The Groove

SOKHNA

SUN. SEA. SALT.

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MOVING COMMUNITIES FURTHER

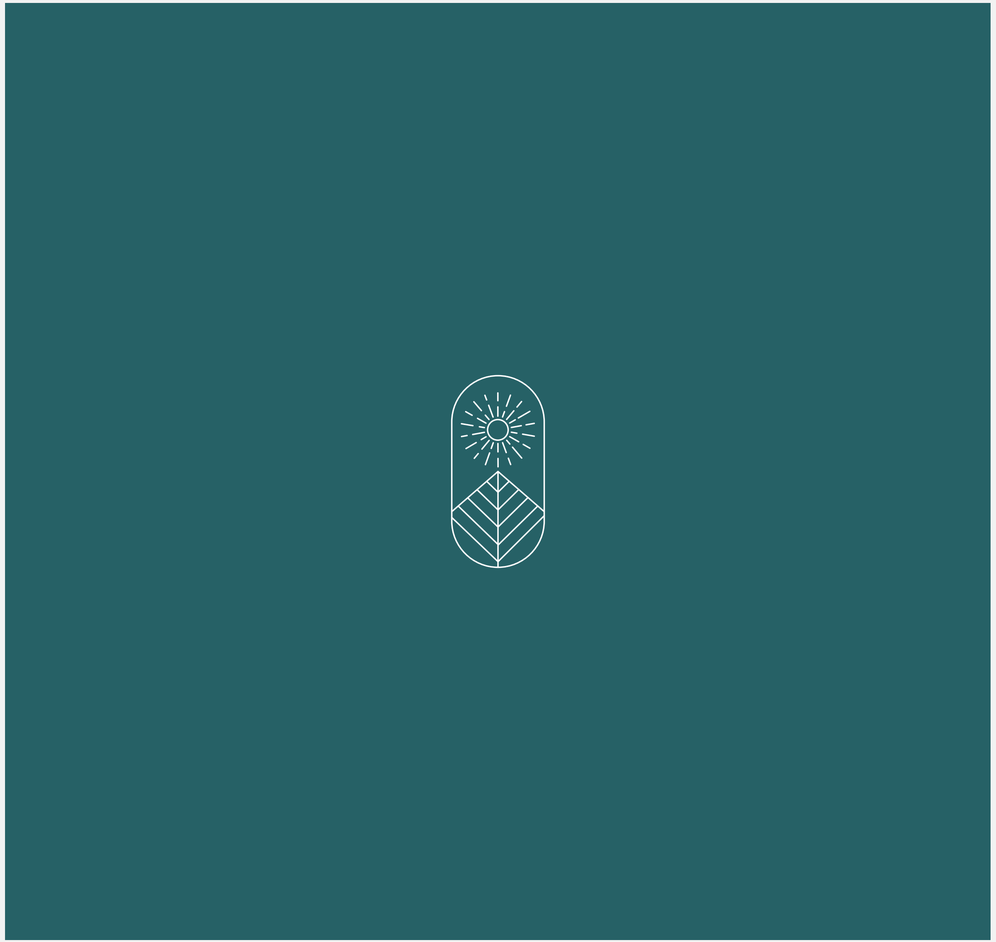
DM DEVELOPMENT
MOVING COMMUNITIES FURTHER

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.



EGYPT

Egypt, the cradle of civilization, is steeped in history, charm, and wonder. From the iconic pyramids of Giza to the majestic temples of Luxor, Egypt offers an unparalleled journey through time. Explore the treasures of ancient pharaohs, sail along the Nile River, and immerse yourself in the vibrant culture that has captivated travelers for centuries. With its rich heritage, breathtaking landscapes, and warm hospitality, Egypt invites you to embark on a timeless adventure.



THE RED SEA... ITINERARY

The Red Sea, renowned for its crystal-clear waters and vibrant marine life, presents an exciting 360° entertainment itinerary. Whether you are an avid diver seeking underwater exploration or a beach lover craving relaxation, the Red Sea offers something for everyone. Indulge in thrilling water sports, embark on a desert safari, or unwind on pristine beaches. With its year-round sunshine and captivating natural beauty, the Red Sea promises an unforgettable experience that will leave you rejuvenated and inspired.



