

Phia
SOKHNA

...with a View

Welcome to Phia, a paradise by
Sokhna's Sea. Find your serenity
in a luxurious haven enchanted
with idyllic simplicity.



CHAPTER

I

YOUR POSTCARD- PERFECT LIFE

Strike out beyond the sun-soaked stretches of golden sand to discover a serene mountain-top sanctuary of floating landscapes, steeped in hypnotic nature and riddled with infinite riches that enchant the senses.

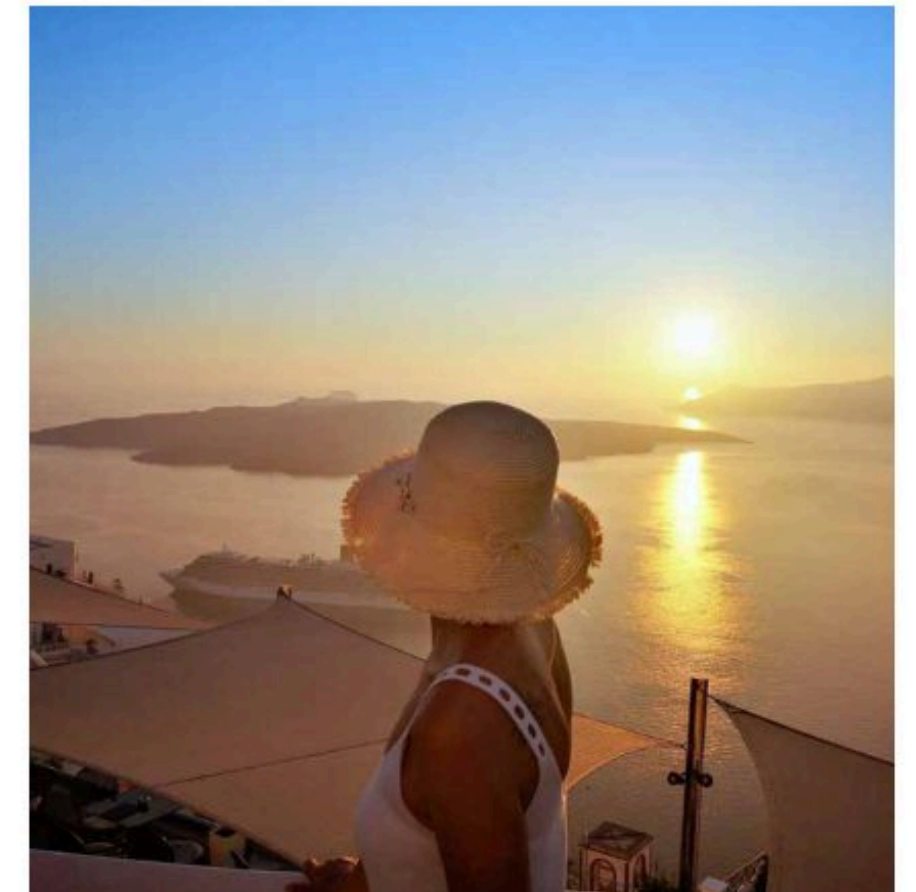
As you approach Phia, it is hard not to be awed by snow drift of white curved elegant houses lining the cliff of IL Galala Mountain and spilling like precious pearls down the terraced rock to greet Sokhna's deep blue surroundings. Gently cascading to cut through the heart of mesmerizing sea views and shimmering Lagoon, your life in Phia is an amphitheater in the, welcoming the sea into every corner of your home, so you can unwind in the comfort of your shaded terrace or sun-drenched pool.





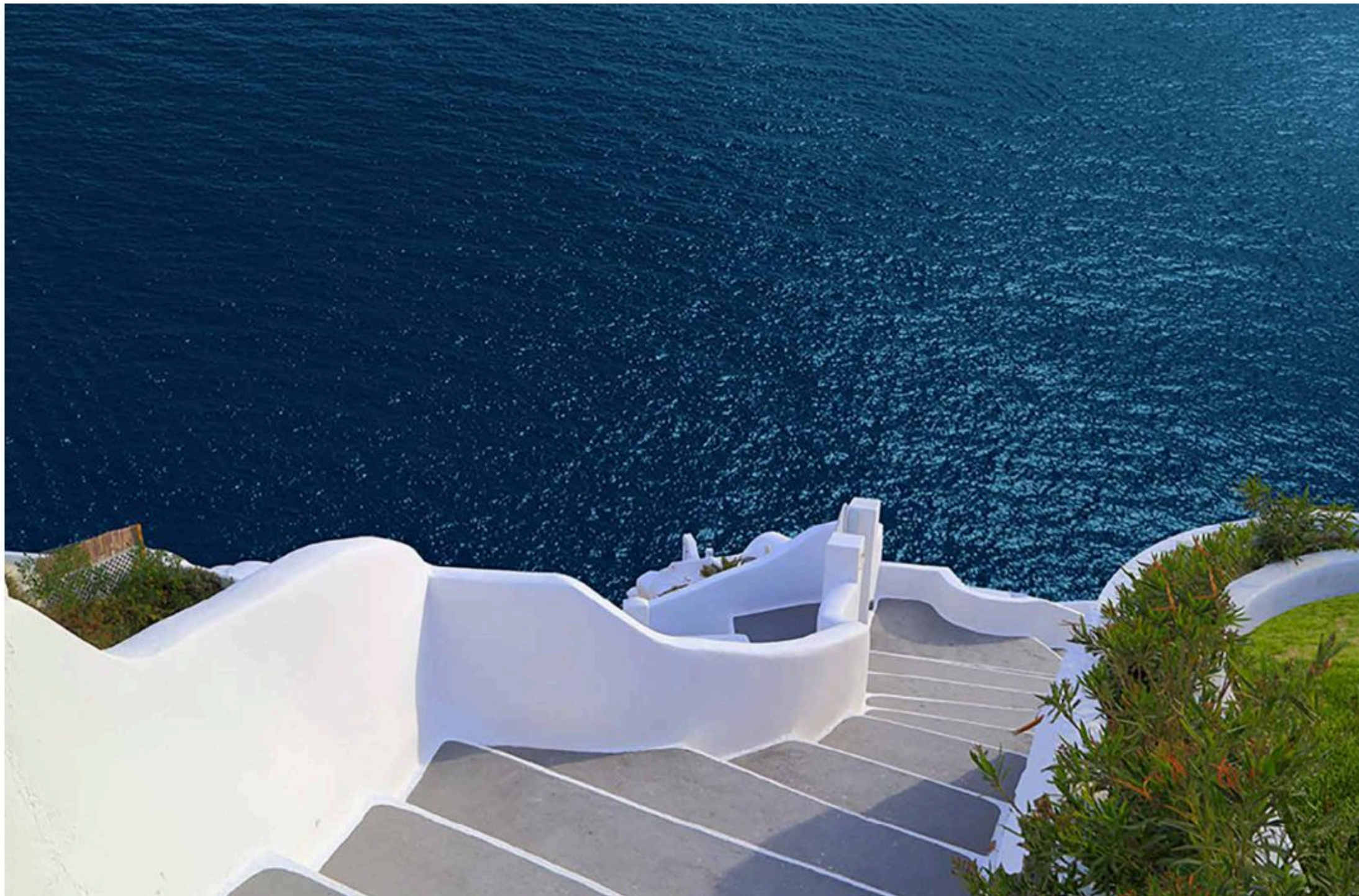
A UNIQUE INDOOR-OUTDOOR LIVING EXPERIENCE

