



 MARQUIS
ONE

THE CREST OF ONE

Marquis One sets a new benchmark for luxury living in Arjan, combining contemporary sophistication with unmatched functionality. The tower features 488 expansive, meticulously finished residences and a singular Sky Villa, spanning G+4P+22 floors and offering four distinctive vistas. Every element is crafted to create a lifestyle where daily living feels like a curated retreat.

Enhancing its exclusivity, Marquis One unveils Arjan's first "One Exclusive Membership" offering elegantly designed, intimate spaces reserved for a select few. Crowned by the Sky Villa, the tower exemplifies prestige and refined living, making it more than a residence—it's a statement of distinction and unparalleled elegance.



PROJECT OVERVIEW

Name: Marquis One

Location: Arjan

Developer: MARQUIS CIRCLE REAL ESTATE DEVELOPER LLC

Project Type: Residential Building Configuration

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





STANDARD PLAN (OPTION A)

60:40 (1% MONTHLY PAYMENT PLAN FOR 3 YEARS)

20%

down payment
on booking + DLD and admin fee

3%

to be paid as a bullet payment
6 months after booking

1%

monthly for
37 months

1%

balance on
completion - Dec 2028



STANDARD PLAN (OPTION B)

20%

down payment
on booking + DLD
and admin fee

20%

in year 2026
(5% Every Quarter for
4 quarters)

10%

in year 2027
(5% every 5 months,
2 instalments)

10%

in year 2028
(5% every 5 months,
2 instalments)

40%

balance on
completion - Dec 2028



POST-HANDOVER PLAN

20%

down payment
on booking + DLD
and admin fee

6%

bullet payment to be
made twice (6 & 12
months post booking)

30%

balance as 1%
Monthly for 30 months
post-handover

1%

monthly
for 40 months

10%

on completion -
Dec 2028



ROI AFTER COMPLETION

20%

down payment
on booking + DLD
and admin fee

20%

in 6 months
after booking

20%

in 12 months
after booking

40%

on completion-
Dec 2028

8%

ROI for 3 years
after completion

THE ONE FOR EVERY LIFESTYLE

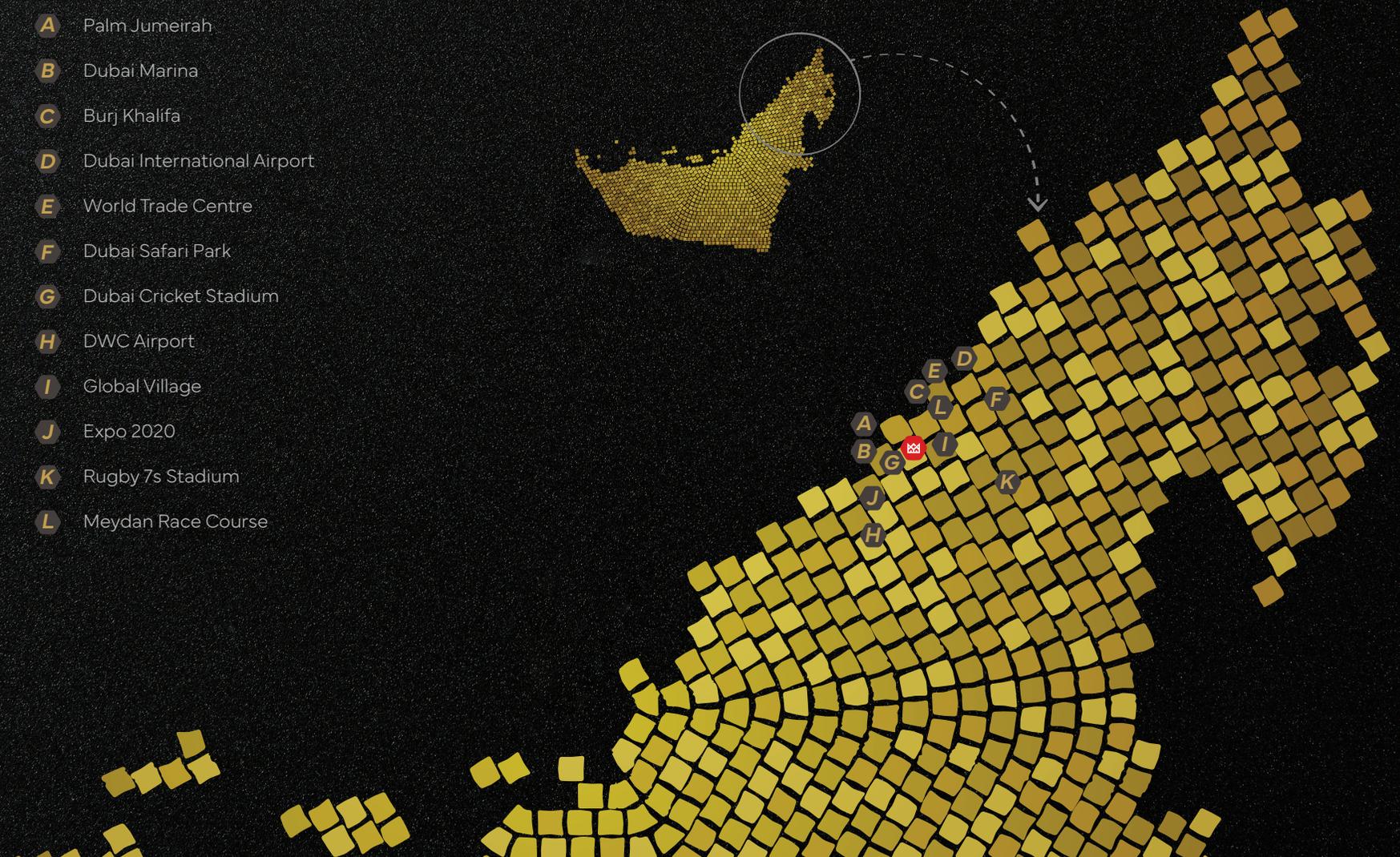
At Marquis One, every facility is designed to reflect the sophistication of a 5-star luxury hotel, with expansive layouts and impeccable finishes.

- **Leisure, Fitness & Work Zone**
A dedicated space to relax, energise and stay productive.
- **State-of-the-Art Gym**
Equipped for all fitness levels with cutting-edge machines.
- **Spa with Steam, Sauna & Ice Bath**
A sanctuary for rejuvenation and wellness.
- **Business Lounge with Conference Room**
Premium spaces for work and networking.
- **Resort-Style Pool & Deck**
Elegant outdoor retreat for leisure and social gatherings.



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



MARQUIS DEVELOPERS

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