

THE WONDER MARQ



THE STREAMS



A
DESTINATION BEYOND
IMAGINATION



WMA

INTRO

THE MARQ COMMUNITIES

At The MarQ Communities, we have been dedicated to creating several groundbreaking and pioneering communities that cater to those who like to live out of the ordinary.



THE.MARQ.COMMUNITIES



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



MARQUISE



MARQUISE



The MarQ Communities is inspired by the Marquise.

Since its discovery, diamonds have been universally acknowledged as the most valuable precious rock. The meticulous process from the initial mining to the final revelation, artists finely craft each diamond. We chose the purple diamond for its natural beauty of color & the marquise cut for its fine edges and expressive reflections.

MM

OUR COMMUNITIES

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THE MARQ



THE *Winter* MARQ



THE MARQ *Ville*

MARQUISE



THE WONDER MARQ

III

THE.WONDER.MARQ

OUR

10



THE MARQ
THE MARQ VILLE

THE WATER MARQ

WMA

OUR.COMMUNITIES



The MarQ Communities has worked on creating projects that are one of a kind and are highlighted with unique features and amenities such as the first botanical garden in New Cairo and the longest commercial strip in Mostakbal City that the **WonderMarQ** is characterized with. With an emphasis on nature and the importance of beautiful scenery, the projects of The MarQ Communities rely on water features, vast areas of greenery, swimmable lagoons as well as urban islands within water landscapes.



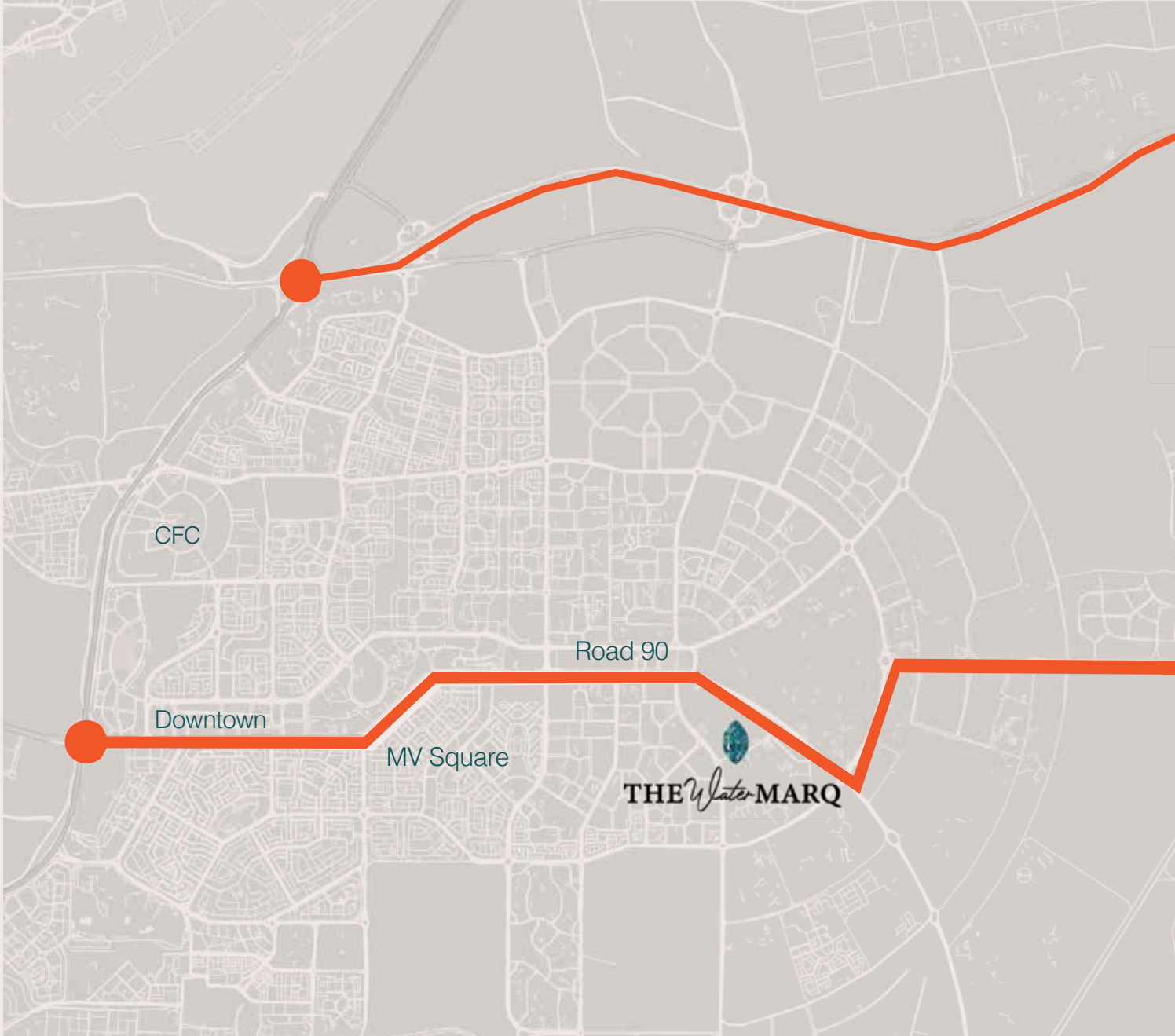
COMMUNITIES



IN THE ROOM

WONDERS

NEW



LOCATION



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

WHERE WE ARE



WMA

SECTION

LIVE THE
MAGIC.

MIA



CONCEPT.STORY



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.

WM

THE.WONDER.MARQ

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MIA

“

LIVE THE MAGIC.

”



AMENITIES

GRAND ENTRANCE



The **WonderMarQ** is characterized with a grand magical gate that will take you on a wondrous journey inside. It is designed to inspire you even before the moment you step foot in the project.

