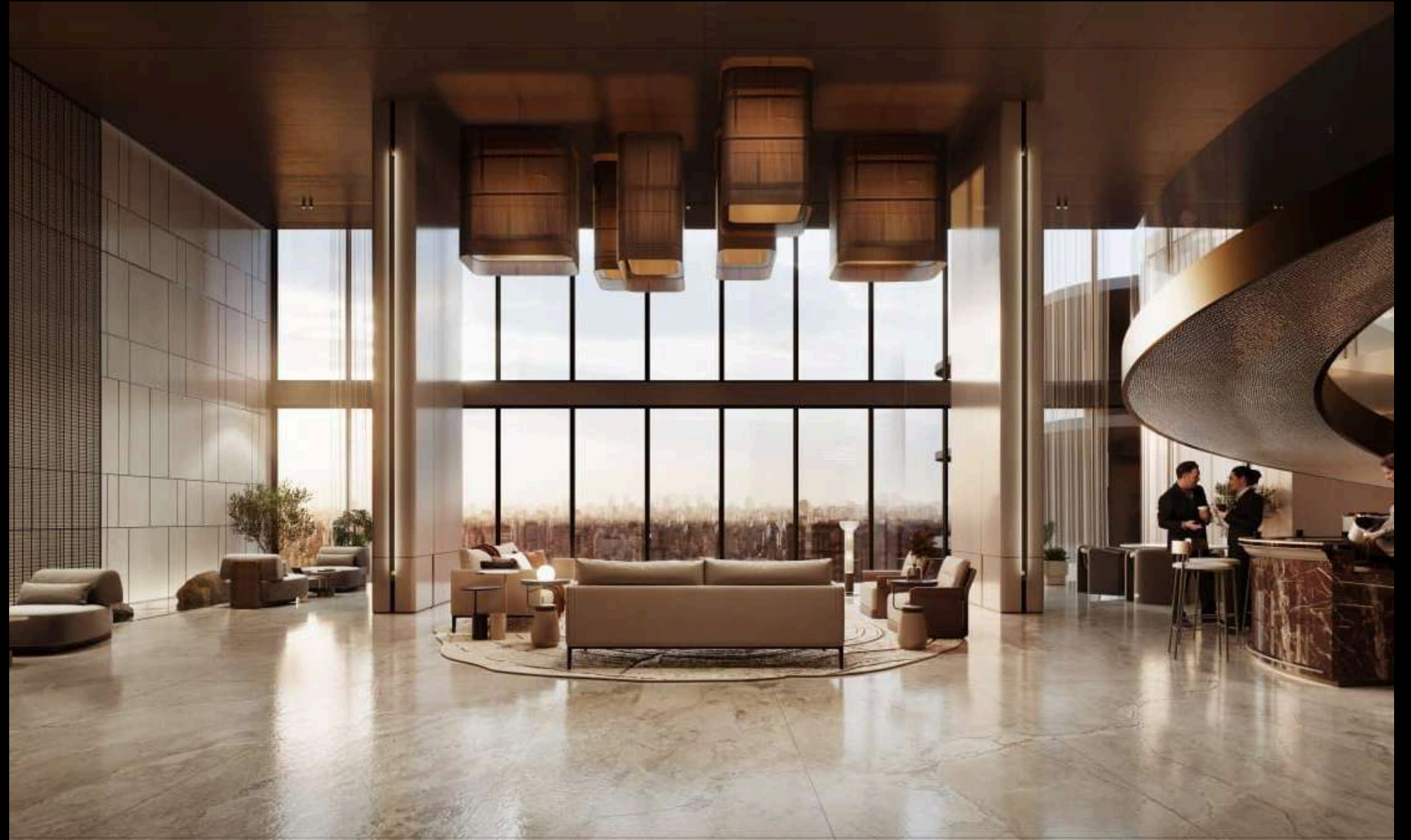




 MARQUIS
ONE

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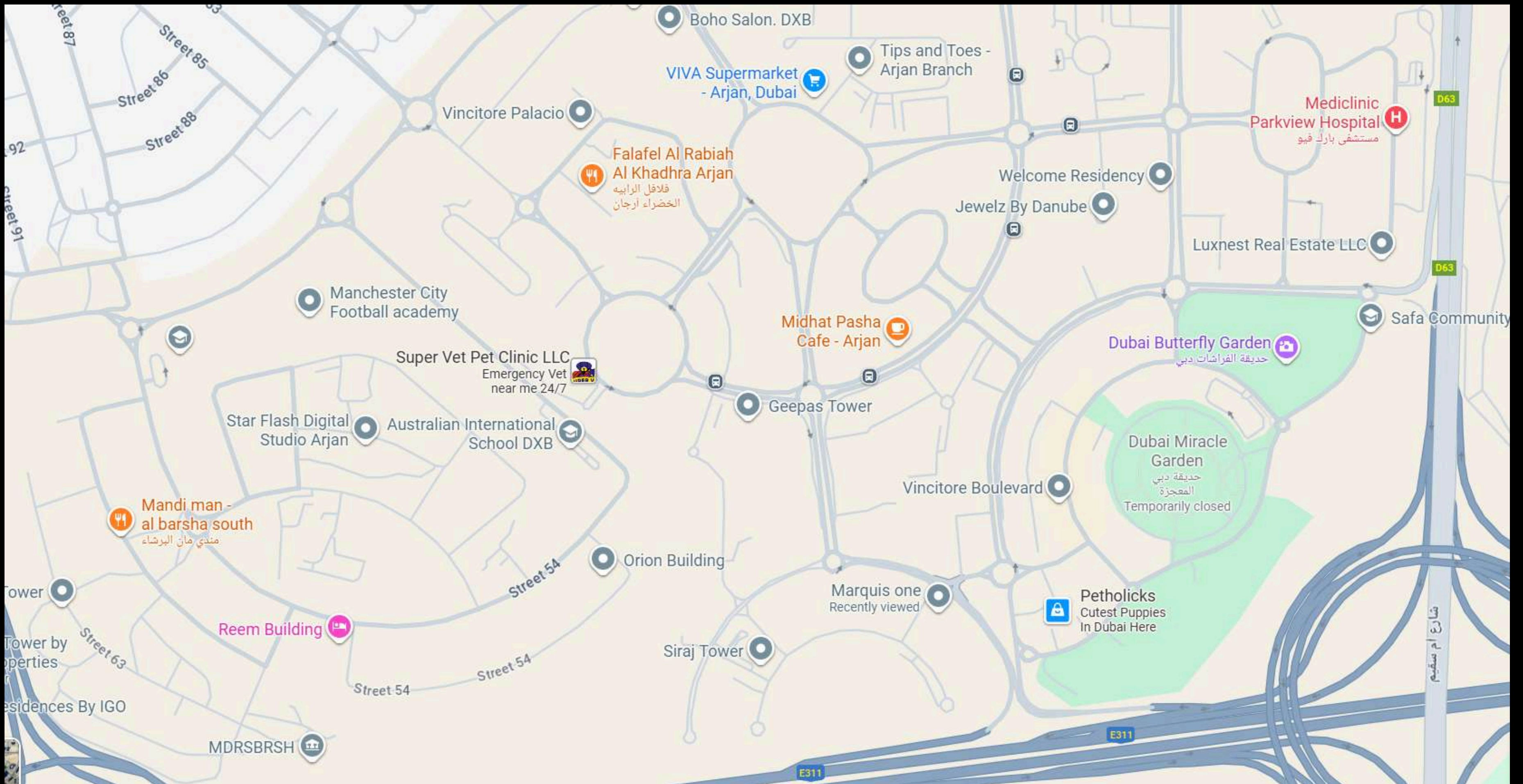
LOCATION



THE ONE WITH EVERYTHING AROUND

- 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





THE CREST OF ONE

Setting a New
Benchmark in Arjan

G+4P+22 FLOORS

489 REFINE RESIDENCES

PRICING STRUCTURE

RESIDENCE TYPE	AVG SQ FT	STARTING PRICE
Studio	450	AED 700,000
1 Bedroom	850	AED 1,125,000
2 Bedroom	1277	AED 1,650,000

PLUS 1.5BR. DUPLEX SKY VILLAS & PLUNGE POOL UNITS



FOUR PERSPECTIVES

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.

