



MARVELLA

LIFE MARVELLOUS

A PREMIUM LIVING COMMUNITY
@ TELLAPUR, FINANCIAL DISTRICT
HYDERABAD

EVERY
LUXURY LIFE
HAS TO OFFER

A Prestigious Project By :



TS RERA Reg.No. : P01100007008

MARVELLA



Discover a lavish, ultra-modern lifestyle close to the Financial District, Gachibowli, at a price that fits your budget. The Elegant residential project is spread across 4.5 acres with 82% of which is reserved for green, open spaces and amenities.

Complementing the natural beauty, the interiors have been intelligently designed for maximum space optimization and are equipped with every amenity you could ask for.

Finally, a Home that checks all the boxes !



A Perfect View to a Perfect Life

Enjoy every day with uninterrupted views of the beautiful Lake. MARVELLA , your opportunity to create a perfect life.



A woman with long dark hair, wearing a white knit sweater and blue jeans, is sitting on a white windowsill. She is looking out of a large window at a scenic view of a lake and mountains under a blue sky with light clouds. A potted plant is visible on the left side of the window.

Presenting MARVELLA, luxurious apartments right next to the picturesque Lake, a lake that comes with many pleasant surprise.
Welcome to a Life by the Lake at MARVELLA.

Stock images are for representative purpose only







PERFECT WAY OF LIFE

Begin every day with the perfect morning. Wake up to the spectacular views of the resplendent Lake or lose yourself in open and Green landscapes. Spread over 4.5 acres, MARVELLA has 2 magnificent towers of 32 stories, standing tall amidst premium villa communities and lush landscape courtyards. The amenities at Club Marvella will keep you busy with the activities that complement your perfect lifestyle



Where luxury meets convenience



-  Premium 2 & 3 BHK Apartments
-  4.5 acres
-  2 Towers
32 Floors
-  1385—3570 sft
Unit Sizes
-  Exotic Designer
Landscapes &
Waterscapes
-  More than
82% Open Spaces





PERFECT JOYS OF LIFE

The breathtaking views at the lake front, well-designed building architecture and landscaped courtyards bring together all the aspects of perfect living at MARVELLA





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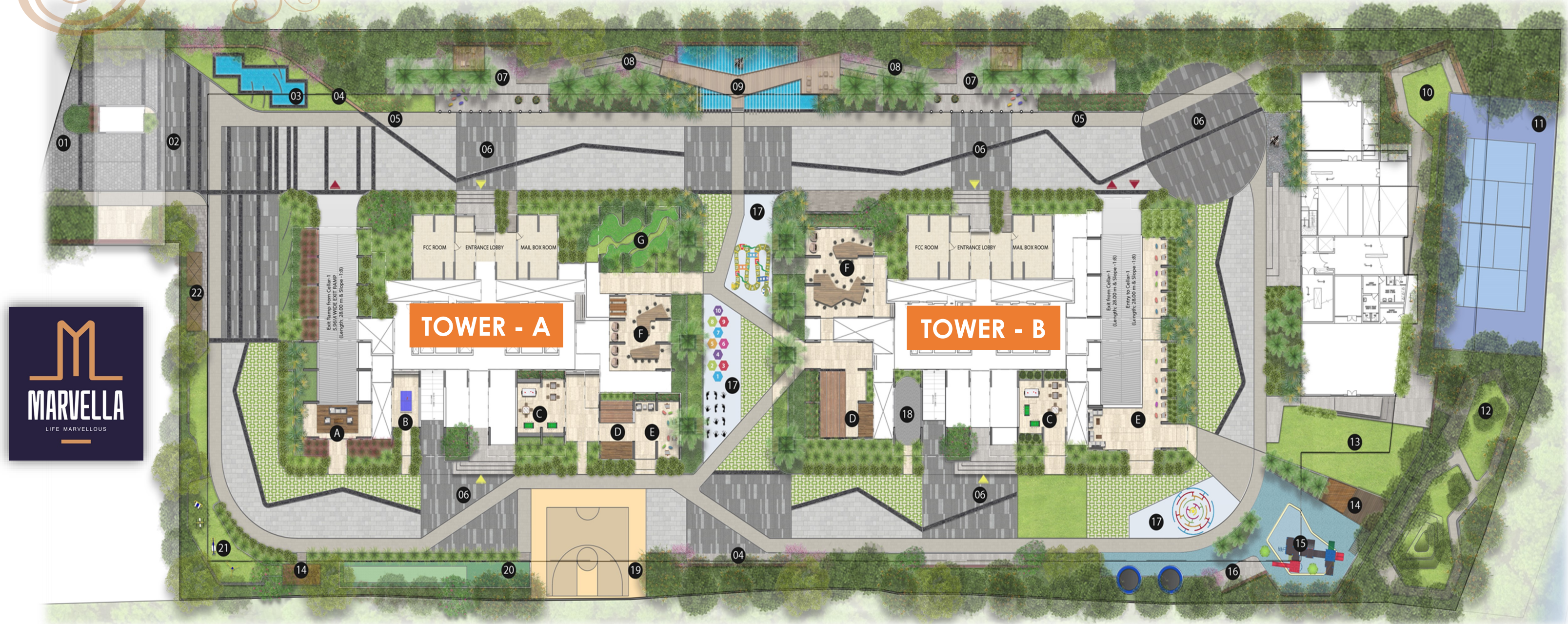
ALL THE INGREDIENTS FOR A
PERFECT LIFESTYLE

