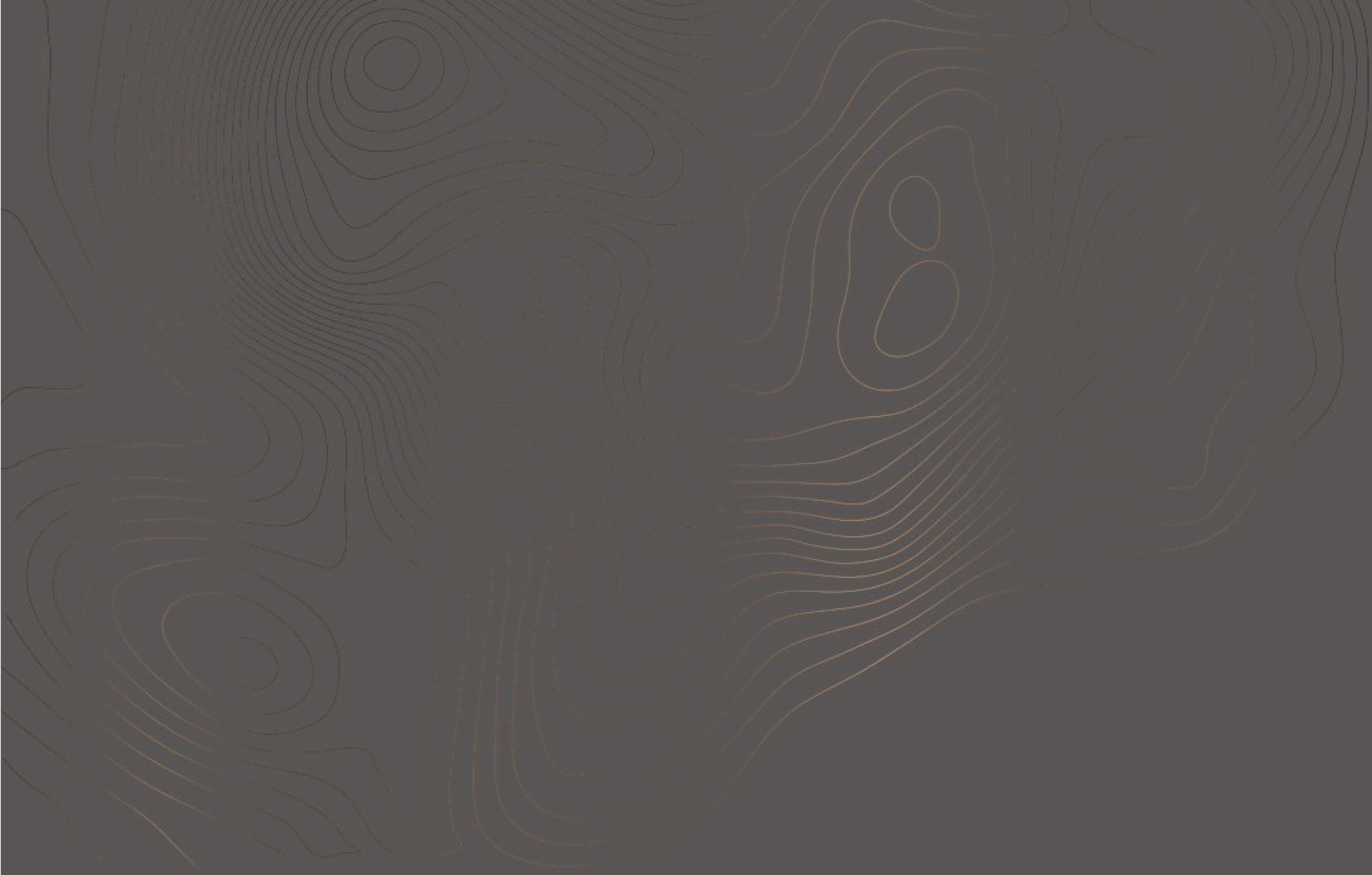




IL MONTE
GALALA
SOKHNA

An aerial photograph of a coastal town situated on a peninsula. The town features a mix of residential buildings and industrial structures, with a prominent curved road. The peninsula is surrounded by deep blue water, and the background is dominated by a range of rugged, brown mountains under a bright blue sky with scattered white clouds. The sun's reflection is visible on the water's surface.

WELCOME TO
A COASTAL UNIVERSE
ON THE ROCKS

CONTENTS



BRINGING YOU A WORLD OF FIRSTS

Since its inception in 2014, Tatweer Misr has been a vital catalyst for change, delivering incomparable value through exemplary projects that master all facets of development. Boasting a wealth of industrial and technical expertise, Tatweer Misr has been offering an innovative outlook on integrated living to strongly emerge as a leading real-estate developer in Egypt, fulfilling the rising demand on mixed-use projects that enrich the life of its communities. Committed to design excellence, innovation and sustainability, Tatweer Misr's 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 builds on its shareholders' expertise to strategically respond to customer-centric insights. By forming strategic partnerships with global specialists, and world-acclaimed innovators in every field, today Tatweer Misr is proud to boast four iconic developments that stand as true testaments of contemporary elegance and innovation across Egypt. From its flagship, award winning project IL Monte Galala in Ain Sokhna, its island-inspired, award winning development Fouka Bay in Ras El Hekma, Bloomfileds its first home mixed-use development in the heart of Mostakbal City, to its latest coastal gem D-Bay along the North Coast - Tatweer Misr has become an original trendsetter in the region, celebrated for inspiring change.



01

THE CONCEPT



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, 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.



ITALIAN INSPIRED BEAUTY

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.



INTRICATELY DESIGNED MASTERPLAN

The project has been aesthetically designed in partnership with world-renowned Crystal Lagoons® to transform the rugged mountain surroundings into a floating beach paradise, introducing the world's first mountain-top crystalline lagoons rolling-out on 200,000 m². Designed to offer an abundance of colourful experiences at different heights, IL Monte Galala has also collaborated with internationally acclaimed BCI Studio to offer an interactive world of retail and leisure. Wrapped in an ecologically sustainable context, while putting accessibility at its master plan's forefront, all of IL Monte Galala's zones are seamlessly interconnected by inclined elevators powered by Maspero Elevatori, in addition to intuitive paths and electric cars that add a fun and exciting flare to life.



A 1.4KM SHORELINE

Flowing into a landscape of natural beauty, IL Monte Galala spans over 2.24 million m² to lap a pristine 1.4 km shoreline, conceiving a global universe in its own right. With an eye for excellence and a pledge for originality, the project has been aesthetically designed in partnership with world-renowned Crystal Lagoons® to transform the rugged mountain surroundings into a floating beach paradise, introducing the world's first mountain-top crystalline lagoons rolling-out on 200,000 m².



THE
CONCEPT

LUXURY BY THE SEA

Marina Residence combines the finest in seafront living with unparalleled luxury in a privately gated community in IL Monte Galala. With a collection of refined amenities, exclusive privileges and lavish architecture, Marina Residence is the epitome of living exceptionally by the sea.



AMENITIES MAP

365 DAYS OF ENTERTAINMENT

	SEAFRONT BEACH HUB
	CRYSTAL LAGOONS
	MOUNTAIN PARK
	ART WALKWAY
	OLD TOWN AND RETAIL AREAS
	HOSPITALITY AND SPA
	MAESTA PROMENADE
	ECO DESERT PARK AND TRAILS
	SPORTS ZONE
	ART AND FASHION SCHOOL



LOCATION MAP

60 Minutes

120 KM From Cairo

45 Minutes

80 KM From New Administrative Capital



FACTS AND FIGURES

2.24

Million SQM -
Total Land Area

1.4 KM

Beach
Front



4 Hotels in
Phase 1

200 K M²

First Mountain
Top Crystalline Lagoon



Marina

11 KM

Of Lagoon
Shoreline

0 -210 M

Above Sea
Level



First
Base Camp



Mobility
Solution



02



TRANSFORMING SOKHNA

AN INTERNATIONAL DESTINATION

IL Monte Galala is perched east of Suez Gulf, at the meeting point between the magnificence of the Red Sea and Sokhna's Red Mountains. Overlooking such a marvel, IL Monte Galala captures the essence of the Eastern Desert's magic, with Zaafarana adorning the layout from the South and housing the ancient treasures

of Luxor and the mystery of the eternal Nile. IL Monte Galala's shoreline, along with its seamless transition with the Red Sea, paints a pure, mesmerizing painting of nature's art, exhibiting in vibrant marine life's coral reef and pristine, relaxing waters. The climate in IL Monte Galala is optimal, stable at 21-25°C year-round.



A MOUNTAIN PARK
ADVENTURE AWAITS AT

BASE CAMP

By partnering with Rock 'n Rope, IL Monte Galala pioneers in introducing an innovative mountain-top community centre, offering an open climbing space for training and recreation, as well as Egypt's first of its kind Base Camp.
the Base Camp will not only offer one of the largest outdoor climbing walls in the Middle East, but will

also blend a design aesthetic of art and mountain-top functionality at the site's core. Adventure enthusiasts will be able to enjoy an abundance of adrenaline-pumped activities; spanning across a rope obstacle course, beach and desert camp sites, as well as mountain biking, & nature-inspired hiking trails.



THE WORLD'S
FIRST MOUNTAIN TOP

Crystal Lagoons®

Water has a power of its own; it soothes, refreshes, and invigorates. That's the intention behind owning a unique water-front address set on top of rugged mountains and flowing right into stunning 360° views of tranquil lagoons. Designed in partnership with world-renowned Crystal Lagoons®, IL Monte Galala proudly boasts the world's first mountain-top lagoon, rolling-out on 200,000 m2 to lap a pristine 11 km shoreline, creating an

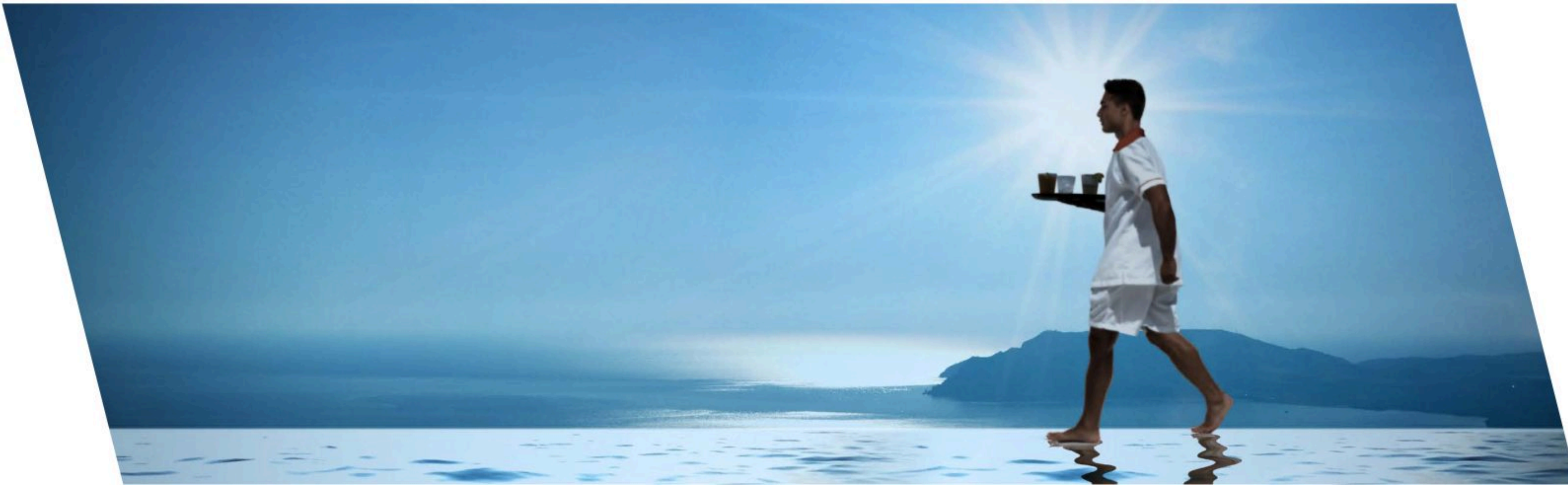
idyllic year-round beach paradise. Master-planned to challenge the conventional norms of topography, every altitude of IL MONTE GALALA stretches to lap a pristine white sandy beach, providing a one-of-its-kind floating landscape that embraces a wealth of water-sport amenities, relaxing water loungers, colourful cabanas on soothing cascades, and elegant Lagoon Club Houses.



UNMATCHED HOSPITALITY

IL Monte Galala offers a world of contemporary living options and branded residences that combine functional beachside simplicity with the highest degree of luxury. Wrapped in an

ecologically sustainable context, the project's plan also puts accessibility at its forefront seamlessly interconnecting its zones through inclined elevators with breathtaking views.



SOKHNA'S FIRST LUXURY HOTEL & SERVICED APARTMENTS

THE HOUSE | **HOTEL & RESIDENCE**

Arrive to the warmest of welcomes at The House Hotel, nestled 210 metres above sea level to delight and inspire. Boasting an array of top-notch facilities including a cutting-edge gym, round-the-clock concierge services and a state-of-the-art spa, The House Hotel is a soulful oasis of calm, perfected by world-class hospitality

for you to retreat, connect and dream with open eyes. Seamlessly interconnected with IL Monte Galala's lively zones, staying minutes away from The House Hotel guarantees to satisfy all your needs; from adventurous bucket list experiences to the magic of a single relaxing moment in time to journey into the undiscovered worlds that lie above and below Sokhna's most extraordinary coastal universe.



FINE DINING AT THE TOP

Perched on the breathtaking summit of IL Galala mountain, the Sky Summit Restaurant is a signature invitation to indulge in a treasure trove of culinary wonders high up under a blanket of stars.

