

THE MARQ  
COMMUNITIES

THE WONDER MARQ  
LAKES

SALES KIT





# LAKEs



A breathtaking residential community set amid serene lakes, where shimmering waters shape the rhythm of daily life. Each unit offers unparalleled water views, creating a tranquil setting that blends seamlessly with nature. The lake lies at the heart of the district, connecting neighborhoods and providing residents with a refreshing escape from everyday life.





# EXCLUSIVITY

Lakes is an exclusive community offering distinctive, fully-finished stand-alone villas in various sizes, ensuring both privacy and luxury for our residents. With unique architectural designs, quality materials, and carefully curated amenities, we embody a premier lifestyle that reflects our cohesive community.







# PRIVACY

In Lakes, you're not just acquiring a home; you're investing in a sanctuary for your peace of mind. Privacy is our top priority, with well-planned layouts and secure environments that enhance tranquility, letting you enjoy the serene beauty around you.







# SIGHTLINE

**The Wonder Lake**, with its shimmering surface reflecting the sky and the gentle lapping of waves, creates an atmosphere of serenity, inviting residents to immerse themselves in the beauty of lakeside living. This tranquil expanse of water surrounds our homes, providing a picturesque backdrop and a peaceful retreat from everyday life.





# PEDESTRIAN NEIGHBORHOOD

Seeking an environment that incorporates a healthy lifestyle into your daily routine?  
Our pedestrian-friendly neighborhood that connects the whole district; prioritizes walking and cycling, encouraging residents to seamlessly integrate physical activity into their lives.



Within Lakes community, cars are not necessarily used, pushing for an eco-friendly environment by making active transportation the convenient choice and motivating residents to naturally engage in healthier habits.





# LAKE8 RESIDENTIALS



Lakes presents a collection of distinctive stand-alone villas, designed to accommodate diverse lifestyles and family sizes. Each villa emphasizes communal spaces while ensuring personal privacy, fostering a welcoming environment where families can thrive together.





# LAKE&SIDE LIVING

Experience the serene beauty of lakeside living with a private wooden deck overlooking the lake. This unique feature creates an unparalleled outdoor retreat, perfect for relaxing and entertaining. Whether you're enjoying a quiet morning coffee or hosting friends, the deck offers the ultimate lakeside experience right outside your door.







