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 MARQUIS
IN  IGNIA





INSIGNIA

THE CREST OF OPULENCE

Unraveling a marvelous realm where unparalleled craftsmanship combines with the symphony of grandeur and innovation. Marquis Insignia has arrived.

Insignia, an emblem reflecting the opulent status and extraordinary endeavours in life while ushering in a culture of sophisticated and magnificent living, Marquis Insignia aims to provide a unique symbol that embodies all that defines your suave and elite status. Your luxury residences are now the badge of prestige and distinction lining every layer of its architectural brilliance and extraordinary interiors. Marquis Insignia is truly the Crest Of Opulence.



INSIGNIA

THE CREST OF OPULENCE

Combining the essence of grandeur and craftsmanship for an unparalleled experience in luxury lifestyle, Marquis unveils its latest masterpiece: Insignia.

THE GATEWAY

The gates to Insignia epitomizes spectacular living. As the grand doors swing open, a breathtaking spectacle unfolds, revealing a meticulously designed lobby that exudes sophistication and charm. The entire scene captures the essence of luxury with its sleek architecture and lavish detailing.





MARCHING INTO
EXQUISITE SPLENDOUR

Step into grandeur as the lobby gives you a brief glimpse into an inexplicable world of luxury living.



RAISING THE LUXURY QUOTIENT

Our designer elevator prioritizes both aesthetics and safety, adhering to the highest industry standards, and equipped with advanced safety features ensuring a smooth and convenient journey. With our elevator, every ascent is not just a vertical journey but a transcendent experience, where elegance, craftsmanship, and technological innovation converge to redefine luxury living.



INCREDULOUSLY LAVISH
AVENUES

Graceful passageways invite you to embark on the journey towards your future. The seamless fusion of class and grandeur welcomes you as you emerge from the elevators, exuding a sleek elegance reminiscent of a luxurious 5-star hotel.





LOUNGE OF INDULGENCE

The elegantly modern apartment adorned with large French doors leading to the balcony is complemented by jewel tones and lavish furnishings. Ambient light fixtures highlight this space which has been designed for comfort, style and indulgence. The balcony offers a panoramic view of the city skyline adding a touch of sophistication to the living room.





PALATIAL CHAMBER SUITES

The bedroom exudes luxury and cozy comfort. The lighting and elegant decor enhance the ambience while ample space and meticulous attention to detail ensure a retreat for relaxation.

URBANE CULINARY
& DINING EXPERIENCE

The thoughtful layouts and spaciousness of the kitchen and dining create a perfect space for gathering. Our kitchen and dining space combines cutting-edge design with high-end appliances and exquisite finishings. From sleek countertops to top-line furnishings every element is beautifully curated for functionality and style.

