



IL MONTE  
GALALA  
SOKHNA





Continent: Africa  
Capital: Cairo  
Location: Northeast Africa  
Coastlines: Mediterranean Sea, Red Sea  
Total Coastlines: 2,450 km<sup>2</sup>  
Water Area: 6,000 km<sup>2</sup>  
Currency: Egyptian Pound





Discover the explorer in you, as you lose yourself in the colourful depths of the Red Sea, and simply watch the sun rise between the beautiful shapes of the White Desert or the shimmering horizon from the comfort of a hot spring in Siwa Oasis. Egypt is indeed the powerhouse of the Arab World, and the place to connect with friendly strangers who don't hesitate to share the sights, sounds, and stories of a country larger than life.

GLOBALLY LOCATED...  
NATURALLY BEAUTIFUL

### GETTING THERE

#### BY PLANE:

Only 4 hours away from Europe,  
West and Southern Africa, and all major cities  
of the Middle East and Asia

- Cairo International Airport
- Hurghada International Airport
- New Egyptian Capital City Airport

#### BY LAND:

Cairo - Suez Highway	110 km
Katameya - Sokhna Highway	95 km
Kuraimat - Zaafarana Road	120 km
Hurghada - Zaafarana Road	320 km
Suez - Sokhna Road	40 km

#### BY SEA:

- El Sokhna International Port
- Suez Canal

Map illustrates journey times by plane

6Hrs







The Red Sea Riviera offers an unmatched variety of water-sport activities including fishing, kite-surfing, dolphin watching, and snorkeling, dictating an exciting 360° entertainment itinerary ideal for the whole family.







REAL PICTURE OF IL MONTE GALALA SITE







## AN EYE FOR EXCELLENCE

Flowing into a landscape of natural beauty, IL MONTE GALALA spans over 2.24 million m<sup>2</sup> to lap a pristine 1.4 km shoreline, conceiving a global universe in its own right. With an eye for excellence and a pledge for originality, the project has been aesthetically designed in partnership with world-renowned Crystal Lagoons® to transform the rugged mountain surroundings into a floating beach paradise, introducing the world's first mountain-top crystalline lagoons rolling-out on 200,000 m<sup>2</sup>. Designed to offer an abundance of colourful experiences at different heights, IL MONTE GALALA has also collaborated with internationally acclaimed BCI Studio to offer an interactive world of retail and leisure. Wrapped in an ecologically sustainable context, while putting accessibility at its master plan's forefront, all of IL MONTE GALALA's zones are seamlessly interconnected by inclined elevators powered by Maspero Elevatori, in addition to intuitive paths and electric cars that add a fun and exciting flare to life.

Set over different altitudes and designed with varied communities in mind, each of IL MONTE GALALA's distinct zones reflect the unique character and environment of the site. From floating villas of unmatched opulence, elegantly appointed condos to cozy beach-front cabanas, IL MONTE GALALA is an international destination by choice, offering a world of contemporary living options and branded residences that combine functional beachside simplicity with the highest degree of luxury, inviting nature into every home.



## AN EXCLUSIVE CUT ABOVE THE NORM

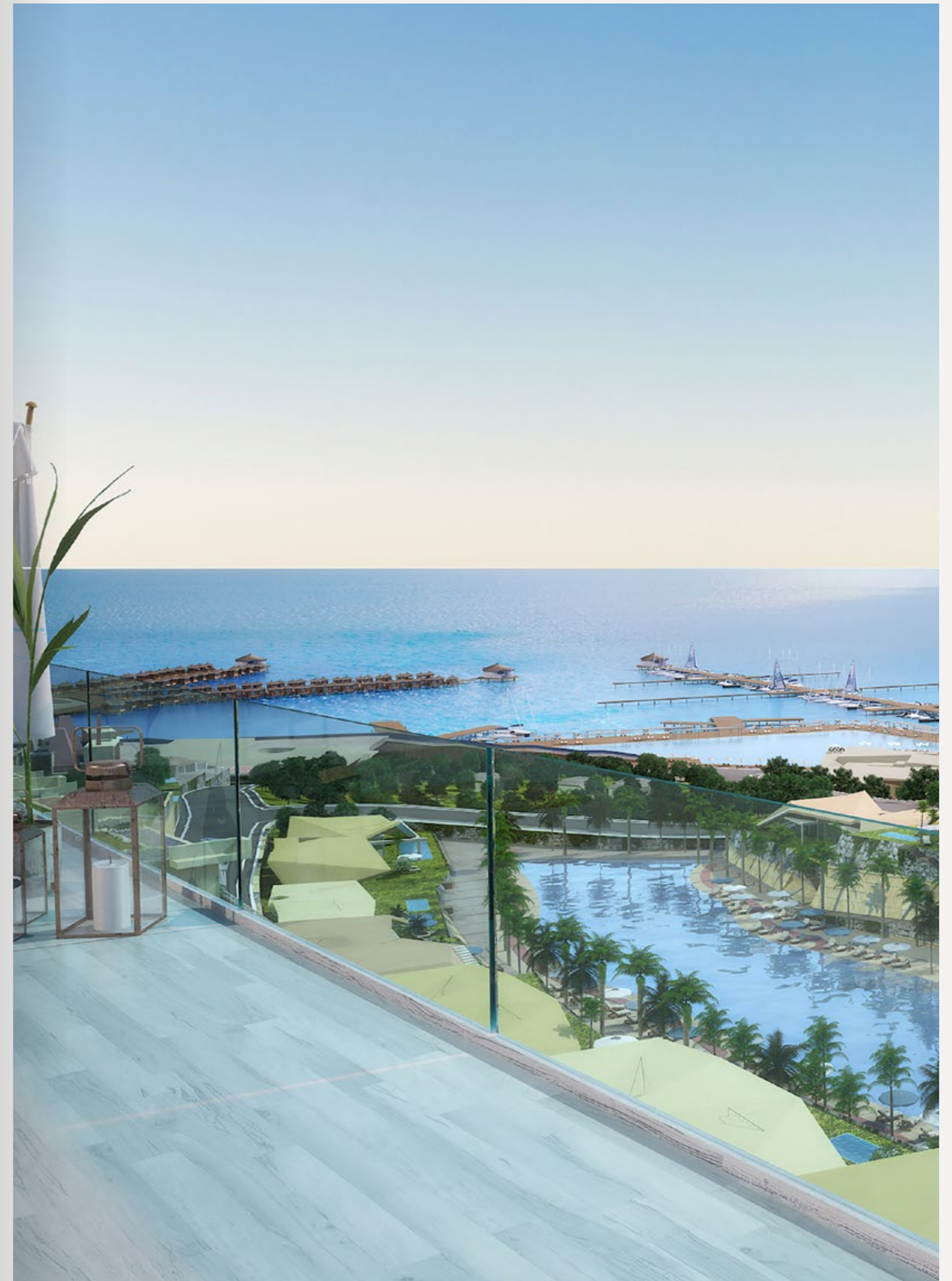
Drawing on the tradition with architecture that not only reflects the vital role of water, but also takes the wind-shaped form of the surrounding desert as its inspiration, the project has been aesthetically designed to transform urban Egyptian designs into an inviting contemporary Italian reality. Nestled into the site's dramatic landscapes, IL MONTE GALALA's inspired architecture affords total privacy for all residents, encompassing lush garden oases, vegetated rooftops and infinity pools, as well as uncluttered lagoon, mountain and sea views.



