



MARAYA
EL GOUNA
PRIMEVILLAS

Live Luxury



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EL GOUNA
PRIMEVILLAS



El Gouna, a meticulously planned town on the Red Sea, is renowned for its crystal-clear turquoise waters, year-round perfect weather, and sophisticated lifestyle.

As the premier leisure destination on the Red Sea, El Gouna is celebrated for its breathtaking natural beauty, where panoramic mountain views meet vibrant architecture, creating a stunning backdrop for visitors.

This idyllic location offers a wide range of both sea and land excursions, making it the ultimate destination for adventure enthusiasts. El Gouna is famed for its world-class diving spots and ideal conditions for windsurfing, kite surfing, parasailing, and snorkeling. Visitors can also simply relax under the sun on pristine beaches.

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. The town is also a culinary destination, offering an array of fine dining experiences, and a vibrant nightlife, ensuring endless entertainment options for all. Whether seeking adventure, relaxation, or indulgence, El Gouna offers an unparalleled escape.



Maraya

Tranquility Inside City Adventures Outside

Our villas are situated in the exclusive Mansions area, part of the prestigious Maraya development, which features over 1,000 units, two boutique hotels, serviced apartments, and a commercial hub offering a full range of services. Designed as a fully sustainable and integrated community, Maraya provides residents with a seamless living experience.

The development occupies a prime, strategic location in El Gouna, offering the perfect balance of tranquility and connectivity. Here, you can enjoy peaceful seclusion while remaining closely linked to the vibrant adventures and activities that El Gouna has to offer. This unique setting ensures a truly elevated lifestyle for those seeking both relaxation and excitement.