VIEWS

 MARQUIS
ONE

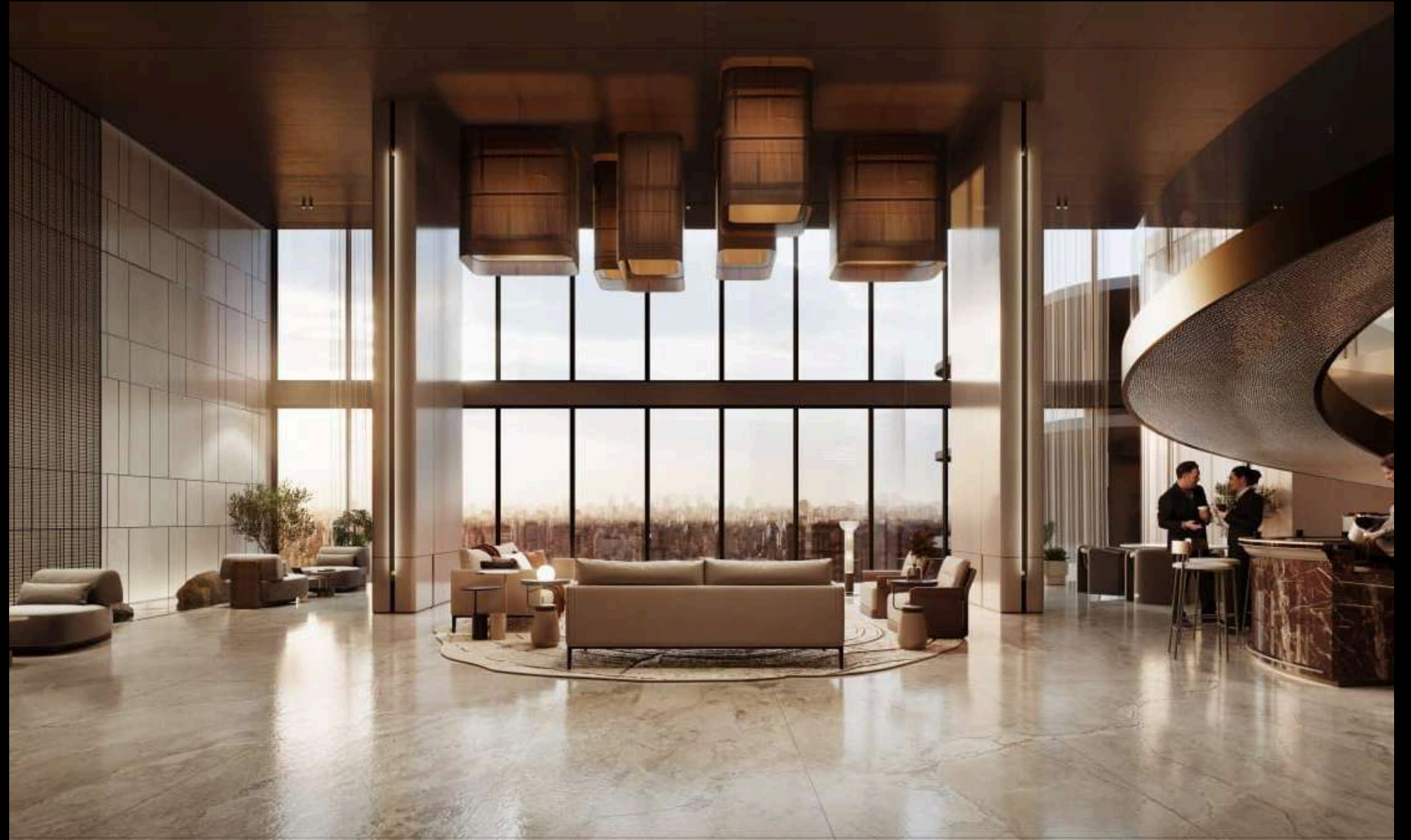
Community Park



Dubai Miracle Garden

Amenities

AMENITIES





LOBBY - BUSINESS LOUNGE



BUSINESS CENTER -
LIBRARY



MEETING ROOM



DOUBLE HEIGHT BALCONY



SKY LOUNGE



SKY LOUNGE



SKY LOUNGE - GYM



WELLNESS CENTER



WELLNESS JACUZZI



HAMMAM - RAIN SHOWER AREA



SAUNA - ICE BATH



COMMON TERRACE



POOL DECK VIEW



BBQ AREA



POOL DECK VIEW



