

You might not be sure of the reason, the enigmatic soul fascination; it might be that 'once in a lifetime calling', urging you to get in touch with your rawest emotions; the deep feelings that are as calm as the soothing sea, as proud as rugged mountain peaks as rough as stone textures and as

Some places might whisper softly but often seem to speak to you louder than others.

When you find those places, they won't leave you until you give in. Because only then you'll know what it's like to come home.

vulnerable as seasons fade.

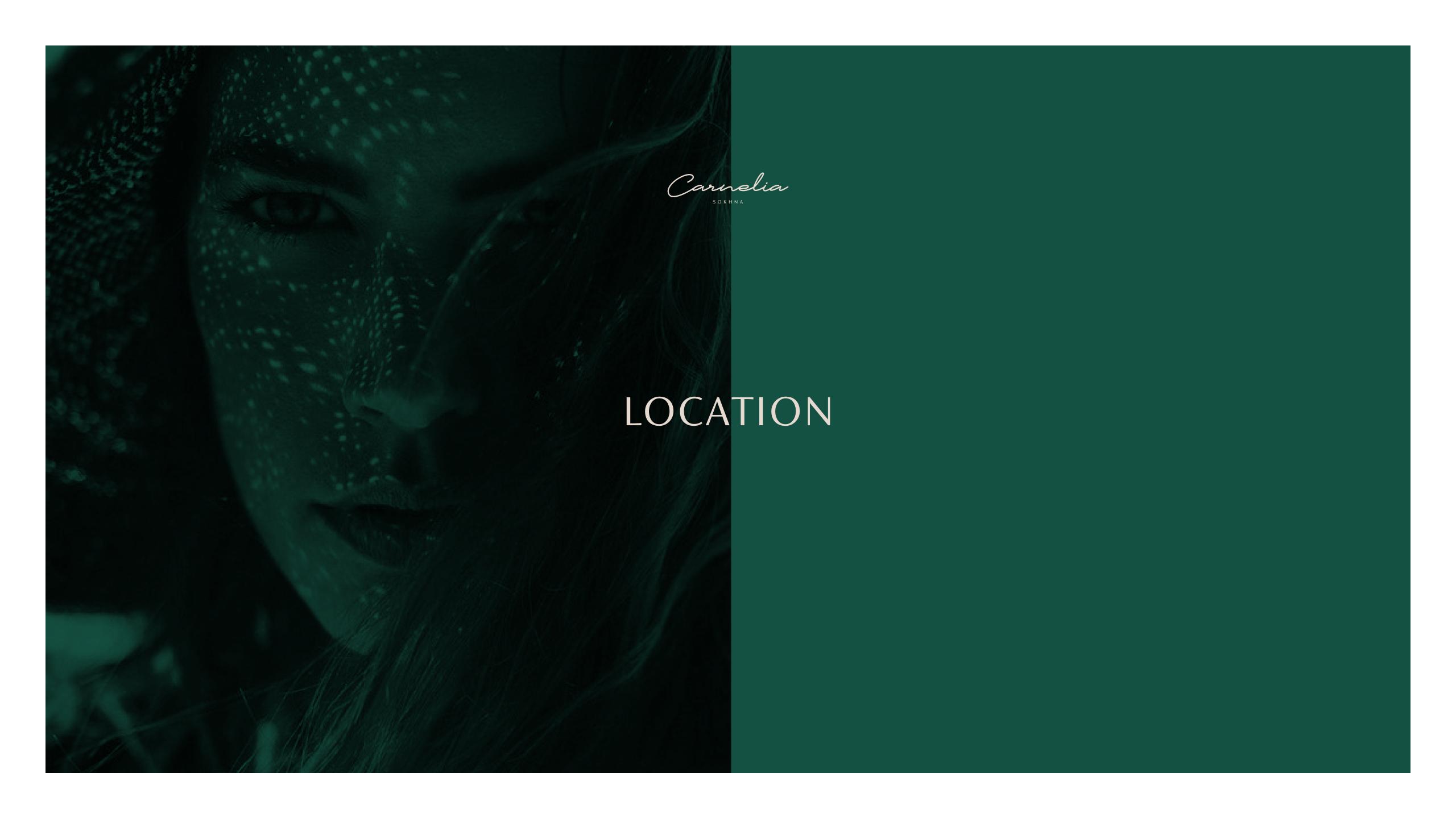


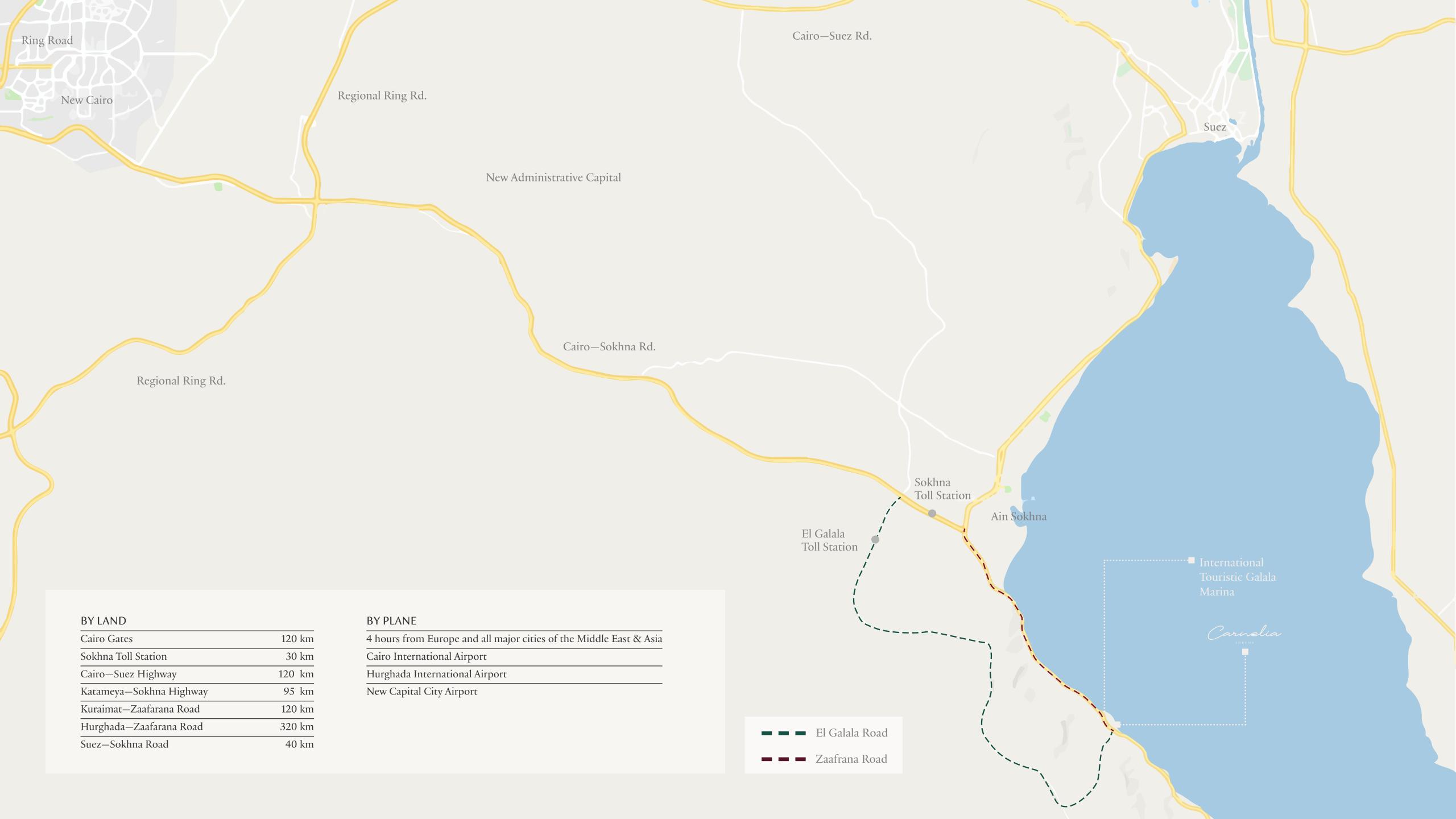
Carnelia

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.

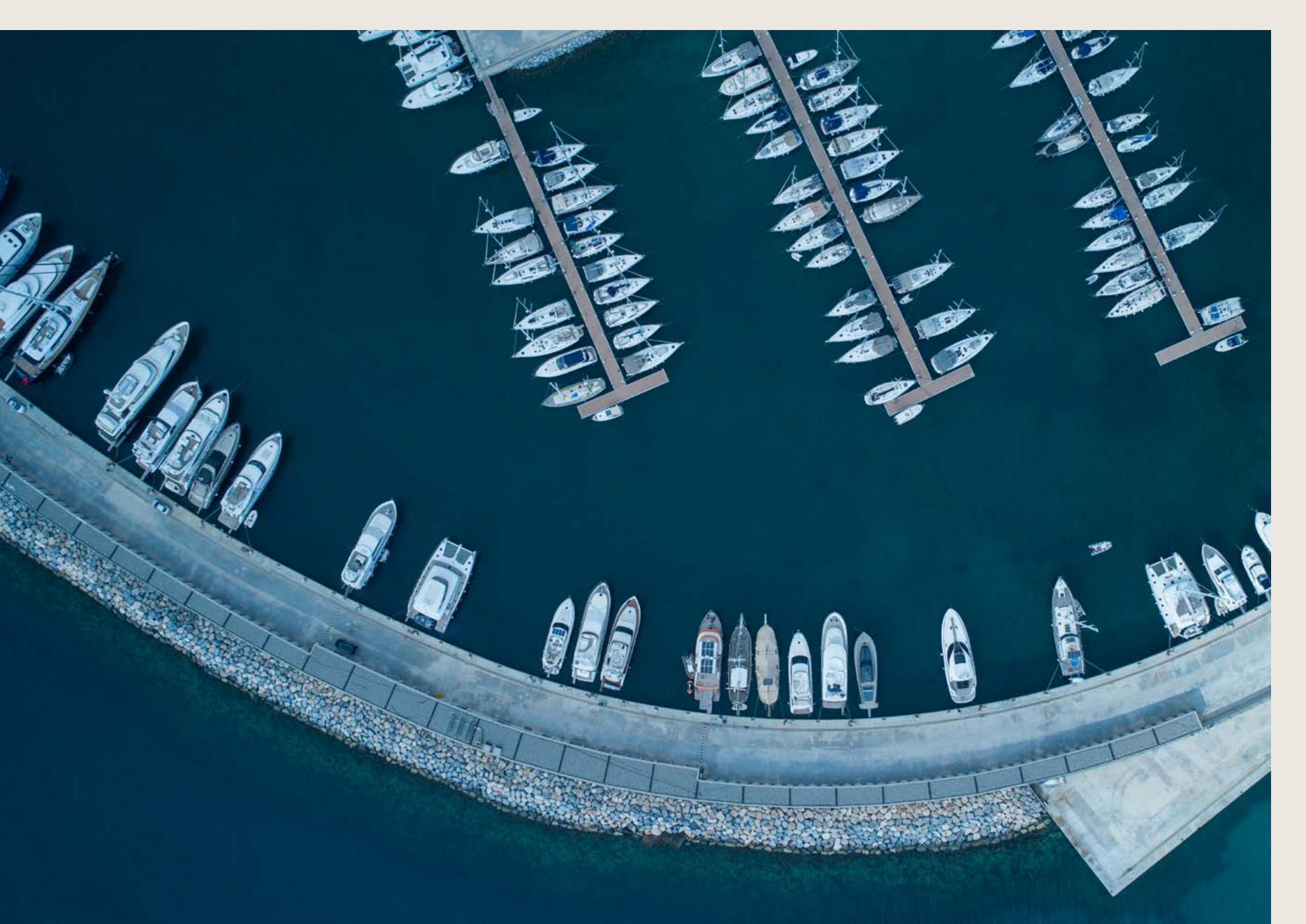
Carnelia is expertly planned on varied elevations starting a zero level up to 160 meters, allowing residents to enjoy exceptional Mountain views that open onto scenic seascapes. Boasting a private sandy beach for relaxation and entertainment, the avant-garde development captures the best of contemporary architecture to foster unique and intimate encounters with its surrounding elements.











# DOCK YOUR BOAT NEXT DOOR. El Galala International Marina.

Carnelia is the *only destination neighboring the world-class Galala Resort*, located on the highest mountain plateau between Ain Sokhna and Zafarana to open onto breathtaking views of the Red Sea Coast. The elemental edge of the development lies in its prime location, overlooking the International Touristic Marina which boasts 239 docking spots for yachts, fully-equipped with comprehensive services and top-notch yachting facilities for seafarers wishing to explore the best in service, comfort and style. The aesthetically unified harbor is an ideal docking place, attracting residents who wish to sail away from the stresses of city life, or simply want to engage in exciting water-sport activities in the newly constructed city of water games, operated by International companies for your entertainment anytime of the year.

Living at such close proximity to one of Egypt's fastest developing projects, not only grants homeowners direct access to the largest cable car project in the MENA region, linking them to a cutting-edge medical center, the first Olympic Village for sporting events and an internationally acclaimed university but also increases their investment value, along international players in what is set to become the new face of Sokhna in years to come.





# ENDLESS VISTAS OF SPARKLING TURQUOISE. 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 harmonizing the living experience to balance vital ingredients such as nature, people, architecture and leisure, Carnelia offers a variety of fully-finished homes, all enjoying double private access and parking, but most importantly 360 degree sea views, thanks to its innovative levelling technique.

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.











