GALA

THE GROOVE SOKHNA

LET THE SEA SET YOU FREE

The Groove
SOKHNA

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01

ABOUT



DM DEVELOPMENT
MOVING COMMUNITIES FURTHER

DM DEVELOPMENT is a Real Estate Development company aiming to change the urban culture through providing sustainable and well designed luxurious residences with environmentally friendly homes.

DM Development has a team of dedicated experts in charge of the entire Real Estate cycle. We work with top property and community management professionals to ensure thriving livelihoods with high-quality standards.

Our project offers distinctive living experiences with the most selective tastes, combining luxury and style with progressive sustainable features.

02

THE GROOVE



THE GROOVE is located in El-Sokhna, a place that feeds your soul with exquisite sea view units that guarantee a lifetime experience.
The Groove is one of the first communities to offer entertainment, luxury and relaxation all in one place.
The Groove is built over 350,000 m2, on Egypt's most growing city and investment center, next to the international yacht, cruise marina and the largest aqua park in Egypt. The project is walking distance from the Galala resort and 10 minutes away from Galala City.



Escape Reality



The Groove

THE GROOVE buildings and units occupy only 15% of the total land area, which is equal to 52.500 m2, surrounded by an 11-acres of beach-front, 13 acres of water features, and about 56% of greenery and high-end facilities.
All units are built on elevated levels allowing 95% of the Groove units a sensational panoramic sea view

