



THE MARQ
COMMUNITIES

THE MARQ *Gardens*

SALES KIT

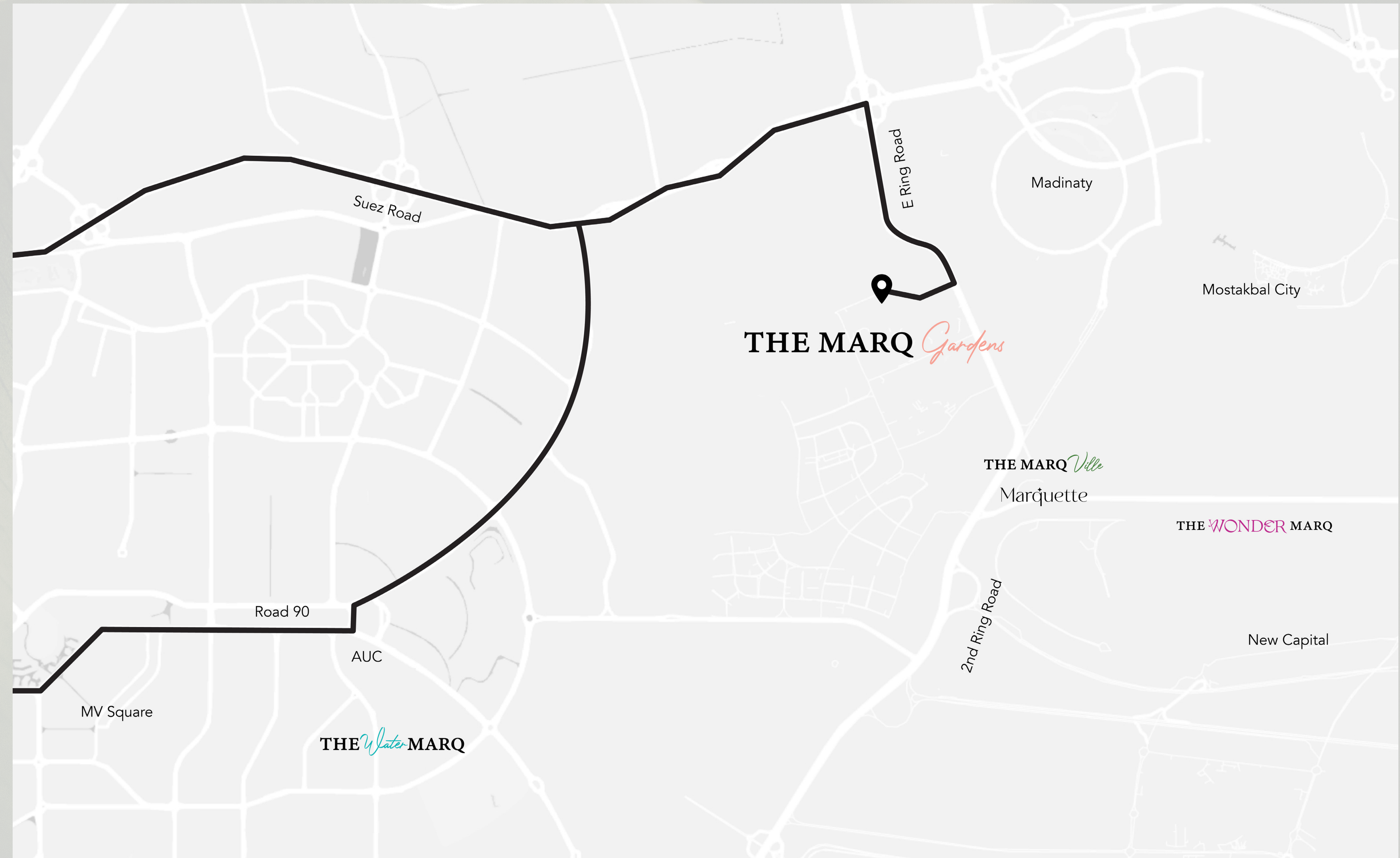


Where Serenity Meets Sophistication

Designed to blend modern living with lush green spaces, The MarQ Gardens promises bold design, exceptional service, and a peaceful, nature-inspired environment.

Where We Are

A contemporary lifestyle in the heart of New Cairo, with convenient access to Suez Road, Sokhna Capital Road, and the New Capital, as well as easy connectivity to the Ring Road and Cairo Airport.





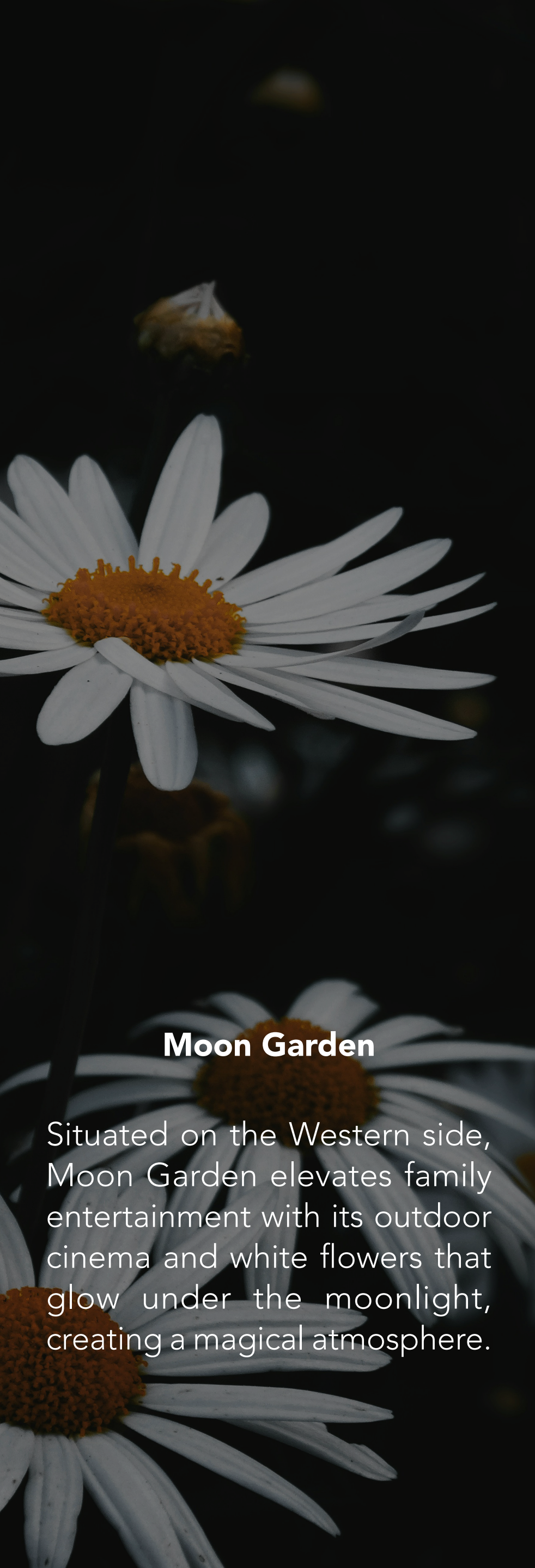
An Exclusive All-Villa Community

Stepping into the perfect blend of privacy and comfort in our all-exclusive villa community, a setting that prioritizes your comfort. The MarQ Gardens offers an unparalleled environment crafted to provide serenity and a refined lifestyle.



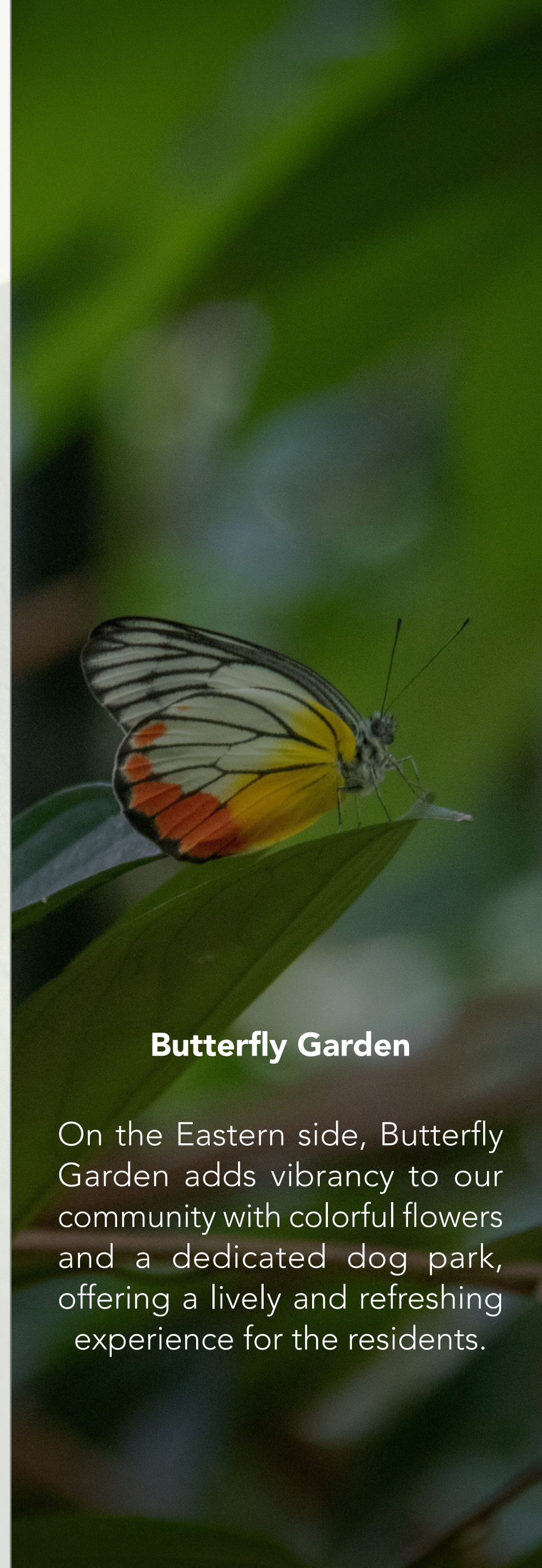
A Unique Experience in Every Corner

At The MarQ Gardens, every corner is meticulously crafted to elevate your living experience. Our thoughtfully curated garden spaces are more than just landscapes—they are destinations in their own right! From serene tranquility to vibrant, colorful energy, each garden is a testament to our commitment to creating an environment where nature and luxury coexist in perfect harmony.



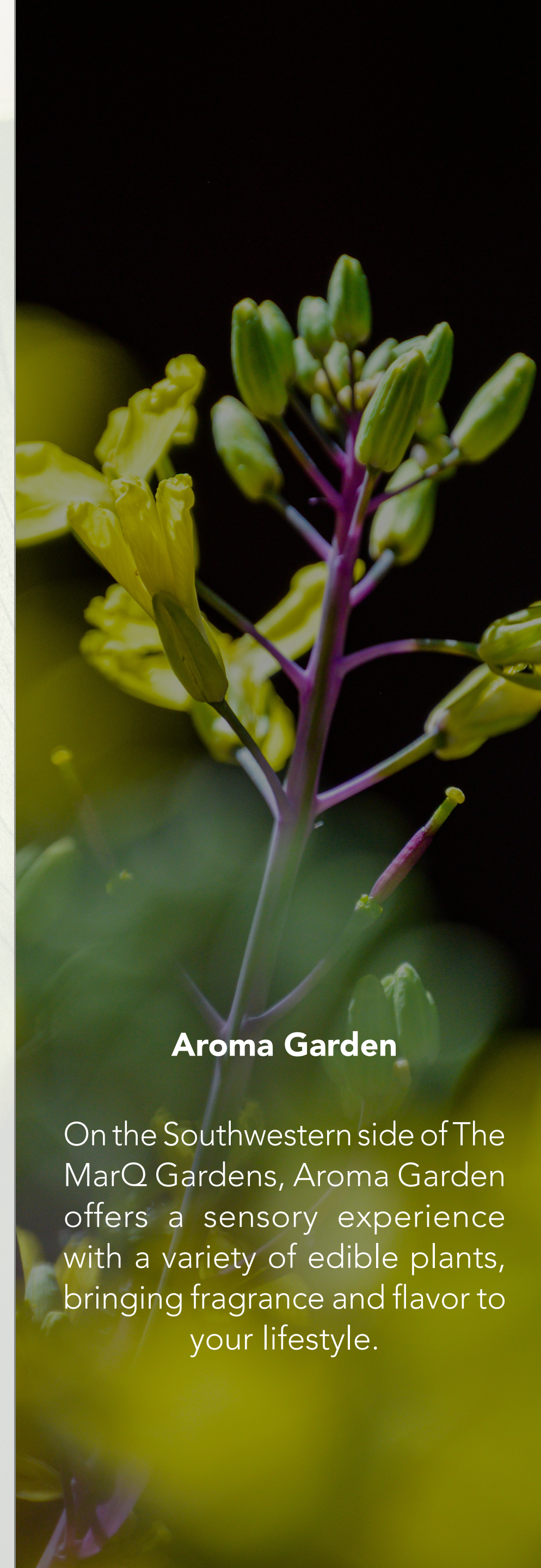
Moon Garden

Situated on the Western side, Moon Garden elevates family entertainment with its outdoor cinema and white flowers that glow under the moonlight, creating a magical atmosphere.



