

AN ALL VILLA EXCLUSIVE COMMUNITY

Lifestyles highlighted & Luxury redefined



THE MARQ



Since its discovery, diamonds have been universally acknowledged as the most valuable precious rock. The meticulous process from the initial mining to the final revelation, artists finely craft each diamond. We chose the pink diamond for its natural beauty of color & the marquise cut for its fine edges & expressive reflections.

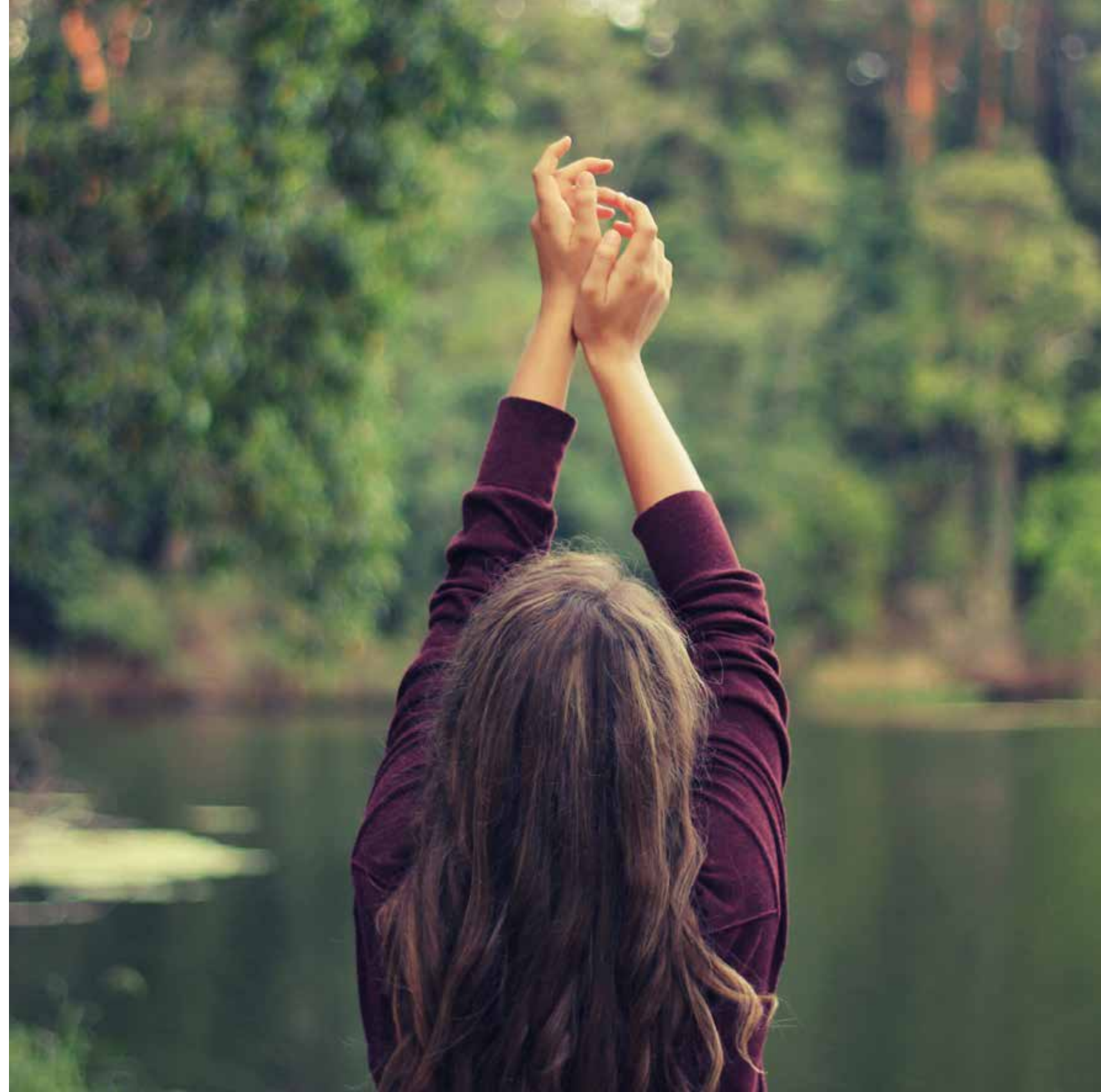
THE MARQ**UISE**

The MarQ has been scrupulously designed to create the finest community in Egypt.



Always Feels Like Home

The MarQ is a gated community developed to serve around 300 families designed exclusively over 26 Feddans for those who desire to live in a green based community with unparalleled services.

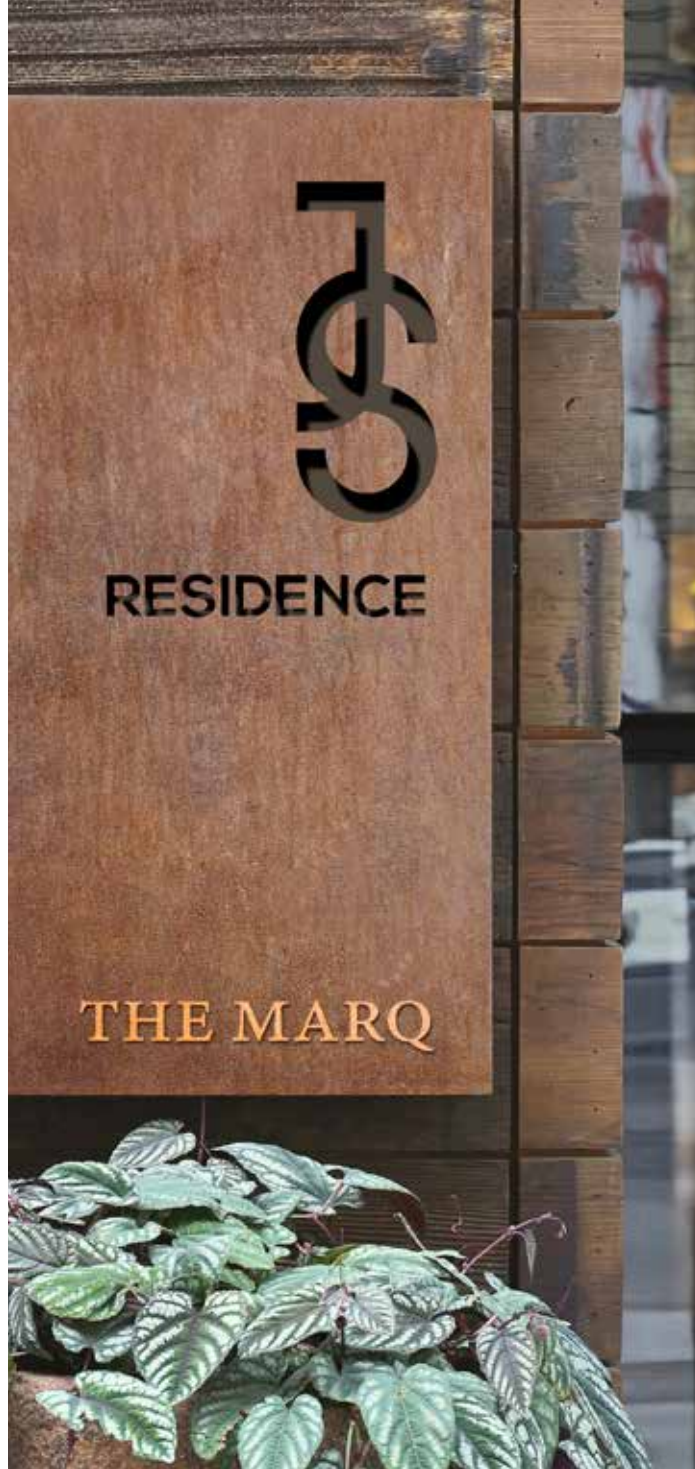




Undivided Experience

The MarQ is designed to give you the full experience of serenity, inclusiveness and tranquility.





