

THE MARQ
COMMUNITIES

THE WONDER MARQ



STREAMS - 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*

WON^{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



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.



WATER CANALS

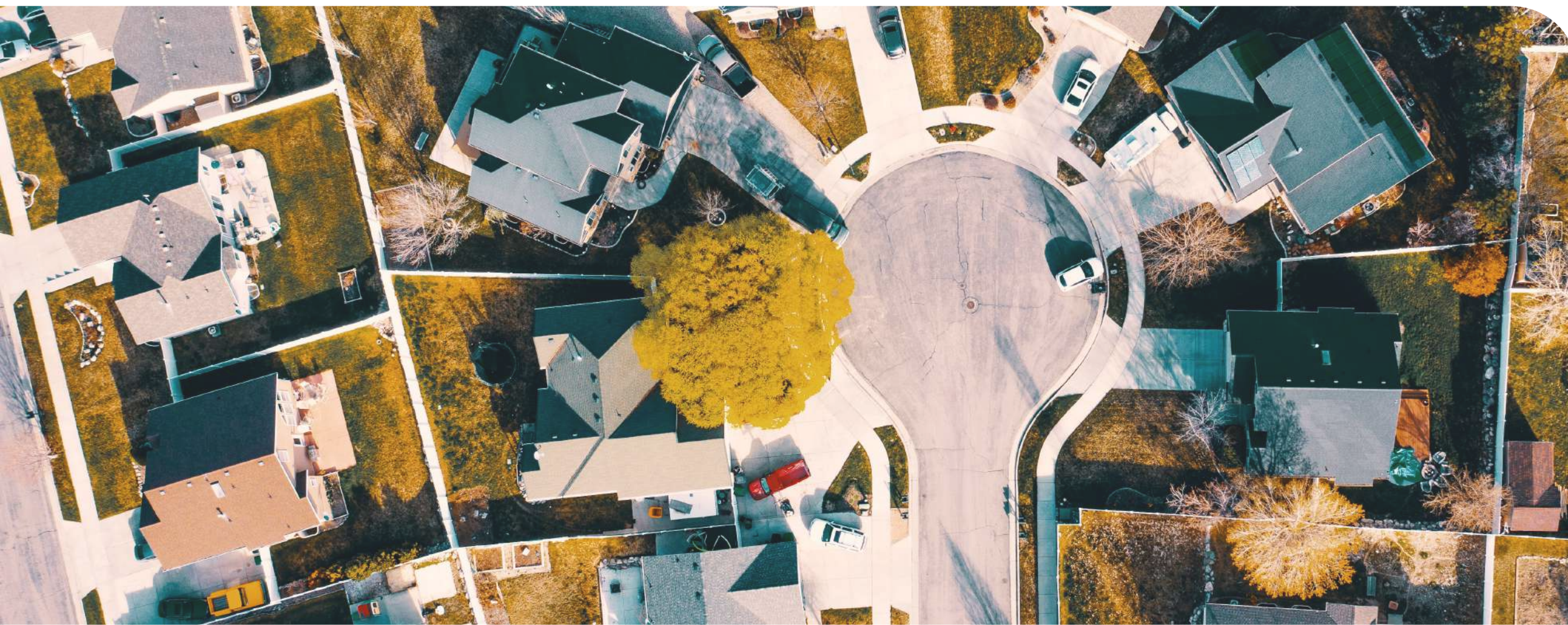
The MarQ Communities focuses on the natural assets of its communities and that's why in The **Wonder**MarQ, a great emphasis is put on the water features with several canals traversing through the project. The canals are designed to inspire the feelings of calmness and tranquility.



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

THE WONDER MARQ
STREAMS

SALES KIT



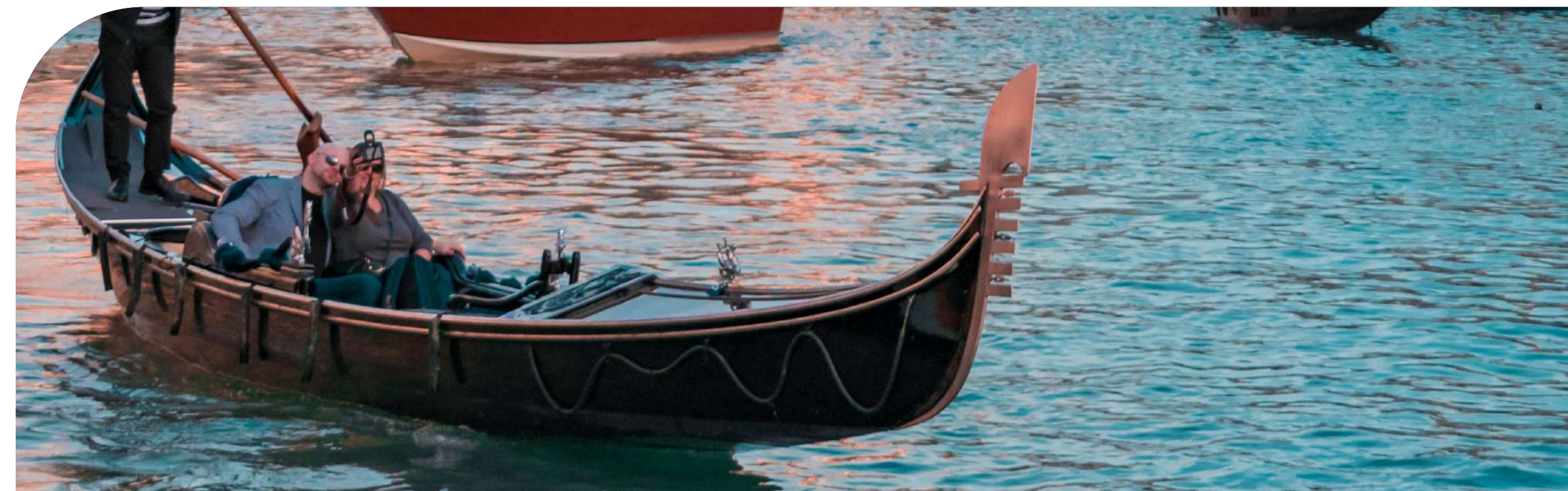


STREAMS

A neighbourhood characterized with the existence of streams all around the houses. With the gondolas allowing transportation through the waters, the concept is inspired from the streams of Venice.

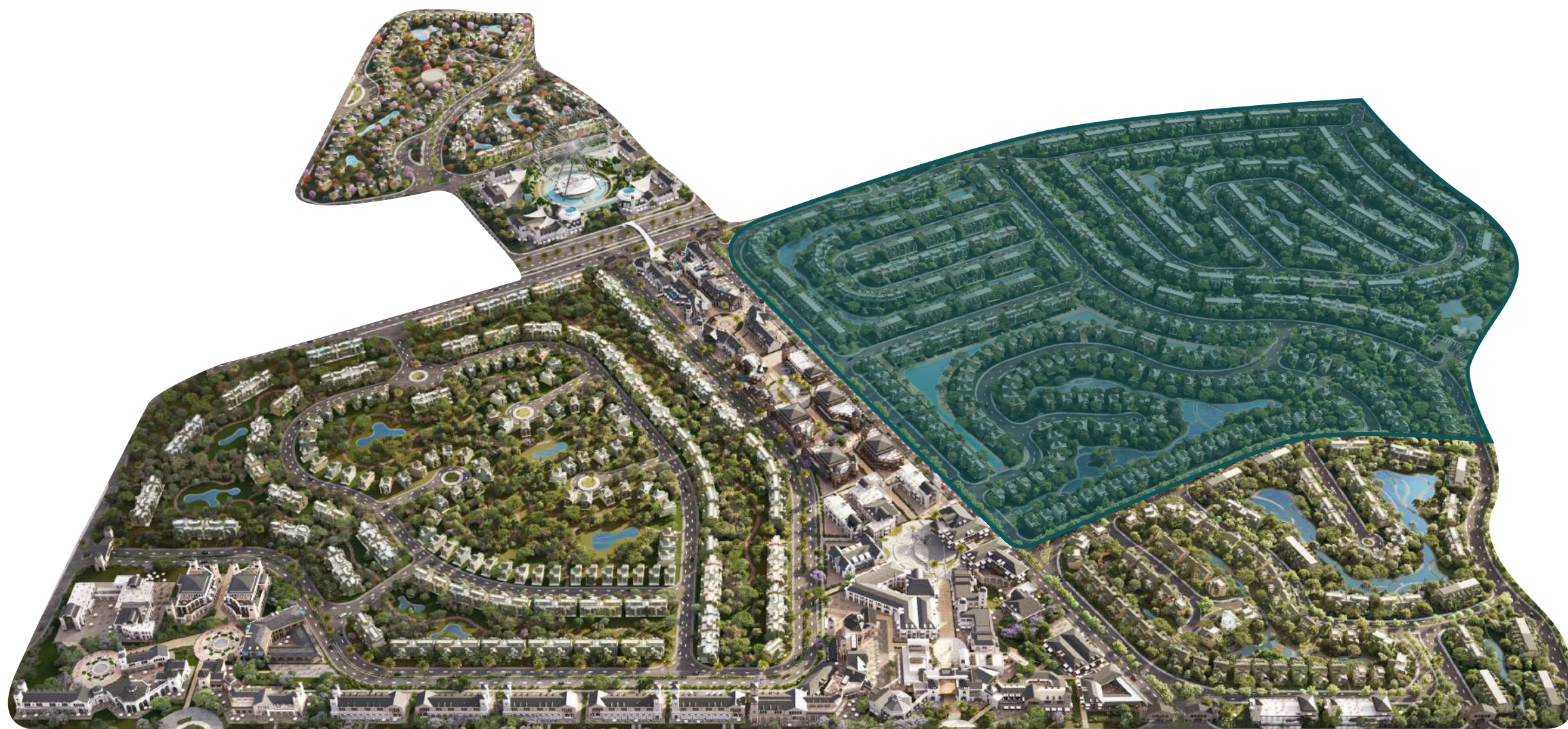


WMA



✦ STREAMS

URBAN ISLANDS WITHIN
WATER LANDSCAPE.



A black and white close-up photograph of a woman's face, looking slightly to the right. Her eyes are obscured by a circular graphic containing a vibrant pink flower. The text 'LIVE TO THE MAGIC' is overlaid in a white, elegant serif font across the middle of the image. A white sparkly exclamation point is positioned in the lower right corner.

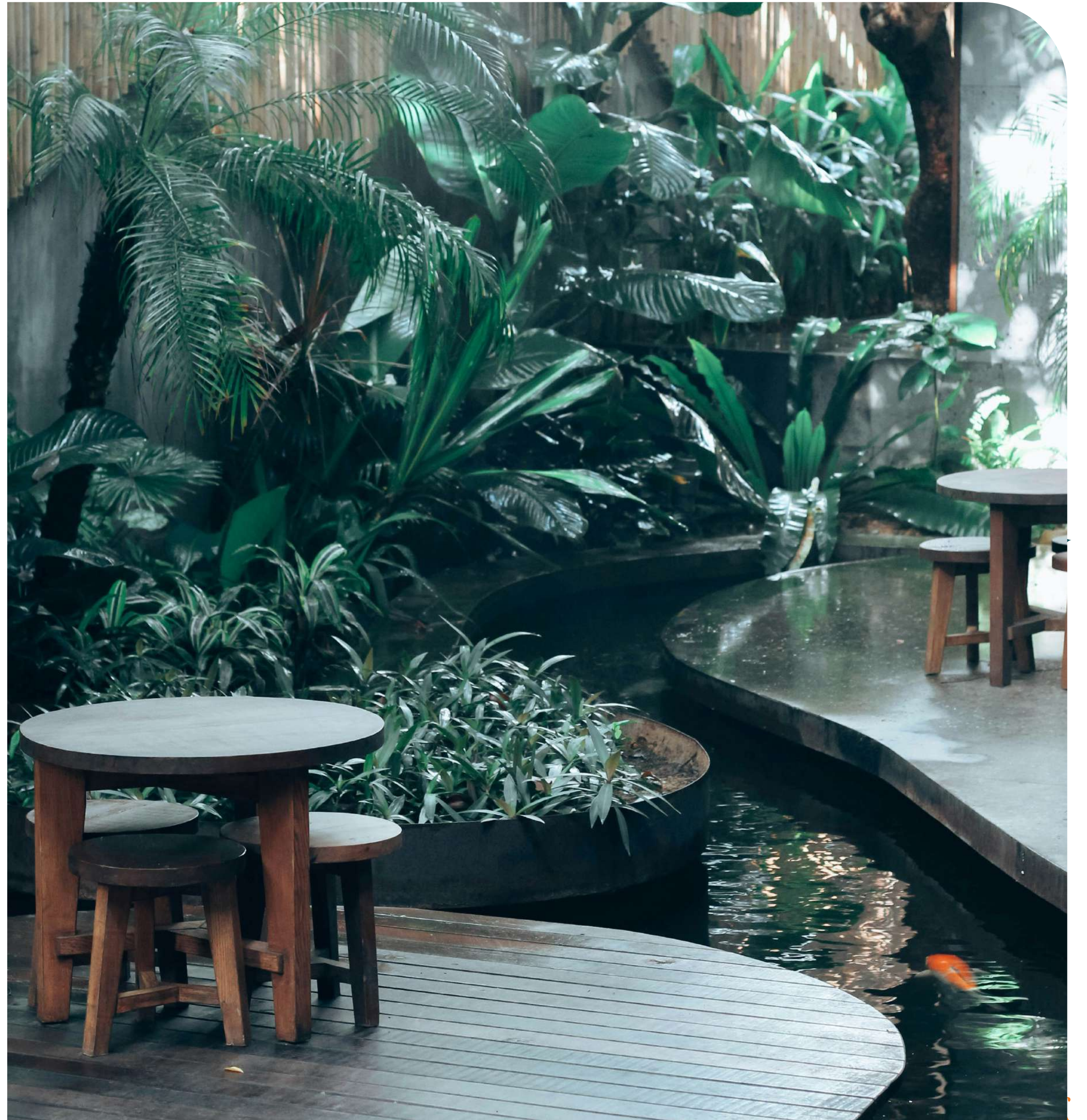
LIVE TO THE MAGIC





COMMUNITY CENTER

The Community Center at Streams 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.

