


A sailboat is positioned on the right side of the frame, sailing on a dark sea. The background features a range of mountains under a sky filled with large, dramatic clouds illuminated by the warm light of a sunset or sunrise. The overall color palette is dominated by oranges, pinks, and blues.

Carmelia

SOKHNA

ajna



Some places might whisper softly but often seem to speak to you louder than others.

You might not be sure of the reason, the enigmatic soul fascination; it might be that *'once in a lifetime calling'*, urging you to get in touch with your rawest emotions; the deep feelings that are as calm as the soothing sea, as proud as rugged mountain peaks as rough as stone textures and as vulnerable as seasons fade.

When you find those places, they won't leave you until you give in. Because only then you'll know what it's like to come *home*.

An aerial photograph of a coastline. The top right corner shows the ocean with white-capped waves breaking onto a sandy beach. The rest of the image is dominated by a dark, textured beach area, possibly composed of volcanic sand or coral rubble, with various ridges and depressions. The lighting is dramatic, with strong shadows and highlights that emphasize the rugged terrain.

HER NAME IS CARNELIA,
AND SHE HAS A STORY TO TELL.

INTRODUCING

Carnelia
SOKHNA

Crowning a prime spot at Ain Sokhna, neighboring the International Marina, Carnelia is imaginatively designed in harmony with nature to offer all residents unobscured sea views and a balanced lifestyle in sync with the ecosystem.

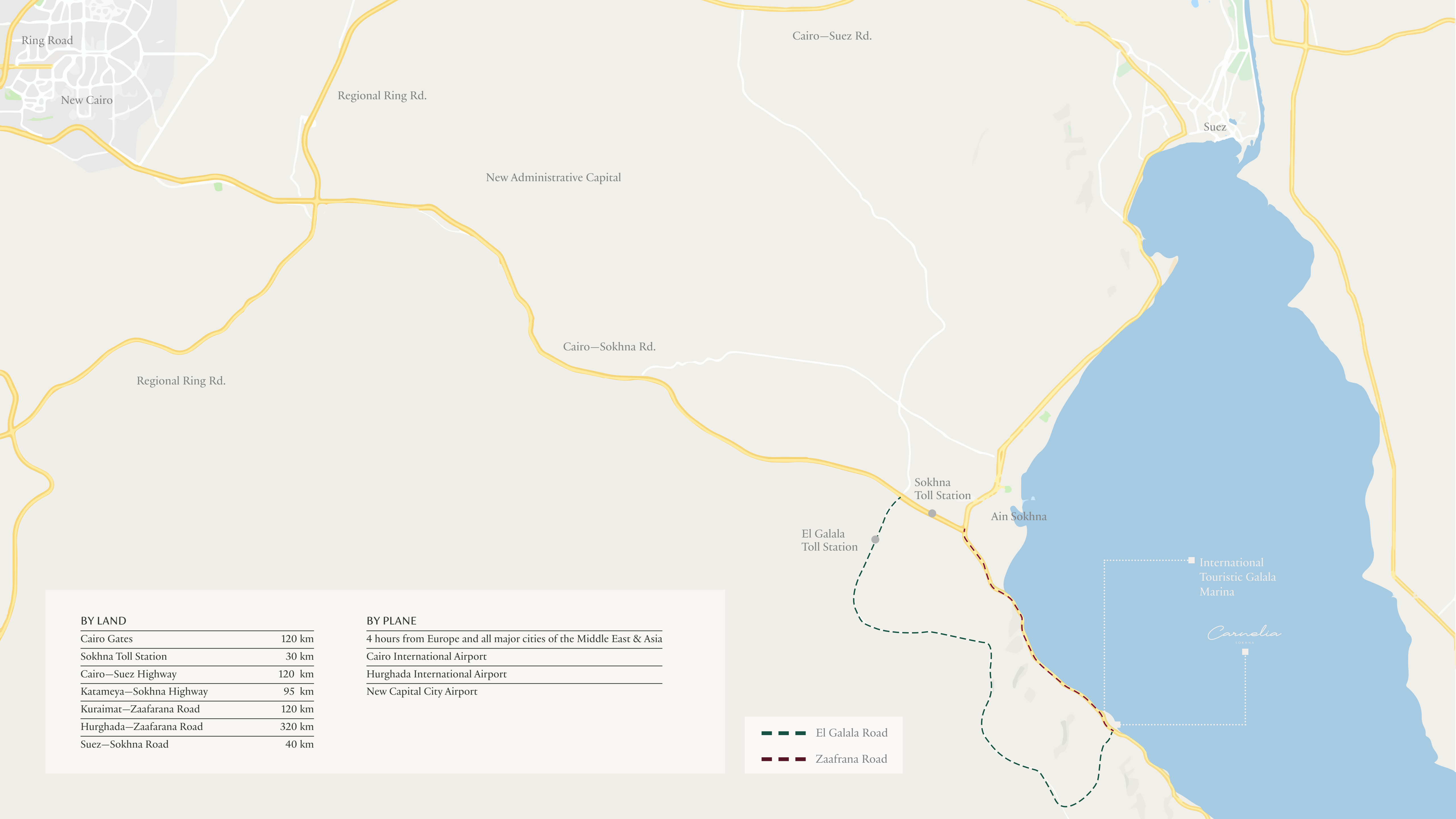
Carnelia is expertly planned on varied elevations starting a zero level up to 160 meters, allowing residents to enjoy exceptional Mountain views that open onto scenic seascapes. Boasting a private sandy beach for relaxation and entertainment, the avant-garde development captures the best of contemporary architecture to foster unique and intimate encounters with its surrounding elements.





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LOCATION



BY LAND

Cairo Gates	120 km
Sokhna Toll Station	30 km
Cairo—Suez Highway	120 km
Katameya—Sokhna Highway	95 km
Kuraimat—Zaafarana Road	120 km
Hurghada—Zaafarana Road	320 km
Suez—Sokhna Road	40 km