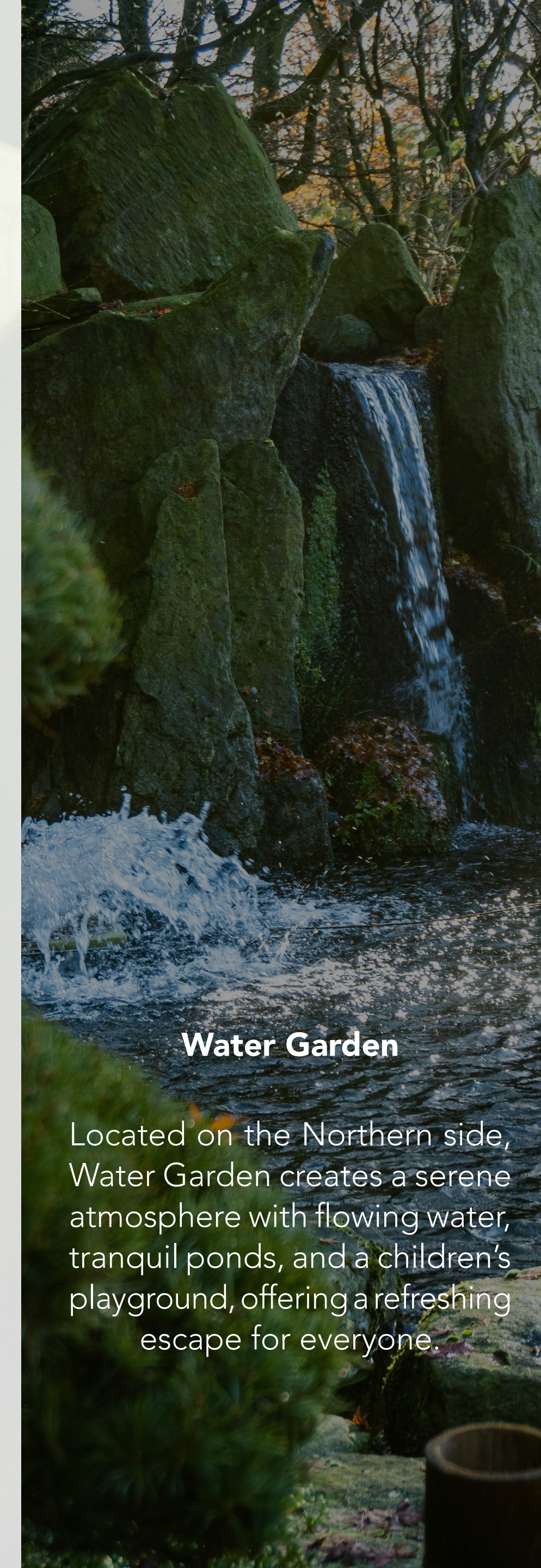
Butterfly Garden

On the Eastern side, Butterfly Garden adds vibrancy to our community with colorful flowers and a dedicated dog park, offering a lively and refreshing experience for the residents.



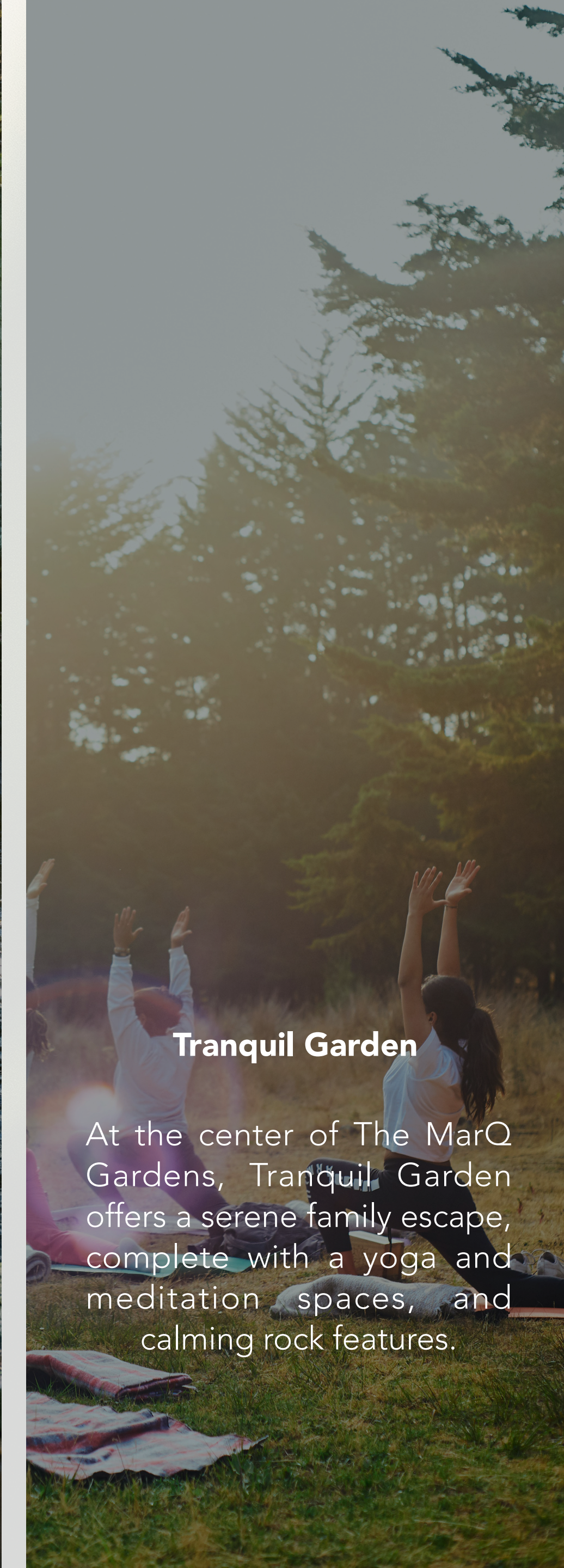
Aroma Garden

On the Southwestern side of The MarQ Gardens, Aroma Garden offers a sensory experience with a variety of edible plants, bringing fragrance and flavor to your lifestyle.



Water Garden

Located on the Northern side, Water Garden creates a serene atmosphere with flowing water, tranquil ponds, and a children's playground, offering a refreshing escape for everyone.



Tranquil Garden

At the center of The MarQ Gardens, Tranquil Garden offers a serene family escape, complete with a yoga and meditation spaces, and calming rock features.



The MarQ Walk

Featuring a 1.5 km scenic path that encircles the community, offering the perfect space for running, walking, and cycling—ideal for those seeking an active lifestyle in a serene setting. This path is designed to reduce car dependence, encouraging more sustainable, pedestrian-friendly transport options and fostering a sense of community connection

Community Center

The Community Center 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 the **first 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.



JS

RESIDENCE

THE MARQ *Gardens*



On-Demand Hotel Services

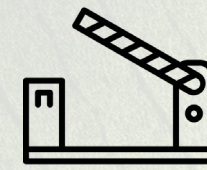
Experience the convenience of hotel-serviced living within your community. Enjoy premium amenities and services typically found in luxury hotels, all within the comfort of your home.

LIVING APP

On-Demand Services:



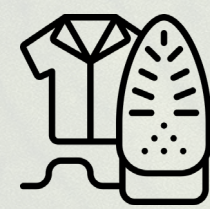
Housekeeping



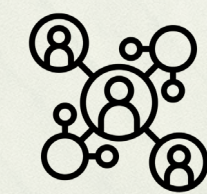
Automated Visitor
Management Platform



Car Wash



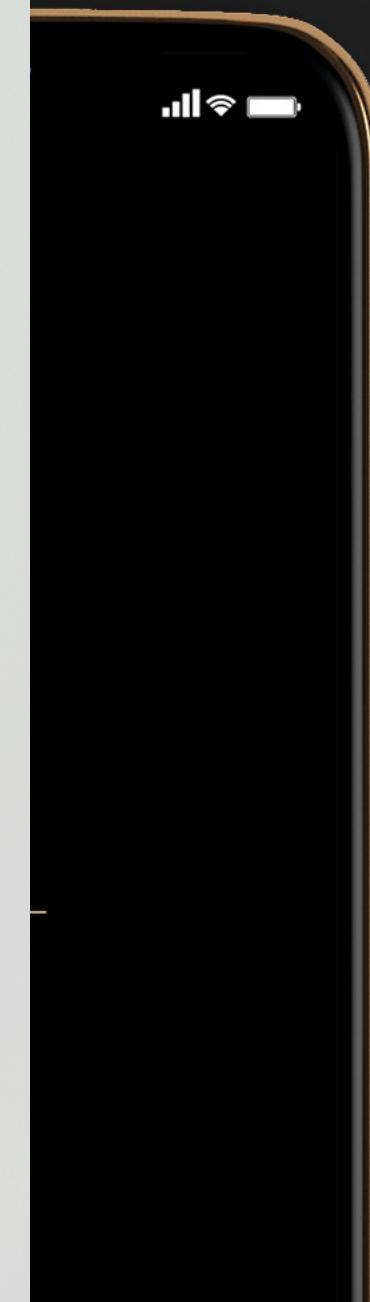
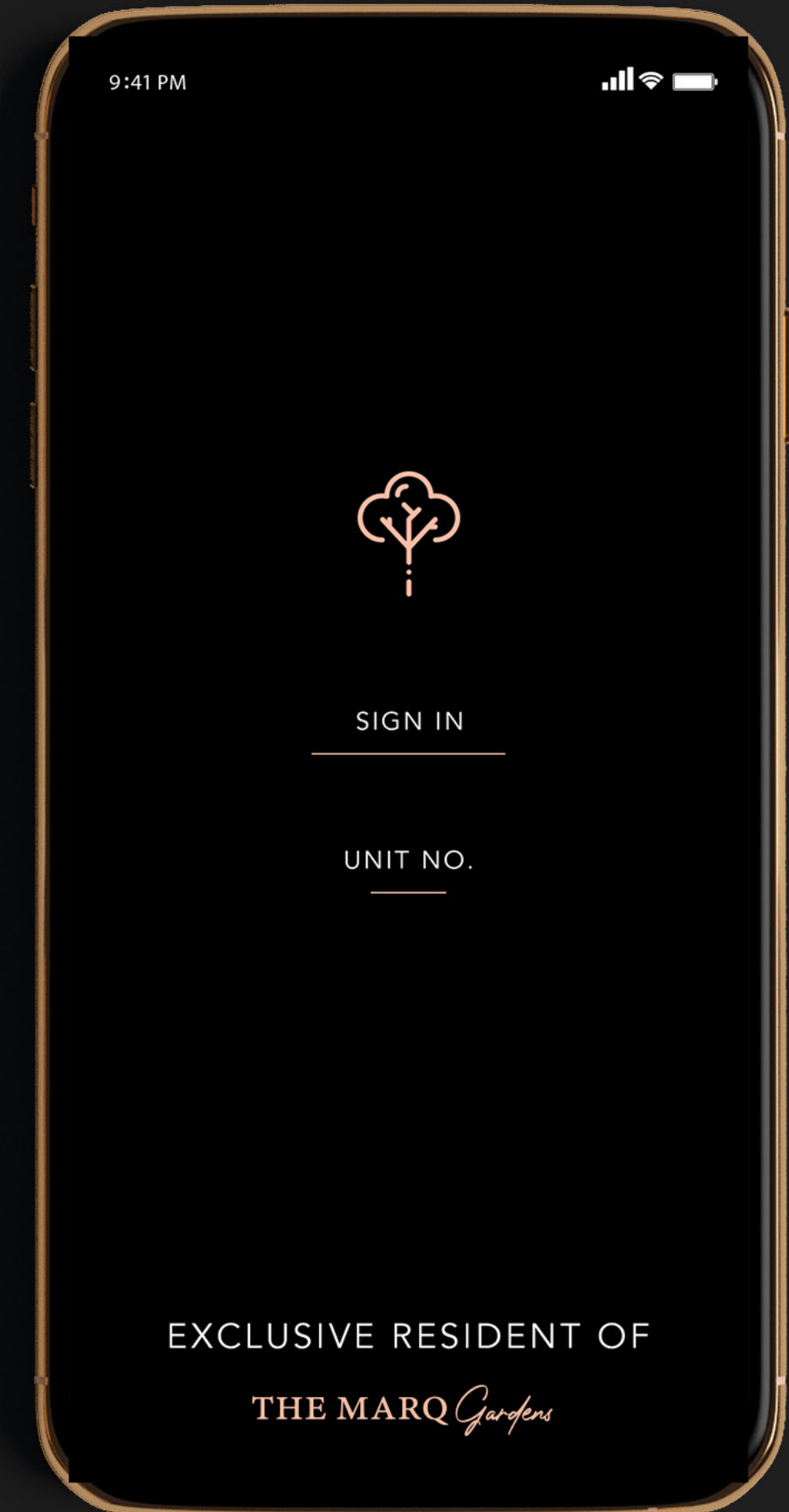
Dry Cleaning



