

marassi

RED SEA

ULTRA LUXURY RESORT

MARINA VIEWS
RESIDENCES

EMAAR

MISR



the RED SEA
Reimagined



SERENE WATER VIEWS



DIRECT ACCESS TO
WATERFRONT PROMENADE

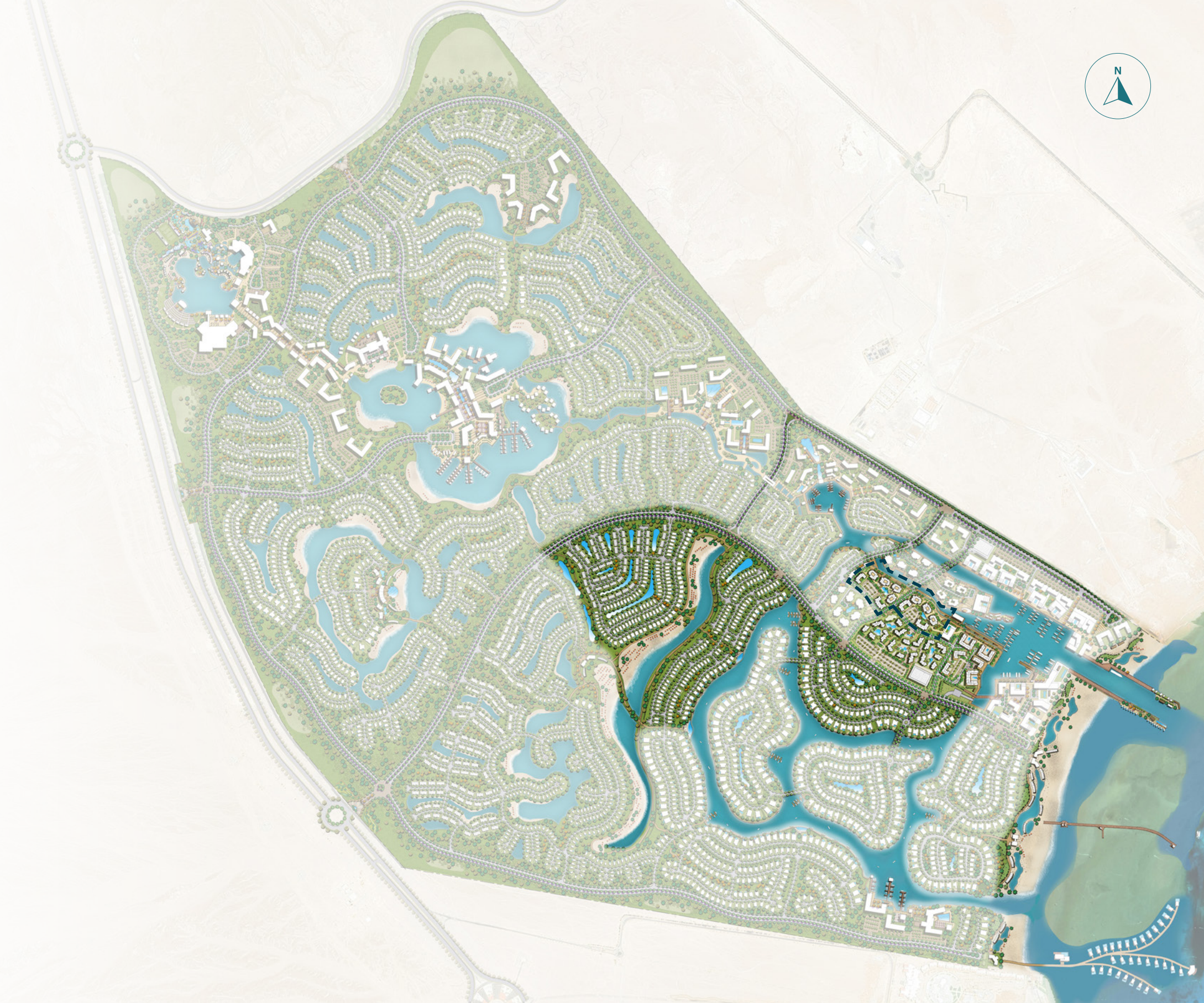


INNER PLAZA FOR
EVERYDAY CONVENIENCE



FEATURE UNITS WITH TERRACED GARDENS

THE MASTERPLAN



MARINA VIEWS I

Residence A
Buildings 1 & 5

Residence B
Building 2

Residence D
Buildings 3 & 4



MARINA VIEWS II

Residence A
Buildings 1 & 6

Residence B
Building 3

Residence C
Building 5

Residence D
Building 4

Residence E
Building 2





RESIDENCE A

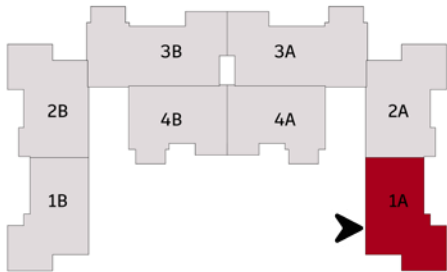
3-Storey Building

Marina Views I
Buildings 1 & 5

Marina Views II
Buildings 1 & 6

2BR UNIT 1A

GROUND FLOOR



AREA WITHOUT TERRACES

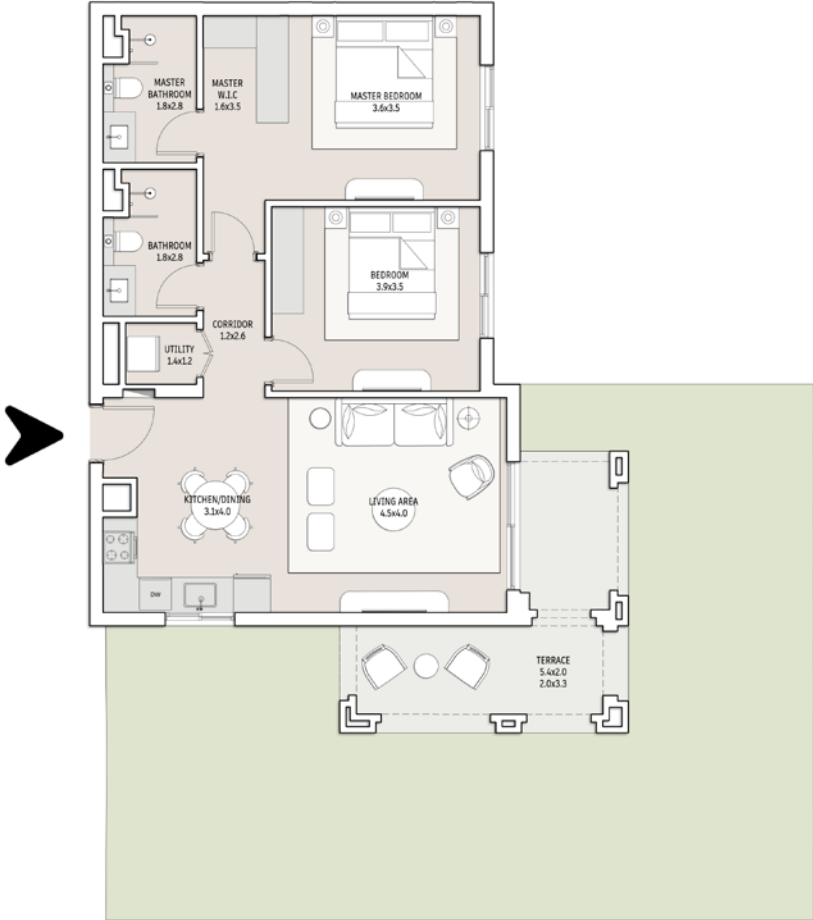
111M²

TERRACES

17M²

GROSS AREA

128M²

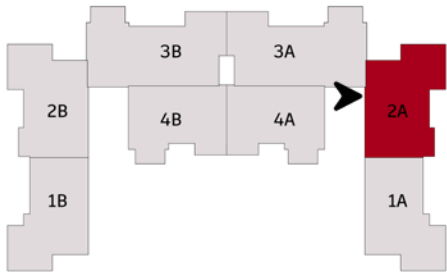


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2BR UNIT 2A

GROUND FLOOR



AREA WITHOUT TERRACES

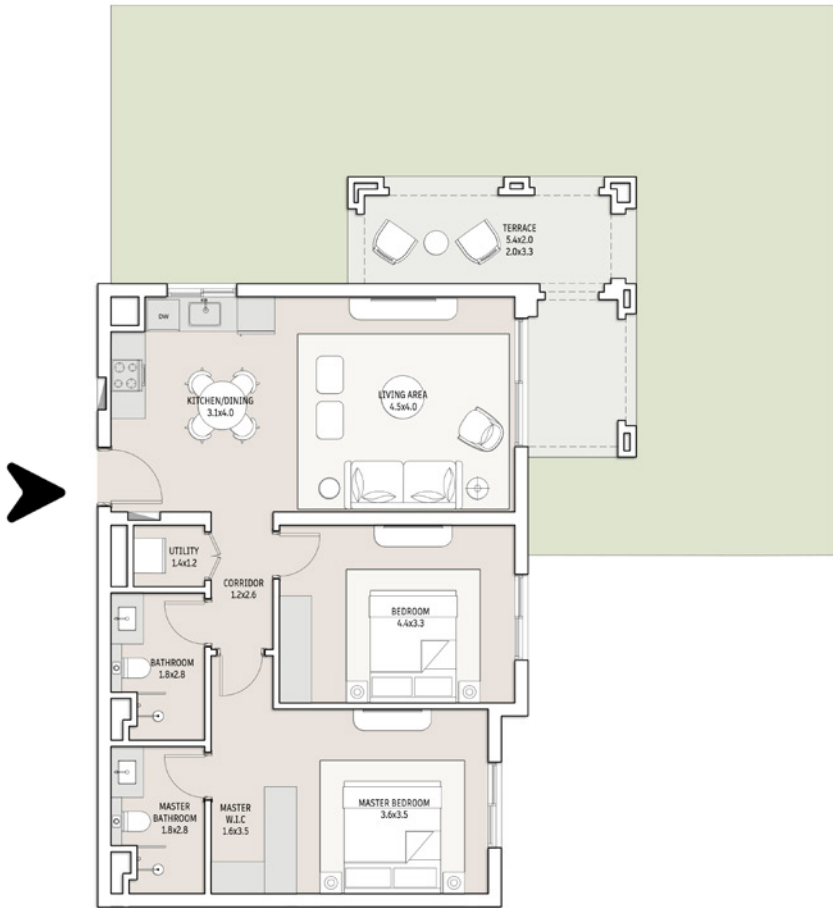
113M²

TERRACES

17M²

GROSS AREA

130M²



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3BR UNIT 3A

GROUND FLOOR



AREA WITHOUT TERRACES

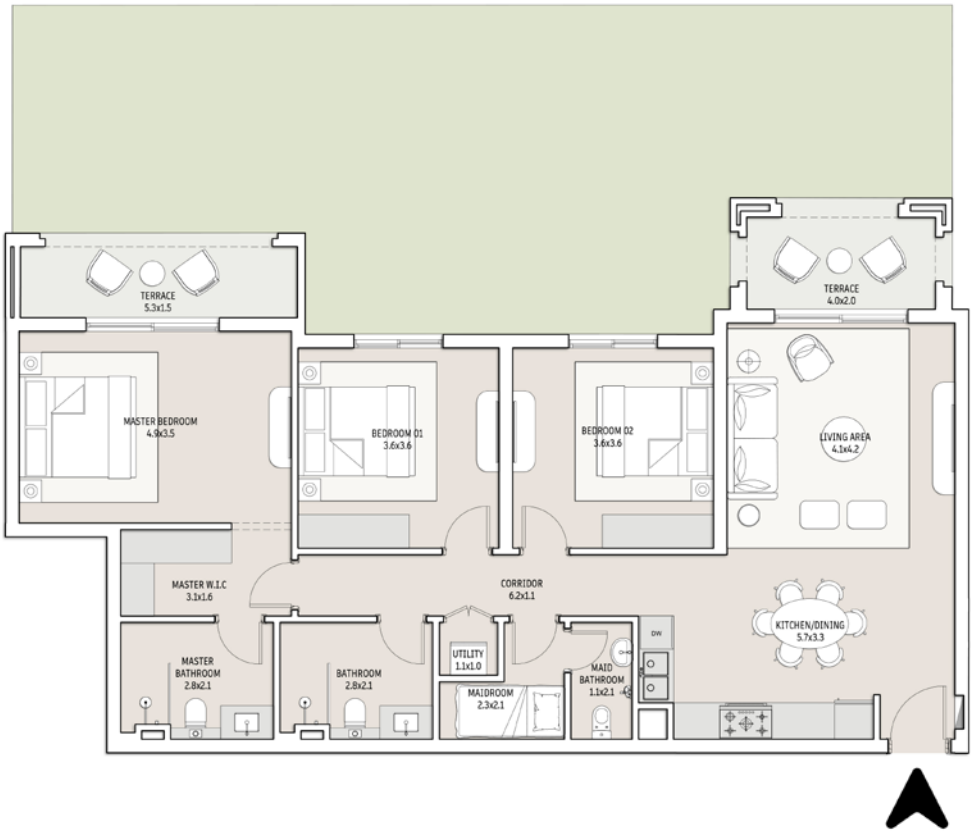
157M²

TERRACES

16M²

GROSS AREA

173M²

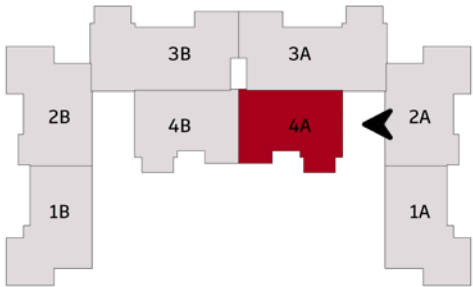


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2BR UNIT 4A

GROUND FLOOR



AREA WITHOUT TERRACES

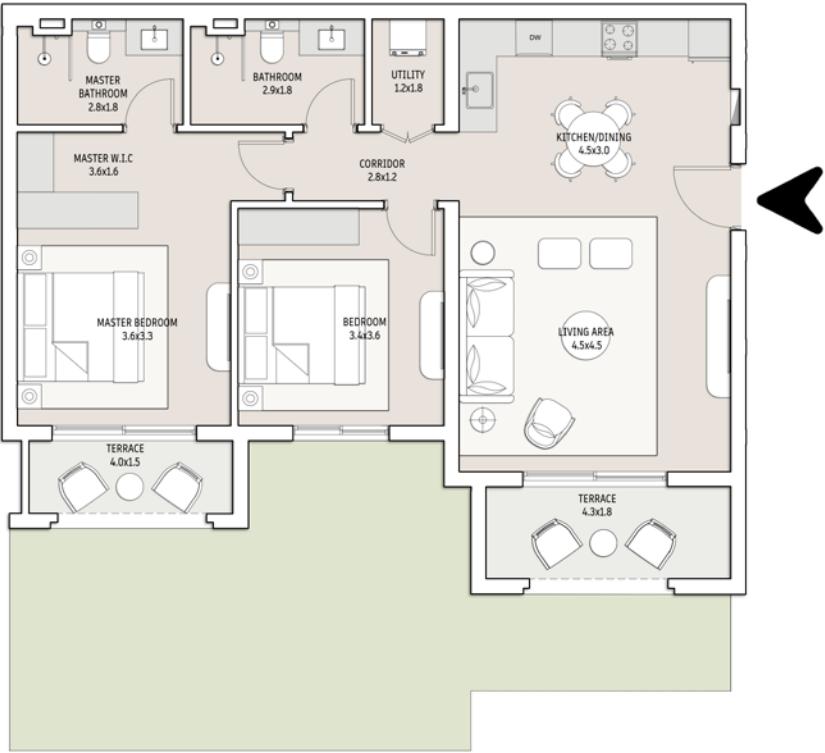
114M²

TERRACES

13M²

GROSS AREA

127M²

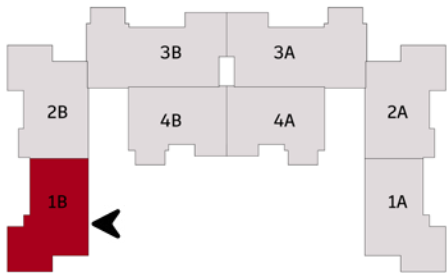


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2BR UNIT 1B

GROUND FLOOR



AREA WITHOUT TERRACES

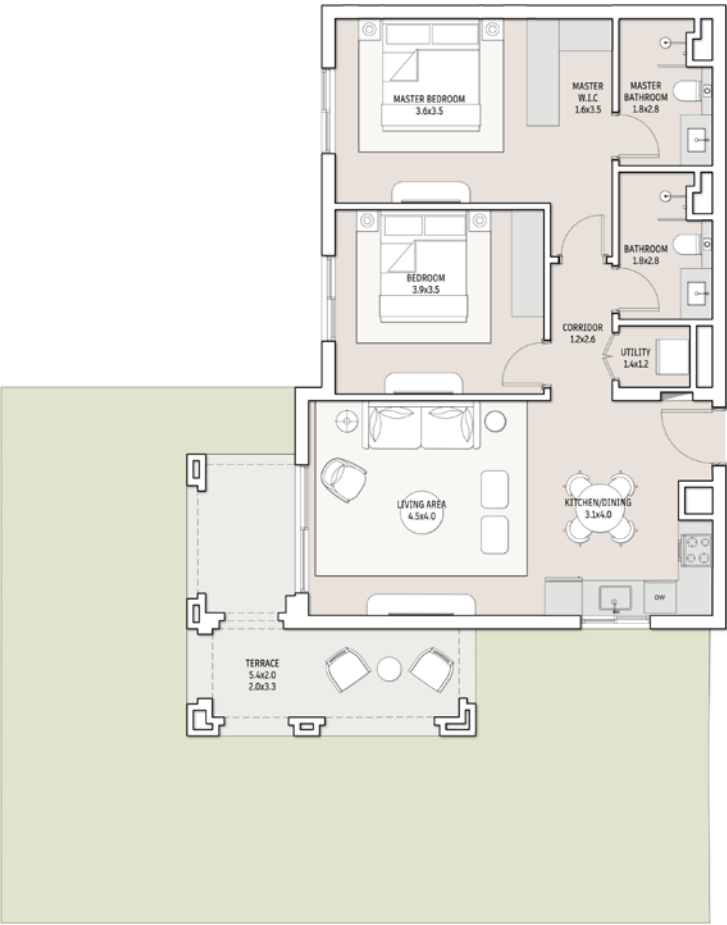
111M²

TERRACES

17M²

GROSS AREA

128M²

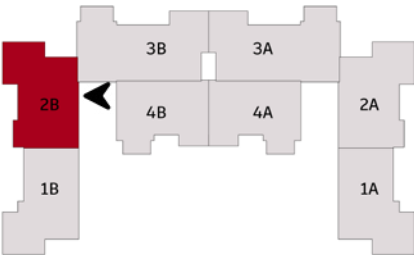


