
THE Water MARQ
AN EXCLUSIVE VILLA COMMUNITY at azad
ONE IN A MILLION


THE WaterMARQ
ONE IN A MILLION


ONE IN A MILLION
THE Water MARQ

The MarQuise

The ultimate road to a person's serenity is to find peacefulness and tranquility while possessing the beauty of elegance within the comfort of ones' zone. The WaterMarQ is fulfilling its clients' hearts with its special touch of blue diamonds. Thus, portraying the genuine sensation of stability and graceful harmony with exceptionality and exquisiteness.

Today, The WaterMarQ creates one of the finest arts. Crafted with love and uniqueness for niche individuals, The WaterMarQ prides itself as an innovative and edgy entity that cares about the comfort and satisfaction of each of its clients.

Thus, allowing you to experience the value of being "one in a million."


THE Water MARQ

ONE IN A MILLION

Out of the 100-million-population in Egypt, only a hundred residents are able to obtain the exclusive-luxury of being one in a million, "The WaterMarQ" residents.

"The WaterMarQ" provides its exclusive individuals with a hundred lakefront stand-alone villas, crafted with uniqueness and attention to detail.



THE WaterMARQ

Serenity of Mind and Spirit

Imagine waking up to the smooth sound of light waves landing on your terrace, bringing balance to your mind and creating a new sense of belonging ; that is your everyday at The WaterMarQ.



