

A vibrant image of pink bougainvillea flowers in full bloom, set against a clear, bright blue sky. The flowers are in the foreground, with some branches extending from the left and bottom towards the center. The overall mood is bright and cheerful.

# THE VILLAGE

AUTHENTIC GREEK

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TOWNHOUSES

marassi

.I.

AN UNRIVALED  
DESTINATION  
ALONG EGYPT'S  
MEDITERRANEAN

Marassi is a 6.5 million square meter gated, master-planned destination resort along the magical Sidi Abdel Rahman Bay. Its strategic location and awe-inspiring views are a testimony to its unmatched luxury, tranquility and contagious briskness. Marassi's rich identity is unparalleled with a noticeably exquisite representation of Egypt, Europe and the Middle East.

AUTHERNTIC GREEK LIVING

.I.



# .II.

## REVEL IN EVERY ACTIVITY UNDER THE SUN



*From its spirited nightlife and elegant retail outlets to its family-oriented activities and venues, Marassi is sure to complement each and every person's individual lifestyle. Marassi promises to ease the mind and nourish the soul, thereby guaranteeing its residents an unforgettable and incomparable getaway.*

# .III.



## TAKE A DIP IN LUMINOUS LAGOONS

Nothing compares to the serenity of sinking in the glistening, swimmable blue lagoons at Marassi with the sun as your backdrop, and the captivating surroundings everywhere to revive your soul.

# .IV.

## MARASSI'S SANTORINI THE VILLAGE

Brings Santorini to your Marassi experience. A summer time get-away with unprecented beauty & simplicity, positioned on a Marassi hilltop with dazzling panoramas, romantic sunsets and charming alleways jotted with white and blue homes.





## AUTHENTIC GREEK INSPIRED DESIGN & ARCHITECTURE



*Characterized by ornamental blue and white domes. The Village features unique architecture bringing authentic greek accents to its townhomes and apartments. Motor court designs make the best use of space and maximizing views while keeping your privacy through this laid back and authentic lifestyle.*





# .VI. DAZZLING ALL ROUND VIEWS



.VI. THE VILLAGE

## ALL-ROUND VIEWS

*In this white painted village, nesting at leveled heights, The Village offers breathtaking Marassi sceneries of the lagoons and lush greenery. Elevated up to 18 m above sea level with most homes facing north, The Village maximizes your enjoyment and ensures a refreshing experience in the cool summer breeze.*

