



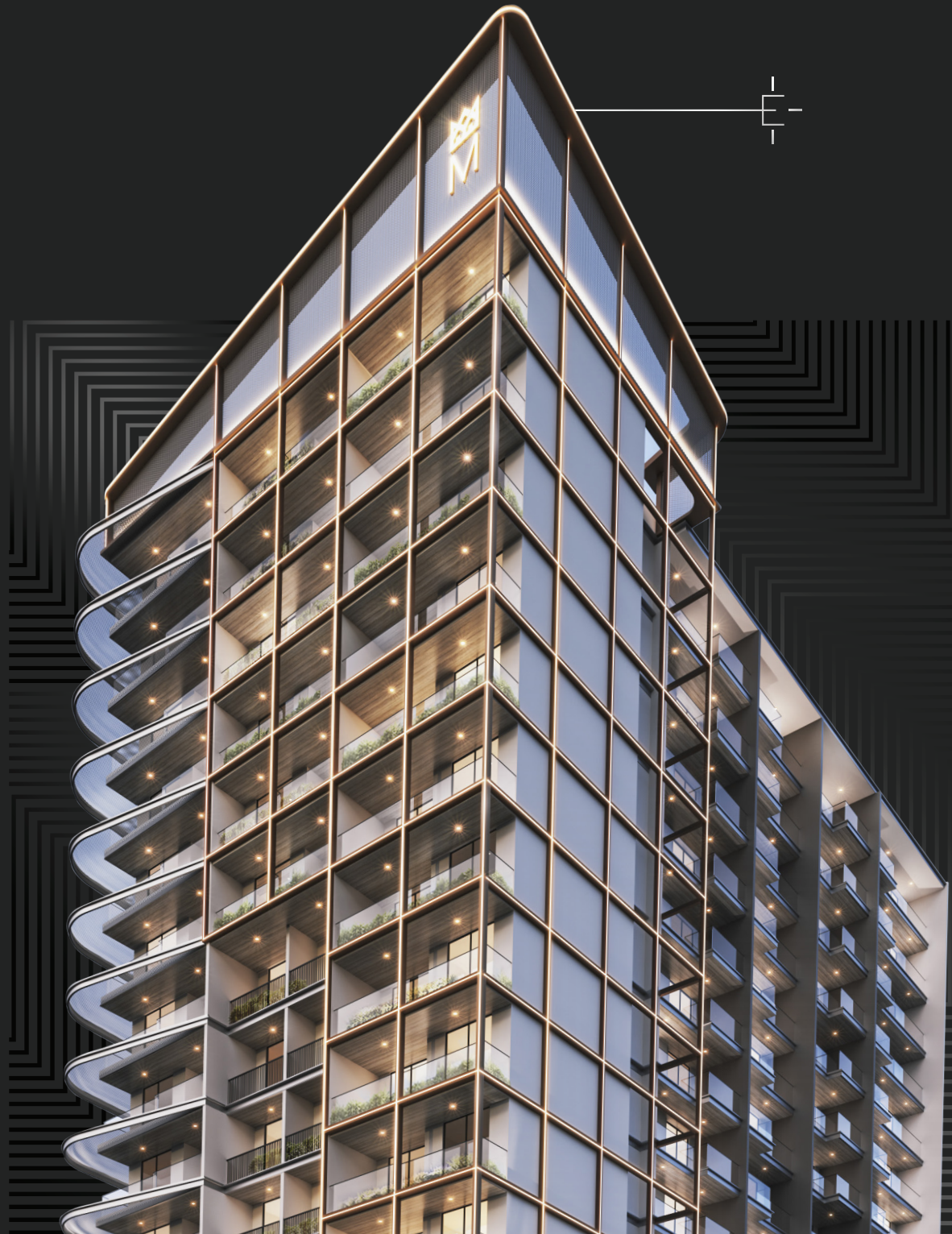
 MARQUIS  
ELEGANCE

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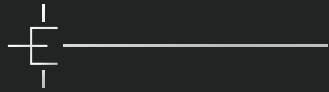
## Marquis Elegance

*Crown Of Legacy*

Marquis Elegance redefines classic finesse bringing forth a sense of integral modernity and class. It blends the charm of timeless elegance and the uniqueness of contemporary luxury, satiating the perpetual quest for a remarkable legacy of grandeur.







## Constructing Lifestyles Of Unmitigated Magnificence

Marquis endeavours to provide its clientele with splendour and impeccable elegance that sets the stage for a glistening society. With the ever-changing real estate market, we ensure phenomenal functionality permeates our ravishingly designed homes giving you front row seats to the crème de la crème experience.