Seamlessly interconnected with picturesque bridges, wooden pergolas, and intimate pathways lined with flowers that run riot, Phia is an exclusive gated community, introducing a unique indoor - outdoor living experience to dictate a signature lifestyle that speaks to the soul. Embraced by a state-of-the-art hotel, a branded world-class clubhouse, as well as soulful retail and dining experiences in every direction, Phia is your year-round sanctuary of entertainment and peace, pulsating with serenity, long after the sun fades below the horizon.

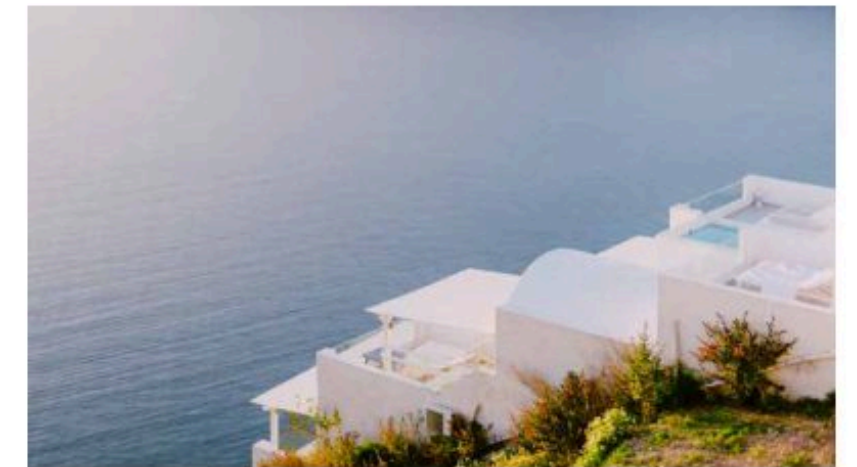


CHAPTER I

AN AESTHETIC DANCE BETWEEN SEA VIEWS AND SHIMMERING POOLS



Capture the striking interplay between open sea views and private shimmering pools, as they breathe inescapable serenity into architecture to transform your personal space into a multi-sensory experience that moves the soul.



Designed to reflect a captivating marriage between light and shade, Phia is masterplanned by Tatweer Misr Developments in collaboration with Italian architects Gianluca Peluffo and Partners to create an organic experience of harmonious architecture not only illuminating the site's breathtaking sea surroundings, but also elevating the soul through shaded private pools and Jacuzzis for relaxation, anytime of the day. The nature-inspired development creatively balances 'indoor and outdoor living' to offer residents the best of both worlds, depending on their mood. Elegantly elevated to open onto floating landscapes in every direction, Phia is a scenic water paradise of sea, Lagoons, intimate Jacuzzis and shimmering pools flowing with tranquility year-round.

DESIGN CONCEPT

REDISCOVER THE BEAUTY OF THE SEA

Designed for unlimited freedom, Phia is a retreat of calmness for those yearning for the soothing company of the sea.

Experience the Sokhna's Sea with all it has to offer and more, with private pools and water features re-identifying the luxury of living next to the sea.