THE WaterMARQ


THE Water MARQ
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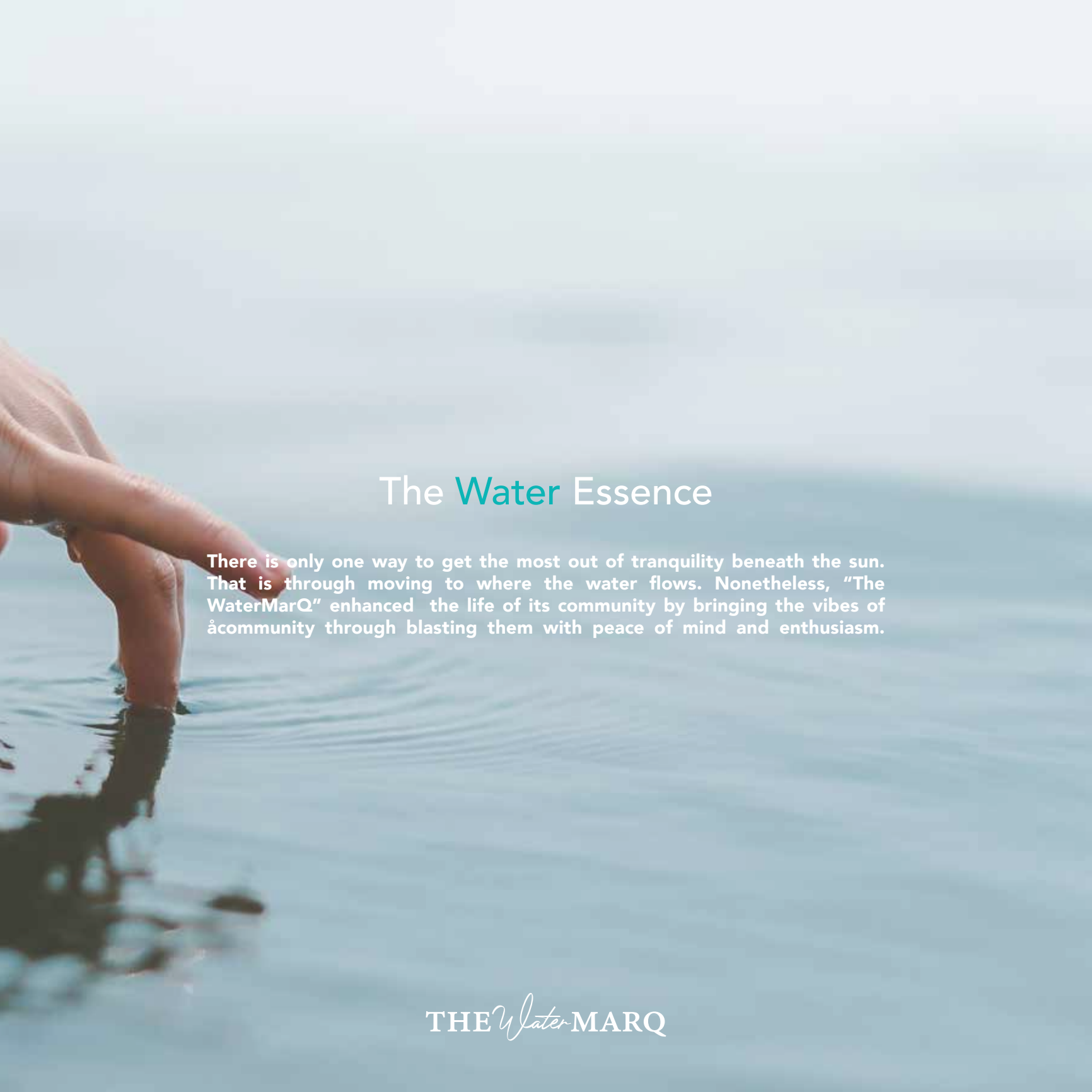
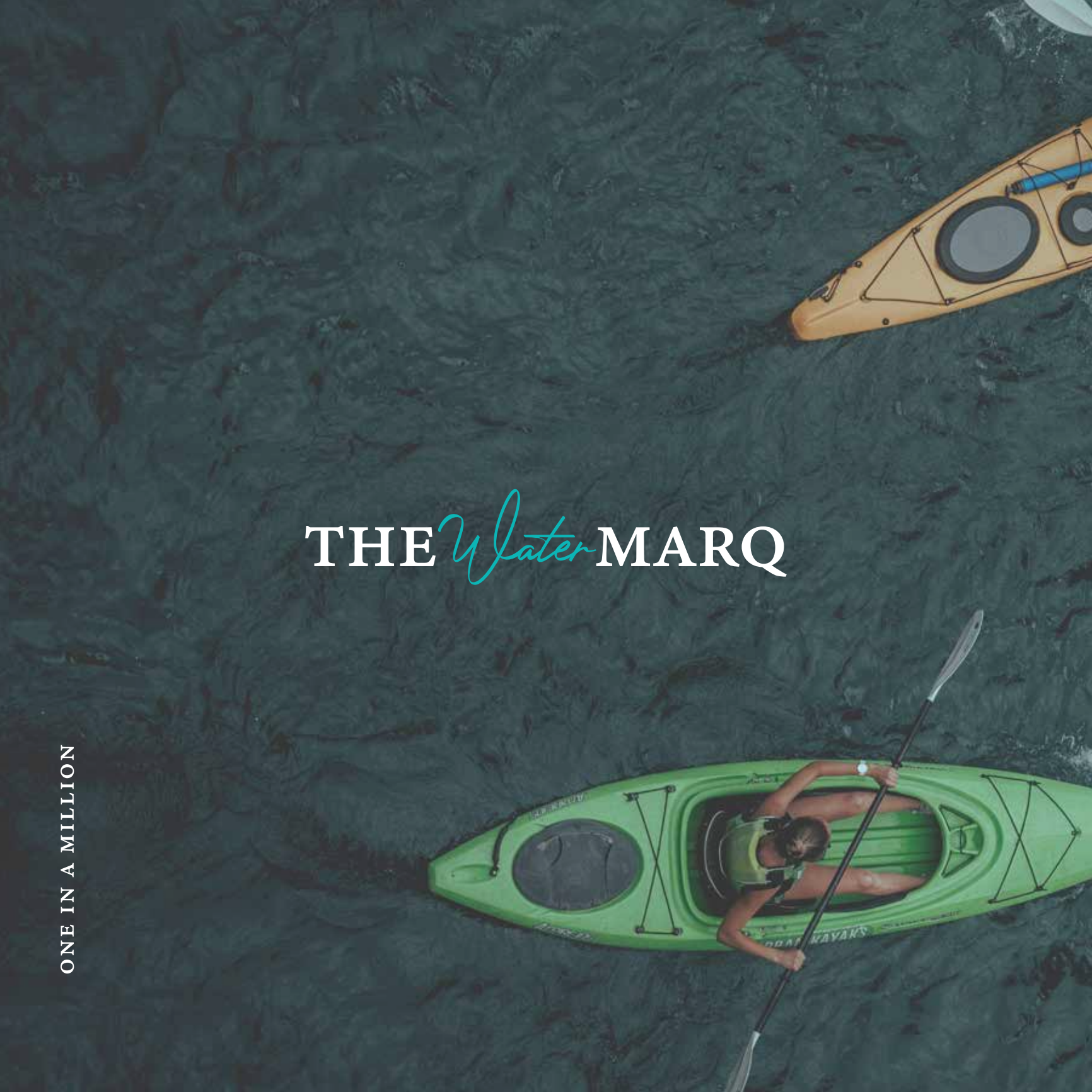


The Water Essence

There is only one way to get the most out of tranquility beneath the sun. That is through moving to where the water flows. Nonetheless, "The WaterMarQ" enhanced the life of its community by bringing the vibes of åcommunity through blasting them with peace of mind and enthusiasm.

