Sereia

THE GROOVE SOKHNA

SUN. SEA. SALT.

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MOVING COMMUNITIES FURTHER

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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.

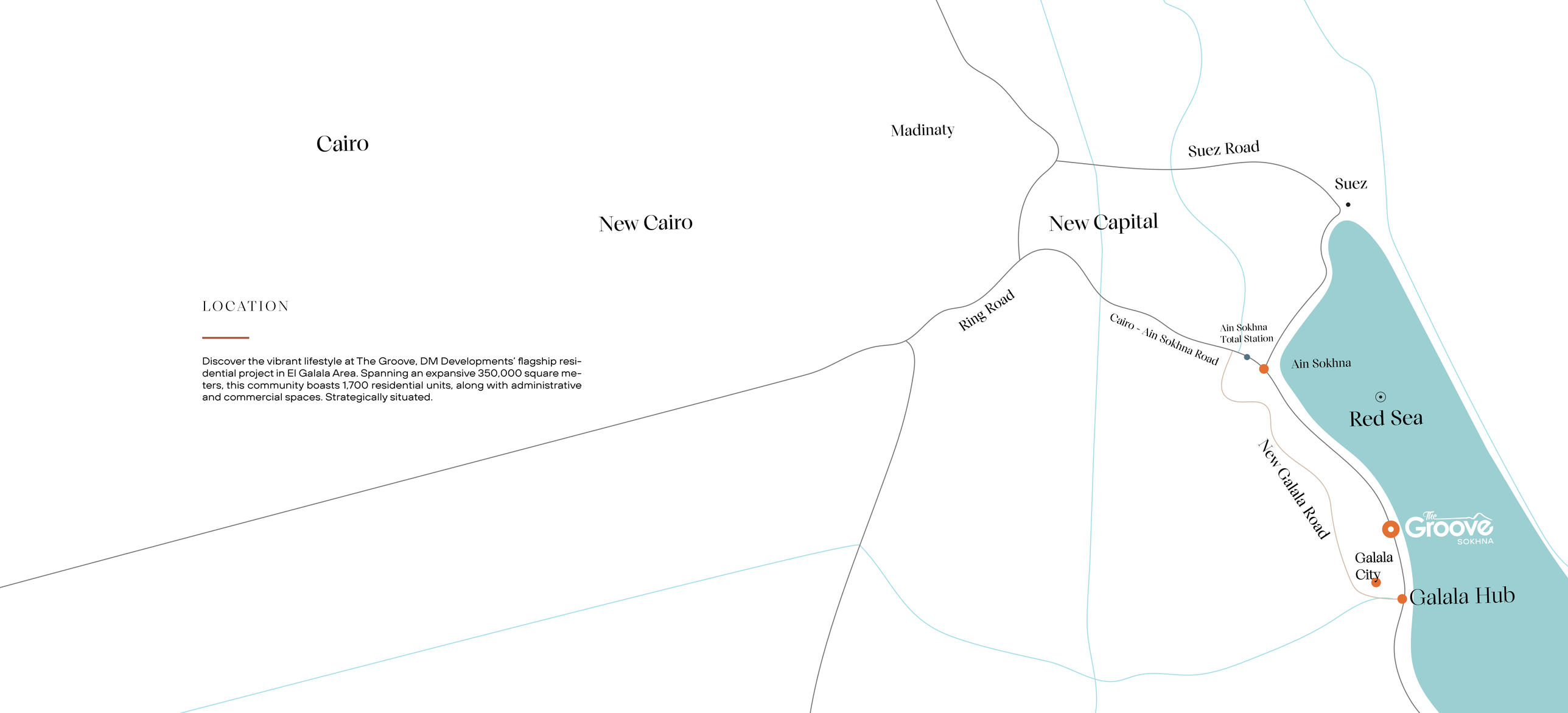


The Groove
SOKHNA



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!











DOUBLETREE
BY HILTON™

HOTEL CHAIN

"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.


A PICTURE OF REALITY

ABOUT

MASTER PLAN



ABOUT

SEREIA



SEREIA, YOUR OASIS OF LUXURY

Sereia 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 Sereia units, you can enjoy the sea view even while showering, as all its 340 units enjoy a crucial location in the Groove. Sereia was chosen to occupy 14% of the Groove's land area, equivalent to 5.400 m2 of the project's total land area. In Sereia, buildings occupy only 18% of the total land area, whereas 82% are open areas and swimming pools.

