

THE MARQ
COMMUNITIES

THE WONDER MARQ



FOREST SALES KIT



THE MARQ

COMMUNITIES

INTRO

The MarQ Communities has taken New Cairo by storm in the last few years by creating several ground breaking projects that cater to those who like to live out of the ordinary.



From The MarQ Gardens and The WaterMarQ to The MarQVille and The **WonderMarQ**, we have created communities that are exclusive, dreamy and dedicated to congenial living.



OUR RESIDENTIAL COMMUNITIES



THE MARQ *Gardens*



THE *Water* MARQ



THE MARQ *Ville*

WONDER
MARQ
THE
DER
! .



INTRODUCING
WONDER TO
NEW CAIRO



OUR STORY



The **WonderMarQ** is designed to be a city of festivities, wonders and delights where you get to experience a different and one of a kind lifestyle. Fascination is the key feeling you'll get when wandering around one of the most magical and aesthetic places.



WHERE WE ARE



Located in New Cairo; one of the most dynamic and lively zones at the heart of Cairo. By choosing this location, we aimed at creating a community within a community.

OUR NEIGHBORHOOD



The residential neighborhood at The **WonderMarQ** is designed to be divided into different zones with unique architectural style and amenities. Several zones are designed to hold walking lanes instead of streets and therefore minimize pollution and the overcrowding of cars while allowing peaceful walks among the vast green areas.



AMENITIES

WATER CANALS

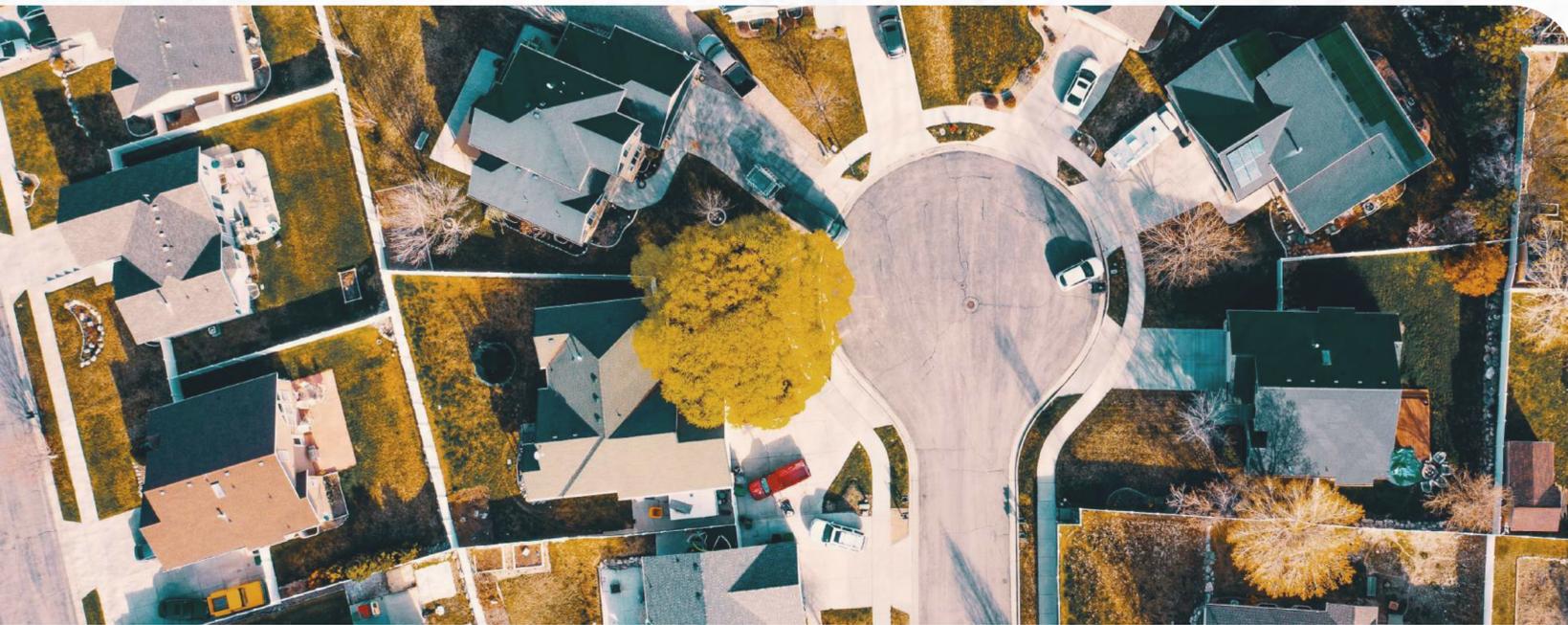
The MarQ Communities focuses on the natural assets of its communities and that's why in The **Wonder**MarQ, a great emphasis is put on the water features with several canals traversing through the project. The canals are designed to inspire the feelings of calmness and tranquility.



AMENITIES

DOWNTOWN

A comprehensive area designed to be the biggest Downtown encompassing a vast variety of activities and amenities.



The Downtown of The **WonderMarQ** holds a diversity of retail shops, a fully-equipped medical complex and 2 schools.

Co-working spaces with multipurpose uses are one of the many features of The Downtown as they are designed to accommodate many tenants.



WONDER eye



The Wonder Eye is the embellishment of The **WonderMarQ** and final piece of the puzzle that is connecting both the artistic and entertainment sides together. A Ferris wheel that will transcend your experience at The **WonderMarQ** and take it to the next level.