BY PLANE

4 hours from Europe and all major cities of the Middle East & Asia

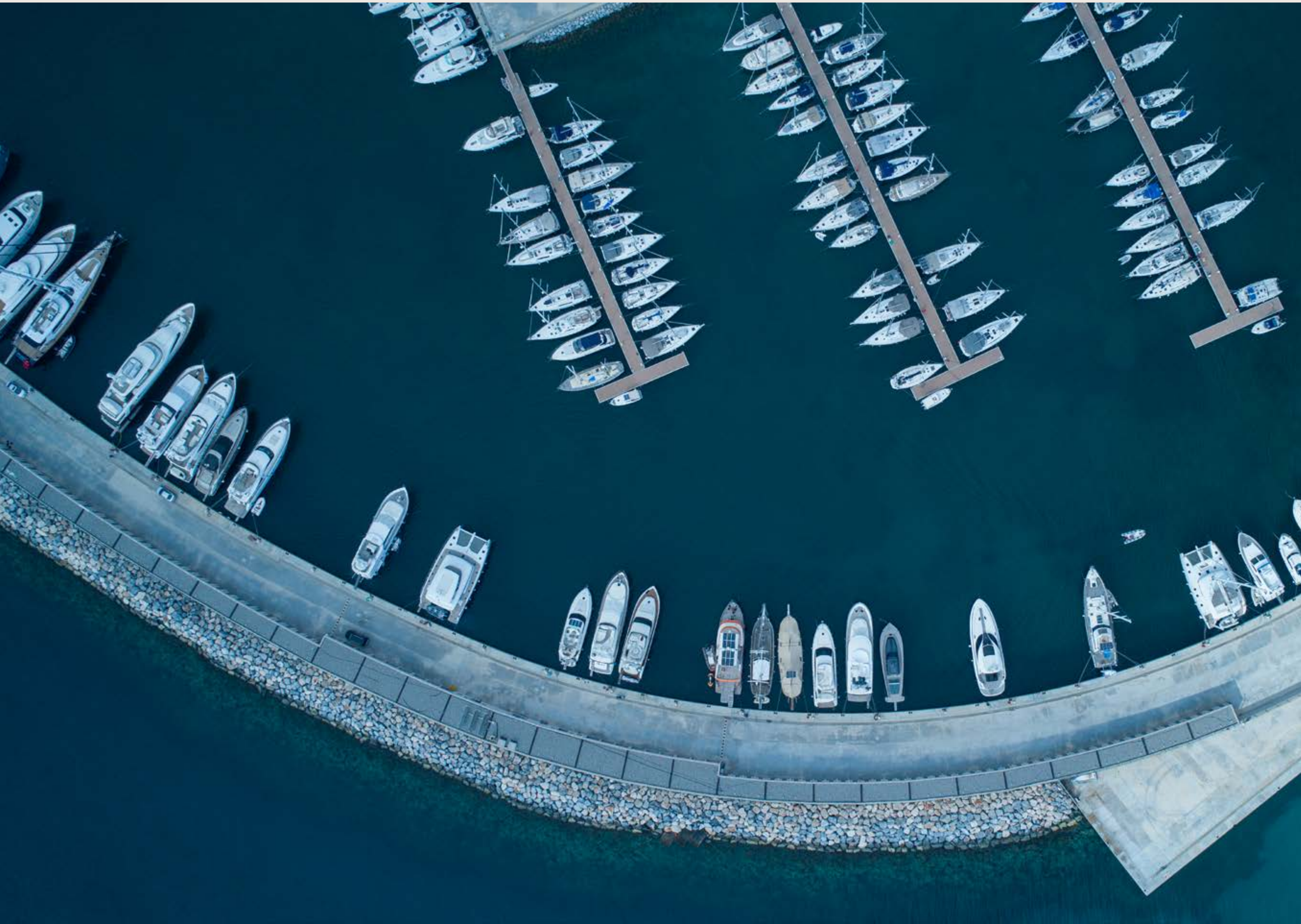
Cairo International Airport

Hurghada International Airport

New Capital City Airport

- El Galala Road
- Zaafrana Road

Carnelia
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DOCK YOUR BOAT NEXT DOOR. El Galala International Marina.

Carnelia is the *only destination neighboring the world-class Galala Resort*, located on the highest mountain plateau between Ain Sokhna and Zafarana to open onto breathtaking views of the Red Sea Coast. The elemental edge of the development lies in its prime location, overlooking the International Touristic Marina which boasts 239 docking spots for yachts, fully-equipped with comprehensive services and top-notch yachting facilities for seafarers wishing to explore the best in service, comfort and style. The aesthetically unified harbor is an ideal docking place, attracting residents who wish to sail away from the stresses of city life, or simply want to engage in exciting water-sport activities in the newly constructed city of water games, operated by International companies for your entertainment anytime of the year.

Living at such close proximity to one of Egypt's fastest developing projects, not only grants homeowners direct access to the largest cable car project in the MENA region, linking them to a cutting-edge medical center, the first Olympic Village for sporting events and an internationally acclaimed university but also increases their investment value, along international players in what is set to become the new face of Sokhna in years to come.

Carnelia
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ENDLESS VISTAS OF SPARKLING TURQUOISE

MASTERPLAN

ENDLESS VISTAS OF SPARKLING TURQUOISE. Masterplan.

Stand before Carnelia and allow its majestic magnitude, rising 160 meters above sea level to break down Sokhna's captivating beauty at zero ground level to introduce 3 exclusive, gated communities - seamlessly interconnected with ultra modern bridges and quality roads- reflecting an aesthetic union of function and form-. The destination's core beauty lies in its prime location, opening onto infinite sea views and El Galala's International Marina, allowing its 1000 units to forge a direct, uninterrupted connection with nature, beaming with beauty in equal measure.

By harmonizing the living experience to balance vital ingredients such as nature, people, architecture and leisure, Carnelia offers a variety of fully-finished homes, all enjoying double private access and parking, but most importantly 360 degree sea views, thanks to its innovative levelling technique.

By transforming the dry mountain surroundings into a green breathing haven, Carnelia's nature brims with captivating diversity to embrace a private sunny beach, 12,000 sqm of swimmable lagoons, private plunge pools and manicured gardens lined with tranquil water features, transforming every day life into a holistic and integrated journey of contemporary peace.



A photograph of a person standing on the deck of a sailboat at sunset. The person is silhouetted against the bright sun, which is low on the horizon. The sailboat's rigging and white sails are visible on the right side. The sea is dark blue with whitecaps, and a distant landmass is visible on the left. The overall mood is serene and contemplative.

SHE KNOWS THE SEA.
SHE SEES IT, EVEN WITH HER EYES CLOSED.



