



 20|20
MARQUIS | S

by MARQUIS POINT
REAL ESTATE



MARQUIS

maʁki
[mahr-kee]

Marquis usually denotes a nobleman of high hereditary rank in various European peerage. It brings forth a sense of nobility and royalty.

MESSAGE FROM THE CHAIRMAN'S DESK

2020 Holdings aspires to serve our clientele by designing homes fit for nobility. From the very start of a project to the handing over of the homes, we ensure personalized service throughout, making you feel like a king.

The market is constantly changing and we are always up to speed to meet its various demands with our sound technical team and efficient resource allocation. We aim to use these exclusive operational qualities to give our customers a remarkable home, which is second to none in the competitive world we live in.

With that being said we are happy to introduce 2020 Marquis in one of the world's most celebrated and multi-cultural cities, Dubai. The 1BHK and 2BHK homes in 2020 Marquis are designed to be a class apart.

We toil tirelessly to make a positive difference in the way our customers live and wish to deliver luxury living for the community at large. We strive to be the most competitive in the real estate business and we flawlessly align our technique of planning and developing to attain high levels of efficiency.





WHY DUBAI?



LOCATION ADVANTAGE

Dubai is rightly positioned to connect with 1.5 billion people via 120 shipping lines and 85 airlines to over 130 global destinations.



GROWING ECONOMY

In the last 10 years, there has been more than 120 percent returns from rents and capital gains against 75% in London and 63% in New York.



TAX-FREE RETURNS

Dubai has zero corporate and personal income tax. The best place to save!



ADVANCED TECHNOLOGY & INNOVATION

With improved public transportation system, advanced facilities and top of the line infrastructure, Dubai is the place to be.



SECURITY & SAFETY

Dubai has strict and stern policies and the crime rate is one of the lowest in the world, making it a safe haven to invest in.



TOURISM

With its theme parks, safaris, malls, and world records, Dubai welcomes millions of tourists every year with a record of 17+ million by the end of 2018!



LIFESTYLE

The fast - paced, exquisite lifestyle offered in Dubai is one of the best in the world.



DIVERSITY

Being a proud multicultural city, Dubai is home to one of the world's highest percentage of immigrants.



2020 MARQUIS

2020 Marquis is an aesthetically driven, 9-story neoteric residential space designed to encourage community and interaction. Located in the heart of Dubai it provides easy access to important destinations while harbouring lavish living.



09
FLOORS

Ownership
Freehold

150
APARTMENTS

Q1 - 2020
Date of Completion





ENTER INTO OPULENCE

This ethereal residential space is built with its intelligent designs and exclusive amenities which maximizes its functionality. This, coupled with its connectivity to major locations in Dubai, makes 2020 Marquis très magnifique for homeowners.



EPICUREAN LIVING

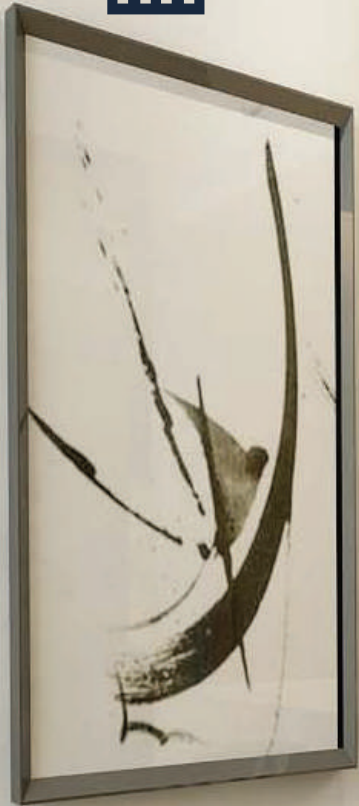
Every bedroom has its own French window that opens out to a private balcony with a view of the glorious Dubai landscape. Each room is designed to feel warm, personal and inviting, every time you step into it.





