

Live inspired



THE
MARQ

THE MARQ *Gardens*



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.



▶ ACCESS POINT

- ABSOLUTE VILLA 210
- TOWN VILLA 200
- TOWN VILLA 200C
- TOWN VILLA 245
- TOWN VILLA 245C
- TOWN VILLA 260
- TOWN VILLA 260VC
- TOWN VILLA 265
- TOWN VILLA 265C
- TWIN VILLA 270C
- SIGNATURE VILLA 265
- SIGNATURE VILLA 295
- SIGNATURE VILLA 460V

ACRES

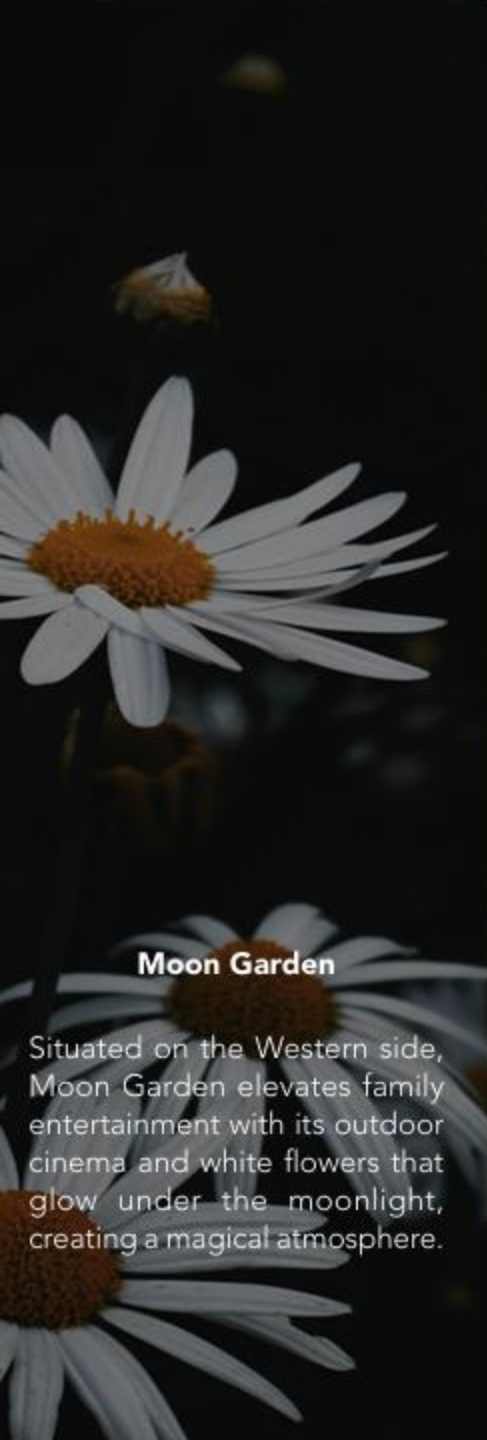
26

NEIGHBORHOOD
AREA

109,000 SQM

NO. OF VILLAS

300



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.



