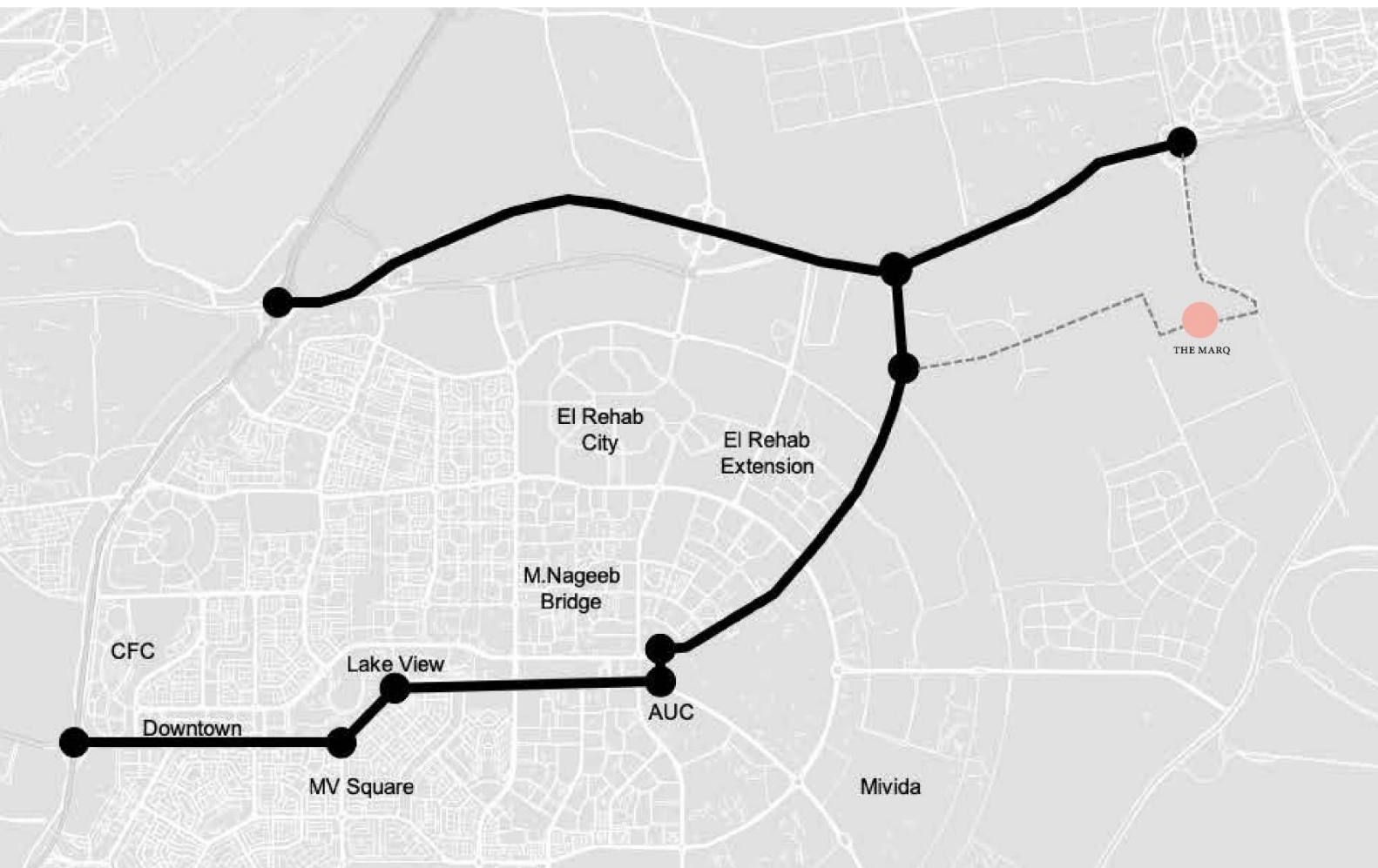


THE MARQ
COMMUNITIES

THE MARQ *Gardens*

Live inspired



A luxurious and modern lifestyle awaits you right at the heart of New Cairo. The MarQ Gardens boasts a prime location situated with close proximity to Suez Rd., Sokhna Capital Rd., and the New Capital with easy access to Ring Road and Cairo Airport.

Stand apart with some unique designs, created by the talented Hany Saad.

The Signature Villa designed by Hany Saad that combines the modern American style which is the feel of the compound, with a modern and contemporary twist to convey a futuristic feel.

