

marassi

RED SEA

ULTRA LUXURY RESORT

HORIZON III  
VILLAS

EMAAR

MISR



the RED SEA  
*Reimagined*



**ELEVATED LANDSCAPE  
WITH WATER VIEWS FOR ALL VILLAS**



SURROUNDED BY  
LUSH COASTAL GREENERY



OVERLOOKING  
TRANQUIL WATER CHANNELS



## PRIVATE BOAT BERTHING EXPERIENCE



SERENE POOLS DIRECTLY  
OVERLOOKING WATER CHANNELS

# marassi

RED SEA  
ULTRA LUXURY RESORT



#### DISCLAIMER

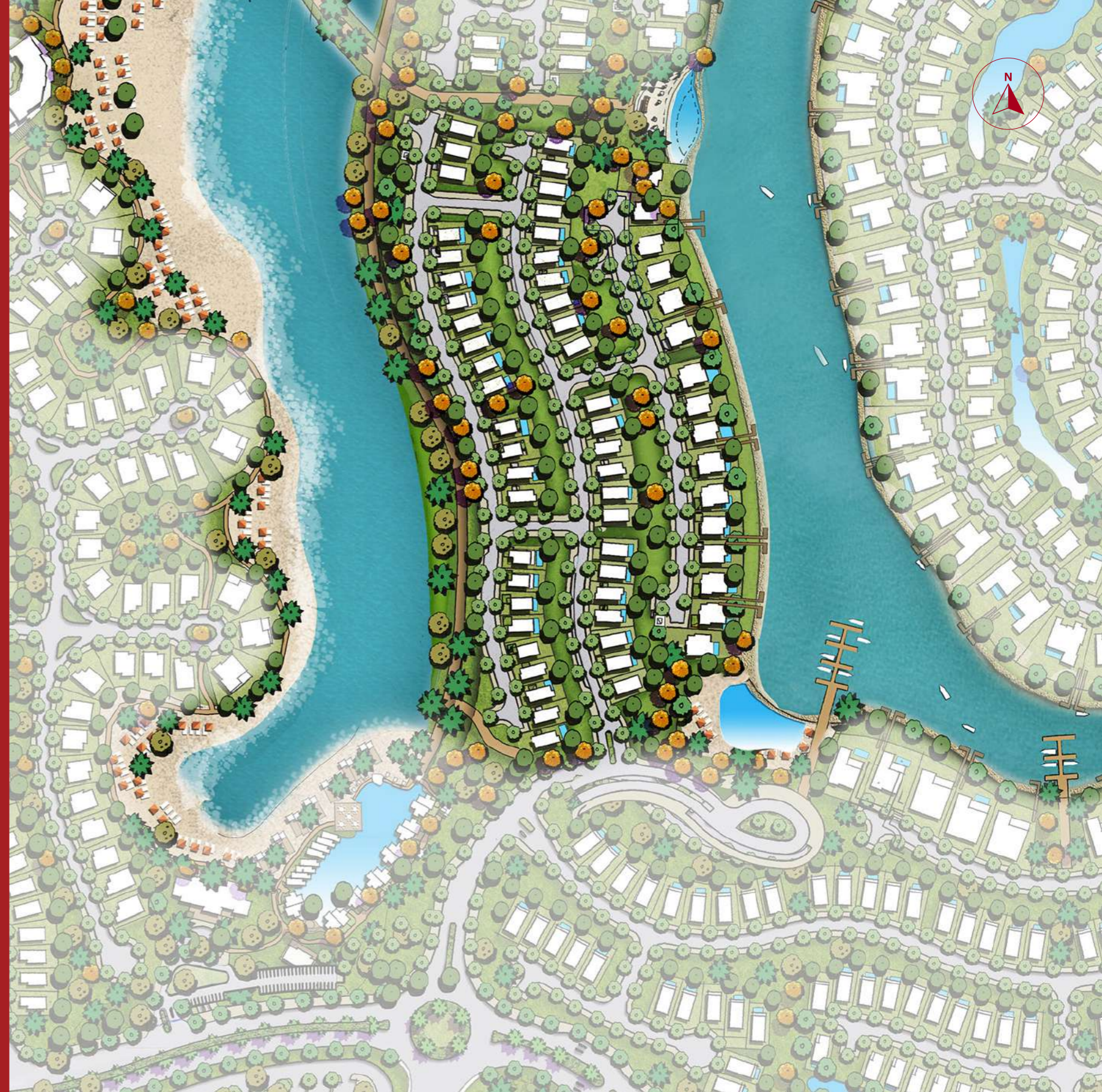
All materials and drawings are approximate and not to scale.  
The developer reserves the right to make revisions without prior notice and only for illustrative purposes.

