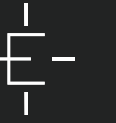
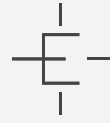


 MARQUIS  
ELEGANCE

 MARQUIS  
CROWN *Of* LEGACY

 MARQUIS  
ELEGANCE





MARQUIS  
ELEGANCE

Make way for a life of  
enchantment...

With Marquis Elegance! Indulge in

E

Experiences that  
elevate your life

L

Luxuriously modern  
apartments

E

Euphoric moments of joy  
and bliss

G

Graceful and sleek  
architecture

A

Aesthetically innovative  
interiors

N

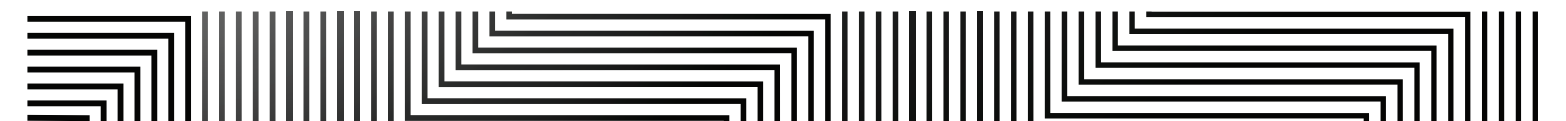
Nuanced and  
meticulous detailing

C

Community-oriented  
lifestyle

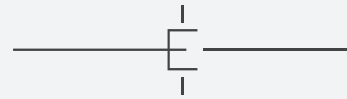
E

Exemplary amenities, all  
under one roof



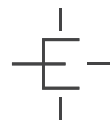


## Effortlessly Brilliant. Elegantly Yours.

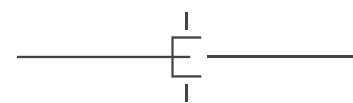


Standing true to its name, Marquis Elegance brings forth a sense of grace and grandeur that opens up new avenues to explore an exhilarating lifestyle, immersing you in a world of unmitigated opulence. Elegance truly is the word to describe Marquis' latest venture into luxury living!





## Embrace the endless expanse of elegance



Welcome to the threshold of  
elegance - sporting state-of-the-art  
amenities that embellish your life in a haze of  
sophistication and ingenuity.

This project is Marquis' crown jewel,  
combining the best of both luxury  
and leisure.

 **MARQUIS**  
ELEGANCE

## Create a lifetime of memories



Life is all about the little things, and we at  
Marquis Elegance understand that! Prepare to  
indulge in a cascade of experiences that  
improve your lives tenfold.



139 apartments



Podium parking



Building elevation  
G+Podium+14+R



Rooftop amenities





## Meticulously planned for your convenience

In contrast to the usual basement parking, Marquis Elegance introduces podium parking, with covered car parks allotted for all on the ground and first floor. The podium parking is covered with translucent sheets to prevent your cars from heating up due to direct exposure to the sun.



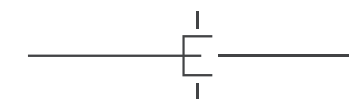
## A classic tale of modernity

The two-storey archway stands tall as a reminder of this property's tryst with sleek elegance, framing an impressive view of the lobby with lush landscaping on both sides. Drive into the designated drop-off area, facilitated by a podium parking, taking it a step up from the usual basement parking.



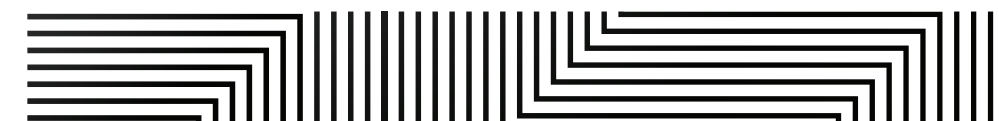
 **MARQUIS**  
ELEGANCE

Befitting to your  
refined tastes



We roll out the black carpet for you as you step into the lobby, with gleaming black marble flooring lighting up your path into your forever home.

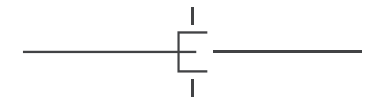
The grandiose halo of light from the ceiling illuminates the entire place like the Sun, casting the perfect glow of wonder for our patrons!





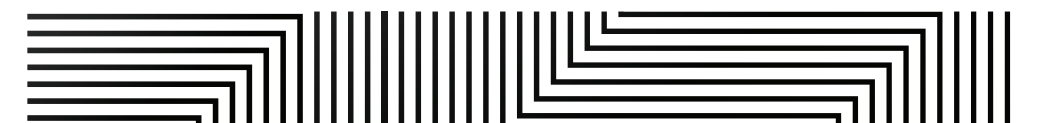
MARQUIS  
ELEGANCE

## Entertainment right up your alley



The multipurpose room encourages you to spend time indulging in evenings filled with indoor games and fun! Enjoy some friendly competition and blow off steam with a rousing game of snooker.

