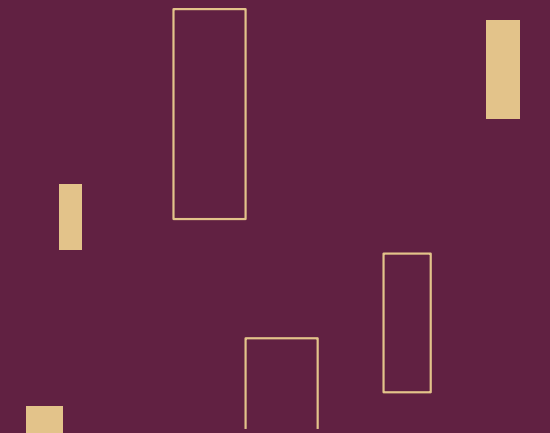


PRESENTING

THE MĀRQ

Iconic, By Nature





# Why Dwarka Expressway?



## Unmatched Connectivity & Infrastructure

- Direct Access to IGI Airport & Diplomatic Enclave II.
- Seamless link to NH-48, Delhi & other parts of Gurugram.
- Elevated 150m-wide expressway with signal free travel.



## Premium Real Estate Growth Corridor

- Emerging hub for Grade-A residential & commercial developments.
- Higher Capital appreciation potential compared to mature Gurugram sectors.
- Proximity to business hubs, Global City & upcoming IT-SEZs.



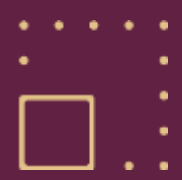
## Future Ready Urban Planning

- Integrated planning to reduce congestion in Delhi & Old Gurugram.
- Long-term positioning as India's next International Business District.

Welcome to a life,  
crafted to  
be iconic.



# An address that keeps you connected



Corner Site at the junction of **60m** and **75m** sector road



A sprawling **5-acre** (approx.) development focused on community living



Two iconic towers



**G+ 46-storeys**



Option for **3 & 4 BHK Plush Residences**



**3-Level** Basement Parking



46 storeys, a gaze that's divine  
where form and function align this is

# Iconic, By Design

Welcome to  
THE M̄ARQ

A Landmark  
made to make a  
mark in the city



In sync with peace and  
at pace with the city





Planned for memories,  
held in nature,

# Master Plan



- 01. Residents & Visitors Entry – Gate-1
- 02. Service & Logistics Entry & Exit – Gate-1
- 03. Residents Exit- Gate-2
- 04. Club Entry – Gate-2
- 05. Club Exit – Gate-3
- 06. School Bus Shelter – Gate-1
- 07. School Bus Shelter – Gate-2

- 08. Tower- A & B Drop-off
- 09. Tower Entrance Canopy
- 10. Residents Entrance Lobby- Tower-A
- 11. Residents Entrance Lobby- Tower-B
- 12. Service Staff Entry & Exit- Tower-A
- 13. Service Staff Entry & Exit- Tower-B

- 14. Shallow Water Feature
- 15. Covered Connecting Pathway
- 16. Alfresco Seating
- 17. Event Lawn
- 18. Amphitheatre
- 19. Pet Park

- 20. Gazebo
- 21. Mound Seating
- 22. Multipurpose Court
- 23. Pickleball Court
- 24. Children's Play Area
- 25. Senior Citizen Social Plaza

- 26. Reflexology Path
- 27. Rolling Mounds
- 28. Service Yard
- 29. Club Service Loading & Unloading
- 30. Jogging Track
- 31. Guard Room





THE  
M  
CLUB

This is iconic, by sheer delight.



At The Marq, the landscape bends to  
what your life needs

A curve that cradles community.

Expansive landscapes  
designed for calm,  
wellness and  
everyday escape



Double height entrance lobby

A lobby that rises  
to the occasion.



# A Community That Is Meant For You

Designed for all - a healthy environment promoting social, mental, physical and spiritual well-being.