Treat your loved ones to 360 degree panoramic views of proud mountain peaks, clear skies and romantically-lit Crystalline lagoons, and allow our world-class chefs

to immerse you in rich culture and fine cuisine, you'll sure remember for a lifetime. Pairing contemporary grandeur with impeccable service, The Sky Summit Restaurant's inspirational recipes and authentic flavours introduce surprising interpretations to impress the most demanding palates, complimented by a nature inspired mood that will certainly leave you in awe.



WORLD-CLASS ENTERTAINMENT

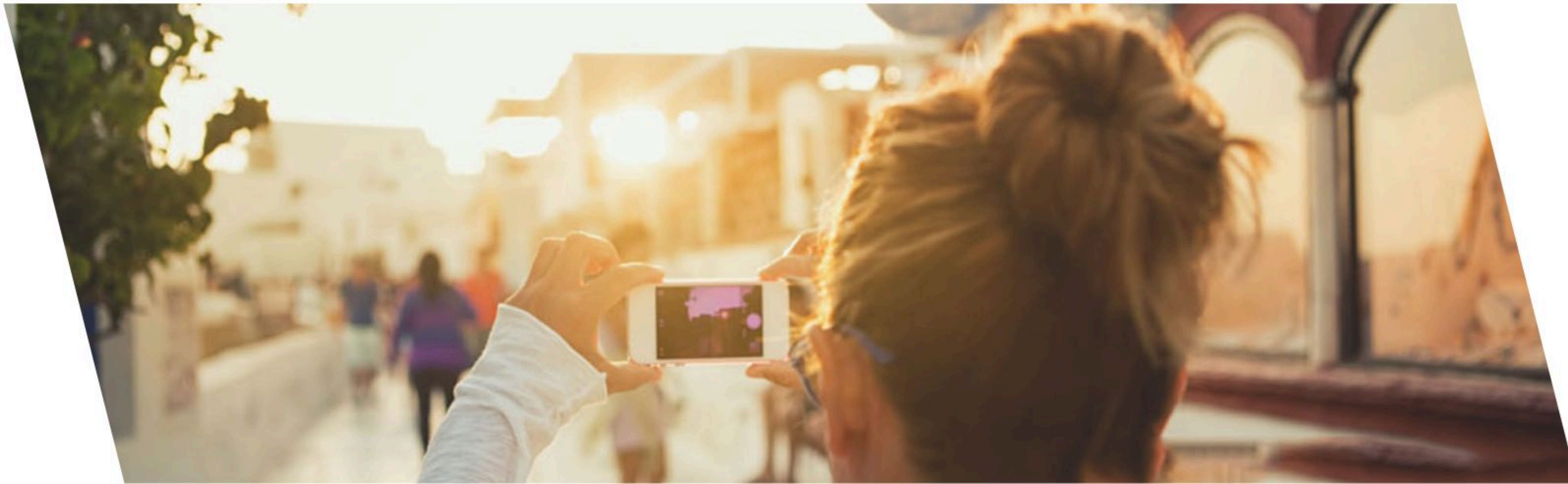
Join the younger crowd in partying till the break of dawn by choosing from a variety of upbeat clubs, lavish chill-out lounges and fun-packed music halls.



A BUSTLING PROMENADE

Soar to the top of Maestà to experience breathtaking vistas in every direction while soaking up a stunning bird's-eye view of IL Monte Galala's incredible magnitude. Rising 210 metres above sea-level is Egypt's first broad, top grade promenade nestled on top of a mountain to sweep alongside dramatic peaks and wide open views of awe-inspiring nature.

Life at The House Hotel & Residence gives you daily access to a 1 km verdant broad walk lined with wooden benches for relaxation and meditation. This is the place for walkers, joggers, cyclists and families who just wish to connect in peace.



03

DESIGN
INGENUITY

INCREDIBLE VIEWS

The elemental beauty of IL Monte Galala's master plan lies in one simple rule; unobscured magical views for all and unmatched mountain-top exclusivity for everyone to enjoy. Built with a timeless familiarity with its iconic surroundings, IL Monte Galala gently rolls vegetated hills dipped in soft morning mist to greet the Red Sea's tranquil views; a graceful prelude to luxury living at its best. Wake up to breathtaking views of sapphire blues

or simply take a dip in mountain-top lagoons, cascading to embrace the Red Sea's serene hues. Designed with your comfort and nature in mind, the project is carefully planned to maximise views by dividing the mountain's rugged landscape into "Seafront", "Mid-Level" and "High Altitude" zones, all seamlessly interconnected by flowing crystalline lagoons, flora and fauna, as well as wide and lush walk-ways.



INSPIRED ARCHITECTURE

Drawing on the tradition with architecture that not only reflects the vital role of water, but also takes the wind-shaped form of the surrounding desert as its inspiration, the project has been aesthetically designed to transform urban Egyptian designs into an inviting contemporary

Italian reality. Nestled into the site's dramatic landscapes, IL Monte Galala's inspired architecture affords total privacy for all residents, encompassing lush garden oases, vegetated rooftops and infinity pools, as well as uncluttered lagoon, mountain and sea views.



IMAGE FROM SITE

SLEEK MODERN INTERIORS

Step into a soul-soothing world of contemporary elegance where every detail has been meticulously designed to create breathing spaces that perfectly resound with nature's dramatic surroundings, reflecting light and mood all around. Acclaimed Egyptian Designer Mona Hussein has found inspiration in Sokhna's soothing palette, painting a contemporary canvas of space and elegance across IL Monte Galala's wide

range of housing units. Both offered themes of "Beach" and "Mountain" combine raw textures from nature and serene punctuations of colour to leave residents with an expansive feeling that complements the site's surrounding magic. The execution of clean lines with unadorned interiors, as well as the use of open furniture creates a contemporary aesthetic, offering the best of modern living.



04

THE DETAILS
THAT MATTER

THE DETAILS
THAT MATTER

MOBILITY

Designed with residents' comfort in mind, accessibility is an integral underlying layer within IL Monte Galala's master plan, implementing the highest in global standards to allow autonomous living for

everyone on site; young parents with prams, kids with bikes, seniors and the differently-abled. By partnering with world-renowned Maspero Elevatori, the project brings to fruition a one-of-its-kind transportation solution to connect all of IL Monte Galala's interactive

zones through inclined zero noise panoramic elevators. Whisking visitors up to a height of 210 metres above sea level within a two-minute ride, moving around the project translates into a daily pleasure of 360° uninterrupted views of the coastal universe and its surrounding mountain terrain. The project also provides an integrated network of fun and exciting mobility solutions for everyone including electrical buses, bikes and cars, in addition to Segways, Sea-Cycles and soothing kayak rides.

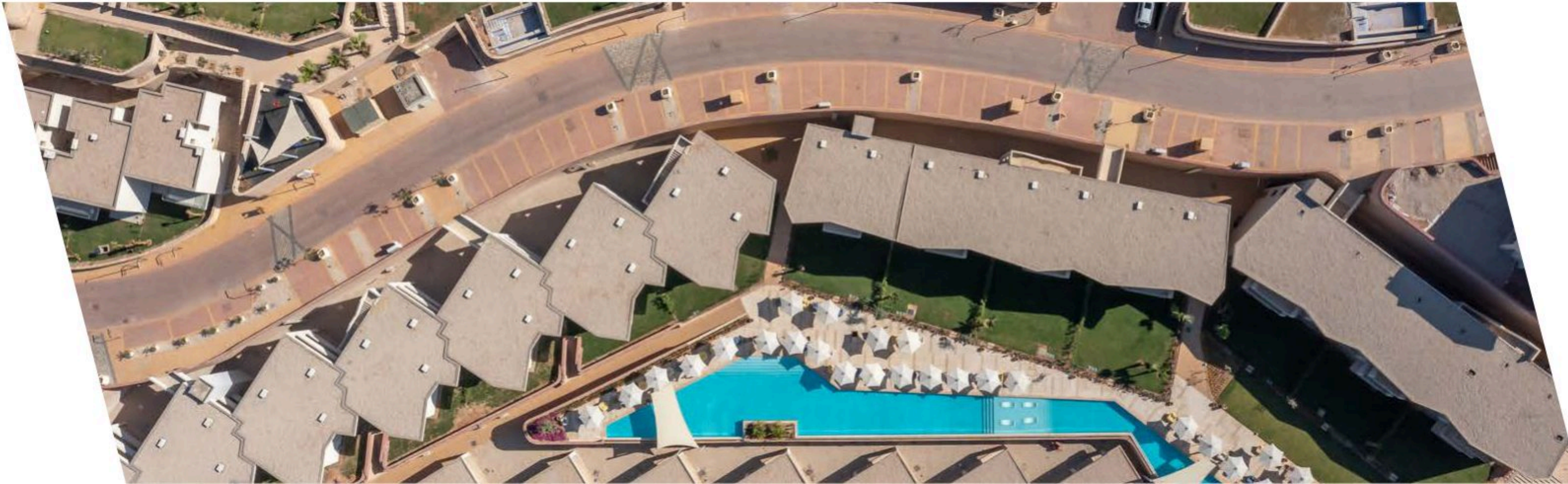


THE DETAILS
THAT MATTER

SUSTAINABLE DESIGN

By embracing the site's unique sense of place and environmental sensibilities, IL Monte Galala has managed to create a sustainable master plan, reinforcing the idea of going green in every detail. The project takes pride in implementing proactive sustainable initiatives that aim at conserving water, air, and energy without disrespecting the site's natural harmony.

By partnering with Environment and Development Group (EDG) for sustainable solutions, IL Monte Galala's housing units enclose vegetated rooftops, bringing water, sunshine and life to barren concrete. Solar panels are also an integral part of the site's planning, reinforcing the concept of renewable energy in this year-round sunny resort. Managing and reducing waste also comes as a top priority at IL Monte Galala, where reducing, reusing, and recycling are cornerstones that set a sustainable foundation that guarantees the project's longevity.



