



marassi

SUMMER PARADISE

SKAIA

DUET & TOWNVILLAS

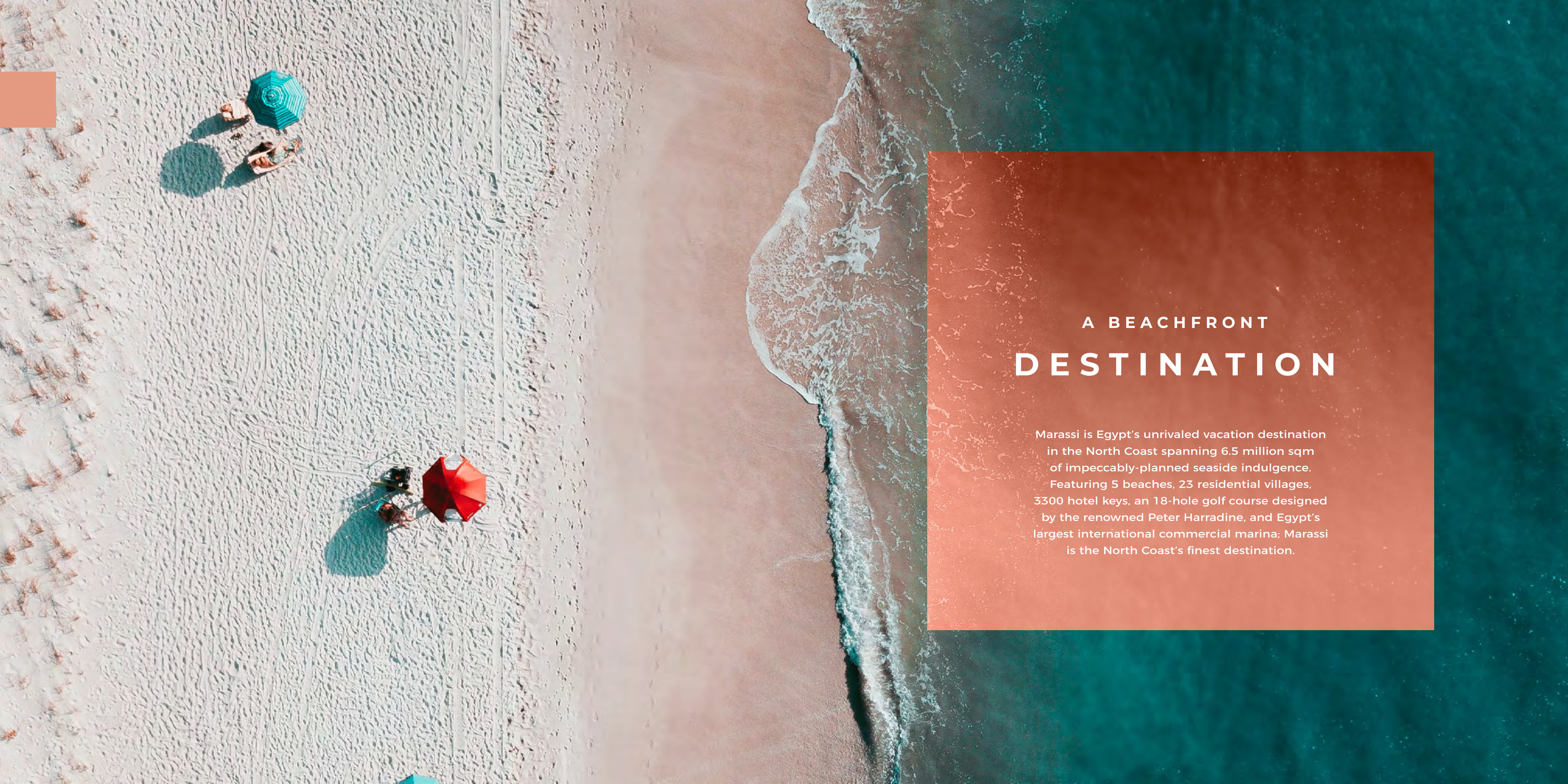


WELCOME TO

MARASSI

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

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



A BEACHFRONT DESTINATION

Marassi is Egypt's unrivaled vacation destination in the North Coast spanning 6.5 million sqm of impeccably-planned seaside indulgence. Featuring 5 beaches, 23 residential villages, 3300 hotel keys, an 18-hole golf course designed by the renowned Peter Harradine, and Egypt's largest international commercial marina; Marassi is the North Coast's finest destination.

BEACH CLUB HOUSE

Under the warmth of the sun, engage in the many indoor and outdoor activities offered at the Marassi Beach Clubhouse. The Beach Clubhouse at Marassi with its awe-inspiring architectural beauty offers a diverse range of services and activities for guests and visitors alike.





AN EXPANSIVE GREEN 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.

A WORLD CLASS
MARINA

Enjoy walks along the Marina promenade and explore world-class gourmet dining, alfresco cafes and shopping experiences on the boardwalk. The Marassi Marina is a one-of-a-kind along Egypt's North Coast.



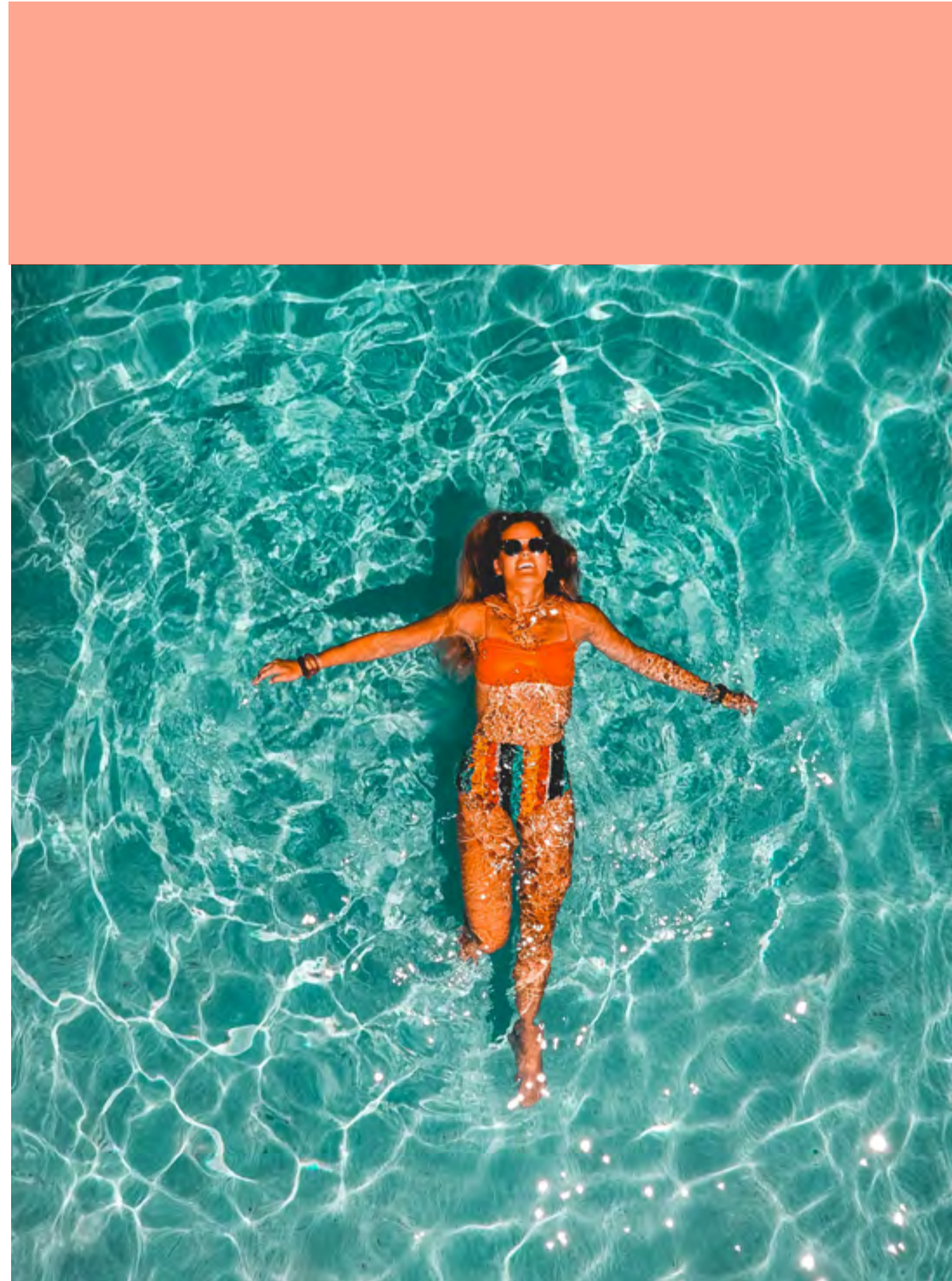
SKAIA

YOUR SUMMER PARADISE



A VIEW
OVER SERENITY

SKAIA is designed on varying elevations, its scenic range of lavish swimming pools, and lush, sprawling greenery, all while the horizon stretches before you from the comfort of your fully finished modern home.





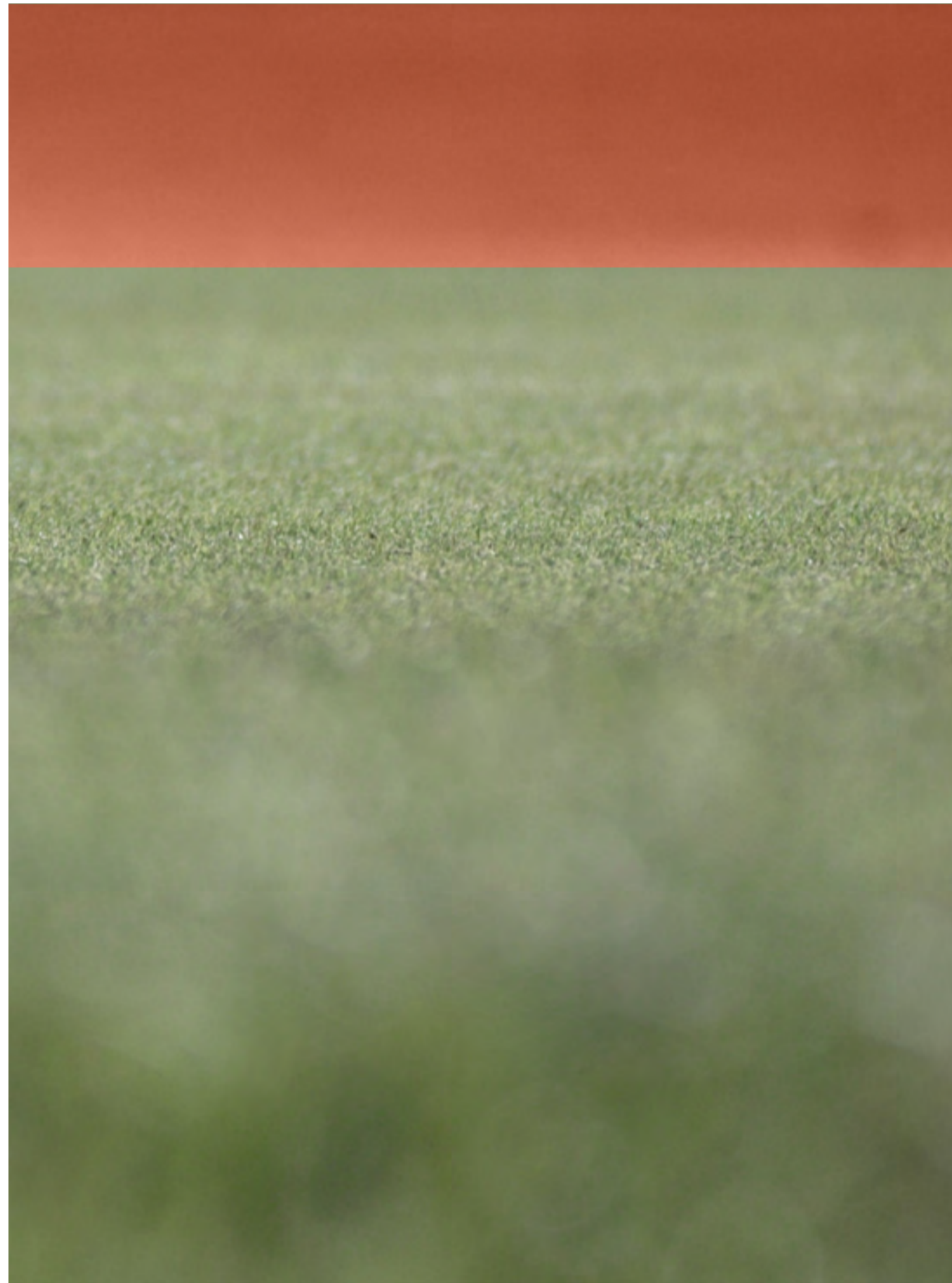
EXPERIENCE
THE BEACH
AT YOUR FEET

The urban beach pools situated in the heart of SKAIA bring everyone together, and transport the beach experience to your doorstep.



SAVOR
MESMERISING
GOLF VIEWS

The street facing elevations of SKAIA look out onto vast golf vistas, crowned by the azure blue horizon of the North Coast.





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 SKAIA



SKAIA



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.

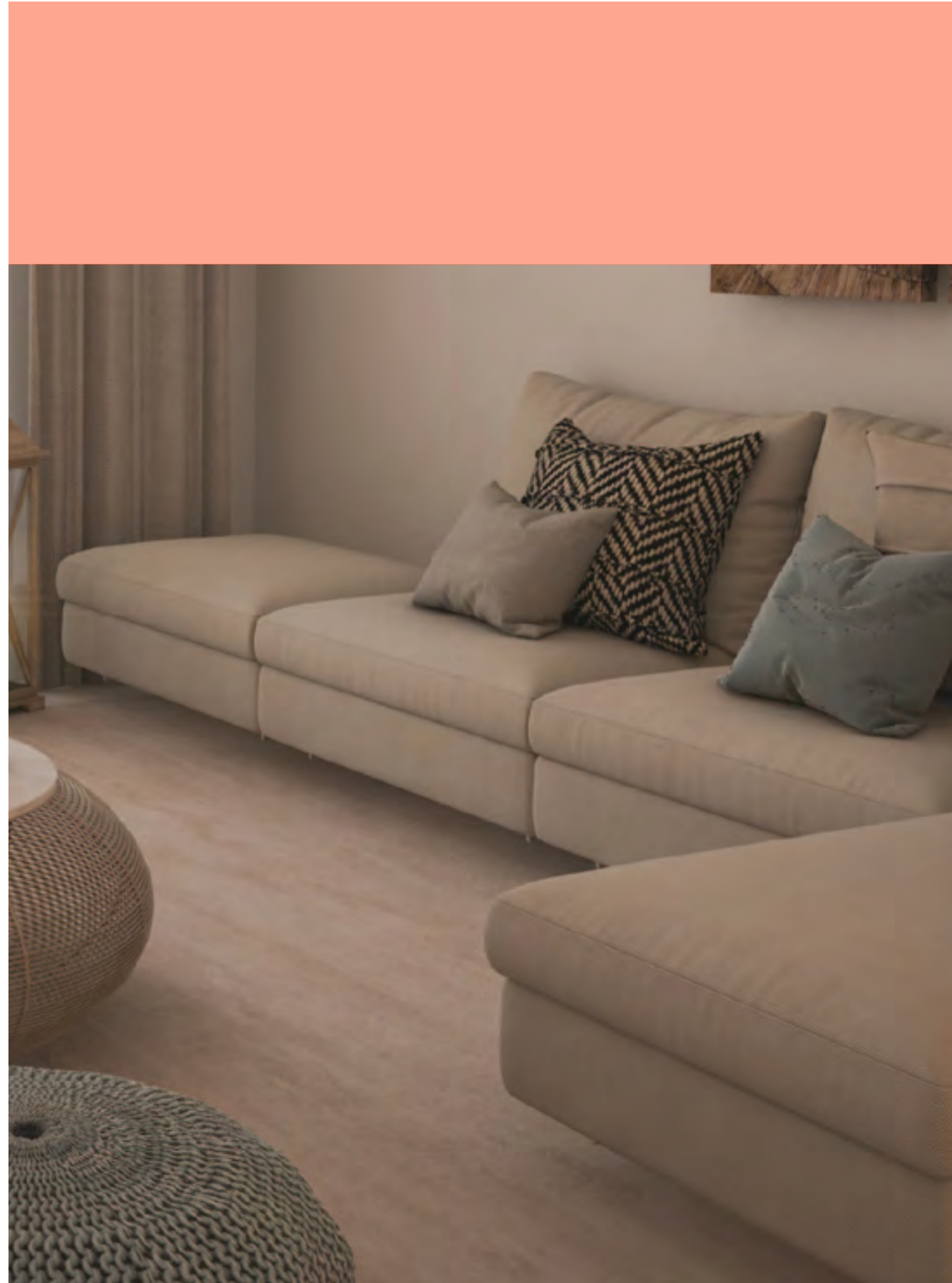


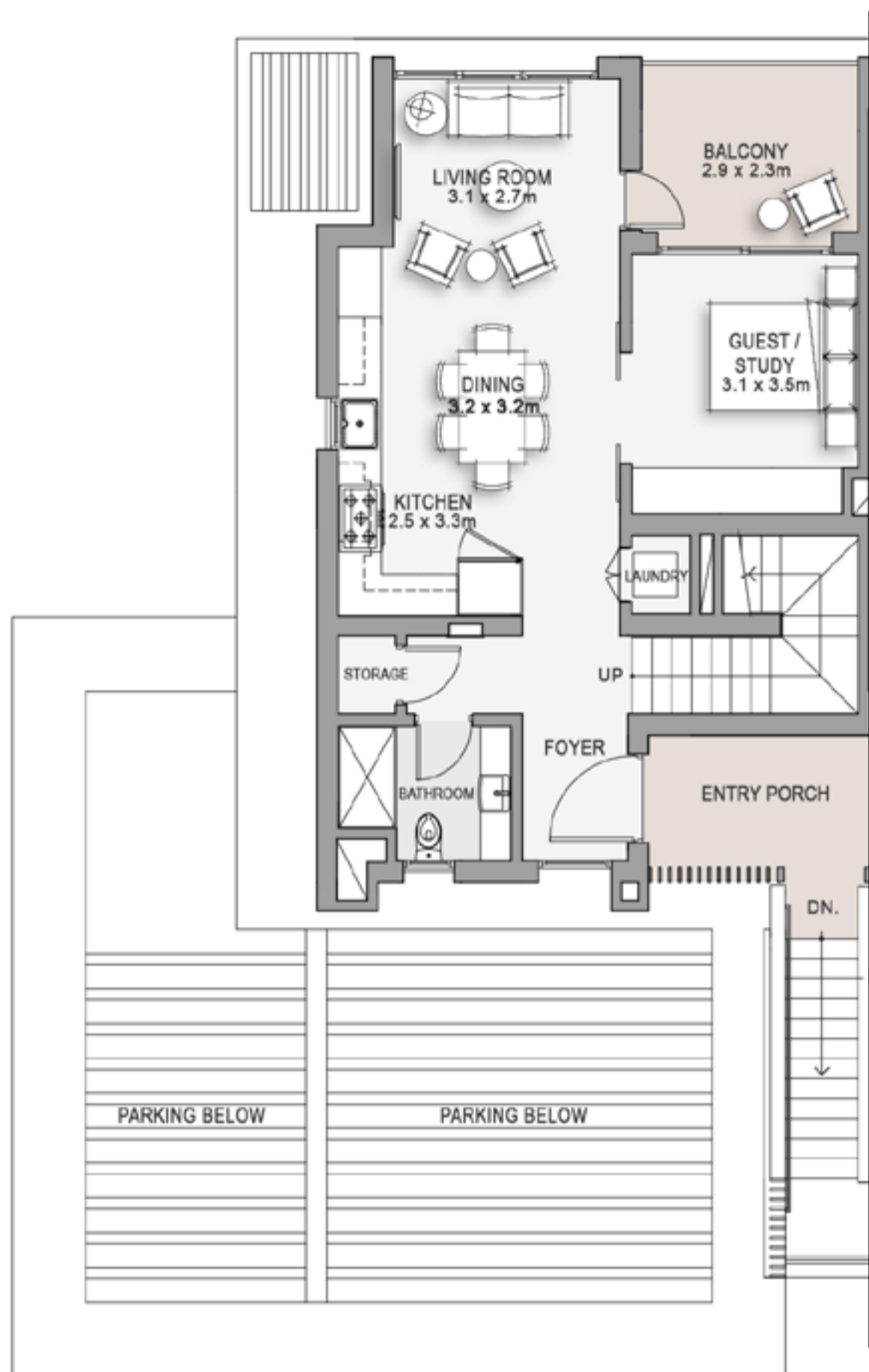


FLOOR PLANS

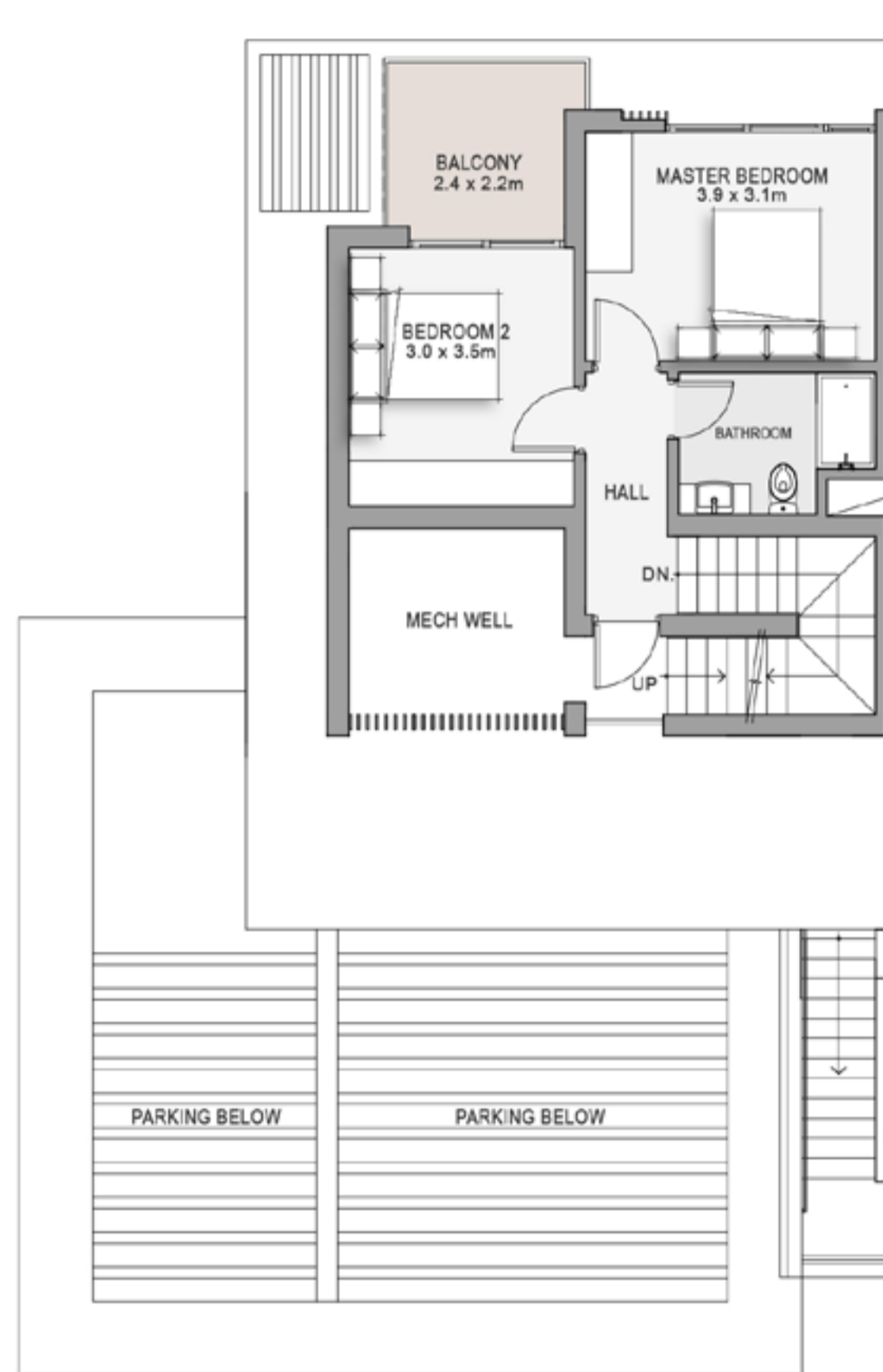


Duet Villa Type 1





FIRST LEVEL



SECOND LEVEL



ROOF LEVEL



FIRST LEVEL



SECOND LEVEL

Unit LU

Total Area 147.1 SM

Total Living Areas: 119.5 SM

Total Terraces & Carport Areas: 27.6 SM



ENTRY LEVEL

Duet Villa 1

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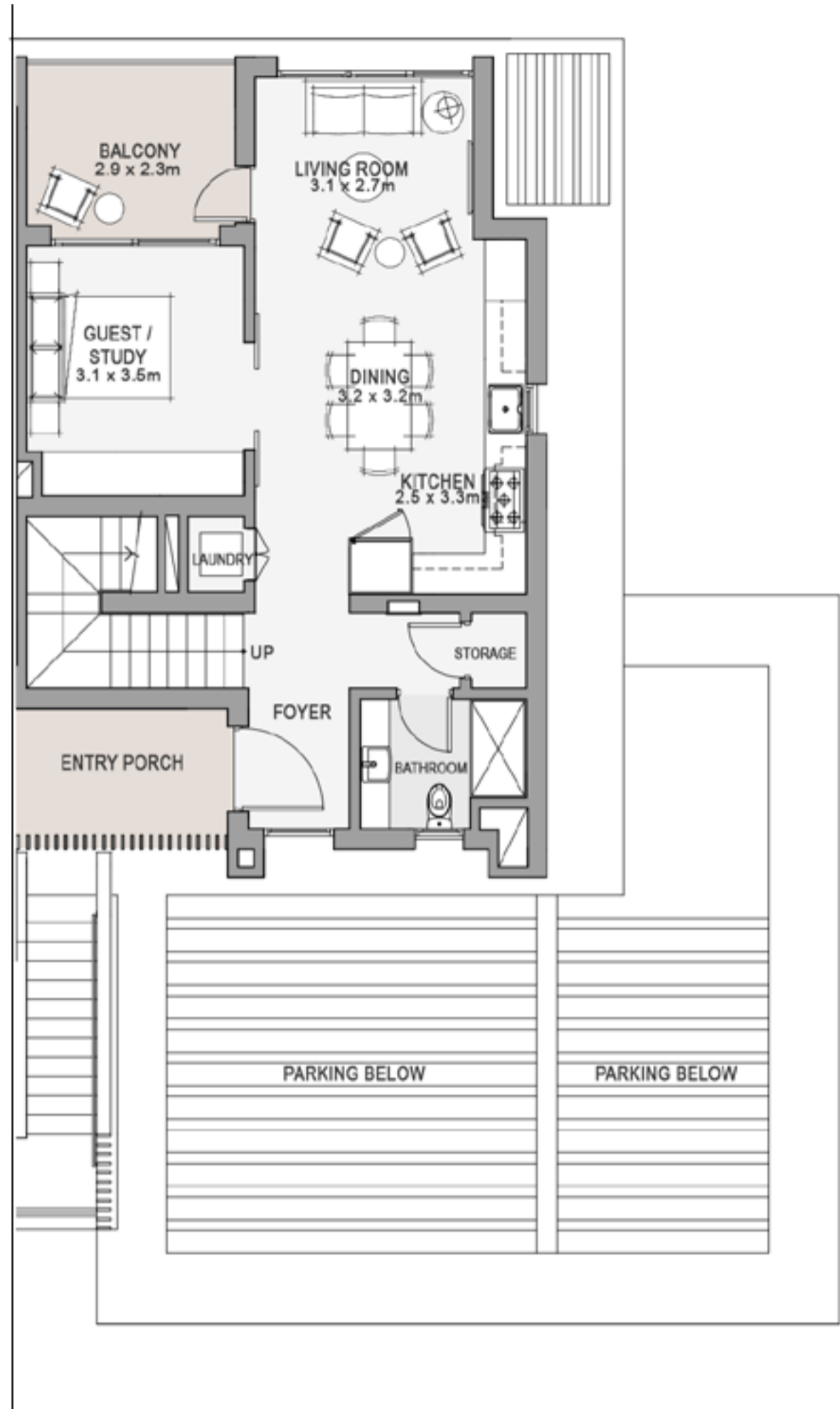
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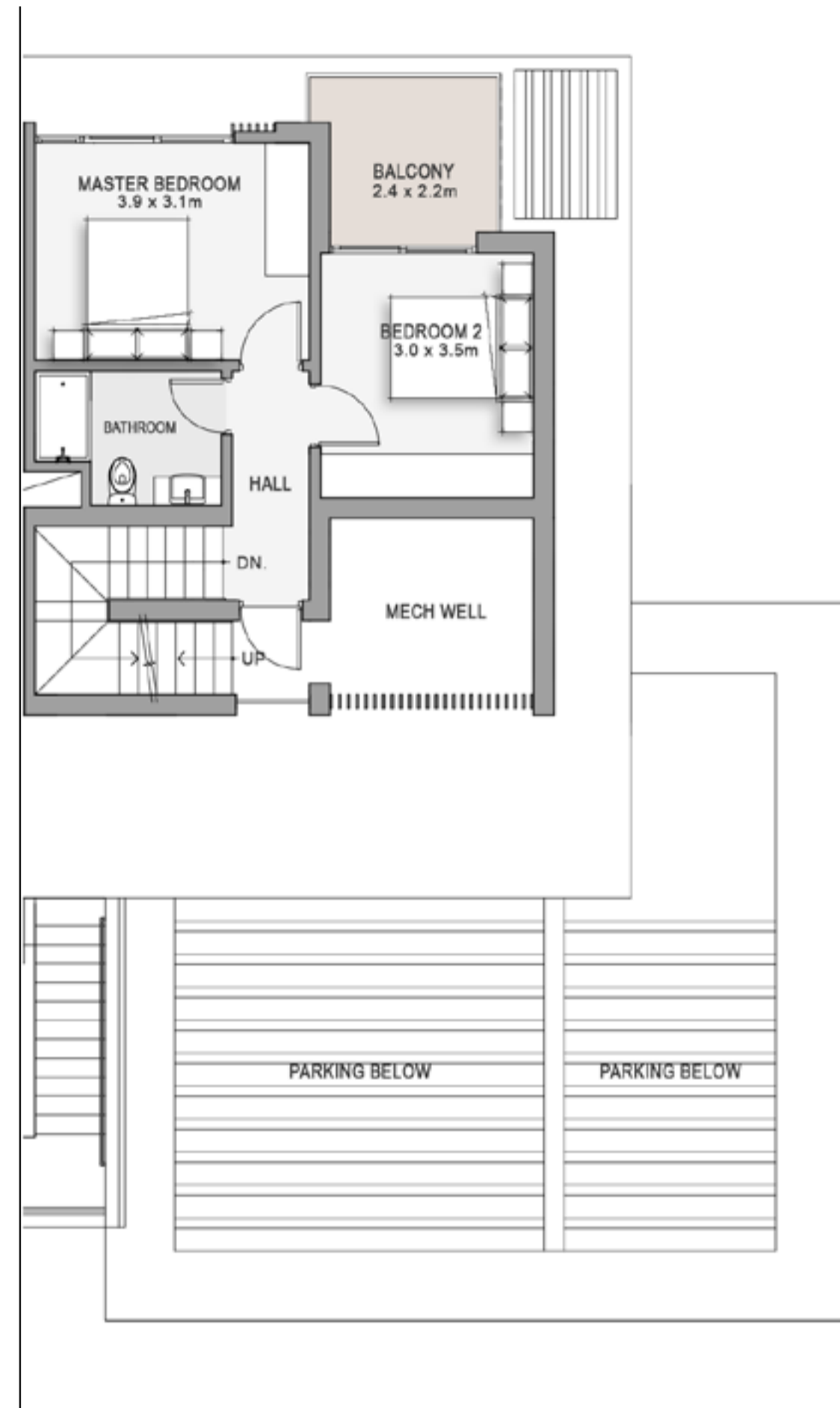
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.

