



SOLARA

EL SOKHNA

TABLE OF CONTENT

- 01 The Developer
- 02 Project Overview
- 03 Location
- 04 Masterplan
- 05 Typologies

The Developer



About MG Developments

A Journey that Started in 1998

For nearly three decades, MG Developments has been shaping the Egyptian skyline with a simple belief: that every space should be as elegant as it is functional. From urban landmarks to coastal escapes, we create the backdrop for a life well-lived.

With You, Every Step

Excellence is a journey, not a destination. We don't just build and move on; we stay to ensure the vision we promised is the reality you live every day. **Our sister companies** remain on-site to handle the maintenance and operations, keeping your community vibrant, polished, and timeless.



Mr. Mohamed Motawee
Chairman of MG Developments



By MG Developments

Commercial



By MG Developments

Residential



Coastal





Project Overview

Introducing...



SOLARA

EL SOKHNA

CHASING THE ✨ SUN HOME

SOLARA
EL SOKHNA

Designed by:

YBA

The architectural consultant for the project is Engineer Yasser Al Beltagy, founder of YBA Architects.

Bringing over 30 years of elite regional and international expertise, Al Beltagy has seamlessly blended innovation with functionality to create a landmark destination that redefines modern living.



Eng. Yasser Al Beltagy
Founder of YBA





- Unique U-Shape architectural design.
- The project consists of a Ground Floor + 4 Recurring Floors.
- All units enjoy sea views starting from the first floor.
- Elevators: Serving all units and chalets.
- Landscape, Water Features, and Services: 80%
- Footprint: 20%

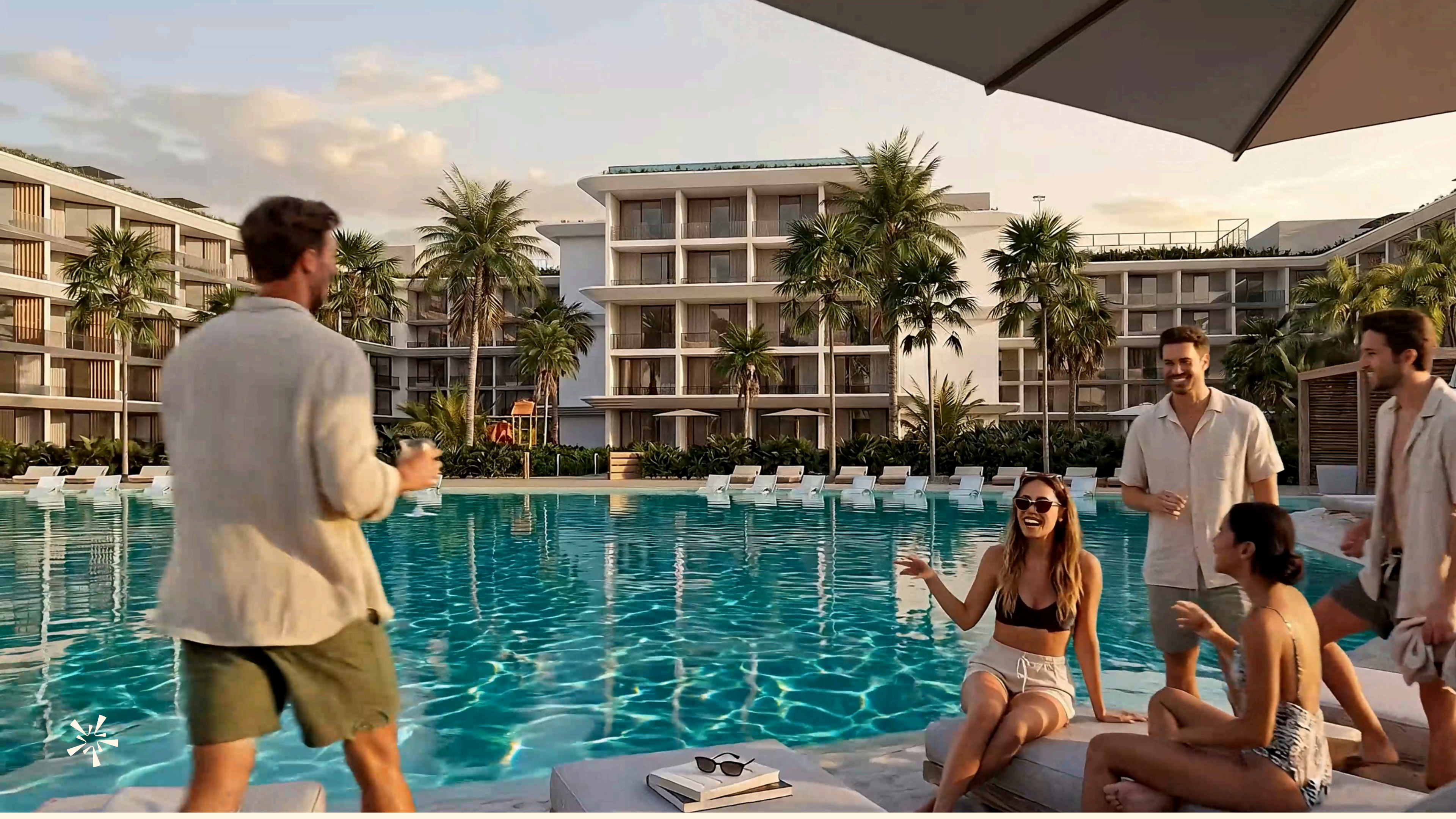


















HOTEL

COFFEE HOUSE

Olvanl

WROTTED COFFEE

Restauran

COFFEE HOUSE

ST 100





Project management, maintenance, and facility management services are handled by Valo, which includes:

- Integrated maintenance services.
- Electricity, plumbing, and air conditioning maintenance.
- Housekeeping services.
- Landscape and agricultural management.
- Tourism and hospitality operations management.
- Periodic operation and maintenance services for the entire project.

PROJECT MANAGEMENT & OPERATIONS



Location



The Destination

- Approximately 150 km away from Cairo, around a 1-hour and 15-minute drive.
- About 1 km from the Galala outlet
- Located right next to La Vista Gardens and Dream Supermarket.





