

Mar Bay

Ras El Hekma



ALMARASEM
DEVELOPMENT

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BLUE WATERS & SANDY BEACHES

- A family crafted community set against blue waters and sandy beaches.
- Offers breathtaking sea view units.
- Ensures water views for every unit.
- Luxury finishes, lagoons across the project, and a wide range of amenities for all ages.

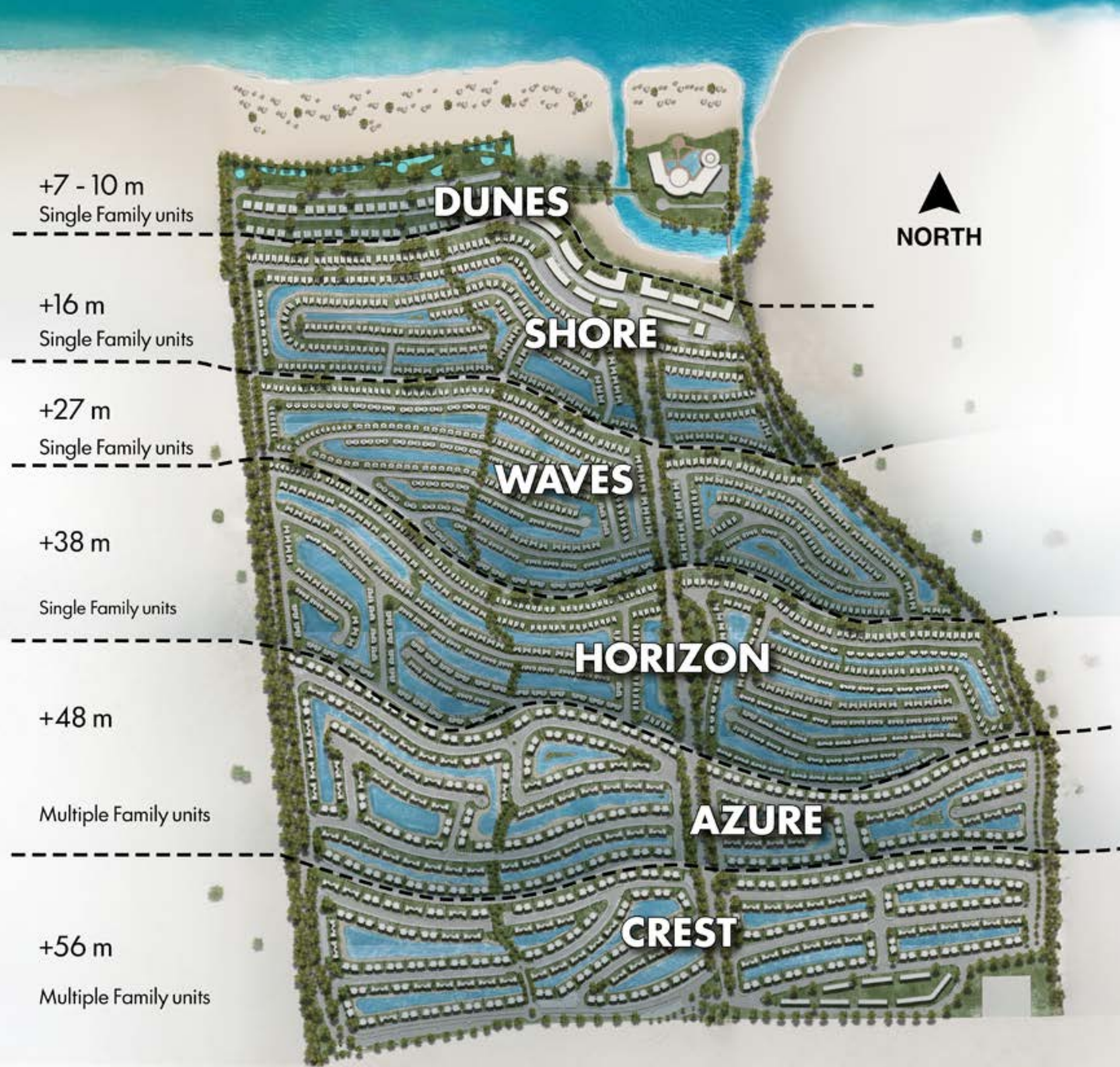
LOCATED IN RAS EL HEKMA

One of Egypt's most promising coastal areas.

