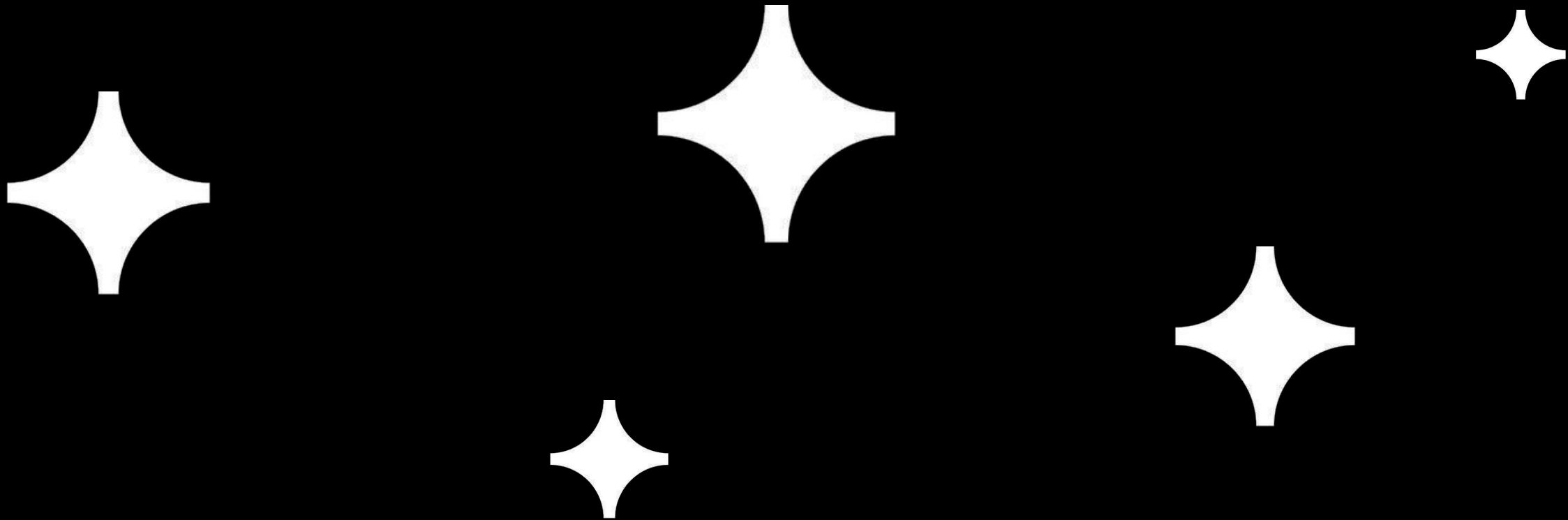


THE MARQ  
COMMUNITIES



INTRODUCING

Marquette



# Marquette

EXPERIENCE THE FINEST IN LIFE

A black and white fashion advertisement. The background features a close-up of a person wearing a black button-down shirt and a thick, leopard-print fur coat. The fur has dark spots on a lighter background. A person's arm is visible on the left, wearing a black multi-strand bracelet. In the center, a white, stylized letter 'Q' with a four-pointed star above it is superimposed over the image.

Q



Marquette  
“European Downtown State of Living”



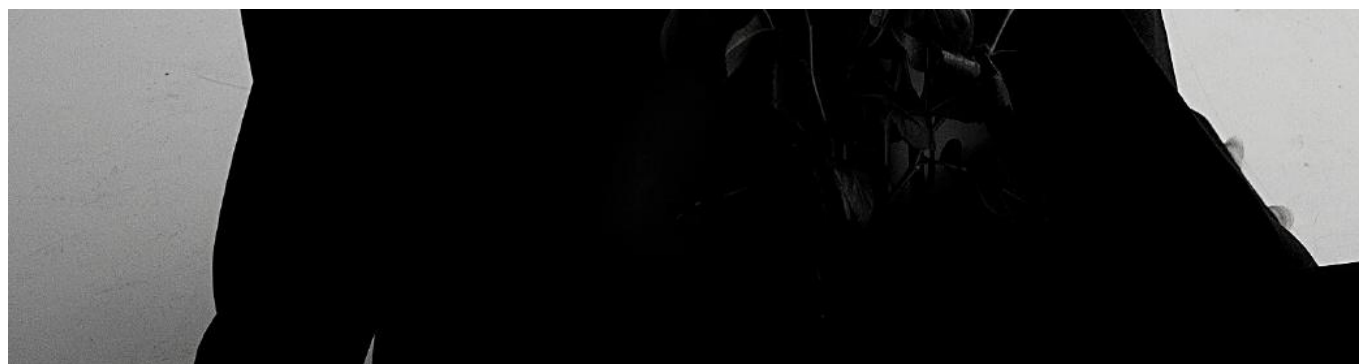


Marquette  
“Walking Experience”

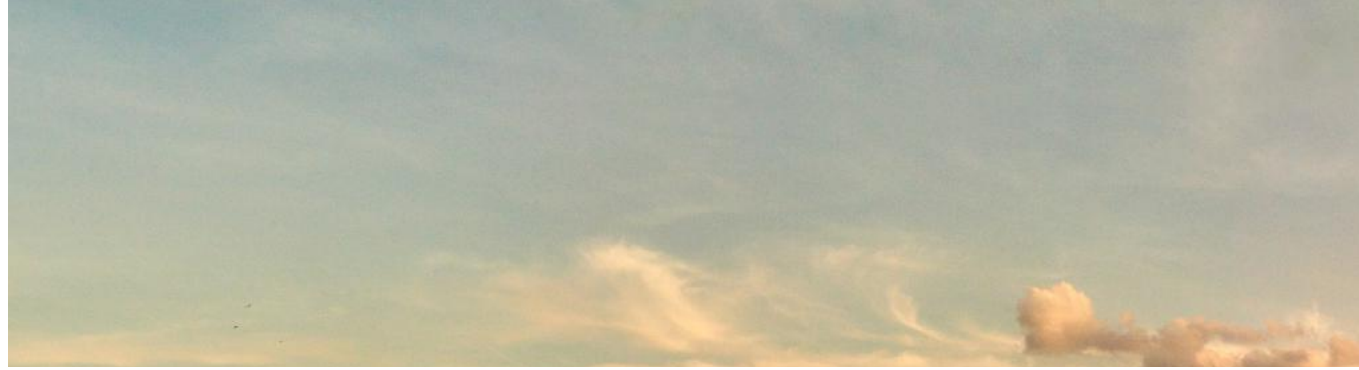




Marquette  
“Avant-Garde”