## A VIEW LIKE NO OTHER

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The elemental beauty of IL MONTE GALALA's master plan lies in one simple rule: unobscured magical views for all and unmatched mountain-top exclusivity for everyone to enjoy. Built with a timeless familiarity with its iconic surroundings, IL MONTE GALALA gently rolls vegetated hills dipped in soft morning mist to greet the Red Sea's tranquil views; a graceful prelude to luxury living at its best. Wake up to breathtaking views of sapphire blues or simply take a dip in mountain-top lagoons, cascading to embrace the Red Sea's serene hues. Designed with your comfort and nature in mind, the project is carefully planned to maximise views by dividing the mountain's rugged landscape into "Seafront", "Mid-Level" and "High Altitude" zones, all seamlessly interconnected by flowing crystalline lagoons, flora and fauna, as well as wide and lush walk-ways.


















## DESIGNED IN HARMONY WITH NATURE

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By embracing the site's unique sense of place and environmental sensibilities, IL MONTE GALALA has managed to create a sustainable master plan, reinforcing the idea of going green in every detail. The project takes pride in implementing proactive sustainable initiatives that aim at conserving water, air, and energy without disrespecting the site's natural harmony.

By partnering with Environment and Development Group (EDG) for sustainable solutions, IL MONTE GALALA's housing units enclose vegetated rooftops, bringing water, sunshine and life to barren concrete. Solar panels are also an integral part of the site's planning, reinforcing the concept of renewable energy in this year-round sunny resort. Managing and reducing waste also comes as a top priority at IL MONTE GALALA, where reducing, reusing, and recycling are cornerstones that set a sustainable foundation that guarantees the project's longevity.

## 365 DAYS OF ENTERTAINMENT

	SEAFRONT BEACH HUB
	CRYSTAL LAGOONS
	MOUNTAIN PARK
	ART WALKWAY
	OLD TOWN AND RETAIL AREAS
	HOSPITALITY AND SPA
	MAESTÀ PROMENADE
	ECO DESERT PARK AND TRAILS
	SPORTS ZONE
	ART AND FASHION SCHOOL
	CENTRAL PARK AND BOTANICAL GARDENS



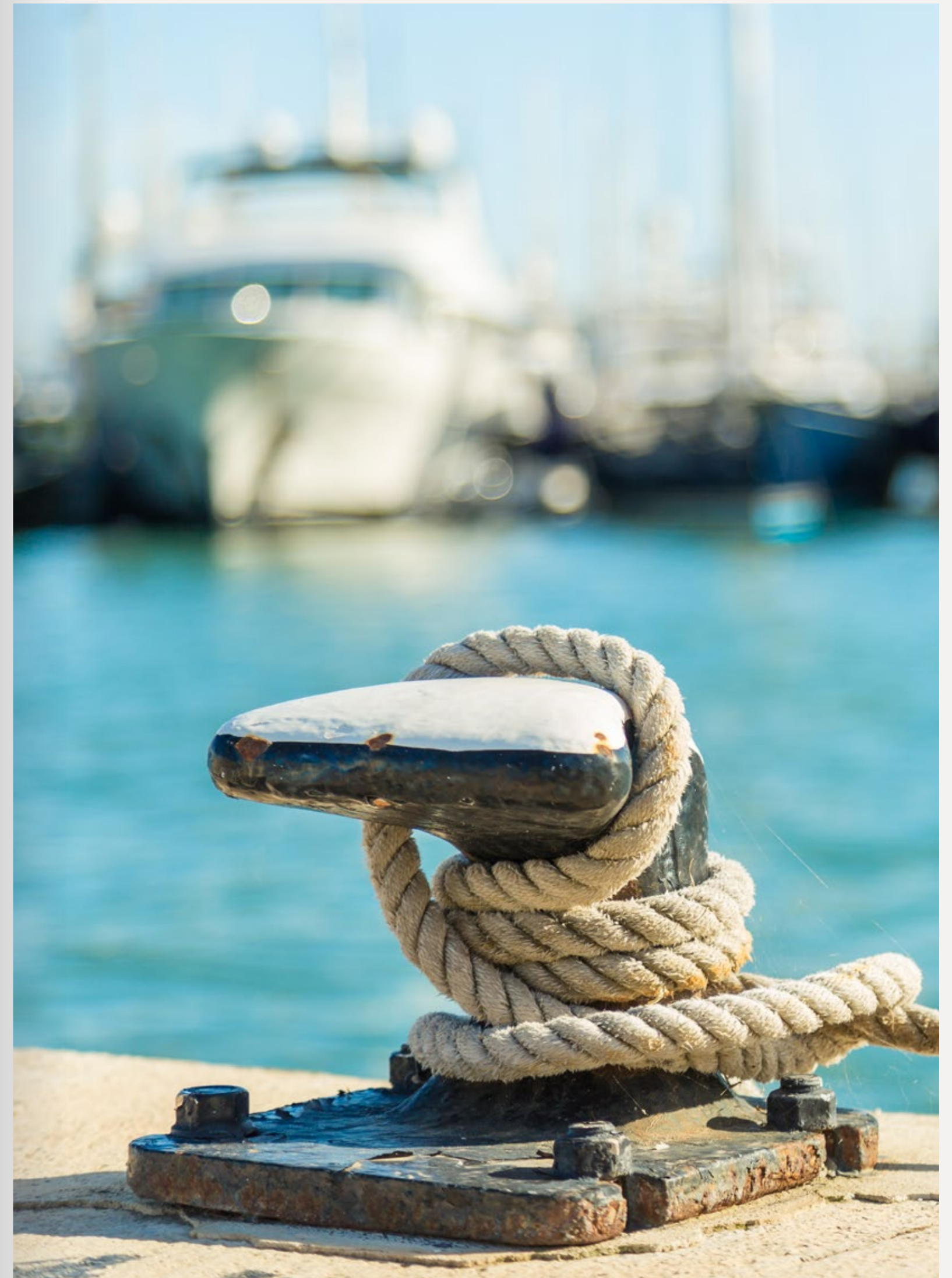


## YOUR ISLAND EDEN

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Anchored in sapphire-blue waters to embrace floating bungalows of ultimate luxury, IL MONTE GALALA's Seafront Zone provides an exclusive front-row onto one of the most beautiful spots in the Red Sea. Designed in harmony with nature; 600 metres deep, every home is a sun-drenched, private island on its own, stretching to take in powder-white sandy beaches, palm-strewn grounds and unmatched tranquil views.