THE WaterMARQ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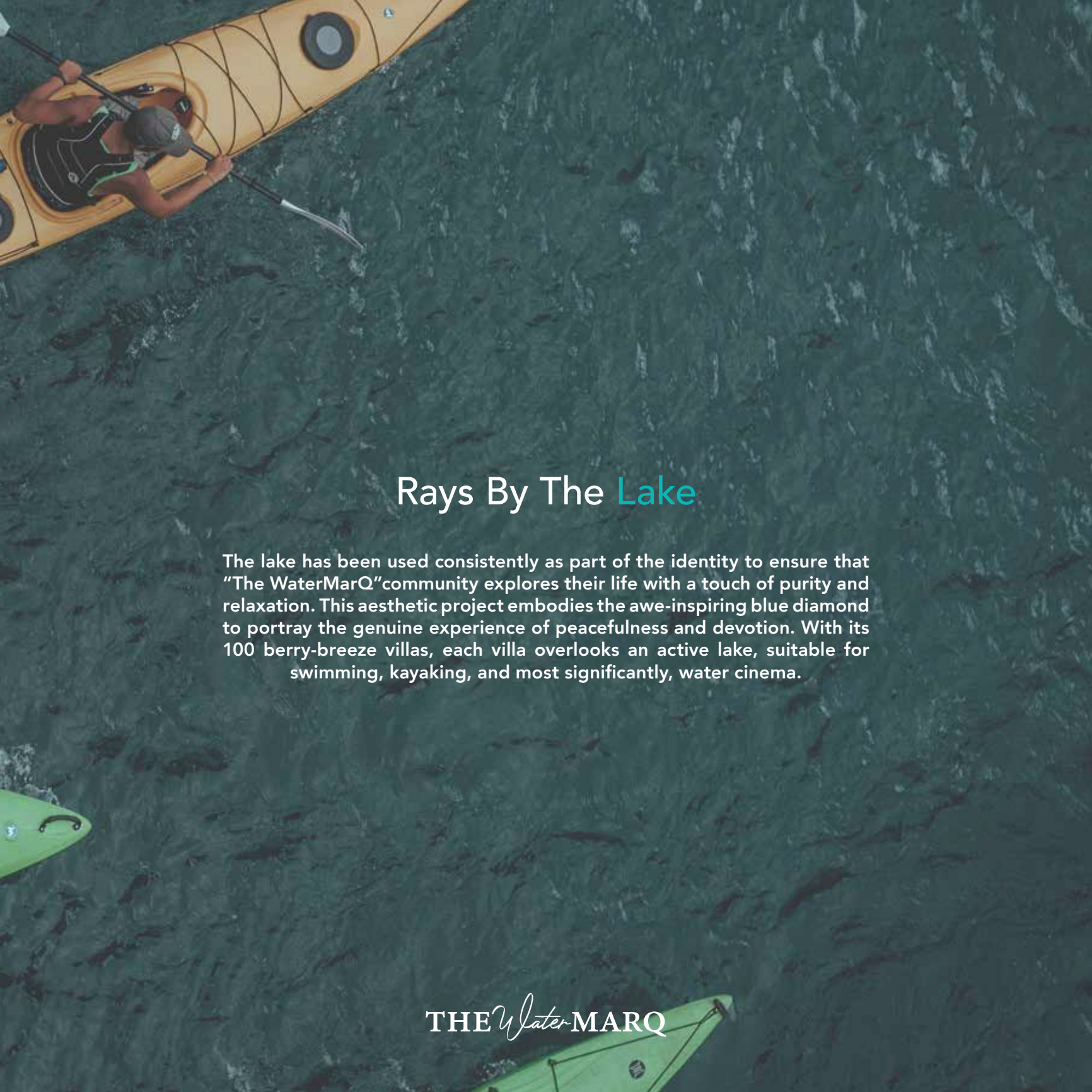