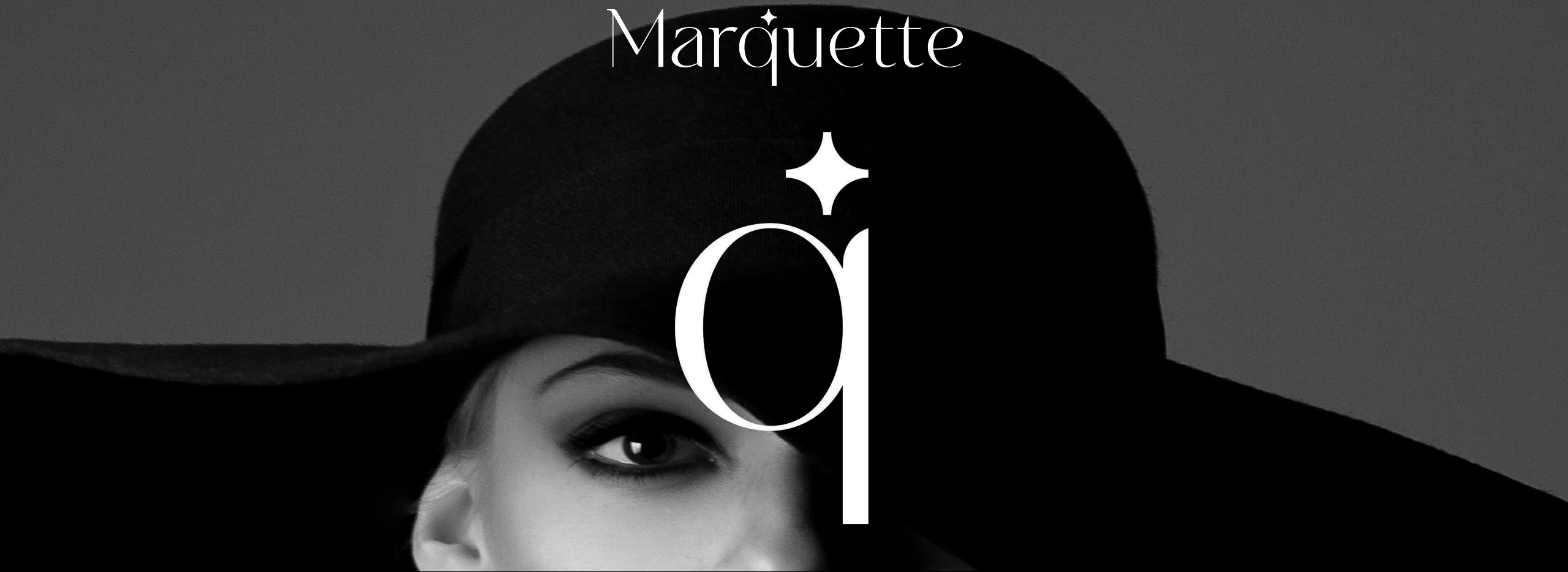


Marquette  
“A Lifestyle Like No Other”



