



MARBELLA

LUXURY LIVING

There was a time not too long ago...
There was an easy pace and fresh feel to Life.
People lived in well-lit, spacious bungalows.
Doors opened to picture perfect gardens alive
with colour and fragrance.



It was a time when everything was within reach:
schools, markets and parks. Even friends were close by.

Your children cycled down winding paths and
their laughter made you realize what you had worked for.



Yes, there was a time people lived this way.
It's time to rediscover it.
An experience called Marbella.



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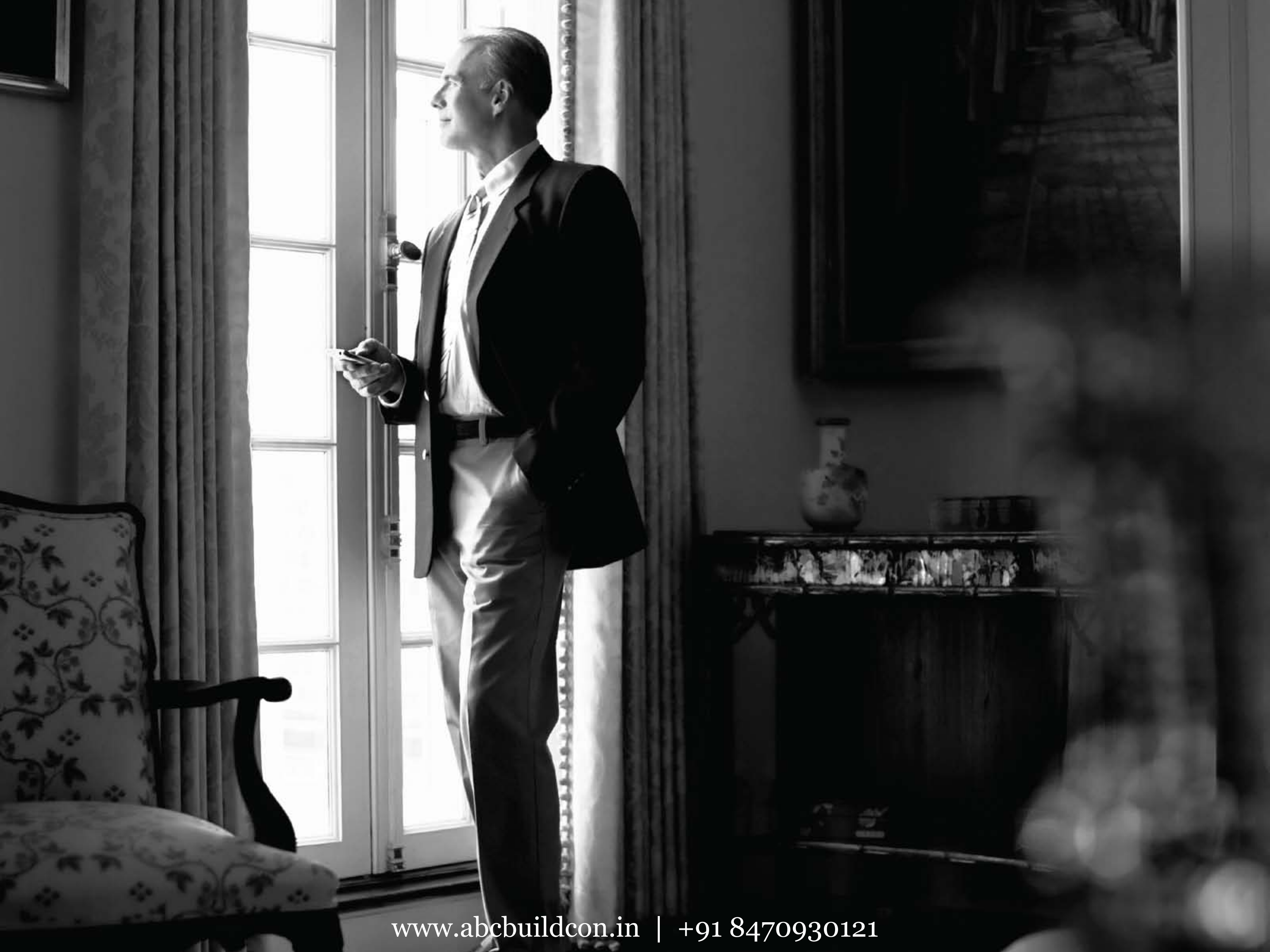
LUXURY LIVING

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Exclusive. Ultra-chic. Impeccably planned.
Luxurious. Lavish. Secure.

Every word defines, a one of a kind gated
residential development comprising
exquisitely appointed villas in Gurgaon.



Marbella is designed for an unmatched way of life,
within four walls and out in the open.

A signature Spanish style and refreshing
colour palette create lavish indoor spaces.

Out of doors, planned walkways, scenic parks, leisure and
recreational facilities complete the experience of villa life.



