



THE
MARQ

THE WONDER MARQ

! SCREAM8

THE MARQ

INCROYABLE

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.

WM

OUR RESIDENCIAL COMMUNITIES



THE MARQ *Gardens*



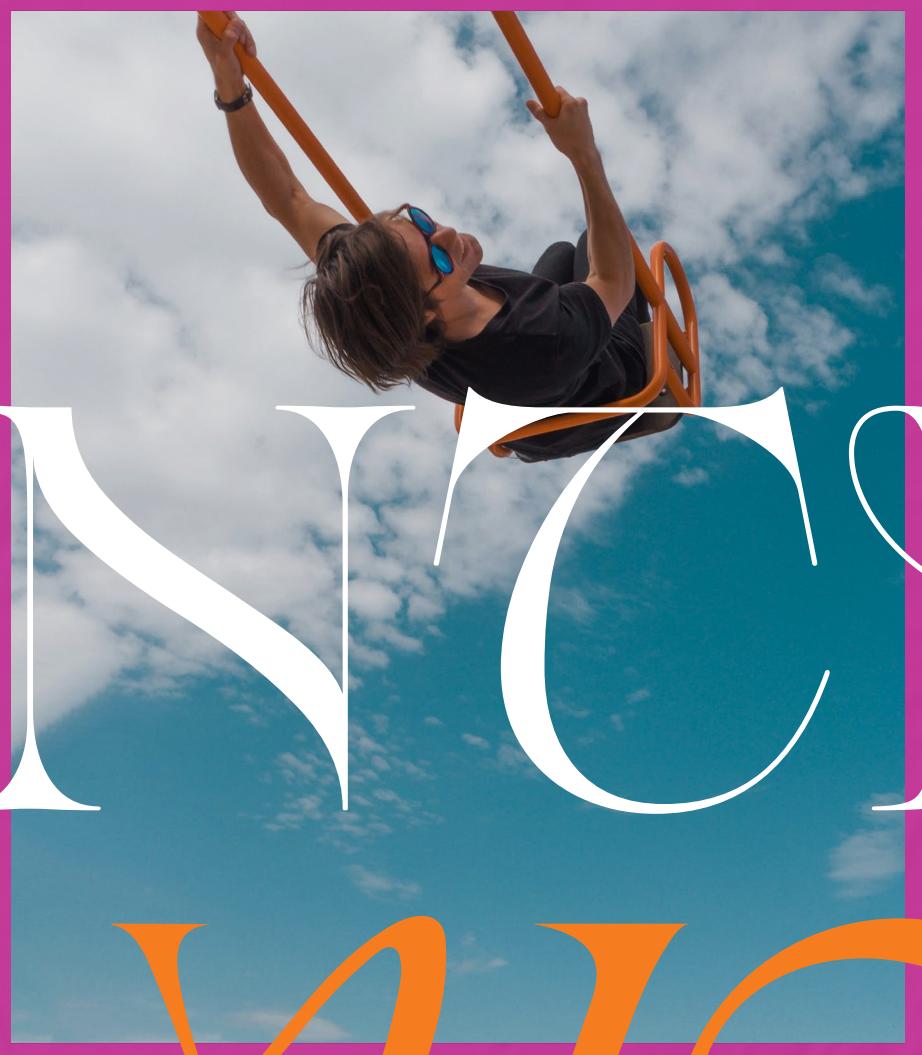
THE *Water* MARQ



THE MARQ *Ville*



WM



INCRODUCING
WONDERCO
NEW CAIRO



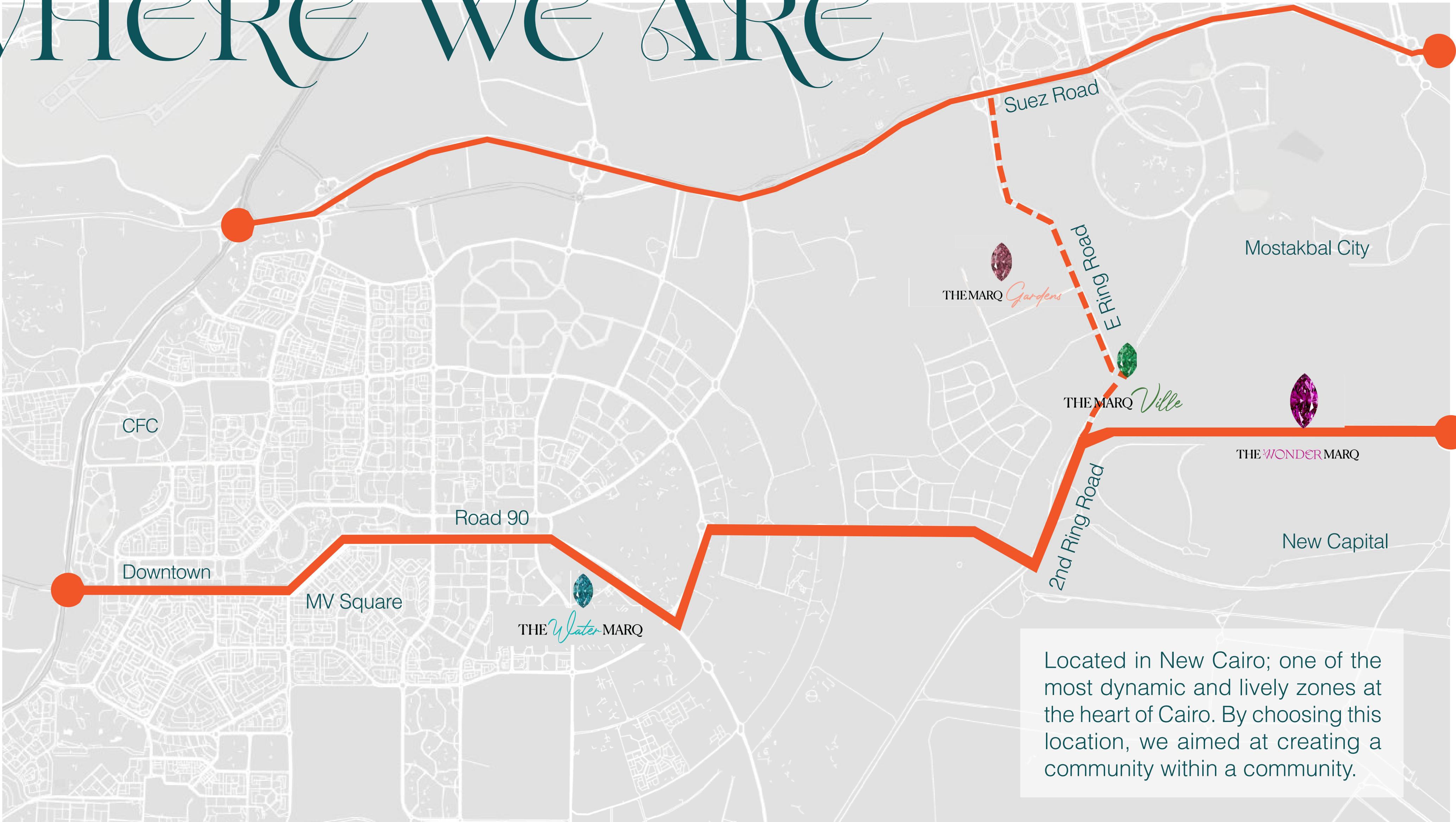
OUR STORY

!

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.

WM

WHERE WE ARE



!

WM

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 commuintes and that's why in The **WonderMarQ**, 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.



WM

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 accommodate many tenants.

WM

AMENITIES

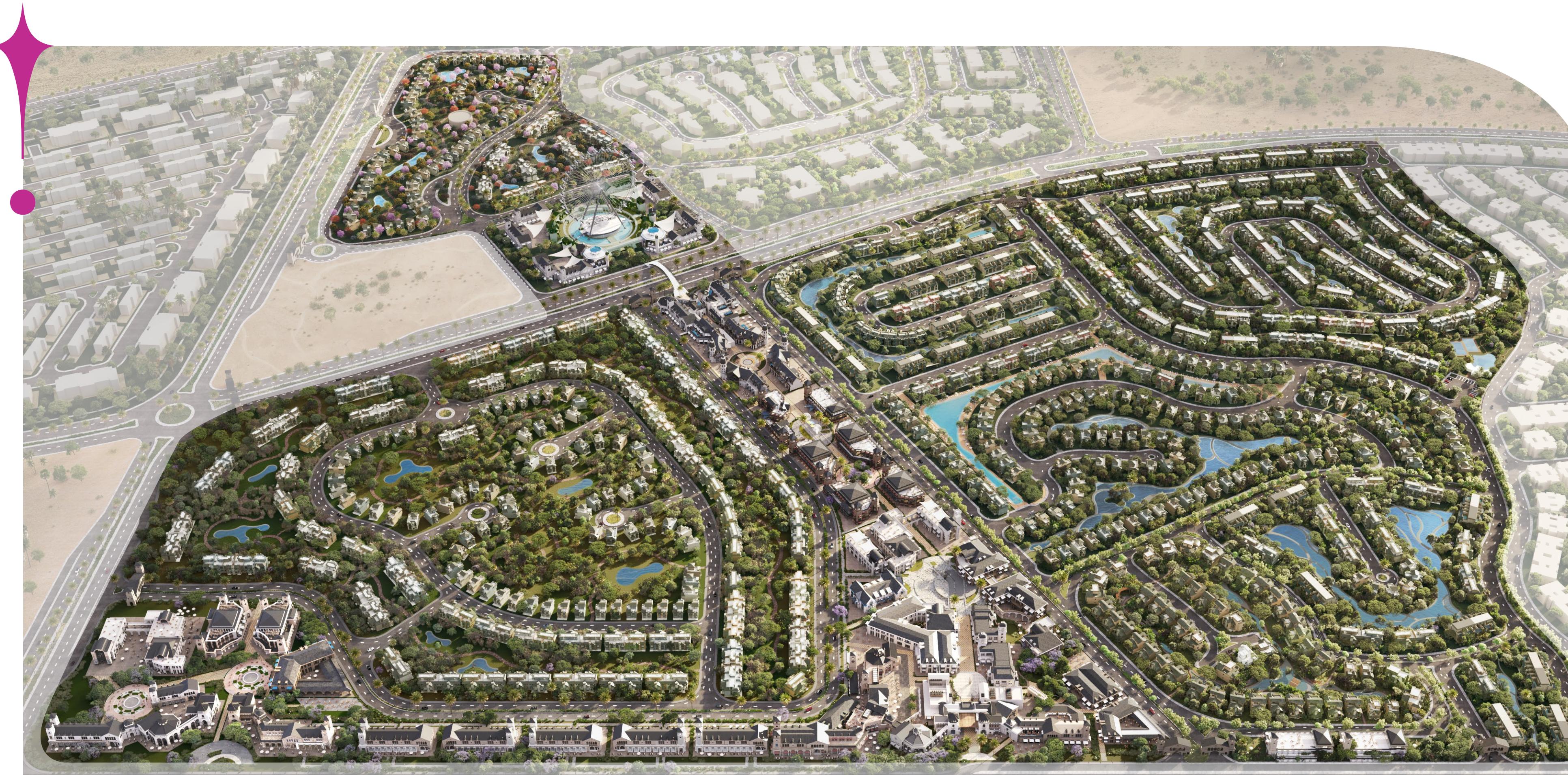


WONDER eye

The Wonder Eye is the embellishment of The **Wonder**MarQ 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 **Wonder**MarQ and take it to the next level.



NEIGHBORHOOD DESIGN



WM

NEIGHBORHOOD PHASING



- ◆ DOWNTOWN
- ◆ STREAMS
- ◆ LAKES
- ◆ FOREST
- ◆ NEW NEIGHBORHOOD



THE MARQ
COMMUNITIES

THE WONDER MARQ
STREAMS

SALES KIT

WNK



8STREAM8

A neighbourhood characterized with the existence of streams all around the houses. With the gondolas allowing transportation through the waters, the concept is inspired from the streams of Venice.

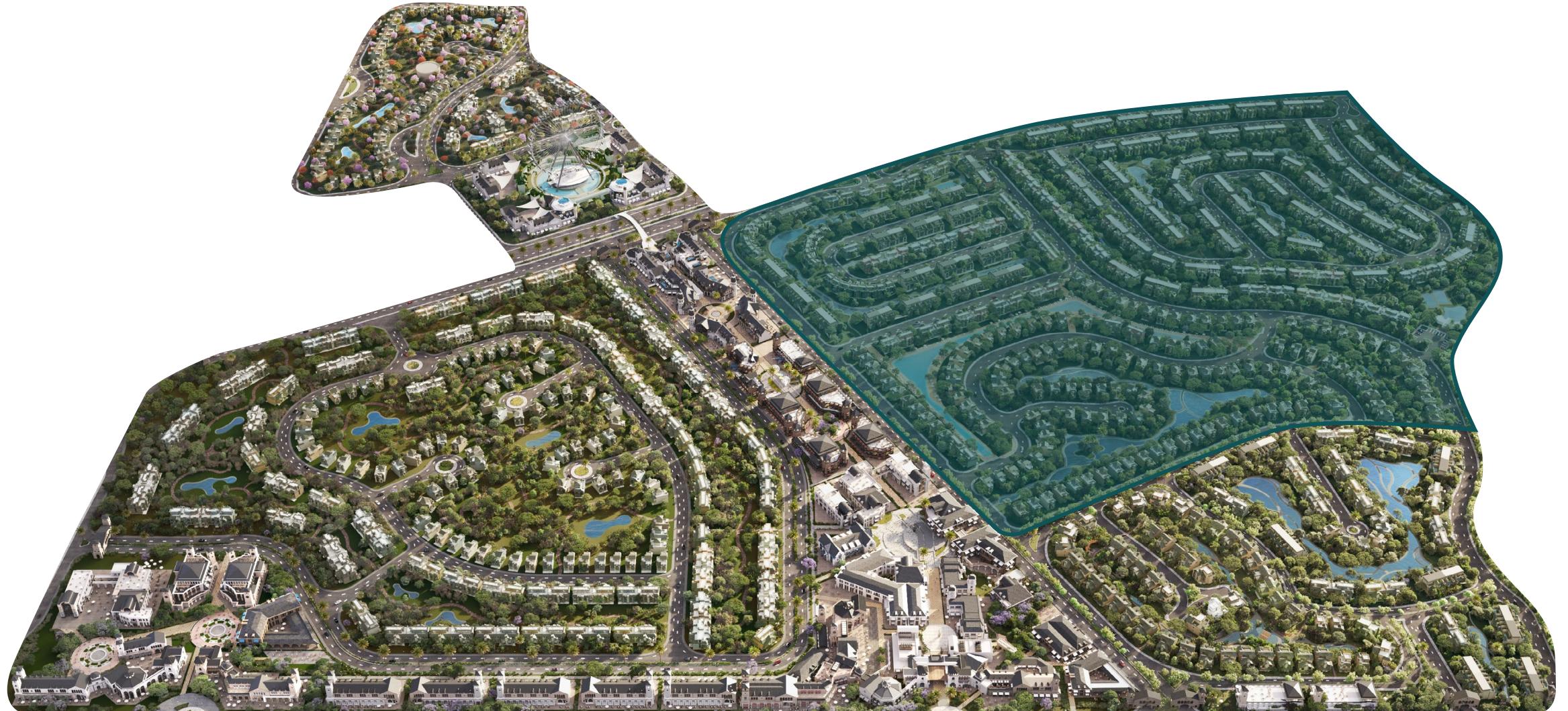
!

WIN



• STREAMS

URBAN ISLANDS WITHIN
WATER LANDSCAPE.