Prime location at Kilo 191 on the Alex-Marsa Matrouh Road, near major roads and airports.

- Cairo - 343 KM
- Dabaa Road - 31 KM
- Al Alamein International Airport - 49 KM
- Borg Al Arab International Airport - 168 KM
- Al Alamein Hotel - 85 KM





Dimensions may vary within an acceptable tolerance.
The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.

MASTER PLAN

PROJECT CONSULTANTS

BDP: one of the largest architecture firms in the United Kingdom.

COSMOS: A multi disciplinary company that offers consultation and engineering services.



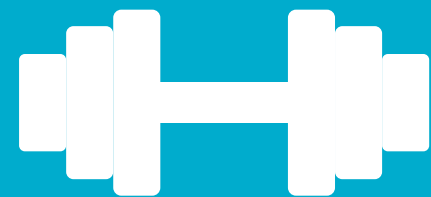
OVERVIEW

- Project spanning 640 acres.
- 1,200 meters of pristine beachfront.
- 220,000 SQM of swimmable lagoons across the entire project.
- Only 16% building footprint.
- 5 Cascading terraces.
- Homes enjoy lush greenery and waterfront views.
- Terraces are designed facing North.
- Well designed Green and Pedestrian Spines.
- Planned with premium facilities, a retail and commercial district and an international hotel on a peninsula.

AMENITIES & FACILITIES



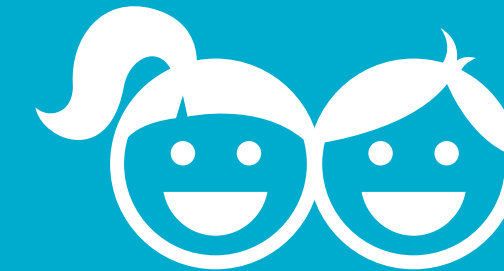
Swimming Pools



Open Air Gym



Multi-purpose courts



Kids area



Beachfront International Hotel



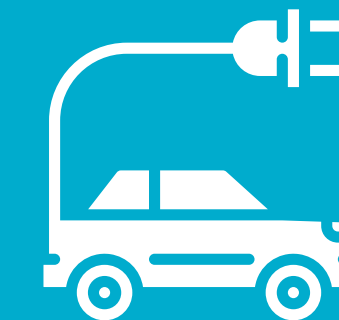
Retail and commercial area



Beach Cinema



Bike Lanes



Electric Transportation

UNIT TYPES

Grand Beach Villas.

Stand-alone Villas (Lagoon View/ Sea View).

Twinhouse (Lagoon View).

Townhouse(Lagoon View).

Chalets 2, 3 , 4 Bedrooms (Lagoon View/ Sea View).

SPECIFICATIONS

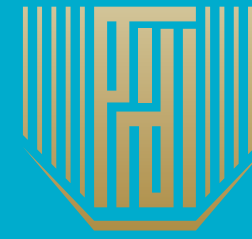
Double Heights in certain selections of the units.

Villas: 220 Sqm, 270 Sqm, 350 Sqm and 420 Sqm

Twinhouse: 175 Sqm and 220 Sqm

Townhouse: 155 Sqm , 175 Sqm and 200 Sqm.

Chalets from 98 Sqm to 207 Sqm



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Established in 1997, AlMarasem has built a legacy of excellence, earning recognition as one of the leading firms in construction, engineering, procurement, development, and investment.

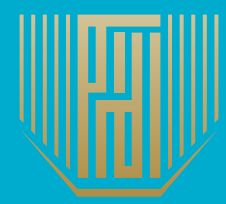
In 2017, the company ventured into real estate with Fifth Square in New Cairo – a mixed-use community featuring hotel apartments «Lake Residence» managed by Rotana, «Fifth Square Mall», residential zones «Fifth Square & Moon Residences», and a villa zone «Villa Square», each served by its own clubhouse for maximum privacy.

In 2023, AlMarasem launched the luxurious «Mar Ville» compound in New Zayed, blending refined architecture with lush green spaces.

Its newest development, «Mar Bay» in Ras El Hikma, marks the beginning of AlMarasem's ambitious expansion plans.

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