
THE
MARQ
THE WONDER MARQ


!
WM



A PLACE SHAPED BY WONDER

Life becomes something different when a place is shaped with intention. At The Wonder Marq, every path, view, and moment is crafted to awaken a quiet sense of beauty, a feeling that unfolds as you move through its landscapes and stories.

Here, three worlds come together to form a destination where nature leads, design inspires, and life begins to feel wonderfully whole.



A WORLD WHERE WONDER LIVES

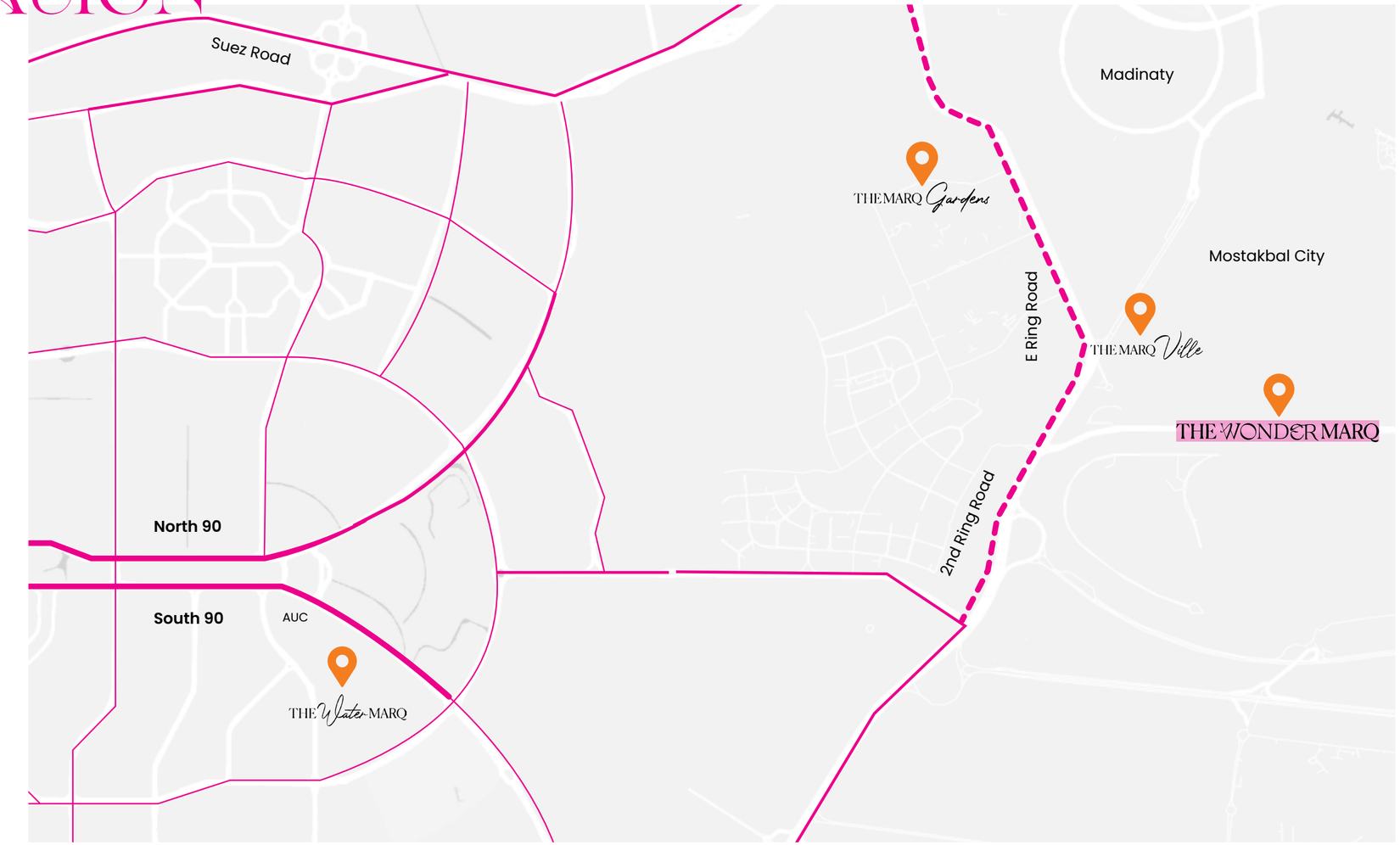
THE WONDER MARQ

There are places that house life, and others that bring it to life. The Wonder Marq is a city imagined for those who seek more than a home, a living world where beauty, joy, and connection intertwine.

Crafted by The Marq, it stands as a city of festivities, wonders, and delights, a place where nature leads, art inspires, and every day unfolds like a celebration.

A DESTINATION BEYOND IMAGINATION

Set in the heart of Mostakbal City, The Wonder Marq bridges the vibrancy of New Cairo and the promise of The New Capital. Linked by Road 90, E Ring Road, Suez Road, and the 2nd Ring Road, it is both connected and calm; a private world within the city's future.



THE WONDER MARQ



A CITY DESIGNED TO BE FELT

The Wonder Marq is built on emotion, water, greenery, artistry, and the spaces between them.



THE WONDER MARQ

WHERE EVERY MOMENT INSPIRES



THE WONDER MARQ

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.





THE WONDER MARQ

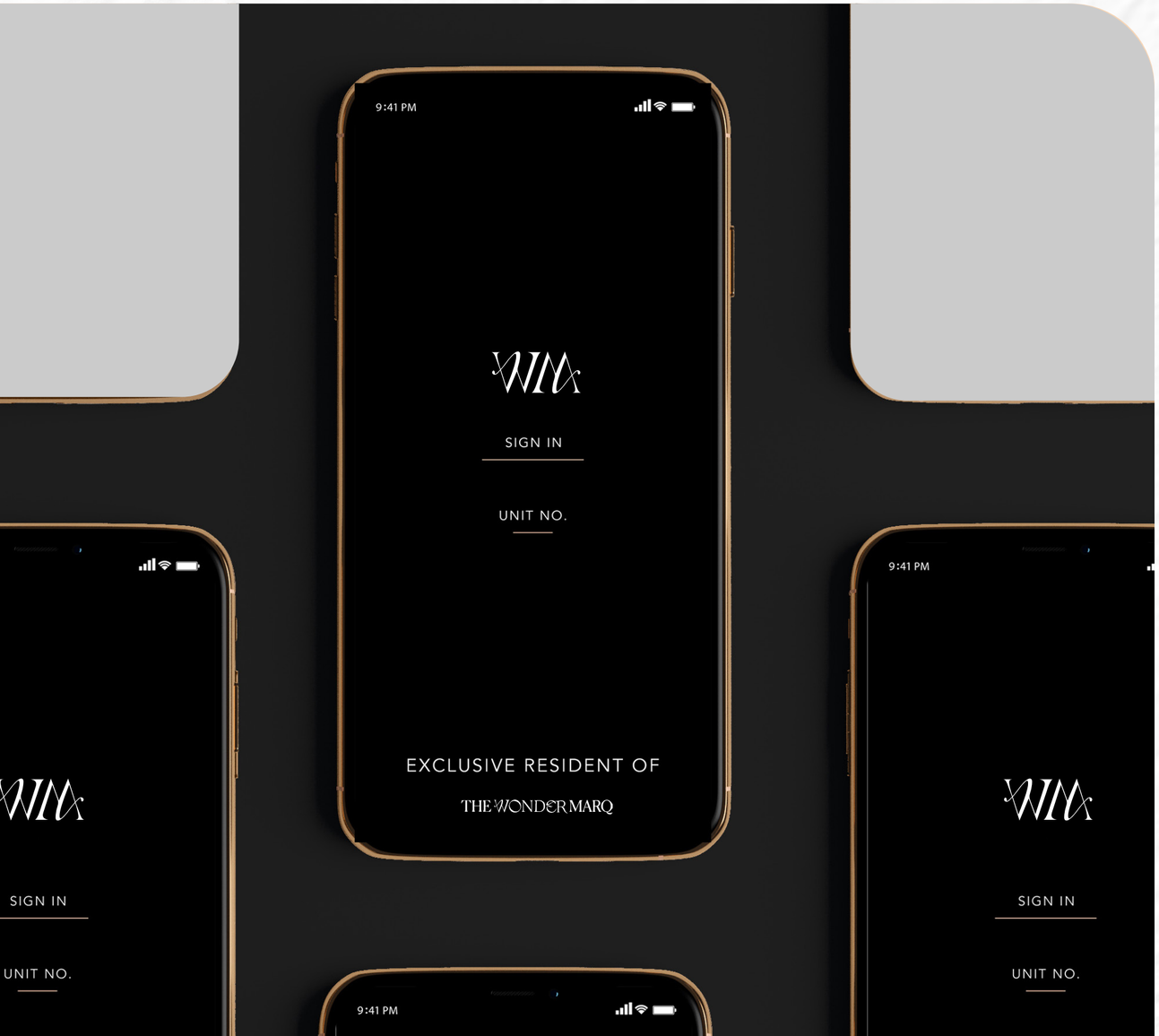
PEDESTRIAN NEIGHBORHOODS

Tree-lined lanes and green paths encourage walking, connection, and ease, replacing noise with a quiet, open rhythm of life.



PERSONALIZED HOMES

Each home is marked with your initials, designed to reflect your identity and transform personal taste into living art.



LIVING APP

A smart companion that brings comfort to your fingertips, from maintenance and housekeeping to visitor access and community updates, making luxury effortless and everyday life beautifully simple.

THE WONDER MARQ

ONE CITY, THREE WORLDS & MORE

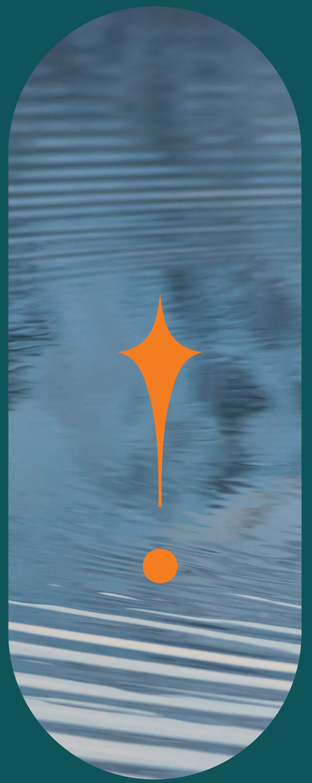
Three neighborhoods shaped by water, stillness, and nature, woven together into The Wonder Marq, the living heart of Mostakbal City.

A place where life is not just lived... but felt, every day.

