



**MARAYA
EL GOUNA
PRIMEVILLAS**



Live Luxury





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

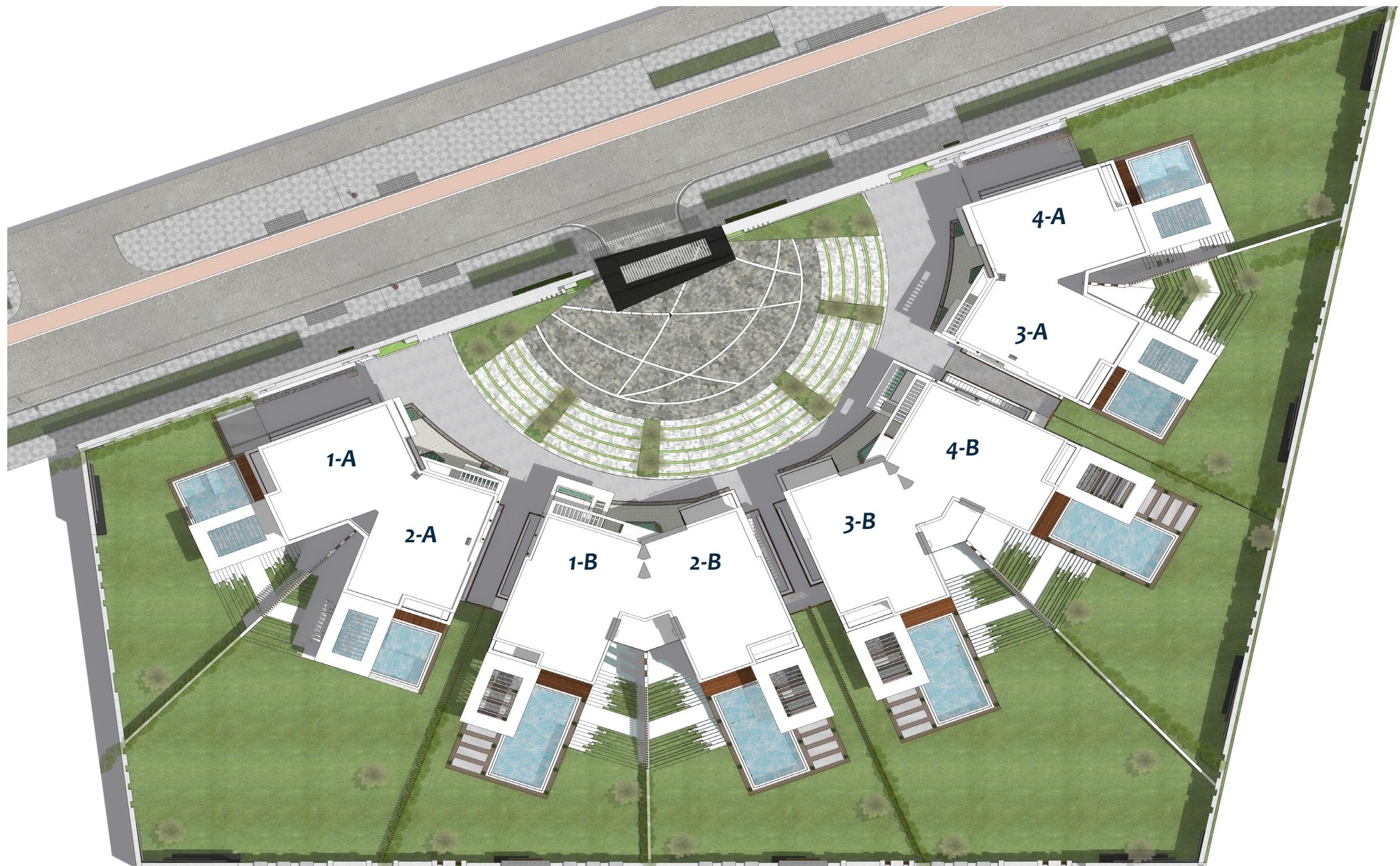
Maraya Retail spaces

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.



