

marassi

RED SEA

ULTRA LUXURY RESORT

INFINITY
VILLAS & TOWNHOMES

EMAAR

MISR



the RED SEA
Reimagined



ELEVATED SETTING
WITH SWEEPING WATER VIEWS



UNINTERRUPTED VIEWS OF
THE ELEVATED INFINITY BEACH



WALKING DISTANCE
TO THE CLUBHOUSE



SANDY SHORELINE OFFERING
A TRUE PARALLEL BEACH EXPERIENCE



HOMES DESIGNED
FOR ALL FAMILY NEEDS

THE MASTERPLAN



DISCLAIMER

All materials and drawings are approximate and not to scale.
The developer reserves the right to make revisions without
prior notice and only for illustrative purposes.

INFINITY

R-4A	_____	455M ²
R-4B	_____	466M ²
R-6A	_____	345M ²
R-6B	_____	330M ²
R-8A	_____	298M ²
R-10	_____	263M ²
R-11A	_____	235M ²
TH-1A	_____	164 - 167M ²
TH-1B	_____	164 - 167M ²

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R-4A

TOTAL GROSS AREA ——— 455M²

6 ENSUITE
BEDROOMS



R-4A

TOTAL GROSS AREA ——— 455M²

6 ENSUITE
BEDROOMS



R-4A

TOTAL GROSS AREA ————— **455M²**

6 ENSUITE
BEDROOMS

GROUND FLOOR AREA

185M²

UNCOVERED TERRACE AREA

11M²

FIRST FLOOR AREA

193M²

COVERED CARPORT AREA

40M²

COVERED TERRACE AREA

49M²

PORCH AREA

17M²

6 ENSUITE BEDROOMS

6 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

1 DRIVER'S ROOM WITH BATHROOM

2 CARPORTS

DISCLAIMER

Light structure carports are provided for convenience and shading purposes only. They are not included in the total built-up unit area.



GROUND FLOOR



FIRST FLOOR

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6. Garden areas and shapes vary from unit to unit, and from building to building.
7. Gardens are delivered without plantation and irrigation.
8. All visuals and layouts are for illustrative purposes and may be subject to change without prior notice.
9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
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R-4B

