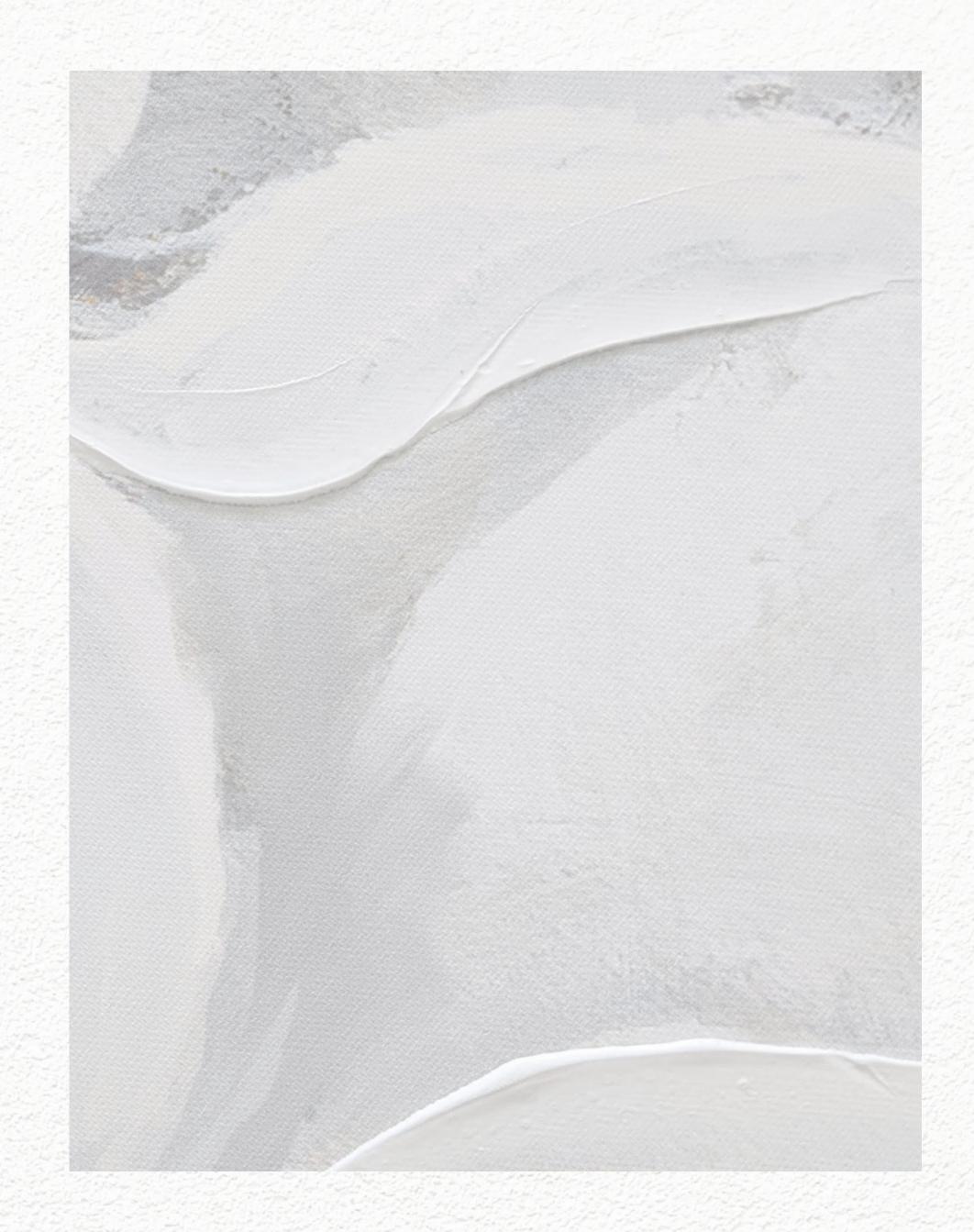


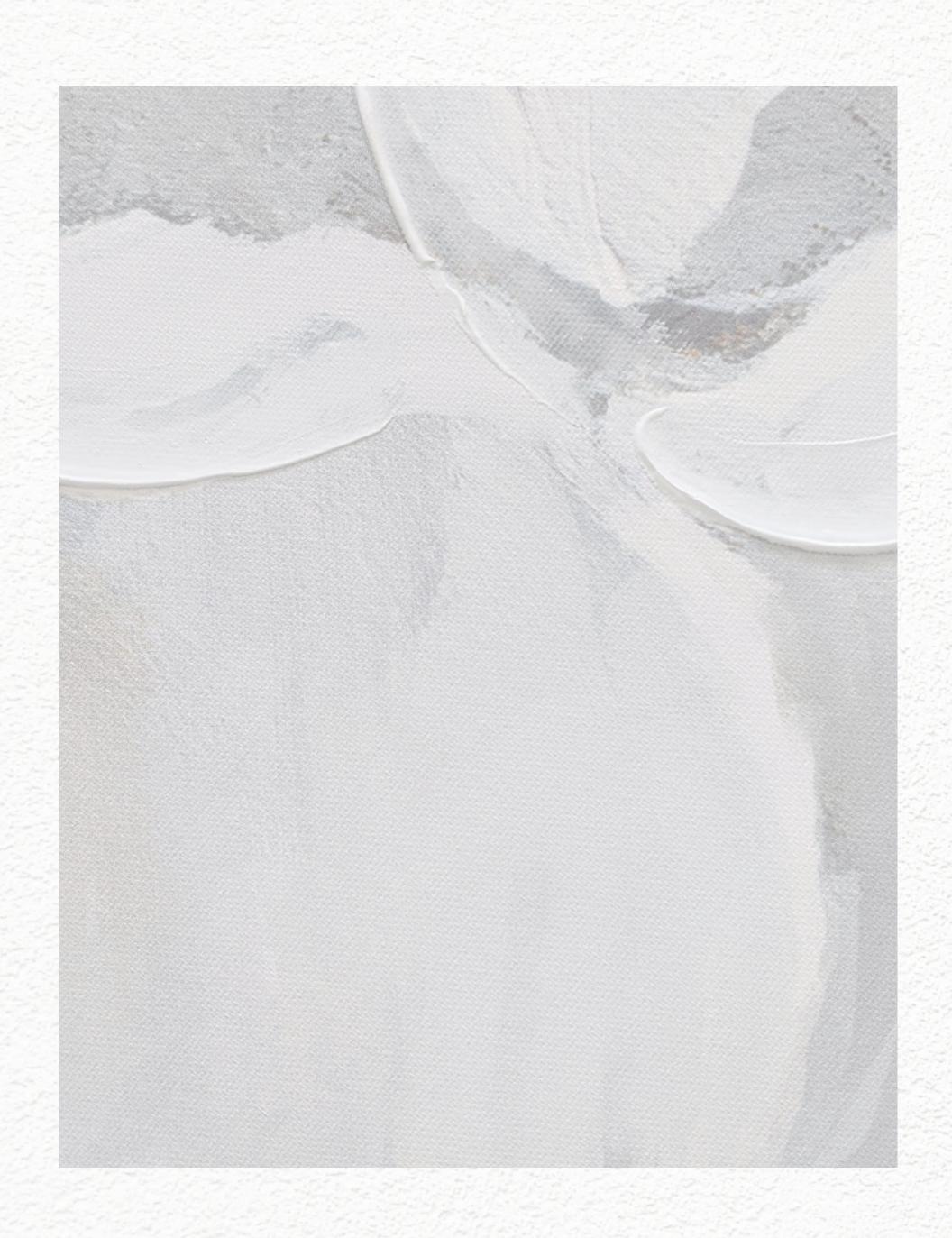
## ABOUT US

Established in 2019, The MarQ Communities has rapidly asserted its leadership in the Egyptian real estate market by delivering exceptional residential communities and commercial destinations in East Cairo, inspiring clients to experience life exquisitely. With a vast land portfolio spanning 1,300 acres, the company oversees four distinguished residential projects—The MarQ Gardens, The WaterMarQ, The MarQ Ville, and The WonderMarQ, alongside its premier commercial destination, Marquette.

## OUR VISION

To become the brand of choice through the ultimate expression of artful living — where every detail inspires and every lifestyle is elevated.





## OUR MISSION

To create and develop thoughtfully designed exclusive communities and mixed-use commercial destinations that spark imagination and set new standards for modern living and innovative business solutions, while leaving a long-lasting impact on society.

## OUR VALUES

PERSONALIZATION
IN EVERY DESIGN

IMAGINATION
IN EVERY CONCEPT

EXCELLENCE
IN EVERY DETAIL

UNITY
IN EVERY COMMUNITY

REFINEMENT
IN EVERY MOMENT

## LIVE INSPIRED

Inspiring a world of possibilities by crafting visionary spaces that empower individuals, foster community and redefine the future of living.



### ALL VILLA EXCLUSIVE COMMUNITY



1300+

ACRES



4

RESIDENTIAL COMMUNITIES



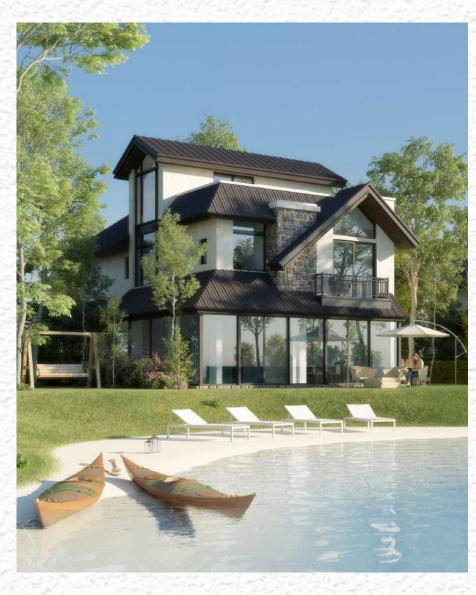
1

COMMERCIAL DESTINATION

AND MORE TO COME...

