RIVA

THE GROOVE SOKHNA

SUN. SEA. SALT.

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MOVING COMMUNITIES FURTHER



DM DEVELOPMENT

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 projects offer distinctive living experiences with the most selective tastes, combining luxury and style with progressive sustainable features.

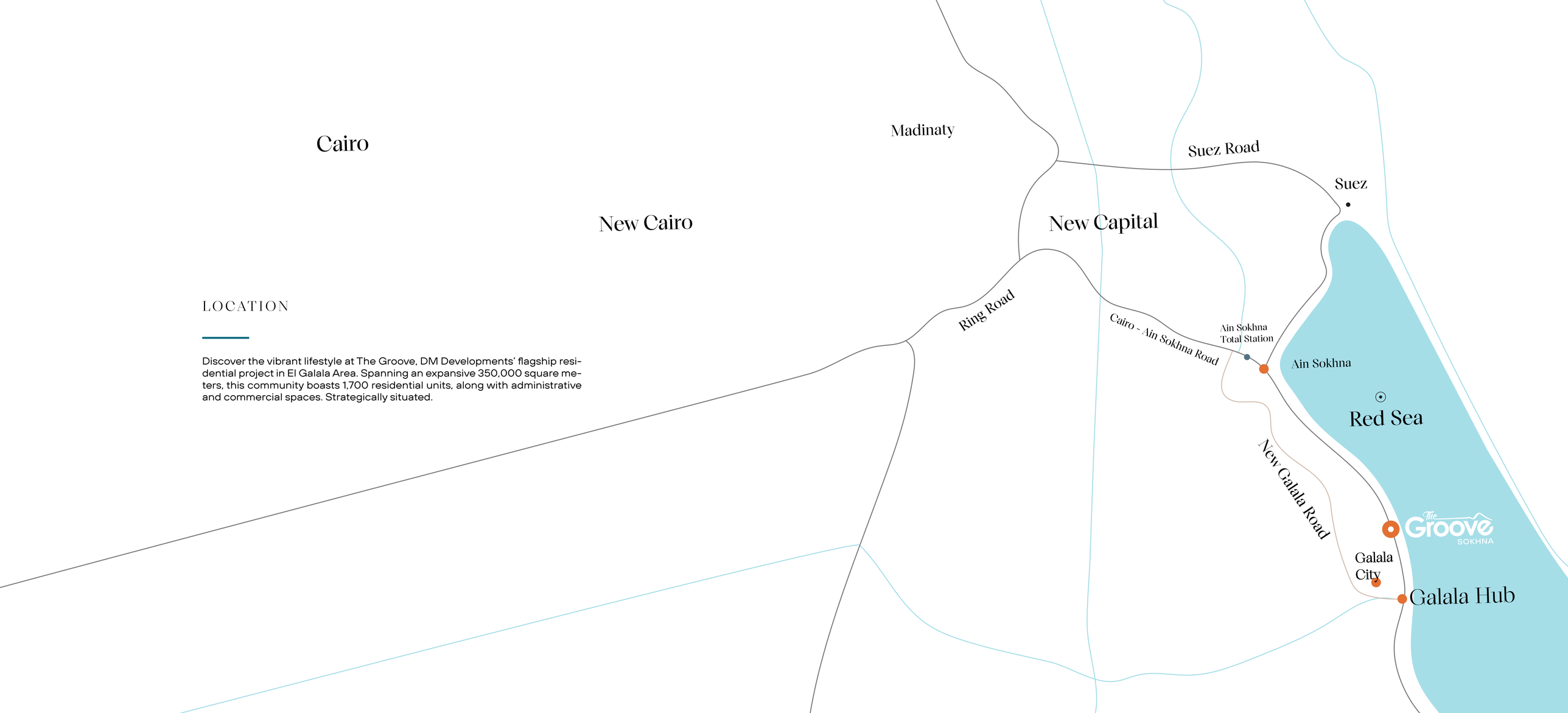


The Groove
SOKHNA



CONNECT WITH NATURE

Nestled in the heart of El Sokhna, The Groove presents an exclusive opportunity to connect with nature. Spanning across a vast 350,000 square meters, this residential project harmoniously blends modern living with the tranquility of its surroundings. Enjoy lush greenery, relish in the panoramic sea views, and embrace a vibrant coastal lifestyle. With its strategic location and amenities, The Groove offers a haven to unwind, recharge, and create cherished memories with your loved ones.