03

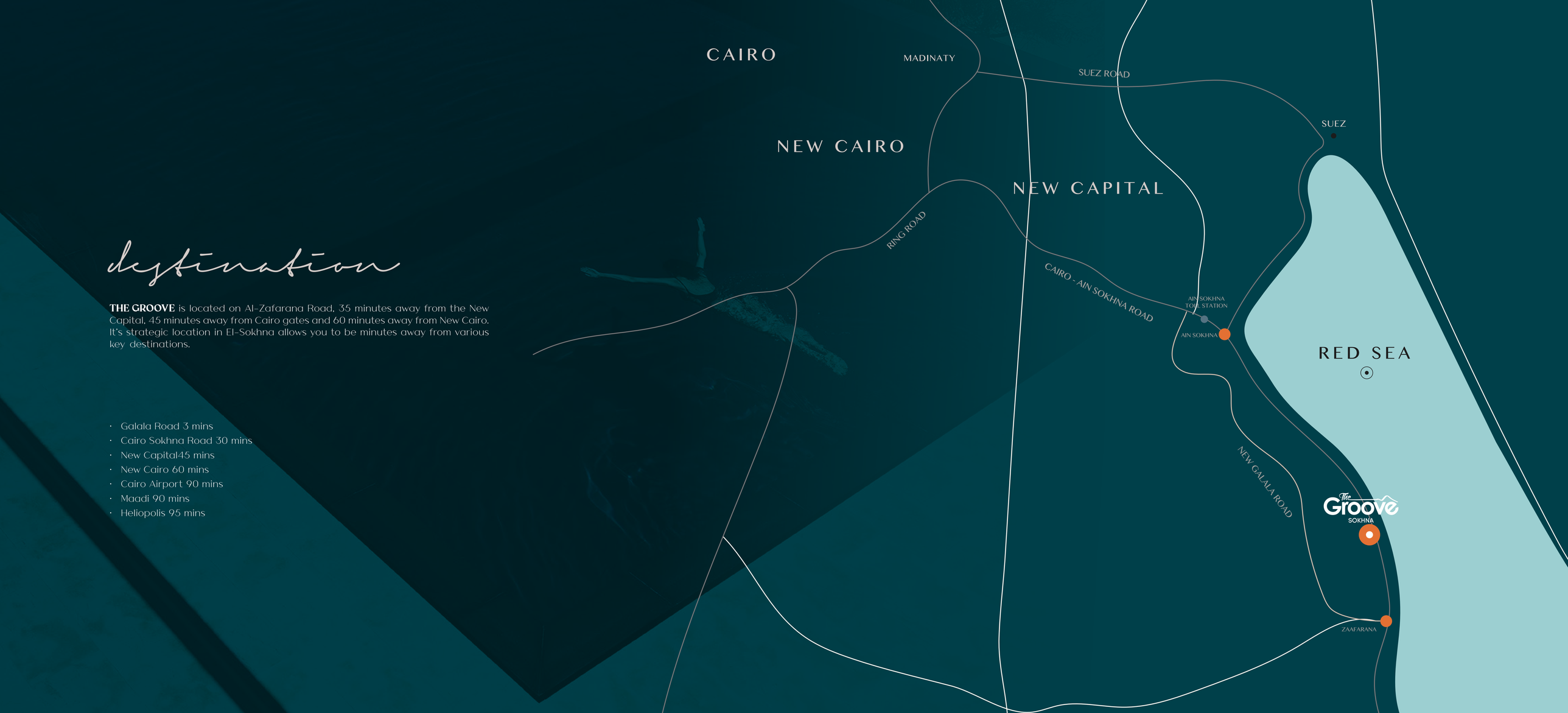
DESTINATION



destination

THE GROOVE is located on Al-Zafarana Road, 35 minutes away from the New Capital, 45 minutes away from Cairo gates and 60 minutes away from New Cairo. It's strategic location in El-Sokhna allows you to be minutes away from various key destinations.

- Galala Road 3 mins
- Cairo Sokhna Road 30 mins
- New Capital45 mins
- New Cairo 60 mins
- Cairo Airport 90 mins
- Maadi 90 mins
- Heliopolis 95 mins



04

DOUBLETREE





DoubleTree
BY HILTON™

"The trust placed in The Groove Sokhna Resort by the world's finest hotel chains, **HILTON,** is a living proof for the well-renowned credibility of DM Development projects," stated Dr. Ahmed Abdelhamid, Managing Director - DM Development.

The Groove offers its residents full hospitality services, supported with **DOUBLETREE** Hotel by Hilton
Chains.

The story started when DM Developments & Hilton Chains collaborated in December 2019, to invest 400 million EGP to build DoubleTree Hotel
at the Groove Resort in El-Sokhna, to be delivered in
2024.

DOUBLE TREE is one of the distinctive hotels by Hilton Chains, which has maintained over the past 50 years its philosophy that it's the little things that make a big difference, from welcoming guests with its signature, warm DoubleTree Cookie, to serving the local community.

DOUBLE TREE by HILTON is a symbol of comfort, boasting 162 guest rooms, six suites and 32 chalets, 4 food and beverage outlets, 3 retail outlets, 2 main pools, several private pools, a beach club, a fitness center, a spa, and a kids club.

It is located in a key spot in The Groove Sokhna Resort, sprawling a beach area of 2400 sqm and with beachfront units overlooking.

05

MASTERPLAN



Masterplan

THE GROOVE by **DM DEVELOPMENTS** sprawling over a 350,000m2 with a 930-meter beach of gleaming sands a place that feeds your soul with exquisite sea view units that guarantee a lifetime experience.
The Groove is one of the first communities to offer entertainment, luxury and relaxation all in one place.
The project is walking distance from the Galala resort and 10 minutes away from Galala City, located on Al-Zafarana Road, 35 minutes away from the New Capital, 45 minutes away from Cairo gates and 50 minutes away from New Cairo.
Its' strategic location in El-Sokhna allows you to be minutes away from various key destinations.



06

GALA

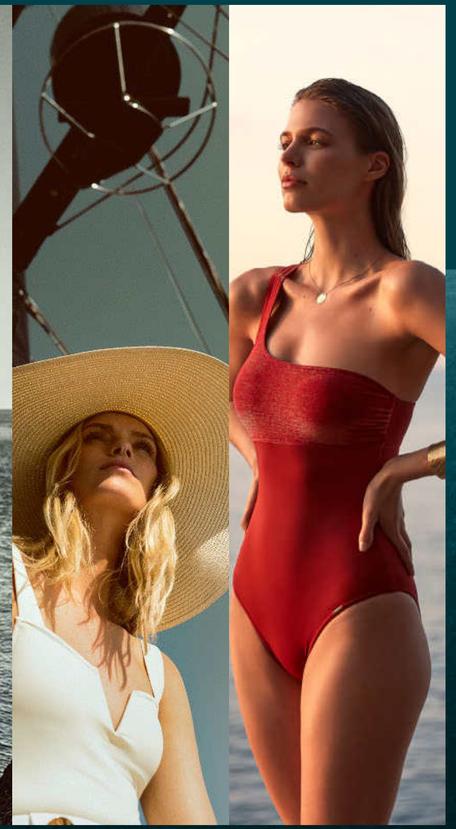


GALA

THE GROOVE SOKHNA

GALA 'S residents will enjoy a premium gated community experience in one of the most urban destinations in El-Sokhna. The community will enjoy a blissful living within a spectacular contemporary design with premium amnesties such as swimmable lagoons that spread over 7000m2.