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2BR UNIT 2B

GROUND FLOOR



AREA WITHOUT TERRACES

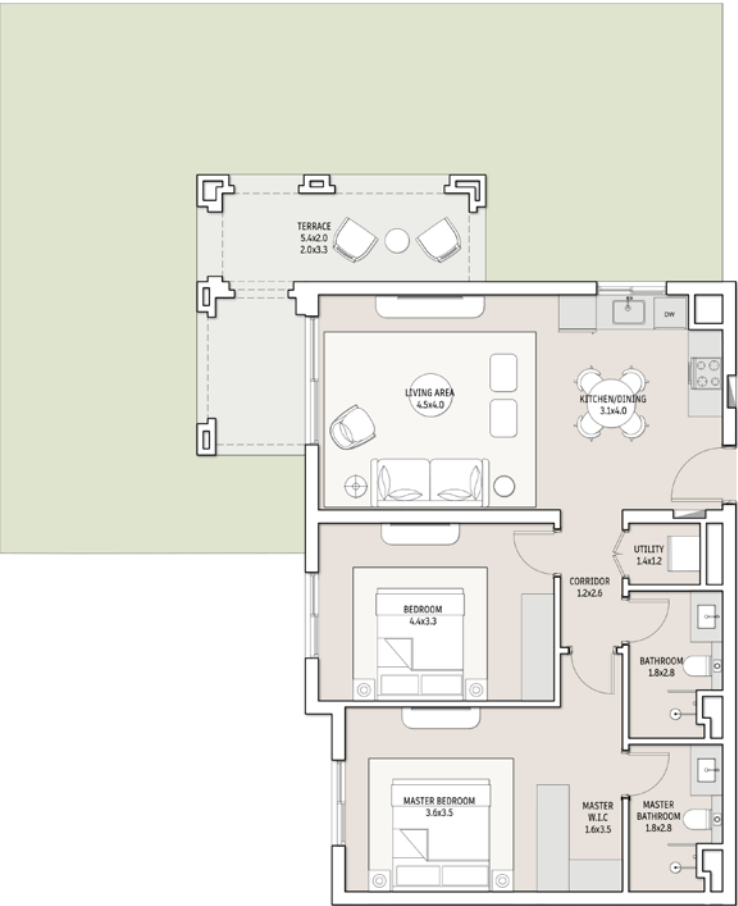
113M²

TERRACES

17M²

GROSS AREA

130M²

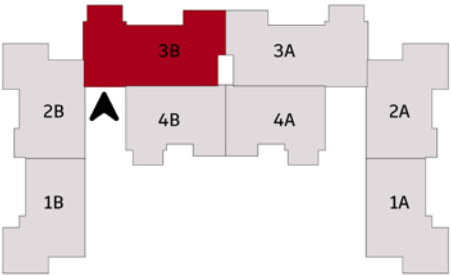


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3BR UNIT 3B

GROUND FLOOR



AREA WITHOUT TERRACES

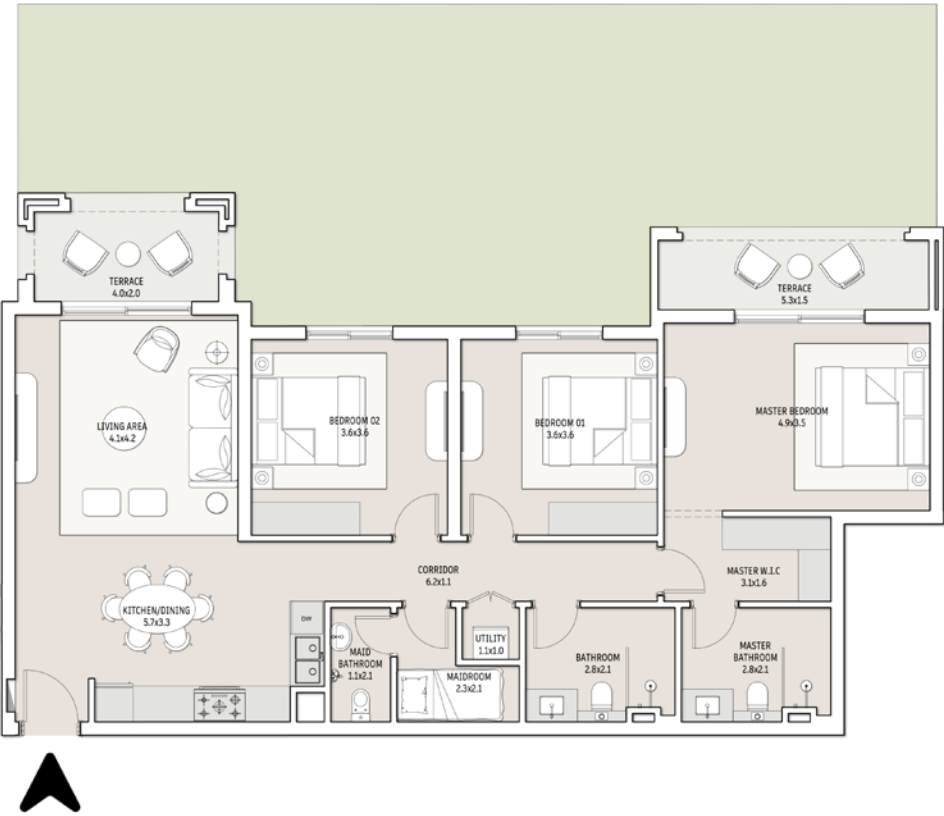
157M²

TERRACES

16M²

GROSS AREA

173M²

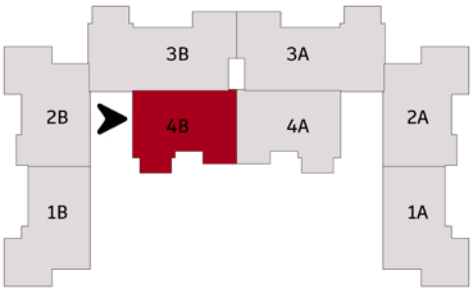


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2BR UNIT 4B

GROUND FLOOR



AREA WITHOUT TERRACES

114M²

TERRACES

13M²

GROSS AREA

127M²

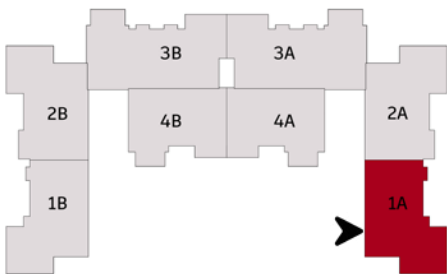


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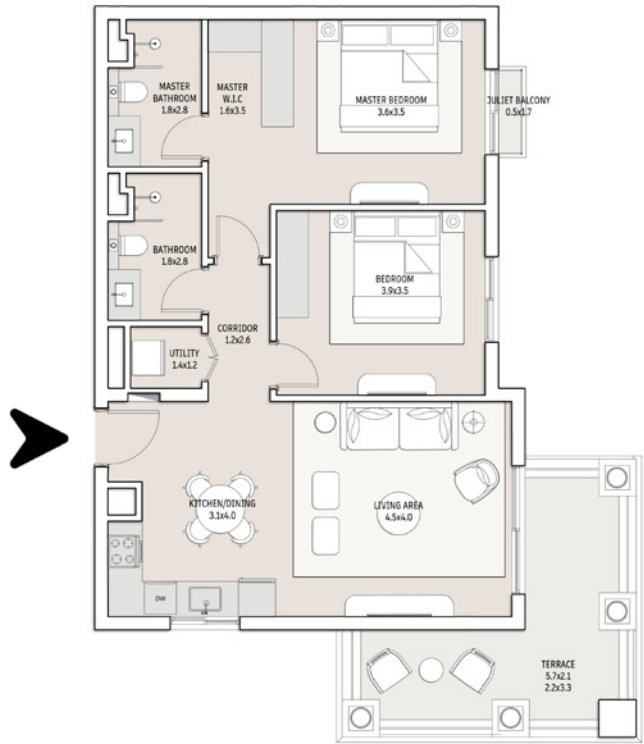
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2BR UNIT 1A

FIRST FLOOR



AREA WITHOUT TERRACES
111M²
TERRACES
20M²
GROSS AREA
131M²

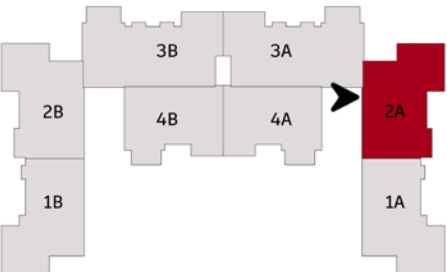


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2BR UNIT 2A

FIRST FLOOR



AREA WITHOUT TERRACES
113M²
TERRACES
19M²
GROSS AREA
132M²

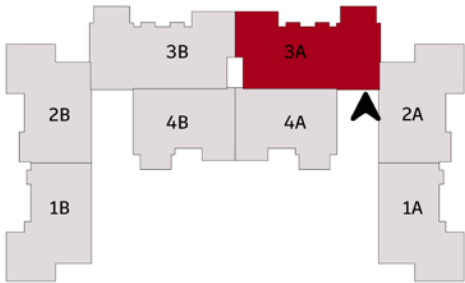


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3BR UNIT 3A

FIRST FLOOR



AREA WITHOUT TERRACES

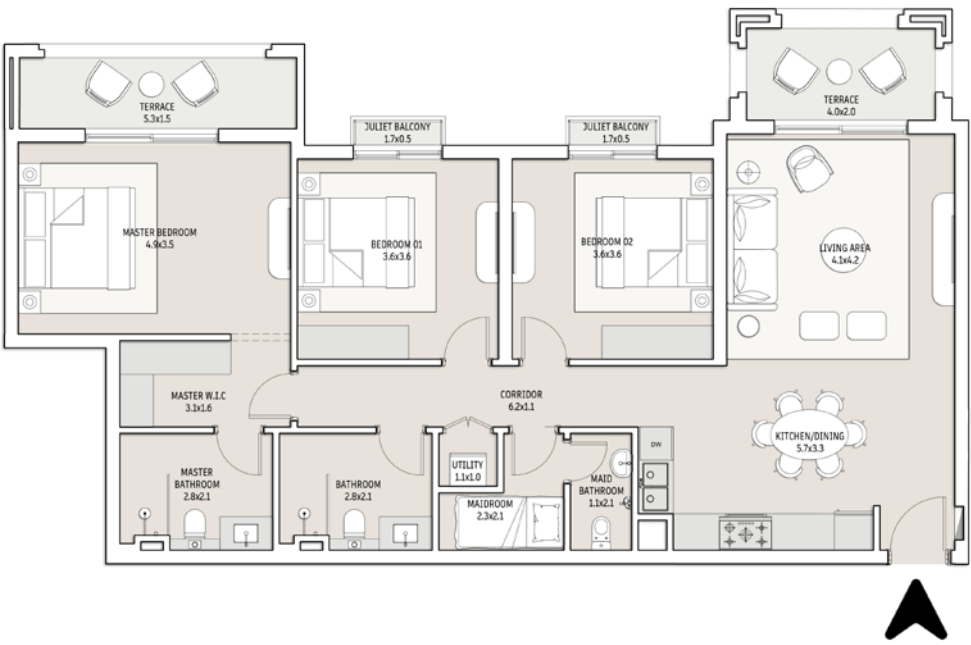
157M²

TERRACES

18M²

GROSS AREA

175M²

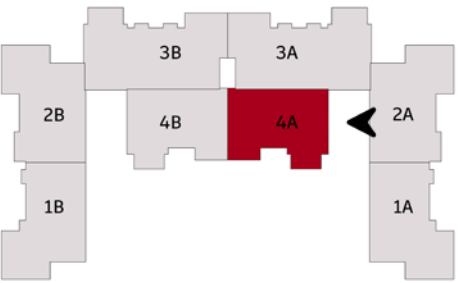


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2BR UNIT 4A

FIRST FLOOR



AREA WITHOUT TERRACES

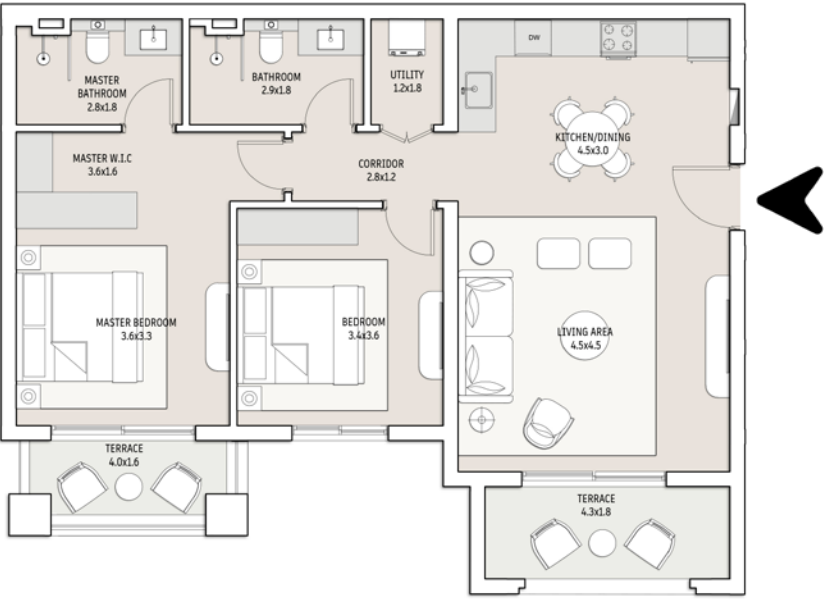
114M²

TERRACES

14M²

GROSS AREA

128M²

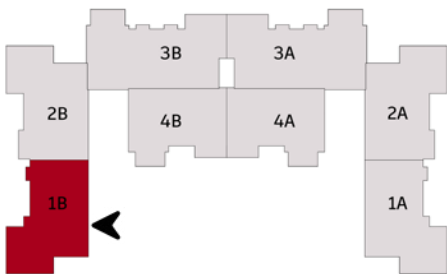


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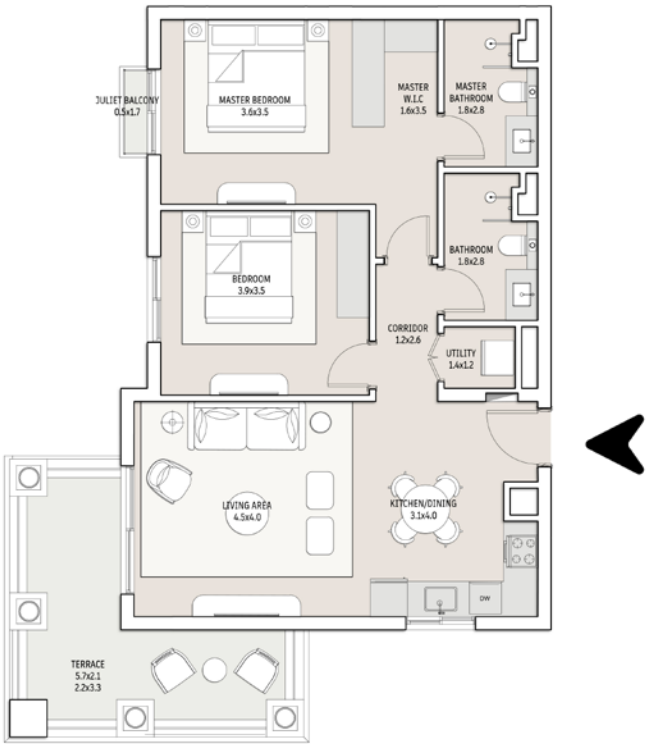
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2BR UNIT 1B