### 4 RESIDENTIAL COMMUNITIES









THE MARQ Gardens

THE Vlater MARQ

THE MARQ Ville

THE WONDER MARQ

### 1 COMMERCIAL DESTINATIONS



Marquette



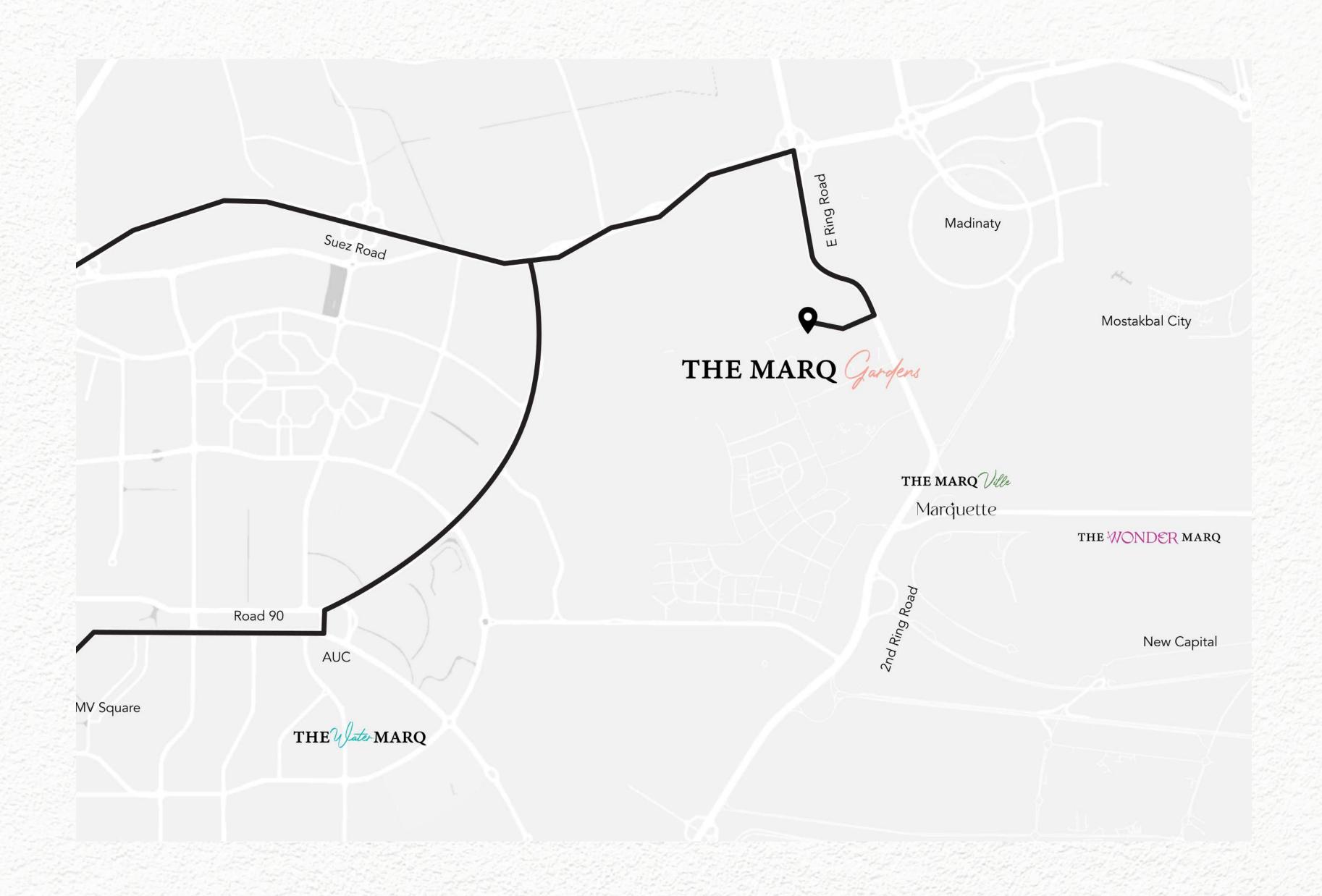


# WHERE SERENITY MEETS SOPHISTICATION

Designed to blend modern living with lush green spaces, **The MarQ Gardens** promises bold design, exceptional service, and a peaceful, nature-inspired environment.

### WHERE WE ARE

A contemporary lifestyle in the heart of New Cairo, with convenient access to Suez Road, Sokhna Capital Road, and the New Capital, along with seamless connectivity to the Ring Road and Cairo Airport.

