

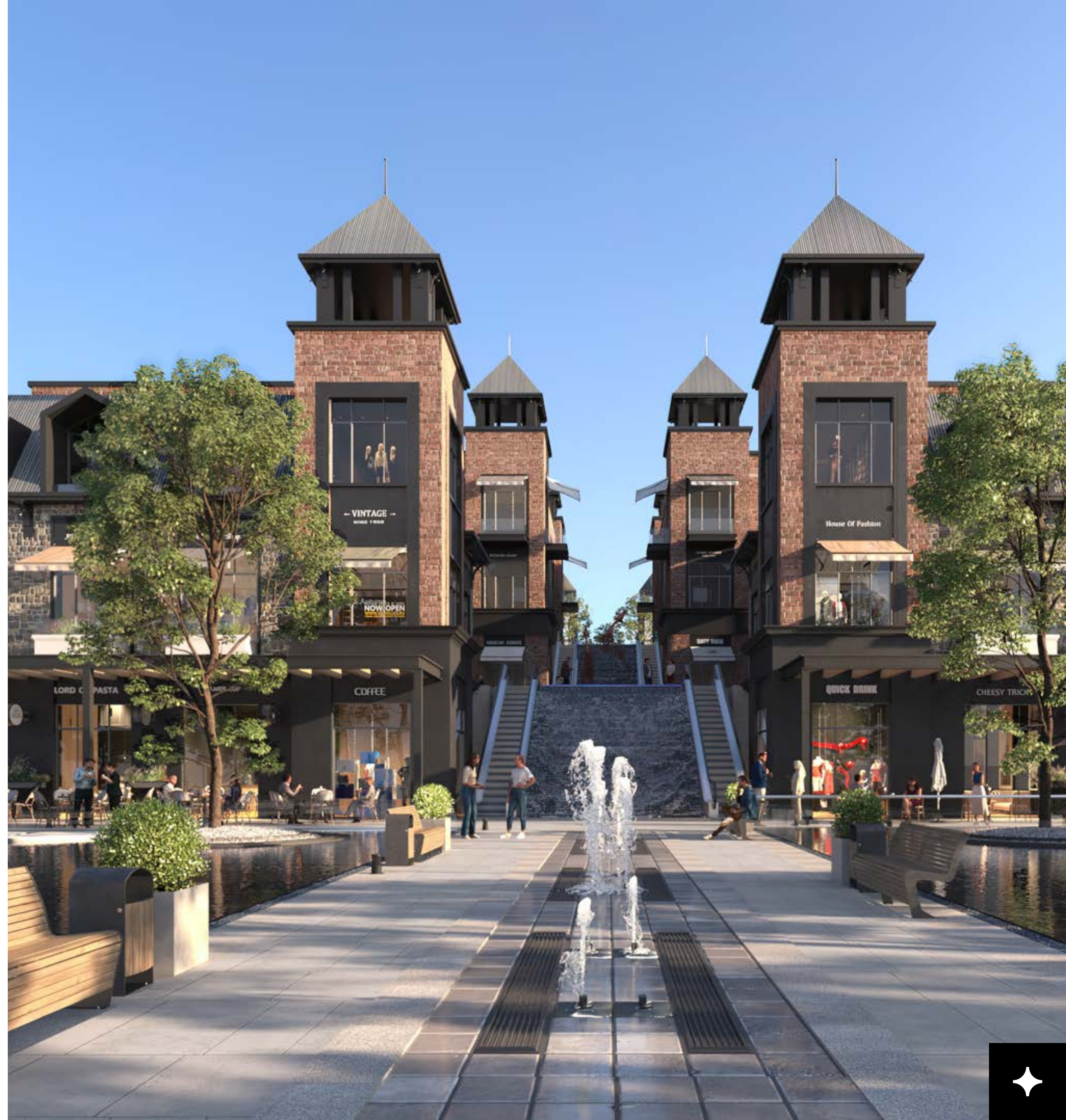
THE MARQ  
COMMUNITIES

Marquette

# Unveiling Marquette

With unparalleled design aesthetics, featuring excellence in luxury and practicality for both tenants and visitors, Marquette sets a new standard for commercial destinations. This comes in line with The MarQ Communities' tagline - Live Inspired - and its commitment to inspire people to experience life exquisitely.

