

marassi
RED SEA
ULTRA LUXURY RESORT

ISLAND
VILLAS

EMAAR
MISR



the RED SEA
Reimagined



ISLANDS
CONNECTED BY SEA-FED CANALS



PRIVATE BERTHING EXPERIENCE



ELEVATED LANDSCAPING FOR
UNINTERRUPTED WATER VIEWS



CENTRAL LOCATION
MINUTES FROM ALL THREE MARINAS



SINGLE ACCESS ROAD
FOR MAXIMUM PRIVACY

THE MASTERPLAN



DISCLAIMER

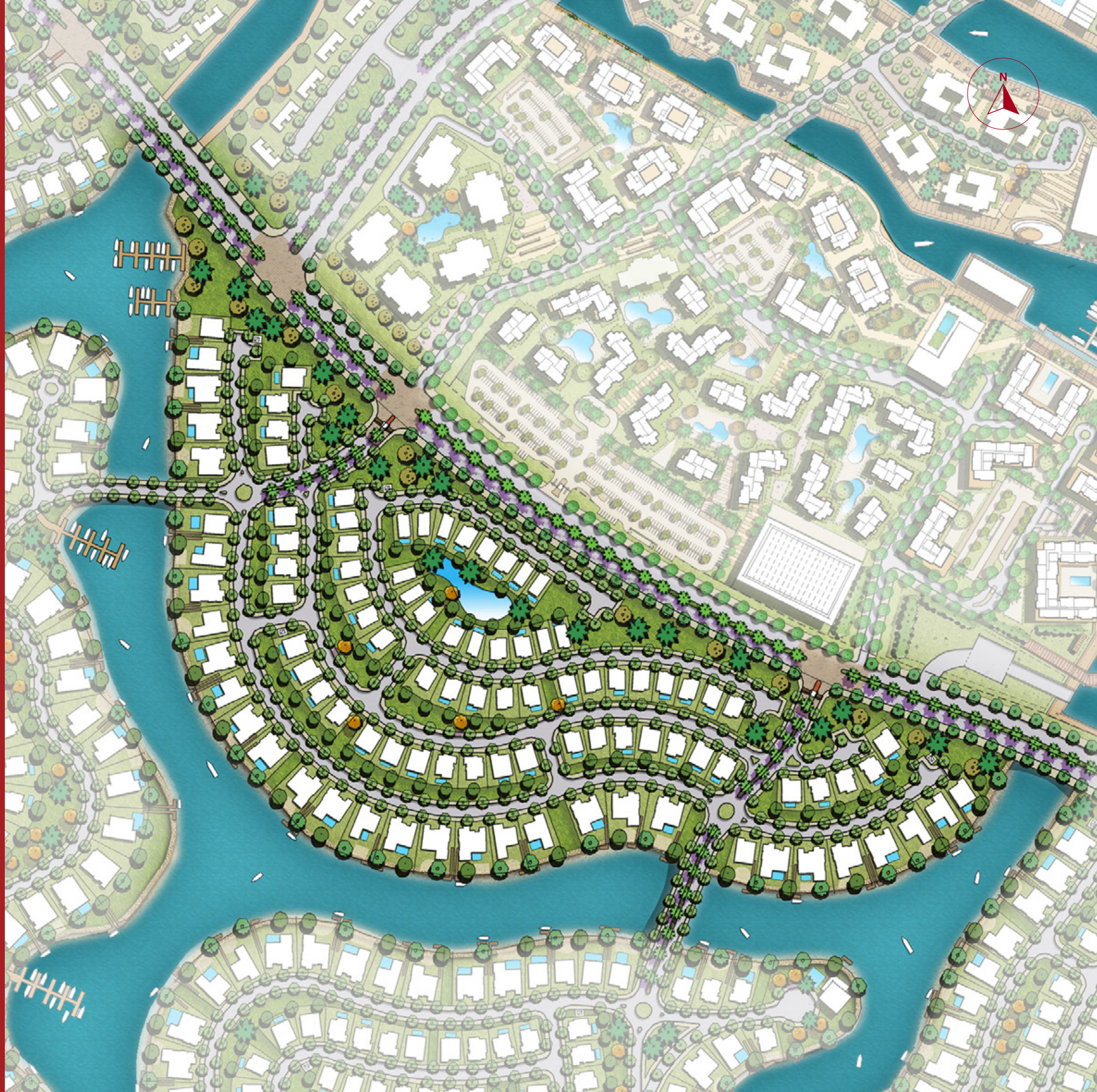
All materials and drawings are approximate and not to scale.
The developer reserves the right to make revisions without
prior notice and only for illustrative purposes.



