

THE
MARQ

THE WONDER MARQ





WMA



A PLACE SHAPED
BY WONDER

Life becomes something different when a place is shaped with intention. At The Wonder Marq, every path, view, and moment is crafted to awaken a quiet sense of beauty, a feeling that unfolds as you move through its landscapes and stories.

Here, three worlds come together to form a destination where nature leads, design inspires, and life begins to feel wonderfully whole.

THE WONDER MARQ

A decorative graphic consisting of a yellow four-pointed starburst shape at the top, a vertical line, and a yellow circle at the bottom, all contained within a purple oval shape.

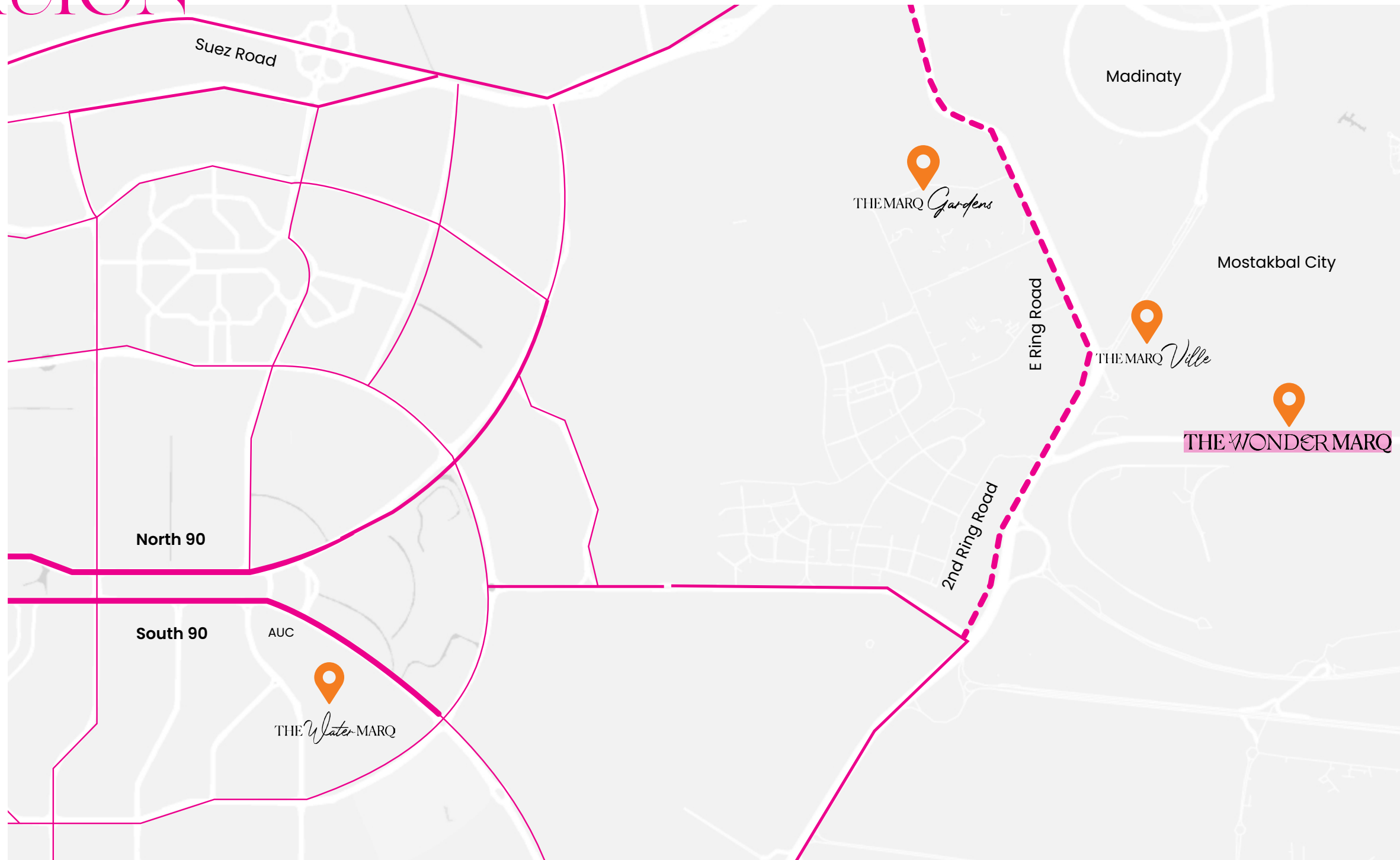
A WORLD WHERE
WONDER LIVES

There are places that house life, and others that bring it to life. The Wonder Marq is a city imagined for those who seek more than a home, a living world where beauty, joy, and connection intertwine.

Crafted by The Marq, it stands as a city of festivities, wonders, and delights, a place where nature leads, art inspires, and every day unfolds like a celebration.

A DESTINATION BEYOND IMAGINATION

Set in the heart of Mostakbal City, The Wonder Marq bridges the vibrancy of New Cairo and the promise of The New Capital. Linked by Road 90, E Ring Road, Suez Road, and the 2nd Ring Road, it is both connected and calm; a private world within the city's future.



AMENITIES

THE WONDER MARQ



A CITY DESIGNED
TO BE FELT

The Wonder Marq is built on emotion, water, greenery, artistry, and the spaces between them.





THE WONDER MARQ

WHERE EVERY
MOMENT INSPIRES





WONDER
eye

THE WONDER MARQ

The Wonder Eye is the embellishment of **The Wonder Marq** 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 Wonder Marq** and take it to the next level.

THE WONDER MARQ



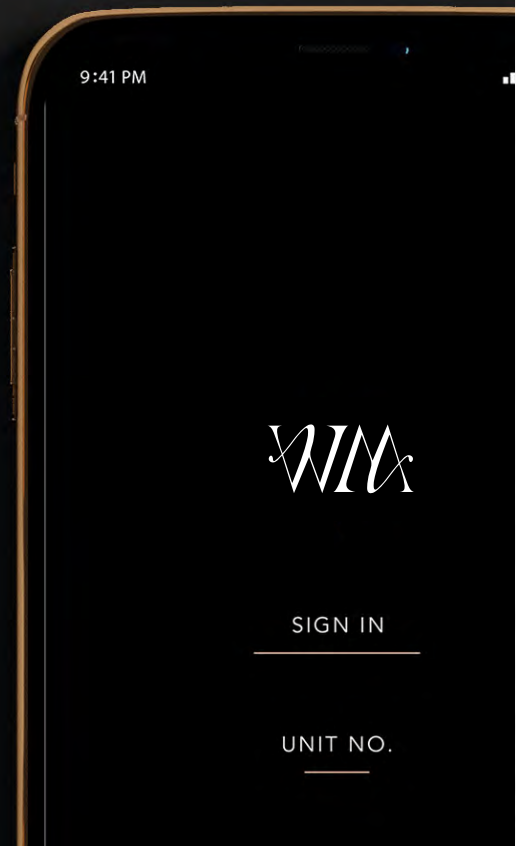
PEDESTRIAN
NEIGHBORHOODS

Tree-lined lanes and green paths encourage walking, connection, and ease, replacing noise with a quiet, open rhythm of life.



PERSONALIZED HOMES

Each home is marked with your initials, designed to reflect your identity and transform personal taste into living art.



LIVING APP

A smart companion that brings comfort to your fingertips, from maintenance and housekeeping to visitor access and community updates, making luxury effortless and everyday life beautifully simple.

THE WONDER MARQ

ONE CITY, THREE WORLDS & MORE

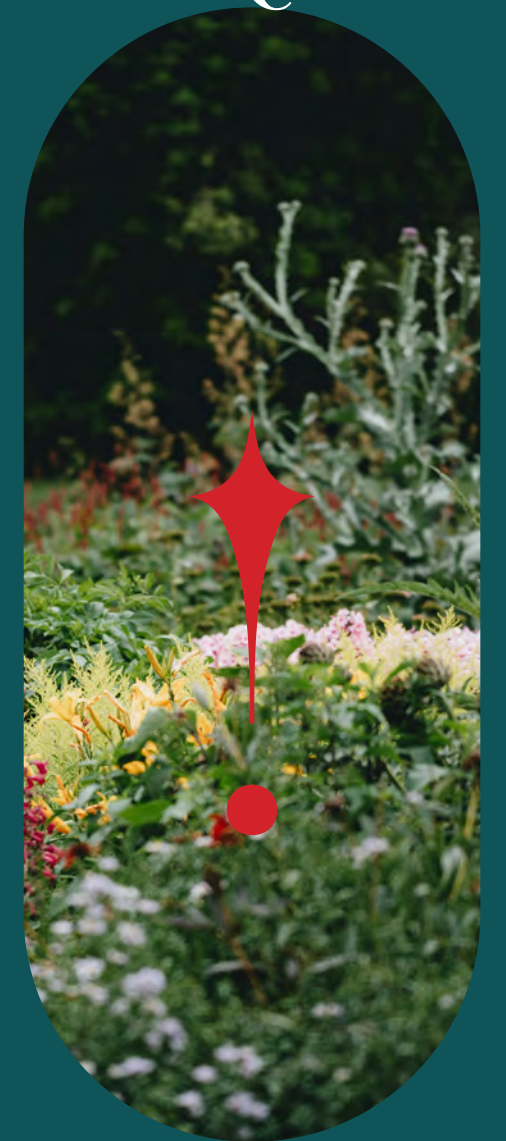
Three neighborhoods shaped by water, stillness, and nature, woven together into The Wonder Marq, the living heart of Mostakbal City.

A place where life is not just lived... but felt, every day.

STREAMS



FOREST



LAKEs

NEIGHBORHOOD DESIGN



NEIGHBORHOOD PHASING

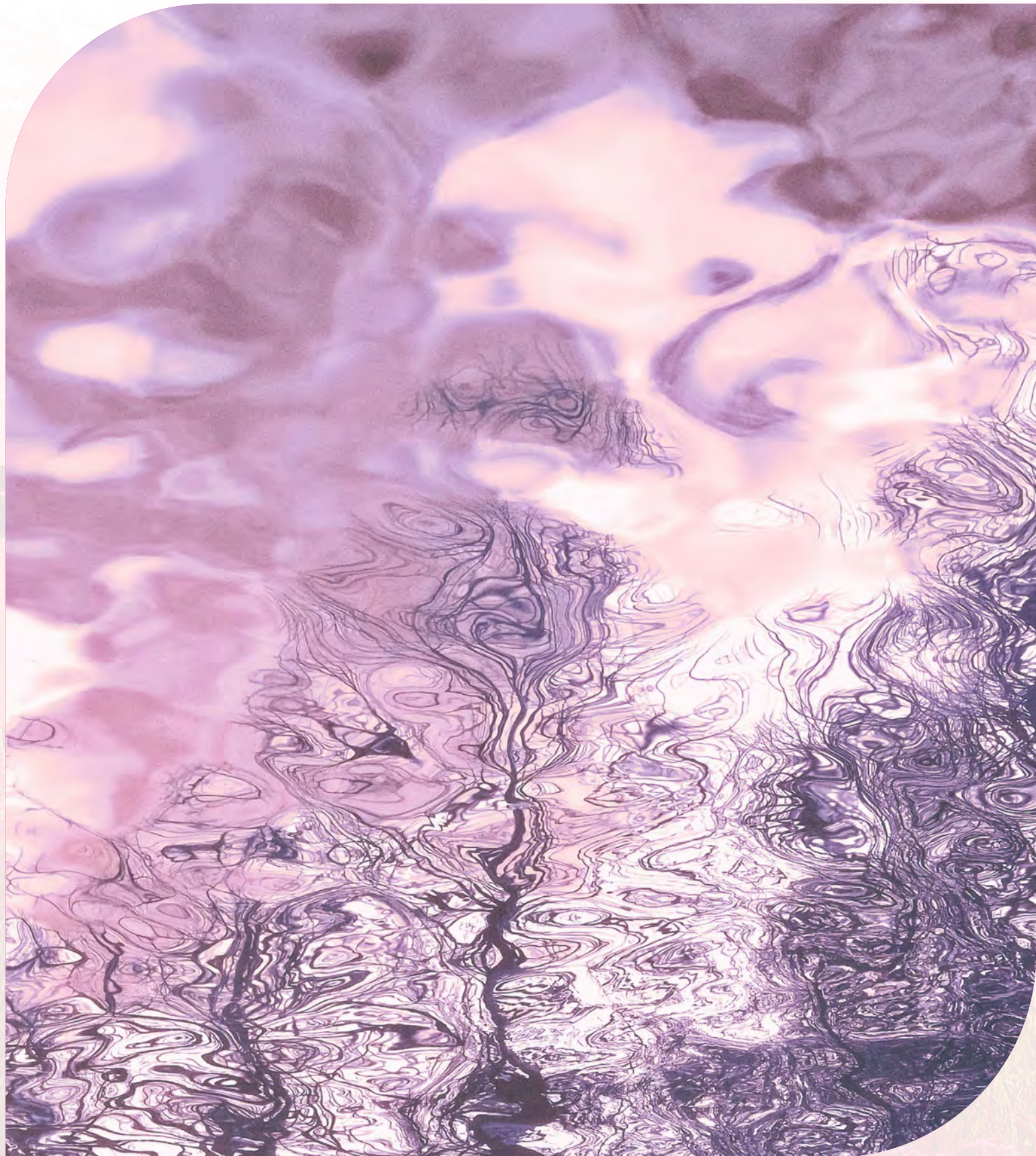


-  DOWNTOWN
-  STREAMS
-  LAKES
-  FOREST



LIFE MOVES
IN HARMONY

STREAMS



STREAMS

Life in **Streams** moves to the rhythm of water. Inspired by the romance of Venice, this neighborhood drifts between **canals, bridges, and shimmering reflections**, creating a world where every home feels embraced by gentle motion.