Carnelia
SOKHNA



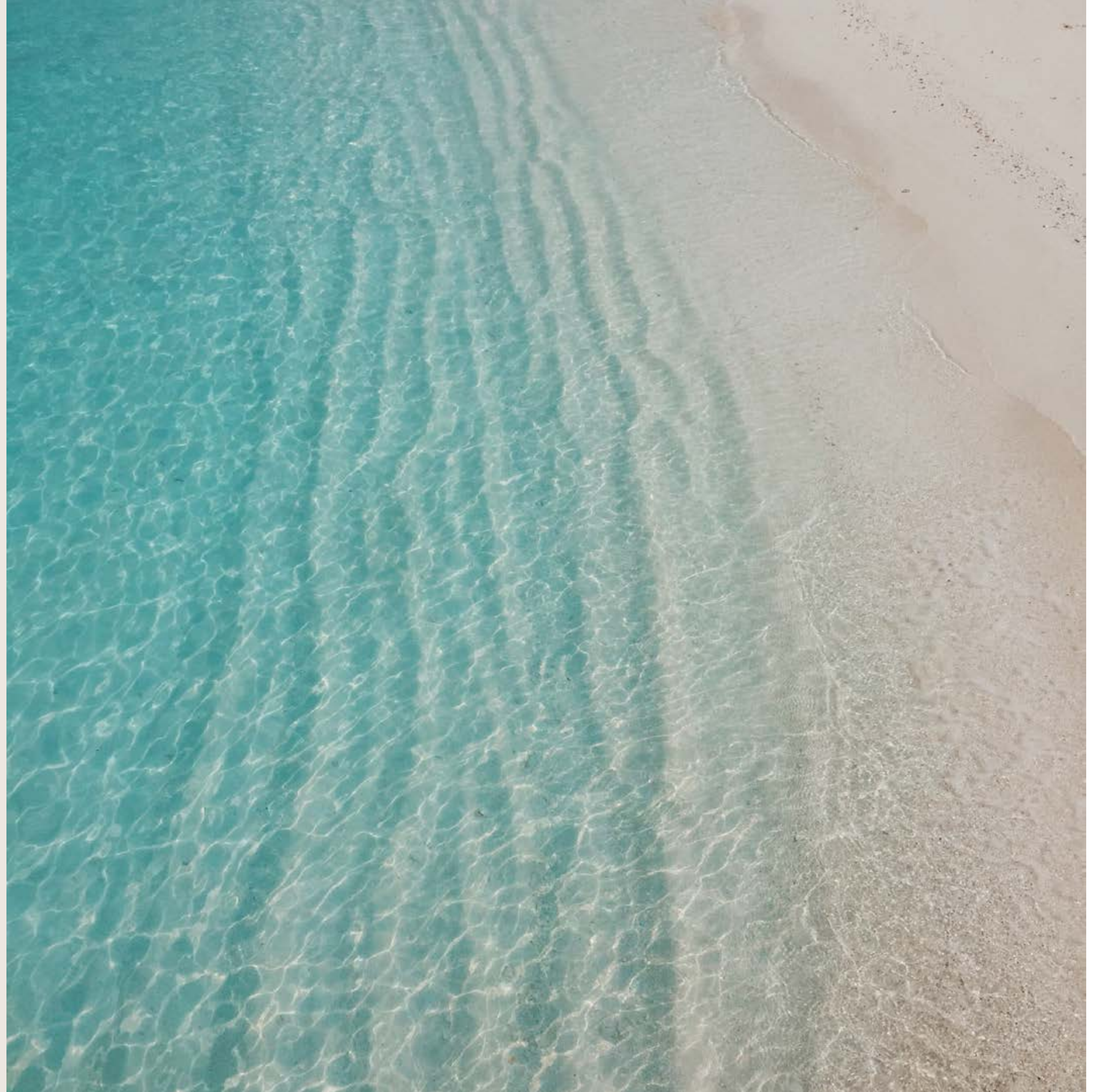
FACILITIES

A close-up portrait of a woman with long dark hair, wearing a large, wide-brimmed straw hat with a woven pattern. She is dressed in a white, long-sleeved dress with intricate lace detailing. Her expression is serene and contemplative as she looks slightly away from the camera. The background is a bright, out-of-focus outdoor setting, likely a beach or a sunny outdoor area, with soft, natural light illuminating her face and the hat.

SHE SETTLES UNDER THE SUN.

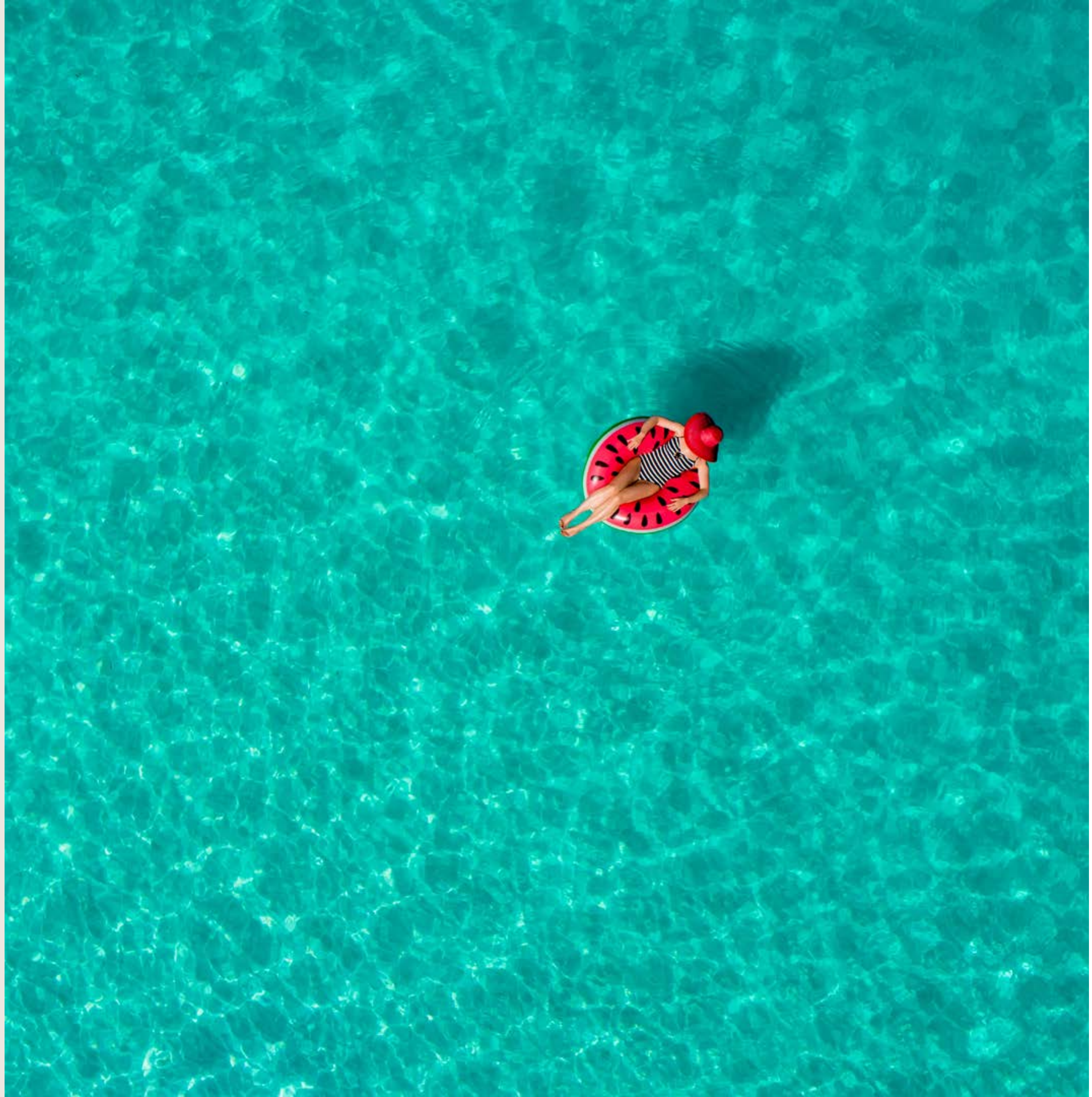
GLORIOUS SEAFRONT SECLUSION. Private Sunny Beach.

Carnelia boasts a picturesque private beach in a magical spot where turquoise clear waters meet cloudless azure skies. The unique island-like escape stretches along 650 m and is fringed with a lively beach bar, perfected by impeccable service and fresh culinary delights, in addition to a fun beach club offering a variety of water-sport activities to entertain the whole family, anytime of the year. Wake up to an exotic dawn chorus and endless vistas of sparkling turquoise or simply watch as the night falls on the star-studded sea and let the mesmerizing views lull you to have a good night sleep.



