



THE MARQUE

CAMBRIDGE . ENGLAND

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THE MARQUE

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Computer generated image of The Marque.

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A TOWERING ACHIEVEMENT

**CAMBRIDGE'S TALLEST
RESIDENTIAL BUILDING BRINGS
LUXURIOUS CONTEMPORARY
LIVING TO AN ANCIENT CITY.**

The Marque is a striking new structure that bridges past and future. It is an iconic new addition to an old city; a building that is daring in design but informed by its surroundings.

Just minutes from the historic centre, excellent transport links and some of the city's key regeneration areas, the nine-storey Marque is perfectly placed for stylish modern living in a historic, yet always dynamic, city.

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A VISTA LIKE NO OTHER

**AS CAMBRIDGE'S TALLEST RESIDENTIAL
BUILDING, THE MARQUE OFFERS
OUTSTANDING 360 DEGREE VIEWS
OF THE CITY AND THE STUNNING
LANDSCAPE BEYOND.**

Image taken from 9th floor Penthouse.

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CAMBRIDGE'S CITY SKYLINE IS CHANGING. CLASSICAL COLLEGE SPIRES RUB SHOULDERS WITH MINIMALIST MODERN ARCHITECTURE TO CREATE A WORLD-CLASS CITYSCAPE.

The Marque's outstanding views survey Cambridge in all its glory - illustrious past, buzzing present and exhilarating future.

Muse over the startling history contained within the walls of Trinity College. Cast your gaze over the rolling fens, stretching as far as the eye can see. Or watch the new CB1 district and its state-of-the-art rail connections evolve before you.

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THE MARQUE OF DISTINCTION

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Indicative images of a concierge area and gym.

THE HIGHEST STANDARDS OF DESIGN, MATERIAL AND CRAFTSMANSHIP HAVE GONE INTO CREATING A BUILDING THAT REFLECTS THE SIGNIFICANCE OF ITS LOCATION.

The driving idea behind The Marquee is to bring sleek hotel living to Cambridge. It shows in the way the building has been meticulously designed and finished and in the stunning street approach and entrance lobby.

Luxury is evident in every detail of the 92 light-filled one, two and three bedroom apartments. And in the dimensions of the prestigious 2,697 sq ft penthouse, the largest and highest apartment in Cambridge, with commanding views over the historic city.

Drafted by two lecturers in the University's Department of Architecture in an open design competition, the building successfully marries style with convenience. There are life-enhancing facilities such as secure underground parking and bike storage, a strictly residents-only gym and a private garden that's not overlooked by any other building. Plus, a 24-hour concierge service makes sure residents are constantly taken care of.

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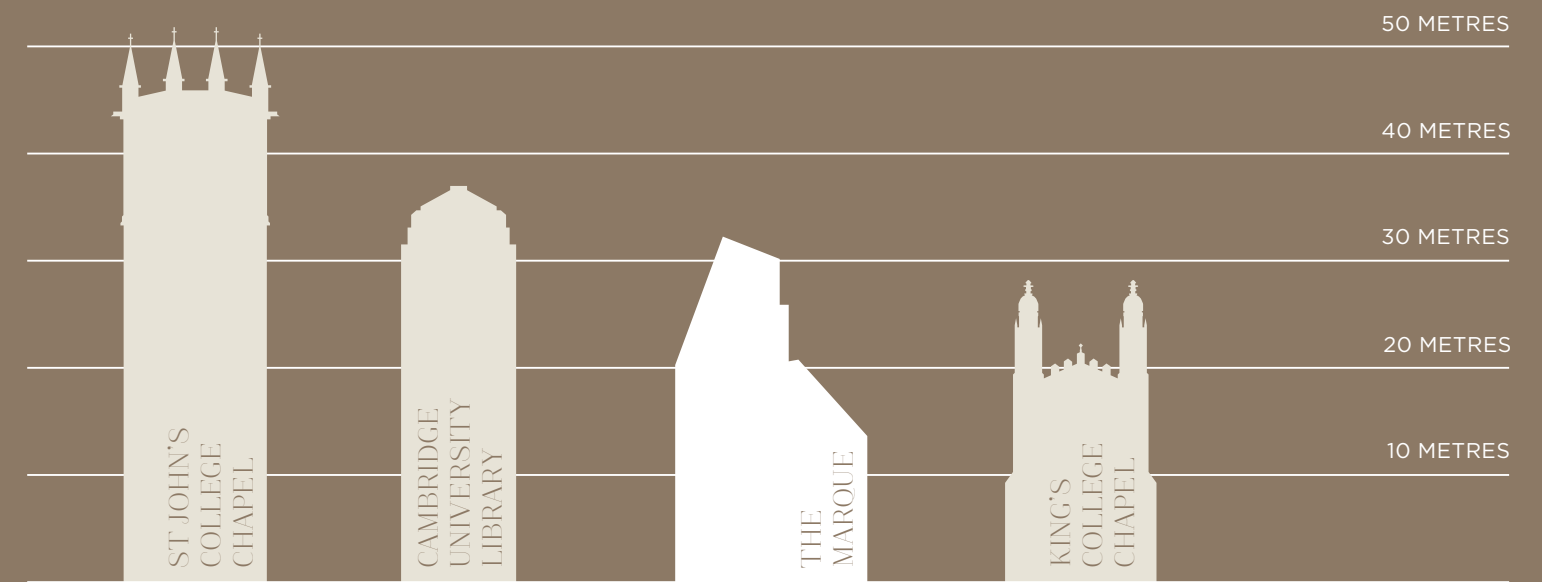


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A TALL ORDER

IN THE TOP LEAGUE

See how The Marque compares with Cambridge's tallest structures.



THE MARQUE

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UNDERSTATED ELEGANCE



IMAGE
The living room at
The Marque.



RICH TEXTURES AND SUMPTUOUS MATERIALS COMBINE TO STUNNING EFFECT, WITH EVERY DETAIL CAREFULLY CONSIDERED.

The interiors at The Marque meet truly exceptional standards, with each and every finish reflecting a painstaking attention to detail. The result is a sophisticated yet understated space, which blends effortlessly with your lifestyle.

IMAGES

The living space at The Marque.





**BEHIND CLOSED DOORS
THE MARQUE PROVIDES
A TRUE SANCTUARY.**

At The Marque, living spaces unfold to reveal beautifully appointed bedrooms, where city life feels a world away. The bedrooms and bathrooms have been sensitively designed to create a tranquil and relaxing haven; the perfect place to retreat.

IMAGES

The bedrooms at The Marque.



Living spaces unfold
to reveal beautifully
appointed bedrooms



INTELLIGENT BY DESIGN

EVERY ASPECT OF THE MARQUE, WHETHER IN THE LAYOUT OF A ROOM, THE USE OF MATERIALS OR CHOICE OF FITTINGS, HAS BEEN INFORMED BY INTELLIGENT DESIGN.

It's there when you touch a door handle or press a lift button. When your feet touch the concealed underfloor heating or you hear the sophisticated sound system.

Each of the apartments incorporate the finest natural materials and carefully chosen appliances and fittings to enhance the design. Whether it's the flooring from sustainable forests or beautifully designed porcelain tiles, everything has been carefully selected for its high-quality and performance.

One of our key focuses is to use the very best and minimise the impact on the environment, so we use Porcelanosa products widely. The company is known for undertaking ground-breaking work to transform basic raw materials into beautiful, functional products as well as using energy-saving practices that reduce emissions.

The Marque's crowning glory is its prestigious penthouse, set over three spacious floors. All finishes and fittings will be bespoke to the owner, who can work alongside award-winning boutique consultancy, Suna Interior Design, to create a truly magnificent space.

THE SPECIFICATION

KITCHEN

- _ Luxury Porcelanosa handle-free contemporary kitchen furniture with soft close hinges
- _ Next-generation KRION™ work surfaces
- _ Glass tile splashback
- _ Stainless steel sink
- _ Siemens fan assisted electric oven and ceramic hob
- _ Fully integrated fridge / freezer and dishwasher

BATHROOMS

- _ Luxury Porcelanosa bath with design glass shower screen
- _ Designer large format porcelain floor and wall tiles
- _ Fixed shower head
- _ Additional wall mounted hand held shower fitment
- _ Wall mirror and mounted storage
- _ Under floor heating

HOME ENTERTAINMENT

- _ Digitally compatible TV / FM aerial points wired to reception rooms and bedrooms
- _ BT points to reception rooms and all bedrooms

ENERGY EFFICIENT HEATING AND VENTILATION

- _ Radiators to all rooms with under floor heating to bathrooms
- _ Efficient communal heating system with individually metered apartments
- _ Built to Level 3 code for sustainable homes

CAR PARKING AND BIKE STORE

- _ Access to gated basement car park via electronic entry system
- _ Secure bicycle storage

SECURITY

- _ Audio phone door entry system
- _ CCTV to reception areas
- _ Secure access control to communal areas and lifts

FACILITIES

- _ 24 hour concierge service
- _ Exclusive resident gym
- _ Private landscaped gardens