THE WONDER MARQ

STREAMS I
AREA

58 FEDDANS

STREAMS II
AREA

32 FEDDANS



STREAMS



THE FLOW OF
LIVING WELL

STREAMS
AMENITIES



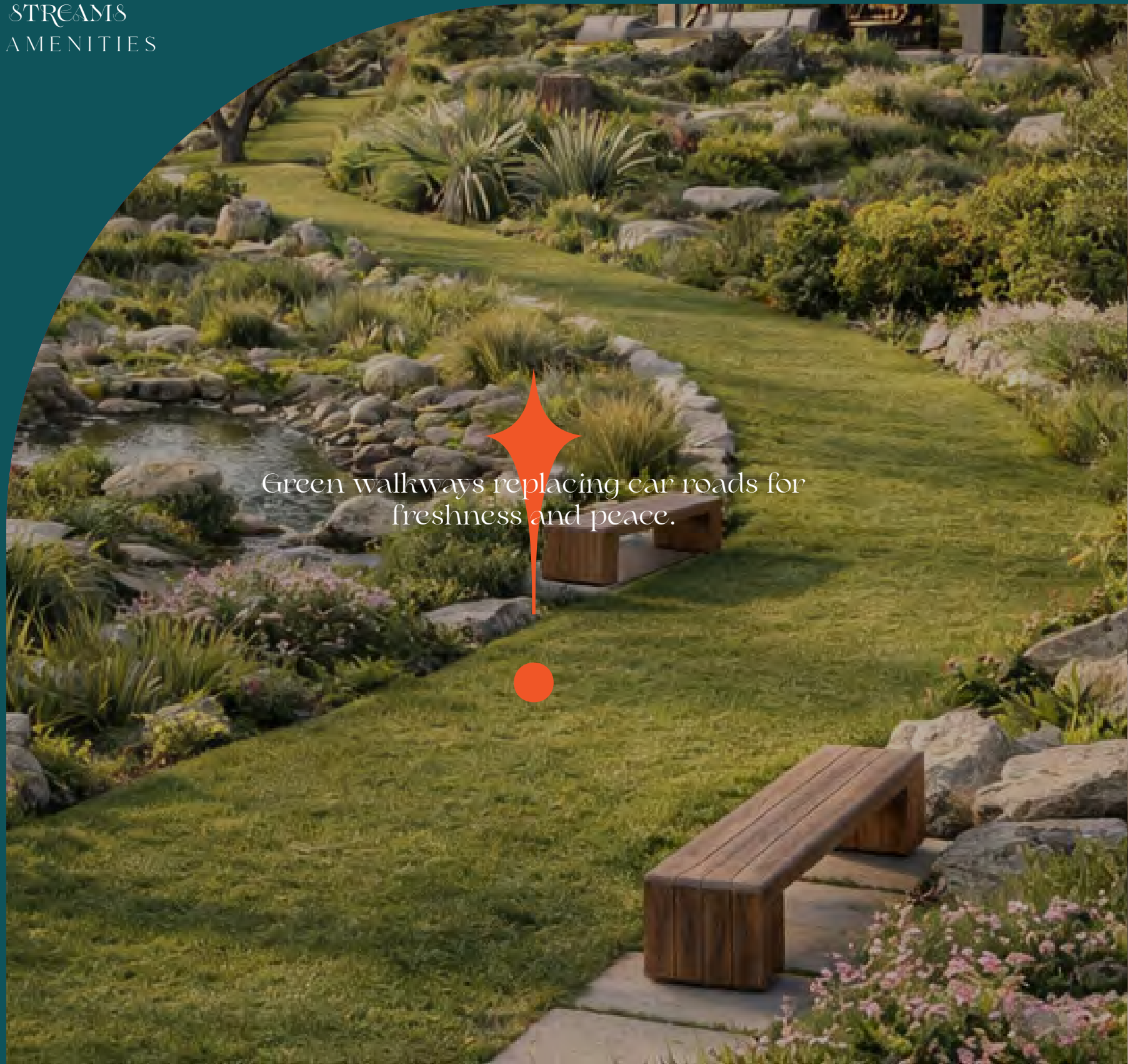
Waterfront homes forming
tranquil “urban island”



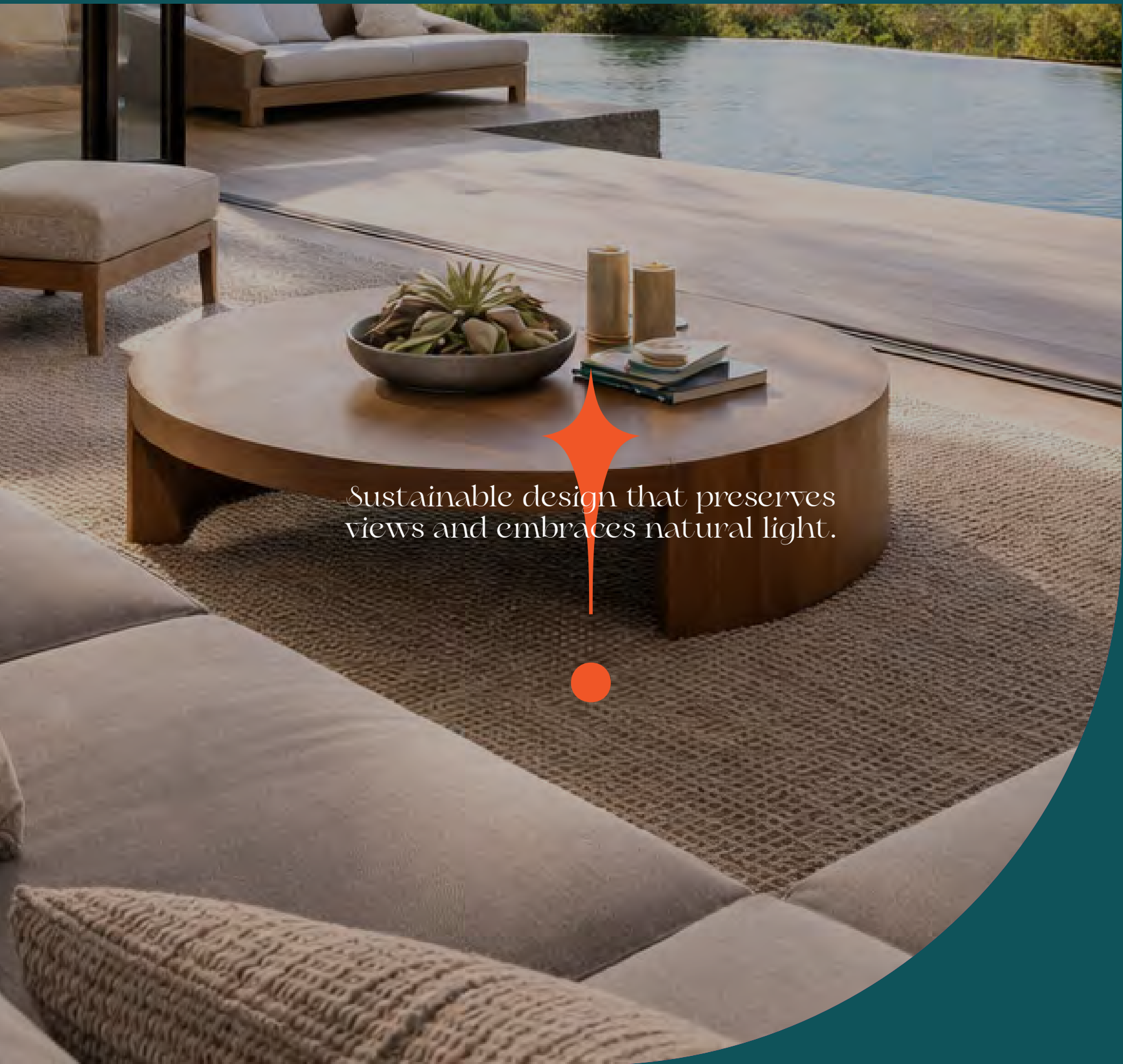
Carefully planned spatial layering ensures
privacy within homes while maintaining
openness to nature and views.



Community Center with yoga
pavilions, sports courts and
fitness decks.



Green walkways replacing car roads for freshness and peace.



Sustainable design that preserves views and embraces natural light.



STREAMS



Signature Villas
spacious, private sanctuaries by the canal.

Town Villas
refined, airy layouts.



HOMES BY THE WATER

Twin Villas
elegant, modern family homes.

Absolute Villas
contemporary designs with floating stairs & terraces.

WMA

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

STREAMS I SIGNATURE VILLA

WMA

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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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

STREAMS I
SIGNATURE VILLA
260

THE WONDER MARQ

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

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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

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STREAMS I SIGNATURE VILLA 325



THE WONDER MARQ

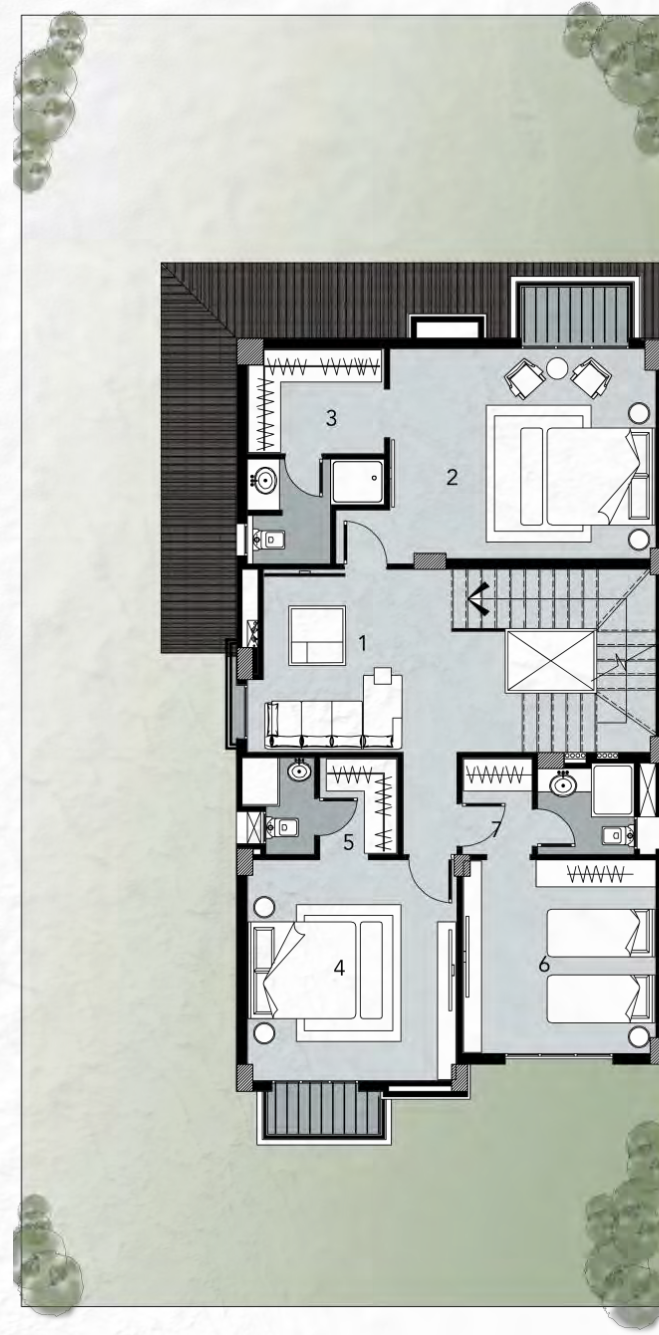
GROUND FLOOR



[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

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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
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STREAMS I TWIN VILLA



Modern elegance marks every Twin Villa 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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STREAMS I TWIN VILLA 245

THE WONDER MARQ



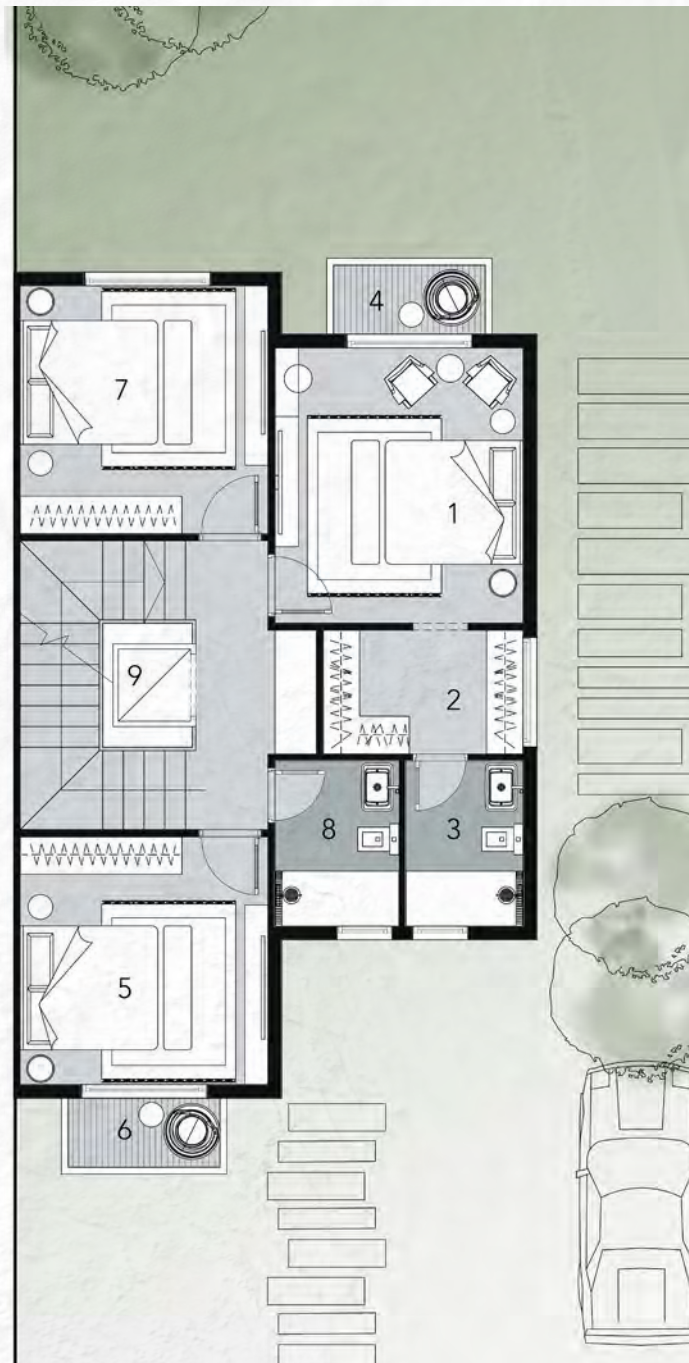
GROUND FLOOR



[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

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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

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STREAMS I TOWN VILLA



Surrounded by lush landscapes that provide a sense of peace and contentment, Town Villas 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.