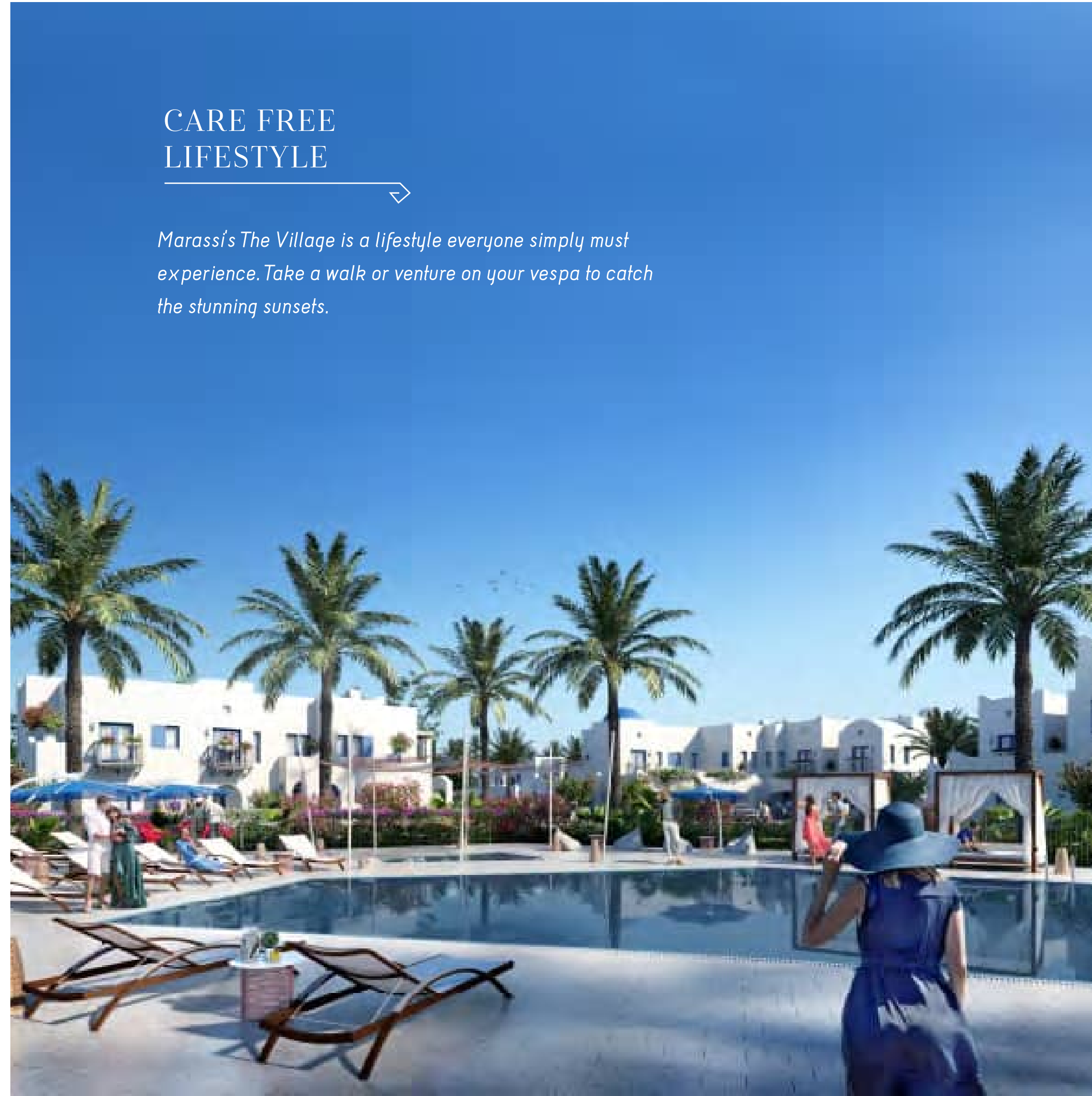


.VII.

## CARE FREE LIFESTYLE



*Marassi's The Village is a lifestyle everyone simply must experience. Take a walk or venture on your vespa to catch the stunning sunsets.*





.VIII.

SIMPLE  
MULTI-COLORED  
LIFESTYLE

*The Village offers something for everyone. You can dine in authentic restaurants, take a dip in one of the pools, shop in the charming boutique stores or enjoy hospitality in one of Marassi's international hotels.*



THE VILLAGE  
AUTHENTIC GREEK

A U T H E N T I C G R E E K



## FULLY-FINISHED STUNNING INTERIORS

.IX.

Bringing together only the best international architects and designers, Emaar Misr sets a whole new standard when delivering distinction and superior quality home finishing. Residents can come home to unmatched opulence and uncompromising attention to detail.





MASTERPLAN

THE VILLAGE



SITE MAP



**RIVA LAGOONS**

**THE VILLAGE APARTMENTS**

North Coastal Road

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.XII.

# THE VILLAGE

# FLOOR PLANS



TH - 11

TH - 12 M

TH - 13

TH - 15      TH - 15 M

TH - 16      TH - 16 M

# TH15-M-ST4-MX

Total Area 231.5 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.5
First Floor Livable Area	78.6
Penthouse Livable Area	0.0
Carport	33.1
Terraces	37.3