ISLAND I

R-1	_____	559M ²
R-2B	_____	459M ²
R-3	_____	585M ²
R-4A	_____	455M ²
R-4B	_____	466M ²
R-6A	_____	345M ²
R-12	_____	647M ²

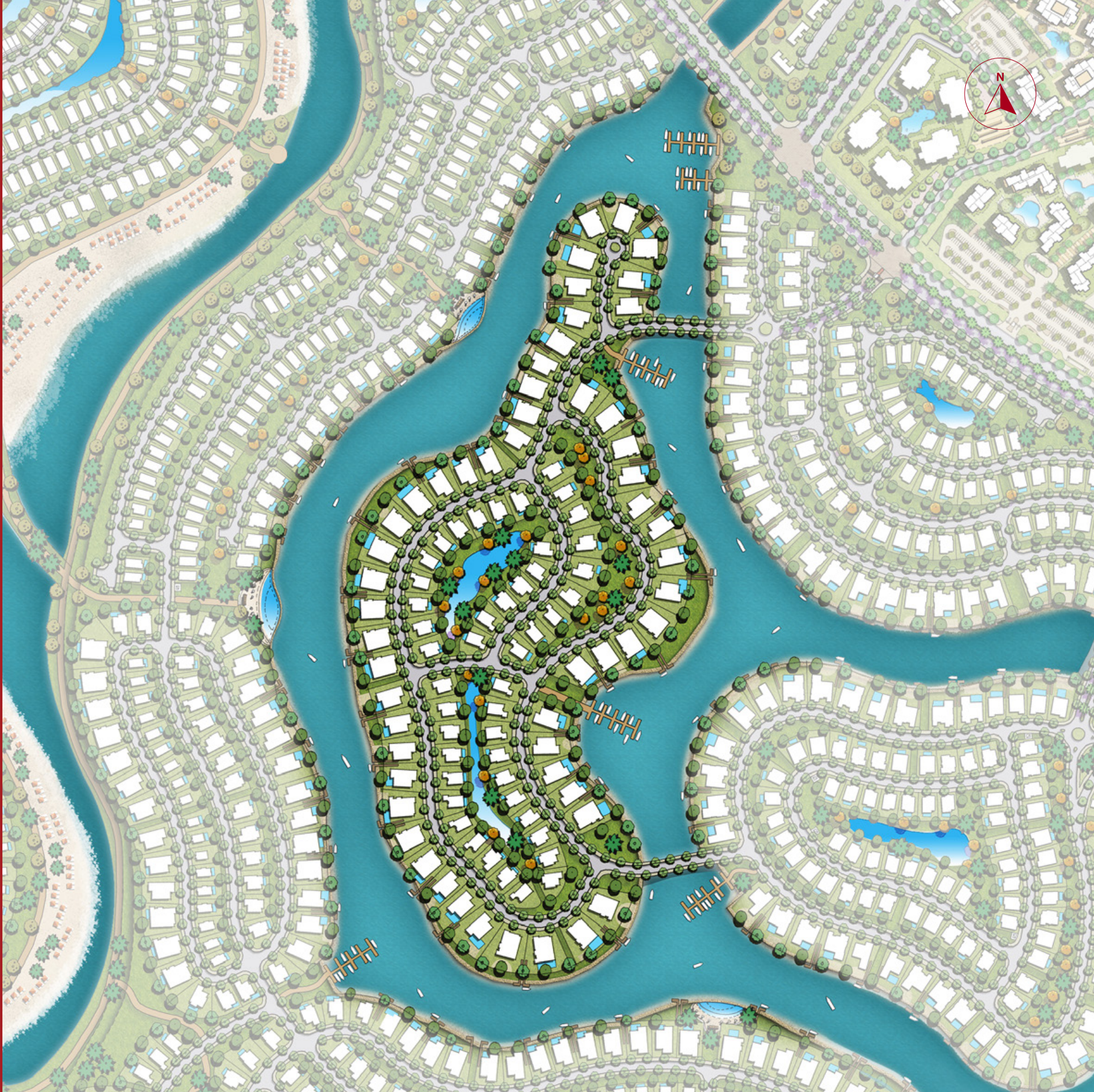
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ISLAND III