Boasting supreme levels of comfort and luxury, this is the place to enjoy a colourful array of water-sport facilities, world-class dining, and a dazzling marine life not offered elsewhere. Dock your yacht in the luxurious marina, and enjoy the sight of dolphins as they greet you every morning. When the night draws to an end, the Seafront Zone's promenade transforms into an elegant happening spot, unfolding a variety of dining and entertainment options.





CRYSTALLINE LAGOONS OF UNLIMITED SIZE

*Crystal Lagoons*

WORLD'S TOP AMENITY



## THE WORLD'S FIRST MOUNTAIN-TOP LAGOON, EXCLUSIVELY YOURS

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Water has a power of its own; it soothes, refreshes, and invigorates. That's the intention behind owning a unique water-front address set on top of rugged mountains and flowing right into stunning 360° views of tranquil lagoons. Designed in partnership with world-renowned Crystal Lagoons®, IL MONTE GALALA proudly boasts the world's first mountain-top lagoon, rolling-out on 200,000 m<sup>2</sup> to lap a pristine 11 km shoreline, creating an idyllic year-round beach paradise.

Master-planned to challenge the conventional norms of topography, every altitude of IL MONTE GALALA stretches to lap a pristine white sandy beach, providing a one-of-its-kind floating landscape that embraces a wealth of water-sport amenities, relaxing water loungers, colourful cabanas on soothing cascades, and elegant Lagoon Club Houses.



## YOUR DAILY DOSE OF MOUNTAIN-TOP ADRENALINE

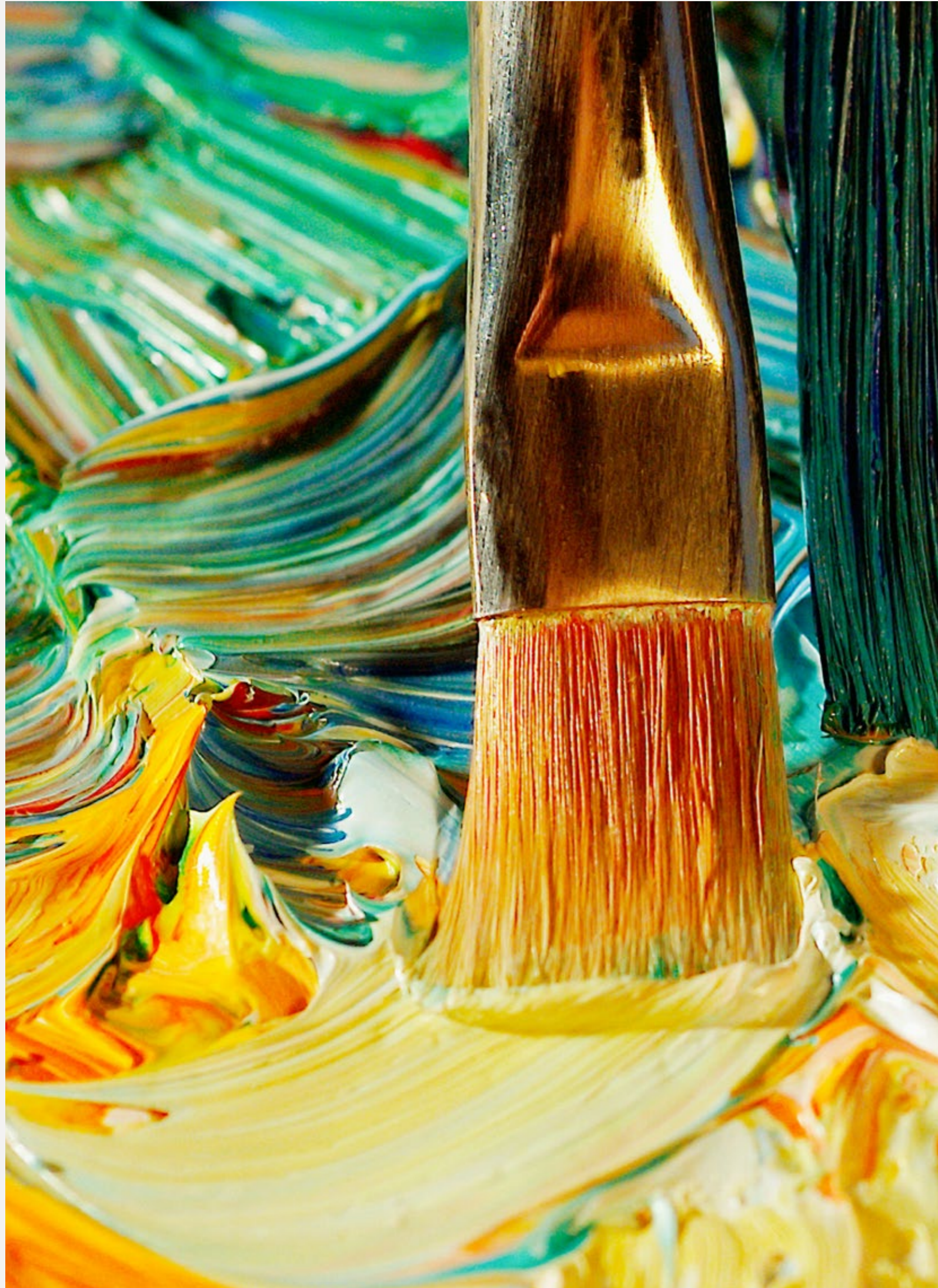
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Sleep under a blanket of stars in a safe and eco-friendly camp site. Enjoy the simplicity of cozy bonfires, and meditate to the soothing sound of crashing waves, echoing in the vastness of the magical desert, or simply lead a life of unstoppable adventures at IL MONTE GALALA's mountain-top Adventure Park. By partnering with Rock 'n Rope, IL MONTE GALALA pioneers in introducing an innovative mountain-top community centre, offering an open climbing space for training and recreation, as well as Egypt's first of its kind Adventure Park.

Founded by Nora Kafafi and Omar Samra, Egypt's first and youngest Arab to climb Mount Everest and the 7 Summits, the Adventure Park will not only offer one of the largest outdoor climbing walls in the Middle East, but will also blend a design aesthetic of art and mountain-top functionality at the site's core. Adventure enthusiasts will be able to enjoy an abundance of adrenaline-pumped activities; spanning across a rope obstacle course, via ferrata, beach and desert camp sites, as well as zip-lining, mountain biking, nature-inspired hiking trails, and memorable tethered balloon rides.