**Our vision is simple!** Entwining privacy and a sense of community with beautiful, lavish homes as the building blocks. With state-of-the-art interiors carefully curated to match the grandeur of Elegance's breathtaking architecture, it is an unmitigated testament to our relentless ambition. We understand that homes are where the heart is and there's absolutely zero negotiation.

**Marquis Elegance**, the latest jewel in our crown, flaunts homes that are iridescent marvels brimming with luxury, setting the standard for what we believe is the subsequent destination of contemporary living. Stationed in one of the most sought-after districts in Dubai: Arjan, it establishes the perfect opportunity for a magnificent lifestyle that goes far beyond anything you've ever imagined.



## Timeless Elegance Redefined

### 1 BHK - Unit Layout

Our 1BHK apartments perfect the art of luxury with an artistic blend of tasteful elements and spatial functionality. With generous living spaces and a massive bedroom opening into a balcony, ensuite bathrooms, a half bath and a designer kitchen, the 1BHK is an absolute dream.



TYPE 1



TYPE 2

UNIT TYPE AREA APPROX

1 BHK

790-920 Sq.Ft

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.





## 2 BHK - Unit Layout

Our 2BHK apartments are elegant and artistic with a luxurious combination of functionality and style. Generous living spaces and 2 immense bedrooms opening into a balcony, ensuite bathrooms, a half bath and a designer kitchen makes our 2 BHK, double the grandeur.



UNIT TYPE AREA APPROX

2 BHK

1,255 to 1,702 Sq.Ft

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## 3 BHK - Unit Layout

Step into the 3BHK apartments and immerse your senses in the contemporary characteristics of Marquis Elegance. Ample living spaces, 3 immense bedrooms, 2 ensuite bathrooms & a full bath, balconies, and a state-of-the-art kitchen welcome you into this luxurious paradise.

### UNIT TYPE AREA APPROX

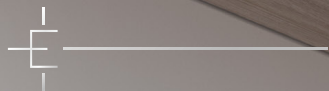
3 BHK

1838 Sq.Ft

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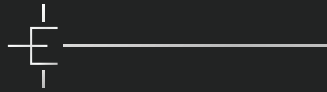




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## Floor Plan

FIRST FLOOR PLAN		
Unit Type	No.Of Units	Units Color
1 BHK (With Study)	1	
1 BHK (Without Study)	3	
2 BHK (With Study)	5	
3 BHK	0	
Total	9	



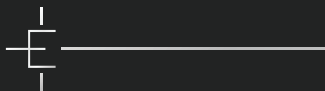
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2 <sup>ND</sup> -8 <sup>TH</sup> FLOOR PLAN		
Unit Type	No.Of Units	Units Color
1 BHK (With Study)	1	
1 BHK (Without Study)	5	
2 BHK (With Study)	4	
3 BHK	0	
Total	10	







# MARQUIS ELEGANCE

9TH-14TH FLOOR PLAN		
Unit Type	No.Of Units	Units Color
1 BHK (With Study)	3	
1 BHK (Without Study)	4	
2 BHK (With Study)	2	
3 BHK (With Study)	1	
Total	10	





# MARQUIS ELEGANCE



500 M

START





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## Meticulously rendered for your convenience

Sophisticated facilities and state-of-the-art amenities are conscientiously crafted to cater to your every whim. Elevate your leisure living with the impeccable elegance brought forth by the luxury pool on the terrace which only pales in comparison to the magnificent horizon of Dubai's skyline.

A pool with a view just got a whole new meaning.



Elegant Corridors



Leisure Seating Area  
With Garden



Elegantly  
Designed Lobby



Drop Off Area



Custom Designed  
3 Passenger Lifts



Kids Play Zone



Indoor Games



Separate Service Lift



Baby Care Centre



Multi Court  
(Mini Paddle, Pickle Ball, Etc)



Putt Golf Lawn



Water Way Gush Patio



Yoga & Meditation Deck



Multipurpose Room



Covered Car Park  
For All



Landscaped Green Podium

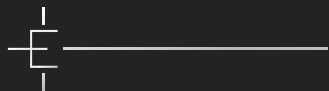


Jogging Track



Outdoor Gym





# MARQUIS ELEGANCE



Calisthenics  
Work Out Area



Serene Seating Lounge



Plunge Pool



Podium Parking



Swimming Pool



Open Air Amphitheatre



BBQ Area



Business Centre





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## Invest in Dubai

Marquis Elegance offers a tremendous opportunity to get ahead in the world of luxury living, at the most sought-after district, Arjan.

