Welcome to Egypt; an enigmatic land where time is measured by dynasties, and distance by the power of the flowing Nile and the gold setting sun. Coveted for both its strategic position and religious significance as a crossroads of empires, Egypt invites you to travel back in time to capture one of the world’s oldest and greatest civilizations man has ever known. With a glorious past, casting long shadows over its welcoming people and vibrant present, this year-round sunny destination is every adventurer’s dream; offering multiple vestiges of cultures, religions and virgin landscapes, as well as traces of pilgrims and prophets who have all left their footprints on its lush delta and sacred beguiling desert.
Continent: Africa
Capital: Cairo
Location: Northeast Africa
Coastlines: Mediterranean Sea, Red Sea
Total Coastlines: 2,450 km
Water Area: 6,000 km²
Currency: Egyptian Pound
The vast and grandeur beauty of this destination is evident in its countless faces; from the majestic heights of Mount Sinai, the Greco-Roman treasure-troves in Alexandria, the breathtaking sight of the Great Pyramids in Giza to the refreshing morning dips in its crystal-clear Mediterranean Sea and the soothing glides on the world’s longest river; the Nile River.

Venture on a memorable journey to explore the towering Pharaonic temples in Luxor, or spend time admiring the sand-covered tombs in Aswan’s waterside sites. Shop the stalls of Khan Al-Khalili market then travel back in time by visiting the Egyptian Museum in Cairo. Trek into the vast desert, past the world’s oldest Coptic monasteries and uncover time-honoured Bedouin traditions, as well as the Holy Family’s sacred sites.
Discover the explorer in you, as you lose yourself in the colourful depths of the Red Sea, and simply gaze upon 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 happily volunteer to share the sights, sounds, and stories of a country larger than life.
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 - Sickha Highway  95 km
Kurimat - Zaafarana Road  120 km
Hurghada - Zaafarana Road  320 km
Suez - Sickha Road  40 km

BY SEA:
• El Sickha International Port
• Suez Canal
Fringed by ancient history while naturally colliding with Sinai’s proud mountainous range, the Red Sea Riviera flows into a landscape of exclusive wealth. Boasting a glittering string of coastal gems that span across Hurghada, Al Quseir, and Marsa Alam, the Red Sea’s unique location is globally celebrated for its psychedelic vibrancy captured in dazzling coral reefs, crystal clear waters and ideal year-round temperatures of 21º to 25º Celsius. Home to more than 200 colourful reefs and over 1,000 invertebrate species, the pristine coastline is Egypt’s well-kept natural gem, known to be one of the globe’s greatest dive sites.

THE RED SEA... AN EXCITING 360º ENTERTAINMENT ITINERARY
The Red Sea Riviera offers an unmatched variety of water-sport activities including fishing, kite-surfing, dolphin-watching, and snorkeling, dictating an exciting 360º entertainment itinerary ideal for the whole family.
Lying on the western shore of the Red Sea’s Gulf of Suez, ‘Ain El Sokhna’ or the ‘hot springs’ is ideally situated 120 km east of Cairo, extending for over 60 km on the crystalline coastline from Adabiya port in the north to Zaafarana in the south. Dubbed as Cairo’s beach for its proximity, a delightful 90-minute drive is all it takes to uncover this sun-drenched gem, guarded by tranquil sapphire blues on one side, a proud mountainous range on the other, and a myriad of water and desert activities in between to leave you entertained 365 days a year. El Sokhna, famous for two mountains: Attaqa, and Galaia, is believed to be the point from which Moses and his people crossed in their exodus.
REAL PICTURE OF IL MONTE GALALA SITE
Imagine an intimate yet perfectly majestic world, gently rising from clear turquoise waters to proudly crown its own soul-stirring mountain, hundreds of metres above the Red Sea’s glistening coast, where every little detail is sympathetic to nature, painting a mesmerising picture of your mountain-top life.

It is here, in the heart of the Galala Mountain, where proud peaks effortlessly embrace the best elements of the sun and sea, and your luxurious cliff-top home gently clings to rocks. IL MONTE GALALA proves once and for all that beauty can be seized from summit to sea.
Nestled on top of Galala’s starlit mountains lies a coastal universe of architecturally inspired waterfront homes, spooning the world’s first mountain-top swimmable lagoon, tumbling down to embrace the Red Sea’s infinite views.

IL MONTE GALALA is a distinct opportunity to own a world-class address in a unique location capturing natural simplicity and luxurious richness at different altitudes.

Created and master-planned by Egypt’s acclaimed Tatweer Misr Developments and world-renowned Italian architect Gianluca Peluffo and Partners, IL MONTE GALALA articulates a unique living experience not offered elsewhere. Inspired by Portofino’s spellbinding surroundings, this year-round mountain-top community with its lush landscapes and idyllic beach lifestyle sets a global benchmark for luxury living, sustainability and unrivalled hospitality, earning it the best "Residential Low Rise Project Award – Future" by Cityscape Global.
Flowing into a landscape of natural beauty, IL MONTE GALALA spans over 2.24 million m² 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 m². 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.
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.
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
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.
Water has a power of its own; it soothes, refreshes, and invigorates. That’s the intention behind owning a unique waterfront 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 m² 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.

THE WORLD’S FIRST MOUNTAIN-TOP LAGOON, EXCLUSIVELY YOURS
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.
Arts and culture are deeply weaved 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.
IL MONTE GALALA is proud to collaborate with world-renowned Italian artist Fabrizio Plessi, bringing to life an abundance of awe-inspiring installations that glint 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 für 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 Quadriennal 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.
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.

YOUR GUARANTEE FOR GOOD TIMES
For shopping lovers, II. 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.
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.
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.
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.
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.
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 DAILY MOUNTAIN-TOP ACTIVITY
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.

YOUR INSPIRATIONAL MOUNTAIN-TOP EDUCATION
MOBILITY POWERED BY MASPERO ELEVATORI
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 Masparo 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 360º 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.

A COASTAL UNIVERSE ACCESSIBLE BY ALL
Boasting clean contemporary lines and unadorned interiors with large glass window façades, your home at IL MONTE GALALA is designed to bring the outdoors inside by combining raw stone punctuations with wooden beams that open onto flowing landscapes for nature to unwrap its gifts all around. Combining true luxury with highly specified comfort, all breathing spaces are seamlessly nestled into exclusive mountain-top surroundings to encompass private infinity pools, spacious jacuzzis, elegant fire places, an outdoor seating area, in addition to lush garden oases that embrace tranquil lagoons. The use of open furniture evokes a soul-soothing experience like no other, dictating a one-of-its-kind contemporary aesthetic, offering the best of mountain-top luxury living.
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.
PARTNERING WITH THE BEST

IL MONTE GALALA’s commitment to offer the best has driven it to build strong strategic partnerships with some of the best leading names around the world; offering clients an exclusive and comprehensive experience of originality and premium quality. This year-round mountain community pledges to set a global benchmark for luxury living, sustainability and unrivalled hospitality.
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.

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.

WHY INVEST IN EGYPT?

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CAIRO PRIME RENTAL CLOCK

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

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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.

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
Walk the beach, watch the sunset - be where you can appreciate what really matters. At IL MONTE GALALA - Sokhna you can take the time to reflect. Take off your watch, and enjoy ultimate luxury with the mountains as your backdrop - spending time with those you care for most. To be where you feel at peace, at home. Such opportunities are rare indeed. Now is the time to make your dream waterfront home, your reality.

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IT'S TIME TO COME HOME.

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