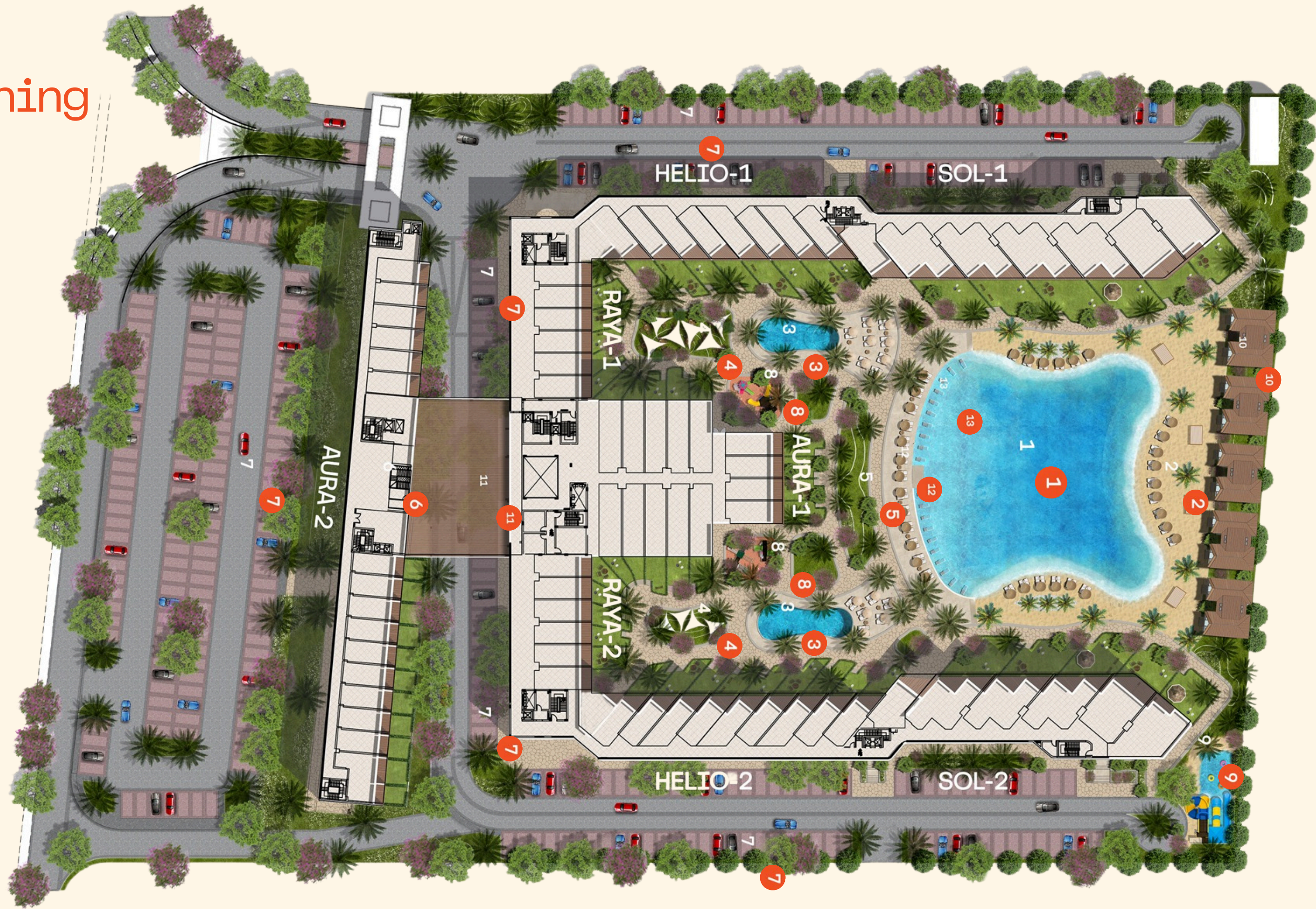
Masterplan



The image is a detailed architectural site plan of a residential development. The plan shows a central rectangular building complex with four main wings labeled HELIO-1, HELIO-2, SOL-1, and SOL-2. To the left is a long, narrow wing labeled AURA-2, and to the right is a wing labeled AURA-1. The central area contains two swimming pools, each with a sunbather, and two small sailboats. The plan is surrounded by a parking lot with several cars and a landscaped area with palm trees and other vegetation. Dimensions are provided for various sections: 16.00m for the top and bottom horizontal sections, 6.00m for the left and right vertical sections, 17.71m for the top-left corner, 23.96m for the bottom-left corner, 30.65m for the central horizontal sections, 24.78m for the central vertical sections, 36.51m for the top-right section, 40.07m for the central-right section, and 84.54m for the bottom-right section. The plan also includes numerous room numbers and labels for different areas.

Ground Floor Zoning

- 1- Lagoon
- 2- Sandy Beach
- 3- Kids Pool
- 4- Seating Area
- 5- Lawn Area
- 6- Hotel
- 7- Parking
- 8- Kids Area
- 9- Aqua Park
- 10- Cabans
- 11- Restaurant
- 12- Lagoon Deck
- 13- Sunken Chaise Lounge



