



THE MARQ *Ville*



# THE MARQ

## COMMUNITIES

### OUR STORY

"We are an art driven brand that creates communities & destinations for people who seek creative culture & inspiring lifestyle through superior designs, facilities and services."

The MarQ Communities is inspired from the Marquise diamond. The Marquise diamond is a classic and historic diamond shape that captures hearts thanks to its whimsical shape that resembles a smile.

# THE MARQUISE

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



# THE MARQ

COMMUNITIES

*Live inspired*

"Inspiring people to have unique life experiences."



# OUR COMMUNITIES



THE MARQ



THE *Water* MARQ



THE MARQ *Ville*



THE MARQ *Ville*



The MarQVille is a residential community planned to serve around 250 families. It is designed exclusively over 20 Feddans for those who desire to live in a green based community with unparalleled services.

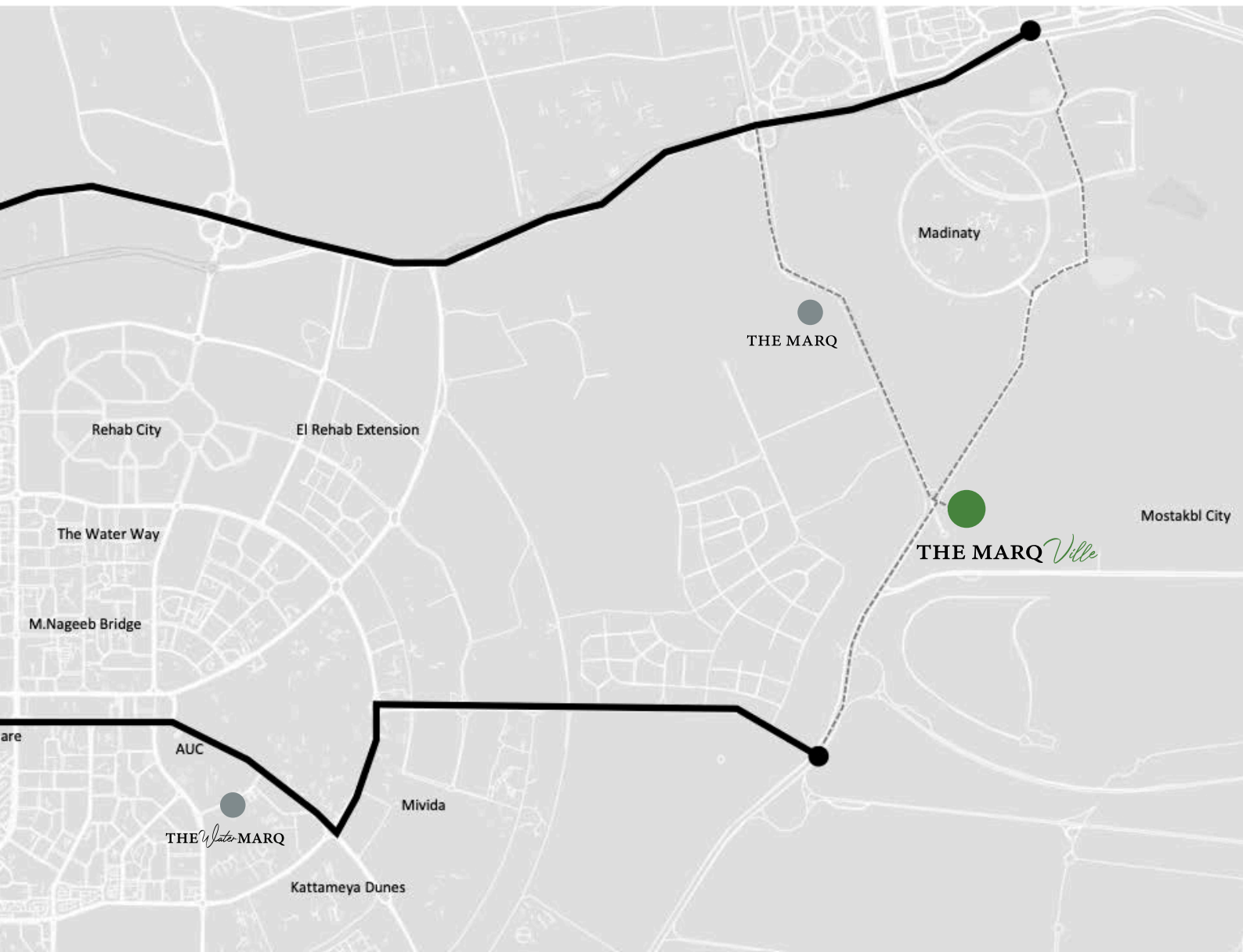


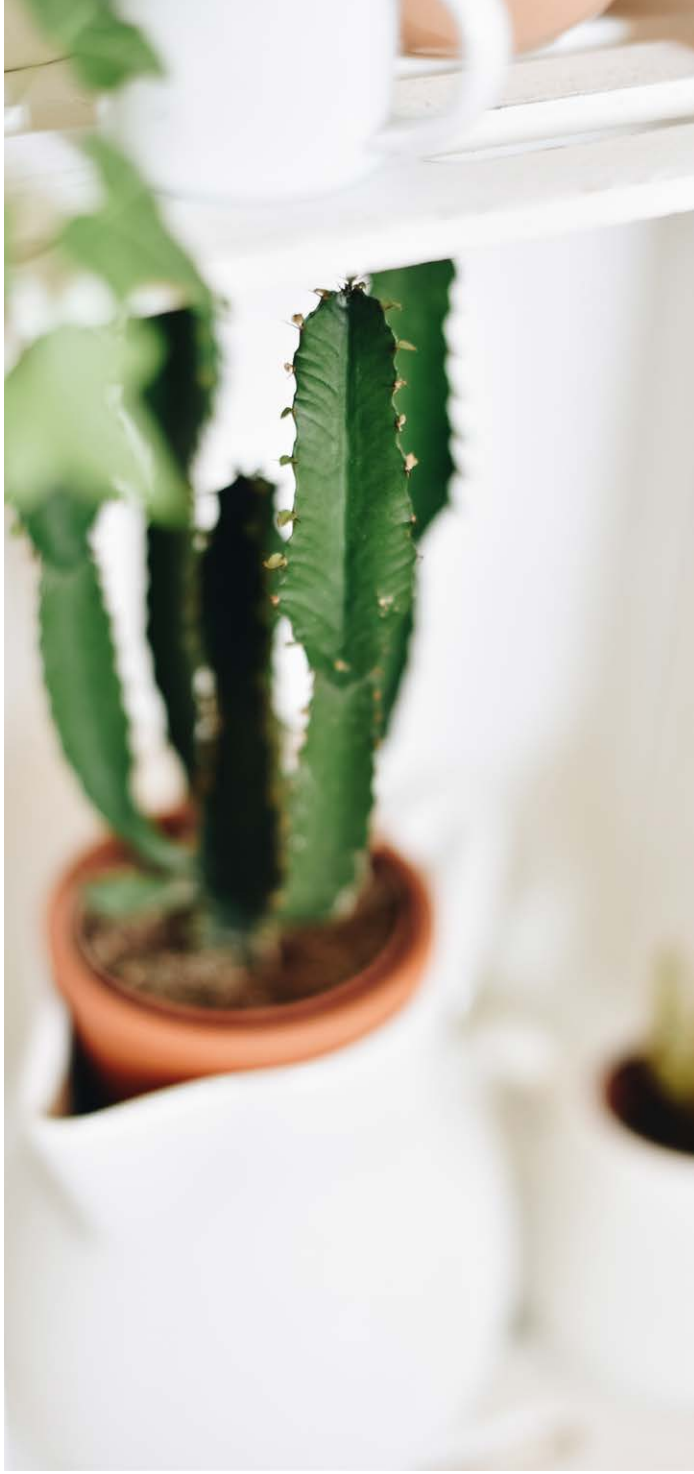
## Strategic Location

The MarQVille is, an all-exclusive villa community, conveniently designed to meet its clients' desires and needs while optimizing their lifestyles. **Located at a strategic location in Egypt, the compound exists in Mostakbl City,** close to Madinaty, Rehab and The New Capital. You can reach The MarQVille through the Suez Road, and 90 st.











