



ALMARASEM

DEVELOPMENT

MARVILLE

NEW ZAYED



MARVILLE

NEW ZAYED

PROJECT FACTS

111.05	FDN AREA
20 %	FOOT PRINT
80 %	LAGOONS, LANDSCAPE & OPEN SPACES

APARTMENTS AREAS STARTING FROM

110 SQM	T O	290 SQM
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HOSPITALITY COMPONENTS

- 1 Club House
- Branded Apartments
- 200 Hotel Rooms

COMMERCIAL AREA

- Entertainment Zone
- Retail Area
- Office Buildings

MARVILLE

NEW ZAYED



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Marville updated construction delivery starts from 2026

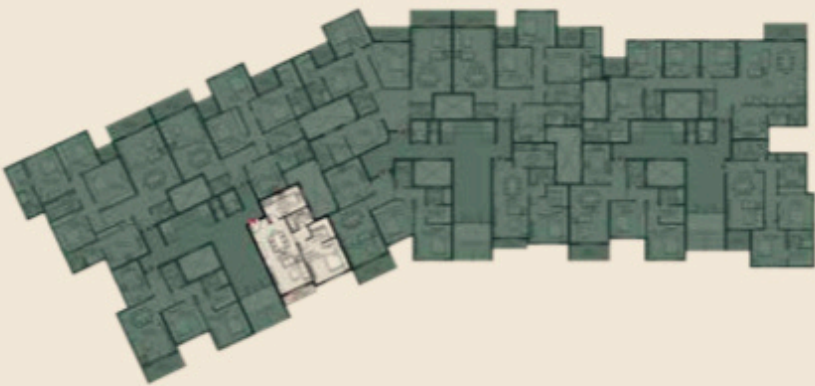


MARVILLE
NEW ZAYED

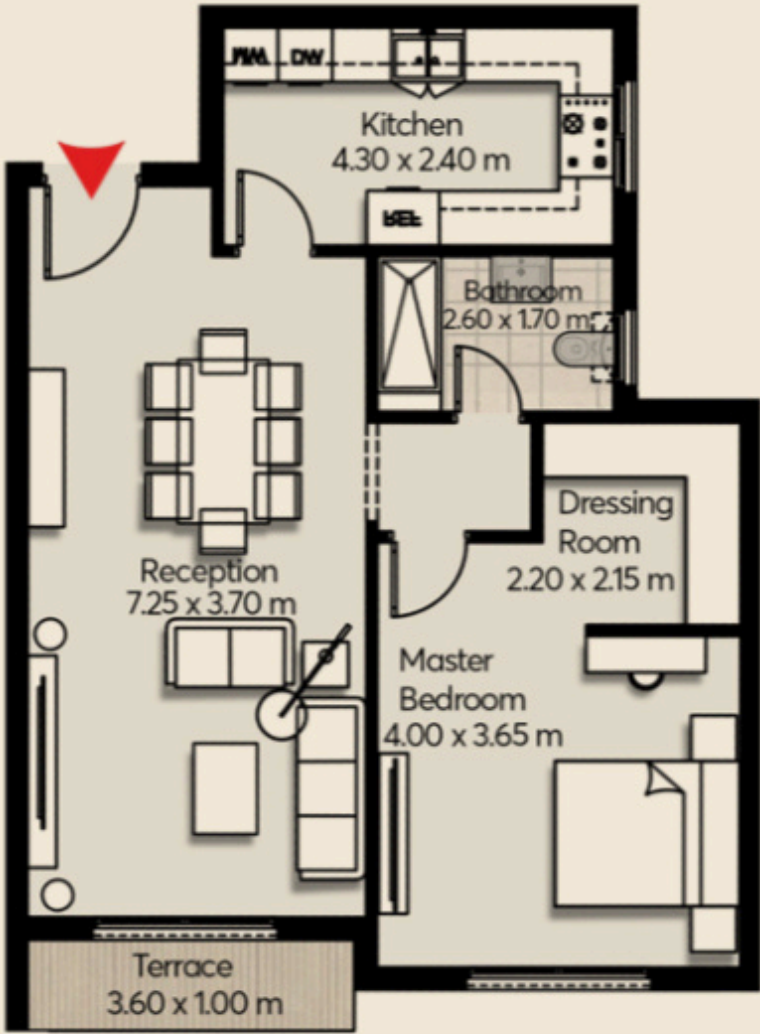
one bedroom layouts

MARVILLE
NEW ZAYED

Floor	Ground
Apartment no.	L-G04
Area	96 m ²
No. of Bedrooms	1
Double Height	-



Building Type 04



• Dimensions may vary within an acceptable tolerance.

• The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.

