

marassi

RED SEA

ULTRA LUXURY RESORT

MARINA BAY
RESIDENCES

EMAAR

MISR



the RED SEA
Reimagined



SERENE WATER CHANNEL VIEWS



DIRECT ACCESS
TO WATERFRONT PROMENADE



INTEGRATED RESIDENTIAL & RETAIL EXPERIENCE



ADJACENT TO MAIN ROAD
FOR EVERYDAY CONVENIENCE



CENTRALLY LOCATED BETWEEN
MAIN MARINA AND BOUTIQUE MARINA I

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.

MARINA BAY RESIDENCES

RESIDENCE A
4-STOREY BUILDING

RESIDENCE B
4-STOREY BUILDING

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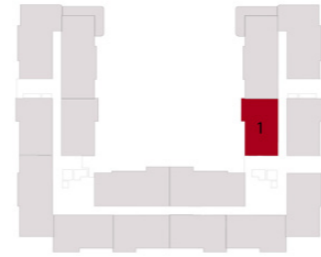


RESIDENCES A & B

4-STOREY BUILDING

2BR

GROUND FLOOR — UNIT 01



AREA WITHOUT TERRACES

114M²

TERRACES

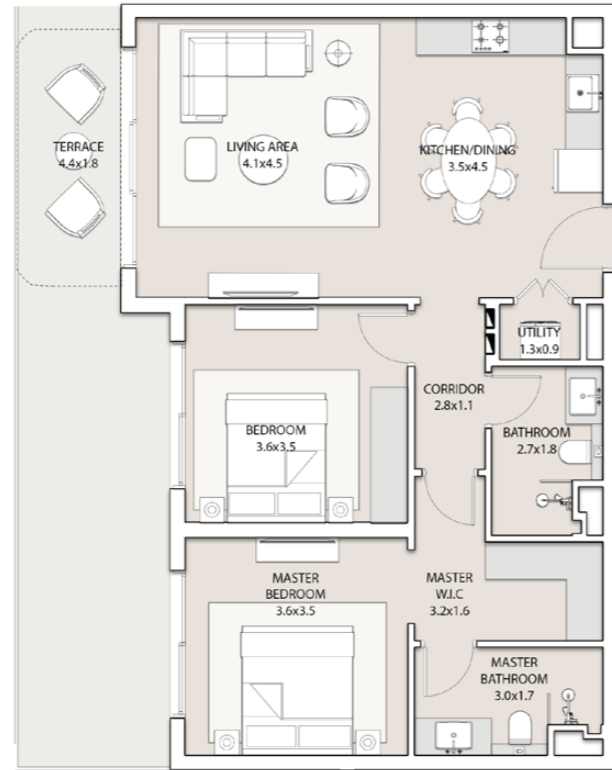
9M²

GROSS AREA

123M²

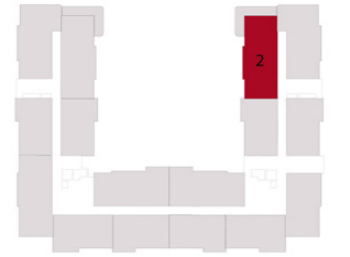
TERRACED GARDEN

19M²



3BR

GROUND FLOOR — UNIT 02



AREA WITHOUT TERRACES

161M²

TERRACES

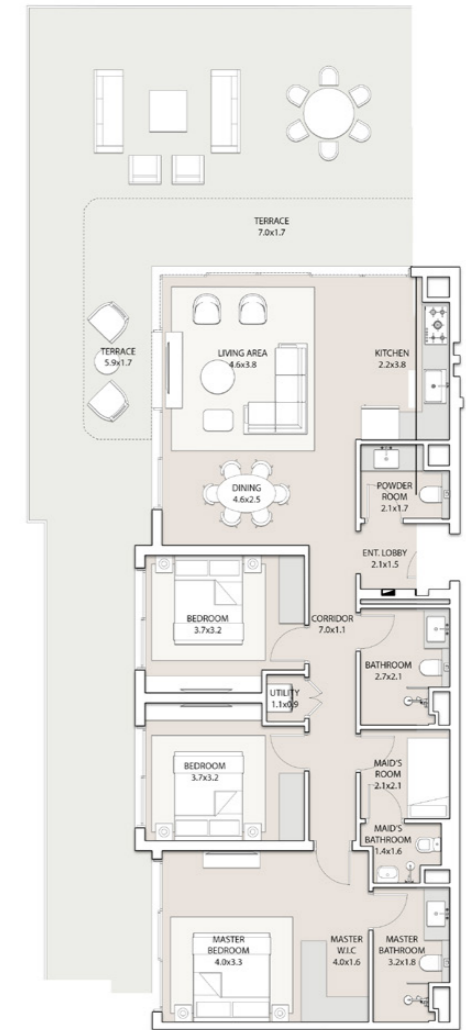
27M²

GROSS AREA

188M²

TERRACED GARDEN

86M²

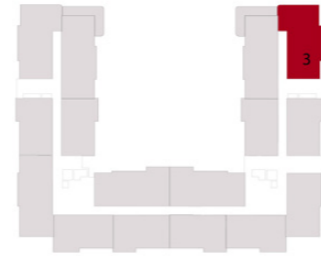


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3BR

GROUND FLOOR — UNIT 03



AREA WITHOUT TERRACES

157M²

TERRACES

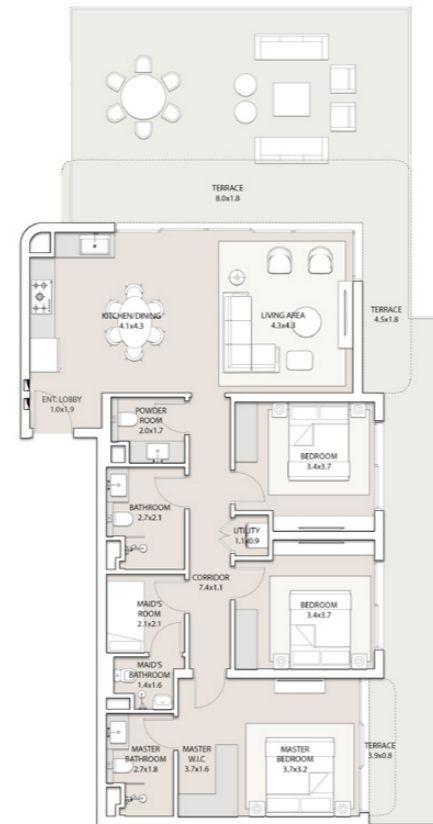
22M²

GROSS AREA

179M²

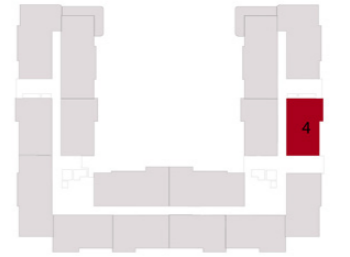
TERRACED GARDEN

55M²



2BR

GROUND FLOOR — UNIT 04



AREA WITHOUT TERRACES

115M²

TERRACES

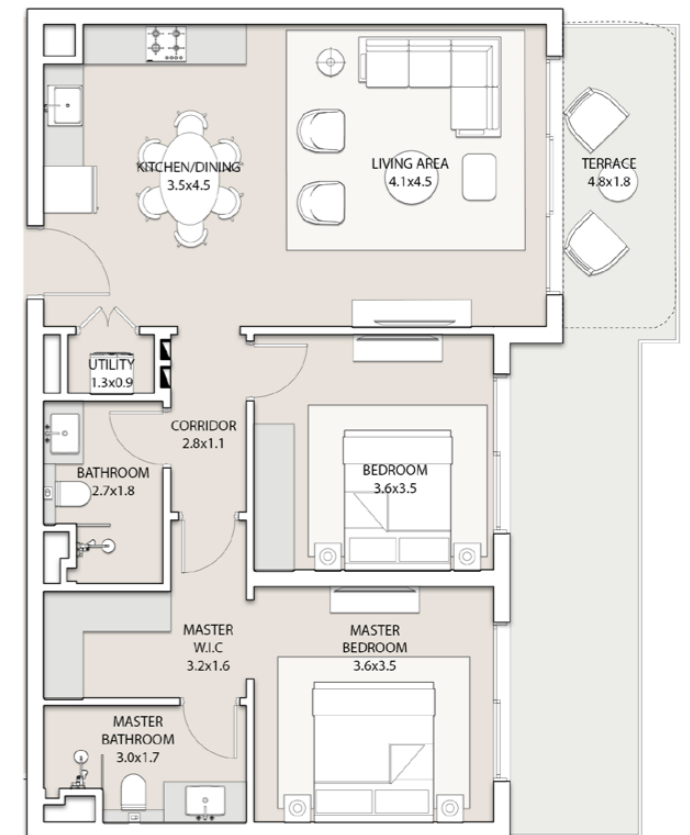
8M²

GROSS AREA

123M²

TERRACED GARDEN

15M²



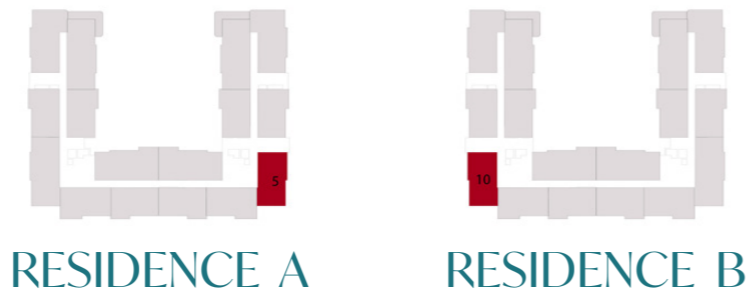
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2BR

