

A vibrant, stylized illustration of tropical foliage. The background is filled with various types of leaves, including large, deeply lobed monstera leaves and long, slender palm fronds. The color palette is rich, featuring deep emerald greens, lighter sage greens, and hints of golden-yellow, all set against a clean white background. The leaves are layered and overlapping, creating a sense of depth and texture.

**Kāi**  
SOKHNA





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**01**  
**INTRODUCTION**  
**ABOUT Kai**

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# Kāi

SOKHNA

**WORD**

**ABOUT Kai**

“Kai” in Hawaiian means Sea, which conveys the comfort of the get-away, which will help you recover and restore your senses. Our project is all about being exclusive while offering breathtaking scenery to all our owners. Kai shows Elegance and sophistication with the simplest of forms.



# THE LOCATION MAP

Kai is located on the Zaafrana road (180KM from Cairo, 15KM from Zaafrana station & 3KM from New Galala road exit).

- Galala Road 3 min
- Cairo Sokhna Road 20 min
- New Capital 50 min
- New Cairo 80 min
- Cairo Airport 90 min
- Maadi 90 min
- Masr El Gidida 95 min
- El Gouna / Hurghada 120 min





# MASTER PLAN

- 01- First Row Stand Alone Villas
- 02- Second Row Senior Chalets
- 03- Third Row Pool Deck Chalets
- 04- Commercial Area
- 05- Main Gate
- 06- Bungalows and Cabanas
- 07- Main Pool
- 08- Pool Bar
- 09- Club House Restaurant
- 10- Club House
- 11- Kids Area
- 12- Kai Dock 1
- 13- Hilton Kai Sokhna
- 14- Hotel Spa
- 15- Kai Dock 2
- 16- Beach Restaurant





**02**  
**Kai**  
**LOOKBOOK**

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**THE**

**LOOK & FEEL**

A unique, elegant & exotic boutique resort, where you can enjoy an easy weekend escape and a lush life, with the unique architectural designs of our units and a signature sea side unparalleled bungalows.

Kai is all about being exclusive while offering a breathtaking scenery to all of our owners. Kai conveys the comfort of the get-away, which will help you recover and restore your senses - making Kai the perfect weekend.