WM

LIVE CHIEN MAGIC

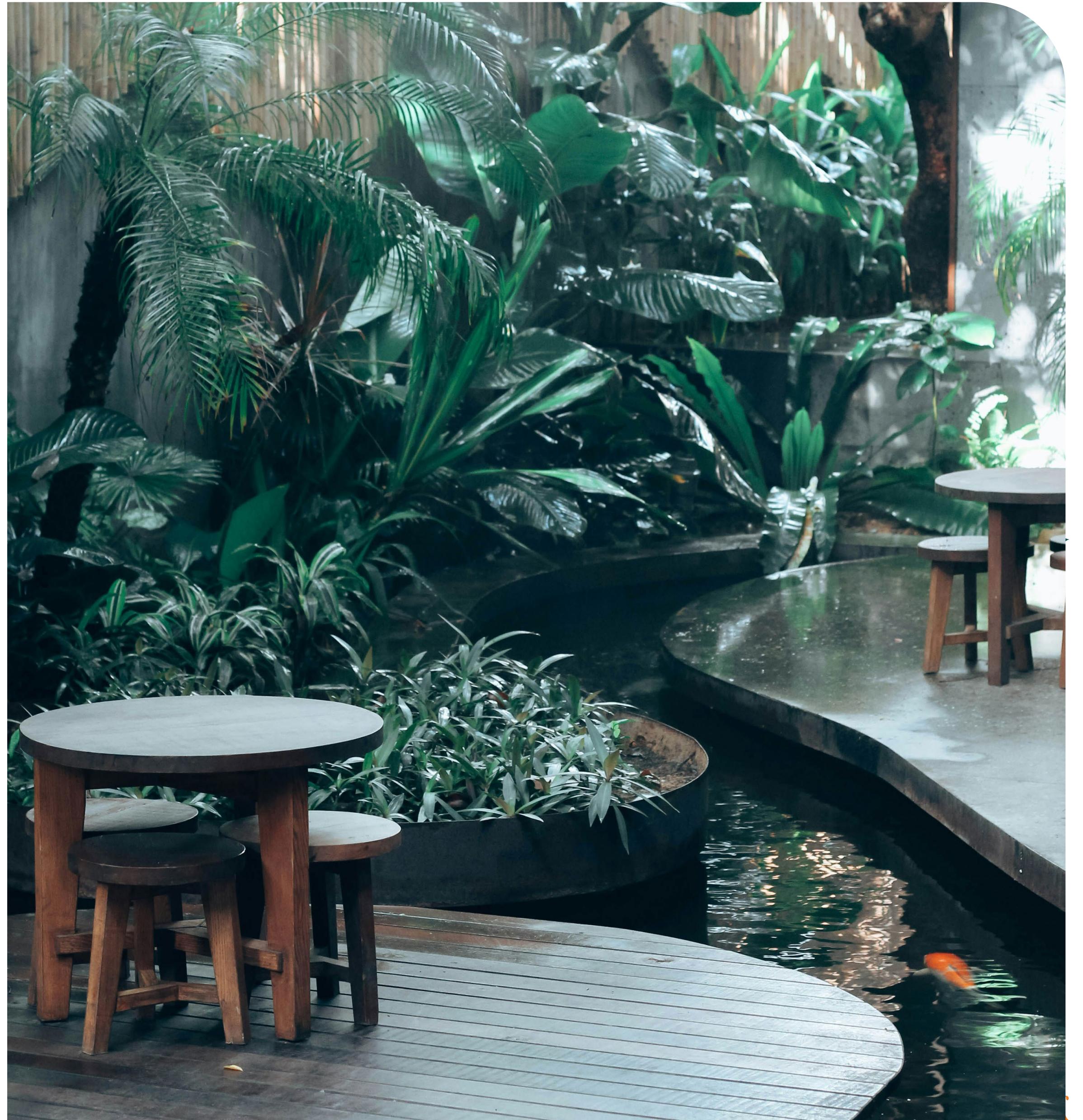


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COMMUNITY CENTER

The Community Center at Streams 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.

WM



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.





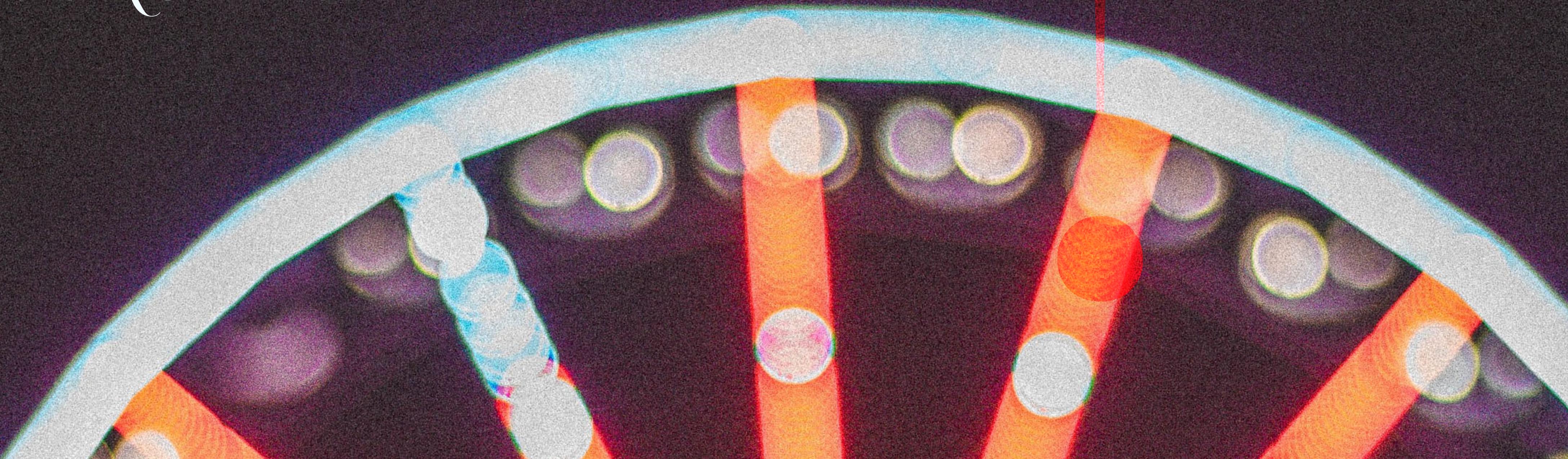
STREAMS I
AREA

58 FEDDANS

STREAMS II
AREA

32 FEDDANS

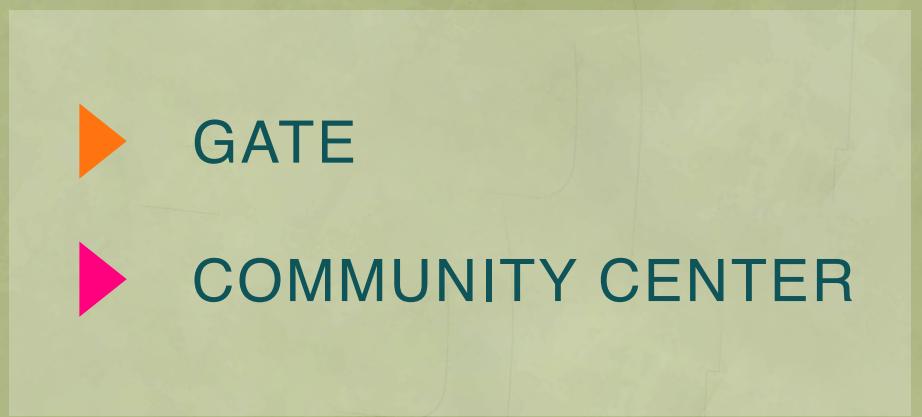
INTRODUCING STREAMS I



8STREAMS I



	SIGNATURE VILLA 260
	SIGNATURE VILLA 325
	TWIN VILLA 245
	TOWN VILLA 230C
	TOWN VILLA 265
	TOWN VILLA 265C
	TOWN VILLA 270C
	TOWN VILLA 270V
	TOWN VILLA 270VC
	ABSOLUTE VILLA 225
	ABSOLUTE VILLA 225C





SIGNATURE VILLAS

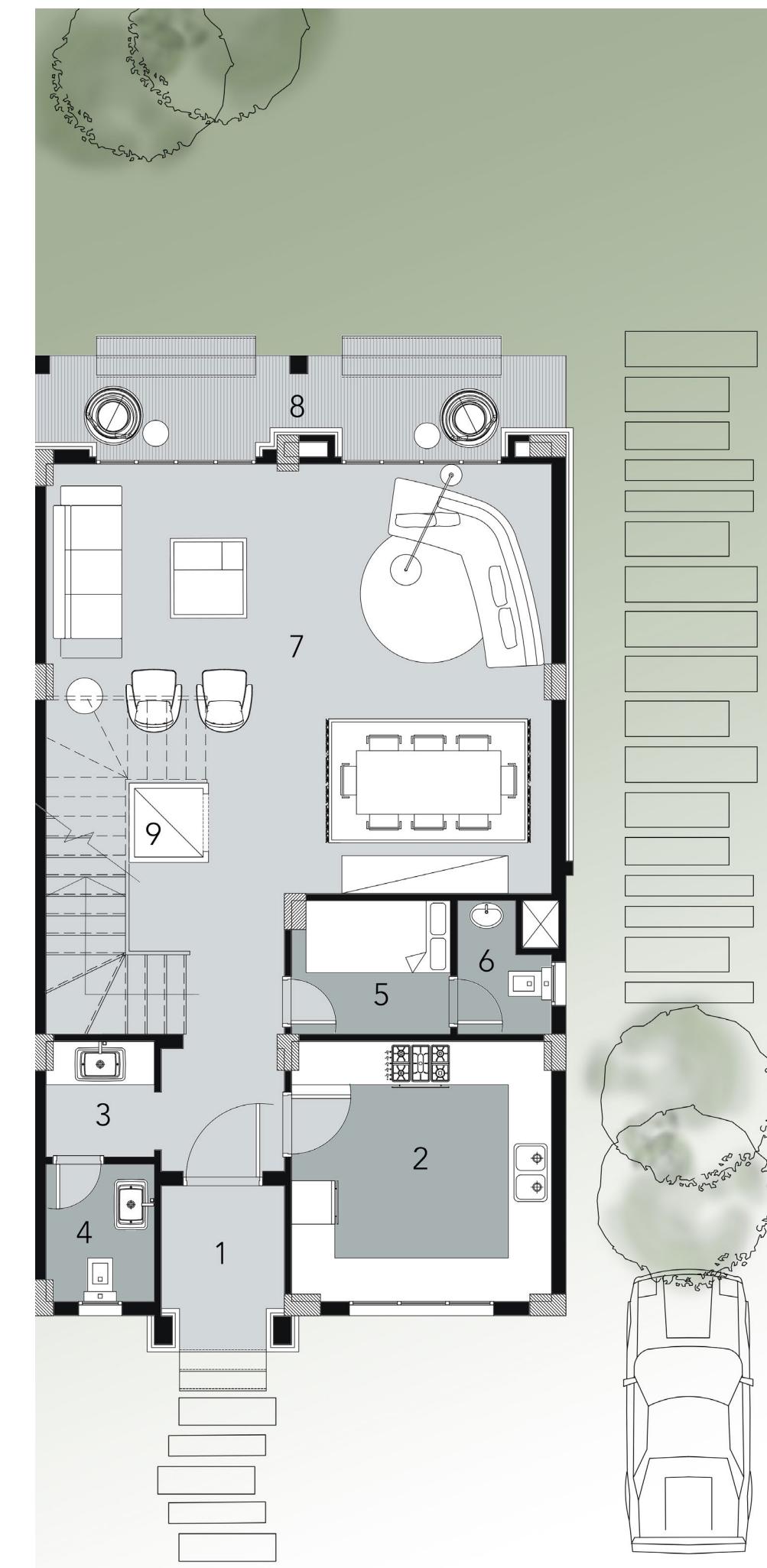
The signature villa is a place that has it all. Defined by privacy and vast space, the signature villa offers you an unmatched exclusive lifestyle where you can enjoy a multitude of indoor and outdoor spaces, authentic architecture and idyllic surroundings, overlooking dreamy views and landscapes.

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SIGNATURE.VILLA
260



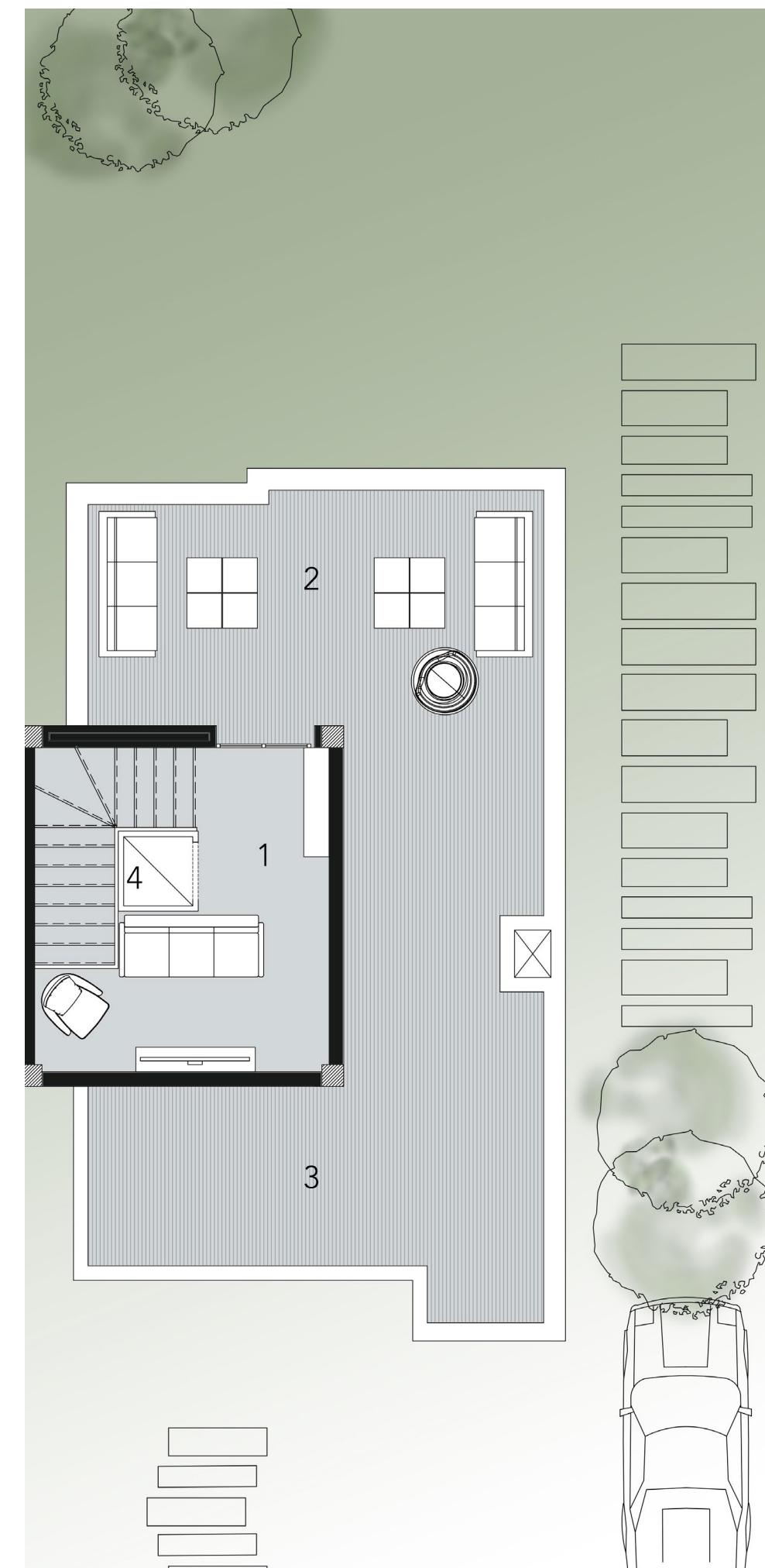
GROUND.FLOOR

[1] PORCH	1.60 X 1.70
[2] KITCHEN	3.60 X 3.60
[3] VANITY	1.60 X 1.50
[4] GUEST TOILET	1.70 X 1.50
[5] MAID'S ROOM	1.65 X 2.20
[6] MAID'S TOILET	1.65 X 1.30
[7] RECEPTION & DINING	5.75 X 7.00
[8] TERRACE	1.30 X 7.40
[9] ELEVATOR	1.10 X 1.10



FIRST.FLOOR

[1]	MASTER SUITE	3.90 X 3.60
[2]	MASTER DRESSING	1.95 X 1.70
[3]	MASTER BATHROOM	1.95 X 1.80
[4]	MASTER BEDROOM	3.90 X 3.50
[5]	MASTER BEDROOM	3.50 X 3.60
[6]	LAUNDRY	1.85 X 1.10
[7]	BATHROOM	1.85 X 2.40
[8]	LIVING AREA	3.30 X 3.30
[9]	ELEVATOR	1.10 X 1.10



