



Kāi
SOKHNA

An aerial photograph of a tropical beach. The foreground shows a wide, sandy beach with some faint tracks. The ocean is a vibrant turquoise color, with gentle waves lapping at the shore. A bright sun reflection creates a shimmering path of light across the water's surface, extending from the horizon towards the center of the frame. The sky is a clear, pale blue with a few wispy clouds near the horizon.

Our Promise...

Kai is the upcoming trendsetting Sokhna destination blending luxury and excitement in an exclusive getaway

Kāi
SOKHNA

In Hawaiian culture, Kai means "sea."

Inspired by Hawaii's love for land and life,
It is easy to see why Kai is synonymous
with paradise.



Kāi
SOKHNA

Project Location

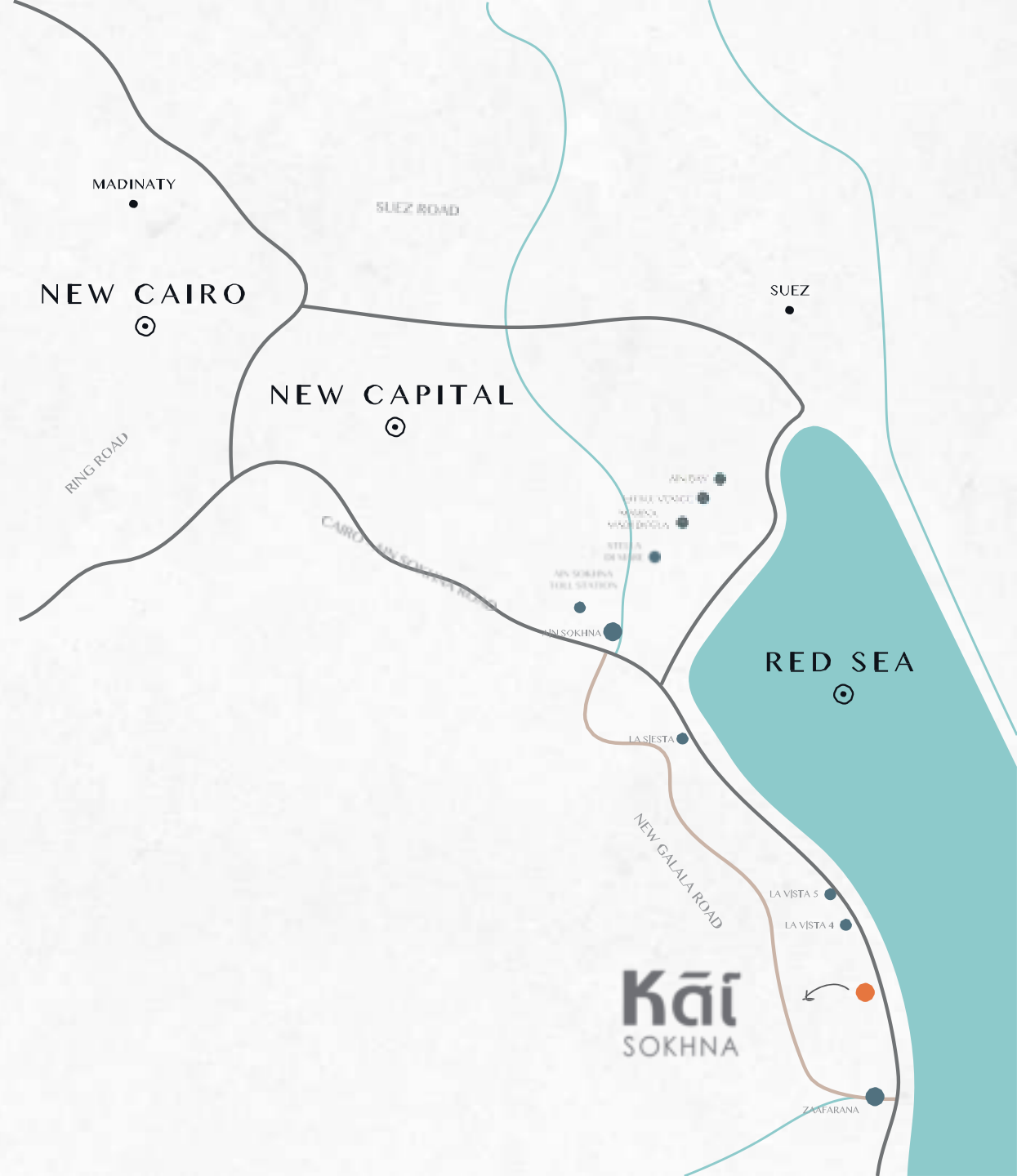


A VACATION PARADISE CLOSE TO EVERYWHERE

- Strategically located in Kilo 100, Zafarana Road
- Only 10km away from New Galala's second exit

