

AN ON-GOING

Carmelia

SOKHNA

STORY TO TELL.



AJNA

About

"The vision is all about crafting unique living perfected by timeless experiences."

Founded in 2019, Ajna Developments is a boutique real estate development company founded on the vision and expertise of its shareholders. Ajna investors come with long term experience in the field of real estate, from design to development, with a combined portfolio of 25 residential projects representing 8000 units on 1 million m2 of land with a combined total investment of 25 Billion EGP in the Middle East.

The name of Ajna reflects the vision of the company and defines the detailed approach to

all aspects of the company's development beginning with concept layout to branding.

With a focus on creating lasting value for tenants, owners and guests through the thoughtful execution of strategies which develop the fullest potential of every property.

Ajna invests in areas which are well positioned for sustainable growth by stable economic drivers, cultural appeal and attractive lifestyle options. Employing a longterm investment philosophy, they aim to mitigate the risk

of shortterm market volatility while generating consistently strong returns.

Ajna's mission is to introduce an innovative criterion that would set the benchmark for integrated living; one in which a home, its experience and overall value exceeds expectations.

Ajna aims at redefining the conventional idea of spaces by creating places to keep.

CARNELIA

"Carnelia promises 365 days of inspiration for the whole family."

Expertly planned by Ajna Developments to reflect a signature vision of Avant Garde mountain-top living by the Red Sea, Carnelia is an elevated seafront destination, rolling out on an impressive 100 acres of lush land to invite Ain Sokhna's scenic views and El Galala's mountains' inescapable warmth

into every fully finished home. Peacefully nestled within El Galala Plateau, neighboring the Galala Resort, Carnelia crowns the only spot facing the Galala International Marina and is masterplanned on three interconnected elevations ranging from ground zero to 160 meters to dictate a transcendent living

experience, harmoniously balanced with the ecosystem, so residents can effortlessly connect with nature's elements and each other in unprecedented settings.



05

FACILITIES



Glorious seafront seclusion.

Private sandy 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.

12,000 Sqm of

swimmable lagoon.

Carnelia is a floating idyllic paradise where 12,000 sqm of swimmable crystalline lagoon freely embraces 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 lagoon is 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.

Immersive experiences.

Luxurious boutique hotel.

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.

An elevated sea-front destination.

Carnelia's 100% sea view.

Carnelia opens your eyes on an elevated sea-front destination of utmost exclusivity, allowing you to forge an unobscured connection with nature. Boasting 1000 units only that enjoy 100% sea views in every direction, the project is expertly designed with beauty and ultimate privacy in mind, so you can decelerate year-round in inspirational settings.

FACILITIES

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.

A socially uplifting experience.
3 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.

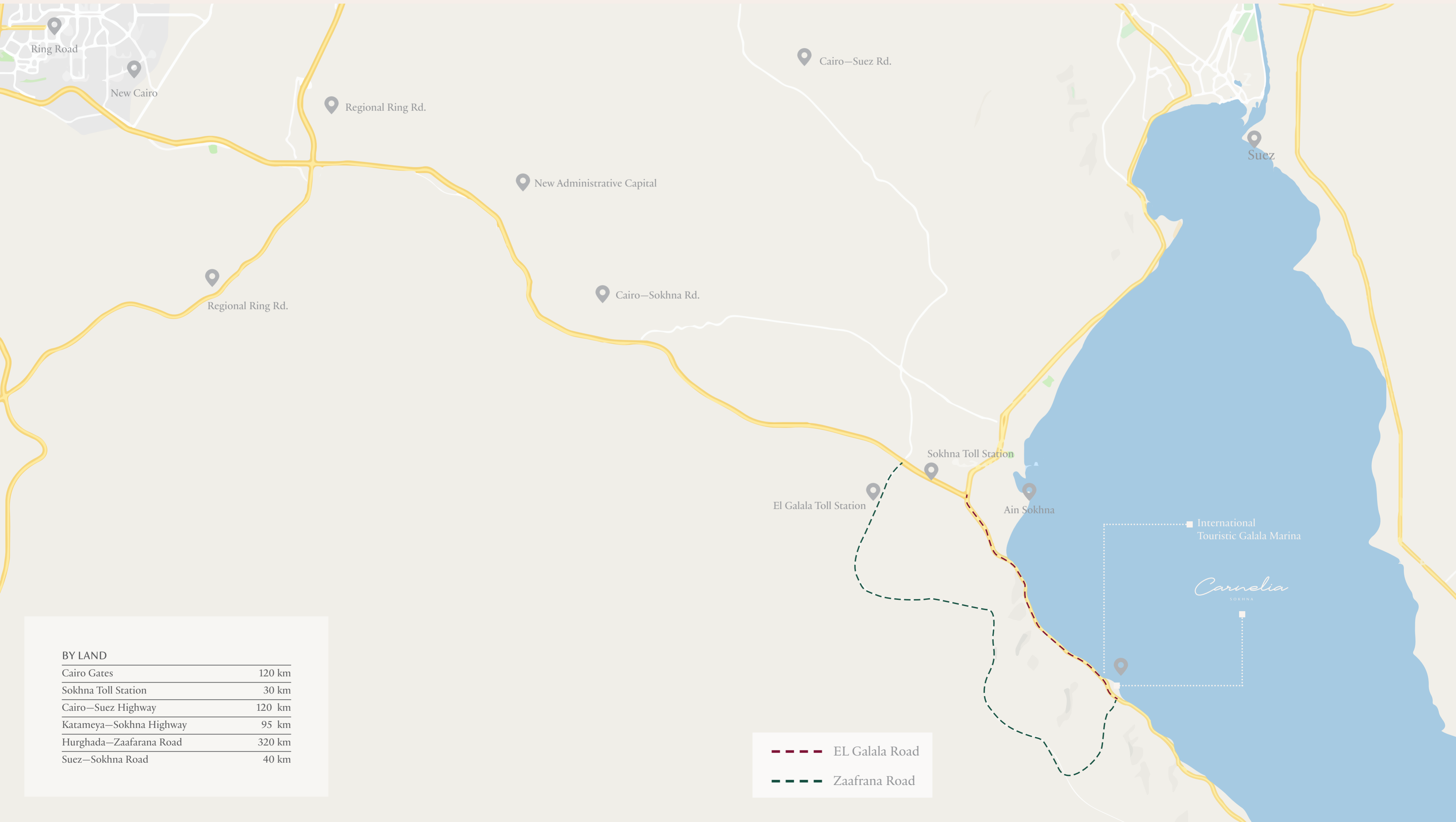
World- class entertainment comes to life at
Carnelia's lively amphitheater.