ROOF.FLOOR

[1]	LIVING ROOM	4.45 X 2.90
[2]	ROOF TERRACE	3.05 X 6.25
[3]	ROOF TERRACE	2.45 X 6.25
[4]	ELEVATOR	1.10 X 1.10

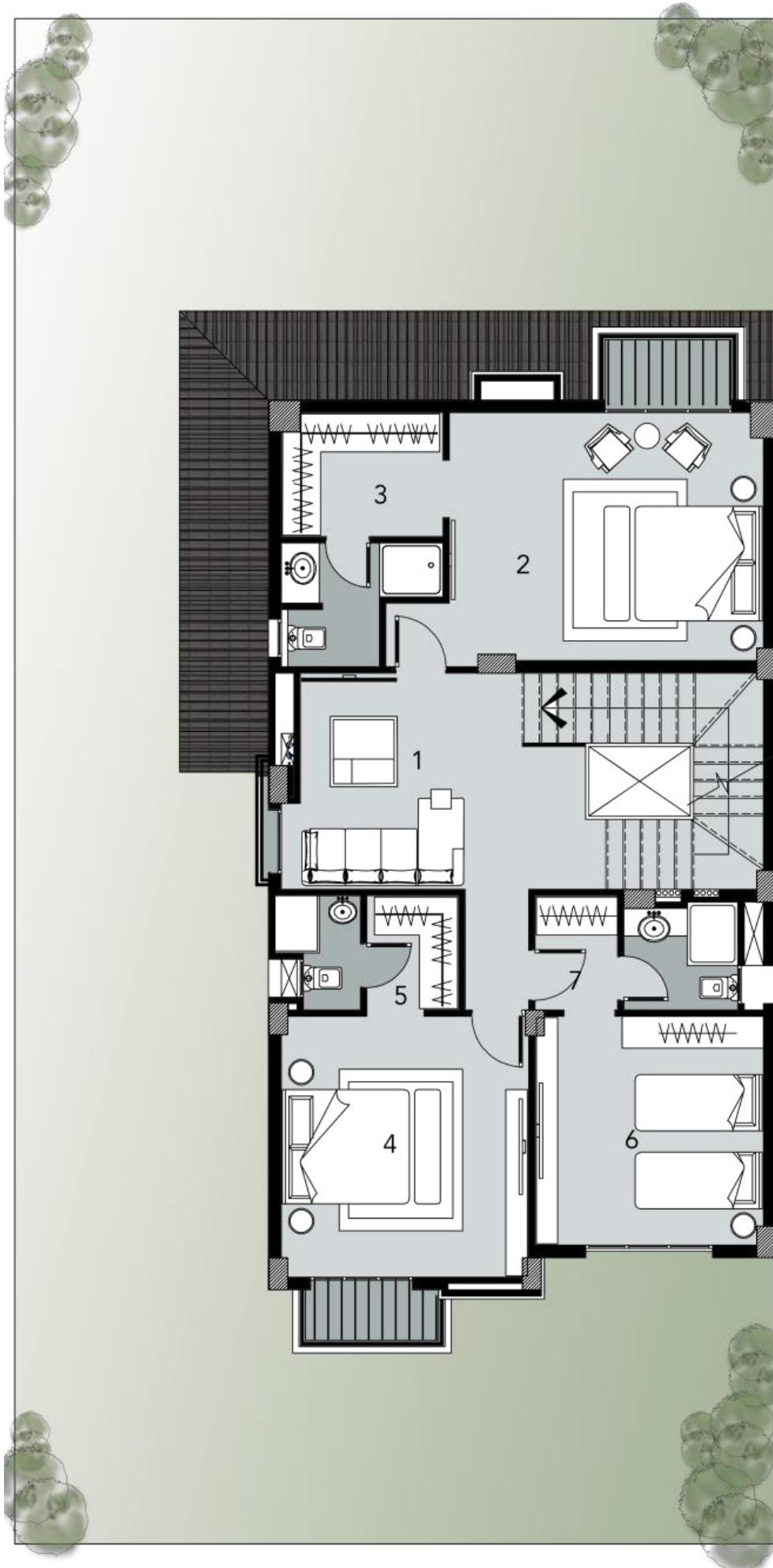


SIGNATURE.VILLA
325



GROUND.FLOOR

[1]	ENTRANCE FOYER	2.00 X 1.60
[2]	MAID ROOM	2.65 X 2.15
[3]	RECEPTION & DINING	7.25 X 9.30
[4]	TERRACE	1.10 X 9.40
[5]	KITCHEN	3.85 X 3.70
[6]	OFFICE	4.20 X 4.05



FIRST.FLOOR

[1]	LIVING ROOM	3.50 x 3.80
[2]	MASTER SUITE	4.10 X 5.10
[3]	MASTER DRESSING	2.05 X 2.60
[4]	MASTER SUITE	4.20 X 4.00
[5]	MASTER DRESSING	1.90 X 1.45
[6]	MASTER SUITE	3.70 X 3.70
[7]	MASTER DRESSING	1.90 X 1.60



ROOF.FLOOR

[1]	LIVING ROOM	3.65 X 4.00
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TWIN VILLAS

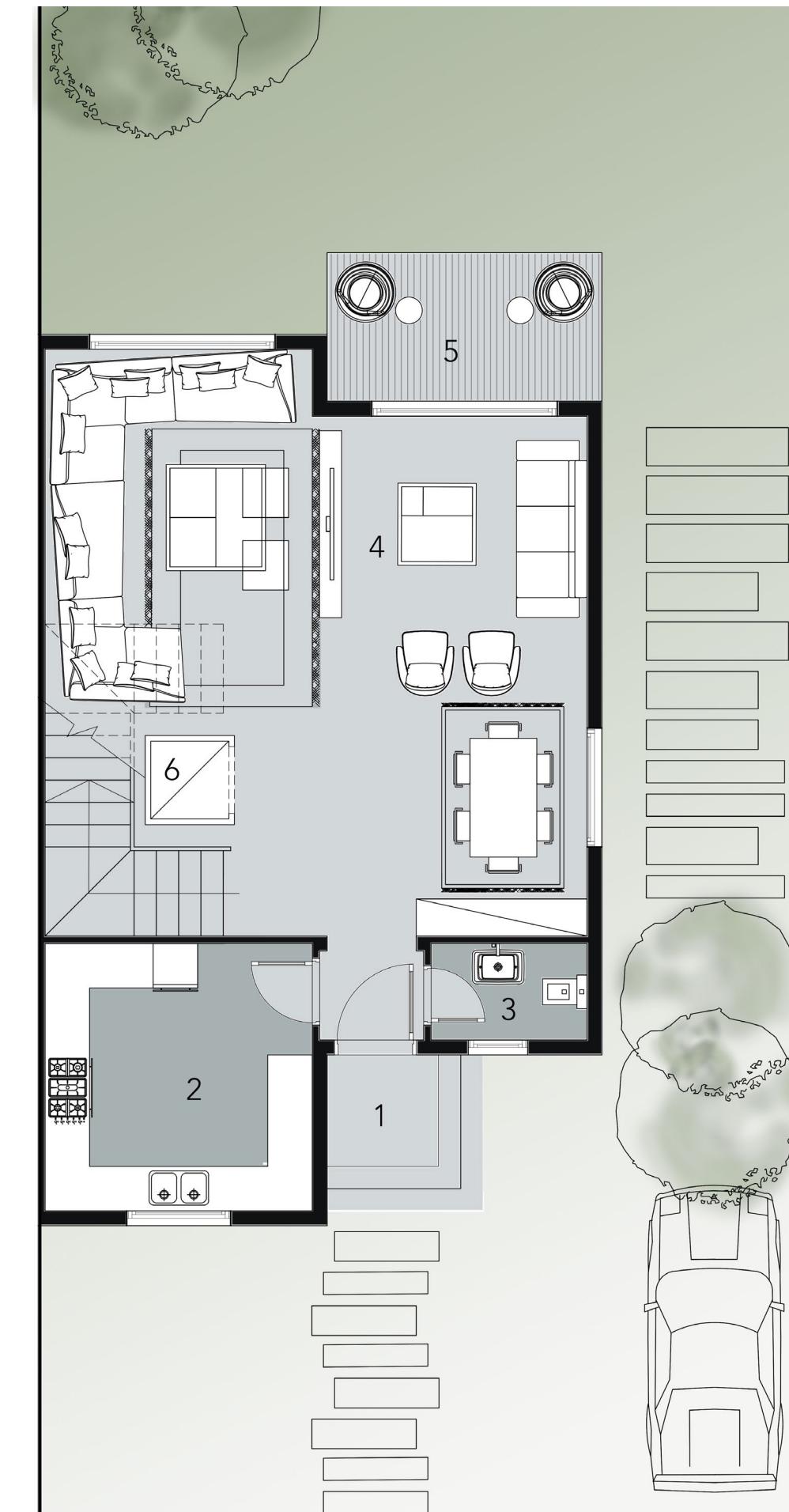
Modern elegance marks every twin house within our communities. Clean lines and breathtaking corner views define the highest standard of design to create a home that provides a warm welcome to guests and residents alike.

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TWIN.VILLA
245



GROUND.FLOOR

[1]	PORCH	2.10 X 2.10
[2]	KITCHEN	3.60 X 3.60
[3]	GUEST TOILET	1.30 X 2.10
[4]	RECEPTION & DINING	7.00 X 7.30
[5]	TERRACE	2.00 X 3.70
[6]	ELEVATOR	1.20 X 1.20



FIRST.FLOOR

[1]	MASTER SUITE	4.00 X 3.60
[2]	MASTER DRESSING	1.80 X 2.90
[3]	MASTER BATHROOM	2.40 X 1.70
[4]	MASTER TERRACE	1.00 X 2.20
[5]	MASTER BEDROOM	3.60 X 3.60
[6]	MASTER TERRACE	1.00 X 2.20
[7]	MASTER BEDROOM	3.60 X 3.60
[8]	BATHROOM	2.40 X 1.80
[9]	ELEVATOR	1.20 X 1.20



ROOF.FLOOR

[1]	LIVING ROOM	3.00 X 3.60
[2]	TOILET	1.90 X 1.10
[3]	VANITY	1.00 X 1.10
[4]	ROOF TERRACE	3.50 X 7.30
[5]	ROOF TERRACE	2.40 X 3.50
[6]	ELEVATOR	1.20 X 1.20

TOWN VILLAS

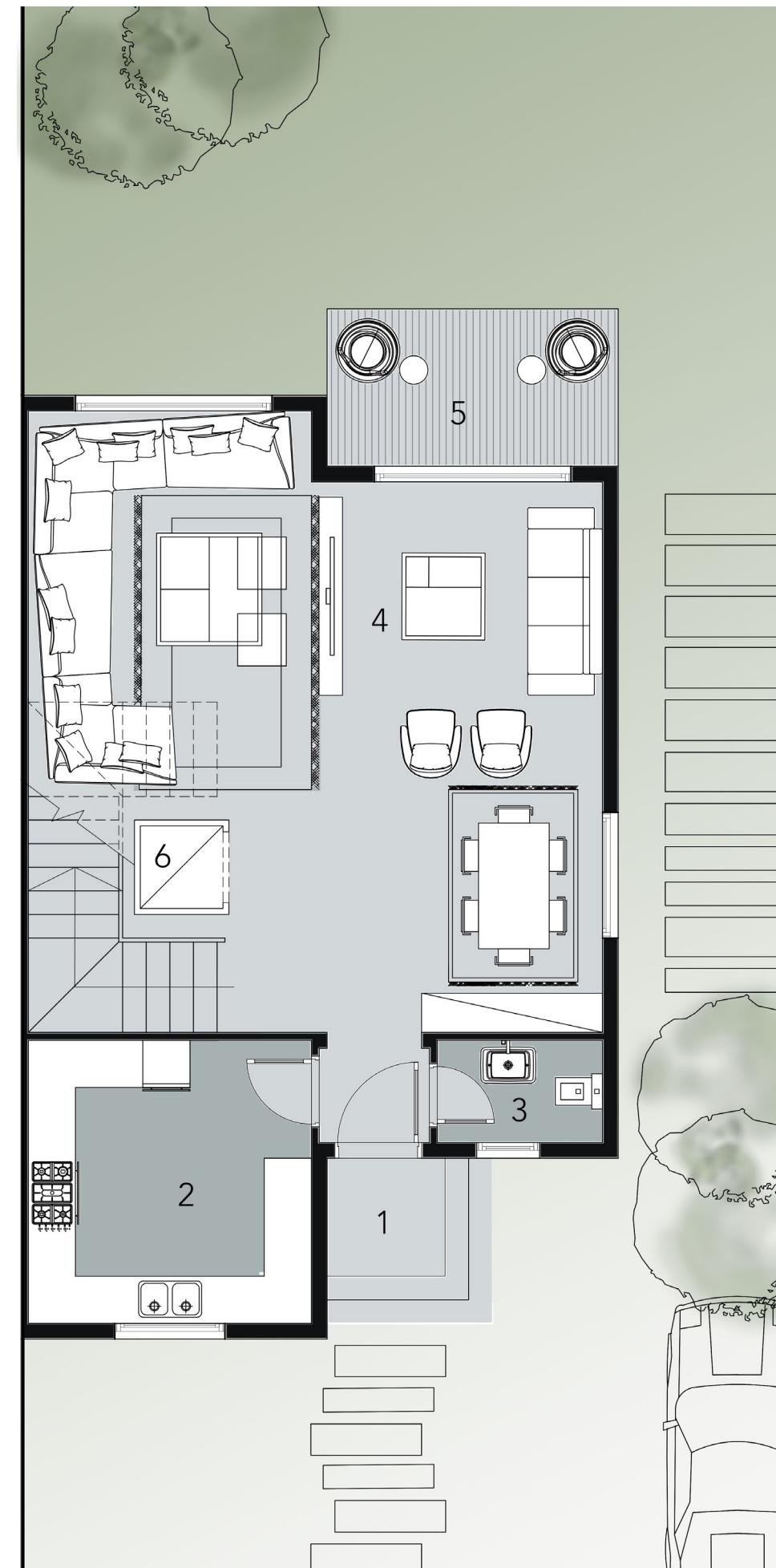
Surrounded by lush landscapes that provide a sense of peace and contentment, the townhouses are ideal for those who seek a relaxed haven to come back to after a long day. With abundant natural light seeping through the windows, and unobstructed views of greenery where you can discover the true art of living.

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TOWN.VILLA
230C



GROUND.FLOOR

[1]	PORCH	2.10 X 2.10
[2]	KITCHEN	3.60 X 3.60
[3]	GUEST TOILET	1.30 X 2.10
[4]	RECEPTION & DINING	7.00 X 7.30
[5]	TERRACE	2.00 X 3.70
[6]	ELEVATOR	1.20 X 1.20



FIRST.FLOOR

[1]	MASTER SUITE	4.00 X 3.60
[2]	MASTER DRESSING	1.80 X 2.90
[3]	MASTER BATHROOM	2.40 X 1.70
[4]	MASTER TERRACE	1.00 X 2.20
[5]	MASTER BEDROOM	3.60 X 3.60
[6]	MASTER TERRACE	1.00 X 2.20
[7]	MASTER BEDROOM	3.60 X 2.20
[8]	BATHROOM	2.40 X 1.80
[9]	ELEVATOR	1.20 X 1.20