Community
Communication Platform



Maintenance





NEIGHBORHOOD
AREA
109,000 SQM



▶ ACCESS POINT

- ABSOLUTE VILLA 210
- TOWN VILLA 200
- TOWN VILLA 245
- TOWN VILLA 245C
- TOWN VILLA 265
- TOWN VILLA 265C
- TWIN VILLA 270C
- SIGNATURE VILLA 265
- SIGNATURE VILLA 295



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.

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SIGNATURE VILLA



SIGNATURE VILLA

265

GROUND FLOOR

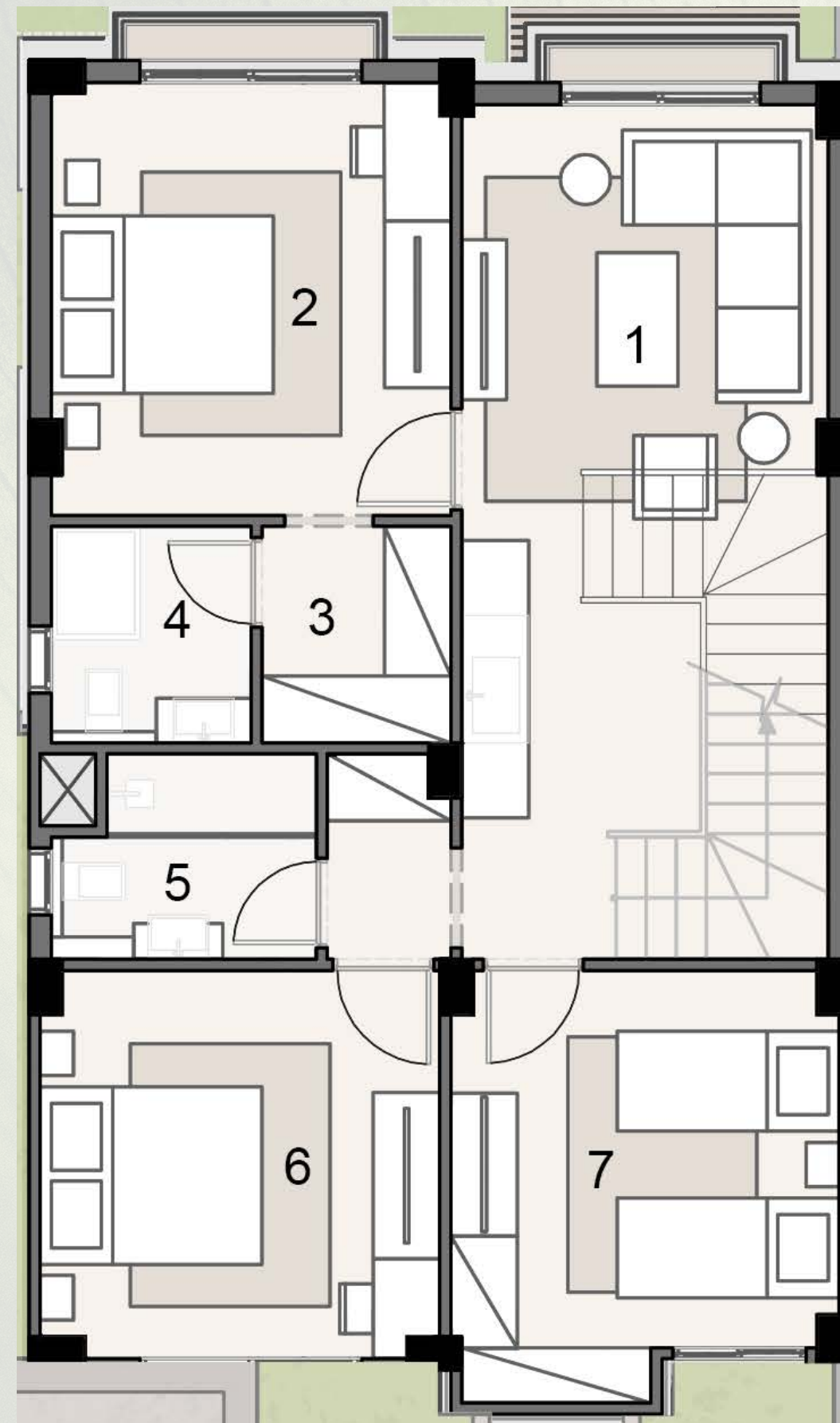
- [1] ENTRANCE
1.80 x 1.60
- [2] KITCHEN
3.75 x 3.75
- [3] GUEST BATHROOM
1.65 x 1.85
- [4] MAID'S ROOM
2.30 x 1.75
- [5] MAID'S BATHROOM
1.45 x 1.75
- [6] DINING
3.45 x 3.40
- [7] RECEPTION
3.75 x 5.85



SIGNATURE VILLA 265

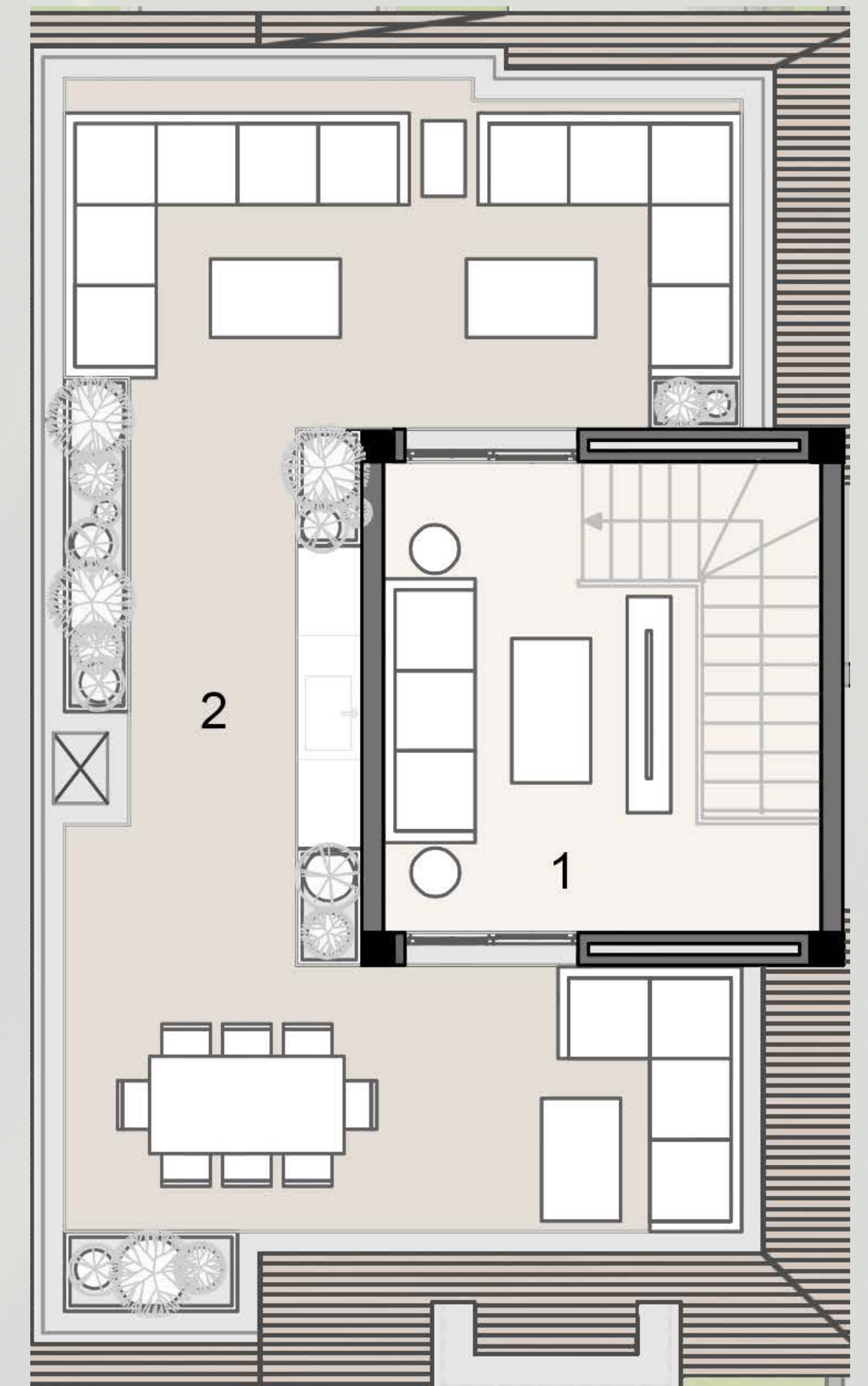
FIRST FLOOR

- [1] LIVING ROOM
3.45 x 3.40
- [2] MASTER BEDROOM
3.75 x 4.00
- [3] MASTER DRESSING
1.80 x 2.05
- [4] MASTER BATHROOM
1.95 x 2.05
- [5] BATHROOM
2.54 x 1.95
- [6] BEDROOM 01
3.70 x 3.60
- [7] BEDROOM 02
3.60 x 4.00



ROOF FLOOR

- [1] LIVING AREA
3.00 x 4.65
- [2] ROOF TERRACE
6.55 x 11.80



SIGNATURE VILLA

295

GROUND FLOOR

- [1] ENTRANCE
1.55 x 1.80
- [2] GUEST BEDROOM
4.20 x 3.75
- [3] GUEST BATHROOM
2.15 x 1.35
- [4] DINING
5.75 x 2.45
- [5] RECEPTION
7.85 x 4.25
- [6] KITCHEN
3.80 x 3.43
- [7] TERRACE
7.00 x 1.60



SIGNATURE VILLA 295

FIRST FLOOR

- | | | | |
|-----|--------------------------------|-----|-------------------------|
| [1] | LIVING ROOM
3.75 x 4.20 | [6] | BATHROOM
2.20 x 1.75 |
| [2] | MASTER BEDROOM
4.15 x 4.20 | [7] | BEDROOM
4.20 x 3.70 |
| [3] | MASTER DRESSING
2.00 x 1.90 | [8] | BEDROOM
3.75 x 3.60 |
| [4] | MASTER BATHROOM
2.15 x 1.90 | [9] | TERRACE
2.70 x 0.90 |
| [5] | TERRACE
6.30 x 1.25 | | |



TWIN VILLA

The Twin Villa provides a perfect balance of privacy and connection, with two beautifully designed homes side by side. Each villa has its own private garden, creating a peaceful retreat while maintaining a sense of community. The layout offers both independence and the opportunity for shared experiences, making it an ideal choice for those seeking harmony in their living space.

