

  
*Marvella*  
RESIDENCY

JOY OF HIGH LIFE



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Marvella is a rich compliment to your idea of living the king size. We have not left any stone unturned to make sure that everybody gets their share of space and peace of mind. The combination of location, Infrastructure and lush green surroundings make Marvella your gateway to good life.







Sitting Area



Parking Area



Landscaped Garden



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# SPECIOUS **HOME,** GRACIOUS **LIFESTYLE**

A room with a view is a treat. But to have a view from wherever you look out is a veritable feast of the eyes. Especially when each home is thoughtfully designed to overlook landscaped vistas no matter where you are.







## Mark of Excellence A Virtue of Thoughtful Creation

Marvella Residency is created with deep thoughtfulness, ultra modern design sense and meticulous craftsmanship. Therefore it takes care of not only the staple needs of the inmates but also provides for emerging lifestyle needs.



Main Entrance Gate



Security Cabin



C.C.TV Camera





## A Perfect Address for You and Your Loved Ones

Experience Marvella Residency - An elegant collection of high rise towers featuring international design and contemporary living surrounded by lush green environs, this ultra-modern lifestyle destination provides a more authentic slice of a healthy and relaxed life. Come and discover a tranquil living address that beautifully combines nature's heritage with modern comforts.



Fountain



Gazebo



Walkway



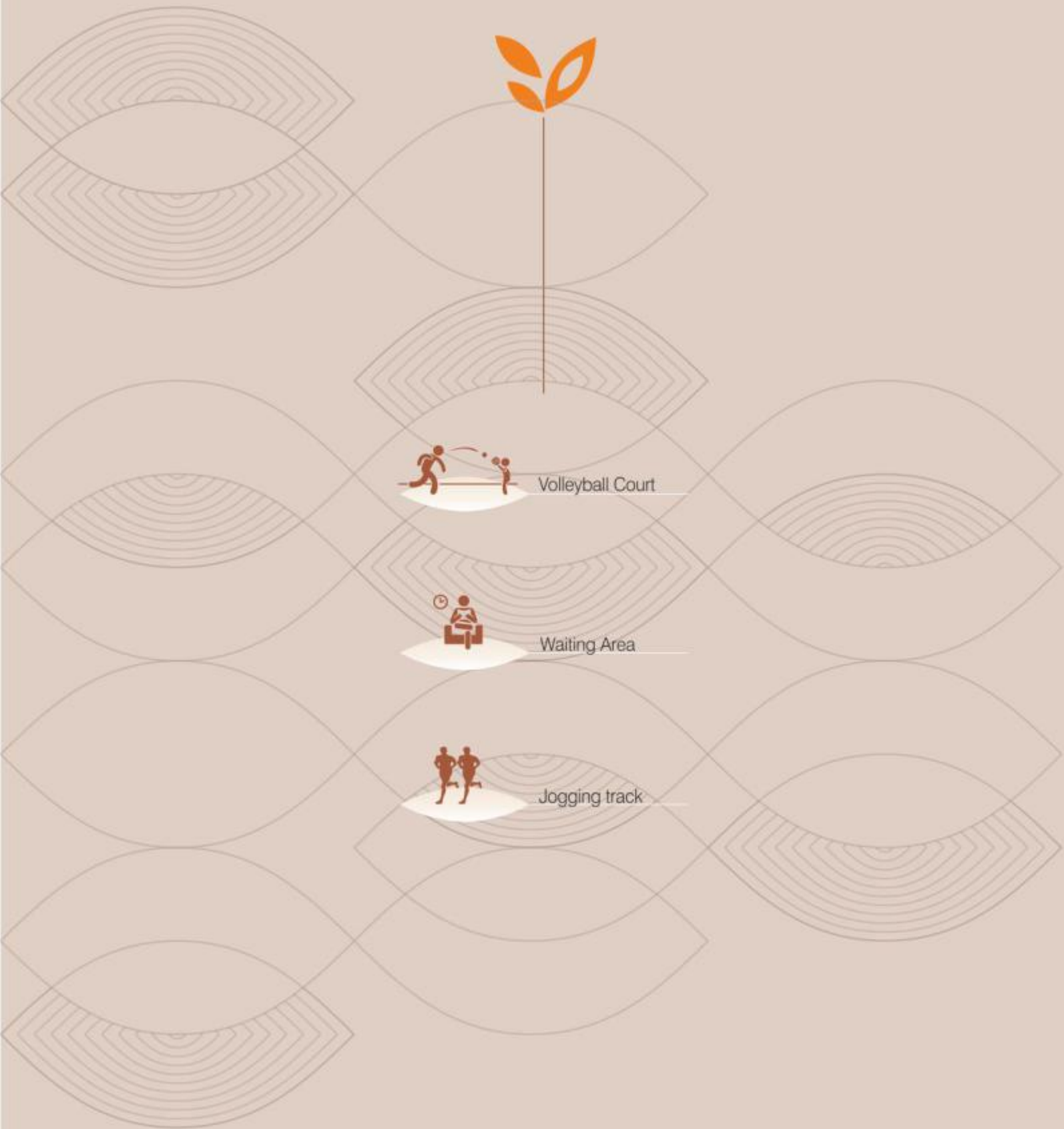


# FANTASTIC AMENITIES HEALTHY LIFE STYLE

Life is like riding a bicycle. To keep your balance, you must keep moving. At Marvella you will find happy balance between work, Friends & family.











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## Cherish the tranquil nature

Wide open spaces, tree-dotted plains and flower-filled meadows help you ease away your stressful day. Which is why, we have taken care of your each little need and endeavored to bring you a relaxed living. Experience the charisma of greens at Marvella.



# LIVE THE SPORTSMAN SPIRIT

The facilities and amenities thoughtfully put together offer maximum rejuvenation and leisure and is one another remarkable feature of this project. The state-of-art recreational facilities include clubhouse, Party area, Air-conditioned gym, children's play area, car parking and indoor games







# GROUND FLOOR LAYOUT

18.00 MT. WIDE T.P. ROAD



- 1 MAIN GATE
- 2 CABIN
- 3 SCULPTURE PLINTH
- 4 LIFT
- 5 SENIOR CITIZEN AREA
- 6 MULTIPURPOSE HALL / GYM  
EXERCISE AND AEROBICS HALL
- 7 SITTING AREA
- 8 PARTY LAWN
- 9 WATER BODY
- 10 VOLLY BALL / BADMINTON COURT
- 11 CHILDREN PLAY AREA
- 12 STAGE
- 13 COMMUNITY HALL
- 14 SPORTS ROOM
- 15 FLOWER GARDEN

\*This is a schematic drawing & can be changed by the developer.