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 & Dinning 5.75*5.45

Kitchen 3.56*2.22

Bedroom 1 3.60 x 3.55

Bathroom1 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

1. All room dimensions are measured to structural elements and Exclude wall finishes and construction tolerances.

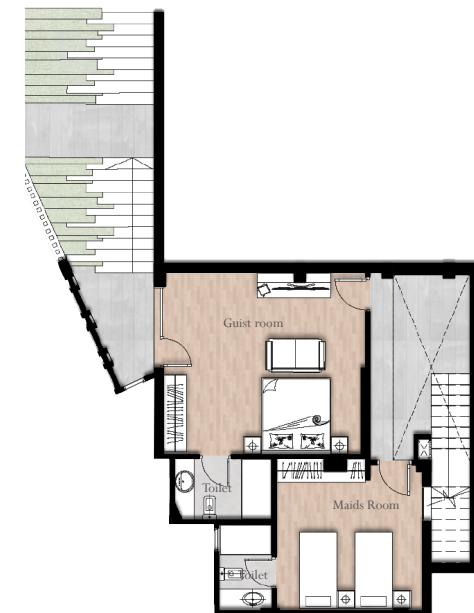
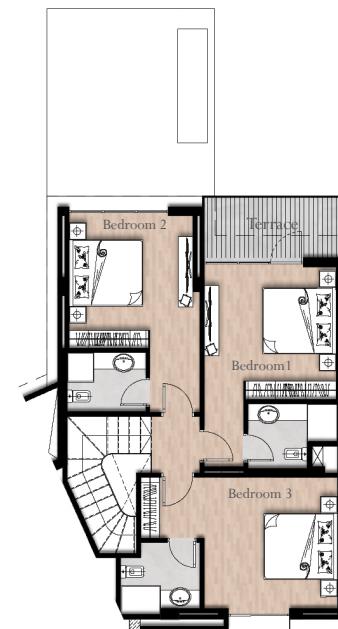
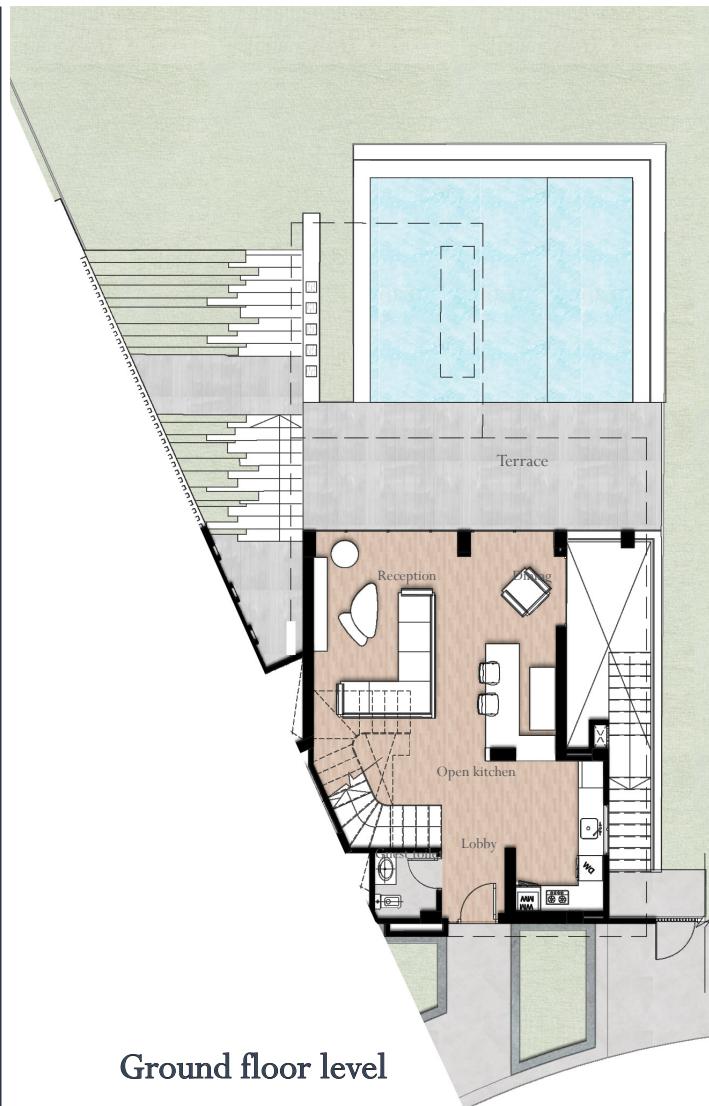
2. All dimensions have been provided by our consultant architects.

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 .