As part of Dubailand's Megacity project, Arjan houses two of Dubai's most beautiful parks - Dubai Miracle Garden and Dubai Butterfly Garden, and numerous education and healthcare facilities surrounding the neighbourhood. It's only natural to make this remarkable investment at the right time! Which is quite obviously, Now!

# 120%

### Growing Economy

The last decade has seen more than 120% returns from rents and capital gains.



### Technological Advances

Dubai is the place to be with its improved advanced facilities and infrastructure.



### Diversity

Dubai, a proud multi-cultural city, is home to one of the world's highest percentages of immigrants.



### Security & Safety

Dubai's strict and stern policies against crime make it a safe haven to invest in.



### Tourism

Tourists flock to Dubai to see its marvellous sights like theme parks, safaris and malls.

# 0%

### Tax-free returns

Save more in Dubai, where there is zero corporate and personal income tax.



### Lifestyle

The fast-paced, unique lifestyle offered by Dubai is unparalleled.

# 20<sub>YRS</sub>

### Population Growth

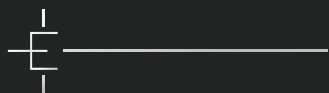
Dubai's population is growing fast and is expected to double in 20 years.



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## Luxury brands

From doors to switches, every elaborate corner of your magnificent apartment has been carefully curated with incredible niche brands from around the world.

The sensational living and ravishing facilities lay the foundation for a revolutionary experience of a lifestyle that will remain unmatched for years to come!



Ideal Standard

BELGIUM



VADO

UK



legrand

FRANCE



devon

UK



TKE

GERMANY



blum

ITALY



GENERAL

JAPAN



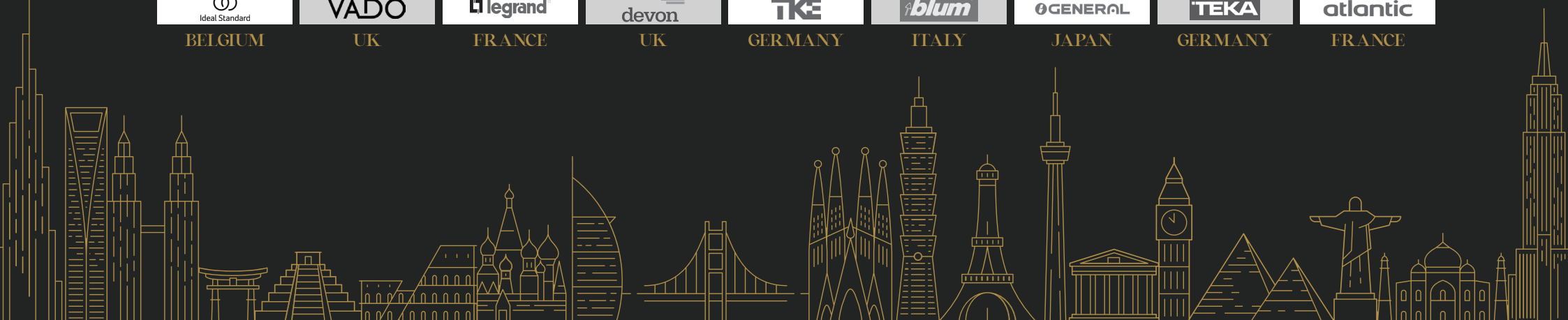
TEKA

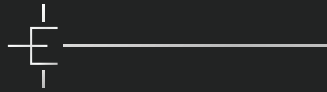
GERMANY



atlantic

FRANCE





# MARQUIS ELEGANCE



## On the threshold of Dubai's stunning sights

Marquis Elegance situated at the heart of Arjan, makes it one of the most vibrantly desirable assets of Dubai.

With express connectivity to Dubai's various entertainment, shopping and business hubs, all it takes is a quick drive to reach the entirety of Dubai's various hotspots.

My City Centre Al Barsha	4 min
Mediclinic Parkview Hospital	5 min
Miracle Garden	5 min
Butterfly Garden	5 min
Dubai Autodrome	11 min
Global Village	15 min
EXPO2020	16 min
Mall of the Emirates	16 min
Business Bay	17 min
Burj Al Arab	19 min
Dubai Marina	22 min
Museum of the Future	23 min
Burj Khalifa	24 min
Dubai International Airport	25 min
The Palm	31 min
Al Maktoum International Airport	32 min

## Locational Advantage: Arjan

Arjan is one of the most sought-after districts in Dubai encompassing remarkable facilities and infrastructure along with high-end retail outlets, healthcare and business hubs in its vicinity. What awaits in Arjan is a stunning experience rewarded with a luxurious lifestyle nestled away from the intense hustle and bustle of the city life.



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