Artistic Rendering of enclave entrance



Artistic Rendering of community park



Plan for enclave entrance



Villa entrance detail

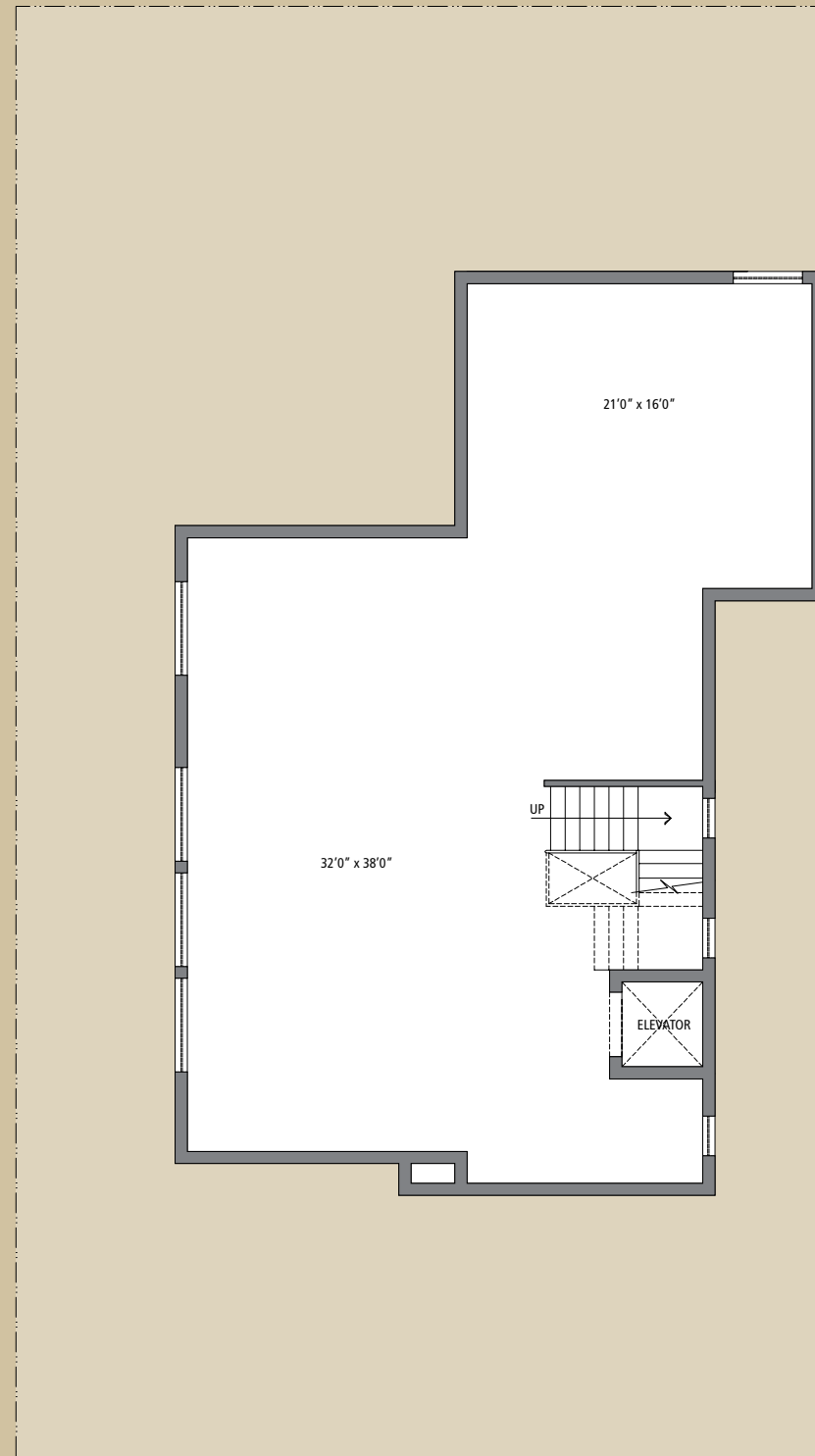
Marbella offers its residents contemporary living
at its best in the heart of a thriving city.

Designed to enhance community living with a touch
of luxury, it has everything that says, "You are worth it."

