

MARASSI

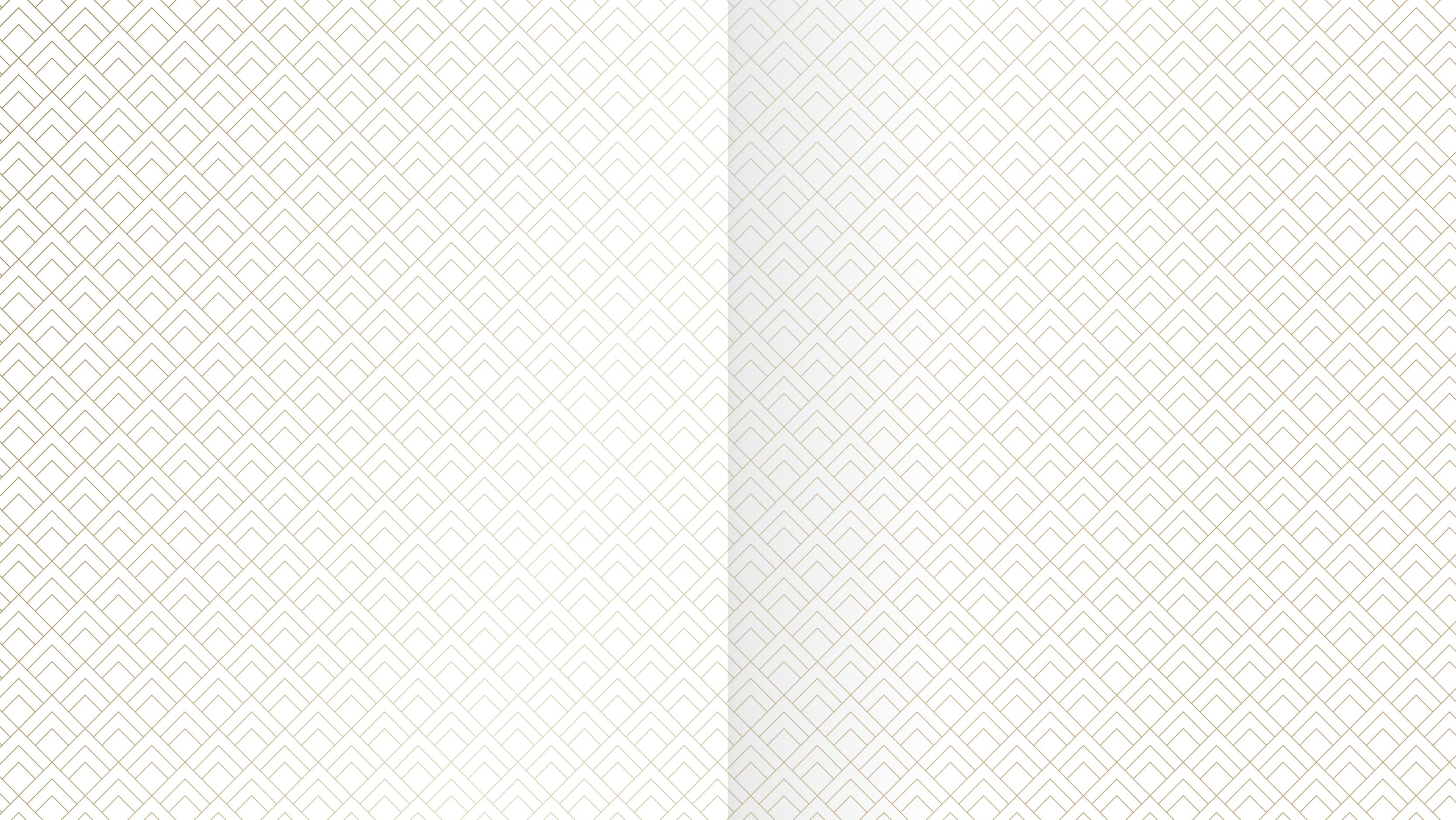
BAY



MARASSI EMAAR



ADDRESS
HOTELS + RESORTS



MARASSI

M A R A S S I

— • —

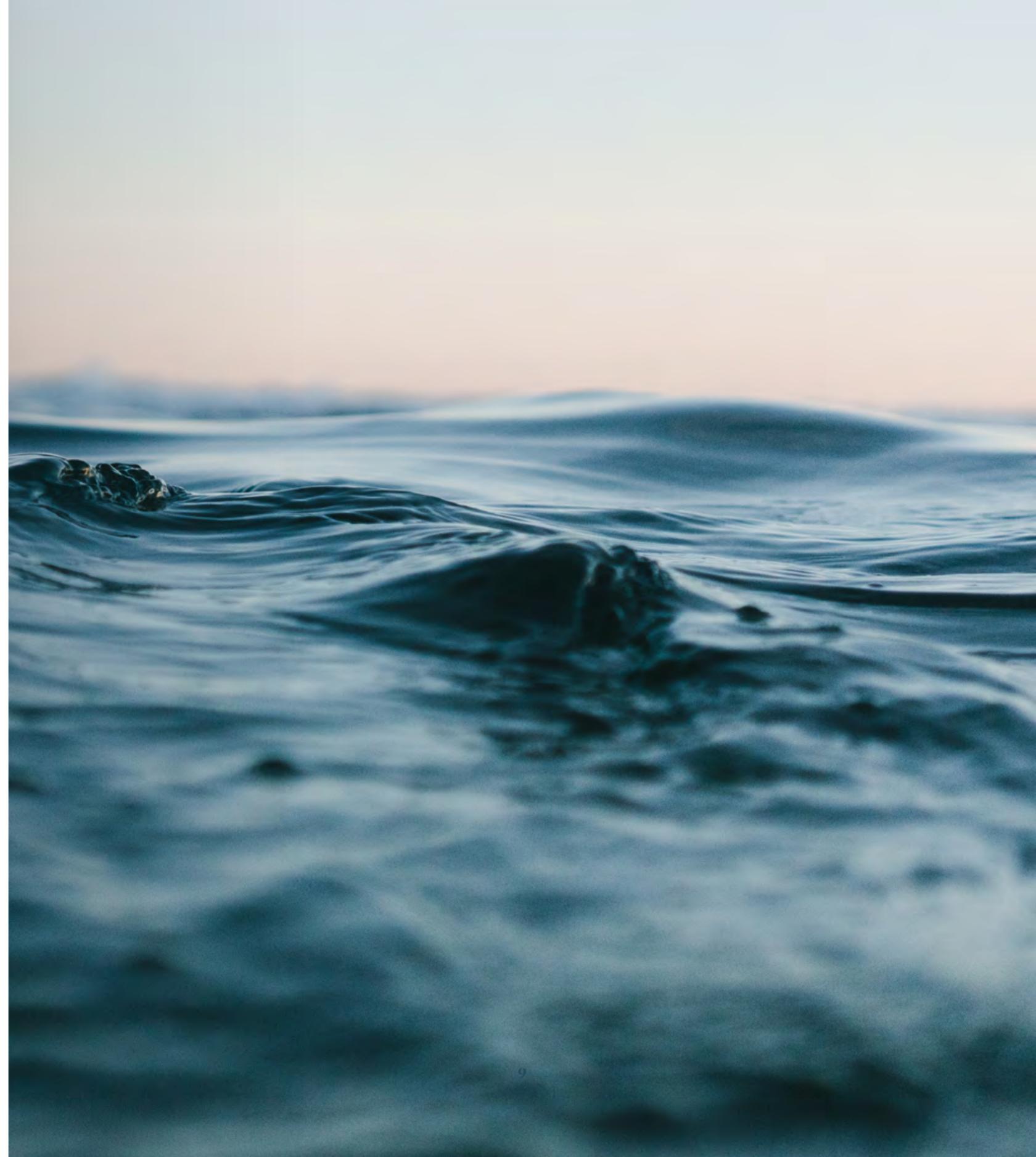
is a place to rediscover oneself. It is a place for the family to come home and be together, away from the distractions of the city. It is a place to unwind, uninterrupted.





COASTAL LIVING

REIMAGINED







DISCOVER MARASSI



With its clear blue sea and white sands backdropped by lush green palm trees, *Sidi Abd El-Rahman Bay* holds happy memories of holidays by the seaside for so many families.

***Marassi*, the exclusive destination resort inspired by the best of Europe and the Middle East, illustrates a modern twist on Egypt's most exquisite stretch of historic coastline.**



MARASSI

For many, the mention of *Sidi Abd El-Rahman Bay* conjures memories of sea foam melting atop celestial blue waters, and the warmth of the very finest white sands underfoot.

For others, its allure lies in its rich history. For centuries, the bay has been a treasured resting point on trips from Alexandria to the Siwa Oasis and the port of Mersa Matruh.