Beach Restaurant

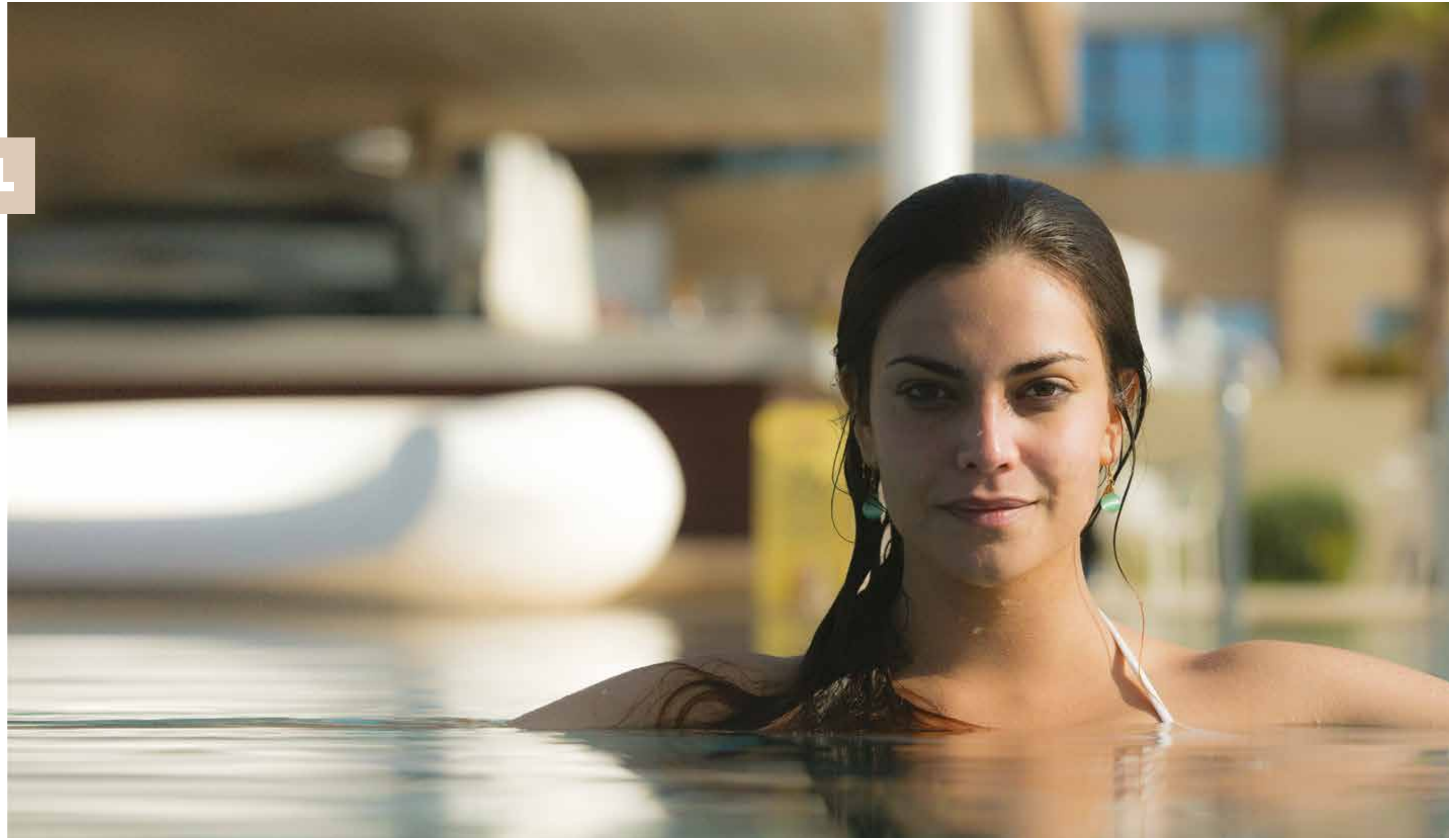


Beach Clubhouse

**THE**

**LOOK & FEEL**

At Kai, enjoy the beauty of nature complimenting the beauty of the architecture. From infinity pools, to exotic bungalows, indulge into a whole new experience. We combine luxury and comfort perfectly ensuring you get a one of a kind get-away experience. All first row stand-alone villas and second row senior chalets enjoy their own private pools making Kai a truly unique resort in Sokhna. Experience the new Sokhna life-style like never before.