STREAMS



LAKES



FOREST



NEIGHBORHOOD DESIGN

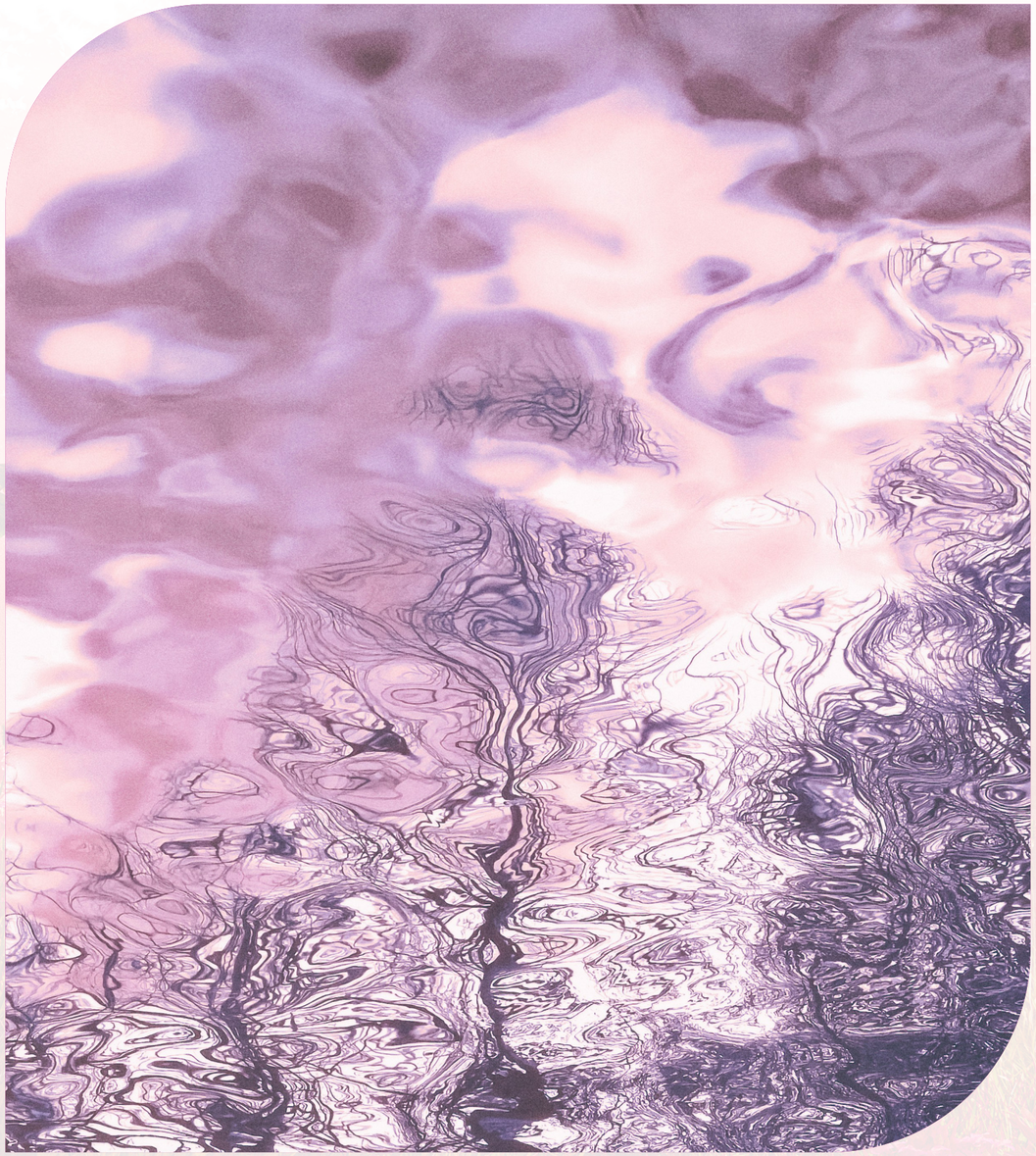


NEIGHBORHOOD PHASING



- DOWNTOWN
- STREAMS
- LAKES
- FOREST


LIFE MOVES
IN HARMONY
STREAMS

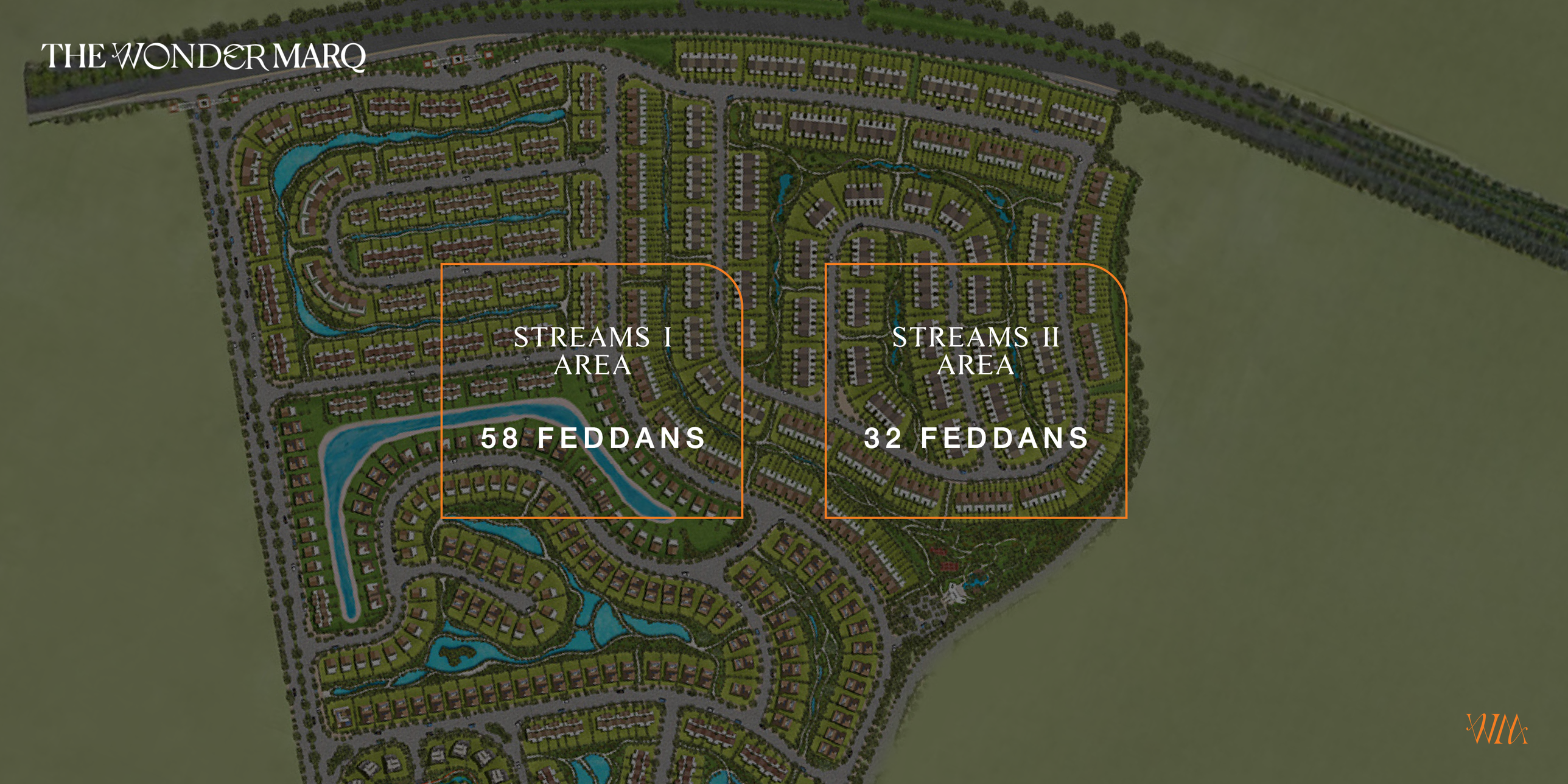




STREAMS

Life in **Streams** moves to the rhythm of water. Inspired by the romance of Venice, this neighborhood drifts between **canals, bridges, and shimmering reflections,** creating a world where every home feels embraced by gentle motion.

THE WONDER MARQ





STREAMS



THE FLOW OF LIVING WELL



STREAMS
AMENITIES

Waterfront homes forming tranquil “urban island”



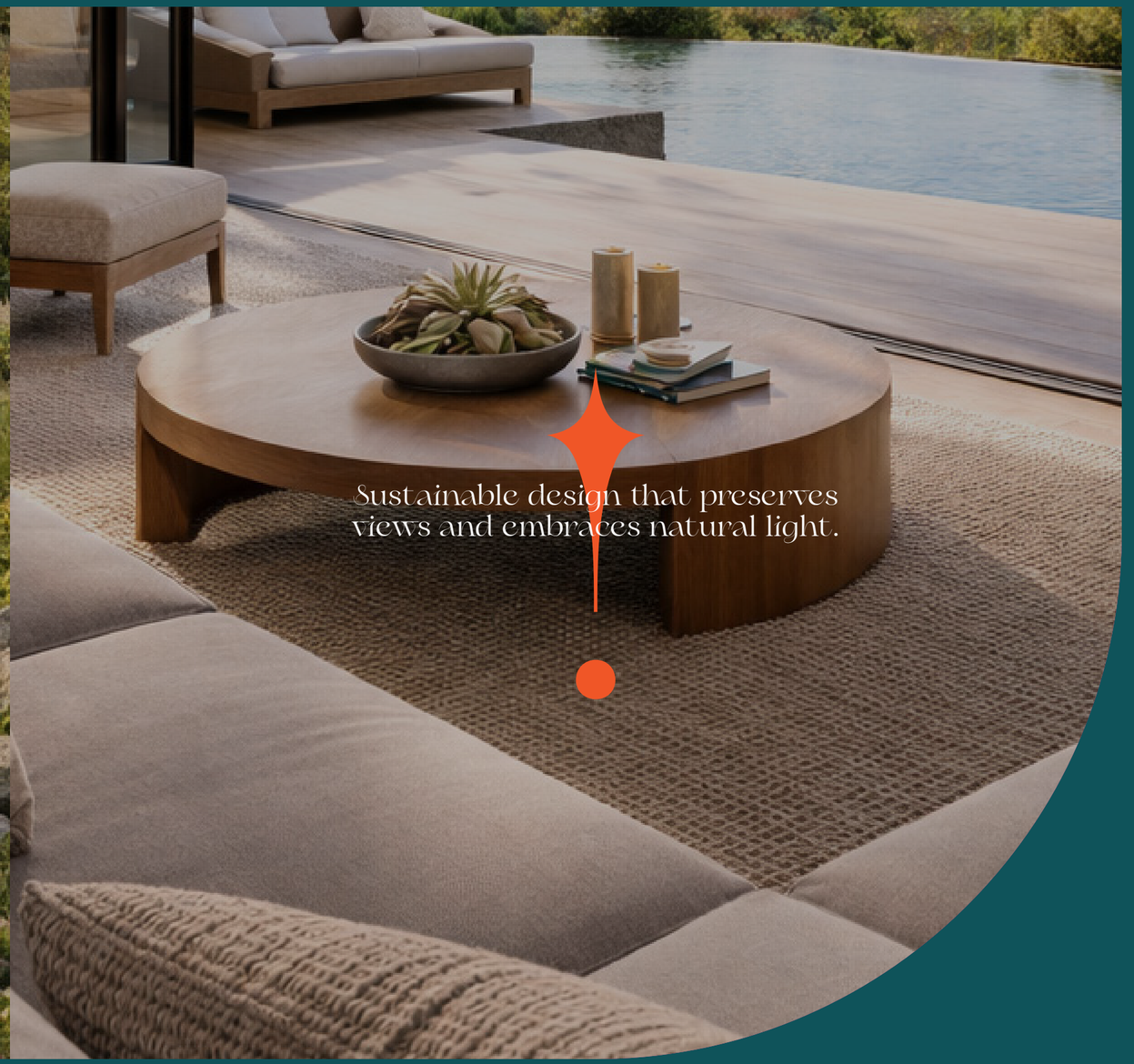
Carefully planned spatial layering ensures privacy within homes while maintaining openness to nature and views.



Community Center with yoga pavilions, sports courts and fitness decks.



Green walkways replacing car roads for freshness and peace.



Sustainable design that preserves views and embraces natural light.

STREAMS

Signature Villas
spacious, private sanctuaries by the canal.

Town Villas
refined, airy layouts.



HOMES BY THE WATER

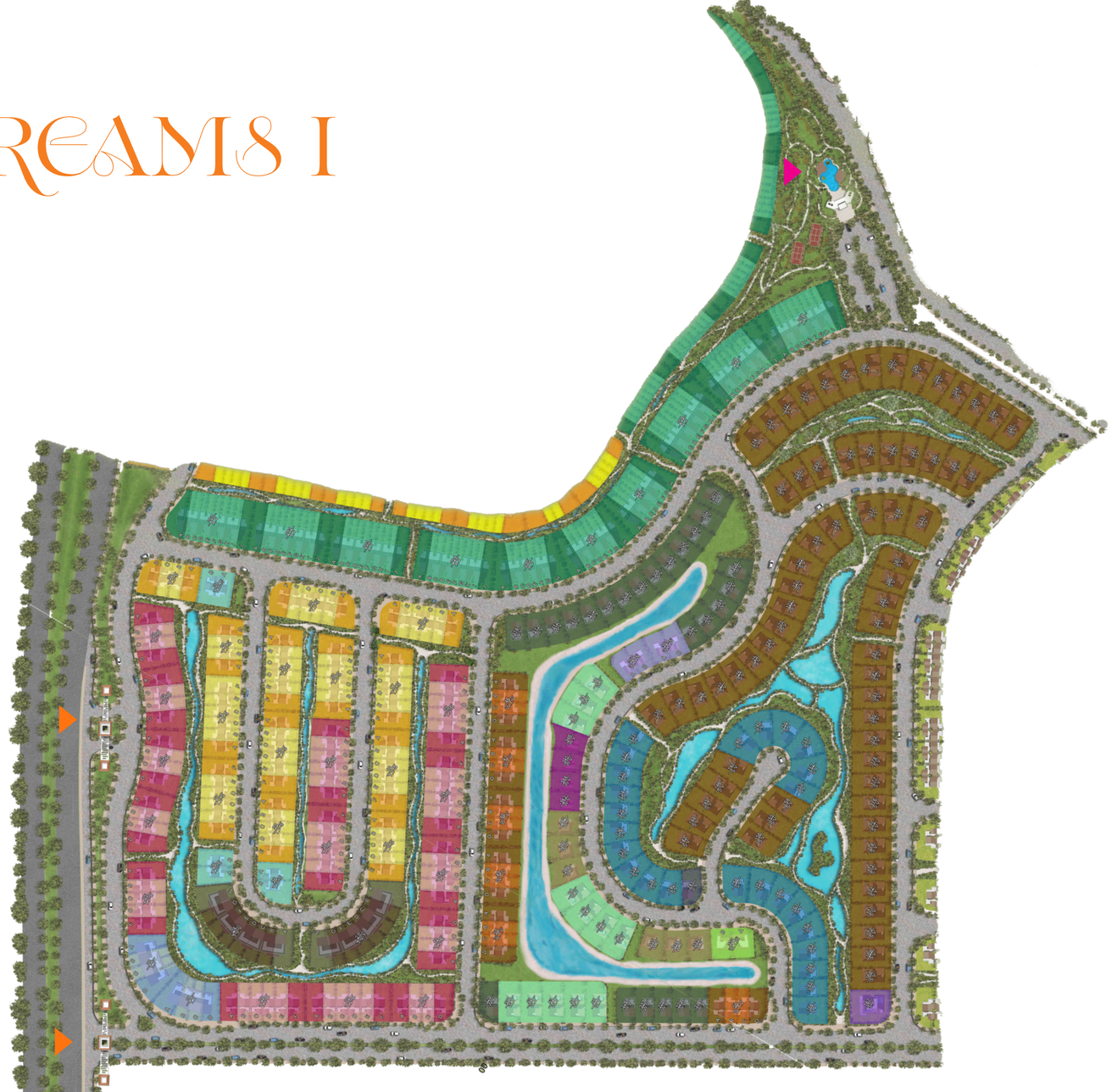
Twin Villas
elegant, modern family homes.

Absolute Villas
contemporary designs with floating stairs & terraces.



INTRODUCING STREAMS !

STREAMS I



- GATE
- COMMUNITY CENTER

- 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

STREAMS I
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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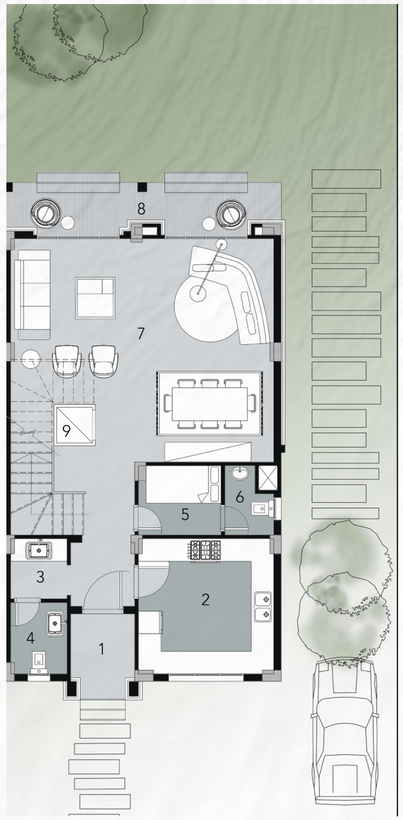
GROUND.FLOOR



[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

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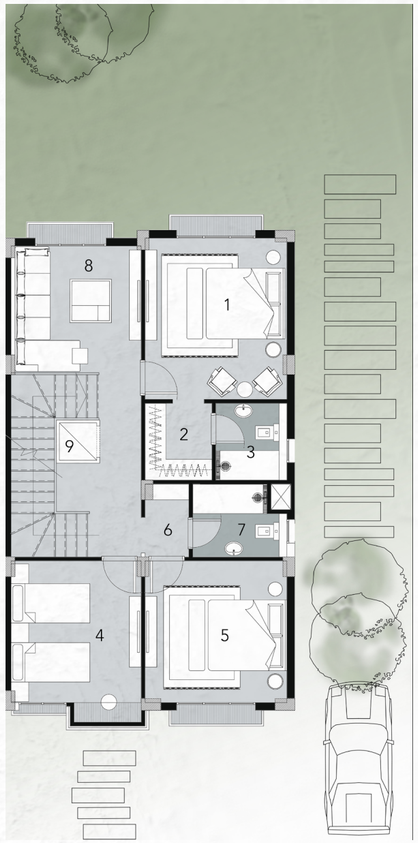
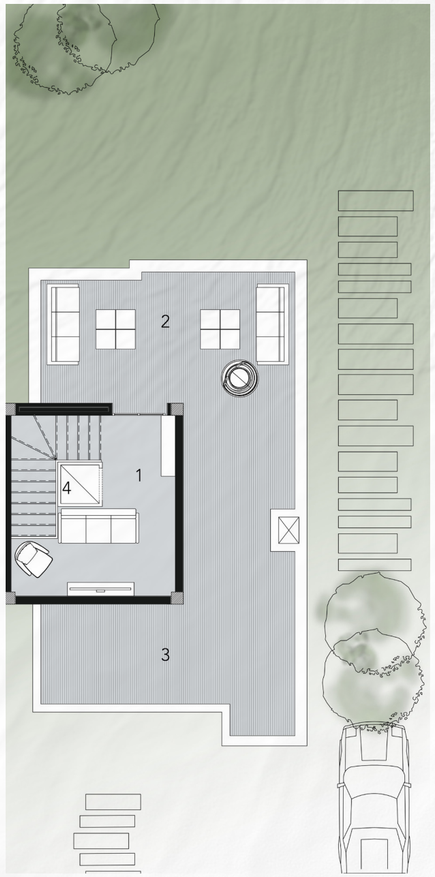