FIRST FLOOR



AREA WITHOUT TERRACES
111M²
TERRACES
20M²
GROSS AREA
131M²

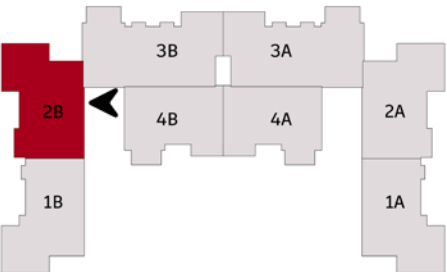


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2BR UNIT 2B

FIRST FLOOR



AREA WITHOUT TERRACES
113M²
TERRACES
19M²
GROSS AREA
132M²



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3BR UNIT 3B

FIRST FLOOR



AREA WITHOUT TERRACES

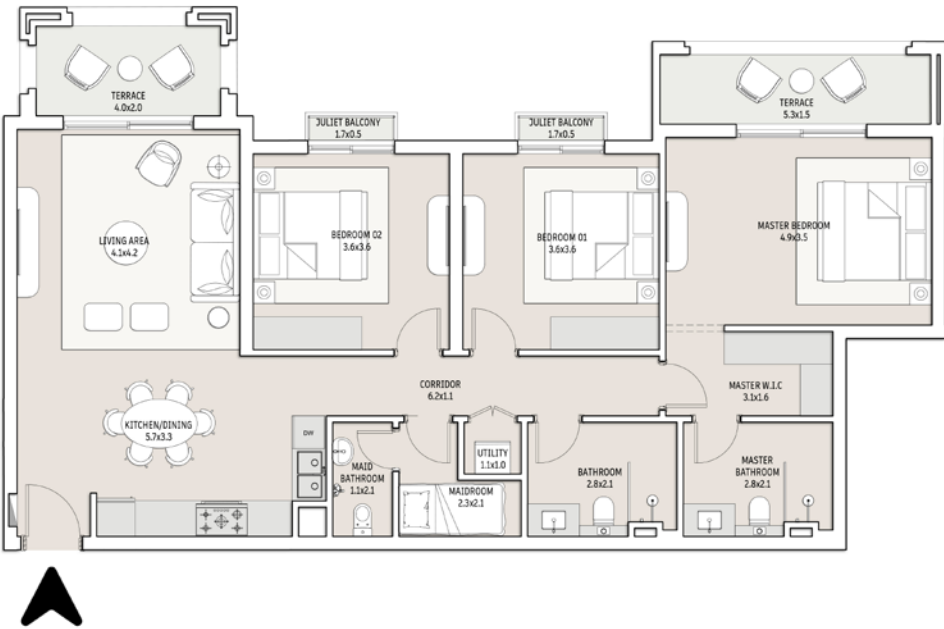
157M²

TERRACES

18M²

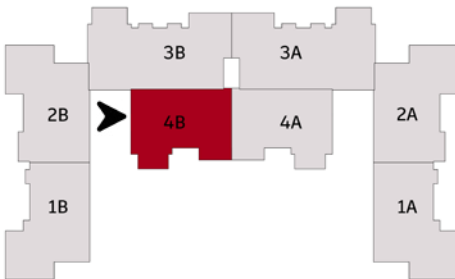
GROSS AREA

175M²



2BR UNIT 4B

FIRST FLOOR



AREA WITHOUT TERRACES

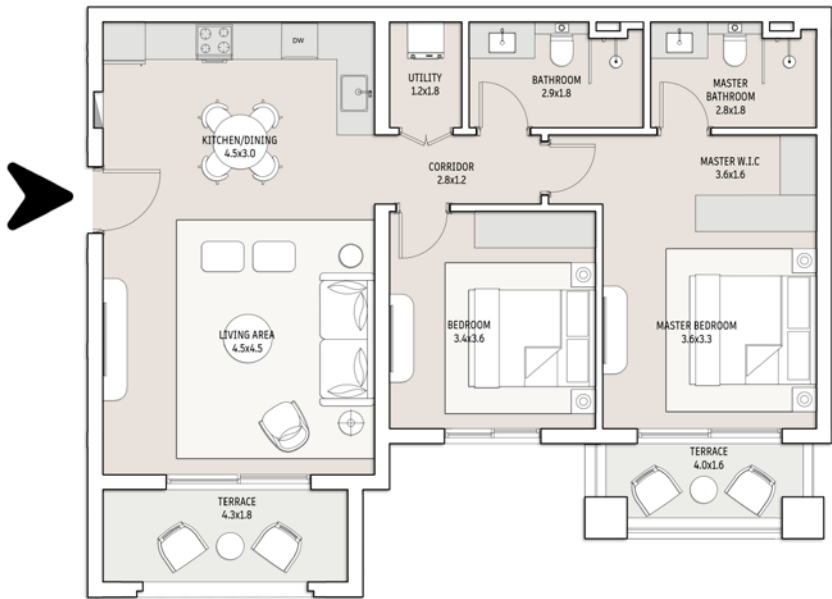
114M²

TERRACES

14M²

GROSS AREA

128M²



DISCLAIMER

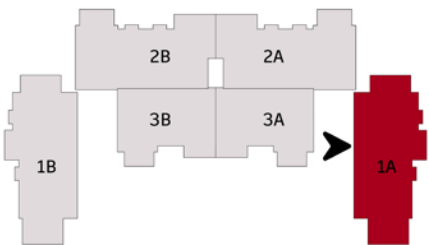
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3BR UNIT 1A

SECOND FLOOR



AREA WITHOUT TERRACES

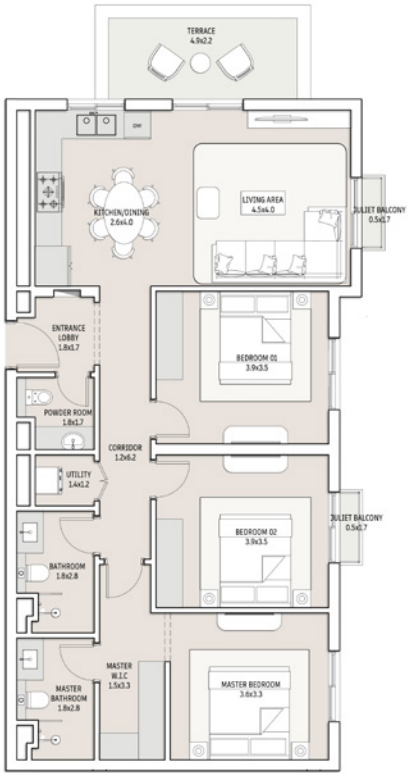
145M²

TERRACES

20M²

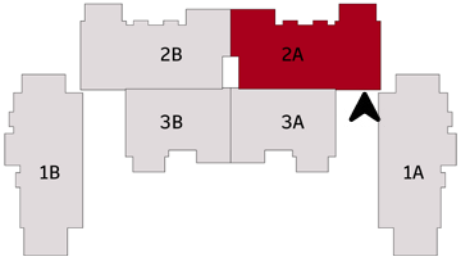
GROSS AREA

165M²



3BR UNIT 2A

SECOND FLOOR



AREA WITHOUT TERRACES

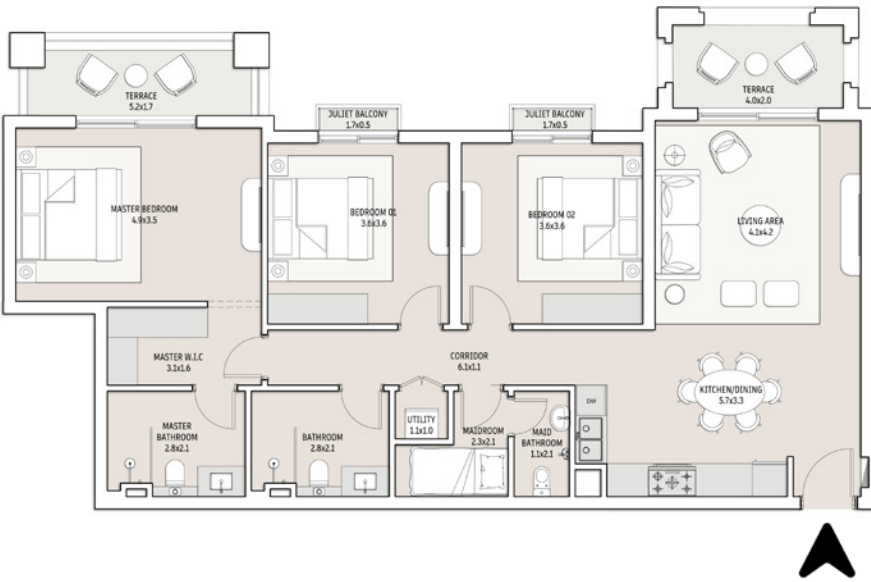
157M²

TERRACES

18M²

GROSS AREA

175M²



DISCLAIMER

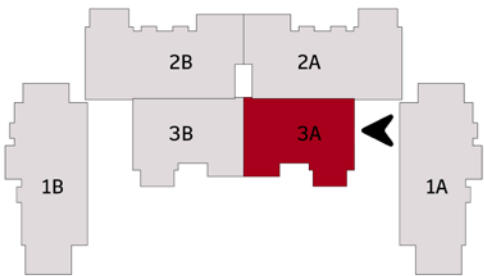
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2BR UNIT 3A

SECOND FLOOR



AREA WITHOUT TERRACES

114M²

TERRACES

8M²

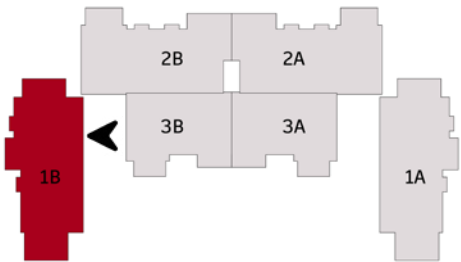
GROSS AREA

122M²



3BR UNIT 1B

SECOND FLOOR



AREA WITHOUT TERRACES

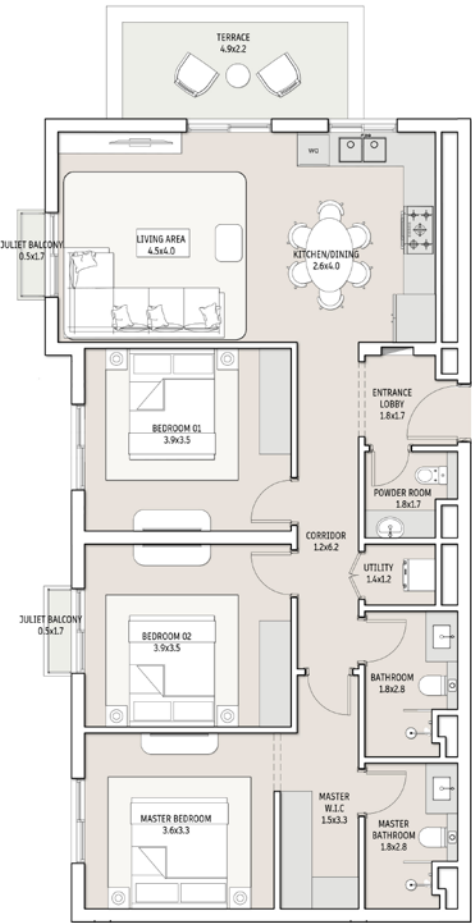
145M²

TERRACES

20M²

GROSS AREA

165M²



DISCLAIMER

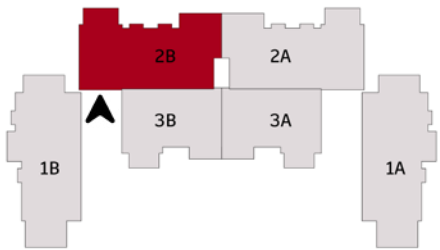
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3BR UNIT 2B