Design & Engineering Partners

At The Address, Developments we have the pride of consistently working with successful partners in all fields of the industry to ensure ultimate client satisfaction.



As creators of design spaces, we want to inspire customers to find their personal style.



As an Italian consultancy firm, we provide optimal services for projects in the Fashion & Retail industry.



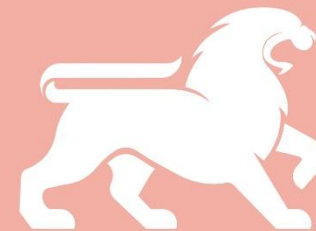
We are a full service construction entity with over 17 years of experience, taking on projects from concept to creation.



A diversified profile for over 35 years in all the construction phases allows us to deliver top-notch end services.



We turn businesses into brands.



**Hany Saad
Innovations**™



The Walk

Featuring a 1.5km long lane surrounding the community. The perfect place for running, walking and cycling.



Butterfly Garden

Situated in the Eastern side, this colorful and lavish garden is a freshly introduced concept to New Cairo. Butterfly Garden is made with colorful flowers with remarkable scents and a dogs' park.



Moon Garden

Stretching over the Western side of The MarQ Gardens. Revolutionizing family entertainment with an outdoor cinema and white flowers that reflect moonlight at night.



Aroma Garden

Located in the South Western side of The MarQ Gardens. An aromatic garden to emerge your senses with edible plants.