Key plan



Ground Floor



First Floor

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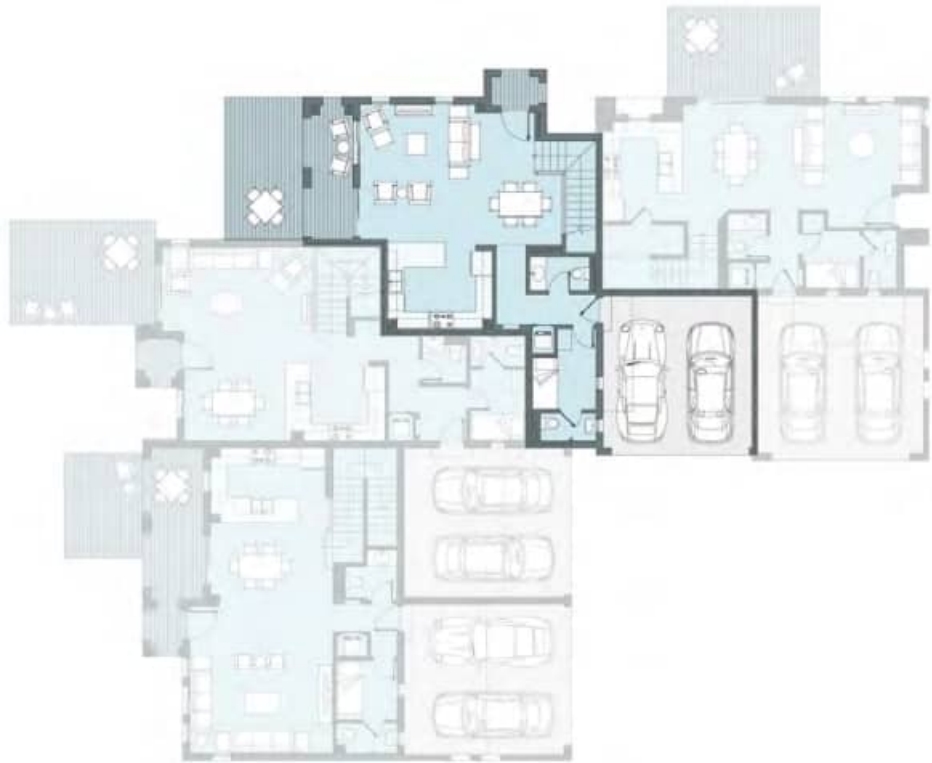


# TH-13-ST4-MX

Total Area 231.5 m2

Bedrooms	3
Ground Floor Livable Area	82.5
First Floor Livable Area	78.6
Penthouse Livable Area	0.0
Carport	33.1
Terraces	37.7

Key plan



Ground Floor



First Floor

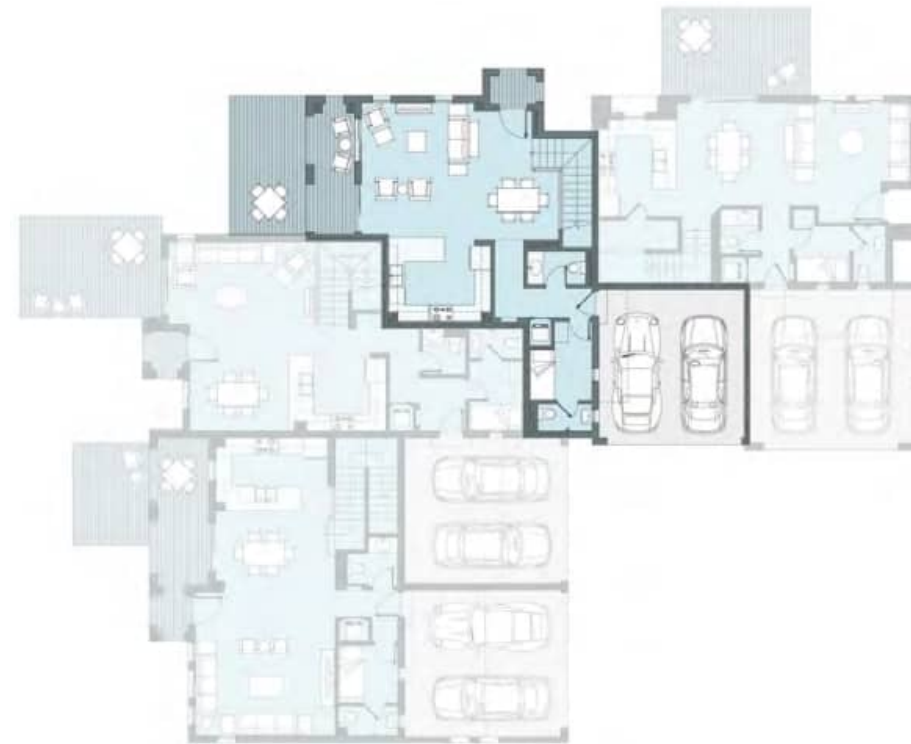
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# TH-13-ST4-MX