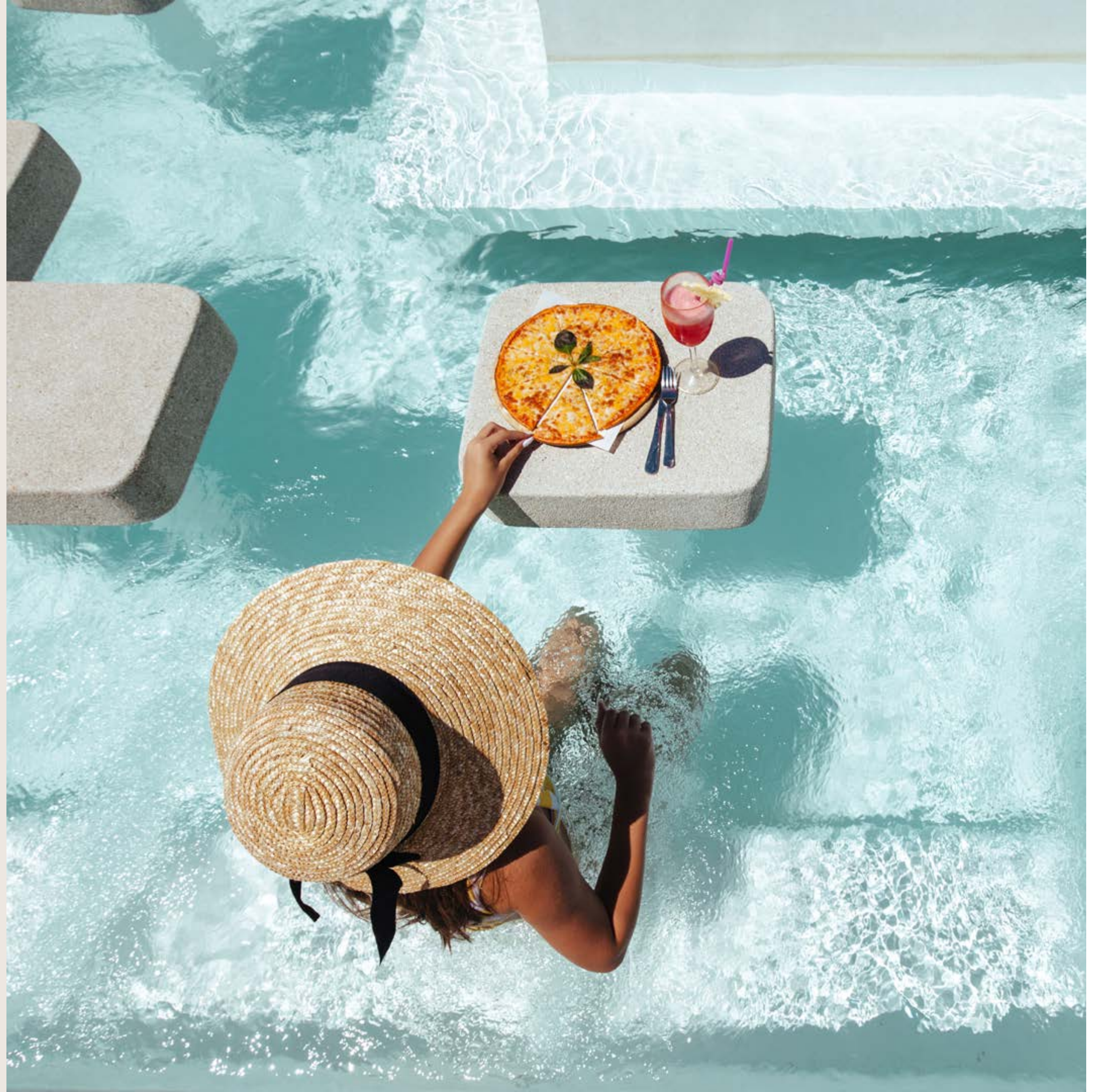
SHIMMERING SURROUNDINGS TO INSPIRE. Swimmable Lagoons.

Carnelia is a floating idyllic paradise where 12,000 sqm of swimmable crystalline lagoons freely embrace breathtaking sea views to evoke unique sentiments of natural peace, continuity and flow. Masterplanned to surround residents' with a sustainable, year-round beach heaven, Carnelia's swimmable lagoons are an exclusive invitation to engage in exciting water-sport activities or simply slow down to adopt the pace of nature, as you sunbathe and enjoy a reflective moment as Sokhna's orange sun fades below the horizon.



A SOCIALLY UPLIFTING EXPERIENCE. Club Houses.

Every day brings choices at Carnelia's three enchanting club houses, inviting residents to socialize over a drink or simply unwind in Avant Garde settings, overlooking sweeping curves of the Red Sea. The club houses' are carefully designed to radiate unique energy, inspiring social interaction and fun in people of all ages, from tiny, teens to families in search for special moments of peace. Immerse yourself in another world and allow alluring dishes, colorful cocktails and unmatched service to perfect your every mood, all year long.



EL GALALA INTERNATIONAL MARINA. Minutes away from a world-class marina.

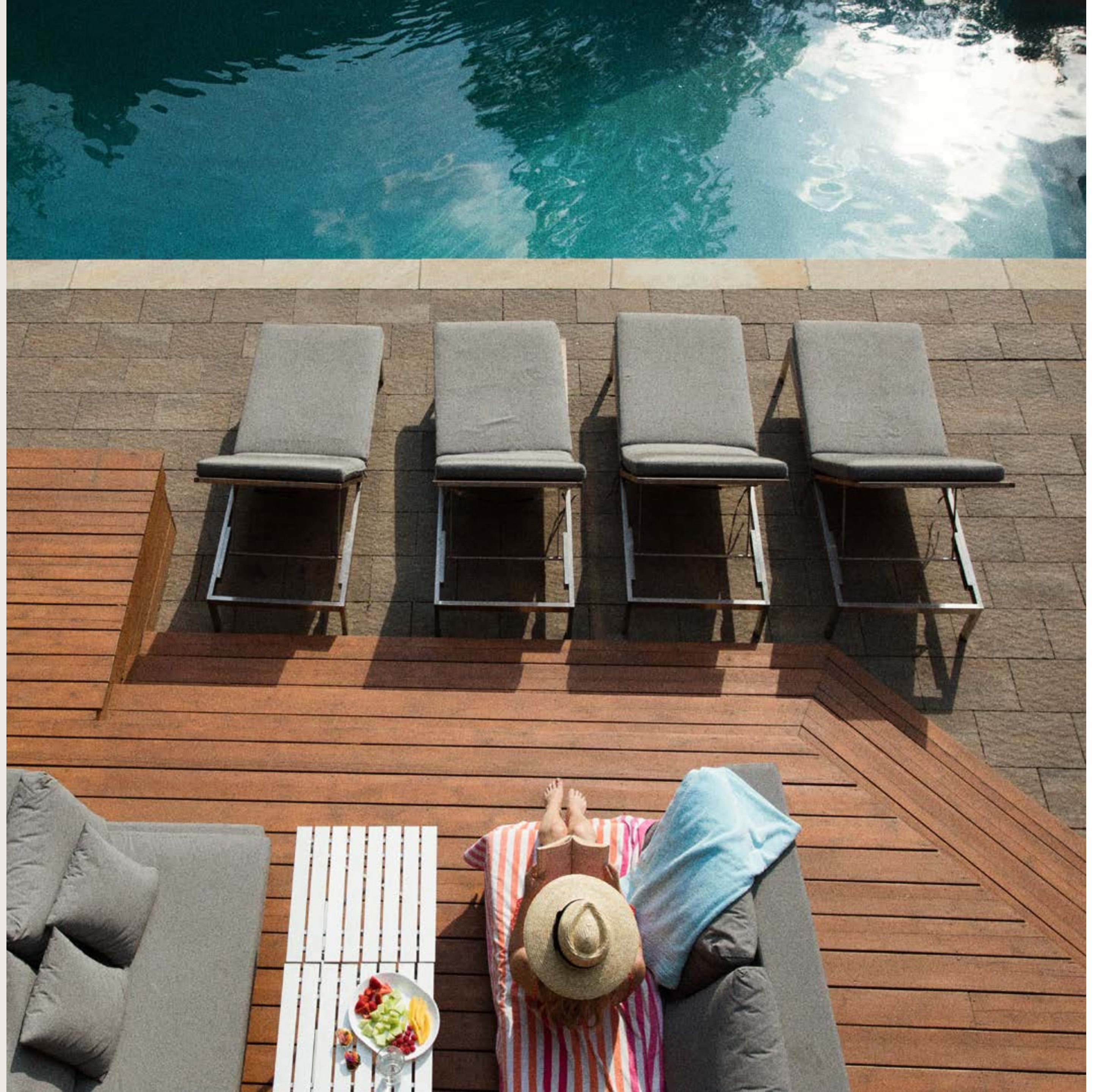
Imagine living minutes away from a world-class international marina, offering 300 berths - all fully equipped with the latest technology and top-class amenities to ensure yacht owners have quick and easy access to their boats to traverse the Red Sea in style. Imagine no more, Carnelia invites you to dream with eyes wide open, offering ideal winds and direct access to the Galala Touristic Marina, so you can sail into deep blues anytime of the year, without having to worry about where to dock your boat.