LOCATION

Discover the vibrant lifestyle at The Groove, DM Developments' flagship residential project in El Galala Area. Spanning an expansive 350,000 square meters, this community boasts 1,700 residential units, along with administrative and commercial spaces. Strategically situated.



GLOBALLY LOCATED...

35 minutes from New Capital
45 minutes from Cairo's gates
50 minutes from New Cairo
11 km from Porto El Sokhna
8 km from Movenpick Hotel
700 meters from Galala Village
Only minutes away from Galala Resort

Here, you can embrace a new standard of coastal living!







HOTEL CHAIN

"The trust placed in The Groove Sokhna Resort by the world's finest hotel chains, Radisson, 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 Radisson Hotel.


A PICTURE OF REALITY

ABOUT

MASTER PLAN


The Groove
SOKHNA

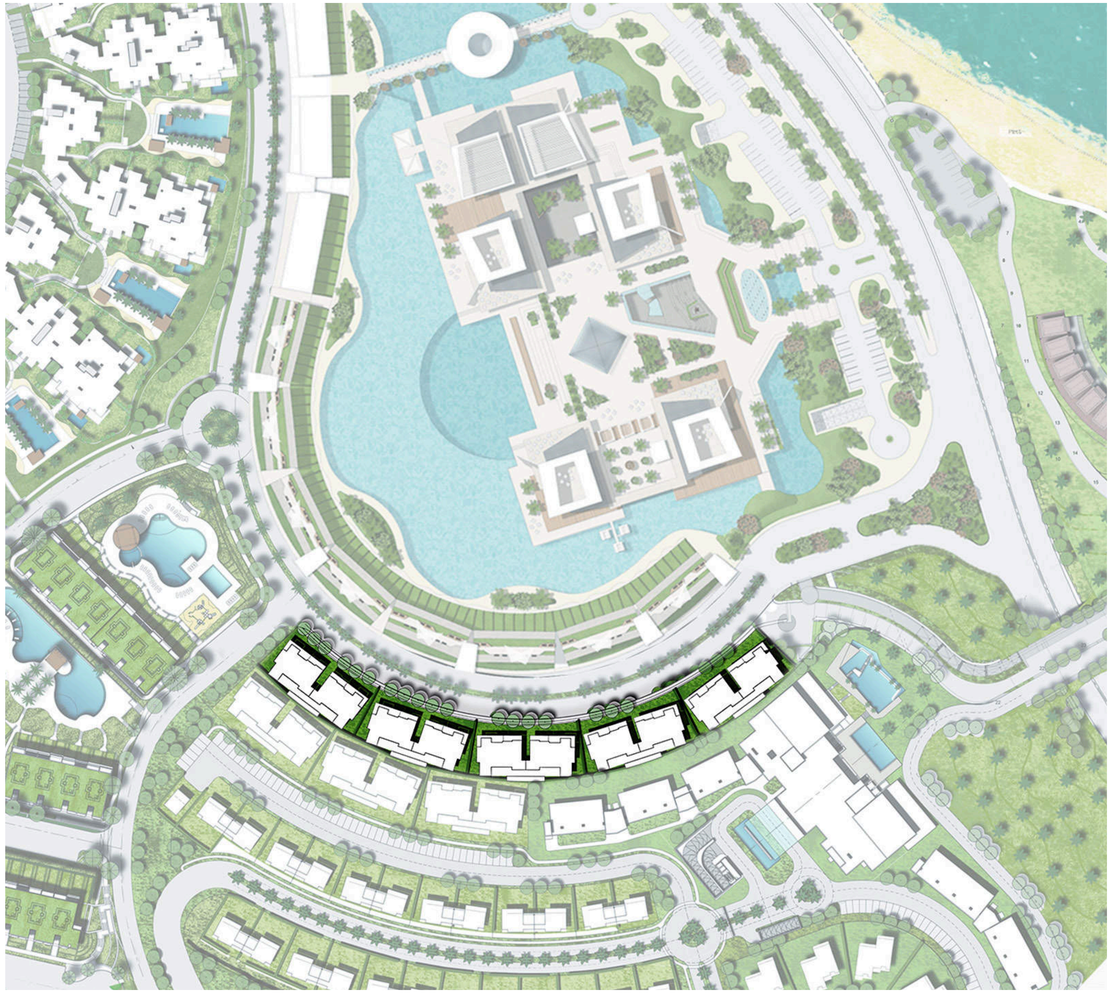
ABOUT

RIVA



RIVA, YOUR OASIS OF LUXURY

Riva is one of the most unique zones in The Groove Sokhna. Its taste is reflected in the panoramic view of the sea, which is close to the beach and the sea breeze. In Riva units, you can enjoy the sea view even while