



Cross into a different dimension  
where sapphire blues, tropical greens and luminous whites  
shape a picturesque waterfront life  
in the tranquil heart of Kai.

Intimate, calm and exceedingly exclusive,  
Can Limon Hotel & Residences  
is beauty uninterrupted, luxury re-imagined  
sense uncensored and refined hospitality  
flowing by the Red Sea.



The mother company; beholding a diversified portfolio of brands and active projects, aiming to produce tasteful experiences and to serve a selected clientele of whom are seeking refinement & quality. The inspiration is drawn through contemporary luxury lifestyle. In a city that boasts with heart and love for good times, a magic seed was planted. Conceived with the first restaurant on the banks of the River Nile, and growing to become the multidisciplinary TLT Concepts. Our Family of brands offers nothing short from excellence in hospitality, retail, entertainment, concept design, event management, signature branded residences and more...







# Kāī

SOKHNA

Nature casts its magical spell on Kai's intimate community, bringing you closer to waves of uninterrupted beauty wherever you turn. The development is artfully masterplanned on 33 Feddans to boast its own private sandy beach where tranquility lingers on over a 1 km stretch. Inspired by Hawaii's natural simplicity, Kai is built on varied elevations to invite Sokhna's heavenly sea views, as well as green landscapes into every corner of your home. Here, life unfolds around every corner, setting Kai as a select vacation paradise, thanks to its fully integrated host of world-leading hotels, Origin Beach Restaurant, lively retail strip and Fins Kite Surfing Center.