NEIGHBORHOOD DESIGN



NEIGHBORHOOD PHASING



◆ DOWNTOWN

◆ STREAMS

◆ LAKES

◆ FOREST

◆ NEW NEIGHBORHOOD

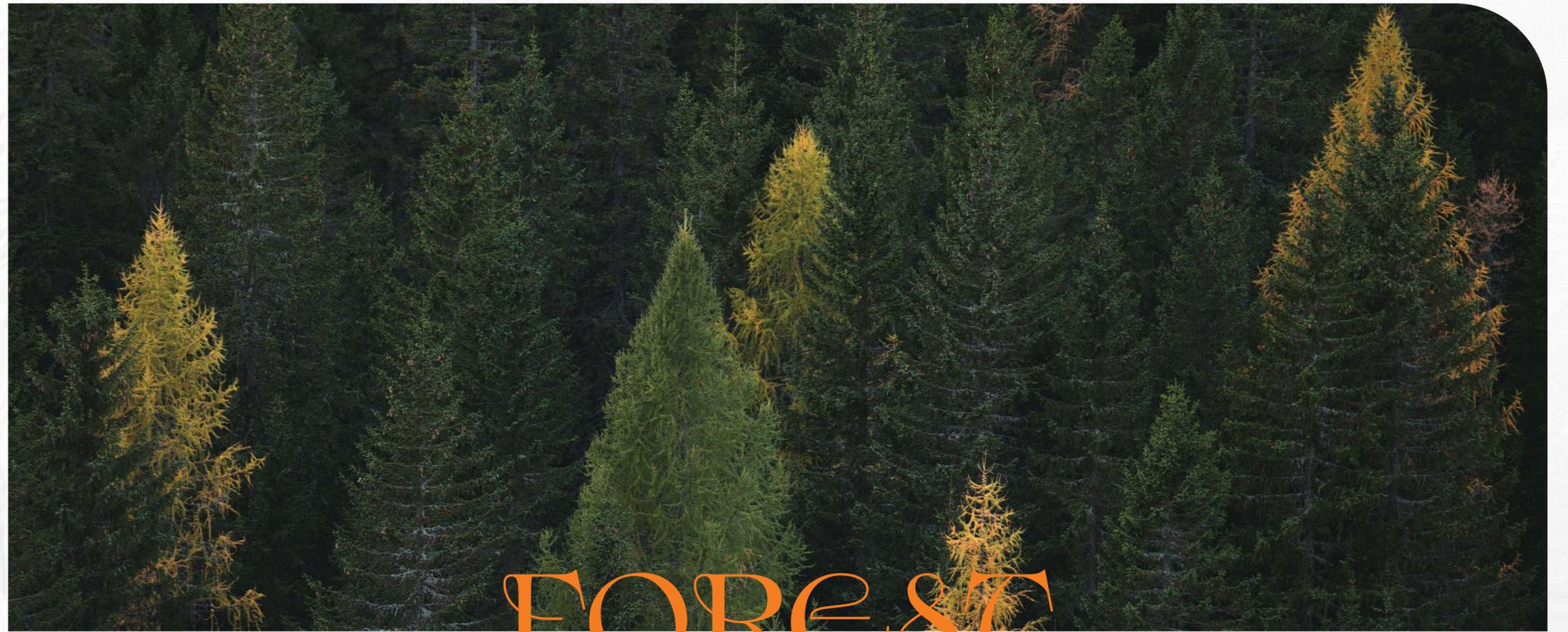
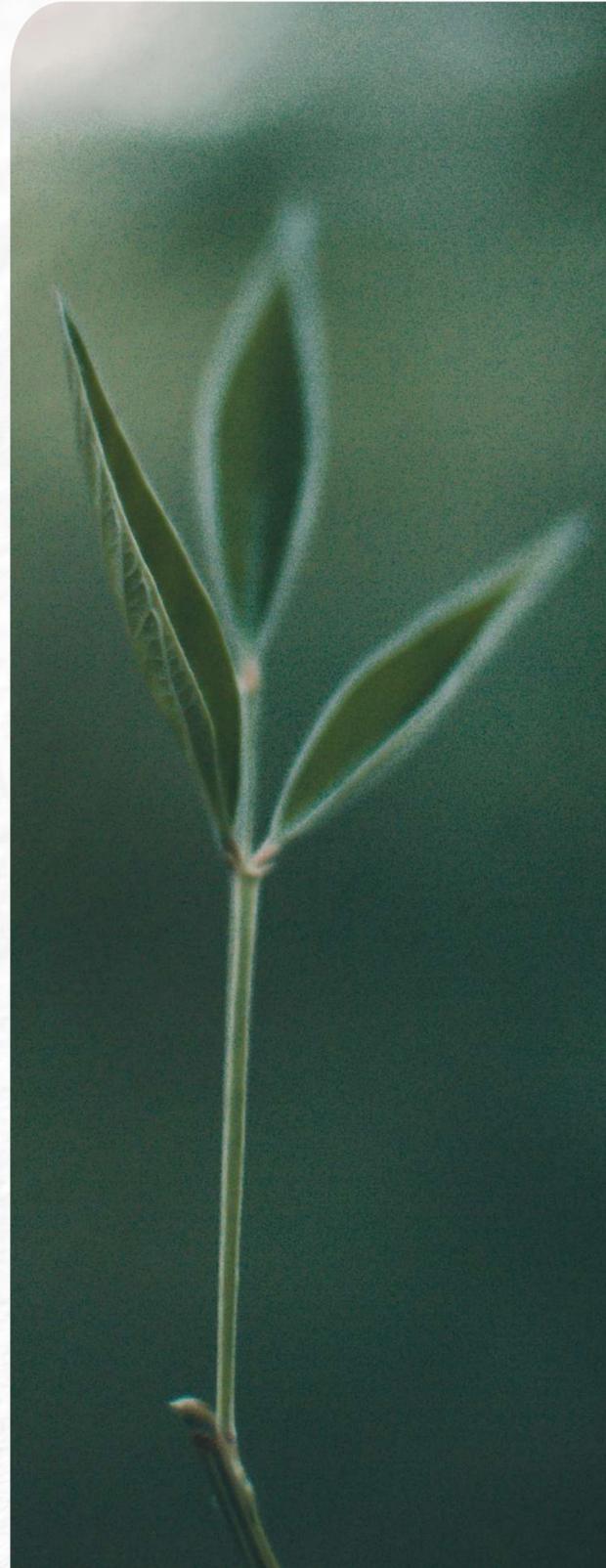
THE MARQ
COMMUNITIES