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TWIN VILLA



TWIN VILLA

270C

GROUND FLOOR

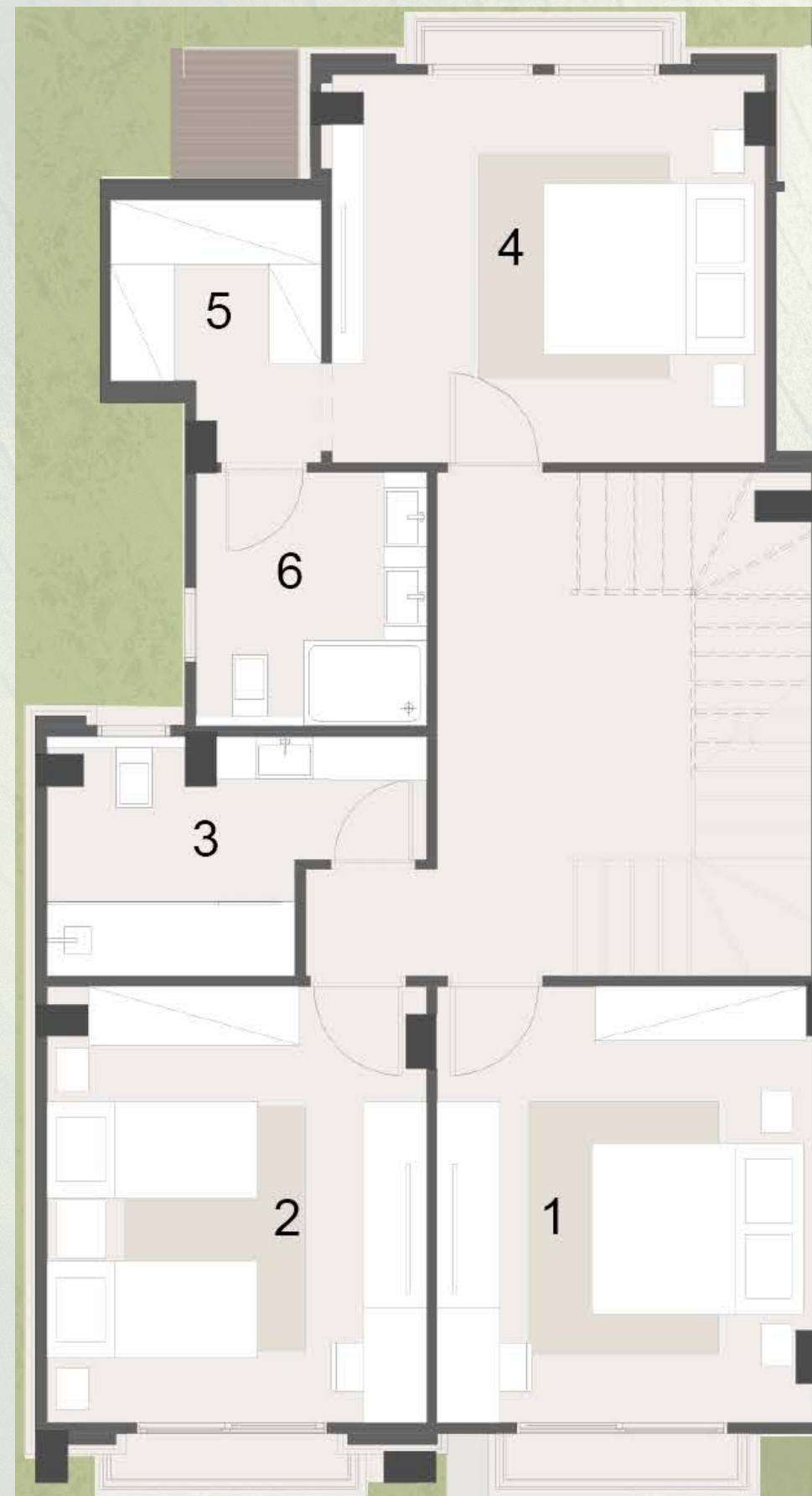
- [1] ENTRANCE
1.35 x 1.45
- [2] KITCHEN
3.70 x 4.20
- [3] MAID'S ROOM
2.30 x 2.00
- [4] MAID'S BATHROOM
1.30 x 1.35
- [5] GUEST BATHROOM
1.50 x 2.40
- [6] DINING
4.70 x 4.80
- [7] RECEPTION
5.45 x 3.85
- [8] TERRACE
5.60 x 2.10



TWIN VILLA 270C

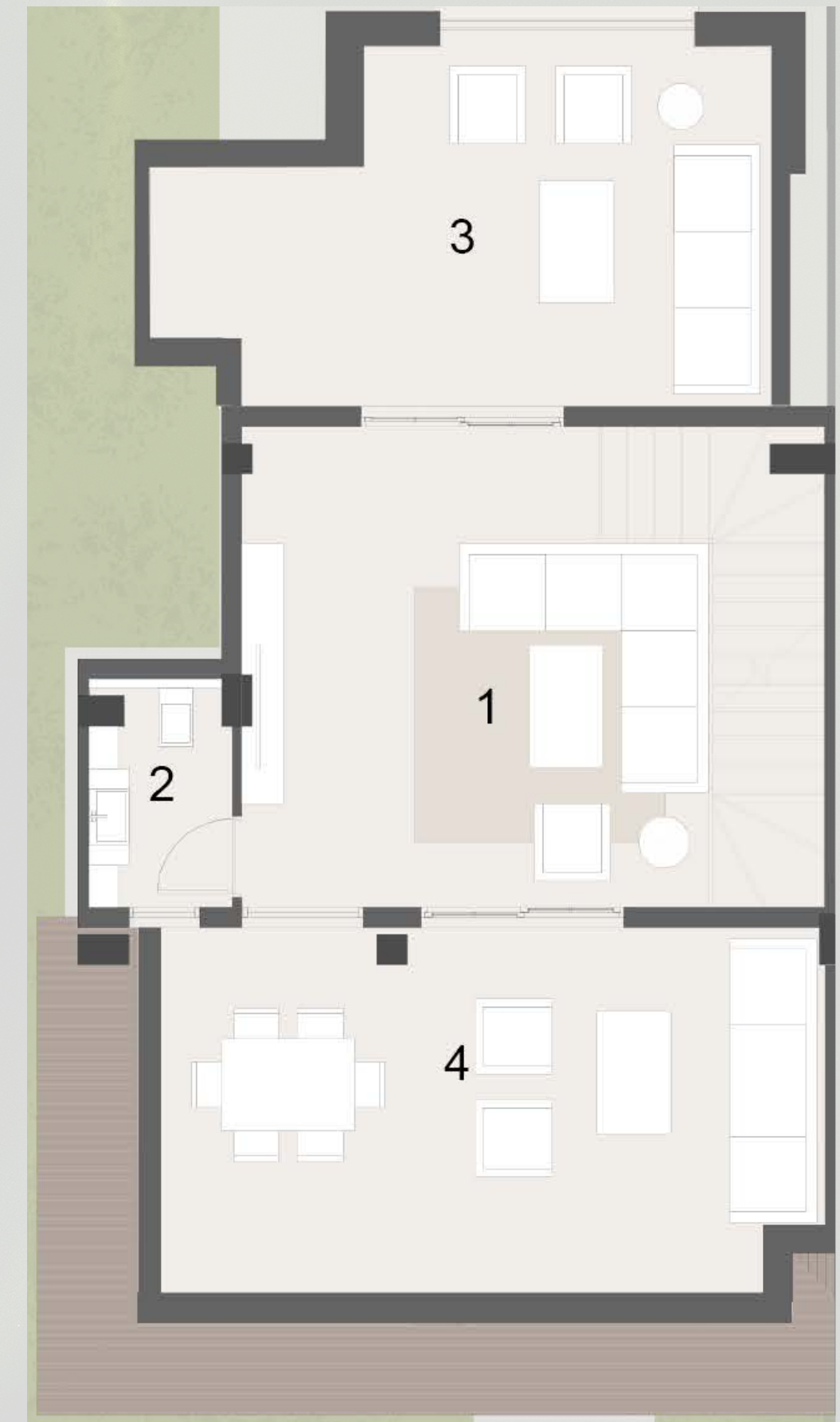
FIRST FLOOR

- [1] BEDROOM 01
3.70 x 4.20
- [2] BEDROOM 02
3.70 x 4.20
- [3] BATHROOM
3.70 x 2.35
- [4] MASTER BEDROOM
4.20 x 3.75
- [5] MASTER DRESSING
2.10 x 1.90
- [6] MASTER BATHROOM
2.30 x 2.50



ROOF FLOOR

- [1] LIVING AREA
4.70 x 4.95
- [2] BATHROOM
1.50 x 2.45
- [3] ROOF TERRACE 01
6.30 x 4.00
- [4] ROOF TERRACE 02
6.75 x 3.85



TOWN VILLA

The Town Villa offers a refined retreat with a private approach and a charming garden that welcomes you in. Thoughtfully designed, the villa balances comfort and functionality with inviting living spaces perfect for family time or relaxation. A private terrace provides a peaceful escape, while the overall design creates an atmosphere of quiet elegance and home-like warmth.

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TOWN VILLA



TOWN VILLA

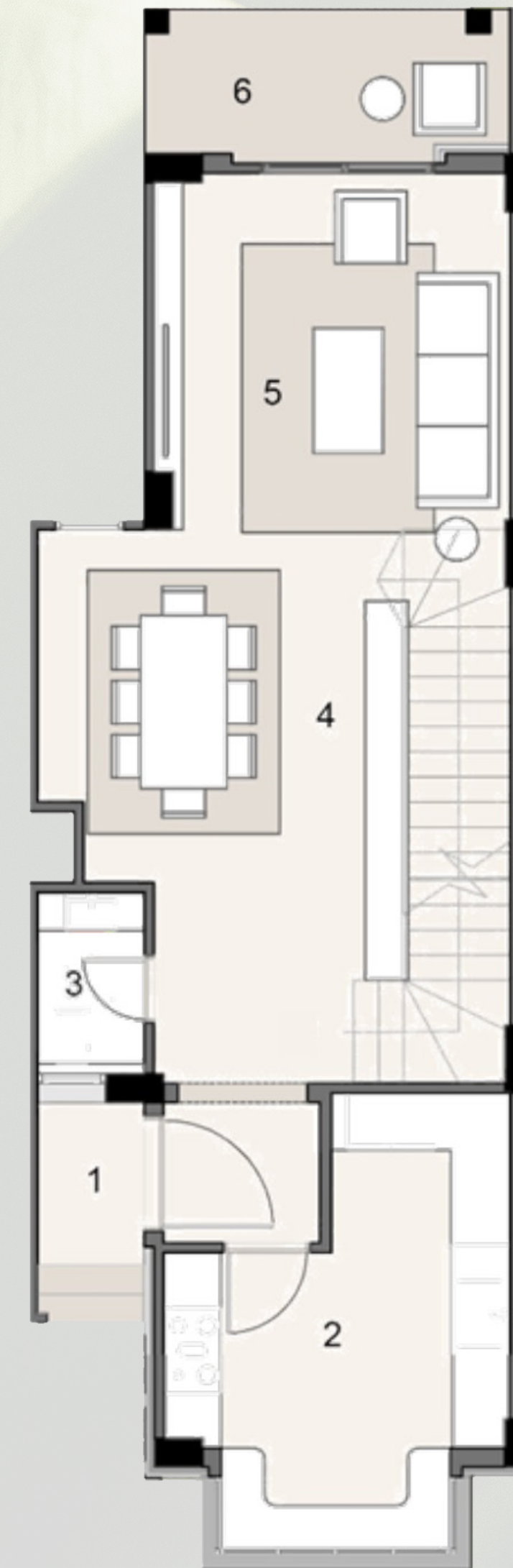


TOWN VILLA

200

GROUND FLOOR

- [1] ENTRANCE
1.75 x 1.60
- [2] KITCHEN
3.75 x 4.90
- [3] GUEST BATHROOM
1.20 x 2.10
- [4] DINING
5.05 x 5.90
- [5] RECEPTION
3.85 x 3.75
- [6] TERRACE
3.90 x 1.60



