

marassi

ONE BEACH

EMAAR

MISR



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● LIVE



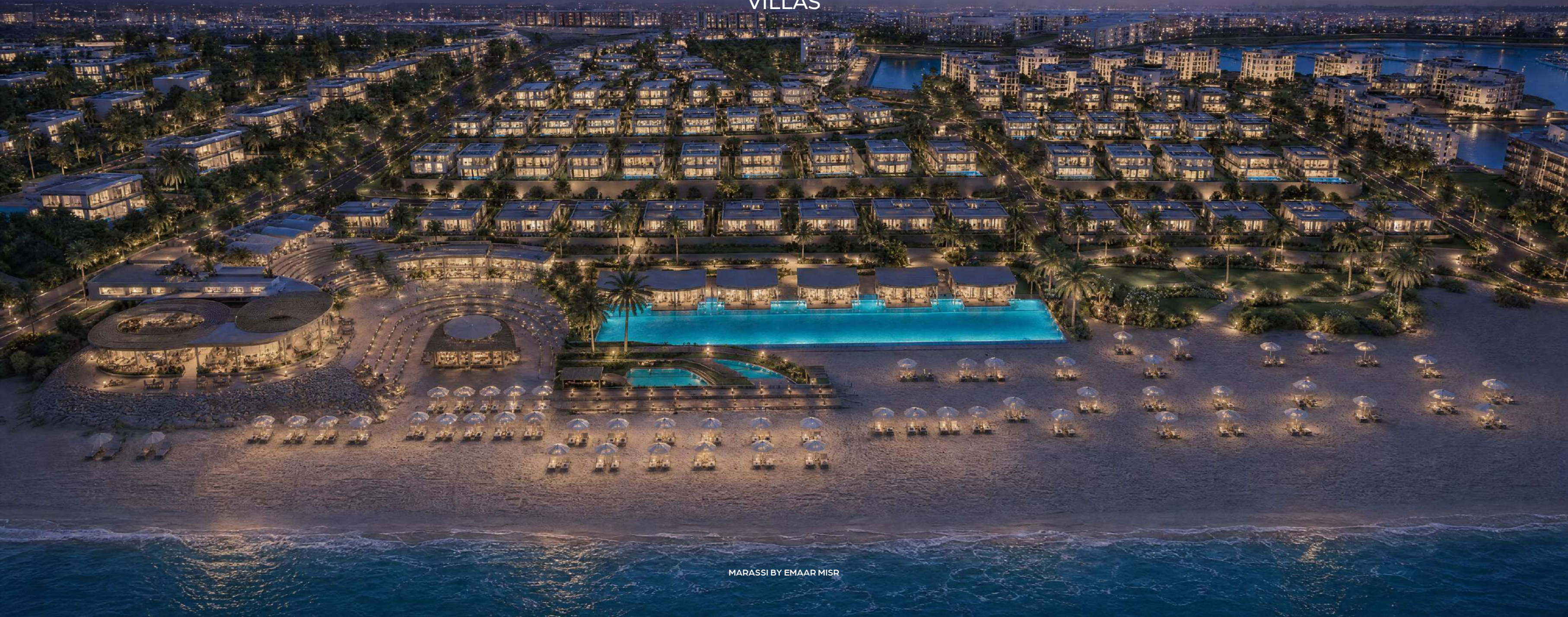
MARASSI BY EMAAR MISR

01

ONE BEACH

ONE BEACH

VILLAS



MARASSI BY EMAAR MISR



ELEVATED HOSPITALITY BY THE MARINA

BRANDED
RESIDENCES

CABANAS &
HOTEL ROOMS

SERVICED
RESIDENCES

MARASSI BY EMAAR MISR

MARASSI BY EMAAR MISR

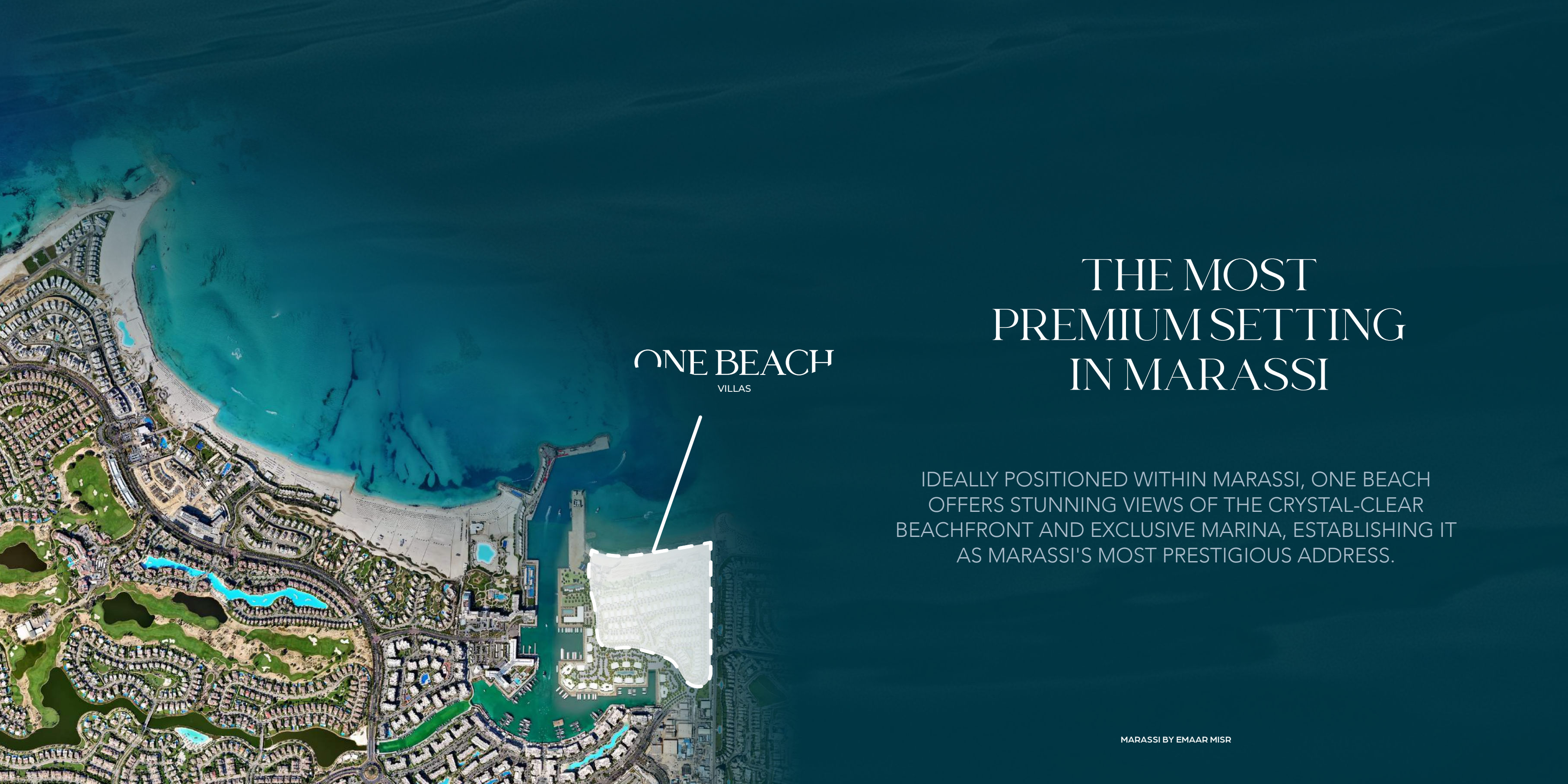
A wide-angle photograph of a resort's outdoor pool and lounge area during the 'golden hour' of sunset. In the foreground, a man in a white shirt and shorts sits on a lounge chair, holding a drink. A small table next to him holds a vase of flowers. The pool is rectangular and filled with clear blue water, with a person in a white hat standing in it. To the right of the pool is a lounge bench with a blue towel. The background features a well-manicured lawn, two large blue patio umbrellas, and a white sandy beach with many white umbrellas. The ocean is visible in the distance with a few boats. The sky is a mix of orange, yellow, and blue. The overall atmosphere is one of luxury and relaxation.

