



A Life at The Waters

At The Water MarQ, every villa is surrounded by water, creating a seamless blend of architecture and nature. A total of 76 exclusive villas, each one uniquely designed to offer a direct water connection. A first-of-its-kind community in Egypt, where kayaks are not just for leisure—they are a way of life.

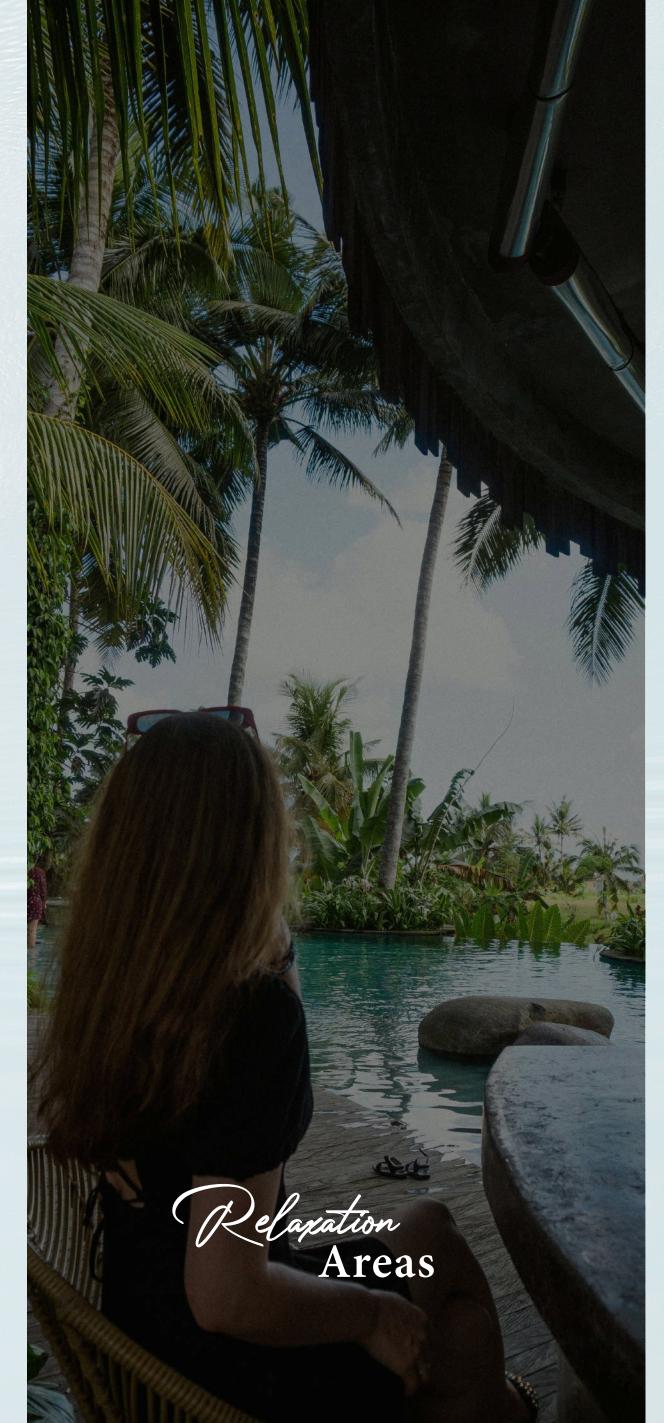
The Heart of New Cairo

An exclusive haven of lagoon-front villas, meticulously designed and strategically located in the heart of New Cairo, near AUC. The WaterMarQ offers unparalleled convenience and accessibility.



