



THE
ONE
AHEAD
OF
THE
CURVE



A BEACON OF
ARCHITECTURAL GRACE



 MARQUIS
ONE

SOME PLACES ARE LIVED IN.
OTHERS ARE EXPERIENCED.



ABOUT DUBAI

Dubai is a place where avant-garde innovation meets exceptional investment potential; where culture, commerce, and unparalleled opulence are woven into the very fabric of daily life. The city's skyline is a canvas of architectural masterpieces and visionary developments, each a testament to a relentless pursuit of perfection.

To own a residence in Dubai is to claim a piece of a city that not only sets, but also continuously elevates, the global standard for prestige, influence, and the art of modern living.



TABLE OF CONTENTS

- About The ONE
- Design Details
- Floor Plans





ABOUT THE ONE

A new standard for sophisticated city living has arrived.

Welcome to Marquis One.

This 22-storey architectural statement is home to 488 meticulously crafted residences. From studios with innovative convertible designs, to expansive two-bedroom sanctuaries - each home is an expression of luxury. A selection of units feature private pools, and study and storage rooms. Crowning the collection, the uppermost floors present a unique residential wonderland, where opulence knows no bounds.

Every detail, from the panoramic views to the premium materials, has been thoughtfully considered to create an unparalleled life of calm, comfort and quiet distinction.

At Marquis One, your home is designed around you.



DESIGNED TO
BE DESIRED



ARJAN'S FINEST ADDRESS

At Marquis, location is never an afterthought. Arjan provides perfect balance of tranquillity and connectivity - a neighbourhood that offers calm without compromise. With seamless access to major roads, schools, hospitals, and lifestyle destinations, everything you need is within reach.

Marquis One sets its foundation here - because where you live should make life effortless, elevated and thoughtfully designed.





- A* Palm Jumeirah
- B* Dubai Marina
- C* Burj Khalifa
- D* Dubai International Airport
- E* World Trade Centre
- F* Dubai Safari Park
- G* Dubai Cricket Stadium
- H* DWC Airport
- I* Global Village
- J* Expo 2020
- K* Rugby 7s Stadium
- L* Meydan Race Course



PROJECT FACTS

PLOT AREA: SQ.FT
488
UNITS

PROPERTY TYPE: RESIDENTIAL

DESCRIPTION: G + 4P
22
FLOORS

- Studio (Regular & Convertible)
- 1-Bedroom (Select units with study room or private pool)
- 2-Bedroom (Select units with laundry/storage room and private pool)
- 1 Sky Villa (Duplex with ultra-premium inclusions)



■ Studio



■ 1-Bedroom



■ 2-Bedroom



■ 1 Sky Villa

VIEW TYPES



■ Miracle Garden View



■ Community View



■ Amenities View



■ Park View

Every residence frames Dubai's beauty through floor-to-ceiling windows, offering vistas that inspire daily.

CELEBRATE THE SPIRIT OF
TOGETHERNESS



 MARQUIS
ONE

A COMMUNITY FULL OF LIFE

A woman with her hair in a bun, wearing a white sleeveless dress, is sitting in a meditative lotus position on a white mat. She is facing away from the camera, looking towards a large window on the left. The room is minimalist with light-colored walls and a wooden floor. Warm, golden light from the window casts long shadows and creates a peaceful atmosphere. The Marquis One logo is in the top right corner, and the tagline is to the right of the woman.

 MARQUIS
ONE

A HAVEN FOR YOUR MIND AND
SPIRIT



LIFESTYLE



Double-height luxurious lobby



Bespoke concierge & event services



Co-working space



Meeting rooms



Refreshments (vending machine, coffee counter)



Library & reading space



Community event space with an open kitchen





LEISURE





Signature pool & open decks



Plunge pool



Splash pool



Pool juice bar



Kids' pool & 2-storey water slide



Kids' pool & 2-storey water slide



BBQ area



Dedicated sauna & steam lounges

WELLNESS



Premium shower & dressing facilities





Weekly wellness classes



Group fitness class studio



Fully equipped indoor gym



Running track



Padel court



Outdoor gym



Recreation/game room

COMMUNITY & EVENTS



Karaoke rooms

- Art & theatre rooms
- Regular community events
- Workshops
- Comedy clubs
- Event coordination services
- Greenhouse



ONE EXCLUSIVE MEMBERSHIP

Unparalleled Exclusivity. Phenomenal Luxury



Beyond the residences awaits Arjan's first Exclusive Members' Club - a discreet world of privileges, crafted for the truly discerning. One marks the beginning of a lifestyle that's as rare as it is refined.



EXCLUSIVE PREMIUM AMENITIES

- Wellness and recovery area
- Ice baths
- Sauna
- Massage rooms
- Hammam
- Sound healing
- Mediation rooms
- Quiet rooms
- Outdoor gym
- Outdoor pool
- Luxurious cabana seating
- Guest house access
- Exclusive concierge services
- Private dining rooms
- Lounge with views
- Cozy fireplace seating
- Personal training services
- Valet parking