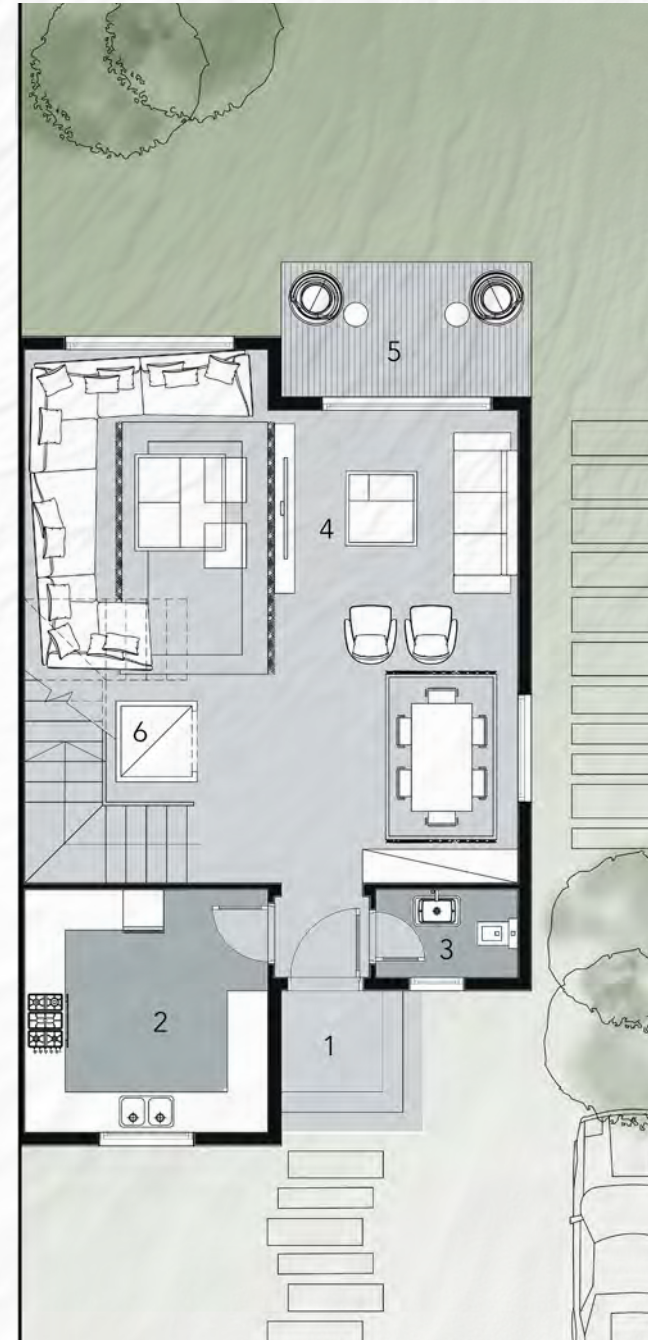
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STREAMS I TOWN VILLA 230



THE WONDER MARQ

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

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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

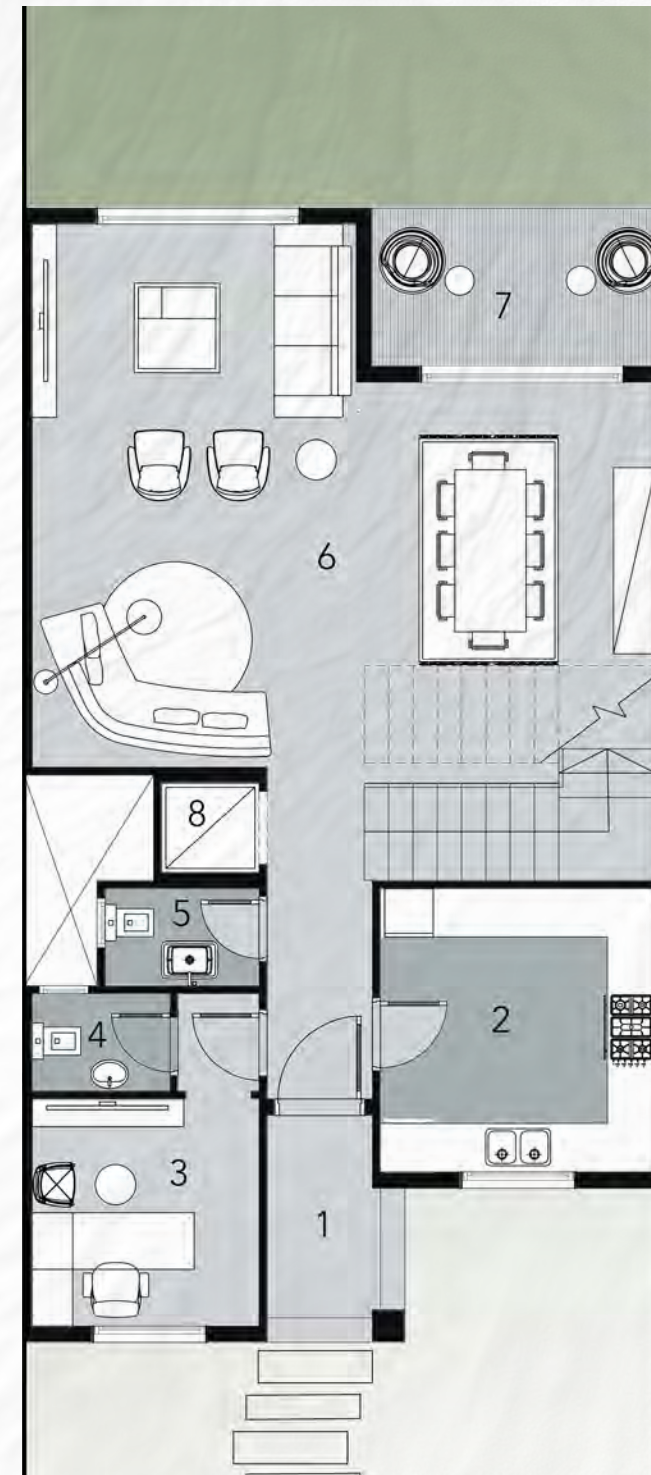
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STREAMS I
TOWN VILLA
265



THE WONDER MARQ

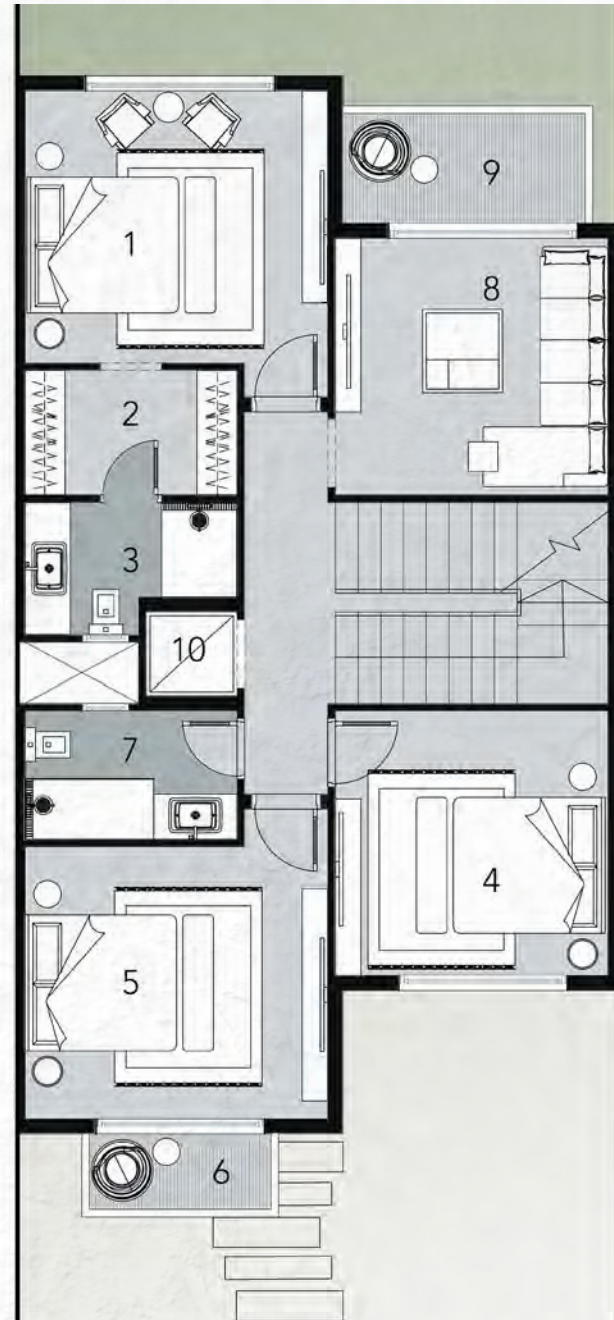
GROUND FLOOR



[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

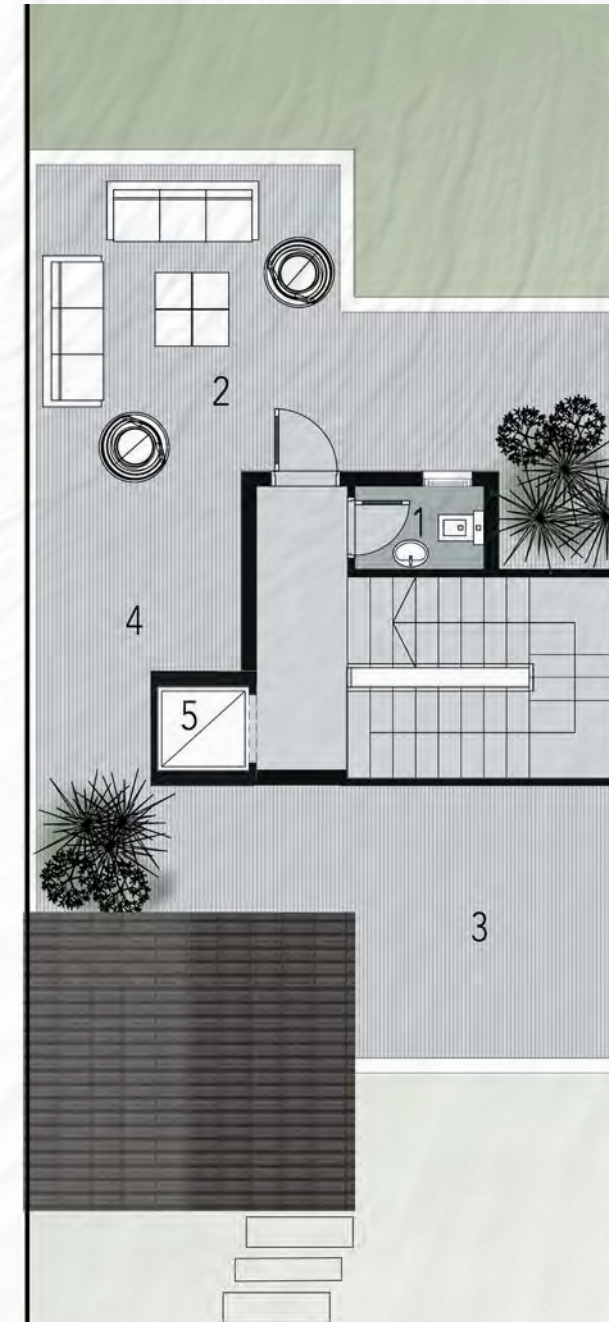
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FIRST FLOOR

[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

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STREAMS I TOWN VILLA 270

THE WONDER MARQ



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

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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 ROOM	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

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STREAMS I ABSOLUTE VILLA



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

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STREAMS I ABSOLUTE VILLA 225

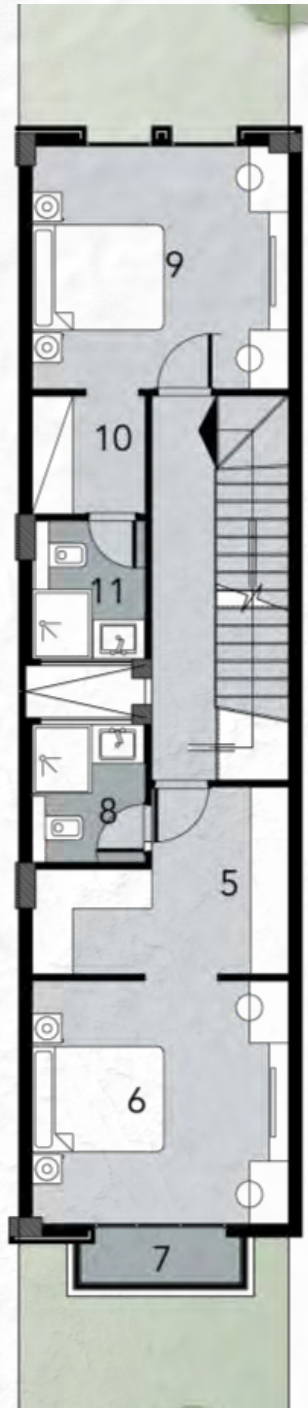


GROUND FLOOR

[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

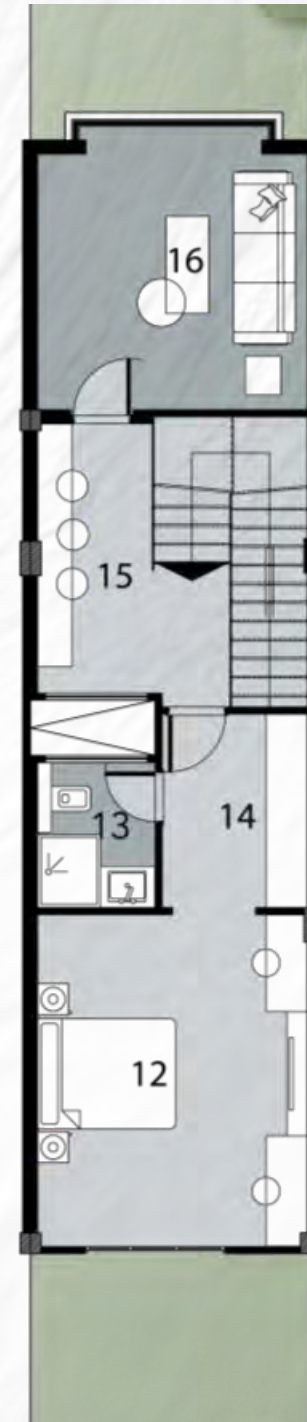
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FIRST FLOOR

- [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

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STREAMS I ABSOLUTE VILLA 225C