GROUND FLOOR

UNIT 05 / 10



RESIDENCE A

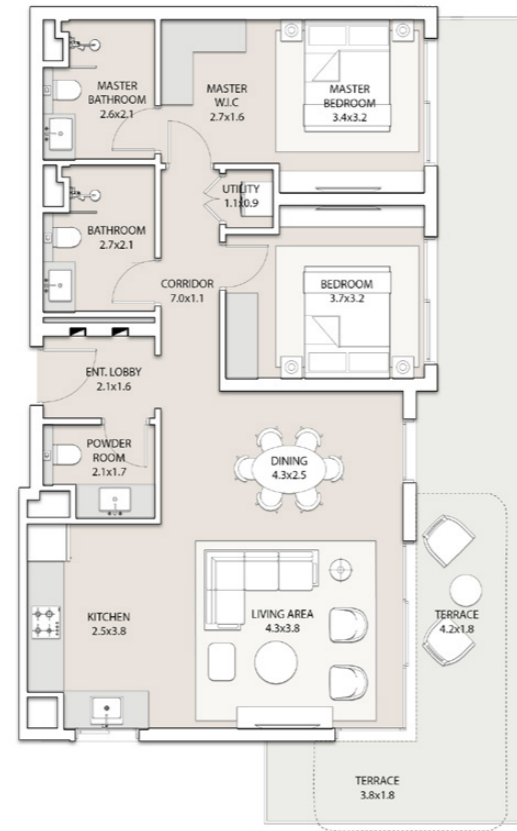
RESIDENCE B

AREA WITHOUT TERRACES
126M²

TERRACES
17M²

GROSS AREA
143M²

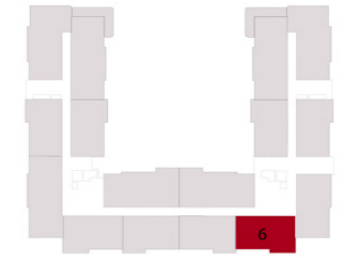
TERRACED GARDEN
15M²



2BR

GROUND FLOOR

UNIT 06

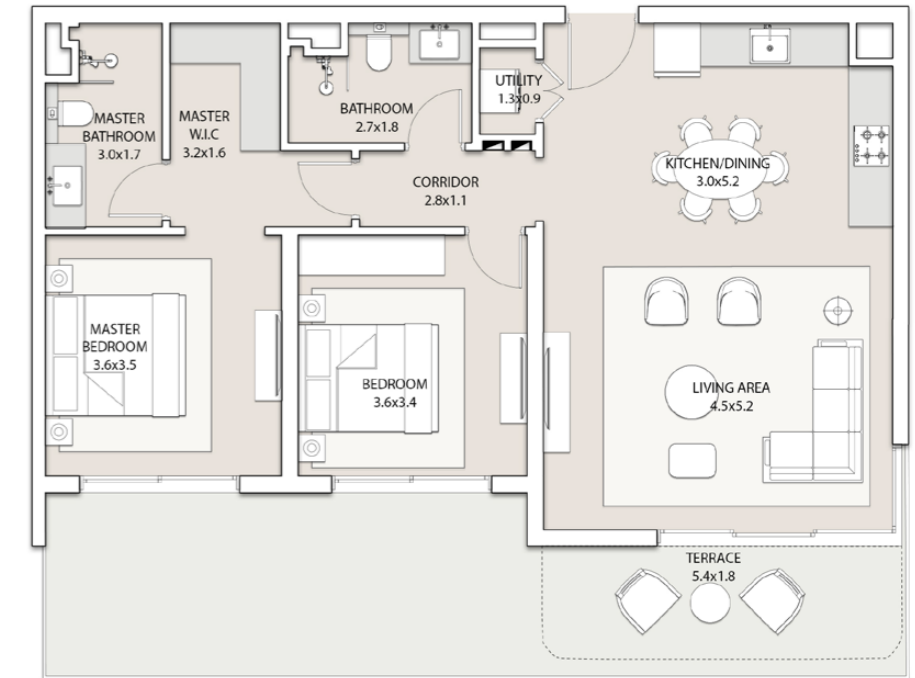


AREA WITHOUT TERRACES
120M²

TERRACES
11M²

GROSS AREA
131M²

TERRACED GARDEN
20M²



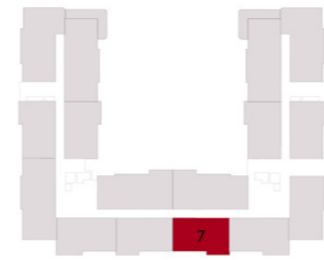
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2BR

GROUND FLOOR

UNIT 07



AREA WITHOUT TERRACES

113M²

TERRACES

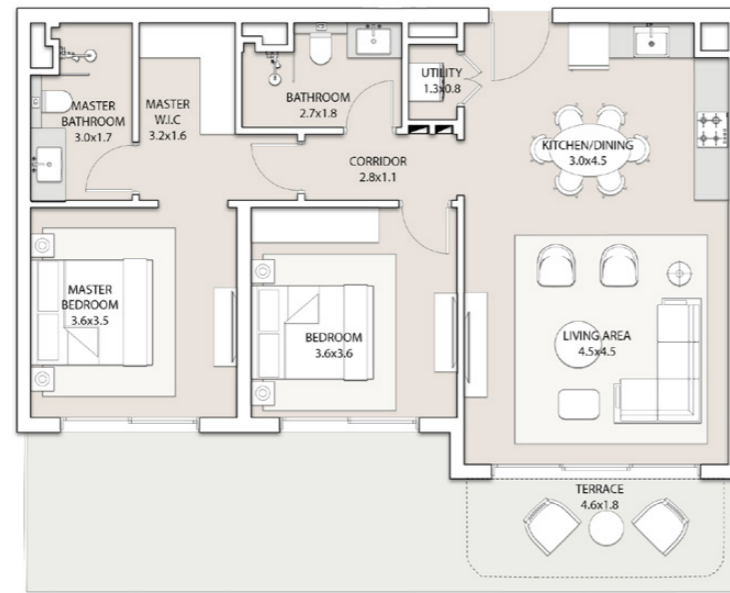
10M²

GROSS AREA

123M²

TERRACED GARDEN

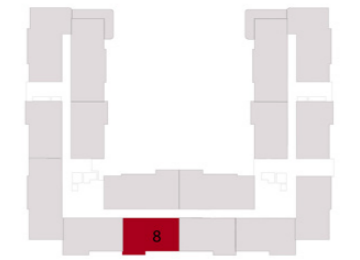
21M²



2BR

GROUND FLOOR

UNIT 08



AREA WITHOUT TERRACES

113M²

TERRACES

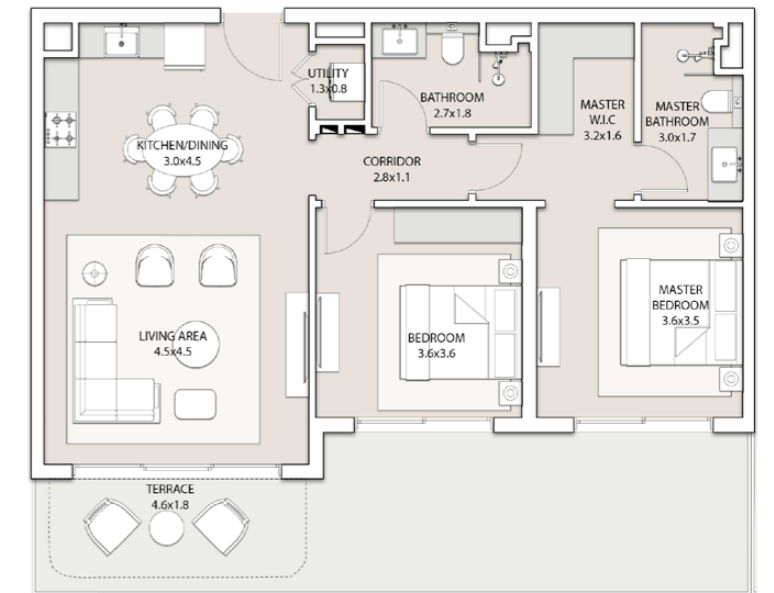
10M²

GROSS AREA

123M²

TERRACED GARDEN

21M²



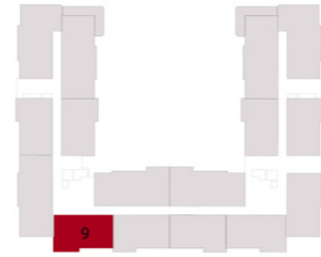
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2BR

