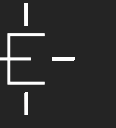




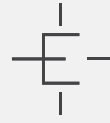
 MARQUIS
ELEGANCE

 MARQUIS
CROWN *Of* LEGACY



 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

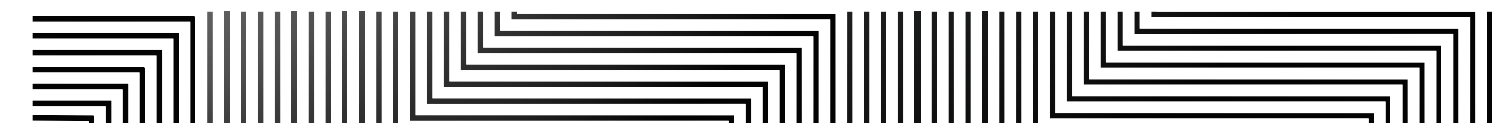
Nuanced and
meticulous detailing

C

Community-oriented
lifestyle

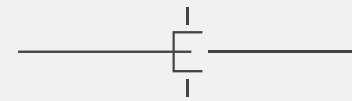
E

Exemplary amenities, all
under one roof



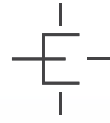
A small decorative icon consisting of a vertical line with horizontal bars extending from its top and bottom, resembling a stylized 'E' or a circuit symbol.

Effortlessly Brilliant. Elegantly Yours.

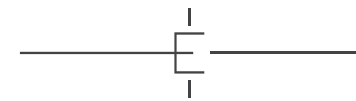


Standing true to its name, Marquis Elegance brings forth a sense of grace and grandeur that opens up new avenues to explore an exhilarating lifestyle, immersing you in a world of unmitigated opulence. Elegance truly is the word to describe Marquis' latest venture into luxury living!





Embrace the endless expanse of elegance

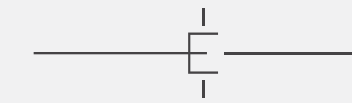


Welcome to the threshold of elegance - sporting state-of-the-art amenities that embellish your life in a haze of sophistication and ingenuity.

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.



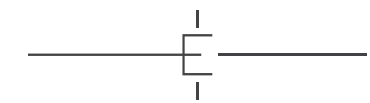
A classic tale of modernity

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.

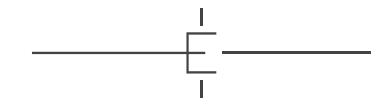
The grandiose halo of light from the ceiling illuminates the entire place like the Sun, casting the perfect glow of wonder for our patrons!





 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.

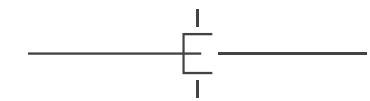
It's entertainment at its finest. Plus, there's also a stunning view outside the windows to enjoy!





 MARQUIS
ELEGANCE

Schedule meetings at
your convenience



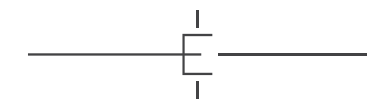
The sleek, elegant business lounge offers a great place that caters to all your business-related needs perfectly. This is the ideal room if you're working from home and want to keep work away from family life.