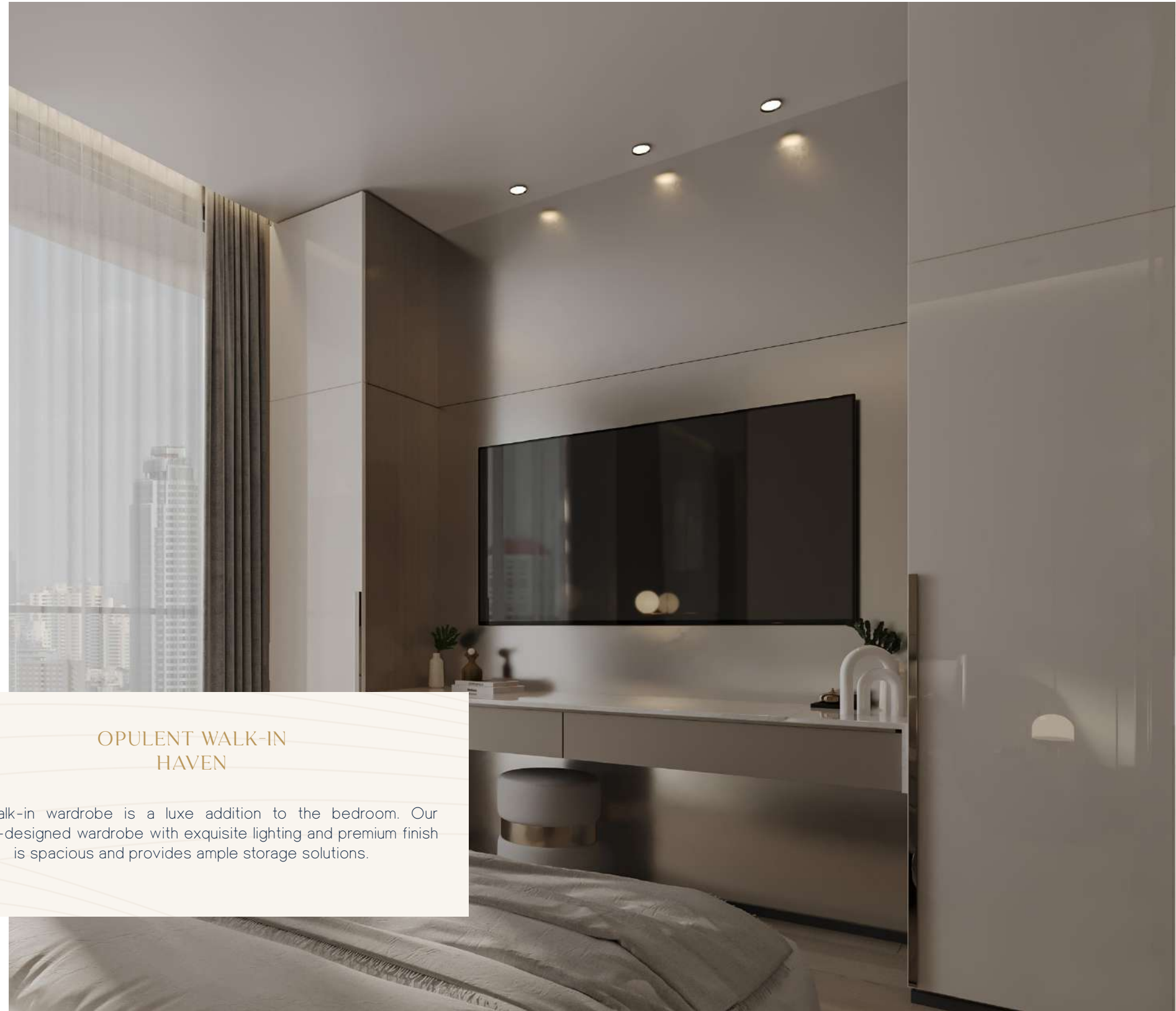




LUXURY SERENITY IN SOLACE

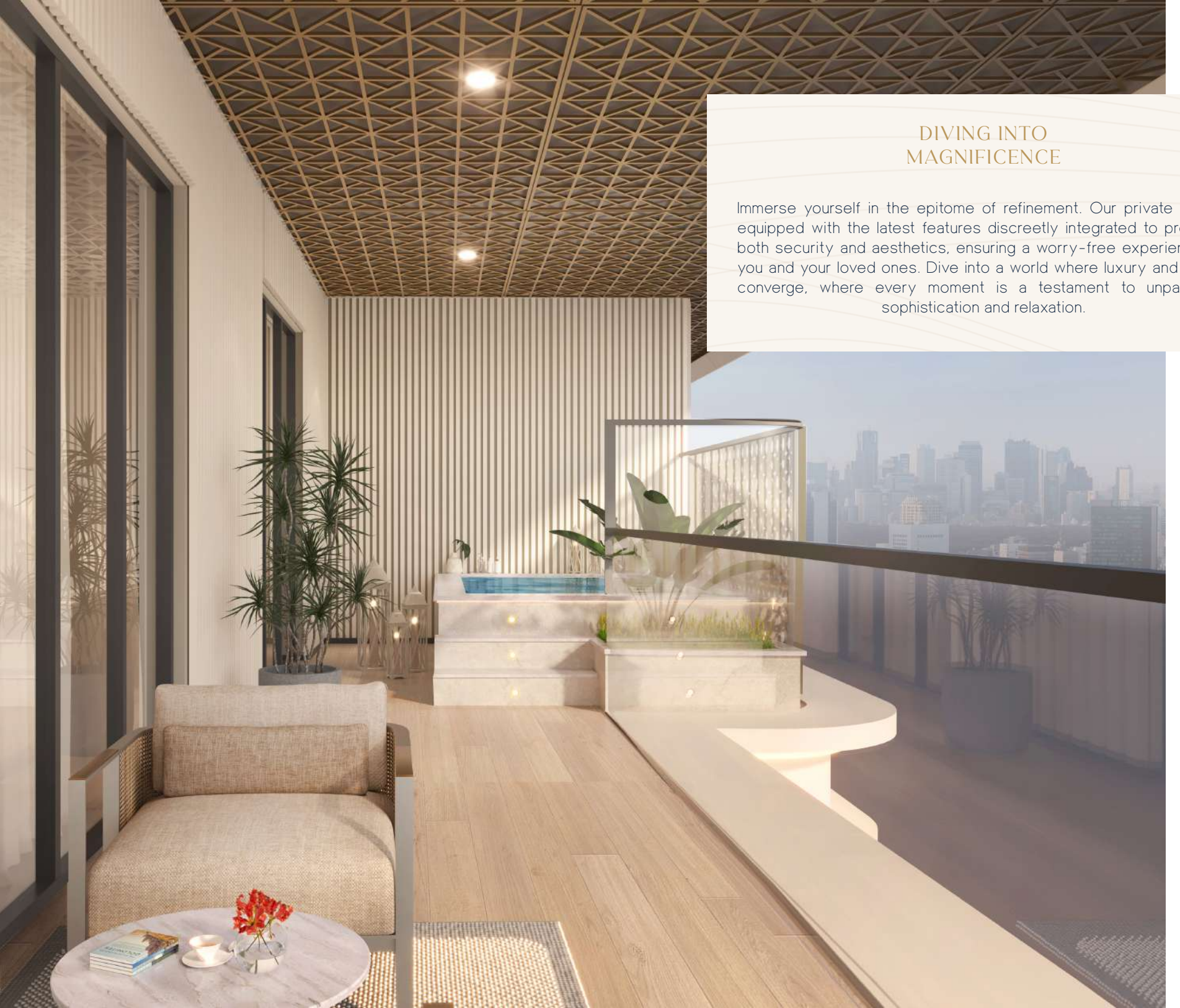
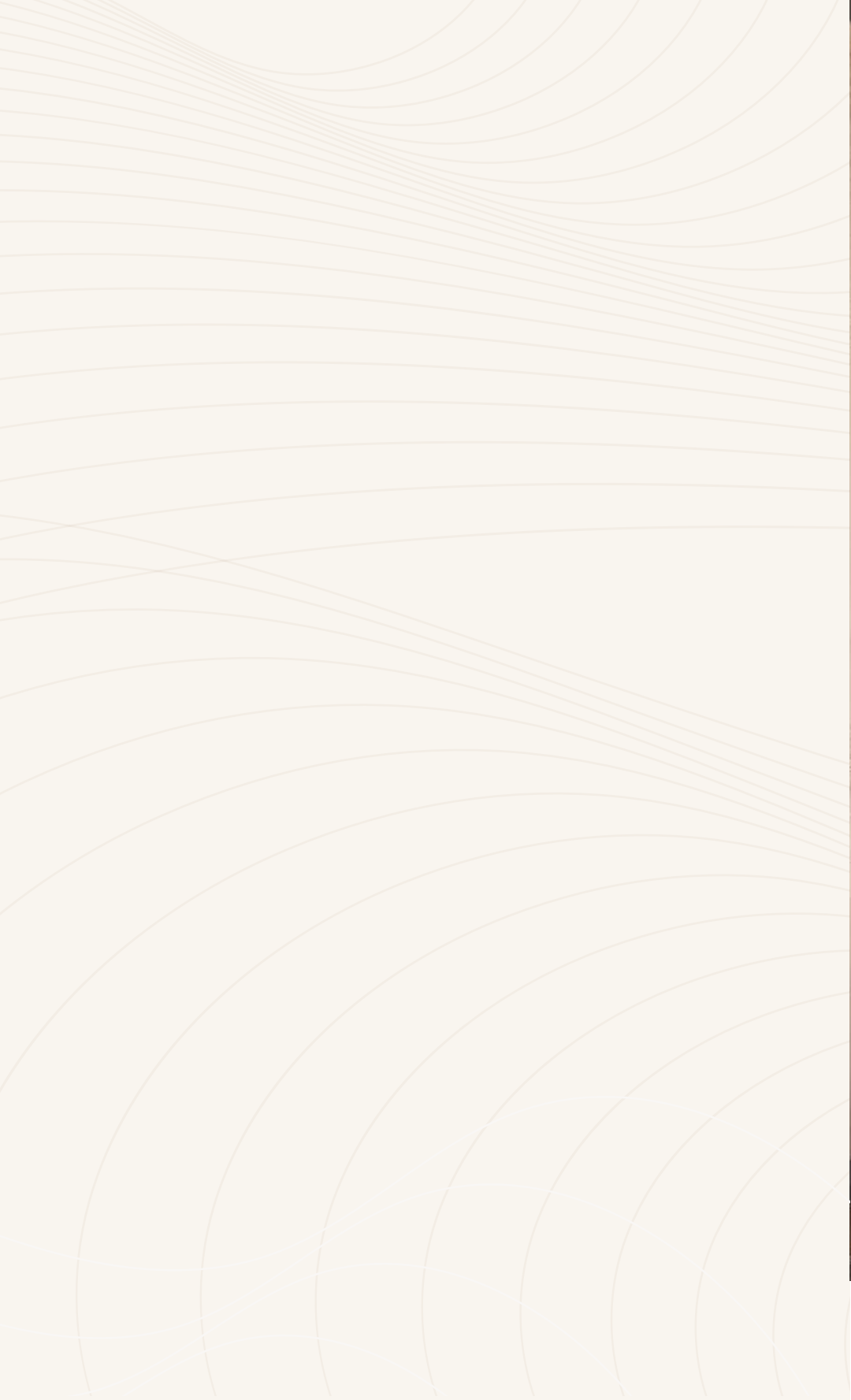
Adorned with premium fixtures and sophisticated design our bathrooms are the definition of indulgence. The luxurious soaking tubs and dedicated shower are every detail is an expo of opulence inviting relaxation and rejuvenation.





