

THE
MARQ

THE *Water* MARQ

Egypt's First Swimmable Lagoon Community

The Water Marq was envisioned as a different way of living; one where water is not an amenity, but the center of everyday life. Spanning **20 acres in the heart of New Cairo**, just minutes from AUC, the community is built around Egypt's first 10,000 sqm swimmable lagoon. An all-standalone villa community of just **76 waterfront villas** overlooking the lagoon, it creates a unique waterfront destination where every home enjoys direct water views and a resort-inspired atmosphere.



**20
acres**



**In The Heart of
New Cairo**



**76 standalone
villas**

THE Water-MARQ

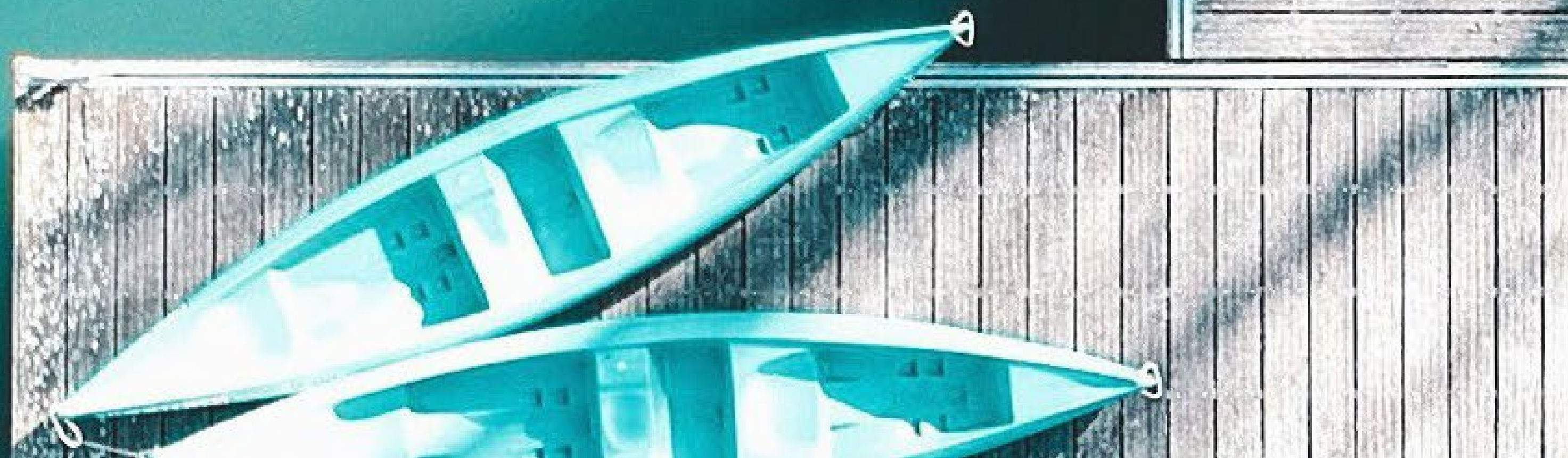


Life at THE *Water* MARQ

Mornings begin with a quiet walk along the water.
The sun reflects across the lagoon as your first coffee of the day
is enjoyed overlooking uninterrupted waterfront views.
There is no rush. No traffic. No noise.
Just the calm rhythm of a community designed around relaxation.

Moments at THE *Water* MARQ

Guests arrive for a weekend gathering.
Some relax by the water. Others enjoy the beach cabins
and community spaces.
The atmosphere feels effortless, private, and exclusive.
A lifestyle usually reserved for resorts now belongs to
your everyday routine.



AMENITIES



All Stand-alone
Villas



Swimmable Lagoon
with Private Beach



Sports
and Activities



Private Beach
Cabins



Relaxation
Areas



Personally Branded
Residence



Water Villa 405V

Water Villa 460V

Water Villa 490

Water Villa 520

Water Villa 665

Water Villa 665C

COMMUNITY CENTER

GATE

THE *Water* MARQ

NEIGHBORHOOD AREA	NO. OF VILLAS	LAGOON
87,000 SQM	76 UNITS	10,000 SQM

A SELECT COLLECTION OF HOMES *NOW AVAILABLE*

THE Water-MARQ

With only a select number of villas available, The Water Marq presents a rare opportunity to become part of an exclusive waterfront community of just **76 standalone** homes. And with **delivery within one year**, homeowners are not simply investing in a vision, they are securing a home in a community that is rapidly approaching reality.



Today, that vision is *taking shape..*

Construction continues to advance across the community, with homes and amenities coming together to shape a destination designed for both relaxation and connection.