MARVELLA

B Bricks Ramahanggot Project

MARVELLA

MASTER PLAN



LEGEND

- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> 1. ENTRY/ EXIT WITH SECURITY CABIN 2. ARRIVAL PLAZA 3. WATER FEATURE WITH SCULPTURE 4. FEATURE PANELS 5. PEDESTRIAN PATHWAY/ JOGGING TRACK 6. DROP-OFF 7. EXTENDED PLAY AREA WITH INFORMAL SEATING AREA AND FEATURE WALL 8. CONNECTING WALKWAY | <ul style="list-style-type: none"> 9. WATER FEATURE WITH SHADE STRUCTURE AND INFORMAL SEATING AREA 10. AMPHITHEATRE/ VIEWING GALLERY WITH LAWN 11. TENNIS COURT 12. EXTENDED OPEN SPACE
- LAWN WITH INFORMAL SEATING PLAZA
- REFLEXOLOGY PATH 13. MULTI-PURPOSE LAWN 14. INFORMAL SEATING AREA WITH SHADE STRUCTURES | <ul style="list-style-type: none"> 15. CHILDREN'S PLAY AREA WITH TRAMPOLINES 16. ROCK CLIMBING ZONE 17. FLOOR GAMES 18. SKATING RING 19. BASKETBALL PRACTICE COURT 20. CRICKET PRACTICE NET 21. OUTDOOR GYM 22. FARMER'S MARKET PLAZA 23. INDOOR SPACES | <ul style="list-style-type: none"> A. LOUNGE SEATING B. TABLE TENNIS C. CHESS/ FOOSBALL/ AIR HOCKEY/ CARROM D. AMPHITHEATRE E. ARTS AND CRAFT'S ZONE F. WORK FROM HOME ZONE WIFI CONNECTIVITY G. MINI GOLF |
|---|--|--|---|



Club

MARVELLA

PERFECT RELAXATION

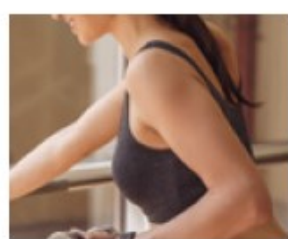
Enjoy a light conversation with your loved ones while you walk around in the sprawling landscapes courtyards. The Clubhouse @ MARVELLA is located adjacent to the Courtyards offering a host of activities and amenities for you to spend quality time with family and friends.



Club MARVELLA



Swimming pool, with kids' pool and jacuzzi



Gym



Media room



Party terrace



Banquet hall



Badminton and other indoor games



Pool table



Tennis court



Children's play area



Cricket pitch

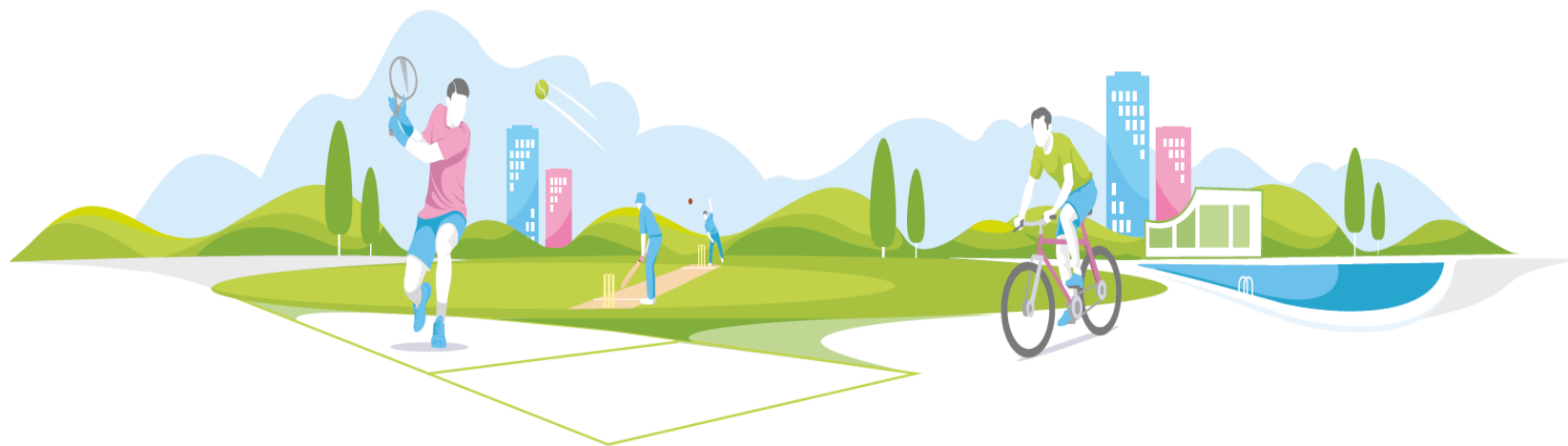


**A PLETHORA OF AMENITIES
TO ACHIEVE THE PERFECT
BALANCE BETWEEN
MIND, BODY AND SOUL**



PERFECT REJUVENATION

Be it indoors or out, we've ensured that your life is packed with activities wherever you go. At MARVELLA , you will have every amenity and activity to make the most of each day. The Club Marvella provides you with both entertainment and leisure facilities.





Children's Play Area – For kids to create their childhood memories.



Dogs' Corner – When it's play time for your pets, you will find the perfect place to keep them happy.



Indoor Games – Enjoy a game of squash or table tennis. Family time will be fun with games like cards, carrom, board games and many more.



Amphitheatre – An ideal entertainment centre for social events and get-togethers.



Swimming Pool – Take a dip or swim a few laps and feel refreshed. You can also relax at the pool side cafe.



Tennis Court – Step out for a game of tennis with the scenic Aravallis in the background.



Meditation and Yoga Centre – A place with the perfect ambience to spend some peaceful time with yourself.



Cricket Practice Pitch – A ground to polish your cricketing skills or to coach your little one.



Basketball Court – Enjoy an action-packed game of basketball with your friends.



Cycling and Jogging Track – Feel the breeze while you enjoy a ride on your bicycle or a jog at the well-designed cycling and jogging track.



Elders' Seating Area – A perfect place for elders to sit back and enjoy a conversation along with great company.



Gymnasium and Spa – Stay fit with your daily work-out at the fully equipped gymnasium. You can also relax at the spa.



A plan called exclusive

A spacious and well designed clubhouse to indulge in. Play, stretch, swish, relax. Set your spirit free and have the time of your life. An exclusive playground that complements your life at the Lakefront.

An idea called leisure

Watch the cue ball race across the green baize, or choose between badminton or tennis, or the gym for a more vigorous time. Or perhaps, you prefer aerobics. Either way, a great time of leisure is yours to indulge in, every day.