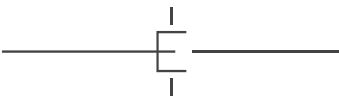
It's entertainment at its finest. Plus, there's also a stunning view outside the windows to enjoy!



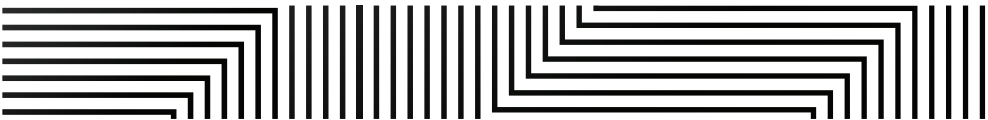


MARQUIS  
ELEGANCE

Schedule meetings at  
your convenience



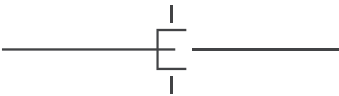
The sleek, elegant business lounge offers a great place that caters to all your business-related needs perfectly. This is the ideal room if you're working from home and want to keep work away from family life.



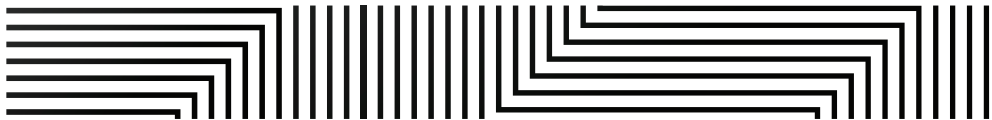


MARQUIS  
ELEGANCE

Elevating you to a land  
of worldly luxury



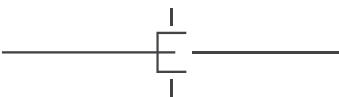
Three custom designer passenger  
elevators and one service elevator  
connect you from the lobby to your  
apartment, paving the way towards  
your new home.



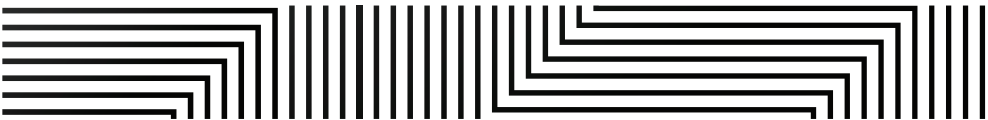


MARQUIS  
ELEGANCE

Stroll down the path of  
elegant extravagance



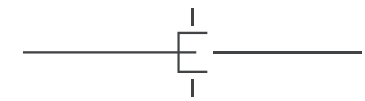
Elegantly designed passageways  
beckon you towards the path of your  
future. A graceful blend of copper and  
ivory greets you as you step out of the  
elevators, its sleek appearance  
reminiscent of a 5-star hotel. Every step  
leads you closer to a place you can  
proudly call home.



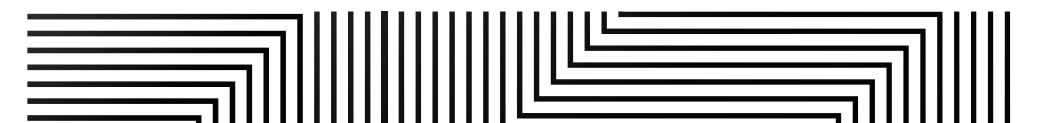


 MARQUIS  
ELEGANCE

## Stroll down the path of elegant extravagance



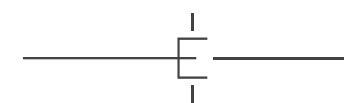
Elegantly designed corridors beckon you towards the path of your future. A graceful blend of copper and ivory greets you as you step out of the elevators, its sleek appearance reminiscent of a 5-star hotel. Every step leads you closer to a place you can proudly call home.



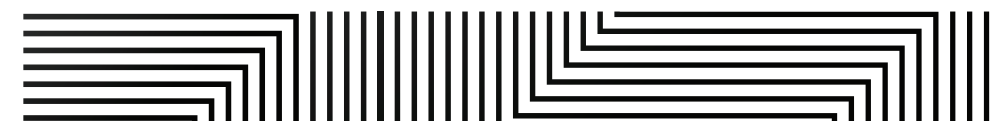


MARQUIS  
ELEGANCE

## Comfort takes the stage front and centre



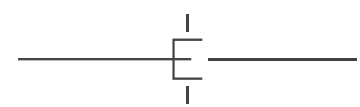
Let us welcome you into your private  
oasis, where you can unwind in leisure.  
The bedrooms are the pinnacle of  
comfortable luxury, leading to a  
balcony that gives you a spectacular  
view of the horizon.



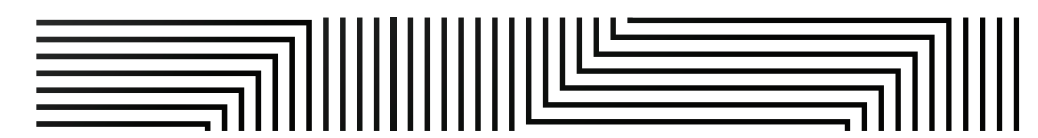


MARQUIS  
ELEGANCE

Sink into a haven  
of blue



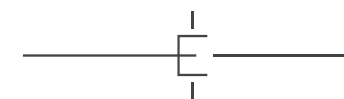
Lounge in cool waters while looking out into the expansive terrain of Arjan's ever-developing communities. The plunge pools are an attractive addition for people who enjoy soaking in a swimming pool with a more private setting.