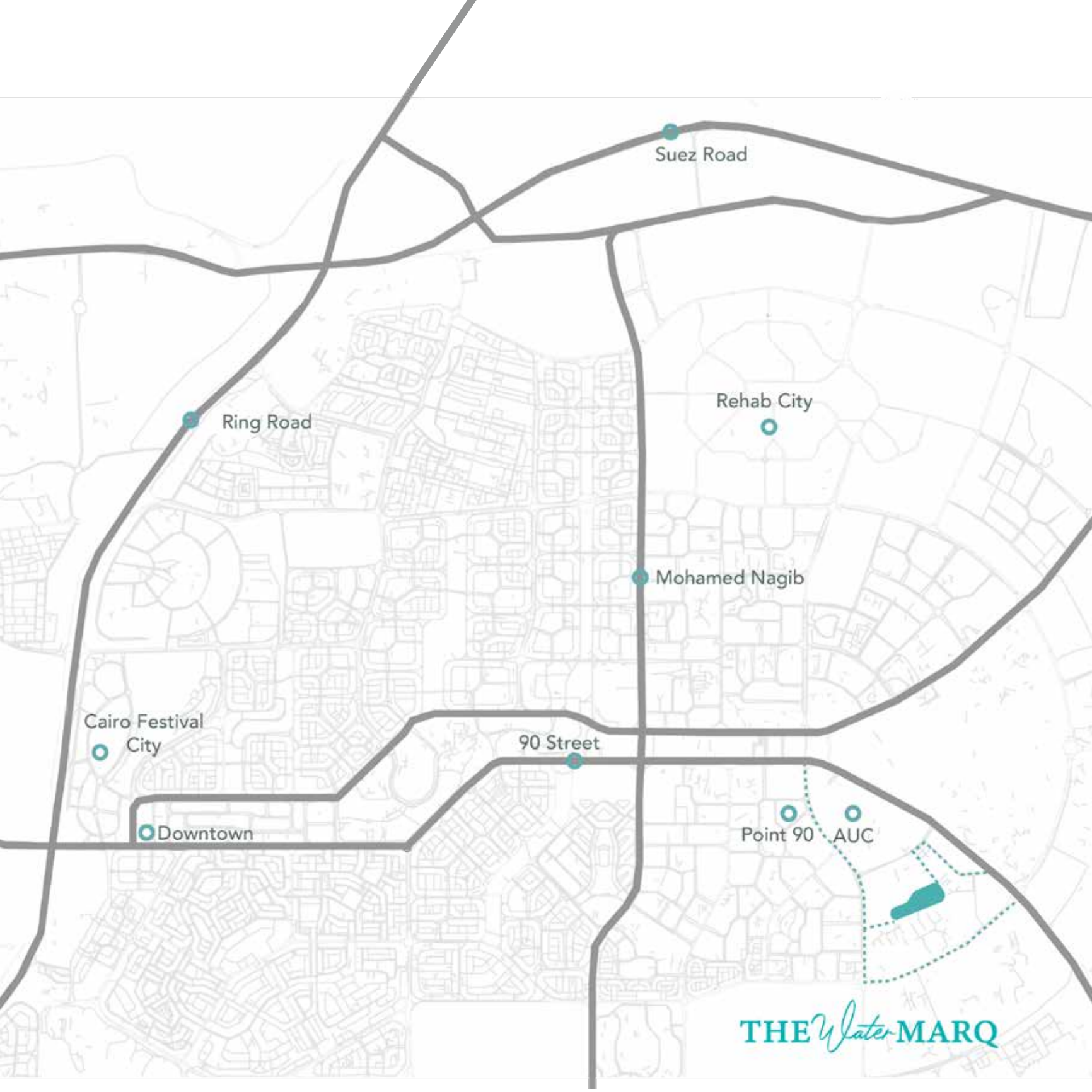
Rays By The Lake

The lake has been used consistently as part of the identity to ensure that "The WaterMarQ"community explores their life with a touch of purity and relaxation. This aesthetic project embodies the awe-inspiring blue diamond to portray the genuine experience of peacefulness and devotion. With its 100 berry-breeze villas, each villa overlooks an active lake, suitable for swimming, kayaking, and most significantly, water cinema.

THE WaterMARQ

The Heart Of New Cairo

The WaterMarQ, an all-exclusive villa community, is conveniently designed to meet its clients' desires and needs while optimizing their lifestyles. **Located at the most prime area of Egypt, the compound exists at the pulse of New Cairo,** close to AUC gate 4 and Point 90.


Suez Road
Ring Road
Rehab City
Mohamed Nagib
Cairo Festival City
90 Street
Downtown
Point 90
AUC
THE Water MARQ

Our Strategic Location at azad

At The MarQ Communities, we are consistently keen to bestow our communities with distinguished services convenient to their desires and needs. We deliberately select the best locations that are appealing and delightful to our exceptional clients. Thus, creating a comprehensive service that fits their lifestyle.

Located in the most prime area of Egypt, our new project "The WaterMarQ" at Azad, is in the heart of New Cairo. The AZAD community is one of the most central and accessible hubs of the city, a fifteen-minute drive from Cairo International Airport. Across thestreet from The American University of Cairo and Point 90 right next door, urban living bustles right at your front door to work, shop and explore. AZAD is a residential community covering 60 Acres and has around 2,000 diversified units with green spaces, and an array of facilities such as the business lounge, community center and a unique lifestyle.

Azad project belongs to TAMEER, Pioneers in the industry, they are the first and oldest real estate developer in the modern history of Egypt. This company has been handed down through generations and created a record of success of over 26,000 housing units. TAMEER is a well-established developer who has been in the market since 1954.



THE Water MARQ

Master Plan

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



ONE IN A MILLION



The West Bank

With its bustling location at the west, the **West** bank manifests a character full of life and energy Thus, creating new beginnings and everlasting memories.