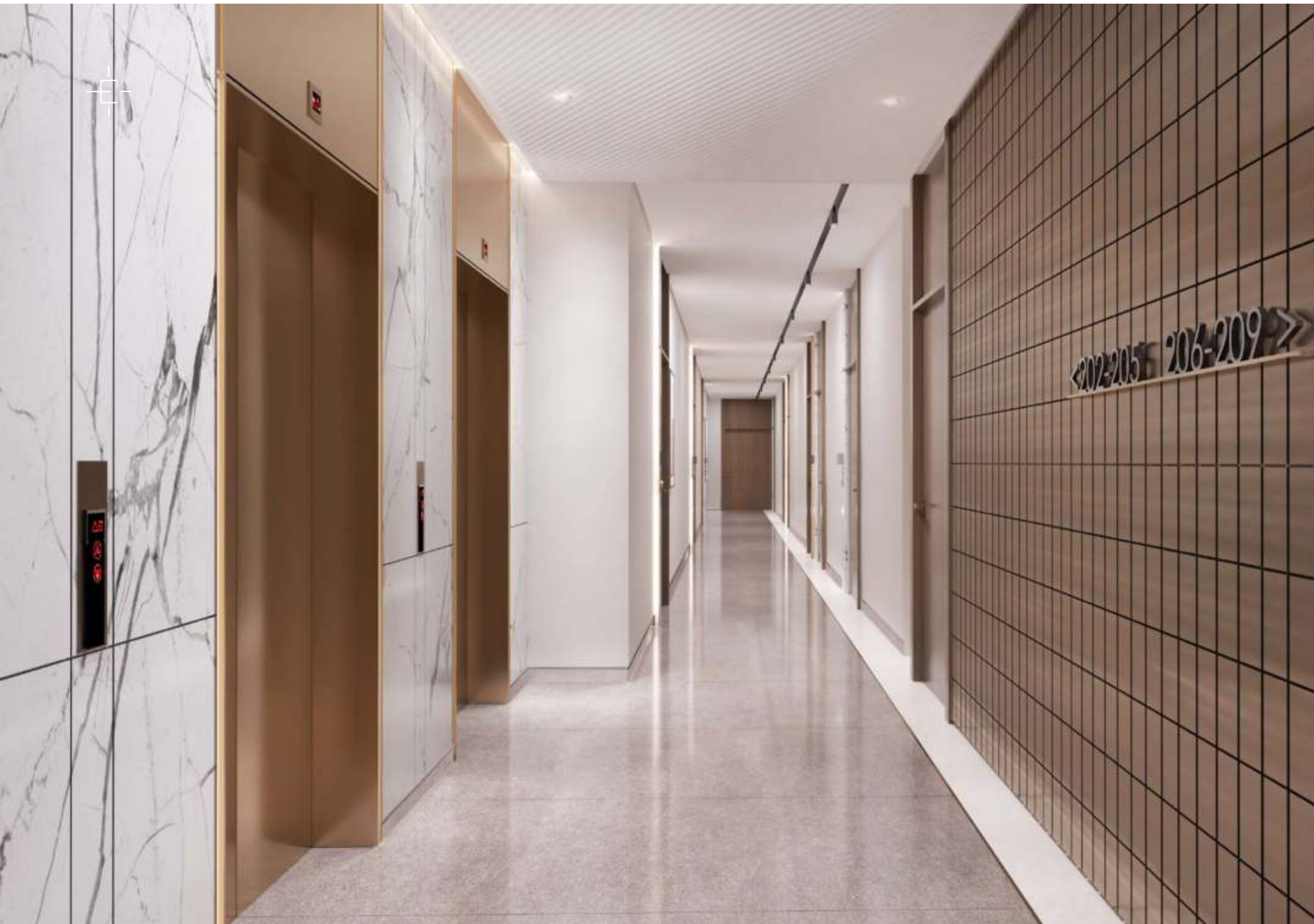
 MARQUIS
ELEGANCE

Elevating you to a land
of worldly luxury



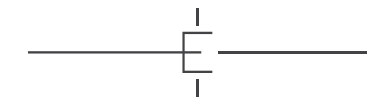
Three custom designer passenger elevators and one service elevator connect you from the lobby to your apartment, paving the way towards your new home.





 MARQUIS
ELEGANCE

Stroll down the path of elegant extravagance



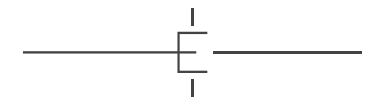
Elegantly designed passageways beckon you towards the path of your future. A graceful blend of copper and ivory greets you as you step out of the elevators, its sleek appearance reminiscent of a 5-star hotel. Every step leads you closer to a place you can proudly call home.





 MARQUIS
ELEGANCE

Stroll down the path of elegant extravagance



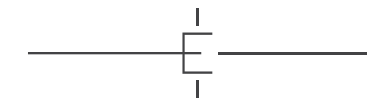
Elegantly designed corridors beckon you towards the path of your future. A graceful blend of copper and ivory greets you as you step out of the elevators, its sleek appearance reminiscent of a 5-star hotel. Every step leads you closer to a place you can proudly call home.