R-1	_____	559M ²
R-2B	_____	459M ²
R-3	_____	585M ²
R-4A	_____	455M ²
R-4B	_____	466M ²
R-12	_____	647M ²

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R-1

TOTAL GROSS AREA

559M²

7 ENSUITE
BEDROOMS



R-1

TOTAL GROSS AREA ————— 559M²

7 ENSUITE
BEDROOMS



R-1

TOTAL GROSS AREA ————— **559M²**

7 ENSUITE
BEDROOMS

GROUND FLOOR AREA

430M²

COVERED CARPORT AREA

47M²

COVERED TERRACE AREA

47M²

PORCH AREA

14M²

UNCOVERED TERRACE AREA

69M²

7 ENSUITE BEDROOMS

7 BATHROOMS

1 POWDER ROOM

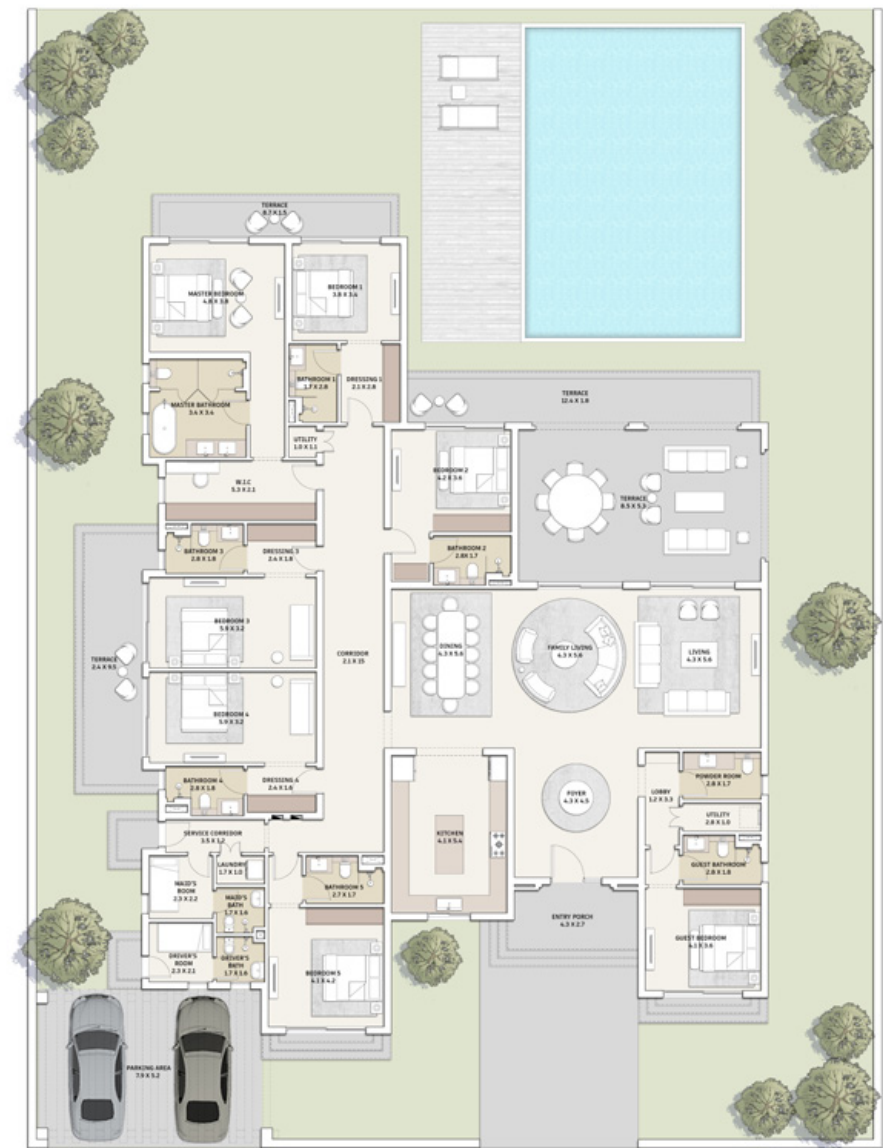
1 MAID'S ROOM WITH BATHROOM

1 DRIVER'S ROOM WITH BATHROOM

3 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

DISCLAIMER

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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.
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9. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.
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R-2B

