

THE MARQ
COMMUNITIES

THE *Water* MARQ



A Life at *The Waters*

At The Water MarQ, every villa is surrounded by water, creating a seamless blend of architecture and nature. A total of 76 exclusive villas, each one uniquely designed to offer a direct water connection. A first-of-its-kind community in Egypt, where kayaks are not just for leisure—they are a way of life.

The *Heart* of New Cairo

An exclusive haven of lagoon-front villas, meticulously designed and strategically located in the heart of New Cairo, near AUC. The WaterMarQ offers unparalleled convenience and accessibility.

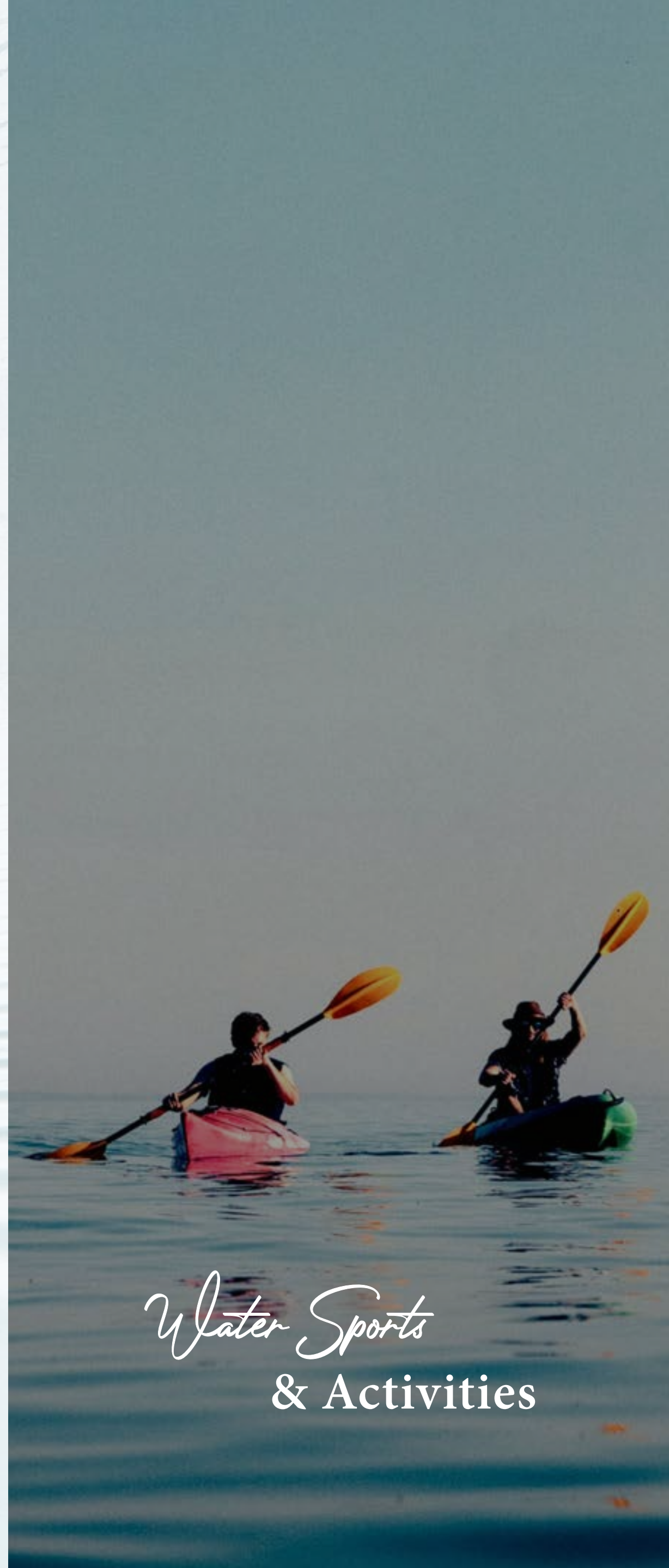




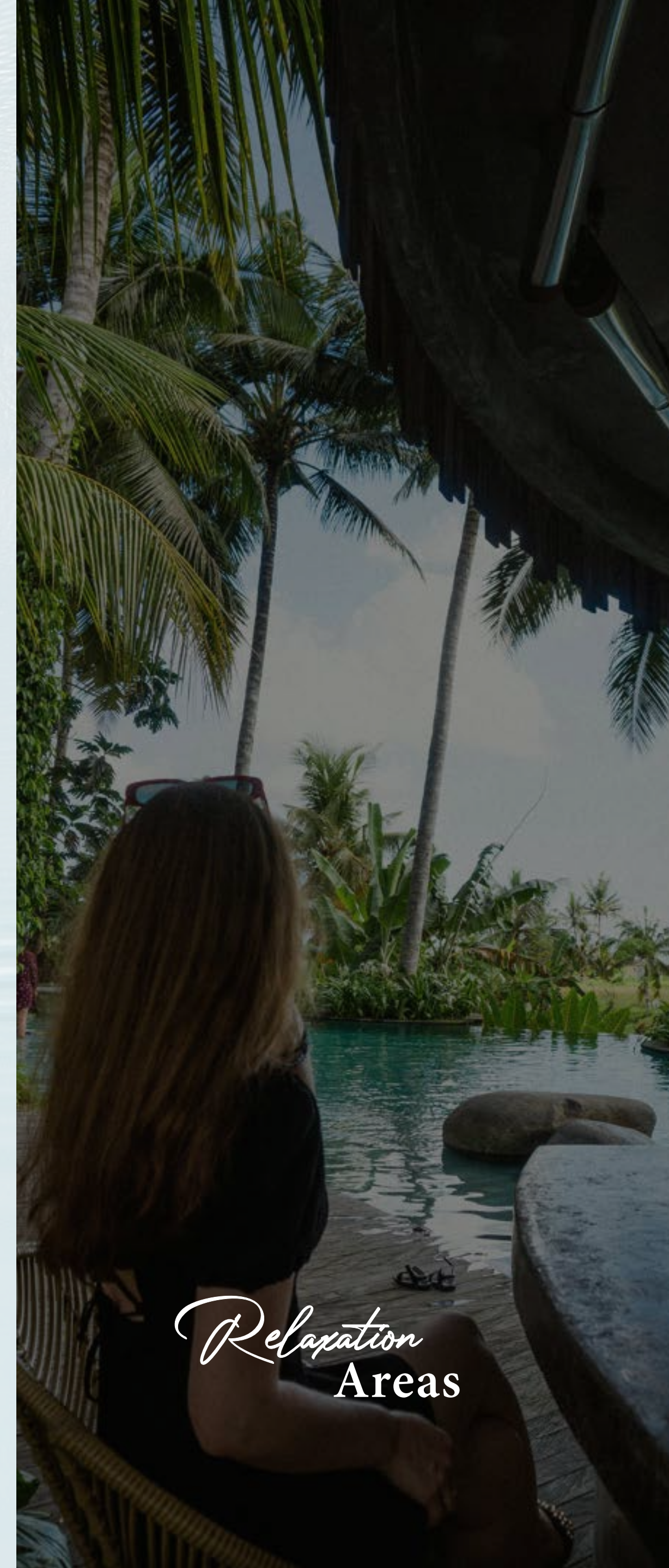
All-Villa Exclusive Community
With Direct Access to the *Water*



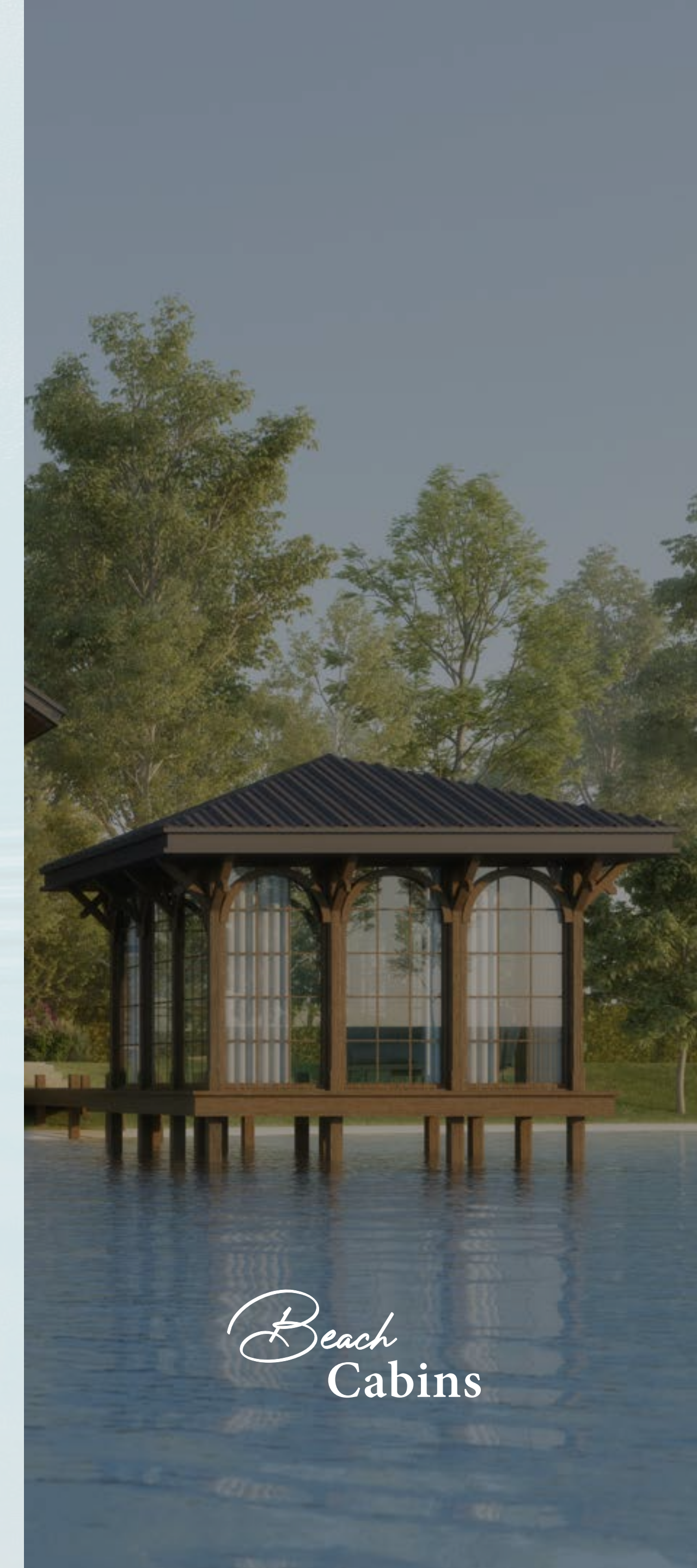
Swimmable *Lagoon*
With Private Beach



Water Sports
& Activities



Relaxation
Areas



Beach
Cabins

Discover The Allure Of
Beach-Front Villas

Experience waking up to the soothing sound of gentle waves lapping against your terrace, bringing balance to your mind and creating a new sense of belonging. That's your everyday at The WaterMarQ.



