



**MARQUISE  
SQUARE**

BURJ KHALIFA DISTRICT



# THE BURJ KHALIFA DISTRICT BE AT THE HEART OF IT

5 minutes from the Dubai Mall

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8 minutes from the Burj Khalifa

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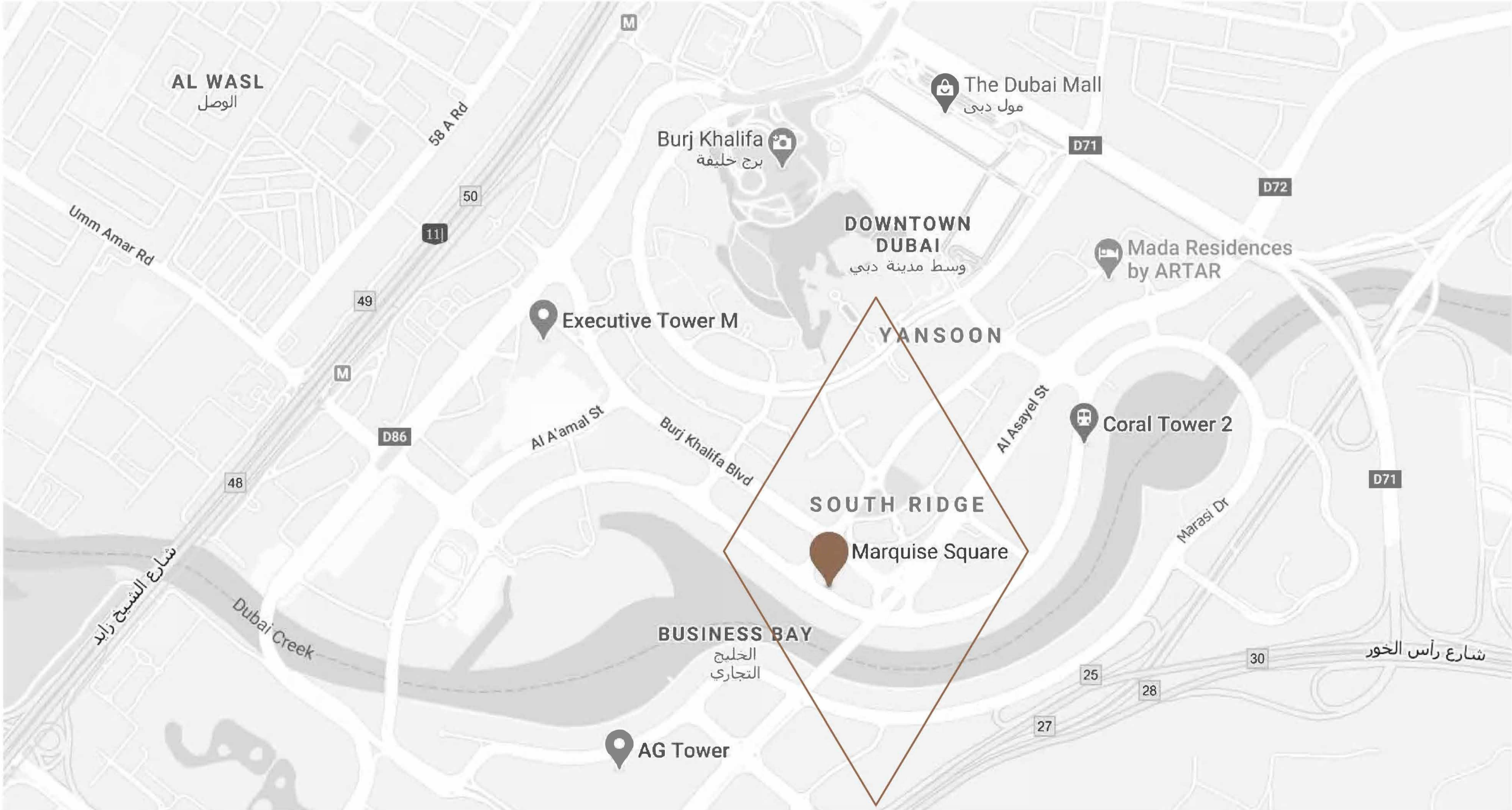
7 minutes from metro station