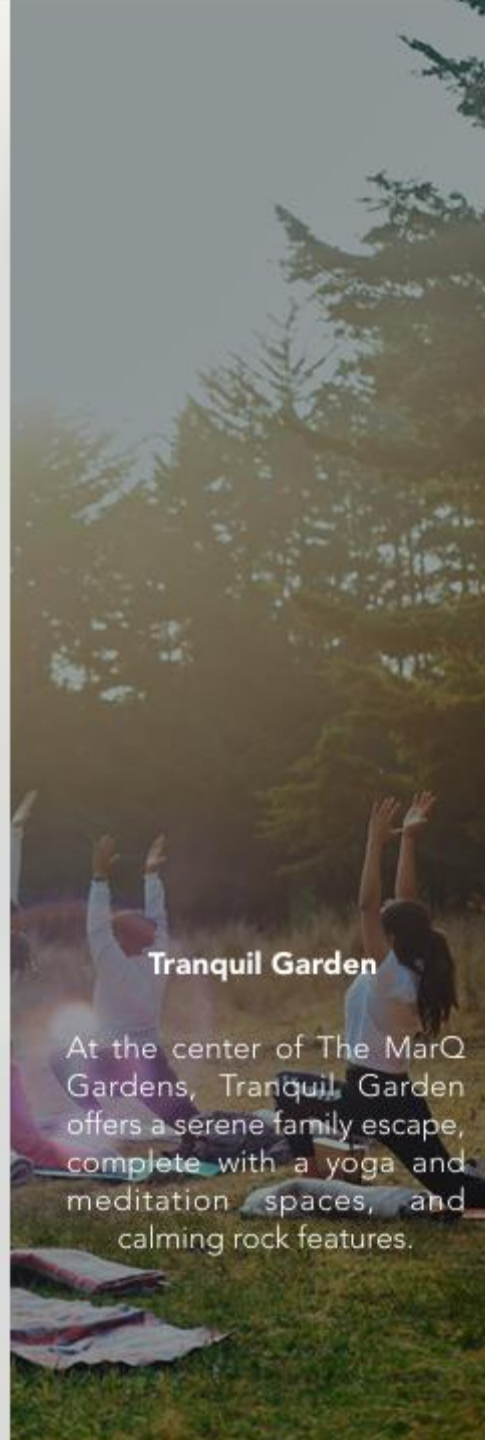
Aroma Garden

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 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:

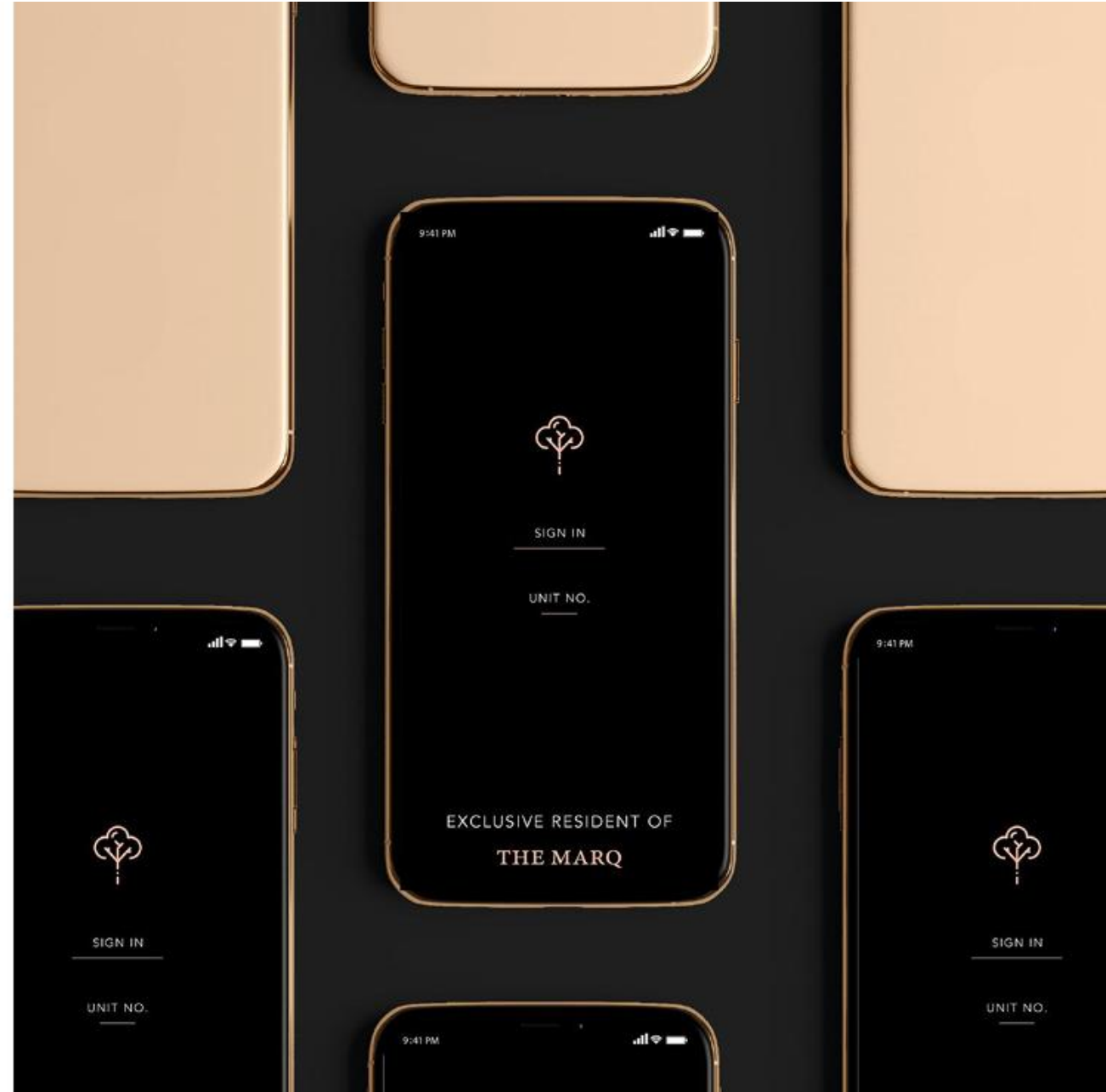
Key-less Villa Access – The latest technology in home design.

