

A Z H A A I N S O K H N A

# NOOKS



**the only constant in life is change.**

in a fast paced and ever changing world, adapting is the key  
to moving forward.

we at azha – ain sokhna are firm believers that  
it is essential for us to be agile and create solutions to keep  
moving forward.

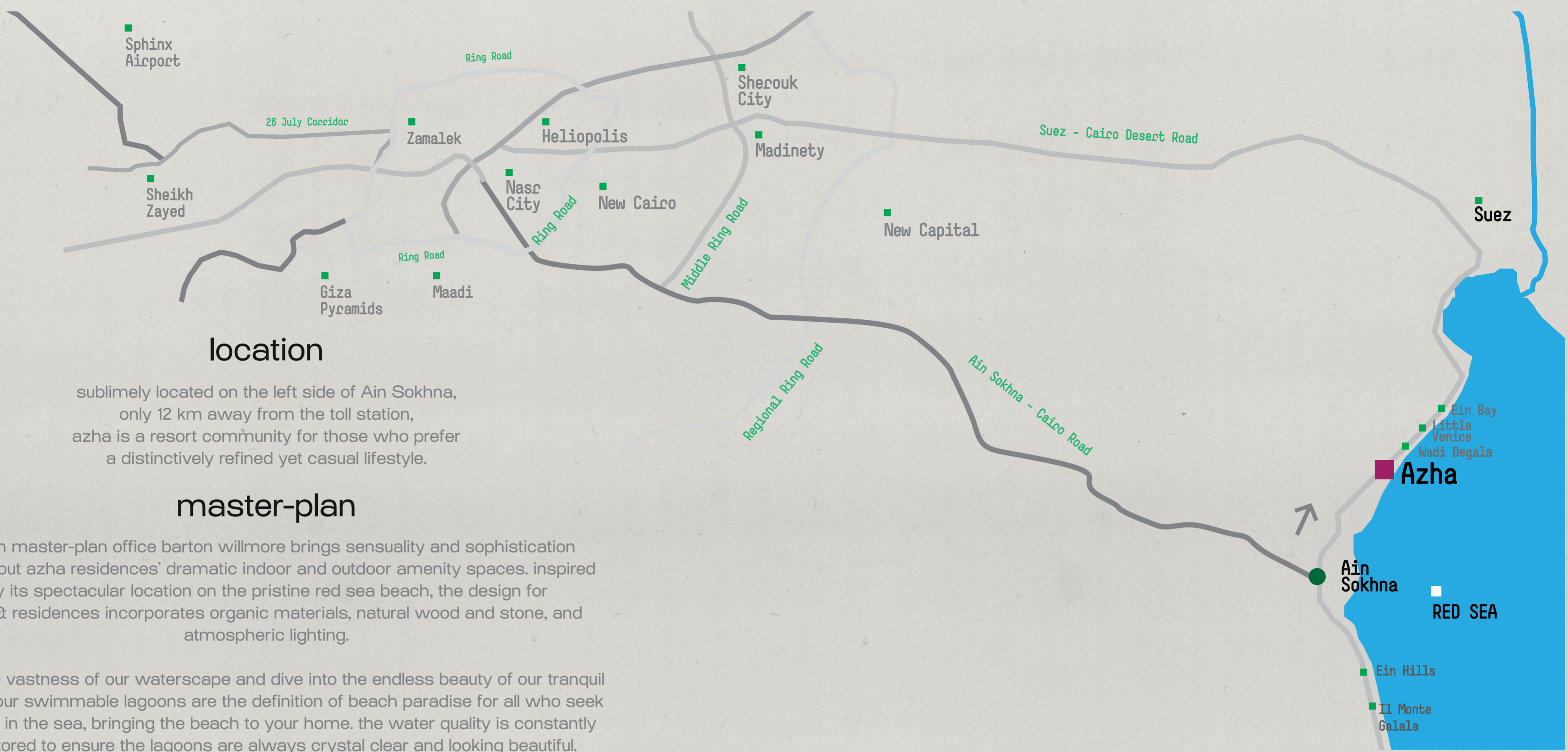
nooks, azha's latest, provides the perfect opportunity for us  
to reimagine what we can be.

connecting both living and work spaces, nooks will bridge  
the gap between both worlds for the first time  
in ain sokhna.

escape  
the  
ordinary

nooks seamlessly intersects both parts of our  
growing community needs,  
by providing residential and state of the art  
business solutions.