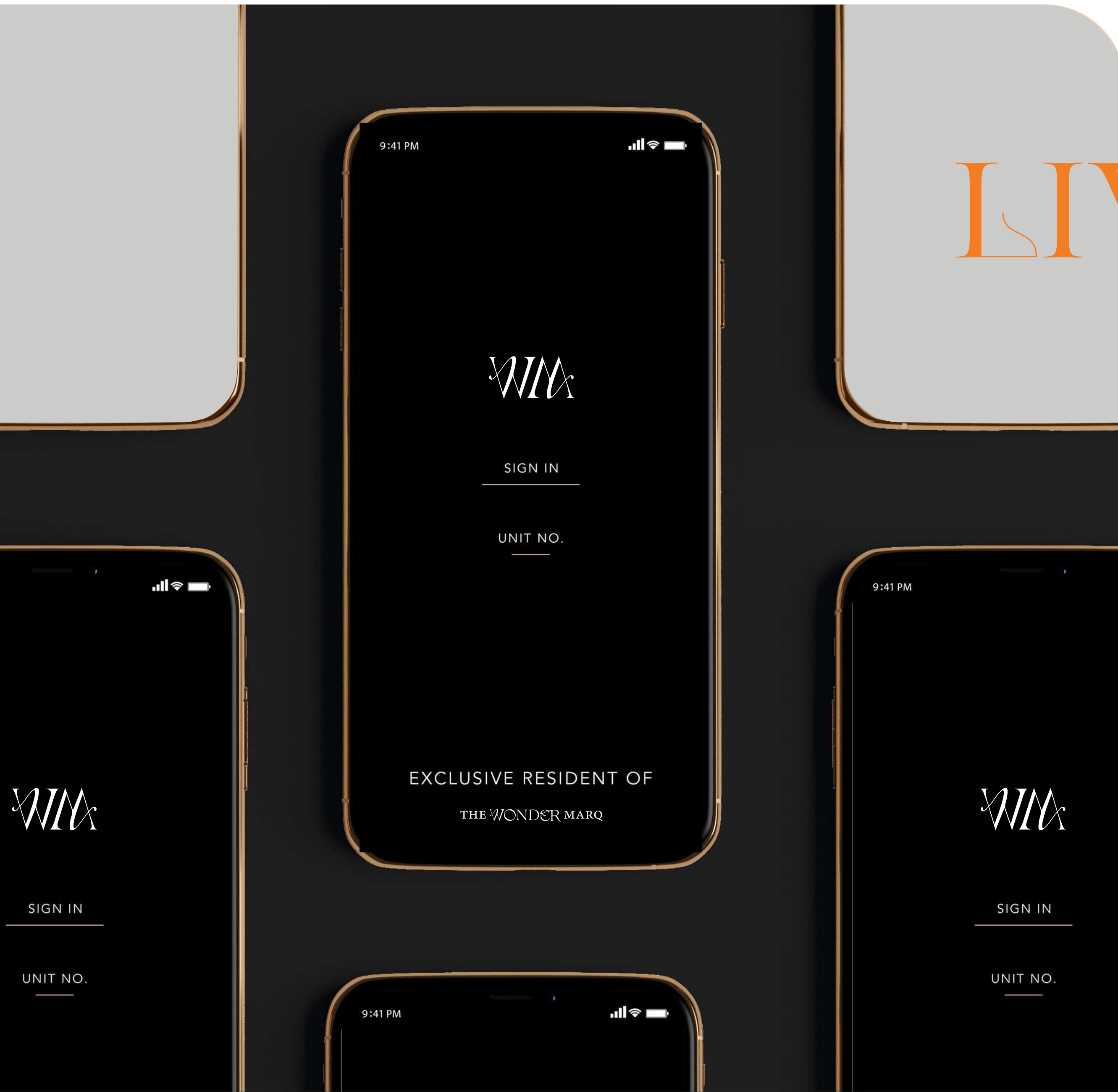
Automated Visitor Management for enhanced security.

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.





The image shows an aerial site plan of a residential development. The plan is divided into two main sections, each enclosed in an orange rounded rectangle. The left section is labeled 'STREAMS I AREA' and '58 FEDDANS'. The right section is labeled 'STREAMS II AREA' and '32 FEDDANS'. The plan features numerous residential units arranged in clusters, with winding roads and several artificial streams or canals. The background is a dark, semi-transparent green, and the overall layout is organized and planned.

STREAMS I
AREA

58 FEDDANS

STREAMS II
AREA

32 FEDDANS

INTRODUCING
STREAMS I



STREAMS I

▶ GATE

▶ COMMUNITY CENTER

■ SIGNATURE VILLA 260

■ SIGNATURE VILLA 325

■ TWIN VILLA 245

■ TOWN VILLA 230C

■ TOWN VILLA 265

■ TOWN VILLA 265C

■ TOWN VILLA 270C

■ TOWN VILLA 270V

■ TOWN VILLA 270VC

■ ABSOLUTE VILLA 225

■ ABSOLUTE VILLA 225C





SIGNATURE VILLAS

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.

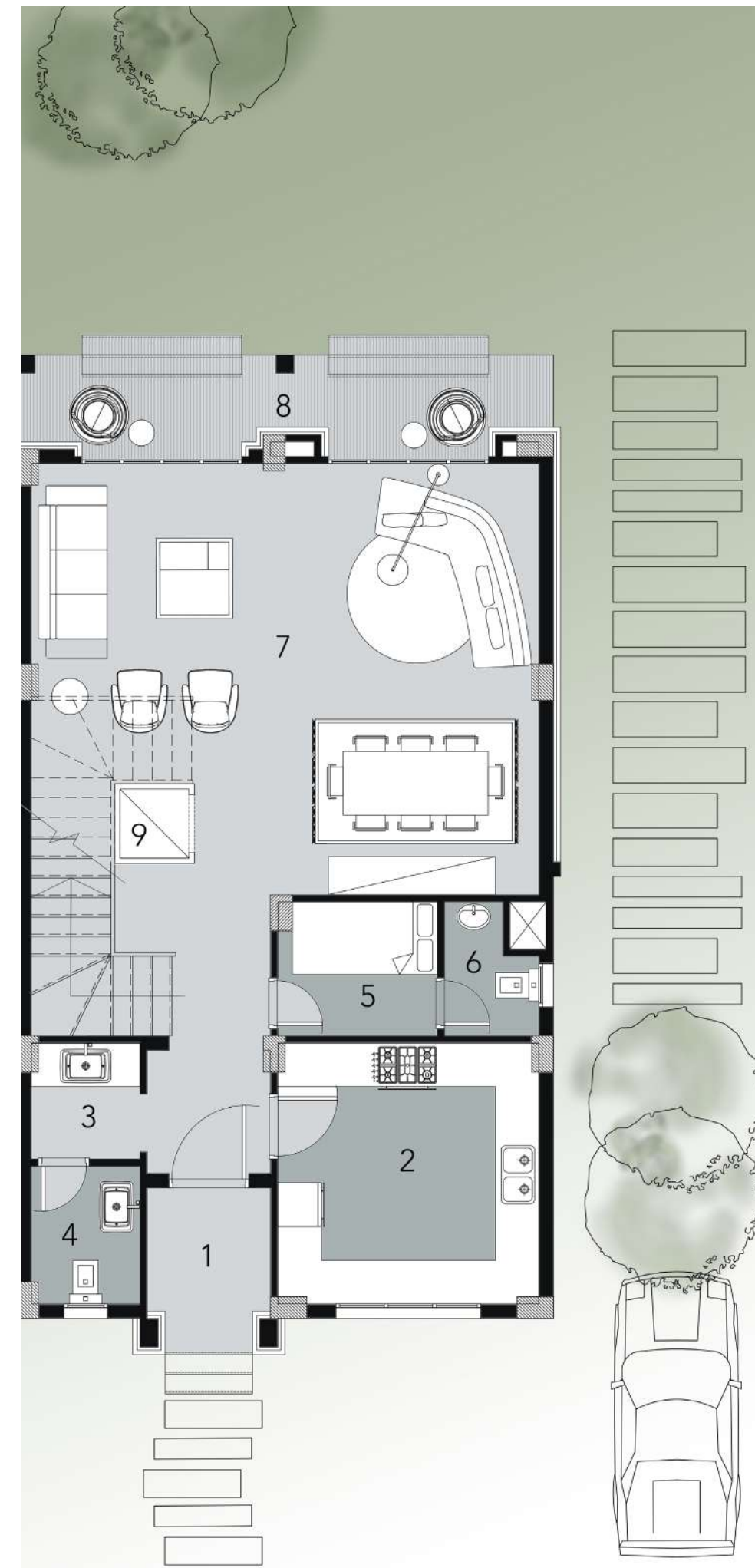


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SIGNATURE.VILLA
260



GROUND.FLOOR

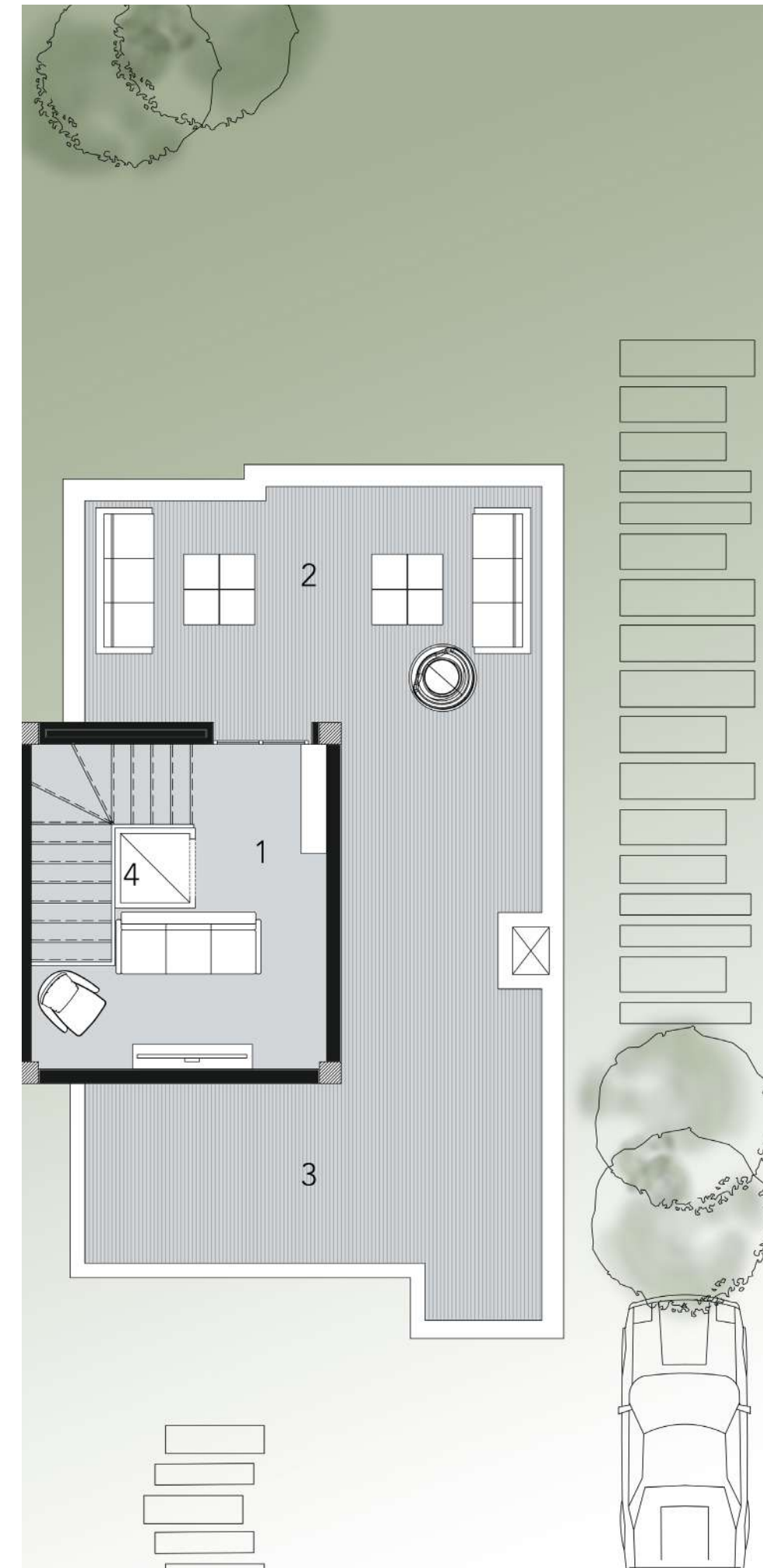
[1] PORCH	1.60 X 1.70
[2] KITCHEN	3.60 X 3.60
[3] VANITY	1.60 X 1.50
[4] GUEST TOILET	1.70 X 1.50
[5] MAID'S ROOM	1.65 X 2.20
[6] MAID'S TOILET	1.65 X 1.30
[7] RECEPTION & DINING	5.75 X 7.00
[8] TERRACE	1.30 X 7.40
[9] ELEVATOR	1.10 X 1.10





FIRST.FLOOR

[1] MASTER SUITE	3.90 X 3.60
[2] MASTER DRESSING	1.95 X 1.70
[3] MASTER BATHROOM	1.95 X 1.80
[4] MASTER BEDROOM	3.90 X 3.50
[5] MASTER BEDROOM	3.50 X 3.60
[6] LAUNDRY	1.85 X 1.10
[7] BATHROOM	1.85 X 2.40
[8] LIVING AREA	3.30 X 3.30
[9] ELEVATOR	1.10 X 1.10