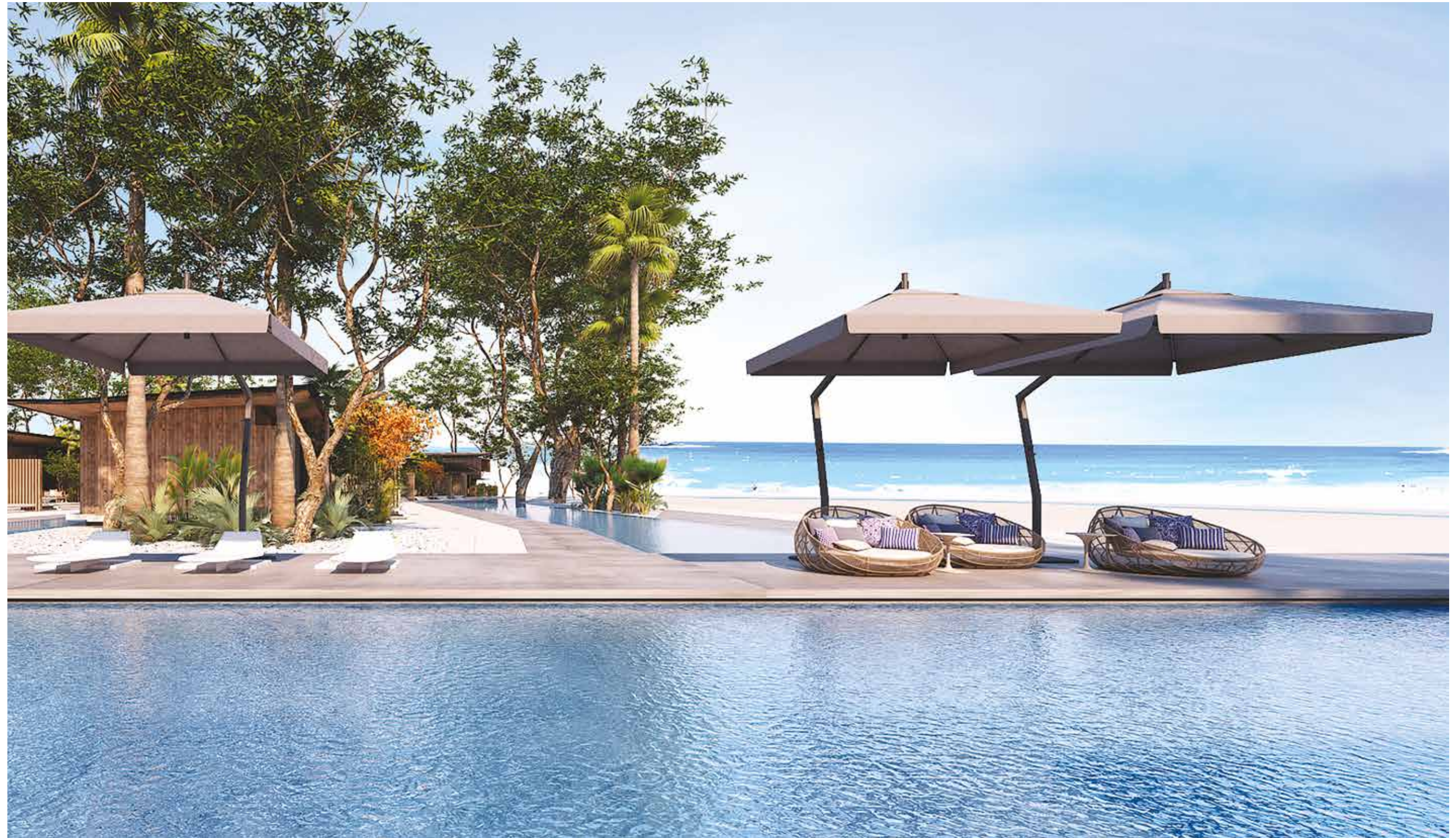
**03**  
**LUXURY**  
**BY THE SEA**

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**Kai:**

## **THE SEA**

With a beach line of 1200m, a beautiful sandy beach, crystal clear waters, and a limited number of units with most of the units overlooking the sea. Kai enjoys an exclusive beach experience like never before, the beautiful waters and the sandy beach, along with the variety of water sport facilities like (kite surfing, and wind surfing), and not only does Kai have the highest per capita beach resort in Sokhna, it also gives the privilege of having all unit types close to the sea with the farthest unit being only 200 meters away from the beach.










**LIFE**

**STYLE**

Kai is all about rewarding yourself. At Kai you will enjoy the perfect weekend get-away. You may spend your day at our private beach and enjoy the beach activities and water sports (kite surfing, wind surfing) as well as the marvellous infinity pool where you can enjoy a drink by the pool bar. And no need to worry about the kids, the kids area is always there for them to keep them happy and engaged. You can always restore your energy and fitness by joining our cross-fit and yoga classes catering to your needs.



Bungalows & Cabanas



**04**  
**ARCHITECTURAL**  
**LANGUAGE**

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## ARCHITECTURAL LANGUAGE

Clusters are designed in a dynamic way, opening voids through the buildings that make the user enjoy the sea view while walking through the streets. Layers of pattern complement the architecture and act as sun breakers.



## MODERN DESIGN

Kai offers a beautiful, elegant and modern design in almost every aspect, combining perfect mixtures of materials, and different shades of cream and beige pulling the whole look together. The levelling and simplicity combined also give Kai a sense of uniqueness.



## — URBAN LIFE —

The beauty surrounding Kai is used as an inspiration in almost every corner, the idea of mixing materials, in a simple yet beautifully striking way, is evident in almost every corner of Kai from the metal patterned drains, the wood and metal bins, the lights and even the simple white stone pots





**05**  
**INTERIOR**

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## ZEN WHITE

The off white colour scheme creates an atmosphere of purity where the boundaries between walls, floors and movable items are washed away by the sand. Using a mix of natural materials such as wood, stone, linen and clay this interior concept reinforces the essence of a sanctuary by the Red sea.

Finishing is according to the specs in contract appendix. The above is for illustrative purposes only.