The Heart

Its beauty and grace make the **Heart** skip a beat. Located in the middle of The WaterMarQ compound, the heart overlooks the community island.

The Island

The **Island** is a breathing land, surrounded by a flowing lake. It exemplifies a fascinating dream created with a sense of serenity and tranquility. Thus, transforming everyday life into light.

The East Bank

The **East** bank manifests a distinguished character that values elegance and the core of everything alluring and enlivening.

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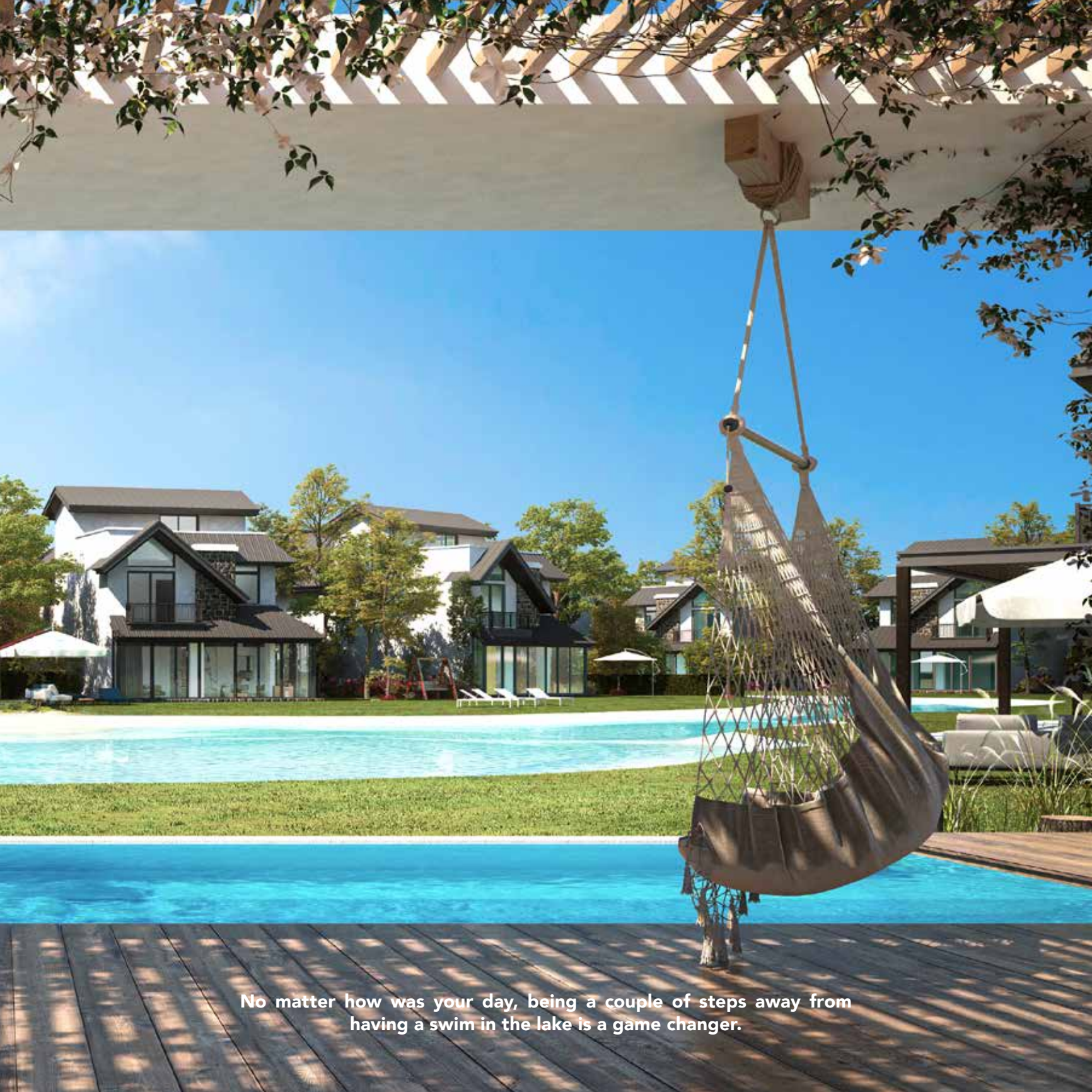

No matter how was your day, being a couple of steps away from having a swim in the lake is a game changer.

The Community Island



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Our island is designed to connect “The WaterMarQ” community. It is also distinguished with amenities such as spa, lounge, restaurants, and special spaces for social activities.