Your Home,Your Brand

We pride ourselves as the first personal-branded compound in Egypt. We collaborate with **LONGEBLACK*** to provide every resident a hotel-like experience.

Your home will be branded with your name/initials for your choice of liking to match your style of interior and taste.





Design That Matters

All our villas are designed to fit your lifestyle. We provide the ultimate balance between design & functionality.





The MarQ's Drive

Located right by the compound's wall, The MarQ Drive offers a pedestrian friendly experience. It features a retail strip with a supermarket, bank, F&B and premium office spaces.

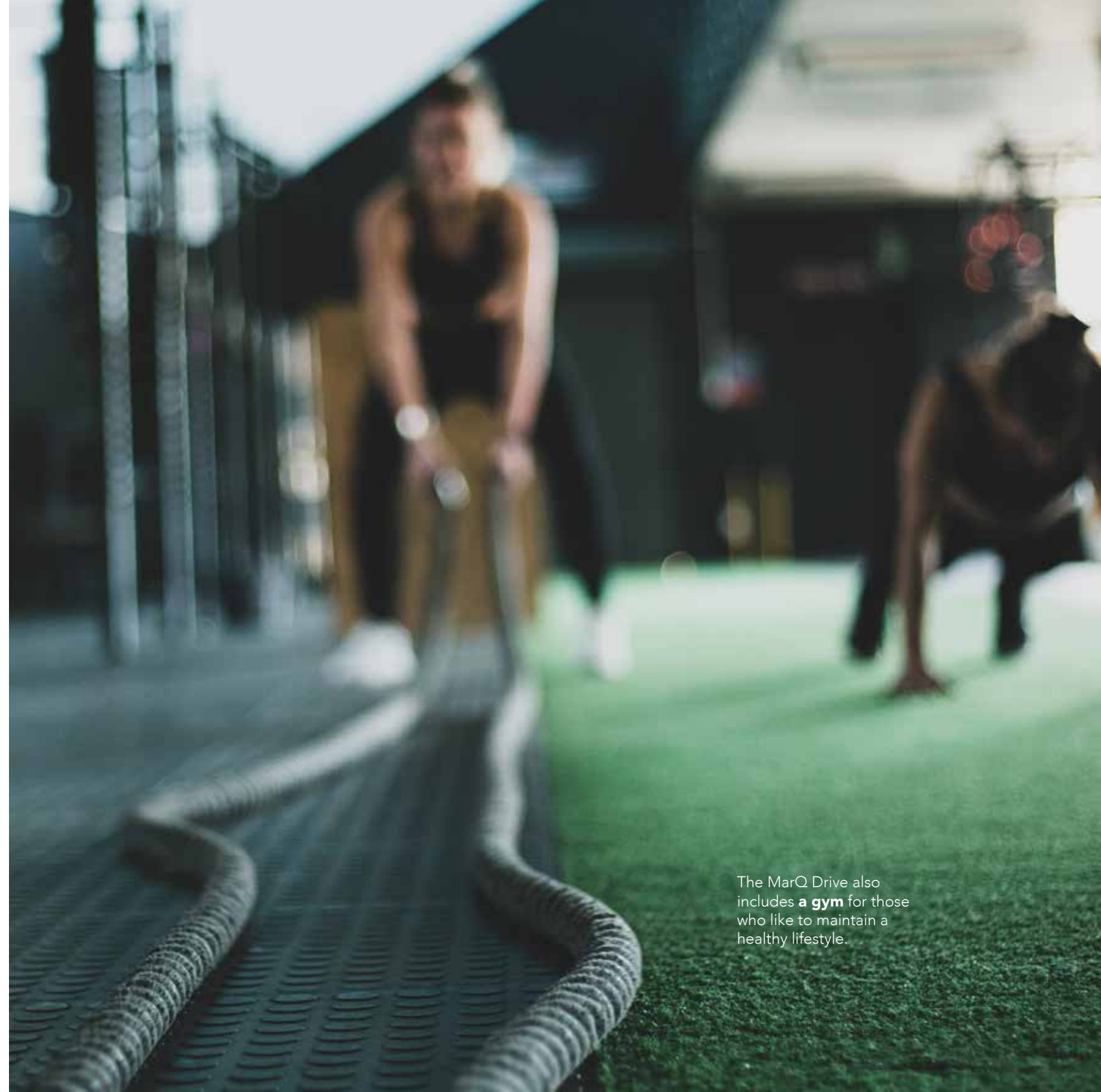


Our **Clubhouse** is distinguished with amenities such as a spa, a lounge, and a room for social activities.



The MarQ's Drive

A pharmacy and a clinic are available to ensure that medical services are provided to The MarQ's residents around the clock.



The MarQ Drive also includes **a gym** for those who like to maintain a healthy lifestyle.



The MarQ's Drive

A women lounge will be set in The Drive to create a comfortable and pleasant space for women to gather and spend time.

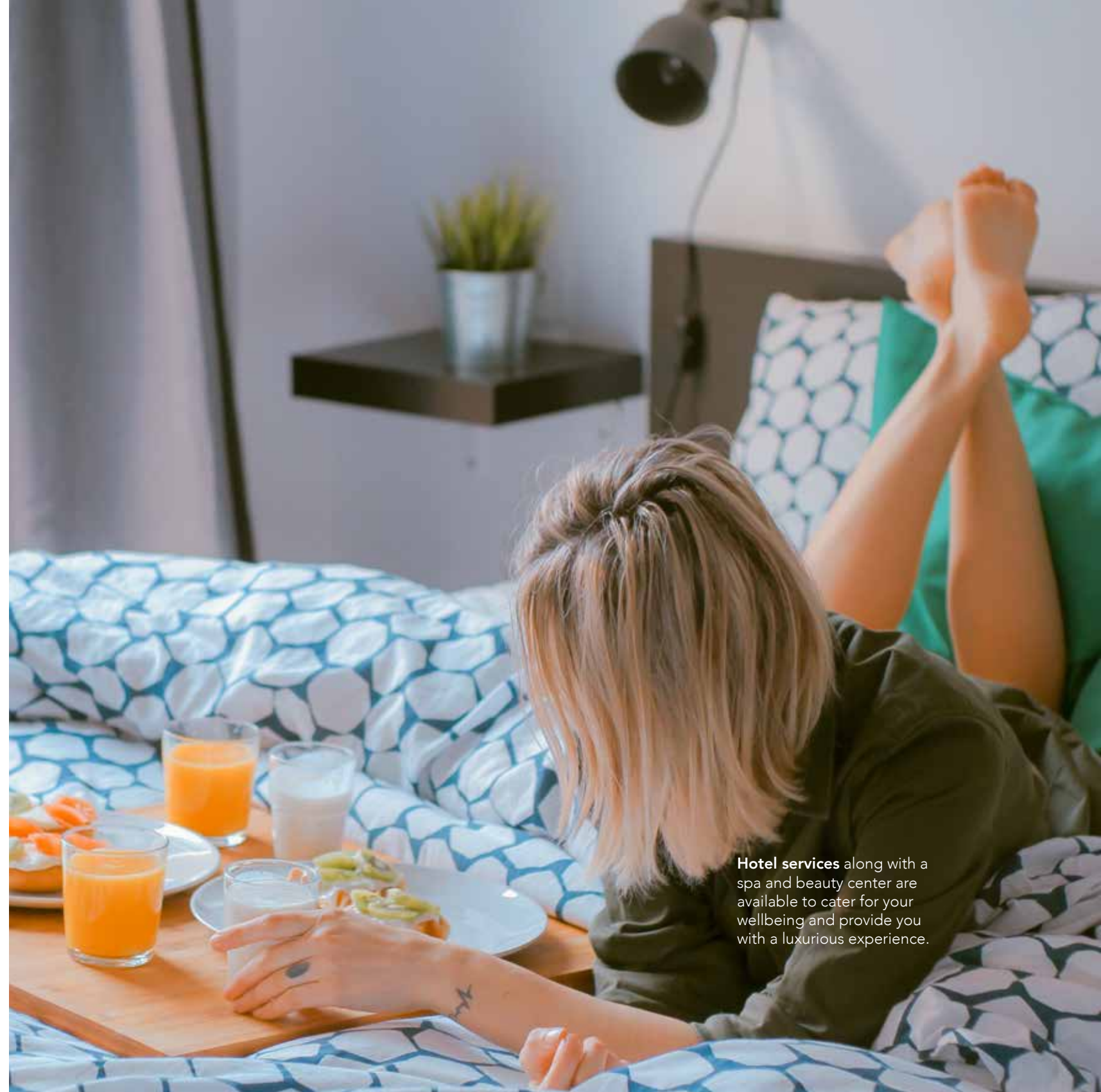


A cigar lounge is available to cater to those who enjoy smoking cigars while socializing and taking delight in the company of others.



