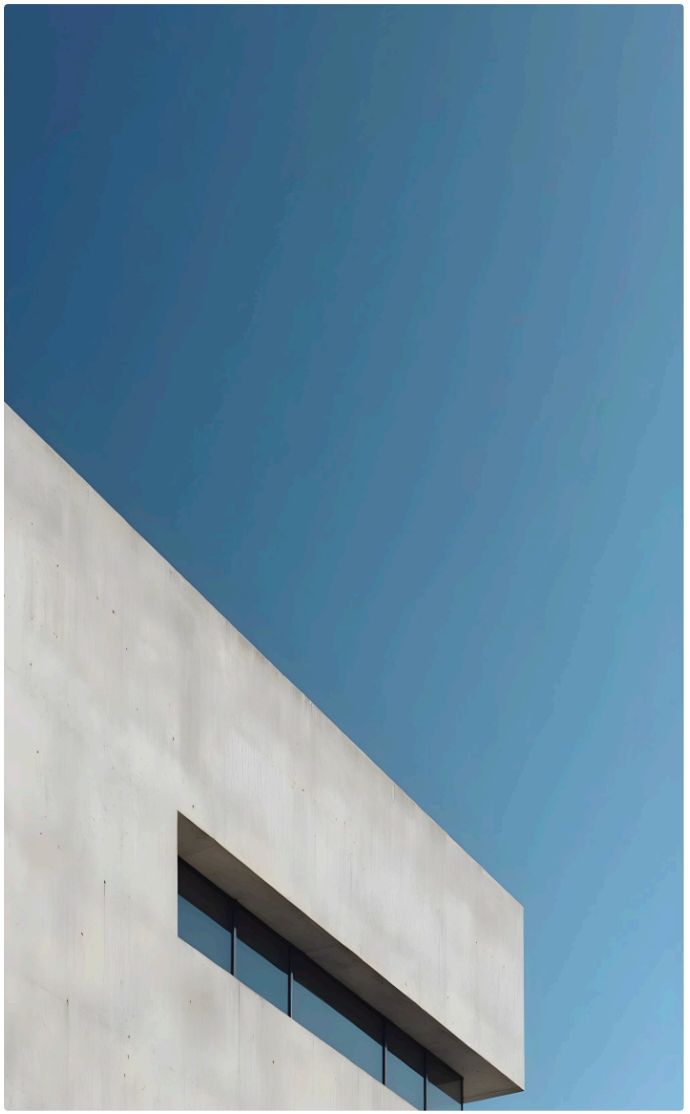
Nawy

Sereia-The Groove

DM DEVELOPMENT

01

ABOUT **DEVELOPER**



ABOUT
DM DEVELOPMENT

On a mission to move communities further, DM Developments works on establishing well-designed residents with international standards. The leading real estate developer is operated by a team of experts with over 35 years of experience in the field.

DM Developments opened its doors in 2014 and since then the company has established itself as a leading tourism real estate developer. Currently, the company is working on expanding its portfolio and changing urban culture by introducing sustainable solutions.

Partnering with leading companies, DM Developments offers its clients one-of-a-kind experiences with unique designs, lifestyles, and hospitality services. DM Developments also provides the whole tourism property cycle from development to maintenance and value enhancement.

DM Developments Top Projects
DM Developments is well-known for its high-end projects, including:



ABOUT
THE PROJECT

Sereia is a premium phase inside The Groove Ain Sokhna by DM Developments. This phase occupies 14% of the main resort's total land area. It was developed to offer the residents a unique summertime experience.

The Groove Sereia enjoys a prime location that is only 10 minutes away from New Galala City. Moreover, it is easily accessible via Suez Road.

It prides itself on various unique features such as its location, premium collection of beach homes, and top-tier facilities.