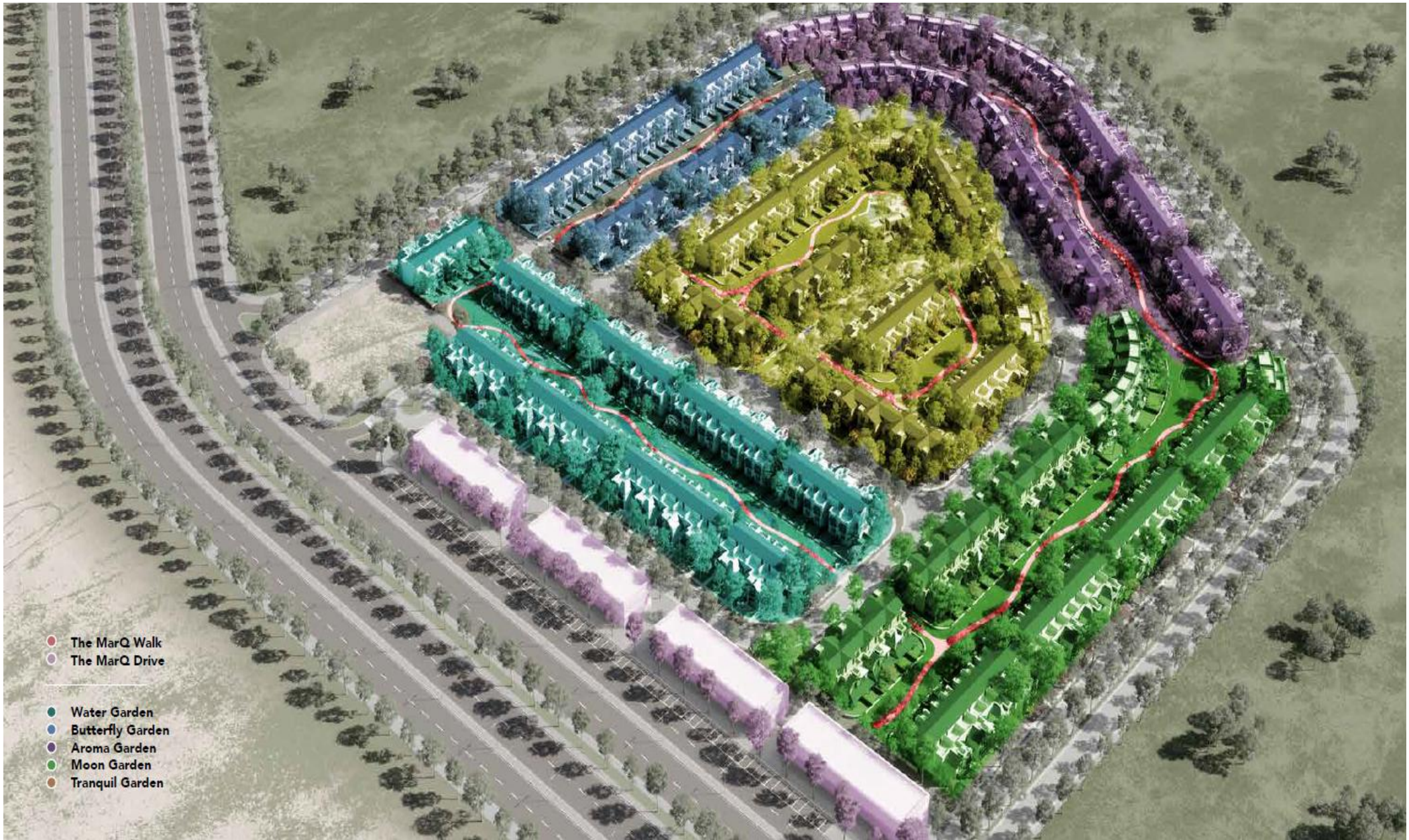
Water Garden

Located at the Northern side of The MarQ Gardens. Providing a serene and refreshing ambiance featuring running water, ponds, and a kids' playground.



Tranquil Garden

Nestled in the heart of The MarQ Gardens. Perfect familial gateway featuring a pool along with a yoga & meditation area and precious rocks.



- The MarQ Walk
- The MarQ Drive
- Water Garden
- Butterfly Garden
- Aroma Garden
- Moon Garden
- Tranquil Garden