OPULENT WALK-IN HAVEN

The walk-in wardrobe is a luxe addition to the bedroom. Our custom-designed wardrobe with exquisite lighting and premium finish is spacious and provides ample storage solutions.



DIVING INTO MAGNIFICENCE

Immerse yourself in the epitome of refinement. Our private pool is equipped with the latest features discreetly integrated to preserve both security and aesthetics, ensuring a worry-free experience for you and your loved ones. Dive into a world where luxury and leisure converge, where every moment is a testament to unparalleled sophistication and relaxation.



ONE ELOQUENT HALL TO RULE THEM ALL

An opulent enclave that embraces versatility. Designed to accommodate diverse needs, this elegant space seamlessly marries grandeur with adaptability. Whether hosting grand celebrations, corporate gatherings, wellness retreats, or cultural events, this sophisticated venue exudes an air of refinement while catering to your diverse needs.

OUTDOOR HAVEN

Host intimate soirées, and celebrations, or simply enjoy quality time with friends and family amidst the backdrop of luxury. At Marquis, the outdoor seating areas are more than just spaces—they are curated havens for guests seeking a perfect blend of luxury, comfort, and natural splendour. Experience unparalleled comfort and the embrace of nature's beauty as you create cherished memories in this captivating outdoor sanctuary.





THE FLOW OF LIFE

Cascading gracefully, the flowing water curtain creates a serene and visually captivating focal point. Its presence not only elevates the aesthetic appeal but also introduces a tranquil ambiance, providing residents with a luxurious and calming living experience.



THE PODIUM OF EDEN

Unwind in the lap of luxury surrounded by the beauty of a rainforest oasis, where the podium's carefully designed landscaping captures the essence of a tropical haven, ensuring a unique and indulgent living experience.





A PARADISE WITHIN

Surrounded by lush greenery and scenic vistas, our meticulously designed Lagoon water canal is a serene escape that invites relaxation and rejuvenation. It's a harmonious blend of nature's beauty inviting you to take a stroll along, sip a refreshing drink or indulge in a captivating book.



ELEGANCE AND INNER PEACE

Marquis offers a holistic approach to well-being. Unwind in comfort on our thoughtfully designed Meditation Deck, where every aspect is designed to enhance your experience. The Meditation Deck aims to provide a secluded haven, fostering a sense of calmness and solitude away from the bustle of everyday life.

YOGA FLOATING DECK

Designed to evoke a sense of peace and tranquility, our floating yoga deck serves as an ideal sanctuary for yoga enthusiasts seeking relaxation and mindfulness. Set against a breathtaking backdrop, our state-of-the-art floating yoga deck offers an unparalleled experience in harmony and relaxation. At Marquis, we aim to provide an immersive escape, allowing you to reconnect with yourself and the beauty of your surroundings.



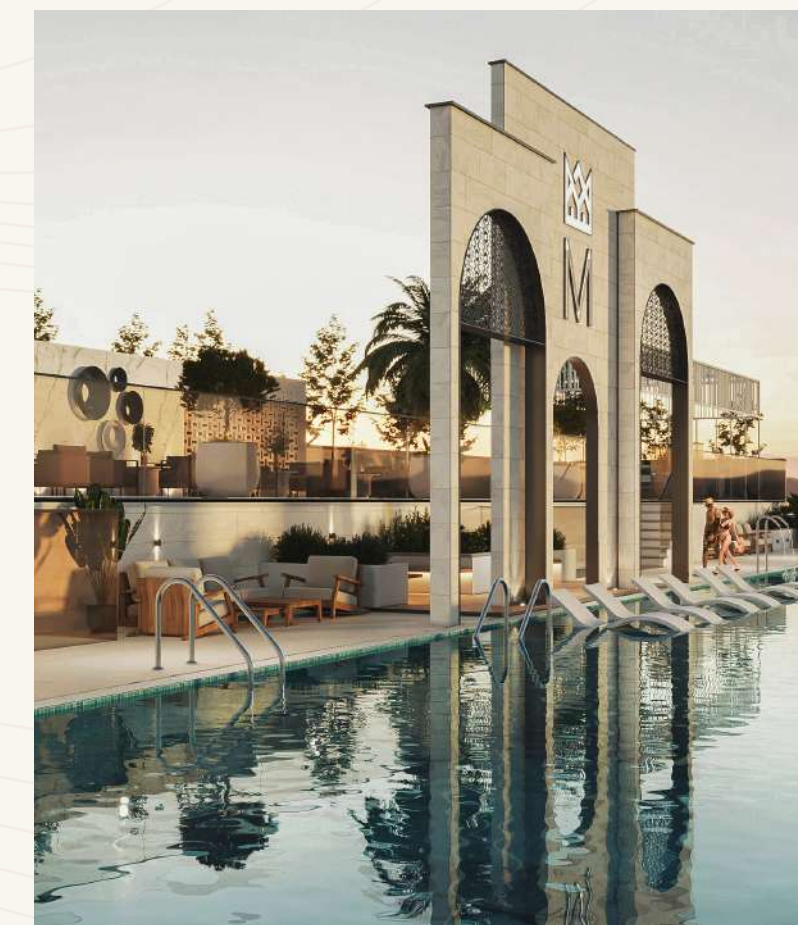
THE LANGUAGE OF PEACE

Experience the art of tranquility within our exclusive silent seating area, where every moment is an invitation to unwind, reflect, and find harmony amidst the luxurious comforts of our apartments. Enveloped in an ambience of calmness and seclusion, our silent seating area invites you to unwind, reflect, and rediscover your inner peace amidst the splendour of nature.



AT THE EDGE OF
THE WORLD

Witness breathtaking views as you immerse yourself in the expansive sights of the Arjan neighbourhood. 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.





LAPS OF LUXURY

Engage your senses amidst the natural beauty surrounding our jogging track and feel invigorated by the fresh air. At Marquis, wellness isn't just an option; it's a way of life. Our jogging track seamlessly integrates into the estate's ethos of holistic living, inviting residents to embrace an active lifestyle amidst unparalleled luxury.

PINNACLE OF DESIGN & PANORAMA

Ascend to our exclusive rooftop sanctuary, a realm of unrivalled elegance and sophistication. Residents can indulge in a symphony of panoramic Dubai vistas, each corner revealing sun-kissed horizons, verdant landscapes, and mesmerizing cityscapes—a captivating tapestry of ever-evolving beauty that enchants the soul.