THE WONDER MARQ

GROUND FLOOR

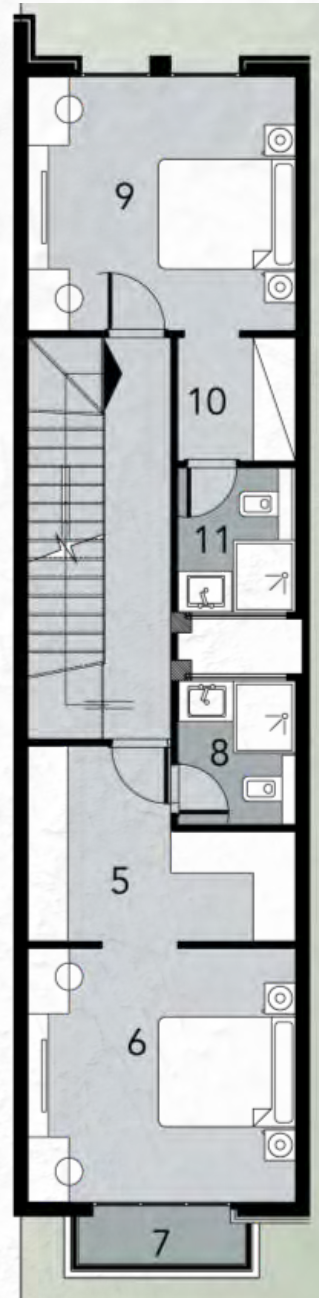


[1]	KITCHEN	2.70 X 5.55
[2]	GUEST TOILET	1.85 X 2.20
[3]	RECEPTION & DINING	7.95 X 4.10
[4]	TERRACE	4.10 X 2.00

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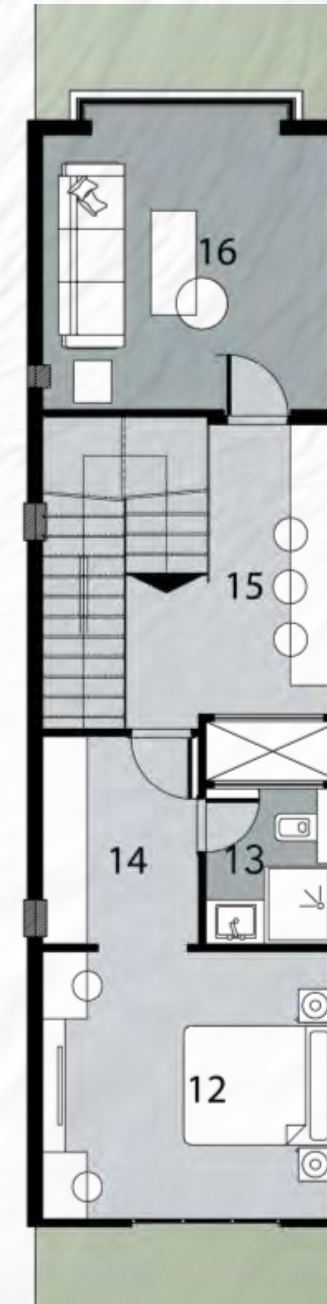


FIRST FLOOR



- [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

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

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WMA

INTRODUCING
STREAMS II



STREAMS II

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



 COMMUNITY CENTER

STREAMS II ABSOLUTE VILLA



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

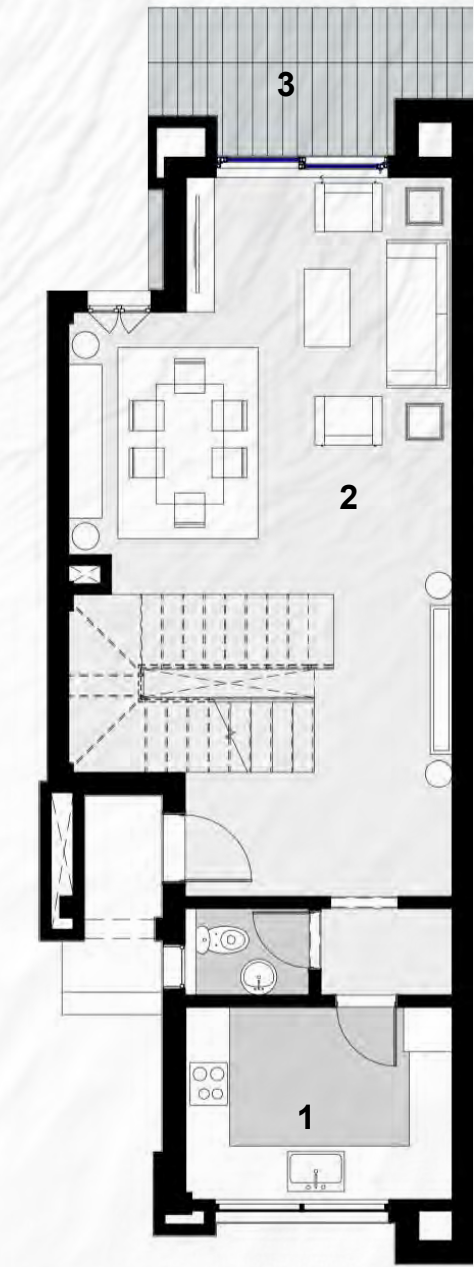
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STREAMS II
ABSOLUTE VILLA
210

THE WONDER MARQ



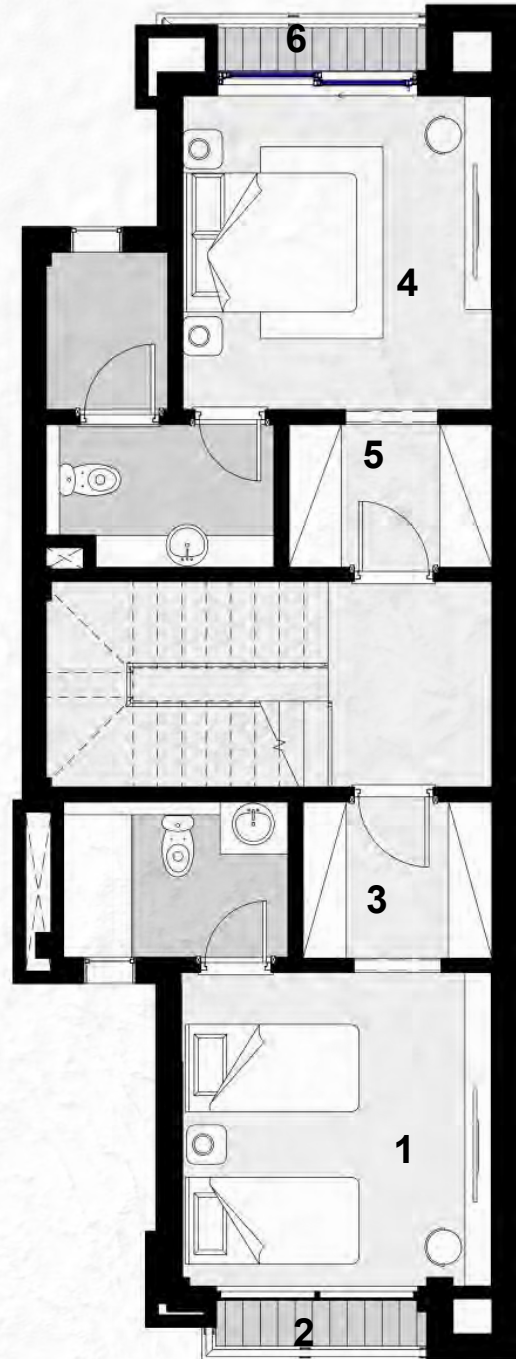
GROUND FLOOR



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

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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
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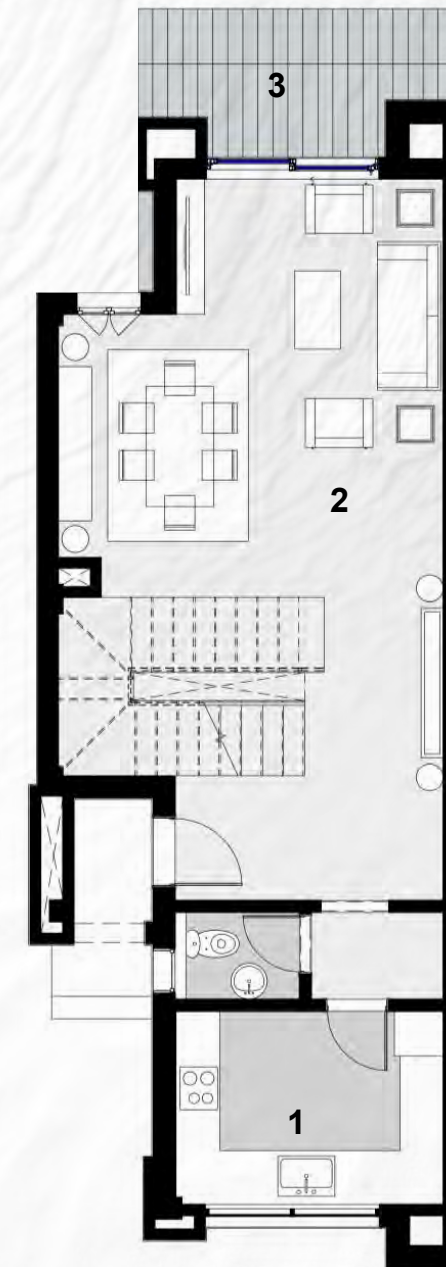
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STREAMS II
ABSOLUTE VILLA
210 C



THE WONDER MARQ

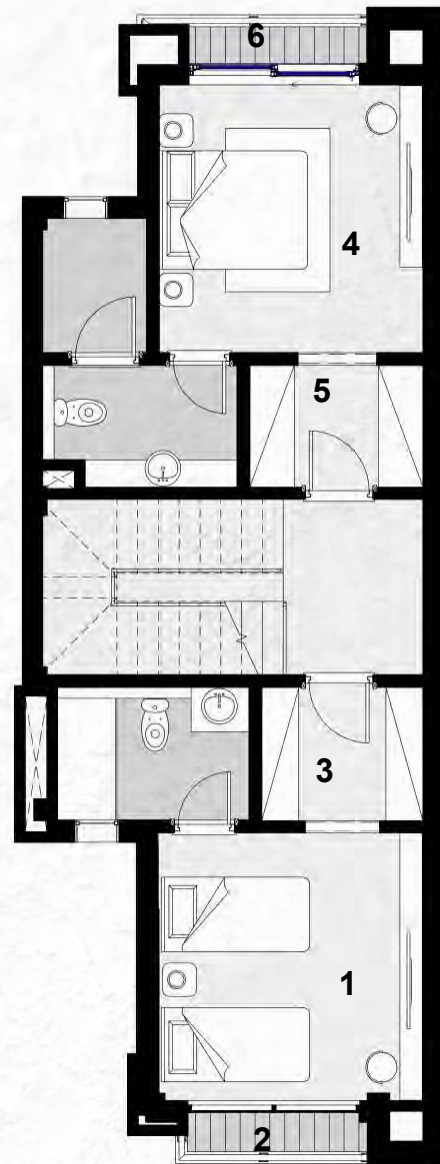
GROUND FLOOR



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

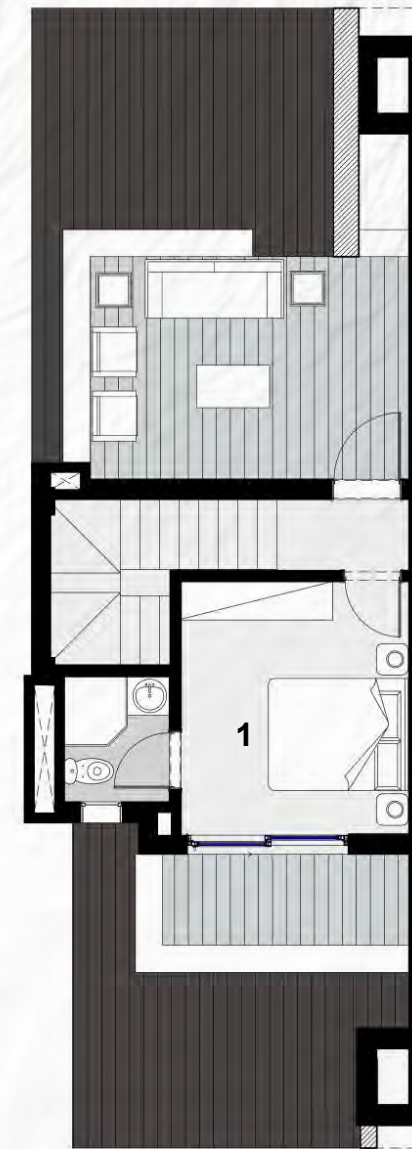
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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.





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

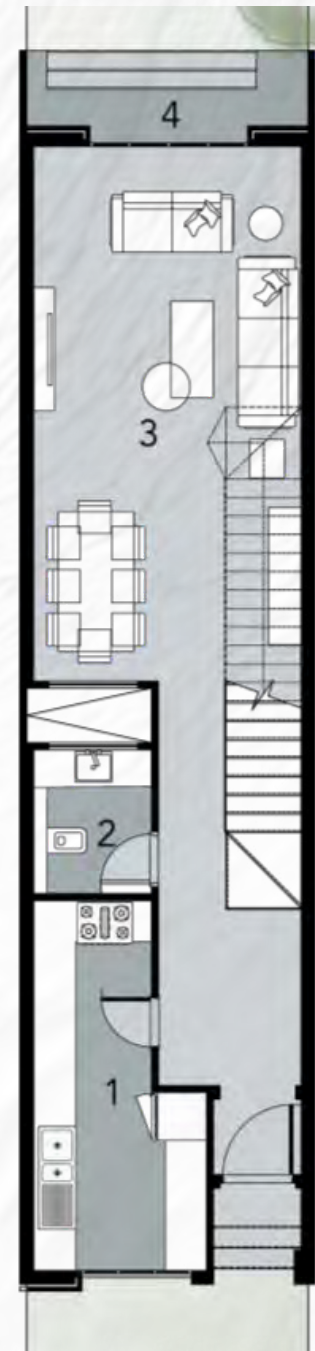


ROOF FLOOR

[1]	MASTER SUITE [3]	4.00 X 3.75
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STREAMS II
ABSOLUTE VILLA
225