SECOND FLOOR



AREA WITHOUT TERRACES

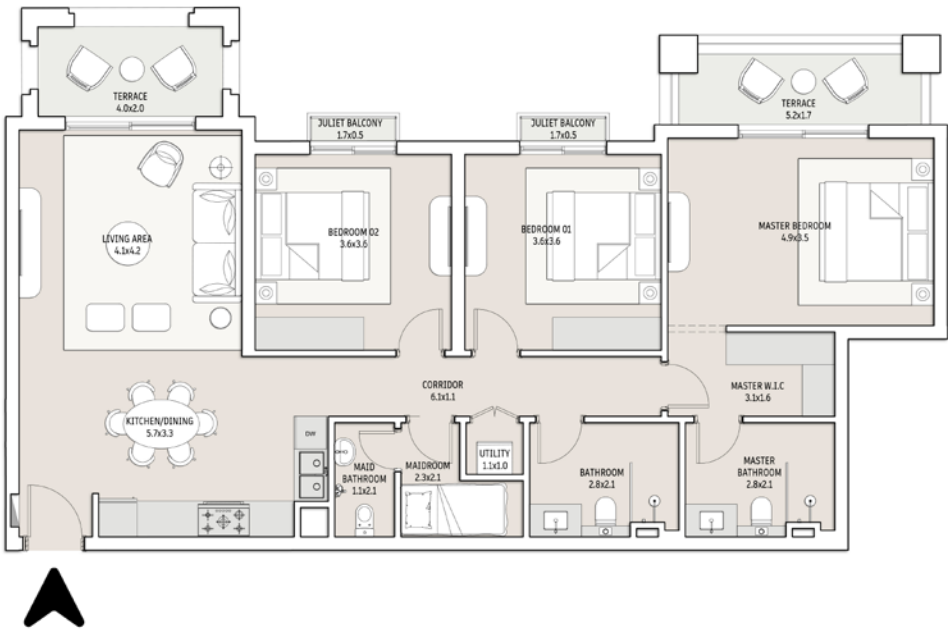
157M²

TERRACES

18M²

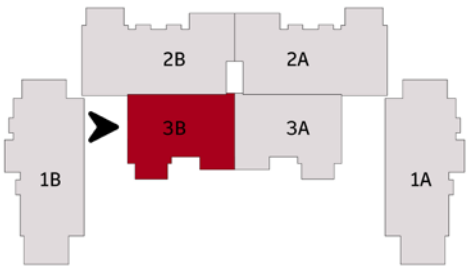
GROSS AREA

175M²



2BR UNIT 3B

SECOND FLOOR



AREA WITHOUT TERRACES

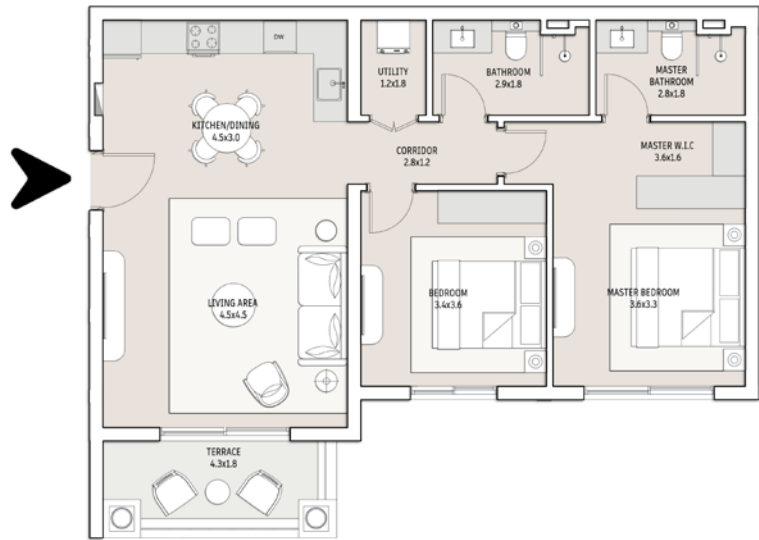
114M²

TERRACES

8M²

GROSS AREA

122M²



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RESIDENCE B

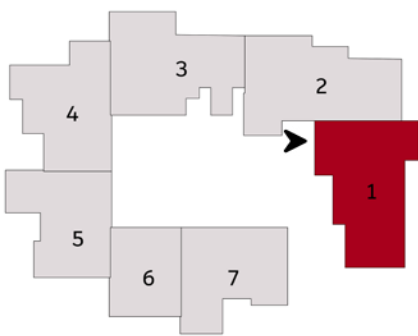
3-Storey Building

Marina Views I
Buildings 2

Marina Views II
Buildings 3

3BR UNIT 1

GROUND FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

20M²

GROSS AREA

155M²

TERRACED GARDEN

16M²

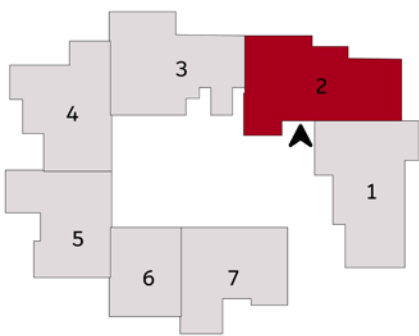


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3BR UNIT 2

GROUND FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

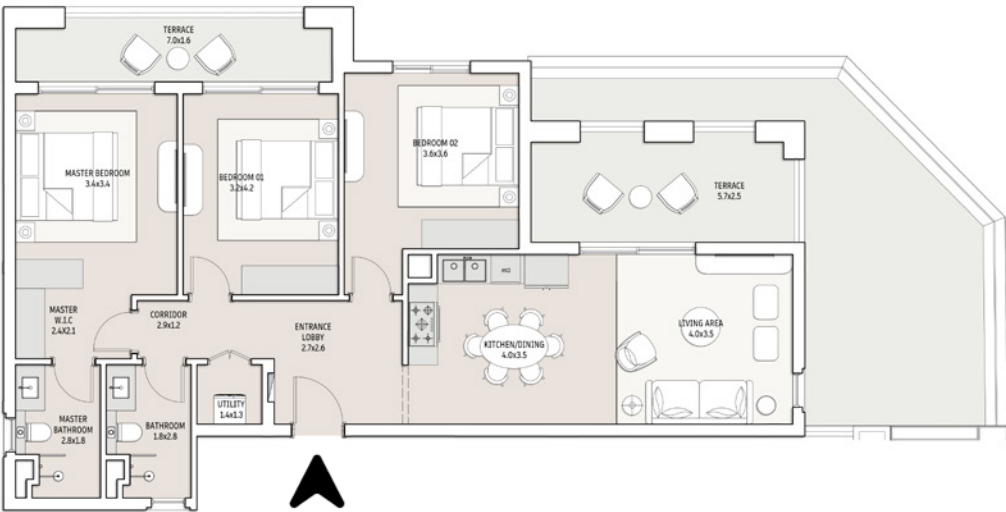
25M²

GROSS AREA

160M²

TERRACED GARDEN

34M²

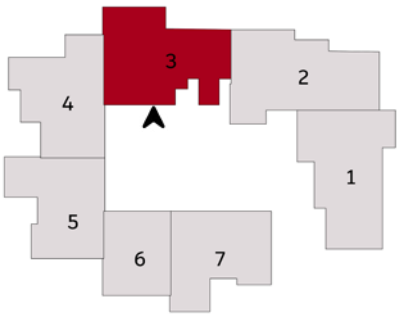


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3BR UNIT 3

GROUND FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

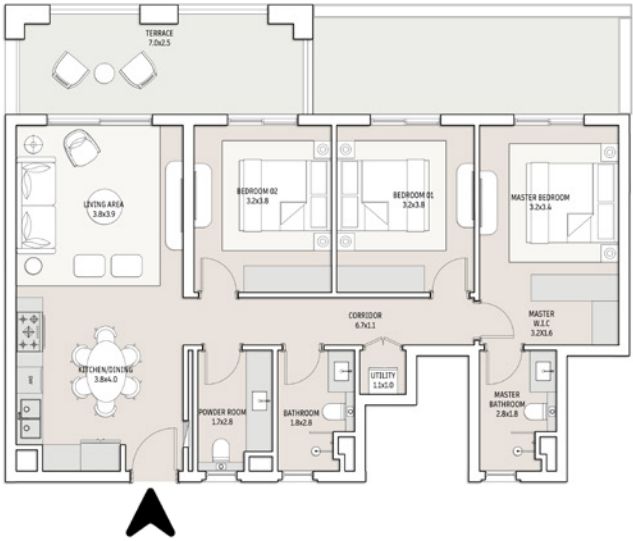
18M²

GROSS AREA

153M²

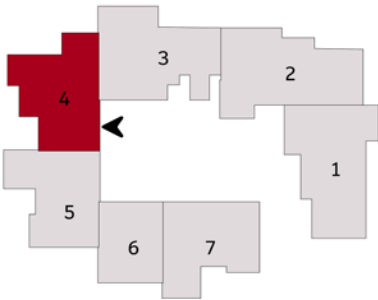
TERRACED GARDEN

18M²



2BR UNIT 4

GROUND FLOOR



AREA WITHOUT TERRACES

112M²

TERRACES

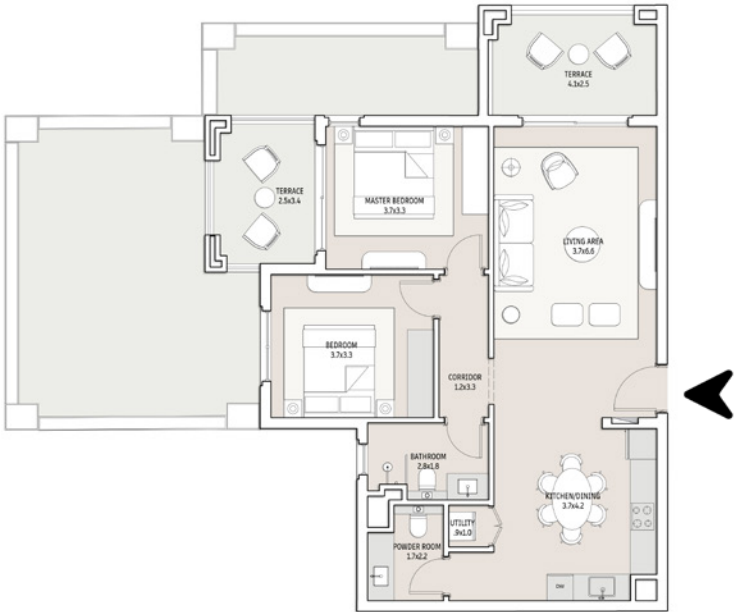
19M²

GROSS AREA

131M²

TERRACED GARDEN

50M²



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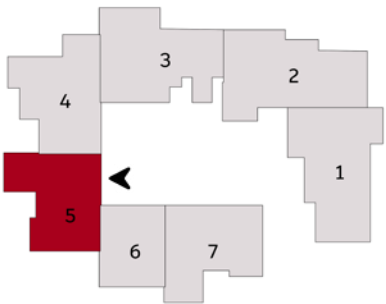
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2BR

UNIT 5

GROUND FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

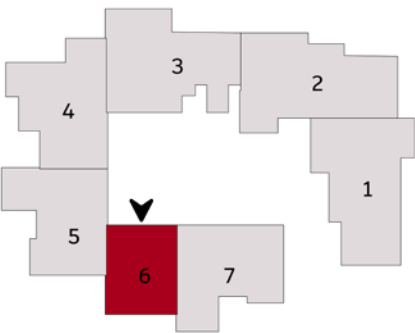
122M²



1BR

UNIT 6

GROUND FLOOR



AREA WITHOUT TERRACES

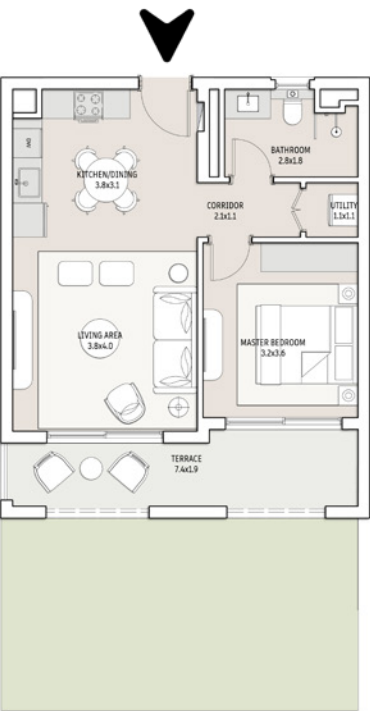
69M²

TERRACES

12M²

GROSS AREA

81M²



DISCLAIMER

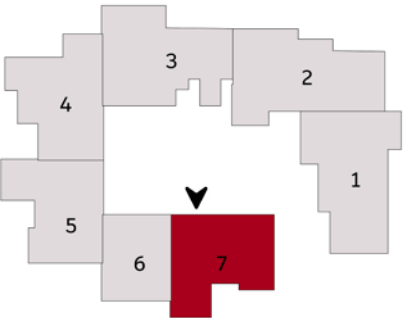
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2BR UNIT 7

GROUND FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

122M²

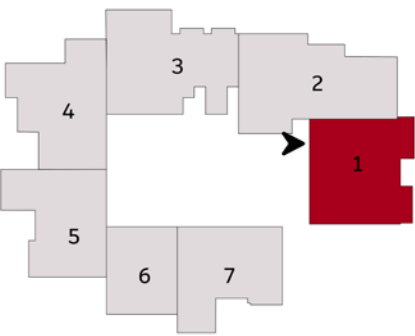


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2BR UNIT 1

FIRST FLOOR



AREA WITHOUT TERRACES

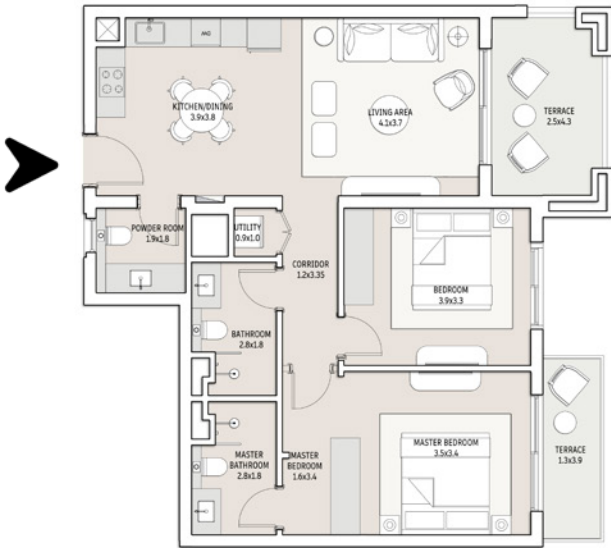
113M²

TERRACES

15M²

GROSS AREA

128M²

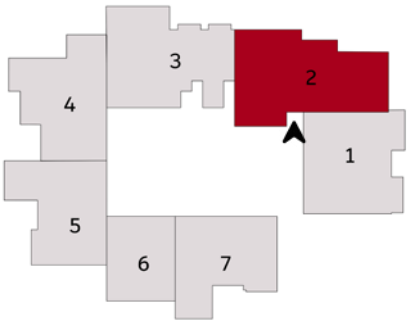


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3BR UNIT 2

FIRST FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

25M²

GROSS AREA

160M²

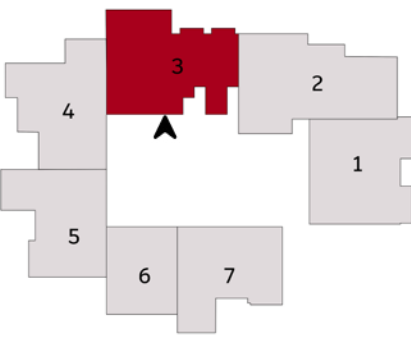


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3BR UNIT 3

FIRST FLOOR



AREA WITHOUT TERRACES

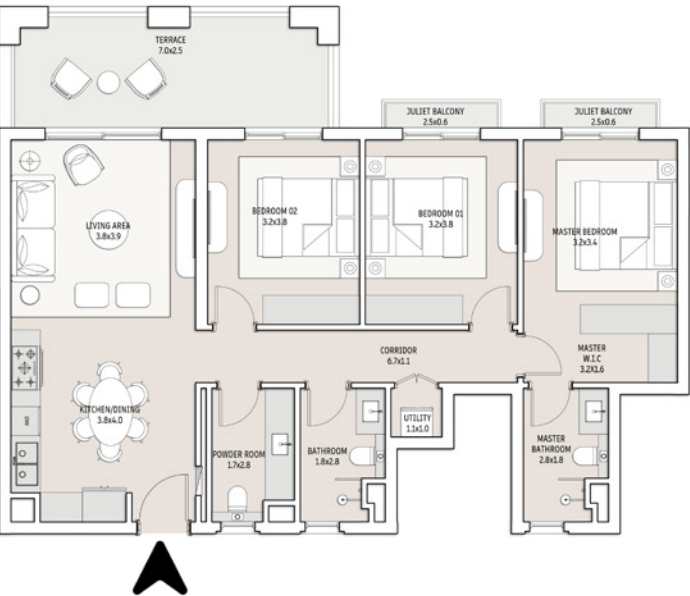
137M²

TERRACES

20M²

GROSS AREA

157M²

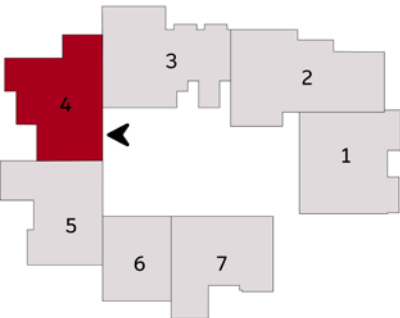


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2BR UNIT 4

FIRST FLOOR



AREA WITHOUT TERRACES

112M²

TERRACES

19M²

GROSS AREA

131M²

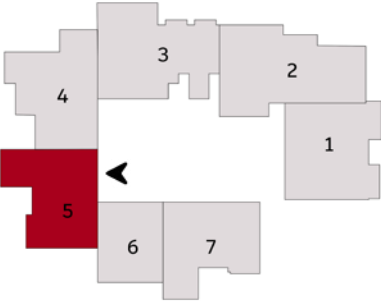


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2BR UNIT 5

FIRST FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

122M²

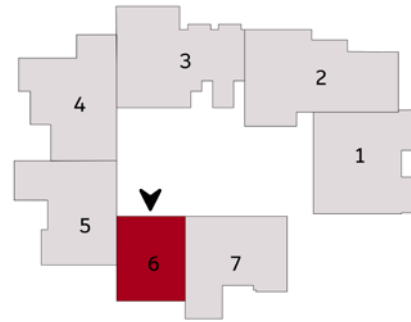


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1BR UNIT 6

FIRST FLOOR



AREA WITHOUT TERRACES

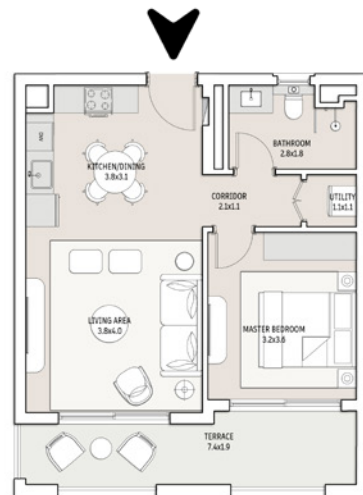
69M²

TERRACES

12M²

GROSS AREA

81M²

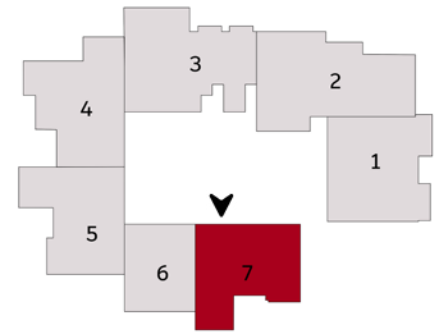


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2BR UNIT 7

FIRST FLOOR



AREA WITHOUT TERRACES

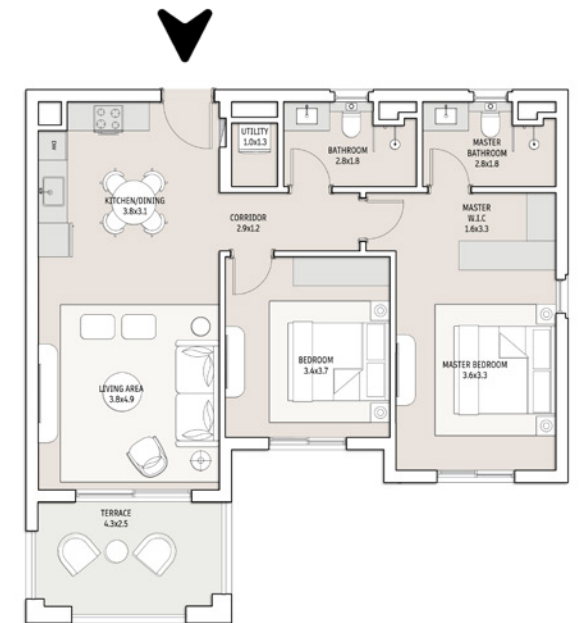
111M²

TERRACES

11M²

GROSS AREA

122M²



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3BR UNIT 1

SECOND FLOOR

AREA WITHOUT TERRACES

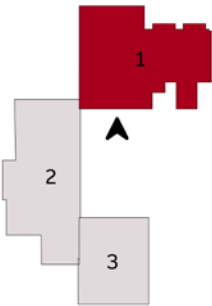
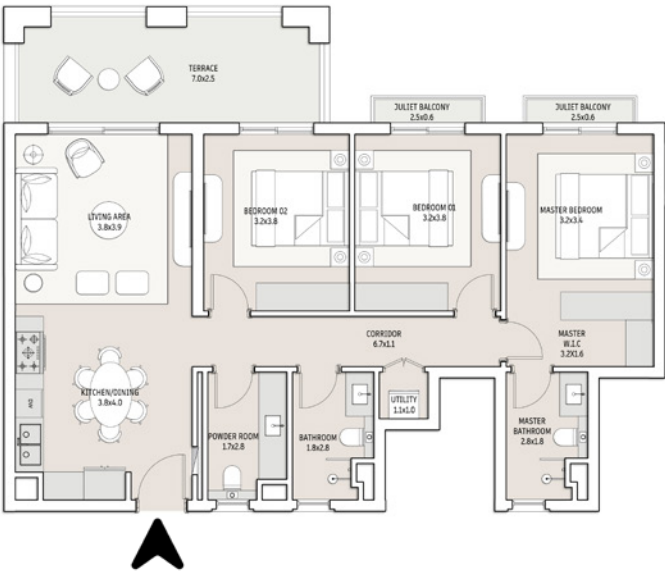
137M²

TERRACES

20M²

GROSS AREA

157M²



3BR UNIT 2

SECOND FLOOR

AREA WITHOUT TERRACES

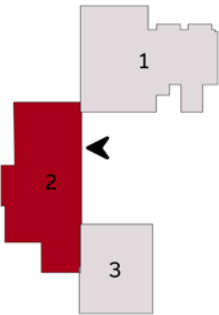
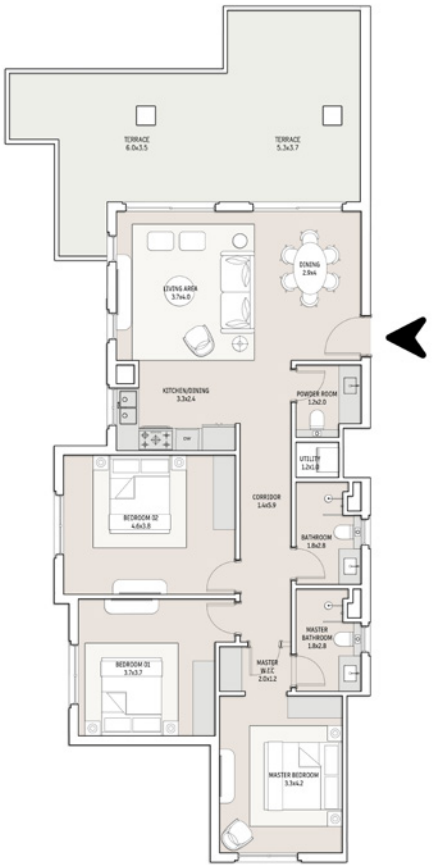
158M²

TERRACES

41M²

GROSS AREA

199M²



DISCLAIMER

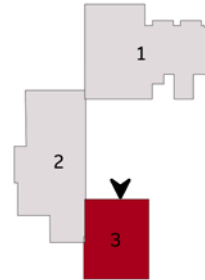
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1BR UNIT 3

SECOND FLOOR



AREA WITHOUT TERRACES

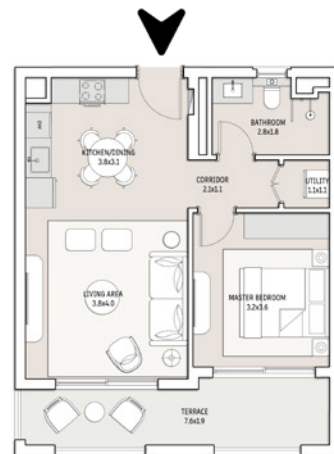
70M²

TERRACES

12M²

GROSS AREA

82M²



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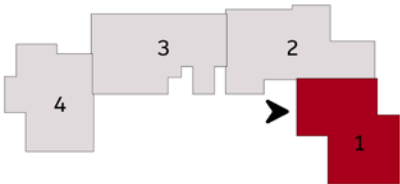
RESIDENCE C