An emotion called family time

Retreat into the heart of the home. A space designed to create luxuriously private moments with your loved ones. Where you walk into the expanse of a high emotion, a feeling called family time.

A lifestyle called closer home



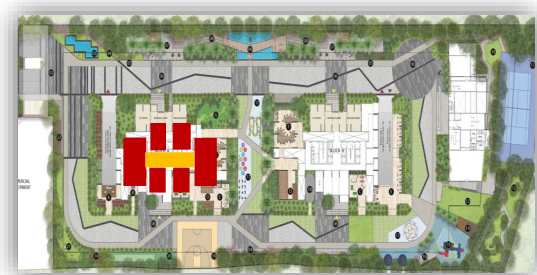


FLOOR PLAN OF TOWER - A



SERIES	TYPE	SIZE	FACING
A-1	3BHK	1795	WEST
A-2	3BHK SL	1575	WEST
A-3	3BHK	1795	WEST
A-4	3BHK	2100	NORTH
A-5	3BHK	2100	NORTH
A-6	3BHK XL	2470	EAST
A-7	3BHK	2285	EAST
A-8	2BHK	1385	EAST
A-9	2BHK	1385	WEST

MASTER PLAN



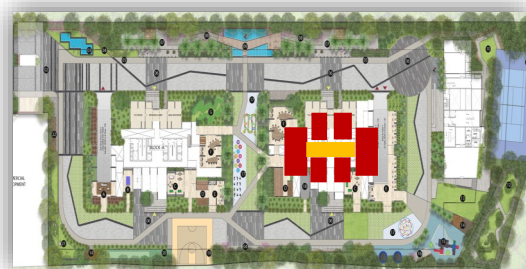


FLOOR PLAN OF TOWER - B



SERIES	TYPE	SIZE	FACING
B-1	4BHK XL	3570	WEST
B-2	4BHK XL	3570	WEST
B-3	3BHK	2100	NORTH
B-4	3BHK	2100	NORTH
B-5	3BHK XL	2470	EAST
B-6	3BHK	2285	EAST
B-7	2BHK	1385	EAST
B-8	2BHK	1385	WEST

MASTER PLAN



UNIT FLOOR PLAN - A-1



ISOMETRIC VIEW

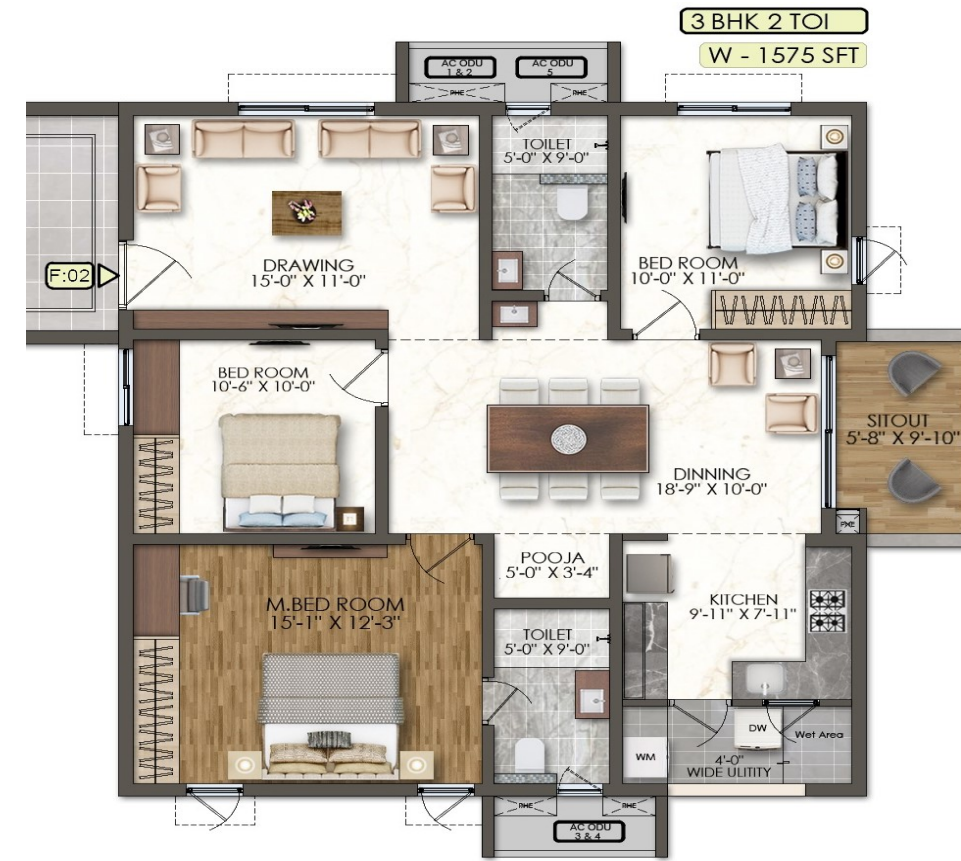
KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	3-BHK
FACING	WEST
SIZE (SBU)	1795 SQ.FT.
TYPICAL UNIT NUMBERS	
A-1 SERIES	A-201 TO A-3201

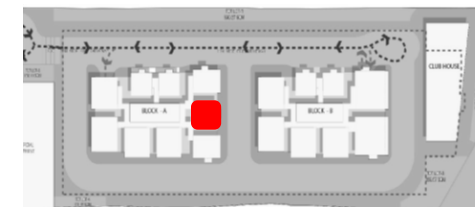


UNIT FLOOR PLAN - A-2



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	3-BHK+2 TOI
FACING	WEST
SIZE (SBU)	1575 SQ.FT.
TYPICAL UNIT NUMBERS	
A-2 SERIES	A-202 TO A-3202