FIRST FLOOR

[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

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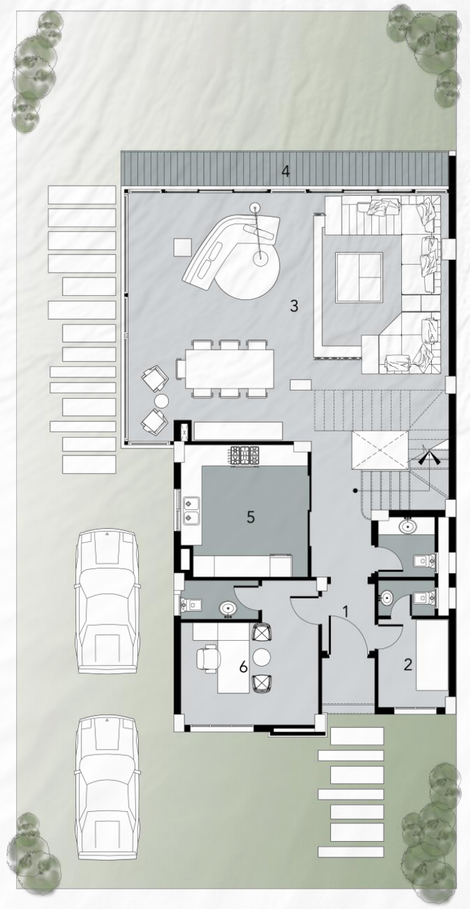
STREAMS I

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

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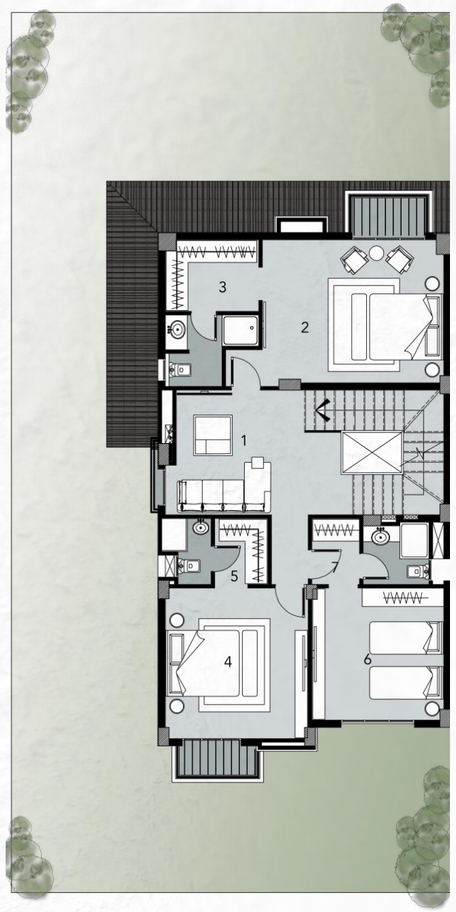
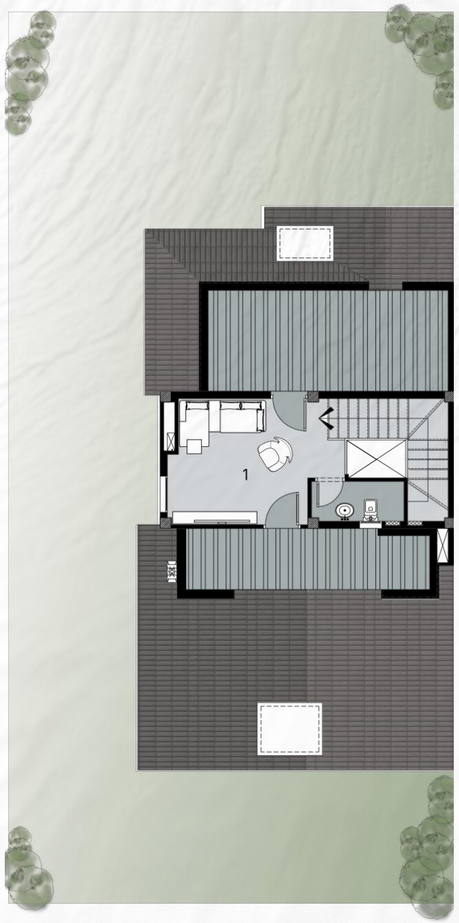


FIRST FLOOR

[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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STREAMS I
TWIN VILLA



Modern elegance marks every Twin Villa 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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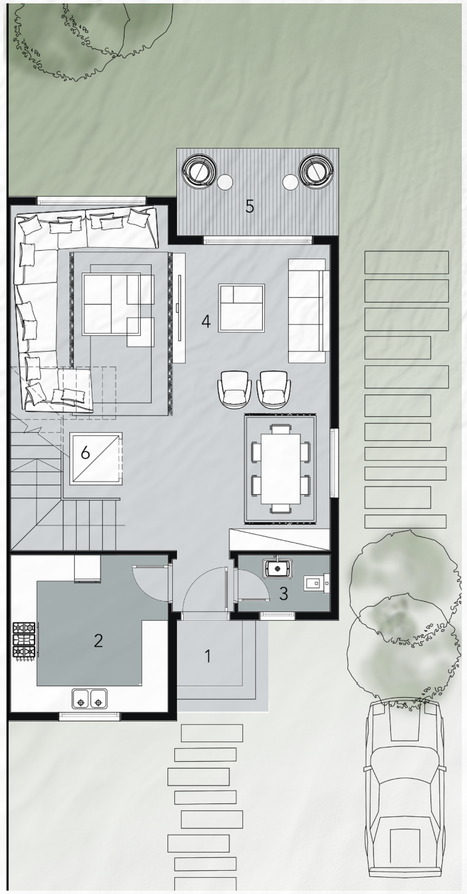
STREAMS I
TWIN VILLA
245





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

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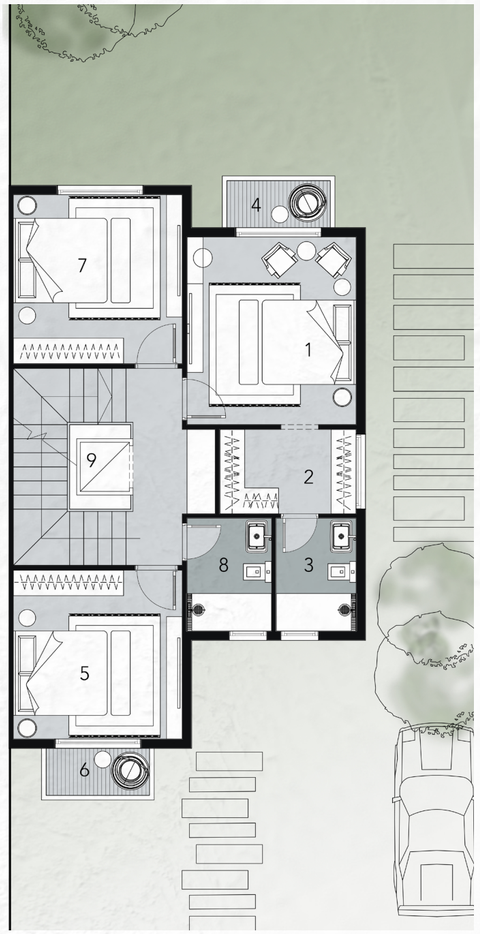

FIRST FLOOR

[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

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STREAMS I
TOWN VILLA



Surrounded by lush landscapes that provide a sense of peace and contentment, Town Villas 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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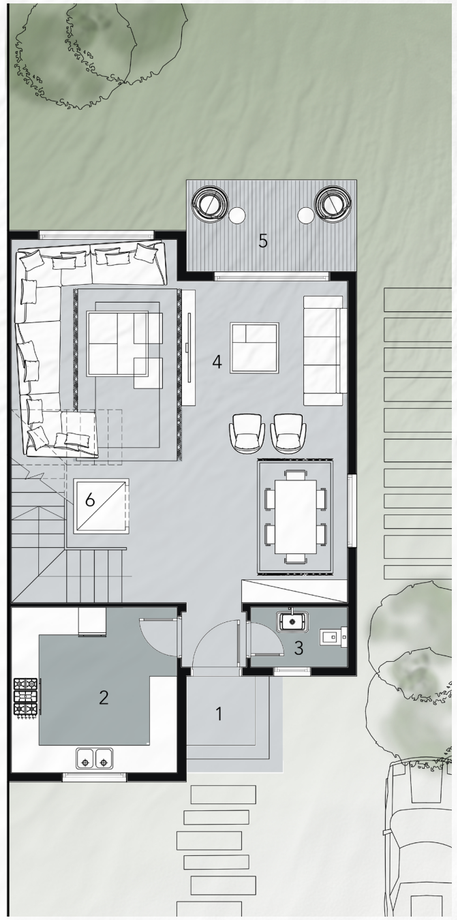
STREAMS I

TOWN VILLA
230





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

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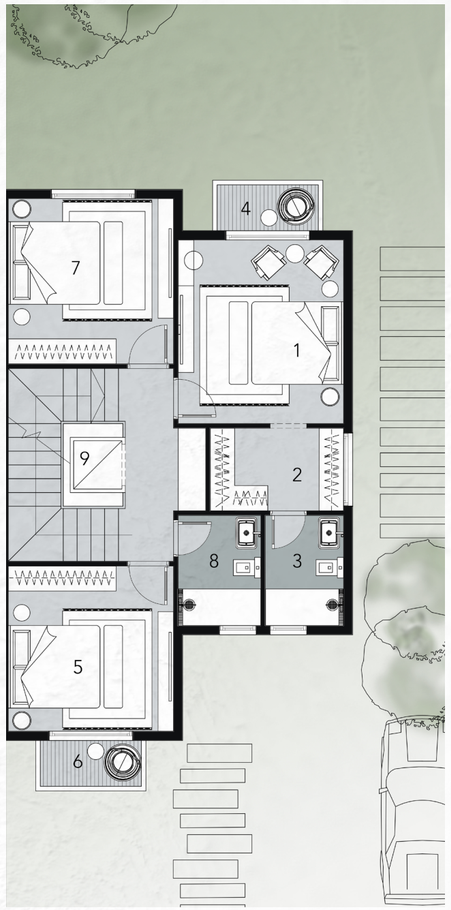

FIRST FLOOR

[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

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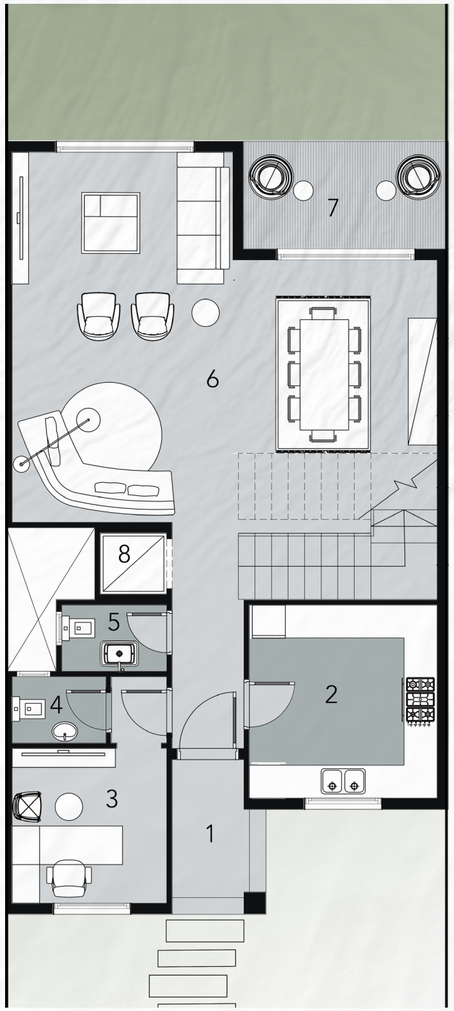
STREAMS I

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

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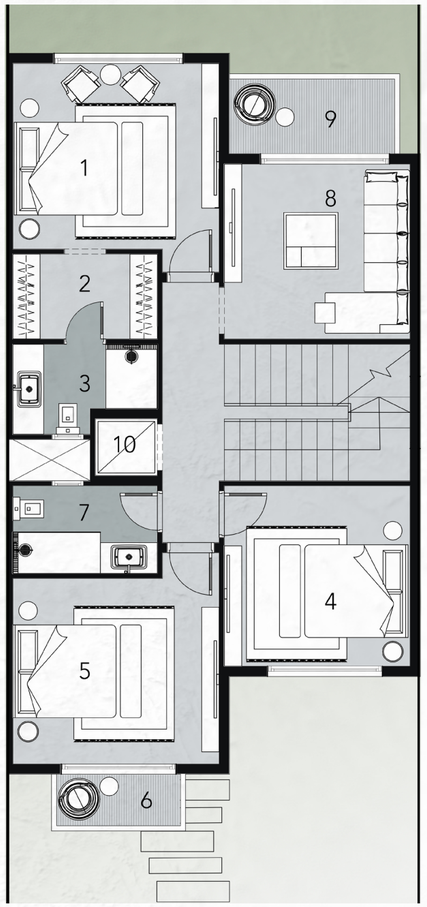
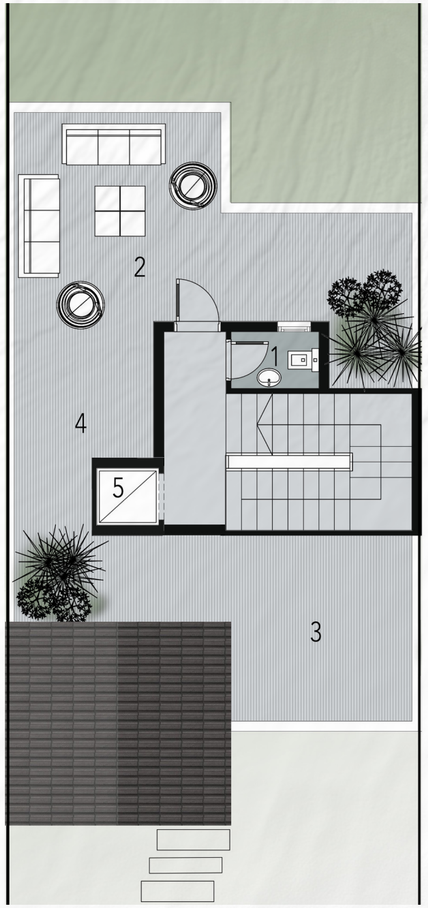