3-Storey Building
+ Lower ground level

Marina Views II
Building 5

2BR UNIT 1

LOWER GROUND FLOOR



AREA WITHOUT TERRACES

117M²

TERRACES

10M²

GROSS AREA

127M²

TERRACED GARDEN

16M²

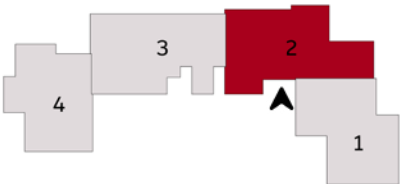


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3BR UNIT 2

LOWER GROUND FLOOR



AREA WITHOUT TERRACES

139M²

TERRACES

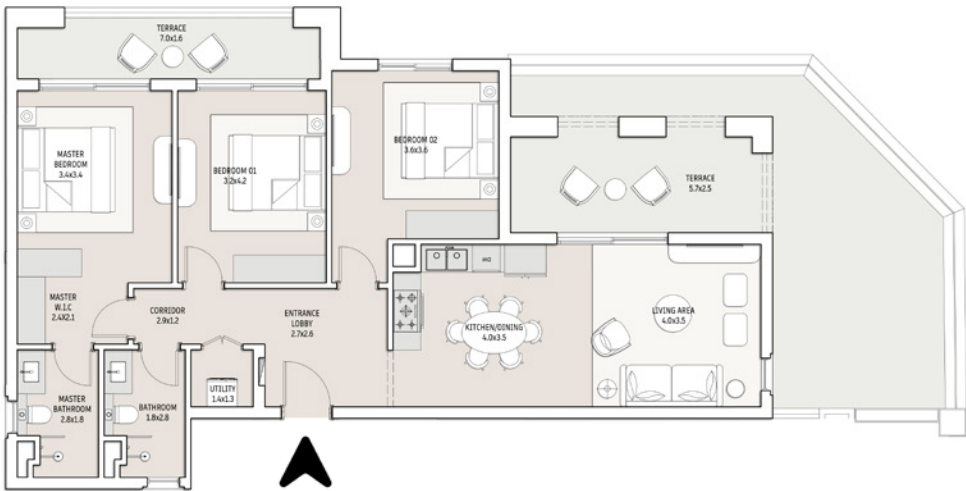
25M²

GROSS AREA

164M²

TERRACED GARDEN

34M²

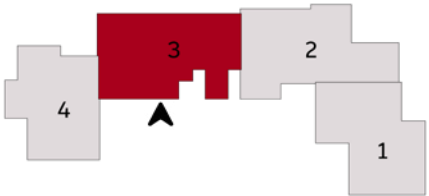


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3BR UNIT 3

LOWER GROUND FLOOR



AREA WITHOUT TERRACES

140M²

TERRACES

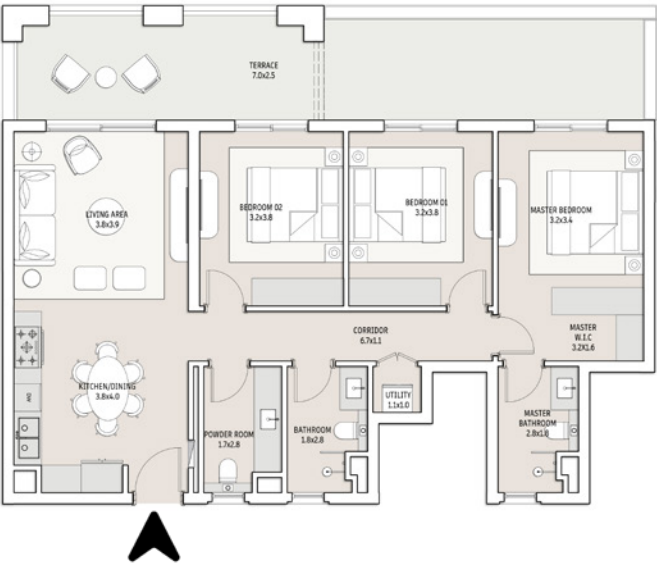
17M²

GROSS AREA

157M²

TERRACED GARDEN

18M²



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2BR UNIT 4

LOWER GROUND FLOOR



AREA WITHOUT TERRACES

116M²

TERRACES

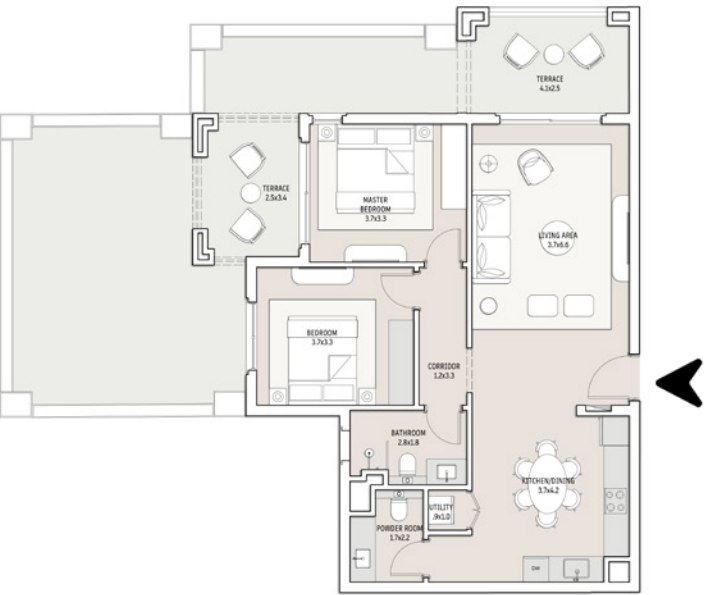
19M²

GROSS AREA

135M²

TERRACED GARDEN

50M²

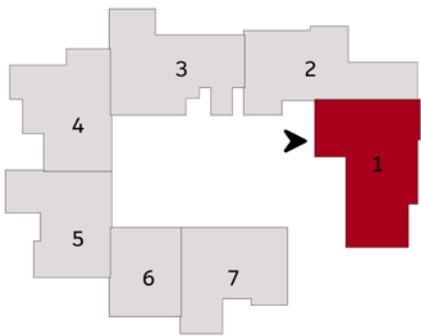


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3BR UNIT 1

GROUND FLOOR



AREA WITHOUT TERRACES

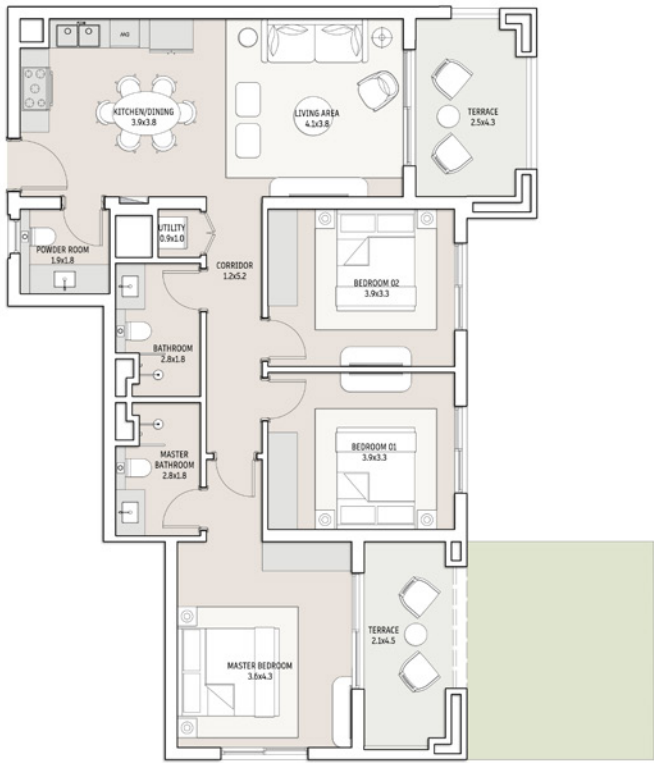
139M²

TERRACES

25M²

GROSS AREA

164M²

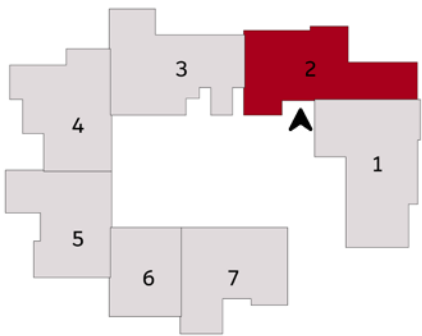


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3BR UNIT 2

GROUND FLOOR



AREA WITHOUT TERRACES

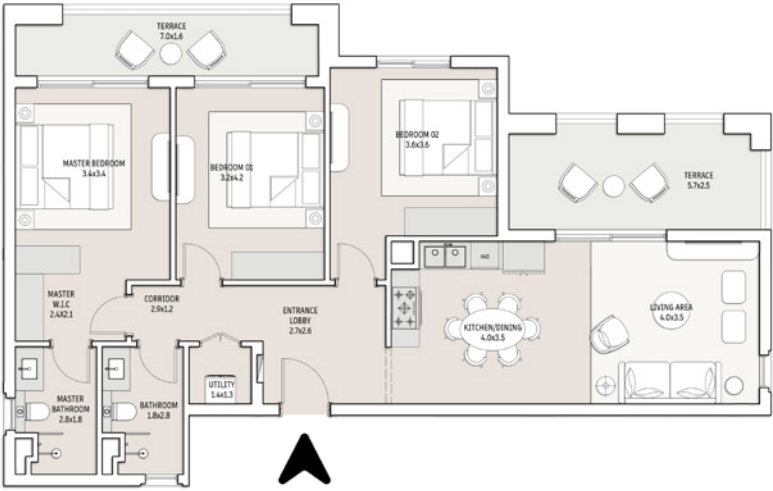
139M²

TERRACES

25M²

GROSS AREA

164M²

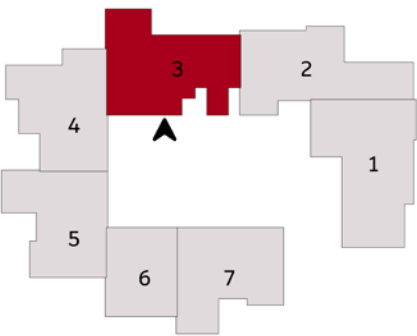


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3BR UNIT 3

GROUND FLOOR



AREA WITHOUT TERRACES

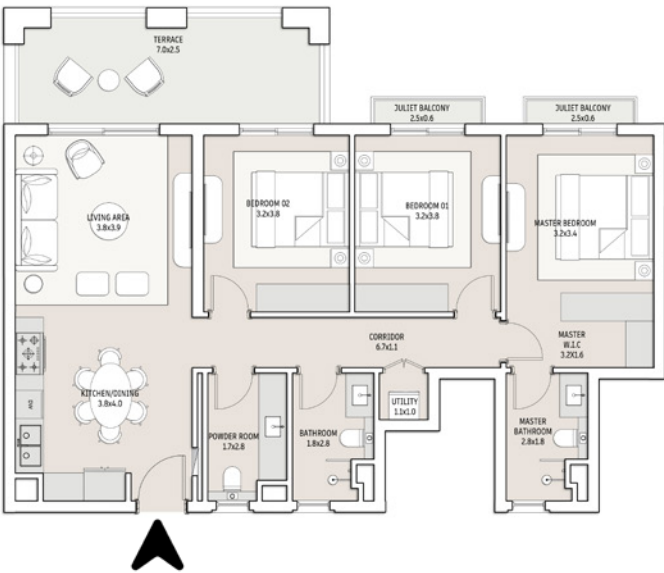
141M²

TERRACES

21M²

GROSS AREA

162M²

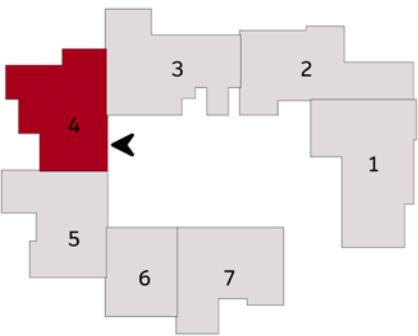


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2BR UNIT 4

GROUND FLOOR



AREA WITHOUT TERRACES

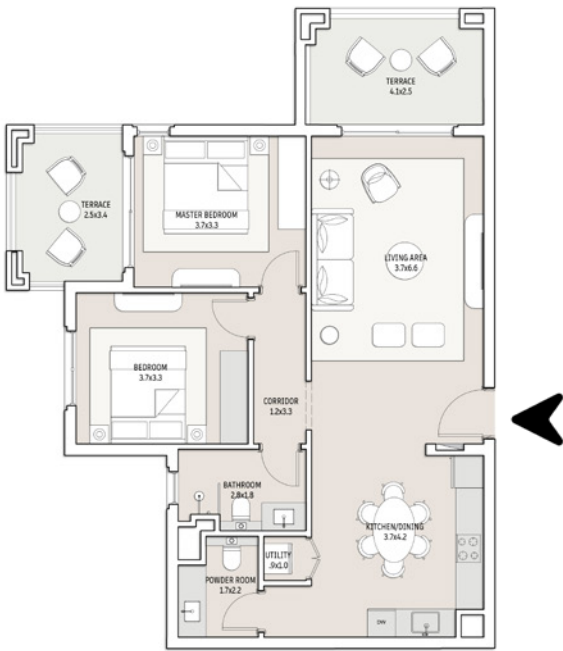
115M²

TERRACES

19M²

GROSS AREA

134M²

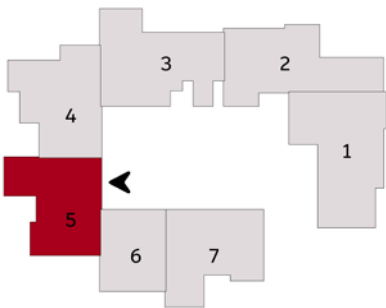


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2BR UNIT 5

GROUND FLOOR



AREA WITHOUT TERRACES

114M²

TERRACES

11M²

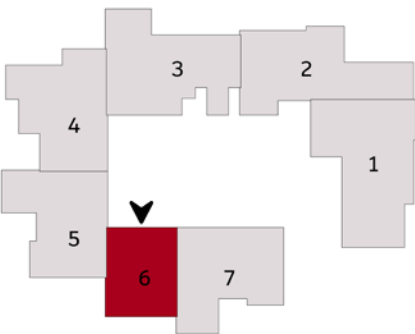
GROSS AREA

125M²



1BR UNIT 6

GROUND FLOOR



AREA WITHOUT TERRACES

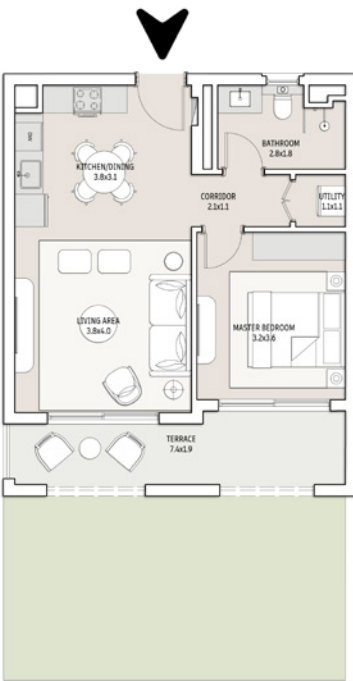
71M²

TERRACES

12M²

GROSS AREA

83M²



DISCLAIMER

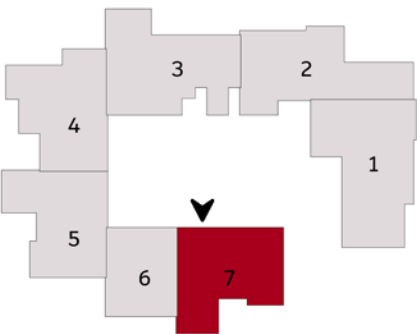
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2BR UNIT 7

