

THE MARQ  
COMMUNITIES

# THE WONDER MARQ

!  
LAKES

WMA



# THE MARQ

COMMUNITIES

# INTRO

The MarQ Communities has taken New Cairo by storm in the last few years by creating several ground 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 RESIDENTIAL COMMUNITIES



THE MARQ *Gardens*







THE *Water* MARQ



THE MARQ *Ville*

WONDER  
THE MARQ  
DER



WM





# INTRODUCING WONDER TO NEW CAIRO





# OUR STORY

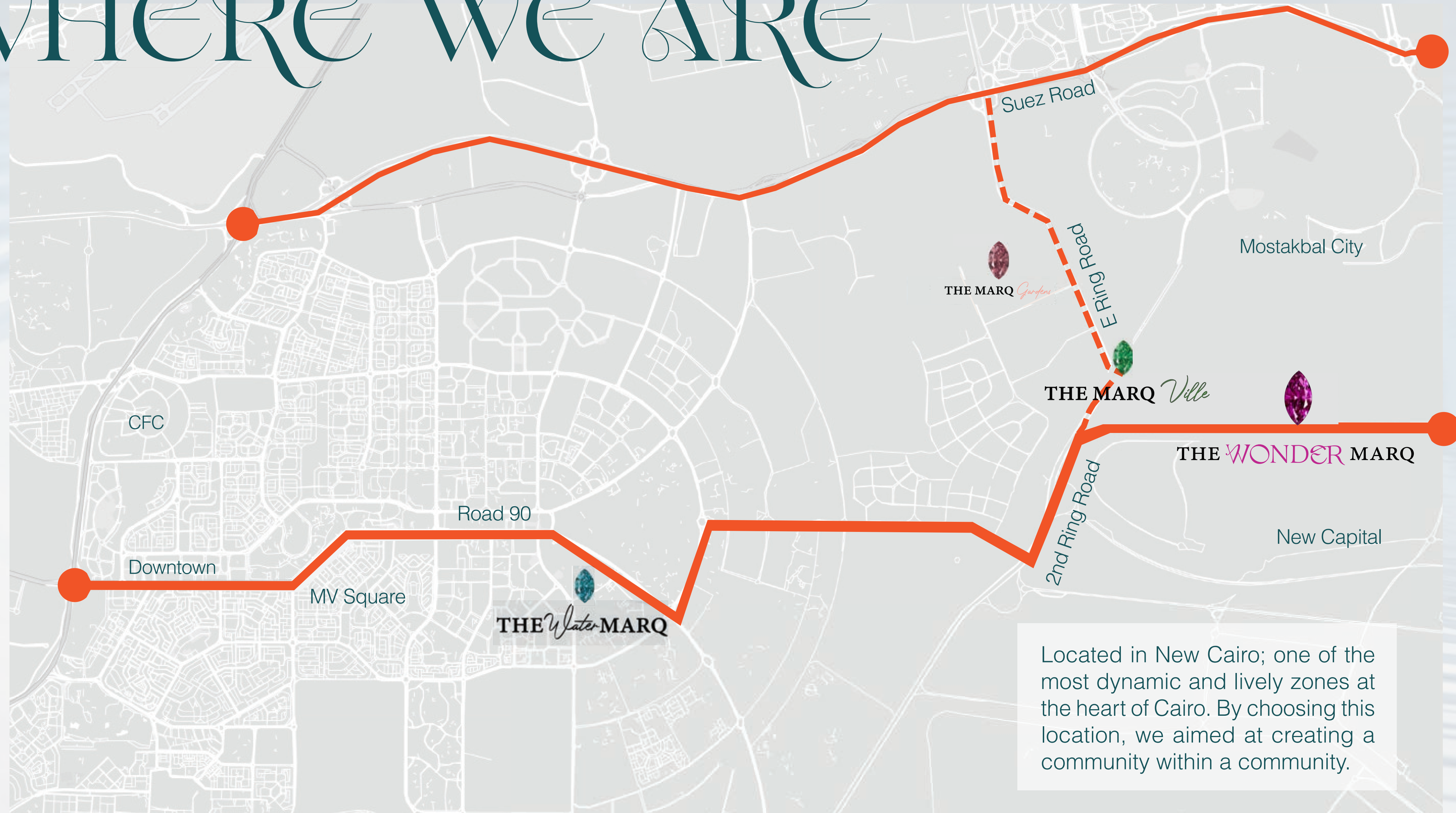


The **WonderMarQ** is designed to be a city of festivities, wonders and delights where you get to experience a different and one of a kind lifestyle. Fascination is the key feeling you'll get when wandering around one of the most magical and aesthetic places.