WARRANTY

- _ 10 year NHBC warranty
- _ 999 year lease

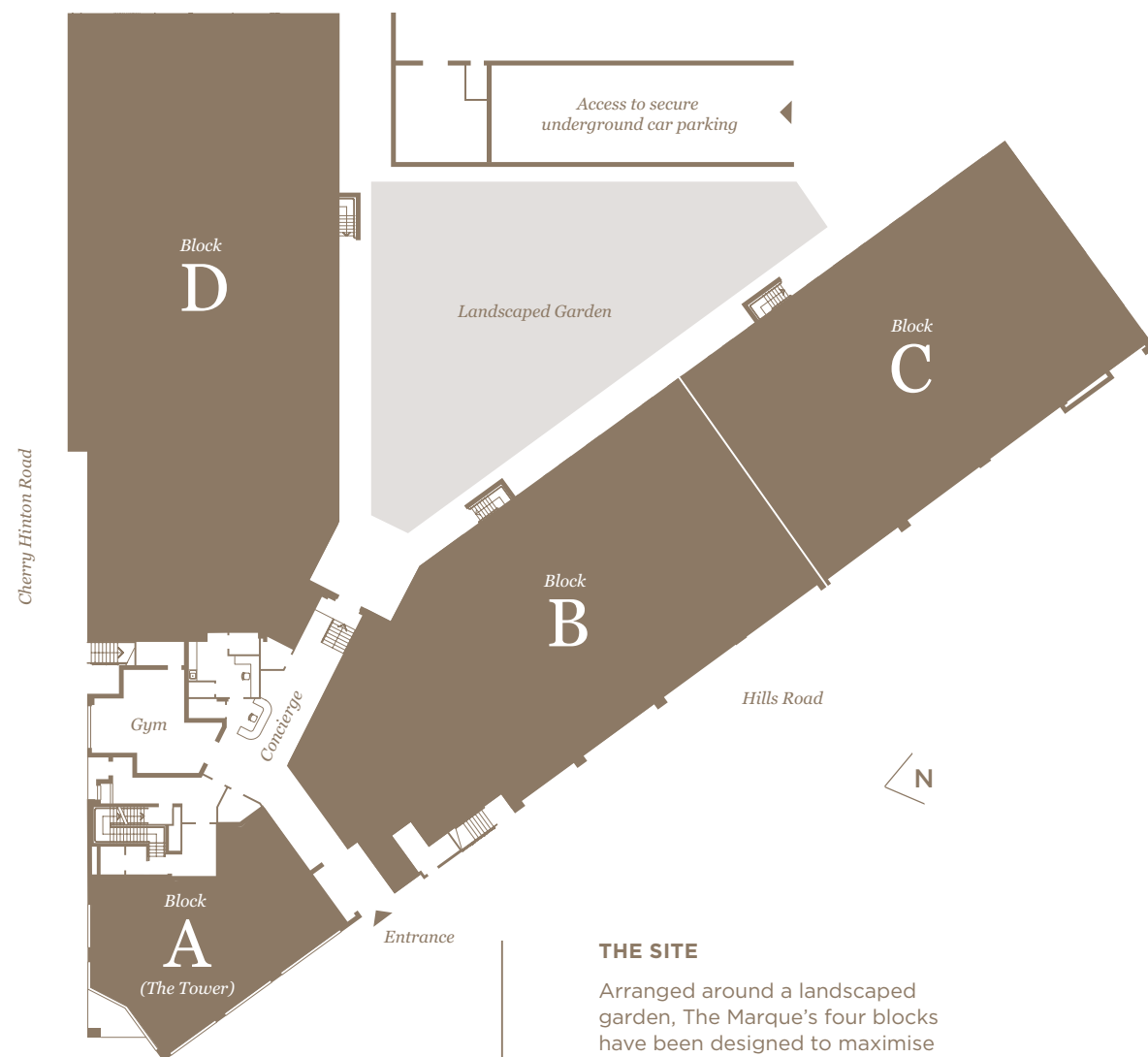


IMAGES

The bathroom and kitchen at The Marque.



THE LAY OF THE LAND



THE SITE

Arranged around a landscaped garden, The Marque's four blocks have been designed to maximise views across Cambridge.

TYPICAL APARTMENT LAYOUT 2 BEDROOMS



TOTAL AREA

975 sq ft

LIVING/DINING	6.6m x 4.4m
KITCHEN	3.9m x 1.9m
BEDROOM 1	4.9m x 4.7m
BEDROOM 2	3.1m x 3.2m

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BUILDING ON AN INSPIRING PAST

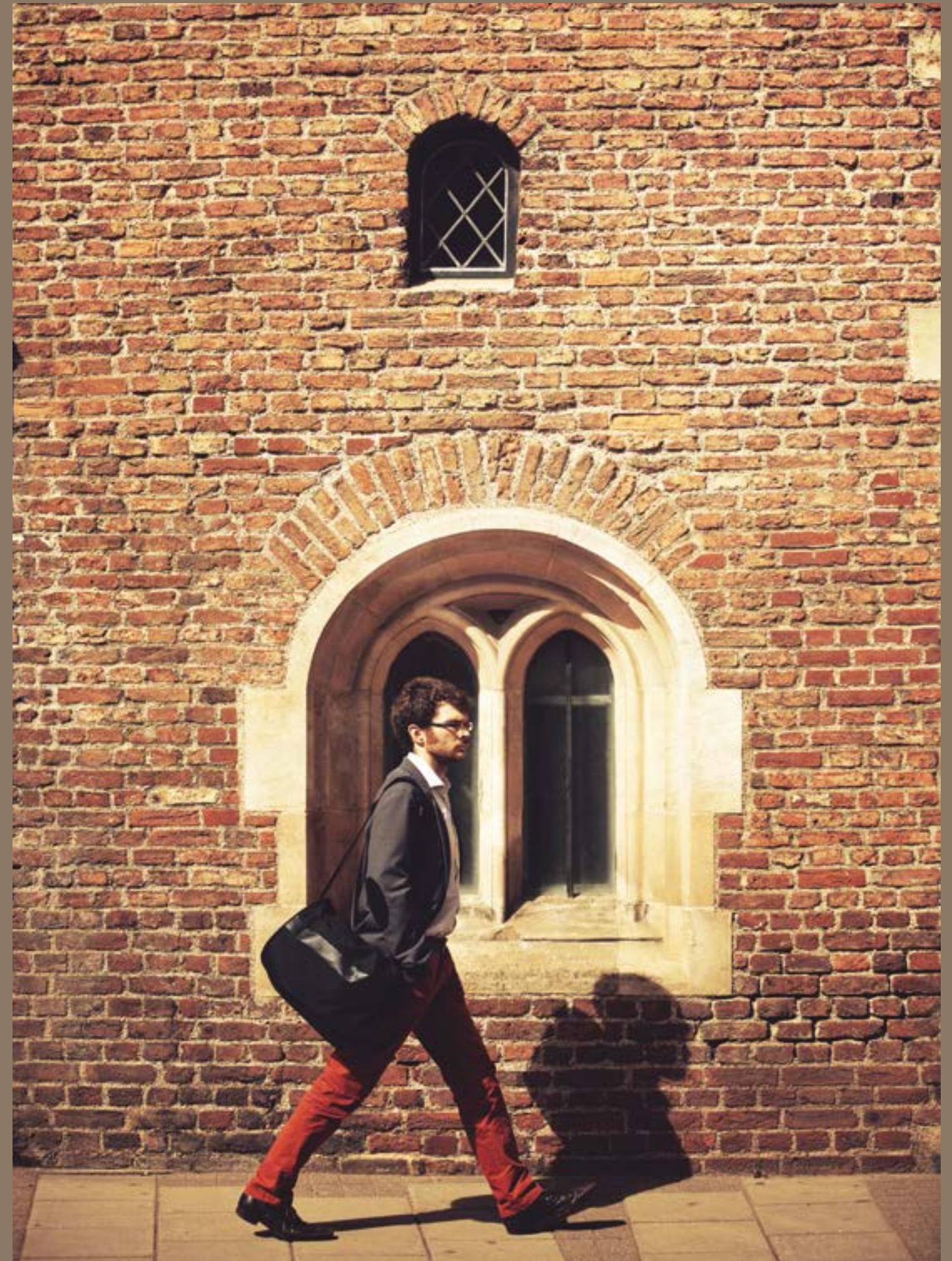
CAMBRIDGE WEARS ITS LONG HISTORY ON ITS SLEEVE, WITH THE MEDIEVAL, CLASSICAL AND GOTHIC GATEHOUSES REVEALING CENTURIES OF WEALTH, PRIVILEGE AND ACHIEVEMENT.