5-STAR BOUTIQUE HOTEL. Immersive Experiences

Carnelia offers a world of immersive experiences offered by a top-class, 5-star boutique hotel ideal for individuals in search of a tranquil escape, or couples wishing to connect in floating romantic settings. Managed to perfection to meet the highest in global standards, the boutique hotel melds utmost luxury with unparalleled comfort to bring world-class hospitality and top-notch facilities at residents' doorstep.

Wherever the mood takes you, Carnelia's boutique hotel invites you to discover a selected variety of indulgent cuisines, showcasing fresh and vibrant ingredients while its spellbinding surroundings pave the way for relaxation, connection with nature and royal pampering without end.



MEMORABLE MOMENTS LIKE NO OTHER World-class Retail Zone.

Ideal for the whole family, Carnelia's retail zone is a world of non-stop entertainment and leisurely experiences pulsating with life to invite those yearning for fun after a long day in the sun.

Planned to become a shopper's paradise, the destination will offer an impressive array of stylish boutiques and trendy label stores to attract residents wishing to go on an indulgent spree, anytime of the day. Perfected by safe playing areas for kids, artisanal cafes, gourmet bakeries, supermarkets and world-class restaurants, Carnelia's retail zone is the place to make memories over coffee, drinks, or culinary adventures, crafted to impress.



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PASSIONATE ABOUT DESIGN

INSPIRED ARCHITECTURE







Carnelia
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SANCTUARIES OF PURE CONTENTMENT

