

gardens

 MARAYA
EL GOUNA





MARAYA GARDENS IS DEVELOPED BY FALCON FOR REAL ESTATE AND TOURISM INVESTMENT, A LEADING PLAYER IN THE RED SEA REGION'S REAL ESTATE MARKET. WITH A STRONG PRESENCE AND MULTIPLE SUCCESSFUL INVESTMENTS IN EL GOUNA AND HURGHADA, FALCON HAS ESTABLISHED ITSELF AS A KEY CONTRIBUTOR TO THE AREA'S GROWTH AND DEVELOPMENT, DELIVERING PREMIUM RESIDENTIAL AND TOURISM PROJECTS.



MCG-CONSULTANT IS A RENOWNED ARCHITECTURE AND DESIGN CONSULTANCY FIRM, ESTABLISHED OVER 40 YEARS AGO IN HURGHADA. WITH OUR HEADQUARTERS IN HURGHADA AND AN ADDITIONAL BASE OFFICE IN CAIRO, MCG HAS SUCCESSFULLY EXECUTED AND DELIVERED MORE THAN 1,000 MULTI-DISCIPLINARY PROJECTS ACROSS A RANGE OF SECTORS.



EL GOUNA

RED SEA

EL GOUNA, A METICULOUSLY PLANNED TOWN ON THE RED SEA, IS RENOWNED FOR ITS CRYSTAL-CLEAR TURQUOISE WATERS, YEAR-ROUND PERFECT WEATHER, SUNNY BEACHES AND SOPHISTICATED LIFESTYLE. AS THE PREMIER LEISURE DESTINATION ON THE RED SEA, EL GOUNA IS FAMED FOR ITS WORLD-CLASS DIVING SPOTS, WINDSURFING, KITE SURFING, PARASAILING AND SNORKELING. IN ADDITION TO ITS NATURAL ALLURE, EL GOUNA BOASTS THREE MARINAS, A GOLF COURSE, GO-KARTING FACILITIES, AND A VARIETY OF SHOPPING ARCADES AND BAZAARS.



CALL IT HOME



NESTLED IN THE HEART OF EL GOUNA, MARAYA PROJECTS BRING A BLEND OF BEAUTY, LUXURY, AND COZY SOPHISTICATION TO THIS VIBRANT COMMUNITY. EACH PROJECT WITHIN MARAYA EL GOUNA IS DESIGNED TO HARMONIZE WITH THE SURROUNDING LANDSCAPE, OFFERING REFINED YET INVITING AMBIANCE THAT REFLECTS THE CHARM AND ELEGANCE OF THE AREA. HERE, EVERY DETAIL HAS BEEN CONSIDERED TO ENSURE RESIDENTS EXPERIENCE THE BEST OF EL GOUNA'S LIFESTYLE – A SERENE OASIS OF ELEGANCE AND CONNECTION THAT INVITES EVERYONE TO ENJOY LIFE TO THE FULLEST.

