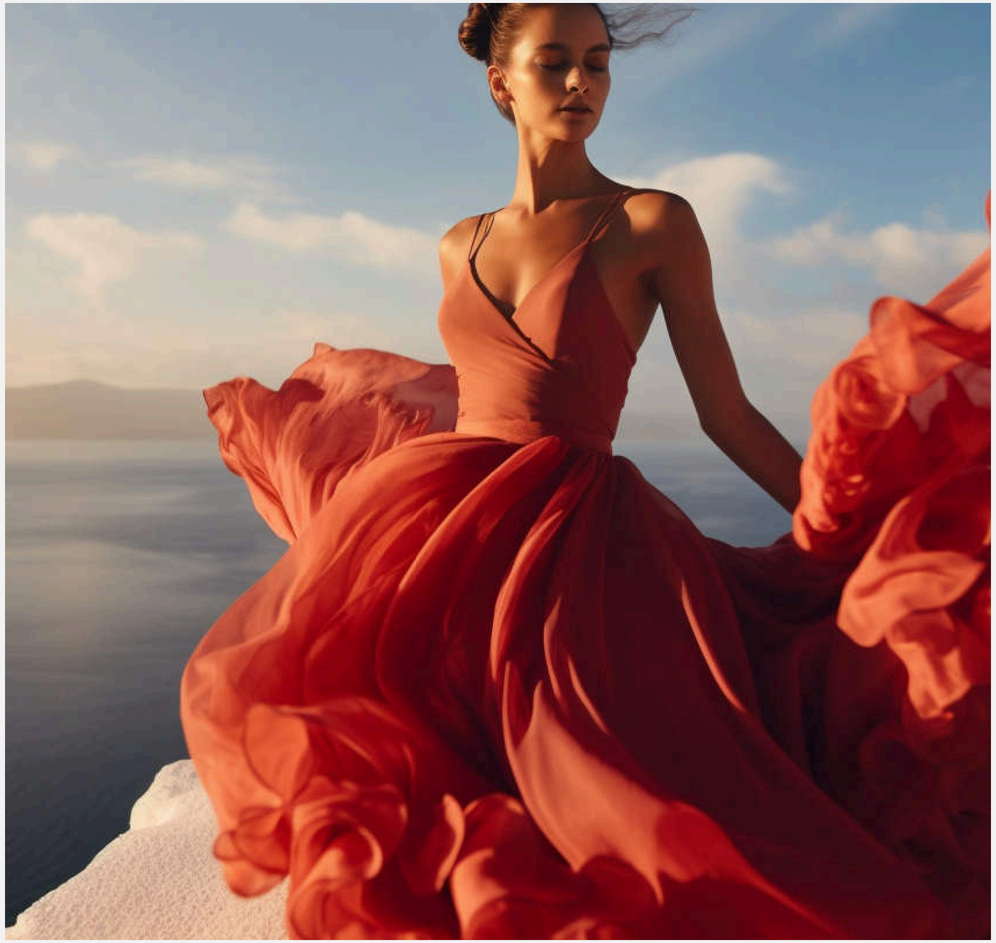
SUN. SEA. SALT.

CAPELLA

THE GROOVE SOKHNA

NIRVANA



The Groove
SOKHNA



ABOUT

NIRVANA



Capella, WHERE LIFE TAKES YOU IN WAVES.

At CAPELLA, centered at the highest point of The Groove, life is a seamless blend of serenity and natural beauty. Each of our 120 villas offers unrivaled ocean views and private pools that merge into the horizon. Here, every sunrise invites you to experience panoramic bliss, where your villa is not just a home, but a sanctuary with breathtaking new perspectives.






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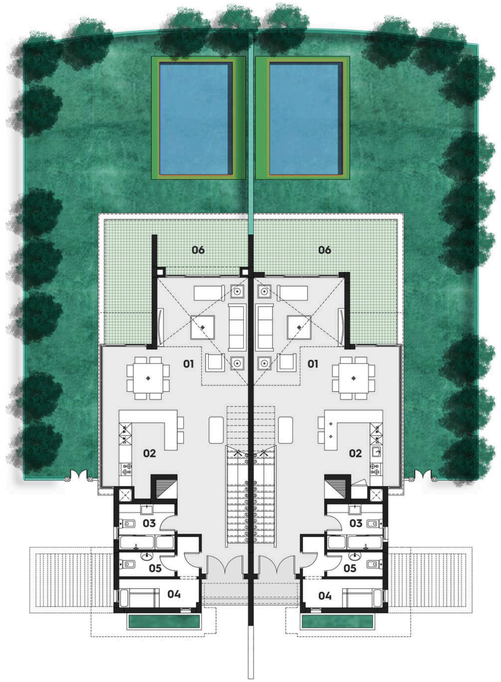