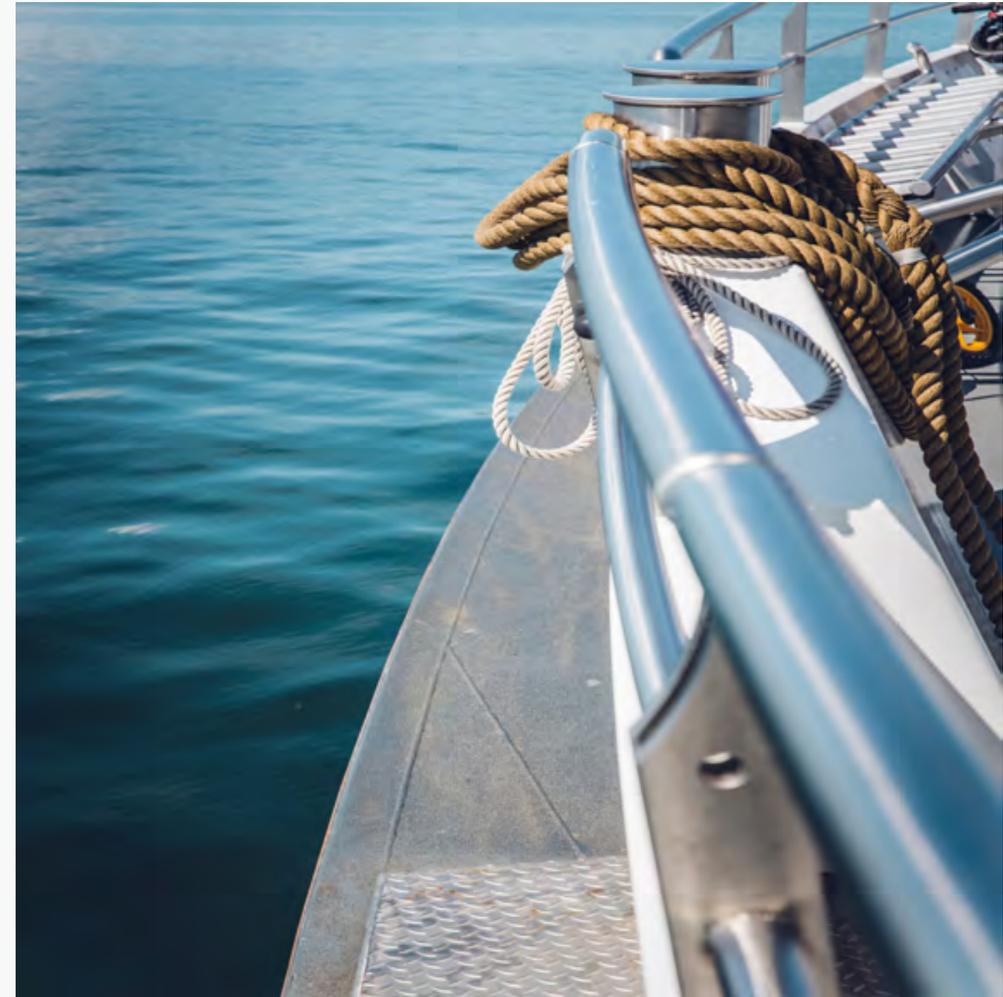


MARASSI MARINA

BLISSFUL YACHTING



With the nearby *Marassi Marina*, you can sail in and out of your new home. Explore the best that the Mediterranean Sea has to offer, or reach for any of the world-class gourmet dining, al fresco cafés and shopping experiences on the boardwalk.



Adventure seekers and sports lovers will be in their element in the Marassi Marina. Inspired by the French Riviera, it proudly hosts a whole range of seaside activities, from yachting to watersports to surfing.

A perfect balance of contemporary Mediterranean architecture and Egyptian hospitality, Marassi Marina was conceived by world-renowned WATG.



THE GOLF CLUB

18 HOLE COURSE



**Find yourself in the midst of an unforgettable landscape.
The Marassi Bay golf course is adorned with sylvan terrain,
inland waterways and immaculate modern facilities.**

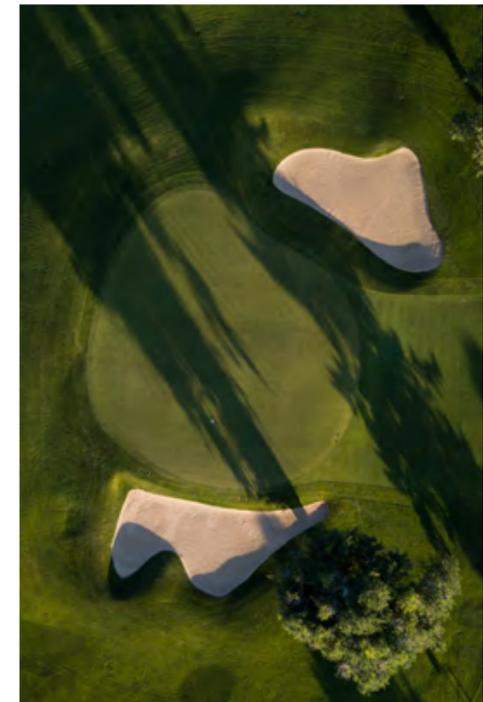


THE GOLF CLUB

Stunning views of the sea are complemented by the rolling fairways, extensive winding walkways and spacious open areas – to support an active lifestyle. Here you can regularly enjoy an exciting game of world-class golf on picturesque courses and easily socialise at The Regal.

Residents of Marassi Bay will be privileged to enjoy a 10-year golf course membership. Overlooking the Mediterranean, the impeccable golf course welcomes both professional and amateur golfers across the entire year.

MARASSI





MARASSI BAY

- 1 BEACH CLUBHOUSE
- 2 AL ALAMEIN HOTEL
- 3 DRIVING RANGE
- 4 THE ADDRESS GOLF HOTEL
- 5 18 HOLE SIGNATURE GOLF COURSE
- 6 YACHT CLUB
- 7 MARINA
- 8 **THE REGAL**

02



INTRODUCING

MARASSI BAY



YOUR NEW ADDRESS



Marassi is the destination resort already known as the *crème de la crème* of beachfront living on the North Coast of Egypt. *Marassi Bay* is the refined new neighborhood at its pinnacle.

Following a masterplan crafted to mirror the sweeping peninsula, this prestigious address is set to become synonymous with unparalleled elegance, privacy and tranquility.



MARASSI
BAY

03



REDEFINING

BEACHFRONT

LIVING

BEACHFRONT LIVING



Look upon the masterplan of this precinct, gently curving to honor the waves and accentuate panoramic views of the sea. Wander through streets lined with contemporary and traditional villas that blend seamlessly into the surrounding natural beauty.

This is Marassi Bay.

The residences of Marassi Bay will rise gently from the shore in four rows. The neighborhood's position, on the very peak of Marassi, has been carefully chosen to promote stunning 270-degree views stretching to the distant horizon, and offers direct access to the beach.





A DISTINGUISHING IDENTITY



Once visited, *Marassi Bay* will never be forgotten. Arrive through the grand gateway lined with tall palm trees and notice the details that define this impressive neighborhood, from the refined architecture of its residences to its elegant streetscapes and public spaces.

Stroll down landscaped sidewalks or drive down wide open roads that gleam in the sunshine, knowing that you are only ever footsteps from the resort's cherished beach.



BEACHFRONT LIVING

MARASSI BAY



WHERE COMFORT MEETS BEAUTY



The magnificent villas of *Marassi Bay* are unmistakably influenced by the natural beauty of *Sidi Abd El-Rahman Bay*.

The fascinating shapes and hues of the marine life that grace the bay and the area's rich culture and heritage are honored in the bold architecture of these residences.

Inside, the coast is ever present. The colors and textures throughout each home are inspired by the pure bright light twinkling on the water; the extraordinary turquoise blue of the sea; and the soft white sand as it warms in the sunshine.