WMA

THE.WONDER.MARQ

LAND MARKS

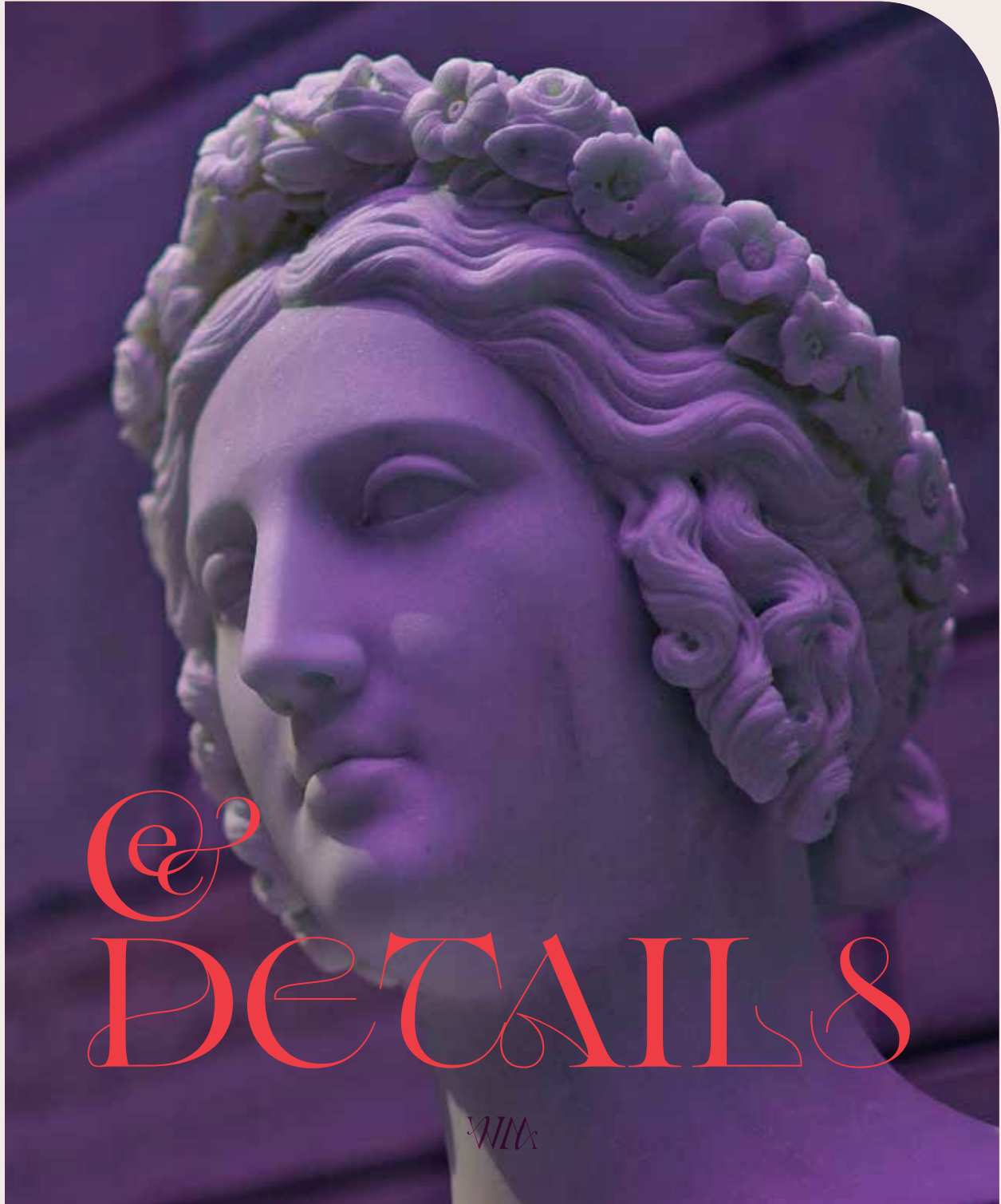
The **WonderMarQ** is the ultimate destination beyond imagination with its euphoric and visionary artwork and sculptures placed everywhere.

The innovative art pieces are used to distinguish zones and highlight their beauty.

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AMENITIES



@
DETAILS

MIA



THE.WONDER.MARQ

WATER



VIA

AMENITIES

CANALS

The MarQ Communities focuses on the natural assets of its projects and that's why in the **WonderMarQ**, 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.



THE.WONDER.MARQ



The residential area at The **Wonder**MarQ is designed to be divided into different zones with unique architectural styles and amenities. Several zones are designed to hold walking lanes instead of streets for a more ecofriendly environment that allows peaceful walks among the vast green areas and artworks.

AMENITIES

OUR NEIGHBOURHOOD



M

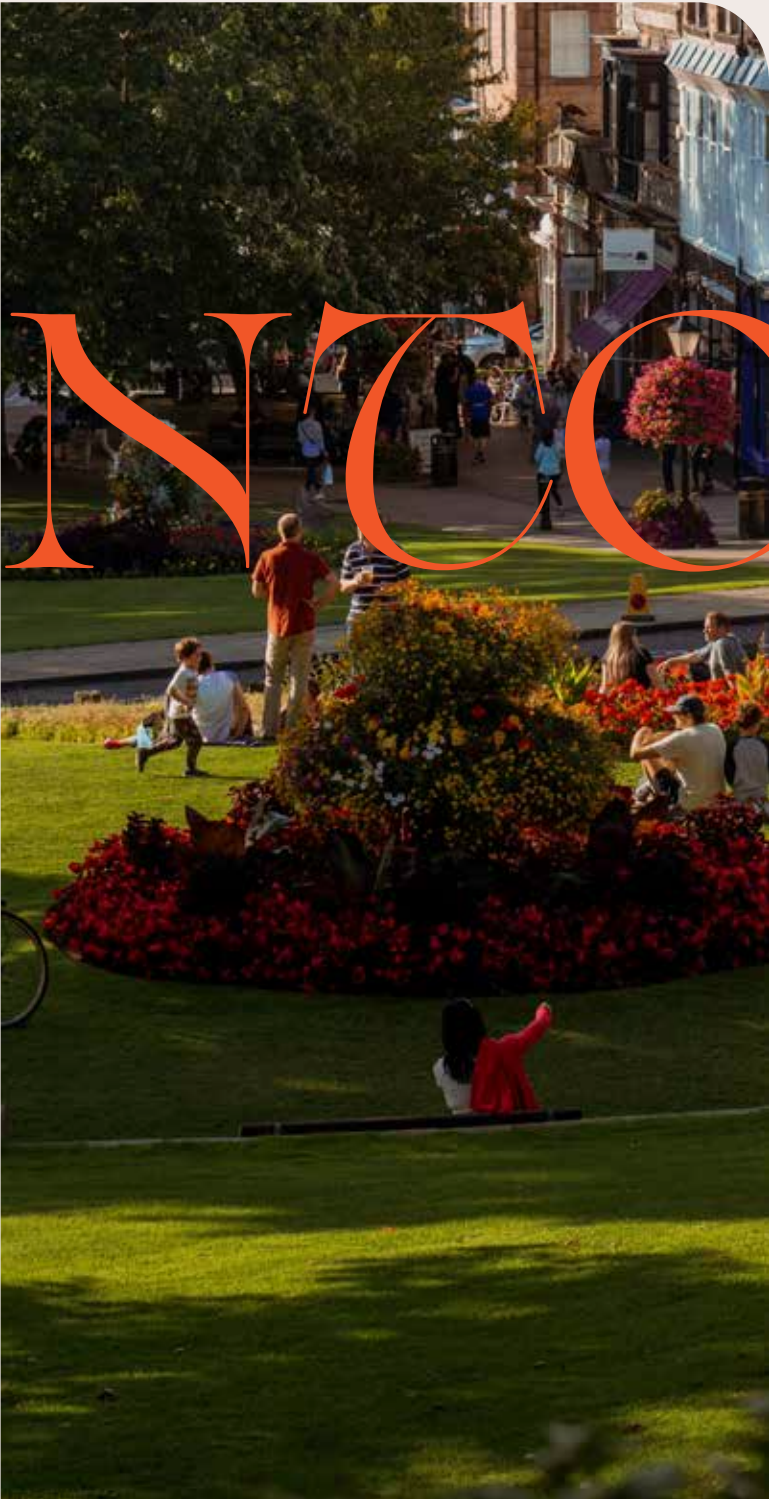
The Downtown at The **WonderMarQ** holds a diversity of retail shops offering a unique shopping experience.