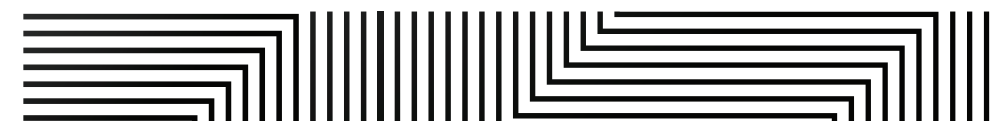


MARQUIS  
ELEGANCE

## Culinary perfection at your fingertips



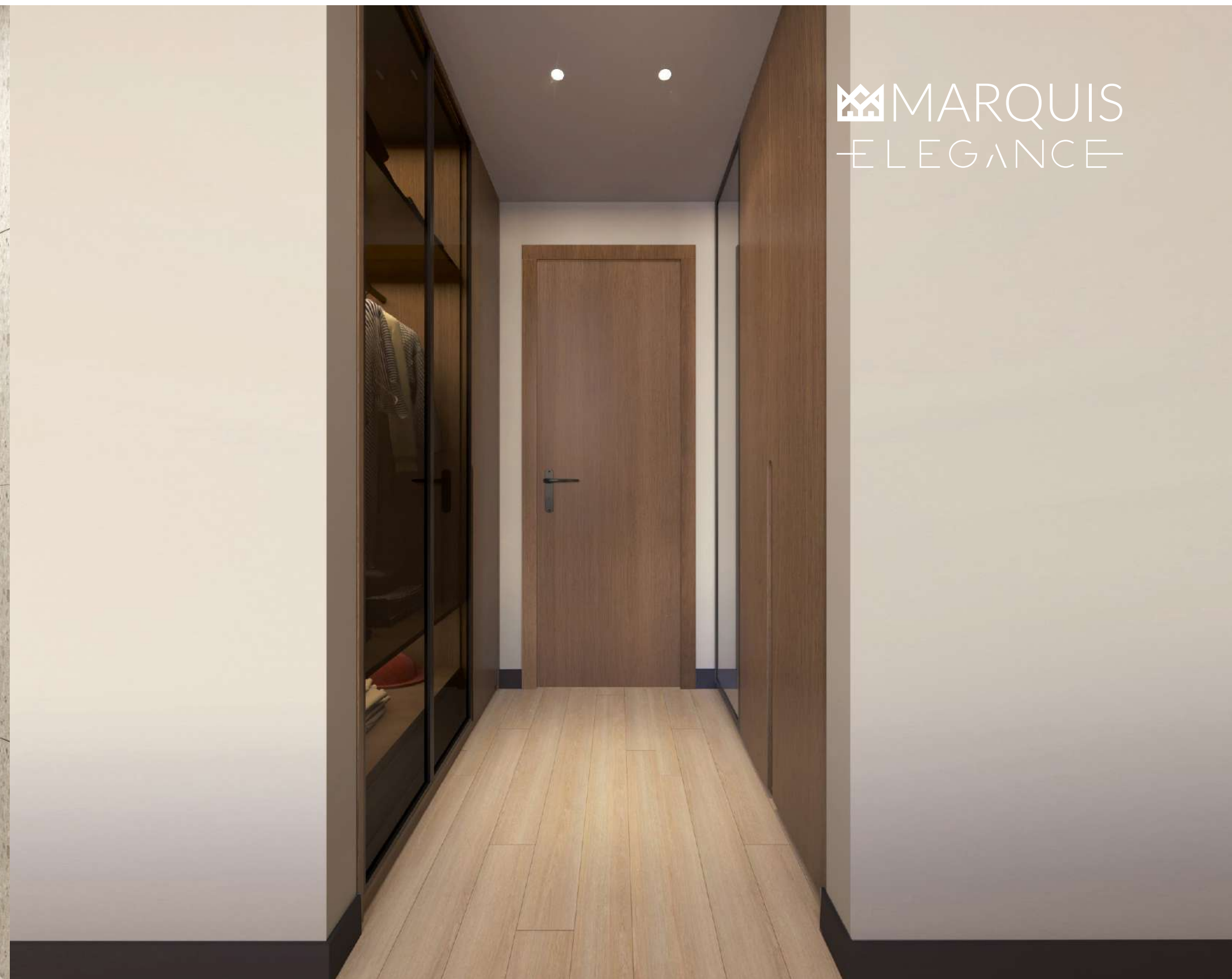
The kitchen is the heart of every home,  
and at Marquis Elegance, we live by  
that philosophy! With overtones of grey  
and silver amid a pristine white  
backdrop, the kitchen and dining room  
showcases a space for creating  
wondrous memories.





