

marassi

RED SEA

ULTRA LUXURY RESORT

LAGUNA  
VILLAS & TOWNHOMES

EMAAR

MISR



the RED SEA  
*Reimagined*



DIVERSE HOME OPTIONS TAILORED  
TO EVERY FAMILY LIFESTYLE



*STEPS AWAY FROM  
THE INFINITY BEACH*



PRIVATE SWIMMABLE LAGOONS  
ENSURING WATER VIEWS FOR ALL HOMES



CLOSE PROXIMITY  
TO MAIN GATE



**SURROUNDED BY  
LUSH COASTAL GREENERY**

# marassi

RED SEA  
ULTRA LUXURY RESORT



#### DISCLAIMER

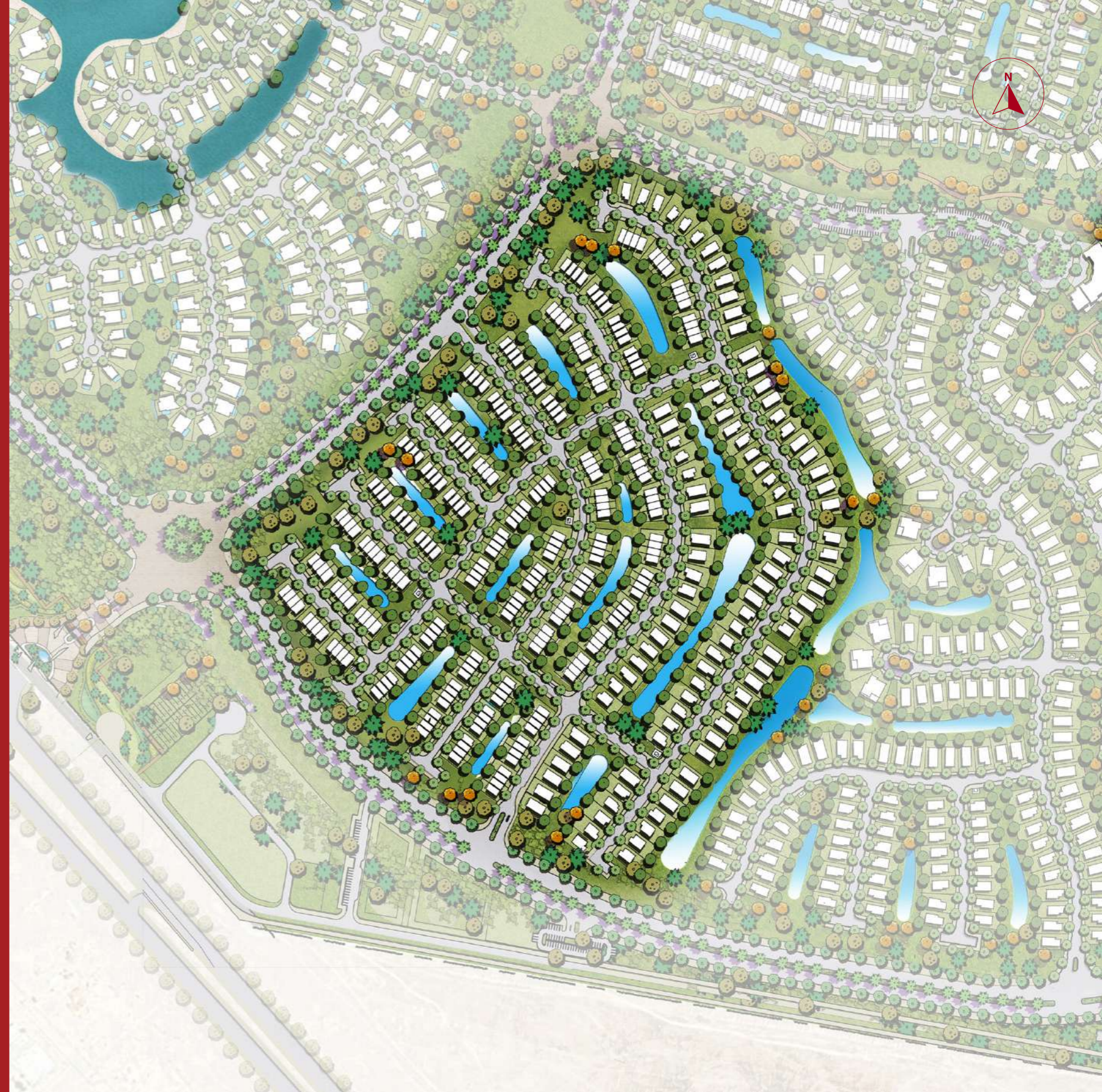
All materials and drawings are approximate and not to scale.  
The developer reserves the right to make revisions without prior notice and only for illustrative purposes.

# LAGUNA

R-6A	345M <sup>2</sup>
R-6B	330M <sup>2</sup>
R-8A	298M <sup>2</sup>
R-8B	277M <sup>2</sup>
R-10B	265M <sup>2</sup>
R-11A	235M <sup>2</sup>
R-11B	232M <sup>2</sup>
TH-1A	164M <sup>2</sup> - 167M <sup>2</sup>
TH-1C	165M <sup>2</sup> - 169M <sup>2</sup>

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# R-6A

TOTAL GROSS AREA — 345M<sup>2</sup>

5 ENSUITE  
BEDROOMS



# R-6A

TOTAL GROSS AREA — 345M<sup>2</sup>

5 ENSUITE  
BEDROOMS



# R-6A

TOTAL GROSS AREA ———— **345M<sup>2</sup>**

**5** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**134M<sup>2</sup>**

FIRST FLOOR AREA  
**158M<sup>2</sup>**

COVERED TERRACE AREA  
**32M<sup>2</sup>**

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

COVERED CARPORT AREA  
**39M<sup>2</sup>**

PORCH AREA  
**19M<sup>2</sup>**

**5** ENSUITE BEDROOMS

**5** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM + BATHROOM

**1** DRIVER'S ROOM + 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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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.
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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-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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**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>**