Marquette was envisioned to be a multi-level open space. It lies on an area of 52,000 sqm and has a built-up area of 45,000 sqm. It consists of 12 buildings with an underground parking, two ground floors and a first floor.



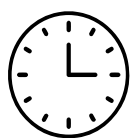


# Location

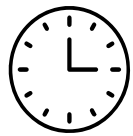
Ideally located right next to Mostakbal City entrance, and close to East Cairo’s vibrant spots; Madinaty, AUC and the New Administrative Capital, this perfect location sparks your desire to explore and move around.



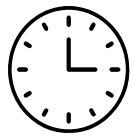
**1 MINUTE**  
TO MADINATY



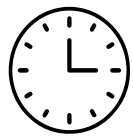
**30 MINUTES**  
TO RING ROAD



**15 MINUTES**  
TO NEW CAIRO  
GOLDEN SQUARE



**10 MINUTES**  
TO THE NEW  
ADMINISTRATIVE CAPITAL



**35 MINUTES**  
TO CAIRO INTERNATIONAL  
AIRPORT





# The Design Concept

Marquette offers a modern, yet sophisticated shopping, dining, recreational and work experience. Inspired by the European lifestyle, Marquette introduces you to the 'walkable experience' in its truest sense. Think Monaco, where the beauty of moving around levels. The style, architectural design, lighting, textures and color palette, along with the ambiance of 'strolling', will entice you.



# Cascading Design

By utilizing a 24-meter height difference across the destination, this design offers expansive building views and breathtaking vistas, all seamlessly integrated into a beautifully tiered landscape.






# Facilities & Amenities

Marquette has been strategically planned to meet all your needs in one coherent environment. Whether you're looking for a beautifully - designed workplace with an advanced architectural layout, a practically - designed clinic, or a convenient area with various facilities for shopping and dining, Marquette got you covered.



 **90+**  
F&B

 **40+**  
RETAIL

 **20+**  
WORQLOFT

 **50+**  
WORQPOD

 **40+**  
CLINICS

 **6**  
BANKS

 **1**  
SUPERMARKET

 **2**  
PHARMACIES

 **1**  
GYM





Experience  
Marquette

No matter what you are here for, Marquette has been designed to create a matchless experience for you.

ParQ Avenue

Central Avenue

WorQ Avenue



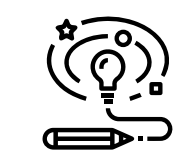
## Avenues' Facilities



Targeted F&B Selection



Fusion of Activities



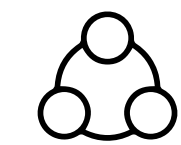
Boulevard of Inspiration



Concept Stores



Corporate Collaboration



Interwoven Community



ParQ Avenue



# A Taste to Relish

Whether you are in for a quick brunch or would like to unwind, ParQ Avenue offers a wide variety of dining outlets, featuring local and international cuisines, as well as cafés. You will have every opportunity to savor the flavors you love in a distinctive atmosphere, indoors or outdoors, whatever your mood calls for.

