**Al Marasem**

**About Al Marasem**

Established in 1997, Al Marasem has set out to build a legacy of outstanding and reputable projects proving to be one of the most well recognized firms specialized in construction, engineering, procurement, development and various investment activities. AlMarasem Development developed Fifth Square project with unmatched excellence and on time delivery. The project has a wide variety of residential and commercial projects one of which is Lake Residence. Here’s to a great history and much greater successes to come.

Providing our clients with the best know how, and highest quality work in the industry for a guarantee of excellence. Al Marasem Development is a renowned real estate development company based in Egypt. Al Marasem has become a prominent player in the industry, specializing in the development of residential, commercial, and mixed-use projects. With a strong commitment to quality and innovation, Al Marasem has successfully delivered numerous high-profile projects across Egypt. The company’s portfolio includes a diverse range of projects, from luxury villas and apartments to retail and office spaces. Al Marasem’s dedication to excellence, customer satisfaction, and sustainable community development sets it apart as a leader in the real estate market.

**our Featured Communities**

**Fifth Square New Cairo**

Moon Residences

Lake Residences

Villa Square

5th Square Mall

Discover Stunning Apartments in East Cairo: A Vision of Elegance artfully crafted and ingeniously conceptualized by AlMarasem International for Development, Fifth Square is the convergence of contemporary allure and natural simplicity in perfect harmony. This architectural masterpiece, a symbol of elite design, comes fully finished, featuring a variety of spaces starting from 76 square meters. Nestled amidst East Cairo’s dynamic landscape, Fifth Square holds a strategic position along the prominent North 90th Street in New Cairo. Tailored to prioritize residents’ comfort and convenience, the project unveils an array of world-class amenities and facilities. Moreover, a harmonious integration of mixed-use retail, administrative offices, and unmatched entertainment experiences is seamlessly woven into the fabric of the project. Currently housing over 1400 families, our 24/7 facilities management team is dedicated to providing efficient and effective services, ensuring resident needs and desires are met. This commitment transforms Fifth Square into more than just a residence; it’s a thriving community where comfort, convenience, and excellence intersect organically.

**Unique Location**

**New Cairo, Directly located on North 90 Road.**

7 mins from AUC.

15 mins from Downtown Mall.

20 mins from Cairo international Airport.

25 mins from Heliopolis

**Amenities**

Soalr Powered Streets

Landscape

Jogging and Running Tracks

Clubhouse

Cycling Tracks

Water Features

Underground Parkings

Controlled Access Gates

Mall

**Clubhouse Amenities**

BallRoom

Tennis & Padel

Changing Rooms

Gym

Co Working Spaces

Lounge

Restaurant

Cafes

Outdoor & Indoor Swimming Pools

Kids Area

**Living community**

It provides a life full of convenience and relaxation. All homes are surrounded by lush greenery and open spaces.

Villa Square

Exquisite Villas in East Cairo: Your Dream Home Discover a haven to relish life’s finer moments. Tucked away from the city clamor and carefully crafted to provide a distinct living experience, Villa Square offers a serene environment to appreciate life’s meaningful details, situated within Fifth Square, the project is thoughtfully crafted to enable you to savor a ‘world of your own.’ This peaceful retreat comprises 171 sold units, including uniquely designed standalones, twin villas, and townhouses, all set against perfectly manicured grounds and gardens. Residents also benefit from access to a private clubhouse, enhancing the exclusive living experience within the Villa Square community.

**Unique Location**

3 mins from Suez Road

7 mins from AUC

25 mins from Heliopolis

15 mins from Downtown Mall.

20 mins from Cairo international Airport.

**Amenities**

Clubhouse

Cycling Tracks

Soalr Powered Streets

Landscape

Jogging and Running Tracks

Villa Square is a unique, awe inspiring community.  
All standalone, twinhouses and townhouses overlook charming views of vast green spaces in various picturesque colors that helps relaxation and comfort.

**5th Square Mall**

The Ultimate Retail Experience Spanning a total leasable area of 72,000 sqm, Fifth Square Mall is poised to emerge as one of Cairo’s premier landmarks. This integrated development not only presents a lucrative investment opportunity with promising returns but also offers a diverse array of remarkable services. From entertainment to fashion, F&B to specialty stores, electronics to furniture outlets, the mall caters to a broad spectrum of consumer needs. Undertaken on an impressive scale, Fifth Square Mall adheres to a commitment to innovation and visionary designs, aiming to redefine how the commercial industry is perceived in Egypt. The mall’s superb design, highlighted by a marvelous tent, adds an extra layer of distinction to this ambitious project.