GROUND FLOOR



AREA WITHOUT TERRACES

115M²

TERRACES

11M²

GROSS AREA

126M²

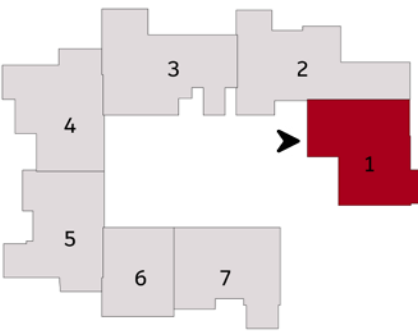


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2BR UNIT 1

FIRST FLOOR



AREA WITHOUT TERRACES

117M²

TERRACES

15M²

GROSS AREA

132M²

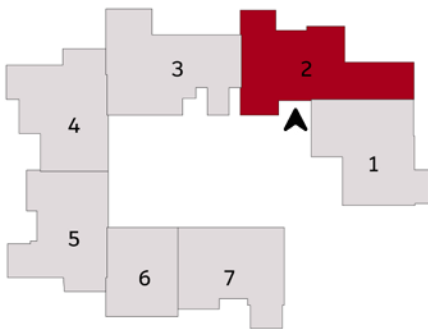


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3BR UNIT 2

FIRST FLOOR



AREA WITHOUT TERRACES

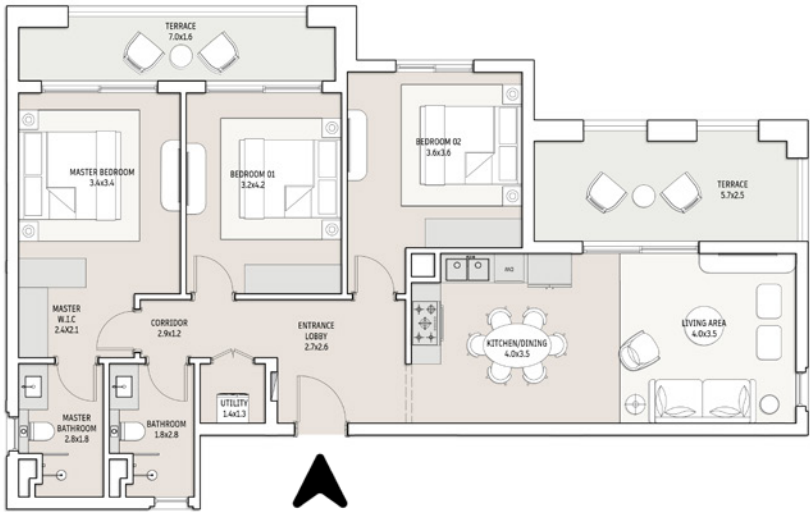
139M²

TERRACES

25M²

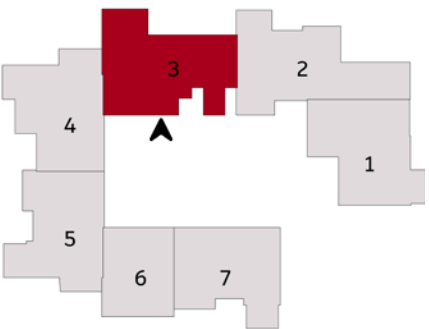
GROSS AREA

164M²



3BR UNIT 3

FIRST FLOOR



AREA WITHOUT TERRACES

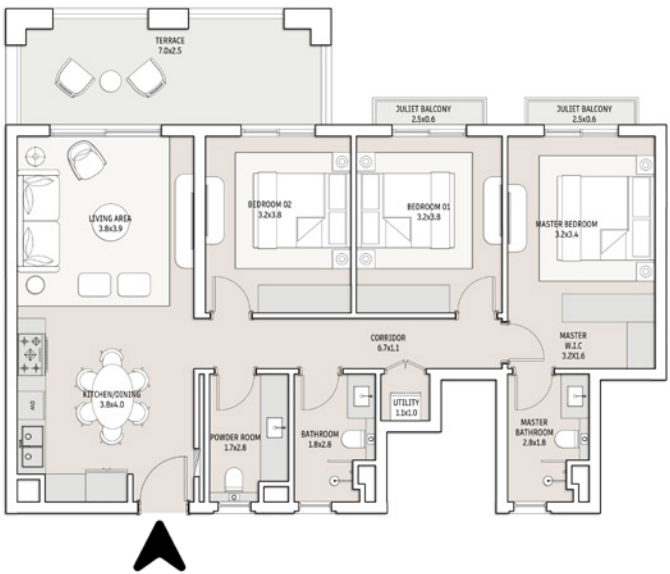
141M²

TERRACES

21M²

GROSS AREA

162M²



DISCLAIMER

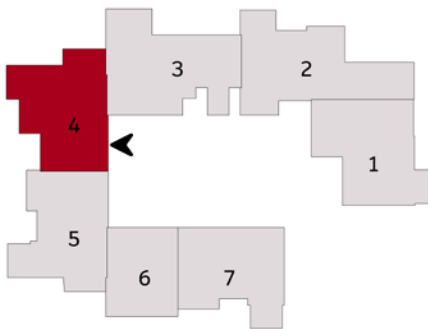
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2BR UNIT 4

FIRST FLOOR



AREA WITHOUT TERRACES

115M²

TERRACES

19M²

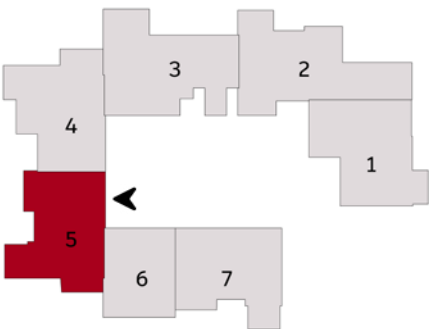
GROSS AREA

134M²



2BR UNIT 5

FIRST FLOOR



AREA WITHOUT TERRACES

114M²

TERRACES

11M²

GROSS AREA

125M²



DISCLAIMER

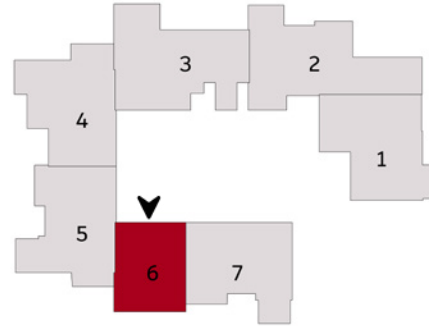
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1BR UNIT 6

FIRST FLOOR



AREA WITHOUT TERRACES

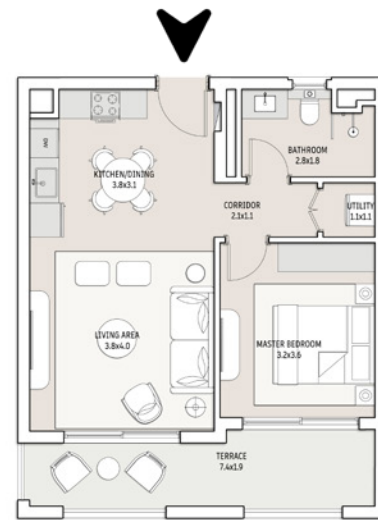
71M²

TERRACES

12M²

GROSS AREA

83M²

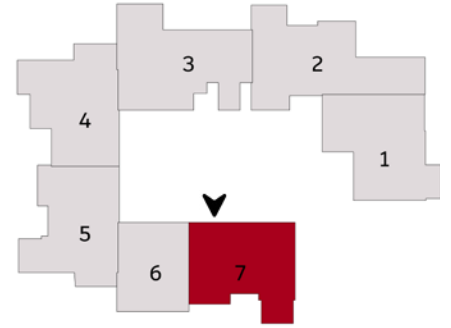


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2BR UNIT 7

FIRST FLOOR



AREA WITHOUT TERRACES

115M²

TERRACES

11M²

GROSS AREA

126M²

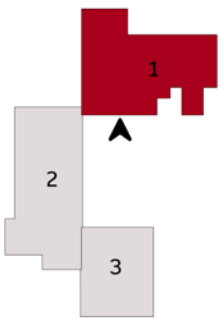


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3BR UNIT 1

SECOND FLOOR



AREA WITHOUT TERRACES

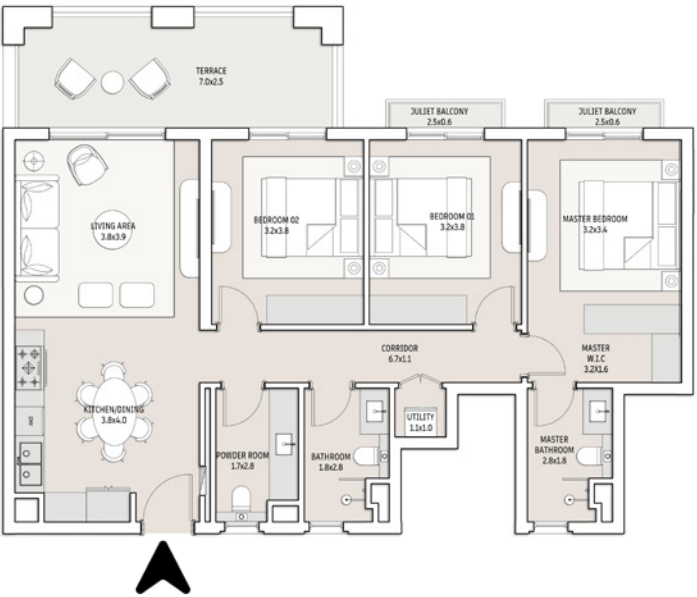
141M²

TERRACES

20M²

GROSS AREA

161M²

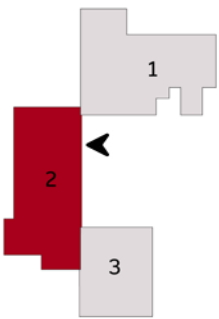


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3BR UNIT 2

SECOND FLOOR



AREA WITHOUT TERRACES

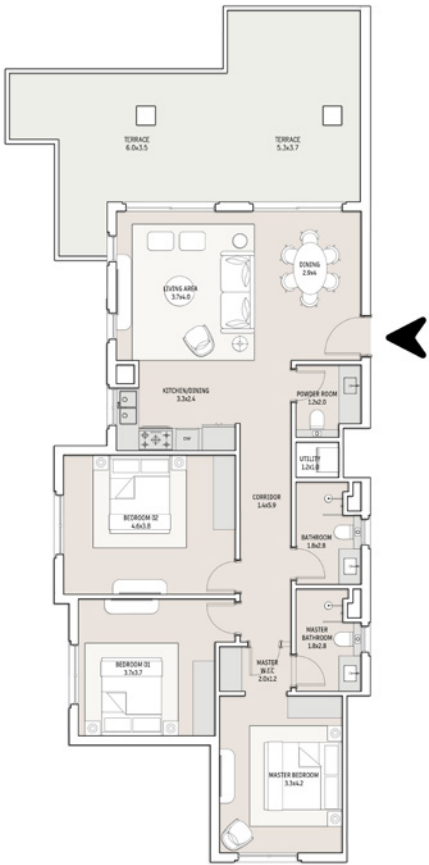
163M²

TERRACES

41M²

GROSS AREA

204M²

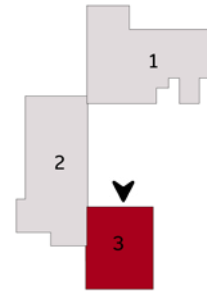


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1BR UNIT 3

SECOND FLOOR



AREA WITHOUT TERRACES

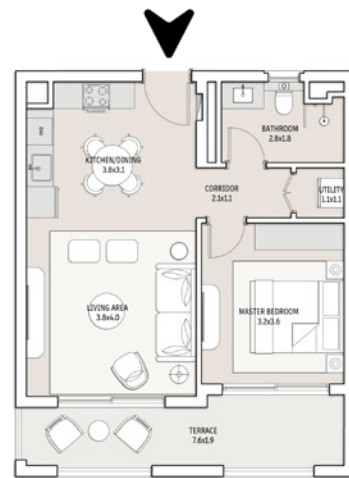
72M²

TERRACES

12M²

GROSS AREA

84M²



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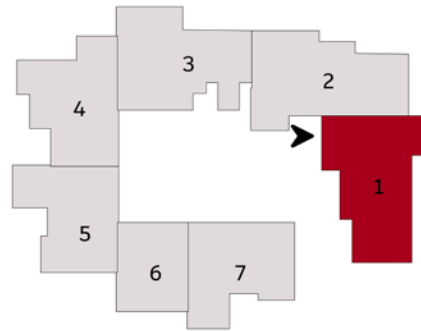
RESIDENCE D

4-Storey Building

Marina Views I
Building 3 & 4

Marina Views II
Building 4

GROUND FLOOR

135M²

20M²

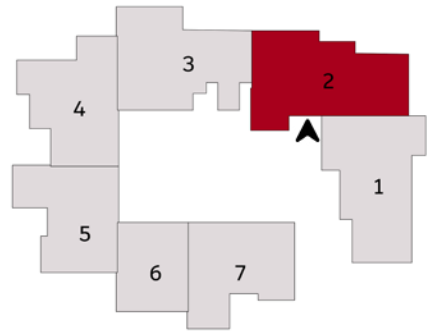
155M²

16M²

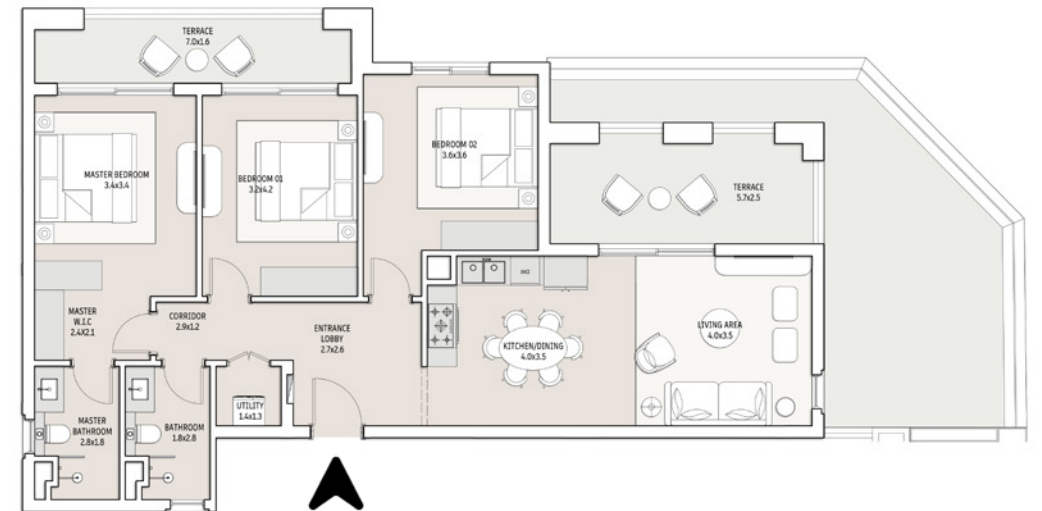


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GROUND FLOOR

135M²

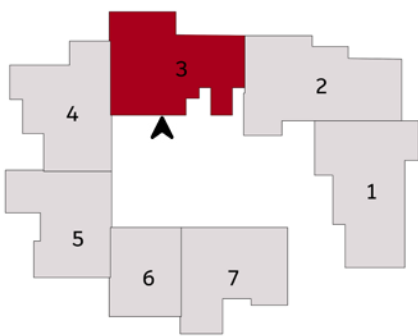
25M²

160M²34M²

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3BR UNIT 3

GROUND FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

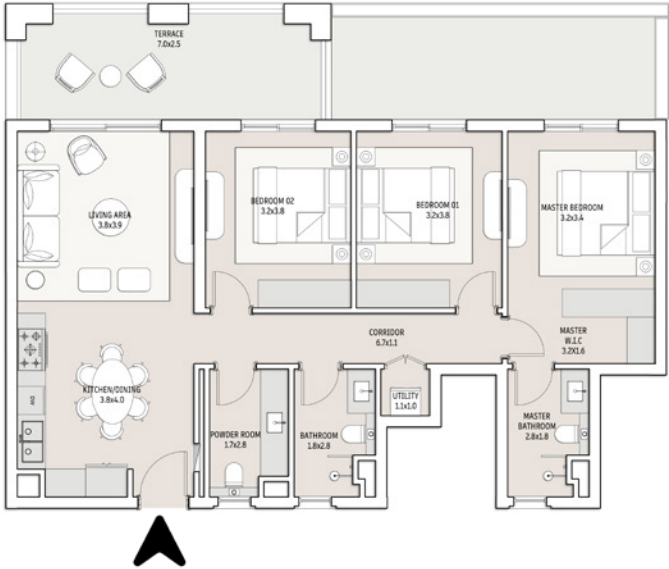
18M²

GROSS AREA

153M²

TERRACED GARDEN

18M²

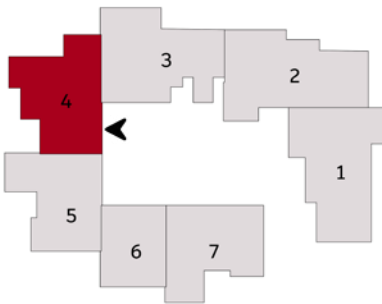


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2BR UNIT 4

GROUND FLOOR



AREA WITHOUT TERRACES

112M²

TERRACES

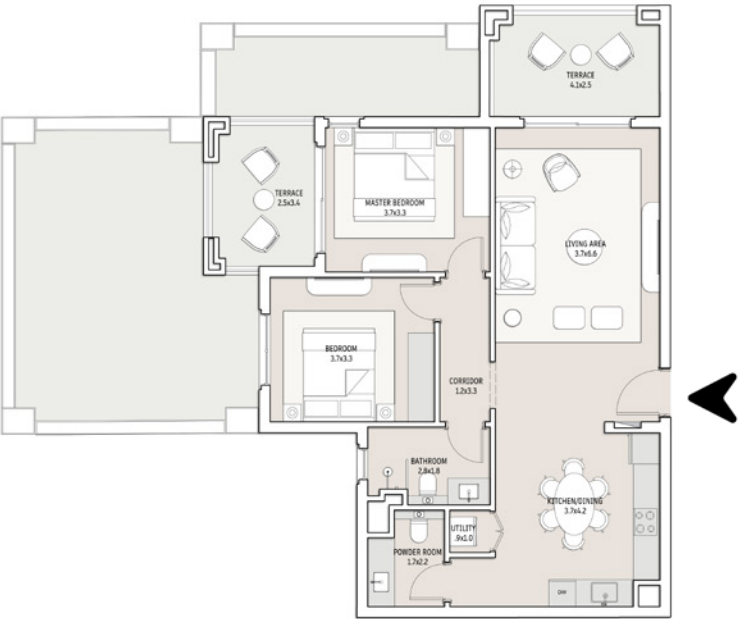
19M²

GROSS AREA

131M²

TERRACED GARDEN

50M²



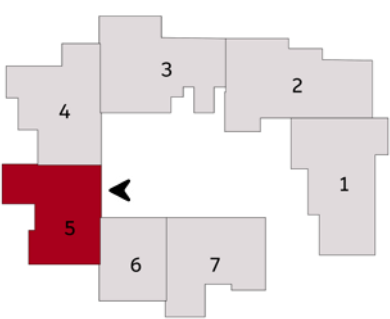
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2BR