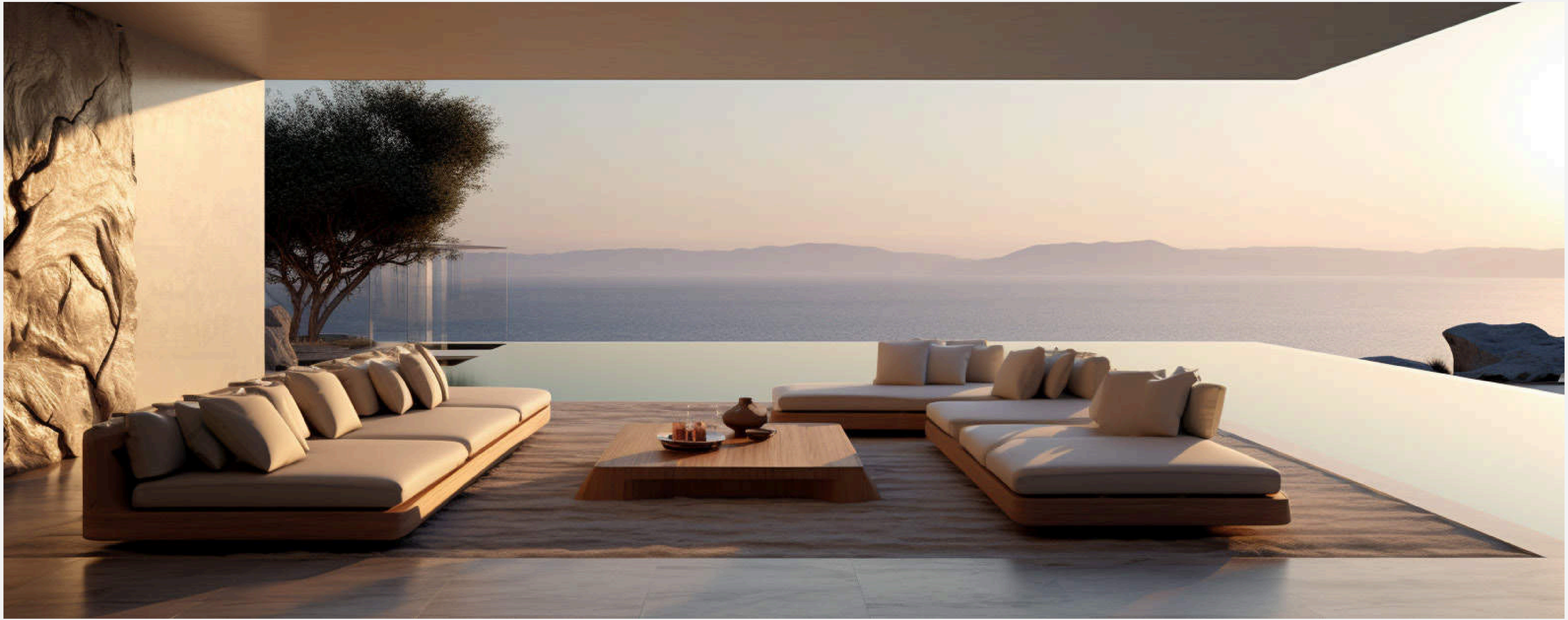







The
GROOVE







FLOOR PLANS

EXECUTIVE SUITE

120 SQM | 2 Bedroom.
75 SQM | 1 Bedroom.

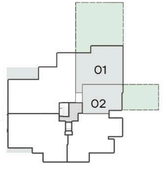
GROUND FLOOR

120 SQM		01
01	Reception	6.7 x 4.2
02	Kitchen	2.4 x 2.2
03	Master Bedroom	3.7 x 3.7
04	Bedroom	3.6 x 3.3
05	Bathroom 1	2.3 x 1.6
06	Bathroom 2	2.4 x 1.6
07	Terrace 1	3.7 x 1.9
08	Terrace 2	8.8 x 2.9

GROUND FLOOR

75 SQM		02
01	Reception	3.9 x 3.5
02	Kitchen	2.4 x 0.6
03	Bedroom 1	3.8 x 2.8
04	Bathroom 1	2.3 x 1.7
05	Terrace 1	2.0 x 1.7





Sereia. THE GROOVE SOKHNA

EXECUTIVE SUITE

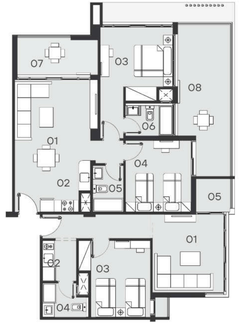
120 SQM | 2 Bedrooms.
75 SQM | 1 Bedroom.

