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DESIGN CONSULTANT





01
THE
KAI LIFE





ABOUT KAI

Whether you like to enjoy a lovely morning walk on the beach or breathe-in the scents of beautiful floral landscaping with the amazing view of the sunrise; whether you like to chill or sun-tan on the lagoon or feel the grass on your feet in an afternoon picnic; whether you like to have a quick bite at the beach or a candle-lit dinner at an elegant fine-dining restaurant at the Pier; whether you like to attend a noisy evening concert or indulge in a relaxing massage treatment; whether you like to play an evening soccer match with your friends or burst with energetic water-sports under the morning sun .. Kai Sahel is the place for you.





THE LIFESTYLE

The Kai lifestyle has a unique blend of elegance, comfort and peace of mind. It caters to the needs and interests of all family members, and serves as the perfect escape. Over an area of 207 feddans, Kai Sahel, offers a rich experience and breathtaking scenery. We provide the comfort of the getaway and help you recover and restore your senses in this brilliantly designed project where 100% of the units have a water view, whether lagoon, spring, lake, pool or sea view.



02
THE
LOCATION



IN FOUKA

Kilo 221

Abu Hagag

Northern wind



MEDITERRANEAN SEA

SEA BREEZE

Jumeira Bay 4 KM

Fouka Bay 10 KM

Hacienda West 12 KM

Ceaser 18 KM

Mountain View 20 KM

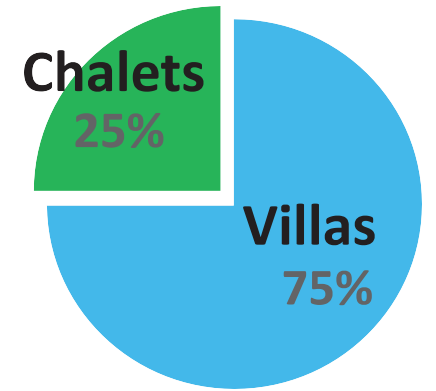
Swan Lake 23 KM

Jefaira 31 KM

- 3.5 HOURS FROM CAIRO
- 2 HOURS FROM ALEXANDRIA
- 93 KM FROM MARASSI
- 82 KM FROM HACIENDA WHITE
- 1 HOUR FROM MARSА MATROUH

03
THE KAI
EXPERIENCE





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THE PROMENADE

Kai Sahel provides a multitude of experiences just by walking through our promenade!

The promenade is an amazing 2 KM pathway that cuts through the whole project from back to front. You can enjoy a pleasurable walk through the different zone themes and countless activities to make you feel entertained, relaxed, and chilled at the same time.

Kai Sahel brings your community the excitement to enjoy the cultural hub weekly events, sports arena energetic activities and the lush greenery, landscaping, water features and springs along with Kai Sahel's unique sea view and beach experience to enjoy this visual beauty and get into pure chill out mood.



KOMO CULTURE HUB

The Komo Culture Hub is here to re-invent the night scene at Sahel. This vibrant hub will be the center of everything exciting with its local and international culture, arts and entertainment events. This retail and entertainment district is pedestrian-friendly and offers a unique shopping zone with a modern aesthetic and organic vibe. Active during the day and vibrant at night, this area also features an open-air amphi theater that hosts a variety of cultural performances and events.

PROGRAM ELEMENTS

1. Retail Facilities
2. Amphitheater
3. Plaza
4. Pedestrian Promenade
5. Resort Shops & Dining
6. Access To Chalet Apartments
7. Access To Sports Facility



SPORTS ARENA

Located directly north of the Komo Culture Hub is the Sports Arena. The Sports Arena will be a place bursting with excitement and activity featuring a state-of-the-art sports training facility and plenty of open green space for recreational activities. It promotes a healthy and active lifestyle for health-conscious residents. The sports facility will also host a soccer school and summer camp for kids to ensure providing a worthwhile vacation for the young Kai citizens.

PROGRAM ELEMENTS

1. Club House
2. Tennis Courts
3. Soccer Field
4. Swimming Facility
5. Jogging Track
6. Outdoor Gym



EDEN LAGOONS

The Eden Lagoons district features a series of connected water experiences that weave between twin and town villas. The lagoon area is one of the highlights of this project with its 50,000 square meters swimmable lagoon that is only a few steps away from your villa. These modern urban residences get to enjoy the Harmony and Serenity that comes with living on a lagoon. Located in this area is a Clubhouse that portrays architectural brilliance and will serve as a key service area for the lagoon. Peaceful water, harmonious nature and relaxing activities make this the perfect retreat, especially with a 3,700 meters of amazing lagoon shoreline. The lagoon also features very exclusive stand-alone villas located on 5 lagoon islands.