GROUND FLOOR

UNIT 09



AREA WITHOUT TERRACES

120M²

TERRACES

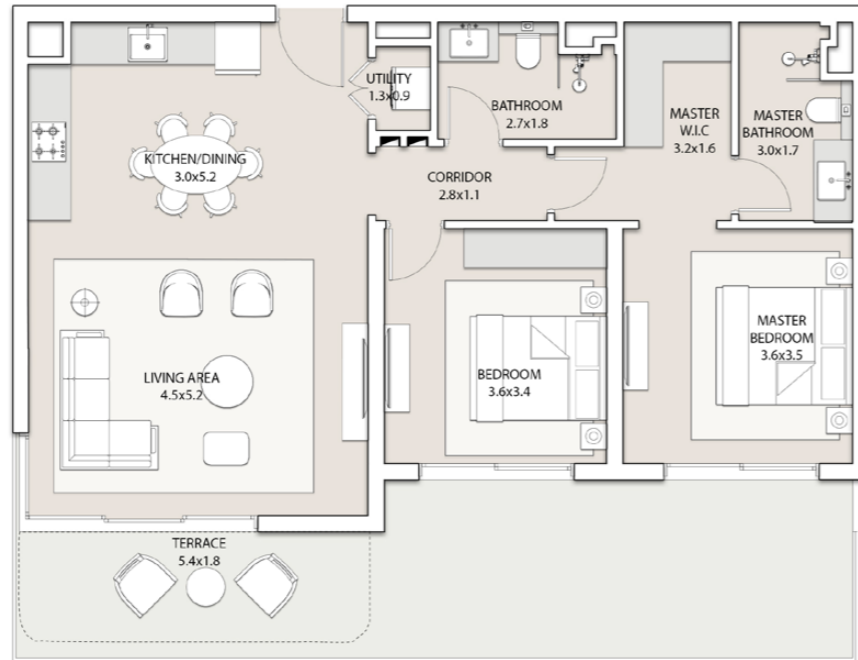
11M²

GROSS AREA

131M²

TERRACED GARDEN

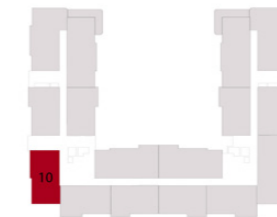
20M²



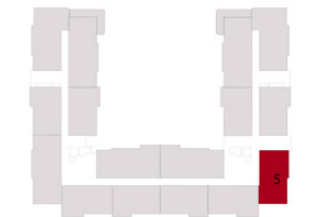
3BR

GROUND FLOOR

UNIT 10 / 05



RESIDENCE A



RESIDENCE B

AREA WITHOUT TERRACES

160M²

TERRACES

23M²

GROSS AREA

183M²

TERRACED GARDEN

25M²

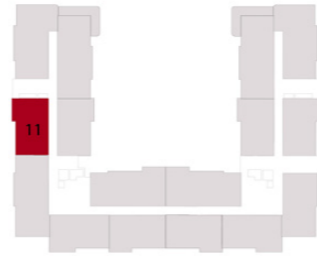


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2BR

GROUND FLOOR — UNIT 11



AREA WITHOUT TERRACES

114M²

TERRACES

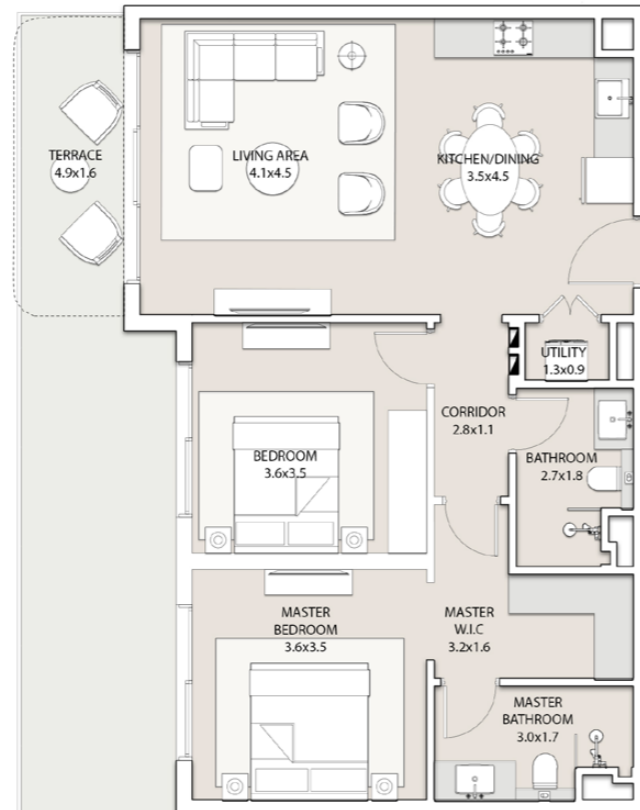
8M²

GROSS AREA

122M²

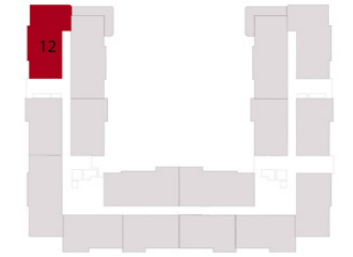
TERRACED GARDEN

18M²



3BR

GROUND FLOOR — UNIT 12



AREA WITHOUT TERRACES

157M²

TERRACES

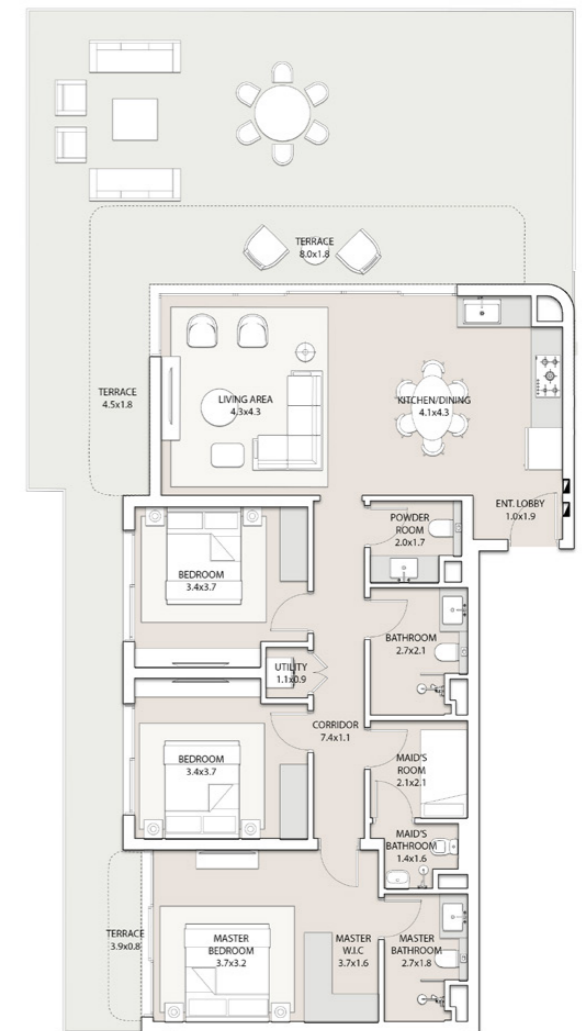
22M²

GROSS AREA

179M²

TERRACED GARDEN

70M²

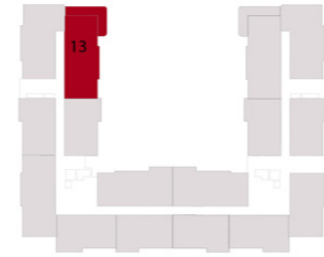


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3BR

