ELVA

IL MONTE
GALALA

AN ELEVATED WATERFRONT LIVING

Imagine waking up to breathtaking views of sapphire blues
or simply taking a dip in mountain-top Crystal Lagoons®,
cascading to embrace the Red Sea's serene hues.



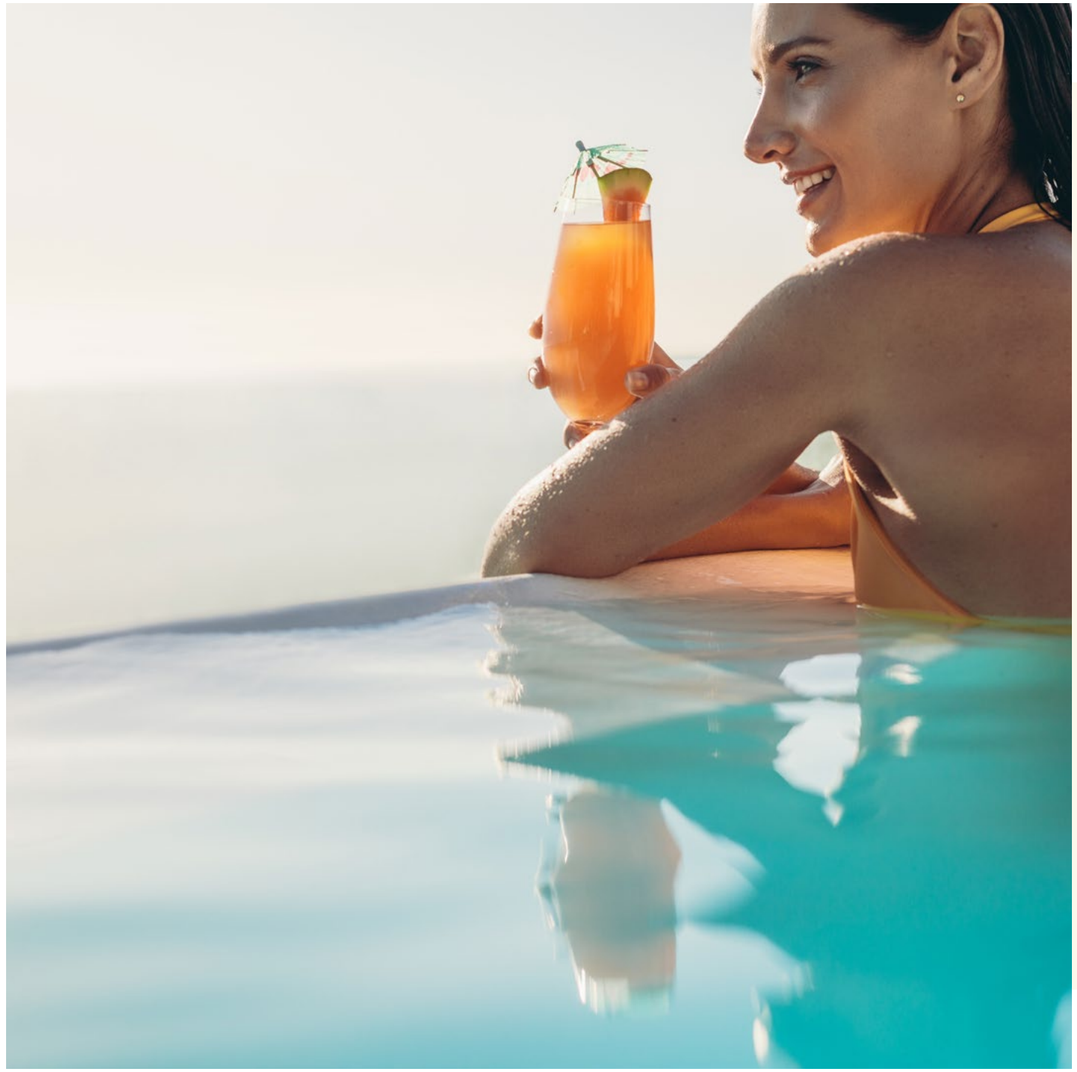
CREATING DESTINATIONS

Since its inception in 2014, Tatweer Misr has strongly emerged as a leading real-estate developer in Egypt that enriches the life of its communities. Committed to design excellence, innovation and sustainability, its unique edge lies in its comprehensive solution-oriented approach spanning quality construction, landmark design and architecture, unique landscaping and an abundance of lifestyle amenities aimed at fostering the growth of its residents.
Driven by a unique vision to deliver life's most treasured experiences to every door, Tatweer Misr forms strategic partnerships with global specialists and world-acclaimed innovators. Today, Tatweer Misr is proud to boast five iconic developments that stand as true testaments of contemporary elegance and innovation across Egypt. From its first home development, Bloomfields, in the heart of Mostakbal City; its flagship, award winning project, IL Monte Galala, in Ain Sokhna; its island-inspired, award-winning development, Fouka Bay, in Ras El Hekma, D-Bay sahel, to its latest Rivers in New Zayed. Tatweer Misr has become an original trendsetter in the region, celebrated for inspiring change.

A COASTAL UNIVERSE ON THE ROCKS

Nestled on top of Galala's starlit mountains lies a coastal universe of architecturally inspired waterfront homes, spooning the world's first mountain-top swimmable lagoon, and tumbling down to embrace the Red Sea's infinite views. IL Monte Galala is a distinct opportunity to own a world-class address in a unique location capturing natural simplicity and luxurious richness at different altitudes. Created and master-planned by Egypt's acclaimed Tatweer Misr Developments and world-renowned Italian architect Gianluca Peluffo and Partners, IL Monte Galala articulates a unique living experience not offered elsewhere. Inspired by Portofino's spellbinding surroundings, this year-round mountain-top community with its lush landscapes and idyllic beach lifestyle sets a global benchmark for luxury living, sustainability and unrivalled hospitality, earning it the best "Residential Low-Rise Project Award - Future" by Cityscape Global.





AN EXCLUSIVE OPPORTUNITY TO CONNECT WITH NATURE

At Elva, it’s hard to tell where seafront serenity begins and lagoon tranquility ends. Life here is a picturesque escape from urban stresses and a free ticket to plunge deep into natural beauty to surface all new. If you wish to rise with your ambitions high above the ordinary and experience sophisticated serenity in an opulent villa or an expansive townhouse of your choice or simply seek to decelerate in an intimate chalet with boundless views, every home at Elva is an amphitheater of sky, sea and flowing lagoon views, exclusively yours to call home.

GLOBALLY LOCATED
NATURALLY BEAUTIFUL

IL Monte Galala sits on the eastern seaboard of the Suez Gulf where the wonders of the Red Sea fringed by ancient history naturally collide with Sokhna's red mountainous range. Ain El Sokhna" or the hot springs is situated 120 km east of Cairo, extending for over 60 km on the breathtaking Red Sea Coast from Adabiya in the north and Zaafarana in the south. Dubbed as "Cairo's beach" for its proximity, Sokhna is a natural gem and a delightful one-hour drive. Only 5 hours away are Paris and London, Berlin and Moscow, West and Southern Africa, and all major cities of the Middle East and Asia in search of a sunny beach paradise and a 'home away from home' experience. IL Monte Galala's pristine shoreline looks onto the Red Sea, globally renowned for being a tapestry of dramatic marine life, dazzling coral reefs and crystal-clear waters at ideal temperatures of 21 to 25° Celsius year-round.