TOTAL GROSS AREA ————— 466M²

6 ENSUITE
BEDROOMS



R-4B

TOTAL GROSS AREA ————— 466M²

6 ENSUITE
BEDROOMS



R-4B

TOTAL GROSS AREA ————— **466M²**

6 ENSUITE
BEDROOMS

GROUND FLOOR AREA

191M²

UNCOVERED TERRACE AREA

11M²

FIRST FLOOR AREA

193M²

COVERED CARPORT AREA

36M²

COVERED TERRACE AREA

53M²

PORCH AREA

17M²

6 ENSUITE BEDROOMS

6 BATHROOMS

1 POWDER ROOM

1 MAID’S ROOM WITH BATHROOM

1 DRIVER’S ROOM WITH BATHROOM

2 CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

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R-6A

TOTAL GROSS AREA ——— 345M²

5 ENSUITE
BEDROOMS



R-6A

TOTAL GROSS AREA ——— 345M²

5 ENSUITE
BEDROOMS



R-6A

TOTAL GROSS AREA 345M²

5 ENSUITE
BEDROOMS

GROUND FLOOR AREA
134M²

UNCOVERED TERRACE AREA
2M²

FIRST FLOOR AREA
158M²

COVERED CARPORT AREA
39M²

COVERED TERRACE AREA
32M²

PORCH AREA
19M²

5 ENSUITE BEDROOMS

5 BATHROOMS

1 POWDER ROOM

1 MAID’S ROOM WITH BATHROOM

1 DRIVER’S ROOM WITH BATHROOM

2 CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

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R-6B

TOTAL GROSS AREA ——— 330M²

5 ENSUITE
BEDROOMS



R-6B

TOTAL GROSS AREA ——— 330M²

5 ENSUITE
BEDROOMS



R-6B

TOTAL GROSS AREA ————— **330M²**

5 ENSUITE
BEDROOMS

GROUND FLOOR AREA

135M²

UNCOVERED TERRACE AREA

2M²

FIRST FLOOR AREA

157M²

COVERED CARPORT AREA

36M²

COVERED TERRACE AREA

27M²

PORCH AREA

9M²

5 ENSUITE BEDROOMS

5 BATHROOMS

1 POWDER ROOM

1 MAID’S ROOM WITH BATHROOM

1 DRIVER’S ROOM WITH BATHROOM

2 CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

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R-8A

TOTAL GROSS AREA ——— 298M²

4 ENSUITE
BEDROOMS



R-8A

TOTAL GROSS AREA ——— 298M²

4 ENSUITE
BEDROOMS



R-8A

TOTAL GROSS AREA ————— **298M²**

4 ENSUITE
BEDROOMS

GROUND FLOOR AREA

111M²

UNCOVERED TERRACE AREA

7M²

FIRST FLOOR AREA

131M²

COVERED CARPORT AREA

37M²

COVERED TERRACE AREA

36M²

PORCH AREA

13M²

4 ENSUITE BEDROOMS

4 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

2 CARPORTS

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**GROUND
FLOOR**



**FIRST
FLOOR**

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R-10

TOTAL GROSS AREA ——— 263M²

4 ENSUITE
BEDROOMS



R-10

TOTAL GROSS AREA ————— 263M²

4 ENSUITE
BEDROOMS



R-10

TOTAL GROSS AREA ————— **263M²**

4 ENSUITE
BEDROOMS

GROUND FLOOR AREA

110M²

COVERED CARPORT AREA

27M²

FIRST FLOOR AREA

112M²

PORCH AREA

11M²

COVERED TERRACE AREA

30M²

4 ENSUITE BEDROOMS

4 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

2 CARPORTS

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**GROUND
FLOOR**



**FIRST
FLOOR**

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R-11A

TOTAL GROSS AREA ——— 235M²

3 ENSUITE
BEDROOMS



R-11A

TOTAL GROSS AREA ——— 235M²

3 ENSUITE
BEDROOMS



R-11A

TOTAL GROSS AREA ————— **235M²**

3 ENSUITE
BEDROOMS

GROUND FLOOR AREA

98M²

UNCOVERED TERRACE AREA

11M²

FIRST FLOOR AREA

107M²

COVERED CARPORT AREA

24M²

COVERED TERRACE AREA

7M²

PORCH AREA

12M²

3 ENSUITE BEDROOMS

3 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

2 CARPORTS

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GROUND FLOOR



FIRST FLOOR

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TH-1A

TOTAL GROSS AREA ——— 164M² - 167M²

3 BEDROOMS



TH-1A

TOTAL GROSS AREA ——— 164M² - 167M²

3 BEDROOMS



TH-1A MIDDLE UNIT

TOTAL GROSS AREA 164M²

3 BEDROOMS

GROUND FLOOR AREA

60M²

UNCOVERED TERRACE AREA

19M²

FIRST FLOOR AREA

70M²

COVERED CARPORT AREA

35M²

COVERED TERRACE AREA

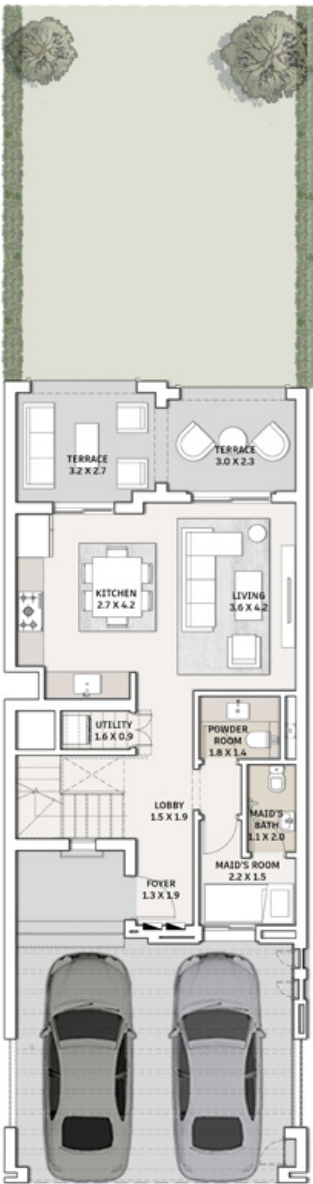
10M²

PORCH AREA

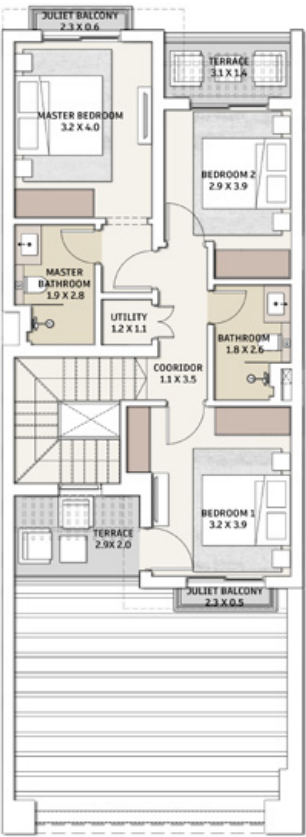
5M²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM
- 1 MAID’S ROOM WITH BATHROOM
- 2 CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