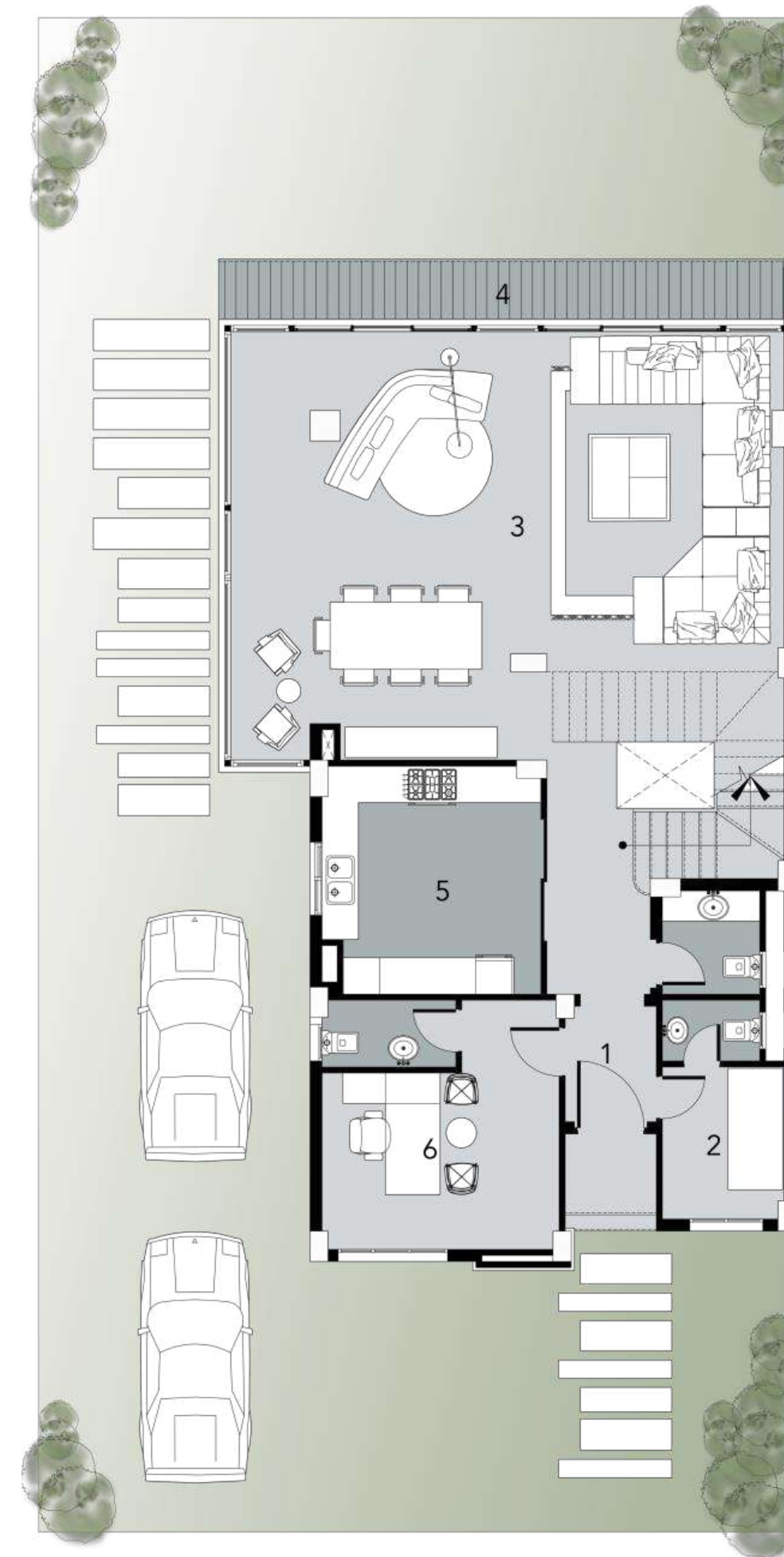


ROOF.FLOOR

[1] LIVING ROOM	4.45 X 2.90
[2] ROOF TERRACE	3.05 X 6.25
[3] ROOF TERRACE	2.45 X 6.25
[4] ELEVATOR	1.10 X 1.10



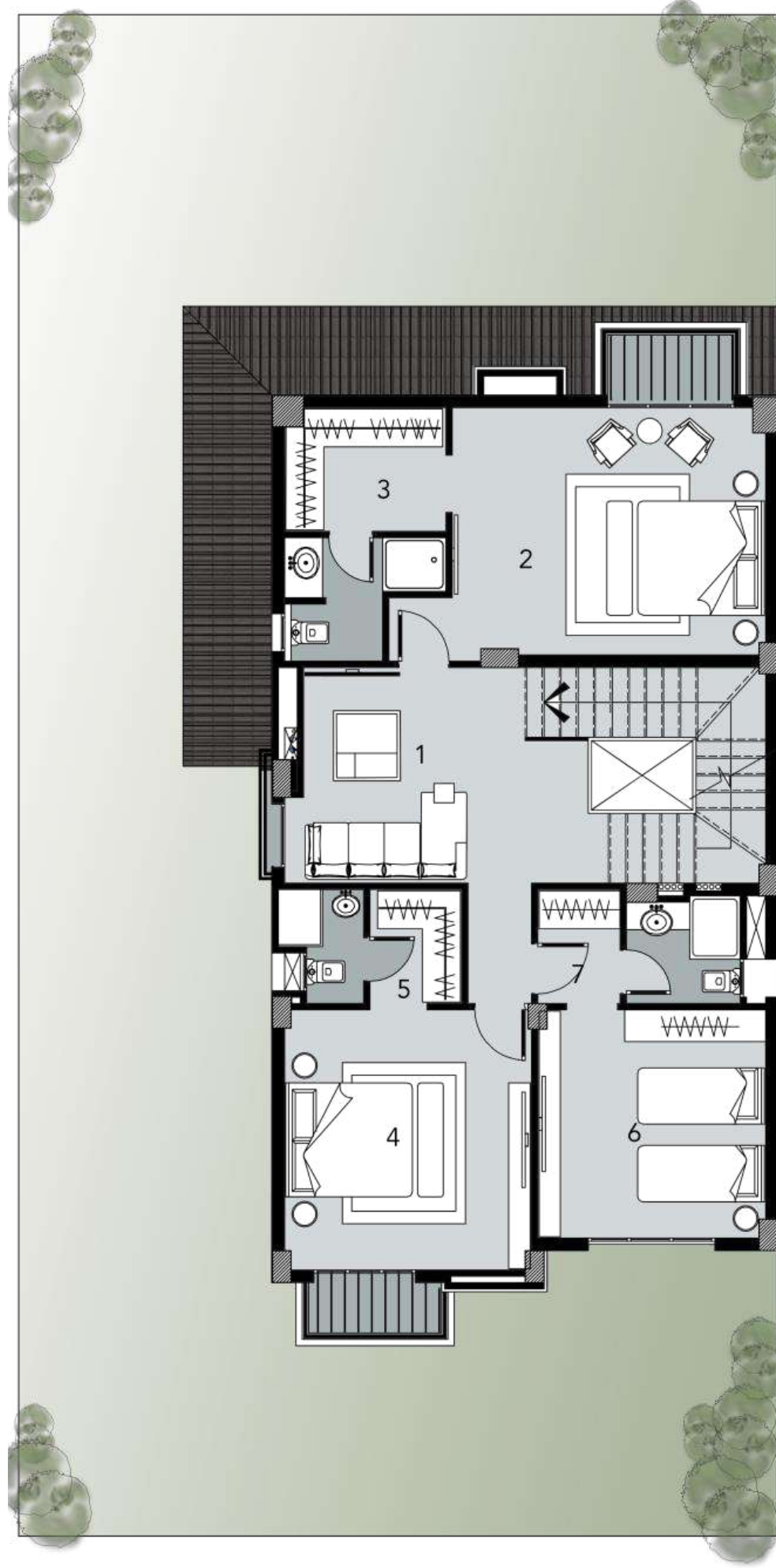
SIGNATURE.VILLA
325



GROUND.FLOOR

- [1] ENTRANCE FOYER 2.00 X 1.60
- [2] MAID ROOM 2.65 X 2.15
- [3] RECEPTION & DINING 7.25 X 9.30
- [4] TERRACE 1.10 X 9.40
- [5] KITCHEN 3.85 X 3.70
- [6] OFFICE 4.20 X 4.05





FIRST.FLOOR

- | | |
|---------------------|-------------|
| [1] LIVING ROOM | 3.50 x 3.80 |
| [2] MASTER SUITE | 4.10 X 5.10 |
| [3] MASTER DRESSING | 2.05 X 2.60 |
| [4] MASTER SUITE | 4.20 X 4.00 |
| [5] MASTER DRESSING | 1.90 X 1.45 |
| [6] MASTER SUITE | 3.70 X 3.70 |
| [7] MASTER DRESSING | 1.90 X 1.60 |



ROOF.FLOOR

- | | |
|-----------------|-------------|
| [1] LIVING ROOM | 3.65 X 4.00 |
|-----------------|-------------|

TWIN VILLAS

Modern elegance marks every twin house within our communities. Clean lines and breathtaking corner views define the highest standard of design to create a home that provides a warm welcome to guests and residents alike.



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TWIN.VILLA
245



GROUND.FLOOR

- | | |
|------------------------|-------------|
| [1] PORCH | 2.10 X 2.10 |
| [2] KITCHEN | 3.60 X 3.60 |
| [3] GUEST TOILET | 1.30 X 2.10 |
| [4] RECEPTION & DINING | 7.00 X 7.30 |
| [5] TERRACE | 2.00 X 3.70 |
| [6] ELEVATOR | 1.20 X 1.20 |



FIRST.FLOOR

- [1] MASTER SUITE 4.00 X 3.60
- [2] MASTER DRESSING 1.80 X 2.90
- [3] MASTER BATHROOM 2.40 X 1.70
- [4] MASTER TERRACE 1.00 X 2.20
- [5] MASTER BEDROOM 3.60 X 3.60
- [6] MASTER TERRACE 1.00 X 2.20
- [7] MASTER BEDROOM 3.60 X 3.60
- [8] BATHROOM 2.40 X 1.80
- [9] ELEVATOR 1.20 X 1.20



ROOF.FLOOR

- [1] LIVING ROOM 3.00 X 3.60
- [2] TOILET 1.90 X 1.10
- [3] VANITY 1.00 X 1.10
- [4] ROOF TERRACE 3.50 X 7.30
- [5] ROOF TERRACE 2.40 X 3.50
- [6] ELEVATOR 1.20 X 1.20

TOWN VILLAS

Surrounded by lush landscapes that provide a sense of peace and contentment, the townhouses are ideal for those who seek a relaxed haven to come back to after a long day. With abundant natural light seeping through the windows, and unobstructed views of greenery where you can discover the true art of living.

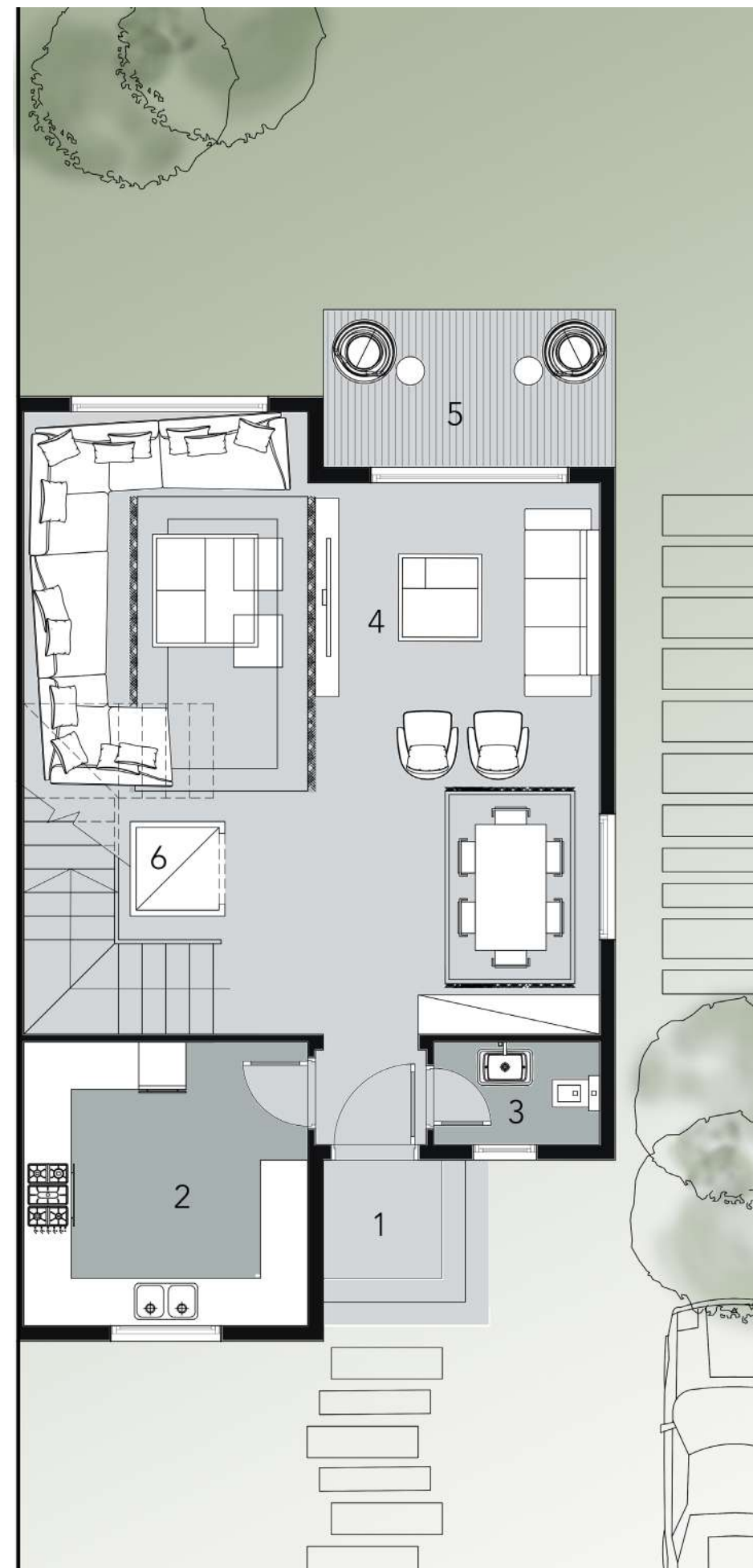


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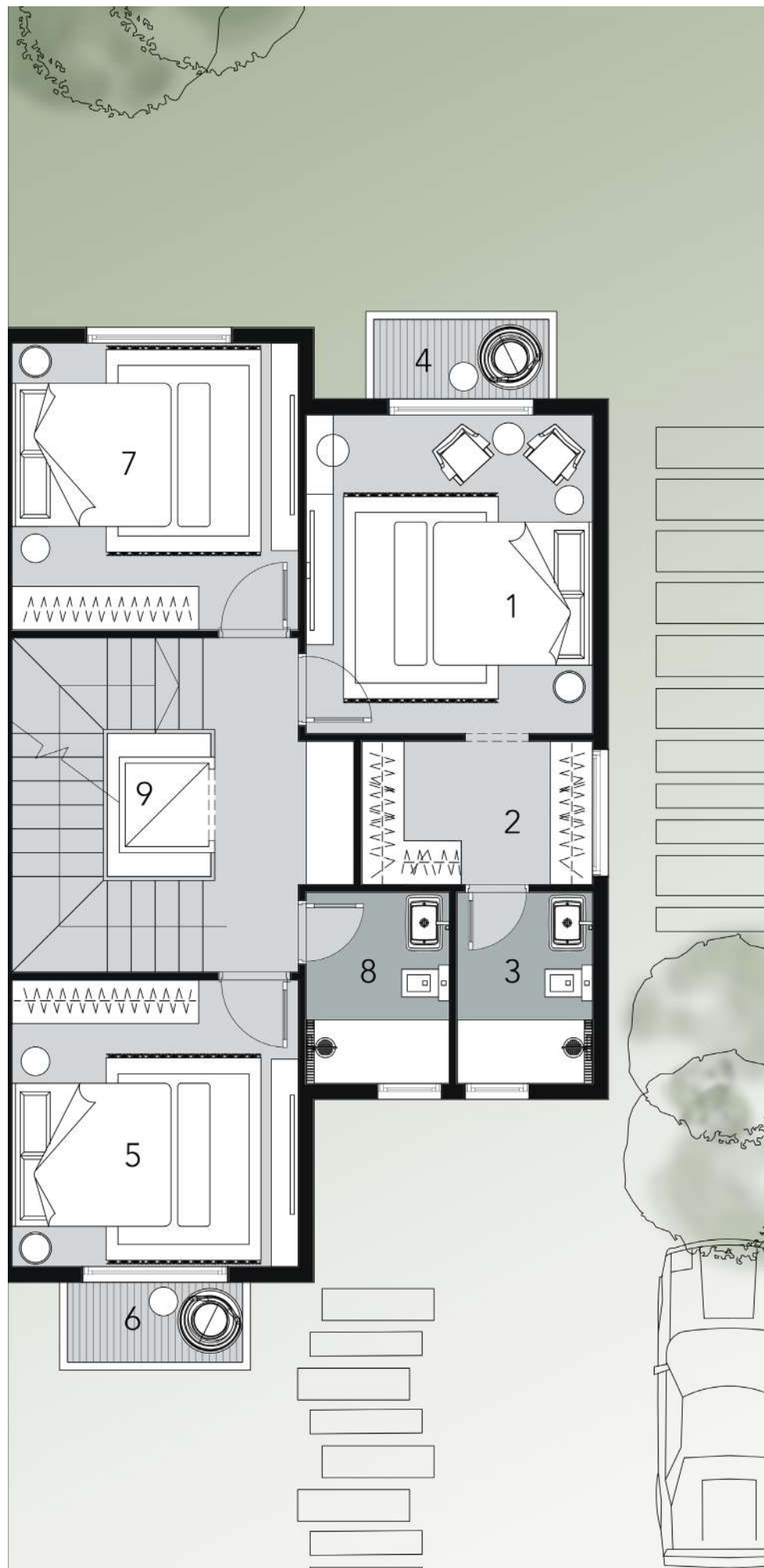


TOWN.VILLA
230C



GROUND.FLOOR

- | | |
|------------------------|-------------|
| [1] PORCH | 2.10 X 2.10 |
| [2] KITCHEN | 3.60 X 3.60 |
| [3] GUEST TOILET | 1.30 X 2.10 |
| [4] RECEPTION & DINING | 7.00 X 7.30 |
| [5] TERRACE | 2.00 X 3.70 |
| [6] ELEVATOR | 1.20 X 1.20 |



FIRST.FLOOR

- [1] MASTER SUITE 4.00 X 3.60
- [2] MASTER DRESSING 1.80 X 2.90
- [3] MASTER BATHROOM 2.40 X 1.70
- [4] MASTER TERRACE 1.00 X 2.20
- [5] MASTER BEDROOM 3.60 X 3.60
- [6] MASTER TERRACE 1.00 X 2.20
- [7] MASTER BEDROOM 3.60 X 2.20
- [8] BATHROOM 2.40 X 1.80
- [9] ELEVATOR 1.20 X 1.20

