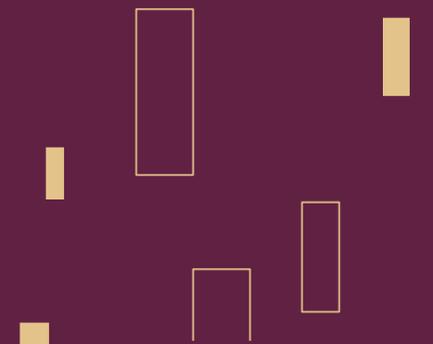


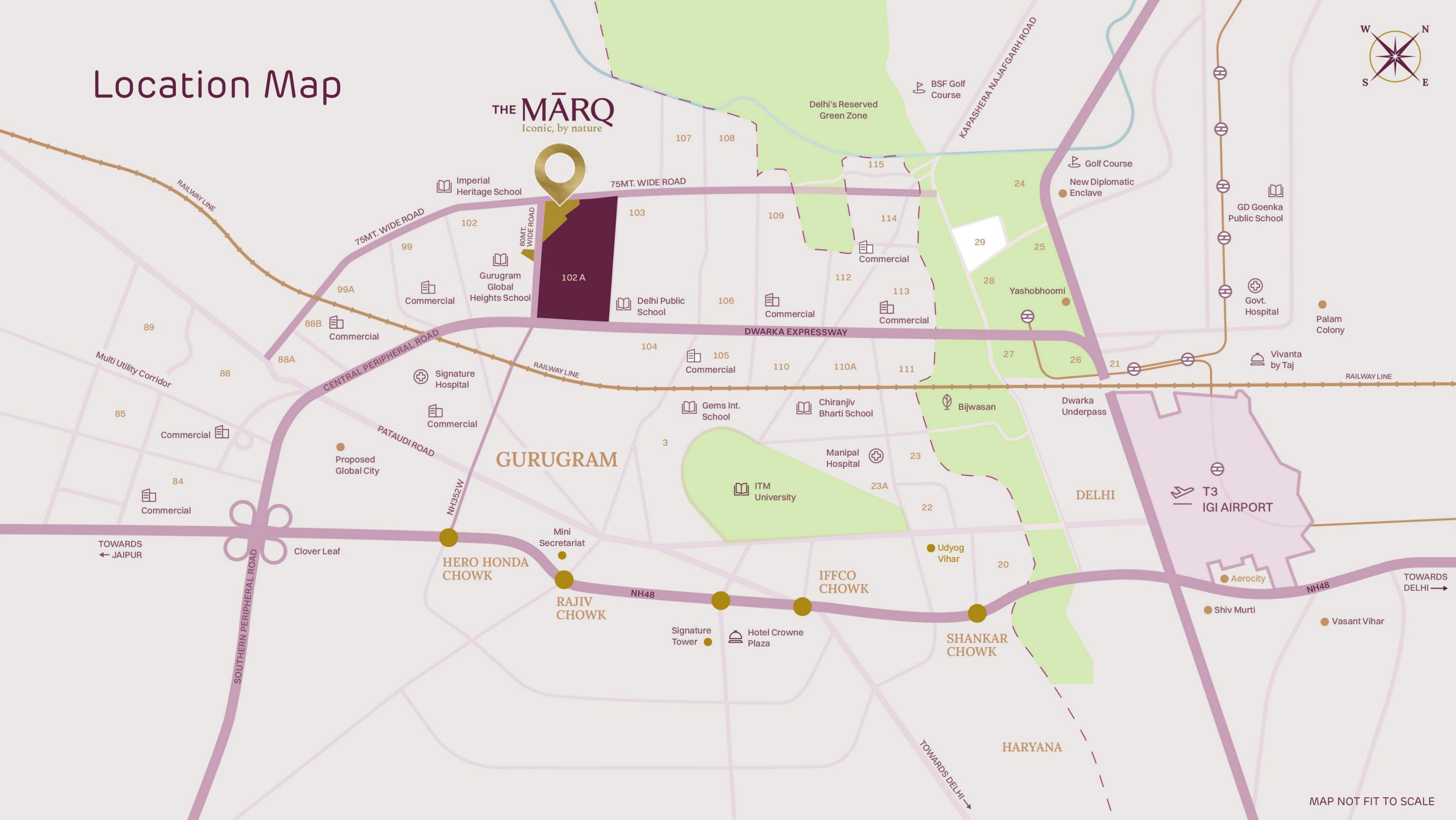
PRESENTING

THE MĀRQ

Iconic By Nature



# Location Map



**THE MĀRQ**  
Iconic, by nature



102 A

**GURUGRAM**

**T3 IGI AIRPORT**

**HARYANA**

MAP NOT FIT TO SCALE

# Why Dwarka Expressway?



## Unmatched Connectivity & Infrastructure

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



## Premium Real Estate Growth Corridor

- Emerging growth corridor for Grade-A Residential & Commercial developments.
- Higher Capital appreciation potential compared to mature Gurugram sectors.
- Proximity to business hubs, Global City & upcoming IT-SEZs.
- Close proximity to DDA Golf Course, Diplomatic Enclave II & Bharat Vandana Park.



