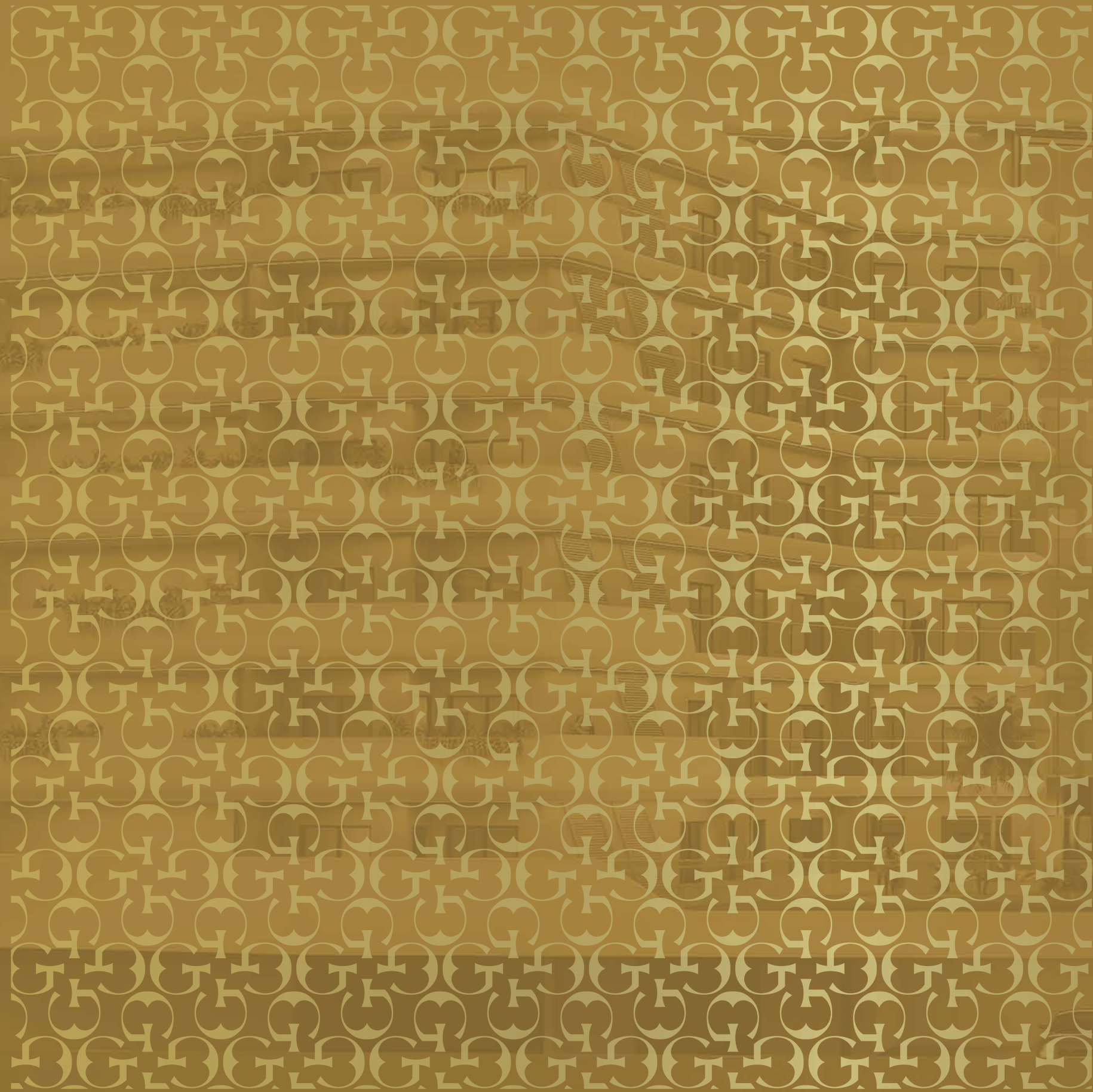


SIGNATURE  
LIVING  
REINVENTED

 MARQUIS  
SIGNATURE



MARQUIS  
SIGNATURE







## It's unique like your signature

Marquis Signature is a one-of-a-kind luxury living replete with everything opulent and classy. It reinvents and reconstructs the conventional ways to bring about a modern lifestyle like none other. In short, it's truly yours, like your signature.