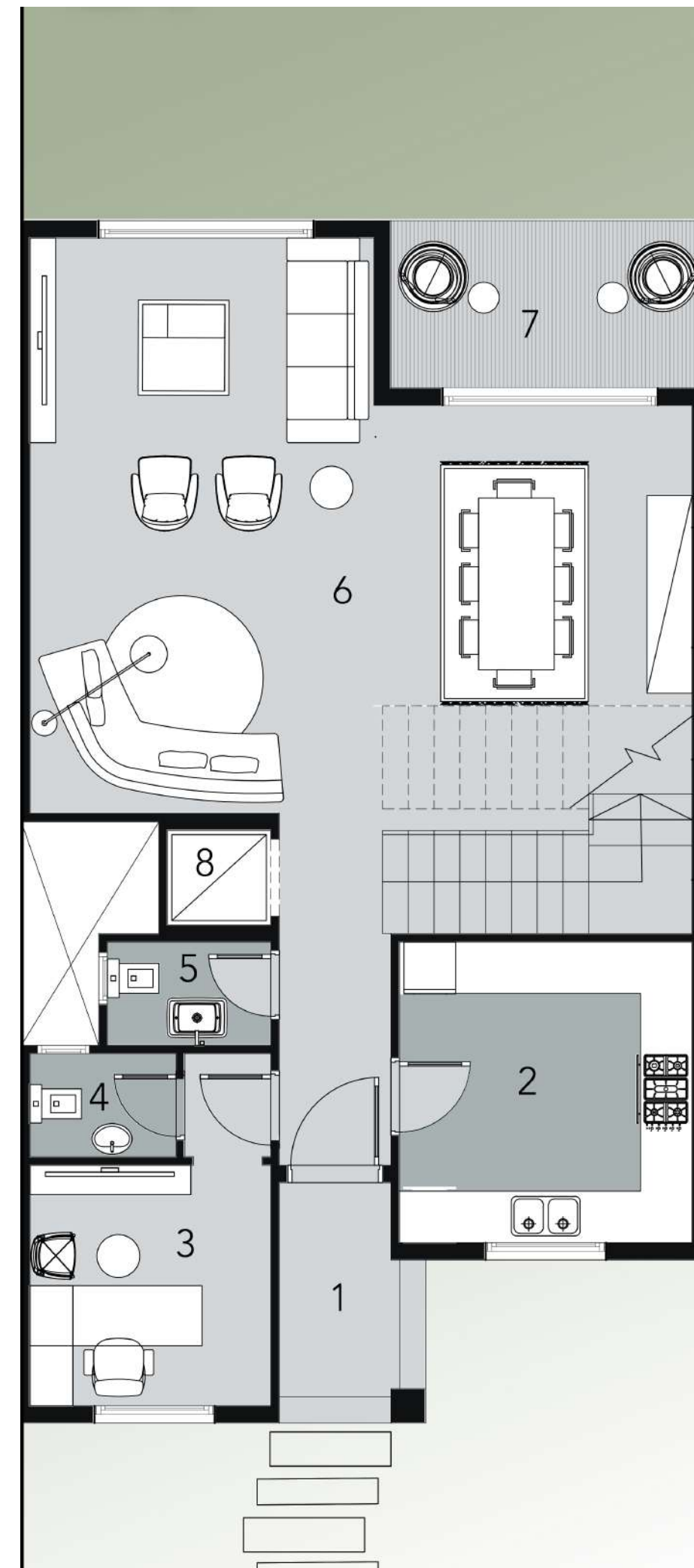


ROOF.FLOOR

- [1] LIVING ROOM 3.00 X 3.60
- [2] TOILET 1.90 X 1.10
- [3] VANITY 1.00 X 1.10
- [4] ROOF TERRACE 3.50 X 7.30
- [5] ROOF TERRACE 2.40 X 3.50
- [6] ELEVATOR 1.20 X 1.20



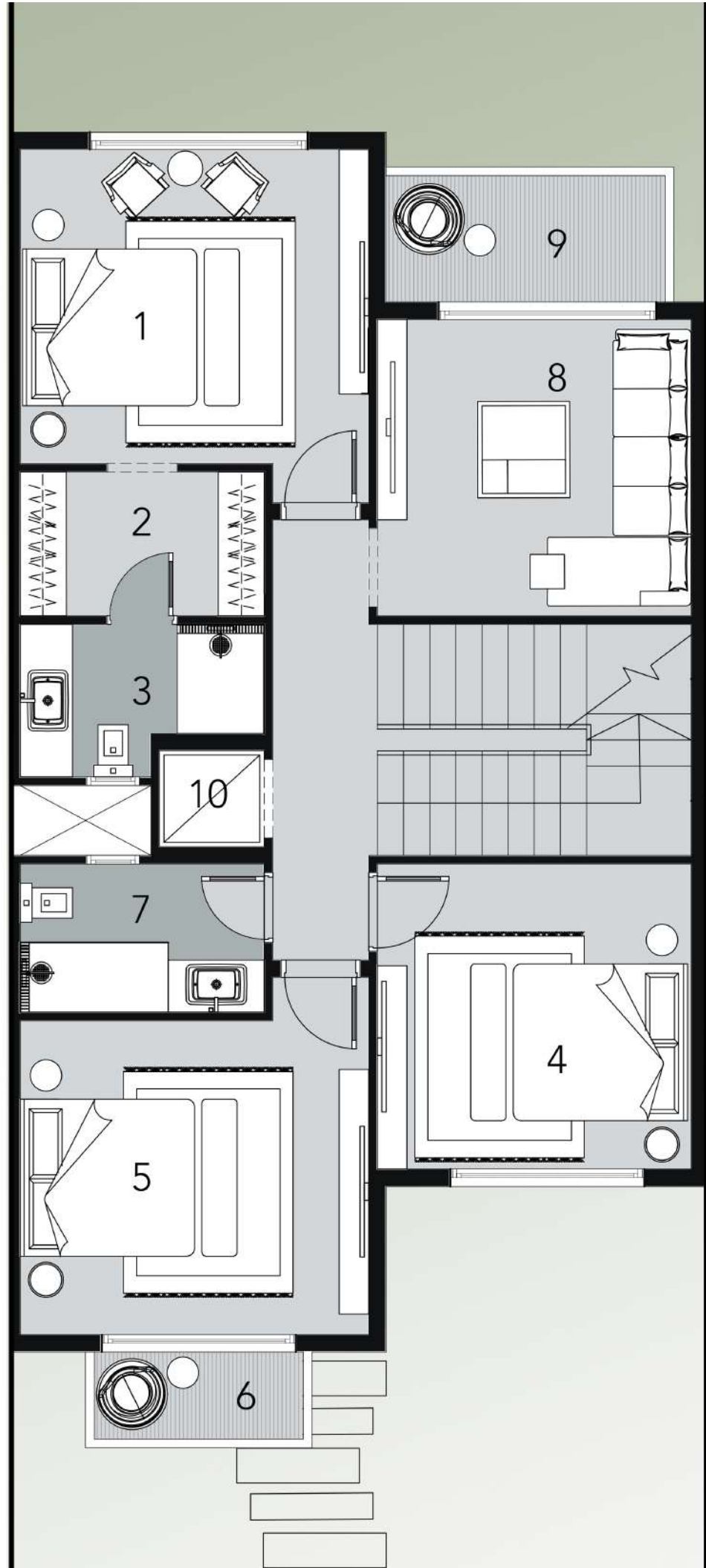
TOWN.VILLA
265



GROUND.FLOOR

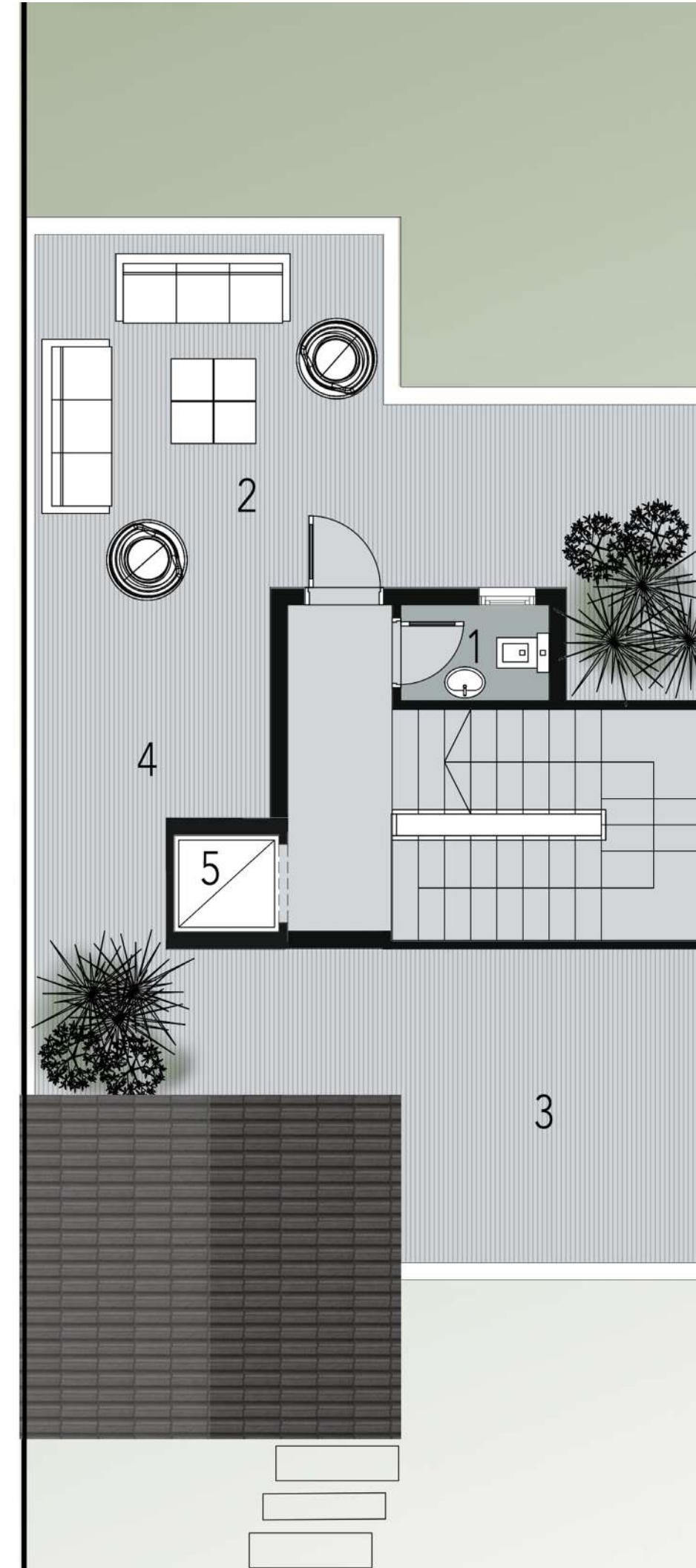
- | | |
|------------------------|-------------|
| [1] PORCH | 2.80 X 1.70 |
| [2] KITCHEN | 3.50 X 3.40 |
| [3] OFFICE | 2.80 X 2.80 |
| [4] OFFICE TOILET | 1.20 X 1.70 |
| [5] GUEST TOILET | 1.20 X 1.90 |
| [6] RECEPTION & DINING | 6.70 X 7.70 |
| [7] TERRACE | 1.95 X 3.70 |
| [8] ELEVATOR | 1.10 X 1.20 |





FIRST.FLOOR

[1] MASTER SUITE	3.60 X 4.00
[2] MASTER DRESSING	1.65 X 2.80
[3] MASTER BATHROOM	1.75 X 2.80
[4] MASTER BEDROOM	3.50 X 3.60
[5] MASTER BEDROOM	3.60 X 4.00
[6] MASTER TERRACE	1.00 X 2.40
[7] BATHROOM	1.70 X 2.80
[8] LIVING ROOM	3.40 X 3.60
[9] LIVING ROOM TERRACE	1.45 X 3.20
[10] ELEVATOR	1.10 X 1.20

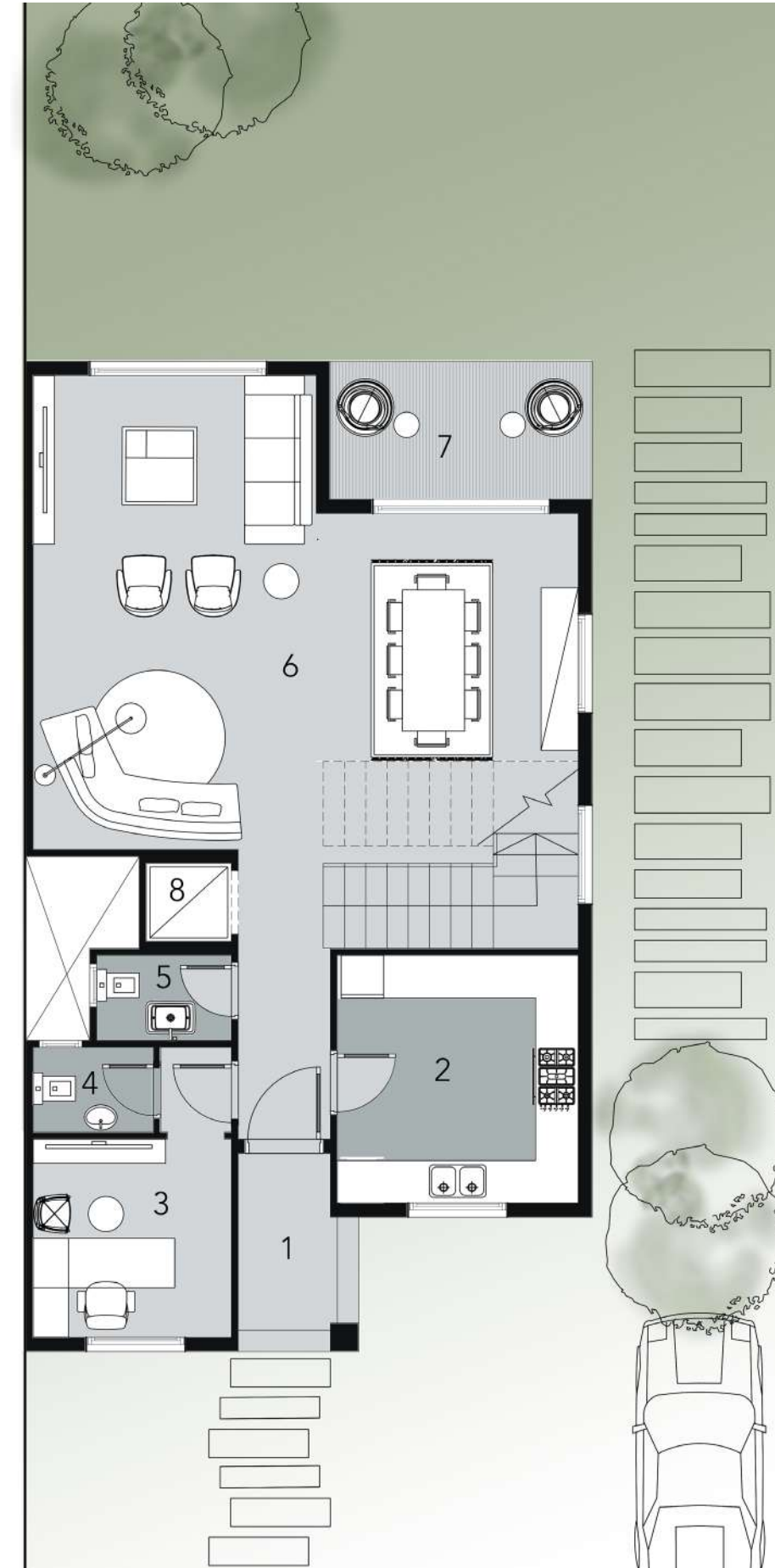


ROOF.FLOOR

[1] TOILET	1.10 X 1.70
[2] ROOF TERRACE	4.05 X 4.00
[3] ROOF TERRACE	3.60 X 3.50
[4] ROOF TERRACE	5.85 X 2.70
[5] ELEVATOR	1.10 X 1.20



