



# MARVILLE

NEW ZAYED



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16090



THE LEGACY OF  
EXCELLENCE BROADENS



# Overview

Mar Ville is a meticulously designed project that emerges as a harmonious symphony of architecture and the lush tapestry of the outdoors. An idyllic haven located in one of the most coveted locations in west Cairo, where tranquility and privacy coalesce in a masterpiece of design, nestled within a green sanctuary, inviting you to experience a life of serenity and elegance.

Mar Ville is thoughtfully divided into numerous zones for ultimate privacy, each designed to foster a sense of personal sanctuary. Each residence provides a retreat from the outside world, where your dreams and inspirations are free to flourish.

Mar Ville grants you an opportunity to experience a dwelling of privacy, scenic splendor, and magnificent architecture, where every day is a masterpiece in the making.

# Location

## Nestled in the heart of West Cairo

Mar Ville epitomizes modern living, convenience, and accessibility. The project offers an unparalleled blend of comfort, elegance, and proximity to key landmarks, making it the perfect place to call home.

**Prime Location:** Mar Ville enjoys a strategic location that is truly unbeatable. Situated in the western side of the capital, it is in close proximity to several essential landmarks that cater to your everyday needs. Whether you're seeking top-notch education, world-class healthcare, or simply the best shopping and entertainment experiences, you'll find it all just a stone's throw away. Some of the remarkable landmarks nearby include Sphinx Airport ( 3 minutes ), Smart Village ( 7 minutes ), Grand Egyptian Museum ( 15 minutes ) and Mohandessin ( 25 minutes ) ensuring that you are well-connected to every part of the city, including Cairo – Alex Desert Road, Dabaa Corridor, Middle Ring Road and Dahshur Road, making it the ideal blend of urban living and tranquility.



# Master Plan

## An Iconic Urban Masterpiece

As you step through the beautiful walkways, the landscape unfurls before you, a sublime 80% of the entire 111 feddans expanse dedicated to gardens, greenery, water features and open spaces. The sun-dappled meadows beckon, offering a place to unwind and connect with the Earth's rhythm.

Every vantage point reveals an astounding vista, overlooking the serene, azure winding path of the 1.8 kilometers long lakes, this is a place where the wonders of the natural world coexist seamlessly with the wonders of architectural achievement.

A canvas of spectacular architecture paints the horizon, an awe-inspiring testament to human creativity. The structures are

a harmonious blend of modern innovation and timeless aesthetics, their lines and angles echoing the surrounding beauty. Towering windows frame nature's artwork, allowing every resident to revel in the ever-changing kaleidoscope of colors, as the sun rises and sets over this masterpiece of a residence.

Designed to provide the ultimate living experience, the zones within the project are set to create smaller, fully integrated clusters within the bigger concept of the project. Impeccably planned vehicular roads that scarcely intersect with pedestrian walkways provide perpetual smooth traffic, as well as seclude the living and leisure quarters from the street clamor, providing both safety and beauty and peace.



- 1- All renderings and visuals are for demonstrative purposes only.
- 2- Images of furniture, wall cladding and all interior decoration are artistic and are for display purposes only.
- 3- Dimensions may vary within an acceptable tolerance.
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# The Apartment's Clubhouse

## A Gateway to Exclusive Leisure and Community

Mar Ville prides itself on featuring an impressive clubhouse, which creates the perfect balance for members who want to relax, socialize, or engage in various activities. The clubhouse offers a range of luxurious amenities and services to cater to the needs and preferences of its residents.

Whether you prefer a tranquil day by the pool, a productive work session in the co-working space, or a delightful meal at the on-site restaurant, Mar Ville clubhouse provides a comprehensive living experience that ensures access to tailored and convenient facilities.



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# Swimming Pools

Elegant swimming pools for residents to relax, exercise, and enjoy a refreshing swim. The pools are well-maintained and offer a serene atmosphere.



# Gym

Modern and well-equipped gymnasium. Residents can maintain their fitness and well-being by using state-of-the-art exercise equipment and having access to fitness professionals.



# Restaurants & Cafes

Residents can enjoy delicious meals, snacks, and beverages in the myriad of culinary experiences that are featured within the clubhouses, which are perfect for socializing and convenience.





# Lounges

Spacious and comfortable lounges are available for residents to unwind and socialize. These lounges provide a cozy environment where residents can relax with friends and neighbors.



# Coworking Spaces

For those who work from home or need a quiet place to focus, the clubhouse provides coworking spaces. These areas are equipped with desks, high-speed internet, and a professional ambiance, making them ideal for remote work or study.