The MarQ's Drive

kids area and a **nursery** are available to ensure your kids are in good hands.



Hotel services along with a spa and beauty center are available to cater for your wellbeing and provide you with a luxurious experience.



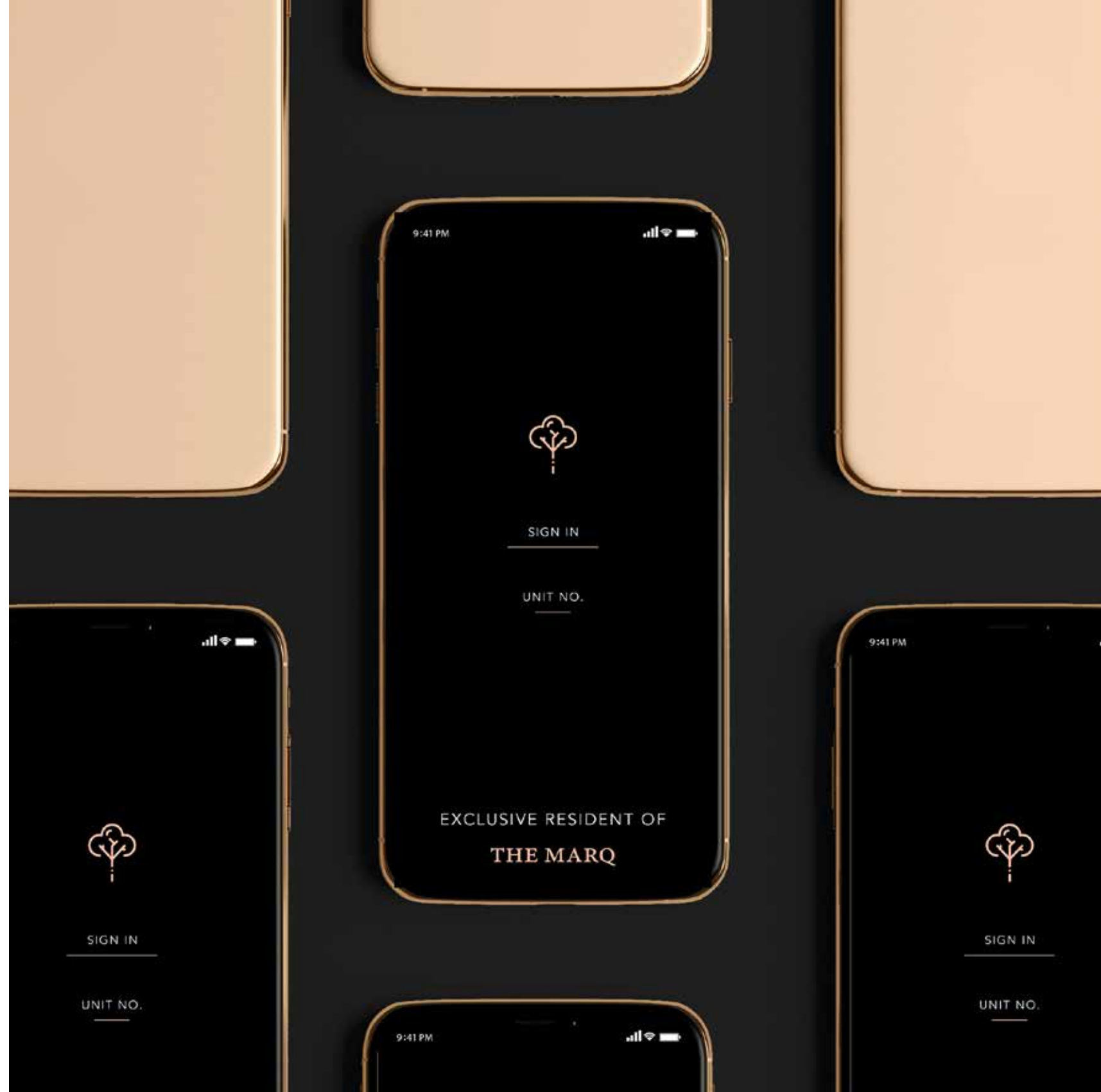
The MarQ Services The MarQ Living App

On Demand Services:

- Housekeeping – To Keep your house looking fresh day to day.
- Maintenance – For all aspects of the villa's inner workings and functionality.
- Car Wash – From the comfort of your compound.
- Dry Cleaning – Ironing and dry-cleaning services to your doorstep.
- Compound Wide Delivery Service - Avoid the hassle of traffic with delivery services.

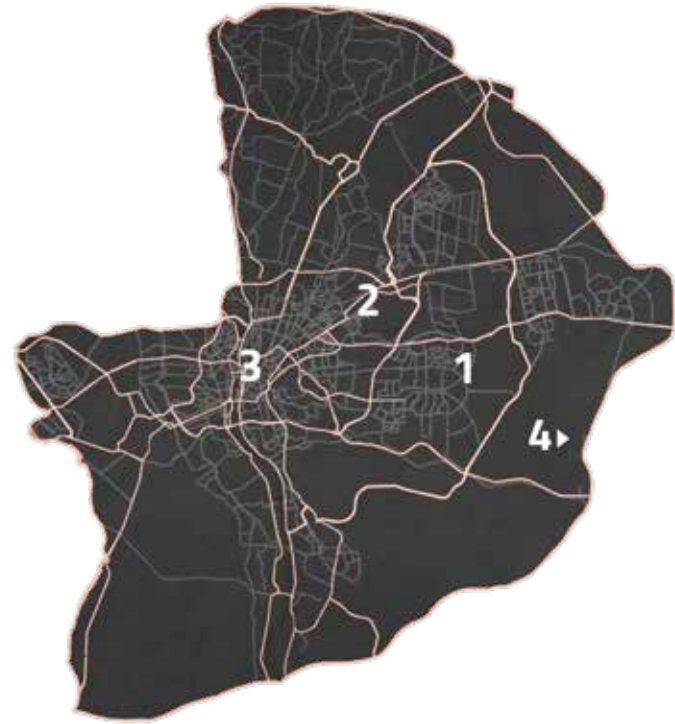
Additional Services:

- Key-less Villa Access – The latest technology in home design.
- Community Communication Platform – To allow you to interact within the community.
- Automated Visitors Management Platform – Optimal security management platform.
- Online Payments – Across all functions of the application.
- Kids Cashless Profiles – Create kid friendly profiles through the application.



Always,
a prime location.





A modern lifestyle in the heart of New Cairo, with close proximity to Suez Rd., Sokhna Capital Rd. and the New Capital with easy access to ring road and Cairo airport.

- 1 The MarQ
- 2 Cairo International Airport
- 3 Downtown Cairo
- 4 New Capital



Master plan

26 Feddans
300 Villas

+Millions of memories to be
made





The Walk

Featuring a 1.5 Km long lane surrounding the community. The perfect place for running, walking, and cycling.