AN EXQUISITE EXPERIENCE OF MARASSI BEACH

MARASSI BY EMAAR MISR



MARASSI BY EMAAR MISR



ONE BEACH
VILLAS

THE MOST PREMIUM SETTING IN MARASSI

IDEALLY POSITIONED WITHIN MARASSI, ONE BEACH
OFFERS STUNNING VIEWS OF THE CRYSTAL-CLEAR
BEACHFRONT AND EXCLUSIVE MARINA, ESTABLISHING IT
AS MARASSI'S MOST PRESTIGIOUS ADDRESS.



MARASSI BY EMAAR MISR



ONE BEACH
VILLAS



BEACHFRONT LIVING



MARINA EXPERIENCE



EXCLUSIVE BEACH CLUB



BEACH MARINA HOTEL



MARASSI BY EMAAR MISC



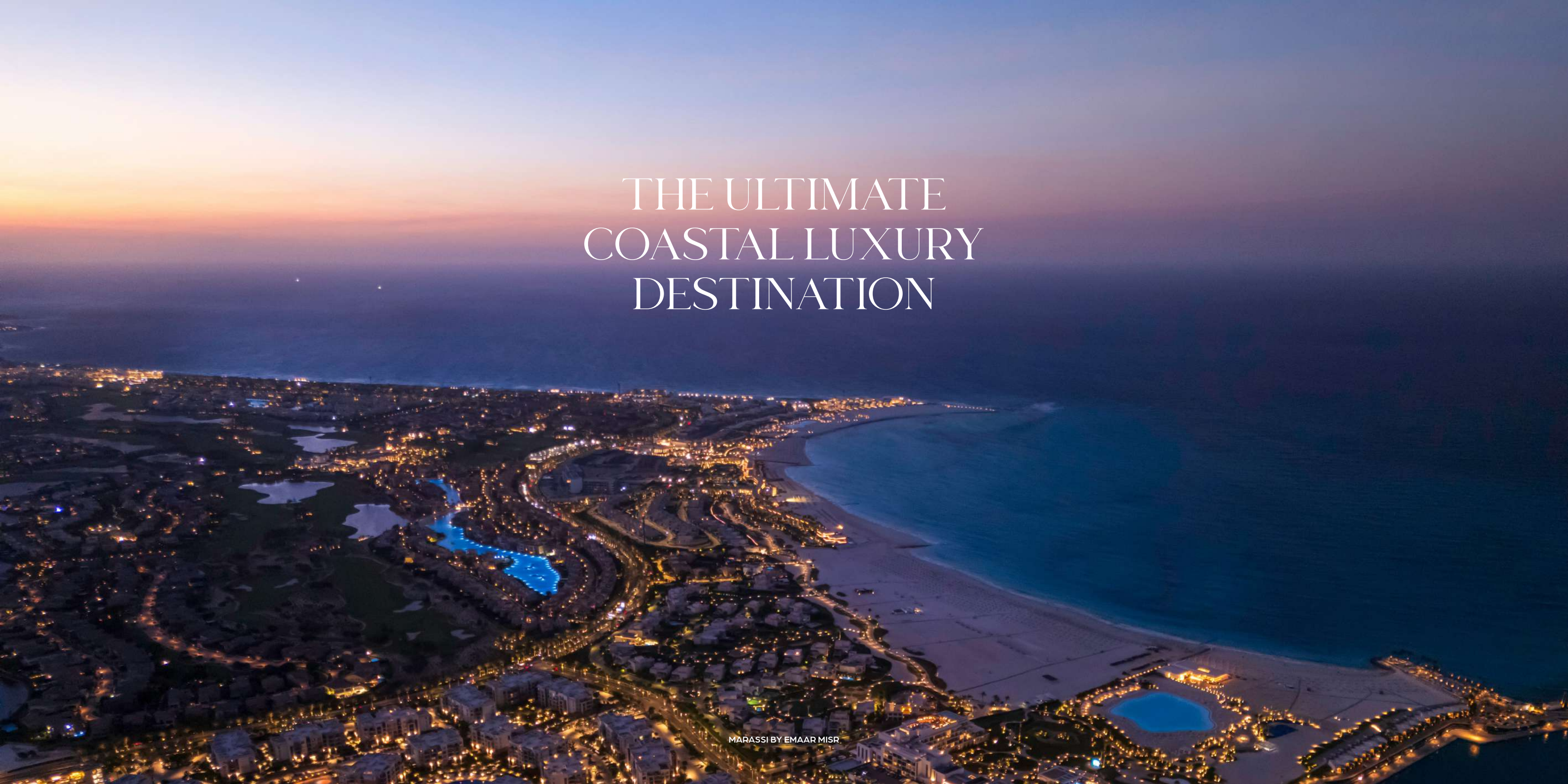
MARASSI BY EMAAR MISR



MARASSI BY EMAAR MISR

n2

MARASSI NORTH COAST

An aerial night photograph of a coastal city. A winding canal, illuminated with blue lights, flows through the urban landscape. The city is densely packed with buildings, their lights reflecting on the water. A sandy beach runs along the coast, meeting the dark blue sea. The sky is a mix of deep blue and orange from the setting or rising sun.

THE ULTIMATE COASTAL LUXURY DESTINATION

MARASSI BY EMAAR MISR

PERFECTLY LOCATED

MARASSI ENJOYS A PRIME LOCATION POSITIONED
AT THE HEART OF EGYPT'S MEDITERRANEAN COAST.