## Superior quality for your personal sanctuary

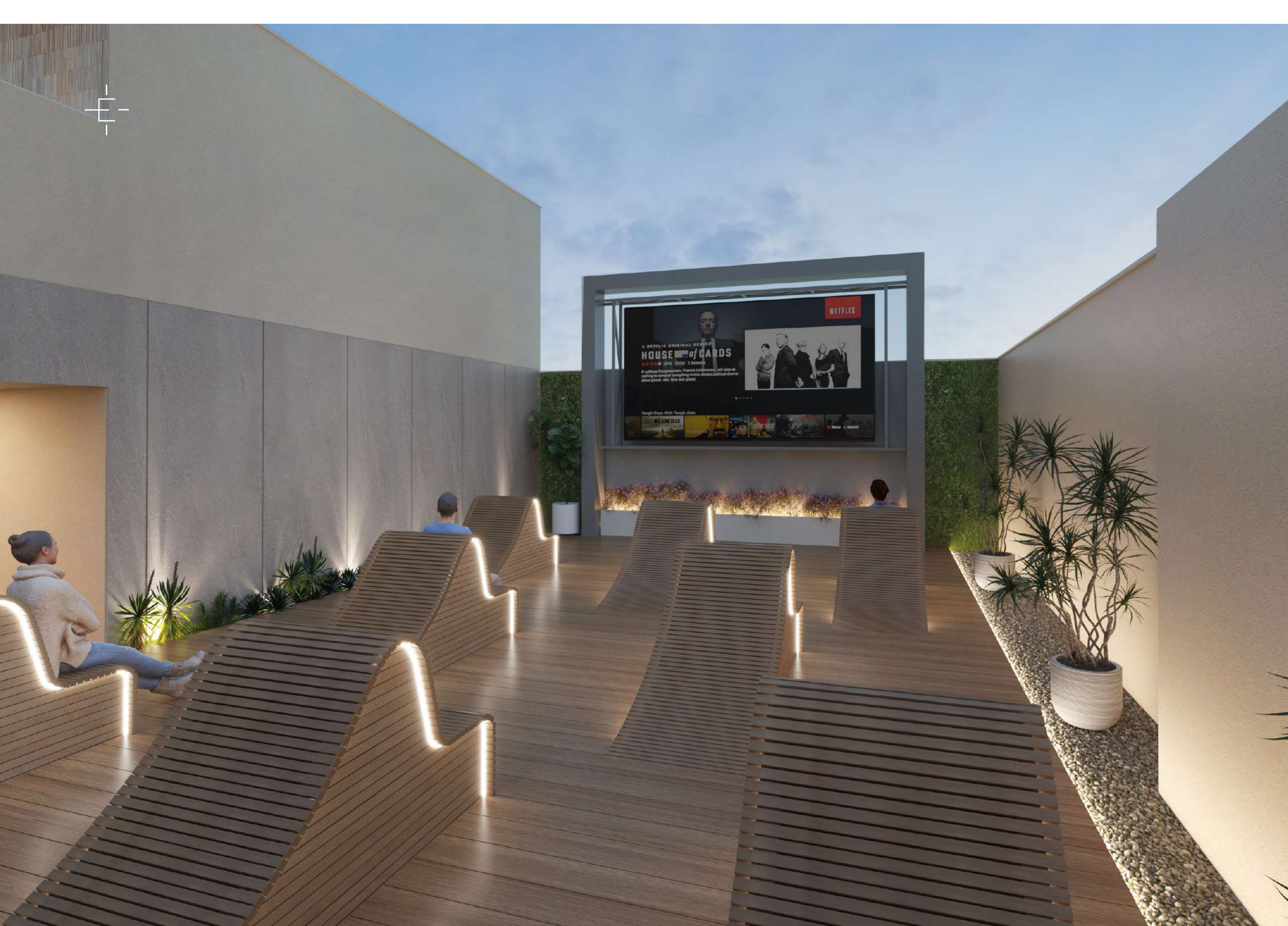
With a designated shower area and fixtures of the best quality, our washrooms offer a space that takes care of all your personal needs in a lavish fashion.



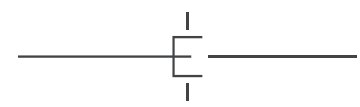
MARQUIS  
ELEGANCE

## Walk into your dressing room

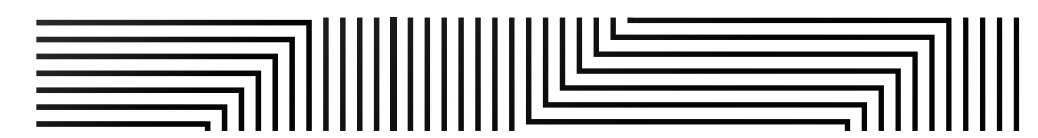
The walk-in wardrobe provides you with ample storage for all your articles of clothing, with numerous individual shelves so you needn't ever worry about running out of room.