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



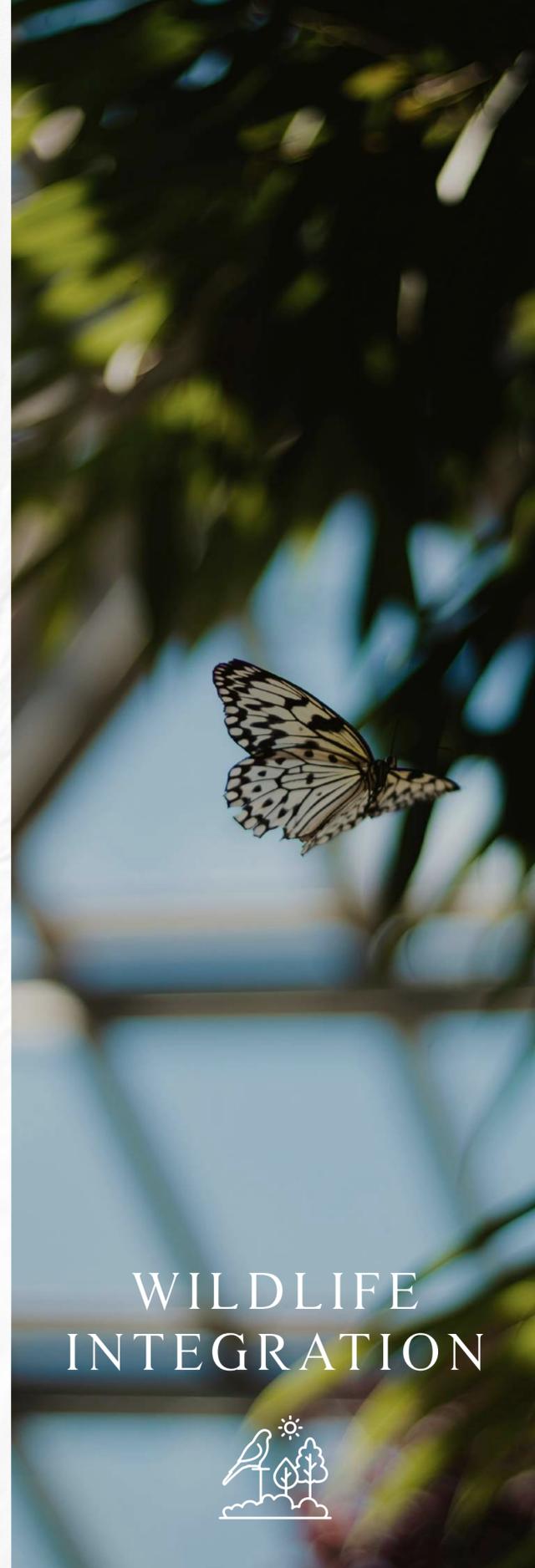
NATURE



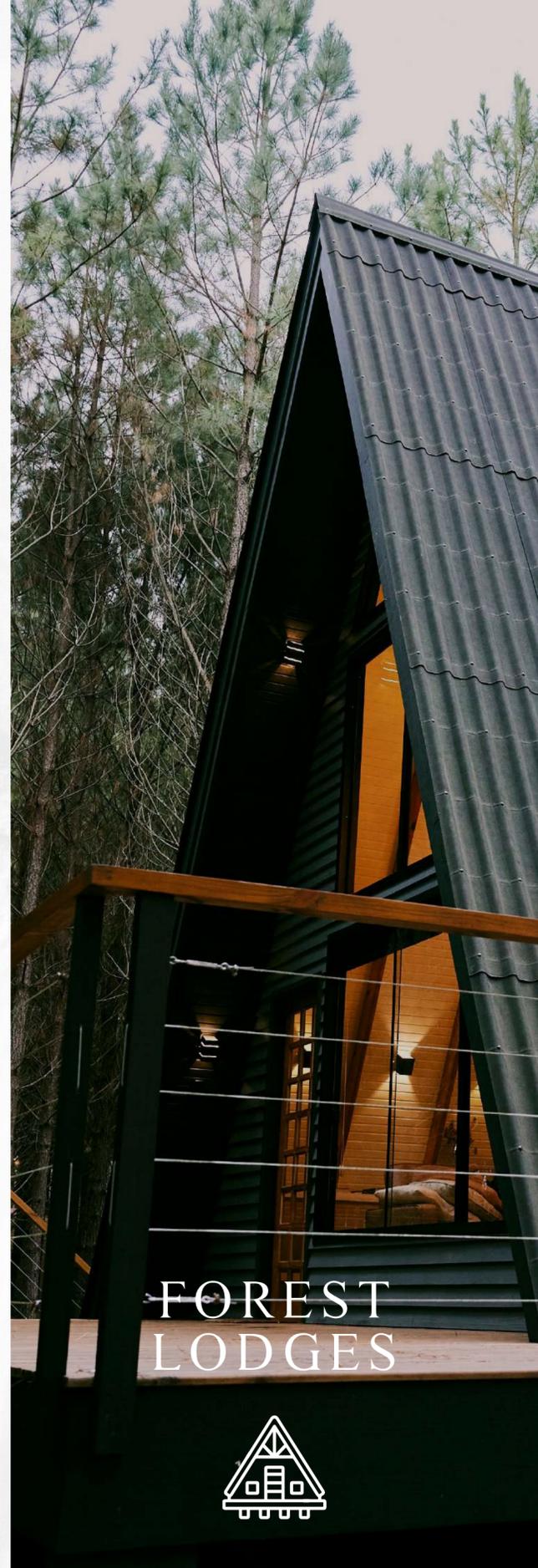
COMMUNITY



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

◆ WILDLIFE INTEGRATION



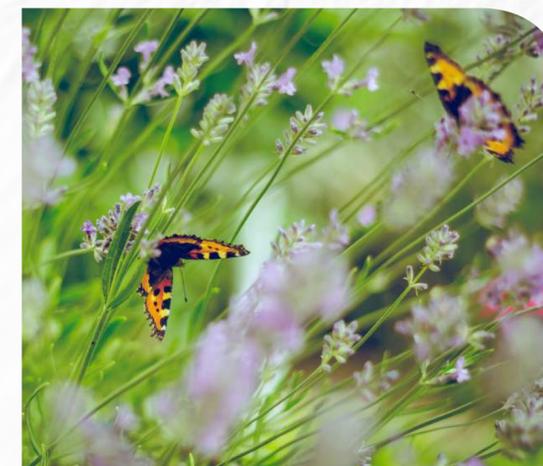
BIRDHOUSES
AND FEEDERS



FISH PONDS



NIGHTTIME STROLL



BUTTERFLY GARDENS

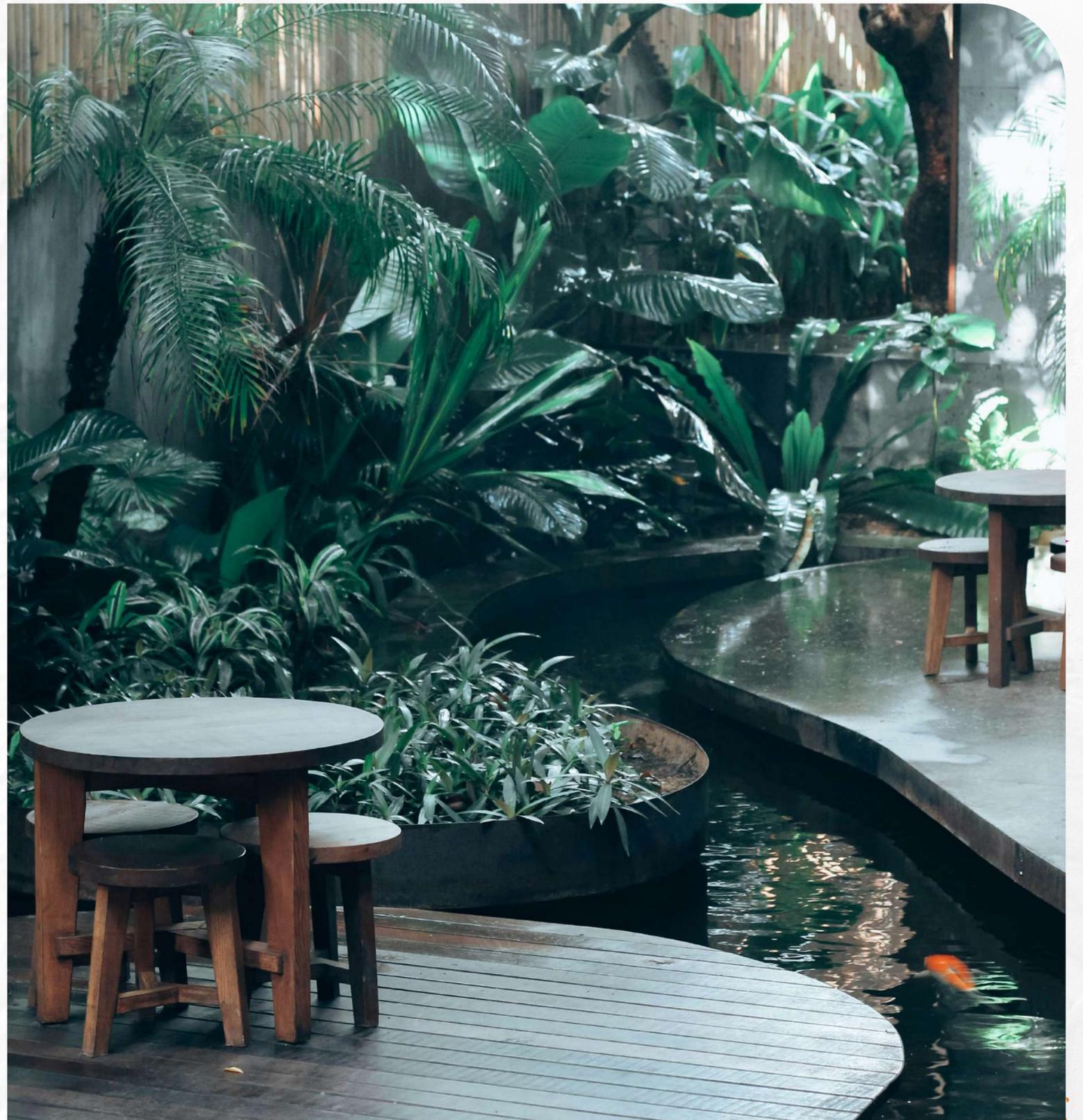


◆ FOREST LODGES



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 260
■ SIGNATURE VILLA 325
■ ABSOLUTE VILLA 210C
■ ABSOLUTE VILLA 240
■ ABSOLUTE VILLA 240C