DOW

30



AMENITIES

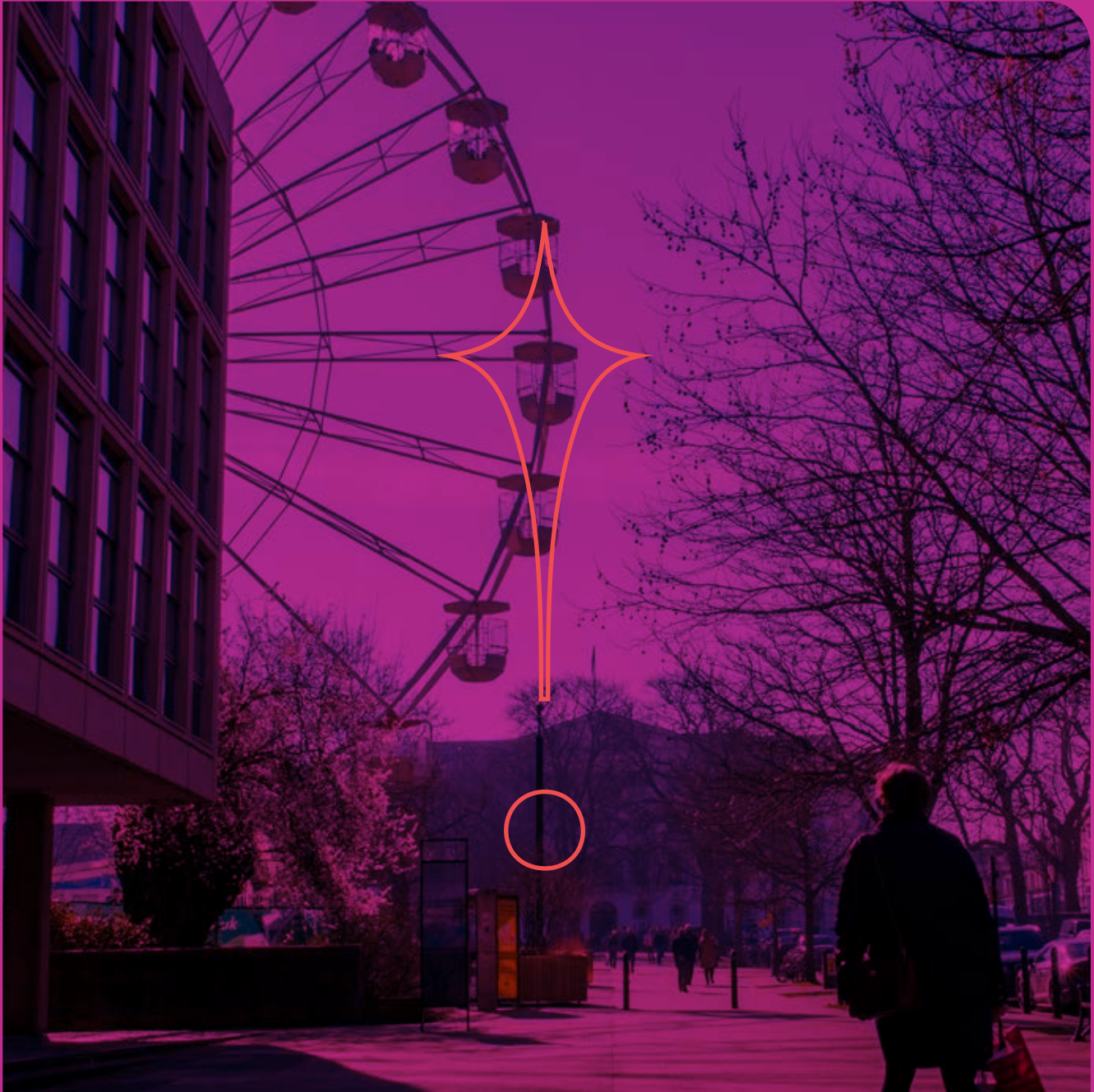


DOWNTOWN



Roaming around the Downtown will make our residents feel inspired and always in awe of the beauty of the place. It is an experience in and of itself, allowing everyone to grasp the mesmerizing atmosphere of The **WonderMarQ**.

WMA



AMENITIES



Entertainment is at the core of the **WonderMarQ's** Downtown; with the existence of the piazza where people can wander around the artistic pieces and sculptures. The area also holds The Wonder Eye; designed to be one of the biggest amusement and magical attractions in New Cairo.



A Ferris wheel that will transcend your experience at The WonderMarQ and take it to the next level. It is where you'll get to see everything from above and take in the whole bigger picture. 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.

AMENITIES

WONDER eye



WIA

36



MASTER.PLAN

MASTER PLAN



A gated community designed to convey the feelings of inclusivity and familiarity, all while having exclusive and unique zones with different styles and features.

WMA





AREAS @ NEIGHBOURHOODS

The different neighbourhoods and areas at the **WonderMarQ** are highlighted by peculiar design and set of amenities.

AREAS.AND.NEIGHBOURHOODS



WMA

THE.WONDER.MARQ

DOWNTOWN

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WMA

AREAS.AND.NEIGHBOURHOODS



- ✦ SIGNATURE ACTIVITIES
- ✦ WONDER EYE
- ✦ 2 SCHOOLS
- ✦ MEDICAL COMPLEX
- ✦ RETAIL CONCEPTS
- ✦ OFFICES
- ✦ ICONIC PIAZZAS