Authentic Luxury Living

"The WaterMarQ" defines serenity, authenticity, and exceptionality. It is built with perceptive attention to detail to capture the attention of nature enthusiasts who desire to live by flowers of azure, aquamarine, and coral. Through the subtle sound of its water flowing, the community can mediate, express gratitude, and share long-lasting memories with their beloved family.



THE WaterMARQ

Your Home, Your Brand

We pride ourselves as the first personal-branded compound in Egypt, in collaboration with one of the leading designers to provide every resident a remarkable experience by customising every element to be exclusively yours.





THE WaterMARQ

Luxury In Every Detail

In pursuit of premium quality and functionality, “The WaterMarQ” features the finest villas designed to fit every conventional lifestyle.

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THE WaterMARQ

The MarQ Living App

Community Communication Platform, Automated Visitors Management Platform,
Online Payments, Kids Cashless Profiles.

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THE Water MARQ

Limitless Shades of Blues

All our villas forge an enormous masterpiece that generates exclusive scenery. Treasuring the beauty of nature and blues, The WaterMarQ community is served with excellent aesthetically designed villas overlooking a heavenly divine active lake.

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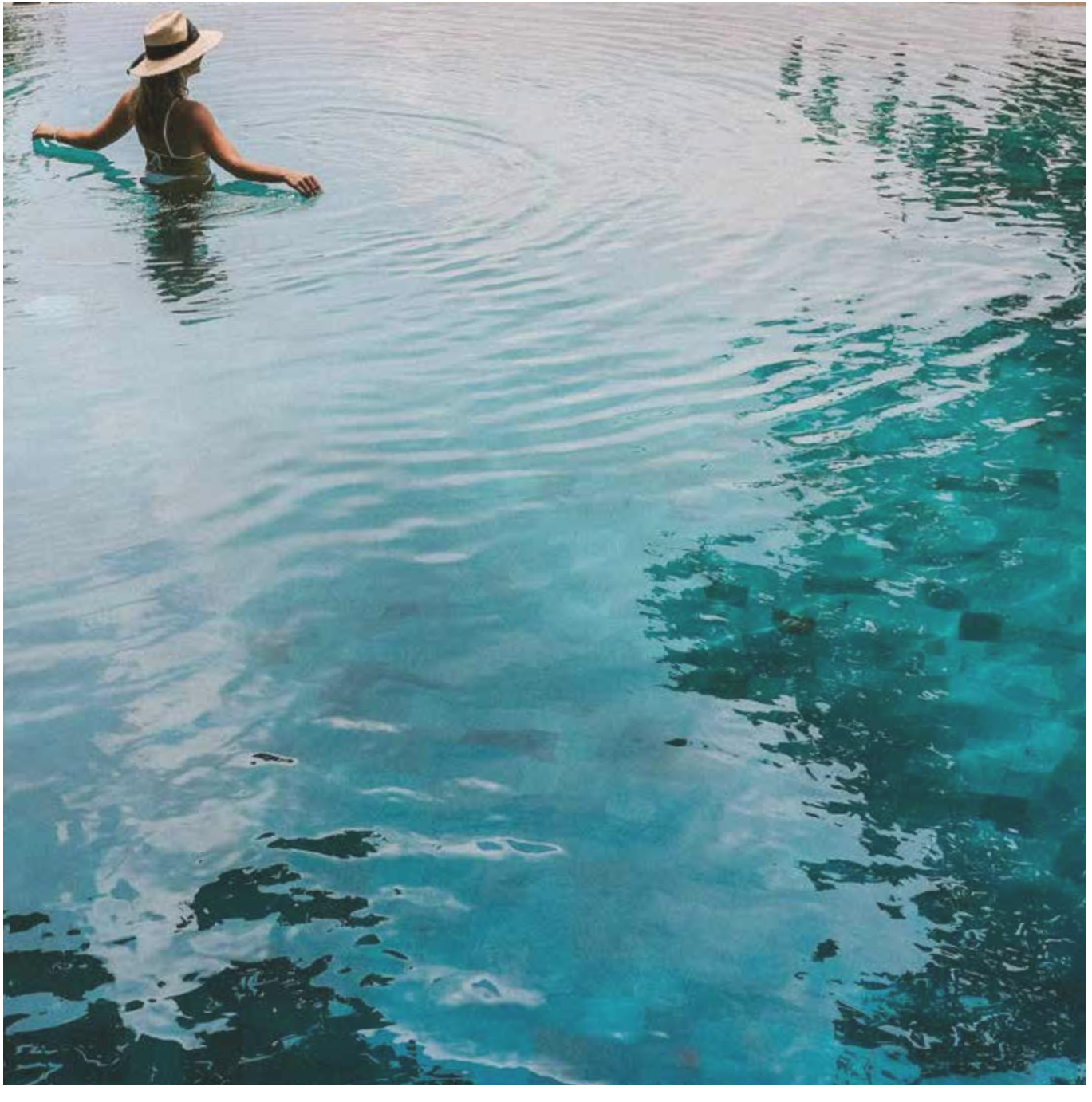

THE Water MARQ

Introducing The *Water* Villas

The Water Marq vocalizes the sound and reflection of water in building its exceptional community. Its natural aptitude towards designing without limits allowed it to create an inspiring community and celebrate the art of living stylishly. At the Water Villas, all villas are aesthetically designed to meet the clients' interests and lifestyles uniquely. Thus, delivering true perfection to the entire community.