## RETRO BLEND

The Retro Blend concept utilizes a more vivid colour palette that seems to have faded away, belonging to another era in time. Using natural materials as in, the brilliant mix of colors creates a joyful juxtaposition with the iconic furniture items that touches upon a sense of quirkiness. One experiences the warm rays of the sun that flushes the ambiance with its golden veil.

Finishing is according to the specs in contract appendix. The above is for illustrative purposes only.





Finishing is according to the specs in contract appendix. The above is for illustrative purposes only.



**06**  
**HOTEL OPERATOR**

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**HOTEL**

**OPERATOR**

#### **About Hilton Company**

For nearly a century, Hilton Hotels & Resorts has been proudly welcoming the world's travellers. With more than 570 hotels across six continents, Hilton Hotels & Resorts provides the foundation for memorable travel experiences and values every guest who walks through its doors. As the flagship brand of Hilton Hotels & Resorts continues to set the standard for hospitality, providing new product innovations and services to meet guests' evolving needs. Hilton is dedicated to fulfilling its mission to be the world's most hospitable company by delivering exceptional experiences – every hotel, every guest, every time.



# Hilton



View From Hotel Reception

Hilton



Hotel Pool Deck





**06**  
**ABOUT**  
**THE DEVELOPER**

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**ABOUT**

**MISR ITALIA**

**PROPERTIES**

Misr Italia Properties is a leading real estate developer in Egypt expanding across a range of top-notch projects throughout the country. We aim to change the concept of the ever-growing real estate market by listening to our customers who inspire us to stay ahead with innovative real estate solutions & designs. Built on a philosophy of creativity and innovation, we offer our clients trend-setting projects with unique concepts and designs that are unmatched in the market. Misr Italia is the developer of residential projects such as La Nuova Vista villas and townhouses in New Cairo, administrative compounds such as Cairo Business Park which is set to become New Cairo's new business hub and second homes projects such as Kai Sokhna, the newest addition to our portfolio.

**M MISR ITALIA**  
PROPERTIES







**07**  
**OUR**  
**PARTNERS**

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## MASTER PLANNER &

## ARCHITECTURAL CONSULTANT

Alchemy (-k-) n. The word Alchemy is derived from Al- Kymia, Arabic for Chemistry, which in turn is derived from Kyme (Egypt), the black land. Alchemy is an esoteric art and science that had unmistakably originated in Egypt as it is etymologically evident from Kyme. Founded in 1997 by Karim Mekhtigian, Alchemy Design Studio started out as an interior and product design office. A few years later Mekhtigian met with Mohamed Fares who later became his business partner. Since

then the company expanded its scope of work into different types of interior projects ranging from residential to commercial and corporate. Understanding that design is more than just a decorative function, at Alchemy one of our primary concerns is for human space. The creation of human-friendly designs with a real philosophy and added value, spaces that portray freedom through stimulating an essence of self- expression.

## — A WORD FROM — THE DESIGNER



M — F A R E S  
an **Alchemy studio**

### FARES

Kai's concept is meticulously designed to frame the natural settings and instil a deep sense of belonging and peace. The design of the resort is inspired by the geography reconnecting us with nature and rediscover the inner balance that hectic city life steals on a daily basis. The focus of the creative concept revolves around lived moments that are celebrated to enrich and expand our well-being. As Alchemy, we are always driven to infuse our designs with our belief to improve life for others.



e m a n h u s s e i n  
an **Alchemy studio**

### EMAN

Developing a design concept for this extraordinary beach front posed many challenges that required a totally different approach to accommodate the resort's objective. The foundation of our design concept focused on fully incorporating the indigenous elements of nature, gelling them into one creation that interacts with each other and the owners in a seamless manner. Creating an experience rather than a design concept stood at the heart of our challenge and philosophy. Our name choice "Kai" means "SEA" and reflects in nutshell what we tried to achieve; rather than just designing a resort we attempted to inject life into it in order to complete the experience.



K A R I M E K H T I G I A N  
an **Alchemy studio**

### KARIM

Shaping sea " Kai" around fulfilling and holistic experiences is a necessity to offset the impact of living in big cities. With this in mind, Kai T's vicinity to Cairo offered a perfect getaway that allows for an invigorating process of renewal. Kai's dynamic design concept capitalizes on the natural elements using them as a guideline to create moments that speak to the inner as well as the outer world. The beach houses are built on pools of water with an impressive mountain range in the back and infinite sea view allowing to tap into the purity that only nature offers.