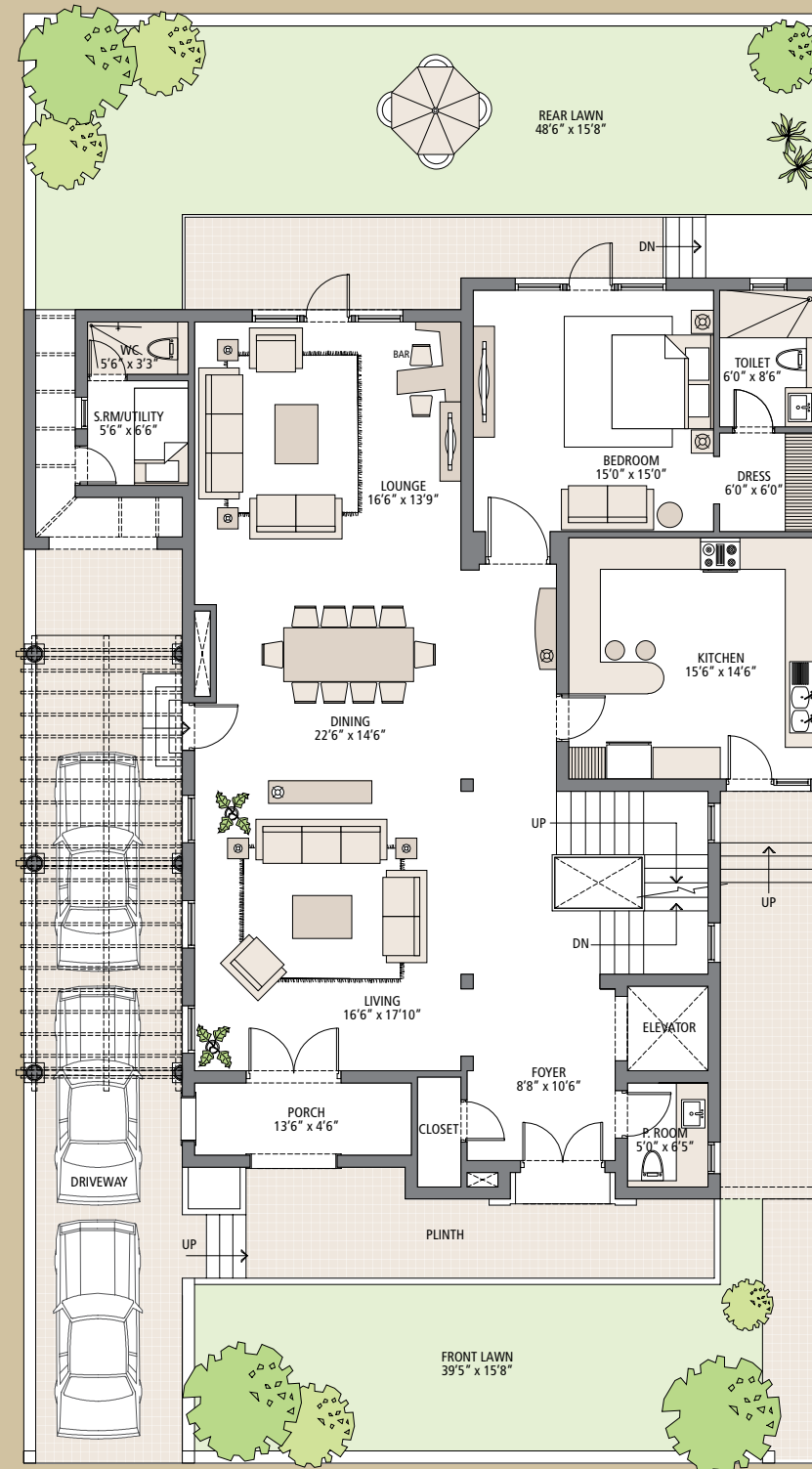


Villa Belinda - 8,120 sq. ft.
5 Bedroom, 5 Bathroom, Living and Dining,
Family Lounge & Pantry