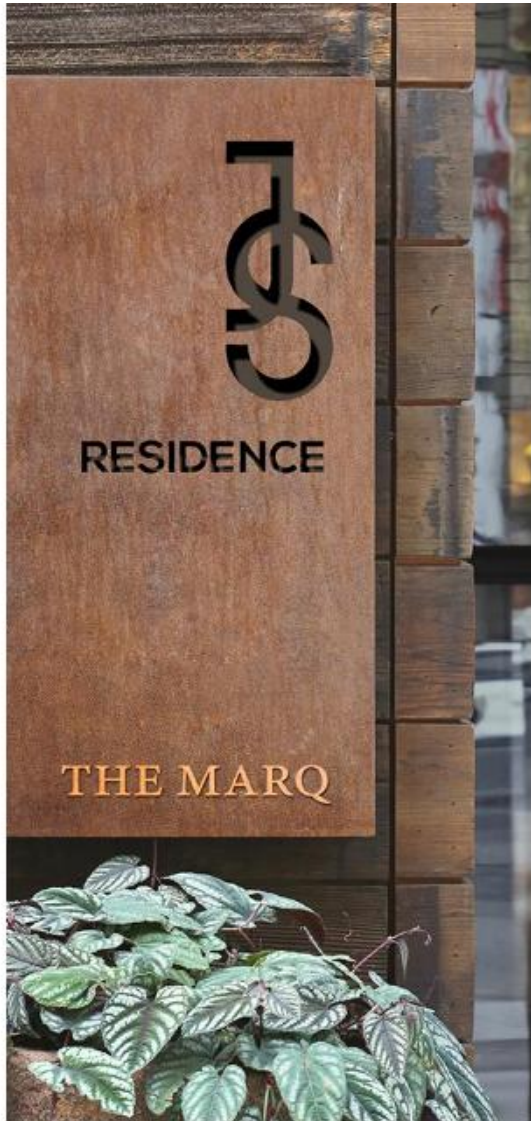
Community Communication Platform – To allow you to interact within the community.

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.





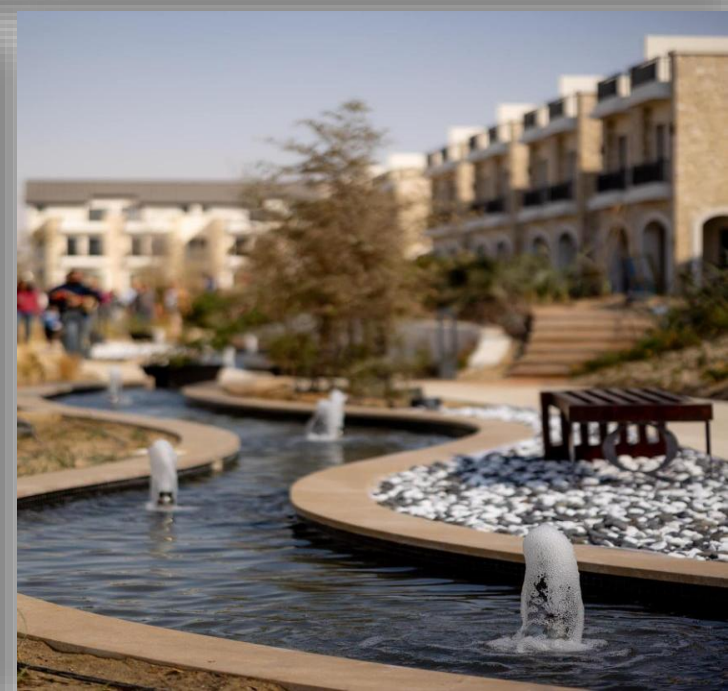
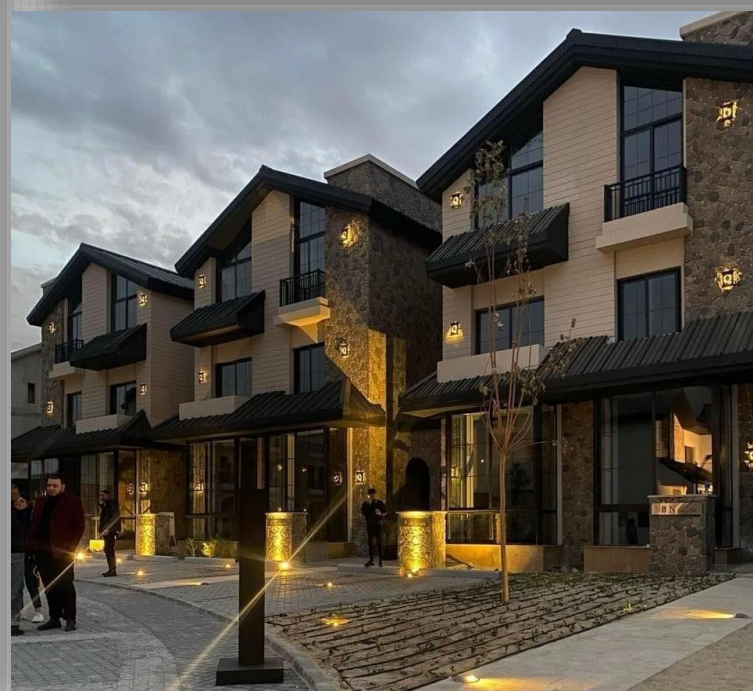
Your Home, Your Brand