Moon Garden

Stretching over the Western side of The MarQ. Revolutionizing family entertainment with an outdoor cinema and white flowers that reflect moonlight at night.



Butterfly Garden

Situated in the Eastern side, this colorful and lavish garden is a freshly introduced concept to New Cairo. BG is made with colorful flowers with remarkable scents and a dogs' park.



Aroma Garden

Located in the South Western side of The MarQ. An aromatic garden to emerge your senses with edible plants.



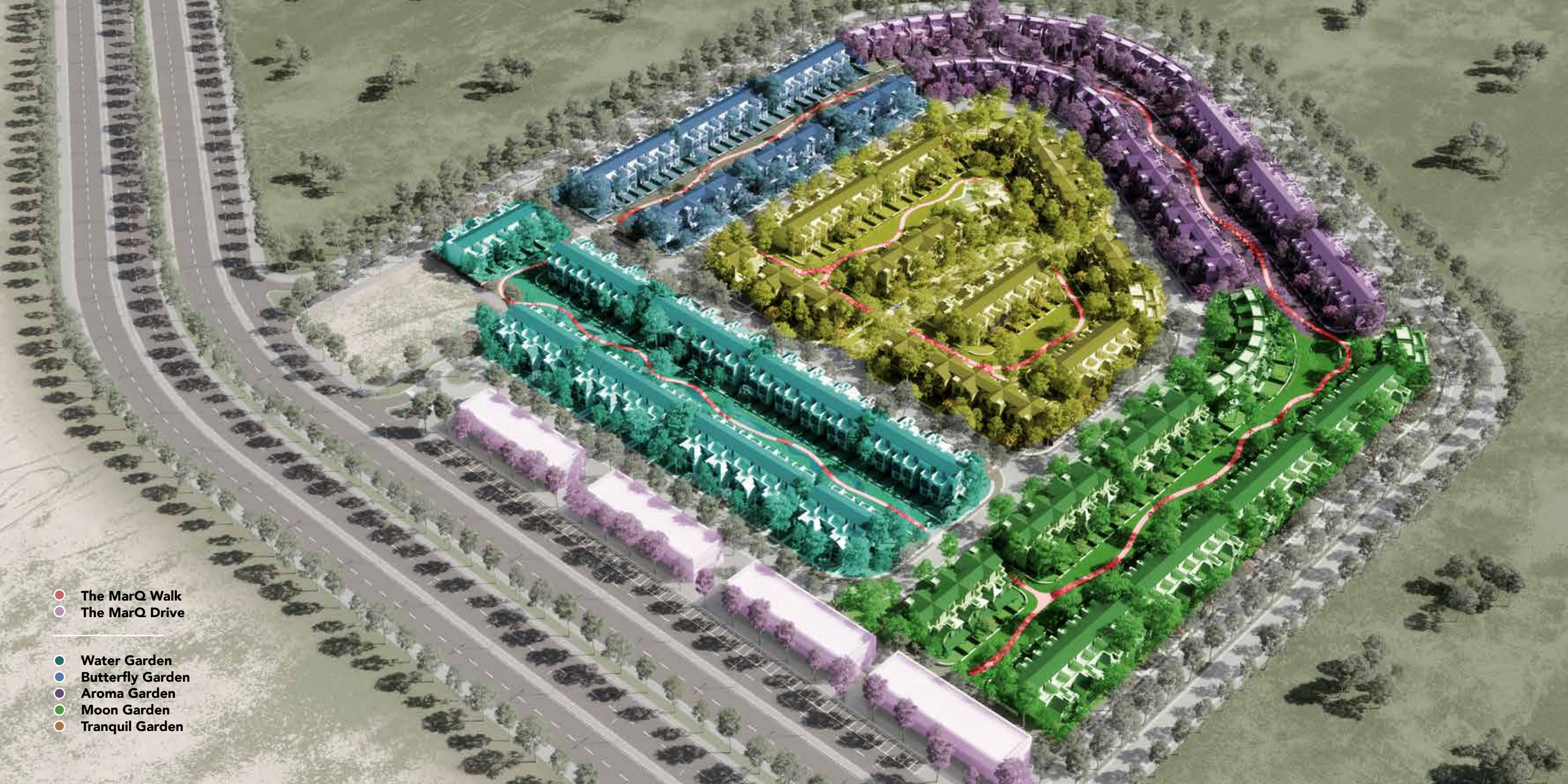
Water Garden

Located at the Northern side of The MarQ. Providing a serene and refreshing ambiance featuring running water, ponds and a kids' playground.



Tranquil Garden

Nestled in the heart of The MarQ. Perfect familial gateway featuring a pool along with a yoga & meditation area and precious rocks.



● The MarQ Walk
● The MarQ Drive

● Water Garden
● Butterfly Garden
● Aroma Garden
● Moon Garden
● Tranquil Garden



The MarQ living

Each of the 300 villas has a premium valley view. Front yard design gives the impression of an open and spacious area. *Kitchens with a view over the front yard.*

An area is available if you decide to grow your family with a dog. Semi shaded car driveways allow you to beat the city's heat. *Each of our units is unique with its exclusive villa*





Premium & Signature Finishing

Our attention to detail ensures that each home at The MarQ is elegant and functional with superior finishing.

We offer two types of interior finishing. Premium package by *Built Design House* and Signature finishing by *Hany Saad Innovations*.



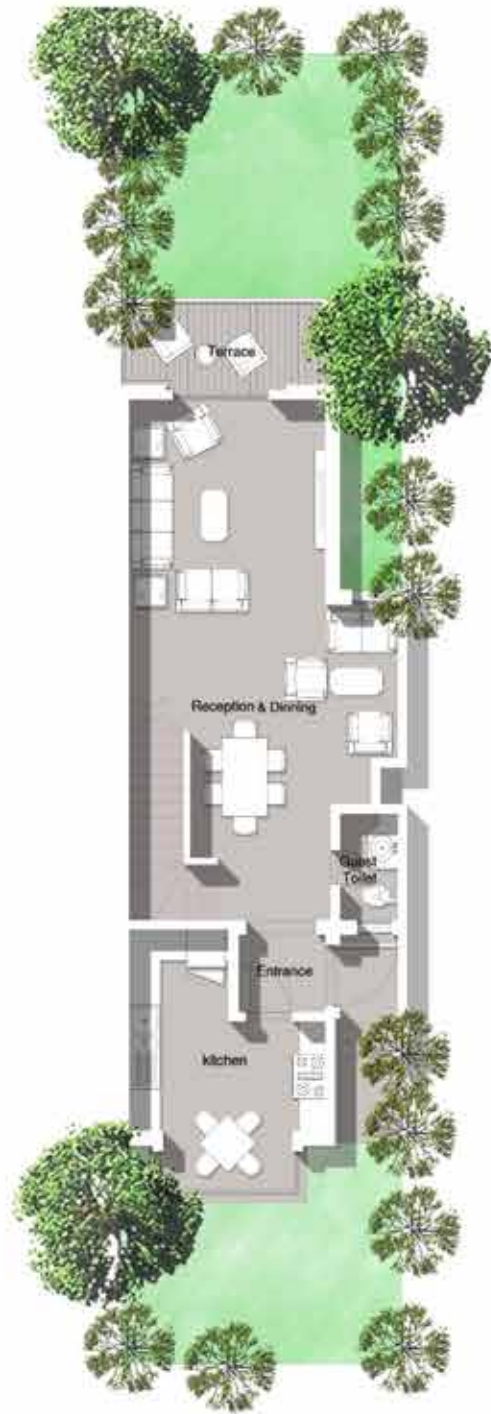
Our Villas:
Town Villas &
Signature Villas.