. Lagoon

. Sandy Beach

. 2 Kids' Pools

. Gathering Area

. Lawn Area

. Hotel

. Parking

. Kids Area

. Aqua Park

. Cabanas

. Restaurant & Cafe

. Sunken Lounge

. Home Cinema

. Spa & Jacuzzi

. Rooftop Gym

. Infinity Pool

. EV Chargers

. 2 Paddle Courts

. Tennis Court

AMENITIES & FACILITIES



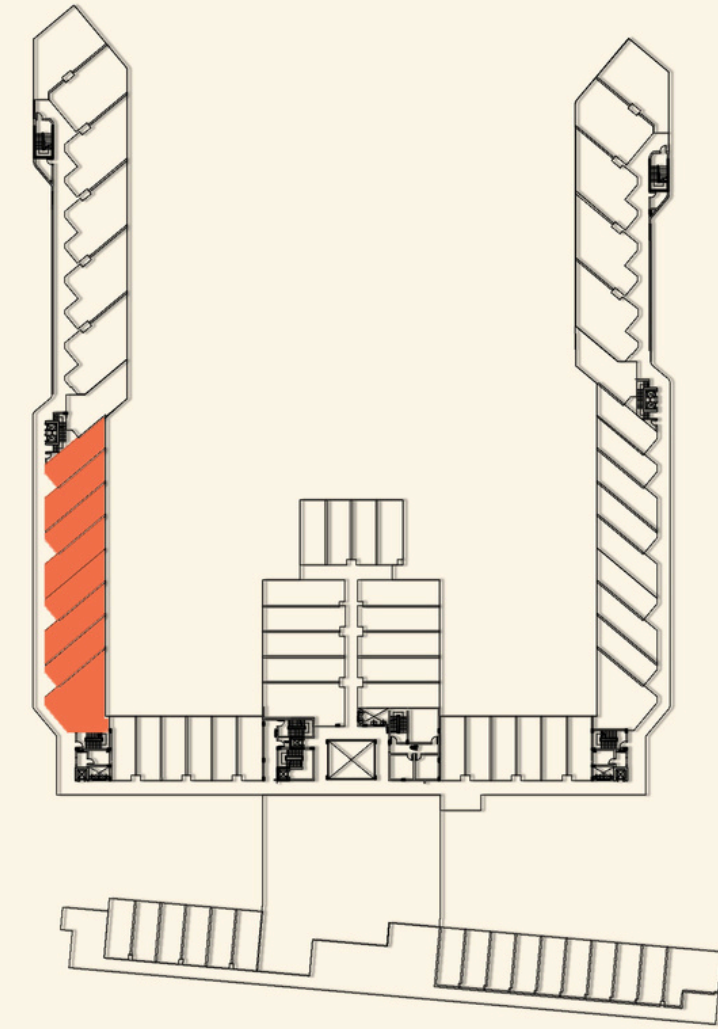
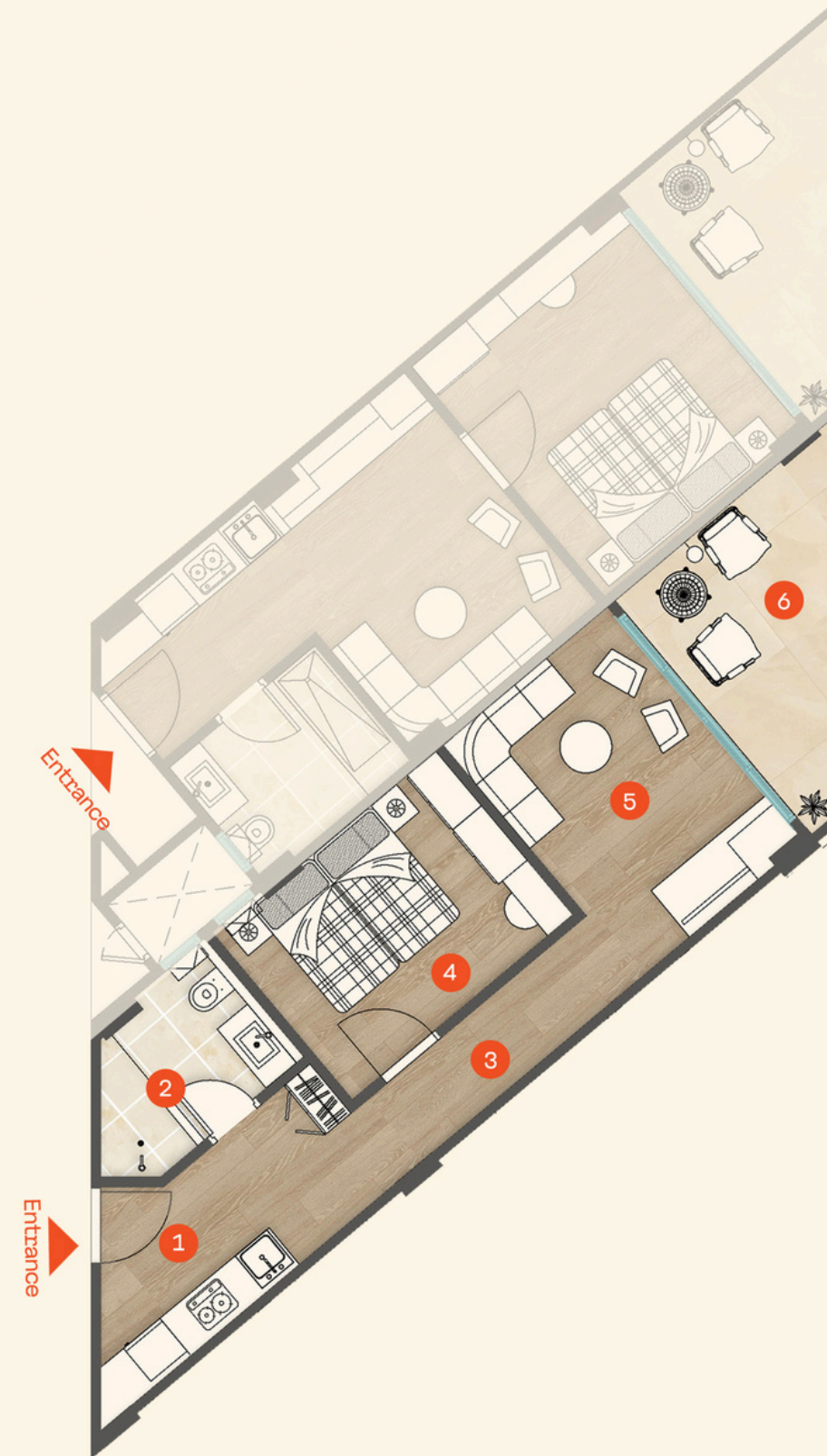
Unit Types



HELIO 1-B

Typical Floor CHALET

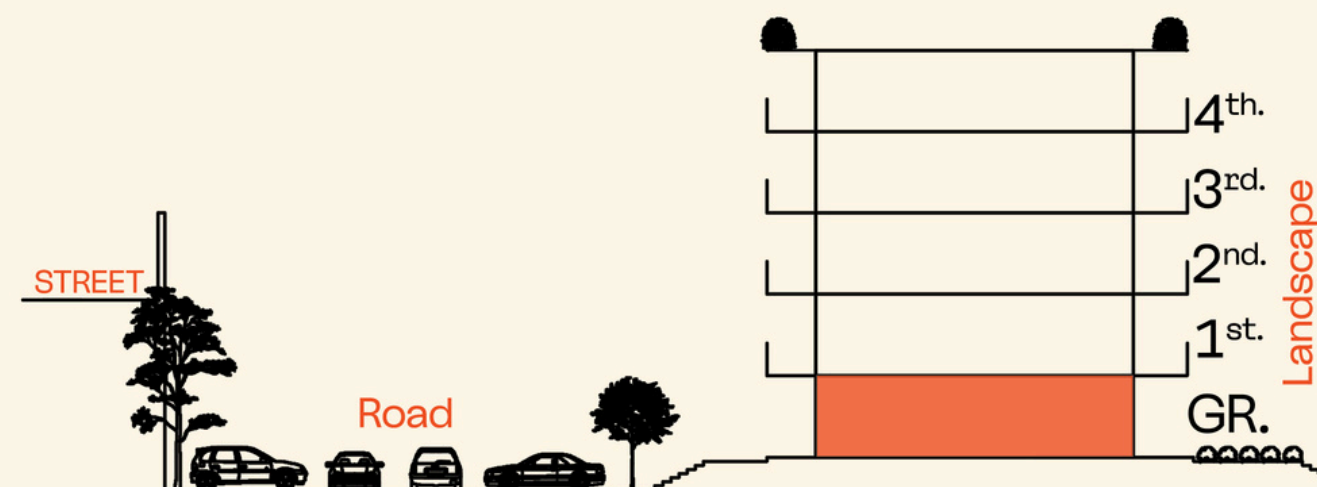
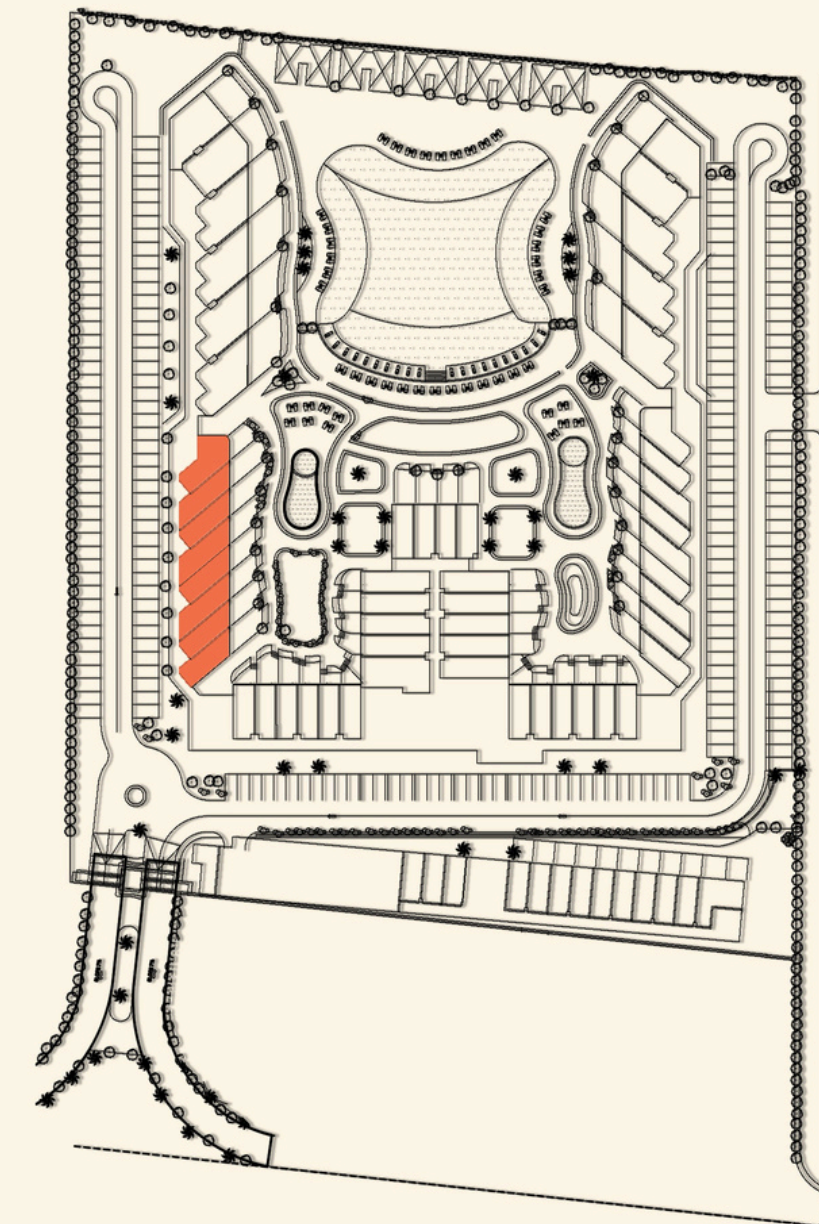
Unit Area	70 m ²
1- Kitchen	4.10 x 1.85
2- Bathroom	2.35 x 1.95
3- Lobby	3.90 x 1.05
4- Bedroom	3.65 x 2.70
5- Reception	3.85 x 2.70
6- Terrace	8.10m ²