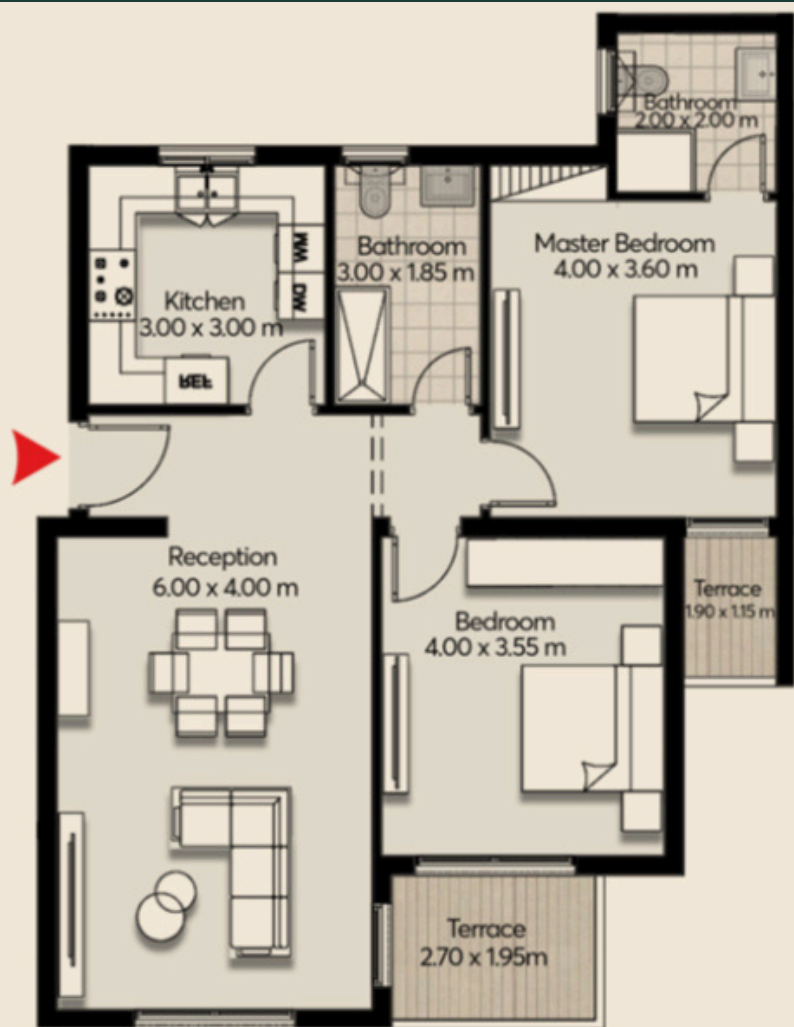
Two bedroom layouts

MARVILLE NEW ZAYED

Floor	Ground
Apartment no.	L-G04
Area	118 m ²
No. of Bedrooms	2
Double Height	-

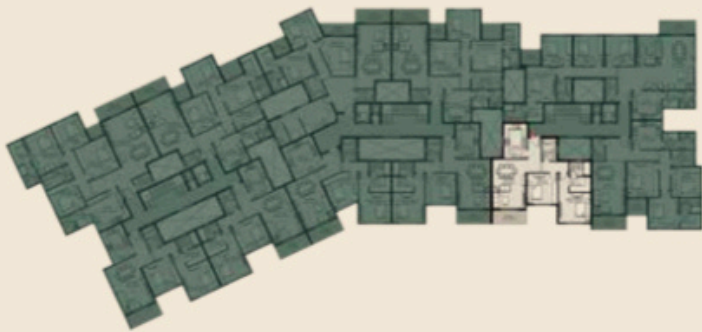


Building Type 01



MARVILLE NEW ZAYED

Floor	First
Apartment no.	R-101
Area	137 m ²
No. of Bedrooms	2
Double Height	-

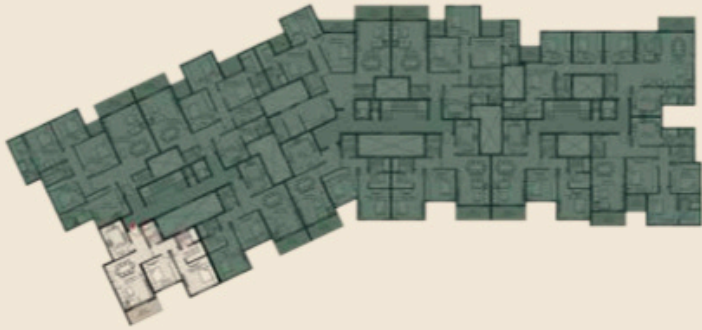


Building Type 04



MARVILLE NEW ZAYED