## Future Ready Urban Planning

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

# Elevated Living, Redefined

 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



 Signature Hospital

 Proposed Metro

 Sheetla Mata Hospital & College

 Platinum Tower

 Joyville

 DPS School

 Adani M2K Oyster Greens

 Adani M2K Oyster Grande

 Playbarn School & Daycare

 Adani M2K Oyster Arcade

 Prime Scholar School

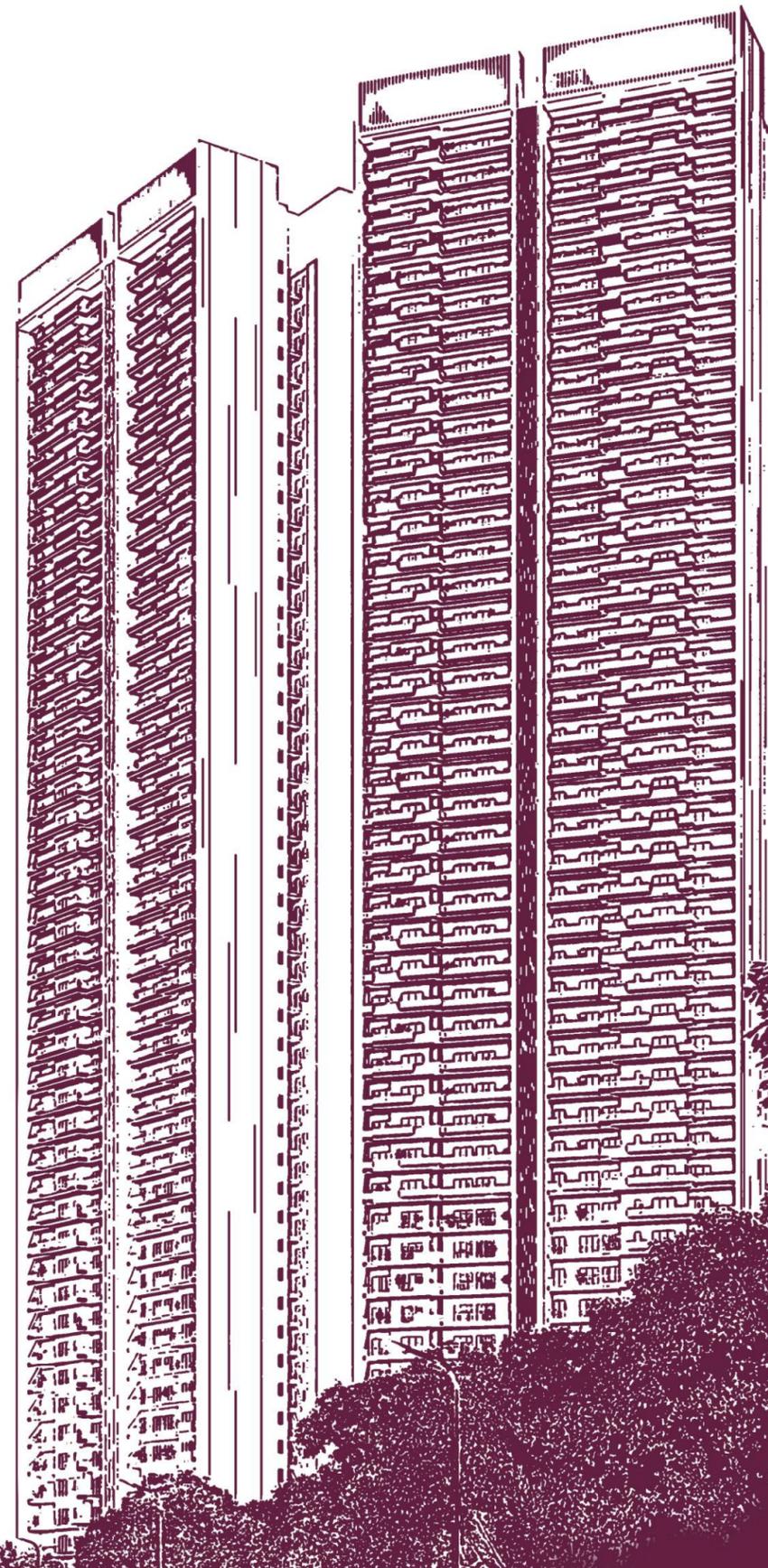
 Imperial Gardens

 Imperial Heritage School

 Satya Hive

INTRODUCING

# A Higher Perspective On Fine Living!



# Master Plan



Artistic Impression

- |                         |                        |                      |                          |
|-------------------------|------------------------|----------------------|--------------------------|
| 1. Residential Entry    | 7. Tower Drop-off      | 13. Event Lawn       | 19. Multipurpose Court   |
| 2. Residential Exit     | 8. Club Drop-off       | 14. Amphitheatre     | 20. Children's Play Area |
| 3. Club Vehicular Entry | 9. Entrance Canopy     | 15. Pet Park         | 21. Senior Citizen Area  |
| 4. Club Vehicular Exit  | 10. Shallow Waterbody  | 16. Gazebo           | 22. Reflexology Path     |
| 5. Services Yard        | 11. Connecting Pathway | 17. Seating          | 23. Rolling Mounds       |
| 6. Guard Room           | 12. Alfresco Seating   | 18. Pickleball Court |                          |





# Grand Entrance To The Clubhouse

# 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



**NO 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

# Sports Amenities - Outdoor

## Multipurpose Court

Game, set, match.



## Pickleball Court

The new favorite on court.