GETTING THERE

90 Minutes

From Cairo International Airport

60 Minutes

From Cairo

45 Minutes

From New Administrative Capital

ONE WITH NATURE

Elva is an elevated masterpiece, designed to capitalize on IL Monte Galala's inspirational typography by maximizing open views on Sokhna's soul-stirring sea and the world's first mountain-top lagoons®. Imaginatively conceived in a smart "V" shape, the neighborhood smart leveling technique and breezy orientation breaks down the scale of residential units at floating levels to magnify natural serenity from every direction while evoking a grand air of freedom where every home owns an unobstructed slice of waterfront paradise. Aesthetically planned in harmony with natural surroundings, Elva boasts a contemporary design concept where less is certainly more by welcoming heavenly outdoors inside every home while providing efficient blocks that not only optimize natural illumination and ventilation, but also lends flexibility to homes, guaranteeing highly qualities of living that elegantly respond to the masterplan.



EXCLUSIVE LIVING FLOWING DEEP INTO BEAUTY

Elva is a signature invitation to become one with nature in an idyllic zone that directly opens onto captivating sea views, as well as the world's first and largest mountaintop Crystal Lagoons®. Imaginatively planned by Tatweer Misr to curate a floating living experience where homeowners can dream in all shades of soothing blue, Elva breaks down the optimum in IL Monte Galala's grand beauty before every home, thanks to an innovative elevation technique, guaranteeing unobstructed magical views of flowing scapes from every angle. The V-shaped masterplan is harmoniously designed to immerse homeowners in a private yet generous slice of water-filled paradise, inviting them to decelerate in heavenly settings anytime of the year while giving in to the topography's laid-back rhythm for a refreshing lifestyle, second to none.





PRIVATE LAGOON

Surrounded by the soothing sea, all homes retain exclusive access to the private lagoon, expanding within Elva to a total of 11 acres; imagine your home surrounded by water everywhere, overlooking a view that never gets old and is your own little piece of heaven.



WATERFALLS STRETCHING AROUND DIFFERENT LEVELS

Every home at Elva is inspirationally designed to forge an exclusive connection with the natural world, giving a unique payback to the creation of coastal space, rooted in green landscapes. The bespoke destination boasts lagoon, relaxation zones and lush patios, as well as manicured gardens for sunbathing and day-long lounging while utilizing communal areas and interactive pathways to foster community bonding of all sorts. Elva is a floating masterpiece, painted in all shades of blue and green to inspire a naturally invited world, looped around you.

KIDS AREA

At Elva, the Kid's Zone is every child's favorite playground. The animated area goes far beyond giving kids something fun to do. It is a place where children can run around freely, clamber around specialized equipment, build their strength, and make new friends. The Kid's Zone is where children can learn through play and ultimately expand their view of the world.





OUTDOOR GYM

Everyone’s active center point. Boasting sports fields, tennis courts, and a world-class gym, residents can enjoy a whole diversity of exercises, overlooking The world’s first mountain-top Crystal Lagoons®.

PROMISING TO REVIVE YOU

Wake up to the sound of chirping birds and simply step out of your home to take a refreshing dip in the world's first mountaintop Crystal Lagoons®, unfolding recreational waves of water-filled activities at your door. Relax, sip on a refreshing cocktail or simply sunbathe under Sokhna's year-round sun while connecting with your deep inner self as magical sea views call out from the horizon. Elva is a year-round opportunity to relax your mind, wash away the stresses of city life while enjoying an abundant array of fun activities to elevate your mood.
Sea, lagoon, you and treasured memories waiting to be born anew.



THE ARCHITECTURE

Elva reconnects you with nature through its harmonious architecture. The sun, the shades, the sea breeze, and the calming seawater are all essential elements in Elva, a warm embrace of harmony that is the essence of your life there. Rather than altering the landscape, Elva's architecture works bring nature as a sentient part of your home.
The nature-inspired haven masterfully crafts an "indoor and outdoor" lifestyle-the best of both worlds, designing elegant spaces that transcend places: spaces where your soul is one with nature, where you are boundless with your surrounding scenery of water, earth, and sky.



















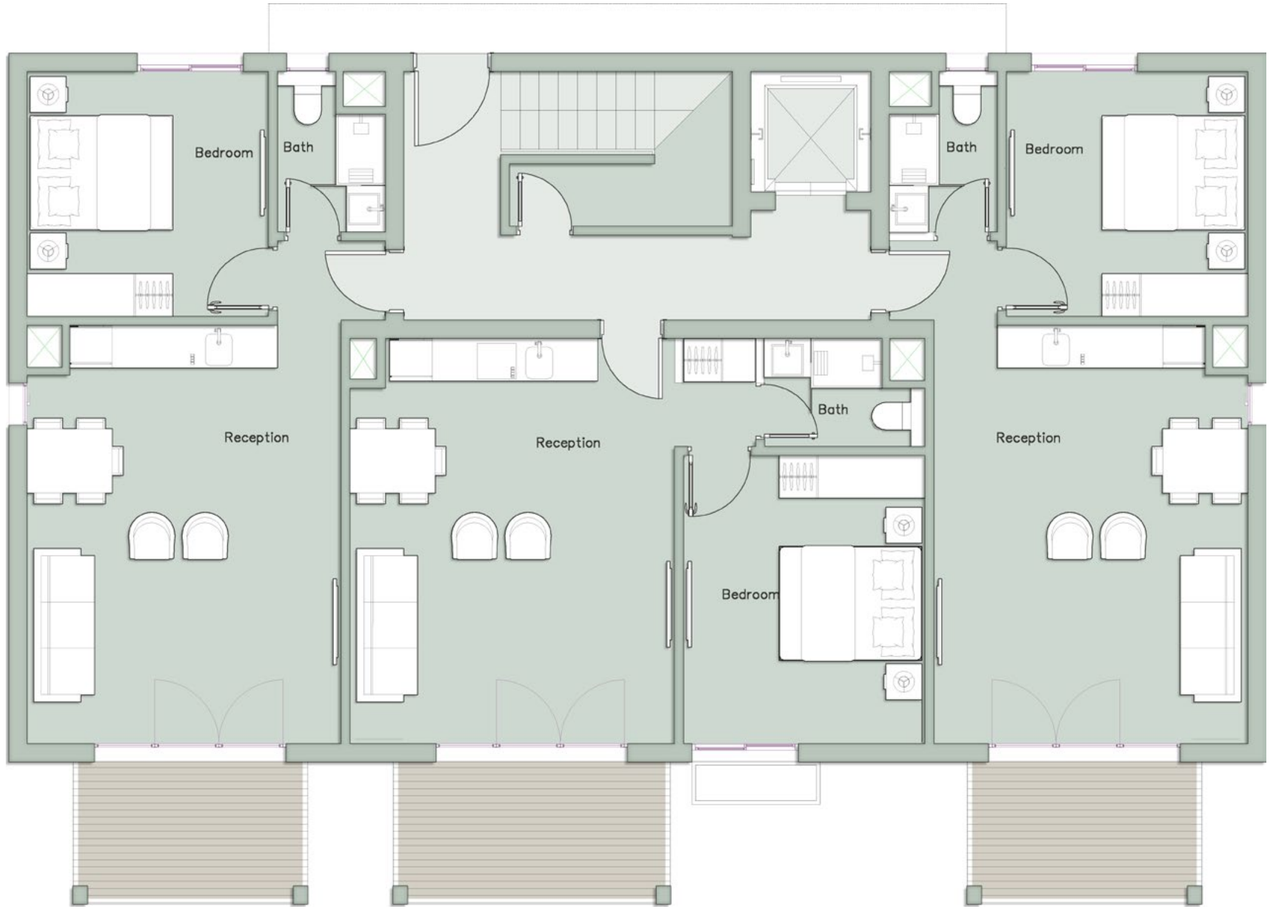



CHALET 1
BEDROOM

CHALET 1 BEDROOM

Total Area: 70 m²

Kitchen/Dining/ Reception Area	5.85 x 4.5
Bedroom 1	3.5 x 3.4
Bathroom	2.3 x 1.5
Terrace	3.3 x 2.0