Carnelia's Ampitheatre is an open invitation to delve into a world of non-stop entertainment, lively shows and professional performances, enriching your stay with memorable moments.

Location

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 ultra-modern architecture to foster unique and intimate encounters with its surrounding elements.



BY LAND

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

- EL Galala Road
- Zaafrana Road

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 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.

Masterplanned with ultimate accessibility in mind, Carnelia allows hassle- free movement and safe mobility, thanks to 2 state of the art bridges that connect you to any point within the project.



UNIT TYPES
+
FLOORPLANS



MONOLITH

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Stand Alone Villa



Stand Alone Villa

GROUND FLOOR



Stand Alone Villa

FIRST FLOOR



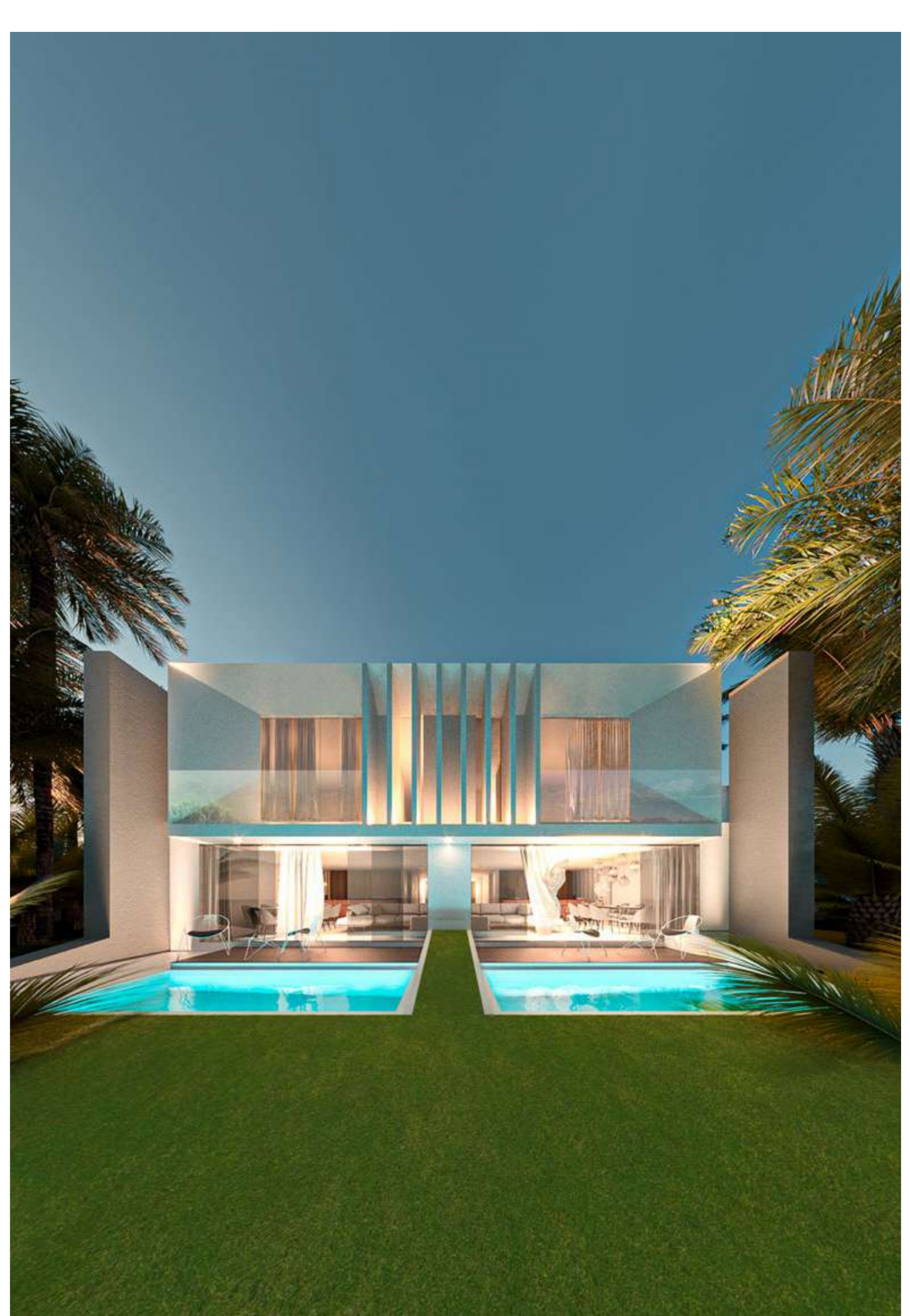
BUA		260 m ²	
01. Entrance Lobby	3.75 × 1.65 m	06. Guest Room	3.75 × 3.60 m
02. Reception	7.70 × 4.10 m	07. Nanny Room	2.20 × 2.10 m
Dining		08. Nanny Bathroom	2.00 × 1.65m
Living		09. Driver Room	3.10 × 1.95m
03. Kitchen	4.00 × 2.10 m	10. Driver Bathroom	1.95 × 1.75m
04. Bathroom	2.50 × 1.70 m	11. Terrace	7.70 × 1.20 m
05. Lobby	2.84 × 2.70 m		

BUA		260 m ²	
01. Master Bedroom 1	4.00 × 3.70 m	09. Master Bedroom 4	3.70 × 3.30 m
02. Master Bathroom 1	2.40 × 1.75 m	10. Master Bathroom 4	2.00 × 1.80 m
03. Lobby 1	1.84 × 1.20 m	11. Dressing	1.90 × 1.60 m
04. Master Bedroom 2	5.00 × 3.75 m	12. Lobby	3.95 × 1.70 m
05. Master Bathroom 2	2.50 × 1.70 m	13. Terrace 01	3.60 × 2.10 m
06. Lobby 2	1.40 × 1.15 m	14. Terrace 02	2.20 × 1.15 m
07. Master Bedroom 3	4.10 × 3.65 m	15. Terrace 03	3.20 × 2.00 m
08. Master Bathroom 3	2.50 × 1.70 m		