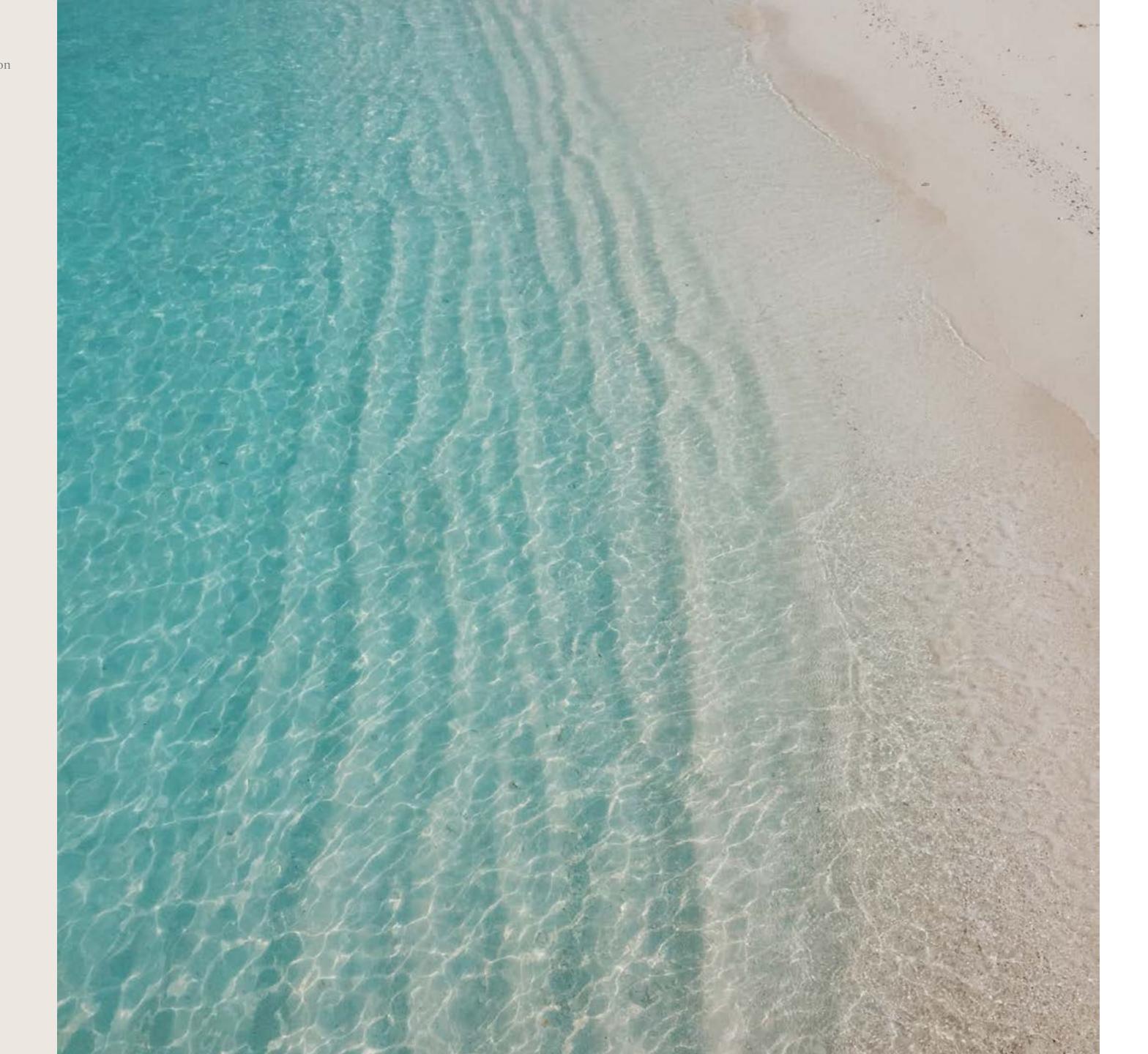


## GLORIOUS SEAFRONT SECLUSION.

Private Sunny 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.

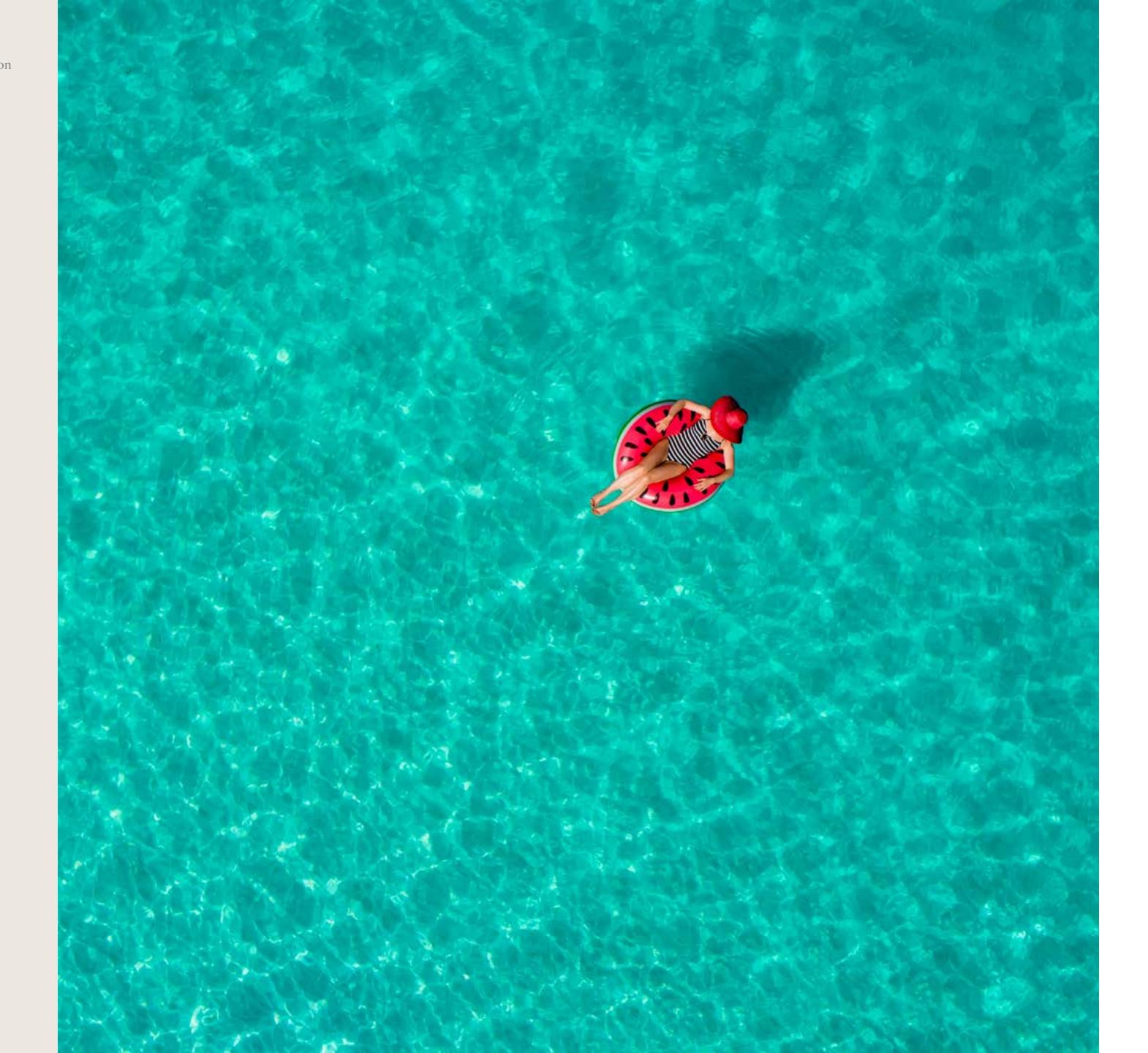
Wake up to an exotic dawn chorus and endless vistas of sparkling turquoise or simply watch as the night falls on the star-studded sea and let the mesmerizing views lull you to have a good night sleep.