THIS IS CINEMA

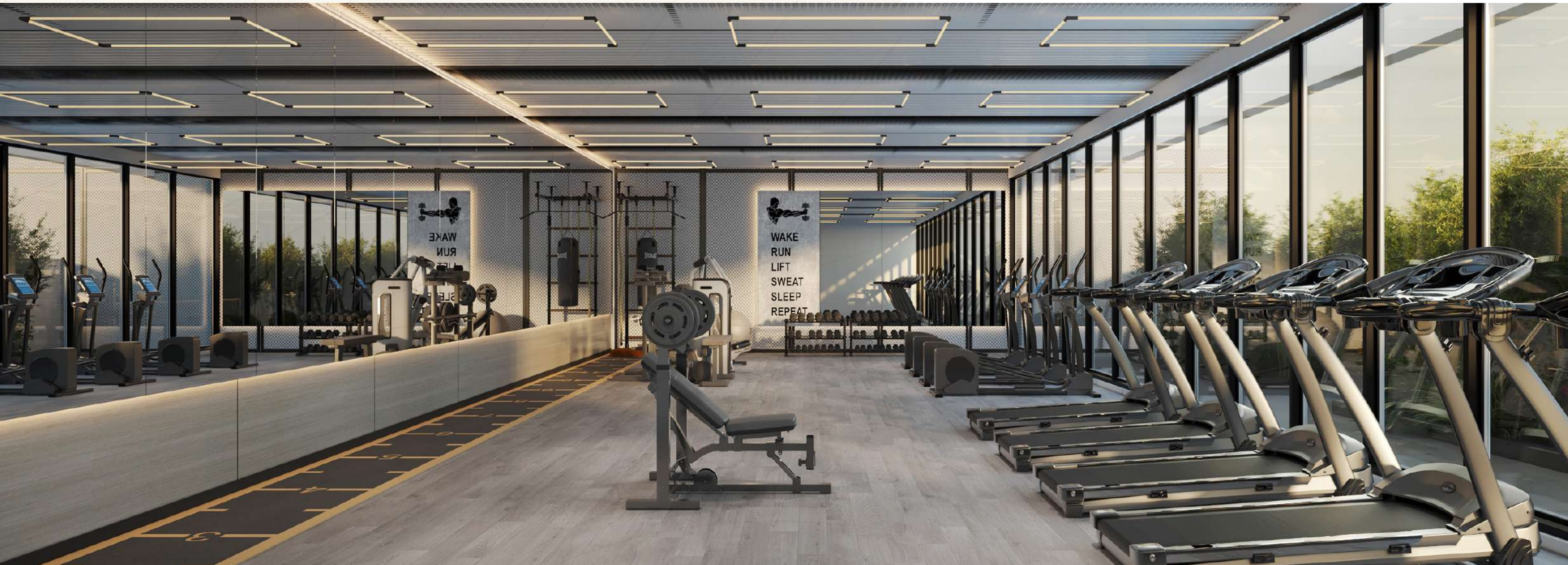
Designed with plush, reclining seating, acoustic perfection, and state-of-the-art visual displays, every aspect of our cinema hall is tailored to transport you into the heart of cinematic brilliance. Experience cinema like never before with surround sound and high-definition projection systems create an immersive theatre experience, ensuring every movie becomes a captivating journey into the world of storytelling.



THE BEST SPOT TO BE

Bask in the beauty of nature while savouring delectable grilled creations. Elevate your gathering with our Barbecue Area, an invitation to savor moments of indulgence and create cherished memories.





ELEVATE YOUR FITNESS

Within the grandeur of our distinguished apartment lie not one, but two exquisite gyms meticulously designed to cater to diverse fitness pursuits. Customize your fitness routine in spaces designed to inspire with a comprehensive selection of equipment, enabling tailored workouts suited to individual preferences, ensuring every session is as unique as your goals.

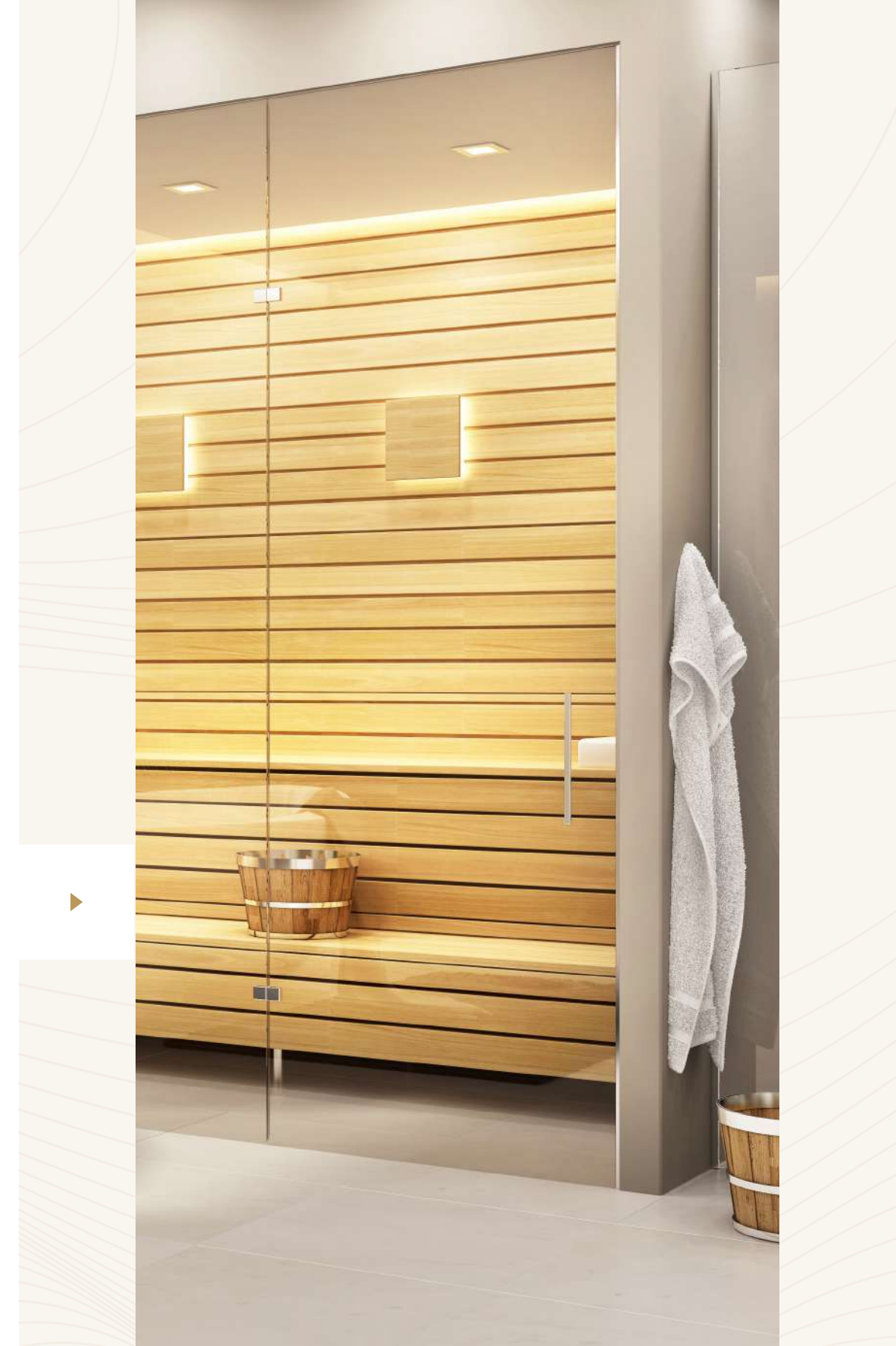


SOMETHING FOR THE SYNAPSES

Enjoy exclusive access to the gaming room, fostering an intimate setting for shared enjoyment with family and friends. Equipped with the latest gaming consoles, immersive setups, and a curated selection of board games, our gaming room ensures an endless array of entertainment options, catering to diverse interests and preferences.