05



OUR
COMMUNITIES

AMALIA





TWIN HOUSE TWW



FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



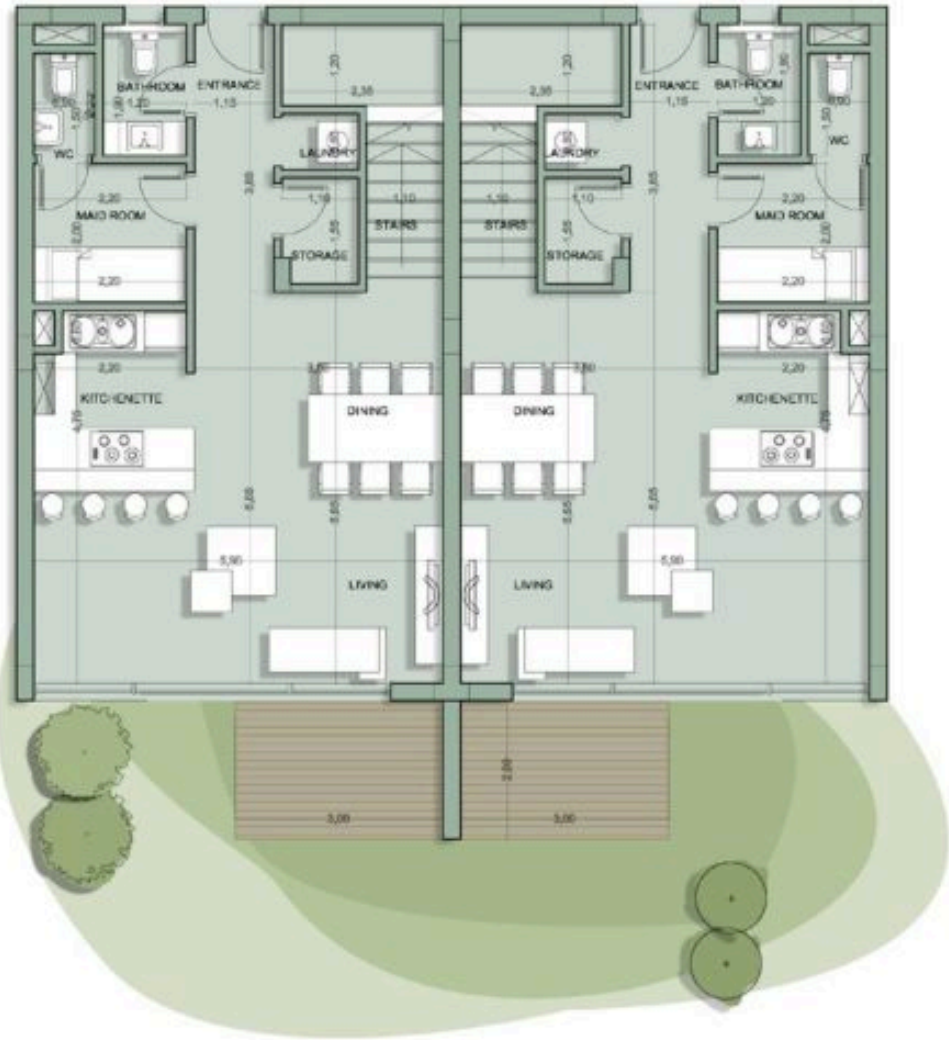
TOTAL AREA: 195 m²

TWIN HOUSE TW1

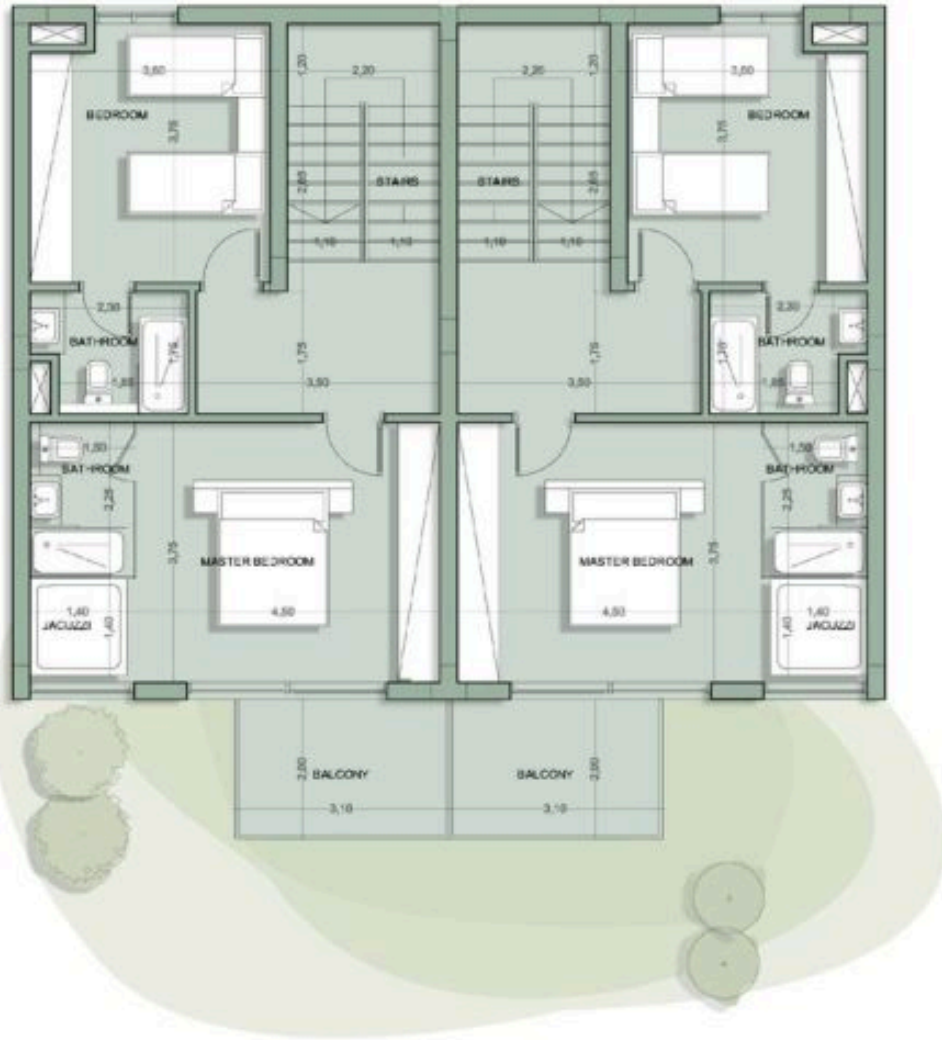


FLOOR PLANS

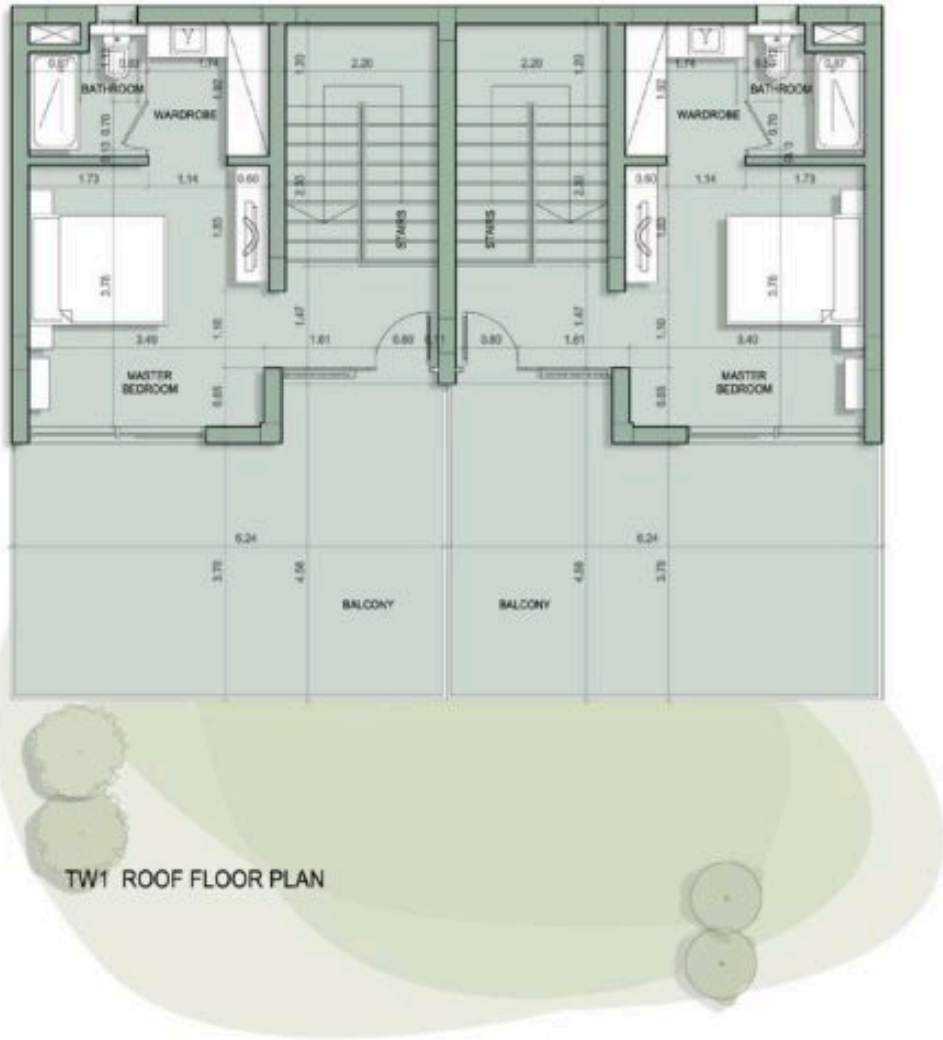
GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