## Open to the skies for an exciting time



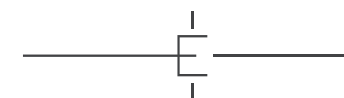
The open-air amphitheatre is the quint-essential place to catch up on your favourite movies. During the night, this whole place is a twilight wonderland, with stars twinkling above in the night sky. The unique seating feature catches your eye, heightening the aura of this place.



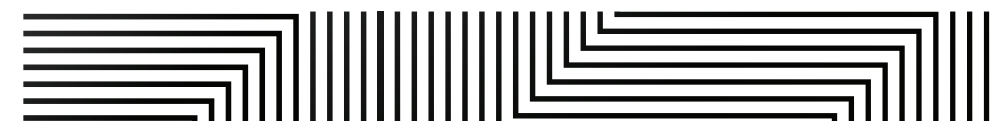


 **MARQUIS**  
ELEGANCE

## Painting broad strokes with a view



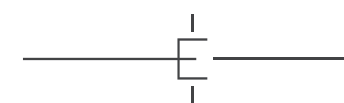
The sky isn't the limit, as our swimming pool with its location on our rooftop has a stunning view of the expansive neighbourhood of Arjan. There's truly nothing better than enjoying a twilight swim as you watch the vibrant nightlife of Dubai come to life! Get your daily exercise with our aqua bikes in the swimming pool. There's also a kid's pool that allows your tots to splash around in their own oasis.





MARQUIS  
ELEGANCE

## Grilling up for a great experience



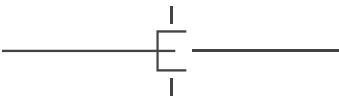
Get ready for some great barbeque nights with your family! The open-air barbeque area is a perfect spot for all, with comfortable seating scattered around that makes for a great cookout experience overall.



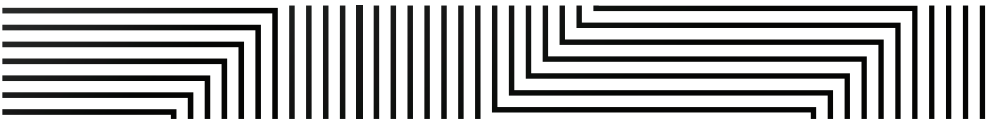


MARQUIS  
ELEGANCE

A boatload of amenities.  
all in one place

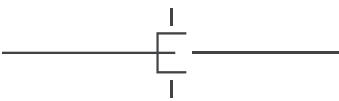


A myriad of wonders awaits! With a serene seating lounge, yoga & meditation deck, kids' play area, multi-court, waterway gush patio and putt golf lawn, this podium level boasts an oasis of amenities to cater to your every need!



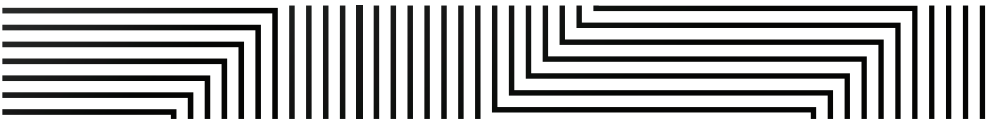


Dedicated play zone for  
kids and adults alike



For the kids, we have a play zone where they can enjoy their bout of fun. With a swing set and other playground equipment, your kids can run around in a safe space.

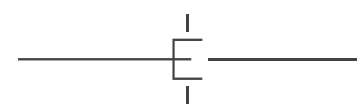
And as for the adults, we have a multi-court that can function as a space for playing mini-paddle, pickleball, and other such games. There's no dearth of space for physical activities at Marquis Elegance!



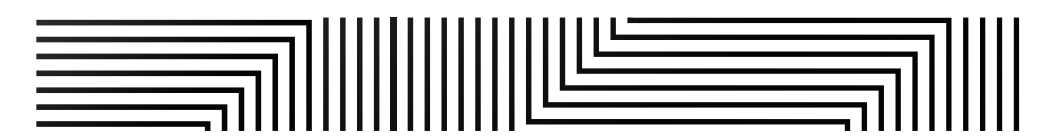


MARQUIS  
ELEGANCE

Fitness made  
easy



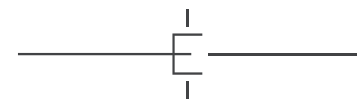
With a state-of-the-art gym right under your roof, you really have no excuse to miss your fitness routine! It's time to break a sweat and get back in shape.





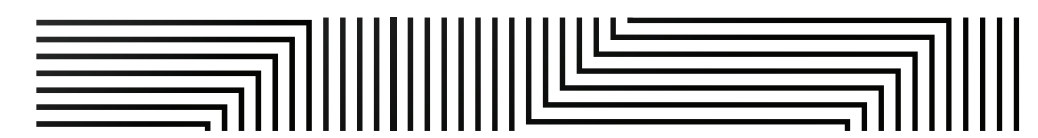
MARQUIS  
ELEGANCE

Take a moment's bliss in  
a sea of green



Catch up with friends and family surrounded by the calming aura of nature. Stretch your muscles for a strenuous workout at our Calisthenics workout area and outdoor gym.