TOWN VILLA 200

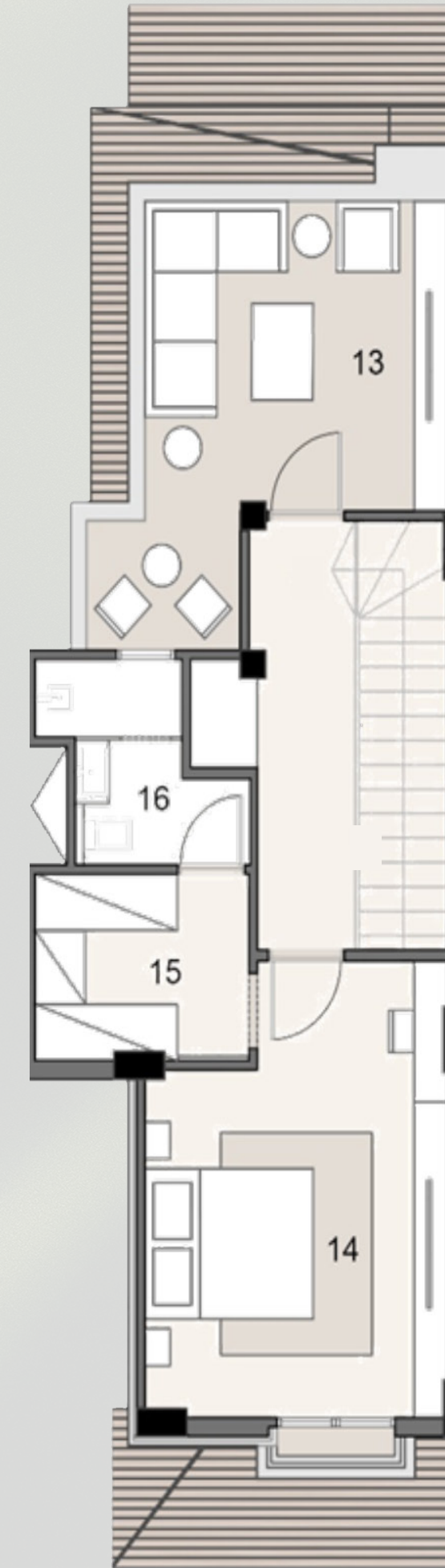
FIRST FLOOR

- [8] BEDROOM
3.75 x 3.85
- [9] BATHROOM
2.65 x 2.10
- [10] MASTER BEDROOM
3.85 x 3.75
- [11] MASTER DRESSING
2.10 x 1.65
- [12] MASTER BATHROOM
2.20 x 2.10



ROOF FLOOR

- [13] ROOF
3.65 x 4.95
- [14] BEDROOM
3.75 x 5.00
- [15] DRESSING
2.65 x 1.10
- [16] BATHROOM
2.15 x 2.30

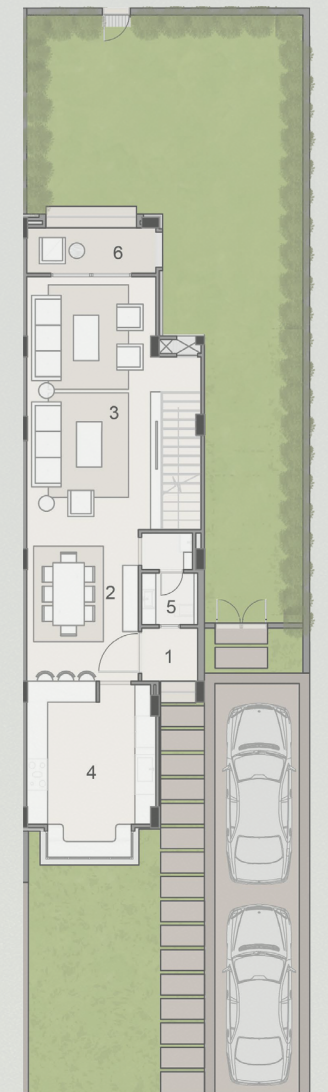
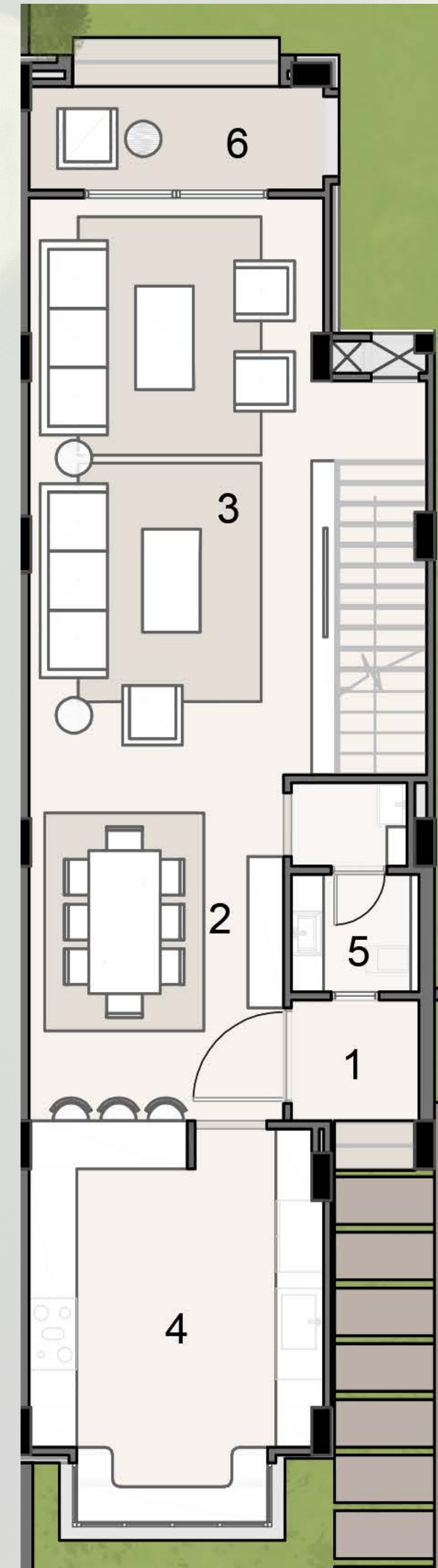


TOWN VILLA

245

GROUND FLOOR

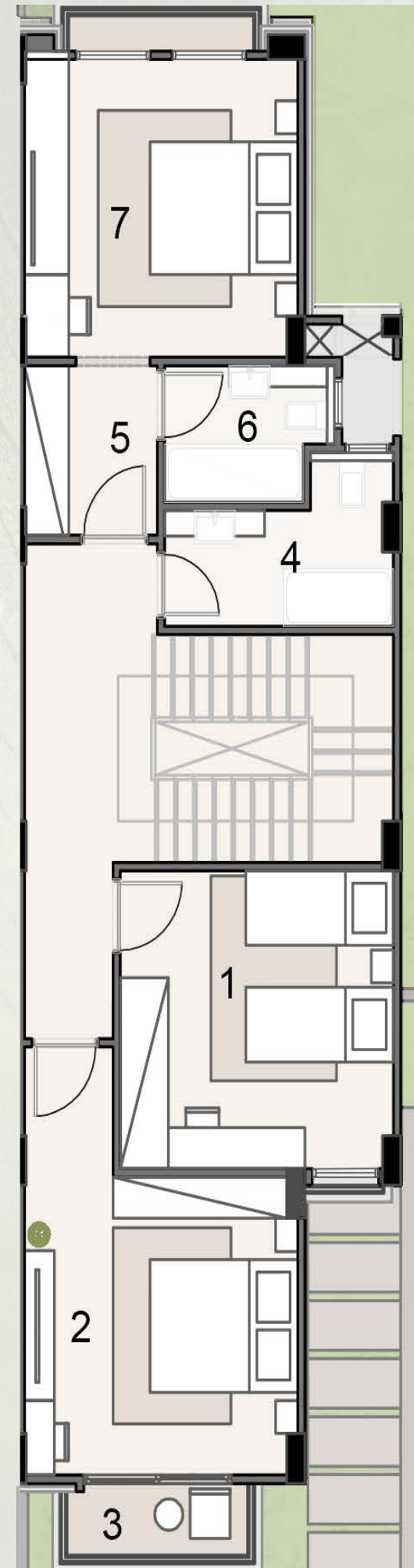
- [1] ENTRANCE
1.73 x 1.57
- [2] DINING
3.35 x 4.35
- [3] RECEPTION
5.10 x 7.35
- [4] KITCHEN
3.80 x 5.10
- [5] GUEST BATHROOM
1.75 x 2.74
- [6] TERRACE
3.85 x 1.97



TOWN VILLA 245

FIRST FLOOR

- [1] BEDROOM
3.75 x 3.70
- [2] BEDROOM
3.84 x 5.27
- [3] TERRACE
2.65 x 0.95
- [4] BATHROOM
3.15 x 2.20
- [5] MASTER DRESSING
1.95 x 2.15
- [6] MASTER BATHROOM
2.40 x 1.75
- [7] MASTER BEDROOM
3.85 x 3.70