FLOOR PLANS

Capella. THE GROOVE SOKHNA

GROUND FLOOR

01	RECEPTION	6.90 x 6.25
02	KITCHEN	3.60 x 2.55
03	POWDER ROOM	2.65 x 2.15
04	MAID'S ROOM	3.80 x 1.35
05	MAID'S BATHROOM	2.65 x 1.15
06	TERRACE 1	6.80 x 5.90

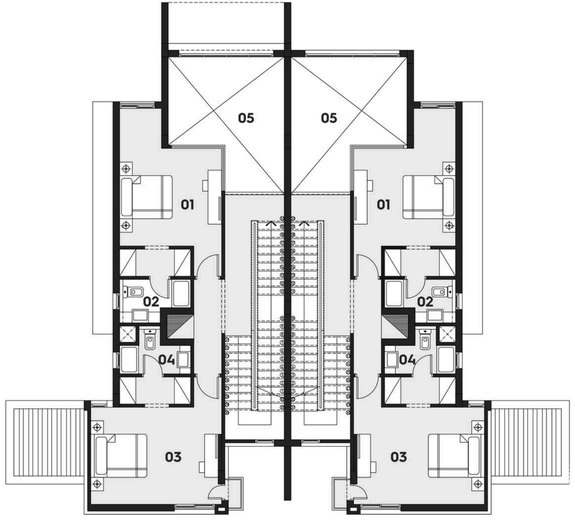


NIRVANA

TYPE A01 288 SQM

FIRST FLOOR

01	MASTER MASTER 1	3.80 x 3.60
02	BATHROOM 2	2.65 x 1.60
03	MASTER BEDROOM 2	4.85 x 3.60
04	BATHROOM 2	2.60 x 1.80
05	DOUBLE HEIGHT	5.00 x 4.30



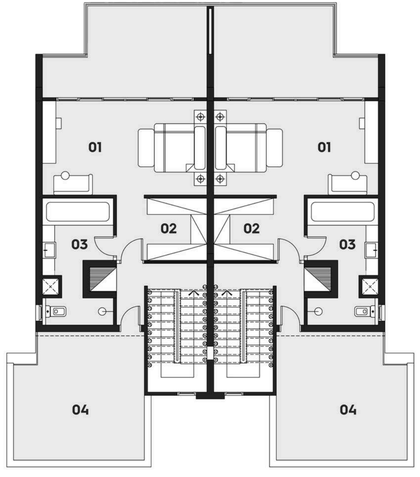
NIRVANA

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SECOND FLOOR

01	MASTER BEDROOM	6.10 x 3.50
02	DRESSING ROOM	2.30 x 2.30
03	BATHROOM	4.70 x 2.60
04	TERRACE	4.75 x 4.80



THE GROOVE

The Groove - Ain El-Sokhna by DM Developments is a seaside resort in El Galala, spreading over 350,000 square meters and featuring 1,700 residential units. The resort is ideally located next to the international yacht marina and close to the new Galala water park. It is just 1 hour from Cairo International Airport and 45 minutes from the New Capital City. With four distinct phases, The Groove offers a peaceful retreat with beautiful landscapes and a 1-kilometer-long beach, making it a perfect escape for a nature-filled lifestyle.

DISCLAIMER

This brochure is for informational purposes only and is not an offer for sale. While DM Developments strives for accuracy, the details provided for The Groove are not guaranteed and should not form the basis of any contract. The Groove's specifications, designs, dimensions, and layouts are approximate and subject to change. The images and illustrations of The Groove are for reference only, and furniture or accessories shown are not included. Groove's travel times, distances, and amenities are estimated and may vary. We recommend seeking professional advice before making any decisions based on this brochure. The Groove by DM Developments assumes no liability for any inaccuracies or reliance on this information.

We'd love to hear from you & answer all your inquiries about The Groove through any of our platforms.

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The Groove
SOKHNA

DM DEVELOPMENT
MOVING COMMUNITIES FURTHER

DOUBLETREE
BY HILTON