**DISCOVER A LIFE OF
UNCHARTED LUXURY**

**Experience the north coast as you've never
seen it before. Open the door to a new vision
of nature, beauty and serenity. Find yourself
in a seaside retreat that redefines luxury.**



CONCIERGE

EXCLUSIVE SERVICES





Address Hotels + Resorts will deliver an exclusive concierge package upon request of residents who wish to enjoy their summers to the full.

The award-winning luxury hotel group known for its elegant hospitality and exceptional standards of service will take care of your every concierge and hospitality need.

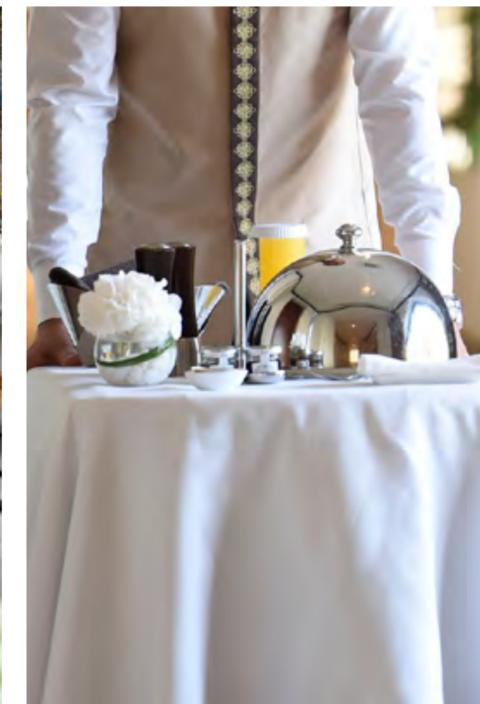


CONCIERGE

The experienced concierge team will assure your any request is met, however big or small it may be. From assistance in arranging airport transport, childcare services to a *U By Emaar* Card discounts, they'll go above and beyond to help you live your life of indulgence.

- Airport transfers and chauffeur services to and from Cairo
- A la carte housekeeping and laundry services
- Catering for parties, events and gatherings
- Food preparation & delivery
- Restaurant bookings with concierge service access
- Golf-cart transfers across Marassi
- Exclusive beach and pool memberships
- Childcare services
- Car washing and maintenance
- Secretarial assistance
- Home maintenance and major repairs
- U By Emaar Card discounts

MARASSI BAY



THE ALLURE

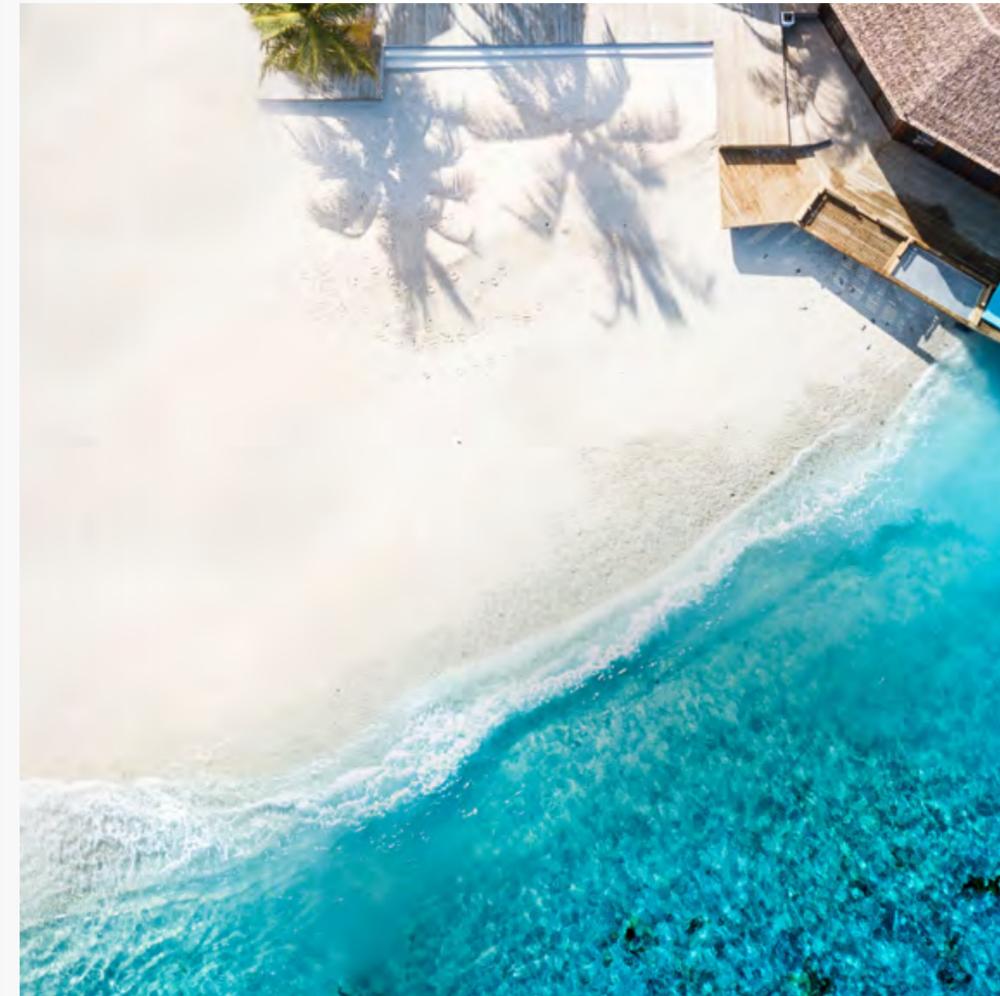
BEACH BAR & CAFÉ



THE ALLURE

Discover the private Miami-style beach bar & café, *The Allure*. The trendsetting venue perfectly complements the fine sands and the extraordinary turquoise blue of the sea it looks upon. Picture wide cabanas, generous sun loungers, cool face towels on a warm summer day and the finest cocktails served ice-cold to residents of this distinguished neighborhood.