8 minutes from the DIFC



# LOCATION

◇ Click on Map to open



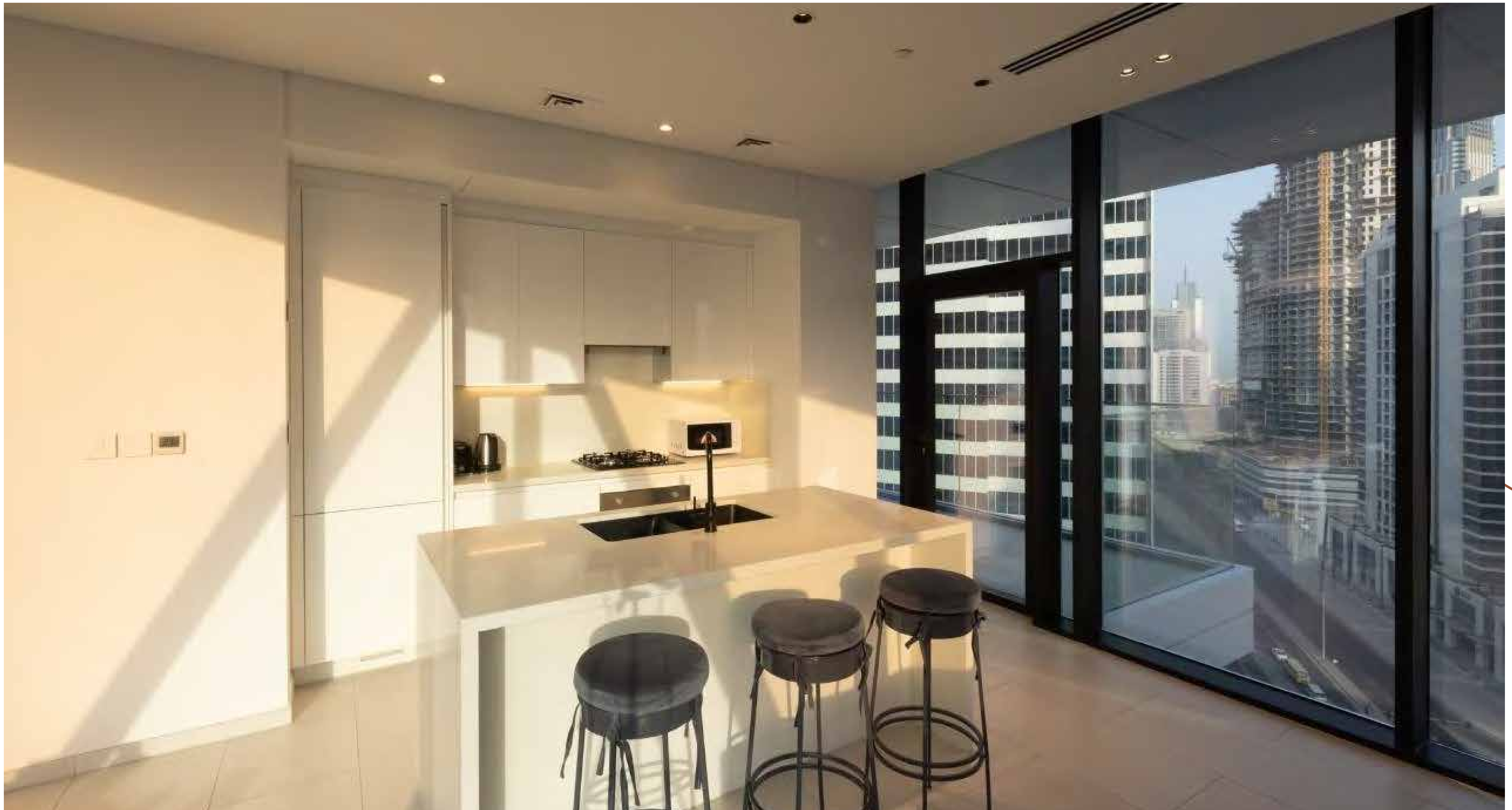
# INTERIOR

- Bespoke laminated European-made doors
- Bespoke handles with luxurious matte black finishing throughout
- Bespoke fitted wardrobes in all bedrooms
- High quality Italian tiles



# KITCHEN

- Bespoke kitchen designs incorporating an eclectic mix of materials
- Composite stone worktops and splashbacks with high-end quartz
- Fully integrated top of the range SIEMENS appliances
- Feature lighting under wall unit
- STOSA Italian-made cabinets and wall units



# LIGHTING & ELECTRICAL

- European-made LED lighting throughout
- LEGRAND light switches and power sockets
- Cat 6 wiring with television, telephone and data points to principal reception rooms and bedrooms



# MARQUISE SQUARE IS IN THE MOST SOUGHT-AFTER SPOT IN DUBAI

It will be at the heart of the city's future - and this makes it a compelling investment opportunity. Marquise Square is located on Burj Khalifa Street within the world-famous Burj Khalifa District. Its remarkable location is just minutes from the world's tallest building and key business and financial districts, including the Middle East's premier business hub the Dubai International Financial Centre (DIFC).



# COMMON AREAS

- Welcoming reception lobby incorporating bespoke concierge desk
- 24-hour security service
- Visitor seating lounge
- Feature lighting and bespoke design at reception
- 5 passenger lift and 1 service lift





# AMENITIES



Food & Beverages Outlets



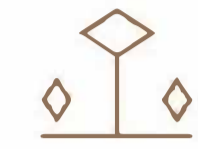
Podium-level swimming pool with children's pool



