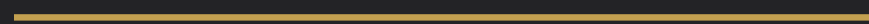




 MARQUIS







ABOUT US:

Founded in 2018, Marquis is a premium luxury real estate developer in Dubai with the intent to craft stunning luxury apartments of meticulous engineering, innovative architecture and expert craftsmanship for an extravagant and fulfilling lifestyle.

Marquis' properties are a reflection of Dubai's vibrance and glamour, built to stand the test of time as the legacy of luxury living. The endeavour to build an eclectic utopia is what drives Marquis to create multiple nexuses of luxury with impeccable design and artistry.

Marquis has firmly established its presence in Dubai, unveiling exceptional projects that redefine luxury. Crafting eloquent spaces, we remain dedicated to ensuring privacy and fostering a strong sense of community through our lavish homes.

Marquis 2020, our maiden project in 2018, displays elite architectural style with ornate interior decor that soothes your soul. Marquis Signature, Marquis Galleria, and Marquis Elegance soon followed suit, imbuing soulful luxury and outstanding architecture. Each project is unique with styles that define each as their own while staying true to the Marquis promise.

Marquis proudly unveils Insignia, a testament to exquisite craftsmanship and unparalleled living. Insignia transcends the ordinary, offering sophisticated residences that redefine opulent living. Each space is a curated masterpiece, boasting breathtaking interiors and extraordinary amenities. Marquis Insignia is truly a 'Marq' of Distinction.

Our properties are located in the much-sought after district of Arjan in Dubai and will soon make a 'Marq' across other prime locations in Dubai.



*A FUSION OF
LUXURY, INNOVATION AND THE FUTURE*



THE DUBAI EVOLUTION

Dubai Airport welcomes its first visitors

1960

1971

The formation of the United Arab Emirates takes place

Key infrastructure projects, including Dubai Cable, Dubai Dry Docks, Jebel Ali Port, Dubai Aluminum, and the Dubai World Trade Centre, are inaugurated.

1979

1985

The inception of Emirates Airline propels Dubai onto the international stage

Dubai undergoes a transformation into a modern metropolis, boasting two cutting-edge ports, an international airport, the flagship carrier Emirates, and a world-class free trade industrial zone in Jebel Ali.

1990

2000

Dubai's hospitality sector witnesses remarkable growth, with 44,000 rooms added across an additional 180 establishments within a decade. Presently, the city boasts over 100,000 rooms across 681 establishments.

The opening of the real estate market to foreigners marks a significant milestone for Dubai.

2001

2010

The iconic Burj Khalifa, the tallest tower in the world, elevates Dubai's status as one of the world's most renowned tourist destinations.

Dubai emerges as the world's busiest international traffic hub, with the number of international passengers nearly doubling to over 83.6 million by the end of the year.

2016

2021

As Dubai gears up to host Expo 2020, the government unveils the ambitious Urban Master Plan 2040, aimed at enhancing living standards, infrastructure, and transportation across the Emirate



A TOP TOURISM DESTINATION

In 2022, Dubai welcomed 14.36 million overnight visitors, showcasing its enduring allure as a premier travel destination.

*Following the onset of the pandemic, Dubai has witnessed the emergence of various travel trends such as '**Bleisure Tourism**' and '**Sustainable Tourism**'. These trends, coupled with innovative tourism models like staycations and traveler-friendly initiatives including remote-working visas and golden visas, have injected new life into the tourism sector.*

Ranked as number one in the MEASA region and twelfth globally, Dubai continues to excel in offering unparalleled experiences and fostering a superior quality of life for residents and visitors alike.



A visionary outlook for Dubai's future.



Doubling the size of green and recreational spaces.



Allocating 60% of Dubai's area to nature reserves and rural natural areas.



A significant 134% increase in hotel and hospitality activity spaces.



Implementation of sustainable and flexible mobility solutions.

THE FUTURE 2040

The Dubai 2040 Urban Master Plan delineates a holistic strategy for sustainable urban development in Dubai, with a central emphasis on enriching the happiness and quality of life of its inhabitants.

SURGE OF SMEs

With Dubai attracting 56% of the world's Fortune 500 companies and boasting a roster of over 200,000 registered businesses, there has been a notable surge in Small, Medium, and Micro Enterprises (SMEs) in the city.