All Villa **Exclusive** Community

**Personally** Branded Residences

Diverse Selection of **Gardens**

## Master Plan

The masterplan is artistically and aesthetically designed to vocalize personal style and creativity. With the air soothing with tranquility, its magical valleys flow within the veins of the compound. Thus, providing life and breath of fresh air to each villa.

The MarQVille Community is designed to help each individual stand out and not blend it through its unique, graceful and visionary style.







20 Feddans  
250 Villas

+ Millions of memories  
to be made





## Undivided Experience

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







## Your Home, Your Brand

We pride ourselves as one of the few personal-branded compounds in Egypt. We aim to provide our residents a luxurious 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 Communities Services

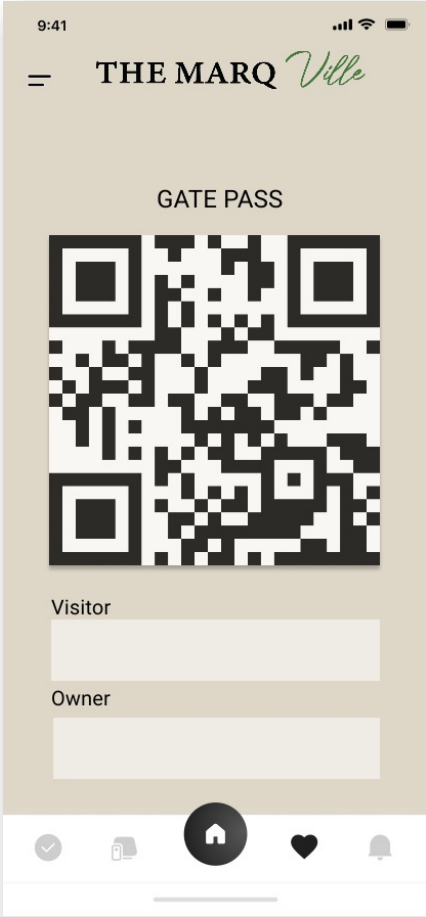
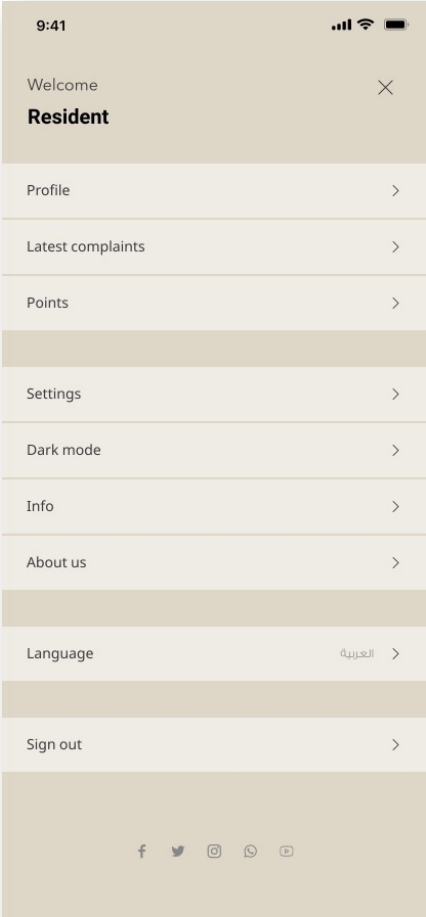
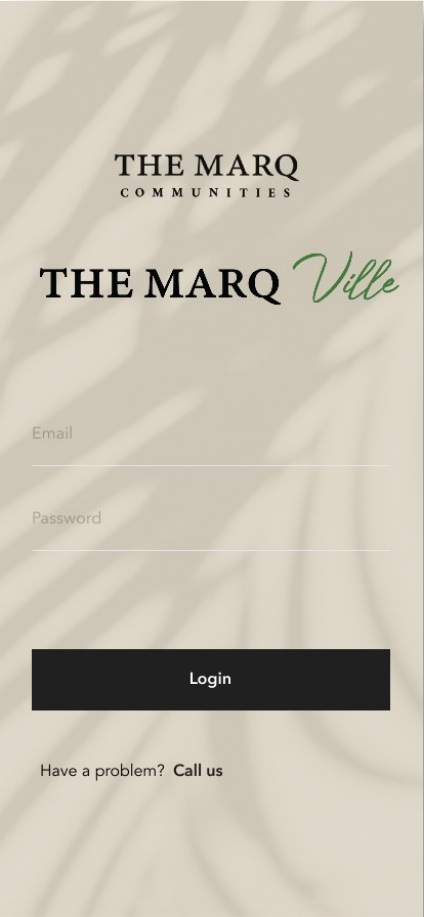
On Demand Services:

- Housekeeping– To keep your house looking fresh day to day.
- Maintenance– For all aspects of the villa's inner workings and functionality.
- Compound Wide Delivery Service– Avoid the hassle of traffic with delivery services.

## The MarQ Living App

- 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.





THE MARQ *Ville*



### **The Walk**

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



### **Moon Garden**

Stretching over the Western side of The MarQVille.  
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 MarQVille.

An aromatic garden to emerge your senses with edible plants.



### **Water Garden**

Located at the Northern side of The MarQVille.

Providing a serene and refreshing ambiance featuring running water, ponds and a kids' playground.



### **Tranquil Garden**

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





## The MarQ **living**

Each of the 250 villas has a premium valley view.

Front yard design gives the impression of an open and spacious area.

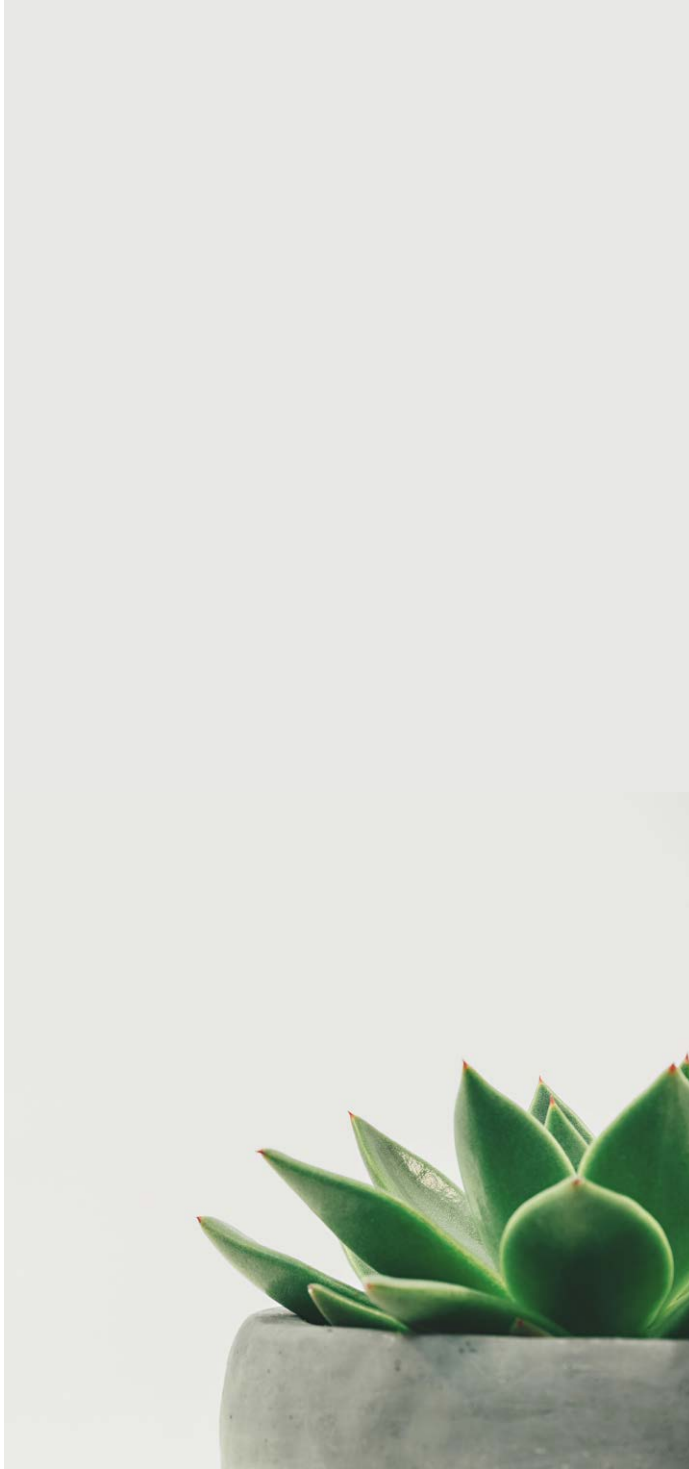
*Kitchens with a view over the front yard.*