# HORIZON III

R-3B	_____	539M <sup>2</sup>
R-4A	_____	455M <sup>2</sup>
R-6B	_____	330M <sup>2</sup>
R-7	_____	311M <sup>2</sup>
R-8A	_____	298M <sup>2</sup>
R-8B	_____	277M <sup>2</sup>

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# R-3B

TOTAL GROSS AREA — 539M<sup>2</sup>

6 ENSUITE  
BEDROOMS



# R-3B

TOTAL GROSS AREA — 539M<sup>2</sup>

6 ENSUITE  
BEDROOMS



# R-3B

TOTAL GROSS AREA ———— **539M<sup>2</sup>**

**6** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**215M<sup>2</sup>**

FIRST FLOOR AREA  
**205M<sup>2</sup>**

COVERED TERRACE AREA  
**98M<sup>2</sup>**

UNCOVERED TERRACE AREA  
**10M<sup>2</sup>**

COVERED CARPORT AREA  
**45M<sup>2</sup>**

PORCH AREA  
**11M<sup>2</sup>**

**6** ENSUITE BEDROOMS

**6** BATHROOMS

**1** POWDER ROOM

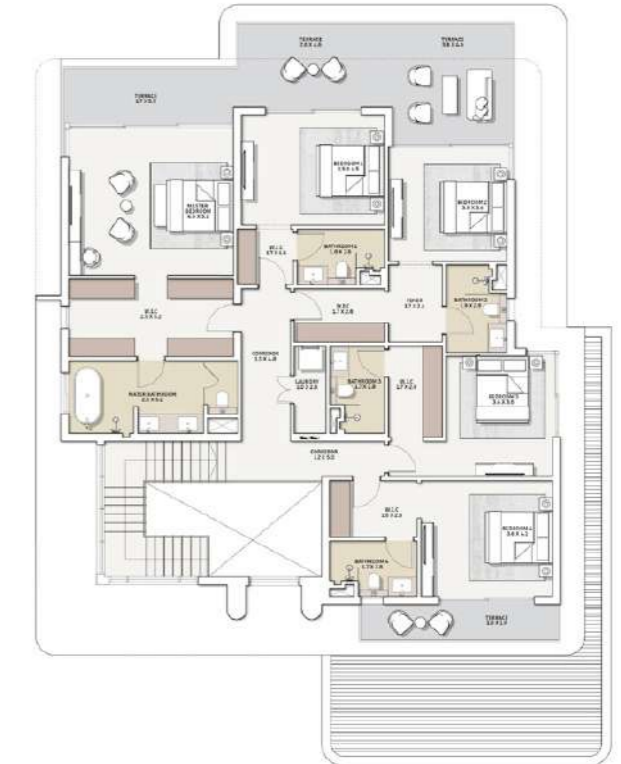
**1** MAID'S ROOM + BATHROOM

**1** DRIVER'S ROOM + BATHROOM

**3** CARPORTS



**GROUND FLOOR**



**FIRST FLOOR**

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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. 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.
10. The design, materials, and placement of facade features, including canopies and shading elements, are indicative only and are subject to revisions, alterations, or removal without prior notice.

# R-4A

TOTAL GROSS AREA — 455M<sup>2</sup>

6 ENSUITE  
BEDROOMS



# R-4A

TOTAL GROSS AREA — 455M<sup>2</sup>

6 ENSUITE  
BEDROOMS



# R-4A

TOTAL GROSS AREA ———— **455M<sup>2</sup>**

**6** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**185M<sup>2</sup>**

UNCOVERED TERRACE AREA  
**11M<sup>2</sup>**

FIRST FLOOR AREA  
**193M<sup>2</sup>**

COVERED CARPORT AREA  
**40M<sup>2</sup>**

COVERED TERRACE AREA  
**49M<sup>2</sup>**

PORCH AREA  
**17M<sup>2</sup>**

- 6** ENSUITE BEDROOMS
- 6** BATHROOMS
- 1** POWDER ROOM
- 1** MAID'S ROOM + BATHROOM
- 1** DRIVER'S ROOM + BATHROOM
- 2** CARPORTS