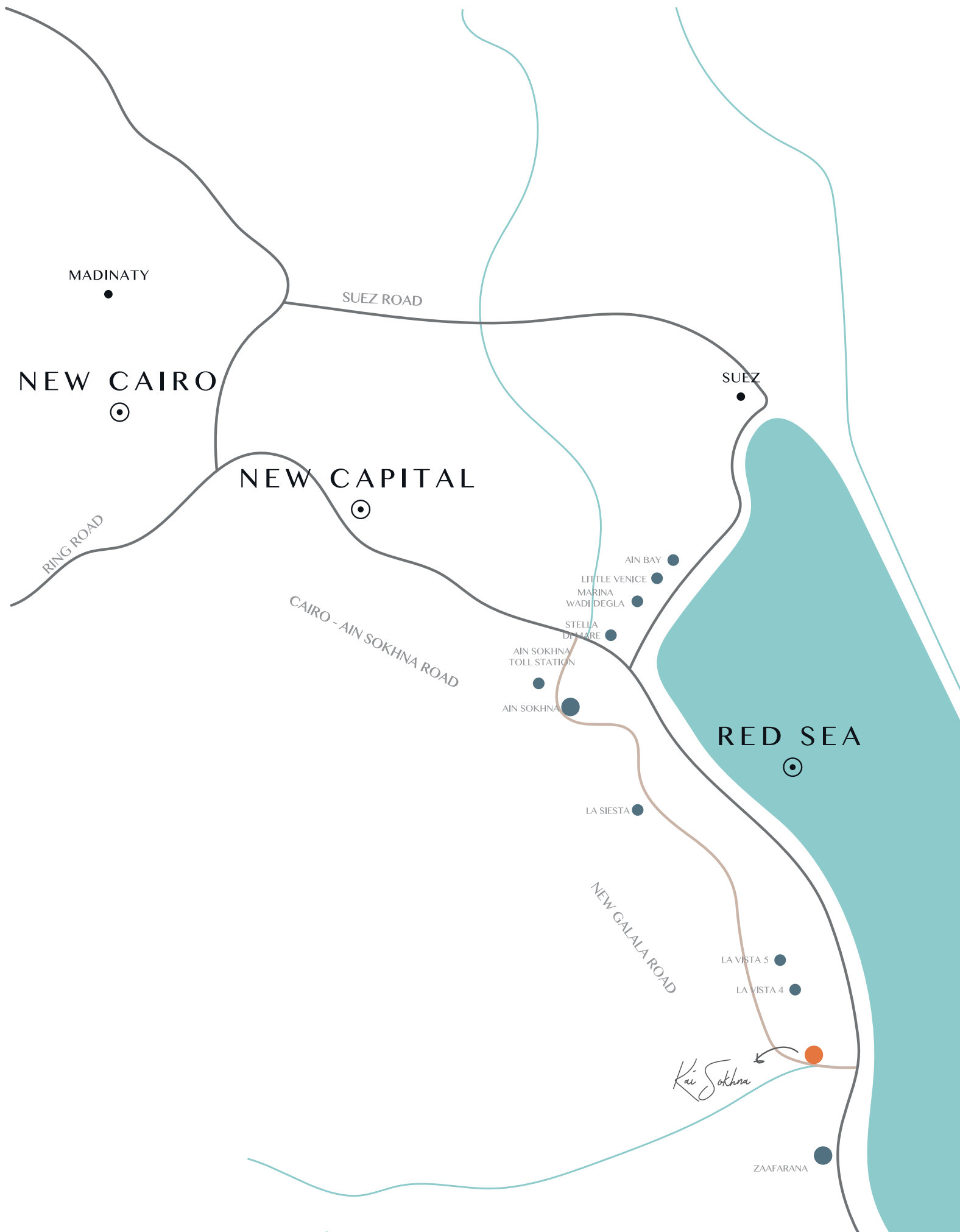


# LUXURY BY THE RED SEA MADE ACCESSIBLE

Set against a dazzling coastline where water sparkles with a jewel-like intensity, Kai Sokhna is strategically located on Zaafrana Road in Kilo 100. Planned with residents' ultimate convenience in mind, the development lies only 10 km away from New Galala's second exit, transforming your ride to Kai into a pleasurable and accessible delight.

Minutes Away From Everywhere:

- Cairo Sokhna Road 30 mins
- New Capital 50 min
- New Cairo 80 mins
- Cairo Airport 90 mins





# DISCOVER KAI

- 1- Can Limón Residences
- 2- Can Limón Boutique Hotel
- 3- The Origins Beach Restaurant and Bar