Total Area 231.5 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.5
First Floor Livable Area	78.6
Penthouse Livable Area	0.0
Carport	33.1
Terraces	37.7

Key plan



Ground Floor



First Floor

## Disclaimers

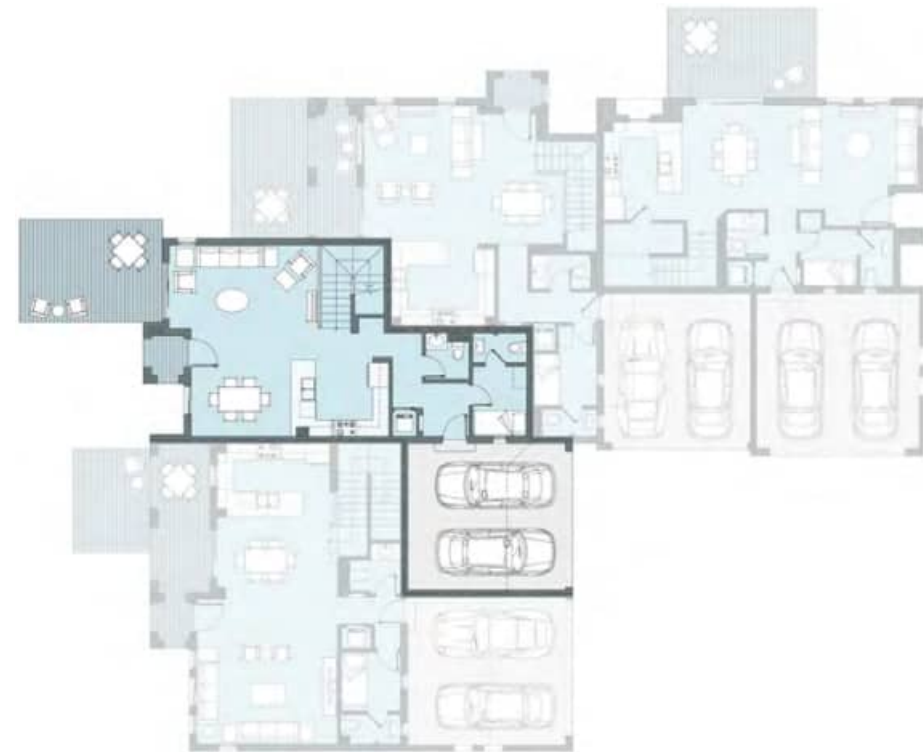
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# TH-13-ST4-M

Total Area 236.2 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.0
First Floor Livable Area	90.7
Penthouse Livable Area	0.0
Carport	34.9
Terraces	28.6

Key plan



Ground Floor

First Floor

## Disclaimers

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5. Building colors may differ based on the design schemes.

# TH12-M-ST3-E

Total Area 238.9 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	84.4
First Floor Livable Area	85.7
Penthouse Livable Area	0.0
Carport	40.7
Terraces	28.1

Key plan



Ground Floor



First Floor

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5. Building colors may differ based on the design schemes.