# Facilities & Amenities

## Unparalleled Living Experience

As a luxurious and multifaceted project, Mar Ville offers a wide range of facilities to cater to the needs and desires of its residents and visitors. Designed to provide a premium experience, blending business and leisure seamlessly, including:



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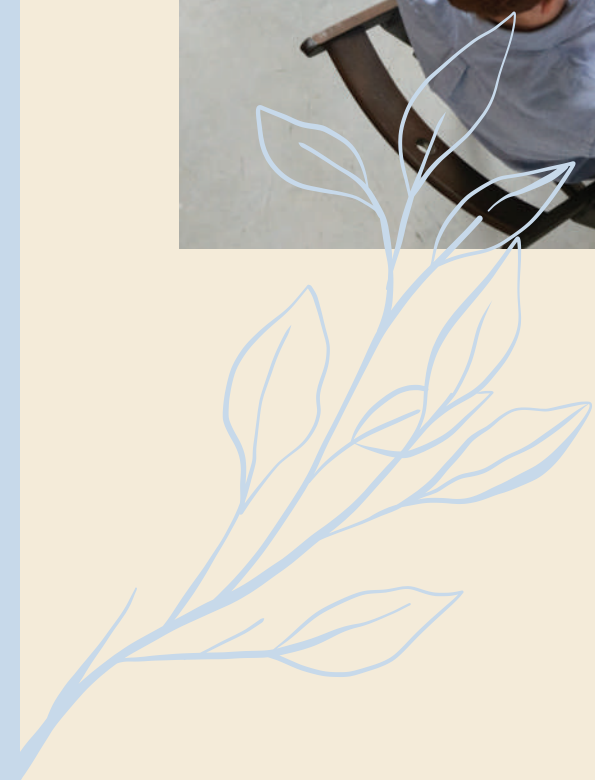
# International Hotel

Mar Ville features the world-famous hotel. Boasting 200 elegantly appointed rooms and suites, the hotel provides top-notch accommodation and hospitality services. With luxurious amenities, and exceptional dining options, the hotel perfectly caters to the comfort and convenience of business travelers and leisure guests alike.



# Business Park

Mar Ville's business park is a hub of corporate activity. It houses state-of-the-art office spaces, meeting and conference rooms, and modern facilities for professionals and businesses. The business park is designed to promote productivity and collaboration, making it an ideal location for entrepreneurs and businesses of all sizes.





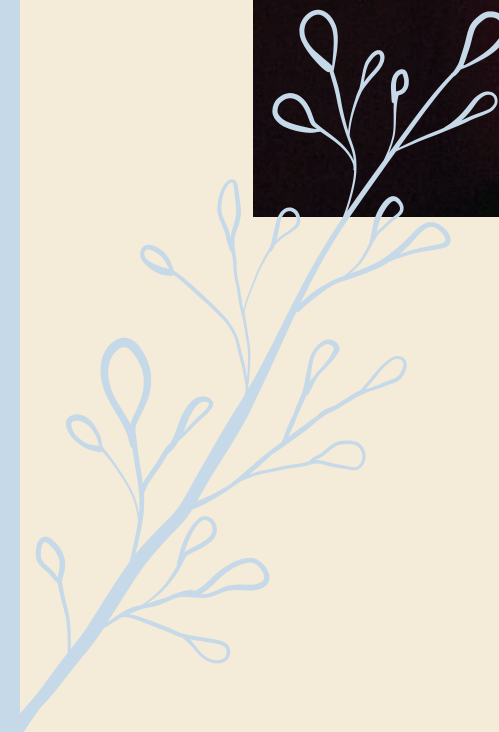
## Food and Beverage Outlets

Mar Ville features a variety of dining options, ranging from fine dining restaurants to casual cafes. You can savor delectable cuisine from around the world.



# Entertainment Outlets

To cater to the entertainment needs of visitors, Mar Ville offers a selection of entertainment outlets. This includes cinemas, and other recreational spaces where you can unwind and have a good time with friends and family.



# Retail Outlets

Mar Ville includes a selection of retail outlets, offering a diverse range of products and services. From boutique shops to technology stores, you can find everything you need within the project's proximity.





# Breathtaking Views

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# Residential Apartments

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# Residential Apartments

## Chic and Modern Living Experience

At Mar Ville, we understand that every family is unique, their needs and references for living spaces can vary significantly. That's why we take a great pride in offering a range of fully finished residential unit types that cater to the diverse needs of our clients. Our project is designed to provide the perfect home for families of diverse sizes and space requirements. Whether you're looking for a convenient and stylish urban pad, or in need of extra rooms and open spaces, our project has the ideal living solution for you.



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# Branded Apartments

Our luxury branded apartments redefine the concept of upscale urban living, offering an unparalleled blend of comfort, convenience, and sophistication. Exclusive accommodations designed to cater to the needs of short-term and long-term residents.