- 4- 1 KM Sandy Beach
- 5- Bungalows

- 6- Commercial Strip
- 7- Kai Phase 1
- 8- Fins Kitesurfing Center
- 9- Kai Main Gate
- 10- 5 Star Beach Resort







*Can Limón*  
HOTEL AND RESIDENCES

— AT —

**Kāī**  
SOKHNA

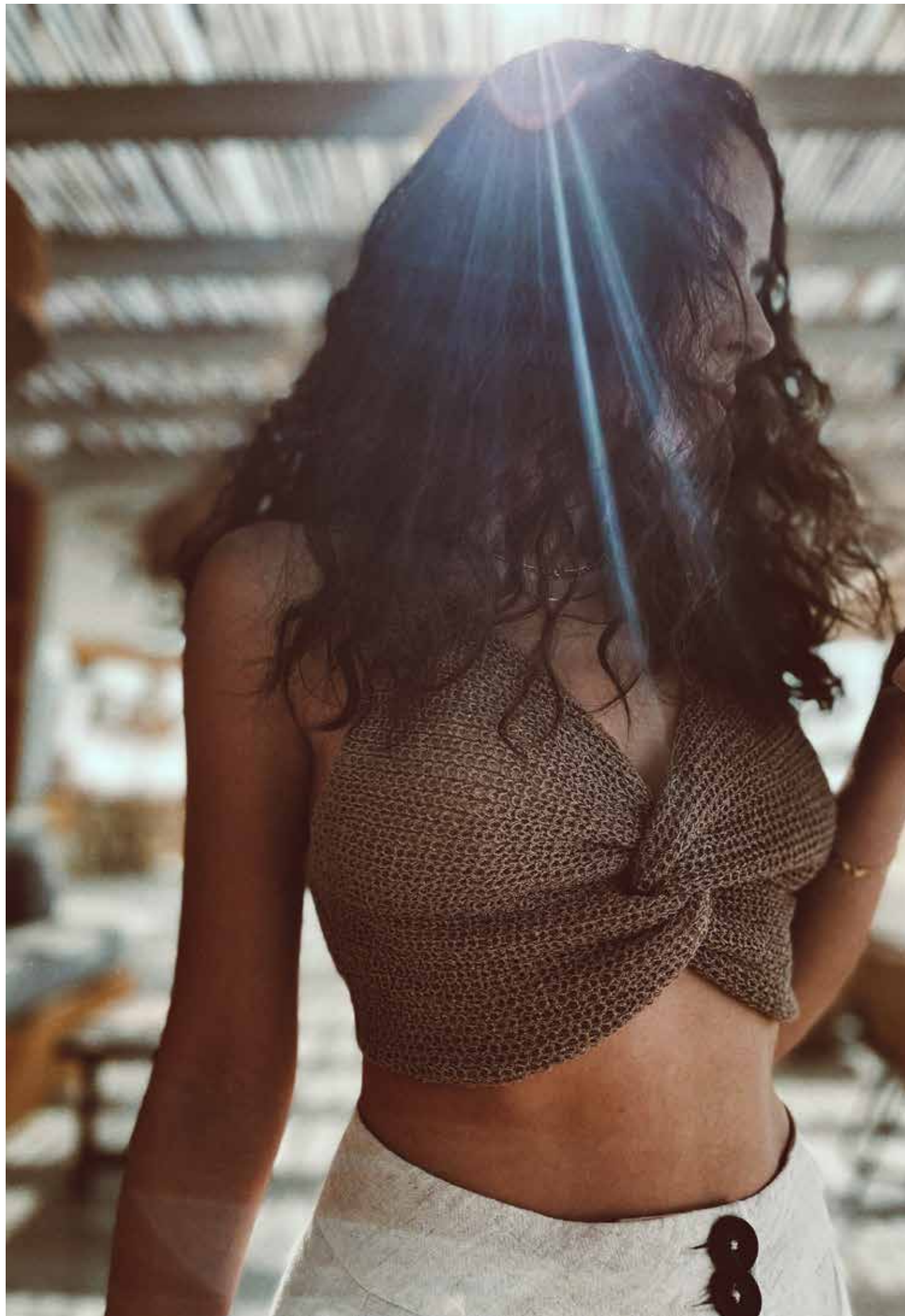
Step into an idyllic oasis of calm, to re-define true exclusivity by the Red Sea. Mindfully created by Misr Italia Properties in collaboration with TLT Concepts and masterfully designed by Alchemy at Kai, Can Limón Hotel & Residences introduces an upscale boutique living concept, blending contemporary luxury with refined hospitality to dictate a naturally-inspired lifestyle transforming your everyday ordinary.