6. Each garden plot will vary based on the location of the building.

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



FIRST LEVEL



SECOND LEVEL



ROOF LEVEL



FIRST LEVEL



SECOND LEVEL

Unit RU
Total Area 147.1 SM

Total Living Areas: 119.5 SM

Total Terraces & Carport Areas: 27.6 SM



ENTRY LEVEL

Duet Villa 1

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GARDEN LEVEL



ENTRY LEVEL

Duet Villa 1

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GARDEN LEVEL

ENTRY LEVEL

Unit LG

Total Area 161.3 SM

Total Living Areas: 147.7 SM

Total Terraces & Carport Areas: 13.6 SM

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5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
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GARDEN LEVEL



ENTRY LEVEL



GARDEN LEVEL



ENTRY LEVEL

Unit RG
Total Area 161.3 SM

Total Living Areas: 147.7 SM

Total Terraces & Carport Areas: 13.6 SM

Duet Villa 1

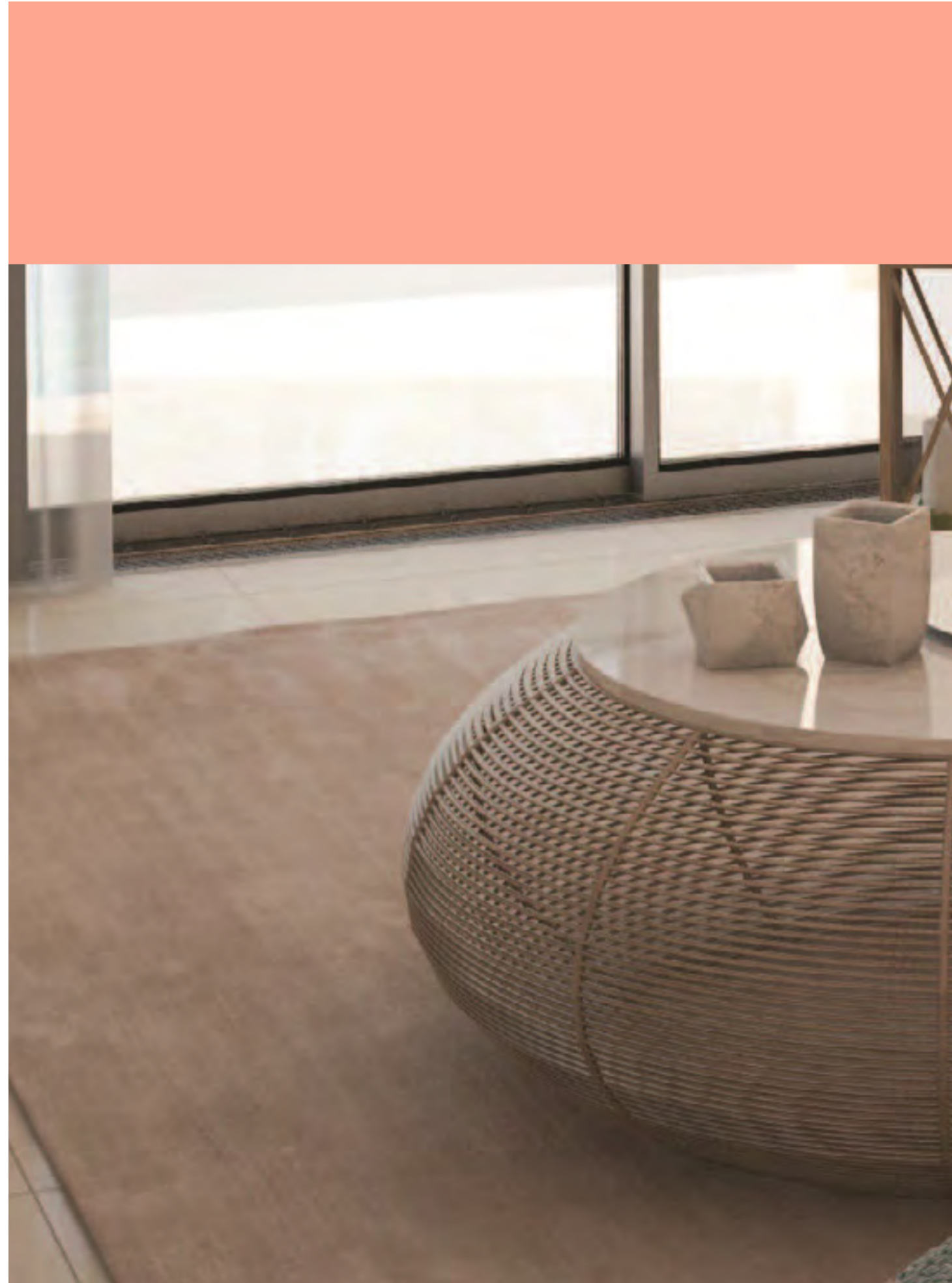
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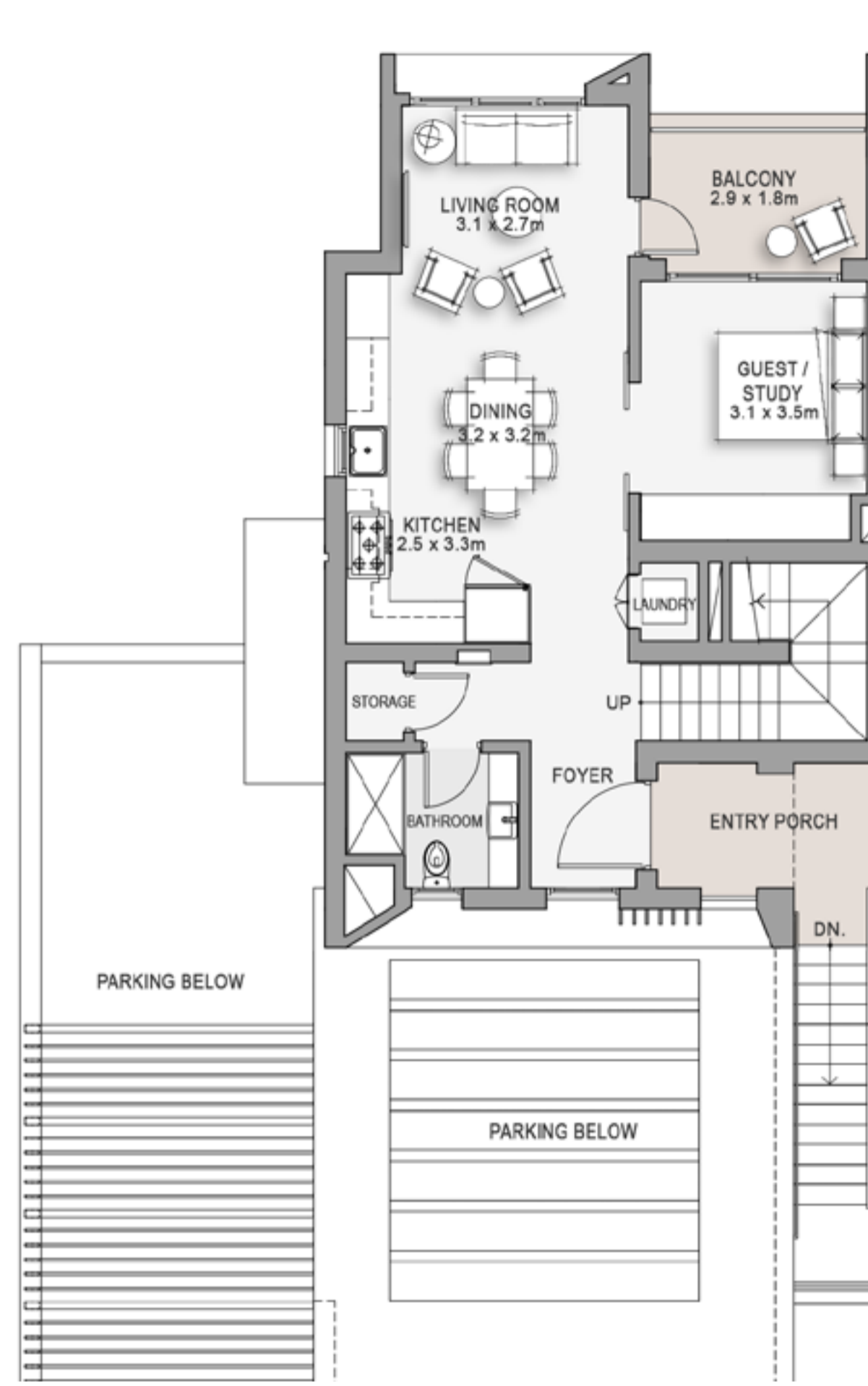
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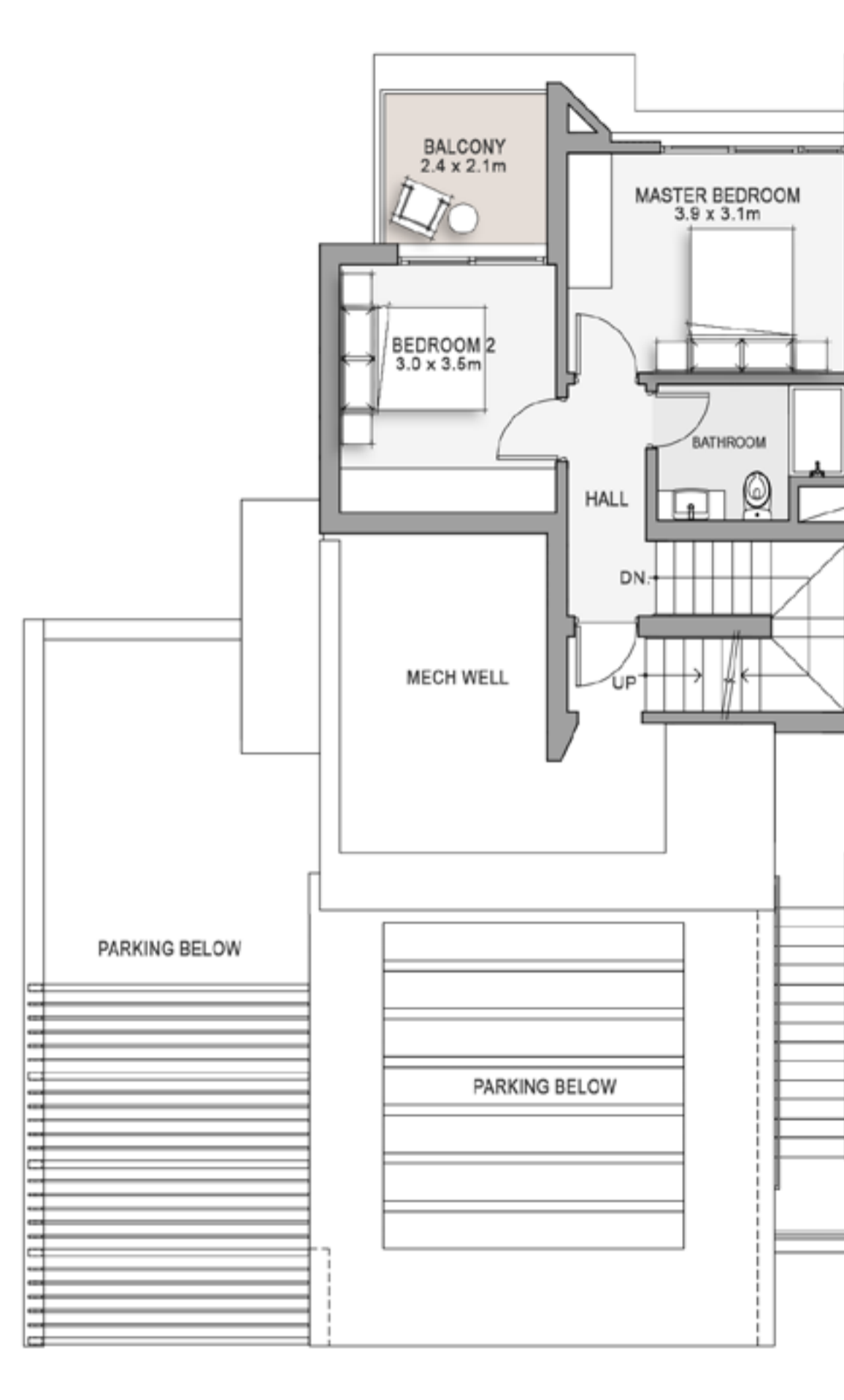


Duet Villa Type 2





FIRST LEVEL



SECOND LEVEL



ROOF LEVEL

Unit LU
Total Area 146.3 SM

Total Living Areas: 120.5 SM

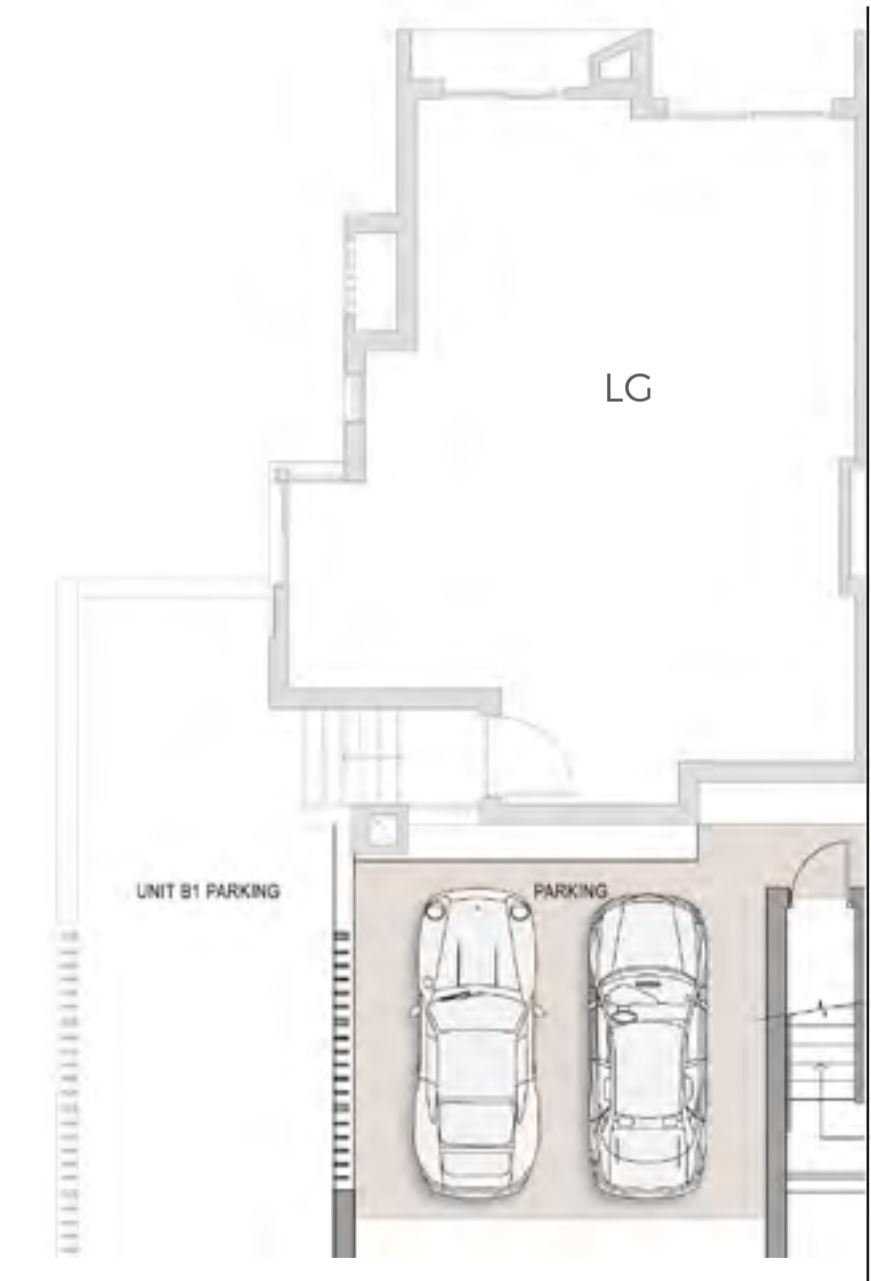
Total Terraces & Carport Areas: 25.8 SM



FIRST LEVEL



SECOND LEVEL



ENTRY LEVEL

Duet Villa 2

Disclaimers:

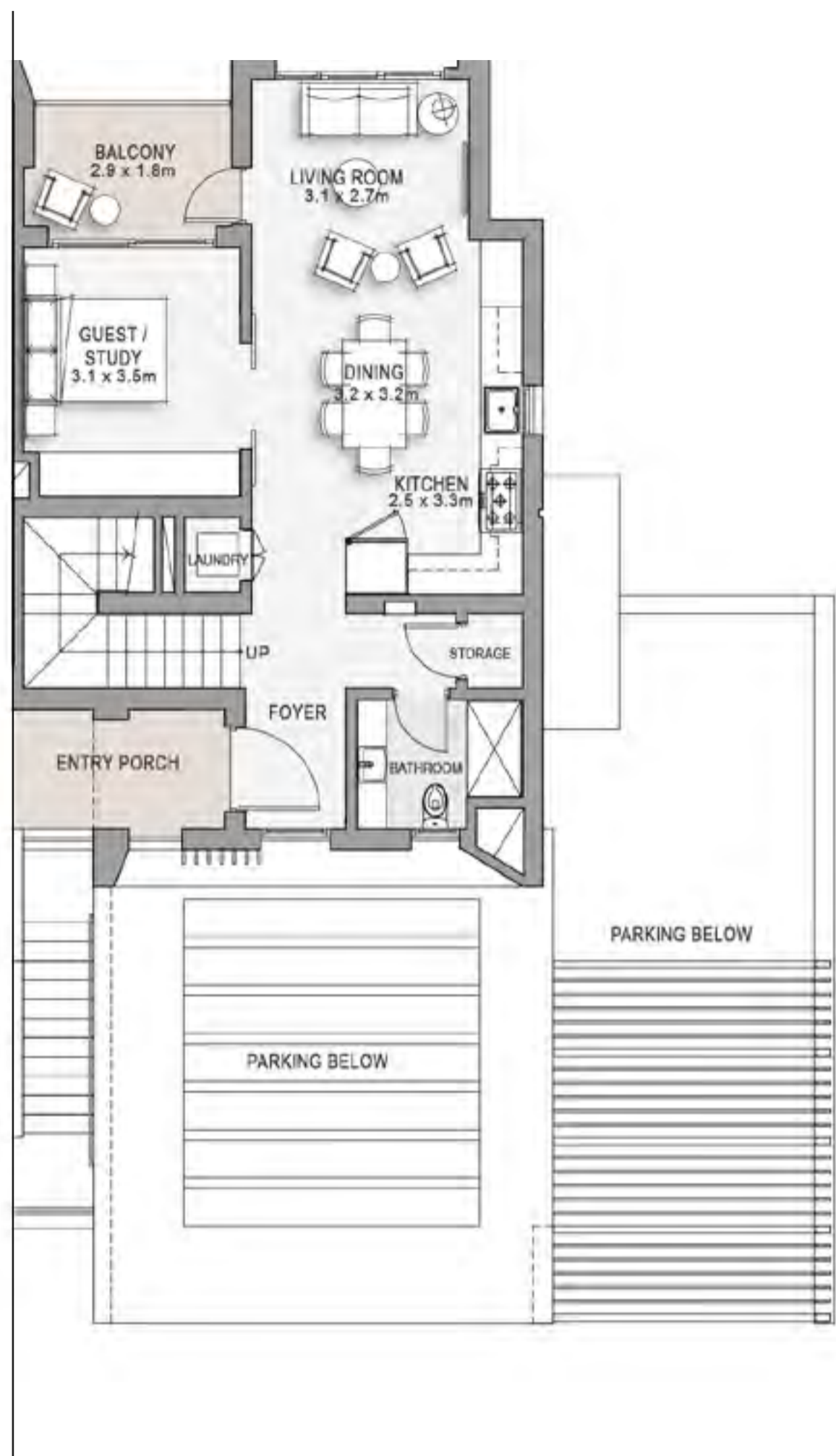
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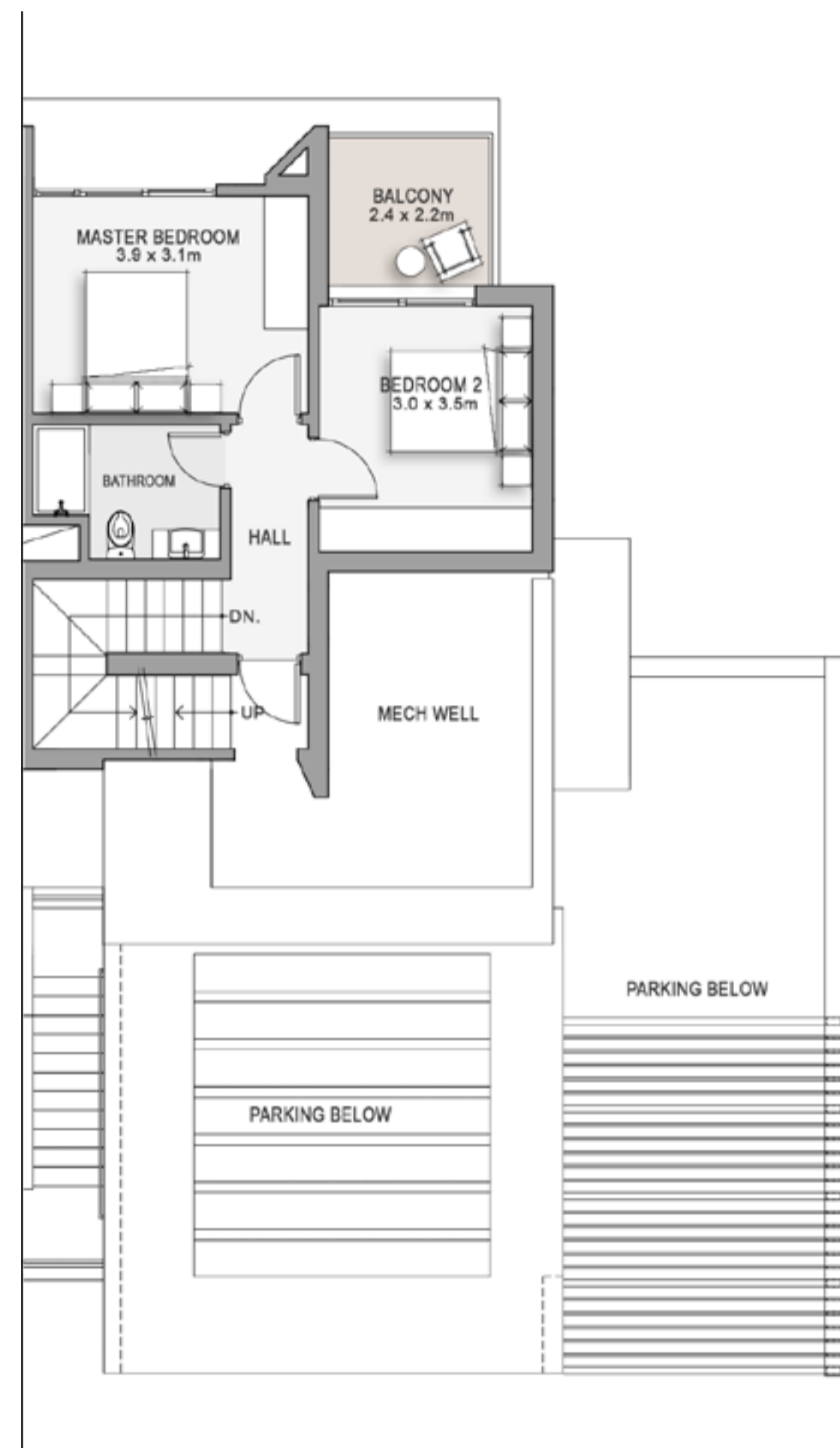
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FIRST LEVEL



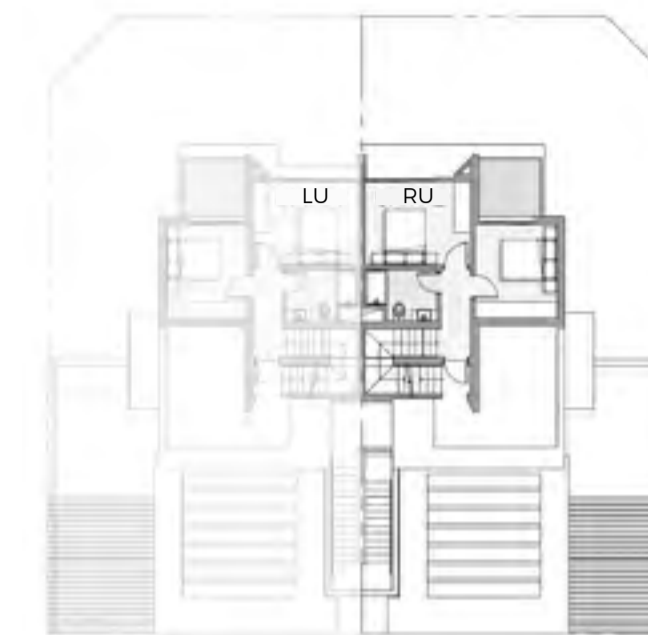
SECOND LEVEL



ROOF LEVEL



FIRST LEVEL

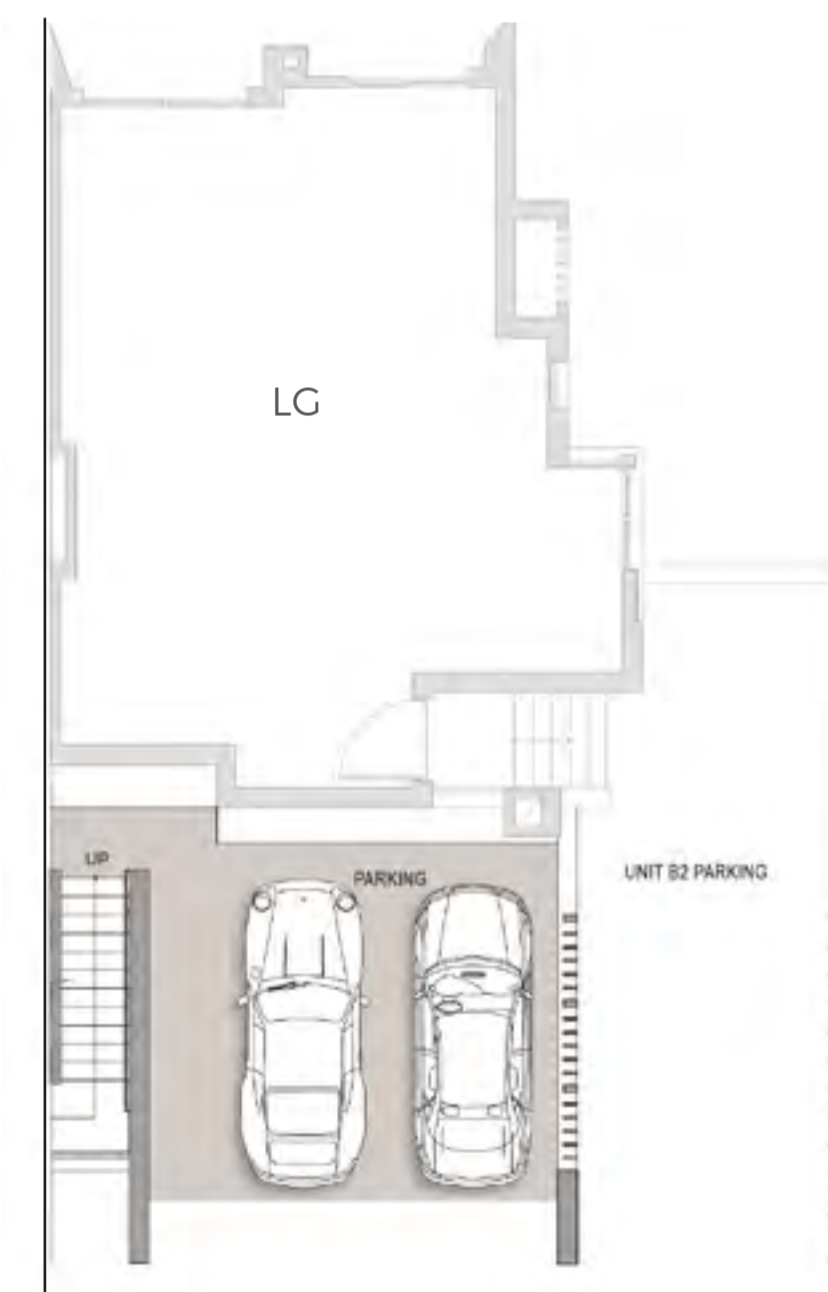


SECOND LEVEL

Unit RU
Total Area 146.1 SM

Total Living Areas: 120.3 SM

Total Terraces & Carport Areas: 25.8 SM



ENTRY LEVEL

Duet Villa 2

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GARDEN LEVEL



ENTRY LEVEL

Duet Villa 2

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GARDEN LEVEL



ENTRY LEVEL

Unit LG

Total Area 162.0 SM

Total Living Areas: 148.2 SM

Total Terraces & Carport Areas: 13.8 SM

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.