A HAVEN FOR INVESTORS

Dubai possesses a stable environment and a safe city for its residents, citizens and visitors. Interpol has dubbed Dubai as one of the safest cities in the world in terms of crimes and health, all these factors make Dubai incredibly attractive for potential investors

STATE-OF-THE-ART INFRASTRUCTURE

Between 2007 and 2020, Dubai implemented an investment plan totaling AED 95 billion aimed at enhancing road infrastructure, which included the expansion and improvement of roads by an additional 500 kilometers.

Additionally, the Dubai Metro was inaugurated in 2009 at a cost of AED 28 billion.

Presently, Dubai holds the top position in the World Economic Forum Rankings for Road Quality, while its Dubai Metro stands as the world's longest driverless metro network, as officially acknowledged by the Guinness World Records in 2012.





BURJ KHALIFA

THE TALLEST TOWER IN THE WORLD



*THE GREEN PLANET
THE FIRST RAIN FOREST IN THE MIDDLE EAST*



DUBAI FOUNTAIN
THE WORLD'S TALLEST PERFORMING FOUNTAIN



DUBAI WATER CANAL

AN ENGINEERING MARVEL CARVING A VIBRANT PATH



DUBAI OPERA
WITNESS WORLD CLASS ARTISTRY TAKE CENTRE STAGE

DUBAI MY DOWN

DUBAI OPERA



EXPO CITY

WHERE INNOVATION IGNITES AND FUTURE UNFOLDS



DUBAI FRAME

A GOLDEN FRAME BETWEEN THE ERAS



MUSEUM OF THE FUTURE
A GLIMPSE INTO TOMORROW'S WORLD



LOUVRE ABU DHABI
EXPERIENCE ART LIKE NEVER BEFORE



DUBAI EYE

EXPERIENCE BREATHTAKING 360° VIEWS OF DUBAI



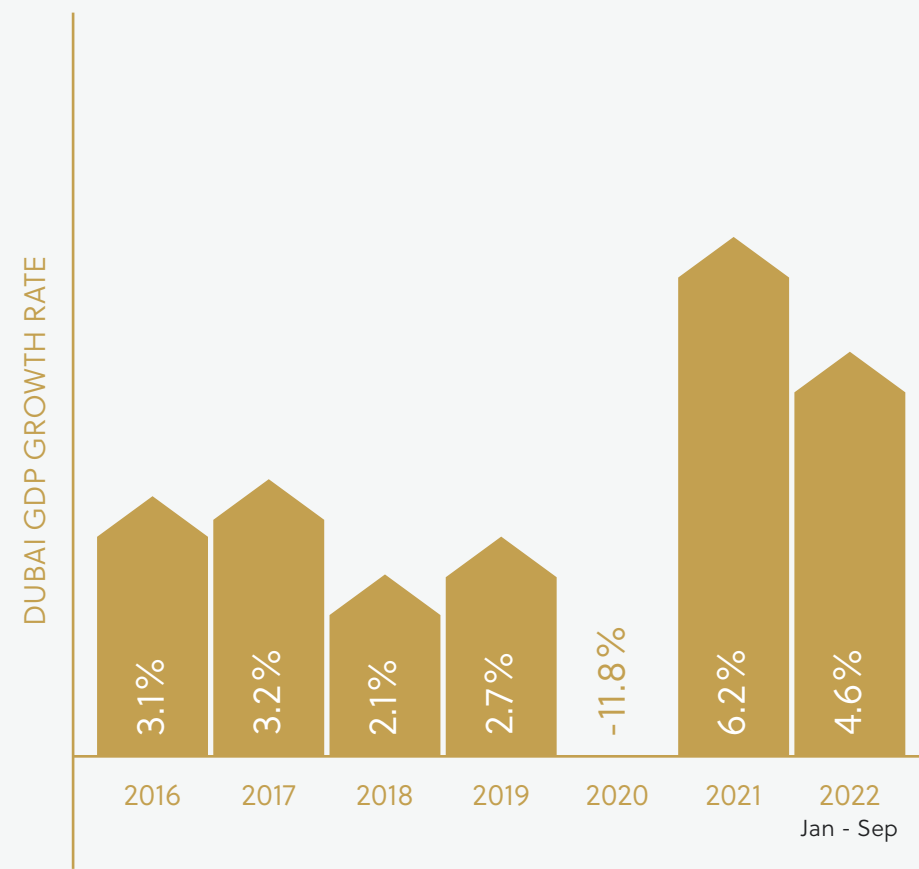
BURJ AL ARAB

A WORLD BEYOND STARS



PALM JUMEIRAH

DUBAI'S ICONIC ISLAND PARADISE



* Data updated based to Economic Survey result 2021
** Preliminary Estimation
Source: Dubai Statistics Center
GDP growth percentage is based on GDP Constant prices - Emirate of Dubai

GDP GROWTH RATE

In the latter half of the 20th century, Dubai shifted from traditional trading to relying on oil revenue. However, this was gradually replaced by a knowledge-based economy and service industries, with oil now contributing just six percent to Dubai's revenue.