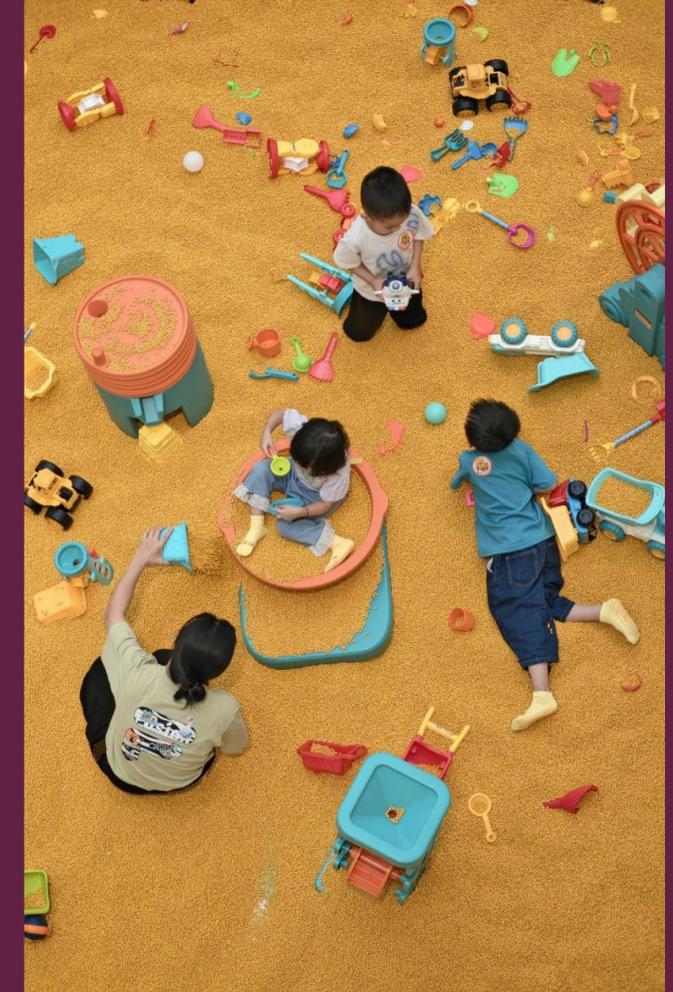
## Outdoor Half Olympic Pool

Where every lap feels liberating

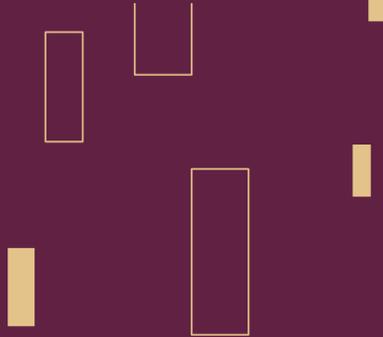


## Kids Play Area

Big fun for little explorers.



# Sports Amenities - Indoor



## Snooker/Pool Table

Made for joy to stick around.



## Foosball

Fast hands. Fierce goals.  
Endless fun.



## Squash Court

Where your crew turns game  
into glory.



## Indoor Badminton

Smash, sprint, and soar with  
every rally.



# Sports Amenities - Indoor

## Table Tennis

Tiny table but massive competition



## Dartboard

Aim Sharp. Play Hard



## Air Hockey

Where reflexes rule and laughter echoes.



## Carrom

Hit. Pocket. Celebrate.



# Wellness Amenities

## Yoga and Meditation

Stretch. Breathe. Center yourself.



## Aerobics

High energy, feel-good moves.



## Spa Room

Relax, detox, and rejuvenate naturally.



## Gymnasium

Lift, sweat, repeat your goals await.



# Community Living Amenities

## Mini Theater

Lights, sound, & stories that come alive.



## Business Centre with VC Facility

Seamless meetings & smart workspaces.



## Restaurant & Cafe

Sip, relax, and savor the moment.



## Library

Quiet corners filled with endless stories.



# Community Living Amenities

## Medical Room

Care and comfort, just steps away.



## Senior Citizen Space

Comfort, connection, & calm for golden years.



# TOWER A

## Typical Unit Plan Service Personnel

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

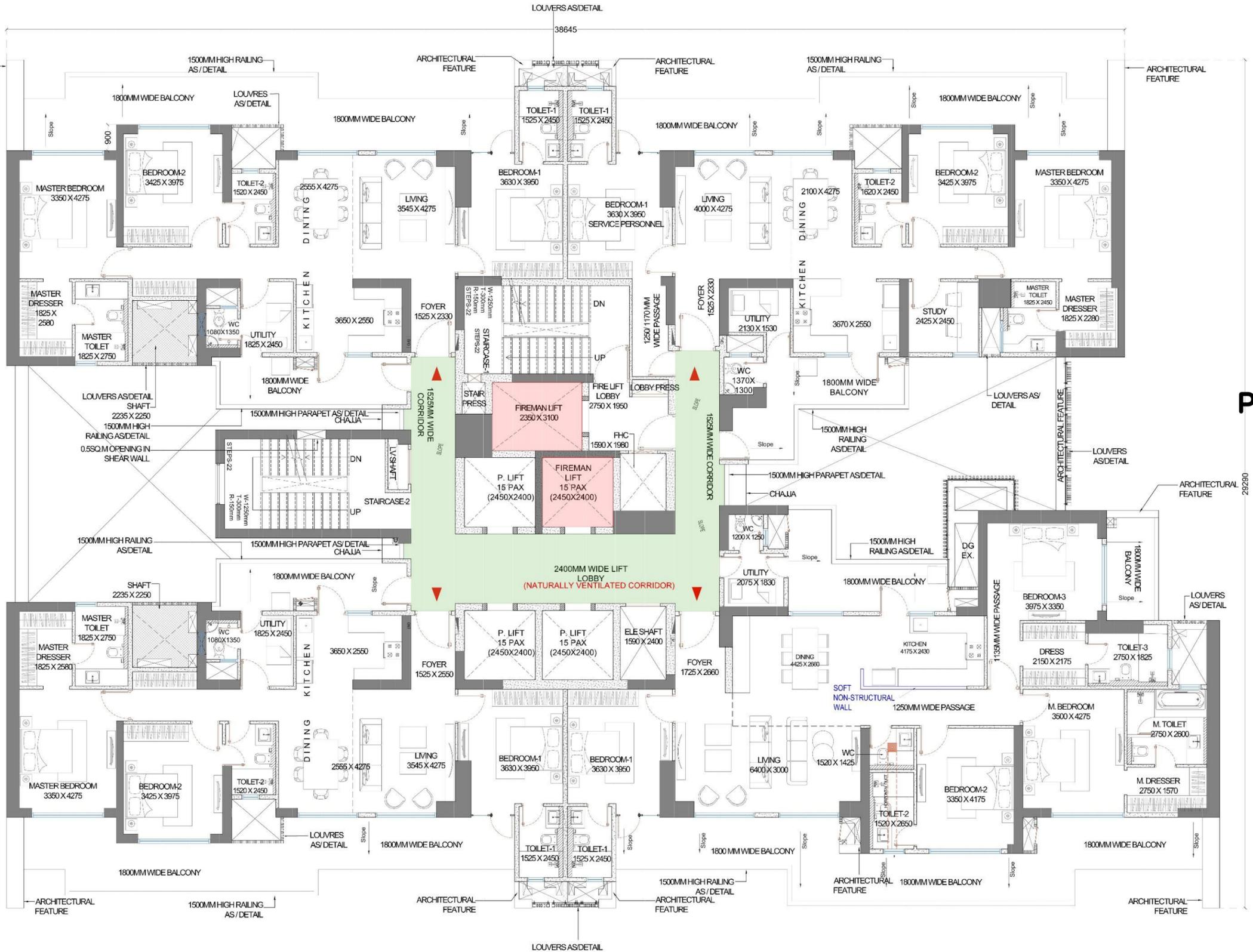
3 BHK -B  
RERA CARPET AREA  
**1287.59 SQ. Ft.**  
(119.62 SQ.M.)