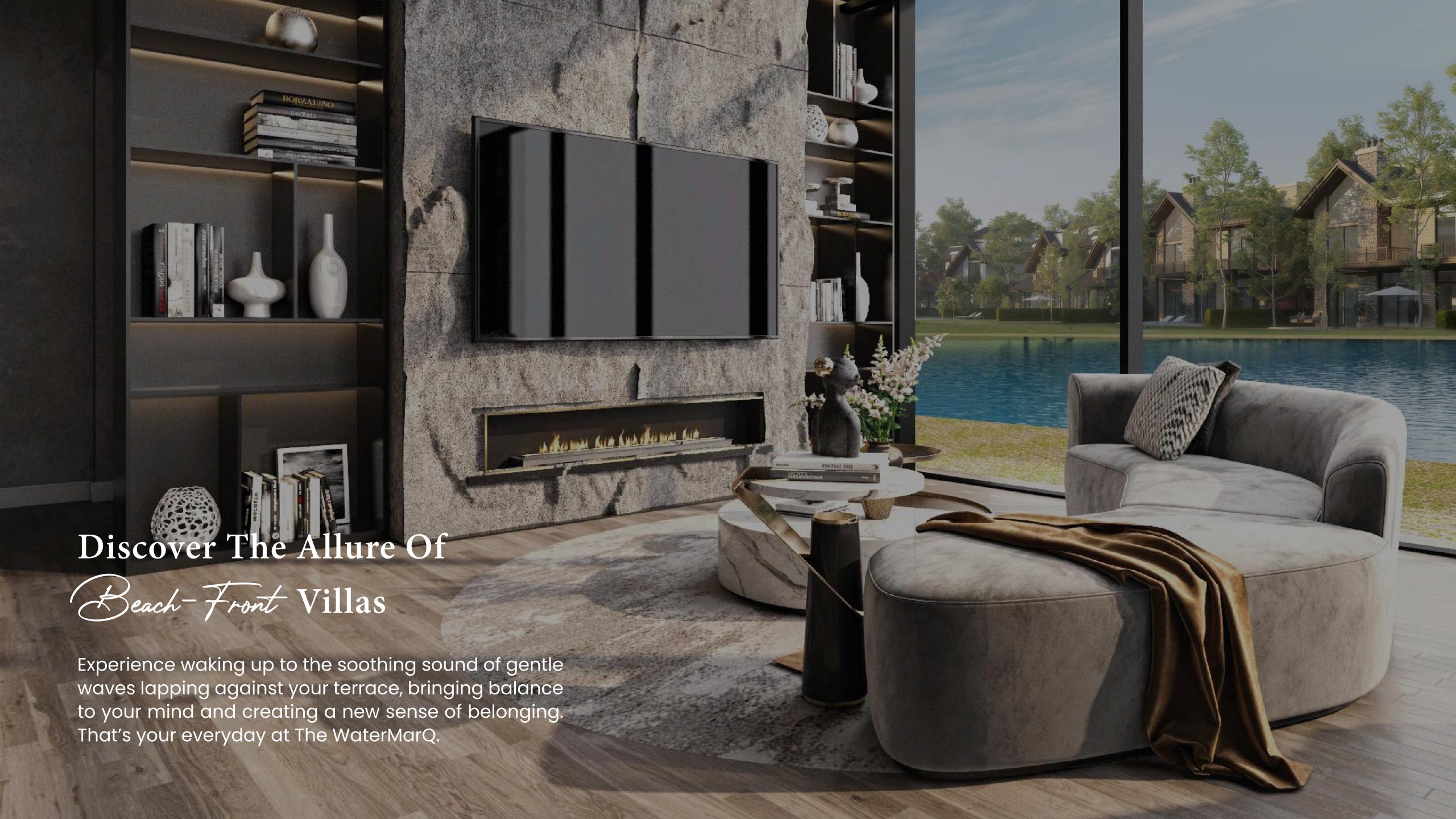








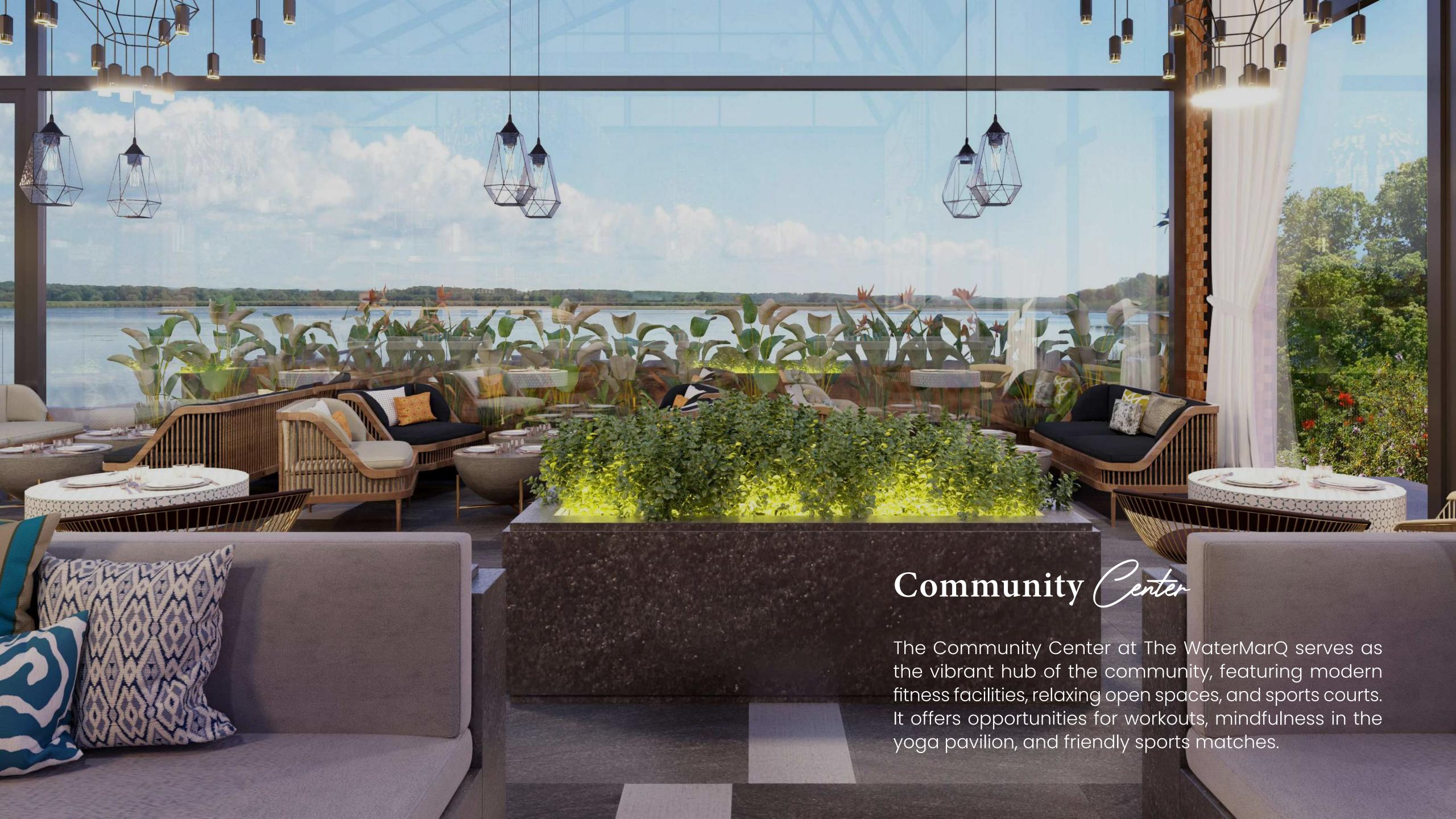
Swimmable Lagoon
With Private Beach











Your Home, Your Jentity

We take pride in being a personally-branded residence, 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.

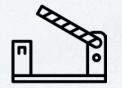


Living App

On-Demand Services:



Housekeeping



Automated Visitor Management Platform



Car Wash



Dry Cleaning



Community
Communication Platform



Maintenance

















With its vibrant location, **The West Bank**, embodies a character full
of life and energy, creating new
beginnings and lasting memories.

Situated in the center of The WaterMarQ, **The Heart** overlooks the vibrant community hub, offering a perfect blend of serenity and connection. Its beauty and grace make the heart skip a beat.

The Island is a living sanctuary, surrounded by a flowing lake. It embodies a captivating dream, crafted with a sense of serenity and tranquility, transforming everyday life into a light-filled escape.

