

*MR*Residence
Signature
Rotana
NEW ZAYED

MARR

LIVE ELITE



About The Developer

Established in 1997, AlMarasem has built a legacy of excellence, earning recognition as one of the leading firms in construction, engineering, procurement, development, and investment.

In 2017, the company ventured into real estate with Fifth Square in New Cairo- a mixed-use community featuring hotel apartments “Lake Residence” managed by Rotana, “Avenue 95 Mall”, residential zones “Fifth Square & Moon Residences” and a villa Zone “Villa Square”, each served by its own clubhouse for maximum privacy.

In 2023, AlMarasem launched the luxurious “Mar Ville” compound in New Zayed, blending refined architecture with lush green spaces.

The launch of Mar Bay in 2024 represented a pivotal chapter in AlMarasem’s expansion strategy, establishing the company’s presence in Ras El Hekma and further strengthening its portfolio of landmark destinations.

Building on this momentum, AlMarasem continues to shape the future of premium real estate through developments that transcend traditional residential offerings. With MAResidence Signature Rotana, the company introduces a destination where exceptional hospitality, uncompromising quality, and strong investment fundamentals converge to create an unparalleled lifestyle experience.

Rotana

A Signature of Rotana Hospitality Excellence

With a true spirit of hospitality, Rotana has established a reputation for warm, gracious, and exceptional guest experiences. With a portfolio of more than 100 properties across the Middle East, Africa, Eastern Europe, and Turkey, Rotana continues to expand its presence while catering to travelers and residents from around the world. Through its diverse portfolio of brands—including Rotana Hotels & Resorts, Centro Hotels, Rayhaan Hotels & Resorts, Arjaan Hotel Apartments, and The Residences—Rotana has consistently delivered distinguished hospitality experiences and elevated standards of living. Today, with MAResidence Signature Rotana, the brand ushers in a new era of hospitality excellence, elevating the standards of luxury living and establishing an iconic benchmark for sophistication, service, and enduring value.

Overview

Redefining luxury living in Egypt, MResidence Signature Rotana sets a new benchmark in hotel-branded residences, bringing together world-class hospitality and a resort-inspired lifestyle.

Set amidst expansive lagoons, lush greenery, and exceptional amenities, the development captures the essence of Mediterranean coastal destinations, transforming every day into a refined resort experience.

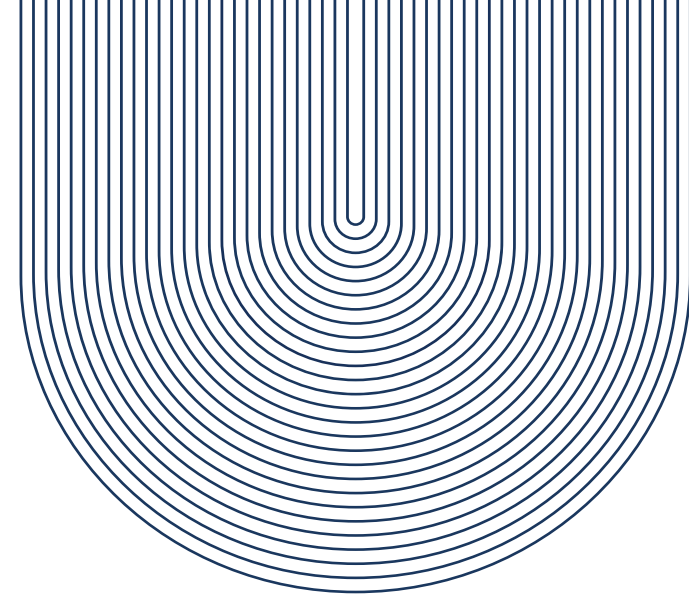
Beyond its remarkable setting, MResidence Signature Rotana fosters a vibrant international community where people from around the world connect effortlessly, creating a globally inspired lifestyle rooted in connection, belonging, and shared experiences.





Residence
Signature
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NEW JAYED

BEACH CLUB



Partners in Excellence

We have partnered with industry-leading consultants whose expertise and innovation help bring our vision to life.