Floor	First
Apartment no.	L-101
Area	138 m ²
No. of Bedrooms	2
Double Height	-



Building Type 04



Three bedroom layouts

MARVILLE NEW ZAYED

Floor	Ground
Apartment no.	L-G01
Area	166 m ²
No. of Bedrooms	3
Double Height	-



Building Type 01

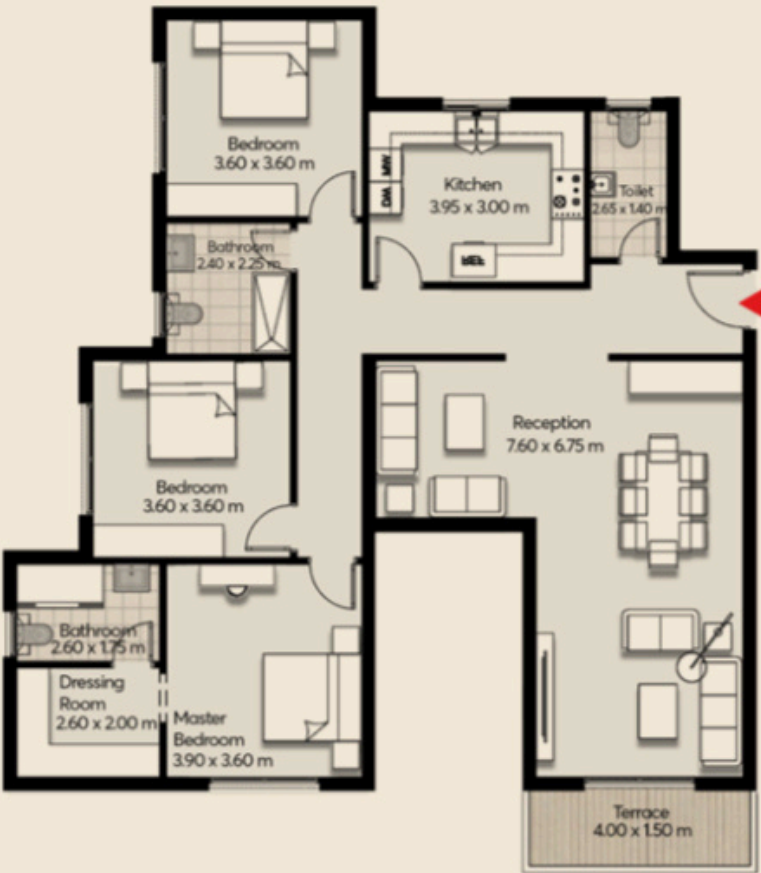


MARVILLE NEW ZAYED

Floor	Second
Apartment no.	L-201
Area	180 m ²
No. of Bedrooms	3
Double Height	Included