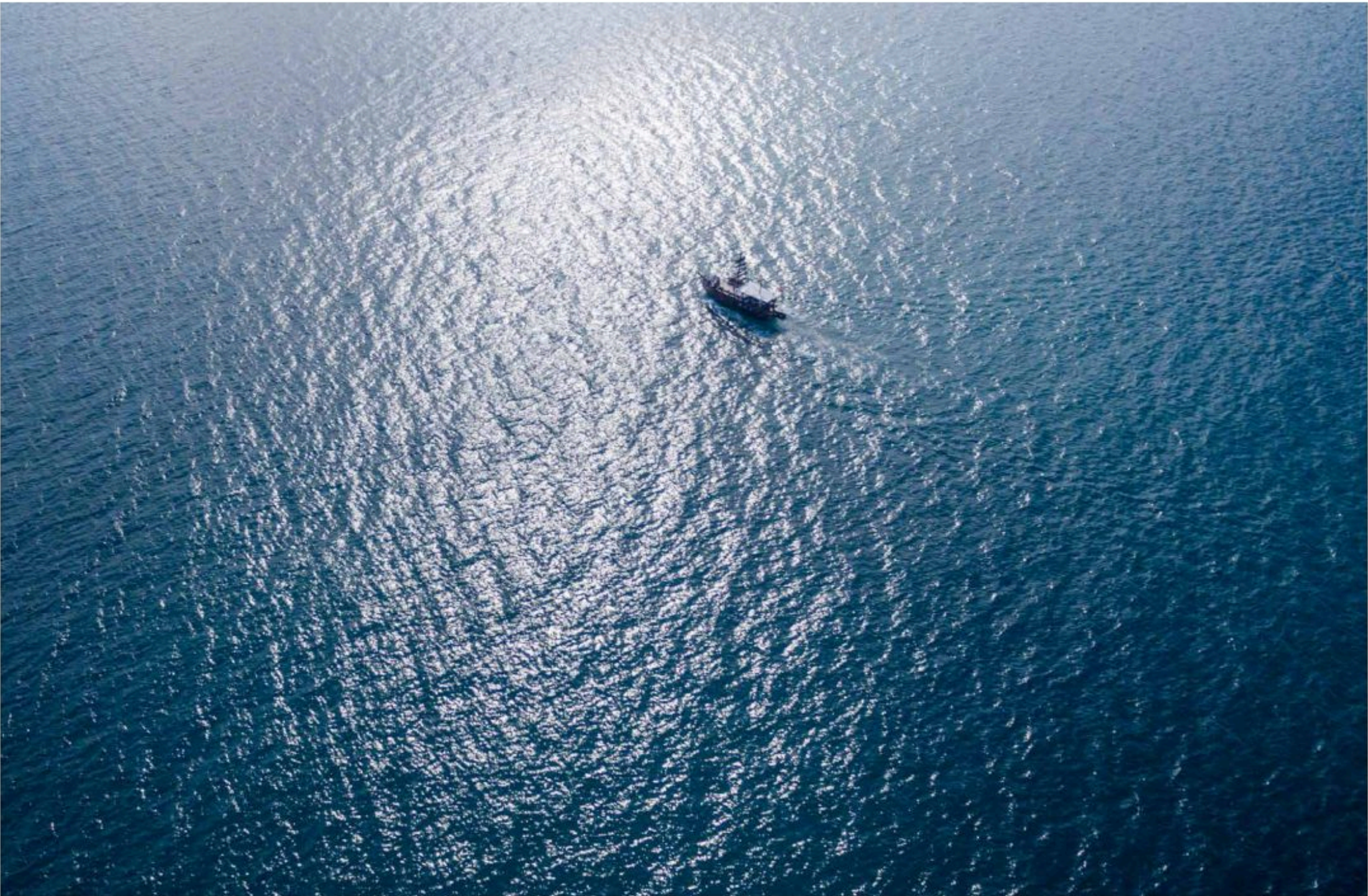
AN EXCLUSIVE FLOATING PARADISE

Phia is an exclusive gated community conceived between a world-class hotel and two inclined elevators, powered by Maspero Elevatori to open onto a mesmerizing sea frontage, offering private plunge pools, a dedicated private lagoon, as well as an exclusive sea promenade, but most importantly direct sea views for all of its homes.

Masterplanned on 16 Feddans, Phia is meticulously designed to place your life in the heart of tranquility while surrounding you with world-class hospitality and non-stop entertainment in every direction. Boasting a signature variety of protruding 500 units to ensure total privacy for its intimate community, Phia's fully finished homes and serviced apartments are carefully nestled on different heights, guaranteeing unobscured views for all residents alike.

THE SEA RIGHT AT YOUR DOORSTEP

BEAUTY AROUND THE CORNER



• By Sea : Dock your boat at IL Galala International Marina and arrive to Phia in style.



• By plane: Chase the sun, all year long, only a 4 hour flight from central Europe & Asia.
Cairo International Airport, New Capital Airport and Hurghada International Airport.



• By car: Enjoy a delightful ride, perfected by scenic views and safe roads from any point across Egypt.



Cairo - Suez Highway	120 km
Katameya - Sokhna Highway	95 km
Kuraimat - Zaafarana Road	120 km
Hurghada - Zaafarana Road	320 km
Suez - Sokhna Road	40 km

YOUR EXCLUSIVE PARADISE

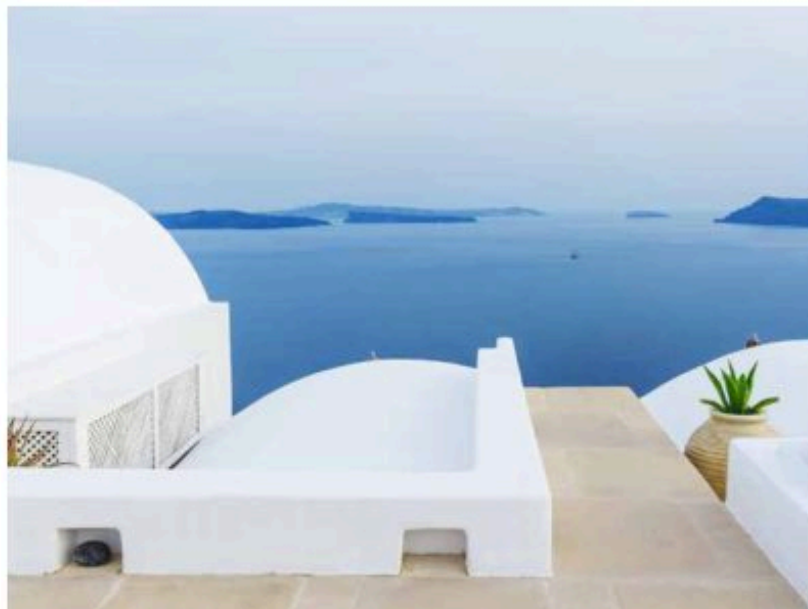
Phia's unique location offers exclusive amenities and luxuries to homeowners and visitors. Residents of Phia can indulge in panoramas of blue-sea wonders and enjoy a singular lifestyle of activities and relaxation with premium privacy.