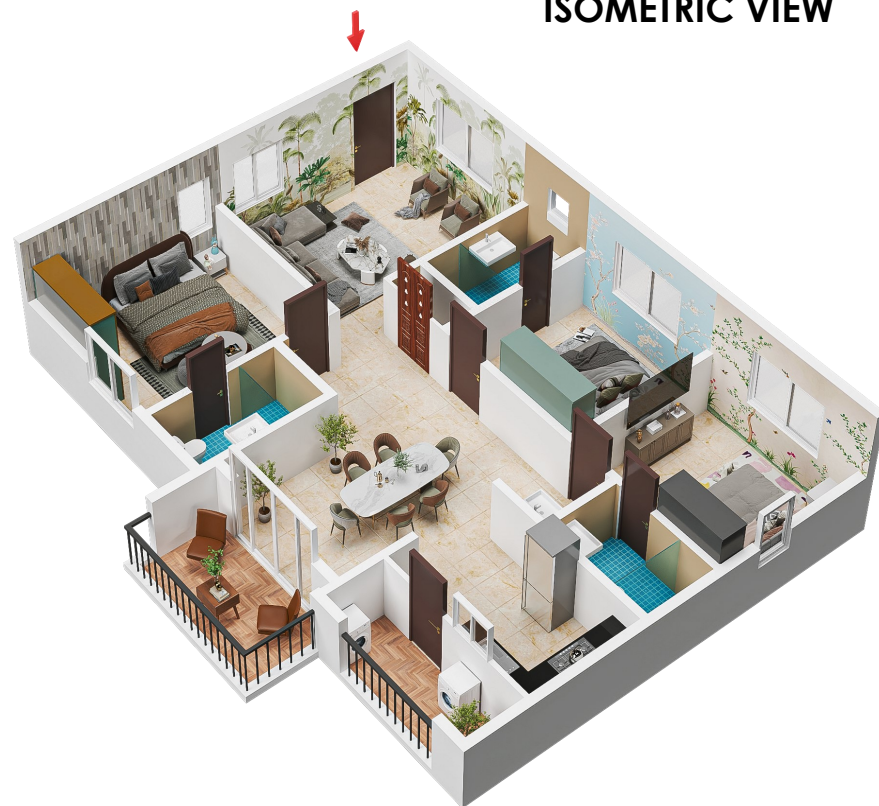


UNIT FLOOR PLAN - A-3



W - 1795 SFT
3 BHK

ISOMETRIC VIEW



KE PLAN



TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	WEST
SIZE (SBU)	1795 SQ.FT.
TYPICAL UNIT NUMBERS	
A-3 SERIES	A-203 TO A-3203

UNIT FLOOR PLAN - A-4, A-5



N - 2100 SFT
3 BHK

ISOMETRIC VIEW



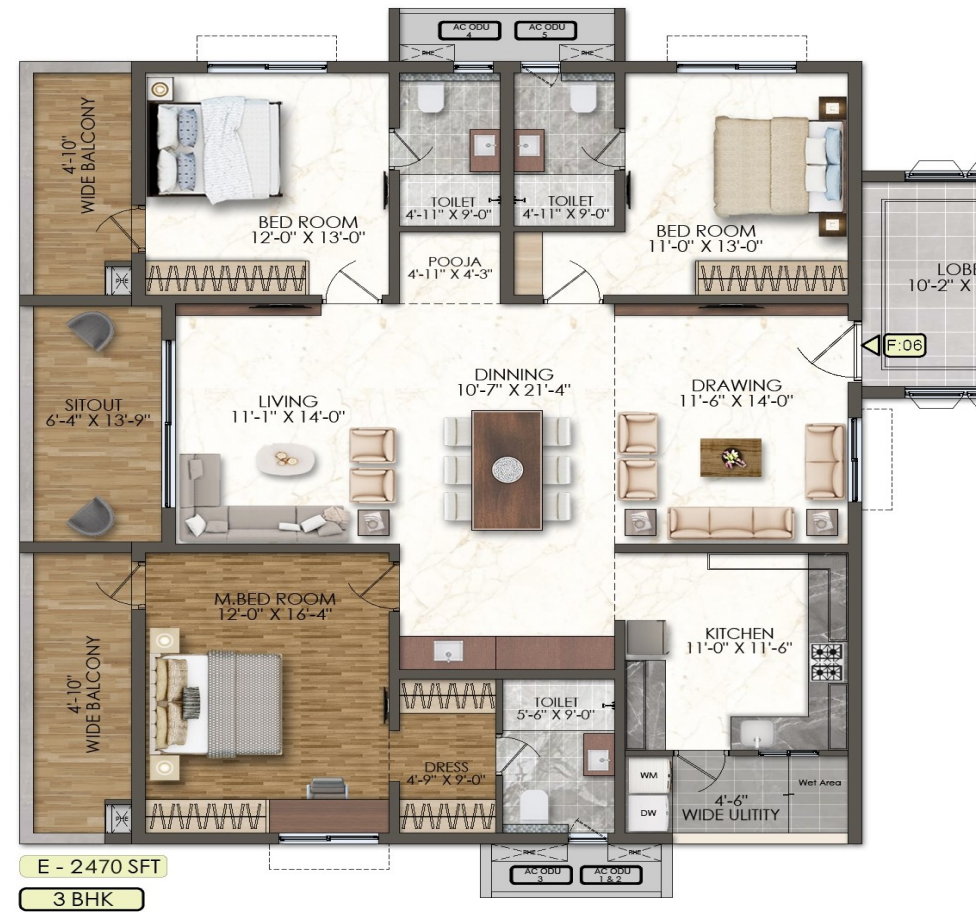
KEY PLAN



TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	NORTH
SIZE (SBU)	2100 SQ.FT.
TYPICAL UNIT NUMBERS	
A-4 SERIES	A-204 TO A-3204
A-5 SERIES	A-205 TO A-3205

