

#### THE MARQ COMMUNITIES



breaking projects that cater to those

who like to live out of the ordinary.

From The MarQ Gardens and The WaterMarQ to The MarQVille and The **Wonder**MarQ, we have created communities that are exclusive, dreamy and dedicated to congenial living.



## OUR RESIDENCIAL COMMUNICIES











# INCRODUCING



The **Wonder**MarQ is designed to be a city of festivities, wonders and delights where you get to experience a different and one of a kind lifestyle. Fascination is the key feeling you'll get when wandering around one of the most magical and aesthetic places.

#### MHERE WE BRE Suez Road Mostakbal City THE MARQ THE MARQ Ville CFC THE WONDER MARQ Road 90 New Capital Downtown MV Square THE Water MARQ Located in New Cairo; one of the most dynamic and lively zones at the heart of Cairo. By choosing this location, we aimed at creating a community within a community.



## SCHBORHOOP



The residential neighborhood at The **Wonder**MarQ is designed to be divided into different zones with unique architectural style and amenities. Several zones are designed to hold walking lanes instead of streets and therefore minimize pollution and the overcrowding of cars while allowing peaceful walks among the vast green areas.



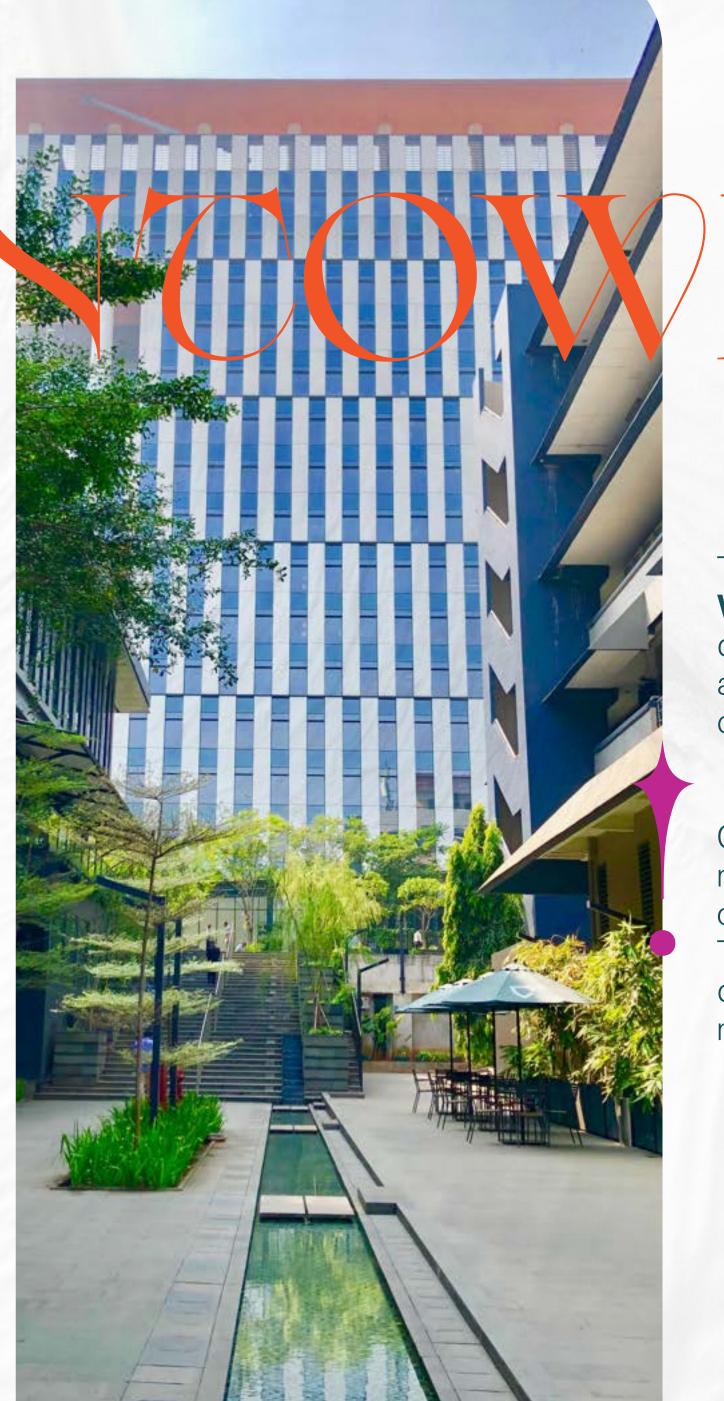
## WACER CANALS

The MarQ Communities focuses on the natural assets of its communities and that's why in The **Wonder**MarQ, a great emphasis is put on the water features with several canals traversing through the project. The canals are designed to inspire the feelings of calmness and tranquility.



A comprehensive area designed to be the biggest Downtown encompassing a vast variety of activities and amenities.





The Downtown of The WonderMarQ holds a diversity of retail shops, a fully-equipped medical complex and 2 schools.

Co-working spaces with multipurpose uses are one of the many features of The Downtown as they are designed to accomodate many tenants.

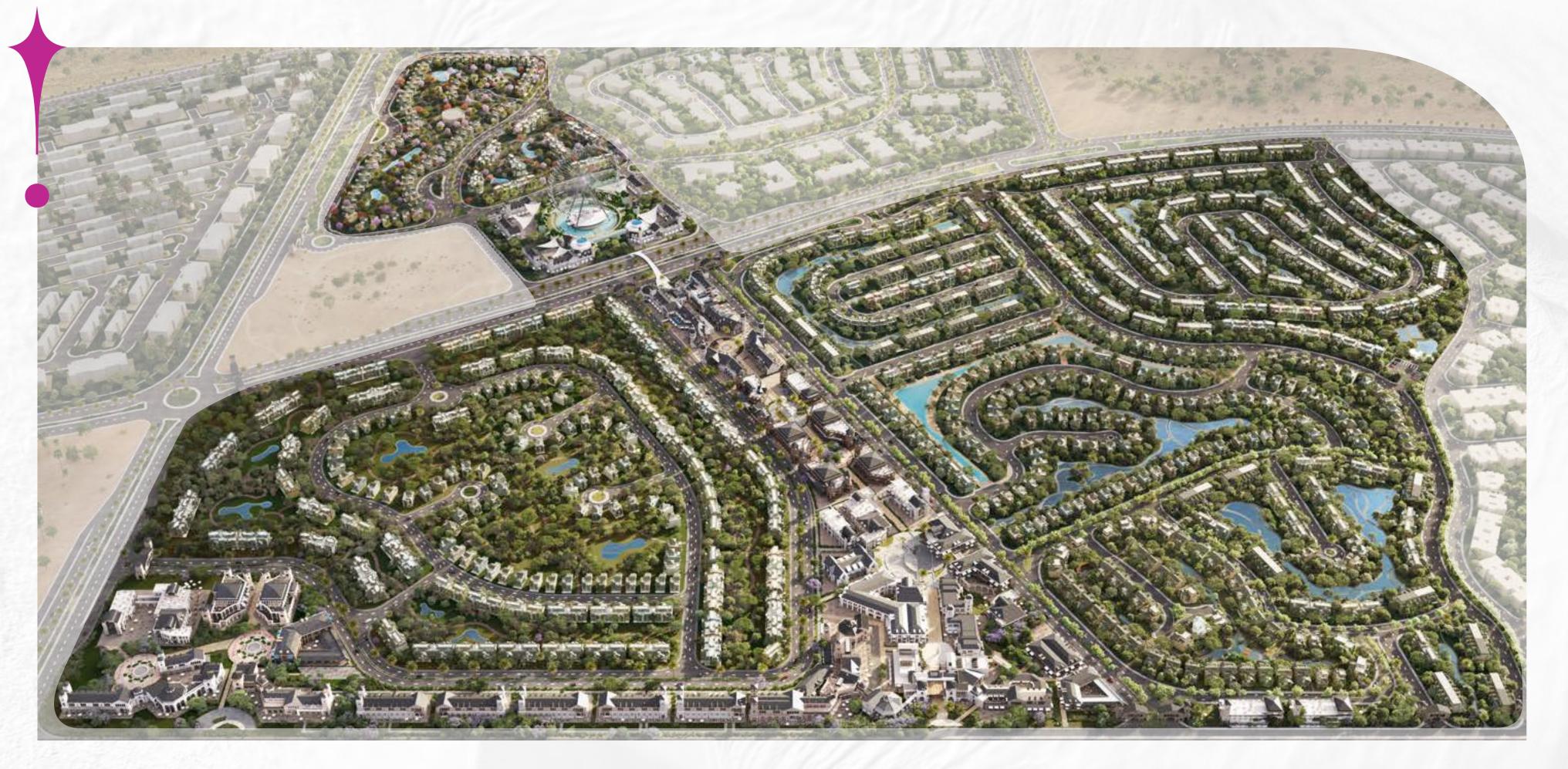




The Wonder Eye is the embellishment of The WonderMarQ and final piece of the puzzle that is connecting both the artistic and entertainment sides together. A Ferris wheel that will transcend your experience at The WonderMarQ and take it to the next level.