Tranquil *Waterfront* Living

Indulge in the luxury of endless water views, where every room in your villa offers breathtaking vistas of the serene lagoon, creating an atmosphere of peace and tranquility that surrounds you throughout your home.

An aerial photograph of a wooden dock extending into a vibrant turquoise lagoon. Two white kayaks with blue accents are moored at the end of the dock. The water is exceptionally clear, showing the sandy bottom and some darker patches. The dock is made of light-colored wooden planks, and its shadow is cast onto the water to the right. The overall scene is peaceful and idyllic, suggesting a private oasis.

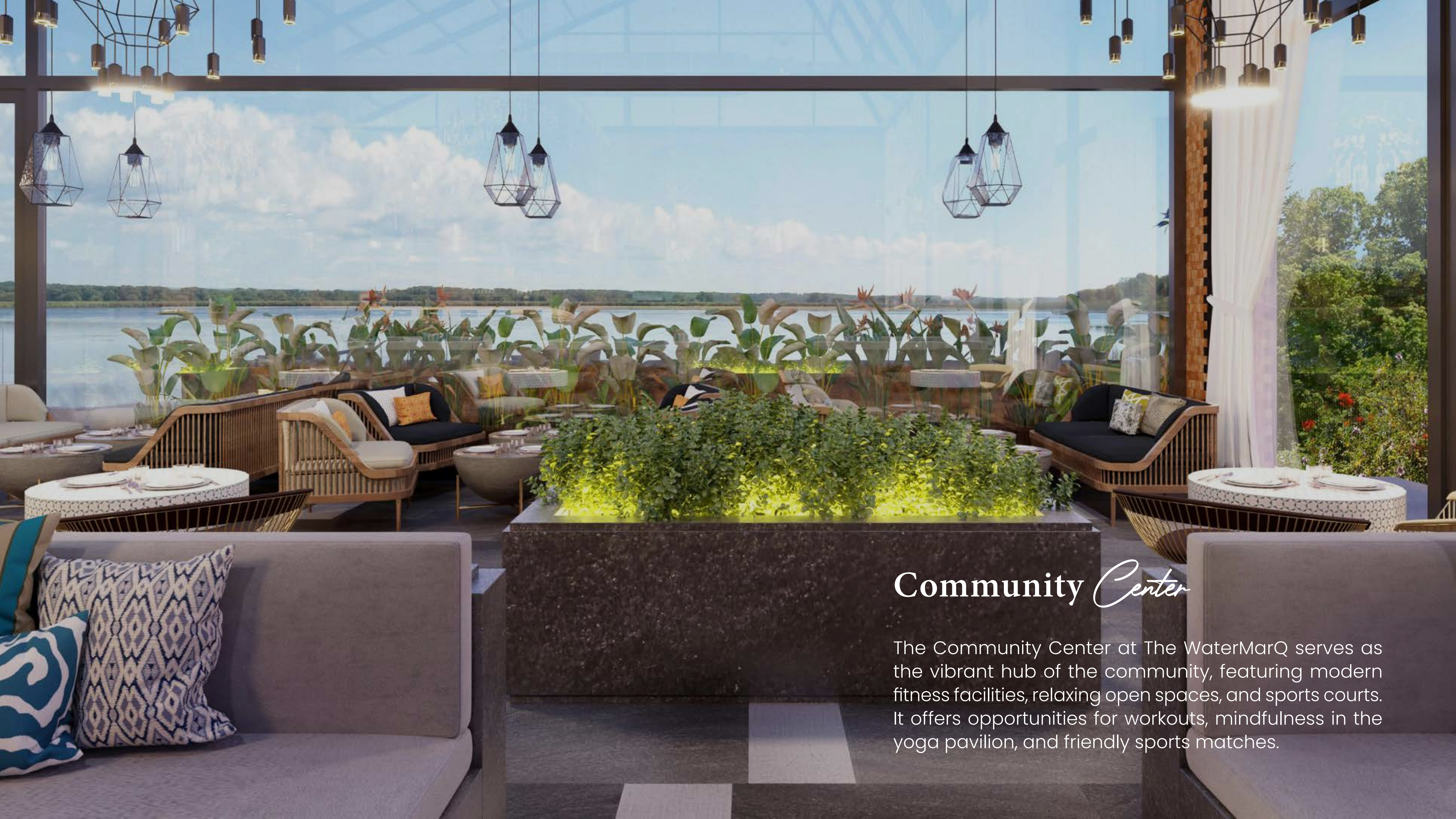
Experience *Lagoon Living* At Its Finest

Escape to your own private oasis, where a 10,000 sqm swimmable lagoon lies at the heart of the community, offering the perfect setting for relaxation and recreation. Each villa also enjoys a complimentary kayak, allowing you to explore the tranquil waters at your leisure. Picture yourself lounging by the water's edge or paddling across the lagoon, taking in panoramic views that stretch as far as the eye can see.

A modern private cabin on stilts over a lagoon, with a stone and glass house in the background. The cabin features a dark, corrugated metal roof and large, arched glass windows that reflect the surrounding landscape. It is built on a wooden platform supported by numerous vertical posts. In the background, a large house with a stone facade and large glass windows is visible, surrounded by lush greenery and trees. The scene is set at the edge of a serene lagoon, with the water reflecting the cabin and the surrounding environment.