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.

Cairo

New Cairo

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



COMMERCIAL HUB







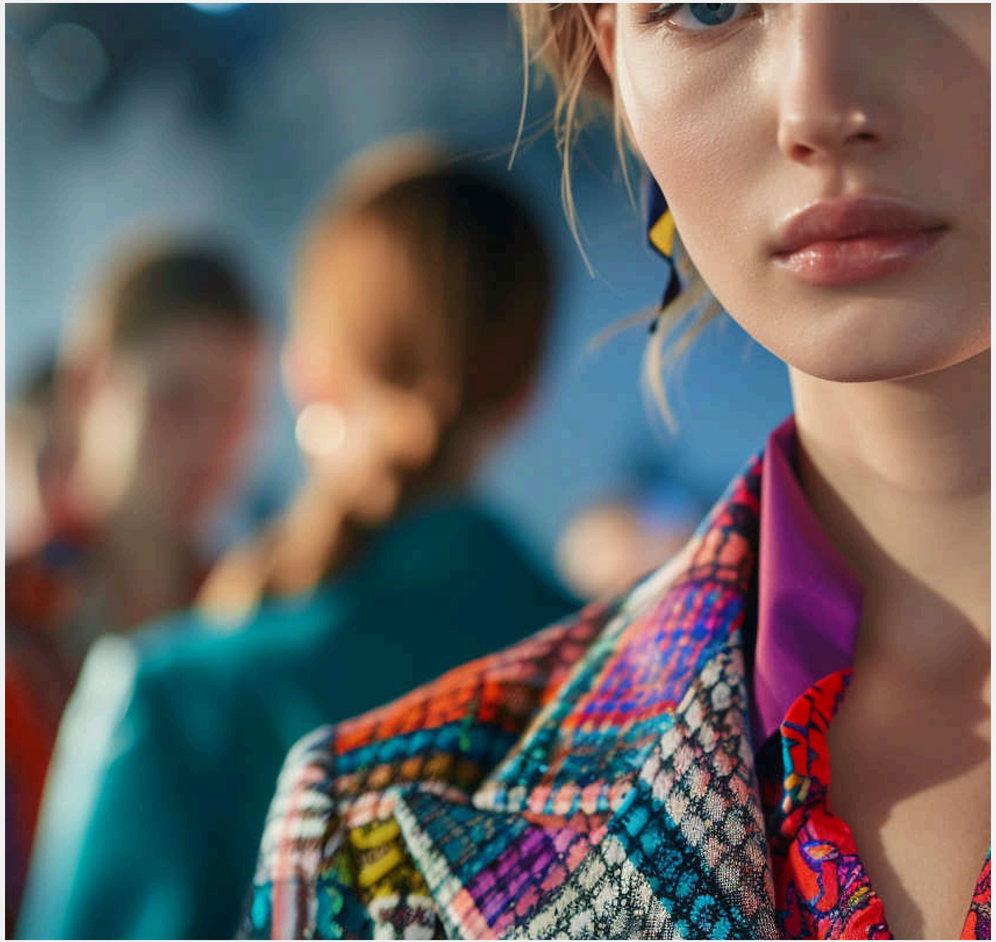
COMMERCIAL HUB

Discover the premier commercial hub on Al Galala Road.

Welcome to the first-ever commercial hub on Al Galala Road, a vibrant destination designed to cater to all your business and shopping needs. This state-of-the-art hub is strategically located to serve as a central meeting point for commerce, leisure, and community engagement.