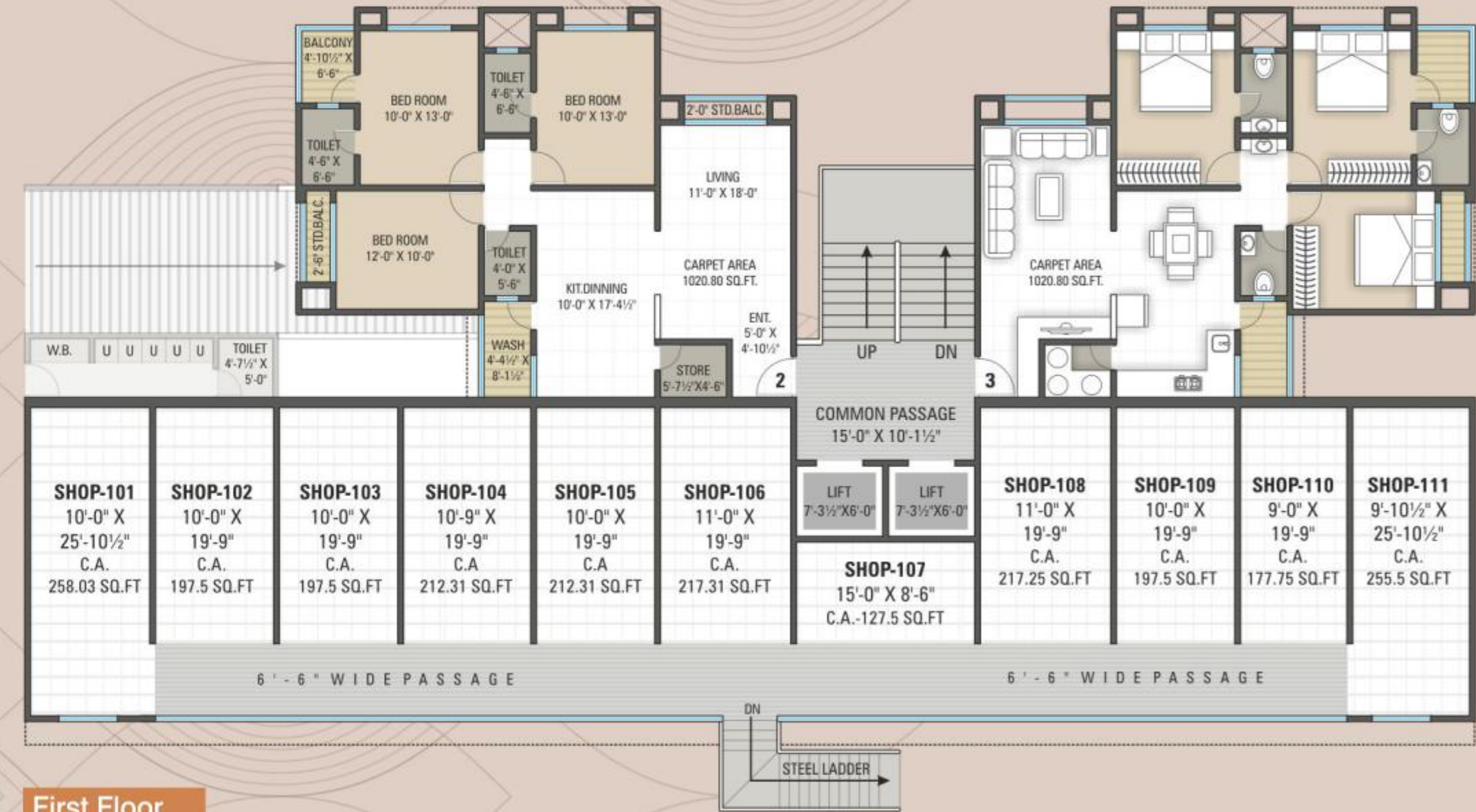
# A BUILDING



# A BUILDING



Ground Floor



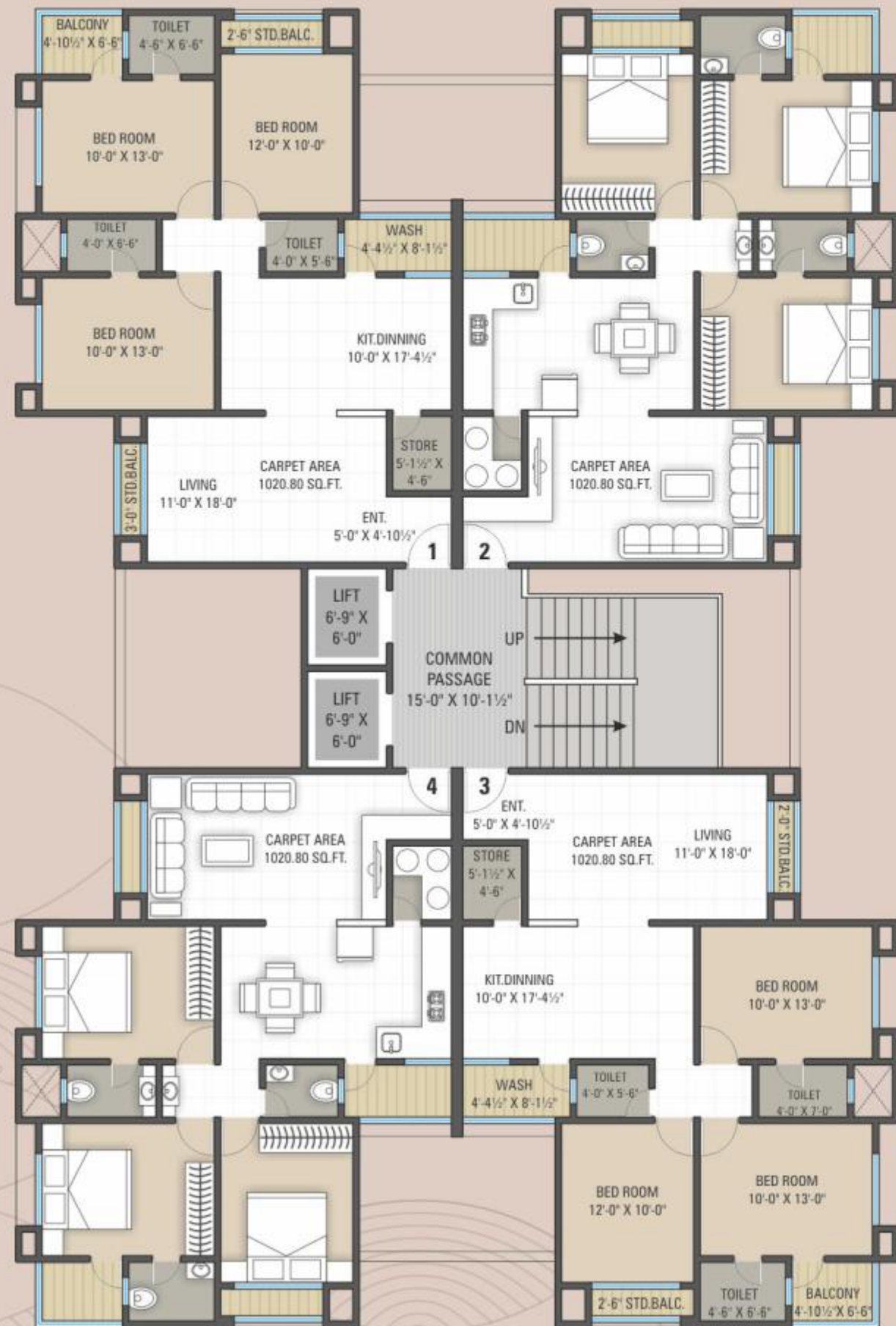
First Floor





# TYPICAL FLOOR

## A BUILDING



# TYPICAL FLOOR

## B BUILDING

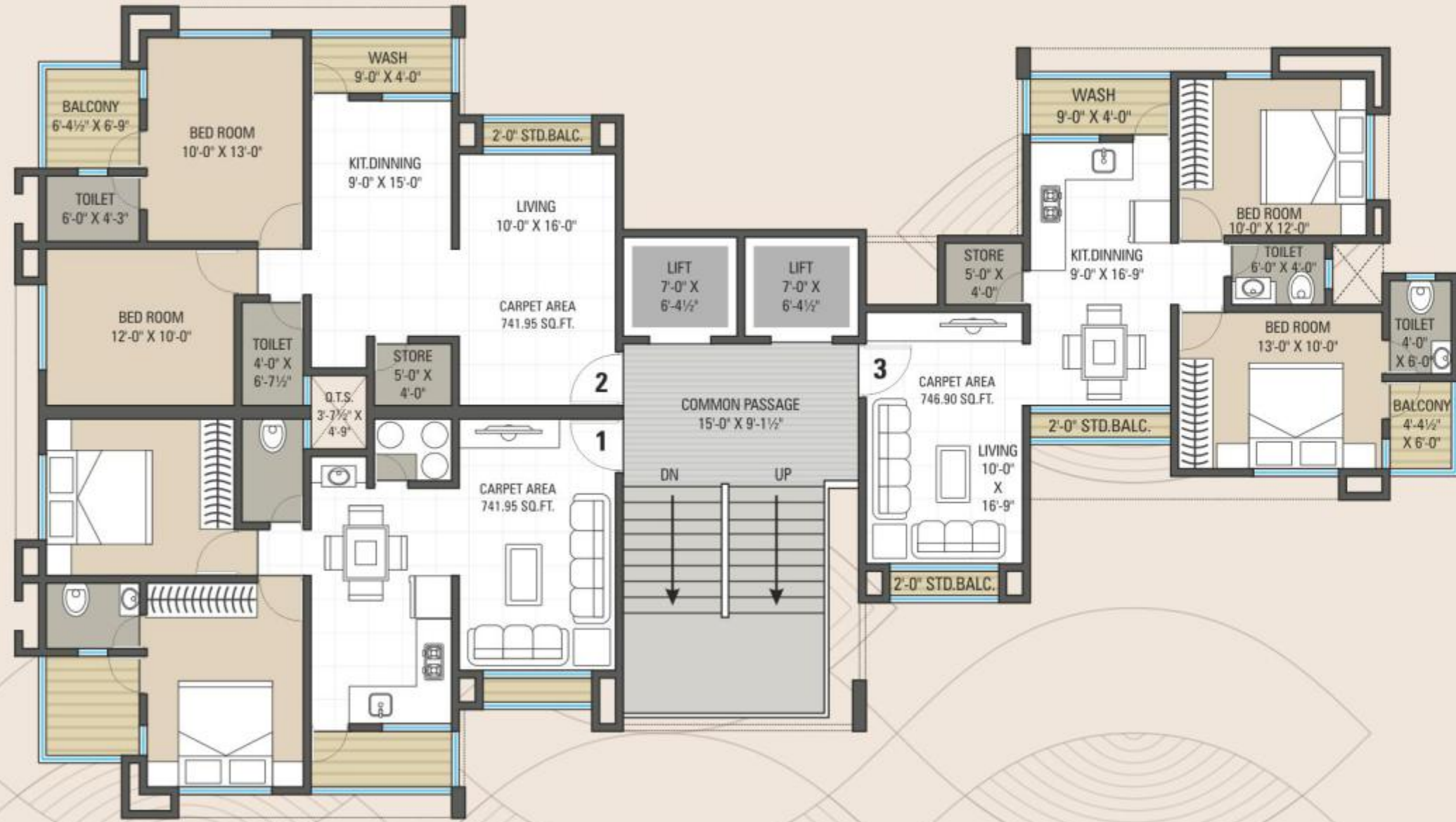






# TYPICAL FLOOR

**C**  
BUILDING



INDOOR GAMES



Explore and Unfold a  
World Full of  
Choicest Possibilities of  
Opulent Living...



GYM





## A Home That's Ready for Tomorrow

Choices made today can make tomorrow easier. It's a philosophy you will find in every aspect of your home at Marvella Residency. Wrap yourself in contemporary lifestyle. An experience that turns up the volume on stately living. It's the combination of quality and design through which a superiorly aesthetic space is born. A prime example of masterfully crafted flow and a modern take on urban sophistication.



Gym



Yoga



Children Play area





## Apartment Amenities

- ✔ 32" x 32" granamite in living room, kitchen and dining area
- ✔ 24" x 24" granamite in bedrooms.
- ✔ Kota stone with glazed tiles dedo in store.
- ✔ Standard company make C.P and bathroom fittings.
- ✔ Air-condition in master bedroom.
- ✔ Good quality flush doors.
- ✔ Anodized aluminium section windows.
- ✔ Internal wall with putty finish
- ✔ 6 points in 2 BHK and 8 points in 3 BHK power backup.
- ✔ Allotted Parking
- ✔ Floor height 10' slab to slab
- ✔ Automatic branded lift.
- ✔ Kitchen granite platform with S.S. sink.
- ✔ Modular standard company switches.
- ✔ Branded company plumbing and drainage piping.
- ✔ Decorative tiles in floor and walls with standard sanitary in bathrooms.
- ✔ Designer grilles in window for safety.