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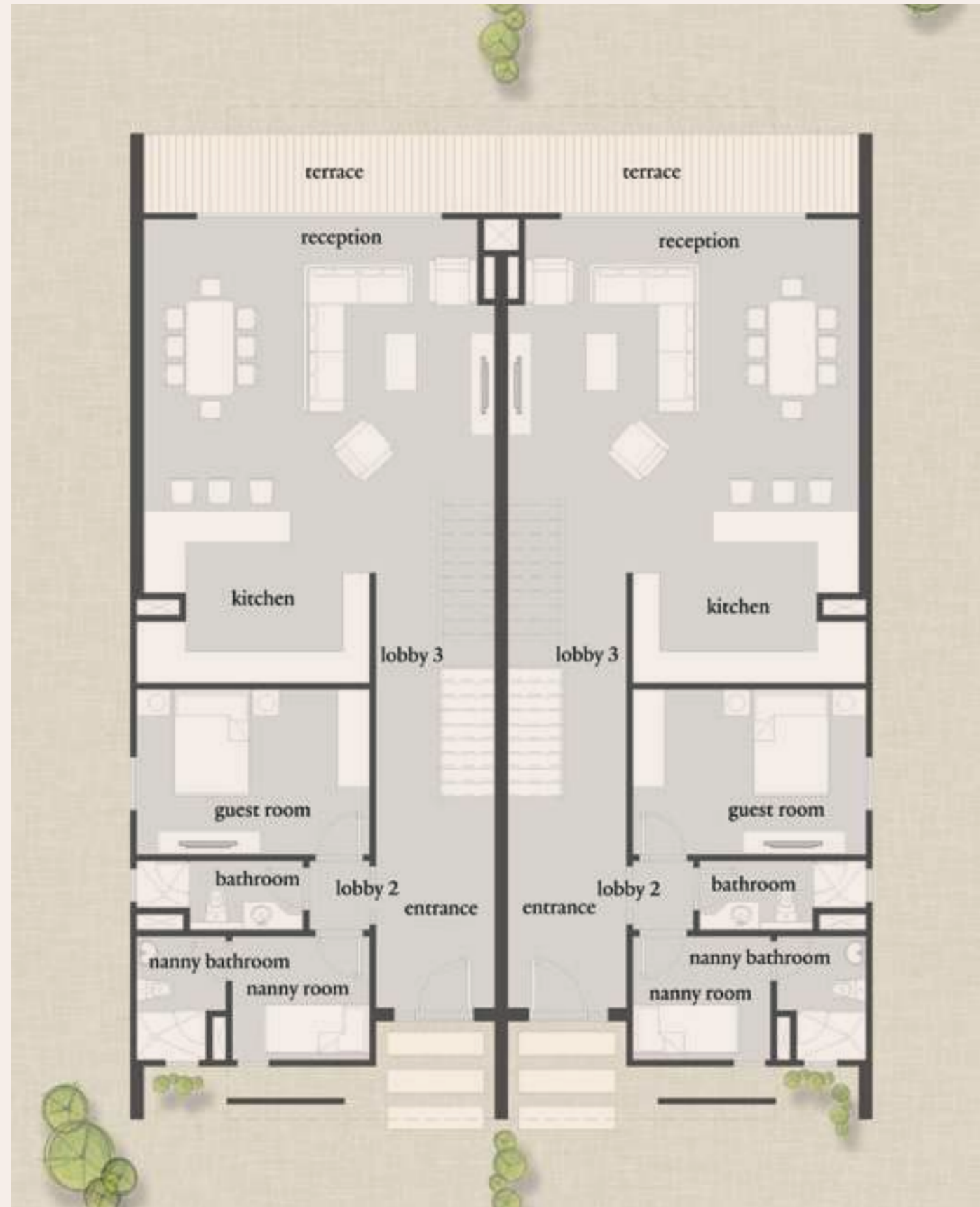
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Twinhouses





Twinhouses

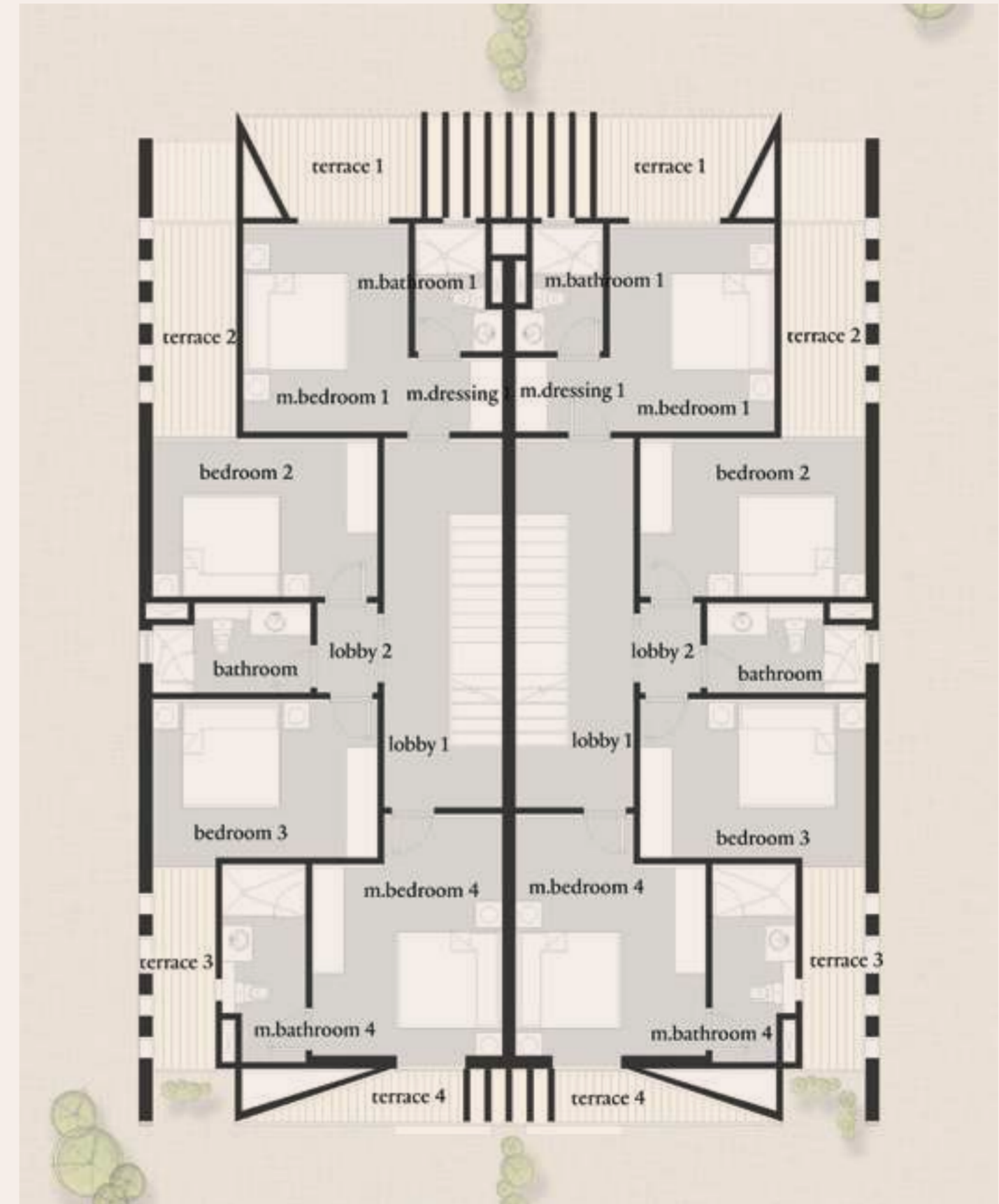
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GROUND FLOOR