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.)

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.)

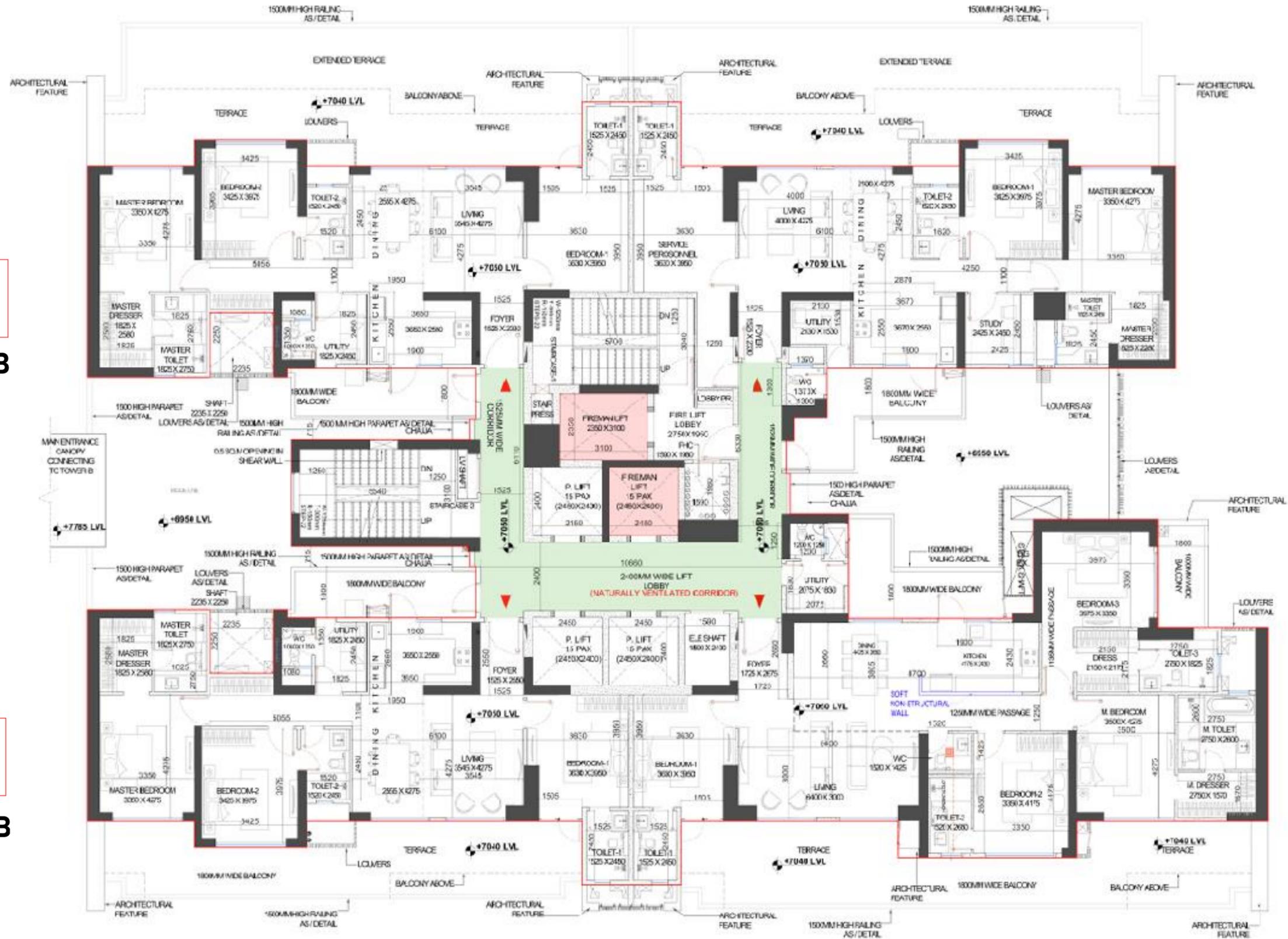
4 BHK  
 RERA CARPET AREA  
 1785.75 SQ. Ft.  
 (165.90 SQ.M.)