**DOUBLE-HEIGHT  
GROUND FLOOR (6m)**  
for an elevated spatial experience



**IGBC PRE-CERTIFIED  
GOLD Rating**  
(GH 240971)



**CLUBHOUSE**  
Good vibes live here



**LIMITED VEHICULAR  
MOVEMENT**



**DIVERSE**  
Array of amenities for active  
community participation



**WELL-LINKED**  
Seamless network of public and  
green spaces



**INCLUSIVE**  
Dedicated spaces for  
everything that matters



**SECURITY**  
3 Tier Security

Infinity Pool & Shower Area

At the deep end  
of self-care.



Artistic Impression

# Sports Amenities - Outdoor

## Multipurpose Court

Game, set, match.



## Pickleball Court

The new favorite on court.



## Infinity Pool

Where every lap feels liberating



## Kids Play Area

Big fun for little explorers.



# Sports Amenities - Indoor

## Snooker/Pool Table

Made for joy to stick around.



## Foosball

Fast hands. Fierce goals. Endless fun.



## Indoor Badminton

Smash, sprint, and soar with every rally.



# Sports Amenities - Indoor

## Table Tennis

Tiny table but massive competition



## Air Hockey

Where reflexes rule and laughter echoes.



## Squash Court

Where your crew turns game into glory.



# Wellness Amenities

## Yoga and Meditation

Stretch. Breathe. Center yourself.



## Spa and Steam Room

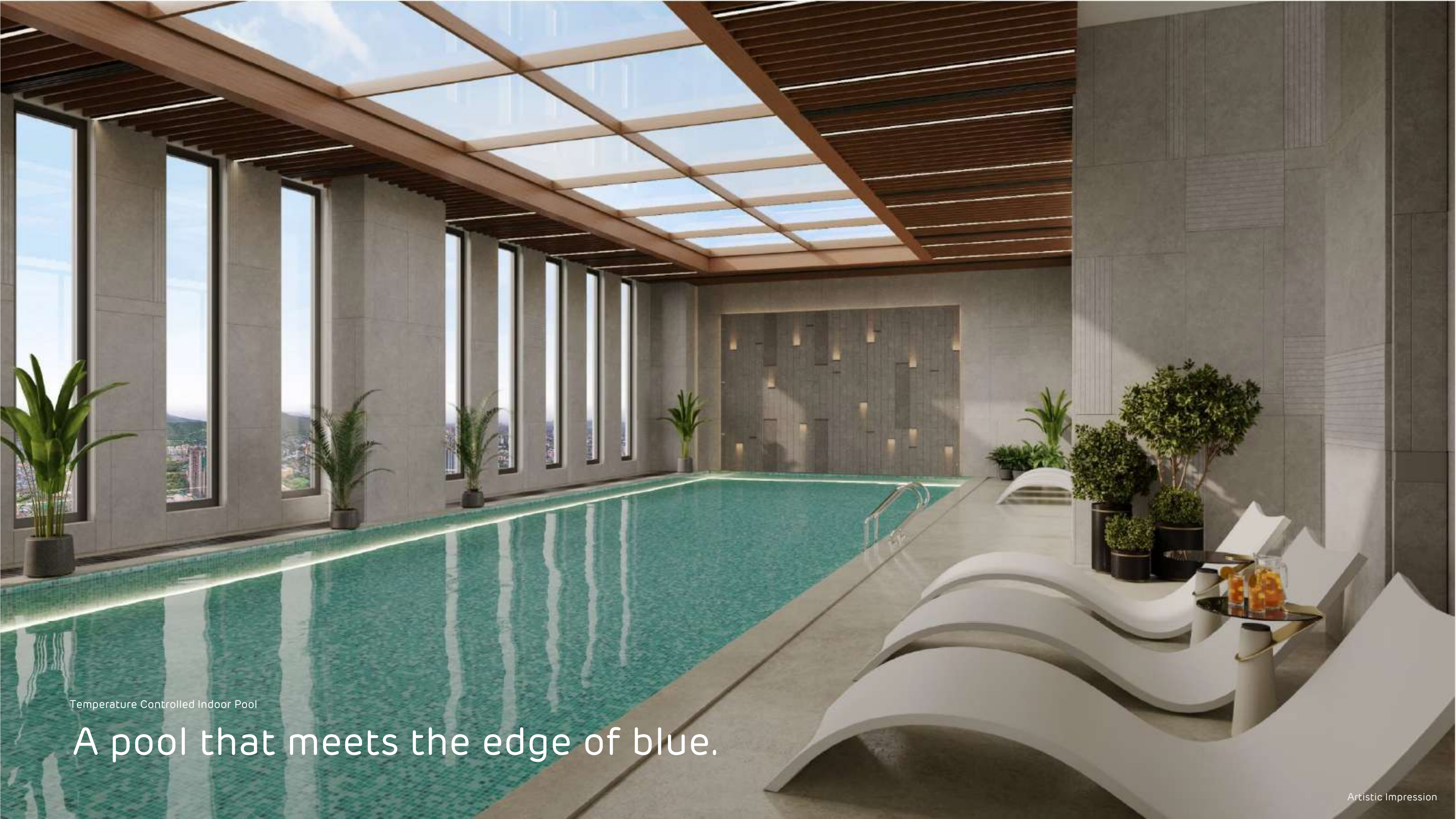
Relax, detox, and rejuvenate naturally.