HELIO 1-B

Ground Floor
C H A L E T

Unit Area	70 m ²
Garden Area	(20-25) m ²
1- Kitchen	4.10 x 1.85
2- Bathroom	2.35 x 1.95
3- Lobby	3.90 x 1.05
4- Bedroom	3.65 x 2.70
5- Reception	3.85 x 2.70
6- Terrace	8.10m ²

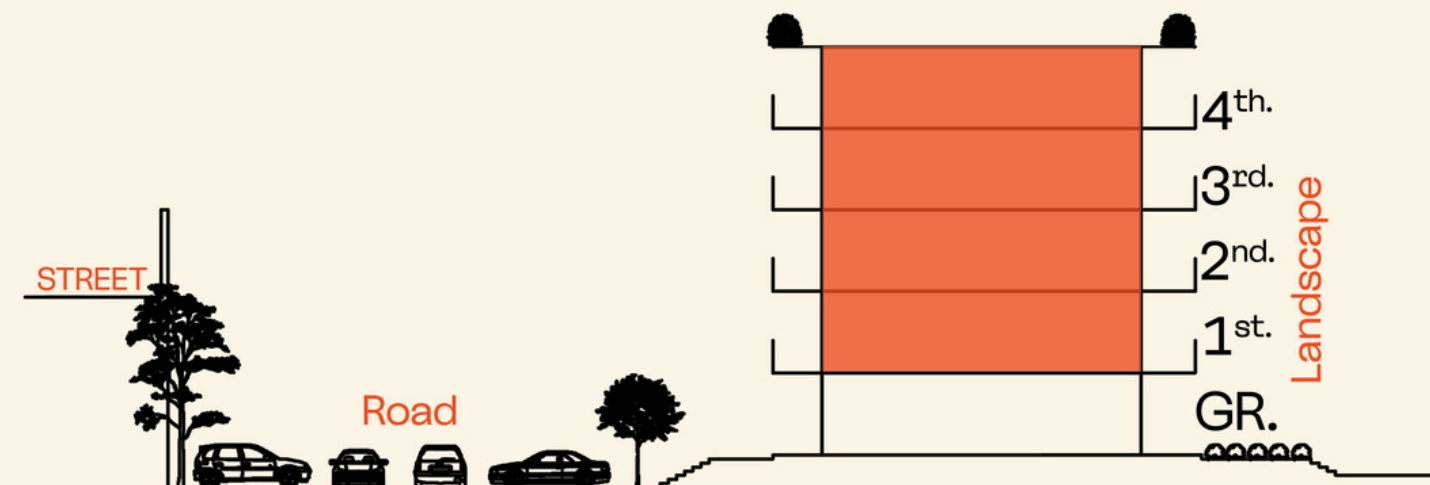
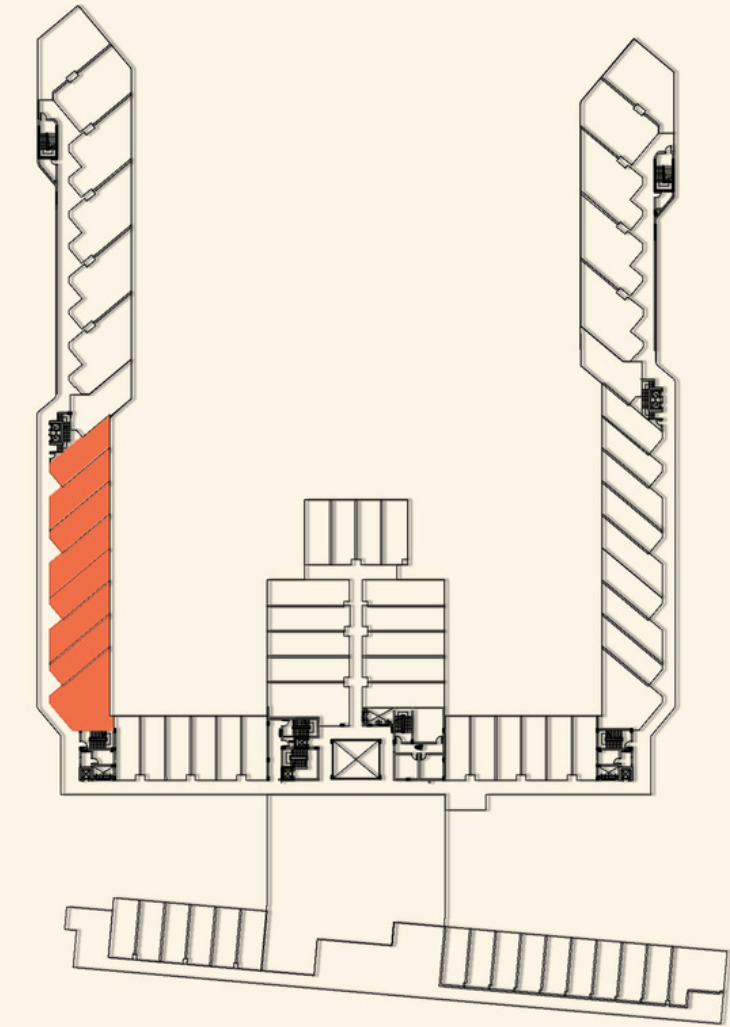