Maraya 1

Maraya Prime villas

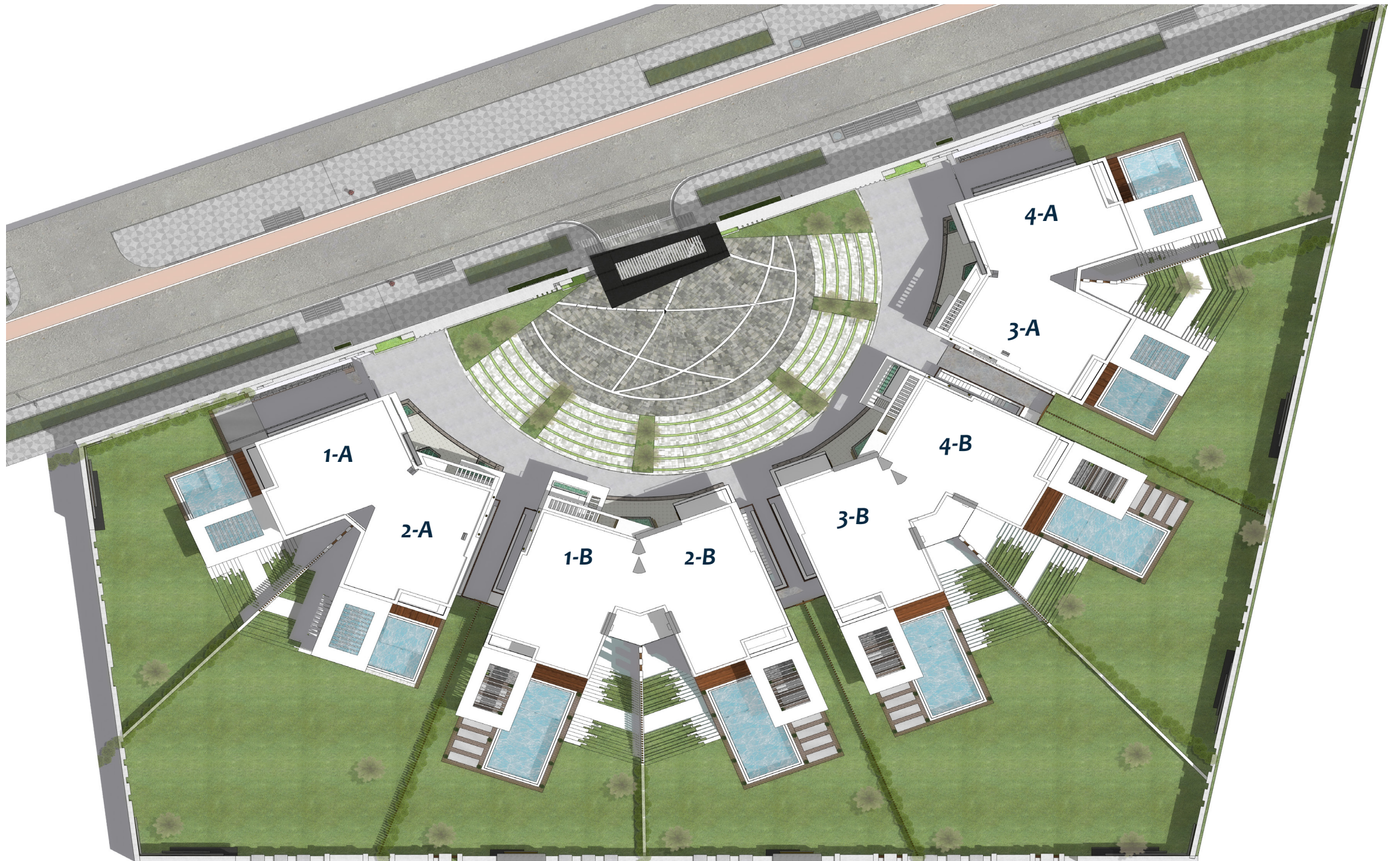
Maraya Retail spaces

Maraya Twin villas

Maraya Resident Hotel
La Perouse Boutique Hotel
Calidora Boutique Hotel

Maraya 2

Maraya 3











Call it Home

TYPICAL VILLAS DESIGN



PRIMEVILLAS

A FULLY INTEGRATED COMMUNITY.

Maraya Prime is an exclusive, boutique residential compound designed to offer the epitome of luxury and prestige. As one of the most distinguished and beautiful developments, it provides residents with a refined, high-end living experience. The compound's design seamlessly blends expansive recreational areas, lush green spaces, and tranquil water features with exquisite residential units, ensuring a serene and unique lifestyle for its residents.

A scenic view of a rooftop terrace overlooking the ocean. In the foreground, a hot tub is partially visible on the left. The terrace has a white wall and a light-colored tiled floor. A white curtain hangs on the right side of the frame. The ocean extends to the horizon under a clear sky.

The Life Style You Deserve.



FALCON
REAL ESTATE & TOURISM

Maraya Prime 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 Marwan
Consulting Group

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.

Elevated Modern Design







PRIMEVILLAS

VILLA-TYPE A

GROUND FLOOR AREA	60 SQM
FIRST FLOOR AREA (Including Terrace)	88 SQM
BASEMENT FLOOR AREA (Including Court)	64 SQM
GROUND TERRACE AREA	26 SQM
BUILD UP AREA	240 SQM

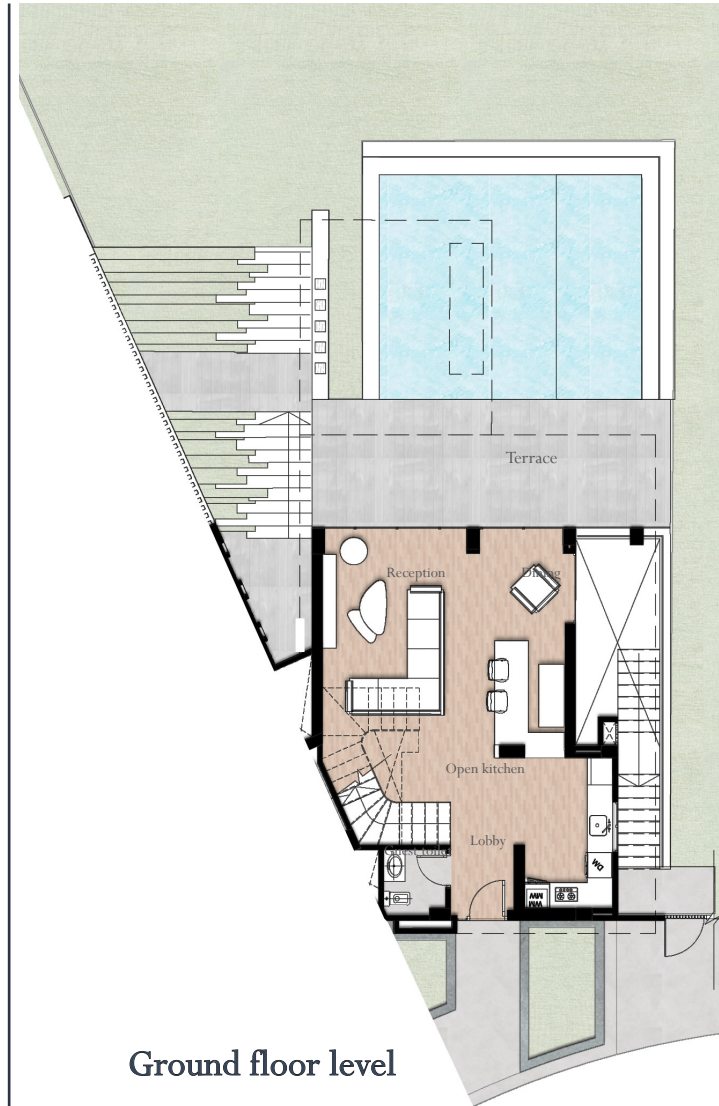
NUMBERS OF BEDROOMS	4
NUMBERS OF BATHROOMS	6
SERVICE ROOM	1
CARPORT	1 FOR EACH VILLA
TOTAL NUMBER OF UNITS	4