# WHERE WE ARE





# OUR NEIGHBORHOOD

The residential neighborhood at The **WonderMarQ** 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.





AMENITIES

# WATER 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.



WMA



## AMENITIES

# DOWNTOWN

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.







# WONDER eye

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





# NEIGHBORHOOD PHASING



◆ DOWNTOWN

◆ STREAMS

◆ LAKES

◆ FOREST

◆ NEW  
NEIGHBORHOOD





THE MARQ  
COMMUNITIES

THE WONDER MARQ  
LAKES

SALES KIT





# LAKEs



A breathtaking residential community set amid serene lakes, where shimmering waters shape the rhythm of daily life. Each unit offers unparalleled water views, creating a tranquil setting that blends seamlessly with nature. The lake lies at the heart of the district, connecting neighborhoods and providing residents with a refreshing escape from everyday life.





# EXCLUSIVITY

Lakes is an exclusive community offering distinctive, fully-finished stand-alone villas in various sizes, ensuring both privacy and luxury for our residents. With unique architectural designs, quality materials, and carefully curated amenities, we embody a premier lifestyle that reflects our cohesive community.







# PRIVACY

In Lakes, you're not just acquiring a home; you're investing in a sanctuary for your peace of mind. Privacy is our top priority, with well-planned layouts and secure environments that enhance tranquility, letting you enjoy the serene beauty around you.







# SIGHTLINE

**The Wonder Lake**, with its shimmering surface reflecting the sky and the gentle lapping of waves, creates an atmosphere of serenity, inviting residents to immerse themselves in the beauty of lakeside living. This tranquil expanse of water surrounds our homes, providing a picturesque backdrop and a peaceful retreat from everyday life.





# PEDESTRIAN NEIGHBORHOOD

Seeking an environment that incorporates a healthy lifestyle into your daily routine?  
Our pedestrian-friendly neighborhood that connects the whole district; prioritizes walking and cycling, encouraging residents to seamlessly integrate physical activity into their lives.



Within Lakes community, cars are not necessarily used, pushing for an eco-friendly environment by making active transportation the convenient choice and motivating residents to naturally engage in healthier habits.





# LAKE8 RESIDENTIALS



Lakes presents a collection of distinctive stand-alone villas, designed to accommodate diverse lifestyles and family sizes. Each villa emphasizes communal spaces while ensuring personal privacy, fostering a welcoming environment where families can thrive together.





# LAKE&SIDE LIVING

Experience the serene beauty of lakeside living with a private wooden deck overlooking the lake. This unique feature creates an unparalleled outdoor retreat, perfect for relaxing and entertaining. Whether you're enjoying a quiet morning coffee or hosting friends, the deck offers the ultimate lakeside experience right outside your door.







