

marassi  
RED SEA  
ULTRA LUXURY RESORT

HORIZON  
VILLAS

EMAAR  
MISR





the RED SEA  
*Reimagined*





ELEVATED LANDSCAPING  
WITH WATER VIEWS FOR ALL VILLAS





SURROUNDED BY  
LUSH COASTAL GREENERY





OVERLOOKING  
TRANQUIL CHANNELS





STEPS AWAY FROM  
THE RESIDENCE CLUB





PRIVATE LAGOONS  
DESIGNED FOR SERENE LIVING



# THE MASTERPLAN



## 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 I

R-3	_____	585M <sup>2</sup>
R-4A	_____	455M <sup>2</sup>
R-4B	_____	466M <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>
R-11A	_____	235M <sup>2</sup>
R-11B	_____	232M <sup>2</sup>

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# HORIZON II

R-3	_____	585M <sup>2</sup>
R-4A	_____	455M <sup>2</sup>
R-4B	_____	466M <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-3

TOTAL GROSS AREA ————— 585M<sup>2</sup>

6 ENSUITE  
BEDROOMS





# R-3

TOTAL GROSS AREA ————— 585M<sup>2</sup>

6 ENSUITE  
BEDROOMS





# R-3

TOTAL GROSS AREA ————— **585M<sup>2</sup>**

**6** ENSUITE  
BEDROOMS

GROUND FLOOR AREA

**211M<sup>2</sup>**

FIRST FLOOR AREA

**203M<sup>2</sup>**

COVERED TERRACE AREA

**62M<sup>2</sup>**

UNCOVERED TERRACE AREA

**39M<sup>2</sup>**

COVERED CARPORT AREA

**49M<sup>2</sup>**

PORCH AREA

**20M<sup>2</sup>**

**6** ENSUITE BEDROOMS

**6** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM WITH BATHROOM

**1** DRIVER'S ROOM WITH BATHROOM

**3** CARPORTS



**GROUND  
FLOOR**



**FIRST  
FLOOR**

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# 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 WITH BATHROOM

**1** DRIVER'S ROOM WITH BATHROOM

**2** CARPORTS

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## GROUND FLOOR



## FIRST FLOOR

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# R-4B

TOTAL GROSS AREA ————— 466M<sup>2</sup>

6 ENSUITE  
BEDROOMS





# R-4B

TOTAL GROSS AREA ————— 466M<sup>2</sup>

6 ENSUITE  
BEDROOMS





# R-4B

TOTAL GROSS AREA ————— **466M<sup>2</sup>**

**6** ENSUITE  
BEDROOMS

GROUND FLOOR AREA

**191M<sup>2</sup>**

UNCOVERED TERRACE AREA

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

FIRST FLOOR AREA

**193M<sup>2</sup>**

COVERED CARPORT AREA

**36M<sup>2</sup>**

COVERED TERRACE AREA

**53M<sup>2</sup>**

PORCH AREA

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

**6** ENSUITE BEDROOMS

**6** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM WITH BATHROOM

**1** DRIVER'S ROOM WITH BATHROOM

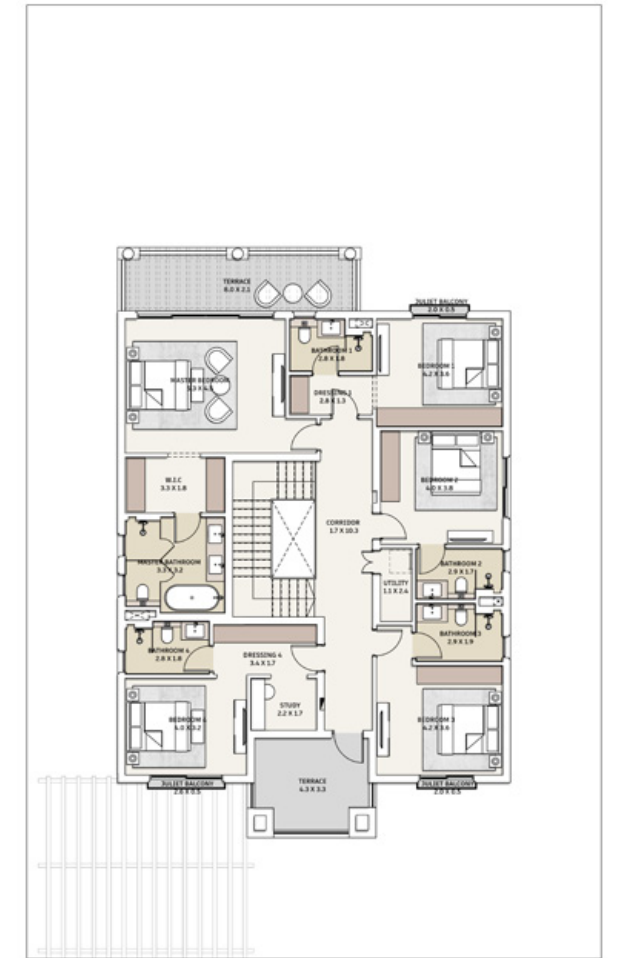
**2** CARPORTS

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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>**