UNIT FLOOR PLAN - A-6



ISOMETRIC VIEW

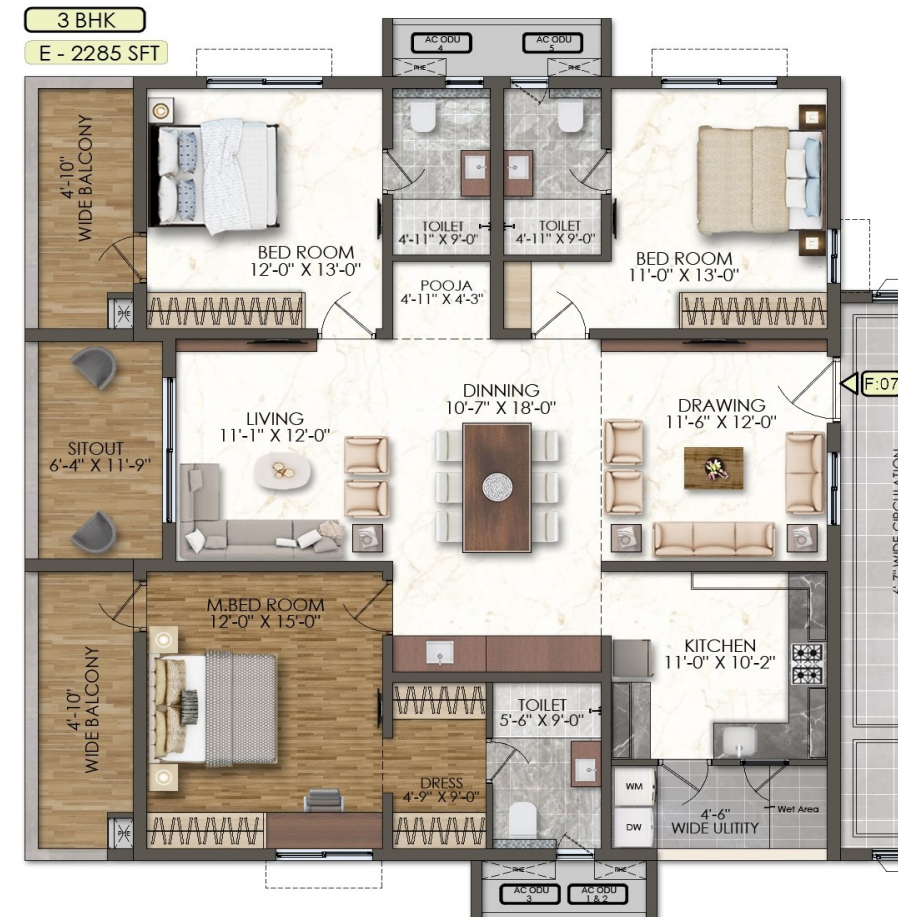
KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	3-BHK
FACING	EAST
SIZE (SBU)	2470 SQ.FT.
TYPICAL UNIT NUMBERS	
A-6 SERIES	A-206 TO A-3206



UNIT FLOOR PLAN - A-7



ISOMETRIC VIEW

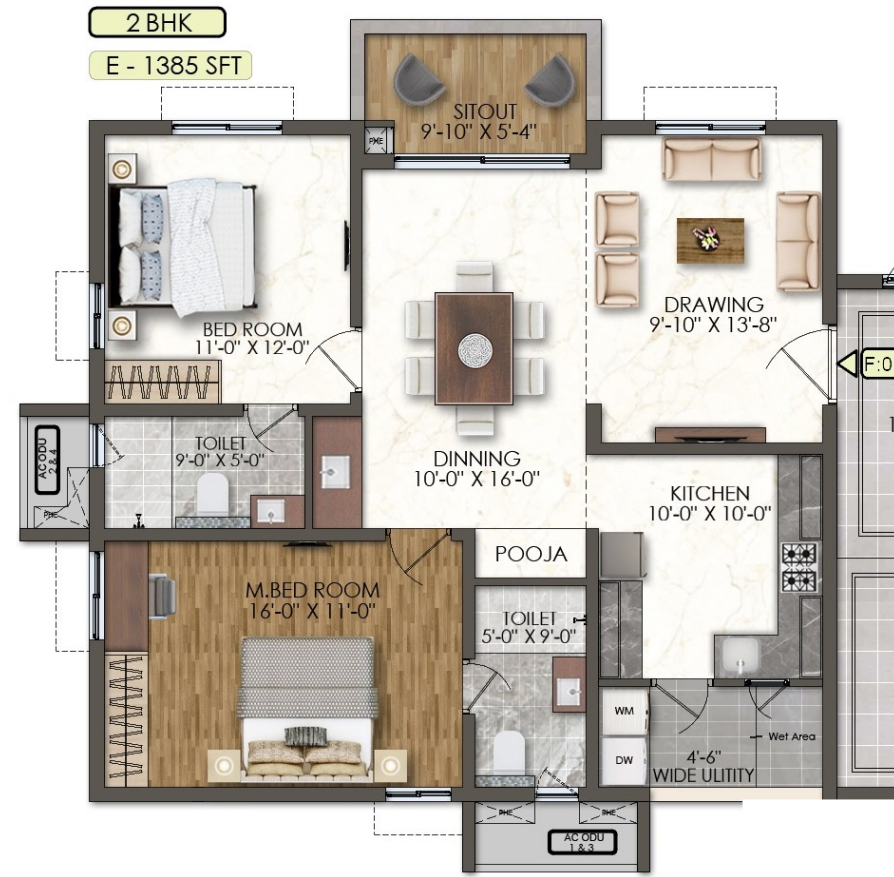
KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	3-BHK
FACING	EAST
SIZE (SBU)	2285 SQ.FT.
TYPICAL UNIT NUMBERS	
A-7 SERIES	A-207 TO A-3207