KEY FEATURES

Prime Location: Situated on Al Galala Road, our commercial hub is easily accessible, ensuring a steady flow of visitors and customers. Diverse Retail Options: Featuring a variety of retail outlets, from high-end boutiques to everyday convenience stores, our hub offers a comprehensive shopping experience. Business Opportunities: Ideal for entrepreneurs and established businesses alike, our commercial spaces are designed to foster growth and innovation. Modern Amenities: Enjoy a range of modern facilities, including ample parking, high-speed internet, and 24/7 security, ensuring a comfortable and secure environment for all. Community Spaces: Our hub includes inviting communal areas, perfect for socializing, networking, and hosting events. Experience the dynamic atmosphere of the commercial hub on Al Galala Road, where business and pleasure converge to create an unparalleled destination. Join us and be a part of this groundbreaking development, setting new standards in commercial excellence.



ABOUT

MASTER PLAN



ABOUT

BRELLIA

RELAX, BREEZE, REPEAT

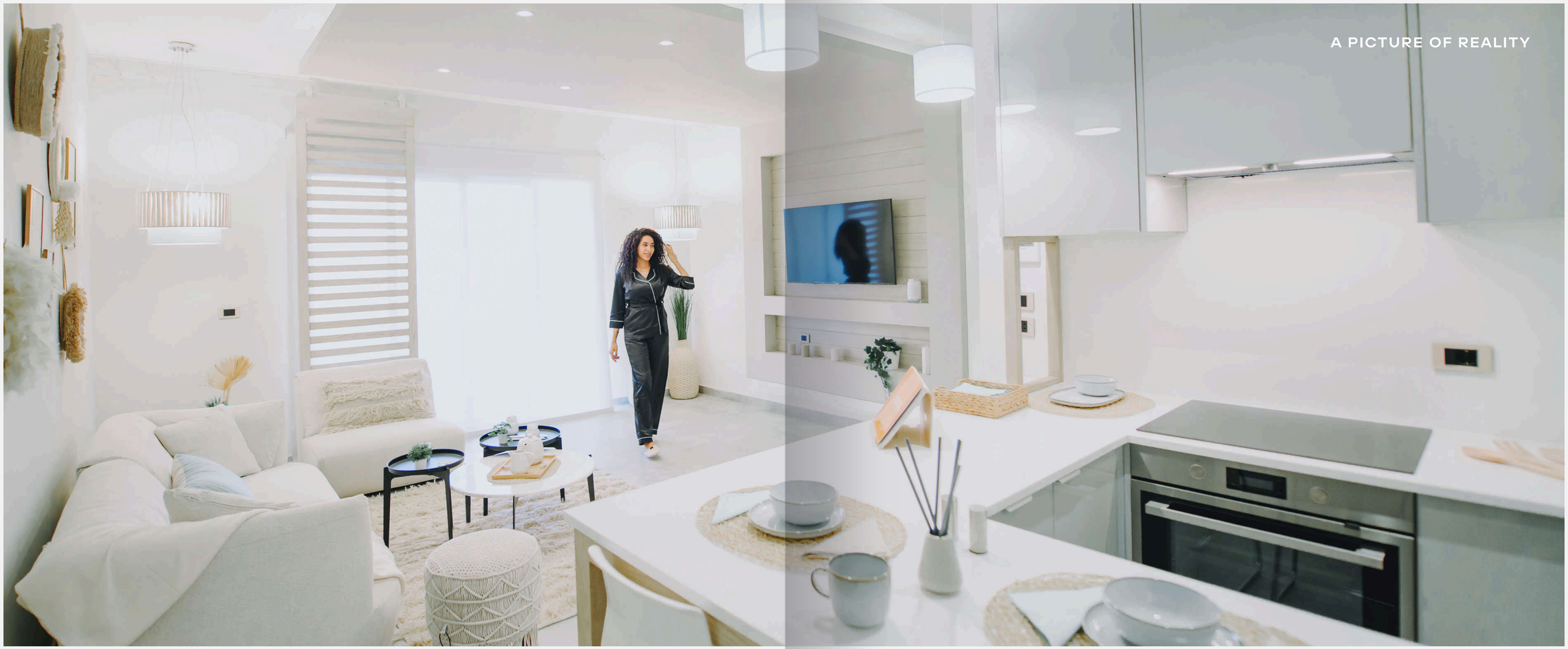
Nothing compares to waking up to an enchanting full view of the crystalline blue waves ahead. BRELLIA offers its residents homes that provide panoramic views and catch sea breezes. A unique 5-step landscaping allows a scenic view for BRELLIA units. As the sun slowly slips into the horizon, you can enjoy a panoramic view from the vast 10,000-meter swimming pools. Roof gardens complete the picturesque scenery, add to the exclusivity, and add further uninterrupted views and sheer privacy.