The real estate sector experienced significant growth, with a 2.5% year-on-year increase in the first nine months of 2022. This sector now accounts for 9.1% of the emirate's GDP and has contributed 5% to the overall GDP growth, driven by a 76% year-on-year rise in real estate sales. This growth is supported by Dubai government's stimulus packages and enhanced transparency, boosting investor confidence.



A STRONG CURRENCY

The UAE dirham's link to the long-standing and widely acknowledged US dollar has ensured a harmonious and flourishing trajectory for its value, offering stability that has greatly benefited the country's import and export activities.



BUSINESS HUB

The UAE continues to uphold its status as the foremost country in the Arab world for the 'Ease of Doing Business', with Dubai securing the 16th position globally in 2020 and ranking 6th worldwide in terms of reputation.

A DESTINATION OF DREAMS

Dubai has earned the prestigious title of being the fourth most popular destination globally, as per the esteemed ninth annual MasterCard Global Destinations Cities Index. With its rich array of attractions, entertainment, and lifestyle opportunities, Dubai captivates visitors with its vibrant charm and allure.

INNOVATION AT ITS BEST

In the 2020 Global Innovation Index, the UAE claimed the top spot in the Arab World and ranked 34th globally.

WEALTH MAGNET

The metropolis also serves as a magnet for the ultra-wealthy, securing the 16th spot in Knight Frank's latest global City Wealth Index.

CHANGE IS CONSTANT AND SO IS DUBAI ———

Dubai leads the MENA region as the most prepared for change and ranks third globally. Additionally, it ascended to the 16th position worldwide in the World Economic Forum's Global Competitiveness Report for 2016-2017.



Design-led Boutique Developers



Our projects are benchmarked against the best in the world



Competitive payment plans



We only sell after securing 30% of the construction cost



Higher ROI owing to the best-in-class amenities and fixtures



Excellent Handover timelines



Customer First- We envision a community where the customers can explore a new way of luxury living in Dubai



Combined experience of more than 75 years and we've been honoured with the prestigious "Top 10 Projects of 2021: Speed of Construction" award for Marquis 2020





DUBAI ECONOMIC AGENDA (D33)

The objectives for the next decade in Dubai include doubling the size of the economy and solidifying its position among the top three global cities for foreigners and international businesses to reside and invest. This involves:

- ✚ Boosting foreign trade to AED 25.6 trillion for goods and services.
- ✚ Elevating foreign direct investment to an average of AED 60 billion annually, reaching a total of AED 650 billion by 2033.
- ✚ Increasing government expenditures to AED 700 billion.
- ✚ Enhancing private sector investments to AED 1 trillion.
- ✚ Growing the value of domestic demand for goods and services to AED 3 trillion.
- ✚ Generating an annual contribution of AED 100 billion from digital transformation projects to Dubai's economy.



ISO 45001: 2018
(Occupational Health & Safety Management System)



ISO 9001:2015
(Quality Management System)



ISO 14001: 2015
(Environmental Management System)

AWARDS AND CERTIFICATIONS

Marquis has amassed a gamut of certifications that speak of our perseverance to bring forth a revolution in the world of luxury living with high quality and technically adept projects.



Marquis 2020 was awarded one of the "Top 10 Projects of 2021: Speed of Construction" award by the Real Estate Registration & Services Sector



Marquis 2020 won the "WELL HEALTH-SAFETY RATING FOR FACILITY OPERATIONS" certification from The International Well Building Institute



MISSION:

Our mission is to set a new standard for luxury living in Dubai's real estate community. We aim to foster an idyllic standard of living - with a strong emphasis on community.





VISION:

At Marquis, we embark on a journey to redefine the essence of modern living, sculpting iconic properties that enchant the most discerning individuals with a newfound paradigm of luxury. Our unwavering commitment is to ascend as the unparalleled pinnacle of choice for those seeking transcendent living experiences in Dubai, propelled by an unyielding dedication to excellence, trust and integrity.





PHILOSOPHY OF THE CROWN

At Marquis, we strive to bestow our clientele with splendour and exuberant elegance setting up a nexus for a glistening society thriving in luxury. We believe in providing only the stunning quality of services that is worthy of our clientele. Our architectural magnificence and state-of-the-art amenities are a reflection of our relentless quest to bring you front row seats to the crème de la crème experience of ravishingly designed homes. We are here to give you the Crown Of Excellence.