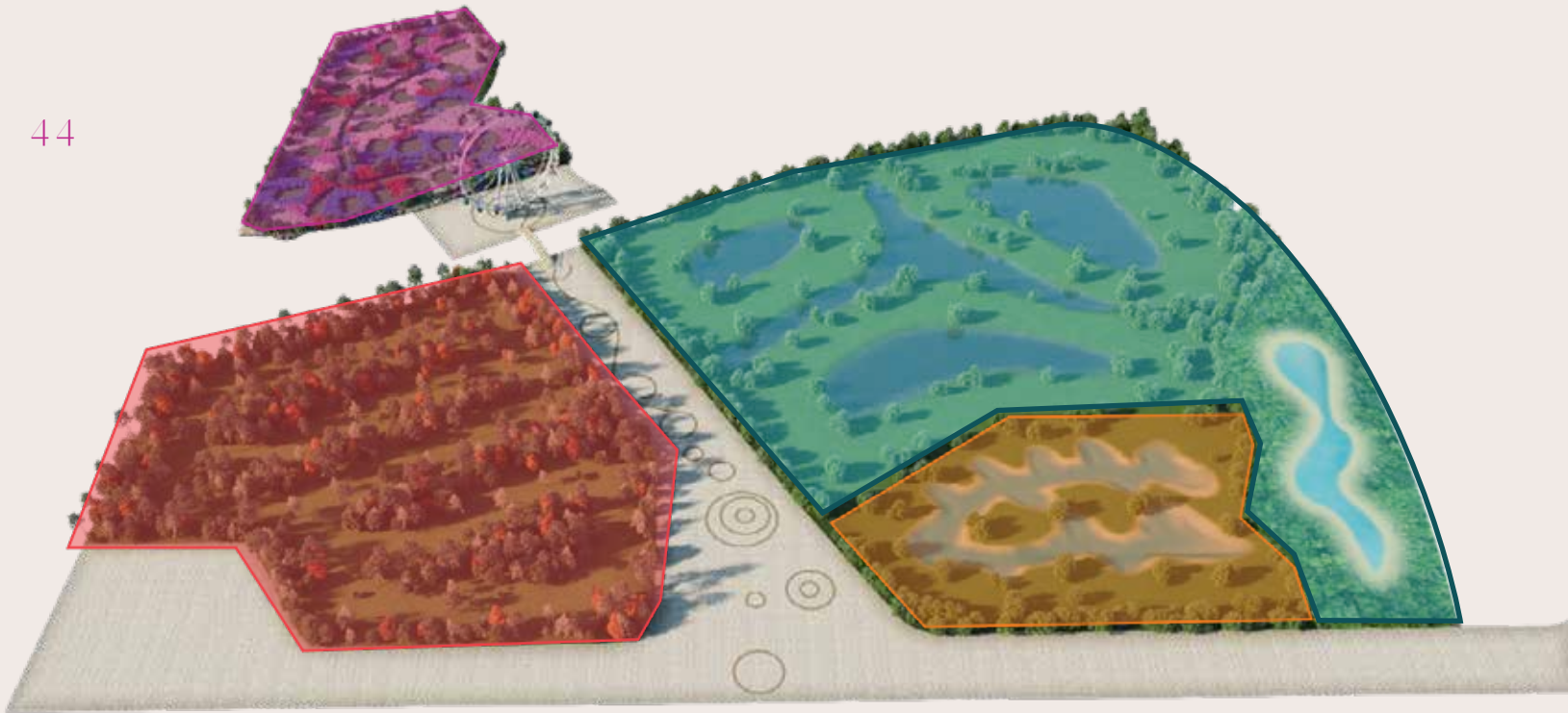


THE STRIP &
DOWNTOWN



NEIGHBO

44



AREAS.AND.NEIGHBOURHOODS

OURHOOD

-  THE HILLS
-  THE LAKE
-  THE STREAMS
-  THE FOREST



◆ THE HILLS

FIRST BOTANICAL
GARDEN IN NEW
CAIRO.

46



AREAS.AND.NEIGHBOURHOODS



THE.WONDER.MARQ

★ THE LAKE

LAGOONS VISIBLE FROM
EVERY VIEW.

48



WMA

AREAS.AND.NEIGHBOURHOODS



THE.WONDER.MARQ

◆ THE STREAMS

URBAN ISLANDS WITHIN
WATER LANDSCAPE.