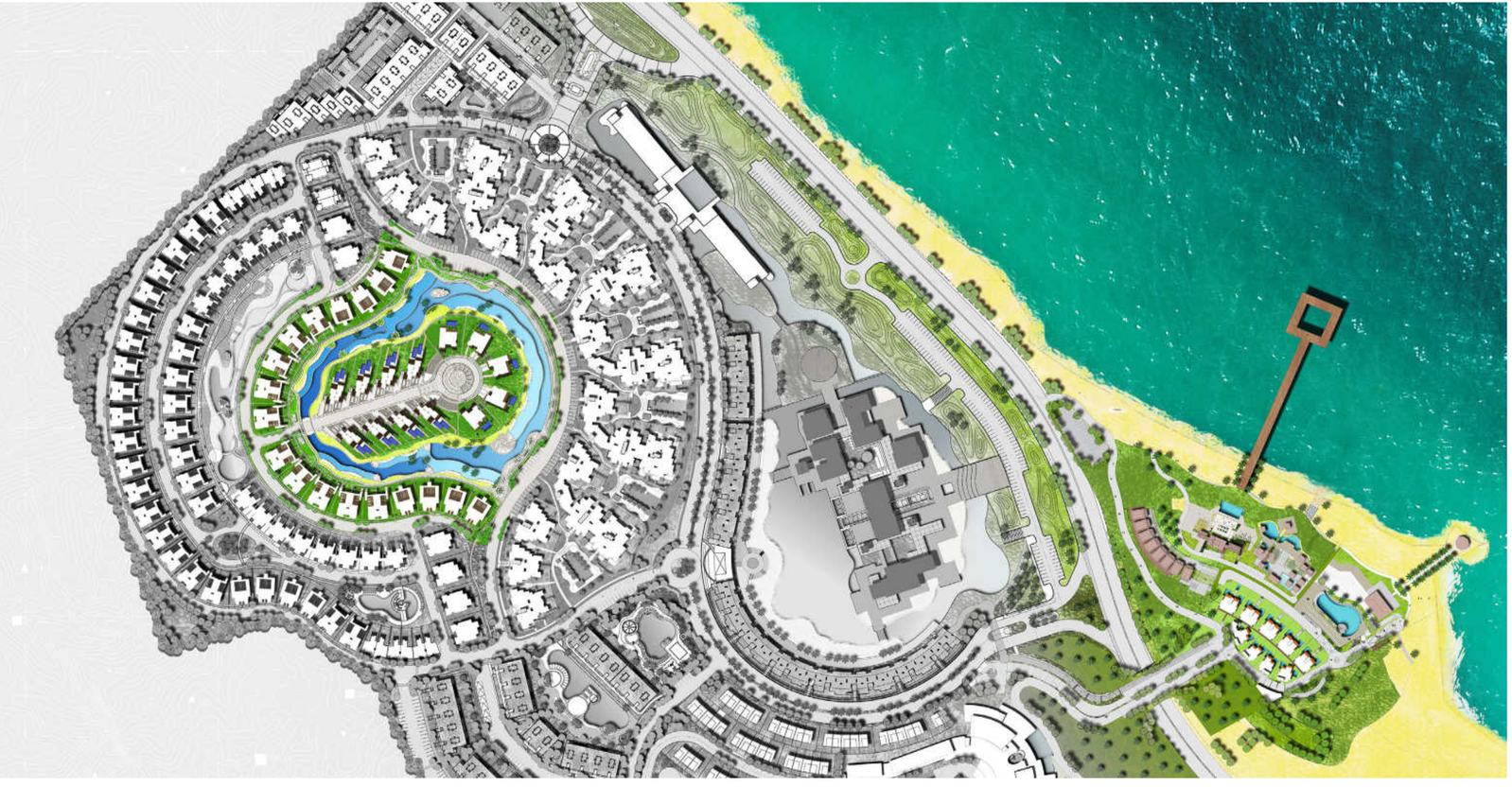


Deserved Luxury

07

MASTERPLAN





Gala Masterplan

GALA is built over 2 elevations, one is 37.5 meters from the sea level and the other is 47.5 meters from sea level.
It is designed to cover a diverse group of 120 villas and 60 buildings.