PROJECTS





 **MARQUIS**
IN  **IGNIA**

Marquis Insignia:

Combining the essence of grandeur and craftsmanship, Marquis Insignia is an emblem reflecting the opulent status and extraordinary endeavours in life. Ushering in a culture of sophisticated and magnificent living, Insignia aims to provide a unique symbol that embodies all that defines your suave and elite status.

Marquis Insignia presents a collection of 249 apartments, featuring 1BHK, 2BHK, and our exclusive 3BHK residences with private pools and balconies. Enhanced by unparalleled amenities like serene tranquil zones, an infinity pool, water curtains, and a dedicated yoga and meditation deck, our property redefines luxury living with unmatched versatility.

[View Walkthrough](#)



LOUNGE OF INDULGENCE

The elegantly modern apartment adorned with large French doors leading to the balcony is complemented by jewel tones and lavish furnishings.



SKYLINE ELEGANCE

Ascend to our exclusive rooftop sanctuary, a realm of unrivalled elegance and sophistication.



ONE ELOQUENT HALL TO RULE THEM ALL

Designed to accommodate diverse needs, this elegant space seamlessly marries grandeur with adaptability.





MARQUIS

AT THE EDGE OF THE WORLD

Elevate relaxation and luxury as the infinity pool gives you a feeling of being on top of the world, and you might as well be.



THE FLOW OF LIFE

Cascading gracefully creating a serene and visually captivating focal point.



LAPS OF LUXURY

Engage your senses amidst the natural beauty surrounding our jogging track and feel invigorated by the fresh air.



GREAT OUTDOORS

Kid-friendly outdoor haven for boundless fun





ENCHANTING BOTANICAL SANCTUARY

Lush greenery and vibrant blooms intertwine, weaving a tapestry of natural splendour that envelops this private sanctuary.





 **MARQUIS**
ELEGANCE

Marquis Elegance:

Marquis Elegance brings forth a sense of grace and grandeur opening up new avenues to explore an exhilarating lifestyle. With state-of-the-art amenities and an unmistakable trait of Marquis, Elegance vows to embellish your life in a delightful haze of sophistication and ingenuity. Comprising of 139 apartments and exuberant open-air amenities such as an amphitheatre, a swimming pool, barbecue area with a dedicated yoga and callisthenics area, it is truly elegant in your new way of life. The options for the luxury homes are 1BHK, 2BHK and 3BHK which come with a private pool and a balcony promising a space that is both extravagant and beyond perfection.



Painting Broad Strokes With A View





Cinema Under The Sky



State-Of-The-Art Gym



Into A Haven Of Blue



MARQUIS Galleria

Marquis Galleria:

Marquis Galleria, fondly dubbed as the Gallery of Amenities, combines effusive contemporary features with stunning architectural innovations, giving rise to luxury with the riches of an eclectic utopia. This modernistic paradise composes of 115 apartments, soothing water features and 25 amenities which include steam & sauna facilities, a Galleria island, a Galleria terrace, a Galleria theatre, a rooftop barbecue among others. The options for the luxury homes are 1BHK, 2BHK and 3BHK which comes with a private pool and a garden.



Melt Your Stress Away



Walk the Golden Path



Luxurious Culinary Escapades



The Best For Your Little Ones



MARQUIS SIGNATURE

Marquis Signature:

Marquis Signature was designed to be unique like a signature. It is a one of a kind luxury living replete with everything opulent and classy. It reinvents conventional ways to a modern lifestyle where 20% of the total space is dedicated to amenities. Signature has a gym, theatre, cafe, spa and smart parking complete with electric charging. With a dedicated lounge and a designer corridor, the ambience reflects that of a 7 star hotel. The options for the luxury homes are 1BHK, 2BHK and 3BHK which comes with a private pool and a garden.



Sips Of Ecstasy





Work In Style



Revel In Silver



Exquisite Double-height Splendor



 20|20
MARQUIS

Marquis 2020:

Marquis 2020, our first foray into the world of luxury living, is a lavish 9-story, 150-apartment neoteric space designed to bring every homeowner's dreams to reality. The apartments themselves are a classy take on contemporary architecture with a charcoal grey facade and burnt orange strips giving it a European aura amidst the Arjan horizon. The residential space is built with intelligent designs and exclusive amenities maximising functionality and luxury. This, coupled with its connectivity to major locations in Dubai, makes 2020 Marquis très magnifique for homeowners.