50



WMA

AREAS.AND.NEIGHBOURHOODS



★ THE MASSIVE AREAS
FILLED WITH
GREENERY.
FOREST

52



AREAS.AND.NEIGHBOURHOODS





SHOTS



THE.WONDER.MARQ

56



WMA

SHOTS



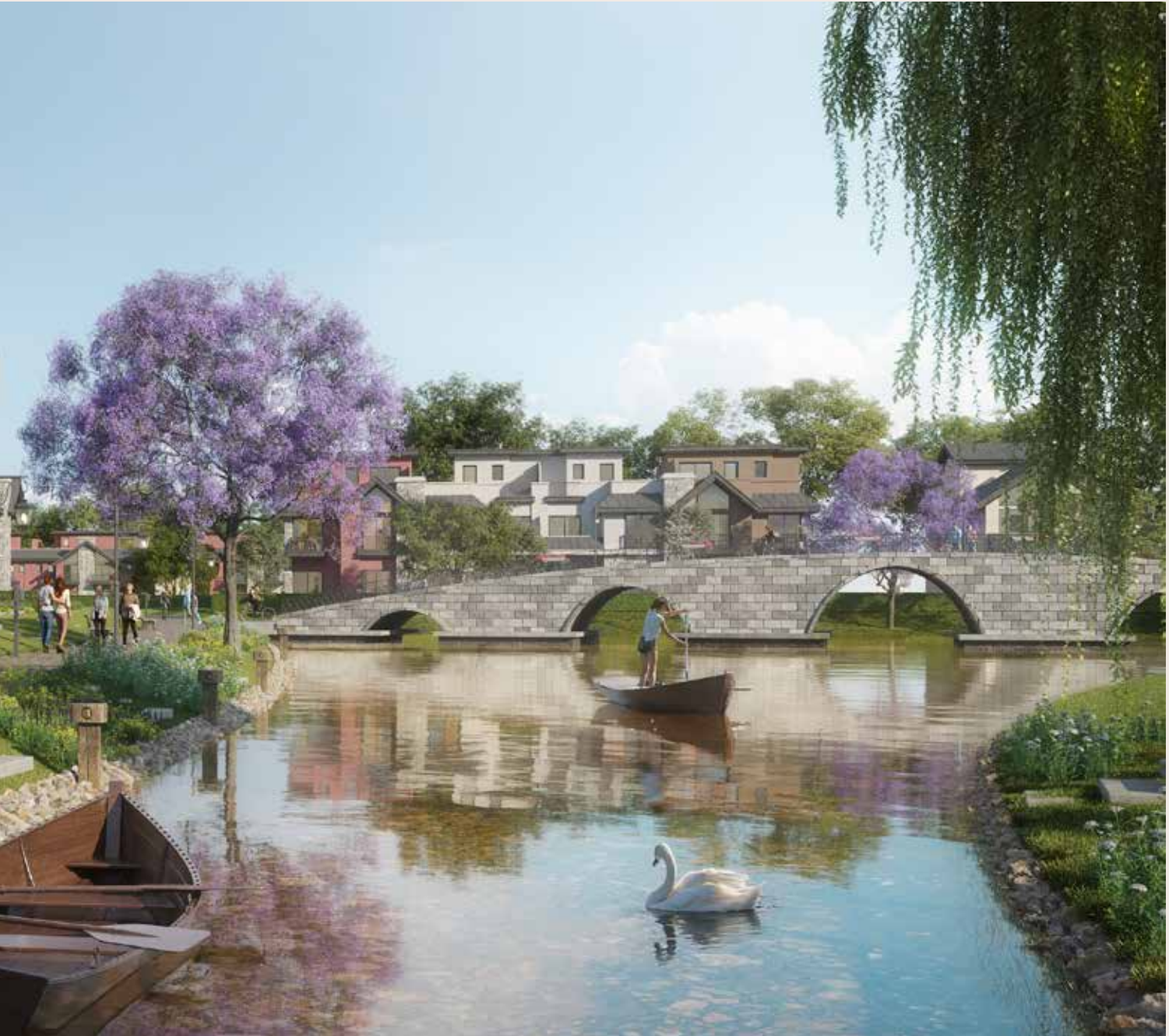


SHOTS





SHOTS





SHOTS



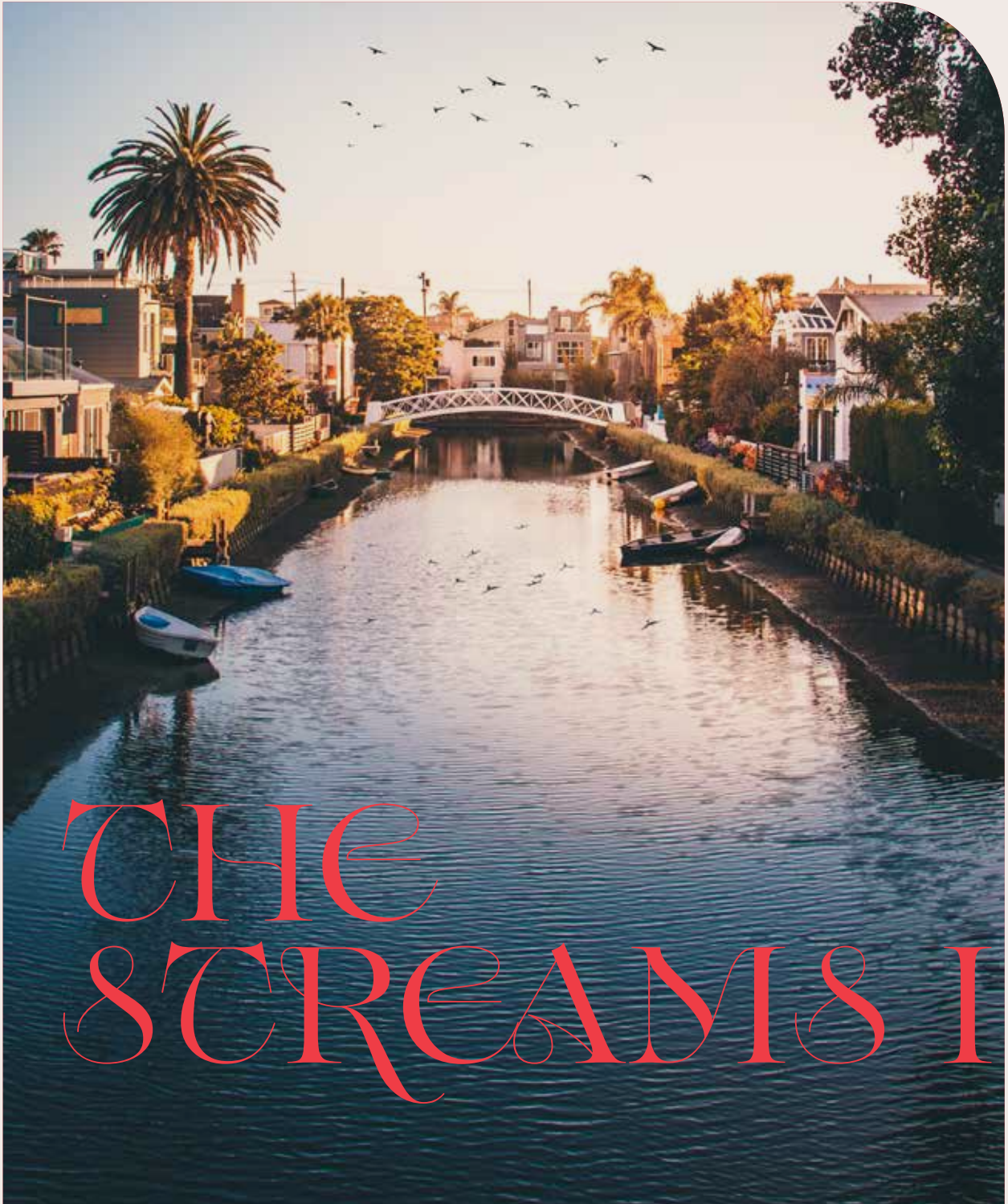
LIVE TO HO



eNIMAGIE

STREAMS I





THE
SCREAMS I

THE STREAMS.I

WMA

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.



THE.WONDER.MARQ

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MASTER PLAN

THE STREAMS I

WMA

SECTION



SIGNATURE
VILLAS

THE STREAMS.I

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.





Garden area and plot shape may vary according to selected plot.

SIGNATURE.VILLA
215



GROUND.FLOOR



[1]	PORCH	1.30 X 1.50
[2]	KITCHEN	3.15 X 3.60
[3]	VANITY	1.70 X 1.05
[4]	GUEST TOILET	1.30 X 1.75
[5]	RECEPTION & DINING	8.00 X 6.95
[6]	TERRACE	1.05 X 7.45



FIRST.FLOOR

[1]	MASTER SUIT	4.00 X 3.60
[2]	MASTER DRESSING	2.00 X 1.55
[3]	MASTER BATHROOM	2.00 X 1.95
[4]	MASTER BEDROOM	3.60 X 3.60
[5]	MASTER BEDROOM	3.60 X 3.60
[6]	BATHROOM	1.80 X 2.45
[7]	LIVING AREA	2.65 X 2.25

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ROOF.FLOOR



[1]	LIVING ROOM	4.00 X 2.80
[2]	ROOF TERRACE	2.95 X 4.15
[3]	ROOF TERRACE	6.05 X 2.80
[4]	ROOF TERRACE	4.20 X 3.60





Garden area and plot shape may vary according to selected plot.

SIGNATURE.VILLA
225

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 ROOM	1.65 X 2.20
[6]	MAID 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

78



[1]	MASTER SUIT	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 ROOM	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





Garden area and plot shape may vary according to selected plot.

SIGNATURE.VILLA
300

GROUND.FLOOR



[1]	ENTRANCE FOYER	2.20 X 1.60
[2]	MAID ROOM	2.30 X 2.10
[3]	MAID TOILET	1.10 X 2.10
[4]	GUEST TOILET	1.90 X 2.10
[5]	RECEPTION & DINING	7.50 X 9.30
[6]	KITCHEN	3.60 X 3.70
[7]	OFFICE	4.20 X 4.00
[8]	OFFICE TOILET	1.30 X 2.30
[9]	ELEVATOR	1.10 X 1.10



FIRST.FLOOR

82



[1]	LIVING ROOM	3.50 x 3.40
[2]	MASTER SUIT	4.10 x 5.10
[3]	MASTER DRESSING	2.05 x 2.60
[4]	MASTER BATHROOM	2.05 x 2.60
[5]	MASTER TERRACE	1.20 x 2.40
[6]	MASTER SUIT	4.20 x 4.00
[7]	MASTER DRESSING	1.90 x 1.45
[8]	MASTER BATHROOM	1.90 x 1.55
[9]	MASTER TERRACE	1.00 x 2.40
[10]	MASTER SUIT	3.70 x 3.70
[11]	MASTER DRESSING	1.90 x 1.60
[12]	MASTER BATHROOM	1.90 x 2.10
[13]	ELEVATOR	1.15 x 1.30
[14]	LIVING ROOM TERRACE	3.50 x 0.70

ROOF.FLOOR



[1]	LIVING ROOM	3.60 X 3.90
[2]	TOILET	1.10 X 2.00
[3]	ROOF TERRACE	3.40 X 8.10
[4]	ROOF TERRACE	1.90 X 7.10
[5]	ELEVATOR	1.15 X 1.30



TOWN
VILLAS

THE STREAMS.I

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.





Garden area and plot shape may vary according to selected plot.