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

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

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

**04**  
**4BHK**



# TOWER 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.)

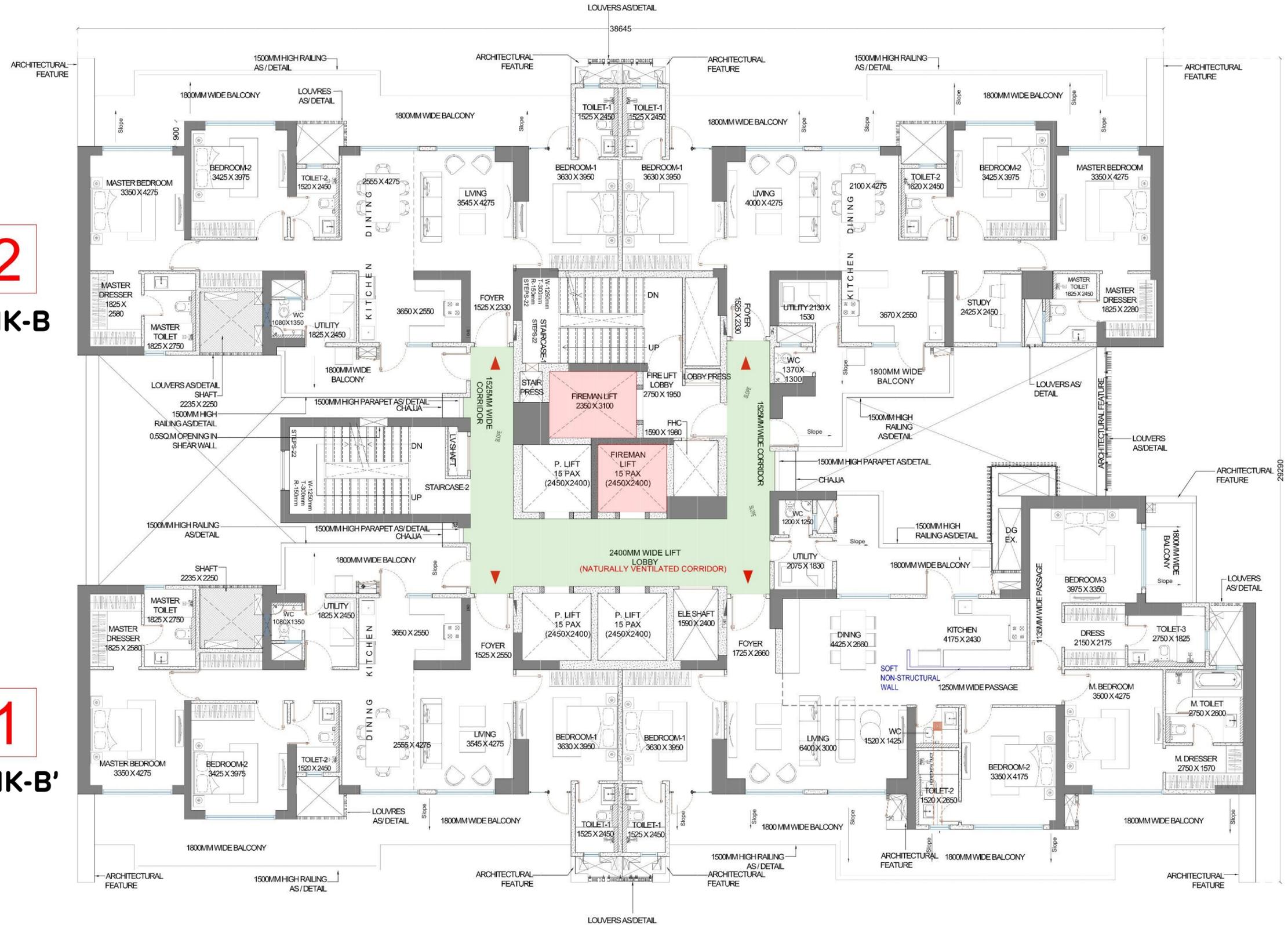
4 BHK  
 RERA CARPET AREA  
 1785.75 SQ. Ft.  
 (165.90 SQ.M.)

**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.)

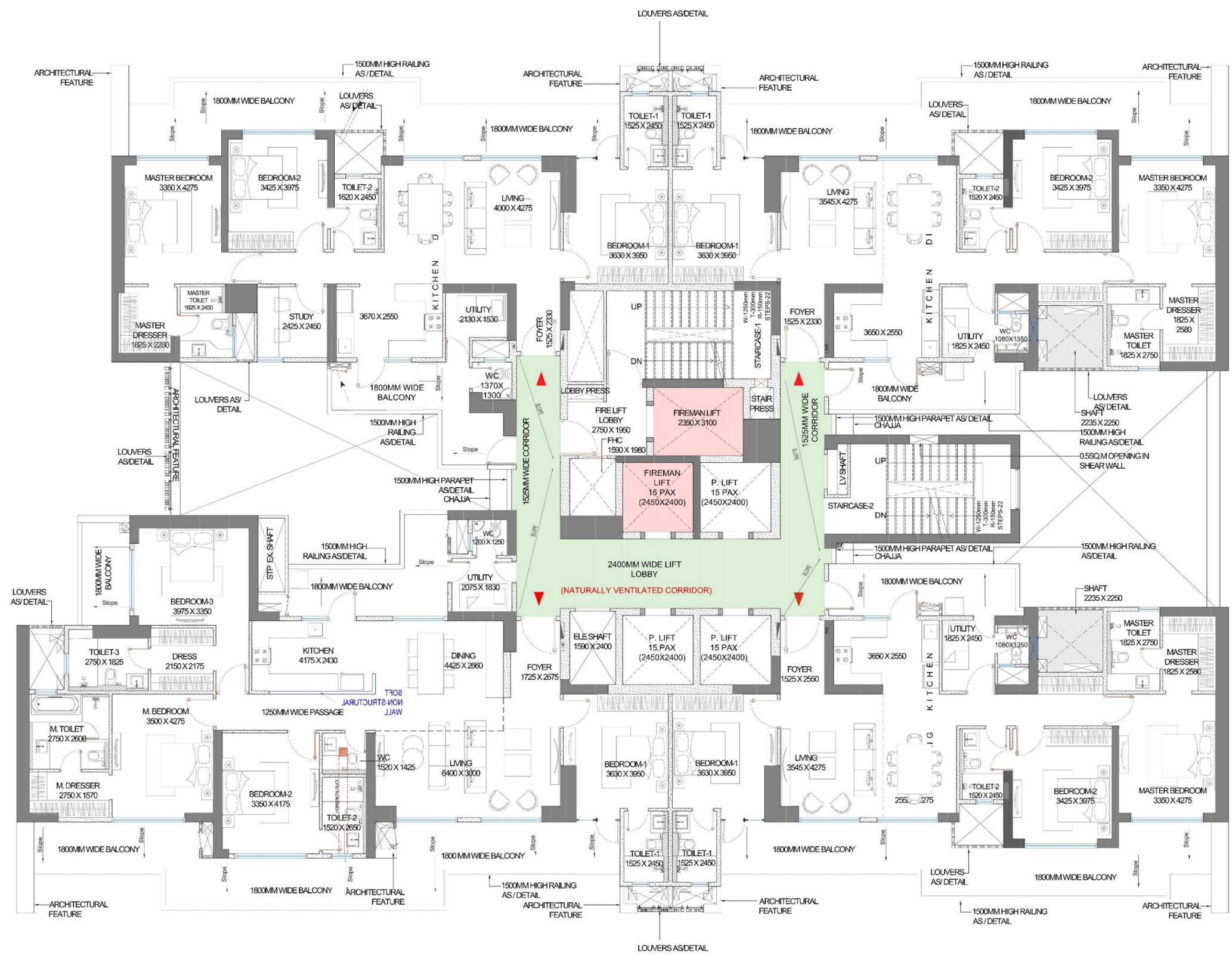
4 BHK  
 RERA CARPET AREA  
 1785.75 SQ. Ft.  
 (165.90 SQ.M.)