AMSAD Architectural Associates is a leading architectural and engineering consultancy based in Jeddah, Saudi Arabia. Since 2012, the firm has built a strong reputation for delivering innovative design solutions and exceptional consultancy services, with a vision that extends across the region and beyond.

ACE is a globally recognized multidisciplinary engineering consultancy with extensive experience in planning, design, project management, and construction supervision, delivering excellence across every stage of project development.



AMSAD
ARCHITECTURAL
ASSOCIATES



ACE CONSULTING ENGINEERS
MOHARRAM.BAKHOUM

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Prime Location

Perfectly Positioned in the heart of New Zayed and nestled within a well-planned master development (Mar Ville New Zayed), MAResidence Signature Rotana combines serenity with exceptional accessibility.

Offering seamless connectivity to major road networks among them Cairo Alex Desert Road and Dahshour Road, ensuring effortless access across Greater Cairo. Just minutes away from key landmarks.

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SPHINX INTERNATIONAL AIRPORT.

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ARKAN PLAZA

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GRAND EGYPTIAN MUSEUM

25

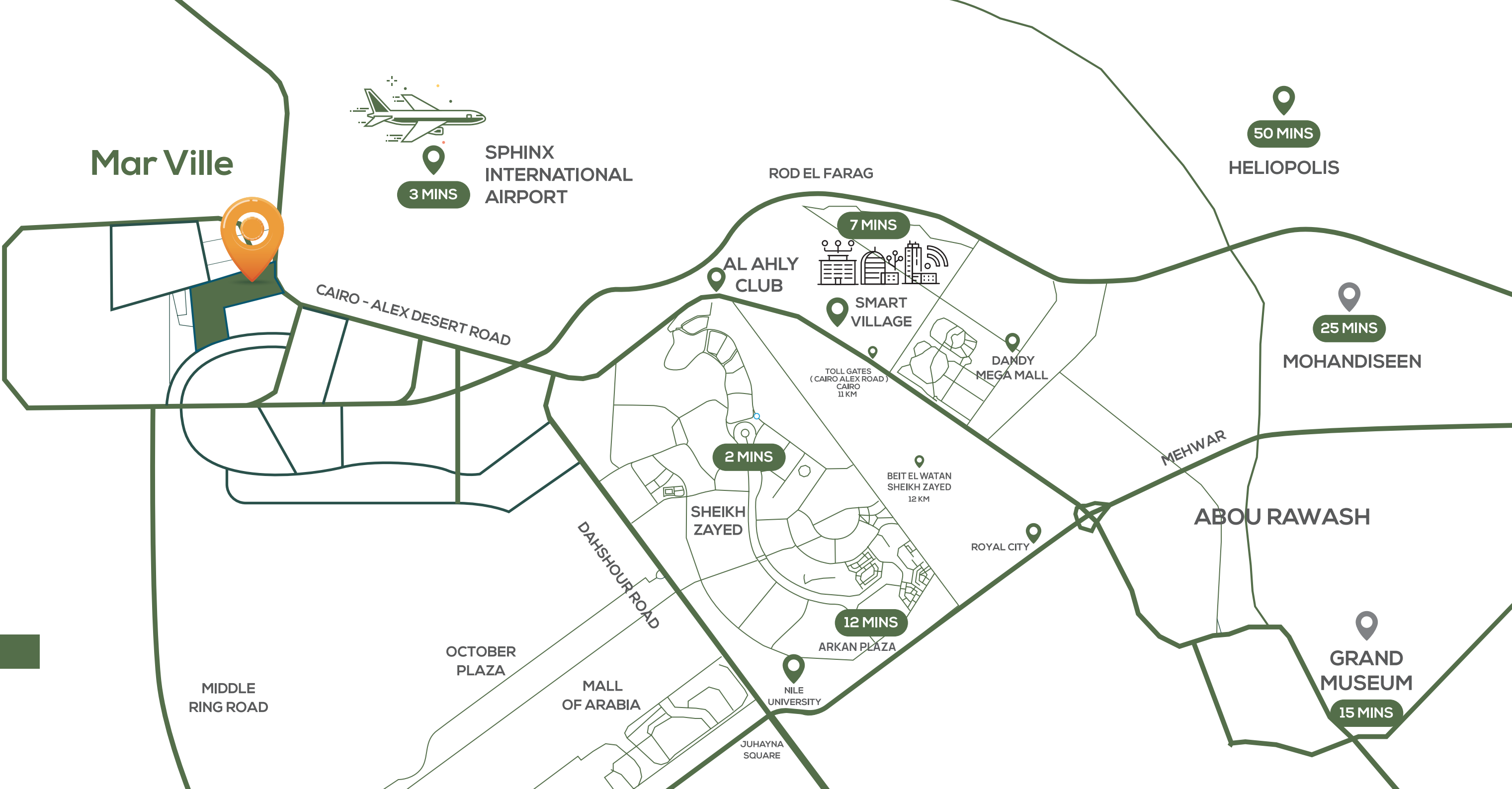
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HELIOPOLIS