The East Bank embodies a distinguished character, one that values elegance and captures the essence of everything alluring and invigorating.



A serene waterfront escape where lagoonfront villas embrace open horizons, offering tranquility and breathtaking sunset views.





The vibrant heart of The WaterMarQ, all seamlessly connected by the tranquil swimmable lagoon.





A secluded retreat, encircled by water, where exclusivity meets uninterrupted nature and breathtaking panoramic lagoon views.





A dynamic lagoon side experience where nature, activity, and lifestyle come together, with seamless access to The MarQ Walk.





















WATER VILLA 405V

GROUND FLOOR

- [1] ENTRANCE 2.45 x 1.75
- [2] GUEST BEDROOM 4.15 x 4.10
- [3] GUEST TOILET 4.15 x 1.65
- [4] MAID'S ROOM 2.20 x 1.80
- [5] MAID'S TOILET 1.50 x 1.80

- [6] TOILET 1.95 x 1.75
- [7] KITCHEN 4.25 x 4.15
- [8] RECEPTION & DINING 8.15 x 8.40
- [9] TERRACE 8.15 x 1.50



WATER VILLA 405V

FIRST FLOOR

- [1] BEDROOM 4.10 x 4.15
- [2] BATHROOM 2.45 x 2.55
- [3] LOBBY 1.60 x 2.45
- [4] BEDROOM 4.15 x 4.15
- [5] BATHROOM 2.55 x 2.70
- [6] LOBBY 1.60 x 2.70

- [7] TERRACE 2.30 x 1.45
- [8] LIVING AREA 4.00 x 4.40
- [9] MASTER BEDROOM 4.10 x 4.15
- [10] MASTER BATHROOM 2.95 x 1.90
- [11] MASTER DRESSING 3.40 x 2.50



WATER VILLA 405 V

ROOF FLOOR

- [1] LIVING AREA 5.25 x 4.30
- [2] TOILET 1.60 x 2.80
- [3] ROOF TERRACE 12.40 x 8.35



WATER VILLA 460 V

GROUND FLOOR

[1]	ENTRANCE			
	1.65 x 1.75			

- [2] GUEST BEDROOM 4.15 x 4.20
- [3] GUEST BATHROOM 3.00 x 1.75
- [4] DRIVER'S ROOM 2.55 x 2.10
- [5] DRIVER'S TOILET 1.50 x 2.10
- [6] RECEPTION 10.70 x 4.50
- [7] TERRACE 10.90 x 1.60
- [8] DINING AREA 4.70 x 3.80

- [9] KITCHEN 4.65 x 3.70
- [10] TOILET 1.60 x 2.05
- [11] LOBBY 1.60 x 1.20
- [12] LOBBY 1.65 x 5.00
- [13] MAID'S ROOM 1.95 x 3.40
- [14] MAID'S TOILET 1.45 x 1.35
- [15] TERRACE 3.65 x 1.50



WATER VILLA 460 V

FIRST FLOOR

- [1] BEDROOM 4.10 x 3.85
- [2] DRESSING 2.35 x 2.85
- [3] BATHROOM 2.35 x 2.30
- [4] LOBBY 1.65 x 4.95
- [5] MASTER BEDROOM 4.15 x 4.19
- [6] MASTER BATHROOM 3.10 x 1.75
- [7] MASTER BEDROOM 5.70 x 4.50
- [8] MASTER DRESSING 1.55 x 2.10
- [9] MASTER BATHROOM 2.60 x 2.10

