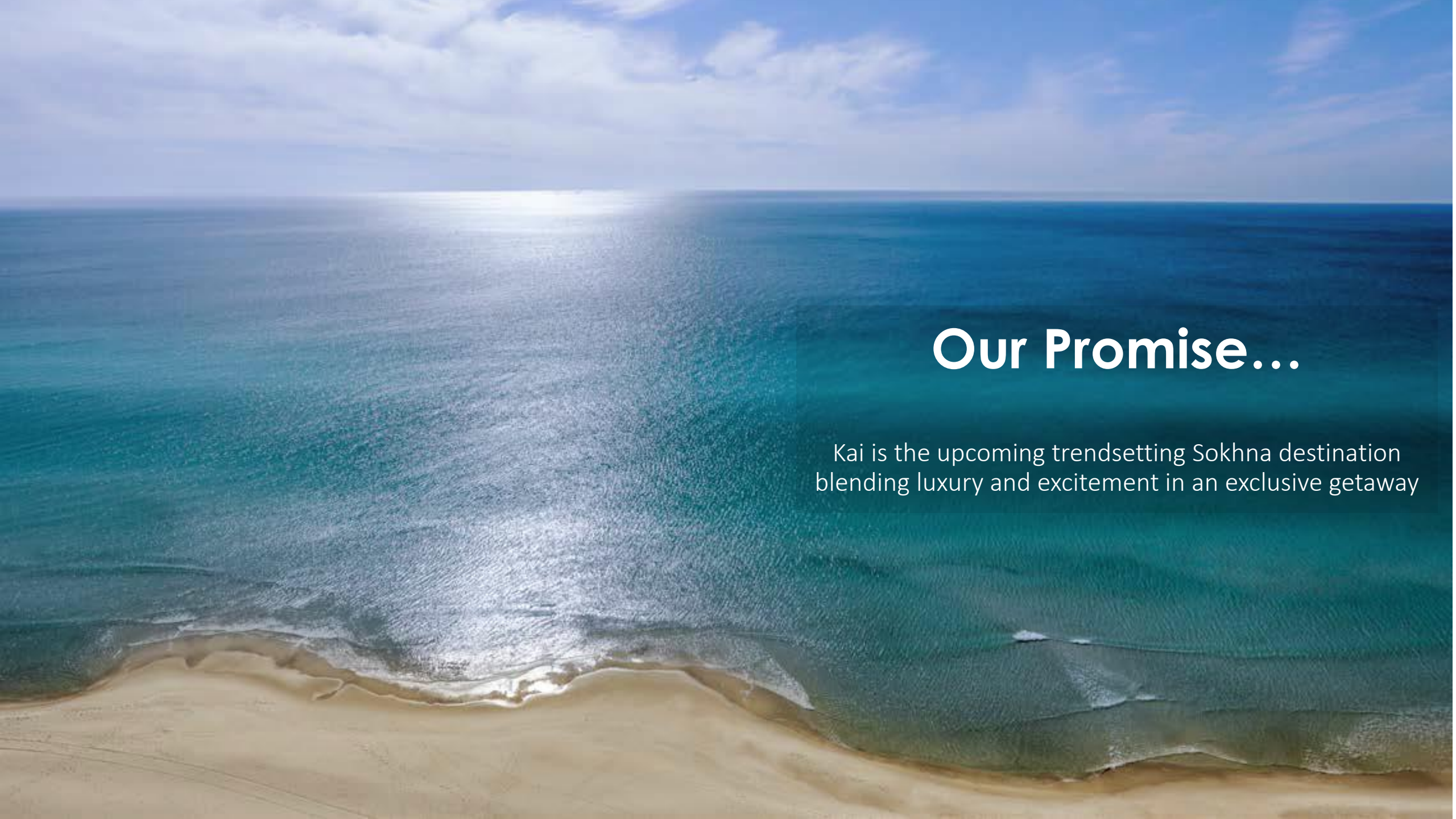

Kāī
SOKHNA



Our Promise…

Kai is the upcoming trendsetting Sokhna destination blending luxury and excitement in an exclusive getaway

Kāi
SOKHNA

In Hawaiian culture, Kai means "sea."