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



*Signature Villa 260



SIGNATURE VILLA



*Signature Villa 260



SIGNATURE VILLA

260

GROUND FLOOR

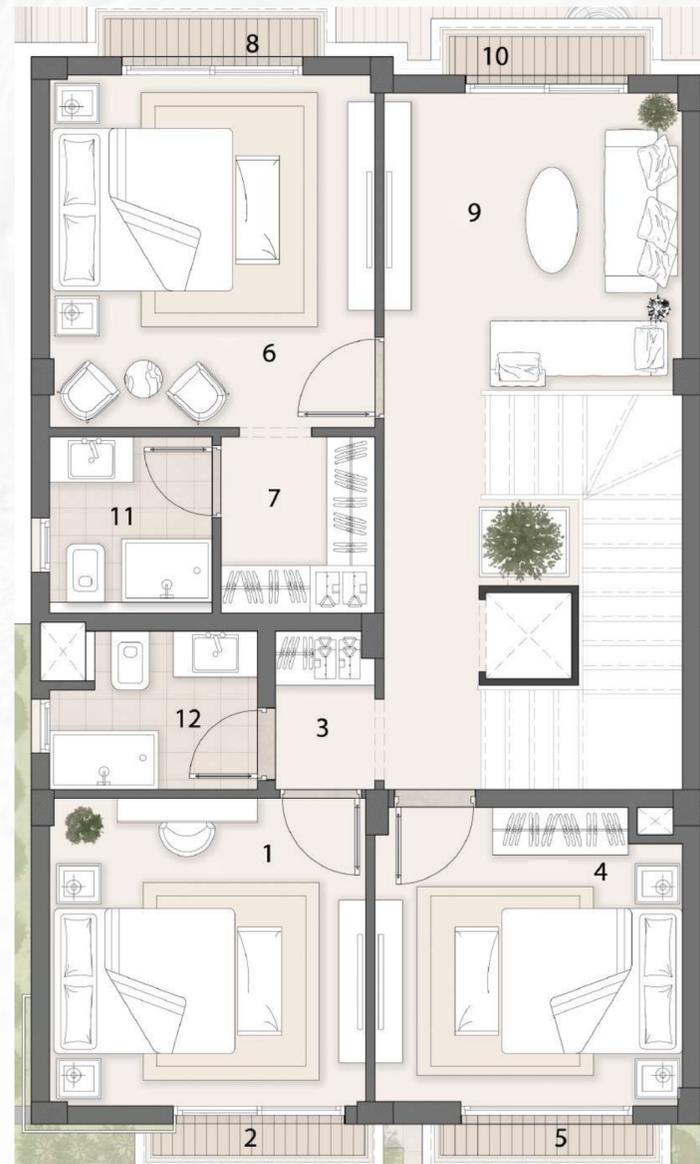
- [1] ENTRANCE
1.90 x 1.50
- [2] KITCHEN
3.85 x 3.85
- [3] RECEPTION & DINING
5.90 x 7.40
- [4] TERRACE
1.40 x 7.40
- [5] MAID'S ROOM
1.85 x 2.30
- [6] MAID'S ROOM TOILET
1.85 x 1.55
- [7] GUEST TOILET
1.90 x 1.90
- [8] VANITY
1.70 x 1.75



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



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



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



ABSOLUTE VILLA

210

GROUND.FLOOR

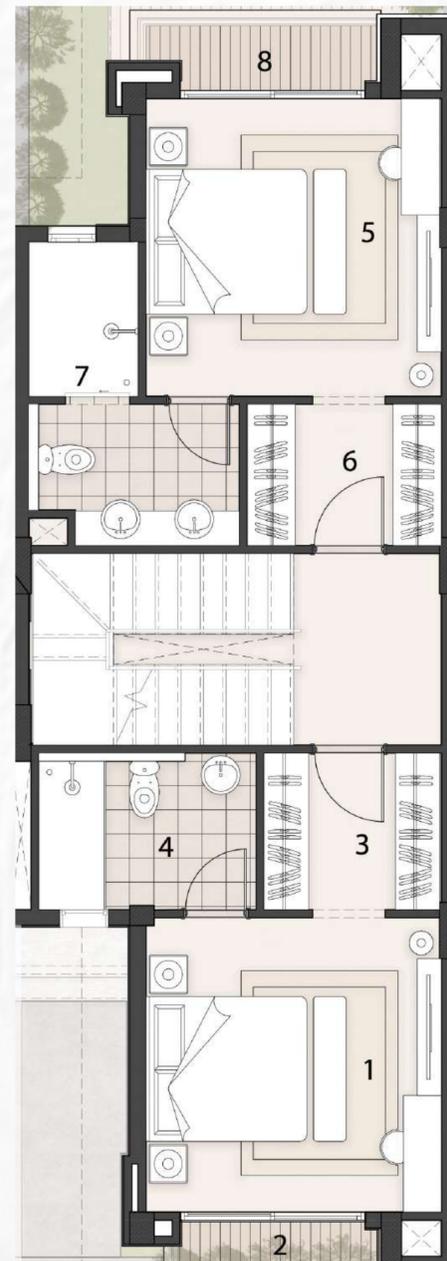
- [1] KITCHEN
4.00 x 3.10
- [2] TOILET
1.35 x 2.20
- [3] RECEPTION & DINING
8.30 x 5.35
- [4] TERRACE
3.75 x 1.30