Ground Floor

CHALET 1 BEDROOM

Total Area: 70 m²

Kitchen/Dining/ Reception Area	5.85 x 4.5
Bedroom 1	3.5 x 3.4
Bathroom	2.3 x 1.5
Terrace	3.3 x 2.0



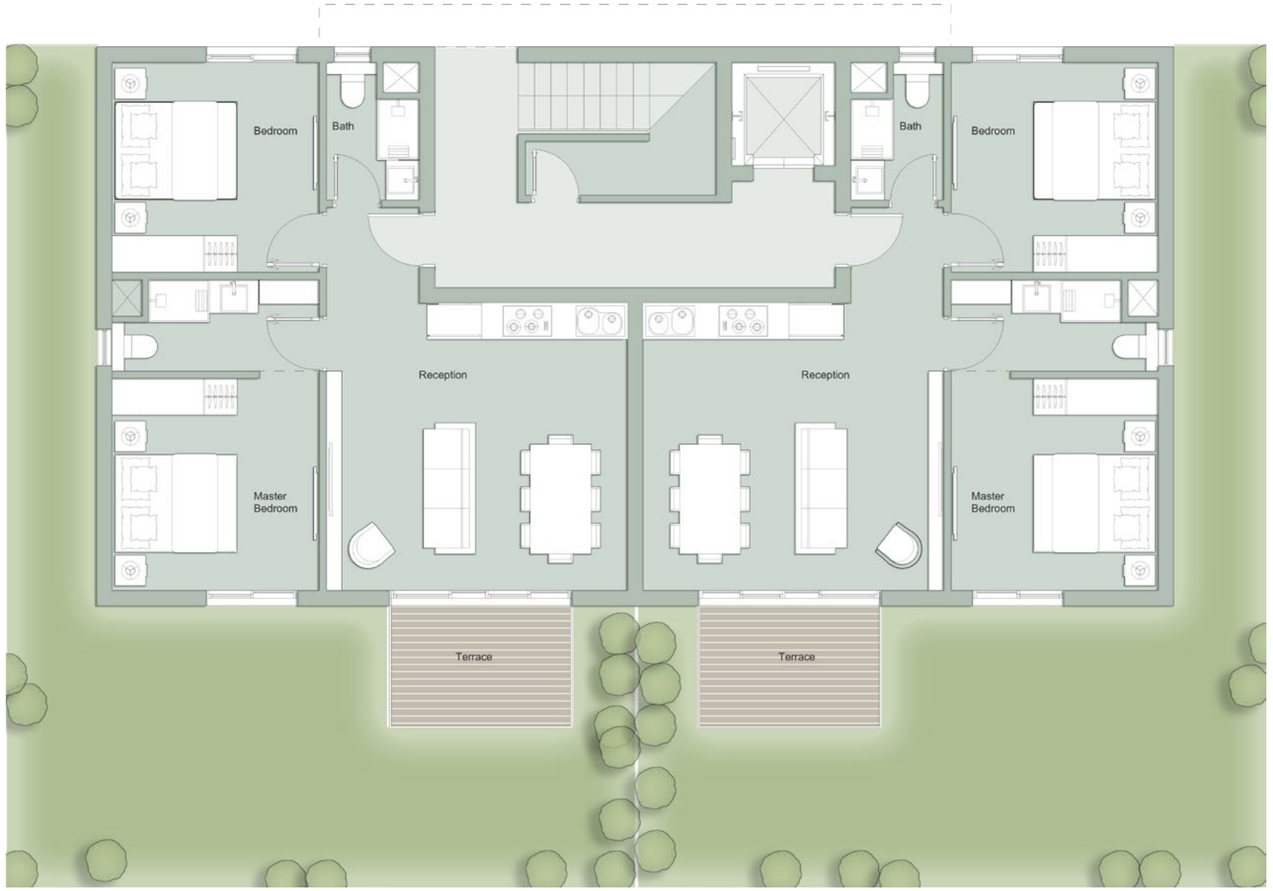
Typical Floors


CHALET 2
BEDROOMS

CHALET 2 BEDROOM

Total Area: 95 m²

Kitchen/Dining/ Reception Area	4.95 x 4.75
Bedroom 1	3.45 x 3.4
Bathroom	2.3 x 1.5
Terrace	2.95 x 2.0
Master Bedroom	3.5 x 3.4
Master Bathroom	2.45 x 1.5

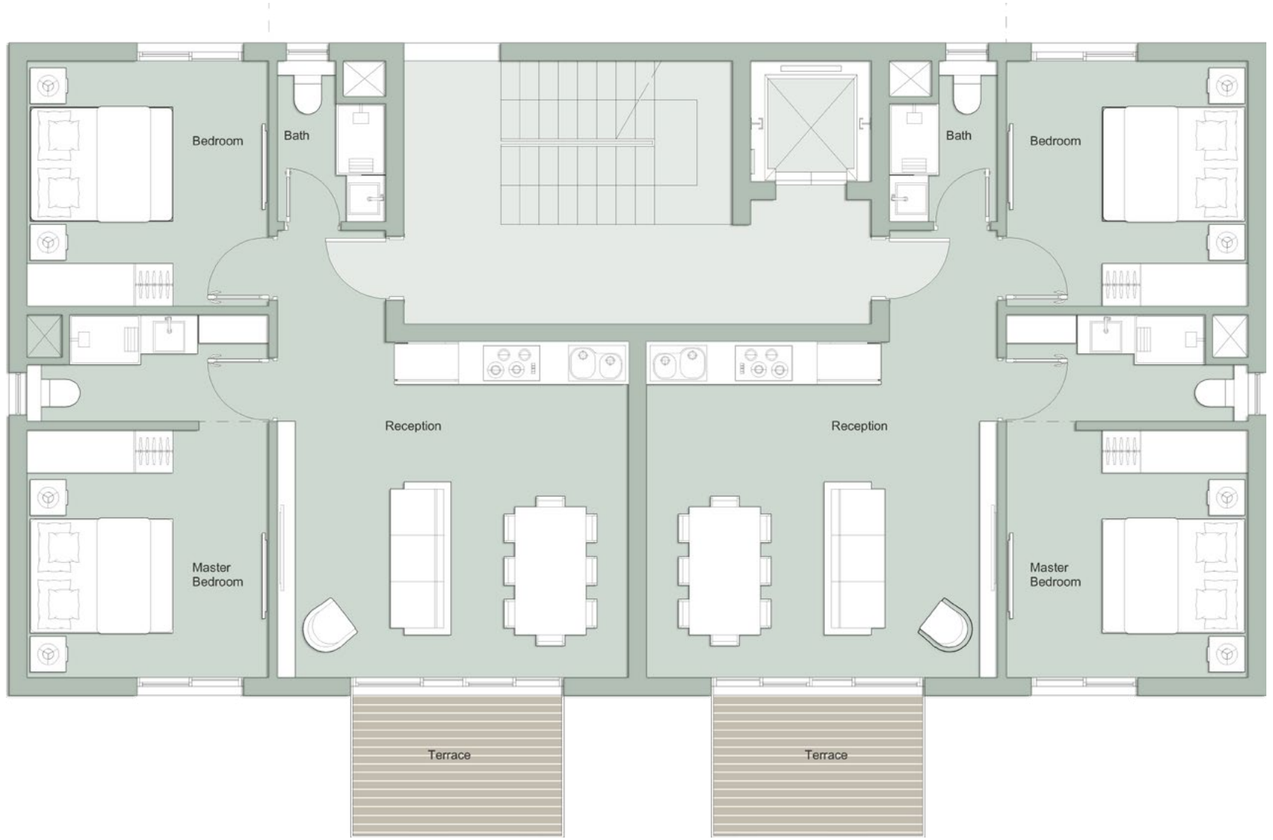


Ground Floor

CHALET 2 BEDROOM

Total Area: 95 m²

Kitchen/Dining/ Reception Area	4.95 x 4.75
Bedroom 1	3.45 x 3.4
Bathroom	2.3 x 1.5
Terrace	2.95 x 2.0
Master Bedroom	3.5 x 3.4
Master Bathroom	2.45 x 1.5