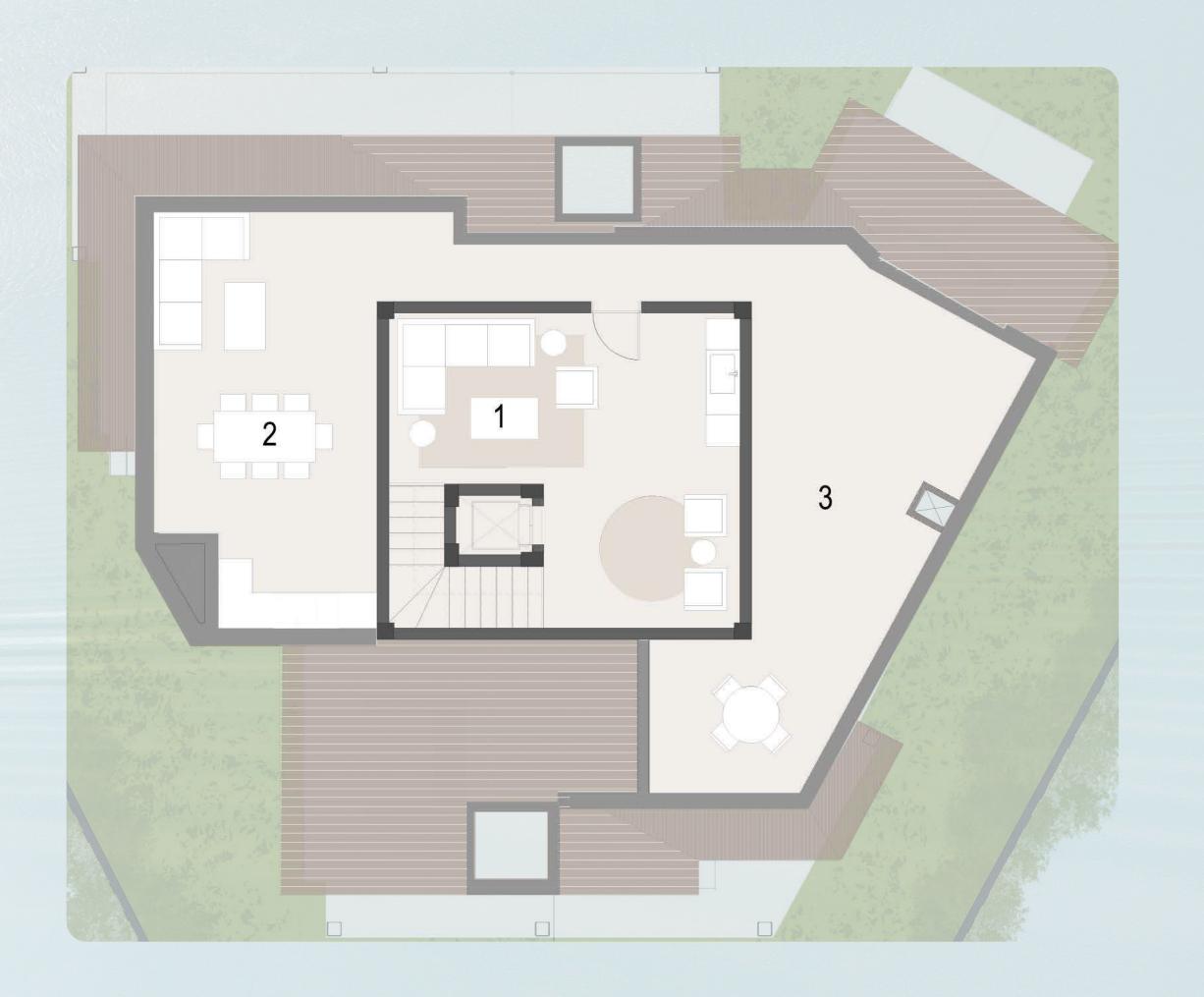
- [10] MASTER TERRACE 3.80 x 1.60
- [11] LIVING AREA 5.00 x 4.50
- [12] TERRACE 4.90 x 1.60
- [13] MASTER BEDROOM 4.70 x 3.30
- [14] MASTER DRESSING 3.15 x 1.95
- [15] MASTER BATHROOM 2.35 x 2.15
- [16] MASTER TERRACE 3.00 x 0.95
- [17] TERRACE 4.25 x 1.05