01. BUA			245m ²
01. Reception	6.60 × 5.50	06. Nanny Bathroom	1.60 × 2.30
Living & Dining		07. Entrance	2.20 × 4.10
02. Kitchen	4.40 × 3.25	08. Lobby 1	1.20 × 4.00
03. Guest Room	4.40 × 3.10	09. Lobby 2	1.14 × 1.30
04. Bathroom	3.15 × 1.30	10. Terrace	7.00 × 1.50
05. Nanny Room	2.60 × 2.30		

Twinhouses

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FIRST FLOOR



01. BUA			245m ²
01. Master Bedroom 1	3.10 × 3.90	08. Bathroom	3.00 × 1.70
02. Master Bathroom 1	1.30 × 2.40	09. Lobby 1	2.20 × 8.00
03. Master Dressing 1	1.70 × 1.40	10. Lobby 2	1.10 × 1.70
04. Bedroom 2	4.20 × 3.00	11. Terrace 1	3.00 × 2.00
05. Bedroom 3	4.10 × 3.00	12. Terrace 2	1.60 × 4.00
06. Master Bedroom 4	3.60 × 3.60	13. Terrace 3	1.20 × 3.80
07. Master Bathroom 4	1.60 × 3.70	14. Terrace 4	2.90 × 1.00

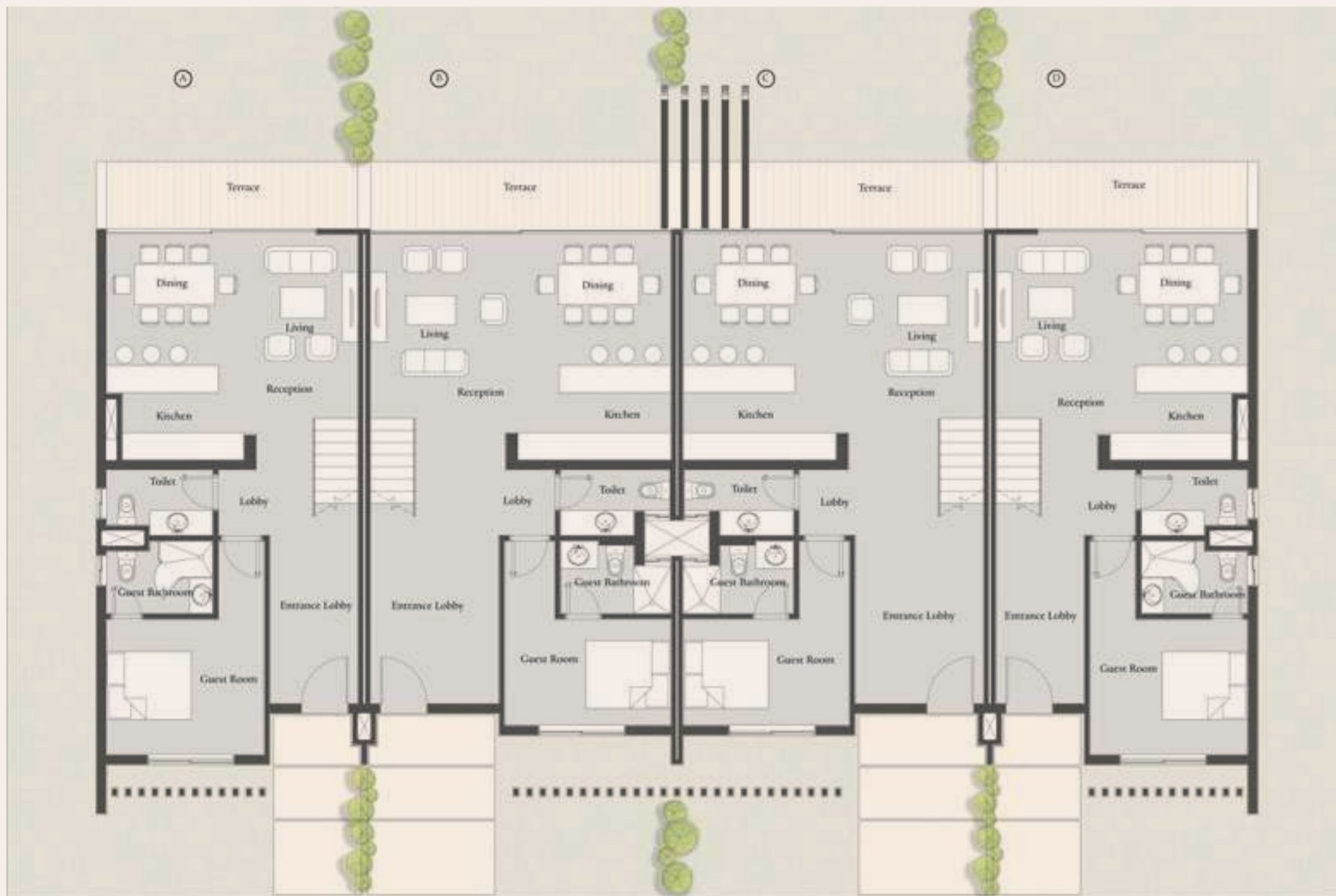
STORK

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Townhouses



Townhouses

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GROUND FLOOR



Townhouses

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GROUND FLOOR

Type A

BUA	170 m ²
Ground Floor	84 m ²

01. Entrance Lobby	5.40 × 2.00 m	03. Lobby	1.50 × 1.20 m
02. Reception	5.70 × 5.10 m	04. Toilet	1.50 × 2.40 m
Dining		05. Guest Bathroom	1.60 × 2.40 m
Living		06. Guest Room	3.40 × 3.60 m
Kitchen		07. Terrace	1.50 × 5.70 m