## NEIGHBORHOOD DESIGN



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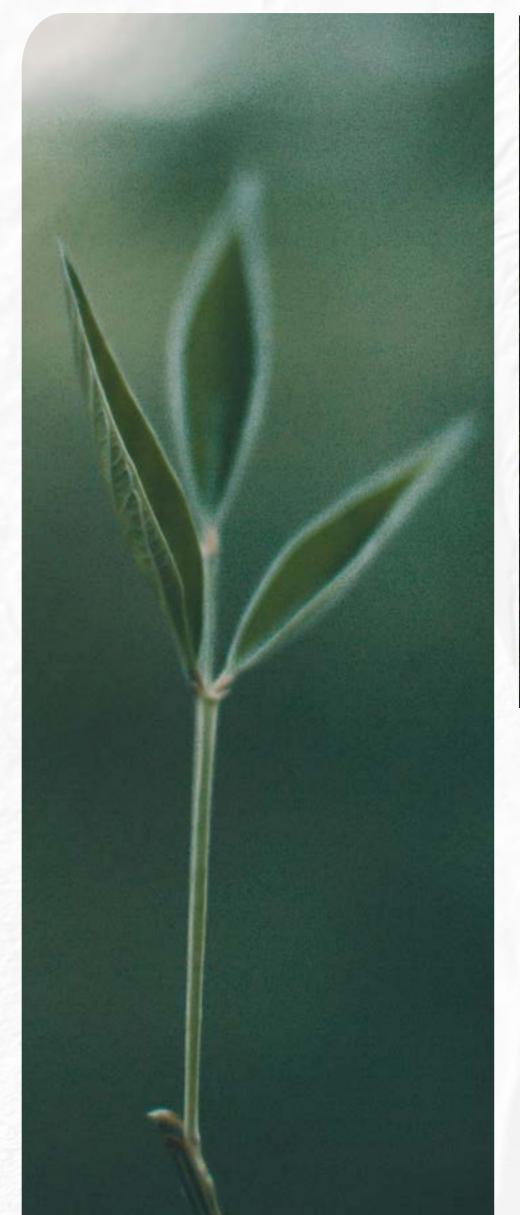
## NEIGHBORHOOD PHA8ING



- DOWNTOWN
- → STREAMS
- **LAKES**
- → FOREST
- NEW NEIGHBORHOOD





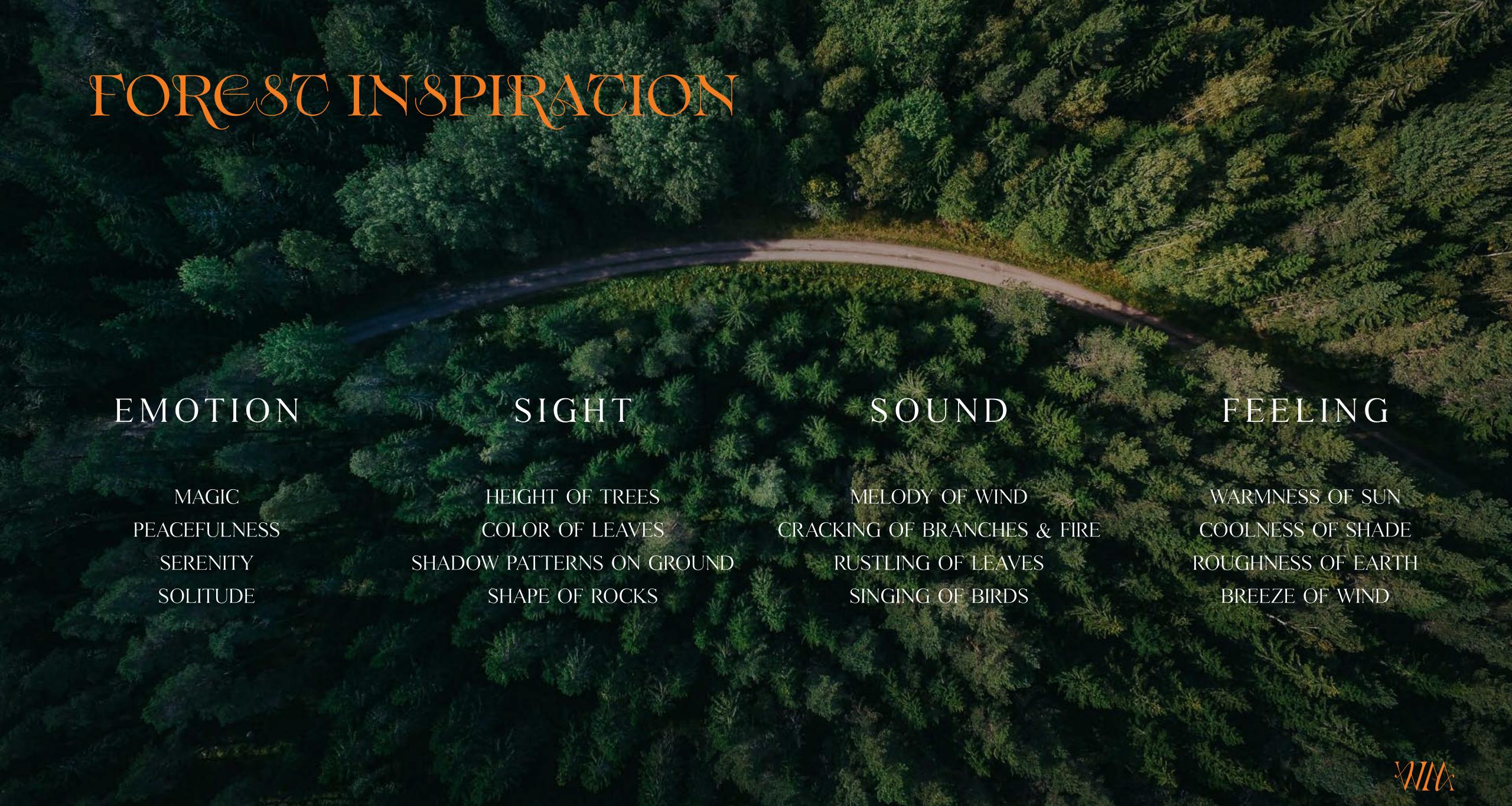




By integrating all of nature's elements that define a forest, we have meticulously crafted an environment that reflects the serenity and beauty of the outdoors.

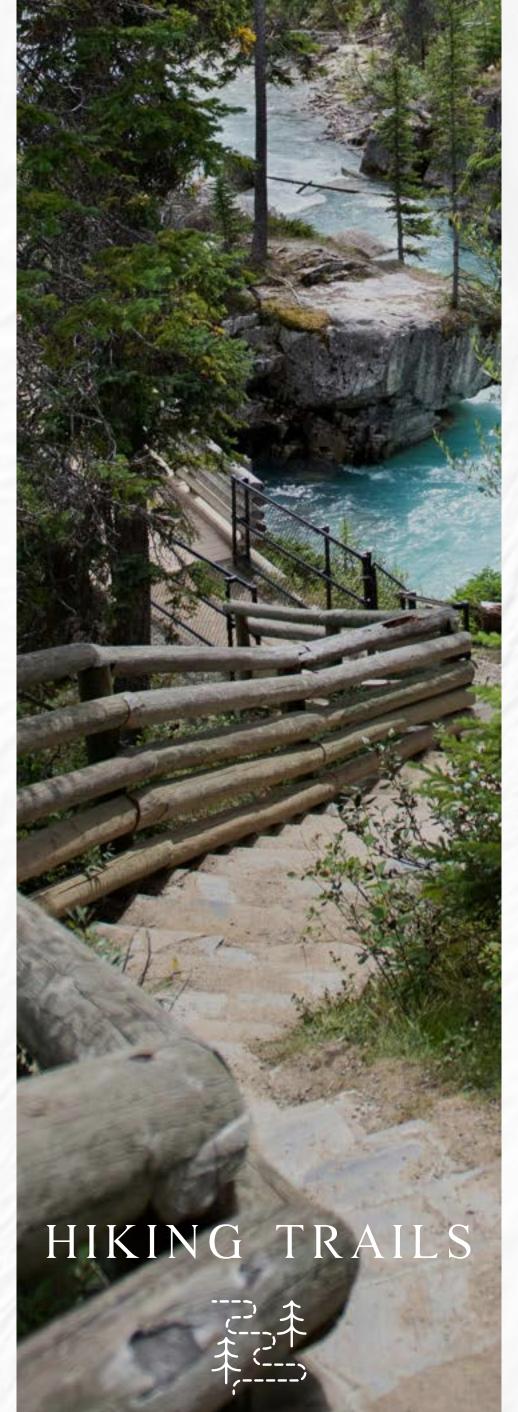
This space fosters a deep connection with nature, offering an idyllic sanctuary where every aspect of forest life converges to create an unparalleled living experience.