## AN EXCLUSIVE JOURNEY INTO NATURE

Can Limón Hotel & Residences is a limited invitation to unwind, away from city stresses in a tranquil sanctuary of your own. Your journey starts by entering a safe, pedestrian-friendly zone where walkability is amplified. Here, natural landscapes reign supreme in every step, allowing you to uncover open sea views, golden sands and lush greenery wherever you turn. The eco-friendly environment is an open opportunity to forge an uninterrupted connection with nature, as well as refined architecture while enjoying golf car rides to journey into beauty in style.





## SENSES UNCENSORED

A floating paradise, oozing with inescapable charm, heavenly views and shimmering pools, but most importantly, a private one kilometer white sandy beach to call yours—perfect for lazy days spent lounging or Kitesurfing with experts from Fins- Can Limón Hotel few steps away, inviting you to decelerate in soothing spa treatments, followed by an indulgent night of colorful cocktails and signature delicacies at The Origins Beach Bar & Restaurant. Can Limón Hotel & Residences is in short, personalized luxury on repeat, as well as aesthetics enjoyed with like-minded neighbors who soon turn into family.





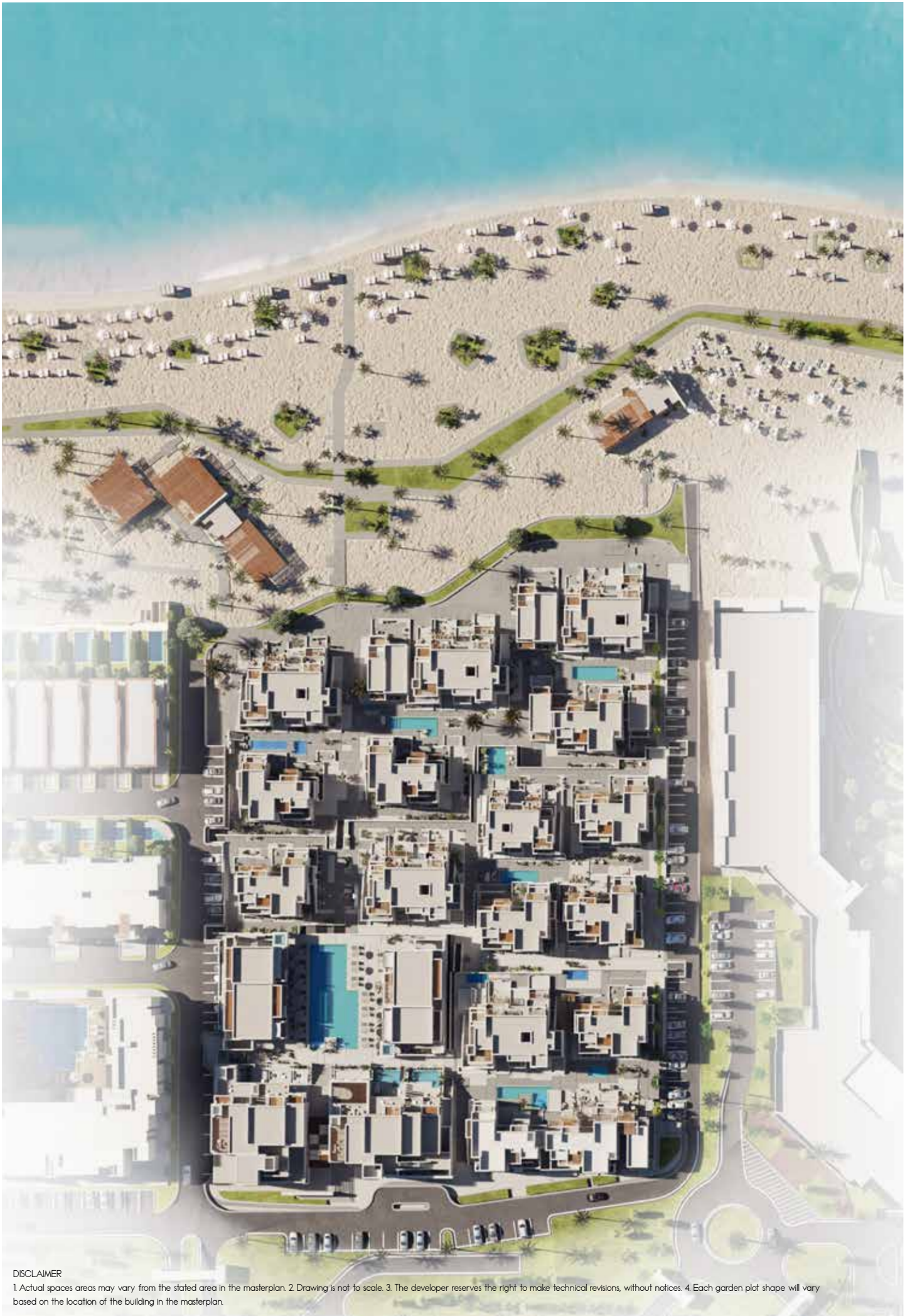
*Can Limón*  
HOTEL AND RESIDENCES

*Beautifully Masterplanned*



# DISCOVER CAN LIMÓN

Master planned to break down the Red Sea's optimum beauty into every residence, Can Limón is a contemporary interpretation of simple luxury, inviting the outdoors inside. Can Limón Residences guarantees 100% of unobscured water feature views, and sea views for 80% of its homeowners, thanks to its unique leveled masses by the sea while accommodating for recreational pools and manicured landscapes to mimic paradise. The elemental beauty of the masterplan lies in its eco-friendly nature that not only puts walkability at its forefront, but also ultimate exclusivity, captured in evenly spread-out residences for guaranteed privacy.



DISCLAIMER  
1. Actual spaces areas may vary from the stated area in the masterplan. 2. Drawing is not to scale. 3. The developer reserves the right to make technical revisions, without notices. 4. Each garden plot shape will vary based on the location of the building in the masterplan.