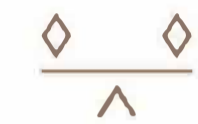
State-of-the-art gymnasium



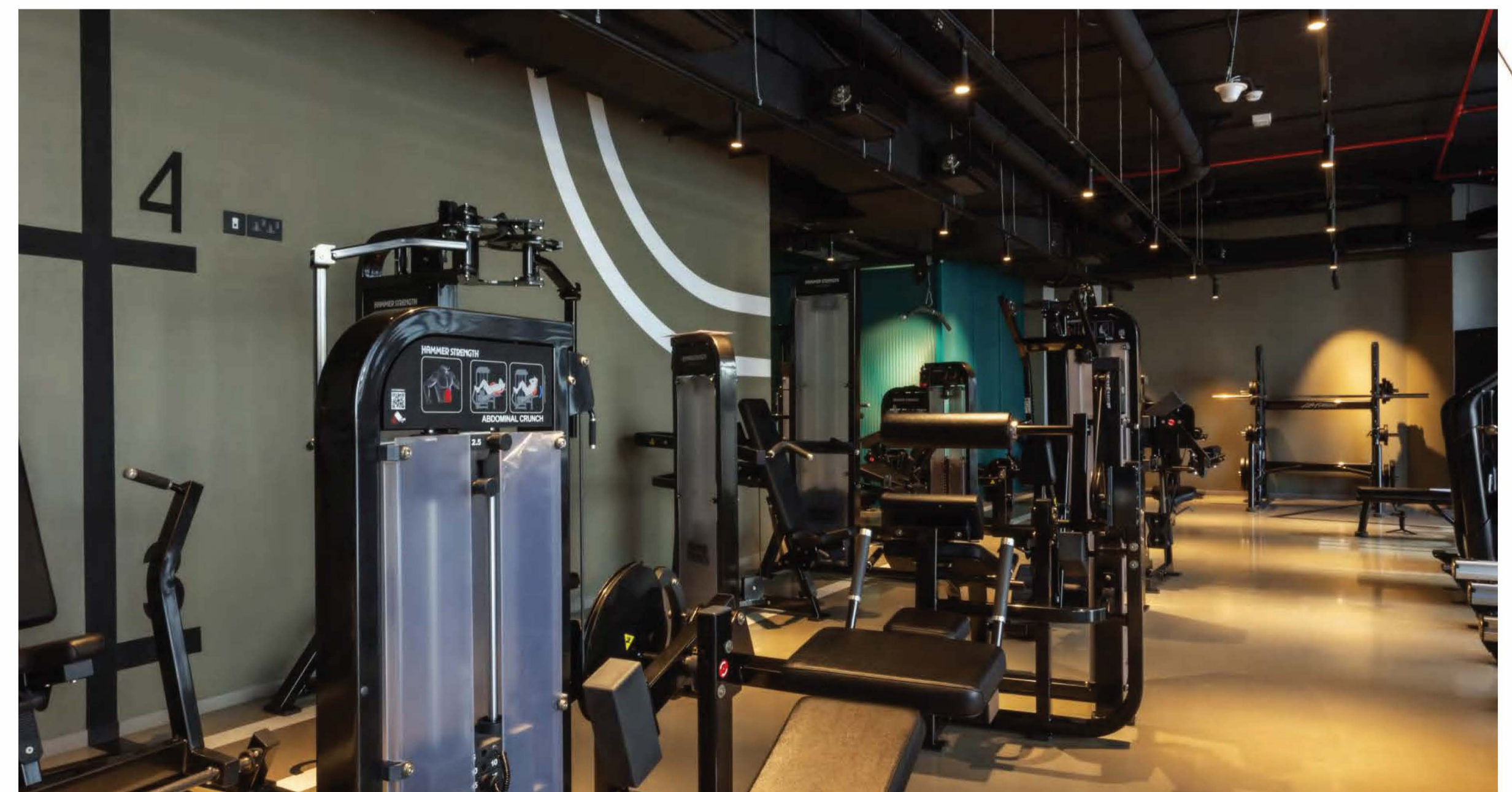