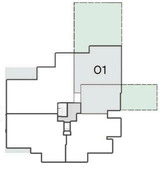
FIRST FLOOR

120 SQM		01
01	Reception	6.7 x 4.2
02	Kitchen	2.6 x 2.4
03	Master Bedroom	3.7 x 3.7
04	Bedroom	3.6 x 3.3
05	Bathroom 1	2.3 x 1.6
06	Bathroom 2	2.4 x 1.6
07	Terrace 1	3.7 x 1.9
08	Terrace 2	7.8 x 2.9

FIRST FLOOR

75 SQM		02
01	Reception	3.9 x 3.5
02	Kitchen	1.9 x 0.6
03	Bedroom 1	3.9 x 3.7
04	Bathroom 1	2.3 x 1.9
05	Terrace 1	2.0 x 1.7





TYPE A | Unit **01**

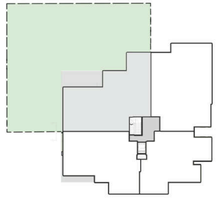
ROYAL SUITE

190 SQM | 3 Bedroom.

GROUND FLOOR

01	Reception	6.7 x 3.9
02	Kitchen	4.0 x 2.4
03	Bedroom 1	3.8 x 3.6
04	Bathroom 1	2.3 x 1.6
05	Master Bedroom 1	3.7 x 3.4
06	Bathroom 2	2.1 x 1.8
07	Master Bedroom 2	3.7 x 3.6
08	Bathroom 3	2.8 x 2.5
09	Terrace 1	4.0 x 1.9
.10	Terrace 2	3.6 x 1.6
.11	Terrace 3	3.8 x 2.7
.12	Maid's Room	2.4 x 1.8





TYPE A | Unit **02**

Sereia. THE GROOVE SOKHNA

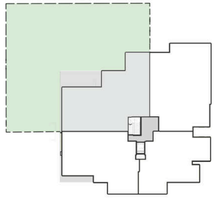
ROYAL SUITE

190 SQM | 3 Bedrooms.

FIRST FLOOR

01	Reception	6.7 x 3.9
02	Kitchen	4.0 x 2.4
03	Bedroom 1	3.8 x 3.6
04	Bathroom 1	2.3 x 1.6
05	Master Bedroom 1	3.7 x 3.4
06	Bathroom 2	2.1 x 1.8
07	Master Bedroom 2	3.7 x 3.6
08	Bathroom 3	2.8 x 2.5
09	Terrace 1	4.0 x 1.9
.10	Terrace 2	3.6 x 1.6
.11	Terrace 3	3.8 x 2.7
.12	Maid's Room	2.4 x 1.8





TYPE A | Unit **02**

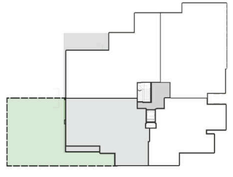
ROYAL SUITE

155 SQM | 2 Bedroom.

GROUND FLOOR

01	Reception	8.6 x 3.6
02	Kitchen	3.2 x 1.8
03	Bedroom 1	3.8 x 3.6
04	Bedroom 2	3.7 x 3.6
05	Bathroom 1	2.8 x 1.9
06	Master Bedroom	3.9 x 3.6
07	Bathroom 2	2.4 x 1.6
08	Terrace 1	3.5 x 2.7
09	Terrace 2	1.9 x 1.0
.10	Powder room	1.6 x 1.4