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

**01**  
**4BHK**

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

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

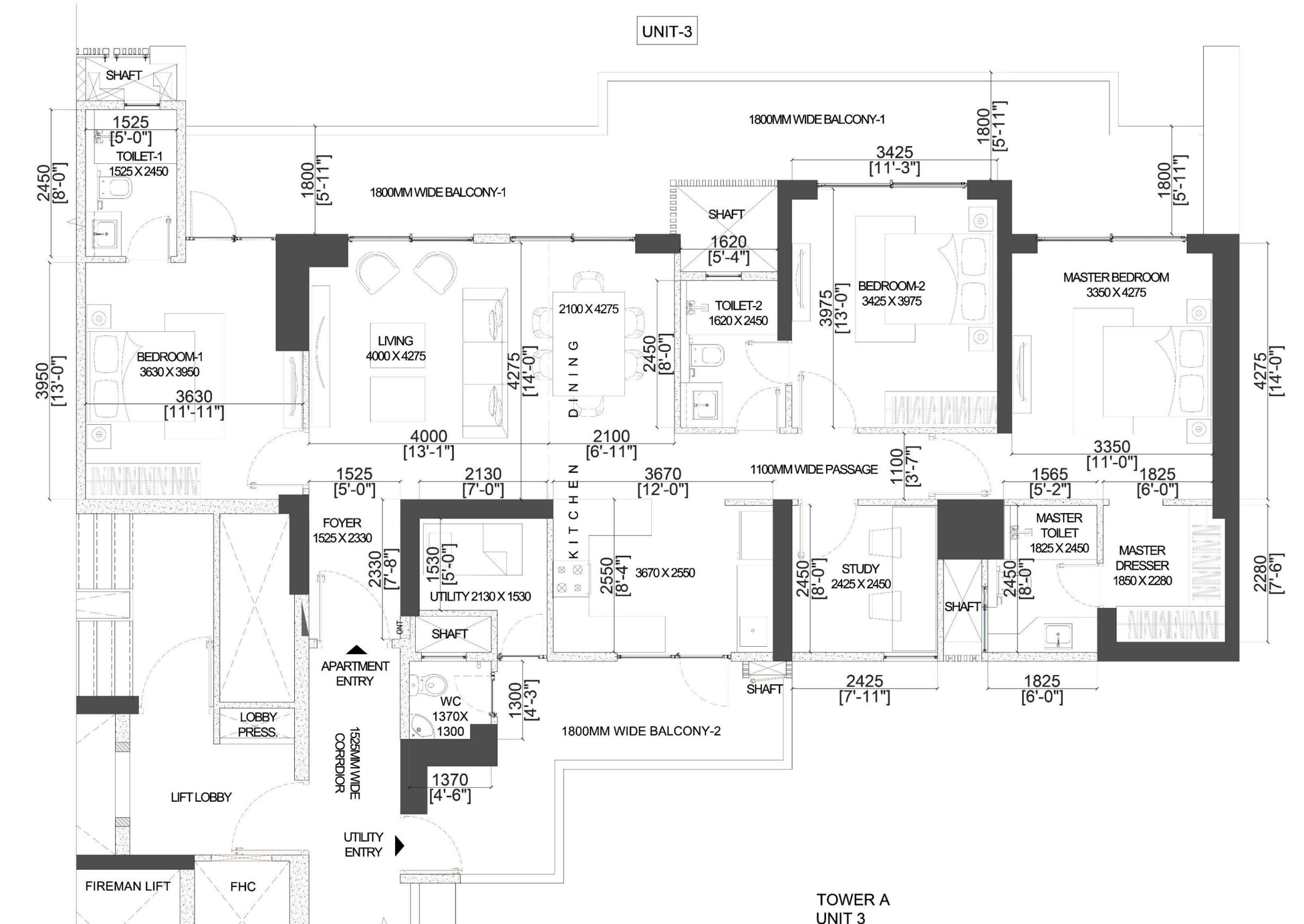


# 3BHK A

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  
UNIT 3  
3BHK-A (3 BHK+STUDY WITH UTILITY ROOM UNIT PLAN)



# 3BHK B

SALEABLE AREA

2375 SQ. Ft.

220.64 (SQ. M.)