TOWN.VILLA
270C



GROUND.FLOOR

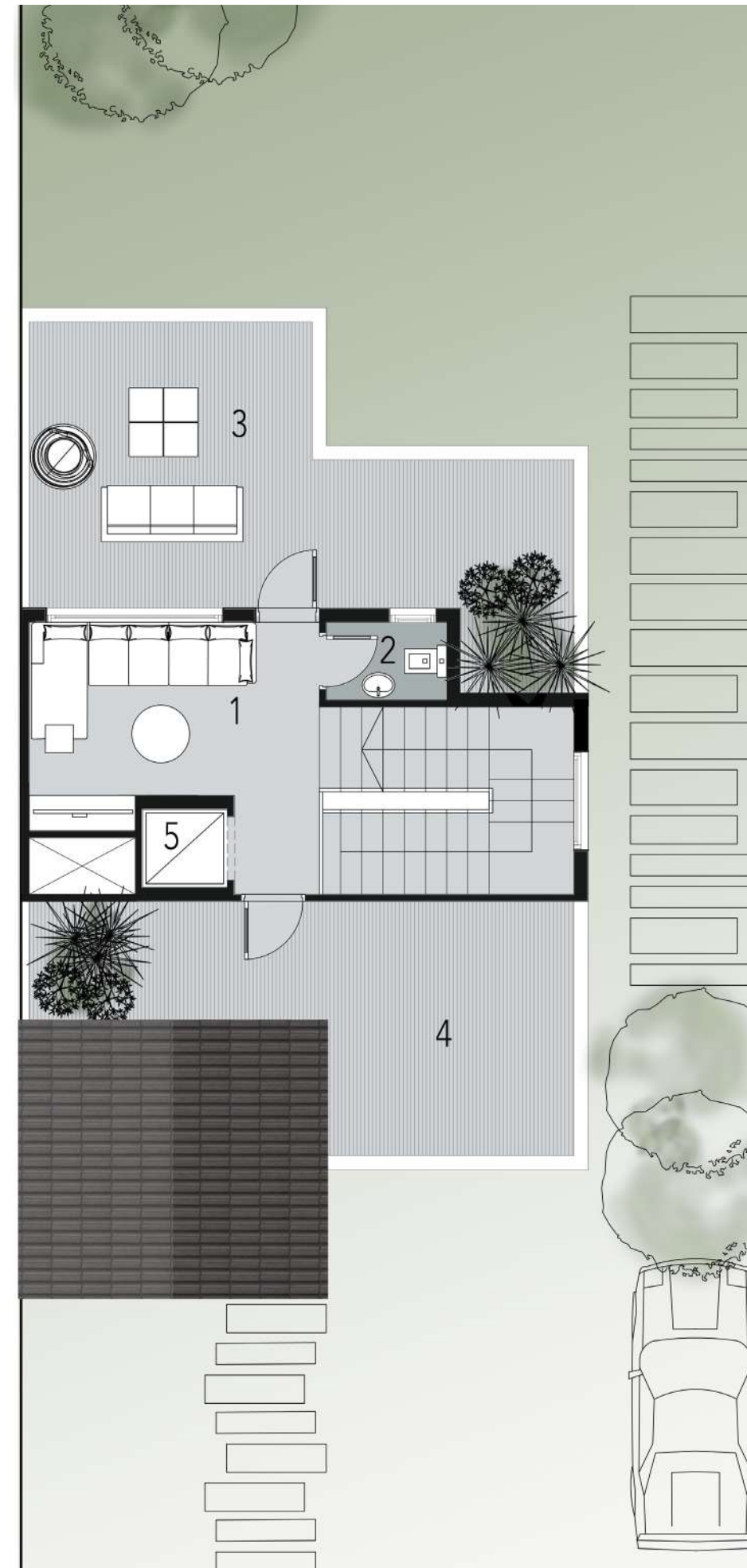
[1] PORCH	2.80 X 1.70
[2] KITCHEN	3.50 X 3.40
[3] OFFICE	2.80 X 2.80
[4] OFFICE TOILET	1.20 X 1.70
[5] GUEST TOILET	1.20 X 1.90
[6] RECEPTION & DINING	6.70 X 7.70
[7] TERRACE	1.95 X 3.70
[8] ELEVATOR	1.10 X 1.20





FIRST.FLOOR

[1] MASTER SUITE	3.60 X 4.00
[2] MASTER DRESSING	1.65 X 2.80
[3] MASTER BATHROOM	1.75 X 2.80
[4] BEDROOM [1]	3.50 X 3.60
[5] BEDROOM [2]	3.60 X 4.00
[6] MASTER TERRACE	1.00 X 2.40
[7] BATHROOM	1.70 X 2.80
[8] LIVING ROOM	3.40 X 3.60
[9] LIVING ROOM TERRACE	1.45 X 3.20
[10] ELEVATOR	1.10 X 1.20



ROOF.FLOOR

[1] LIVING GROOM	2.95 X 4.10
[2] TOILET	1.10 X 1.70
[3] ROOF TERRACE	4.05 X 4.00
[4] ROOF TERRACE	3.60 X 3.50
[5] ELEVATOR	1.10 X 1.20

ABSOLUTE VILLAS

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

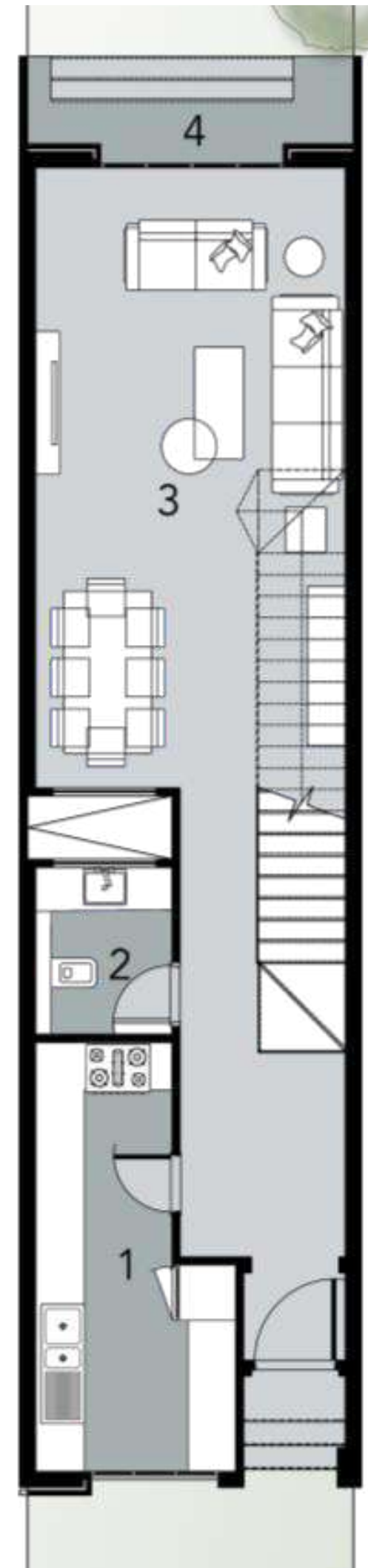


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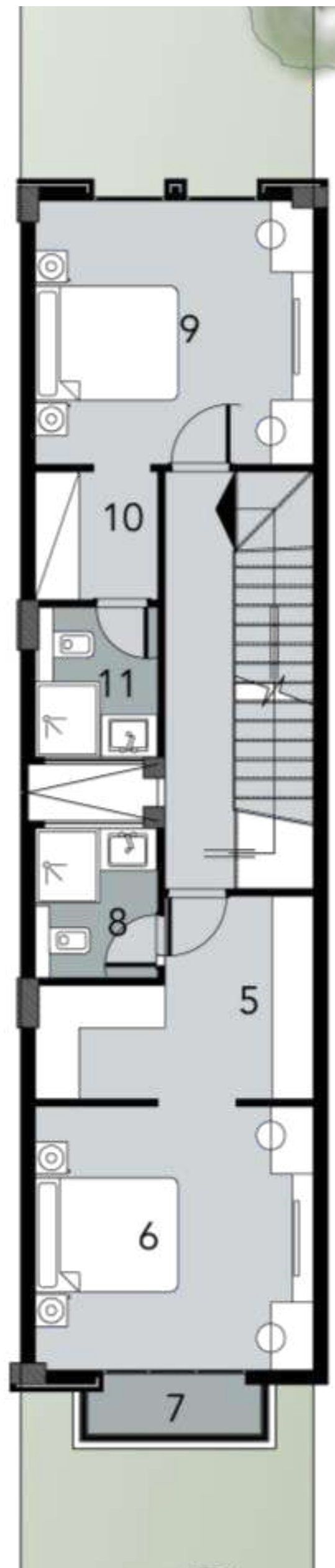
ABSOLUTE.VILLA
225



GROUND.FLOOR

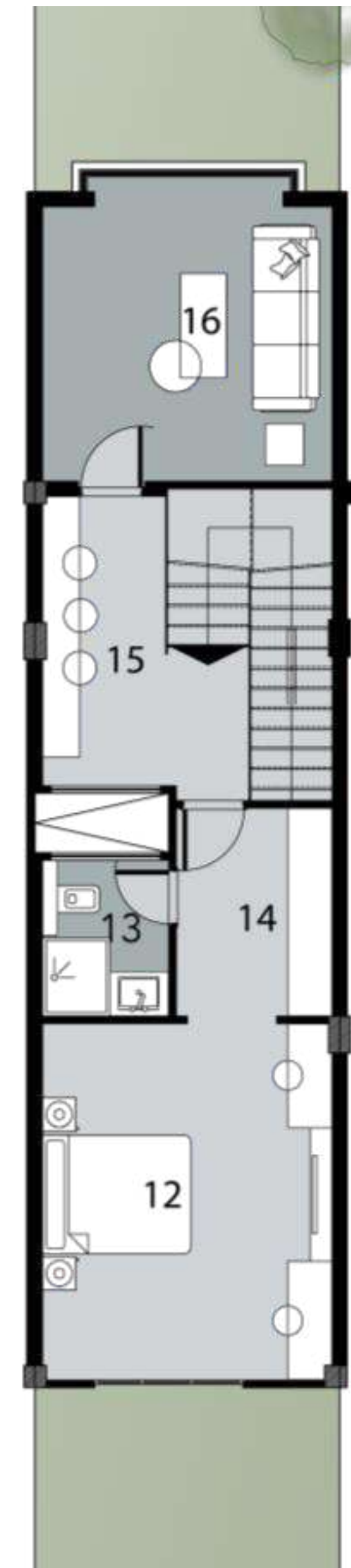
- | | |
|------------------------|-------------|
| [1] KITCHEN | 2.70 X 5.55 |
| [2] GUEST TOILET | 1.85 X 2.20 |
| [3] RECEPTION & DINING | 7.90 X 4.10 |
| [4] TERRACE | 4.10 X 2.00 |





FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



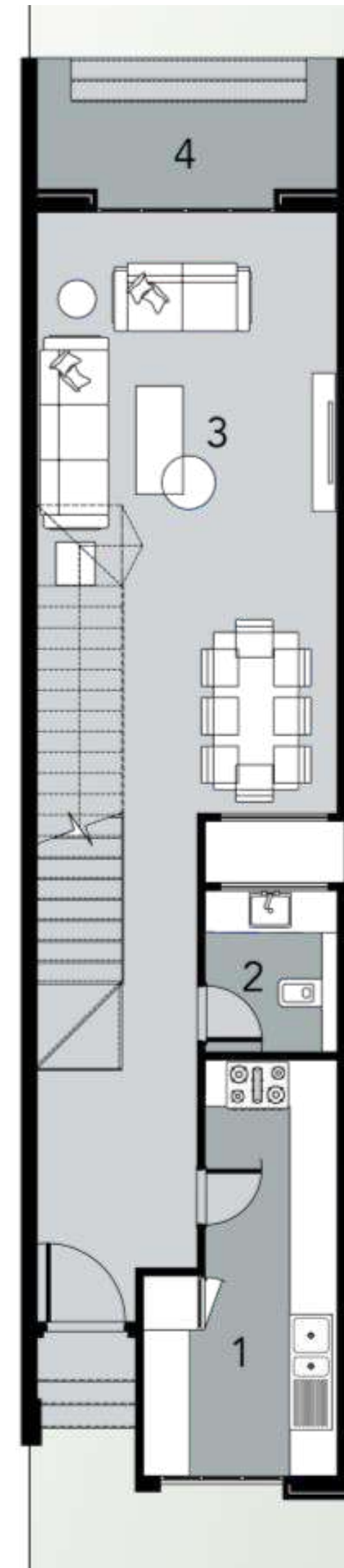
ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 4.90
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90





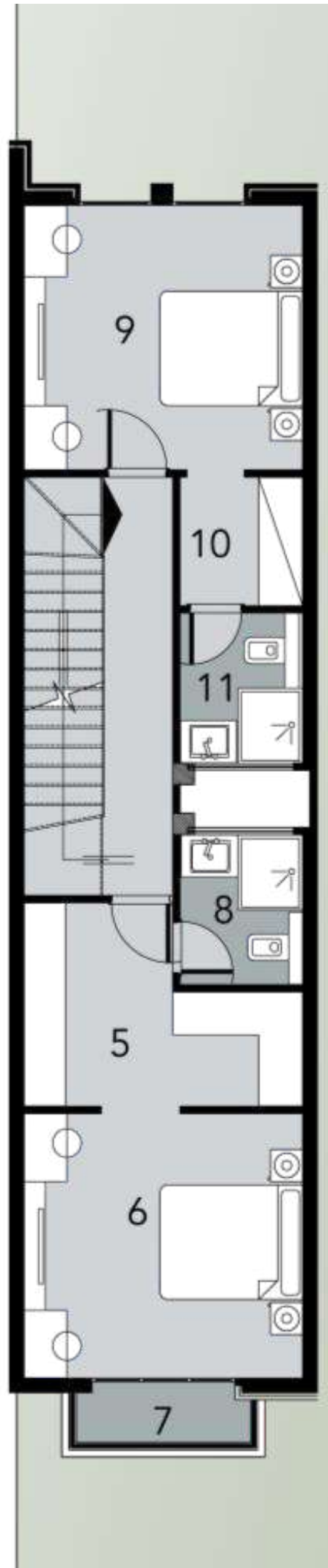
ABSOLUTE.VILLA
225C



GROUND.FLOOR

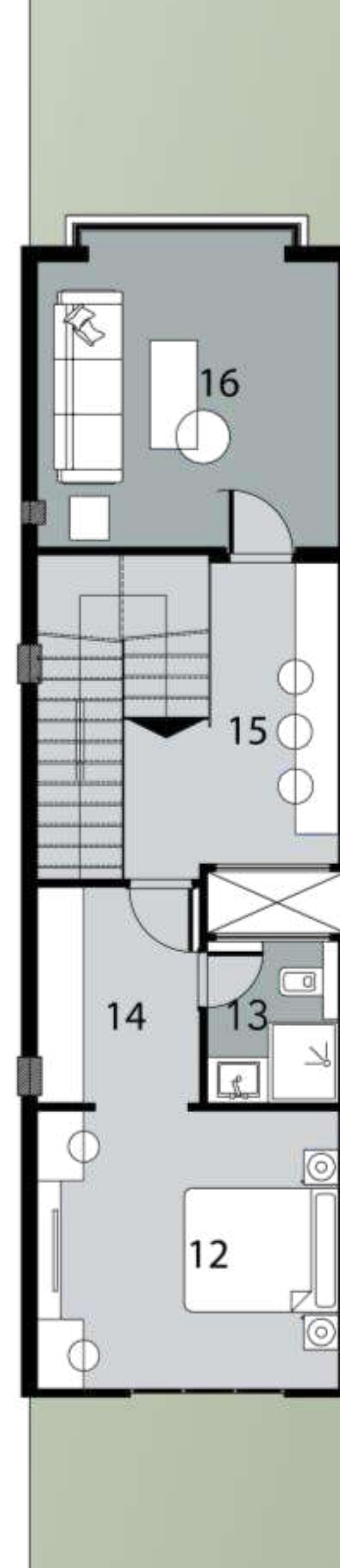
- [1] KITCHEN 2.70 X 5.55
- [2] GUEST TOILET 1.85 X 2.20
- [3] RECEPTION & DINING 7.95 X 4.10
- [4] TERRACE 4.10 X 2.00





FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20



ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 3.70
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90

INTRODUCING
STREAMS II



STREAMS II

▶ COMMUNITY CENTER



-  ABSOLUTE VILLA 210
-  ABSOLUTE VILLA 210C
-  ABSOLUTE VILLA 225
-  ABSOLUTE VILLA 225C
-  ABSOLUTE VILLA 240
-  ABSOLUTE VILLA 240C