Sereia. THE GROOVE SOKHNA

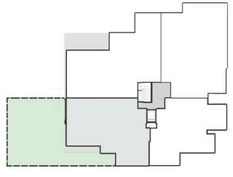
ROYAL SUITE

155 SQM | 2 Bedrooms.

FIRST FLOOR

01	Reception	8.6 x 3.6
02	Kitchen	3.2 x 1.8
03	Bedroom 1	3.8 x 3.6
04	Bedroom 2	3.7 x 3.6
05	Bathroom 1	2.8 x 1.9
06	Master Bedroom	3.9 x 3.6
07	Bathroom 2	2.4 x 1.6
08	Terrace 1	3.5 x 2.7
09	Terrace 2	1.9 x 1.0
.10	Powder room	1.6 x 1.4





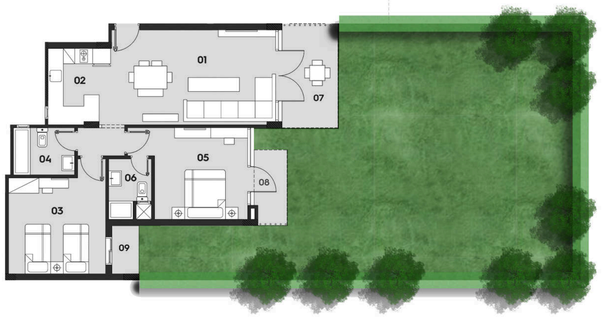
TYPE A | Unit 03

PRESIDENTIAL SUITE

125 SQM | 2 Bedroom.

GROUND FLOOR

01	Reception	6.5 x 3.9
02	Kitchen	2.4 x 1.9
03	Bedroom	3.8 x 3.8
04	Bathroom 1	2.4 x 1.9
05	Master Bedroom	3.7 x 3.6
06	Bathroom 2	2.4 x 1.7
07	Terrace 1	3.9 x 2.1
08	Terrace 2	2.1 x 1.2
09	Terrace 3	1.9 x 1.0





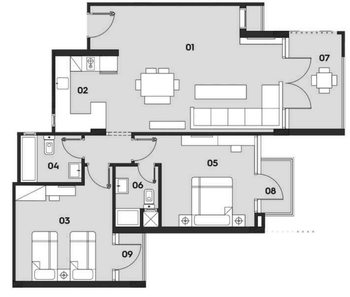
Sereia. THE GROOVE SOKHNA

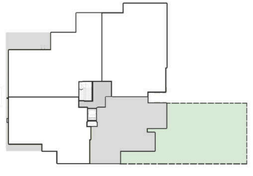
PRESIDENTIAL SUITE

125 SQM | 2 Bedrooms.

FIRST FLOOR

01	Reception	6.5 x 5.0
02	Kitchen	2.4 x 1.9
03	Bedroom	3.8 x 3.8
04	Bathroom 1	2.4 x 1.9
05	Master Bedroom	3.7 x 3.6
06	Bathroom 2	2.4 x 1.7
07	Terrace 1	3.9 x 2.1
08	Terrace 2	2.1 x 1.2
09	Terrace 3	1.9 x 1.0





TYPE A | Unit 04

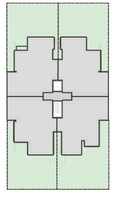
PRESIDENTIAL SUITE

125 SQM | 2 Bedroom.

GROUND FLOOR

01	Reception	6.7 x 4.0
02	Kitchen	2.5 x 2.5
03	Bedroom	4.5 x 3.8
04	Bathroom 1	2.0 x 1.6
05	Master Bedroom	3.8 x 3.6
06	Bathroom 2	2.4 x 1.6
07	Terrace 1	4.0 x 2.1
08	Terrace 2	1.8 x 1.2





TYPE B | Unit **01**

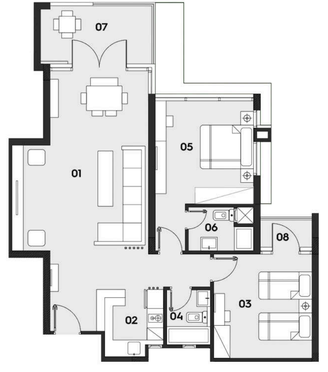
Sereia. THE GROOVE SOKHNA

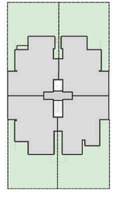
PRESIDENTIAL SUITE

125 SQM | 2 Bedrooms.

FIRST FLOOR

01	Reception	6.7 x 5.0
02	Kitchen	2.5 x 2.5
03	Bedroom	4.5 x 3.8
04	Bathroom 1	2.0 x 1.6
05	Master Bedroom	3.8 x 3.6
06	Bathroom 2	2.4 x 1.6
07	Terrace 1	4.0 x 2.1
08	Terrace 2	1.8 x 1.2