Type B

BUA	200 m ²
Ground Floor	97 m ²

01. Entrance Lobby	5.40 × 3.00 m	03. Lobby	1.50 × 1.20 m
02. Reception	5.10 × 6.80 m	04. Toilet	1.50 × 2.50 m
Dining		05. Guest Bathroom	1.60 × 2.50 m
Living		06. Guest Room	3.20 × 3.80 m
Kitchen		07. Terrace	1.50 × 6.80 m

Type C

BUA	195 m ²
Ground Floor	97 m ²

01. Entrance Lobby	5.40 × 3.00 m	03. Lobby	1.50 × 1.20 m
02. Reception	5.10 × 6.80 m	04. Toilet	1.50 × 2.50 m
Dining		05. Guest Bathroom	1.60 × 2.50 m
Living		06. Guest Room	3.20 × 3.80 m
Kitchen		07. Terrace	1.50 × 6.80 m

Type D

BUA	165 m ²
Ground Floor	84 m ²

01. Entrance Lobby	5.40 × 2.00 m	03. Lobby	1.50 × 1.20 m
02. Reception	5.70 × 5.10 m	04. Toilet	1.50 × 2.40 m
Dining		05. Guest Bathroom	1.60 × 2.40 m
Living		06. Guest Room	3.40 × 3.60 m
Kitchen		07. Terrace	1.50 × 5.70 m

Townhouses

FIRST FLOOR



Townhouses

FIRST FLOOR

Type A

BUA	170 m ²
First Floor	86 m ²

01. Master Bedroom	4.00 × 4.00 m	05. Lobby	4.80 × 2.60 m
02. Master Bathroom	4.00 × 1.60 m	06. Bathroom	2.40 × 2.00 m
03. Bedroom 2	4.00 × 3.00 m	07. Terrace	2.10 × 4.50 m
04. Bedroom 3	3.50 × 3.00 m		

Type B

BUA	200 m ²
First Floor	103 m ²

01. Master Bedroom	4.00 × 3.40 m	05. Bedroom 3	3.60 × 3.40 m
02. Master Bathroom	2.10 × 3.60 m	06. Family Living	5.70 × 3.00 m
03. Dressing	1.75 × 3.45 m	07. Bathroom	2.40 × 3.00 m
04. Bedroom 2	4.00 × 3.20 m	08. Terrace	2.10 × 6.60 m

Type C

BUA	195 m ²
First Floor	98 m ²

01. Master Bedroom	3.70 × 3.40 m	06. Family Living	5.70 × 3.00 m
02. Master Bathroom	2.10 × 3.60 m	07. Bathroom	2.40 × 3.00 m
03. Dressing	1.75 × 3.45 m	08. Terrace	1.50 × 7.00 m
04. Bedroom 2	3.70 × 3.20 m		
05. Bedroom 3	3.60 × 3.40 m		

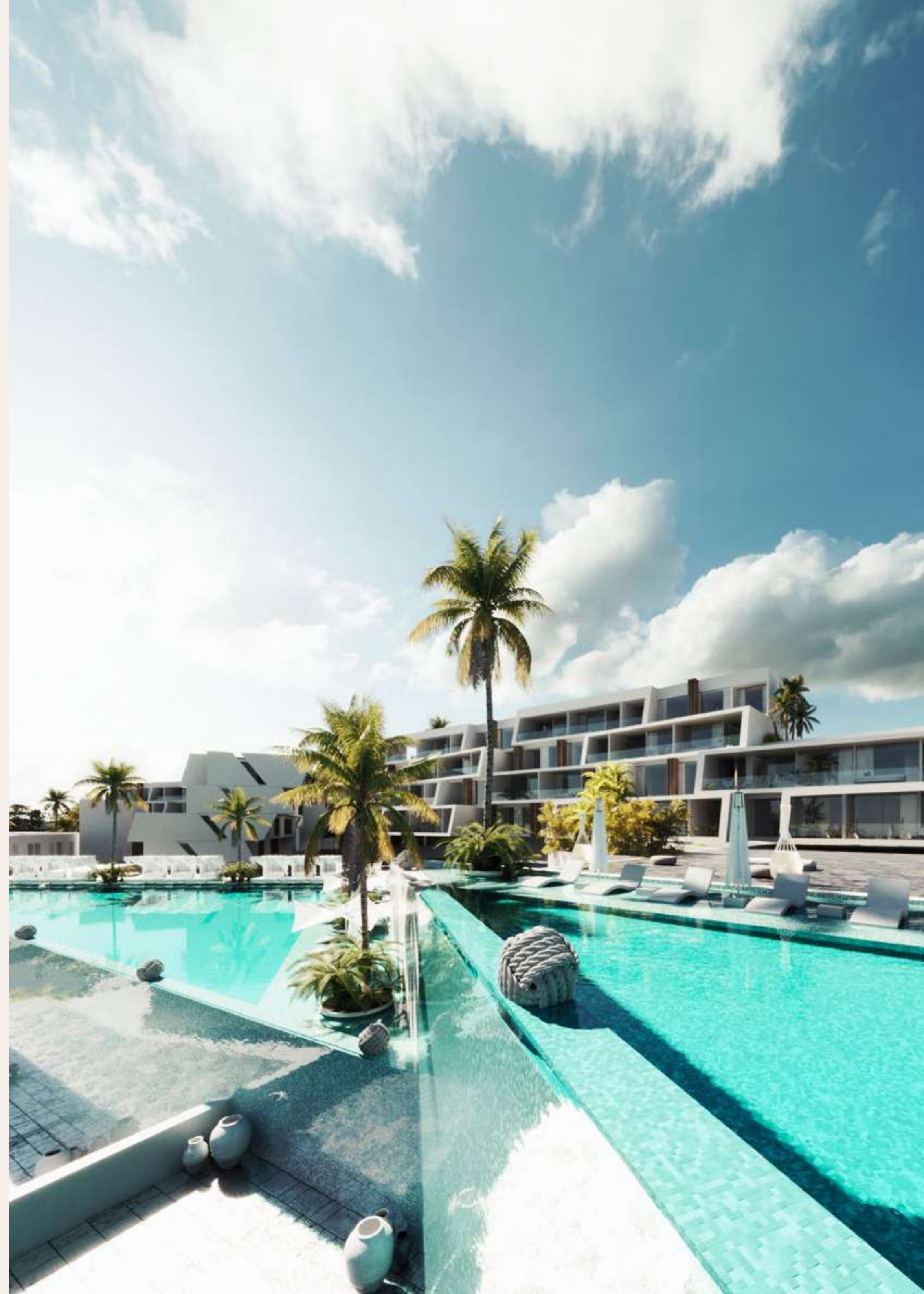
Type D

BUA	165 m ²
First Floor	81 m ²

01. Master Bedroom	3.70 × 4.00 m	05. Lobby	4.80 × 2.60 m
02. Master Bathroom	3.60 × 1.60 m	06. Bathroom	2.00 × 2.40 m
03. Bedroom 2	4.00 × 3.00 m	07. Terrace	1.50 × 4.00 m
04. Bedroom 3	3.50 × 3.00 m		