UNIT FLOOR PLAN - A-8



ISOMETRIC VIEW

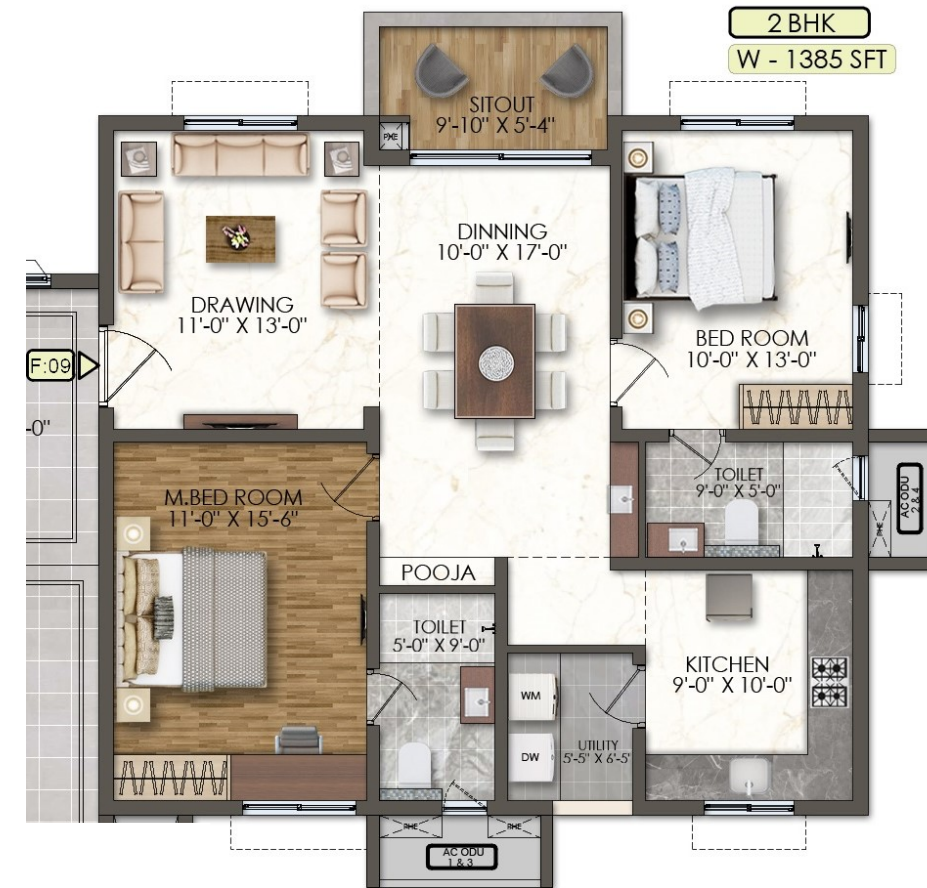
KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	2-BHK
FACING	EAST
SIZE (SBU)	1385 SQ.FT.
TYPICAL UNIT NUMBERS	
A-8 SERIES	A-208 TO A-3208

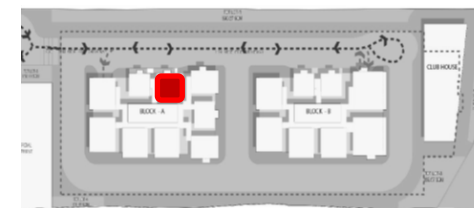


UNIT FLOOR PLAN - A-9



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	2-BHK
FACING	WEST
SIZE (SBU)	1385 SQ.FT.
TYPICAL UNIT NUMBERS	
A-9 SERIES	A-209 TO A-3209



UNIT FLOOR PLAN - B-1



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN

TYPE	4-BHK+MAID
FACING	WEST
SIZE (SBU)	3570 SQ.FT.
TYPICAL UNIT NUMBERS	
B-1 SERIES	B-201 TO B-3201



UNIT FLOOR PLAN - B-2



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN

TYPE	4-BHK+MAID
FACING	WEST
SIZE (SBU)	3570 SQ.FT.
TYPICAL UNIT NUMBERS	
B-2 SERIES	B-202 TO B-3202



UNIT FLOOR PLAN - B-3



N - 2100 SFT
3 BHK



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	NORTH
SIZE (SBU)	2100 SQ.FT.
TYPICAL UNIT NUMBERS	
B-3 SERIES	B-203 TO B-3203