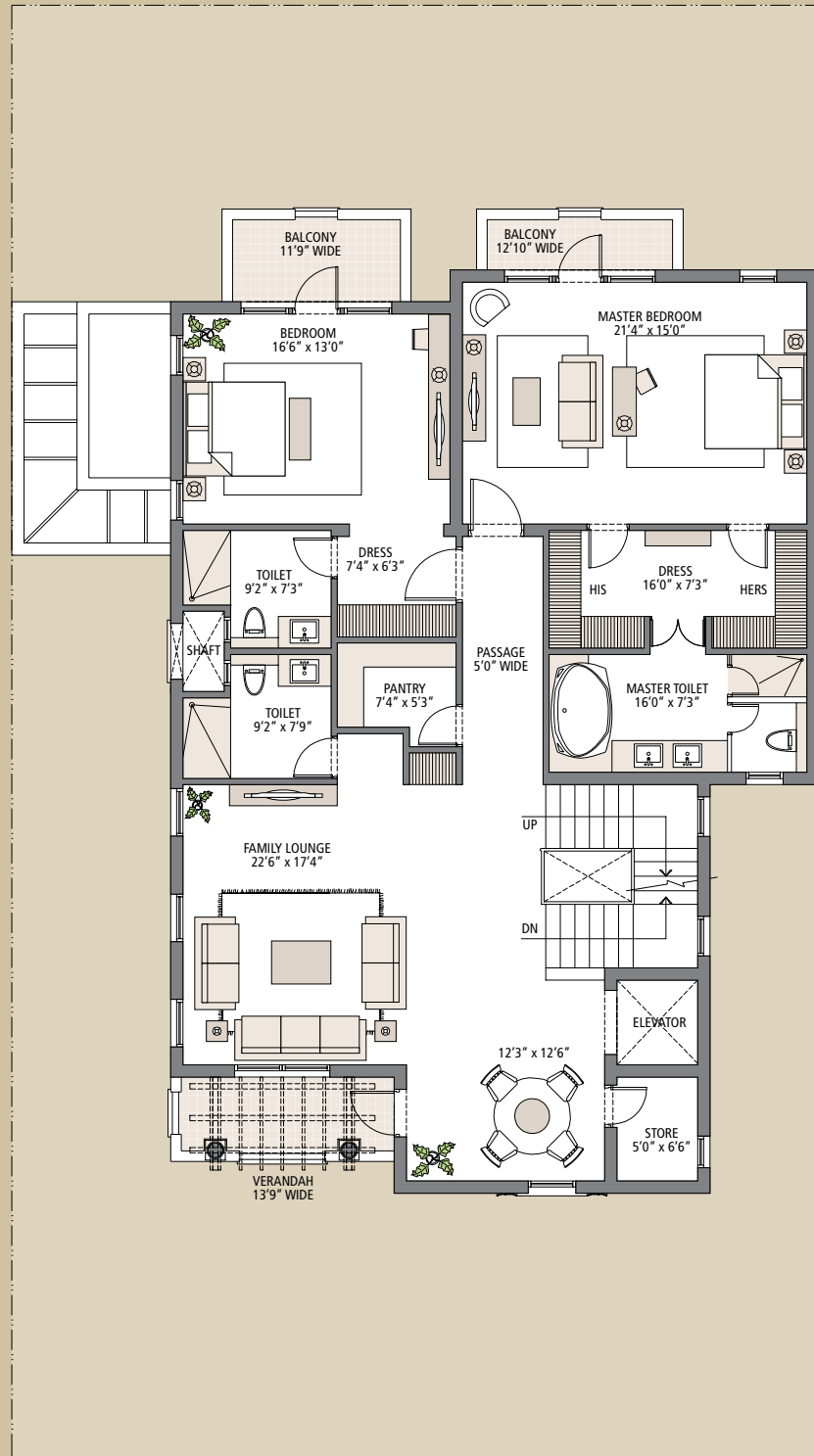




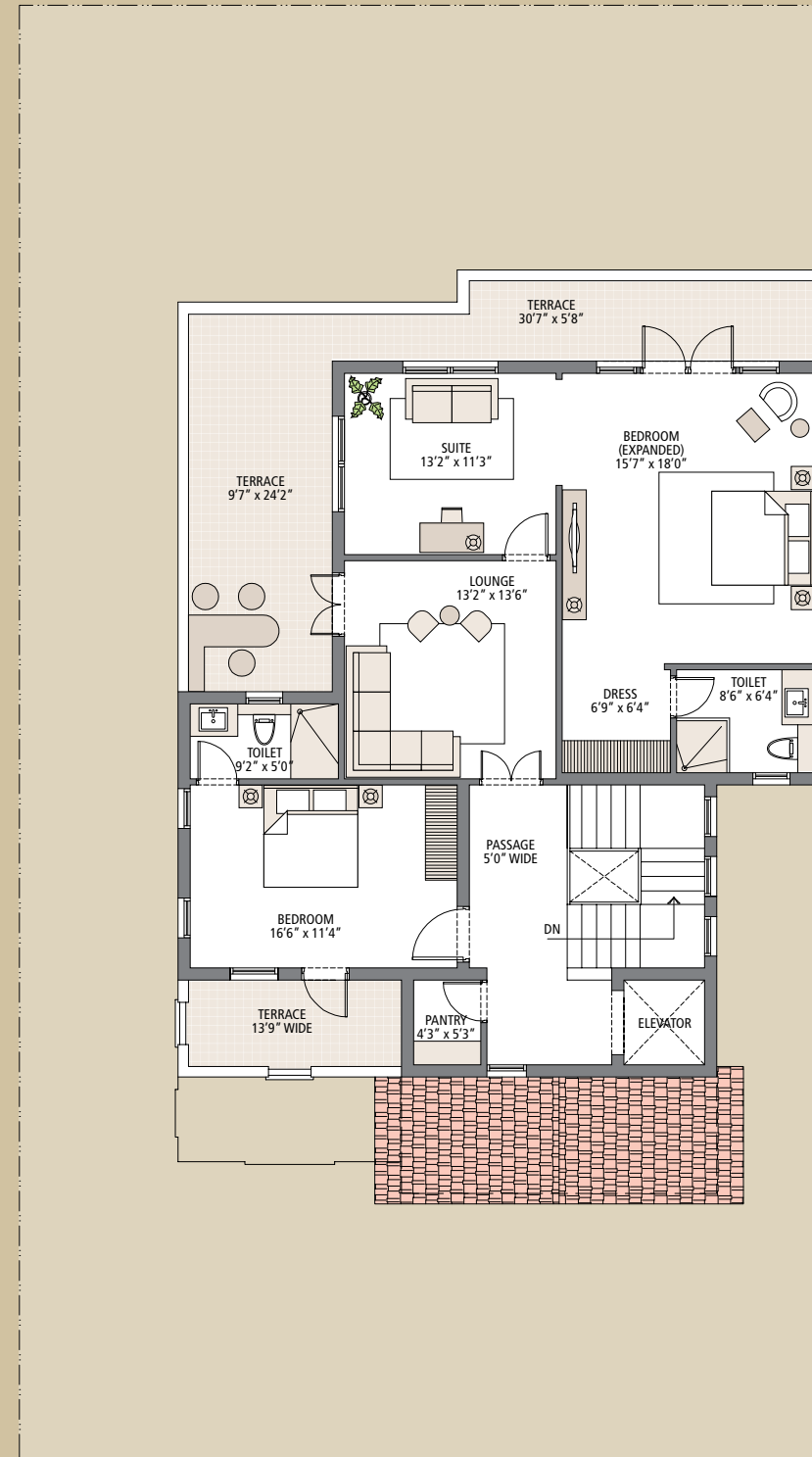
Basement Floor Plan