RERA CARPET AREA

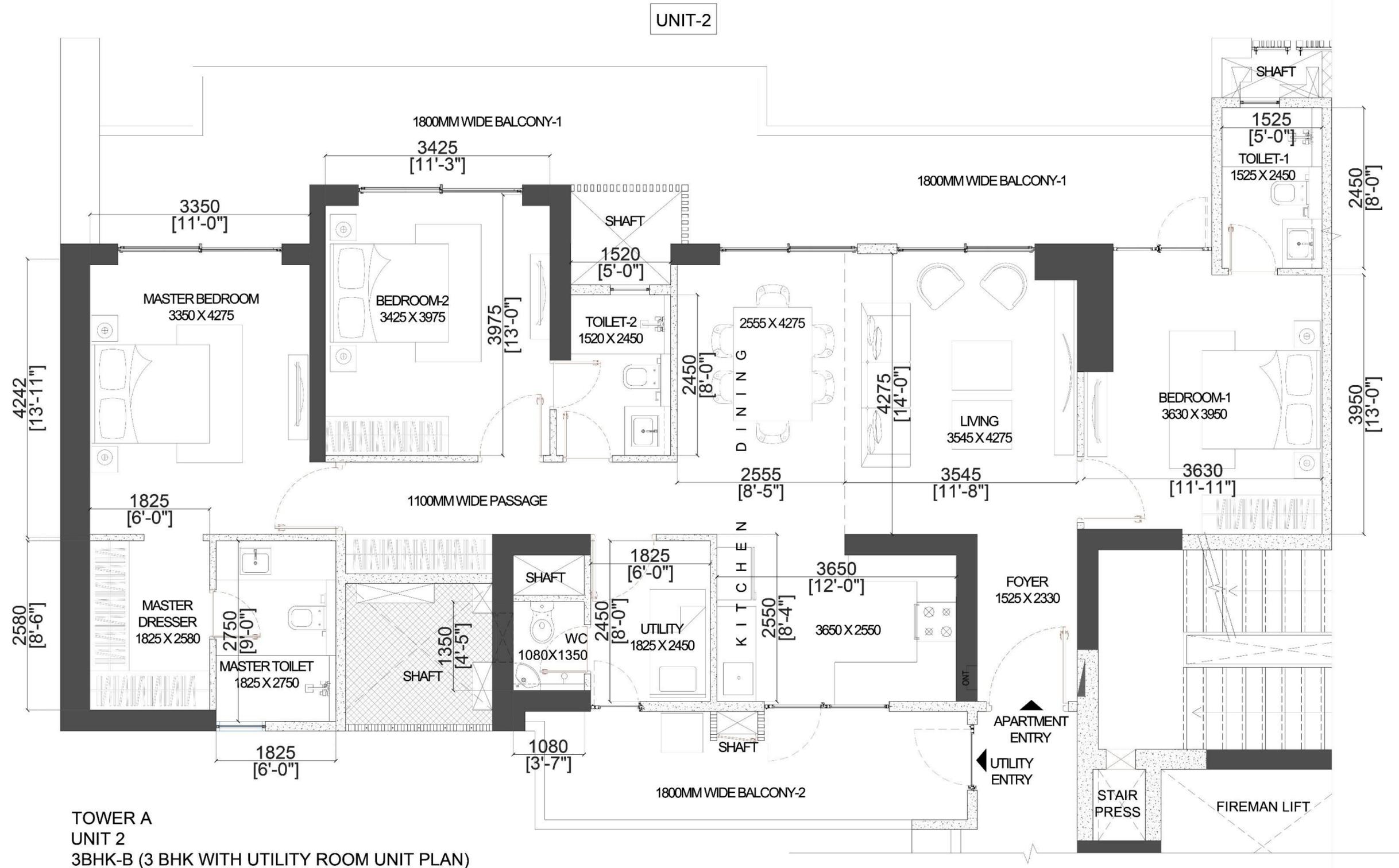
1287.59 SQ. Ft.

(119.62 SQ.M.)

BALCONY AREA

485.99 SQ. Ft.

(45.15 SQ.M.)



# 3BHK B'

SALEABLE AREA

2375 SQ. Ft.

220.64 (SQ. M.)

RERA CARPET AREA

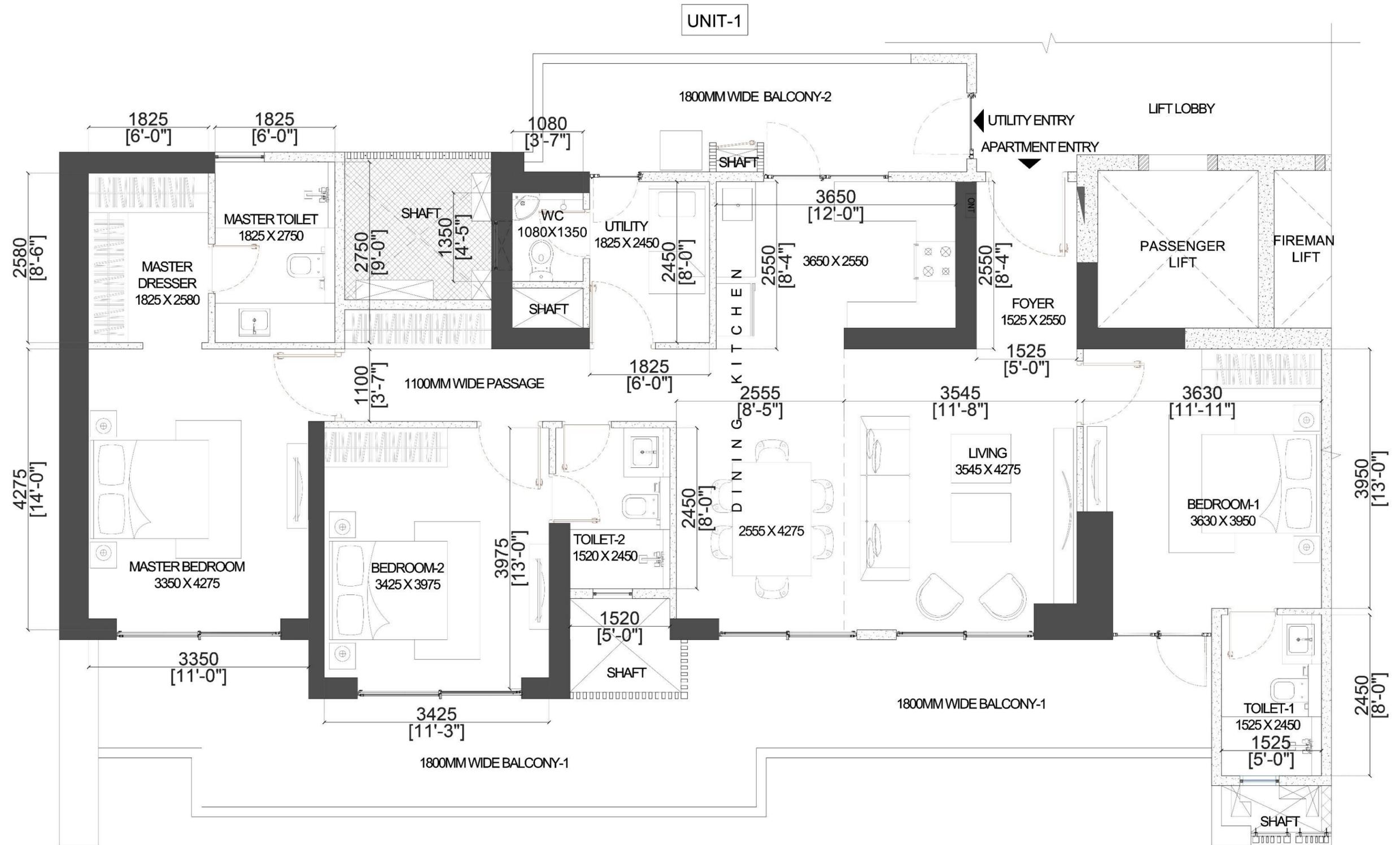
1288.99 SQ. Ft.