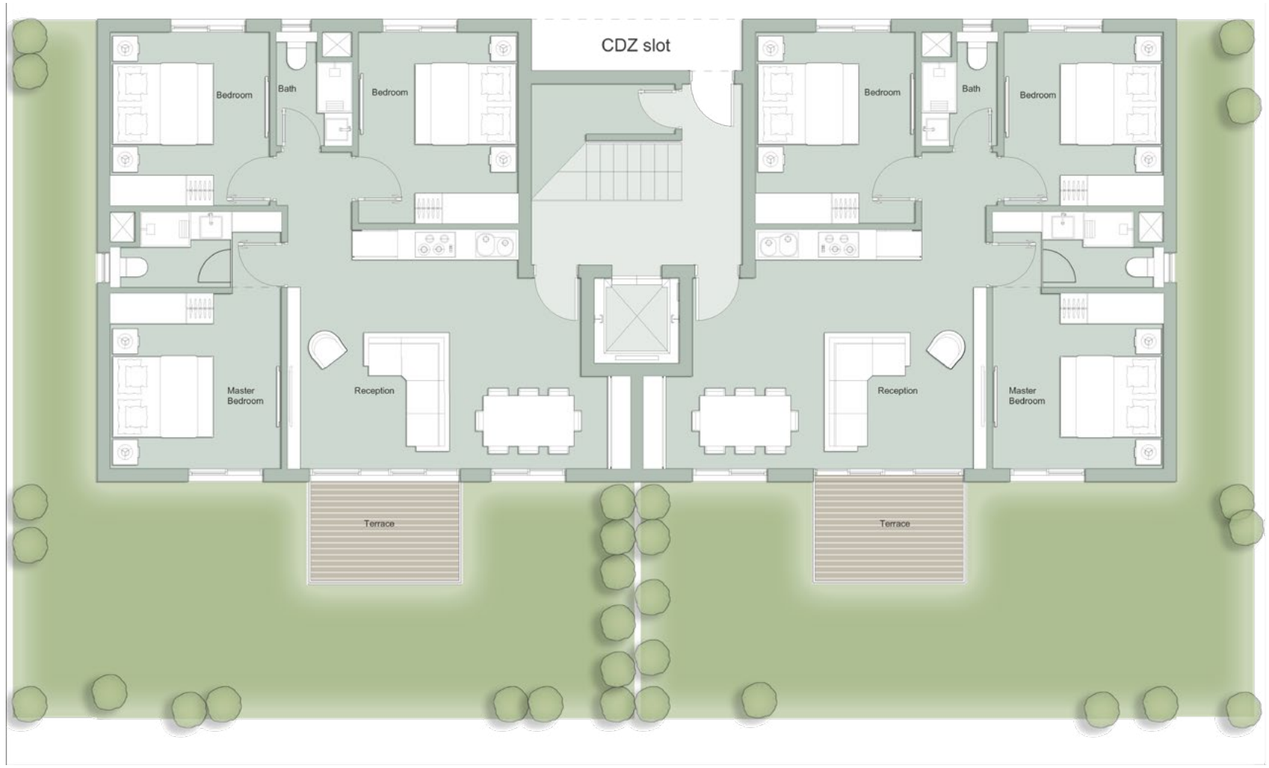
Typical Floor


CHALET 3
BEDROOMS

CHALET 3 BEDROOM

Total Area: 115 m²

Kitchen/Dining/ Reception Area	6.85 x 4.75
Bedroom 1	3.45 x 3.2
Bathroom	2.25 x 1.55
Terrace	2.95 x 2.0
Master Bedroom	3.5 x 3.4
Mater Bathroom	2.25 x 1.5
Bedroom 2	3.8 x 3.2

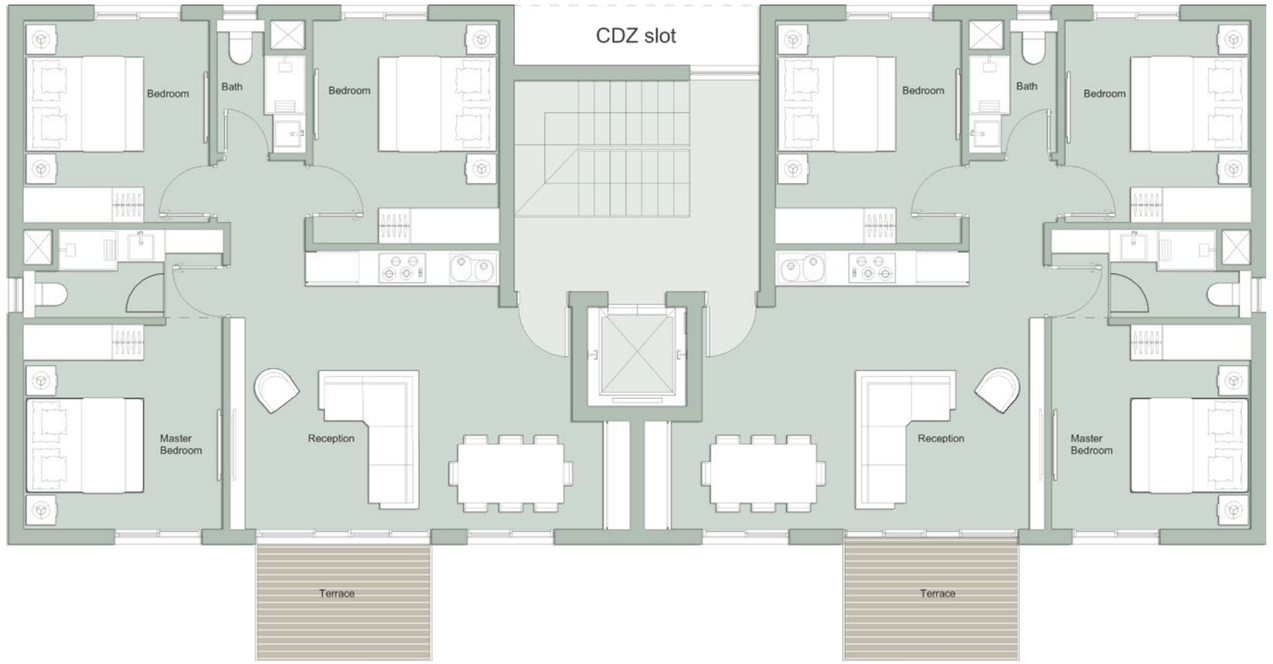


Ground Floor

CHALET 3 BEDROOM

Total Area: 115 m²

Kitchen/Dining/ Reception Area	6.85 x 4.75
Bedroom 1	3.45 x 3.2
Bathroom	2.25 x 1.55
Terrace	2.95 x 2.0
Master Bedroom	3.5 x 3.4
Mater Bathroom	2.25 x 1.5
Bedroom 2	3.8 x 3.2