The Groove Sereia Location

Sereia Phase is located inside The Groove Ain El Sokhna Resort, close to the International Yacht Marina and the New Galala Resort. Thanks to its prime location, this phase is:

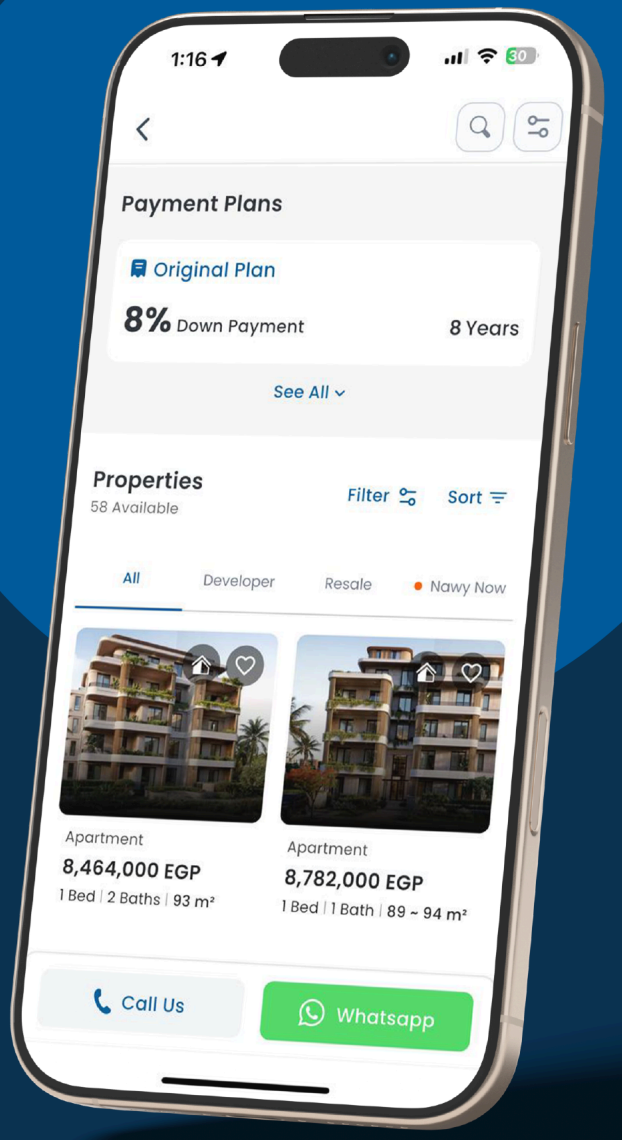
10 minutes away from the New Galala City
35 minutes away from New Capital City
45 minutes away from Cairo's new gates
50 minutes away from New Cairo
90 minutes away from Maadi
90 minutes away from Cairo International Airport