TOTAL AREA: 175 m²

Elara





VILLA V11

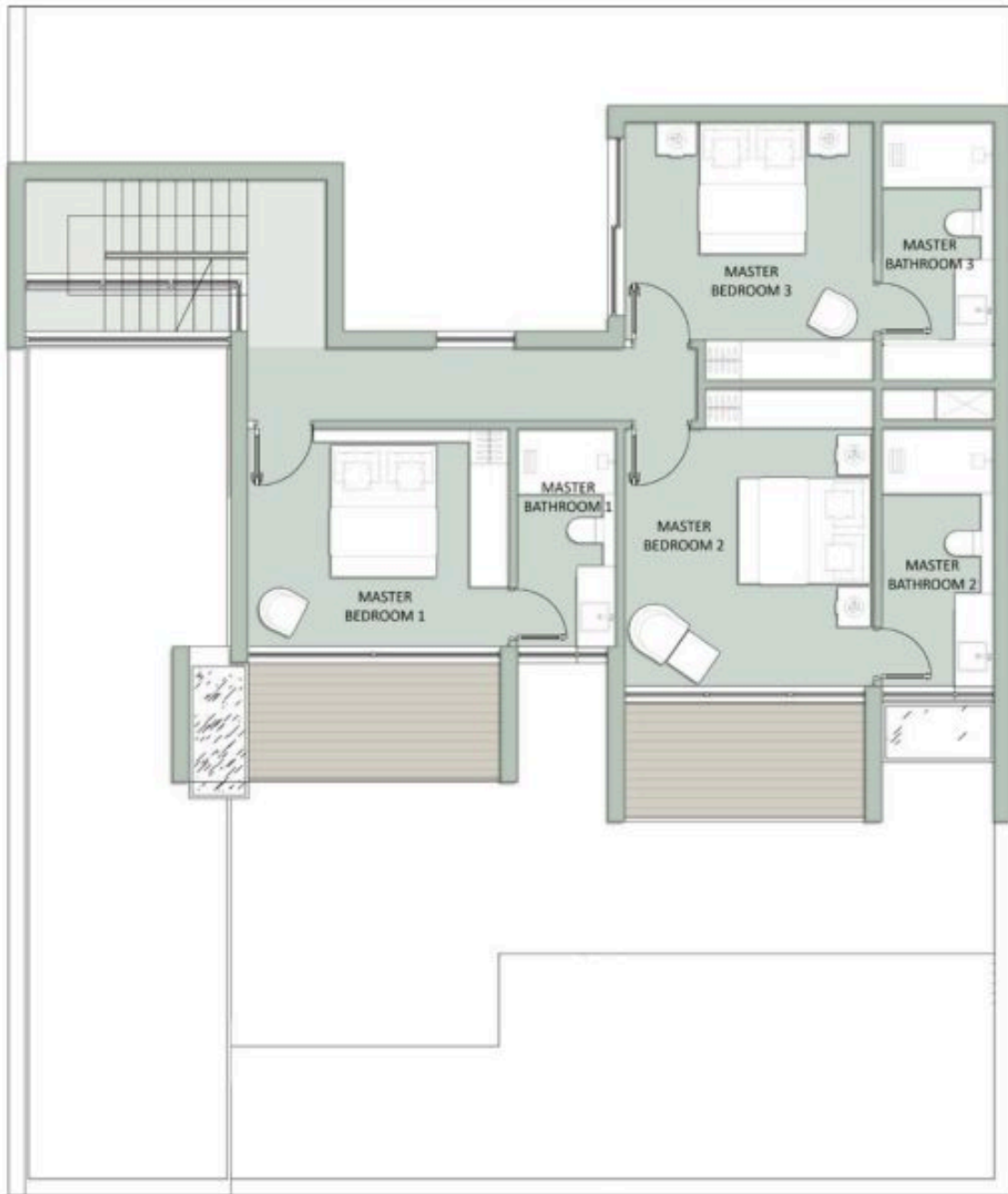


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



TOTAL AREA: 230 m²

VILLA V10

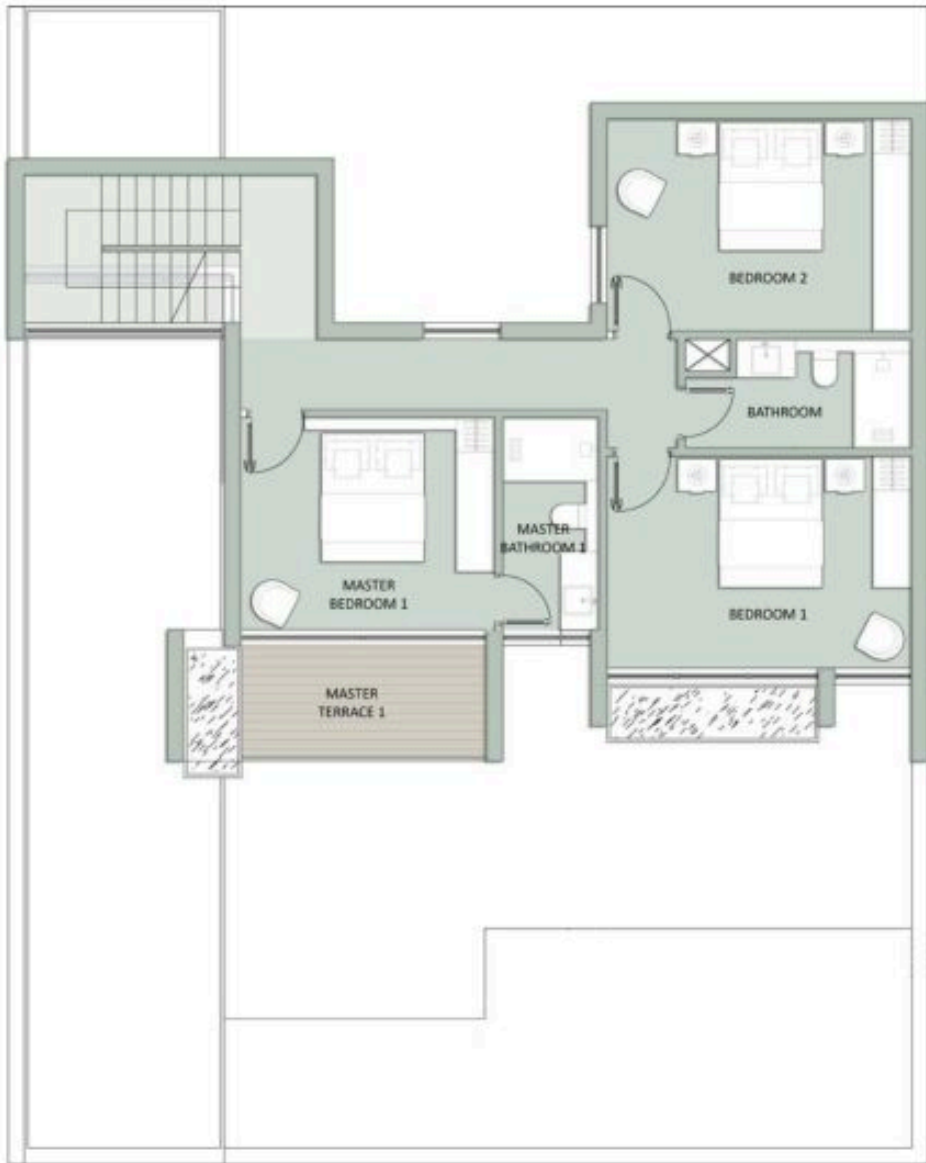


FLOOR PLANS

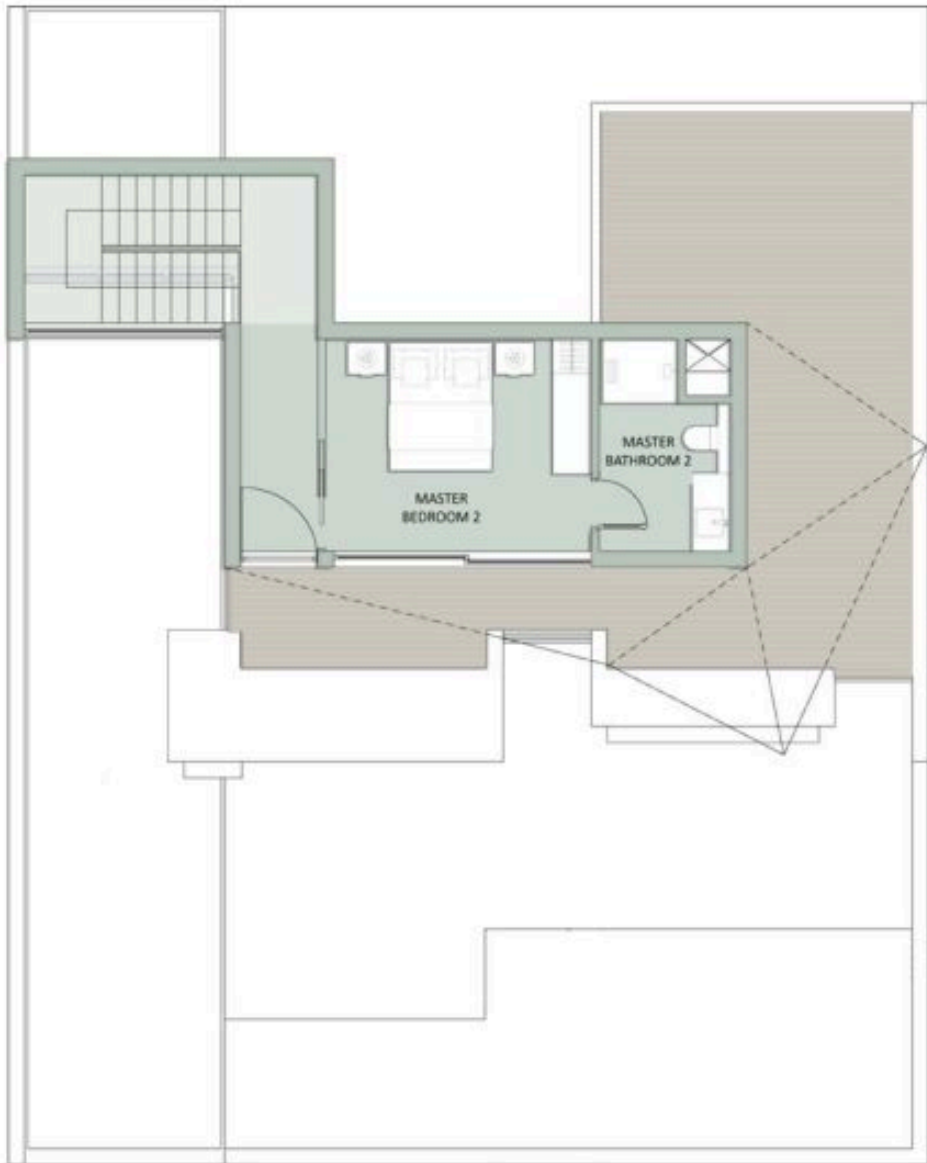
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