 MARQUIS
ELEGANCE

Comfort takes the stage front and centre



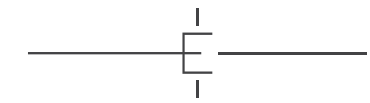
Let us welcome you into your private oasis, where you can unwind in leisure. The bedrooms are the pinnacle of comfortable luxury, leading to a balcony that gives you a spectacular view of the horizon.





 MARQUIS
ELEGANCE

Sink into a haven of blue



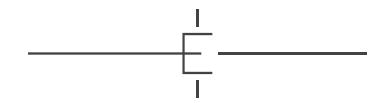
Lounge in cool waters while looking out into the expansive terrain of Arjan's ever-developing communities. The plunge pools are an attractive addition for people who enjoy soaking in a swimming pool with a more private setting.





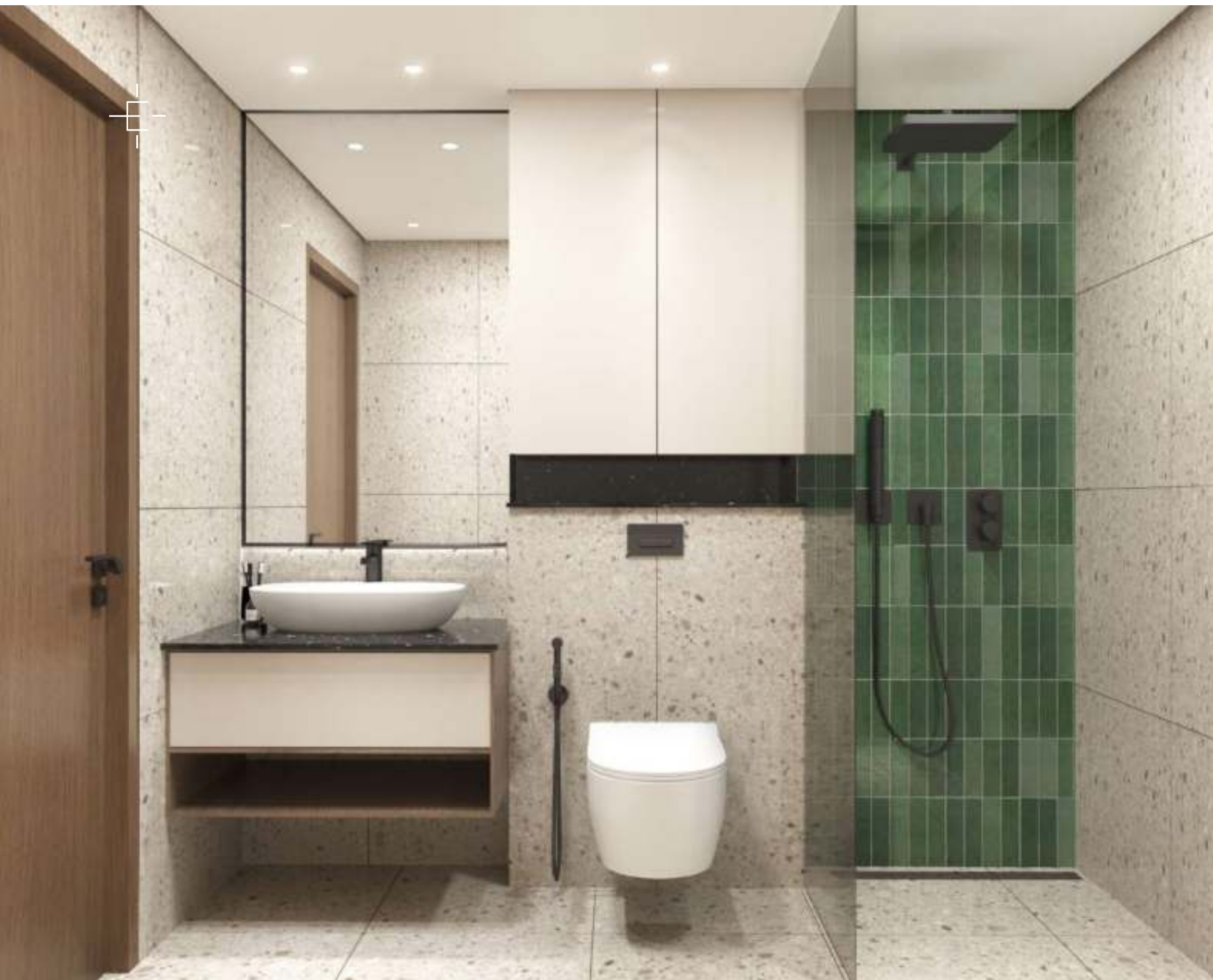
 MARQUIS
ELEGANCE

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

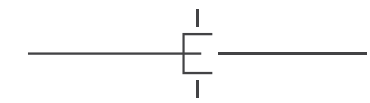
Walk into your dressing room

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.



 MARQUIS
ELEGANCE

Open to the skies for an
exciting time



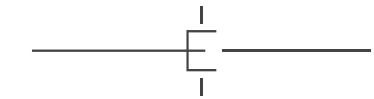
The open-air amphitheatre is the quint-essential place to catch up on your favourite movies. During the night, this whole place is a twilight wonderland, with stars twinkling above in the night sky. The unique seating feature catches your eye, heightening the aura of this place.





 MARQUIS
ELEGANCE

Painting broad strokes with a view



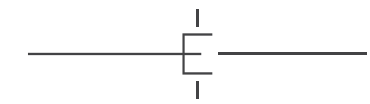
The sky isn't the limit, as our swimming pool with its location on our rooftop has a stunning view of the expansive neighbourhood of Arjan. There's truly nothing better than enjoying a twilight swim as you watch the vibrant nightlife of Dubai come to life! Get your daily exercise with our aqua bikes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



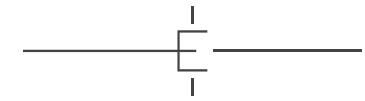