MARASSI BAY



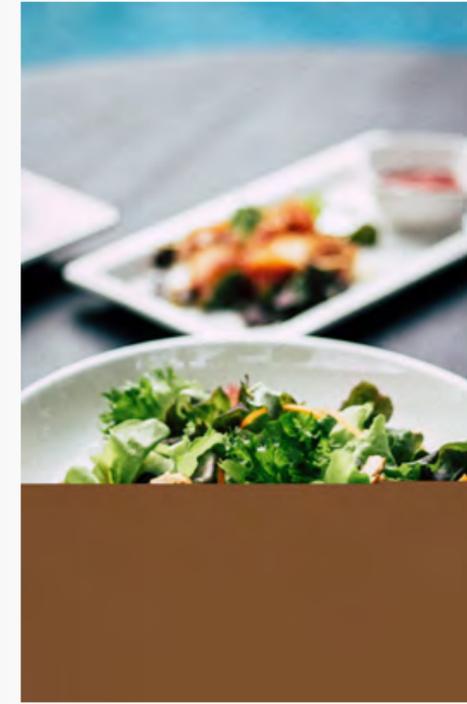
THE ALLURE

The Allure offers a selection of exclusive privileges and services. From an on-the-beach butler service to watersports and beach entertainment.

A delectable range of food and beverages will be served throughout the day and evening. A beach swimwear boutique will ensure everyone can look their best by the water.

The impressive facilities can also be privately rented for special events, and a curated Beach Day package will be available to those looking for the ultimate North Coast beach experience.

MARASSI BAY



T H E R E G A L

MARASSI BAY



THE REGAL

**Home is more than a residence. It is a place of blissful familiarity,
where loved ones come together to relax and rejuvenate.**

The Regal is designed for those who appreciate comfort, beauty
and space to entertain.

MARASSI BAY

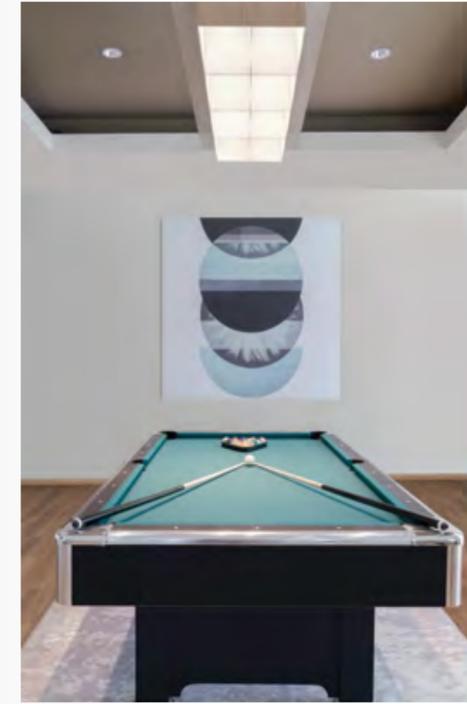


THE REGAL

The Regal will be the beating heart of the neighborhood. It's a place where children will play happily in the pool and playground while you spend time with friends in the landscaped gardens or lounge spaces, or simply take some time for yourself in the steam rooms and saunas.

A Beach Day package will be available to those looking for the ultimate North Coast beach experience. Picture wide cabanas, generous sun loungers, cool face towels on a warm summer's day and the finest cocktails served ice cold to residents of Marassi Bay.

MARASSI BAY



THE REGAL

MARASSI BAY







04



THE BEACH

COLLECTION

THE BEACH COLLECTION



MARASSI BAY

Fall asleep to the gentle lull of the sea, and wake up to sweeping views right across the bay. *The Beach Collection* will be made up of the two rows of two-storey villas closest to the water. On the second row, residences will sit on slightly higher ground, giving center stage to the stunning panorama.



COVA

Clean architectural lines and sweeping glass facades give Cova its reputation as the most contemporary of the collection.

Full-length corner windows allow you to watch the horizon move through vibrant shades of blue from all angles of your beachfront home, and large terraces work seamlessly with generous indoor living space to facilitate a true indoor-outdoor lifestyle.



Disclaimer: Facade colors and features might differ in reality without affecting the scheme.









GROUND FLOOR



Disclaimer (V20-CV)

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MARASSI BAY

COVA

THE BEACH COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

408.5

TOTAL AREA (SQM)

696.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

221

FIRST FLOOR LIVABLE AREA (SQM)

179.6

CARPORT (SQM)

50

TERRACES (SQM)

201.7

ROOFTOP TERRACES (SQM)

86.2

FIRST FLOOR



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MARASSI BAY

COVA

THE BEACH COLLECTION

FLOOR

1

INTERNAL AREA (SQM)

408.5

TOTAL AREA (SQM)

696.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

221

FIRST FLOOR LIVABLE AREA (SQM)

179.6

CARPORT (SQM)

50

TERRACES (SQM)

201.7

ROOFTOP TERRACES (SQM)

86.2

ROOF TOP



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MARASSI BAY

COVA

THE BEACH COLLECTION

FLOOR

Roof top

INTERNAL AREA (SQM)

408.5

TOTAL AREA (SQM)

696.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

221

FIRST FLOOR LIVABLE AREA (SQM)

179.6

CARPORT (SQM)

50

TERRACES (SQM)

201.7

ROOFTOP TERRACES (SQM)

86.2

BAYOU

This villa, characterised by balance, elegance and earthy tones, offers a *modern* twist on the fine Egyptian architectural style known and loved across the world.