UNIT 5

GROUND FLOOR



AREA WITHOUT TERRACES

110M²

TERRACES

11M²

GROSS AREA

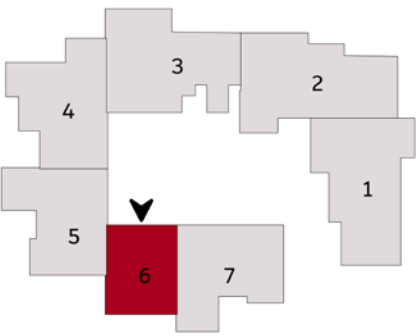
121M²



1BR

UNIT 6

GROUND FLOOR



AREA WITHOUT TERRACES

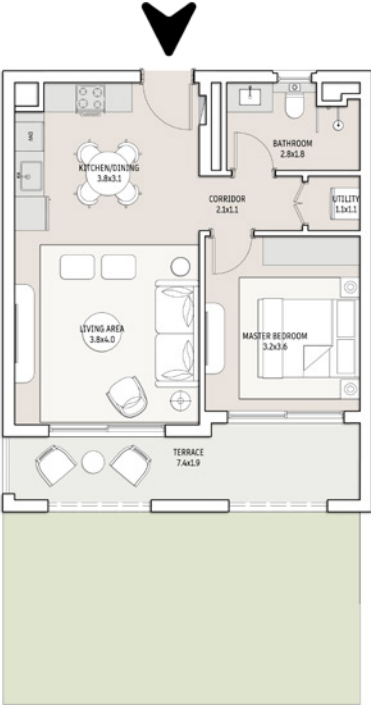
69M²

TERRACES

12M²

GROSS AREA

81M²



DISCLAIMER

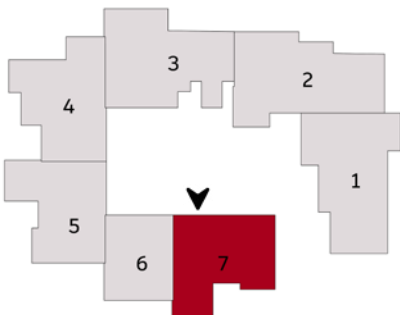
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2BR UNIT 7

GROUND FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

122M²

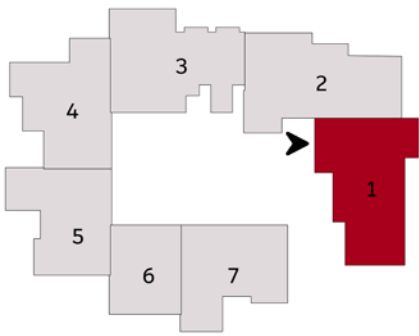


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3BR UNIT 1

FIRST FLOOR



AREA WITHOUT TERRACES

135M²

TERRACES

25M²

GROSS AREA

160M²

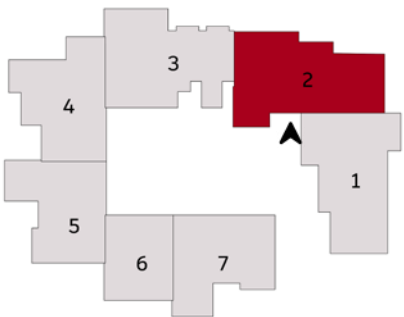


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3BR UNIT 2

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

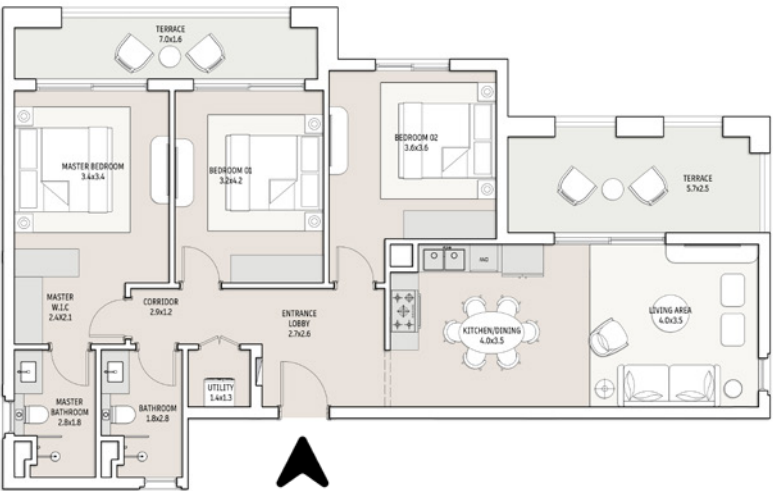
135M²

TERRACES

25M²

GROSS AREA

160M²

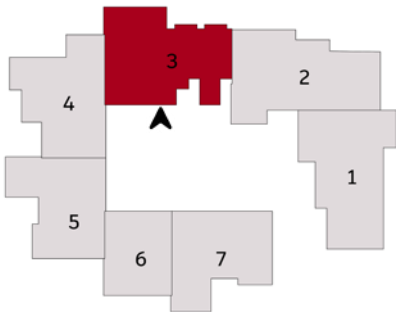


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3BR UNIT 3

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

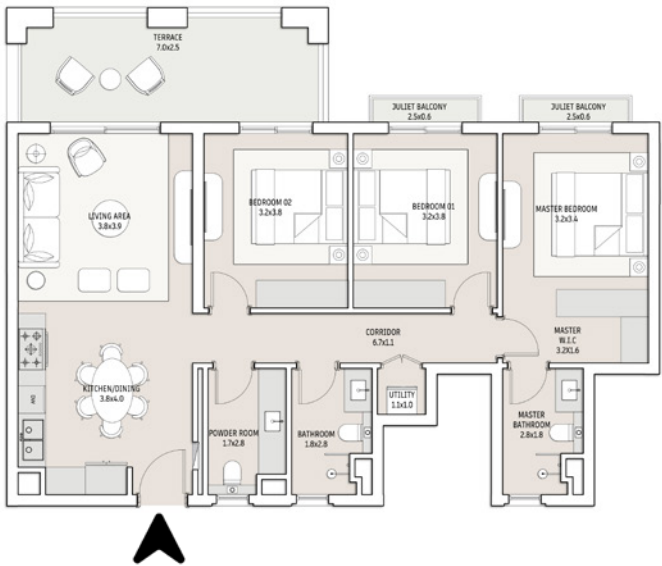
137M²

TERRACES

20M²

GROSS AREA

157M²

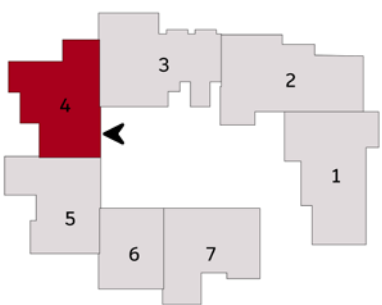


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2BR UNIT 4

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

112M²

TERRACES

19M²

GROSS AREA

131M²

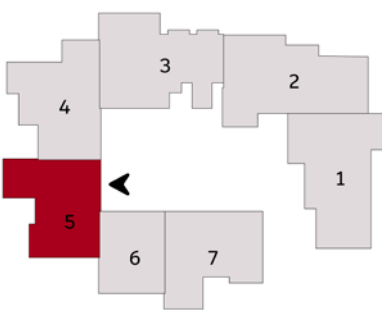


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2BR UNIT 5

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

110M²

TERRACES

11M²

GROSS AREA

121M²

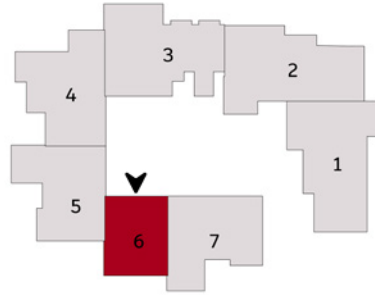


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1BR UNIT 6

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

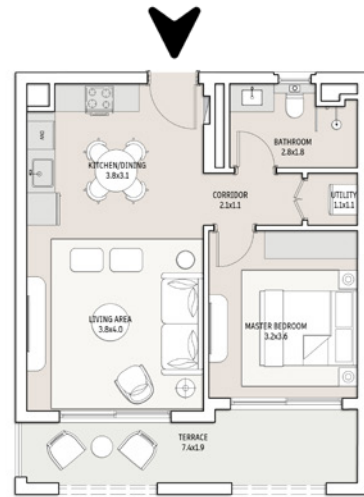
69M²

TERRACES

12M²

GROSS AREA

81M²

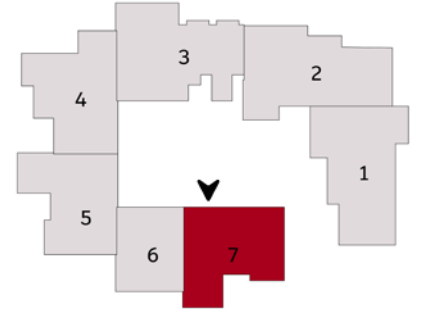


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2BR UNIT 7

FIRST / SECOND FLOOR



AREA WITHOUT TERRACES

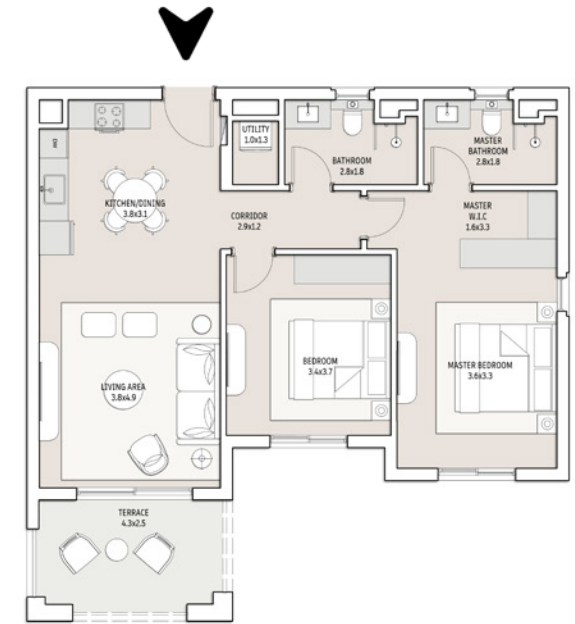
111M²

TERRACES

11M²

GROSS AREA

122M²

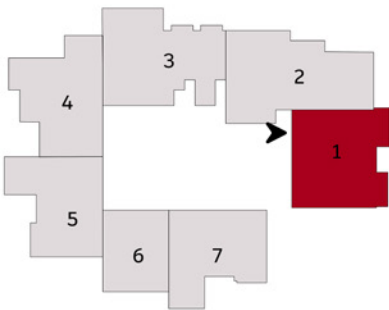


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2BR UNIT 1

SECOND FLOOR



AREA WITHOUT TERRACES

113M²

TERRACES

15M²

GROSS AREA

128M²

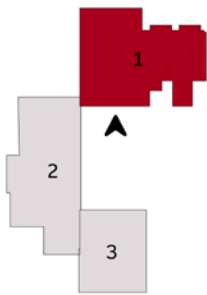


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3BR UNIT 1

THIRD FLOOR



AREA WITHOUT TERRACES

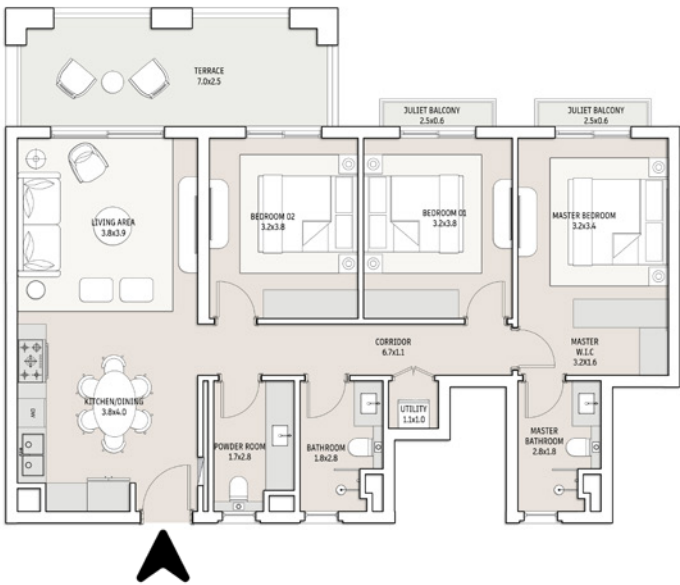
137M²

TERRACES

20M²

GROSS AREA

157M²

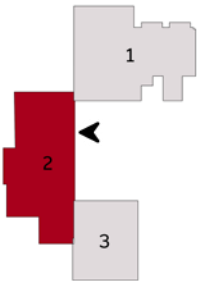


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3BR UNIT 2

THIRD FLOOR



AREA WITHOUT TERRACES

158M²

TERRACES

41M²

GROSS AREA

199M²

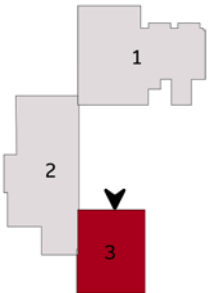


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1BR UNIT 3

THIRD FLOOR



AREA WITHOUT TERRACES

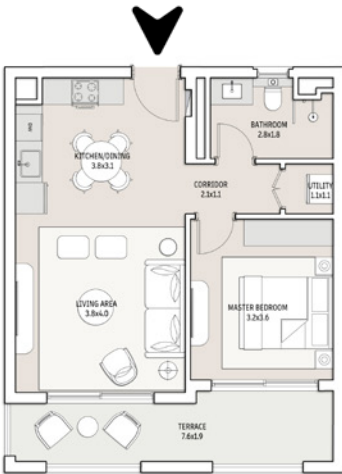
70M²

TERRACES

12M²

GROSS AREA

82M²



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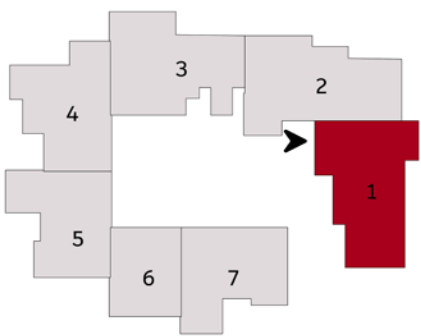
RESIDENCE E

3-Storey Building

Marina Views II
Building 2

3BR UNIT 1

GROUND FLOOR



AREA WITHOUT TERRACES
135M²
TERRACES
20M²
GROSS AREA
155M²

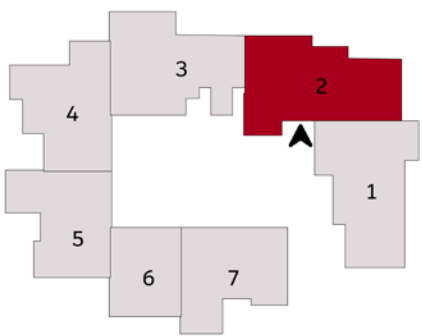


DISCLAIMER

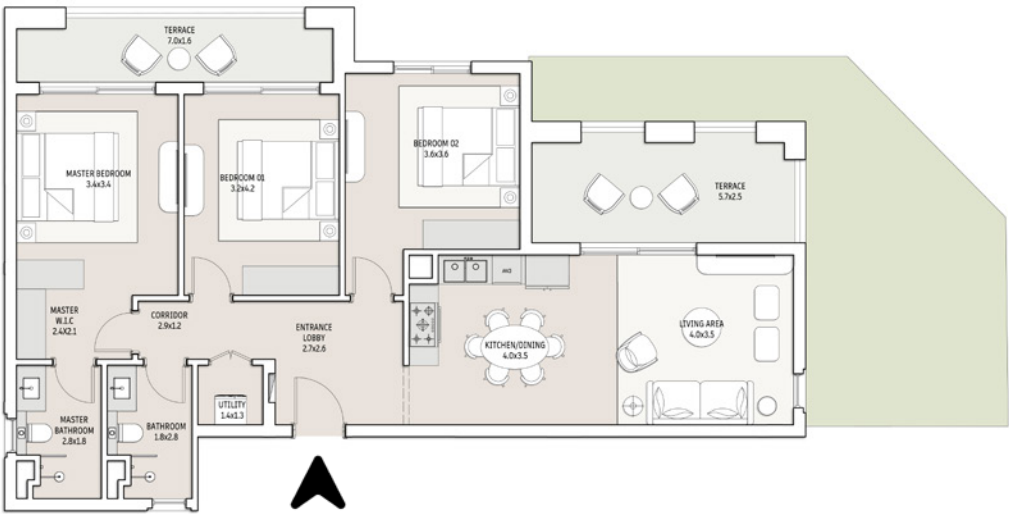
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3BR UNIT 2