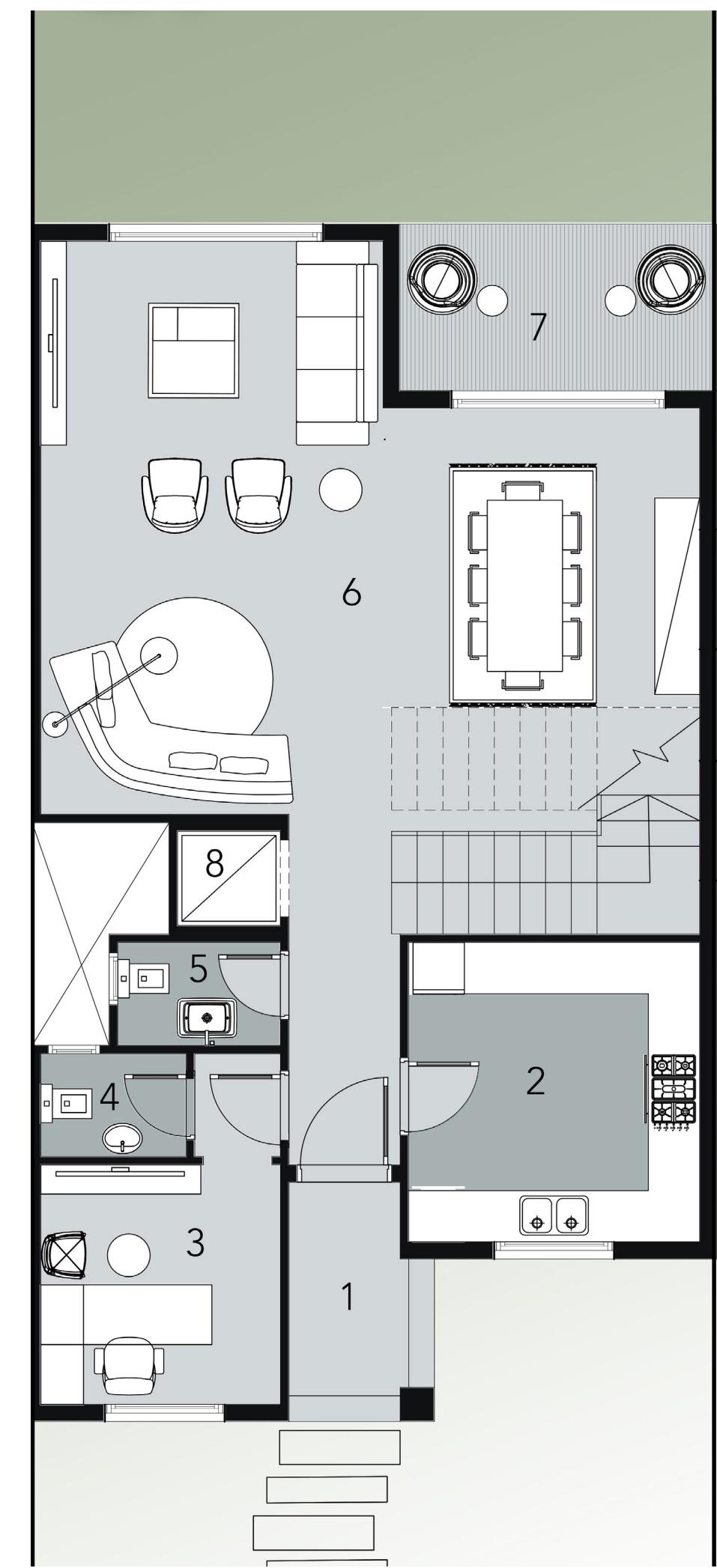


ROOF.FLOOR

[1]	LIVING ROOM	3.00 X 3.60
[2]	TOILET	1.90 X 1.10
[3]	VANITY	1.00 X 1.10
[4]	ROOF TERRACE	3.50 X 7.30
[5]	ROOF TERRACE	2.40 X 3.50
[6]	ELEVATOR	1.20 X 1.20

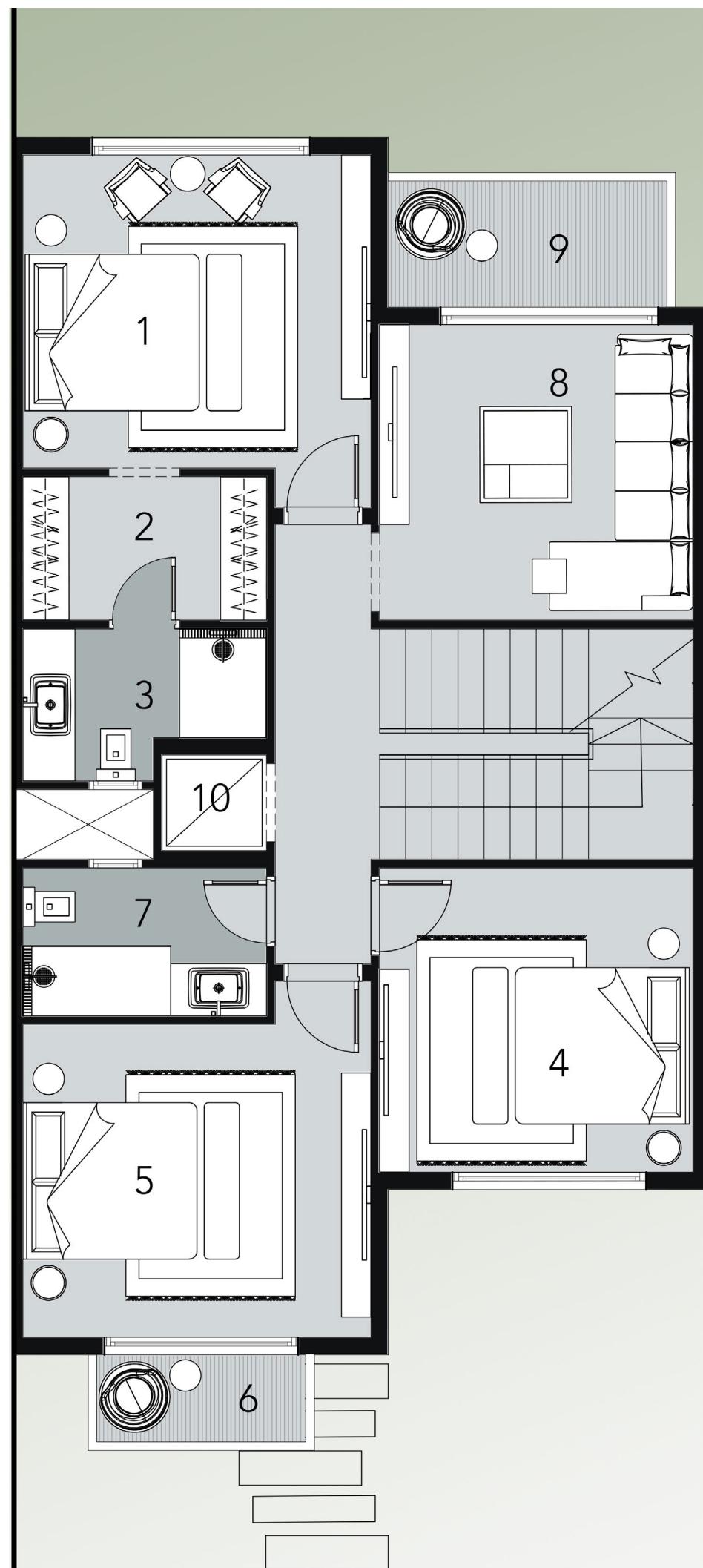


TOWN.VILLA
265



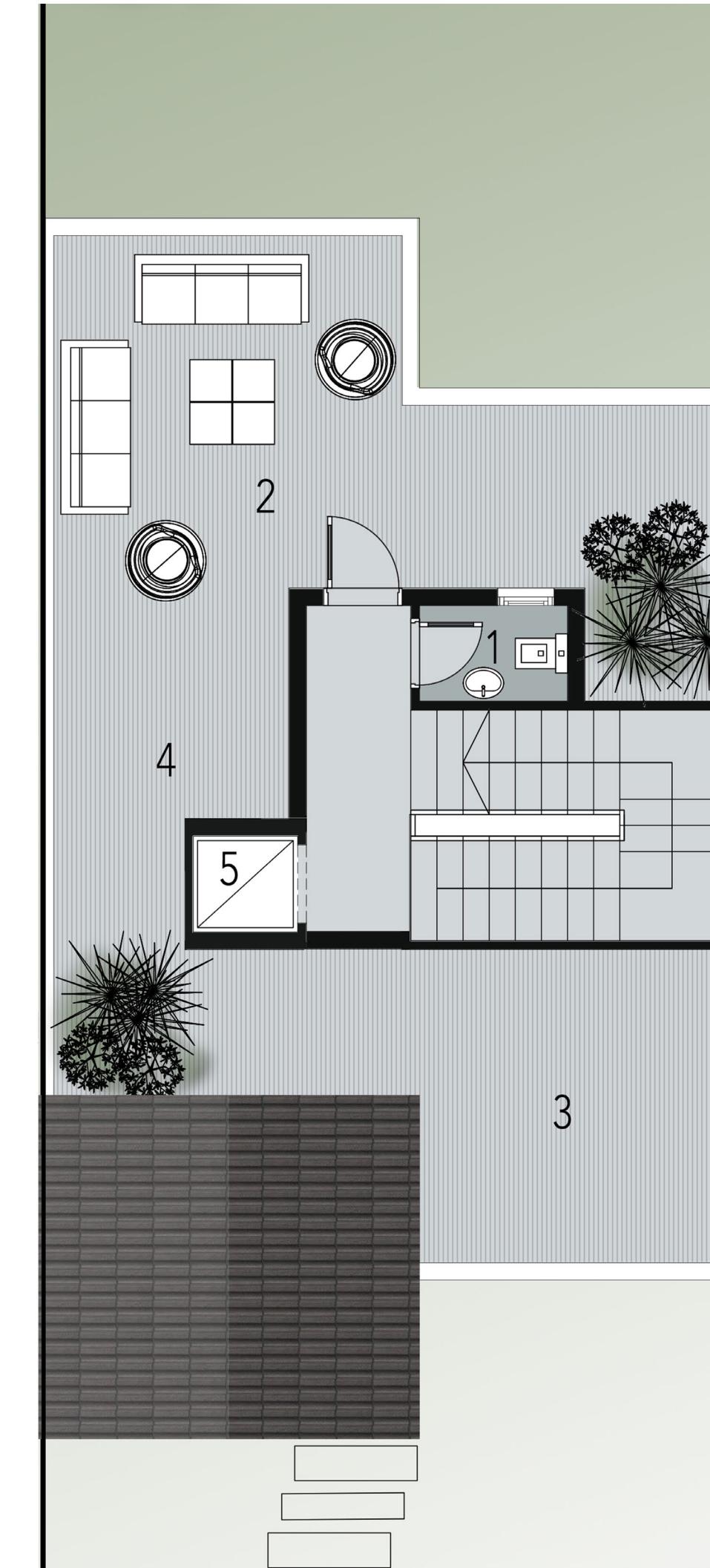
GROUND.FLOOR

[1] PORCH	2.80 X 1.70
[2] KITCHEN	3.50 X 3.40
[3] OFFICE	2.80 X 2.80
[4] OFFICE TOILET	1.20 X 1.70
[5] GUEST TOILET	1.20 X 1.90
[6] RECEPTION & DINING	6.70 X 7.70
[7] TERRACE	1.95 X 3.70
[8] ELEVATOR	1.10 X 1.20



FIRST.FLOOR

[1]	MASTER SUITE	3.60 X 4.00
[2]	MASTER DRESSING	1.65 X 2.80
[3]	MASTER BATHROOM	1.75 X 2.80
[4]	MASTER BEDROOM	3.50 X 3.60
[5]	MASTER BEDROOM	3.60 X 4.00
[6]	MASTER TERRACE	1.00 X 2.40
[7]	BATHROOM	1.70 X 2.80
[8]	LIVING ROOM	3.40 X 3.60
[9]	LIVING ROOM TERRACE	1.45 X 3.20
[10]	ELEVATOR	1.10 X 1.20

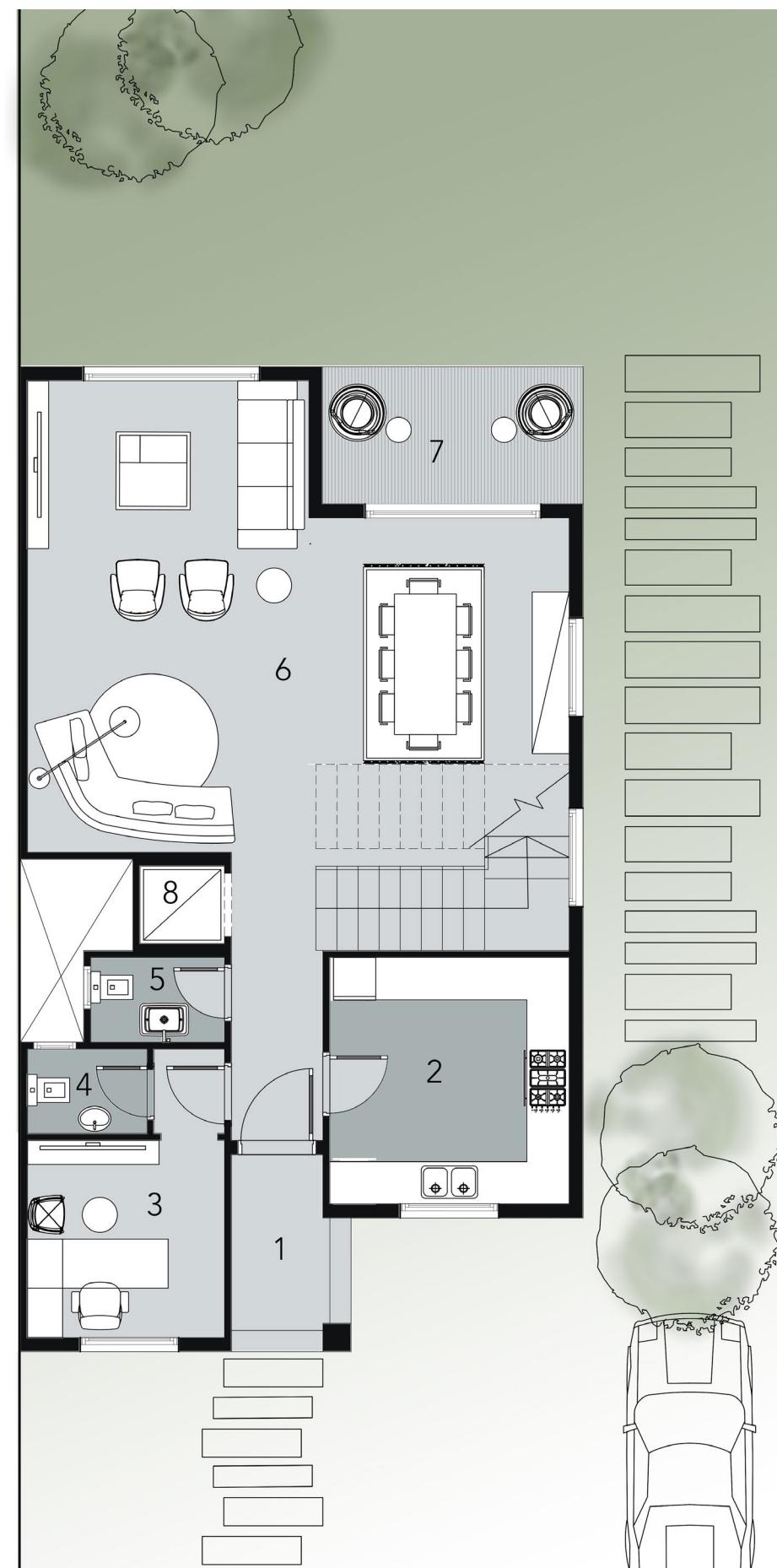


ROOF.FLOOR

[1]	TOILET	1.10 X 1.70
[2]	ROOF TERRACE	4.05 X 4.00
[3]	ROOF TERRACE	3.60 X 3.50
[4]	ROOF TERRACE	5.85 X 2.70
[5]	ELEVATOR	1.10 X 1.20