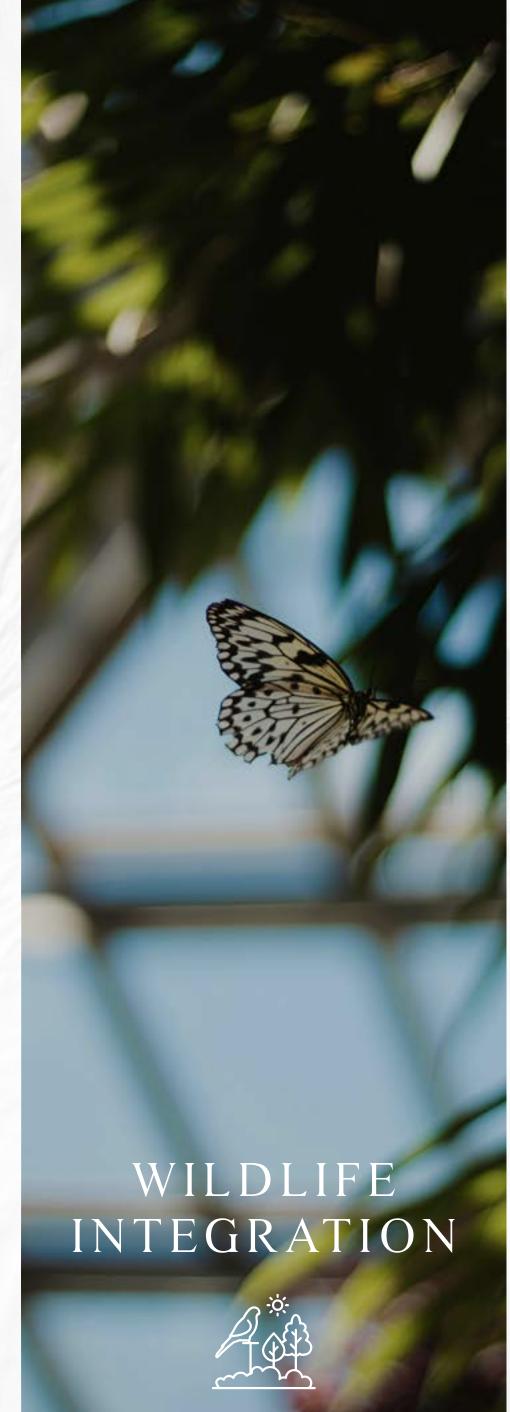














### → NATURE ﷺ



EDIBLE FOREST GARDEN



TROPICAL SOUNDS



EXOTIC FLORA



TREE CANOPY



### + COMMUNITY



TREEHOUSE



BONFIRE GATHERINGS



FOREST-THEMED PLAYGROUNDS



BBQ PARTIES



HAMMOCK STARGAZING



SCENIC SPOTS



FAMILIES PLANT THEIR TREE



### → HIKING TRAILS



#### → WILDLIFE INTEGRATION





NATURE-INSPIRED LIGHTING



WINDING TRAILS



NIGHTTIME STROLL



BIRDHOUSES AND FEEDERS



FISH PONDS



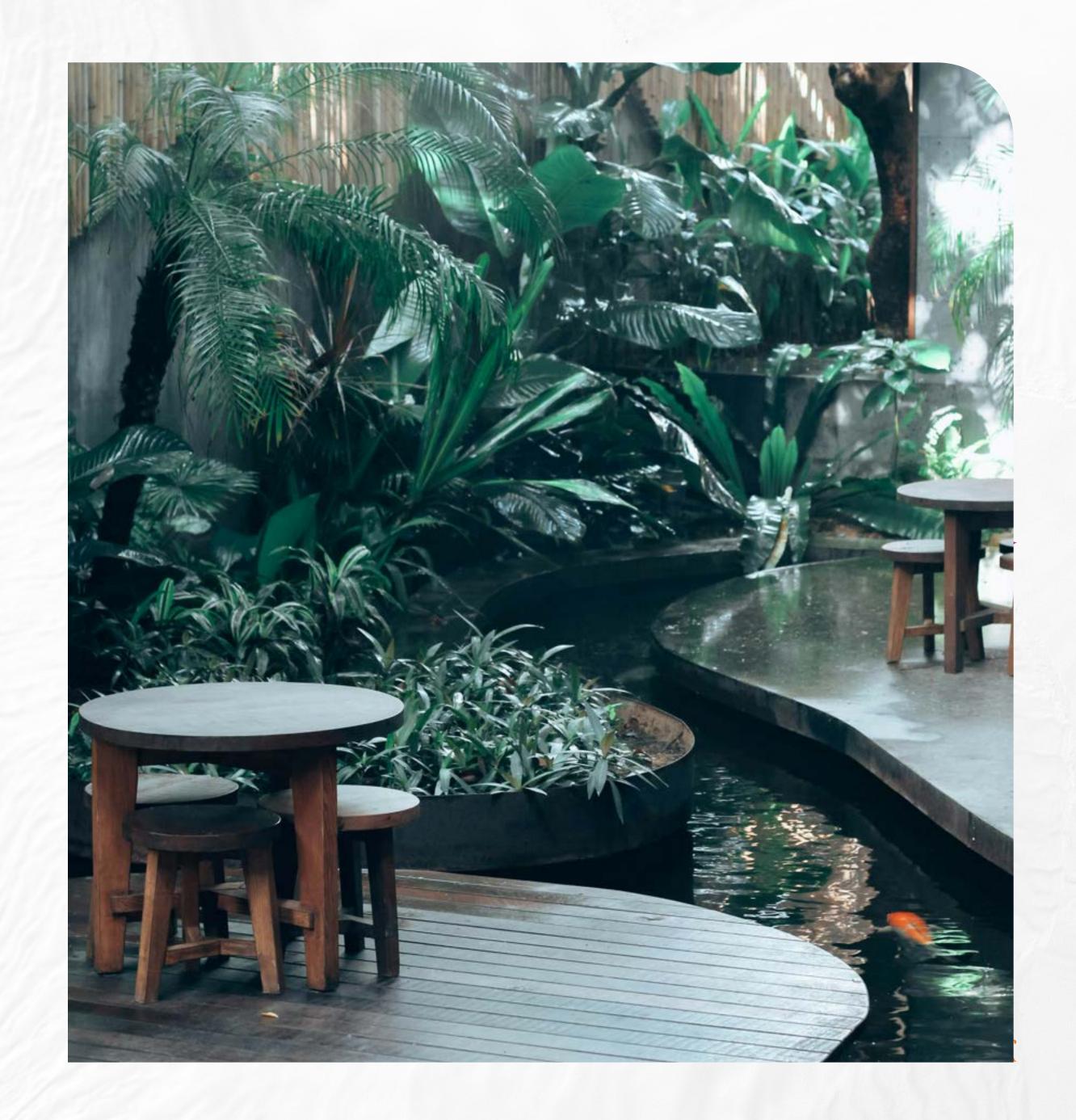
BUTTERFLY GARDENS





## COMMUNICZ CENCER

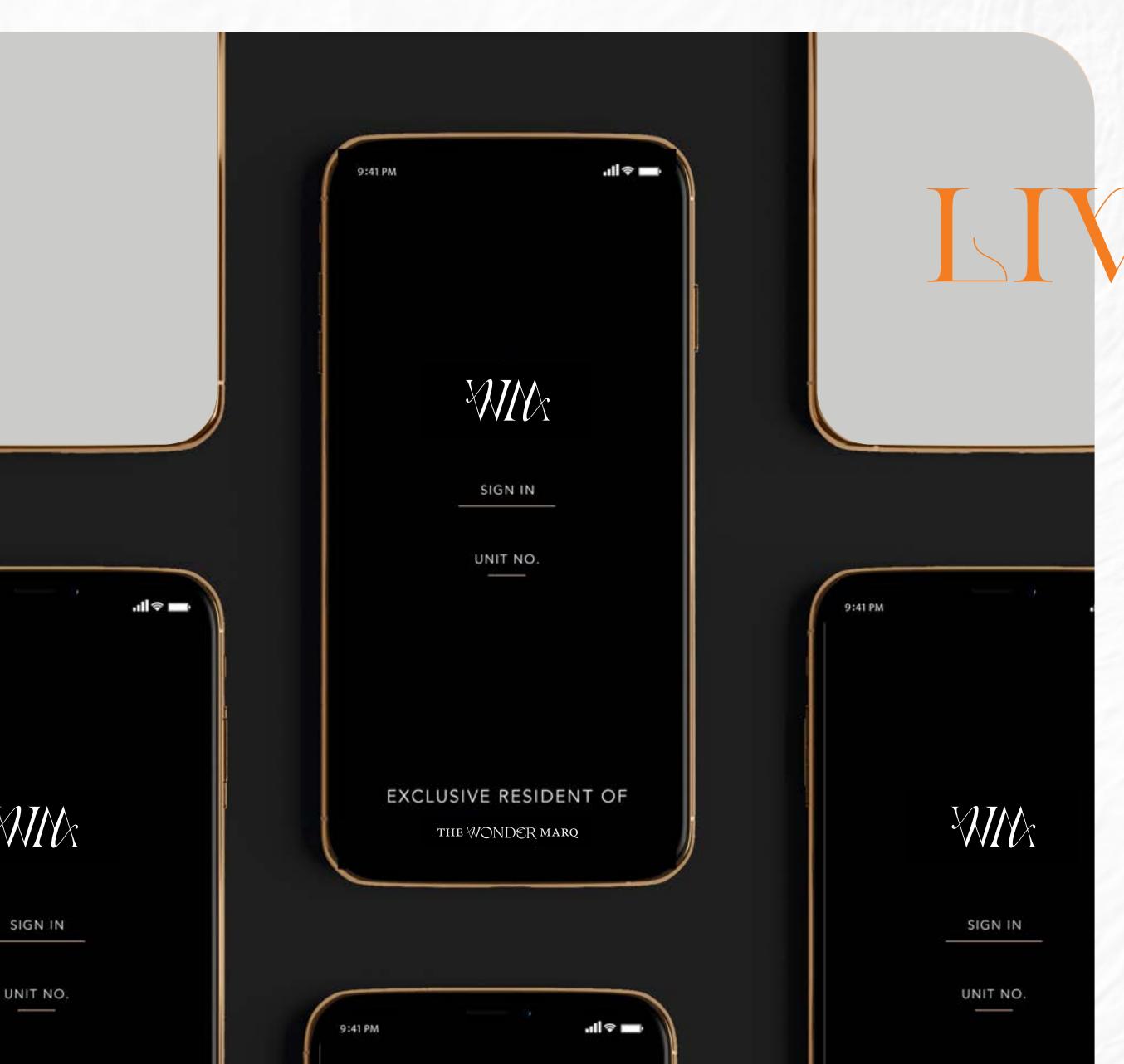
The Community Center at Forest acts as the vibrant hub of the community, featuring modern fitness facilities, relaxing open spaces, and sports courts. It provides a diverse array of experiences, from physical exercise and mindful practice in the yoga pavilion to engaging recreational sports.





We take pride in being a personal-branded community, offering a truly unique living experience that blends luxury with individuality. Each home is personalized with your initials and thoughtfully designed to complement your style and taste, ensuring a living space that is as distinctive as you are.





## 

Introducing our Living App, designed to elevate your experience. With features that simplify and enhance daily life, the app offers:

A Community Communication Platform for seamless interaction with neighbors.

Automated Visitor Management for enhanced security.

Housekeeping Services to keep your home fresh every day.

Maintenance Support for all aspects of your villa's functionality.

Car Wash Service from the comfort of your home.

Dry Cleaning, including ironing, delivered directly to your doorstep.