# TH16-M-ST4-MX

Total Area 231.5 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.5
First Floor Livable Area	78.6
Penthouse Livable Area	0.0
Carport	33.1
Terraces	37.3

Key plan



Ground Floor



First Floor

## Disclaimers

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# TH12-M-ST3-M

Total Area 240.7 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.6
First Floor Livable Area	78.6
Penthouse Livable Area	0.0
Carport	33.1
Terraces	46.4

Key plan



Ground Floor



First Floor

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# TH16-M-ST4-M

Total Area 236.2 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.0
First Floor Livable Area	90.7
Penthouse Livable Area	0.0
Carport	34.9
Terraces	28.6

Key plan



Ground Floor



First Floor

## Disclaimers

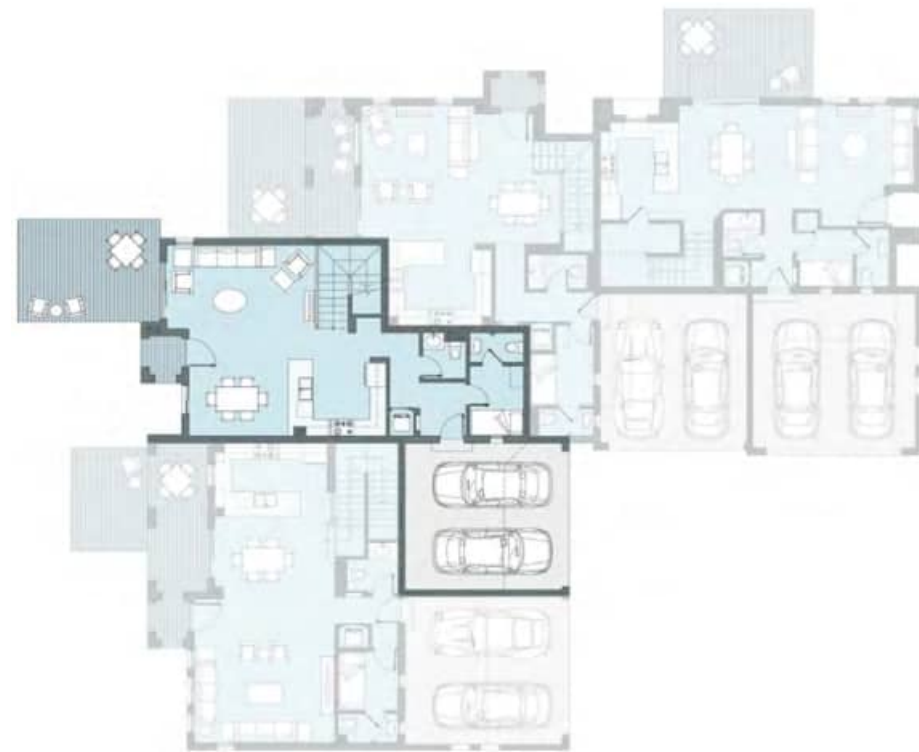
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# THA-15-ST4-M

Total Area 302.9 m<sup>2</sup>

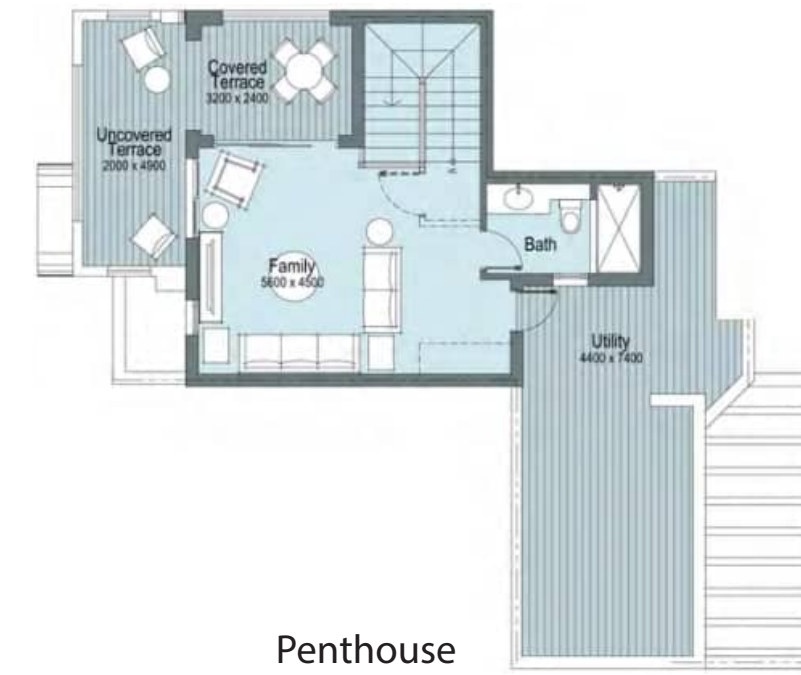
Bedrooms	3
Ground Floor Livable Area	82.0
First Floor Livable Area	90.6
Penthouse Livable Area	46.5
Carport	34.9
Terraces	48.9

