

# Marassi - R1 Parcel

## Client

EMAAR Misr for Development S.A.E

## Scope of Work

Master plan  
Geotechnical survey  
Traffic impact study  
Conceptual design  
Schematic design  
Design development  
Design permits  
Detailed design  
Design optimization  
Cost estimation  
Quantity surveying  
Tender documents  
Tender action

## Location

Sidi Abdel Rahman, Egypt

## Types of Activities

Architectural  
Building Management System  
Civil  
Communications and security system  
Electrical  
Fire Safety  
HVAC  
Infrastructure  
Interior design  
Mechanical  
Roads  
Structural  
Technical coordination  
Urban design

Marassi is a new exciting development nestled along the mesmerizing blue Mediterranean water of Sidi Abdel Rahman Bay in North Egypt. R1 Parcel is located in the most premium spot in Marassi over a land area of 99,092 m<sup>2</sup>, with a seafront stretching over 900 meters along the sandy beach. The parcel comprises four basic types of residential blocks and four optional types over

36% of the land area, with 1,105 residential units (built-up area: 125,059 m<sup>2</sup>) and retail units (built-up area: 4,525 m<sup>2</sup>) as shown below:

- Type A (G + 4): 3 blocks (residential only) and 1 block (residential & retail)
- Type B (G + 4): 6 blocks (residential only) and 1 block (residential and retail)



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- Type C (G + 4): 4 blocks (residential only) and 1 block (residential and retail)
- Type D (G + 4): 6 residential blocks

Retail areas occupy the ground floors of the residential buildings at the parcel's east boundary. They consist of retail shops and F&B outlets varying between fast-food restaurants, coffee shops, and restaurants with outdoor sitting areas overlooking the marina promenade and the open spaces.

Swimming pools cover an area of 576 m<sup>2</sup> (550 m<sup>2</sup> for the main pool and 26 m<sup>2</sup> for the kids' pool).

The elevations of residential blocks feature a contemporary Mediterranean style and allow for a maximum visibility of the marina, sea, and golf course.