Get ready for some great barbeque nights with your family! The open-air barbeque area is a perfect spot for all, with comfortable seating scattered around that makes for a great cookout experience overall.





 MARQUIS
ELEGANCE

A boatload of amenities,
all in one place



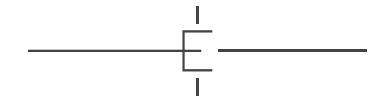
A myriad of wonders awaits! With a serene seating lounge, yoga & meditation deck, kids' play area, multi-court, waterway gush patio and putt golf lawn, this podium level boasts an oasis of amenities to cater to your every need!





 **MARQUIS**
ELEGANCE

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.

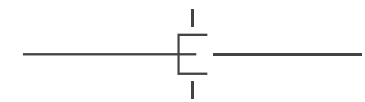
And as for the adults, we have a multi-court that can function as a space for playing mini-paddle, pickleball, and other such games. There's no dearth of space for physical activities at Marquis Elegance!





 MARQUIS
ELEGANCE

Fitness made
easy



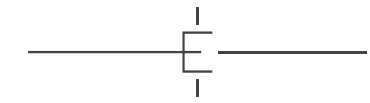
With a state-of-the-art gym right under your roof, you really have no excuse to miss your fitness routine! It's time to break a sweat and get back in shape.





 MARQUIS
ELEGANCE

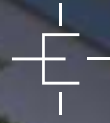
Take a moment's bliss in a sea of green



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.

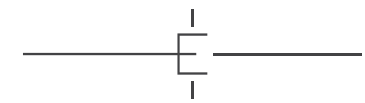
Or make each lap count with our jogging track for ardent joggers to continue their fitness routine without leaving the premises. The possibilities are endless!





 **MARQUIS**
ELEGANCE

Get in touch with your
inner being



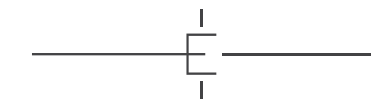
Breathe in the fresh air and breathe out
the stress of a busy life at our yoga
and meditation deck. Immerse yourself
in the verdant aura of your surroundings
and give in to the gentle callings of
peace.