Inspired by Hawaii’s love for land and life,
It is easy to see why Kai is synonymous
with paradise.



Kāī
SOKHNA

Project Location



A VACATION PARADISE CLOSE TO EVERYWHERE

- Strategically located in Kilo 100, Zafarana Road
- Only 10km away from New Galala's second exit

Proximity to Cairo's new hotspots:

- 80 mins away from New Cairo
- 50 mins away from New Capital



The unique location allowed for:

- An all-year long breezy destination, making it kitesurfing friendly
- An extended golden Sandy beach
- Beautiful water as the project is overlooking a bay
- Proximity to Cairo making it the most favourable weekend getaway




Project extends over 33
Feddans with
1Km Sandy Beach

Discover Kai Sokhna



1. Project Gates
2. Phase 1
3. Commercial Area
4. Phase 2
5. Beach Restaurant & Bar
6. Beach Hotel & Resort
7. Fins Kite Surfing Centre

Kāí

SOKHNA





Product Mix:

1. Standalone Villas
2. Senior Chalets
3. Pool Deck Chalets

Project Elevations

+0.5 m above sea level

+6.5 m above Sea level

+9.5 m above sea level




Elevations allowed for
100% water views &
60% direct beach views



SENIOR CHALET VIEW – SECOND ROW VIEW


POOL DECK CHALET - LAST ROW VIEW



Real Shot from Site

Project's USPs




1 km Sandy Beach

All in collaboration with MIP's best partners, a mix of the best hospitality leaders and kite surfing pioneers to create the right balance

Architectural Design by Alchemy Architecture

TLT Concepts

Fins Kitesurfing Center


A Boutique Community


Culinary Delights
TLT
CONCEPTS


fins
kai sokhna
Fins Kite Surfing Center




fins
kai sokhna
ROCKY

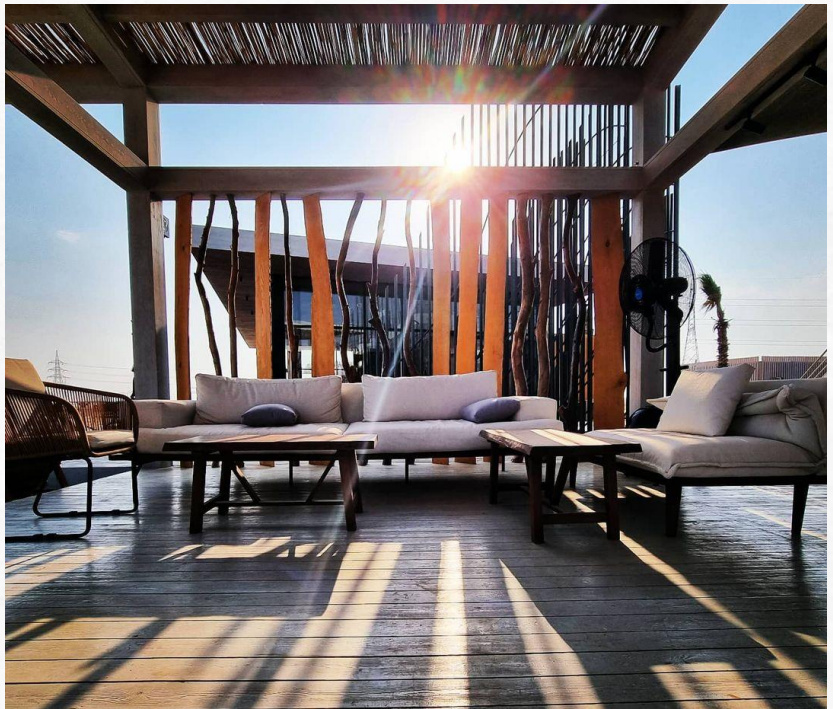
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kai sokhna