WATER VILLA 460 V

ROOF FLOOR

- [1] LIVING AREA 6.45 x 5.80
- [2] ROOF TERRACE 7.90 x 7.69
- [3] ROOF TERRACE 8.25 x 10.03

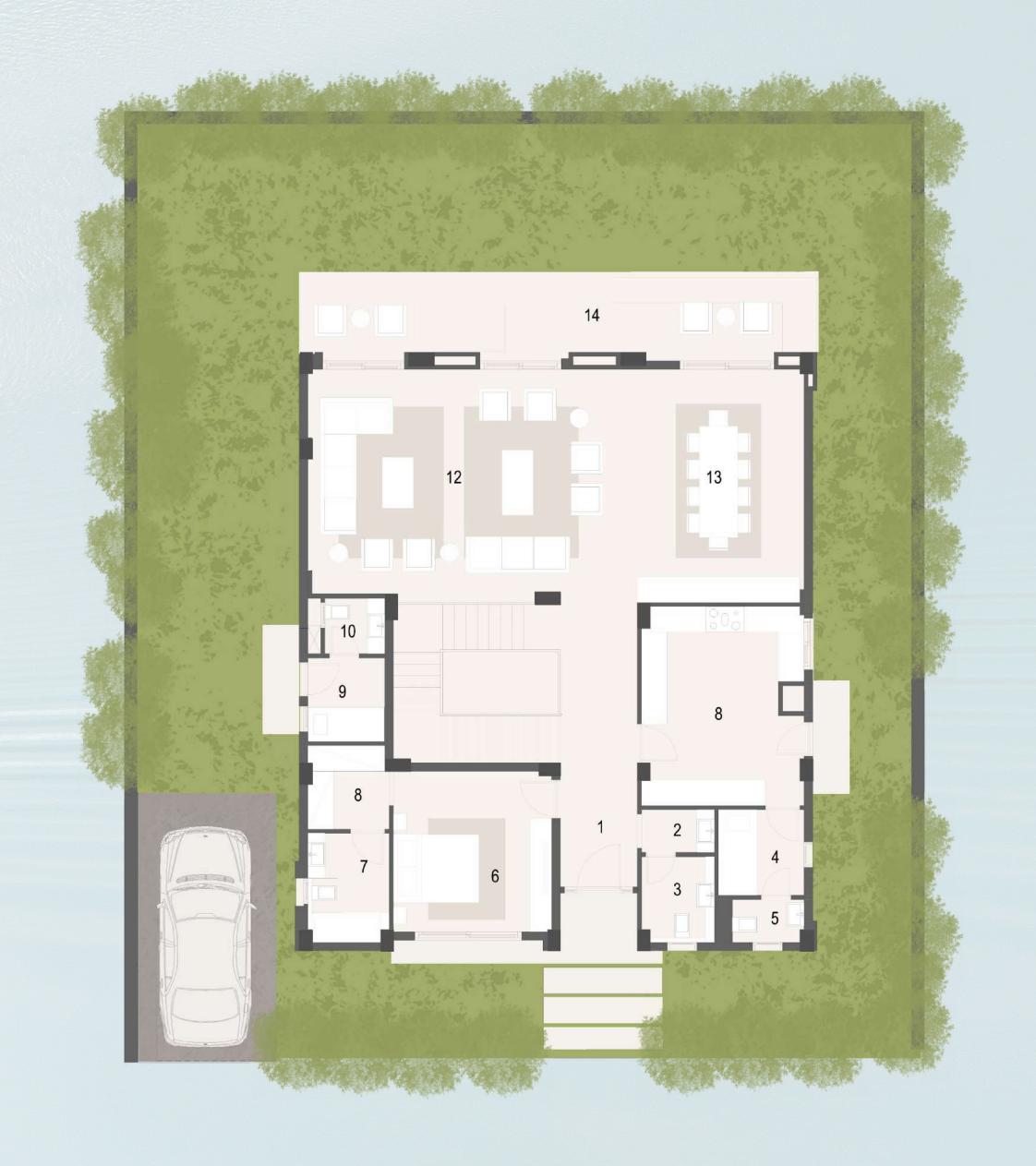


WATER VILLA

490

GROUND FLOOR

[1]	ENTRANCE 1.95 x 2.90	[8]	GUEST DRESSING 2.05 x 2.05
[2]	POWDER ROOM 1.80 x 1.10	[9]	DRIVER'S ROOM 2.00 x 2.05
[3]	GUEST TOILET 1.80 x 2.15	[10]	DRIVER'S TOILET 1.55 x 1.40
[4]	MAID'S ROOM 2.15 x 2.10	[11]	KITCHEN 3.95 x 4.75
[5]	MAID'S TOILET 1.83 x 1.15	[12]	RECEPTION 7.85 x 5.50
[6]	GUEST BEDROOM 3.85 x 3.95	[13]	DINING 3.95 x 5.60
[7]	GUEST BATHROOM 2.00 x 2.70	[14]	TERRACE 12.10 x 2.05