FIRST FLOOR

[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

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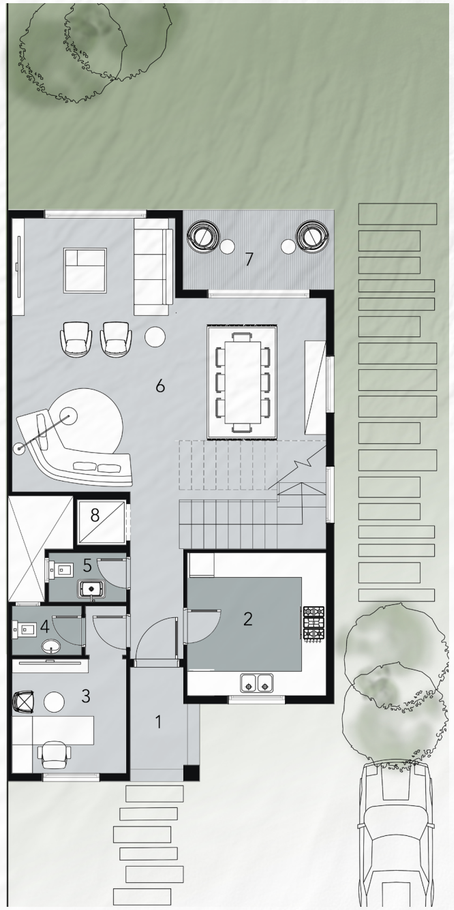
STREAMS I

TOWN VILLA 270



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

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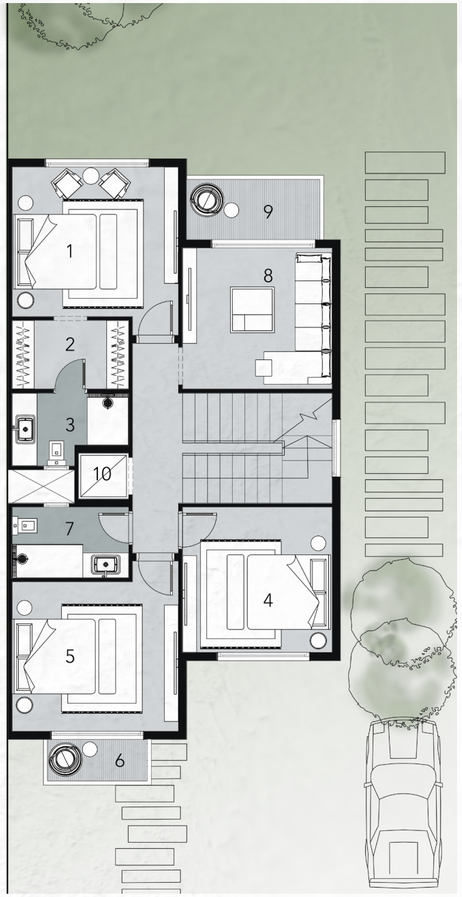
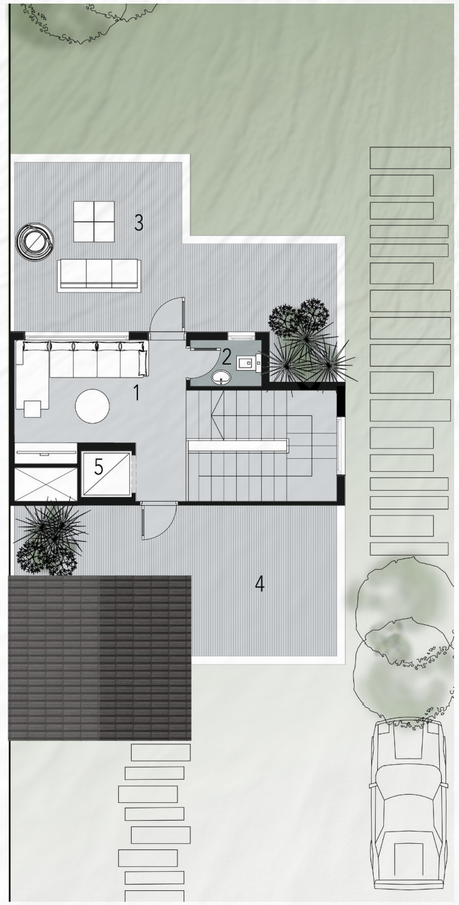


FIRST FLOOR

[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 ROOM	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

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STREAMS I
ABSOLUTE VILLA



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

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STREAMS I

ABSOLUTE VILLA 225



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

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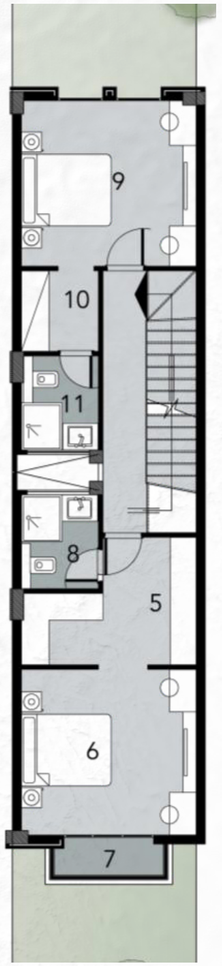
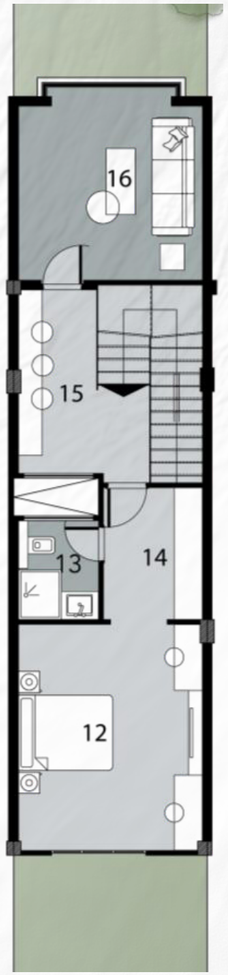


FIRST FLOOR

[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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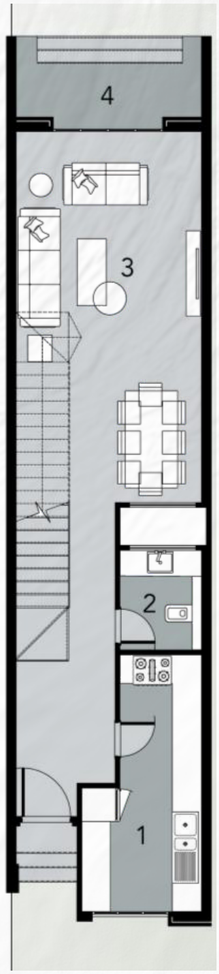
STREAMS I

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

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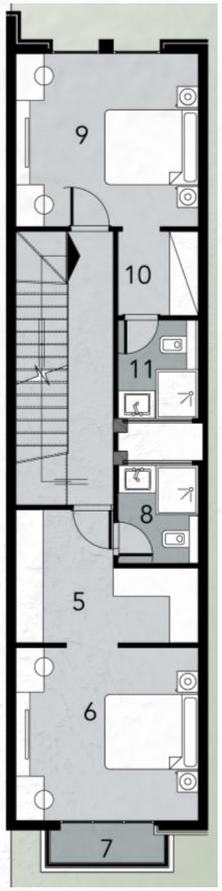
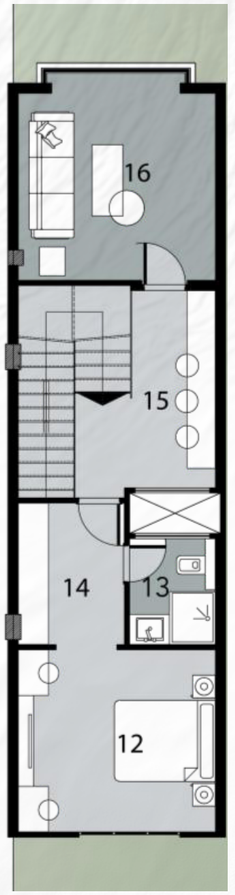


FIRST FLOOR

[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



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

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INTRODUCING STREAMS II

STREAMS II



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

COMMUNITY CENTER

STREAMS II
ABSOLUTE VILLA



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

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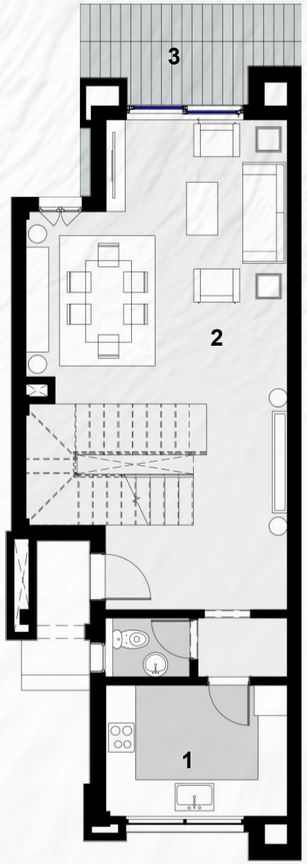
STREAMS II

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

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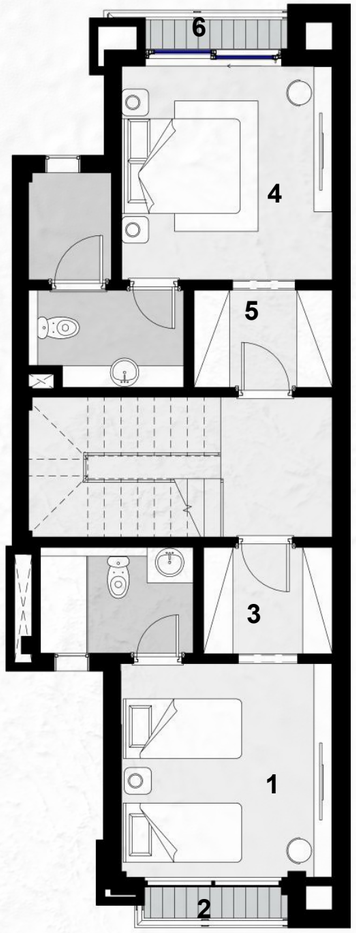

FIRST FLOOR

[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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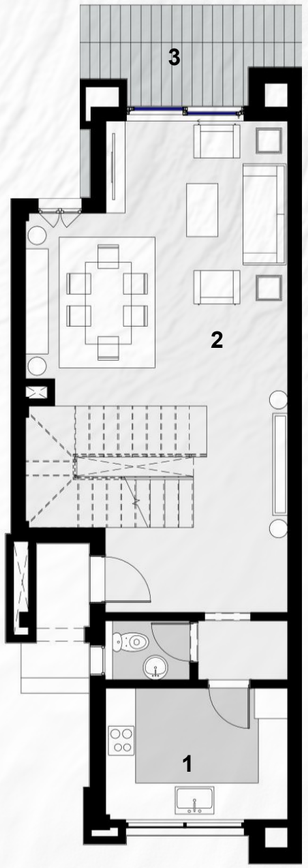
STREAMS II

ABSOLUTE VILLA
210C





GROUND FLOOR

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

- All renders, visuals and layouts are for illustrative purposes only. Facade designs, elements and materials may vary by elevation style.
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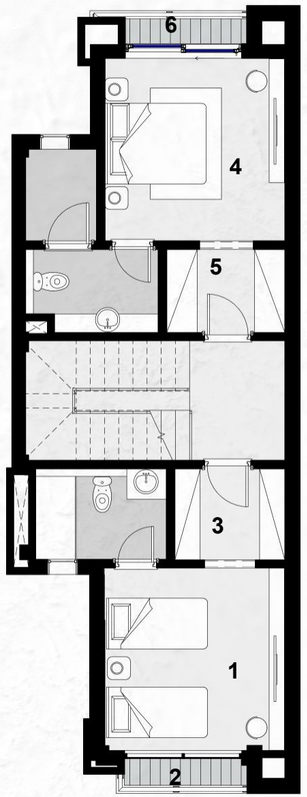
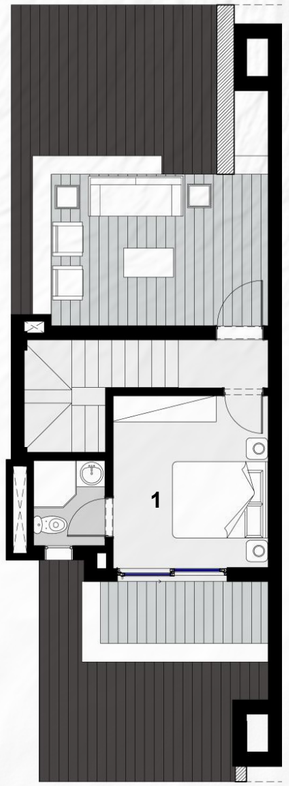
ABSOLUTE VILLA
210C



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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STREAMS II

ABSOLUTE VILLA 225



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

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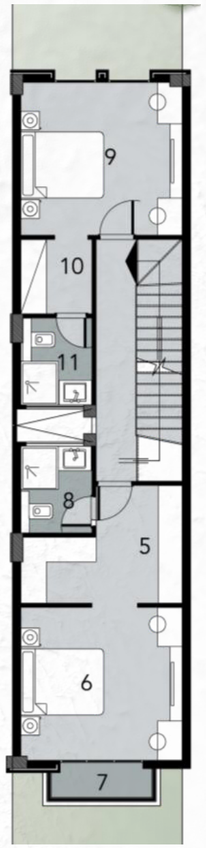
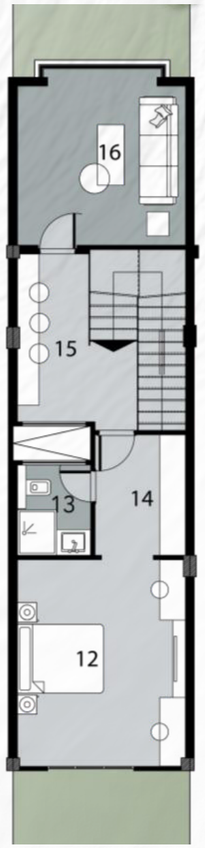
- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.



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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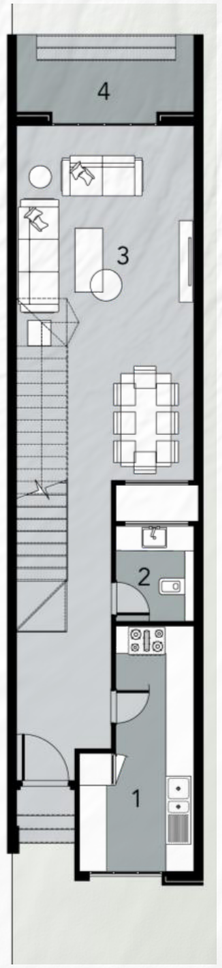
STREAMS II

ABSOLUTEVILLA 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

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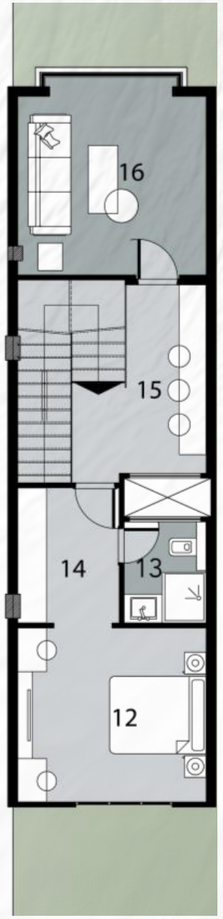
- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.



