
AN ALL VILLA EXCLUSIVE COMMUNITY
Lifestyles highlighted & Luxury redefined
THE MARQ



Since its discovery, diamonds have been universally acknowledged as the most valuable precious rock. The meticulous process from the initial mining to the final revelation, artists finely craft each diamond. We chose the pink diamond for its natural beauty of color & the marquise cut for its fine edges & expressive reflections.

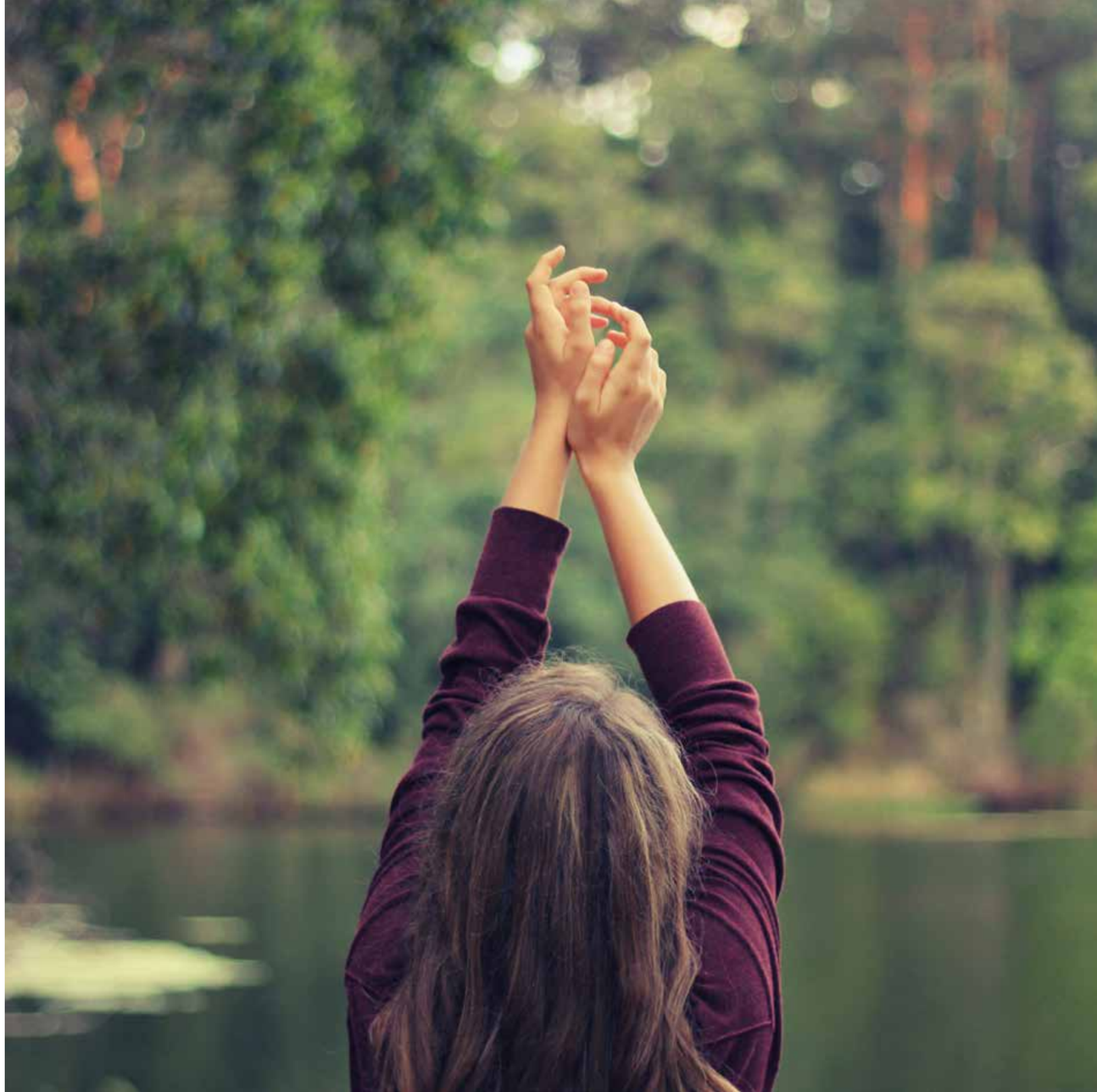
THE MARQUISE

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



Always Feels Like Home

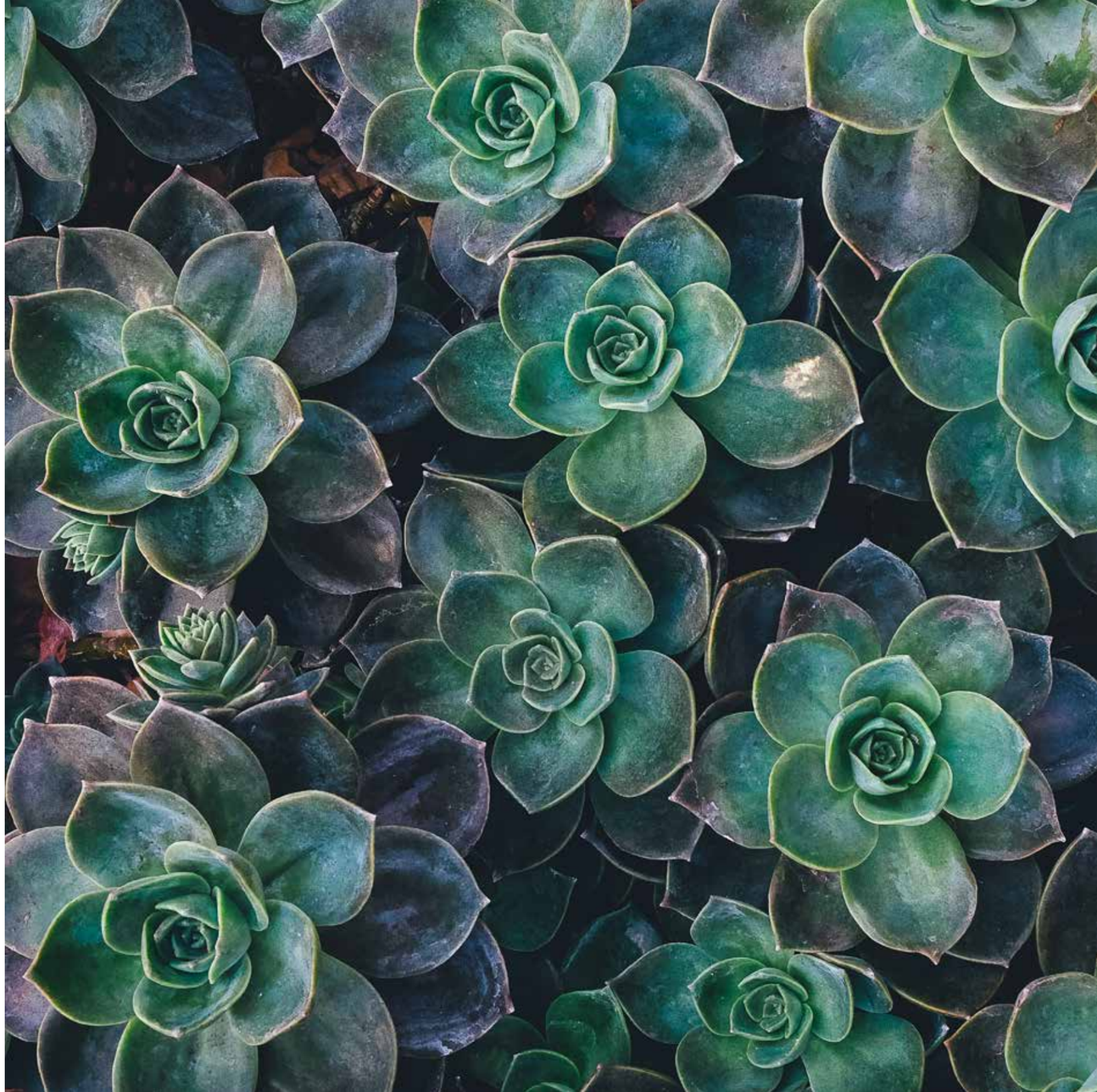
The MarQ is a gated community developed to serve around 300 units designed exclusively over 26 Fedans for those who desire to live in a green based community with unparalleled services.