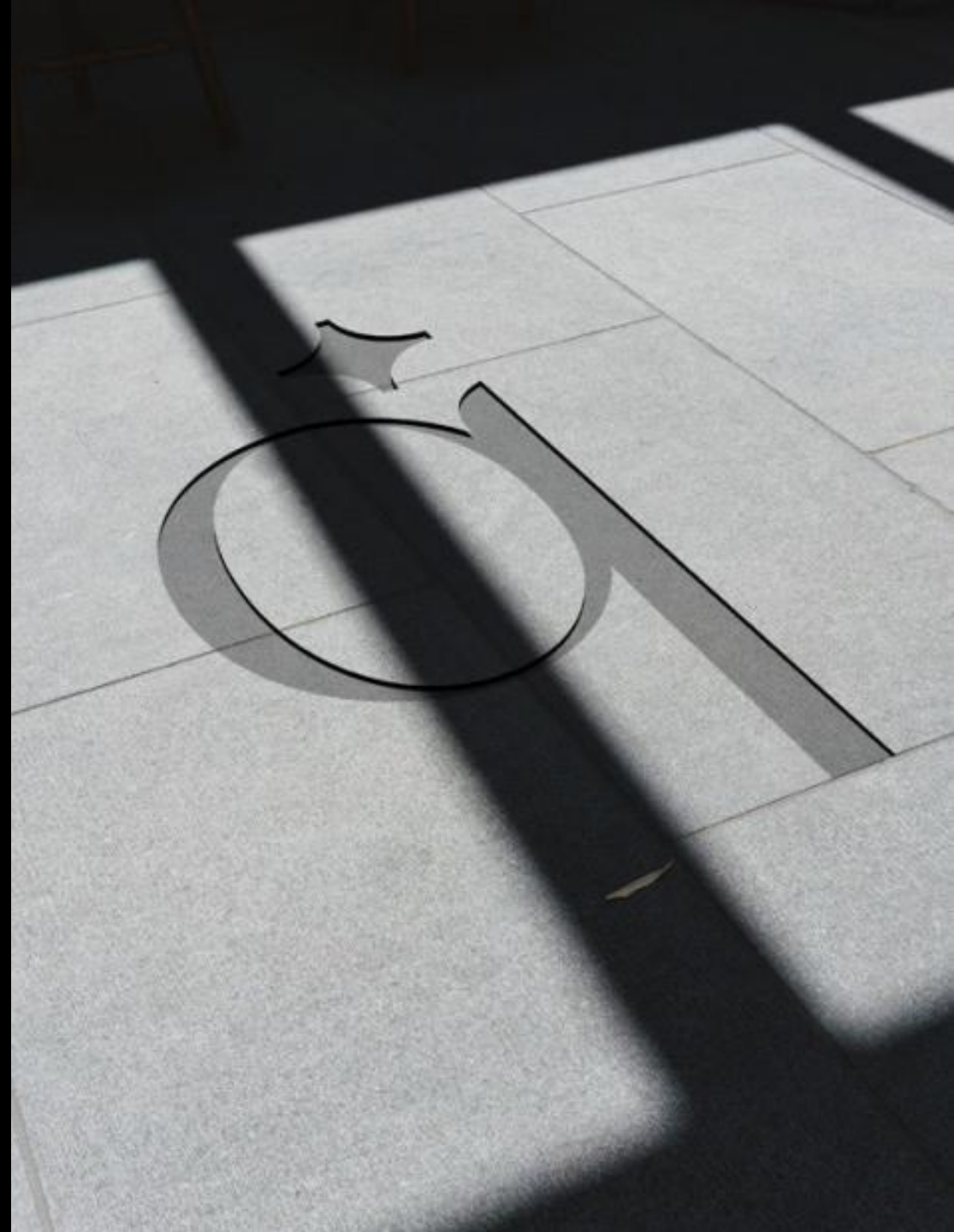
Marquette

Q



Marquette

Location

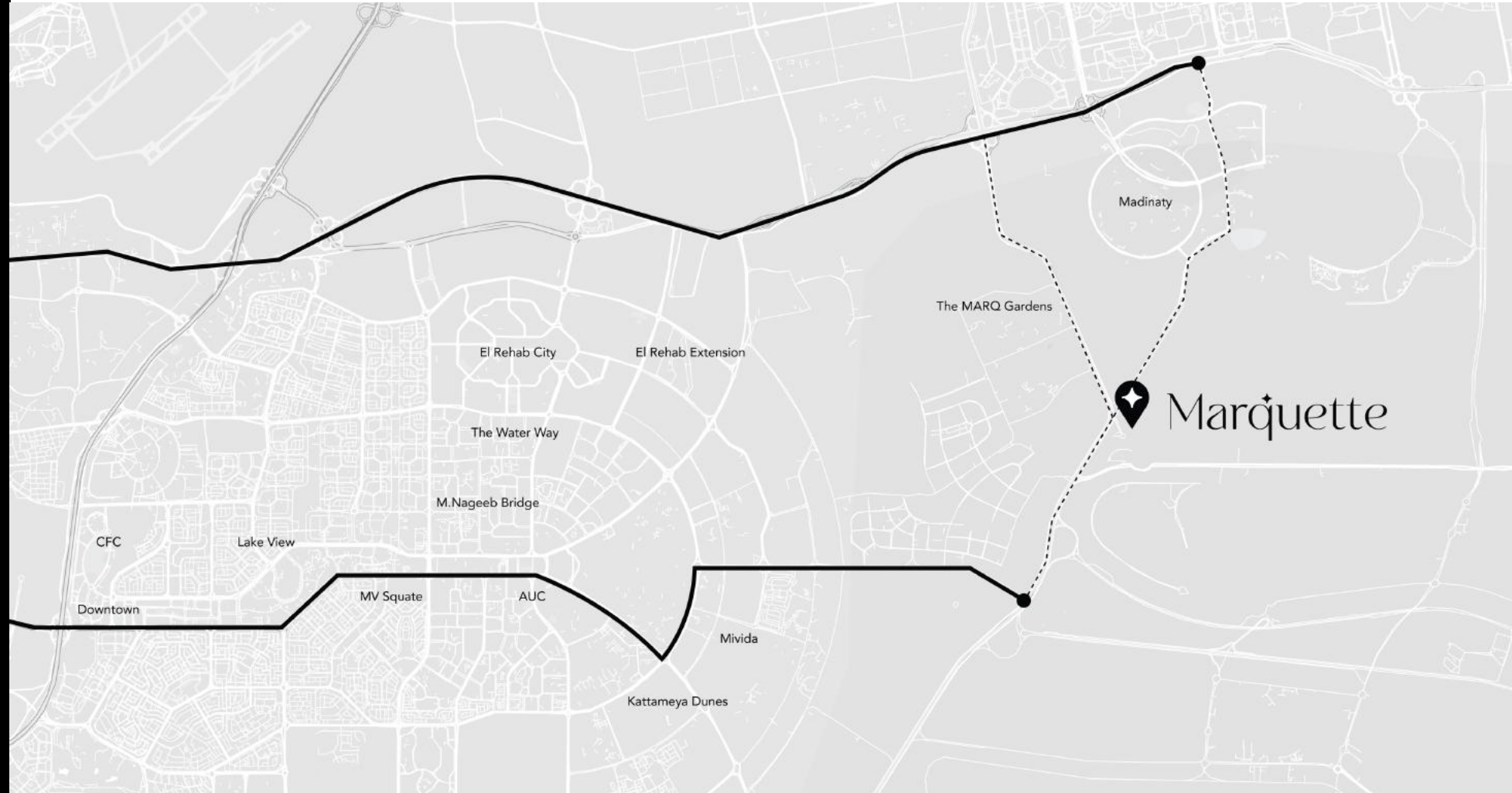




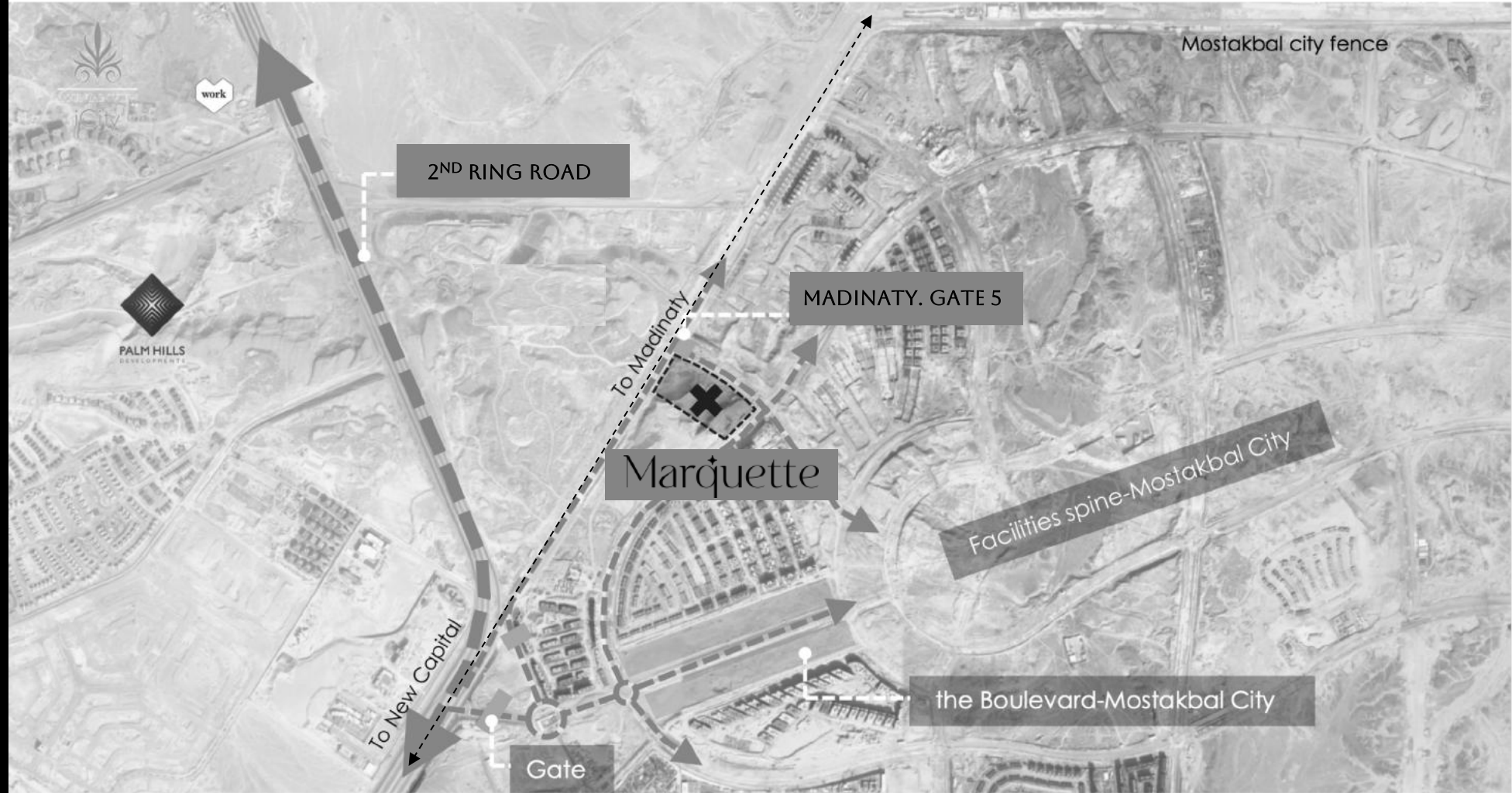
THE FIRST  
COMMERCIAL DEVELOPMENT  
IN MOSTAKBAL CITY

Labels on the map include: Downtown, CFC, Lake View, MV Squate, AUC, M. Nageeb Bridge, El Rehab City, El Rehab Extension, The MARQ, Madinaty, Miwida, and Kattameya Dunes.