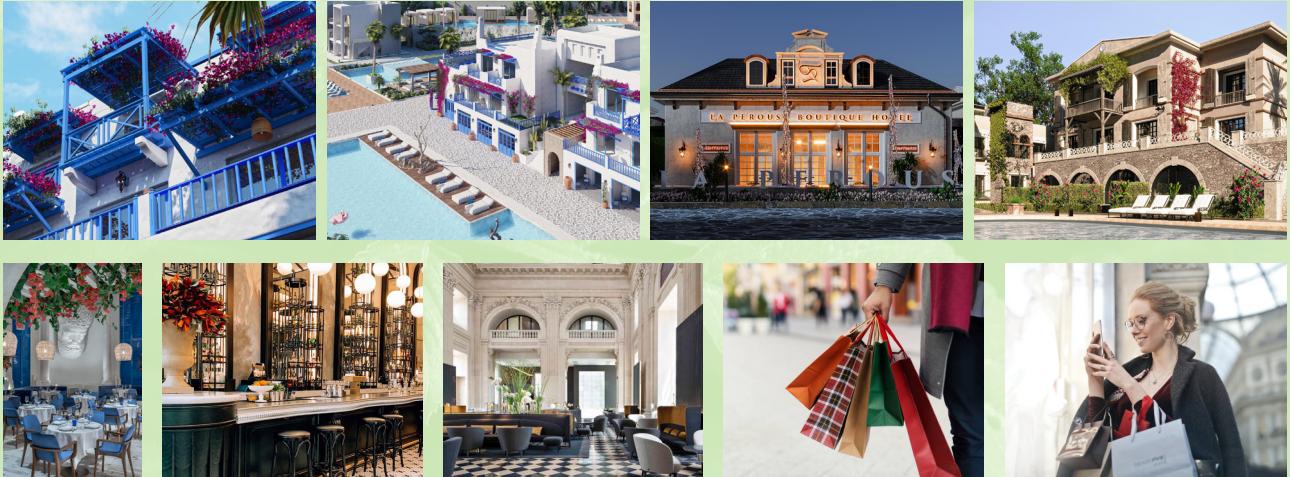
EL GOUNA



LUXURY IN EVERY
— SERVICE AND FACILITY.



Exclusive Retail at your Doorsteps



AT MARAYA GARDENS, RESIDENTS ENJOY EXCLUSIVE ACCESS TO A RANGE OF PREMIER FACILITIES AND SERVICES PROVIDED BY MARAYA COMMUNITY AND DEVELOPMENTS. MARAYA GARDENS OWNERS WILL ENJOY CONVENIENT ACCESS TO EXCLUSIVE RETAIL SPACES AT MARAYA RETAIL, OFFERING A CAREFULLY CURATED SELECTION OF SERVICES INCLUDING FOOD AND BEVERAGE OUTLETS AND VARIOUS SERVICE PROVIDERS TAILORED TO MEET EVERYDAY NEEDS. THIS EXCLUSIVE AVAILABILITY ENHANCES THE LIVING EXPERIENCE AT MARAYA GARDENS, MAKING IT THE ULTIMATE CHOICE FOR LUXURY, CONVENIENCE, AND COMMUNITY IN EL GOUNA.







Luxury Dining, Steps Away

MARAYA GARDENS UNITS ARE CONVENIENTLY LOCATED NEAR THE EXCLUSIVE BOUTIQUE HOTELS, LA PEROUSE AND CALIDORA, OFFERING RESIDENTS SEAMLESS ACCESS TO AN ARRAY OF LUXURIOUS FACILITIES AND PREMIUM SERVICES. THESE BOUTIQUE HOTELS PROVIDE THE RESIDENTS WITH THE OPPORTUNITY TO ENJOY THE RICH FLAVORS OF AUTHENTIC GREEK AND ROYAL FRENCH CUISINES, WHERE EVERY DISH TELLS A UNIQUE STORY.