q







Central Avenue





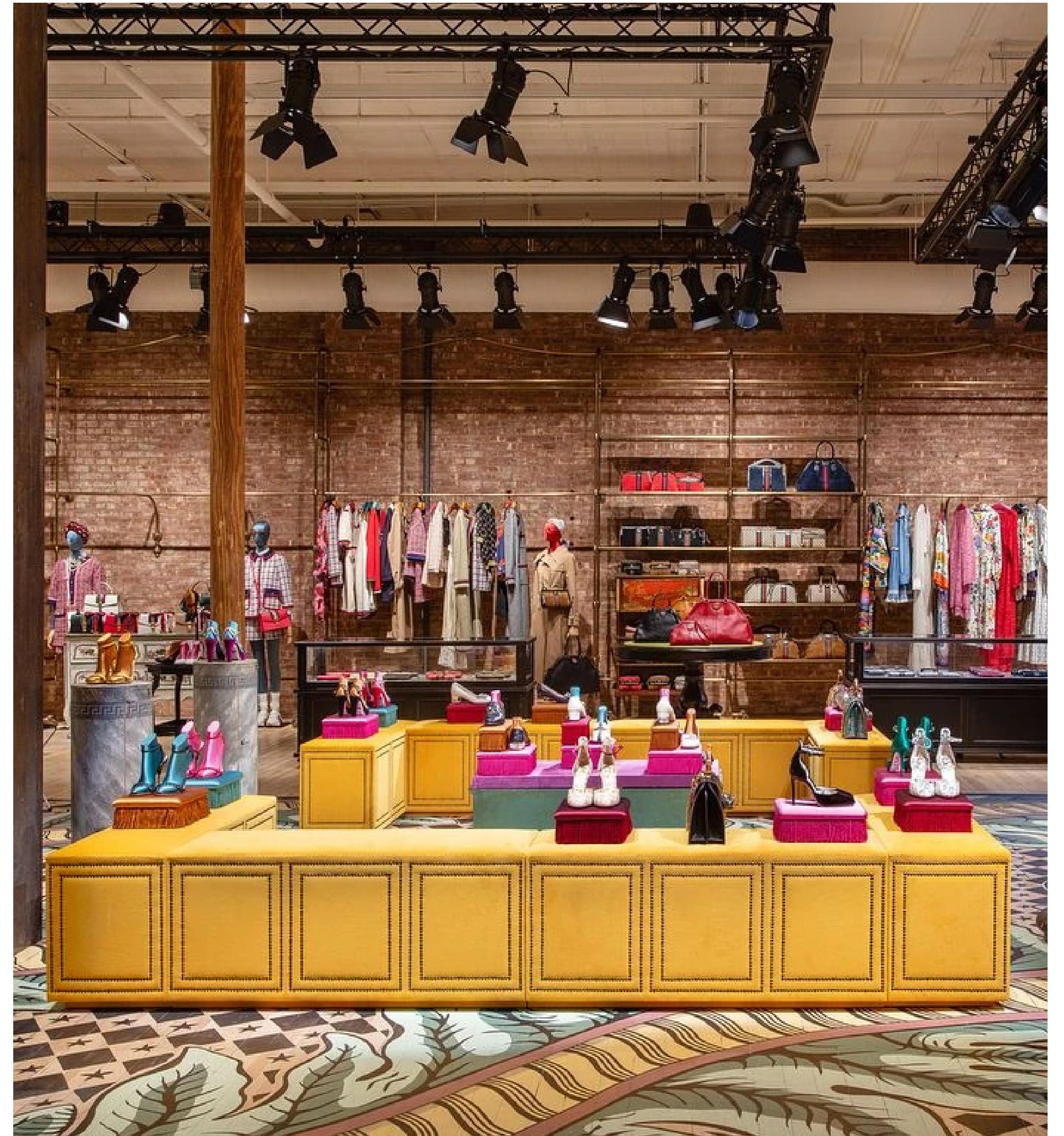
# A Shopper's Paradise

Live the unspoken vibes of elegance and sophistication at **Central Avenue**. Enjoy the ultimate shopping experience with a wide range of leasable retail shops, ranging from world-class international luxury brands to local boutiques.



# A New Era of Retail

Step into a space where shopping becomes an experience. **Concept stores** redefine retail by blending fashion, art, design, and technology into carefully curated environments tailored to specific lifestyles or themes. With every corner thoughtfully designed, concept stores offer more than just items—they deliver unforgettable moments that connect with your passions and redefine the way you shop.