Host a soirée for friends on your rooftop terrace, or enjoy a languid afternoon beside your private pool. With an abundance of supremely comfortable indoor and outdoor living spaces, Bayou is the perfect place to spend time with your loved ones.





THE BEACH COLLECTION



Disclaimer: Facade colors and features might differ in reality without affecting the scheme.





GROUND FLOOR



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MARASSI BAY

BAYOU

THE BEACH COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

421.1

TOTAL AREA (SQM)

729.5

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

206.7

FIRST FLOOR LIVABLE AREA (SQM)

214.4

CARPORT (SQM)

54.6

TERRACES (SQM)

189.1

ROOFTOP TERRACES (SQM)

108.2

FIRST FLOOR



Disclaimer (V21-BU)

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MARASSI BAY

BAYOU

THE BEACH COLLECTION

FLOOR

1

INTERNAL AREA (SQM)

421.1

TOTAL AREA (SQM)

729.5

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

206.7

FIRST FLOOR LIVABLE AREA (SQM)

214.4

CARPORT (SQM)

54.6

TERRACES (SQM)

189.1

ROOFTOP TERRACES (SQM)

108.2

ROOF TOP



Disclaimer (V21-BU)

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MARASSI BAY

BAYOU

THE BEACH COLLECTION

FLOOR

Roof top

INTERNAL AREA (SQM)

421.1

TOTAL AREA (SQM)

729.5

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

206.7

FIRST FLOOR LIVABLE AREA (SQM)

214.4

CARPORT (SQM)

54.6

TERRACES (SQM)

189.1

ROOFTOP TERRACES (SQM)

108.2

CORALIE

There is a distinctive warmth and charisma to this *traditional* villa which is sure to make every resident and visitor feel truly at home.

Coralie's style is timeless, and its every detail, from landscape to lighting, is impeccably considered.





8



THE BEACH COLLECTION



GROUND FLOOR



Disclaimer (V22-CR)

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MARASSI BAY

CORALIE

THE BEACH COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

407.5

TOTAL AREA (SQM)

610

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

213

FIRST FLOOR LIVABLE AREA (SQM)

194.5

CARPORT (SQM)

41.9

TERRACES (SQM)

76.8

ROOFTOP TERRACES (SQM)

108.7

FIRST FLOOR



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MARASSI BAY

CORALIE

THE BEACH COLLECTION

FLOOR

1

INTERNAL AREA (SQM)

407.5

TOTAL AREA (SQM)

610

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

213

FIRST FLOOR LIVABLE AREA (SQM)

194.5

CARPORT (SQM)

41.9

TERRACES (SQM)

76.8

ROOFTOP TERRACES (SQM)

108.7

ROOF TOP



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MARASSI BAY

CORALIE

THE BEACH COLLECTION

FLOOR

Roof top

INTERNAL AREA (SQM)

407.5

TOTAL AREA (SQM)

610

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

213

FIRST FLOOR LIVABLE AREA (SQM)

194.5

CARPORT (SQM)

41.9

TERRACES (SQM)

76.8

ROOFTOP TERRACES (SQM)

108.7

05



THE SUNRISE

COLLECTION

THE SUNRISE COLLECTION



MARASSI BAY

Sit back and watch the golden sun flood the skies shades of red and purple as it rises over the horizon.

The Sunrise Collection of three-storey villas, which stand a little further from the shore, offer a selection of grand terraces on which to make the most of the cool North Coast breeze. Live only footsteps away from Marassi's sparkling blue sea.

COVA



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GROUND FLOOR



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MARASSI BAY

COVA

THE SUNRISE COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

319.3

TOTAL AREA (SQM)

556.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

123.5

FIRST FLOOR LIVABLE AREA (SQM)

151.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

44.7

CARPORT (SQM)

50.4

TERRACES (SQM)

237.1

FIRST FLOOR



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MARASSI BAY

COVA

THE SUNRISE COLLECTION

FLOOR

1

INTERNAL AREA (SQM)

319.3

TOTAL AREA (SQM)

556.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

123.5

FIRST FLOOR LIVABLE AREA (SQM)

151.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

44.7

CARPORT (SQM)

50.4

TERRACES (SQM)

237.1

PENTHOUSE



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MARASSI BAY

COVA

THE SUNRISE COLLECTION

FLOOR

Penthouse

INTERNAL AREA (SQM)

319.3

TOTAL AREA (SQM)

556.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

123.5

FIRST FLOOR LIVABLE AREA (SQM)

151.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

44.7

CARPORT (SQM)

50.4

TERRACES (SQM)

237.1

BAYOU



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GROUND FLOOR



Disclaimer (V24-BU)

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MARASSI BAY

BAYOU

THE SUNRISE COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

325.5

TOTAL AREA (SQM)

528.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

142.5

FIRST FLOOR LIVABLE AREA (SQM)

119.2

PENTHOUSE FLOOR LIVABLE AREA (SQM)

63.8

CARPORT (SQM)

36.3

TERRACES (SQM)

202.9

FIRST FLOOR



Disclaimer (V24-BU)

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MARASSI BAY

BAYOU

THE SUNRISE COLLECTION

FLOOR		GROUND FLOOR LIVABLE AREA (SQM)
1		142.5
INTERNAL AREA (SQM)		FIRST FLOOR LIVABLE AREA (SQM)
325.5		119.2
TOTAL AREA (SQM)		PENTHOUSE FLOOR LIVABLE AREA (SQM)
528.4		63.8
BEDROOMS		CARPORT (SQM)
4		36.3
GUEST ROOMS		TERRACES (SQM)
1		202.9