## YOUR DAILY INSPIRATION

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Arts and culture are deeply woven in the fabric of IL MONTE GALALA's master plan, evoking a thousand tales and intimate feelings within residents who are surrounded by beauty in all directions. Boasting an impressive Art Symposium, as well as a colourful Art Walk, every little part of this coastal universe with its fascinating wall murals and nature-inspired sculptures is an open-air museum designed to intrigue and inspire.

By collaborating with the world-acclaimed Fare International, IL MONTE GALALA's Art Zone aims at bringing artists and professionals from around the globe to create new inspirational grounds that would serve as a catalyst for knowledge acquisition and circulation of art. Resident artists are encouraged to experiment with different materials and nature-inspired themes where the best break-through ideas are brought to life.

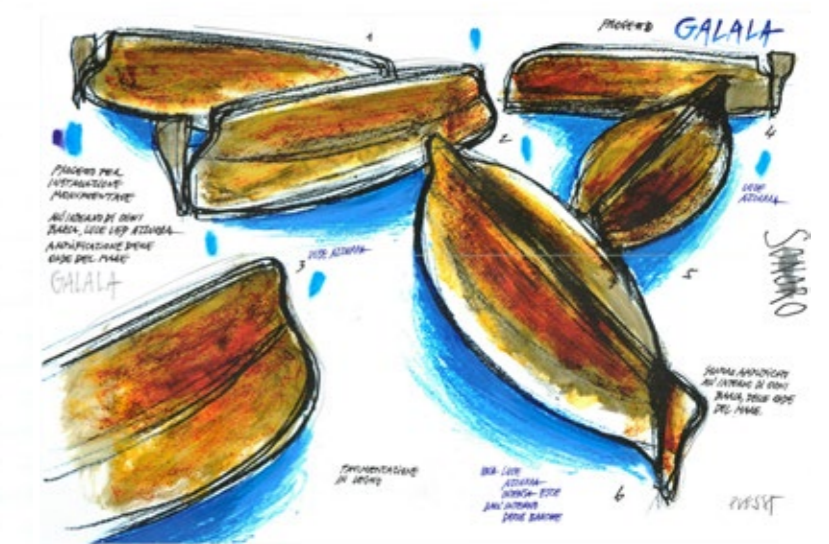
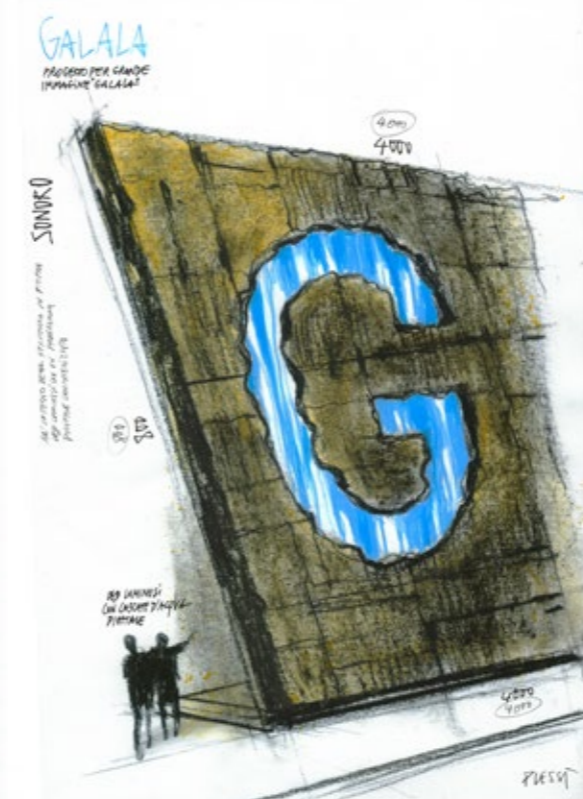


## FABRIZIO PLESSI

IL MONTE GALALA is proud to collaborate with world-renowned Italian artist Fabrizio Plessi, bringing to life an abundance of awe-inspiring installations that glisten across the site to complement its inspirational nature.

Plessi is an innovative visual artist who has produced over 500 personal exhibitions; from the Centre Pompidou in Paris and the Guggenheim in New York to the Museum of Contemporary Art of San Diego and the Guggenheim of Bilbao. He has also co-founded the Kunsthochschule Fur Medien in Cologne where he taught Humanisation of Technology and Electronic Scenography and took part in 14 editions of the Biennial of Venice from 1970 to 2011. In the last Biennial, Plessi participated with the renowned installation "MARI VERTICALI" or Vertical Seas in the Venice Pavilion.

Awarded a prize at the Quadrennial of Rome in 1999, Artist of the Year with the NLB prize at the Kestner Gesellschaft of Hannover, Plessi's retrospective PARADISO INFERNO was exhibited at the Scuderie Del Quirinale in Rome in 2002. Since 2008, Plessi has been collaborating with the Louis Vuitton group, exhibiting his art alongside world-class events organised by the famous French company, such as the America's Cup.







## YOUR GUARANTEE FOR GOOD TIMES

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A stroll along IL MONTE GALALA's Old Town is all about lapping the Dolce Vita lifestyle. This mesmerising Pandora's box of stylish boutique shops, artisan workshops and superlative dining and entertainment options is a guarantee for good times.

As the heat of the day fades into the evening breeze, descend on the Old Town's elegant cafés or vibrant cocktail bars to unwind. Sip on a cup of freshly ground Italian coffee or "aperitivo" in romantic al fresco settings, as you watch on "bella figura" people, pretty boutique shops and fine handmade crafts coming to life. For contemporary fine dining and a five-star experience there are a number of refined restaurants, but for a true Italian experience search for local Italian pizzerias and trattorias, offering a world of tantalising tastes that will leave you satisfied.



For shopping lovers, IL MONTE GALALA's Commercial Zone boasts a world-class shopping mall, offering everything you desire from sophisticated brands to daily grocery needs. When the night falls, join the younger crowd in partying till the break of dawn by choosing from a variety of upbeat clubs, lavish chill-out beach lounges and fun-packed music halls.