Because we know that the quality of the outdoor environment matters. An area is available for each resident to relax and enjoy their day.



## Premium & Signature Finishing

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







Our Villas:  
Town Villas &  
Signature Villas.





THE MARQ *Ville*



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THE MARQ *Ville*



TownVilla 210





19



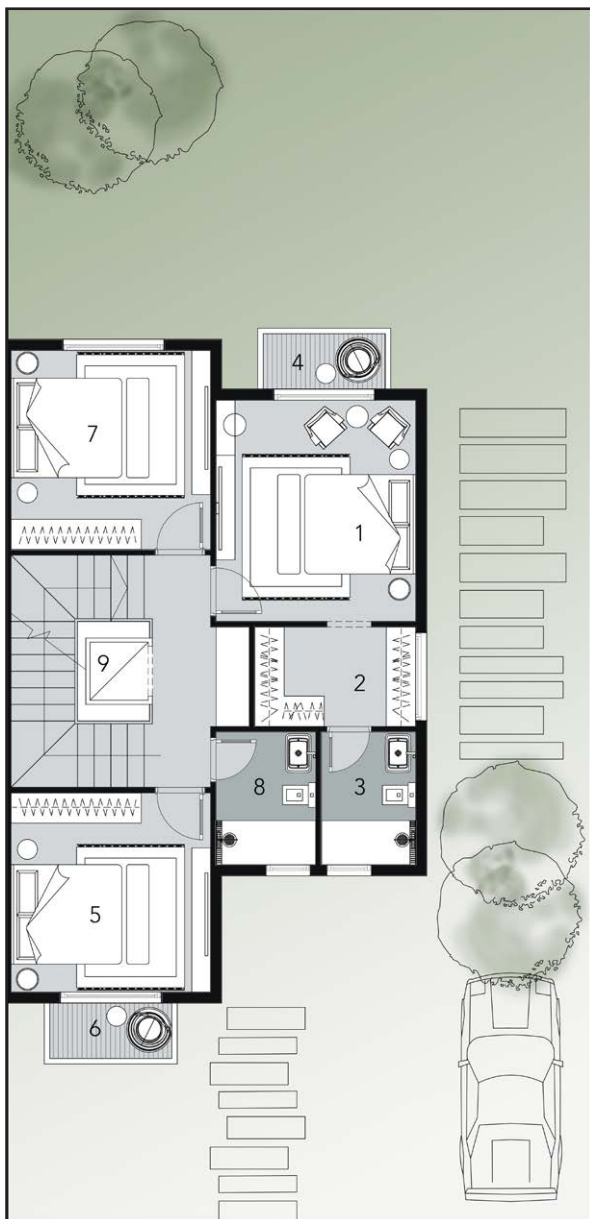


## TownVilla 210 Corner

### Ground Floor Plan

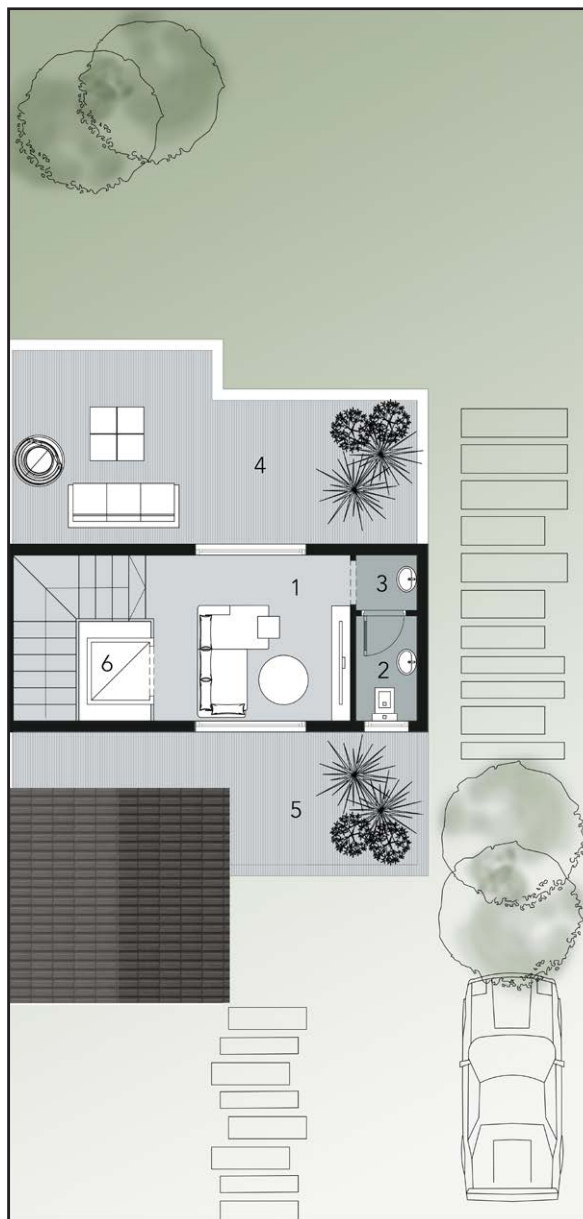
1. Porch	2.10 x 2.10
2. Kitchen	3.60 x 3.60
3. Guest Toilet	1.30 x 2.10
4. Reception & Dining	7.00 x 7.30
5. Terrace	2.00 x 3.70
6. Elevator	1.20 x 1.20