AN ETHEREAL EMBRACE

Crafted from the finest materials, our sauna emanates an aura of sophistication. The gentle warmth embraces the body and soul, effortlessly dissolving stress with each breath. Experience profound revitalization that transcends mere luxury, elevating your very essence.





THE MINI GREAT OUTDOORS

Marquis understands the importance of creating a delightful and secure space for children to explore, play, and create unforgettable memories. With a blend of fun, safety, and educational engagement, our kids' play area aims to be the perfect retreat where little ones can revel in joyful moments during their stay.



TINY SPLASHES

Discover the allure of our Kids' Pool Area, crafted with sophistication to provide a fun-filled environment for the kids. Trained staff and lifeguards oversee the pool area, maintaining a watchful eye to ensure a safe and enjoyable environment for young swimmers to splash and play comfortably under careful supervision and guardians to relax in the surrounding greenery.

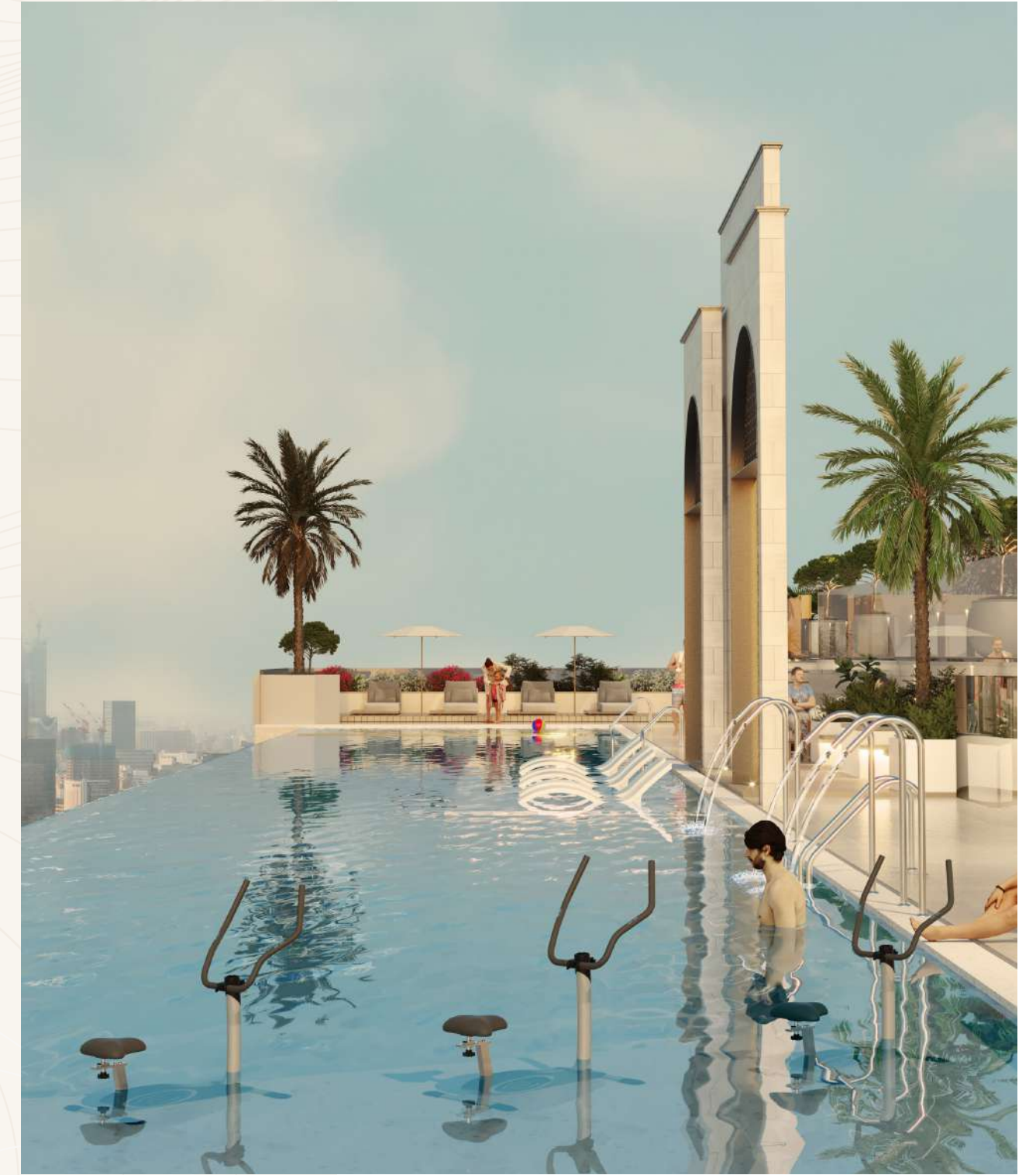


TRANQUIL REJUVENATION

Merging technology with tranquility, these lavish amenities redefine pampering. Elevate your living experience to an unparalleled realm of refinement and serenity.

AN AQUATIC SPIN

Discover a pioneering fitness marvel with our avant-garde Aqua Bike feature. Glide through opulent realms as you engage in invigorating workouts. Redefining exercise with lavishness as it sets a new standard for luxurious fitness experiences.



SKYLINE ELEGANCE

Adorned with opulent furnishings, this private sanctuary invites you to savour moments of peace amidst the open skies, a majestic atop crowning the jewel. This regal feature promises an unparalleled grandeur whether entertaining guests or seeking solace.



ENCHANTING BOTANICAL SANCTUARY

Lush greenery and vibrant blooms intertwine, weaving a tapestry of natural splendour that envelops this private sanctuary. Immerse yourself in a verdant paradise where nature's symphony harmonises with that of your home, transforming the ordinary into a retreat of unparalleled allure.



FLAWLESSLY DESIGNED FOR YOUR LUXURIOUS REQUISITES:

It is with scrupulous planning and stringent attention to detail that our apartment begins to take shape. Our 1BHK, 2BHK & 3BHK apartments redefine elegance and leave an unforgettable mark in your hearts with some of the most incredible features:

- 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



1 BHK - UNIT LAYOUT

Our 1 BHK abode epitomizes a harmonious equilibrium between opulence and an artistic fusion of refined elements within a purposefully crafted design. With a host of excellent amenities featuring expansive living areas, a spacious bedroom that extends to a balcony, attached bathrooms, an extra half bath, and a beautifully designed kitchen, our 1BHK homes are a lavish dream come true.



UNIT TYPE AREA APPROX 1 BHK 790-920 SQ.FT

Disclaimer: all pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with the final designs of the project, regulatory approvals and planning permissions.



2 BHK - UNIT LAYOUT

Behold the exquisite and artistic essence of our two-bedroom, hall, and kitchen residences, epitomizing a luxurious synthesis of functionality intertwined with unparalleled style. Experience the expansive living spaces and two colossal bedrooms, each adorned with a balcony, complemented by en-suite bathrooms, an additional lavishly appointed half bath, and a designer kitchen, that magnifies the essence of luxury twofold.