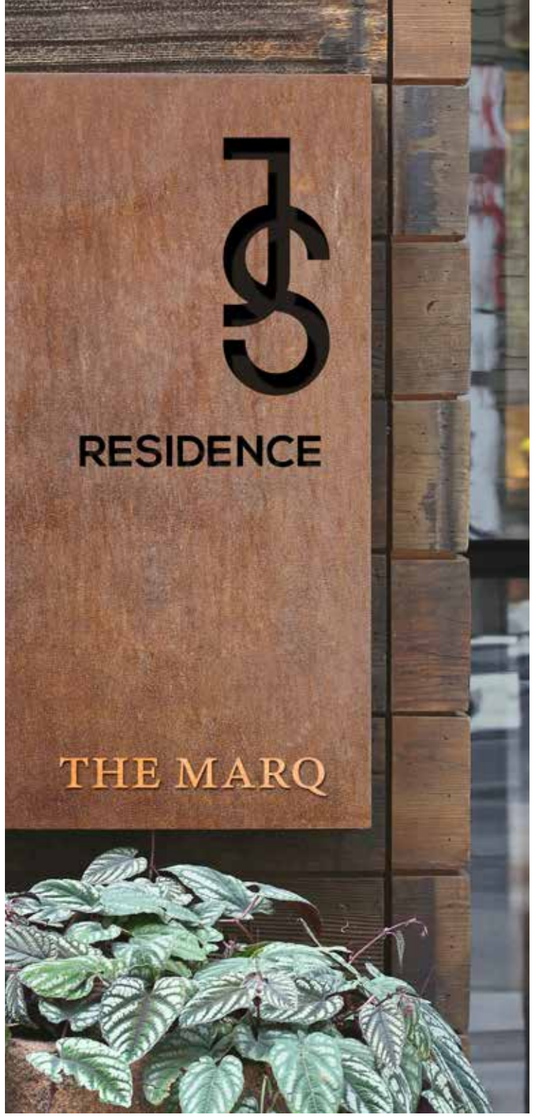




Undivided Experience

The MarQ was designed to give you the full experience of serenity, inclusiveness and tranquility.





Your Home,Your Brand

We pride ourselves as the first personal-branded compound in Egypt. We collaborate with **LONGE**BLACK® 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



Design That Matters

All our villas are designed to fit your lifestyle. We provide the ultimate balance between design & functionality.





MarQ's Drive & Clubhouse

MarQ Drive

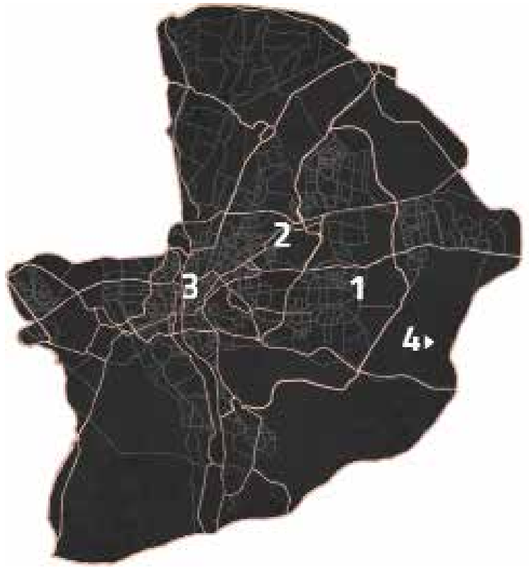
Located right by the compound's wall, the MarQ Drive offers a pedestrian friendly experience. It features a retail strip with a supermarket, bank, pharmacy, F&B and premium office spaces.