## SHIMMERING SURROUNDINGS TO INSPIRE. Swimmable Lagoons.

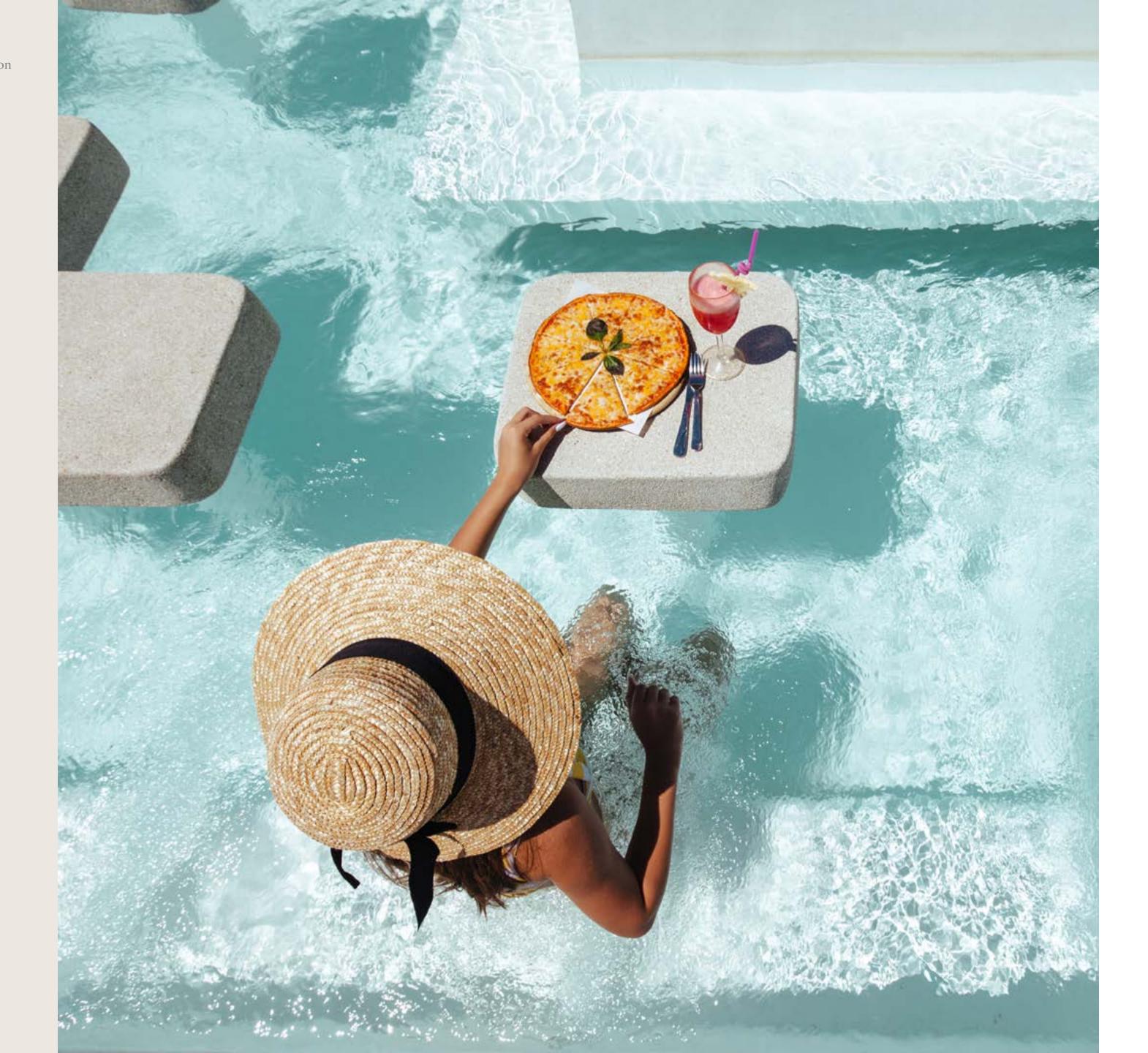
Carnelia is a floating idyllic paradise where 12,000 sqm of swimmable crystalline lagoons freely embrace breathtaking sea views to evoke unique sentiments of natural peace, continuity and flow. Masterplanned to surround residents' with a sustainable, year-round beach heaven, Carnelia's swimmable lagoons are 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.