showering, as all its 84 units enjoy a crucial location in the Groove. Riva was chosen to occupy 5% of the Groove's land area, equivalent to 19,500 m2 of the project's total land area. In Riva, buildings occupy only 15% of the total land area, whereas 85% are open areas and swimming pools.




B 02
B 02




B 02


A 01



FLOOR PLANS

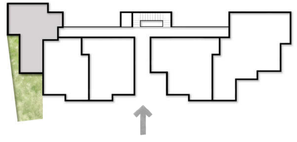
ONE BEDROOM

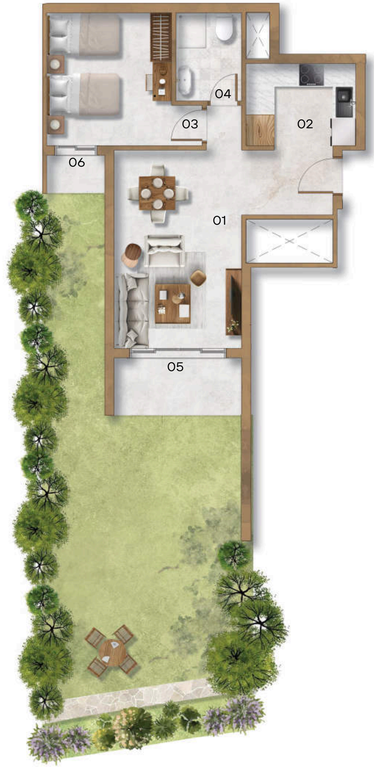
73 SQM

GROUND FLOOR

73 SQM

01	Reception	5.15X3.30
02	Kitchen	2.25X2.85
03	Bedroom	3.45X4.15
04	Bathroom	2.40X1.70
05	Terrace1	3.30X1.40
06	Terrace2	1.50X1.00





RIVA THE GROOVE SOKHNA

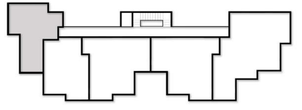
ONE BEDROOM

73 SQM

TYPICAL FLOOR

73 SQM

01	Reception	5.15X3.30
02	Kitchen	2.25X2.85
03	Bedroom	3.45X4.15
04	Bathroom	2.40X1.70
05	Terrace1	3.30X1.40
06	Terrace2	1.50X1.00





Type A I Unit 01

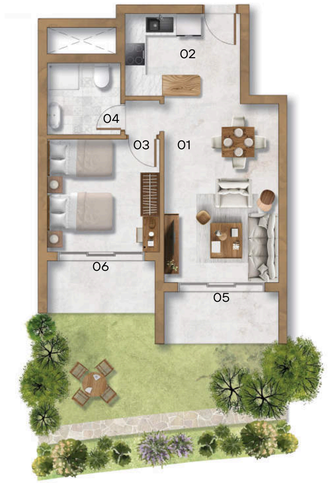
ONE BEDROOM

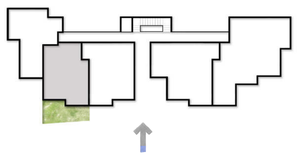
73 SQM

GROUND FLOOR

73 SQM

01	Reception	5.30X3.30
02	Kitchen	2.40X2.20
03	Bedroom	3.35X3.25
04	Bathroom	2.25X2.00
05	Terrace1	3.30X1.40
06	Terrace2	3.10X1.40