Building Type 01



MARVILLE NEW ZAYED

Floor	Ground
Apartment no.	L-G02
Area	187 m ²
No. of Bedrooms	3
Double Height	-



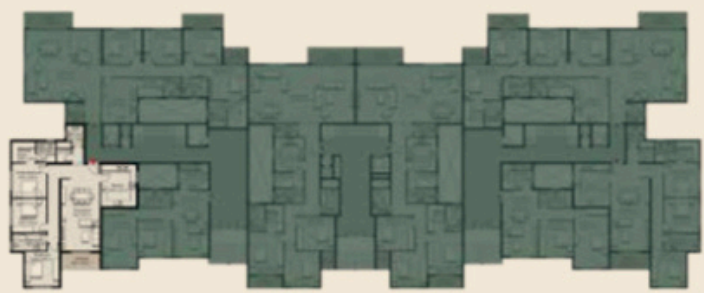
Building Type 01



Three bedroom layouts

MARVILLE NEW ZAYED

Floor	Ground
Apartment no.	L-G01
Area	191 m ²
No. of Bedrooms	3
Double Height	-

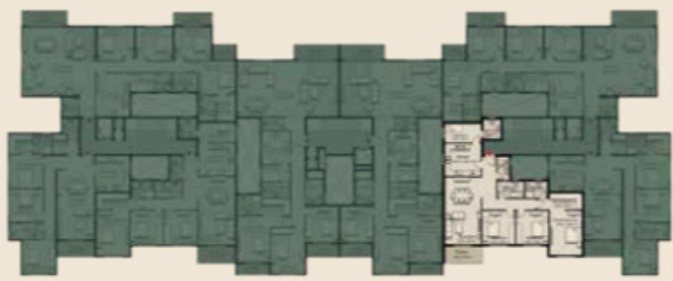


Building Type 02

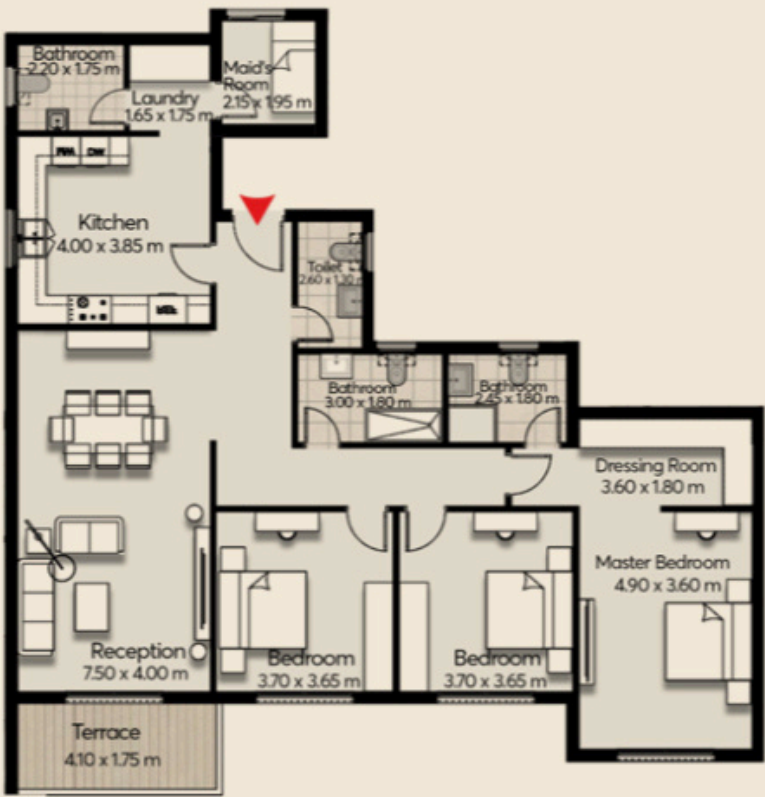


MARVILLE NEW ZAYED

Floor	First
Apartment no.	R-101
Area	201 m ²
No. of Bedrooms	3
Double Height	-