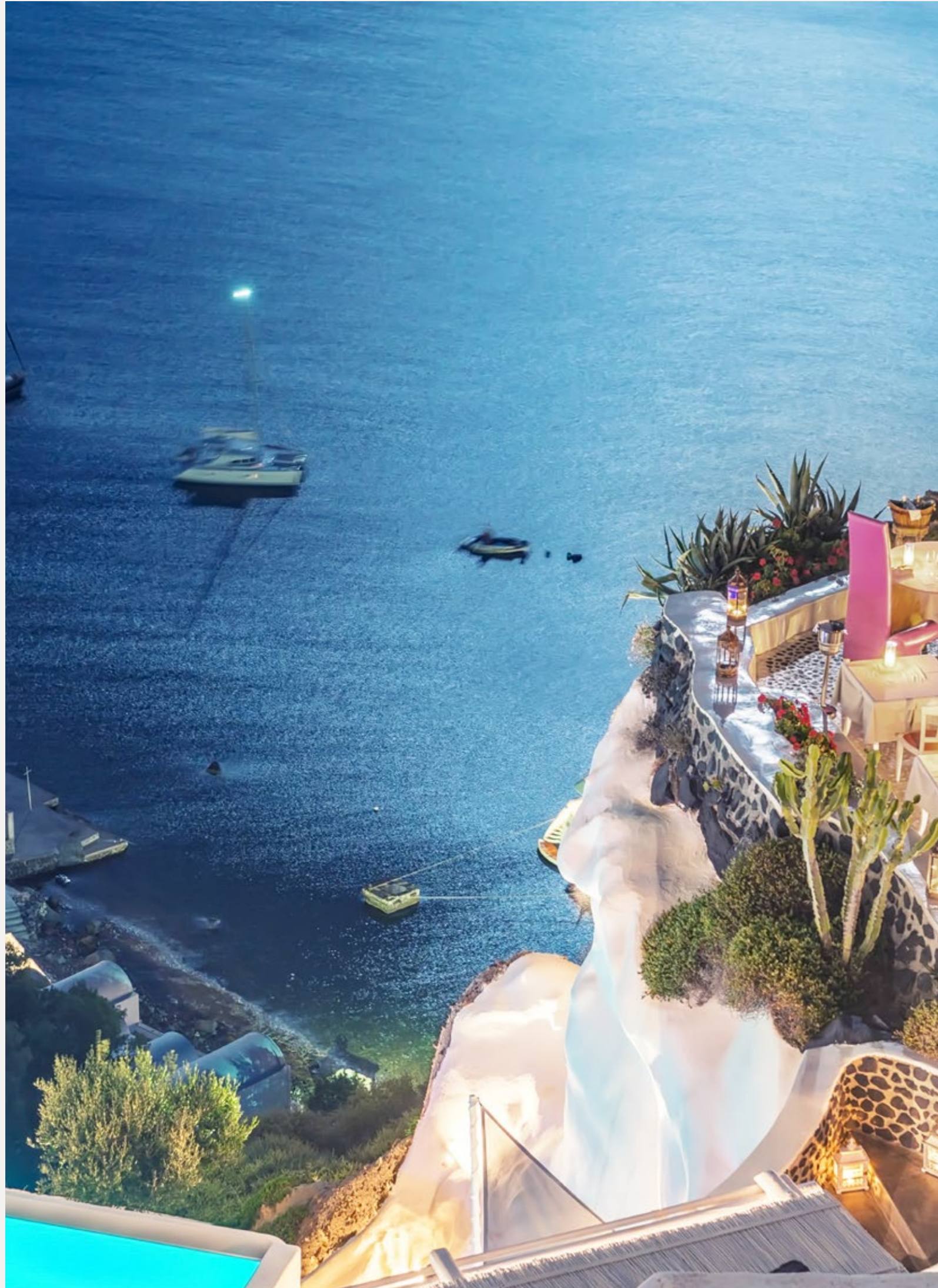


## YOUR ULTIMATE RELAXATION ESCAPE

Tap into an exclusive oasis of calm and uncover the traditional healing powers of secluded meditation retreats built on mountain-top peaks. IL MONTE GALALA invites you to experience Egypt's first integrated spa destination, designed to afford undisturbed relaxation, total privacy, and everlasting views of nature's dramatic horizon to restore your inner peace.

Benefiting from a year-round idyllic climate, the project's world-class spa offers multi-level thalassotherapy pools of hot and cold seawater, Zen relaxation zones, in addition to extensive luxury treatments, delivered with attentive and individualised care. Boasting three 5-star luxury hotels designed as self-contained sanctuaries, your full mountain-top spa vacation guarantees to take you on a rejuvenating journey, guided by skilled international professionals, and perfected by the wonders of the Red Sea to regenerate every part of your body and soul.





## YOUR ARCHITECTURALLY INSPIRED CLIFF-TOP LIFE

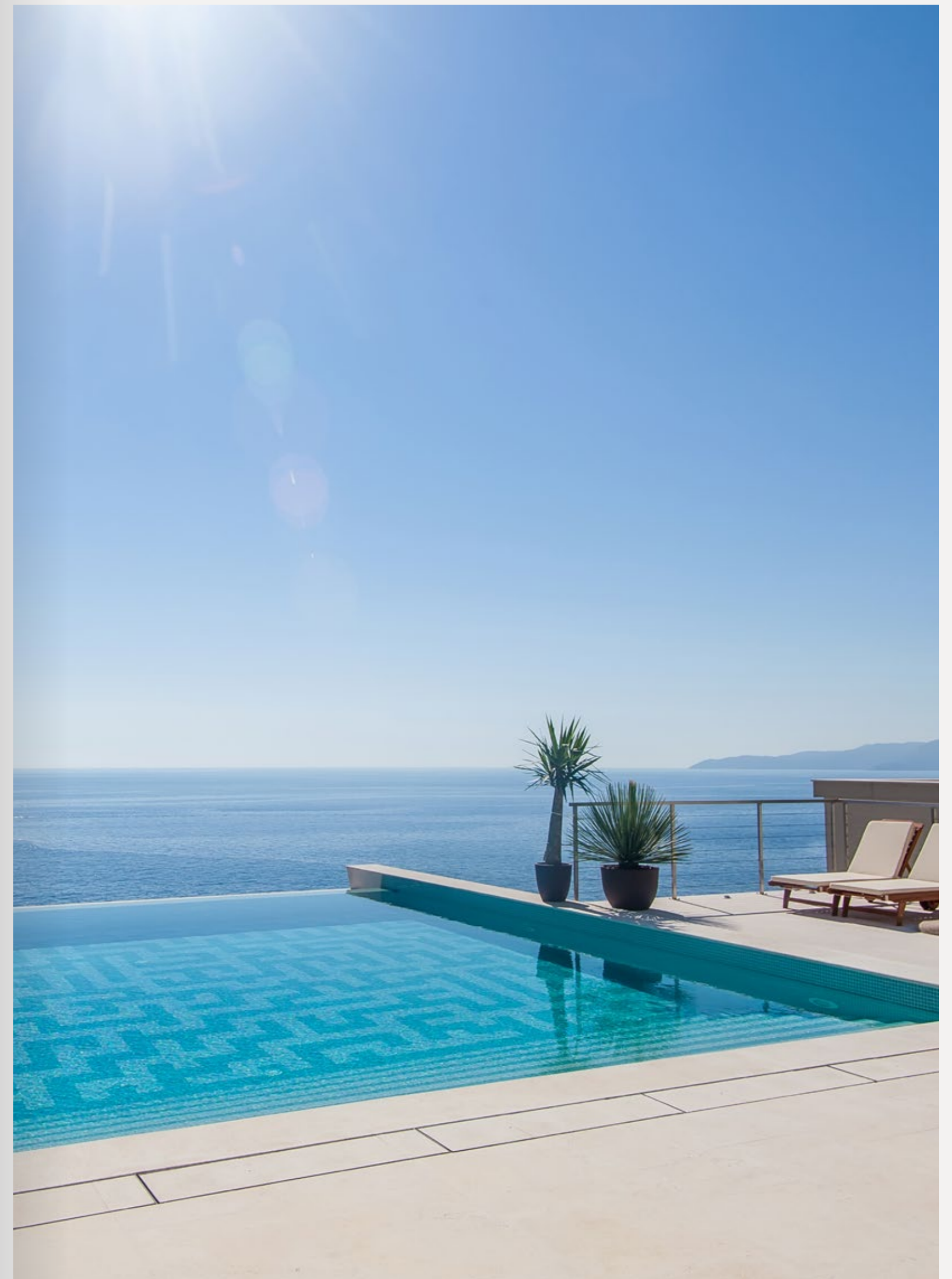
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Perfectly located 210 meters high above sea levels, Maestà's architecturally inspired homes are treated to a spectacular bird's-eye view of IL MONTE GALALA's coastal universe with its cascading mountain-top lagoons.