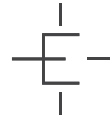
 MARQUIS
ELEGANCE

A safe space for your babies

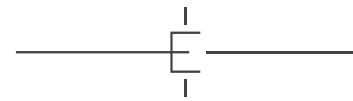


Our in-house baby care centre was designed with the idea of providing round-the-clock help and service for parents who need someone to watch their babies as they head out for errands or catch up on work. With trained supervision, toys and activities to keep them occupied, your babies will be as safe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

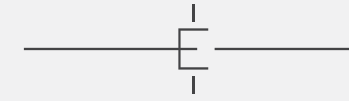
2 BHK

- + 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

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

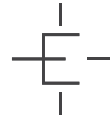


TYPE 2

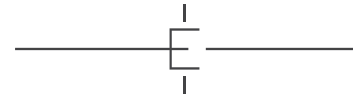
UNIT TYPE AREA APPROX 1 BHK 790-920 Sq.Ft

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

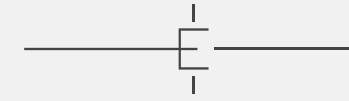


TYPE 2

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.

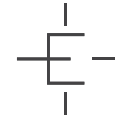


TYPE 1

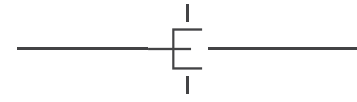
UNIT TYPE AREA APPROX 3 BHK 1838 Sq.Ft

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Floor Plan



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

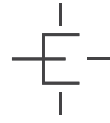
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2 ND -8 TH FLOOR PLAN		
Unit Type	No.Of Units	Units Color
1 BHK (With Study)	1	Orange
1 BHK (Without Study)	5	Light Orange
2 BHK (With Study)	4	Blue
3 BHK	0	Light Orange
Total	10	

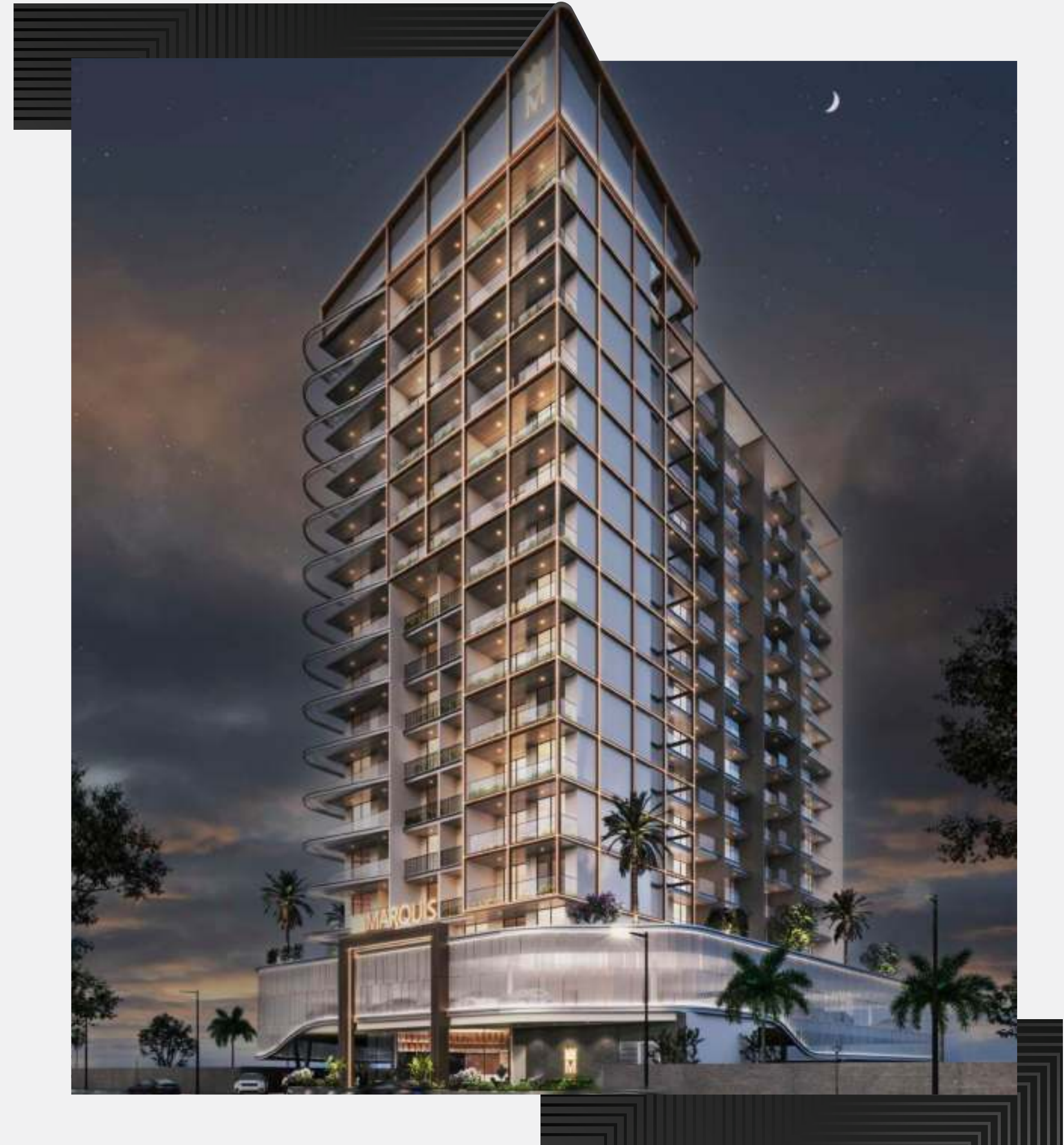
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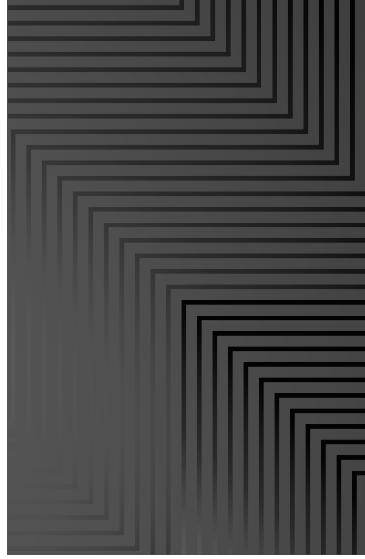
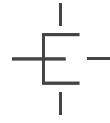