HELIO 1-A

Typical Floor
C H A L E T

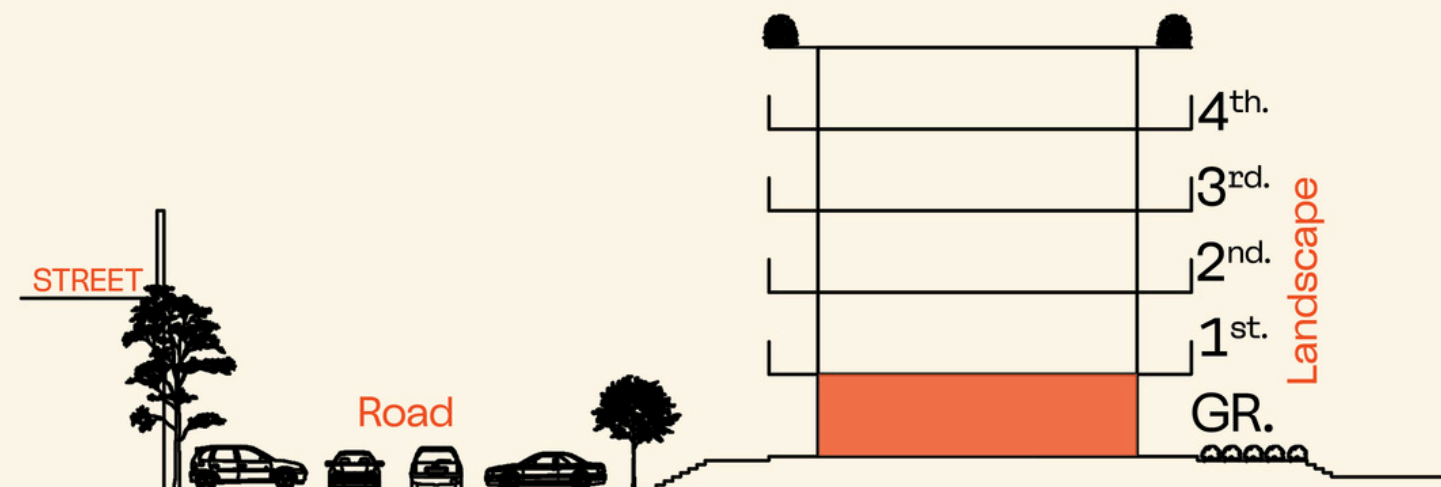
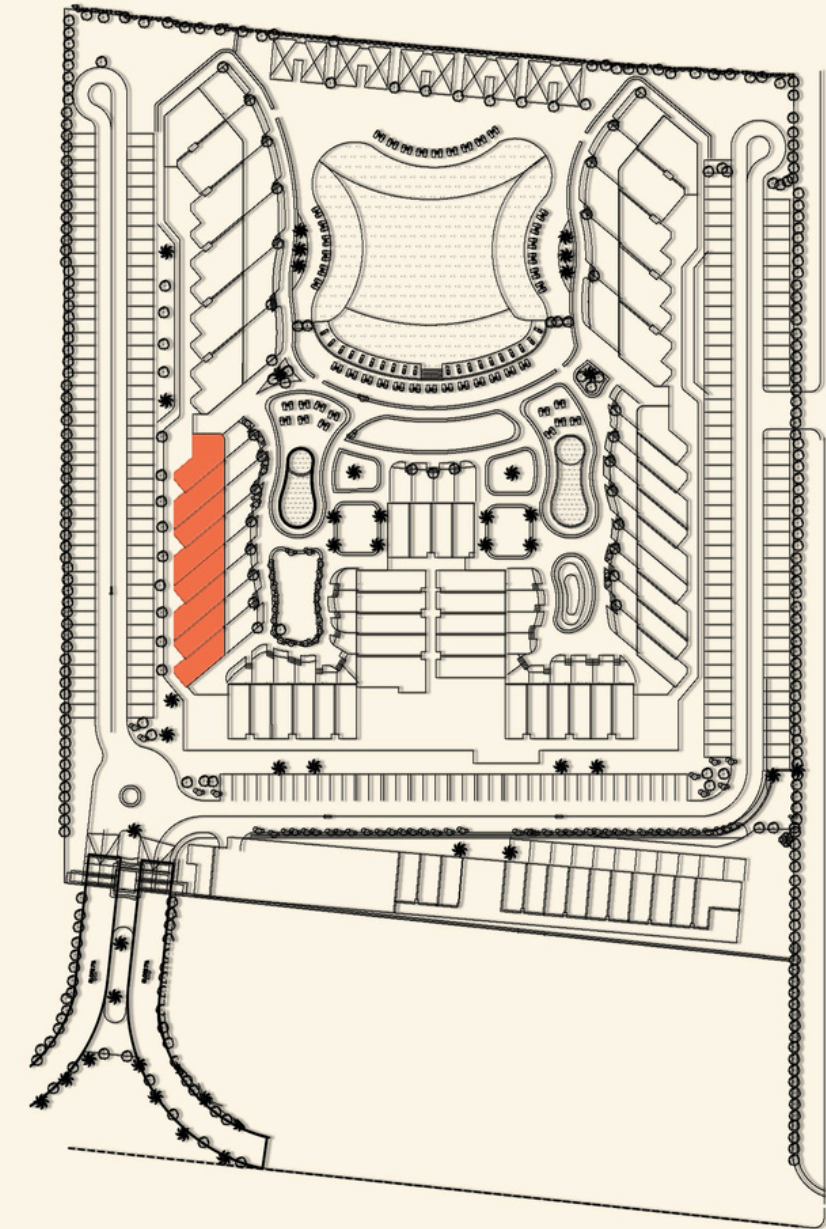
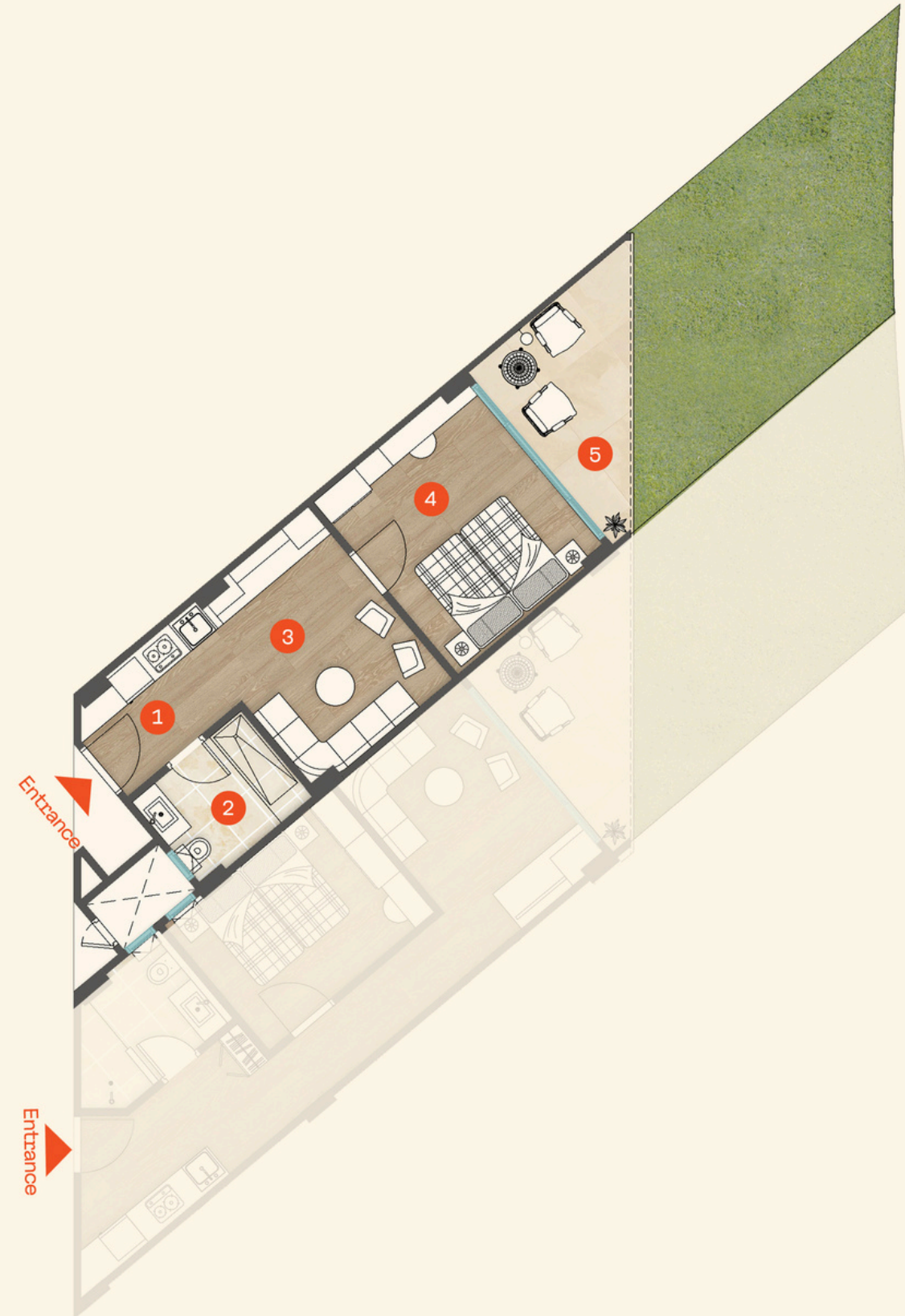
Unit Area	60 m ²
1- Kitchen	3.00 x 1.80
2- Bathroom	2.40 x 1.90
3- Reception	3.80 x 2.95
4- Bedroom	3.80 x 3.30
5- Terrace	8.00m ²