TOTAL GROSS AREA ————— 459M²

5 ENSUITE
BEDROOMS



R-2B

TOTAL GROSS AREA ————— 459M²

5 ENSUITE
BEDROOMS



R-2B

TOTAL GROSS AREA ————— **459M²**

5 ENSUITE
BEDROOMS

GROUND FLOOR AREA COVERED CARPORT AREA

352M² **38M²**

COVERED TERRACE AREA PORCH AREA

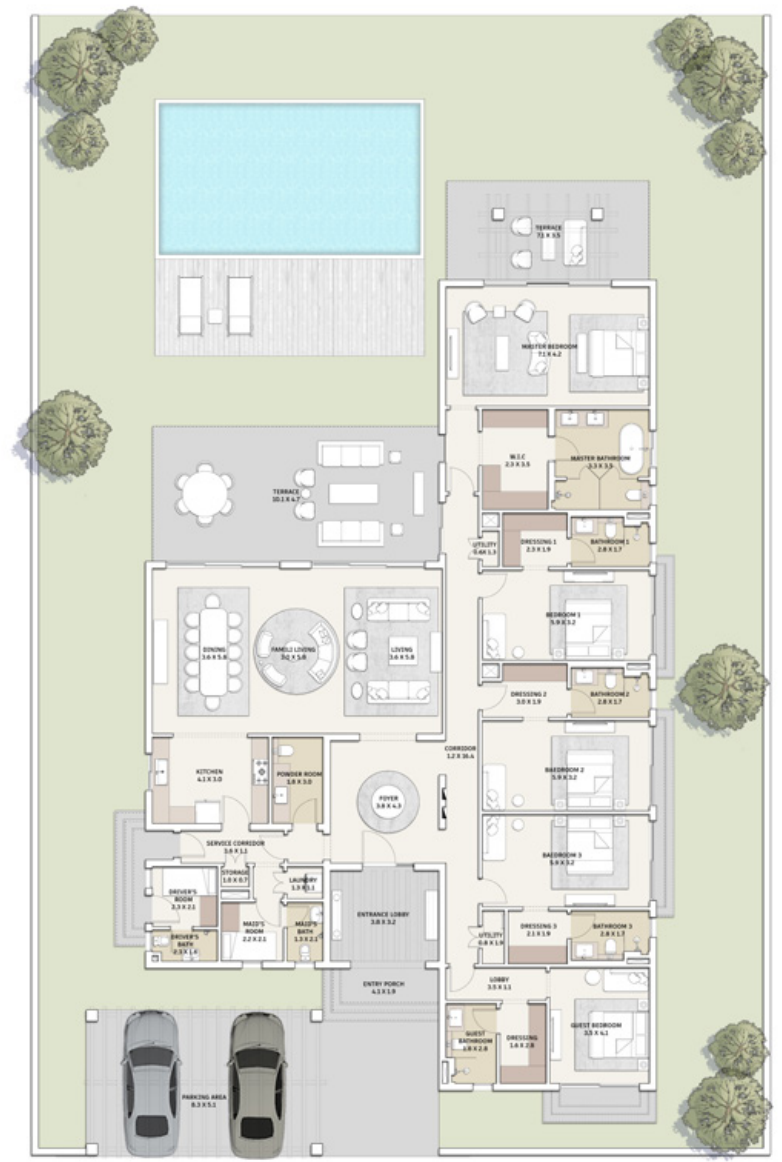
62M² **21M²**

UNCOVERED TERRACE AREA

24M²

- 5** ENSUITE BEDROOMS
- 5** BATHROOMS
- 1** POWDER ROOM
- 1** MAID’S ROOM WITH BATHROOM
- 1** DRIVER’S ROOM WITH BATHROOM
- 3** CARPORTS

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GROUND FLOOR

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R-3

TOTAL GROSS AREA ————— 585M²

6 ENSUITE
BEDROOMS



R-3

TOTAL GROSS AREA ————— 585M²

6 ENSUITE
BEDROOMS



R-3