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.







THE MARQ GARDENS MASTERPLAN



THE MARQ *Gardens*

An All Villa Exclusive Community

Access Point

Clubhouse

PRODUCT TYPES

Millions of memories
to be made

V. 1'



AN ALL VILLA EXCLUSIVE COMMUNITY

0 20 40 60 80 100 m

- Absolute Villas**
- Absolute Villa 175
 - Absolute Villa 400

- Town Villas**
- Town Villa 185
 - Town Villa 200
 - Town Villa 220
 - Town Villa 220V
 - Town Villa 230
 - Town Villa 240
 - Town Villa 270
 - Town Villa 246 Special
 - Town Villa 325 Special
 - Town Villa 370 Special
 - Town Villa 470 Special

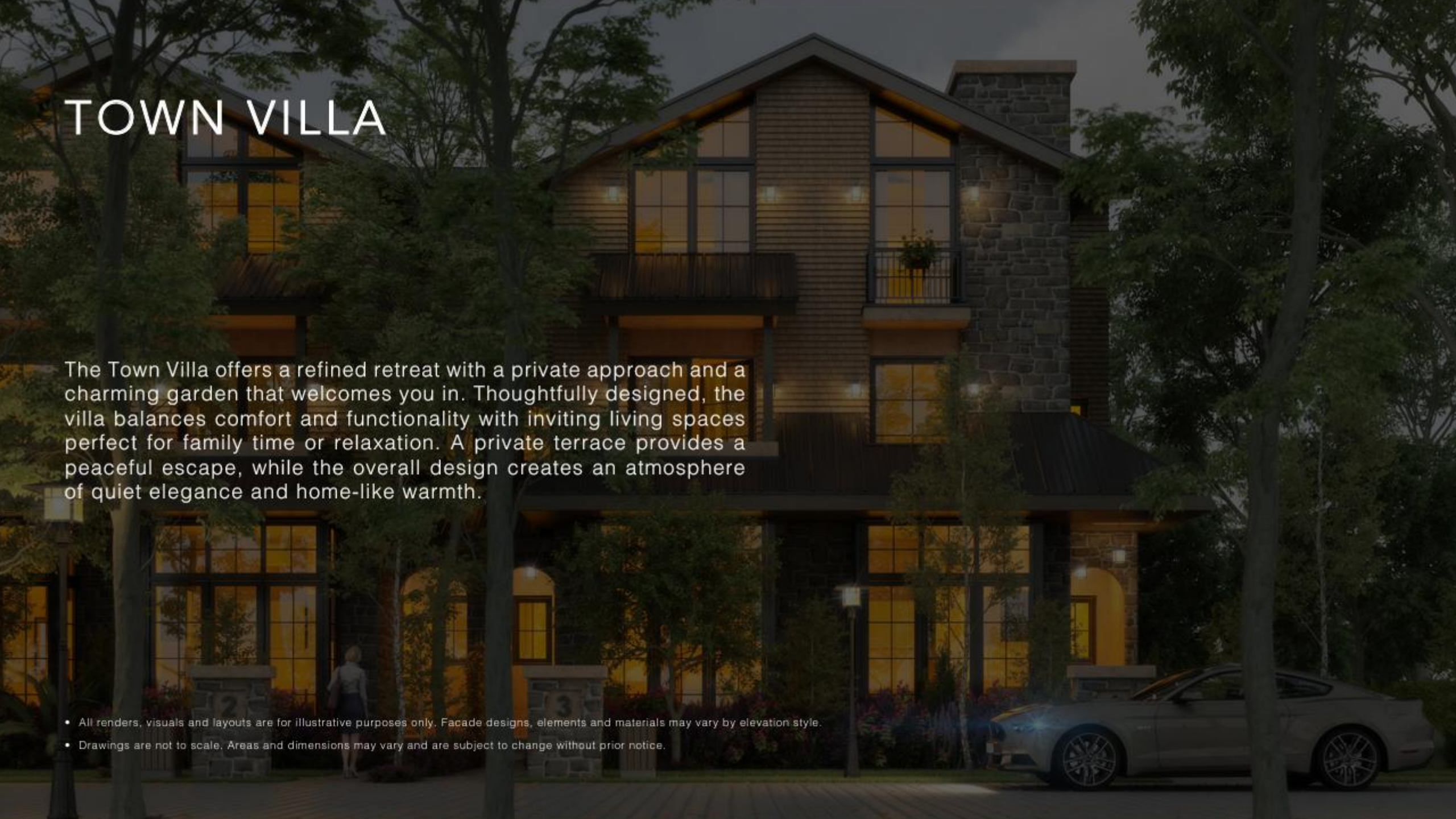
- Twin Villas**
- Twin Villa 215
 - Twin Villa 220
 - Twin Villa 220V