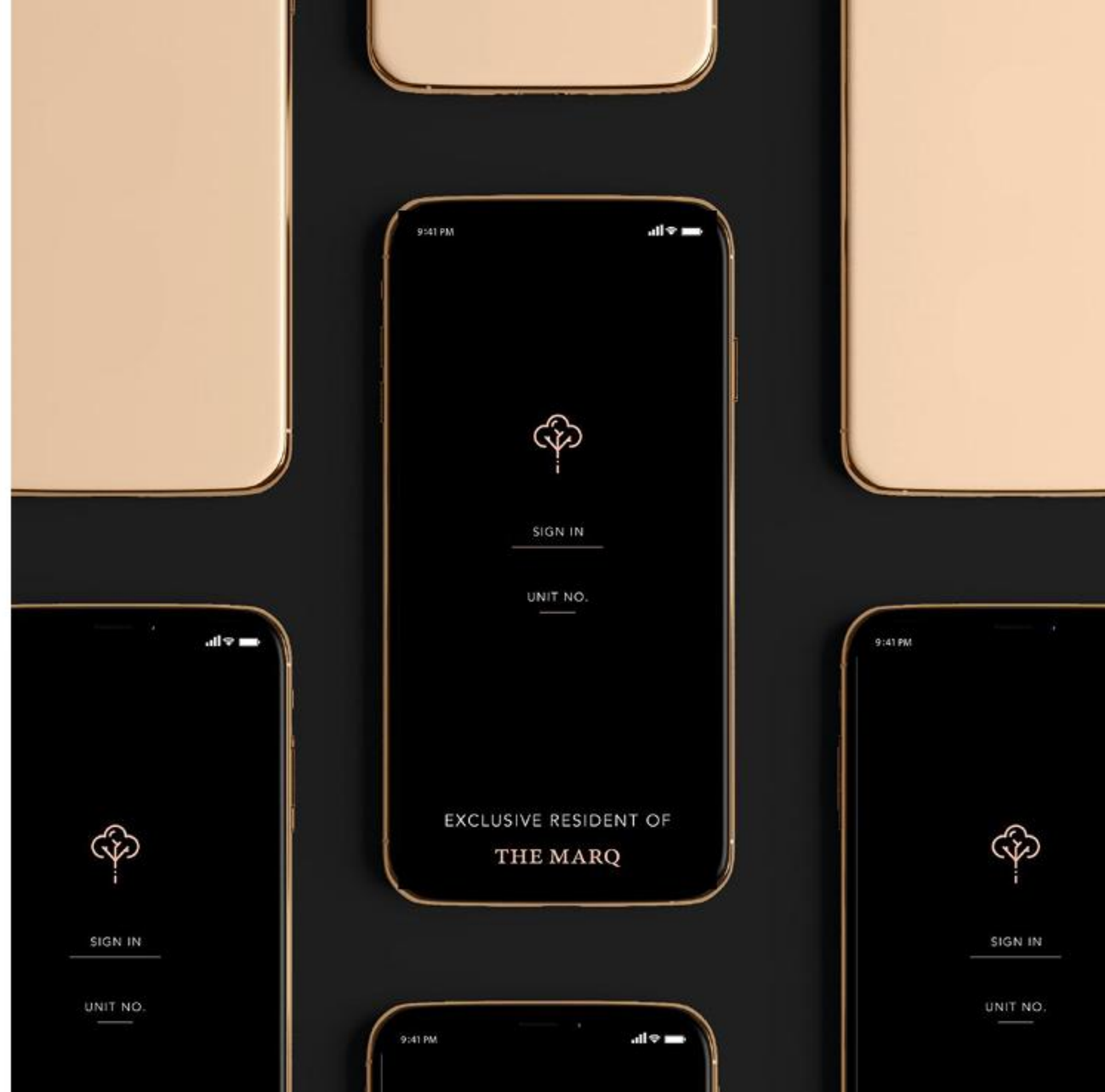
The MarQ Services The MarQ Living App

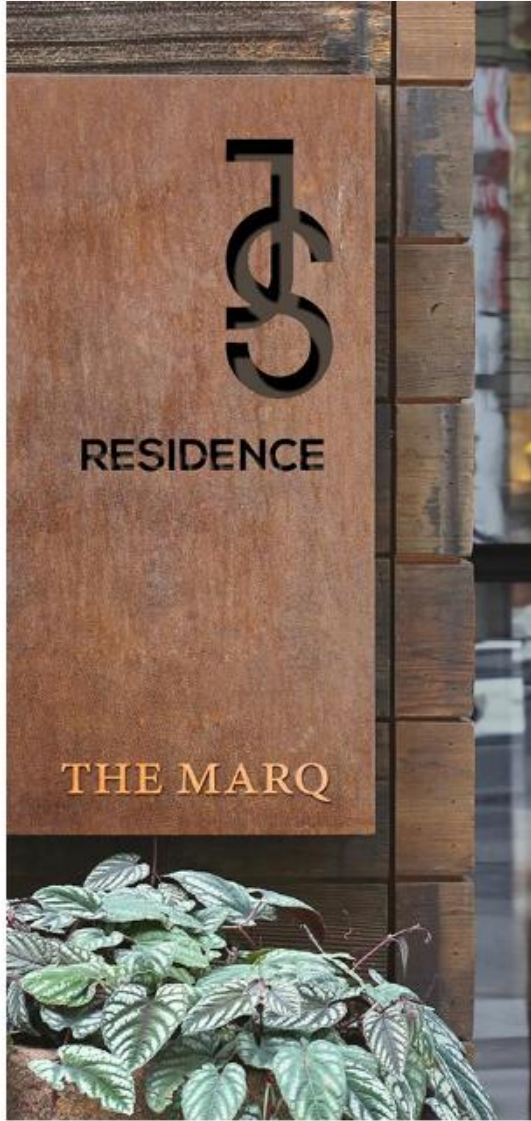
On Demand Services:

Housekeeping – To Keep your house looking fresh day to day.
 Maintenance – For all aspects of the villa's inner workings and functionality.
 Car Wash – From the comfort of your compound.
 Dry Cleaning – Ironing and dry-cleaning services to your doorstep.
 Compound Wide Delivery Service - Avoid the hassle of traffic with delivery services.

Additional Services:

Key-less Villa Access – The latest technology in home design.
 Community Communication Platform – To allow you to interact within the community.
 Automated Visitors Management Platform – Optimal security management platform.
 Online Payments – Across all functions of the application.
 Kids Cashless Profiles – Create kid friendly profiles through the application.