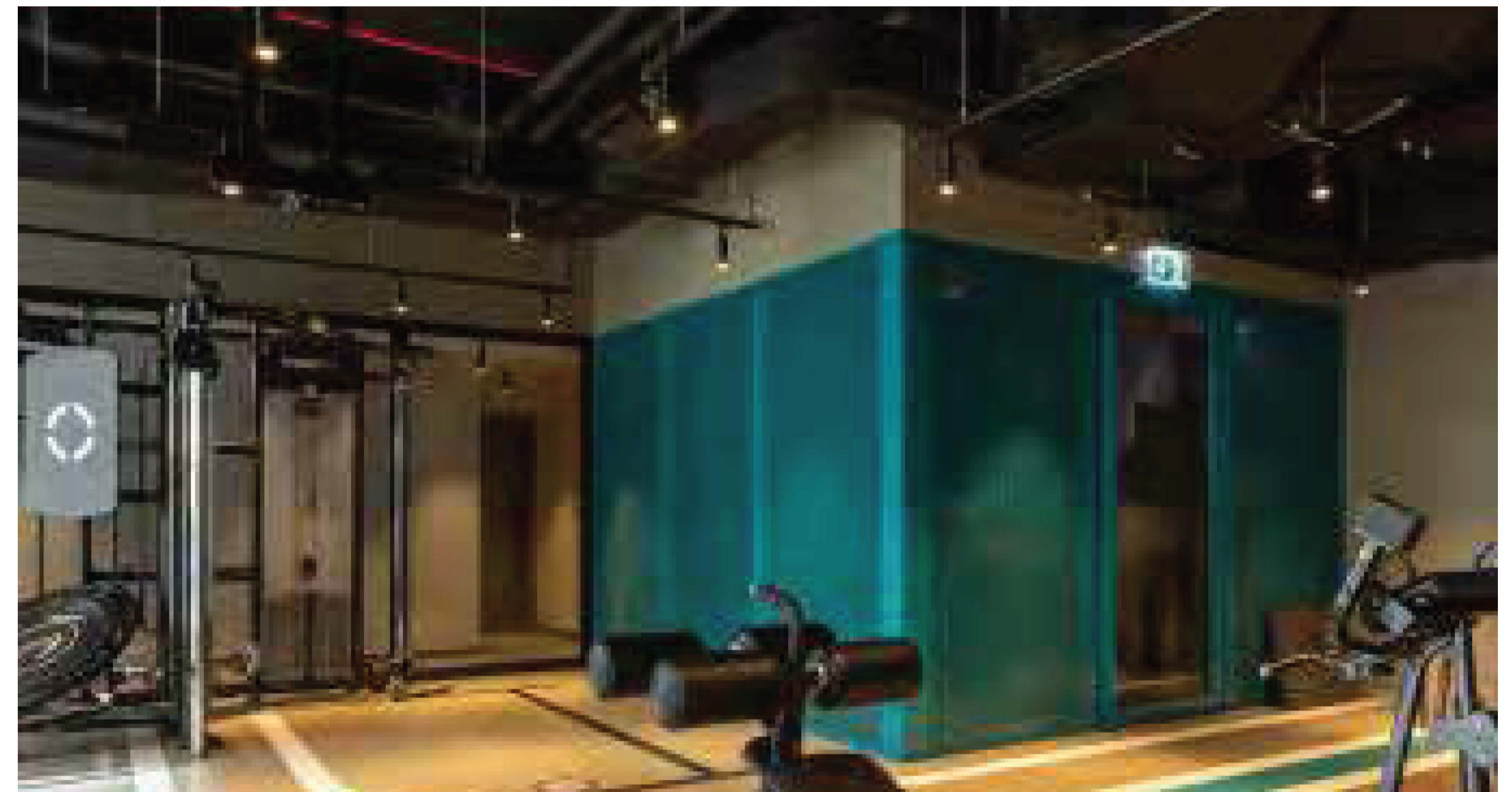
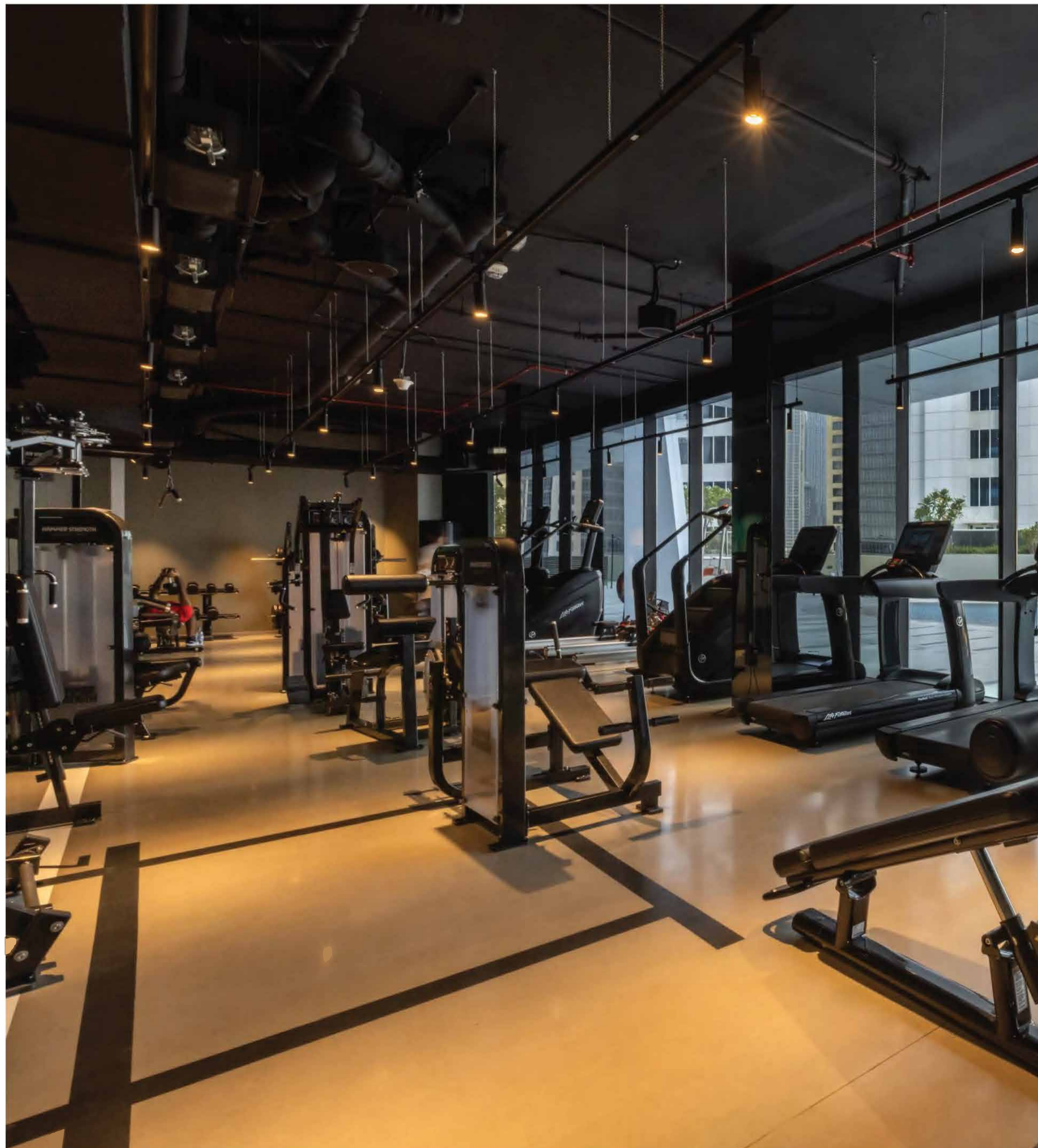
Health club