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**GROUND FLOOR**



**FIRST FLOOR**

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# R-6B

TOTAL GROSS AREA — 330M<sup>2</sup>

5 ENSUITE  
BEDROOMS



# R-6B

TOTAL GROSS AREA — 330M<sup>2</sup>

5 ENSUITE  
BEDROOMS



# R-6B

TOTAL GROSS AREA ———— **330M<sup>2</sup>**

**5** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**135M<sup>2</sup>**

FIRST FLOOR AREA  
**157M<sup>2</sup>**

COVERED TERRACE AREA  
**27M<sup>2</sup>**

UNCOVERED TERRACE AREA  
**2M<sup>2</sup>**

COVERED CARPORT AREA  
**36M<sup>2</sup>**

PORCH AREA  
**9M<sup>2</sup>**

**5** ENSUITE BEDROOMS

**5** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM + BATHROOM

**1** DRIVER'S ROOM + BATHROOM

**2** CARPORTS

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**GROUND  
FLOOR**



**FIRST  
FLOOR**

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# R-7

TOTAL GROSS AREA — 311M<sup>2</sup>

5 BEDROOMS



# R-7

TOTAL GROSS AREA — 311M<sup>2</sup>

5 BEDROOMS



# R-7

TOTAL GROSS AREA ———— **311M<sup>2</sup>**

**5** BEDROOMS

GROUND FLOOR AREA  
**126M<sup>2</sup>**

FIRST FLOOR AREA  
**130M<sup>2</sup>**

COVERED TERRACE AREA  
**40M<sup>2</sup>**

COVERED CARPORT AREA  
**15M<sup>2</sup>**

PORCH AREA  
**15M<sup>2</sup>**

- 3** ENSUITE BEDROOMS
- 2** BEDROOMS
- 4** BATHROOMS
- 1** POWDER ROOM
- 1** MAID'S ROOM + BATHROOM
- 1** CARPORTS

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**GROUND  
FLOOR**



**FIRST  
FLOOR**

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# R-8A

TOTAL GROSS AREA — 298M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-8A

TOTAL GROSS AREA — 298M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-8A

TOTAL GROSS AREA ———— **298M<sup>2</sup>**

**4** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**111M<sup>2</sup>**

FIRST FLOOR AREA  
**131M<sup>2</sup>**

COVERED TERRACE AREA  
**36M<sup>2</sup>**

UNCOVERED TERRACE AREA  
**7M<sup>2</sup>**

COVERED CARPORT AREA  
**37M<sup>2</sup>**

PORCH AREA  
**13M<sup>2</sup>**

- 4** ENSUITE BEDROOMS
- 4** BATHROOMS
- 1** POWDER ROOM
- 1** MAID'S ROOM + BATHROOM
- 2** CARPORTS

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**GROUND FLOOR**



**FIRST FLOOR**

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# R-8B

TOTAL GROSS AREA — 277M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-8B

TOTAL GROSS AREA ——— 277M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-8B

TOTAL GROSS AREA ————— **277M<sup>2</sup>**

**4** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**113M<sup>2</sup>**

COVERED CARPORT AREA  
**43M<sup>2</sup>**

**4** ENSUITE BEDROOMS

**4** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM + BATHROOM

**2** CARPORTS

FIRST FLOOR AREA  
**122M<sup>2</sup>**

PORCH AREA  
**11M<sup>2</sup>**

COVERED TERRACE AREA  
**31M<sup>2</sup>**

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**GROUND FLOOR**



**FIRST FLOOR**

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# Scheme 1

# Interior Finishes

## Villa R-3B

### 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

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



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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 SALES CENTERS

**Uptown Cairo:** Emtidad Ramsis St. exit from the 6th of October bridge.

**Mivida:** Mivida Business Park Building 1, end of road 90 next to AUC new campus.

**Cairo Gate:** Cairo - Alexandria Desert Rd, in front of Dandy Mall.

**Marassi:** Marassi Marina, Sidi Abdel Rahman, Kilo 133, North Coast Road, Matrouh.

[www.emaarmisr.com](http://www.emaarmisr.com)



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