**Unique Location**

Fifth Square Mall is strategically positioned inside Fifth Square gated community at the Golden Square – New Cairo minutes away from vital spots, with all facades facing North 90 St.

3 minutes from Suez Road

25 minutes from Heliopolis

7 minutes from AUC

28 minutes from Nasr city

**Amenities**

Hypermarket

Banks

More Than 250 Shops

Cinema Complex With All Facilities

F&B

Electronic and Furniture Outlet

Fashion

Entertainment

Parking Spaces for Around 2000 Cars

Handicap Parking Area Aroud 75 Cars

Family Entertainment

Food Court

12 Gates for Pedestrains

Mosque for 1000 Persons

**Construction Updates**

We are working around the clock to ensure delivery on time.

**Lake Residences**

Revel in Egypt’s capital city life with the convenience and luxury of fully finished and furnished serviced apartments managed by Rotana. Setting the standards for an exciting lifestyle, Lake Residence offers the opportunity to live and invest in luxury. Choose from a range of 1 to 2-bedroom suites, with spaces spanning from 48 to 132 sqm. Lake Residence sprawls across a generous land area of 20,850 sqm, comprising five interconnected buildings with shared rooftops. This unique configuration houses 132 hotel rooms and 456 hotel apartments. Immerse yourself in a world of top-notch amenities and services impeccably curated to enhance your stay at Lake Residence, ensuring a perfect blend of comfort and luxury for our valued residents.

**ABOUT ROTANA**,  
Rotana manages a diverse portfolio of 100-plus properties spanning the Middle East, Africa, and Turkey, fueled by an innovative expansion strategy designed to extend hospitality globally. Recognizing the inherent value of time, Rotana has shaped the guest experience across its range of hotels as ‘Treasured Time.’ This entails a dedicated understanding of and response to the unique needs of each guest. Consequently, Rotana has evolved its product brands to encompass Rotana Hotels & Resorts, Centro Hotels, Rayhaan Hotels & Resorts, Arjaan Hotel Apartments, and The Residences by Rotana. We are proud to have Rayhaan Hotels as our hotel management brand and Arjaan managing our state-of-the-art serviced apartments.

**Unique Location**

Lake Residence is quietly nestled inside Fifth Square gated community conveniently located in the heart of New Cairo

2.7 minutes from Suez Road

4.5 mins from Rehab

25 mins from Heliopolis

7 min from Auc

A great premise lies within the borders of Lake Residence to accommodate your guests whenever you need it. With exceptional additional services, amenities, and 134 spacious rooms, Rotana Hotel becomes your perfect family getaway.

**Amenities**

VIP LOUNGE Lake Residence offers renowned world class services and facilities for our VIP residents to enjoy an unprecedented luxurious experience.

SPA & FITNESS CENTER Calm your spirit with a refreshing visit to our spa and fitness center.

HOUSE KEEPING Let us take care of your cleaning needs with our housekeeping team operating 24/7.

CONCIERGE We take the stress out of everyday life with our exceptional concierge services

LAUNDRY Do not waste your precious time washing and folding laundry. Our laundry facilities will deliver your laundry, clean and folded, to your doorstep

CLUB CARS Looking for a ride? Lake Residence’s club cars are ready to commute from one point to another in a blink of an eye.

WIFI Connect to the whole world effortlessly with Lake Residence’s high-speed wi-fi.

**Magnificent PLACE TO BE**

For an energetic and a fresh start to the day, our inner parks surrounding the buildings will get you all warmed up with a lively fresh walk. If your wellbeing is on the agenda, the rooftop jogging track is where you should have your next stop of the day. It is where you can get your family to join for an impeccable run and spectacular views. Our wide selection of modern equipments and enhanced facilities at our fitness center is where you can develop an athletic identity and set some exercise goals that are truly attainable.

The Business Center at Lake Residence is where you can have a spectacular private setting for a comfortable and serviced home office; with a VIP lounge where you can host guests, carry out meetings, get your work calls done, or plan exceptional business events. Additionally, the presence of a central lobby is where you can get the assistance needed from our professional and courteous staff.

**Construction Updates**

We are working around the clock to ensure delivery on time.

**Moon Residences**

Experience life’s essence perfectly encapsulated at Moon Residences. This architectural wonder is strategically situated on the highest elevation point within the Fifth Square project, commanding unparalleled views of the surrounding landscape, water features, and the contemporary design of Fifth Square’s clubhouse along North 90th Street. Dedicated to addressing every facet of your physical and emotional well-being in one convenient location, Moon Residences seamlessly blends a comprehensive range of facilities, services, and access to various amenities within the clubhouse, catering to every leisurely aspect of your day-to-day lifestyle. Comprising of 61 buildings, Moon Residences offers luxurious, fully finished homes with diverse designs tailored to meet the unique needs of different families. These residences, ranging from 90 sqm to 250 sqm, are the epitome of modern living, ensuring that Moon Residences not only provides a home but an elevated living experience for its residents.