# 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.



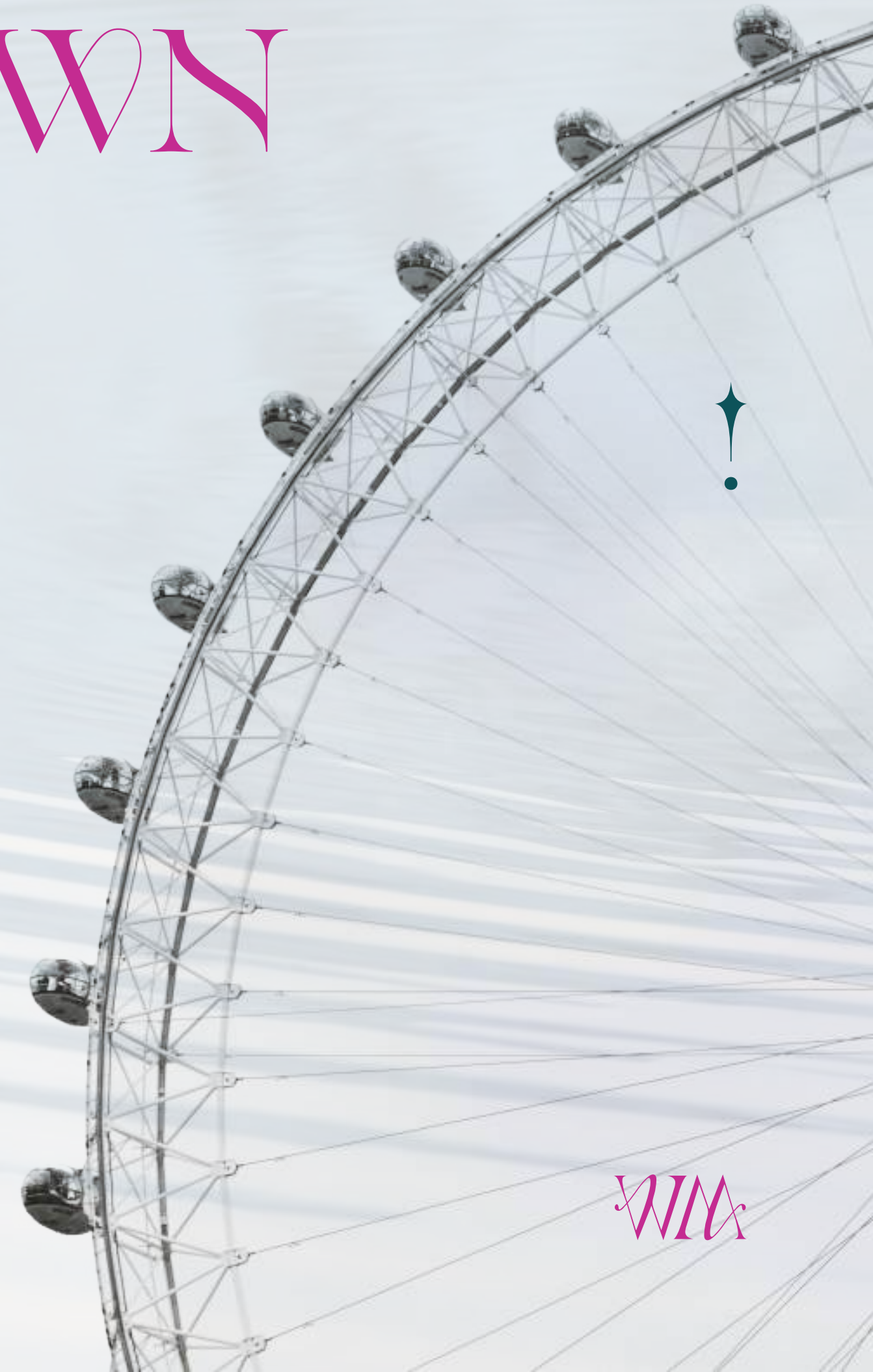




# THE DOWNTOWN VICINITY



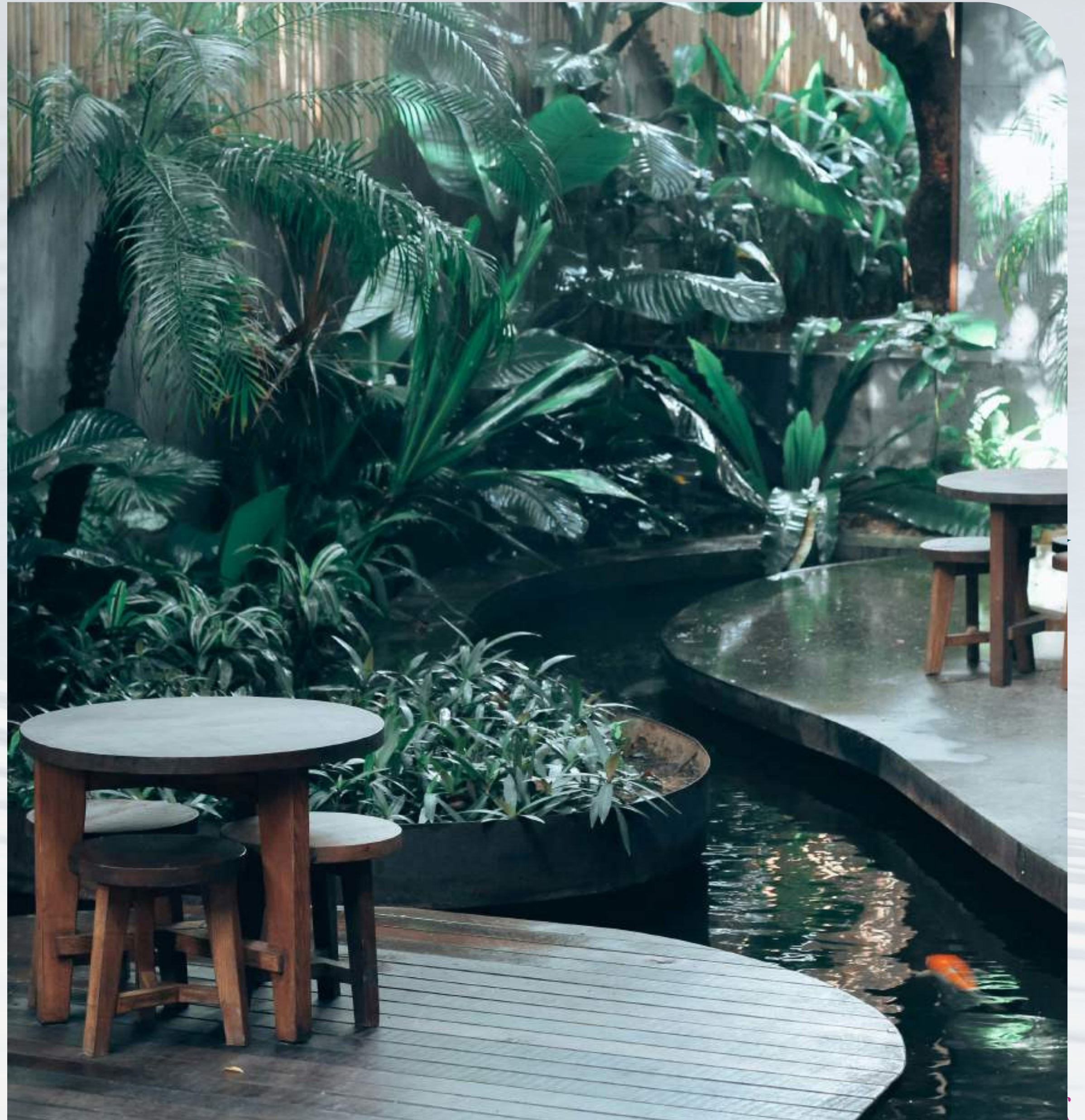
Looking for a community where tranquility meets festivity? Our exclusive neighborhood promotes peace and mindfulness while featuring lively retreats like The Wonder Eye and Downtown, offering activities, amenities, and co-working spaces for a festive lifestyle.