Escape To Your Own *Private Cabin*

Set at the edge of a serene lagoon, this private cabin offers unrivaled luxury and seclusion. With breathtaking panoramic views of pristine beachfront waters, it serves as the perfect retreat for ultimate relaxation and complete privacy.



Community Center

The Community Center at The WaterMarQ serves as the vibrant hub of the community, featuring modern fitness facilities, relaxing open spaces, and sports courts. It offers opportunities for workouts, mindfulness in the yoga pavilion, and friendly sports matches.

Your Home, Your *Identity*

We take pride in being a **personally-branded residence**, 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.

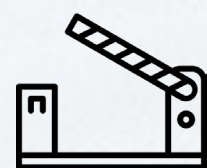


Living App

On-Demand Services:



Housekeeping



Automated Visitor
Management Platform



Car Wash



Dry Cleaning



Community
Communication Platform



Maintenance





NEIGHBORHOOD
AREA

87,000 SQM

NO. OF VILLAS

76

LAGOON

10,000 SQM



- Water Villa 405V
- Water Villa 460V
- Water Villa 490
- Water Villa 520
- Water Villa 665
- Water Villa 665C



- GATE
- COMMUNITY CENTER



With its vibrant location, **The West Bank**, embodies a character full of life and energy, creating new beginnings and lasting memories.



Situated in the center of The WaterMarQ, **The Heart** overlooks the vibrant community hub, offering a perfect blend of serenity and connection. Its beauty and grace make the heart skip a beat.



The Island is a living sanctuary, surrounded by a flowing lake. It embodies a captivating dream, crafted with a sense of serenity and tranquility, transforming everyday life into a light-filled escape.



The East Bank embodies a distinguished character, one that values elegance and captures the essence of everything alluring and invigorating.



A serene waterfront escape where lagoon-front villas embrace open horizons, offering tranquility and breathtaking sunset views.





The vibrant heart of The WaterMarQ, all seamlessly connected by the tranquil swimmable lagoon.





A secluded retreat, encircled by water,
where exclusivity meets uninterrupted
nature and breathtaking panoramic
lagoon views.





A dynamic lagoon side experience where nature, activity, and lifestyle come together, with seamless access to The MarQ Walk.



WATER VILLA

The Water Villa represents the pinnacle of luxurious living, offering exclusive waterfront views from every corner. Each villa is meticulously designed for privacy and spaciousness, seamlessly blending authentic architecture with tranquil surroundings. Expansive indoor and outdoor spaces create the perfect environment to enjoy the stunning water features and breathtaking views, ensuring an exceptional lifestyle.

- 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.

WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA



WATER VILLA

405 V

GROUND FLOOR

- | | |
|----------------------------------|---------------------------------------|
| [1] ENTRANCE
2.45 x 1.75 | [6] TOILET
1.95 x 1.75 |
| [2] GUEST BEDROOM
4.15 x 4.10 | [7] KITCHEN
4.25 x 4.15 |
| [3] GUEST TOILET
4.15 x 1.65 | [8] RECEPTION & DINING
8.15 x 8.40 |
| [4] MAID'S ROOM
2.20 x 1.80 | [9] TERRACE
8.15 x 1.50 |
| [5] MAID'S TOILET
1.50 x 1.80 | |



WATER VILLA 405 V

FIRST FLOOR

- | | |
|-----------------------------|-------------------------------------|
| [1] BEDROOM
4.10 x 4.15 | [7] TERRACE
2.30 x 1.45 |
| [2] BATHROOM
2.45 x 2.55 | [8] LIVING AREA
4.00 x 4.40 |
| [3] LOBBY
1.60 x 2.45 | [9] MASTER BEDROOM
4.10 x 4.15 |
| [4] BEDROOM
4.15 x 4.15 | [10] MASTER BATHROOM
2.95 x 1.90 |
| [5] BATHROOM
2.55 x 2.70 | [11] MASTER DRESSING
3.40 x 2.50 |
| [6] LOBBY
1.60 x 2.70 | |