SPIRE

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Chalets



INTERIOR



Chalets | A8+

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GROUND FLOOR



Chalets | A8+

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GROUND FLOOR

G 01

Ground Floor

3 Bedrooms Corner	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m

G 03

Ground Floor

3 Bedrooms Middle	140 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.05 × 3.00 m
04. Bedroom 3	4.70 × 3.00 m
05. Reception	9.95 × 3.30 m
Dining	
Living	
06. Kitchen	2.05 × 2.05 m
07. Lobby	2.75 × 1.00 m
08. Bathroom	2.15 × 1.95 m
09. Terrace 1	3.10 × 2.95 m
10. Terrace 2	3.20 × 1.00 m
11. Terrace 3	2.60 × 1.45 m

G 02

Ground Floor

3 Bedrooms Middle	140 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.05 × 3.00 m
04. Bedroom 3	4.70 × 3.00 m
05. Reception	9.95 × 3.30 m
Dining	
Living	
06. Kitchen	2.05 × 2.05 m
07. Lobby	2.75 × 1.00 m
08. Bathroom	2.15 × 1.95 m
09. Terrace 1	3.10 × 2.95 m
10. Terrace 2	3.20 × 1.00 m
11. Terrace 3	2.60 × 1.45 m

G 04

Ground Floor

3 Bedrooms Corner	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m

Chalets | A8+

FIRST FLOOR



Chalets | A8+

FIRST FLOOR

101

First Floor

3 Bedrooms Corner	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m

103

First Floor

2 Bedrooms Middle	115 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 3.45 m
09. Terrace 2	3.20 × 1.20 m
10. Terrace 3	3.00 × 1.40 m

102

First Floor

2 Bedrooms Middle	115 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.45 × 3.15 m
09. Terrace 2	3.20 × 1.20 m
10. Terrace 3	3.00 × 1.40 m

104

First Floor

3 Bedrooms Corner	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m

Chalets | A8+

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GROUND FLOOR SHIFTED



Chalets | A8+

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GROUND FLOOR SHIFTED

Gs01

Ground Floor — Shifted

3 Bedrooms Corner	160 m ²
Roof	40 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m
13. Roof	9.55 × 5.20 m

Gs03

Ground Floor — Shifted

2 Bedrooms Middle	115 m ²
Roof	30 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 3.45 m
09. Terrace 2	3.20 × 1.20 m
10. Terrace 3	3.00 × 1.40 m
11. Roof	6.80 × 5.20 m

Gs02

Ground Floor — Shifted

2 Bedrooms Middle	115 m ²
Roof	30 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.45 × 3.15 m
09. Terrace 2	3.20 × 1.20 m
10. Terrace 3	3.00 × 1.40 m
11. Roof	6.80 × 5.20 m

Gs04

Ground Floor — Shifted

3 Bedrooms Corner	160 m ²
Roof	40 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m
13. Roof	9.55 × 5.20 m

Chalets | A10 & A10+

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GROUND FLOOR



Chalets | A10 & A10+

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GROUND FLOOR

G 01

Ground Floor

3 Bedrooms Area	150 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.10 × 1.45 m
11. Terrace 2	5.30 × 1.15 m
12. Terrace 3	4.10 × 2.70 m

G 03

Ground Floor

2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.05 m
09. Terrace 2	3.20 × 1.05 m

G 02

Ground Floor

2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.05 m
09. Terrace 2	3.20 × 1.05 m

G 04

Ground Floor

3 Bedrooms Area	150 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.10 × 1.45 m
11. Terrace 2	5.30 × 1.15 m
12. Terrace 3	4.10 × 2.70 m

Chalets | A10 & A10+

FIRST FLOOR



Chalets | A10 & A10+

FIRST FLOOR

101

First Floor

3 Bedrooms Area	155 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.10 × 1.80 m
11. Terrace 2	5.00 × 2.25 m
12. Terrace 3	4.10 × 3.50 m

103

First Floor

2 Bedrooms Area	115 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.60 m
09. Terrace 2	3.20 × 1.90 m

102

First Floor

2 Bedrooms Area	115 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.45 m
09. Terrace 2	3.20 × 1.15 m

104

First Floor

3 Bedrooms Area	155 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.05 × 2.05 m
11. Terrace 2	4.80 × 1.00 m
12. Terrace 3	4.10 × 2.95 m

Chalets | A10 & A10+

—
SECOND FLOOR



Chalets | A10 & A10+

—
SECOND FLOOR

201

Second Floor

3 Bedrooms Area	150 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.10 × 1.45 m
11. Terrace 2	5.30 × 1.15 m
12. Terrace 3	4.10 × 2.70 m

203

Second Floor

2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.05 m
09. Terrace 2	3.20 × 1.05 m

202

Second Floor

2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	2.00 × 1.85 m
03. Bedroom 2	4.65 × 3.00 m
04. Reception	6.80 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.10 m
07. Bathroom	2.00 × 1.85 m
08. Terrace 1	3.05 × 2.05 m
09. Terrace 2	3.20 × 1.05 m

204

Second Floor

3 Bedrooms Area	150 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.10 × 1.45 m
11. Terrace 2	5.30 × 1.15 m
12. Terrace 3	4.10 × 2.70 m

Chalets | E2

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GROUND FLOOR



Chalets | E2

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GROUND FLOOR

G 01 Ground Floor

Area	100 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace	6.40 × 1.35 m

G 02 Ground Floor

Area	100 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace	6.40 × 1.00 m

G 03 Ground Floor

Area	100 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace	6.40 × 1.00 m

G 04 Ground Floor

Area	100 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace	6.40 × 1.35 m

Chalets | E2

—
GROUND FLOOR SHIFTED



Chalets | E2

—
GROUND FLOOR SHIFTED

Gs01

Ground Floor — Shifted

Area	100 m ²
Roof	30 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace 1	5.00 × 1.90 m
08. Terrace 2	6.40 × 1.50 m
09. Roof	6.70 × 3.70 m
10. Jacuzzi	