UNIT TYPOLOGIES

Carmelia

M O N O L I T H

Stand Alone Villas











Stand Alone Villa

Ground Floor

BUA	350 m ²
Ground Floor Area	170 m ²



Stand Alone Villa

First Floor

BUA	350 m ²
First Floor Area	180 m ²
*Inner Pool	17 m ²



Carmelia

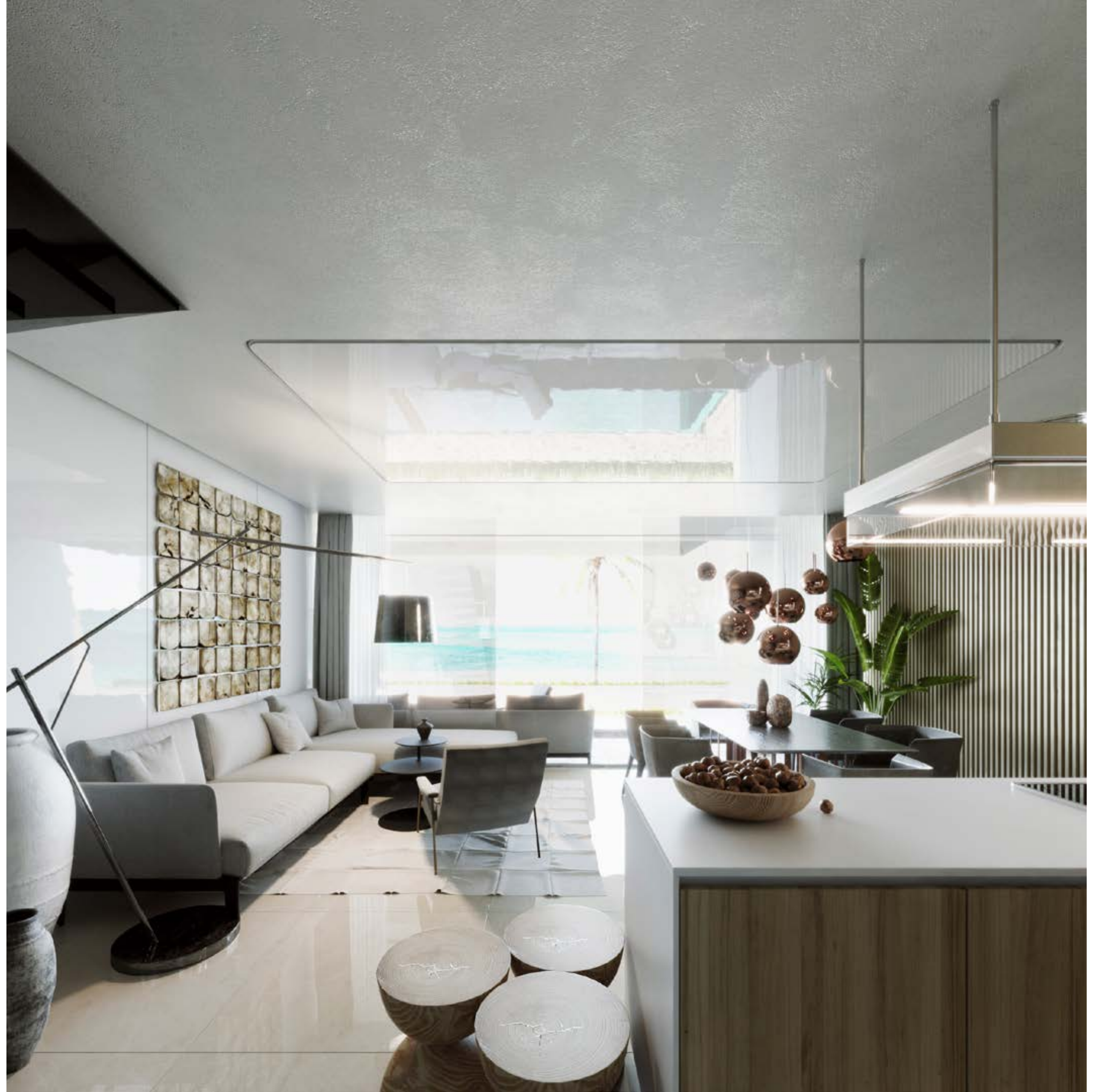
S H I F T E R

Twinhouse









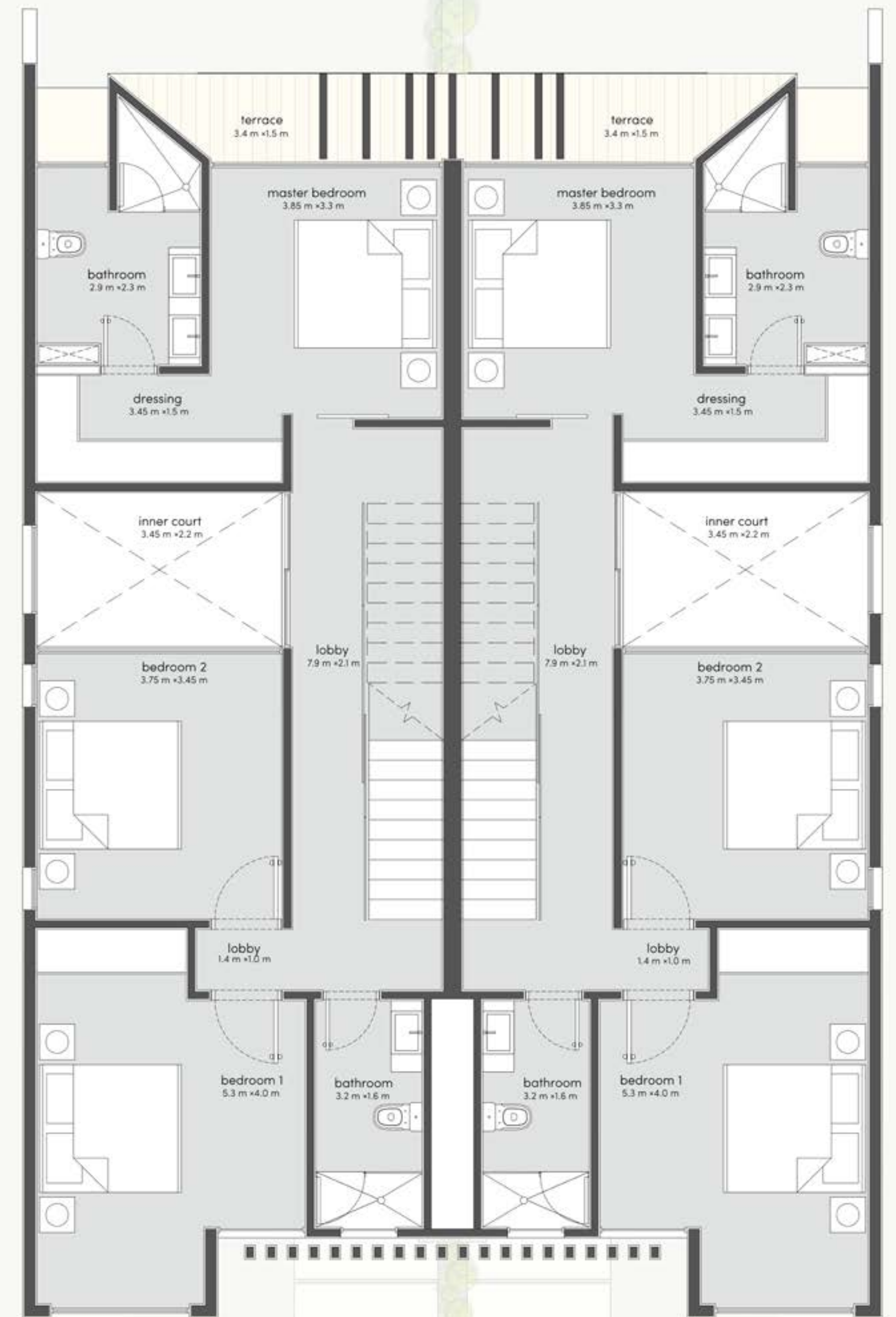
Twinhouse - Ground Floor

BUA	265 m ²
Ground Floor	87 m ²



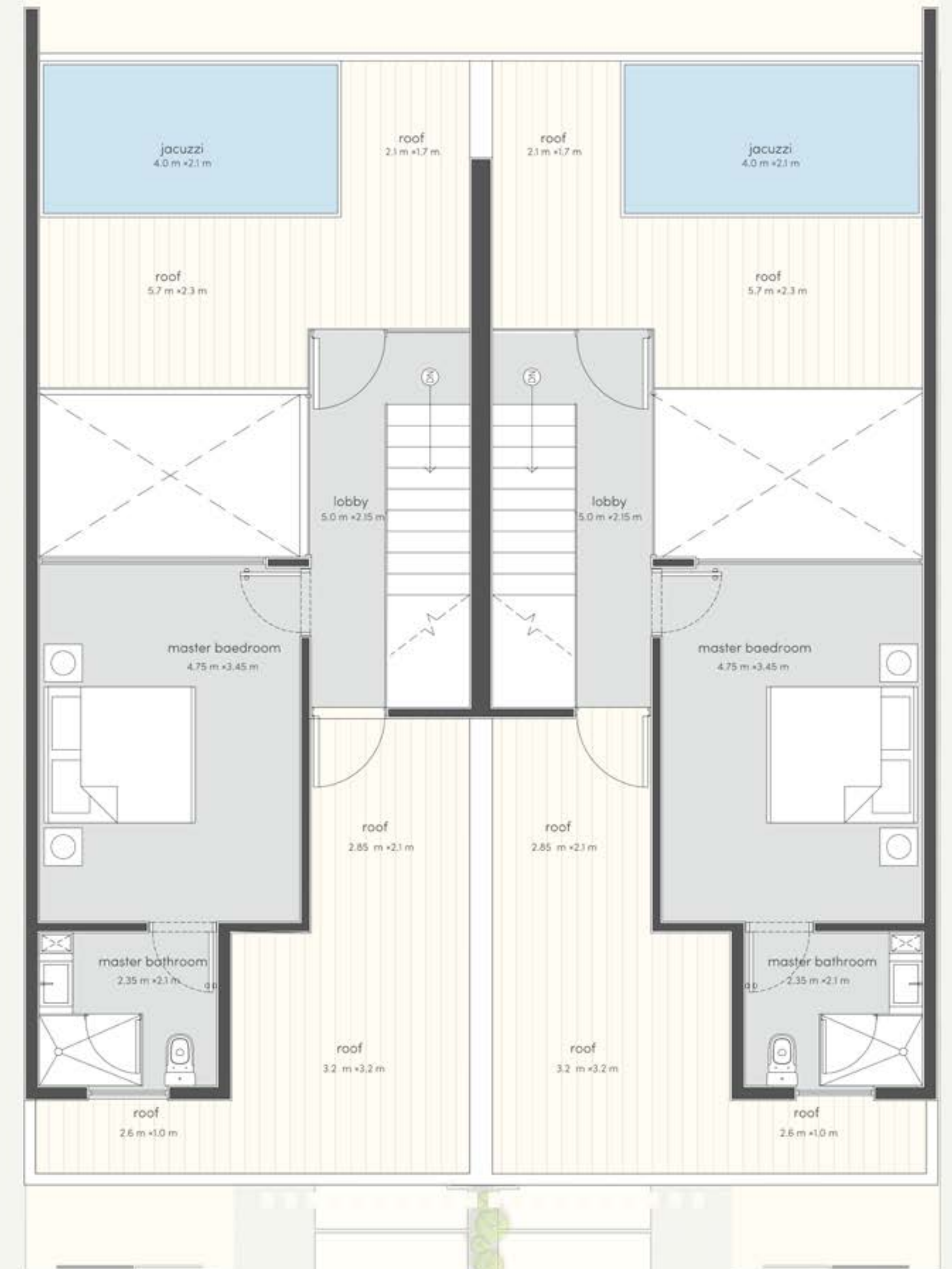
Twinhouse - First Floor

BUA	265 m ²
First Floor	100 m ²



Twinhouse - Penthouse

BUA	265 m ²
Second Floor	37 m ²
Roof	41 m ²



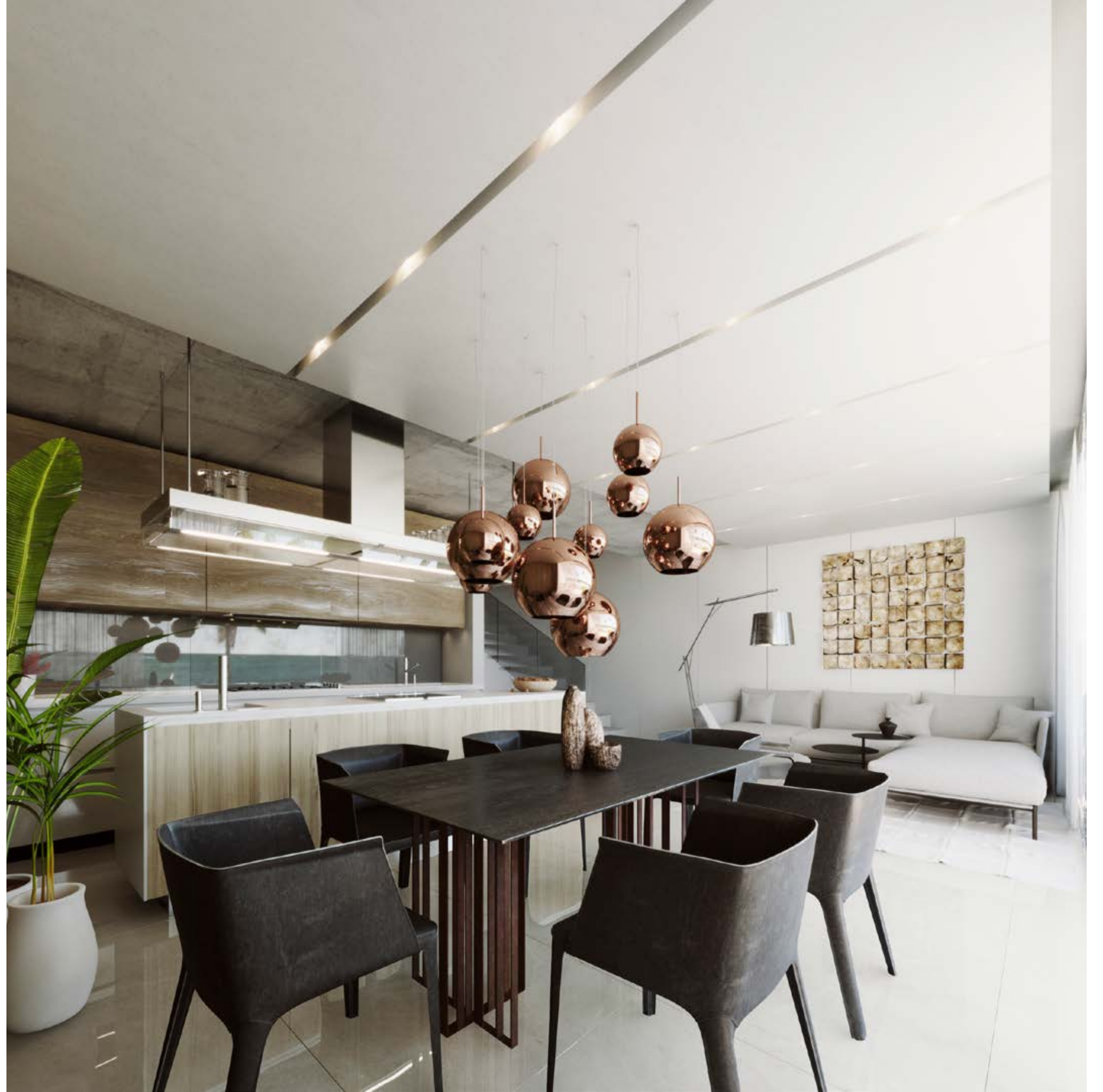
Carnelia

S T O R K

Townhouses









Townhouse - Ground Floor

Type A

BUA 170 m²

Ground Floor 84 m²

Type B

BUA 200 m²

Ground Floor 97 m²

Type C

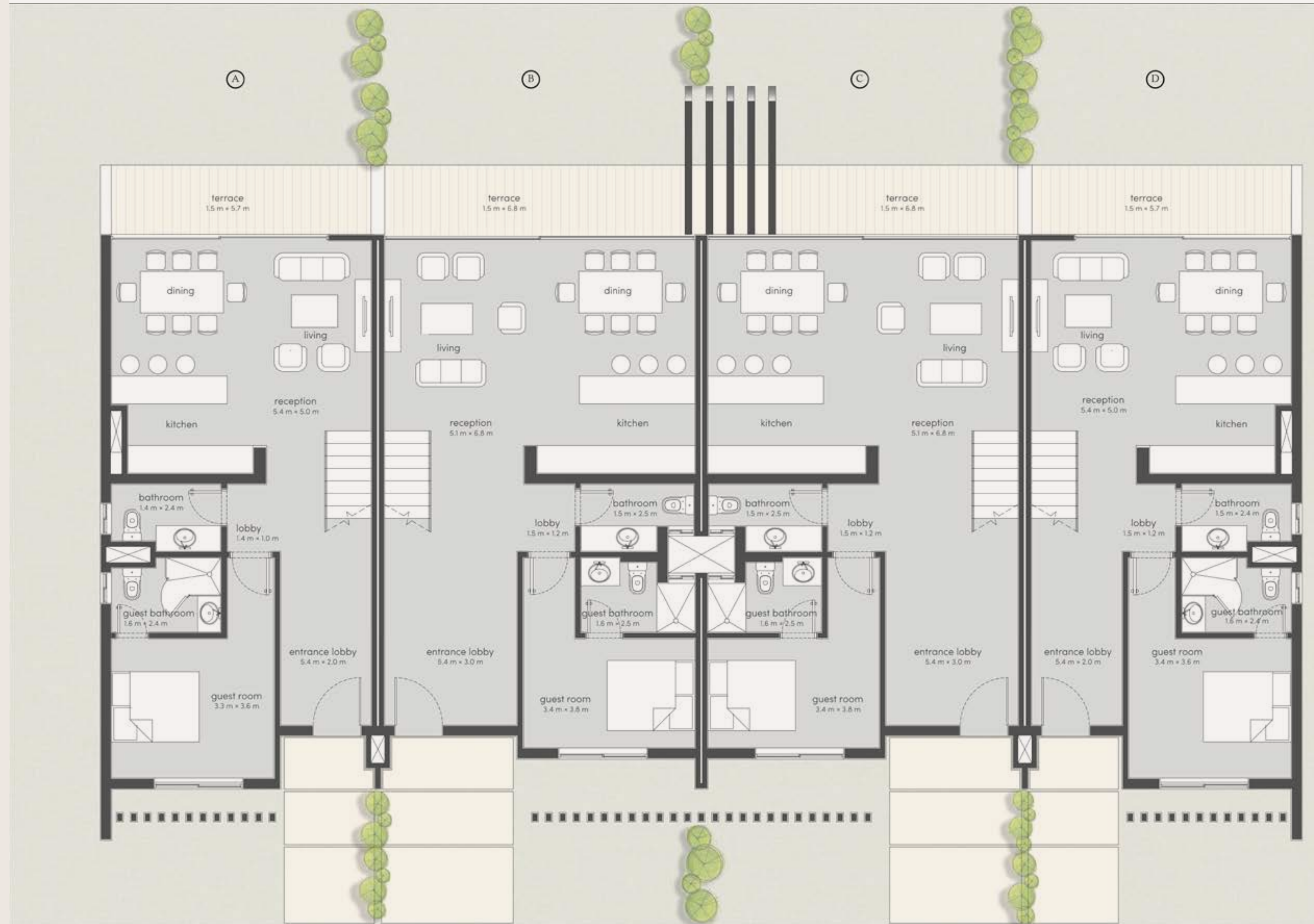
BUA 195 m²

Ground Floor 97 m²

Type D

BUA 165 m²

Ground Floor 84 m²



Townhouse - First Floor

Type A

BUA 170 m²

First Floor 86 m²

Type B

BUA 200 m²

First Floor 103 m²

Type C

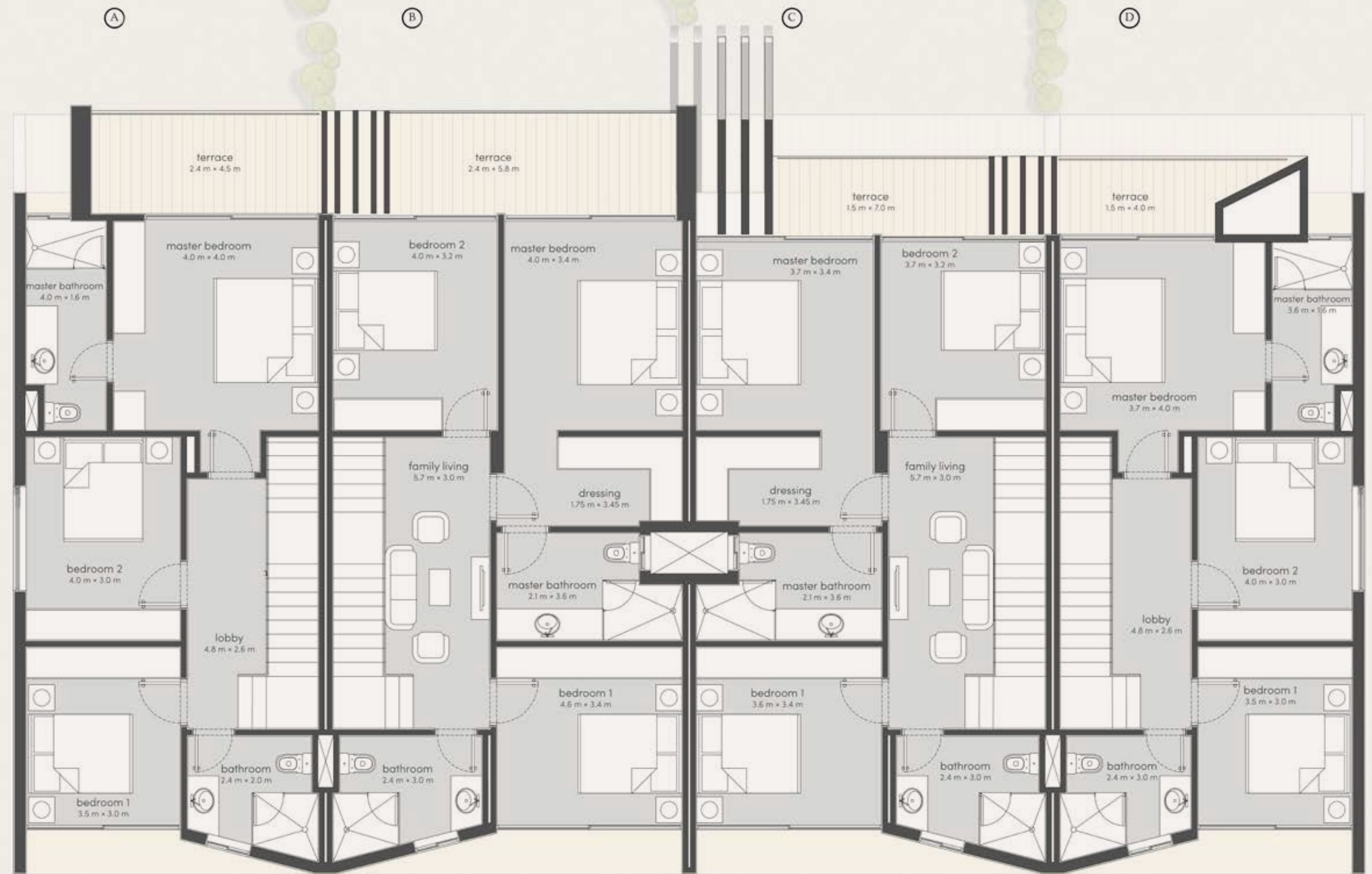
BUA 195 m²

First Floor 98 m²

Type D

BUA 165 m²

First Floor 81 m²



Carmelia

S P I R E I