MARAYA GARDENS

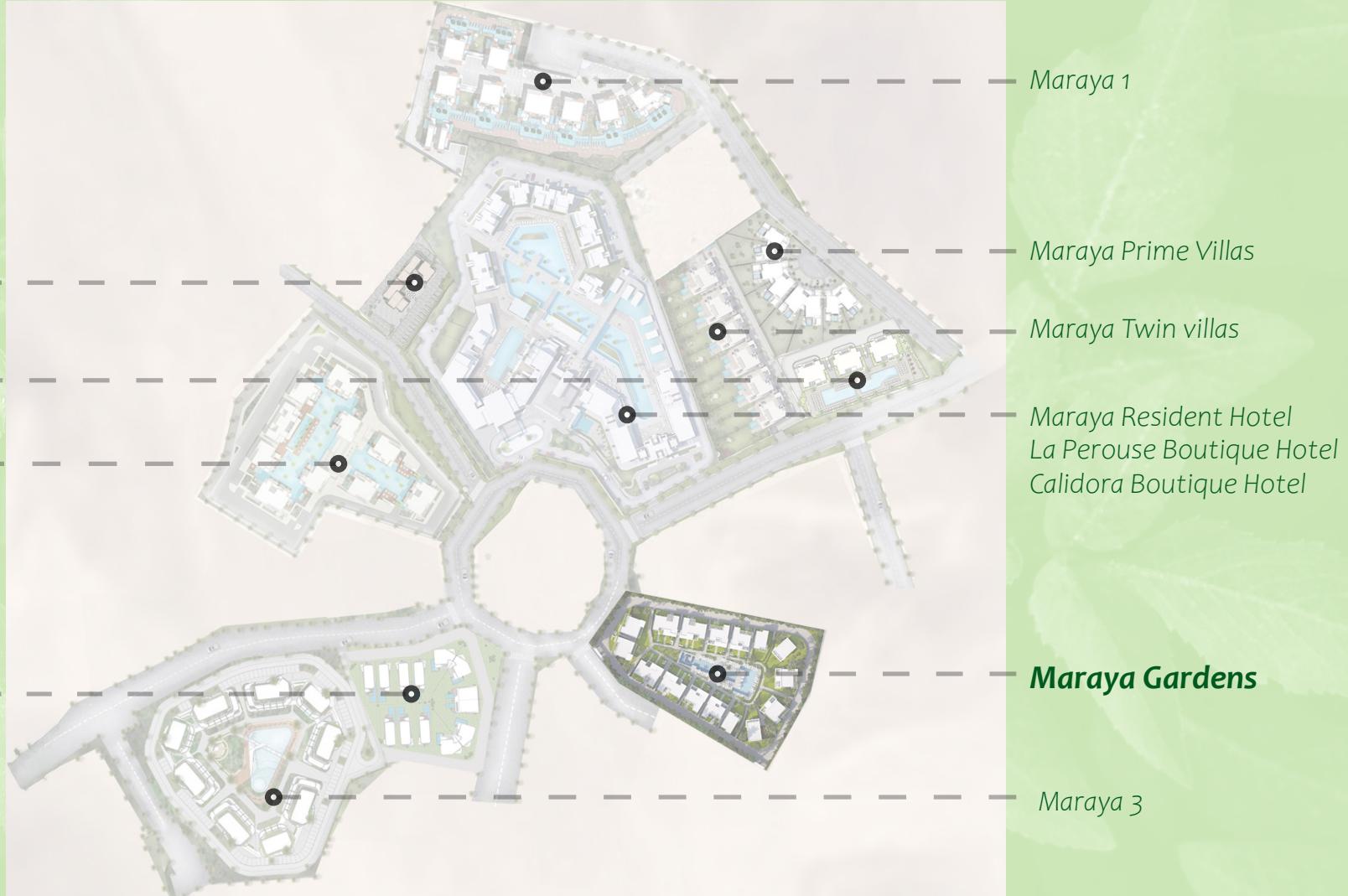
A FULLY INTEGRATED COMMUNITY

Maraya Retail spaces

Maraya Familia

Maraya 2

Maraya 4



WELCOME TO MARAYA GARDENS, EL GOUNA'S NATURAL RETREAT

IMMERSE YOURSELF IN A LIFESTYLE THAT CELEBRATES THE BEAUTY OF NATURE AT MARAYA GARDENS. DESIGNED WITH SECLUDED GARDENS, THIS HAVEN INVITES YOU TO EMBRACE THE OUTDOORS LIKE NEVER BEFORE. FROM SERENE MORNINGS SURROUNDED BY GREENERY TO LEISURELY EVENINGS UNDER THE OPEN SKY, EVERY CORNER IS CRAFTED TO OFFER TRANQUILITY AND A DEEP CONNECTION TO NATURE IN THE VIBRANT HEART OF EL GOUNA.









GREENERY EVERYWHERE...

STEP INTO A WORLD WHERE THE OUTDOORS TAKES CENTER STAGE AT MARAYA GARDENS. WITH BEAUTIFULLY LANDSCAPED GROUNDS AND INVITING OPEN SPACES, THIS COMPOUND IS BRILLIANTLY DESIGNED TO OFFER A PRIVATE GREEN AREA FOR EVERY RESIDENT. INVITE YOUR FRIENDS OVER FOR A BBQ GATHERING IN YOUR PRIVATE GARDEN. ENJOY A MORNING SPLASH OR A RELAXING SUNSET BY THE POOLS, WHERE EVERY MOMENT BECOMES A CHERISHED MEMORY.