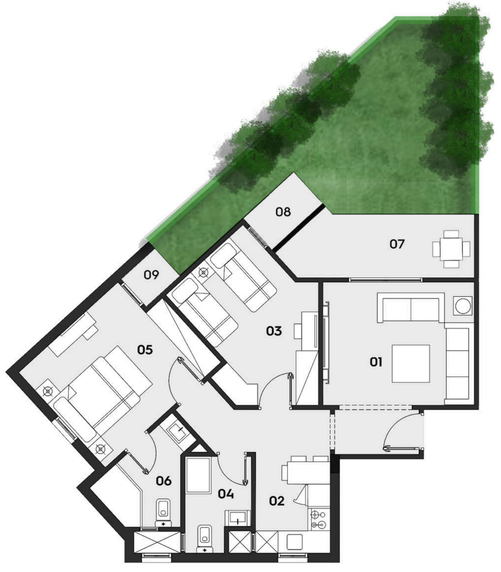
TYPE B | Unit **01**

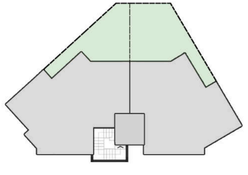
PRESIDENTIAL SUITE

100 SQM | 2 Bedroom.

GROUND FLOOR

01	Reception	4.3 x 3.3
02	Kitchen	2.8 x 2.0
03	Bedroom	3.9 x 3.3
04	Bathroom 1	2.6 x 1.8
05	Master Bedroom	3.6 x 3.5
06	Bathroom 2	3.0 x 2.5
07	Terrace 1	4.9 x 1.7
08	Terrace 2	1.7 x 1.2
09	Terrace 3	1.1 x 1.1





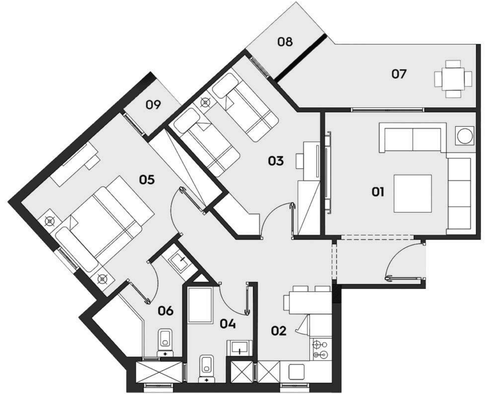
Sereia. THE GROOVE SOKHNA

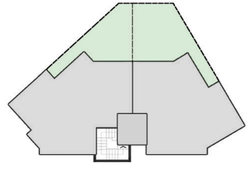
PRESIDENTIAL SUITE

100 SQM | 2 Bedrooms.

FIRST FLOOR

01	Reception	4.3 x 3.3
02	Kitchen	2.8 x 2.0
03	Bedroom	3.9 x 3.3
04	Bathroom 1	2.6 x 1.8
05	Master Bedroom	3.6 x 3.5
06	Bathroom 2	3.0 x 2.5
07	Terrace 1	4.9 x 1.7
08	Terrace 2	1.7 x 1.2
09	Terrace 3	1.1 x 1.1





TYPE C |Unit **01**

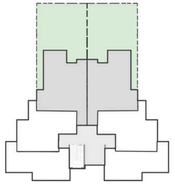
EXECUTIVE SUITE

102 SQM | 2 Bedroom.

GROUND FLOOR

01	Reception	4.0 x 3.6
02	Kitchen	2.9 x 2.2
03	Bedroom	3.6 x 3.4
04	Bathroom 1	2.0 x 1.7
05	Master Bedroom	3.6 x 3.6
06	Bathroom 2	2.4 x 1.8
07	Terrace 1	4.0 x 2.0
08	Terrace 2	3.6 x 1.4