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

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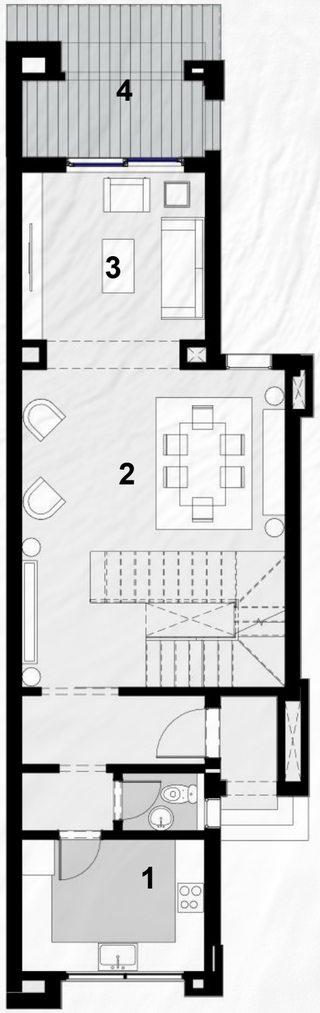
STREAMS II

ABSOLUTE VILLA 240



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

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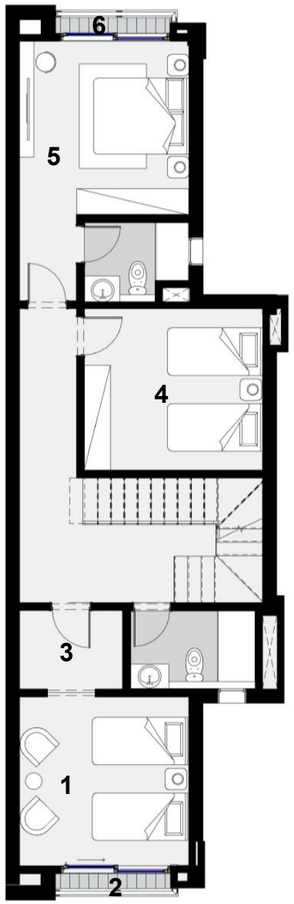
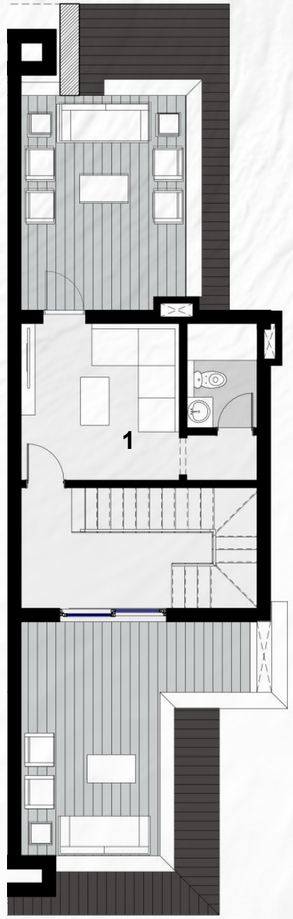


FIRST FLOOR

[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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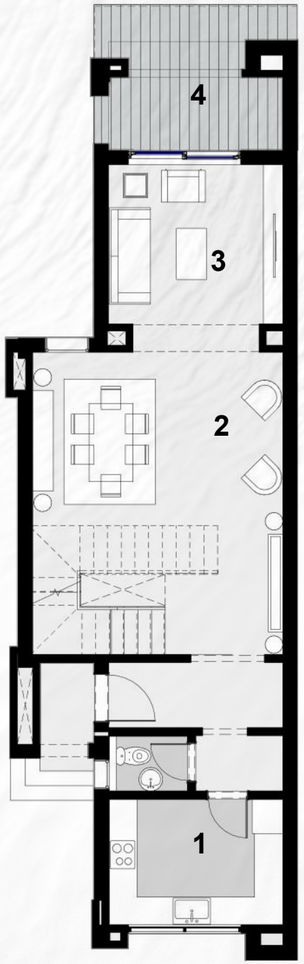

GROUND FLOOR

[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

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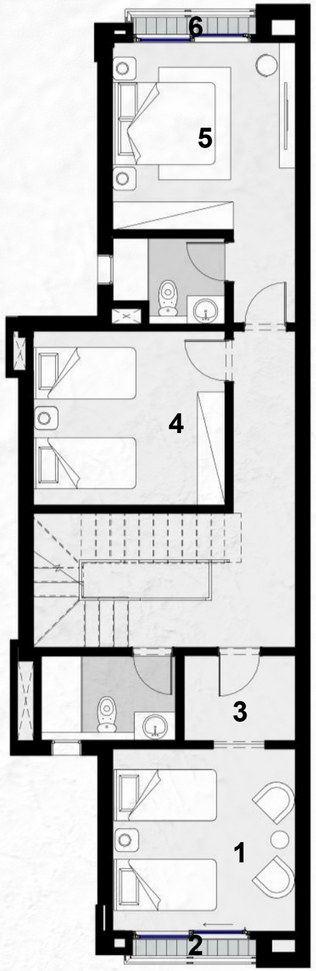
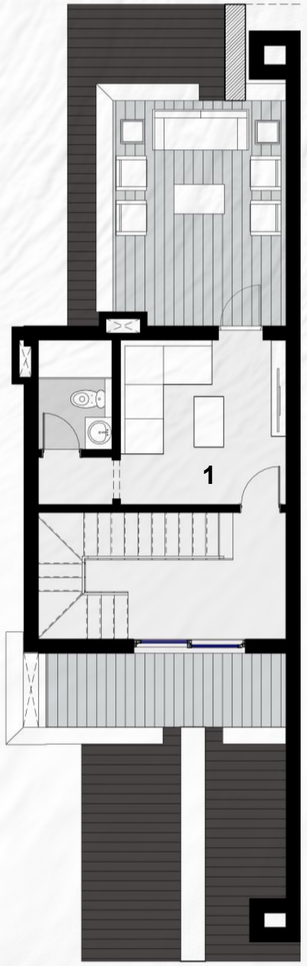
ABSOLUTE VILLA
240C



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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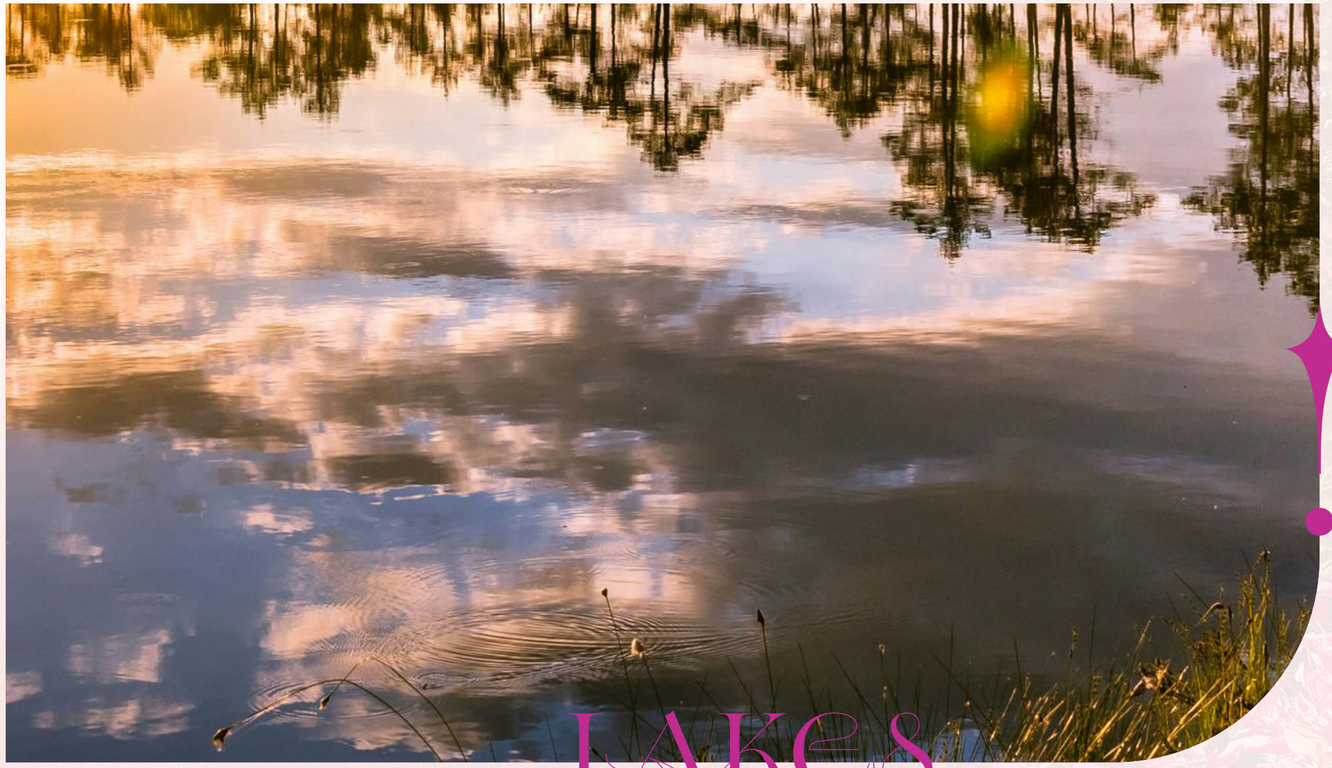
STREAMS

LIFE IN MOTION; CALM, FLUID, ENDLESSLY ALIVE.




STILLNESS WITH
A VOICE OF
ITS OWN
LAKES





LAKES

In **Lakes,** life slows into reflection. A neighborhood drawn around shimmering lakes, where water mirrors the sky and every home opens to a horizon of peace.

THE WONDER MARQ



NEIGHBORHOOD AREA

10 FEDDANS

FOOTPRINT

19%

GREENERY & OPEN SPACES

23,000 SQM



LAKES



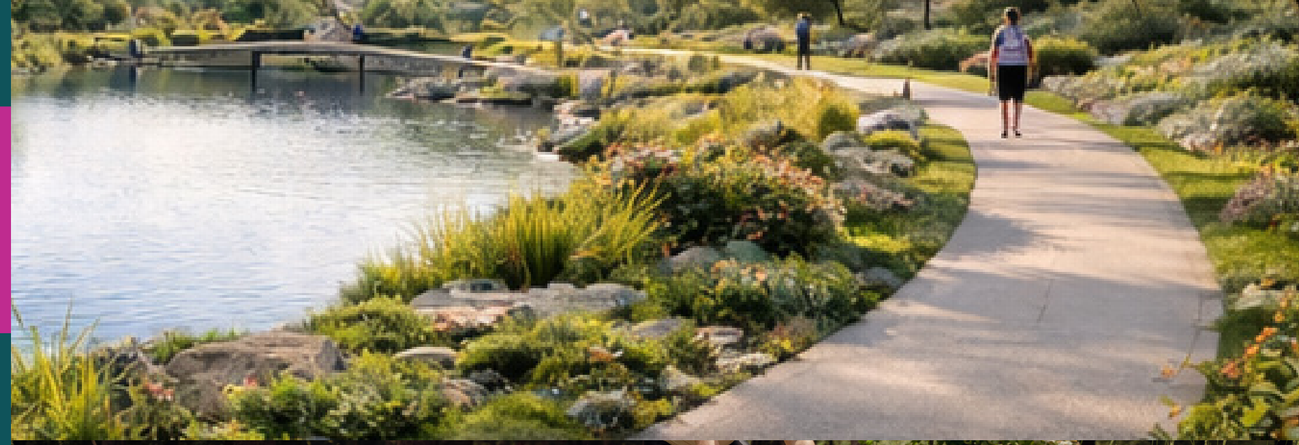
EVERYTHING YOU NEED HELD IN STILLNESS

LAKES
AMENITIES

Central lakes connecting
the community.

Pedestrian walkways and cycling
paths designed for wellness.

Private wooden decks
overlooking the water.













Community Center with fitness, yoga & outdoor lounges.

Steps from Downtown, cafés and The Wonder Eye.

Green corridors linking water and nature.

LAKES



HOMES BY THE HORIZON

Signature Villas (525–260 sqm) — fully finished standalone villas, with panoramic lakefront homes crafted for serenity.