# Location



# Location



12

FADDAN

COMMERCIAL  
AREA

50,000 GLA



# Marquette

Masterplan





# Marquette

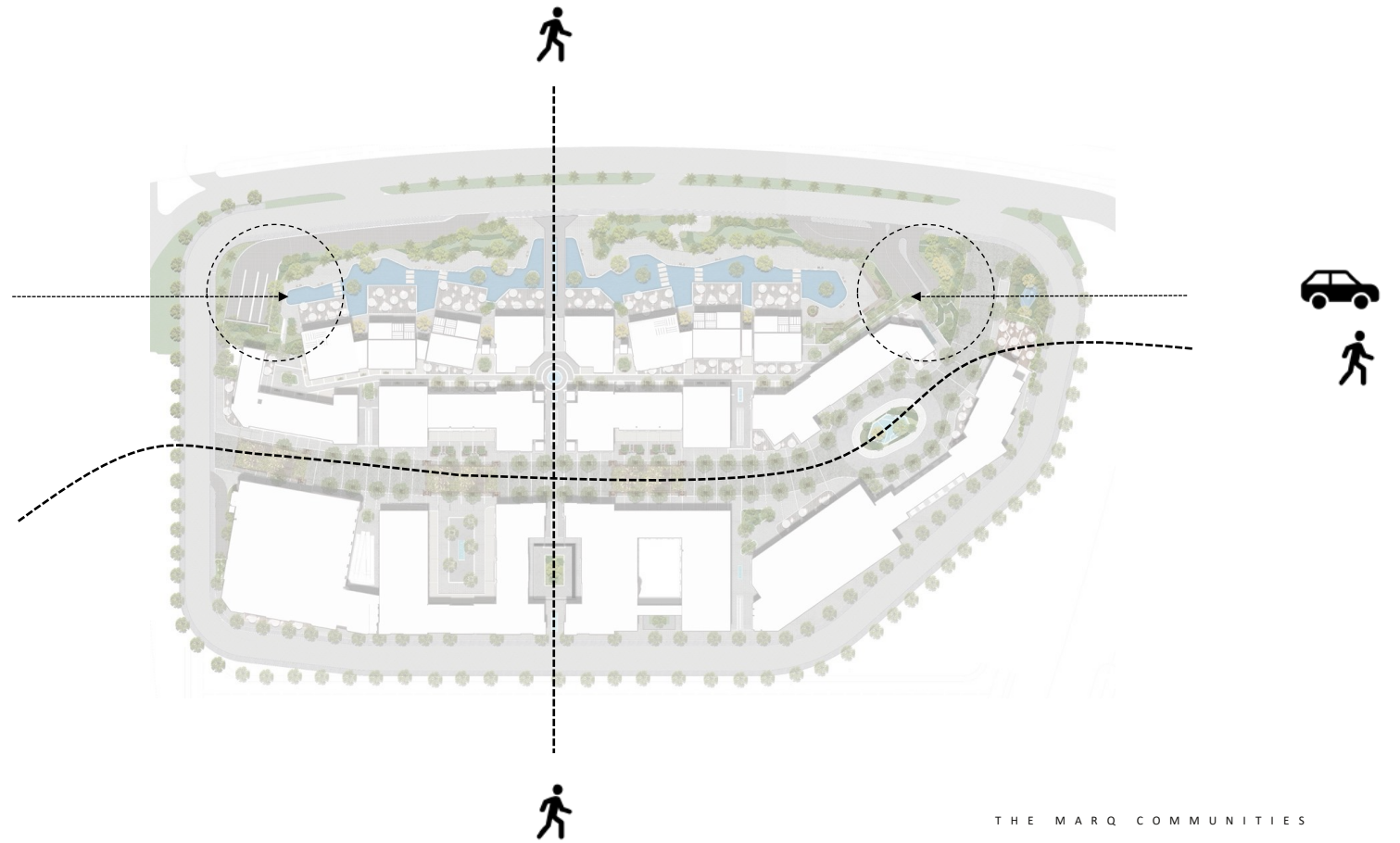
Masterplan



# Accessibility

PARKING ACCESS

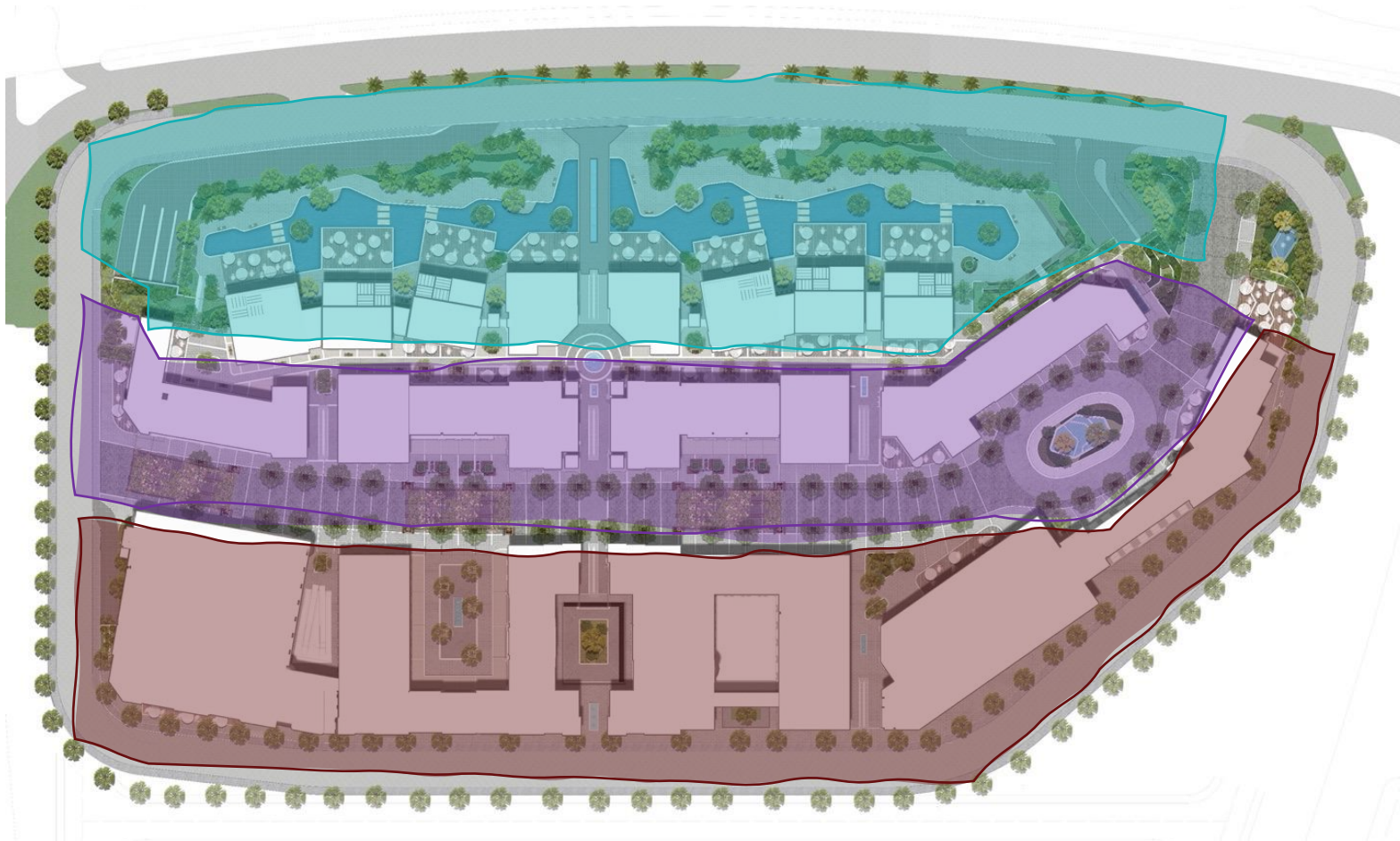
PEDESTRIAN ACCESS



# Access to everything

Marquette consists of 4 levels maximizing the retail experience having lower & upper ground levels access for each building.