A PICTURE OF REALITY


Groove



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

ABOUT

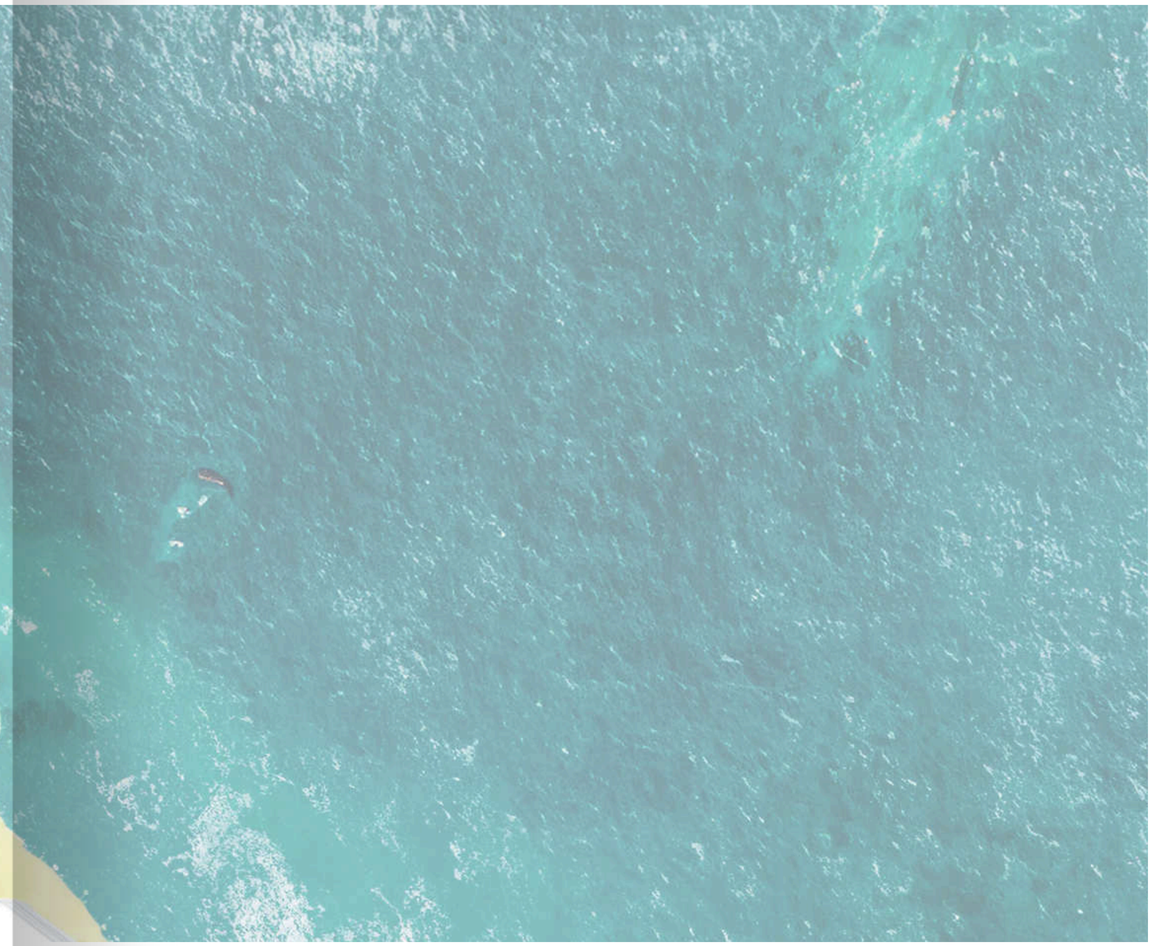
CAPELLA

LET THE SUNSHINE IN

Capella is one of the most unique zones inside The Groove Sokhna. It's a private and luxurious collection of villas where you can enjoy complete privacy and comfort. Exposure to this beautiful and cozy atmosphere will make you feel better. It's a wide zone located to have a panoramic view of the sea.