UNIT FLOOR PLAN - B-4

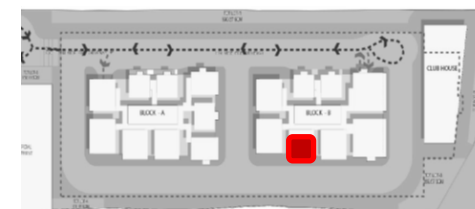


N - 2100 SFT
3 BHK



ISOMETRIC VIEW

KEY PLAN

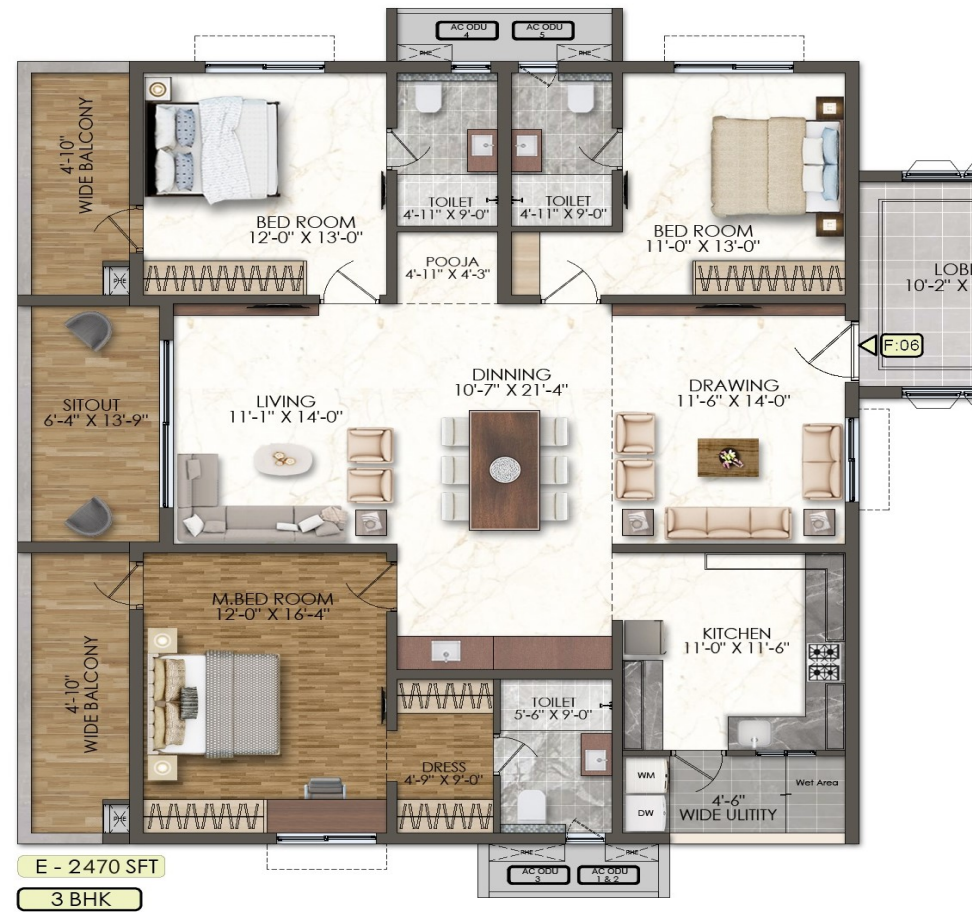


TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	NORTH
SIZE (SBU)	2100 SQ.FT.
TYPICAL UNIT NUMBERS	
B-4 SERIES	B-204 TO B-3204



UNIT FLOOR PLAN - B-5



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	EAST
SIZE (SBU)	2470 SQ.FT.
TYPICAL UNIT NUMBERS	
B-5 SERIES	B-205 TO A-3205

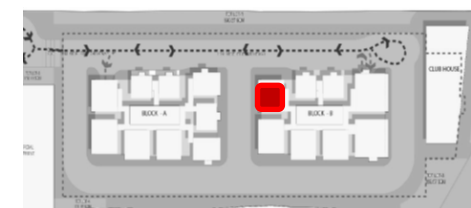


UNIT FLOOR PLAN - B-6



ISOMETRIC VIEW

KEY PLAN

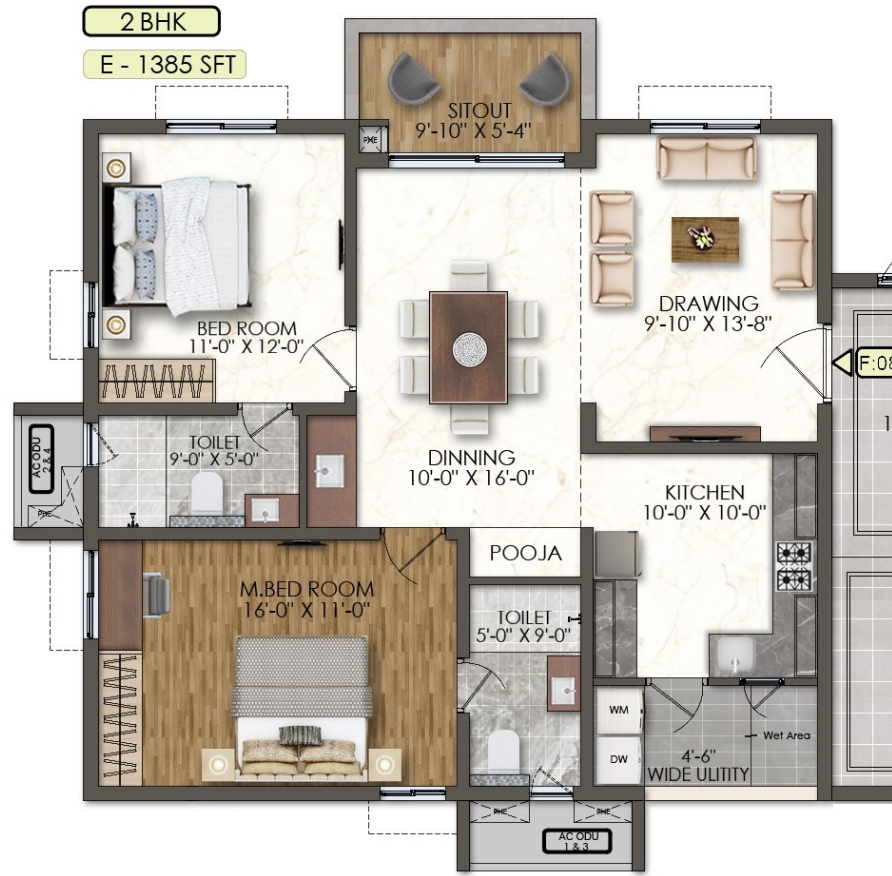


TYPICAL FLOOR PLAN

TYPE	3-BHK
FACING	EAST
SIZE (SBU)	2285 SQ.FT.
TYPICAL UNIT NUMBERS	
B-6 SERIES	B-206 TO B-3206



UNIT FLOOR PLAN - B-7



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	2-BHK
FACING	EAST
SIZE (SBU)	1385 SQ.FT.
TYPICAL UNIT NUMBERS	
B-7 SERIES	B-207 TO B-3207



UNIT FLOOR PLAN - B-8



ISOMETRIC VIEW

KEY PLAN



TYPICAL FLOOR PLAN	
TYPE	2-BHK
FACING	WEST
SIZE (SBU)	1385 SQ.FT.
TYPICAL UNIT NUMBERS	
B-8 SERIES	B-208 TO B-3208



SPECIFICATIONS

STRUCTURE:

R.C.C. Shear Wall Framed Structure to withstand Wind & Seismic Loads.
Concrete Blocks for non structural members (where ever needed)

DOORS:

Main Door: Manufactured Teak veneered door frame and shutter finished with Good Quality of Melamine Polish and Hardware of Reputed Make.

Internal Doors: Manufactured Hard Wood Door Frame & Laminate Shutter and Hardware of Reputed Make.

Utility Doors: UPVC Door Frame of Reputed profile sections with combination of float Glass and Laminated MDF panel.

French Door: UPVC Door frame of Reputed profile sections, with float Glass Panelled Shutters and Designer Hardware of reputed make with provision for Mosquito mesh track.