GATE
SIGNATURE VILLA 260
SIGNATURE VILLA 325
SIGNATURE VILLA 400
SIGNATURE VILLA 405
SIGNATURE VILLA 525V
163 SV
164 SV
165 SV
166 SV
167 SV
168 SV
169 SV
170 SV
171 SV
172 SV
173 SV
174 SV
601 SV-M
602 SV-M
603 SV-M
604 SV-M
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641 SV
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643 SV
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645 SV-M
646 SV-M
647 SV-M
648 SV-M
649 SV-M
650 SV-M
651 SV-M

LAKES
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 260

SIGNATURE VILLA



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SIGNATURE VILLA 260

GROUND FLOOR

[1]	ENTRANCE	1.90 x 1.50
[2]	KITCHEN	3.85 x 3.85
[3]	RECEPTION & DINING	5.90 x 7.40
[4]	TERRACE	1.40 x 7.40
[5]	MAID'S ROOM	1.85 x 2.30
[6]	MAID'S ROOM TOILET	1.85 x 1.55
[7]	GUEST TOILET	1.90 x 1.90
[8]	VANITY	1.70 x 1.75



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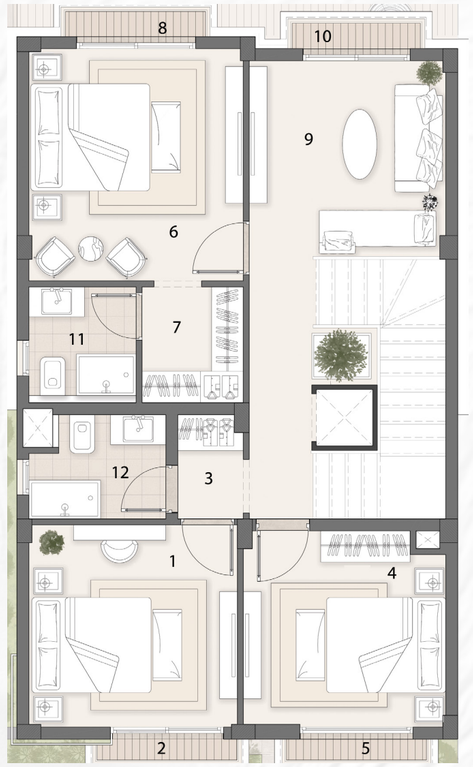
SIGNATURE VILLA 260

FIRST FLOOR

[1]	BEDROOM 1	3.65 x 3.75
[2]	TERRACE	0.45 x 2.38
[3]	LOBBY/ STORAGE	1.90 x 1.25
[4]	BEDROOM 2	3.60 x 3.65
[5]	TERRACE	0.45 x 2.38
[6]	MASTER BEDROOM	4.15 x 3.85
[7]	DRESSING	2.10 x 1.80
[8]	TERRACE	0.55 x 2.40
[9]	LIVING ROOM	3.49 x 3.55
[10]	TERRACE	0.50 x 2.20
[11]	MASTER BATHROOM	2.10 x 2.05
[12]	BATHROOM	1.90 x 2.60



ROOF FLOOR

[1]	LIVING ROOM	4.96 x 3.10
[2]	TOILET	1.36 x 2.50
[3]	TERRACE 1	7.70 x 6.75
[4]	TERRACE 2	2.60 x 3.30



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*Signature Villa 525V

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SIGNATURE VILLA
525V

GROUND FLOOR

[1]	GUEST MASTER BEDROOM	4.50 x 4.25
[2]	RECEPTION & DINING	6.45 x 12.00
[3]	TERRACE	2.45 x 9.40
[4]	MAID'S BEDROOM	2.00 x 2.45
[5]	DRIVER'S BEDROOM	2.55 x 2.10
[6]	KITCHEN	4.50 x 5.65
[7]	STORAGE	2.00 x 1.85



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SIGNATURE VILLA
525V

FIRST FLOOR

[1]	MASTER SUITE DRESSING 1	2.65 x 1.95
[2]	MASTER SUITE 1	4.50 x 4.25
[3]	MASTER SUITE TERRACE 1	0.65 x 2.90
[4]	MASTER SUITE DRESSING 2	2.00 x 3.40
[5]	MASTER SUITE 2	2.45 x 4.25
[6]	MASTER SUITE TERRACE 2	1.15 x 3.40
[7]	TERRACE	1.65 x 3.30
[8]	LIVING ROOM	3.80 x 3.50
[9]	MASTER SUITE TERRACE 3	1.15 x 3.00
[10]	MASTER SUITE 3	4.35 x 4.25
[11]	MASTER SUITE DRESSING 3	2.20 x 3.50
[12]	MASTER SUITE DRESSING 4	1.80 x 1.80



[13]	MASTER SUITE 4	3.75 x 5.30
[14]	MASTER SUITE TERRACE 4	1.35 x 4.40
[15]	MASTER SUITE DRESSING 4	1.80 x 1.80
[16]	KITCHENETTE	1.80 x 1.80

ROOF FLOOR

[1]	LIVING ROOM & DINING	4.30 x 6.10
[2]	KITCHENETTE	2.15 x 2.35



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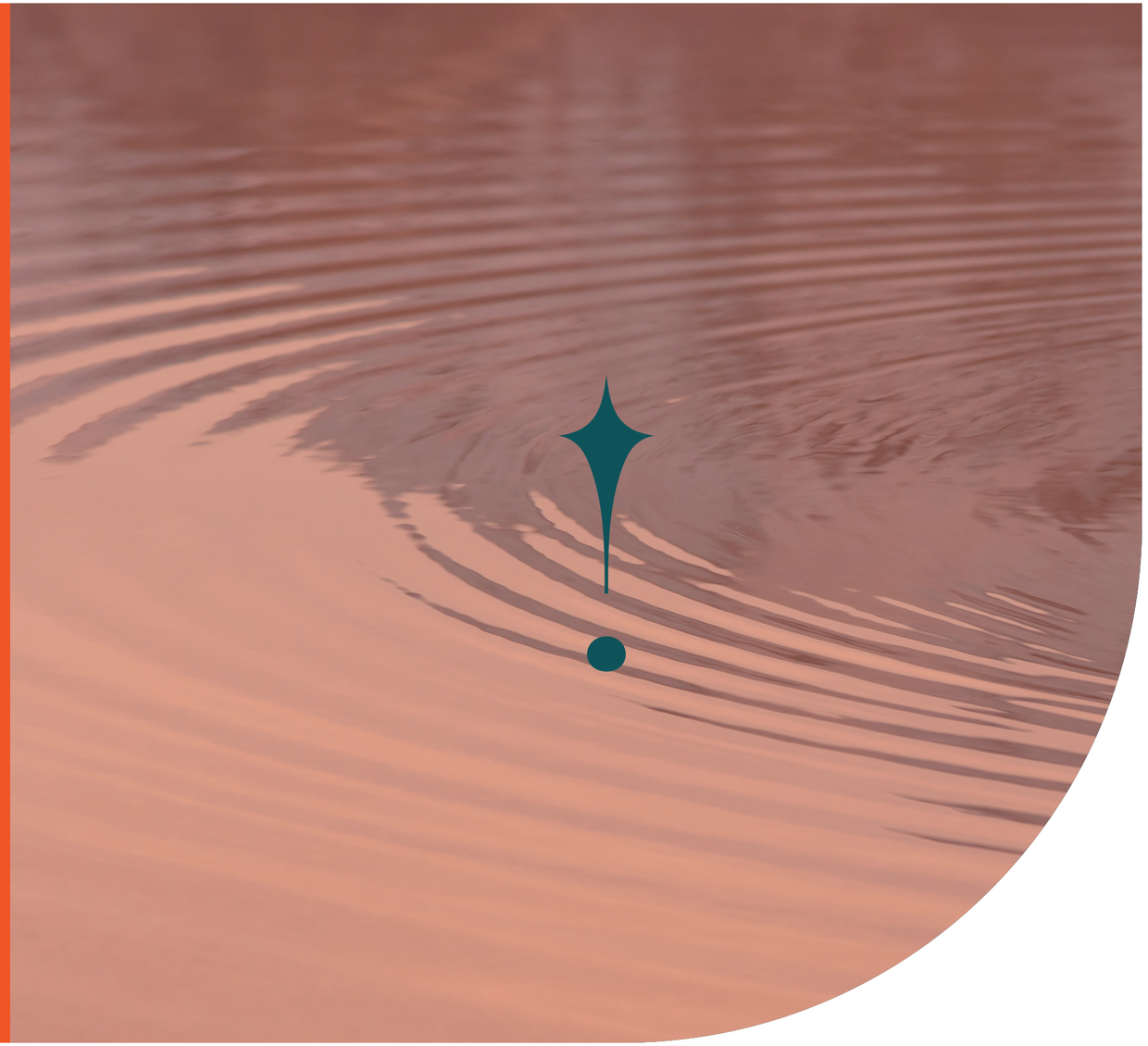
LAKES

STILLNESS TURNED INTO LIFESTYLE.




EVERYDAY LIFE
EMBRACED BY
NATURE
FOREST





FOREST

In Forest, life returns to its pure rhythm. This neighborhood unfolds under tall canopies and winding paths, where sunlight filters through leaves and calm settles into the earth.

GREEN FOREST

THE WONDER MARQ



- GATE
- COMMUNITY CENTER

- SIGNATURE VILLA 260
- SIGNATURE VILLA 325
- ABSOLUTE VILLA 210C
- ABSOLUTE VILLA 240
- ABSOLUTE VILLA 240C

THE WONDER MARQ





FOREST



SERENITY GROWS
WITH EVERY MOMENT

FOREST AMENITIES

Dense woodlands and shaded trails.

Butterfly gardens, treehouses and hammock zones for playful calm.

Bonfire circles, stargazing decks and meditation trails for reflection.













FOREST
AMENITIES

Family tree-planting areas that grow with your story.

Community Center balancing fitness and stillness.

Eco-conscious architecture that blends with nature.

FOREST



HOMES IN HARMONY

Signature Villas
private garden retreats.

Wonder Villas
cozy, creative homes of character.

Absolute Villas
open layouts with green courts.

FOREST
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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FOREST
SIGNATURE VILLA



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FOREST
SIGNATURE VILLA



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GROUND FLOOR

[1]	ENTRANCE	1.90 x 1.50
[2]	KITCHEN	3.85 x 3.85
[3]	RECEPTION & DINING	5.90 x 7.40
[4]	TERRACE	1.40 x 7.40
[5]	MAID'S ROOM	1.85 x 2.30
[6]	MAID'S ROOM TOILET	1.85 x 1.55
[7]	GUEST TOILET	1.90 x 1.90
[8]	VANITY	1.70 x 1.75



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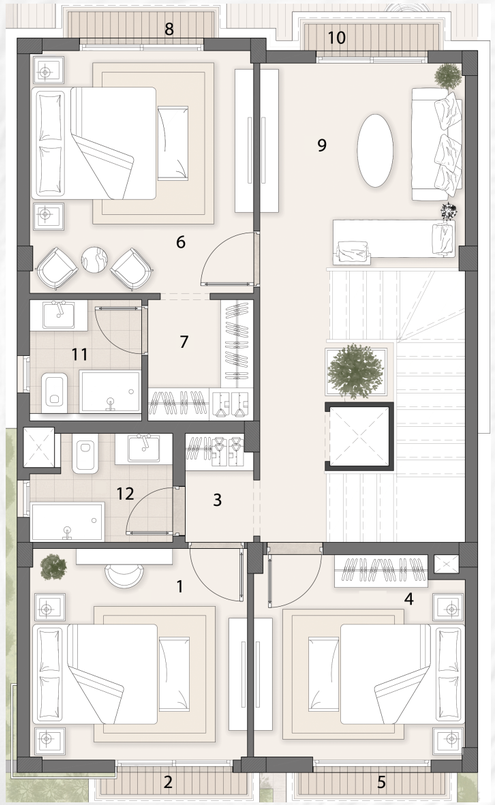
FIRST FLOOR

[1]	BEDROOM 1	3.65 x 3.75
[2]	TERRACE	0.45 x 2.38
[3]	LOBBY/ STORAGE	1.90 x 1.25
[4]	BEDROOM 2	3.60 x 3.65
[5]	TERRACE	0.45 x 2.38
[6]	MASTER BEDROOM	4.15 x 3.85
[7]	DRESSING	2.10 x 1.80
[8]	TERRACE	0.55 x 2.40
[9]	LIVING ROOM	3.49 x 3.55
[10]	TERRACE	0.50 x 2.20
[11]	MASTER BATHROOM	2.10 x 2.05
[12]	BATHROOM	1.90 x 2.60



ROOF FLOOR

[1]	LIVING ROOM	4.96 x 3.10
[2]	TOILET	1.36 x 2.50
[3]	TERRACE 1	7.70 x 6.75
[4]	TERRACE 2	2.60 x 3.30



FOREST
SIGNATURE VILLA



Signature Villa 325

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FOREST

SIGNATURE VILLA



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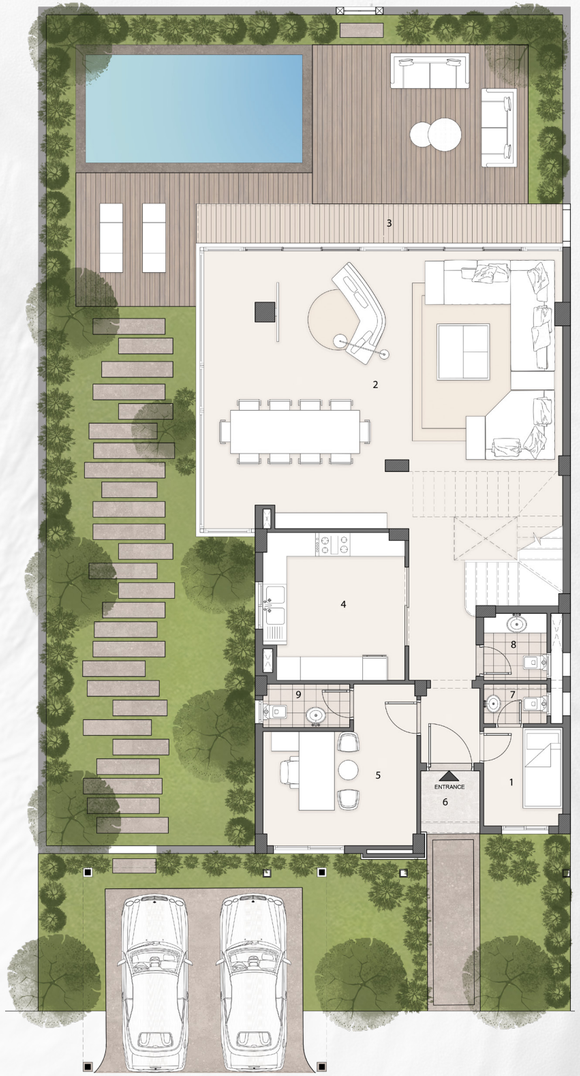
SIGNATURE VILLA
325

GROUND FLOOR

[1]	MAID'S ROOM	2.75 x 2.30
[2]	RECEPTION & DINING	7.30 x 9.50
[3]	TERRACE	1.00 x 9.50
[4]	KITCHEN	3.85 x 3.90
[5]	OFFICE	4.35 x 4.15
[6]	ENTRANCE	1.30 x 1.50
[7]	MAID'S TOILET	1.10 x 1.75
[8]	GUEST TOILET	1.85 x 1.75



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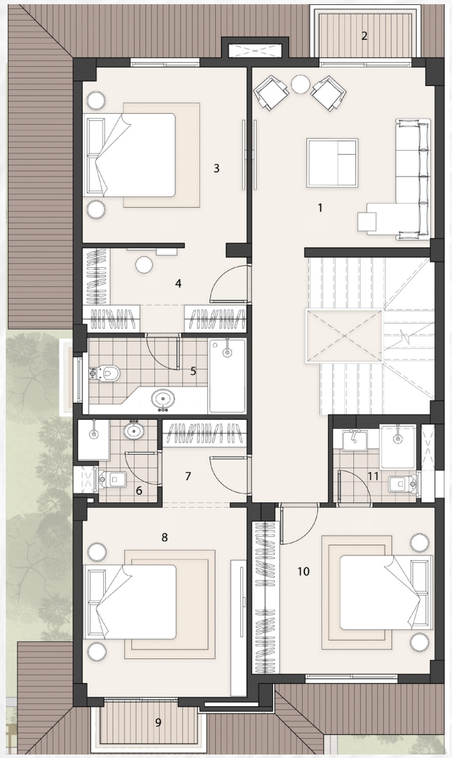
- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