Ground Floor Plan



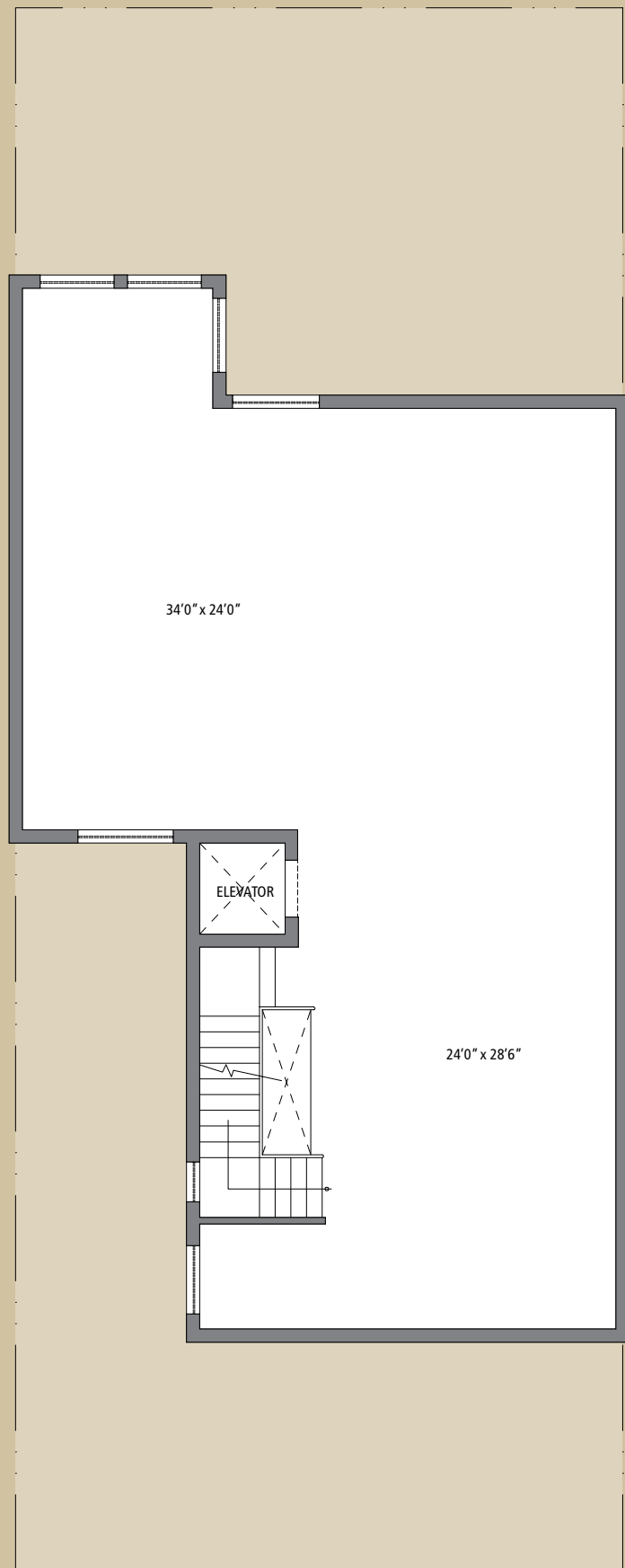
First Floor Plan



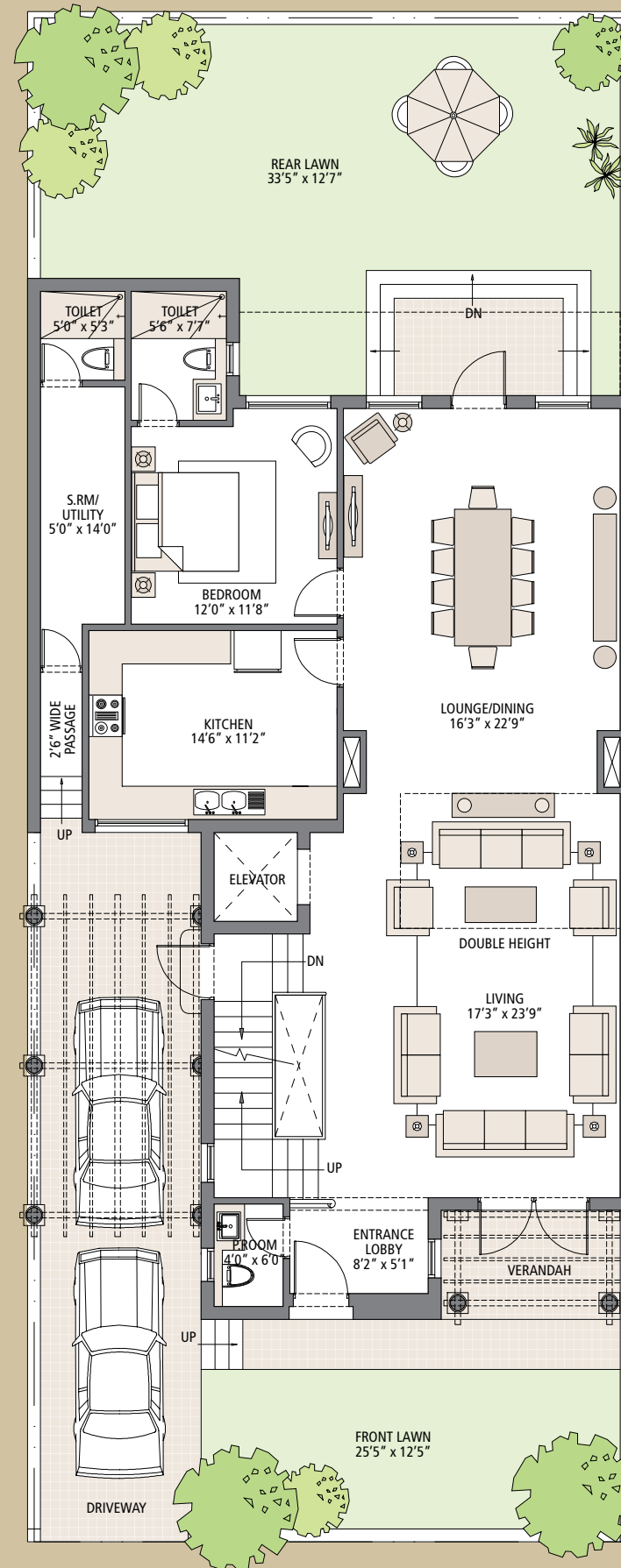
Second Floor Plan

Villa Monada - 6,520 sq. ft.
5 Bedroom, 5 Bathroom, Living and Dining,
Family Lounge & Pantry

