



E£ 22,000,000

3 Bedrooms **3 Bathrooms** **170 m²**

PRIME READY-TO-MOVE 170M² BUA LUXURY FULLY FURNISHED 3-BEDROOM COASTAL CHALET (3 BATHROOMS) FOR CASH SALE IN GREEK VILLAGE, MARASSI BY EMAAR MISR, SIDI ABDEL RAHMAN, NORTH COAST.

Furnished Chalet for Sale Cash Greek Village Marassi Emaar Sidi Abdel Rahman North Coast 170m² BUA

Type: Coastal Chalet for Sale

BUA: 170 m²

Layout: 3 Bedrooms (Including Master Suite) + 3 Bathrooms + Spacious Reception & Dining Lounge + Fully Equipped Designer Kitchen + Large Scenic Terrace

Finishing: Fully Furnished & Equipped (Turnkey Ultra Luxury Fit-Out)

Ready to Move: Yes

Status: Available for Cash Sale / Resale

Location

Strategically situated within the hilltop Greek Village in Marassi by Emaar Misr, occupying an iconic elevated setting in Sidi Abdel Rahman Bay, North Coast, positioned at Kilometer 125 on the Alexandria–Marsa Matrouh Coastal Road, just 20 minutes from New Alamein City, 1 hour and 45 minutes from Borg El Arab International Airport, and seamlessly connected via the coastal international highway and Dabaa Corridor.

About the Project

Marassi is Egypt's premier Mediterranean destination, spanning over 1,500 acres along a pristine 6.5-kilometer private coastline. The Greek Village phase is perched atop the highest elevation in Marassi, showcasing world-famous Cycladic architecture with signature white and blue facades, winding alleys, and dramatic panoramic vistas over lagoons and the Mediterranean. The gated community features an international championship 18-hole golf course and academy, the world-class Marassi International Marina with vibrant promenade shopping, luxury boutique hotels including The Address and Vida, beach clubhouses, crystalline swimmable lagoons, gourmet dining hubs, and 24/7 world-class security and concierge services.

Concept

Spanning an expansive 170 m² build-up area delivered turnkey fully furnished with high-end appliances, designer furnishings, and central air conditioning, this ready-to-move chalet features 3 generous bedrooms, 3 bathrooms, and an open entertaining space extending onto a spacious terrace. It offers immediate vacation enjoyment with zero setup downtime, combined with the Mediterranean's highest rental yields and exceptional capital appreciation through a direct cash acquisition in Sidi Abdel Rahman's most prestigious resort address.

Classification	Delivery date
Cash	**--**

Property details

Property Type	**Chalet**
Category	**Coastal**
Finishing	**Furnished**
Developer	**Emaar**
Project	**Marassi**
Phase	**Greek**
Build Up Area	**170 m²**
Bedrooms	**3**
Bathrooms	**3**

Additional Details

Floor
2
View
Prime Location, Open View, Bahry

Location

Sidi Abd El-Rahman, North Coast
Marassi