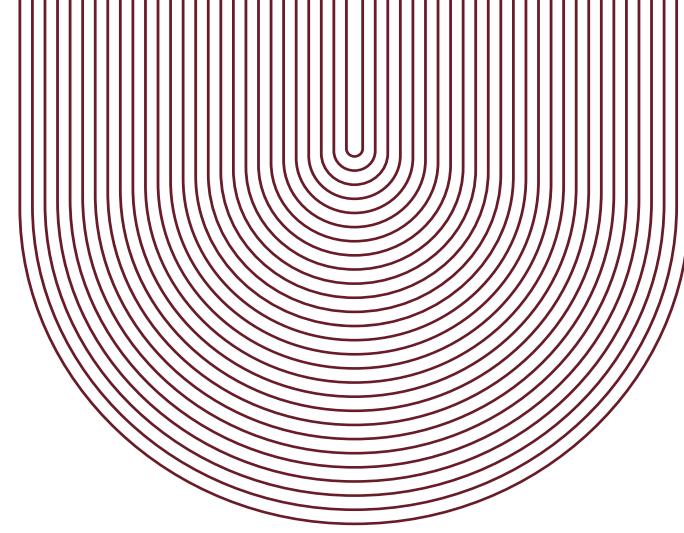
Masterplan Concept

Precisely planned to create a refined balance between architecture and nature. Spanning 35 acres, with a 20% footprint, creating an environment where the remaining expanse is dedicated to lush landscaped greenery and serene water features, forming a continuous natural setting throughout the development. All 27 buildings are carefully positioned within this immersive landscape to ensure that each residence benefits from uninterrupted views of lagoons and verdant surroundings.

The overall design reflects a masterfully planned layout where contemporary architecture is flawlessly integrated into nature, delivering visual harmony and a heightened sense of serenity.



- 1- All renderings and visuals are for demonstrative purposes only.
- 2- The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.
- 3- Dimensions may vary with an acceptable tolerance.



Effortless Access in Every Direction

Access to MArResidence Signature Rotana is designed for maximum convenience and fluid connectivity, with six dedicated entry points ensuring smooth traffic distribution across the community. These include two main gates along the Cairo-Alex desert road, complemented by three additional access gates along the New Zayed road network, providing effortless entry and exit from multiple directions while reducing congestion and enhancing overall accessibility.

MARVILLE
NEW ZAYED

MArResidence
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A Signature Architectural Statement

A contemporary architectural identity marked by glass facades and a modern design defines the buildings.

The low-rise composition of G+3 levels ensures a human-scaled environment that blends with the surrounding landscape while maximizing openness, light, and views.

Glass elements enhance transparency and create a strong connection between indoor and outdoor living, reinforcing a sense of calm sophistication and ensuring that the natural beauty of the exterior environment flows in the interior spaces.