08

AMENITIES



Gala

The Gala community will enjoy the privacy of 2 swimming pools, spread over the two elevations.
Residences will have accessibility to all The Groove amenities.





like nowhere else



THE BEACH

1 kilo Beach, between 35 m & 200 m in depth.

THE BEACH CLUB

Where you can enjoy all the water games, green areas & Sunshine.

THE YACHT MARINA

120 m long, ending with a 30 X 30 m2 floating pools.

THE PROMENADE

A planted road where you can go for a releasing walk or ride your bicycle.

THE GOLF CAR APP

You can use it to order golf cars to drive you to wherever you want inside the resort.

THE HUB

Indoor & Outdoor areas including brands of cafes and restaurants.

THE GROOVE CLUBHOUSE

A wide area for families to share moments of fun surrounded by greenery.

THE THERAPEUTIC CENTER

A well-equipped center, including jacuzzi, sauna, massage & steam rooms.

THE UNDERGROUND PARKING

A visitors' parking covering around 1,500 cars.

THE GROOVE LAGOONS

Swimmable lagoons surrounding houses & occupying 10,800 m2of the resort's total area.

PUBLIC SPACES

Many public spaces are planted & prepared to be a cozy destination for families and pets.

THE OVER-FLOW SWIMMING POOLS

25 over-flow pools giving the resort a different taste of luxury.

PRIVATE ACCESS & CIRCULATION

Residents have exclusive access to all amenities and areas inside The Groove.

7/24 FULLY-INTEGRATED SECURITY SYSTEMS

Smart gates and strict systems are designed to keep residents safe.

PARKING AREAS

Each resident has his own registered parking area.

THE SERVICES ZONE

This zone is where you can buy groceries and find all maintenance services.

MOBILE APPS

Through those applications, you can cross the gates, order services, invite people, pay bills, and reserve an appointment at the restaurant.

09

COMMUNITY

GALA

THE GROOVE SOKHNA

Community

GALA is a project that will redefine the concept of elegance, harmony and peace. It offers a well-planned social infrastructure right at your doorstep that offers its residence spaces to nurture and harbor the warmth of a real community that welcome a new way of living.







Step into Exclusivity

10

EXTERIOR & INTERIOR





EXTERIOR & INTERIOR

We follow a new philosophy in construction and are the first in Egypt to adopt the Green Retaining walls concept that gives us a different taste reflected in our Exterior & Interior designs.

Our designs are durable and of high quality, materials are used in an artistic manner to result in an outstanding designs.

We depended on double-height ceilings to guarantee a safe and comfortable accommodation for our residents.
We offer flexible and variable interior styles of design to meet your taste.

GROOVY A+




12











GROOVY B+


11
10







CHILLOUT




9
8





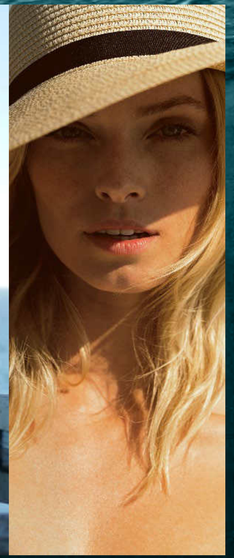


11

FLOOR PLANS







Floor Plans

All unites are designed to reflect a concept of luxury and comfort.
Elevated on various stages from sea level, all villas have a panoramic view of the blue sea.

A gated community inside another gated community with internal amenities and services specially designed for Capella residents.