A PICTURE OF REALITY


A PICTURE OF REALITY

ABOUT

GALLA

LET THE SEA, SET YOU FREE

Gala's residents will enjoy a premium gated community experience in one of the most urban destinations in Ein El Sokhna. The community will enjoy a blissful living within a spectacular contemporary design with premium amenities such as swimmable lagoons spread over 2000 meter squared.
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 welcomes a new way of living.
Gala is built over one elevation that is 26.5 meters from sea level. It has 52 twin houses and only five distinguished standalones.








GROOVE
GROOVE





THE BEACH

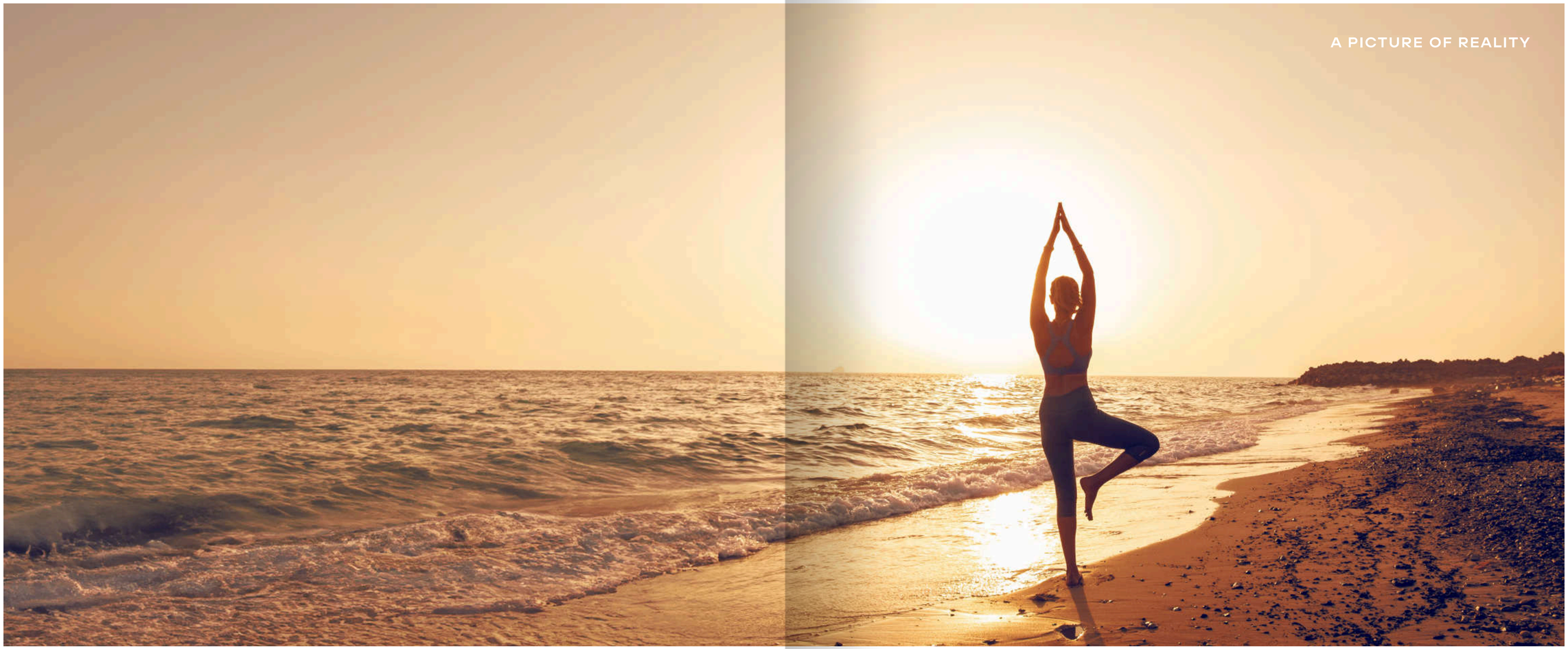


EXCLUSIVELY YOURS
THE GROOVE'S LONGEST BEACH FEATURE

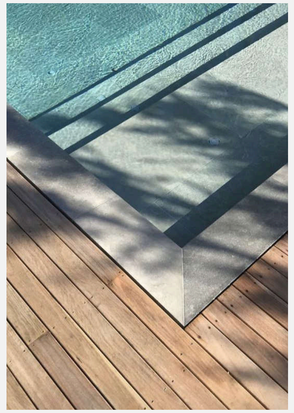
Nestled in the heart of El Sokhna, The Groove presents an exclusive opportunity to connect with nature. Spanning across a vast 350,000 square meters, this residential project harmoniously blends modern living with the tranquility of its surroundings. Enjoy lush greenery, relish in the panoramic sea views, 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.

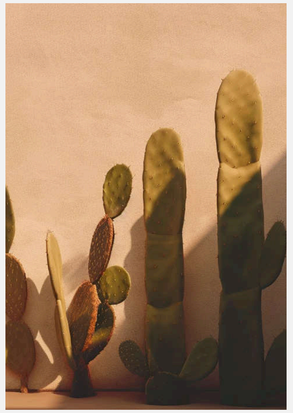