Coming to life **in 2026**, The Water Marq is becoming one of the most distinctive residential communities, where life revolves around water, nature, and meaningful experiences.



THE Water-MARQ



THE WATER VILLAS

EXCLUSIVELY DESIGNED *STANDALONE VILLAS*
DEFINED BY *WATERFRONT ELEGANCE.*

A standalone villa set along the waterfront, crafted for a life of privacy, space, and uninterrupted views. Framed by scenic water views, it offers generous indoor and outdoor spaces that embrace natural light, privacy, and tranquillity. Authentic architectural details blend seamlessly with the surrounding landscape, creating a refined home where every space is thoughtfully connected to the beauty of the waterfront.

THE WATER-MARQ



WATER VILLA

325 Sqm

GROUND FLOOR

- | | |
|----------------------------------|---------------------------------------|
| [1] ENTRANCE
1.60 x 2.10 | [6] KITCHEN
3.75 x 3.95 |
| [2] MAID'S ROOM
2.15 x 2.65 | [7] TOILET
1.75 x 1.85 |
| [3] MAID'S TOILET
1.70 x 1.10 | [8] RECEPTION & DINING
9.30 x 7.20 |
| [4] OFFICE
4.05 x 4.25 | [9] TERRACE
9.40 x 1.10 |
| [5] TOILET
2.35 x 1.20 | |