Typical Floor


TOWNHOUSE

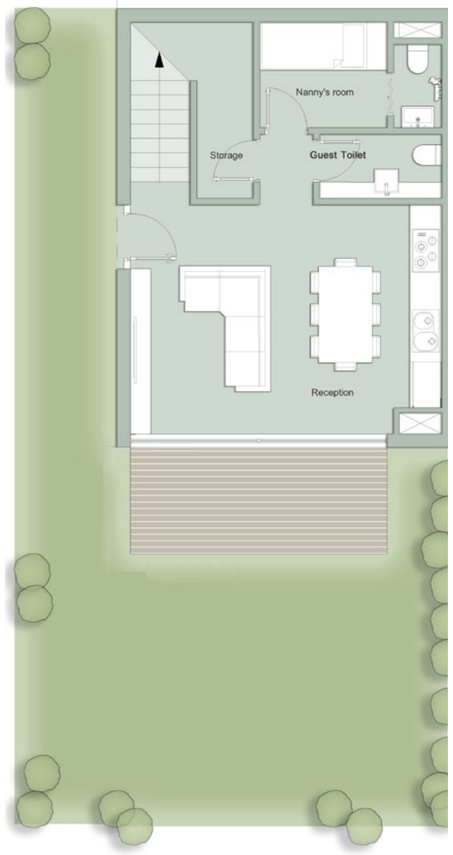
TOWNHOUSE

Type 1

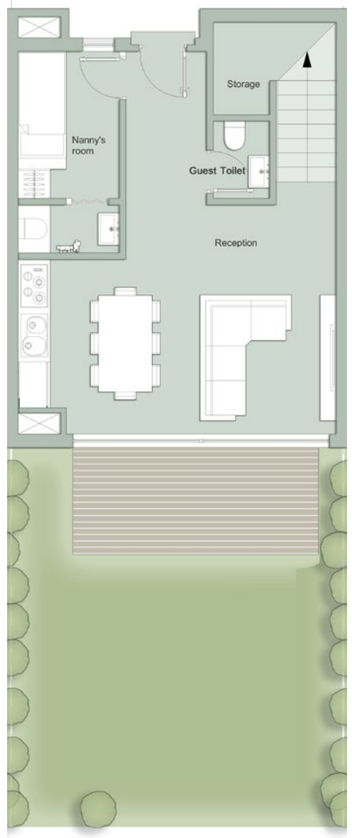
Total Area: 155 m²

Corner	
Kitchen/Dining/ Reception Area	5.85 x 4.3
Guest Toilet	2.3 x 1.2
Nanny's Room	2.4 x 2.0
Nanny's Bathroom	1.56 x 0.9
Storage	3.3 x 1.05
Terrace Ground Floor	5.3 x 2.0

Middle	
Kitchen/Dining/ Reception Area	5.95 x 4.3
Guest Toilet	1.45 x 1.05
Nanny's Room	2.75 x 1.9
Nanny's Bathroom	1.9 x 0.9
Storage	1.75 x 1.05
Terrace Ground Floor	5.3 x 2.0



Corner



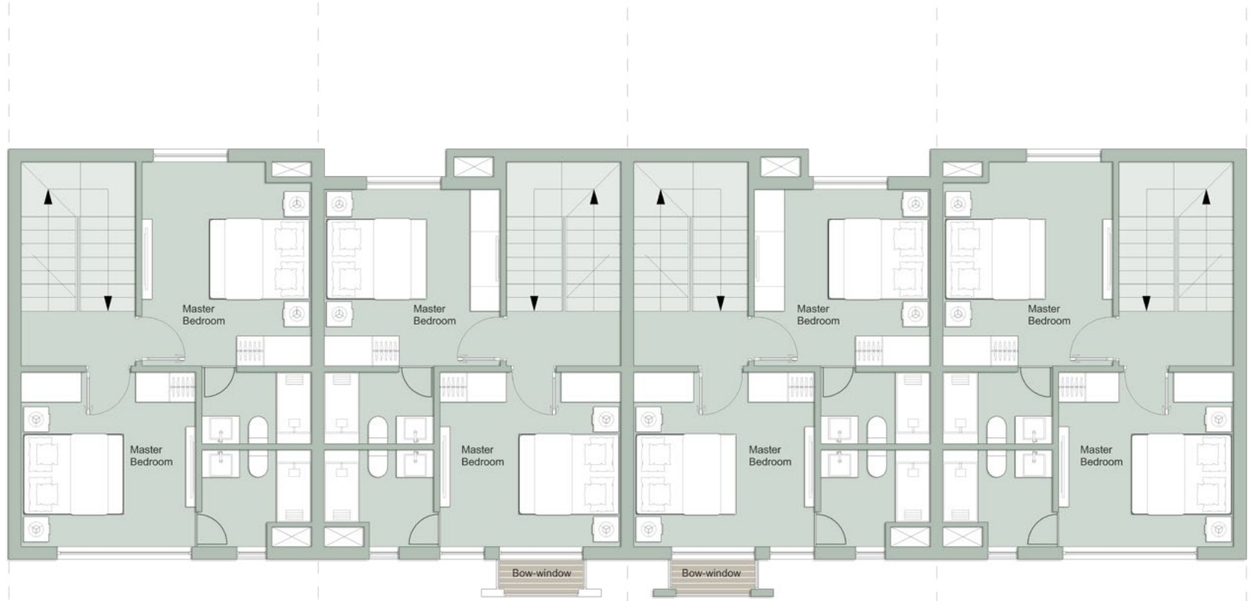
Middle

Ground Floor

TOWNHOUSE

Total Area: 155 m²

Master Bedroom	4.1 x 3.45	3.56 x 3.55
Master Bathroom	2.2 x 1.45	2.2 x 1.45
Master Bedroom 2	3.5 x 3.5	3.65 x 3.5
Master Bathroom 2	2.2 x 1.95	2.2 x 1.95

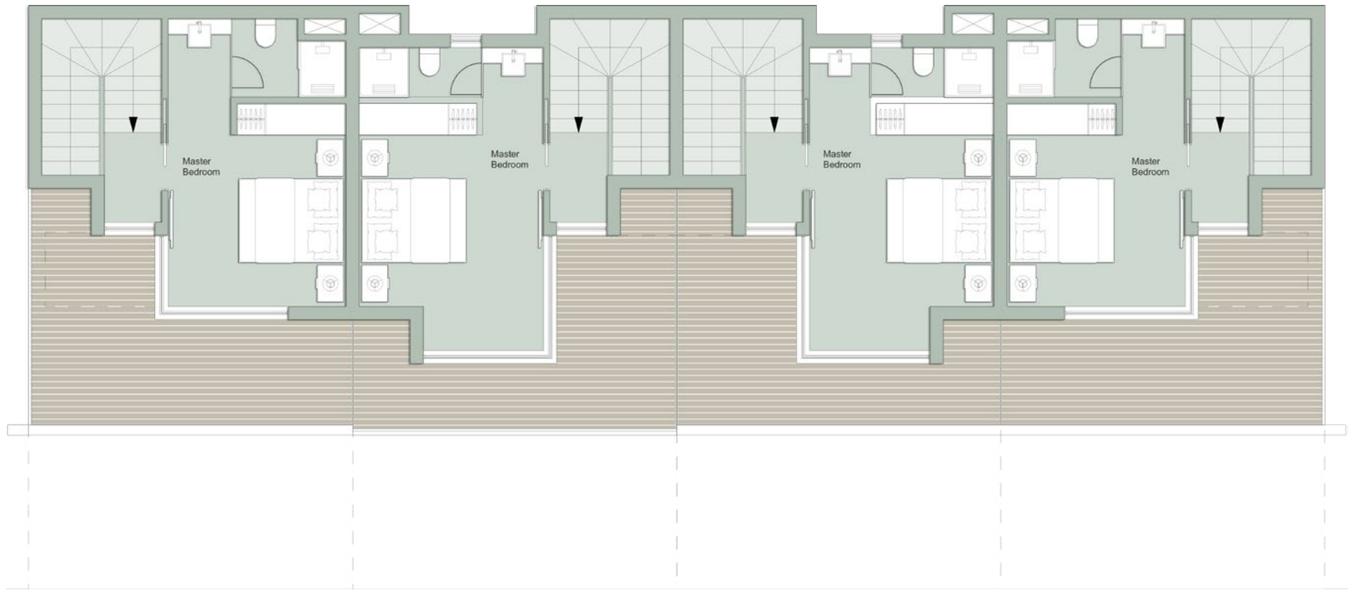


First Floor

TOWNHOUSE

Total Area: 155 m²

Master Bedroom 3	3.9 x 3.45	4.63 x 3.55
Master Bathroom 3	3.45 x 1.5	3.55 x 0.95
Roof Terrace	6.2 x 3.65	6.2 x 3.65