ABSOLUTE VILLAS

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

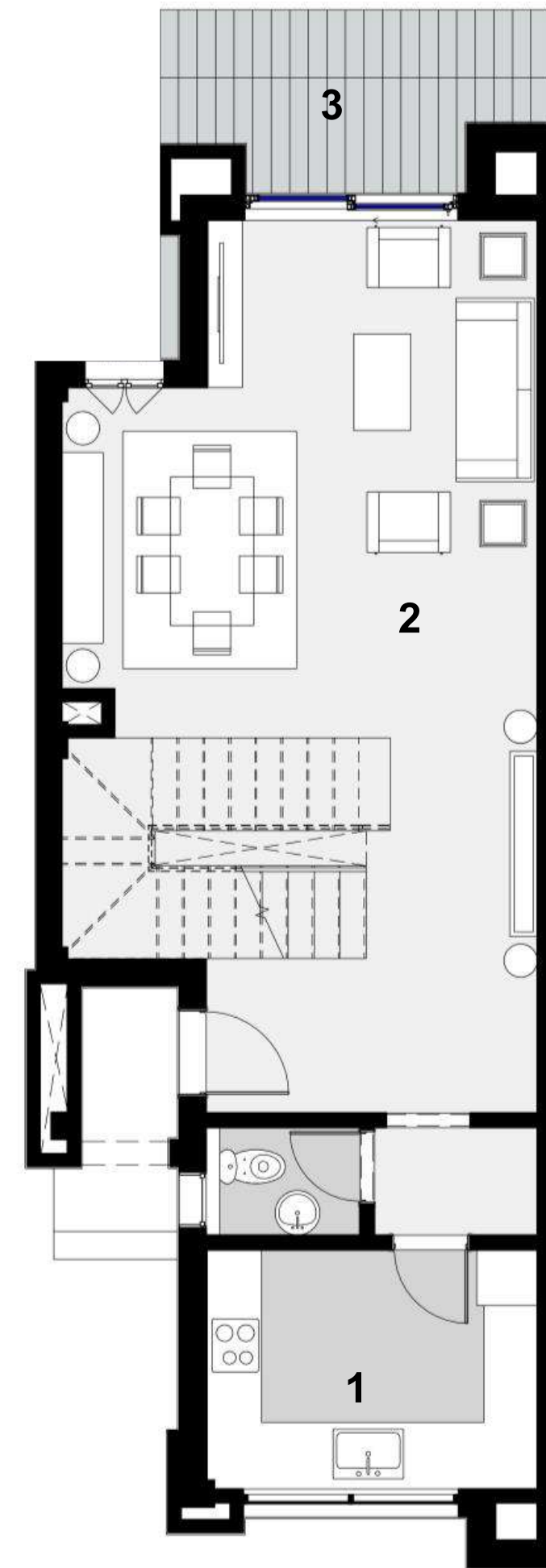


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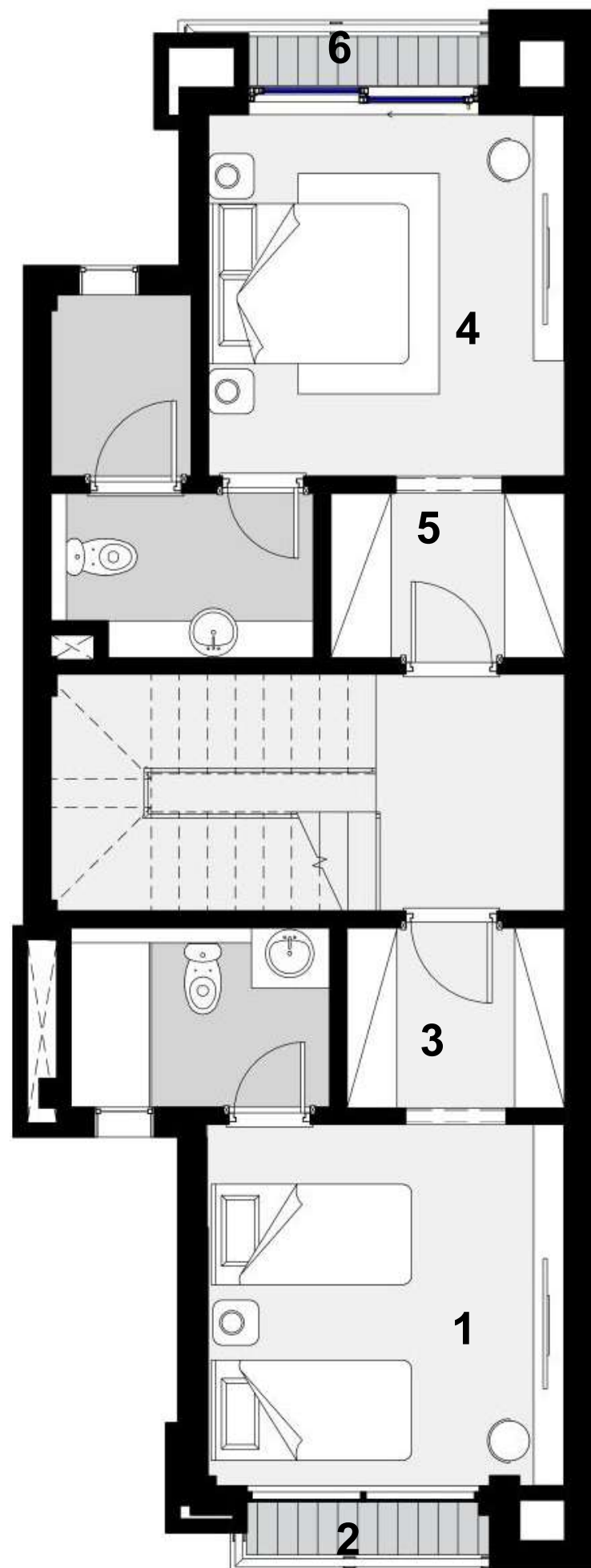
ABSOLUTE.VILLA
210



GROUND.FLOOR

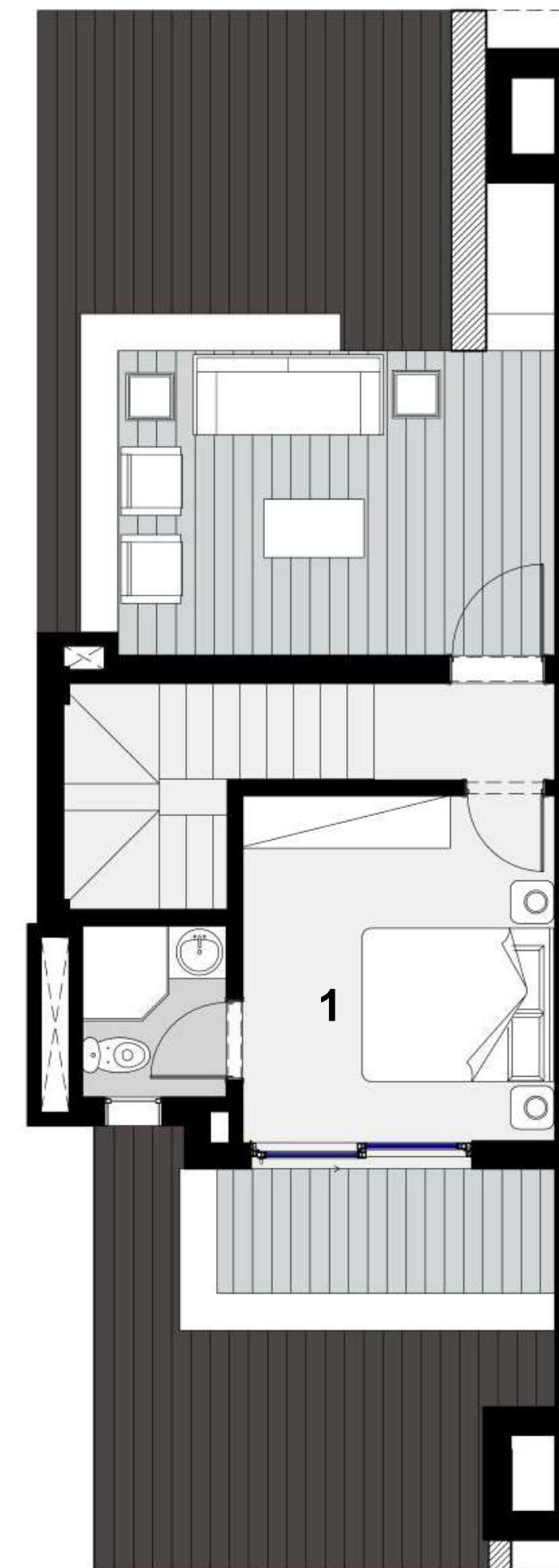
- [1] KITCHEN 3.70 X 2.70
- [2] RECEPTION & DINING 5.25 X 6.60
- [3] TERRACE 4.40 X 1.75





FIRST.FLOOR

- [1] MASTER SUITE [1] 3.70 X 3.70
- [2] MASTER SUITE TERRACE 2.40 X 0.65
- [3] MASTER SUITE DRESSING 2.30 X 1.80
- [4] MASTER SUITE [2] 3.70 X 3.70
- [5] MASTER SUITE DRESSING 2.35 X 1.80
- [6] MASTER SUITE TERRACE 2.45 X 0.65



