



 MARQUIS  
IN  IGNIA

## INSIGNIA

### THE CREST OF OPULENCE

Marquis Insignia is an amalgamation of exquisite luxury and state-of-the-art amenities in the picturesque city of Dubai. Blending regal allure and the splendor of contemporary designs, Insignia epitomizes an air of lavish comfort. A scrupulous craft of opulent residences combining timeless sophistication with modern luxuries, Insignia reflects your elite status and more.





## USHERING IN A NEW AGE

### OF LUXURY LIVING

Marquis delivers an impeccable feat for a dazzling society in the ever-changing real estate industry. The vision? Harmonizing privacy and community in homes where the word luxury falls short in describing the lavish opulence. Marquis is a true reflection of Dubai's vibrance and glamour, built to stand the test of time as the legacy of luxury living. With relentless commitment to build homes close to your heart, Marquis unearthed their latest gem: Insignia.



MARQUIS  
20|20

MARQUIS  
SIGNATURE

MARQUIS  
Galleria

MARQUIS  
ELEGANCE

MARQUIS  
IN INIGNIA

## AN OPULENT LIFESTYLE

Balancing a harmonious blend of luminous hues and neutral tones, we offer a tantalizing glimpse into an artistic living experience, complemented by a myriad of exceptional amenities.

### 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.





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.



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.





## WITNESS THE DAWN OF A NEW LIFESTYLE

Dwell amidst superlative magnificence, after all life is meant to be lived large. With Insignia, every facet spells opulence through precisely chosen luxury brand fittings. From the graceful contours of designer faucets to the resplendent doors, each element epitomizes a flawless amalgamation of style and artistry.







 MARQUIS

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ARTISTRY-INFUSED LIVING





A SPIRITUAL FLOW





AN AURA OF OPULENCE





AN ESCAPE TO TRANQUILITY





A TAPESTRY OF MEMORIES





HUES OF BLUES





# MARQUIS

TO INFINITE HORIZONS



## STAYING HOME IS NOW A PLEASURE

Balancing a harmonious blend of luminous hues and neutral tones, Insignia subtly invites you to an artistic living experience, complemented by a myriad of exceptional amenities.



Ethereal Corridors



Lifestyle Lobby



Private Roof Majlis



Drop Off Area



Botanical Garden



Open Gym



Sauna



Water Jet Massage



Aqua Bike



Sunken  
Pool Seating



Six Designer  
Elevators



Multipurpose Hall



Olympic Size  
Infinity Sky Pool



Outdoor Seating



Tranquil Zone



Kids Pool




Barbeque Area



Water Curtain




# MARQUIS IN INIGNIA

 Rainforest  
Themed Podium

 Kids Play Area


 Water Splash

 Floating  
Yoga Deck

 Cinema Hall

 Jogging Track

 Meditation  
Deck

 Lagoon Canal





## CAN IT GET BETTER THAN THIS?

YES.

This opportune moment to invest in a realm where urbane sophistication meets opulent living is not to be overlooked. The futuristic & bustling cosmopolitan reveals vibrant markets and skyscrapers that are an absolute delight to the senses of both the visitors and the residents. Dubai has been a name that one associates with innovation and limitless possibilities and it is here that Marquis has gone on to make their 'Marq'

120%

### GROWING ECONOMY

Over the past ten years, there has been a remarkable increase of over 120% in both rental yields and capital gains.



### SECURITY & SAFETY

Dubai's stringent and unwavering stance on crime renders it a secure and favorable destination for investments.

0%

### TAX-FREE RETURNS

With zero corporate and personal income tax, you can save more in Dubai.



### TECHNOLOGICAL ADVANCES

Dubai is the place to be with its improved advanced facilities and infrastructure.



### TOURISM

Tourists flock to Dubai to see its marvellous sights like theme parks, safaris and malls.



### LIFESTYLE

The fast-paced, unique lifestyle offered by Dubai is unparalleled.



### DIVERSITY

Dubai, a proud multi-cultural city, is home to one of the world's highest percentages of immigrants.

20YRS

### POPULATION GROWTH

Dubai's population is growing fast and is expected to double in 20 years.



## ALONG DUBAI'S BREATHTAKING VIEWS

Situated in the heart of Arjan, the most vibrant and expanding district of Dubai makes Marquis Insignia a desirable asset. Discover a breathtaking experience in Arjan, where a lavish lifestyle awaits, providing a serene escape from the bustling pace of city life.

With easy connectivity to the entertainment, shopping and business hubs of Dubai - Minutes away from the top attractions of the city.

My City Centre Al Barsha	4 min
Mediclinic Parkview Hospital	5 min
Miracle Garden	5 min
Butterfly Garden	5 min
Dubai Autodrome	11 min
Global Village	15 min
EXPO2020	16 min
Mall of the Emirates	16 min
Business Bay	17 min
Burj Al Arab	19 min
Dubai Marina	22 min
Museum of the Future	23 min
Burj Khalifa	24 min
Dubai International Airport	25 min
The Palm	31 min
Al Maktoum International Airport	32 min

## LOCATION BENEFITS: ARJAN

Strategically located, Arjan has easy access to major highways making travel convenient.

Arjan's location offers residents convenience, accessibility, and proximity to key amenities and attractions, making it an attractive place to live and invest in Dubai. Discover a breathtaking experience in Arjan accompanied by an opulent lifestyle away from the hectic pace of urban living.



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RERA PROJECT NO: 2880

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