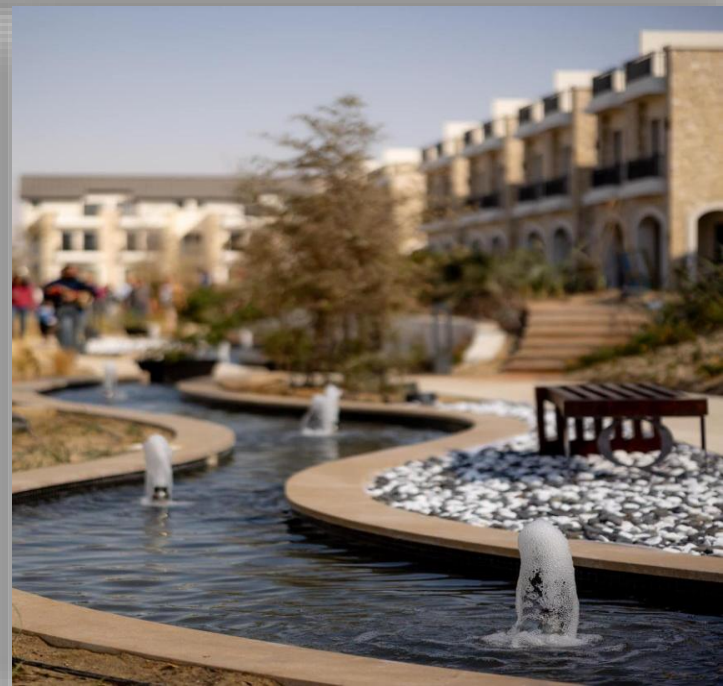
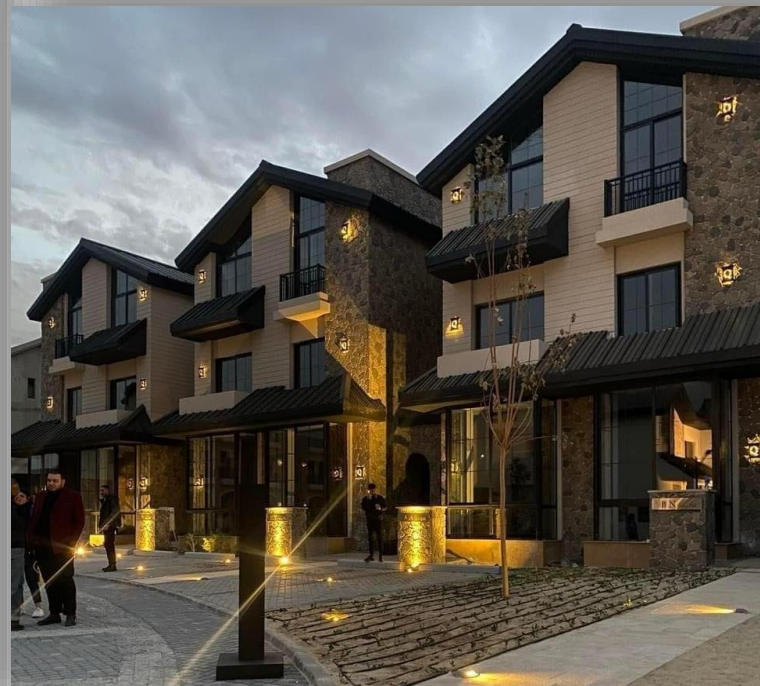
Your Home,Your Brand

We pride ourselves as the first personal-branded compound in Egypt. We collaborate with **LONGEBLACK*** to provide every resident a hotel-like experience.

Your home will be branded with your name/initials for your choice of liking to match your style of interior and taste.







THE MARQ GARDENS MASTERPLAN



AN ALL VILLA EXCLUSIVE COMMUNITY

- Absolute Villas**
- Absolute Villa 210
- Town Villas**
- Town Villa 200
- Town Villa 200C
- Town Villa 245
- Town Villa 245C
- Town Villa 260
- Town Villa 260VC
- Town Villa 265
- Town Villa 265C
- Twin Villas**
- Twin Villa 270C
- Signature Villas**
- Signature Villa 265
- Signature Villa 295
- Signature Villa 460V

THE MARQ *Gardens*

An All Villa Exclusive Community

- ▶ Access Point
- ▶ Clubhouse

PRODUCT TYPES

Millions of memories
to be made



Town Villa 200

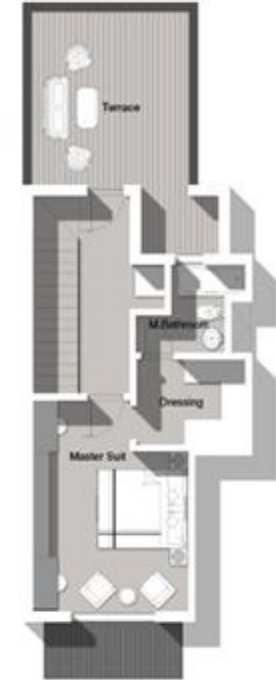
Ground Floor Plan

Terrace	1.60 x 4.00
Reception	9.70 x 5.20
Guest Toilet	2.20 x 1.40
Kitchen	4.80 x 3.85
Entrance	1.50 x 3.20