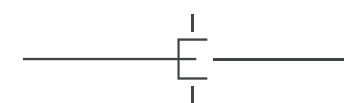
Or make each lap count with our jogging track for ardent joggers to continue their fitness routine without leaving the premises. The possibilities are endless!



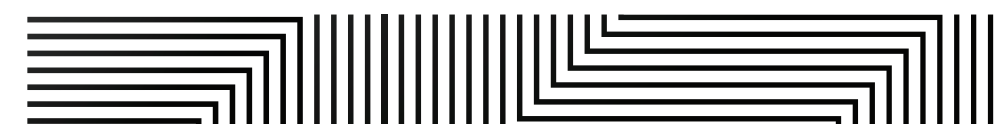


MARQUIS  
ELEGANCE

Get in touch with your  
inner being

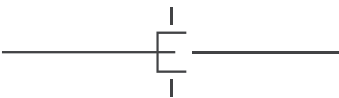


Breathe in the fresh air and breathe out  
the stress of a busy life at our yoga  
and meditation deck. Immerse yourself  
in the verdant aura of your surroundings  
and give in to the gentle callings of  
peace.

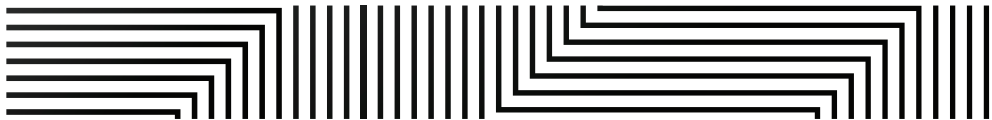


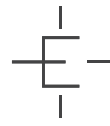


A safe space for your  
babies

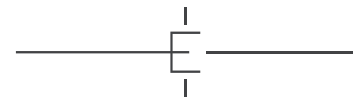


Our in-house baby care centre was designed with the idea of providing round-the-clock help and service for parents who need someone to watch their babies as they head out for errands or catch up on work. With trained supervision, toys and activities to keep them occupied, your babies will be as safe here as they are with you.





## Expertly crafted for your pleasure



Meticulous planning and minute attention to detail are what aid us in curating 1BHK, 2BHK & 3BHK apartments that exceed your expectations for luxury living. Our apartments are forever raising the benchmark of elegant and bespoke homes with the following features:

- + Living room with more than 3 meters ceiling height
- + Curtain pelmets
- + Connected balconies between rooms
- + Designer porcelain floorings
- + Customized branded light fittings
- + Fire-rated main doors
- + Spacious bedrooms with designer porcelain flooring
- + Double-glazed windows with thermal break
- + sections
- + Branded fixtures in modern design
- + Walking wardrobes

### 2 BHK

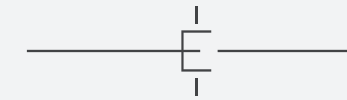
- + 3 washrooms
- + Privacy corridor
- + Big size wardrobes in every room
- + Store / Maid's room

### 3 BHK

- + Suite room-sized master bedroom
- + Dedicated dressing area connected to the washroom
- + Landscaped private terrace
- + Exclusive private pool
- + Store / Maid's room
- + 3 Full washrooms & 1 guest washroom

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### 1 BHK



Revel in the luxury of our 1BHK apartments, immersing you in a world of perfection that brings together the best of compact functionality and tasteful aesthetics. With bright living spaces and a massive bedroom opening into a balcony, an ensuite bathroom, a half bath and a designer kitchen, the 1BHK welcomes you to a life of incomparable leisure.



TYPE 1



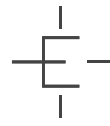
TYPE 2

UNIT TYPE AREA APPROX

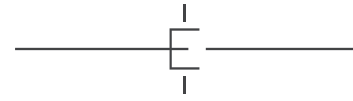
1 BHK

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



Our 2BHK apartments bring you the contemporary beauty that Marquis Elegance is known for. Ample living spaces, 2 immense bedrooms, 2 ensuite bathrooms & a half bath, balconies, and a state-of-the-art kitchen greet you to enjoy life in iridescent technicolour.



TYPE 1



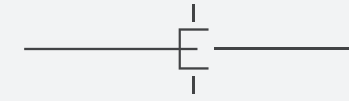
TYPE 2

UNIT TYPE AREA APPROX 2 BHK 1255 to 1702 Sq.Ft

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## 3 BHK



Experience unstinting opulence with our 3BHK apartments, where impeccable design and practical spatiality bridge the gap to create a homeowner's dream come true. With three spacious bedrooms & ensuite bathrooms, a well-lit living room and kitchen, and a private plunge pool, this apartment is the perfect home for your perfect family.