9 TH -14 TH FLOOR PLAN		
Unit Type	No. Of Units	Units Color
1 BHK (With Study)	3	Light Orange
1 BHK (Without Study)	4	Light Orange
2 BHK (With Study)	2	Blue
3 BHK (With Study)	1	Dark Orange
Total	10	

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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 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 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 Quality



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

Exquisite Functionality

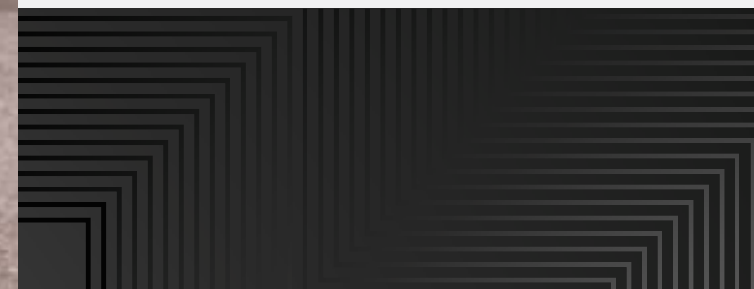


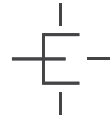
Meticulous spatial interlinking of the living spaces with the community areas ensures that circulation around the property is smooth and seamless.

Exquisite Building Management

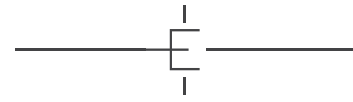


Marquis Elegance guidelines impose strict regulations for the property management and facility management team for upkeeping building maintenance as per our standards.