(119.75 SQ.M.)

BALCONY AREA

485.99 SQ. Ft.

(45.15 SQ.M.)



TOWER A  
UNIT 1  
3BHK-B' (3 BHK WITH UTILITY ROOM UNIT PLAN)

# 4BHK

SALEABLE AREA

3295 SQ. Ft.

306.11 (SQ. M.)

RERA CARPET AREA

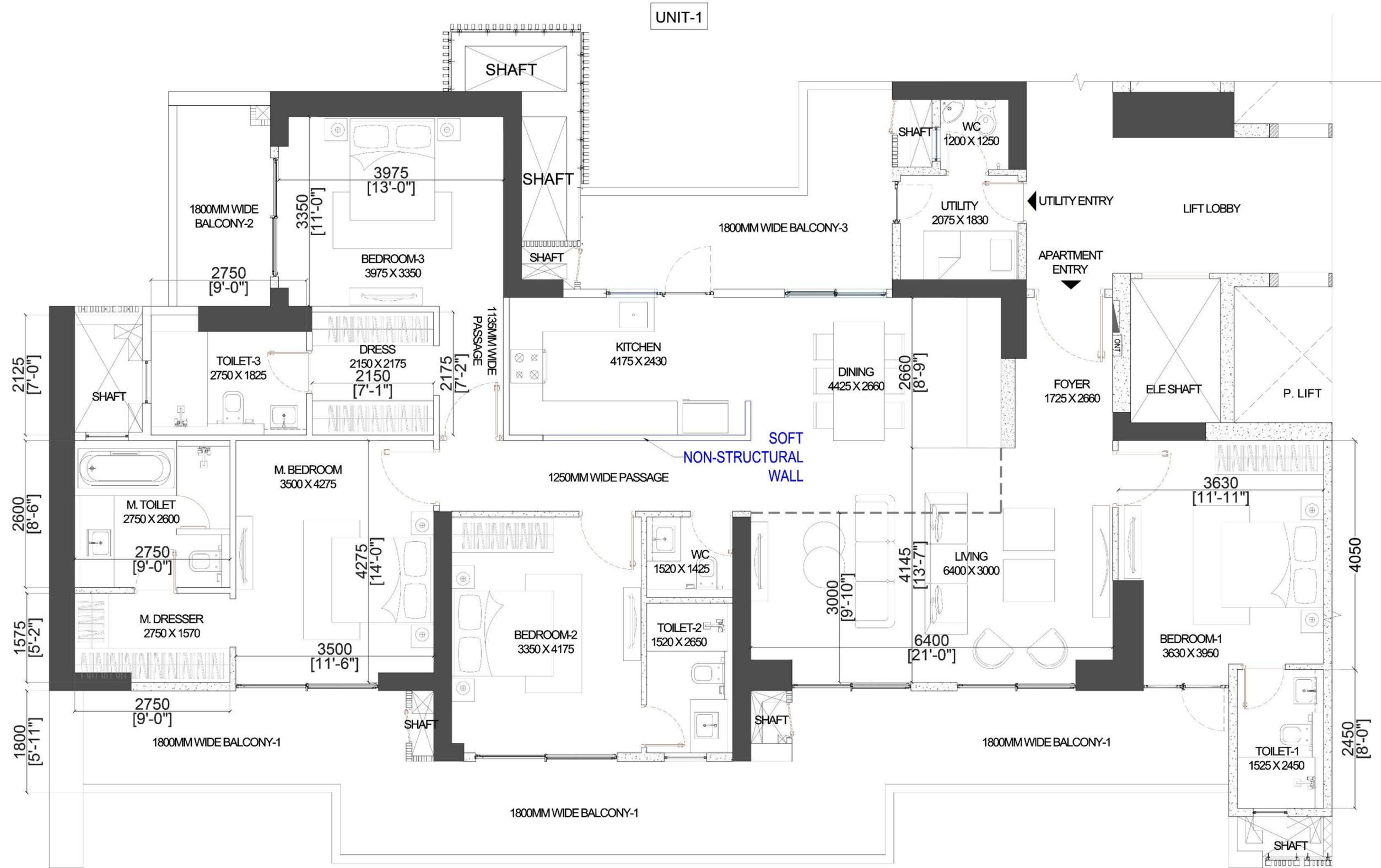
1785.75 SQ. Ft.

(165.90 SQ.M.)

BALCONY AREA

644.23 SQ. Ft.

(59.85 SQ.M.)



TOWER B  
UNIT 1  
4BHK (4 BHK WITH POWDER+ UTILITY ROOM UNIT PLAN)

# 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 with heating and cooling



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



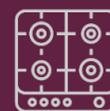
Instant Geyser



Washing Machine



Chimney



Hob



In built microwave and oven



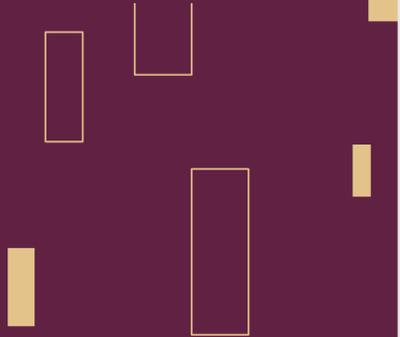
Refrigerator



Sink With Faucet



Provision for piped gas supply



# Welcome

# To A Higher Standard Of Living

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