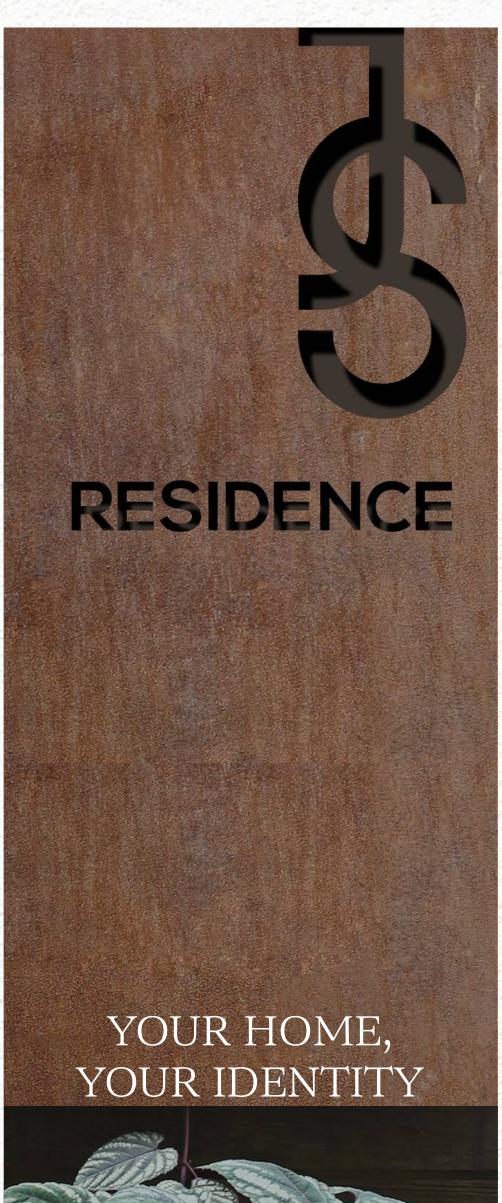


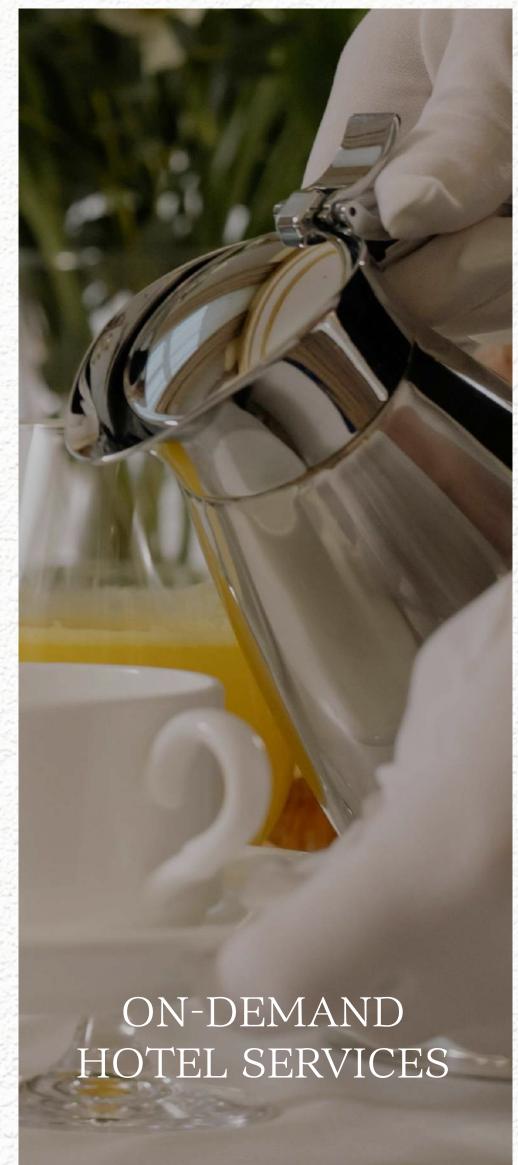


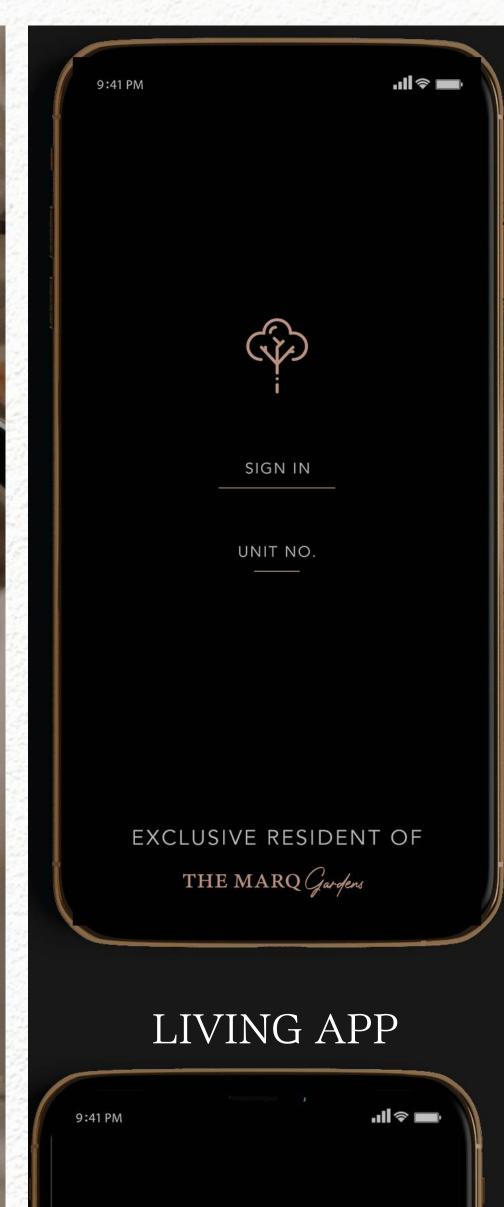
# THE MARQ GARDENS EXPERIENCE



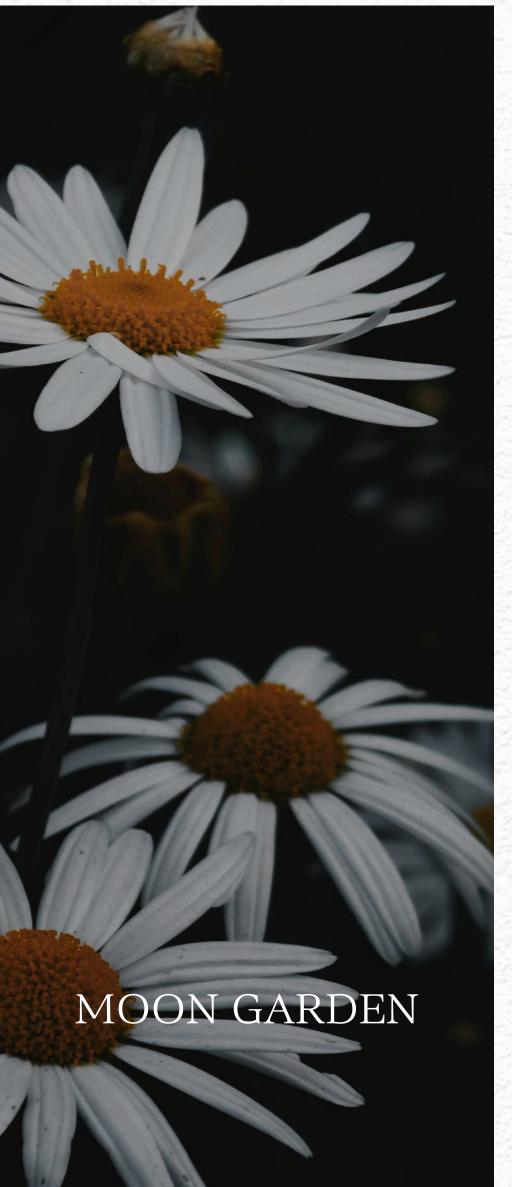


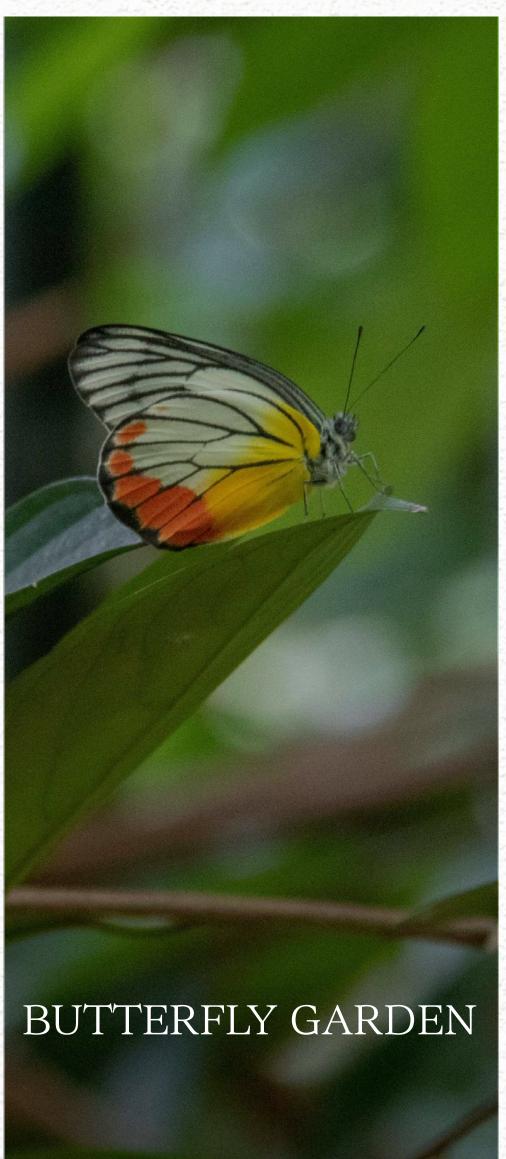


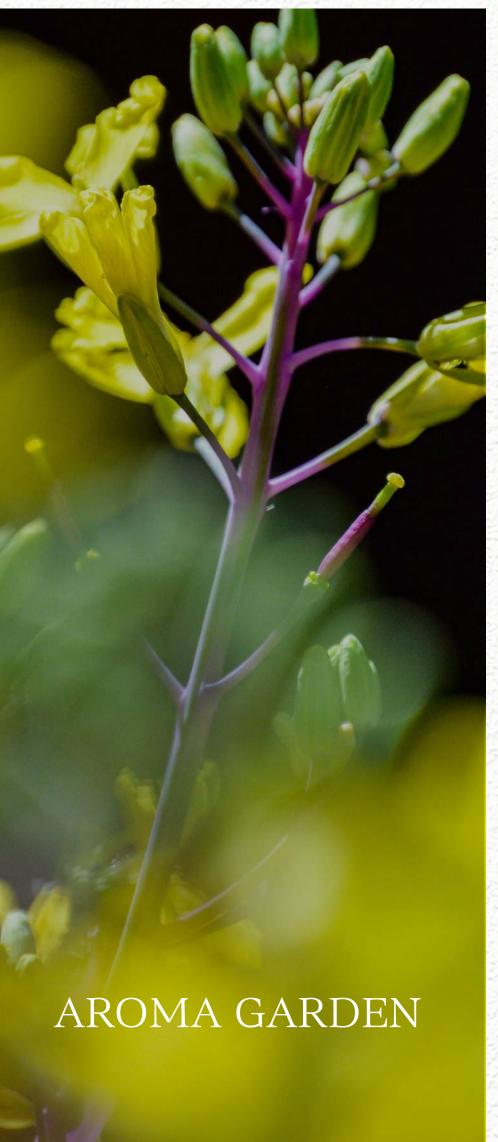


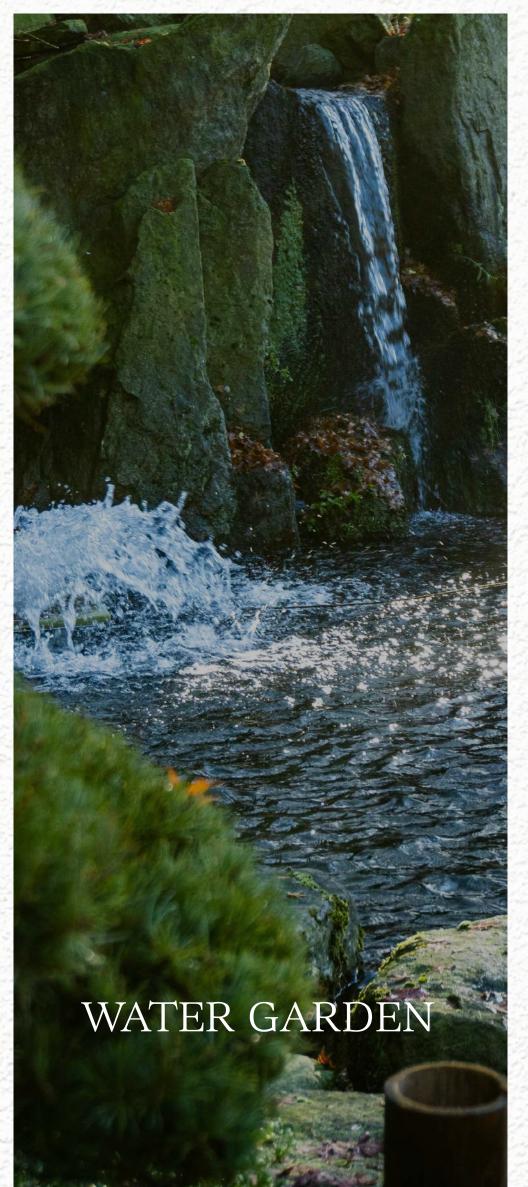


# THE MARQ GARDENS EXPERIENCE











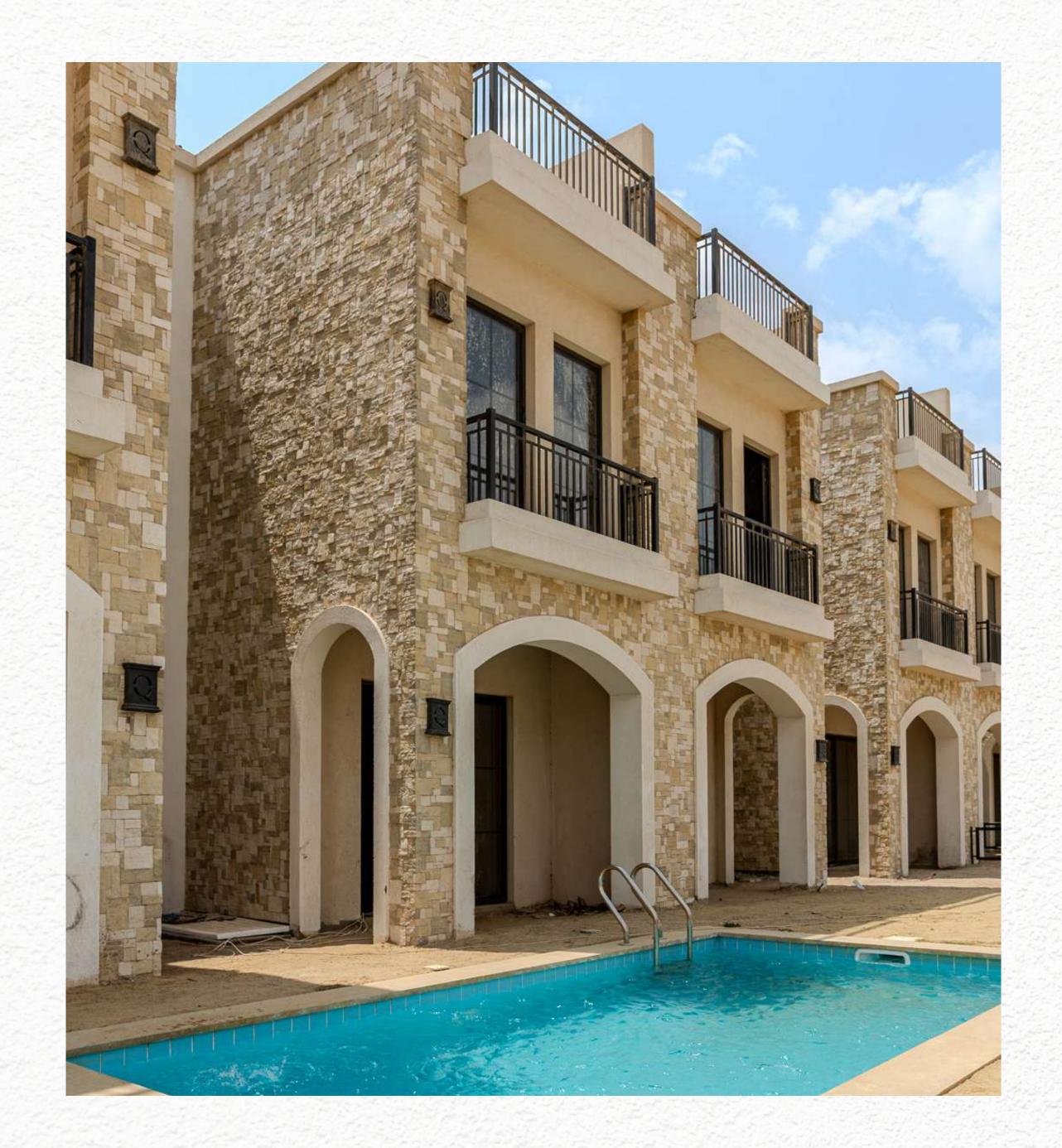


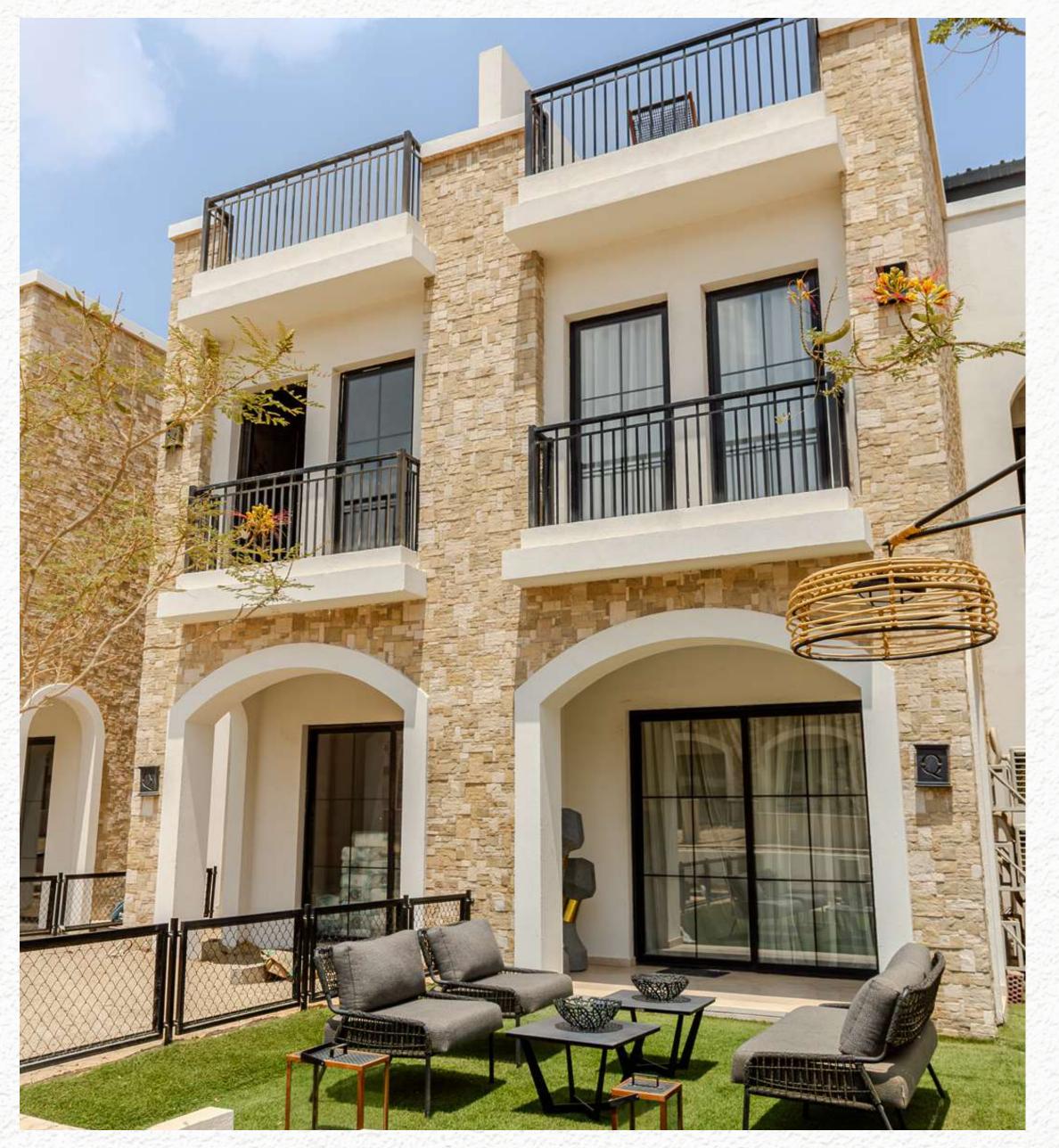
### LIFE AT THE MARQ GARDENS

The MarQ Gardens delivery represents a major milestone as the first living community by The MarQ Communities. The phased delivery, beginning with 'The Water Valley' sets a solid foundation for the development of future communities.