UNIT TYPE AREA APPROX 1 BHK 790-920 SQ.FT

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3 BHK - UNIT LAYOUT

Experience the true meaning of opulence in the glamorous yet timeless setting of our 3 BHK apartments. Delve into abundant living spaces adorned with three expansive bedrooms, two of which boast en-suite opulence, complemented by an additional full bath, balconies offering panoramic views, and a magnificent kitchen ushering you into a luxurious paradise



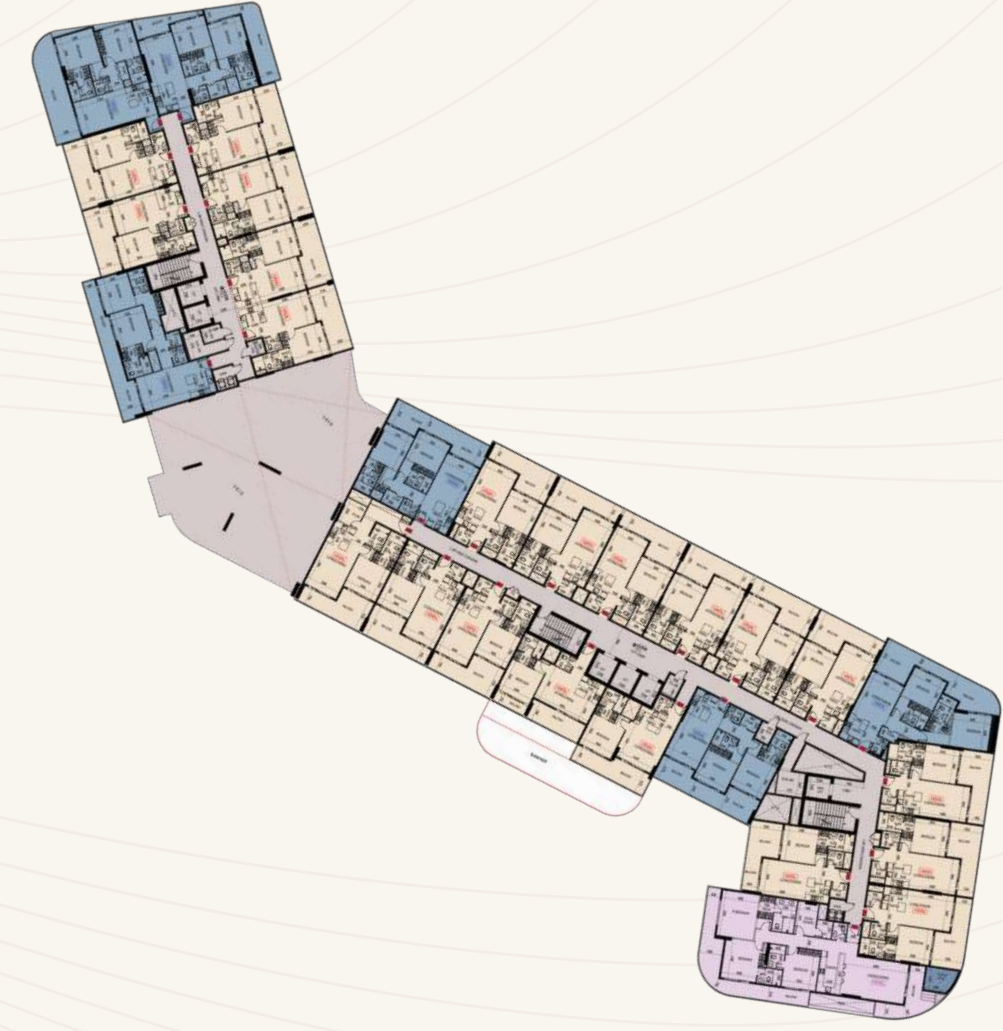
UNIT TYPE AREA APPROX 1 BHK 790-920 SQ.FT

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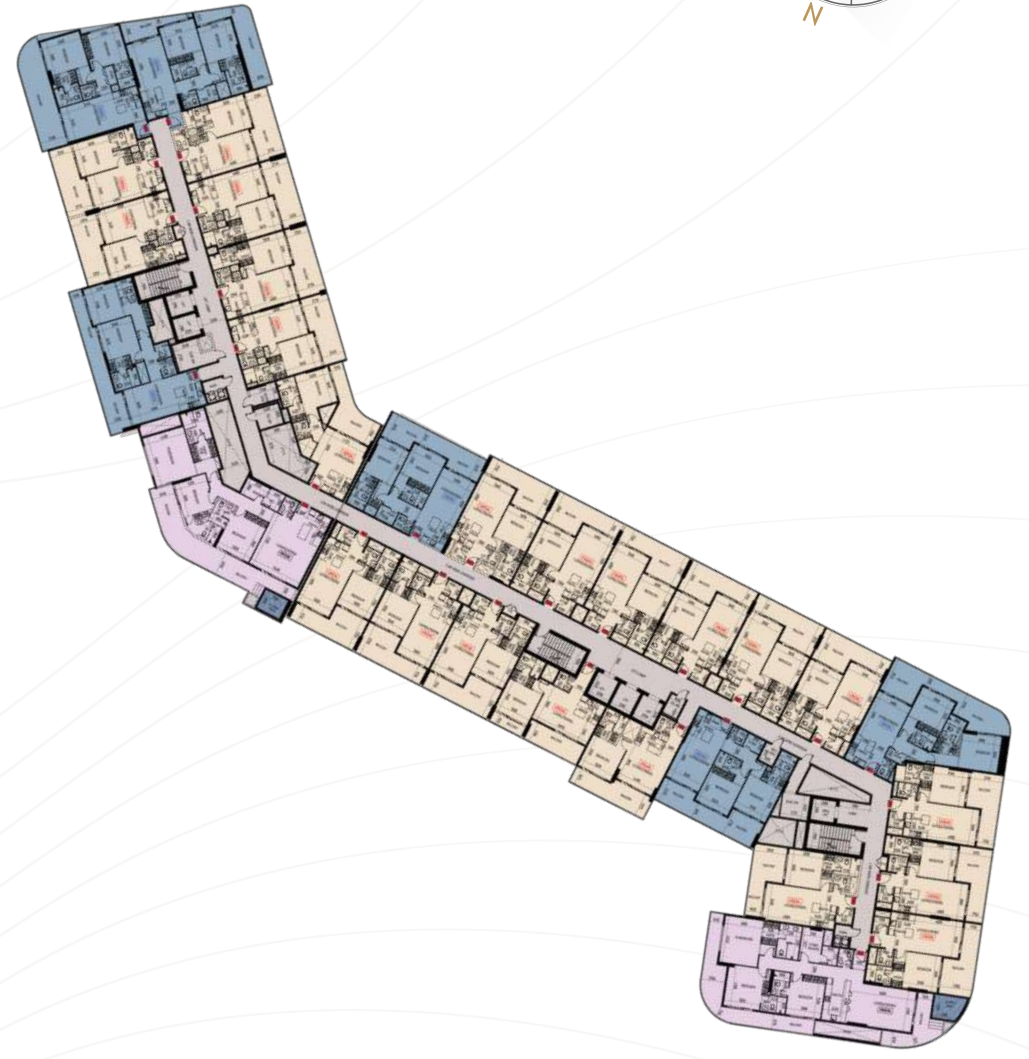