ROOF FLOOR

- [1] LIVING AREA
5.10 x 8.15
- [2] BATHROOM
1.77 x 1.50
- [3] TERRACE
3.85 x 7.80

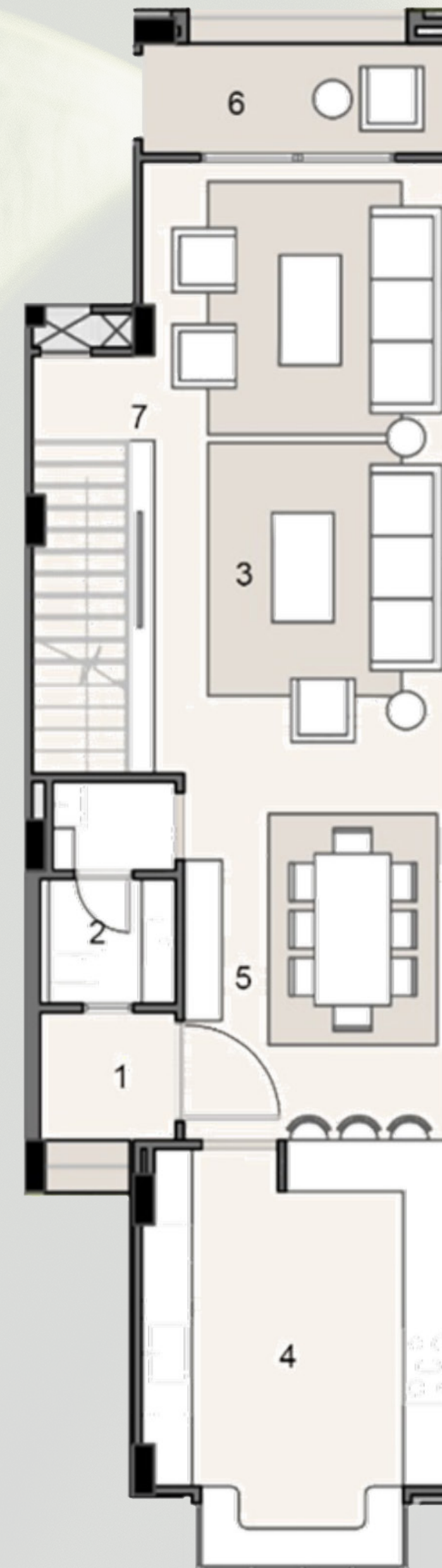


TOWN VILLA

245C

GROUND FLOOR

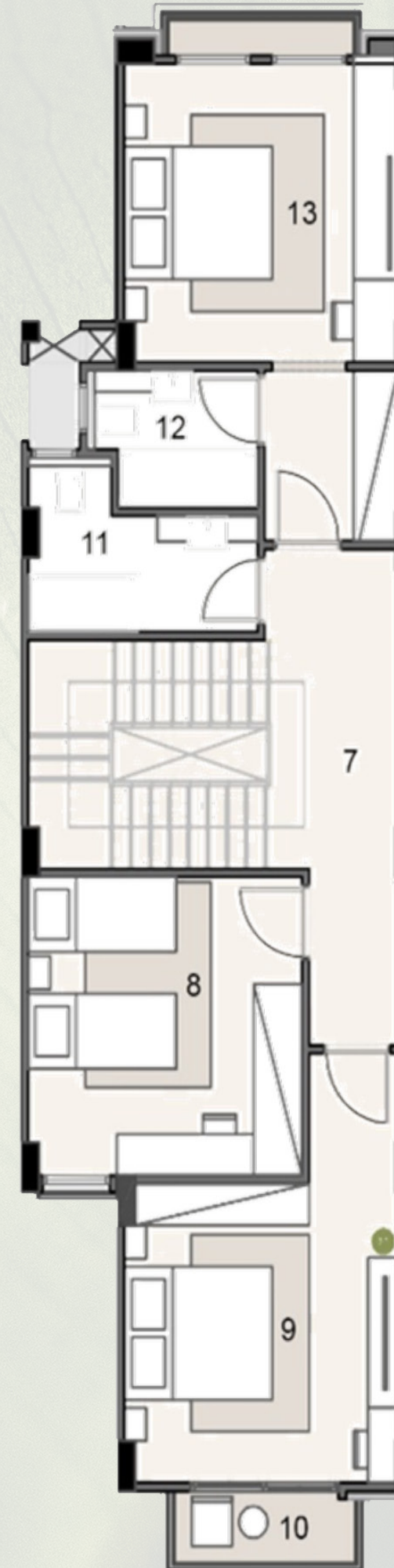
- [1] ENTRANCE
1.75 x 1.60
- [2] DINING
3.35 x 4.40
- [3] RECEPTION
5.15 x 7.35
- [4] KITCHEN
3.86 x 5.10
- [5] GUEST BATHROOM
1.75 x 2.70
- [6] TERRACE
3.90 x 1.40



TOWN VILLA 245C

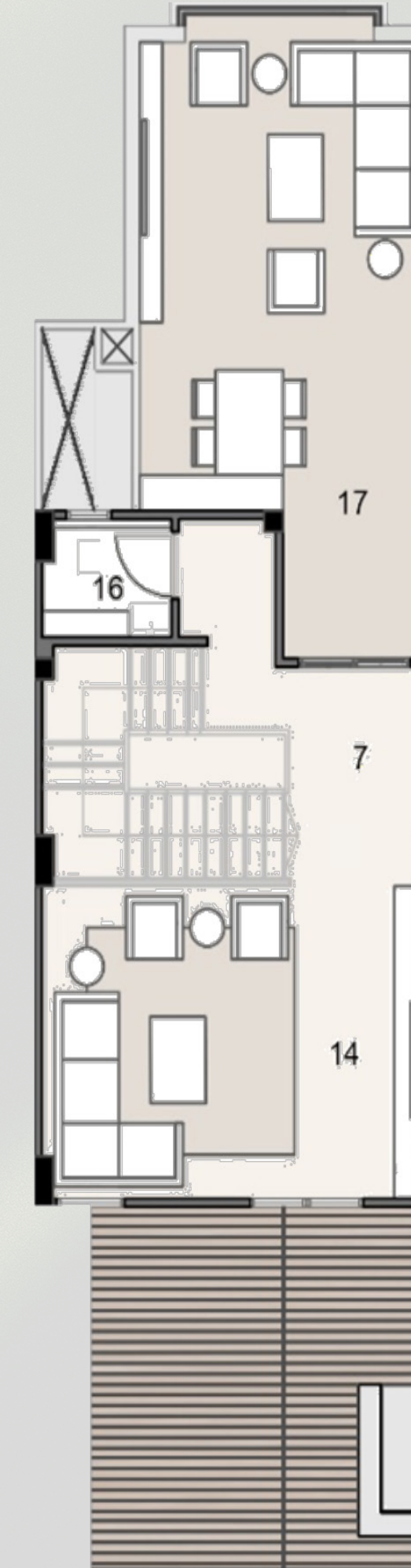
FIRST FLOOR

- [8] BEDROOM 01
3.80 x 3.70
- [9] BEDROOM 02
3.75 x 3.70
- [10] TERRACE
2.65 x 0.95
- [11] BATHROOM
3.15 x 2.20
- [12] MASTER BATHROOM
2.40 x 1.75
- [13] MASTER BEDROOM
3.85 x 3.70
- [14] DRESSING
2.15 x 1.95



ROOF FLOOR

- [14] LIVING AREA
5.15 x 3.85
- [16] BATHROOM
1.82 x 1.50
- [17] TERRACE
3.85 x 7.70

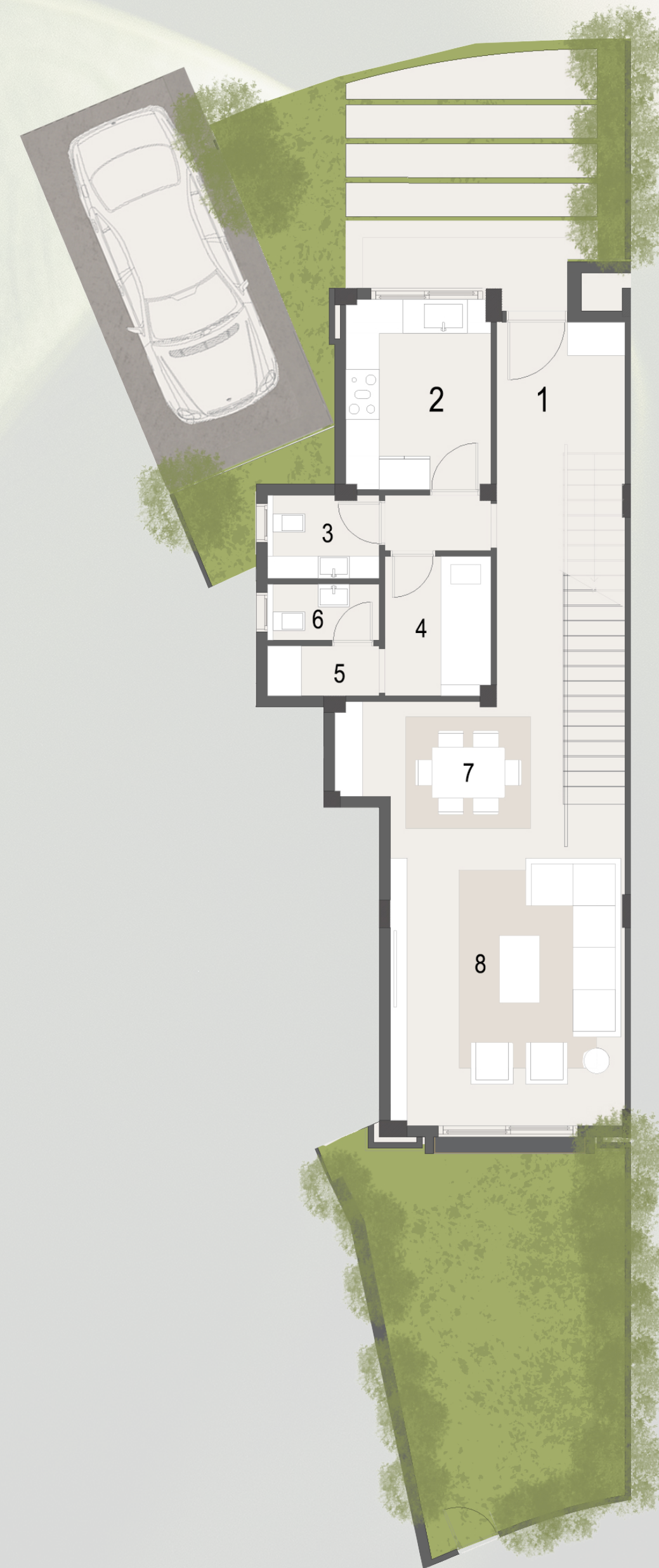


TOWN VILLA

265

GROUND FLOOR

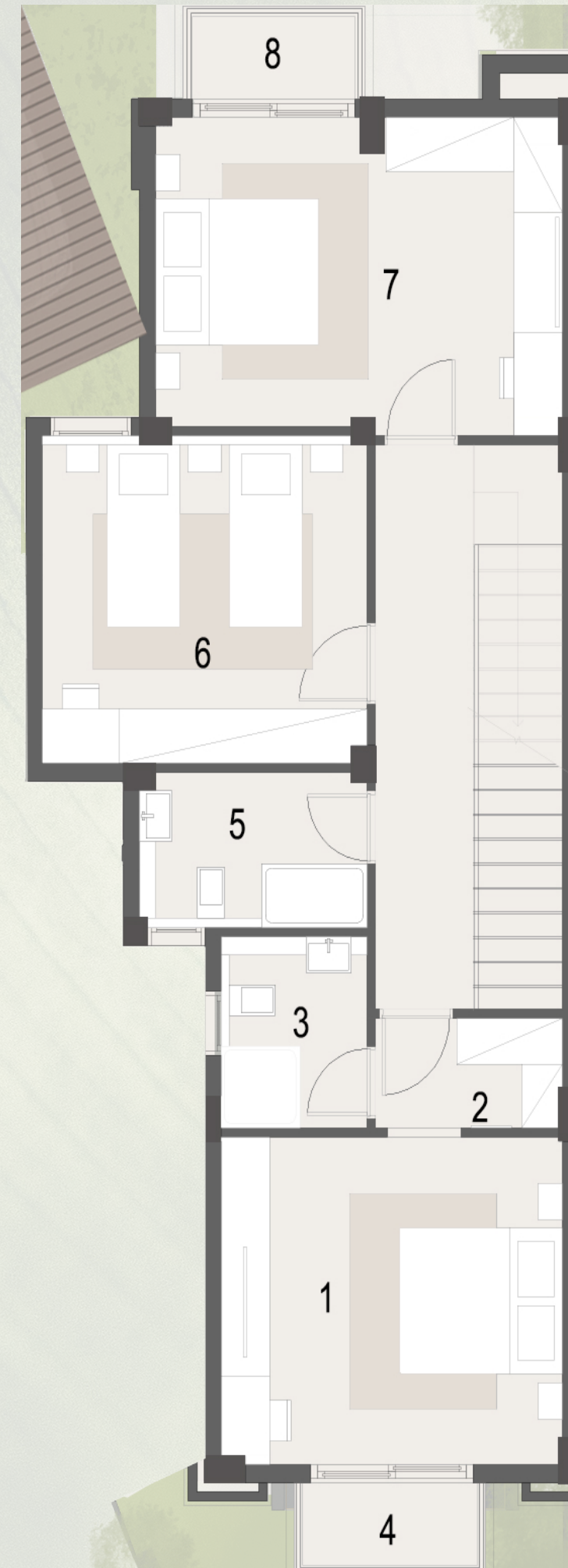
- [1] ENTRANCE
2.45 x 2.45
- [2] KITCHEN
2.75 x 3.55
- [3] GUEST BATHROOM
2.15 x 1.65
- [4] MAID'S ROOM
2.00 x 2.40
- [5] MAID'S STORAGE
0.90 x 2.00
- [6] MAID'S BATHROOM
2.15 x 1.10
- [7] DINING
4.40 x 3.00
- [8] RECEPTION
4.40 x 4.75