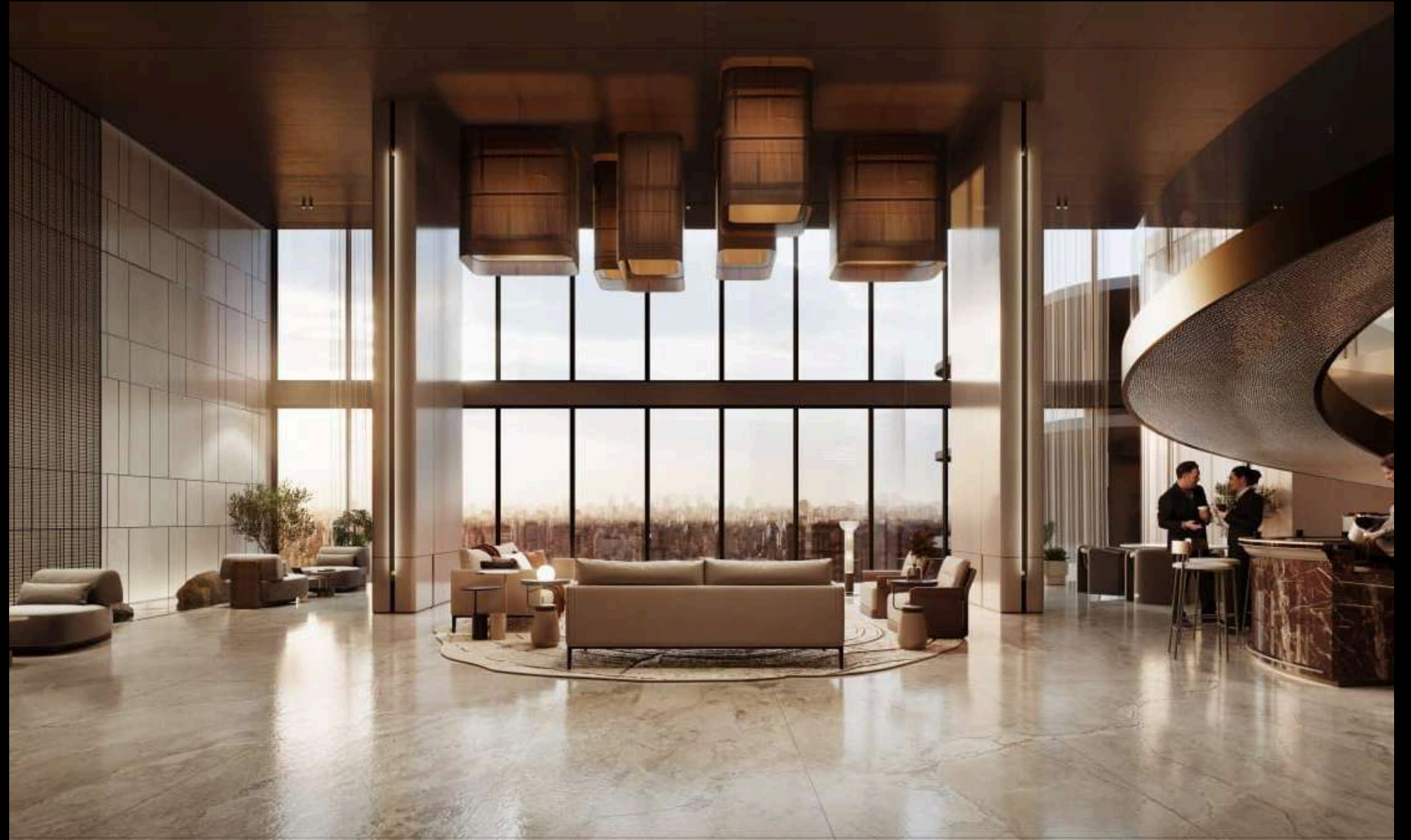
GYM



GYM

STUDIOS

 MARQUIS
ONE

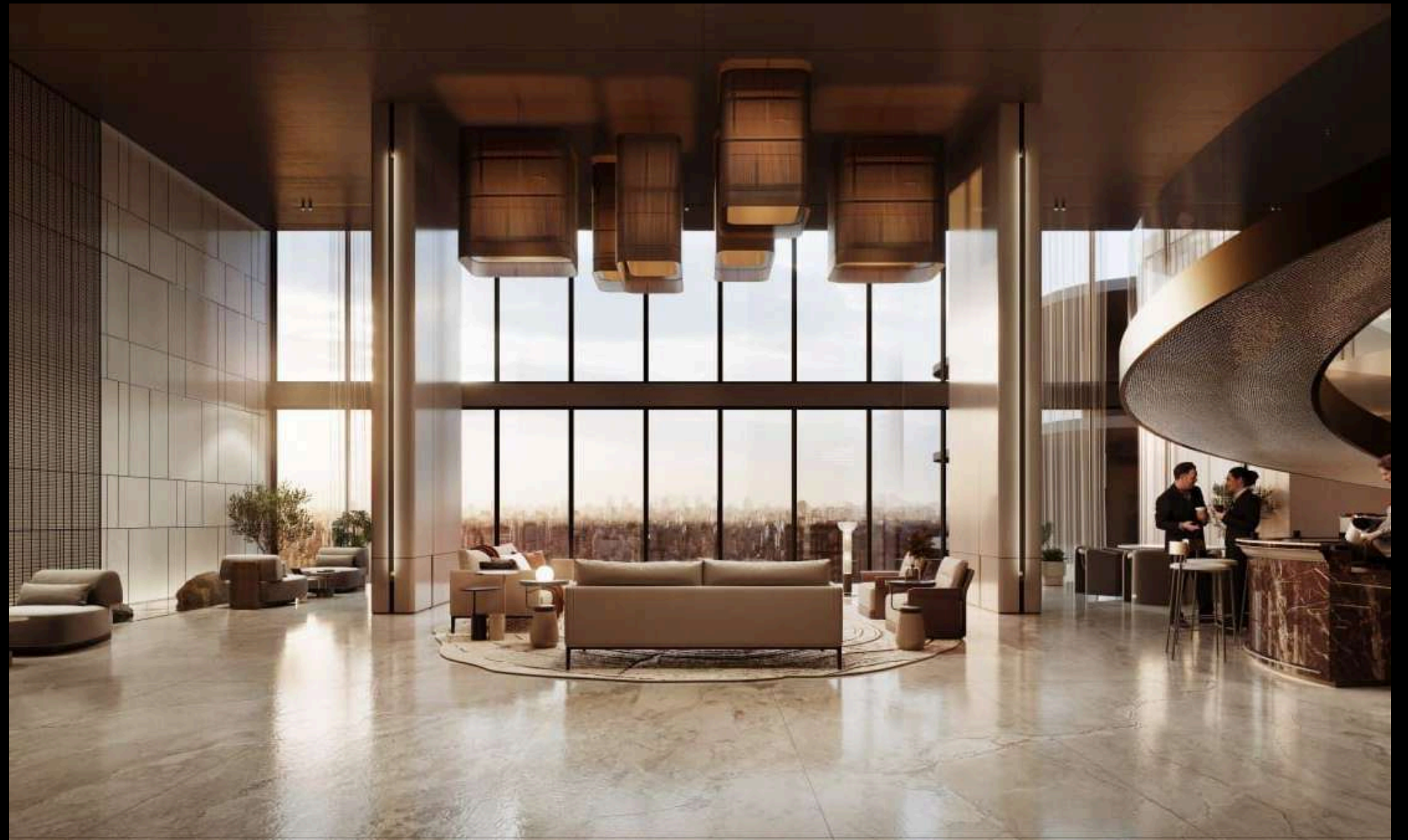






 MARQUIS
ONE

1 & 2
BEDROOM



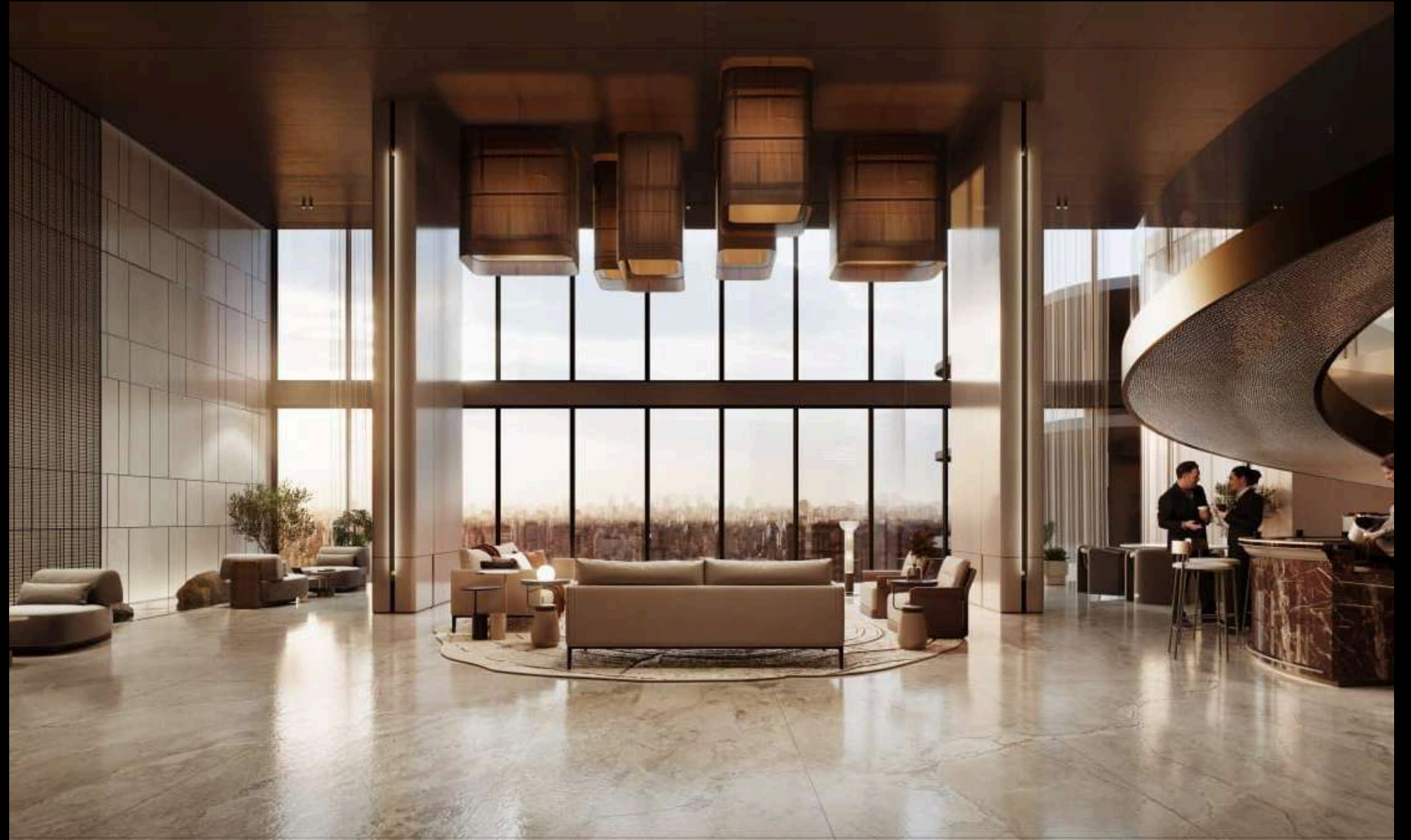








PAYMENT PLANS





Standard Option 1

1% Monthly Plan 60:40

20% Down Payment + 4% DLD + Admin Fee

1% Monthly (37 Months) During Construction

1 Bullet Payment of 3% after 6 Months from booking date

40% On Completion - Dec 2028



Standard Option 2

20% Down Payment + 4% DLD + Admin Fee

20% In Year 2026 (5% Quarterly for 4 Quarters)

10% in Year 2027 (5% every 5 months - 2 installments)

10% in Year 2028 (5% every 5 months - 2 installments)

40% On Completion - Dec 2028



Post-Handover (6 Years plan)

20% Down Payment + 4% DLD + Admin Fee

40% During Construction (1% monthly) till August 2028
1 bullet payment of 5% after 6 months of booking date

10% On Completion - Dec 2028

1% Monthly Post Handover (30 months)



IMMEDIATE ROI PLAN

100% Down payment on Booking + 4% Dld + Admin Fee

8% Rental Guarantee (3years) During Construction



ROI AFTER COMPLETION

20% Down payment on booking + 4% Dld + Admin fees

20% in 6 months after booking

20% in 12 months after booking

40% on Completion - Dec 2028

8% ROI for 3 years after completion (service charges on customer)