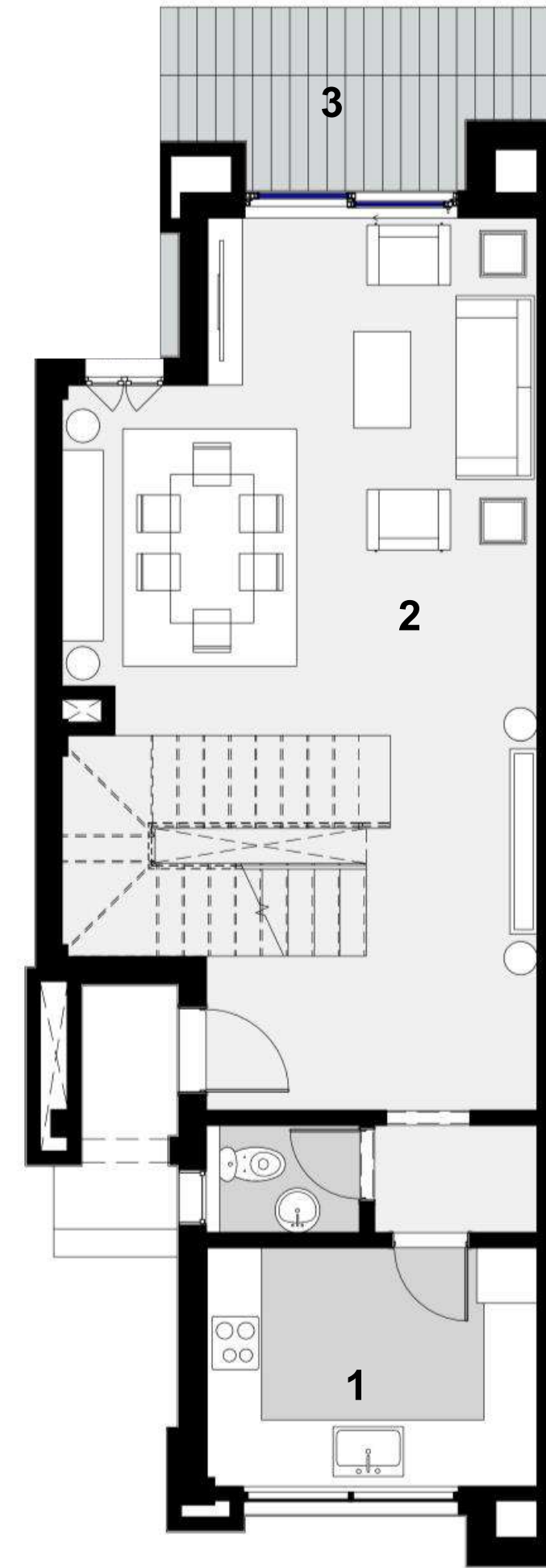
ROOF.FLOOR

- [1] MASTER SUITE [3] 4.00 X 3.75



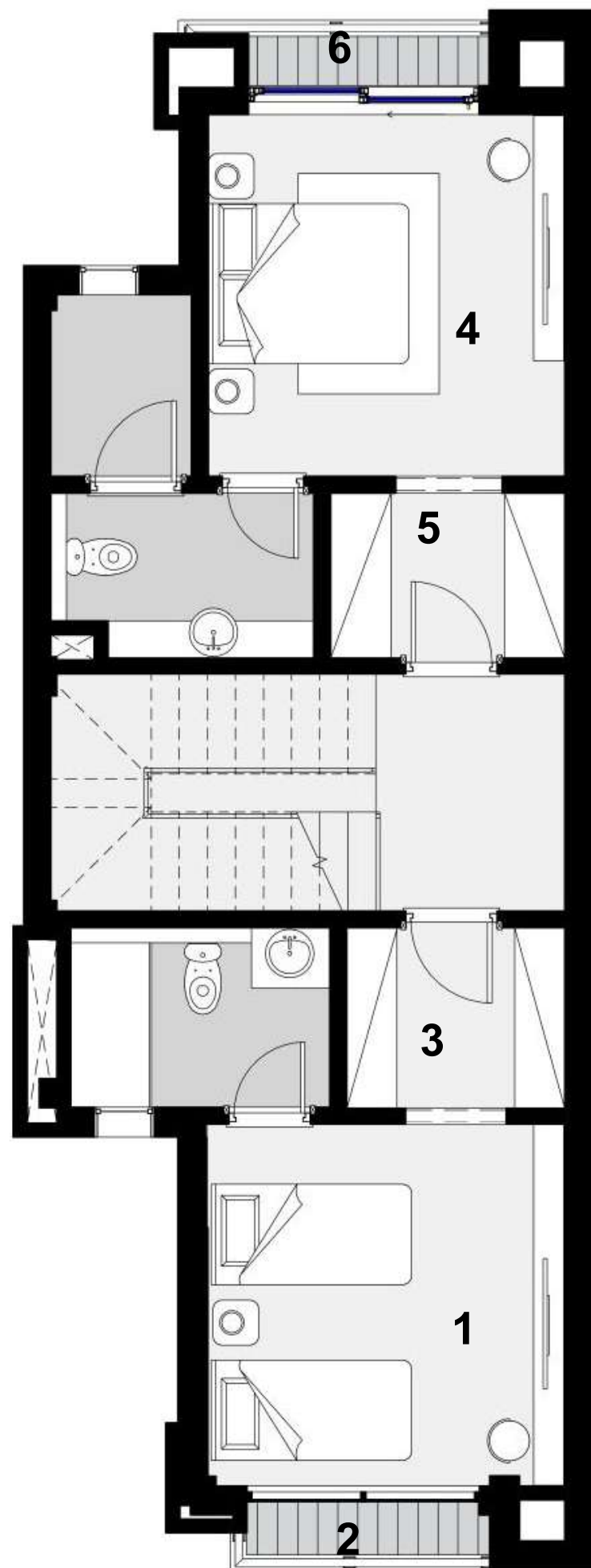


ABSOLUTE.VILLA
210C



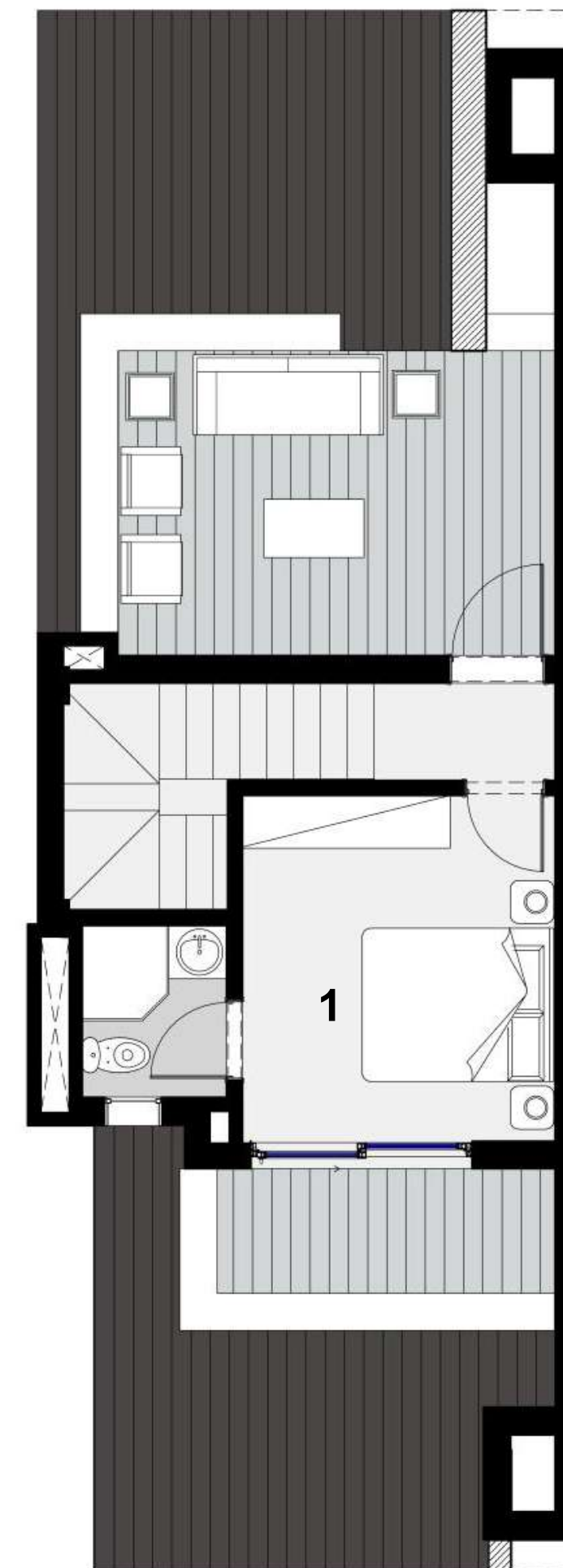
GROUND.FLOOR

- [1] KITCHEN 3.70 X 2.70
- [2] RECEPTION & DINING 5.25 X 6.60
- [3] TERRACE 4.40 X 1.75



FIRST.FLOOR

- [1] MASTER SUITE [1] 3.70 X 3.70
- [2] MASTER SUITE TERRACE 2.40 X 0.65
- [3] MASTER SUITE DRESSING 2.30 X 1.80
- [4] MASTER SUITE [2] 3.70 X 3.70
- [5] MASTER SUITE DRESSING 2.35 X 1.80
- [6] MASTER SUITE TERRACE 2.45 X 0.65

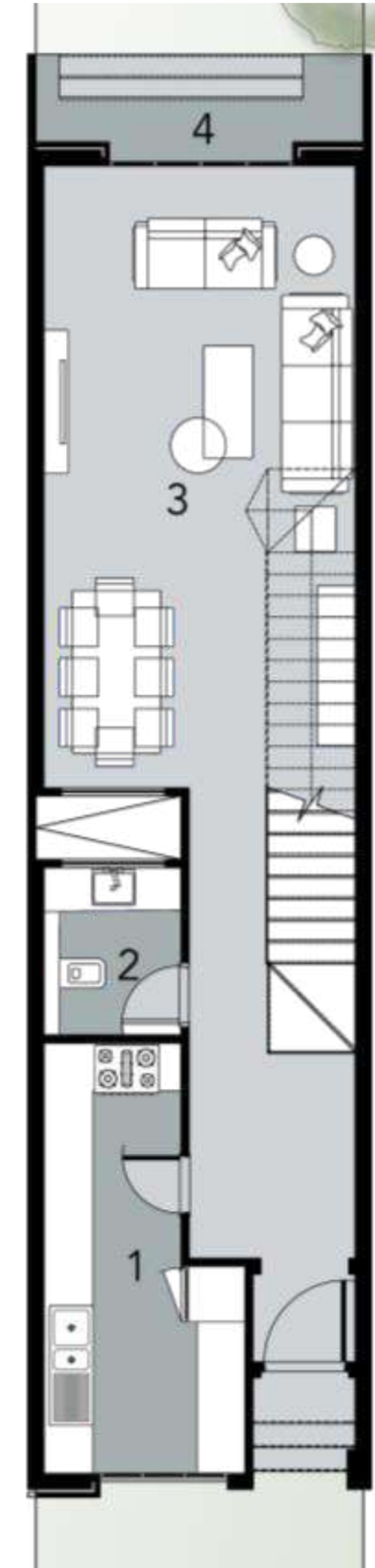


ROOF.FLOOR

- [1] MASTER SUITE [3] 4.00 X 3.75

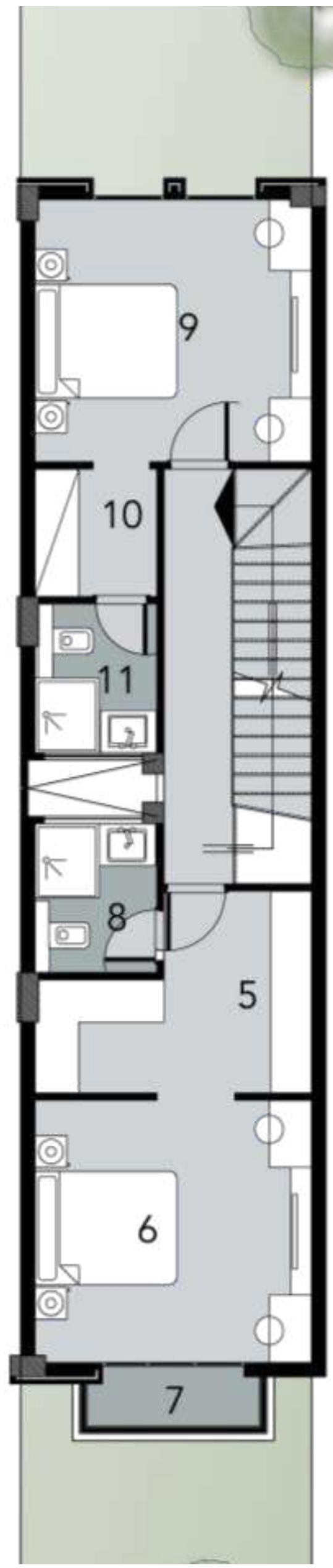


ABSOLUTE.VILLA
225



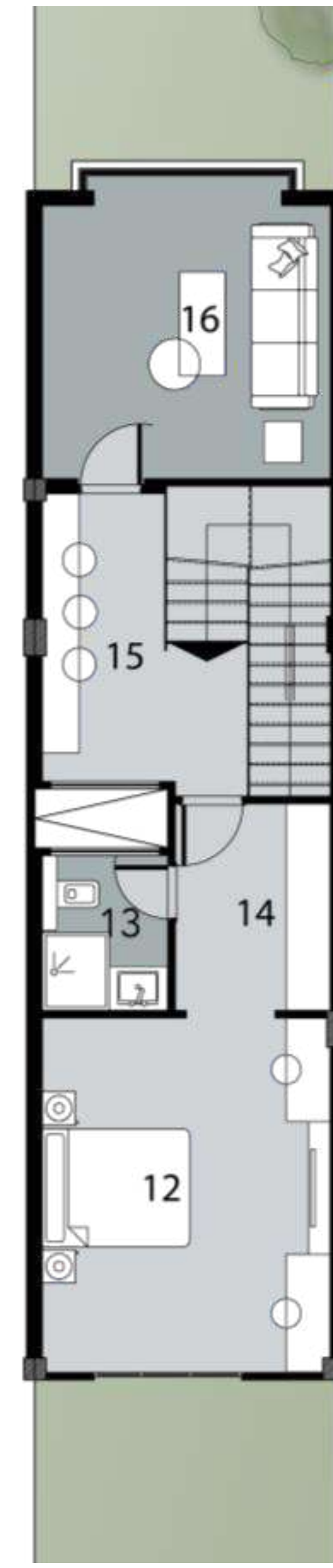
GROUND.FLOOR

- [1] KITCHEN 2.70 X 5.55
- [2] GUEST TOILET 1.85 X 2.20
- [3] RECEPTION & DINING 7.90 X 4.10
- [4] TERRACE 4.10 X 2.00



FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20

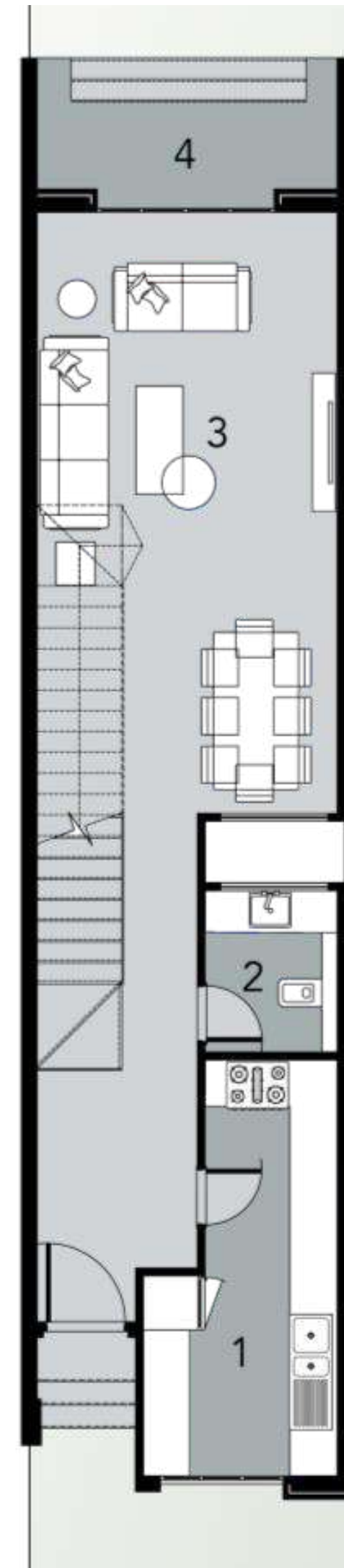


ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 4.90
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90

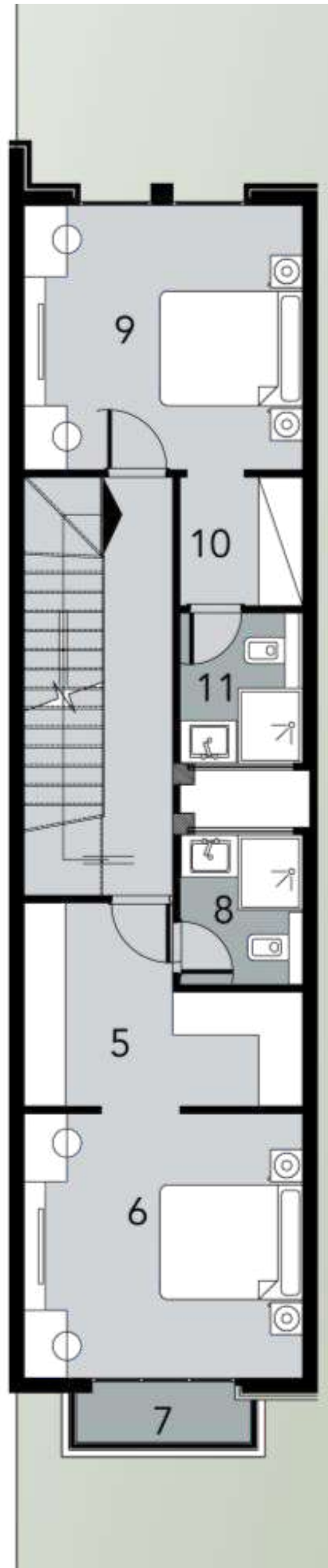


ABSOLUTE.VILLA
225C



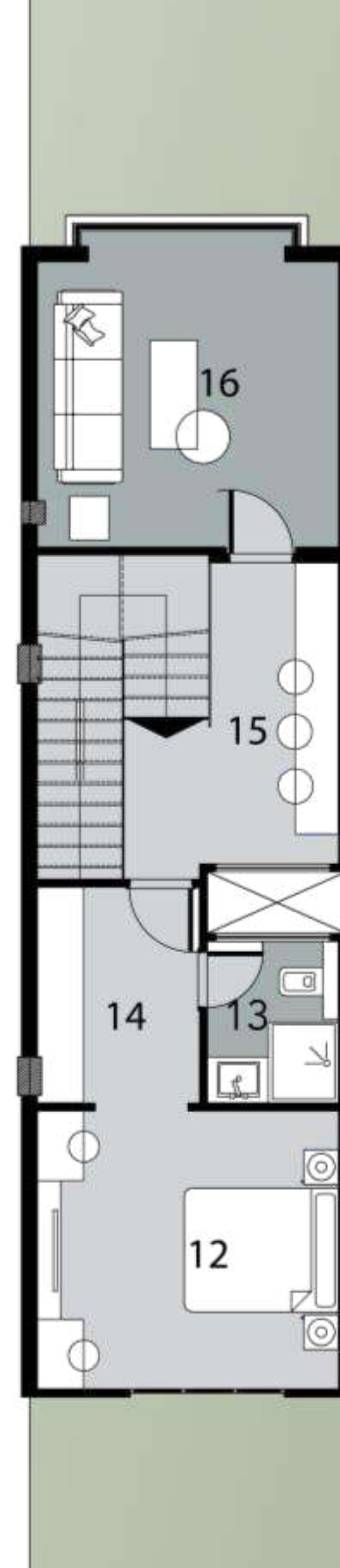
GROUND.FLOOR

- [1] KITCHEN 2.70 X 5.55
- [2] GUEST TOILET 1.85 X 2.20
- [3] RECEPTION & DINING 7.95 X 4.10
- [4] TERRACE 4.10 X 2.00



FIRST.FLOOR

- [5] MASTER SUITE DRESSING 4.10 X 1.70
- [6] MASTER SUITE 4.10 X 3.85
- [7] MASTER SUITE TERRACE 2.85 X 1.00
- [8] MASTER SUITE BATHROOM 1.85 X 2.20
- [9] MASTER SUITE 4.10 X 3.85
- [10] MASTER SUITE DRESSING 1.85 X 1.90
- [11] MASTER SUITE BATHROOM 1.85 X 2.20

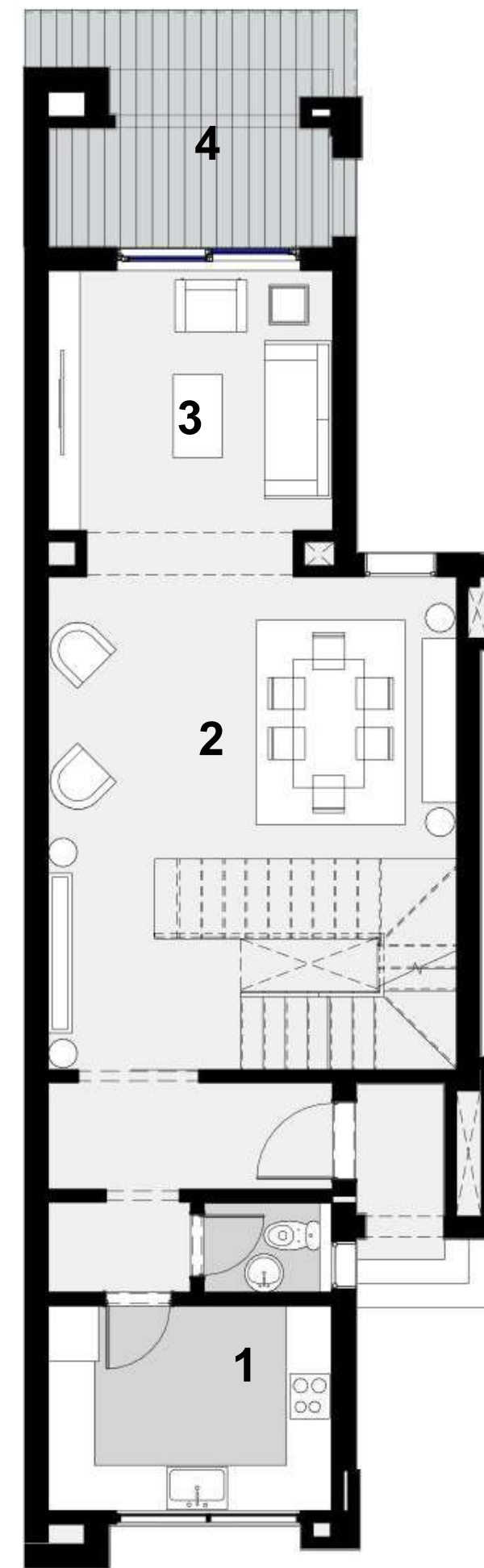


ROOF.FLOOR

- [12] MASTER SUITE 4.10 X 3.70
- [13] MASTER SUITE BATHROOM 1.85 X 2.20
- [14] MASTER SUITE DRESSING 2.25 X 2.90
- [15] KITCHENETTE 1.75 X 4.05
- [16] ROOF TERRACE 4.10 X 3.90



