EMG Towers
&
Marina Residence

Fact sheet



IMG OVERVIEW

tatweer MISR

IL MONTE GALALA

SOKHNA

Project Details:

Location:	**128** Km from Cairo
	7Km **after** Movenpick Resort & 11 Km **Before** Porto Sokhna
Total Area:	**520** Acres
Project Depth:	**1.3 Km**
Beach Front:	**1.4** Km
Elevations:	**24m** to **220m** (above Sea Level)
Accessibility to the Beach:	Through **4** platforms **(15m Width)**
Accessibility In the Project:	Golf Cars, & Inclined Elevators, mini-buses
Crystal Lagoon:	**43** Acres
Clubhouses:	**11** Clubhouse – for each zone Including Beach Clubhouse

Facilities:	OLD TOWN Village
	Top Point Mountain Fine Dining
	Lagoon Central Park
	Base Camp by Omar Samra K.H
	Marina Residence Promenade
	Marina Floating Restaurants & Wooden Decks
	Marina Commercial Strip & Food Trucks
	Crystal Lagoons with community area services
Hotels:	**4** - Hotels (Mountain & Sea Front)
	- Swiss Hotel **"The House"** with serviced units. Managed By **"Kerten Hospitality"**
	- **Boutique Hotel** – Old Town Village
	- **Mazeej Hotel** – Marina Hotel
	- **Base Camp** - Camping
Marina:	Private Marina - & Marina Residence
Finishing:	**All Units are Fully Finished by Mona Hussein Design House**

Towers & Marina

- The closest Coastal city to the new capital
- Red Sea Pilot project , with its new facilities , products and operators positions the destination as a year round community , first home choice & a strong investment opportunity
- Conference center operated by **BCI** , that will increase occupancy rate for serviced apartments , which will reflect on the investment opportunity for the project.
- Total of 300,000 m serviced and branded apartments (around 2,800 units)
- Branded under the Marriott Autograph collection , offering a distinctive , luxury hospitality experience
- EMG Marina operations managed by **IGY international,** American based globally recognized operator.

  - width : 800 m
  - designed to accommodate up to 154 yachts (30 to 120 feet in length).
  - 23,000 BUA Marine Retail served by 3 water bridges
  - 1,200 surface parking spots

Towers

.Total 10 Towers

.9 behind Marina Residence - 1 in Maesta.

. 2 hotel towers

Launch 2026:

- Tower 5 & 6 : G+20
- Ground level 65M above sealevel , Height 6M ,
  1,400 m per tower (facilities & Amenities)
-Residential floor : 3.5 M height
-Lofts (all 1 bed) floor 6 & 7 (1/2 residential floor) + executive facilities and infinity pool
-Floor 19 & 20 : sky villas with roof garden (415 sqm to 450 sqm)
-Underground parking for all units
-Units Fully finished with concealed ACs
- 3 elevators + 1 service elevator per tower

Type	SQM
Studio	60
1 bed	90/95/100/120
2 bed	120 / 145
3 bed + nanny's room	230
Lofts	105/110/115/145
Penthouse	415 / 450

* تراخيص الأبراج / الكباري / المرسى /قاعة المؤتمرات :صادرة من الهيئة الهندسية و رئاسة الجمهورية


Conference center
&
Marine
9 Marina Towers
1 Maesta
Tower