Town Villa 185

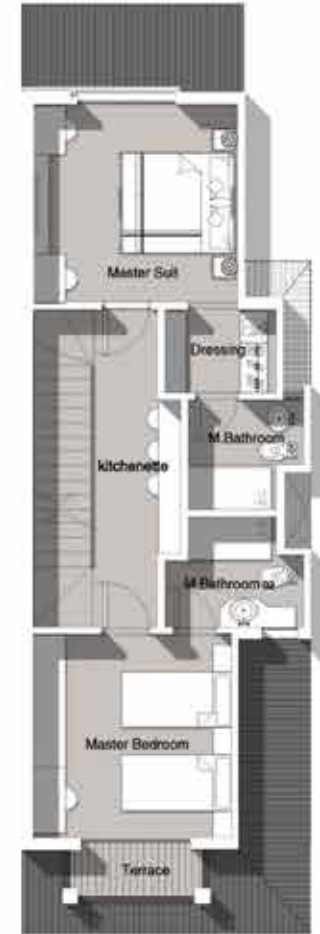




Town Villa 185

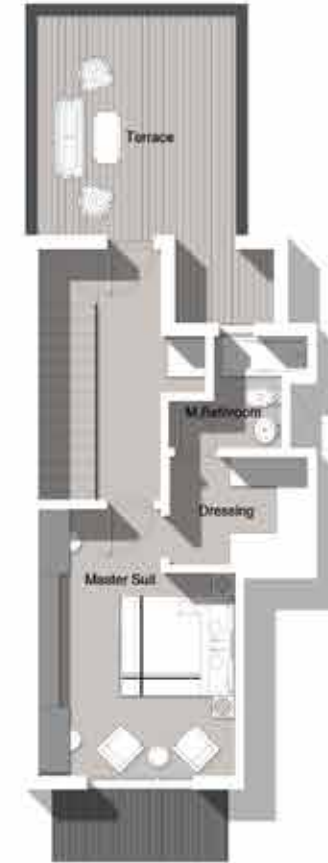
Ground Floor Plan

Terrace	1.60 x 4.00
Reception	9.70 x 5.20
Guest Toilet	2.20 x 1.40
Kitchen	4.80 x 3.85
Entrance	1.50 x 3.20



First Floor Plan

Master Suit	3.80 x 3.85
Dressing	1.65 x 2.20
M.Bathroom 1	2.10 x 2.35
Master Bedroom	3.80 x 3.90
M.Bathroom 2	2.75 x 2.10



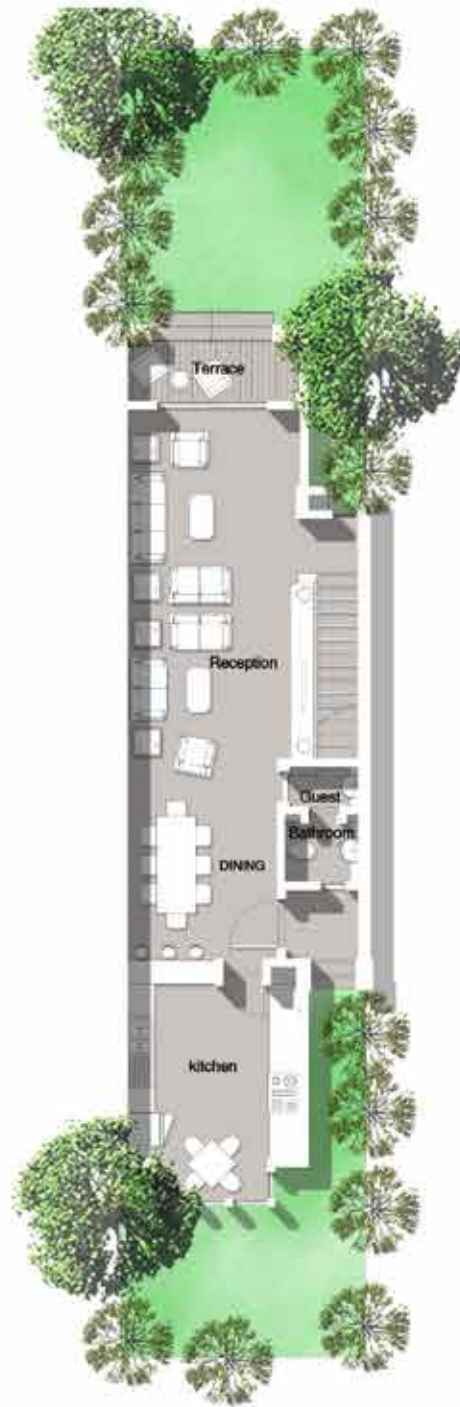
Roof Floor Plan

Terrace	5.20 x 3.85
Master Suit	4.95 x 3.85
Dressing	2.20 x 2.75
M.Bathroom	2.30 x 2.00



Town Villa 200





Town Villa 200

Ground Floor Plan

Terrace	1.60 x 3.80
Reception	8.25 x 5.00
Guest Bathroom	1.55 x 3.20
Kitchen	4.95 x 3.80
Entrance	1.90 x 5.00



First Floor Plan

Master Bedroom	3.80 x 3.80
Dressing	2.30 x 1.90
M. Bathroom	1.80 x 2.30
Terrace	0.50 x 3.00
Bathroom	1.80 x 3.20
Bedroom 1	3.70 x 3.80
Bedroom 2	3.80 x 3.80



Roof Floor Plan

Terrace 1	7.35 x 5.00
Living Room	3.80 x 5.00
Terrace 2	3.70 x 3.80



Town Villa 220





Town Villa 220

Ground Floor Plan

Terrace	1.60 x 5.65
Reception	8.70 x 5.45
Guest Toilet	2.40 x 1.60
Kitchen	3.85 x 3.80
Maid's room	2.80 x 2.30



First Floor Plan

Master Bedroom	4.25 x 4.00
Dressing	2.70 x 2.55
M.Bathroom	2.40 x 2.20
Terrace 1	0.50 x 2.95
Bathroom	2.30 x 3.75
Bedroom 1	3.80 x 3.70
Terrace 2	0.75 x 2.00
Bedroom 2	3.80 x 3.75
Terrace 3	0.75 x 2.00