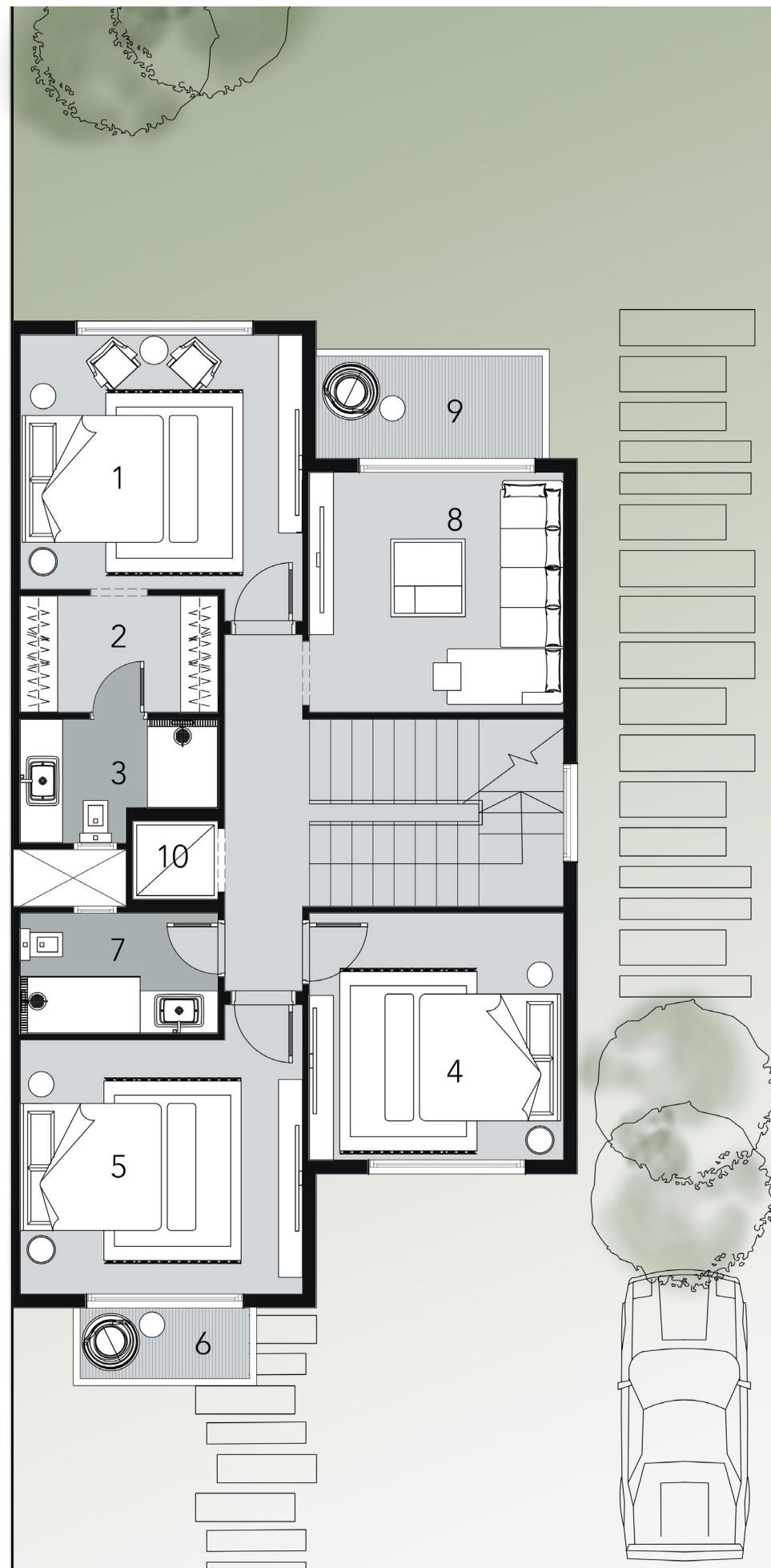


TOWN.VILLA
270C



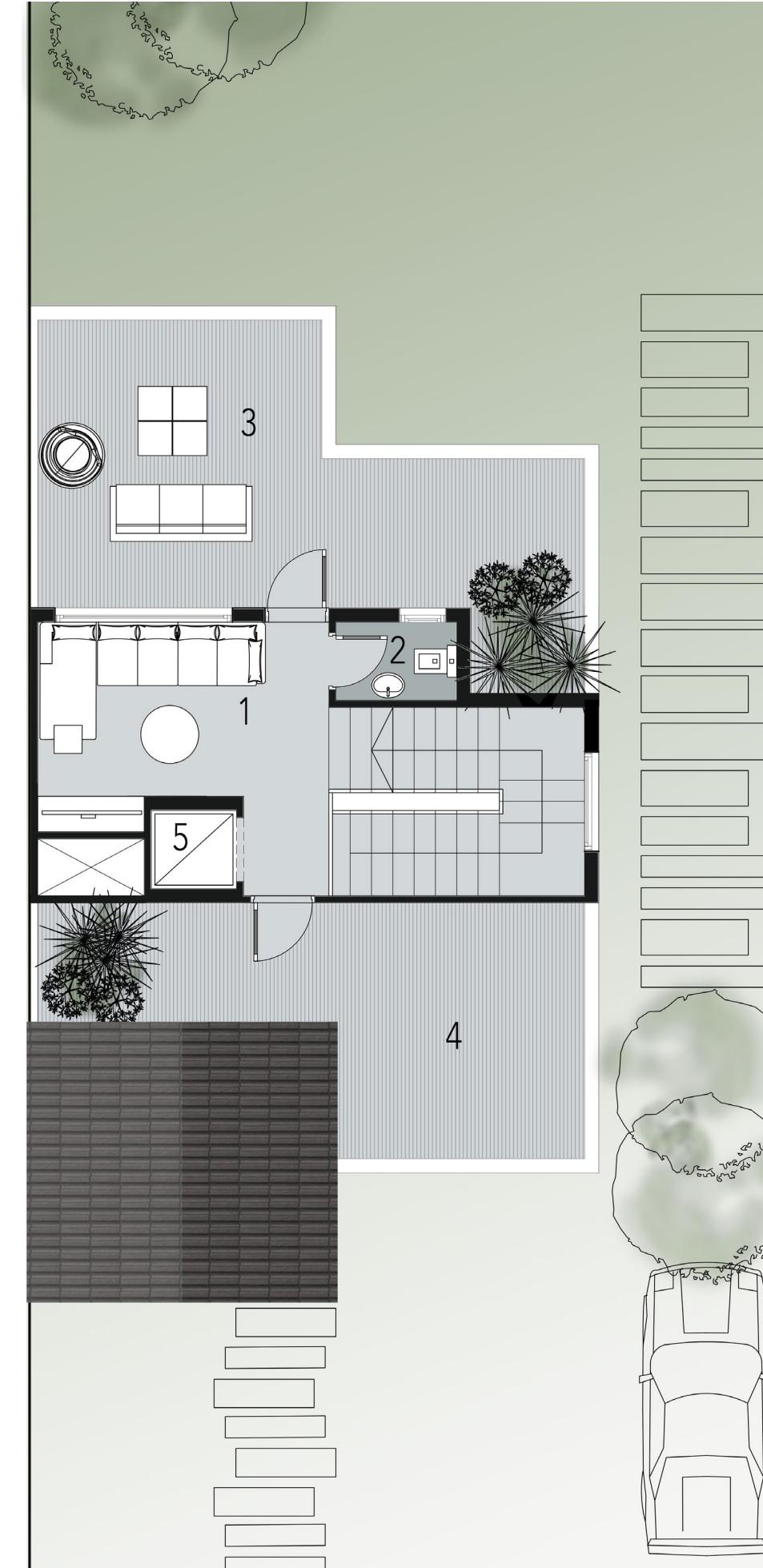
GROUND.FLOOR

[1]	PORCH	2.80 X 1.70
[2]	KITCHEN	3.50 X 3.40
[3]	OFFICE	2.80 X 2.80
[4]	OFFICE TOILET	1.20 X 1.70
[5]	GUEST TOILET	1.20 X 1.90
[6]	RECEPTION & DINING	6.70 X 7.70
[7]	TERRACE	1.95 X 3.70
[8]	ELEVATOR	1.10 X 1.20



FIRST.FLOOR

[1]	MASTER SUITE	3.60 X 4.00
[2]	MASTER DRESSING	1.65 X 2.80
[3]	MASTER BATHROOM	1.75 X 2.80
[4]	BEDROOM [1]	3.50 X 3.60
[5]	BEDROOM [2]	3.60 X 4.00
[6]	MASTER TERRACE	1.00 X 2.40
[7]	BATHROOM	1.70 X 2.80
[8]	LIVING ROOM	3.40 X 3.60
[9]	LIVING ROOM TERRACE	1.45 X 3.20
[10]	ELEVATOR	1.10 X 1.20



ROOF.FLOOR

[1]	LIVING GROOM	2.95 X 4.10
[2]	TOILET	1.10 X 1.70
[3]	ROOF TERRACE	4.05 X 4.00
[4]	ROOF TERRACE	3.60 X 3.50
[5]	ELEVATOR	1.10 X 1.20

ABSOLUTE VILLAS

When you combine the trendy and cozy living, the result achieved becomes Absolute villas. The flying stairs, green court and intimate garden allow you absolute privacy and provide you with an entirely brand new living experience.

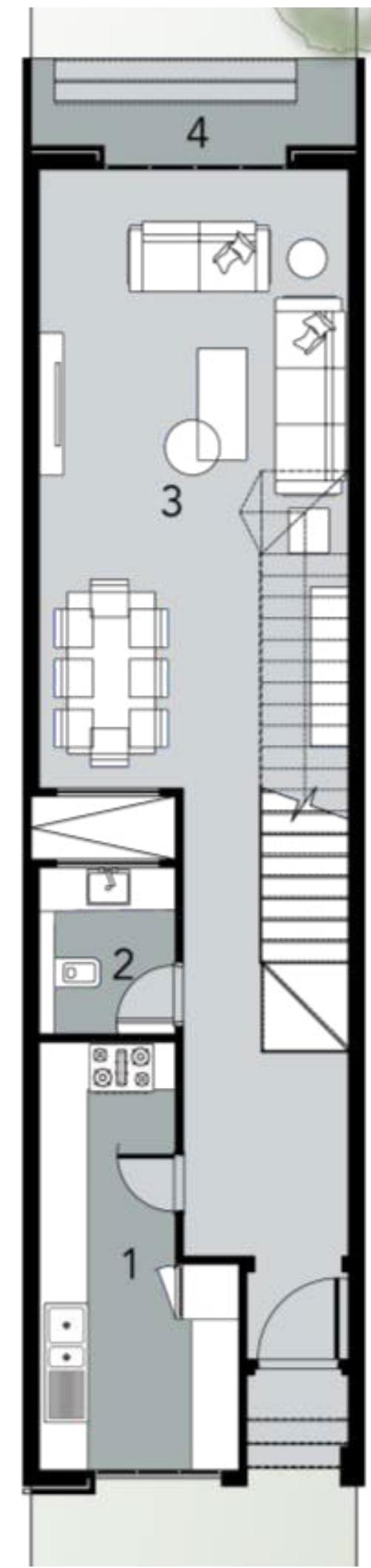
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ABSOLUTE.VILLA
225

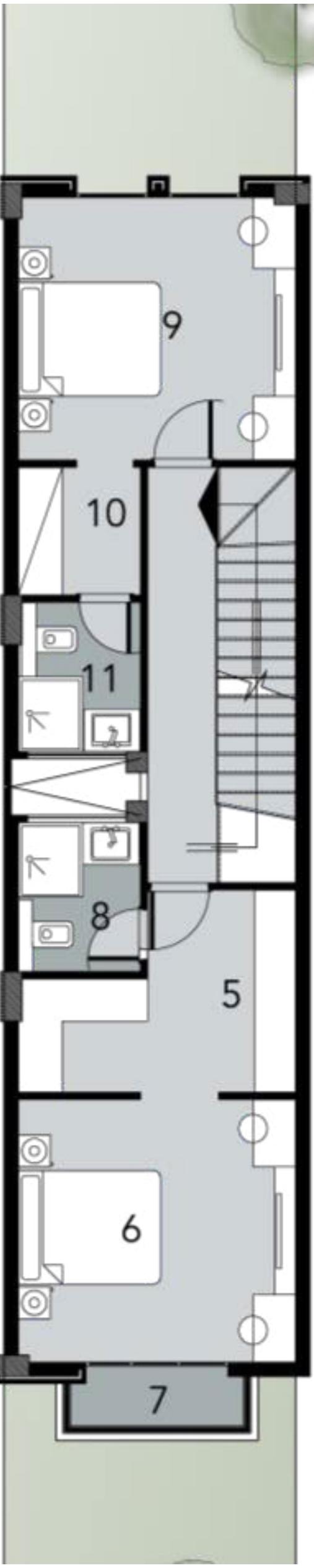
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GROUND.FLOOR

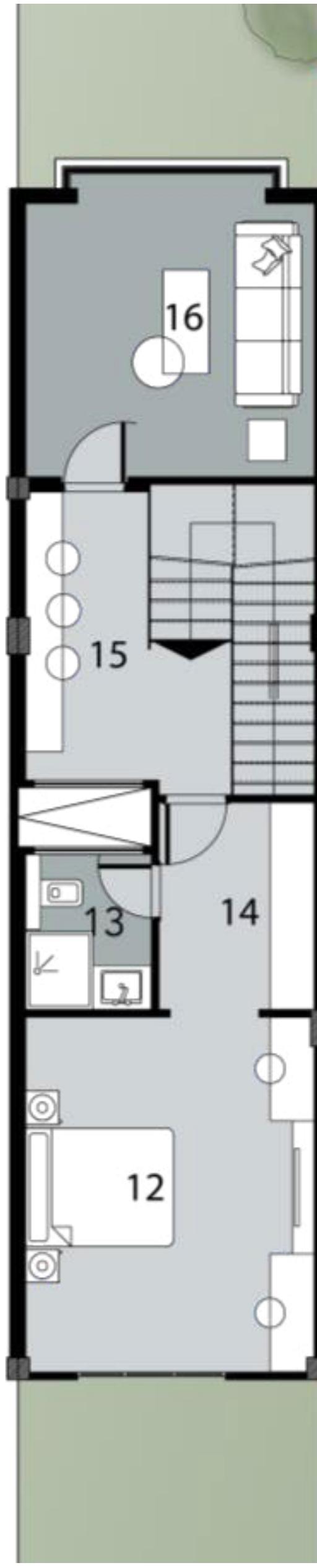
[1] KITCHEN	2.70 X 5.55
[2] GUEST TOILET	1.85 X 2.20
[3] RECEPTION & DINING	7.90 X 4.10
[4] TERRACE	4.10 X 2.00

WNA



FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



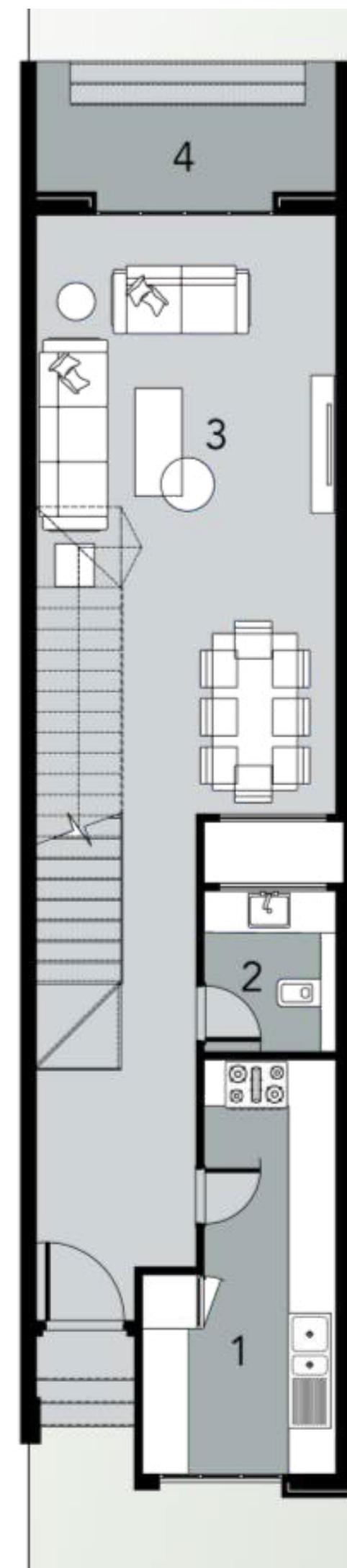
ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 4.90
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90

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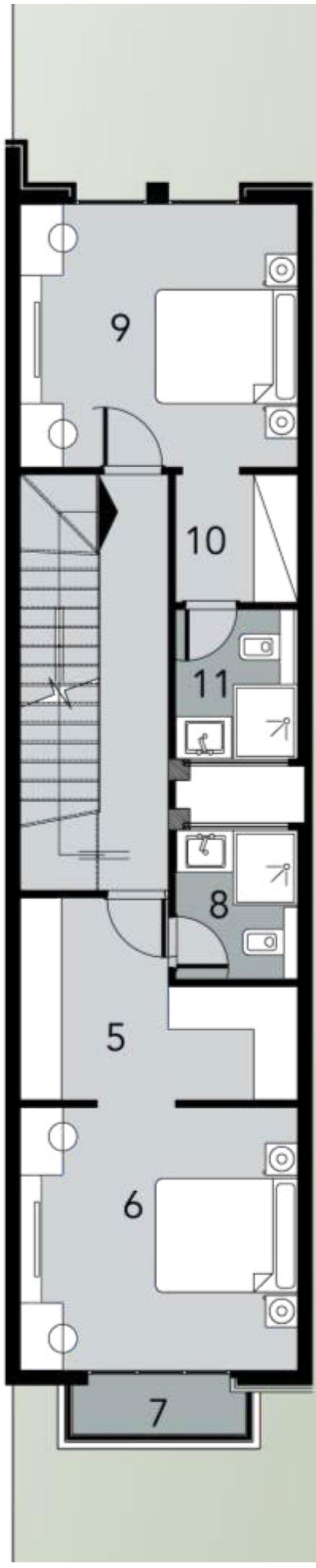
ABSOLUTE.VILLA
225C