TOWN.VILLA
200

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

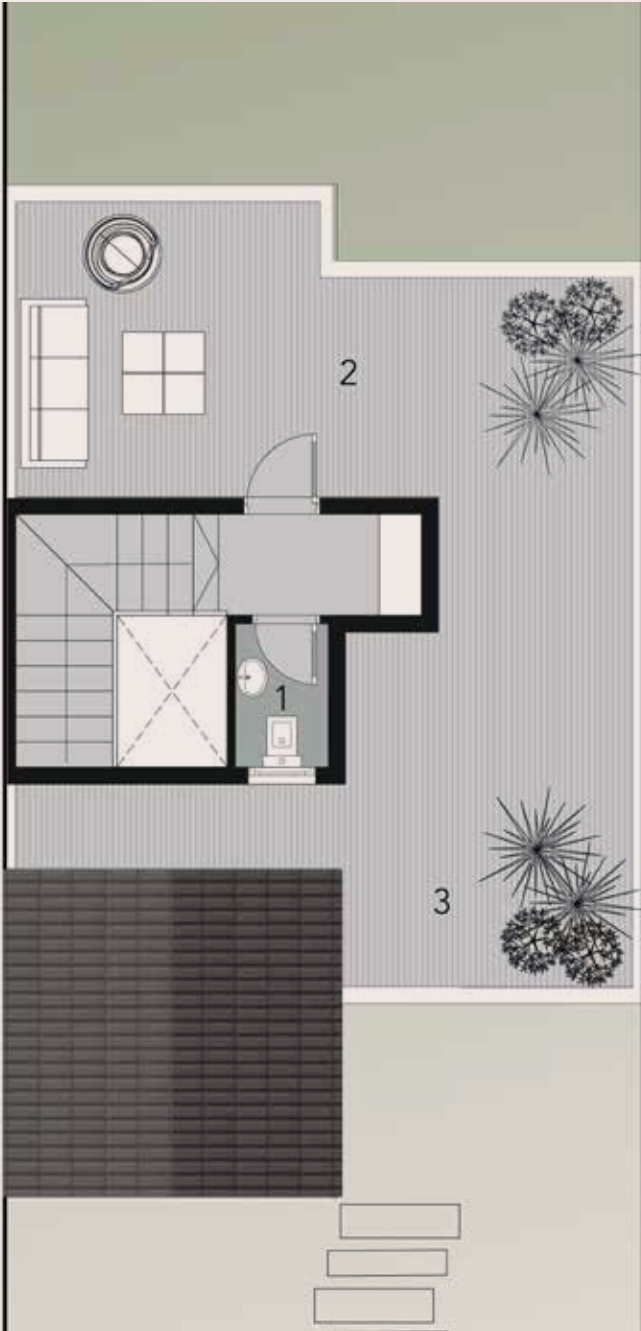


FIRST.FLOOR



[1]	MASTER SUIT	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]	BEDROOM [1]	3.60 X 3.60
[6]	MASTER TERRACE	1.00 X 2.20
[7]	BEDROOM [2]	3.60 X 3.60
[8]	BATHROOM	2.40 X 1.80

ROOF.FLOOR



[1]	TOILET	1.70 X 1.10
[2]	ROOF TERRACE	3.50 X 7.30
[3]	ROOF TERRACE	4.20 X 3.50



90



Garden area and plot shape may vary according to selected plot.

TOWN.VILLA
210



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 SUIT	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

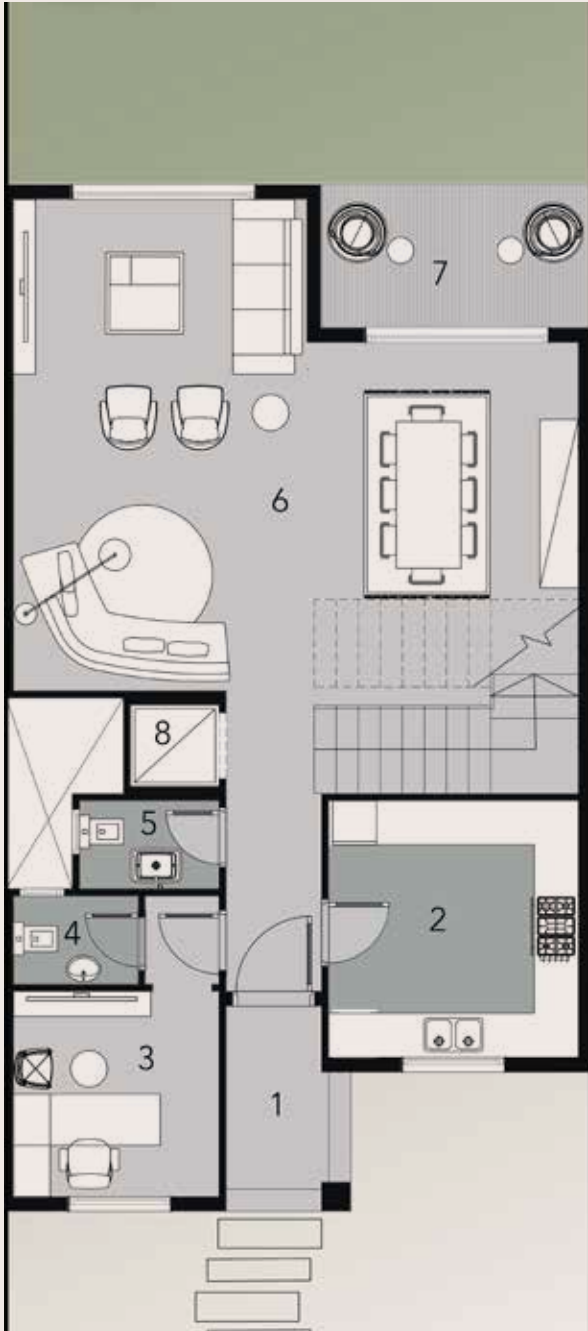




Garden area and plot shape may vary according to selected plot.

TOWN.VILLA
240

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 SUIT	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





Garden area and plot shape may vary according to selected plot.

TOWN.VILLA
250

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

100



[1]	MASTER SUIT	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



TWIN
VILLAS

THE STREAMS.I

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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Garden area and plot shape may vary according to selected plot.

TWIN.VILLA
210

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 SUIT	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



INTRODUCING
STREAMS II





THE.WONDER.MARQ

110



WIA

SECTION

MASTER
PLAN

THE STREAMS II

WMA

ABSOLUTE
VILLAS

THE.STREAMS.II

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.

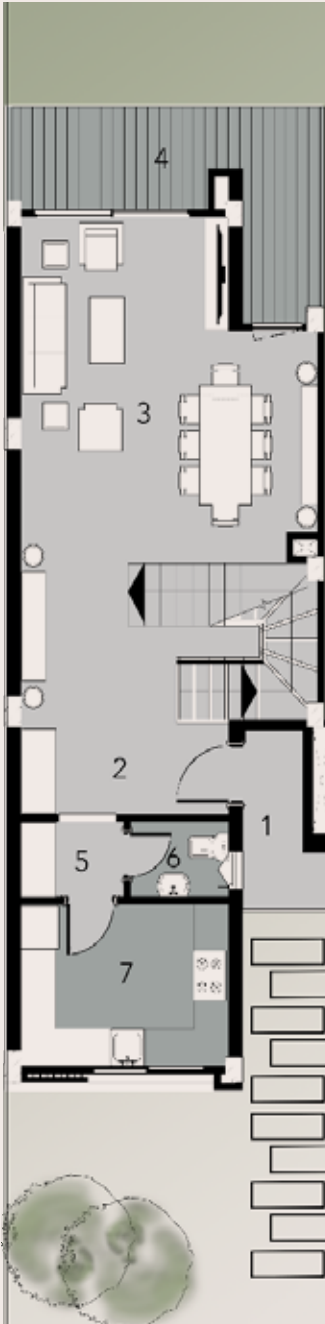


ABSOLUTE.VILLA 175

Garden area and plot shape may vary according
to selected plot.