MARKET  
BAZAARS



HOLIDAY-THEMED  
DECORATIONS



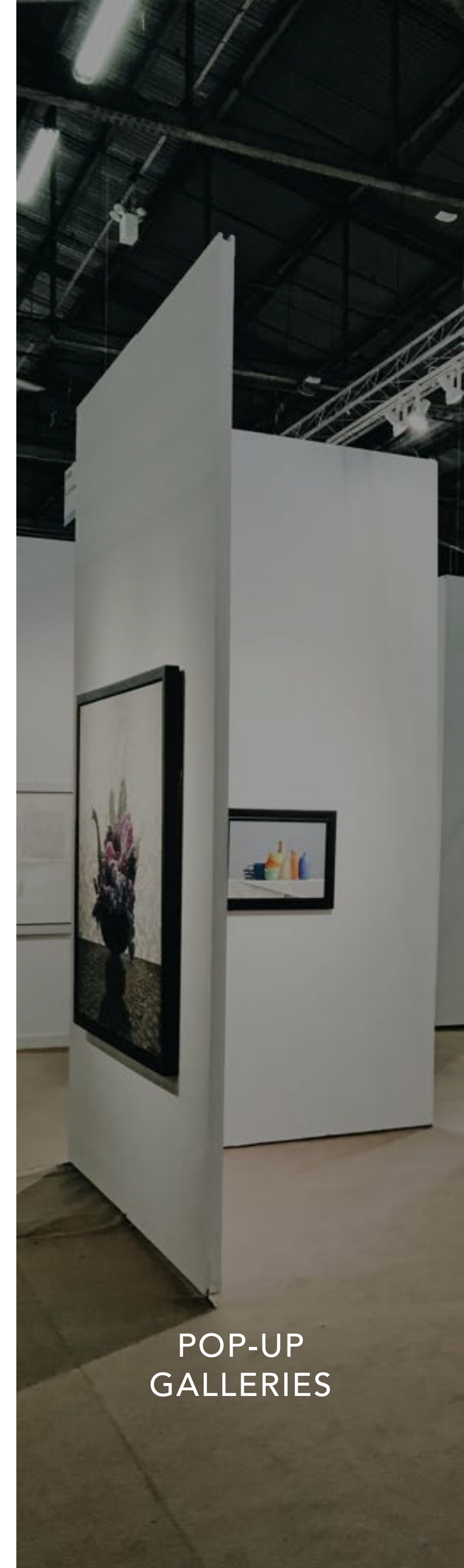
LIVE STREET  
PERFORMANCES



CARNIVALS  
& PARADES



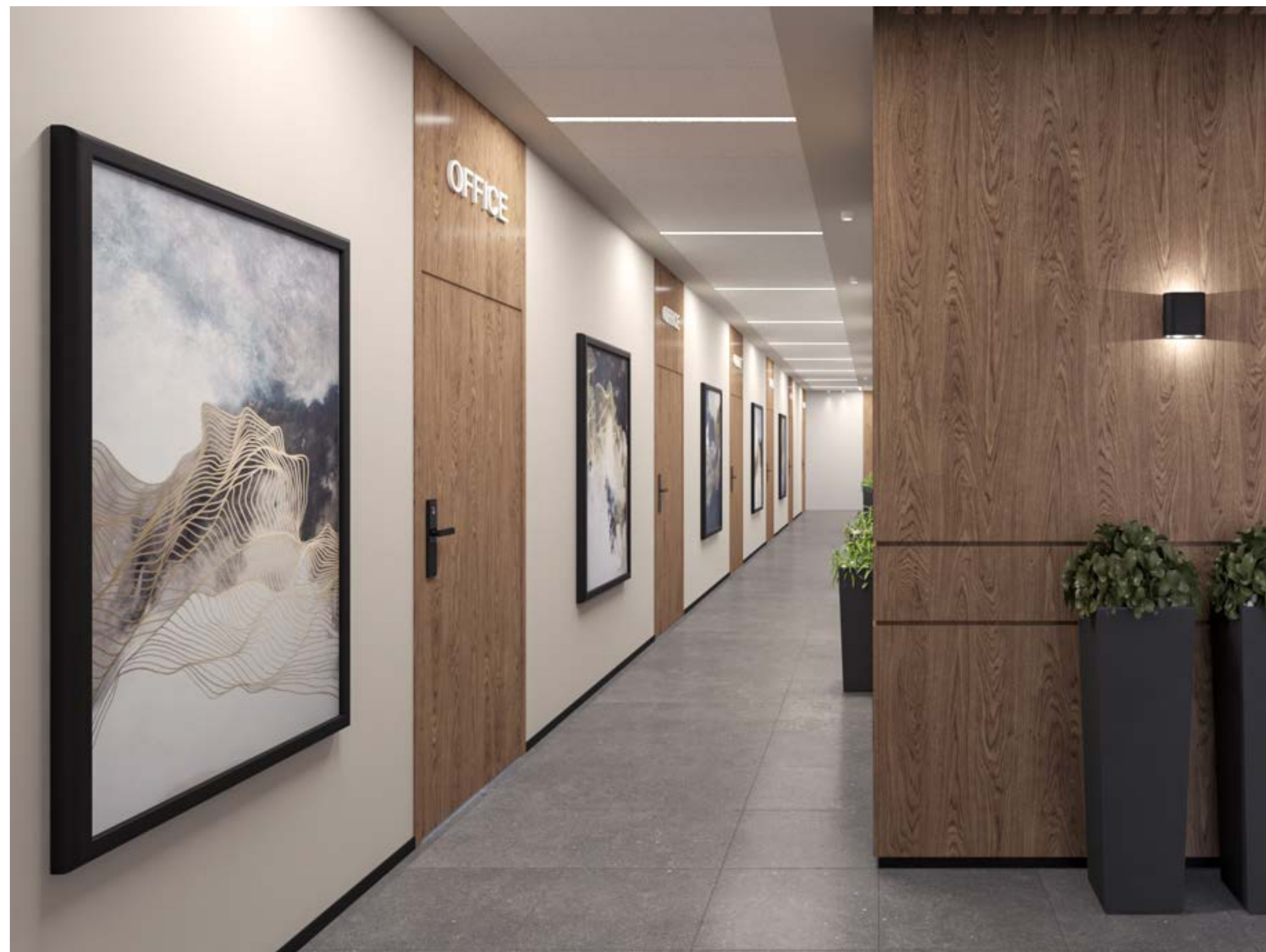
ARTISTIC  
PAVILLIONS



POP-UP  
GALLERIES



WorQ Avenue



## Offices

Introducing our new concepts; **WorQLoft** and **WorQPod**, Marquette offers various styles and sizes of contemporary office spaces to meet different business needs. Whether you're starting a new venture or considering an office relocation, simply envision the design, space, and ambiance you desire, and we will bring your vision to life with our professional expertise.