#### GREEN FOREST



SIGNATURE VILLA 260

SIGNATURE VILLA 325

ABSOLUTE VILLA 210C

ABSOLUTE VILLA 240

ABSOLUTE VILLA 240C







#### GROUND.FLOOR

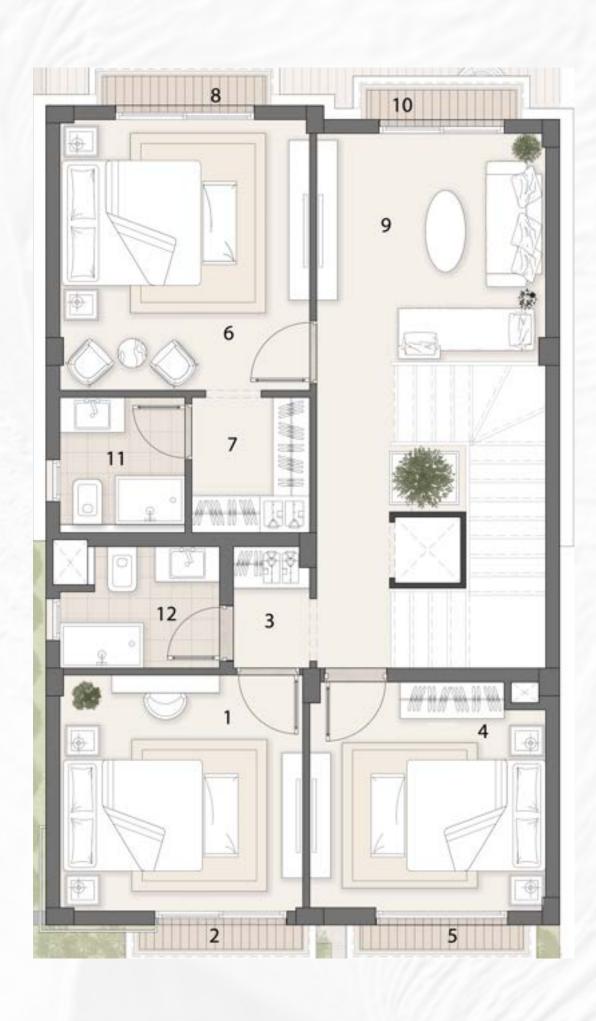
- [1] ENTRANCE 1.90 x 1.50
- [2] KITCHEN 3.85 x 3.85
- [3] RECEPTION & DINING 5.90 x 7.40
- [4] TERRACE 1.40 x 7.40
- [5] MAID'S ROOM 1.85 x 2.30
- [6] MAID'S ROOM TOILET 1.85 x 1.55
- [7] GUEST TOILET 1.90 x 1.90
- [8] VANITY 1.70 x 1.75





#### FIRST.FLOOR

- [1] BEDROOM 1 3.65 x 3.75
- [2] TERRACE 0.45 x 2.38
- [3] LOBBY/ STORAGE 1.90 x 1.25
- [4] BEDROOM 2 3.60 x 3.65
- [5] TERRACE 0.45 x 2.38
- [6] MASTER BEDROOM 4.15 x 3.85
- [7] DRESSING 2.10 x 1.80
- [8] TERRACE 0.55 x 2.40
- [9] LIVING ROOM 3.49 x 3.55
- [10] TERRACE 0.50 x 2.20
- [11] MASTER BATHROOM 2.10 x 2.05
- [12] BATHROOM 1.90 x 2.60



#### ROOF.FLOOR

- [1] LIVING ROOM 4.96 x 3.10
- [2] TOILET 1.36 x 2.50
- [3] TERRACE 1 7.70 x 6.75
- [4] TERRACE 2 2.60 x 3.30









#### GROUND.FLOOR

- [1] MAID'S ROOM 2.75 x 2.30
- [2] RECEPTION & DINING 7.30 x 9.50
- [3] TERRACE 1.00 x 9.50
- [4] KITCHEN 3.85 x 3.90
- [5] OFFICE 4.35 x 4.15
- [6] ENTRANCE 1.30 x 1.50
- [7] MAID'S TOILET 1.10 x 1.75
- [8] GUEST TOILET 1.85 x 1.75





#### FIRST.FLOOR

- [1] LIVING ROOM 4.20 x 4.20
- [2] TERRACE 1.15 x 2.40
- [3] MASTER BEDROOM 1 4.05 x 3.80
- [4] MASTER DRESSING 1 1.94 x 3.80
- [5] MASTER BATHROOM 1 1.76 x 3.80
- [6] MASTER BATHROOM 2 1.90 x 1.87
- [7] MASTER DRESSING 2 1.90 x 1.93
- [8] MASTER BEDROOM 2 4.35 x 3.80
- [9] TERRACE 1.00 x 2.50
- [10] BEDROOM 3.85 x 4.20
- [11] BEDROOM TOILET 1.85 x 1.95



#### ROOF.FLOOR

- [1] LIVING ROOM 3.80 x 4.55
- [2] TOILET 3.80 x 4.55
- [3] TERRACE 1 2.80 x 6.50
- [4] TERRACE 2 1.70 x 6.60

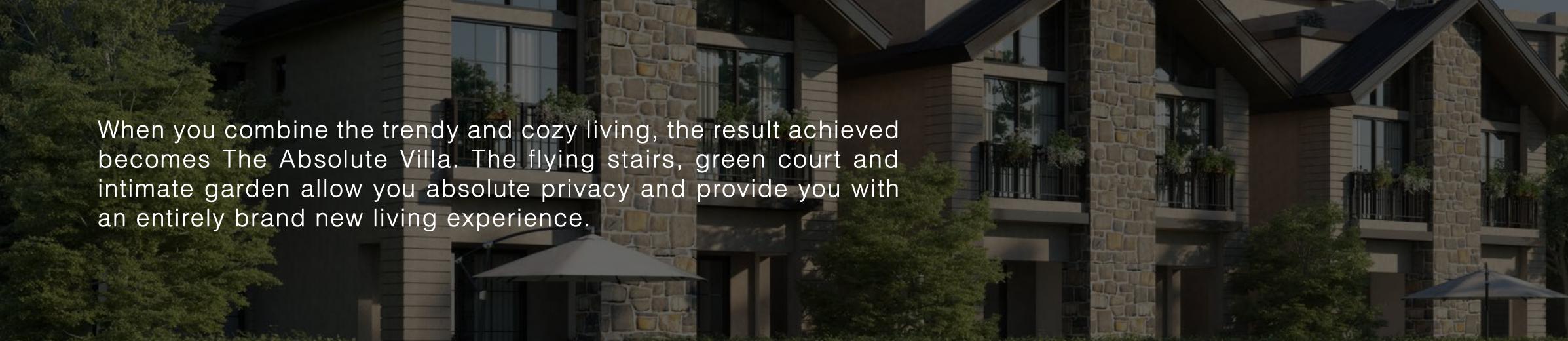






• All renders, visuals and layouts are for illustrative purposes only. Facade designs, elements and materials may vary by elevation style.

• Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.





### ABSOLUCE VILLA 210

- [1] KITCHEN 4.00 x 3.10
- [2] TOILET 1.35 x 2.20
- [3] RECEPTION & DINING 8.30 x 5.35
- [4] TERRACE 3.75 x 1.30





### ABSOLUCE VILLA 210

#### FIRST.FLOOR

- [1] MASTER SUITE 1 4.00 x 3.80
- [2] MASTER SUITE TERRACE 1 2.70 x 0.65
- [3] MASTER SUITE DRESSING 1 2.05 x 2.35
- [4] MASTER BATHROOM 1 2.20 x 2.85
- [5] MASTER SUITE 2 3.95 x 4.00
- [6] MASTER SUITE DRESSING 2 1.85 x 2.55
- [7] MASTER BATHROOM 2 2.75 x 4.00
- [8] MASTER SUITE TERRACE 2 0.90 x 3.15



- [1] MASTER SUITE 3 4.00 x 3.45
- [2] BATHROOM 1.75 x 2.20
- [3] TERRACE 1 2.85 x 3.20
- 4] TERRACE 2 3.10 x 5.33





### ABSOLUCE VILLA 210C

- [1] KITCHEN 4.00 x 2.90
- [2] TOILET 1.35 x 2.20
- [3] RECEPTION & DINING 8.30 x 5.45
- [4] TERRACE 3.75 x 1.30





### ABSOLUTE VILLA 210C

#### FIRST.FLOOR

- [1] MASTER SUITE 1 4.00 x 3.90
- [2] MASTER SUITE TERRACE 1 2.70 x 0.65
- [3] MASTER SUITE DRESSING 1 2.05 x 2.35
- [4] MASTER BATHROOM 2.20 x 2.85
- [5] MASTER SUITE 2 3.95 x 4.00
- [6] MASTER SUITE DRESSING 2 1.85 x 2.55
- [7] MASTER BATHROOM 2 2.90 x 4.00
- [8] MASTER SUITE TERRACE 2 0.90 x 3.15



- [1] MASTER SUITE 3 4.00 x 3.45
- [2] BATHROOM 1.75 x 2.20
- [3] TERRACE 1 2.60 x 3.80
- [4] TERRACE 2 3.10 x 4.65





# ABSOLUCE VILLA 240

- [1] KITCHEN 2.90 x 4.00
- [2] GUEST TOILET 1.25 x 2.20
- [3] DINING 5.45 x 6.35
- [4] RECEPTION 4.00 x 4.05
- [5] TERRACE 1.65 x 4.00





### ABSOLUCE VILLA 240

#### FIRST.FLOOR

- [1] BEDROOM 1 3.85 x 4.00
- [2] BEDROOM TERRACE 0.55 x 2.70
- [3] BEDROOM DRESSING 1.90 x 2.35
- [4] BATHROOM 2.85 x 1.90
- [5] BEDROOM 2 3.75 x 4.05
- [6] MASTER SUITE 4.00 x 5.65
- [7] MASTER BATHROOM 1.80 x 2.60
- [8] MASTER SUITE TERRACE 0.65 x 2.70



- [1] LIVING ROOM 3.40 x 3.75
- [2] OFFICE ROOM 4.10 x 1.85
- [3] Bathroom 2.65 x 1.95
- [4] TERRACE 4.65 x 3.75
- [5] TERRACE 5.05 x 5.10





### ABSOLUCE VILLA 240C

- [1] KITCHEN 2.90 x 4.00
- [2] GUEST TOILET 1.25 x 2.20
- [3] DINING 5.45 x 6.35
- [4] RECEPTION 4.00 x 4.05
- [5] TERRACE 1.65 x 4.00