## A host of amenities to pamper you.

Access high-end amenities, spread over about 20,000 sq. ft., that render convenience and pleasure.

We have dedicated 20% of the total space to amenities. There is more than you expect when it comes to luxurious facilities in your living space. Every feature is carefully crafted and precisely chosen to make your life effortless. What you need is within the perimeter of your home. So, live life fully without missing out on luxury, features and fun.





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**Enter luxury**

The quintessential entrance experience to this cradle of grandeur is established by an artistic juxtaposition of architectural louvre features in elevation and the illuminated columns at the façade evincing the modern design with a classic outcome. The green creeper covered balcony corners and wooden ceilings with led strip light in the balcony reinforce the majestic nature of Marquis Signature.





— — — — —  
A lifestyle to fall in  
love with

Superiorly equipped and fully furnished mobile operable smart homes complemented by an astonishing array of facilities, including:



Dedicated Lounge



Customized Lobby  
with an Opulent Garden



Designer Corridor



Smart Kitchen







## Details rendering a tale of luxury

Evolved facilities like electric car charge points supplemented with perceptive provisions like a dedicated drop off area and a dedicated concierge desk at the lobby embellish the flow of life.



— ✦ —

## Check into a 7 star hotel everyday

A peculiar lifestyle experience awaits you at Signature. The designer lobby is inviting and opulent with an exquisite designer chandelier embellishing the space. The double-height digital lobby endows you with a boutique style of living as the designs are customized.







Elevate your lifestyle

3 customized elevators rendering panoramic vistas of the exterior and a service elevator with a dedicated lobby, both manufactured with high-grade copper plating. The premium area overlooks the majestic view of the cityscapes to give you the luxury that's a class apart.



— ✦ —

## Signature floors that redefine modern living

The third and fifth floors will amaze you with their premium features. Ready to move in, superiorly equipped and fully furnished mobile operable smart homes complemented by an astonishing array of facilities, including a dedicated lounge, customized lobby with an opulent garden, designer corridor, smart kitchen, and much more. Access to signature floors is designed with a high priority for privacy.







Luxuriously spacious  
& comfortable

Experience the finest blend of space and aesthetics in the 1, 2 & 3 BHK apartments that offer abundant carpet area and luxurious comfort.





# Comprehensively serving life

Meticulously master-planned array of resort-style amenities and recreational facilities that cater to all your needs.



Cafe



Business  
Centre



Gym



Theatre



Roof Garden



Smart Parking  
with Electric  
Charging



Indoor &  
Outdoor Games



Spa





— — — — —  
— — — — —  
**Do business  
anytime**

Schedule meetings and do business at the smart business centre which has conference rooms, discussion lounges, working pods and workstations.







Keep the conversation going

Have a long conversation while sipping coffee at our contemporary coffee shop which offers an exclusive menu.





— — — — —  
— — — — —  
**Get together  
and celebrate**

For socializing, get-togethers and chitchats you have a contemporary hall that is connected with a splendid barbecue area where you can soak up nice weather & exciting tastes. You can host parties or social events as you please.





— — — — —  
✦  
It's movie  
time

Your movie times become magical at the private cinema with plush seating and a modern projection system. Watch a movie you love in total privacy.







Workout or detox

Break a sweat and get a beach body at the fully equipped gym with state-of-the-art facilities.





— ❁ —  
**Rejuvenate  
regularly**

Steam & sauna facility to pamper yourself.  
Marquis Signature ensures that your mental  
and physical health improves significantly  
over time.





— — — — —  
Switch  
on peace  
anytime

Spend quality yoga time or  
you time at the meditation deck.







## Big care for the little ones

The kids' area has numerous fun activities that toddlers can indulge in, or take a break from the daily chaos and enjoy the silence in the silent garden. There is a place for play and solitude here.







— — — — —  
— — — — —  
Unwind  
elegantly

We have maintained nine gardens for you to stroll at leisure. Swim to the other side of stress at the private pool that safeguards your privacy. These are the perfect getaways from your busy schedule. The temperature-controlled semi olympic size three-sided infinity swimming pool soaks you with pleasure as you swim. Burn away stress in the ideal spaces.





— — — — —  
— — — — —  
**A rooftop filled  
with fun**

The scenic cascading effect on the rooftop is a treat for the eyes and a soothing feeling for the mind. Get together with your family and friends at the barbeque area on the roof. It's the perfect ambience to relax.