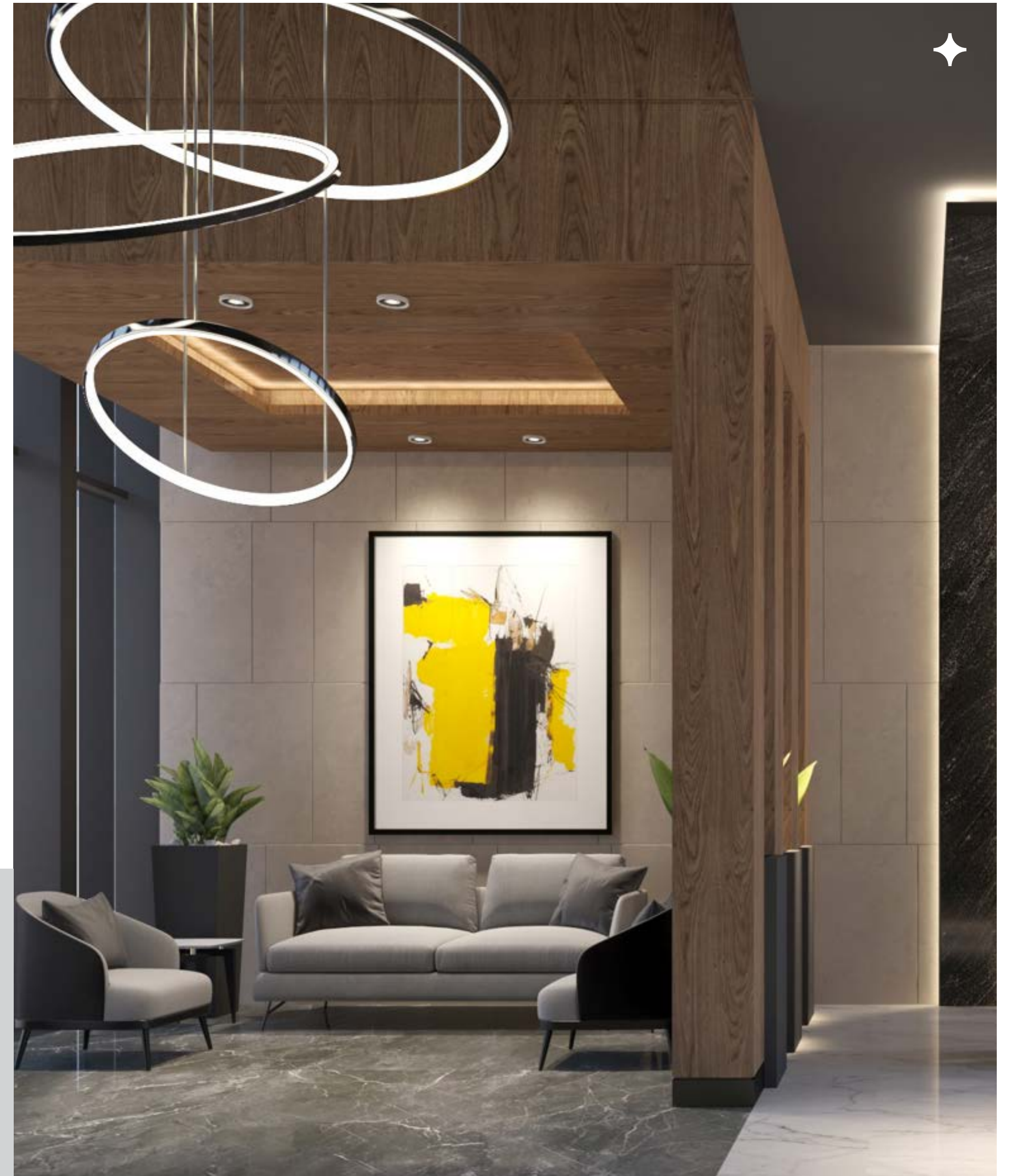


- All renders, visuals and layouts are for illustrative purposes only. Facade designs, elements and materials may vary by elevation and site.
- Drawings are not to scale. Areas and dimensions may vary and are subject to change.



## WorQPod

Multi-sized smart offices that cater to various business needs, featuring a spacious lobby, shared