GROUND FLOOR — UNIT 13



AREA WITHOUT TERRACES

161M²

TERRACES

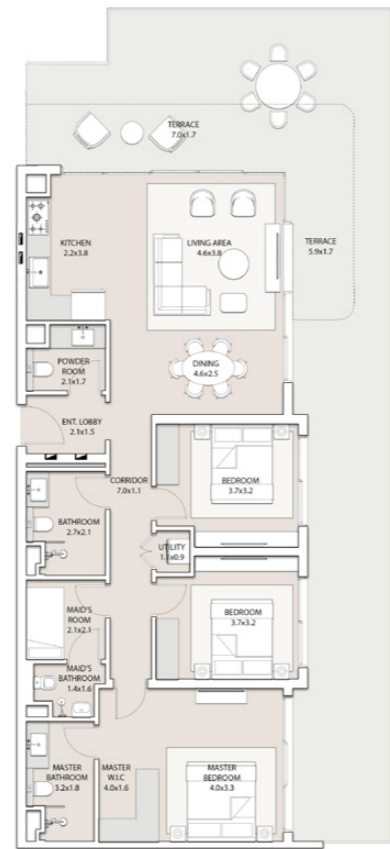
22M²

GROSS AREA

183M²

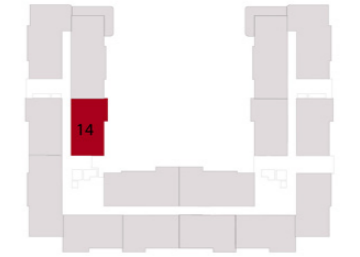
TERRACED GARDEN

54M²



2BR

GROUND FLOOR — UNIT 14



AREA WITHOUT TERRACES

114M²

TERRACES

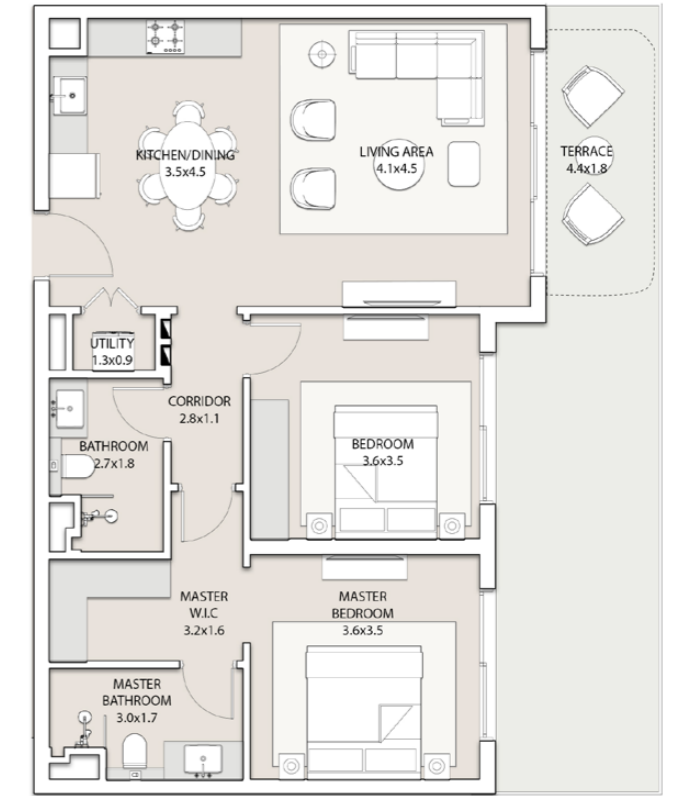
9M²

GROSS AREA

123M²

TERRACED GARDEN

20M²

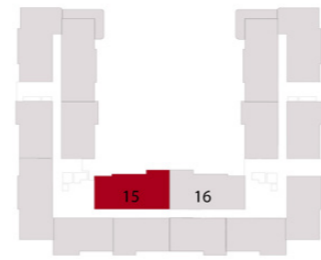


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3BR

GROUND FLOOR — UNIT 15



AREA WITHOUT TERRACES

156M²

TERRACES

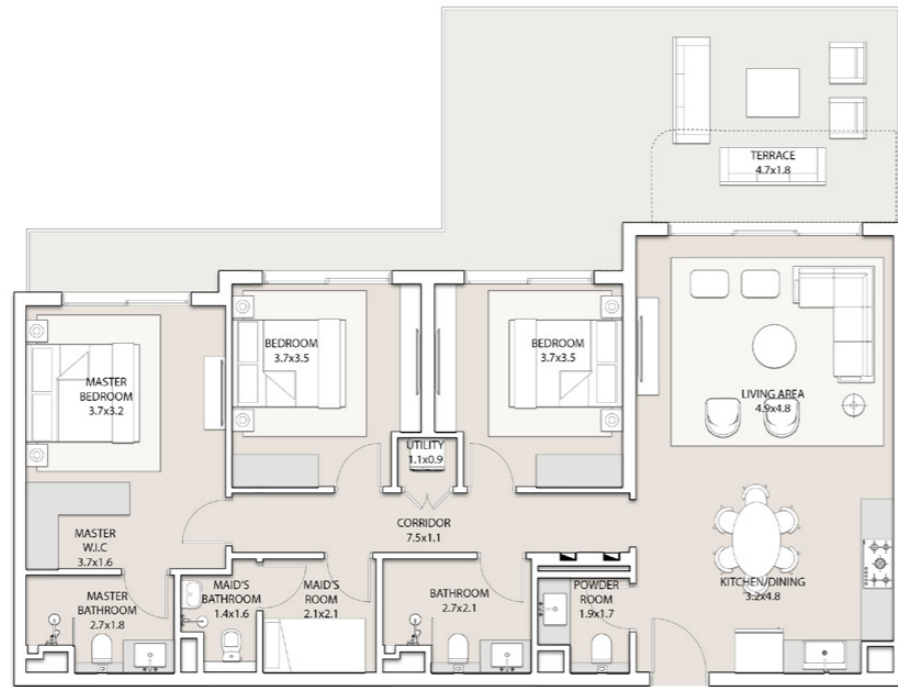
20M²

GROSS AREA

176M²

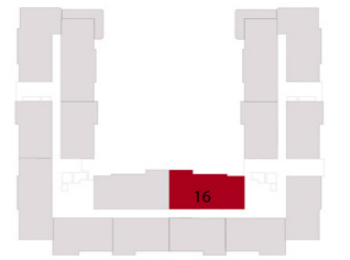
TERRACED GARDEN

24M²



3BR

GROUND FLOOR — UNIT 16



AREA WITHOUT TERRACES

156M²

TERRACES

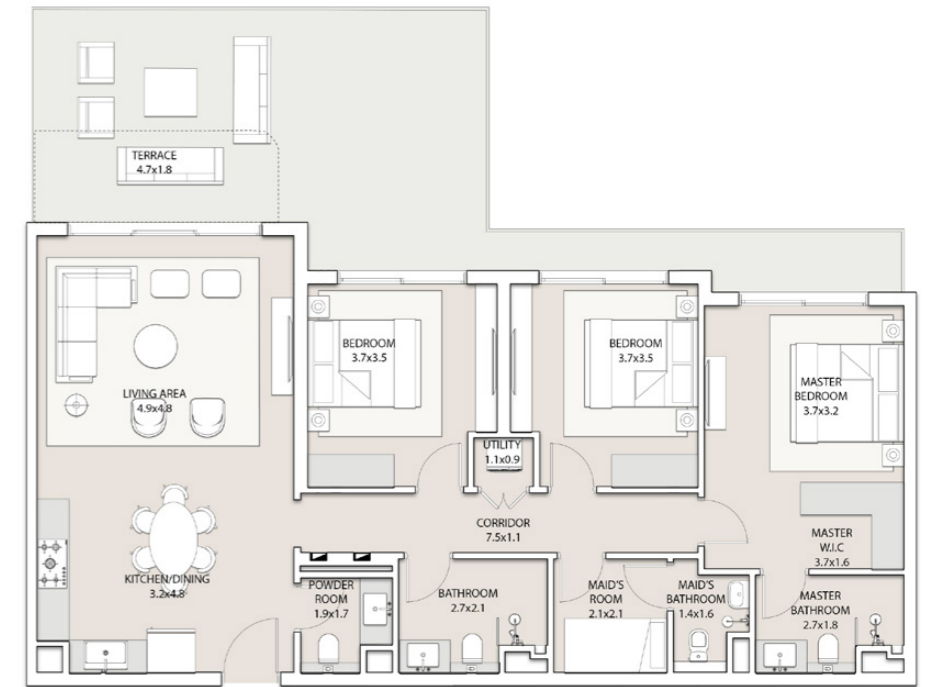
20M²

GROSS AREA

176M²

TERRACED GARDEN

24M²



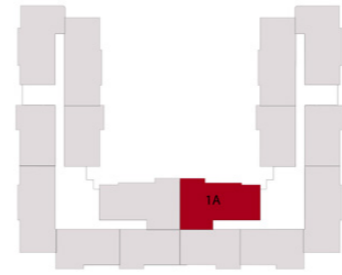
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3BR