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THE Water MARQ


The Water Villa 300
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Simply convenient, a balanced mix for a fully functional mixed use of standalone villas, where every memory resides.



Ground Floor Plan

1	Entrance Foyer	2.00	x	1.60
2	Maid Room	2.30	x	2.10
3	Maid Toilet	1.10	x	2.10
4	Guest Toilet	1.90	x	2.10
5	Reception & Dining	7.25	x	9.30
6	Kitchen	3.85	x	3.70
7	Office	4.20	x	4.00
8	Office Toilet	1.30	x	2.30
9	Elevator	1.15	x	1.30



First Floor
Plan

1	Living Room	3.50	x	3.80
2	Master Suit	4 .10	x	5 .10
3	Master Dressing	2.05	x	2.60
4	Master Bathroom	2.05	x	2.60
5	Master Terrace	1.20	x	2.40
6	Master suit	4.20	x	4.00
7	Master Dressing	1.90	x	1.45
8	Master Bathroom	1.90	x	1.55
9	Master Terrace	1.00	x	2.40
10	Master Suit	3.70	x	3.70
11	Master Dressing	1.90	x	1.60
12	Master Bathroom	1.90	x	2.10
13	Elevator	1.15	x	1.30
14	Living Room Terrace	3.50	x	0.70



Roof
Plan

1	Living Room	3.60	x	3.90
2	Toilet	1.10	x	2.00
3	Roof Terrace	3.40	x	8.10
4	Roof Terrace	1.90	x	7.10
5	Elevator	1.15	x	1.30



THE Water MARQ

The Water Villa 480



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Grand and spacious, a laid back day-to-day experience for a dynamic family
with harmonic days and beautiful nights.



Ground Floor
Plan

1	Entrance Foyer	3.00	x	1.90
2	Guest Bedroom	3.95	x	3.90
3	Guest Dressing	2.05	x	2.00
4	Guest Bathroom	2.65	x	2.00
5	Vanity	1.10	x	1.80
6	Guest Toilet	2.00	x	1.80
7	Driver Room	2.05	x	2.10
8	Driver Toilet	1.40	x	1.60
9	Maid Room	2.10	x	2.10
10	Maid Toilet	1.00	x	1.80
11	Kitchen	4.75	x	3.90
12	Recep. & Dining	5.50	x	11.70
13	Terrace	1.70	x	12.10
14	Elevator	1.45	x	1.55



First Floor
Plan

1	Master Suit	3.95	x	3.90
2	Master Dressing	3.10	x	2.00
3	Master Bathroom	3.65	x	2.00
4	Master Terrace	1.60	x	2.60
5	Master Suit	4.15	x	3.90
6	Master Dressing	3.20	x	2.20
7	Master Bathroom	3.20	x	1.70
8	Master Terrace	2.15	x	6.20
9	Master Suit	4.15	x	3.90
10	Master Bathroom	2.55	x	2.60
11	Master Terrace	1.60	x	2.75
12	Master Suit	3.95	x	3.90
13	Master Bathroom	1.90	x	3.20
14	Master Terrace	1.60	x	3.50
15	Living Room	4.85	x	3.90
16	Elevator	1.45	x	1.55



Roof Plan

1	Living Room	3.85	x	5.80
2	Toilet	1.90	x	2.00
3	Roof Terrace	3.00	x	3.50
4	Roof Terrace	4.80	x	4.70
5	Elevator	1.45	x	1.55


THE Water MARQ


The Water Villa 600
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The prestige, a mansion built to highlight and reflect the right lifestyle and every intricate detail when it comes to a superb experience in such a villa.