### ABSOLUTE VILLA 240C

#### FIRST.FLOOR

- [1] BEDROOM 1 3.85 x 4.00
- [2] BEDROOM TERRACE 0.55 x 2.70
- [3] BEDROOM DRESSING 1.90 x 2.35
- [4] BATHROOM 2.85 x 1.90
- [5] BEDROOM 2 3.75 x 4.05
- [6] MASTER SUITE 4.00 x 5.65
- [7] MASTER BATHROOM 1.80 x 2.60
- [8] MASTER SUITE TERRACE 0.65 x 2.70



- [1] LIVING ROOM 3.40 x 3.75
- [2] OFFICE ROOM 4.10 x 1.85
- [3] TOILET 2.65 x 2.05
- [4] TERRACE 1 4.65 x 3.75
- [6] TERRACE 2 5.10 x 1.65





# URBAN FOREST

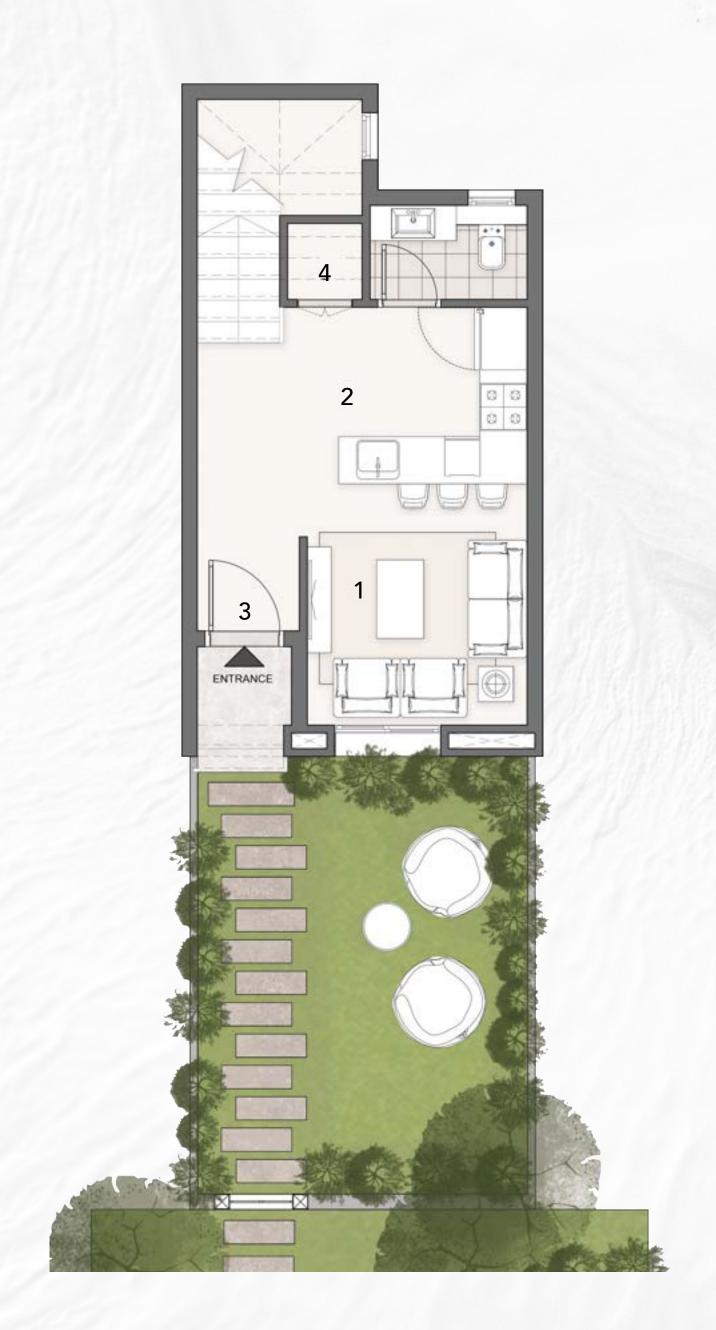






### WONDER VILLA 120

- [1] RECEPTION 2.95 x 3.05
- [2] KITCHEN 4.40 x 2.70
- [3] PORCH 1.45 x 1.40
- [4] STORAGE 1.05 x 1.10







### WONDER VILLA 120

### FIRST.FLOOR

- [1] TERRACE 2.45 x 0.60
- [2] MASTER BEDROOM 4.40 x 3.90



- 1] TERRACE 2.45 x 0.60
- [2] MASTER BEDROOM 4.40 x 3.90





### WONDER VILLA 120C

- [1] KITCHEN 2.97 x 2.95
- [2] RECEPTION 2.60 x 2.95
- [3] STORAGE 1.00 x 1.00







### WONDER VILLA 120C

### FIRST.FLOOR

- [1] MASTER BEDROOM 1 4.00 x 4.50
- [2] TERRACE 0.50 x 2.84



- [1] MASTER BEDROOM 2 4.00 x 4.50
- [2] TERRACE 0.50 x 2.84





### WONDER VILLA 175

- [1] RECEPTION 4.50 x 4.05
- [2] KITCHEN & DINING 4.70 x 3.30
- [3] FOYER 2.00 x 3.30



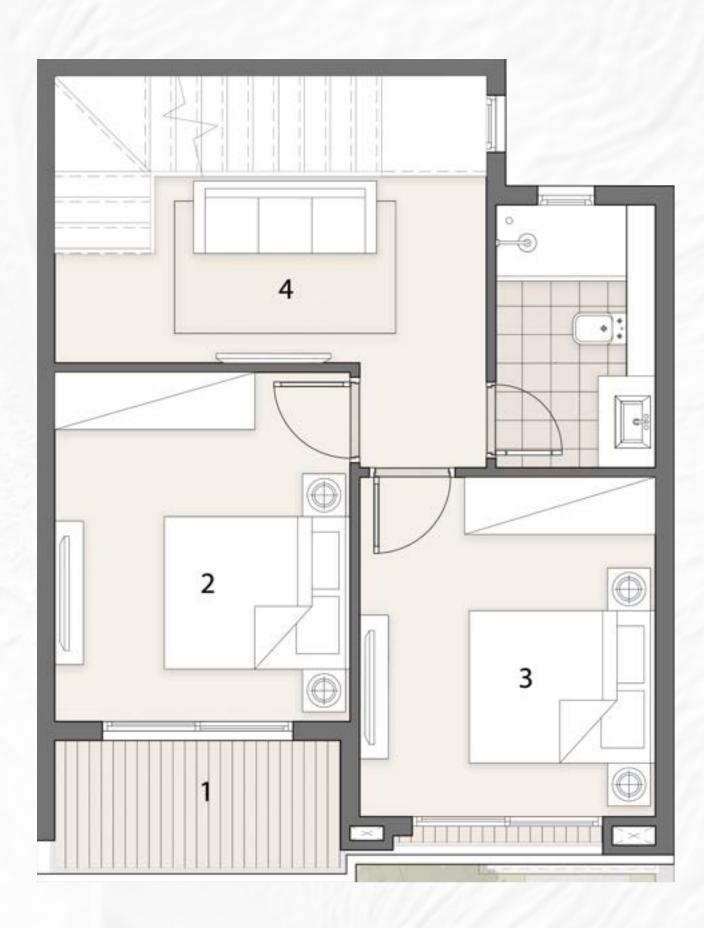




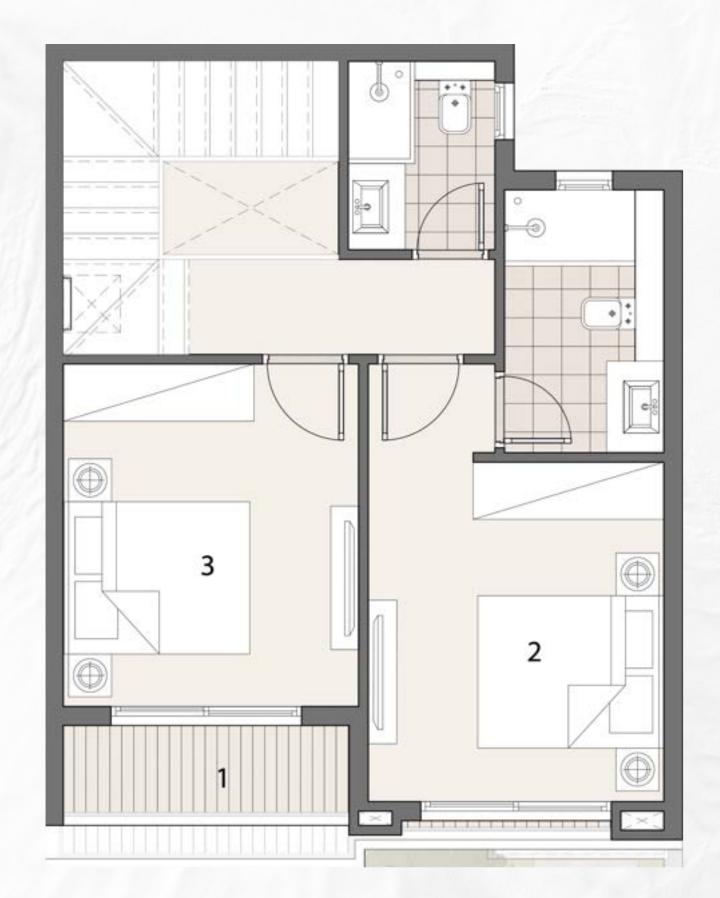
### WONDER VILLA 175

### FIRST.FLOOR

- [1] TERRACE 3.10 x 1.60
- [2] BEDROOM 1 3.25 x 3.80
- [3] BEDROOM 2 3.25 x 3.80
- [4] LIVING ROOM 4.70 x 2.05



- [1] TERRACE 3.10 x 1.15
- [2] MASTER BEDROOM 3.25 x 3.80
- [3] BEDROOM 1 3.35 x 3.80





### WONDER VILLA 175C

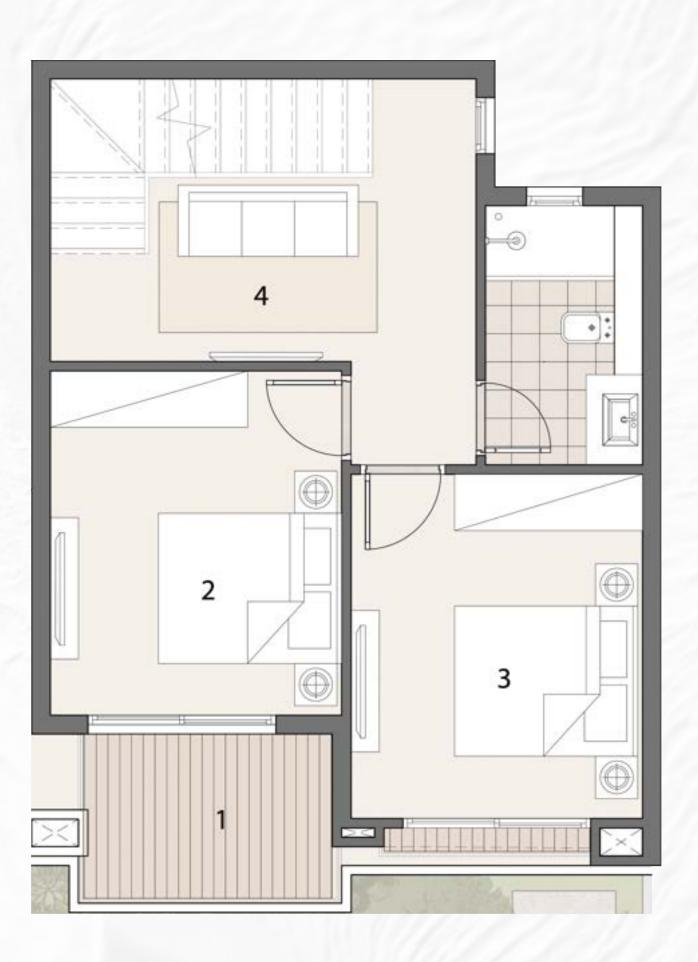
- [1] RECEPTION 4.55 x 4.30
- [2] KITCHEN & DINING 4.70 x 3.40
- [3] FOYER 2.05 x 3.30