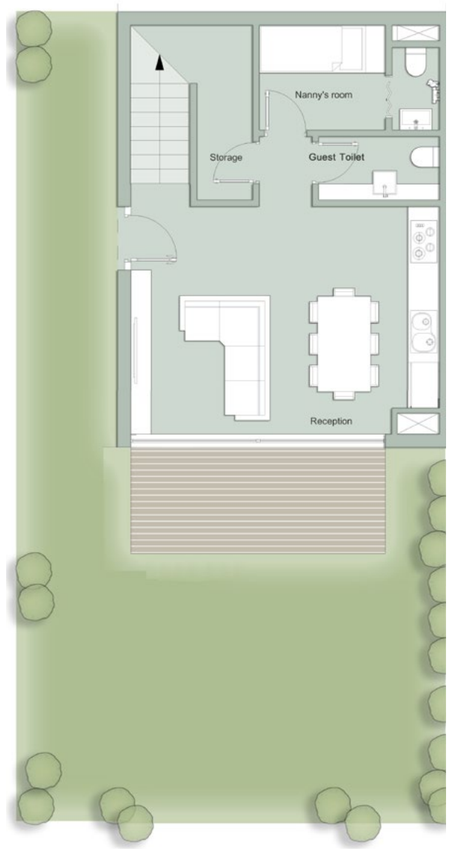
Second Floor

TOWNHOUSE

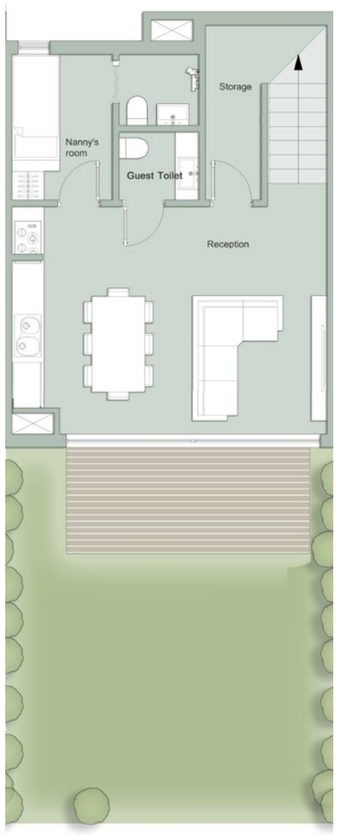
Type 2

Total Area: 155 m²

Corner		Middle	
Kitchen/Dining/ Reception Area	5.85 x 4.3	Kitchen/Dining/ Reception Area	5.95 x 4.3
Guest Toilet	2.3 x 1.2	Guest Toilet	1.45 x 1.05
Nanny's Room	2.4 x 2.0	Nanny's Room	2.75 x 1.9
Nanny's Bathroom	1.56 x 0.9	Nanny's Bathroom	1.9 x 0.9
Storage	3.3 x 1.05	Storage	1.75 x 1.05
Terrace Ground Floor	5.3 x 2.0	Terrace Ground Floor	5.3 x 2.0



Corner



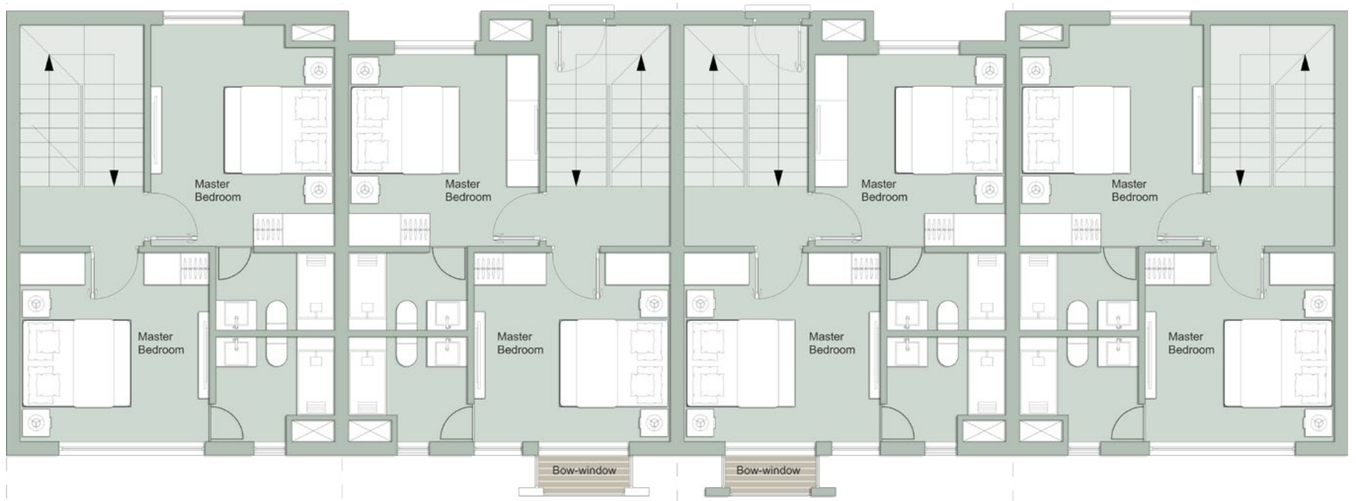
Middle

Ground Floor

TOWNHOUSE

Total Area: 155 m²

Master Bedroom	4.1 x 3.45	3.56 x 3.55
Master Bathroom	2.2 x 1.45	2.2 x 1.45
Master Bedroom 2	3.5 x 3.5	3.65 x 3.5
Master Bathroom 2	2.2 x 1.95	2.2 x 1.95

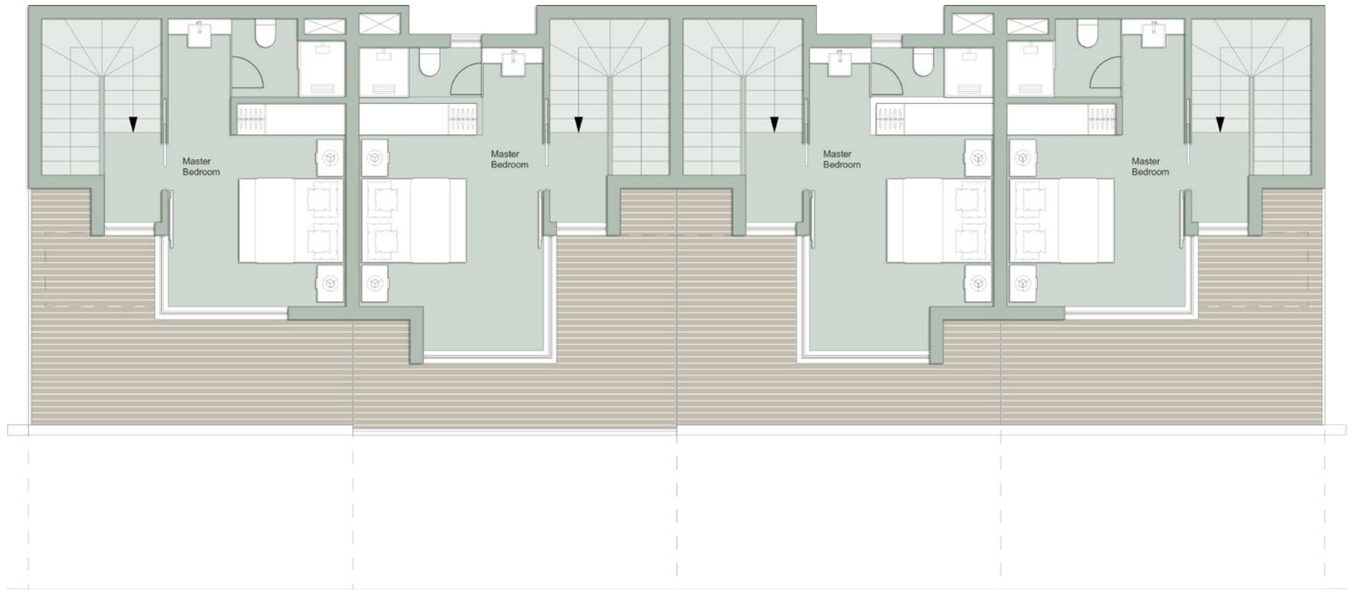


First Floor

TOWNHOUSE

Total Area: 155 m²

Master Bedroom 3	3.9 x 3.45	4.63 x 3.55
Master Bathroom 3	3.45 x 1.5	3.55 x 0.95
Terrace	6.2 x 3.65	6.2 x 3.65