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

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

COVERED TERRACE AREA  
**31M<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-10B

TOTAL GROSS AREA — 265M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-10B

TOTAL GROSS AREA — 265M<sup>2</sup>

4 ENSUITE  
BEDROOMS



# R-10B

TOTAL GROSS AREA ———— **265M<sup>2</sup>**

**4** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**110M<sup>2</sup>**

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

COVERED TERRACE AREA  
**28M<sup>2</sup>**

COVERED CARPORT AREA  
**33M<sup>2</sup>**

PORCH AREA  
**14M<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-11A

TOTAL GROSS AREA — 235M<sup>2</sup>

3 ENSUITE  
BEDROOMS



# R-11A

TOTAL GROSS AREA — 235M<sup>2</sup>

3 ENSUITE  
BEDROOMS



# R-11A

TOTAL GROSS AREA ———— **235M<sup>2</sup>**

**3** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**98M<sup>2</sup>**

FIRST FLOOR AREA  
**107M<sup>2</sup>**

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

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

COVERED CARPORT AREA  
**24M<sup>2</sup>**

PORCH AREA  
**12M<sup>2</sup>**

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

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**GROUND FLOOR**



**FIRST FLOOR**

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# R-11B

TOTAL GROSS AREA — 232M<sup>2</sup>

3 ENSUITE  
BEDROOMS



# R-11B

TOTAL GROSS AREA — 232M<sup>2</sup>

3 ENSUITE  
BEDROOMS



# R-11B

TOTAL GROSS AREA ———— **232M<sup>2</sup>**

**3** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**95M<sup>2</sup>**

COVERED CARPORT AREA  
**38M<sup>2</sup>**

FIRST FLOOR AREA  
**105M<sup>2</sup>**

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

COVERED TERRACE AREA  
**19M<sup>2</sup>**

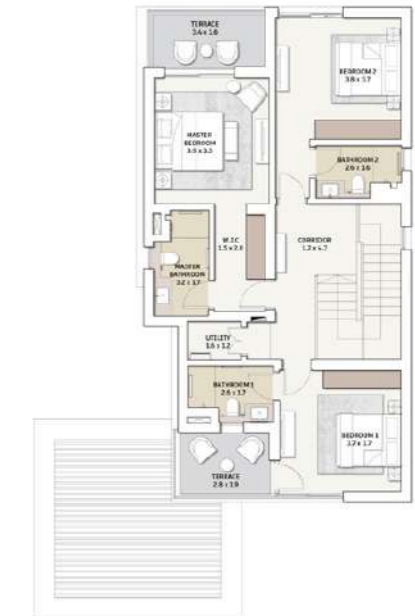
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- 3** BATHROOMS
- 1** POWDER ROOM
- 1** MAID'S ROOM + BATHROOM
- 2** CARPORTS

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**GROUND FLOOR**



**FIRST FLOOR**

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# TH-1A

TOTAL GROSS AREA — 164M<sup>2</sup> - 167M<sup>2</sup>

3 BEDROOMS



# TH-1A

TOTAL GROSS AREA — 164M<sup>2</sup> - 167M<sup>2</sup>

3 BEDROOMS



# TH-1A MIDDLE UNIT

TOTAL GROSS AREA ———— **164M<sup>2</sup>**

**3** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**60M<sup>2</sup>**

FIRST FLOOR AREA  
**70M<sup>2</sup>**

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

UNCOVERED TERRACE AREA  
**19M<sup>2</sup>**

COVERED CARPORT AREA  
**35M<sup>2</sup>**

PORCH AREA  
**5M<sup>2</sup>**

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

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**GROUND FLOOR**



**FIRST FLOOR**



# TH-1A CORNER UNIT

TOTAL GROSS AREA ———— **167M<sup>2</sup>**

**3** ENSUITE  
BEDROOMS

GROUND FLOOR AREA  
**61M<sup>2</sup>**

FIRST FLOOR AREA  
**72M<sup>2</sup>**

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

UNCOVERED TERRACE AREA  
**19M<sup>2</sup>**

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

PORCH AREA  
**5M<sup>2</sup>**

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

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**GROUND FLOOR**



**FIRST FLOOR**



# TH-1C

TOTAL GROSS AREA — 165M<sup>2</sup> - 169M<sup>2</sup>

3 BEDROOMS



# TH-1C

TOTAL GROSS AREA — 165M<sup>2</sup> - 169M<sup>2</sup>

3 BEDROOMS



# TH-1C MIDDLE UNIT

TOTAL GROSS AREA ———— **165M<sup>2</sup>**

**3** BEDROOMS

GROUND FLOOR AREA  
**62M<sup>2</sup>**

COVERED CARPORT AREA  
**34M<sup>2</sup>**

FIRST FLOOR AREA  
**72M<sup>2</sup>**

PORCH AREA  
**5M<sup>2</sup>**

COVERED TERRACE AREA  
**26M<sup>2</sup>**

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

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**GROUND FLOOR**



**FIRST FLOOR**



# TH-1C CORNER UNIT

TOTAL GROSS AREA ———— **169M<sup>2</sup>**

**3** BEDROOMS

GROUND FLOOR AREA  
**64M<sup>2</sup>**

FIRST FLOOR AREA  
**73M<sup>2</sup>**

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

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

PORCH AREA  
**5M<sup>2</sup>**

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

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**GROUND FLOOR**



**FIRST FLOOR**



# 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



#### 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.



## 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)



# EMAAR

MISR