GARDEN AREA VARIOUS BETWEEN	400 - 600 SQM
POOL AREA	45 SQM

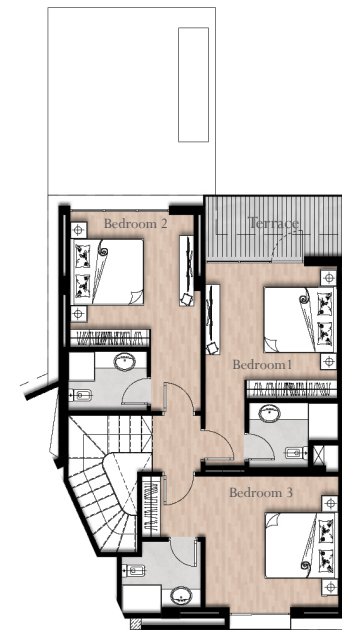
Reception & Dining	5.75*5.45
Kitchen	3.56*2.22
Bedroom 1	3.60 x 3.55
Bathroom 1	2.13 x 1.60
Bedroom 2	3.60 x 3.59
Bathroom 2	2.43 x 1.75
Bedroom 3	3.63 x 3.56
Bathroom 3	2.15 x 1.80
Terrace	1.70 x 3.90
Guest Bedroom	5.28 x 4.74
Guest Bathroom	2.53 x 1.58
Maids Room	3.79 x 3.95
Maids Bathroom	2.24 x 1.37

DISCLAIMER

- All room dimensions are measured to structural elements and Exclude wall finishes and construction tolerances.
- All dimensions have been provided by our consultant architects.
- All materials, dimensions and drawings are approximate, information subject to change without notice
- Actual areas may vary from the stated area.
- Drawings not to scale.
- Actual unit areas, front windows, porches, terraces, loggia and exterior trim detail may vary by elevation styles and floor level.