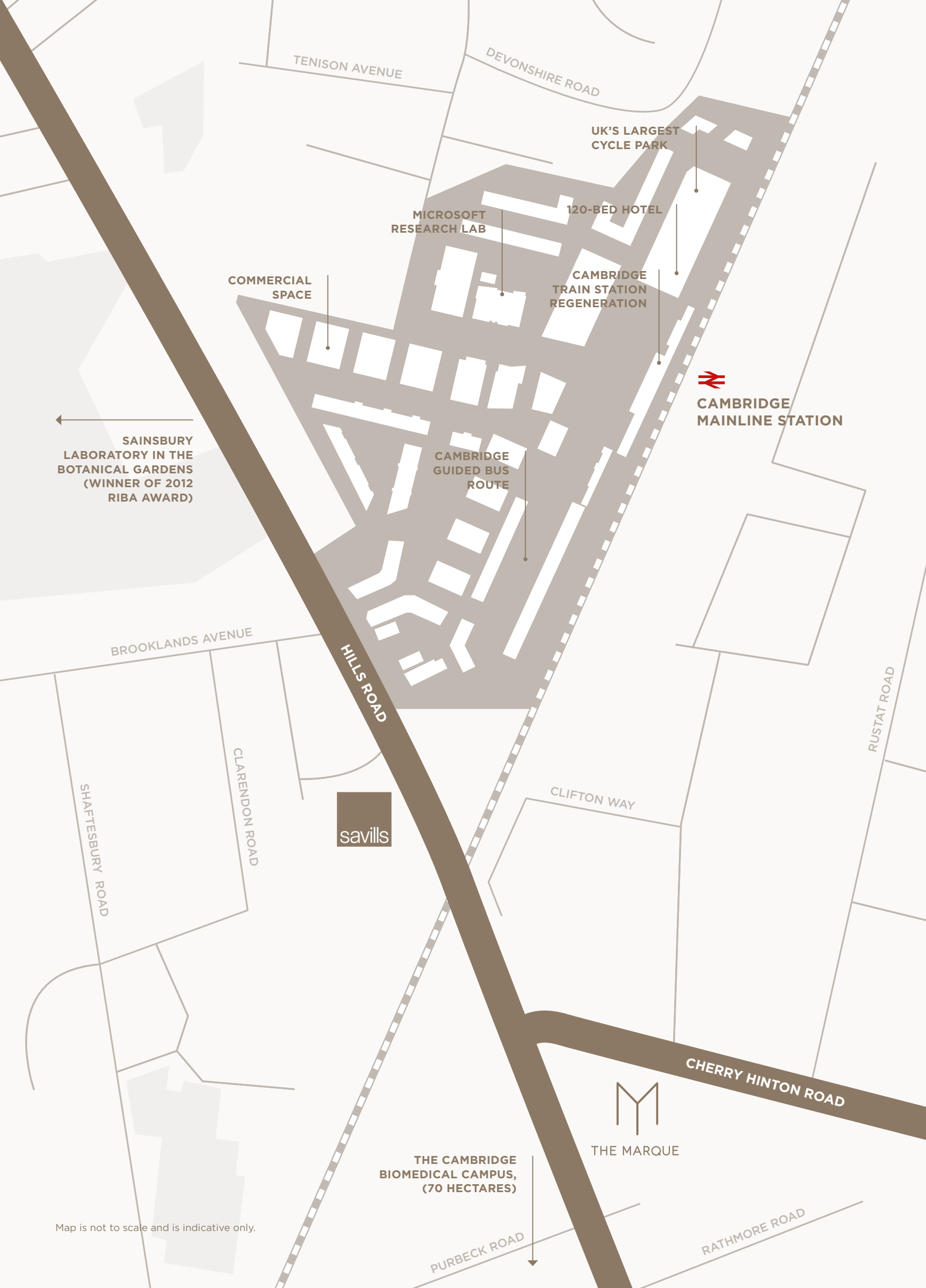
When you wander through the manicured quadrangles of the college buildings, or take a leisurely punt along the Cam, you're following the steps of Darwin and Newton, Milton and Erasmus, Tennyson and Byron. The earliest college is Peterhouse, founded in 1284, and still retaining its original dining hall. But each college is worth exploring for its architecture, history and feeling of tranquil permanence.

Considering its academic credentials, the rich cultural scene here is not a surprise. The stately façade of the Fitzwilliam Museum shields antiquities, paintings and manuscripts; while the college collections contain artifacts picked up on James Cook's and Charles Darwin's expedition.

As for live performance, the Cambridge Arts Theatre features a mixed programme of West End-standard and touring dance, drama and opera companies, while the Corn Exchange draws international music, comedy and theatre headliners.

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SAINSBURY LABORATORY IN THE BOTANICAL GARDENS (WINNER OF 2012 RIBA AWARD)

COMMERCIAL SPACE

MICROSOFT RESEARCH LAB

120-BED HOTEL

UK'S LARGEST CYCLE PARK

CAMBRIDGE TRAIN STATION REGENERATION

CAMBRIDGE MAINLINE STATION

CAMBRIDGE GUIDED BUS ROUTE

HILLS ROAD

savills

CLIFTON WAY

CHERRY HINTON ROAD

THE MARQUE

THE CAMBRIDGE BIOMEDICAL CAMPUS, (70 HECTARES)

PURBECK ROAD

RATHMORE ROAD

BROOKLANDS AVENUE

SHAFTESBURY ROAD

CLARENDON ROAD

RUSTAT ROAD



BUILDING TOWARDS AN EXCITING FUTURE

CAMBRIDGE'S REPUTATION FOR TECHNOLOGY, RESEARCH AND ACADEMIC EXCELLENCE ARE BRINGING ABOUT A MAJOR HOUSE BUILDING BOOM IN KEY AREAS CLOSE TO THE CITY CENTRE.

Cambridge is seeing considerable investment in building and infrastructure regeneration in key areas around the fringes of the city.

Two of the largest sites are within minutes of The Marque. The most high-profile is the £850m redevelopment of 158,000 sq m (26 acres) around the railway station, next to Microsoft Research's new headquarters, with 58,000 sq m of residential space that balances houses, apartments and student accommodation - as well as a new public square and boulevard with shops, restaurants and bars.

The other is the prestigious growth of the city's science and technology industries at the expanding Biomedical Campus, soon to be Europe's largest centre for academic and clinical research. This cutting edge and world-leading campus will cover 70 hectares and create 10,000 new jobs. To accommodate the rising population, Cambridge Airport is pledging at least £20 million to upgrade the airport infrastructure and expand as a business hub.

It's significant developments such as these that is seeing unprecedented demand for properties in Cambridge, as well as growth in capital values of almost 30% in just three years.

Map is not to scale and is indicative only.

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ACADEMIC EXERCISE



AS ONE OF THE WORLD'S OLDEST SEATS OF LEARNING AND WORLD-LEADING RESEARCH, THE UNIVERSITY OF CAMBRIDGE HAS PRODUCED 88 NOBEL PRIZE WINNERS.

The University's 31 colleges are at the forefront of academic excellence, leading Cambridge to win the title of the world's top ranking university* when it came to research quality, graduate employability, teaching and internationality.

With an especially strong reputation in sciences and mathematics, Europe's leading research university is made up of around 22,000 students and 8,500 members of staff, out of the city's population of almost 110,000.

Central Cambridge is also endowed with more than 30 independent and state schools that serve pupils from nursery to secondary school age, plus a range of further education colleges.

*QS World University Rankings, 2011



BUSINESS SCHOOL

CAMBRIDGE ON A PLATE

FOR A SMALL CITY, CAMBRIDGE HAS A WIDE RANGE OF EATING AND SHOPPING OPPORTUNITIES - FROM ONE-OFF INDEPENDENTS TO THE BIG UK NAMES.

Cambridge is a sociable city, and its cafés, brasseries, pubs and restaurants have been meeting places for travellers, scholars and thinkers for centuries. And while students may opt for the local pubs - with several dating back to the 1660s - the past decade has seen a rise in excellent dining opportunities.

Alimentum, located directly opposite The Marque, has recently been awarded a Michelin star. They serve delicious food sourced from sustainable farms and pair this with weekly jazz. Midsummer House is not only the city's best restaurant, but the whole of East Anglia's, with two Michelin stars proclaiming their insistence on perfection.

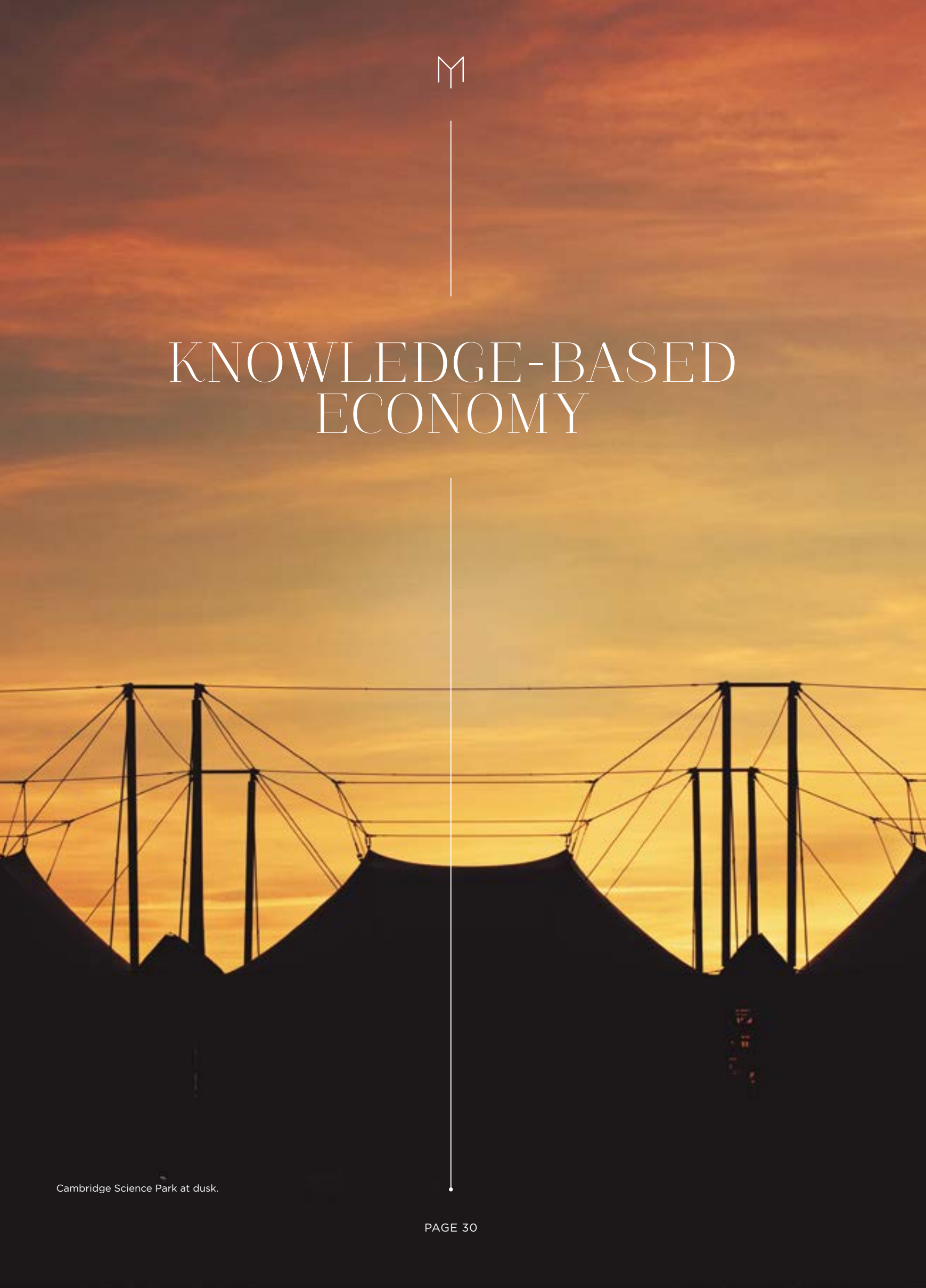
You can also dine delightfully at the award-winning Le Gros Franck and the sleek Restaurant 22, with its Michelin Bib Gourmand award for seasonal British and European dishes. The beautiful Hôtel du Vin is carved from a former medieval University building and comes complete with a cosy library and wine tasting room.