ABSOLUTE VILLA 210

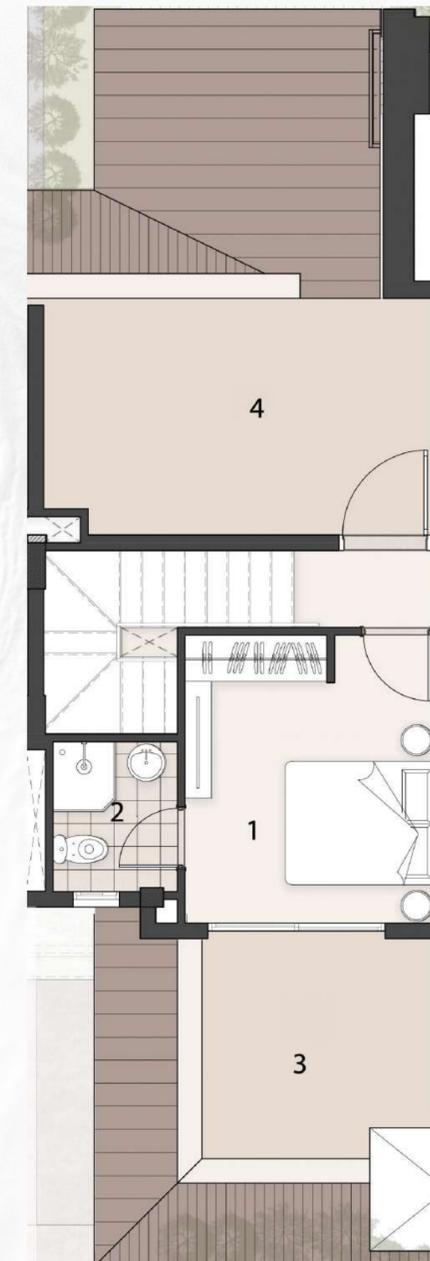
FIRST.FLOOR

- [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

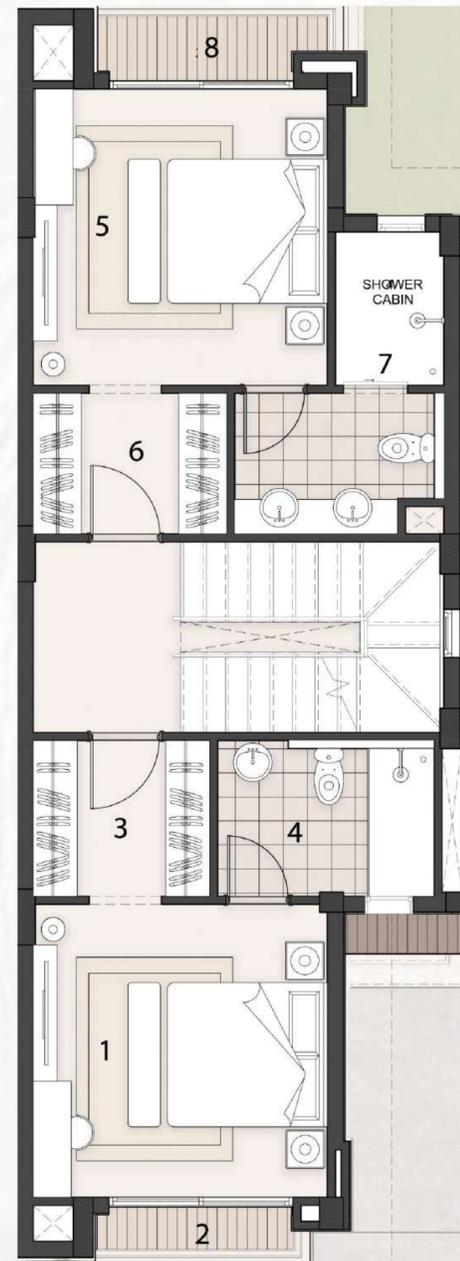
- [1] KITCHEN
4.00 x 2.90
- [2] TOILET
1.35 x 2.20
- [3] RECEPTION & DINING
8.30 x 5.45
- [4] TERRACE
3.75 x 1.30



ABSOLUTE VILLA 210C

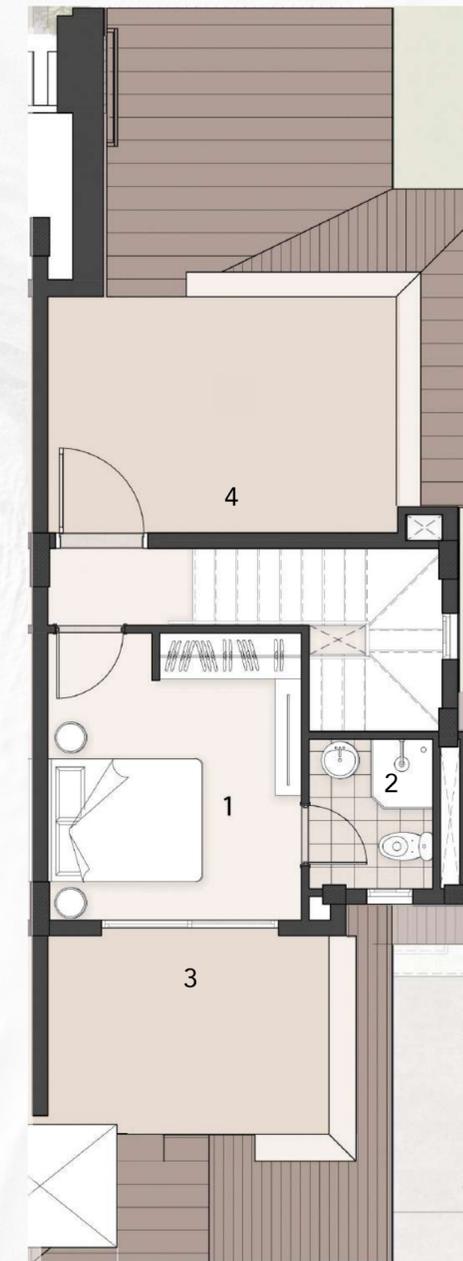
FIRST.FLOOR

- [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

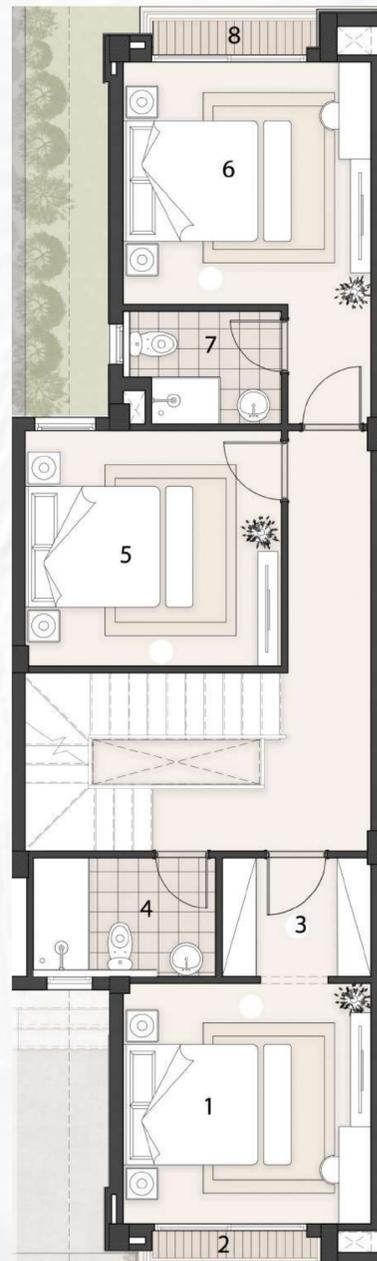
- [1] KITCHEN
2.90 x 4.00
- [2] GUEST TOILET
1.25 x 2.20
- [3] DINING
5.45 x 6.35
- [4] RECEPTION
4.00 x 4.05
- [5] TERRACE
1.65 x 4.00



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

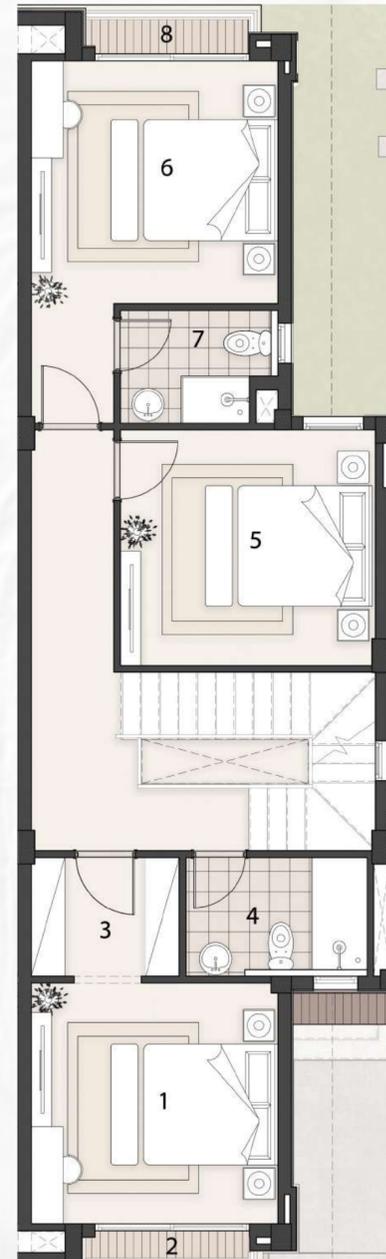
- [1] KITCHEN
2.90 x 4.00
- [2] GUEST TOILET
1.25 x 2.20
- [3] DINING
5.45 x 6.35
- [4] RECEPTION
4.00 x 4.05
- [5] TERRACE
1.65 x 4.00