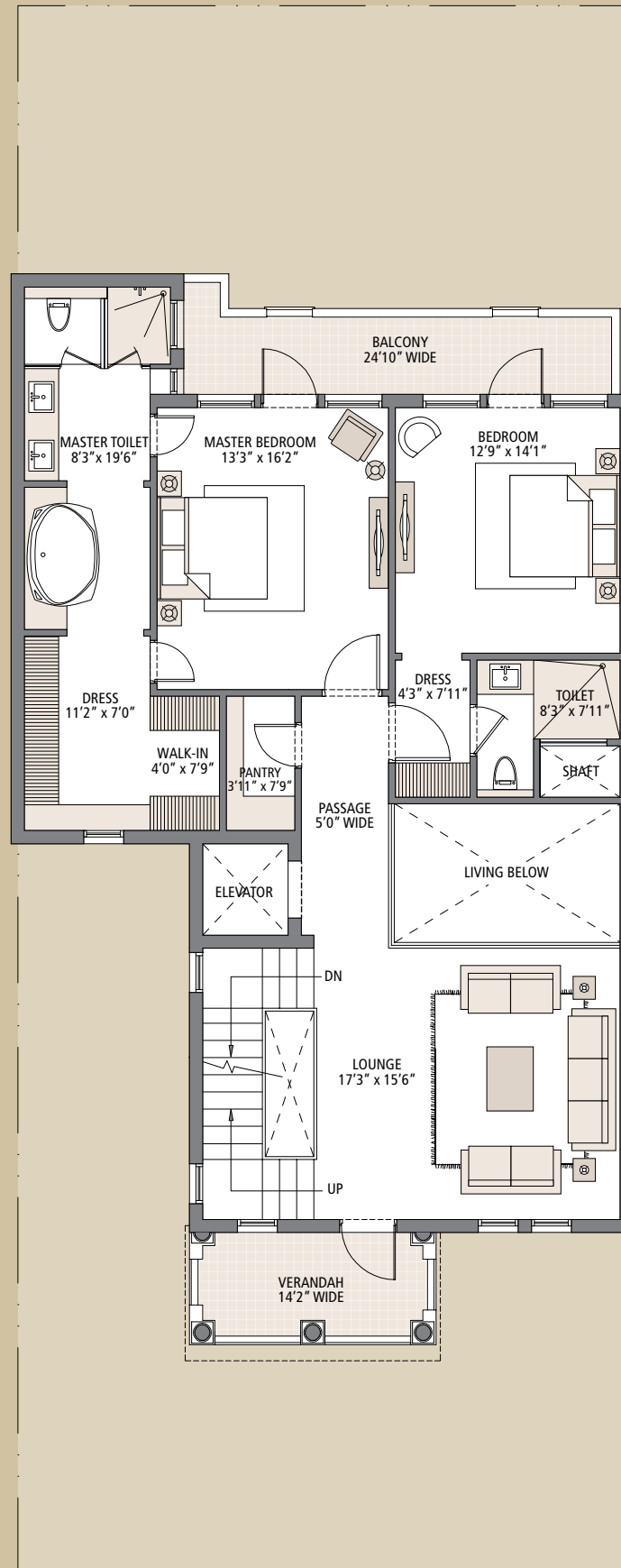




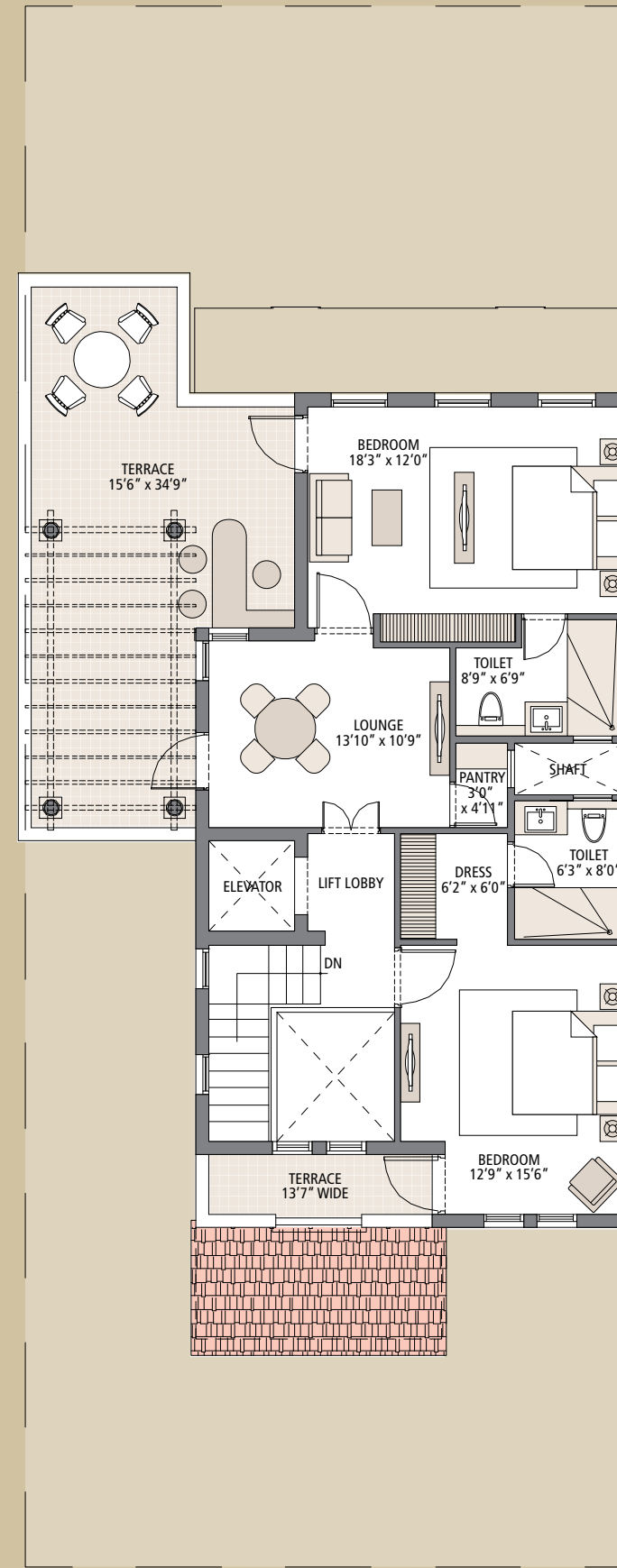
Basement Floor Plan



Ground Floor Plan



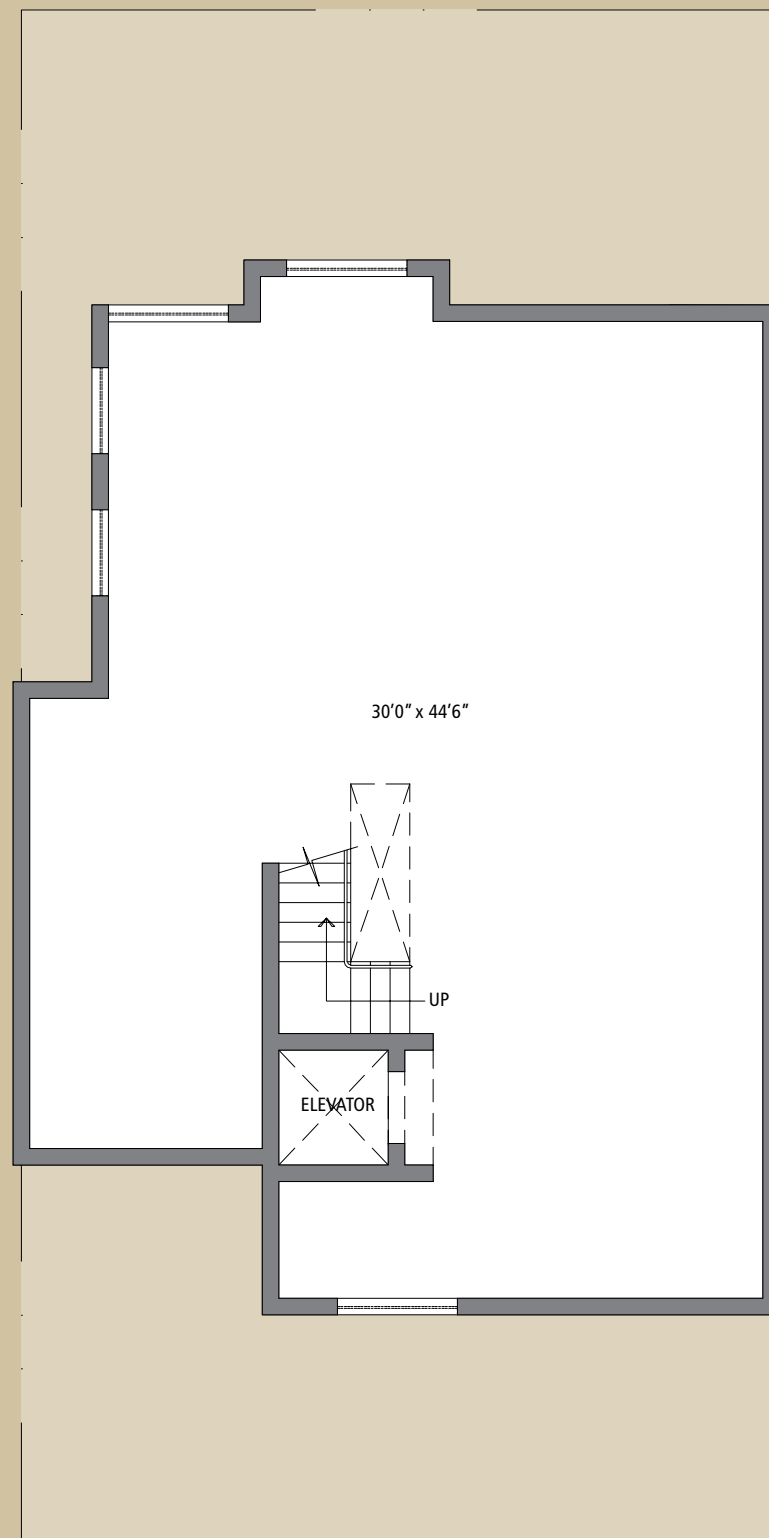