TOTAL GROSS AREA ————— **585M²**

6 ENSUITE
BEDROOMS

GROUND FLOOR AREA

211M²

FIRST FLOOR AREA

203M²

COVERED TERRACE AREA

62M²

UNCOVERED TERRACE AREA

39M²

COVERED CARPORT AREA

49M²

PORCH AREA

20M²

6 ENSUITE BEDROOMS

6 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

1 DRIVER'S ROOM WITH BATHROOM

3 CARPORTS



**GROUND
FLOOR**



**FIRST
FLOOR**

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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

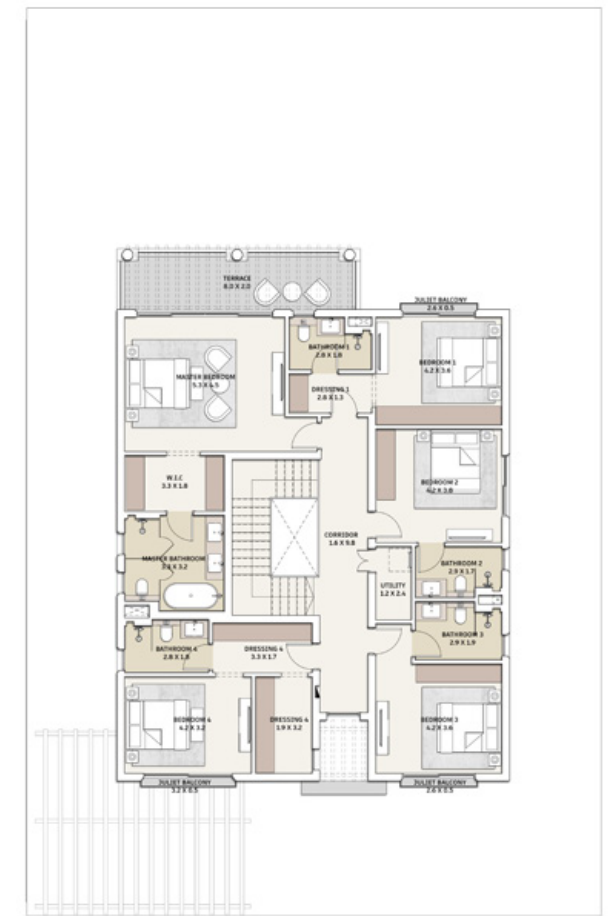
2 CARPORTS

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GROUND FLOOR



FIRST FLOOR

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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