TOWN VILLA 265

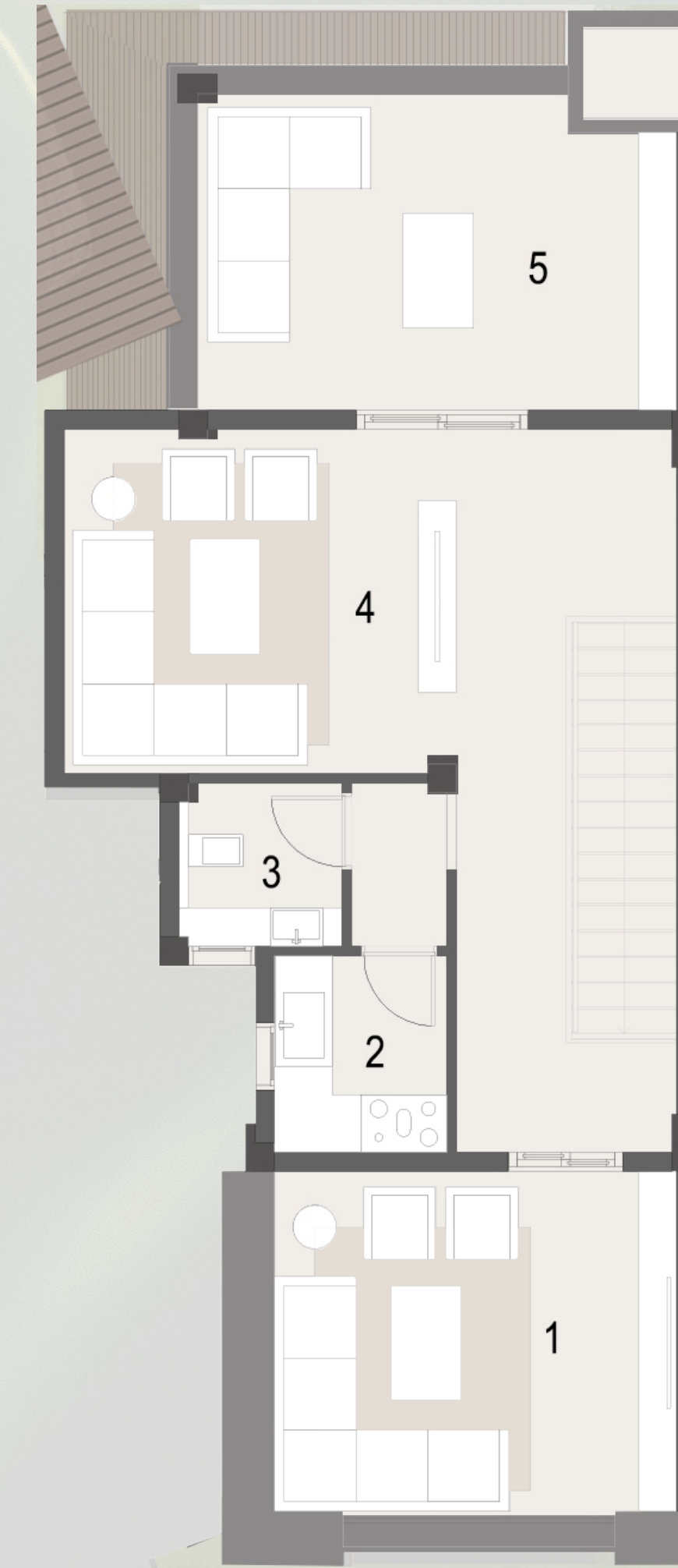
FIRST FLOOR

- [1] MASTER BEDROOM
4.40 x 3.75
- [2] MASTER DRESSING
2.45 x 1.30
- [3] MASTER BATHROOM
1.95 x 2.20
- [4] TERRACE
2.55 x 1.20
- [5] BATHROOM
2.95 x 1.80
- [6] BEDROOM
4.15 x 3.80
- [7] BEDROOM
5.20 x 3.75
- [8] TERRACE
2.55 x 1.20



ROOF FLOOR

- [1] ROOF TERRACE
4.60 x 3.90
- [2] KITCHEN
1.95 x 2.20
- [3] BATHROOM
1.85 x 1.85
- [4] LIVING AREA
6.60 x 3.80
- [5] ROOF TERRACE
5.25 x 3.55

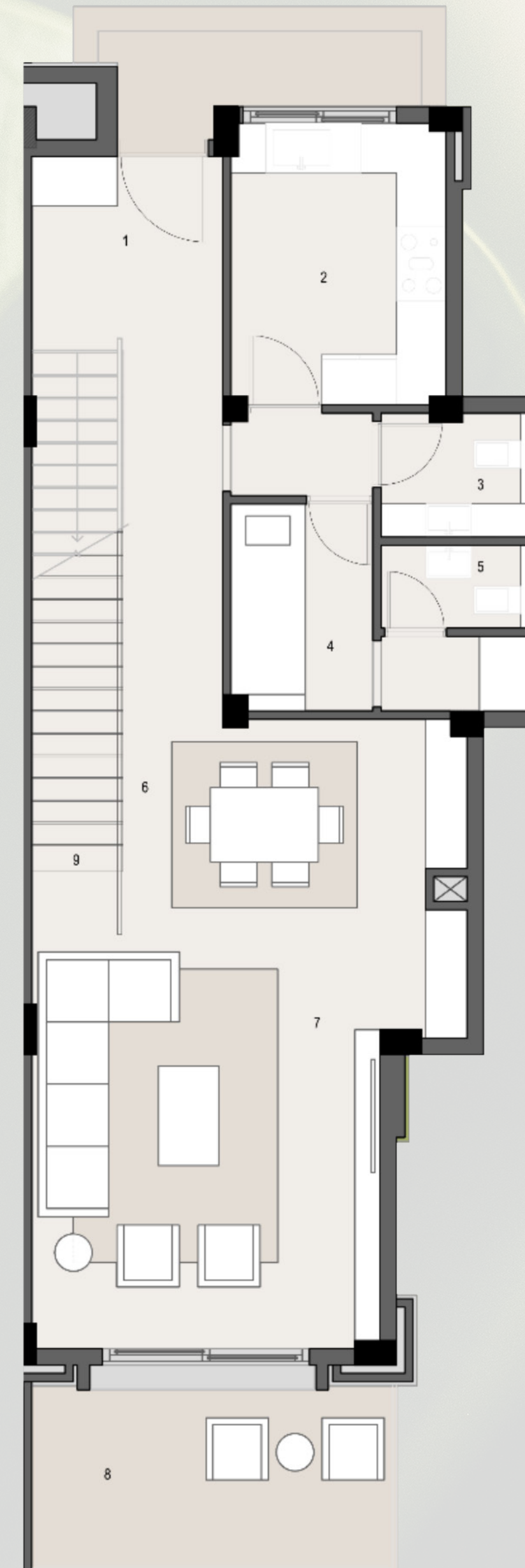


TOWN VILLA

265C

GROUND FLOOR

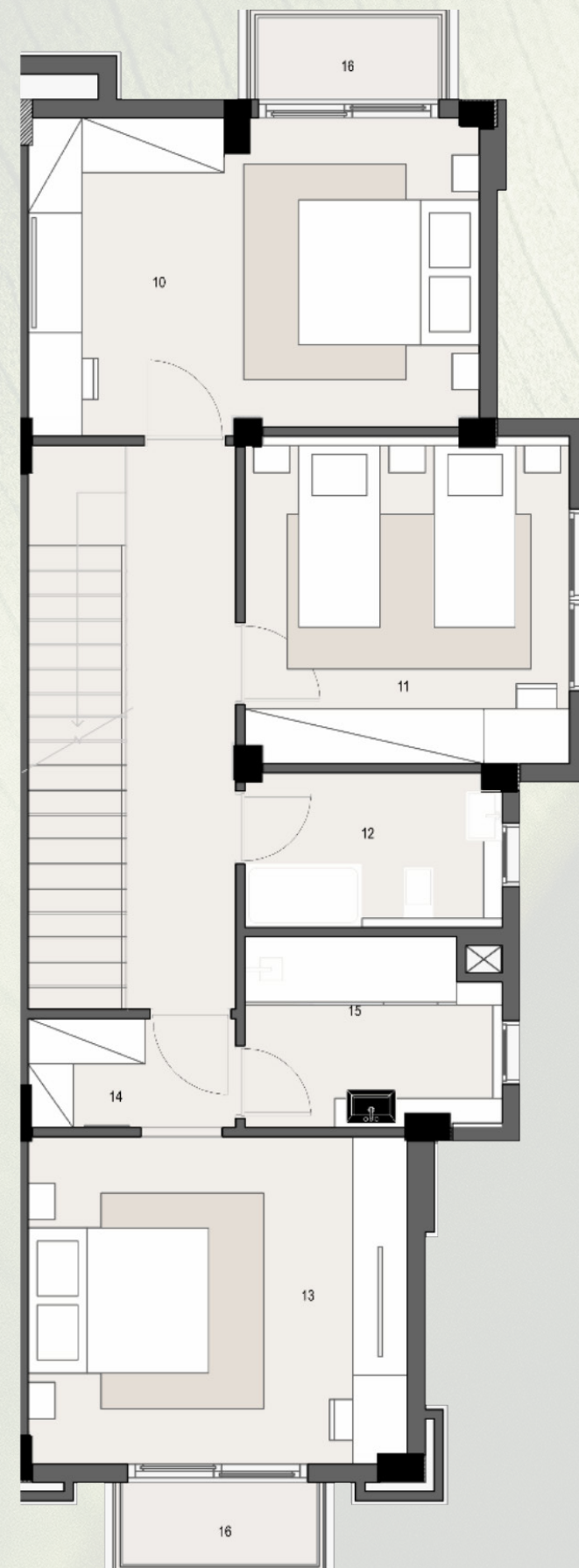
- [1] ENTRANCE
2.45 x 2.45
- [2] KITCHEN
2.85 x 3.65
- [3] GUEST BATHROOM
2.05 x 1.75
- [4] MAID'S ROOM
1.85 x 2.60
- [5] MAID'S BATHROOM
2.05 x 1.10
- [6] DINING
5.45 x 4.00
- [7] RECEPTION
4.50 x 3.75
- [8] TERRACE
4.50 x 2.20



TOWN VILLA 265C

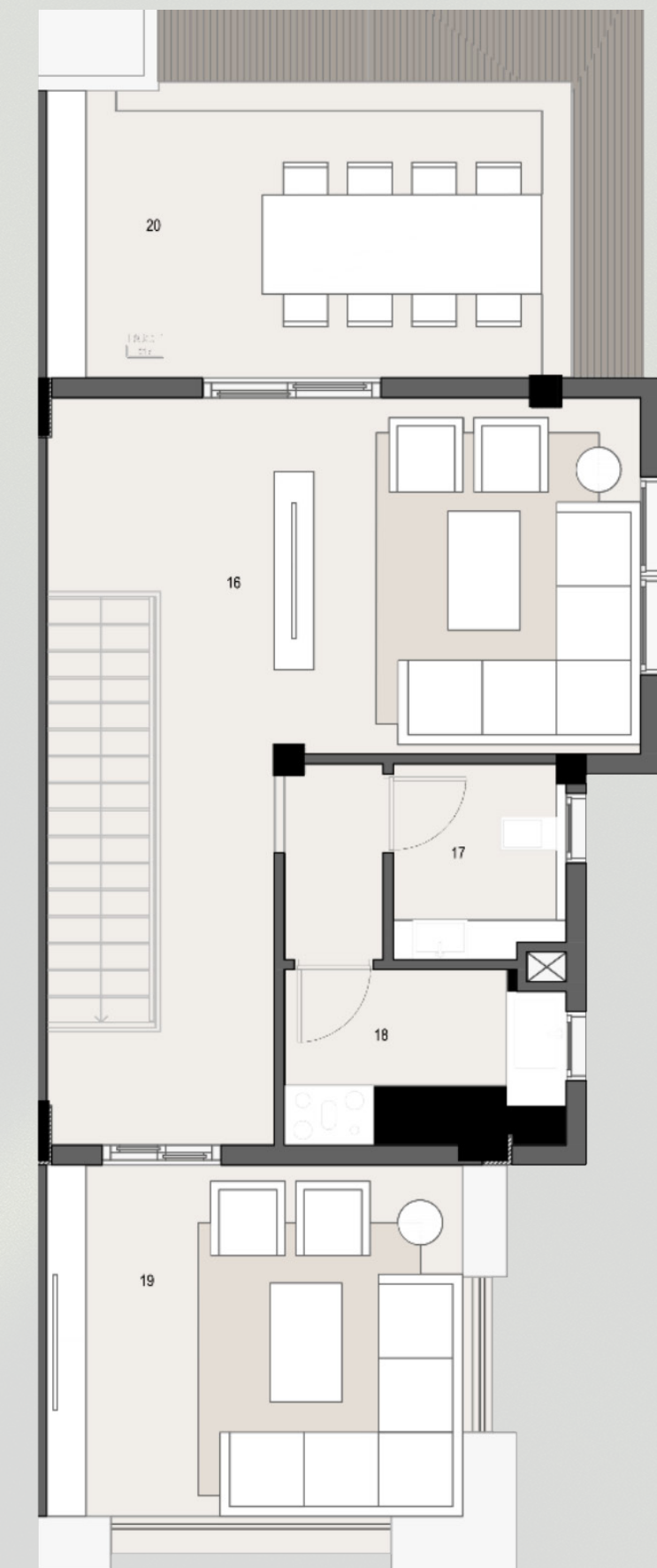
FIRST FLOOR

- [10] BEDROOM
5.30 x 3.75
- [11] BEDROOM
3.85 x 4.00
- [12] BATHROOM
3.10 x 1.80
- [13] MASTER BEDROOM
4.50 x 3.85
- [14] MASTER DRESSING
2.45 x 1.30
- [15] MASTER BATHROOM
3.10 x 2.20
- [16] TERRACE
2.50 x 1.10