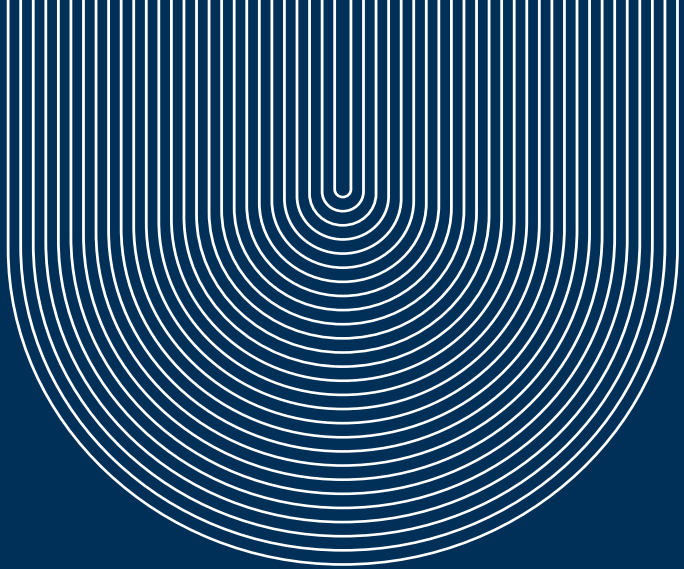
Internally, each residence offers elegant layouts and luxuriously finished interiors, combining premium materials and timeless design to create a comfortable, luxury experience.



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Breathtaking Vistas



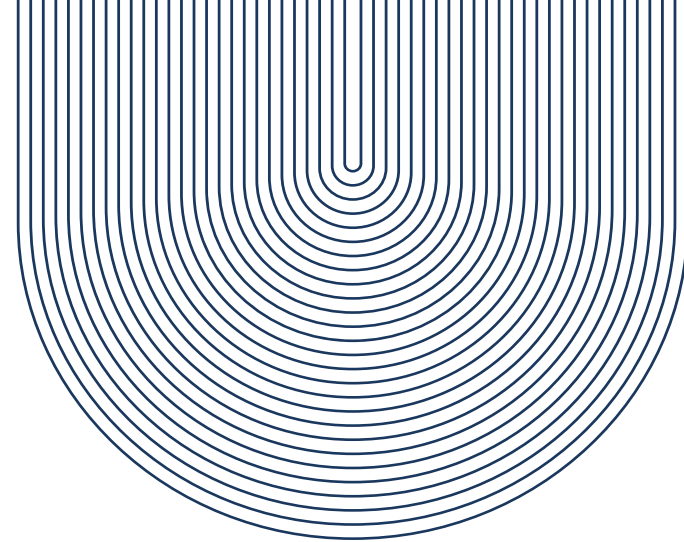


The Twilight Allure

MAResidence Signature Rotana remains captivating after sunset.

As night falls, elegant lighting transforms the community into a serene and inviting destination. The lagoons glow with soft turquoise illumination, while jogging and cycling paths, sandy beaches, and walkways are gently lit for comfort and safety. Warm architectural lighting highlights the modern residential facades, creating a beautiful nighttime atmosphere where residents can enjoy peaceful walks and relaxing moments by the water.





Tailored Resort Style Spaces

Designed to accommodate a variety of lifestyles, the residences offer a selection of elegantly planned layouts, from intimate studios to spacious two-bedroom apartments.

Studios: 49–64 sqm

One-Bedroom Apartments: 71–82 sqm

Two-Bedroom Apartments: 107–119 sqm

Exquisitely finished and furnished residences, featuring top-tier appliances and crafted in accordance with the highest international hospitality standards.



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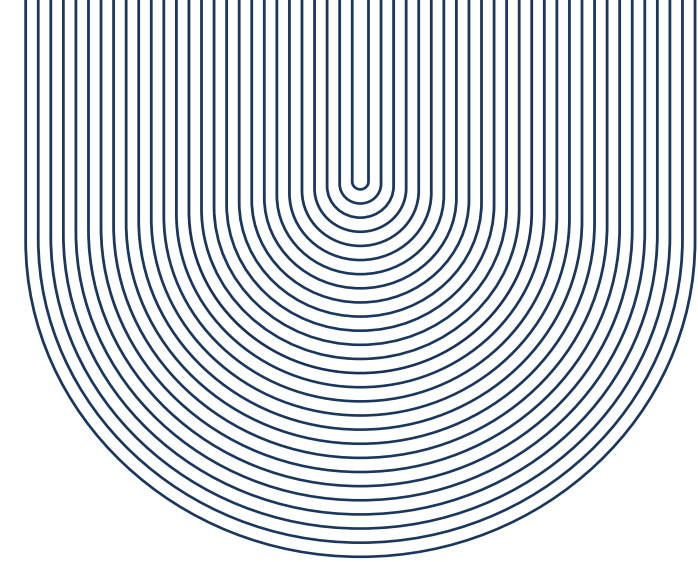
1- All renderings and visuals are for demonstrative purposes only.
2- Images of furniture, wall cladding and all interior decoration are artistic and are for display purposes only.