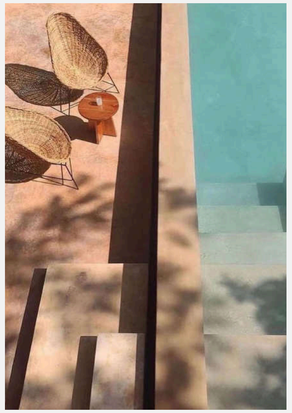
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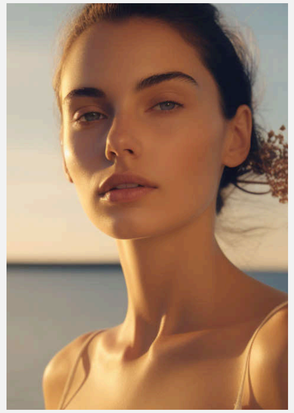


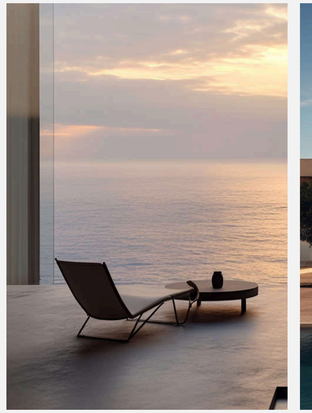
EXCLUSIVE OPPORTUNITY TO CONNECT WITH NATURE

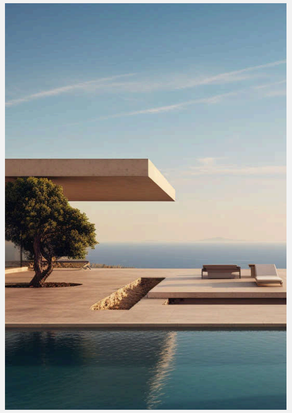
Escape the hustle and bustle of the city and immerse yourself in the breath-taking natural beauty of The Groove at El Sokhna. Nestled in the heart of the picturesque El Galala Area, this exclusive residential project offers a rare chance to connect with nature like never before. Surrounded by lush green landscapes, majestic mountains, and the serene sea, The Groove provides a tranquil sanctuary to rejuvenate your mind, body, and soul.

CAPTURE BEAUTY FROM SUMMIT TO SEA

Indulge your senses and capture the essence of true beauty at The Groove. From its elevated position, this remarkable project offers panoramic views stretching from the mountains' summit to the glistening sea. Whether enjoying a morning coffee on your balcony or strolling along the pristine beach, every moment at The Groove is a picture-perfect opportunity to immerse yourself in the natural splendor surrounding you.