World Class Hospitality


A Commercial Strip


Design by Alchemy Architecture

The Beach Restaurant & Bar

Offering an exquisite culinary adventure



Kāī
SOKHNA

Distinct Location

33 FEDANS

Boutique Intimate Living

1 KM Sandy Beach

Unique Typologies

Fully Finished Units, designed by Alchemy

Jan 2023

Delivery Date

5 Star Beach Hotel

Commercial Strip

Total no of units in Phase1: 200 units

A variety of dinning options

Sea Views to 60% of the Units

Dedicated pools

TLT CONCEPTS

Partnership With TLT Concepts

fins kai sokhna

Fins Kitesurfing Center

Alchemy architecture

Architectural Design by Alchemy Architecture

TLT CONCEPTS

Beach Operations Restaurant & Bar

Can Limón

HOTEL AND RESIDENCES



The Collaboration of 3 masterminds:

MISR ITALIA PROPERTIES

TLT CONCEPTS

Alchemy architecture

TLT CONCEPTS

Dedicated to cultivating the culture of fine hospitality, events and entertainment, living and lifestyle

TLT Concepts holds a platform of diverse brands that avidly tailor unique experiences & services.

It is home to extraordinary experiences and culinary expertise, offering a true luxurious life.

THE LEMON TREE AND CO.

Le Sidi
BOUTIQUE HÔTEL & RESTAURANT

VILLA COCONUT
EL GOUNA

THE ORIGINS
CONTEMPORARY ETHNIC CUISINE

TLT BISTRO

RITUALS



Alchemy architecture

Our design concept focused on fully incorporating the indigenous elements of nature into one creation that interacts with each other and the owners.

And who would better create such a seamless experience than Alchemy design gurus.



Mohamed Fares



Organic design in which each building has its own unique design, which further enhances the feel of exclusivity




Total of 94 units conveying the real essence of boutique living


Elevations allow for exceptional pool
& Beach views to 100% of the units

Fully-finished units
Artsy and comfortable furnishing
is available upon clients request



A Property Management App

Tailored to our homeowners' needs, enabling them to pre-order their desired services so their home is ready with a click of a button.







Can Limón
HOTEL AND RESIDENCES

Services & Facilities







Can Limón Boutique Hotel

Promises exceptional hospitality, distinctive architecture and heavenly landscapes to perfect your every stay.




Inspired rooms with breathing views

Kāī
SOKHNA

Product Typologies

STANDALONE VILLAS



FRONT VIEW

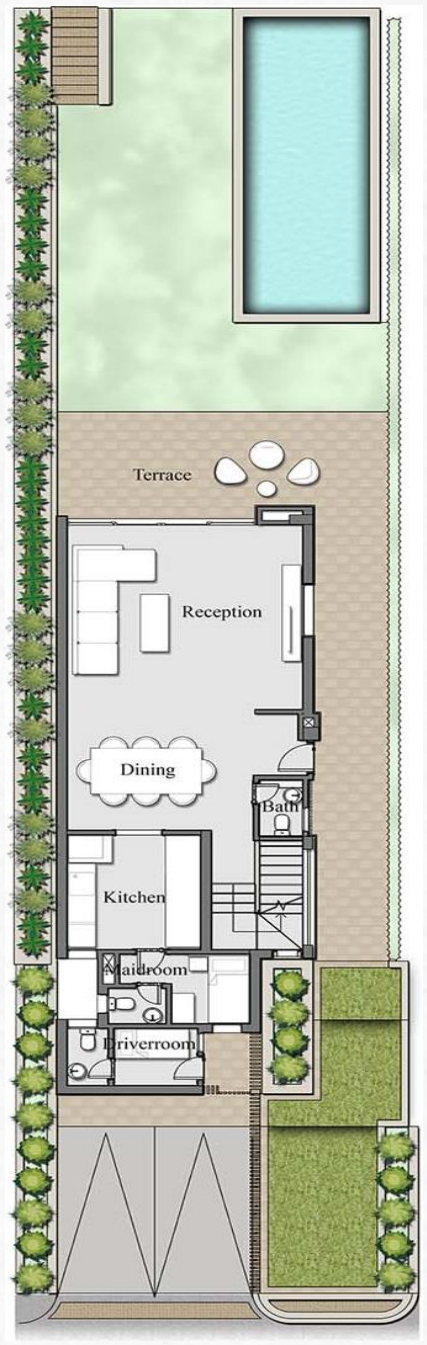
STANDALONE VILLAS



BACK VIEW

STANDALONE VILLAS

Three Bedrooms with Nanny and Driver's Rooms
Average Plot Area: 380 m2
Total Built-up Area: 270 m2