2 hrs

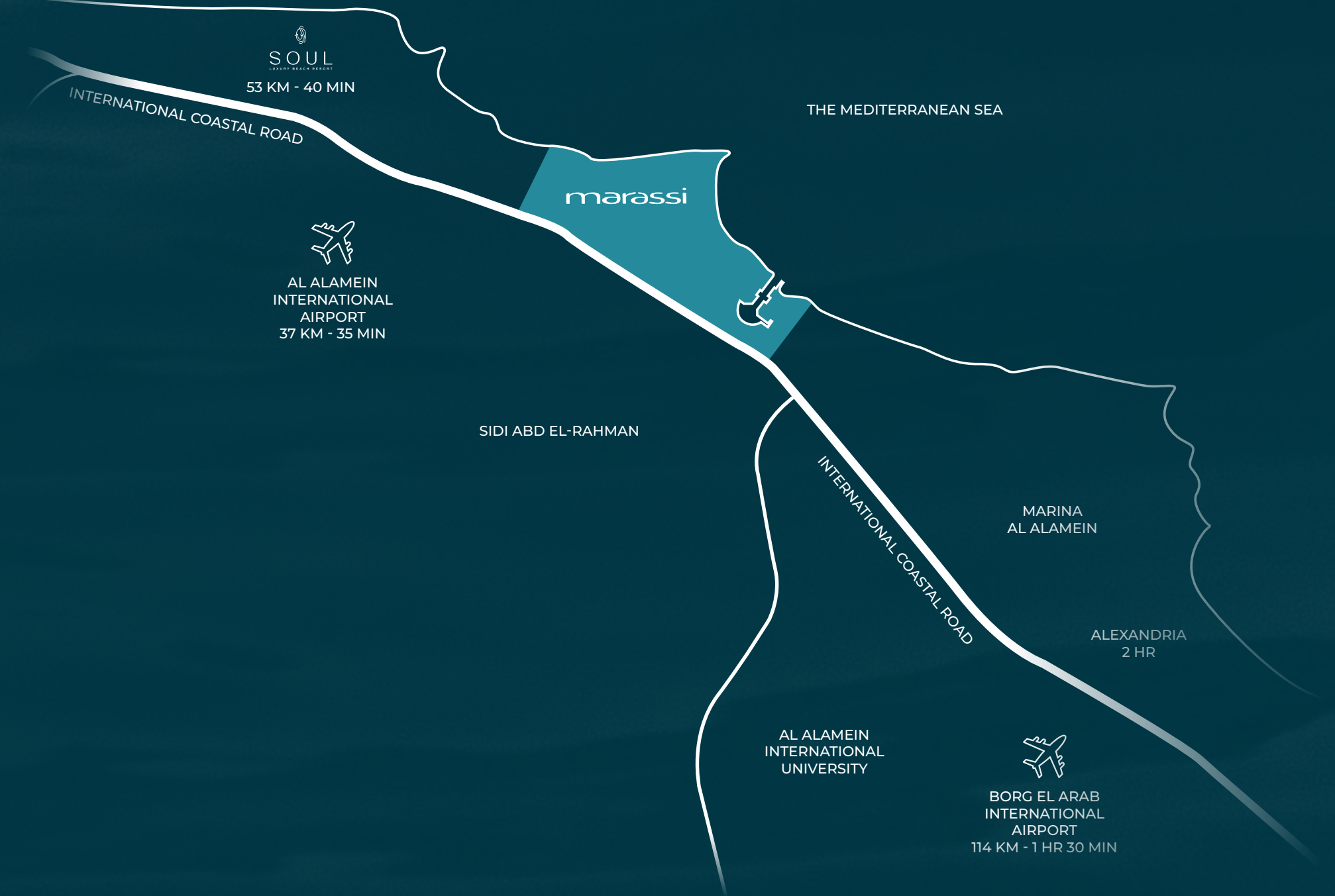
ALEXANDRIA

1 hr 30 min

BORG EL ARAB INT. AIRPORT

35 min

ALALAMEIN AIRPORT



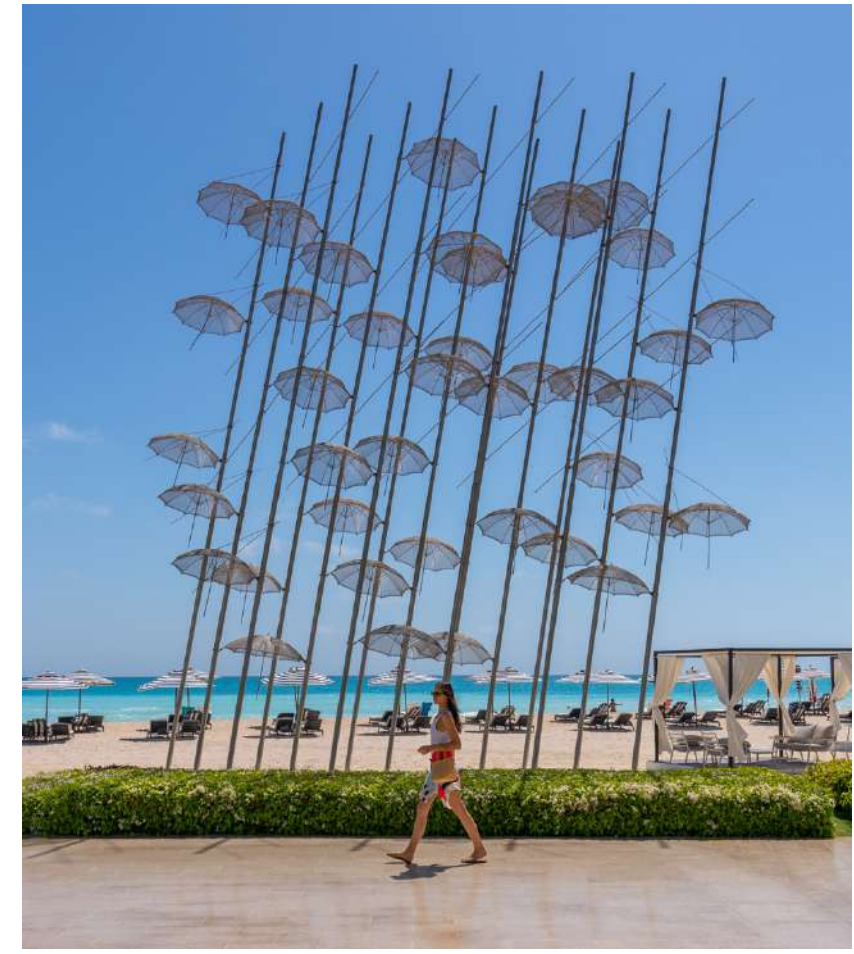
THE ULTIMATE COASTAL GETAWAY

Overlooking turquoise waters and white sandy beaches, Marassi North Coast is a premier lifestyle destination featuring an ultra-luxury marina, an 18-hole golf course, and world-class hospitality, blending tranquil seaside mornings with vibrant nightlife.