MarQ Clubhouse

Our Clubhouse is distinguished with amenities such as a spa, a lounge, and a room for social activites.

Always,
a prime location.





A modern lifestyle in the heart of New Cairo, with close proximity to Suez Rd., Sokhna Capital Rd. and the New Capital with easy access to ring road and Cairo airport.

1 The MarQ
2 Cairo International Airport
3 Downtown Cairo
4 New Capital



Master plan



26 Feddans
300 Villas

+Millions of memories to be made



The Walk

Featuring a 1.5 Km long lane surrounding the community.
The perfect place for running, walking, and cycling



Moon Garden

Stretching over the Western side of the MarQ.
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 MarQ.
An aromatic garden to emerge your senses with edible plants.



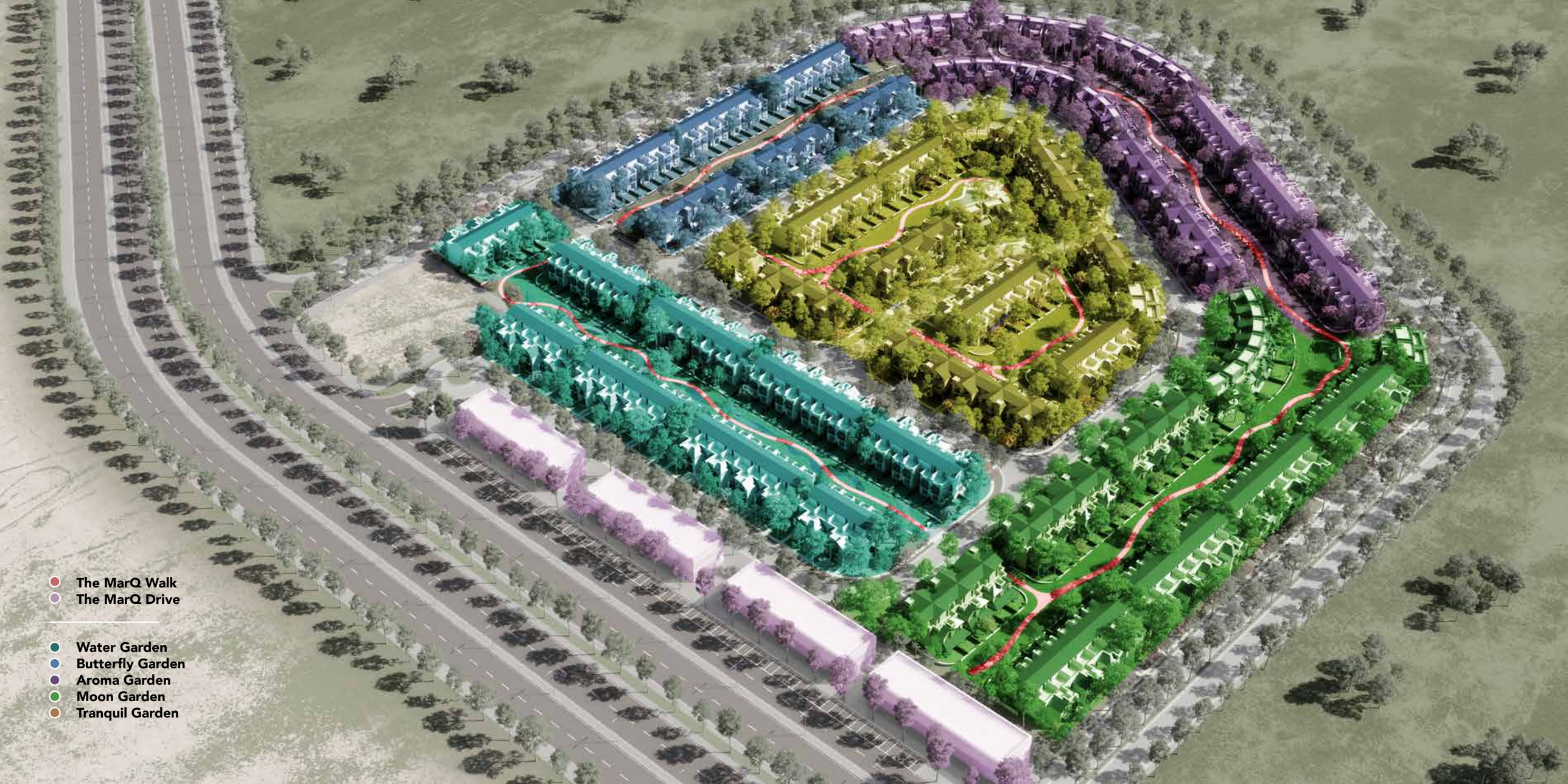
Water Garden

Located at the Northern side of The MarQ.
Providing a serene and refreshening ambiance featuring running water, ponds and a kids' playground.



Tranquil Garden

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


The MarQ Walk
The MarQ Drive
Water Garden
Butterfly Garden
Aroma Garden
Moon Garden
Tranquil Garden



MarQ living

Each of the 300 villas has a premium valley view.
Front yard design gives the impression of an open and spacious area.
Kitchens with a view over the gardens.

An area is available if you decide to grow your family with a dog
Semi Shaded car driveways allow you to beat the city's heat.
Each of our units is unique with its exclusive villa





Premium or Signature Finishing

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

We offer two types of interior finishing. Premium package by *Built Design House* or Signature finishing by *Hany Saad Innovations*.

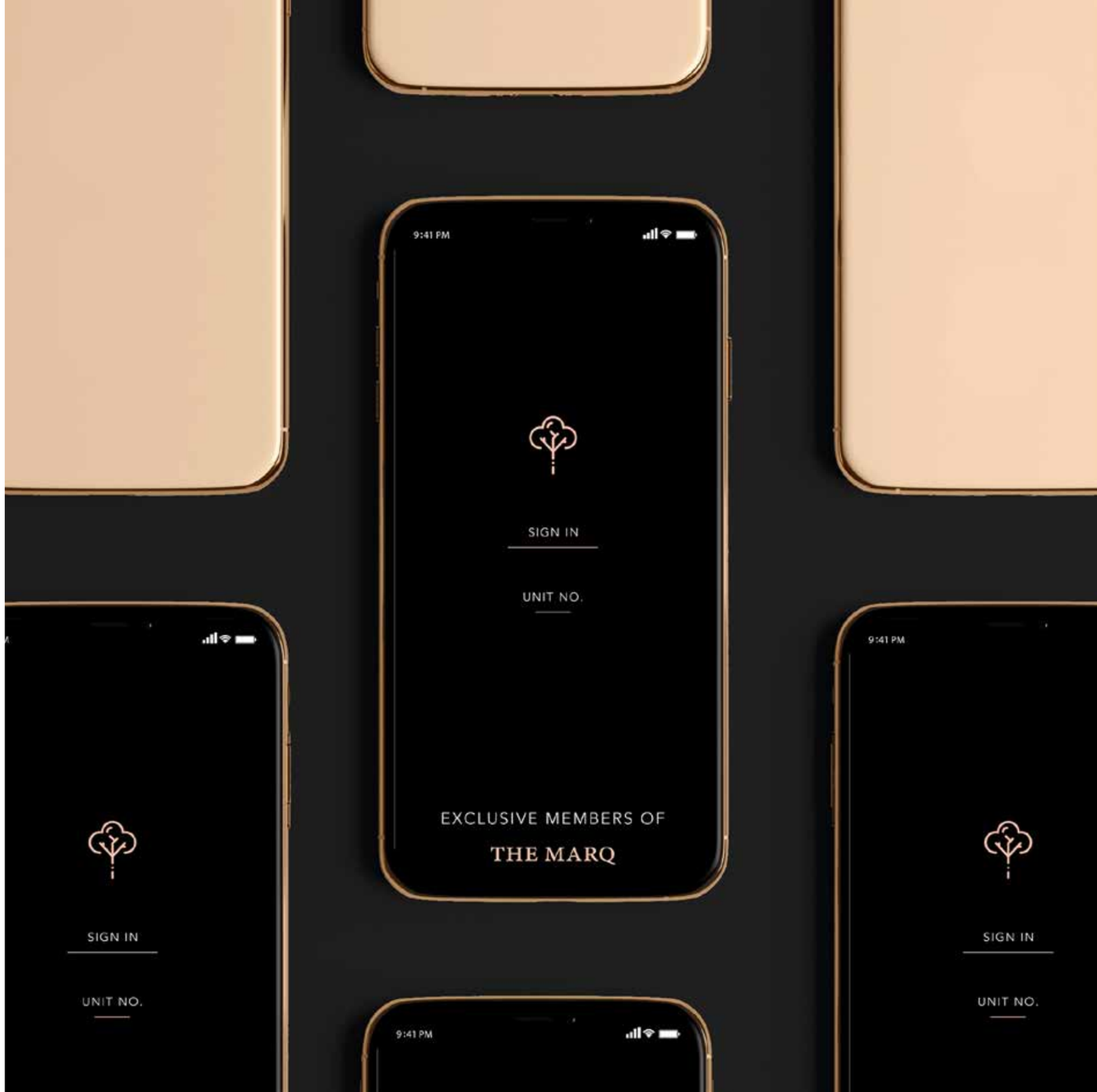




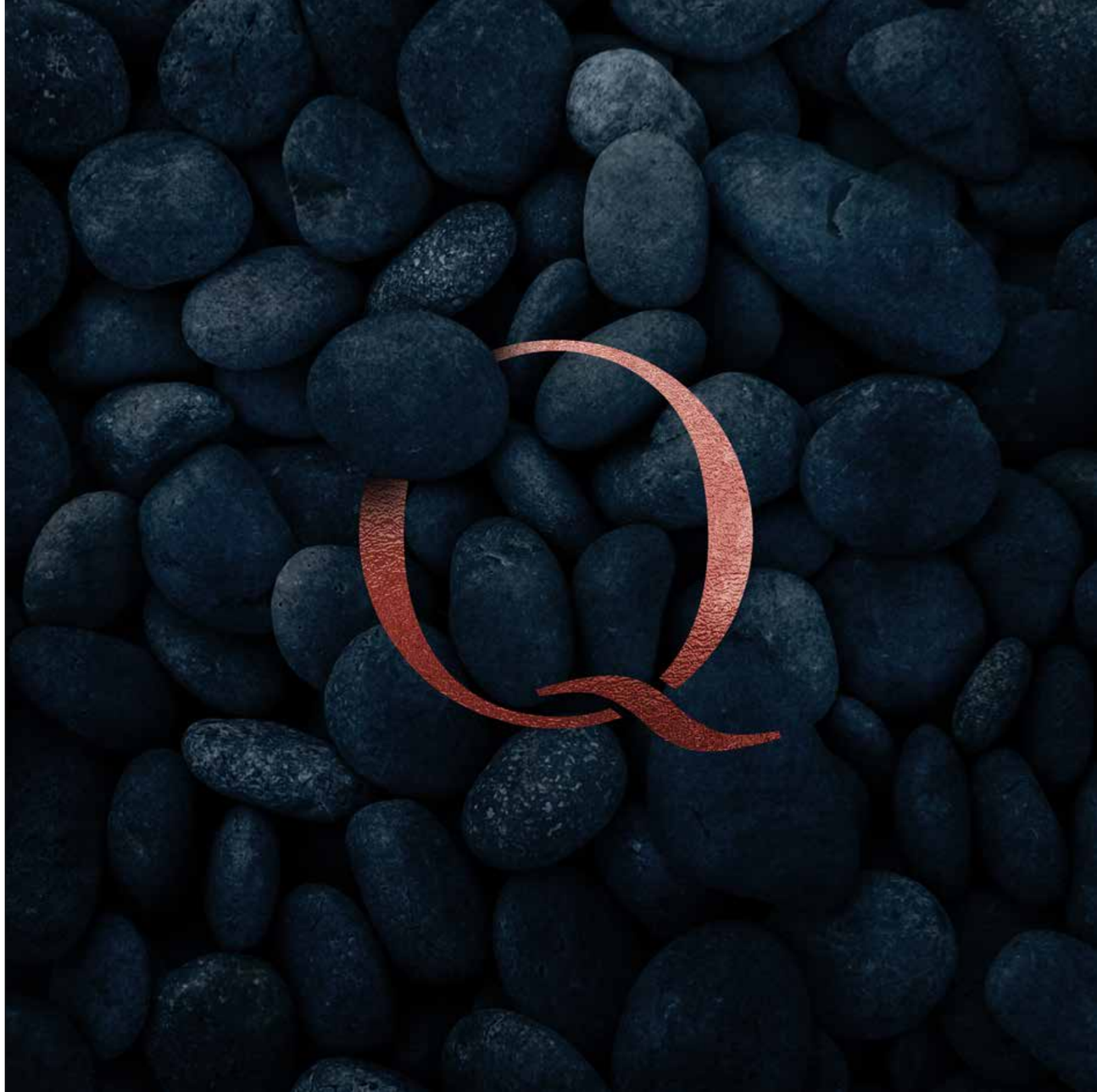
MarQ Services
The MarQ Living Mobile App

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:
Keyless 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.



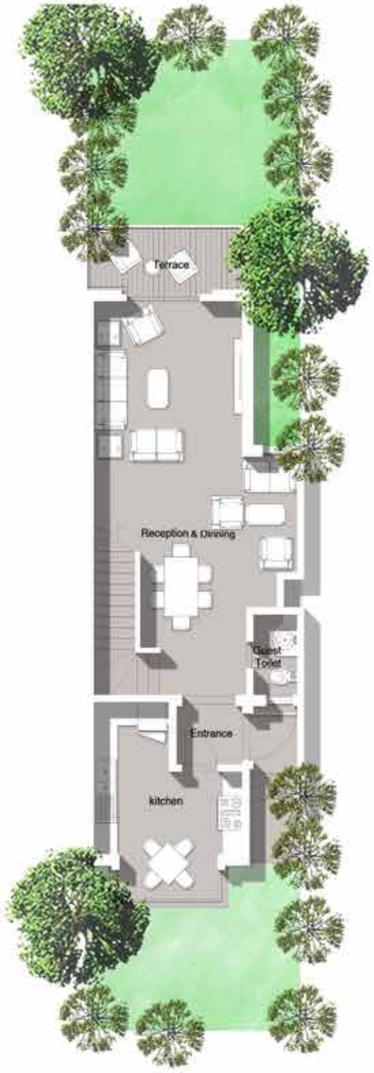
Villas offered:
townhouses & stand-alone
signature villas.





Town Villa 185





Town Villa 185

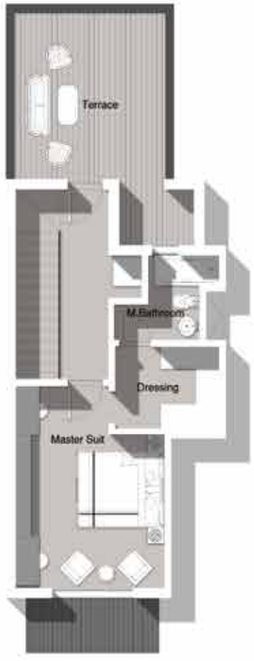
Ground Floor Plan

Terrace	1.60 x 4.00
Reception	9.70 x 5.20
Guest Toilet	2.20 x 1.40
Kitchen	4.80 x 3.85
Entrance	1.50 x 3.20



First Floor Plan

Master Suit	3.80 x 3.85
Dressing	1.65 x 2.20
M.Bathroom 1	2.10 x 2.35
Master Bedroom	3.80 x 3.90
M.Bathroom 2	2.75 x 2.10



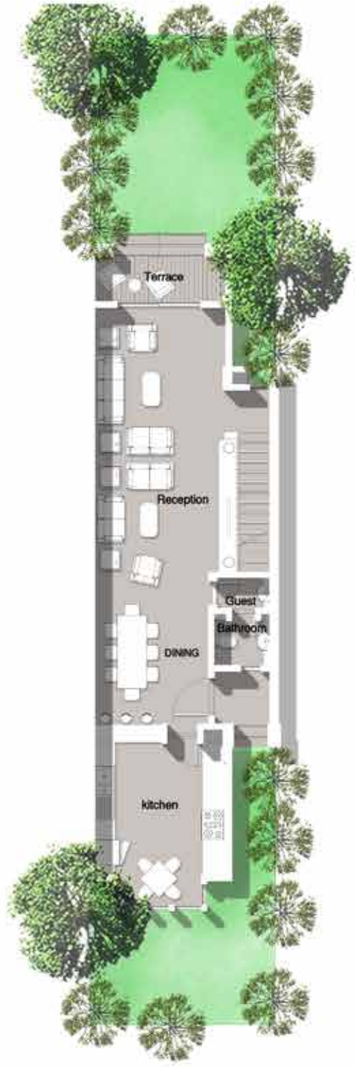
Roof Floor Plan

Terrace	5.20 x 3.85
Master Suit	4.95 x 3.85
Dressing	2.20 x 2.75
M.Bathroom	2.30 x 2.00



Town Villa 200





Town Villa 200

Ground Floor Plan

Terrace	1.60 x 3.80
Reception	8.25 x 5.00
Guest Bathroom	1.55 x 3.20
Kitchen	4.95 x 3.80
Entrance	1.90 x 5.00



First Floor Plan

Master Bedroom	3.80 x 3.80
Dressing	2.30 x 1.90
M.Bathroom	1.80 x 2.30
Terrace	0.50 x 3.00
Bathroom	1.80 x 3.20
Bedroom 1	3.70 x 3.80
Bedroom 2	3.80 x 3.80



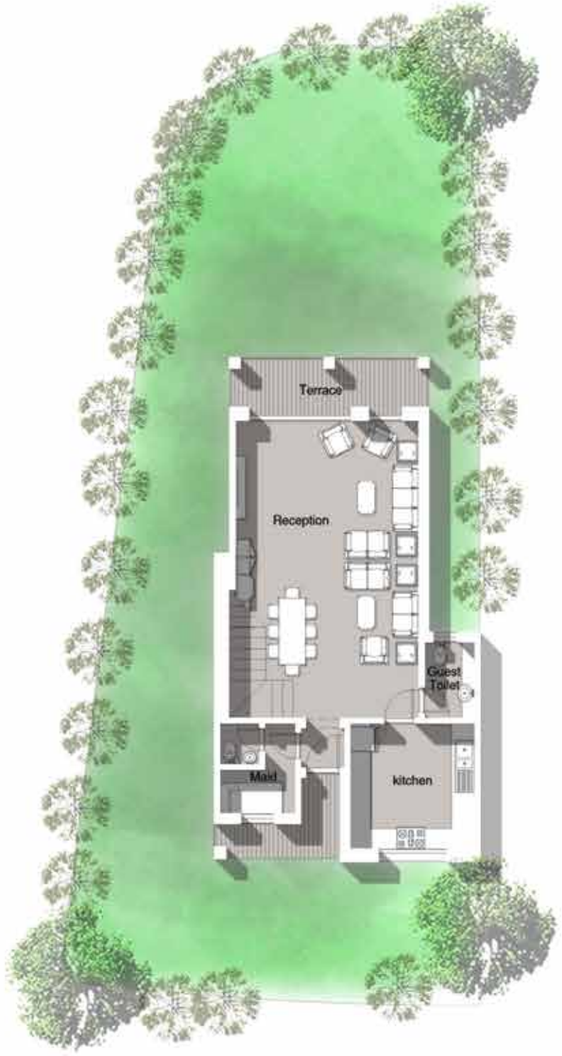
Roof Floor Plan

Terrace 1	7.35 x 5.00
Living Room	3.80 x 5.00
Terrace 2	3.70 x 3.80



Town Villa 220





Town Villa 220

Ground Floor Plan

Terrace	1.60 x 5.65
Reception	8.70 x 5.45
Guest Toilet	2.40 x 1.60
Kitchen	3.85 x 3.80
Maid's room	2.80 x 2.30



First Floor Plan

Master Bedroom	4.25 x 4.00
Dressing	2.70 x 2.55
M.Bathroom	2.40 x 2.20
Terrace 1	0.50 x 2.95
Bathroom	2.30 x 3.75
Bedroom 1	3.80 x 3.70
Terrace 2	0.75 x 2.00
Bedroom 2	3.80 x 3.75
Terrace 3	0.75 x 2.00



Roof Floor Plan

Terrace 1	3.70 x 7.45
Living Room	4.85 x 5.70
Bathroom	2.20 x 1.50
Terrace 2	4.00 x 6.70



Town Villa 220 V





Town Villa 220 V

Ground Floor Plan

Terrace	1.55 x 3.75
Reception	7.15 x 7.50
Guest Toilet	1.90 x 1.15
Kitchen	4.15 x 2.85
Laundry	1.90 x 1.30
Entrance	2.85 x 3.70



First Floor Plan

Master Suit	4.00 x 3.80
Dressing 1	2.10 x 1.85
M.Bathroom	1.90 x 2.05
Terrace 1	0.80 x 2.00
Bathroom	1.90 x 2.55
Bedroom 1	4.40 x 3,80
Terrace 2	0.80 x 2.30
Master Bedroom	3.80 x 3.80
Dressing	2.10 x 1.95

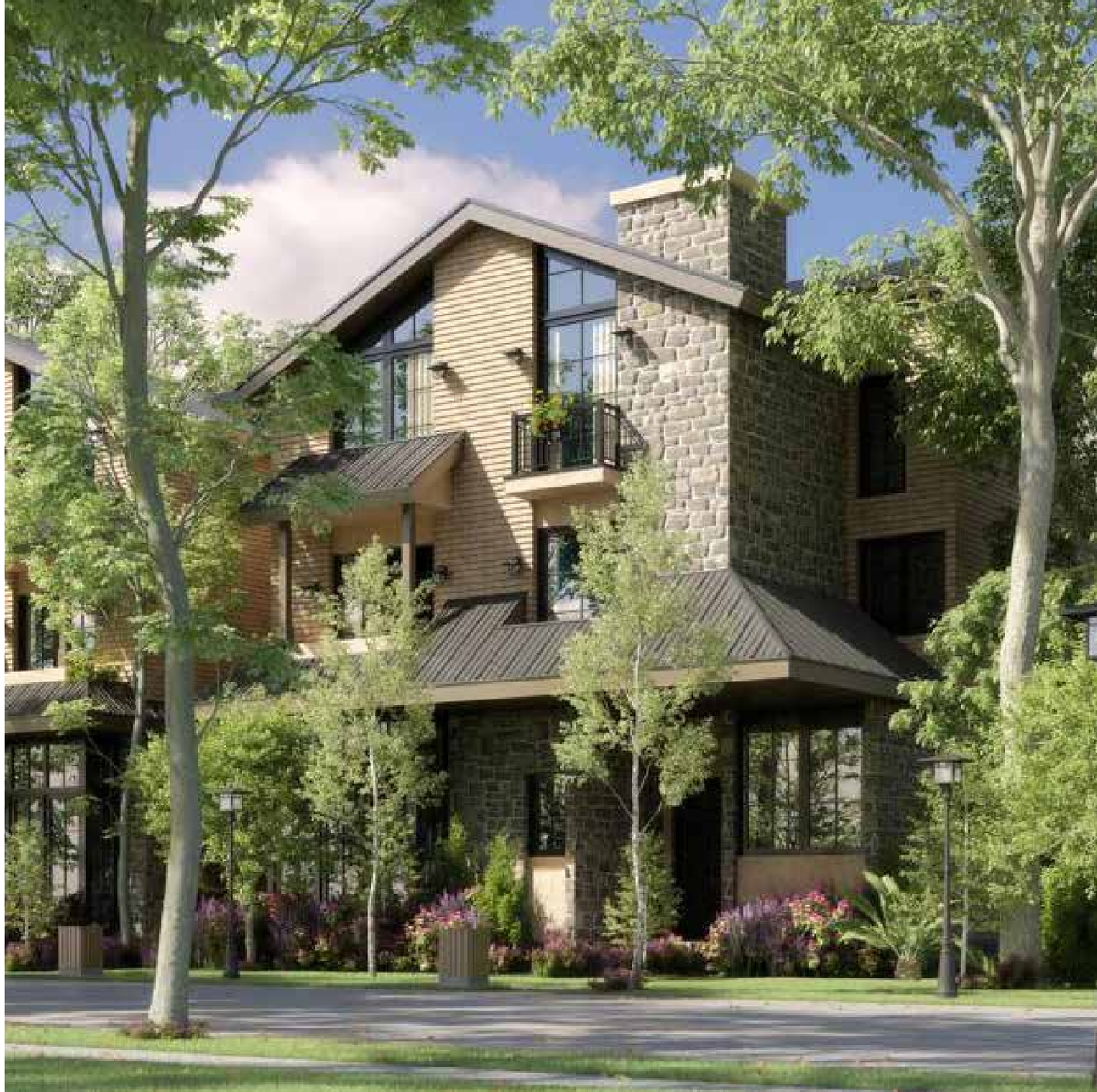


Roof Floor Plan

Terrace 1	3.60 x 7.55
Living Room	3.55 x 6.85
Terrace 2	4.40 x 3.70



Town Villa 230





Town Villa 230

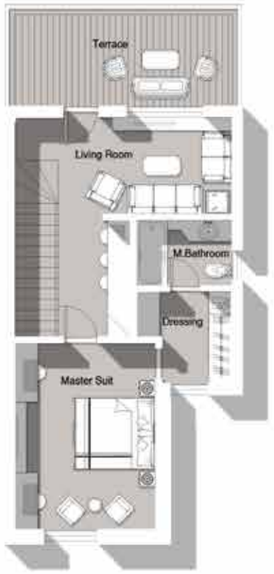
Ground Floor Plan

Terrace	1.55 x 3.85
Reception	7.50 x 5.70
Guest Toilet	3.80 x 1.40
Kitchen	4.15 x 2.70



First Floor Plan

Master Bedroom	3.80 x 3.70
Dressing	1.85 x 2.00
M.Bathroom	1.95 x 2.00
Terrace	1.00 x 2.15
Bedroom 1	4.00 x 3.30
Bathroom	1.90 x 3.30
Bedroom 2	3.80 x 3.80



Roof Floor Plan

Terrace	2.60 x 5.80
Living Room	2.70 x 5.80
Master Suit	4.95 x 3.85
Dressing	2.55 x 2.60
M.Bathroom	1.80 x 2.60



Town Villa 270





Town Villa 270

Ground Floor Plan

Terrace	1.75 x 7.55
Reception	7.40 x 7.50
Guest Toilet	1.30 x 2.55
Kitchen	5.50 x 3.45
Maid's Room	1.60 x 2.60



First Floor Plan

Master Bedroom	4.00 x 3.80
Dressing	1.90 x 2.50
M.Bathroom	1.90 x 3.80
Bedroom 1	4.60 x 3.75
Terrace 1	1.00 x 2.20
Bathroom	1.90 x 2.50
Bedroom 2	4.00 x 3.80
Livingroom	4.00 x 3.75
Terrace 2	1.00 x 2.60



Roof Floor Plan

Terrace	2.60 x 5.80
Living Room	2.70 x 5.80
Master Suit	4.95 x 3.85
Dressing	2.55 x 2.60
M.Bathroom	1.80 x 2.60

Signature Villa 225

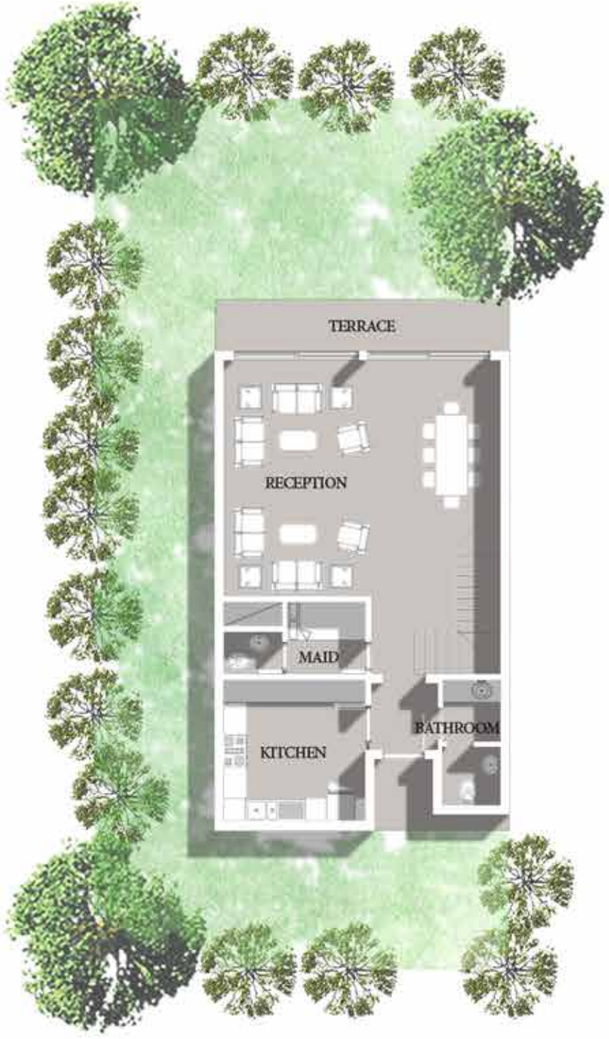
Also provided in: 180 m2,
200 m2, and 300 m2







Signature Villa 225



Signature Villa 225

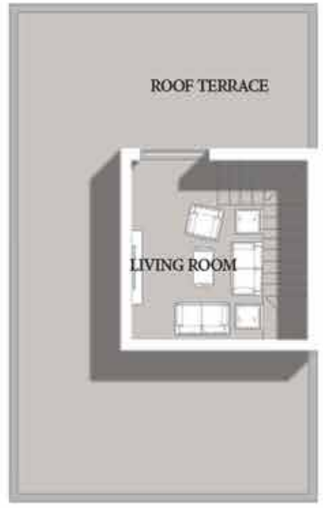
Ground Floor Plan

Reception	6.00 x 7.00
Kitchen	3.60 x 3.60
Guest Toilet	3.20 x 1.50
Maid Room	3.60 x 1.90



First Floor Plan

Master Bedroom	4.00 x 3.60
Dressing	1.90 x 1.70
Master Bathroom	1.85 x 1.85
Bedroom 1	3.60 x 3.60
Bedroom 2	3.60 x 3.40
Bathroom	2.40 x 1.85
Livingroom	3.40 x 3.40



Roof Floor Plan

Living Area	4.30 x 3.20

Terrace
Reception
Guest Toilet
Kitchen


Signature villa 375
Hany Saad

THE MARQ

Signature villa 370

Hany Saad



Ground Floor Plan

Main Entrance	4.30 x 2.90
Reception	6.25 x 5.80
Dining	5.00 x 7.50
Kitchen	4.70 x 4.00
Maid Room	1.75 x 2.80
Maid Bathroom	1.20 x 2.80
Guest Bedroom	3.80 x 3.80
Guest Bathroom	1.75 x 2.50
Powder Room	1.75 x 2.50
Outdoor Terrace	5.00 x 7.60

Basement floor 200 m2



Roof Floor Plan

Penthouse	5.20 x 4.75
Bathroom	2.40 x 3.40
Outdoor Roof 1	2.60 x 5.20
Outdoor Roof 2	4.20 x 4.00



First Floor Plan

Master Bedroom	3.50 x 5.00
Dressing	2.30 x 5.00
M.Bathroom	2.15 x 3.15
Livingroom	6.20 x 8.40
Bedroom 1	3.70 x 4.80
Bathroom 1	1.65 x 3.10
Bedroom 2	4.65 x 4.00
Bathroom 2	2.95 x 1.95
Terrace	1.25 x 5.85



Signature villa designed by **Hany Saad** that combines the modern American style which is the feel of the compound, with a modern and contemporary twist to convey a futuristic feel.


1

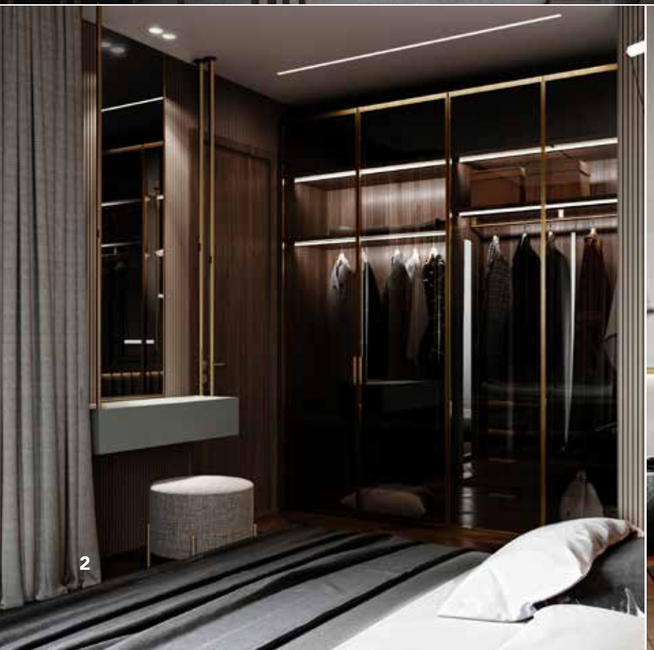

2


3


4

1 Stairs lobby/Living
2 Entrance Lobby
3 Reception
4 Living Room


1


2


3


4

1 Living Room
2 Dressing Room
3 Bedroom
4 Master Bedroom



Developer's Message

Inspired by innovation, **The Address** offers its clients transcended projects with unique concepts and designs that are unparalleled within the market. With an extensive portfolio over the past 25 years, we have offered quality of education, innovative technology, and property investment. Today, The Address unravels quality of life through creating sustainable communities built on creativity.

Design & Engineering Partners

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

Hany Saad Innovations™

As creators of design spaces, we want to inspire customers to find their personal style.

BUILT.
MAKE IT HAPPEN.

As an Italian consultancy firm, we provide optimal services for projects in the Fashion & Retail industry.

ALRABAT BUSINESS GROUP

We are a full service construction entity with over 17 years of experience, taking on projects from concept to creation.

PMP SERVICES
Project Management Professionals

A diversified profile for over 35 years in all the construction phases allows us to deliver top-notch end services.

LONGEBLACK®

We turn businesses into brands.

THE MARQ



16669
info@addressdev.com
Building 15, 4th Sector, South 90 St. 5th Settlement
www.addressdev.com