CHAPTER III

LEISURELY MORNING WALKS, DEEP SUNSET INSPIRATION

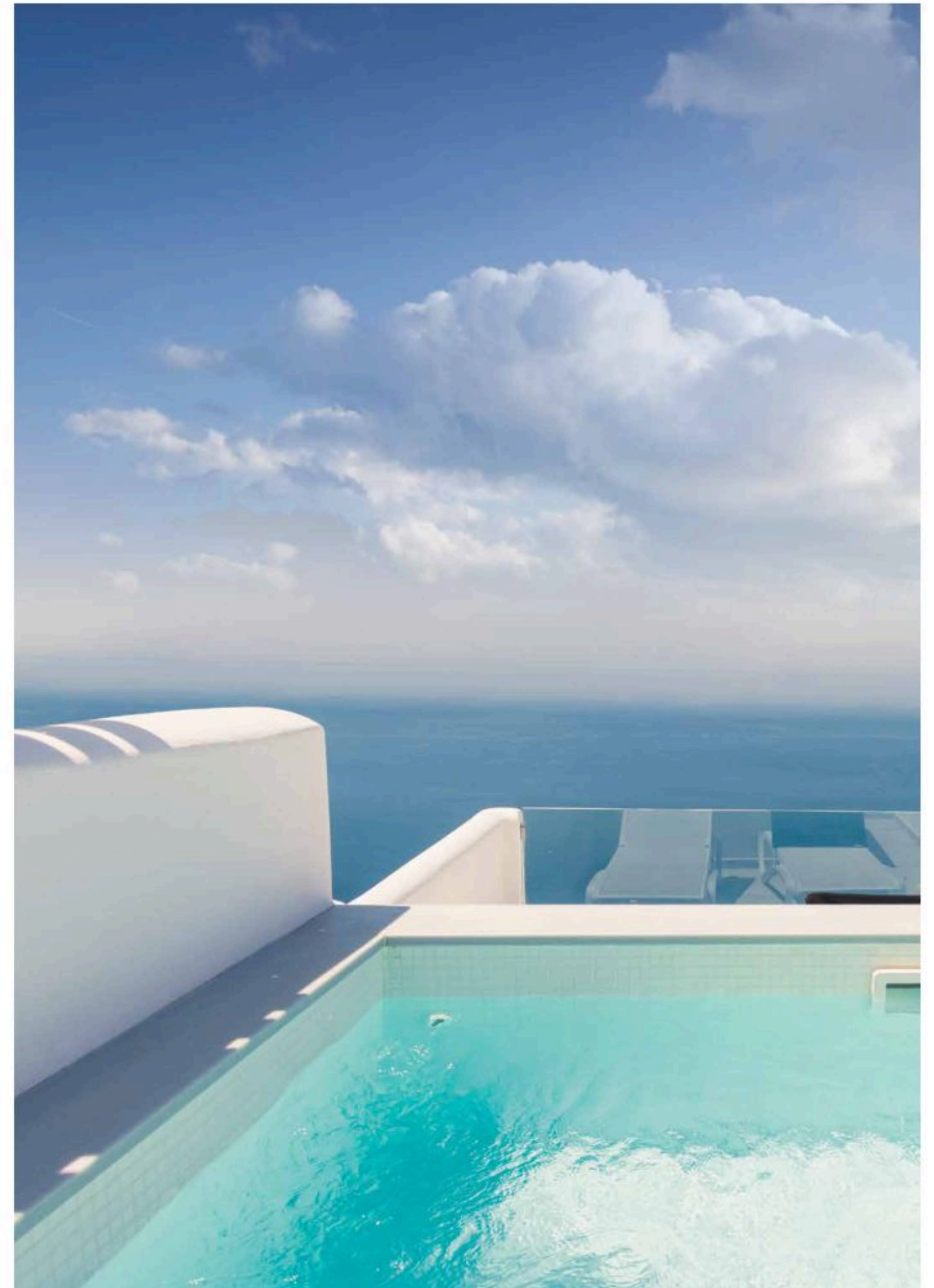
Stretching along spectacular vistas of turquoise, Phia's seafront promenade is ideal for walking and easy leisure, anytime of the day. Offering a safe xx-KM trail, the breezy promenade seamlessly connects you with all of Phia's lively touch-points while encouraging rejuvenating morning jogs, or a relaxing sunset stroll, perfected by panoramic orange sunsets.



CHAPTER III

PRIVATE BEACH ACCESSIBILITY, RECREATIONAL PUBLIC POOLS

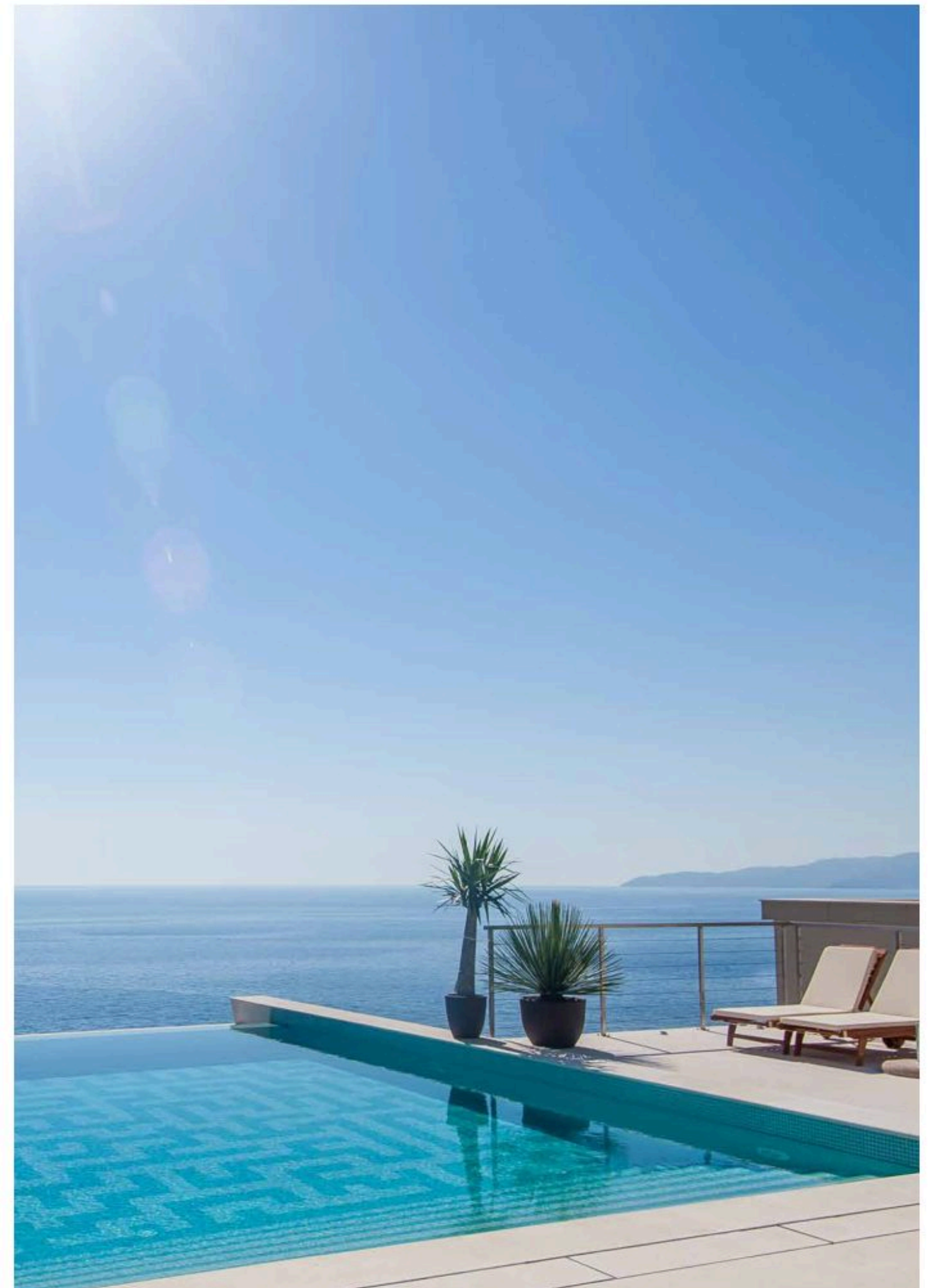
Connect to the gentle beauty of Sokhna's sea and allow Phia's private xx km beach stretch to revive your soul. Crisp, idyllic and a peaceful haven harboring scenic views everywhere you turn, Phia's private beach is a secluded oasis for oil loungers, relaxation lovers and residents wishing to enjoy waves of non-stop water activities above and below. For those wanting to share sun-drenched experiences with loved ones or the neighboring free-spirited community, Phia's recreational public pools are an all-day invitation to splash and enjoy.



