STIRLING MOTORS

ETON
Wealth Management House

AFDAL
Real Estate Brokerage LLC

Afdal Group

AFDAL MEDIA

MARQUIS
HORIZON

DUBAI SOUTH'S DEFINING ADDRESS

DUBAI SOUTH'S DEFINING ADDRESS


MARQUIS
HORIZON

HORIZON WITHIN REACH

MARQUIS HORIZON MARKS A NEW CHAPTER IN RESIDENTIAL LIVING WITHIN DUBAI SOUTH -A DISTRICT SHAPED BY GROWTH, CONNECTIVITY AND LONG-TERM PROMISE.

DESIGNED AS A CONTEMPORARY MID-RISE COMMUNITY, IT BRINGS TOGETHER FLOWING ARCHITECTURE, INTUITIVE LAYOUTS AND COMMUNITY-CENTRIC AMENITIES TO CREATE A LIFESTYLE DEFINED BY BALANCE AND UNDERSTATED ELEGANCE.

AS MARQUIS DEVELOPERS' FIRST LANDMARK PROJECT IN DUBAI SOUTH, HORIZON SETS A STRONG FOUNDATION FOR FUTURE DEVELOPMENT AND RAISES THE BENCHMARK FOR MODERN SUBURBAN LIVING.


MARQUIS
HORIZON



WHERE LIGHT LEADS.
LIFE FOLLOWS.

LIGHT
LEADS


MARQUIS
HORIZON

ARCHITECTURAL EXPRESSION

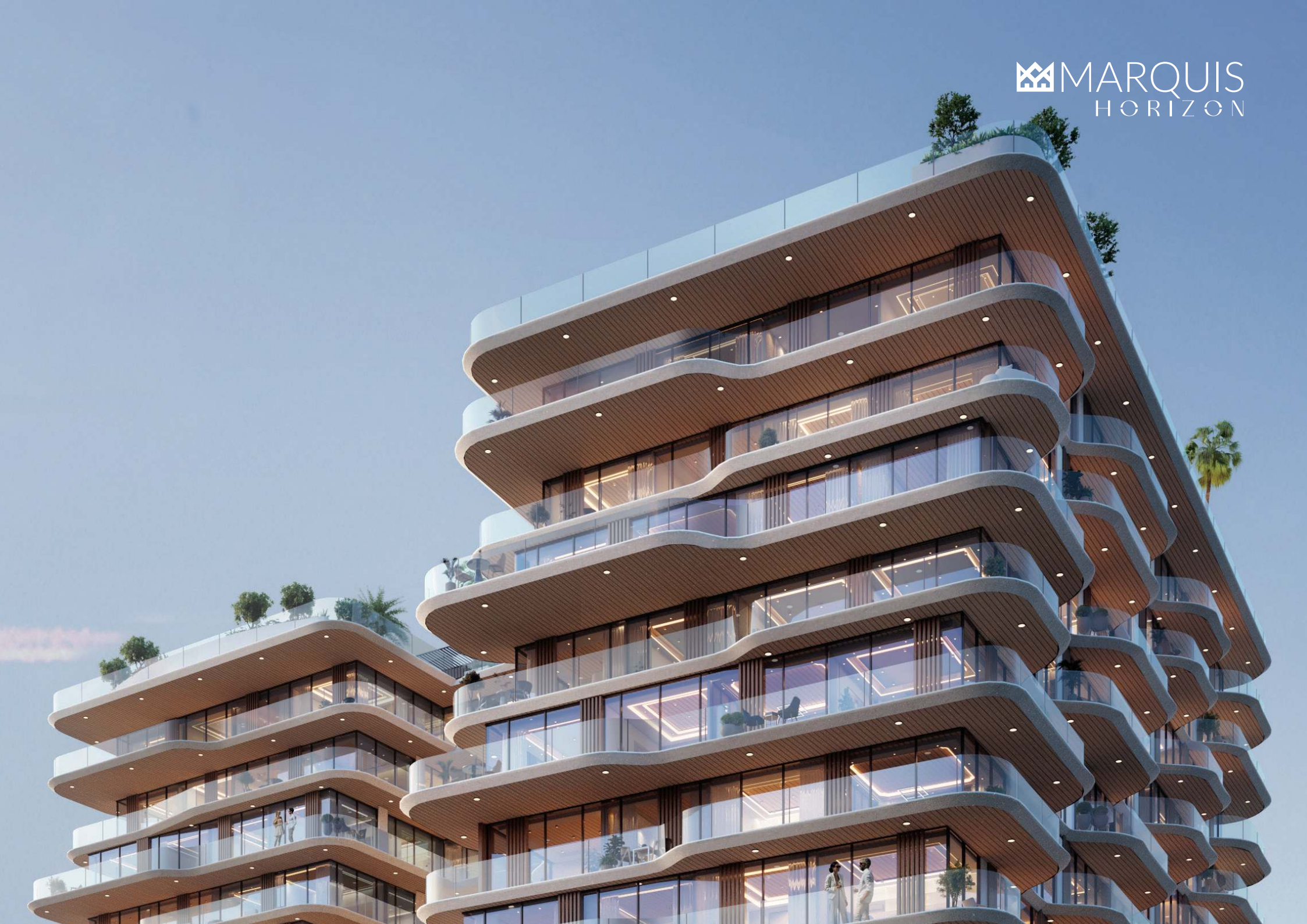
ORGANIC. MODERN. DISTINCTIVE.