# COMMUNITY CENTER

The Community Center at Lakes 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.

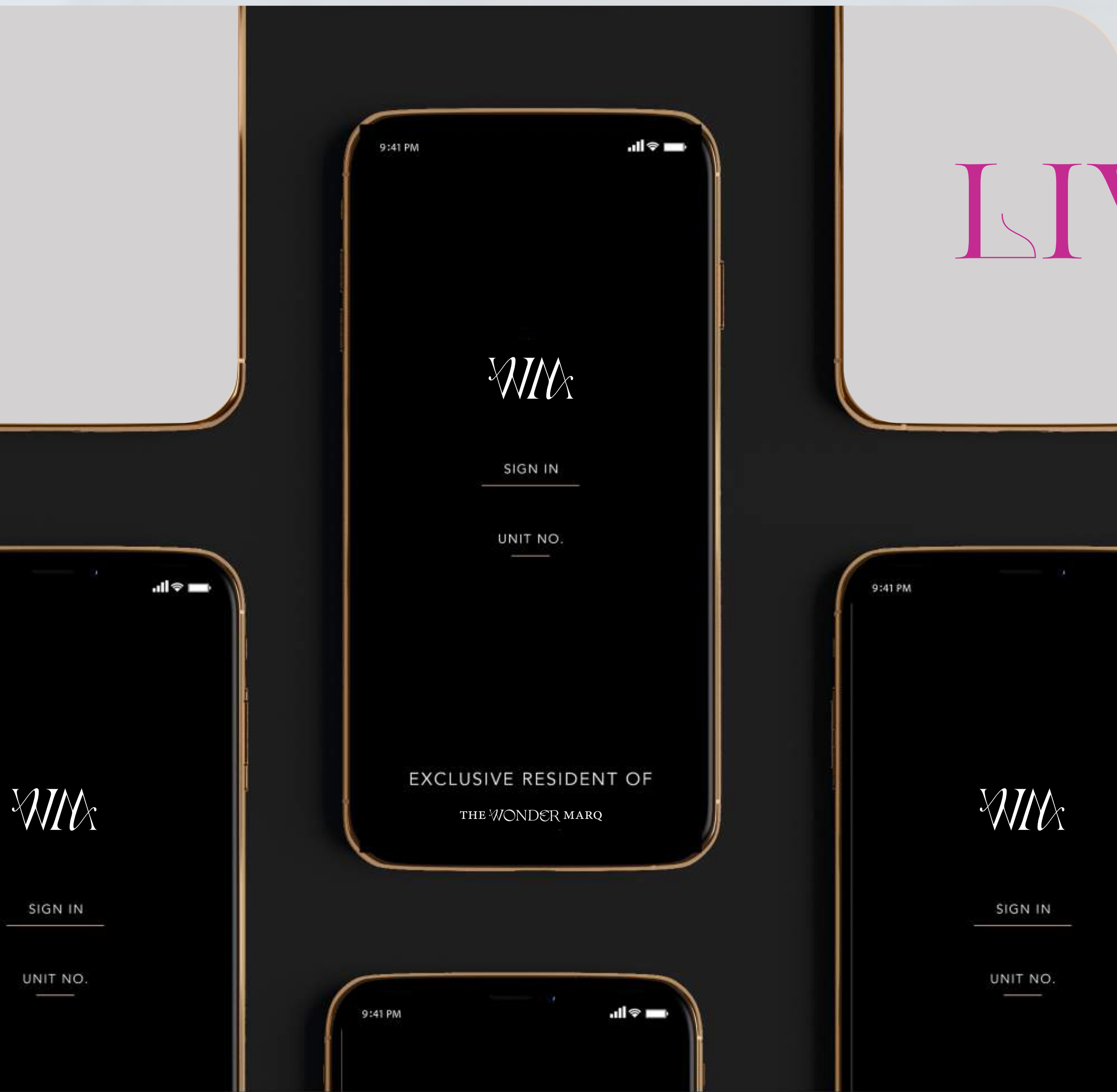




# LIVING APP

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

10 FEDDANS

FOOTPRINT

19 %

GREENERY  
& OPEN SPACES

23,000 SQM












▶ GATE

- SIGNATURE VILLA 260
- SIGNATURE VILLA 325
- SIGNATURE VILLA 400
- SIGNATURE VILLA 405
- SIGNATURE VILLA 525





# 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.

- All renders, visuals and layouts are for illustrative purposes only. Facade designs, elements and materials may vary by elevation style.
- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.







\*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



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





# SIGNATURE VILLA



\*Signature Villa 400



WMA



# SIGNATURE VILLA

## 400

### GROUND.FLOOR

- [1] RECEPTION & DINING  
7.35 x 9.50
- [2] GROUND TERRACE  
1.10 x 9.50
- [3] KITCHEN  
3.90 x 5.15
- [4] GUEST ROOM  
4.25 x 3.55
- [5] GUEST ROOM DRESSING  
1.85 x 1.65
- MAID'S ROOM  
2.55 x 2.60





# SIGNATURE VILLA 400

## FIRST.FLOOR

- [1] LIVING ROOM  
5.40 x 5.45
- [2] TERRACE  
0.50 x 2.80
- [3] MASTER SUITE  
5.05 x 4.05
- [4] MASTER SUITE TERRACE  
0.80 x 2.80
- [5] MASTER DRESSING  
2.30 x 2.95
- [6] MASTER DRESSING  
2.00 x 1.90
- [7] MASTER SUITE  
4.25 x 5.15
- [8] MASTER SUITE TERRACE  
1.00 x 3.20
- [9] MASTER SUITE  
3.75 x 4.35
- [10] MASTER DRESSING  
1.90 x 1.90



## ROOF.FLOOR

- [1] LIVING ROOM  
4.20 x 6.75







\*Signature Villa 405



SIGNATURE VILLA

WMA



# SIGNATURE VILLA

## 405

### GROUND.FLOOR

- [1] RECEPTION & DINING  
8.50 x 8.15
- [2] GROUND TERRACE  
1.35 x 8.10
- [3] KITCHEN  
4.25 x 4.35
- [4] MAID'S ROOM  
1.80 x 2.20
- [5] GUEST ROOM  
4.20 x 4.30





# SIGNATURE VILLA 405

## FIRST.FLOOR

- [1] MASTER SUITE  
4.25 x 4.20
- [2] MASTER DRESSING  
1.60 x 2.45
- [3] MASTER SUITE TERRACE  
2.60 x 0.40
- [4] KITCHENETTE  
2.55 x 1.80
- [5] LIVING ROOM  
4.50 x 4.00
- [6] MASTER DRESSING  
2.70 x 1.60
- [7] MASTER SUITE  
4.25 x 4.25
- [8] MASTER SUITE TERRACE  
1.30 x 2.10
- [9] MASTER SUITE  
4.25 x 4.15
- [10] MASTER DRESSING  
2.50 x 3.40