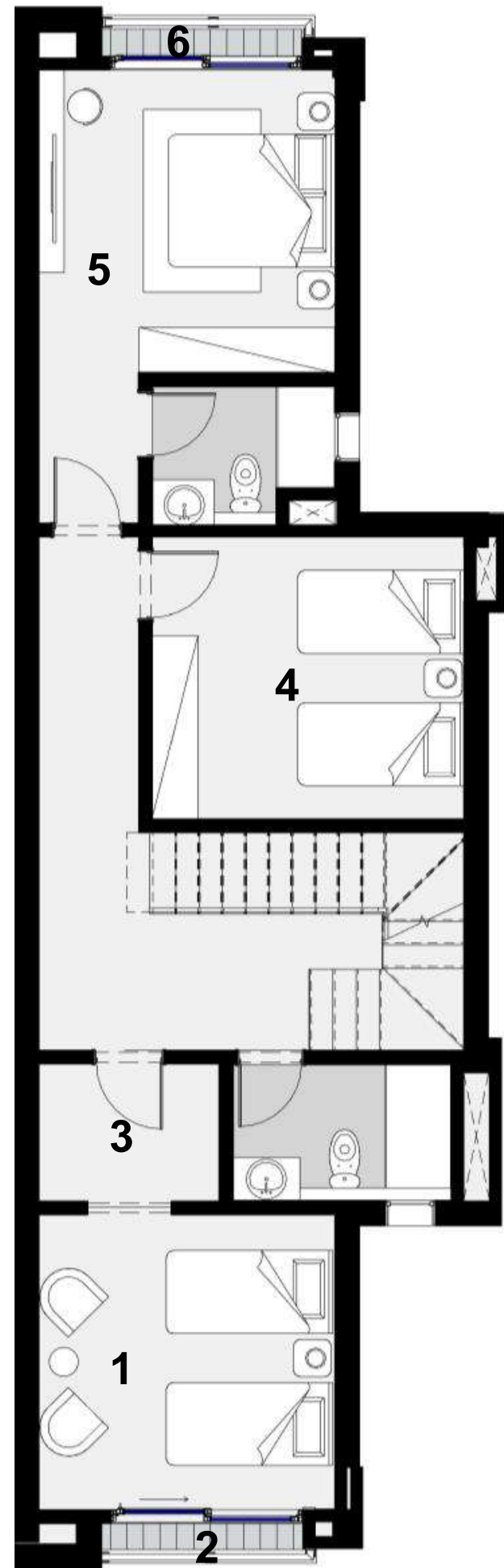
ABSOLUTE.VILLA
240



GROUND.FLOOR

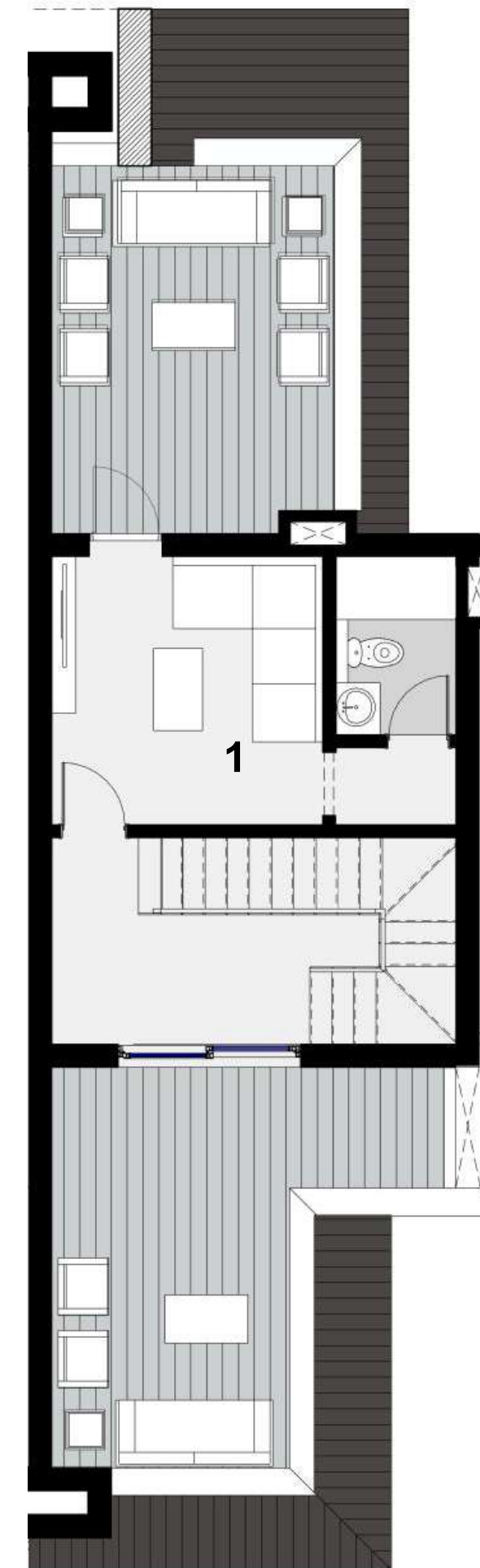
- [1] KITCHEN 3.70 X 2.70
- [2] RECEPTION & DINING 5.25 X 6.35
- [3] LIVING ROOM 3.70 X 3.40
- [4] TERRACE 3.70 X 1.85





FIRST.FLOOR

- [1] MASTER SUITE 3.70 X 3.70
- [2] MASTER SUITE TERRACE 2.40 X 0.55
- [3] MASTER SUITE DRESSING 2.30 X 1.80
- [4] BEDROOM [2] 4.00 X 3.70
- [5] BEDROOM [3] 3.70 X 3.70
- [6] BEDROOM [3] TERRACE 2.50 X 0.55

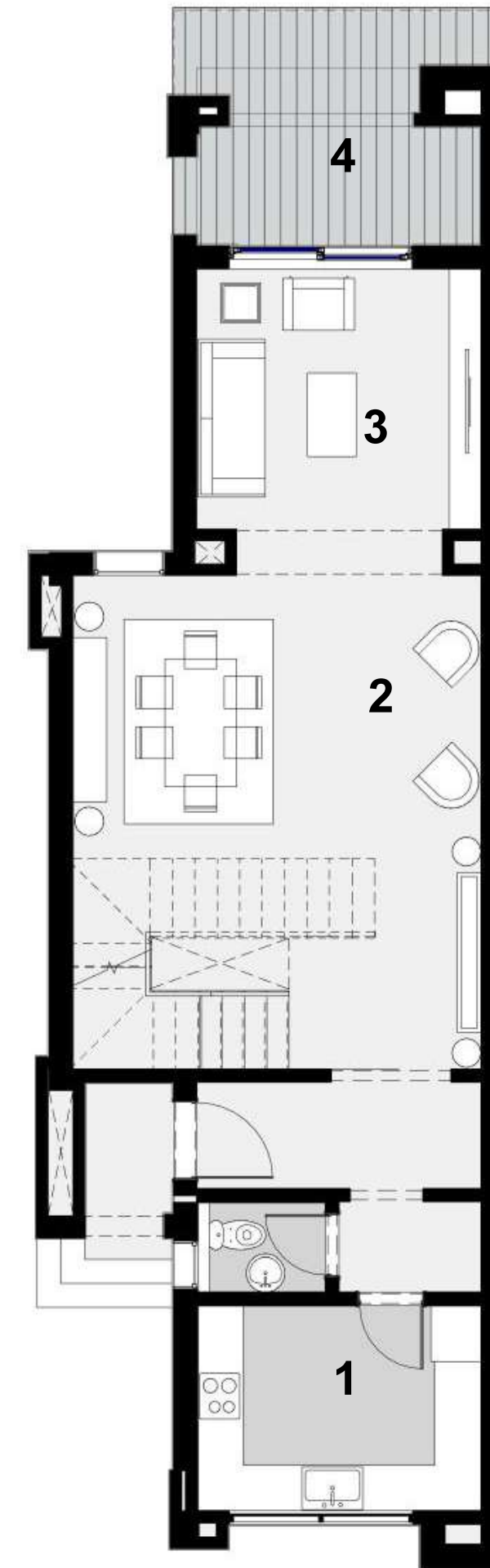


ROOF.FLOOR

- [1] LIVING ROOM 3.70 X 3.60



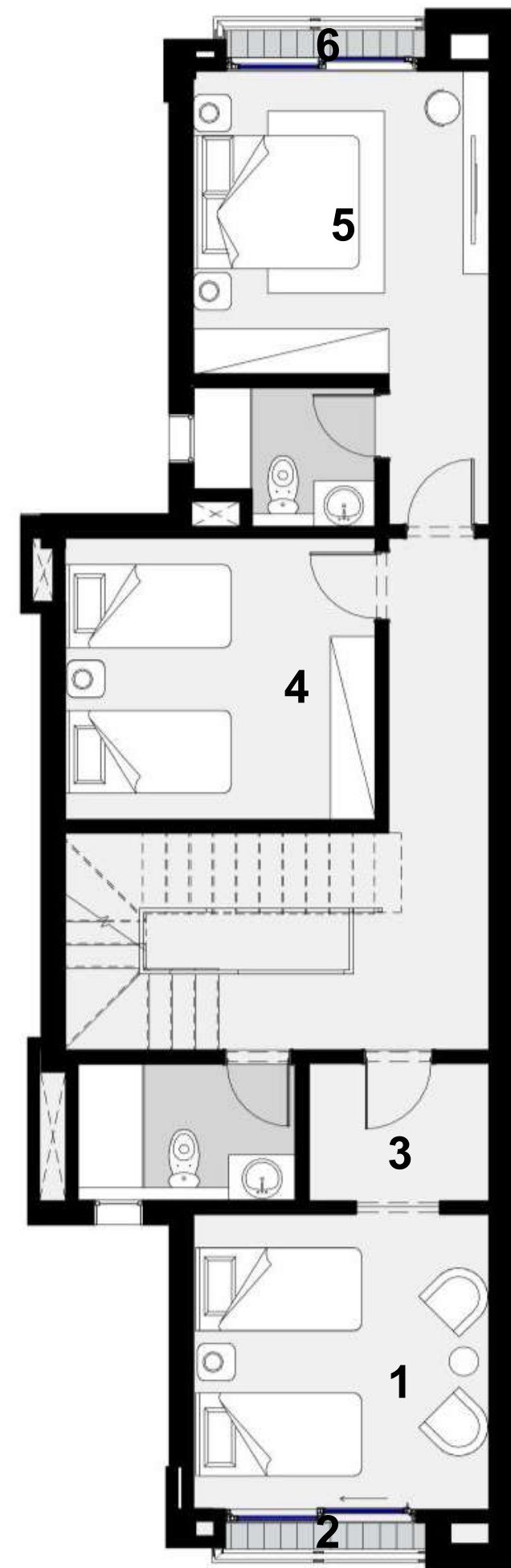
ABSOLUTE.VILLA
240C



GROUND.FLOOR

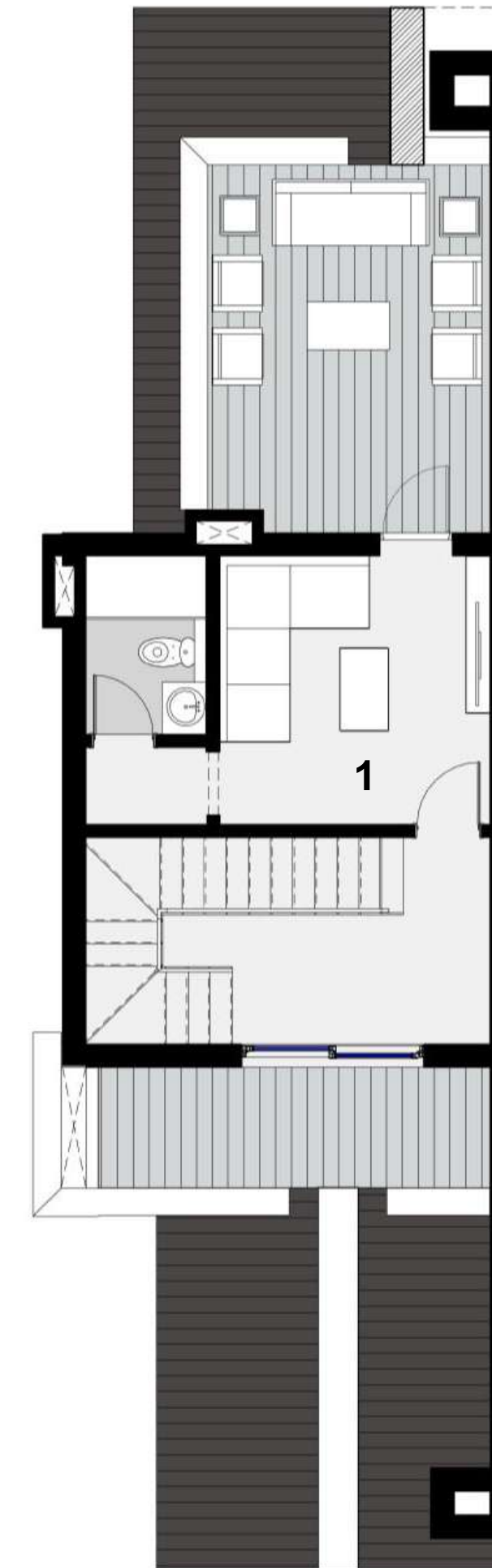
- [1] KITCHEN 3.70 X 2.70
- [2] RECEPTION & DINING 5.25 X 6.35
- [3] LIVING ROOM 3.70 X 3.40
- [4] TERRACE 3.70 X 1.85





FIRST.FLOOR

- [1] MASTER SUITE 3.70 X 3.70
- [2] MASTER SUITE TERRACE 2.55 X 0.55
- [3] MASTER SUITE DRESSING 2.30 X 1.80
- [4] BEDROOM [2] 4.00 X 3.70
- [5] BEDROOM [3] 3.70 X 3.70
- [6] BEDROOM [3] TERRACE 2.50 X 0.55



ROOF.FLOOR

- [1] LIVING ROOM 3.70 X 3.60

OUR TYPES – STREAMS I



SIGNATURE
VILLAS

SIGNATURE VILLA 260

SIGNATURE VILLA 325

TWIN
VILLAS

TWIN VILLA 245



TOWN
VILLAS

TOWN VILLA 230C

TOWN VILLA 270C

TOWN VILLA 265

TOWN VILLA 270V

TOWN VILLA 265C

TOWN VILLA 270VC

ABSOLUTE
VILLAS

ABSOLUTE VILLA 225

ABSOLUTE VILLA 225C



OUR TYPES – STREAMS II



ABSOLUTE VILLA 210

ABSOLUTE VILLA 210C

ABSOLUTE VILLA 225



ABSOLUTE VILLA 225C

ABSOLUTE VILLA 240

ABSOLUTE VILLA 240C

THE WONDER MARQ