GARDEN LEVEL



ENTRY LEVEL



GARDEN LEVEL



ENTRY LEVEL

Unit RG
Total Area 161.8 SM

Total Living Areas: 148.0 SM

Total Terraces & Carport Areas: 13.8 SM

Duet Villa 2

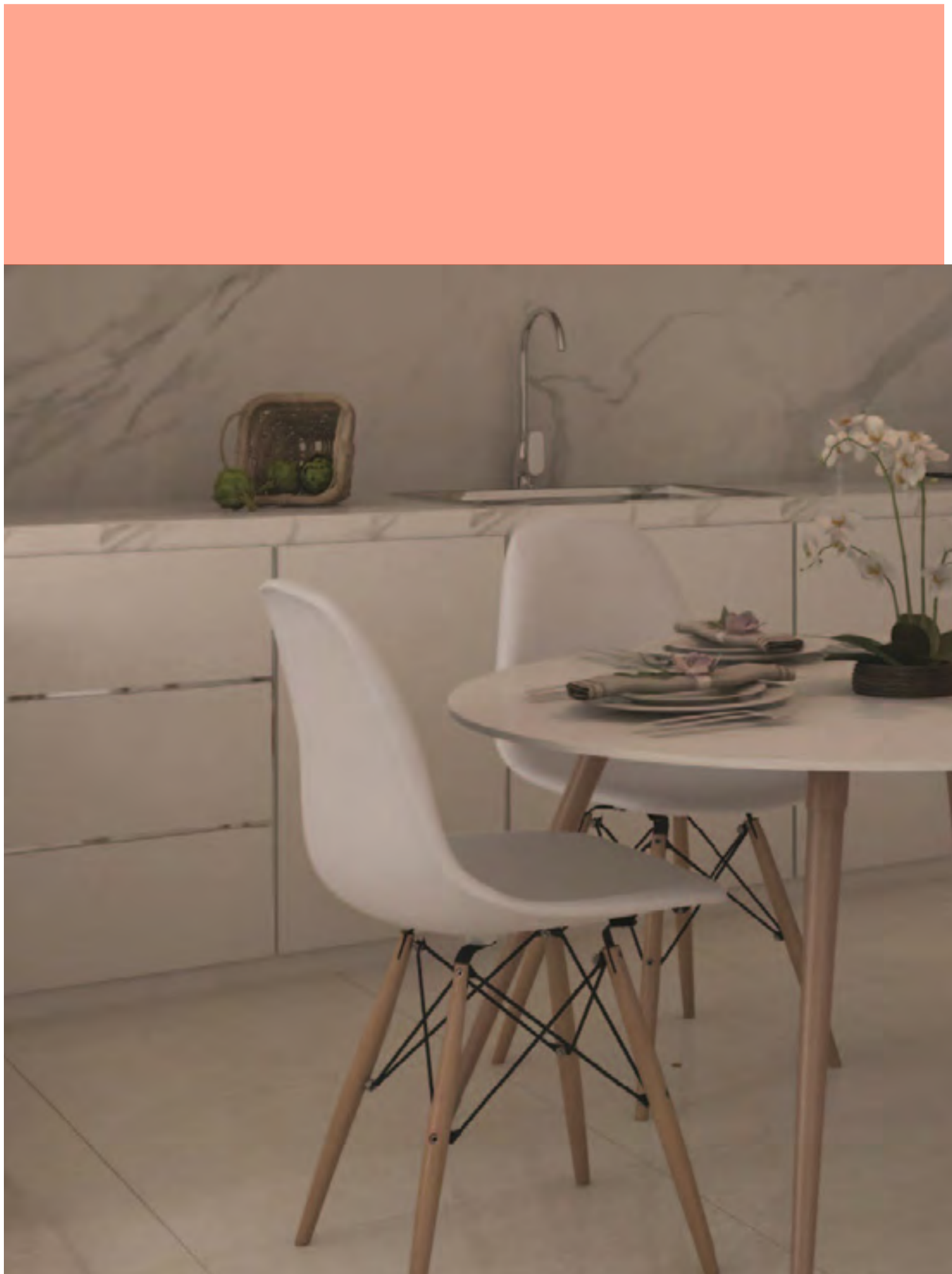
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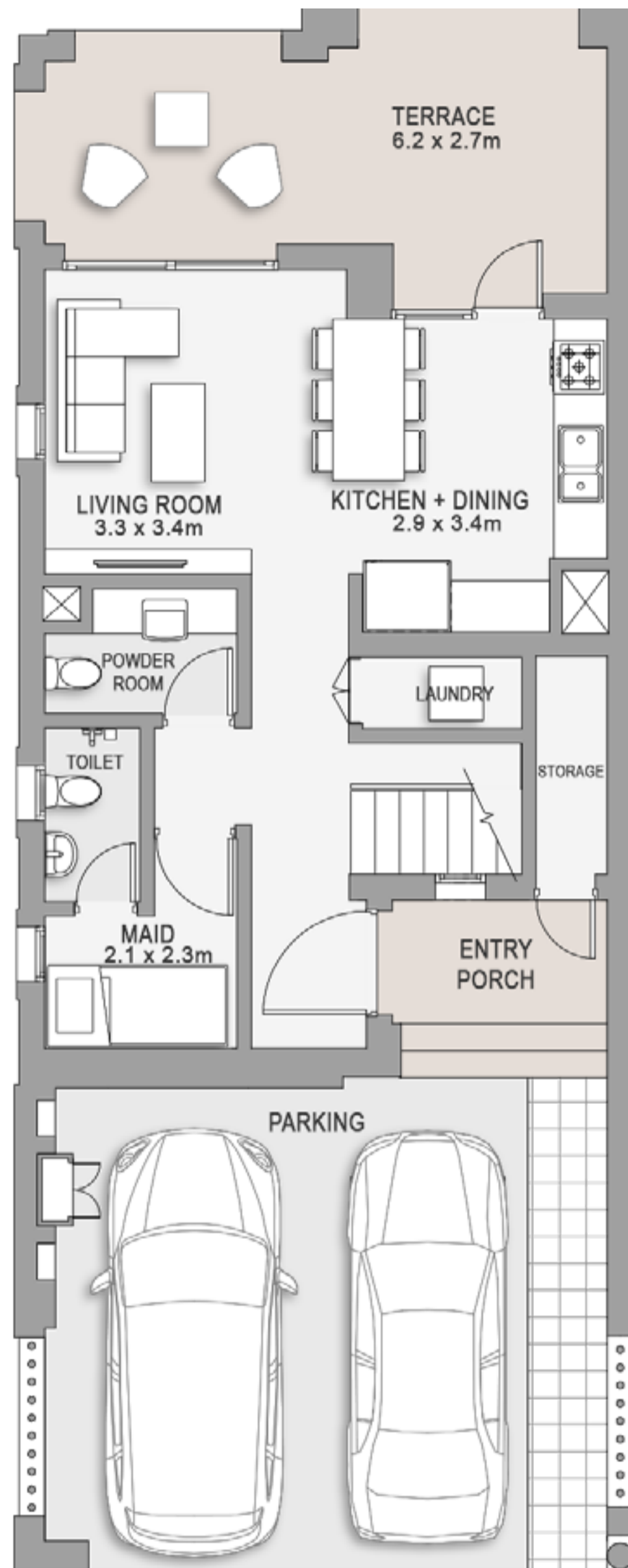
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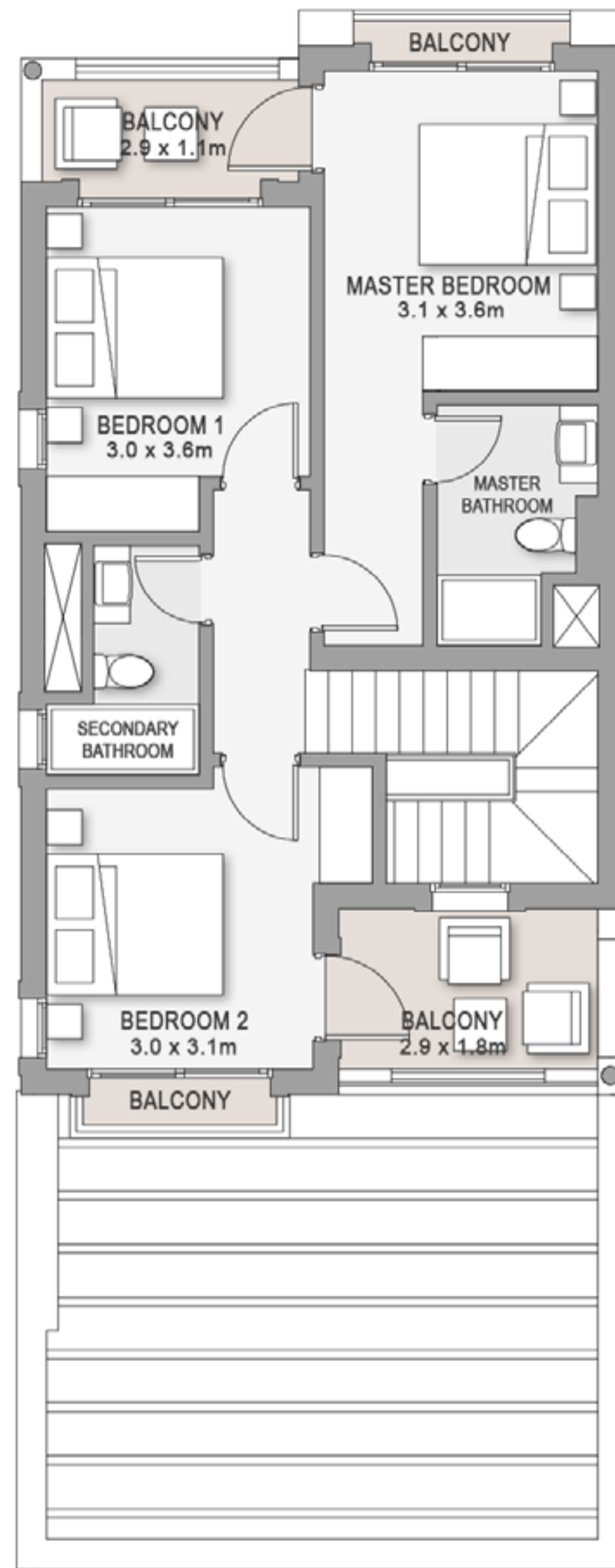


TOWNVILLA - 21

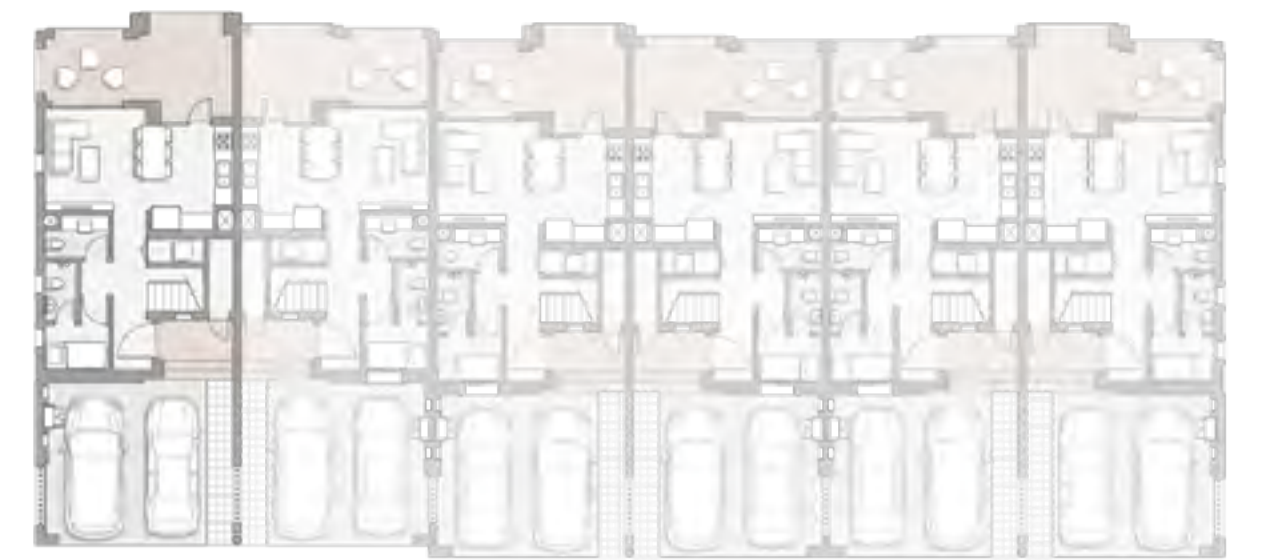




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Unit 21E
Total Area 167.7 SM

Total Living Areas:	124.2 SM
Total Terraces & Carport Areas:	43.5 SM

21E 21M 21MX 21M* 21MX* 21EX

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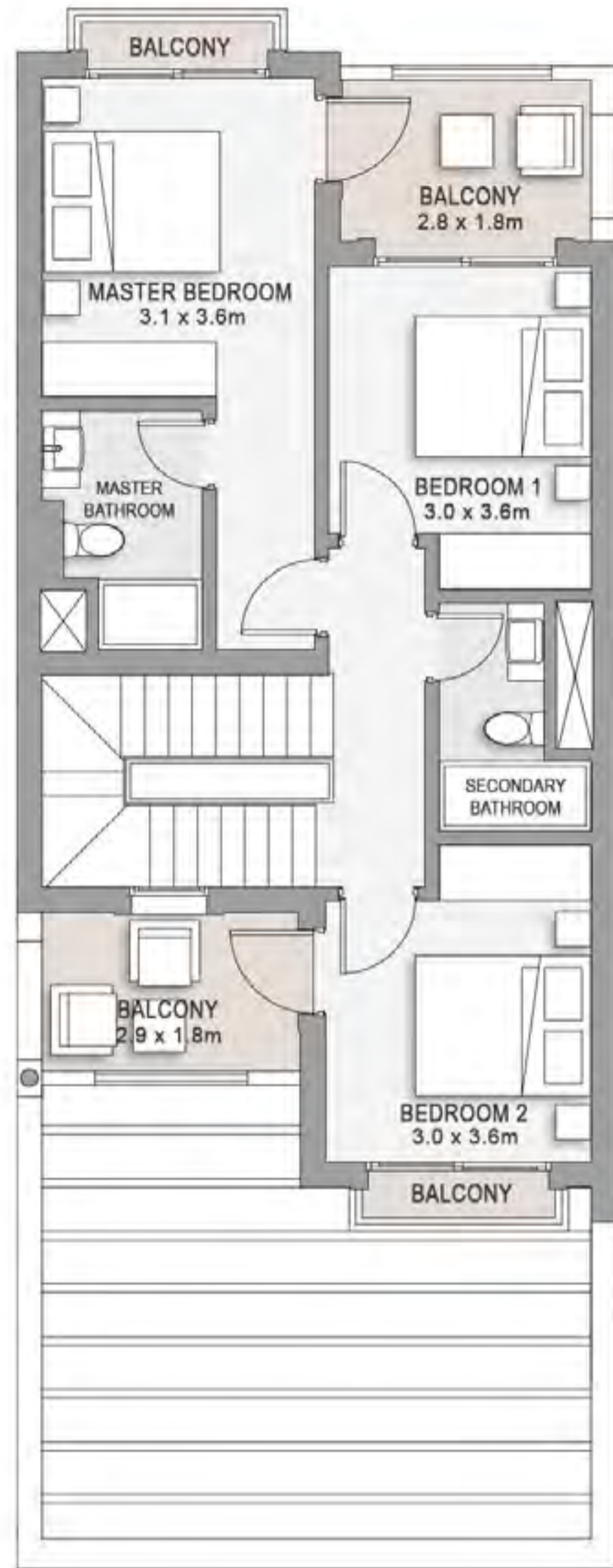
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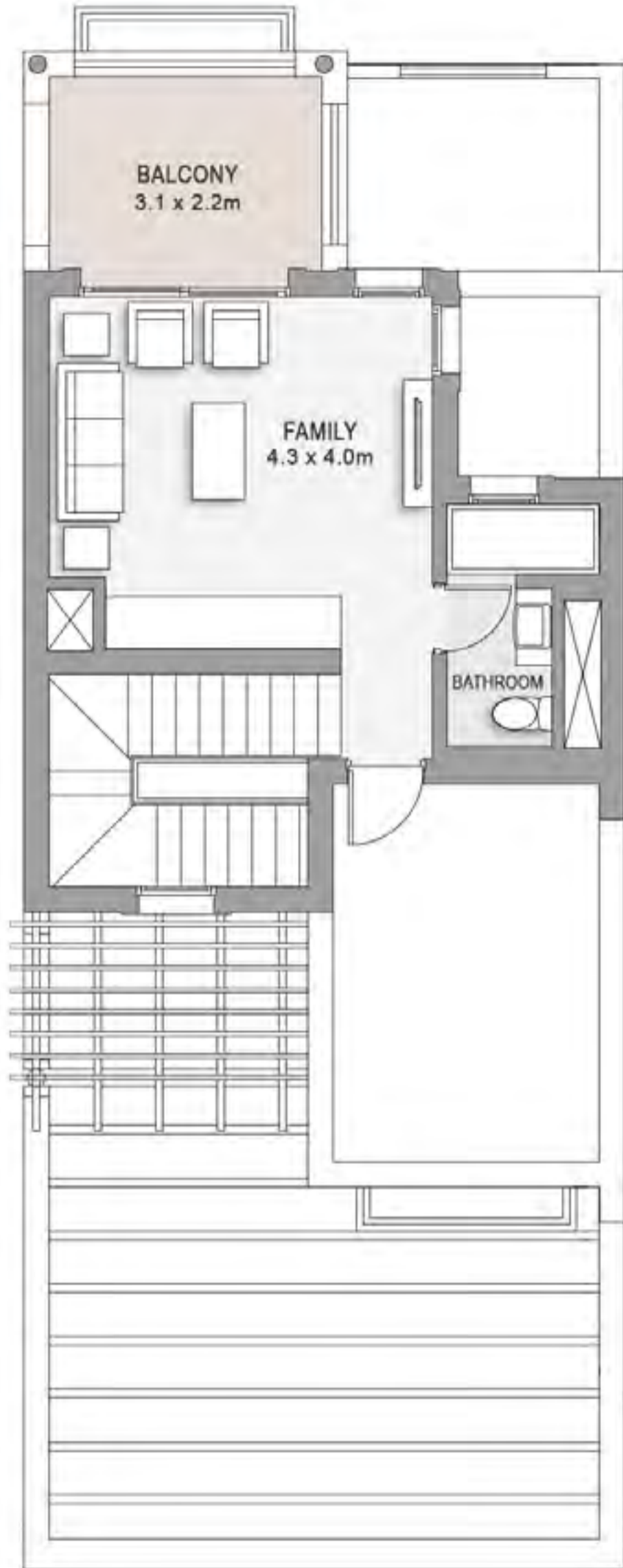




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 21M
Total Area 219.7 SM

Total Living Areas: 163.4 SM

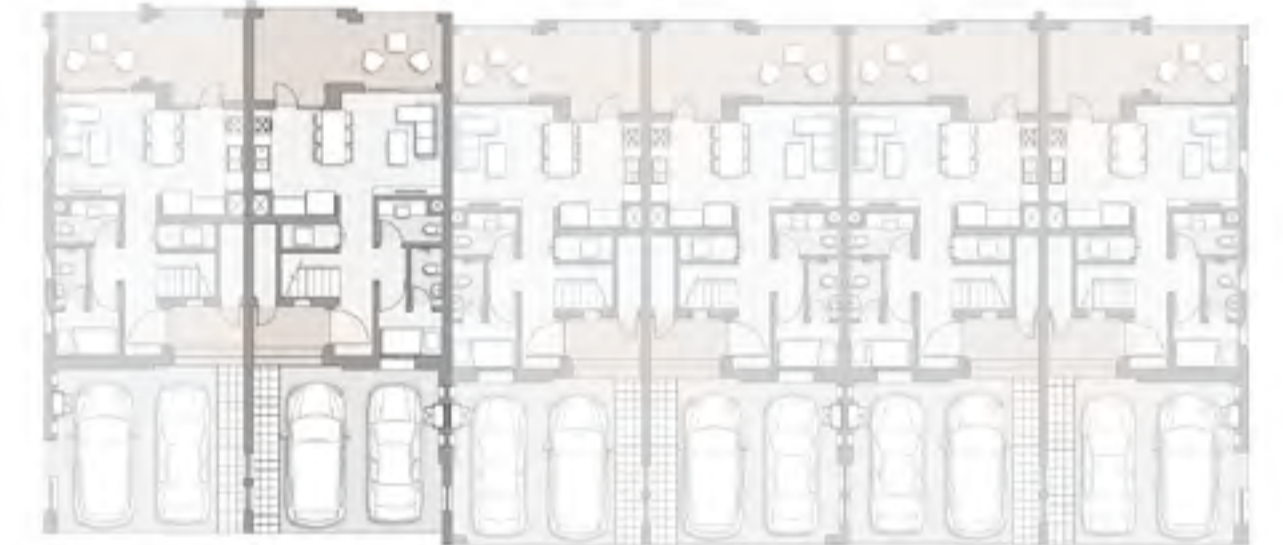
Total Terraces & Carport Areas: 56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

21E 21M 21MX 21M* 21MX* 21EX



Disclaimers:

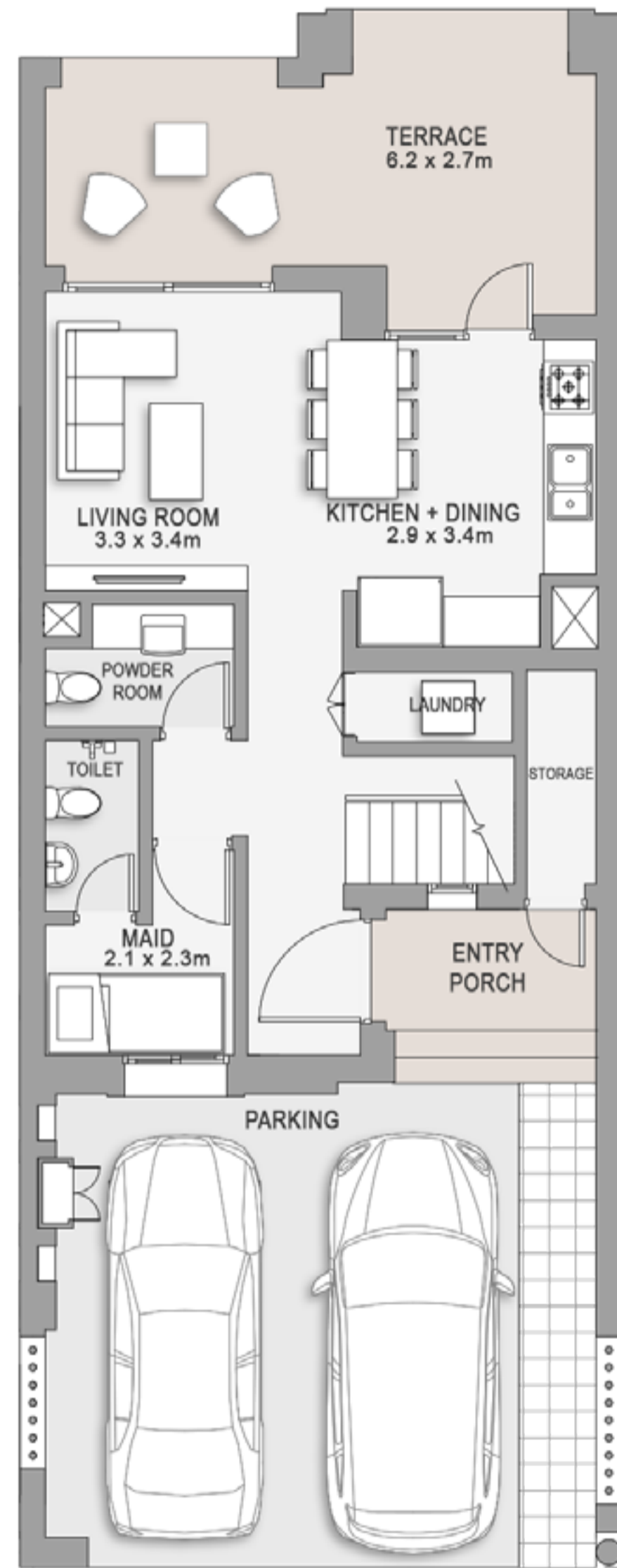
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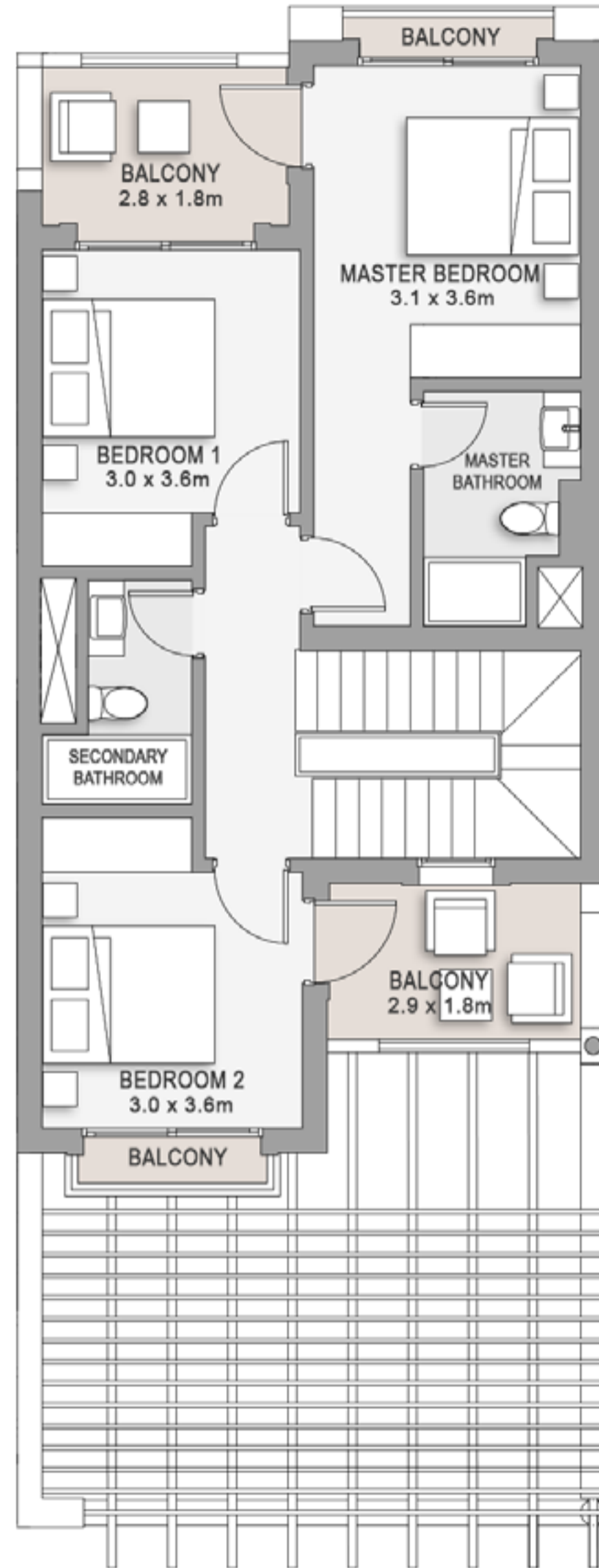
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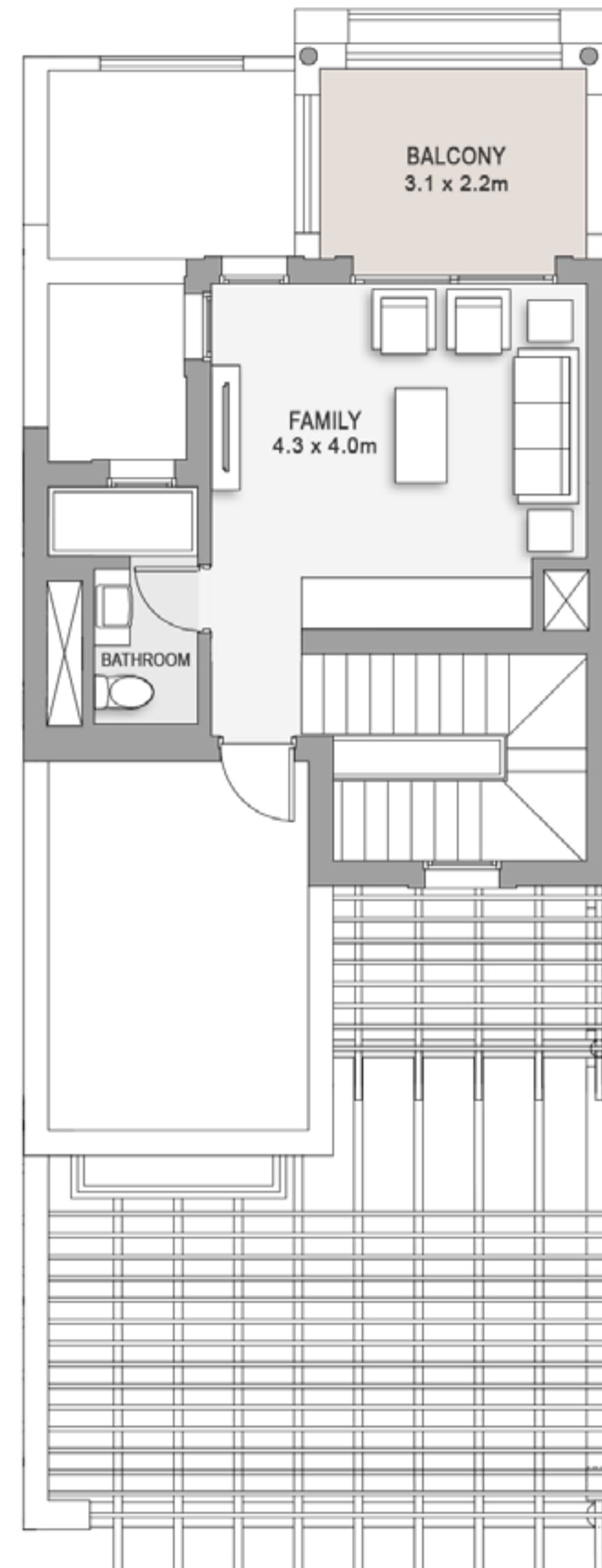
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GROUND FLOOR



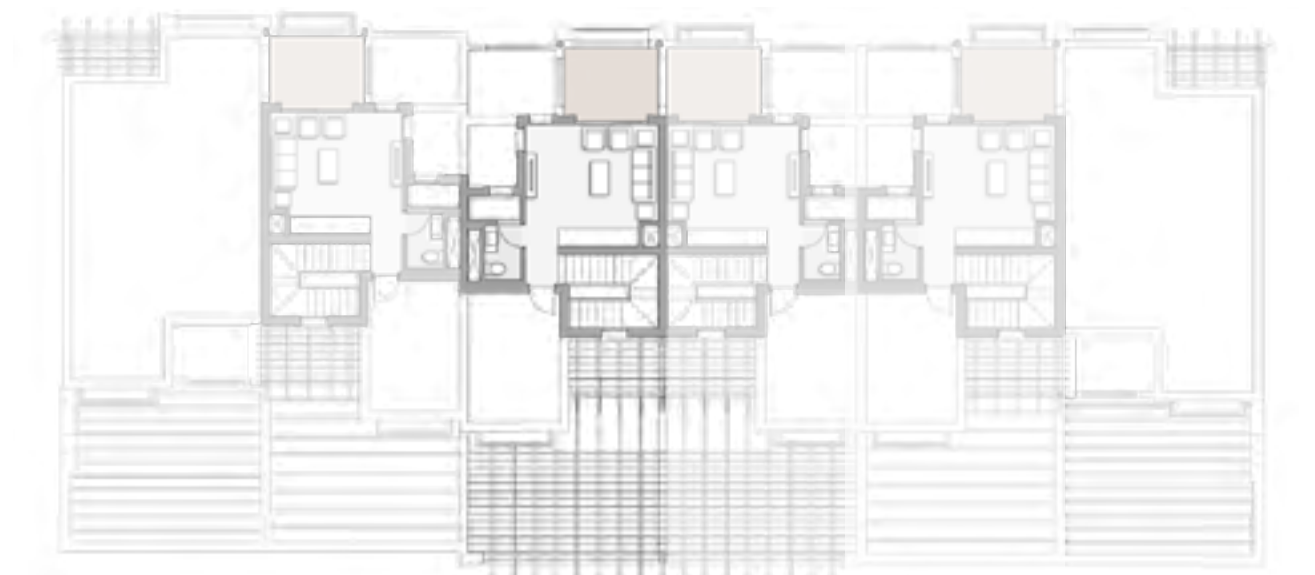
FIRST FLOOR



PENTHOUSE

Unit 21MX
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

21E 21M 21MX 21M* 21MX* 21EX

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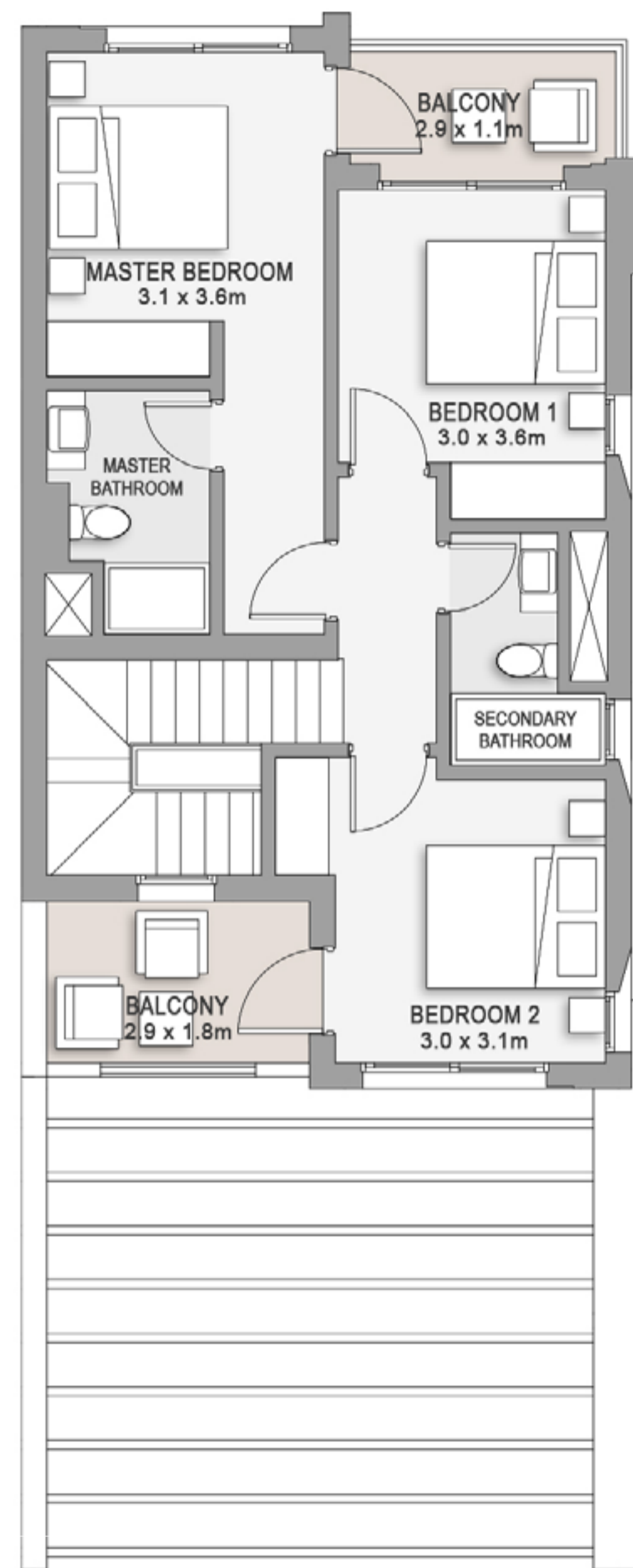
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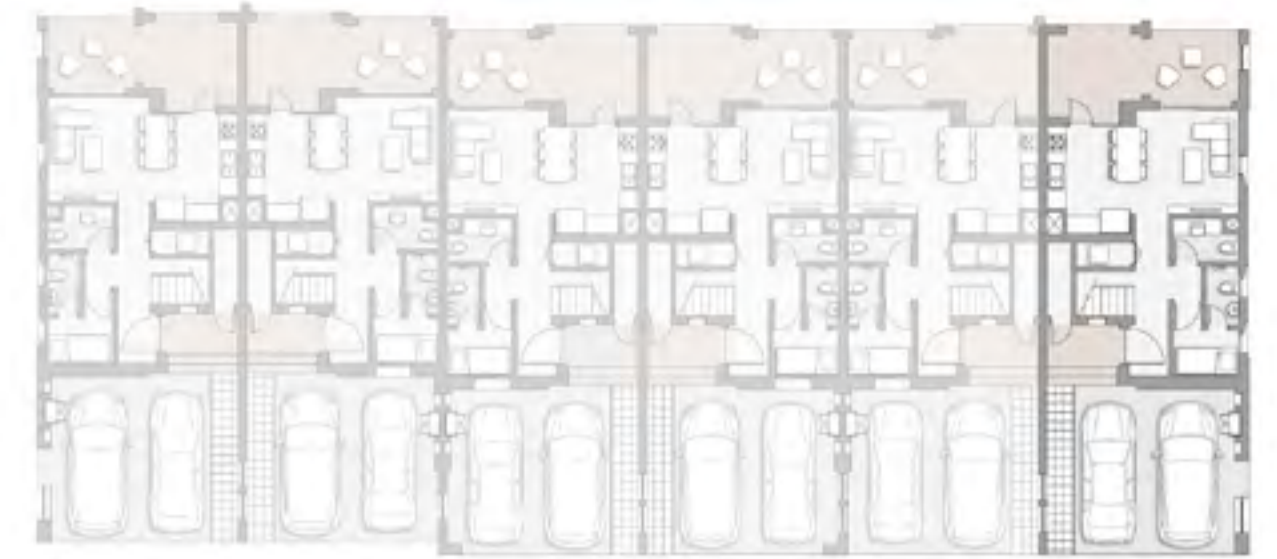