## A SOCIALLY UPLIFTING EXPERIENCE. 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.

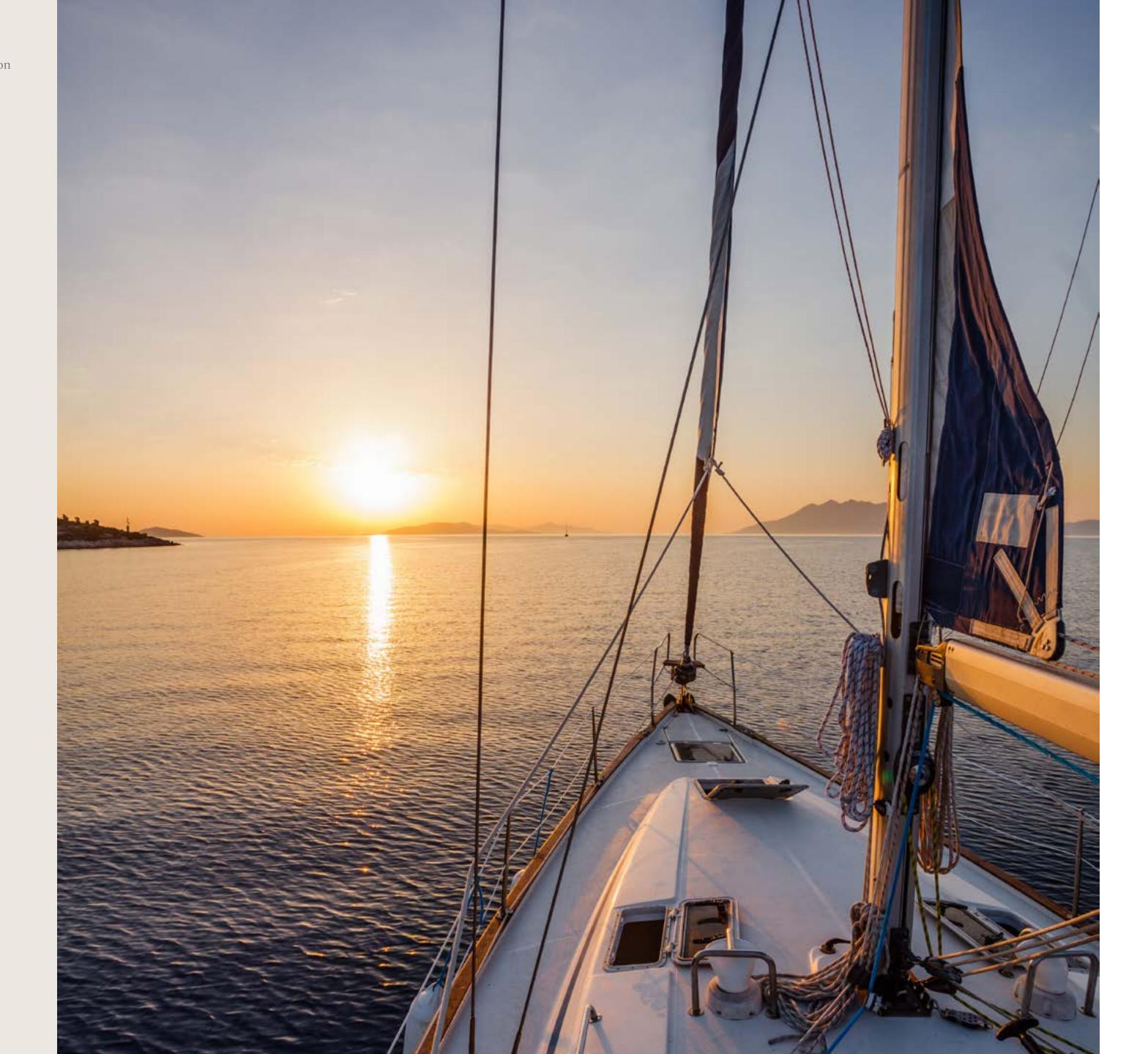




## EL GALALA INTERNATIONAL MARINA.

Minutes away from a world-class marina.

Imagine living minutes away from a world-class international marina, offering 300 berths - all fully equipped with the latest technology and top-class amenities to ensure yacht owners have quick and easy access to their boats to traverse the Red Sea in style. Imagine no more, Carnelia invites you to dream with eyes wide open, offering ideal winds and direct access to the Galala Touristic Marina, so you can sail into deep blues anytime of the year, without having to worry about where to dock your boat.



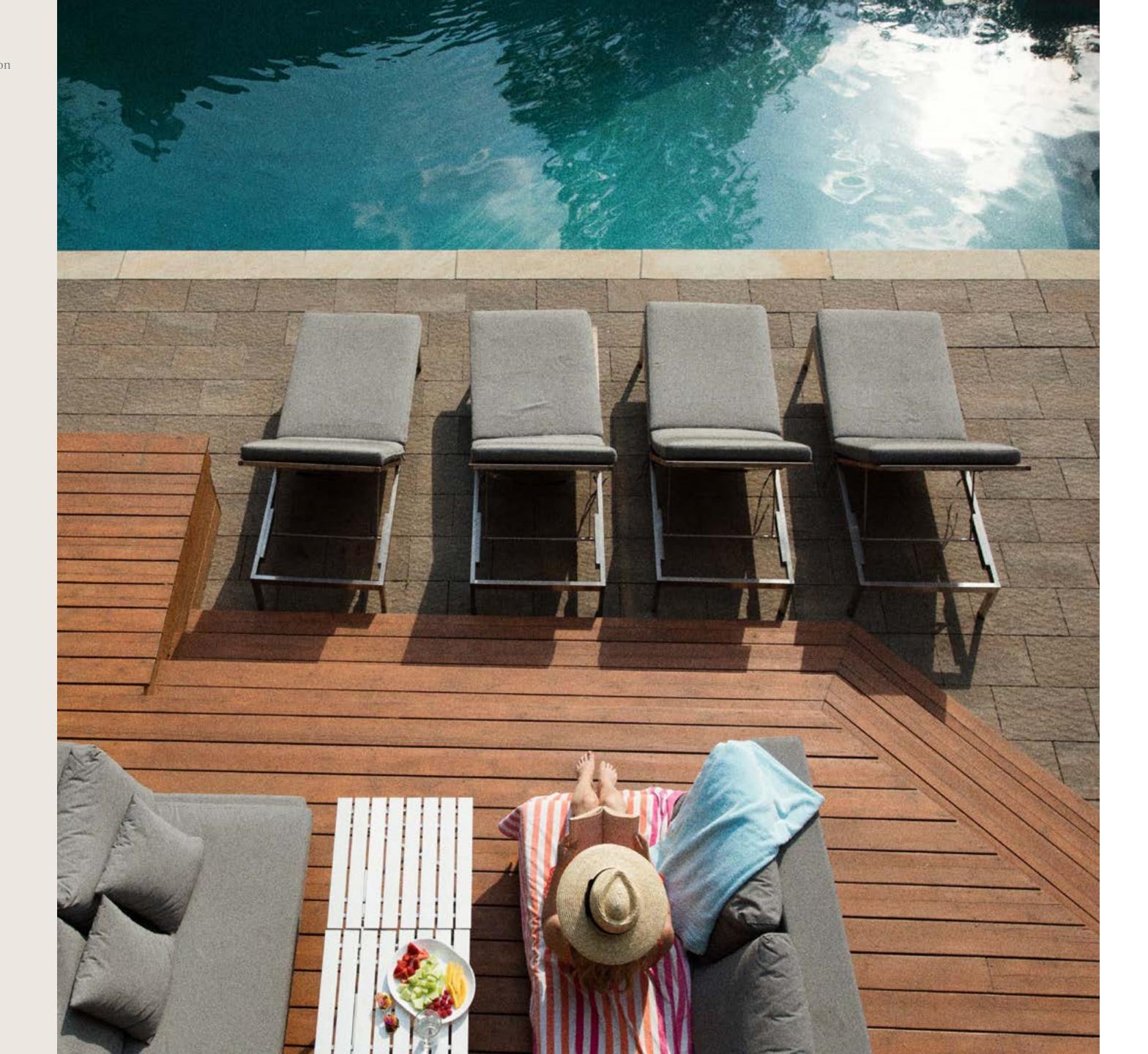


## 5-STAR BOUTIQUE HOTEL.

Immersive Experiences

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.