*Our Experiences*

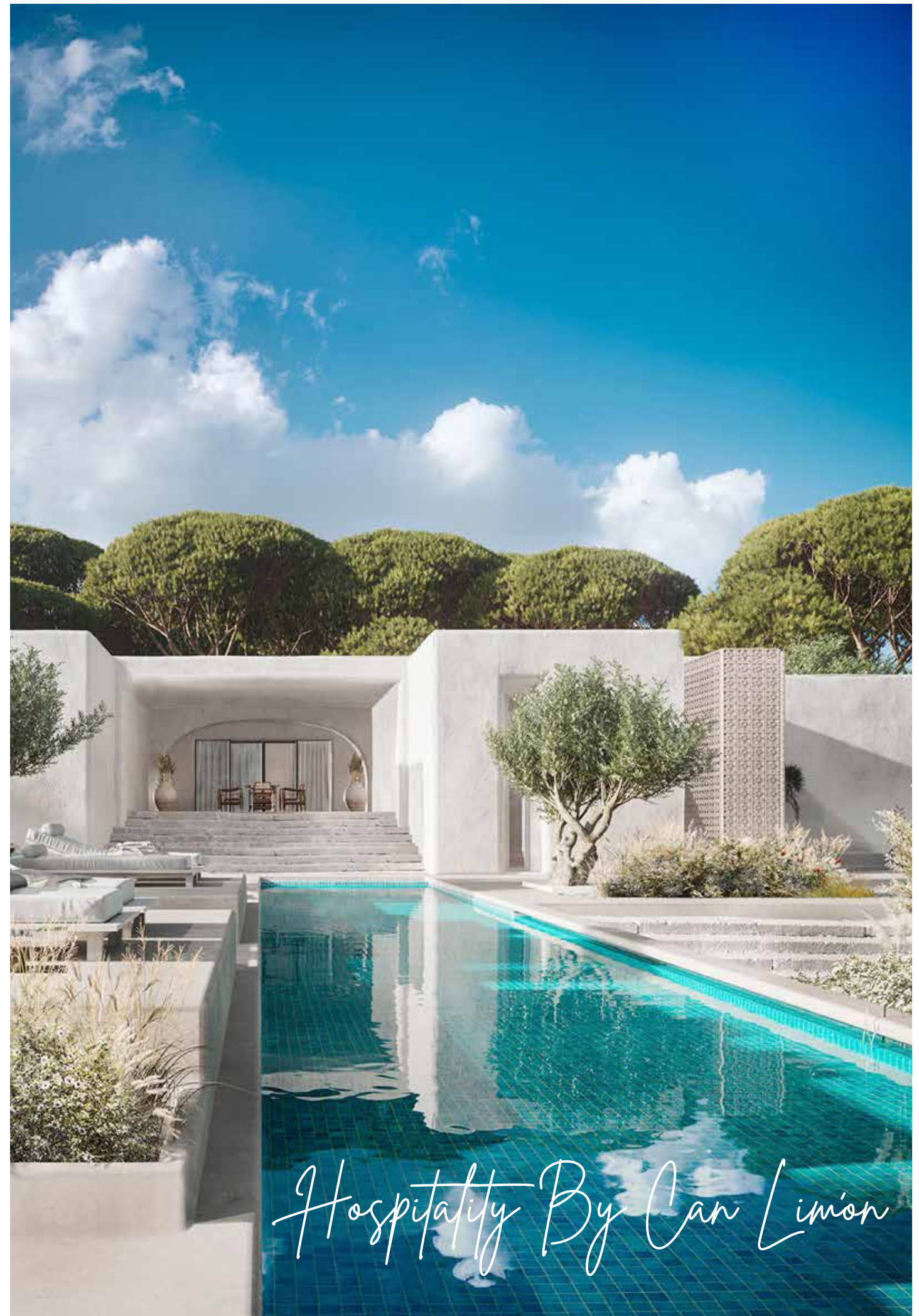
CAN LIMON

beach. It's the ultimate cure for whatever your  
ation, love or reflection.  
re's just something so magical about spending  
(or solo); all you need to do  
reat beach read, bring  
the salty breeze as



## A PERSONALIZED HOSPITALITY EXPERIENCE THAT KNOWS YOU INSIDE-OUT

Living at Can Limón Hotel & Residences is personalized luxury, hassle-free. Can Limón's Boutique Hotel opens your eyes on a colorful array of in-residence services spanning personalized hospitality experiences tailored to your unique needs, housekeeping, 24/7 concierge and in-room dining, anytime of the day. From your favorite residence scent, comfortable choice of linens to a hand-picked fruit basket of your preference, our staff of professional experts not only know you by name but are also attentively available at your beck and call to turn every wish into an impressive reality — all about personal details.







## WELCOME HOME SERVICES & FACILITIES

Cherishing the convenience and comfort of our homeowners, Can Limón Residence is combining modern day functionality with uncompromised simple luxuries, all whilst enriching its classic finesse. A Property Management App is specifically designed to tailor their needs and preference beforehand, enabling homeowners to pre-order their desired services so your home is ready with a click of a button before their arrival, manage their experience preferences and customize their stay at the convenience of their fingertips. Your home is always ready for a pleasurable stay. This wide array of services includes a scheduled housekeeping, laundry, maintenance, catering, room service, gardening and home interior consultations by Can Limón Concept Store.