Chalets - Type A10









Chalet A10 - Ground floor

3 Bedroom Area	150 m ²
2 Bedroom Area	110 m ²



Chalet A10 - first floor

Type A - 3 Bedroom

BUA 160 m²

Type B - 2 Bedroom

BUA 115 m²

Type C - 2 Bedroom

BUA 115 m²

Type D - 3 Bedroom

BUA 155 m²



Chalet A10 - Second floor

3 Bedroom Area	150 m ²
2 Bedroom Area	110 m ²



Carmelia

S P I R E II

Chalets - Type A10+









Chalet A10+ - Ground floor

3 Bedroom Area	150 m ²
2 Bedroom Area	110 m ²



Chalet A10+ - first floor

Type A - 3 Bedroom

BUA 160 m²

Type B - 2 Bedroom

BUA 115 m²

Type C - 2 Bedroom

BUA 115 m²

Type D - 3 Bedroom

BUA 155 m²



Chalet A10+ - Second floor

3 Bedroom Area	150 m ²
2 Bedroom Area	110 m ²



Carmelia

S P I R E III

Chalets - Type B1+









Chalet B1+ - Ground Floor

2 Bedroom

110 m²



Chalet B1+ - First Floor

Senior Chalet Corner 175 m²

First Floor 94 m²

Senior Chalet Middle 170 m²

First Floor 91 m²



Chalet B1+ - Second Floor

Senior Chalet Corner	175 m ²
Penthouse	55 m ²
Roof	26 m ²
Senior Chalet Middle	170 m ²
Penthouse	55 m ²
Roof	24 m ²



Carmelia

S P I R E I V

Chalets - Building D







Chalet Building D - Ground Floor

Average Area