#### 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.











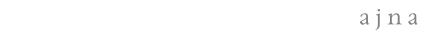


Carnelia

## Carnelia

### SHIFTER



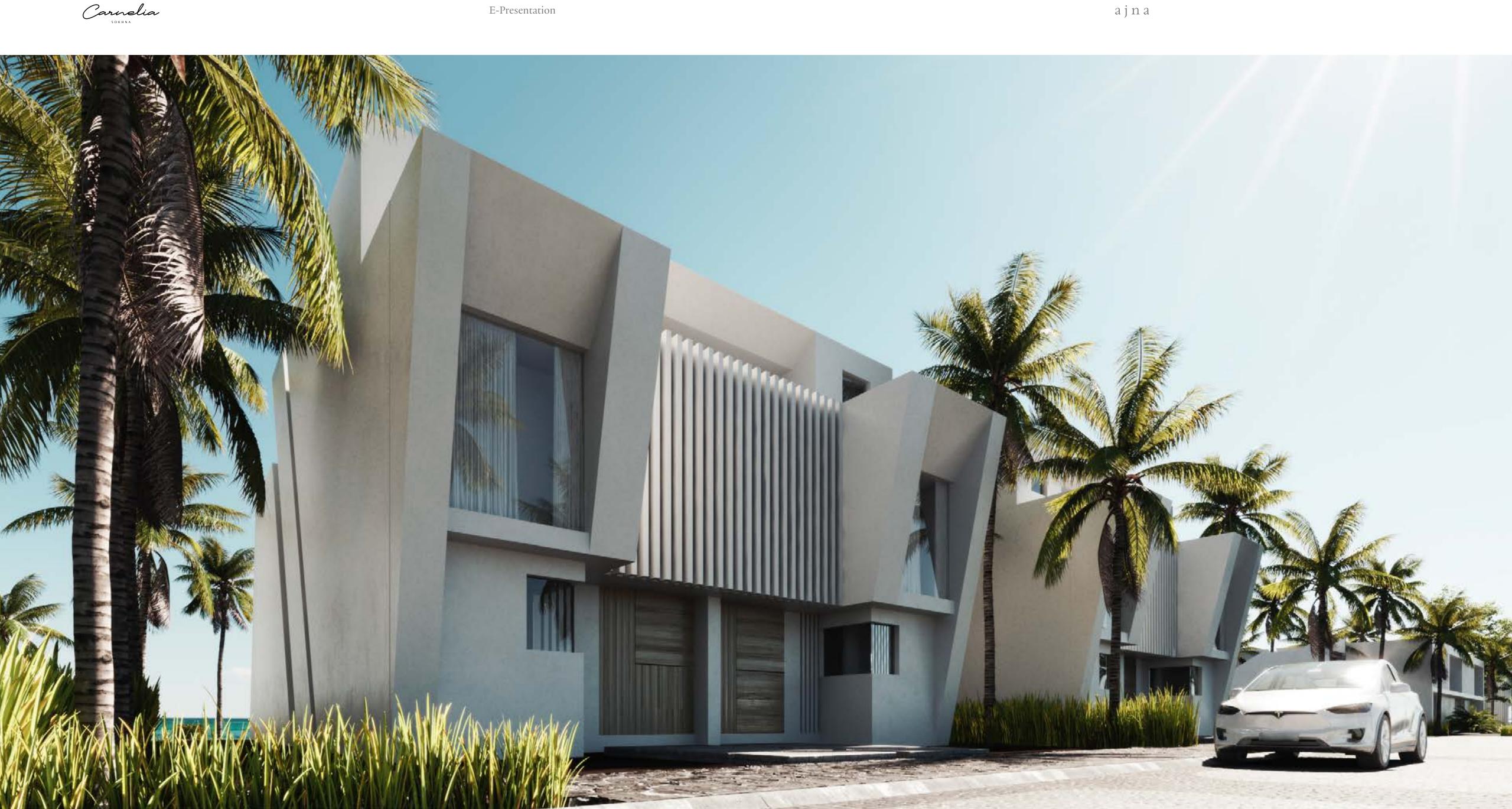




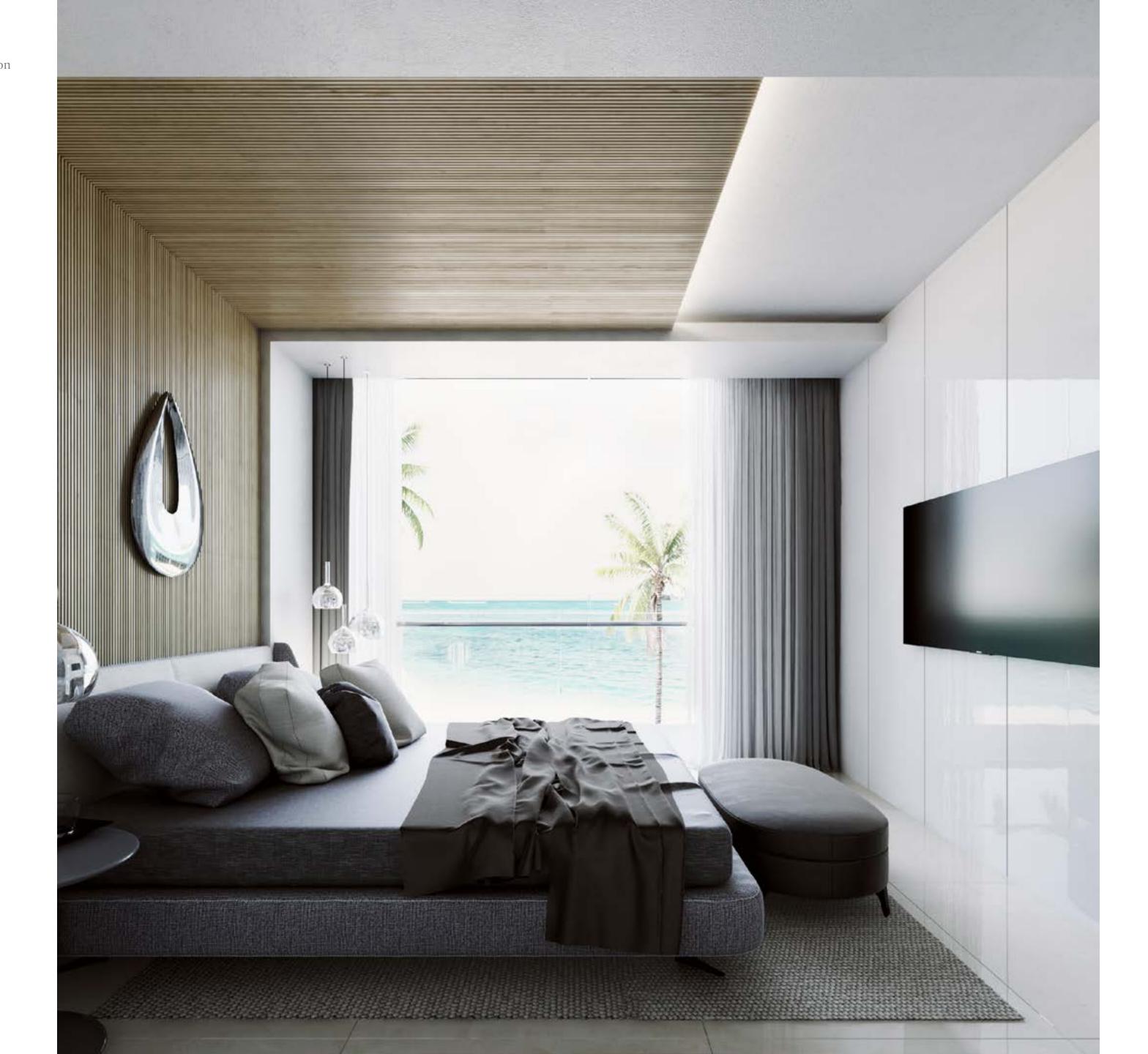




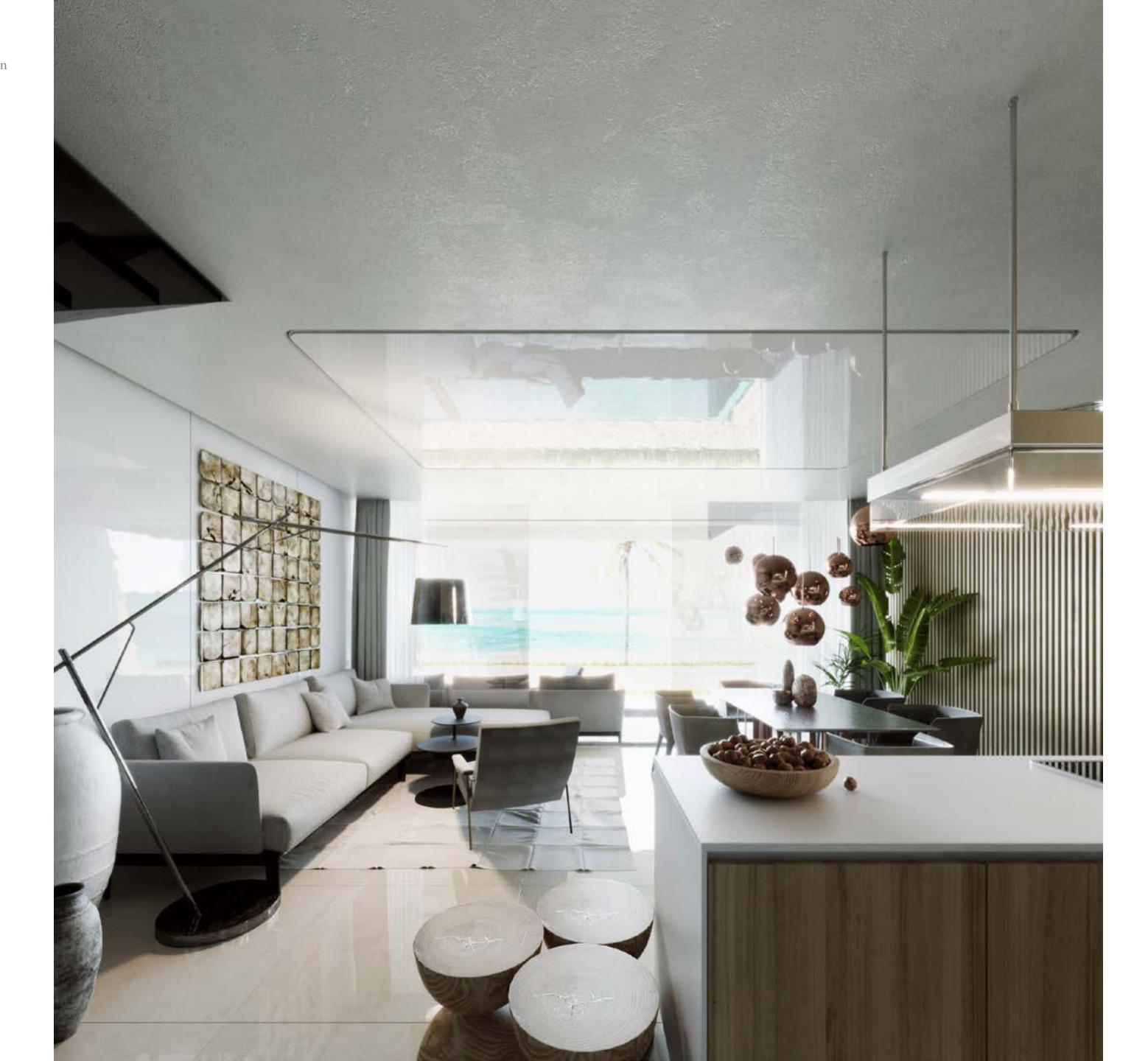












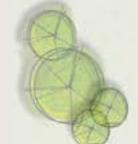




#### Twinhouse - Ground Floor

BUA	265 m <sup>2</sup>
Ground Floor	$87\mathrm{m}^2$