- Signature Villas**
- Signature Villa 215
 - Signature Villa 225
 - Signature Villa 300
 - Signature Villa 370

- Royal Villas**
- Royal Villa 850

THE MARQ *Gardens*

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.

- 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.

TOWN VILLA



TOWN VILLA



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



Standard Payment Sheet				
Client Name				
Inventory Unit Price	33,380,000 EGP		Unit Type	
Final unit Price	33,380,000 EGP		Maintenance Amount	3,338,000 EGP
Payment Plan	10%DP - 7 years Quarterly 10%			
Frequency				
Maintenance				
years	Payment No.	%	Payment Amount	Maintenance
Year 1	Payment 1	10%	3,338,000	0
	Payment 2	3.3%	1,112,667	3,338,000
	Payment 3	3.3%	1,112,667	0
	Payment 4	3.3%	1,112,667	0
Year 2	Payment 5	3.3%	1,112,667	0
	Payment 6	3.3%	1,112,667	0
	Payment 7	3.3%	1,112,667	0
	Payment 8	3.3%	1,112,667	0
Year 3	Payment 9	3.3%	1,112,667	0
	Payment 10	3.3%	1,112,667	0
	Payment 11	3.3%	1,112,667	0
	Payment 12	3.3%	1,112,667	0
Year 4	Payment 13	3.3%	1,112,667	0
	Payment 14	3.3%	1,112,667	0
	Payment 15	3.3%	1,112,667	0
	Payment 16	3.3%	1,112,667	0
Year 5	Payment 17	3.3%	1,112,667	0
	Payment 18	3.3%	1,112,667	0
	Payment 19	3.3%	1,112,667	0
	Payment 20	3.3%	1,112,667	0
Year 6	Payment 21	3.3%	1,112,667	0
	Payment 22	3.3%	1,112,667	0
	Payment 23	3.3%	1,112,667	0
	Payment 24	3.3%	1,112,667	0
Year 7	Payment 25	3.3%	1,112,667	0
	Payment 26	3.3%	1,112,667	0
	Payment 27	3.3%	1,112,667	0
	Payment 28	3.3%	1,112,667	0
Total Unit Price		100%	33,380,000	3,338,000
This Payment Schedule is a draft version and not binding to the company, the prices above are subject to review and change جدول الاقساط هذا هو نسخة مسودة وغير ملزم للشركة ، الأسعار المذكورة أعلاه خاضعة للمراجعة والتغيير				

THE MARQ
COMMUNITIES