90 m²



Chalet Building D - First Floor

Average Area

90 m²



Chalet Building D - Second Floor

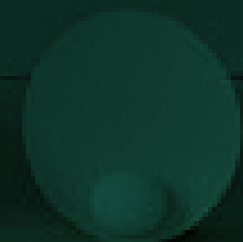
Average Area

90 m²



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FINISHING SPECIFICATIONS



FLOORING



ITEM PORCELAIN

Area of Use Bedroom
Master Bedroom



ITEM MARBLE

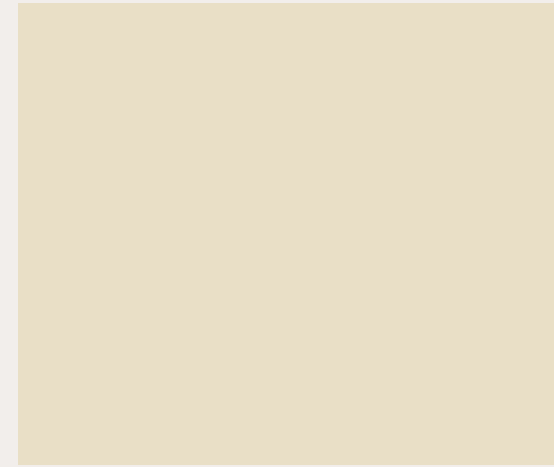
Area of Use Bathroom Shower
Master Bathroom Shower
Guest Bathroom Shower
Internal Stairs (If Any)



ITEM PORCELAIN

Area of Use Bathroom
Master Bathroom
Guest Bathroom
Reception
Kitchen

WALLS



ITEM PAINT

Area of Use Reception
Dining Room



ITEM PAINT

Area of Use Rooms
Corridors



ITEM PORCELAIN

Area of Use Bathroom
Master Bathroom
Guest Bathroom

COUNTER TOP



ITEM MARBLE

Area of Use Bathroom
Master Bathroom
Guest Bathroom



ITEM MARBLE

Area of Use Kitchen

Carnelia
SOKHNA

CONSULTANTS



CREATO
Creato Design Consultant



Dr. Ahmed Hosny Geoconsultants
Geotechnical Consultant



Mito Consultant



Mimar Group Engineering
Consultant



Sites Interantional
Landscape & Masterplan Consultant



Colliers International
Hospitality



Misr Consult Infrastructure
Consultant