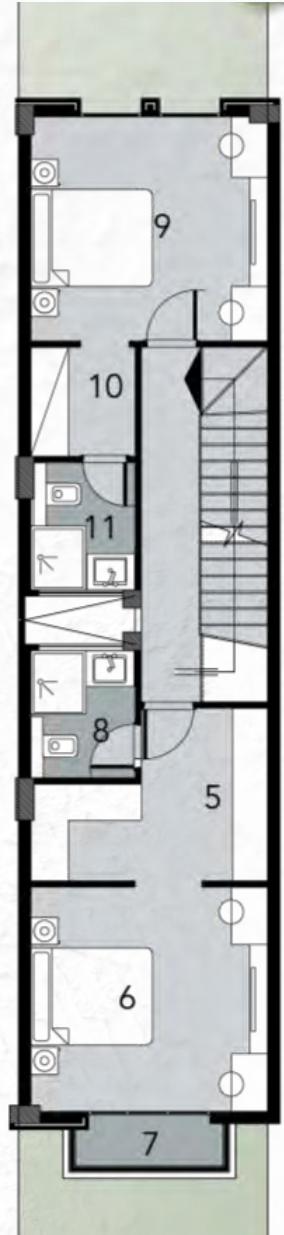


GROUND FLOOR

[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

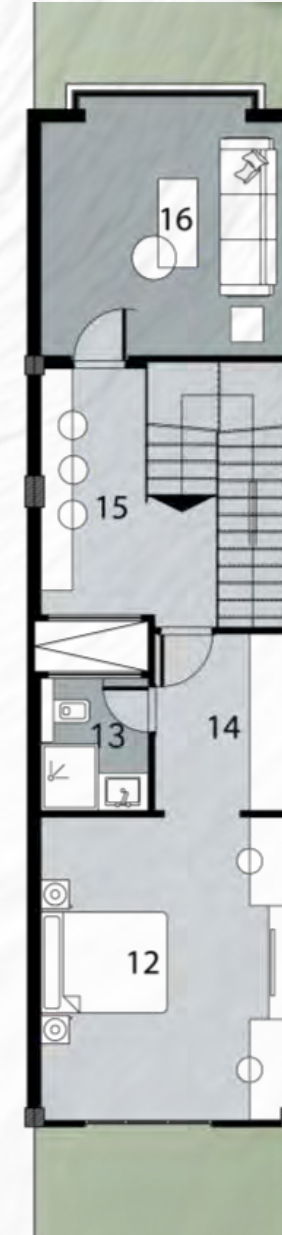
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FIRST FLOOR

[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

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STREAMS II
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

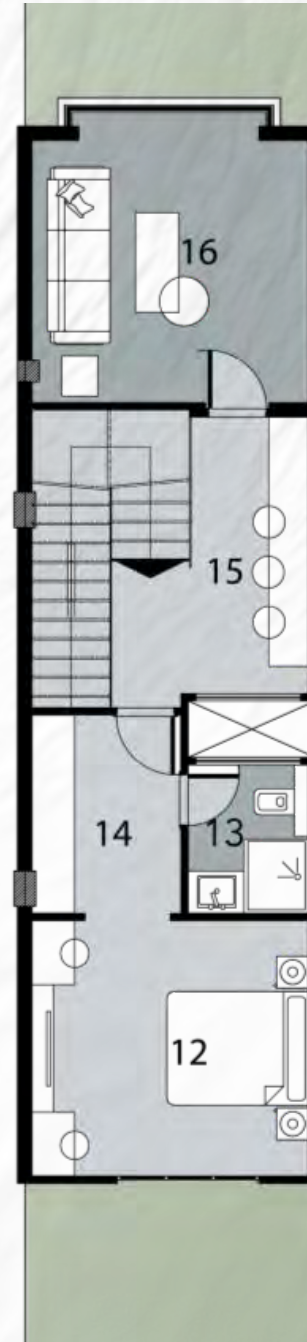
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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.





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

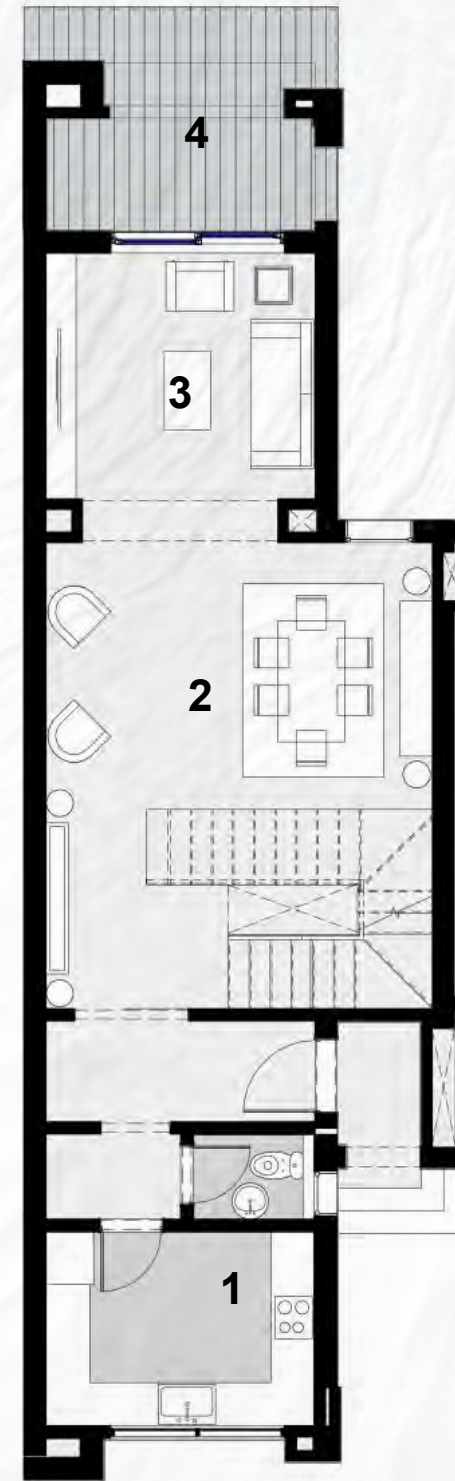
[12]	MASTER SUITE	4.10 X 3.70
[13]	MASTER SUITE BATHROOM	1.85 X 2.20
[14]	MASTER SUITE DRESSING	2.25 X 2.90
[15]	KITCHENETTE	1.75 X 4.05
[16]	ROOF TERRACE	4.10 X 3.90

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STREAMS II ABSOLUTE VILLA 240



GROUND FLOOR

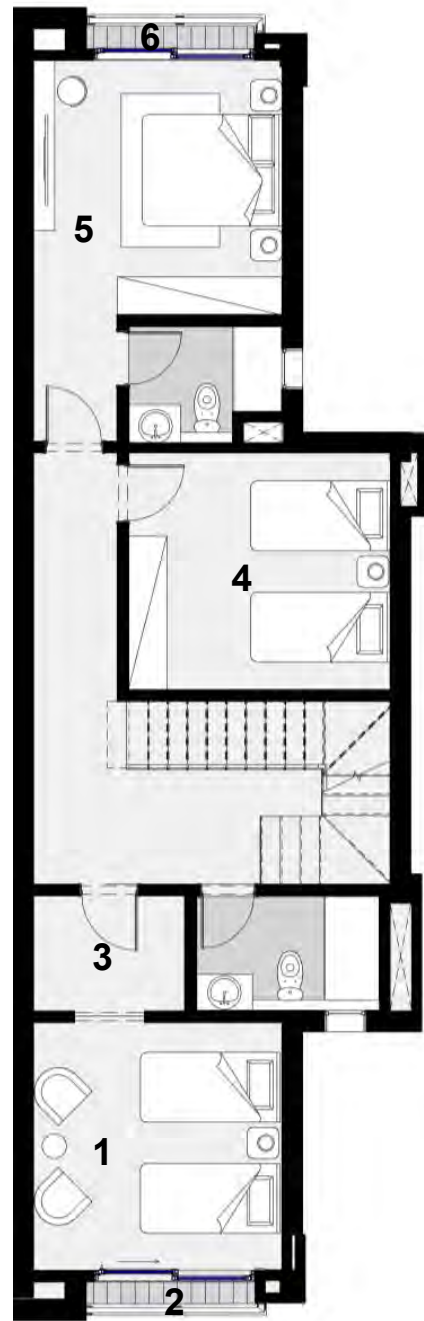


[1]	KITCHEN	3.70 X 2.70
[2]	RECEPTION & DINING	5.25 X 6.35
[3]	LIVING ROOM	3.70 X 3.40
[4]	TERRACE	3.70 X 1.85

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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

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 |
|-----|-------------|-------------|



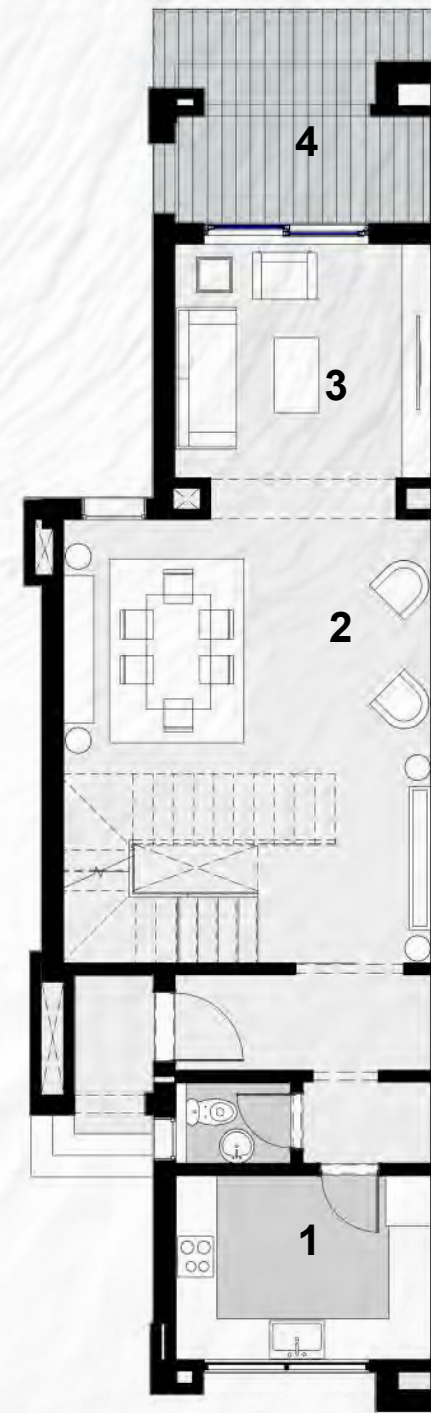
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STREAMS II
ABSOLUTE VILLA
240C



THE WONDER MARQ

GROUND FLOOR

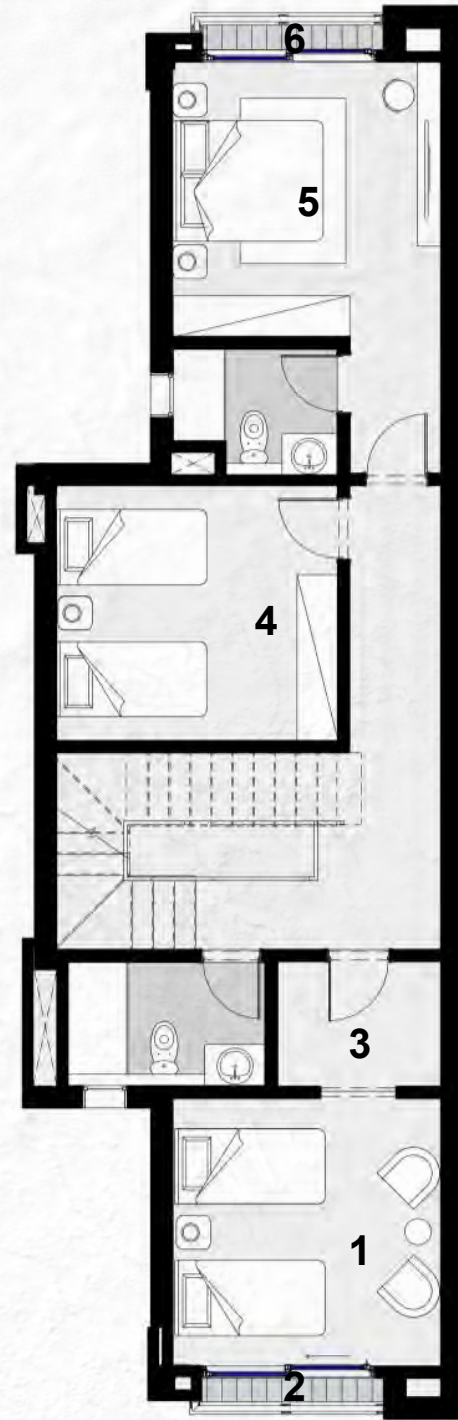


[1]	KITCHEN	3.70 X 2.70
[2]	RECEPTION & DINING	5.25 X 6.35
[3]	LIVING ROOM	3.70 X 3.40
[4]	TERRACE	3.70 X 1.85

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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
-----	-------------	-------------

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STREAMS

*LIFE IN MOTION; CALM, FLUID,
ENDLESSLY ALIVE.*

WMA



WMA

STILLNESS WITH
A VOICE OF
ITS OWN

LAKEs





LAKEs

In **Lakes**, life slows into reflection. A neighborhood drawn around shimmering lakes, where water mirrors the sky and every home opens to a horizon of peace.

THE WONDER MARQ

NEIGHBORHOOD
AREA

10 FEDDANS

FOOTPRINT

19%

GREENERY
& OPEN SPACES

23,000 SQM



LAKEs



EVERYTHING YOU NEED
HELD IN STILLNESS

Central lakes connecting
the community.



Pedestrian walkways and cycling
paths designed for wellness.



Private wooden decks
overlooking the water.



LAKES
AMENITIES



Community Center with fitness,
yoga & outdoor lounges.



Steps from Downtown, cafés and
The Wonder Eye.



Green corridors linking water
and nature.

WMA



LAKE8



HOMES BY THE HORIZON

Signature Villas (525–260 sqm) — fully finished standalone villas, with panoramic lakefront homes crafted for serenity.



GATE

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



LAKES SIGNATURE VILLA

WMA

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



SIGNATURE VILLA

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GROUND FLOOR

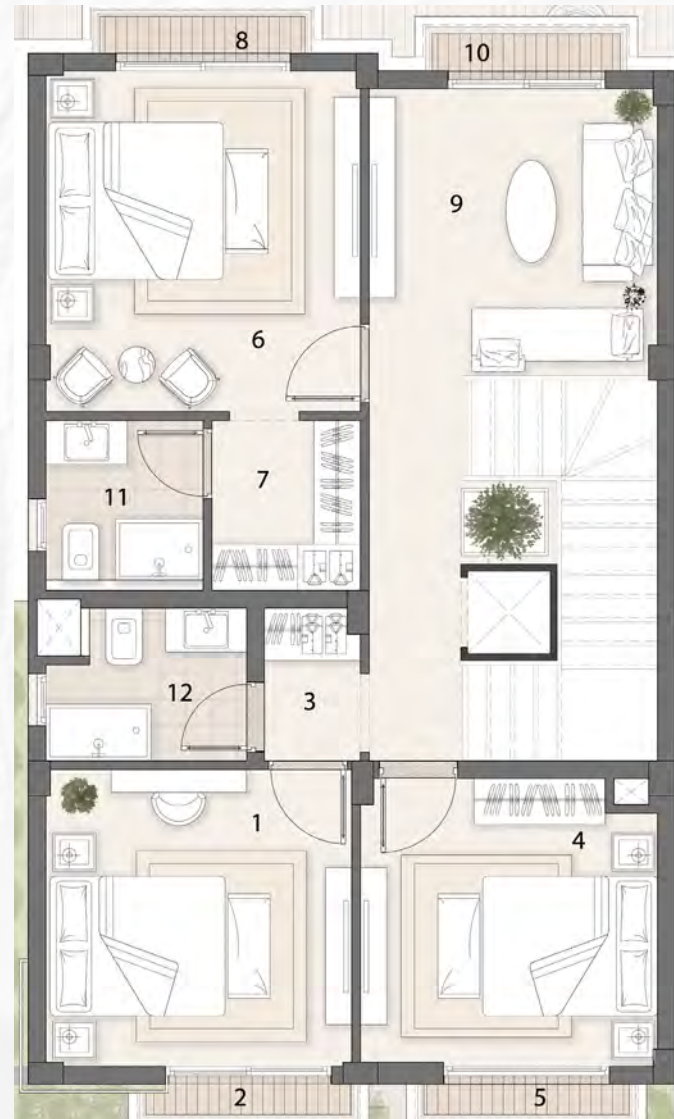
[1]	ENTRANCE	1.90 x 1.50
[2]	KITCHEN	3.85 x 3.85
[3]	RECEPTION & DINING	5.90 x 7.40
[4]	TERRACE	1.40 x 7.40
[5]	MAID'S ROOM	1.85 x 2.30
[6]	MAID'S ROOM TOILET	1.85 x 1.55
[7]	GUEST TOILET	1.90 x 1.90
[8]	VANITY	1.70 x 1.75



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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



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*Signature Villa 525V

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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



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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



ROOF FLOOR

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



[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


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LAKE8

STILLNESS TURNED INTO LIFESTYLE.