And when it comes to shopping, this compact city has great choice. The Market Square is a mass of stalls selling food and clothes every day, while small boutiques are the preserve of Magdalene Street, Bridge Street and King Street. You can browse the open-air All Saints Garden Art and Craft Market on Saturdays, or head for the new Grand Arcade shopping centre for all the big UK names.



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KNOWLEDGE-BASED ECONOMY



Cambridge Science Park at dusk.

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ALTHOUGH THE FORTUNES - AND REPUTATION - OF THE CITY IS BUILT ON ITS ACADEMIC PROFILE, THERE ARE GROWING STATE-OF-THE-ART RESEARCH AND DEVELOPMENT PROJECTS IN THE LOCAL AREA.

Don't be fooled by its stately architecture: Cambridge is incredibly forward-looking. In both educating the leaders of tomorrow in industry, politics and the arts, but also in technology research and development, earning the area the nickname of the 'Silicon Fen'.

Europe's leading Science Park at Cambridge is attracting some of the world's leading international organisations. Software and bioscience development agencies proliferate, such as ARM, the market leader in mobile phone chips, Hewlett Packard and Microsoft Research, the first research laboratory established outside the US. The rapidly expanding Biomedical Campus on Hills Road, the largest of its kind in Europe - and a stone's throw from The Marque - is accelerating the delivery of world-class biomedical innovation. Fourteen Nobel Prizes are associated with the campus, whose occupiers include Addenbrooke's Hospital, Cancer Research UK, GlaxoSmithKline and the new Papworth Hospital.



The University is also an important employer, with teaching, research and support services providing work for around 8,500 people. The steady flow of more than 4.6 million visitors every year (second only to London) ensures that the tourist, retail and hospitality sectors are significant employers.



INVESTING IN SUCCESS

CAMBRIDGE IS EXPERIENCING A SIGNIFICANT ECONOMIC AND HOUSING BOOM, MAKING IT A STRATEGIC PLACE TO INVEST.

Cambridge is bucking the current economic recession as one of the UK's most attractive opportunities for property investment.

This is due to being the country's leading centre for computing sciences and technology, as well as its outstanding reputation for education, research and innovation. These factors have led to a quickly increasing population and a heightened demand for quality new homes - and ultimately the current building programmes and investment in infrastructure. The city has an unusually highly skilled workforce, with more than 40% of workers holding degrees.

It all points to one thing: now is the perfect time to invest in Cambridge.

ESTIMATED RENTAL INCOMES FOR THE MARQUE*:

One bedroom apartments from £1,000 to £1,300 pcm

Two bedroom apartments from £1,350 to £2,150 pcm

Three bedroom apartments from £1,800 to £2,300 pcm

*Lettings and Management Services available on request



The iconic Napp Pharmaceutical Group building at the Cambridge Science Park.

LOOKING FOR A SHREWD INVESTMENT? THE FACTS REALLY DO SPEAK FOR THEMSELVES.

House prices in Cambridge have nearly trebled over the past 15 years reflecting positive economic and demographic factors.

David Bentley, Head of New Homes (Bidwells)

Average return on residential investment over 2012 was circa 8.9% with a majority of the return based on increasing capital values.

Andrew Tucker, Head of Lettings (Bidwells)

Over the last 18 months, house prices in Cambridge have risen over 20%, outperforming London.

Savills Research

26% house price growth is forecast for the next five years.

Savills Research

Cambridge has already seen house prices returning to, and even exceeding, 2007 values.

Independent

Private renting will account for one in five households by 2016, and rents will rise by 20% across next five years.

Savills Research

Cambridge tops the table for cities with the highest proportion of highly paid employees.

NOMIS

Cambridge is considered the best city in the UK to lead the country's economic recovery.

Centre For Cities

Over the next 10 years, total employment in Cambridge is expected to increase by 14%.

Savills Research

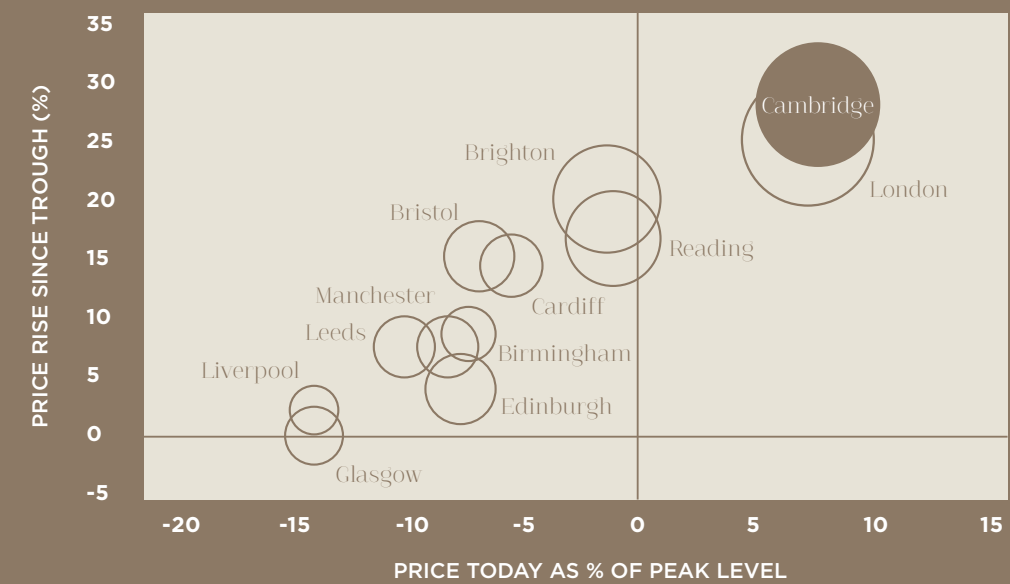
Cambridge is a thriving and expanding city with one of the strongest residential markets outside London. Rental demand is likely to increase by 40% over the next decade.

Bidwells Research

Note: the above data is taken from the 2010 - 2013 period

RECOVERY PROFILES OF KEY CITIES

Cambridge is leading the way in the UK's economic recovery, with house values at 10% above their peak values. The size of bubble reflects average house prices.



Source: Hometrack

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A SMART CITY FOR INVESTMENT



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BOTH THE NEW MICROSOFT HEADQUARTERS AND THE EXPANDING PRESTIGIOUS CAMBRIDGE BIOMEDICAL CAMPUS, WHICH COVERS 70 HECTARES AND WILL CREATE 10,000 JOBS, ARE WITHIN MINUTES OF THE MARQUE.

ANDREA WATSON, DAILY EXPRESS

CAMBRIDGE IS BOOMING, BUT THERE HASN'T BEEN THE LEVEL OF DEVELOPMENT TO KEEP UP WITH DEMAND FROM BOTH DOMESTIC AND INTERNATIONAL MARKETS. THE FEW PRIME PROJECTS AVAILABLE SELL QUICKLY FOR HIGH PRICES.

TOBY GREENHOW, SAVILLS INTERNATIONAL HERALD TRIBUNE

CAMBRIDGE HAS UNDER SUPPLIED THE MARKET OVER THE PAST TEN YEARS. THE SUGGESTED SHORTFALL IS OVER 1,600 HOMES SINCE 2001, WITH A FURTHER 8,000 NEW HOUSEHOLDS EXPECTED OVER THE NEXT TEN YEARS.

SAVILLS RESEARCH

”

Growing employment, improved infrastructure and an increasing population, combined with the possible addition of high speed rail links to London, make investing in Cambridge property a highly attractive notion.

ANDREA WATSON, DAILY EXPRESS



The Gateway to Cambridge: Cambridge Rail Station is just 7 minutes from The Marque.

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AN EXCELLENT ADDRESS

A MILE OUTSIDE THE HISTORIC CENTRE, THE MARQUE IS WITHIN EASY REACH OF THE CITY'S FACILITIES AS WELL AS BEING WELL CONNECTED TO ROAD AND RAIL SERVICES TO REACH OUTLYING AREAS AND LONDON.