HELIO 1-A

Ground Floor
CHALET

Unit Area	61 m ²
Garden Area	(20-25) m ²
1- Kitchen	3.00 x 1.80
2- Bathroom	2.40 x 1.90
3- Reception	3.80 x 2.95
4- Bedroom	3.80 x 3.30
5- Terrace	8.00m ²





RAYA 1

Typical Floor
C H A L E T

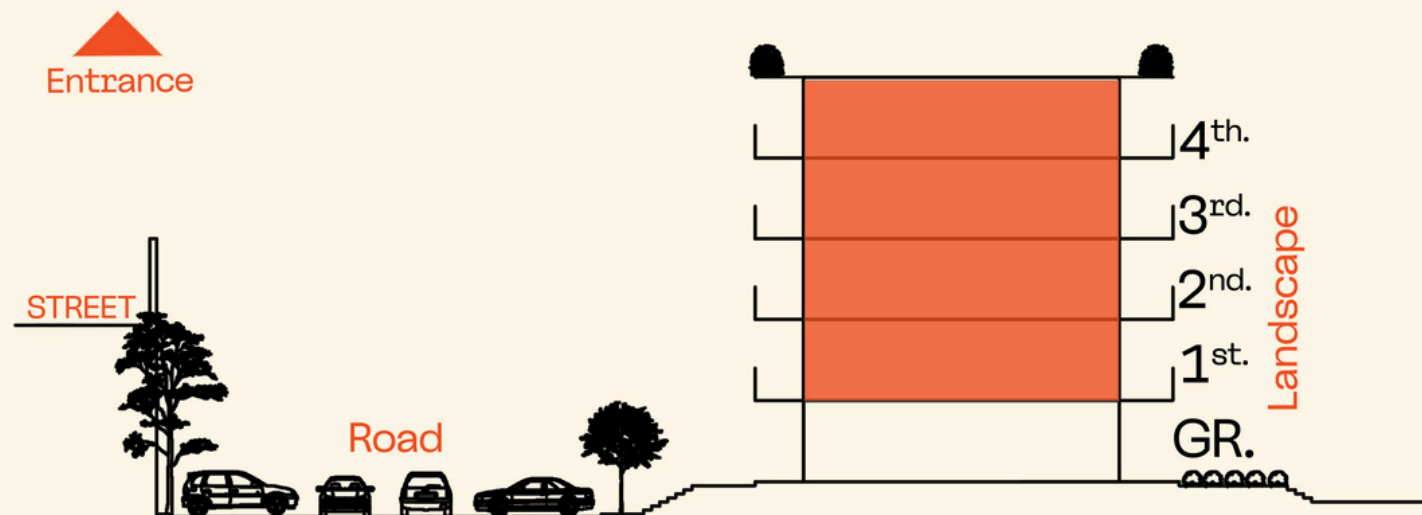
Unit Area	57 m ²
1- Lobby	2.10 x 1.80
2- Bathroom	2.10 x 1.80
3- Bedroom	5.60 x 3.75
4- Terrace	3.75 x 2.05



Entrance

STREET

Road



4th.

3rd.

2nd.

1st.

GR.

Landscape

RAYA 1

Ground Floor CHALET

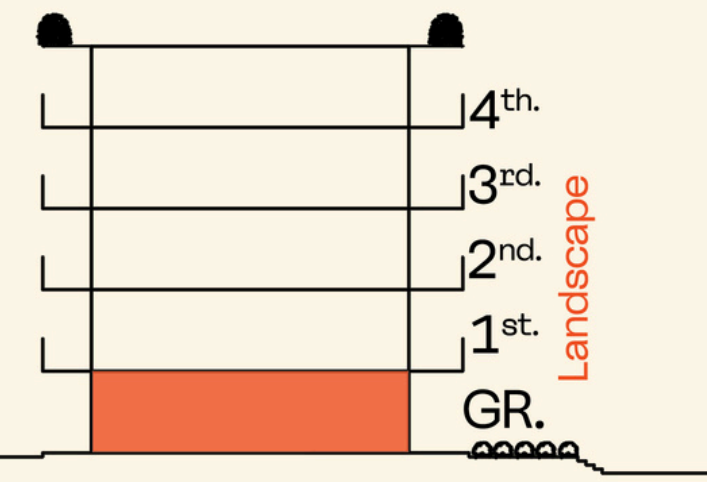
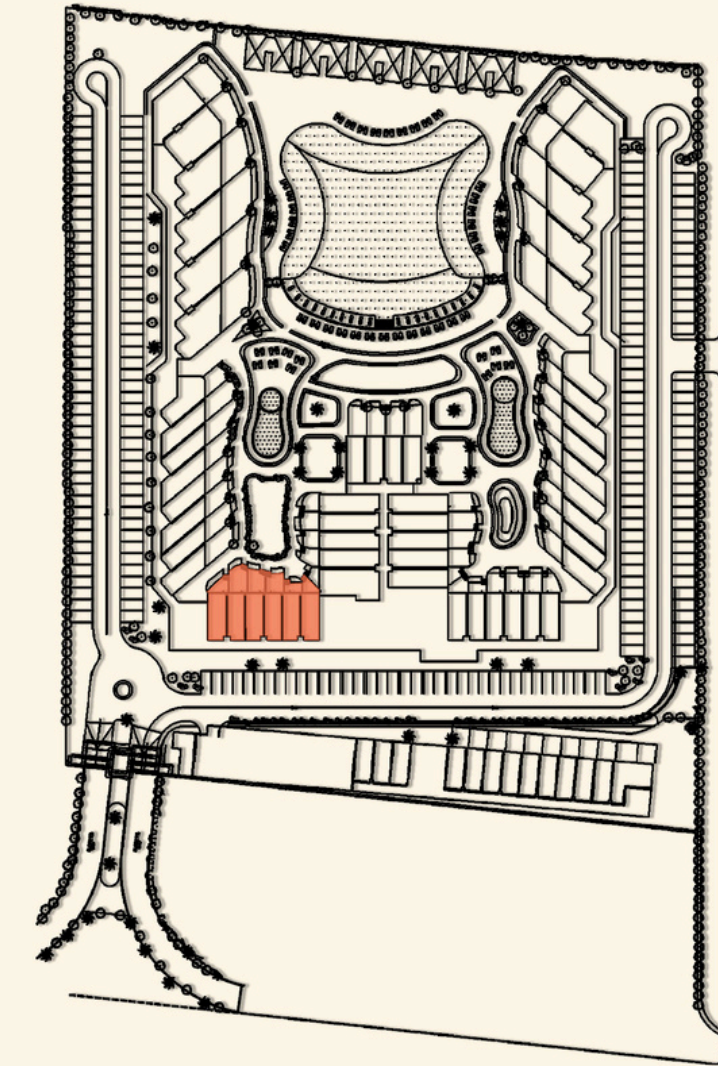
Unit Area	57 m ²
Garden Area	(15-20) m ²
1- Lobby	2.10 x 1.80
2- Bathroom	2.10 x 1.80
3- Bedroom	5.60 x 3.75
4- Terrace	3.75 x 2.05