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Unit 21EX
Total Area 167.7 SM

Total Living Areas:	124.2 SM
Total Terraces & Carport Areas:	43.5 SM

21E 21M 21MX 21M* 21MX* 21EX

Disclaimers:

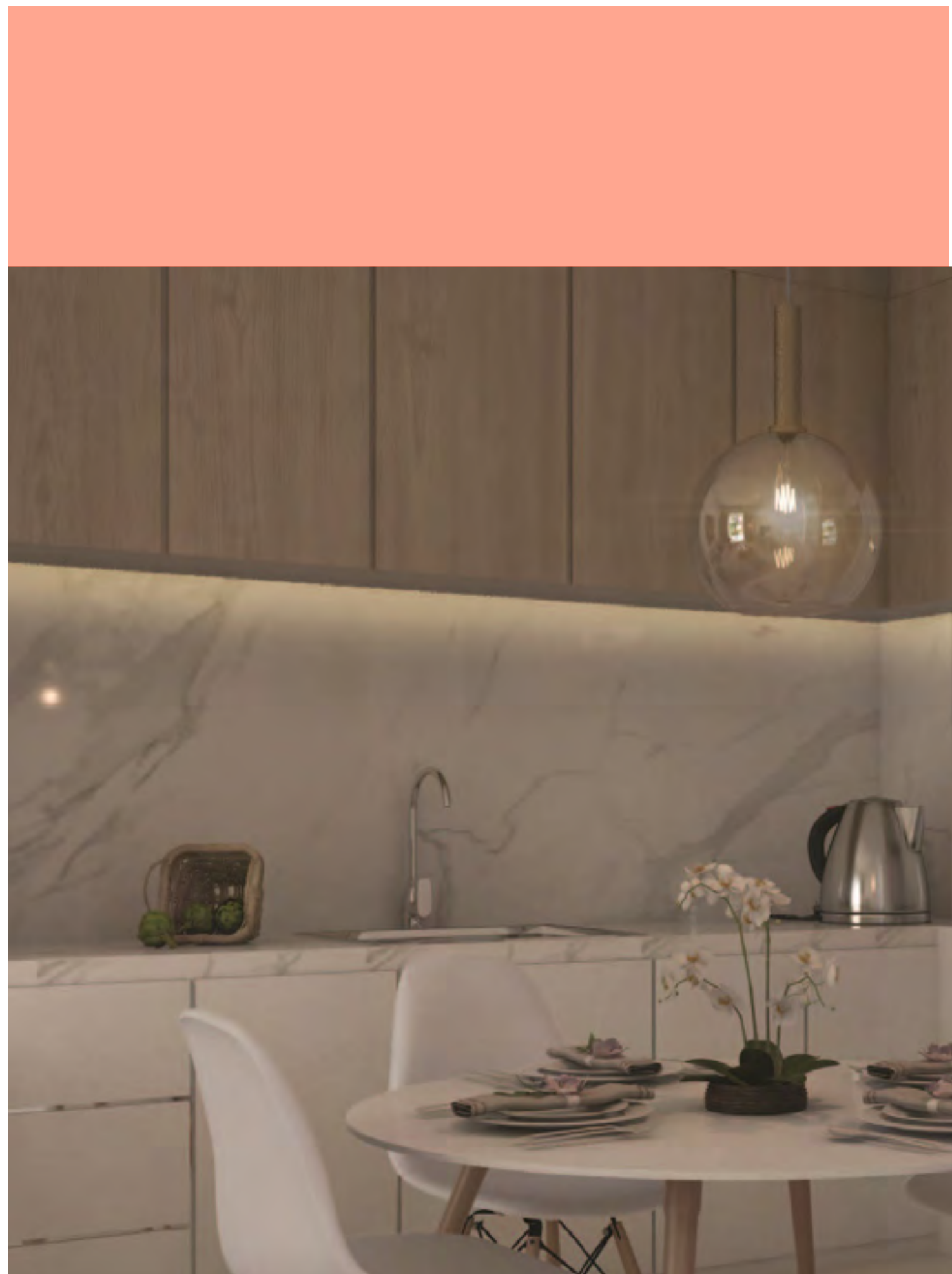
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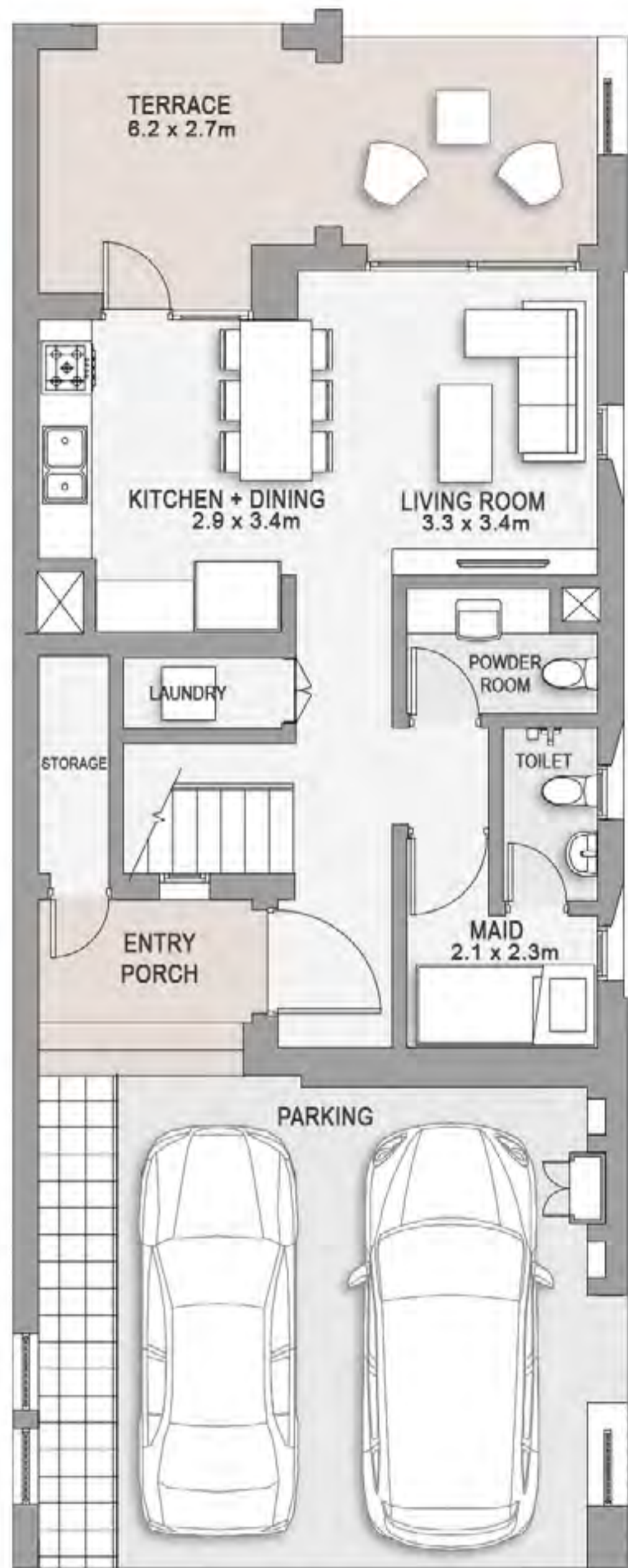
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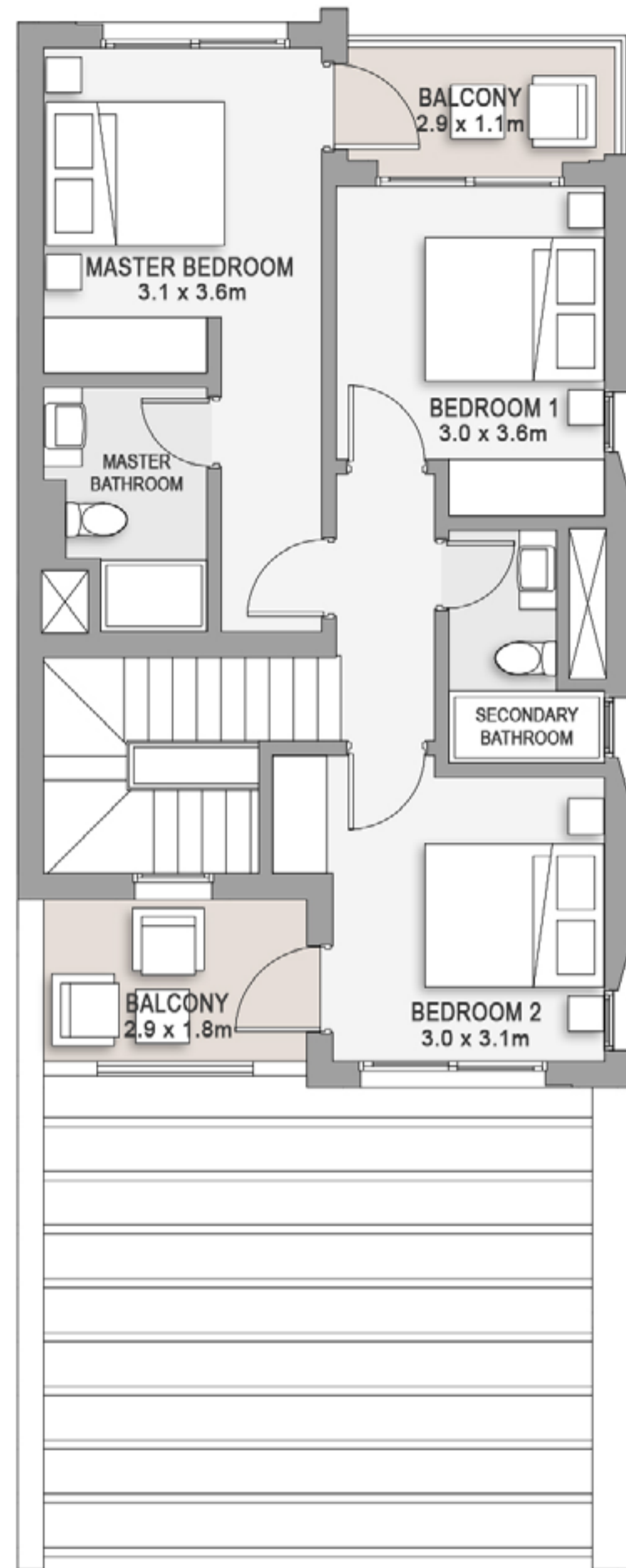


TOWNVILLA - 22





GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

22E 22M 22MX 22M* 22EX

Unit 22E
Total Area 167.7 SM

Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

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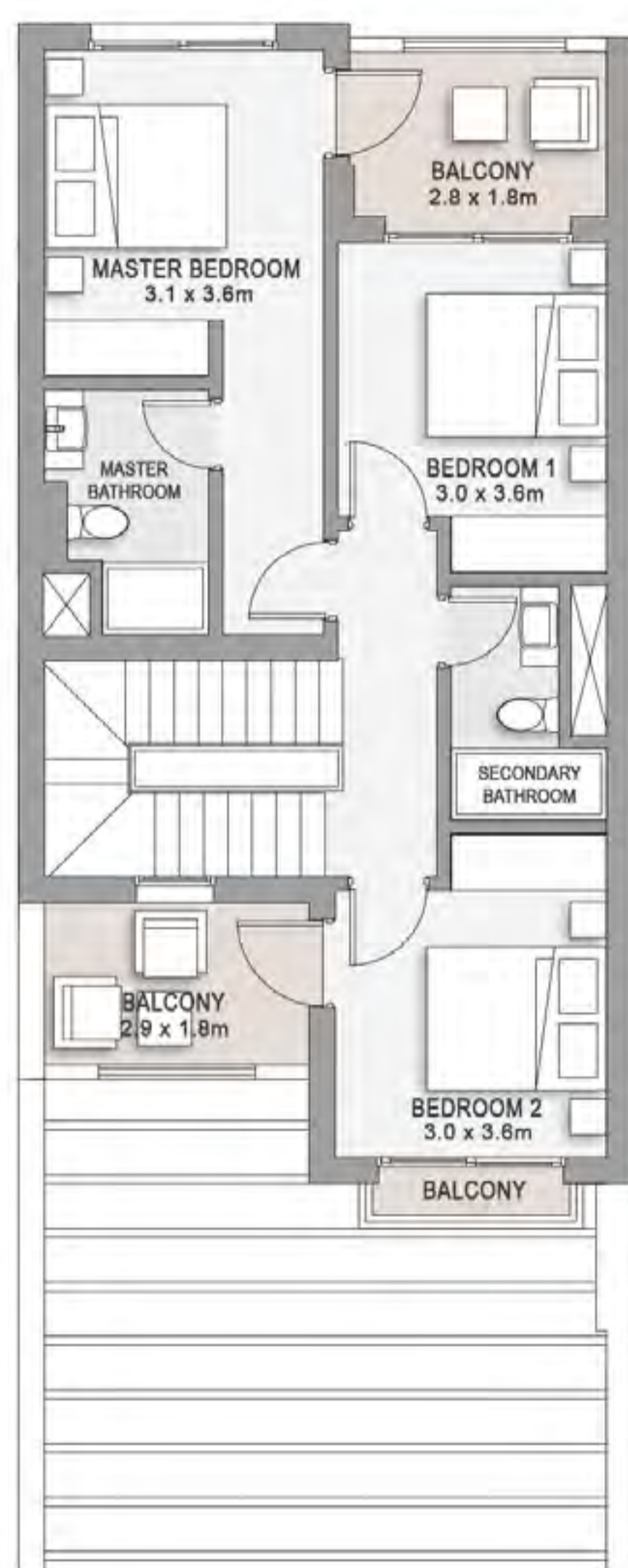
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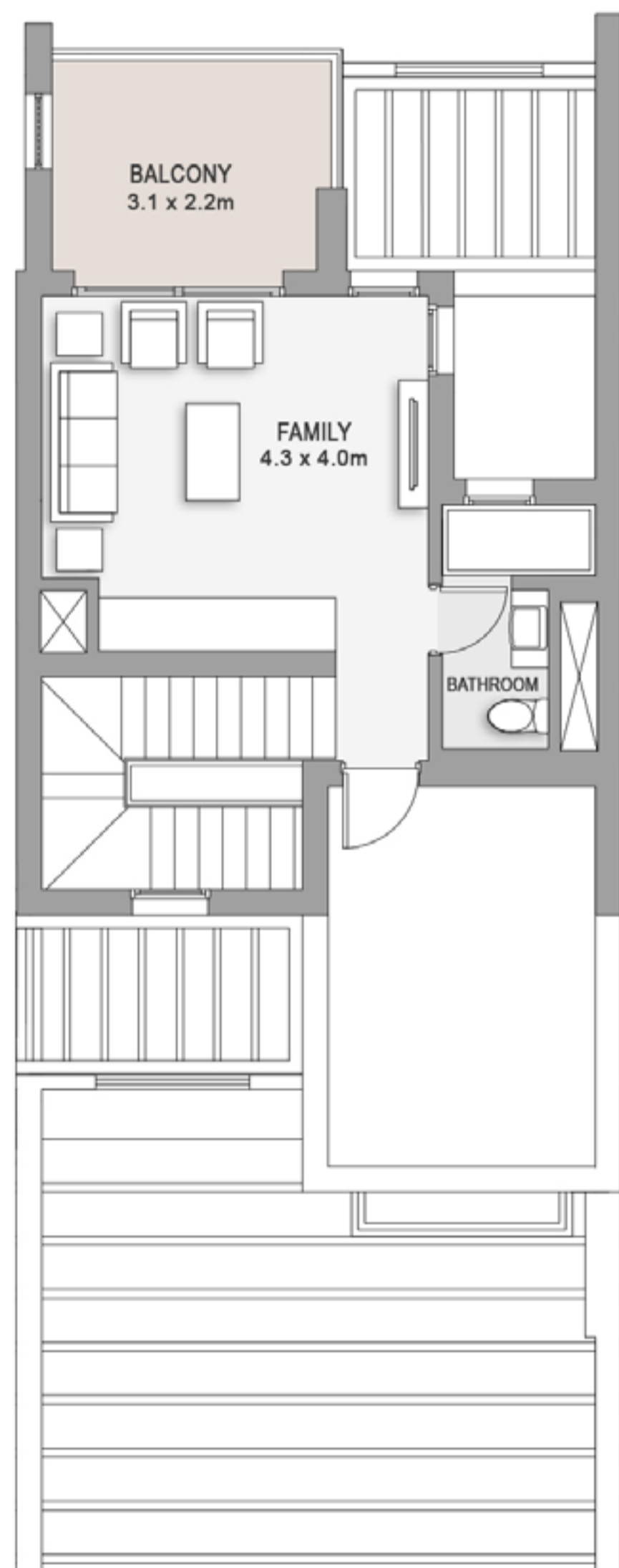




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 22M
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

22E 22M 22MX 22M* 22EX



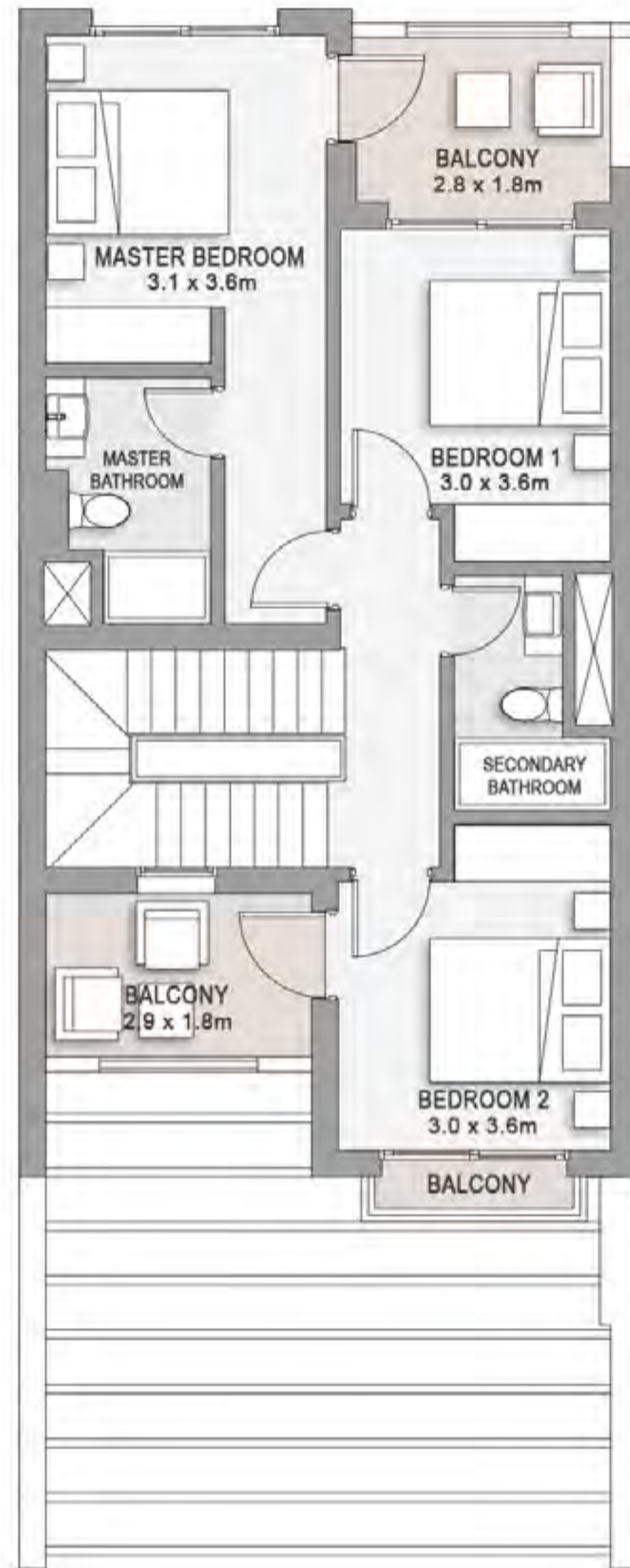
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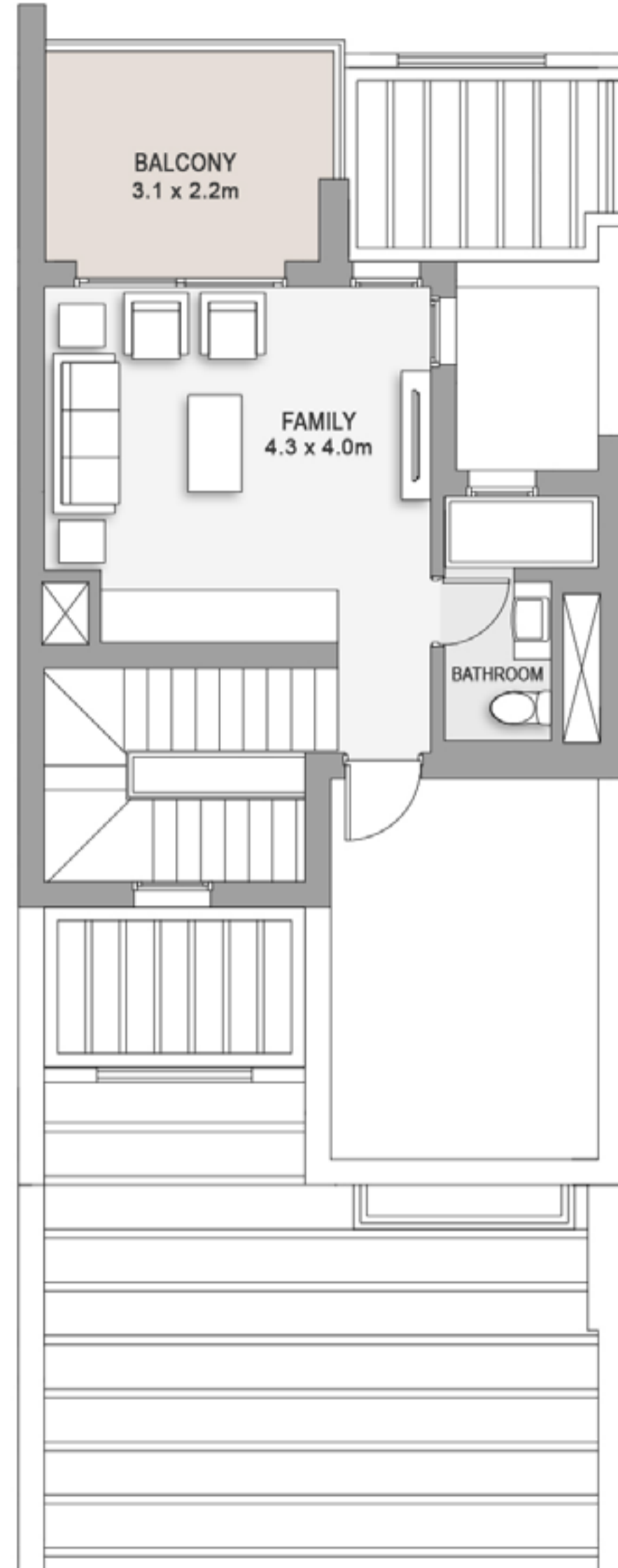
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GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 22MX
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

22E 22M 22MX 22M* 22EX

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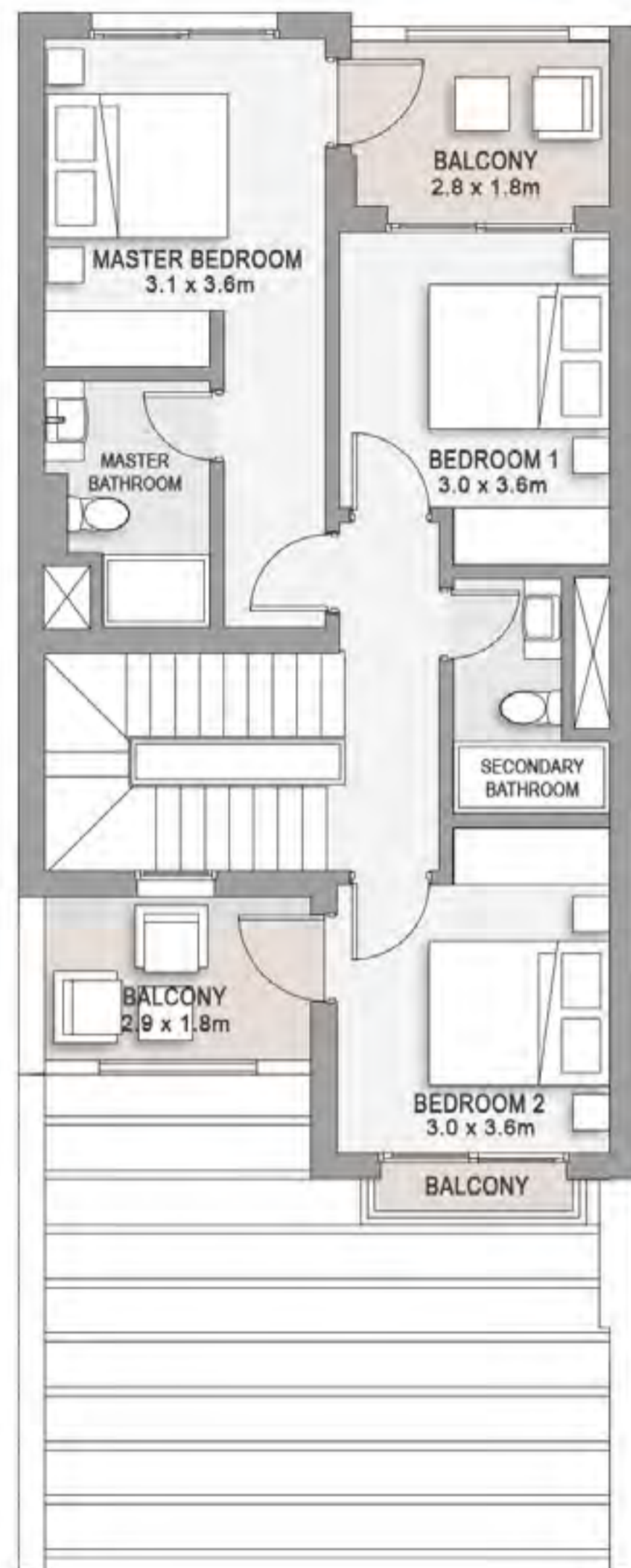
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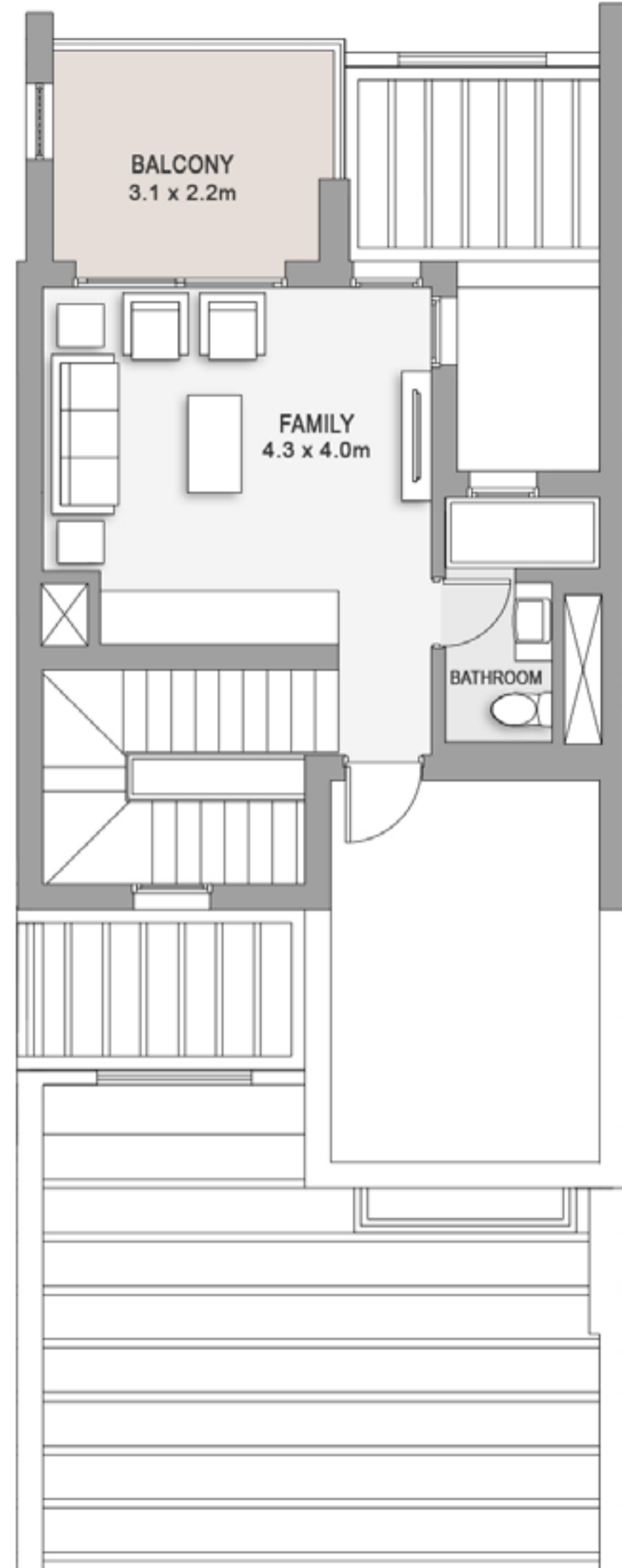




GROUND FLOOR



FIRST FLOOR



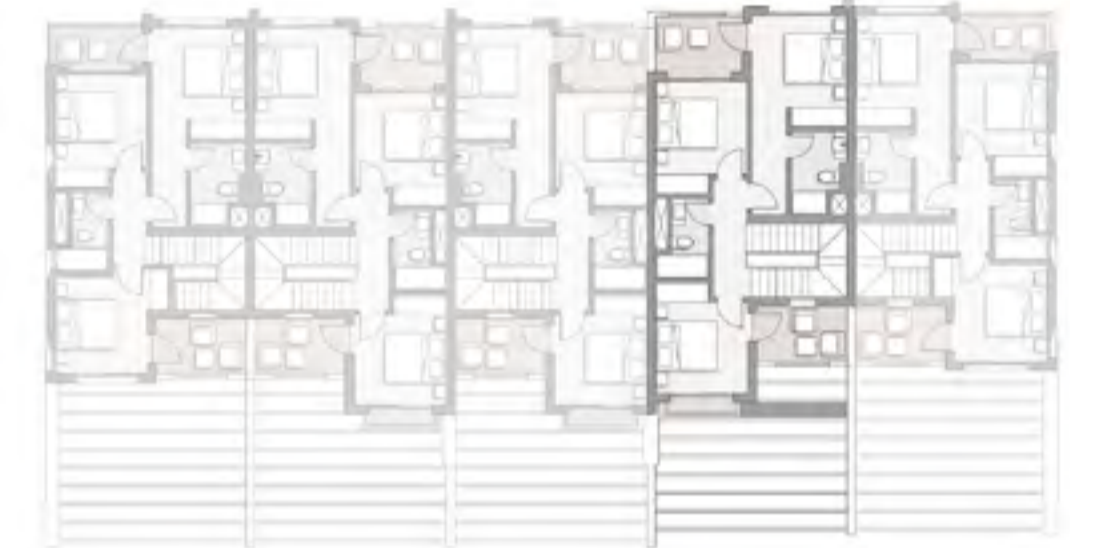
PENTHOUSE

Unit 22M
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Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