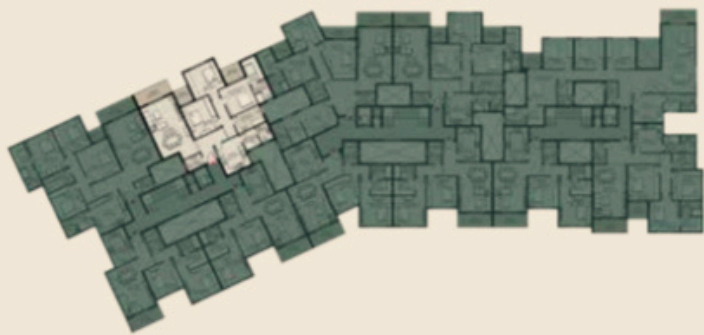


Building Type 02

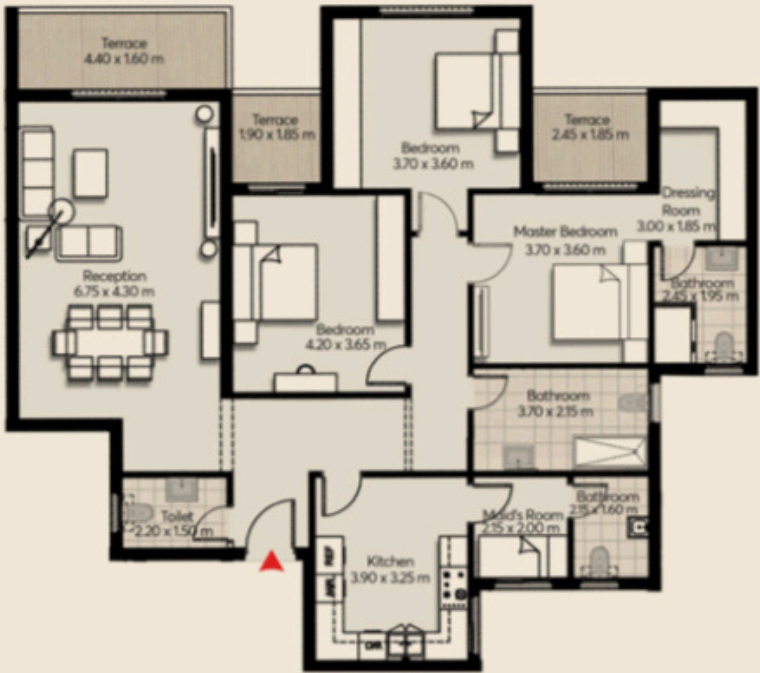


MARVILLE NEW ZAYED

Floor	Second
Apartment no.	L-203
Area	209 m ²
No. of Bedrooms	3
Double Height	-



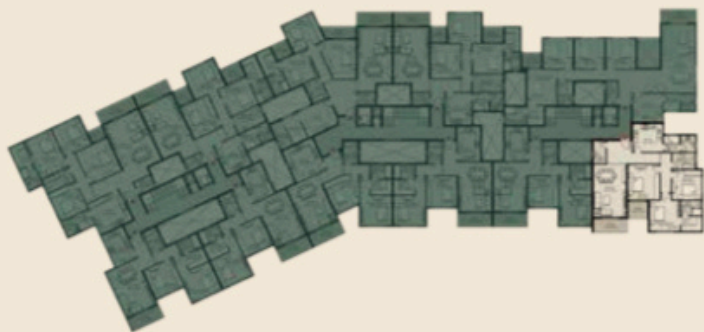
Building Type 04



Three bedroom layouts

MARVILLE NEW ZAYED

Floor	Second
Apartment no.	R-203
Area	198 m ²
No. of Bedrooms	3
Double Height	-

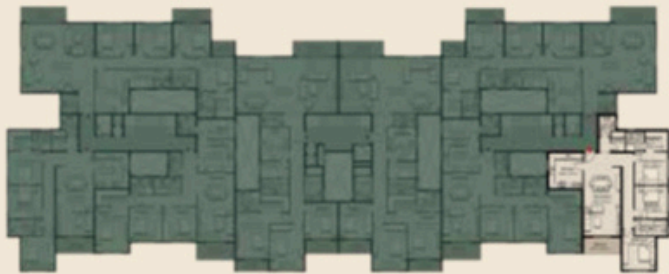


Building Type 04

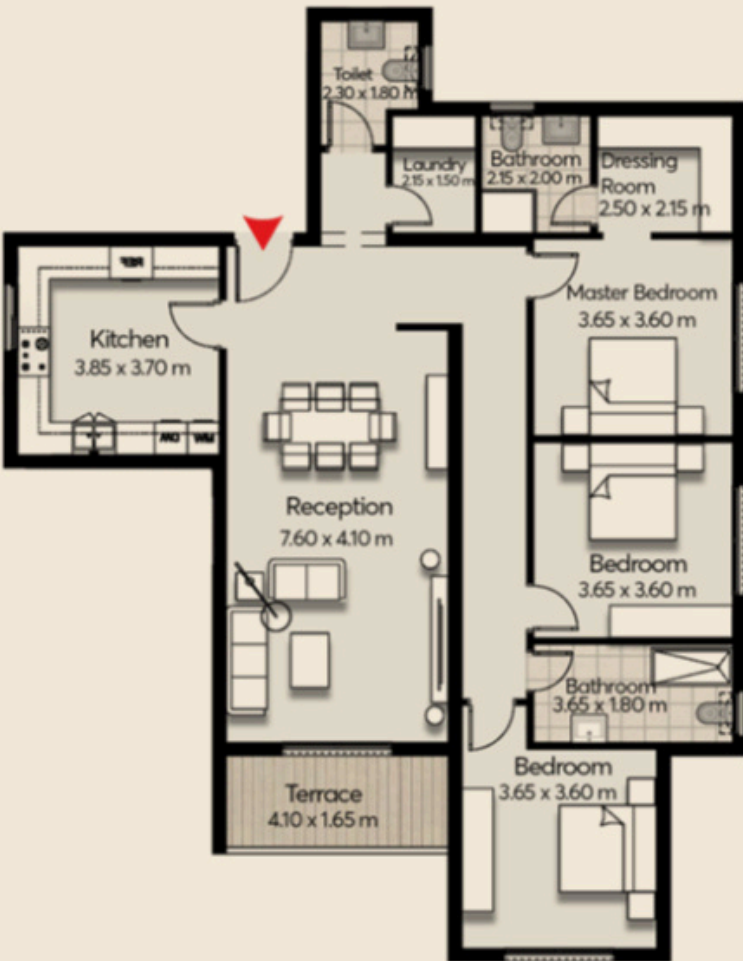


MARVILLE NEW ZAYED

Floor	First
Apartment no.	R-103
Area	189 m ²
No. of Bedrooms	3
Double Height	-



Building Type 02



MARVILLE NEW ZAYED

Floor	First
Apartment no.	M-101
Area	268 m ²
No. of Bedrooms	3
Double Height	Included



Building Type 02



Three bedroom layouts

MARVILLE NEW ZAYED

Floor	Ground
Apartment no.	M-G02
Area	254 m ²
No. of Bedrooms	3
Double Height	-



Building Type 02

• Dimensions may vary within an acceptable tolerance.
• The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.