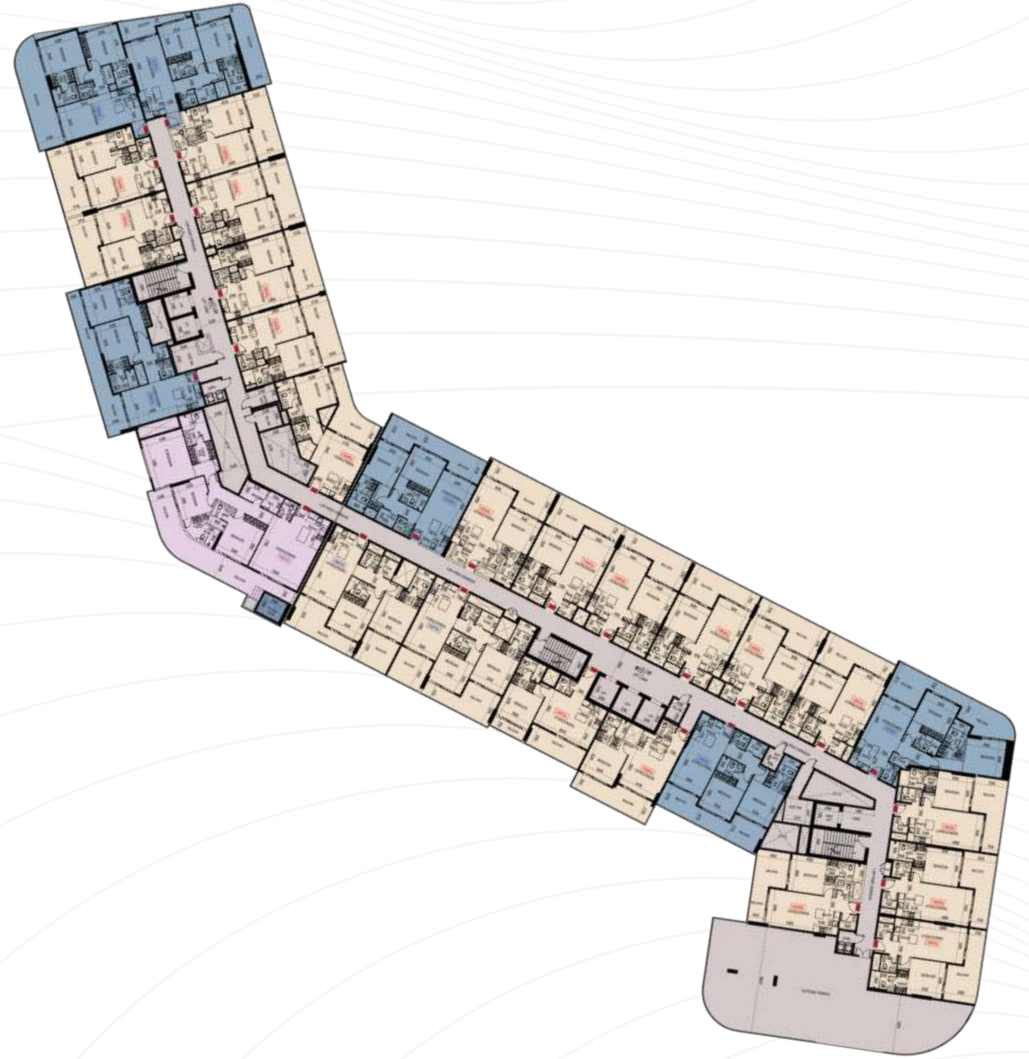
| FIRST FLOOR PLAN | | |
|-----------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 3 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 16 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 1 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 5 | Blue |
| 3 BHK | 1 | Purple |
| TOTAL | 26 | |



| 2 ND FLOOR PLAN | | |
|-----------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 0 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 21 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 0 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 6 | Blue |
| 3 BHK | 1 | Purple |
| TOTAL | 28 | |



| 3 RD - 6 TH FLOOR PLAN | | |
|----------------------------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 0 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 22 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 0 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 6 | Blue |
| 3 BHK | 2 | Purple |
| TOTAL | 30 | |



| 7 TH FLOOR PLAN | | |
|-----------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 0 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 19 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 0 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 8 | Blue |
| 3 BHK | 1 | Purple |
| TOTAL | 9 | |



| 8 TH FLOOR PLAN | | |
|-----------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 0 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 15 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 2 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 6 | Blue |
| 3 BHK | 1 | Purple |
| TOTAL | 9 | |



| 9 TH FLOOR PLAN | | |
|-----------------------------|-------------|-------------|
| UNIT TYPE | NO.OF UNITS | UNITS COLOR |
| 1 BHK (WITH PLUNGE POOL) | 0 | Orange |
| 1 BHK (WITHOUT PLUNGE POOL) | 13 | Orange |
| 2 BHK (WITH PLUNGE POOL) | 2 | Blue |
| 2 BHK (WITHOUT PLUNGE POOL) | 7 | Blue |
| 3 BHK | 1 | Purple |
| TOTAL | 9 | |

THE MARQUIS EXPERIENCE



FOR YOU

The 'Marq' In Your Life

- Residential Onboarding Services
- Automotive Cleansing Expertise
- Front Desk Concierge Services
- Personal Fitness Coach
- Newspaper and Magazine Bureau



FOR THE PREMIUM OUTDOORS

Your Peace. Our Responsibility.

- Botanical Gardening Services
- Professional Field Care Crew
- Water Gym Services
- Sophisticated Business Lounge Services (Including High-Speed Internet & Administrative Support)



FOR THE FRIENDS & FAMILY

Extravagant Private Events Are A Cinch

- Pool Deck Area
- Upper Deck Area with Majlis and Barbeque Area
- Multipurpose Hall
- Cinema Hall
- Business Lounge Area

INSIGNIA:
WITHIN & BEYOND



AN INSIGNIA OF STYLE AND WARMTH:

Uniting contemporary design and comfort, every bedroom boasts textured paint and wooden flooring, harmonizing aesthetics and functionality for a truly stylish and welcoming space



AN INSIGNIA OF REFINEMENT:

The living room is a masterpiece of design, showcasing decorative walls with textured paint and stylish wall panels that set the tone for a residence exuding opulence.

The grandeur extends across the entire apartment, where full false ceilings and subtle indirect lighting dance upon flawless vitrified flooring, creating an atmosphere that is nothing short of extraordinary



AN INSIGNIA OF CULINARY MAGIC:

Our fully fitted kitchen is a symphony of design and practicality. A complete backsplash not only adds elegance but also simplifies maintenance, ensuring a kitchen that's as beautiful as it is functional.

The kitchen's edge is adorned with metallic shutters, fashioned from Hairline SS 304 grade Sheet in a Champagne palette, skillfully pressed to an MDF or equivalent base. This fusion of durability and aesthetics creates a kitchen that is both a robust workspace and a visual delight.