CHAPTER III

A DEDICATED SHIMMERING LAGOON, A BESPOKE CLUB HOUSE

The mere mention of Phia evokes thoughts of paradise. It's more than a place; it's a mood, an aspiration, a waterfront state of mind. Masterplanned to accommodate a dedicated 3200 m² Lagoon, Phia surrounds you with an idyllic floating paradise, so you can relax at the comfort of a sustainable lagoon while taking in soothing sea views, year-round. Just around the corner in the lagoon area, a branded bespoke Club House stands in style, welcoming residents to socialize in elegant settings while indulging in fine culinary delights, perfected by impeccable service, and unforgettable water-filled moments, whenever the mood strikes.



CHAPTER III

TOP-CLASS HOSPITALITY, FINE DINING BY THE SEA

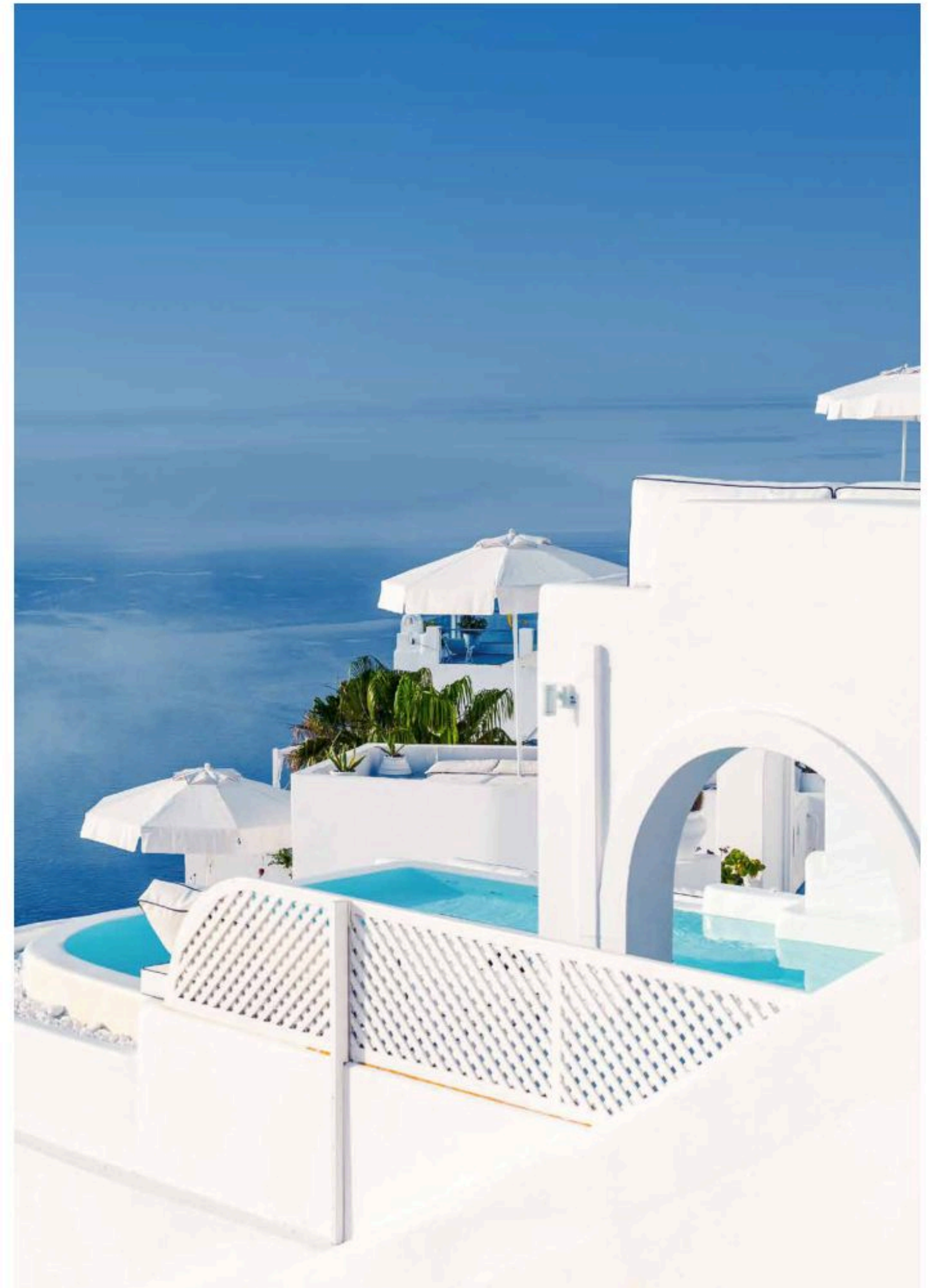
Grand, extravagant and more than a little dazzling, The House Hotel & Residence Royale offers an authentic glimpse into a world of beachfront luxury and nostalgic architecture. Nestled in sublime water surroundings, the enchanting amphitheater of sky and sea invites you to seize the finest in contemporary luxury by striking the perfect balance between home-style living and world-class hotel hospitality. The full complement of top-notch amenities allow you to relax or immerse in worlds of sun-drenched activities, complimented by superior housekeeping services, so you don't need to worry about a thing. The Sky Summit Restaurant is an exclusive culinary ticket to an exquisite fine dining experience, perfected by culinary experts and mesmerizing sea views for a memorable soiree.