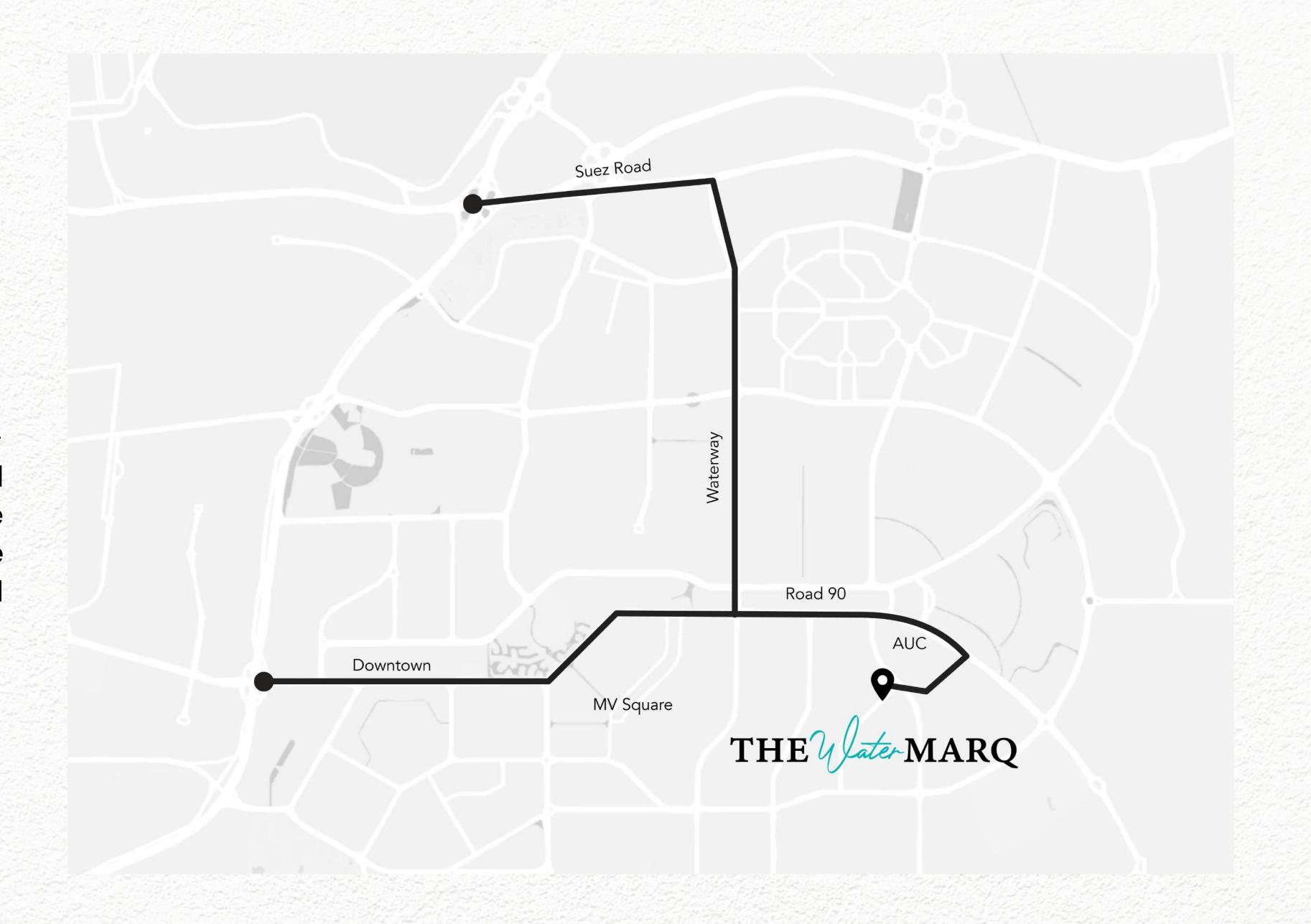


# LAGOON LIVING AT ITS FINEST

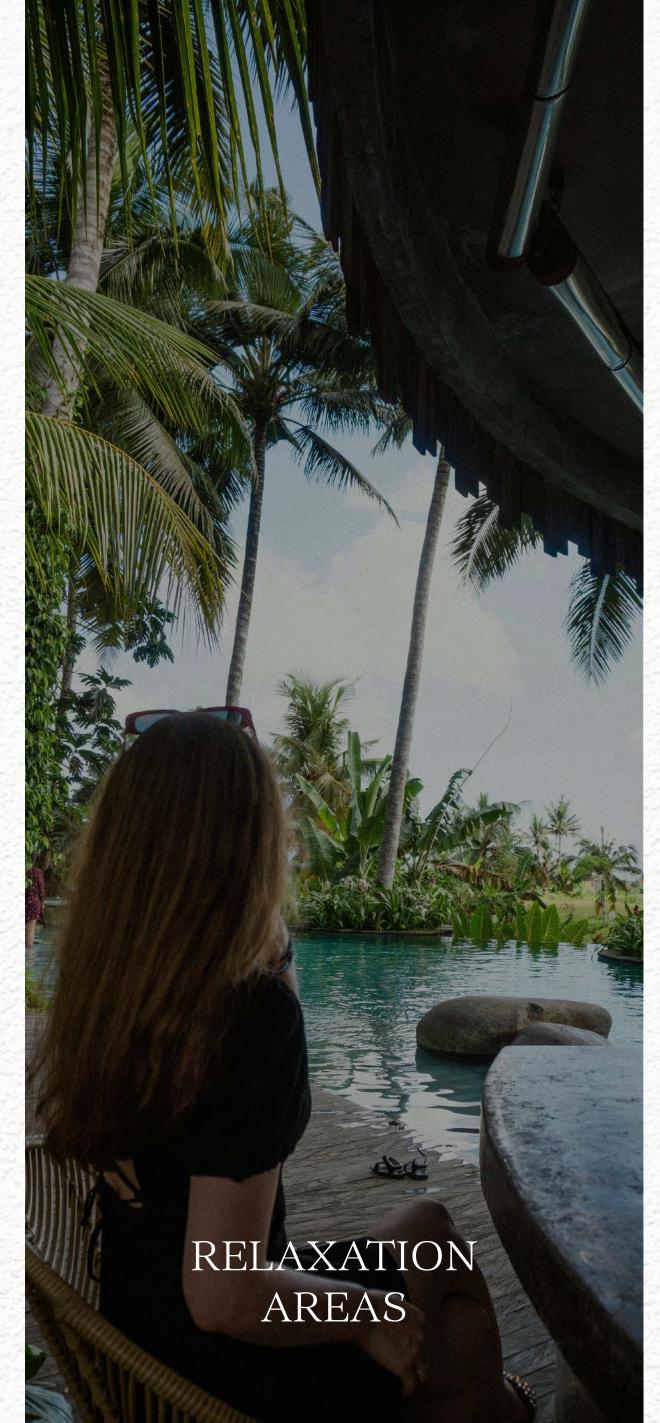
The WaterMarQ features lagoon-front villas that embrace open horizons, offering tranquility and breathtaking sunset views. Each villa is surrounded by water, creating a seamless blend of architecture and nature. A first-of-its-kind community in Egypt, where kayaks are not just for leisure – they are 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.