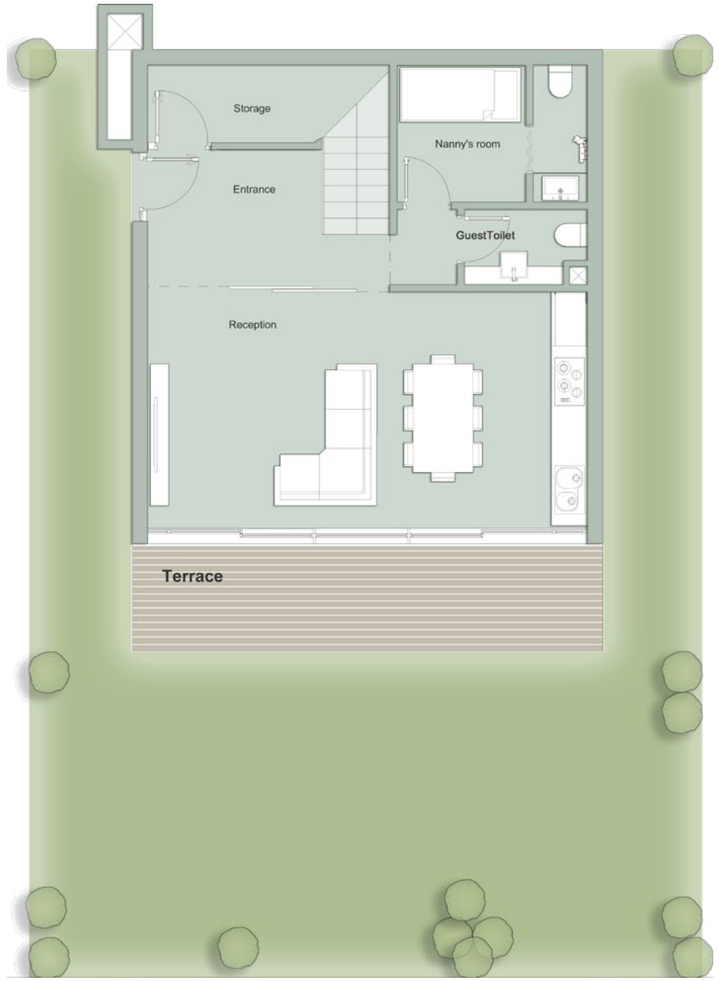
Second Floor


VILLA

VILLA

Total Area: 220 m²

Kitchen/Dining/ Reception Area	7.3 x 4.05
Guest Toilet	2.05 x 1.25
Nanny's Room	2.3 x 2.15
Nanny's Bathroom	2.3 x 0.9
Storage	4.02 x 1.3
Terrace	7.8 x 1.8

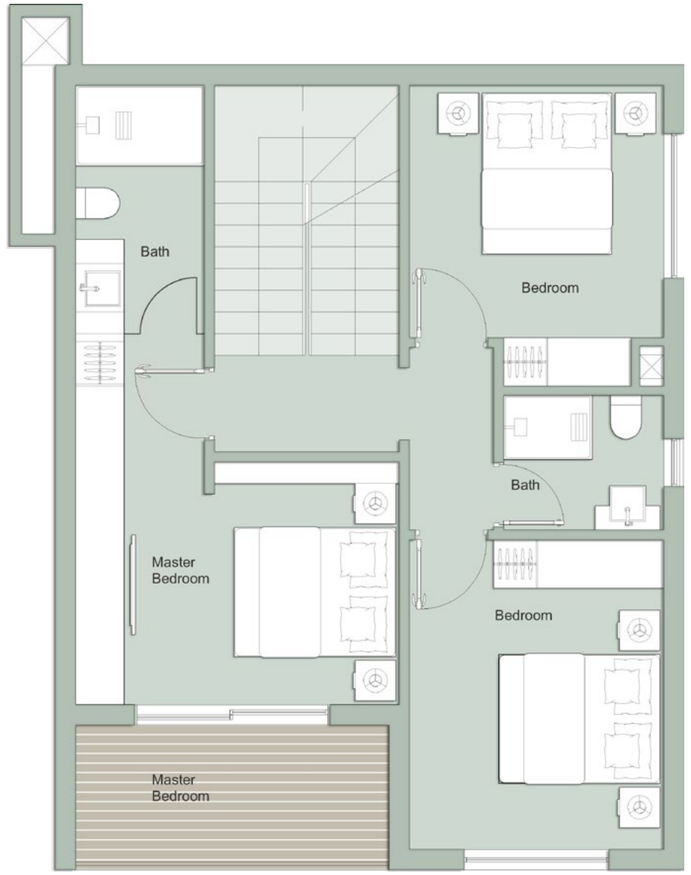


Ground Floor

VILLA

Total Area: 220 m²

Master Bedroom	4.65 x 4.02
Master Bathroom	3.1 x 1.6
Bedroom 1	3.75 x 3.2
Bedroom 2	3.85 x 3.2
Bathroom	2.0 x 1.7
Terrace	3.9 x 1.8