## EXPERIENCES

ParQ Avenue



Central Avenue



WorQ Avenue





Parq



venue



“European Downtown State Like ROME”



ParQ Avenue





Par Avenue





# Parq Avenue



Boutique Stores



F & B



# Marquette



# Marquette





Central

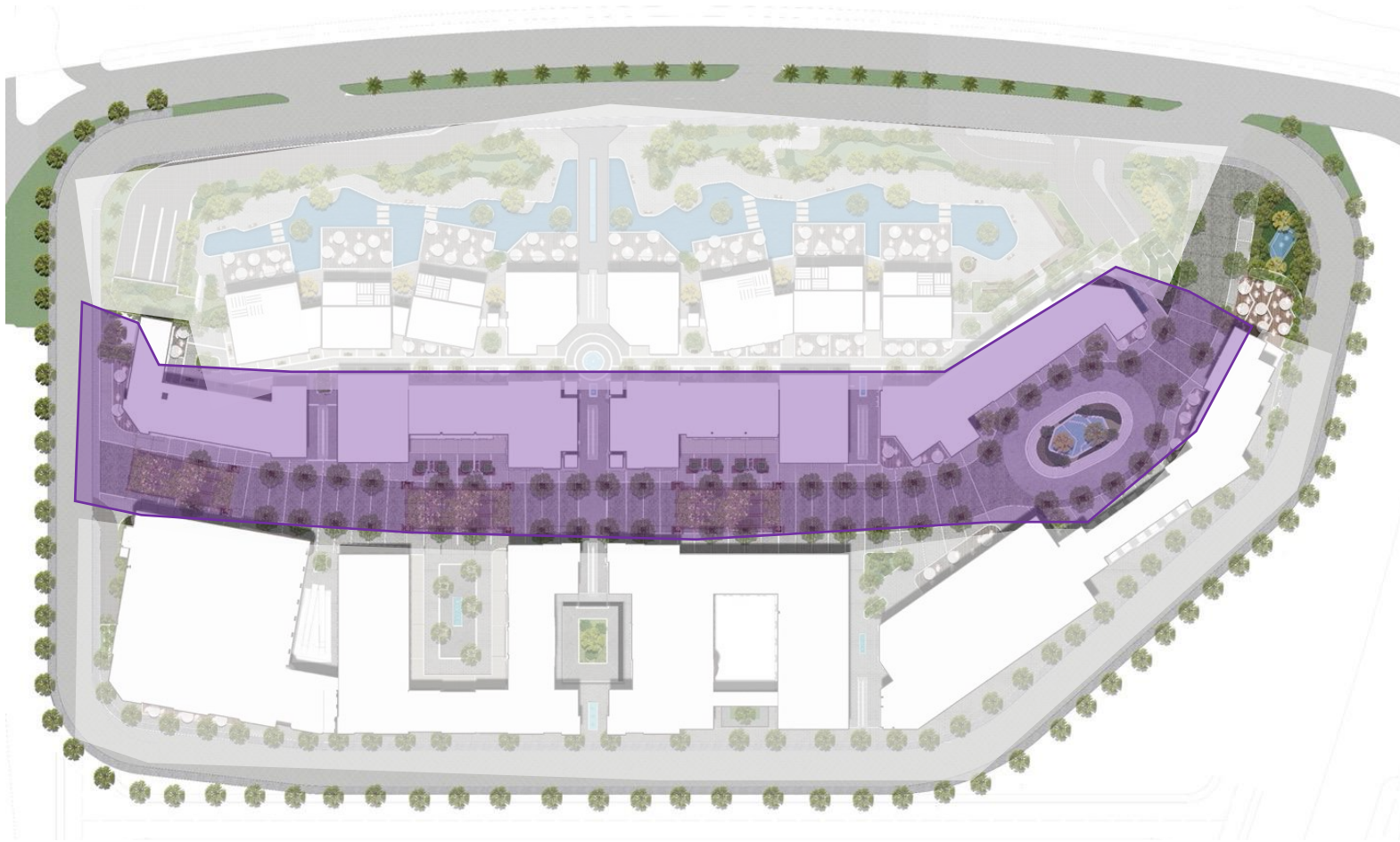


Avenue

“Downtown Walking Like LaRambla”