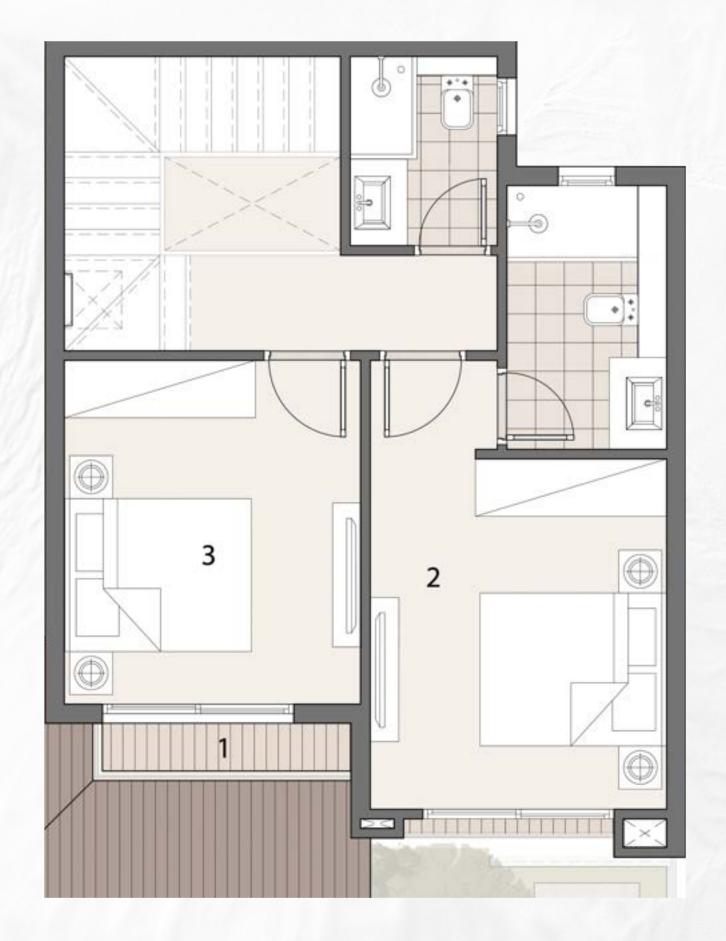
### WONDER VILLA 175C

#### FIRST.FLOOR

- [1] TERRACE 3.00 x 2.00
- [2] BEDROOM 1 3.35 x 3.80
- [3] BEDROOM 2 3.25 x 3.80
- [4] LIVING ROOM 4.70 x 2.05



- [1] TERRACE 2.70 x 0.70
- [2] MASTER BEDROOM 3.25 x 3.80
- [3] BEDROOM 1 3.35 x 3.75

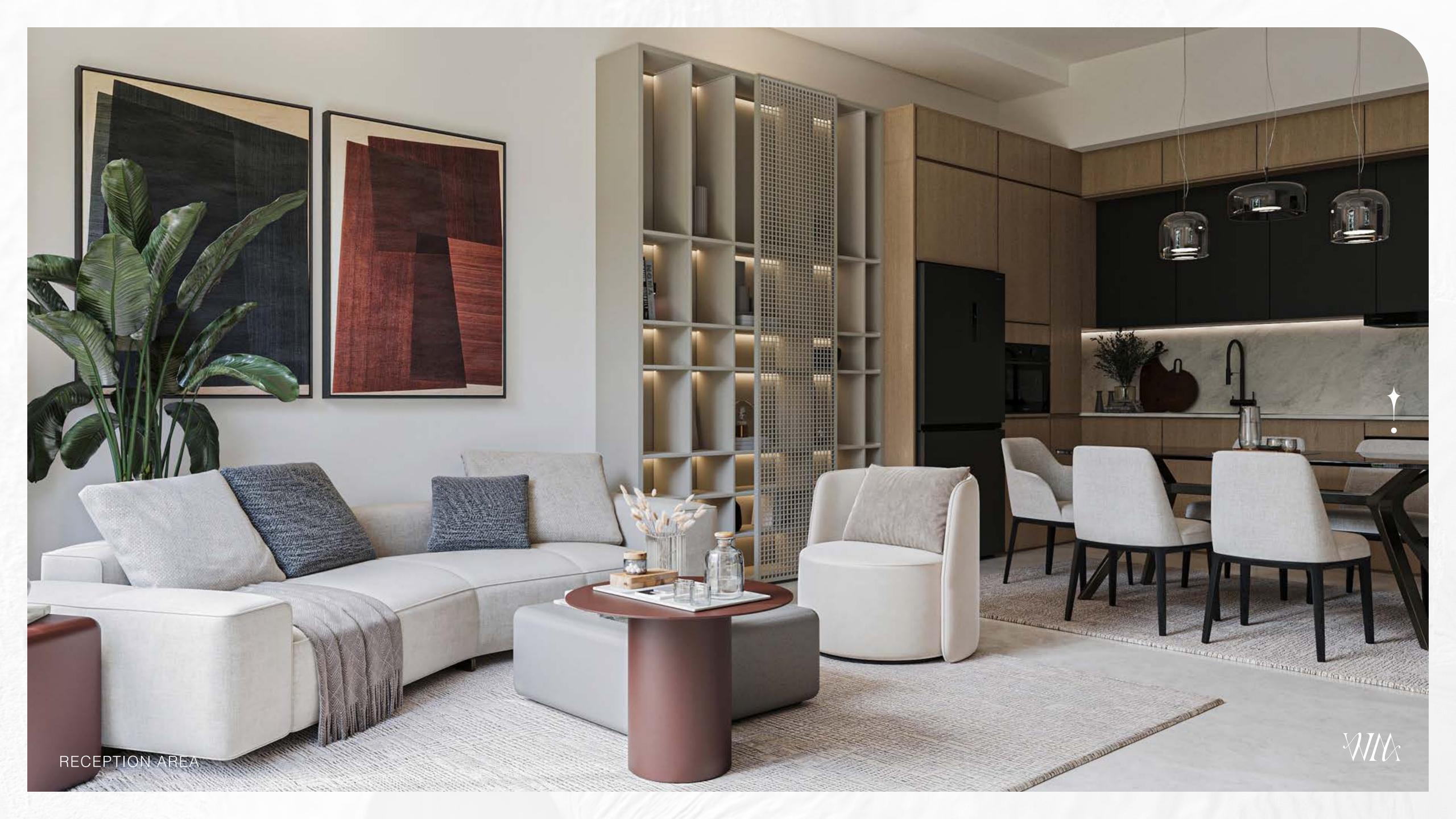


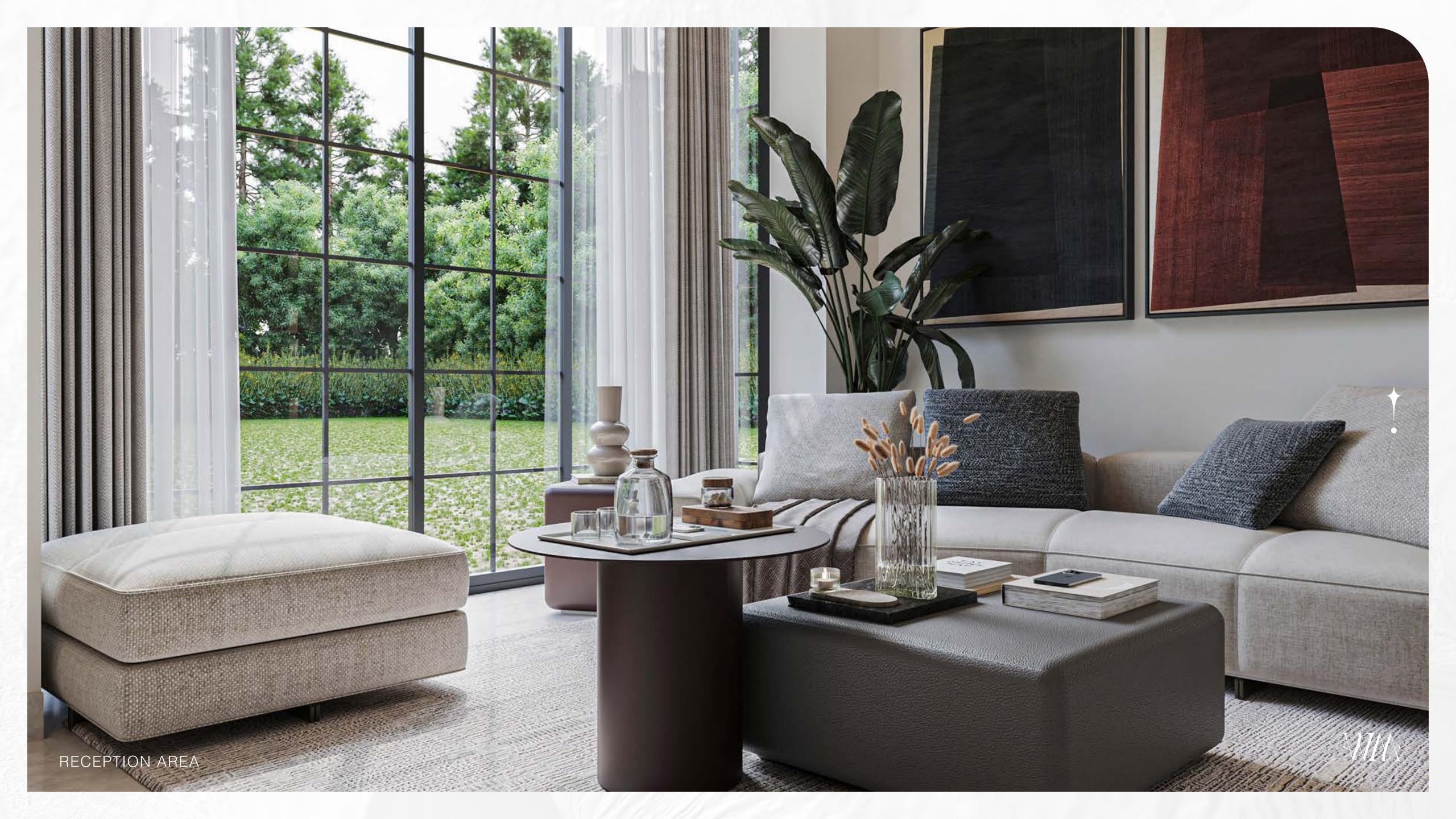


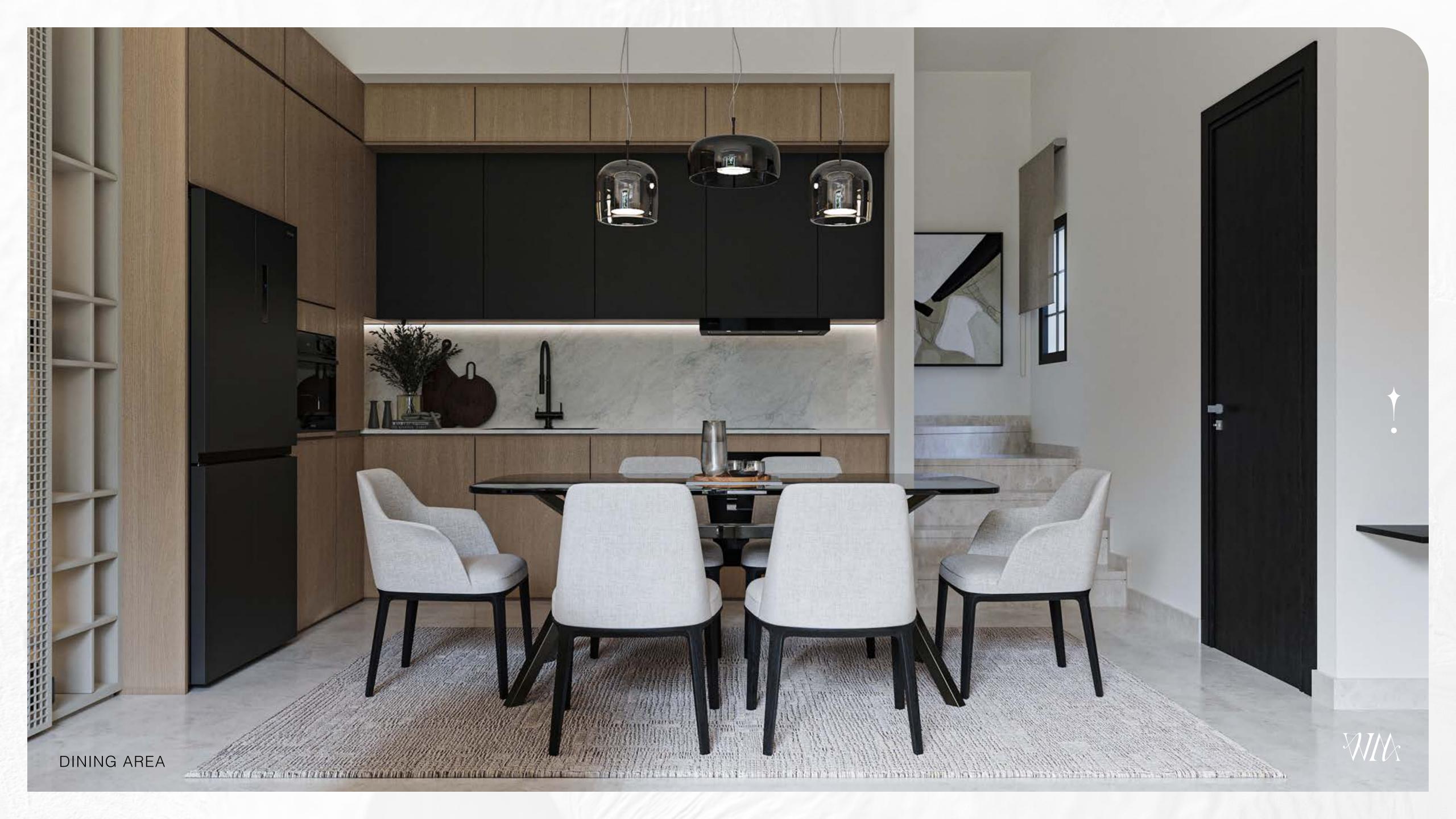


