90 X 3.20
07 . TERRACE 2	2.80 X 1.50

ENTRANCE FLOOR

01 . RECEPTION	7.50 X 3.40
02 . KITCHEN	3.40 X 2.55
03 . POWDER ROOM	2.00 X 1.20
04 . TERRACE 1	3.65 X 3.00
05 . TERRACE 2	2.55 X 1.80
06 . TERRACE 3	1.00 X 0.90



LOWER FLOOR



ENTRANCE FLOOR

TYPE A01 177 SQM

1. THESE RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY; MINOR CHANGES ARE APPLICABLE AS PER ACTUAL MASTER PLANNING DESIGN, CONSTRUCTION AND CONSTRUCTED UNITS.
 2. FLOOR PLANS LAYOUT AND FURNITURE PLANS ARE FOR INDICATIVE PURPOSES.
 3. DIAGRAMS ARE NOT TO SCALE.
 4. ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL DIMENSIONS. DETAILS VARY BETWEEN EACH UNIT. FOR EXACT TECHNICAL DETAILS, PLEASE REFER TO THE CONTRACT.



LOWER FLOOR

01 . MASTER BEDROOM	4.50 X 3.00
02 . BATHROOM 1	1.50 X 2.10
03 . BEDROOM 1	3.70 X 3.50
04 . BEDROOM 2	4.20 X 3.50
05 . BATHROOM 2	3.60 X 1.60
06 . TERRACE	3.50 X 2.40

ENTRANCE FLOOR

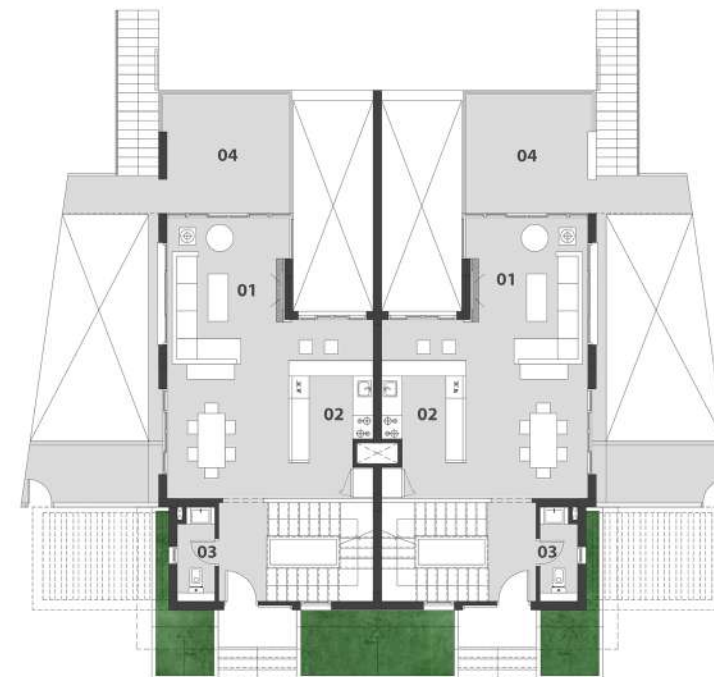
01 . RECEPTION	8.30 X 3.60
02 . KITCHEN	5.30 X 2.60
03 . POWDER ROOM	2.80 X 1.10
04 . TERRACE	3.70 X 3.50

UPPER FLOOR

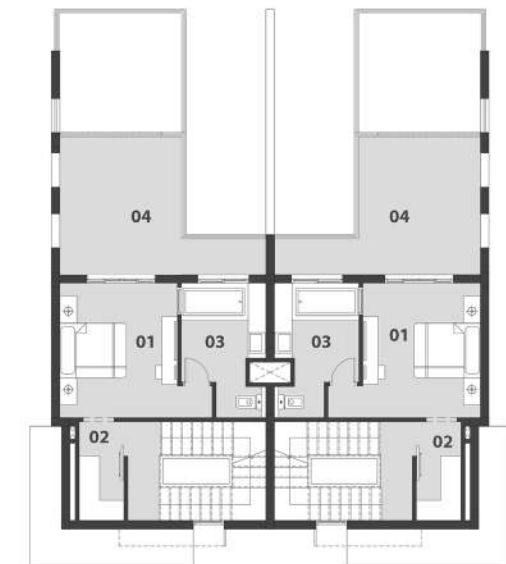
01 . MASTER BEDROOM	4.50 X 4.00
02 . DRESSING ROOM	2.90 X 1.30
03 . BATHROOM	2.50 X 4.00
04 . TERRACE	4.00 X 6.00



LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR

TYPE A01 250 SQM

1. THESE RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. MINOR CHANGES ARE APPLICABLE AS PER ACTUAL MASTER PLANNING DESIGN, CONSTRUCTION AND CONSTRUCTED UNITS.
 2. FLOOR PLANS LAYOUT AND FURNITURE PLANS ARE FOR INDICATIVE PURPOSES.
 3. DIAGRAMS ARE NOT TO SCALE.
 4. ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL DIMENSIONS. DETAILS VARY BETWEEN EACH UNIT. FOR EXACT TECHNICAL DETAILS, PLEASE REFER TO THE CONTRACT.