WMA





EVERYDAY LIFE
EMBRACED BY
NATURE

FOREST





FOREST

In Forest, life returns to its pure rhythm. This neighborhood unfolds under tall canopies and winding paths, where sunlight filters through leaves and calm settles into the earth.

THE WONDER MARQ

NEIGHBORHOOD
AREA

57 FEDDANS

FOREST
AREA

30,000 SQM

COMMUNITY CENTER

1,000 SQM



FOREST



SERENITY GROWS
WITH EVERY MOMENT

Dense woodlands and
shaded trails.

Butterfly gardens, treehouses and
hammock zones for playful calm.

Bonfire circles, stargazing decks
and meditation trails for reflection.



FOREST
AMENITIES



Family tree-planting areas that
grow with your story.

Community Center balancing
fitness and stillness.

Eco-conscious architecture that
blends with nature.



FOREST



HOMES IN HARMONY

Signature Villas
private garden retreats.

Wonder Villas
cozy, creative homes of character.

Absolute Villas
open layouts with green courts.

-  GATE
-  COMMUNITY CENTER

-  SIGNATURE VILLA 260
-  SIGNATURE VILLA 325
-  ABSOLUTE VILLA 210C
-  ABSOLUTE VILLA 240
-  ABSOLUTE VILLA 240C
-  WONDER VILLA 120
-  WONDER VILLA 120C
-  WONDER VILLA 175
-  WONDER VILLA 175C



FOREST 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.

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FOREST SIGNATURE VILLA



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FOREST SIGNATURE VILLA



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WVA

GROUND FLOOR

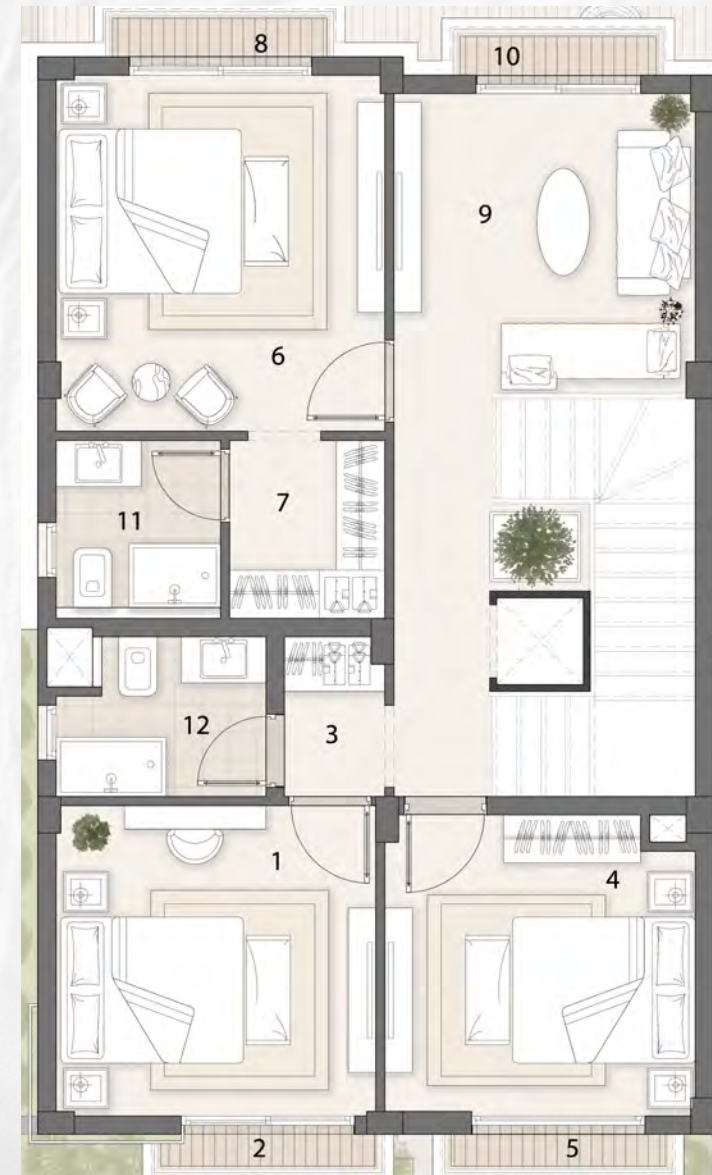
[1]	ENTRANCE	1.90 x 1.50
[2]	KITCHEN	3.85 x 3.85
[3]	RECEPTION & DINING	5.90 x 7.40
[4]	TERRACE	1.40 x 7.40
[5]	MAID'S ROOM	1.85 x 2.30
[6]	MAID'S ROOM TOILET	1.85 x 1.55
[7]	GUEST TOILET	1.90 x 1.90
[8]	VANITY	1.70 x 1.75



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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



FOREST SIGNATURE VILLA



Signature Villa 325

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Villa No. 12

4P-0936

FOREST

SIGNATURE VILLA



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WVA

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



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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



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FOREST ABSOLUTE VILLA



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

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ABSOLUTE VILLA



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GROUND FLOOR

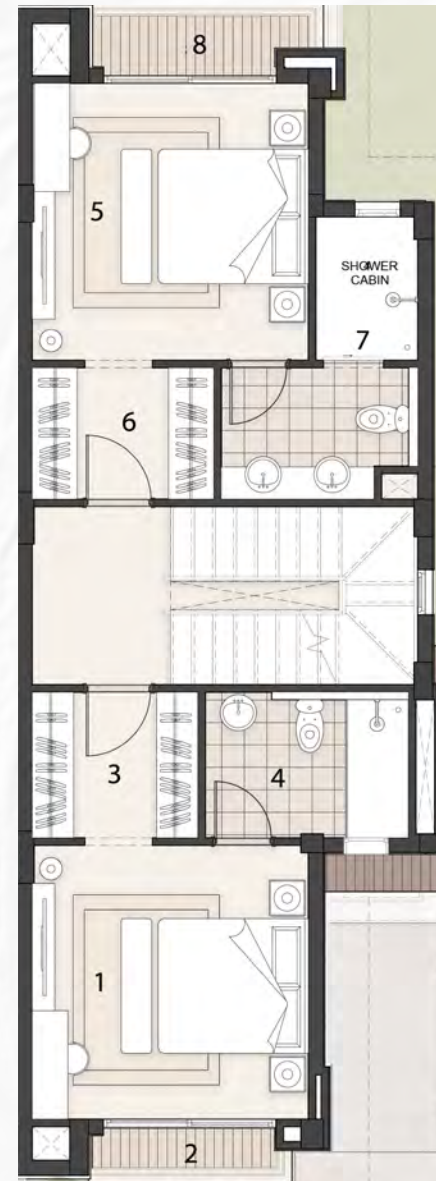
[1]	KITCHEN	4.00 x 2.90
[2]	TOILET	1.35 x 2.20
[3]	RECEPTION & DINING	8.30 x 5.45
[4]	TERRACE	3.75 x 1.30



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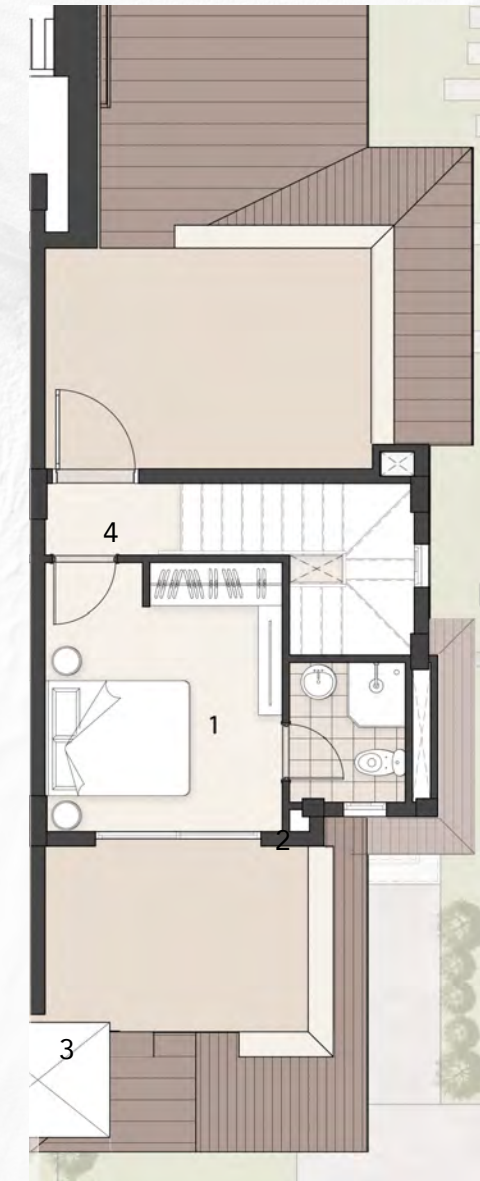
FIRST FLOOR

[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



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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



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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

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



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



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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



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- Drawings are not to scale. Areas and dimensions may vary and are subject to change without prior notice.

FOREST WONDER VILLA

The Wonder Villas 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.