UNCOVERED TERRACE AREA

**2M<sup>2</sup>**

FIRST FLOOR AREA

**157M<sup>2</sup>**

COVERED CARPORT AREA

**36M<sup>2</sup>**

COVERED TERRACE AREA

**27M<sup>2</sup>**

PORCH AREA

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

**5** ENSUITE BEDROOMS

**5** BATHROOMS

**1** POWDER ROOM

**1** MAID’S ROOM WITH BATHROOM

**1** DRIVER’S ROOM WITH 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 ENSUITE  
BEDROOMS





# R-7

TOTAL GROSS AREA ——— 311M<sup>2</sup>

5 ENSUITE  
BEDROOMS





# R-7

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

**5** ENSUITE  
BEDROOMS

GROUND FLOOR AREA

**126M<sup>2</sup>**

COVERED CARPORT AREA

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

FIRST FLOOR AREA

**130M<sup>2</sup>**

PORCH AREA

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

COVERED TERRACE AREA

**40M<sup>2</sup>**

- 3** ENSUITE BEDROOMS
- 2** BEDROOMS
- 4** BATHROOMS
- 1** POWDER ROOM
- 1** MAID’S ROOM WITH 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>**

UNCOVERED TERRACE AREA

**7M<sup>2</sup>**

FIRST FLOOR AREA

**131M<sup>2</sup>**

COVERED CARPORT AREA

**37M<sup>2</sup>**

COVERED TERRACE AREA

**36M<sup>2</sup>**

PORCH AREA

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

**4** ENSUITE BEDROOMS

**4** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM WITH 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 WITH BATHROOM

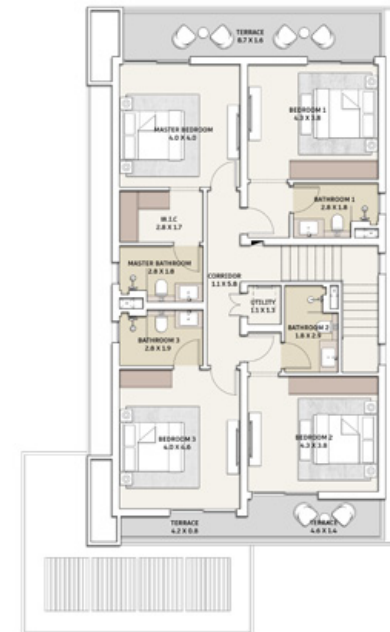
**2** CARPORTS

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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>

UNCOVERED TERRACE AREA

11M<sup>2</sup>

FIRST FLOOR AREA

107M<sup>2</sup>

COVERED CARPORT AREA

24M<sup>2</sup>

COVERED TERRACE AREA

7M<sup>2</sup>

PORCH AREA

12M<sup>2</sup>

3 ENSUITE BEDROOMS

3 BATHROOMS

1 POWDER ROOM

1 MAID'S ROOM WITH BATHROOM

2 CARPORTS

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## GROUND FLOOR

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## FIRST FLOOR



# 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>**

**3** ENSUITE BEDROOMS

**3** BATHROOMS

**1** POWDER ROOM

**1** MAID'S ROOM WITH BATHROOM

**2** CARPORTS

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## GROUND FLOOR



## FIRST FLOOR

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# Scheme 1

# Interior Finishes

Villas R-1, R-2A, R-2B, R-3 & R-12

1.	ENTRANCE, LIVING & DINING AREA	8.	TERRACES
	Floors Marble		Floors Local Porcelain
	Walls Paint (white)		Walls Paint (white)
	Ceiling Paint (white)		Ceiling Paint (white)
2.	KITCHEN	9.	UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)
	Floors Marble		Floors Local Porcelain
	Walls Paint (white)		Walls Local Porcelain with Paint
	Ceiling Paint (white)		Ceiling Paint
3.	STAIRCASE & INTERNAL CORRIDORS	10.	AIR CONDITIONING UNITS
	Floors Marble		Included - Concealed Units
4.	BEDROOMS	11.	WATER HEATERS
	Floors Local Porcelain		Not Included - Provisions only
	Walls Paint (white)		The design is based on conventional
	Ceiling Paint (white)		EWH type with electrical load of max 2KW
5.	POWDER ROOMS & MASTER BATHROOMS	12.	APPLIANCES & PANTRY (IF ANY)
	Floors Marble		Not Included - Provisions only
	Walls Marble with Paint	13.	EXTERNAL SHUTTERS
	Ceiling Paint (white)		Not Included - Provisions only
6.	SANITARYWARE	14.	WIC & WARDROBES
	High quality sanitary fixtures & mixers		Not Included
7.	KITCHEN CABINETS/ KITCHENETTE		
	Not Included - Provisions only		

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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	8.	TERRACES
	Floors Local Porcelain		Floors Local Porcelain
	Walls Paint (white)		Walls Paint (white)
	Ceiling Paint (white)		Ceiling Paint (white)
2.	KITCHEN	9.	UTILITY ROOMS & SECONDARY BATHROOMS (IF ANY)
	Floors Local Porcelain		Floors Local Porcelain
	Walls Paint (white)		Walls Local Porcelain with Paint
	Ceiling Paint (white)		Ceiling Paint
3.	STAIRCASE & INTERNAL CORRIDORS	10.	AIR CONDITIONING UNITS
	Floors Marble		Not Included - Provisions only
4.	BEDROOMS	11.	WATER HEATERS
	Floors Local Porcelain		Not Included - Provisions only
	Walls Paint (white)		The design is based on conventional
	Ceiling Paint (white)		EWH type with electrical load of max 2KW
5.	POWDER ROOMS & MASTER BATHROOMS	12.	APPLIANCES & PANTRY (IF ANY)
	Floors Local Porcelain		Not Included - Provisions only
	Walls Local Porcelain with Paint	13.	EXTERNAL SHUTTERS
	Ceiling Paint (white)		Not Included - Provisions only
6.	SANITARYWARE	14.	WIC & WARDROBES
	High quality sanitary fixtures & mixers		Not Included
7.	KITCHEN CABINETS/ KITCHENETTE		
	Not Included - Provisions only		

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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

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