## ROOF.FLOOR

- [1] LIVING ROOM  
4.50 x 5.35





# SIGNATURE VILLA



\*Signature Villa 525V

WVA





\*Signature Villa 525V





# SIGNATURE VILLA

## 525V

### GROUND.FLOOR

- [1] GUEST MASTER BEDROOM  
4.50 x 4.25
- [2] RECEPTION & DINING  
6.45 x 12.00
- [3] TERRACE  
2.45 x 9.40
- [4] MAID'S BEDROOM  
2.00 x 2.45
- [5] DRIVER'S BEDROOM  
2.55 x 2.10
- [6] KITCHEN  
4.50 x 5.65
- [7] STORAGE  
2.00 x 1.85





# SIGNATURE VILLA 525V

## FIRST.FLOOR

- [1] MASTER SUITE DRESSING 1  
2.65 x 1.95
- [2] MASTER SUITE 1  
4.50 x 4.25
- [3] MASTER SUITE TERRACE 1  
0.65 x 2.90
- [4] MASTER SUITE DRESSING 2  
2.00 x 3.40
- [5] MASTER SUITE 2  
2.45 x 4.25
- [6] MASTER SUITE TERRACE 2  
1.15 x 3.40
- [7] TERRACE  
1.65 x 3.30
- [8] LIVING ROOM  
3.80 x 3.50
- [9] MASTER SUITE TERRACE 3  
1.15 x 3.00
- [10] MASTER SUITE 3  
4.35 x 4.25
- [11] MASTER SUITE DRESSING 3  
2.20 x 3.50
- [12] MASTER SUITE DRESSING 4  
1.80 x 1.80



- [13] MASTER SUITE 4  
3.75 x 5.30
- [14] MASTER SUITE TERRACE 4  
1.35 x 4.40
- [15] MASTER SUITE DRESSING 4  
1.80 x 1.80
- [16] KITCHENETTE  
1.80 x 1.80

## ROOF.FLOOR

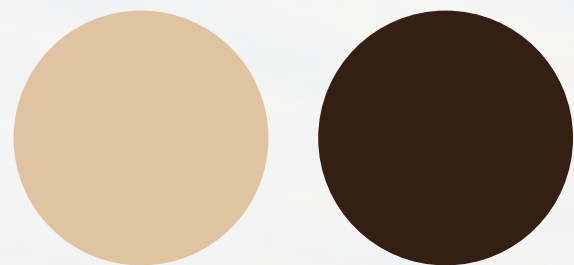
- [1] LIVING ROOM & DINING  
4.30 x 6.10
- [2] KITCHENETTE  
2.15 x 2.35





# THE DESIGN STORY

Drawing inspiration from the tranquility of traditional lake houses, Lakes' homes blend Cape Cod and luxury styles. Interiors are bright and welcoming, featuring expansive Georgian windows that fill the space with natural light and offer stunning views of the lush landscape. Natural textures like exposed wooden beams and elegant stone finishes create a cozy yet sophisticated atmosphere.



## MATERIAL BOARD & COLOR PALETTE



WMA



# 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.



WIA





RECEPTION AREA

WMA





RECEPTION AREA



WMA





GUEST TOILET



KITCHEN

WMA





OFFICE

WMA









MASTER BEDROOM







MASTER BEDROOM







WALK-IN CLOSET



MASTER BATHROOM







BEDROOM







ROOF LIVING ROOM



WMA



# OUR VILLA PRICES



## SIGNATURE VILLA 260

MINIMUM 38.9M

AVERAGE 41.6M

MAXIMUM 43.2M

## SIGNATURE VILLA 325

MINIMUM 45.4M

AVERAGE 53.1M

MAXIMUM 59.9M

## SIGNATURE VILLA 400

MINIMUM 56.8M

AVERAGE 58.5M

MAXIMUM 59.7M

## SIGNATURE VILLA 405

MINIMUM 53.1M

AVERAGE 57.2M

MAXIMUM 65.5M

## SIGNATURE VILLA 525V

MINIMUM 82.4M

AVERAGE 88.1M

MAXIMUM 93.8M





# EXCLUSIVE PAYMENT PLAN



*Starting*  
**0%**  
*down payment*

*up to*  
**12**  
*YEARS*  
*payment plan*







# A DESTINATION BEYOND IMAGINATION