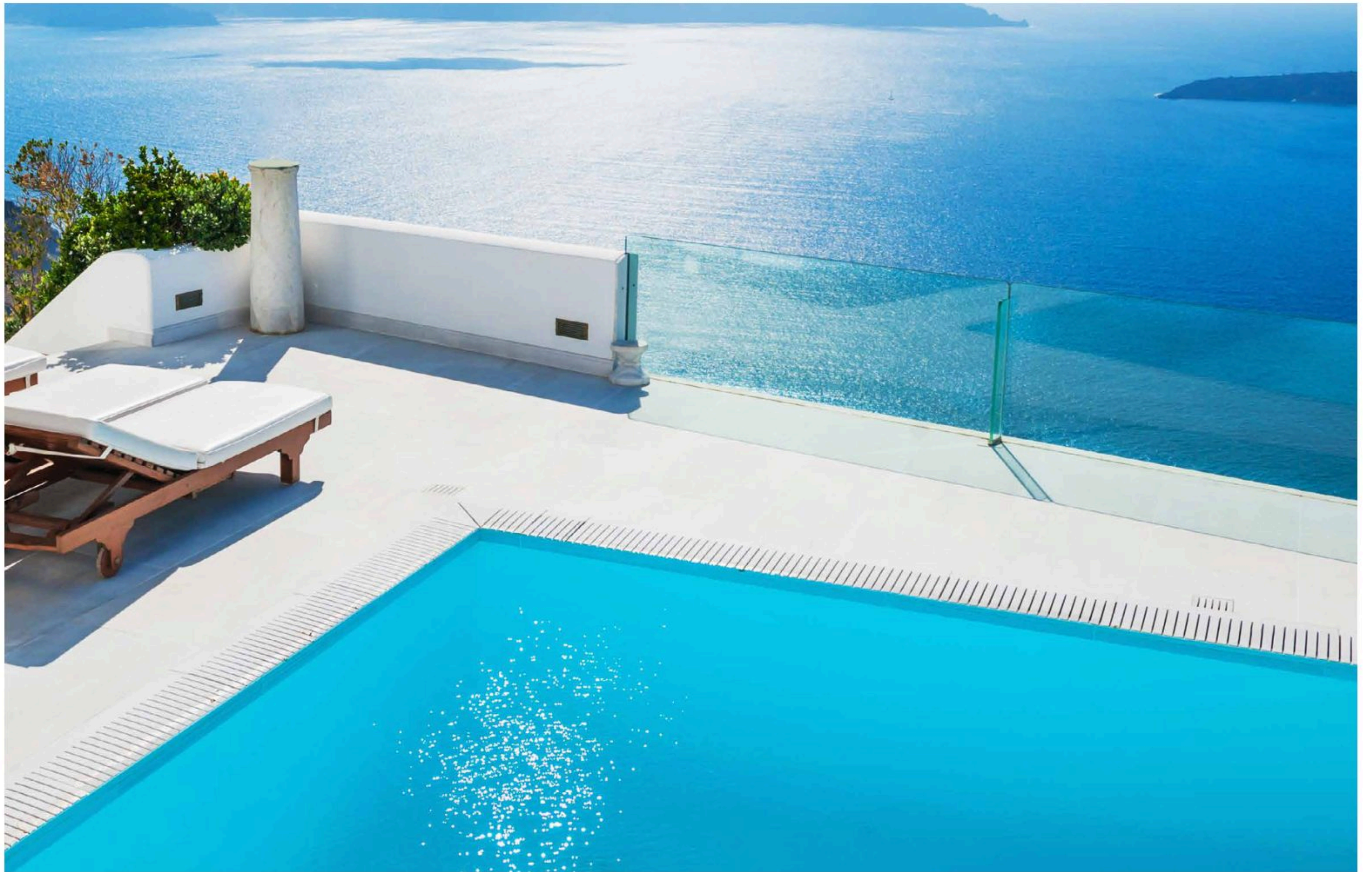


CHAPTER III

MULTI-PURPOSE TERRACES, AN INSPIRATIONAL ART ZONE

Enter into a deep state of mindfulness or a hyped-up mood in the comfort of Phia's multi-purposes terraces, designed to invite the outdoors inside, so you can connect with nature's best elements to restore balance to your body, mind and soul. Lined with sea-facing yoga zones, tranquil relaxation spots, tanning hubs, as well as cutting-edge outdoor gyms, Phia's terraces bring worlds of recreation at your doorstep. Find your daily dose of inspiration at Phia's integrated Art Zone-similar to an open air museum-masterplanned to surround you with captivating wall murals, creative installations and signature pieces, brought alive by world-renowned Italian artists including internationally acclaimed Fabrizio Plessi.