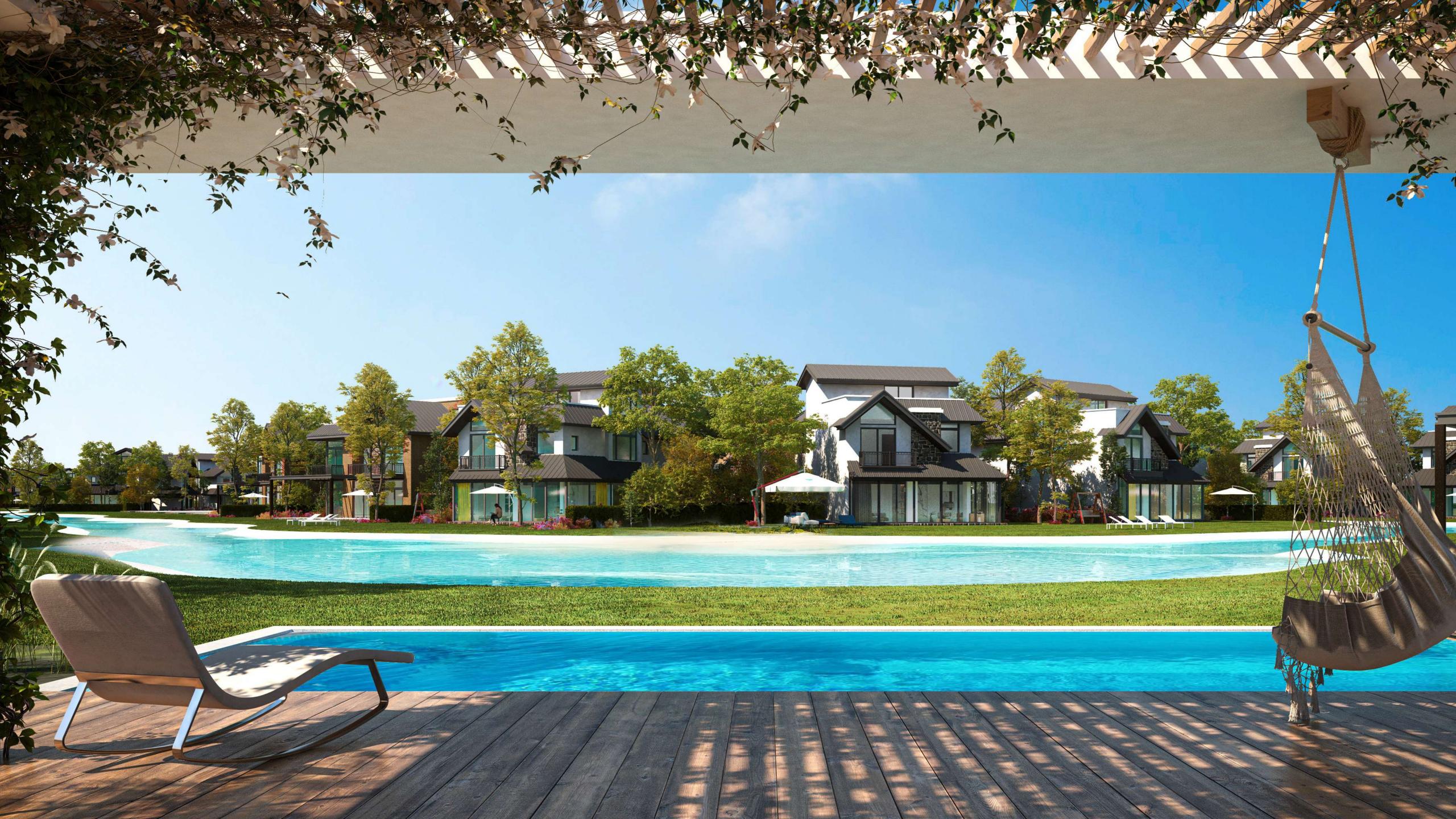














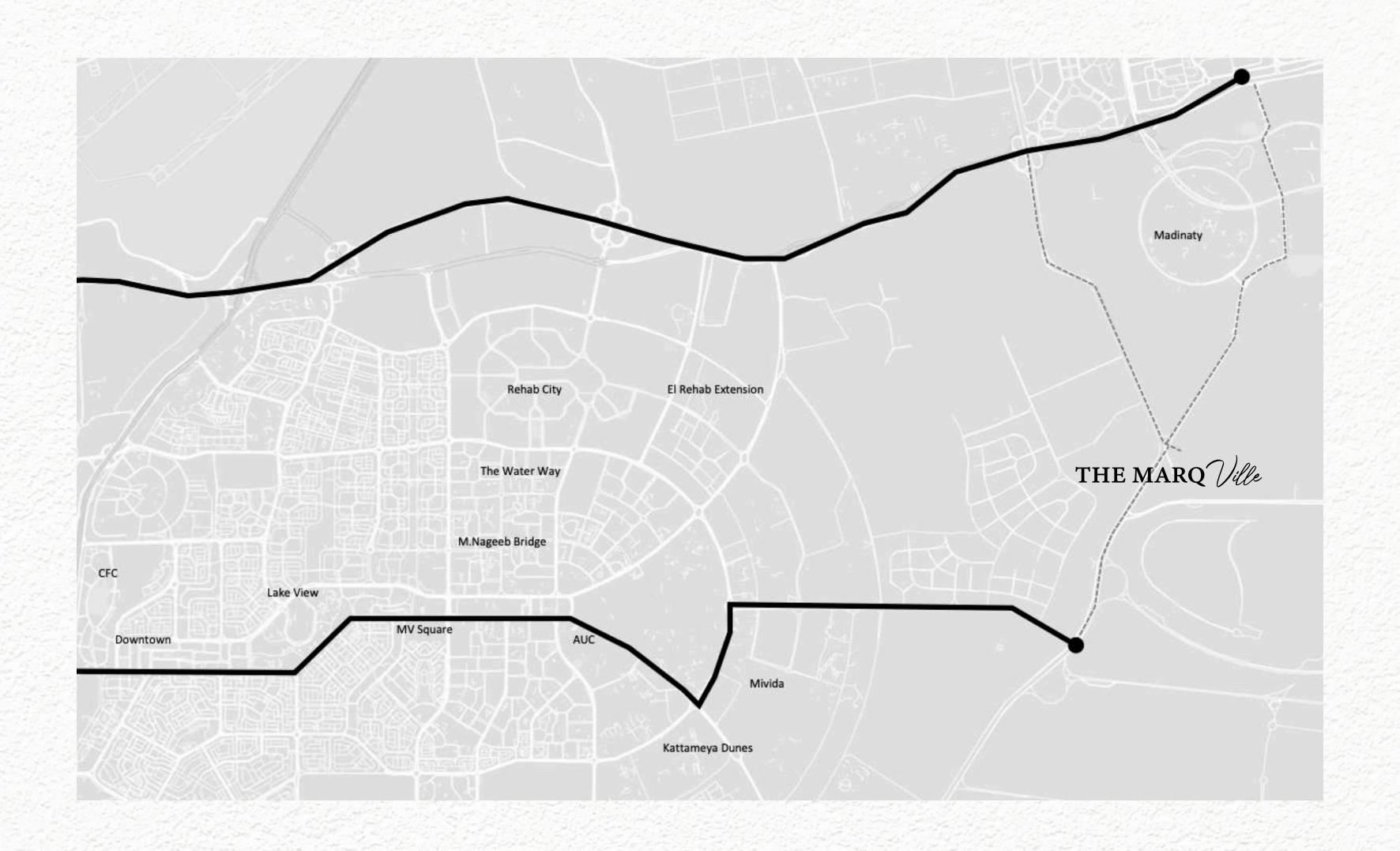


# THE ART OF LIVING WITH NATURE

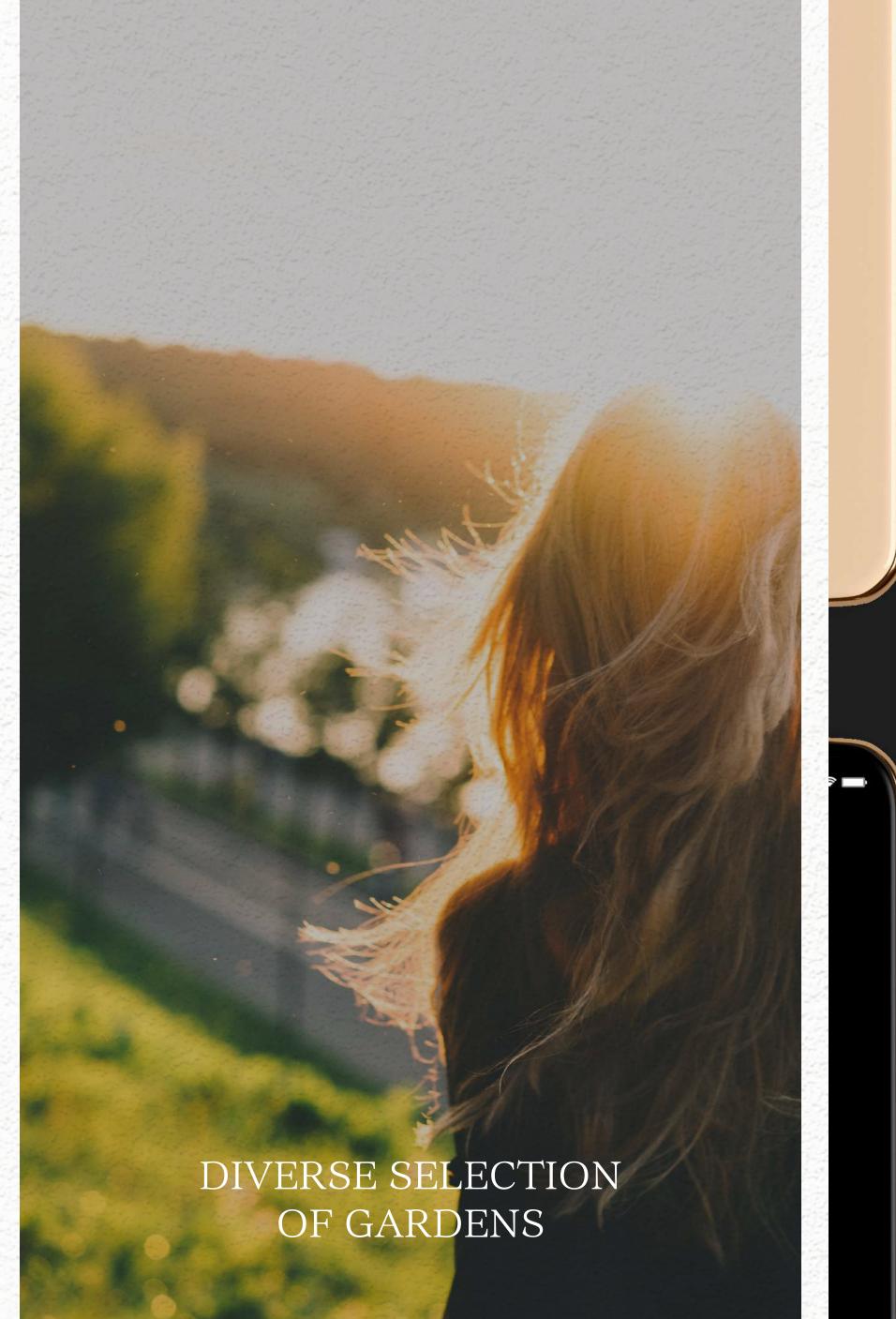
At **The MarQ Ville**, every detail is thoughtfully crafted to elevate life through nature. Our themed garden spaces are more than mere landscapes—they are immersive experiences where elegance seamlessly blends with lush greenery.

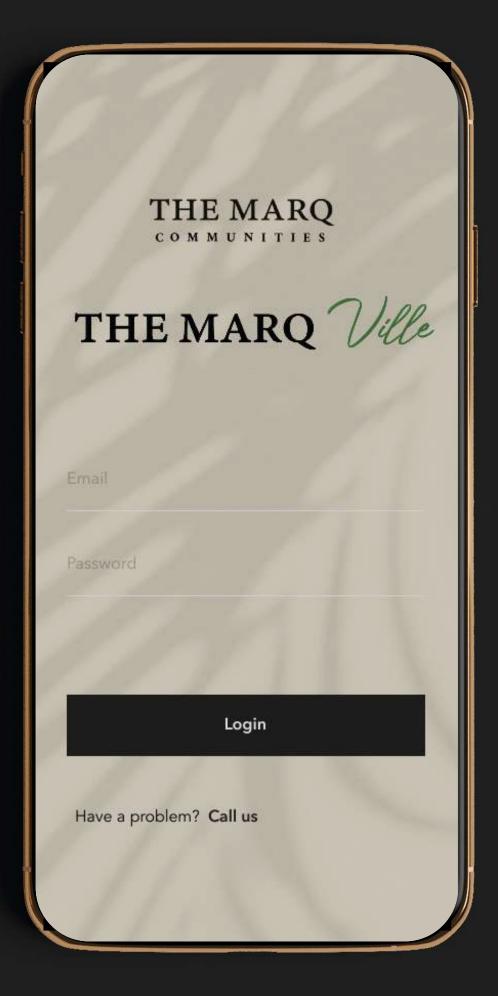
#### WHERE WE ARE

Located in a strategic location in Mostakbal City, **The MarQ Ville** is close to Madinaty, Rehab and The New Capital. You can reach it through the Suez Road, and St. 90









LIVING APP

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### A CITY OF FESTIVITIES

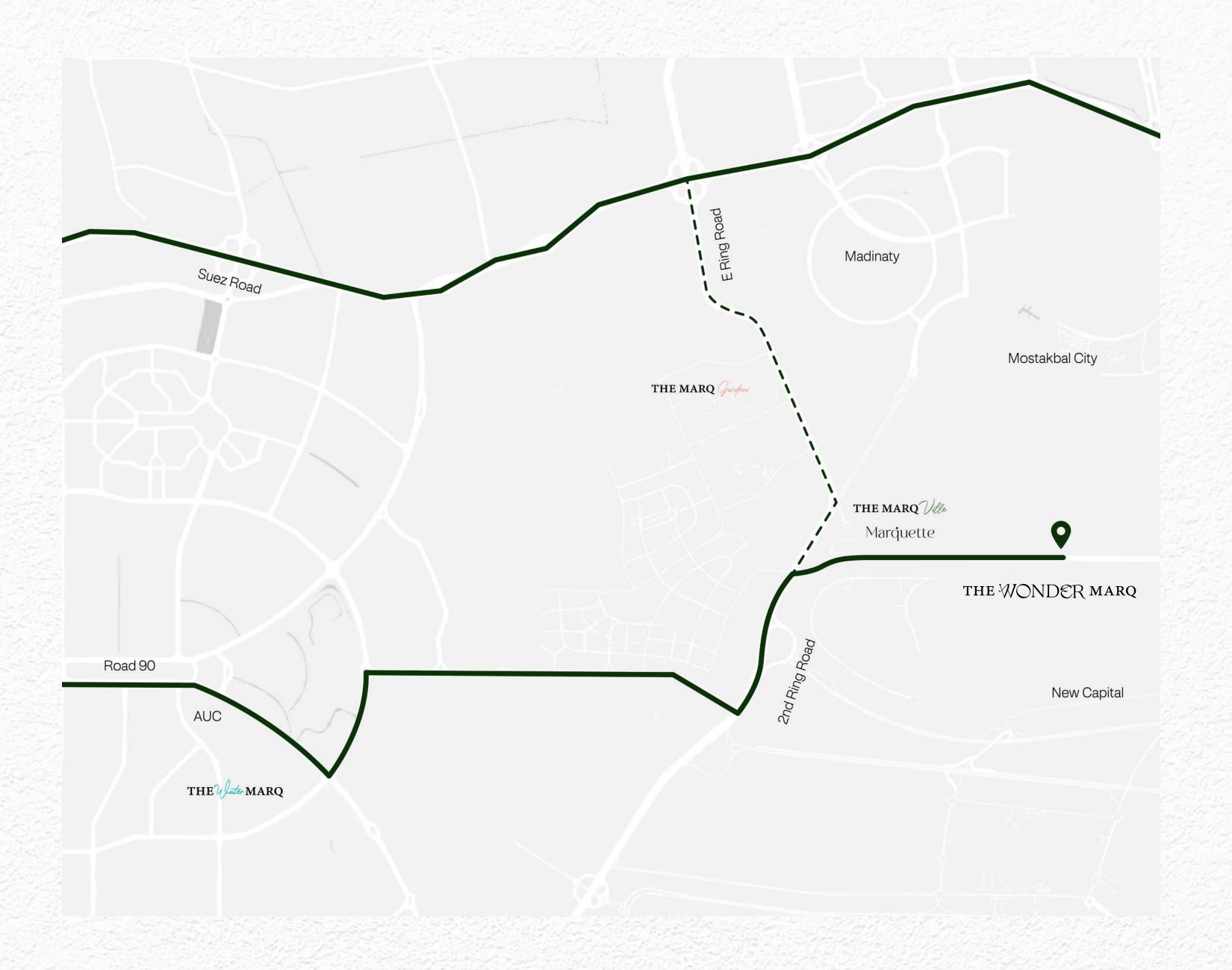
The WonderMarQ is envisioned as a city of festivities, wonders, and delights—where every moment brings a new experience and a truly one-of-a-kind lifestyle.