GROUND FLOOR



AREA WITHOUT TERRACES
135M²
TERRACES
25M²
GROSS AREA
160M²

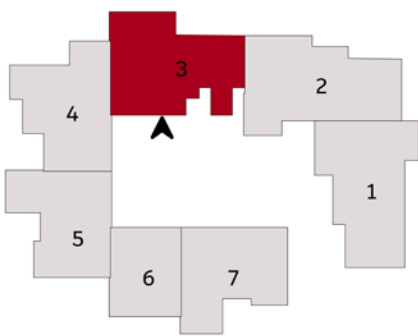


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3BR UNIT 3

GROUND FLOOR



AREA WITHOUT TERRACES

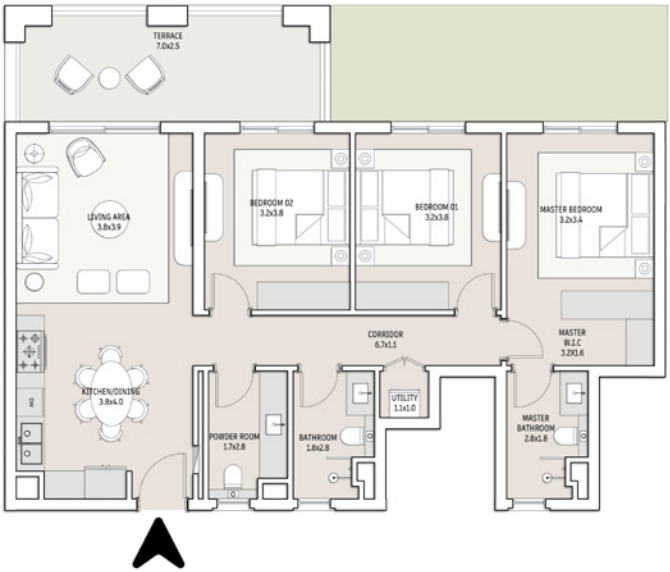
136M²

TERRACES

18M²

GROSS AREA

154M²

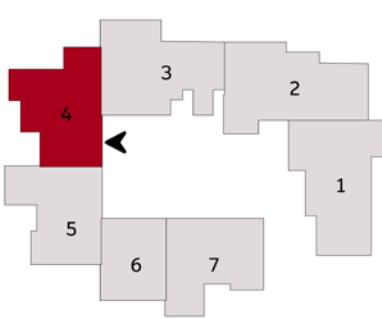


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2BR UNIT 4

GROUND FLOOR



AREA WITHOUT TERRACES

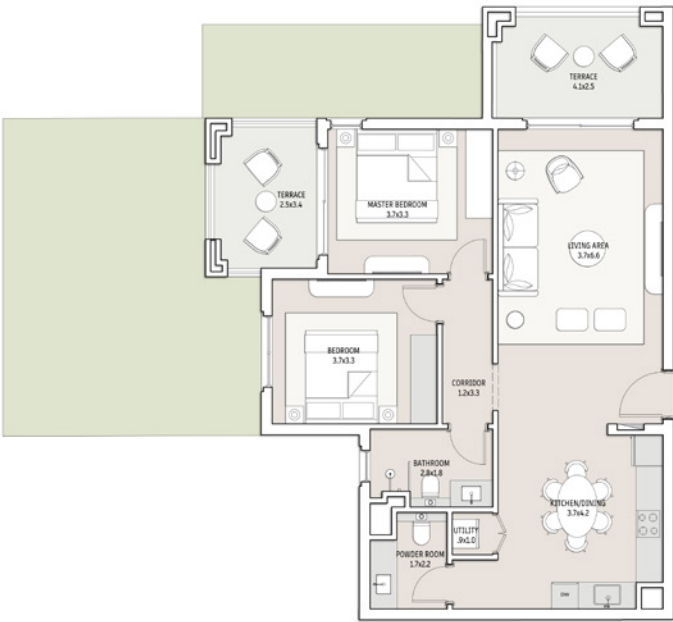
112M²

TERRACES

19M²

GROSS AREA

131M²

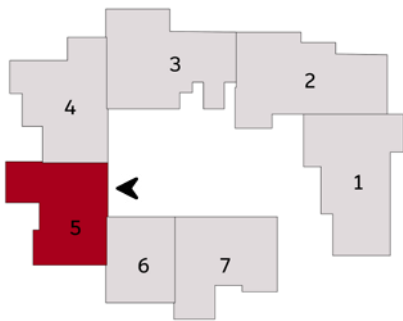


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2BR UNIT 5

GROUND FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

122M²

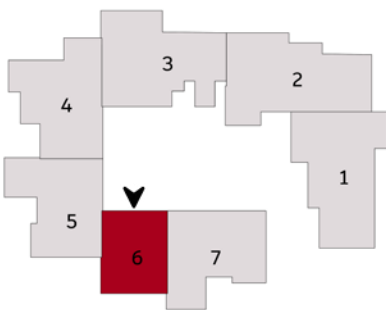


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1BR UNIT 6

GROUND FLOOR



AREA WITHOUT TERRACES

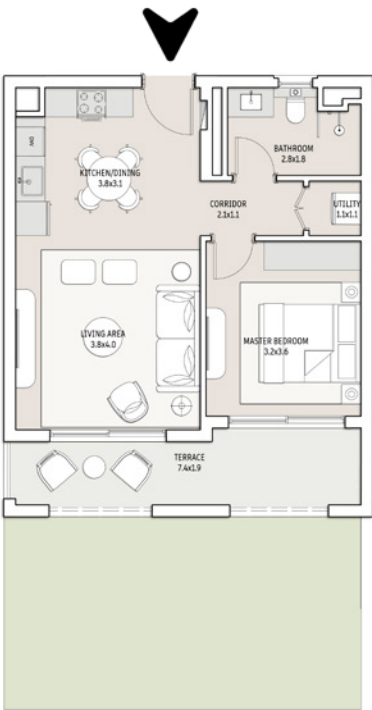
69M²

TERRACES

12M²

GROSS AREA

81M²

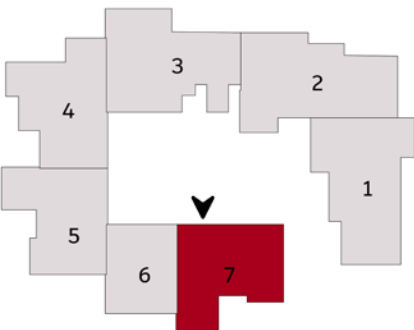


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2BR UNIT 7

GROUND FLOOR



AREA WITHOUT TERRACES

111M²

TERRACES

11M²

GROSS AREA

122M²

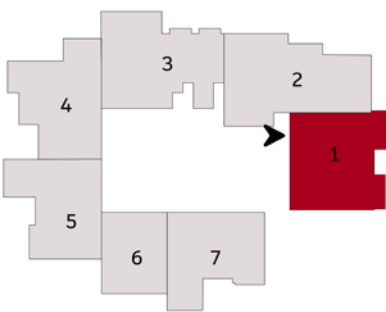


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2BR UNIT 1

FIRST FLOOR



AREA WITHOUT TERRACES

113M²

TERRACES

15M²

GROSS AREA

128M²

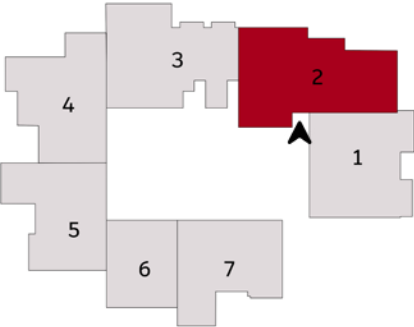


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3BR UNIT 2

FIRST FLOOR



AREA WITHOUT TERRACES

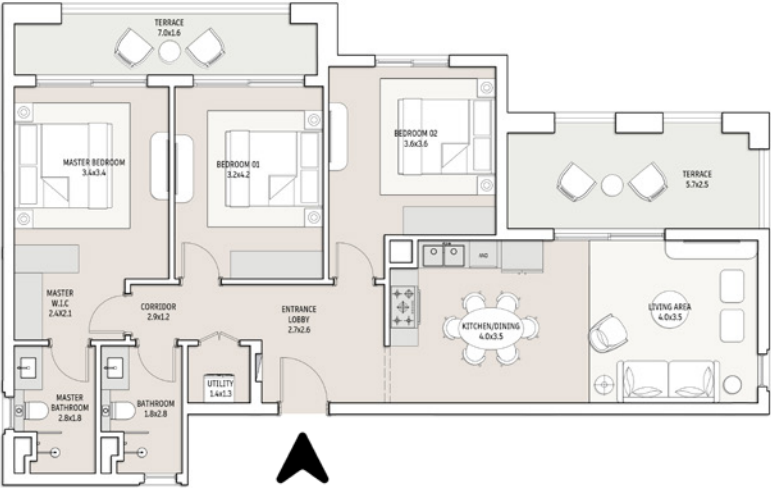
135M²

TERRACES

25M²

GROSS AREA

160M²

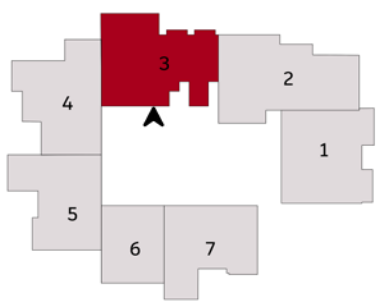


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3BR UNIT 3

FIRST FLOOR



AREA WITHOUT TERRACES

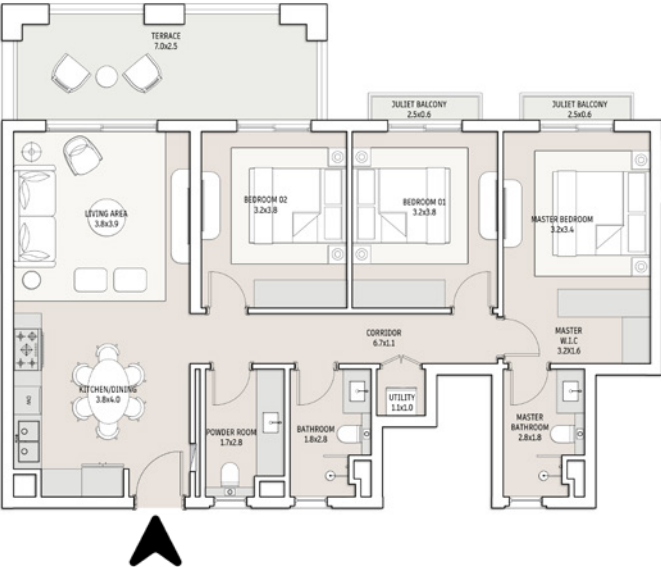
137M²

TERRACES

21M²

GROSS AREA

158M²

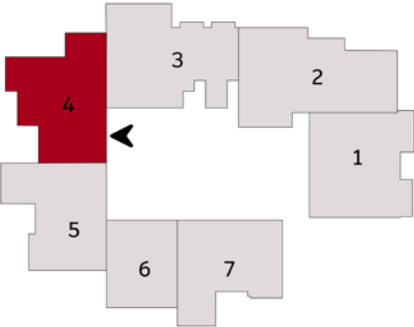


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2BR UNIT 4

FIRST FLOOR



AREA WITHOUT TERRACES

112M²

TERRACES

19M²

GROSS AREA

131M²

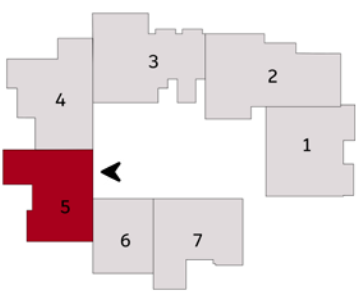


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2BR UNIT 5

FIRST FLOOR



AREA WITHOUT TERRACES

110M²

TERRACES

11M²

GROSS AREA

121M²

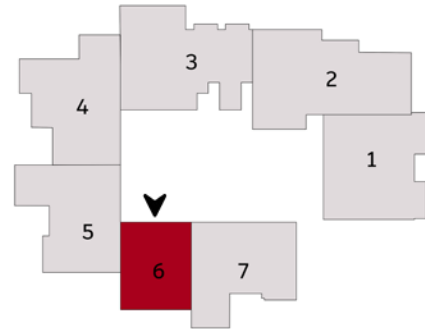


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1BR UNIT 6

FIRST FLOOR



AREA WITHOUT TERRACES

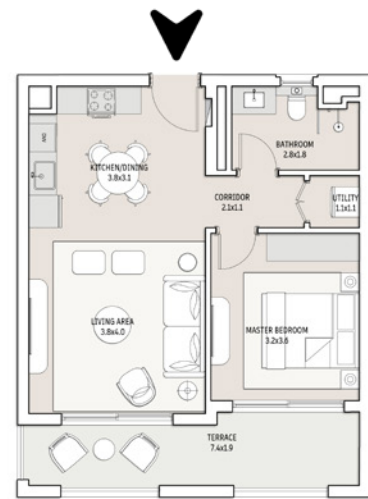
69M²

TERRACES

12M²

GROSS AREA

81M²

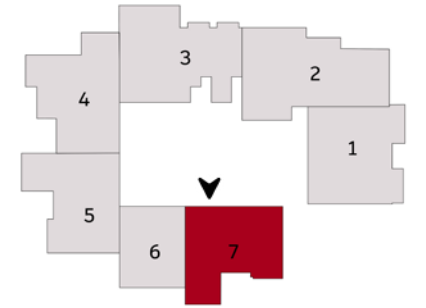


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2BR UNIT 7

FIRST FLOOR



AREA WITHOUT TERRACES

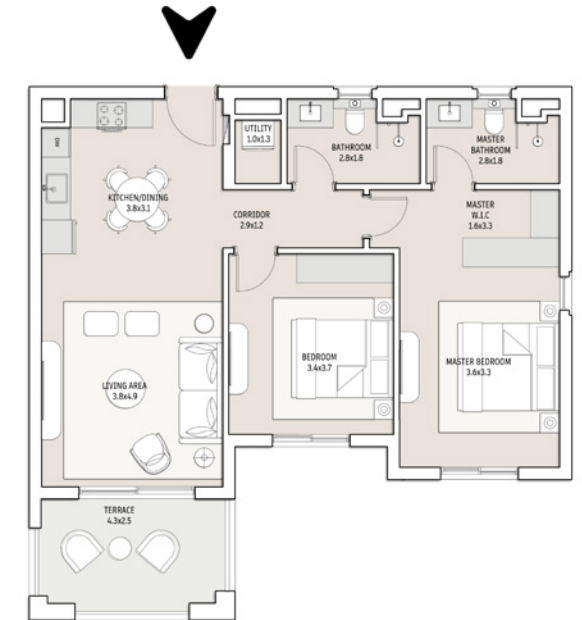
111M²

TERRACES

11M²

GROSS AREA

122M²

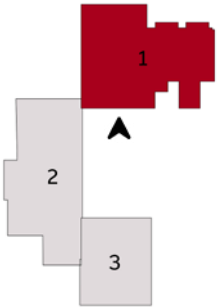


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3BR UNIT 1

SECOND FLOOR



AREA WITHOUT TERRACES

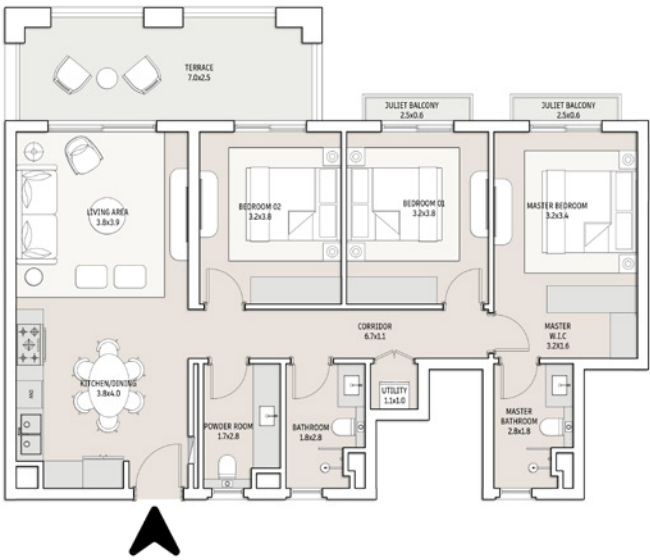
137M²

TERRACES

20M²

GROSS AREA

157M²

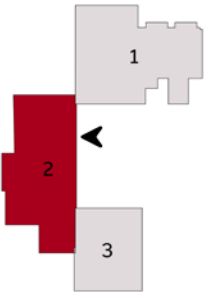


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3BR UNIT 2

SECOND FLOOR



AREA WITHOUT TERRACES

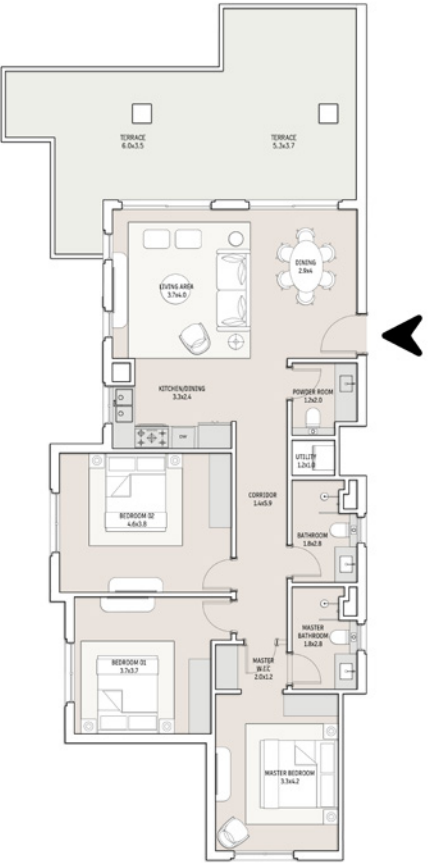
158M²

TERRACES

41M²

GROSS AREA

199M²

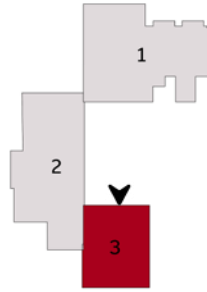


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1BR UNIT 3

SECOND FLOOR



AREA WITHOUT TERRACES

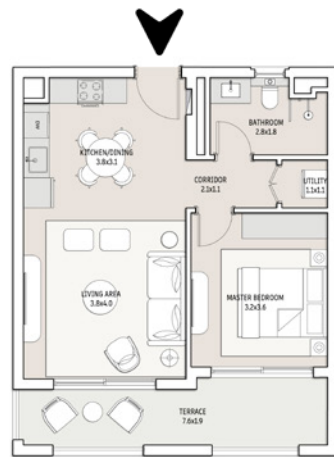
70M²

TERRACES

12M²

GROSS AREA

82M²



DISCLAIMER

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 without prior notice.
5. Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.
6. Garden areas and shapes vary from unit to unit, and from building to building.
7. Gardens are only for illustrative purposes & not actual garden limits
8. Gardens for ground floor units are delivered without fences, plantation and irrigation.
9. All visuals and layouts are for illustrative purposes and may be subject to change without prior notice.
10. Actual unit orientation (original or mirrored) is according to the contract annex. Brochure encloses only the original orientation.

Interior Finishes

1. ENTRANCE, LIVING & DINING AREA

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

2. KITCHEN

- | Floors Local Porcelain
- | 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 Local Porcelain
- | Walls Local Porcelain 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

- | Not Included - Provisions only

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:
All materials are tentative. Information is subject to change without notice depending on availability of the specified materials. Equivalents will then be installed instead.
1. Instant water heaters are not allowed, provisions are for conventional water heaters.
2. Gardens are delivered without plantation and irrigation.



Your Home Your Haven

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







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