CHAPTER
IV

MASTER PLAN



MASTER PLAN



CHAPTER IV
CHALET
B01



CHAPTER IV

CHALET

B01



GROUND FLOOR 3BR1

GROUND FLOOR 3BR2

CHALET 3 BEDROOM

CHALET 3 BEDROOM

TOTAL AREA	136m ²
RECEPTION	6 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	4.5 m x 3.5 m

TOTAL AREA	139m ²
RECEPTION	5.6 m x 3.7 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM 1	3.7 m x 3.3 m
BEDROOM 2	3.7 m x 3.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE 1	6.4 m x 2.9 m
TERRACE 2	1.7 m x 1.7 m



FIRST FLOOR 3BR3

FIRST FLOOR 2BR1

CHALET 3 BEDROOM

CHALET 2 BEDROOM

TOTAL AREA	127m ²
RECEPTION	5.7 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	3.7 m x 2.8 m

TOTAL AREA	112m ²
RECEPTION	5.8 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM	3.8 m x 3.7 m
BATHROOM	2.7 m x 1.4 m
TERRACE	4.1 m x 2.7 m

CHAPTER IV
CHALET
B01



SECOND FLOOR 2BR2

SECOND FLOOR 1BR1

CHALET 2 BEDROOM

CHALET 1 BEDROOM

TOTAL AREA	117m ²
RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

TOTAL AREA	85m ²
KITCHEN/DINING/RECEPTION	4.7 m x 4 m
MASTER BEDROOM	5.5 m x 4.1 m
MASTER BATHROOM	3 m x 1.4 m
BATHROOM	3 m x 1.4 m
TERRACE	4.2 m x 2.4 m

CHAPTER IV
CHALET
B02



CHAPTER IV

CHALET

B02



GROUND FLOOR 3BR1

GROUND FLOOR 3BR2

CHALET 3 BEDROOM

CHALET 3 BEDROOM

TOTAL AREA	136m ²
RECEPTION	6 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	4.5 m x 3.5 m

TOTAL AREA	139m ²
RECEPTION	5.6 m x 3.7 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM 1	3.7 m x 3.3 m
BEDROOM 2	3.7 m x 3.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE 1	6.4 m x 2.9 m
TERRACE 2	1.7 m x 1.7 m



FIRST FLOOR 2BR2

FIRST FLOOR 2BR1

CHALET 2 BEDROOM

CHALET 2 BEDROOM

TOTAL AREA	117m ²
RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

TOTAL AREA	112m ²
RECEPTION	5.8 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM	3.8 m x 3.7 m
BATHROOM	2.7 m x 1.4 m
TERRACE	4.1 m x 2.7 m

CHAPTER IV
CHALET
B02



SECOND FLOOR 2BR2

SECOND FLOOR 2BR1

CHALET 2 BEDROOM

CHALET 2 BEDROOM

TOTAL AREA	117m ²
RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

TOTAL AREA	112m ²
RECEPTION	5.8 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM	3.8 m x 3.7 m
BATHROOM	2.7 m x 1.4 m
TERRACE	4.1 m x 2.7 m

CHAPTER IV
CHALET
B03



CHAPTER IV

CHALET

B03



GROUND FLOOR 3BR1

GROUND FLOOR 3BR2

CHALET 3 BEDROOM

TOTAL AREA	136m ²
RECEPTION	6 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	4.5 m x 3.5 m

CHALET 3 BEDROOM

TOTAL AREA	139m ²
RECEPTION	5.6 m x 3.7 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM 1	3.7 m x 3.3 m
BEDROOM 2	3.7 m x 3.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE 1	6.4 m x 2.9 m
TERRACE 2	1.7 m x 1.7 m



FIRST FLOOR 3BR3

FIRST FLOOR 3BR4

CHALET 3 BEDROOM

TOTAL AREA	127m ²
RECEPTION	5.7 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	3.7 m x 2.8 m

CHALET 3 BEDROOM

TOTAL AREA	130m ²
RECEPTION	5.6 m x 3.7 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM 1	3.7 m x 3.3 m
BEDROOM 2	3.7 m x 3.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE 1	4.2 m x 2.8 m
TERRACE 2	1.7 m x 1.7 m

CHAPTER IV
CHALET
B03



SECOND FLOOR 2BR2

SECOND FLOOR 2BR1

CHALET 2 BEDROOM

CHALET 2 BEDROOM

TOTAL AREA	117m ²
RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

TOTAL AREA	112m ²
RECEPTION	5.8 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BEDROOM	3.8 m x 3.7 m
BATHROOM	2.7 m x 1.4 m
TERRACE	4.1 m x 2.7 m

CHAPTER IV
CHALET
B03S



CHAPTER IV

CHALET

B03S



GROUND FLOOR 3BR1

CHALET 3 BEDROOM

TOTAL AREA	136m ²
RECEPTION	6 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	4.5 m x 3.5 m



FIRST FLOOR 3BR3

CHALET 3 BEDROOM

TOTAL AREA	127m ²
KITCHEN/DINING/RECEPTION	5.7 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	3.7 m x 2.8 m

CHAPTER IV

CHALET

B03S



SECOND FLOOR 2BR2

CHALET 2 BEDROOM

TOTAL AREA	117m ²
KITCHEN/DINING/RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

CHAPTER IV
CHALET
B04



CHAPTER IV
CHALET
B04



GROUND FLOOR 3BR1

GROUND FLOOR 1BR2

CHALET 3 BEDROOM

TOTAL AREA	136m ²
RECEPTION	6 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	4.5 m x 3.5 m

CHALET 1 BEDROOM

TOTAL AREA	80m ²
KITCHEN/DINING/RECEPTION	5.2 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE	5 m x 3.4 m



FIRST FLOOR 3BR3

FIRST FLOOR 1BR2

CHALET 3 BEDROOM

TOTAL AREA	127m ²
RECEPTION	5.7 m x 3.7 m
MASTER BEDROOM	5.7 m x 3.2 m
MASTER BATHROOM	3.2 m x 1.6 m
BEDROOM 1	3.9 m x 3.2 m
BEDROOM 2	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	3.7 m x 2.8 m

CHALET 1 BEDROOM

TOTAL AREA	80m ²
KITCHEN/DINING/RECEPTION	5.2 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE	5 m x 3.4 m

CHAPTER IV
CHALET
B04



SECOND FLOOR 2BR2

SECOND FLOOR 1BR2

CHALET 2 BEDROOM

CHALET 1 BEDROOM

TOTAL AREA	117m ²
KITCHEN/DINING/RECEPTION	5.4 m x 3.7 m
MASTER BEDROOM	5.1 m x 3.2 m
MASTER BATHROOM	2.6 m x 2.1 m
BEDROOM	4.9 m x 3.3 m
BATHROOM	2.6 m x 1.7 m
TERRACE	7.4 m x 4.2 m