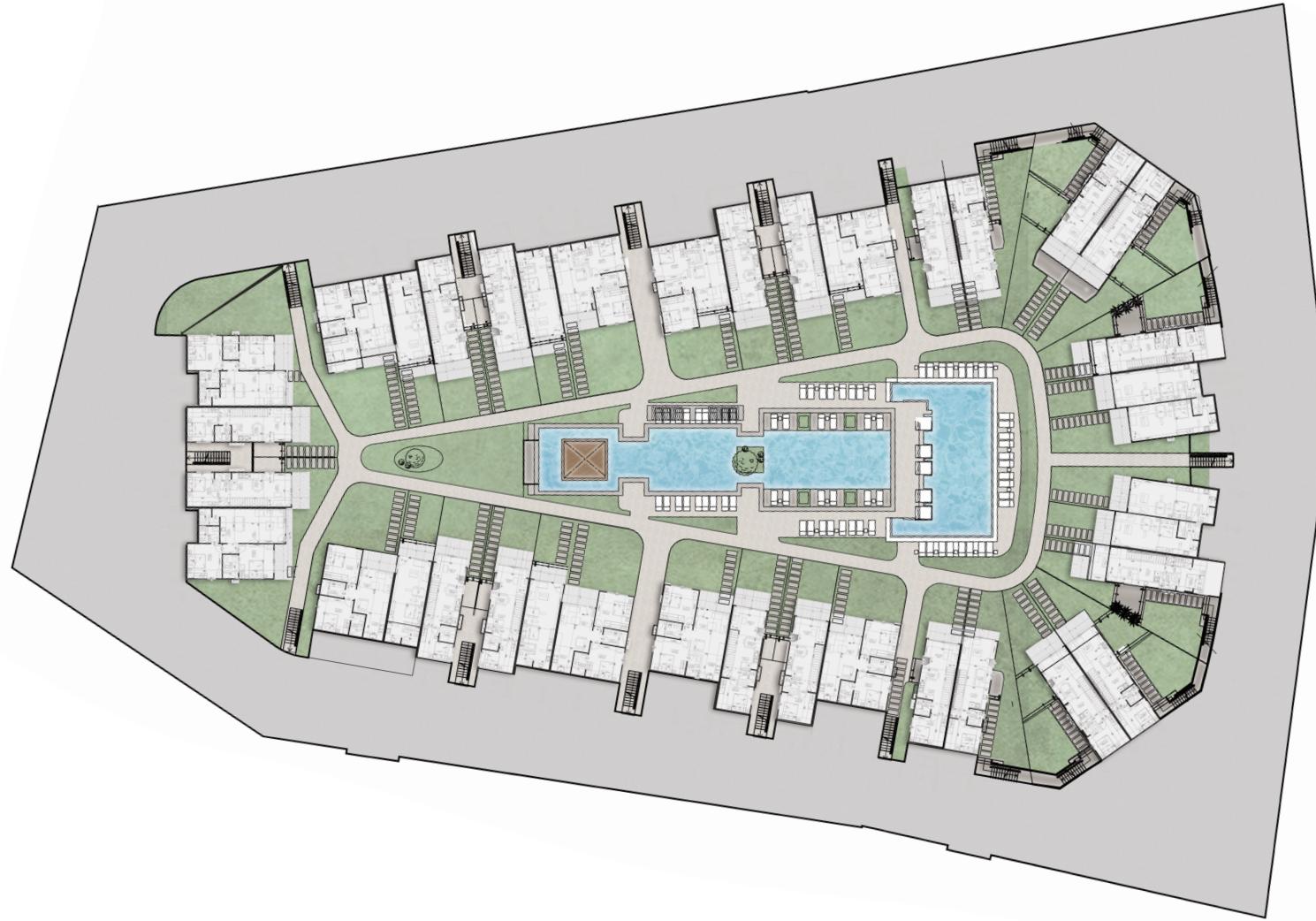




All Types of Units... For Every Lifestyle...