## Gymnasium

Lift, sweat, repeat your goals await.





Temperature Controlled Indoor Pool

A pool that meets the edge of blue.

Artistic Impression

# Community Living Amenities

## Mini Theater

Lights, sound, & stories that come alive.



## Business Lounge

Seamless meetings & smart workspaces.



## Day Café & Restaurant

Sip, relax, and savor the moment.



# Community Living Amenities

## Creche

Safe, nurturing care for children



## Medical Room

Care and comfort, just steps away.



## Senior Citizen Space

Comfort, connection, & calm for golden years.



Welcome to

# THE MĀRQ

Iconic, By Nature





# Floor Plans

# TOWER-A

## Typical Floor Plan With Service Personnel Unit

3 BHK-A  
SERVICE PERSONNEL  
RERA CARPET AREA  
**1386.51 SQ. Ft.**  
(128.81 SQ.M.)

3 BHK-B  
RERA CARPET AREA  
**1287.59 SQ. Ft.**  
(119.62 SQ.M.)

3 BHK-B'  
RERA CARPET AREA  
**1288.99 SQ. Ft.**  
(119.75 SQ.M.)

4 BHK  
RERA CARPET AREA  
**1785.75 SQ. Ft.**  
(165.90 SQ.M.)

**02**  
**3BHK-B**



**01**  
**3BHK-B'**



**03**  
**3BHK-A**  
(Service Personnel)

**04**  
**4BHK**



# TOWER-A

## First Floor Unit Plan

3 BHK-A  
 RERA CARPET AREA  
**1333.12 SQ. FT. (123.85 SQ.M.)**  
 EXTENDED BALCONY AREA  
**519.58 SQ. FT. (48.27 SQ.M.)**

3 BHK-B  
 RERA CARPET AREA  
**1287.59 SQ. FT. (119.62 SQ.M.)**  
 EXTENDED BALCONY AREA  
**517.86 SQ. FT. (48.11 SQ.M.)**

3 BHK-B'  
 RERA CARPET AREA  
**1288.99 SQ. FT. (119.75 SQ.M.)**  
 EXTENDED BALCONY AREA  
**71.73 SQ. FT. (6.66 SQ.M.)**