restrooms, and the flexibility to customize the finishing according to your preferences (core & shell).





## WorQLoft

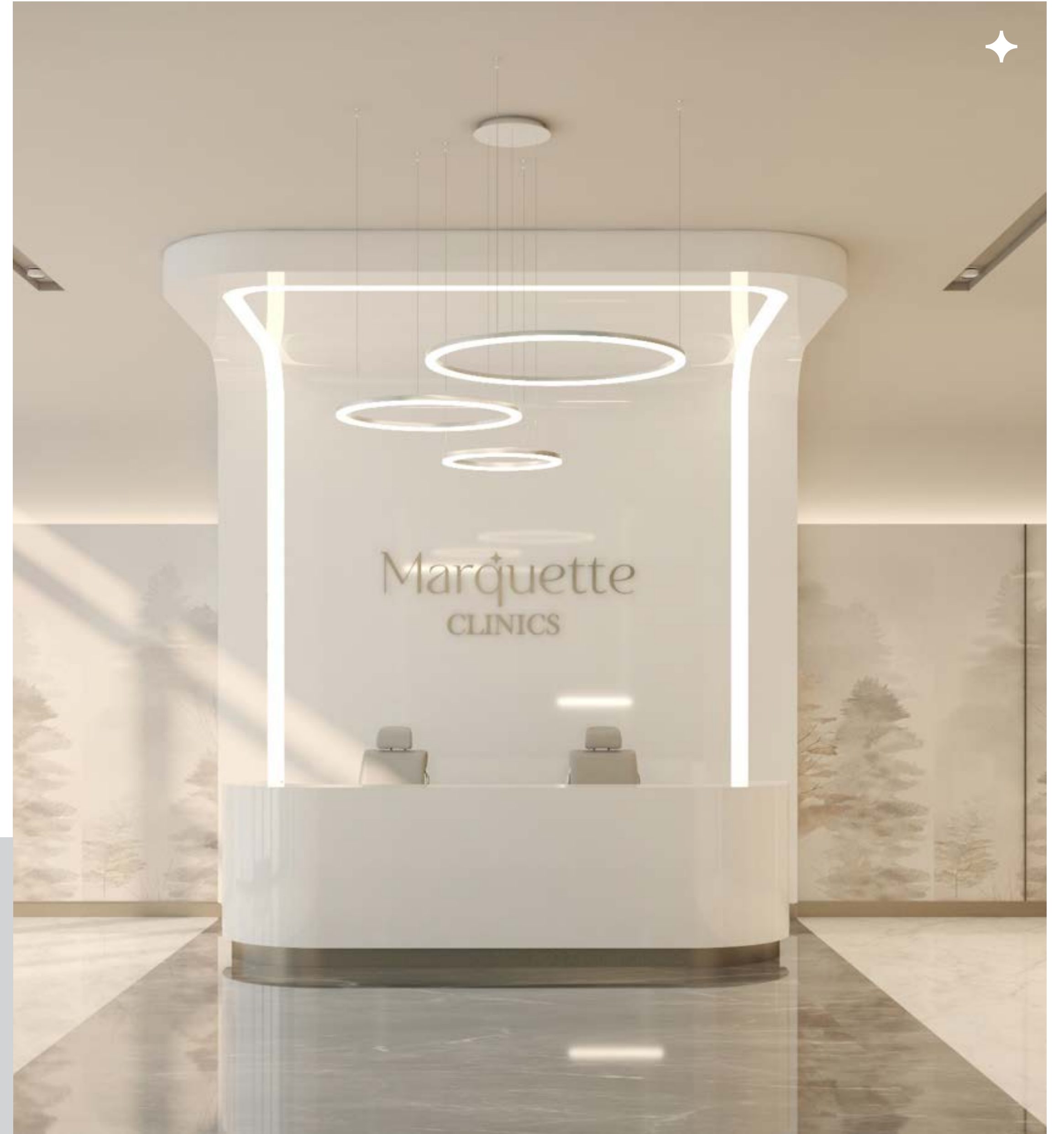
A premium two - storey office building with a private entrance, personalised signage and a private driveway. This exceptional space combines functionality with elegance, providing an ideal environment for your business to thrive.