MARASSI NORTH COAST



Marassi North Coast stands as the region's premier lifestyle destination, blending scale with sophistication.



What Makes it **marassi**

6.5

Million SQM
Total Land Area

200+

Retail Outlets

11

International
Hotels

18

Hole Golf
Course

267

Berths International
Marina

16

KM Water
Promenade

6

Beaches

6.5

KM of
Beachfront

8000

Residential
Units

23

Residential
Villages



An aerial photograph of a vast, turquoise sea under a clear blue sky. Four speedboats are visible, each leaving a white, swirling wake behind it. The boats are positioned in a loose, circular pattern in the lower half of the frame. The water's color transitions from a deep blue in the distance to a lighter, more vibrant turquoise closer to the viewer.

marassi

THE ULTIMATE
COASTAL LUXURY
DESTINATION

MARASSI IS A DESTINATION WHERE REFINED ARCHITECTURE
MEETS THE TIMELESS ELEGANCE OF THE MEDITERRANEAN.



THE HOMES



ONE BEACH

VILLAS

M-01	_____	661m ²
M-02	_____	794m ²
M-03	_____	851m ²
M-04	_____	566m ²
M-05	_____	525m ²
M-06	_____	495m ²
M-07	_____	510m ²
M-08	_____	350m ²

M-01

Total Gross Area 661 M²

6 Ensuite Bedrooms



M-01

Total Gross Area 661 M²

6 Ensuite Bedrooms



M-01

Total Gross Area 661 M²

6 Ensuite Bedrooms

GROUND FLOOR AREA

359 M²

TOTAL TERRACES AREA

82 M²

PORCH AREA

12 M²

EXTERNAL STAIRCASE AREA

14 M²

COVERED CARPORT AREA

33 M²

SKY TERRACE AREA

163 M²

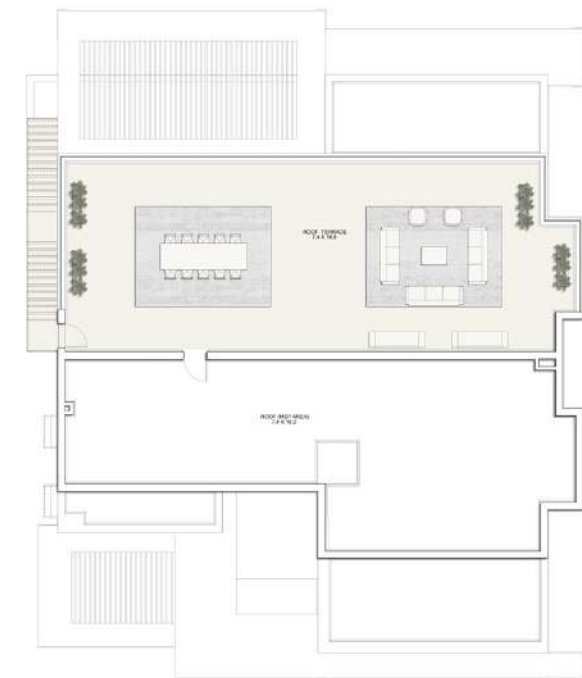
- | | |
|--------------------|----------------------------|
| 6 ENSUITE BEDROOMS | 1 MAID'S ROOM + BATHROOM |
| 6 BATHROOMS | 1 DRIVER'S ROOM + BATHROOM |
| 1 POWDER ROOM | 2 CARPORTS |



GROUND FLOOR

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. 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.
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SKY TERRACE