PROGRAM ELEMENTS

1. Club House & Beach
2. Town Houses
3. Twin Houses
4. Lagoon Promenade
5. Villa Islands
6. Swimmable Lagoons



EXPERIENCE HARMONY





THE CLUB HOUSE

EXPERIENCE SERENITY



SENSATIONS PARK

The Sensations Park transports visitors of all ages to an immersive, interactive public space using the five senses. Featuring elements of activity, engagement and interaction throughout the springs park, visitors are encouraged to connect with each of their senses in an inspiring way and return again and again to continue the exploration. These amazing 130,000 square meters of lush green landscaping, springs and lakes is a one-of-a-kind in Sahel. Not only that, but it's just 250 meters away from Kai's awe-inspiring coastline and sea experience.

PROGRAM ELEMENTS

1. 5 Villages
2. Club House
3. Playgrounds
4. Springs & Lakes
5. Green Valleys
6. Large Swimming Pool
7. Park





VISION OF WONDER

The SEE courtyard features a stunning water spring running through an amazing landscaping with exotic floral choices. This courtyard also features iconic choices of art and sculpture. Similar to the view through a kaleidoscope, the experience will be multidimensional, infinitely rich, animated, full of spirit and alive.





TASTE OF NATURE

The TASTE courtyard is more than just a public space. This enclave and its edible landscape create an inviting and engaging destination. Here, residents are able to expand their culinary expertise by learning about exotic fruits, herbs and other edible plants.

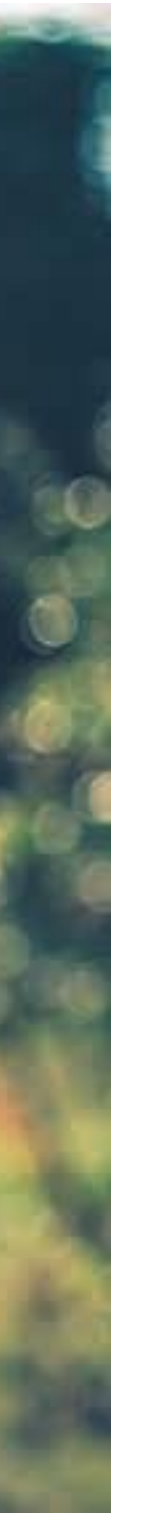




BREATH OF LIFE

The BREATHE courtyard provides a unique blend of the breeze of the Northern Winds and the breathtaking floral scents.

This enclave is brought to life with the scents of flowers and trees, including the pine, the Frangipani, the plum, and other exotic floral choices.





SOUND OF NATURE

The MURMUR courtyard will transport residents to an immersive musical destination where the orchestra of natural sounds, such as wind, water, and native birds who call this park home join together. Each visit produces a new soundtrack, a beautiful harmony to play in the background of your vacation.





TOUCH OF BEAUTY

The TOUCH courtyard encourages movement and features unique textures and interactive activities. This is the zone where the sense of touch will be exercised through the bare-foot picnic areas where you can immerse yourself in the amazing grass landscapes and feel the sun on your skin or get your kids to enjoy the playful and interactive water fountain.



THE HOTEL

It is the perfect district for guests, visitors, or new comers to visit. This exclusive international 5-stars, 150-room hotel retreat area welcomes guests by immersing them in the natural surroundings. Guests have convenient, walking access to resort amenities and lush open spaces for gatherings and events. This area provides an elevated escape for tourists, vacationers and visitors.

PROGRAM ELEMENTS

1. Swimming Pools
2. Fine Dining
3. Event Terraces
4. Spa
5. Chill-out Lounges



MAKAI SEA FRONT VILLAS

This exclusive zone of stand-alone villas enjoys 100% sea view for all units. The four rows of stand-alone villas will be constructed on 4 different levels, the lowest of which will be 8 meters above sea-level and the highest of which will be 27 meters above sea-level so that you can enjoy the infinity view of the Mediterranean from the garden of your villa. This exclusive and inviting neighborhood offers world-class elegance and amenities to residents who desire to live with great style and grace. In Hawaiian culture "Makai" means "on the seaside" and that is what the Makai sea-front villas offer you, an unmatched experience.