Arrive to the warmest of welcomes and most embracing of stays at Maestà's elegant boutique hotel, boasting 150 rooms, and an array of top-notch facilities. Seamlessly interconnected with IL MONTE GALALA's lively zones, your stay here guarantees to satisfy all your needs. Maestà's summit also boasts state-of-the-art conference facilities and special occasion venues that take in stunning views to delight and inspire.



During the day, soar to the top of Maestà's breathtaking plateau to experience fascinating vistas in every direction while soaking up a stunning top view of IL MONTE GALALA's incredible magnitude. Rising 170 metres above sea-level is a first-class promenade nestled on top of a mountain to sweep alongside dramatic peaks and wide open views of awe-inspiring nature. Dotted with raw, wooden benches, the 1 km promenade ideally accommodates walkers, joggers, cyclists and families who just wish to connect in peace. When the day draws to an end, the Sky Summit Restaurant is a signature invitation to indulge in a treasure trove of culinary wonders under a blanket of stars.





## YOUR EXCLUSIVE CONNECTION TO NATURE

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IL MONTE GALALA's Desert Park and Nature Walk is an inspiring portrayal of Egypt's desert environment effortlessly blending the flora, fauna, wildlife and people of its arid region within one, extraordinary eco-tourism and conservation facility. By partnering with Egypt's Environment and Development Group, IL MONTE GALALA introduces an exclusive nature-based, outdoor experience, inviting active tourism into the unexploited wilderness of its rich and inspiring desert.

Wrapped in an ecologically sustainable context of low-impact and high quality, the area has been carefully designed to combine unmatched nature-inspired recreational zones with cultural and educational tours; not only aiming at enhancing homeowners' appreciation of natural spaces, but also driving their contribution to preserve threatened trees, shrubs and animals native to the desert.

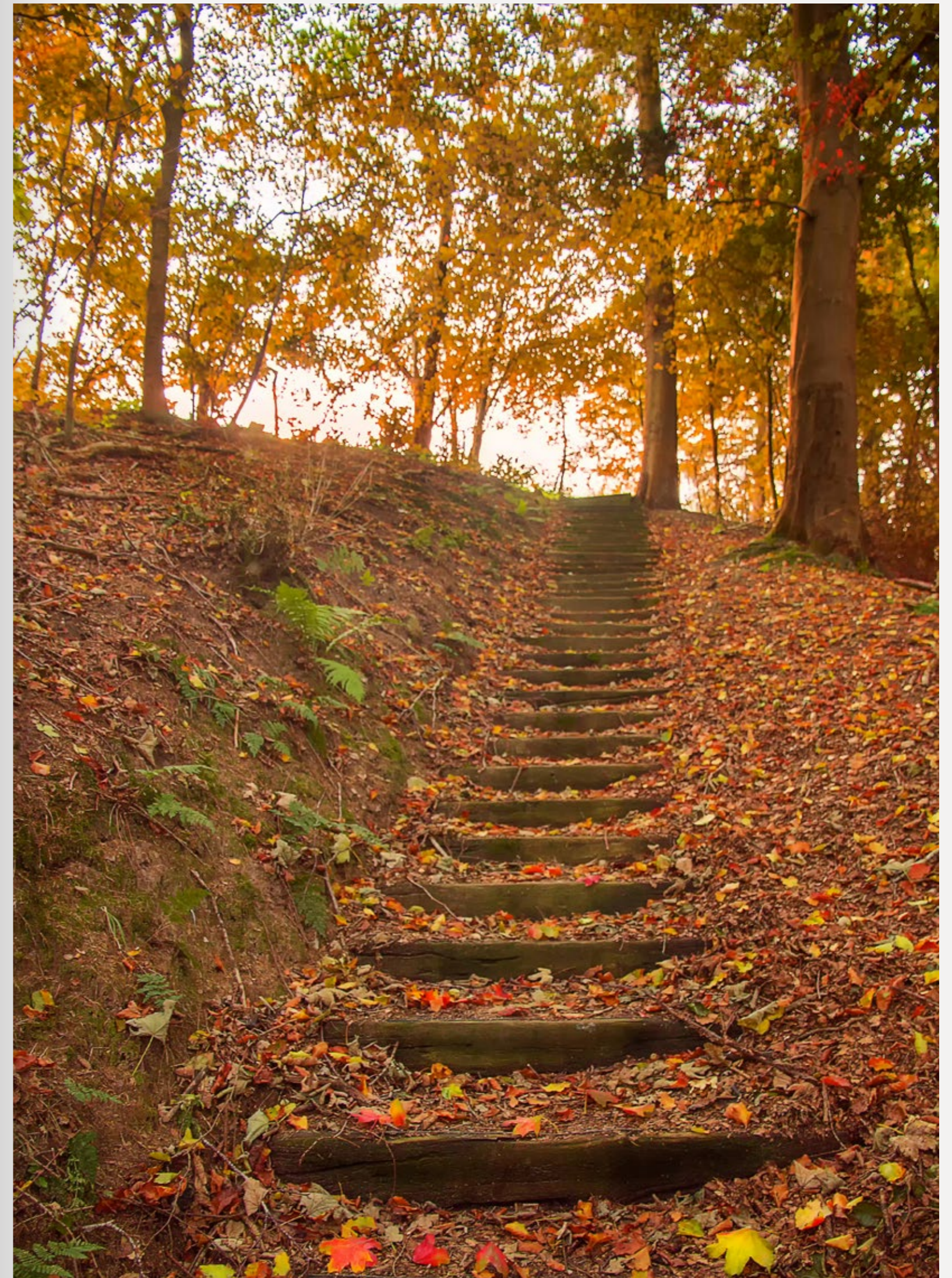
Dotted with educational signs, interactive paths, kids' nature-inspired games and relaxing spots that reflect the site's natural heritage, the Desert Park is a fun opportunity for the whole family to connect with herds of Ibex and Gazelles, in addition to capturing the beauty of Egypt's desert as it transforms into a bird-watching paradise.



