**Azha Sokhna**, by Madaar Development, is a premium beachfront compound located in Ain Sokhna:

* Named after “bright, lively, and fancy” – perfect for weekend and summer escapes
* Built on 1.6 million m² with around 700 m of waterfront and 10 km beachfront
* Comprises **21 villages** with over **1,500 residential units**: villas, twin houses, townhouses, duplexes, chalets [nawy.com+1nawy.com+1](https://www.nawy.com/compound/88-azha?utm_source=chatgpt.com)
* **Facilities include:**
  + Downtown area designed by award-winning architects
  + Clubhouse, beach club, lagoon and beachfront
  + Sports club featuring padel, tennis, soccer, multi-purpose courts
  + Linear Botanical Park (5.3 acres) with skatepark, bike track, dog park
  + Gym, spa, hotels, private beaches, swimming pools, childrens’ zones, 24/7 security [nawy.com+6nawy.com+6nawy.com+6](https://www.nawy.com/compound/88-azha/property/80036-villa-for-sale-in-azha?utm_source=chatgpt.com)[nawy.com](https://www.nawy.com/compound/88-azha?utm_source=chatgpt.com)
* **Master Plan Highlights:**
  + 89% of area devoted to greenery, landscaping, water features, parks [nawy.com+2nawy.com+2nawy.com+2](https://www.nawy.com/compound/88-azha?utm_source=chatgpt.com)
* **Location:** 34th km on the Cairo–Suez Road; 30 min from New Capital, 45 min from New Cairo, 126 km from Cairo

**Resale Prices and Plans:**

* Upfront down payment options: **25%**, or **10%**, or **5%**, with installments over **4 to 8 years** [nawy.com+10nawy.com+10nawy.com+10](https://www.nawy.com/compound/88-azha?utm_source=chatgpt.com)
* Example resale townhouse:
  + **Price:** EGP 20,010,974
  + **Down Payment:** EGP 10,500,000
  + **Monthly Installments:** EGP 144,105 over 6 years