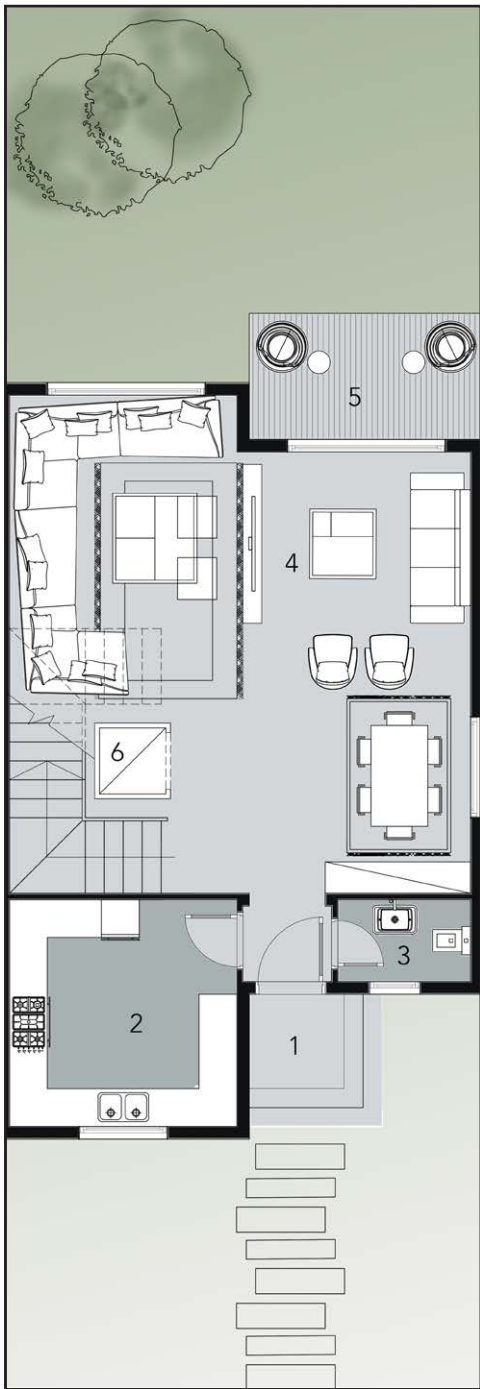
### First Floor Plan

1. Master Suit	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 Plan

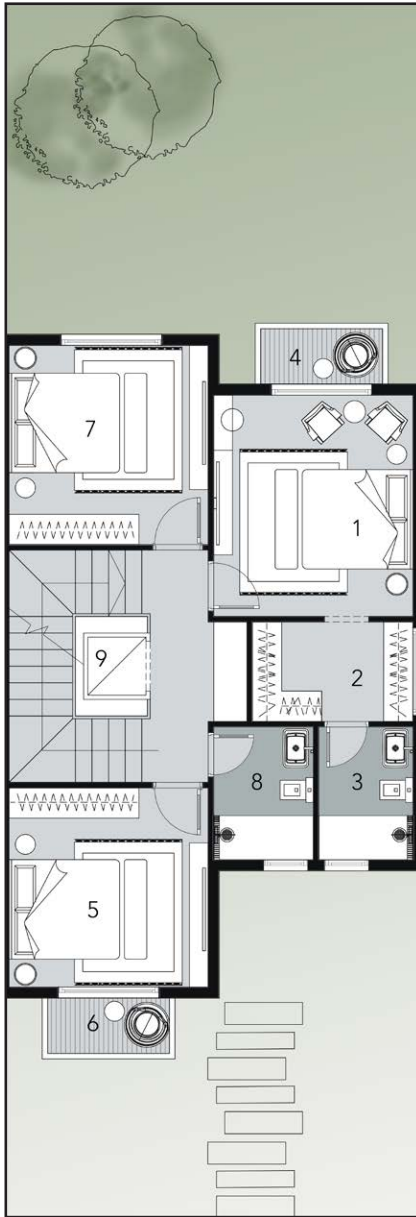
1. Living Room	3.00 x 3.60
2. Toilet	1.90 x 1.10
3. Vanity	1.00 x 1.10
4. Roof Terrace	3.50 x 7.30
5. Roof Terrace	2.40 x 3.50
6. Elevator	1.20 x 1.20



TownVilla 200

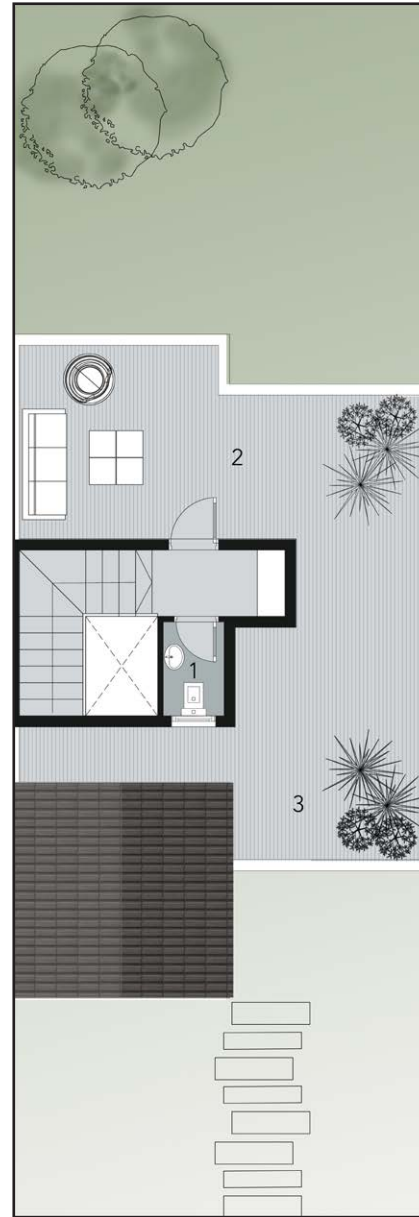
Ground Floor Plan

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



### First Floor Plan

1. Master Suit	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



### Roof Floor Plan

1. Toilet	1.70 x 1.10
2. Roof Terrace	3.50 x 7.30
3. Roof Terrace	4.20 x 3.50



## TownVilla 200

A fine example of luxury intertwined with natural elements and exquisite architecture.