MARVILLE NEW ZAYED

Floor	Second
Apartment no.	M-201
Area	255 m ²
No. of Bedrooms	3
Double Height	Included



Building Type 02

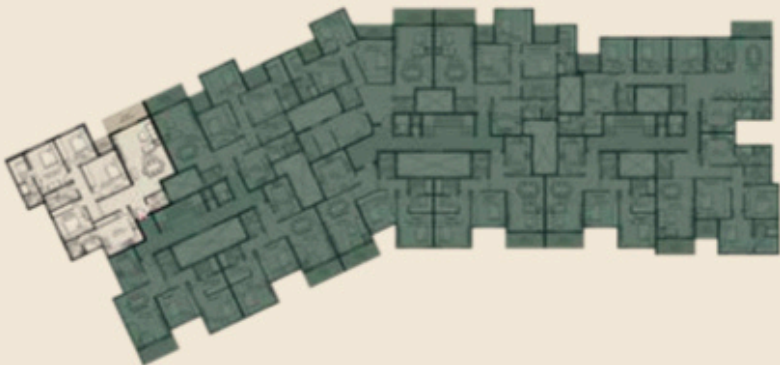
• Dimensions may vary within an acceptable tolerance.
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Four bedroom layouts

MARVILLE NEW ZAYED

Floor	First
Apartment no.	L-102
Area	240 m ²
No. of Bedrooms	4
Double Height	-



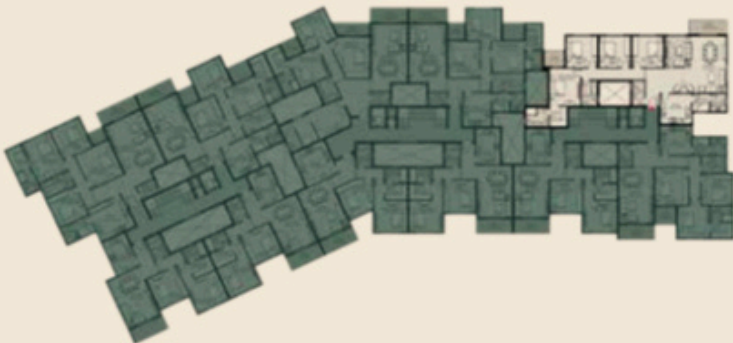
Building Type 04



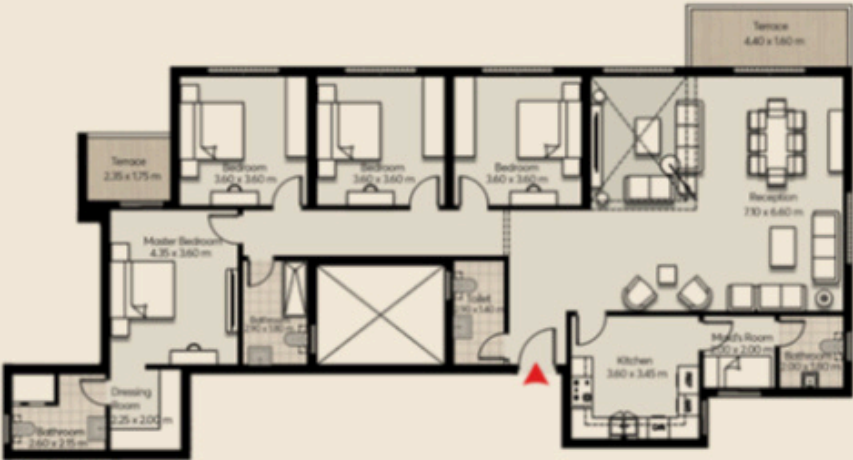
• Dimensions may vary within an acceptable tolerance.
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MARVILLE NEW ZAYED

Floor	First
Apartment no.	R-102
Area	244 m ²
No. of Bedrooms	4
Double Height	Included



Building Type 04



• Dimensions may vary within an acceptable tolerance.
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Four bedroom layouts

MARVILLE

NEW ZAYED

Floor	Second
Apartment no.	L-202
Area	258 m ²
No. of Bedrooms	4
Double Height	Included



Building Type 02



• Dimensions may vary within an acceptable tolerance.
• The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.