Entrance

STREET

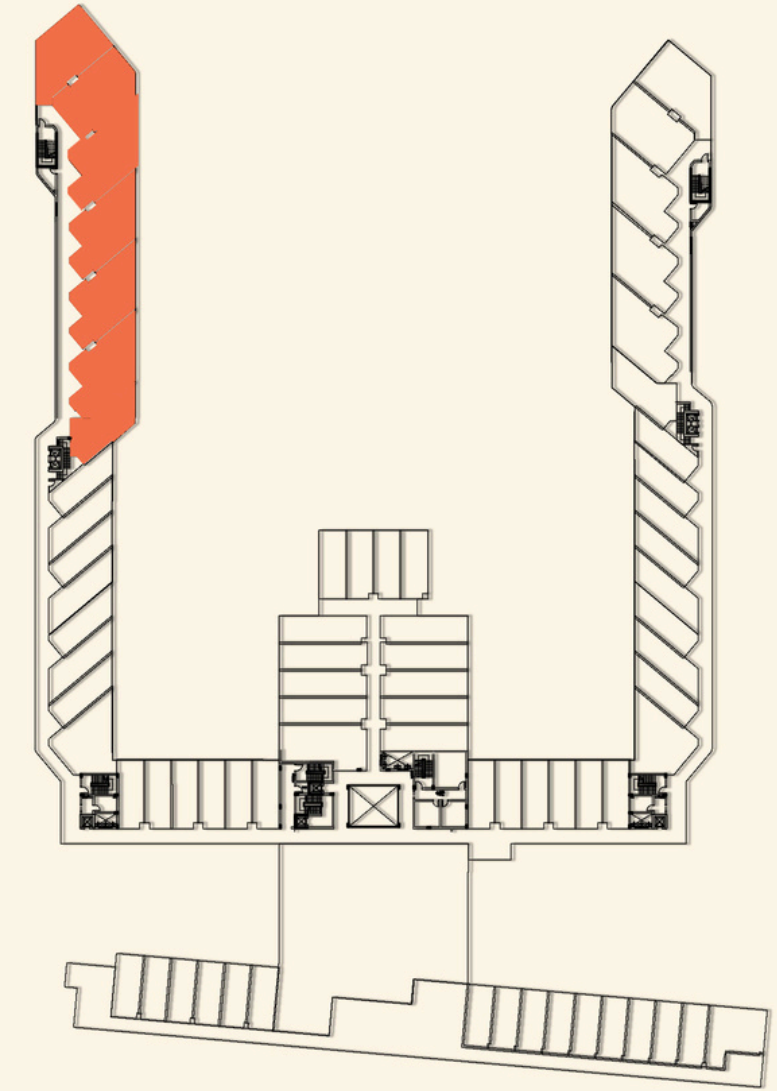
Road



SOL 1

Typical Floor CHALET

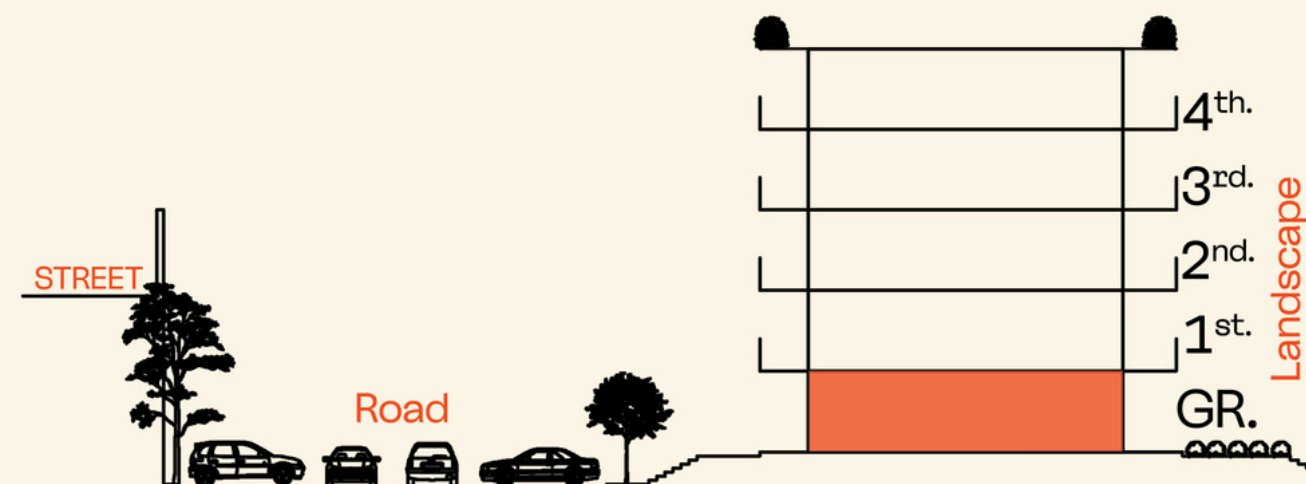
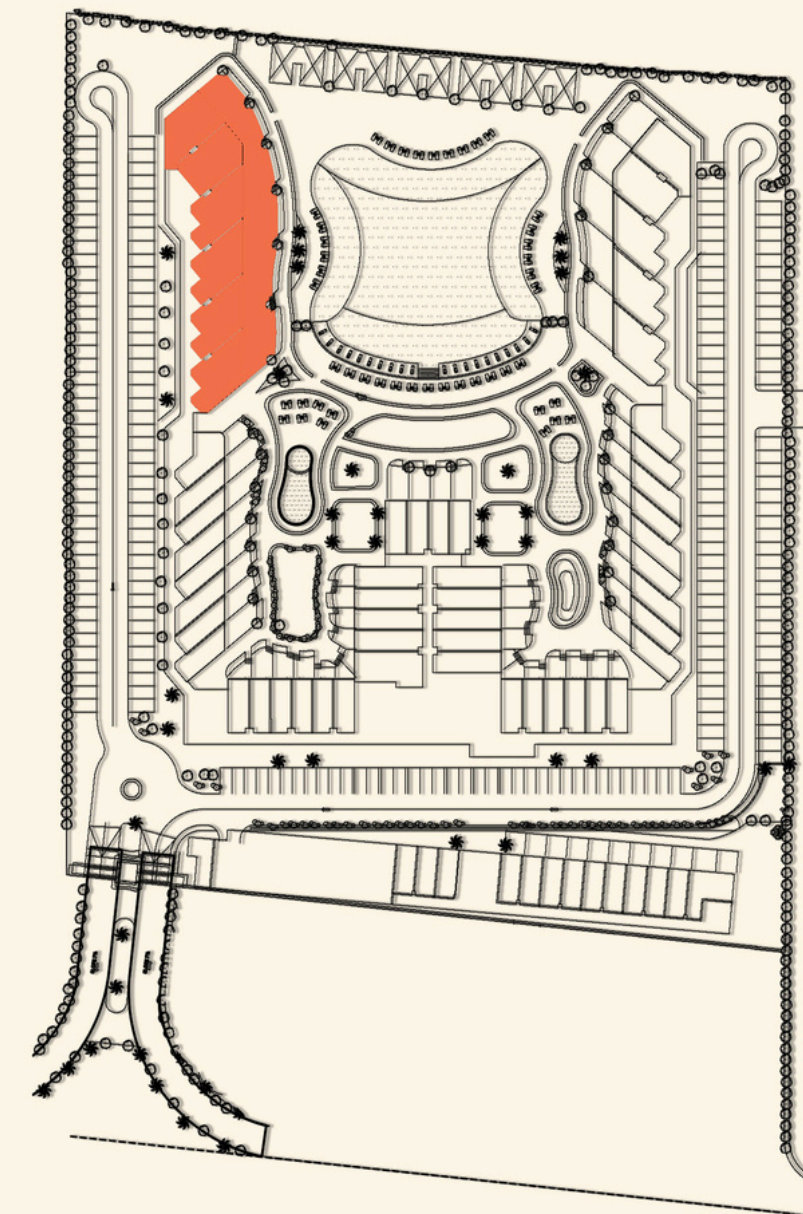
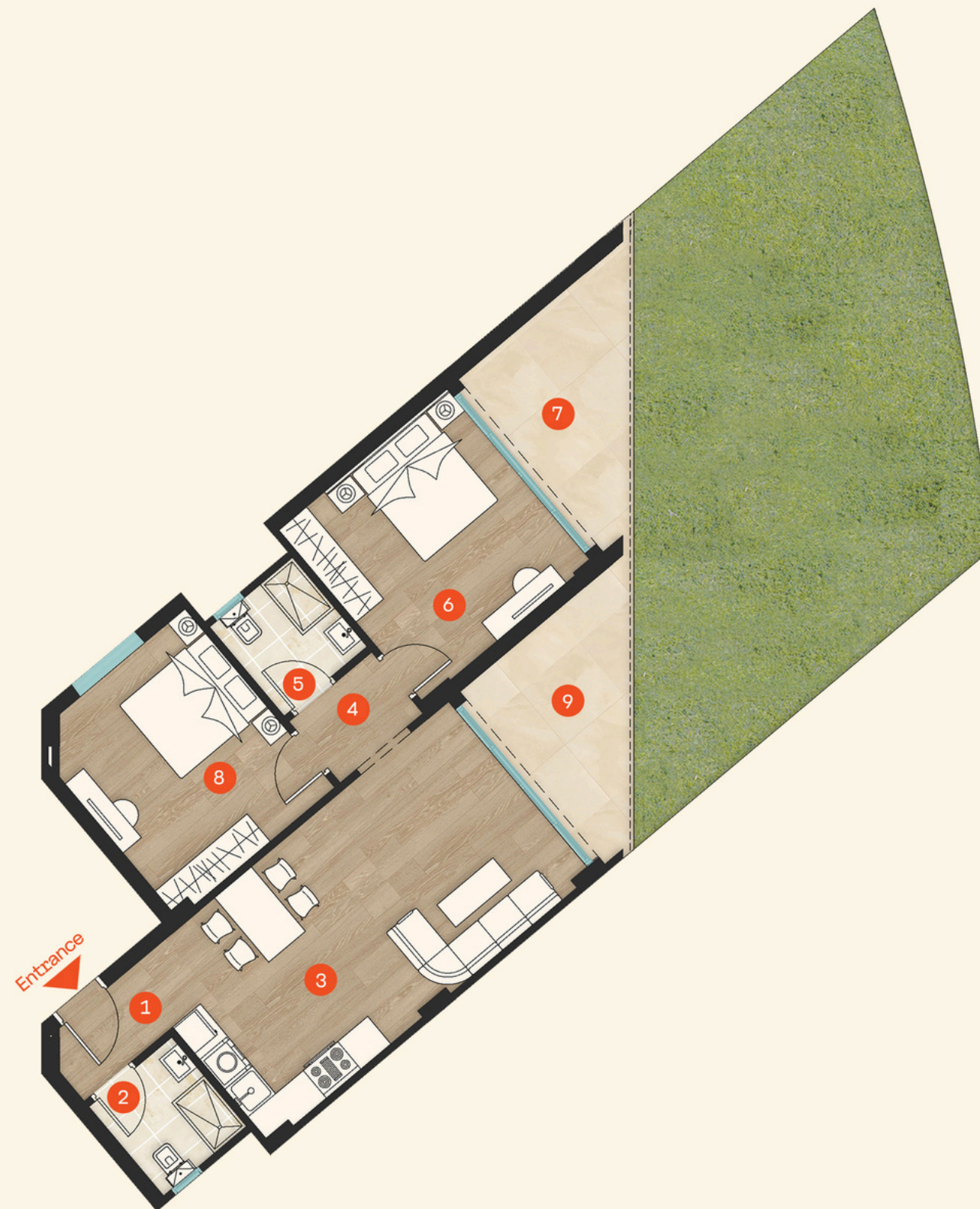
Unit Area	126 m ²
1- Lobby	1.90 x 1.20
2- Bathroom	1.90 x 1.80
3- Reception	7.00 x 3.75
4- Lobby	1.80 x 1.30
5- Bathroom	1.90 x 1.80
6-M. Bedroom	3.75 x 3.65
7- M.Terrace	8.85 m ²
8-Bedroom	3.85 x 3.40
9- Terrace	8.75 m ²



SOL 1

Ground Floor CHALET

Unit Area	126 m ²
Garden Area	(50-55) m ²
1- Lobby	1.90 x 1.20
2- Bathroom	1.90 x 1.80
3- Reception	7.00 x 3.75
4- Lobby	1.80 x 1.30
5- Bathroom	1.90 x 1.80
6-M. Bedroom	3.75 x 3.65
7- M.Terrace	8.85 m ²
8-Bedroom	3.85 x 3.40
9- Terrace	8.75 m ²



Units

- Super Lux finishing
- All units view the lagoon and/or sea





The background features a series of overlapping, semi-transparent geometric shapes in shades of orange and yellow. These shapes include triangles, trapezoids, and irregular polygons, some of which are elongated and pointed, creating a dynamic, sunburst-like effect. The colors transition from a deep orange on the left to a lighter, almost white-yellow on the right.

Thank You!