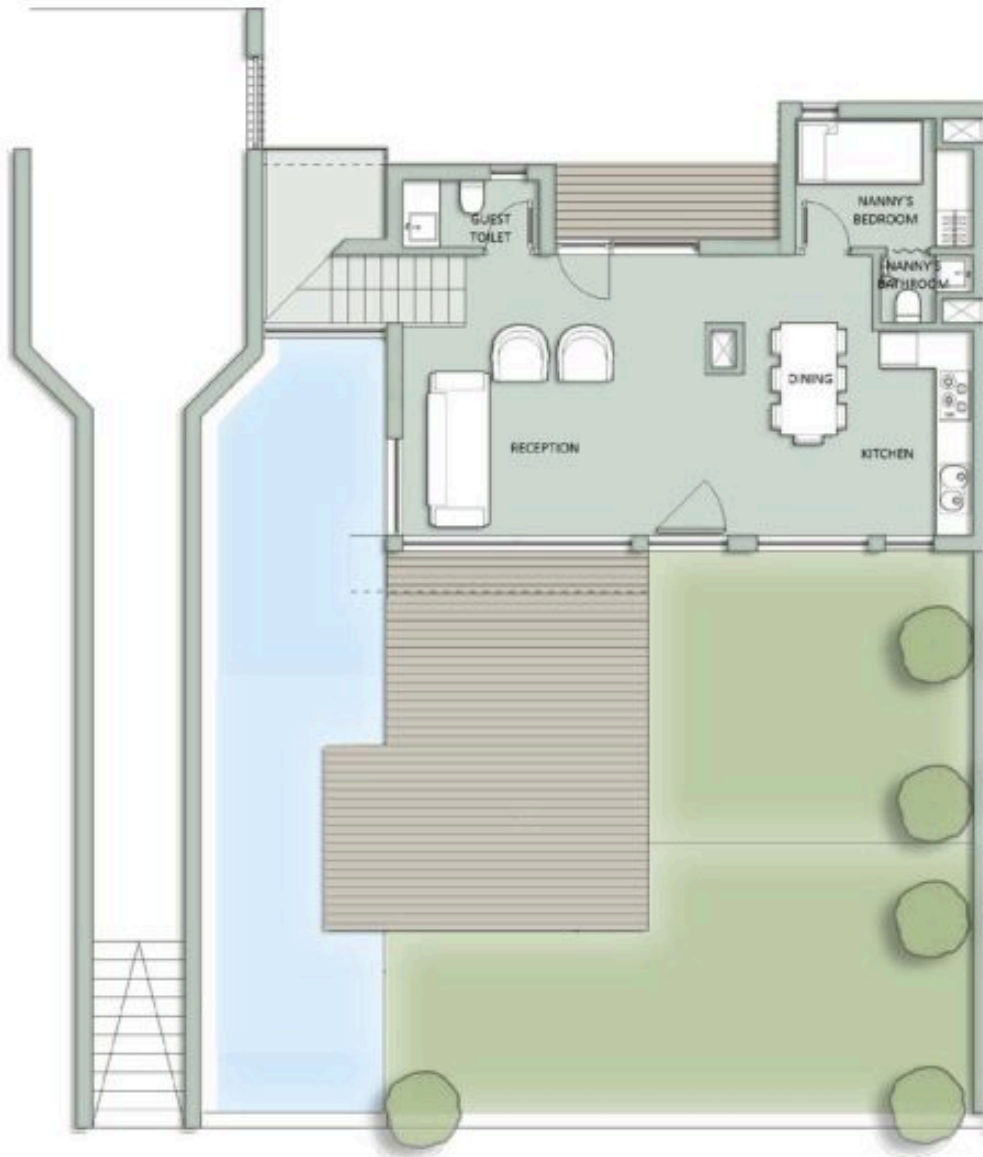
TOTAL AREA: 255 m²

TWIN HOUSES



FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



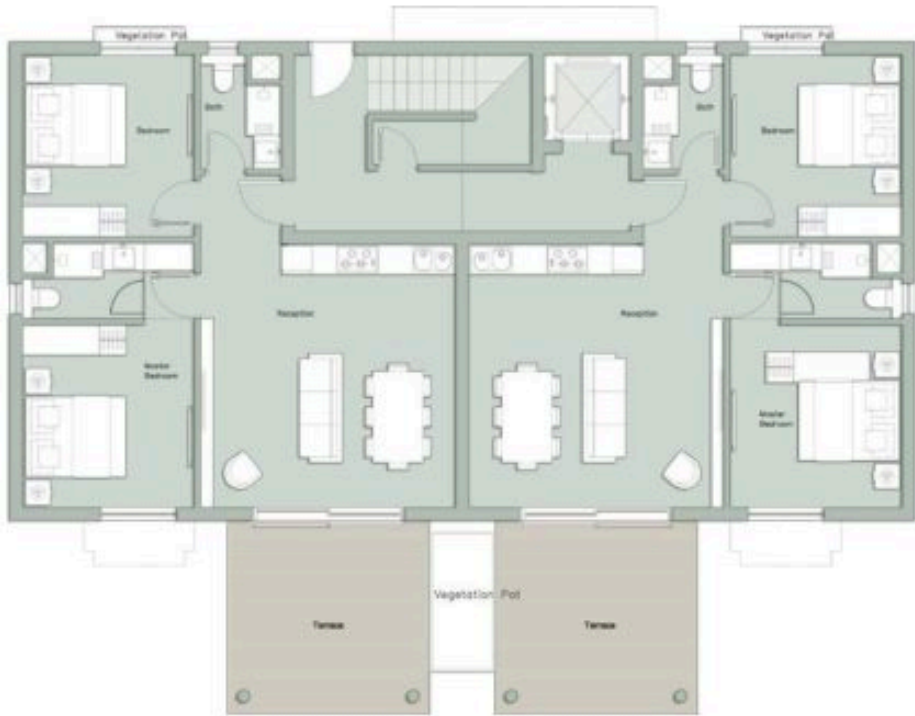
TOTAL AREA: 180 m²

CHALETS



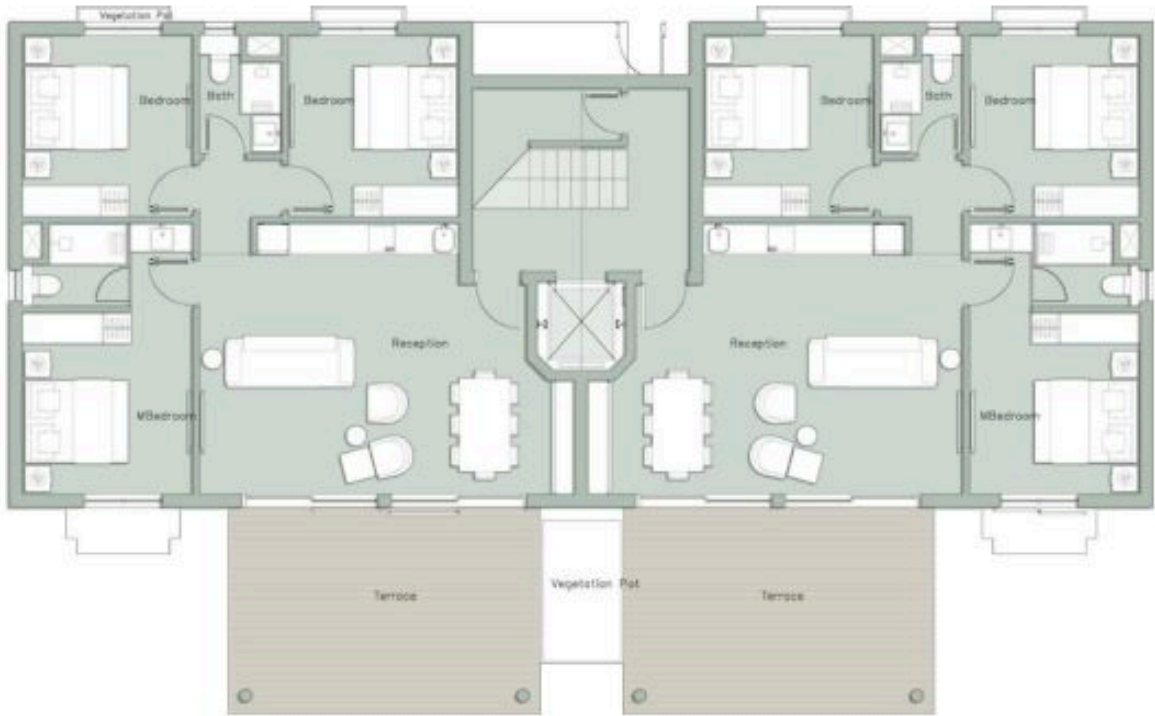
FLOOR PLANS

2 BEDROOM CH2E



TOTAL AREA: 100 m²

3 BEDROOM CH3E



TOTAL AREA: 125 m²

3 BEDROOM CH3E1-



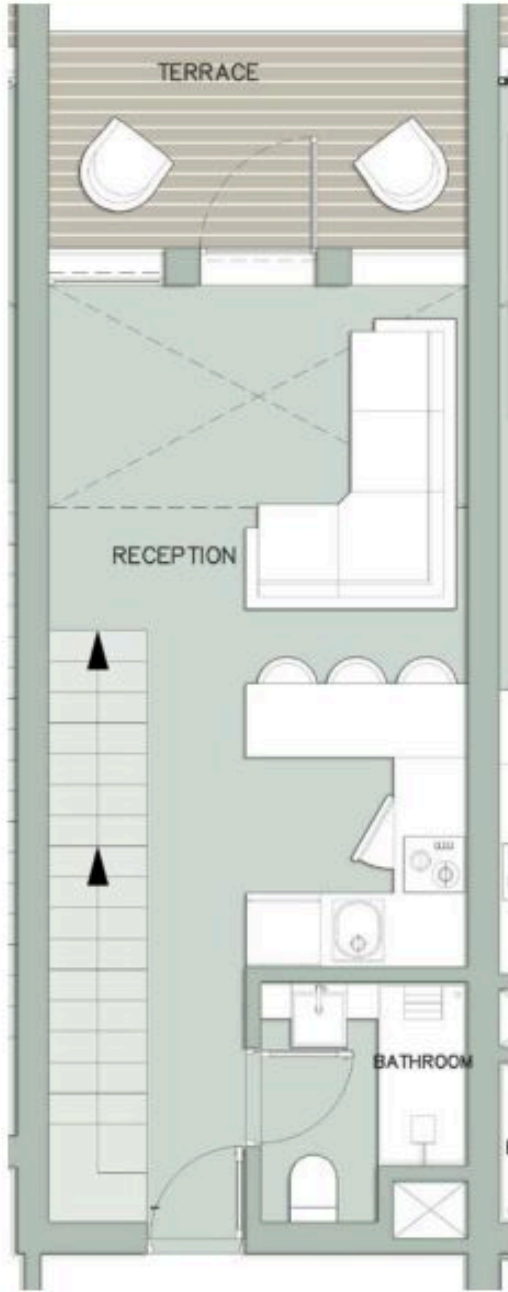
TOTAL AREA: 125 m²

LOFTS



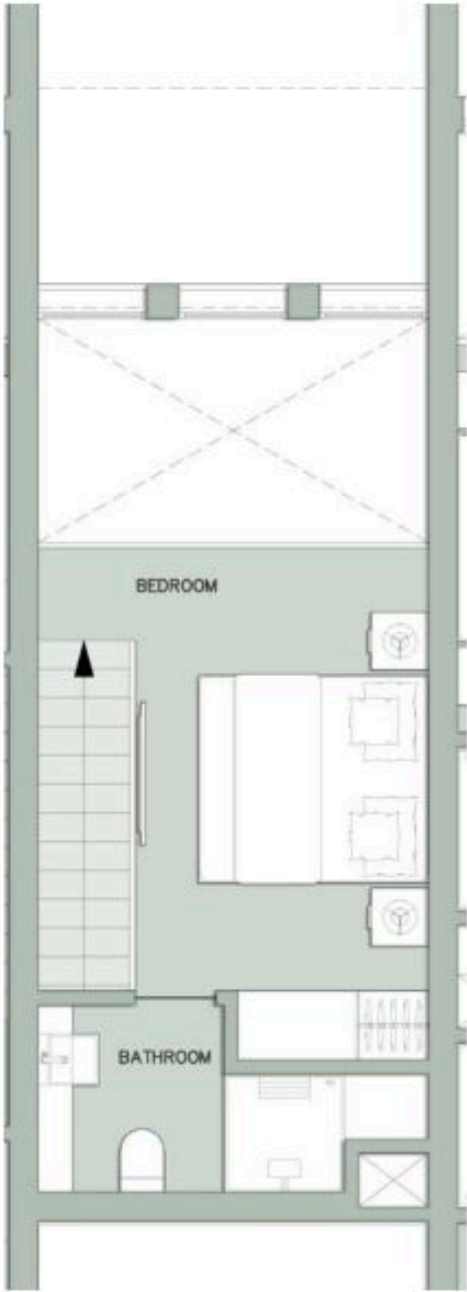
FLOOR PLANS

1 BEDROOM CB1



GROUND FLOOR

1 BEDROOM CB1

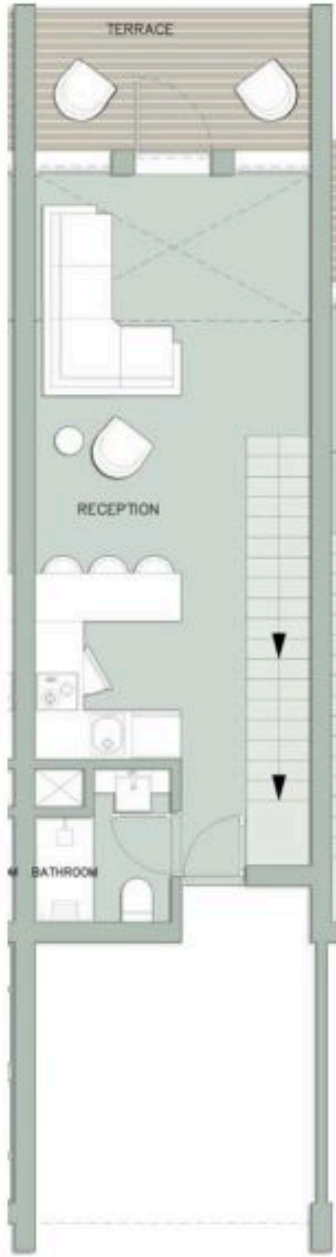


FIRST FLOOR

TOTAL AREA: 70 m²

FLOOR PLANS

2 BEDROOM CB2



GROUND FLOOR