Ground Floor



First Floor

STANDALONE VILLAS

Finishing Packages

Standard Finishing

Upgrade Finishing

Luxury Finishing



SENIOR CHALETS



FRONT VIEW

- Senior chalets in first and second floors enjoy a full sea view
- Separate entrances for privacy
- Private pools for ground floor chalets

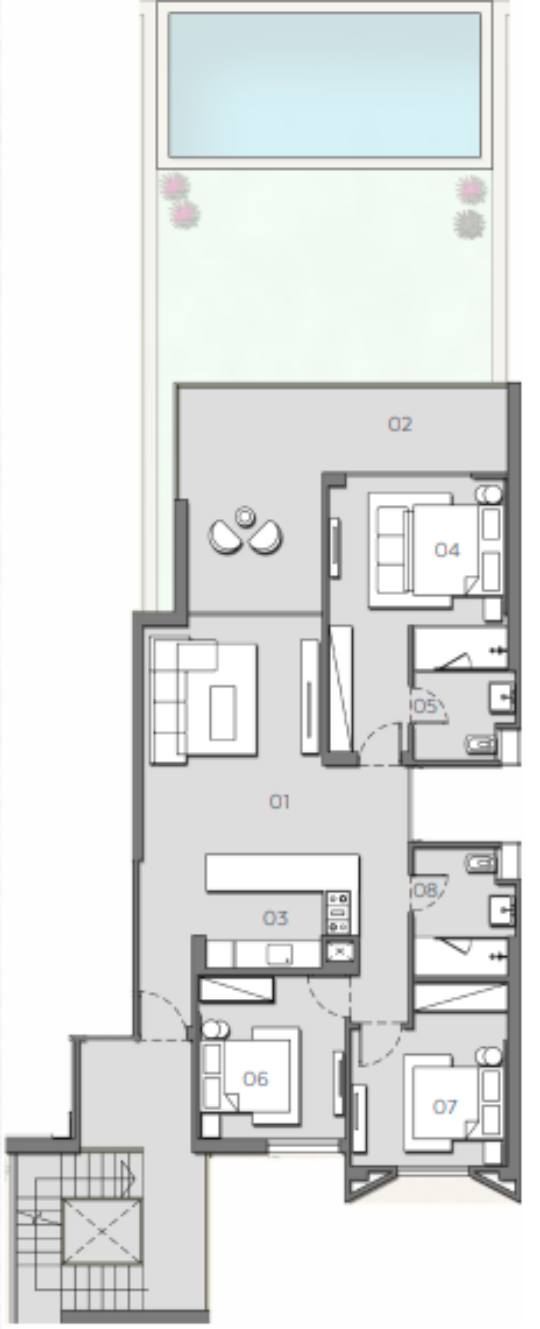


SENIOR CHALETS

Three Bedrooms
Total Built-up Area: 165 m2
Garden Area: 80 m2



Ground Floor



Typical Floor

POOL DECK CHALETS



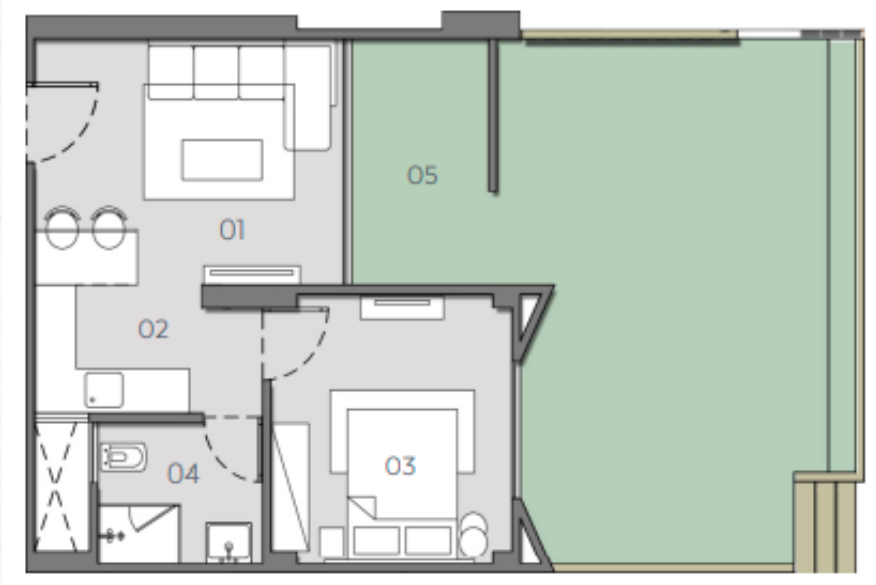
FRONT VIEW

- Chalets in second and third floors enjoy a full sea view