M-02

Total Gross Area 794 M²

5 Bedrooms
+ Family Room



M-02

Total Gross Area 794 M²

5 Bedrooms
+ Family Room



M-02

Total Gross Area 794 M²

5 Bedrooms + Family Room

GROUND FLOOR AREA

221 M²

FIRST FLOOR AREA

210 M²

TOTAL TERRACES AREA

175 M²

PORCH AREA

20 M²

EXTERNAL STAIRCASE AREA

10 M²

COVERED CARPORT AREA

39 M²

SKY TERRACE AREA

120 M²

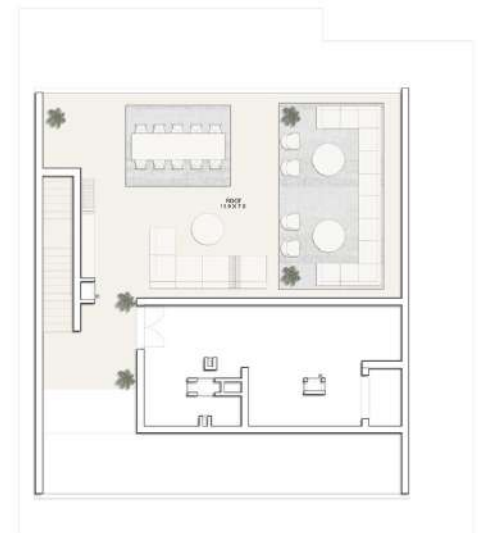
- | | | | |
|---|------------------|---|--------------------------|
| 4 | ENSUITE BEDROOMS | 1 | POWDER ROOM |
| 1 | BEDROOM | 1 | MAID'S ROOM + BATHROOM |
| 1 | FAMILY ROOM | 1 | DRIVER'S ROOM + BATHROOM |
| 5 | BATHROOMS | 2 | CARPORTS |