22E 22M 22MX 22M* 22EX

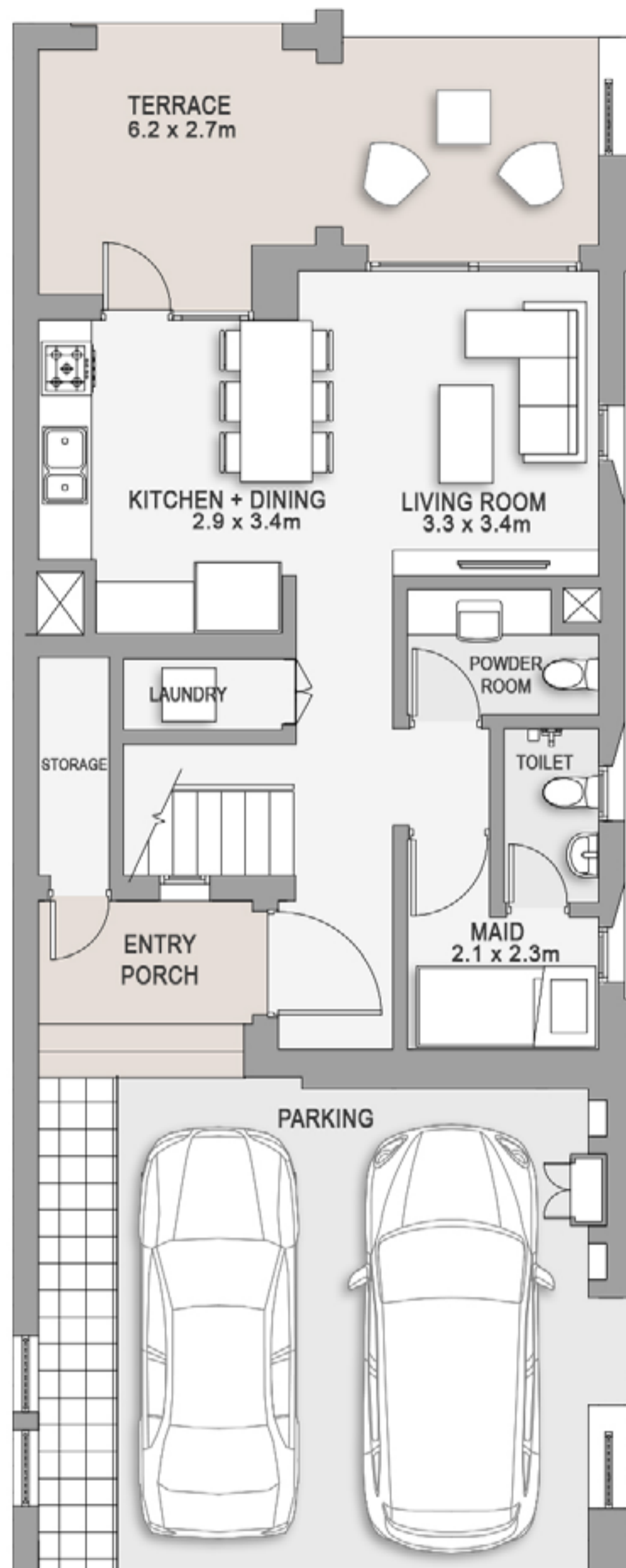


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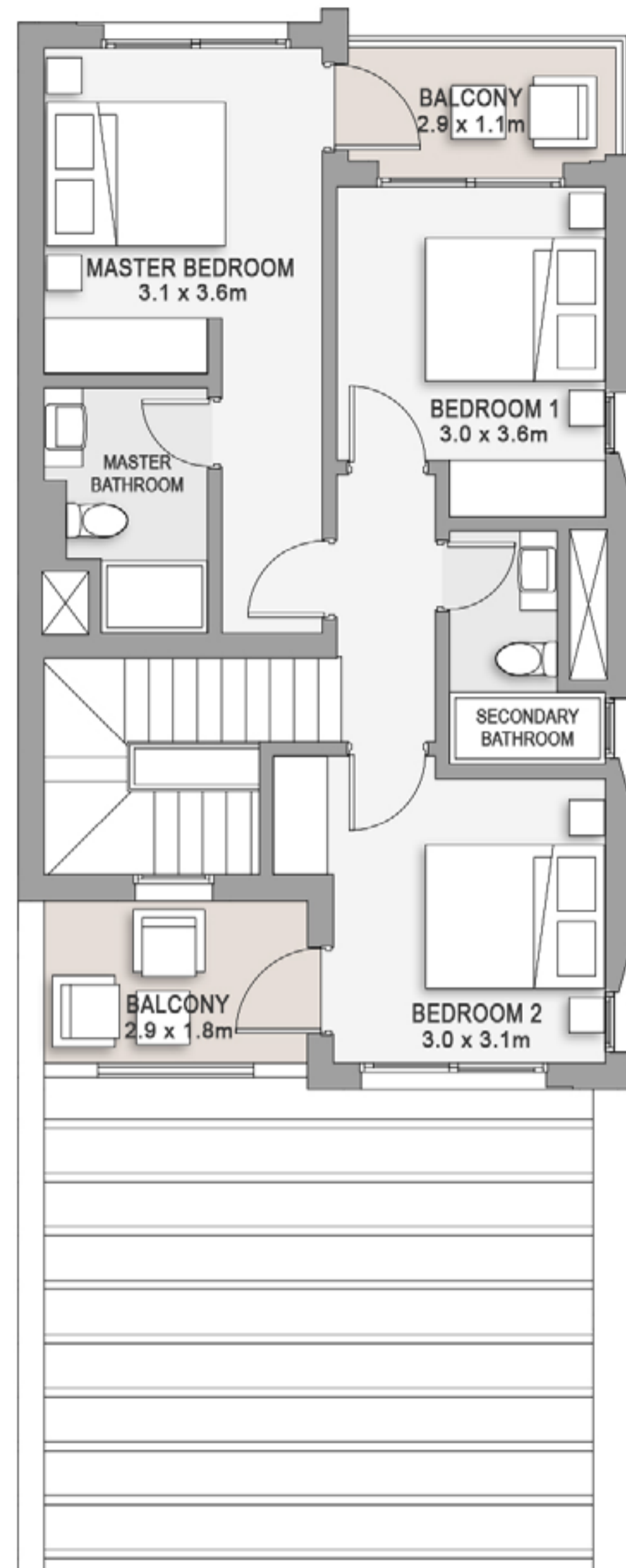
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GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

22E 22M 22MX 22M* 22EX

Unit 22EX

Total Area 167.7 SM

Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

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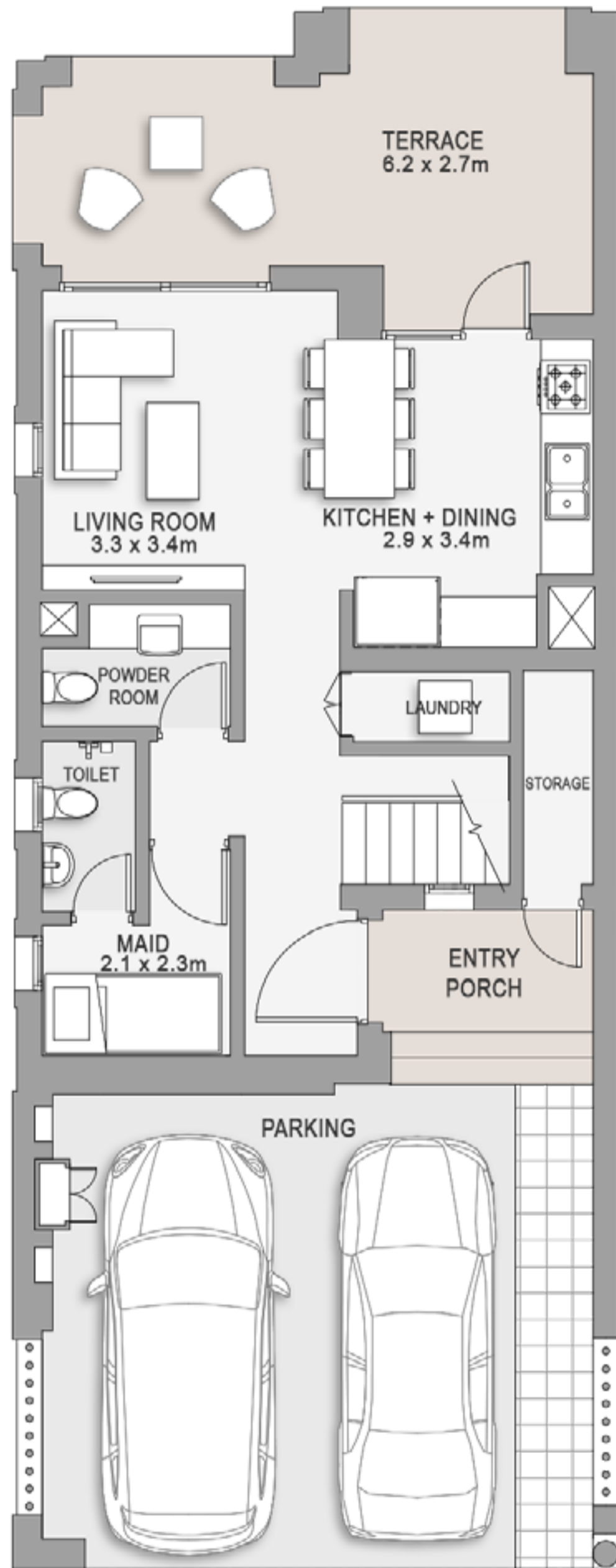
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5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
6. Each garden plot will vary based on the location of the building.
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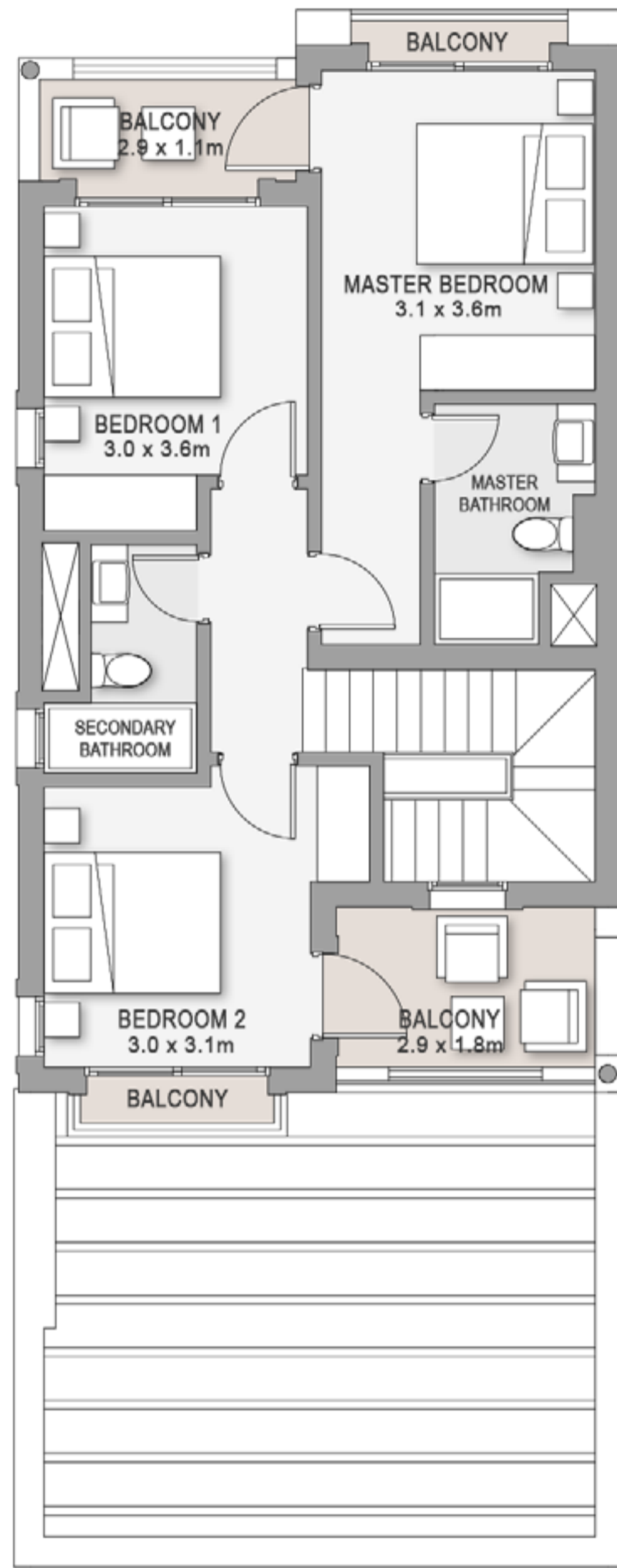


TOWNVILLA - 23





GROUND FLOOR



FIRST FLOOR

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GROUND FLOOR



FIRST FLOOR

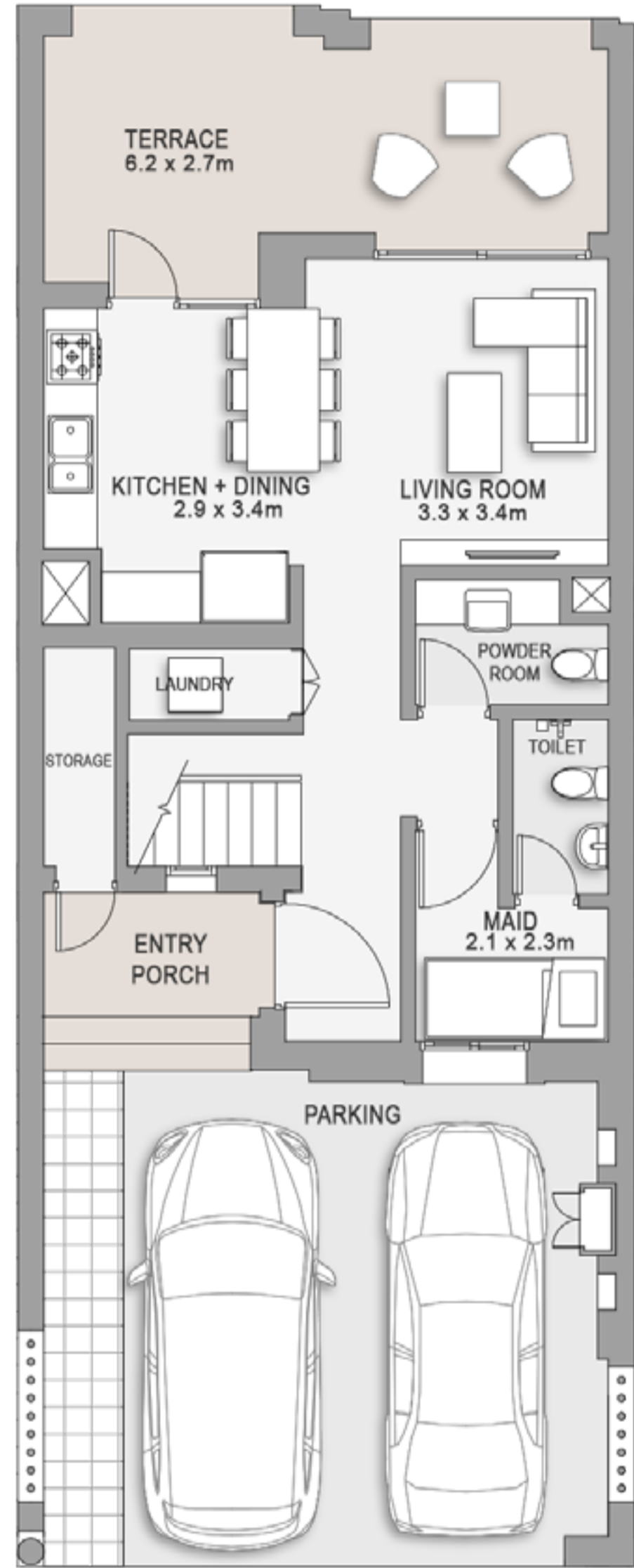
23E 23M 23MX 23EX

Unit 23E
Total Area 167.7 SM

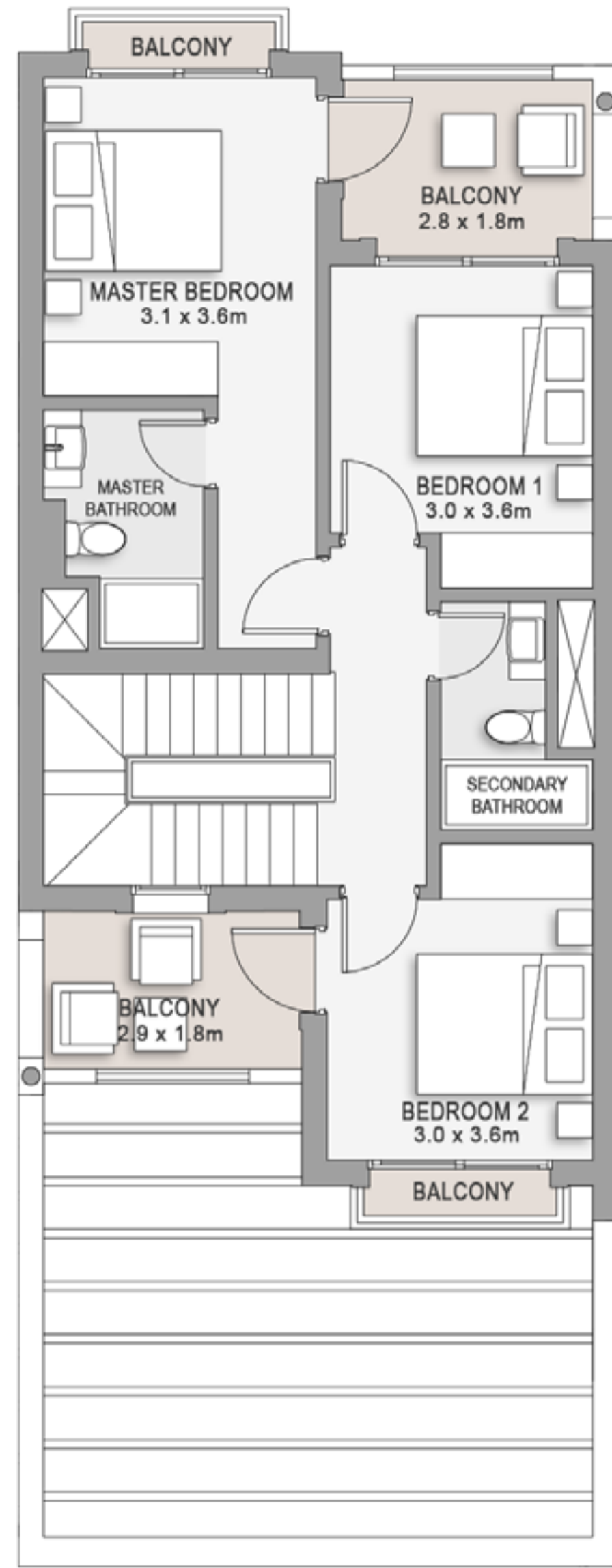
Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

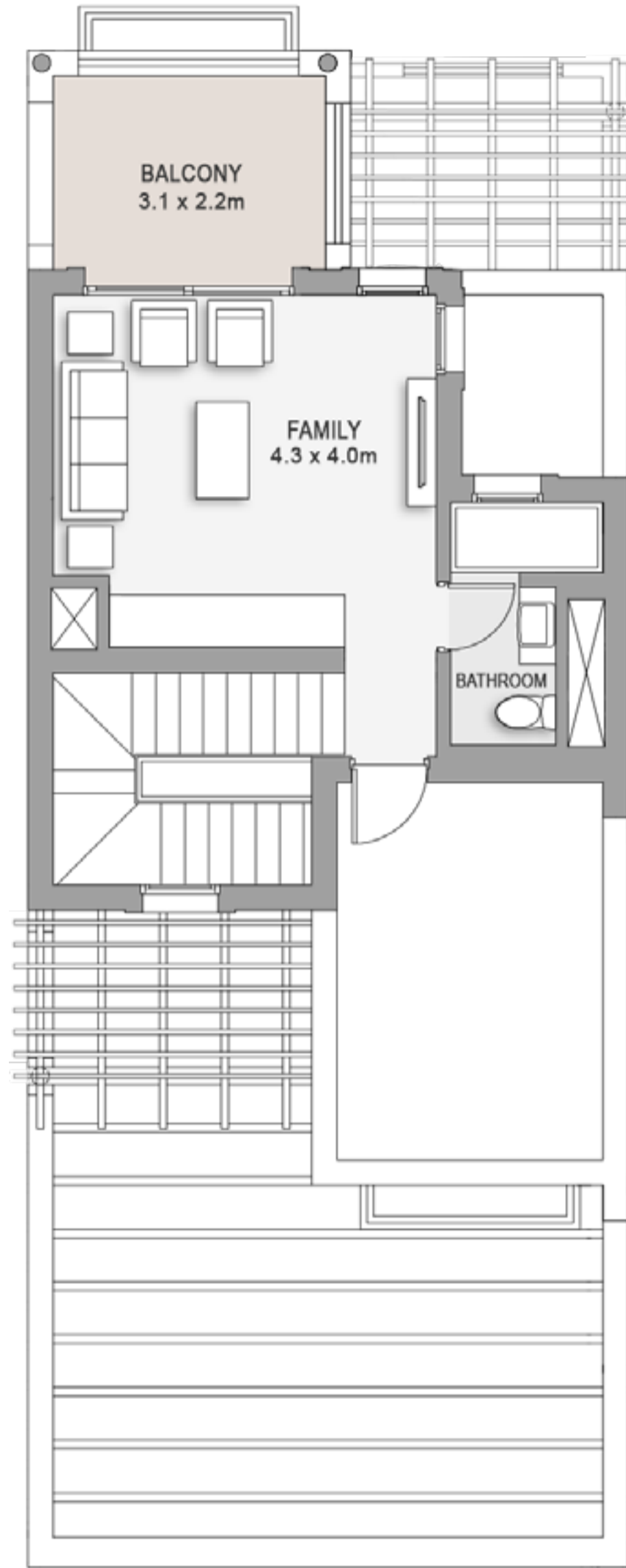




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 23M
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

23E 23M 23MX 23EX



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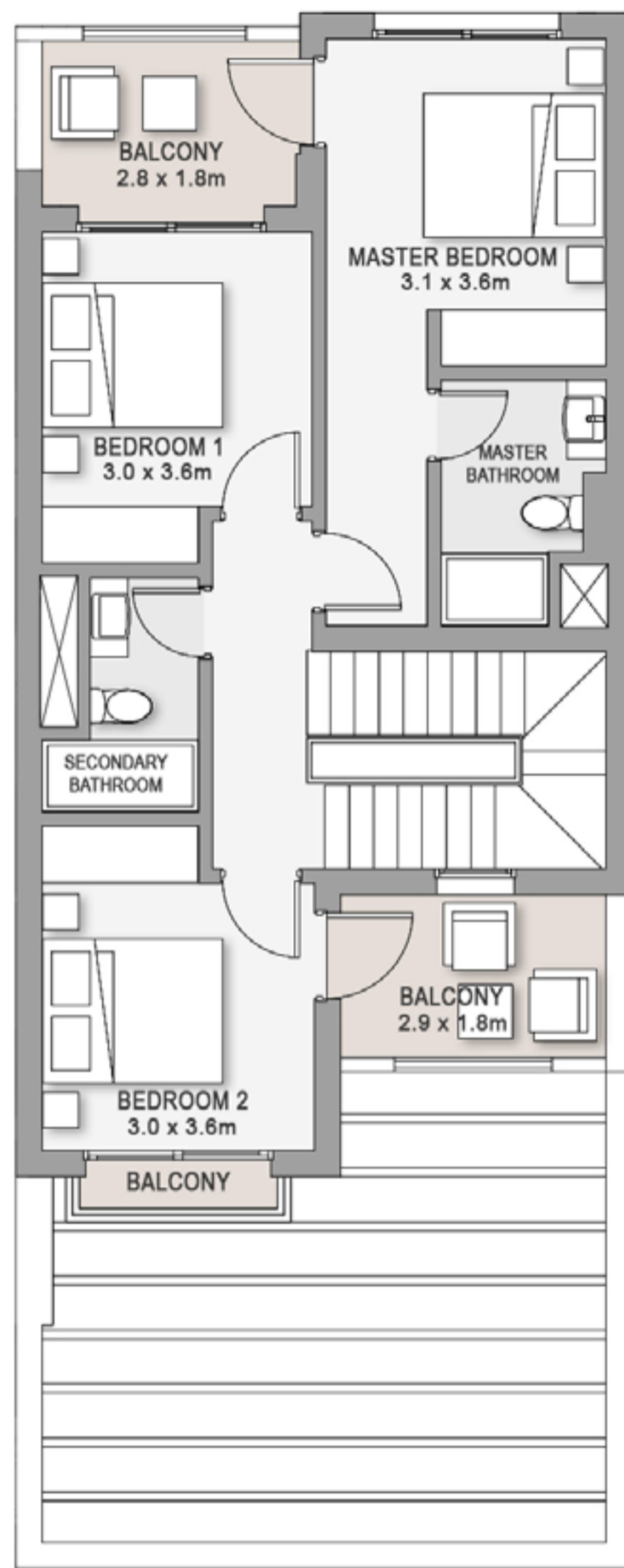
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GROUND FLOOR



FIRST FLOOR



PENTHOUSE

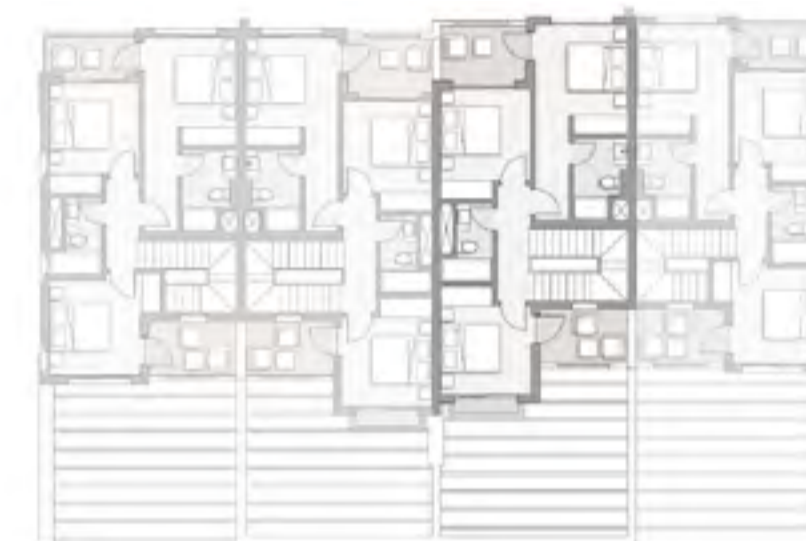
Unit 23MX
Total Area 219.7 SM

Total Living Areas: 163.4 SM

Total Terraces & Carport Areas: 56.3 SM



PENTHOUSE

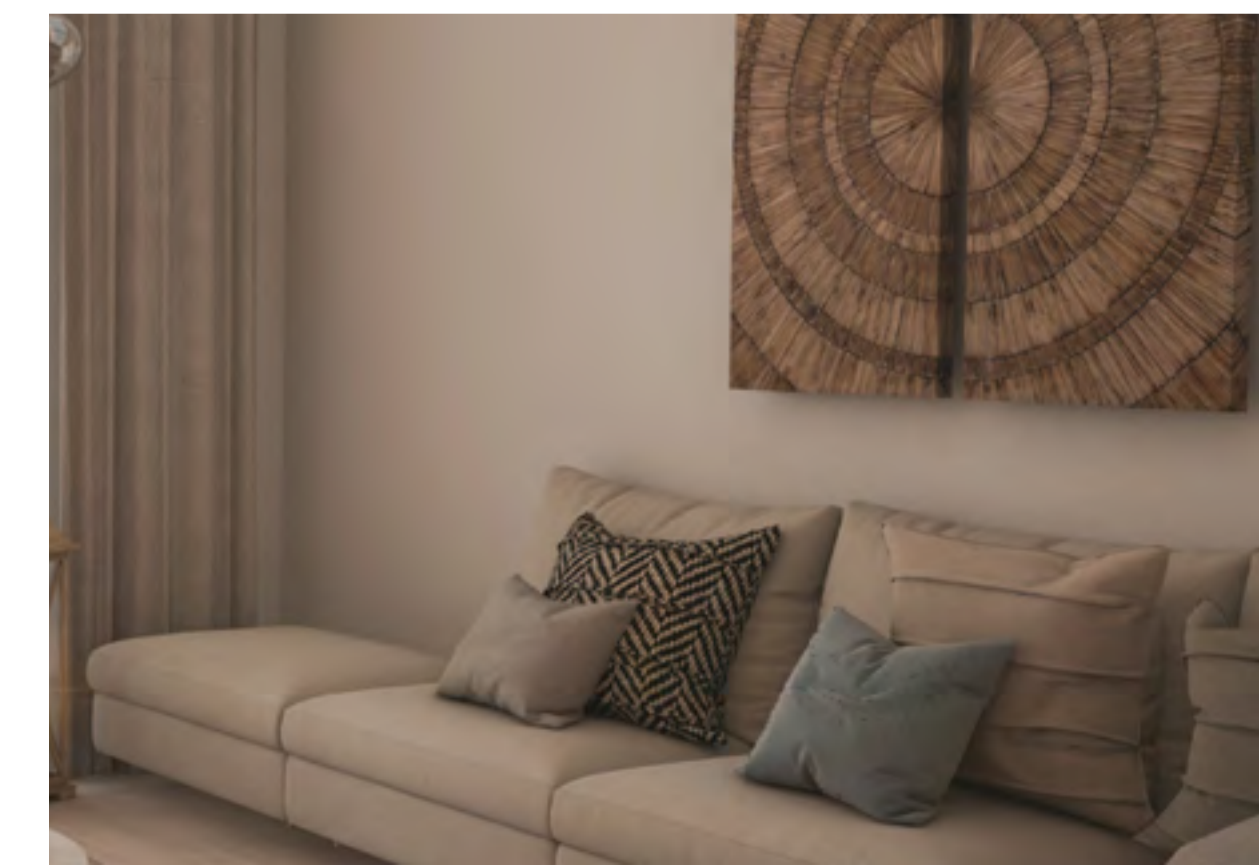


FIRST FLOOR



GROUND FLOOR

23E 23M 23MX 23EX



Disclaimers:

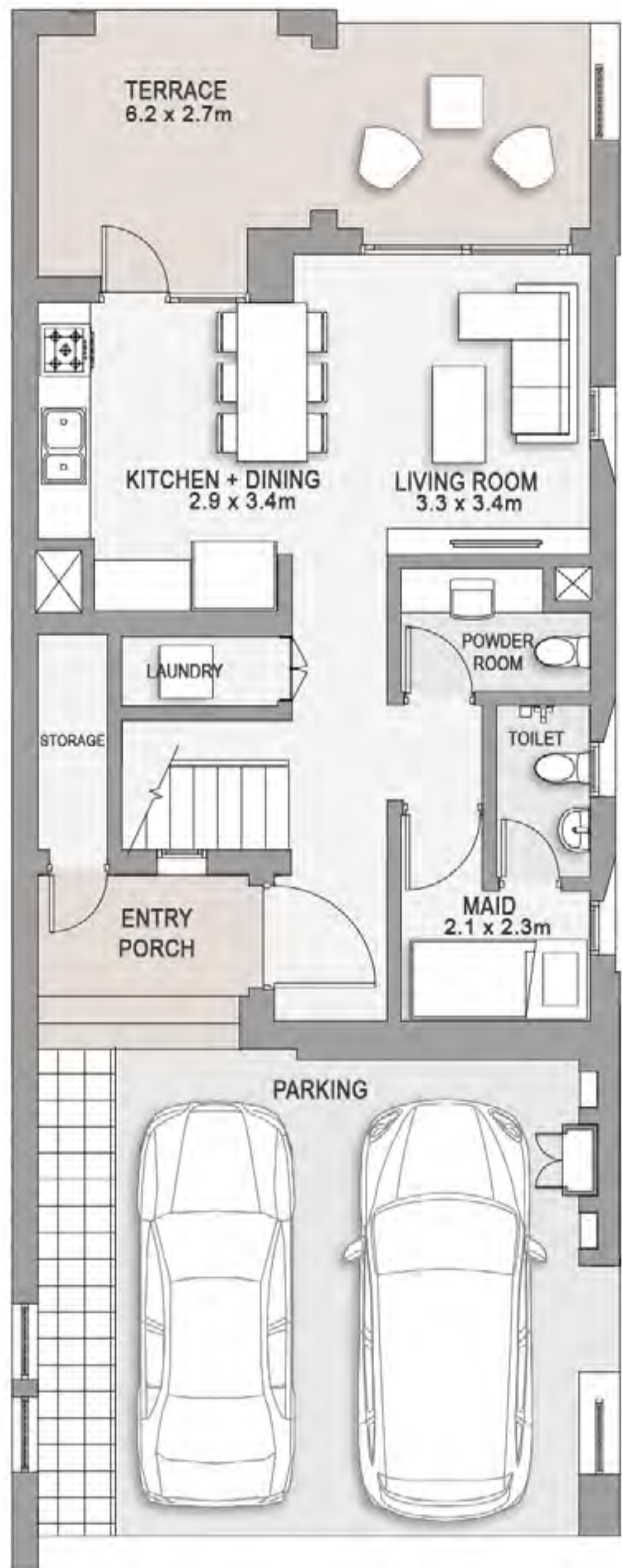
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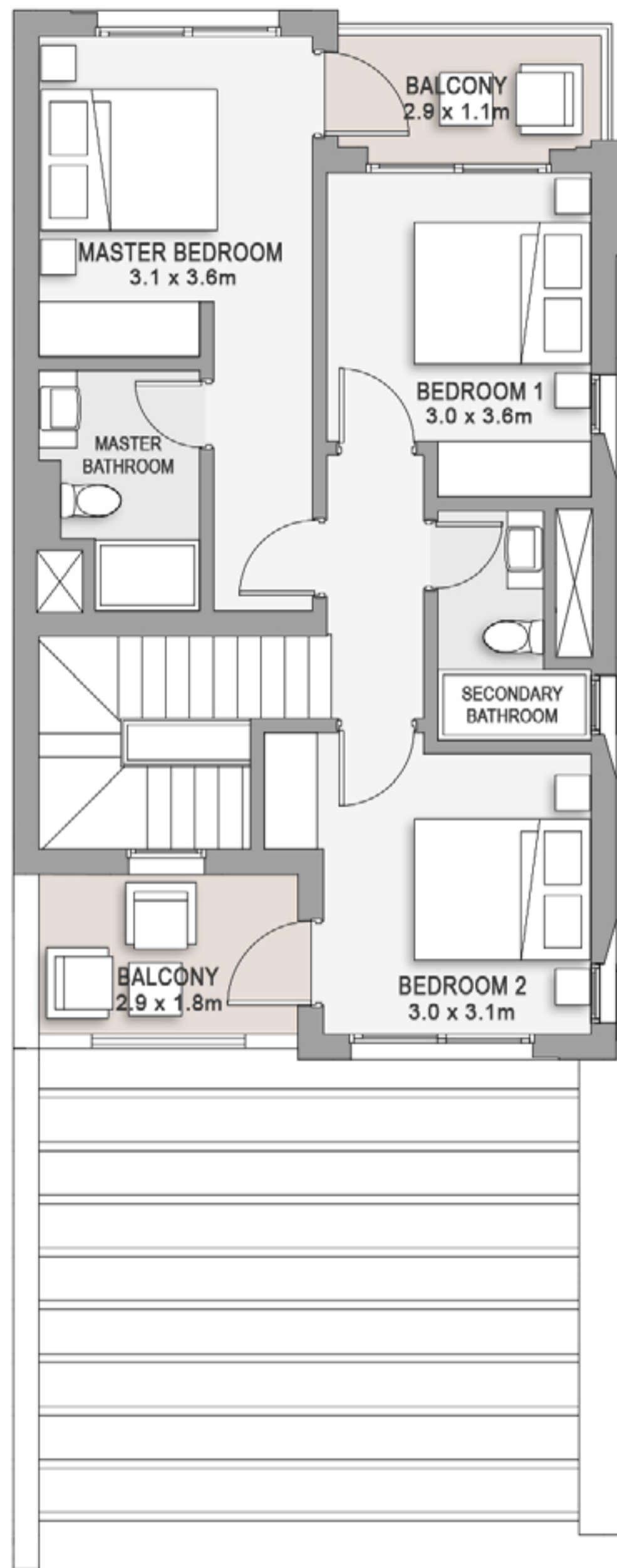
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GROUND FLOOR