GALA

THE GROOVE SOKHNA

LOWER FLOOR

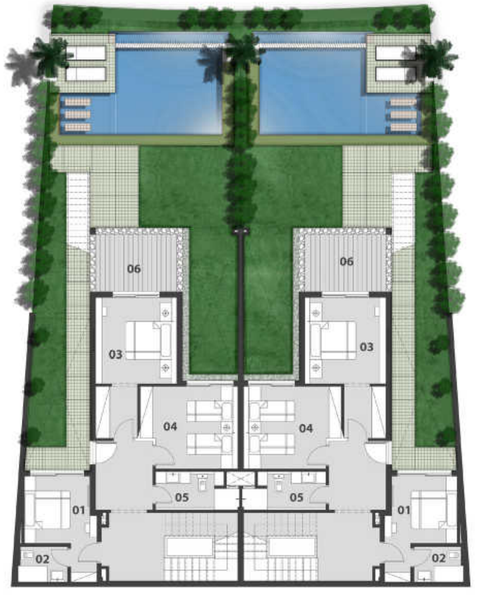
01 .	MASTER BEDROOM	4.50 X 3.00
02 .	BATHROOM 1	1.50 X 2.10
03 .	BEDROOM 1	3.70 X 3.50
04 .	BEDROOM 2	4.20 X 3.50
05 .	BATHROOM 2	3.60 X 1.60
06 .	TERRACE	3.50 X 2.40

ENTRANCE FLOOR

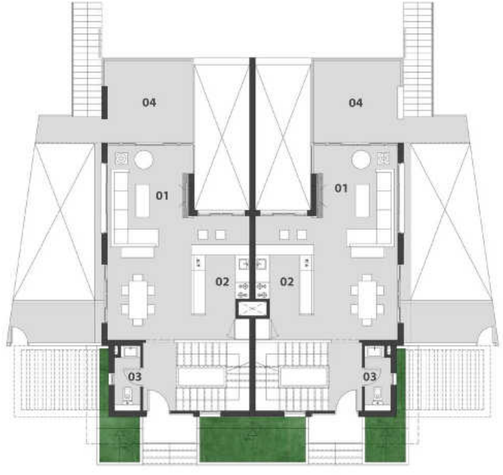
01 .	RECEPTION	8.30 X 3.60
02 .	KITCHEN	5.30 X 2.60
03 .	POWDER ROOM	2.80 X 1.10
04 .	TERRACE	3.70 X 3.50

UPPER FLOOR

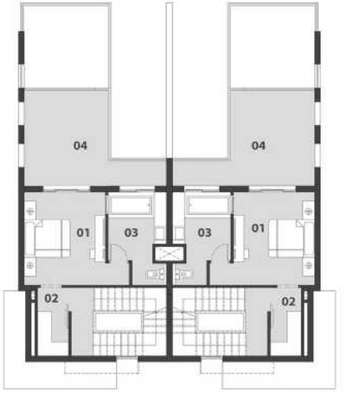
01 .	MASTER BEDROOM	4.50 X 4.00
02 .	DRESSING ROOM	2.90 X 1.30
03 .	BATHROOM	2.50 X 4.00
04 .	TERRACE	4.00 X 6.00



LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR

TYPE A01 250 SQM

1. THESE RENDERS ARE FOR ILLUSTRATIVE PURPOSES ONLY. MINOR CHANGES ARE APPLICABLE AS PER ACTUAL MASTER PLANNING DESIGN, CONSTRUCTION AND CONSTRUCTED UNITS.
2. FLOOR PLANS LAYOUT AND FURNITURE PLANS ARE FOR INDICATIVE PURPOSES.
3. DIAGRAMS ARE NOT TO SCALE.
4. ROOM DIMENSIONS ARE CONSISTENT WITH STRUCTURAL ELEMENTS AND DO NOT INCLUDE WALL DIMENSIONS. DETAILS VARY BETWEEN EACH UNIT. FOR EXACT TECHNICAL DETAILS, PLEASE REFER TO THE CONTRACT.