Type B I Unit 01

RIVA THE GROOVE SOKHNA

ONE BEDROOM

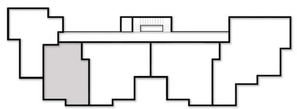
73 SQM

TYPICAL FLOOR

73 SQM

01	Reception	5.30X3.30
02	Kitchen	2.40X2.20
03	Bedroom	3.35X3.25
04	Bathroom	2.25X2.00
05	Terrace1	3.30X1.40
06	Terrace2	3.10X1.40





Type B I Unit 01

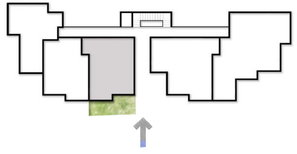
ONE BEDROOM

81 SQM

GROUND FLOOR

81 SQM

01	Reception	5.40X3.30
02	Kitchen	2.35X2.20
03	Bedroom	4.80X3.20
04	Bathroom1	2.40X2.00
05	Bathroom2	2.00X1.75
06	Terrace1	3.30X1.40
07	Terrace2	3.00X1.40







Type C I Unit 02

TWO BEDROOMS

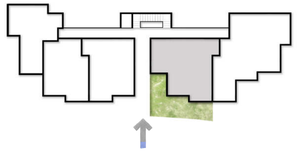
107 SQM

GROUND FLOOR

107 SQM

01	Reception	5.40X3.30
02	Kitchen	2.35X2.20
03	Master Bedroom	4.25X3.50
04	Bedroom	3.35X3.20
05	Bathroom1	2.40X2.40
06	Bathroom2	2.40X1.80
07	Terrace1	3.30X1.40
08	Terrace2	3.10X1.40
09	Terrace3	2.20X1.40





RIVA THE GROOVE SOKHNA

TWO BEDROOMS

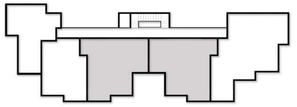
107 SQM

TYPICAL FLOOR

107 SQM

01	Reception	5.40X3.30
02	Kitchen	2.35X2.20
03	Master Bedroom	4.25X3.50
04	Bedroom	3.35X3.20
05	Bathroom1	2.40X2.40
06	Bathroom2	2.40X1.80
07	Terrace1	3.30X1.40
08	Terrace2	3.10X1.40
09	Terrace3	2.20X1.40





THREE BEDROOMS

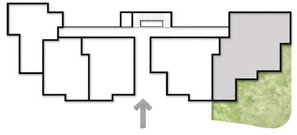
145 SQM

GROUND FLOOR

145 SQM

01	Reception	6.80X3.30
02	Kitchen	3.80X2.00
03	Master Bedroom	4.75X3.55
04	Bedroom1	3.45X3.25
05	Bedroom2	3.45X3.25
06	Bathroom1	2.30X1.70
07	Bathroom2	2.30X1.70
08	Terrace1	3.30X1.40
09	Terrace2	3.00X1.40
10	Terrace3	3.25X1.40
11	Terrace4	1.25X1.00





RIVA THE GROOVE SOKHNA

THREE BEDROOMS

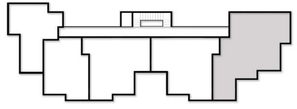
145 SQM

TYPICAL FLOOR

145 SQM

01	Reception	6.80X3.30
02	Kitchen	3.80X2.00
03	Master Bedroom	4.75X3.55
04	Bedroom1	3.45X3.25
05	Bedroom2	3.45X3.25
06	Bathroom1	2.30X1.70
07	Bathroom2	2.30X1.70
08	Terrace1	3.30X1.40
09	Terrace2	3.00X1.40
10	Terrace3	3.25X1.40
11	Terrace4	1.25X1.00





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

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