MARVILLE

NEW ZAYED

Floor	Ground
Apartment no.	L-G02
Area	272 m ²
No. of Bedrooms	4
Double Height	-



Building Type 02



• Dimensions may vary within an acceptable tolerance.
• The developer retains the right to make necessary alterations to the Master layout for the benefit of the project.

Interior

The interior of the residential apartments embodies a modern, minimalist aesthetic that seamlessly incorporates natural elements to harmonize with the surrounding environment.



Clean Lines and Simplicity

The design of the interior spaces is characterized by clean, straight lines and a sense of simplicity. The architectural elements maintain a streamlined and uncluttered appearance, contributing to a sense of modern elegance.

Abundance of Natural Light

The use of large, floor-to-ceiling windows with expansive glass facades plays a pivotal role in flooding the interior with an abundance of natural light. This not only reduces the need for artificial lighting but also creates a strong connection to the outdoors and full, unobstructed access to the breath-taking views.

Open Layout

The layout of the residential units emphasizes an open concept design. Common areas like the living room, dining room, and kitchen seamlessly flow into one another, creating a spacious and airy feel. The absence of unnecessary walls enhances the sense of openness.

Natural Wooden Elements

Throughout the interior, natural wooden elements are tastefully integrated. The warm and organic quality of wood provides a beautiful contrast to the sleek, modern design and adds a touch of coziness.

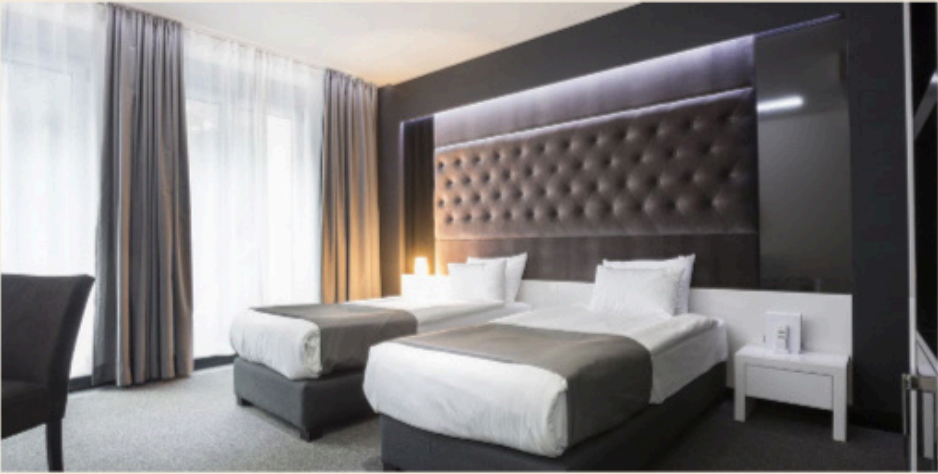
Facilities and Amenities

As a luxurious and multifaceted project, Mar Ville offers a wide range of facilities to cater to the needs and desires of its residents and visitors. Which is designed to provide a premium experience, blending business and leisure seamlessly, including:



International hotel

Mar Ville features the world-famous hotel. Boasting 200 elegantly appointed rooms and suites, the hotel provides top-notch accommodation and hospitality services. With luxurious amenities, and exceptional dining options, the hotel perfectly caters to the comfort and convenience of business travelers and leisure guests alike.



Retail Outlets

Mar Ville includes a selection of retail outlets, offering a diverse range of products and services. From boutique shops to technology stores, you can find everything you need within the project proximity.



Business Park

Mar Ville's business park is a hub of corporate activity. It houses state-of-the-art office spaces, meeting and conference rooms, and modern facilities for professionals and businesses. The business park is designed to promote productivity and collaboration, making it an ideal location for entrepreneurs and businesses of all sizes.



Food and Beverage Outlets

Mar Ville features a variety of dining options, ranging from fine dining restaurants to casual cafes. You can savor delectable cuisine from around the world.