MARQUIS HORIZON FEATURES A STRIKING WAVY FAÇADE THAT STEPS AND FLOWS ACROSS LEVELS - A BOLD DEPARTURE FROM TRADITIONAL RECTILINEAR DESIGN.

THIS ARCHITECTURAL VISION COMES ALIVE THROUGH:

- A LANDMARK WITH A PRESENCE THAT ENDURES.
- HOMES FILLED WITH NATURAL LIGHT, CREATING CALM AND INVITING SPACES.
- TERRACES DESIGNED FOR RELAXED MORNINGS AND QUIET EVENINGS.
- PRIVATE, YET CONNECTED SPACES THAT BALANCE SECLUSION AND COMMUNITY.
- INTERIORS KEPT COMFORTABLE YEAR-ROUND THROUGH THOUGHTFUL SHADING AND AIRFLOW.

THE RESULT IS A BUILDING THAT FEELS ALIVE, SCULPTED AND SEAMLESSLY INTEGRATED WITH ITS ENVIRONMENT.


MARQUIS
HORIZON

THE CENTRAL COURTYARD

THE HEART OF THE COMMUNITY

COMBINING HOTEL-LEVEL REFINEMENT WITH AIRY, NATURALLY VENTILATED SPACES, HORIZON OFFERS A WELCOMING HOME FOR MODERN FAMILIES.

RESIDENTS GET TO ENJOY:

- A HOTEL-STYLE DROP-OFF AREA SET SLIGHTLY INSIDE THE BUILDING THAT CREATES A REFINED FIRST IMPRESSION
- JUST BEYOND IT, THE CENTRAL OPEN-AIR COURTYARD OPENS UP THE SPACE WITH LIGHT AND GREENERY
- FROM THE LOBBY, A DEDICATED STAIRCASE LEADS TO THE AMENITIES, A LEVEL ABOVE, FOR EASY ACCESS
- AIRY WALKWAYS THAT MAKE MOVING AROUND REFRESHING
- COMFORTABLE SPOTS TO PAUSE AND CONNECT


MARQUIS
HORIZON

CRAFTED FOR CALM.
DESIGNED FOR LIVING.

DESIGNED FOR LIVING


MARQUIS
HORIZON

AMENITIES THAT ELEVATE EVERYDAY LIVING

23000 SQ.FT

OF AMENITIES

WELLNESS. SOCIAL CONNECTION. LEISURE.

MEZZANINE LEVEL AMENITIES

- **INFINITY POOL**

  A SIGNATURE HIGHLIGHT OFFERING A RESORT-INSPIRED EXPERIENCE ELEVATED ABOVE THE LANDSCAPE.

- **OUTDOOR LOUNGE & SEATING**

  RELAXATION SPACES THOUGHTFULLY WOVEN THROUGH THE PODIUM'S OPEN-AIR LAYOUT.

- **FITNESS GYM**

  A FULLY EQUIPPED ENVIRONMENT SUPPORTING ACTIVE, HEALTH-FOCUSED LIVING.

- **MULTIPURPOSE COMMUNITY HALL**

  A FLEXIBLE SPACE FOR EVENTS, CELEBRATIONS AND COMMUNITY-DRIVEN ACTIVITIES.

- **RECREATION ROOM**

  A CASUAL INDOOR LOUNGE OFFERING ELECTRONIC GAMES AND ENTERTAINMENT.


MARQUIS
MARQUIS
HORIZON

ROOFTOP AMENITIES

YOGA DECK

A SERENE OUTDOOR SPACE DEDICATED TO WELLNESS PRACTICE.

AMPHITHEATRE

A FLEXIBLE ENVIRONMENT FOR SOCIAL GATHERINGS, PERFORMANCES OR COMMUNITY MOÇ MENTS.