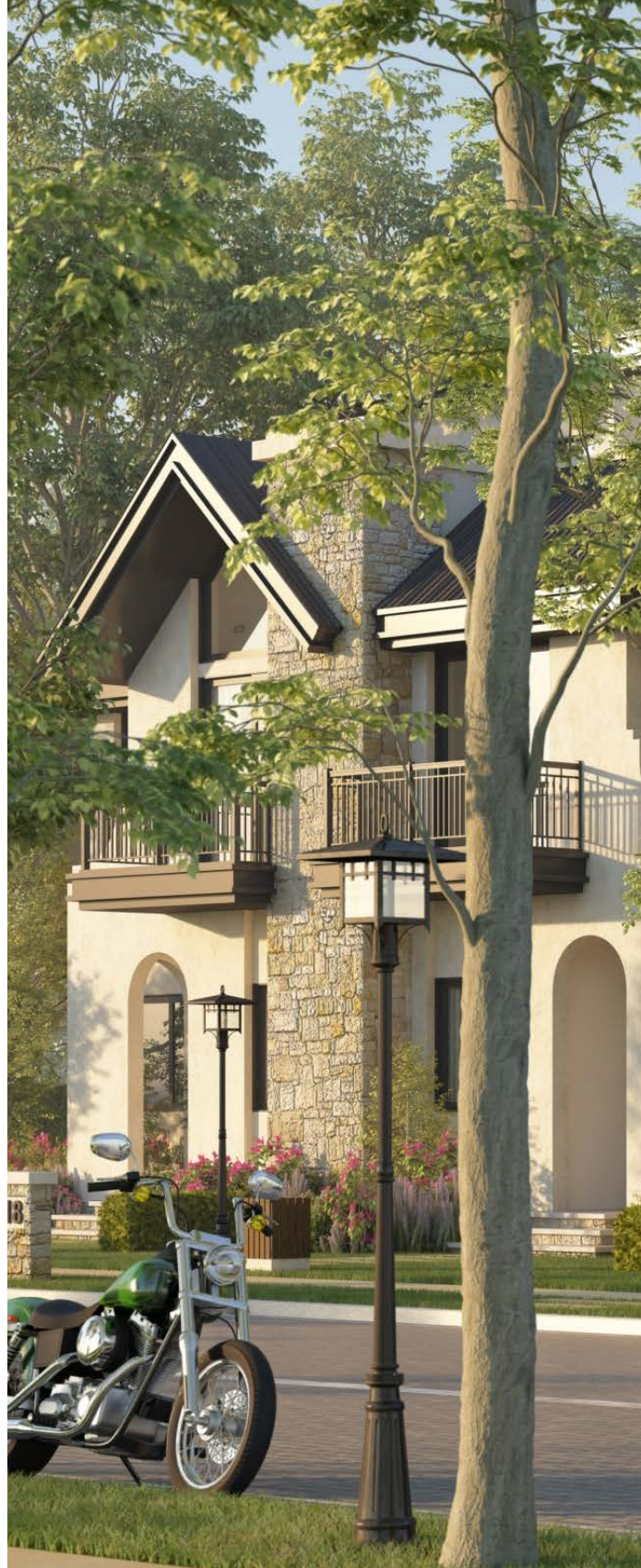






THE MARQ *Ville*

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TownVilla 250

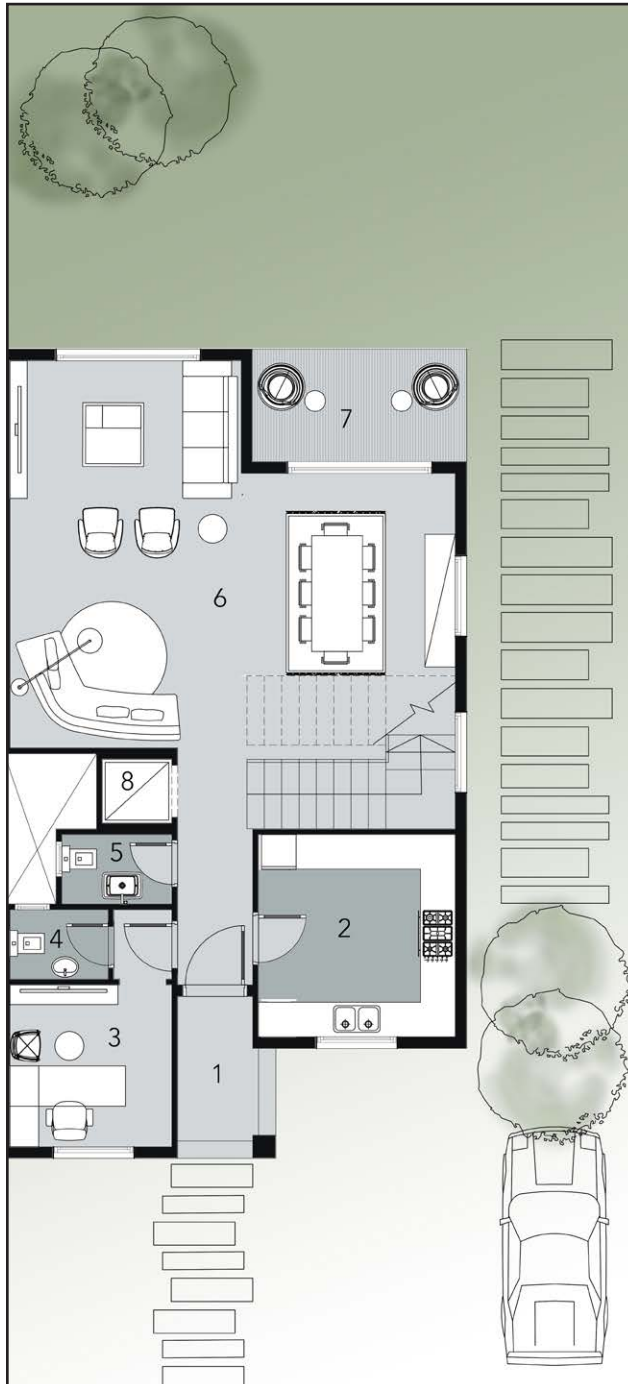




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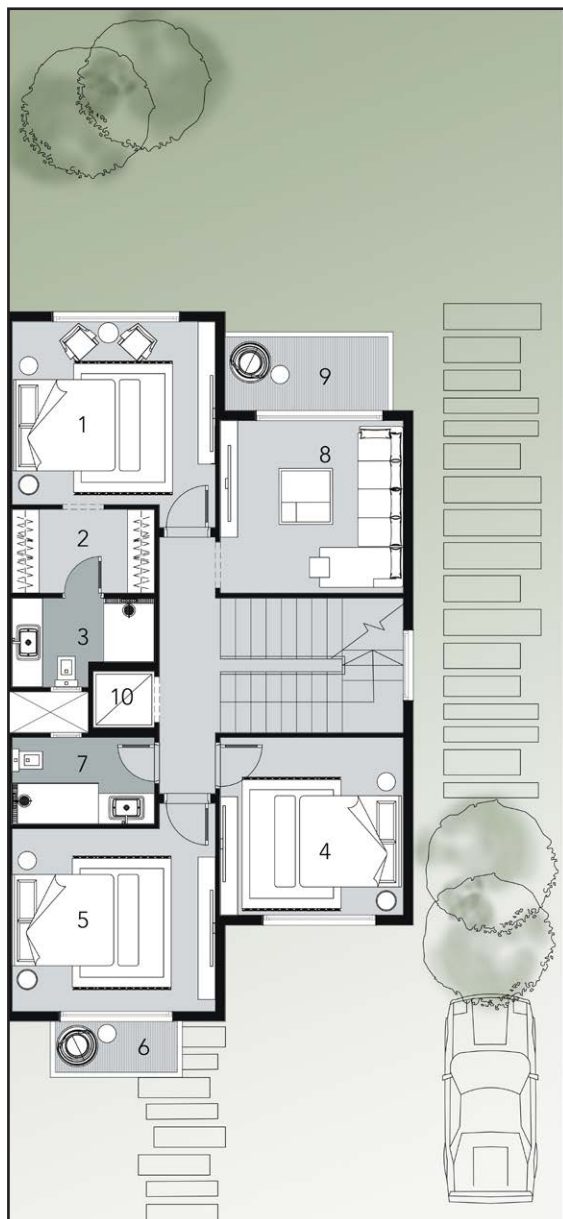




## Town Villa 250 Corner

### Ground Floor Plan

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



### First Floor Plan

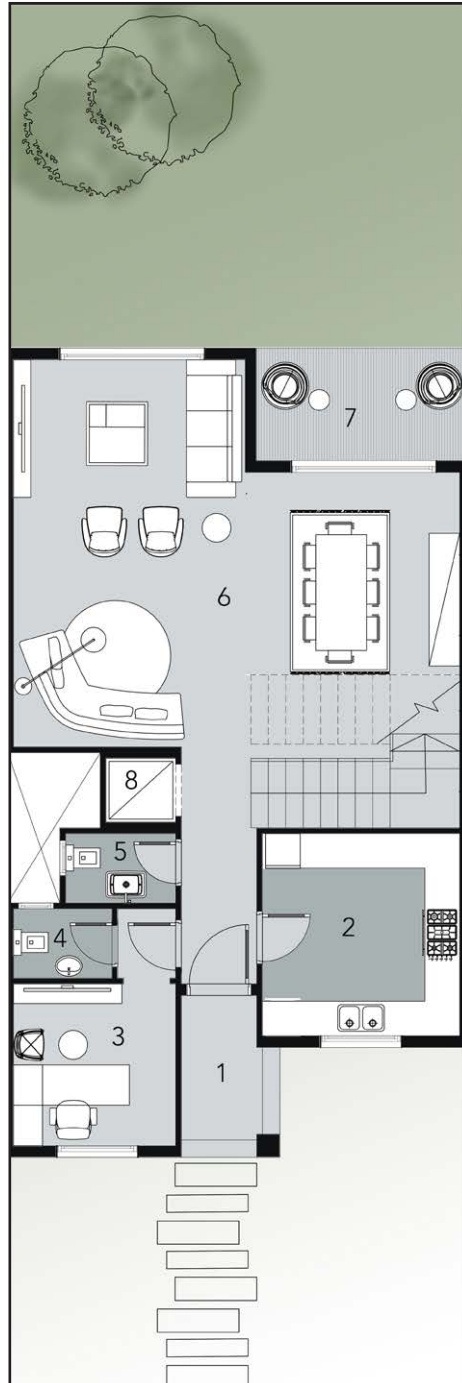
1. Master Suit	3.60 x 4.00
2. Master Dressing	1.65 x 2.80
3. Master Bathroom	1.75 x 2.80
4. Master Bedroom	3.50 x 3.60
5. Master Bedroom	3.60 x 4.00
6. Master Terrace	1.00 x 2.40
7. Bathroom	1.70 x 2.80
8. Living Room	3.40 x 3.60
9. Living Room Terrace	1.45 x 3.20
10. Elevator	1.10 x 1.20