Map is not to scale and is indicative only



GETTING AROUND

TRAVEL TIMES FROM THE MARQUE



ON FOOT
FROM THE MARQUE

CAMBRIDGE LEISURE PARK
2 MINS

MICROSOFT HEADQUARTERS
6 MINS

CAMBRIDGE MAINLINE STATION
7 MINS

CAMBRIDGE BIOMEDICAL CAMPUS
12 MINS

CITY CENTRE (ST. ANDREW ST)
14 MINS

KING'S COLLEGE
21 MINS



BY TRAIN
FROM CAMBRIDGE MAINLINE STATION

STANSTED AIRPORT
27 MINS

LONDON LIVERPOOL STREET
56 MINS

LONDON BANK
57 MINS

LONDON KING'S CROSS
47 MINS

HEATHROW AIRPORT
1 HOUR 58 MINS

CAMBRIDGE STATION IS JUST A 7 MINUTE WALK FROM THE MARQUE, TAKING YOU TO EITHER LONDON KING'S CROSS OR LIVERPOOL STREET STATION IN A SPEEDY 47-MINUTE TRAIN JOURNEY.

Other connections take you on to Norwich and Birmingham, with easy changes on the national network. A new station is due to open at Cambridge Science Park in 2015.

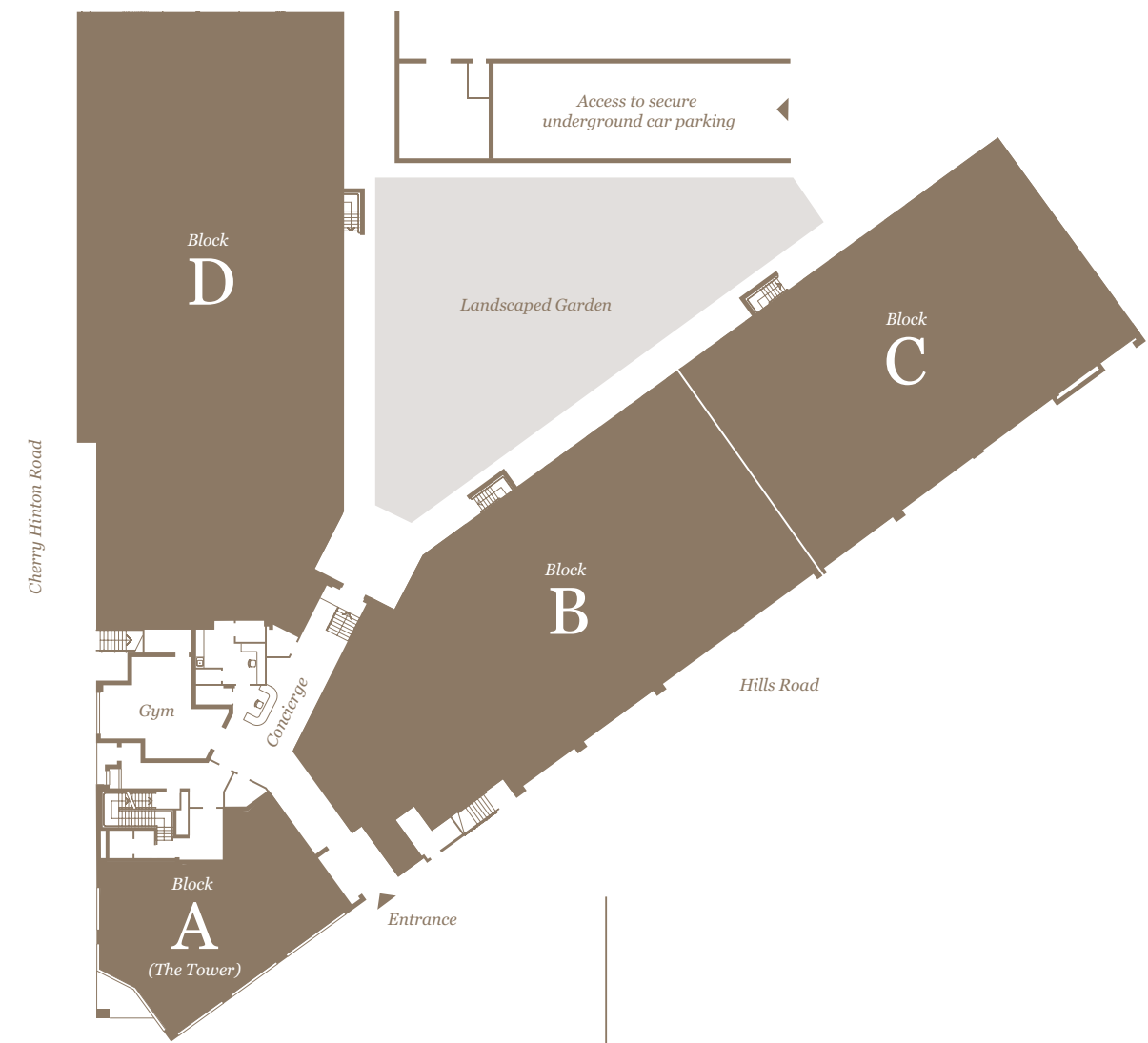
London Stansted, one of Europe's busiest European flight hubs, is only a 20 minute drive away. Cambridge also has its own airport, mainly used by business travelers, with an expanding range of destinations across Europe and the UK; it's just a 10-minute drive from The Marque.

There's quick and easy access to the M11 motorway towards the capital, as well as the A14 to the Midlands or the A11 into East Anglia. But one of the joys of Cambridge is getting around by bicycle - and the city has the highest level of cycle use in the UK, with around 25% of journeys made by bike. The Marque is just one mile from the centre, making for an easy way to keep fit in a very cycle-friendly city.



THE FLOORPLANS

SITE MAP





GROUND FLOOR

APT 16
1 BEDROOM
TOTAL AREA: 515 sq ft

LIVING/DINING	2.7m x 4.6m
KITCHEN	4.0m x 2.1m
BEDROOM 1	2.9m x 4.5m
TERRACE	

APT 17
1 BEDROOM
TOTAL AREA: 519 sq ft

LIVING/DINING	2.7m x 4.6m
KITCHEN	4.0m x 2.1m
BEDROOM 1	2.9m x 4.5m
TERRACE	

APT 34
1 BEDROOM
TOTAL AREA: 498 sq ft

LIVING/DINING	4.7m x 2.8m
KITCHEN	4.0m x 2.0m
BEDROOM 1	2.8m x 4.5m
TERRACE	

APT 35
1 BEDROOM
TOTAL AREA: 543 sq ft

LIVING/DINING	4.6m x 3.1m
KITCHEN	4.9m x 2.0m
BEDROOM 1	3.0m x 4.5m
TERRACE	

APT 62
1 BEDROOM
TOTAL AREA: 578 sq ft

LIVING/DINING	5.6m x 4.1m
KITCHEN	3.3m x 1.8m
BEDROOM 1	2.8m x 4.0m
TERRACE	

APT 61
2 BEDROOMS
TOTAL AREA: 822 sq ft

LIVING/DINING	6.2m x 3.9m
KITCHEN	1.8m x 3.1m
BEDROOM 1	5.1m x 2.9m
BEDROOM 1	2.7m x 3.3m
TERRACE	

APT 60
2 BEDROOMS
TOTAL AREA: 946 sq ft

LIVING/DINING	5.2m x 4.6m
KITCHEN	1.8m x 4.2m
BEDROOM 1	3.7m x 5.1m
BEDROOM 2	2.7m x 3.7m
TERRACE	

APT 59
2 BEDROOMS
TOTAL AREA: 902 sq ft

LIVING/DINING	5.9m x 3.7m
KITCHEN	3.0m x 2.0m
BEDROOM 1	4.3m x 3.8m
BEDROOM 2	3.8m x 6.6m
TERRACE	

APT 58
2 BEDROOMS
TOTAL AREA: 808 sq ft

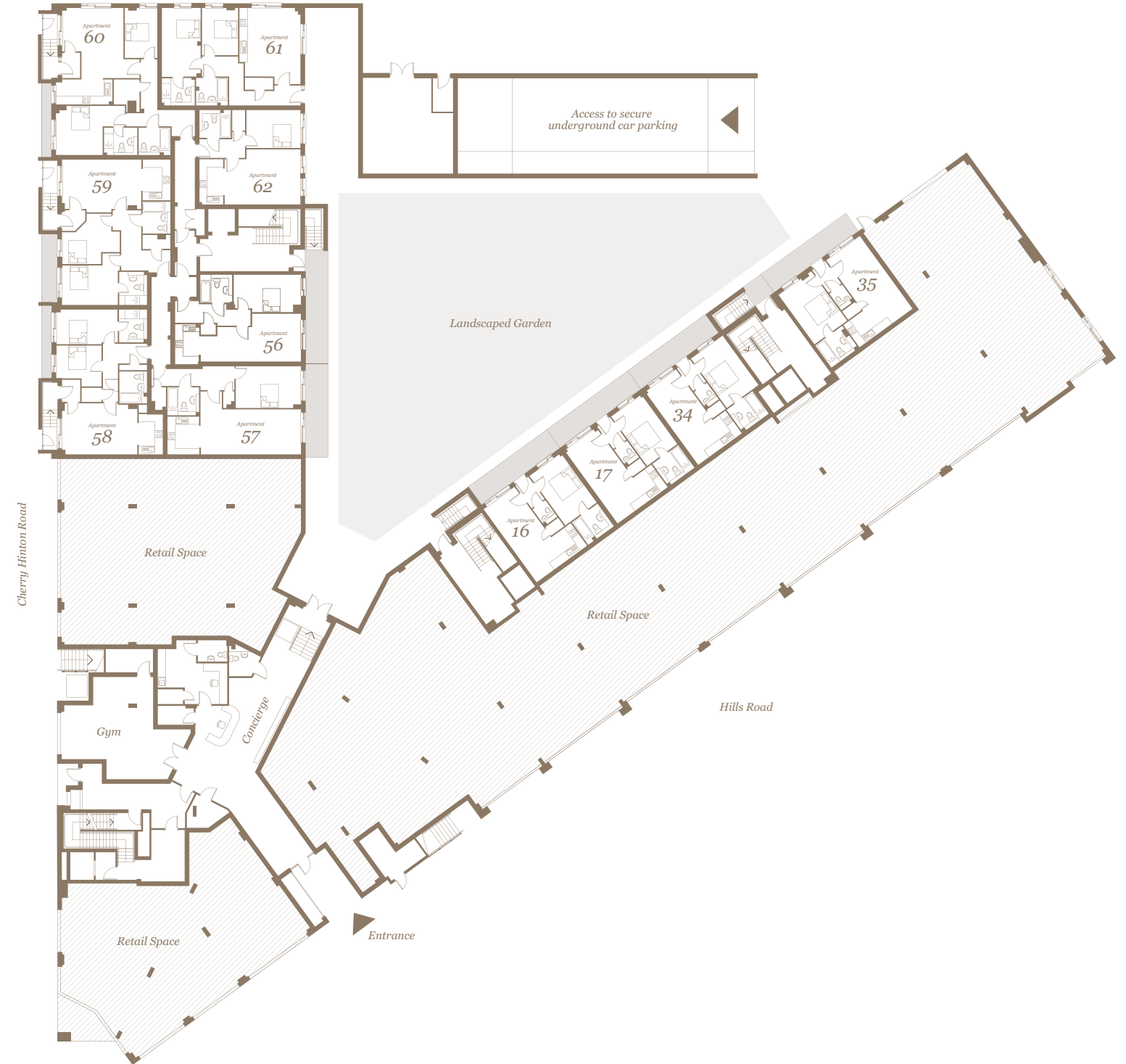
LIVING/DINING	3.7m x 5.6m
KITCHEN	1.8m x 3.0m
BEDROOM 1	4.6m x 2.6m
BEDROOM 2	3.0m x 3.4m
TERRACE	