## Key plan



Ground Floor

First Floor



Penthouse

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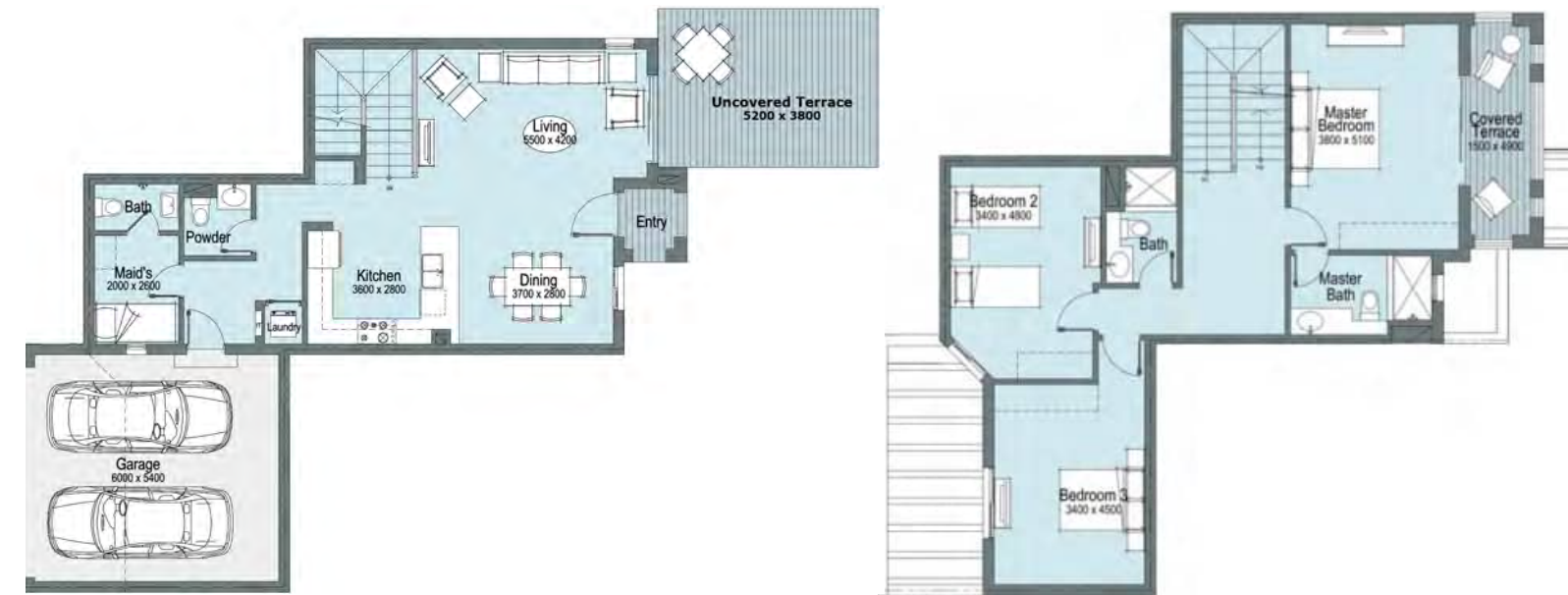