## Campus Features

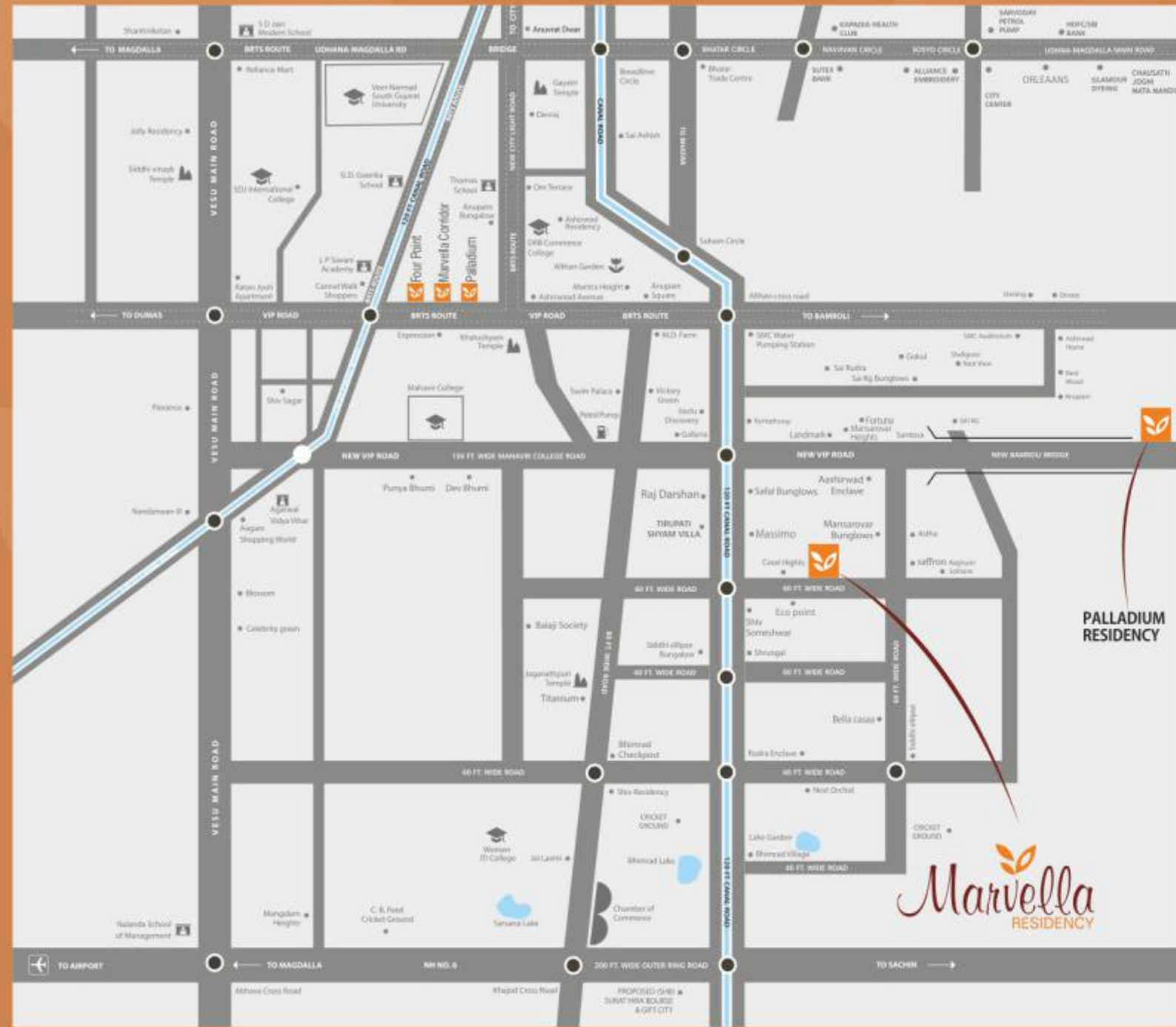


- ✔ Exclusive designed landscape with large open area.
- ✔ Indoor game zone.
- ✔ Multi-purpose hall.
- ✔ Skating / jogging / walking track.
- ✔ Basement parking area cum party area.
- ✔ Senior citizen Sitting.
- ✔ CCTV coverage for common area.
- ✔ Intercom and high tech security.
- ✔ Gym / Aerobics room.
- ✔ Marvellous entrance gate with security cabin.
- ✔ Children play area.
- ✔ Volley Ball / Badminton / open sports area.
- ✔ Beautiful gazebo, water body and fountains.
- ✔ Wooden deck sitting.
- ✔ Sufficient power generator back-up.
- ✔ Well designed compound wall with lights.
- ✔ Fire safety provisions.
- ✔ Structure design considering last earth quake.
- ✔ 14 storey apartments.
- ✔ Loanable clear title.





# Key Plan



## Our Completed Project



Regent Residency



Simandhar Heights



Simandhar Campus



Kushal Vatika



Shree Marudhar Residency (Pal, Adajan)



Four Point (VIP Road, Vesu)



Palladium (VIP Road, Vesu)



Marvella Business Hub (Pal, Adajan)



Marvella Corridor (VIP Road, Vesu)

## Ongoing Project



Casa Rivera (Pal, Adajan)



Palladium Residency (Vadod Bamroli Road)



Marvella Residency (Althan Bhimrad Canal Road)

<p>DEVELOPER</p>	<p>ARCHITECT</p> <p><b>Jay Naik</b></p>	<p>STRUCTURAL ENGINEER</p> <p><b>Syam Bhandari</b></p>	<p>BOOKING INQUIRY</p> <p><b>+91 72010 00444</b></p>
<p><b>DISCLAIMER</b></p> <p>• Purchaser shall bear all charges of stamp duty &amp; registration, advocate fees of legal document, society formation charges, GEB charges, SMC tax, GST or any other applicable Govt. &amp; local authority taxes. • If gas connection is required, the purchaser will have to do the necessary process incl. charges. • Structural changes will not be allowed, only internal changes shall be allowed with prior permission. No external changes shall be permitted. • Permission of sign boards as per developer rights &amp; rules. • The developer reserves all rights to make any amendments in construction as necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per developer rules. • Irregular payment may lead to cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of any legal document. • The developer reserves the right to construct any additional structure due to increase F.S.I. in future. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • Full and final Payment with legal and other charges must be paid before sale deed registration &amp; possession. • Subject to Surat Jurisdiction.</p> <p>* The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document.</p>			