GROUND.FLOOR

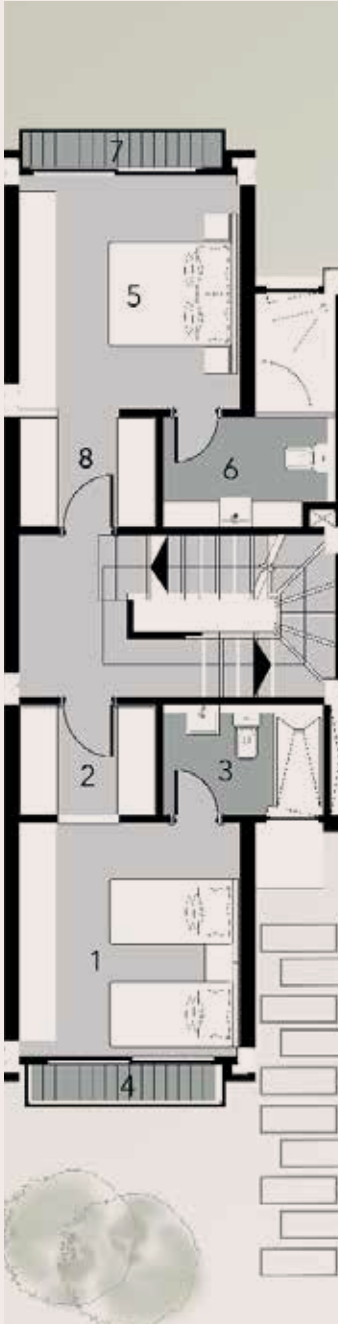


[1]	PORCH	1.15 X 3.00
[2]	ENTRANCE FOYER	3.70 X 1.55
[3]	RECEPTION & DINING	5.25 X 6.60
[4]	TERRACE	5.45 X 1.75
[5]	LOBBY	1.90 X 1.30
[6]	GUEST TOILET	1.80 X 1.30
[7]	KITCHEN	3.70 X 2.70



FIRST.FLOOR

[1]	MASTER SUIT	3.70 X 3.70
[2]	MASTER SUIT DRESSING	2.30 X 1.80
[3]	MASTER SUIT TOILET	2.70 X 1.80
[4]	MASTER SUIT TERRACE	3.15 X 0.65
[5]	MASTER SUIT	3.70 X 3.70
[6]	MASTER SUIT TOILET	2.90 X 1.80
[7]	MASTER SUIT TERRACE	3.35 X 0.65
[8]	MASTER SUIT DRESSING	2.35 X 1.80



ROOF.FLOOR

[1]	MASTER SUIT	4.00 X 3.75
[2]	MASTER SUIT TOILET	1.65 X 1.80
[3]	BACK TERRACE	5.25 X 5.50
[4]	FRONT TERRACE	3.85 X 3.30

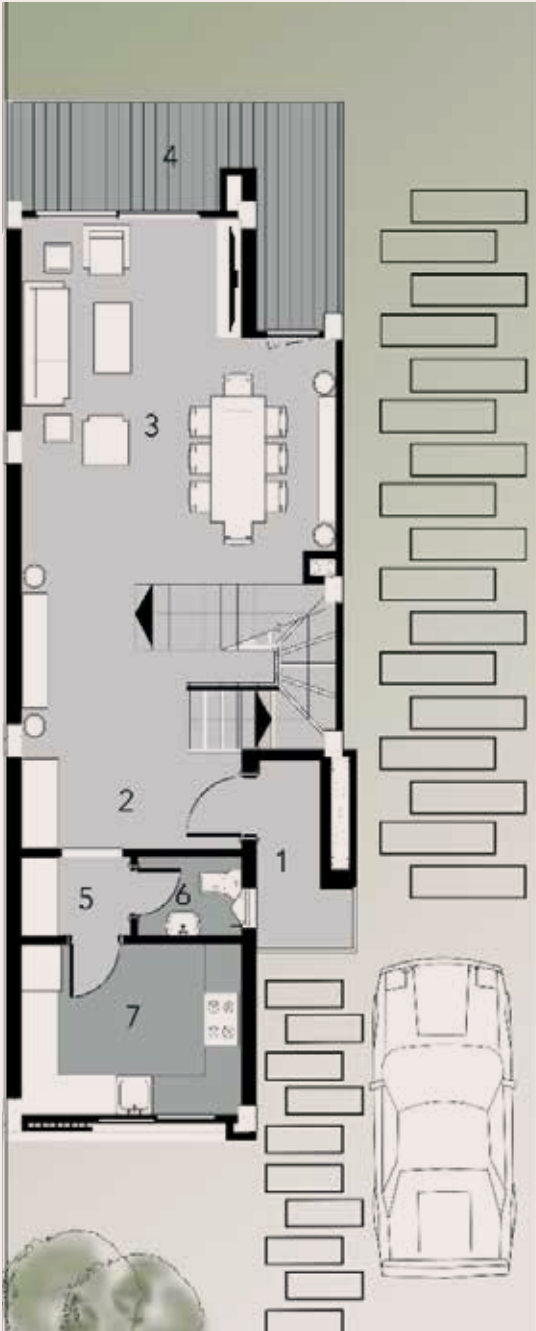


ABSOLUTE.VILLA 180

Garden area and plot shape may vary according
to selected plot.



GROUND.FLOOR



[1]	PORCH	1.15 X 3.00
[2]	ENTRANCE FOYER	3.70 X 1.55
[3]	RECEPTION & DINING	5.25 X 6.60
[4]	TERRACE	5.45 X 1.75
[5]	LOBBY	1.90 X 1.30
[6]	GUEST TOILET	1.80 X 1.30
[7]	KITCHEN	3.70 X 2.70



FIRST.FLOOR

[1]	MASTER SUIT	3.70 X 3.70
[2]	MASTER SUIT DRESSING	2.30 X 1.80
[3]	MASTER SUIT TOILET	2.70 X 1.80
[4]	MASTER SUIT TERRACE	3.15 X 0.65
[5]	MASTER SUIT	3.70 X 3.70
[6]	MASTER SUIT TOILET	2.90 X 1.80
[7]	MASTER SUIT TERRACE	3.35 X 0.65
[8]	MASTER SUIT DRESSING	2.35 X 1.80

120



ROOF.FLOOR



[1]	MASTER SUIT	4.00 X 3.75
[2]	MASTER SUIT TOILET	1.65 X 1.80
[3]	BACK TERRACE	5.25 X 5.50
[4]	FRONT TERRACE	3.85 X 3.30

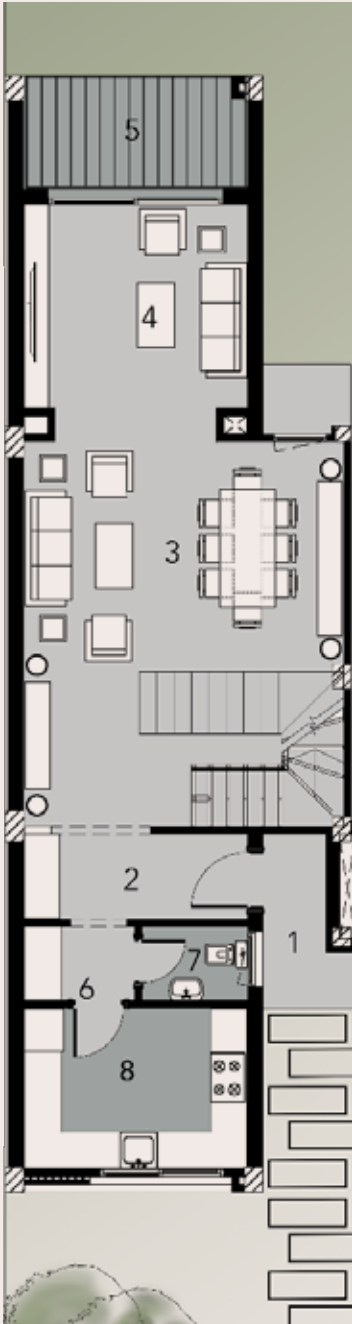


ABSOLUTE.VILLA 205

Garden area and plot shape may vary according
to selected plot.