Multifunctional outdoor court



Children's play area



# MARQUISE SQUARE

THE NEXT EXCLUSIVE  
ADDRESS TO ENTER  
THE BURJ KHALIFA  
DISTRICT



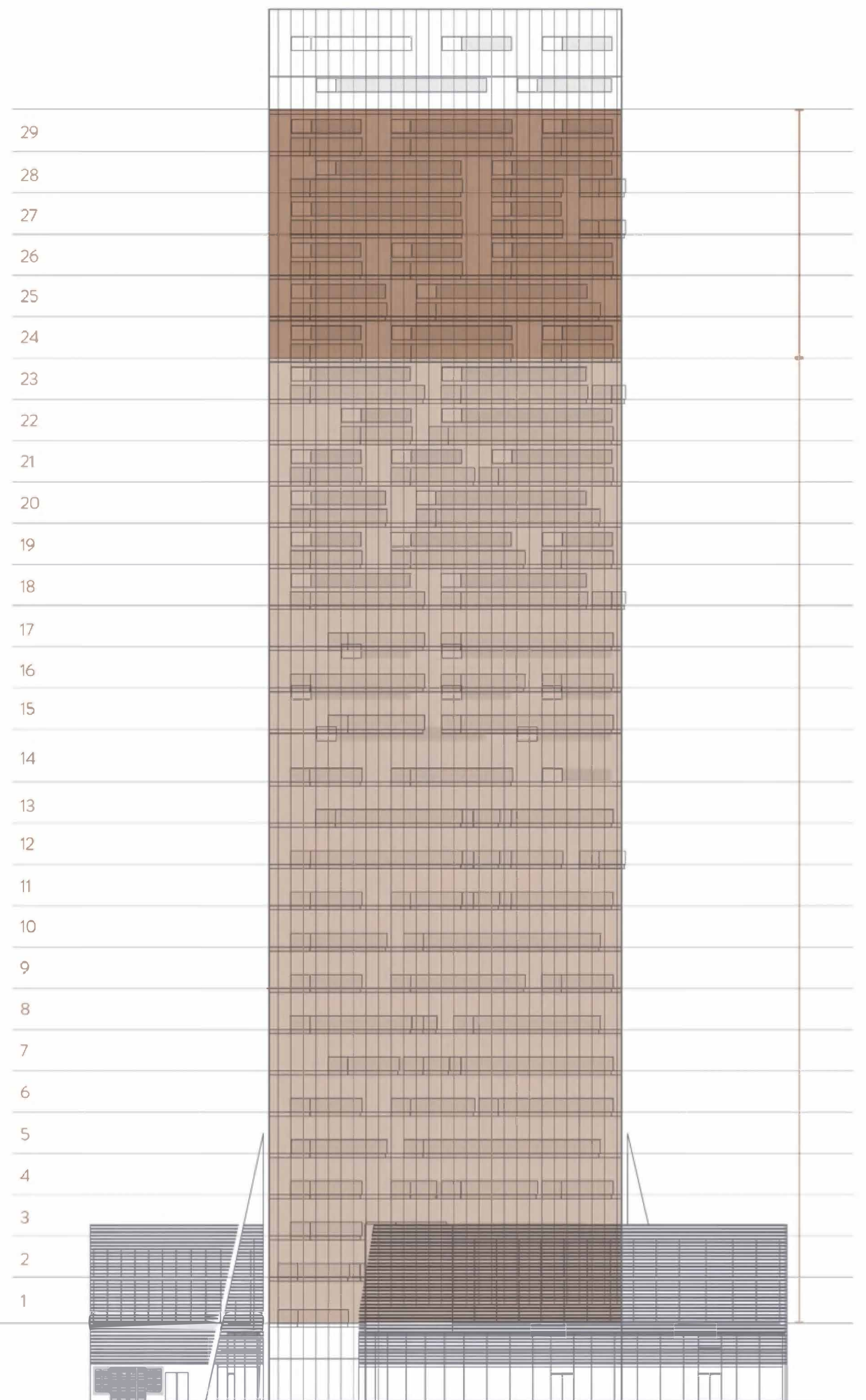
An outstanding location.

Apartments of superior quality.

SRG Holding's project in the Burj Khalifa District, Marquise Square is a striking development constructed by Marquise Square Real Estate Developer LLC, the renowned Emirati developer responsible for Sheikh Zayed Road's Sheraton Grand Hotel - Burj Al Salam.