**Unique Location**

New Cairo, Directly located on North 90 Road inside Fifth Square Compound.

7 mins from AUC.

15 mins from Downtown Mall.

20 mins from Cairo international Airport.

25 minutes from Heliopolis

Endless Benefits

Water Features- Shopping Mall -Controlled Access Gates- Solar Powered Streets –Clubhouse- Underground Parking- Landscape -Cycling Tracks -Jogging Paths Elevated Views- All you need gathered in one place

**Construction Updates**

We are working around the clock to ensure delivery on time.

**MarVille New Zayed**

MarVille is a meticulously designed project that emerges as a harmonious symphony of architecture and the lush tapestry of the outdoors. An idyllic haven in one of the most coveted locations in west Cairo, where tranquility and privacy coalesce in a masterpiece of design, nestled within a verdant realm, inviting you to experience a life of serenity and elegance. MarVille 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. MarVille grants you an opportunity to experience a dwelling of privacy, scenic splendor, and magnificent architecture, where every day is a masterpiece in the making.

**Unique Location**

Sphinx Airport 3 min

Smart Village 7 min

Grand Egyptian Museum 15 min

Mohandessin 25 min

Well connected to Cairo Alex Road, Dabaa Corridor, Middle Ring Road and Dahshour Road

**Amenities**

Hotel Apartments

Business Park

Retail Outlets

Clubhouse

Landscape

Restaurants

Entertainment Outlets

Water Features

Commercial Area

The commercial area of Mar Ville includes various types of shops, serving as a hub for shopping, dining, and entertainment, offering a wide range of options for the residents.

Entertainment Complex

The entertainment complex in Mar Ville New Zayed lets you enjoy a variety of entertainment activities either alone or with your friends and family so you can enjoy every moment inside the compound.

Retail Area

Is it shopping time? You can find many well-known brands in the retail area of Mar Ville Marasem to let you have a unique shopping experience.

Business Park

Mar ville New Zayed includes a business park that has a variety of administrative units and offices to meet all business needs.

**Property Types In Marvel**

serviced apartments, standalone villas, twin houses, and townhouses.

**Payment Plan**

5% Dp 8 Years

**Mar Bay Ras El hekma**

Mar Bay is an exquisitely family-crafted community that seamlessly integrates stunning sea views with lush serene swimmable lagoons all over the project. Located in KM191 Alex Matrouh road, Ras El Hekma, Mar Bay offers a sanctuary where tranquility and privacy are perfectly intertwined in one of the most sought-after bays. Covering 640 acres with a 1.2 km beachfront, complemented by 1,050 meters of beaches surrounding the project’s internal lakes, which are directly connected to the sea. The project guarantees that every residence enjoys breathtaking sea vistas. This family-oriented community includes a diverse range of homes, from grand beach villas, stand-alone houses to twin and townhouses and chalets, all set amidst vibrant greenery. Mar Bay creates a calm escape from the everyday rush, offering elite amenities and facilities such as a clubhouse, open air gym and spa, a sea view commercial strip, and an international hotel, ensuring a lifestyle of comfort and luxury for all family members.

**location** in the North Coast, exactly at the 191th kilo of the International Coastal Road. Accordingly, the ideal Al Marasem Ras El Hekma location is only 85 km from Al Alamein City and only 340 km from Cairo.

**Amenities**

Beach Clubhouse

Outdoor Gym & Spa

Pedestrain Paths

Gated Community

Beach Front International Hotel & Serviced Apartments

Beach Activities

Swimmable Lagoon with Sandy Beaches

Swimming Pools

Multi Purpose Courts

Kids Area

Captivating Beachfront

Al Marasem Ras El Hekma has a mesmerizing sandy beachfront extending over 1.5 km. This offers picturesque views, a serene environment, and unlimited beach fun!

Entertainment Facilities

Offering fun-packed vacations, the Al Marasem North Coast Project is filled to the brim with world-class entertainment and leisure activities.

About AlMarasem Ras El Hekma

The real estate guru, Al Marasem Developments, is heading to the North Coast with a new coastal destination in Ras El Hekma. The resort is already on everyone’s radar thanks to the high reputation of the developer and its vast area of 640 acres.

Bear in mind that the spacious area of Al Marasem Ras El Hikma includes a wide variety of amenities, water features, and lush greenery.