## View the world like a star

A balcony that offers you the vista and comfort you deserve. Balcony ceilings made of high-grade wood sporting ultra-comfortable furniture that offers you an ideal place to spend quality time and make memories.





— ✦ —  
Experience  
elegant  
extravagance

Marquis Signature leaves one spoilt for choice by offering privacy, luxury and personalisation in a way no ordinary home could.







— ❖ —  
**Changing your  
understanding of  
comfort**

Indulge in an ecstatic lifestyle living in  
the 3 bedroom apartments with  
a private pool and balcony garden.







— — — — —

# Premium brands for a premium life

Only the best brands qualify to be a part of Marquis Signature. The international brands are certified for their quality and durability. Rest assured, the fittings and fixtures are top-notch and premium.

— — — — —

 <b>BAGNODESIGN</b> UK	 <b>legrand</b> FRANCE
 <b>blum</b> ITALY	 <b>GENERAL</b> JAPAN
 <b>devon</b> UK	 <b>KONE</b> FINLAND
 <b>TEKA</b> GERMANY	 <b>atlantic</b> FRANCE

# Enabling smart life

Use the mentioned mobile applications for OAM (Owners Association Management) services like visitor management, raising service requests, online maintenance fee payments, facility booking and community networking.

View & pay all your apartment maintenance dues

Manage visitors: pre-approve guests and make them feel welcome. Approve/deny visitors using the mobile app

Find a list of all helpers in your community along with neighbour recommendations

Raise service requests to the community maintenance team and track the progress to closure

Connect with neighbours with similar interests, have discussions, get together for sports, volunteer work or for pursuing hobbies in the group's feature

Create polls and gather the opinion of all apartment residents on any issue or event

Book verified household-related services trusted by your neighbours

View a list of vendors that are around your apartment community

Be notified about important communications from the Management Committee, Owners Association (OA) or Resident Welfare Association (RWA)





Living Room

MARQUIS  
SIGNATURE





Kitchen

MARQUIS  
SIGNATURE





Washroom

MARQUIS  
SIGNATURE





## Beyond your imagination

Dubai's best 1 BHK, 2 BHK and 3 BHK apartments with upscaled specifications. Attention to detail is a value ceaselessly pursued at Marquis Signature. This is exemplified by the luxurious inside unit features which include:

- 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 Full 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 washroom
- Landscaped private terrace
- Exclusive private pool
- Store / Maid's room
- 3 Full washrooms & 1 guest washroom



## 1 BHK - UNIT LAYOUT

Our 1 BHK apartments are designed to feature an exceptional living experience combined with tasteful elements to ensure you find all you need in a compact space. The key details in this plan are an ample living area and a massive master bedroom both complemented with a balcony, 2 bathrooms and a state-of-the-art kitchen.



UNIT TYPE	AREA APPROX (Min - Max)
1 BHK	726 Sq.ft - 1024 Sq.ft

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## 2 BHK - UNIT LAYOUTS

Comfort meets luxury in our spacious two-bedroom apartments that are integrated with upscale features engineered to enhance the overall opulence of the space. The space has a bold and contemporary design with spacious dining and living areas, 2 colossal bedrooms with 3 full bathrooms and a balcony through the length of it for a spectacular view of the Dubai land.