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02

THE **GALLERY**

THE **GALLERY**







03

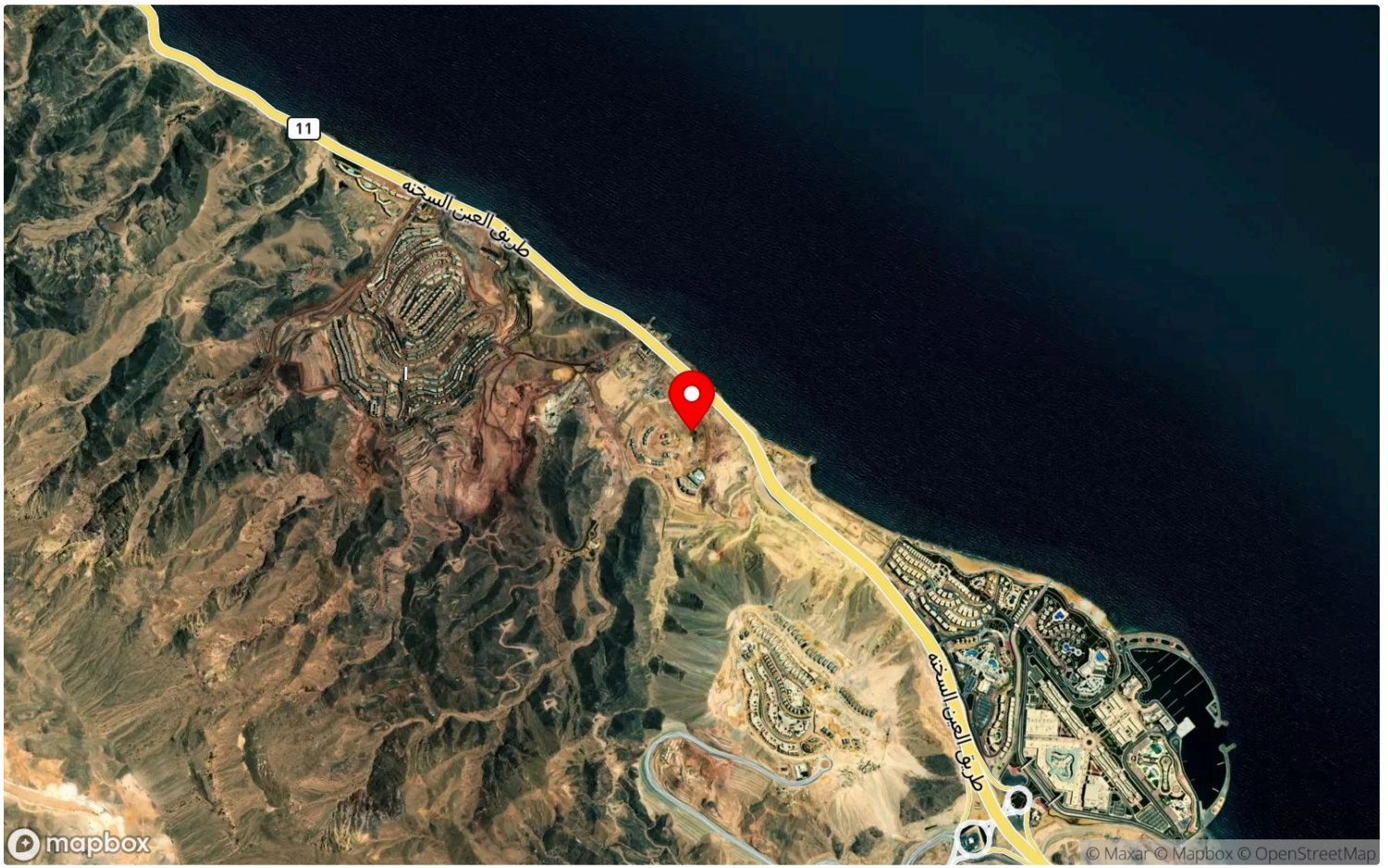
THE **MASTER PLAN**



04

LOCATION & **MAP**

LOCATION **MAP**



05

PROPERTY TYPES & **FLOOR PLANS**

CHALET 01

AREA ***70 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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CONTACT US

CHALET 01

Building Type	residential
Unit Name	70
Total Area From	70

TYPE **D** I Unit 02/03.

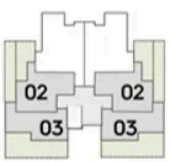
EXECUTIVE SUITE

80 SQM | 1 Bedroom.
70 SQM | 1 Bedroom.

Ground Floor

80 SQM		02
01	Reception	7.3 x 3.4
02	Kitchen	3.2 x 2.7
03	Bedroom	3.6 x 3.4
04	Bathroom	2.4 x 1.8
05	Terrace 1	2.1 x 1.9
06	Terrace 2	1.6 x 1.5

70 SQM		03
01	Reception	3.8 x 3.4
02	Kitchen	2.4 x 2.2
03	Bedroom	3.4 x 3.0
04	Bathroom	2.4 x 1.9
05	Terrace	1.7 x 1.6





1. These renders are for illustrative purposes only. Minor changes are applicable as per actual master planning design, construction, constructed units.
2. Floor plans layout and furniture plans are for indicative purposes.
3. Diagrams are not to scale.
4. Room dimensions are consistent with structural elements and do not include wall dishes or additional construction act specifications and details vary between each unit. For exactast technical details, please refer to the contract.

CHALET 02

AREA ***70 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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CONTACT US

CHALET 02

Building Type	residential
Unit Name	100
Total Area From	100

TYPE **C** | Unit 01.

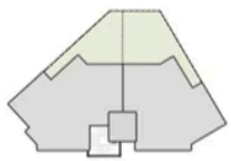
PRESIDENTIAL SUITE

100 SQM | 2 Bedrooms.

First Floor

01	Reception	4.3 x 3.3
02	Kitchen	2.8 x 2.0
03	Bedroom	3.9 x 3.3
04	Bathroom 1	2.6 x 1.8
05	Master Bedroom	3.6 x 3.5
06	Bathroom 2	3.0 x 2.5
07	Terrace 1	4.9 x 1.7
08	Terrace 2	1.7 x 1.2
09	Terrace 3	1.1 x 1.1





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CHALET 03

AREA ***70 SQM*** ***1*** BEDROOM ***1*** BATHROOM



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CONTACT US

CHALET 03

Building Type	residential
Unit Name	155
Total Area From	155

TYPE **A** I Unit 03.