4 C	3 M	2* MM	1 CM
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TH-1A CORNER UNIT

TOTAL GROSS AREA ——— 167M²

3 BEDROOMS

GROUND FLOOR AREA

61M²

UNCOVERED TERRACE AREA

19M²

FIRST FLOOR AREA

72M²

COVERED CARPORT AREA

36M²

COVERED TERRACE AREA

10M²

PORCH AREA

5M²

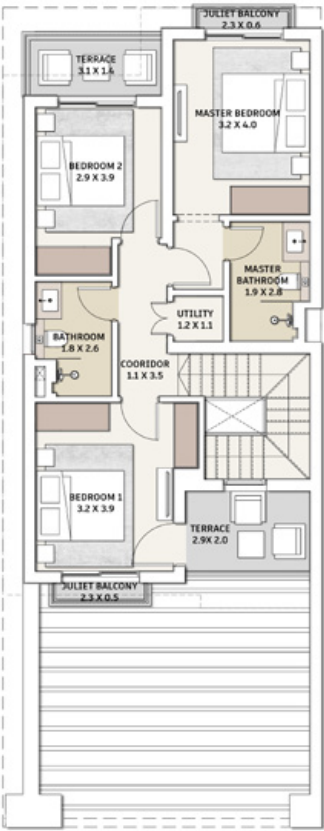
- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM
- 1 MAID’S ROOM WITH BATHROOM
- 2 CARPORTS

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4 C	3 M	2 MM	1* CM
--------	--------	---------	----------



