

RIVA GOLF

VILLAS

marassi



marassi

THE PERFECT SAHEL DESTINATION

Located right in the heart of Sidi Abd El Rahman, Marassi offers its residents the perfect getaway while being surrounded with everything they need. The 6.5 million square meter gated community is destined for you to enjoy the beauty of nature, mesmerizing views and transparent blue waters. At Marassi, you can enjoy 23 different residential communities, 18-hole golf course, renowned Beach Clubhouse, swimmable lagoons, luxury hotels, and a wide range of exquisite restaurants and cafes.



WHERE GREENERY REVIVES THE SOUL

Riva Golf Villas, offer a surreal getaway while waking up every day to ultimate greenery, enchanting views of the golf course, and peaceful surroundings.

MESMERIZING GOLF VISTAS

Riva Golf Villas directly overlook Marassi's signature 18-hole golf course. These exclusive villas enjoy endless views of greenery and offer a surreal and calm getaway.





CONTEMPORARY DESIGN

Riva Golfs Villas are inspired by modern and contemporary architecture. Homes are delivered fully finished, with exquisite interiors that meet everyone's chic taste.



marassi

MASTER PLAN



- | | |
|---------------------------|-------------------------------------|
| 1. Hotel | 19. Veneto village |
| 2. Waterway/canal | 20. Greek village |
| 3. The Marina Residence 2 | 21. Verdi village |
| 4. MPorium | 22. Safi village |
| 5. Community center | 23. Marassi Luxury Villas |
| 6. Mosque | 24. The Address Golf Hotel |
| 7. Community sports | 25. The Marina Residences |
| 8. Yacht club | 26. Souk / mixed |
| 9. Beach clubhouse | 27. Celia |
| 10. Golf maintenance | 28. Marina West |
| 11. Catania village | 29. Address Marassi
Beach Resort |
| 12. Arezzo village | 30. Vida Marassi
Marina Hotel |
| 13. Verona village | |
| 14. Isola village | |
| 15. Vectoria village | |
| 16. Valencia village | |
| 17. Blanca village | |
| 18. Salerno village | |

RIVA GOLF

VILLAS

SITE PLAN

Disclaimers:

1. All materials, dimensions and drawings are approximate, information subject to change without notice.
2. Actual areas may vary from the stated area. Drawings not to scale.
3. The developer reserves the right to make revisions.
4. Each garden plot will vary based on the location of the building.
5. Building colors will differ based on the design schemes.



VILLA TYPE V30 A&B



TYPE B



TYPE A

Total Area 340.8 SQM

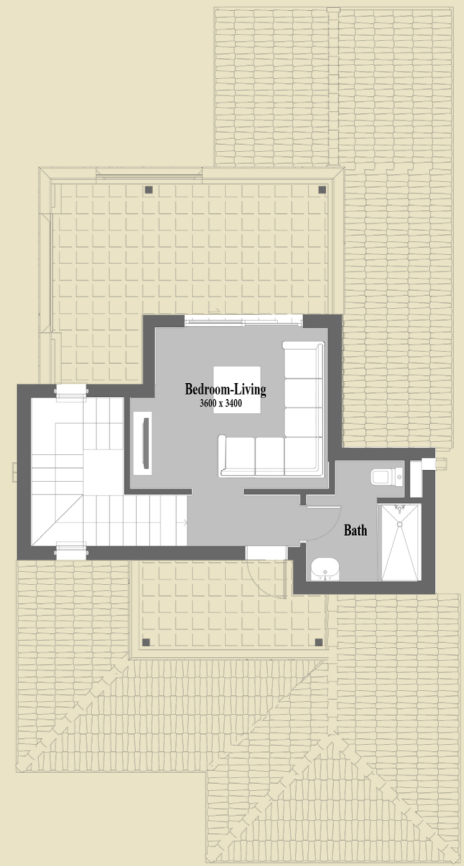
Bedrooms	4
Ground Floor Livable Area	110.8
First Floor Livable Area	115.7
Penthouse Livable Area	38.2
Carport	33.9
Porch	6.4
Covered Terraces	32.5
Uncovered Terrace	29.5
Total Area	340.8



Ground Floor



First Floor



Penthouse

Disclaimers:

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.
7. The units façades are tentative and subject to change.