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

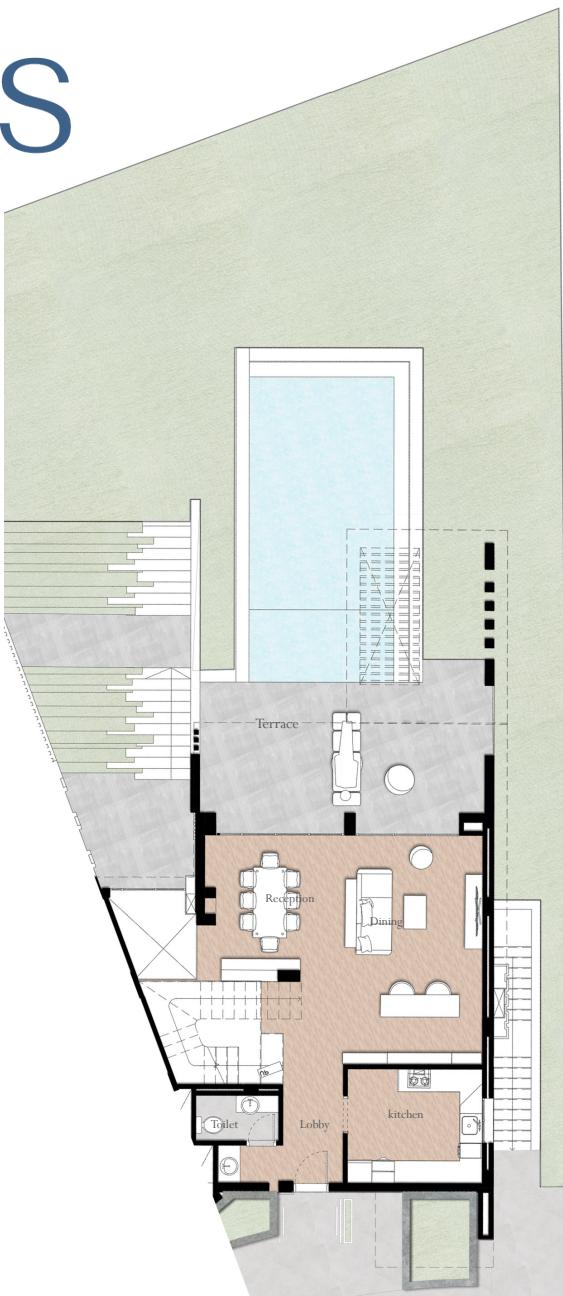
CARPORT 1 FOR EACH VILLA

TOTAL NUMBER OF UNITS 4

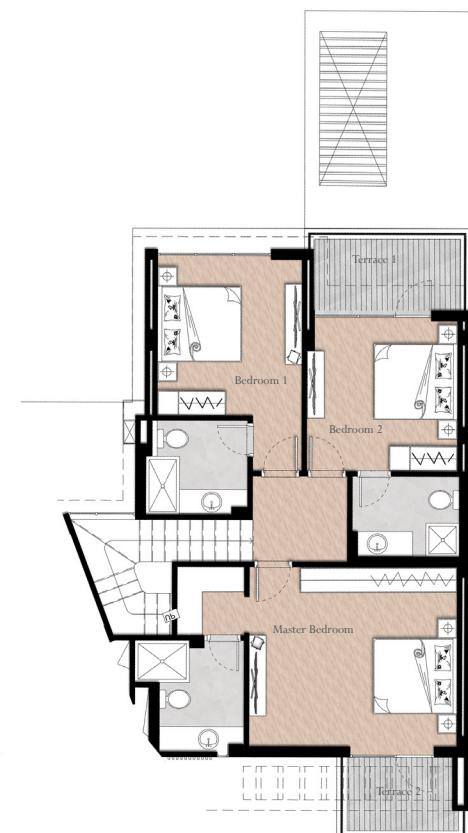
GARDEN AREA VARIOUS BETWEEN 450 - 650 SQM

POOL AREA 45 SQM

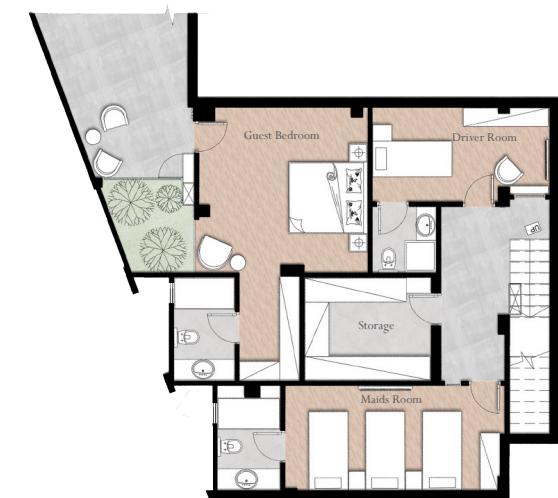
Reception & Dinning	7.45 x 6.15	Guest Bedroom	4.27 x 4.17
Kitchen	3.61 x 3.05	Guest Dressing	2.74 x 1.52
Master Bedroom	4.95 x 4.27	Guest Bathroom	2.61 x 1.54
Master Dressing	1.64 x 1.60	Laundry and storage	3.20 x 2.61
Master Bathroom	2.47 x 2.00	Maids Room	5.55 x 2.64
Bedroom 1	3.71 x 3.44	Maids Bathroom	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

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 .