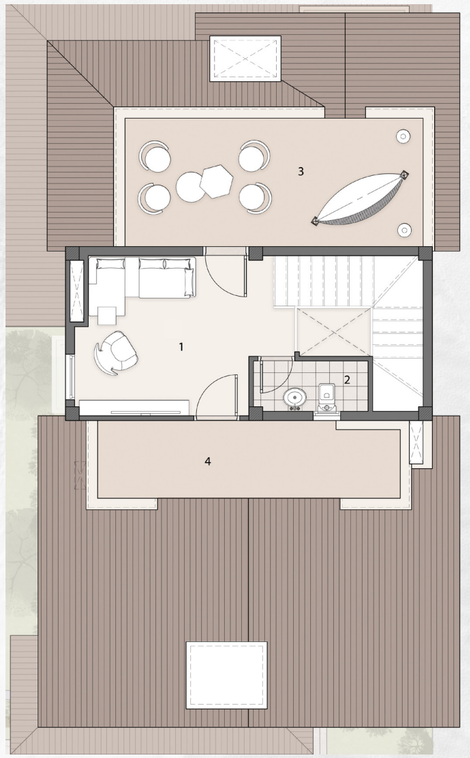
FIRST FLOOR

[1]	LIVING ROOM	4.20 x 4.20
[2]	TERRACE	1.15 x 2.40
[3]	MASTER BEDROOM 1	4.05 x 3.80
[4]	MASTER DRESSING 1	1.94 x 3.80
[5]	MASTER BATHROOM 1	1.76 x 3.80
[6]	MASTER BATHROOM 2	1.90 x 1.87
[7]	MASTER DRESSING 2	1.90 x 1.93
[8]	MASTER BEDROOM 2	4.35 x 3.80
[9]	TERRACE	1.00 x 2.50
[10]	BEDROOM	3.85 x 4.20
[11]	BEDROOM TOILET	1.85 x 1.95



ROOF FLOOR

[1]	LIVING ROOM	3.80 x 4.55
[2]	TOILET	3.80 x 4.55
[3]	TERRACE 1	2.80 x 6.50
[4]	TERRACE 2	1.70 x 6.60



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FOREST
ABSOLUTE VILLA



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

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ABSOLUTE VILLA



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ABSOLUTE VILLA
210 C

GROUND FLOOR

[1]	KITCHEN	4.00 x 2.90
[2]	TOILET	1.35 x 2.20
[3]	RECEPTION & DINING	8.30 x 5.45
[4]	TERRACE	3.75 x 1.30



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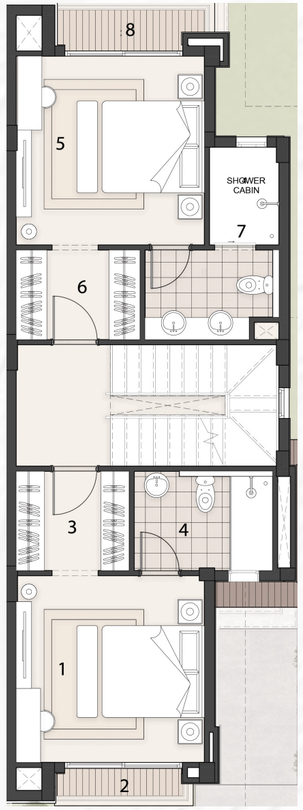
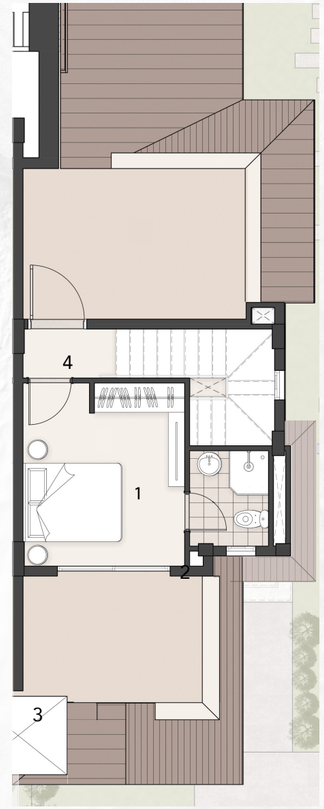
FIRST FLOOR

[1]	MASTER SUITE 1	4.00 x 3.90
[2]	MASTER SUITE TERRACE 1	2.70 x 0.65
[3]	MASTER SUITE DRESSING 1	2.05 x 2.35
[4]	MASTER BATHROOM	2.20 x 2.85
[5]	MASTER SUITE 2	3.95 x 4.00
[6]	MASTER SUITE DRESSING 2	1.85 x 2.55
[7]	MASTER BATHROOM 2	2.90 x 4.00
[8]	MASTER SUITE TERRACE 2	0.90 x 3.15



ROOF FLOOR

[1]	MASTER SUITE 3	4.00 x 3.45
[2]	BATHROOM	1.75 x 2.20
[3]	TERRACE 1	2.60 x 3.80
[4]	TERRACE 2	3.10 x 4.65



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ABSOLUTE VILLA
240

GROUND FLOOR

[1]	KITCHEN	2.90 x 4.00
[2]	GUEST TOILET	1.25 x 2.20
[3]	DINING	5.45 x 6.35
[4]	RECEPTION	4.00 x 4.05
[5]	TERRACE	1.65 x 4.00



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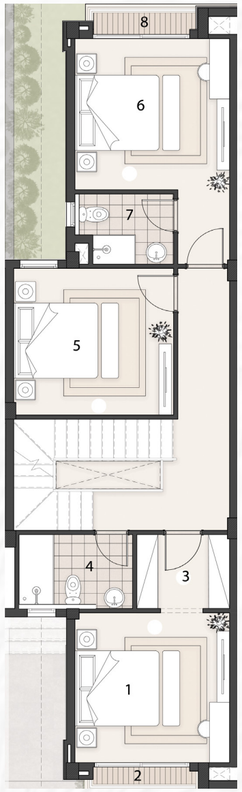
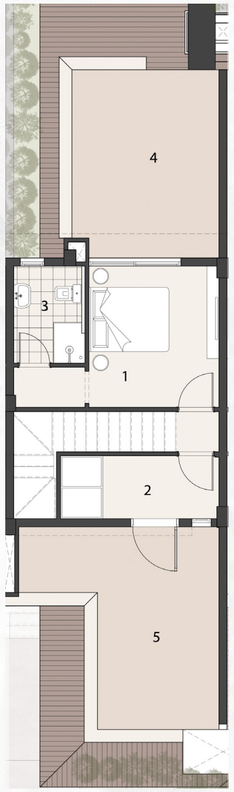
FIRST FLOOR

[1]	BEDROOM 1	3.85 x 4.00
[2]	BEDROOM TERRACE	0.55 x 2.70
[3]	BEDROOM DRESSING	1.90 x 2.35
[4]	BATHROOM	2.85 x 1.90
[5]	BEDROOM 2	3.75 x 4.05
[6]	MASTER SUITE	4.00 x 5.65
[7]	MASTER BATHROOM	1.80 x 2.60
[8]	MASTER SUITE TERRACE	0.65 x 2.70



ROOF FLOOR

[1]	LIVING ROOM	3.40 x 3.75
[2]	OFFICE ROOM	4.10 x 1.85
[3]	Bathroom	2.65 x 1.95
[4]	TERRACE	4.65 x 3.75
[5]	TERRACE	5.05 x 5.10



ABSOLUTE VILLA
240C

GROUND FLOOR

[1]	KITCHEN	2.90 x 4.00
[2]	GUEST TOILET	1.25 x 2.20
[3]	DINING	5.45 x 6.35
[4]	RECEPTION	4.00 x 4.05
[5]	TERRACE	1.65 x 4.00



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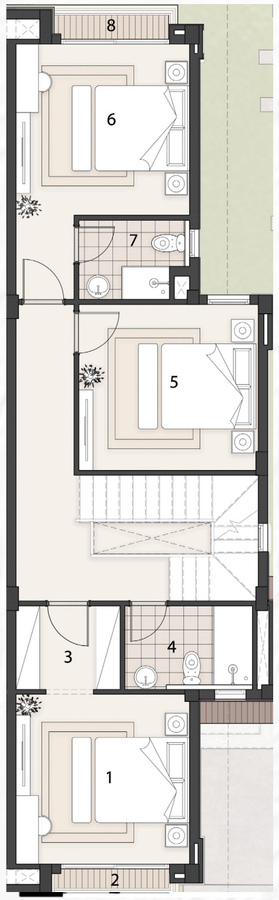
ABSOLUTE VILLA
240C

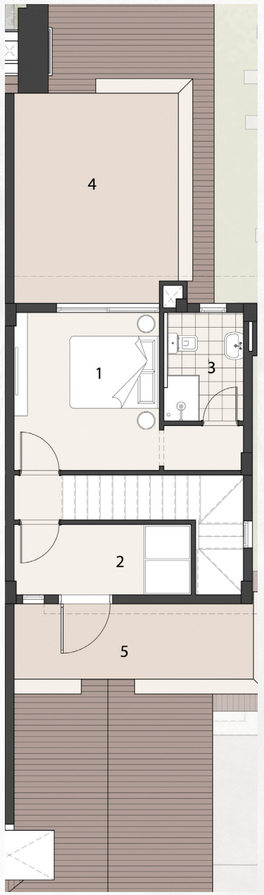
FIRST FLOOR

[1]	BEDROOM 1	3.85 x 4.00
[2]	BEDROOM TERRACE	0.55 x 2.70
[3]	BEDROOM DRESSING	1.90 x 2.35
[4]	BATHROOM	2.85 x 1.90
[5]	BEDROOM 2	3.75 x 4.05
[6]	MASTER SUITE	4.00 x 5.65
[7]	MASTER BATHROOM	1.80 x 2.60
[8]	MASTER SUITE TERRACE	0.65 x 2.70



ROOF FLOOR

[1]	LIVING ROOM	3.40 x 3.75
[2]	OFFICE ROOM	4.10 x 1.85
[3]	TOILET	2.65 x 2.05
[4]	TERRACE 1	4.65 x 3.75
[6]	TERRACE 2	5.10 x 1.65



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URBAN FOREST

THE WONDER MARQ



GATE

COMMUNITY CENTER

WONDER VILLA 120

WONDER VILLA 120C

WONDER VILLA 175

WONDER VILLA 175C

FOREST
WONDER VILLA



The Wonder Villas offer an exquisite blend of artistry and functionality, providing a serene retreat with beautifully designed spaces. Discover the beauty of thoughtfully crafted living spaces in our Wonder Villas, where inspiration meets everyday life.

WONDER VILLA



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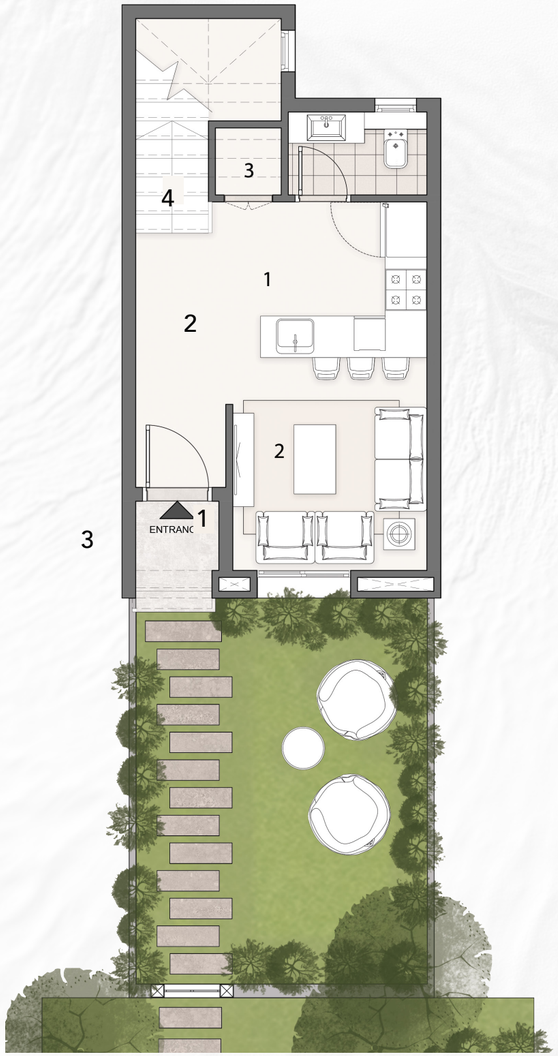
GROUND FLOOR

[1]	RECEPTION	2.95 x 3.05
[2]	KITCHEN	4.40 x 2.70
[3]	PORCH	1.45 x 1.40
[4]	STORAGE	1.05 x 1.10





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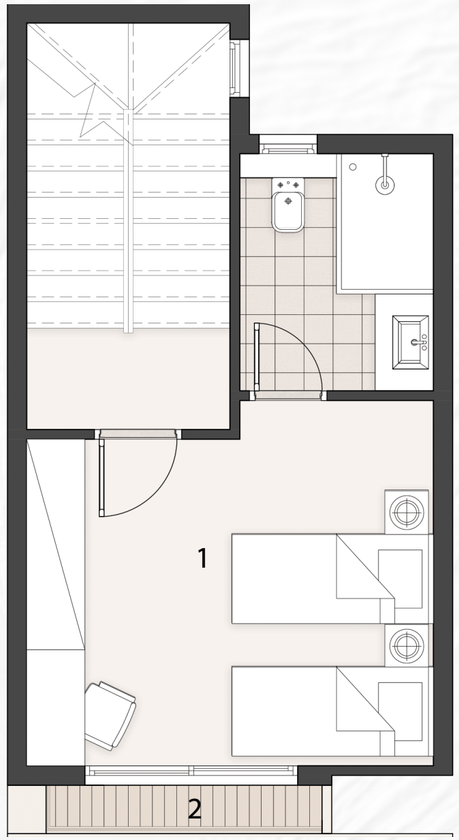
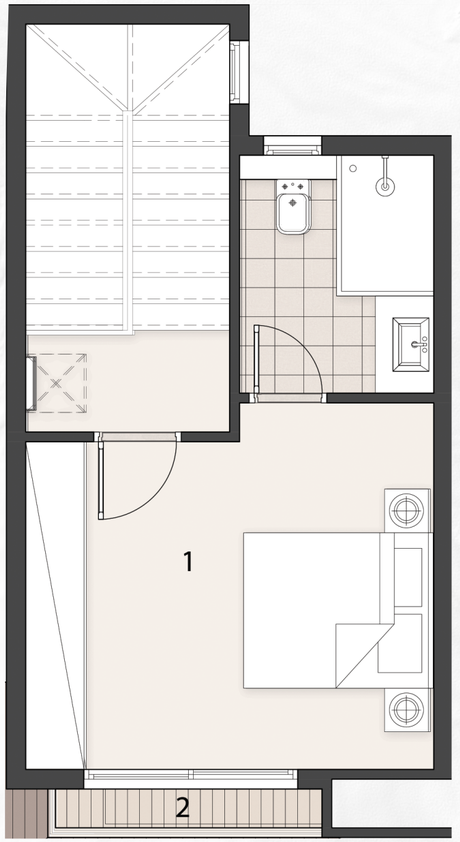
FIRST FLOOR