VILLA TYPE V30 A&B MIRRORED



Total Area 340.8 SQM

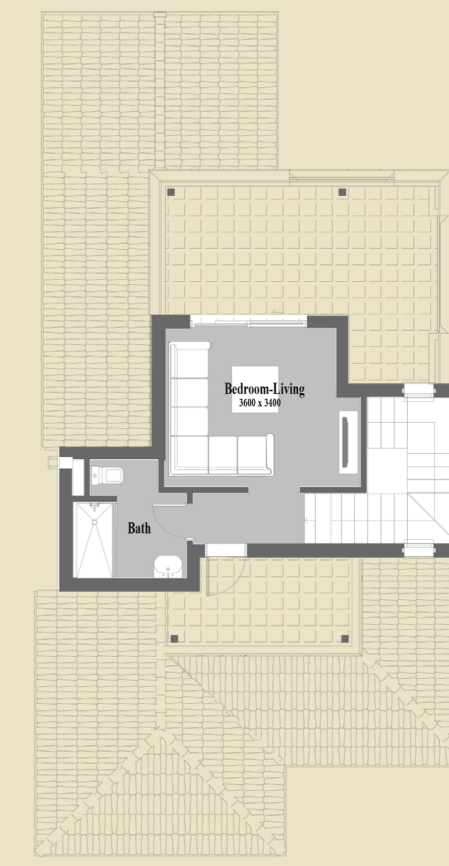
Bedrooms	4
Ground Floor Livable Area	110.8
First Floor Livable Area	115.7
Penthouse Livable Area	38.2
Carport	33.9
Porch	6.4
Covered Terraces	32.5
Uncovered Terrace	29.5
Total Area	340.8



Ground Floor



First Floor



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Finishing Specification & Facilities

Riva Golf - Villas

1. FOYER:

- Floors High quality of local ceramic tiles with accents
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting High quality of local ceramic tiles

2. LIVING, DINING & INTERNAL CORRIDORS:

- Floors High quality of local ceramic tiles
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting High quality of local ceramic tiles

3. BEDROOMS:

- Floors High quality of local ceramic tiles
- Walls Paint (Off-white)
- Ceiling Paint (white)
- Skirting High quality of local ceramic tiles

4. ALL BATHROOMS: Master bathrooms

- Floors High quality of local ceramic tiles.
- Walls High quality of local ceramic tiles & Paint(Off-white) & ceramic listello
- Ceiling Paint (White)

- Secondary Bathrooms

- Floors High quality of local ceramic tiles.
- Walls High quality of local ceramic tiles & Paint(Off-white) & ceramic listello
- Ceiling Paint (White)

5. SANITARY WARE:

- High quality Local sanitary fixtures- chrome mixers

6. VANITY UNITS:

- Vanity Tops Marble (if any)
- Cabinet Shutters Stained Beech woodwork-stain varies according to scheme

7. KITCHEN:

- Floors High quality of local ceramic tiles.
- Walls Paint (Off-white)
- Ceiling Paint (White)
- Skirting High quality of local ceramic tiles.

Finishing Specification & Facilities

Riva Golf - Villas

8. KITCHEN CABINETS & PANTRY (IF ANY):

- Base unit Stained oak woodwork-stain colour varies according to scheme
- Wall unit Stained oak woodwork-stain colour varies according to scheme
- Counter Top Local Granite counter top and back splash; with stainlesssteel sink

9. UTILITY BEDROOMS & BATHROOMS:

- Floors Local Ceramic tiles.
- Walls Paint (Off-white)/Full height local ceramic tiles in case of bathrooms.
- Ceiling Paint (white)
- Skirting Local Ceramic tiles.

10. ALUMINIUM & GLAZING:

- Aluminium Works Powder coated aluminium frames
- Glass Single glazing

11. WOODWORK

- Master bedroom Stained oak woodwork (colour according to the scheme),
Walk-in closet to follow design style
- Internal doors Stained oak veneer (colour according to the scheme)

12- STAIRCASE:

- marble according to design style
- Metalwork handrail as per design style

13. ACCESSIBLE ROOF (IF AVAILABLE):

- High quality of local ceramic tiles.

14. AIR CONDITIONING UNITS:

- Included, Split unit type

15. WATER HEATER:

- Included

16. APPLIANCES:

- not Included



Emaar Misr Sales Centers:

North Coast: Marassi Beach Clubhouse, Sidi Abdel Rahman

Heliopolis: 40, Thawra St.

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

Mohandiseen: 16, Ministry of Agriculture St. (Beginning of El Batal Ahmed Abdel-aziz st.)

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

Call 16116 | www.marassi-egypt.com

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