Gs02

Ground Floor — Shifted

Area	100 m ²
Roof	30 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace 1	6.40 × 1.00 m
08. Roof	6.70 × 4.40 m
09. Jacuzzi	

Gs03

Ground Floor — Shifted

Area	100 m ²
Roof	30 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace	6.40 × 1.00 m
08. Roof	6.70 × 4.40 m
09. Jacuzzi	

Gs04

Ground Floor — Shifted

Area	100 m ²
Roof	30 m ²
01. Bedroom 1	3.55 × 3.00 m
02. Bedroom 2	4.90 × 3.00 m
03. Reception	6.80 × 3.25 m
Dining	
Living	
04. Kitchen	2.00 × 1.70 m
05. Lobby	2.70 × 1.00 m
06. Bathroom	2.70 × 1.90 m
07. Terrace 1	5.00 × 1.90 m
08. Terrace 2	6.40 × 1.50 m
09. Roof	6.70 × 3.70 m
10. Jacuzzi	

Chalets | F1

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GROUND FLOOR



G 01
Ground Floor

3 Bedrooms Area		160 m ²
01. Master Bedroom	3.30 × 3.00 m	
02. Master Bathroom	1.75 × 1.55 m	
03. Dressing	1.75 × 1.65 m	
04. Bedroom 2	3.55 × 3.45 m	
05. Bedroom 3	3.75 × 3.20 m	
06. Reception	6.05 × 4.25 m	
Dining		
Living		
07. Kitchen	3.00 × 2.05 m	
08. Lobby	5.05 × 1.10 m	
09. Bathroom	2.55 × 1.45 m	
10. Terrace 1	5.15 × 1.45 m	
11. Terrace 2	5.30 × 2.35 m	
12. Terrace 3	4.10 × 3.95 m	

G 02
Ground Floor

3 Bedrooms Area		140 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.05 × 3.00 m	
04. Bedroom 3	4.70 × 3.00 m	
05. Reception	9.95 × 3.30 m	
Dining		
Living		
06. Kitchen	2.05 × 2.05 m	
07. Lobby	2.70 × 1.00 m	
08. Bathroom	2.15 × 1.95 m	
09. Terrace 1	3.10 × 2.95 m	
10. Terrace 2	3.20 × 1.00 m	
11. Terrace 3	2.60 × 1.45 m	

G 03
Ground Floor

3 Bedrooms Area		140 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.05 × 3.00 m	
04. Bedroom 3	4.70 × 3.00 m	
05. Reception	9.95 × 3.30 m	
Dining		
Living		
06. Kitchen	2.05 × 2.05 m	
07. Lobby	2.75 × 1.00 m	
08. Bathroom	2.15 × 1.95 m	
09. Terrace 1	3.10 × 2.95 m	
10. Terrace 2	3.20 × 1.00 m	
11. Terrace 3	2.60 × 1.45 m	

G 04
Ground Floor

3 Bedrooms Area		140 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.05 × 3.00 m	
04. Bedroom 3	4.70 × 3.00 m	
05. Reception	9.95 × 3.30 m	
Dining		
Living		
06. Kitchen	2.05 × 2.05 m	
07. Lobby	2.70 × 1.00 m	
08. Bathroom	2.15 × 1.95 m	
09. Terrace 1	3.10 × 2.95 m	
10. Terrace 2	3.20 × 1.00 m	
11. Terrace 3	2.60 × 1.45 m	

G 05
Ground Floor

3 Bedrooms Area		140 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.05 × 3.00 m	
04. Bedroom 3	4.70 × 3.00 m	
05. Reception	9.95 × 3.30 m	
Dining		
Living		
06. Kitchen	2.05 × 2.05 m	
07. Lobby	2.75 × 1.00 m	
08. Bathroom	2.15 × 1.95 m	
09. Terrace 1	3.10 × 2.95 m	
10. Terrace 2	3.20 × 1.00 m	
11. Terrace 3	2.60 × 1.45 m	

G 06
Ground Floor

3 Bedrooms Area		160 m ²
01. Master Bedroom	3.30 × 3.00 m	
02. Master Bathroom	1.75 × 1.55 m	
03. Dressing	1.75 × 1.65 m	
04. Bedroom 2	3.55 × 3.45 m	
05. Bedroom 3	3.75 × 3.20 m	
06. Reception	6.05 × 4.25 m	
Dining		
Living		
07. Kitchen	3.00 × 2.05 m	
08. Lobby	5.05 × 1.10 m	
09. Bathroom	2.55 × 1.45 m	
10. Terrace 1	5.15 × 1.45 m	
11. Terrace 2	5.30 × 2.35 m	
12. Terrace 3	4.10 × 3.95 m	

Chalets | F1

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GROUND FLOOR



Chalets | F1

FIRST FLOOR



101 First Floor

3 Bedrooms Area		160 m ²
01. Master Bedroom	3.30 × 3.00 m	
02. Master Bathroom	1.75 × 1.55 m	
03. Dressing	1.75 × 1.65 m	
04. Bedroom 2	3.55 × 3.45 m	
05. Bedroom 3	3.75 × 3.20 m	
06. Reception	6.05 × 4.25 m	
Dining		
Living		
07. Kitchen	3.00 × 2.05 m	
08. Lobby	5.05 × 1.10 m	
09. Bathroom	2.55 × 1.45 m	
10. Terrace 1	8.75 × 1.45 m	
11. Terrace 2	5.30 × 3.40 m	
12. Terrace 3	4.10 × 4.65 m	

102 First Floor

2 Bedrooms Area		115 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.25 × 3.05 m	
04. Reception	7.10 × 3.30 m	
Dining		
Living		
05. Kitchen	2.05 × 2.05 m	
06. Lobby	2.75 × 1.00 m	
07. Bathroom	2.15 × 1.95 m	
08. Terrace 1	3.15 × 3.30 m	
09. Terrace 2	3.20 × 1.00 m	
10. Terrace 3	3.00 × 1.40 m	

103 First Floor

2 Bedrooms Area		115 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.25 × 3.05 m	
04. Reception	7.10 × 3.30 m	
Dining		
Living		
05. Kitchen	2.05 × 2.05 m	
06. Lobby	2.75 × 1.00 m	
07. Bathroom	2.15 × 1.95 m	
08. Terrace 1	3.15 × 3.75 m	
09. Terrace 2	3.20 × 2.10 m	
10. Terrace 3	3.00 × 1.40 m	