[1]	TERRACE	2.45 x 0.60
[2]	MASTER BEDROOM	4.40 x 3.90



ROOF FLOOR

[1]	TERRACE	2.45 x 0.60
[2]	MASTER BEDROOM	4.40 x 3.90



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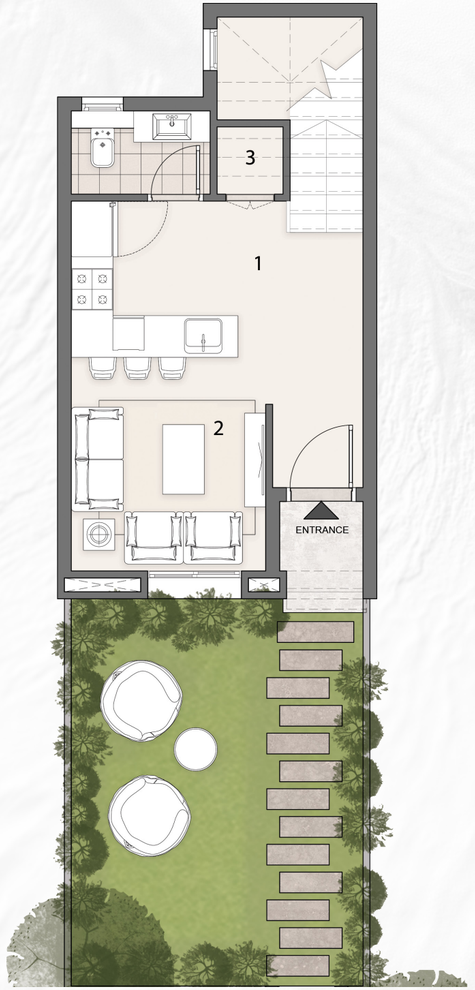
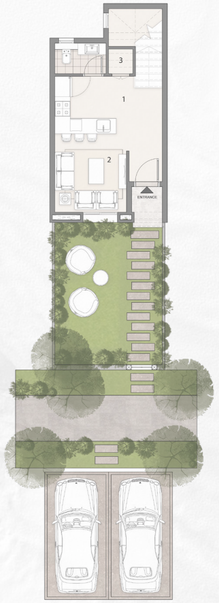
- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

GROUND FLOOR

[1]	KITCHEN	2.97 x 2.95
[2]	RECEPTION	2.60 x 2.95
[3]	STORAGE	1.00 x 1.00





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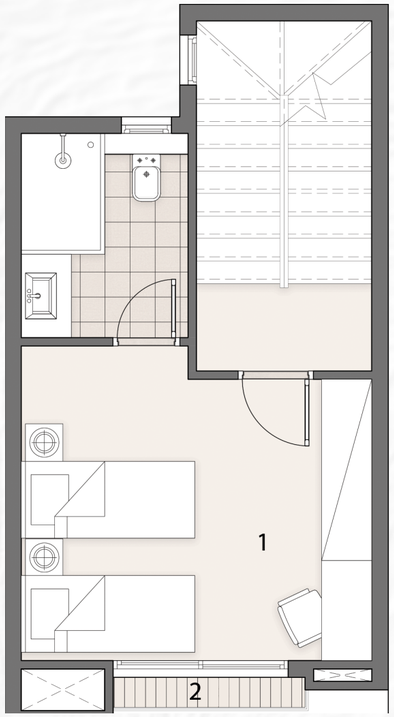
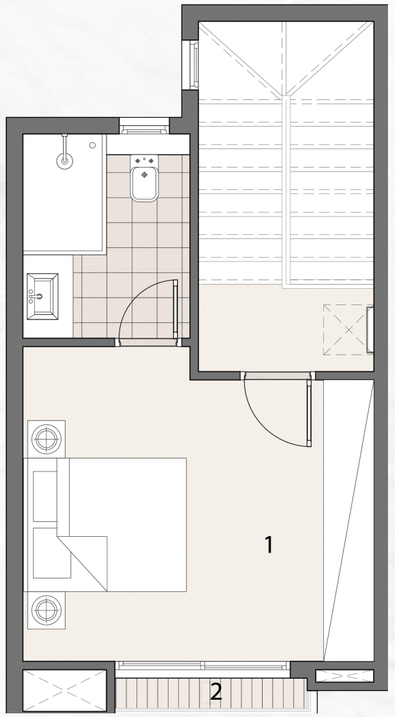
FIRST FLOOR

[1]	MASTER BEDROOM 1	4.00 x 4.50
[2]	TERRACE	0.50 x 2.84



ROOF FLOOR

[1]	MASTER BEDROOM 2	4.00 x 4.50
[2]	TERRACE	0.50 x 2.84



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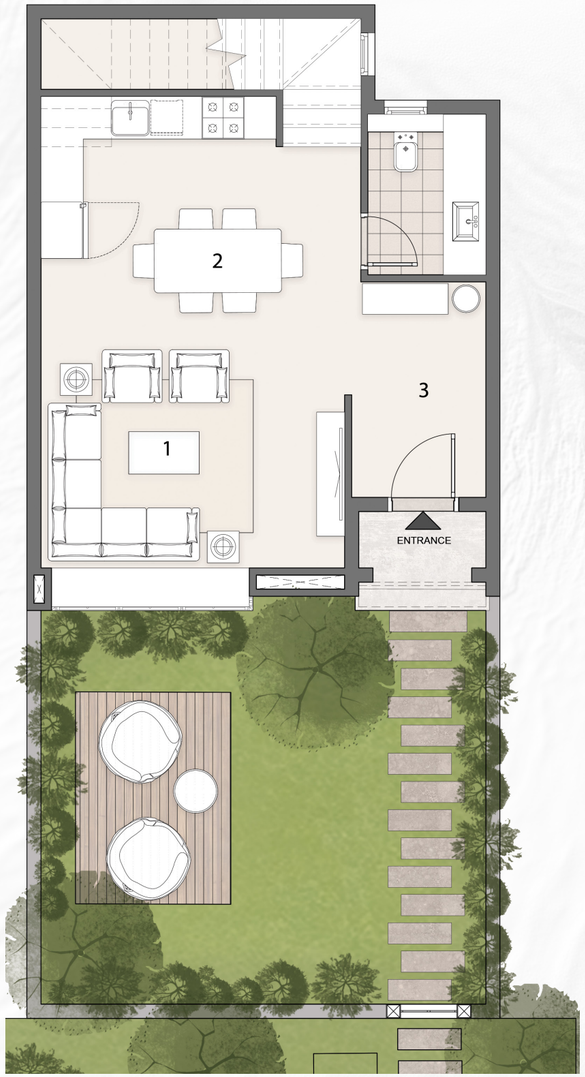
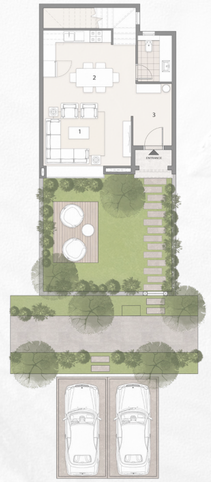
GROUND FLOOR

[1]	RECEPTION	4.50 x 4.05
[2]	KITCHEN & DINING	4.70 x 3.30
[3]	FOYER	2.00 x 3.30





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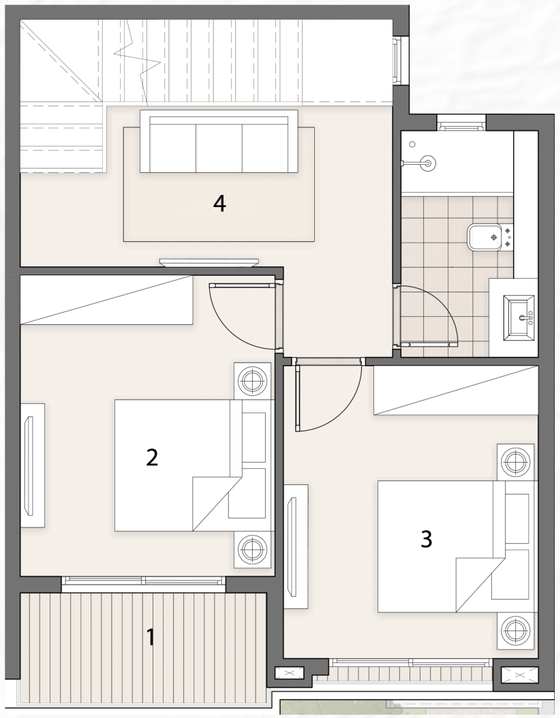
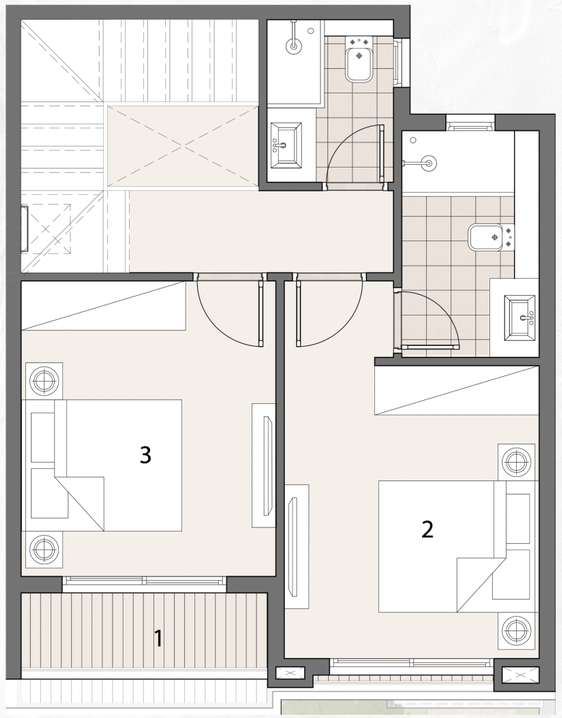
FIRST FLOOR

[1]	TERRACE	3.10 x 1.60
[2]	BEDROOM 1	3.25 x 3.80
[3]	BEDROOM 2	3.25 x 3.80
[4]	LIVING ROOM	4.70 x 2.05



ROOF FLOOR

[1]	TERRACE	3.10 x 1.15
[2]	MASTER BEDROOM	3.25 x 3.80
[3]	BEDROOM 1	3.35 x 3.80



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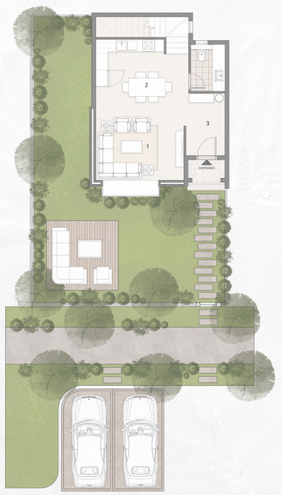
WONDER VILLA
175C

GROUND FLOOR

[1]	RECEPTION	4.55 x 4.30
[2]	KITCHEN & DINING	4.70 x 3.40
[3]	FOYER	2.05 x 3.30





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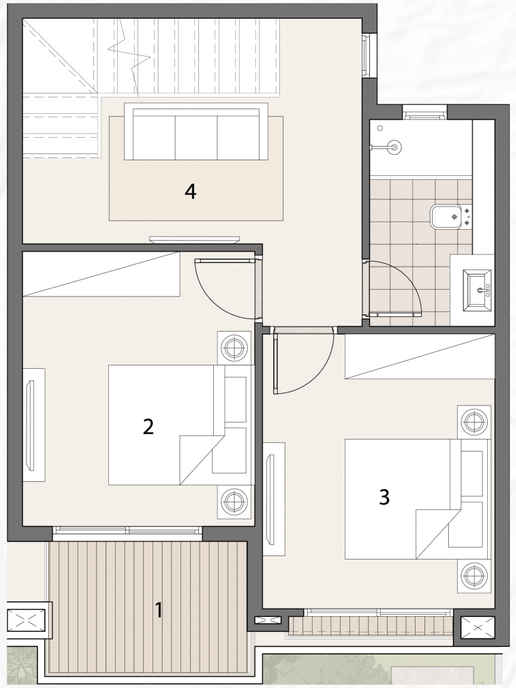
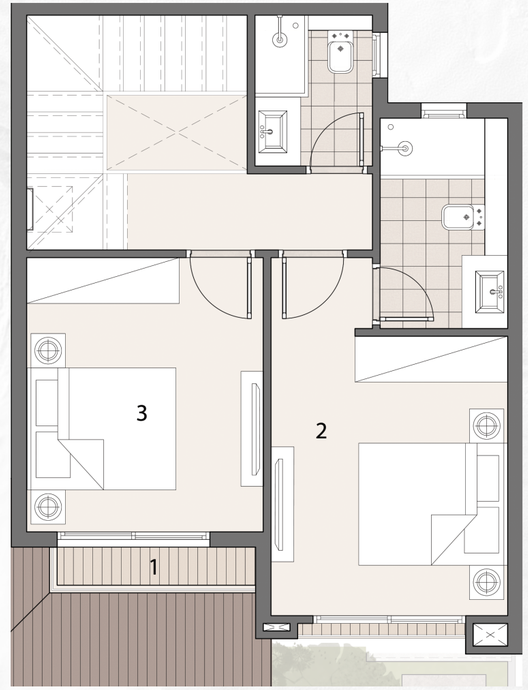
FIRST FLOOR

[1]	TERRACE	3.00 x 2.00
[2]	BEDROOM 1	3.35 x 3.80
[3]	BEDROOM 2	3.25 x 3.80
[4]	LIVING ROOM	4.70 x 2.05



ROOF FLOOR

[1]	TERRACE	2.70 x 0.70
[2]	MASTER BEDROOM	3.25 x 3.80
[3]	BEDROOM 1	3.35 x 3.75



- 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.



LUXURY DETAILING

Our fully finished Wonder Villas offer a seamless blend of luxury and craftsmanship, designed to meet the highest standards of quality and sophistication. From top-of-the-line materials and premium air conditioning to state-of-the-art features with meticulous attention to detail, every corner reflects the highest standard of luxury.

Whether you're looking for modern aesthetics or timeless elegance, our fully finished villas provide an unparalleled living experience, with every aspect completed to perfection.



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RECEPTION AREA



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RECEPTION AREA



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DINING AREA



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MASTER BEDROOM

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MASTER BEDROOM



MASTER BATHROOM

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BEDROOM



FOREST

SERENITY YOU CAN WALK THROUGH,
BREATHE IN, AND COME HOME TO



A PLACE OF LASTING WONDER

At The Wonder Marq, every neighborhood carries its own rhythm, the flow of Streams, the calm of Lakes, the grounding peace of Forest. Together, they create a place where life slows, softens, and begins to feel beautifully whole

Here, wonder isn't an escape, it's the way home.





THE MARQ

The Marq was established in 2019 and has rapidly emerged as a leader in Egypt's real estate landscape. As an art-driven, design-led lifestyle developer, we are redefining community living across East Cairo's most strategic locations. With a land portfolio of over 1,300 acres, we're crafting distinctive residential communities and commercial destinations. Guided by creativity and purpose, we go beyond building spaces—we curate experiences that inspire people to dream bigger, live boldly, and truly Live Inspired.

THE MARQ *Gardens*

THE *Water* MARQ

THE MARQ *Ville*

THE *WONDER* MARQ

Marquette

Live Inspired




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