Housekeeping



Scheduled catering  
& room service



Property  
maintenance service



Floral arrangement  
& gardening service



Access to the sound of  
Can Limón music database



Utility bill  
payment services



Laundry service



Can Limón home  
consultations & vouchers



Club car  
mobility service



Home Experience  
management app



Fridge filling  
service





*Can Llinçó Boutique Hotel*



## CAN LIMÓN BOUTIQUE HOTEL

Boutique sized and diverse in its lifestyle offerings, Can Limón Boutique Hotel opens guests' eyes on an exclusive floating paradise, bringing the best in exceptional hospitality, distinctive architecture and heavenly landscapes to perfect your every stay. Inspired rooms with breathing views and an unrivaled host of hand-picked services, designed to pamper the traveler in you. Whether it's sipping on a cocktail in the comfort of your room, bathing in a serviced beach, shopping in Can Limón's lifestyle concept showroom or simply setting your taste buds on an exquisite culinary adventure at the bar and restaurant, Can Limón Boutique Hotel is all you need to feel alive.







*Boutique Hotel Interiors*

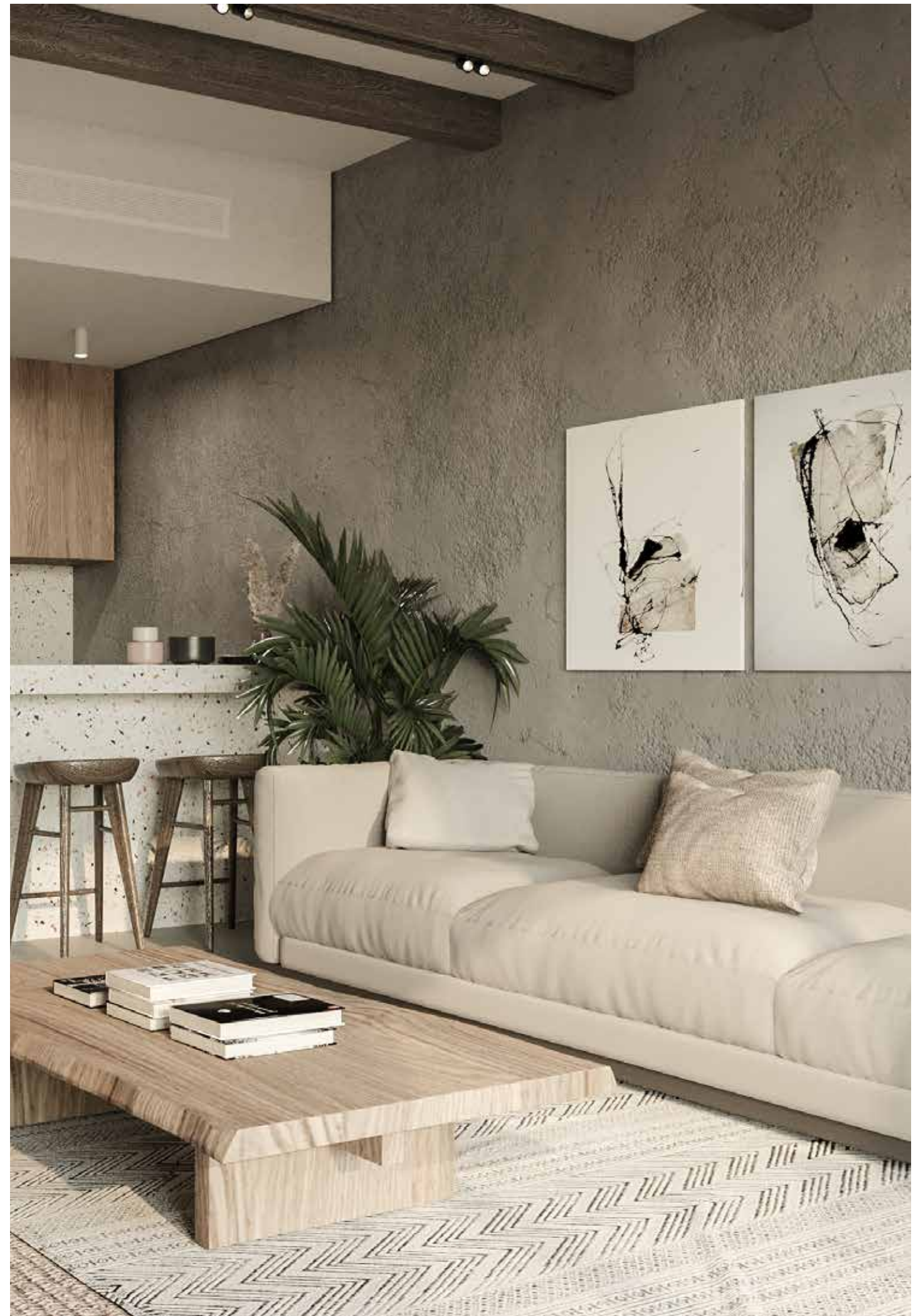




*Boutique Hotel Interiors*



# Boutique Hotel Rooms







*Can Limon Residences' Interiors*





## INTERIORS

Living at Can Limón Residences is a love affair with art, comfort and details. Your fully-furnished sanctuary blends layers of hardscape and landscape to seamlessly connect every room with enchanting outdoors spaces. Expansive luxury living, calmed with earthy colors, rich wood, blow glass and hand-crafted materials that capture nature at its best indoors —in between spacious courts and secret passages to your dreams, lined with arid vegetation and an unmatched sense of exclusivity.







# HANDCRAFTED BY CAN LIMÓN

Can Limón Hotel & Residence is a sanctuary for the brand's signature products, embracing its identity by celebrating cultural diversity and the power of craftsmanship. Hence, the place is envisioned to accommodate a family of like-minded people with an appetite for art, who value natural surroundings and unique pieces. Stemming from the precise attention to details, Can Limón is very much nature-driven and most of its inspirations are built on original creativity and design. The interiors stimulate a comfortable surrounding of a selective blend of materials and textures, making every corner personal and relatable. To complement the brand's essence, Can Limón aspires to have as little impact on the environment through promoting intelligent consumption of resources and encouraging the use of recycled, renewable, sustainable and natural materials in our furniture.