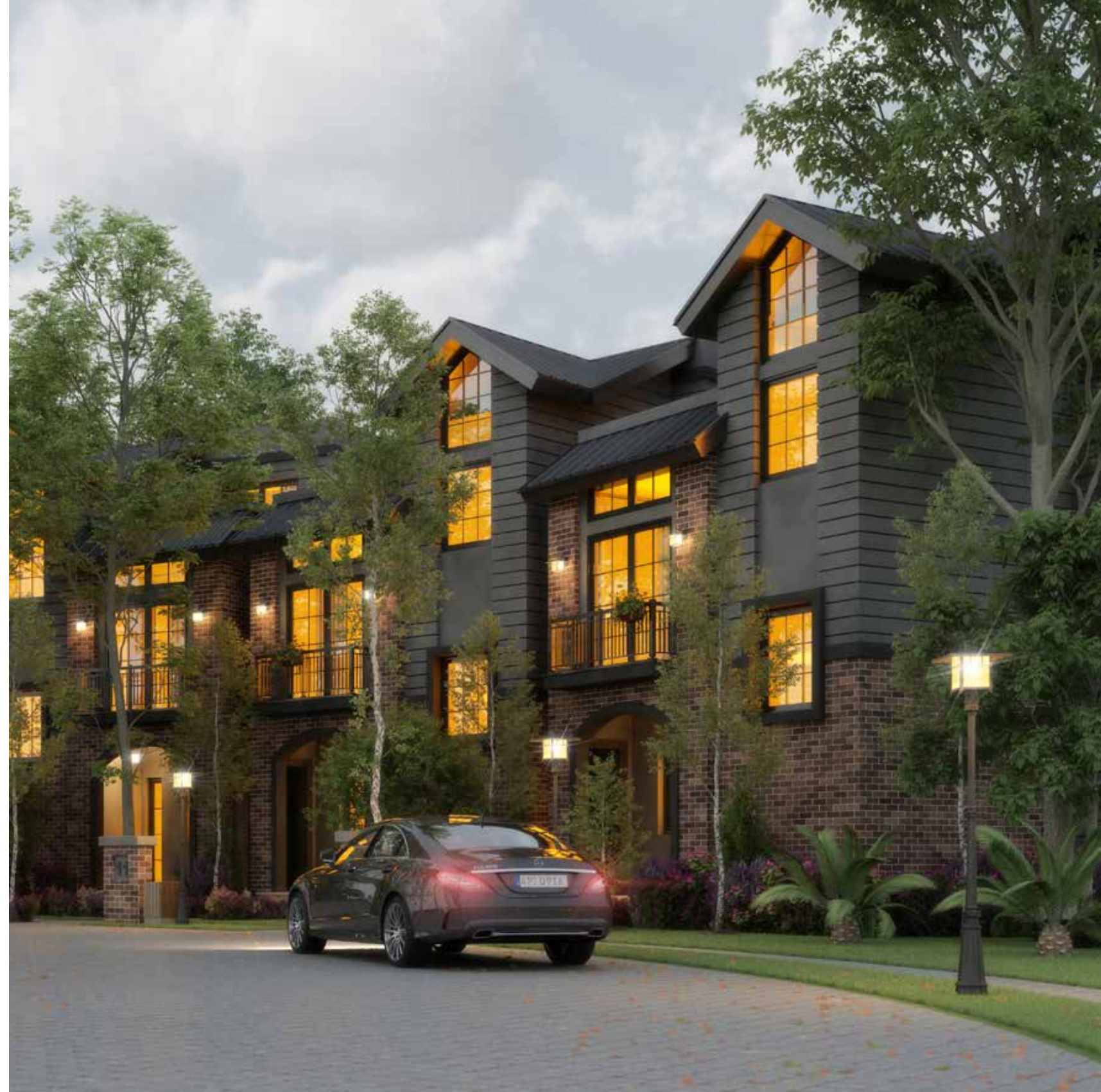


Roof Floor Plan

Terrace 1	3.70 x 7.45
Living Room	4.85 x 5.70
Bathroom	2.20 x 1.50
Terrace 2	4.00 x 6.70



Town Villa 220 V





Town Villa 220 V

Ground Floor Plan

Terrace	1.55 x 3.75
Reception	7.15 x 7.50
Guest Toilet	1.90 x 1.15
Kitchen	4.15 x 2.85
Laundry	1.90 x 1.30
Entrance	2.85 x 3.70



First Floor Plan

Master Suit	4.00 x 3.80
Dressing 1	2.10 x 1.85
M.Bathroom	1.90 x 2.05
Terrace 1	0.80 x 2.00
Bathroom	1.90 x 2.55
Bedroom 1	4.40 x 3.80
Terrace 2	0.80 x 2.30
Master Bedroom	3.80 x 3.80
Dressing	2.10 x 1.95

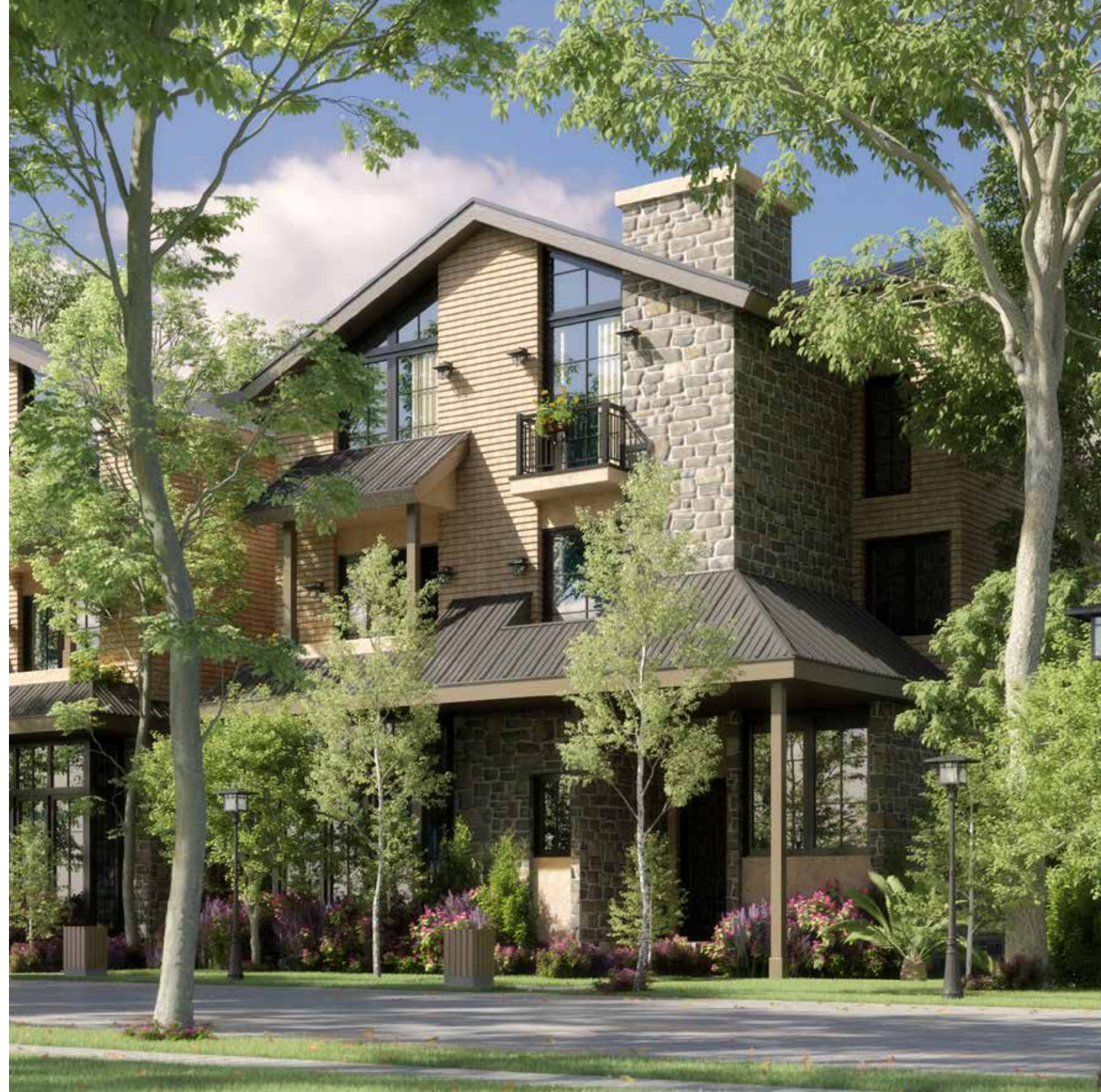


Roof Floor Plan

Terrace 1	3.60 x 7.55
Living Room	3.55 x 6.85
Terrace 2	4.40 x 3.70



Town Villa 230

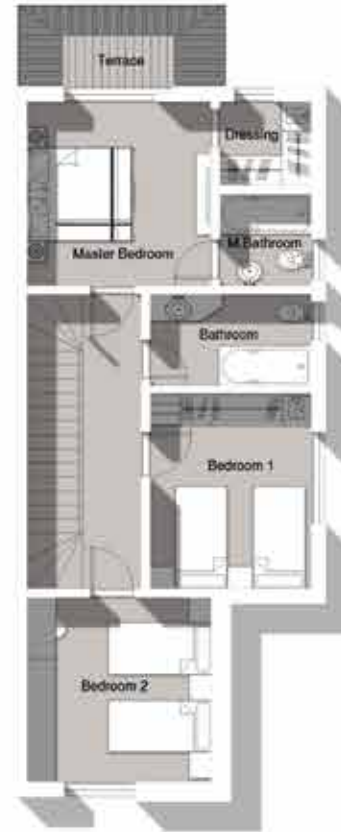




Town Villa 230

Ground Floor Plan

Terrace	1.55 x 3.85
Reception	7.50 x 5.70
Guest Toilet	3.80 x 1.40
Kitchen	4.15 x 2.70