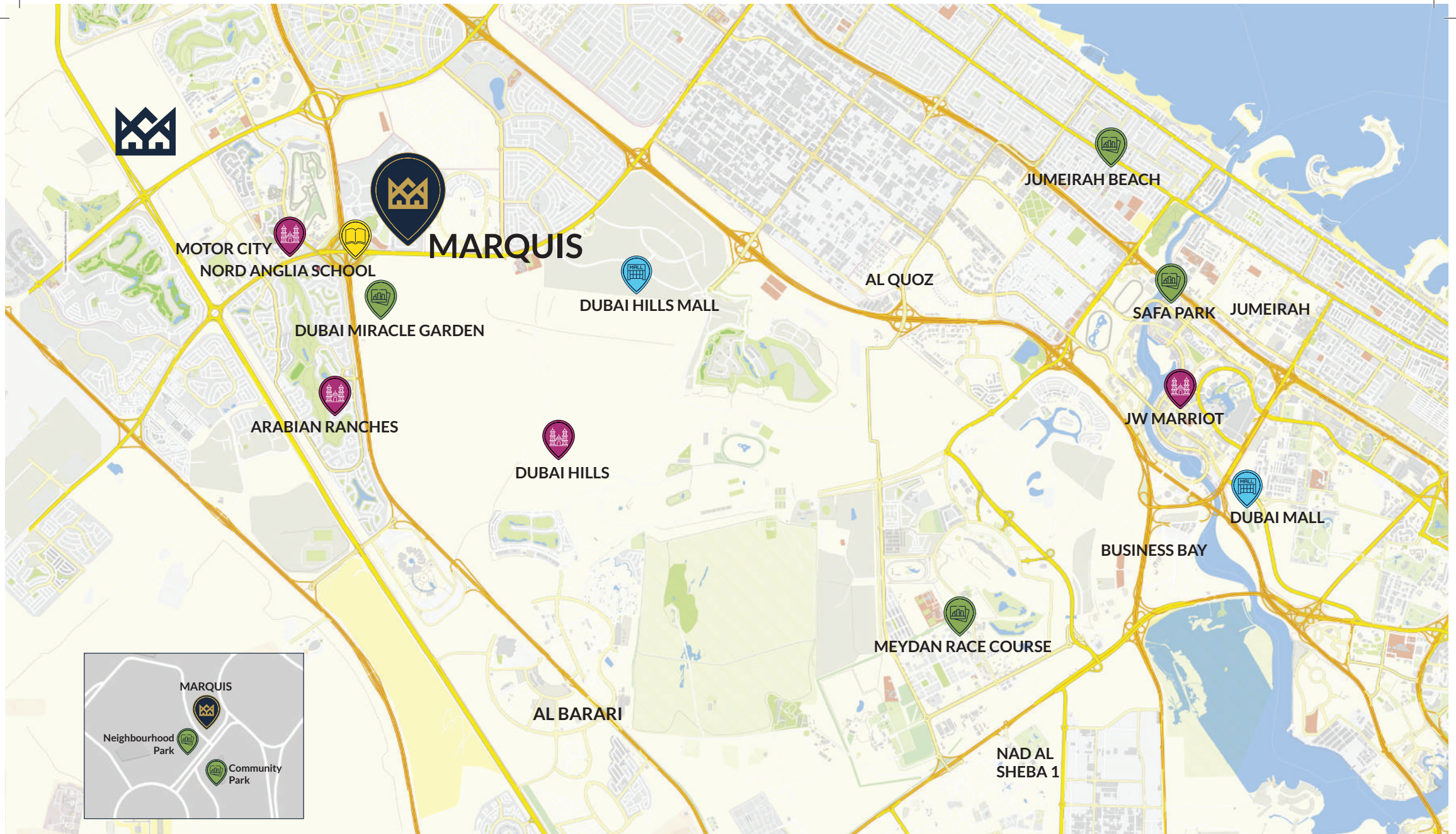
STUNNING FAÇADE

Welcome the first rays of the sun, your guests and yourself to a compact yet delightful space, designed to provide elegant, comfortable and smart living.



RELISH YOUR GALLEY

Whip up great memories in a kitchen curated especially for you. A bespoke kitchen with built-in, supreme quality cabinets, shelves, and kitchen top will leave you wanting to master cooking.



LOCATION

Arjan has materialized into one of the most sought-after communities in the Dubai Land. As part of Dubai Land, it seeks to become an international destination with a high quality of life sustained by a community realm rich in cultural and recreational attractions. Located in the south of Al Barsha, 2020 Marquis offers easy access to exceptional hotspots across the city.

- SCHOOLS 
- SHOPPING MALLS 
- LANDMARKS 
- TOURIST DESTINATIONS 

IMPRESSIVE EXPERIENCES

Strategically located in the heart of the city, there are a vast number of enrapturing experiences for every member of the family within driving distance. It offers easy access to the rest of the city, making Arjan the place to be.



 DUBAI SPORTS CITY 7 minutes 	 GLOBAL VILLAGE CITY 10 minutes 	 MALL OF THE EMIRATES 13 minutes 	 DUBAI INVESTMENT PARK 18 minutes 	 EMIRATES GOLF CLUB 19 minutes 	 DUBAI MARINA 20 minutes 
 DOWNTOWN DUBAI 23 minutes 	 JUMEIRAH BEACH 24 minutes 	 DUBAI INTL. AIRPORT 25 minutes 	 DUBAI FOUNTAIN 26 minutes 	 DUBAI ZOO 27 minutes 	 THE WORLD ISLANDS 31 minutes 



AMENITIES

2020 marquis provides amenities for the entire family for enjoyable and opulent living.