- All chalets have direct access to shared pools



POOL DECK CHALETS

One Bedroom
Total Built-up Area: 66 - 69 m2
Garden Area: 35 m2



Pool Level & Typical Floors

POOL DECK CHALETS

Two Bedrooms
Total Area: 102- 139 m2



Typical Floors



Pool Level & Typical Floors



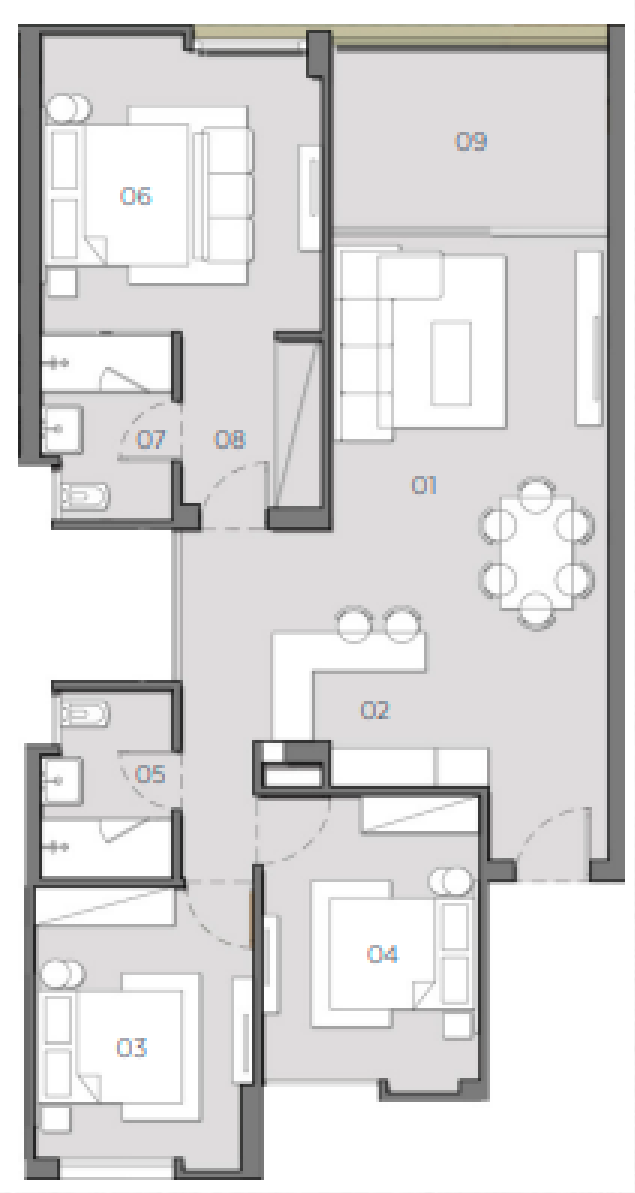
Pool Level & Typical Floors



Pool Level & Typical Floors

POOL DECK CHALETS

Three Bedrooms
Total Built-up Area: 138 - 147 m2



Pool Level & Typical Floors


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THANK YOU