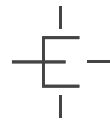


TYPE 1

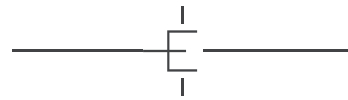
UNIT TYPE AREA APPROX 3 BHK 1838 Sq.Ft

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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           |             |

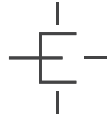
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| 2 <sup>ND</sup> -8 <sup>TH</sup> FLOOR PLAN |             |             |
|---------------------------------------------|-------------|-------------|
| Unit Type                                   | No.Of Units | Units Color |
| 1 BHK (With Study)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

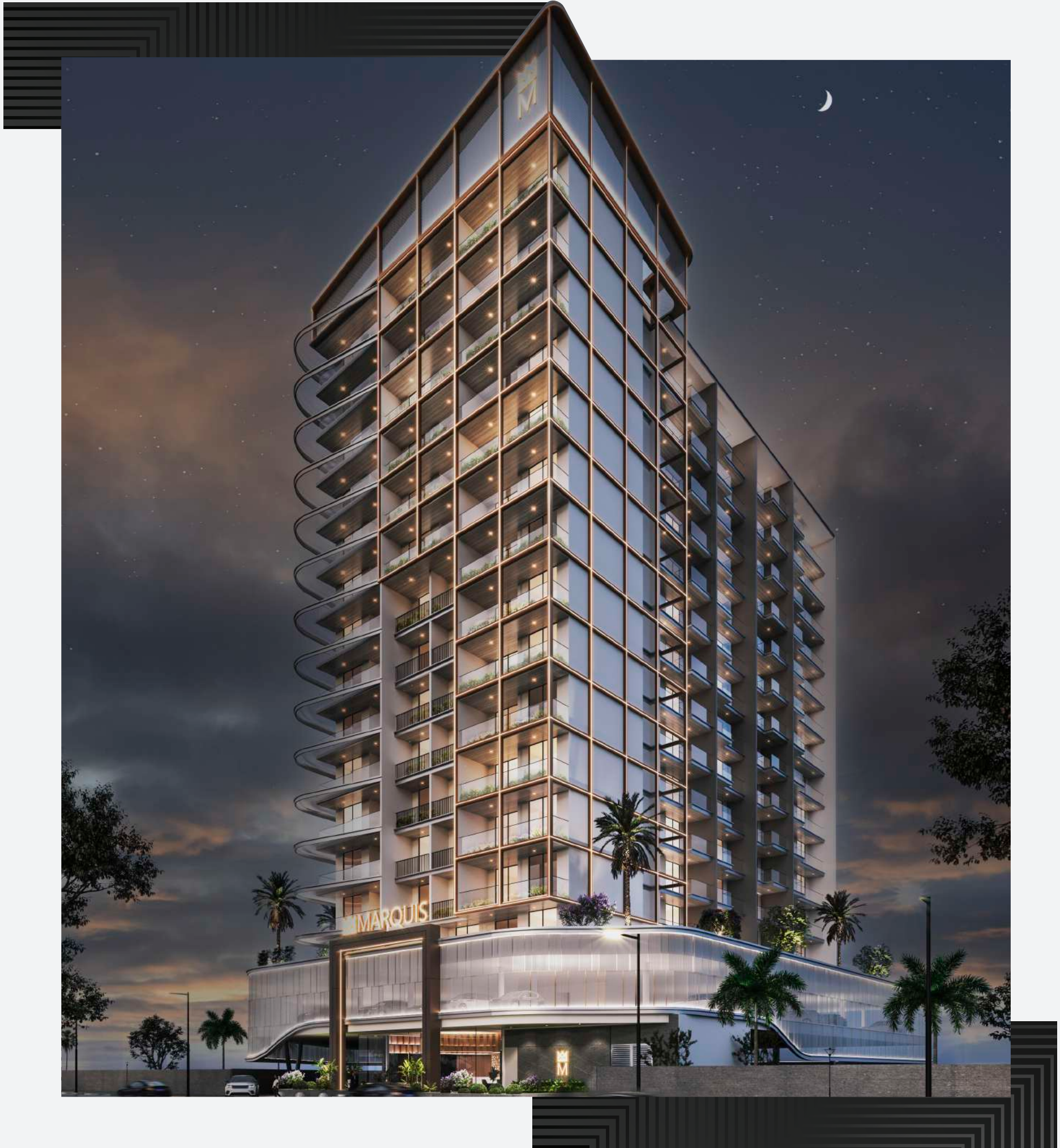
Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.

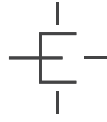




| 9 <sup>TH</sup> -14 <sup>TH</sup> FLOOR PLAN |             |             |
|----------------------------------------------|-------------|-------------|
| Unit Type                                    | No.Of Units | Units Color |
| 1 BHK (With Study)                           | 3           |       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

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.





## The Elegance Effect

Experience the Exquisite Touch of Luxury

### Exquisite Safety & Security



24x7 trained security staff, in addition to an electronic control system for all entries, exits and common areas.

### Exquisite Service



Highly efficient and hospitable teams across all departments to ensure the timely delivery of excellent services.

### Exquisite Eco-friendly Practices



Promoting eco-friendly practices through energy-efficient equipment, centralized gas distribution system, light fixtures, sanitary ware and ample landscaped spaces to reduce carbon footprint.