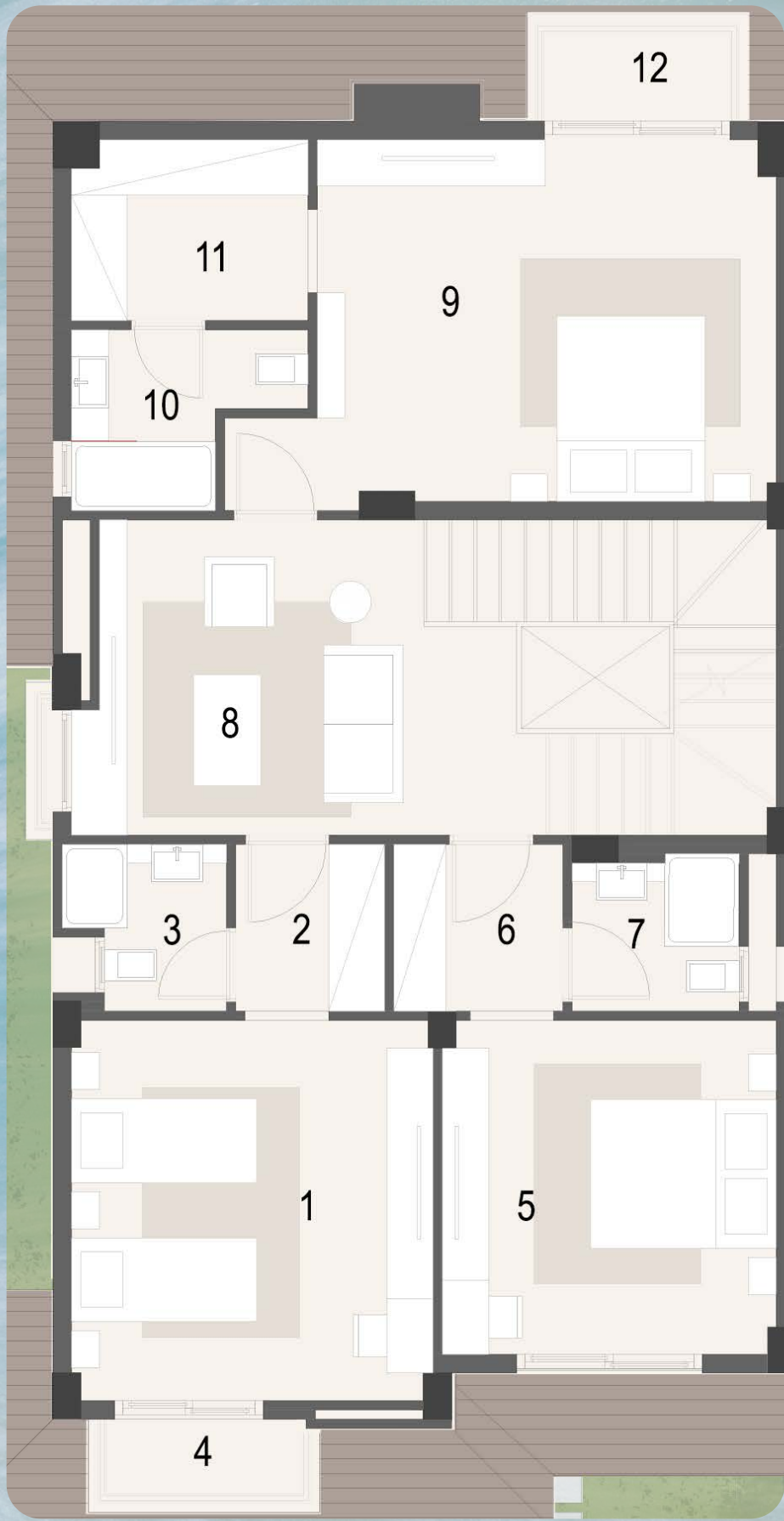


WATER VILLA

325 Sqm

FIRST FLOOR

- | | |
|-----------------------------|-------------------------------------|
| [1] BEDROOM
4.05 x 4.25 | [7] BATHROOM
1.90 x 1.85 |
| [2] DRESSING
1.55 x 1.90 | [8] LIVING AREA
2.95 x 3.50 |
| [3] BATHROOM
1.45 x 1.90 | [9] MASTER BEDROOM
5.10 x 4.15 |
| [4] TERRACE
2.50 x 1.10 | [10] MASTER BATHROOM
2.05 x 2.70 |
| [5] BEDROOM
3.75 x 3.75 | [11] MASTER DRESSING
2.70 x 2.10 |
| [6] DRESSING
1.40 x 1.90 | [12] MASTER TERRACE
2.40 x 1.25 |