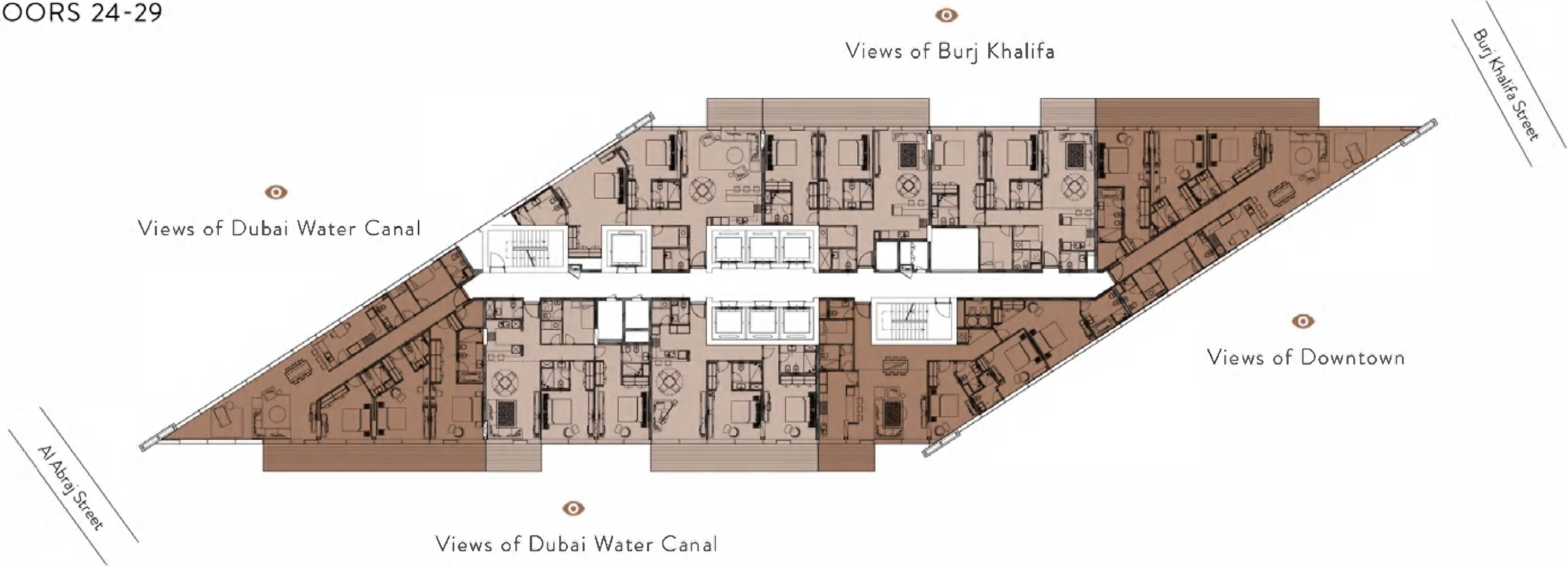
Spanning 29 floors, Marquise Square boasts an impressive range of immaculately finished studio, one-bedroom, two bedroom and three-bedroom apartments.