FIRST FLOOR

Disclaimers:

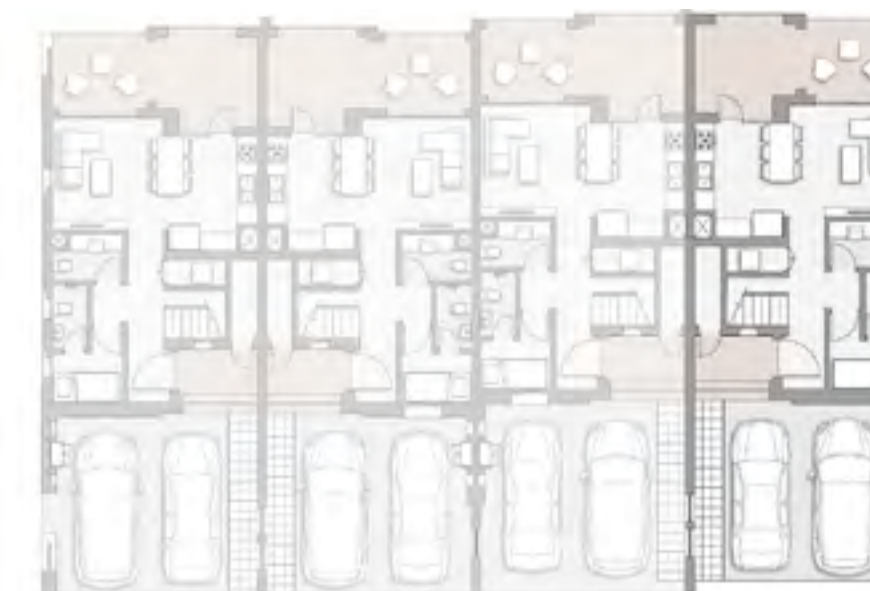
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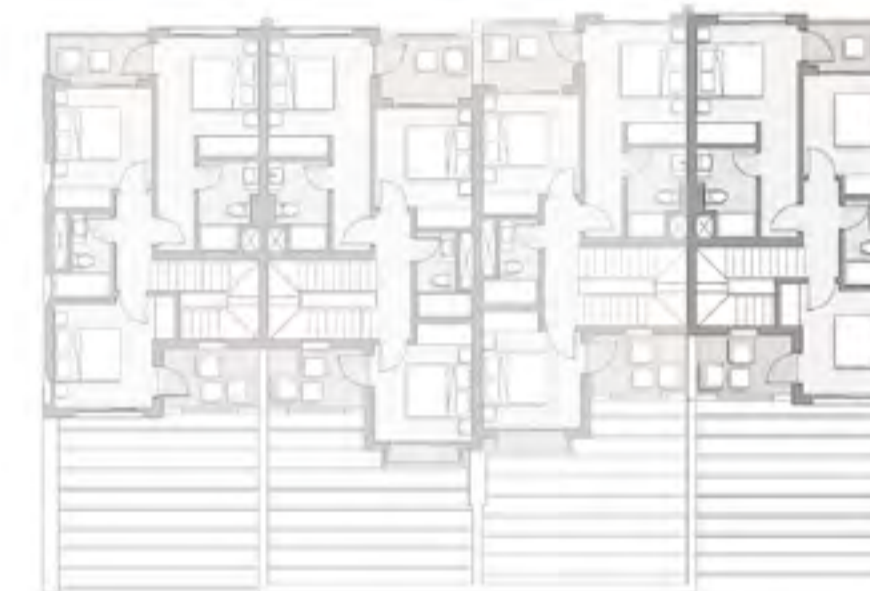
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GROUND FLOOR



FIRST FLOOR

23E 23M 23MX 23EX

Unit 23EX

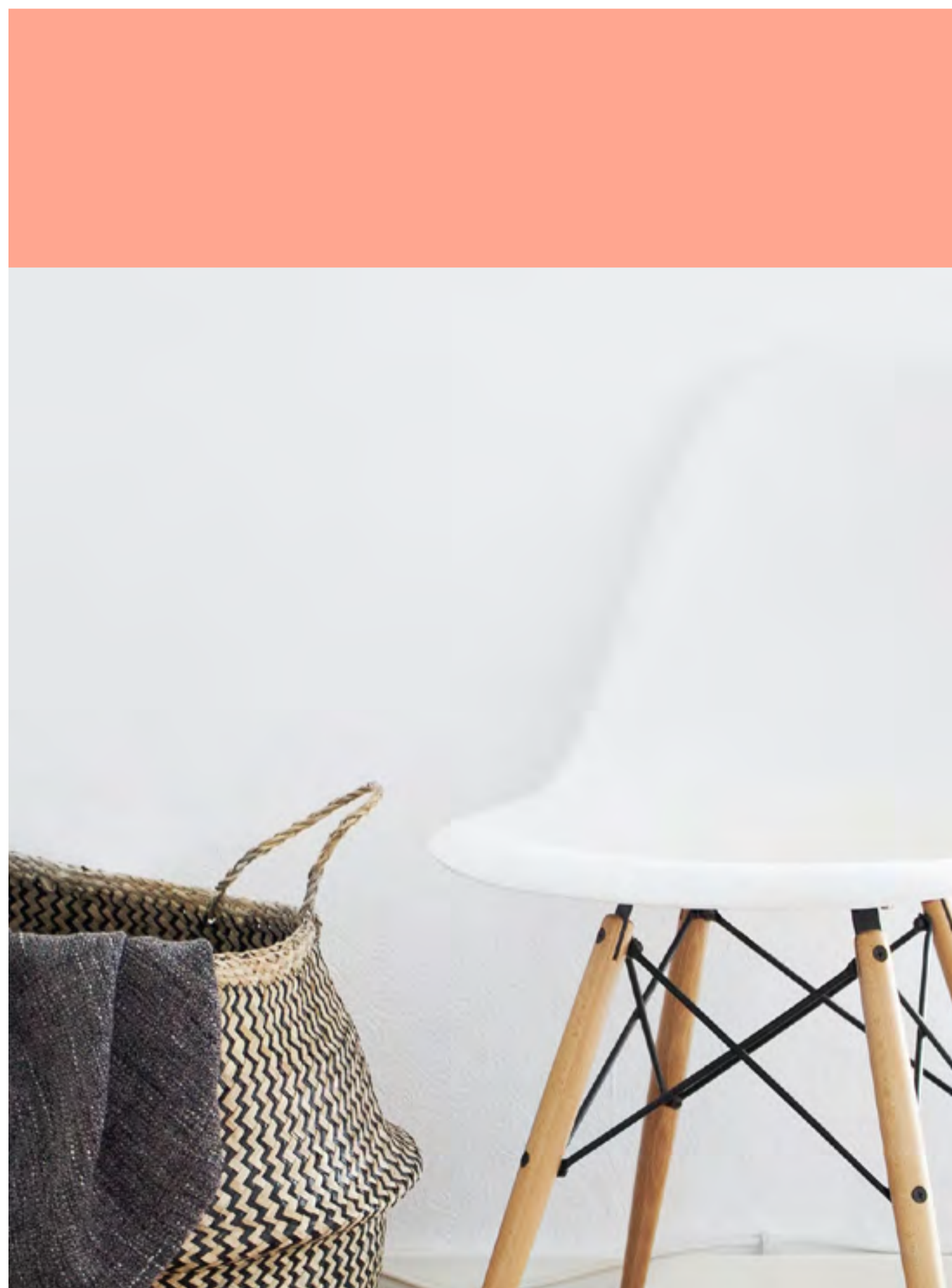
Total Area 167.7 SM

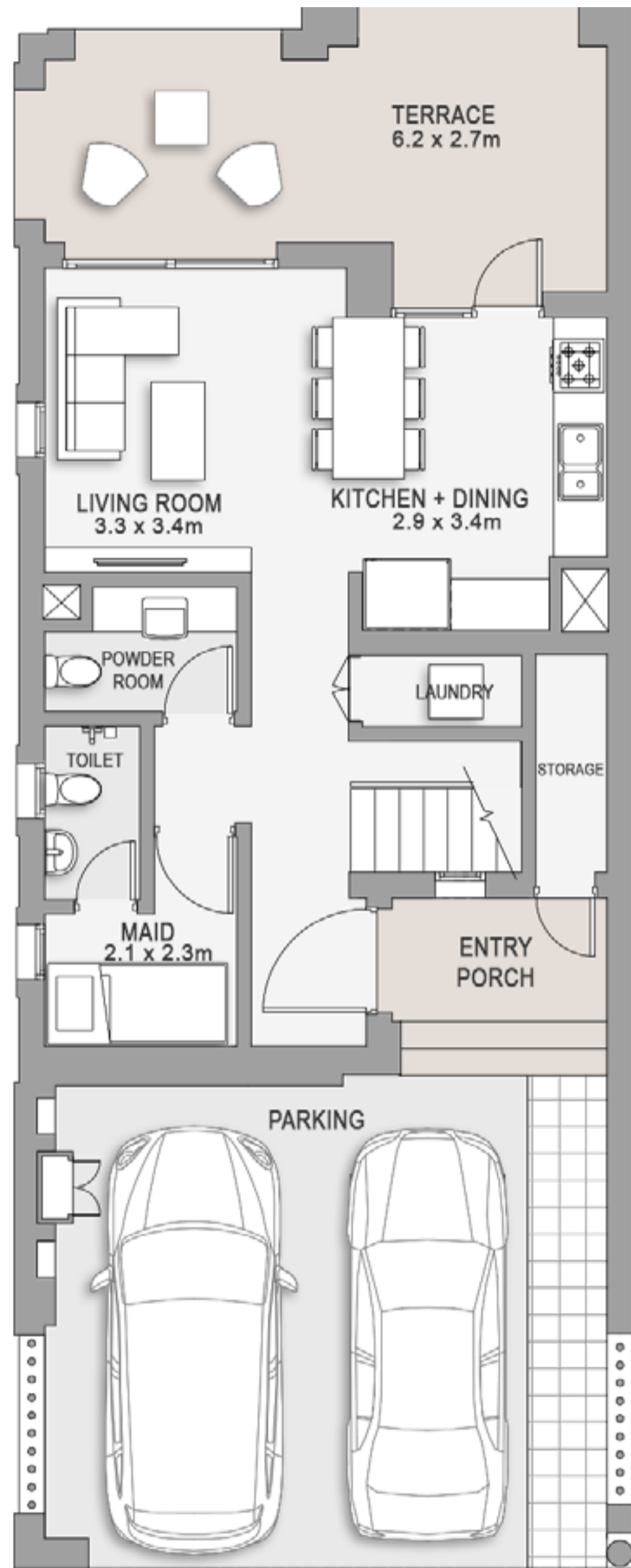
Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

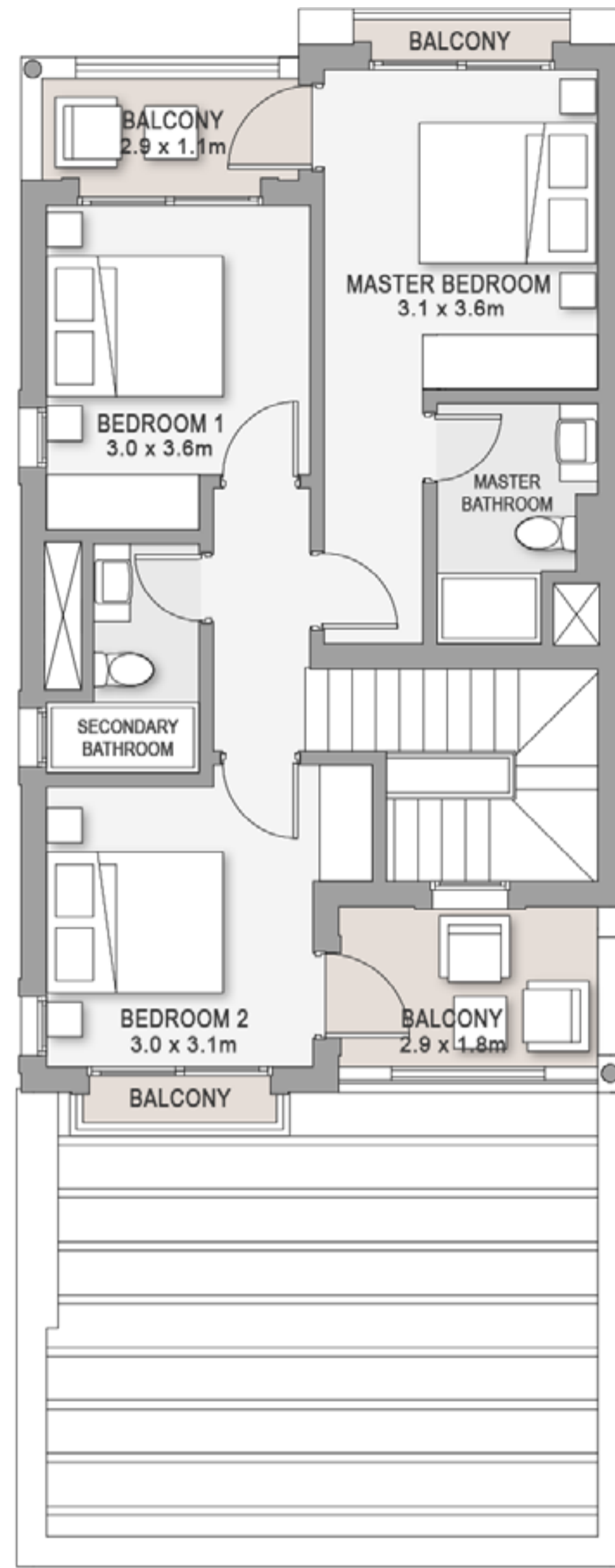


TOWNVILLA - 25

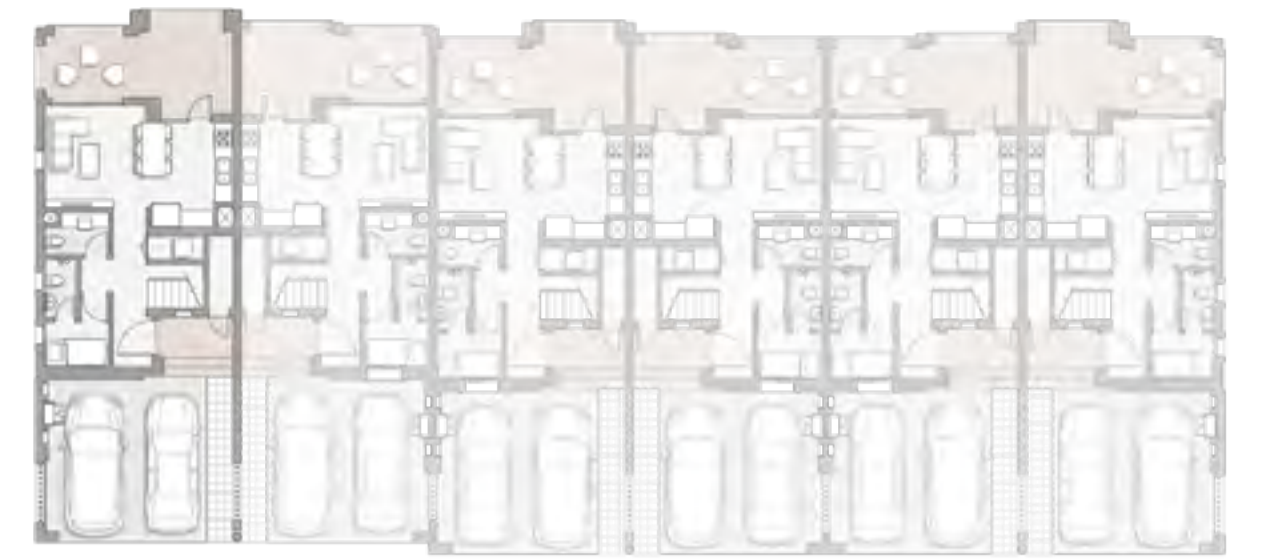




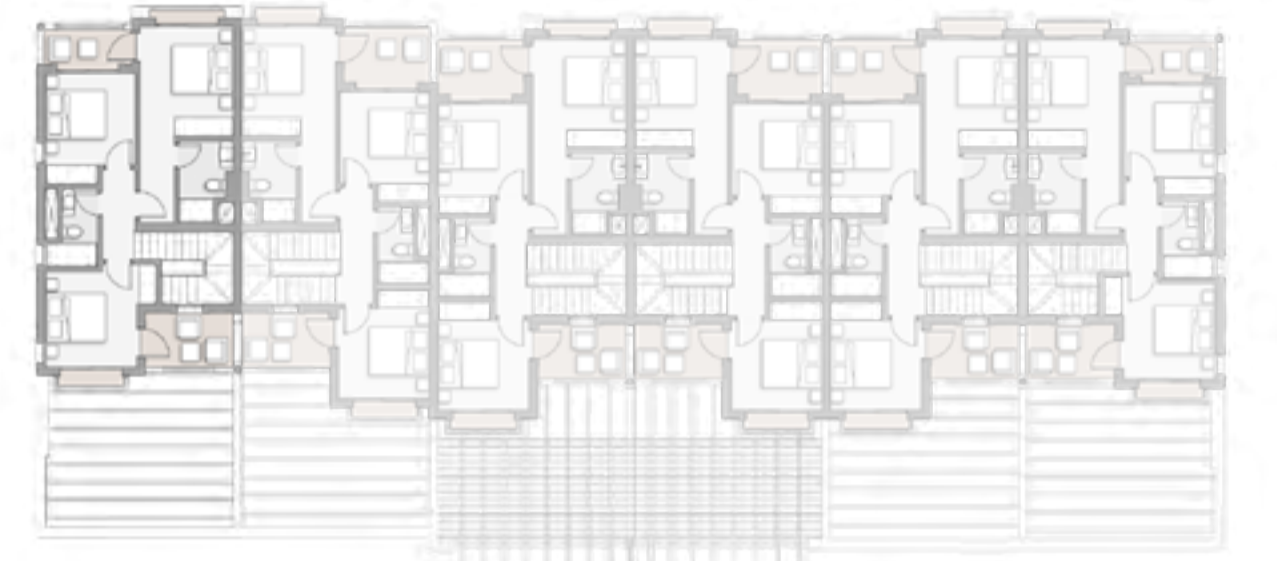
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Unit 25E
Total Area 167.7 SM

Total Living Areas:	124.2 SM
Total Terraces & Carport Areas:	43.5 SM

25E 25M 25MX 25M* 25MX 25EX

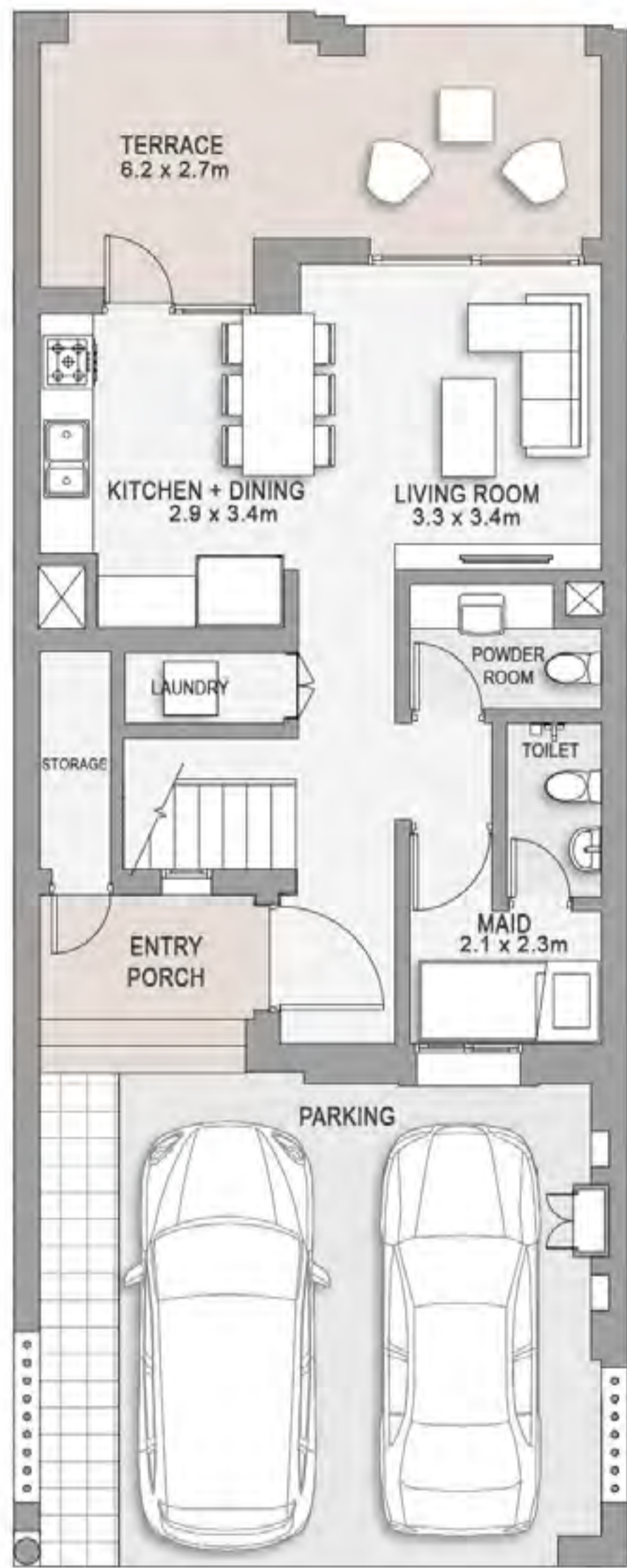
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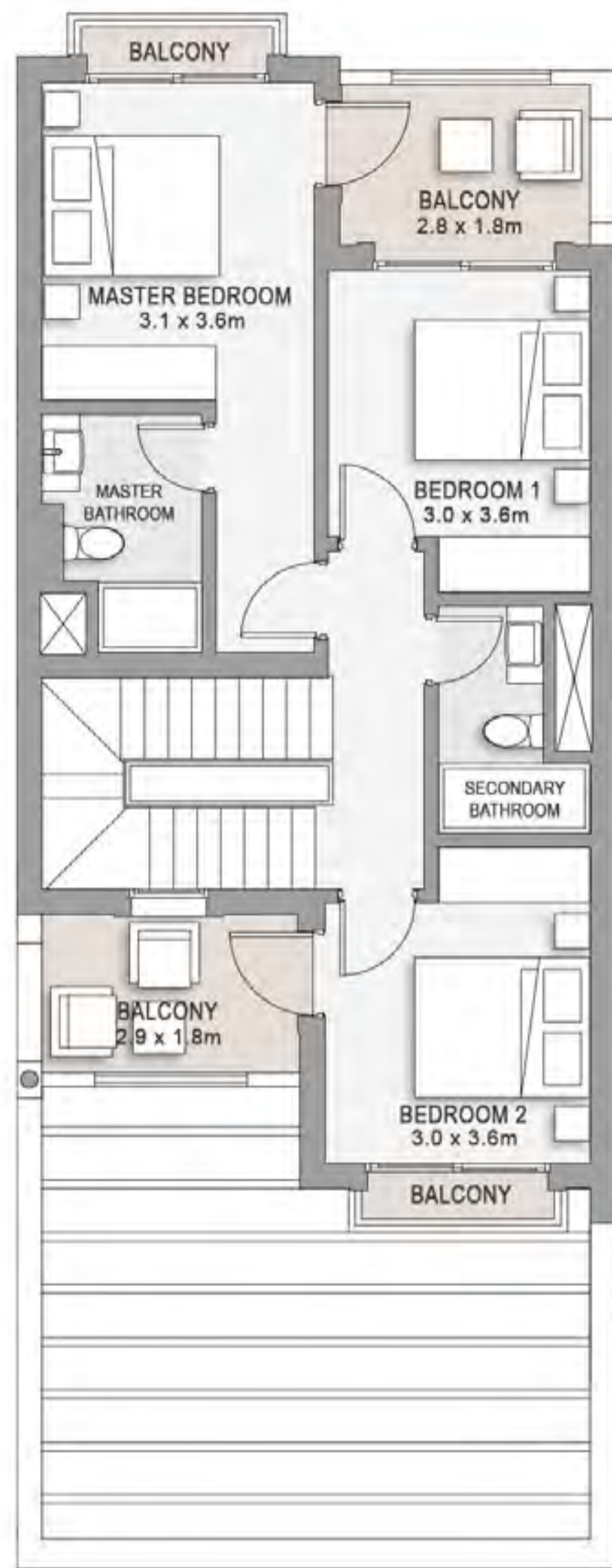
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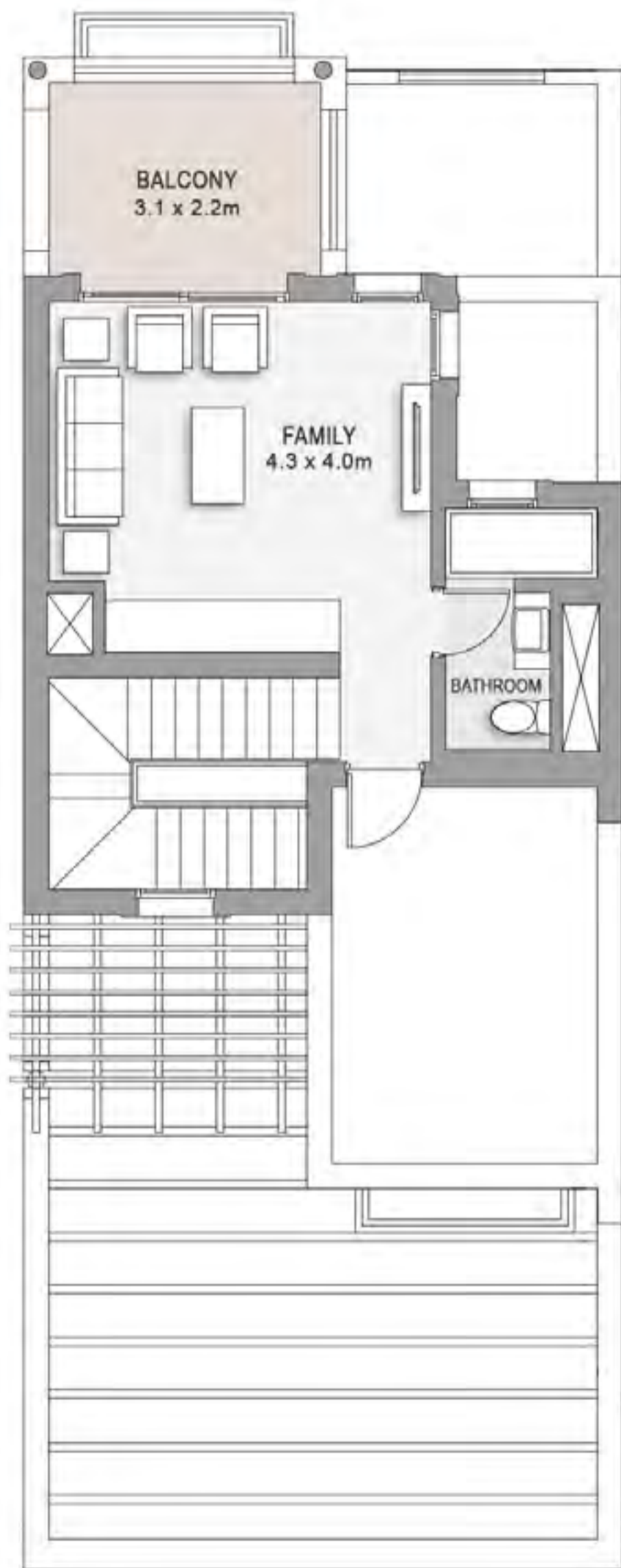




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 25M
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