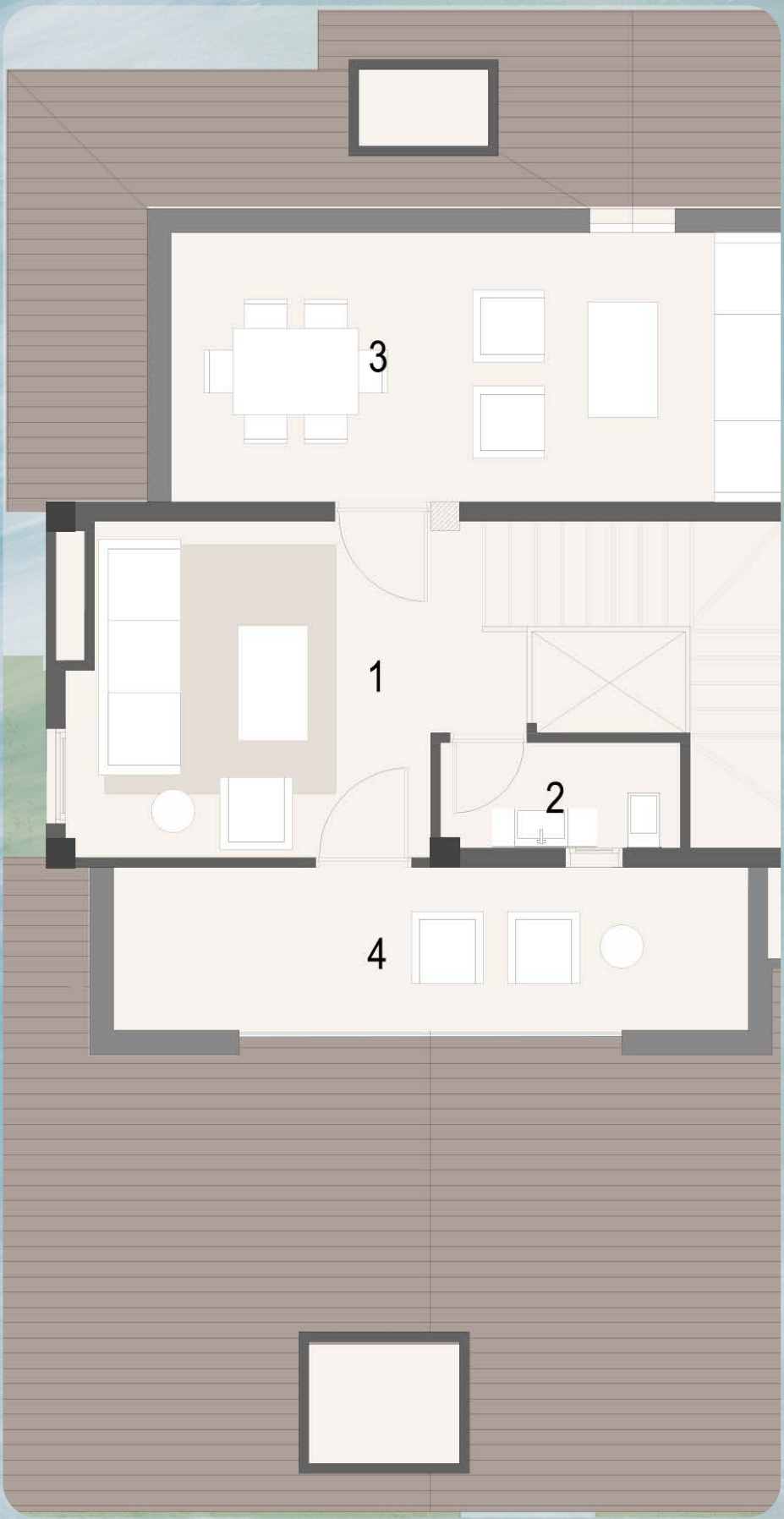


WATER VILLA

325 Sqm

ROOF FLOOR

- [1] LIVING AREA
3.95 x 3.65
- [2] TOILET
2.60 x 1.25
- [3] ROOF TERRACE
6.70 x 3.00
- [4] ROOF TERRACE
6.80 x 1.85



WATER VILLA

405V Sqm

GROUND FLOOR

- | | |
|----------------------------------|---------------------------------------|
| [1] ENTRANCE
2.45 x 1.75 | [6] TOILET
1.95 x 1.75 |
| [2] GUEST BEDROOM
4.15 x 4.10 | [7] KITCHEN
4.25 x 4.15 |
| [3] GUEST TOILET
4.15 x 1.65 | [8] RECEPTION & DINING
8.15 x 8.40 |
| [4] MAID'S ROOM
2.20 x 1.80 | [9] TERRACE
8.15 x 1.50 |
| [5] MAID'S TOILET
1.50 x 1.80 | |



WATER VILLA

405V Sqm

FIRST FLOOR

- | | |
|-----------------------------|-------------------------------------|
| [1] BEDROOM
4.10 x 4.15 | [7] TERRACE
2.30 x 1.45 |
| [2] BATHROOM
2.45 x 2.55 | [8] LIVING AREA
4.00 x 4.40 |
| [3] LOBBY
1.60 x 2.45 | [9] MASTER BEDROOM
4.10 x 4.15 |
| [4] BEDROOM
4.15 x 4.15 | [10] MASTER BATHROOM
2.95 x 1.90 |
| [5] BATHROOM
2.55 x 2.70 | [11] MASTER DRESSING
3.40 x 2.50 |
| [6] LOBBY
1.60 x 2.70 | |



WATER VILLA

405V Sqm

ROOF FLOOR

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



WATER VILLA

460V Sqm

GROUND FLOOR

- | | |
|------------------------------------|-----------------------------------|
| [1] ENTRANCE
1.65 x 1.75 | [9] KITCHEN
4.65 x 3.70 |
| [2] GUEST BEDROOM
4.15 x 4.20 | [10] TOILET
1.60 x 2.05 |
| [3] GUEST BATHROOM
3.00 x 1.75 | [11] LOBBY
1.60 x 1.20 |
| [4] DRIVER'S ROOM
2.55 x 2.10 | [12] LOBBY
1.65 x 5.00 |
| [5] DRIVER'S TOILET
1.50 x 2.10 | [13] MAID'S ROOM
1.95 x 3.40 |
| [6] RECEPTION
10.70 x 4.50 | [14] MAID'S TOILET
1.45 x 1.35 |
| [7] TERRACE
10.90 x 1.60 | [15] TERRACE
3.65 x 1.50 |
| [8] DINING AREA
4.70 x 3.80 | |



WATER VILLA

460V Sqm

FIRST FLOOR

- | | |
|------------------------------------|-------------------------------------|
| [1] BEDROOM
4.10 x 3.85 | [10] MASTER TERRACE
3.80 x 1.60 |
| [2] DRESSING
2.35 x 2.85 | [11] LIVING AREA
5.00 x 4.50 |
| [3] BATHROOM
2.35 x 2.30 | [12] TERRACE
4.90 x 1.60 |
| [4] LOBBY
1.65 x 4.95 | [13] MASTER BEDROOM
4.70 x 3.30 |
| [5] MASTER BEDROOM
4.15 x 4.19 | [14] MASTER DRESSING
3.15 x 1.95 |
| [6] MASTER BATHROOM
3.10 x 1.75 | [15] MASTER BATHROOM
2.35 x 2.15 |
| [7] MASTER BEDROOM
5.70 x 4.50 | [16] MASTER TERRACE
3.00 x 0.95 |
| [8] MASTER DRESSING
1.55 x 2.10 | [17] TERRACE
4.25 x 1.05 |
| [9] MASTER BATHROOM
2.60 x 2.10 | |