GROUND FLOOR



FIRST FLOOR



SKY TERRACE

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M-03

Total Gross Area 851 M²

6 Ensuite Bedrooms



M-03

Total Gross Area 851 M²

6 Ensuite Bedrooms



M-03

Total Gross Area 851 M²

6 Ensuite Bedrooms

GROUND FLOOR AREA

232 M²

FIRST FLOOR AREA

238 M²

TOTAL TERRACES AREA

148 M²

PORCH AREA

25 M²

EXTERNAL STAIRCASE AREA

10 M²

COVERED CARPORT AREA

35 M²

SKY TERRACE AREA

164 M²

6 ENSUITE BEDROOMS

6 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM + BATHROOM

1 DRIVER'S ROOM + BATHROOM

2 CARPORTS



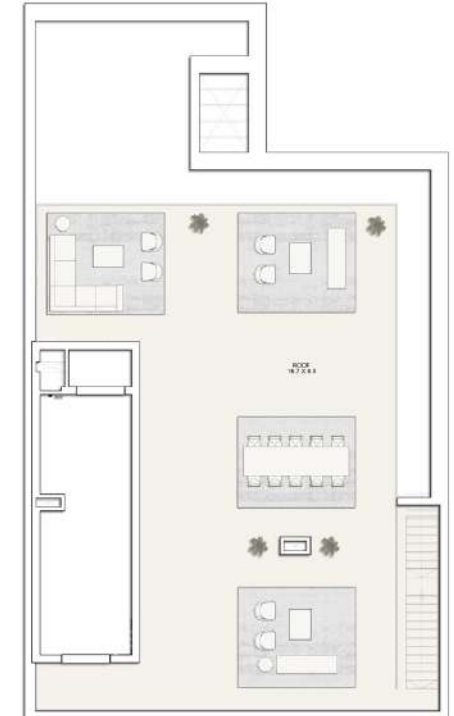
GROUND FLOOR

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FIRST FLOOR



SKY TERRACE

M-04

Total Gross Area 566 M²

5 Bedrooms



M-04

Total Gross Area 566 M²

5 Bedrooms



M-04

Total Gross Area 566 M²

5 Bedrooms

GROUND FLOOR AREA

192 M²

FIRST FLOOR AREA

158 M²

TOTAL TERRACES AREA

74 M²

PORCH AREA

11 M²

EXTERNAL STAIRCASE AREA

17 M²

COVERED CARPORT AREA

28 M²

SKY TERRACE AREA

87 M²

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



GROUND FLOOR



FIRST FLOOR



SKY TERRACE

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M-05

Total Gross Area 525 M²

6 Ensuite Bedrooms



M-05

Total Gross Area 525 M²

6 Ensuite Bedrooms



M-05

Total Gross Area 525 M²

6 Ensuite Bedrooms

GROUND FLOOR AREA

182 M²

FIRST FLOOR AREA

192 M²

TOTAL TERRACES AREA

95 M²

PORCH AREA

20 M²

COVERED CARPORT AREA

37 M²

6 ENSUITE BEDROOMS

6 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM + BATHROOM

1 DRIVER'S ROOM + BATHROOM

2 CARPORTS



GROUND FLOOR



FIRST FLOOR

DISCLAIMER

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M-06

Total Gross Area 495 M²

7 Bedrooms



M-06

Total Gross Area 495 M²

7 Bedrooms



M-06

Total Gross Area 495 M²

7 Bedrooms

GROUND FLOOR AREA

143 M²

FIRST FLOOR AREA

138 M²

PENTHOUSE FLOOR AREA

70 M²

TOTAL TERRACES AREA

103 M²

PORCH AREA

10 M²

COVERED CARPORT AREA

32 M²

SKY TERRACE AREA

87 M²

- | | |
|--------------------|----------------------------|
| 3 ENSUITE BEDROOMS | 1 MAID'S ROOM + BATHROOM |
| 4 BEDROOMS | 1 DRIVER'S ROOM + BATHROOM |
| 5 BATHROOMS | 2 CARPORTS |
| 1 POWDER ROOM | |



GROUND FLOOR



FIRST FLOOR



PENTHOUSE FLOOR

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M-07

Total Gross Area 510 M²

7 Bedrooms



M-07

Total Gross Area 510 M²

7 Bedrooms



M-07

Total Gross Area 510 M²

7 Bedrooms

GROUND FLOOR AREA
155 M²

FIRST FLOOR AREA
140 M²

PENTHOUSE FLOOR AREA
71 M²

TOTAL TERRACES AREA
106 M²

PORCH AREA
6 M²

COVERED CARPORT AREA
33 M²

3 ENSUITE BEDROOMS

4 BEDROOMS

7 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM + BATHROOM