The Arrival Experience

Your journey begins with a warm welcome from our attentive team, complemented by a seamless valet service. Stroll through lush landscaped gardens before entering a grand, spacious lobby, where elegant design, welcoming smiles, and exceptional hospitality set the stage for an unforgettable stay.





Dedicated Hospitality

Experience a level of service that transforms everyday living into something truly effortless. With a dedicated 24-hour concierge at your service, assistance is always just moments away—attending to your daily requests with professionalism and care.

Complementing this seamless experience, housekeeping services ensure your residence is always impeccably maintained, while laundry and garment care take the hassle out of everyday chores.

Every detail is thoughtfully managed, allowing you to enjoy effortless living defined by comfort, luxury, and exceptional hospitality.





Life by the water

At the heart of the masterplan, swimmable lagoons ensure residents enjoy a tranquil waterfront setting enhanced by pristine sandy beaches.

Together, the waterfronts, sandy beaches and sun-drenched lounges create an exceptional resort inspired setting defined by relaxation, natural beauty, and everyday luxury.

The Clubhouse

Set amidst tranquil lagoons and pristine sandy beaches, the clubhouse serves as a vibrant destination for relaxation, wellness, and social connection.

The architecture of the clubhouse embraces a contemporary low-profile design that blends harmoniously with the surrounding landscape, preserving open views and creating a refined welcoming atmosphere.

Featuring a swimming pool that offers a refreshing retreat for leisure, a fully equipped gym for an active and healthy lifestyle, and a rejuvenating spa providing a tranquil escape from the demands of life.

Complementing the design, sophisticated outdoor seating areas provide inviting spaces for relaxation, social interaction, and leisurely enjoyment of the surrounding views.



Serene Pool Retreat

Enjoy a refreshing swim in a peaceful and inviting setting. Relax on comfortable sun loungers beneath elegant sun shades, offering welcome comfort throughout the day. Whether you're taking a leisurely dip or simply unwinding by the water, the tranquil atmosphere creates the perfect escape. Every moment is designed for relaxation, comfort, and effortless leisure.





The Spa Experience

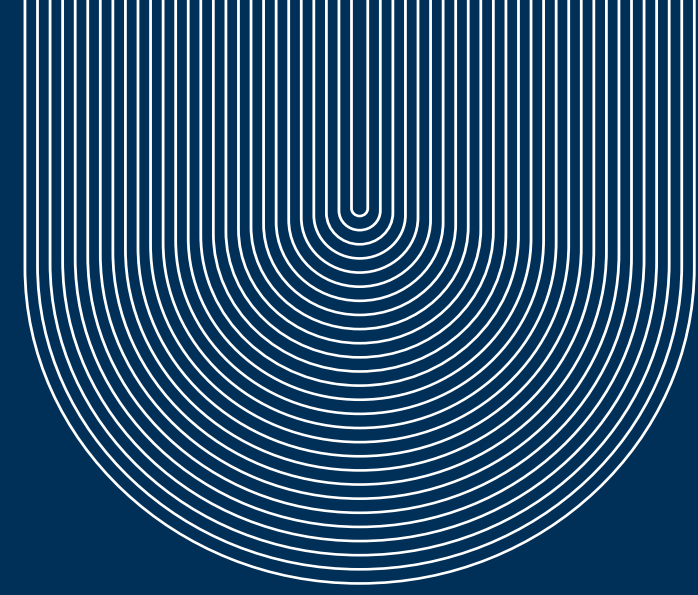
A refined retreat dedicated to relaxation and well-being, offering a peaceful environment to restore both body and mind.