WATER VILLA

460V Sqm

ROOF FLOOR

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



WATER VILLA

490 Sqm

GROUND FLOOR

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



WATER VILLA

490 Sqm

FIRST FLOOR

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

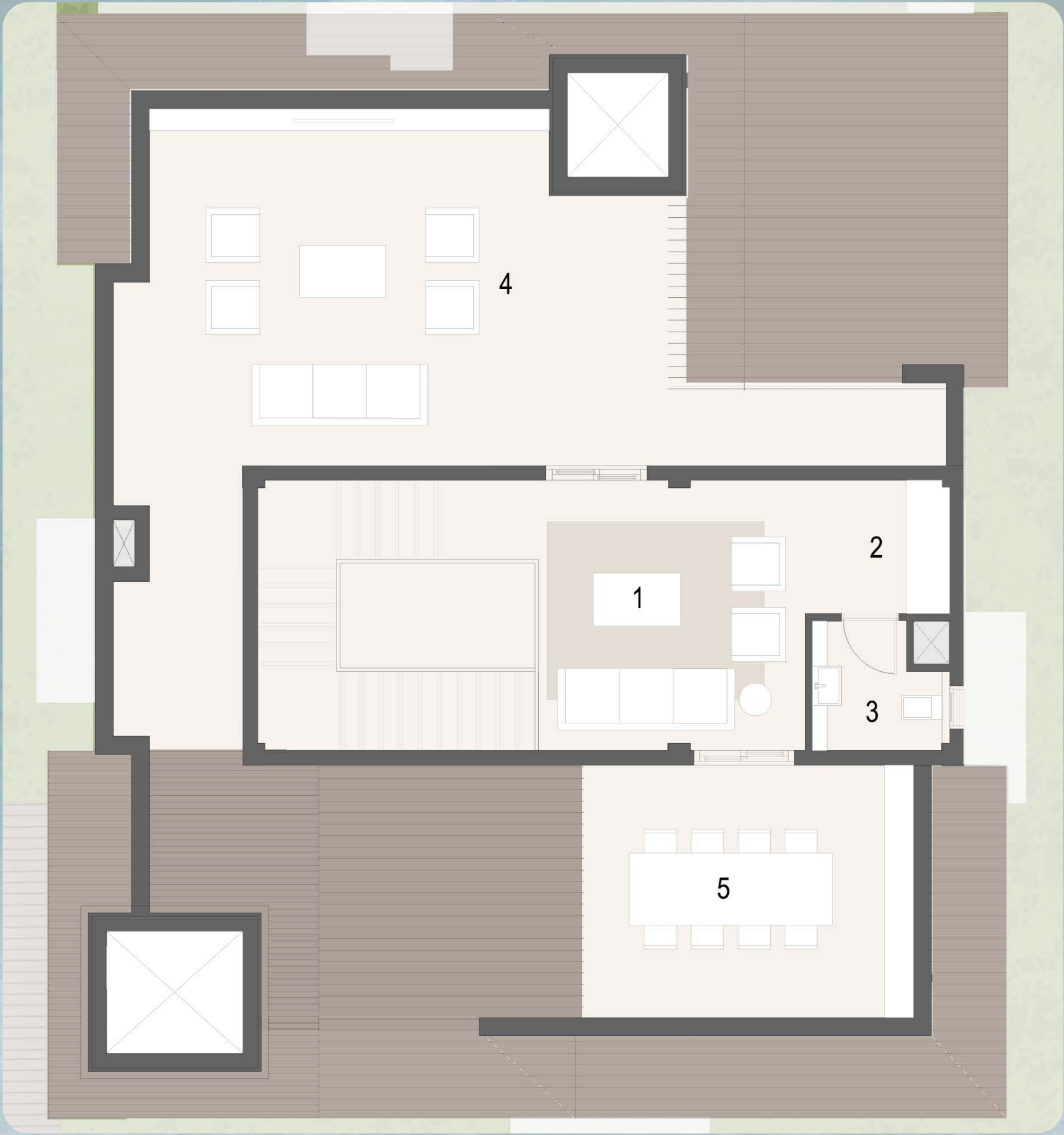


WATER VILLA

490 Sqm

ROOF FLOOR

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



WATER VILLA

520 Sqm

GROUND FLOOR

- | | |
|--------------------------------------|-------------------------------|
| [1] ENTRANCE
1.90 x 2.30 | [8] BEDROOM
4.15 x 4.25 |
| [2] BATH ROOM
1.70 x 3.00 | [9] BATHROOM
2.85 x 2.30 |
| [3] MAID'S ROOM
2.18 x 2.20 | [10] RECEPTION
8.25 x 6.92 |
| [4] MAID'S TOILET
1.50 x 1.60 | [11] DINING
4.35 x 4.15 |
| [5] DRIVER'S ROOM
1.95 x 2.20 | [12] TERRACE
7.85 x 2.85 |
| [6] DRIVER'S BATHROOM
1.70 x 1.65 | |
| [7] KITCHEN
3.10 x 4.95 | |