# THE DOWNTOWN VICINITY



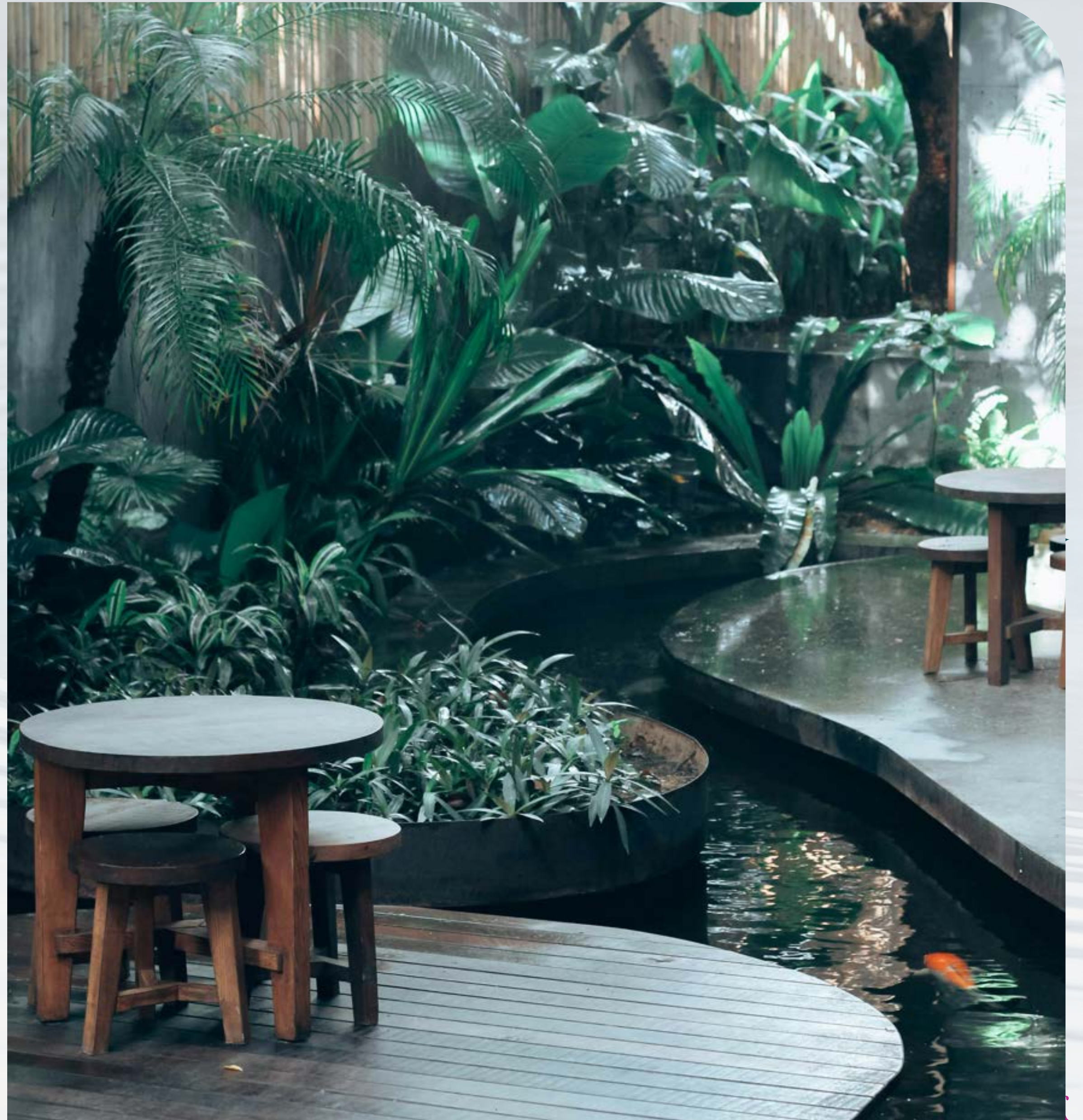
Looking for a community where tranquility meets festivity? Our exclusive neighborhood promotes peace and mindfulness while featuring lively retreats like The Wonder Eye and Downtown, offering activities, amenities, and co-working spaces for a festive lifestyle.





# COMMUNITY CENTER

The Community Center at Lakes 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.







# YOUR HOME.. YOUR IDENTITY



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.





# LIVING APP

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.