# THA15-M-ST4-M

Total Area 302.9 m2

Bedrooms	3
Ground Floor Livable Area	82.0
First Floor Livable Area	90.6
Penthouse Livable Area	46.5
Carport	34.9
Terraces	48.9

## Key plan



Ground Floor

First Floor



Penthouse

### Disclaimers

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# THA16-M-ST4-E

Total Area 326.5 m<sup>2</sup>

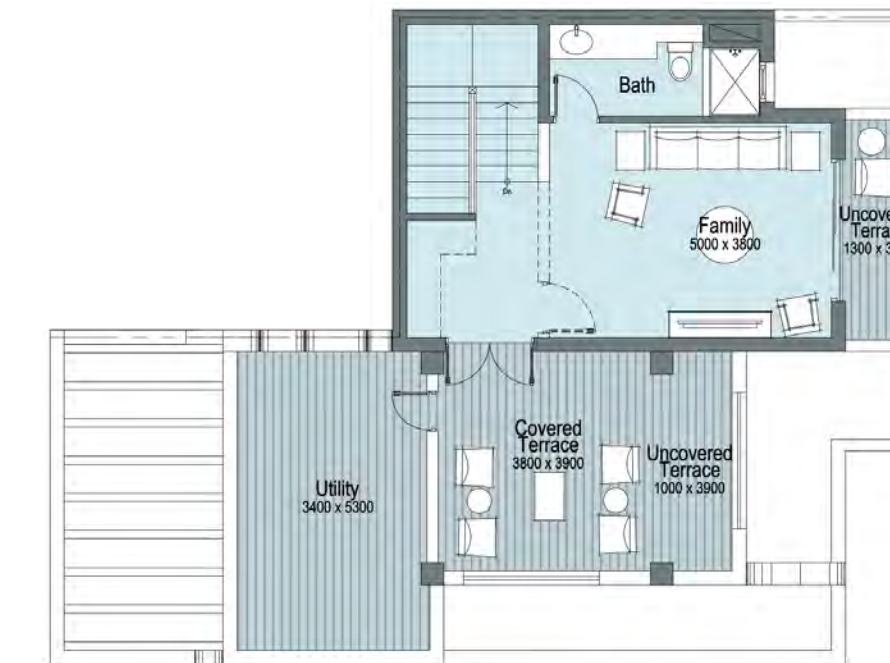
Bedrooms	3
Ground Floor Livable Area	88.8
First Floor Livable Area	88.8
Penthouse Livable Area	46.0
Carport	35.7
Terraces	67.2



Ground Floor

First Floor

Key plan



Penthouse

Disclaimers

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5. Building colors may differ based on the design schemes.

# TH15-M-ST4-E

Total Area 251.9 m2

Bedrooms	3
Ground Floor Livable Area	88.8
First Floor Livable Area	88.8
Penthouse Livable Area	0.0
Carport	35.7
Terraces	38.6

Key plan



Ground Floor



First Floor

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4. Each garden plot will vary based on the location of the building.
5. Building colors may differ based on the design schemes.

# THA16-M-ST4-E

Total Area 326.5 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	88.8
First Floor Livable Area	88.8
Penthouse Livable Area	46.0
Carport	35.7
Terraces	67.2



Ground Floor

First Floor

Key plan



Penthouse

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5. Building colors may differ based on the design schemes.

# THA-16-ST4-E

Total Area 326.5 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	88.8
First Floor Livable Area	88.8
Penthouse Livable Area	46.0
Carport	35.7
Terraces	67.2



Ground Floor



First Floor

Key plan



Penthouse

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# THA16-M-ST4-EX

Total Area 315.6 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.6
First Floor Livable Area	81.0
Penthouse Livable Area	49.2
Carport	38.4
Terraces	64.4

## Key plan



Ground Floor



First Floor



Penthouse

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5. Building colors may differ based on the design schemes.