TOTAL AREA	80m ²
KITCHEN/DINING/RECEPTION	5.2 m x 4.9 m
MASTER BEDROOM	5.5 m x 3.8 m
MASTER BATHROOM	2.7 m x 1.4 m
BATHROOM	2.7 m x 1.4 m
TERRACE	5 m x 3.4 m

CHAPTER IV

LOFT

1





TOTAL AREA	70m ²
RECEPTION	5.5 m x 3.4 m
MASTER BEDROOM	4.6 m x 2.5 m
MASTER BATHROOM	2.8 m x 1.6 m
BATHROOM	2 m x 1.8 m
TERRACE	3.4 m x 1.8 m

CHAPTER IV

LOFT

2



CHAPTER IV

LOFT

2



TOTAL AREA	95m ²
RECEPTION	7.3 m x 3.4 m
MASTER BEDROOM	3.4 m x 3.4 m
MASTER BATHROOM	2 m x 1.7 m
BEDROOM	3.9 m x 3.4 m
BATHROOM 1	2 m x 1.8 m
BATHROOM 2	2 m x 1.7 m
TERRACE	3.4 m x 1.8 m



CHAPTER IV

LOFT

3



TOTAL AREA	112m ²
RECEPTION	7.3 m x 3.4 m
MASTER BEDROOM	3.4 m x 3.4 m
MASTER BATHROOM	2 m x 1.7 m
BEDROOM 1	3.9 m x 3.4 m
BEDROOM 2	3.9 m x 3.4 m
BATHROOM 1	2 m x 1.8 m
BATHROOM 2	2 m x 1.7 m
TERRACE	3.4 m x 1.8 m

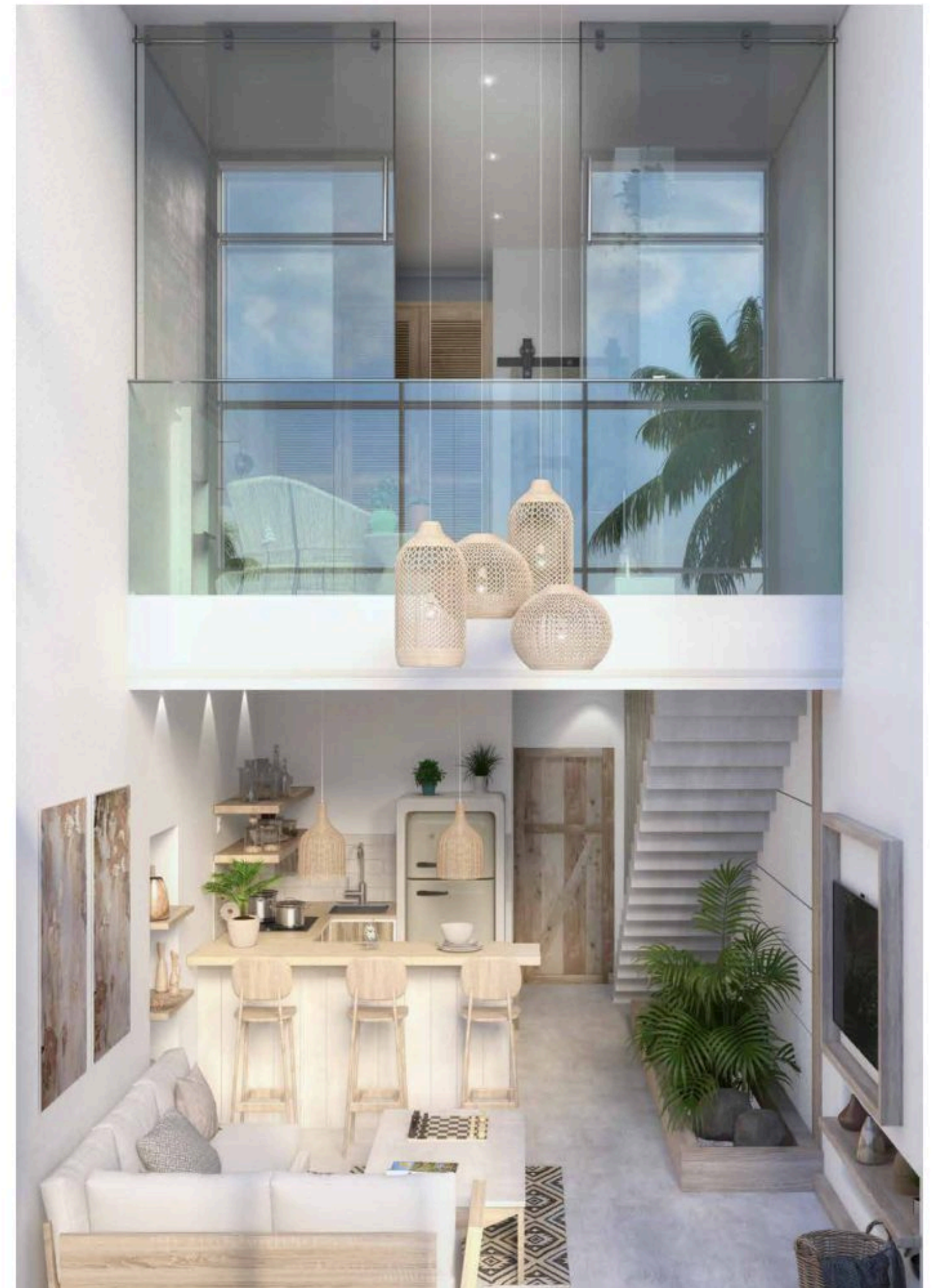
CHAPTER IV

INTERIOR

EXCEPTIONAL INTERIOS

Phia's serviced apartments and homes are designed with vaulted lines, sweeping arches, and dramatic curves allow for luminous sanctuaries of peace.

The faded off-white color palette and ecru, beige, and grey shades allow a soothing organic décor within a minimalist nature-inspired theme.







Phia
SOKHNA