First Floor Plan

Master Bedroom	3.80 x 3.70
Dressing	1.85 x 2.00
M.Bathroom	1.95 x 2.00
Terrace	1.00 x 2.15
Bedroom 1	4.00 x 3.30
Bathroom	1.90 x 3.30
Bedroom 2	3.80 x 3.80



Roof Floor Plan

Terrace	2.60 x 5.80
Living Room	2.70 x 5.80
Master Suit	4.95 x 3.85
Dressing	2.55 x 2.60
M.Bathroom	1.80 x 2.60



Town Villa 270

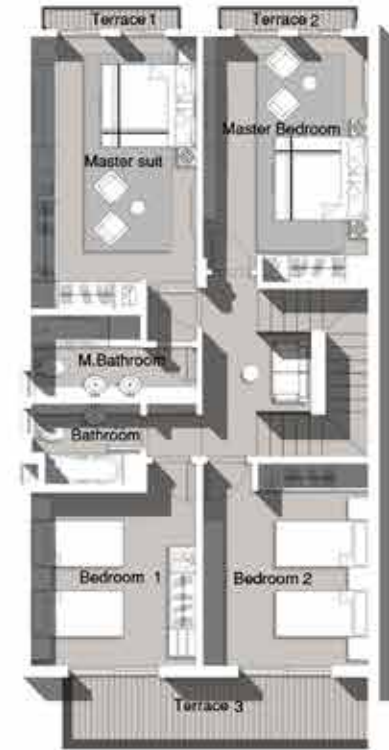




Town Villa 270

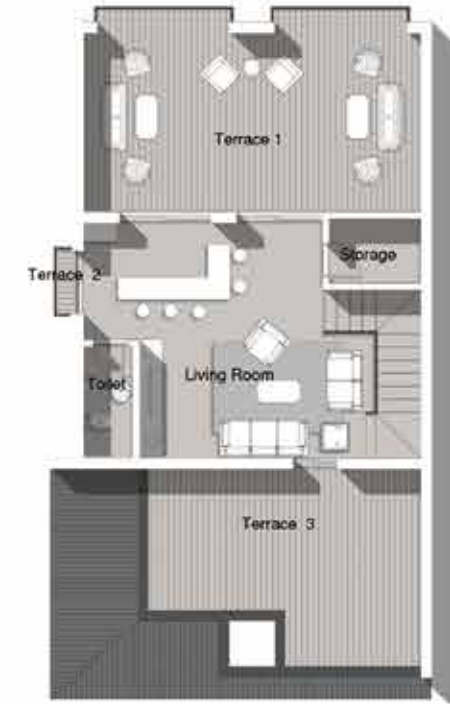
Ground Floor Plan

Terrace	1.75 x 7.55
Reception	7.40 x 7.50
Guest Toilet	1.30 x 2.55
Kitchen	5.50 x 3.45
Maid's Room	1.60 x 2.60



First Floor Plan

Master Bedroom	4.00 x 3.80
Dressing	1.90 x 2.50
M.Bathroom	1.90 x 3.80
Bedroom 1	4.60 x 3.75
Terrace 1	1.00 x 2.20
Bathroom	1.90 x 2.50
Bedroom 2	4.00 x 3.80
Living room	4.00 x 3.75
Terrace 2	1.00 x 2.60



Roof Floor Plan

Terrace	2.60 x 5.80
Living Room	2.70 x 5.80
Master Suit	4.95 x 3.85
Dressing	2.55 x 2.60
M.Bathroom	1.80 x 2.60

Signature Villa 225

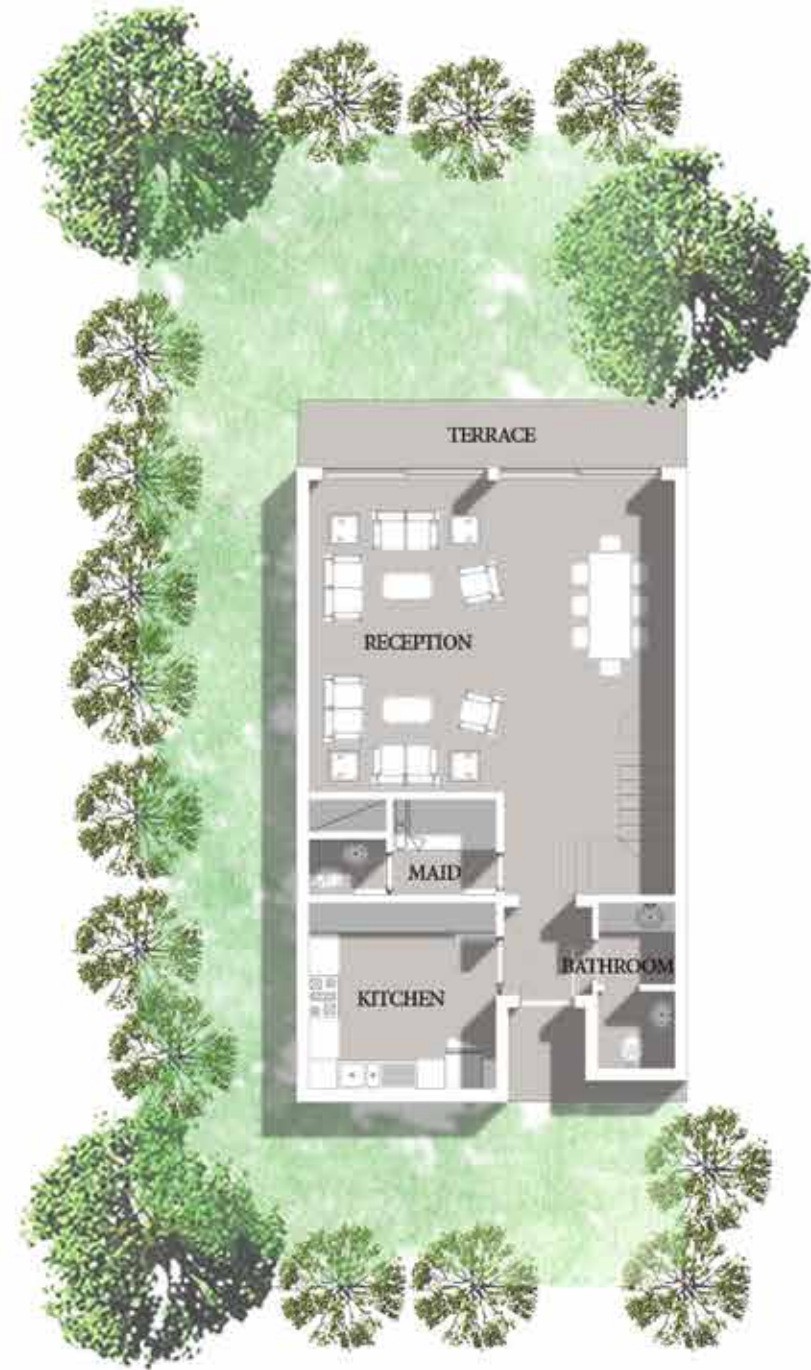
Also provided in: 180 m2,
200 m2, and 300 m2