# THA-12-ST3-EX

Total Area 315.6 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	82.6
First Floor Livable Area	81.0
Penthouse Livable Area	49.2
Carport	38.4
Terraces	64.4

Key plan



Ground Floor



First Floor



Penthouse

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# THA12-M-ST3-EX

Total Area 315.6 m2

Bedrooms	3
Ground Floor Livable Area	82.6
First Floor Livable Area	81.0
Penthouse Livable Area	49.2
Carport	38.4
Terraces	64.4

## Key plan



Ground Floor



First Floor



Penthouse

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# TH12-M-ST3-E

Total Area 238.9 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	84.4
First Floor Livable Area	85.7
Penthouse Livable Area	0.0
Carport	40.7
Terraces	28.1

Key plan



Ground Floor



First Floor

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4. Each garden plot will vary based on the location of the building.
5. Building colors may differ based on the design schemes.

# TH11-M-ST3-E

Total Area 238.9 m2

Bedrooms	3
Ground Floor Livable Area	84.4
First Floor Livable Area	85.7
Penthouse Livable Area	0.0
Carport	40.7
Terraces	28.1

Key plan



Ground Floor



First Floor

## Disclaimers

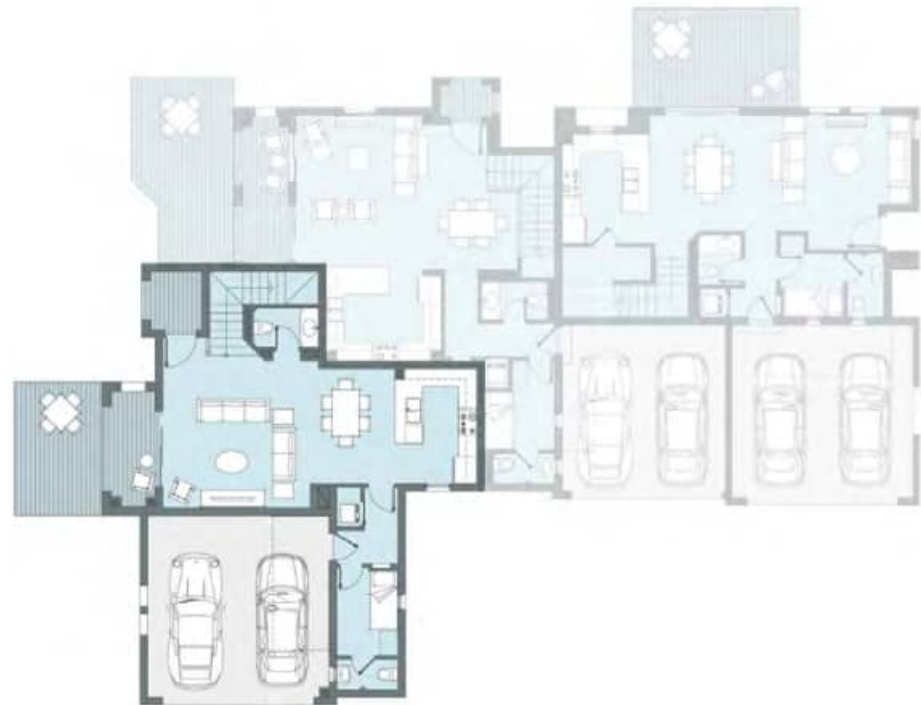
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# TH-12-ST3-E

Total Area 238.9 m<sup>2</sup>

Bedrooms	3
Ground Floor Livable Area	84.4
First Floor Livable Area	85.7
Penthouse Livable Area	0.0
Carport	40.7
Terraces	28.1

Key plan



Ground Floor



First Floor

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Emaar Misr Sales Centers:

North Coast: Marassi Social Hub, Sidi Abdel Rahman

Heliopolis: 40, Thawra St.

Main Branch: Uptown Cairo (Emtidad Ramsis St. exit from the 6th of October bridge)  
New Cairo:

6 Of October: Capital Business Park, Ground floor B2 building, Al Sheikh Zayed, Giza

Mivida Business Park, Building 1 end of Road 90 next to AUC new campus.

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