PENTHOUSE



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MARASSI BAY

BAYOU

THE SUNRISE COLLECTION

FLOOR

Penthouse

INTERNAL AREA (SQM)

325.5

TOTAL AREA (SQM)

528.4

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

142.5

FIRST FLOOR LIVABLE AREA (SQM)

119.2

PENTHOUSE FLOOR LIVABLE AREA (SQM)

63.8

CARPORT (SQM)

36.3

TERRACES (SQM)

202.9





8

GROUND FLOOR



Disclaimer (V25-CR)

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MARASSI BAY

CORALIE

THE SUNRISE COLLECTION

FLOOR

G

INTERNAL AREA (SQM)

368.1

TOTAL AREA (SQM)

466.2

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

160.9

FIRST FLOOR LIVABLE AREA (SQM)

159.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

48.1

CARPORT (SQM)

34.6

TERRACES (SQM)

98.1

FIRST FLOOR



Disclaimer (V25-CR)

1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate, information subject to change without notice. 4. Actual areas may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level. 6. Each garden plot will vary based on the location of the building.

MARASSI BAY

CORALIE

THE SUNRISE COLLECTION

FLOOR

1

INTERNAL AREA (SQM)

368.1

TOTAL AREA (SQM)

466.2

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

160.9

FIRST FLOOR LIVABLE AREA (SQM)

159.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

48.1

CARPORT (SQM)

34.6

TERRACES (SQM)

98.1

PENTHOUSE



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MARASSI BAY

CORALIE

THE SUNRISE COLLECTION

FLOOR

Penthouse

INTERNAL AREA (SQM)

368.1

TOTAL AREA (SQM)

466.2

BEDROOMS

4

GUEST ROOMS

1

GROUND FLOOR LIVABLE AREA (SQM)

160.9

FIRST FLOOR LIVABLE AREA (SQM)

159.1

PENTHOUSE FLOOR LIVABLE AREA (SQM)

48.1

CARPORT (SQM)

34.6

TERRACES (SQM)

98.1

YOUR HANDCRAFTED HOME



Minute attention to detail will be evident in the finishes throughout your *Marassi Bay* home. Every feature, from the floors of elegant porcelain and oak veneer to the cutting edge kitchen equipment, will be thoughtfully designed to elevate your sense of comfort and wellbeing.

Your villa's interior décor, inspired by its breathtaking coastal location, will enhance your sense of place.

SPECIFICATIONS

1. FOYER

- Floors High quality imported porcelain tiles
- Walls & Ceilings Paint (white)
- Skirting Imported porcelain tiles

2. LIVING, DINING & INTERNAL CORRIDORS

- Floors Imported porcelain tiles
- Walls & Ceilings Paint (white)
- Skirting Imported porcelain tiles
- Stairs High quality marble

3. BEDROOMS

- Floors Imported porcelain tiles
- Walls & Ceilings Paint (white)
- Skirting Imported porcelain tiles

4. ALL BATHROOMS

- Floors Imported porcelain tiles
- Walls Imported porcelain tiles
- Ceiling Paint (white)

5. SANITARY WARE

- High quality sanitary fixtures - chrome mixers
- Double sink vanities for master bathroom, single vanities for secondary bathrooms and powder rooms.
- Built-in shower enclosures with shower trays (if any)
- Bathtubs for master bathrooms

6. KITCHEN

- Floors High quality of imported porcelain tiles
- Walls & Ceilings Paint (white)
- Skirting High quality of imported porcelain tiles

7. KITCHEN CABINETS (& PANTRY IF ANY)

- Base unit Laminate Veneer woodwork with reconstituted stone top & backsplash
- Wall unit Veneered woodwork

8. UTILITY BEDROOMS & BATHROOM (IF ANY)

- Floors Local ceramic tiles
- Walls Paint (white) / full height local ceramic tiles in case of bathrooms
- Ceiling Paint (white)
- Skirting Local ceramic tiles

9. ALUMINIUM & GLAZING

- Aluminium works Powder coated aluminium frames
- Glass Double glazing

10. DOORS

- Main entrance door: Solid wood entrance door
- Internal doors: Stained oak veneer woodwork (color according to scheme)

11. ACCESSIBLE ROOF (IF AVAILABLE)

- High quality of imported porcelain tiles and skirting

12. AIR CONDITIONING UNITS

- Included, ducted, concealed type

13. WATER HEATER

- Included

14. APPLIANCES

- Appliances not included.

15. WARDROBES

- Not included

Disclaimer

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.