## YOUR MOUNTAIN-TOP BOTANICAL PARK

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Set off on a relaxing journey high above sea-level to discover a natural mountain-top sanctuary, with lush manicured gardens, native exotic trees and hundreds of varying types of flowers for you to admire. Take a seat on one of the many benches or under a gazebo or simply wander around the breathtaking landscape to uncover thousands of native plant communities, and allow IL MONTE GALALA's botanical garden paths to lead you to a picture-perfect spot of the soaring mountains embracing the tranquil sea.





## YOUR DAILY MOUNTAIN-TOP ACTIVITY

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IL MONTE GALALA's stunningly conceived sports zone has a lively and interactive platform for residents who wish to exercise or learn new techniques in a fun and inclusive environment perfected by the guidance of highly-qualified trainers at all times. Seamlessly interconnected by inclined elevators and intuitive paths, our cutting-edge sports zone promises a wide variety of quality indoor and outdoor courts that take in spectacular views of mountains and sea. Spoil yourself with choice from a colourful array of activities spanning across Tennis, Squash, Football or Badminton and let our professionals get you playing like a pro.





## YOUR INSPIRATIONAL MOUNTAIN-TOP EDUCATION

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Nestled on top of IL Galala Mountain lies a one-of-a-kind Art and Fashion School that aims at nurturing creative talents in inspirational settings to offer world-class education in arts, design and fashion curation. By partnering with world-leading institutions and global academies in various fields, IL MONTE GALALA provides students with a dynamic, challenging and fun opportunity to acquire creative skills and knowledge, and above all, the freedom to express their talent by putting their ideas into practice while benefiting from the project's unique facilities.



MOBILITY POWERED BY MASPERO ELEVATORI

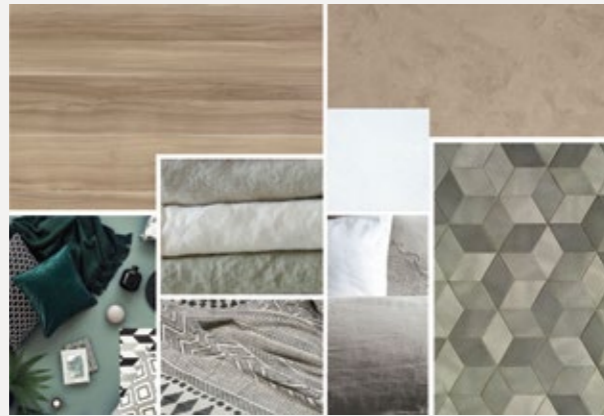




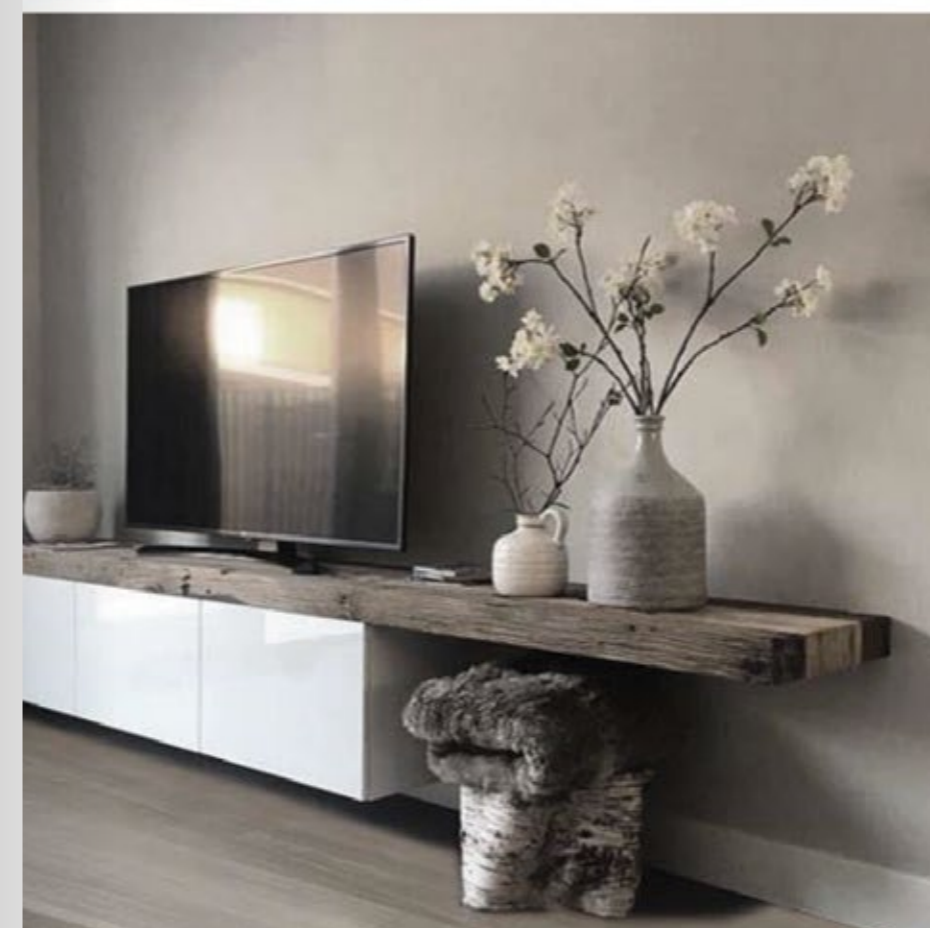
## A COASTAL UNIVERSE ACCESSIBLE BY ALL

Designed with residents' comfort in mind, accessibility is an integral underlying layer within IL MONTE GALALA's master plan, implementing the highest in global standards to allow autonomous living for everyone on site; young parents with prams, kids with bikes, seniors and the differently-abled. By partnering with world-renowned Maspero Elevatori, the project brings to fruition a one-of-its-kind transportation solution to connect all of IL MONTE GALALA's interactive zones through inclined zero noise panoramic elevators. Whisking visitors up to a height of 210 metres above sea level within a two-minute ride, moving around the project translates into a daily pleasure of 360° uninterrupted views of the coastal universe and its surrounding mountain terrain. The project also provides an integrated network of fun and exciting mobility solutions for everyone including electrical buses, bikes and cars, in addition to Segways, Sea-Cycles and soothing kayak rides.