GROUND.FLOOR

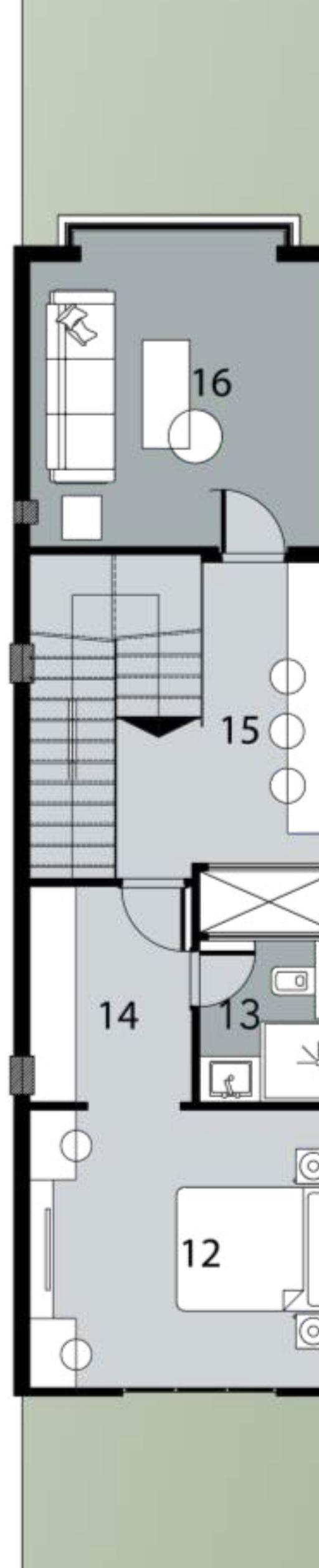
[1] KITCHEN	2.70 X 5.55
[2] GUEST TOILET	1.85 X 2.20
[3] RECEPTION & DINING	7.95 X 4.10
[4] TERRACE	4.10 X 2.00

WNA



FIRST.FLOOR

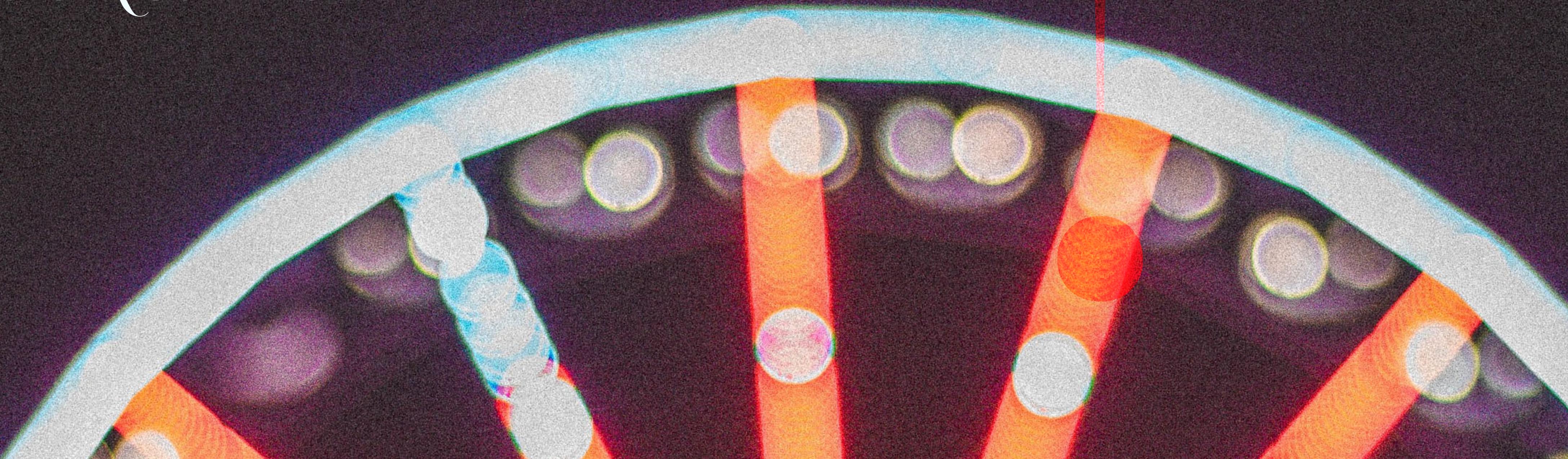
- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 3.70
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90

INTRODUCING STREAMS II



8STREAMS II

!

- ABSOLUTE VILLA 210
- ABSOLUTE VILLA 210C
- ABSOLUTE VILLA 225
- ABSOLUTE VILLA 225C
- ABSOLUTE VILLA 240
- ABSOLUTE VILLA 240C



► COMMUNITY CENTER

ABSOLUTE VILLAS

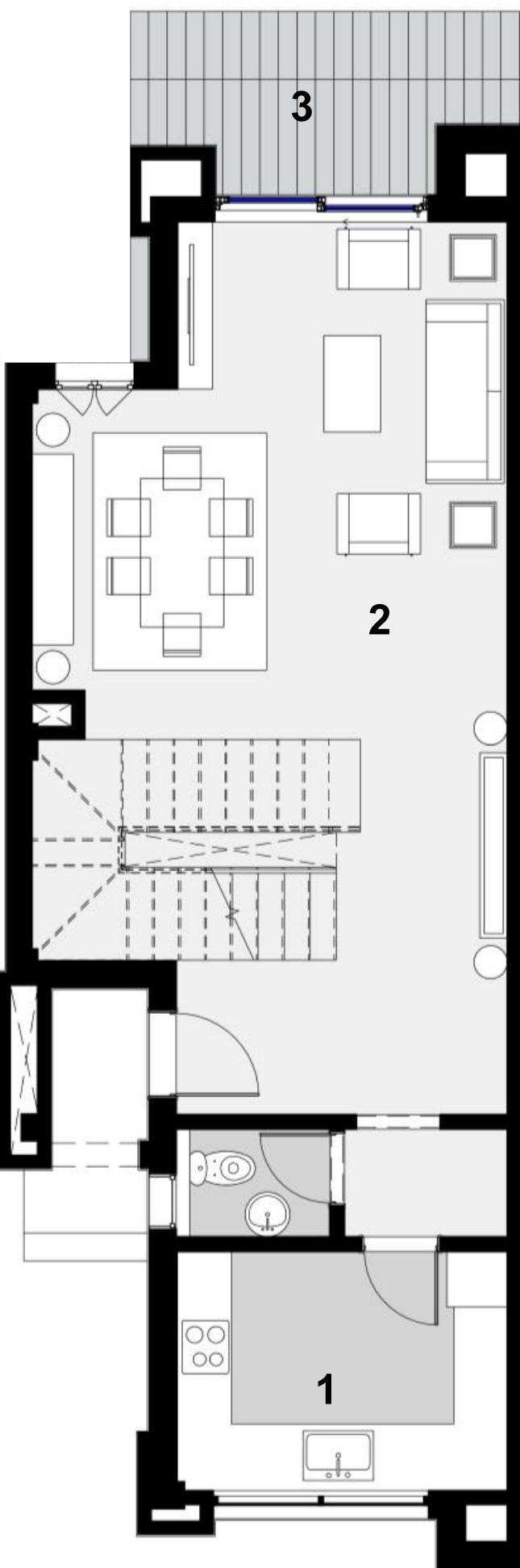
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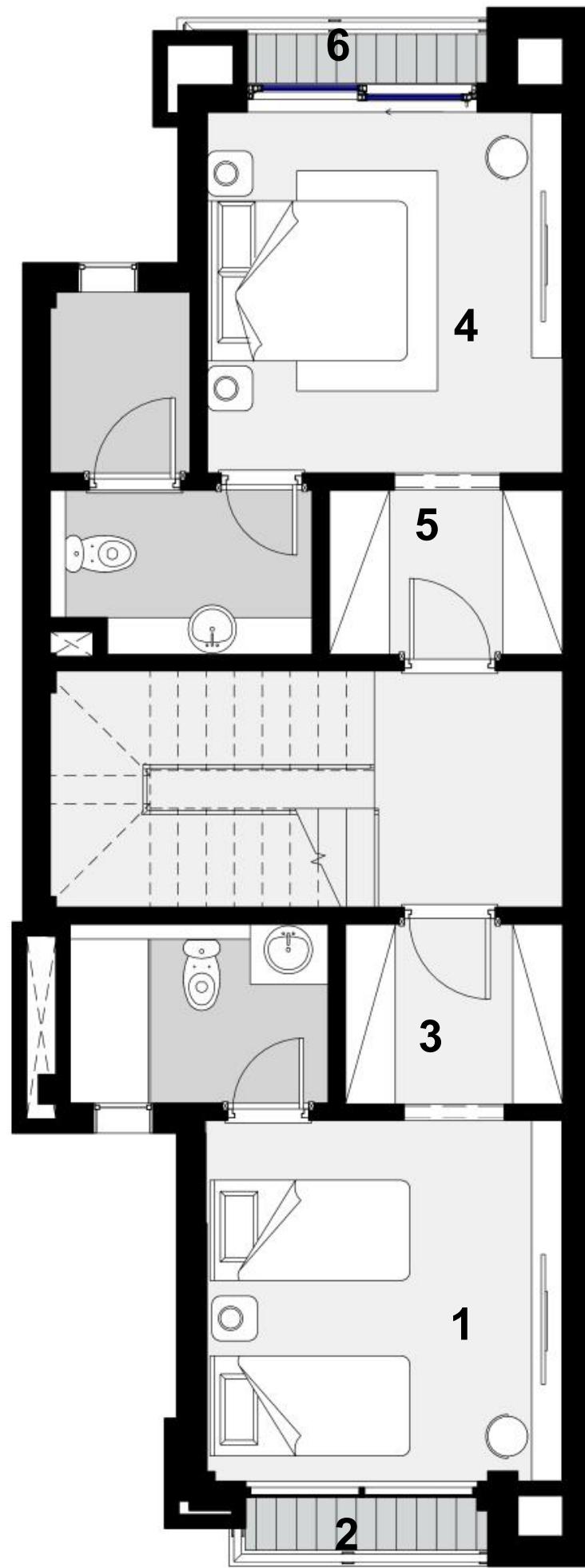
ABSOLUTE.VILLA
210



GROUND.FLOOR

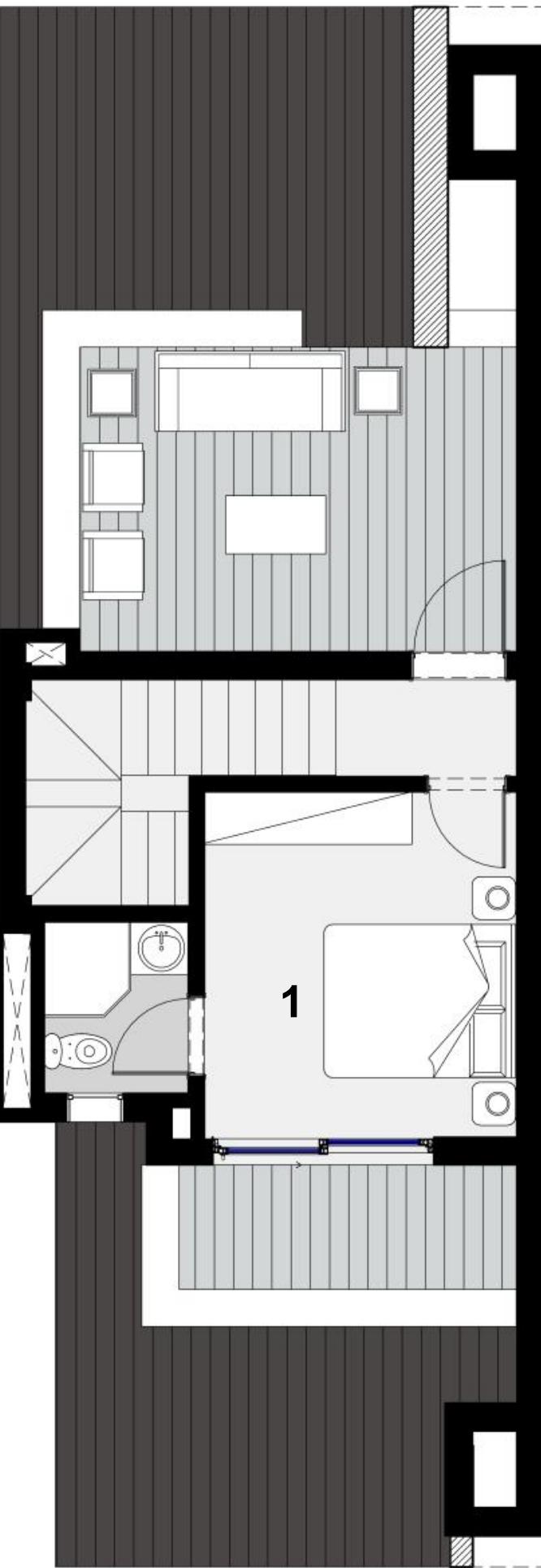
[1] KITCHEN	3.70 X 2.70
[2] RECEPTION & DINING	5.25 X 6.60
[3] TERRACE	4.40 X 1.75

!



FIRST.FLOOR

- [1] MASTER SUITE [1] 3.70 X 3.70
- [2] MASTER SUITE TERRACE 2.40 X 0.65
- [3] MASTER SUITE DRESSING 2.30 X 1.80
- [4] MASTER SUITE [2] 3.70 X 3.70
- [5] MASTER SUITE DRESSING 2.35 X 1.80
- [6] MASTER SUITE TERRACE 2.45 X 0.65



ROOF.FLOOR

- [1] MASTER SUITE [3] 4.00 X 3.75

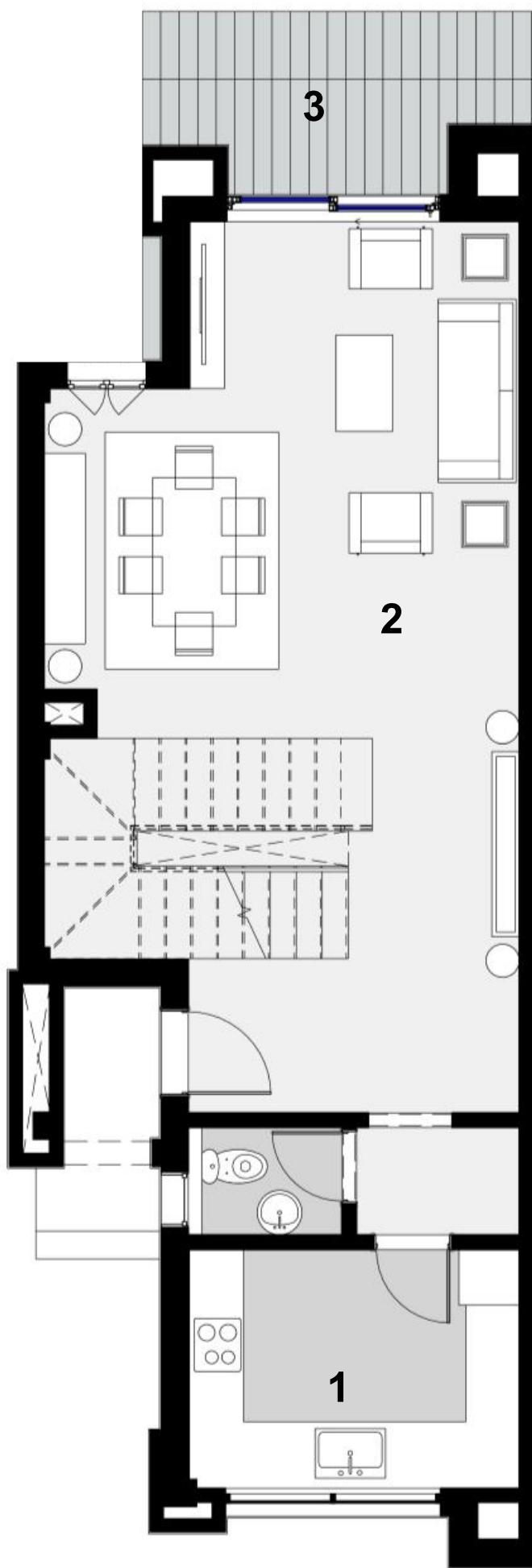
WM

!