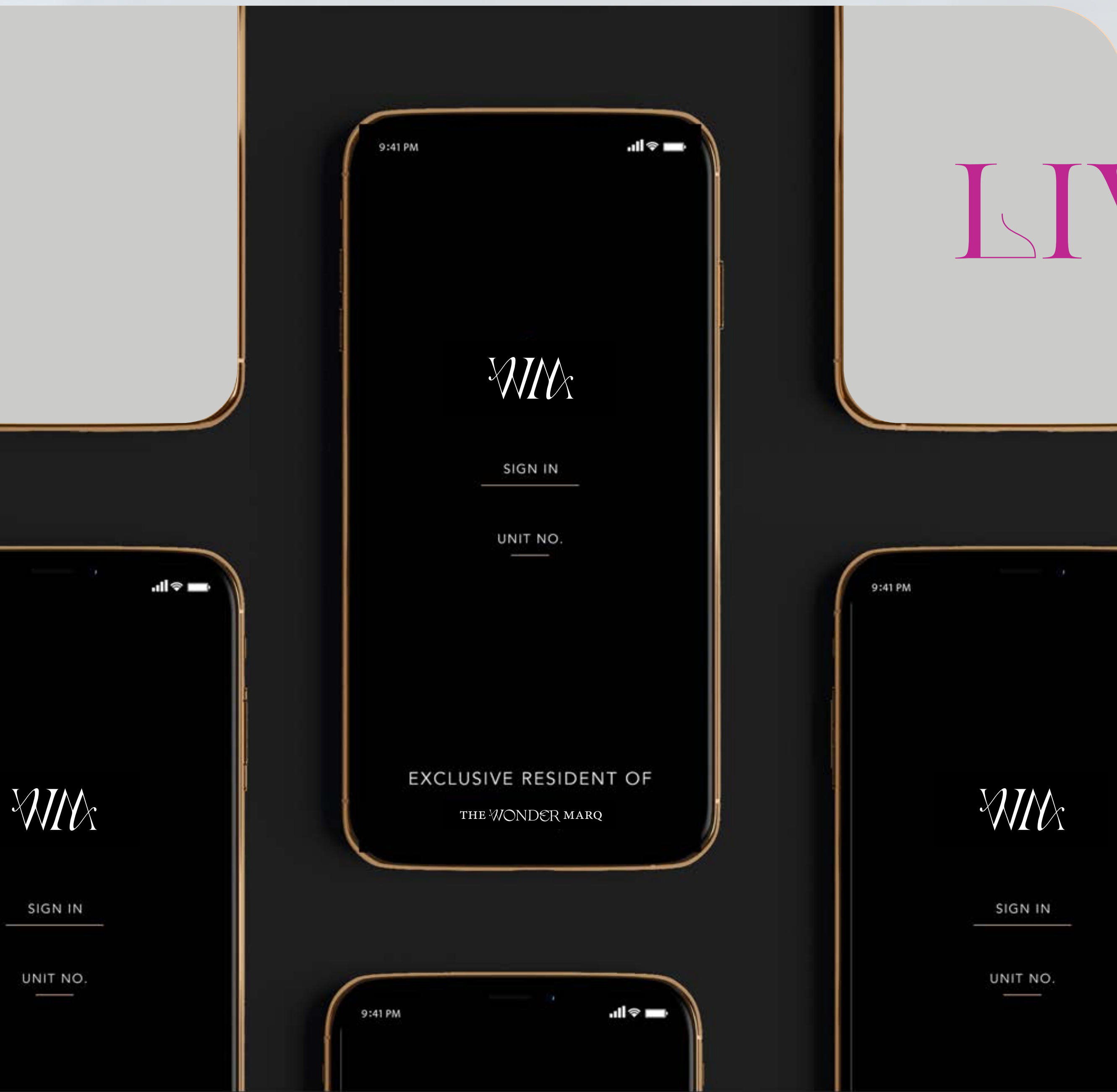
**Automated Visitor Management** for enhanced security.

**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.







NEIGHBORHOOD  
AREA

10 FEDDANS

FOOTPRINT

19 %

GREENERY  
& OPEN SPACES

23,000 SQM












▶ GATE

- SIGNATURE VILLA 260
- SIGNATURE VILLA 325
- SIGNATURE VILLA 400
- SIGNATURE VILLA 405
- SIGNATURE VILLA 525V






# SIGNATURE VILLA



The Signature Villa is a place that has it all. Defined by privacy and vast space, The Signature Villa offers you an unmatched exclusive lifestyle where you can enjoy a multitude of indoor and outdoor spaces, authentic architecture and idyllic surroundings, overlooking dreamy views and landscapes.



- 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.







\*Signature Villa 260



# SIGNATURE VILLA

WMA



# SIGNATURE VILLA

## 260

### 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





# SIGNATURE VILLA 260

## 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





# SIGNATURE VILLA





# SIGNATURE VILLA

## 325

### 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





# SIGNATURE VILLA 325

## 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





# SIGNATURE VILLA



\*Signature Villa 400



WMA



# SIGNATURE VILLA

## 400

### GROUND.FLOOR

- [1] RECEPTION & DINING  
7.35 x 9.50
- [2] GROUND TERRACE  
1.10 x 9.50
- [3] KITCHEN  
3.90 x 5.15
- [4] GUEST ROOM  
4.25 x 3.55
- [5] GUEST ROOM DRESSING  
1.85 x 1.65
- [6] MAID'S ROOM  
2.55 x 2.60





# SIGNATURE VILLA 400

## FIRST.FLOOR

- [1] LIVING ROOM  
5.40 x 5.45
- [2] TERRACE  
0.50 x 2.80
- [3] MASTER SUITE  
5.05 x 4.05
- [4] MASTER SUITE TERRACE  
0.80 x 2.80
- [5] MASTER DRESSING  
2.30 x 2.95
- [6] MASTER DRESSING  
2.00 x 1.90
- [7] MASTER SUITE  
4.25 x 5.15
- [8] MASTER SUITE TERRACE  
1.00 x 3.20
- [9] MASTER SUITE  
3.75 x 4.35
- [10] MASTER DRESSING  
1.90 x 1.90