## Branded Excellence:

What sets the apartments apart is their association with an international hotel. The hotel is synonymous with luxury, ensuring a consistent and world-class experience for residents. From concierge to in-room dining, the branding extends to every aspect of the experience.

## Unmatched Elegance:

Luxury serviced branded apartments redefine exquisite design and impeccable craftsmanship. They feature top-notch interior decor, high-quality materials and meticulous attention to details.



## Premium Locations:

These apartments are strategically situated in prime locations within the most vibrant area of the project, providing residents with easy access to the best of what the area has to offer.

## Personalized Service:

One of the hallmarks of these apartments is the unparalleled service provided. Dedicated staff members are on hand to cater to residents' needs 24/7, offering services like housekeeping, valet parking and other invaluable services. Each guest's stay is tailored to their preferences.

## High-End Amenities:

Residents can expect a wide range of amenities, from fitness centers and spa facilities to fine dining options, meeting rooms, and private lounges. These apartments are designed to cater to the most discerning of tastes, providing all the comforts and conveniences of a luxurious hotel.

## Privacy and Security:

Residents can enjoy the utmost privacy and security. Access control systems, surveillance and discreet security personnel ensure a safe and peaceful environment, allowing residents to unwind with peace of mind.

# Interior

## Sophisticated Comfort

The interior of the residential apartments embodies a modern, minimalist aesthetic that seamlessly incorporates natural elements to harmonize with the surrounding environment.

## Clean Lines and Simplicity:

The design of the interior spaces is characterized by sense of simplicity. The architectural elements maintain a streamlined and uncluttered appearance contributing to a sense of modern elegance.

## Open Layout:

The layout of the residential units emphasizes an open concept design. Common areas like the living room, dining room, and kitchen seamlessly flow into one another, creating a spacious and airy feel and enhances the sense of openness.

## Abundance of Natural Light:

The use of large floor-to-ceiling windows with expansive glass facades plays a pivotal role in gooding the interior with an abundance of natural light. This not only reduces the need for artificial lighting but also creates a strong connection to the outdoors and full, unobstructed access to the breath-taking views.

## Natural Wooden Elements:

Throughout the interior, natural wooden elements are tastefully integrated. The warm and organic quality of wood provides a beautiful contrast to the sleek, modern design and adds a touch of coziness.

## Stone Accents:

To connect with the surrounding nature, stone accents are strategically placed. The use of stone not only adds texture but also evokes a sense of being grounded in the natural world.

## Neutral Color Palette:

The color scheme predominantly consists of neutral tones such as earthy hues. This choice of colors serves to maintain a sense of serenity and allows the natural elements like wood and stone to stand out.

## Integration with Nature:

The large windows not only provide natural light but also offer panoramic views of the surrounding natural landscape, creating a seamless integration with the outdoors. Residents can enjoy the beauty of nature from the comfort of their home.

## Double Height Ceiling:

To enhance the modern living experience, double ceiling height is deployed in selected areas of the units. This lends a feeling of spaciousness which ultimately accentuates the natural light and offers endless decoration options. The interior of the units blends modern design with the warmth of natural elements. The clean lines, open layout and abundant natural light create a welcoming harmonious living space that fosters a strong connection with the surrounding natural environment.



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DEVELOPMENT

## ABOUT AL MARASEM

Established in 1997, Al Marasem Group was founded with the vision to emerge as a leading player in the Egyptian market. With the objective to create integrated, mixed-use communities that set new benchmarks for residential, retail, leisure, and entertainment offerings.

Over the years, Al Marasem has effectively translated this vision into reality, solidifying its position as a prominent contributor to Egypt's real estate sector. The company's portfolio boasts several mega projects that have significantly contributed to the local market's growth.

Al Marasem's expertise is vividly evident through the numerous initiatives and ventures that have been undertaken in Egypt over the past 26 years. The company has successfully executed a wide array of

remarkable projects, spanning airports, residential developments, hotels, transportation infrastructure, roads and bridges.

In 2017, Al Marasem embarked on a journey to venture within the real estate sector; leveraging their pristine reputation as a credible, quality-oriented and committed developer, to drive the company's vision to expand within the Egyptian market and the region at large. With its project "Fifth Square", Al Marasem has made its foray into the real estate market in Egypt, it's a mixed use community that comprises of a hotel, hotel apartments "Lake Residence"; managed by Rotana, Fifth Square Mall, two residential zones "Fifth Square" & "Moon Residences" and villa zone "Villa Sqaure" that are served by two club houses to ensure each zone's maximum privacy. Al Marasem is poised to become a market leader in a record time, with expansion plans across all of Egypt, starting with their newest project in New Zayed: Mar Ville.