The residential neighborhood is thoughtfully divided into distinct zones, each with its own unique architectural style and curated amenities: Streams, Forest, and Lakes.

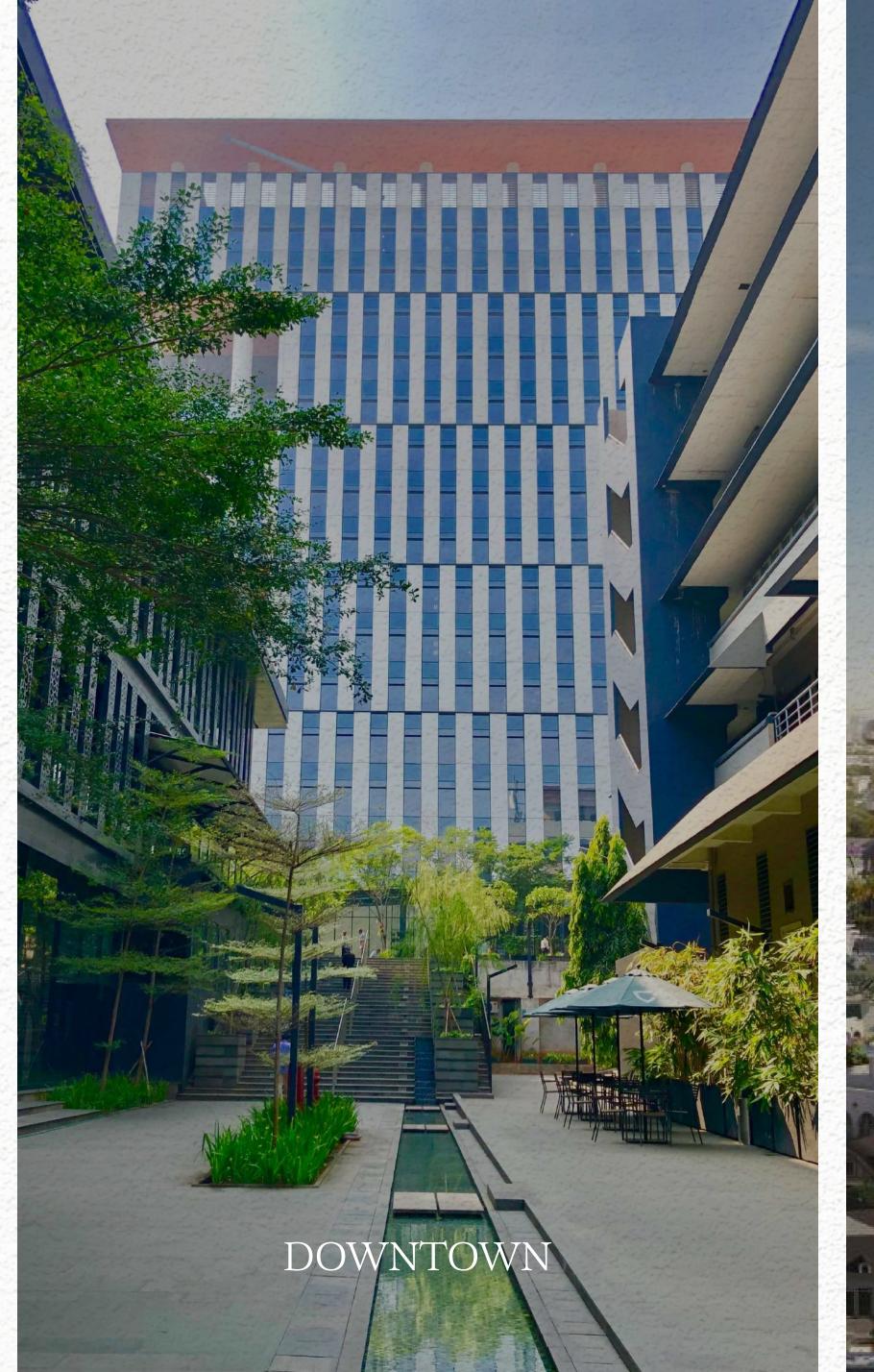


#### WHERE WE ARE

Located in the heart of Mostakbal City, The WonderMarQ aims to create a community within a community, offering both connection and distinction in one of Cairo's most sought-after neighborhoods.















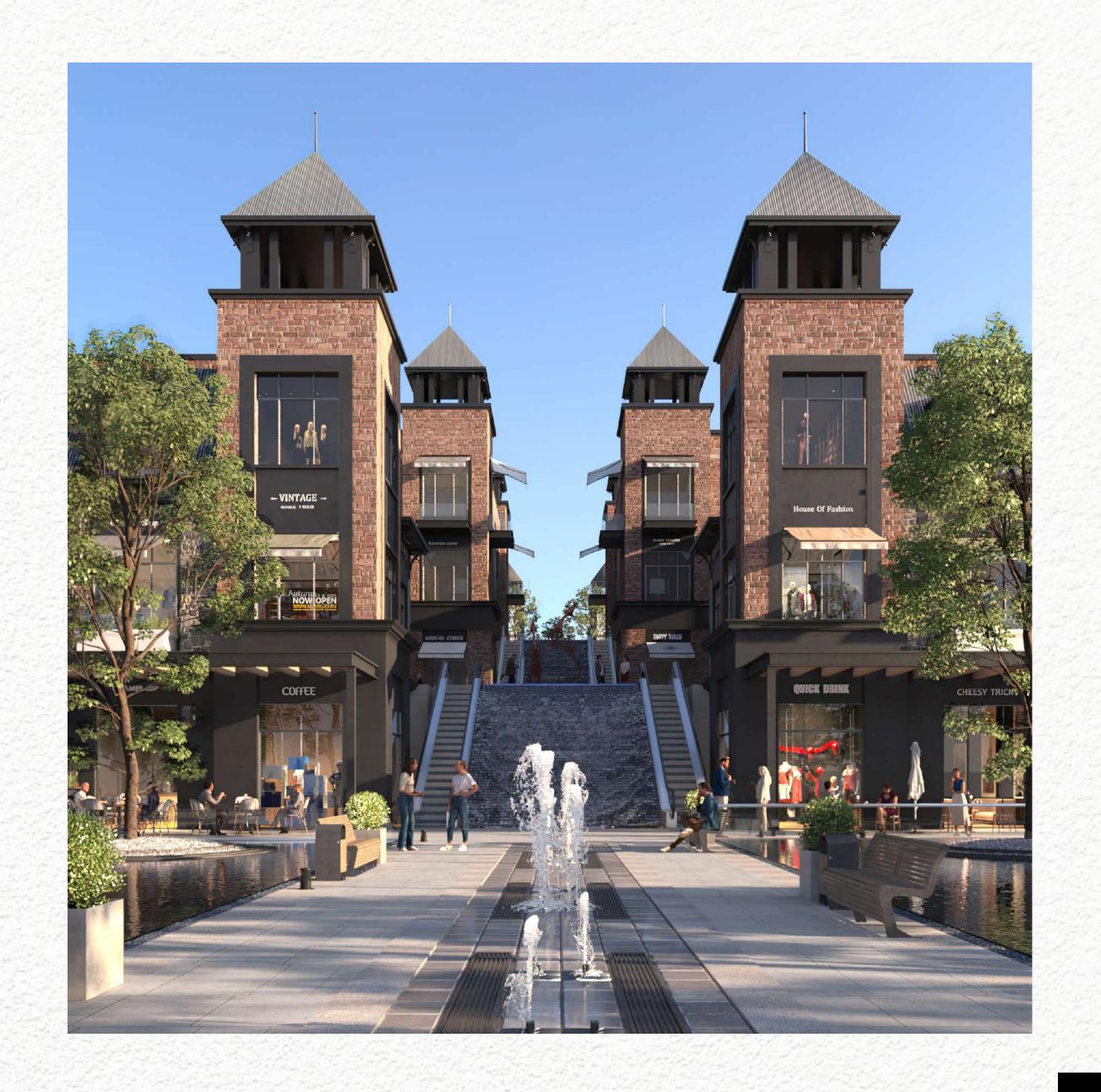






## ONE DESTINATION, INFINITE EXPERIENCES

With unparalleled design aesthetics, featuring excellence in luxury and practicality, **Marquette** sets a new standard for commercial destinations. It was envisioned to be a multi-level open space that lies on an area of 52,000 sqm and has a built-up area of 45,000 sqm. It consists of 12 buildings with an underground parking, two ground floors and a first floor.









#### LOCATION

Ideally located right next to Mostakbal City entrance, and close to East Cairo's vibrant spots; Madinaty, AUC and the New Administrative Capital, this perfect location sparks your desire to explore and move around.



1 MINUTE
TO MADINATY



**30 MINUTES**TO RING ROAD



15 MINUTES
TO NEW CAIRO
GOLDEN SQUARE



10 MINUTES
TO THE NEW
ADMINISTRATIVE CAPITAL



35 MINUTES
TO CAIRO INTERNATIONAL
AIRPORT





#### FACILITIES & AMENITIES

Marquette has been strategically planned to meet all your needs in one coherent environment. Whether you're looking for a beautifully - designed workplace with an advanced architectural layout, a practically - designed clinic, or a convenient area with various facilities for shopping and dining, Marquette got you covered.





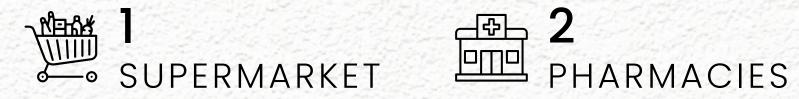


















EXPERIENCE

Marquette

No matter what you are here for, Marquette has been designed to create a matchless experience for you.

ParQ Avenue

Central Avenue

WorQ Avenue









#### PARQ AVENUE -A TASTE TO RELISH

ParQ Avenue offers a wide variety of dining outlets, featuring local and international cuisines, as well as cafés. You will have every opportunity to savor the flavors you love in a distinctive atmosphere, indoors or outdoors, whatever your mood calls for.







#### CENTRAL AVENUE -A SHOPPER'S PARADISE

Avenue, with a wide range of leasable retail shops, ranging from world-class international luxury brands to local boutiques.