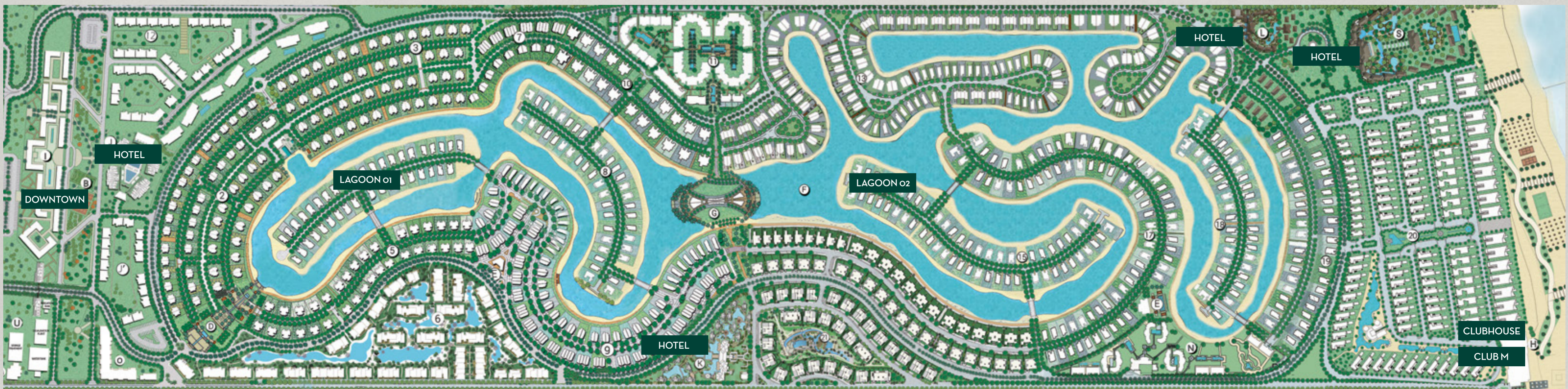
### location

sublimely located on the left side of Ain Sokhna, only 12 km away from the toll station, azha is a resort community for those who prefer a distinctively refined yet casual lifestyle.

### master-plan

british master-plan office barton willmore brings sensuality and sophistication throughout azha residences' dramatic indoor and outdoor amenity spaces. inspired by its spectacular location on the pristine red sea beach, the design for azha & residences incorporates organic materials, natural wood and stone, and atmospheric lighting.

enjoy the vastness of our waterscape and dive into the endless beauty of our tranquil waters. our swimmable lagoons are the definition of beach paradise for all who seek comfort in the sea, bringing the beach to your home. the water quality is constantly monitored to ensure the lagoons are always crystal clear and looking beautiful.