TYPICAL FLOOR

UNIT 1A



AREA WITHOUT TERRACES

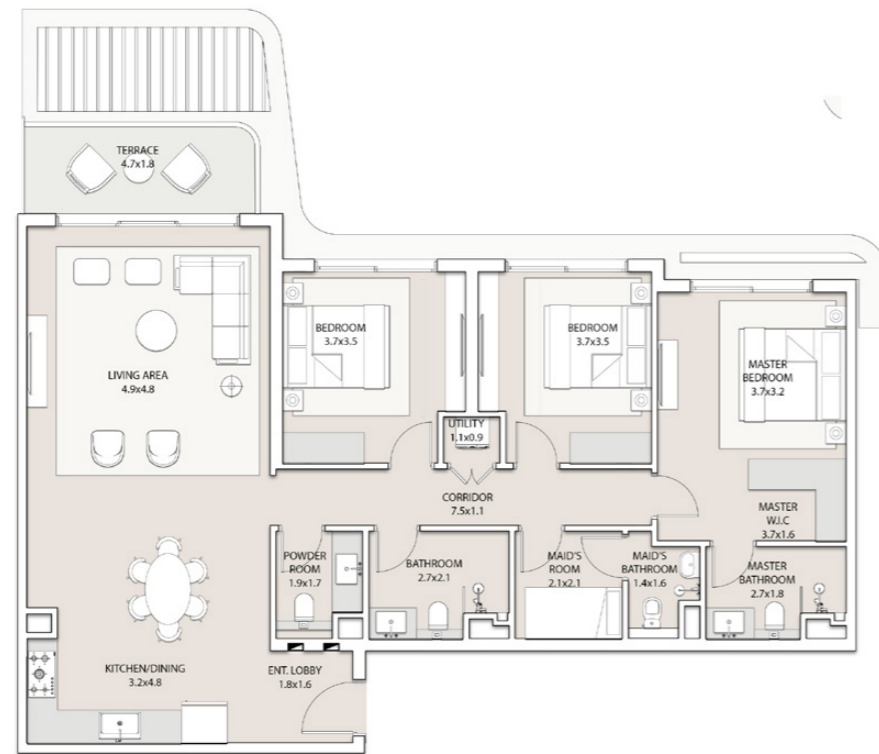
172M²

TERRACES

8M²

GROSS AREA

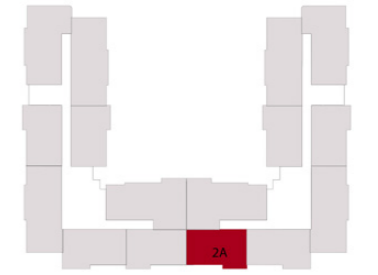
180M²



2BR

TYPICAL FLOOR

UNIT 2A



AREA WITHOUT TERRACES

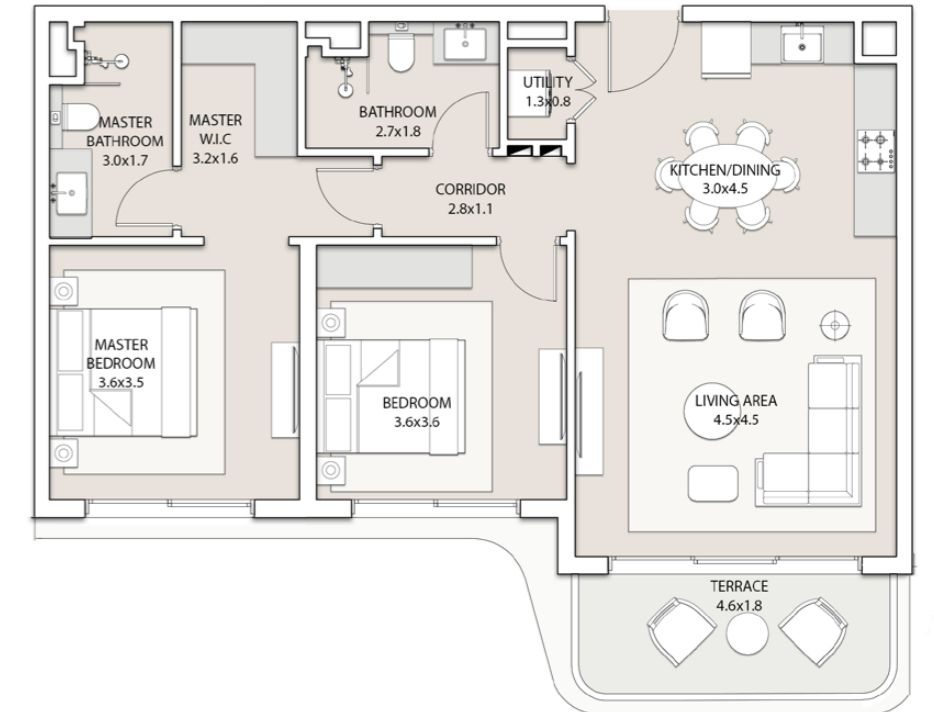
112M²

TERRACES

8M²

GROSS AREA

120M²



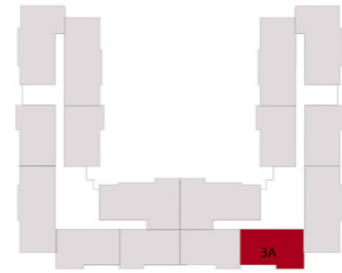
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2BR

TYPICAL FLOOR

UNIT 3A



AREA WITHOUT TERRACES

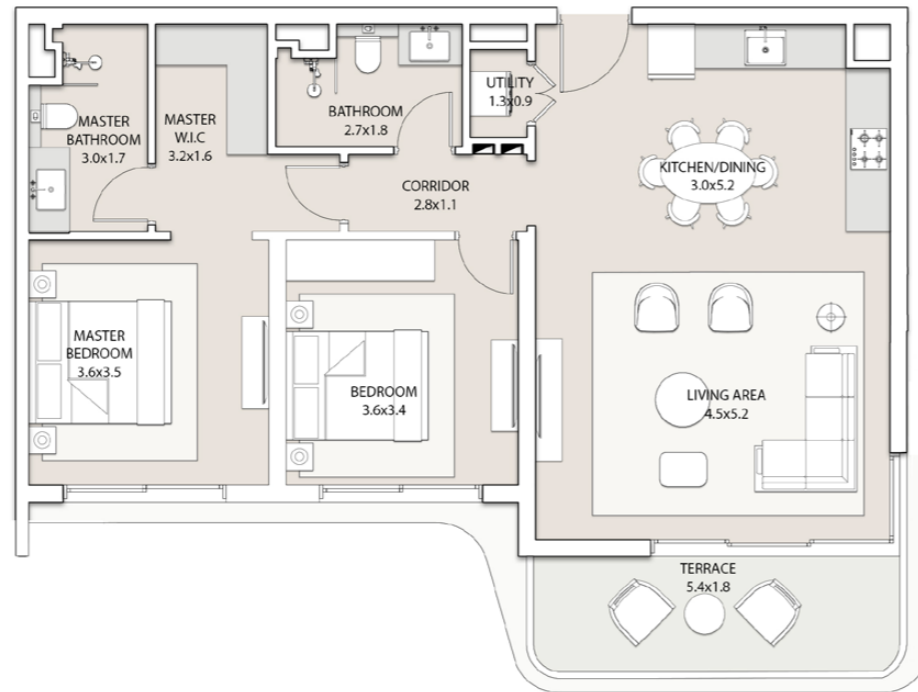
120M²

TERRACES

10M²

GROSS AREA

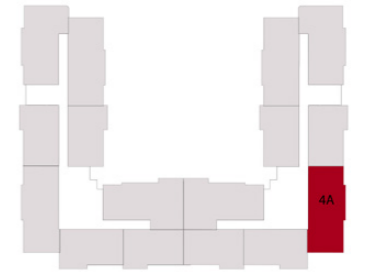
130M²



3BR

TYPICAL FLOOR

UNIT 4A



AREA WITHOUT TERRACES

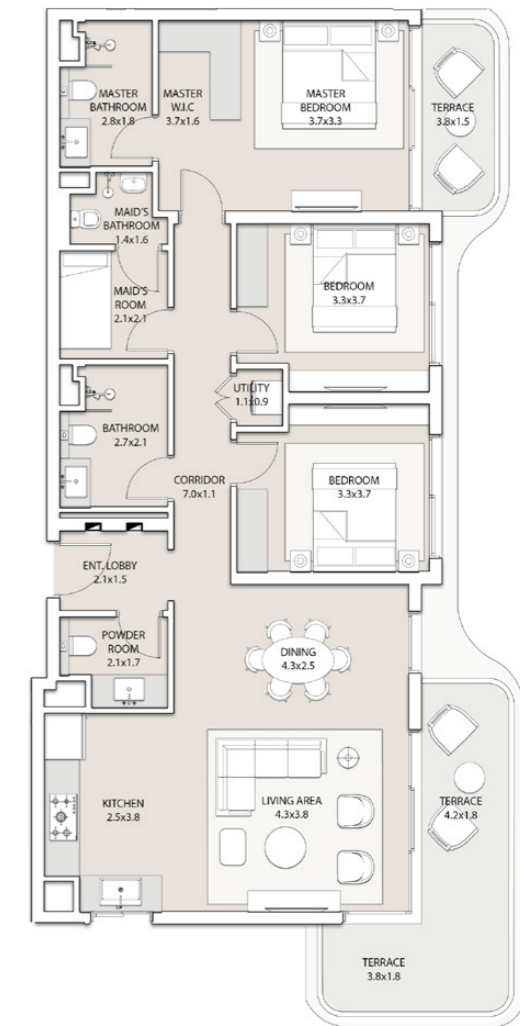
160M²

TERRACES

21M²

GROSS AREA

181M²



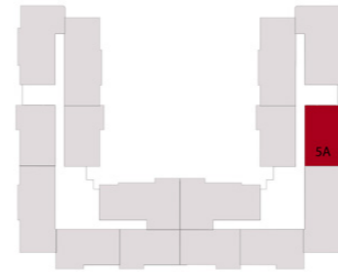
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2BR