GROUND
FLOOR



FIRST
FLOOR

TH-1B

TOTAL GROSS AREA ——— 164M² - 167M²

3 BEDROOMS



TH-1B

TOTAL GROSS AREA ——— 164M² - 167M²

3 BEDROOMS



TH-1B MIDDLE UNIT

TOTAL GROSS AREA 164M²

3 BEDROOMS

GROUND FLOOR AREA

60M²

UNCOVERED TERRACE AREA

19M²

FIRST FLOOR AREA

70M²

COVERED CARPORT AREA

35M²

COVERED TERRACE AREA

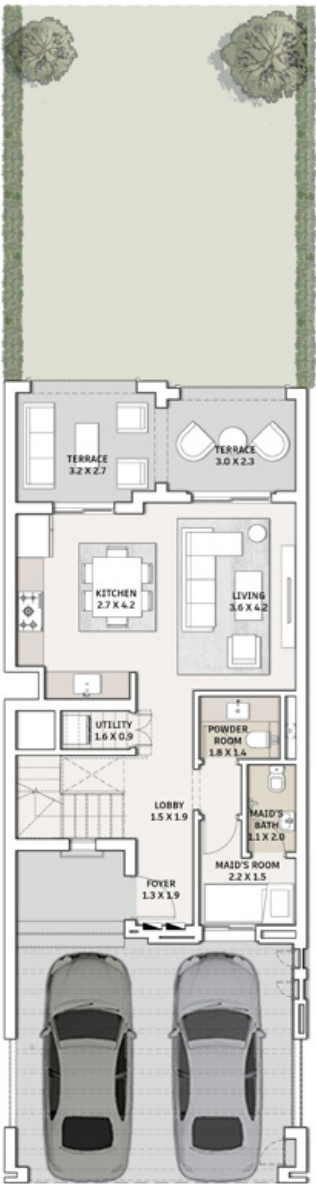
10M²

PORCH AREA

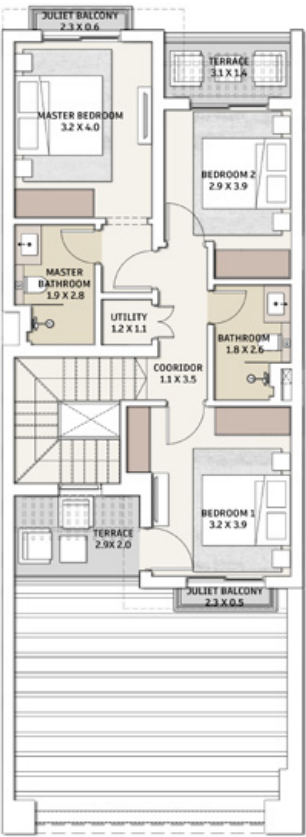
5M²

- 1 ENSUITE BEDROOM
- 2 BEDROOMS
- 2 BATHROOMS
- 1 POWDER ROOM
- 1 MAID’S ROOM WITH BATHROOM
- 2 CARPORTS

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GROUND FLOOR



FIRST FLOOR

4 C	3 M	2* MM	1 CM
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TH-1B CORNER UNIT

TOTAL GROSS AREA ————— **167M²**

3 BEDROOMS

GROUND FLOOR AREA

61M²

UNCOVERED TERRACE AREA

19M²

FIRST FLOOR AREA

72M²

COVERED CARPORT AREA

36M²

COVERED TERRACE AREA

10M²

PORCH AREA

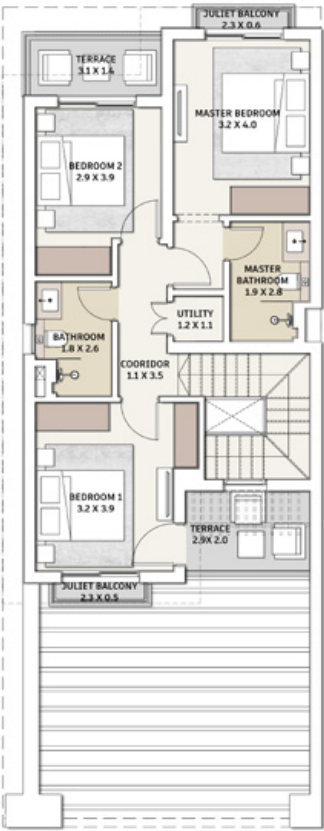
5M²

- 1** ENSUITE BEDROOM
- 2** BEDROOMS
- 2** BATHROOMS
- 1** POWDER ROOM
- 1** MAID’S ROOM WITH BATHROOM
- 2** CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

4 C	3 M	2 MM	1* CM
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Scheme 1

Interior Finishes

Villas R-1, R-2A, R-2B, R-3 & R-12

1.	ENTRANCE, LIVING & DINING AREA	8.	TERRACES
	Floors Marble		Floors Local Porcelain
	Walls Paint (white)		Walls Paint (white)
	Ceiling Paint (white)		Ceiling Paint (white)
2.	KITCHEN	9.	UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)
	Floors Marble		Floors Local Porcelain
	Walls Paint (white)		Walls Local Porcelain with Paint
	Ceiling Paint (white)		Ceiling Paint
3.	STAIRCASE & INTERNAL CORRIDORS	10.	AIR CONDITIONING UNITS
	Floors Marble		Included - Concealed Units
4.	BEDROOMS	11.	WATER HEATERS
	Floors Local Porcelain		Not Included - Provisions only
	Walls Paint (white)		The design is based on conventional
	Ceiling Paint (white)		EWH type with electrical load of max 2KW
5.	POWDER ROOMS & MASTER BATHROOMS	12.	APPLIANCES & PANTRY (IF ANY)
	Floors Marble		Not Included - Provisions only
	Walls Marble with Paint	13.	EXTERNAL SHUTTERS
	Ceiling Paint (white)		Not Included - Provisions only
6.	SANITARYWARE	14.	WIC & WARDROBES
	High quality sanitary fixtures & mixers		Not Included
7.	KITCHEN CABINETS/ KITCHENETTE		
	Not Included - Provisions only		

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1. Instant water heaters are not allowed, provisions are for conventional water heaters.
2. Gardens are delivered without plantation and irrigation.



Scheme 2

Interior Finishes

1.	ENTRANCE, LIVING & DINING AREA	8.	TERRACES
	Floors Local Porcelain		Floors Local Porcelain
	Walls Paint (white)		Walls Paint (white)
	Ceiling Paint (white)		Ceiling Paint (white)
2.	KITCHEN	9.	UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)
	Floors Local Porcelain		Floors Local Porcelain
	Walls Paint (white)		Walls Local Porcelain with Paint
	Ceiling Paint (white)		Ceiling Paint
3.	STAIRCASE & INTERNAL CORRIDORS	10.	AIR CONDITIONING UNITS
	Floors Marble		Not Included - Provisions only
4.	BEDROOMS	11.	WATER HEATERS
	Floors Local Porcelain		Not Included - Provisions only
	Walls Paint (white)		The design is based on conventional
	Ceiling Paint (white)		EWH type with electrical load of max 2KW
5.	POWDER ROOMS & MASTER BATHROOMS	12.	APPLIANCES & PANTRY (IF ANY)
	Floors Local Porcelain		Not Included - Provisions only
	Walls Local Porcelain with Paint	13.	EXTERNAL SHUTTERS
	Ceiling Paint (white)		Not Included - Provisions only
6.	SANITARYWARE	14.	WIC & WARDROBES
	High quality sanitary fixtures & mixers		Not Included
7.	KITCHEN CABINETS/ KITCHENETTE		
	Not Included - Provisions only		

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Your Home Your Haven

Each residence at Marassi Red Sea is fully finished and ready to inhabit, crafted with curated materials and elevated details.





EMAAR

MISR

emaarmisr.com