### Roof Floor Plan

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

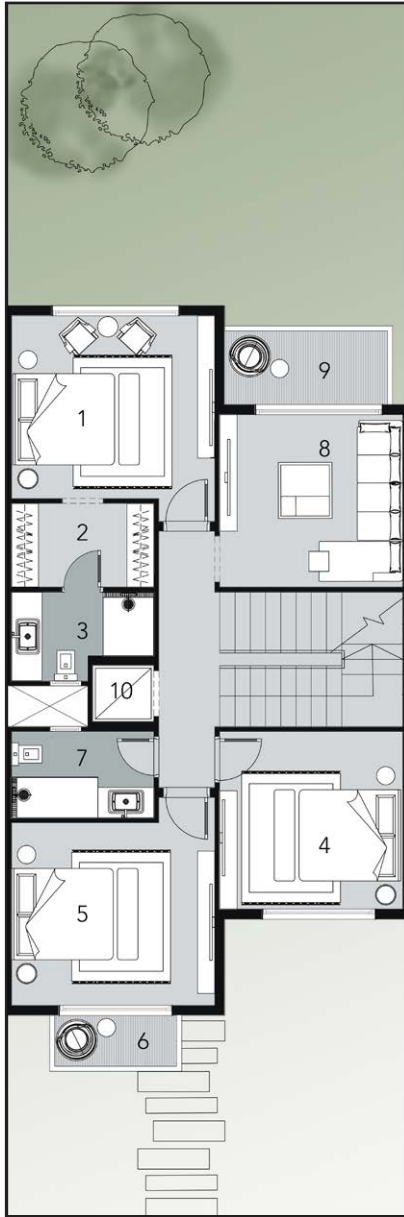




## Town Villa 240

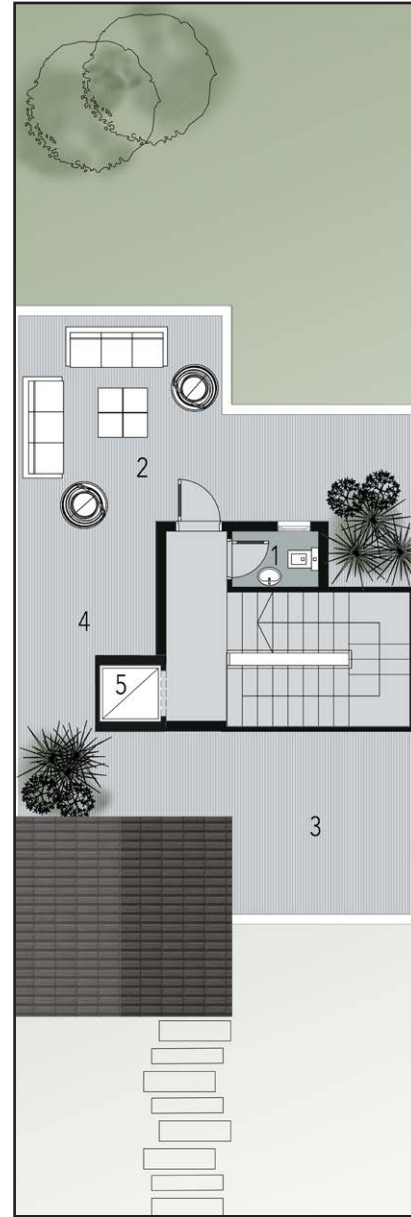
### Ground Floor Plan

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



### First Floor Plan

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 Plan

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 4.00
5. Elevator	1.10 x 1.20

## TownVilla 240

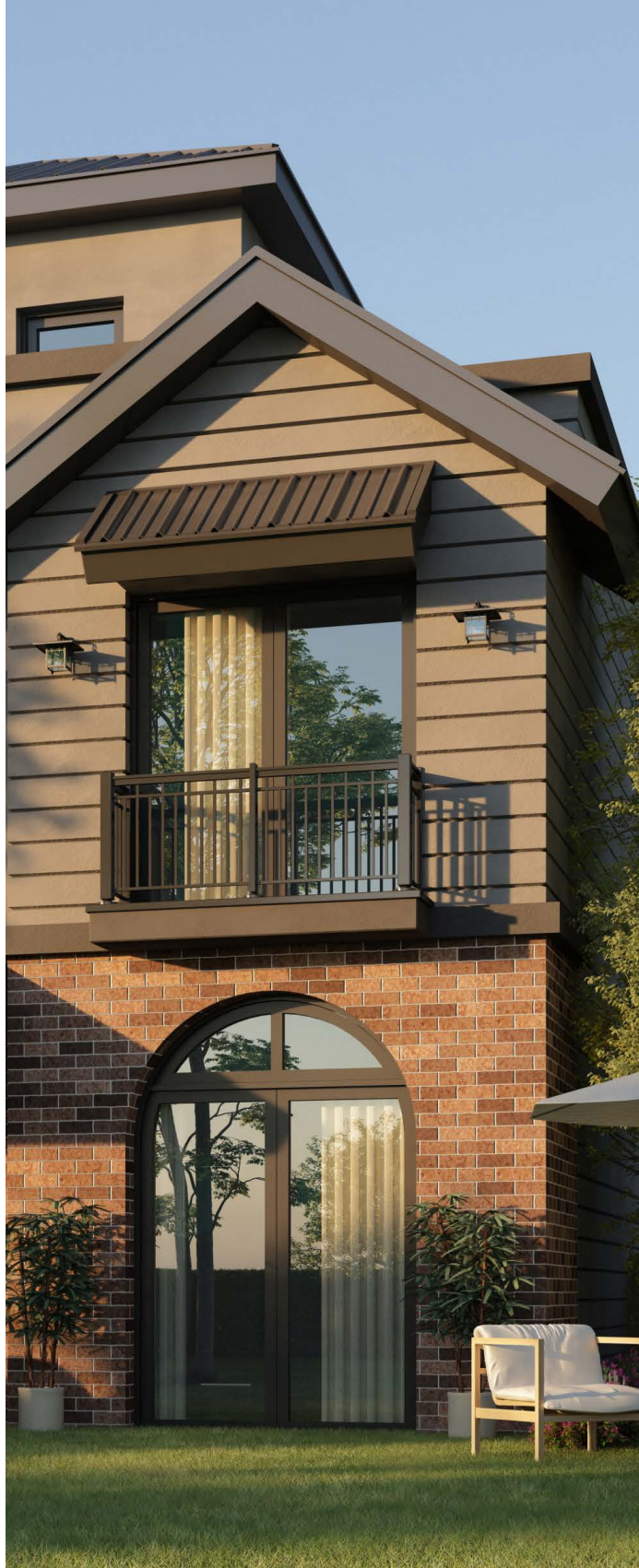
A modern home design with views of the lush valleys surrounding this iconic architecture.