ABSOLUTE.VILLA
210C

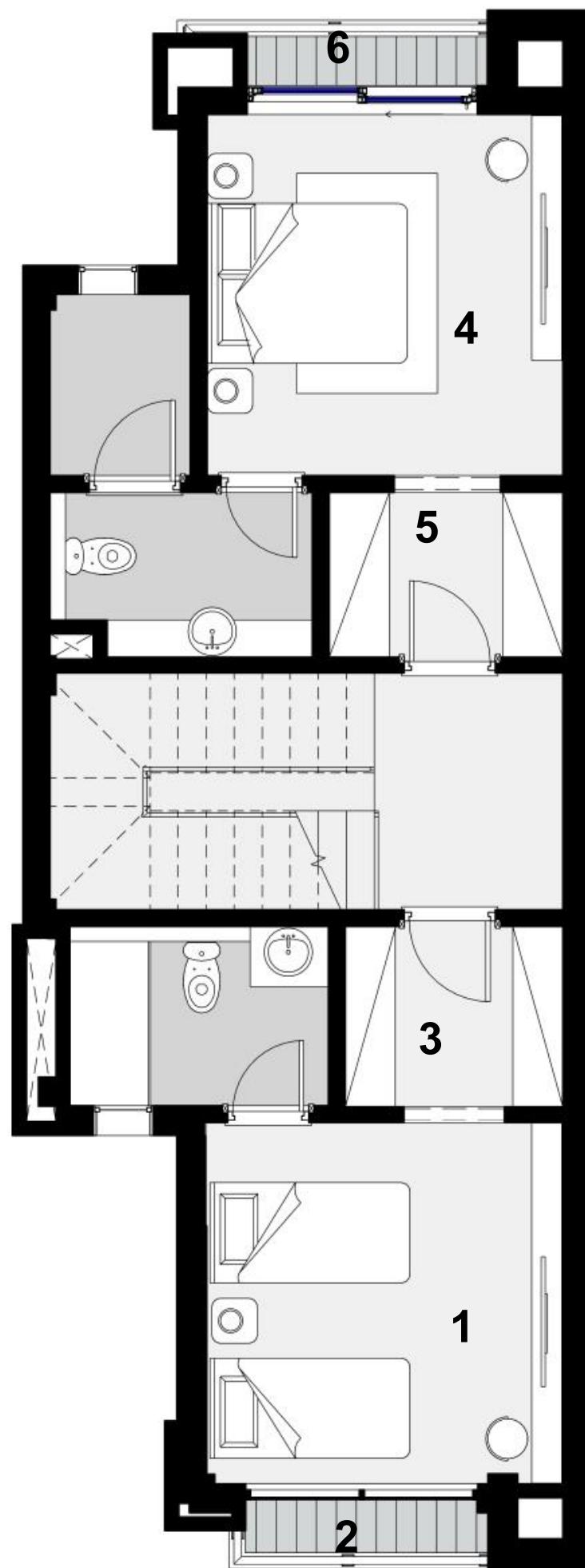
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GROUND.FLOOR

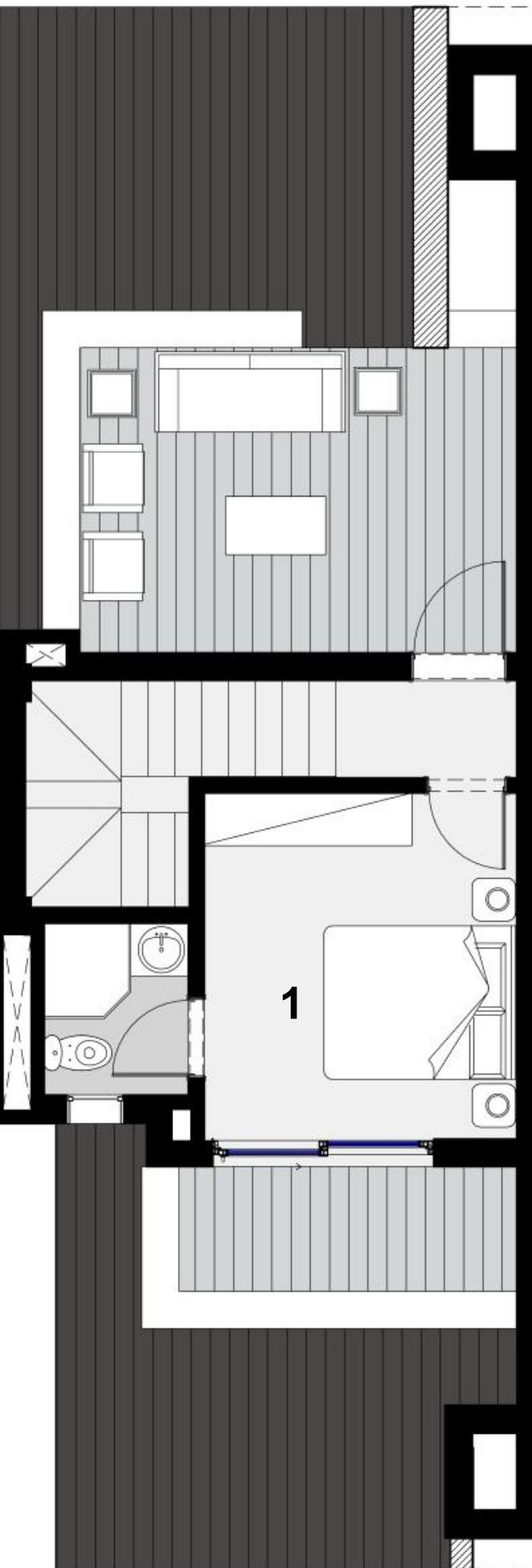
[1] KITCHEN	3.70 X 2.70
[2] RECEPTION & DINING	5.25 X 6.60
[3] TERRACE	4.40 X 1.75

WMA



FIRST.FLOOR

[1]	MASTER SUITE [1]	3.70 X 3.70
[2]	MASTER SUITE TERRACE	2.40 X 0.65
[3]	MASTER SUITE DRESSING	2.30 X 1.80
[4]	MASTER SUITE [2]	3.70 X 3.70
[5]	MASTER SUITE DRESSING	2.35 X 1.80
[6]	MASTER SUITE TERRACE	2.45 X 0.65



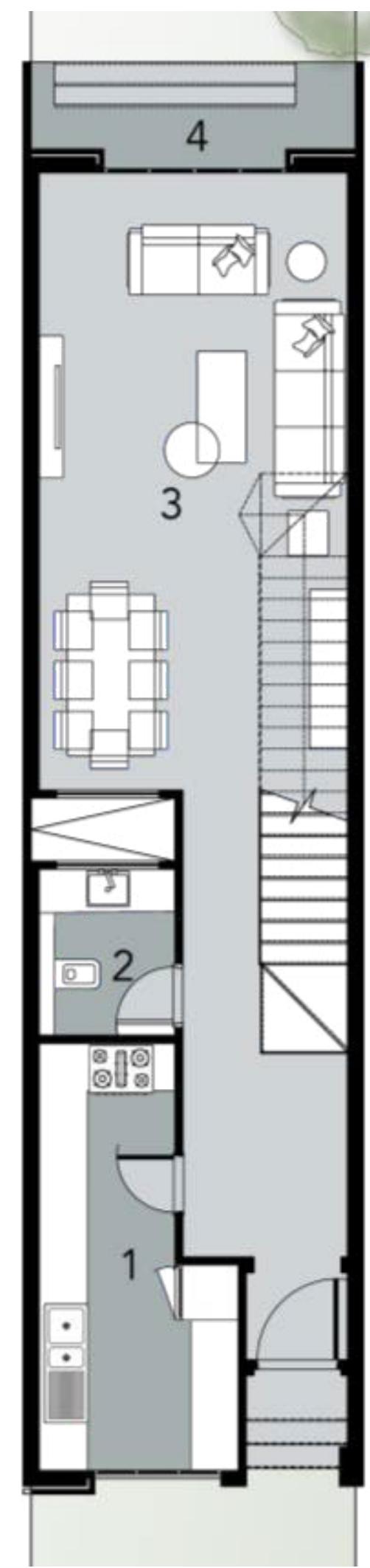
ROOF.FLOOR

[1]	MASTER SUITE [3]	4.00 X 3.75
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ABSOLUTE.VILLA
225

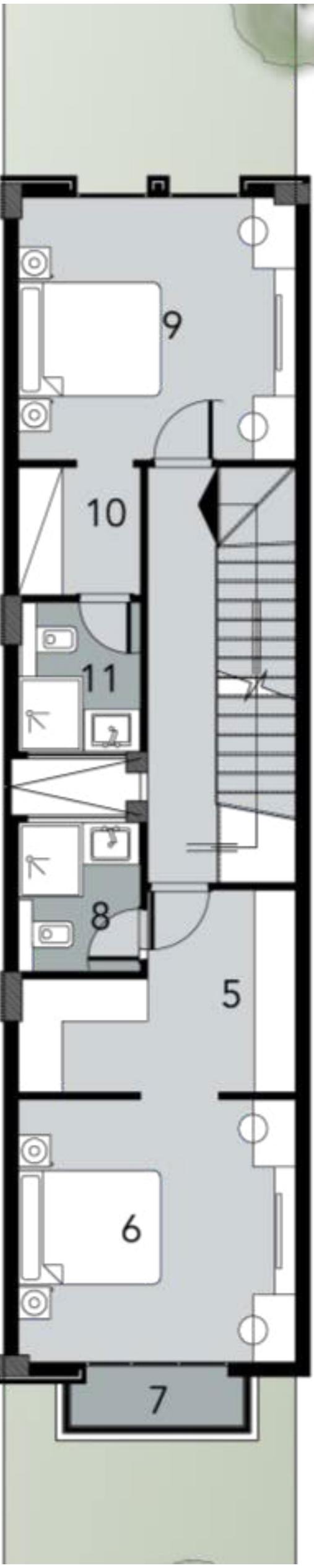
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GROUND.FLOOR

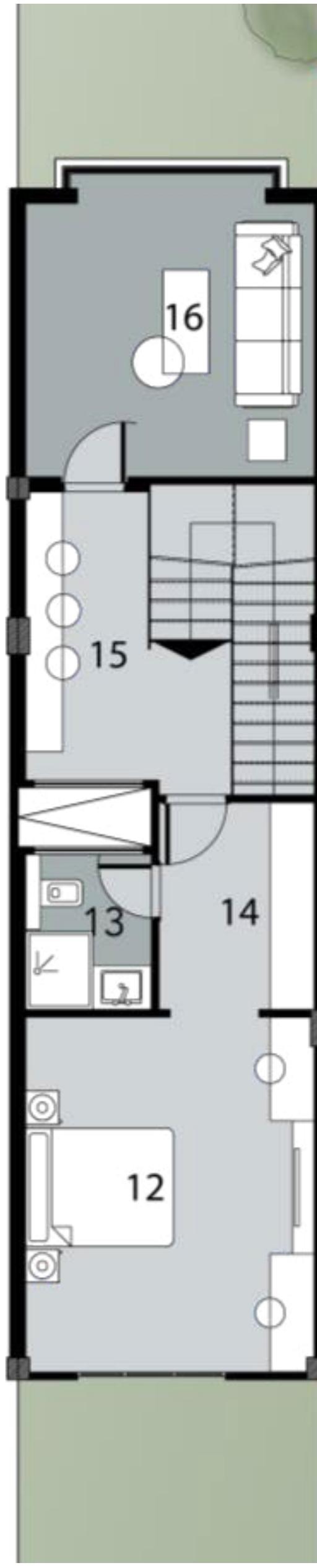
[1] KITCHEN	2.70 X 5.55
[2] GUEST TOILET	1.85 X 2.20
[3] RECEPTION & DINING	7.90 X 4.10
[4] TERRACE	4.10 X 2.00

WNA



FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



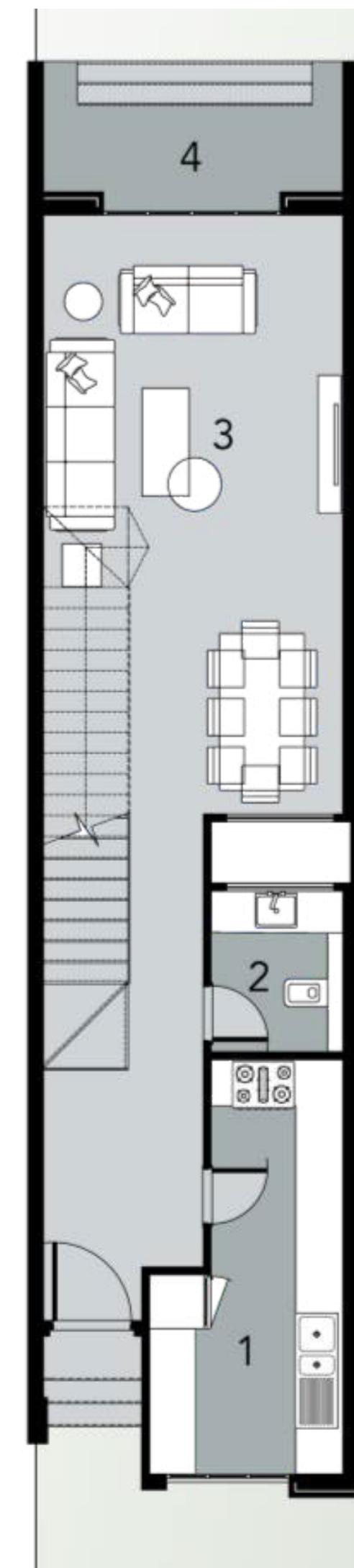
ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 4.90
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90

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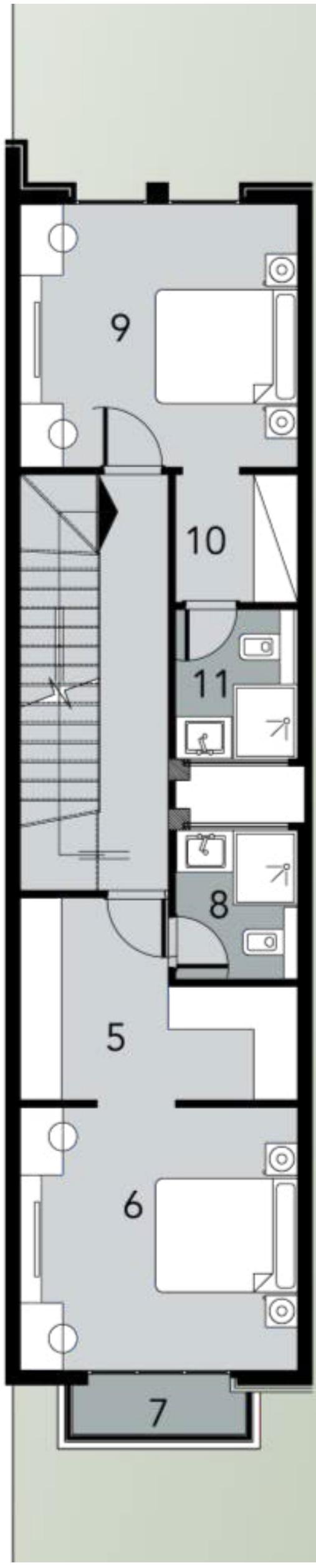
ABSOLUTE.VILLA
225C



GROUND.FLOOR

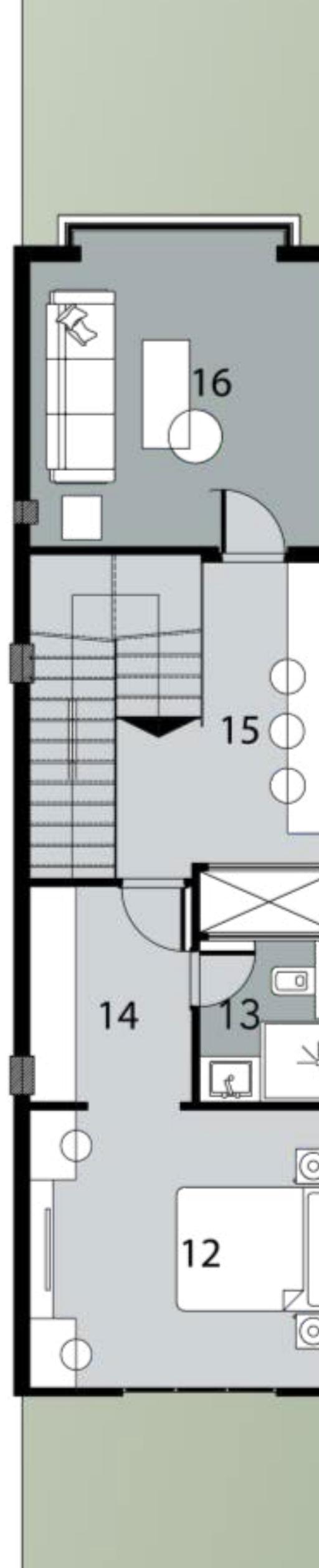
[1] KITCHEN	2.70 X 5.55
[2] GUEST TOILET	1.85 X 2.20
[3] RECEPTION & DINING	7.95 X 4.10
[4] TERRACE	4.10 X 2.00