GROUND.FLOOR



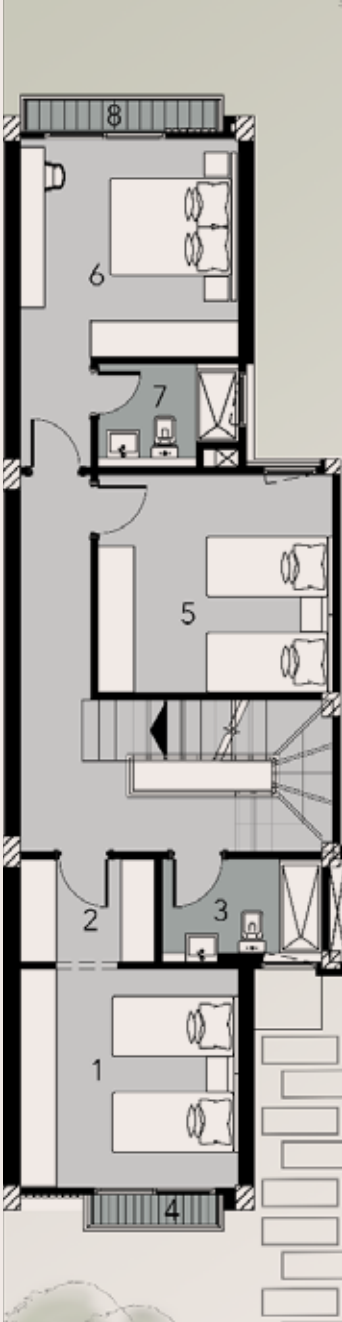
[1]	PORCH	1.20 X 2.80
[2]	ENTRANCE FOYER	3.70 X 1.50
[3]	RECEPTION & DINING	5.25 X 6.35
[4]	LIVING ROOM	3.40 X 3.70
[5]	LIVING ROOM TERRACE	3.70 X 1.85
[6]	LOBBY	1.90 X 1.30
[7]	GUEST TOILET	1.80 X 1.30
[8]	KITCHEN	3.70 X 2.70



FIRST.FLOOR

[1]	MASTER SUIT	3.70 X 3.70
[2]	MASTER SUIT DRESSING	2.32 X 1.80
[3]	MASTER SUIT TOILET	2.75 X 1.80
[4]	MASTER SUIT TERRACE	2.20 X 0.75
[5]	BEDROOM [2]	4.00 X 3.70
[6]	MASTER SUIT	3.70 X 3.70
[7]	MASTER SUIT TOILET	2.40 X 1.80
[8]	MASTER SUIT TERRACE	3.25 X 0.70

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ROOF.FLOOR



[1]	LIVING ROOM	3.60 X 3.70
[2]	OFFICE	4.05 X 1.50
[3]	BATHROOM	1.65 X 2.40
[4]	BACK TERRACE	3.70 X 5.50
[5]	FRONT TERRACE	5.10 X 5.65

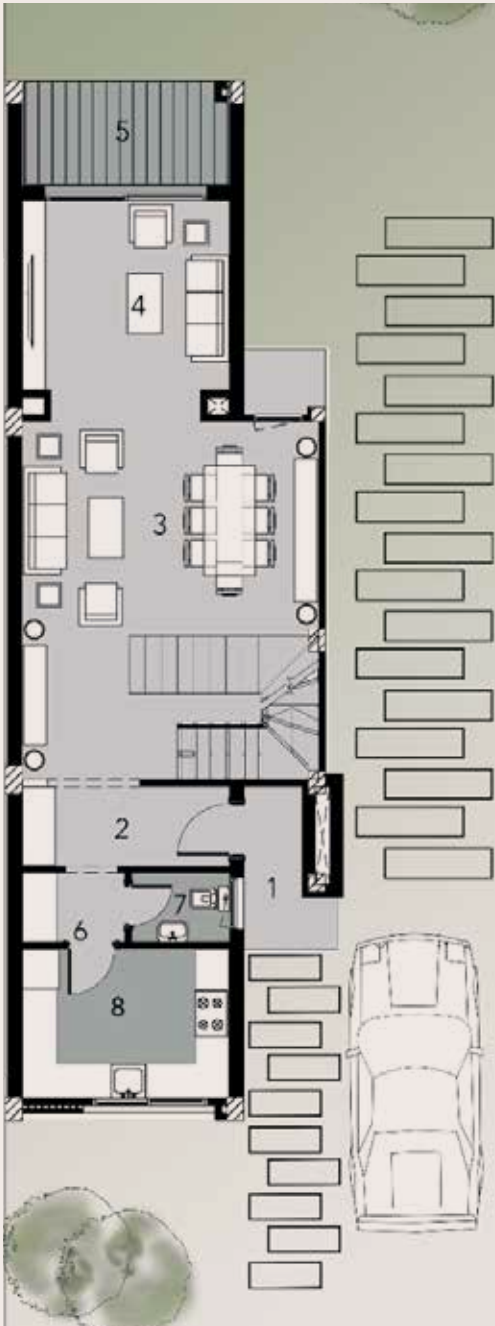


ABSOLUTE.VILLA 210

Garden area and plot shape may vary according
to selected plot.



GROUND.FLOOR



[1]	PORCH	1.20 X 2.80
[2]	ENTRANCE FOYER	3.70 X 1.50
[3]	RECEPTION & DINING	5.25 X 6.35
[4]	LIVING ROOM	3.40 X 3.70
[5]	LIVING ROOM TERRACE	3.70 X 1.85
[6]	LOBBY	1.90 X 1.30
[7]	GUEST TOILET	1.80 X 1.30
[8]	KITCHEN	3.70 X 2.70



FIRST.FLOOR

[1]	MASTER SUIT	3.70 X 3.70
[2]	MASTER SUIT DRESSING	2.32 X 1.80
[3]	MASTER SUIT TOILET	2.75 X 1.80
[4]	MASTER SUIT TERRACE	2.20 X 0.75
[5]	BEDROOM [2]	4.00 X 3.70
[6]	MASTER SUIT	3.70 X 3.70
[7]	MASTER SUIT TOILET	2.40 X 1.80
[8]	MASTER SUIT TERRACE	3.25 X 0.70



ROOF.FLOOR



[1]	LIVING ROOM	3.60 X 3.70
[2]	OFFICE	4.05 X 1.50
[3]	BATHROOM	1.65 X 2.40
[4]	BACK TERRACE	3.70 X 5.50
[5]	FRONT TERRACE	5.10 X 5.65





PARTNERS IN SUCCESS



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