2 BEDROOM CB2

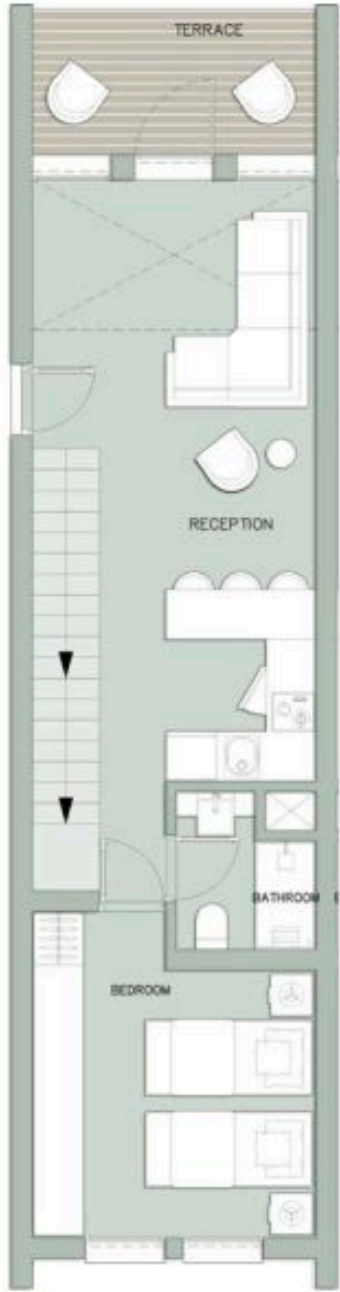


FIRST FLOOR

TOTAL AREA: 95 m²

FLOOR PLANS

3 BEDROOM CB3



GROUND FLOOR

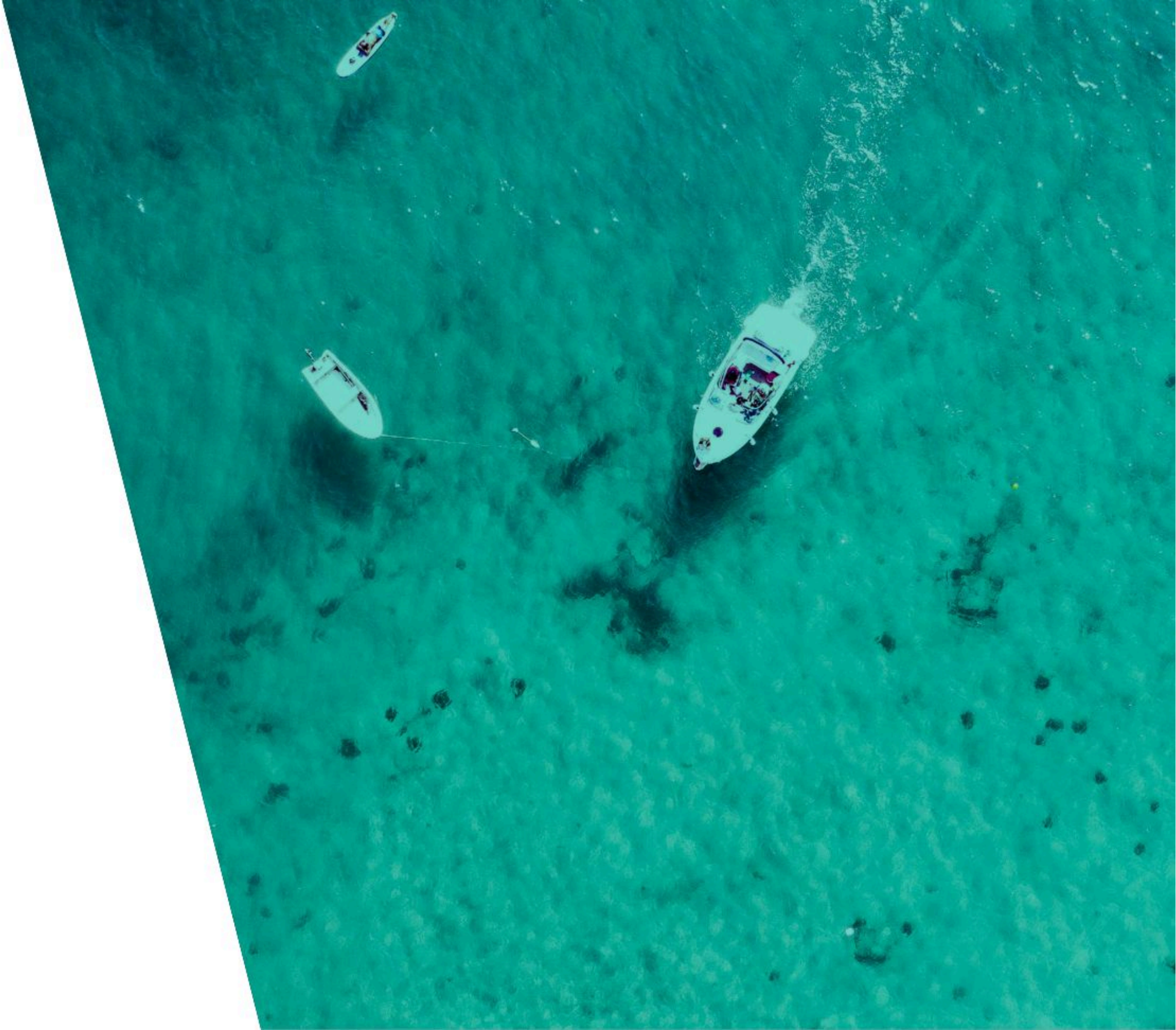
3 BEDROOM CB3



FIRST FLOOR

TOTAL AREA: 115 m²

ISLA
simply... beautiful



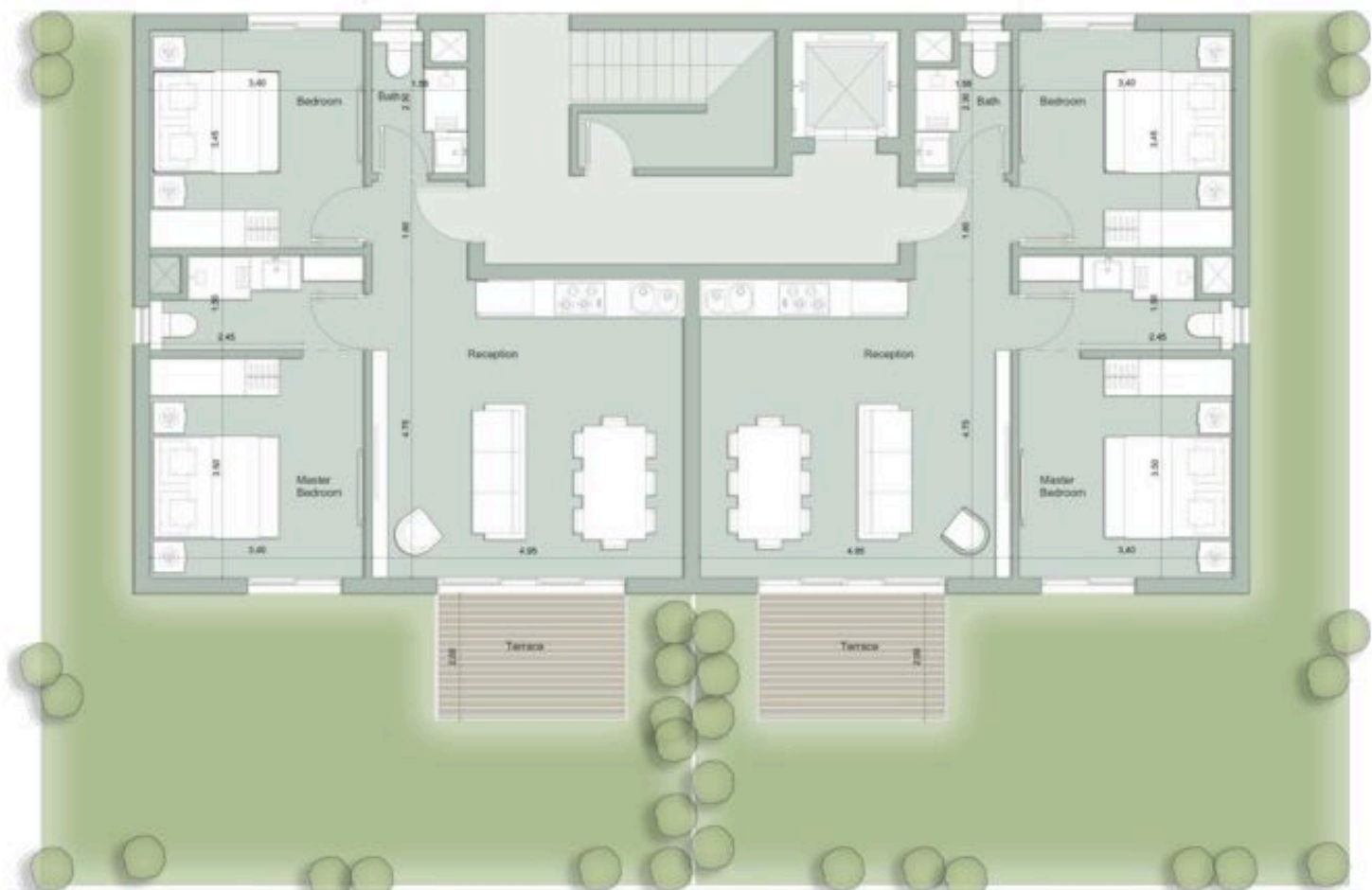


CHALET 2 BEDROOM

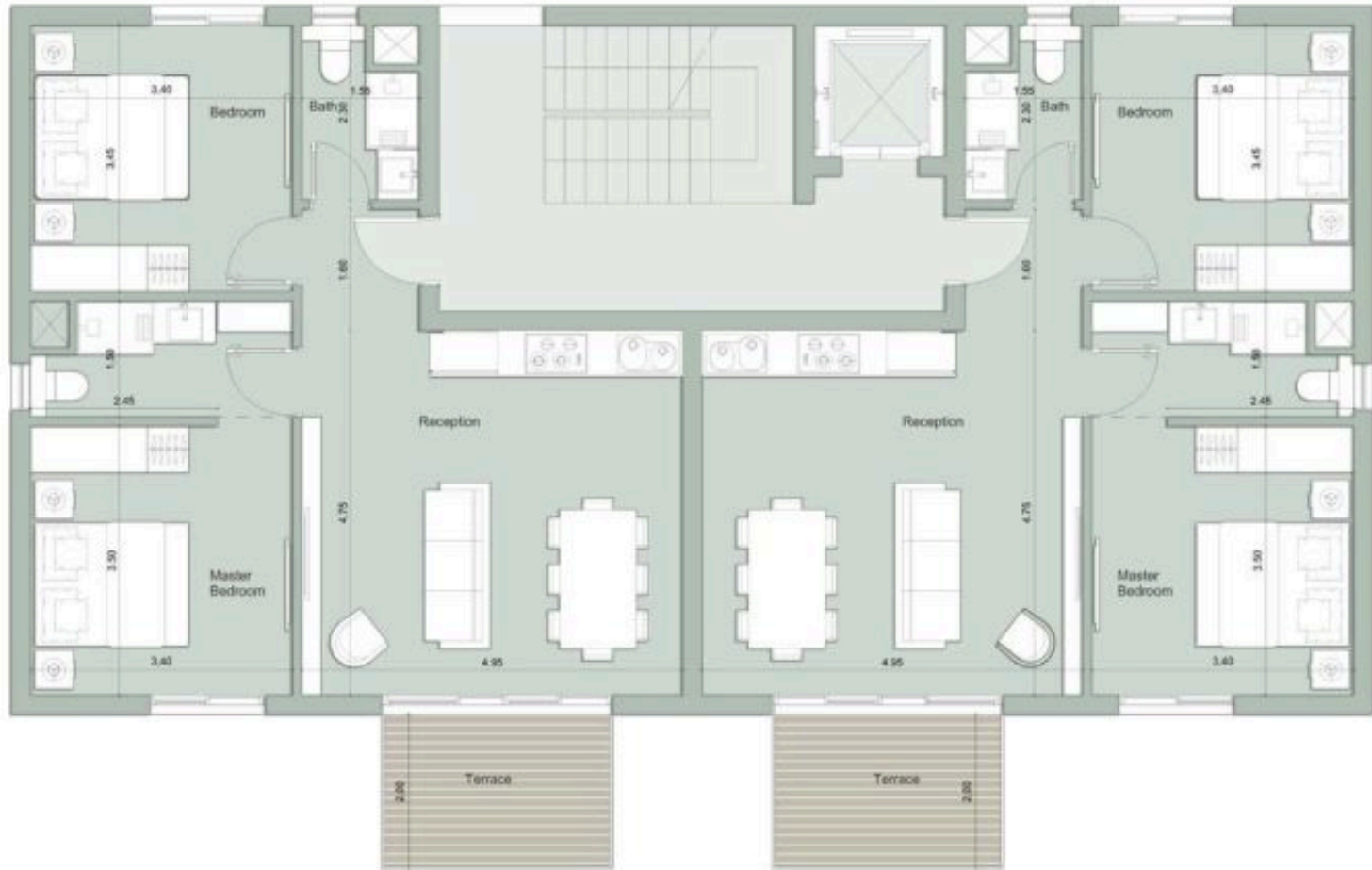


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



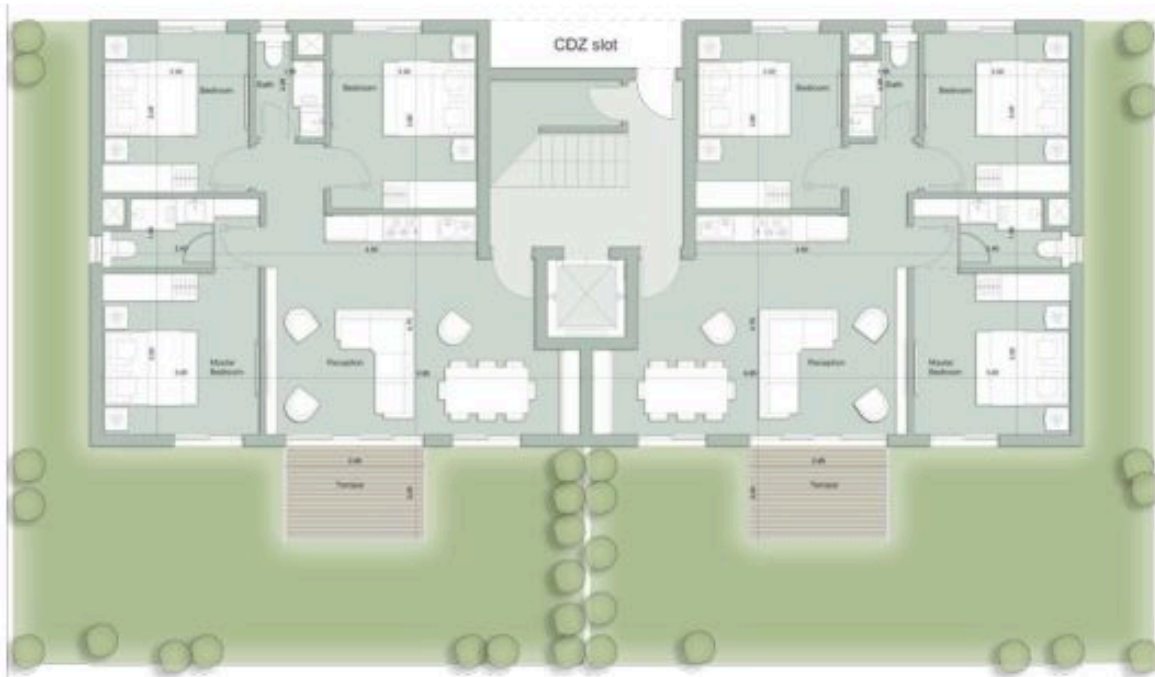
TOTAL AREA: 95 m²

CHALET 3 BEDROOM

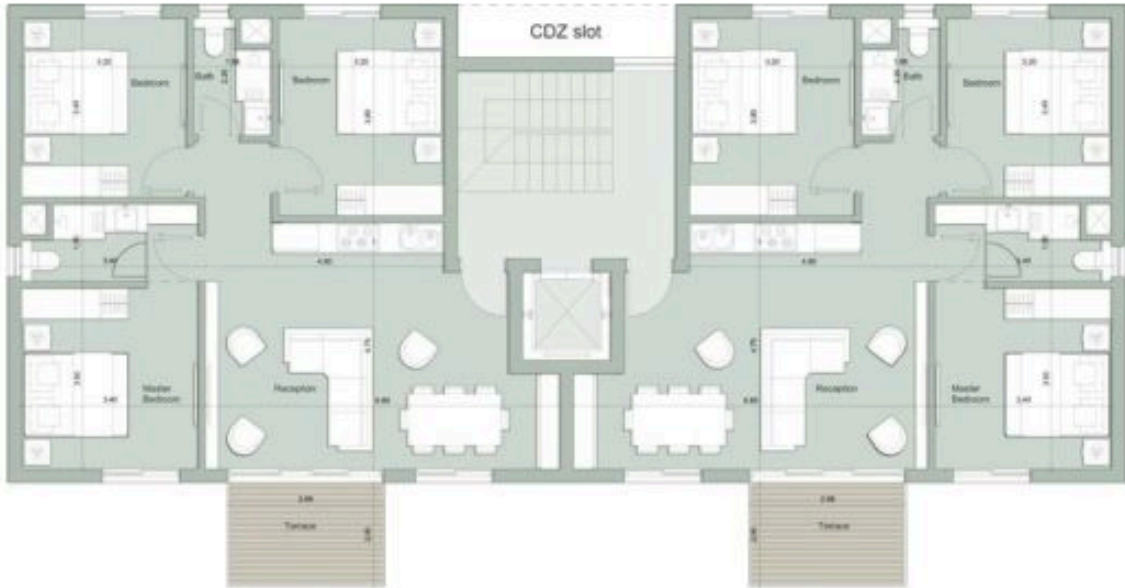


FLOOR PLANS

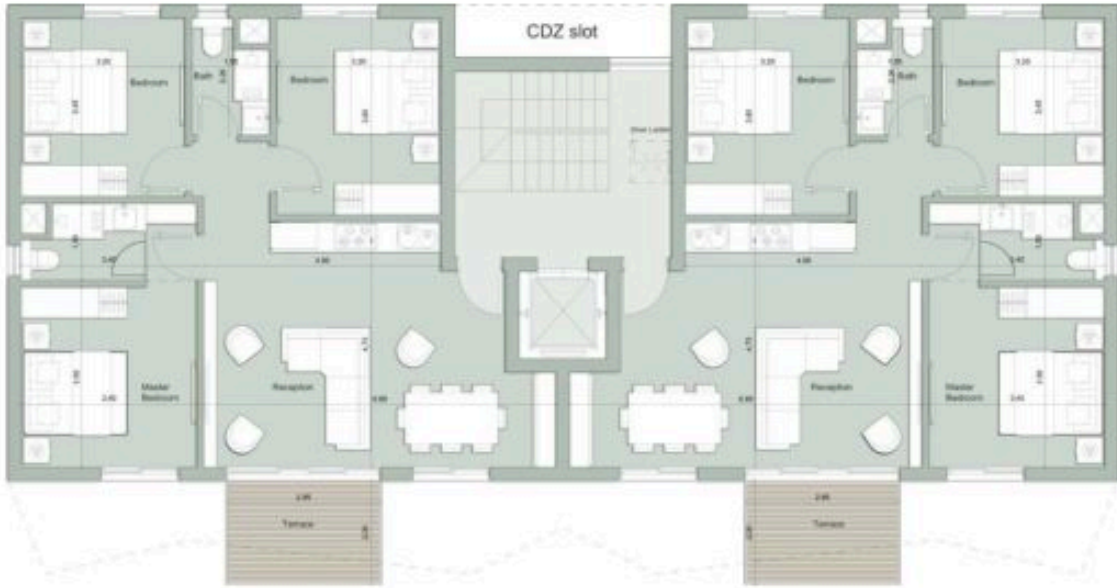
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