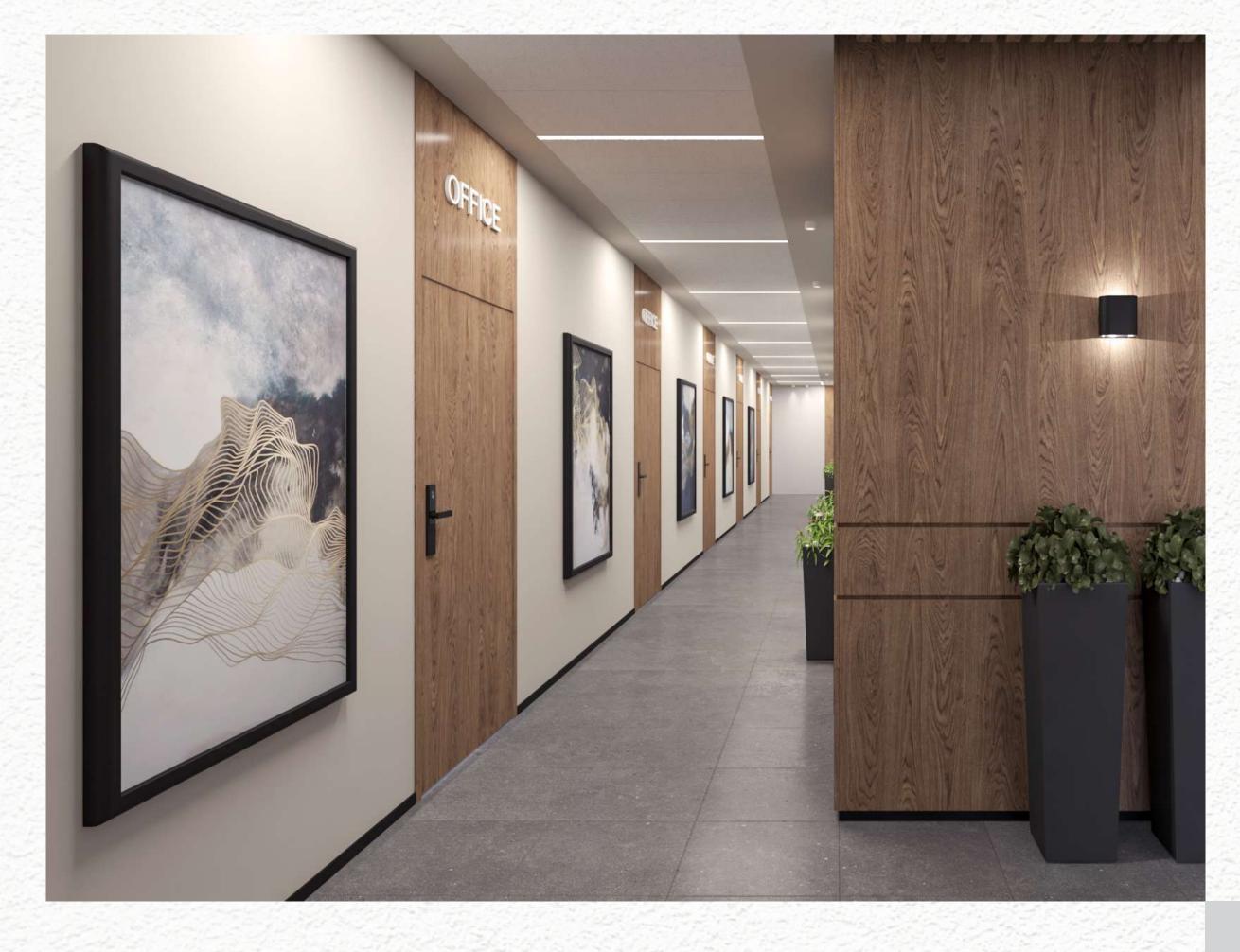












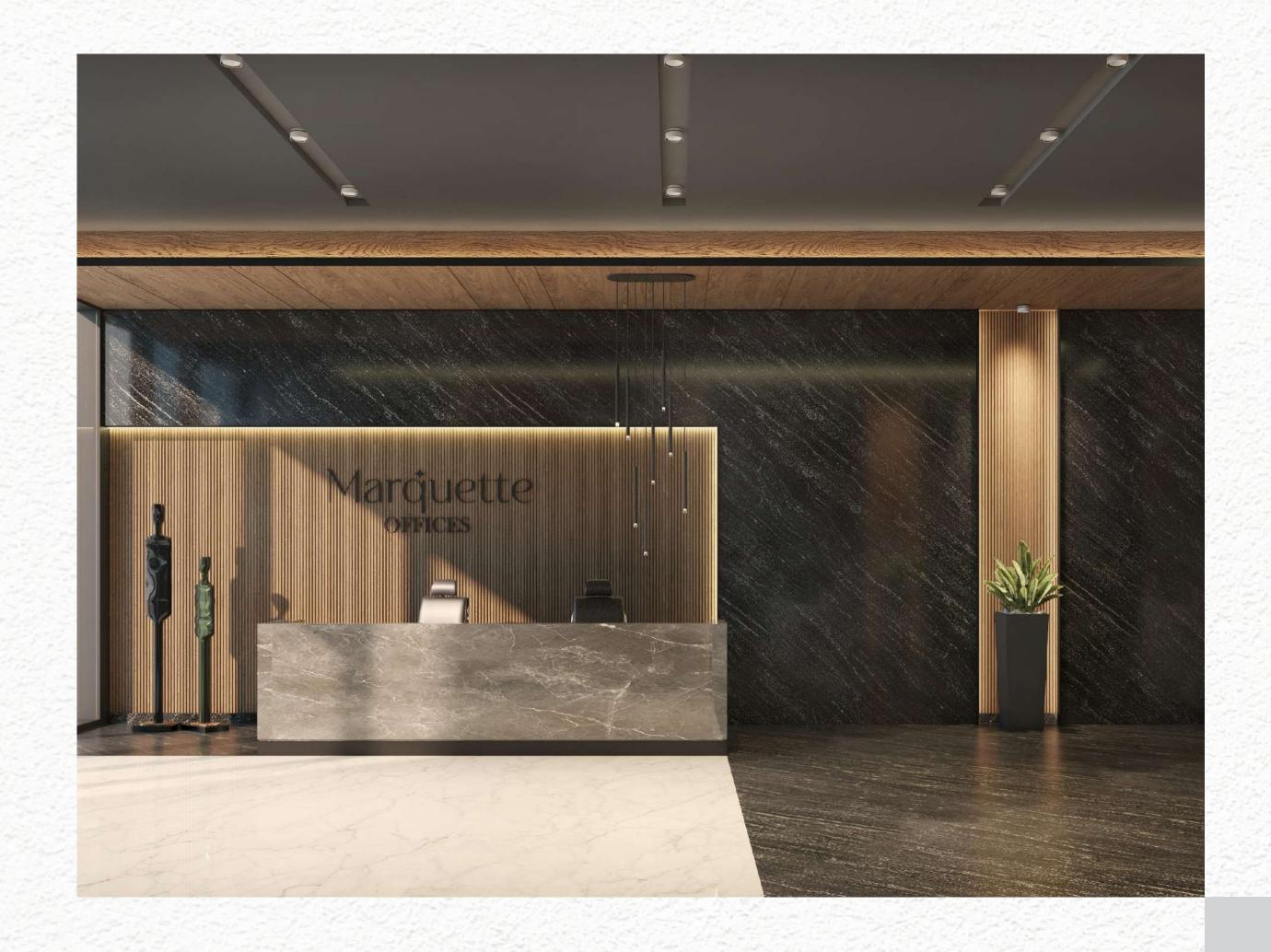
OFFICES

Introducing our new concepts; **WorQLoft** and **WorQPod**, Marquette offers various styles and sizes of contemporary office spaces to meet different business needs.