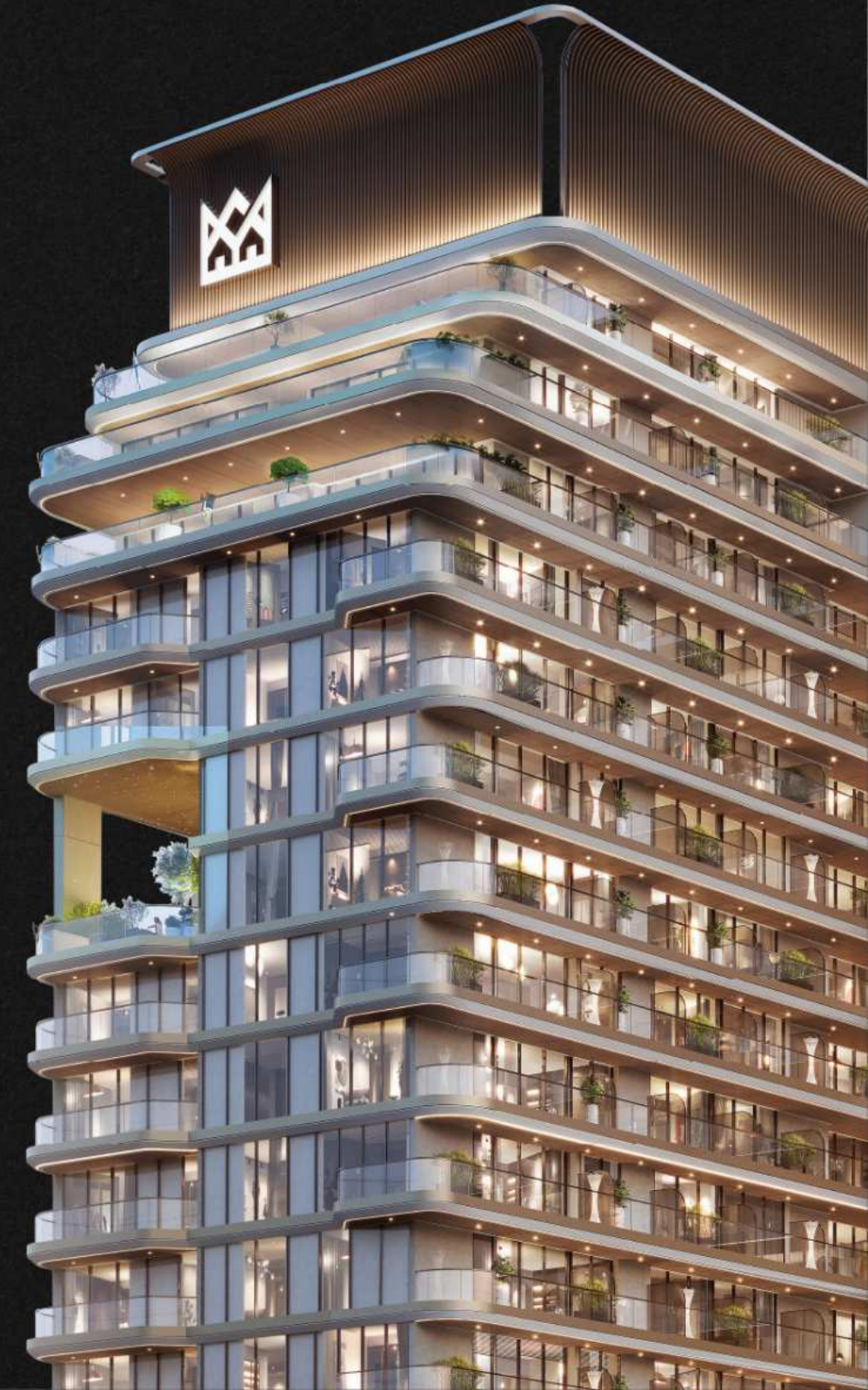




EXPANSIVE & EXQUISITE

DESIGN DETAILS

The brand's design ethos seamlessly weaves together timeless elegance with modern innovation to curate Marquis One as an emblem of architectural ingenuity.



FINISHES

Interior Sample Colour Palette



FLOOR PLAN

The property features a diverse selection of meticulously crafted spaces, including studios (regular & convertible) one-bedroom and two-bedroom units designed to cater to its extensive array of clientele.

The Elevated Cosmopolitan Living



Second Floor



Third Floor



Fifth Floor



Seventh Floor





Eighth Floor



Ninth Floor



Sixteenth Floor



Seventeenth Floor



Twelfth Floor



Thirteenth Floor



Eighteenth Floor



Nineteenth Floor

Illustrating a Cohesive Ambience

Studio



Total Area (Up to) : 466.18 Sq.ft

1 BHK



TYPE 1A :

Total Area (Up to) : 888.13 Sq.ft



TYPE 1B :

Total Area (Up to) : 888.13 Sq.ft

❖ 1 BHK



TYPE 2 C :

Total Area (Up to) : 969.72 Sq.ft



TYPE 2 D :

Total Area (Up to) : 906.86 Sq.ft

❖ 2 BHK



Total Area (Up to) : 1366.37 Sq.ft

MARQUIS PROJECTS

MARQUIS
ONE

MARQUIS
VISTA

MARQUIS
IN ∞ IGNIA

MARQUIS
ELEGANCE

MARQUIS
Galleria

MARQUIS
SIGNATURE

MARQUIS
20|20



Marquis Vista



Marquis Insignia



Marquis Galleria



Marquis Elegance



Marquis Signature



Marquis 2020

THE MARQUIS STYLE

Marquis has steadily earned its place as one of Dubai's most trusted names in real estate, renowned for mastering the art of handcrafting designer apartments. Driven by a commitment to elevating comfort, well-being and refined living, we've created residences that resonate with both elegance and purpose. Our growing list of industry certifications stands as a testament to our unwavering pursuit of excellence-and our vision to redefine luxury living.



CERTIFICATIONS



ISO 45001:2018

(Occupational Health & Safety
Management System)



ISO 14001:2015

(Environmental Management System)



ISO 9001:2015

(Quality Management System)

ABOUT MARQUIS

Marquis is a premier luxury real estate developer in Dubai, crafting architecturally distinguished residences that embody timeless elegance and innovation. Each property is a result of meticulous design, expert craftsmanship and cutting-edge engineering—built not just to impress, but to endure. Inspired by the vibrance and grandeur of Dubai itself, Marquis homes are more than spaces to live—they are legacies of luxury.