FRONT ELEVATION

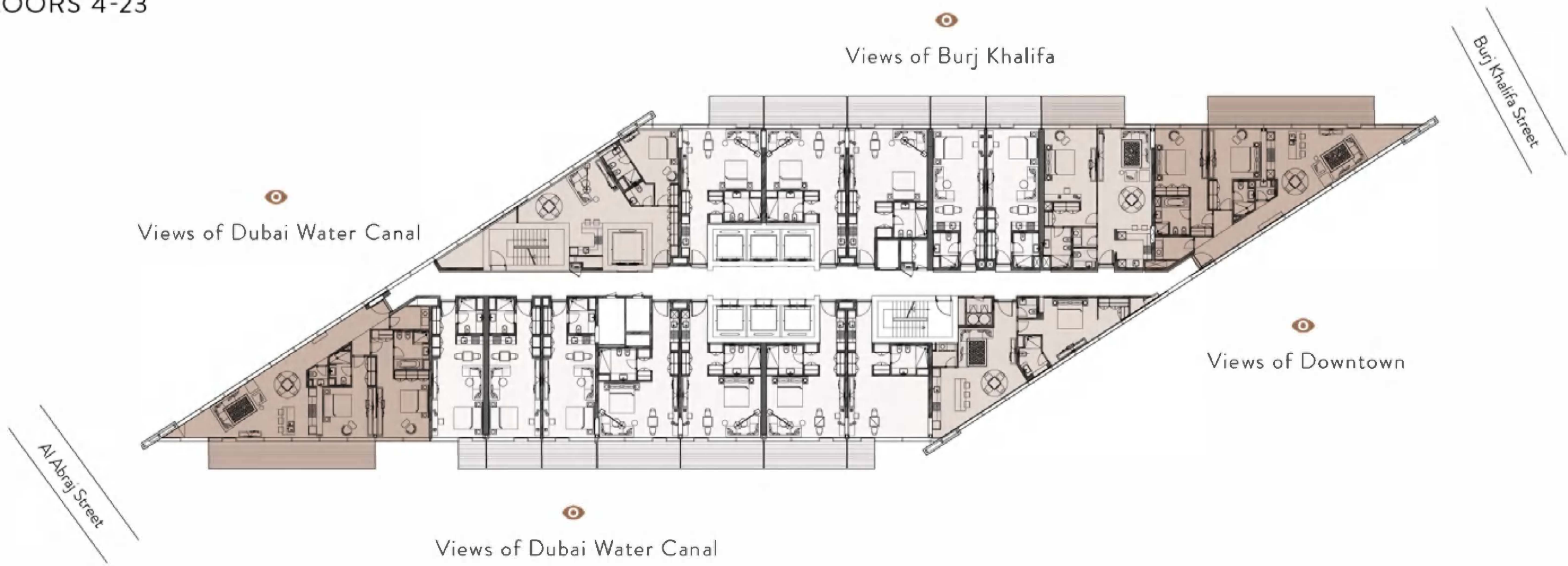




FLOORS 24-29



FLOORS 4-23



- ◇ Studio
- ◇ 1-Bedroom Apartment
- ◇ -2Bedroom Apartment
- ◇ -3Bedroom Apartment