## ROOF.FLOOR

- [1] LIVING ROOM  
4.20 x 6.75









# SIGNATURE VILLA

## 405

### GROUND.FLOOR

- [1] RECEPTION & DINING  
8.50 x 8.15
- [2] GROUND TERRACE  
1.35 x 8.10
- [3] KITCHEN  
4.25 x 4.35
- [4] MAID'S ROOM  
1.80 x 2.20
- [5] GUEST ROOM  
4.20 x 4.30





# SIGNATURE VILLA 405

## FIRST.FLOOR

- [1] MASTER SUITE  
4.25 x 4.20
- [2] MASTER DRESSING  
1.60 x 2.45
- [3] MASTER SUITE TERRACE  
2.60 x 0.40
- [4] KITCHENETTE  
2.55 x 1.80
- [5] LIVING ROOM  
4.50 x 4.00
- [6] MASTER DRESSING  
2.70 x 1.60
- [7] MASTER SUITE  
4.25 x 4.25
- [8] MASTER SUITE TERRACE  
1.30 x 2.10
- [9] MASTER SUITE  
4.25 x 4.15
- [10] MASTER DRESSING  
2.50 x 3.40



## ROOF.FLOOR

- [1] LIVING ROOM  
4.50 x 5.35





# SIGNATURE VILLA



\*Signature Villa 525V

WVA





\*Signature Villa 525V



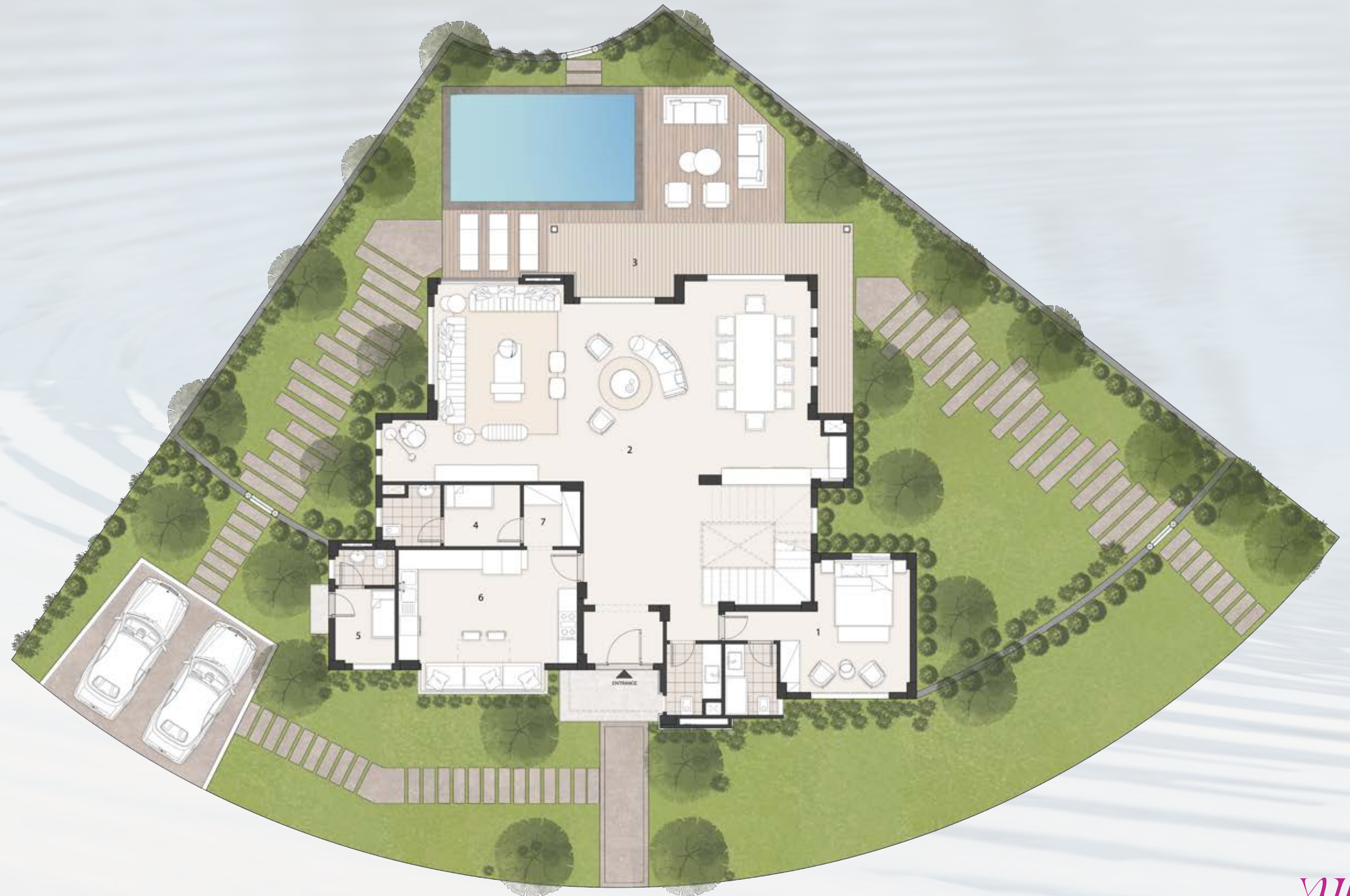


# SIGNATURE VILLA

## 525V

### GROUND.FLOOR

- [1] GUEST MASTER BEDROOM  
4.50 x 4.25
- [2] RECEPTION & DINING  
6.45 x 12.00
- [3] TERRACE  
2.45 x 9.40
- [4] MAID'S BEDROOM  
2.00 x 2.45
- [5] DRIVER'S BEDROOM  
2.55 x 2.10
- [6] KITCHEN  
4.50 x 5.65
- [7] STORAGE  
2.00 x 1.85





# SIGNATURE VILLA 525V

## FIRST.FLOOR

- [1] MASTER SUITE DRESSING 1  
2.65 x 1.95
- [2] MASTER SUITE 1  
4.50 x 4.25
- [3] MASTER SUITE TERRACE 1  
0.65 x 2.90
- [4] MASTER SUITE DRESSING 2  
2.00 x 3.40