WVA

WONDER VILLA

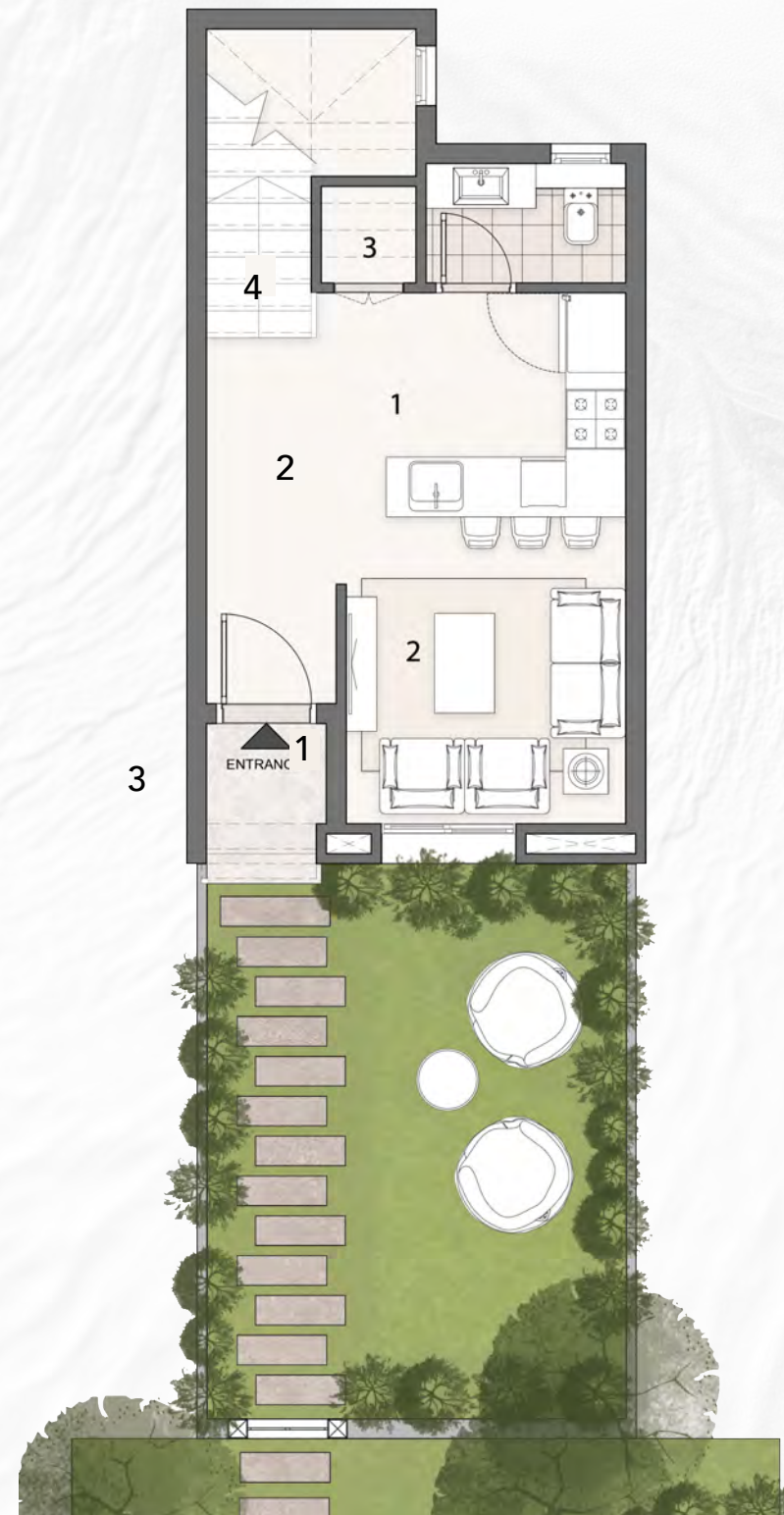


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GROUND FLOOR

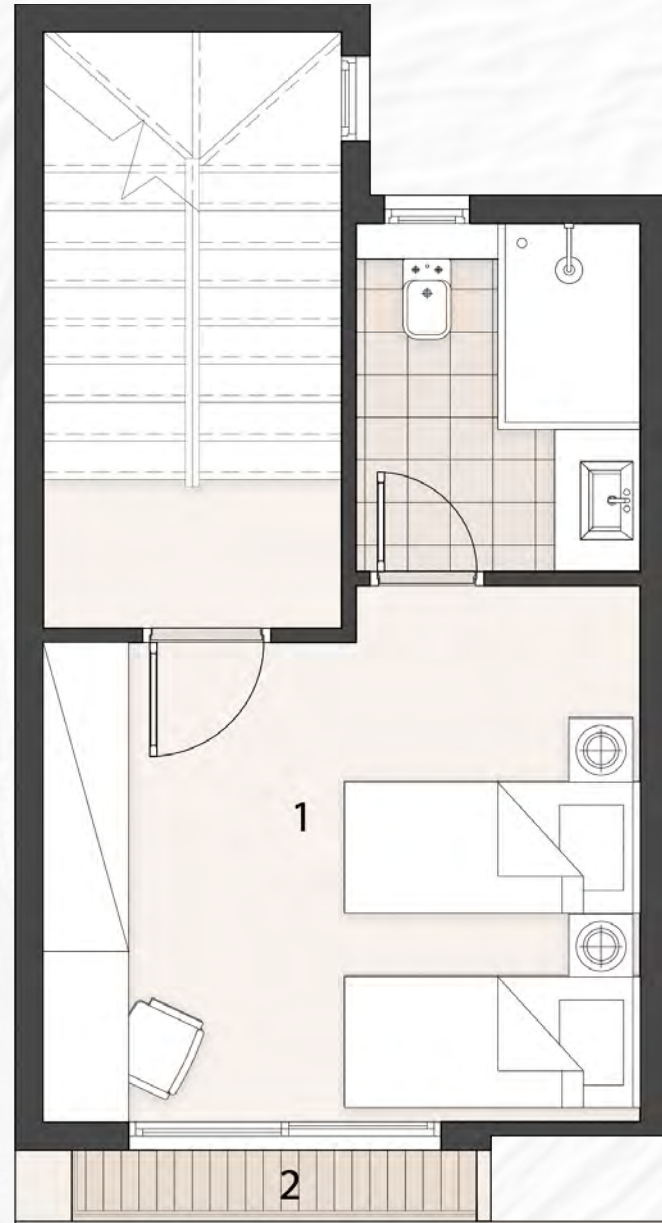
[1]	RECEPTION	2.95 x 3.05
[2]	KITCHEN	4.40 x 2.70
[3]	PORCH	1.45 x 1.40
[4]	STORAGE	1.05 x 1.10



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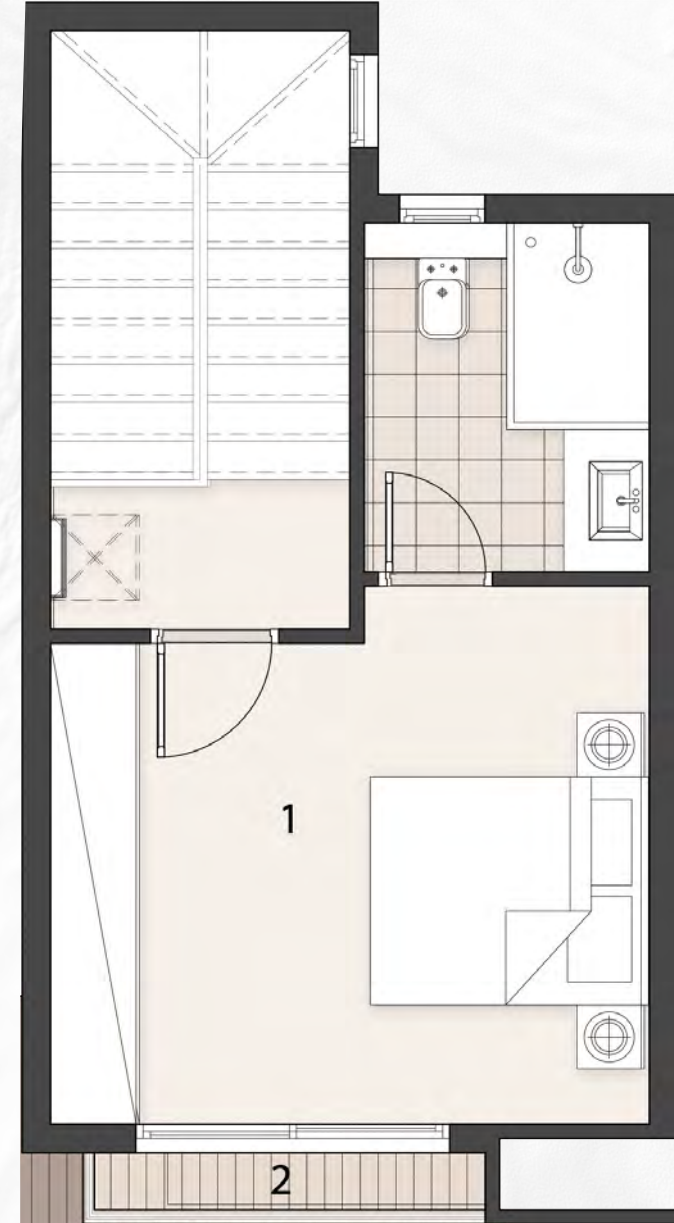
FIRST FLOOR

- [1] TERRACE 2.45 x 0.60
- [2] MASTER BEDROOM 4.40 x 3.90



ROOF FLOOR

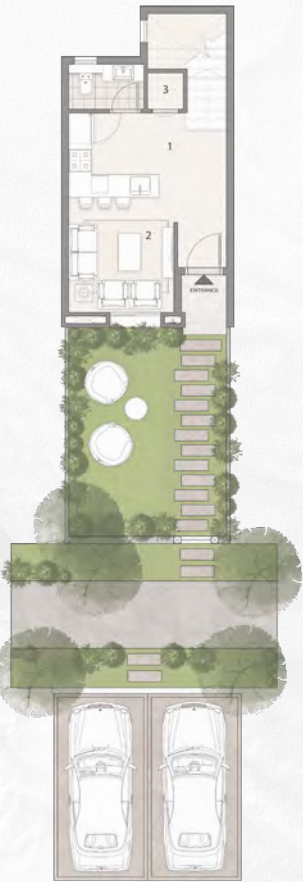
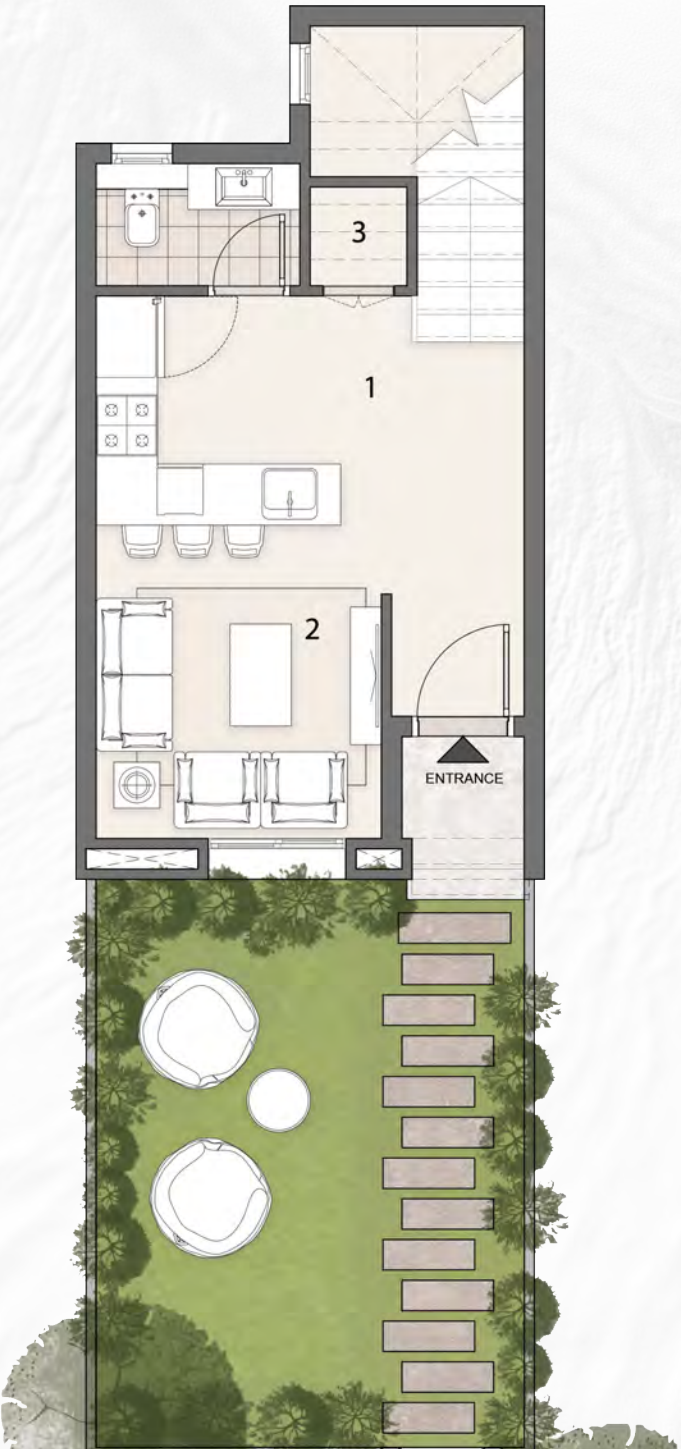
- [1] TERRACE 2.45 x 0.60
- [2] MASTER BEDROOM 4.40 x 3.90



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GROUND FLOOR

- [1] KITCHEN 2.97 x 2.95
- [2] RECEPTION 2.60 x 2.95
- [3] STORAGE 1.00 x 1.00



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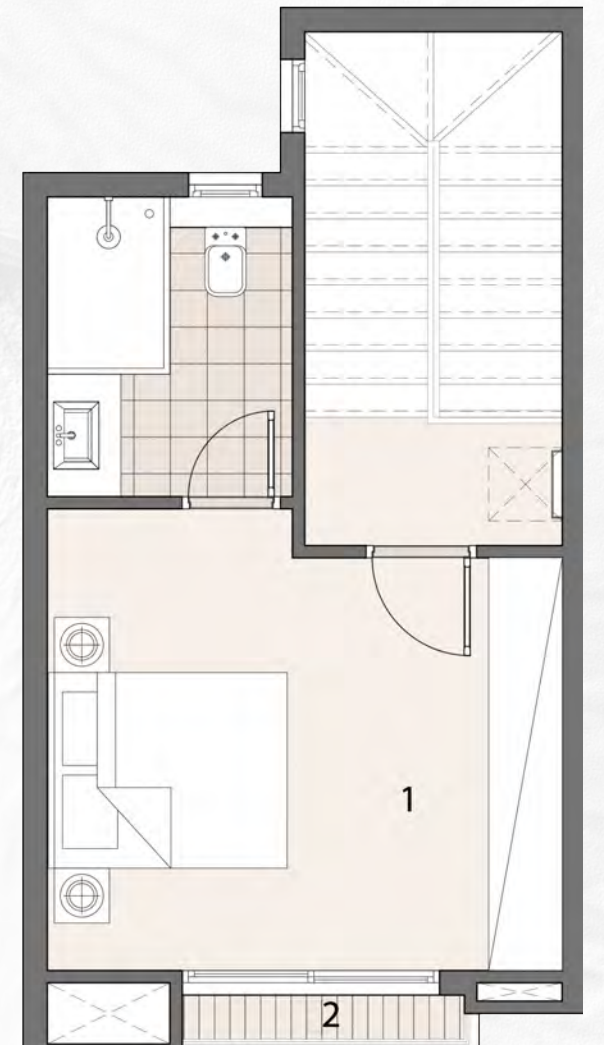
FIRST FLOOR

- [1] MASTER BEDROOM 1 4.00 x 4.50
- [2] TERRACE 0.50 x 2.84



ROOF FLOOR

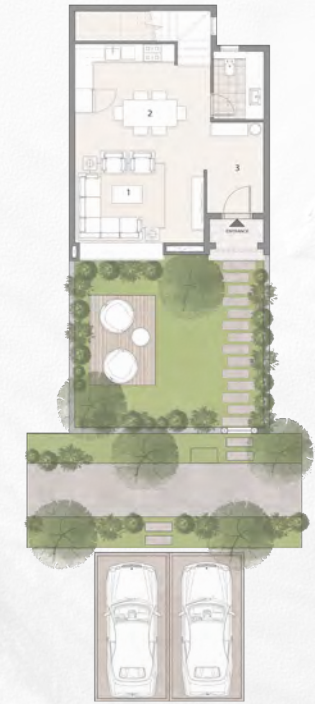
- [1] MASTER BEDROOM 2 4.00 x 4.50
- [2] TERRACE 0.50 x 2.84



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GROUND FLOOR

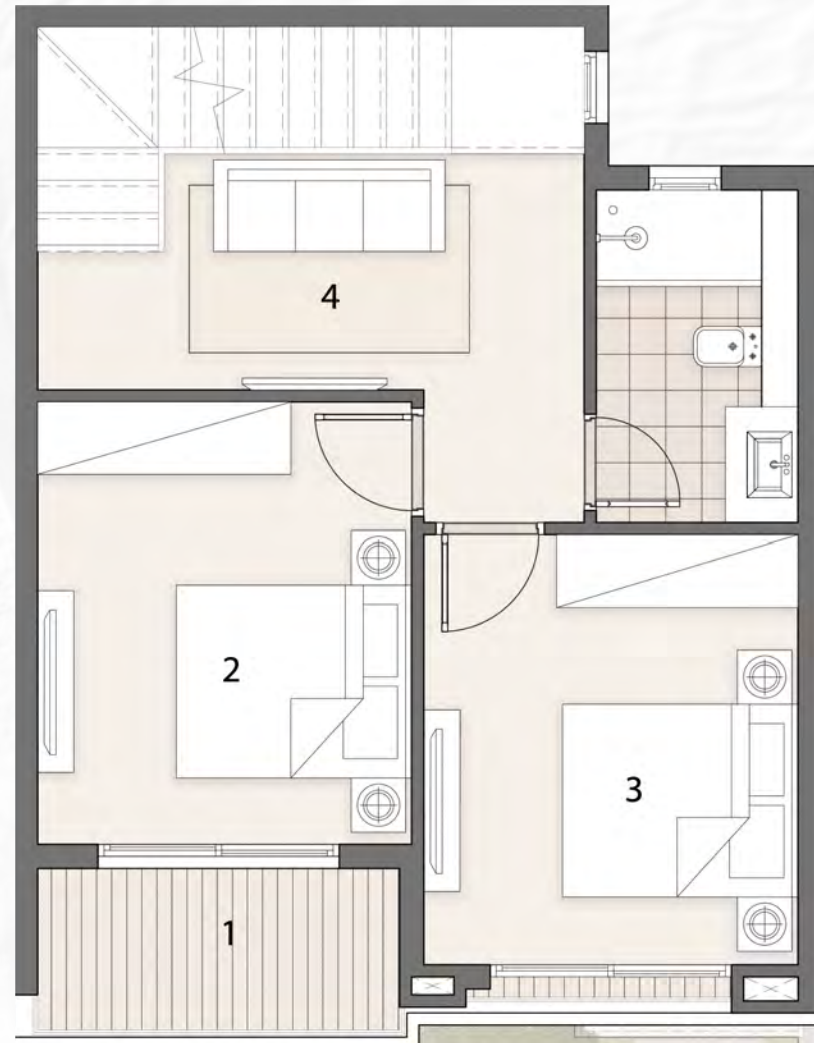
[1]	RECEPTION	4.50 x 4.05
[2]	KITCHEN & DINING	4.70 x 3.30
[3]	FOYER	2.00 x 3.30