Elegant Living



A Dream Comes Alive



A Culinary Spectacle



An Aquatic Sparkle



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!



BAGNODESIGN

UK



legrand

FRANCE



devon

UK



TKE

GERMANY



blum

ITALY



GENERAL

JAPAN



TEKA

GERMANY



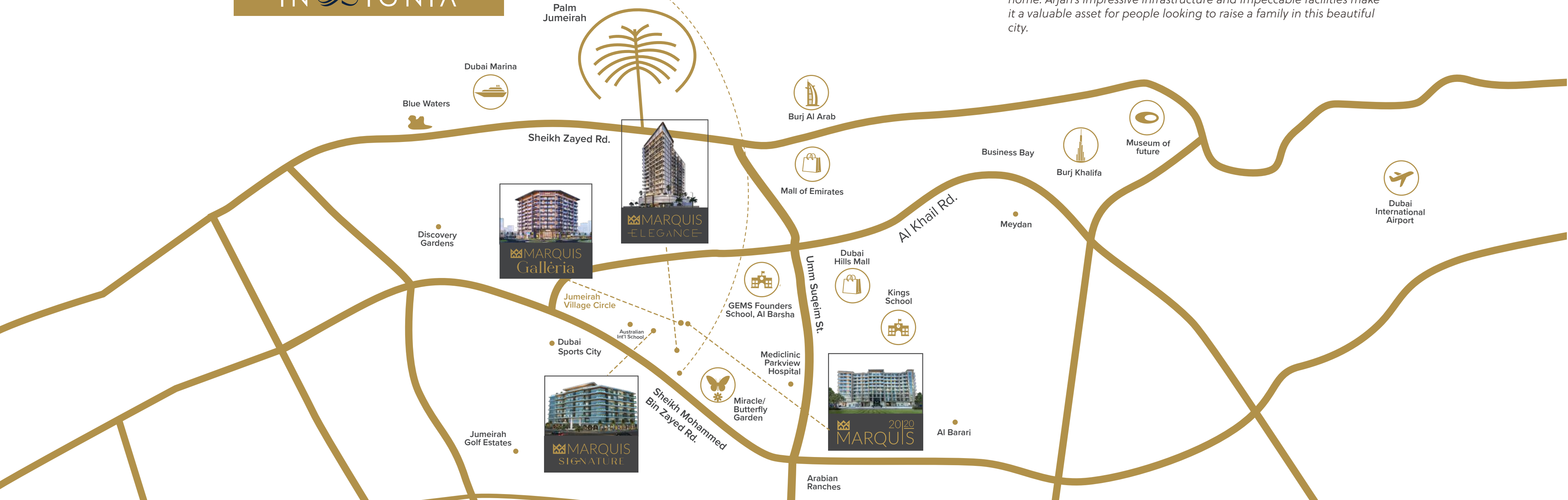
atlantic

FRANCE



ON THE THERSHOLD OF BEAUTY

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.





Chariman
Mr. Bava Navas Khan



Managing Director
Mr. Mezuk Mohamad



Executive Director
Mr. Shameer Kasim Paliathazhathu



Operation Director
Ms. Nashwa Navas Mohamad Mezuk

COMPANY HIERARCHY

Founded in 2018, Marquis is a premium luxury real estate developer in Dubai with the intent to craft stunning luxury apartments of meticulous engineering, innovative architecture and expert craftsmanship for an extravagant and fulfilling lifestyle.

Marquis Wings:

- **Project Management Team**

This team comprises well-experienced members performing various tasks including procurement, scheduling, costing, quality checks, timely deliveries and adherence to rules & regulations. They also attend technical workshops to keep themselves up to date.

- **Experience Lab**

Experience lab analyzes the different aesthetics and technical selection of materials prior to implementing in projects. This helps us in selecting the apt designs elements.

- **Virtual reality corner**

The virtual reality corner provides clarity and better understanding for the investors as well as the in-house team to analyze the design parameters and material selection. This virtual tour enhances the customer understanding.

- **Sales Department**

The sales team is equipped to explain the complete technical and detailed project specifications to ensure the investor is well-informed.

- **Admin Department and Customer Service Department**

The ODO software is used by the department to ensure the proper flow and management of documentation. The document control system ensures all the legal and commercial documentation are completed and recorded systematically.

- **Asset management**

The team consisting of competent technical staff is available round-the-clock to properly maintain and keep up the standard of the property post the handover.