- [5] MASTER SUITE 2  
2.45 x 4.25
- [6] MASTER SUITE TERRACE 2  
1.15 x 3.40
- [7] TERRACE  
1.65 x 3.30
- [8] LIVING ROOM  
3.80 x 3.50
- [9] MASTER SUITE TERRACE 3  
1.15 x 3.00
- [10] MASTER SUITE 3  
4.35 x 4.25
- [11] MASTER SUITE DRESSING 3  
2.20 x 3.50
- [12] MASTER SUITE DRESSING 4  
1.80 x 1.80



- [13] MASTER SUITE 4  
3.75 x 5.30
- [14] MASTER SUITE TERRACE 4  
1.35 x 4.40
- [15] MASTER SUITE DRESSING 4  
1.80 x 1.80
- [16] KITCHENETTE  
1.80 x 1.80

## ROOF.FLOOR

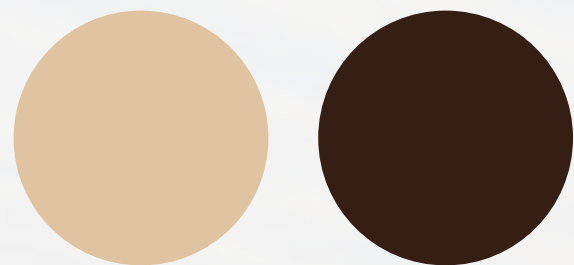
- [1] LIVING ROOM & DINING  
4.30 x 6.10
- [2] KITCHENETTE  
2.15 x 2.35





# THE DESIGN STORY

Drawing inspiration from the tranquility of traditional lake houses, Lakes' homes blend Cape Cod and luxury styles. Interiors are bright and welcoming, featuring expansive Georgian windows that fill the space with natural light and offer stunning views of the lush landscape. Natural textures like exposed wooden beams and elegant stone finishes create a cozy yet sophisticated atmosphere.



## MATERIAL BOARD & COLOR PALETTE



WMA



# OUR TYPES



**SIGNATURE VILLA 260**

**SIGNATURE VILLA 325**

**SIGNATURE VILLA 400**

**SIGNATURE VILLA 405**

**SIGNATURE VILLA 525V**





# EXCLUSIVE PAYMENT PLAN



*Starting* *up to*

**1.5%** | **12**<sup>YEARS</sup>

*down payment* *payment plan*







# A DESTINATION BEYOND IMAGINATION