Enhancing both storage and style, additional open shelving provides a canvas for curated displays, while different mood light options illuminate the kitchen with a customizable ambience, making every culinary endeavor a work of art.*



AN INSIGNIA OF MODERN COMFORT

Discover a bathroom that epitomizes modern comfort, featuring metallic open shelves that blends functionality and aesthetics. Crafted with a utility-optimized design, this space offers an abundance of storage, ensuring a serene and organized ambience.

The fixtures further exemplify quality, with European branded mixers adding a touch of refinement to your private space.



AN INSIGNIA OF BLISS:

Elevate your balcony experience with an organic touch that extends beyond mere design. Immerse yourself in an expansive space designed for both functionality and façade beautification. The choice of decorative tiles on balcony walls, a departure from conventional paint, invites you to indulge in a balcony haven where every moment is a celebration of nature and design



AN INSIGNIA OF SEAMLESS LIVING

Embrace a contemporary lifestyle with our built-in TV and wardrobe concept, seamlessly incorporating a provision for a dressing table.

This fusion of technology and design not only enhances the visual appeal of your living space but also ensures more spacious storage, surpassing the limitations of conventional storage solutions. Experience a modern living haven where convenience meets elegance.



AN INSIGNIA OF THE FUTURE:

Immerse yourself in the convenience of home automation, where every aspect of your living space adapts to your preferences seamlessly. From smart lighting schemes to automated security, our homes are designed to simplify and enhance your daily life, bringing a new level of sophistication and control to your fingertips.



AN INSIGNIA OF ENHANCED SECURITY:

Our homes feature video intercom systems that transcend traditional security measures. Visualize and communicate with visitors at your doorstep, ensuring an added layer of security.



AN INSIGNIA OF BEAUTY:

The architectural marvel of Insignia boasts an S-shape that is further accentuated by carefully placed façade decorative lighting, that encircles the structure turning it into a beacon of nighttime beauty.



AN INSIGNIA OF A CHIC CANOPY:

Every balcony ceiling is graced with decorative mesh, crafting an upscale and unique overhead atmosphere that harmoniously merges with the outdoor surroundings

EMBRACE EXQUISITE LUXURY



UNWAVERING SAFETY & SECURITY

Armed with electronic security system and trained staff to oversee entries, exits, and common areas ensures a safe environment



LUXURY MEETS ECO-FRIENDLY LIVING

Seamlessly integrating eco-friendly practices, from energy-efficient equipment, water-saving sanitary fixtures to centralised gas distribution systems and abundant landscapes to reduce carbon footprint.



IMPECCABLE FUNCTIONALITY

Every aspect of the property has been meticulously crafted for an effortless experience. Our careful spatial planning allows you to traverse between living spaces and community areas with absolute ease.



PHENOMENAL QUALITY

Ensuring excellence remains the hallmark of your experience with our selection of superior quality products and routine inspection



LUXURIOUS RELAXATION

Discover wellness and rejuvenation with our state-of-the-art gym, spa, steam and sauna to promote a harmonious balance between your mind, body and soul.



EXEMPLARY ASSET MANAGEMENT

Our exceptional asset management team ensures revenue on your investment through rental and returns that is highly accountable and transparent.



AFFLUENT AESTHETICS

Aesthetically curated interiors and luxury finishes converge to create a visual treat for the eyes. Sleek features, elegant light fixtures, and customised elevators harmonize with timeless elegance.



UNMATCHED HOSPITALITY

Dedicated and highly efficient team ensuring unparalleled and timely services



EXCELLENT BUILDING MANAGEMENT

At Marquis, our team is dedicated to ensuring that every aspect of the property operates seamlessly providing our customers with a haven where sophistication, comfort and elegance converge flawlessly.

INVEST IN LIFE

Dubai is an investor's dream - with plenty of opportunity, growth and innovation. With its skyscraping buildings, aspiring projects, and geostrategic location bridging two ends, Dubai invites entrepreneurs and investors seeking opportunities in a progressive and diverse environment. For investors looking for a blend of innovation, diversity, and potential returns, Marquis can be a captivating dream for you!

- 4th most visited city in the world.
- World's 3rd busiest airport.
- Growth rate in retail spending
- Capital gains & lucrative yields.
- 16.73 million visitors in a year
- Political & economic stability
- 20 Million visitors (Dubai 2024 Vision)
- East meets West
- Rise in Dubai's Population
- Ease of Investment
- World-Class Infrastructure & Service Sector



ARJAN AND ITS IMPECCABLE BEAUTY

It's all about location! Located in the ever-expanding district of Arjan, Marquis Insignia indulges in the captivating thrill of having an express connection to many of Dubai's stunning 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.

| | |
|-----------------------------|---------|
| My City Centre Al Barsha | 4 mins |
| Miracle Garden | 5 mins |
| Butterfly Garden | 5 mins |
| Dubai Autodrome | 11 mins |
| Global Village | 15 mins |
| Mall of the Emirates | 16 mins |
| Burj Al Arab | 19 mins |
| Burj Khalifa | 24 mins |
| Dubai International Airport | 25 mins |
| The Palm | 31 mins |



A TALE OF LUXURY - THE MARQUIS STORY

Marquis is a premium luxury real estate developer in Dubai with exquisitely designed luxury apartments that are the product of meticulous engineering, innovative architecture and expert craftsmanship. We aim to build a community of perfect harmony while assuring the privacy factor of our apartments.

Our properties are a reflection of Dubai's vibrance and glamour, built to stand the test of time as the legacy of luxury living.



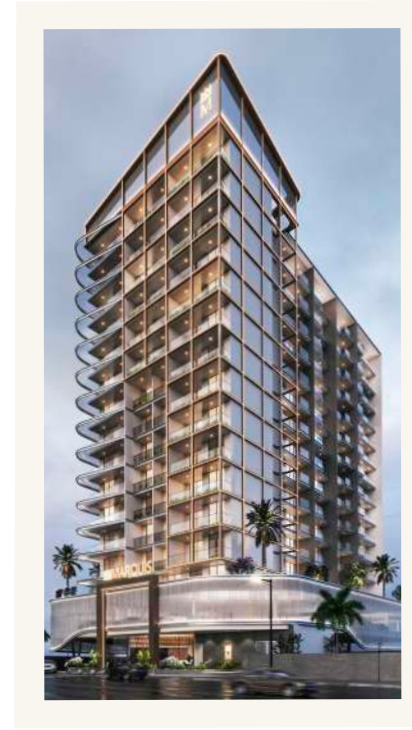
Marquis 2020, Arjan



Marquis Signature, Arjan



Marquis Galleria, Arjan



Marquis Elegance, Arjan



Marquis Insignia, Arjan

OUR CERTIFICATIONS

Marquis has slowly etched its place in the hearts of people as one of the most reputed real estate developers that have perfected the art of handcrafting designer apartments, with our commitment to elevating the comfort and well-being of our clients.

Marquis has amassed a gamut of certifications that speak of the perseverance in bringing forth a revolution in the world of luxury living.



ISO 45001:2018

(Occupational Health & Safety Management System)



ISO 9001:2015

(Quality Management System)



ISO 14001:2015

(Environmental Management System)