ROOF FLOOR

- [16] LIVING AREA
6.30 x 4.00
- [17] BATHROOM
2.00 x 2.10
- [18] KITCHEN
3.10 x 2.00
- [19] ROOF TERRACE 01
5.25 x 2.95
- [20] ROOF TERRACE 02
4.60 x 4.00



ABSOLUTE VILLA

When you combine the trendy and cozy living, the result achieved becomes The Absolute Villa. 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

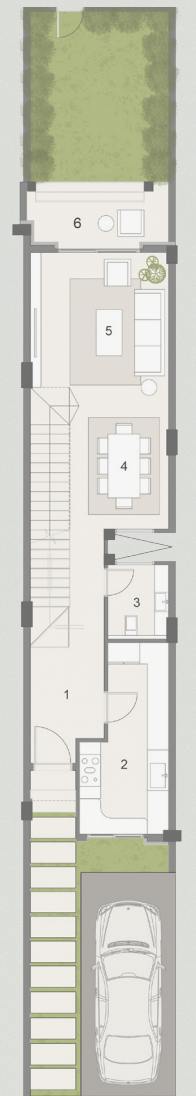
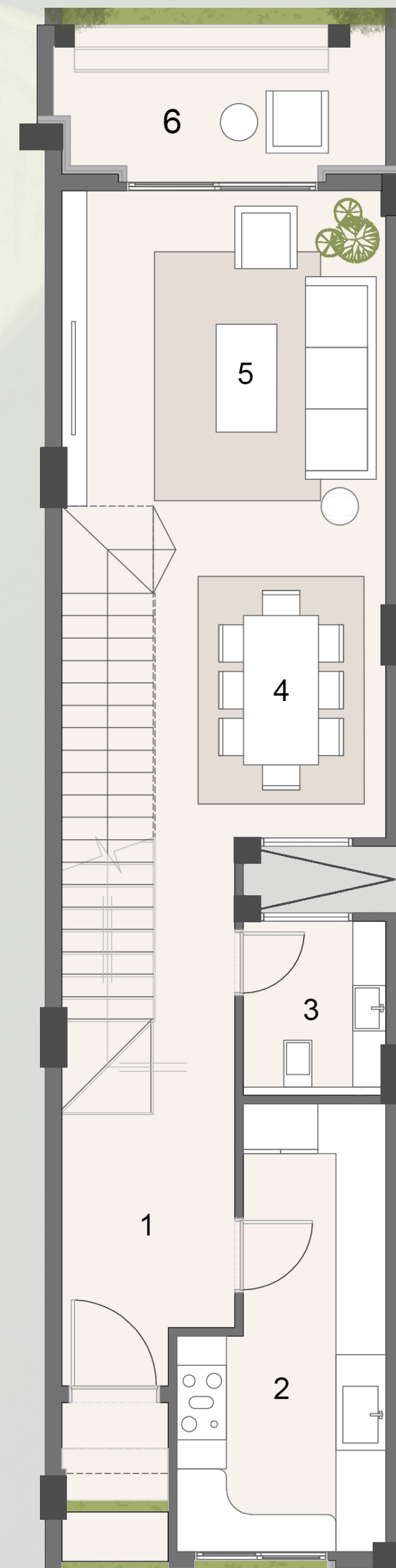


ABSOLUTE VILLA

210

GROUND FLOOR

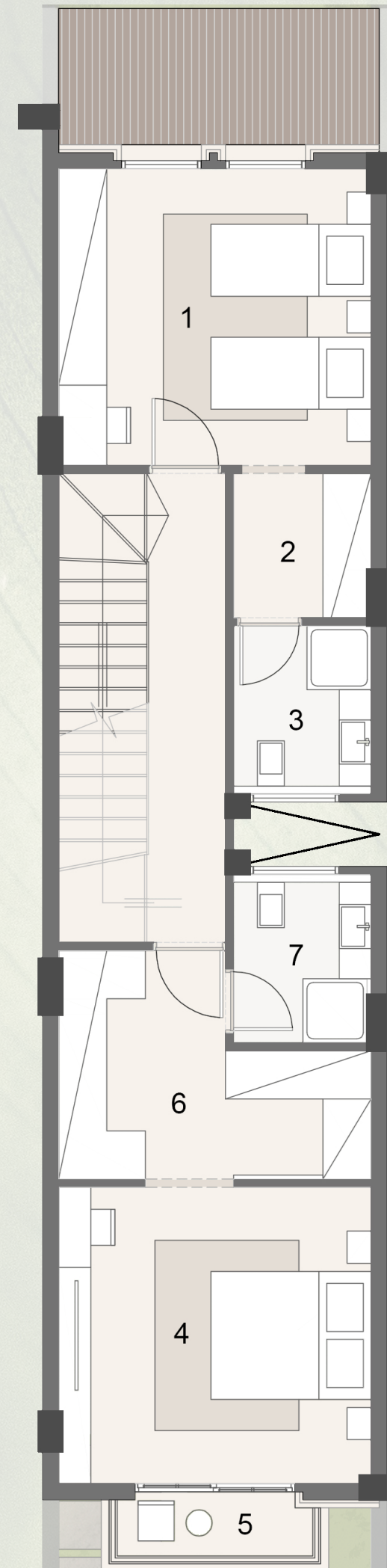
- [1] ENTRANCE
3.35 x 2.20
- [2] KITCHEN
5.55 x 2.65
- [3] GUEST BATHROOM
2.20 x 1.85
- [4] DINING
4.10 x 4.05
- [5] RECEPTION
4.10 x 3.90
- [6] TERRACE
4.20 x 1.90



ABSOLUTE VILLA 210

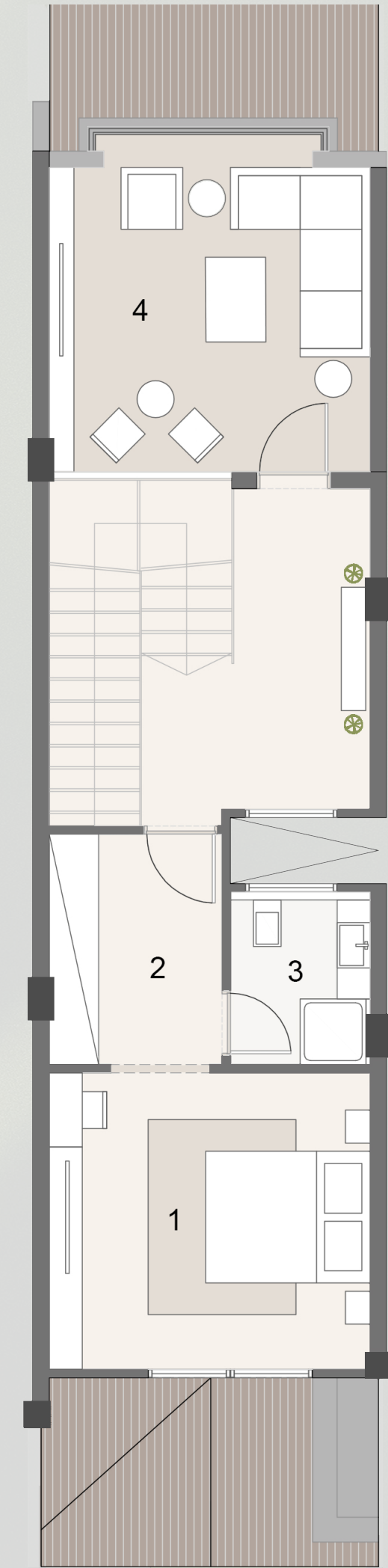
FIRST FLOOR

- [1] MASTER BEDROOM
4.10 x 3.80
- [2] MASTER DRESSING
1.90 x 1.85
- [3] MASTER BATHROOM
2.20 x 1.85
- [4] MASTER BEDROOM
4.10 x 3.85
- [5] TERRACE
2.85 x 1.00
- [6] MASTER DRESSING
4.10 x 2.95
- [7] MASTER BATHROOM
2.20 x 1.85



ROOF FLOOR

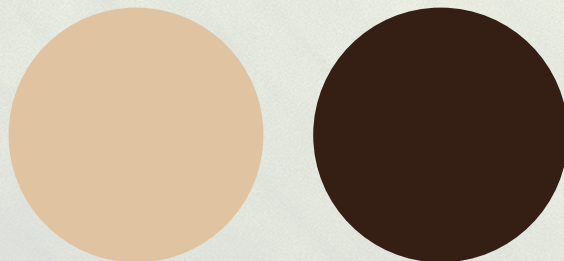
- [1] MASTER BEDROOM
4.10 x 3.70
- [2] MASTER DRESSING
2.90 x 2.25
- [3] MASTER BATHROOM
2.20 x 1.85
- [4] ROOF TERRACE
4.10 x 4.10



THE DESIGN STORY

The architecture of The MarQ Gardens is carefully crafted to capture the essence of timeless elegance and contemporary luxury. Each home features a striking pitched roof, accentuated by large Georgian windows that invite natural light, creating a warm and cozy atmosphere for its residents. The facade seamlessly blends rustic stonework with shingle siding, evoking the charm and beauty of a true classic house.

Thoughtful design elements include cozy balconies, a prominent chimney structure, and ambient exterior lighting, offering a sense of comfort and sophistication. Whether its the soft color palette or the high-quality natural materials used, this architectural masterpiece embodies an ideal retreat for families seeking sanctuary amidst the serene gardens that surround it.



MATERIAL BOARD & COLOR PALETTE





REAL-LIFE IMAGE FROM THE SITE

VILLA PRICES

SIGNATURE VILLAS

SV 265

STARTING FROM 36.5M

SV 295

STARTING FROM 46.8M

TOWN VILLAS

TV 200

STARTING FROM 18M

TV 245

STARTING FROM 20.7M

TV 245C

STARTING FROM 29.3M

TV 265

STARTING FROM 25.1M

TV 265C

STARTING FROM 29.9M

TWIN VILLAS

TW 270C

STARTING FROM 38.8M

ABSOLUTE VILLAS

AV 210

STARTING FROM 17.1M

PAYMENT PLAN

DELIVERY WITHIN 1 YEAR

10%

DOWN PAYMENT

7 YEARS

INSTALLMENTS

IMMEDIATE DELIVERY

30%

DOWN PAYMENT

7 YEARS

INSTALLMENTS