TYPICAL FLOOR

UNIT 5A



AREA WITHOUT TERRACES

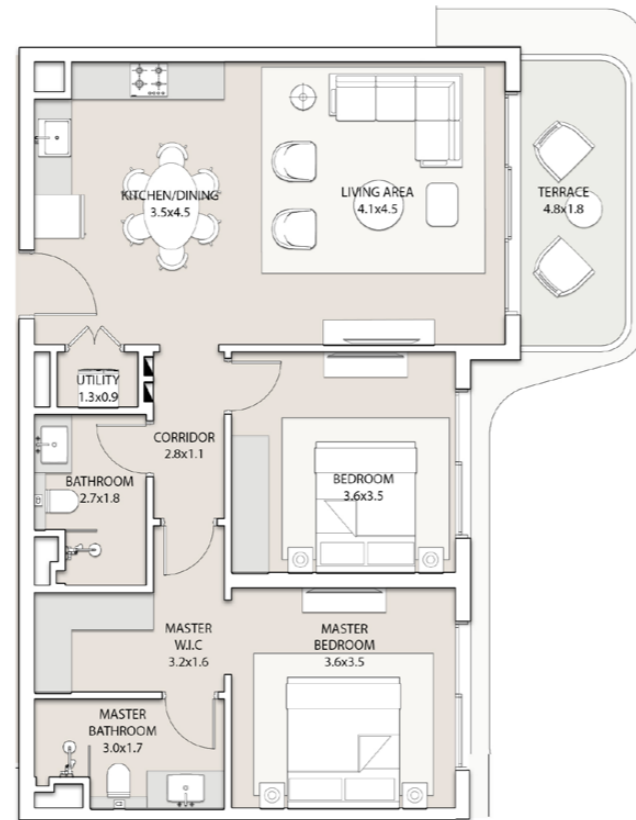
114M²

TERRACES

9M²

GROSS AREA

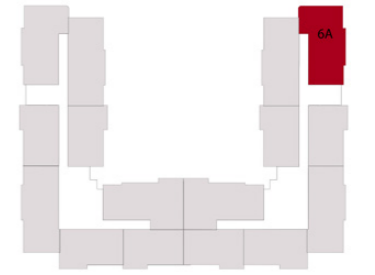
123M²



3BR

TYPICAL FLOOR

UNIT 6A



AREA WITHOUT TERRACES

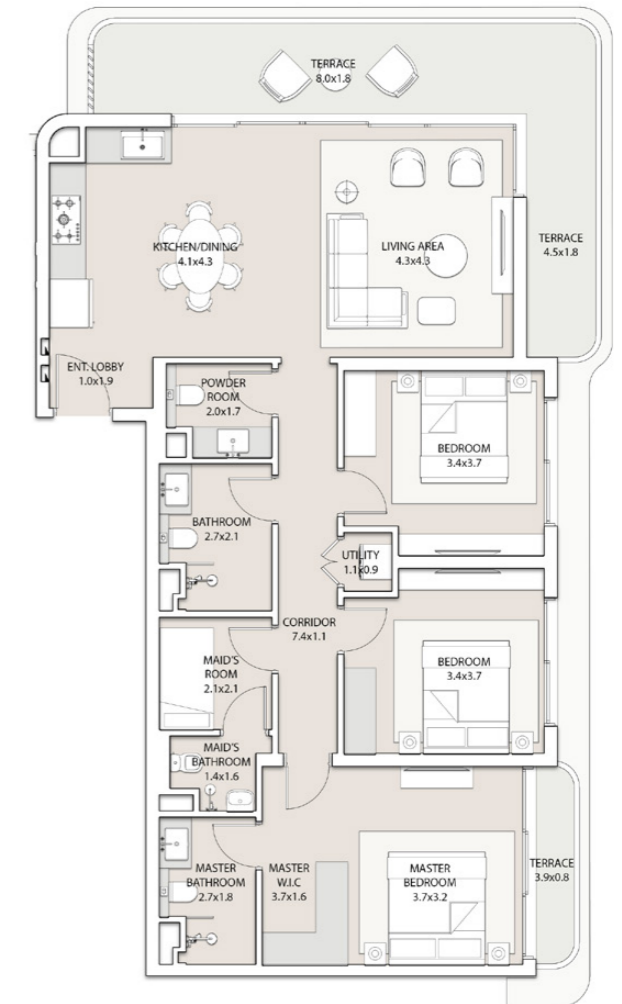
158M²

TERRACES

25M²

GROSS AREA

183M²



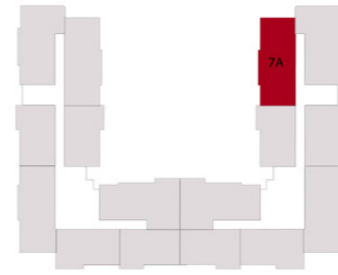
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3BR

TYPICAL FLOOR

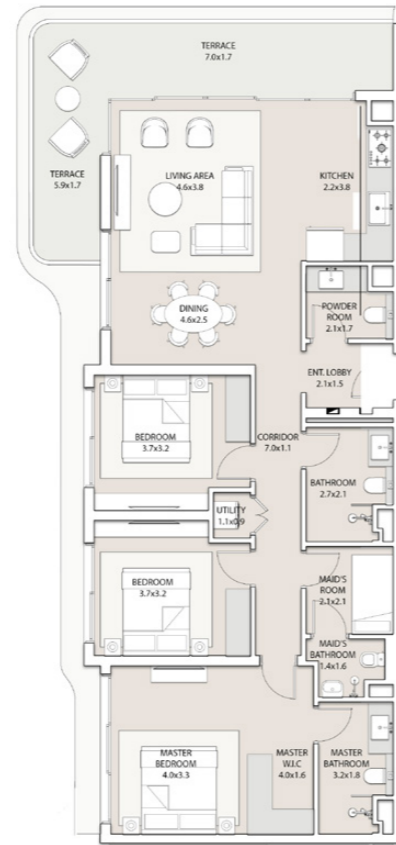
UNIT 7A



AREA WITHOUT TERRACES
161M²

TERRACES
23M²

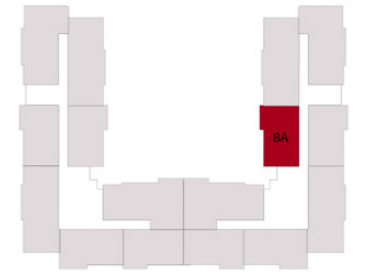
GROSS AREA
184M²



2BR

TYPICAL FLOOR

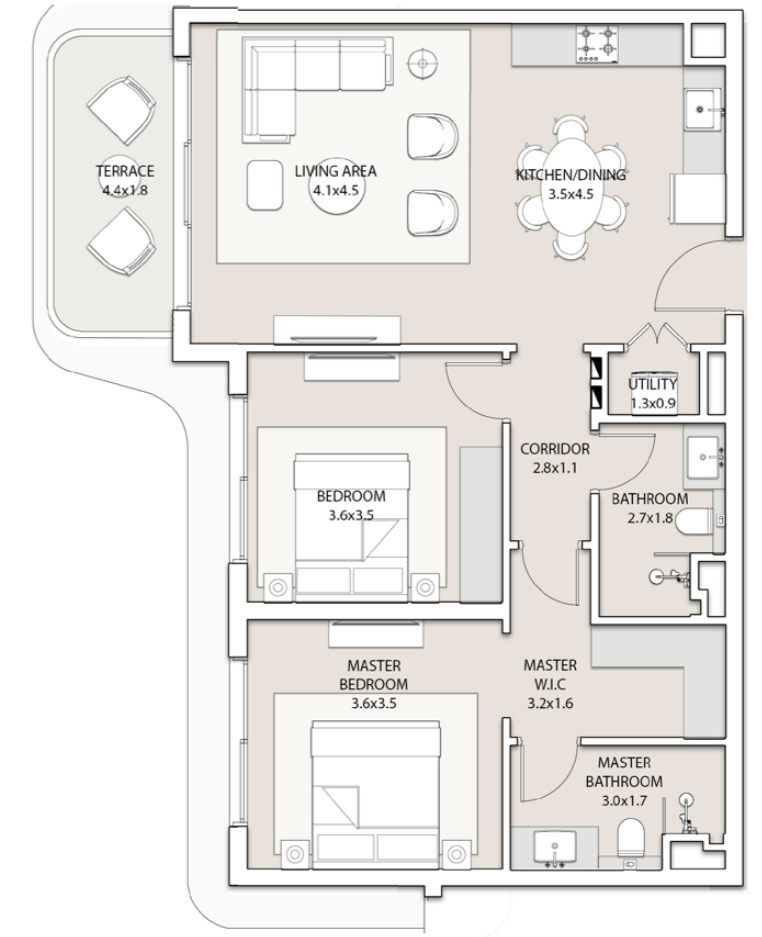
UNIT 8A



AREA WITHOUT TERRACES
114M²

TERRACES
8M²

GROSS AREA
122M²



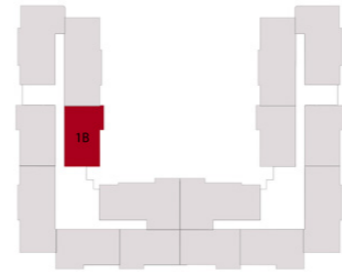
DISCLAIMER

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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. Terraced Garden areas & shaped vary from unit to unit & 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.