Proximity to Cairo's new hotspots:

- 80 mins away from New Cairo
- 50 mins away from New Capital



Project extends over 33
Feddans with
1Km Sandy Beach



Discover Kai Sokhna

1. Project Gates
2. Phase 1
3. Commercial Area
4. Phase 2
5. Beach Restaurant & Bar
6. Beach Hotel & Resort
7. Fins Kite Surfing Centre



Kāi

SOKHNA



Product Mix:

1. Standalone Villas
2. Senior Chalets
3. Pool Deck Chalets



Project Elevations

+0.5 m above sea level

+6.5 m above Sea level

+9.5 m above sea level



Elevations allowed for
100% water views &
60% direct beach views





SENIOR CHALET VIEW – SECOND ROW VIEW



POOL DECK CHALET - LAST ROW VIEW



Real Shot from Site

Project's USPs





1 km Sandy Beach

All in collaboration with MIP's best partners, a mix of the best hospitality leaders and kite surfing pioneers to create the right balance



Architectural Design by Alchemy Architecture



TLT Concepts



Fins Kitesurfing Center



A Boutique Community

Culinary Delights

TIT
CONCEPTS

fins
kati zokhwa



Fins Kite Surfing Center



fms
kai sokhwa





World Class Hospitality



A Commercial Strip



Design by Alchemy Architecture

The Beach Restaurant & Bar
Offering an exquisite culinary adventure



Kāī

SOKHNA



Distinct Location

33 FEDANS

Boutique Intimate Living



1 KM Sandy Beach



Unique Typologies



Fully Finished Units,
designed by
Alchemy

Jan 2023

Delivery Date



5 Star Beach Hotel



Commercial Strip



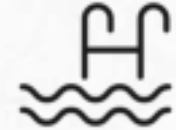
Total no of units in
Phase1: 200 units



A variety of dinning
options



Sea Views to 60% of the Units



Dedicated pools



Partnership With
TLT Concepts



Fins Kitesurfing Center



Architectural Design by
Alchemy Architecture



Beach Operations
Restaurant & Bar

Can Limón
HOTEL AND RESIDENCES



The Collaboration of 3 masterminds:





Dedicated to cultivating the culture of fine hospitality, events and entertainment, living and lifestyle

TLT Concepts holds a platform of diverse brands that avidly tailor unique experiences & services.

It is home to extraordinary experiences and culinary expertise, offering a true luxurious life.

THE LEMON
TREE & CO. 

Le Sidi
SOUTHWESTERN & MEDITERRANEAN


VILLA
COCONUT
EL GOURA

THE
ORIGINS
CONTEMPORARY ETHNIC GARDEN



TLT
BISTRO

RITUALS





Our design concept focused on fully incorporating the indigenous elements of nature into one creation that interacts with each other and the owners.

And who would better create such a seamless experience than Alchemy design gurus.



Mohamed Fares



Organic design in which each building has its own unique design, which further enhances the feel of exclusivity



Total of 94 units conveying the real
essence of boutique living



Elevations allow for exceptional pool & Beach views to 100% of the units



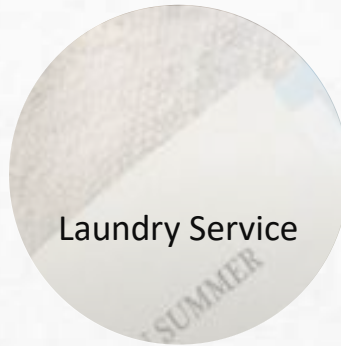
Fully-finished units

Artsy and comfortable furnishing
is available upon clients request



A Property Management App

Tailored to our homeowners' needs, enabling them to pre-order their desired services so their home is ready with a click of a button.



Can Limón Boutique Hotel

Promises exceptional hospitality, distinctive architecture and heavenly landscapes to perfect your every stay.



Inspired rooms with breathing views