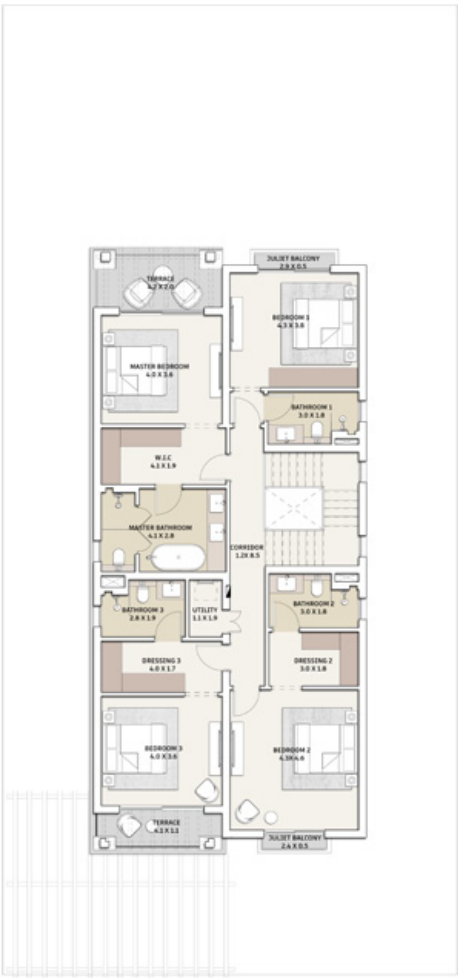
2 CARPORTS

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GROUND
FLOOR



FIRST
FLOOR

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R-12

TOTAL GROSS AREA ——— 647M²

7 ENSUITE
BEDROOMS



R-12

TOTAL GROSS AREA ——— 647M²

7 ENSUITE
BEDROOMS



R-12

TOTAL GROSS AREA ————— **647M²**

7 ENSUITE
BEDROOMS

GROUND FLOOR AREA

226M²

UNCOVERED TERRACE AREA

23M²

FIRST FLOOR AREA

251M²

COVERED CARPORT AREA

48M²

COVERED TERRACE AREA

84M²

PORCH AREA

15M²

7 ENSUITE BEDROOMS

7 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

1 DRIVER'S ROOM WITH BATHROOM

3 CARPORTS



**GROUND
FLOOR**



**FIRST
FLOOR**

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Scheme 1

Interior Finishes

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

1. ENTRANCE, LIVING & DINING AREA

- | Floors Marble
- | Walls Paint (white)
- | Ceiling Paint (white)

2. KITCHEN

- | Floors Marble
- | Walls Paint (white)
- | Ceiling Paint (white)

3. STAIRCASE & INTERNAL CORRIDORS

- | Floors Marble

4. BEDROOMS

- | Floors Local Porcelain
- | Walls Paint (white)
- | Ceiling Paint (white)

5. POWDER ROOMS & MASTER BATHROOMS

- | Floors Marble
- | Walls Marble with Paint
- | Ceiling Paint (white)

6. SANITARYWARE

- | High quality sanitary fixtures & mixers

7. KITCHEN CABINETS/ KITCHENETTE

- | Not Included - Provisions only

8. TERRACES

- | Floors Local Porcelain
- | Walls Paint (white)
- | Ceiling Paint (white)

9. UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)

- | Floors Local Porcelain
- | Walls Local Porcelain with Paint
- | Ceiling Paint

10. AIR CONDITIONING UNITS

- | Included - Concealed Units

11. WATER HEATERS

- | Not Included - Provisions only
- | The design is based on conventional EWH type with electrical load of max 2KW

12. APPLIANCES & PANTRY (IF ANY)

- | Not Included - Provisions only

13. EXTERNAL SHUTTERS

- | Not Included - Provisions only

14. WIC & WARDROBES

- | Not Included

DISCLAIMER:
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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