Ground floor level



First floor level



Basement floor level



PRIMEVILLAS

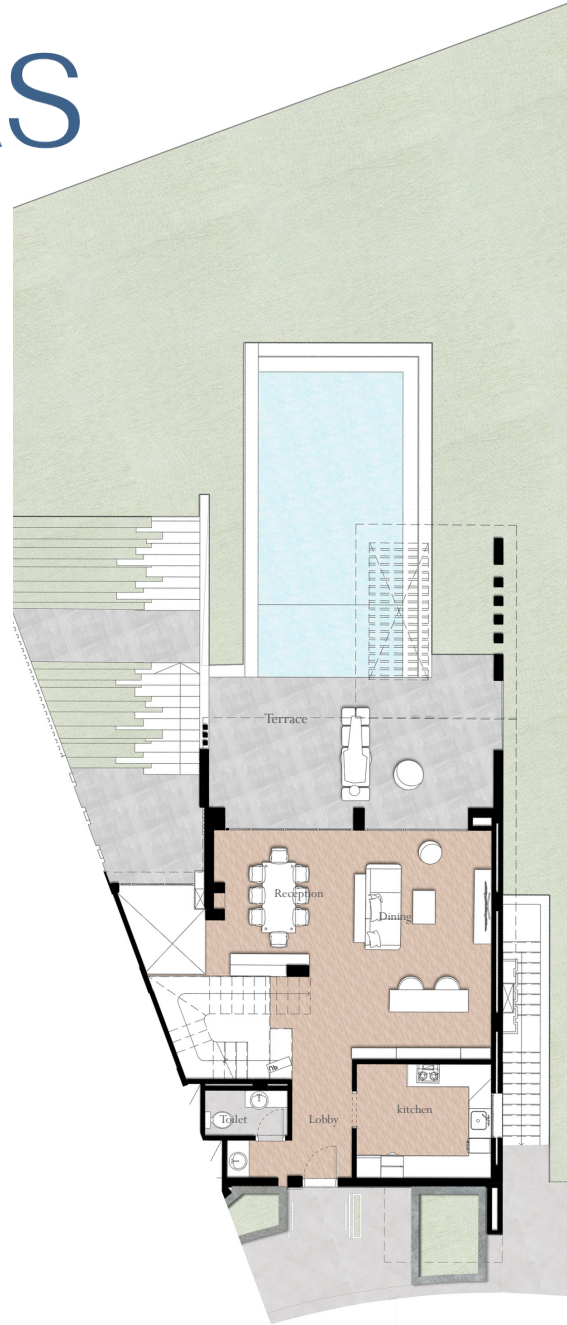
VILLA-TYPE B

GROUND FLOOR AREA	90.3 SQM
FIRST FLOOR AREA (Including Terrace)	107.8 SQM
BASEMENT FLOOR AREA (Including Court)	102 SQM
GROUND TERRACE AREA	29.8 SQM
BUILD UP AREA	330 SQM

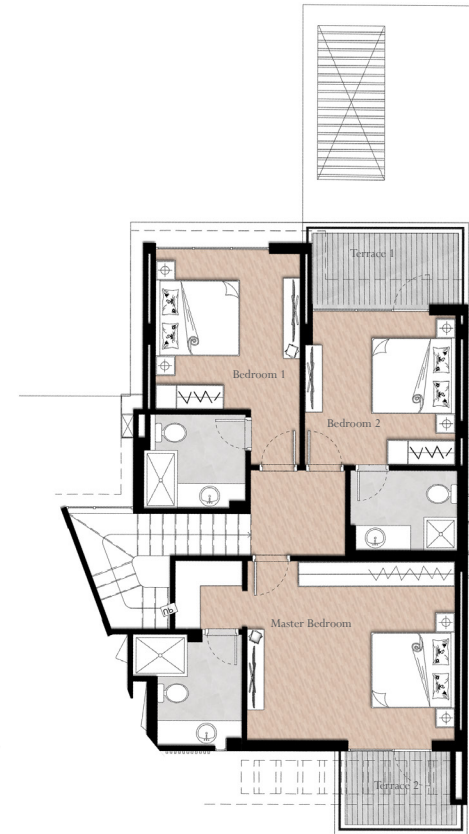
NUMBERS OF BEDROOMS	4
NUMBERS OF BATHROOM	7
SERVICE ROOM	2
CARPORT	1 FOR EACH VILLA
TOTAL NUMBER OF UNITS	4

GARDEN AREA VARIOUS BETWEEN	450 - 650 SQM
POOL AREA	45 SQM

Reception & Dining	7.45 x 6.15	Guest Bedroom	4.27 x 4.17
Kitchen	3.61 x 3.05	Guest Dressing	2.74 x 1.52
Master Bedroom	4.95 x 4.27	Guest Bathroom	2.61 x 1.54
Master Dressing	1.64 x 1.60	Laundry and storage	3.20 x 2.61
Master Bathroom	2.47 x 2.00	Maids Room	5.55 x 2.64
Bedroom 1	3.71 x 3.44	Maids Bathroom	2.64 x 2.18
Bathroom 1	2.42 x 2.27	Driver Room	4.47 x 2.38
Bedroom 2	3.60 x 3.59	Driver Bathroom	1.67 x 1.61
Bathroom 2	2.55 x 1.90		
Terrace 1	1.95 x 3.95		
Terrace 2	2.00 x 3.00		



Ground floor level



First floor level



Basement floor level

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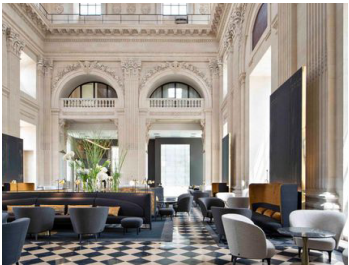
Facilities And Activities

Indulge yourself in Luxury

Our villas 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 residents with the opportunity to indulge in all-day dining at world-class restaurants, where the finest culinary experiences await.

Guests can savor the rich flavors of royal French cuisine and the vibrant tastes of coastal Greek fare, where every dish tells its own unique story of heritage and taste.