Elegant Fitness Center

Your workout is right around the corner. A curated selection of premium fitness equipment fills a modern, well-appointed training floor designed to support every style of exercise. Bright, spacious, and built to hotel standards, the space makes staying active feel effortless, ensuring a rewarding workout is never more than a short walk away.





Designed For Every Pace

A thoughtfully planned system of cycling and walking trails extends throughout the development, creating a seamless environment for movement, recreation, and well-being.

Designed to accommodate different lifestyles and preferences, dedicated walking paths provide a tranquil setting for residents who wish to enjoy leisurely strolls, morning walks, or moments of relaxation amidst the landscaped surroundings.

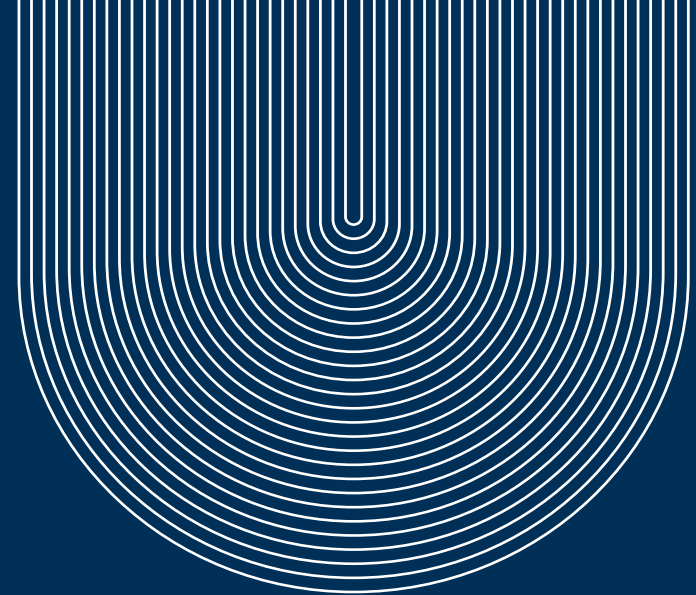
Separate cycling routes allow enthusiasts to ride comfortably and safely, while also accommodating those who prefer to stroll alongside their bicycles. By providing distinct yet interconnected pathways, the community ensures smooth circulation, enhanced comfort, and a more enjoyable experience for all residents, encouraging an active lifestyle without compromising convenience or serenity.