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



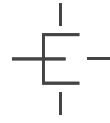
Rise in Dubai's population



Ease of Investment



World-class infrastructure & service sector



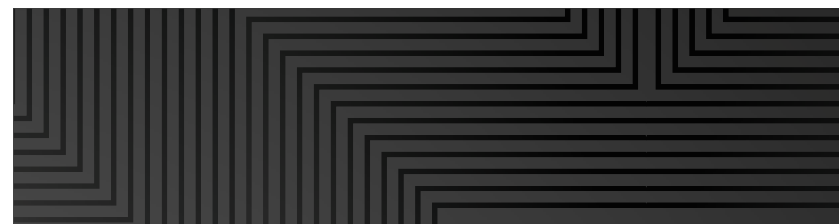
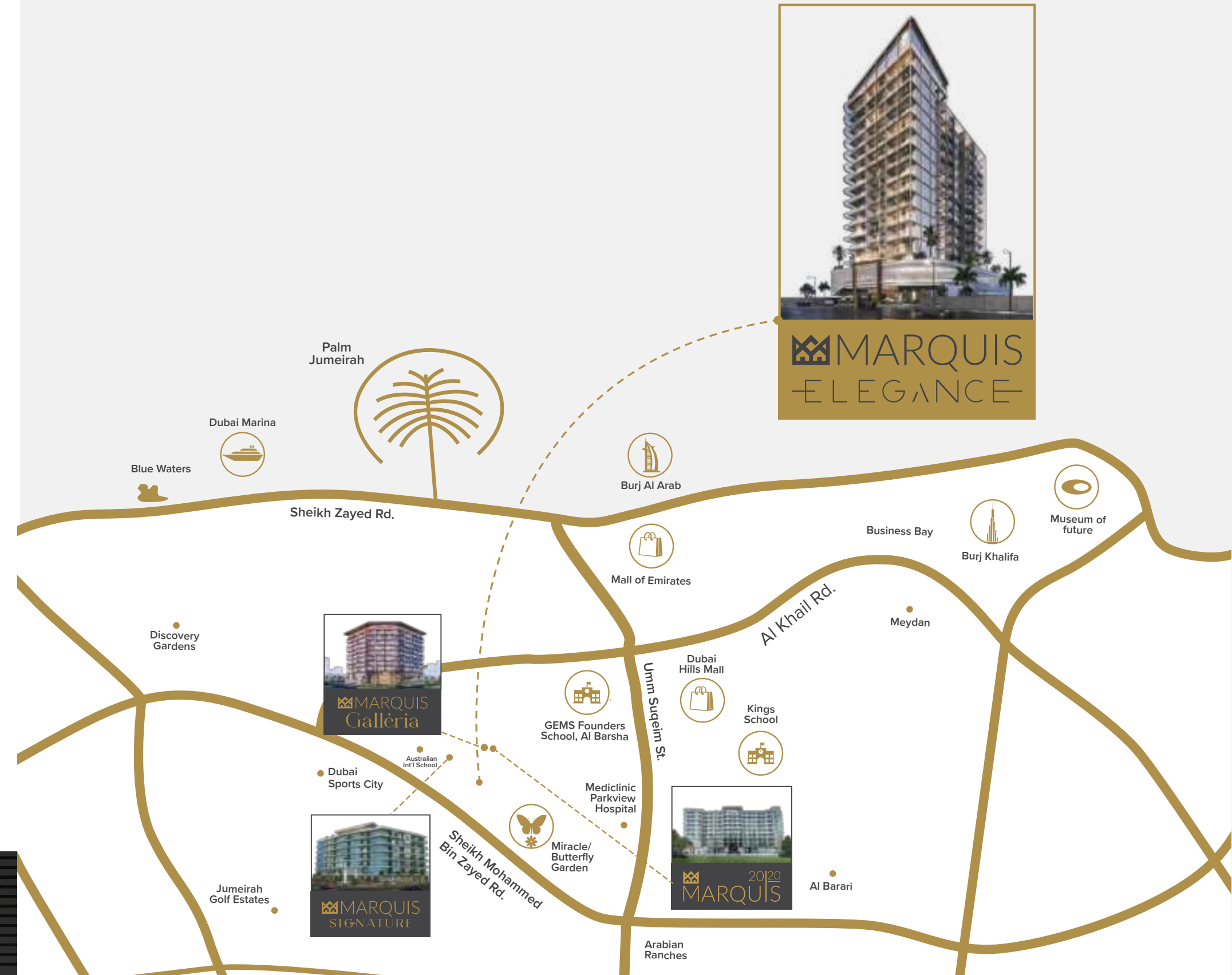
On The Thershold Of Beauty

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





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