WATER VILLA 405 V

ROOF FLOOR

- [1] LIVING AREA
5.25 x 4.30
- [2] TOILET
1.60 x 2.80
- [3] ROOF TERRACE
12.40 x 8.35

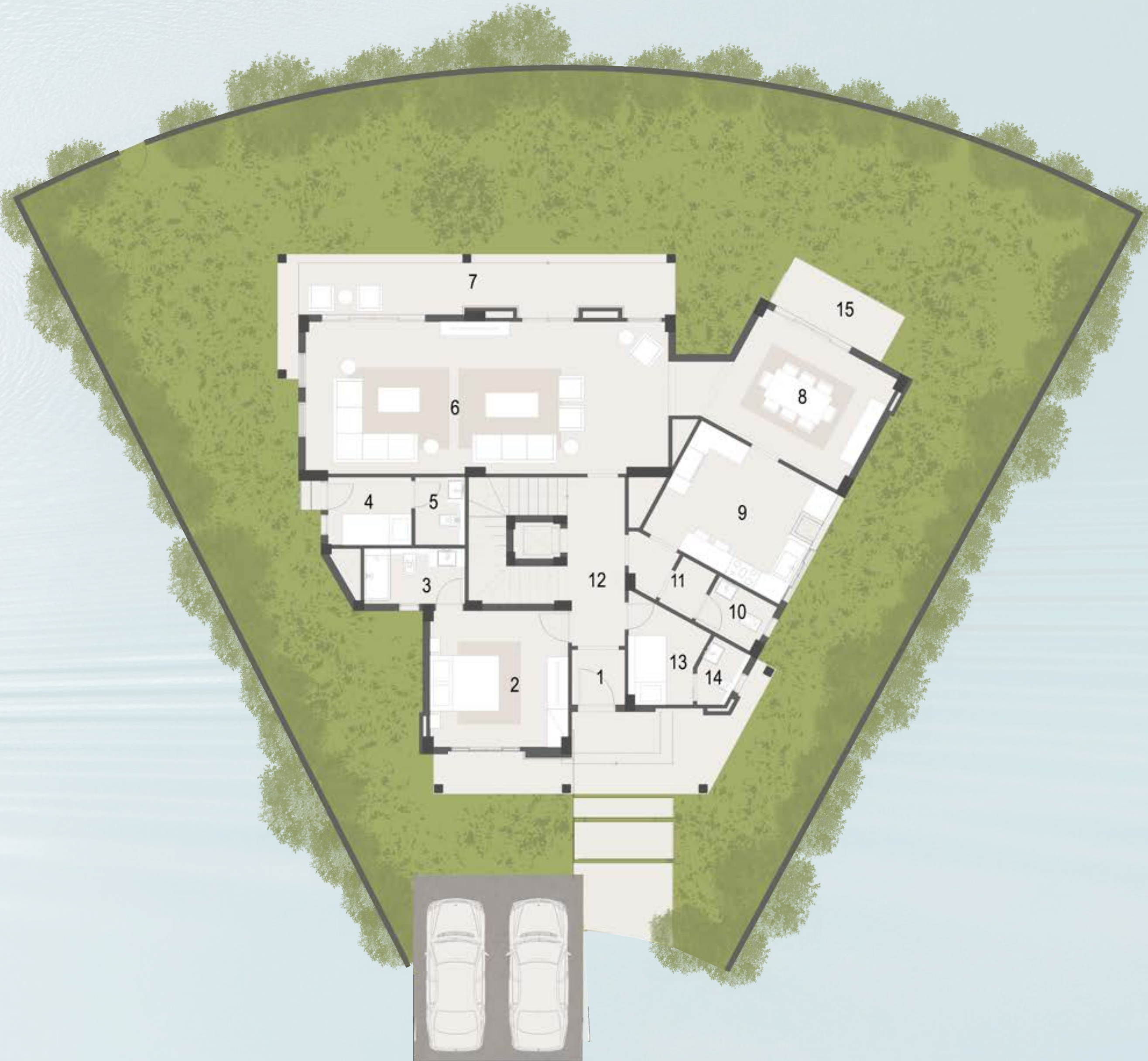


WATER VILLA

460 V

GROUND FLOOR

- | | |
|------------------------------------|-----------------------------------|
| [1] ENTRANCE
1.65 x 1.75 | [9] KITCHEN
4.65 x 3.70 |
| [2] GUEST BEDROOM
4.15 x 4.20 | [10] TOILET
1.60 x 2.05 |
| [3] GUEST BATHROOM
3.00 x 1.75 | [11] LOBBY
1.60 x 1.20 |
| [4] DRIVER'S ROOM
2.55 x 2.10 | [12] LOBBY
1.65 x 5.00 |
| [5] DRIVER'S TOILET
1.50 x 2.10 | [13] MAID'S ROOM
1.95 x 3.40 |
| [6] RECEPTION
10.70 x 4.50 | [14] MAID'S TOILET
1.45 x 1.35 |
| [7] TERRACE
10.90 x 1.60 | [15] TERRACE
3.65 x 1.50 |
| [8] DINING AREA
4.70 x 3.80 | |