APT 57
1 BEDROOM
TOTAL AREA: 745 sq ft

LIVING/DINING	7.5m x 4.7m
KITCHEN	2.8m x 2.3m
BEDROOM 1	4.8m x 3.1m
TERRACE	

APT 56
1 BEDROOM
TOTAL AREA: 622 sq ft

LIVING/DINING	3.6m x 7.4m
KITCHEN	3.0m x 1.8m
BEDROOM 1	2.8m x 5.0m
TERRACE	





1ST FLOOR

APT 21
2 BEDROOMS
TOTAL AREA: 1,019 sq ft

LIVING/DINING	7.9m x 4.6m
KITCHEN	2.5m x 2.5m
BEDROOM 1	3.8m x 6.5m
BEDROOM 2	5.7m x 2.5m
BALCONY	

APT 20
2 BEDROOMS
TOTAL AREA: 1,151 sq ft

LIVING/DINING	5.7m x 6.7m
KITCHEN	4.1m x 8.1m
BEDROOM 1	4.4m x 3.5m
BEDROOM 2	3.5m x 4.4m

APT 19
2 BEDROOMS
TOTAL AREA: 975 sq ft

LIVING/DINING	6.6m x 4.4m
KITCHEN	3.9m x 1.9m
BEDROOM 1	4.9m x 4.7m
BEDROOM 2	3.1m x 3.2m

APT 18
2 BEDROOMS
TOTAL AREA: 1,009 sq ft

LIVING/DINING	5.7m x 6.4m
KITCHEN	4.4m x 2.3m
BEDROOM 1	3.1m x 5.3m
BEDROOM 2	3.0m x 3.6m
BALCONY	

APT 41
2 BEDROOMS
TOTAL AREA: 995 sq ft

LIVING/DINING	4.2m x 6.4m
KITCHEN	4.4m x 2.3m
BEDROOM 1	3.6m x 5.3m
BEDROOM 2	3.6m x 2.7m
BALCONY	

APT 40
2 BEDROOMS
TOTAL AREA: 1,030 sq ft

LIVING/DINING	4.8m x 7.0m
KITCHEN	3.9m x 1.9m
BEDROOM 1	4.7m x 5.4m
BEDROOM 2	2.9m x 3.7m

APT 39
2 BEDROOMS
TOTAL AREA: 911 sq ft

LIVING/DINING	4.9m x 4.6m
KITCHEN	3.1m x 2.2m
BEDROOM 1	3.5m x 6.6m
BEDROOM 2	2.6m x 4.5m

APT 38
2 BEDROOMS
TOTAL AREA: 1,078 sq ft

LIVING/DINING	5.1m x 5.4m
KITCHEN	5.4m x 2.0m
BEDROOM 1	6.6m x 3.5m
BEDROOM 2	3.7m x 3.5m

APT 37
2 BEDROOMS
TOTAL AREA: 967 sq ft

LIVING/DINING	5.2m x 6.4m
KITCHEN	3.3m x 1.8m
BEDROOM 1	5.2m x 4.3m
BEDROOM 2	3.1m x 3.8m
BALCONY	

APT 36
1 BEDROOM
TOTAL AREA: 557 sq ft

LIVING/DINING	5.2m x 3.6m
KITCHEN	3.0m x 1.9m
BEDROOM 1	3.8m x 2.9m
BALCONY	

APT 70
3 BEDROOMS
TOTAL AREA: 1,171 sq ft

LIVING/DINING	5.8m x 5.4m
KITCHEN	3.7m x 2.1m
BEDROOM 1	4.9m x 4.0m
BEDROOM 2	3.0m x 4.9m
BEDROOM 3	4.9m x 2.9m
BALCONY	

APT 69
2 BEDROOMS
TOTAL AREA: 932 sq ft

LIVING/DINING	7.3m x 4.7m
KITCHEN	3.2m x 2.2m
BEDROOM 1	2.6m x 4.9m
BEDROOM 2	2.8m x 3.2m

APT 68
1 BEDROOM
TOTAL AREA: 586 sq ft

LIVING/DINING	3.9m x 5.8m
KITCHEN	3.0m x 1.8m
BEDROOM 1	4.1m x 3.0m

APT 67
1 BEDROOM
TOTAL AREA: 600 sq ft

LIVING/DINING	4.4m x 4.5m
KITCHEN	3.3m x 1.8m
BEDROOM 1	3.1m x 4.1m

APT 66
2 BEDROOMS
TOTAL AREA: 932 sq ft

LIVING/DINING	4.1m x 6.3m
KITCHEN	3.6m x 1.0m
BEDROOM 1	3.3m x 4.1m
BEDROOM 2	3.3m x 4.1m

APT 65
2 BEDROOMS
TOTAL AREA: 1,324 sq ft

LIVING/DINING	7.9m x 8.6m
KITCHEN	2.4m x 3.2m
BEDROOM 1	3.8m x 7.2m
BEDROOM 2	3.4m x 4.4m

APT 64
2 BEDROOMS
TOTAL AREA: 1,124 sq ft

LIVING/DINING	6.1m x 5.3m
KITCHEN	3.1m x 2.4m
BEDROOM 1	5.6m x 4.4m
BEDROOM 2	4.7m x 3.2m
BALCONY	

APT 63
3 BEDROOMS
TOTAL AREA: 1,085 sq ft

LIVING/DINING	4.3m x 8.1m
KITCHEN	3.2m x 2.2m
BEDROOM 1	3.3m x 3.6m
BEDROOM 2	3.6m x 3.3m
BEDROOM 3	3.6m x 2.2m
BALCONY	





2ND FLOOR

APT 15
2 BEDROOMS
TOTAL AREA: 870 sq ft

LIVING/DINING	6.9m x 5.5m
KITCHEN	3.3m x 4.4m
BEDROOM 1	5.5m x 5.9m
BEDROOM 2	2.9m x 2.9m
BALCONY	

APT 14
2 BEDROOMS
TOTAL AREA: 1,243 sq ft

LIVING/DINING	6.9m x 5.5m
KITCHEN	3.3m x 4.4m
BEDROOM 1	5.5m x 5.9m
BEDROOM 2	4.4m x 3.3m
STUDY	2.9m x 2.1m
2 BALCONIES	

APT 25
3 BEDROOMS
TOTAL AREA: 1,558 sq ft

LIVING/DINING	8.4m x 8.8m
KITCHEN	3.2m x 2.4m
BEDROOM 1	4.4m x 5.3m
BEDROOM 2	3.6m x 4.3m
BEDROOM 3	4.6m x 3.3m
2 BALCONIES	

APT 24
2 BEDROOMS
TOTAL AREA: 1,151 sq ft

LIVING/DINING	6.7m x 5.7m
KITCHEN	4.8m x 1.8m
BEDROOM 1	7.7m x 3.5m
BEDROOM 2	4.4m x 3.5m

APT 23
2 BEDROOMS
TOTAL AREA: 973 sq ft

LIVING/DINING	4.4m x 6.6m
KITCHEN	1.9m x 3.9m
BEDROOM 1	4.7m x 4.9m
BEDROOM 2	3.1m x 3.2m

APT 22
2 BEDROOMS
TOTAL AREA: 1,019 sq ft

LIVING/DINING	5.7m x 6.4m
KITCHEN	4.4m x 2.3m
BEDROOM 1	5.3m x 3.1m
BEDROOM 2	3.6m x 3.1m
BALCONY	

APT 46
2 BEDROOMS
TOTAL AREA: 997 sq ft

LIVING/DINING	4.2m x 6.4m
KITCHEN	3.9m x 2.3m
BEDROOM 1	5.3m x 3.6m
BEDROOM 2	3.6m x 2.7m
BALCONY	

APT 45
2 BEDROOMS
TOTAL AREA: 1,029 sq ft

LIVING/DINING	7.0m x 4.7m
KITCHEN	3.9m x 2.3m
BEDROOM 1	4.7m x 5.4m
BEDROOM 2	2.9m x 3.7m