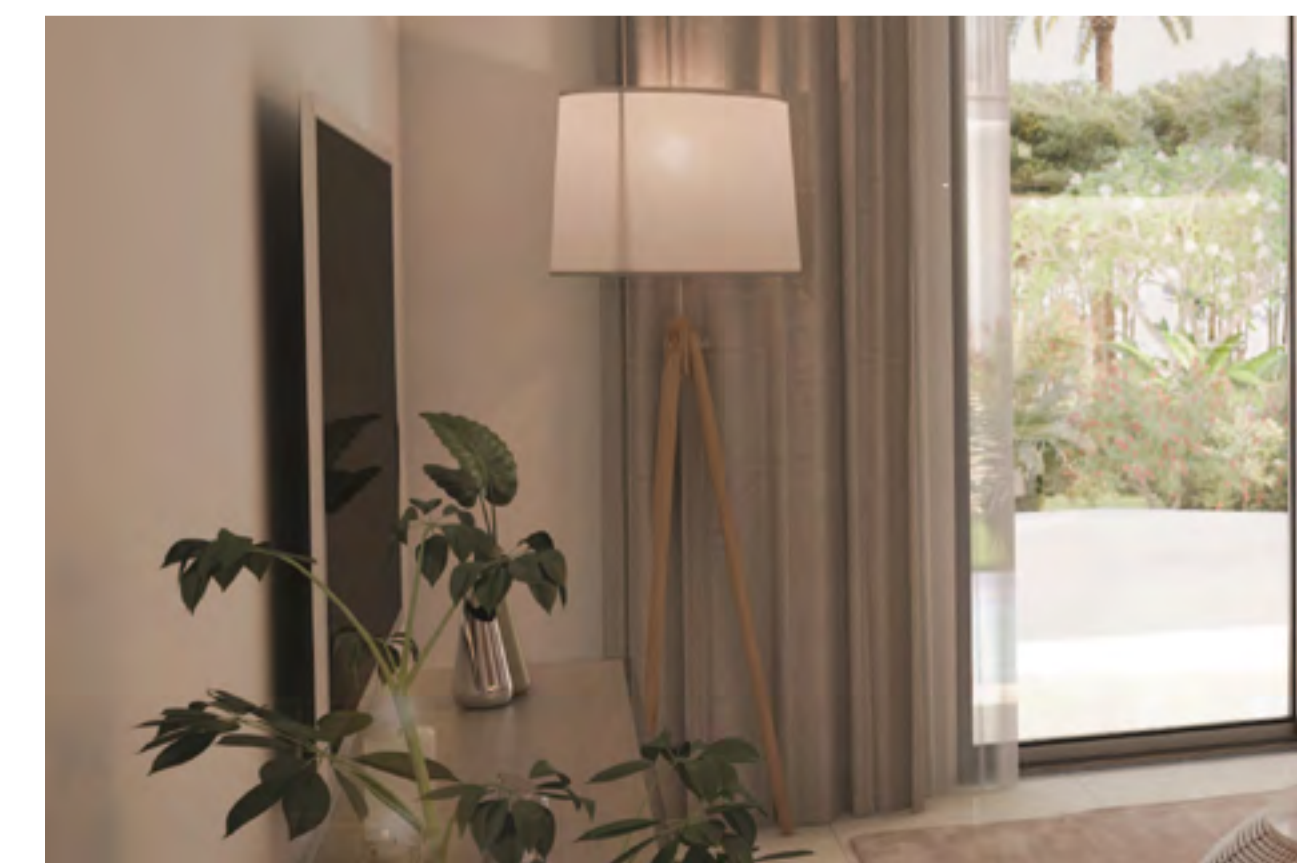
25E 25M 25MX 25M* 25MX 25EX

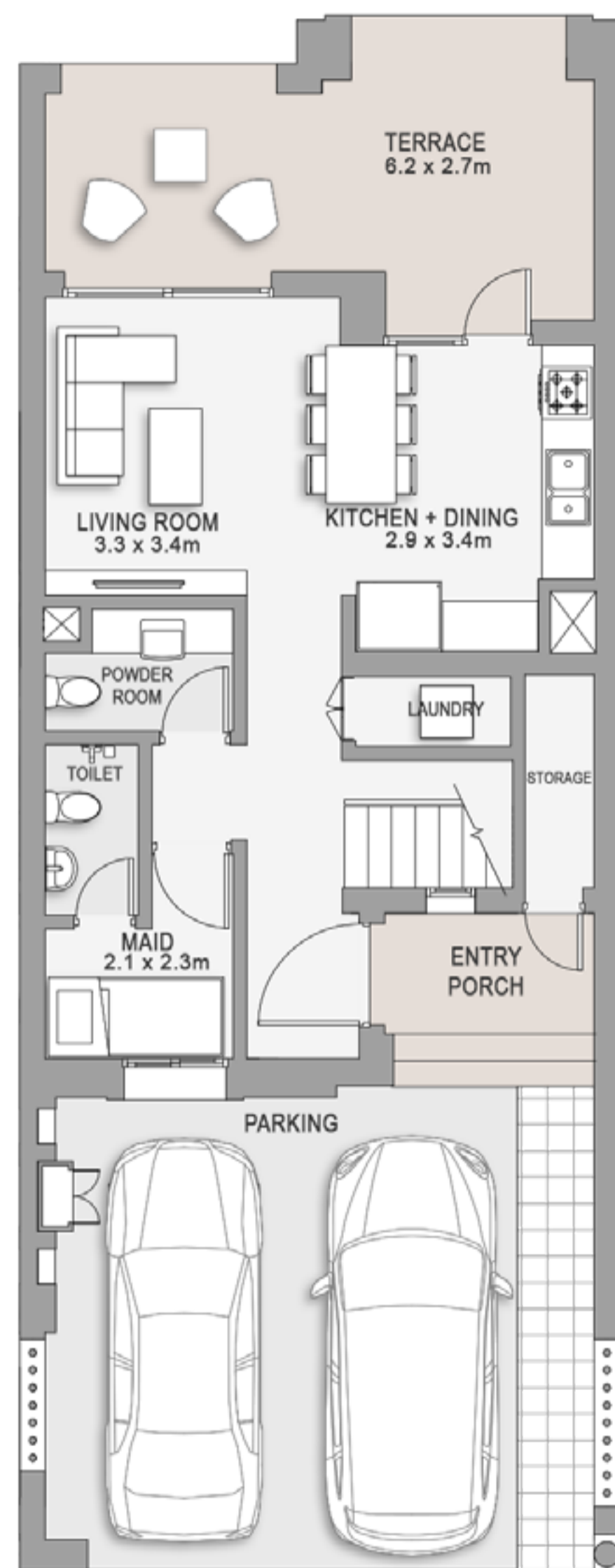
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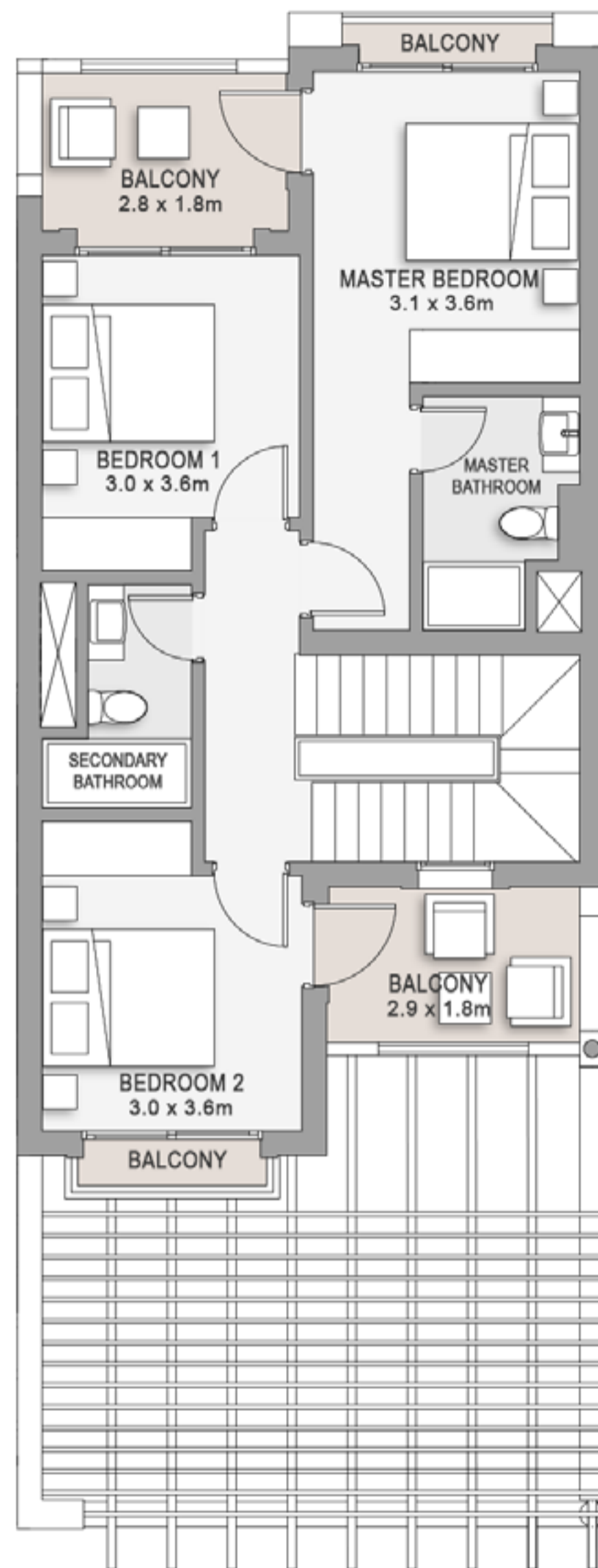
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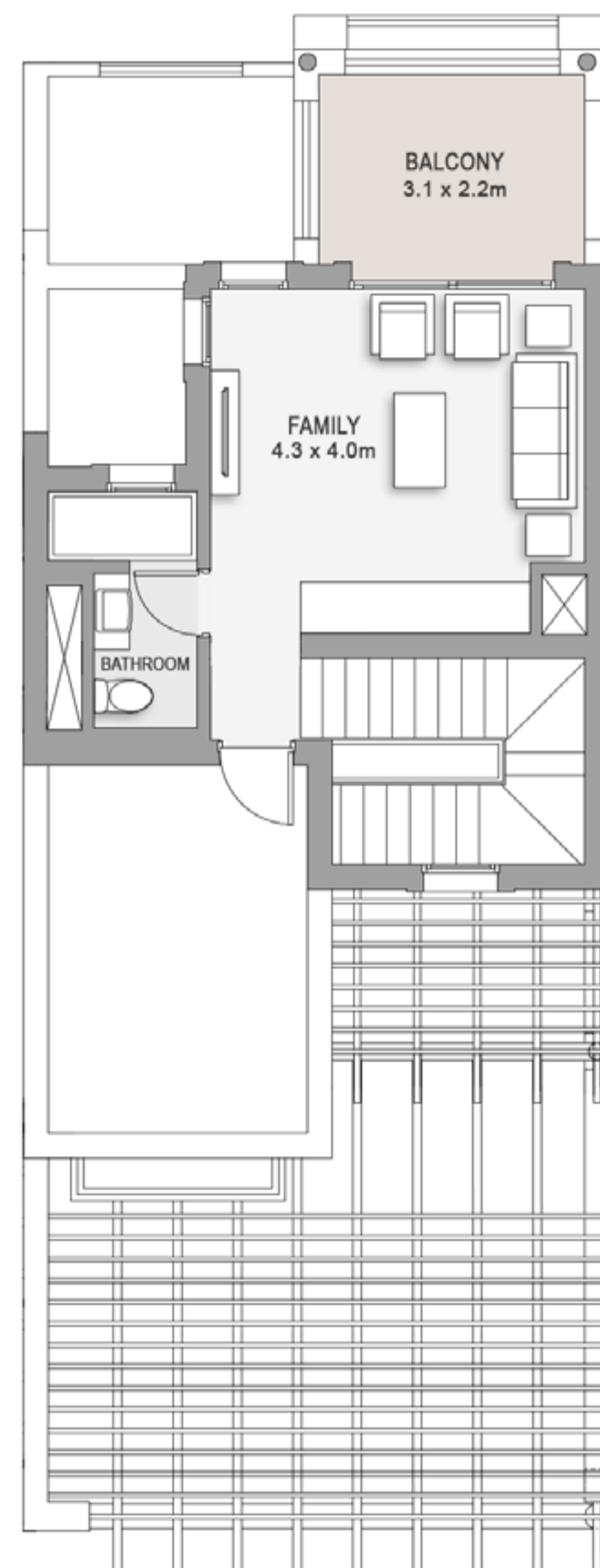




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 25MX
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE



FIRST FLOOR



GROUND FLOOR

25E 25M 25MX 25M* 25MX 25EX

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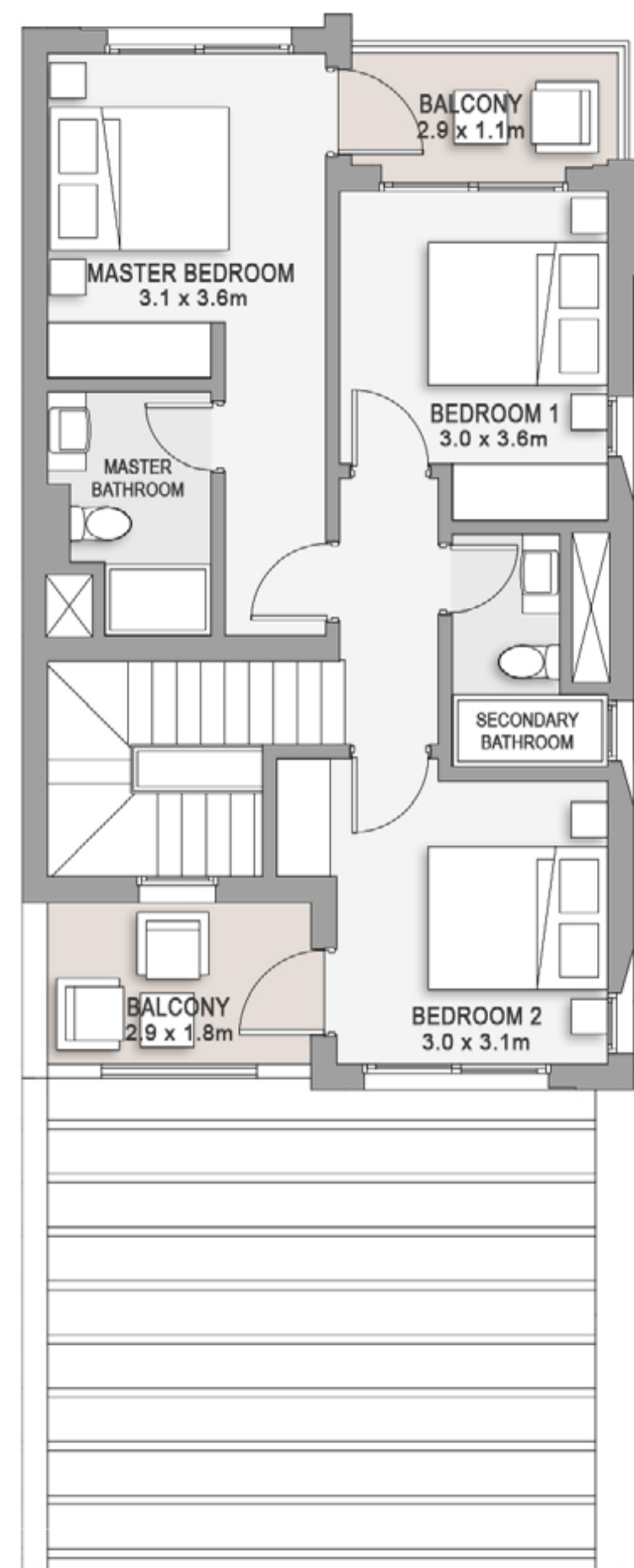
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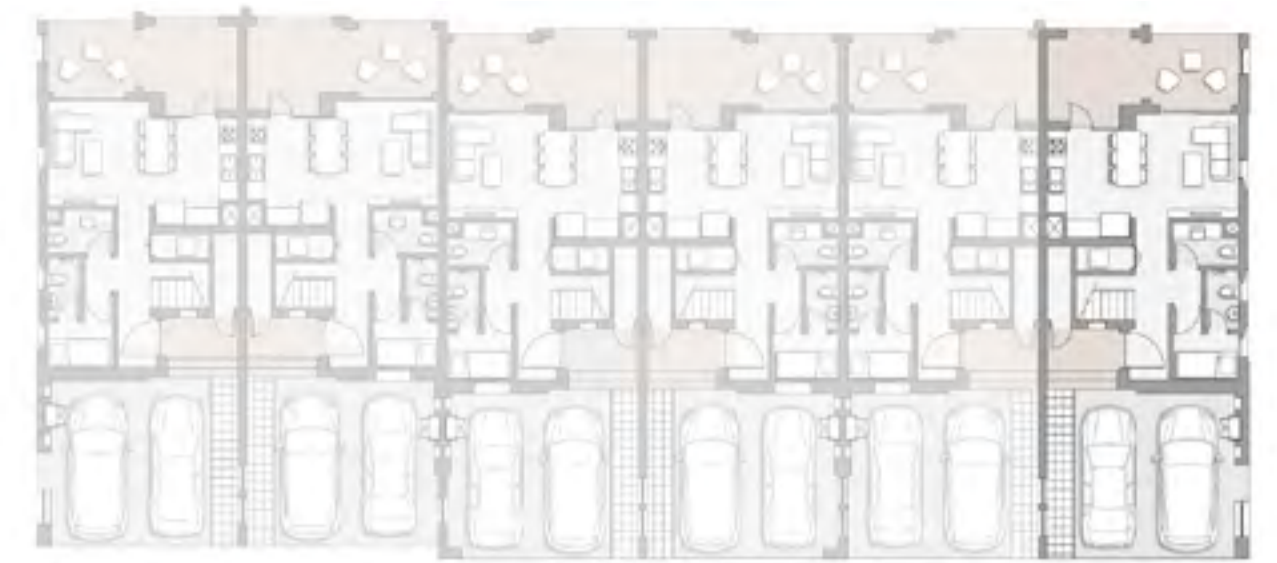




GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

25E 25M 25MX 25M* 25MX 25EX

Unit 25EX
Total Area 167.7 SM

Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

Disclaimers:

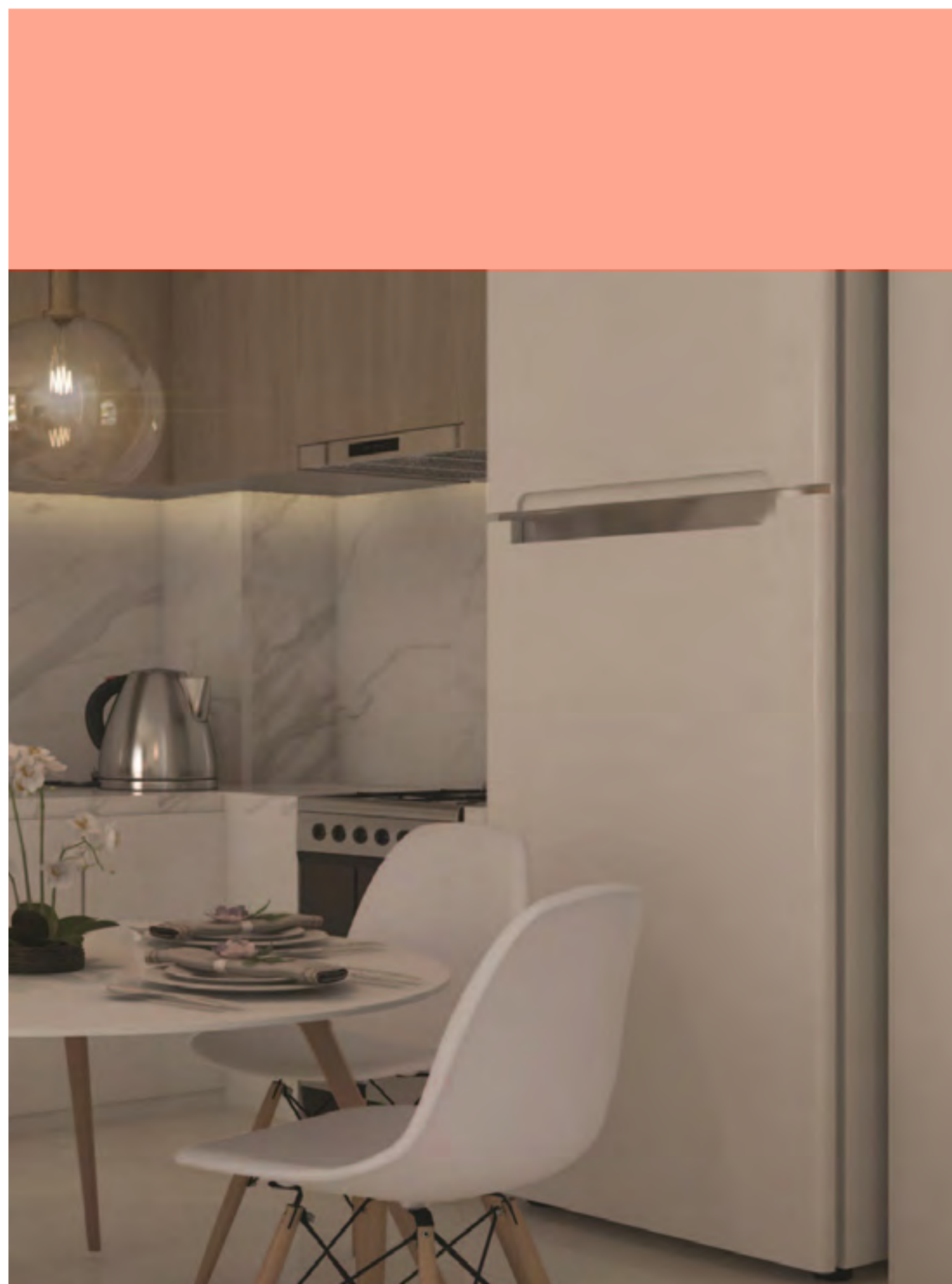
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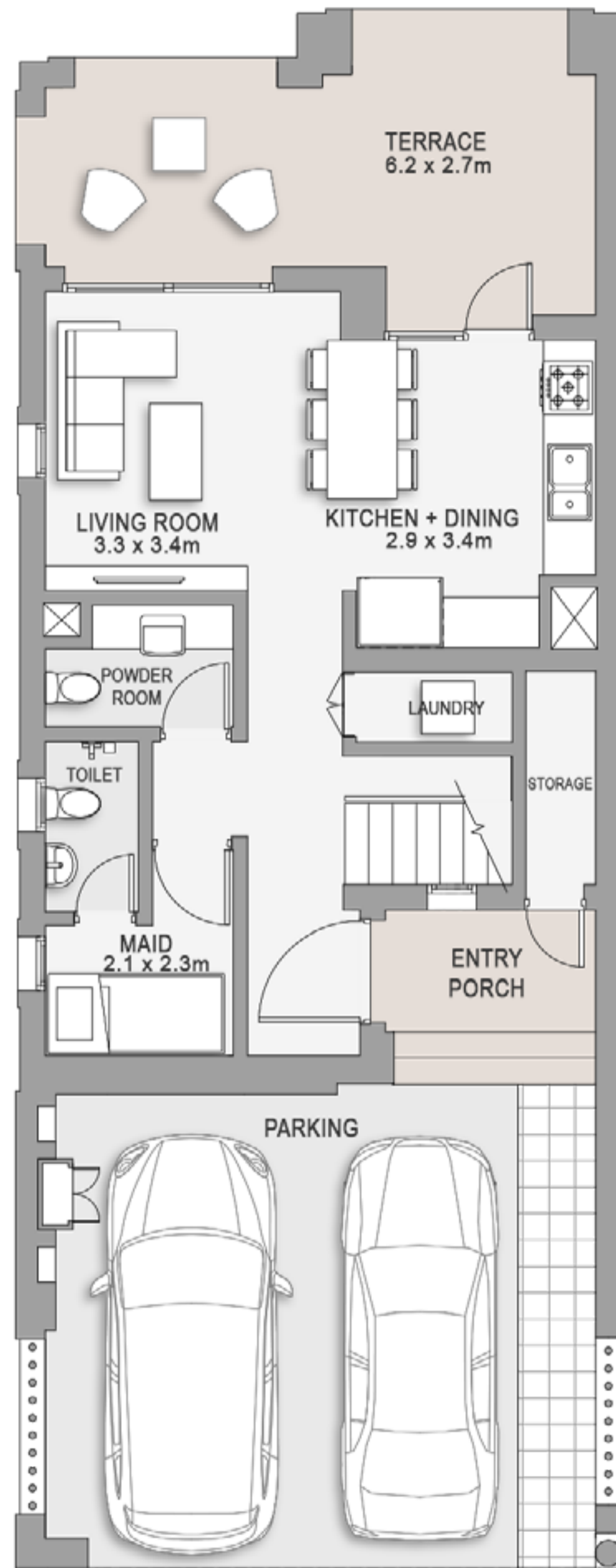
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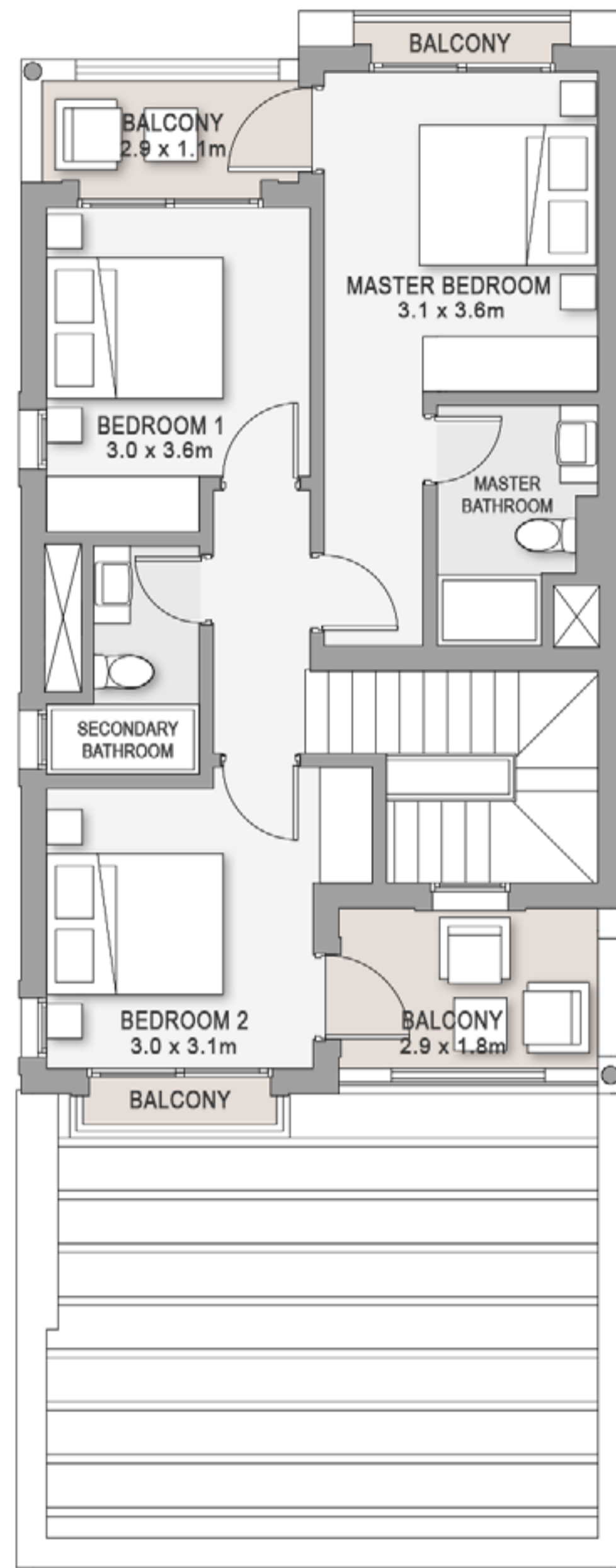