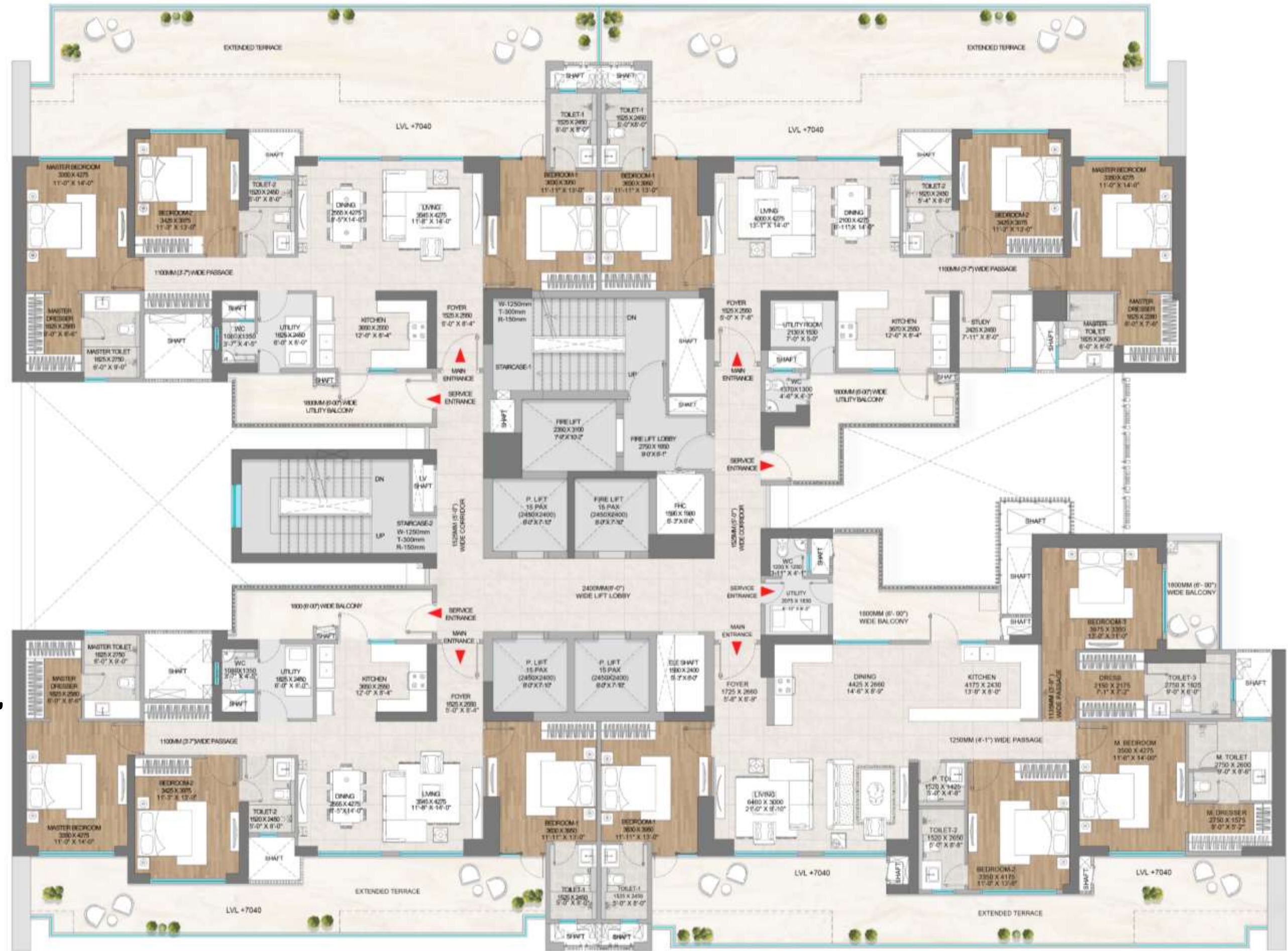
4 BHK  
 RERA CARPET AREA  
**1785.75 SQ. FT. (165.90 SQ.M.)**  
 EXTENDED BALCONY AREA  
**131.11 SQ. FT. (12.18 SQ.M.)**