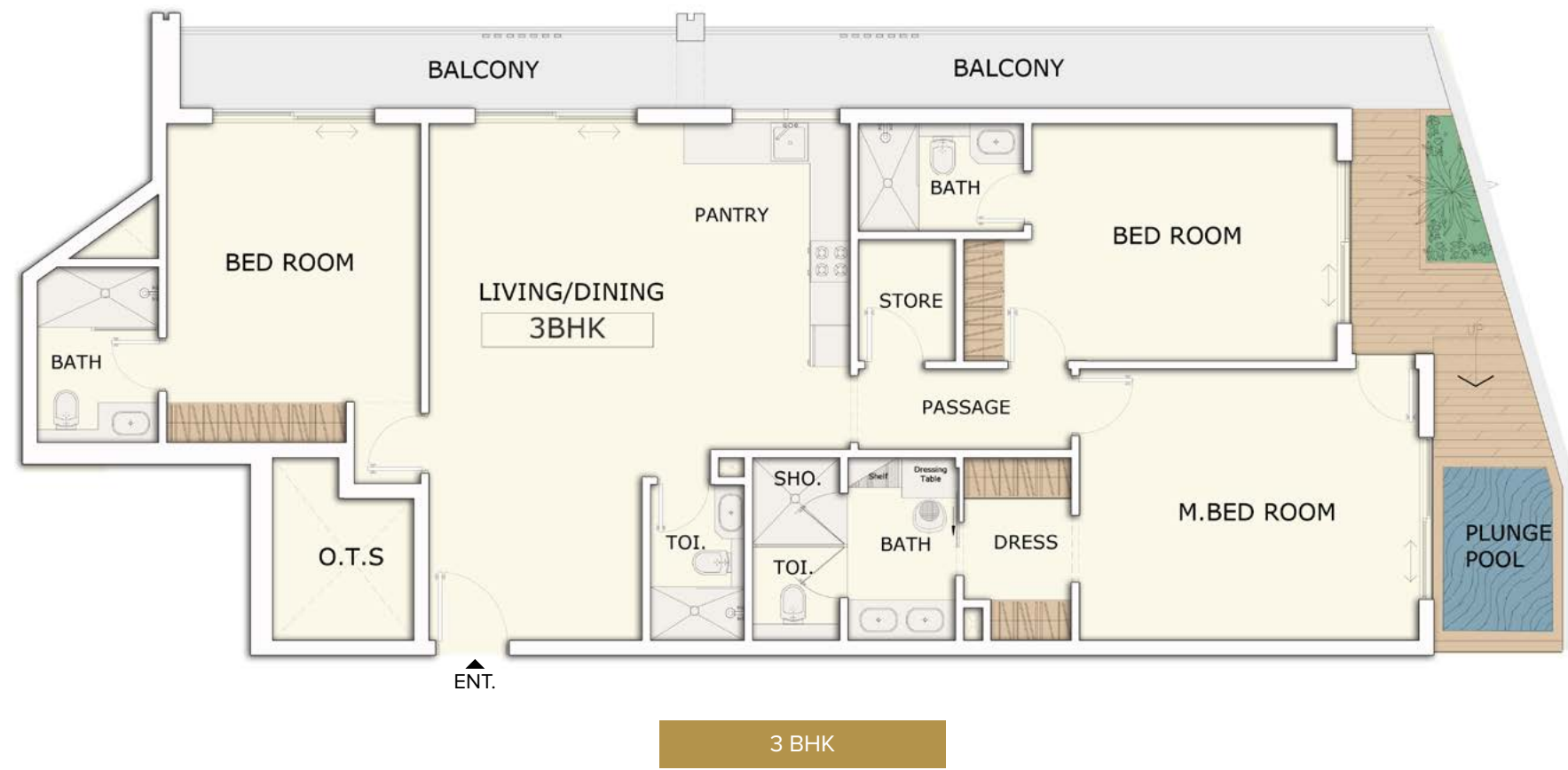
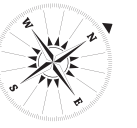
UNIT TYPE	AREA APPROX
2 BHK TYPE 1	FROM 1363 Sq.ft
2 BHK TYPE 2	FROM 1196 Sq.ft
2 BHK TYPE 3	FROM 1291 Sq.ft

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### 3 BHK - UNIT LAYOUT

A fine blend of superior comfort and luxurious spaciousness enriches the living experience. Dining and living areas which are crafted sumptuously perfectly complements the 3 opulent bedrooms which are flawlessly designed.



3 BHK

UNIT TYPE	AREA APPROX
3 BHK	FROM 1996 Sq.ft

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FIRST FLOOR			
UNIT TYPE	AREA APPROX	No. OF UNITS	UNIT COLOR
1 BHK	FROM 726 Sq.ft	6	Yellow
2 BHK	FROM 1196 Sq.ft	4	Blue
3 BHK	FROM 1996 Sq.ft	1	Brown

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## SIGNATURE FLOOR (3<sup>rd</sup> FLOOR)



SECOND FLOOR			
UNIT TYPE	AREA APPROX	No. OF UNITS	UNIT COLOR
1 BHK	FROM 726 Sq.ft	12	
2 BHK	FROM 1196 Sq.ft	3	
3 BHK	FROM 1996 Sq.ft	2	

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THIRD & FOURTH FLOOR			
UNIT TYPE	AREA APPROX	No. OF UNITS	UNIT COLOR
1 BHK	FROM 726 Sq.ft	12	
2 BHK	FROM 1196 Sq.ft	3	
3 BHK	FROM 1996 Sq.ft	1	