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



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



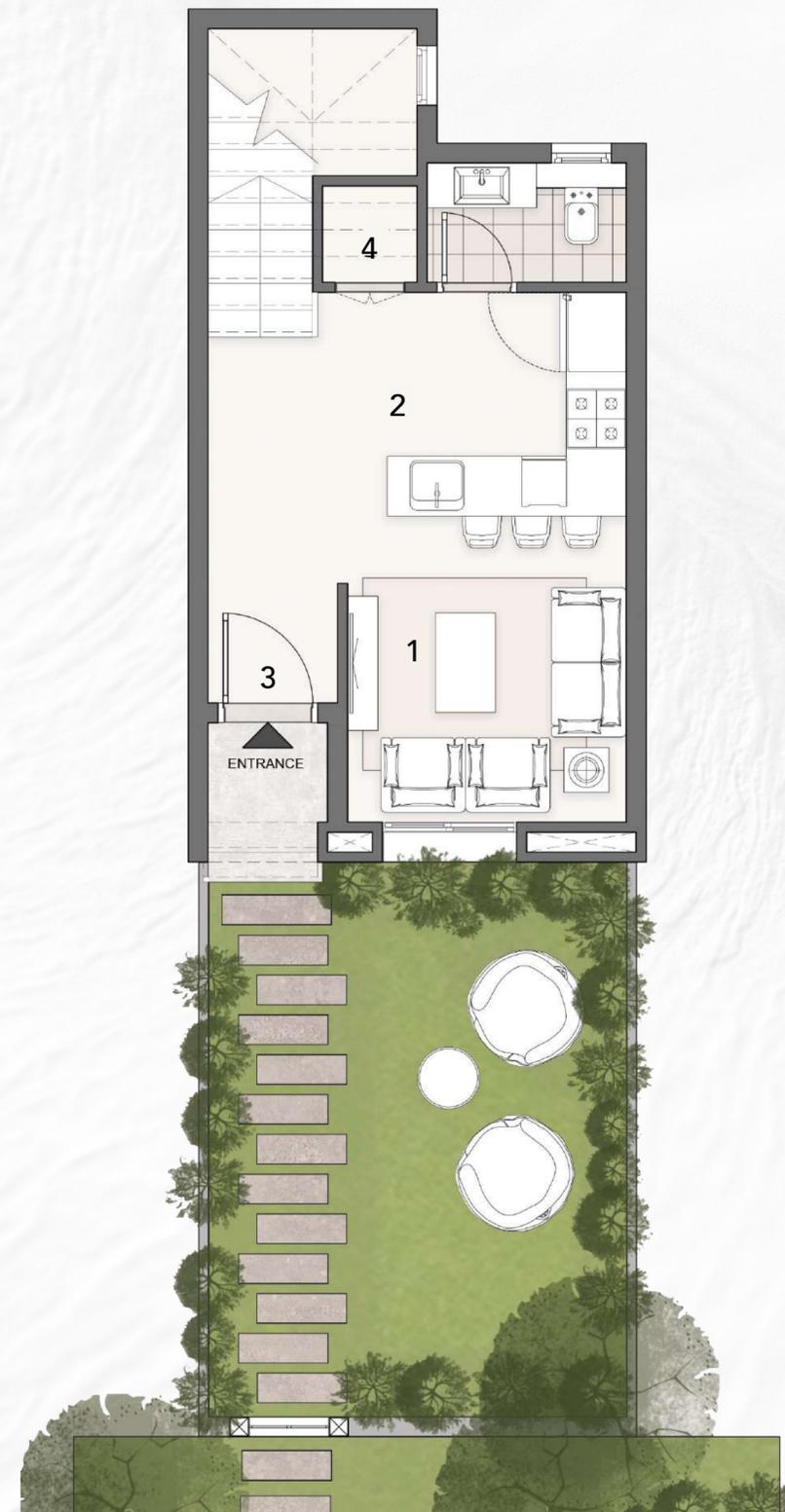
VIVA

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

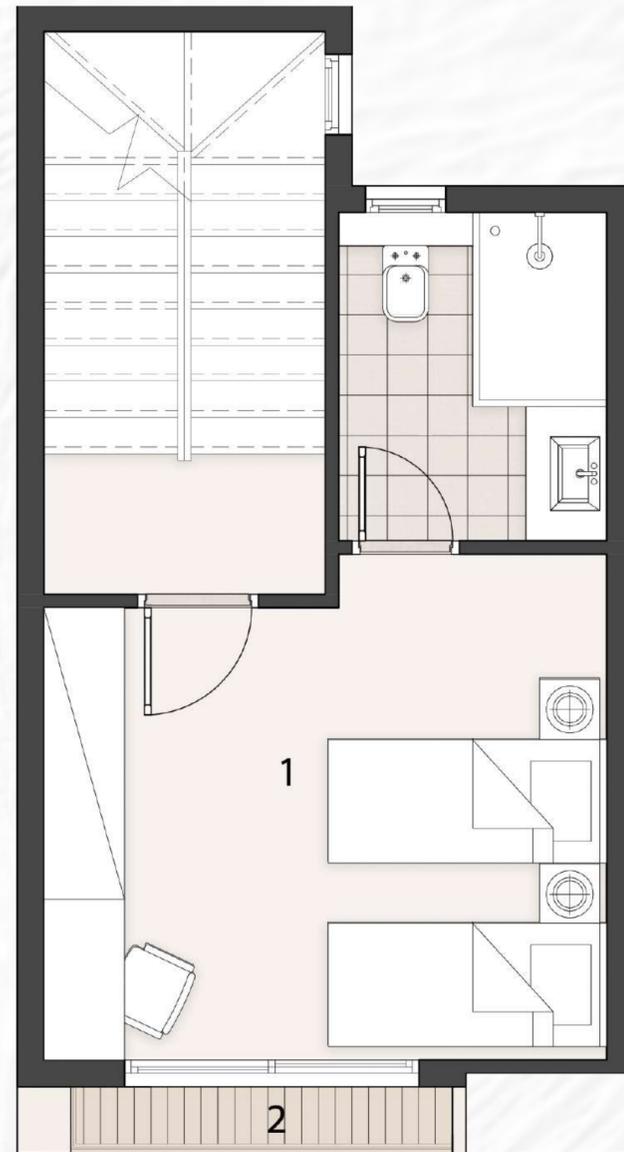


WONDER VILLA

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

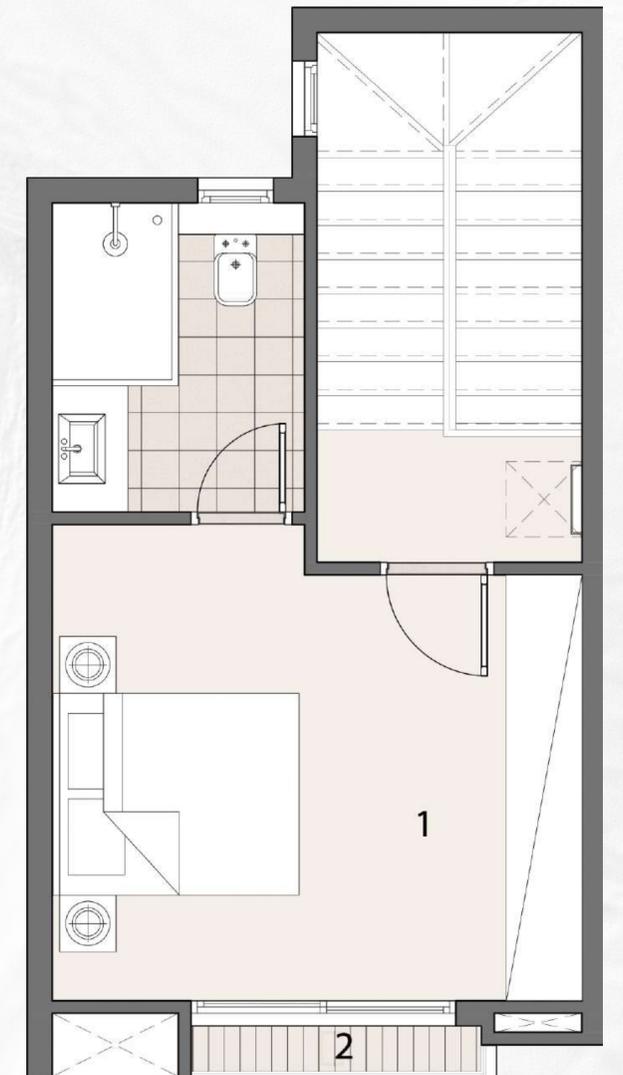
FIRST.FLOOR

- [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

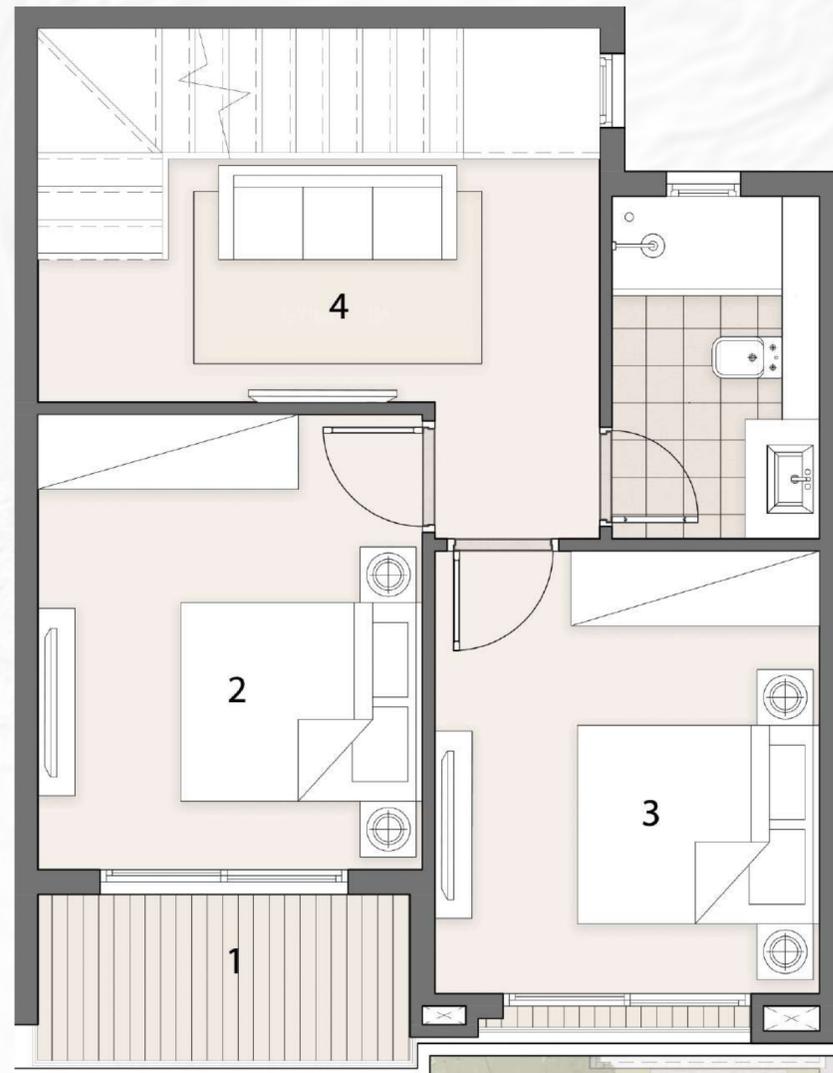


WONDER VILLA

175

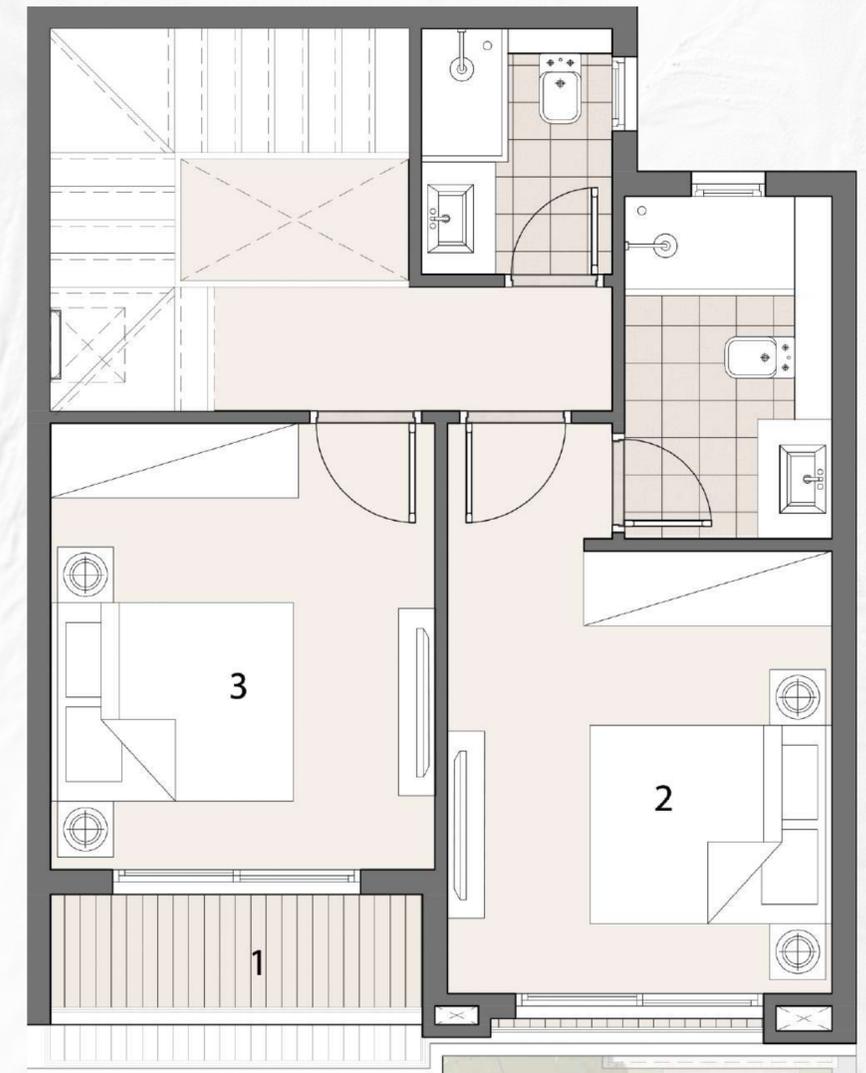
FIRST.FLOOR

- [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

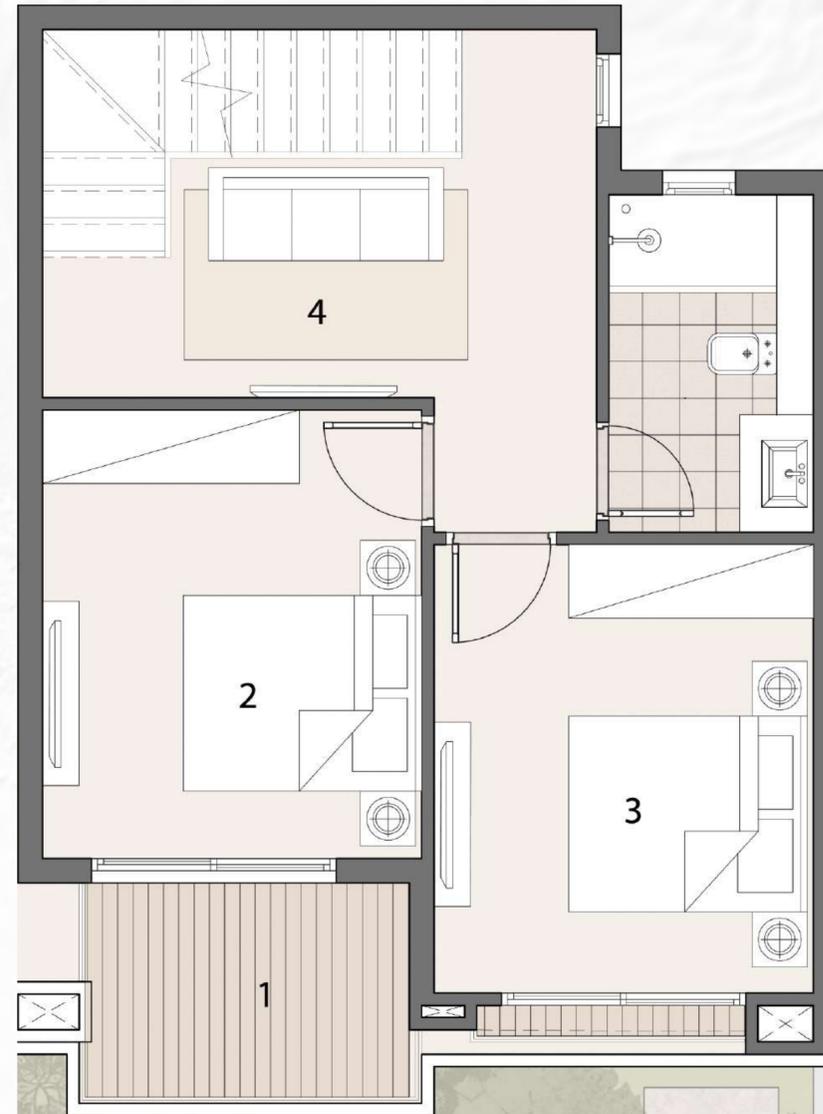


WONDER VILLA

175C