**02**  
**3BHK-B**

**01**  
**3BHK-B'**

**03**  
**3BHK-A**

**04**  
**4BHK**



# TOWER-A

## Typical Unit Plan

3 BHK-A  
RERA CARPET AREA  
1333.12 SQ. Ft.  
(123.85 SQ.M.)

3 BHK-B  
RERA CARPET AREA  
1287.59 SQ. Ft.  
(119.62 SQ.M.)

3 BHK-B'  
RERA CARPET AREA  
1288.99 SQ. Ft.  
(119.75 SQ.M.)

4 BHK  
RERA CARPET AREA  
1785.75 SQ. Ft.  
(165.90 SQ.M.)

02  
3BHK-B

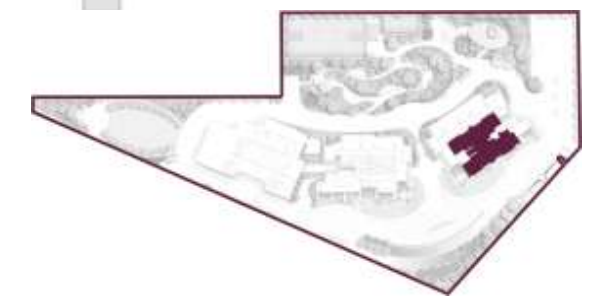


01  
3BHK-B'



03  
3BHK-A

04  
4BHK



# TOWER-B

## Typical Unit Plan

3 BHK-A  
 RERA CARPET AREA  
**1333.12 SQ. Ft.**  
 (123.85 SQ.M.)

3 BHK-B  
 RERA CARPET AREA  
**1287.59 SQ. Ft.**  
 (119.62 SQ.M.)

3 BHK-B'  
 RERA CARPET AREA  
**1288.99 SQ. Ft.**  
 (119.75 SQ.M.)

4 BHK  
 RERA CARPET AREA  
**1785.75 SQ. Ft.**  
 (165.90 SQ.M.)

**02**  
**3BHK-A**

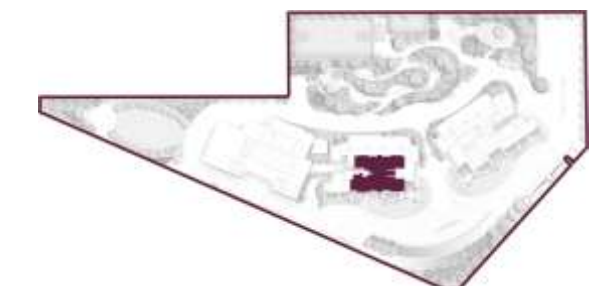


**01**  
**4BHK**



**03**  
**3BHK-B**

**04**  
**3BHK-B'**

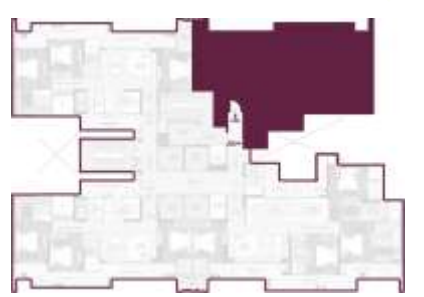


# TOWER-A 3BHK-A

SALEABLE AREA  
2475 SQ. Ft.  
(229.93 SQ. M.)

RERA CARPET AREA  
1333.12 SQ. Ft.  
(123.85 SQ.M.)

BALCONY AREA  
504.29 SQ. Ft.  
(46.85 SQ.M.)

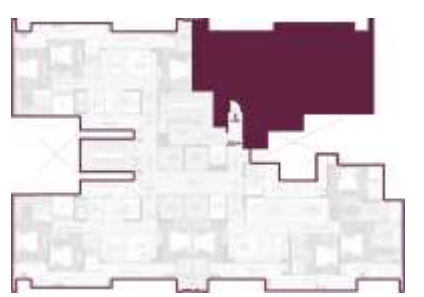


# TOWER-A 3BHK-A (Service Personnel)

SALEABLE AREA  
2490 SQ. Ft.  
231.32 (SQ. M.)

RERA CARPET AREA  
1386.51 SQ. Ft.  
(128.81 SQ.M.)