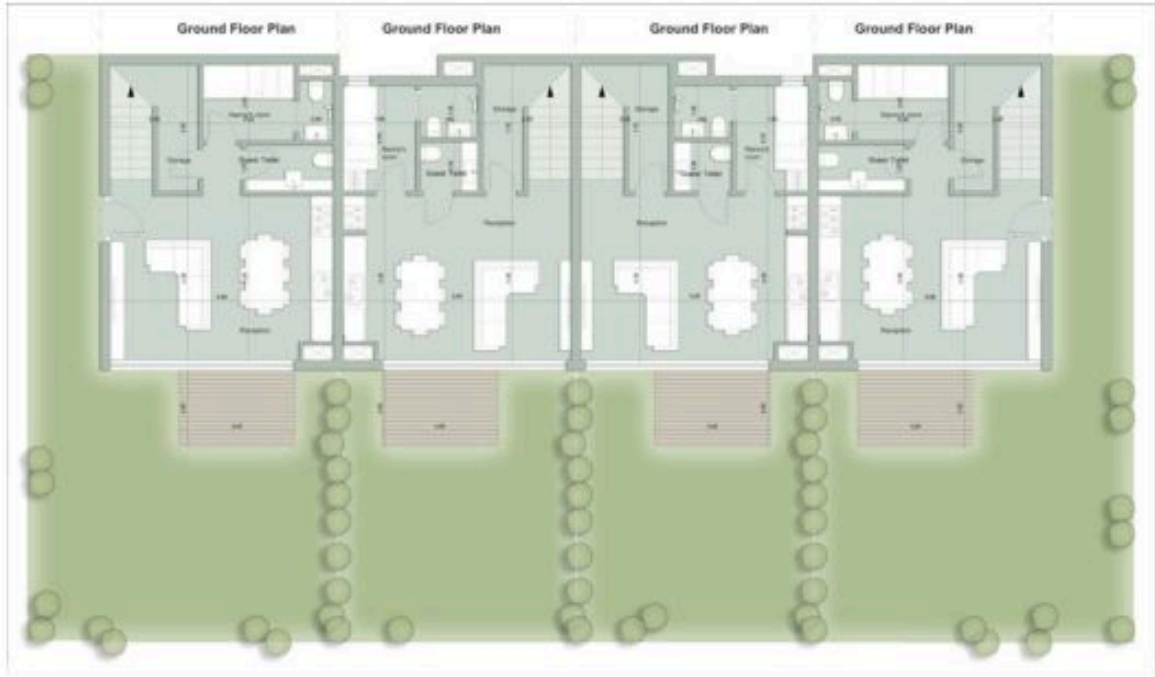
TOTAL AREA: 115 m²

TOWNHOUSE



FLOOR PLANS

GROUND FLOOR



FRIST FLOOR



PENTHOUSE



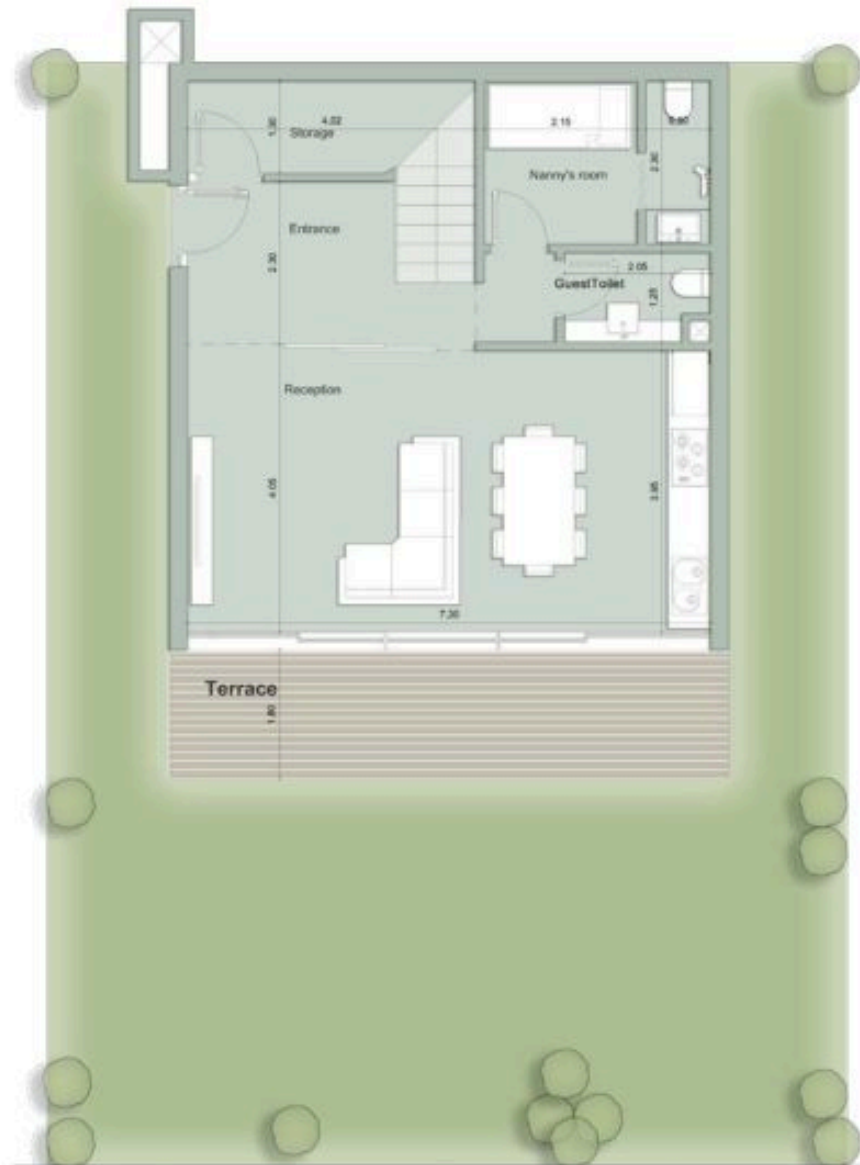
TOTAL AREA: 155 m²

VILLA



FLOOR PLANS

GROUND FLOOR



TYPICAL FLOOR



TOTAL AREA: 220 m²

PENTHOUSE



A



C

LOFT



FLOOR PLANS

LOFT 1 BEDROOM



GROUND FLOOR FIRST FLOOR
TOTAL AREA: 70 m²

LOFT 2 BEDROOM



GROUND FLOOR FIRST FLOOR
TOTAL AREA: 95 m²

LOFT 3 BEDROOM

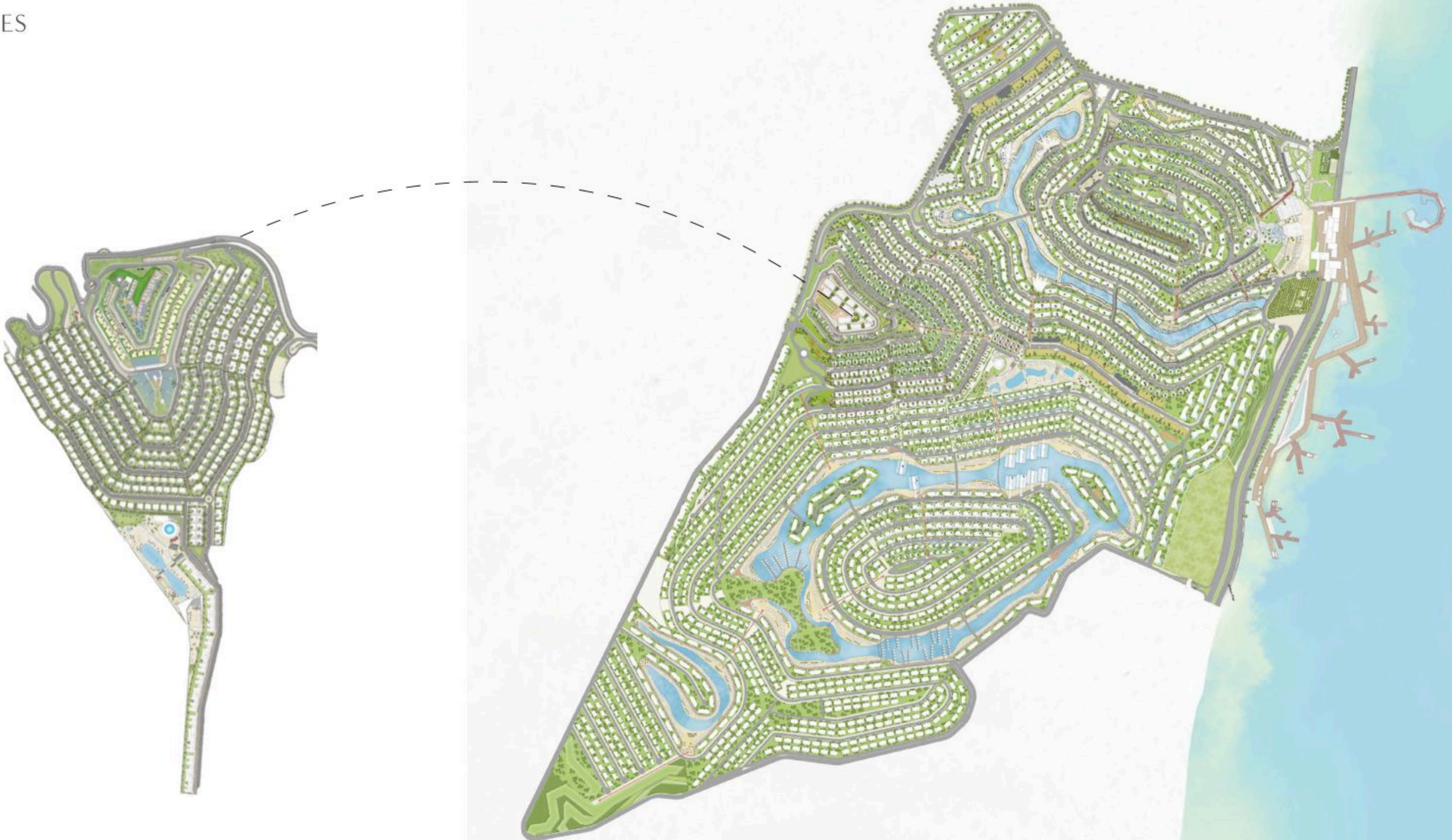


GROUND FLOOR FIRST FLOOR
TOTAL AREA: 112 m²

OUR
COMMUNITIES

MAESTÀ





CHALET Q



CHALET Q



TOTAL AREA: 110 m²

CHALET R



CHALET R



TOTAL AREA: 120 m²

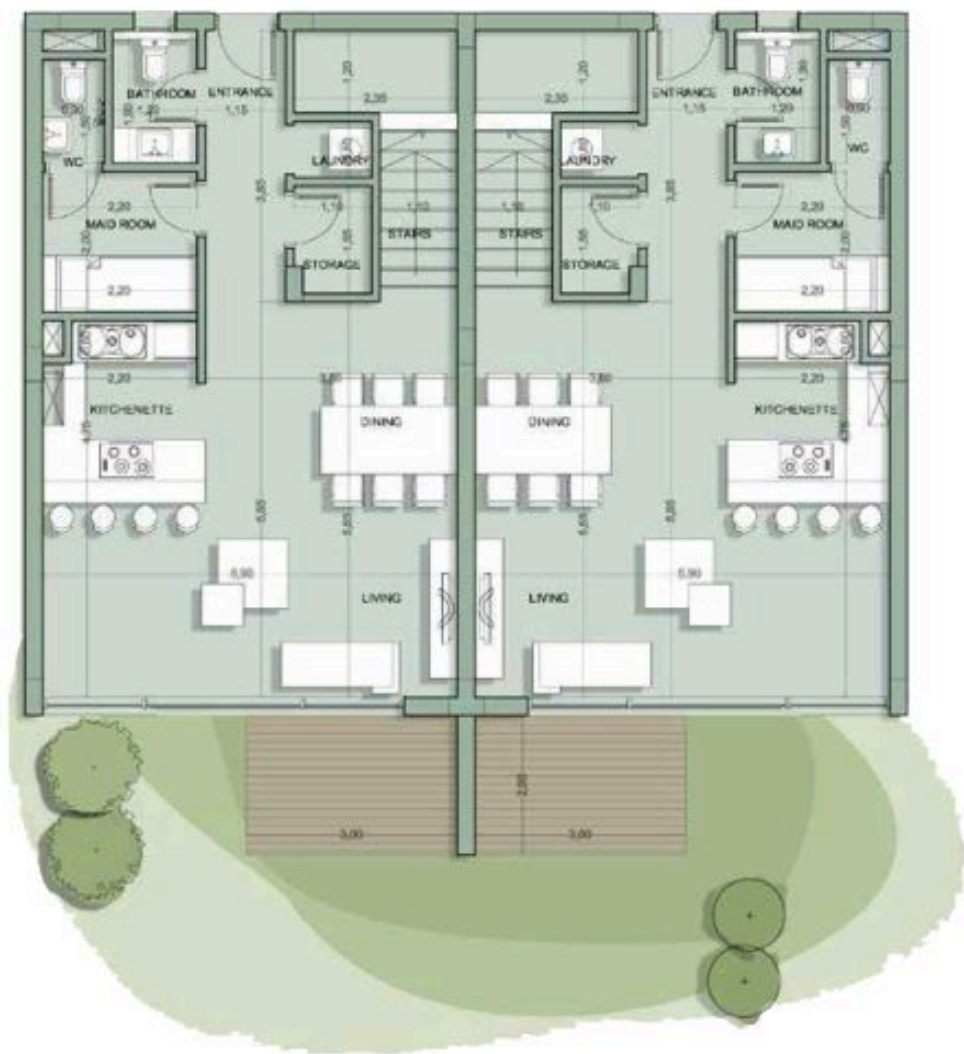
TWIN HOUSE TW 1



FLOOR PLANS

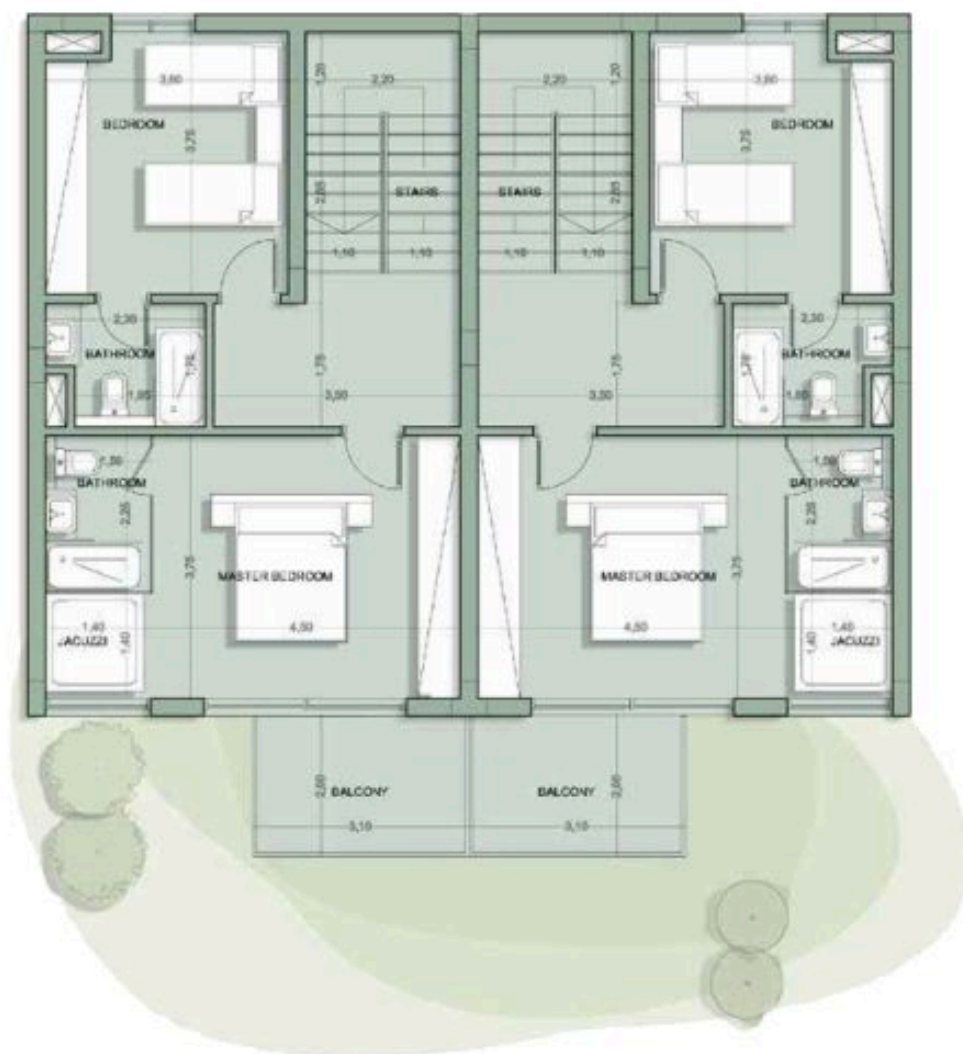
TOTAL AREA: 175 m²

GROUND FLOOR



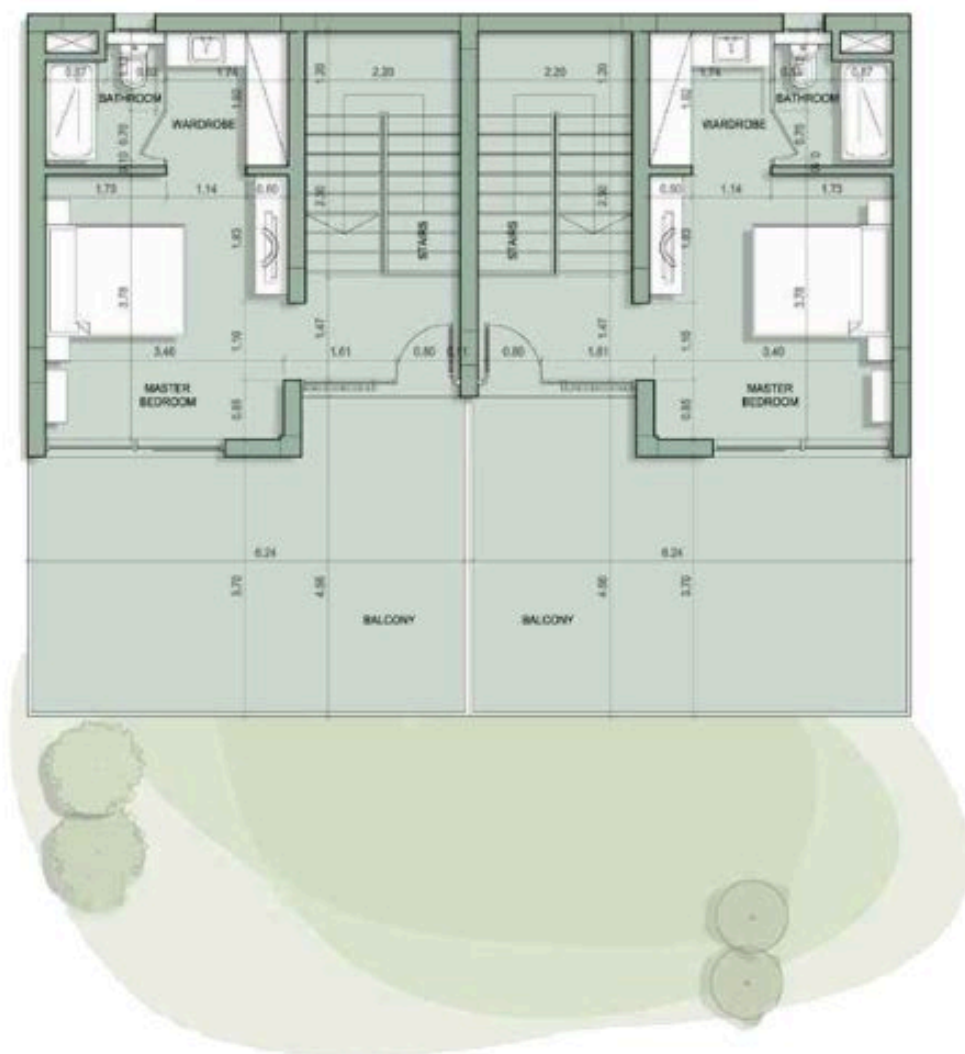
TOTAL AREA: 64 m²

FIRST FLOOR



TOTAL AREA: 64 m²

ROOF SUITE



TOTAL AREA: 37 m²

VILLA V5



FLOOR PLANS

TOTAL AREA: 188 m²

GROUND FLOOR



TOTAL AREA: 75 m²

FIRST FLOOR



TOTAL AREA: 86 m²

ROOF SUITE



TOTAL AREA: 72 m²

VILLA V6



FLOOR PLANS