MARAYA GARDENS OFFERS A DIVERSE RANGE OF RESIDENCES DESIGNED TO SUIT EVERY NEED, MAKING IT THE PERFECT DESTINATION FOR ALL STAGES OF LIFE. FROM COZY SPACES FOR COUPLES SEEKING A WEEKEND ESCAPE TO SPACIOUS LAYOUTS FOR LARGER GROUPS, MARAYA GARDENS OFFERS THE PERFECT SPACE FOR ALL LIFESTYLES.







**POOL LEVEL
MASTERPLAN**

DUPLEXES



BUA 118 SQM

TERRACE AREA 8 SQM

GARDEN AREA 46 SQM

TWIN HOUSE



BUA 125 SQM

TERRACE AREA 12.80 SQM

GARDEN AREA 146.5 SQM

STUDIO



BUA 51 SQM

TERRACE AREA 8 SQM
GARDEN AREA 21.5 SQM

TWO-BEDROOM TYPE A



BUA 86 SQM

TERRACE AREA 8 SQM
GARDEN AREA 59 SQM

TWO-BEDROOM TYPE B



BUA 97 SQM

TERRACE AREA 11 SQM
GARDEN AREA 60 SQM



Gardens
MARAYA
El Gouna



**GROUND FLOOR LEVEL
MASTERPLAN**

THREE-BEDROOM



BUA 112 SQM

TERRACE AREA 8 SQM | GARDEN AREA 47.5 SQM

ONE-BEDROOM



BUA 72 SQM

TERRACE AREA 16 SQM

GARDEN AREA 41 SQM

TWO-BEDROOM TYPE C



BUA 86 SQM

TERRACE AREA 8 SQM

GARDEN AREA 30 SQM





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MARAYA
EL GOUNA

INTERIORS

KITCHEN AREA





BEDROOM

BATHROOM AREA





LIVING
AREA

LIVING AREA





MASTER BEDROOM



7. Sanitary Ware

- High quality sanitary fixtures and chrome mixers

8. Aluminium & Glazing

Aluminium	powder coated aluminium frames
Glass	Single glazing

9. Water Heater

- The units are delivered with water heater .
- The design is based on conventional EWH type with electrical load of max 2 kw .

SPECIFICATION & FACILITIES

1. Living, Dining & Internal Corridors

Floors	Ceramic tiles
Walls	paint
Ceiling	paint

2. Kitchen

Floors	porcelain tiles
Walls	decorative paint
Ceiling	paint
Counter top	Local Marble

3. Doors

Entrance	plain wooden door
Internal door	plain wooden door

4. Bedrooms

Floors	Imported HDF
Walls	paint
Ceiling	paint

5. Bathroom

Floors	porcelain tiles
Walls	Porcelain tiles
Ceiling	paint
Countertop	Local marble

6. Terraces

Floors	Ceramic tiles
Walls	paint
Ceiling	paint





MARAYA EL GOUNA

DISCLAIMER

1. ALL ROOM DIMENSIONS ARE MEASURED TO STRUCTURAL ELEMENTS AND EXCLUDE WALL FINISHES AND CONSTRUCTION TOLERANCES.
2. ALL DIMENSIONS HAVE BEEN PROVIDED BY OUR CONSULTANT ARCHITECTS.
3. ALL MATERIALS, DIMENSIONS AND DRAWINGS ARE APPROXIMATE, INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE
4. ACTUAL AREAS MAY VARY FROM THE STATED AREA .
5. DRAWINGS NOT TO SCALE .
6. ACTUAL UNIT AREAS , FRONT WINDOWS , PORCHES , TERRACES , LOGGIA AND EXTERIOR TRIM DETAIL MAY VARY BY ELEVATION STYLES AND FLOOR LEVEL .





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