BBQ AREA

OPEN-AIR DINING ZONES THAT ENCOURAGE CONNECTION AND SHARED EXPERIENCES.

PADEL COURT

A DYNAMIC RECREATIONAL FEATURE REFLECTING DUBAI'S GROWING PASSION FOR PADEL.



THE RESIDENCE COLLECTION

175 HOMES DESIGNED FOR MODERN SUBURBAN LIVING

MARQUIS HORIZON CONSISTS EXCLUSIVELY OF **1-BEDROOM** AND **2-BEDROOM** RESIDENCES, REFLECTING DUBAI SOUTH'S GROWING DEMAND FOR EFFICIENTLY DESIGNED, LIFESTYLE-DRIVEN LIVING SPACES.

THIS DYNAMIC ARCHITECTURAL LANGUAGE:

- CREATES A MEMORABLE LANDMARK PRESENCE
- ENHANCES NATURAL LIGHT PENETRATION
- OFFERS VARIED TERRACE OPPORTUNITIES
- IMPROVES PRIVACY THROUGH STEPPED GEOMETRY
- RESPONDS INTELLIGENTLY TO THE DESERT CLIMATE THROUGH NATURAL SHADING
- THE RESULT IS A BUILDING THAT FEELS ALIVE, SCULPTED AND SEAMLESSLY INTEGRATED WITH ITS ENVIRONMENT.

HORIZON EXECUTIVE LOUNGE

WORK WITH EASE. LIVE WITH CLARITY

A POLISHED COMMUNITY WORKSPACE DESIGNED FOR RESIDENTS WHO VALUE EFFICIENCY AND A REFINED WORK ATMOSPHERE - ALL WITHOUT LEAVING HOME.

EXECUTIVE
LOUNGE


MARQUIS
HORIZON
WHERE FOCUS FINDS ITS FLOW.

HORIZON WELLNESS SANCTUARY

SPACE TO RESET. RECHARGE & RENEW

MOVEMENT STUDIO

A MODERN FITNESS ENVIRONMENT WITH DEDICATED SPACES FOR STRENGTH, CARDIO AND FLEXIBILITY.



FOCUSED CORNERS

PRIVATE MEETING AND WORK ROOMS CRAFTED FOR CONCENTRATION, CLARITY AND EASE.



PROJECT CONFIGURATION

B + G + M + 10 FLOORS +

ROOFTOP AMENITIES

175 APARTMENTS (1 BR & 2 BR)

- FLOWING, CLIMATE-RESPONSIVE ARCHITECTURE
- COMMUNITY-FOCUSED DESIGN PRINCIPLES

STRATEGIC LOCATION ADVANTAGES

CONNECTED TO OPPORTUNITY

LIVING IN DUBAI SOUTH OFFERS LONG-TERM VALUE AND LIFESTYLE CONVENIENCE:

- IMMEDIATE ACCESS TO AL MAKTOUM INTERNATIONAL AIRPORT
- PROXIMITY TO THE EXPO 2020 LEGACY DISTRICT
- RAPIDLY DEVELOPING RETAIL AND COMMERCIAL INFRASTRUCTURE
- EXCELLENT CONNECTIVITY TO MAJOR DUBAI CORRIDORS
- COMPETITIVE PRICING IN A FAST-GROWING ECONOMIC HUB

MARQUIS HORIZON SITS AT THE INTERSECTION OF ACCESSIBILITY, POTENTIAL AND FUTURE GROWTH.



- A THE PALM JEBEL ALI
- B DUBAI MARINA
- C BURJ KHALIFA
- D DUBAI INTERNATIONAL AIRPORT
- E WORLD TRADE CENTRE
- F DUBAI SAFARI PARK
- G DUBAI CRICKET STADIUM
- H AL MAKTOUM INTERNATIONAL AIRPORT
- I GLOBAL VILLAGE
- J EXPO 2020
- K DUBAI PARKS AND RESORTS
- L MEYDAN RACE COURSE

A NEW CHAPTER FOR MARQUIS DEVELOPERS

SETTING A STANDARD FOR TOMORROW

THIS DEVELOPMENT REPRESENTS:

- A FLAGSHIP ENTRY INTO DUBAI SOUTH
- A DISTINCTIVE ARCHITECTURAL STATEMENT
- A LIFESTYLE-RICH COMMUNITY FRAMEWORK
- STRONG VALUE FOR END-USERS AND INVESTORS
- A CATALYST FOR FUTURE MARQUIS PROJECTS IN THE DISTRICT


MARQUIS
HORIZON

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