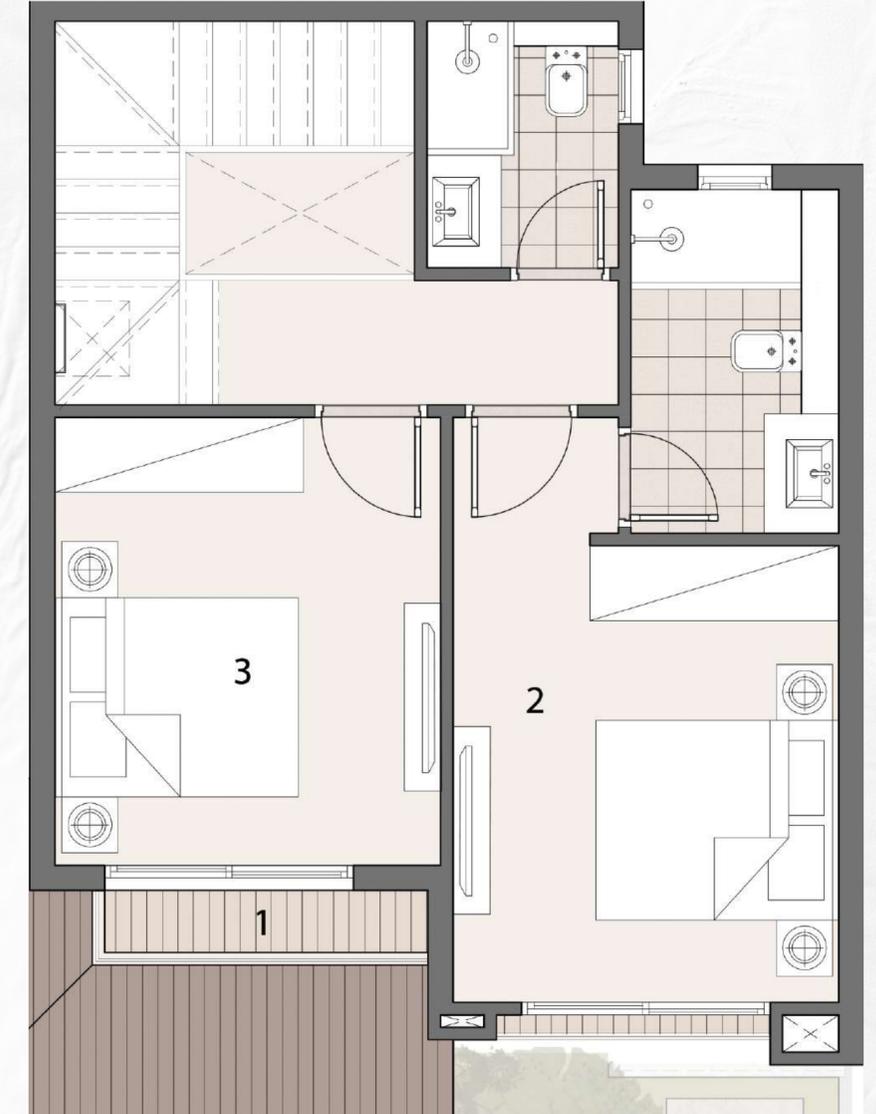
FIRST.FLOOR

- [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





LUXURY DETAILING



Our fully finished wonder 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.



RECEPTION AREA

WMA



RECEPTION AREA





DINING AREA



MASTER BEDROOM

VILLA



MASTER BEDROOM



MASTER BATHROOM





BEDROOM



WIA

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

Split units

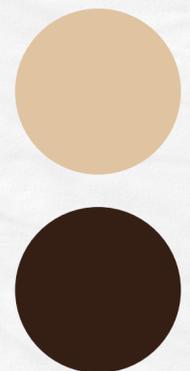
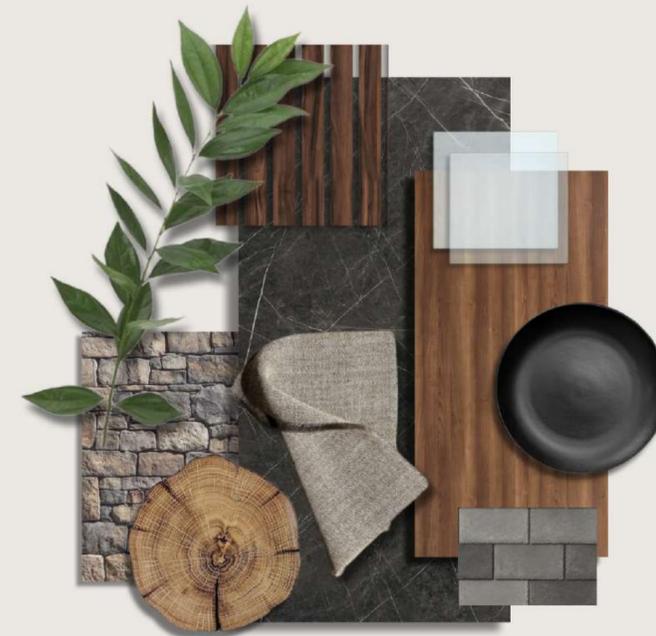
Disclaimer: All materials are tentative. Information is subject to change without notice depending on availability of the specified materials.





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



OUR TYPES



SIGNATURE VILLAS

SIGNATURE VILLA 260

SIGNATURE VILLA 325

ABSOLUTE VILLAS

ABSOLUTE VILLA 210

ABSOLUTE VILLA 210C

ABSOLUTE VILLA 240

ABSOLUTE VILLA 240C

WONDER VILLAS

WONDER VILLA 120

WONDER VILLA 120C

WONDER VILLA 175

WONDER VILLA 175C



An aerial photograph of a tropical island with a small pier and a house. The image is overlaid with a vibrant, multi-colored wavy pattern. A red starburst graphic is positioned on the left side, and a red circle is located below it. The text 'A DESTINATION BEYOND IMAGINATION' is written in a white, serif font on the right side of the image.

A
DESTINATION BEYOND
IMAGINATION