WNA



FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



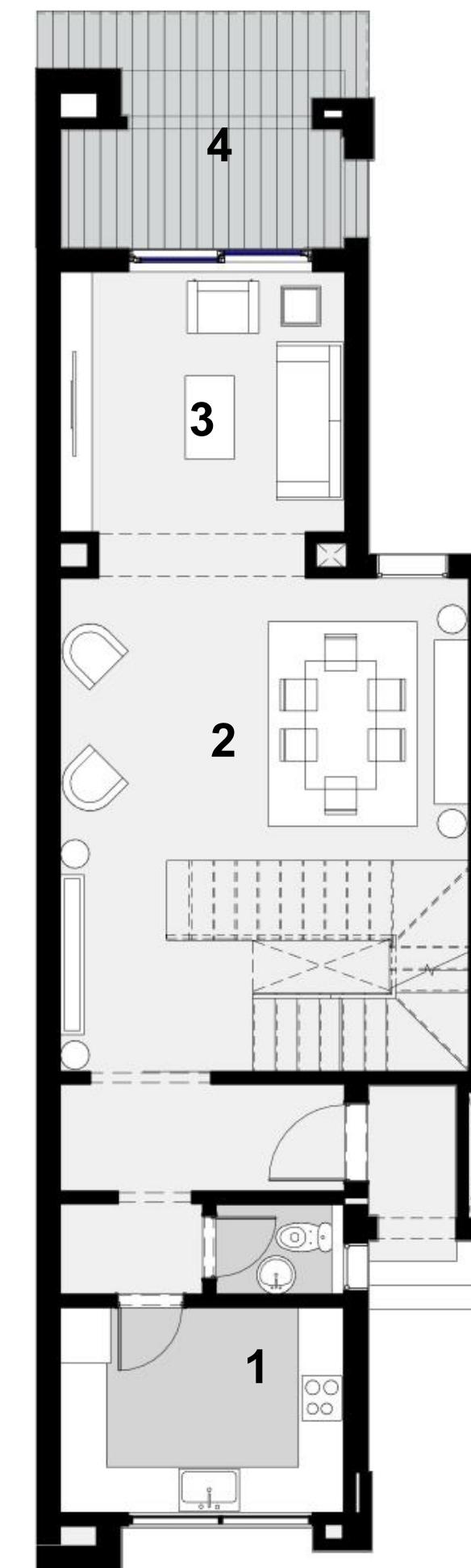
ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 3.70
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90



ABSOLUTE.VILLA
240

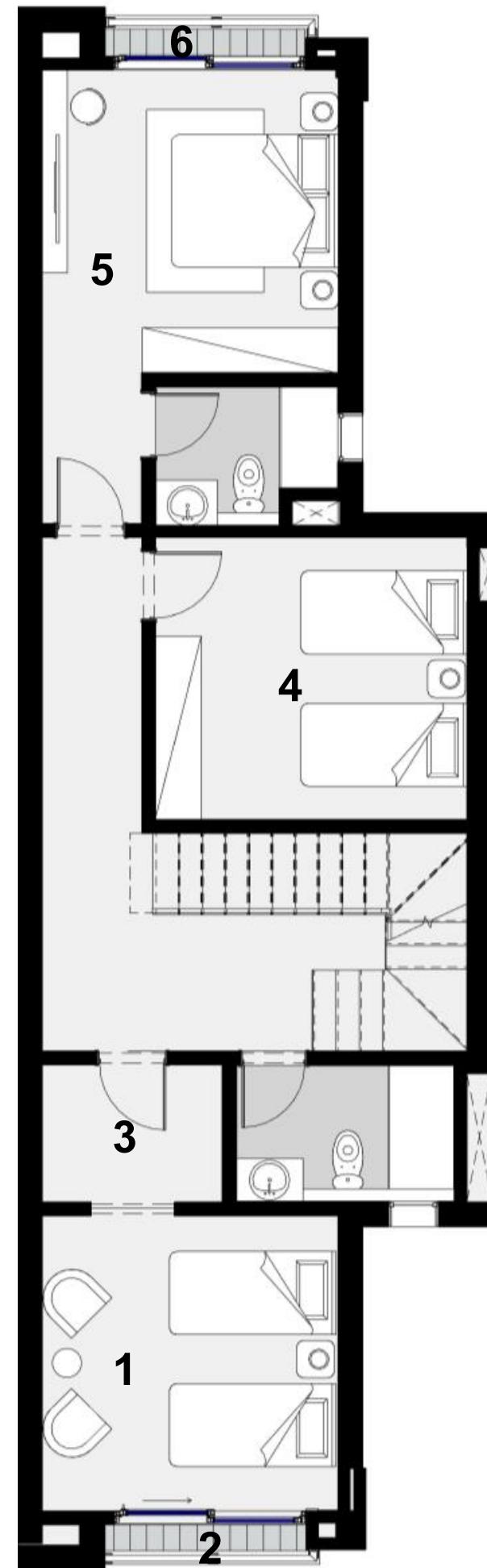
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GROUND.FLOOR

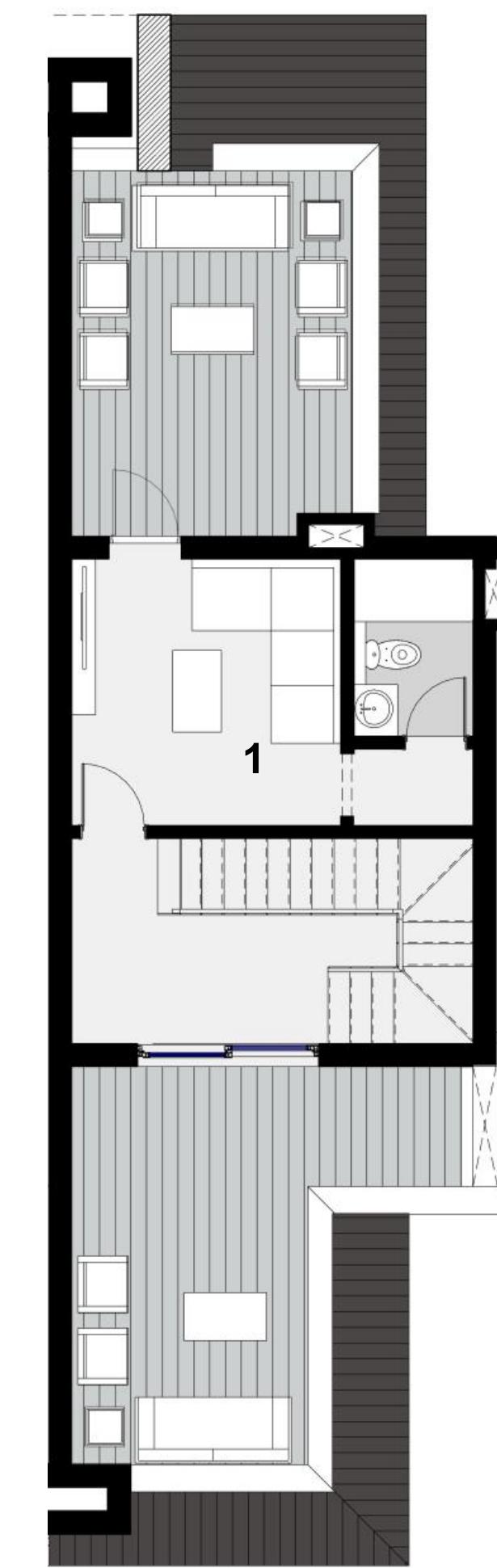
[1] KITCHEN	3.70 X 2.70
[2] RECEPTION & DINING	5.25 X 6.35
[3] LIVING ROOM	3.70 X 3.40
[4] TERRACE	3.70 X 1.85

WIM



FIRST.FLOOR

[1]	MASTER SUITE	3.70 X 3.70
[2]	MASTER SUITE TERRACE	2.40 X 0.55
[3]	MASTER SUITE DRESSING	2.30 X 1.80
[4]	BEDROOM [2]	4.00 X 3.70
[5]	BEDROOM [3]	3.70 X 3.70
[6]	BEDROOM [3] TERRACE	2.50 X 0.55



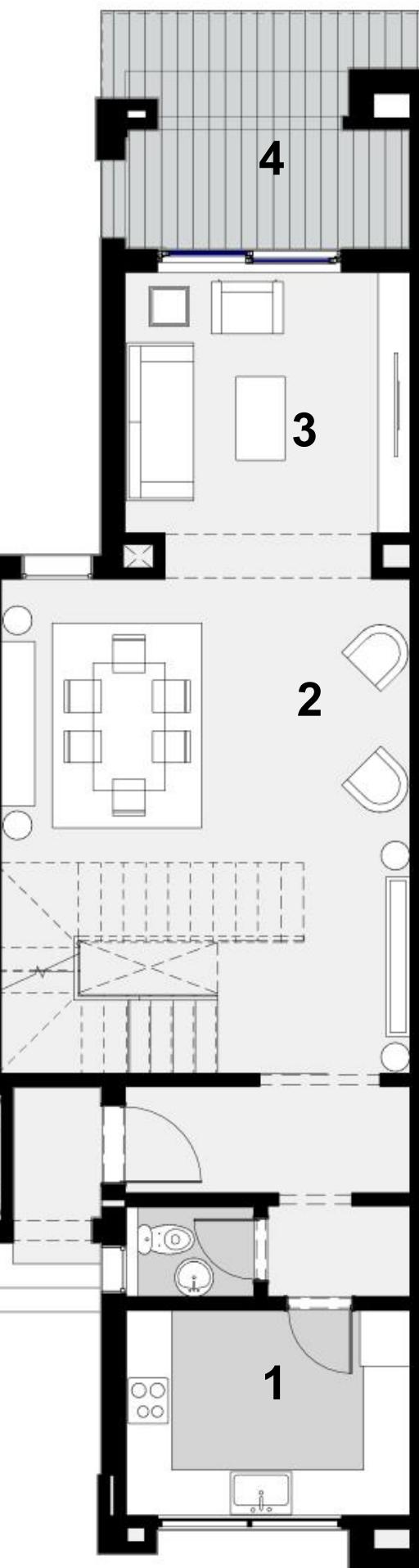
ROOF.FLOOR

[1]	LIVING ROOM	3.70 X 3.60
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ABSOLUTE.VILLA
240C

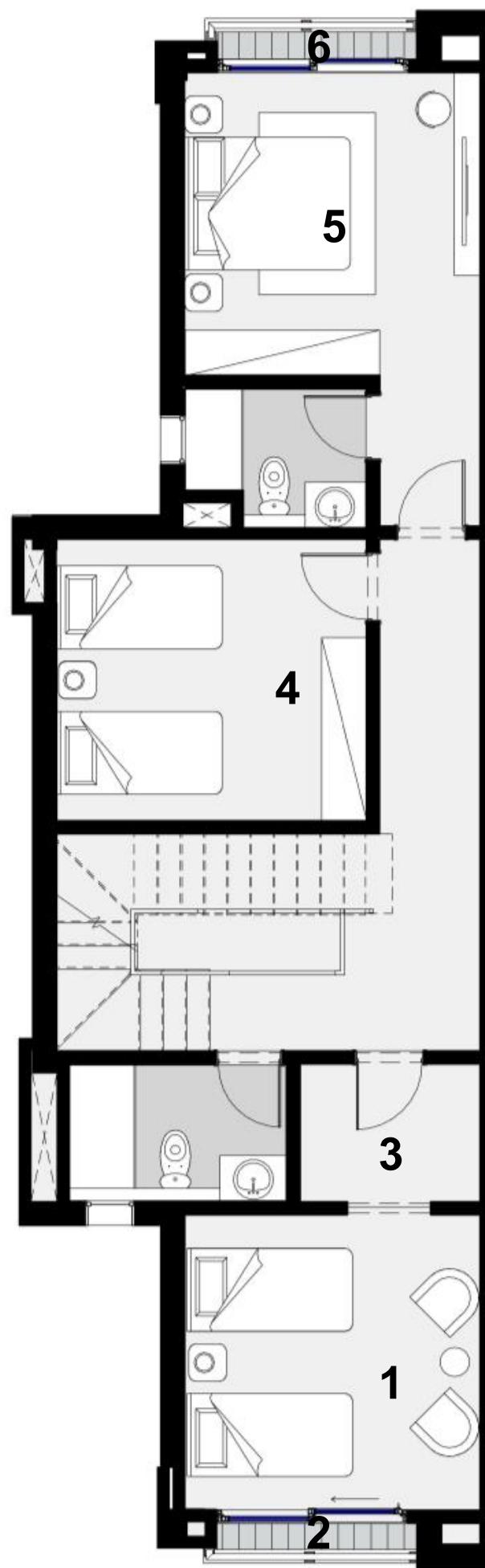
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GROUND.FLOOR

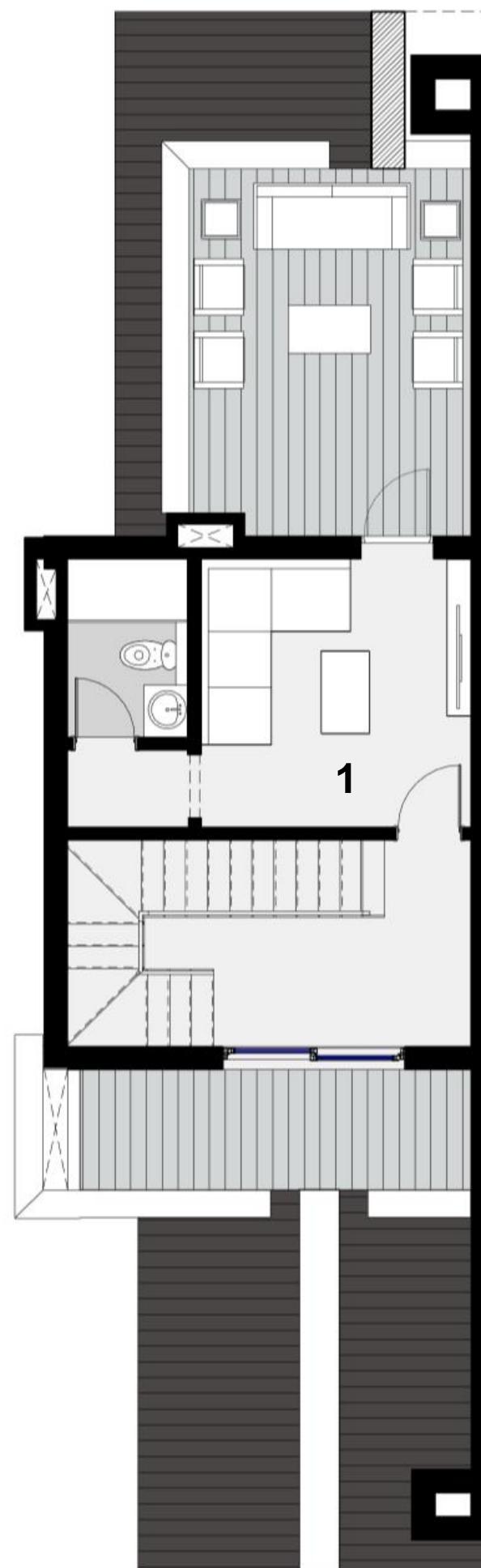
[1] KITCHEN	3.70 X 2.70
[2] RECEPTION & DINING	5.25 X 6.35
[3] LIVING ROOM	3.70 X 3.40
[4] TERRACE	3.70 X 1.85

WMA



FIRST.FLOOR

[1]	MASTER SUITE	3.70 X 3.70
[2]	MASTER SUITE TERRACE	2.55 X 0.55
[3]	MASTER SUITE DRESSING	2.30 X 1.80
[4]	BEDROOM [2]	4.00 X 3.70
[5]	BEDROOM [3]	3.70 X 3.70
[6]	BEDROOM [3] TERRACE	2.50 X 0.55



ROOF.FLOOR

[1]	LIVING ROOM	3.70 X 3.60
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OUR TYPES - 8STREAMS I



SIGNATURE
VILLAS

TWIN
VILLAS

TOWN
VILLAS

ABSOLUTE
VILLAS

SIGNATURE VILLA 260

TWIN VILLA 245

TOWN VILLA 230C

TOWN VILLA 265

TOWN VILLA 265C

ABSOLUTE VILLA 225

SIGNATURE VILLA 325

TOWN VILLA 270C

TOWN VILLA 270V

TOWN VILLA 270VC

ABSOLUTE VILLA 225C



WMA

OUR TYPES – STREAMS II



ABSOLUTE VILLA 210

ABSOLUTE VILLA 210C

ABSOLUTE VILLA 225

ABSOLUTE VILLA 225C

ABSOLUTE VILLA 240

ABSOLUTE VILLA 240C



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