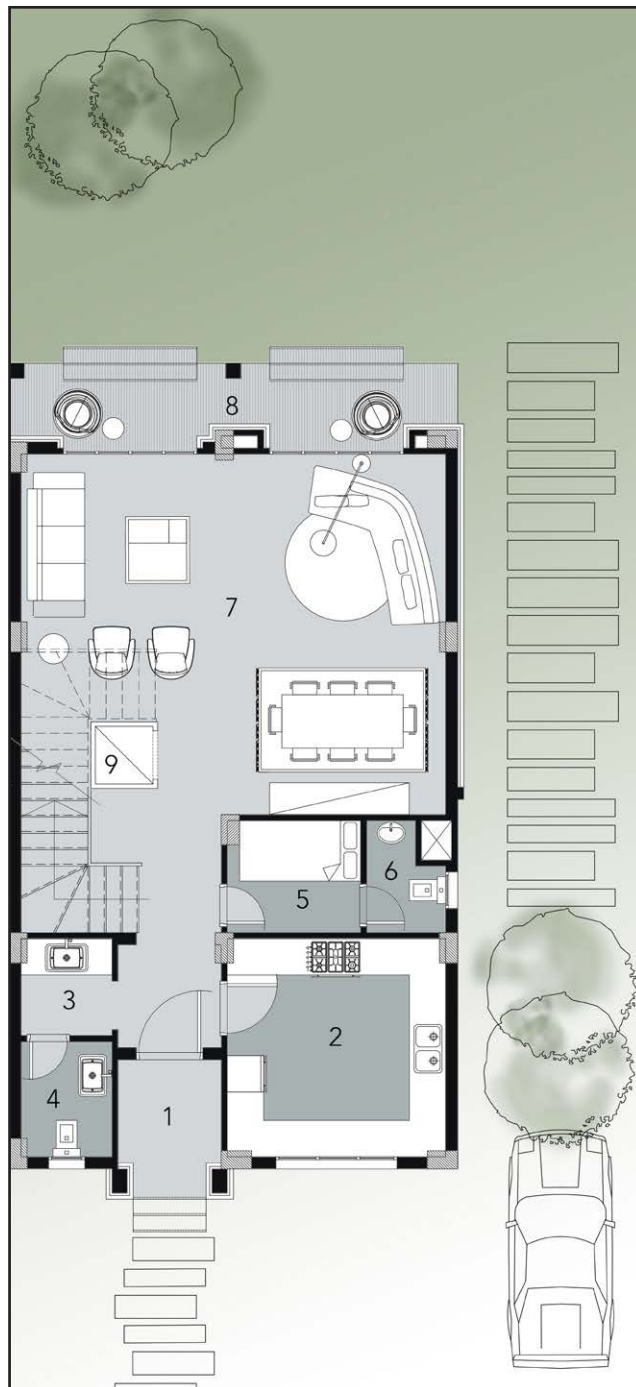


SignatureVilla 225





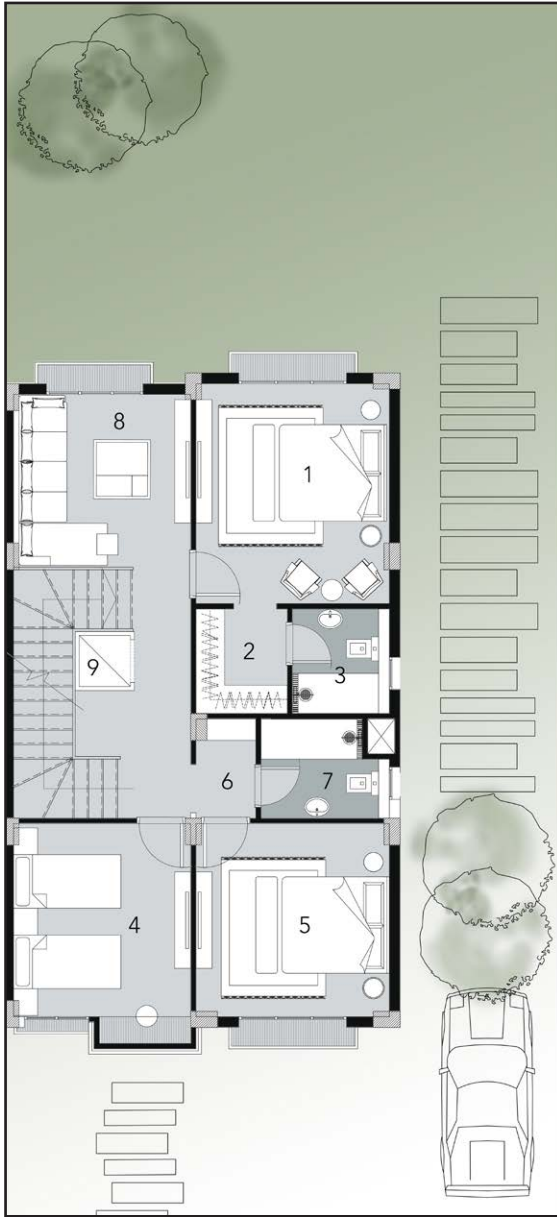




## SignatureVilla 225 Corner

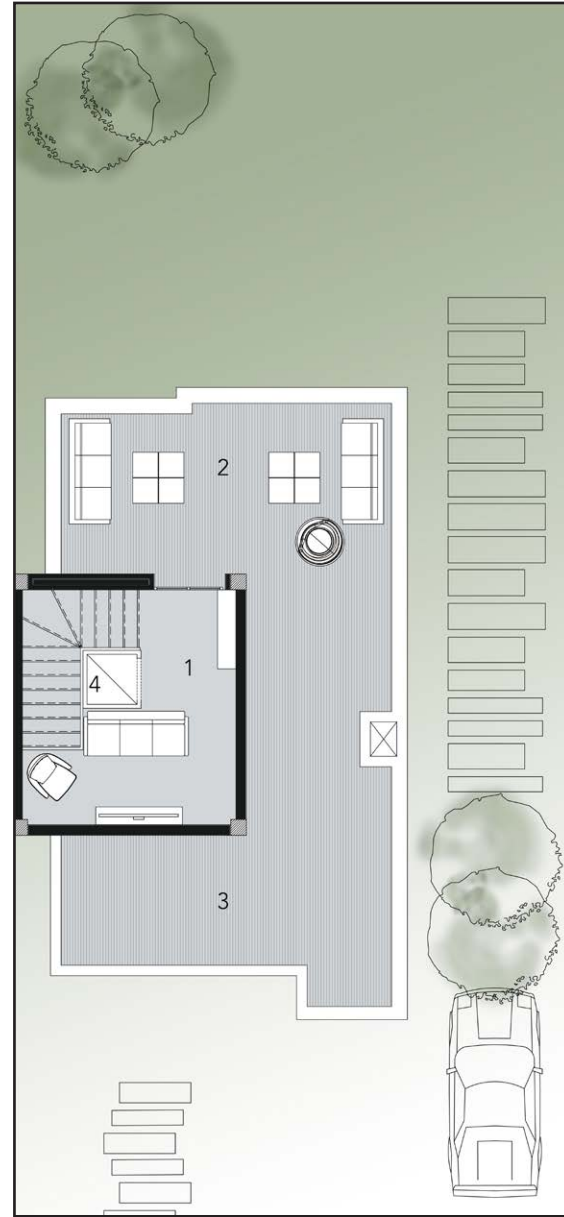
### Ground Floor Plan

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 Room	1.65 x 2.20
6. Maid 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