Lower Floor

- 1. MASTER BEDROOM 1 5.20 x 3.10
- 2. BATHROOM 1 2.70 x 2.15
- 3. BEDROOM 1 3.35 x 3.20
- 4. BEDROOM 2 3.25 x 3.20
- 5. BATHROOM 2 2.30 x 1.40
- 6. TERRACE 1 3.45 x 1.85

Entrance Floor

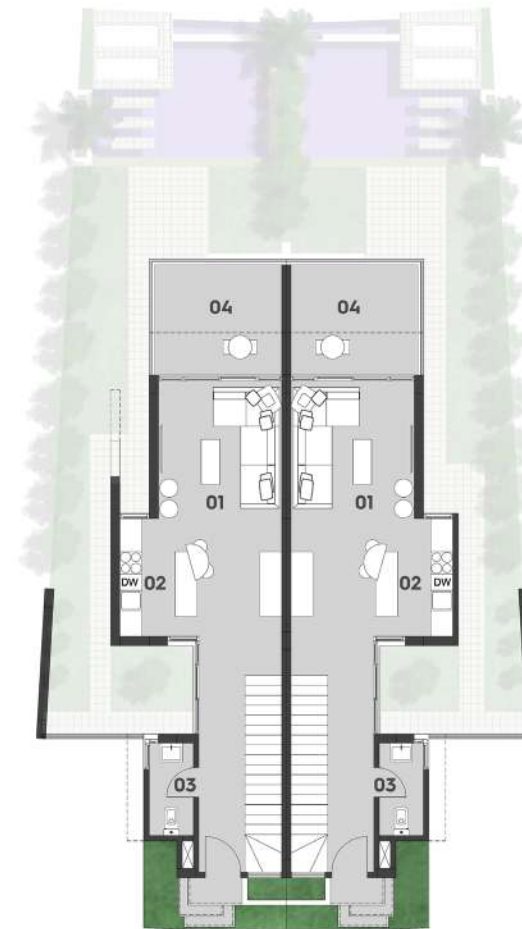
- 1. RECEPTION 3.75 x 3.35
- 2. KITCHEN 3.20 x 2.20
- 3. POWDER ROOM 2.50 x 1.20
- 4. TERRACE 3.45 x 3.00

Upper Floor

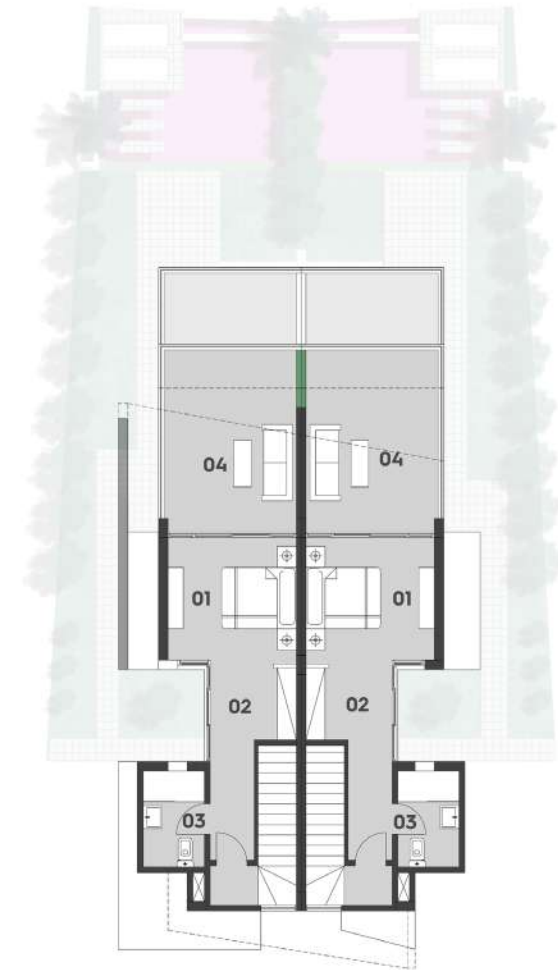
- 1. MASTER BEDROOM 3.35 x 3.30
- 2. DRESSING ROOM 2.00 x 1.25
- 3. BATHROOM 2.50 x 1.60
- 4. TERRACE 4.75 x 3.45



Lower Floor



Entrance Floor



Upper Floor

TYPE 160 SQM

1. THESE RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. MINOR CHANGES ARE APPLICABLE AS PER ACTUAL MASTER PLANNING DESIGN, CONSTRUCTION, CONSTRUCTED UNITS.
 2. FLOOR PLANS LAYOUT AND FURNITURE PLANS ARE FOR INDICATIVE PURPOSES.
 3. DIAGRAMS ARE NOT TO SCALE.
 4. ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL, DISHES OR ADDITIONAL CONSTRUCTION ACT SPECIFICATIONS AND DETAILS VARY BETWEEN EACH UNIT. FOR EXACT TECHNICAL DETAILS, PLEASE REFER TO THE CONTRACT.