TOWNVILLA - 26





GROUND FLOOR



FIRST FLOOR

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GROUND FLOOR



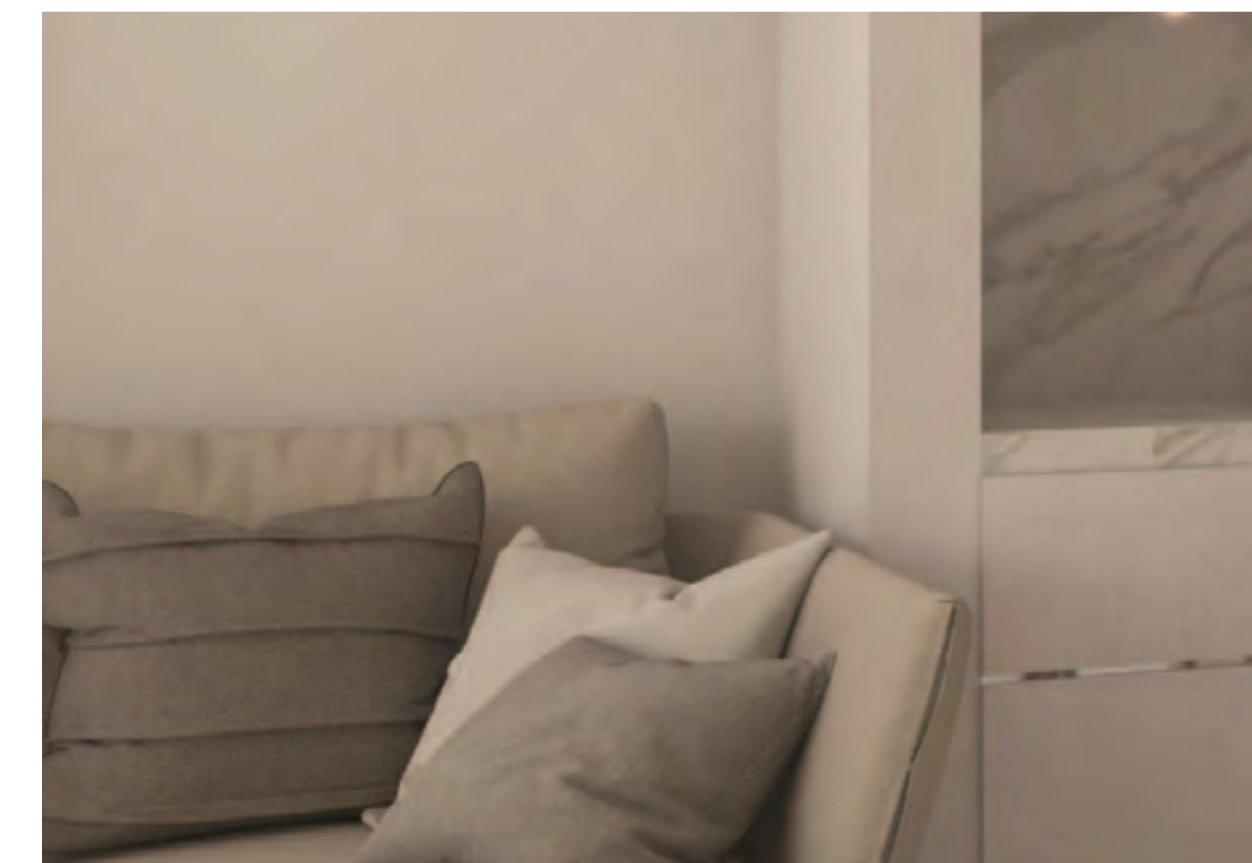
FIRST FLOOR

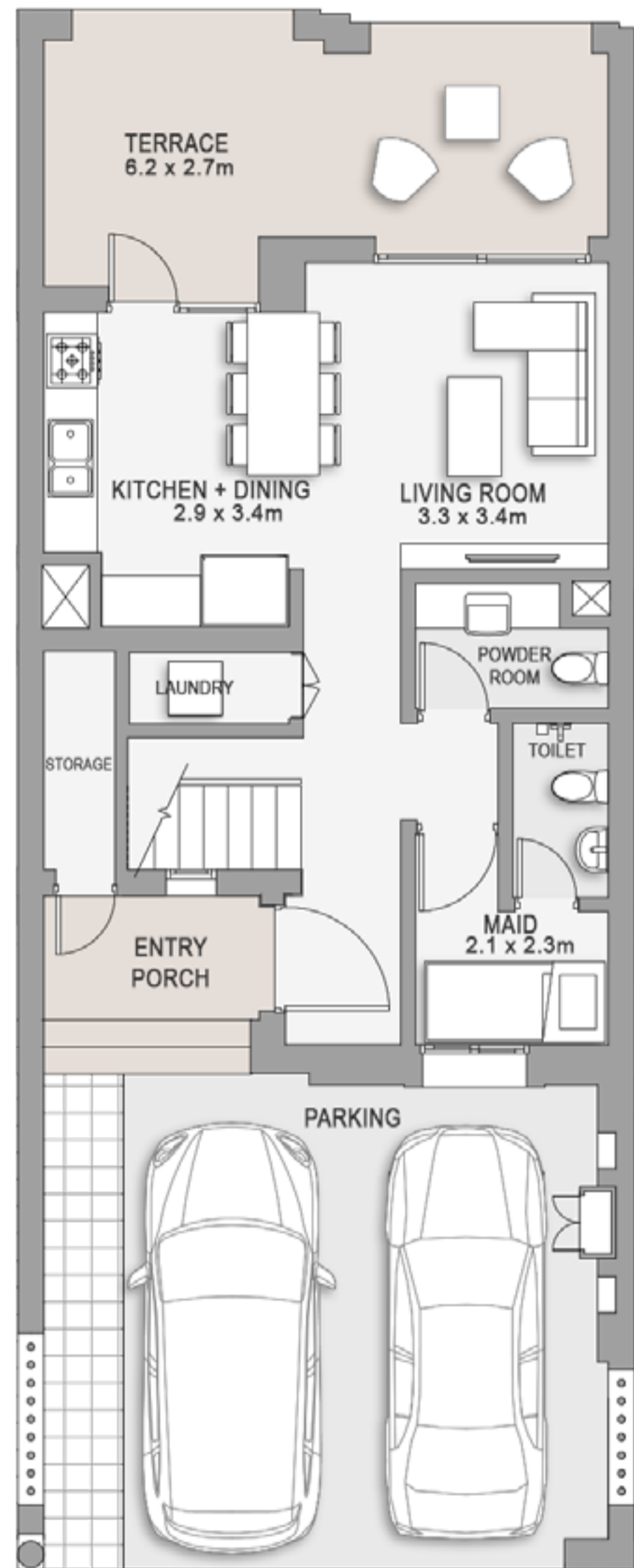
26E 26M 26MX 26EX

Unit 26E
Total Area 167.7 SM

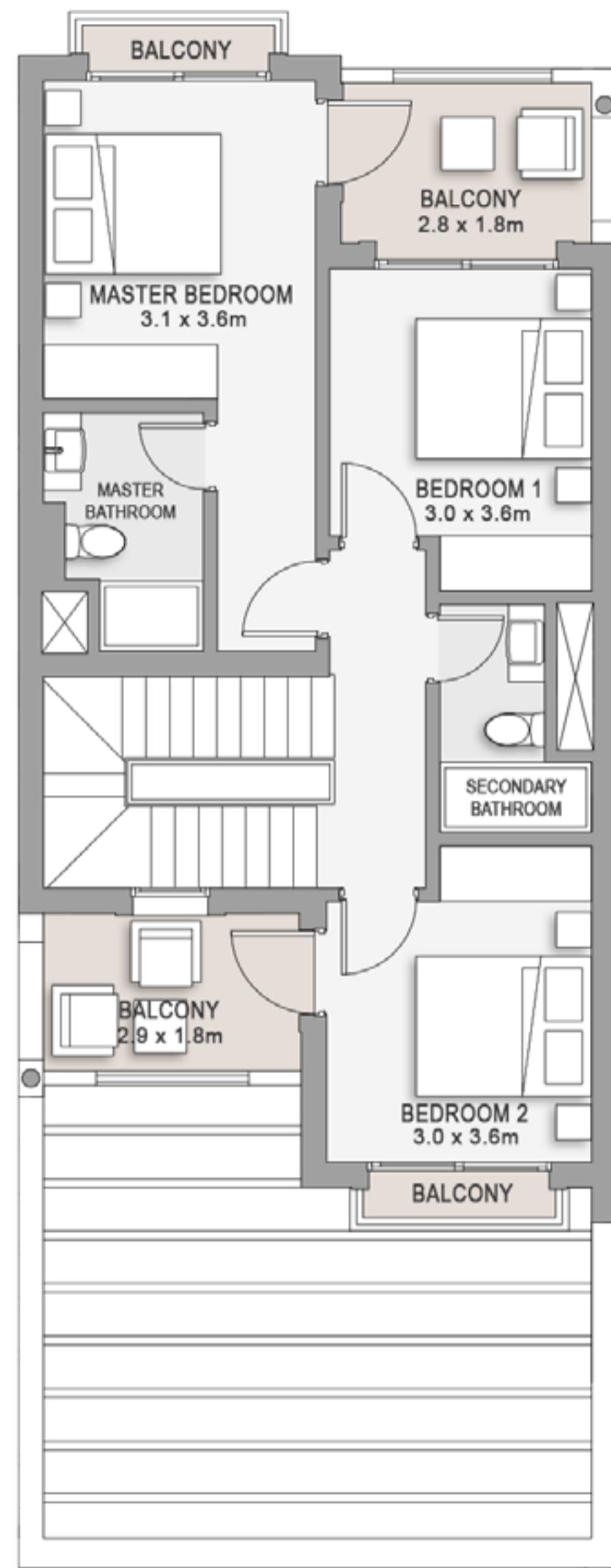
Total Living Areas: 124.2 SM

Total Terraces & Carport Areas: 43.5 SM

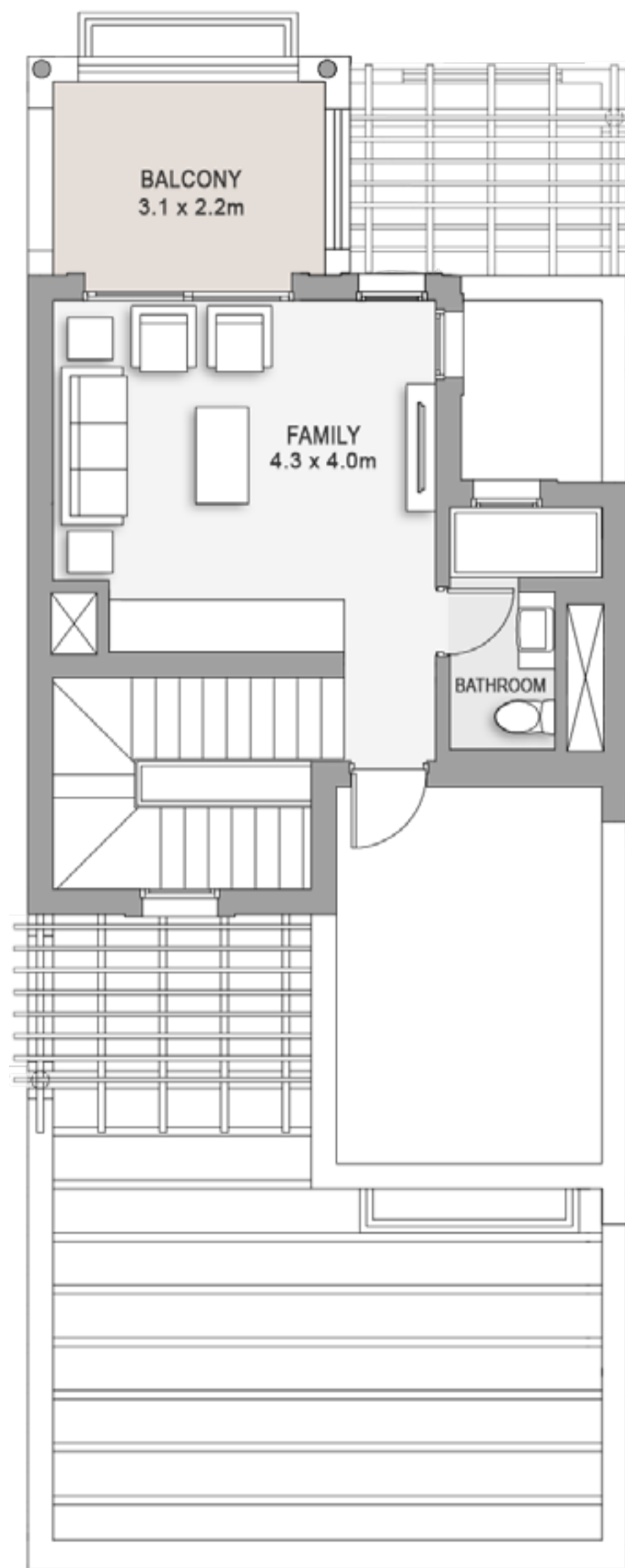




GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 26M
Total Area 219.7 SM

Total Living Areas:	163.4 SM
Total Terraces & Carport Areas:	56.3 SM



PENTHOUSE

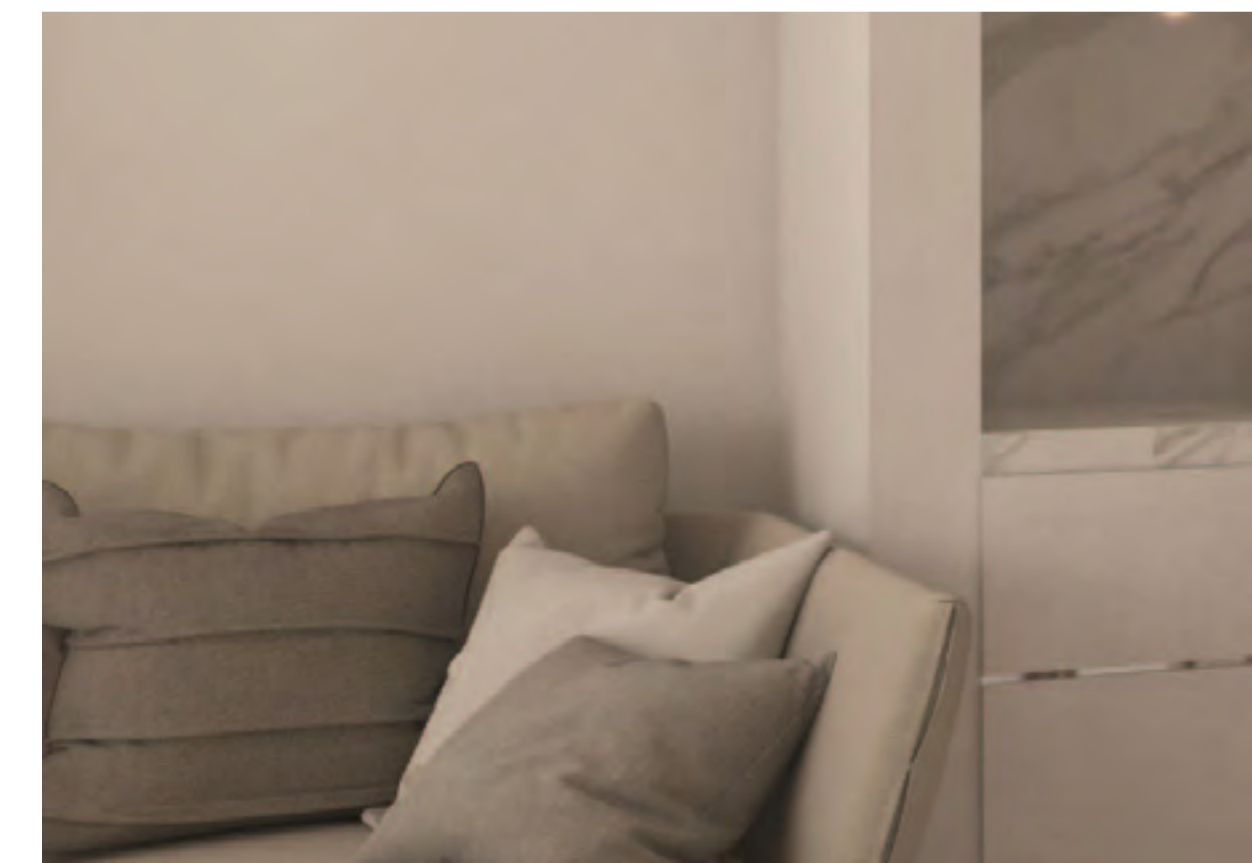


FIRST FLOOR



GROUND FLOOR

26E 26M 26MX 26EX

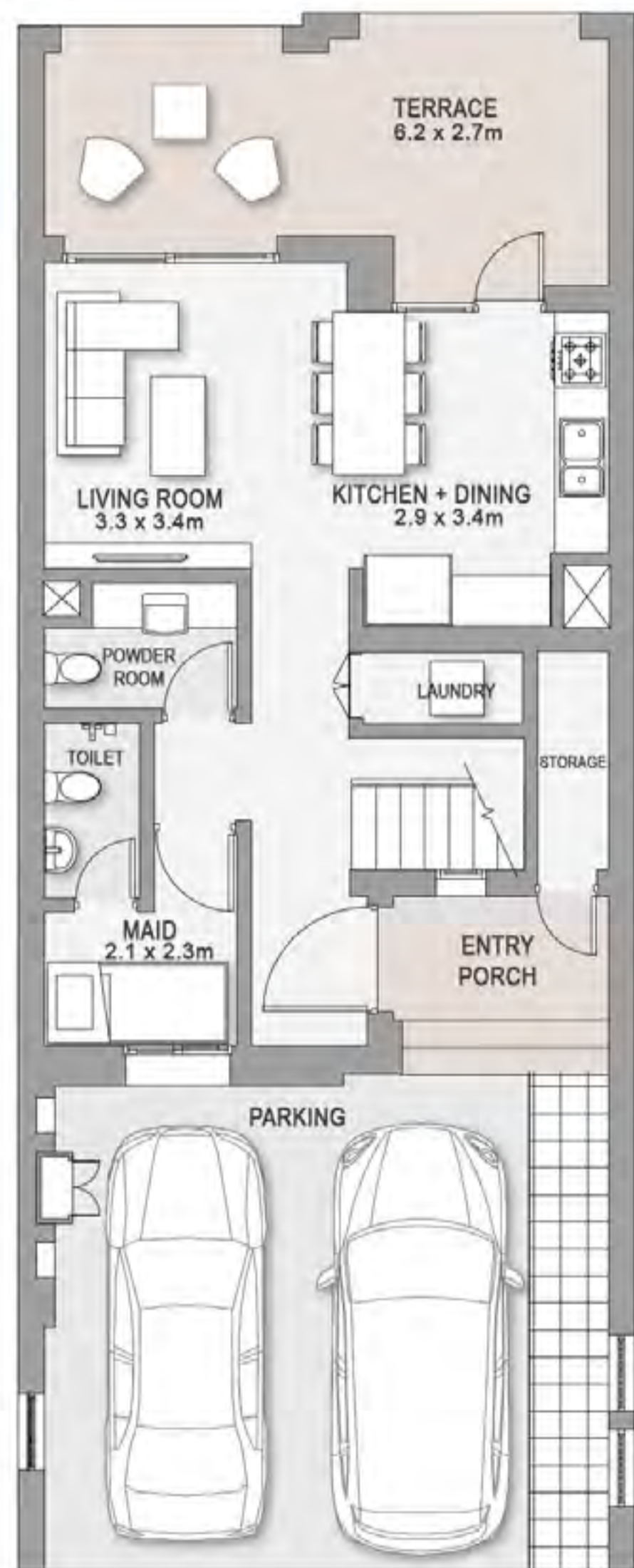


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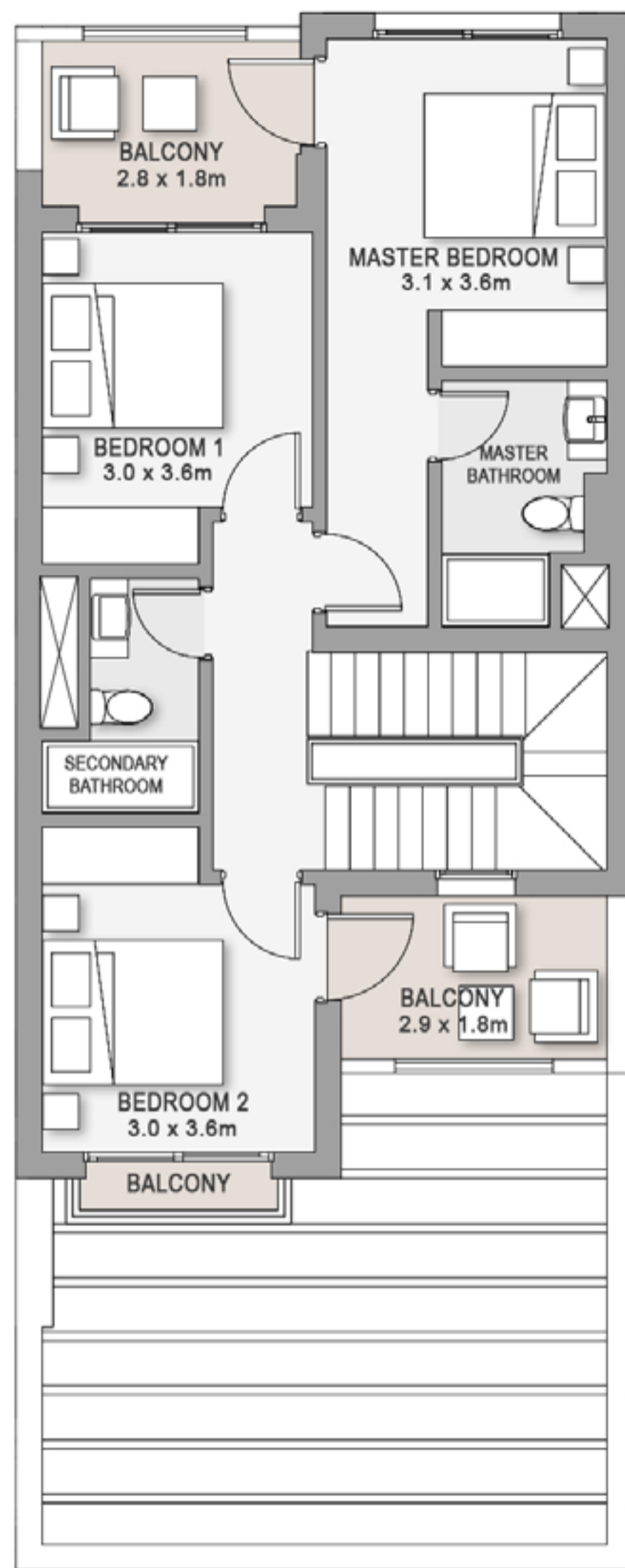
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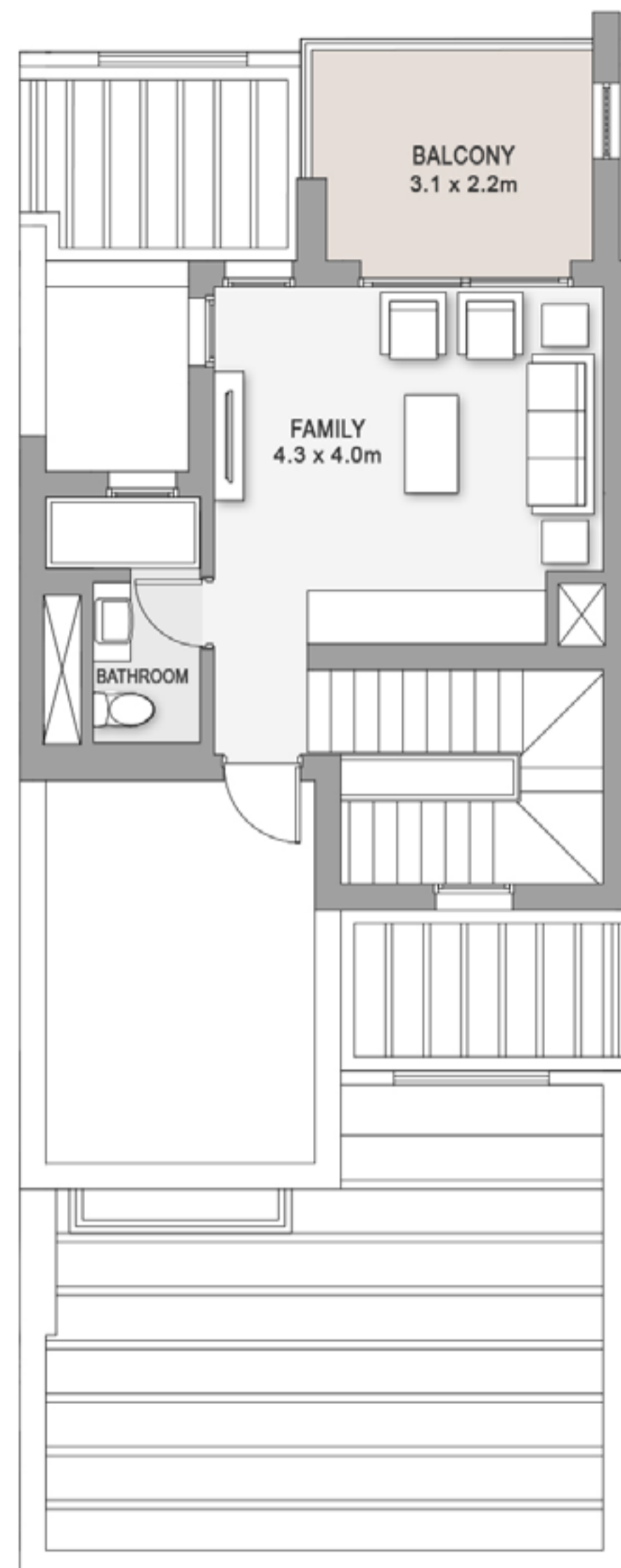
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GROUND FLOOR



FIRST FLOOR



PENTHOUSE

Unit 26MX
Total Area 219.7 SM

Total Living Areas: 163.4 SM

Total Terraces & Carport Areas: 56.3 SM



PENTHOUSE

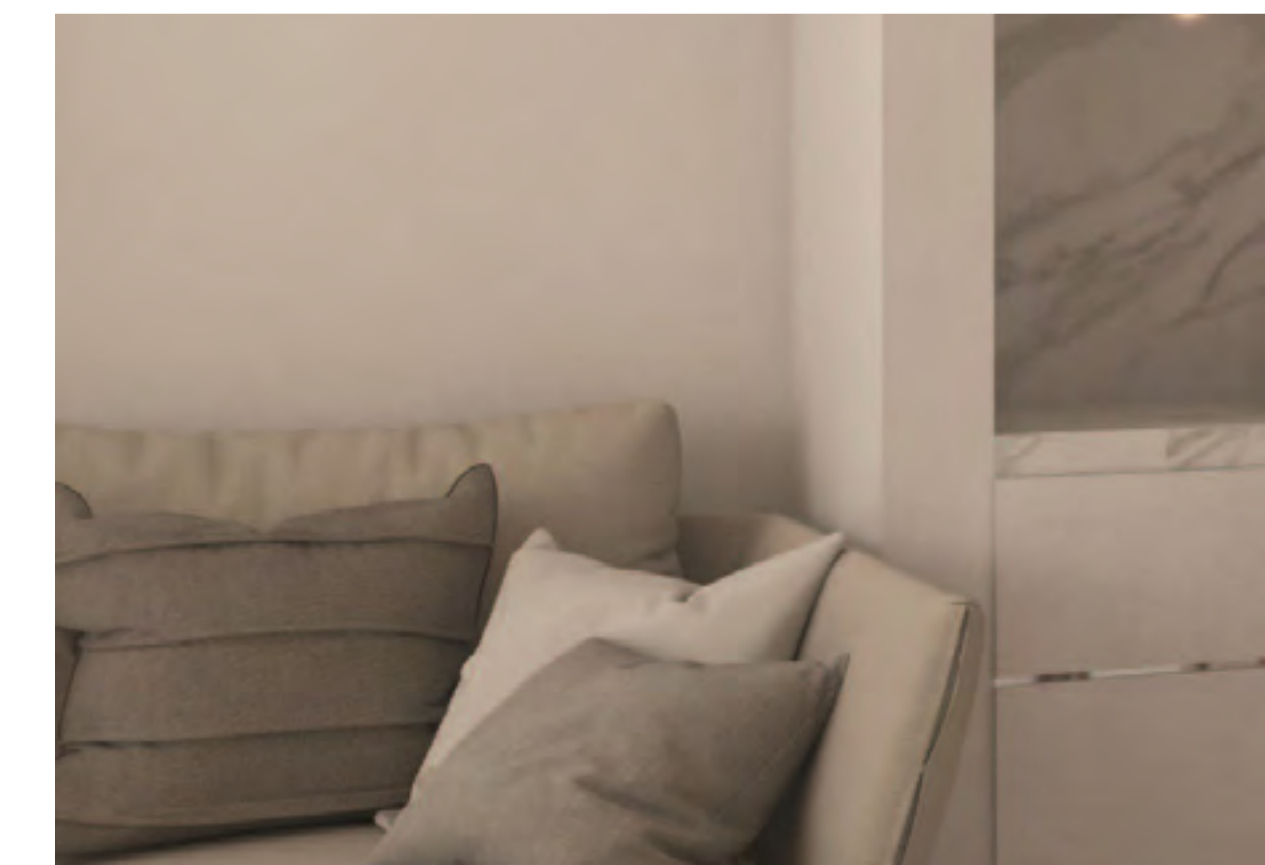


FIRST FLOOR



GROUND FLOOR

26E 26M 26MX 26EX



Disclaimers:

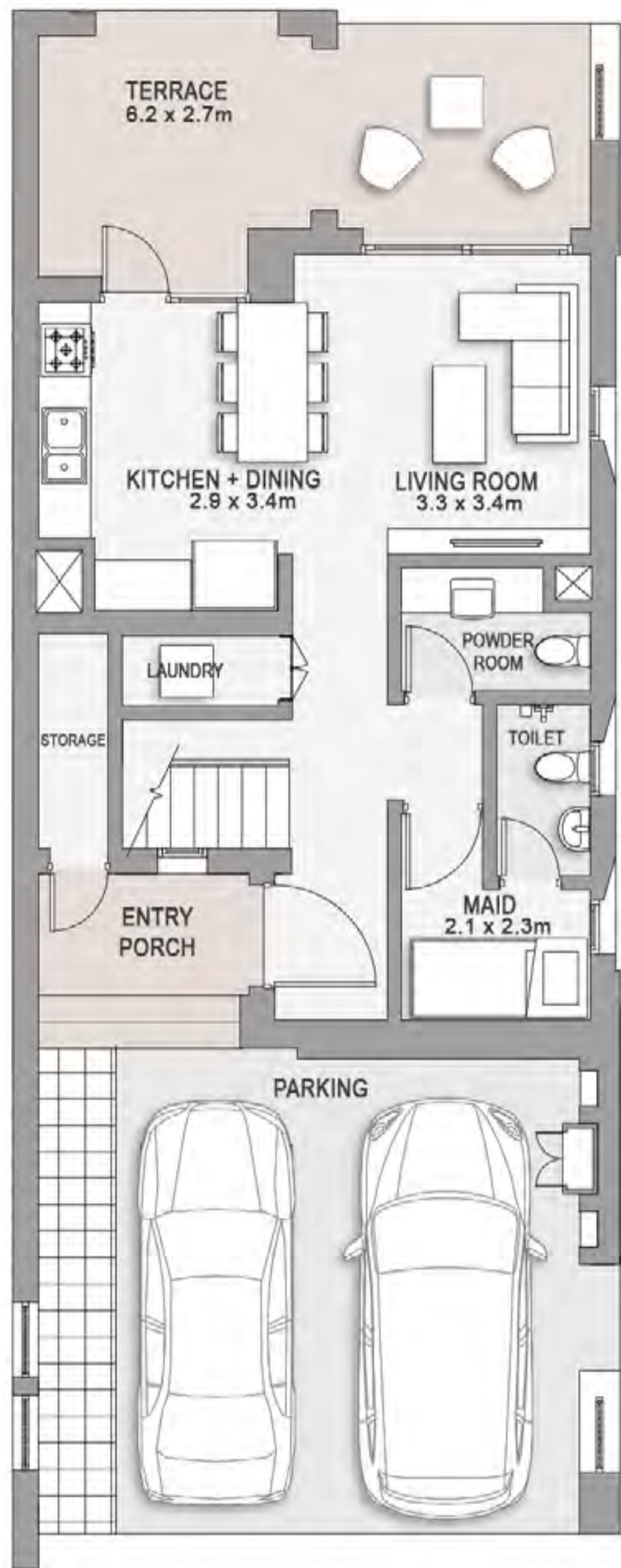
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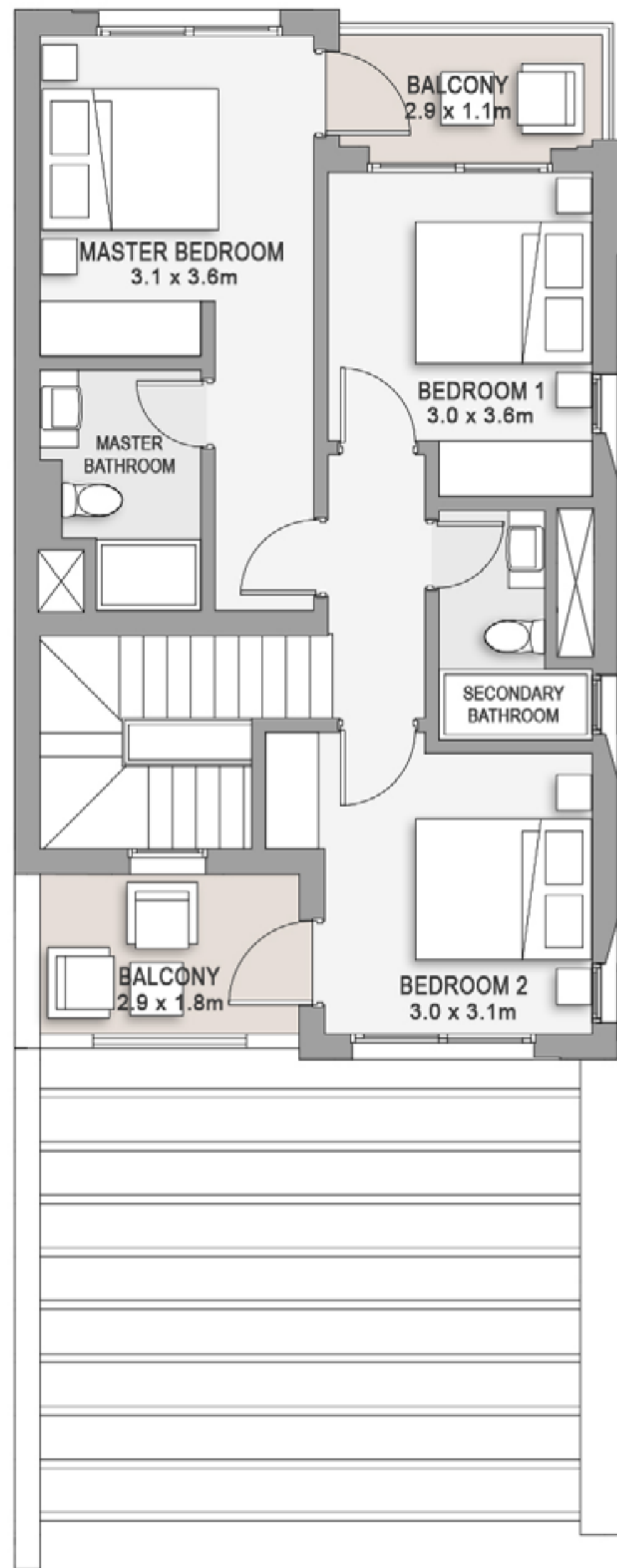
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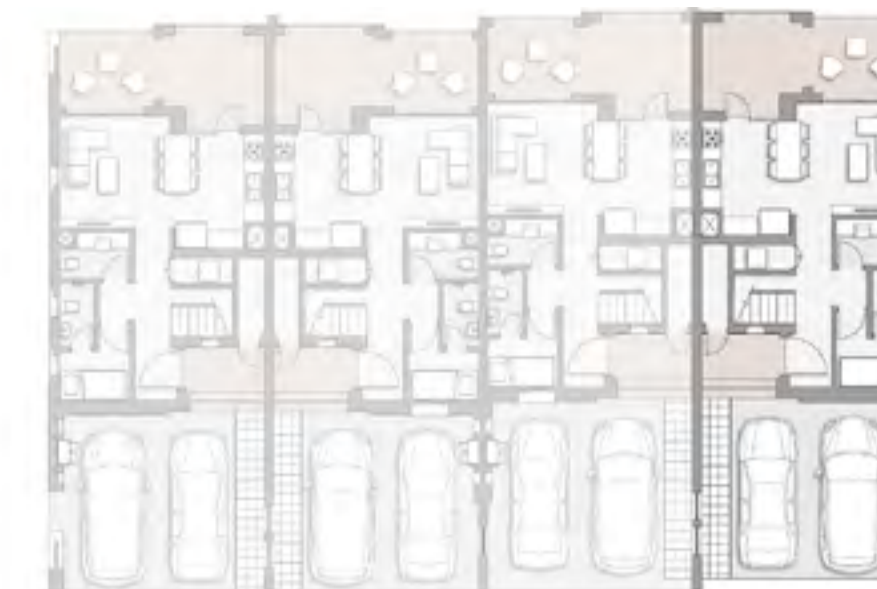
7. The units façades are tentative and subject to change.



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

26E 26M 26MX 26EX

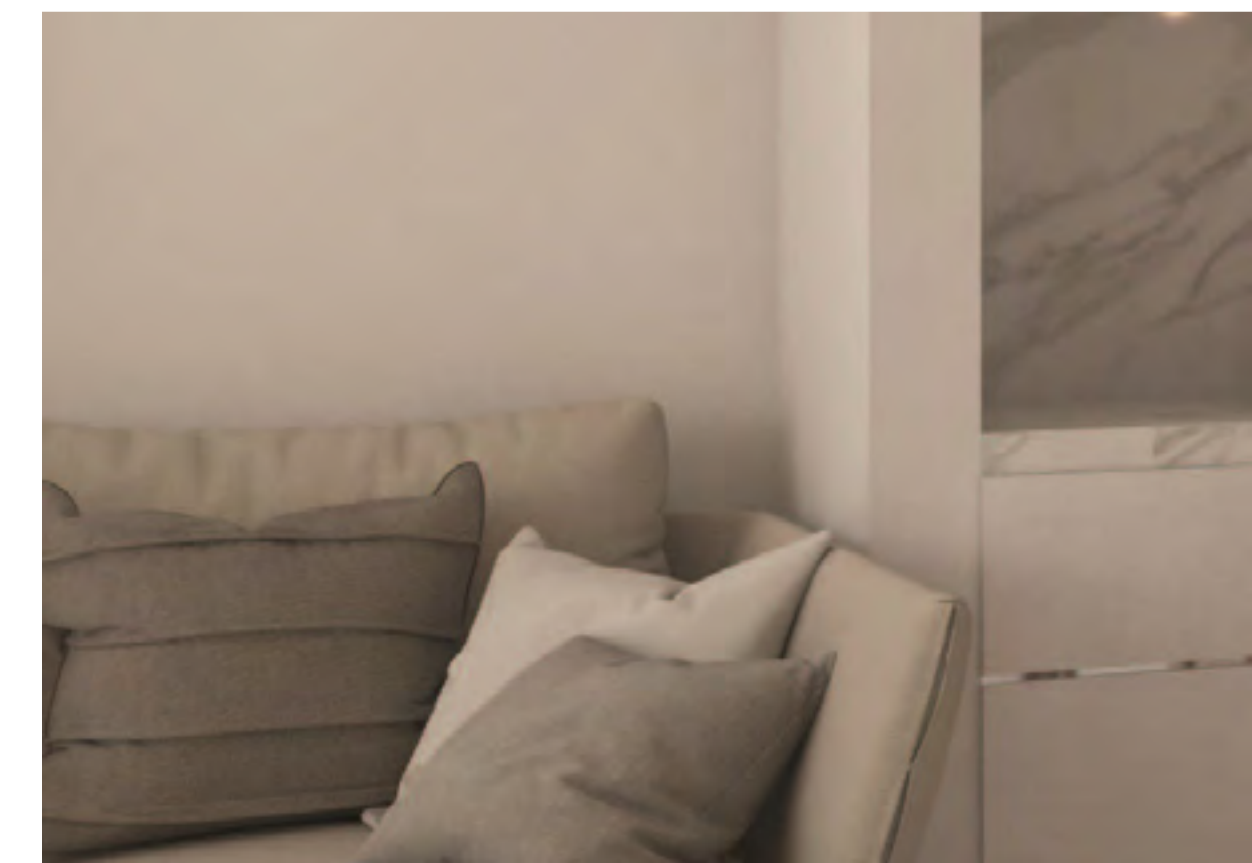
Unit 26EX
Total Area 167.7 SM

Total Living Areas:	124.2 SM
Total Terraces & Carport Areas:	43.5 SM

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6. Each garden plot will vary based on the location of the building.
7. The units façades are tentative and subject to change.



SPECIFICATIONS & FACILITIES

SKAIA - 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 (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:

Base unit	Laminated woodwork
Wall unit	Laminated woodwork
Countertop	Engineered stone

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. ALUMINUM & GLAZING:

Aluminum Works	Powder coated aluminum frames
Glass	Single glazing

10. DOORS:

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

11. AIR CONDITIONING UNITS:

Not Included

12. WATER HEATERS:

Not Included

13. WARDROBES:

Not Included

14. EXTERNAL SHUTTERS:

Not Included

15. ELECTRICITY PROVISIONS:

Only provided for upper roof space

*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 color / styles of finishes.
 - Please note that wardrobes are not included

Emaar Misr Sales Centers:

North Coast: Marassi Social Hub, Sidi Abdel Rahman

Heliopolis: 40, Thawra St.

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

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

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

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