

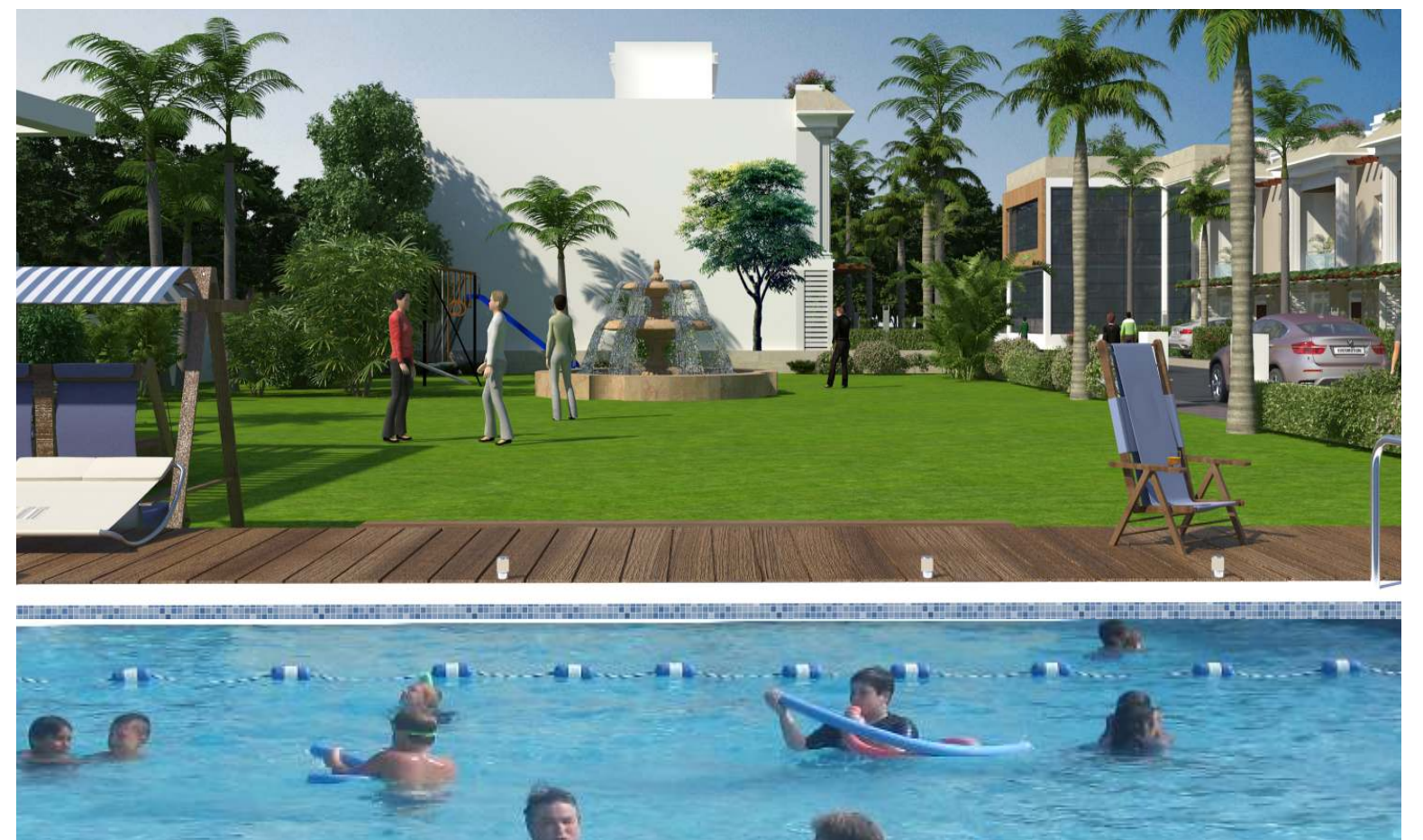
Ground Floor Area- 1050.00 Sq.Ft.  
 First Floor Area- 650.00 Sq.Ft.  
 Total Area- 1700.00 Sq.Ft.

# The Marbella

Stylish Villa Living



## Swimming Pool



The Swimming Pool with wooden deck, is the coolest way to start your morning or take a dip in the evening and chill out after a busy day. The large lawn adjoining the swimming pool with fountain is an ideal place to sit and enjoy the weather or just see your children play around in the children play area, also a place for the elders to sit & spend time with friends.



### Features & Specification to make life very special

#### PROJECT FEATURES

- 35 Premium Independent Villas
- Beautiful Elevation in each Villa
- Swimming pool, Gym with indoor games & Party/Meeting Hall
- 3 BHK Lifestyle Villas-East & West Facing
- Vastu Friendly Design
- 55% Open Area
- Spaciously Designed & Modern Elevation
- Service Office for Service of Electrician, Plumber & Gardener
- All Modern Facilities Services for Hassle Free Living
- Open Car Parking for 2 cars
- Lush Green Landscaped Garden
- RCC Composite Structure
- Rain Water Harvesting
- Gated community with Security Services
- Boring for Water Supply
- Adequate Lights on Road Side

#### VILLA FEATURES

- Italian marble/tile/fine marble Flooring in Drawing & Dining
- POP Finish on Walls & Fall Ceiling
- Plastic Paint
- Overhead & Underground Water tank with Pump in Each Villa
- Wooden Flooring in Master Bedroom
- Video Door Phone for Security
- Terrace garden

#### ELECTRICAL

- Modern Electrical System with Concealed ISI Grade Copper Wiring in Conduit of Finolex
- Premium Quality Modular Switches
- Provision for Inverter in Each Villa
- TV/ Telephone/ AC Points at Appropriate Places
- Split AC piping in all Bedrooms & Common area

#### WOOD WORK

- Tough ISI Mark 30 mm Flush Doors Duly Painted
- Well Designed Main Door of 30 mm Thickness with Magic Eye
- All Windows of UPVC/ Aluminum/ Wood

#### KITCHEN

- Fully Designed Modular Kitchen with Chimney
- Black Granite Working Platform with SS Sink
- Concealed Copper Tubing of Gas Line
- Hot & Cold Mixtures

#### TOILETS

- Ceramic Tiles in Toilets Up-to 7' Heights on Walls
- Anti Skid Ceramic Tiles on Flooring
- Premium Grade C.P. Fittings of Kohler or Equal Make
- Bathroom Mirror with Lights, fans, tube light & exhaust fan

#### Well Equipped GYM



A Well Equipped Air conditioned GYM has been created exclusively for the residents of The Marbell

#### Party/Meeting HALL



A spacious Meeting cum Party Hall is built for your small get-togethers, parties & meetings

#### Meditation CORNER



A quite and calm corner is made for You to relax and spend some time in peace

#### Indoor GAMES



Indoor games such as Chess, Carrom, Cards are provided for the senior citizens