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THE GROOVE SOKHNA

LOWER FLOOR

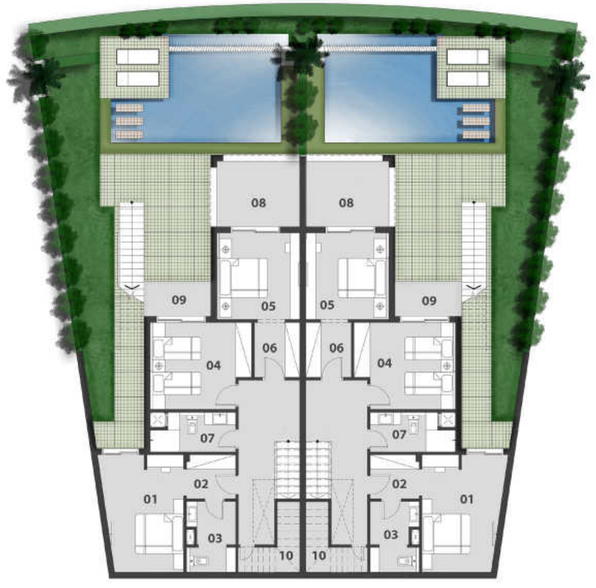
01 .	MASTER BEDROOM	4.80 X 3.50
02 .	DRESSING ROOM 1	2.00 X 1.80
03 .	BATHROOM 1	2.90 X 2.60
04 .	BEDROOM 1	4.10 X 3.50
05 .	BEDROOM 2	3.50 X 3.40
06 .	DRESSING ROOM 2	2.20 X 1.80
07 .	BATHROOM 2	3.50 X 1.60
08 .	TERRACE 1	3.40 X 2.70
09 .	TERRACE 2	2.70 X 1.40
10 .	STORAGE	

ENTRANCE FLOOR

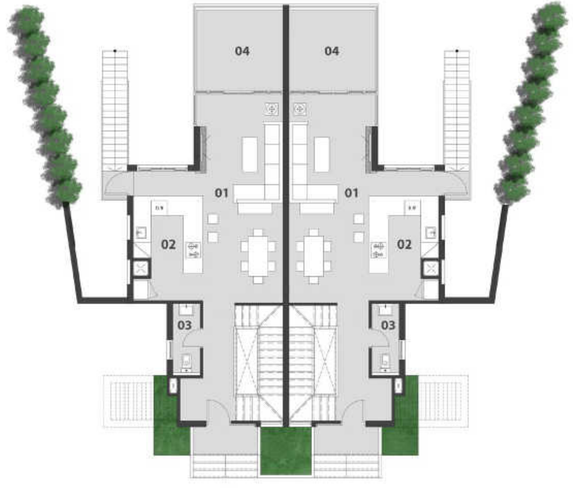
01 .	RECEPTION	8.40 X 3.50
02 .	KITCHEN	2.80 X 4.20
03 .	POWDER ROOM	2.90 X 1.10
04 .	TERRACE	3.30 X 3.50

UPPER FLOOR

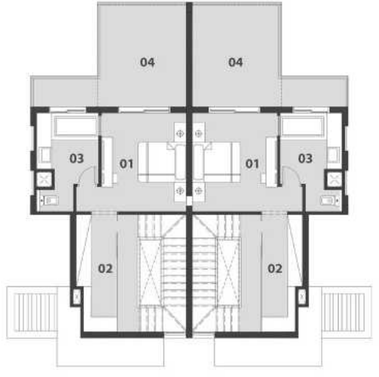
01 .	MASTER BEDROOM	4.00 X 4.50
02 .	DRESSING ROOM	4.80 X 1.70
03 .	BATHROOM	4.00 X 2.50
04 .	TERRACE	6.20 X 4.10



LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR

TYPE A01 250 SQM

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GALA

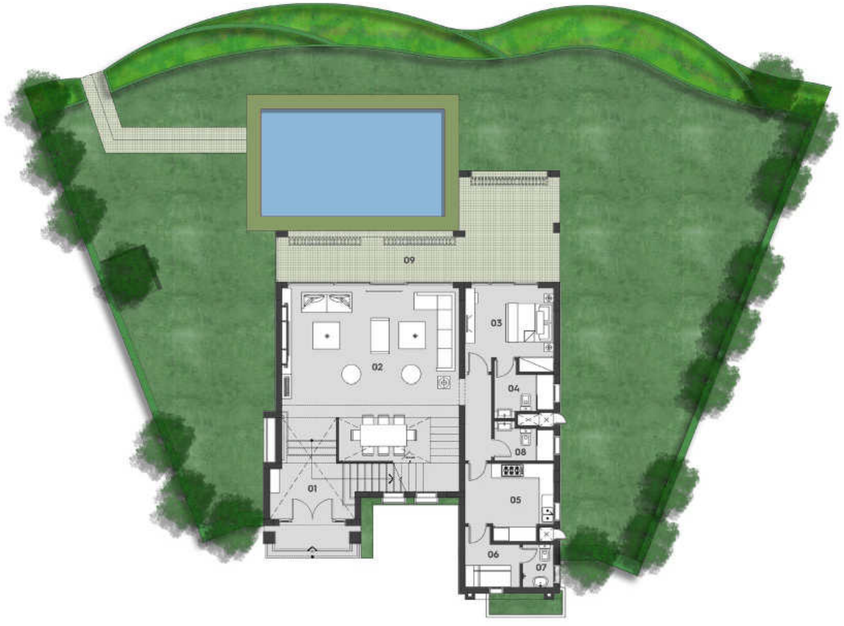
THE GROOVE SOKHNA

LOWER FLOOR

01 .	ENTRANCE	4.30 X 3.55
02 .	RECEPTION	7.40 X 7.35
03 .	GUEST ROOM	3.70 X 3.50
04 .	BATHROOM	2.50 X 2.40
05 .	KITCHEN	3.70 X 3.25
06 .	MAID'S ROOM	2.30 X 1.80
07 .	MAID'S BATHROOM	1.80 X 1.30
08 .	POWDER ROOM	2.50 X 1.65
09 .	TERRACE	11.80 X 4.40

FRIST FLOOR

01 .	MASTER BEDROOM 1	3.70 X 3.45
02 .	BATHROOM 1	2.20 X 1.85
03 .	MASTER BEDROOM 2	3.70 X 3.30
04 .	BATHROOM 2	2.05 X 1.85
05 .	BEDROOM 1	5.15 X 3.60
06 .	BEDROOM 2	3.75 X 3.70
07 .	BATHROOM 3	2.15 X 1.85
08 .	STAIRCASE	7.40 X 4.30
09 .	TERRACE 1	4.00 X 1.40
10 .	TERRACE 2	7.55 X 1.50
11 .	TERRACE 3	4.00 X 1.40



LOWER FLOOR



FRIST FLOOR

TYPE A01 270 SQM

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THE GROOVE SOKHNA

LOWER FLOOR

01 .	MASTER BEDROOM	3.40 X 3.30
02 .	DRESSING ROOM	1.40 X 1.80
03 .	BATHROOM 1	3.20 X 3.60
04 .	BEDROOM 1	3.00 X 3.40
05 .	BEDROOM 2	3.00 X 4.10
06 .	BATHROOM 2	1.90 X 2.50
07 .	TERRACE	1.70 X 4.30

ENTRANCE FLOOR

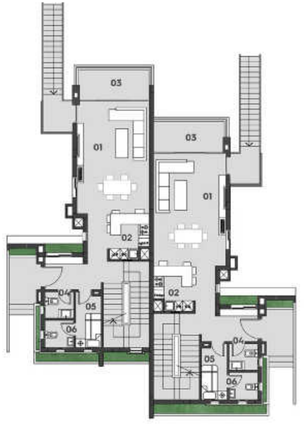
01 .	RECEPTION	4.70 X 4.10
02 .	KITCHEN	2.70 X 2.40
03 .	TERRACE	1.70 X 4.10
04 .	POWDER ROOM	1.60 X 1.40
05 .	MAID'S ROOM	3.20 X 1.50
06 .	MAID'S BATHROOM	1.60 X 1.60

UPPER FLOOR

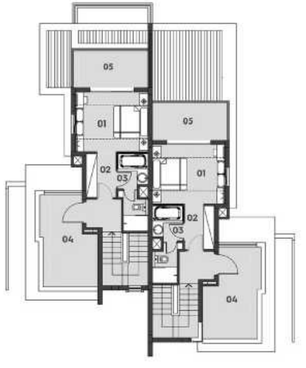
01 .	MASTER BEDROOM	4.10 X 3.40
02 .	DRESSING ROOM	1.70 X 2.50
03 .	BATHROOM	1.80 X 4.40
04 .	TERRACE 1	5.20 X 3.30
05 .	ERRACE 2	2.10 X 4.20



LOWER FLOOR



ENTRANCE FLOOR



UPPER FLOOR

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DM DEVELOPMENT

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CONTACT US



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

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