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.

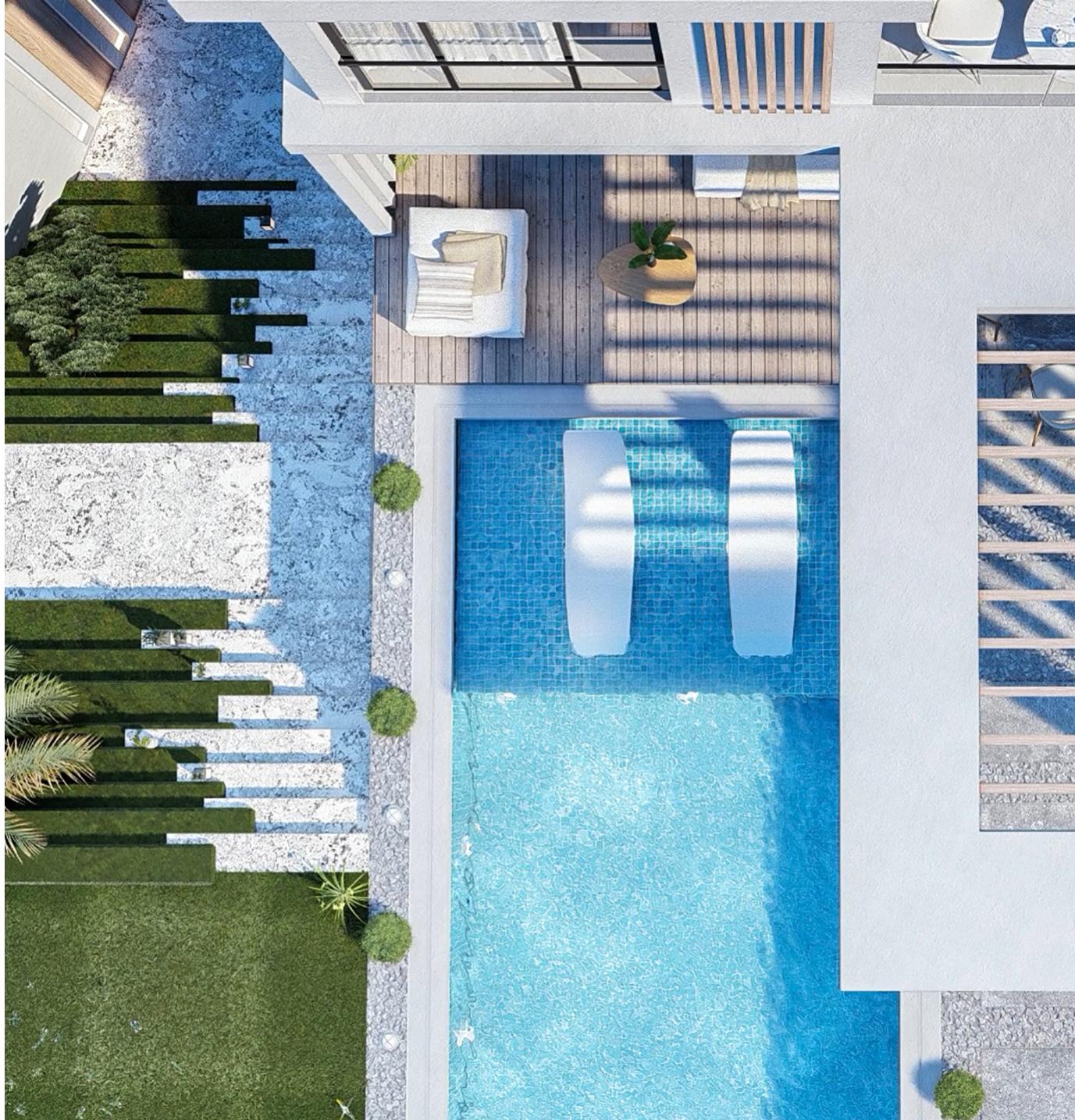
Guests can savor the rich flavors of royal French cuisine and the vibrant tastes of coastal Greek fare, where every dish tells its own unique story of heritage and taste.