q

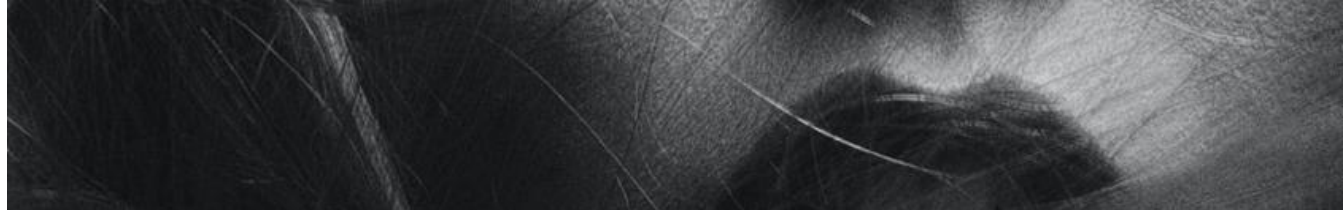


Central Avenue



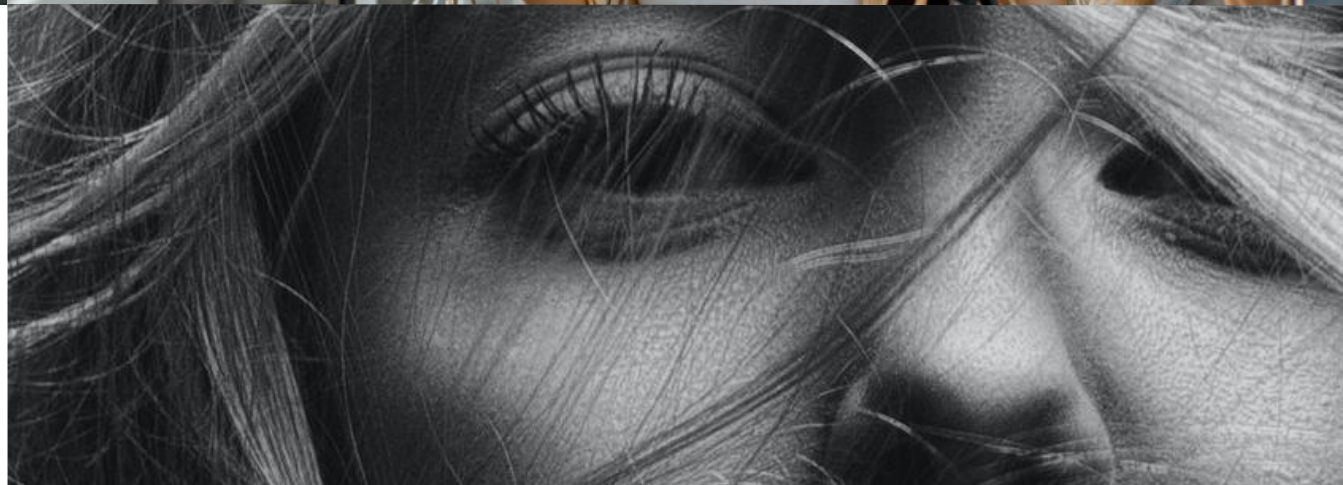


Central Avenue



Marquette

RETAIL EXPERIENCE





# Marquette





Coffee  
we trust

BOUTIQUE

CÉLINE ON  
1988

URBAN  
SAAK  
OF T

Marquette



SPORTS  
SINCE 1958

Bloom Jewellery.