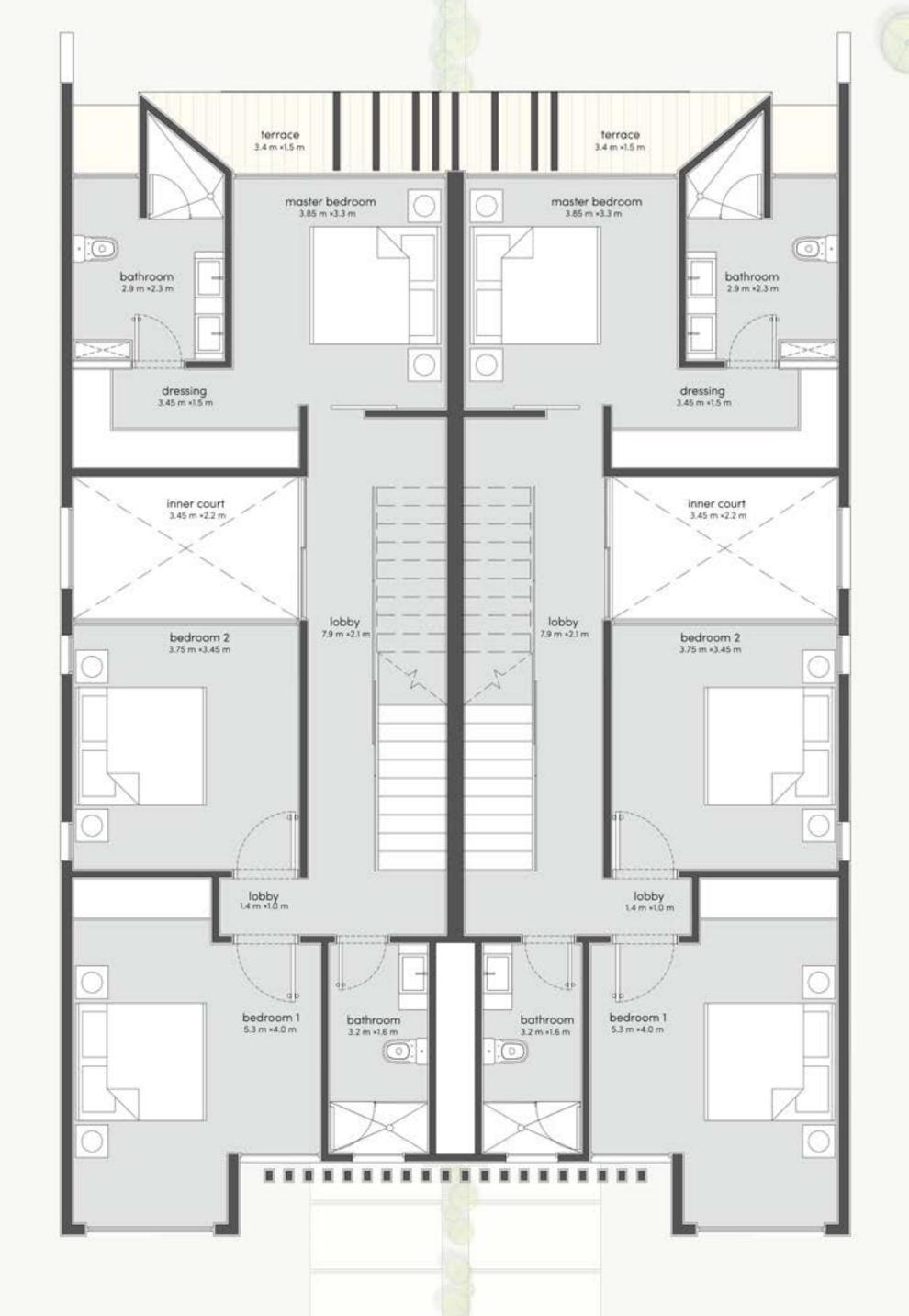






#### Twinhouse - First Floor

BUA	265 m <sup>2</sup>
First Floor	$100  \mathrm{m}^2$

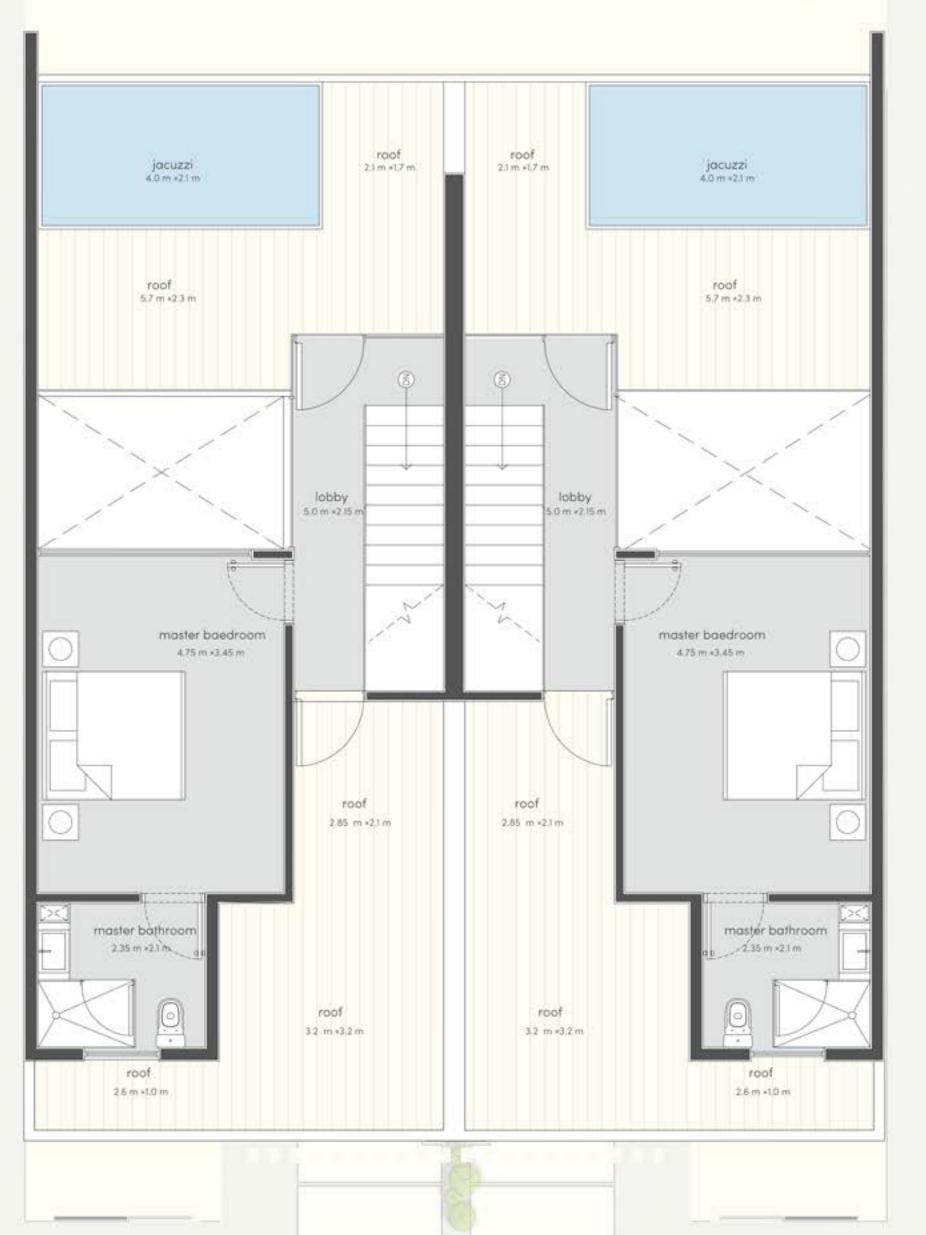




#### Twinhouse - Penthouse

BUA	265 m <sup>2</sup>	
Second Floor	$37 \mathrm{m}^2$	
Roof	$41\mathrm{m}^2$	



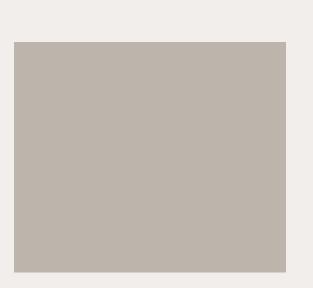














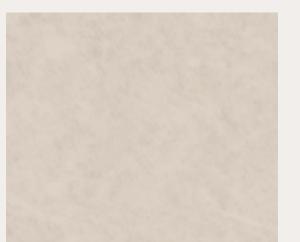
Guest Bathroom Shower

Internal Stairs (If Any)

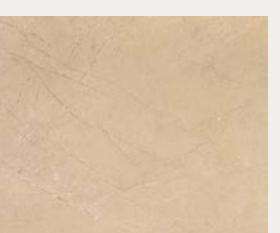


#### COUNTER TOP

ajna



ITEM	MARBLE
Area of Use	Bathroom
	Master Bathroom
	Guest Bathroom



ITEM MARBLE

Area of Use Kitchen









Dr. Ahmed Hosny Geoconsultants Geotechnical Consultant



Mito Consultant



Mimar Group Engineering Consultant



Sites Interantional Landscape & Masterplan Consultant



Colliers International Hospitality



Misr Consult Infrastructure Consultant places to keep | ajnadevelopments.com