APT 44
2 BEDROOMS
TOTAL AREA: 911 sq ft

LIVING/DINING	4.6m x 4.9m
KITCHEN	3.2m x 2.2m
BEDROOM 1	6.6m x 3.5m
BEDROOM 2	2.6m x 4.5m

APT 43
3 BEDROOMS
TOTAL AREA: 1,317 sq ft

LIVING/DINING	7.3m x 5.9m
KITCHEN	1.9m x 3.7m
BEDROOM 1	6.9m x 3.5m
BEDROOM 2	4.9m x 2.9m
BEDROOM 3	3.0m x 4.9m

APT 42
3 BEDROOMS
TOTAL AREA: 1,304 sq ft

LIVING/DINING	7.5m x 5.9m
KITCHEN	4.3m x 1.8m
BEDROOM 1	5.3m x 3.9m
BEDROOM 2	3.5m x 4.0m
BEDROOM 3	3.1m x 3.6m
BALCONY	

APT 78
3 BEDROOMS
TOTAL AREA: 1,171 sq ft

LIVING/DINING	5.8m x 5.4m
KITCHEN	3.7m x 2.1m
BEDROOM 1	4.9m x 4.0m
BEDROOM 2	4.9m x 3.0m
BEDROOM 3	2.9m x 4.9m
BALCONY	

APT 77
2 BEDROOMS
TOTAL AREA: 932 sq ft

LIVING/DINING	7.3m x 4.2m
KITCHEN	3.2m x 2.2m
BEDROOM 1	4.9m x 2.6m
BEDROOM 2	2.8m x 3.2m

APT 76
1 BEDROOM
TOTAL AREA: 586 sq ft

LIVING/DINING	3.9m x 5.8m
KITCHEN	1.8m x 3.0m
BEDROOM 1	3.0m x 4.1m

APT 75
1 BEDROOM
TOTAL AREA: 600 sq ft

LIVING/DINING	4.5m x 4.5m
KITCHEN	3.3m x 1.8m
BEDROOM 1	3.1m x 4.1m

APT 74
2 BEDROOMS
TOTAL AREA: 932 sq ft

LIVING/DINING	4.1m x 6.3m
KITCHEN	3.6m x 1.8m
BEDROOM 1	6.1m x 3.5m
BEDROOM 2	3.3m x 4.1m

APT 73
3 BEDROOMS
TOTAL AREA: 1,326 sq ft

LIVING/DINING	5.1m x 5.4m
KITCHEN	5.0m x 1.8m
BEDROOM 1	3.7m x 6.5m
BEDROOM 2	4.7m x 3.6m
BEDROOM 3	5.0m x 2.5m

APT 72
2 BEDROOMS
TOTAL AREA: 1,293 sq ft

LIVING/DINING	7.8m x 5.3m
KITCHEN	3.1m x 2.1m
BEDROOM 1	6.0m x 3.1m
BEDROOM 2	3.6m x 4.7m
BALCONY	

APT 71
3 BEDROOMS
TOTAL AREA: 1,083 sq ft

LIVING/DINING	4.3m x 8.1m
KITCHEN	2.2m x 3.2m
BEDROOM 1	4.6m x 4.8m
BEDROOM 2	3.3m x 3.6m
BEDROOM 3	3.6m x 2.2m
BALCONY	





3RD FLOOR

APT 13
2 BEDROOMS
TOTAL AREA: 870 sq ft

LIVING/DINING	5.3m x 5.3m
KITCHEN	2.3m x 3.2m
BEDROOM 1	3.4m x 4.5m
BEDROOM 2	4.5m x 3.4m
BALCONY	

APT 12
2 BEDROOMS
TOTAL AREA: 1,162 sq ft

LIVING/DINING	5.9m x 5.8m
KITCHEN	4.2m x 1.8m
BEDROOM 1	4.4m x 4.4m
BEDROOM 2	4.1m x 3.8m
BALCONY	

APT 11
1 BEDROOM
TOTAL AREA: 603 sq ft

LIVING/DINING	4.1m x 4.4m
KITCHEN	3.5m x 2.5m
BEDROOM 1	2.7m x 3.5m
BALCONY	

APT 10
2 BEDROOMS
TOTAL AREA: 756 sq ft

LIVING/DINING	5.1m x 5.6m
KITCHEN	3.1m x 1.8m
BEDROOM 1	3.1m x 4.0m
BEDROOM 2	2.8m x 2.5m
2 BALCONIES	

APT 29
3 BEDROOM
TOTAL AREA: 1,550 sq ft

LIVING/DINING	4.5m x 8.5m
KITCHEN	3.2m x 2.4m
BEDROOM 1	4.4m x 5.3m
BEDROOM 2	4.3m x 3.6m
BEDROOM 3	4.3m x 3.3m
2 BALCONIES	

APT 28
2 BEDROOMS
TOTAL AREA: 1,151 sq ft

LIVING/DINING	6.8m x 5.7m
KITCHEN	4.8m x 1.8m
BEDROOM 1	7.7m x 3.7m
BEDROOM 2	3.7m x 4.4m

APT 27
2 BEDROOMS
TOTAL AREA: 975 sq ft

LIVING/DINING	4.4m x 6.5m
KITCHEN	3.9m x 1.9m
BEDROOM 1	4.7m x 4.9m
BEDROOM 2	3.1m x 3.2m

APT 26
2 BEDROOMS
TOTAL AREA: 1,011 sq ft

LIVING/DINING	6.4m x 4.4m
KITCHEN	4.4m x 2.3m
BEDROOM 1	3.1m x 5.3m
BEDROOM 2	3.6m x 3.0m
BALCONY	

APT 51
2 BEDROOMS
TOTAL AREA: 1,011 sq ft

LIVING/DINING	4.2m x 6.4m
KITCHEN	3.9m x 2.3m
BEDROOM 1	5.3m x 3.6m
BEDROOM 2	2.7m x 3.6m
BALCONY	

APT 50
2 BEDROOMS
TOTAL AREA: 1,030 sq ft

LIVING/DINING	4.8m x 7.0m
KITCHEN	3.9m x 1.9m
BEDROOM 1	4.6m x 5.4m
BEDROOM 2	3.7m x 2.9m

APT 49
2 BEDROOMS
TOTAL AREA: 904 sq ft

LIVING/DINING	4.5m x 5.3m
KITCHEN	3.2m x 2.5m
BEDROOM 1	5.1m x 3.3m
BEDROOM 2	2.9m x 3.6m
TERRACE	

APT 48
3 BEDROOMS
TOTAL AREA: 1,196 sq ft

LIVING/DINING	9.0m x 4.6m
KITCHEN	3.2m x 2.5m
BEDROOM 1	5.1m x 3.3m
BEDROOM 2	3.6m x 2.9m
BEDROOM 3	3.3m x 2.1m
TERRACE	

APT 47
1 BEDROOM
TOTAL AREA: 557 sq ft

LIVING/DINING	3.6m x 5.2m
KITCHEN	3.0m x 1.9m
BEDROOM 1	2.9m x 3.8m
BALCONY	

APT 88
3 BEDROOMS
TOTAL AREA: 1,171 sq ft

LIVING/DINING	5.4m x 5.7m
KITCHEN	3.7m x 2.1m
BEDROOM 1	4.0m x 4.9m
BEDROOM 2	4.9m x 3.0m
BEDROOM 3	2.9m x 4.9m
BALCONY	

APT 87
2 BEDROOMS
TOTAL AREA: 932 sq ft

LIVING/DINING	7.3m x 4.7m
KITCHEN	3.2m x 2.2m
BEDROOM 1	2.6m x 4.9m
BEDROOM 2	2.8m x 3.2m

APT 86
1 BEDROOM
TOTAL AREA: 585 sq ft

LIVING/DINING	3.9m x 6.3m
KITCHEN	3.0m x 1.8m
BEDROOM 1	3.0m x 4.1m

APT 85
1 BEDROOM
TOTAL AREA: 599 sq ft

LIVING/DINING	4.5m x 4.5m
KITCHEN	3.3m x 1.8m
BEDROOM 1	4.1m x 3.1m

APT 84
2 BEDROOMS
TOTAL AREA: 936 sq ft

LIVING/DINING	4.1m x 6.3m
KITCHEN	1.8m x 3.6m
BEDROOM 1	6.1m x 3.5m
BEDROOM 2	4.1m x 3.3m

APT 83
3 BEDROOMS
TOTAL AREA: 1,208 sq ft

LIVING/DINING	5.4m x 5.1m
KITCHEN	5.0m x 1.8m
BEDROOM 1	3.7m x 5.0m
BEDROOM 2	3.8m x 3.3m
BEDROOM 3	2.8m x 3.9m

APT 80
2 BEDROOMS
TOTAL AREA: 1,182 sq ft

LIVING/DINING	7.2m x 5.3m
KITCHEN	1.8m x 4.1m
BEDROOM 1	4.7m x 3.6m
BEDROOM 2	4.7m x 3.3m
BALCONY	

APT 79
2 BEDROOMS
TOTAL AREA: 1,088 sq ft

LIVING/DINING	4.3m x 7.2m
KITCHEN	2.8m x 3.2m
BEDROOM 1	4.8m x 3.2m
BEDROOM 2	3.6m x 3.3m
BEDROOM 3	3.6m x 2.2m
BALCONY	





4TH FLOOR

APT 9
2 BEDROOMS
TOTAL AREA: 883 sq ft

LIVING/DINING	5.3m x 5.3m
KITCHEN	2.3m x 3.1m
BEDROOM 1	4.4m x 3.4m
BEDROOM 2	2.9m x 2.9m
BALCONY	