RESORT

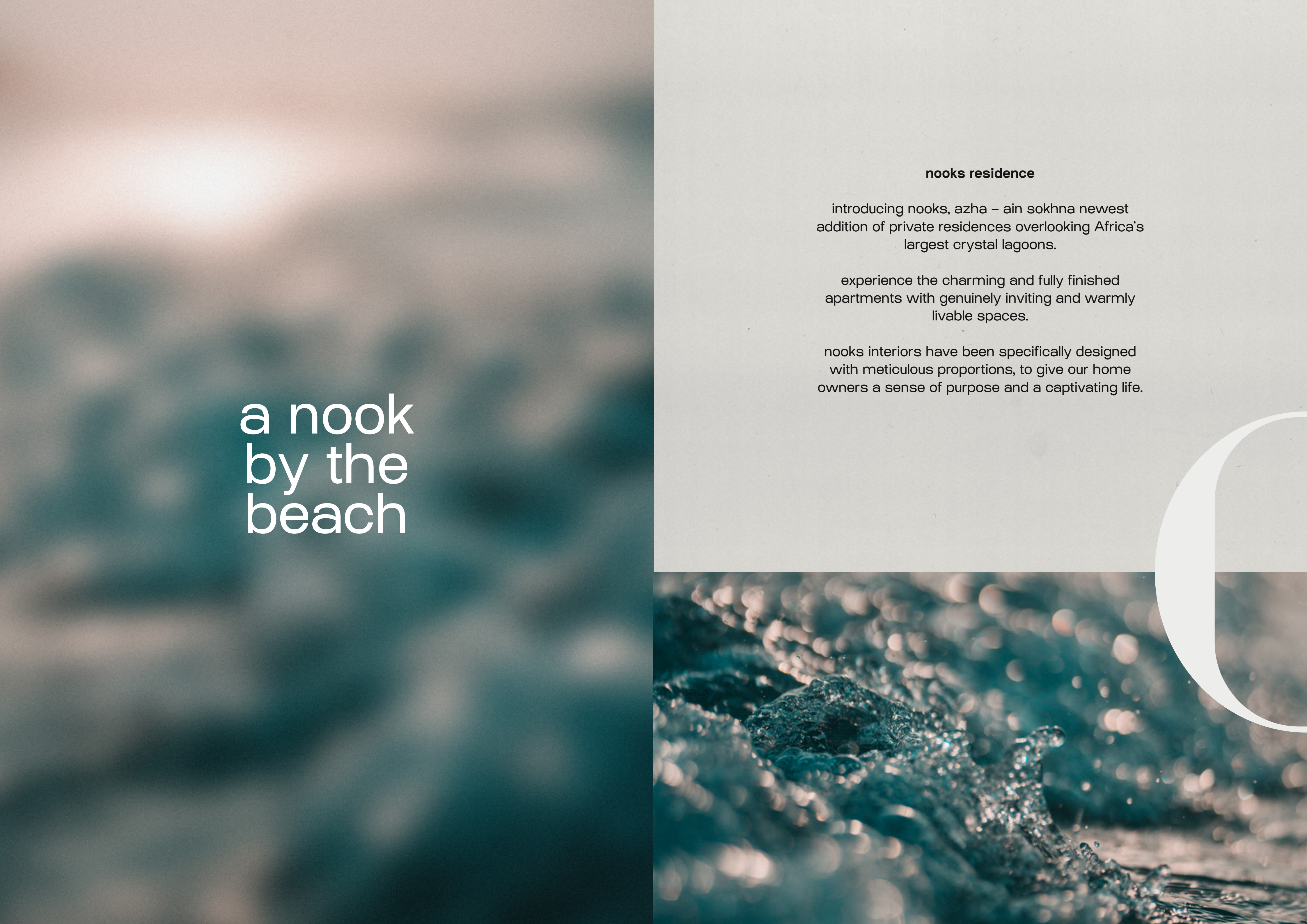
nooks features bold exterior facades by mixing dynamic angles with glass window walls.

our exteriors aesthetics were designed to impress anyone who crosses its threshold.









a nook  
by the  
beach

**nooks residence**

introducing nooks, azha – ain sokhna newest addition of private residences overlooking Africa's largest crystal lagoons.

experience the charming and fully finished apartments with genuinely inviting and warmly livable spaces.

nooks interiors have been specifically designed with meticulous proportions, to give our home owners a sense of purpose and a captivating life.



come home to a space that was carefully crafted with a minimalist and neutral approach.

we began with an accent wall, then started adding warmth and character to our spaces.



impressive.  
heartwarming.  
tranquil.

sit back, relax  
and let the breeze put your mind at ease.





amazing roof terraces of different styles, designed for the most relaxing moments of your life.



aesthetically stunning hideaways on nooks rooftops

design.  
inspiration.  
innovative  
solutions.

a unique zen sanctuary, modern furniture pieces,  
and clean designs with the sole aim to increasing  
productivity and unleashing your creativity.