Step into a soul-soothing world of contemporary elegance where every detail has been meticulously designed to create breathing spaces that perfectly resound with nature's dramatic surroundings, reflecting light and mood all around. Acclaimed Egyptian Designer Mona Hussein has found inspiration in Sokhna's soothing palette, painting a contemporary canvas of space and elegance across IL MONTE GALALA's wide range of housing units. Offering nature-inspired themes that combine raw textures and serene punctuations of sea, sand, and mountain, all homes leave residents with an expansive feeling that complements the site's surrounding magic.







GIANLUCA PELUFFO & PARTNERS  
ARCHITETTURA  
MASTER PLANNER AND ARCHITECT  
CONSULTANT



COLLIERS INTERNATIONAL  
FEASIBILITY AND HOSPITALITY  
CONSULTANCY



CRYSTAL LAGOONS  
WORLD'S TOP AMENITY



BCI STUDIO  
LEISURE CONSULTANCY



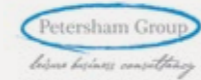
CHROME  
PROJECT AND CONSTRUCTION  
MANAGEMENT FIRM



HEALYS  
UK LAW FIRM



RMC  
LOCAL DESIGN CONSULTANCY



PETERSHAM GROUP  
LEISURE CONSULTANCY



PROJACS  
MARKET RESEARCH  
AND FEASIBILITY



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GEO CONSULTANTS  
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ROCK'N'ROPE  
ADVENTURE PARTNER



MHDH  
INTERIOR DESIGNER AND ART  
ADVISER



## WHY INVEST IN EGYPT?

Egypt is currently witnessing a remarkable boom in infrastructure, as well as a flourishing political atmosphere reflected on reduction of taxes, enhanced transparency for national budget, as well as newly implemented legislations designed for facilitating foreign investment, setting it as a top of mind destination for stable investment. The new phase of political development has witnessed streamlined investment procedures that aim at enhancing steady growth rates for property investors, while its strong economic growth is clearly reflected on a variety of sectors including tourism and the real estate market.

## STABILISATION OF EGP IS A POSITIVE SIGN FOR THE REAL ESTATE INDUSTRY.

The devaluation of the Egyptian Pound aimed to reduce the impact of unofficial currency channels and correctly account for currency inflows. Following a period of initial volatility, the currency has now stabilised at around EGP 18.2: USD 1. This stabilisation has attracted foreign investment flows on the back of greater economic optimism. Several contractual revisions have also occurred across the real estate sector that have alleviated the negative effects of increased activity costs on market participants.

In the Residential market, developers are introducing more efficient payment plans, increasing densities and reducing unit sizes in response to the negative impact of higher construction costs as input prices increased drastically.

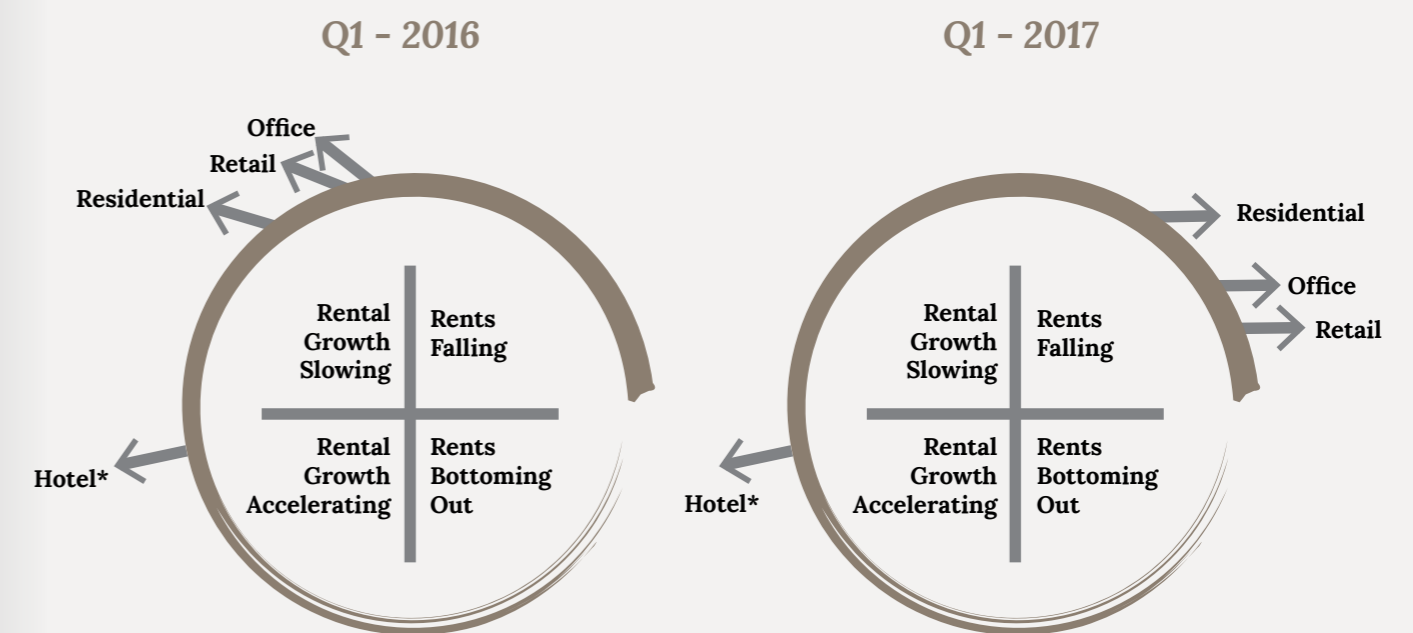
In the Office market, most contracts were quoted in USD and rentals therefore effectively doubled following the currency floatation. Operating costs for office occupiers have been further inflated by increased import prices and pressure to increase wages. Many occupiers have

responded by seeking to optimise their performance through consolidation of their real estate holdings. Landlords are responding to the revised market conditions by capping USD rates, offering EGP leases or short term incentives to stimulate demand.

Retail contracts have also traditionally been quoted in USD. Retail tenants have faced numerous other obstacles such as import restrictions, increased prices of imported goods and reduced demand from consumers. To alleviate some of the pressures faced by tenants, some mall developers have agreed to cap the exchange rate whilst others have changed their quoting currency to EGP.

The Hotel and tourism industry has benefited greatly from the devaluation, as Egypt has become a more affordable destination for international tourists. With security issues addressed, travel bans removed and increased tourism promoting campaigns, demand is expected to pick up significantly.

## CAIRO PRIME RENTAL CLOCK



\* Hotel clock reflects the movement of RevPAR

Note: The property clock is a graphical tool developed by JLL to illustrate where a market sits within its individual rental cycle. These positions are not necessarily representative of investment or development market prospects. It is important to recognize that markets move at different speeds depending on their maturity, size and economic conditions. Markets will not always move in a clockwise direction, they might move backwards or remain at the same point in their cycle for extended periods.

Source: JLL