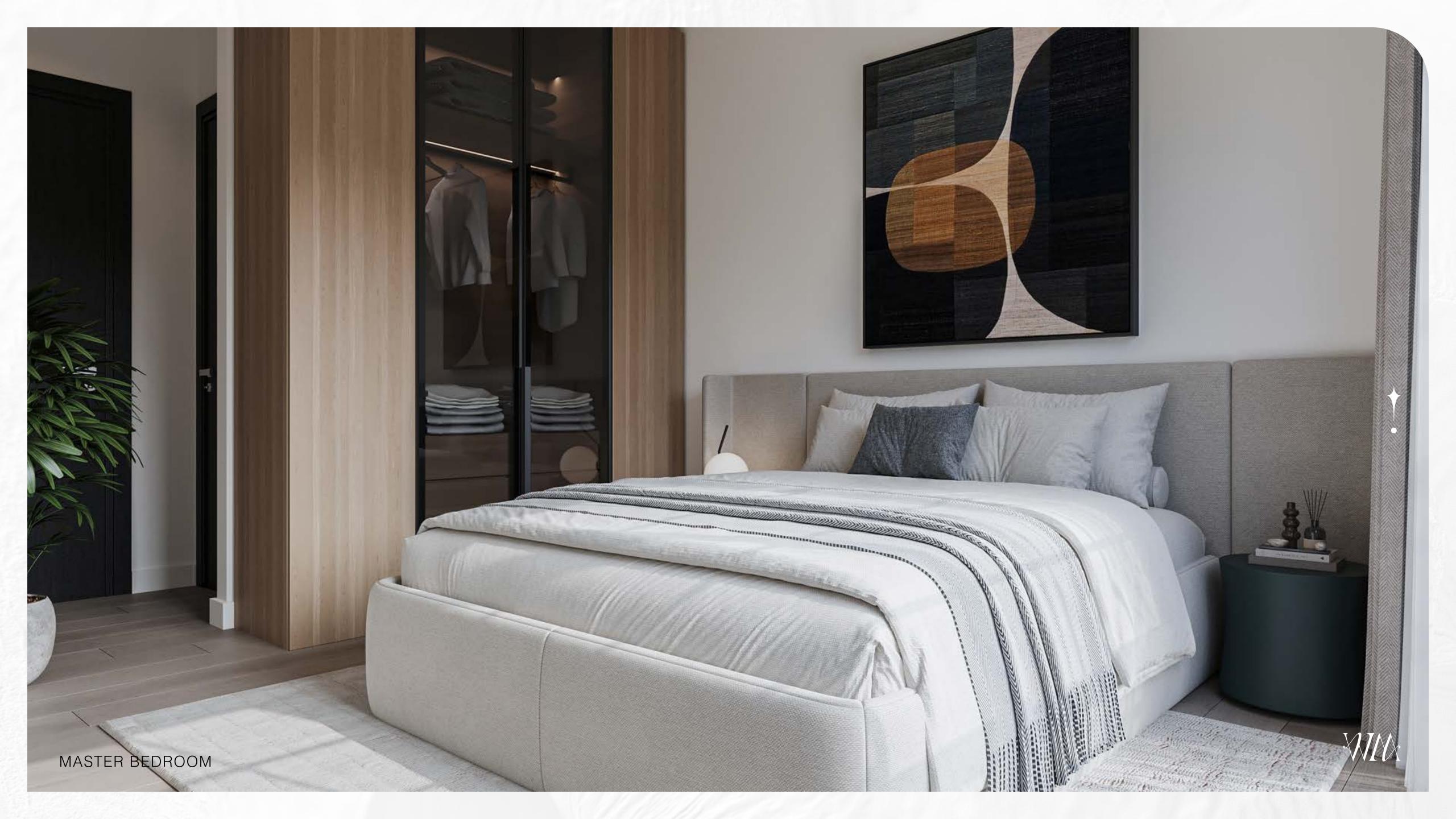
Our fully finished wonder villas offer a seamless blend of luxury and craftsmanship, designed to meet the highest standards of quality and sophistication. From top-of-the-line materials and premium air conditioning to state-of-the-art features with meticulous attention to detail, every corner reflects the highest standard of luxury.