Unique Experiences

House Of Fashion

Home Design

Vintage  
1950-1980

QUICK DRINK

COFFEE

Marquette



- STEAK HOUSE -

LET'S COFFEE

spoon & fork

BEKKERS

BEKKERS

tec

MEET N EAT

Marquette



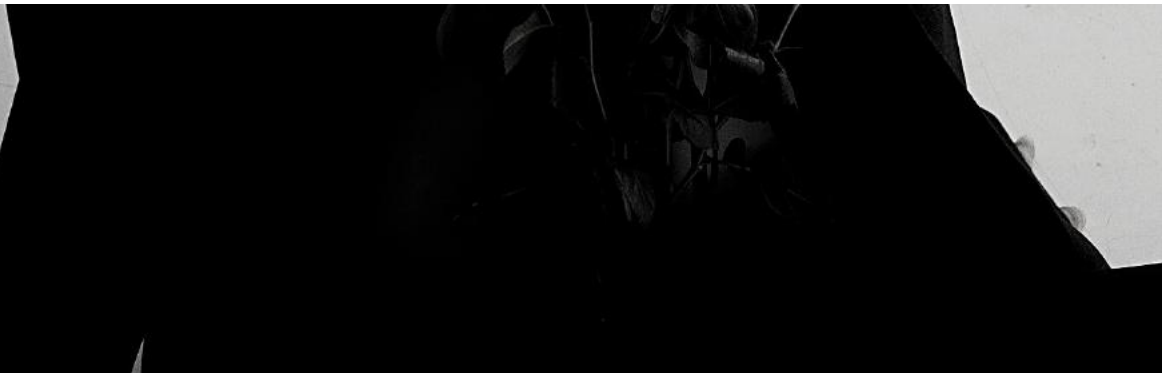
Word

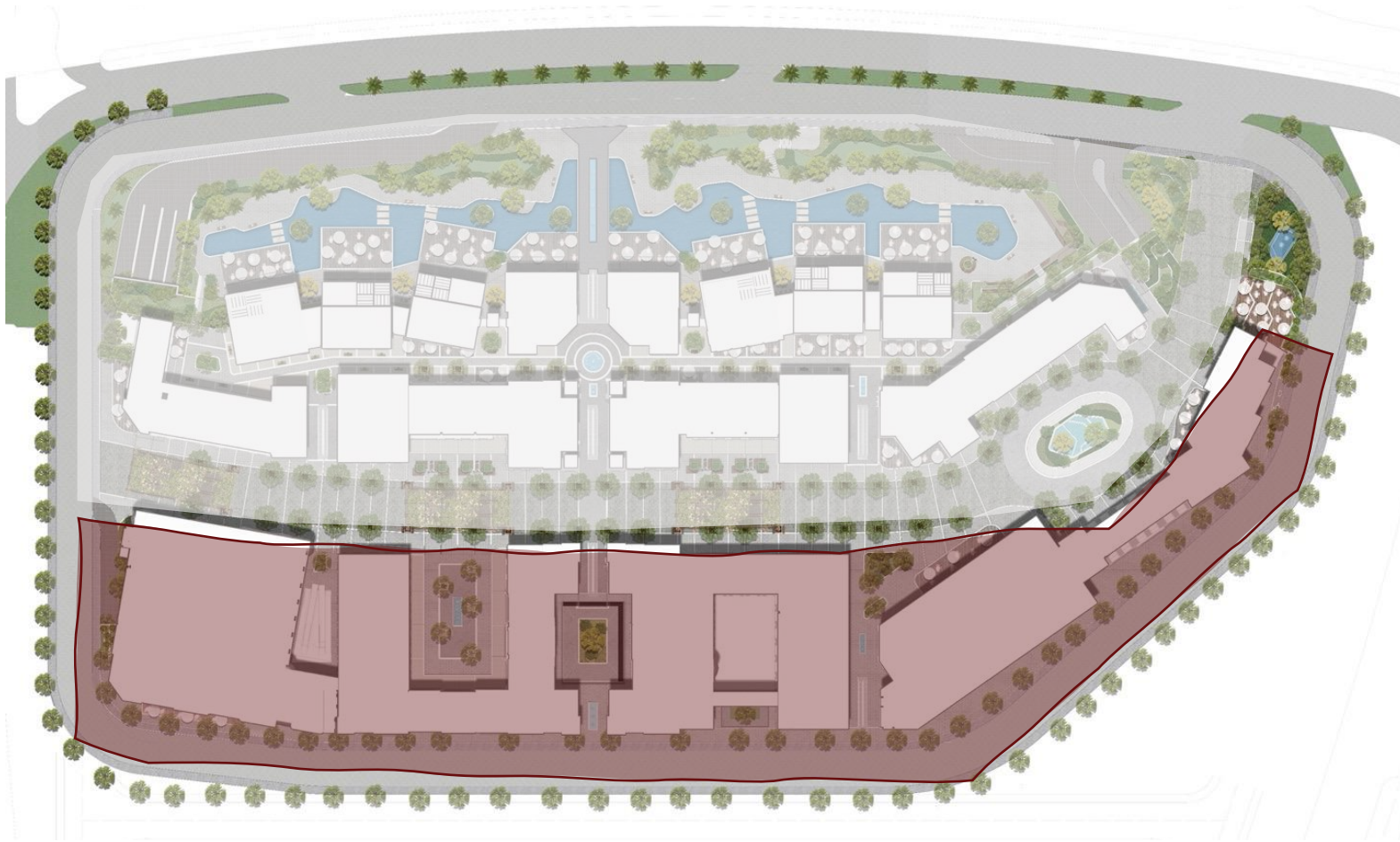


Avenue



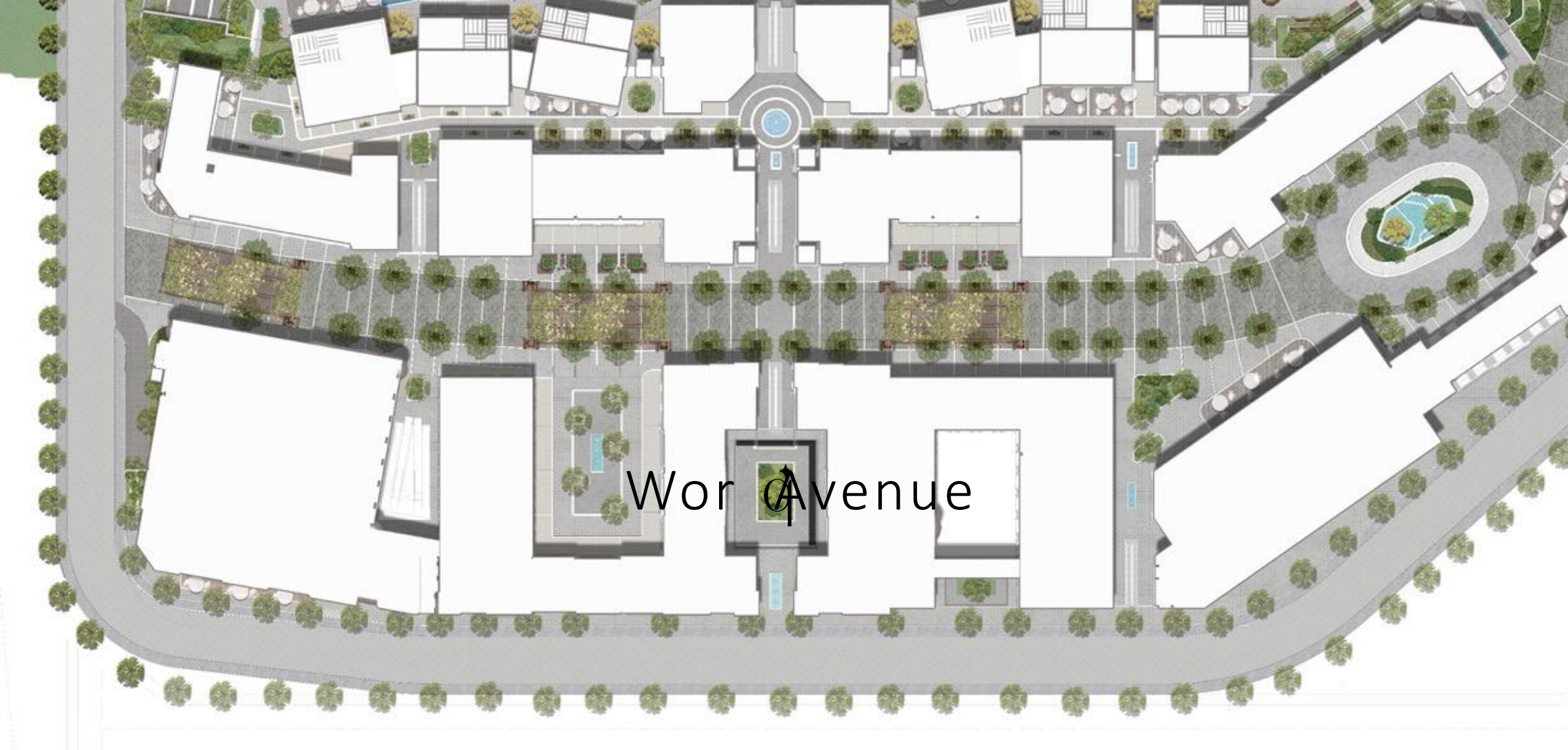
“ Work Life Balance ”





WorQ Avenue





Wor Avenue





Q

PRODUCTS



Marquette

**Retail – F&B**



TeaCup Cafe

Bean&Co

Bean&Co

Bean&Co

Bean&Co

Bean&Co

Bean&Co

Bean&Co

QNG.BANK

QNG.BANK

QNG.BANK

KLG.BANK

KLG.BANK

KLG.BANK

FITNESS

Marquette

# Marquette





Marquette

Marquette

**WorQPod**

**Smart Office – Spacious Lobby – Dynamic Spaces  
In Lobby Sign - Shared Toilets- Core & Shell**



WorQPod

Marquette





WorQPod

Marquette



OFFICE

OFFICE

WorQPod

Marquette



WorQPod

Marquette



WorQPod

Marquette

Marquette

Launching  
Phase



Marquette  
Launching Phase

Phase 1



# Marquette

Design



Modules based on **8x8 GRID**



**5 METERS**  
Height Spaces

# High End Facilities



- Access Control



- Triple Play



- Building Management System



- Highest Speed Elevator



- Personalized Signage Solution



- Façade Cleaning System



- Emergency Electricity Backup Provision



- Parking Access/ 1000+ Parking Slots



- Fire Fighting System



- Storage Areas



- CCTV



THE MARQ  
COMMUNITIES

Marquette  
Key partners

DEVELOPMENT  
PARTNERS

LMD°



**THE MARQ**  
COMMUNITIES

Marquette

Key partners

DESIGN CONSULTANT



RETAIL CONSULTANT



ENGINEERING CONSULTANT