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THE Water MARQ

Ground Floor Plan



1	Entrance Foyer	3.10 x 3.10
2	Guest Bedroom	4.10 x 4.10
3	Guest Bathroom	1.70 x 2.10
4	Guest Dressing	1.70 x 2.00
5	Vanity	1.60 x 2.00
6	Guest Toilet	1.60 x 2.10
7	Driver Room	3.10 x 1.80
8	Driver Toilet	1.40 x 1.40
9	Kitchen	5.10 x 4.10
10	Recep. & Dining	8.30 x 17.70
11	Elevator	1.60 x 1.40
12	Terrace	2.75 x 11.10

First Floor Plan



1	Master Suit	4.10	x 6.70	9	Master Bathroom	2.10	x 2.10	17	Master Terrace	1.10	x 2.70
2	M.Dressing (him)	2.40	x 1.40	10	Master Terrace	1.25	x 7.10	18	Living Room	5.10	x 4.30
3	M.Dressing (hers)	2.40	x 2.00	11	Master Suit	4.10	x 4.10	19	Liv.Room Terrace	2.95	x 4.10
4	Master Bathroom	2.10	x 2.10	12	Master Dressing	1.80	x 2.00	20	Maid Room	3.10	x 1.80
5	Master Terrace	1.10	x 3.50	13	Master Bathroom	2.10	x 2.10	21	Maid Toilet	1.40	x 1.40
6	Master Suit	4.10	x 6.70	14	Master Suit	4.10	x 4.10	22	Elevator	1.60	x 1.40
7	M.Dressing (him)	2.40	x 1.40	15	Master Dressing	1.80	x 2.00				
8	M.Dressing (hers)	2.40	x 2.00	16	Master Bathroom	2.10	x 2.10				

Roof Plan



1	Living room	6.80 x 4.30
2	Toilet	2.20 x 2.60
3	Roof Terrace	7.20 x 5.60
4	Roof Terrace	7.20 x 5.60
5	Roof Terrace	1.80 x 2.90
6	Elevator	1.60 x 1.40



THE WaterMARQ

The Water Villa 910



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The admiral, the most exclusive villa experience in Egypt. A miniature castle crafted with quality beyond expectations. Rare as the rarest diamond, bold as our blues.


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THE Water MARQ

Ground Floor Plan



1	Entrance Foyer	4.80 x 5.05	9	Office Toilet	2.70 x 1.80	17	Garage	4.95 x 7.15
2	Guest Bedroom	4.15 x 4.10	10	Recep. & Dining	8.85 x 10.45	18	Elevator	1.50 x 1.50
3	Guest Bathroom	2.90 x 1.95	11	Vanity	2.10 x 1.80			
4	Guest Dressing	2.90 x 2.15	12	Guest Toilet	2.60 x 3.30			
5	Gym & Spa	5.05 x 4.10	13	Laundry & Storage	3.70 x 3.40			
6	Gyms Wet Area	2.00 x 4.10	14	Driver Room	2.20 x 2.10			
7	Office	4.10 x 6.50	15	Driver Toilet	1.50 x 2.10			
8	Office Safe	1.40 x 1.80	16	Kitchen	4.30 x 5.50			

First Floor Plan



1	Master Suit	3.70 x 7.85	9	Master Dressing	2.90 x 2.15	17	Master Dressing	3.15 x 2.15
2	Master Dressing	3.35 x 2.35	10	Master Bathroom	2.90 x 1.95	18	Master Bathroom	3.15 x 1.95
3	Master Bathroom	2.00 x 4.10	11	Master Terrace	2.15 x 7.50	19	Master Terrace	2.00 x 6.15
4	Master Terrace	2.15 x 6.25	12	Master Suit	4.10 x 4.95	20	Living Room	5.15 x 8.10
5	Master Suit	4.15 x 4.10	13	Master Dressing	2.30 x 2.05	21	Maids Bedroom	4.10 x 3.05
6	Master Dressing	2.90 x 2.15	14	Master Bathroom	1.80 x 3.25	22	Maids Bathroom	2.60 x 1.50
7	Master Bathroom	2.90 x 1.95	15	Master Terrace	2.25 x 4.25	23	Laundry & Storage	4.10 x 1.80
8	Master Suit	4.15 x 4.10	16	Master Suit	4.10 x 4.10	24	Elevator	1.50 x 1.50

Roof Plan



1	Living room	6.05 x 8.10
2	Toilet	2.60 x 1.50
3	Kitchenette & Laundary	4.10 x 2.25
4	Roof Terrace	5.05 x 7.05
5	Roof Terrace	2.75 x 7.90
6	Roof Terrace	3.70 x 8.00
7	Elevator	1.50 x 1.50


THE Water MARQ

THE MARQ
COMMUNITIES

About Us

The MarQ Communities, part of The Address Holding company, is an inspired real estate developer that injects the breath of life into Egypt's most communal neighborhoods. That is through establishing trendsetters and distinctive family communities.

Promoting a lively community, The MarQ Communities always seek to develop innovative solutions that optimize the quality of life. Thus, incessantly creating a creative culture that shapes the future of urban life. Its exceptional designs, facilities, and services with a touch of art allows it to be the most thriving community for humankind.

ONE IN A MILLION



THE MARQ



THE *Water* MARQ



THE MARQ *Ville*

THE WaterMARQ

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THE Water MARQ