SWIMMING POOL

Temperature Controlled Swimming Pool with separate pool for kids



CHANGING ROOM

Designated changing rooms with shower for men and women



GARDEN

Aesthetically landscaped courtyard & garden to enjoy the fresh, cool breeze



KIDS PLAY AREA

Recreation room for kids for a safe and secure fun time



LOBBY

Beautiful Double height lobby with waiting area of 1,035 sq.ft finished with high-end marble



MULTIPURPOSE HALL

Your go-to space to host spectacular parties



ELEVATOR

3 high-speed elevators exclusively designed in accordance with Lobby Design



PARKING

Ample parking space for residents and visitors



AMENITIES



GYM (1000 SQ.FT)

Fully equipped health spa to stay fit and healthy



SECURITY

24x7 operational CCTV throughout the premises



AIR CONDITIONERS

Dedicated Ducted AC units for each apartment from O-General Air Conditioners



SANITARY WARES

Luxury Designer Sanitary wares from BAGNO DESIGN – UK



KITCHEN

Fully Furnished with Kitchen cabinets & engineered stone top



FLOORING

High End Porcelain Tiled Flooring with parquet finished tiles in bedrooms



DOOR

Door Access Control System



FRESH AIR

Uninterrupted centralized fresh air supply system to each apartment's kitchen and bathrooms



PHENOMENAL INTERIORS

- Exquisite primary flooring with porcelain hardwood effect
- Extensive glass windows
- Ample balcony space
- Superior quality countertops
- Custom-made wardrobes and walk-in closets
- Bespoke kitchen cabinets
- Porcelain wall and floor tiles
- Solid doors with quality hardware fixtures
- High ceilings in living, dining, and bedrooms

PLANS - 1 BHK

1 BHK - 103 APARTMENTS

Our 1BHK 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.

1 BHK

UNIT : 210
LEVEL : SECOND FLOOR

UNIT AREA	665 Sq. ft.
BALCONY AREA	138 Sq. ft.
TOTAL AREA	803 Sq. ft.

KEY PLAN

SECOND FLOOR PLAN

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.

UNIT PLAN



PLANS - 1 BHK

1 BHK - 103 APARTMENTS

Our 1BHK 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.

1 BHK

UNIT : 215
LEVEL : SECOND FLOOR

UNIT AREA	765 Sq. ft.
BALCONY AREA	140 Sq. ft.
TOTAL AREA	905 Sq. ft.

KEY PLAN

SECOND FLOOR PLAN

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.



PLANS - 2 BHK

2 BHK - 47 APARTMENTS

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 built-in bathrooms and a balcony through the length of it for a spectacular view of the Dubai Land.

2 BHK

UNIT : 212
LEVEL : SECOND FLOOR

UNIT AREA	1041 Sq. ft.
BALCONY AREA	175 Sq. ft.
TOTAL AREA	1216 Sq. ft.

KEY PLAN

SECOND FLOOR PLAN

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.



PLANS - 2 BHK

2 BHK - 47 APARTMENTS

Comfort meets luxury in our spacious two-bedroom apartments that are integrated with upscale features engineered to enhance the overall opulence of the space.

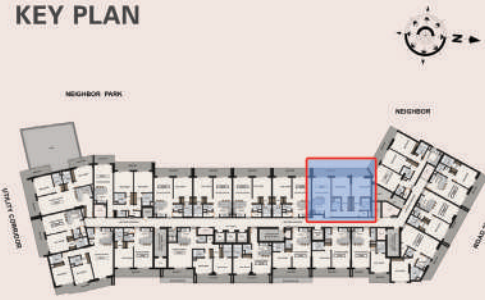
The space has a bold and contemporary design with spacious dining and living areas, 2 colossal bedrooms with built-in bathrooms and a balcony through the length of it for a spectacular view of the Dubai Land.

2 BHK

UNIT : 211
LEVEL : SECOND FLOOR

UNIT AREA	986 Sq. ft.
BALCONY AREA	205 Sq. ft.
TOTAL AREA	1191 Sq. ft.

KEY PLAN



SECOND FLOOR PLAN

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.