First Floor Plan

Master Suit	3.80 x 3.85
Dressing	1.65 x 2.20
M.Bathroom 1	2.10 x 2.35
Master Bedroom	3.80 x 3.90
M.Bathroom 2	2.75 x 2.10



Roof Floor Plan

Terrace	5.20 x 3.85
Master Suit	4.95 x 3.85
Dressing	2.20 x 2.75
M.Bathroom	2.30 x 2.00

Standard Payment Sheet

Standard Payment Sheet

Client Name			
Inventory Unit Price	20,190,000 EGP	Unit Type	
Final unit Price	20,190,000 EGP	Maintenance Amount	2,019,000 EGP
Finishing Insurance	1,009,500 EGP		
Payment Plan	15% DP - 6 Years		
Frequency	Quarterly		

Client Name			
Inventory Unit Price	20,190,000 EGP	Unit Type	
Final unit Price	15,142,500 EGP	Maintenance Amount	2,019,000 EGP
Finishing Insurance	1,009,500 EGP	Discount	25%
Payment Plan	Cash		
Frequency	Quarterly		

BAYTY	Payment No.	%	Payment Amount	Date	Maintenance
Year 1	Payment 1	15.0%	3,028,500	Jan-2025	0
	Payment 2	15.0%	3,028,500	Apr-2025	0
	Payment 3	3.2%	642,409	Jul-2025	0
	Payment 4	3.2%	642,409	Oct-2025	2,019,000
Year 2	Payment 5	3.2%	642,409	Jan-2026	0
	Payment 6	3.2%	642,409	Apr-2026	0
	Payment 7	3.2%	642,409	Jul-2026	0
	Payment 8	3.2%	642,409	Oct-2026	0
Year 3	Payment 9	3.2%	642,409	Jan-2027	0
	Payment 10	3.2%	642,409	Apr-2027	0
	Payment 11	3.2%	642,409	Jul-2027	0
	Payment 12	3.2%	642,409	Oct-2027	0
Year 4	Payment 13	3.2%	642,409	Jan-2028	0
	Payment 14	3.2%	642,409	Apr-2028	0
	Payment 15	3.2%	642,409	Jul-2028	0
	Payment 16	3.2%	642,409	Oct-2028	0
Year 5	Payment 17	3.2%	642,409	Jan-2029	0
	Payment 18	3.2%	642,409	Apr-2029	0
	Payment 19	3.2%	642,409	Jul-2029	0
	Payment 20	3.2%	642,409	Oct-2029	0
Year 6	Payment 21	3.2%	642,409	Jan-2030	0
	Payment 22	3.2%	642,409	Apr-2030	0
	Payment 23	3.2%	642,409	Jul-2030	0
	Payment 24	3.2%	642,409	Oct-2030	0
Total Unit Price	100%	20,190,000	2,019,000		

BAYTY	Payment No.	%	Payment Amount	Date	Maintenance
Year 1	Payment 1	100.0%	15,142,500	Jan-2025	0
	Payment 2	0.0%	0	Apr-2025	0
	Payment 3	0.0%	0	Jul-2025	0
	Payment 4	0.0%	0	Oct-2025	2,019,000
Year 2	Payment 5	0.0%	0	Jan-2026	0
	Payment 6	0.0%	0	Apr-2026	0
	Payment 7	0.0%	0	Jul-2026	0
	Payment 8	0.0%	0	Oct-2026	0
Year 3	Payment 9	0.0%	0	Jan-2027	0
	Payment 10	0.0%	0	Apr-2027	0
	Payment 11	0.0%	0	Jul-2027	0
	Payment 12	0.0%	0	Oct-2027	0
Year 4	Payment 13	0.0%	0	Jan-2028	0
	Payment 14	0.0%	0	Apr-2028	0
	Payment 15	0.0%	0	Jul-2028	0
	Payment 16	0.0%	0	Oct-2028	0
Year 5	Payment 17	0.0%	0	Jan-2029	0
	Payment 18	0.0%	0	Apr-2029	0
	Payment 19	0.0%	0	Jul-2029	0
	Payment 20	0.0%	0	Oct-2029	0
Year 6	Payment 21	0.0%	0	Jan-2030	0
	Payment 22	0.0%	0	Apr-2030	0
	Payment 23	0.0%	0	Jul-2030	0
	Payment 24	0.0%	0	Oct-2030	0
Total Unit Price	100%	15,142,500	2,019,000		

THE MARQ
COMMUNITIES