1 DRIVER'S ROOM + BATHROOM

2 CARPORTS



GROUND FLOOR

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FIRST FLOOR



PENTHOUSE FLOOR

M-08

Total Gross Area 350 M²

4 Bedrooms



M-08

Total Gross Area 350 M²

4 Bedrooms



M-08

Total Gross Area 350 M²

4 Bedrooms

GROUND FLOOR AREA

111 M²

FIRST FLOOR AREA

139 M²

TOTAL TERRACES AREA

45 M²

PORCH AREA

11 M²

COVERED CARPORT AREA

44 M²

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



GROUND FLOOR



FIRST FLOOR

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MARASSI BY EMAAR MISR

FULLY TAILORED HOMES



Marassi boasts a stunning selection of homes, each thoughtfully crafted to offer breathtaking views and iconic villas with direct beach access.

MARASSI BY EMAAR MISR

INTERIOR FINISHES

SCHEME 01

M-01, M-02, M-03, M-04, M-05, M-06 & M-07

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 & SECONDARY BATHROOMS

	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

	Ground Floor	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	
--	----------	--

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.

INTERIOR FINISHES

SCHEME 02 M-08

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

	Ground Floor	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	
--	----------	--

11. WATER HEATERS

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	The design is based on conventional EWH type with electrical load of max 2KW	

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	Not Included	
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n4

ABOUT EMAAR MISR

WELCOME TO THE GOOD LIFE

Transforming Lifestyles Since 1997

At Emaar Misr, we create world-class, thoughtfully designed communities that enrich lifestyle, promote wellbeing, and deliver enduring value, building healthy, vibrant spaces centered around the "Good Life" you deserve.

“

We are sharpening our strategy to be one of the world's most valuable, most innovative, and most admired companies.

Mohamed AlAbbar

”

Egypt's Most Prestigious Developments

Step into a realm of lavish living and vibrant sophistication with Emaar Misr's prestigious and exquisite communities.

Upholding its reputation as one of the world's largest and most progressive property developers, Emaar Misr celebrates a decade of accomplishments with its distinguished gated communities across Egypt: Belle Vie in New Zayed and Cairo Gate in Sheikh Zayed, directly on Cairo/Alex, Desert Road, Uptown Cairo in the heart of Cairo, Mivida in New Cairo, Soul and Marassi in the North Coast.

MARASSI



MARASSI RED SEA



SOUL



MIVIDA GARDENS



MIVIDA



BELLE VIE



CAIRO GATE



UPTOWN CAIRO



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

EMAAR

MISR