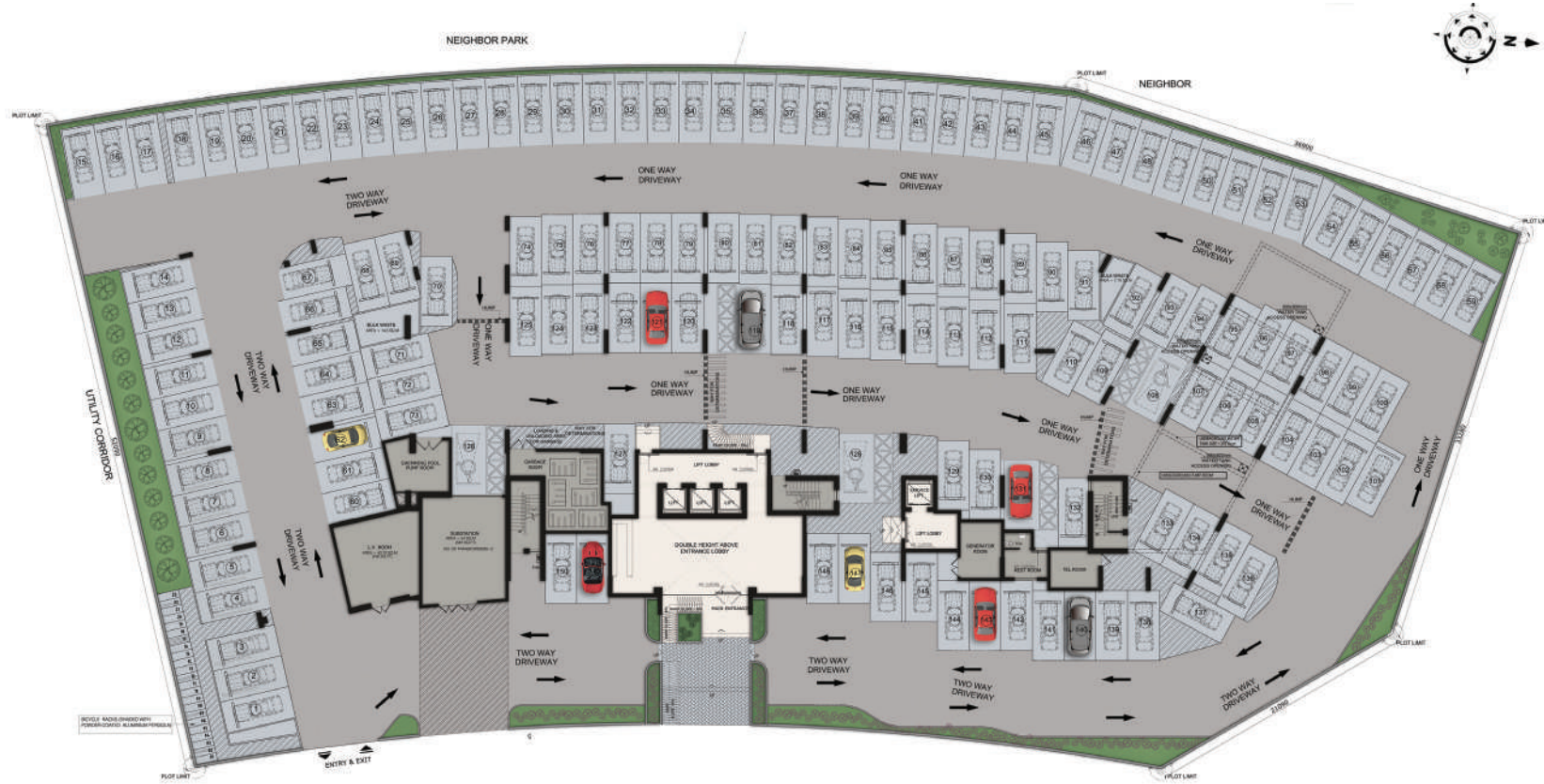


↑
ENT.

UNIT PLAN



FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - FIRST FLOOR

TYPE OF FLAT	TOTAL FLATS
2 BED ROOM FLAT	05 NOS.
1 BEDROOM FLAT	12 NOS.
TOTAL	17 NOS.



FLOOR PLAN - SECOND FLOOR

TYPE OF FLAT	TOTAL FLATS
2 BED ROOM FLAT	06 NOS.
1 BEDROOM FLAT	13 NOS.
TOTAL	19 NOS.



FLOOR PLAN - THIRD TO EIGHTH FLOOR

TYPE OF FLAT	TOTAL FLATS
2 BED ROOM FLAT	06 NOS.
1 BEDROOM FLAT	13 NOS.
TOTAL	19 NOS.



2020 HOLDINGS

Our prestigious company comprises of individuals who are highly equipped and trained with years of domain expertise and knowledge in real-estate design and development to build ingenious, intelligent and state of the art communities. 2020 Marquis is a true testament to their values as it goes above and beyond the norm.

Its chic exteriors and bespoke interiors showcase our passion and commitment to creating handcrafted, luxury living. 2020 Marquis is a witness to how the perfect expression of beauty lies in its simplicity and functionality, which is vital to and reflects the modern world we live in.



WITHIN 10KM OF RADIUS

- 14 Schools
- 4 Big Hospitals
- 5 Hotels (4 & 5 star)
- 6 shopping malls including big chains of hyper markets

RERA Developer ID: 1262 | RERA Project ID: 2129

Bank Account: Emirates Islamic Bank
Escrow Account number: 3718331820701