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## SIGNATURE FLOOR (5<sup>th</sup> FLOOR)



FIFTH & SIXTH FLOOR			
UNIT TYPE	AREA APPROX	No. OF UNITS	UNIT COLOR
1 BHK	FROM 726 Sq.ft	7	Yellow
2 BHK	FROM 1196 Sq.ft	5	Blue
3 BHK	FROM 1996 Sq.ft	1	Grey

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# SIGNATURE Advantage



Above Expectations & Beyond Limitations



### Safety Advantage

Safety is the foremost priority be it the roof gardens with heightened super-strong railings, the smart electrical system or the infinity pools replete with lifeguards.



### Team Advantage

A Highly efficient, transparent and friendly team across all departments ensuring timely delivery of excellent services.



### Environment Advantage

Energy-efficient equipment, centralized gas distribution system, light fixtures and sanitary ware with reduced carbon footprint providing green and Eco-Friendly solutions.



### Health Advantage

Exquisite gymnasium facility with motivational environment driving occupants to stay and live healthily.



### Security Advantage

Fully trained 24x7 security staff in addition to the access control system for all entries, exits and common areas.



### Status Advantage

Most prestigious name in creating landmark projects which are naturally status symbols.



### Planning Advantage

Designed, engineered and crafted with abundant common amenity spaces, so you effectively get 80% more space than what you pay for.



### Aesthetic Advantage

Superiorly ornated elements, decorative ceilings, lively interactive spaces, customized elevators and beyond which are the most essential elements of Brand Marquis.



### Quality Advantage

Dedicated quality control team supervising and ensuring the delivery of quality product from conception up until handover.



### Asset Management Advantage

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



### Building Management Advantage

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



# An Investor's Dream

Dubai with its future-ready economy makes Marquis Signature the most appealing opportunity for investors across the world. Investors & businesses across the globe are shifting base to Dubai considering its cosmopolitan environment, lucrative lifestyle and financial stability.