BALCONY AREA  
504.29 SQ. Ft.  
(46.85 SQ.M.)



# TOWER-A 3BHK-B

SALEABLE AREA

**2375 SQ. Ft.**

**220.64 (SQ. M.)**

RERA CARPET AREA

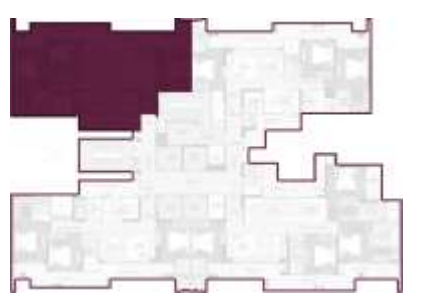
**1287.59 SQ. Ft.**

**(119.62 SQ.M.)**

BALCONY AREA

**485.99 SQ. Ft.**

**(45.15 SQ.M.)**

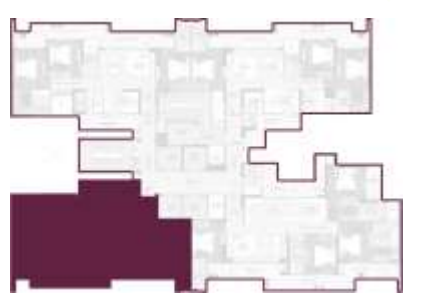


# TOWER-A 3BHK-B'

SALEABLE AREA  
**2375 SQ Ft.**  
**220.64 (SQ. M.)**

RERA CARPET AREA  
**1288.99 SQ. Ft.**  
**(119.75 SQ.M.)**

BALCONY AREA  
**485.99 SQ. Ft.**  
**(45.15 SQ.M.)**



# TOWER-A 4BHK

SALEABLE AREA

3295 SQ. Ft.

306.11 (SQ. M.)

RERA CARPET AREA

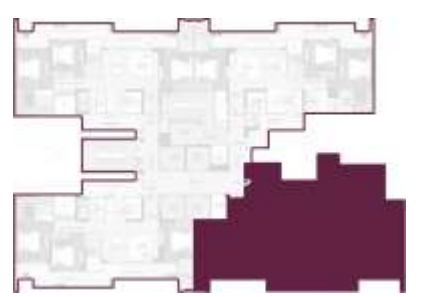
1785.75 SQ. Ft.

(165.90 SQ.M.)

BALCONY AREA

644.23 SQ. Ft.

(59.85 SQ.M.)



# Specifications

Experience the pinnacle of refined living with our meticulously crafted plush residences. Each home is a masterpiece of design and functionality, featuring:



VRV/ VRF Air Conditioning



Luxury tiles in living / dining / foyer / passage



All bedrooms / dress area laminated wooden flooring



Digital main door lock



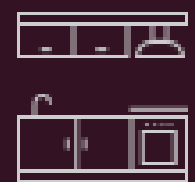
External glazing - Aluminum frames with toughened glass & mosquito mesh in living/ dining/ kitchen/ all bedrooms



Internal doors - laminated flush door/ factory made modular flush doors & door frames



Video door phone



Modular Kitchen



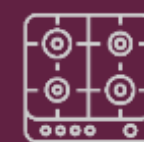
Instant Geyser



Washing Machine



Chimney



Hob



In built microwave and oven



Refrigerator



Sink With Faucet



Provision for piped gas supply

## Price

₹17,000/SQ. FT. + PLC + GST



# Payment Plan

PAYMENT PLAN (30:40:30)	
PARTICULARS	%AGE OF SV
On Application (Booking Amount)	25 lacs
On or Within 15 days of Application	10% less Application Amount
On or Within 90 days of Application	10%
On or Within 150 days of Application	10%
On Start of 22nd Floor roof slab	15%
On Start of 45th Floor Roof Slab	25%
On Completion of Floor Internal plaster of tower	15%
On Application of OC	10%
On offer of possession	5%

\* Post 10% payment, Agreement is mandatory.





# Welcome To Elevated Living With Elegance

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