## ◆ NORTH ELEVATION

View of the Burj Khalifa and Downtown  
Dubai from Marquise Square



## ◆ SOUTH ELEVATION

View of the Dubai Water Canal  
from Marquise Square

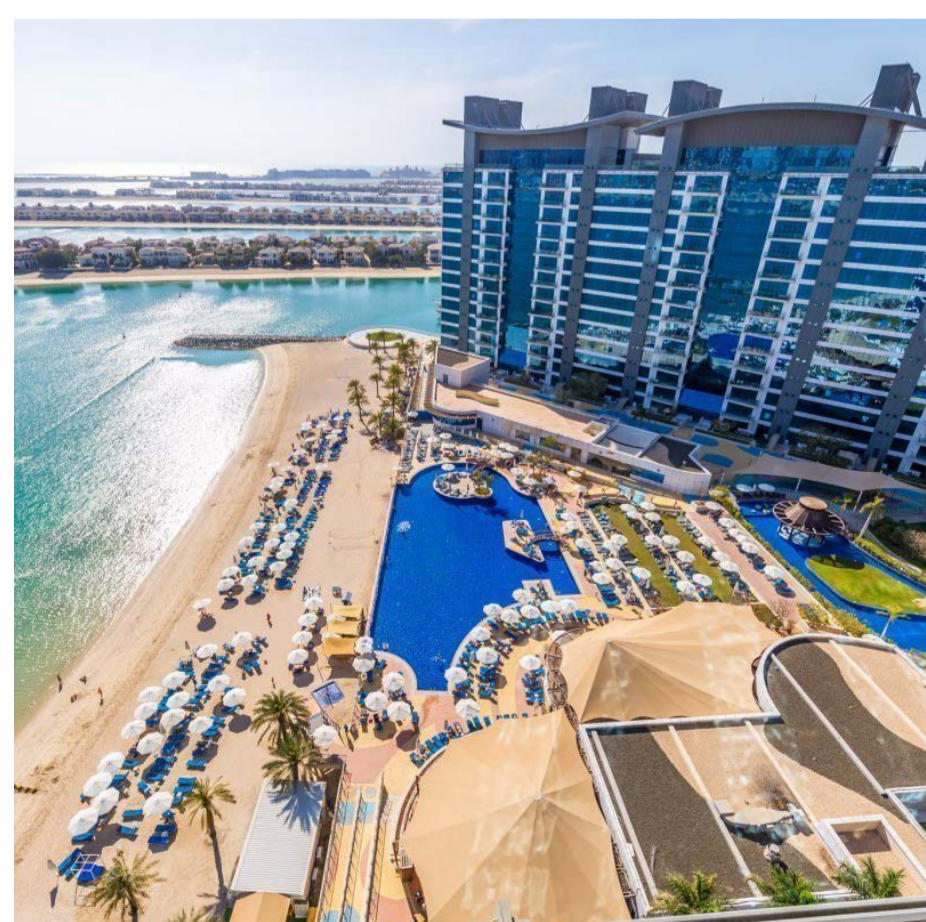




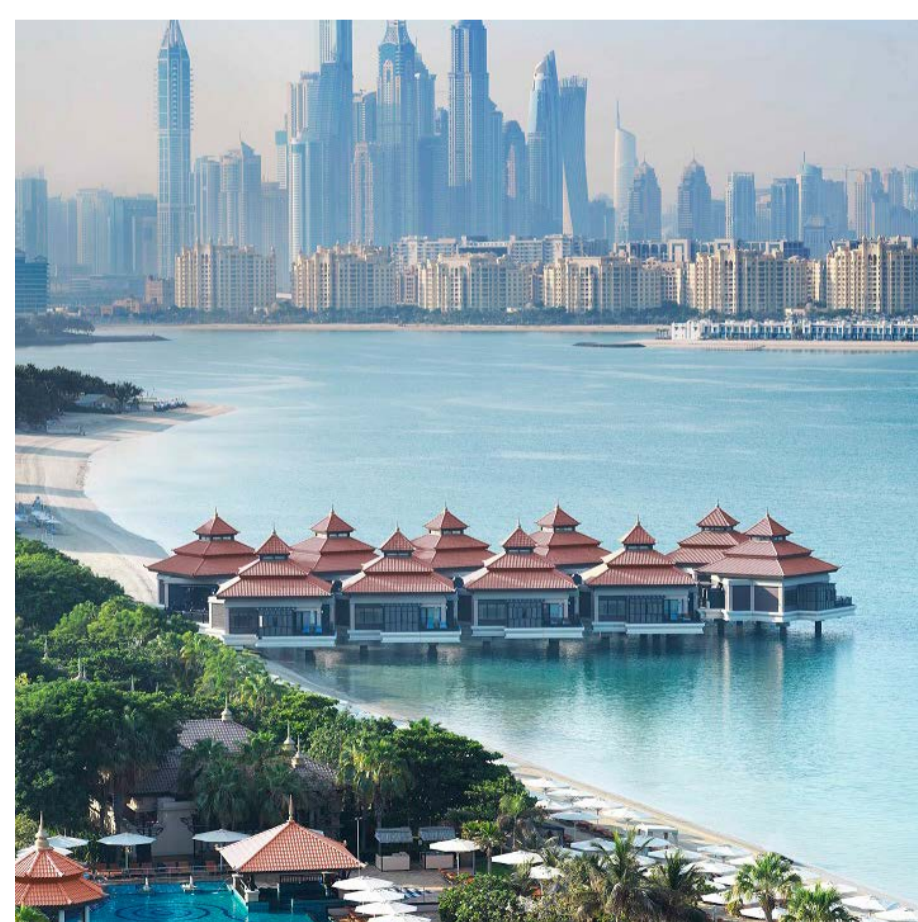
SRG Properties develops and operates a prestigious portfolio of real estate assets in Dubai and the UAE. Skilled in adding value across all levels of the property supply chain, from land acquisition and project development to leasing, sales and facility management, the company delivers superior results to its clients, tenants and customers. By bringing 45 years of local expertise and world-class practices to its operations, SRG Properties provides an integrated operation able to maximize the return on investment and value of its buildings across their full lifecycle.

Seven Tides is a Dubai-based internationally oriented holding company established in 2004. Focusing on hospitality and real estate sectors. The result is a current portfolio of offerings in the gateway cities of London and Dubai. Seven Tides' current portfolio of developments include Anantara The Palm Dubai Resort, Mövenpick Hotel Ibn Battuta Gate, Oceana Residences, DUKES Hotels in Dubai and London.

The partnership between SRG Properties and Seven Tides for the iconic Marquise Square project provides high-quality build and turnkey investment solutions, offering you guaranteed ROI and peace of mind.



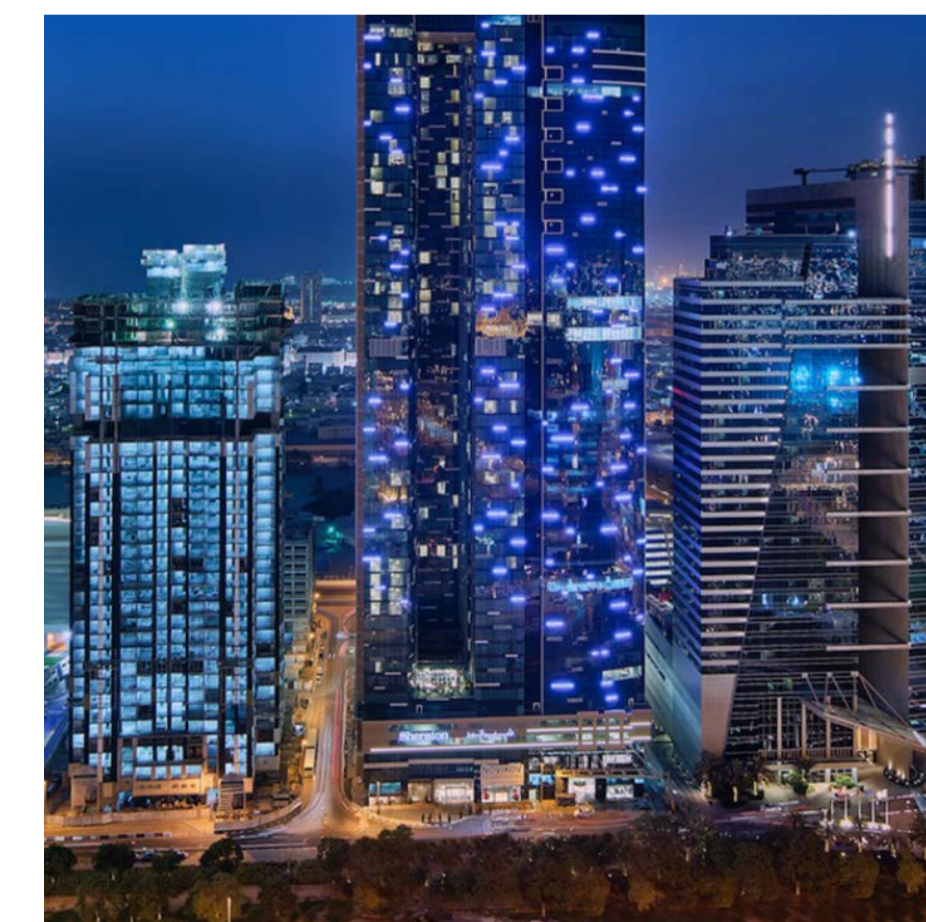
ANANTARA THE PALM



OCEANA THE PALM



MARINA HEIGHTS



SHERATON  
GRAND HOTEL