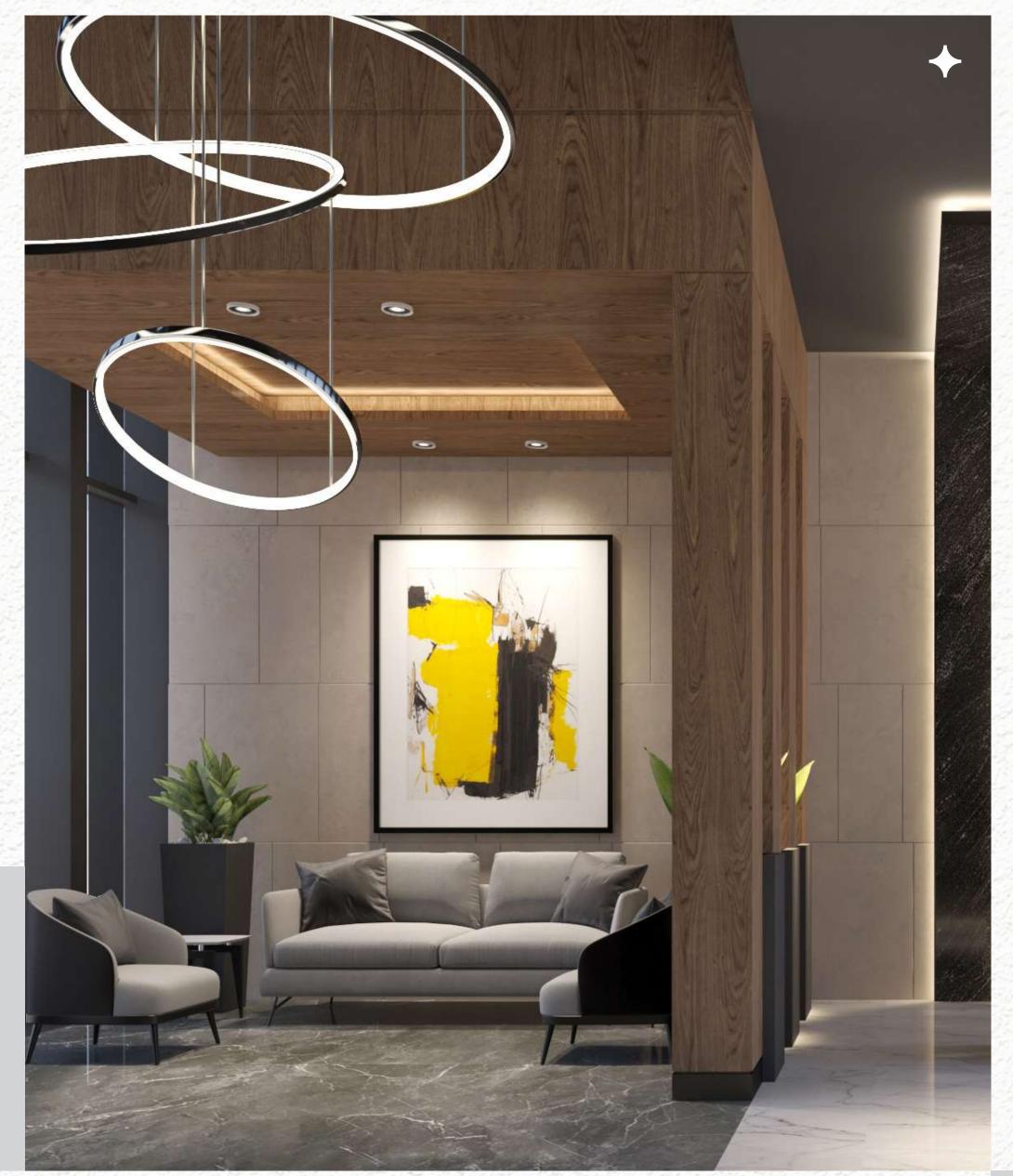




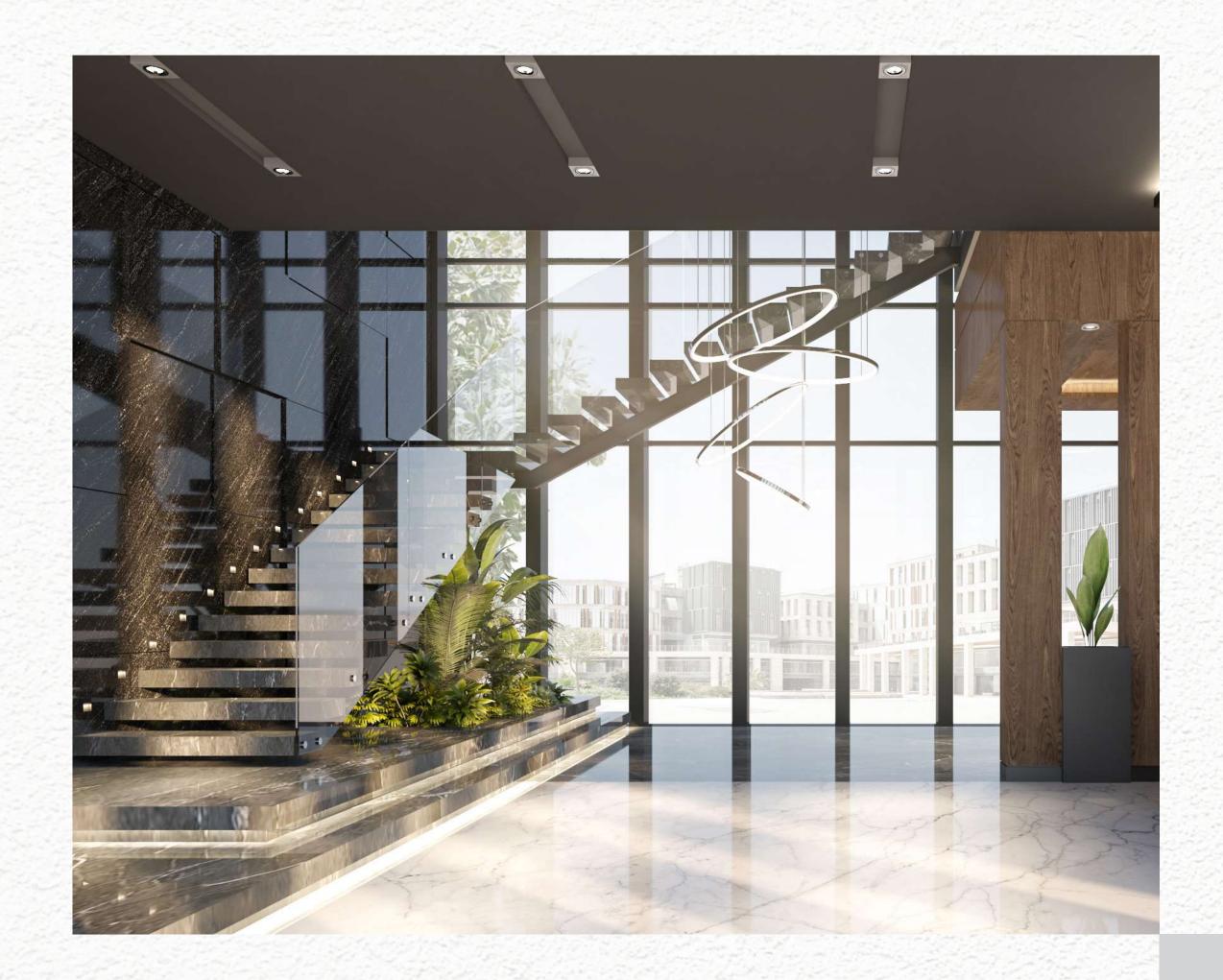


#### WORQPOD

Multi-sized smart offices that cater to various business needs, featuring a spacious lobby, shared restrooms, and the flexibility to customize the finishing according to your preferences.

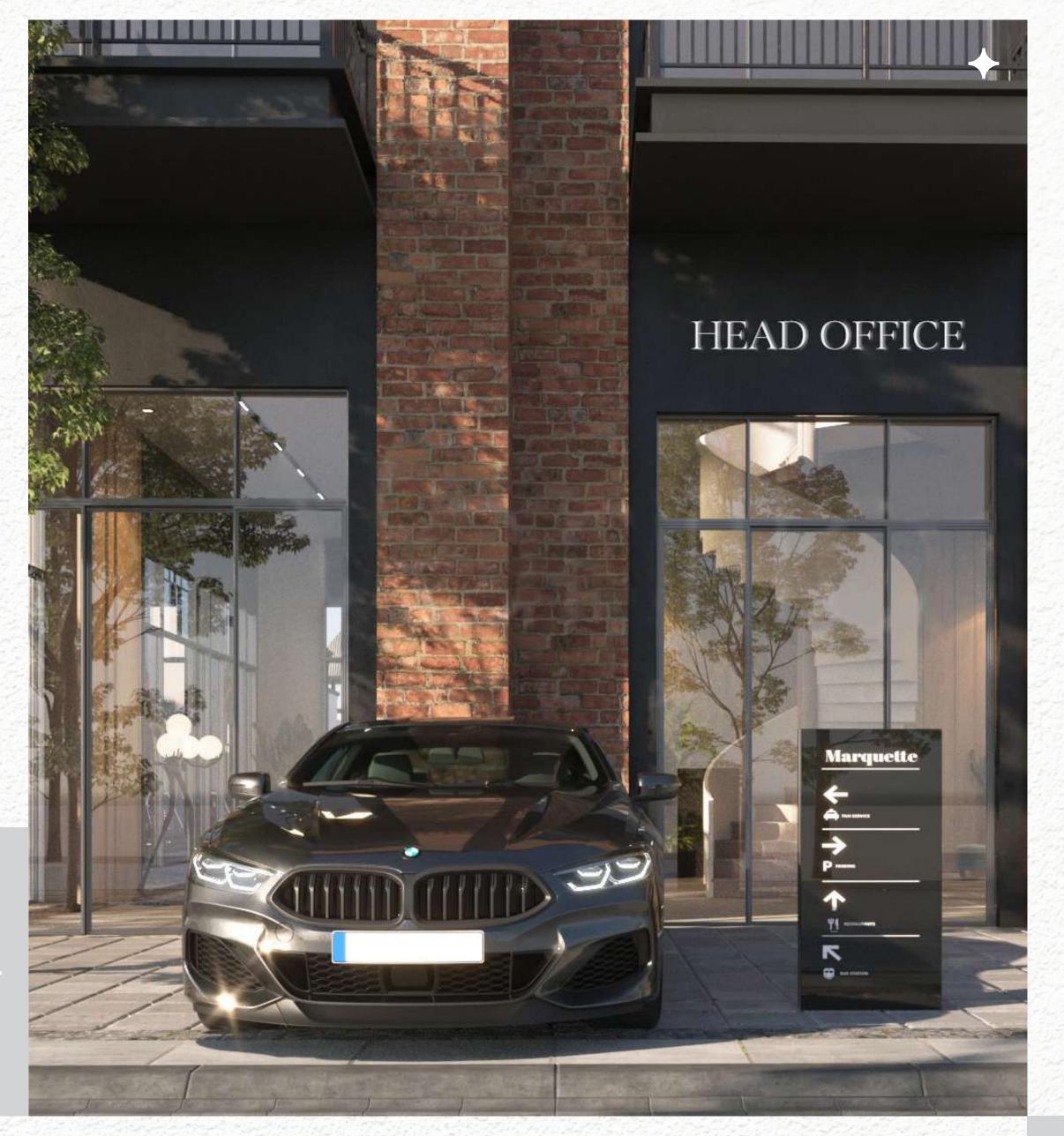






#### WORQLOFT

A premium two - storey office building with a private entrance, personalised signage and a private driveway. This exceptional space combines functionality with elegance, providing an ideal environment for your business to thrive.

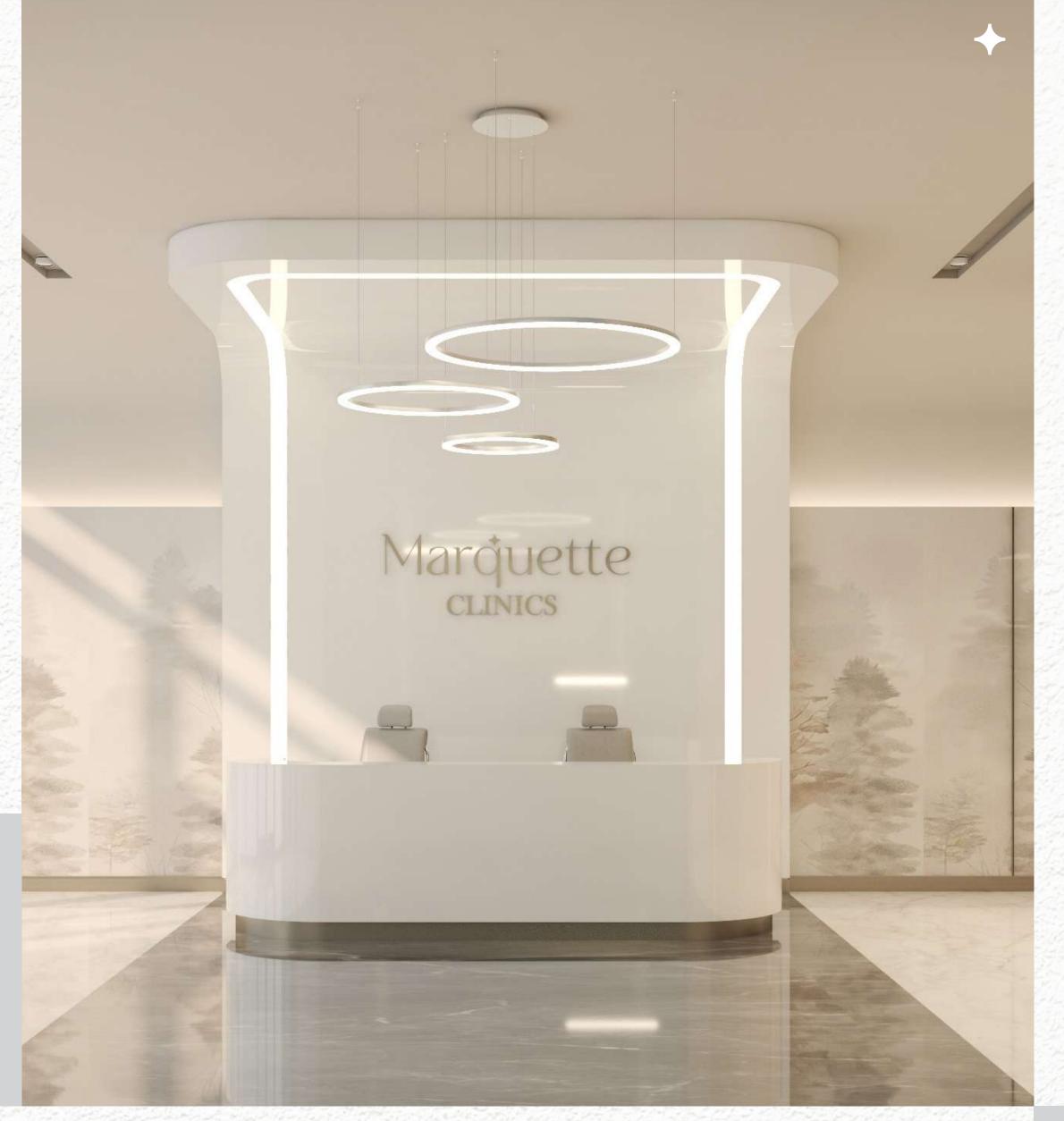






#### CLINICS

To enhance convenience and accessibility, our complex features leased clinics that provide essential medical and wellness services right at your fingertips. We're dedicated to ensuring clients have everything they need for their well-being.







# OUR DESIGN PHILOSOPHY

### At The MarQ Communities, we seamlessly blend timeless elegance with modern luxury.

Each home features pitched roofs and expansive Georgian windows that flood interiors with natural light, creating a warm and inviting atmosphere.

The facades combine rustic stonework with refined, high-quality natural materials, complemented by a soft, harmonious color palette—offering the charm of classic homes while embracing contemporary style.

Thoughtful design elements such as balconies, prominent chimneys, and ambient exterior lighting add layers of sophistication and comfort to every residence.



# LEADERSHIP TEAM



AMR BADR

CHAIRMAN

& CEO



MOSTAFA BADR
BOARD MEMBER



MOSTAFA EL-ASSAL

DEPUTY CEO

& BOARD MEMBER



OMAR LASHEEN

DEPUTY CEO
& BOARD MEMBER

## OUR PARTNERS