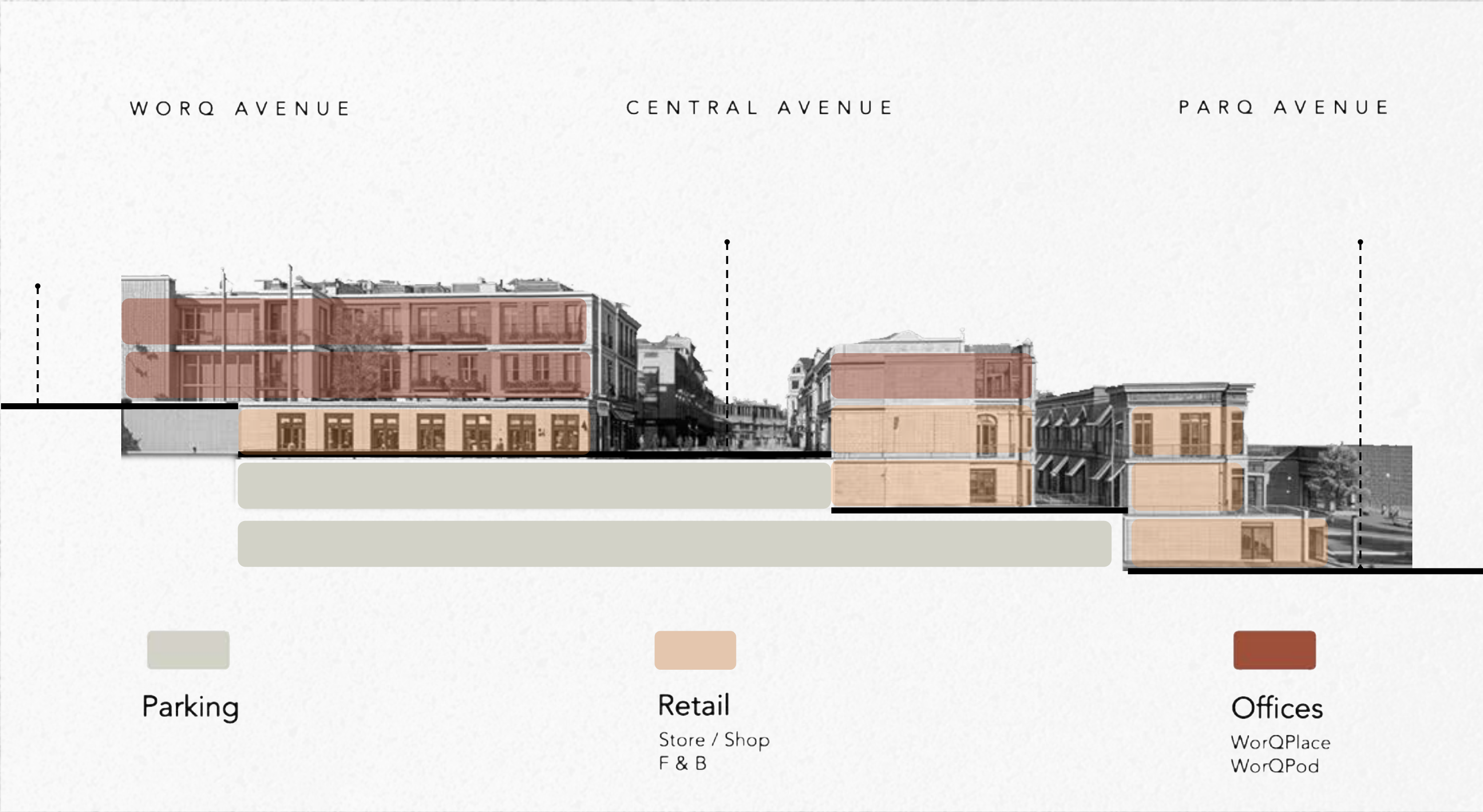
## Clinics

To enhance convenience and accessibility, our complex features leased clinics that provide essential medical and wellness services right at your fingertips. We're dedicated to ensuring clients have everything they need for their well-being.



# Fact Sheet

Land Area	52,000 sqm
Number of Buildings	12
Built Up Area	45,000 sqm
Office Spaces	15,000 sqm
Retail Spaces	25,000 sqm
Parking Capacity	1000 +
Office Ceiling Height	5 meters
Retail Ceiling Height	5 meters
Delivery	4 years



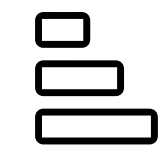
Marquette consists of 4 levels with separate access to the lower and upper levels in each building.



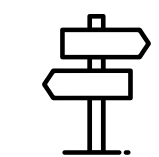
## Destination Facilities



Memorable Architecture



Cascading Design



Fascinating Walking Journeys



Convenience for Users



Endless Retail Avenues



Breathtaking Interiors



Corporate Exclusivity

# Master Plan



Phase 1





Retail

Terrace

F&B

Pharmacy