"your home should tell the story of who you are, and be a collection of what you love."

nate berkus





open space.  
contemporary.  
serene.

join azha's growing community  
and give yourself the opportunity  
to relax and recharge.

celebrate yet another unique expression  
at azha - ain Sokhna.





Ground Floor



First Floor

Chalet G01

SPACE	DIMENSIONS
Master Bedroom	3.60x3.80 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.40x1.60 m
Reception	3.75x6.15 m
kitchen	2.25x2.40 m
Terrace	4.00x1.90 m

Total Area 100 sqm

Chalet G02

SPACE	DIMENSIONS
Master Bedroom	4.00x3.70 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.30x1.70 m
Reception	3.75x6.15 m
kitchen	2.40x2.40 m
Terrace	3.60x1.75 m

Total Area 100 sqm

Chalet G03

SPACE	DIMENSIONS
Master Bedroom	4.35x3.25 m
Bedroom	3.45x3.80 m
Master bathroom	2.40x1.70 m
Bathroom	2.40x1.70 m
Reception	3.80x5.35 m
kitchen	2.40x2.40 m
Terrace1	3.80x1.25 m
Terrace	1.20x1.50 m

Total Area 100 sqm

Chalet 101

SPACE	DIMENSIONS
Master Bedroom	3.60x3.80 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.40x1.60 m
Reception	3.75x6.15 m
kitchen	2.25x2.40 m
Terrace	4.00x1.75 m

Total Area 100 sqm

Chalet 102

SPACE	DIMENSIONS
Master Bedroom	4.00x3.75 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.30x1.70 m
Reception	3.75x6.15 m
kitchen	2.40x2.40 m
Terrace	3.60x1.70 m

Total Area 100 sqm

Chalet 103

SPACE	DIMENSIONS
Master Bedroom	4.35x3.25 m
Bedroom	3.45x3.80 m
Master bathroom	2.40x1.70 m
Bathroom	2.40x1.70 m
Reception	3.80x5.35 m
kitchen	2.40x2.40 m
Terrace1	3.80x1.25 m
Terrace	1.25x1.25 m

Total Area 100 sqm



Second Floor + Access to Roof



Roof Plan

Chalet 201

SPACE	DIMENSIONS
Master Bedroom	3.60x3.80 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.40x1.60 m
Reception	3.75x6.15 m
kitchen	2.25x2.40 m
Terrace	4.00x1.75 m

Total Area 100 sqm

Chalet 202

SPACE	DIMENSIONS
Master Bedroom	4.00x3.70 m
Bedroom	3.45x3.80 m
Master bathroom	2.45x1.60 m
Bathroom	2.30x1.70 m
Reception	3.75x6.15 m
kitchen	2.40x2.40 m
Terrace	3.60x1.70 m

Total Area 100 sqm

Chalet 203

SPACE	DIMENSIONS
Master Bedroom	4.35x3.25 m
Bedroom	3.45x3.80 m
Master bathroom	2.40x1.70 m
Bathroom	2.40x1.70 m
Reception	3.80x5.35 m
kitchen	2.40x2.40 m
Terrace1	3.80x1.25 m
Terrace	1.25x1.25 m

Total Area 100 sqm

**Disclaimer:**

room measurements are consistent with face of wall to face of wall dimensions and do not include wall finishes or additional construction. diagrams are not to scale and are for illustrative purposes only. all finishes, furniture, fences and mill-work shown in the accompanying renderings are for illustrative purposes only; refer to the sales contract annex for exact finishing specifications. all landscaping visuals are for illustrative purposes only and are not included in the property. all renderings and other visual materials, designs, façades are for demonstrative purposes only and are subject to change. please refer to master-plan for adjacent buildings. all materials, dimensions and drawings are approximate. the developer reserves the right to make revisions to the floor plans, information is subject to change without notice. all displayed gardens and terraces areas may vary according the final allocation within the master-plan. drawings are not to scale and actual finishes may vary from the visual floor plans.



**MADAAR**  
DEVELOPMENT



**AZHA**  
ain sokhna

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