WATER VILLA 460 V

FIRST FLOOR

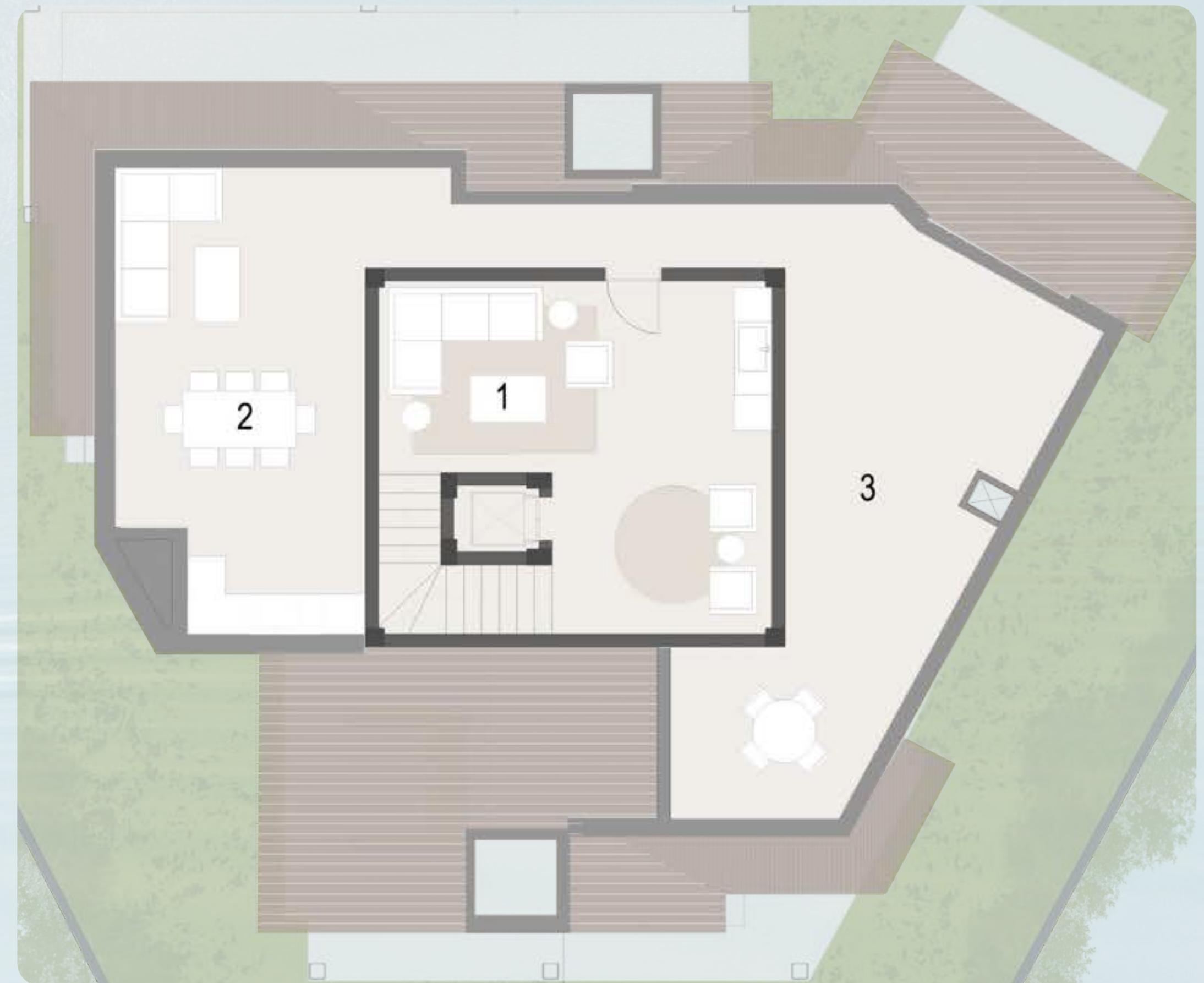
- | | |
|------------------------------------|-------------------------------------|
| [1] BEDROOM
4.10 x 3.85 | [10] MASTER TERRACE
3.80 x 1.60 |
| [2] DRESSING
2.35 x 2.85 | [11] LIVING AREA
5.00 x 4.50 |
| [3] BATHROOM
2.35 x 2.30 | [12] TERRACE
4.90 x 1.60 |
| [4] LOBBY
1.65 x 4.95 | [13] MASTER BEDROOM
4.70 x 3.30 |
| [5] MASTER BEDROOM
4.15 x 4.19 | [14] MASTER DRESSING
3.15 x 1.95 |
| [6] MASTER BATHROOM
3.10 x 1.75 | [15] MASTER BATHROOM
2.35 x 2.15 |
| [7] MASTER BEDROOM
5.70 x 4.50 | [16] MASTER TERRACE
3.00 x 0.95 |
| [8] MASTER DRESSING
1.55 x 2.10 | [17] TERRACE
4.25 x 1.05 |
| [9] MASTER BATHROOM
2.60 x 2.10 | |



WATER VILLA 460 V

ROOF FLOOR

- [1] LIVING AREA
6.45 x 5.80
- [2] ROOF TERRACE
7.90 x 7.69
- [3] ROOF TERRACE
8.25 x 10.03



WATER VILLA

490

GROUND FLOOR

[1]	ENTRANCE 1.95 x 2.90	[8]	GUEST DRESSING 2.05 x 2.05
[2]	POWDER ROOM 1.80 x 1.10	[9]	DRIVER'S ROOM 2.00 x 2.05
[3]	GUEST TOILET 1.80 x 2.15	[10]	DRIVER'S TOILET 1.55 x 1.40
[4]	MAID'S ROOM 2.15 x 2.10	[11]	KITCHEN 3.95 x 4.75
[5]	MAID'S TOILET 1.83 x 1.15	[12]	RECEPTION 7.85 x 5.50
[6]	GUEST BEDROOM 3.85 x 3.95	[13]	DINING 3.95 x 5.60
[7]	GUEST BATHROOM 2.00 x 2.70	[14]	TERRACE 12.10 x 2.05



WATER VILLA 490

FIRST FLOOR

[1]	BEDROOM 3.95 x 4.25	[9]	BEDROOM 3.95 x 4.40
[2]	BATHROOM 3.25 x 1.90	[10]	BATHROOM 2.65 x 2.55
[3]	TERRACE 3.10 x 1.25	[11]	TERRACE 3.35 x 1.30
[4]	KITCHENETTE 0.70 x 1.90	[12]	LIVING AREA 3.90 x 4.90
[5]	BEDROOM 3.90 x 3.95	[13]	BEDROOM 3.95 x 4.25
[6]	DRESSING 2.05 x 3.15	[14]	DRESSING 2.20 x 3.20
[7]	BATHROOM 2.00 x 2.55	[15]	BATHROOM 1.75 x 3.20
[8]	TERRACE 2.90 x 1.50	[16]	TERRACE 7.20 x 2.05