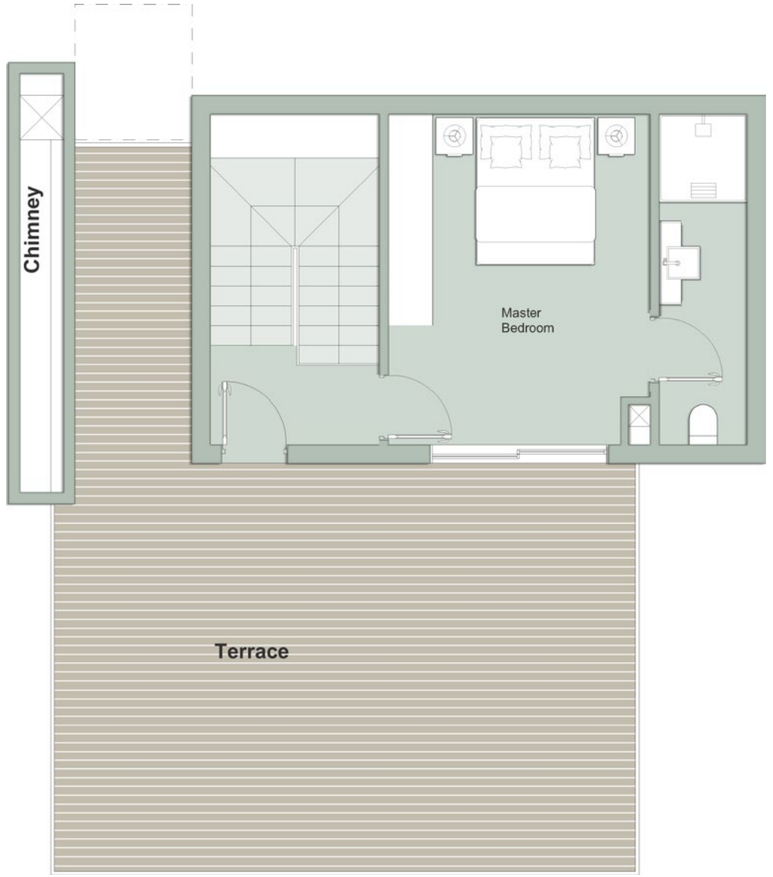


First Floor

VILLA

Total Area: 220 m²

Master Bedroom 2	4.8 x 3.2
Master Bathroom 2	4.8 x 1.45
Roof Terrace	8.0 x 5.6



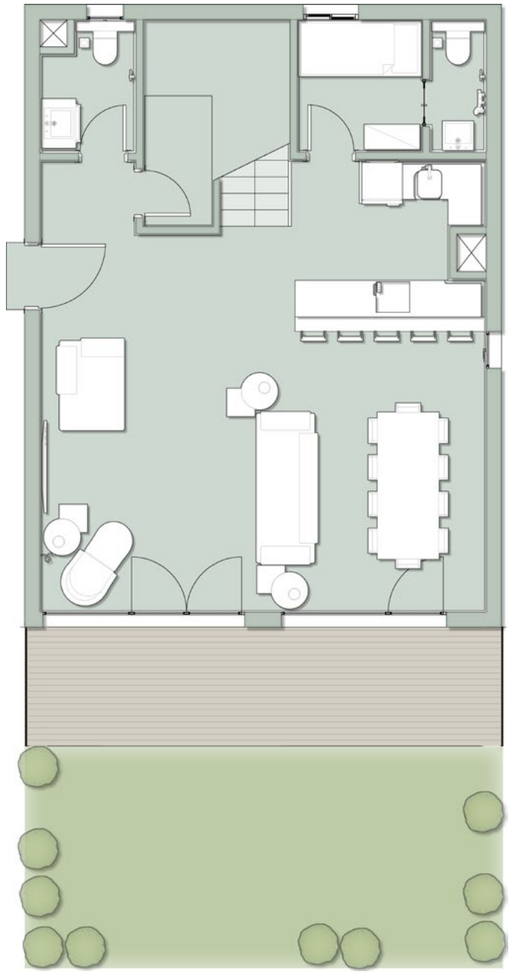
Second Floor


VILLA

VILLA

Total Area: 215 m²

Kitchen/Dining/ Reception Area	7.3 x 7.4
Guest Toilet	2.15 x 1.5
Nanny's Room	2.05 x 2.15
Nanny's Bathroom	0.9 x 2.15
Storage	3.5 x 0.9
Terrace	7.3 x 1.95

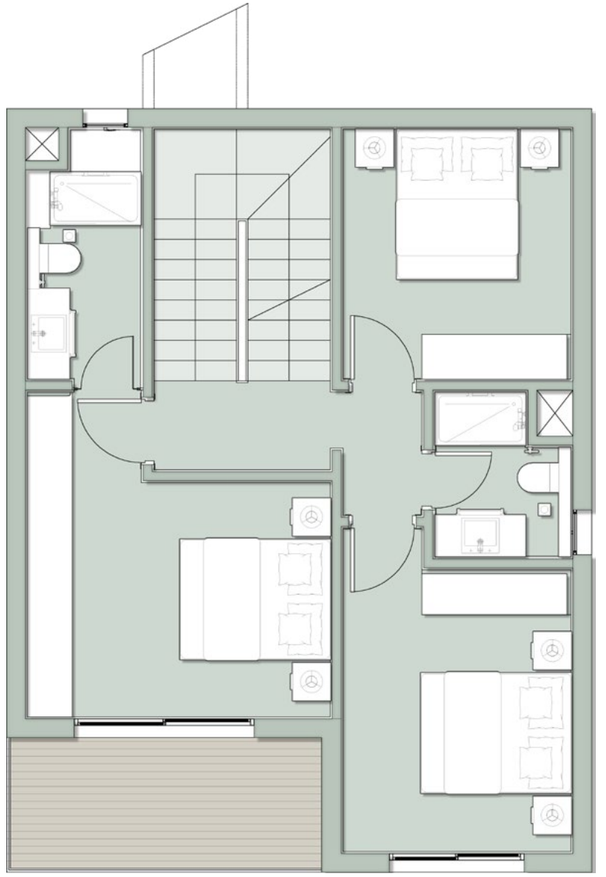


Ground Floor

VILLA

Total Area: 215 m²

Bedroom 1	3.80 x 3.10
Bedroom 2	3.40 x 3.10
Bathroom	2.55 x 1.80
Terrace	4.2 x 1.8
Master Bedroom	4.10 x 3.20
Master Bathroom	1.55 x 3.35

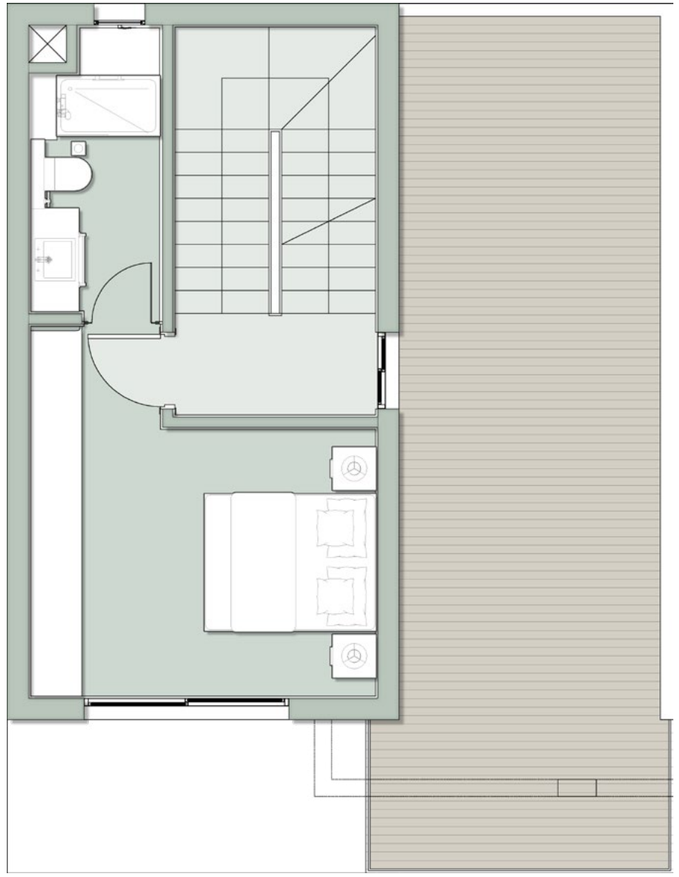


First Floor

VILLA

Total Area: 215 m^2

Master Bedroom 2	3.80 x 3.10
Master Bathroom 2	1.55 x 3.35
Roof Terrace	10 x 3



Second Floor

IT'S TIME TO COME HOME

Walk the beach, watch the sunset - be where you can appreciate what really matters. At IL Monte Galala - Sokhna you can take the time to reflect. Take off your watch and enjoy ultimate luxury with the mountains as your backdrop - spending time with those you care for most. To be where you feel at peace, at home. Such opportunities are rare indeed. Now is the time to make your dream waterfront home, your reality.

Disclaimer:

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerance.
2. Diagrams are not to scale and are for illustrative purposes only.
3. All materials, dimensions and drawing are approximate, information subject to change without notice.
4. All landscaping visuals are for illustrative purposes only and are not included in the property.
5. All renderings and other visual materials, designs, facades are for demonstrative purposes only and are subject to change.
6. Any colored images shown are indicative only, actual colors may vary depending on the scanning and printing methods.
7. Floor plans may be mirrored depending on location on master plan.
8. In the case of garden level option, stair and terrace details may vary.
9. Tatweer reserves the right to make minor alterations.

IL MONTE
GALALA

tatweer MISR |