### First Floor Plan

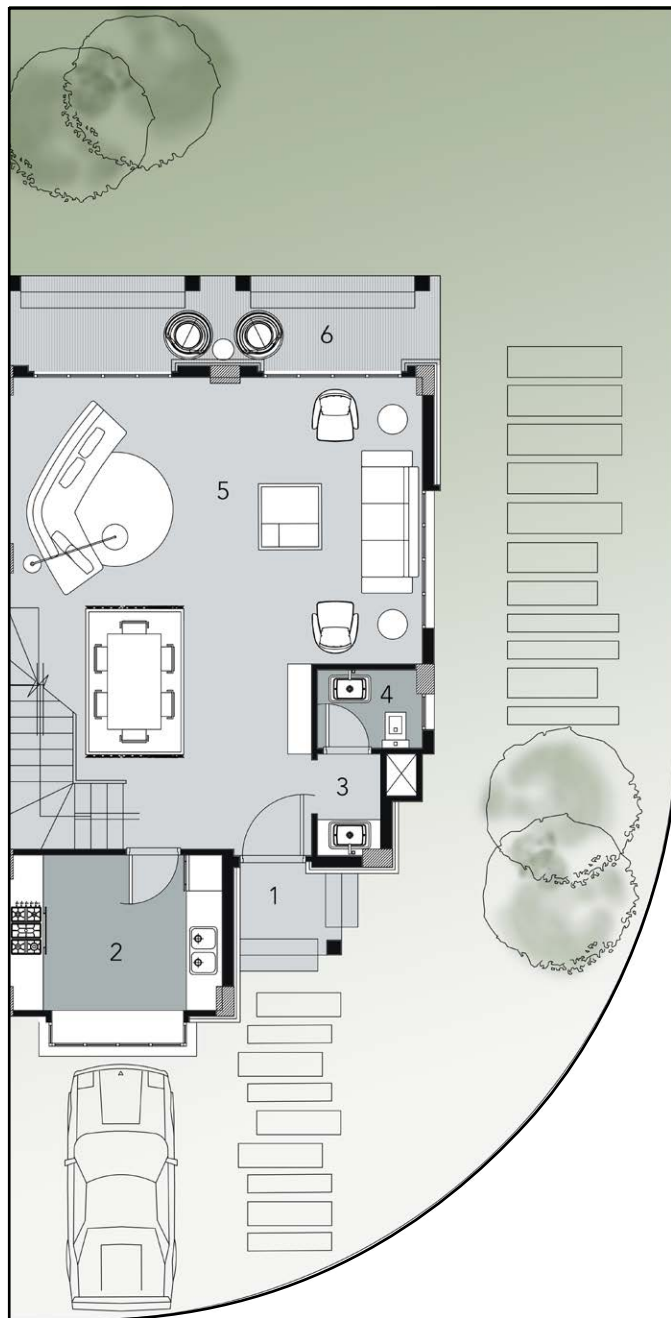
1. Master Suit	3.90 x 3.60
2. Master Dressing	1.95 x 1.70
3. Master Bathroom	1.95 x 1.80
4. Master Bedroom	3.90 x 3.50
5. Master Bedroom	3.50 x 3.60
6. Laundry	1.85 x 1.10
7. Bathroom	1.85 x 2.40
8. Living Room	3.30 x 3.30
9. Elevator	1.10 x 1.10



### Roof Floor Plan

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

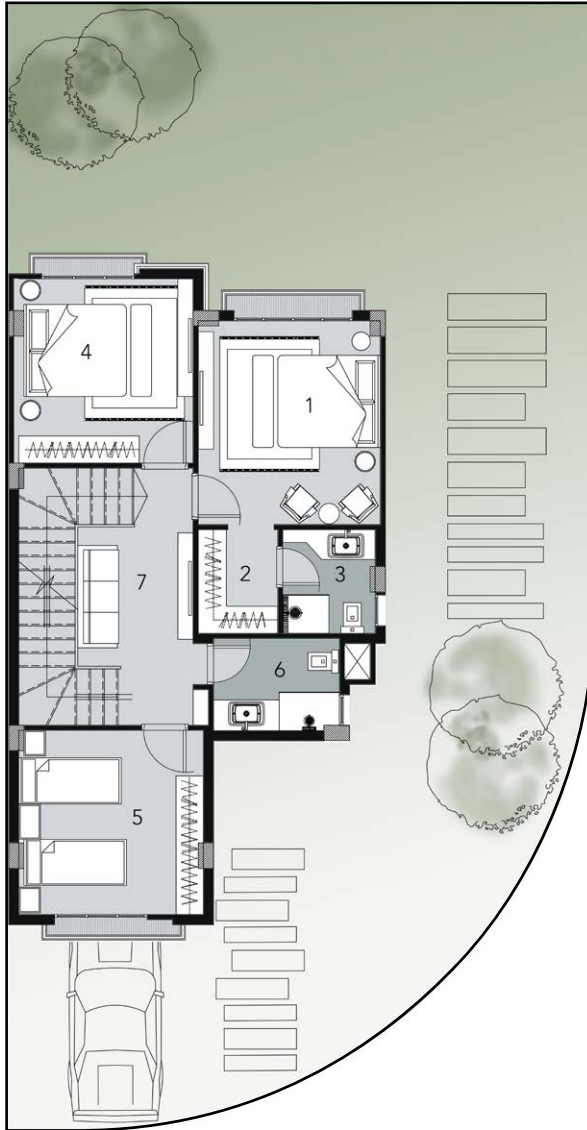




## SignatureVilla 215 Corner

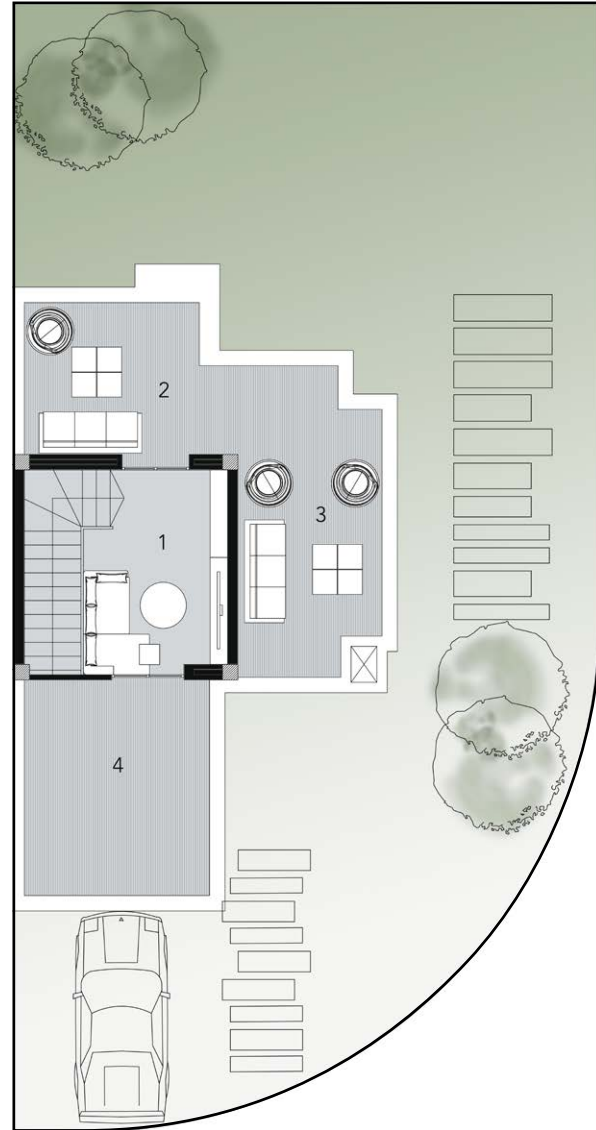
### Ground Floor Plan

1. Porch	1.30 x 1.50
2. Kitchen	3.15 x 3.60
3. Vanity	1.70 x 1.05
4. Guest Toilet	1.30 x 1.75
5. Reception & Dining	8.00 x 6.95
6. Terrace	1.05 x 7.45



### First Floor Plan

1. Master Suit	4.00 x 3.60
2. Master Dressing	2.00 x 1.55
3. Master Bathroom	2.00 x 1.95
4. Master Bedroom	3.60 x 3.60
5. Master Bedroom	3.60 x 3.60
6. Bathroom	1.80 x 2.45
7. Living Room	2.65 x 2.25



### Roof Floor Plan

1. Living Room	4.00 x 2.80
2. Roof Terrace	2.95 x 4.15
3. Roof Terrace	6.05 x 2.80
4. Roof Terrace	4.20 x 3.60



## SignatureVilla 215

The luxurious Signature Villa is known for its exclusive style, authentic architecture and idyllic surroundings.











# THE MARQ

COMMUNITIES

## Partners

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



**LMD°**

منازل للتطوير العقاري  
MANAZEL REAL ESTATE DEVELOPMENTS

A close-up photograph of a plant, likely a banana, featuring large, vibrant green leaves with prominent veins. A central stem runs vertically through the frame. The lighting creates a bright, yellowish-green glow on the right side of the leaves, contrasting with the deeper green on the left.

# THE MARQ *Ville*

16669  
Building 15, 4th Sector, South 90 St. 5th Settlement  
[www.themarqcommunities.com](http://www.themarqcommunities.com)