PROGRAM ELEMENTS

1. Water Springs & Green Valley
2. Nature Trails
3. Beach Access
4. Community Event Space





HELE WATER CHALETS

Hele Water Chalets are located in three main districts across the project. Those districts have easy access to active waterfront activities and land-based community activities in the park. Those districts appeal to a younger demographic with sophisticated tastes and seeking adventurous activities. This area of the site features: easy pedestrian connections, large private pools and abundance of green breathing space. Hele Water Chalets have an amazing ultra modern architecture that is characterized by style and elegance.

PROGRAM ELEMENTS

1. One-Step Pool
2. Gardens
3. Event Space
4. Community Lawns



04
ARCHITECTURAL
LANGUAGE





IMMACULATE DESIGN

The ultra modern designs of Kai Sahel are hard to find anywhere else in Egypt. The amazing architecture of Kai Sahel was only developed to appeal to those who appreciate art, not only those who live the present but rather embrace the future.

Kai Sahel's designs combine simplicity, luxury and taste in an uncompromising standard. Building colors blend with the natural colors of the sky, landscape and sea to give a sense of harmony in a beautifully connected environment.





05
LUXURY BY
THE SEA



NALU BEACH

At Nalu Beach, the beach experience is enhanced with an active pier and expansive resort-style lagoons with something for everyone. This zone enjoys 500 meters of sandy Mediterranean coastline and 1,200 meters of lagoon shorelines. The beach will also include Kai Sahel's signature bungalows that provide an out-of-this-world experience with their fantastic design and convenience.

PROGRAM ELEMENTS

1. Pier
2. Bungalows
3. Serenity Swimmable Lagoons
4. Fine-dining Restaurants
5. Beach Clubhouse





THE PIER

The Pier provides a premier waterfront environment and experience as well as bustling beach fine-dining restaurants and bars. There will also be trellises and canopies that offer shaded pedestrian walkways for a relaxing walking experience. This area will also include the Beach Clubhouse.





SERENITY LAGOONS

Serenity Lagoons are inspired by the beauty of nature which makes you enjoy a calm and relaxing Environment. Serenity Swimmable lagoons have the fresh clean look of crisp white and blue wherever you lay your eyes, and this helps with the comforting getaway experience along with the amazing landscape and lush greenery wherever you look in the surroundings. The quality of a serene experience will be completed with your exclusive Bungalows by the lagoons for a deluxe & luxurious beach nightlife.

Exclusive Beach Bungalows
Beach Swimmable Lagoons
Programmed Activity
Relaxation & Peacefulness

06
THE
INTERIOR





LAHUI
Trendy Ethnic

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



KAHKAI
Hamplopps Chic

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



An aerial photograph of a tropical beach. The top half of the image shows a wide, white sandy beach. The bottom half shows clear, turquoise water with white foam from waves breaking onto the shore. On the right side, there is a small area of dark green vegetation. The overall scene is bright and serene.

07
THE
DEVELOPER



Live Shot from LA NUOVA VISTA Compound – NEW CAIRO

 **MISR ITALIA**
PROPERTIES

Misr Italia Properties is a leading real estate developer in Egypt expanding with 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 Properties 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 business hub and second homes projects such as Kai Sokhna and Kai Sahel, our newest addition in the North Coast. Misr Italia Properties will soon be launching a new project in the New Capital City.

08
THE MASTER
PLANNER
& DESIGN
CONSULTANT



CALLISONRTKL

A DESIGN CONSULTANCY OF ARCADIS

CallisonRTKL combines the legacy of two great design practices that are characterized by the strength of their ideas, the spirit of their culture and the passion of their people to make the world a better place. Headquartered in Dallas, Texas, USA, CallisonRTKL is one of the major global players in master planning and design consultancy.

DMA

DESIGN | ENGINEERING

DMA carries more than 25 years of extensive experience in delivering architectural and engineering services covering urban planning, architectural & landscape design, construction supervision & interior design; for all the real estate developments & facility sectors. "In DMA we believe that Architectural Design is not only about being Iconic or Unique; it is about bringing the project to Life."

DEVELOPED BY:

