

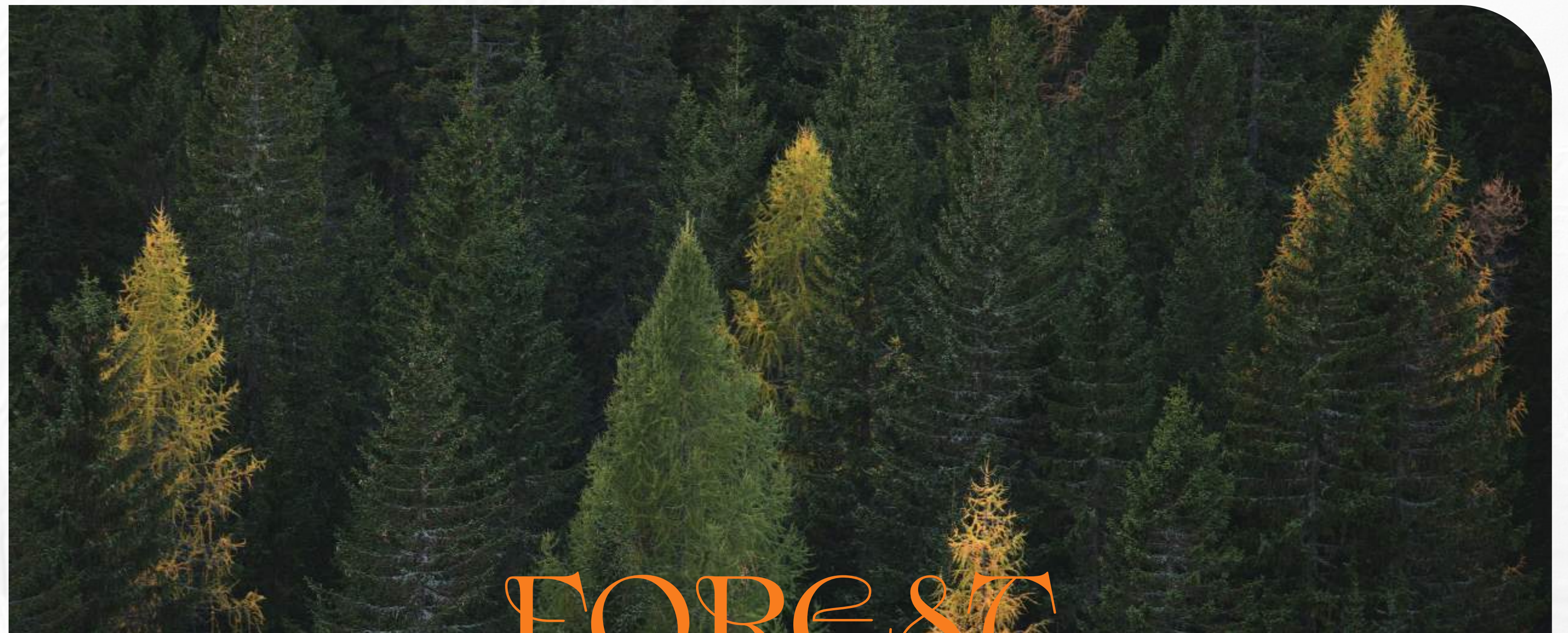
THE MARQ
COMMUNITIES

LIVE THE MAGIC



FOREST – SALES KIT





FOREST

By integrating all of nature's elements that define a forest, we have meticulously crafted an environment that reflects the serenity and beauty of the outdoors.

This space fosters a deep connection with nature, offering an idyllic sanctuary where every aspect of forest life converges to create an unparalleled living experience.

FOREST INSPIRATION

EMOTION

MAGIC
PEACEFULNESS
SERENITY
SOLITUDE

SIGHT

HEIGHT OF TREES
COLOR OF LEAVES
SHADOW PATTERNS ON GROUND
SHAPE OF ROCKS

SOUND

MELODY OF WIND
CRACKING OF BRANCHES & FIRE
RUSTLING OF LEAVES
SINGING OF BIRDS

FEELING

WARMNESS OF SUN
COOLNESS OF SHADE
ROUGHNESS OF EARTH
BREEZE OF WIND





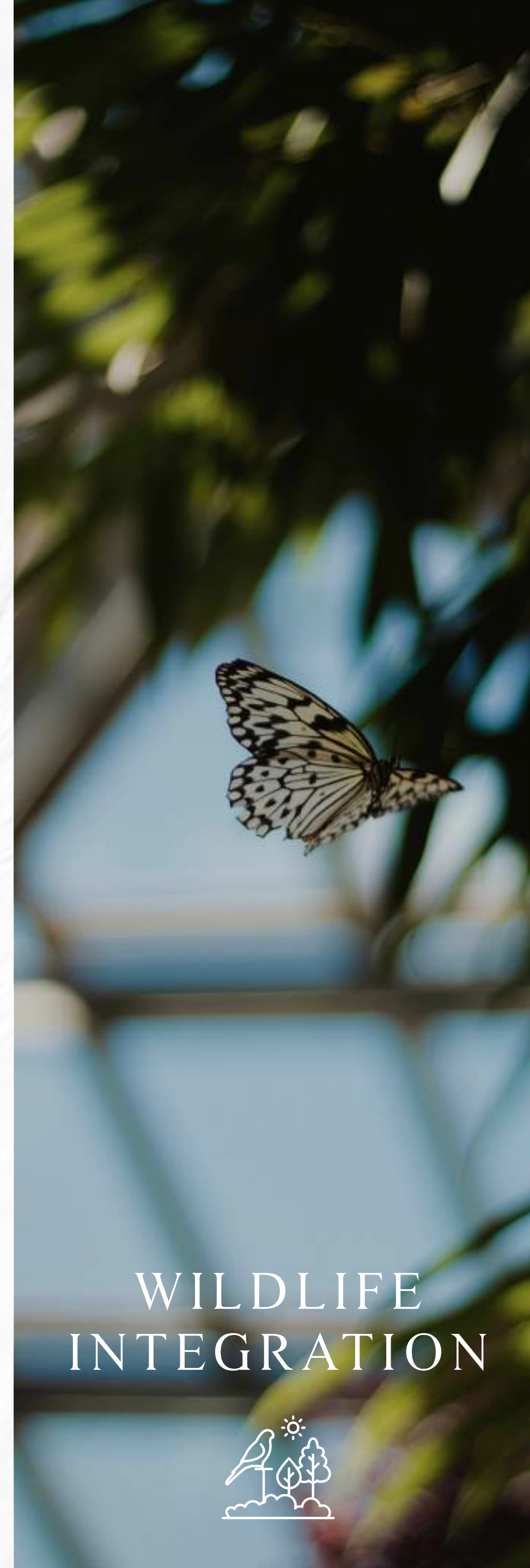
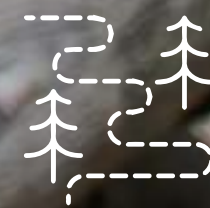
NATURE



COMMUNITY



HIKING TRAILS



WILDLIFE
INTEGRATION



FOREST
LODGES



✦ NATURE



EDIBLE FOREST
GARDEN



TROPICAL SOUNDS



EXOTIC FLORA



TREE CANOPY



✦ COMMUNITY



TREEHOUSE



BONFIRE
GATHERINGS



FOREST-THEMED
PLAYGROUNDS



BBQ PARTIES



HAMMOCK
STARGAZING



SCENIC SPOTS



FAMILIES PLANT
THEIR TREE

✦ HIKING TRAILS



NATURE-INSPIRED
LIGHTING



WINDING TRAILS



NIGHTTIME STROLL

✦ WILDLIFE INTEGRATION



BIRDHOUSES
AND FEEDERS



FISH PONDS



BUTTERFLY GARDENS





✦ FOREST LODGES





LUXURY DETAILING



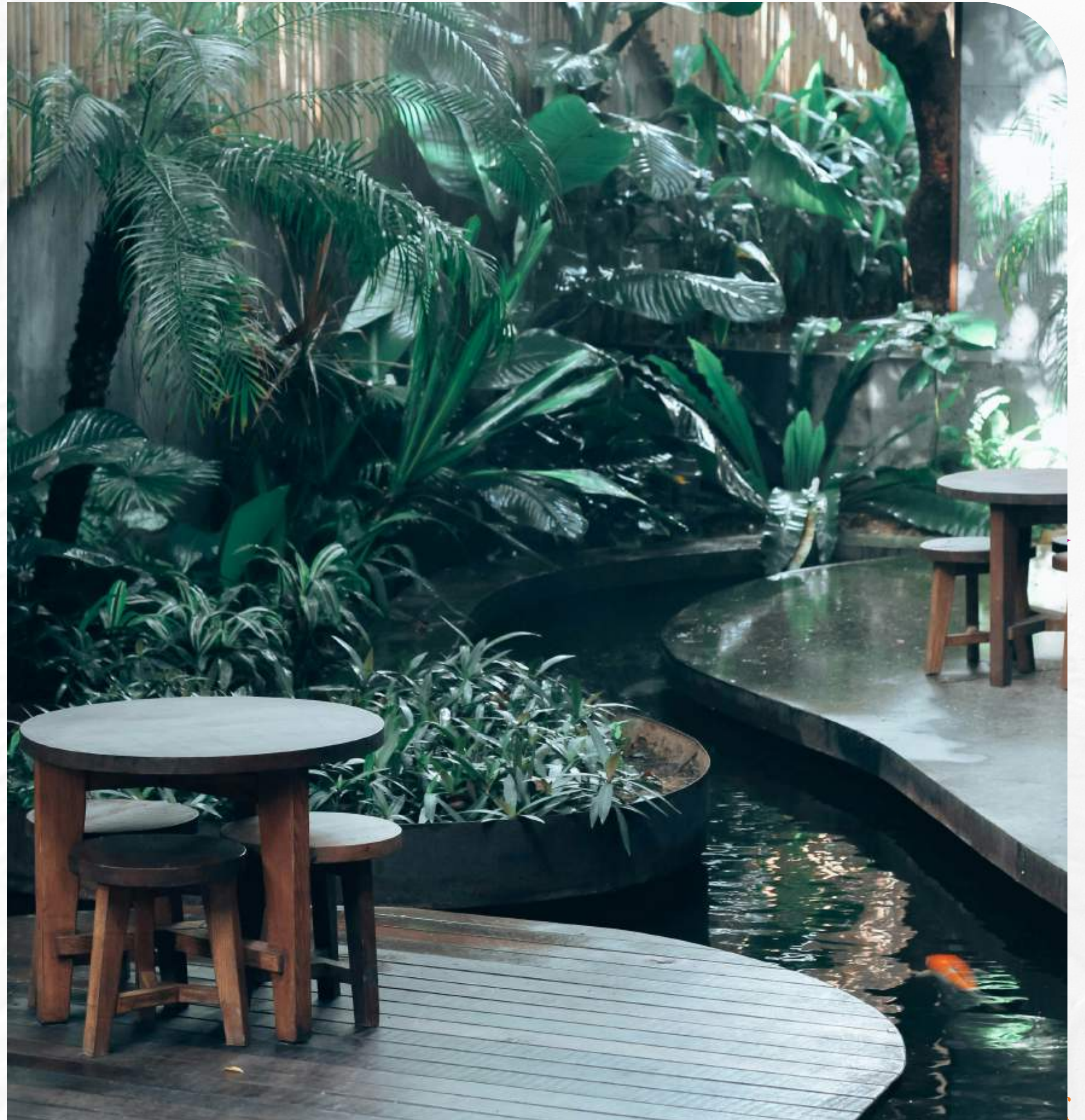
Our fully finished villas offer a seamless blend of luxury and craftsmanship, designed to meet the highest standards of quality and sophistication. From top-of-the-line materials and premium air conditioning to state-of-the-art features with meticulous attention to detail, every corner reflects the highest standard of luxury.

Whether you're looking for modern aesthetics or timeless elegance, our fully finished villas provide an unparalleled living experience, with every aspect completed to perfection.



COMMUNITY CENTER

The Community Center at Forest acts as the vibrant hub of the community, featuring modern fitness facilities, relaxing open spaces, and sports courts. It provides a diverse array of experiences, from physical exercise and mindful practice in the yoga pavilion to engaging recreational sports.





YOUR HOME.. YOUR IDENTITY

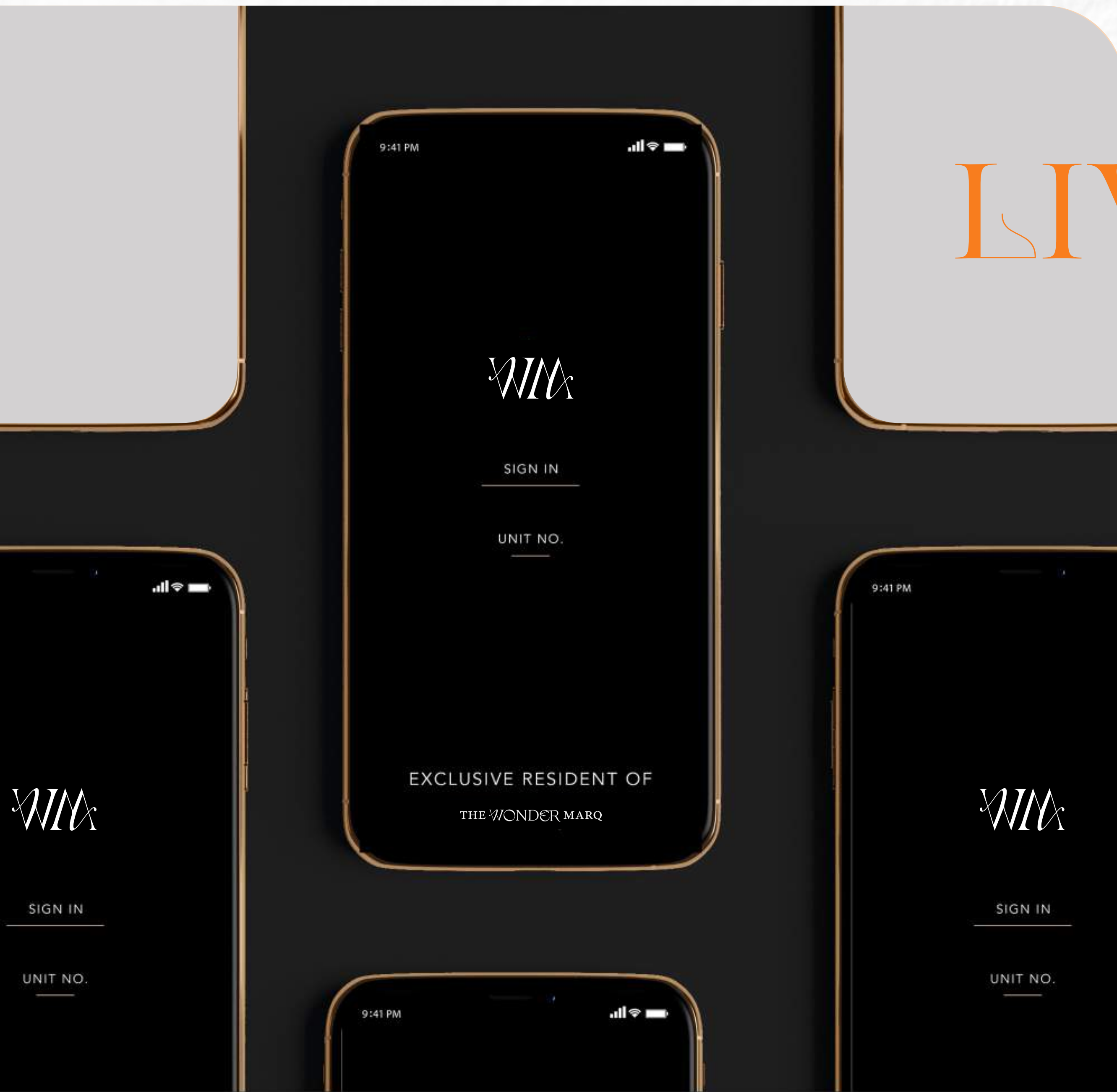
! ✨

We take pride in being a **personal-branded community**, offering a truly unique living experience that blends luxury with individuality. Each home is personalized with your initials and thoughtfully designed to complement your style and taste, ensuring a living space that is as distinctive as you are.

LIVING APP

Introducing our Living App, designed to elevate your experience. With features that simplify and enhance daily life, the app offers:

- **A Community Communication Platform** for seamless interaction with neighbors.
- **Automated Visitor Management** for enhanced security.
- **Housekeeping Services** to keep your home fresh every day.
- **Maintenance Support** for all aspects of your villa's functionality.
- **Car Wash Service** from the comfort of your home.
- **Dry Cleaning**, including ironing, delivered directly to your doorstep.





NEIGHBORHOOD
AREA

57 FEDDANS

FOREST
AREA

30,000 SQM

COMMUNITY
CENTER

1,000 SQM





GREEN FOREST

 GATE

 COMMUNITY CENTER

 SIGNATURE VILLA 225

 SIGNATURE VILLA 300

 ABSOLUTE VILLA 180

 ABSOLUTE VILLA 185C

 ABSOLUTE VILLA 210

 ABSOLUTE VILLA 215C



SIGNATURE VILLA



The Signature Villa is a place that has it all. Defined by privacy and vast space, The Signature Villa offers you an unmatched exclusive lifestyle where you can enjoy a multitude of indoor and outdoor spaces, authentic architecture and idyllic surroundings, overlooking dreamy views and landscapes.



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SIGNATURE VILLA



*Signature Villa 260

WMA

SIGNATURE VILLA



*Signature Villa 260

WMA

SIGNATURE VILLA

260

GROUND.FLOOR

- [1] ENTRANCE
1.90 x 1.50
- [2] KITCHEN
3.85 x 3.85
- [3] RECEPTION & DINING
5.90 x 7.40
- [4] TERRACE
1.40 x 7.40
- [5] MAID'S ROOM
1.85 x 2.30
- [6] MAID'S ROOM TOILET
1.85 x 1.55
- [7] GUEST TOILET
1.90 x 1.90
- [8] VANITY
1.70 x 1.75



SIGNATURE VILLA 260

FIRST.FLOOR

- [1] BEDROOM 1
3.65 x 3.75
- [2] TERRACE
0.45 x 2.38
- [3] LOBBY/ STORAGE
1.90 x 1.25
- [4] BEDROOM 2
3.60 x 3.65
- [5] TERRACE
0.45 x 2.38
- [6] MASTER BEDROOM
4.15 x 3.85
- [7] DRESSING
2.10 x 1.80
- [8] TERRACE
0.55 x 2.40
- [9] LIVING ROOM
3.49 x 3.55
- [10] TERRACE
0.50 x 2.20
- [11] MASTER BATHROOM
2.10 x 2.05
- [12] BATHROOM
1.90 x 2.60

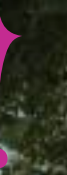


ROOF.FLOOR

- [1] LIVING ROOM
4.96 x 3.10
- [2] TOILET
1.36 x 2.50
- [3] TERRACE 1
7.70 x 6.75
- [4] TERRACE 2
2.60 x 3.30



SIGNATURE VILLA



*Signature Villa 325



SIGNATURE VILLA



*Signature Villa 325

WMA

SIGNATURE VILLA

325

GROUND.FLOOR

- [1] MAID'S ROOM
2.75 x 2.30
- [2] RECEPTION & DINING
7.30 x 9.50
- [3] TERRACE
1.00 x 9.50
- [4] KITCHEN
3.85 x 3.90
- [5] OFFICE
4.35 x 4.15
- [6] ENTRANCE
1.30 x 1.50
- [7] MAID'S TOILET
1.10 x 1.75
- [8] GUEST TOILET
1.85 x 1.75



SIGNATURE VILLA 325

FIRST.FLOOR

- [1] LIVING ROOM
4.20 x 4.20
- [2] TERRACE
1.15 x 2.40
- [3] MASTER BEDROOM 1
4.05 x 3.80
- [4] MASTER DRESSING 1
1.94 x 3.80
- [5] MASTER BATHROOM 1
1.76 x 3.80
- [6] MASTER BATHROOM 2
1.90 x 1.87
- [7] MASTER DRESSING 2
1.90 x 1.93
- [8] MASTER BEDROOM 2
4.35 x 3.80
- [9] TERRACE
1.00 x 2.50
- [10] BEDROOM
3.85 x 4.20
- [11] BEDROOM TOILET
1.85 x 1.95



ROOF.FLOOR

- [1] LIVING ROOM
3.80 x 4.55
- [2] TOILET
3.80 x 4.55
- [3] TERRACE 1
2.80 x 6.50
- [4] TERRACE 2
1.70 x 6.60





RECEPTION AREA

WMA



RECEPTION AREA





GUEST TOILET



KITCHEN



OFFICE

WMA





MASTER BEDROOM





MASTER BEDROOM

WIM



WALK-IN CLOSET



MASTER BATHROOM







ABSOLUTE VILLA

When you combine the trendy and cozy living, the result achieved becomes The Absolute Villa. The flying stairs, green court and intimate garden allow you absolute privacy and provide you with an entirely brand new living experience.

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ABSOLUTE VILLA

WMA

ABSOLUTE VILLA

210

GROUND.FLOOR

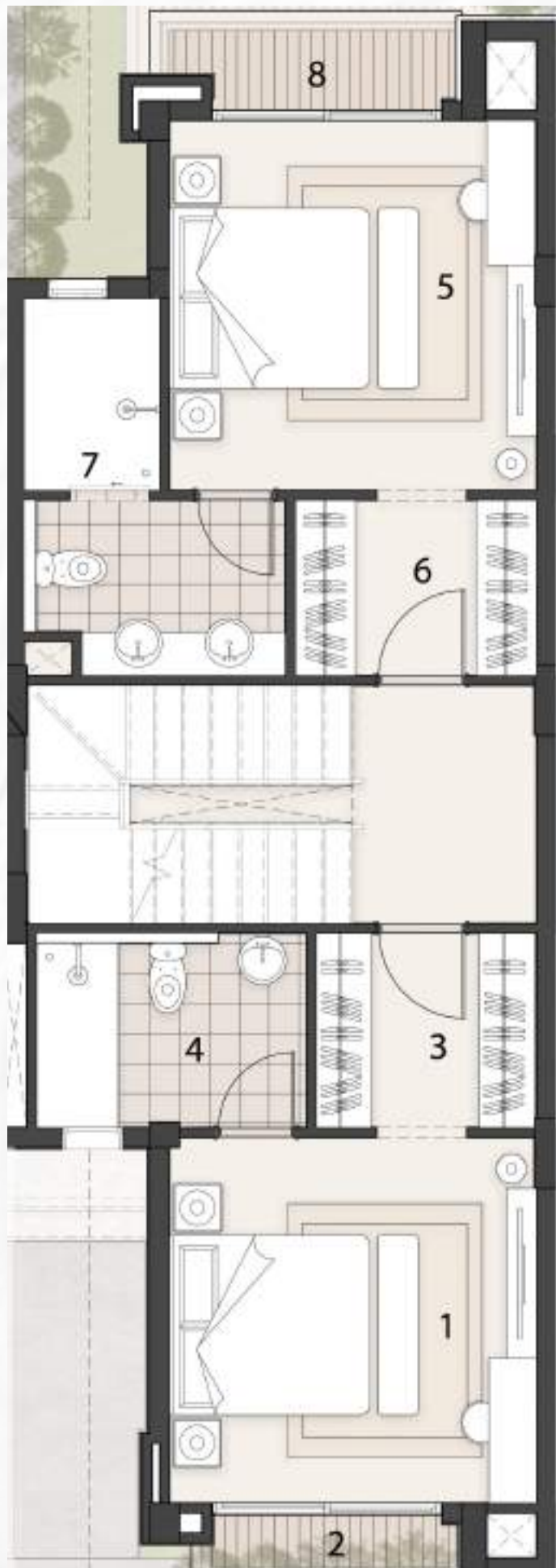
- [1] KITCHEN
4.00 x 3.10
- [2] TOILET
1.35 x 2.20
- [3] RECEPTION & DINING
8.30 x 5.35
- [4] TERRACE
3.75 x 1.30



ABSOLUTE VILLA 210

FIRST.FLOOR

- [1] MASTER SUITE 1
4.00 x 3.80
- [2] MASTER SUITE TERRACE 1
2.70 x 0.65
- [3] MASTER SUITE DRESSING 1
2.05 x 2.35
- [4] MASTER BATHROOM 1
2.20 x 2.85
- [5] MASTER SUITE 2
3.95 x 4.00
- [6] MASTER SUITE DRESSING 2
1.85 x 2.55
- [7] MASTER BATHROOM 2
2.75 x 4.00
- [8] MASTER SUITE TERRACE 2
0.90 x 3.15



ROOF.FLOOR

- [1] MASTER SUITE 3
4.00 x 3.45
- [2] BATHROOM
1.75 x 2.20
- [3] TERRACE 1
2.85 x 3.20
- [4] TERRACE 2
3.10 x 5.33



ABSOLUTE VILLA

210C

GROUND.FLOOR

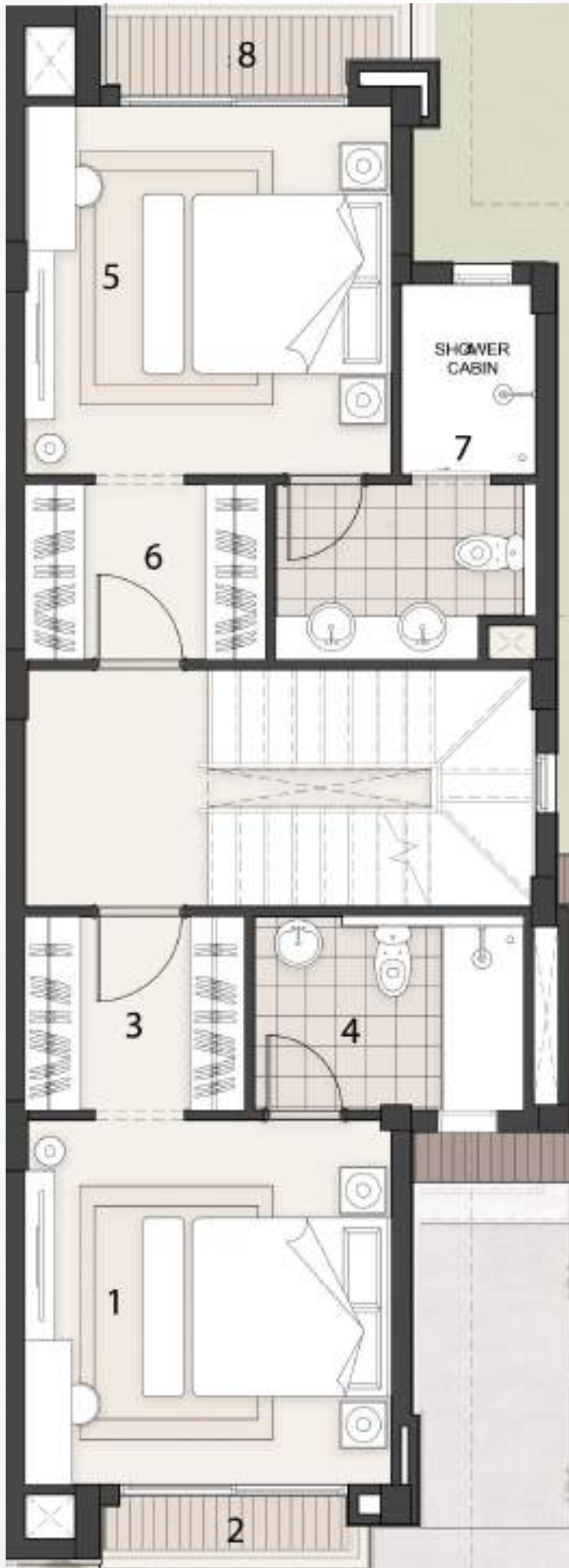
- [1] KITCHEN
4.00 x 2.90
- [2] TOILET
1.35 x 2.20
- [3] RECEPTION & DINING
8.30 x 5.45
- [4] TERRACE
3.75 x 1.30



ABSOLUTE VILLA 210C

FIRST.FLOOR

- [1] MASTER SUITE 1
4.00 x 3.90
- [2] MASTER SUITE TERRACE 1
2.70 x 0.65
- [3] MASTER SUITE DRESSING 1
2.05 x 2.35
- [4] MASTER BATHROOM
2.20 x 2.85
- [5] MASTER SUITE 2
3.95 x 4.00
- [6] MASTER SUITE DRESSING 2
1.85 x 2.55
- [7] MASTER BATHROOM 2
2.90 x 4.00
- [8] MASTER SUITE TERRACE 2
0.90 x 3.15



ROOF.FLOOR

- [1] MASTER SUITE 3
4.00 x 3.45
- [2] BATHROOM
1.75 x 2.20
- [3] TERRACE 1
2.60 x 3.80
- [4] TERRACE 2
3.10 x 4.65



ABSOLUTE VILLA

240

GROUND.FLOOR

- [1] KITCHEN
2.90 x 4.00
- [2] GUEST TOILET
1.25 x 2.20
- [3] DINING
5.45 x 6.35
- [4] RECEPTION
4.00 x 4.05
- [5] TERRACE
1.65 x 4.00



ABSOLUTE VILLA 240

FIRST.FLOOR

- [1] BEDROOM 1
3.85 x 4.00
- [2] BEDROOM TERRACE
0.55 x 2.70
- [3] BEDROOM DRESSING
1.90 x 2.35
- [4] BATHROOM
2.85 x 1.90
- [5] BEDROOM 2
3.75 x 4.05
- [6] MASTER SUITE
4.00 x 5.65
- [7] MASTER BATHROOM
1.80 x 2.60
- [8] MASTER SUITE TERRACE
0.65 x 2.70



ROOF.FLOOR

- [1] LIVING ROOM
3.40 x 3.75
- [2] OFFICE ROOM
4.10 x 1.85
- [3] Bathroom
2.65 x 1.95
- [4] TERRACE
4.65 x 3.75
- [5] TERRACE
5.05 x 5.10



ABSOLUTE VILLA

240C

GROUND.FLOOR

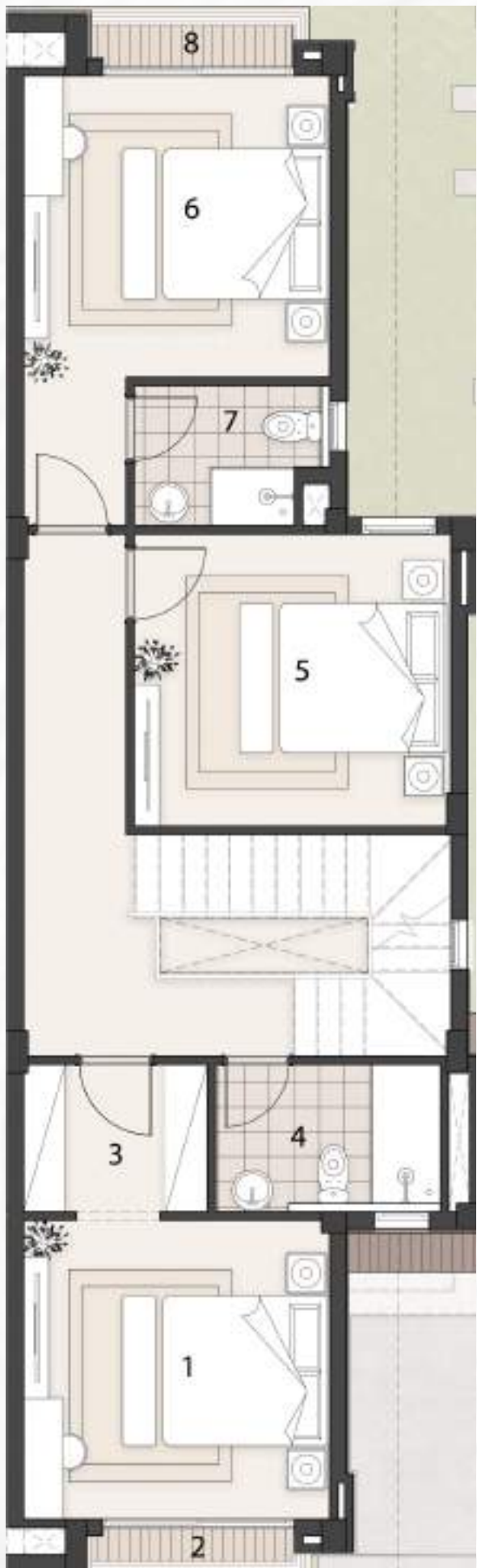
- [1] KITCHEN
2.90 x 4.00
- [2] GUEST TOILET
1.25 x 2.20
- [3] DINING
5.45 x 6.35
- [4] RECEPTION
4.00 x 4.05
- [5] TERRACE
1.65 x 4.00



ABSOLUTE VILLA 240C

FIRST.FLOOR

- [1] BEDROOM 1
3.85 x 4.00
- [2] BEDROOM TERRACE
0.55 x 2.70
- [3] BEDROOM DRESSING
1.90 x 2.35
- [4] BATHROOM
2.85 x 1.90
- [5] BEDROOM 2
3.75 x 4.05
- [6] MASTER SUITE
4.00 x 5.65
- [7] MASTER BATHROOM
1.80 x 2.60
- [8] MASTER SUITE TERRACE
0.65 x 2.70



ROOF.FLOOR

- [1] LIVING ROOM
3.40 x 3.75
- [2] OFFICE ROOM
4.10 x 1.85
- [3] TOILET
2.65 x 2.05
- [4] TERRACE 1
4.65 x 3.75
- [6] TERRACE 2
5.10 x 1.65





RECEPTION AREA



RECEPTION AREA

WMA



RECEPTION AREA





MASTER BEDROOM

WMA



MASTER BEDROOM



MASTER BATHROOM

URBAN FOREST

- GATE
- COMMUNITY CENTER

- WONDER VILLA 120
- WONDER VILLA 120C
- WONDER VILLA 175
- WONDER VILLA 175C



WONDER VILLA

The Wonder Villa offer an exquisite blend of artistry and functionality, providing a serene retreat with beautifully designed spaces. Discover the beauty of thoughtfully crafted living spaces in our Wonder Villas, where inspiration meets everyday life.

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WONDER VILLA



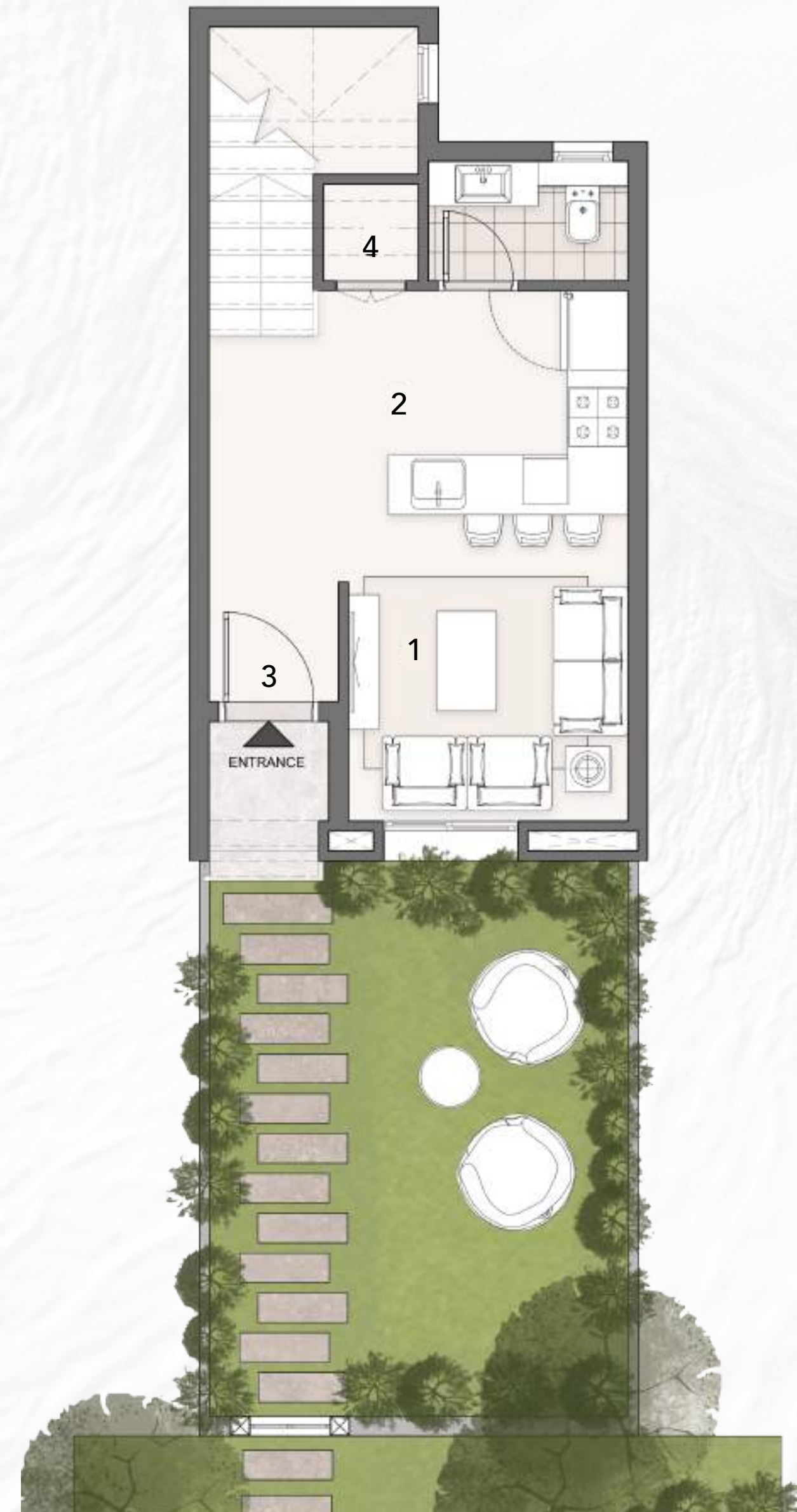
WVA

WONDER VILLA

120

GROUND.FLOOR

- [1] RECEPTION
2.95 x 3.05
- [2] KITCHEN
4.40 x 2.70
- [3] PORCH
1.45 x 1.40
- [4] STORAGE
1.05 x 1.10

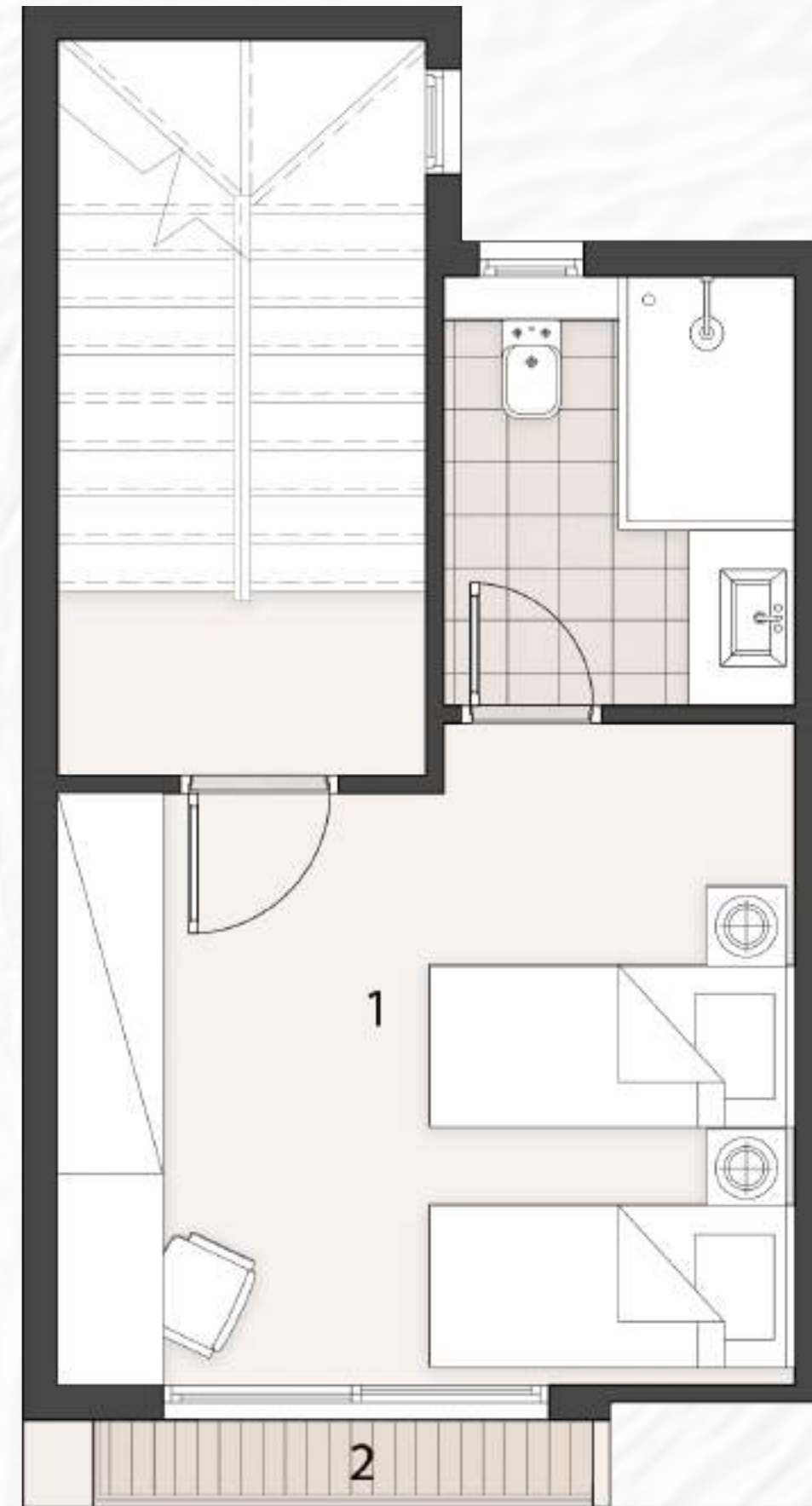


WONDER VILLA

120

FIRST.FLOOR

- [1] TERRACE
2.45 x 0.60
- [2] MASTER BEDROOM
4.40 x 3.90



ROOF.FLOOR

- [1] TERRACE
2.45 x 0.60
- [2] MASTER BEDROOM
4.40 x 3.90



WONDER VILLA

120C

GROUND.FLOOR

- [1] KITCHEN
2.97 x 2.95
- [2] RECEPTION
2.60 x 2.95
- [3] STORAGE
1.00 x 1.00



WONDER VILLA

120C

FIRST.FLOOR

- [1] MASTER BEDROOM 1
4.00 x 4.50
- [2] TERRACE
0.50 x 2.84



ROOF.FLOOR

- [1] MASTER BEDROOM 2
4.00 x 4.50
- [2] TERRACE
0.50 x 2.84



WONDER VILLA

175

GROUND.FLOOR

- [1] RECEPTION
4.50 x 4.05
- [2] KITCHEN & DINING
4.70 x 3.30
- [3] FOYER
2.00 x 3.30

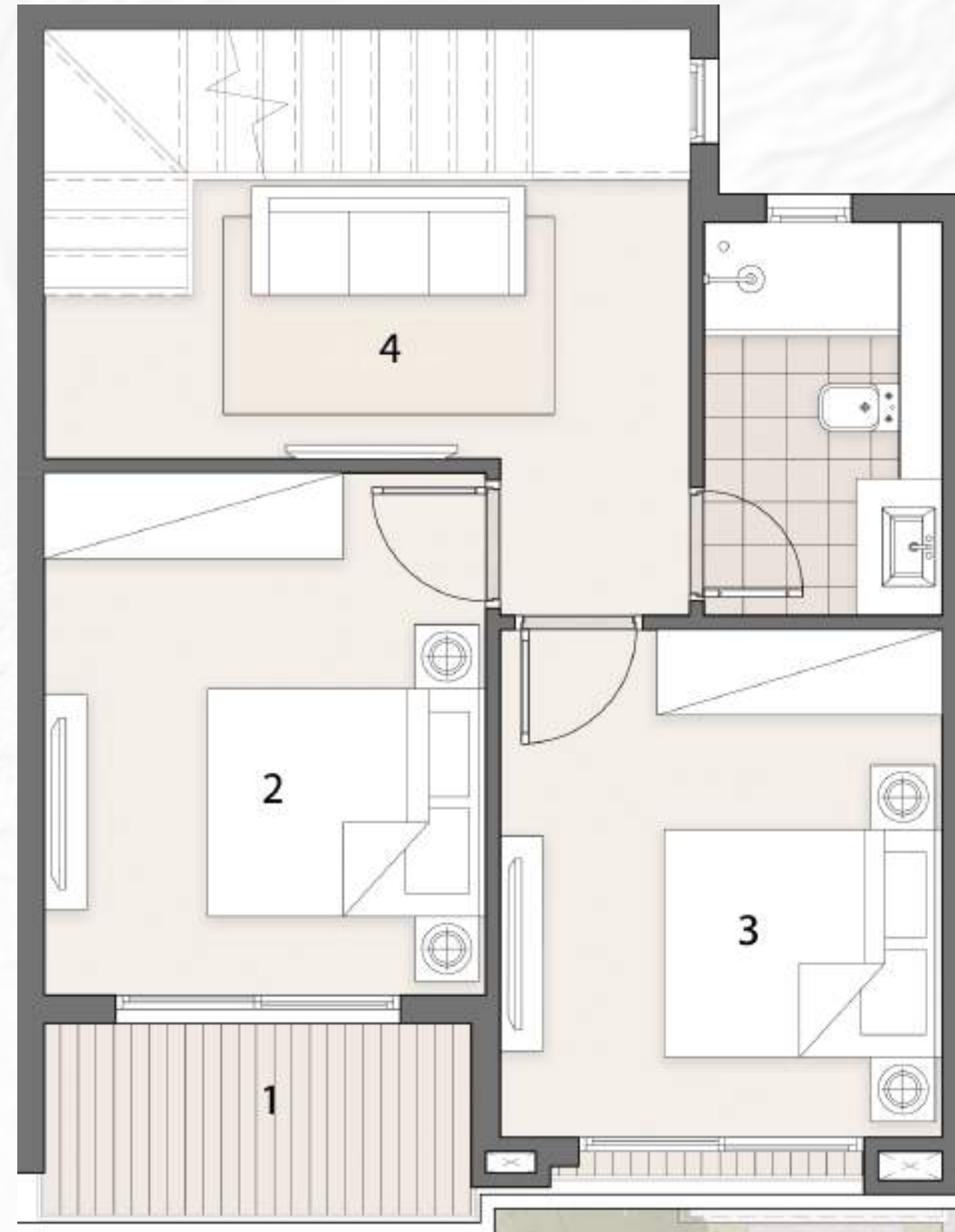


WONDER VILLA

175

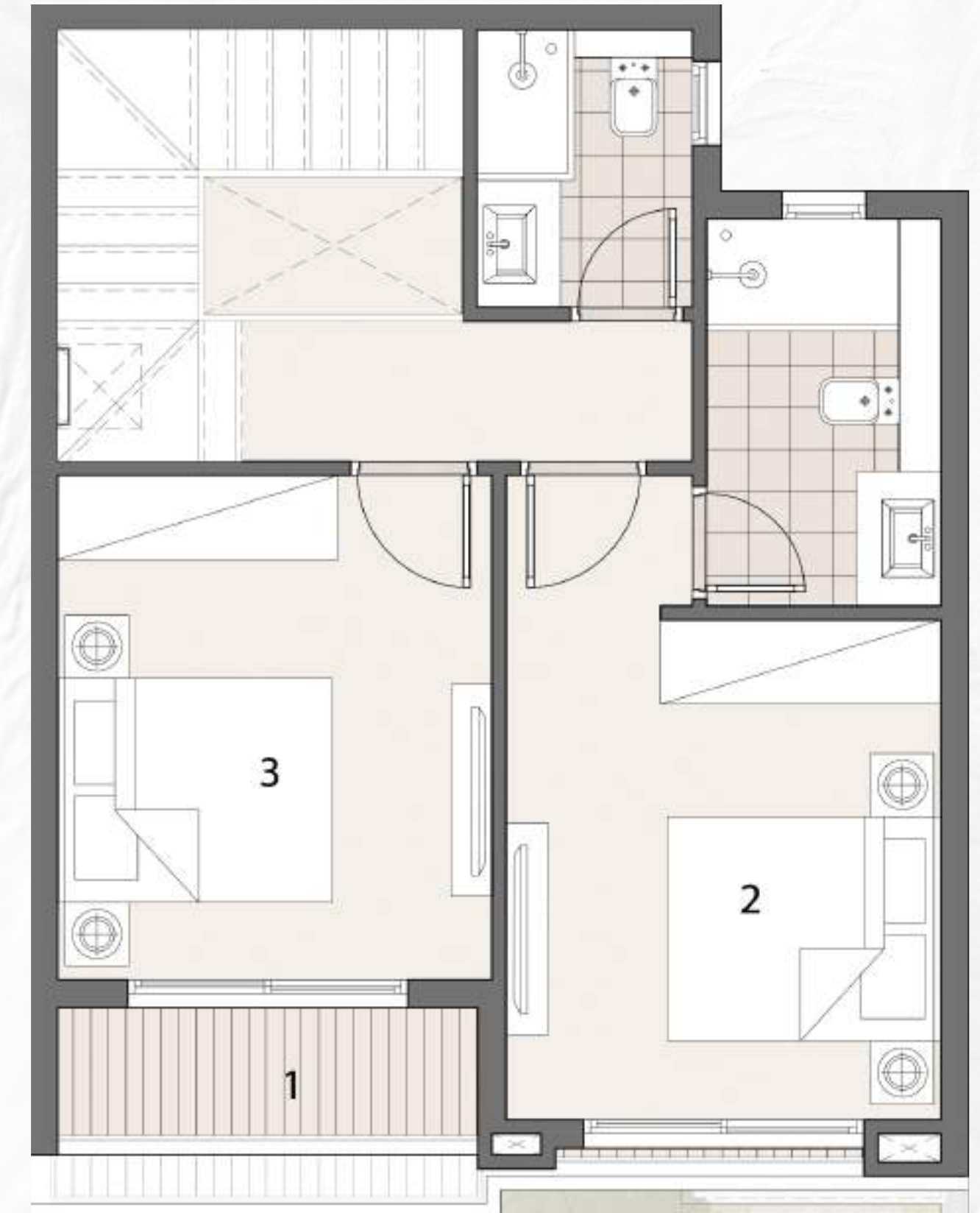
FIRST.FLOOR

- [1] TERRACE
3.10 x 1.60
- [2] BEDROOM 1
3.25 x 3.80
- [3] BEDROOM 2
3.25 x 3.80
- [4] LIVING ROOM
4.70 x 2.05



ROOF.FLOOR

- [1] TERRACE
3.10 x 1.15
- [2] MASTER BEDROOM
3.25 x 3.80
- [3] BEDROOM 1
3.35 x 3.80

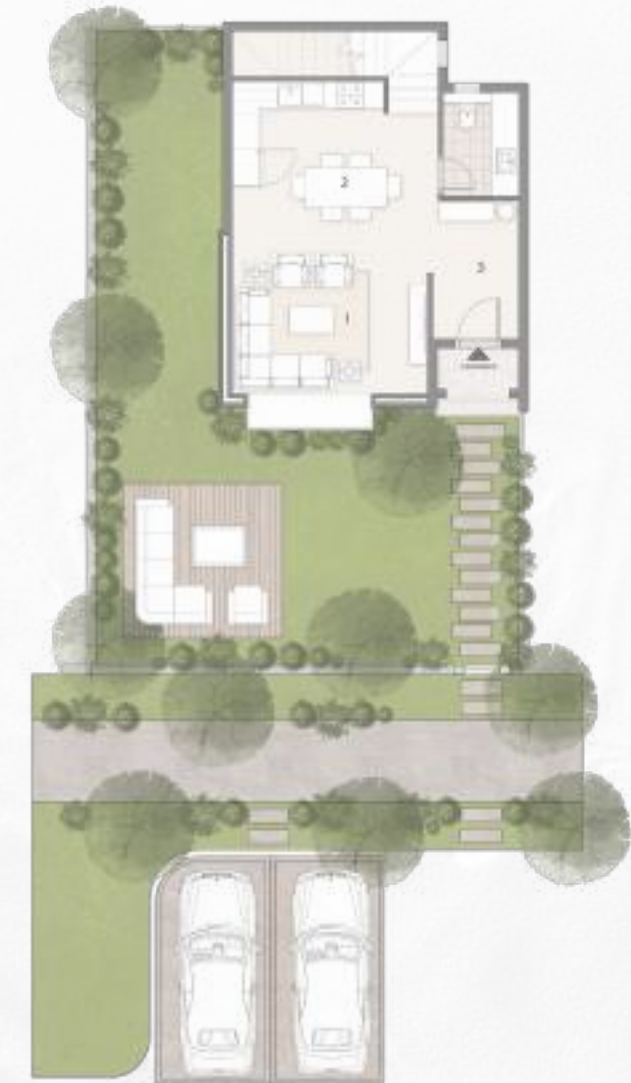


WONDER VILLA

175C

GROUND.FLOOR

- [1] RECEPTION
4.55 x 4.30
- [2] KITCHEN & DINING
4.70 x 3.40
- [3] FOYER
2.05 x 3.30

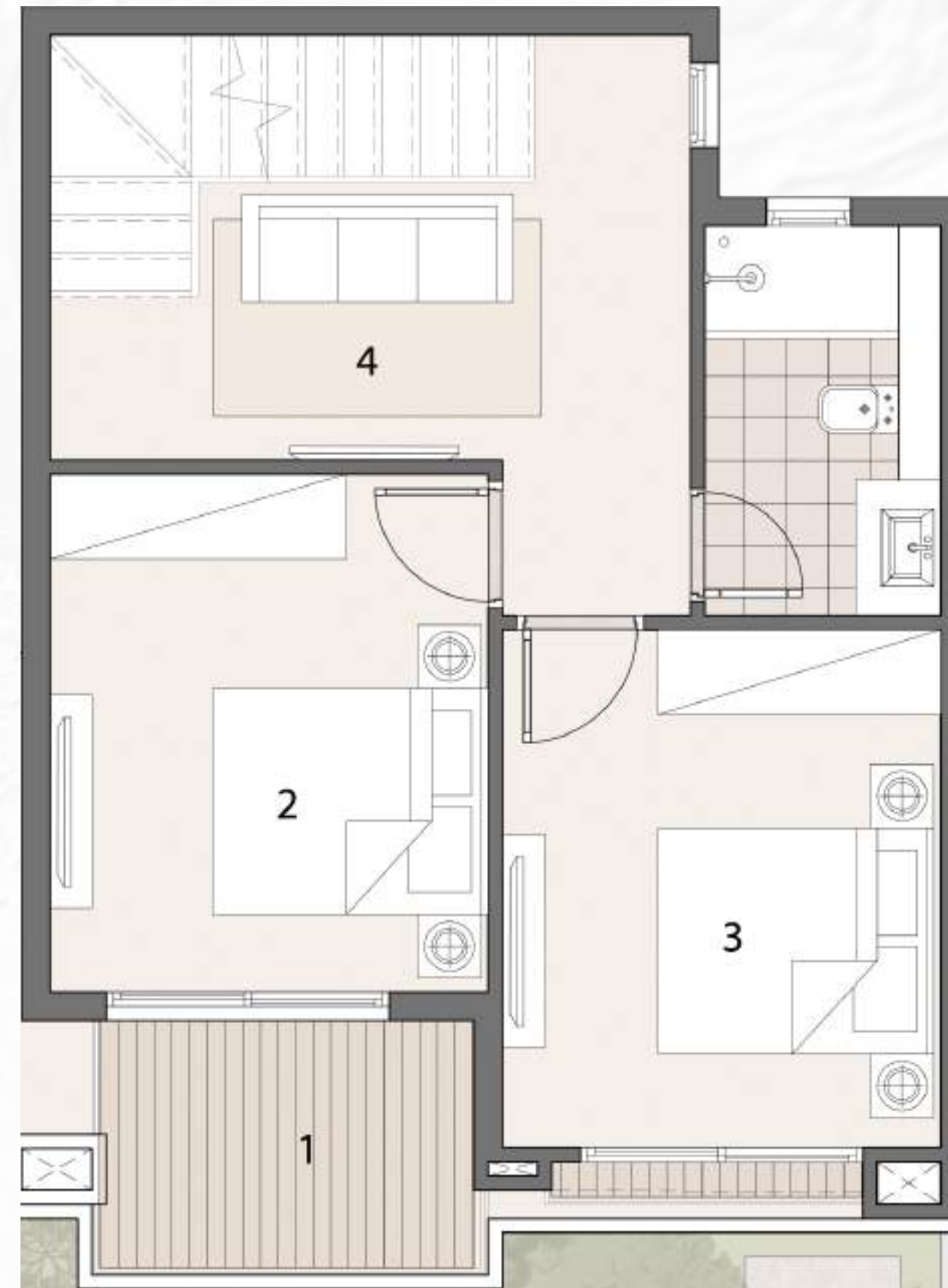


WONDER VILLA

175C

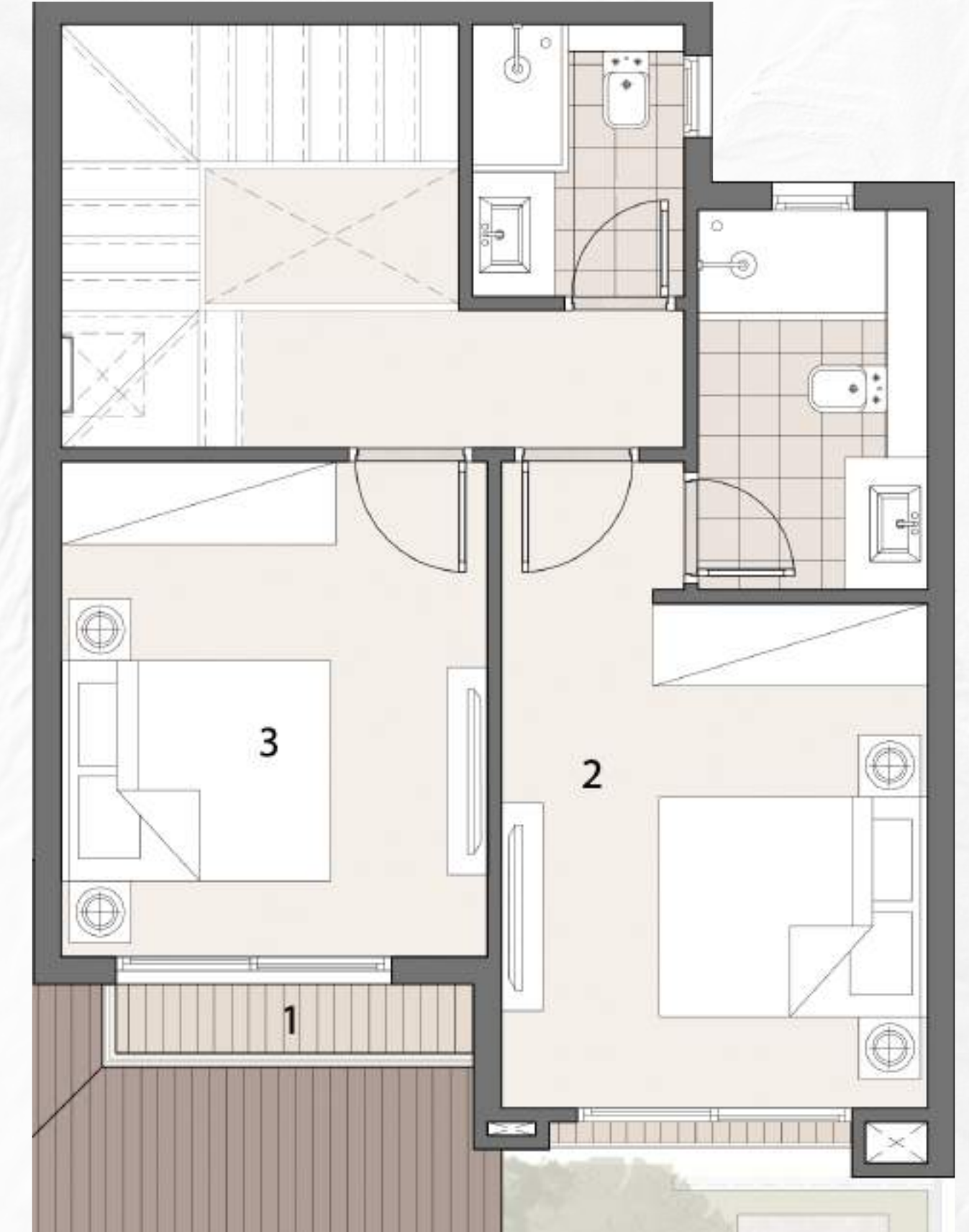
FIRST.FLOOR

- [1] TERRACE
3.00 x 2.00
- [2] BEDROOM 1
3.35 x 3.80
- [3] BEDROOM 2
3.25 x 3.80
- [4] LIVING ROOM
4.70 x 2.05



ROOF.FLOOR

- [1] TERRACE
2.70 x 0.70
- [2] MASTER BEDROOM
3.25 x 3.80
- [3] BEDROOM 1
3.35 x 3.75





RECEPTION AREA

WMA



RECEPTION AREA



DINING AREA



MASTER BEDROOM

WMA



MASTER BEDROOM



MASTER BATHROOM



BEDROOM



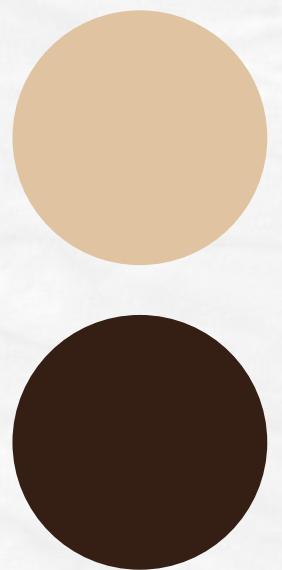


THE DESIGN STORY

In the Forest District, architectural units resonate with the serene ambiance of a woodland retreat, characterized by earthy tones and a welcoming atmosphere. Here, lifestyle seamlessly integrates with environment through bespoke architectural elements, including newly selected luxurious and rugged stone materials, redesigned pitched roofs, and updated chimney forms.



MATERIAL BOARD & COLOR PALETTE



FINISHING SPECS

1. RECEPTION & DINING

- Floors: High quality local marble
- Walls: White paint
- Ceiling: White paint

2. KITCHEN

- Floors: High quality local ceramic
- Walls: White paint
- Ceiling: White paint

3. BEDROOMS

- Floors: High quality local HDF
- Walls: White paint
- Ceiling: White paint

4. POWDER ROOM

- Floors: High quality local ceramic
- Walls: White paint
- Ceiling: White paint