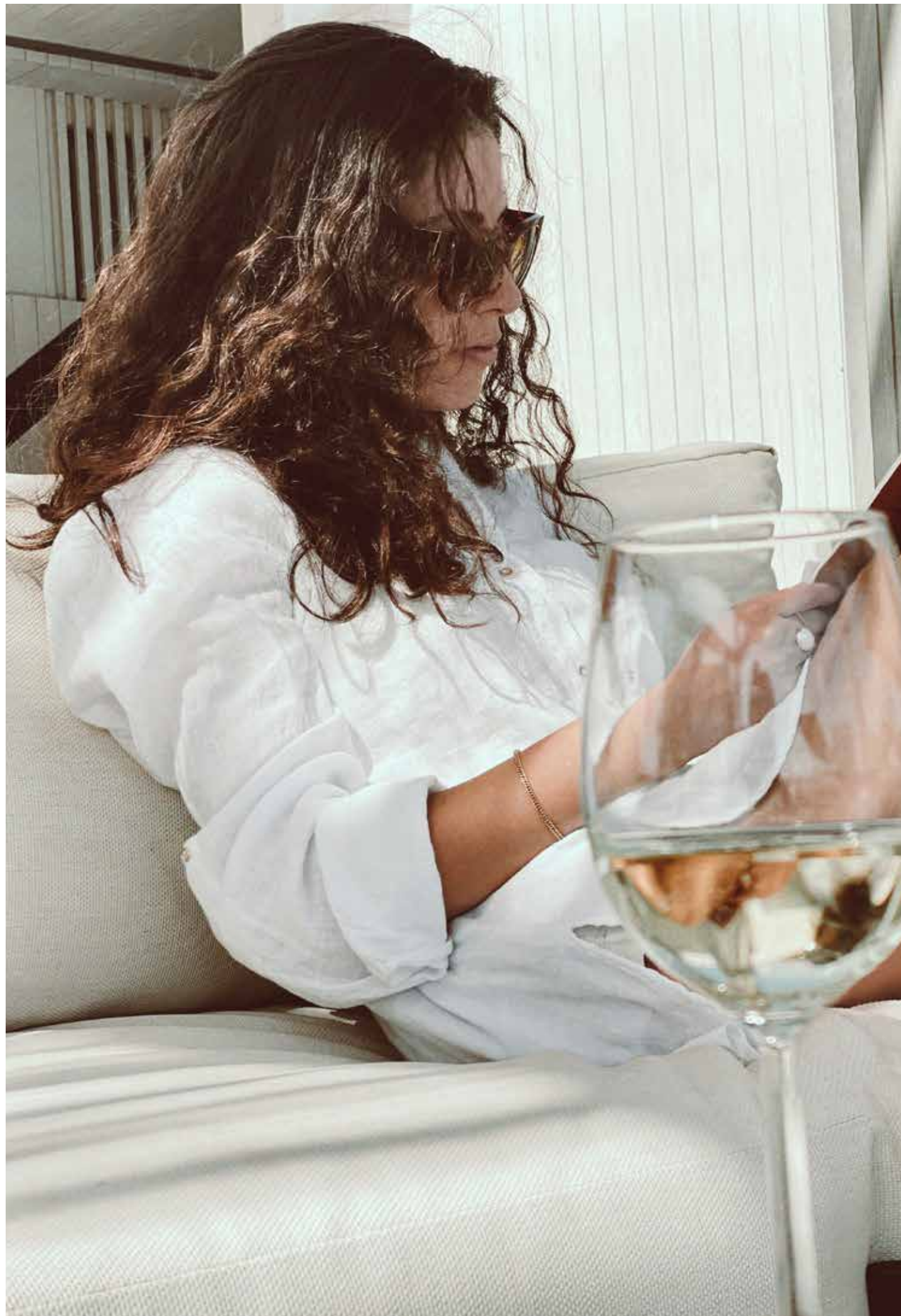
*Styled To The Last Detail*





*All Year Long Destination*





## THE ORIGINS BEACH RESTAURANT & BAR

There is more to life in every bite at the Origins Beach Restaurant and Bar. An innovative dining concept by TLT Hospitality that takes in mesmerizing sea views, thanks to floor-to-ceiling windows and indoor/outdoor spaces, embracing captivating sunsets. Signature dishes that teleport you into an otherworldly experience.

A fusion of Middle Eastern recipes and Mediterranean delicacies, powered by a scrumptious variety of smooth cocktails and sharp architectural lines. Originality, warmth and togetherness bringing you closer to loved ones and artisanal culinary delights.

THE  
ORIGINS  
CONTEMPORARY ETHNIC CUISINE



## FINS KITE SURFING CENTER

There is no dull moment at Can Limón Hotel & Residences. The project's ideal location in Zaafarna grants you exclusive access to ideal winds and water temperature year-round. Fins Kitesurfing Center is a cutting-edge hub for water-sports enthusiasts, powered by a team of professional instructors, as well as the latest in equipment, so you can simply let go, and glide freely across the open sea, anytime of the day.











## MASTERPIECE BY DESIGN

Can Limón Hotel & Residences adopts a minimalist design philosophy where less is more. Streamlined architecture in sync with the open sea, utilizing layered blocks and clusters to articulate volumes of solid, contrasting with void to form a dynamic skyline. Simple paint textures inspired by nature and layers of pattern that break the roughness of surfaces into a calm canvas of aesthetic elegance.

Developing a design concept for this extraordinary beach front posed many challenges that required a totally different approach to accommodate the resort's objective. The foundation of our design concept focused on fully incorporating the indigenous elements of nature, gelling them into one creation that interacts with each other and the owners in a seamless manner. Creating an experience rather than a design concept stood at the heart of our challenge and philosophy.





## ABOUT MISR ITALIA PROPERTIES

Since its inception, MIP has been rapidly transforming the face of Egypt's real estate industry with distinguished projects that re-define the conventional notion of integration from an innovative perspective.

In record-time, MIP has managed to carve itself a competitive niche as a dynamic and reliable pioneer, renowned for its sustainable design concepts and trendsetting communities that enrich every contemporary lifestyle with a full-suite of diverse offerings.

MIP puts sustainable development at the forefront of its masterplans to introduce holistic destinations with the highest return on investment, thanks to a progressive alchemy that combines living, nature, leisure and recreation under one roof.

Today, MIP prides itself for boasting a numerous variety of signature projects spanning the residential, coastal, commercial and hospitality fields.