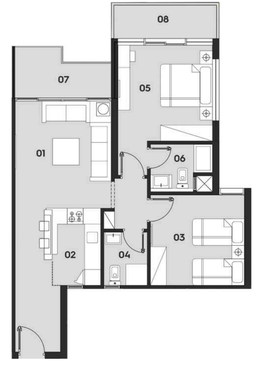
Sereia. THE GROOVE SOKHNA

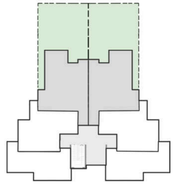
EXECUTIVE SUITE

102 SQM | 2 Bedrooms.

FIRST FLOOR

01	Reception	4.0 x 3.6
02	Kitchen	2.9 x 2.2
03	Bedroom	3.6 x 3.4
04	Bathroom 1	2.0 x 1.7
05	Master Bedroom	3.6 x 3.6
06	Bathroom 2	2.4 x 1.8
07	Terrace 1	4.0 x 2.0
08	Terrace 2	3.6 x 1.4





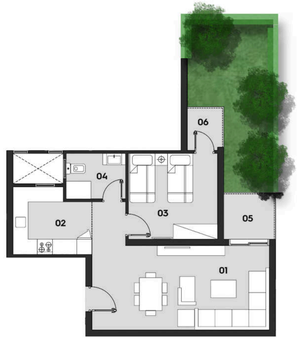
TYPE D | Unit **01**

EXECUTIVE SUITE

80 SQM | 1 Bedroom.

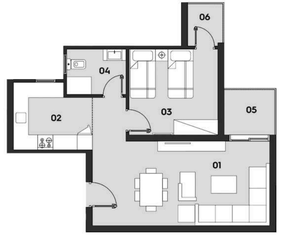
GROUND FLOOR

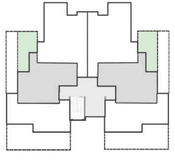
01	Reception	7.3 x 3.4
02	Kitchen	3.2 x 2.7
03	Bedroom	3.6 x 3.4
04	Bathroom	2.4 x 1.8
05	Terrace 1	2.1 x 1.9
06	Terrace 2	1.6 x 1.5



FRIST FLOOR

01	Reception	7.3 x 3.4
02	Kitchen	3.2 x 2.7
03	Bedroom	3.6 x 3.4
04	Bathroom	2.4 x 1.8
05	Terrace 1	2.1 x 1.9
06	Terrace 2	1.6 x 1.5





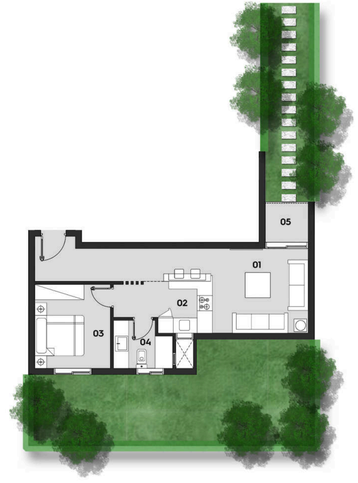
Sereia. THE GROOVE SOKHNA

EXECUTIVE SUITE

70 SQM | 1 Bedrooms.

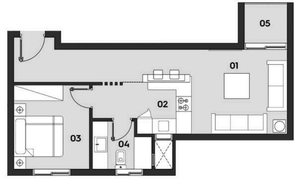
GROUND FLOOR

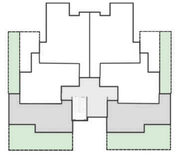
01	Reception	3.8 x 3.4
02	Kitchen	2.4 x 2.2
03	Bedroom	3.4 x 3.0
04	Bathroom	2.4 x 1.9
05	Terrace	1.7 x 1.6



FIRST FLOOR

01	Reception	3.8 x 3.4
02	Kitchen	2.4 x 2.2
03	Bedroom	3.4 x 3.0
04	Bathroom	2.4 x 1.9
05	Terrace	1.7 x 1.6





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.

Hotline: 16509

Website:
Www.dmdevelopments.net

E-mail:
Info@dmdevelopments.net

Facebook:
thegroovesokhna

Instagram:
@thegroovesokhna

Head Office:
114 Thawra, Heliopolis, Cairo, Egypt

The Groove
SOKHNA

DM DEVELOPMENT
MOVING COMMUNITIES FURTHER

DOUBLETREE
BY HILTON