2BR

TYPICAL FLOOR

UNIT 1B



AREA WITHOUT TERRACES

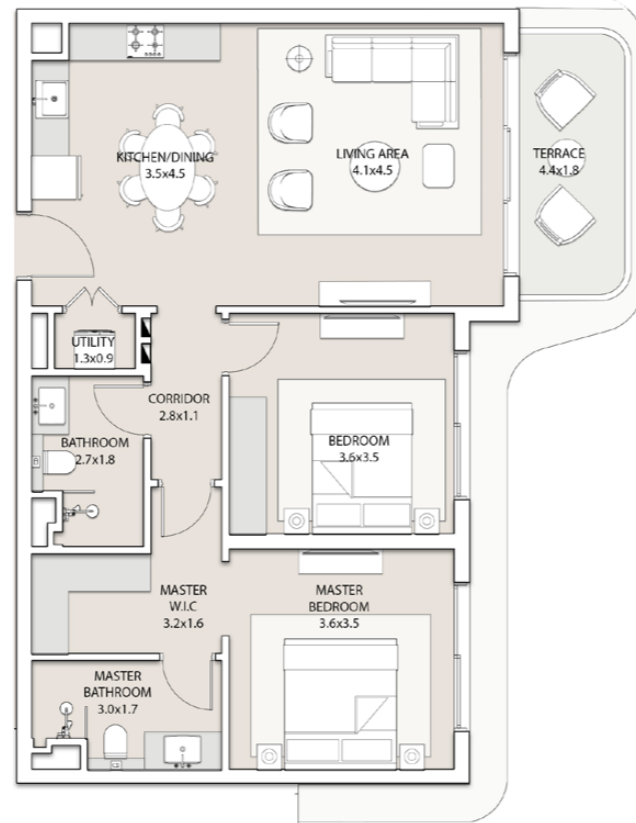
114M²

TERRACES

8M²

GROSS AREA

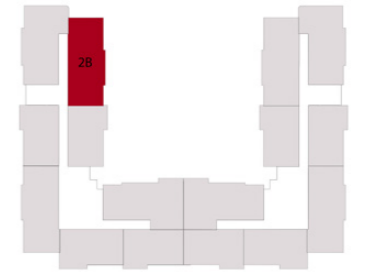
122M²



3BR

TYPICAL FLOOR

UNIT 2B



AREA WITHOUT TERRACES

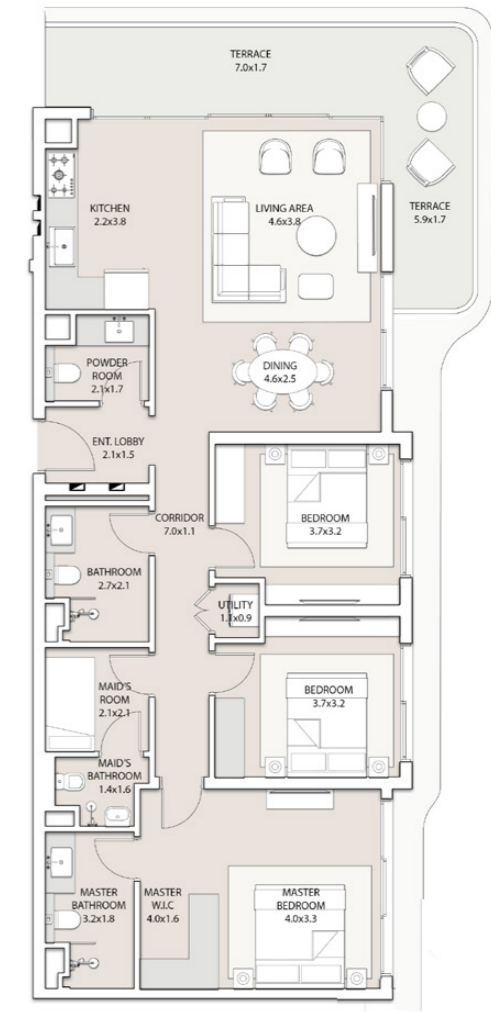
161M²

TERRACES

23M²

GROSS AREA

184M²



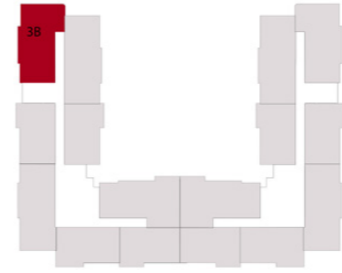
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3BR

TYPICAL FLOOR

UNIT 3B



AREA WITHOUT TERRACES

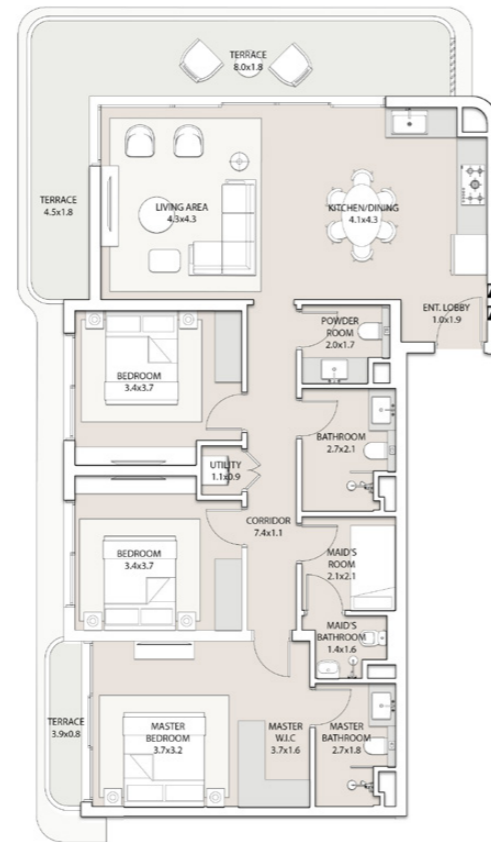
158M²

TERRACES

25M²

GROSS AREA

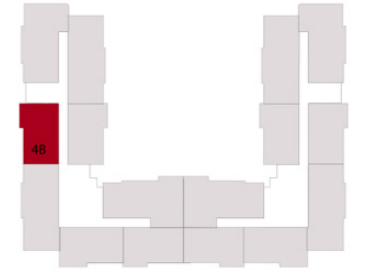
183M²



2BR

TYPICAL FLOOR

UNIT 4B



AREA WITHOUT TERRACES

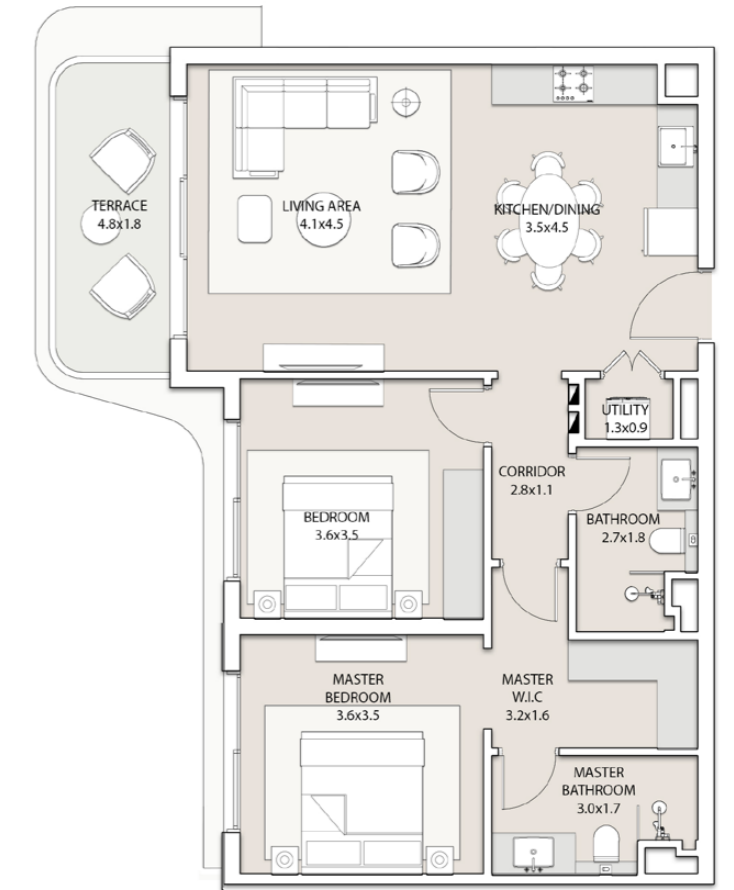
114M²

TERRACES

9M²

GROSS AREA

123M²



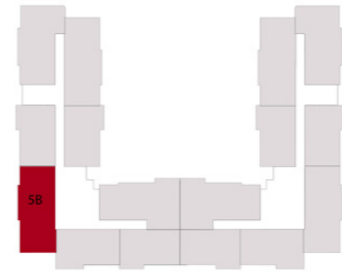
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3BR