4<sup>th</sup>

Most visited city in the world



World's 3rd busiest airport

2.5%

Growth rate in retail spending



World-class infrastructure & service sector



Capital gains & lucrative yields



Ease of investment



Geostrategic location

16.73



Million visitors in a year

2.7%



Rise in Dubai Population



East meets West

20

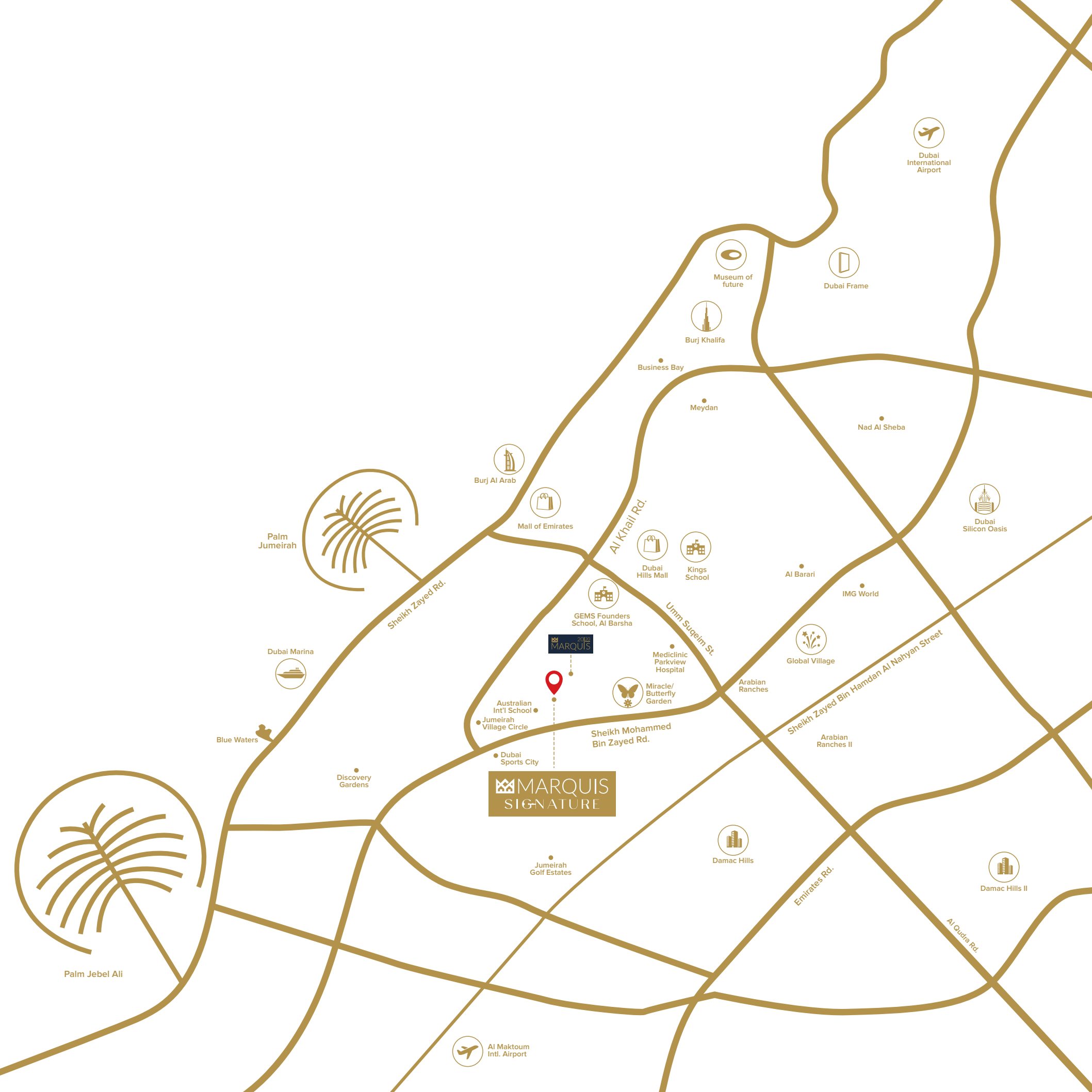


Million visitors (\*Dubai 2024 Vision)



Political & economic stability





# The World's Dream Location

## The World Within 20 Minutes

You can reach the happening places in Dubai in a matter of minutes. Shopping, entertainment, leisure, educational institutions or anything you desire is close by. So close that, all it takes is a short drive. So, be ready to live life to the fullest.

My City Centre Al Barsha	2 Min
Mall of the Emirates	10 min
Dubai Hills Mall	5 min
Mediclinic Parkview Hospital	5 min
Mediclinic Arabian Ranches	7 min
Safa Community School	2 min
Nord Anglia International School	3 min
Kings School	5 min
Foremarke	5 min
GEMS Al Barsha	5 min
Wellington School	5 min
New Millenium School	5 min
Miracle Garden	walking distance
Butterfly Garden	walking distance
Global Village	7 min
Dubai Autodrome	5 min
IMG World	5 min
Cinema lin Mall of the Emirates	7 min
Dubai Polo and Equestrian Club	7 min
Kite beach- Dubai's best beach	10 min
Burj Khalifa	15 min
The Palm	15 min
EXPO2020	18 min
Dubai International Airport & Al Maktoum International Airport	25 min



 <b>5 Minutes</b> <b>MIRACLE/BUTTERFLY GARDEN</b>	 <b>10 Minutes</b> <b>MALL OF THE EMIRATES</b>
 <b>13 Minutes</b> <b>GLOBAL VILLAGE</b>	 <b>20 Minutes</b> <b>EXPO 2020 SITE</b>
 <b>20 Minutes</b> <b>BURJ AL ARAB</b>	 <b>20 Minutes</b> <b>BUSINESS BAY</b>
 <b>20 Minutes</b> <b>DUBAI MARINA</b>	 <b>23 Minutes</b> <b>BURJ KHALIFA</b>
 <b>24 Minutes</b> <b>JUMEIRAH BEACH RESORT</b>	 <b>25 Minutes</b> <b>MUSEUM OF THE FUTURE</b>
 <b>25 Minutes</b> <b>DUBAI INTERNATIONAL AIRPORT (DXB AIRPORT)</b>	 <b>25 Minutes</b> <b>AL MAKTOUM INTL AIRPORT (DWC AIRPORT)</b>

## Locational Advantage: Arjan

Dubai's upcoming golden quarter, Arjan, is a strategically master-planned multi-community development posh area where you will discover a fine blend of calm suburban life just minutes away from the centre of the city.