WATER VILLA 490

ROOF FLOOR

- [1] LIVING AREA
3.75 x 3.95
- [2] KITCHENETTE
2.00 x 2.00
- [3] TOILET
2.05 x 1.95
- [4] ROOF TERRACE
11.80 x 9.00
- [5] ROOF TERRACE
4.67 x 3.70



WATER VILLA

5 2 0

GROUND FLOOR

- | | |
|--------------------------------------|-------------------------------|
| [1] ENTRANCE
1.90 x 2.30 | [8] BEDROOM
4.15 x 4.25 |
| [2] BATH ROOM
1.70 x 3.00 | [9] BATHROOM
2.85 x 2.30 |
| [3] MAID'S ROOM
2.18 x 2.20 | [10] RECEPTION
8.25 x 6.92 |
| [4] MAID'S TOILET
1.50 x 1.60 | [11] DINING
4.35 x 4.15 |
| [5] DRIVER'S ROOM
1.95 x 2.20 | [12] TERRACE
7.85 x 2.85 |
| [6] DRIVER'S BATHROOM
1.70 x 1.65 | |
| [7] KITCHEN
3.10 x 4.95 | |



WATER VILLA 520

FIRST FLOOR

[1]	BEDROOM 4.15 x 3.85	[9]	BEDROOM 4.15 x 4.60
[2]	BATHROOM 1.71 x 2.91	[10]	BATHROOM 2.85 x 2.30
[3]	MASTER BEDROOM 4.25 x 4.15	[11]	TERRACE 2.80 x 1.40
[4]	MASTER DRESSING 3.10 x 2.54	[12]	BEDROOM 4.15 x 4.25
[5]	MASTER BATHROOM 3.12 x 2.45	[13]	BATHROOM 2.85 x 2.30
[6]	TERRACE 3.15 x 1.25	[14]	TERRACE 2.70 x 1.75
[7]	LIVING ROOM 4.20 x 5.80		
[8]	TERRACE 2.80 x 1.40		



WATER VILLA 520

ROOF FLOOR

- [1] LIVING AREA
6.10 x 5.80
- [2] TOILET
2.35 x 1.33
- [3] ROOF TERRACE 01
7.23 x 9.27



WATER VILLA

665

GROUND FLOOR

- | | | | |
|-----|--------------------------------|------|---------------------------|
| [1] | ENTRANCE
2.90 x 3.00 | [7] | VANITY
2.00 x 1.60 |
| [2] | DRIVER'S ROOM
2.00 x 3.25 | [8] | KITCHEN
4.10 x 5.05 |
| [3] | DRIVER'S TOILET
1.40 x 1.55 | [9] | RECEPTION
13.50 x 9.10 |
| [4] | GUEST BEDROOM
4.15 x 4.10 | [10] | DINING
4.30 x 6.85 |
| [5] | GUEST BATHROOM
2.15 x 1.70 | [11] | TERRACE
18.79 x 2.90 |
| [6] | TOILET
2.15 x 1.60 | | |



WATER VILLA 665

FIRST FLOOR

[1]	JUNIOR BEDROOM 4.10 x 4.10	[9]	TERRACE 13.00 x 2.70
[2]	JUNIOR BATHROOM 2.15 x 2.10	[10]	MASTER BEDROOM 7.20 x 4.95
[3]	TERRACE 3.10 x 1.15	[11]	MASTER BATHROOM 2.15 x 2.10
[4]	MASTER BEDROOM 6.75 x 4.15	[12]	HER DRESSING 2.00 x 2.40
[5]	MASTER BATHROOM 2.15 x 2.10	[13]	HIS DRESSING 1.40 x 2.40
[6]	HER DRESSING 2.00 x 2.40	[14]	JUNIOR BEDROOM 4.15 x 4.15
[7]	HIS DRESSING 1.40 x 2.50	[15]	JUNIOR BATHROOM 2.15 x 2.10
[8]	LIVING AREA 4.30 x 5.25	[16]	MAID'S ROOM 2.00 x 3.20
		[17]	MAID'S TOILET 1.40 x 1.55



WATER VILLA 665

ROOF FLOOR

- [1] LIVING AREA
4.35 x 7.05
- [2] TOILET
2.65 x 2.25
- [3] ROOF TERRACE
6.06 x 11.66
- [4] ROOF TERRACE
5.65 x 3.20
- [5] ROOF TERRACE
5.41 x 8.30