300



# Master Plan



Phase 2



Supermarket

Retail

F&B

Terrace

300



Office      WorQLoft      WorQPod

400



WorQLoft

WorQPod

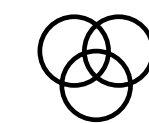
500



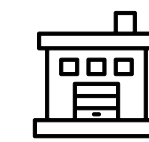
## High-End Facilities



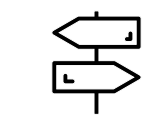
Access Control



Triple Play



Building Management System



Personalized Signage Solution



Facade Cleaning System



Emergency Electricity Backup Provision



Parking Access | 1000+ Parking Slots



Fire-Fighting System



Storage Areas



CCTV

# FLEXIBLE PAYMENT PLANS

10% DISCOUNT

10% | 6 YRS  
DOWN PAYMENT | INSTALLMENTS

0% | 7 YRS  
DOWN PAYMENT | INSTALLMENTS

10% | 8 YRS  
DOWN PAYMENT | INSTALLMENTS



# OUR TYPES

OFFICE SPACES

RETAIL SHOPS

F&B OUTLETS



# KEY PARTNERS



DESIGN CONSULTANT



RETAIL CONSULTANT

MEGAPLAN

ENGINEERING CONSULTANT

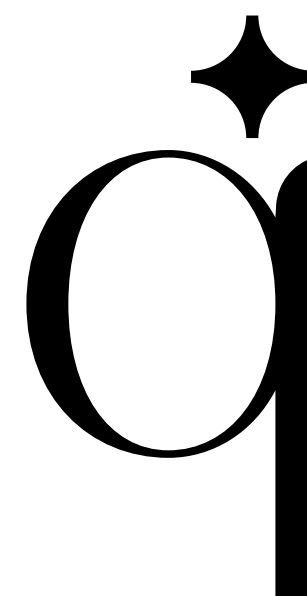
# DEVELOPMENT PARTNERS

**LMD°**



# THE MARQ

COMMUNITIES



EXPERIENCE THE FINEST IN LIFE