

LEA

A SWEET ESCAPE

MARASSI EMAAR



WELCOME TO

MARASSI

Overlooking the mesmerising turquoise waters and white sands, Marassi offers the ultimate resort experience in the heart of Sidi Abdelrahman.

Built over 6.5 million square meters, Marassi is home to the first signature-18hole golf course on Egypt's Mediterranean coast, bustling retail hubs and soon an international marina.

Featuring breathtaking homes designed by world-renowned architects, Marassi is without question the jewel of the Egyptian Mediterranean.

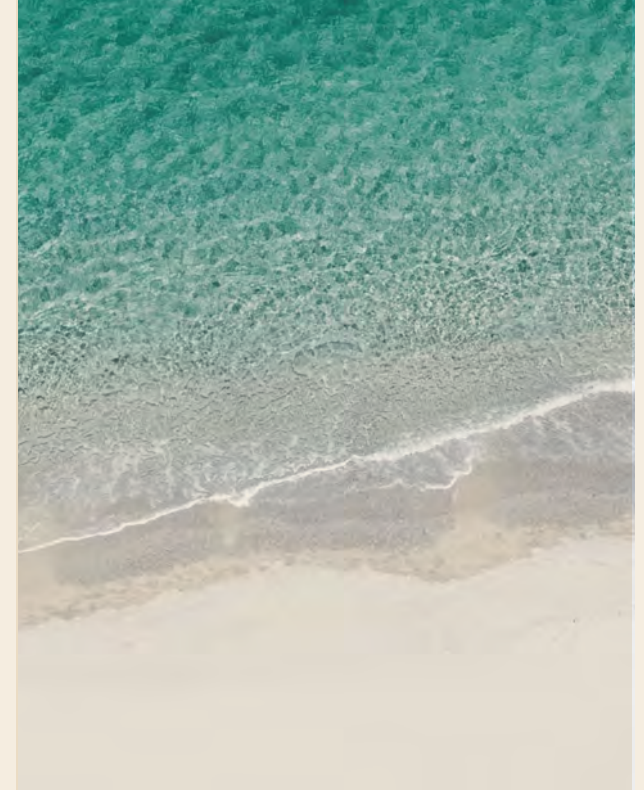


BEACHCLUB DESTINATION

Enjoy indoor and outdoor summer activities at Marassi's Beach Clubhouse.

From adventurous watersports to a range of gourmet restaurants, indulge in your activity of choice with the turquoise blue waters as a backdrop.





COASTAL SHORES

At Marassi, sea foam melts atop celestial blue waters, complimented by the warmth of the very finest white sands. A mediterranean gem, you can now enjoy Marassi's exclusive Beach Club, catering to more than 3600 visitors, and offering an incomparable bay water experience.





GOLF COURSE

Exquisitely designed by Harradine, Marassi's -18hole golf course spans along the jagged coastline, welcoming those eager to learn through the Golf Academy's comprehensive program.

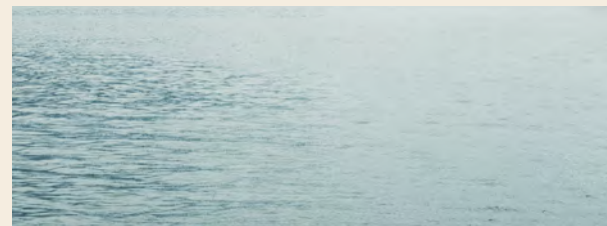
The internationally celebrated golf-course holds year-round tournaments, inviting professional golfers from around the world.





MARASSI MARINA

Enjoy walks along the Marina and explore world-class gourmet dining, alfresco cafes and shopping experiences on the boardwalk.





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A LOCALITY FOR FAMILY

Your new home at LEA will be the summer
retreat for yourself, your family, and your friends.



BUILDING B

BUILDING A



A MEDITERRANEAN HAVEN

LEA's architecture is built to serve you the peace and quietness you long for. LEA's modern designs and large wide windows help you enjoy fascinating views right where you live. By choosing a contemporary style and a calming color palette for our buildings, we assure you a definite amusing summer and a relaxing home.



SIMPLE & REFINED



BUILDING A



A CONTEMPORARY SUMMER VILLAGE

The pools, gardens and BBQ areas situated in the heart of LEA bring everyone together.

Children can enjoy the playground areas while you can take a stroll along the scenic gardens.

You can also enjoy sunsets with friends as you lounge on the rooftop terrace.



YOUR OWN RESORT EXPERIENCE

Sit on your balcony and enjoy the cool breeze of
the north coast with the luxury of living close to
the beach.



BUILDING A

BUILDING B



LEA

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Enjoy the luxury of living footsteps away to the multitude restaurants and cafes at the neighboring hotel, envisioned to become Marassi's newest hotel destination.. With close access to the hotel's facilities including the pool and gym, you are footsteps away from your personalised summer retreat.





SUMMER SANCTUARY

At LEA, your summers now have a distinct image & memory. The apartments along with their corresponding gardens and lifestyle adjacencies are curated to become the setting for your summer escape.



BUILDING B

BUILDING A

MARASSI MASTERPLAN

- 1 WATERWAY/CANAL
- 2 MPORIUM
- 3 COMMUNITY CENTER
- 4 MOSQUE
- 5 COMMUNITY SPORTS
- 6 YACHT CLUB
- 7 BEACH CLUBHOUSE
- 8 ADDRESS MARASSI BEACH RESORT
- 9 VIDA MARASSI MARINA HOTEL
- 10 LEA





- 1 DESTINATION HOTEL
- 2 LEA
- 3 POOL & GARDEN
- 4 RIVA LAGOONS



FLOOR PLANS



LEA BUILDING A



LEA BUILDING B



LEA BUILDING C



MARASSI SPECIFICATION & FACILITIES

LEA - STANDARD FINISH

1. ENTRY FOYER:

Floors	Local porcelain tiles
Walls	Paint (white)
Ceiling	Paint (white)
Skirting	Local porcelain tiles

2. LIVING, DINING & INTERNAL CORRIDORS:

Floors	Local porcelain tiles
Walls	Paint (white)
Ceiling	Paint (white)
Skirting	Local porcelain tiles

3. KITCHEN:

Floors	Local porcelain tiles
Walls	Paint (white)
Ceiling	Paint (white)
Skirting	Local porcelain tiles

4. BEDROOMS:

Floors	Local porcelain tiles
Walls	Paint (Off-white)
Ceiling	Paint (white)
Skirting	Local porcelain tiles

5. ALL BATHROOMS:

Floors	Local ceramic tiles
Walls	Local ceramic tiles with Paint
Ceiling	Paint (white)

6. SANITARY WARE:

High quality local sanitary fixtures and
chrome mixers

7. KITCHEN CABINETS:

Not Included

8. UTILITY ROOMS & BATHROOMS (IF ANY):

Floors	Local Ceramic tiles.
Walls	Paint (White)/Full height local ceramic tiles in case of bathrooms
Ceiling	Paint (White)

9. ALUMINIUM & GLAZING:

Aluminium Works	Powder coated aluminium frames
Glass	Single glazing

10. DOORS:

Entrance	Stained woodwork (Colour according to scheme)
Internal Door	Matt white paint

11. AIR CONDITIONING UNITS:

Not Included

12. WATER HEATERS:

Not Included

13. APPLIANCES & PANTRY (IF ANY):

Not Included

14. EXTERNAL SHUTTERS:

Not Included

*All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.

- Please refer to the sample boards for all colour / styles of finishes.
- Please note that wardrobes are not included



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For more information
please visit www.marassi-egypt.com