WATER VILLA

520 Sqm

FIRST FLOOR

- | | |
|------------------------------------|------------------------------|
| [1] BEDROOM
4.15 x 3.85 | [9] BEDROOM
4.15 x 4.60 |
| [2] BATHROOM
1.71 x 2.91 | [10] BATHROOM
2.85 x 2.30 |
| [3] MASTER BEDROOM
4.25 x 4.15 | [11] TERRACE
2.80 x 1.40 |
| [4] MASTER DRESSING
3.10 x 2.54 | [12] BEDROOM
4.15 x 4.25 |
| [5] MASTER BATHROOM
3.12 x 2.45 | [13] BATHROOM
2.85 x 2.30 |
| [6] TERRACE
3.15 x 1.25 | [14] TERRACE
2.70 x 1.75 |
| [7] LIVING ROOM
4.20 x 5.80 | |
| [8] TERRACE
2.80 x 1.40 | |



WATER VILLA

520 Sqm

ROOF FLOOR

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



WATER VILLA

665 Sqm

GROUND FLOOR

- | | |
|------------------------------------|-------------------------------|
| [1] ENTRANCE
2.90 x 3.00 | [7] VANITY
2.00 x 1.60 |
| [2] DRIVER'S ROOM
2.00 x 3.25 | [8] KITCHEN
4.10 x 5.05 |
| [3] DRIVER'S TOILET
1.40 x 1.55 | [9] RECEPTION
13.50 x 9.10 |
| [4] GUEST BEDROOM
4.15 x 4.10 | [10] DINING
4.30 x 6.85 |
| [5] GUEST BATHROOM
2.15 x 1.70 | [11] TERRACE
18.79 x 2.90 |
| [6] TOILET
2.15 x 1.60 | |



WATER VILLA

665 Sqm

FIRST FLOOR

- | | |
|------------------------------------|-------------------------------------|
| [1] JUNIOR BEDROOM
4.10 x 4.10 | [9] TERRACE
13.00 x 2.70 |
| [2] JUNIOR BATHROOM
2.15 x 2.10 | [10] MASTER BEDROOM
7.20 x 4.95 |
| [3] TERRACE
3.10 x 1.15 | [11] MASTER BATHROOM
2.15 x 2.10 |
| [4] MASTER BEDROOM
6.75 x 4.15 | [12] HER DRESSING
2.00 x 2.40 |
| [5] MASTER BATHROOM
2.15 x 2.10 | [13] HIS DRESSING
1.40 x 2.40 |
| [6] HER DRESSING
2.00 x 2.40 | [14] JUNIOR BEDROOM
4.15 x 4.15 |
| [7] HIS DRESSING
1.40 x 2.50 | [15] JUNIOR BATHROOM
2.15 x 2.10 |
| [8] LIVING AREA
4.30 x 5.25 | [16] MAID'S ROOM
2.00 x 3.20 |
| | [17] MAID'S TOILET
1.40 x 1.55 |



WATER VILLA

665 Sqm

ROOF FLOOR

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



WATER VILLA

665C Sqm

GROUND FLOOR

- | | |
|------------------------------------|--------------------------------|
| [1] ENTRANCE
2.85 x 2.80 | [7] POWDER ROOM
1.90 x 1.55 |
| [2] DRIVER'S ROOM
2.00 x 3.05 | [8] KITCHEN
3.70 x 4.26 |
| [3] DRIVER'S TOILET
1.40 x 1.35 | [9] RECEPTION
13.25 x 6.85 |
| [4] GUEST BEDROOM
4.15 x 4.10 | [10] DINING
4.16 x 5.79 |
| [5] GUEST BATHROOM
2.25 x 1.70 | [11] TERRACE
18.38 x 2.90 |
| [6] TOILET
2.25 x 1.60 | |



WATER VILLA

665C Sqm

FIRST FLOOR

- | | |
|------------------------------------|-------------------------------------|
| [1] JUNIOR BEDROOM
3.70 x 3.35 | [9] MASTER BEDROOM
7.20 x 4.89 |
| [2] JUNIOR BATHROOM
2.15 x 2.10 | [10] MASTER BATHROOM
2.25 x 2.10 |
| [3] MASTER BEDROOM
6.35 x 4.15 | [11] MASTER DRESSING
1.90 x 2.40 |
| [4] MASTER BATHROOM
2.15 x 2.10 | [12] MASTER DRESSING
1.40 x 2.40 |
| [5] MASTER DRESSING
1.60 x 2.40 | [13] JUNIOR BEDROOM
4.15 x 4.15 |
| [6] MASTER DRESSING
1.40 x 2.40 | [14] JUNIOR BATHROOM
2.25 x 2.10 |
| [7] TERRACE
12.54 x 2.92 | [15] MAID'S ROOM
2.00 x 3.05 |
| [8] LIVING AREA
4.30 x 5.05 | [16] MAID'S TOILET
1.40 x 1.35 |