THE GROOVE'S VIBRANT LIFESTYLE

Embrace a vibrant and dynamic lifestyle at The Groove. Here, you will find an array of world-class amenities and exciting activities that cater to every interest. Whether you're a sports enthusiast looking for adventure, a food lover seeking culinary delights, or a social butterfly needing entertainment, The Groove offers something for everyone. Discover a world of endless possibilities and create unforgettable memories that will last a lifetime.

YOUR ULTIMATE RELAXATION ESCAPE "FACILITIES

- Clubhouse
- Retail Area
- Hotel
- Therapeutic Center
- Sports Facilities
- Spa
- Clinics
- Restaurants
- Beach Clubhouse
- Seafront Gym

THE BEACH

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

THE YACHT MARINA

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

THE GOLF CAR APP

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

THE GROOVE CLUBHOUSE

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

THE UNDERGROUND PARKING

A visitors' parking covering around 1.500 cars.

PUBLIC SPACES

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

PRIVATE ACCESS & CIRCULATION

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

PARKING AREAS

Each resident has his own registered parking area.

MOBILE APPS

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

THE BEACH CLUB

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

THE PROMENADE

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

THE HUB

Indoor & Outdoor areas including brands of cafes and restaurants.

THE THERAPEUTIC CENTER

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

THE GROOVE LAGOONS

Swimmable lagoons surrounding houses & occupying 10.800 m2of the resort's total area.

THE OVER-FLOW SWIMMING POOLS

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

7/24 FULLY-INTEGRATED SECURITY SYSTEMS

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

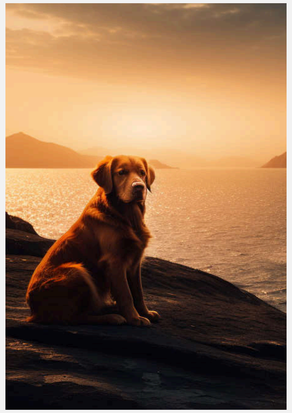
THE SERVICES ZONE

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











THE GROOVE'S INCLUSIVE COMMUNITY

Discover a sense of belonging and community at The Groove. With its diverse and inclusive environment, this project fosters a strong sense of camaraderie among residents. Engage in social activities, forge new friendships, and create a network of like-minded individuals who share your passion for coastal living. The Groove is more than just a place to live – it's a community where you can truly belong.

IMPORTANT INFORMATION

While the information in this brochure is accurate, it's crucial to understand that it's intended for guidance only, and its accuracy isn't guaranteed. This brochure isn't an offer for sale, and no representation or warranty, express or implied, is made regarding any of the properties, the development, or any other information included. No information in this brochure should be considered as the basis of a contract. We strongly recommend seeking specific professional or specialist advice before making any decisions based on the content of this brochure, ensuring you're well-informed and guided in your choices.

The specifications of the properties are based on the anticipated specifications at the time of publication in April 2024. The dimensions provided in this brochure are approximate, and the actual constructed sizes may vary. All specifications, designs, layouts, sizes, dimensions, plans, images, computer-generated images, photographs, and finishes mentioned in this brochure are indicative only and may be subject to change, including those relating to the properties, master plan, and other facilities. This flexibility allows you to adapt to any potential changes and plan accordingly.

The sale does not include furniture and accessories depicted in the computer-generated images and photographs. Reference to travel times and distances is provided for guidance and has yet to be independently verified. Some or all of the amenities mentioned in the master plan may not be available when residents move in and for some time afterward.

DM Developments bears no responsibility and, to the fullest extent permitted by law, shall not be liable for any loss, damage, or expense resulting from reliance on the information provided in this brochure. Neither the agents nor their employees, officers, or agents have the authority to make or give any representations or warranties regarding the development or any part of it.

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

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DM DEVELOPMENT
MOVING COMMUNITIES FURTHER

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