104 First Floor

2 Bedrooms Area		115 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.25 × 3.05 m	
04. Reception	7.10 × 3.30 m	
Dining		
Living		
05. Kitchen	2.05 × 2.05 m	
06. Lobby	2.75 × 1.00 m	
07. Bathroom	2.15 × 1.95 m	
08. Terrace 1	3.15 × 3.45 m	
09. Terrace 2	3.20 × 1.00 m	
10. Terrace 3	3.00 × 1.40 m	

105 First Floor

2 Bedrooms Area		115 m ²
01. Master Bedroom	3.50 × 3.05 m	
02. Master Bathroom	1.95 × 1.85 m	
03. Bedroom 2	3.25 × 3.05 m	
04. Reception	7.10 × 3.30 m	
Dining		
Living		
05. Kitchen	2.05 × 2.05 m	
06. Lobby	2.75 × 1.00 m	
07. Bathroom	2.15 × 1.95 m	
08. Terrace 1	3.15 × 3.00 m	
09. Terrace 2	3.20 × 1.30 m	
10. Terrace 3	3.00 × 1.40 m	

106 First Floor

3 Bedrooms Area		150 m ²
01. Master Bedroom	3.30 × 3.00 m	
02. Master Bathroom	1.75 × 1.55 m	
03. Dressing	1.75 × 1.65 m	
04. Bedroom 2	3.55 × 3.45 m	
05. Bedroom 3	3.75 × 3.20 m	
06. Reception	6.05 × 4.25 m	
Dining		
Living		
07. Kitchen	3.00 × 2.05 m	
08. Lobby	5.05 × 1.10 m	
09. Bathroom	2.55 × 1.45 m	
10. Terrace 1	6.65 × 1.45 m	
11. Terrace 2	5.30 × 1.65 m	
12. Terrace 3	4.10 × 3.65 m	

Chalets | F1

FIRST FLOOR



Chalets | F1

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SECOND FLOOR



201
Second Floor

Room	Area
3 Bedroom	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	5.15 × 1.45 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	4.10 × 3.95 m

202
Second Floor

Room	Area
2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.70 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 2.95 m
09. Terrace 2	3.20 × 1.00 m
10. Terrace 3	3.00 × 1.40 m

203
Second Floor

Room	Area
2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 2.95 m
09. Terrace 2	3.20 × 1.00 m
10. Terrace 3	3.00 × 1.40 m

204
Second Floor

Room	Area
2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 2.95 m
09. Terrace 2	3.20 × 1.00 m
10. Terrace 3	3.00 × 1.40 m

205
Second Floor

Room	Area
2 Bedrooms Area	110 m ²
01. Master Bedroom	3.50 × 3.05 m
02. Master Bathroom	1.95 × 1.85 m
03. Bedroom 2	3.25 × 3.05 m
04. Reception	7.10 × 3.30 m
Dining	
Living	
05. Kitchen	2.05 × 2.05 m
06. Lobby	2.75 × 1.00 m
07. Bathroom	2.15 × 1.95 m
08. Terrace 1	3.15 × 2.95 m
09. Terrace 2	3.20 × 1.00 m
10. Terrace 3	3.00 × 1.40 m

206
Second Floor

Room	Area
3 Bedrooms Area	160 m ²
01. Master Bedroom	3.30 × 3.00 m
02. Master Bathroom	1.75 × 1.55 m
03. Dressing	1.75 × 1.65 m
04. Bedroom 2	3.55 × 3.45 m
05. Bedroom 3	3.75 × 3.20 m
06. Reception	6.05 × 4.25 m
Dining	
Living	
07. Kitchen	3.00 × 2.05 m
08. Lobby	5.05 × 1.10 m
09. Bathroom	2.55 × 1.45 m
10. Terrace 1	4.10 × 3.95 m
11. Terrace 2	5.30 × 2.35 m
12. Terrace 3	5.15 × 1.45 m

Chalets | F1

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SECOND FLOOR



SUNLODGE

—
Chalets



Chalets | Sunlodge

TYPICAL FLOOR

Chalets | Sunlodge

TYPICAL FLOOR



01, 04, 05 & 08

BUA	60 m ²
Bedroom	3.85 × 3.25 m
Bathroom	2.10 × 2.00 m
Reception	4.90 × 3.25 m
Lobby	6.20 × 1.10 m
Terrace	3.30 × 1.10 m

02, 03, 06 & 07

BUA	55 m ²
Bedroom	3.50 × 3.35 m
Bathroom	2.10 × 2.00 m
Reception	4.20 × 3.35 m
Lobby	2.80 × 1.25 m
Terrace	3.35 × 2.30 m

FINISHING SPECS

FLOORING



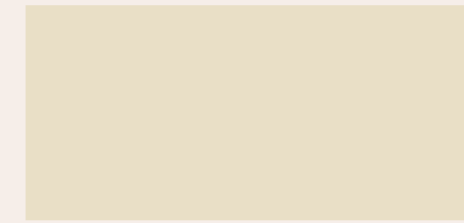
ITEM	PORCELAIN
Area of Use	Bedroom
	Master Bedroom



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



ITEM	PAINT
Area of Use	Reception
	Dining Room

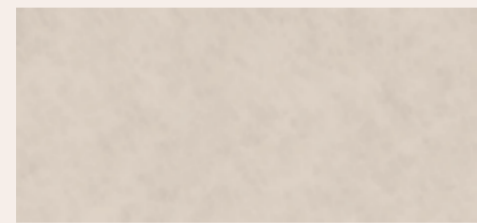


ITEM	PAINT
Area of Use	Rooms
	Corridors

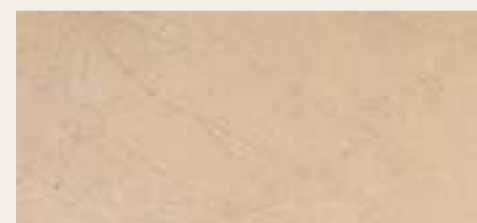


ITEM	PORCELAIN
Area of Use	Bathroom
	Master Bathroom
	Guest Bathroom

COUNTER TOP



ITEM	MARBLE
Area of Use	Bathroom
	Master Bathroom
	Guest Bathroom



ITEM	MARBLE
Area of Use	Kitchen

PARTNERS



Creato Design Consultant



Colliers International
Hospitality



Dr. Ahmed Hosny Geoconsultants
Geotechnical Consultant



Mito Consultant



Mimar Group Engineering Consultant



Sites International
Landscape & Masterplan Consultant

places to keep | ajnadevelopments.com

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16995

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