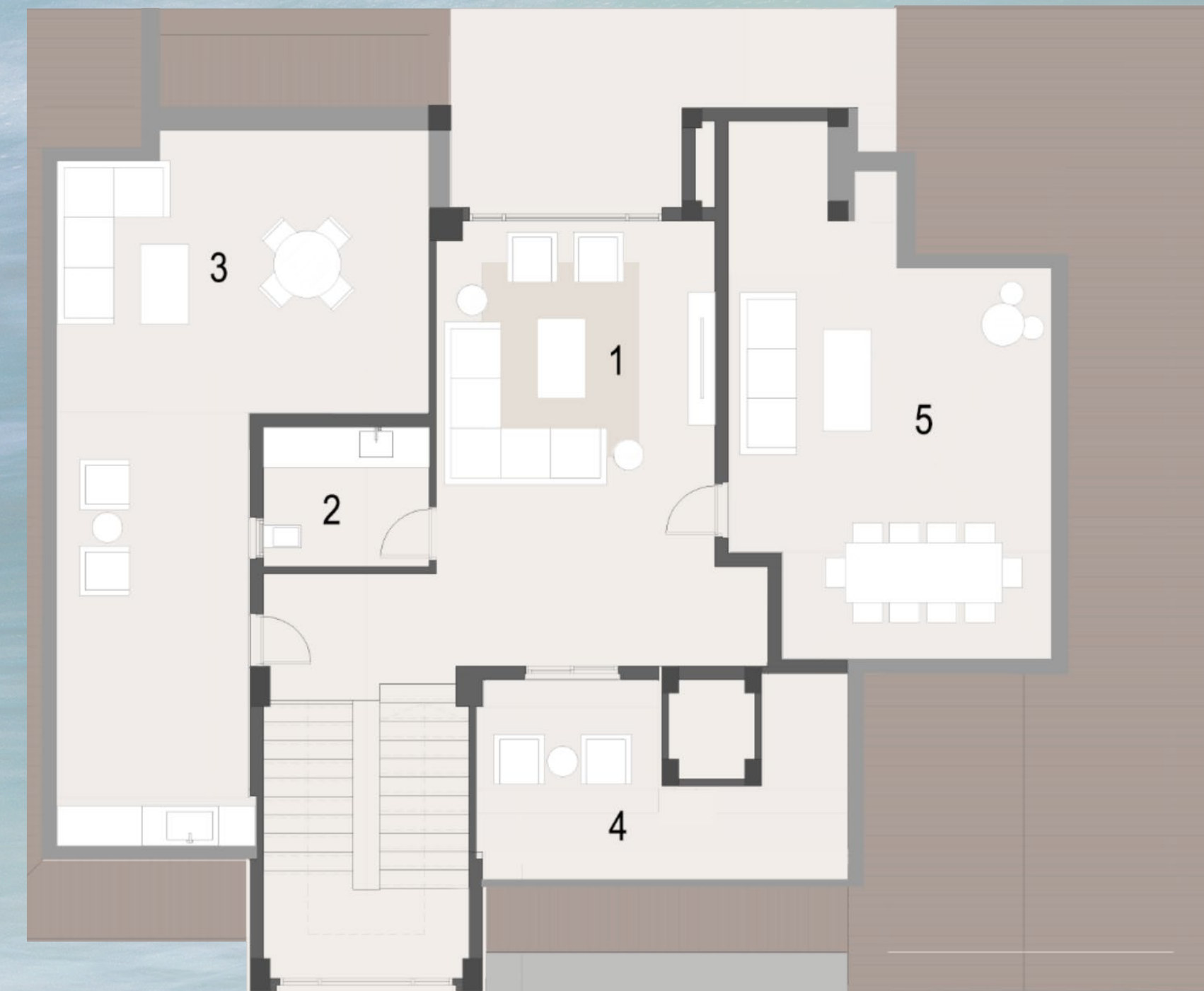


WATER VILLA

665C Sqm

ROOF FLOOR

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



THE *Water* MARQ | PAYMENT PLAN

1
YEAR
DELIVERY
1

DOWN PAYMENT

10%

CASH DISCOUNT

4%

7 years

6 years

(5% discount)

5 years

(10% discount)

4 years

(15% discount)

3 years

(20% discount)