5. ALL BATHROOMS

- Floors: High quality local ceramic
- Walls: 1.2 Height Ceramic
- Ceiling: White paint

6. SANITARY WARE

High quality sanitary fixtures & fittings

7. WATER HEATER

- Not included - provisions only
- The design is based on conventional EWH Type with electrical load of max 2KW

8. ALUMINIUM

- Aluminium works

9. AIR CONDITIONING UNIT

- AV: Split units
- NV: Split units
- SV: Concealed units in reception areas and split units in remaining rooms

Disclaimer: All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.



OUR VILLA PRICES



SIGNATURE VILLAS

SIGNATURE VILLA 260

MINIMUM 32.9M

AVERAGE 35.4M

MAXIMUM 37.7M

SIGNATURE VILLA 325

MINIMUM 40.8M

AVERAGE 46.3M

MAXIMUM 48.5M



OUR VILLA PRICES



ABSOLUTE VILLAS

ABSOLUTE VILLA 210

MINIMUM 21.4M

AVERAGE 23.2M

MAXIMUM 24.9M

ABSOLUTE VILLA 210C

MINIMUM 26.5M

AVERAGE 29.1M

MAXIMUM 32.6M

ABSOLUTE VILLA 240

MINIMUM 24.8M

AVERAGE 25.8M

MAXIMUM 26.5M

ABSOLUTE VILLA 240C

MINIMUM 29.2M

AVERAGE 31.5M

MAXIMUM 33.4M



OUR VILLA PRICES



WONDER VILLAS

WONDER VILLA 120

MINIMUM 13.7M

AVERAGE 14.3M

MAXIMUM 16M

WONDER VILLA 120C

MINIMUM 16.4M

AVERAGE 17.4M

MAXIMUM 19.2M

WONDER VILLA 175

MINIMUM 19.6M

AVERAGE 20.2M

MAXIMUM 22.1M

WONDER VILLA 175C

MINIMUM 22.3M

AVERAGE 22.7M

MAXIMUM 24.6M



EXCLUSIVE PAYMENT PLAN





A DESTINATION BEYOND IMAGINATION