Endless Summer Days



WE'D LOVE TO HEAR FROM YOU & ANSWER ALL YOUR INQUIRIES
ABOUT THE GROOVE THROUGH ANY OF OUR PLATFORMS

Hotline: 16509

Website:
www.dmdevelopments.net

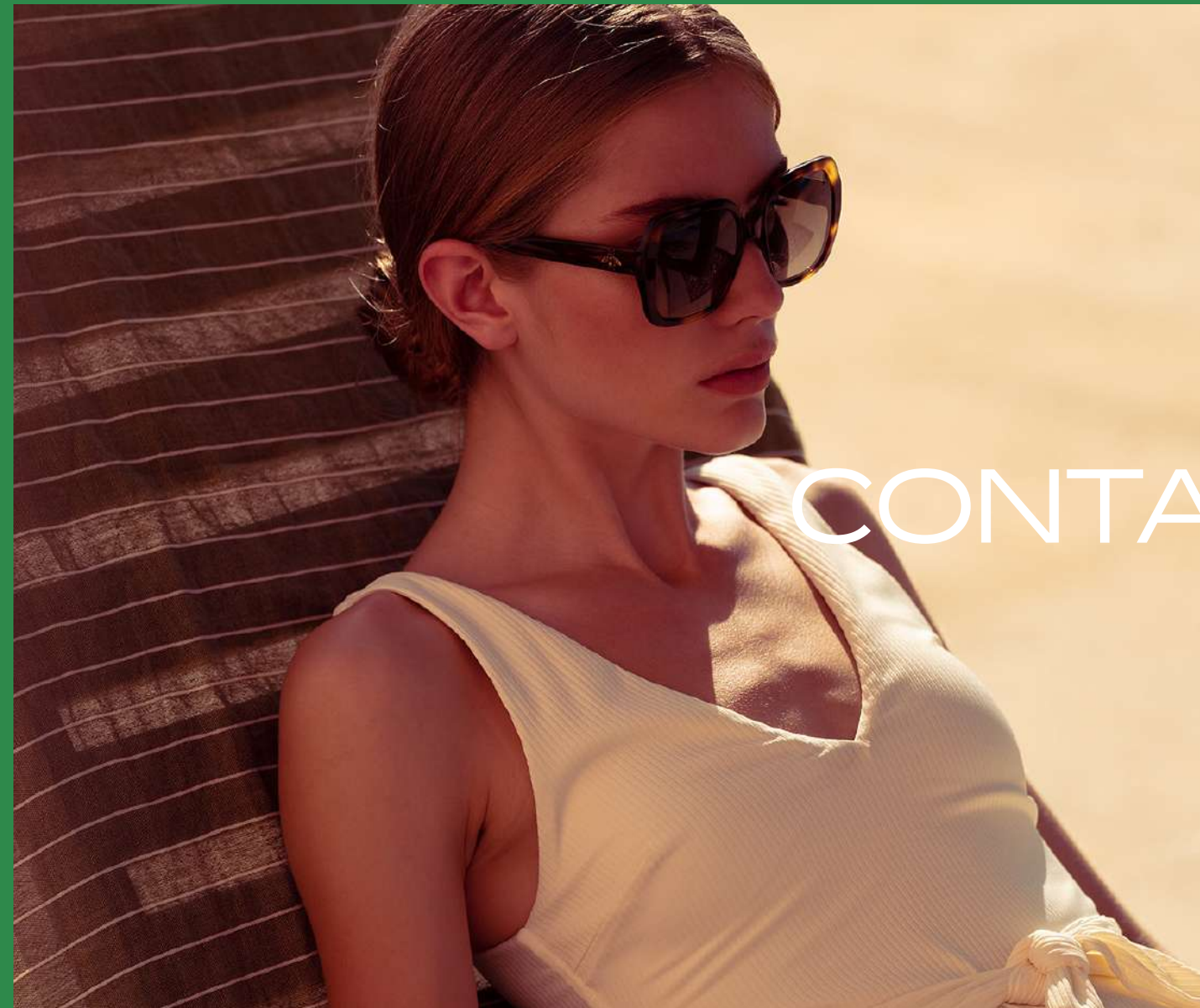
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