APT 8
2 BEDROOMS
TOTAL AREA: 1,365 sq ft

LIVING/DINING	7.7m x 8.8m
KITCHEN	1.9m x 4.1m
BEDROOM 1	5.0m x 6.8m
BEDROOM 2	3.8m x 4.1m
BALCONY	

APT 7
2 BEDROOMS
TOTAL AREA: 1,201 sq ft

LIVING/DINING	7.0m x 5.5m
KITCHEN	4.5m x 1.8m
BEDROOM 1	5.4m x 5.5m
BEDROOM 2	4.4m x 3.3m
STUDY	2.9m x 2.0m
2 BALCONIES	

APT 33
3 BEDROOMS
TOTAL AREA: 1,448 sq ft

LIVING/DINING	5.4m x 8.7m
KITCHEN	3.2m x 2.4m
BEDROOM 1	4.4m x 3.4m
BEDROOM 2	3.6m x 4.3m
BEDROOM 3	4.3m x 3.3m
TERRACE	

APT 32
2 BEDROOMS
TOTAL AREA: 882 sq ft

LIVING/DINING	5.5m x 4.8m
KITCHEN	4.8m x 1.8m
BEDROOM 1	3.7m x 5.8m
BEDROOM 2	4.8m x 3.5m
TERRACE	

APT 31
2 BEDROOMS
TOTAL AREA: 809 sq ft

LIVING/DINING	4.9m x 3.6m
KITCHEN	2.5m x 2.1m
BEDROOM 1	3.0m x 4.9m
BEDROOM 2	3.9m x 2.0m
TERRACE	

APT 30
2 BEDROOMS
TOTAL AREA: 805 sq ft

LIVING/DINING	3.8m x 4.9m
KITCHEN	3.0m x 1.8m
BEDROOM 1	3.0m x 4.9m
BEDROOM 2	2.6m x 3.8m
TERRACE	

APT 55
2 BEDROOMS
TOTAL AREA: 996 sq ft

LIVING/DINING	4.9m x 3.8m
KITCHEN	3.0m x 1.8m
BEDROOM 1	4.9m x 3.0m
BEDROOM 2	3.8m x 2.5m
TERRACE	

APT 54
2 BEDROOMS
TOTAL AREA: 807 sq ft

LIVING/DINING	5.0m x 3.9m
KITCHEN	3.0m x 1.8m
BEDROOM 1	5.0m x 3.1m
BEDROOM 2	3.9m x 2.8m
TERRACE	

APT 53
1 BEDROOM
TOTAL AREA: 707 sq ft

LIVING/DINING	5.2m x 3.9m
KITCHEN	3.0m x 1.8m
BEDROOM 1	3.6m x 3.7m
STUDY	2.0m x 2.3m
TERRACE	

APT 52
3 BEDROOMS
TOTAL AREA: 1,113 sq ft

LIVING/DINING	6.5m x 4.4m
KITCHEN	3.7m x 1.8m
BEDROOM 1	4.0m x 3.9m
BEDROOM 2	3.8m x 3.9m
BEDROOM 3	2.3m x 3.1m
TERRACE	

APT 92
3 BEDROOMS
TOTAL AREA: 1,186 sq ft

LIVING/DINING	7.4m x 6.9m
KITCHEN	4.1m x 1.7m
BEDROOM 1	3.9m x 4.1m
BEDROOM 2	3.1m x 3.9m
BEDROOM 3	3.5m x 2.5m
TERRACE	

APT 91
2 BEDROOM
TOTAL AREA: 684 sq ft

LIVING/DINING	4.9m x 5.7m
KITCHEN	1.8m x 3.1m
BEDROOM 1	3.4m x 3.5m
BEDROOM 2	3.5m x 2.2m
TERRACE	

APT 90
1 BEDROOM
TOTAL AREA: 557 sq ft

LIVING/DINING	4.1m x 4.9m
KITCHEN	3.0m x 1.8m
BEDROOM 1	3.7m x 3.4m
TERRACE	

APT 89
2 BEDROOMS
TOTAL AREA: 969 sq ft

LIVING/DINING	6.9m x 3.5m
KITCHEN	3.8m x 1.8m
BEDROOM 1	3.6m x 3.5m
BEDROOM 2	3.1m x 5.0m
TERRACE	

APT 82
3 BEDROOMS
TOTAL AREA: 1,099 sq ft

LIVING/DINING	5.6m x 6.0m
KITCHEN	1.8m x 3.9m
BEDROOM 1	2.9m x 4.7m
BEDROOM 2	3.1m x 3.5m
BEDROOM 3	2.1m x 3.5m
TERRACE	

APT 81
2 BEDROOMS
TOTAL AREA: 1,150 sq ft

LIVING/DINING	7.6m x 5.7m
KITCHEN	4.2m x 3.3m
BEDROOM 1	6.4m x 3.9m
BEDROOM 2	4.1m x 3.3m
TERRACE	





5TH - 9TH FLOOR

APT 6
2 BEDROOMS
TOTAL AREA: 867 sq ft

LIVING/DINING	5.2m x 5.3m
KITCHEN	2.3m x 3.1m
BEDROOM 1	3.4m x 4.4m
BEDROOM 2	2.9m x 2.9m
BALCONY	

APT 5
2 BEDROOMS
TOTAL AREA: 1,353 sq ft

LIVING/DINING	7.7m x 8.8m
KITCHEN	1.8m x 4.2m
BEDROOM 1	6.5m x 4.9m
BEDROOM 2	4.2m x 3.8m
BALCONY	

APT 4
2 BEDROOMS
TOTAL AREA: 1,202 sq ft

LIVING/DINING	5.5m x 7.0m
KITCHEN	4.4m x 1.8m
BEDROOM 1	5.4m x 5.5m
BEDROOM 2	4.3m x 3.3m
STUDY	2.9m x 2.1m
2 BALCONIES	

APT 3
1 BEDROOM
TOTAL AREA: 897 sq ft

LIVING/DINING	4.8m x 4.9m
KITCHEN	2.7m x 3.0m
BEDROOM 1	4.8m x 4.8m
TERRACE	

APT 2
1 BEDROOM
TOTAL AREA: 873 sq ft

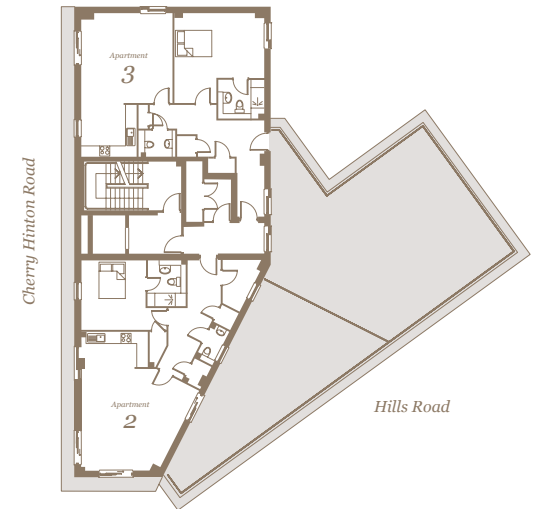
LIVING/DINING	6.4m x 5.5m
KITCHEN	1.8m x 3.6m
BEDROOM 1	3.8m x 4.6m
STUDY	2.8m x 2.2m
TERRACE	

APT 1
3 BEDROOMS
TOTAL AREA: 2,697 sq ft

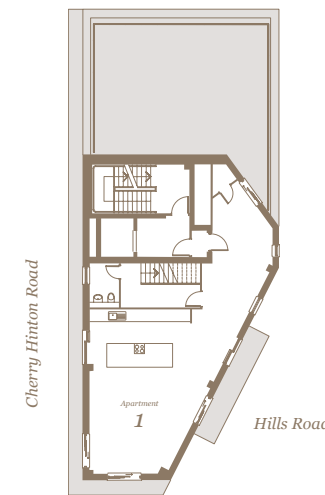
DINING	7.1m x 5.6m
KITCHEN	6.0m x 3.3m
BEDROOM 1	5.9m x 3.3m
BEDROOM 2	4.6m x 3.1m
BEDROOM 3	3.1m x 2.8m
LIVING	11.6m x 9.4m
STUDY	5.5m x 3.2m
TERRACES AND BALCONIES	



5TH FLOOR



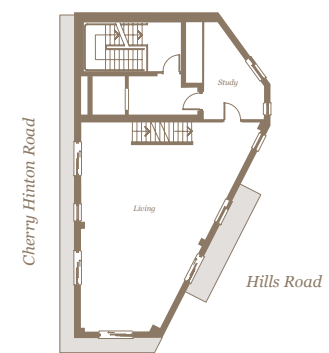
6TH FLOOR



7TH FLOOR
PENTHOUSE
FIRST FLOOR



8TH FLOOR
PENTHOUSE
SECOND FLOOR



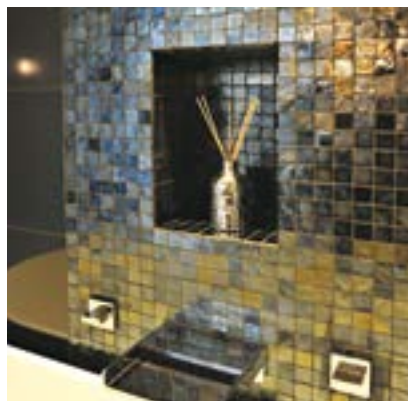
9TH FLOOR
PENTHOUSE
THIRD FLOOR



AN AWARD-WINNING DEVELOPER



Oaklands, Essex, a development by Almaren.



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We're proud that this broad level of experience consistently allows us to deliver developments of outstanding quality.



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