Windows: UPVC Window of Reputed Profile Sections with float Glass with Suitable Finishes as per Design with provision for mosquito mesh track . (Provision of track for mosquito mesh will be as per Window type and Feasibility. Mosquito Mesh* & Installation for windows and frenchdoors shall be at Extra Cost)

Grills*: Aesthetically designed, M.S grills with Enamel paint finish (shall be provided at extra cost).

PAINTING

Internal: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed make over a Coat of Primer.

External: Textured finish and Two coats of Exterior Emulsion paint of Reputed make.

FLOORING

Living, Dining, Master Bedroom and Other Bedrooms, Kitchen areas : 800X800 mm size Double charged Vitrified tiles of Reputed make.

Balcony : Rustic Ceramic Tiles of Reputed make

Utility: Anti-Skid Ceramic tile of Reputed make

Corridors: Vitrified tiles of Reputed make

KITCHEN

Granite platform* with Stainless Steel Sink*, CP fittings with 2' 0" height ceramic Tile Dado* over Granite countertop (items mentioned here are optional at extra cost to customer).

Provision for fixing of Water purifier , Exhaust Fan/Chimney

Separate Municipal water tap (Manjeera or any other water provided by GHMC along with Borewell water).

Provision for Washing machine in the utility area

BATHROOMS

Wash basin / Counter Top.

EWC with concealed flush tank of Reputed Make

Single lever fixtures with Wall Mixer cum Shower.

Provision for Geysers in all Bathrooms.

All CP and Sanitary fittings of Reputed make.

ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine in Utility Area.

Power plug for geysers in all bathrooms

3 phase supply for each unit and individual Meter Box Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
Elegant Modular Electrical switches of Reputed make
Power outlets for Air Conditioners in Living and All Bedrooms.
LED light fixtures for common areas in towers

DADOING

All Toilets: Glazed/Matt finish Ceramic tiles up to 7'-0" height of Reputed Brand.

Utility: Glazed / Matt ceramic tiles of Reputed Brand up to 3'-0" height

TELECOM / INTERNET / CABLE TV

Provision for internet connection in each flat.

Telephone provision in MBR & Drawing area

TV provision in Master Bedroom, Drawing room

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make, Entrance with Granite/Tile cladding

SECURITY / BMS

Solar Powered Security Fence around the Compound wall

Sophisticated round-the-clock Security/Surveillance system.

Surveillance cameras at the main security and entrance of each block .

Boom Barrier at the Entrance.

BMS for Electricity consumption with prepaid card system.

WTP & STP

Domestic water made available through an exclusive water softening plant (Not RO plant)

A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

GENERATOR

100% D.G set backup with acoustic enclosure & A.M.F

FIRE SAFETY

Fire hydrant system (F.H.S) & Fire Sprinkler in all floors and Basement

Fire Alarm and public address system in all floors and parking areas.

LPG RETICULATION

Providing Piped gas from centralised Gas bank to all individual flats with Prepaid gas meters.

WASTE MANAGEMENT

Garbage chutes will be provided for all towers.

CAR WASH FACILITY

Car Wash facility will be provided in the parking floor level at designated area.

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Car Wash facility will be provided in the parking floor level at designated area.

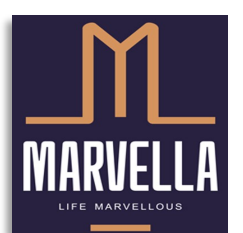


All features specified above are indicative in nature. Specifications may be subject to change from time to time

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All images are artist's impressions and for illustrative purpose only.



Image is for illustrative purposes



SOCIAL INFRASTRUCTURE

PERFECT BALANCE

Sustainability is of prime importance at MARVELLA. Our endeavor to be environmentally responsible includes:



RAINWATER HARVESTING SYSTEM

Saves more natural water for future use and vastly improves water sustainability.



SOLAR PHOTOVOLTAIC SYSTEM

Making use of solar energy, thereby reducing electricity bills.



GREY WATER TREATMENT

Used water is treated and safely reused, thus reducing use of new water.



HEALTH-SAFE PAINTS AND ADHESIVES

Low Volatile Organic Compound (VOC) paints, adhesives and sealants for interior fixtures ensure your health and safety.



WATER-EFFICIENT FIXTURES

This simple addition ensures that water consumption is optimised and water bills are reduced.



RECYCLED CONSTRUCTION MATERIALS

Recycled and locally produced materials have been used, thereby reducing carbon dioxide emissions.



SMART LIGHTING

CFLs and LEDs are used in external and common lighting areas to promote low electric consumption.



WASTE SEGREGATION SYSTEM

Wet and dry waste management has been implemented to ensure that waste is managed in an eco-friendly manner.

THE RIGHT HOME, IN THE RIGHT LOCATION



Location Map (Not to Scale)



Live close to everything you need

The address you've always wanted

- 100 Ft. road leading to Gopanpally Junction - 1 min.
- Osman Nagar Village - 2 min.
- Birla Open Minds School - 6 min.
- ORR Exit No. 2 - 9 min.
- Green Gables International School - 9 min.
- Wipro - 2 Campus @ Gopanpally - 18 min.
- Citizens Hospital - 18 min.
- Lingampally Railway Station - 18 min.
- Aksha Hospital - 19 min.
- TIFR (Tata Institute of Fundamental Research) - 20 min.

- SBI - 12 min.
- HDFC - 13 min.
- Ratnadeep - 17 min.
- Upcoming Aparna Mall - 17 min.
- Glendale Cambridge School - 22 min.
- Rythu Nethram Supermarket - 22 min.
- Vista International School - 22 min.
- Airport - Via ORR - 42 min.

**Distances & ETAs Approx. as per Google Maps.*



TS RERA Reg.No. : P01100007008



BRICKS RAMABHUPAL LLP

MARVELLA Marketing Office, Tellapur, Main Road
Tellapur, RC Puram (m), Hyderabad, Telangana



Home Loan Partners

Member



* Project tie up of some Financial institutions is under process.

The information herein i.e., master plan, floor plans, furniture layouts and fittings, illustrations and specifications are indicative only and subject to variations. The furniture/fittings are representational and are not part of the standard offering. E & OE.