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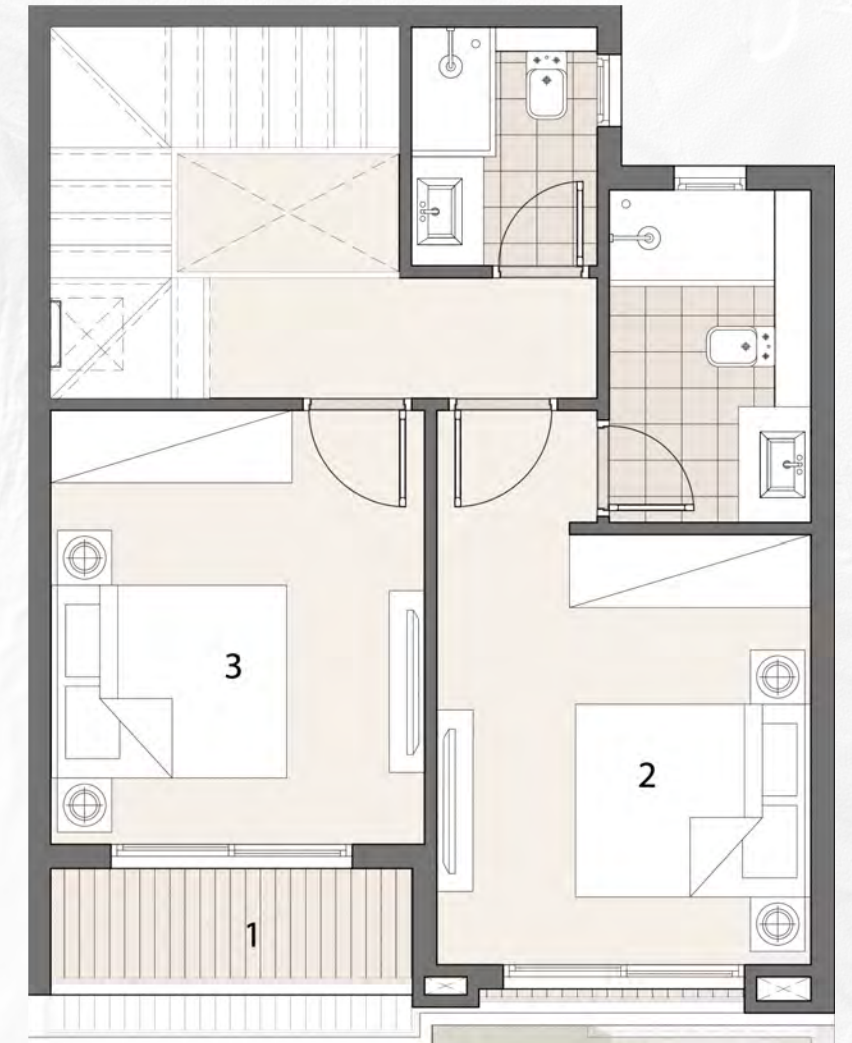
FIRST FLOOR

- [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



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GROUND FLOOR

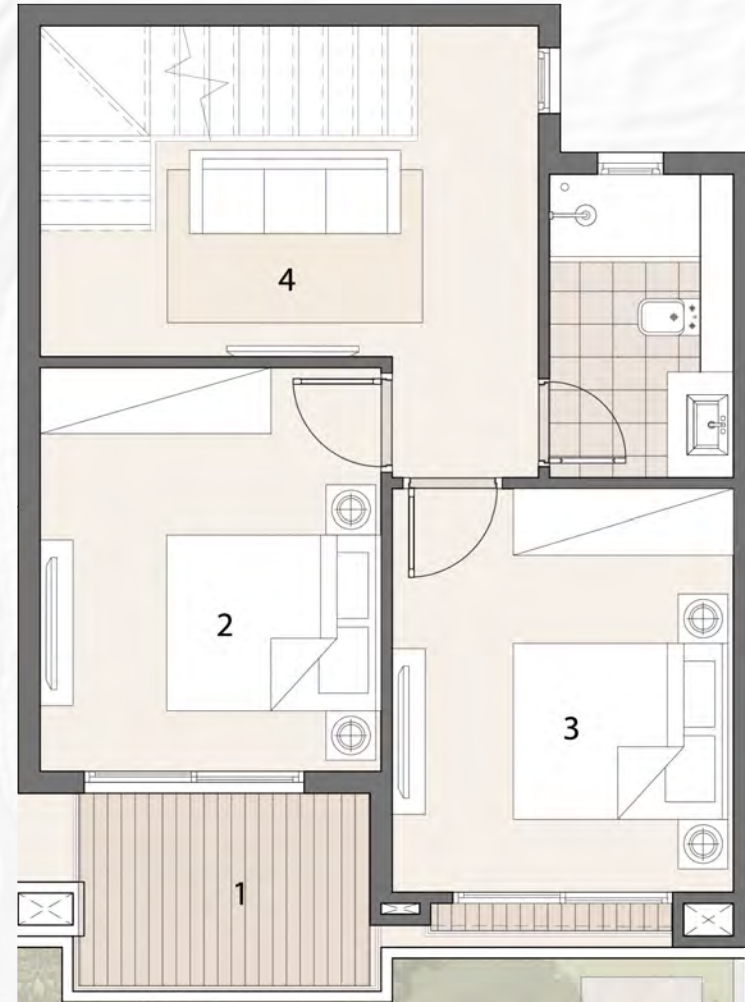
[1]	RECEPTION	4.55 x 4.30
[2]	KITCHEN & DINING	4.70 x 3.40
[3]	FOYER	2.05 x 3.30



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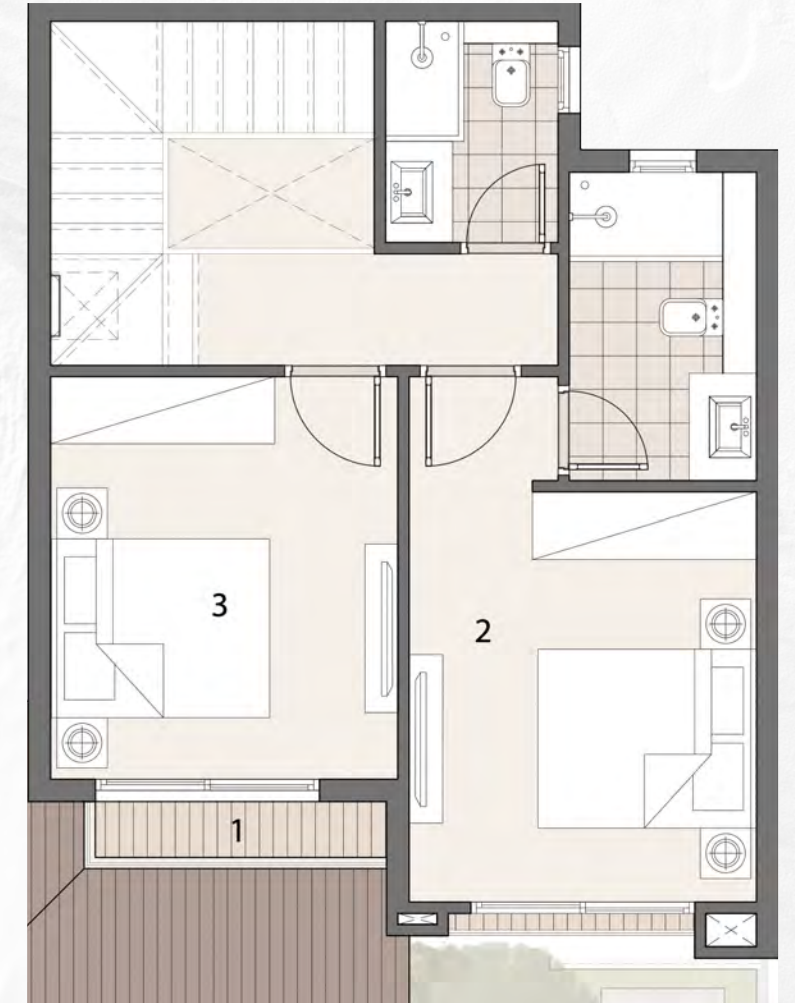
FIRST FLOOR

[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



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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.

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RECEPTION AREA



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RECEPTION AREA



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DINING AREA

WMA

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MASTER BEDROOM

WMA

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MASTER BEDROOM

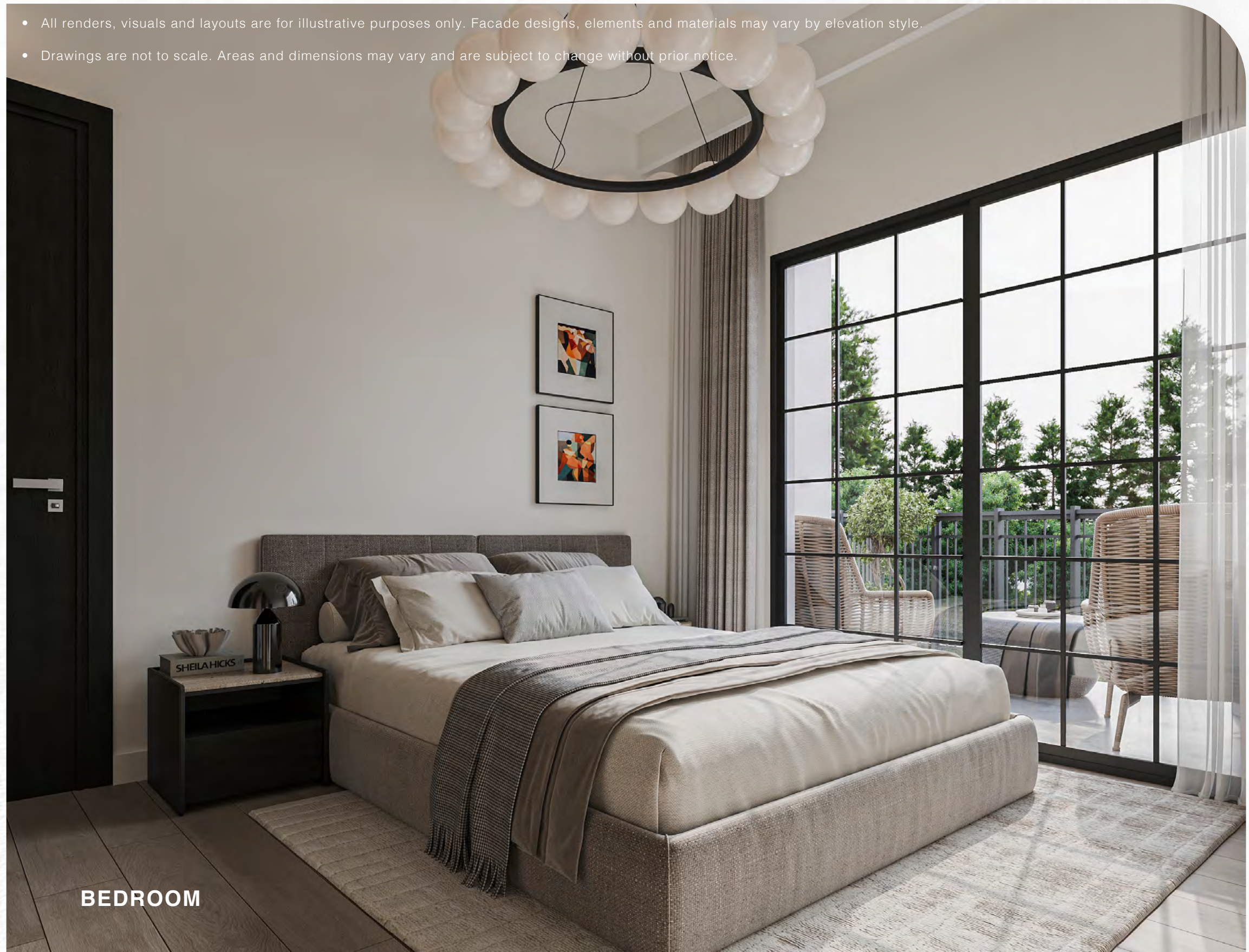


MASTER BATHROOM



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BEDROOM



FOREST

*SERENITY YOU CAN WALK THROUGH,
BREATHE IN, AND COME HOME TO*

WMA



A PLACE OF LASTING WONDER

At The Wonder Marq, every neighborhood carries its own rhythm, the flow of Streams, the calm of Lakes, the grounding peace of Forest. Together, they create a place where life slows, softens, and begins to feel beautifully whole

Here, wonder isn't an escape, it's the way home.





THE MARQ

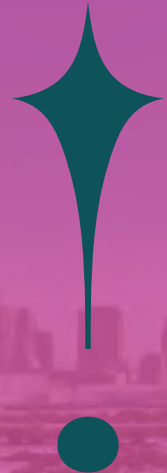
The Marq was established in 2019 and has rapidly emerged as a leader in Egypt's real estate landscape. As an art-driven, design-led lifestyle developer, we are redefining community living across East Cairo's most strategic locations. With a land portfolio of over 1,300 acres, we're crafting distinctive residential communities and commercial destinations. Guided by creativity and purpose, we go beyond building spaces—we curate experiences that inspire people to dream bigger, live boldly, and truly Live Inspired.

THE MARQ *Gardens* THE *Water* MARQ THE MARQ *Ville*

THE WONDER MARQ

Marquette

Live Inspired



WMA

WMA

THE
MARQ

☎ 16669
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Building 4 ,14th Sector,
South 90 st,New Cairo, Cairo.