BATHROOMS



MASTER BATHROOM



MASTER BATHROOM ACCENT WALL



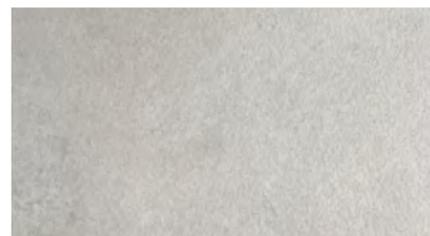
SECONDARY BATHROOM ACCENT WALL



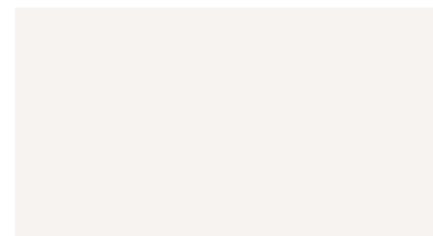
GENERAL WOOD VENEER



SECONDARY BATHROOM FLOORING



MASTER BATHROOM WALL & FLOORING



SECONDARY BATHROOM WALL

LIVING ROOM & KITCHEN



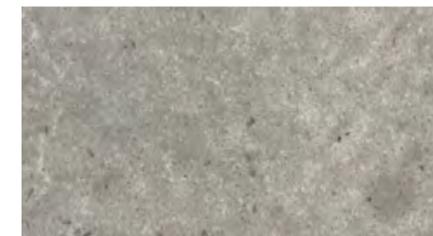
LIVING ROOM



KITCHEN



STAIRCASES MARBLE



KITCHEN COUNTERTOP



GENERAL FLOORING



WHITE PAINTED WOOD



GENERAL WOOD VENEER

MOVE INTO MARASSI BAY



***Sidi Abd El-Rahman Bay* is full of childhood memories of afternoons spent tumbling down sand dunes and ducking and diving amongst gentle waves. *Marassi Bay* offers the opportunity for families to make wonderful new memories in this land of sparkling blue sea, white sand and spectacular desert sunsets.**

If you would like to find out more about owning a property in the most prestigious neighborhood in Marassi, please visit www.marassi-egypt.com; call one of our advisors on 16116; or get in touch with your regional Sales Center:

CONTACT

UNITED ARAB EMIRATES
Dubai Creek Harbour Sales Pavilion, Ras Al Khor

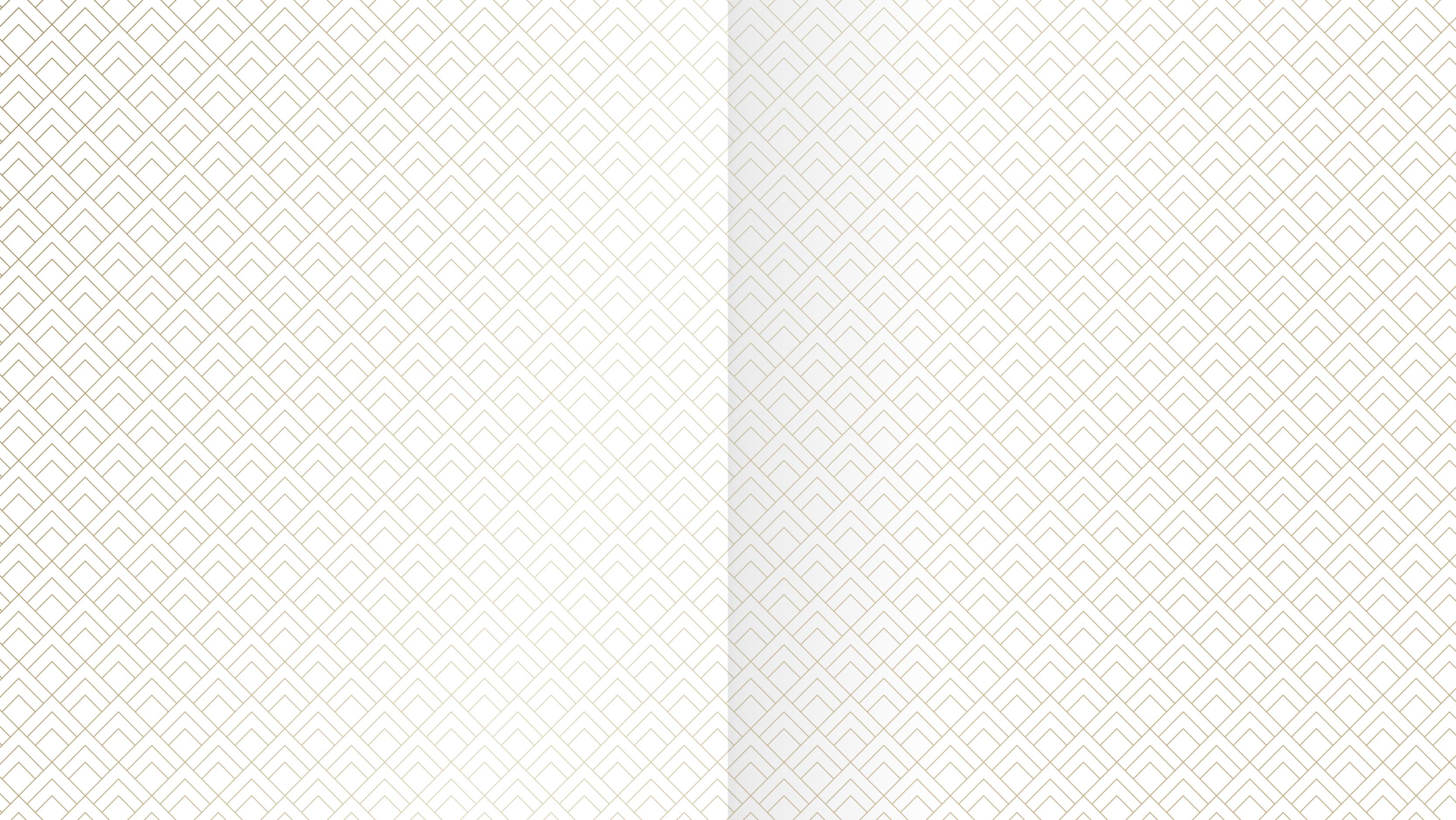
EGYPT
North Coast
Marassi Social Hub, Sidi Abdel Rahman

Main Branch
Uptown Cairo (Emtidad Ramsis St. exit from the 6th of October bridge)

Heliopolis
40, Thawra St.

New Cairo
Mivida Business Park, Building 1 end of road 90 next to AUC new campus

6 of October:
Capital Business Park, Ground floor B2 building, Al Sheikh Zayed, Giza



MARASSI EMAAR

FOR MORE INFORMATION
PLEASE VISIT WWW.MARASSI-EGYPT.COM