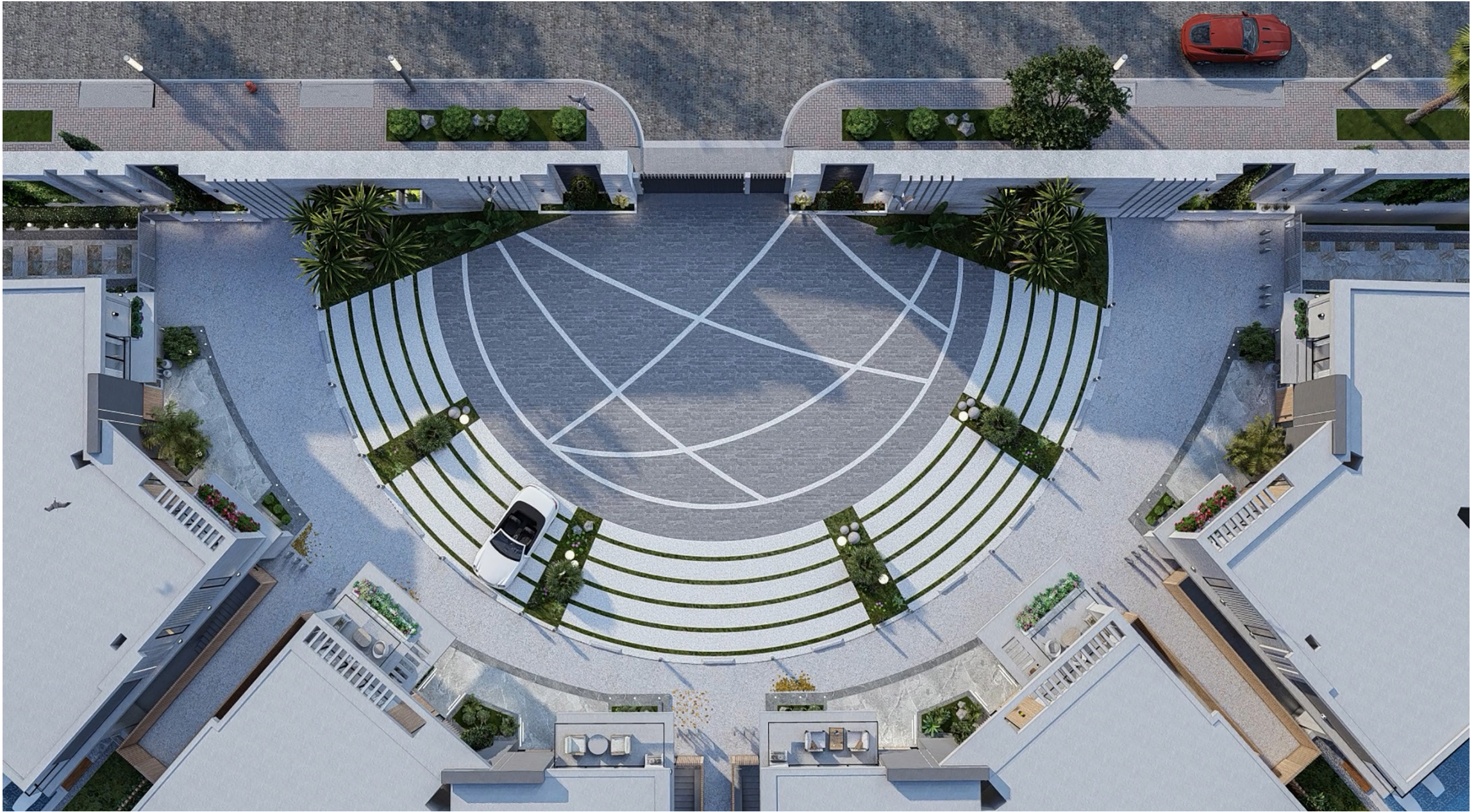


It is more than just a residence, it is what you can call it home..

Our villas feature multitude of beautiful and sleek features Designed with an exquisite taste to provide a luxurious life style.













MARAYA
EL GOUNA

PRIMEVILLAS

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

7. Service room & Bathrooms (if any)

Floors	Ceramic tiles
Walls	paint/full height ceramic tiles in case of bathroom
Ceiling	paint

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 .

10. Sanitary Ware

- High quality sanitary fixtures and chrome mixers

11. Carport

- Powder coated steel frames (optional)



MARAYA
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The logo for Maraya El Gouna Primevillas consists of a circular icon on the left containing a stylized, wavy teal shape that resembles a coastline or water. To the right of the icon, the word "MARAYA" is written in a large, bold, uppercase, serif font. Below "MARAYA", the words "EL GOUNA" are written in a smaller, uppercase, sans-serif font. At the bottom, the word "PRIMEVILLAS" is written in a large, bold, uppercase, sans-serif font.