Where Little Smiles Shine

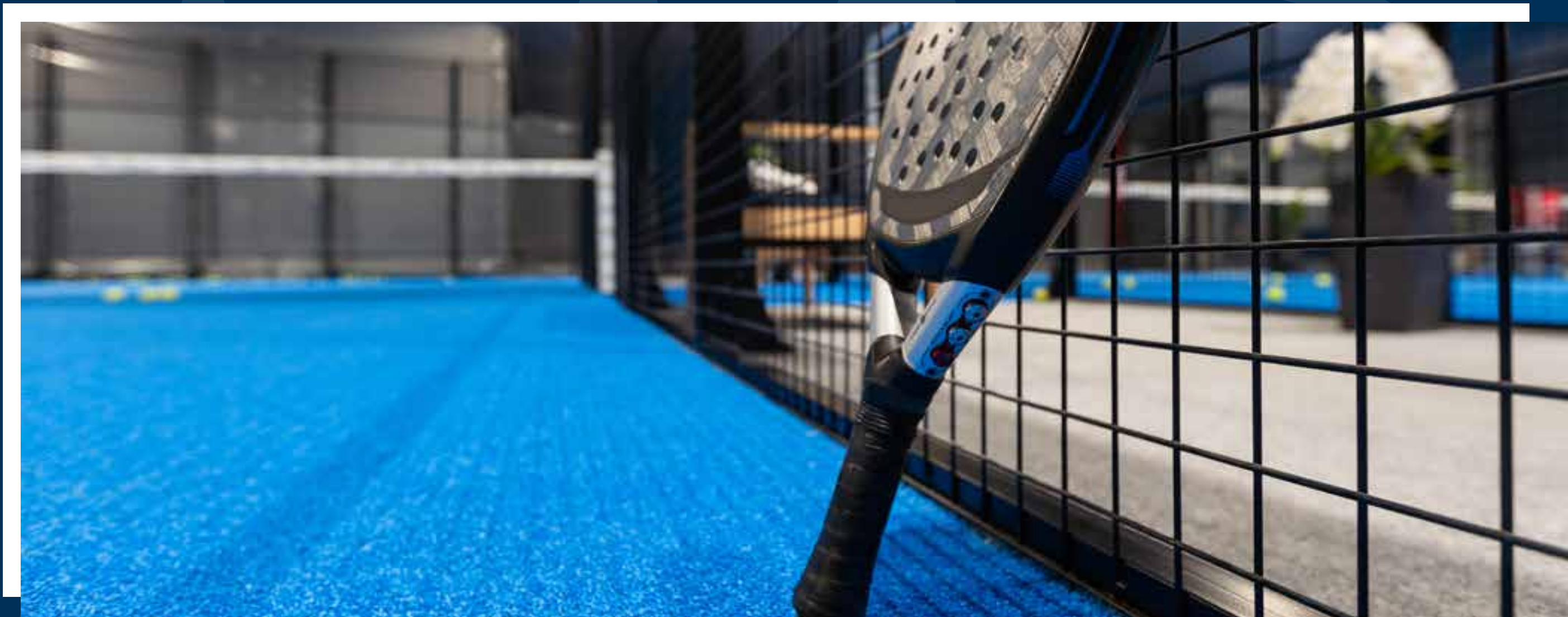


At MAREsidence, we believe little ones deserve a space of their own. Created for laughter, friendship, and endless play, the dedicated kids' area provides a safe and engaging environment where children can explore, socialize, and create lasting memories surrounded by peaceful, landscaped gardens.



Elevated Play

The blue padel court offers residents the opportunity to enjoy one of the world's fastest-growing sports. Whether for a friendly match or a competitive game, it provides a welcoming setting to stay active, connect with others, and embrace an energetic outdoor lifestyle.

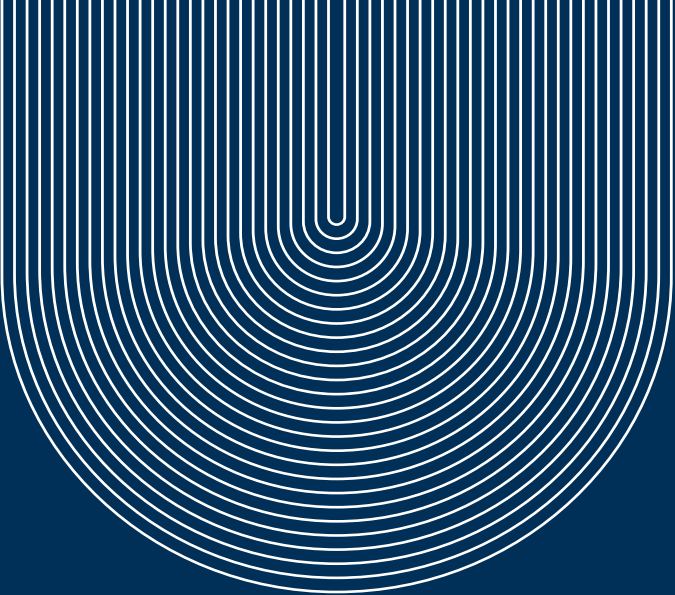


The Promenade: A Seam Between Life and Leisure



The promenade is conceived as a value-enhancing destination that strengthens the project's long-term commercial performance while enriching everyday living. Acting as a refined architectural buffer between the main roadway and the exclusive branded residences, the design ensures seamless circulation across the development.

It brings together curated retail, fine dining, and signature cafés, creating a vibrant social layer where leisure and luxury intersect in a thoughtfully designed setting.



A World of Flavors

A distinguished collection of dining destinations brings together an array of international cuisines, ensuring every palate finds its perfect match. Whether celebrating a special occasion or enjoying an everyday meal, each experience is defined by exceptional flavors, warm hospitality, and an inviting ambience.



Retail Reimagined

Featuring exceptional brands, the retail promenade creates a distinctive shopping destination where style, convenience, and variety come together, offering residents an elevated retail experience.



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