Equal installments

Over **2** years (25% discount)

Over **1** year (30% discount)

THE *Water* MARQ | VILLA PRICES

WATER VILLA **325**

STARTING FROM **60.7M**

WATER VILLA **405V**

STARTING FROM **78.2M**

WATER VILLA **460V**

STARTING FROM **101.3M**

WATER VILLA **490**

STARTING FROM **97.5M**

WATER VILLA **520**

STARTING FROM **92.7M**

WATER VILLA **665**

STARTING FROM **125M**

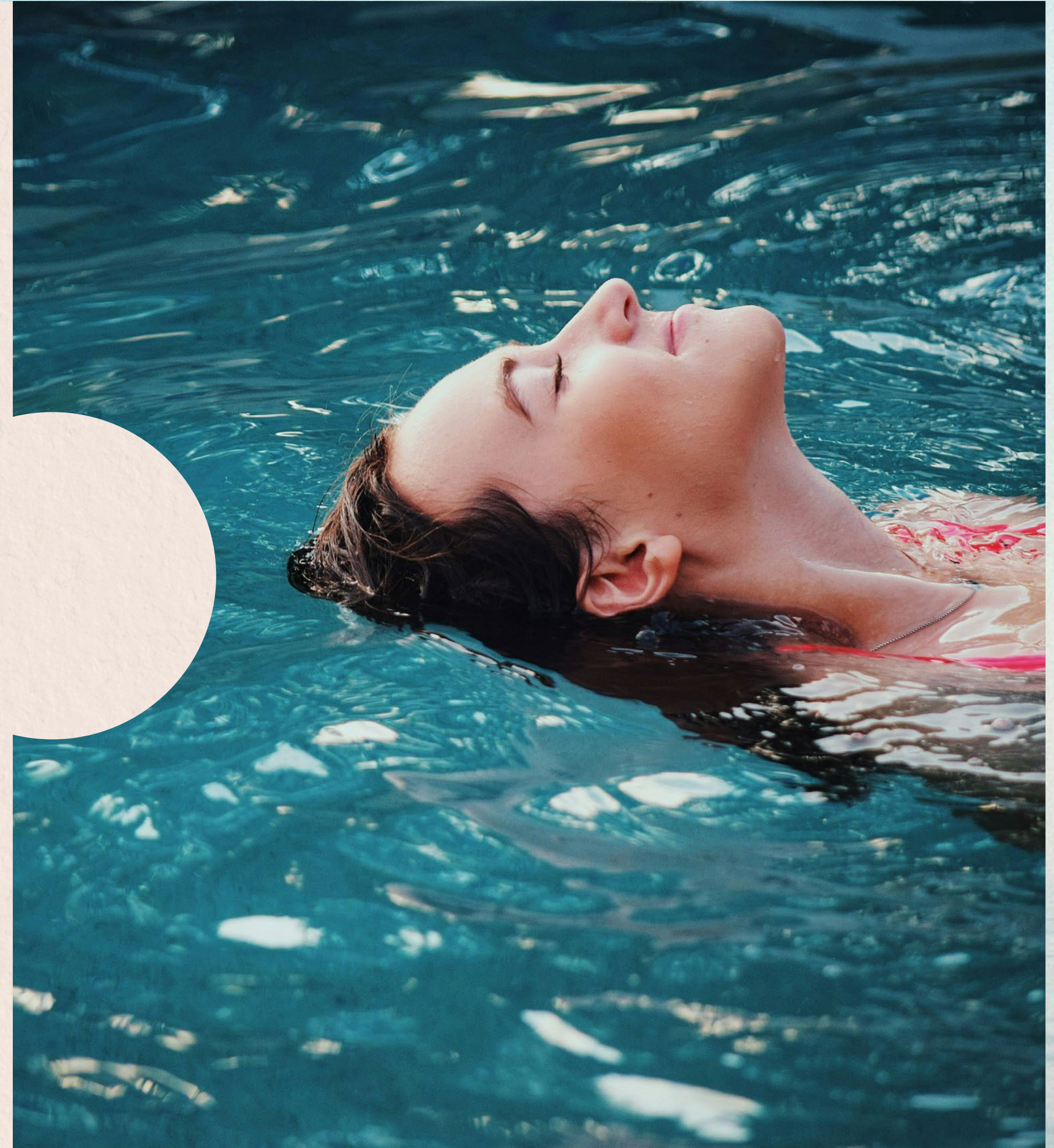
WATER VILLA **665C**

STARTING FROM **130.8M**

Why THE *Water* MARQ ?



Because every home deserves a view.
Some opportunities are not simply purchased, they are experienced.
Welcome to life by the water.





THE *Water* MARQ