TYPICAL FLOOR

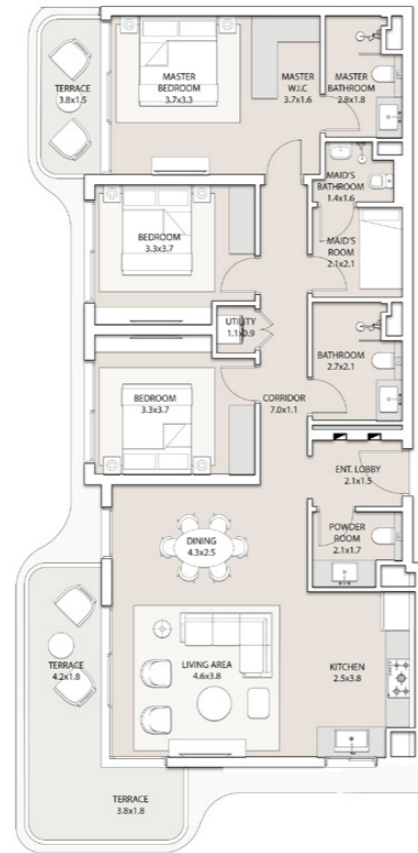
UNIT 5B



AREA WITHOUT TERRACES
160M²

TERRACES
21M²

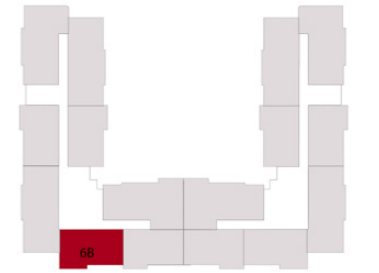
GROSS AREA
181M²



2BR

TYPICAL FLOOR

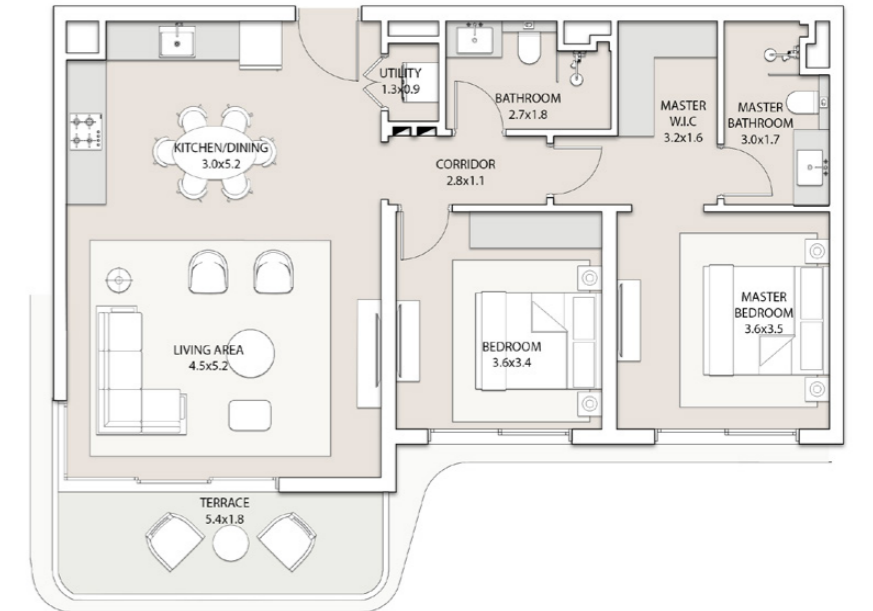
UNIT 6B



AREA WITHOUT TERRACES
120M²

TERRACES
10M²

GROSS AREA
130M²



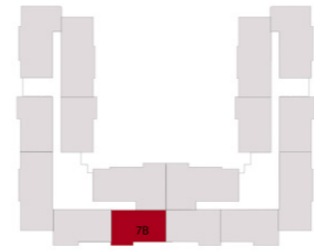
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2BR

TYPICAL FLOOR

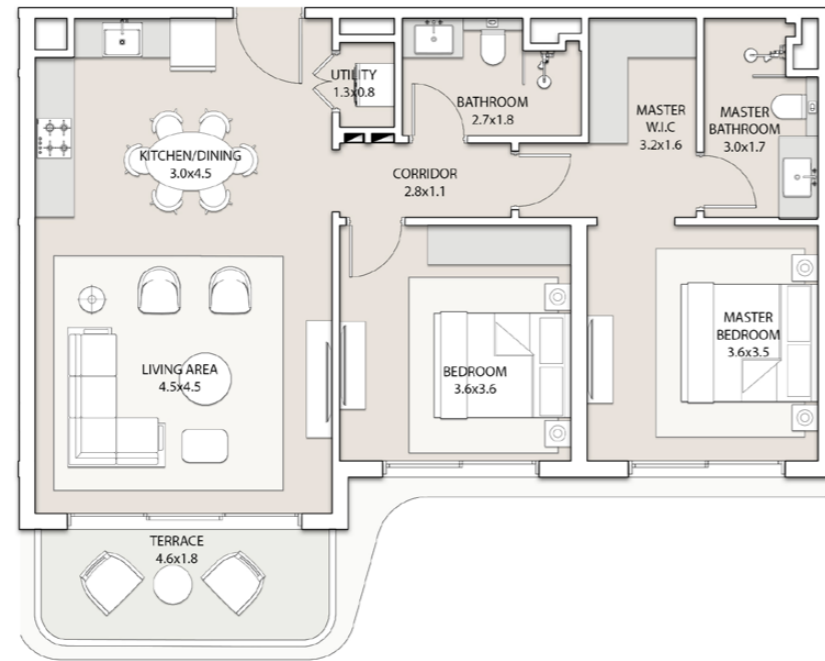
UNIT 7B



AREA WITHOUT TERRACES
112M²

TERRACES
8M²

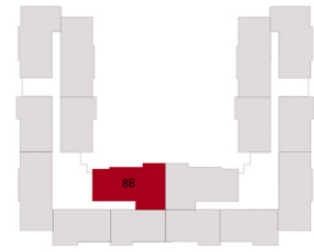
GROSS AREA
120M²



3BR

TYPICAL FLOOR

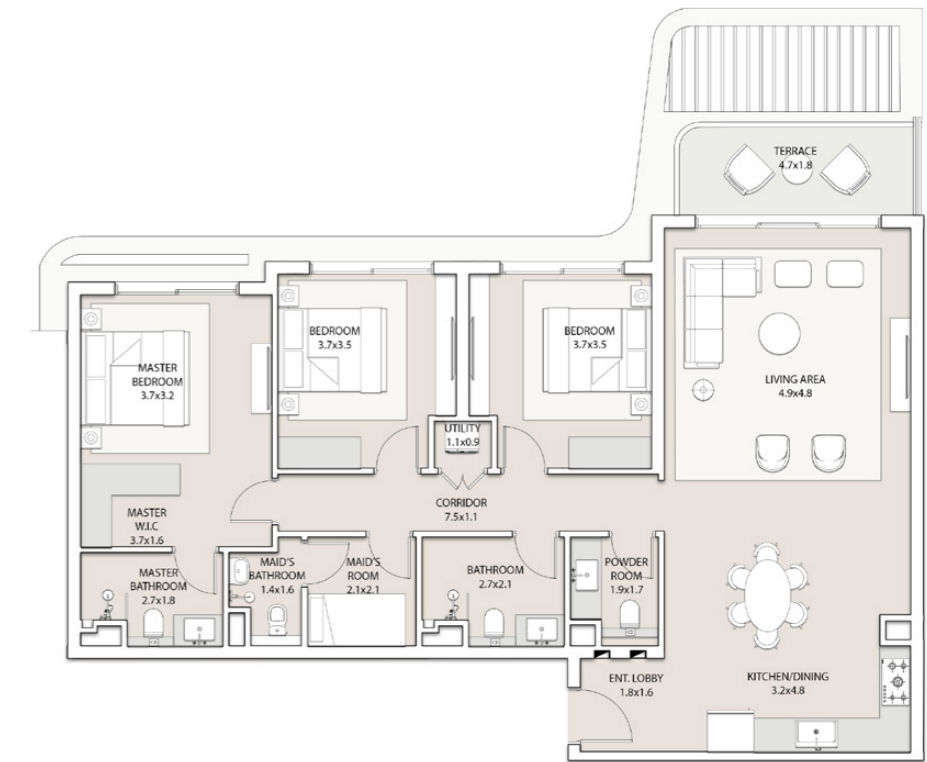
UNIT 8B



AREA WITHOUT TERRACES
172M²

TERRACES
8M²

GROSS AREA
180M²



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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. BEDROOMS

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

4. POWDER ROOMS & MASTER BATHROOMS

Floors	Local Porcelain
Walls	Local Porcelain with Paint
Ceiling	Paint (white)

5. SANITARYWARE

| High quality sanitary fixtures & mixers

6. KITCHEN CABINETS/ KITCHENETTE

| Not Included - Provisions only

7. TERRACES

Floors	Local porcelain
Walls	Paint (white)
Ceiling	Paint (white)

8. UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)

Floors	Local Porcelain
Walls	Local Porcelain with Paint
Ceiling	Paint

9. AIR CONDITIONING UNITS

| Not Included - Provisions only

10. WATER HEATERS

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

11. APPLIANCES & PANTRY (IF ANY)

| Not Included - Provisions only

12. EXTERNAL SHUTTERS

| Not Included - Provisions only

13. 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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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.

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