Whether you're looking for modern aesthetics or timeless elegance, our fully finished villas provide an unparalleled living experience, with every aspect completed to perfection.

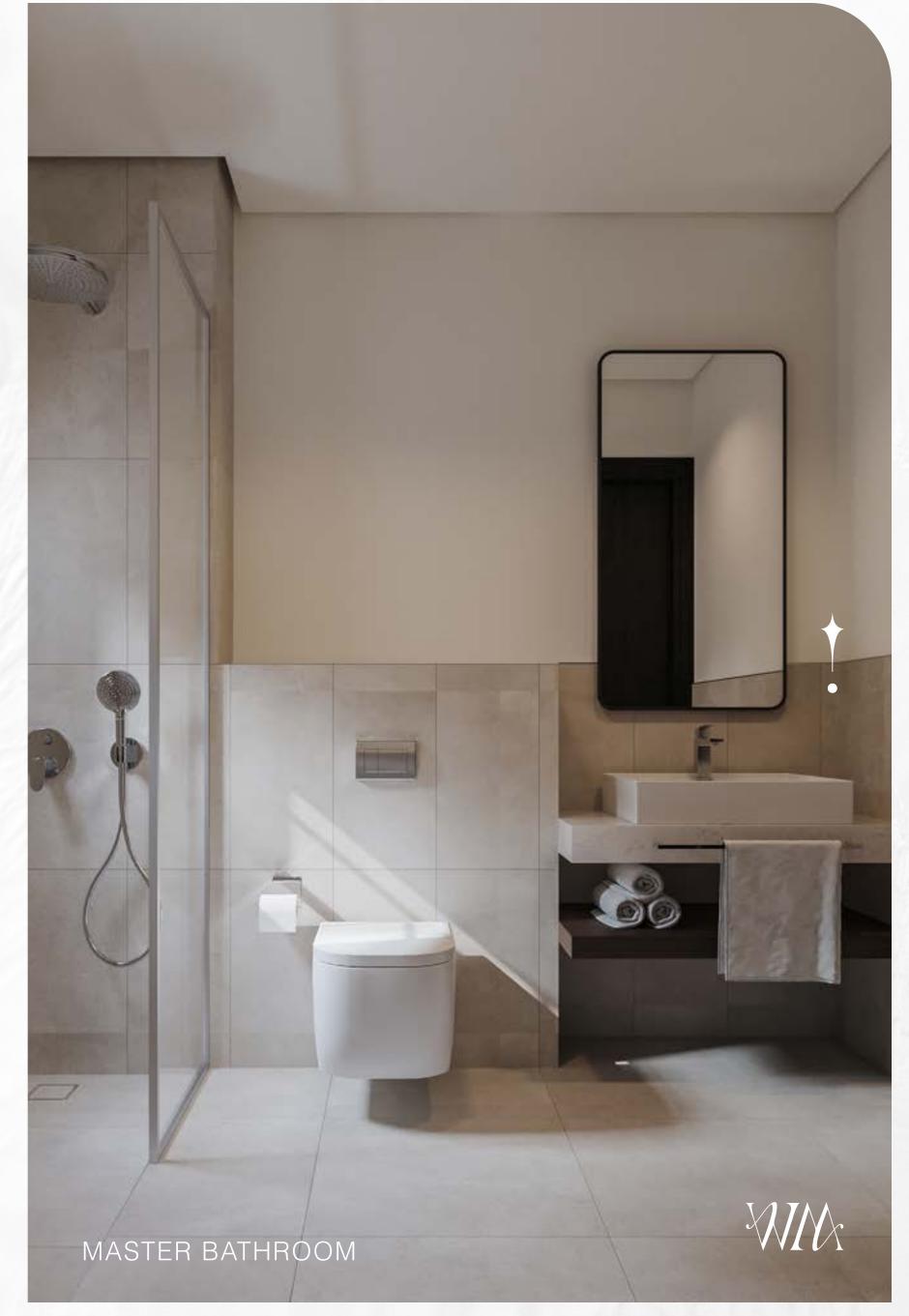




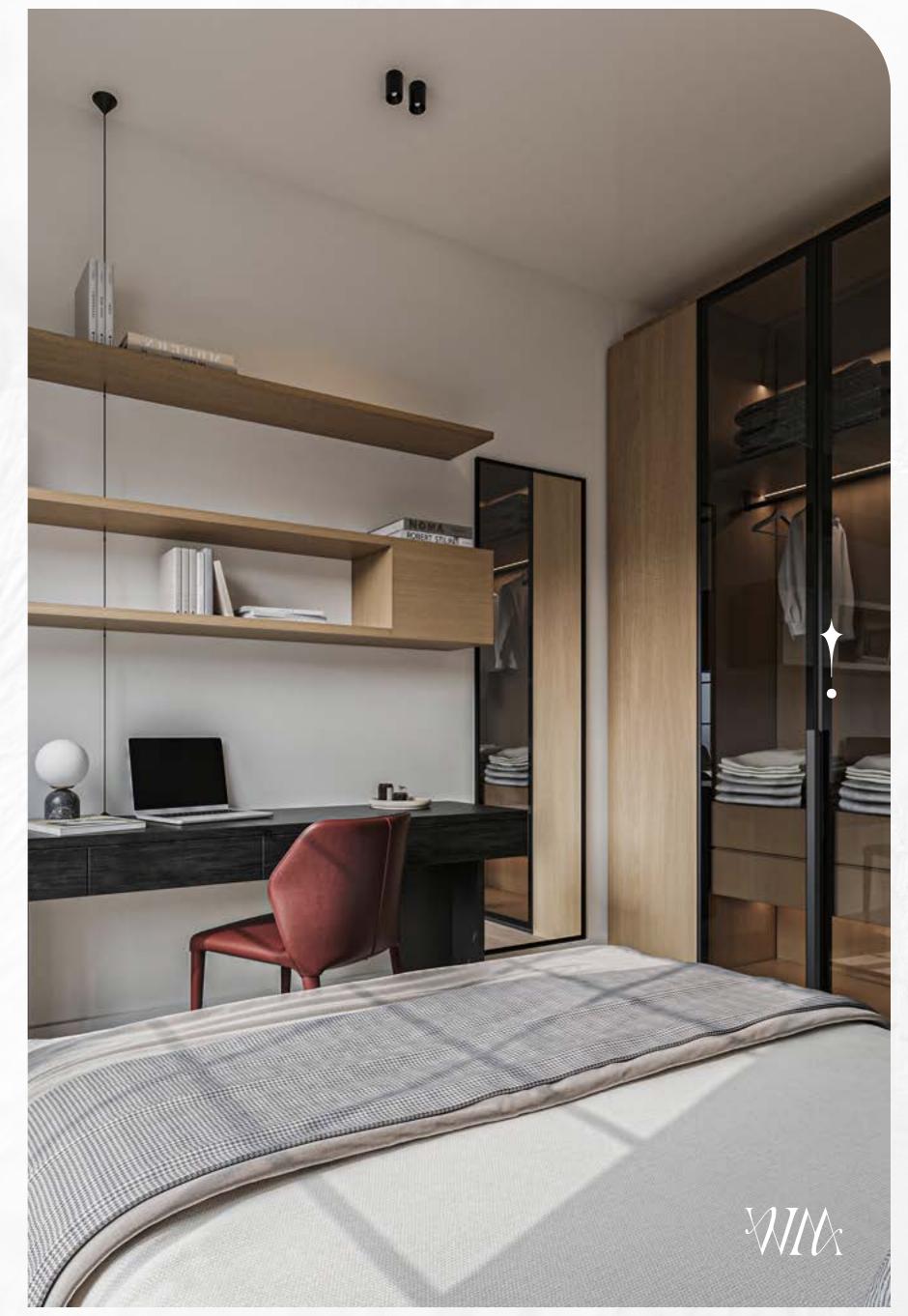












# FINISHING 3P23

#### 1. RECEPTION & DINING

Floors: High quality local marble

Walls: White paint Ceiling: White paint

#### 2. KITCHEN

Floors: High quality local ceramic

Walls: White paint Ceiling: White paint

#### 3. BEDROOMS

Floors: High quality local HDF

Walls: White paint Ceiling: White paint

#### 4. POWDER ROOM

Floors: High quality local ceramic

Walls: White paint Ceiling: White paint

#### 5. ALL BATHROOMS

Floors: High quality local ceramic

Walls: 1.2 Height Ceramic

Ceiling: White paint

#### 6. SANITARY WARE

High quality sanitary fixtures & fittings

#### 7. WATER HEATER

Not included - provisions only
The design is based on conventional EWH
Type with electrical load of max 2KW

#### 8. ALUMINIUM

Aluminium works

#### 9. AIR CONDITIONING UNIT

Split units

Disclaimer: All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.



# CHEDESIGN 800PZ

In the Forest District, architectural units resonate with the serene ambiance of a woodland retreat, characterized by earthy tones and a welcoming atmosphere. Here, lifestyle seamlessly integrates with environment through bespoke architectural elements, including newly selected luxurious and rugged stone materials, redesigned pitched roofs, and updated chimney forms.



MACERIAL BOARD

COLOR PALECCE



# OUR TYPES

# SIGNATURE VILLAS

SIGNATURE VILLA 260

SIGNATURE VILLA 325

### ABSOLUTE VILLAS

**ABSOLUTE VILLA 210** 

**ABSOLUTE VILLA 210C** 

**ABSOLUTE VILLA 240** 

**ABSOLUTE VILLA 240C** 

## WONDER VILLAS

**WONDER VILLA 120** 

**WONDER VILLA 120C** 

**WONDER VILLA 175** 

**WONDER VILLA 175C** 



# EXCLUSIVE PAYMENT PLAN