[1]	BEDROOM 3.95 x 4.25	[9]	BEDROOM 3.95 x 4.40
[2]	BATHROOM 3.25 x 1.90	[10]	BATHROOM 2.65 x 2.55
[3]	TERRACE 3.10 x 1.25	[11]	TERRACE 3.35 x 1.30
[4]	KITCHENETTE 0.70 x 1.90	[12]	LIVING AREA 3.90 x 4.90
[5]	BEDROOM 3.90 x 3.95	[13]	BEDROOM 3.95 x 4.25
[6]	DRESSING 2.05 x 3.15	[14]	DRESSING 2.20 x 3.20
[7]	BATHROOM 2.00 x 2.55	[15]	BATHROOM 1.75 x 3.20
[8]	TERRACE 2.90 x 1.50	[16]	TERRACE 7.20 x 2.05



- [1] LIVING AREA 3.75 x 3.95
- [2] KITCHENETTE 2.00 x 2.00
- [3] TOILET 2.05 x 1.95
- [4] ROOF TERRACE 11.80 x 9.00
- [5] ROOF TERRACE 4.67 x 3.70



520

GROUND FLOOR

- [1] ENTRANCE 1.90 x 2.30
- [2] BATH ROOM 1.70 x 3.00
- [3] MAID'S ROOM 2.18 x 2.20
- [4] MAID'S TOILET 1.50 x 1.60
- [5] DRIVER'S ROOM 1.95 x 2.20
- [6] DRIVER'S BATHROOM 1.70 x 1.65
- [7] KITCHEN 3.10 x 4.95

- [8] BEDROOM 4.15 x 4.25
- [9] BATHROOM 2.85 x 2.30
- [10] RECEPTION 8.25 x 6.92
- [11] DINING 4.35 x 4.15
- [12] TERRACE 7.85 x 2.85



- [1] BEDROOM 4.15 x 3.85
- [2] BATHROOM 1.71 x 2.91
- [3] MASTER BEDROOM 4.25 x 4.15
- [4] MASTER DRESSING 3.10 x 2.54
- [5] MASTER BATHROOM 3.12 x 2.45
- [6] TERRACE 3.15 x 1.25
- [7] LIVING ROOM 4.20 x 5.80
- [8] TERRACE 2.80 x 1.40

- [9] BEDROOM 4.15 x 4.60
- [10] BATHROOM 2.85 x 2.30
- [11] TERRACE 2.80 x 1.40
- [12] BEDROOM 4.15 x 4.25
- [13] BATHROOM 2.85 x 2.30
- [14] TERRACE 2.70 x 1.75



- [1] LIVING AREA 6.10 x 5.80
- [2] TOILET 2.35 x 1.33
- [3] ROOF TERRACE 01 7.23 x 9.27



665

GROUND FLOOR

- [1] ENTRANCE 2.90 x 3.00
- [2] DRIVER'S ROOM 2.00 x 3.25
- [3] DRIVER'S TOILET 1.40 x 1.55
- [4] GUEST BEDROOM 4.15 x 4.10
- [5] GUEST BATHROOM 2.15 x 1.70
- [6] TOILET 2.15 x 1.60

- [7] VANITY 2.00 x 1.60
- [8] KITCHEN 4.10 x 5.05
- [9] RECEPTION 13.50 x 9.10
- [10] DINING 4.30 x 6.85
- [11] TERRACE 18.79 x 2.90