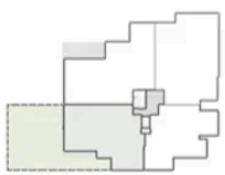
ROYAL SUITE

155 SQM | 3 Bedrooms.

First Floor

01	Reception	8.6 x 3.6
02	Kitchen	3.2 x 1.8
03	Bedroom 1	3.8 x 3.6
04	Bedroom 2	3.7 x 3.6
05	Bathroom 1	2.8 x 1.9
06	Master Bedroom	3.9 x 3.6
07	Bathroom 2	2.4 x 1.6
08	Terrace 1	3.5 x 2.7
09	Terrace 2	1.9 x 1.0
10	Powder room	1.6 x 1.4





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3. Diagrams are not to scale.
4. Room dimensions are consistent with structural elements and do not include wall dishes or additional construction act specifications and details vary between each unit. For exactast technical details, please refer to the contract.

06

THE **AMENITIES**



JOGGING TRAIL



OUTDOOR POOLS



CLUBHOUSE



CHILDREN'S PLAY AREA



SHARED SPA



SHARED GYM

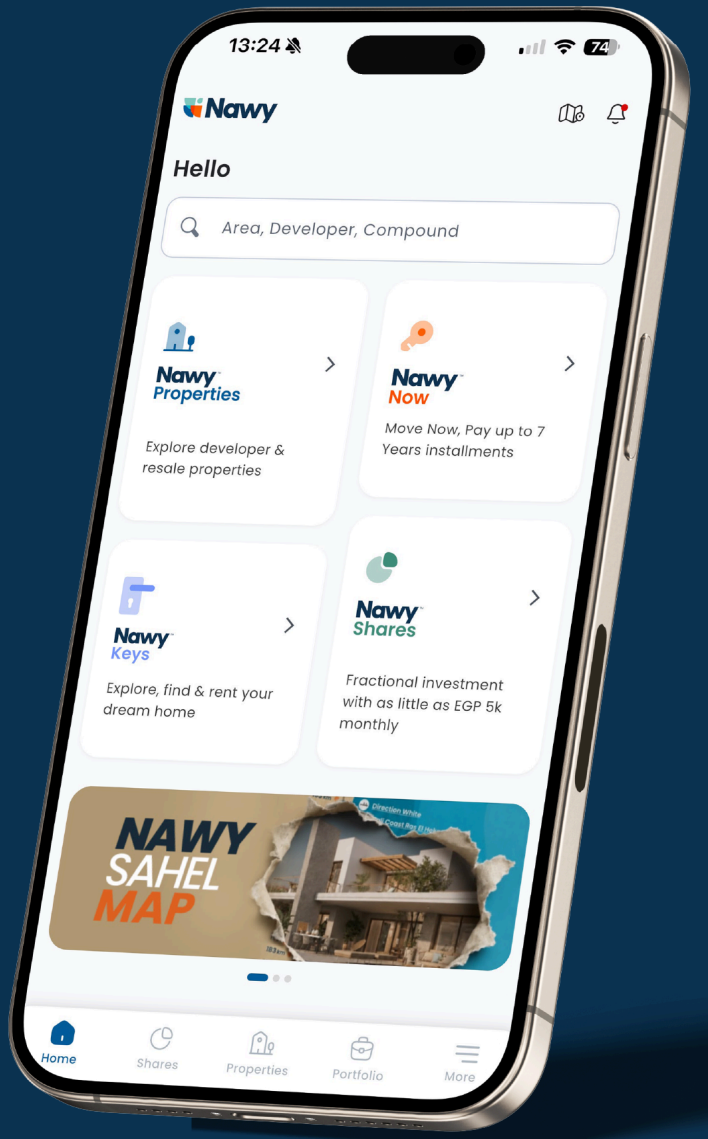
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