Signature Villa 225

THE MARQ





Signature Villa 225

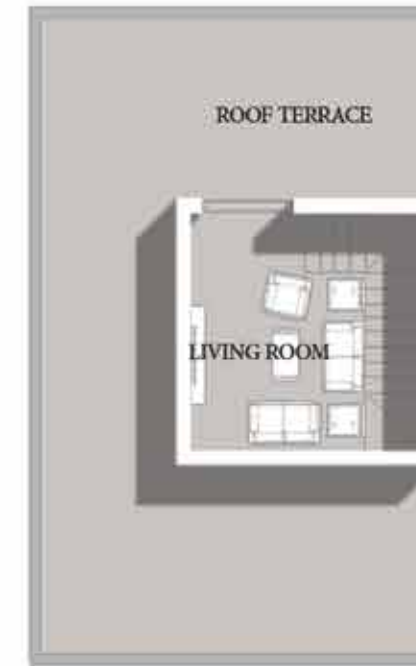
Ground Floor Plan

Reception	6.00 x 7.00
Kitchen	3.60 x 3.60
Guest Toilet	3.20 x 1.50
Maid Room	3.60 x 1.90



First Floor Plan

Master Bedroom	4.00 x 3.60
Dressing	1.90 x 1.70
Master Bathroom	1.85 x 1.85
Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 3.40
Bathroom	2.40 x 1.85
Living room	3.40 x 3.40



Roof Floor Plan

Living Area	4.30 x 3.20
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Terrace
Reception
Guest Toilet
Kitchen



Signature villa 375

Hany Saad



Signature villa 375

Hany Saad

Ground Floor Plan

Main Entrance	4.30 x 2.90
Reception	6.25 x 5.80
Dining	5.00 x 7.50
Kitchen	4.70 x 4.00
Maid Room	1.75 x 2.80
Maid Bathroom	1.20 x 2.80
Guest Bedroom	3.80 x 3.80
Guest Bathroom	1.75 x 2.50
Powder Room	1.75 x 2.50
Outdoor Terrace	5.00 x 7.60

Basement floor 200 m2



Roof Floor Plan

Penthouse	5.20 x 4.75
Bathroom	2.40 x 3.40
Outdoor Roof 1	2.60 x 5.20
Outdoor Roof 2	4.20 x 4.00



First Floor Plan

Master Bedroom	3.50 x 5.00
Dressing	2.30 x 5.00
M.Bathroom	2.15 x 3.15
Living room	6.20 x 8.40
Bedroom 1	3.70 x 4.80
Bathroom 1	1.65 x 3.10
Bedroom 2	4.65 x 4.00
Bathroom 2	2.95 x 1.95
Terrace	1.25 x 5.85



Signature villa designed by **Hany Saad** that combines the modern American style which is the feel of the compound, with a modern and contemporary twist to convey a futuristic feel.



Premium & Signature Spaces

Designed for reflective excellence, we offer timeless spaces in your homes for a comfortable daily life.

- 1. Entrance Lobby
- 2. Stairs lobby/Living
- 3. Reception
- 4. Living Room

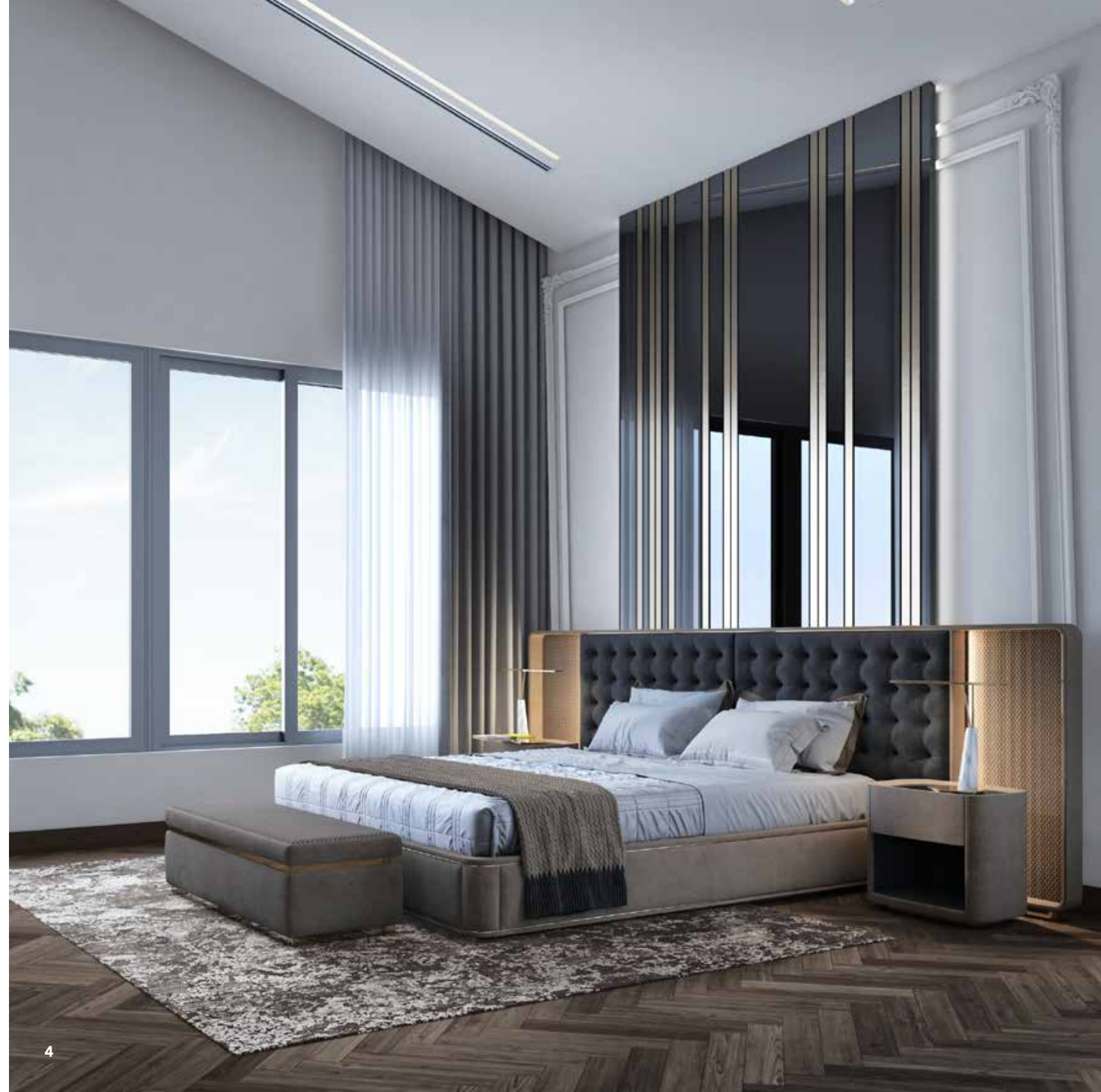




Premium & Signature Homes

Surround yourself with luxury & a design exclusively in every corner to turn your house into a cozy home.

1. Living Room
2. Bedroom
3. Dressing Room
4. Master Bedroom





Premium & Signature Materials

Selection of materials that gives an exclusive feel and a full luxurious experience that extends to your every day life.

- 1. Powder Room
- 2. Fireplace area
- 3. Reception
- 4. Dining area





Developer's Message

Inspired by innovation,
The Address Developments
offers its clients transcended
projects with unique concepts
and designs that are
unparalleled within the market.
With an extensive portfolio
over the past 25 years, we have
offered quality of education,
innovative technology, and
property investment. Today,
The Address unravels quality
of life through creating
sustainable communities built
on creativity.

**Design & Engineering
Partners**



As creators of design spaces, we want to inspire customers to find their personal style.



As an Italian consultancy firm, we provide optimal services for projects in the Fashion & Retail industry.



We are a full service construction entity with over 17 years of experience, taking on projects from concept to creation.



A diversified profile for over 35 years in all the construction phases allows us to deliver top-notch end services.



We turn businesses into brands.

At The Address,
Developments we have the
pride of consistently working
with successful partners in all
fields of the industry to ensure
ultimate client satisfaction.

THE MARQ



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