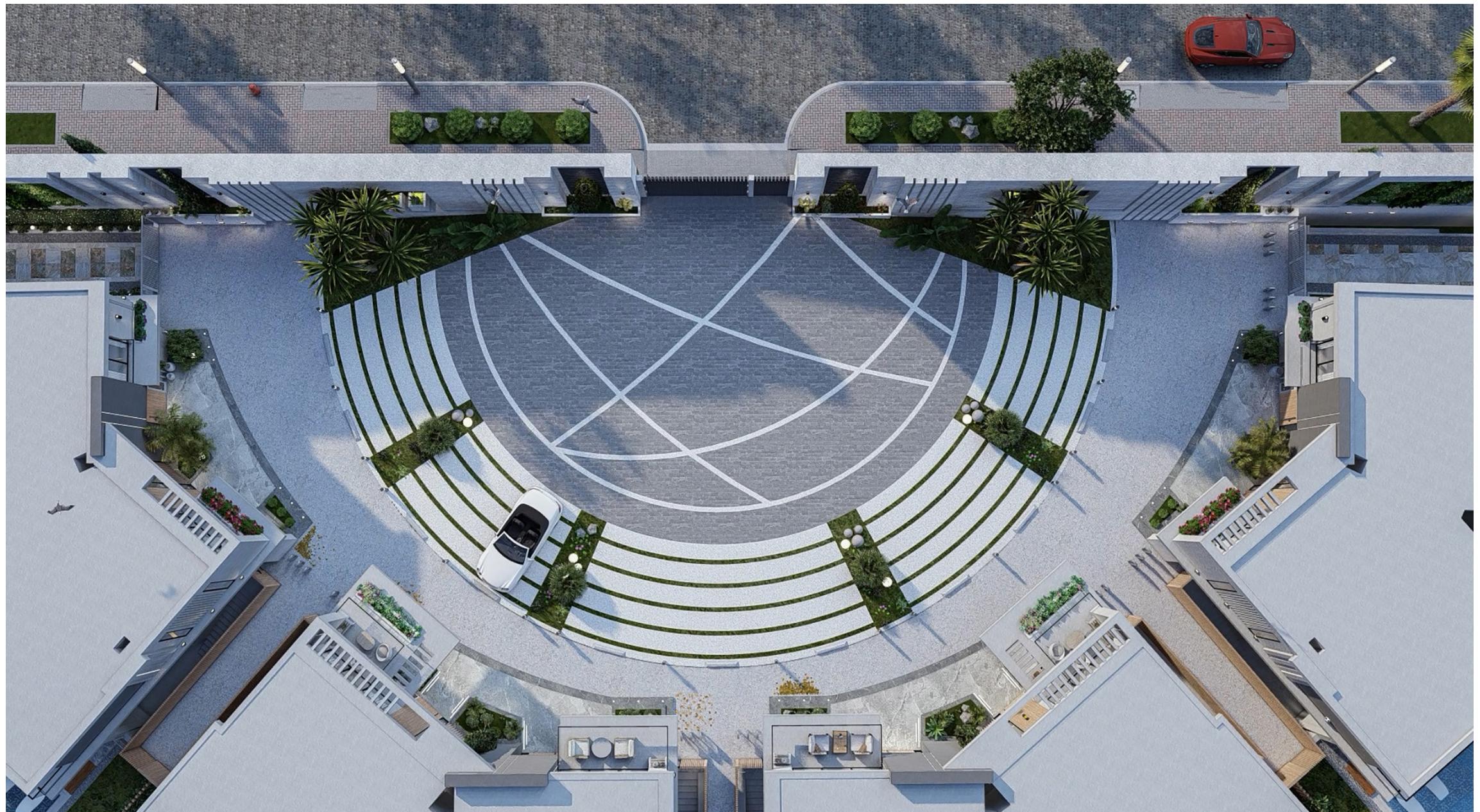


**It is more than just a residence, it
is what you can call it home..**

**Our villas feature multitude of
beautiful and sleek features De-
signed 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

4. Bedrooms

Floors	Imported HDF
Walls	paint
Ceiling	paint

2. Kitchen

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

5. Bathroom

Floors	porcelain tiles
Walls	Porcelain tiles
Ceiling	paint
Countertop	Local marble

3. Doors

Entrance	plain wooden door
Internal door	plain wooden door

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
EL GOUNA
PRIMEVILLAS

The logo for Maraya El Gouna Prime Villas. It features a teal circular icon with white wavy lines, resembling water or a stylized 'M'. To the right of the icon, the word "MARAYA" is written in a large, bold, black, sans-serif font. Below "MARAYA", the words "EL GOUNA" are written in a smaller, all-caps, black, sans-serif font. Below "EL GOUNA", the words "PRIMEVILLAS" are written in a large, bold, black, sans-serif font.