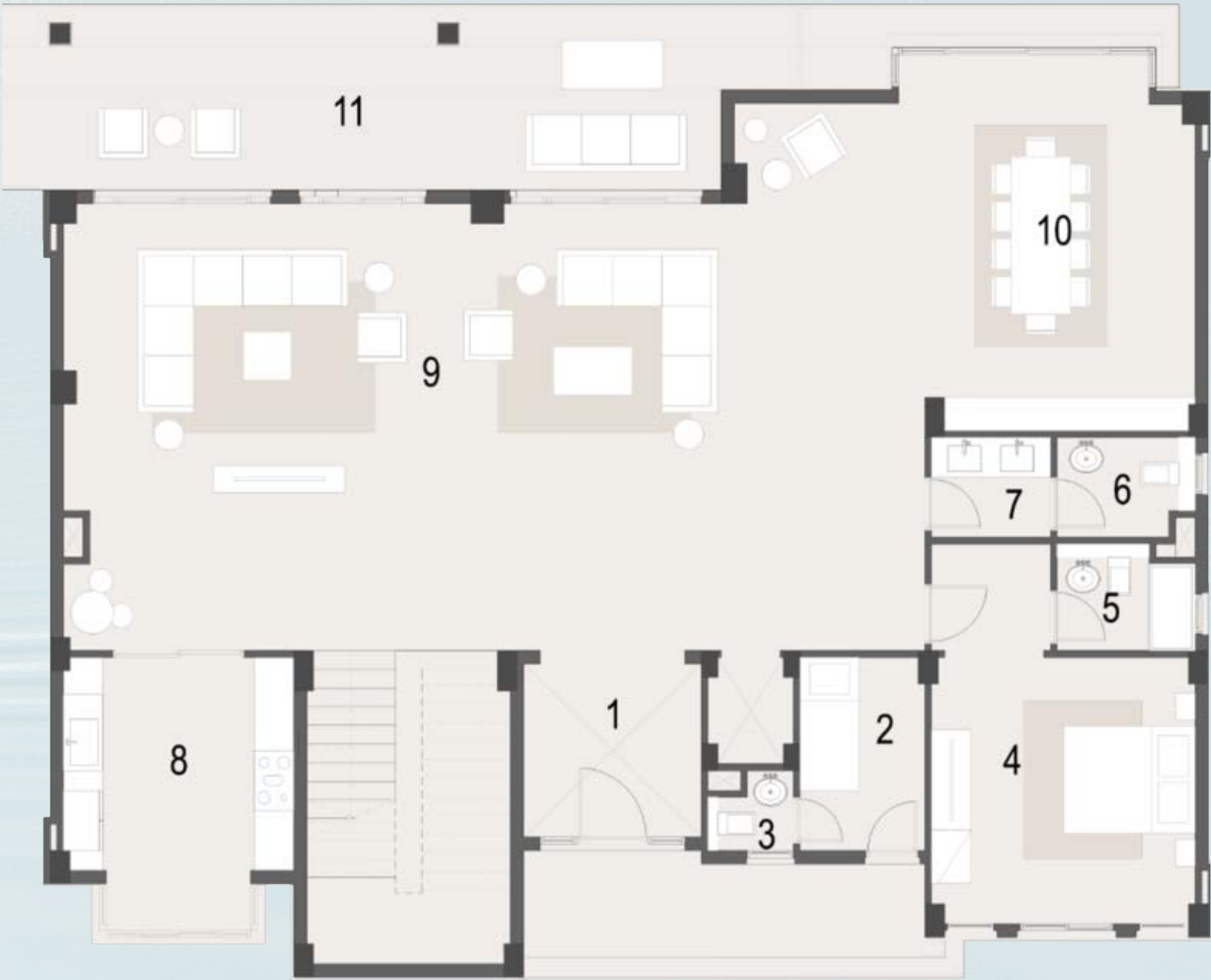


WATER VILLA

665C

GROUND FLOOR

- | | | | |
|-----|--------------------------------|------|----------------------------|
| [1] | ENTRANCE
2.85 x 2.80 | [7] | POWDER ROOM
1.90 x 1.55 |
| [2] | DRIVER'S ROOM
2.00 x 3.05 | [8] | KITCHEN
3.70 x 4.26 |
| [3] | DRIVER'S TOILET
1.40 x 1.35 | [9] | RECEPTION
13.25 x 6.85 |
| [4] | GUEST BEDROOM
4.15 x 4.10 | [10] | DINING
4.16 x 5.79 |
| [5] | GUEST BATHROOM
2.25 x 1.70 | [11] | TERRACE
18.38 x 2.90 |
| [6] | TOILET
2.25 x 1.60 | | |



WATER VILLA 665C

FIRST FLOOR

[1]	JUNIOR BEDROOM 3.70 x 3.35	[9]	MASTER BEDROOM 7.20 x 4.89
[2]	JUNIOR BATHROOM 2.15 x 2.10	[10]	MASTER BATHROOM 2.25 x 2.10
[3]	MASTER BEDROOM 6.35 x 4.15	[11]	MASTER DRESSING 1.90 x 2.40
[4]	MASTER BATHROOM 2.15 x 2.10	[12]	MASTER DRESSING 1.40 x 2.40
[5]	MASTER DRESSING 1.60 x 2.40	[13]	JUNIOR BEDROOM 4.15 x 4.15
[6]	MASTER DRESSING 1.40 x 2.40	[14]	JUNIOR BATHROOM 2.25 x 2.10
[7]	TERRACE 12.54 x 2.92	[15]	MAID'S ROOM 2.00 x 3.05
[8]	LIVING AREA 4.30 x 5.05	[16]	MAID'S TOILET 1.40 x 1.35



WATER VILLA 665C

ROOF FLOOR

- [1] LIVING AREA
4.35 x 5.35
- [2] TOILET
2.65 x 2.25
- [3] ROOF TERRACE
5.77 x 11.12
- [4] ROOF TERRACE
5.65 x 3.09
- [5] ROOF TERRACE
4.96 x 8.30



Design Story

Drawing inspiration from the tranquility of traditional lake houses, our waterfront villas seamlessly blend Cape Cod charm with luxurious style. The interiors are bright and inviting, with expansive Georgian windows that flood the space with natural light while offering stunning views of the lush landscape. Natural textures such as exposed wooden beams and elegant stone finishes create a cozy yet sophisticated atmosphere.



Our *Types*

WATER VILLA 405V

WATER VILLA 460V

WATER VILLA 490

WATER VILLA 520

WATER VILLA 665

WATER VILLA 665C

PAYMENT PLAN

10%

DOWN PAYMENT

7 YEARS

INSTALLMENTS

DELIVERY

2026