TOTAL AREA: 248 m²



TOTAL AREA: 72 m²



TOTAL AREA: 84 m²



TOTAL AREA: 51 m²

VILLA V7



FLOOR PLANS

TOTAL AREA: 248 m²



TOTAL AREA: 72 m²



TOTAL AREA: 84 m²



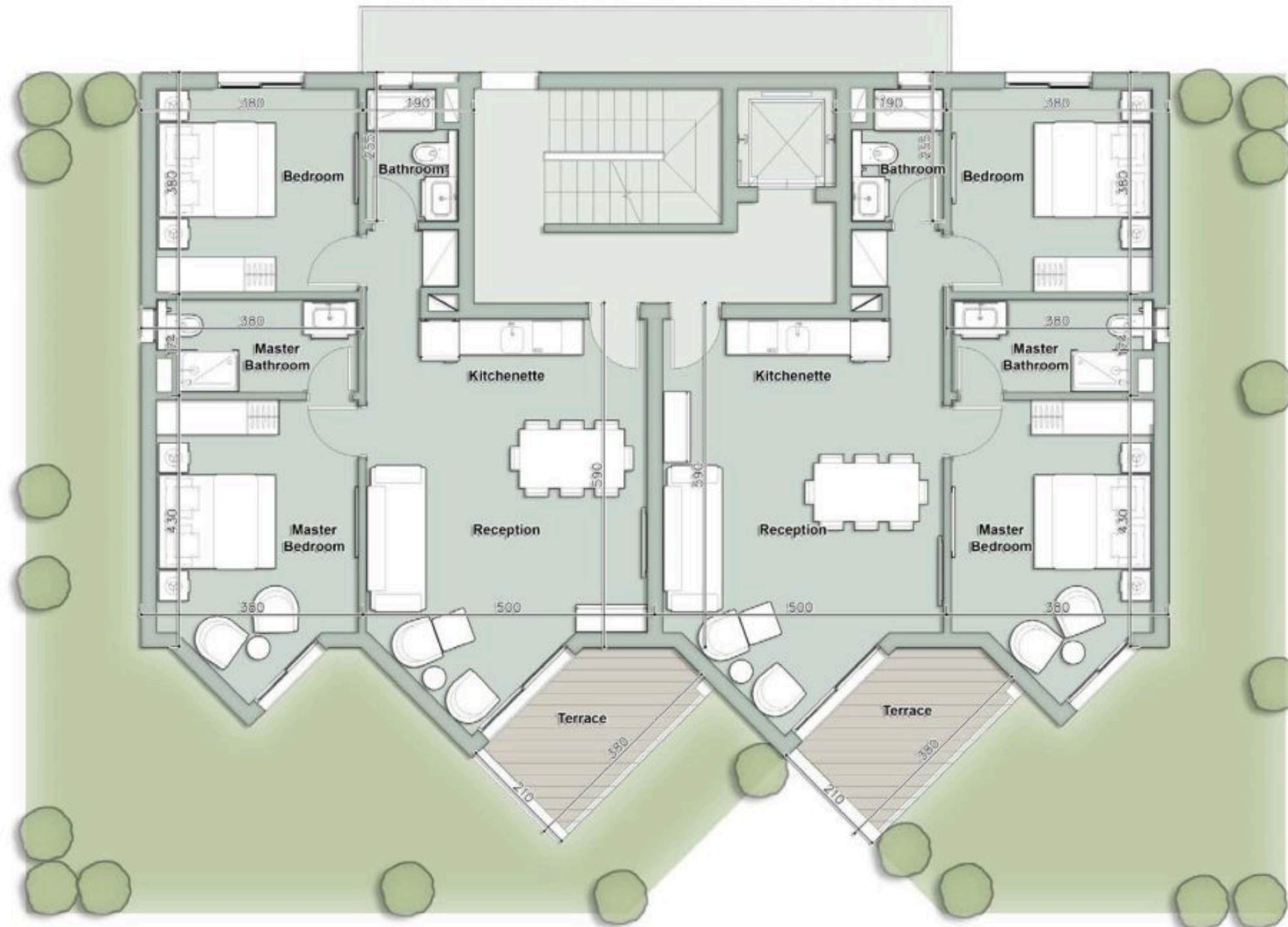
TOTAL AREA: 51 m²

CHALET R2



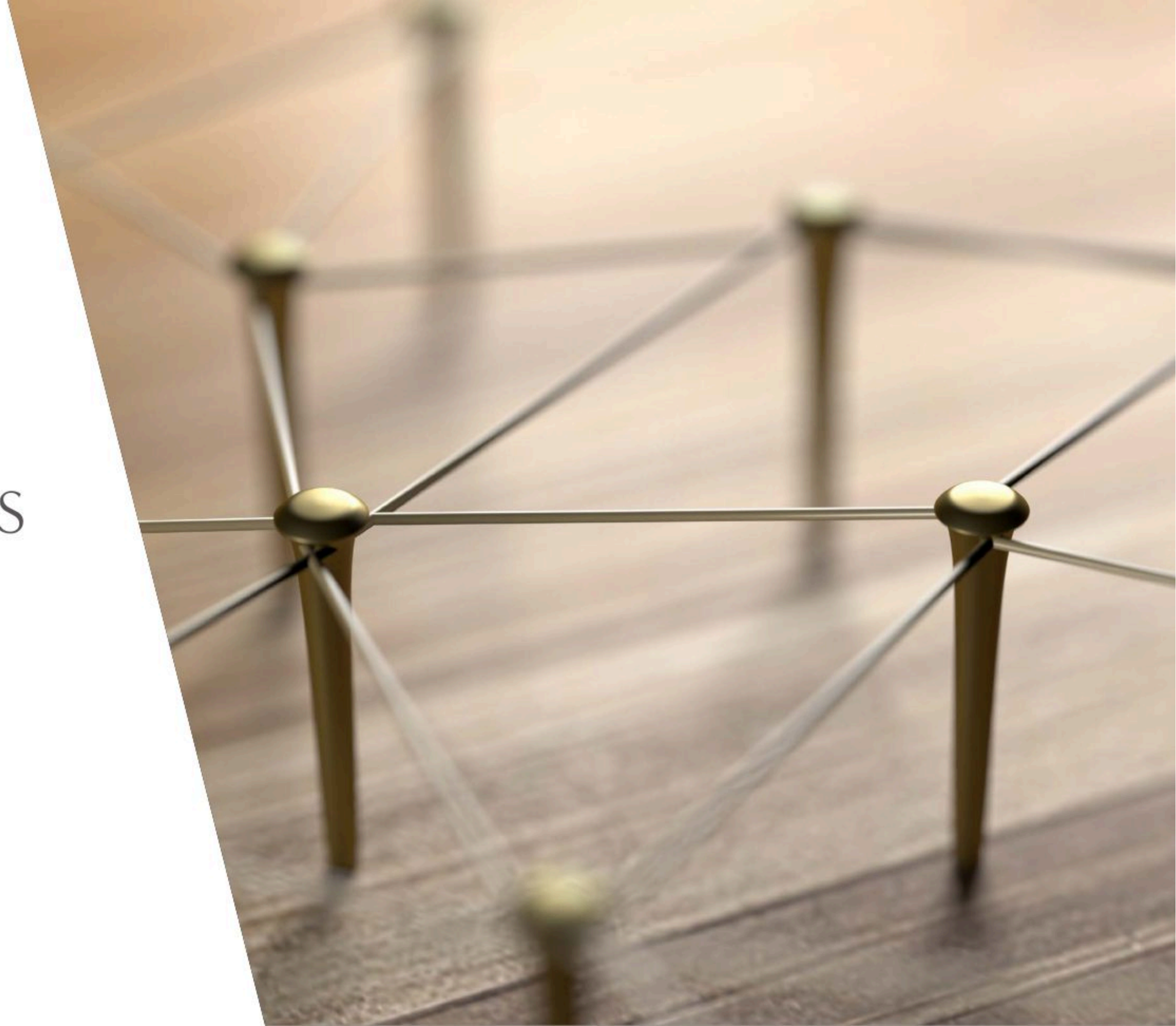
FLOOR PLANS

CHALET R2



TOTAL AREA: 100 m²

OUR PARTNERS





GIANLUCA PELUFFO & PARTNERS ARCHITETTURA
MASTER PLANNER AND ARCHITECT CONSULTANT



SHAKER CONSULTANCY GROUP
INFRASTRUCTURE CONSULTANCY



CHROME
PROJECT AND CONSTRUCTION MANAGEMENT FIRM



RMC
LOCAL DESIGN CONSULTANCY



PROJACS
MARKET RESEARCH
AND FEASIBILITY



KERTEN HOSPITALITY
Luxury Boutoque hotels



GEO CONSULTANTS
GEOTECHNICAL CONSULTANCY



MHDH
INTERIOR DESIGNER AND ART ADVISER



COLLIERS INTERNATIONAL
FEASIBILITY AND HOSPITALITY CONSULTANCY



BCI STUDIO
LEISURE CONSULTANCY



CRYSTAL LAGOONS
WORLD'S TOP AMENITY



PETERSHAM GROUP
LEISURE CONSULTANCY



HYDROSHAMS - DR. MOHAMED GAD
HYDROLOGICAL CONSULTANT



ENVIRONMENT AND DEVELOPMENT GROUP - EDG
ENVIRONMENTAL CONSULTANCY



ROCK'N'ROPE
Adventure Partner



Tatweer^{MISR}