### Exquisite Relaxation



Presence of several salubrious amenities like the gym, spa, steam & sauna facilities, etc., promote health, wellness, relaxation & rejuvenation. .

### Exquisite Quality



Routine checks are made by expert quality control teams to ensure that the quality stays up to the mark.

### Exquisite Aesthetics



Sleek contemporary features, elegant light fixtures, customized elevators, designer corridors, interactive community spaces, and much more ensure that life at Elegance is never dull.

### Exquisite Functionality



Meticulous spatial interlinking of the living spaces with the community areas ensures that circulation around the property is smooth and seamless.

### Exquisite Asset Management



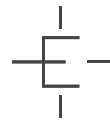
Super-efficient and well-trained in-house asset management team ensuring revenue generation via rental income & assuring great value for return on investment.

### Exquisite Building Management

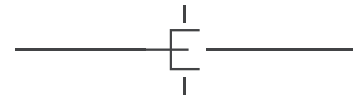


Marquis Elegance guidelines impose strict regulations for the property management and facility management team for upkeeping building maintenance as per our standards.





## A Lifetime Investment



Several things attract people towards Dubai and the hope of experiencing the exhilarating lifestyle this vibrant city has to offer is one of them. Dubai has drawn in investors from all around the world looking to participate in its ever-growing realty sector. And with that in mind, we offer you Marquis Elegance, for people looking to invest in a lifestyle that surpasses all your wildest dreams.



 **MARQUIS**  
ELEGANCE



4th most visited city in the world.



World's 3rd busiest airport.



Growth rate in retail spending



Capital gains & lucrative yields.



16.73 million visitors in a year



Political & economic stability



20 Million visitors (Dubai 2024 Vision)



East meets West



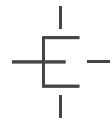
Rise in Dubai's population



Ease of Investment



World-class infrastructure & service sector



## On The Thershold Of Beauty

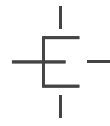
It's all about location!

Located in the ever-expanding district of Arjan, Marquis Elegance indulges in the exquisite experience of having an express connection to Dubai's many sights! Be it entertainment, shopping or business hubs, 30 minutes is all you need to traverse across Dubai from your home. Arjan's impressive infrastructure and impeccable facilities make it a valuable asset for people looking to raise a family in this beautiful city.

|                             |             |
|-----------------------------|-------------|
| My City Centre Al Barsha    | -----4 min  |
| Miracle Garden              | -----5 min  |
| Butterfly Garden            | -----5 min  |
| Dubai Autodrome             | -----11 min |
| Global Village              | -----15 min |
| Mall of the Emirates        | -----16 min |
| Burj Al Arab                | -----19 min |
| Burj Khalifa                | -----24 min |
| Dubai International Airport | -----25 min |
| The Palm                    | -----31 min |

MARQUIS  
ELEGANCE





## A Tale of Luxury - the Marquis Story

Marquis is a premium luxury real estate developer in Dubai with exquisitely designed luxury apartments that are the product of meticulous engineering, innovative architecture and expert craftsmanship.

Our properties are a reflection of Dubai's vibrance and glamour, built to stand the test of time as the legacy of luxury living.

### The Marquis Touch



Bespoke luxury apartments



Prime location



Scrupulous attention to detail



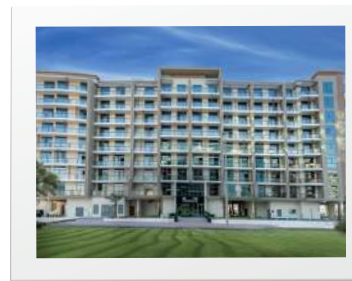
Assured Quality



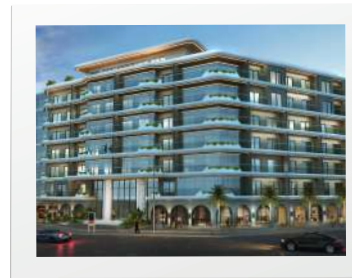
Impeccable service from project inception to handover



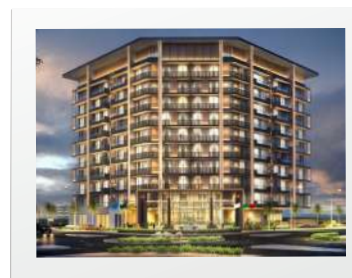
Lifelong asset and building management



Marquis 2020, Arjan



Marquis Signature, Arjan



Marquis Galleria, Arjan

MARQUIS  
ELEGANCE

## Our Certifications

Marquis has slowly etched its place in the hearts of people as one of the most reputed real estate developers that have perfected the art of handcrafting designer apartments, with our commitment to elevating the comfort and well-being of our clients.

Marquis has amassed a gamut of certifications that speak of the perseverance in bringing forth a revolution in the world of luxury living.



ISO 45001:2018

ISO 45001:2018

(Occupational Health & Safety Management System)



ISO 9001:2015

(Quality Management System)



ISO 14001:2015

(Environmental Management System)





# MARQUIS ELEGANCE

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