- [1] JUNIOR BEDROOM 4.10 x 4.10
- [2] JUNIOR BATHROOM 2.15 x 2.10
- [3] TERRACE 3.10 x 1.15
- [4] MASTER BEDROOM 6.75 x 4.15
- [5] MASTER BATHROOM 2.15 x 2.10
- [6] HER DRESSING 2.00 x 2.40
- [7] HIS DRESSING 1.40 x 2.50
- [8] LIVING AREA 4.30 x 5.25

- [9] TERRACE 13.00 x 2.70
- [10] MASTER BEDROOM 7.20 x 4.95
- [11] MASTER BATHROOM 2.15 x 2.10
- [12] HER DRESSING 2.00 x 2.40
- [13] HIS DRESSING 1.40 x 2.40
- [14] JUNIOR BEDROOM 4.15 x 4.15
- [15] JUNIOR BATHROOM 2.15 x 2.10
- [16] MAID'S ROOM 2.00 x 3.20
- [17] MAID'S TOILET 1.40 x 1.55



- [1] LIVING AREA 4.35 x 7.05
- [2] TOILET 2.65 x 2.25
- [3] ROOF TERRACE 6.06 x 11.66
- [4] ROOF TERRACE 5.65 x 3.20
- [5] ROOF TERRACE 5.41 x 8.30



WATER VILLA 665C

GROUND FLOOR

- [1] ENTRANCE 2.85 x 2.80
- [2] DRIVER'S ROOM 2.00 x 3.05
- [3] DRIVER'S TOILET 1.40 x 1.35
- [4] GUEST BEDROOM 4.15 x 4.10
- [5] GUEST BATHROOM 2.25 x 1.70
- [6] TOILET 2.25 x 1.60

- [7] POWDER ROOM 1.90 x 1.55
- [8] KITCHEN 3.70 x 4.26
- [9] RECEPTION 13.25 x 6.85
- [10] DINING 4.16 x 5.79
- [11] TERRACE 18.38 x 2.90



WATER VILLA 665C

[1]	JUNIOR BEDROOM		
	3.70 x 3.35		

- [2] JUNIOR BATHROOM 2.15 x 2.10
- [3] MASTER BEDROOM 6.35 x 4.15
- [4] MASTER BATHROOM 2.15 x 2.10
- [5] MASTER DRESSING 1.60 x 2.40
- [6] MASTER DRESSING 1.40 x 2.40
- [7] TERRACE 12.54 x 2.92
- [8] LIVING AREA 4.30 x 5.05

- [9] MASTER BEDROOM 7.20 x 4.89
- [10] MASTER BATHROOM 2.25 x 2.10
- [11] MASTER DRESSING 1.90 x 2.40
- [12] MASTER DRESSING 1.40 x 2.40
- [13] JUNIOR BEDROOM 4.15 x 4.15
- [14] JUNIOR BATHROOM 2.25 x 2.10
- [15] MAID'S ROOM 2.00 x 3.05
- [16] MAID'S TOILET 1.40 x 1.35



WATER VILLA 665C

- [1] LIVING AREA 4.35 x 5.35
- [2] TOILET 2.65 x 2.25
- [3] ROOF TERRACE 5.77 x 11.12
- [4] ROOF TERRACE 5.65 x 3.09
- [5] ROOF TERRACE 4.96 x 8.30



Design Story

Drawing inspiration from the tranquility of traditional lake houses, our waterfront villas seamlessly blend Cape Cod charm with luxurious style. The interiors are bright and inviting, with expansive Georgian windows that flood the space with natural light while offering stunning views of the lush landscape. Natural textures such as exposed wooden beams and elegant stone finishes create a cozy yet sophisticated atmosphere.



Villa Prices

WATER VILLA 405V

STARTING FROM 84.1M

WATER VILLA 520

STARTING FROM 99.3M

WATER VILLA 460V

STARTING FROM 104.4M

WATER VILLA 665

STARTING FROM 124M

WATER VILLA 490

STARTING FROM 92.3M

WATER VILLA 665C

STARTING FROM 129.6M

PAYMENT PLAN

DELIVERY

DOWN PAYMENT INSTALLMENTS

2026