First Floor Plan



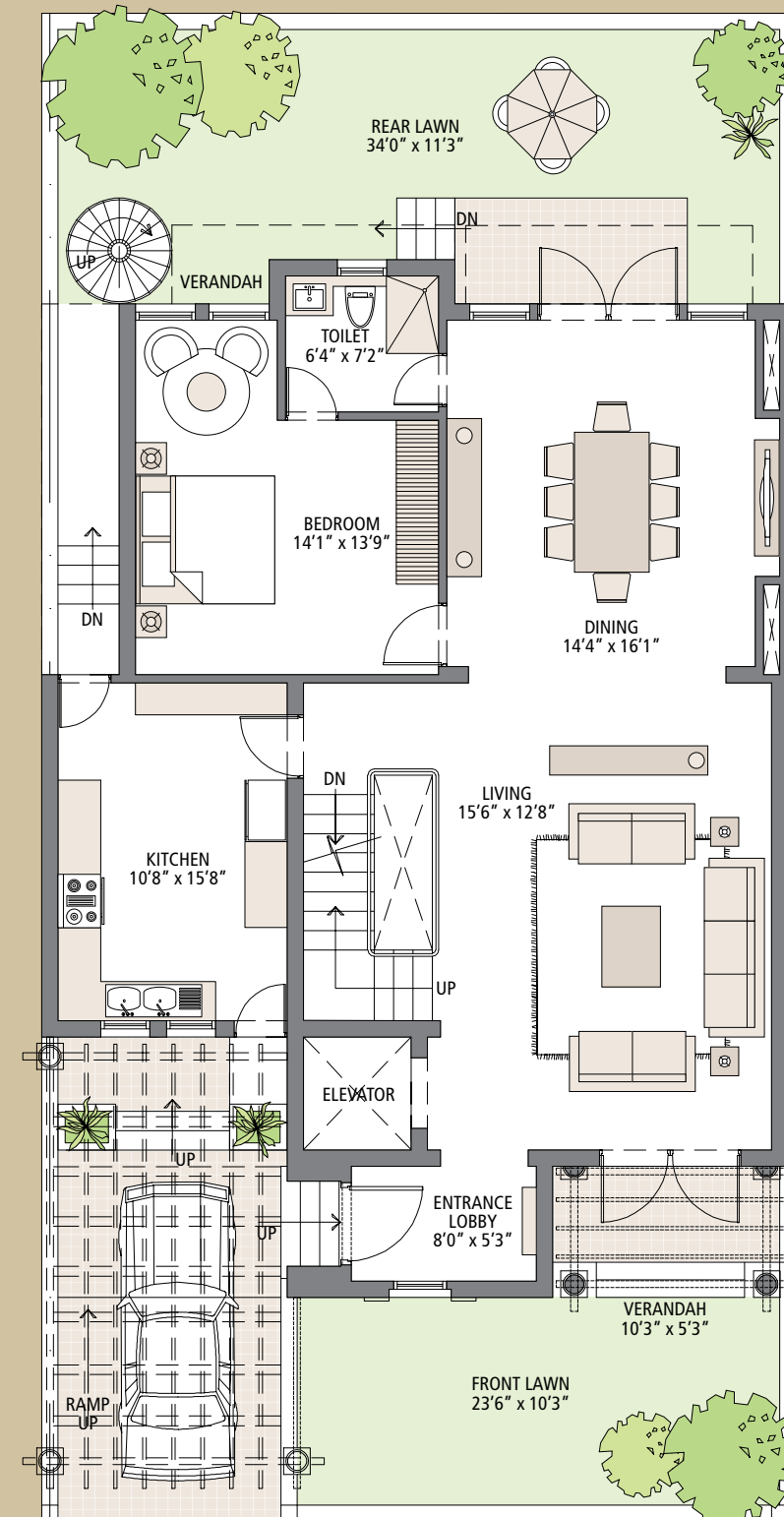
Second Floor Plan

Villa Belleza - 5,605 sq. ft.
4 Bedroom, 4 Bathroom, Living and Dining,
Family Lounge & Pantry

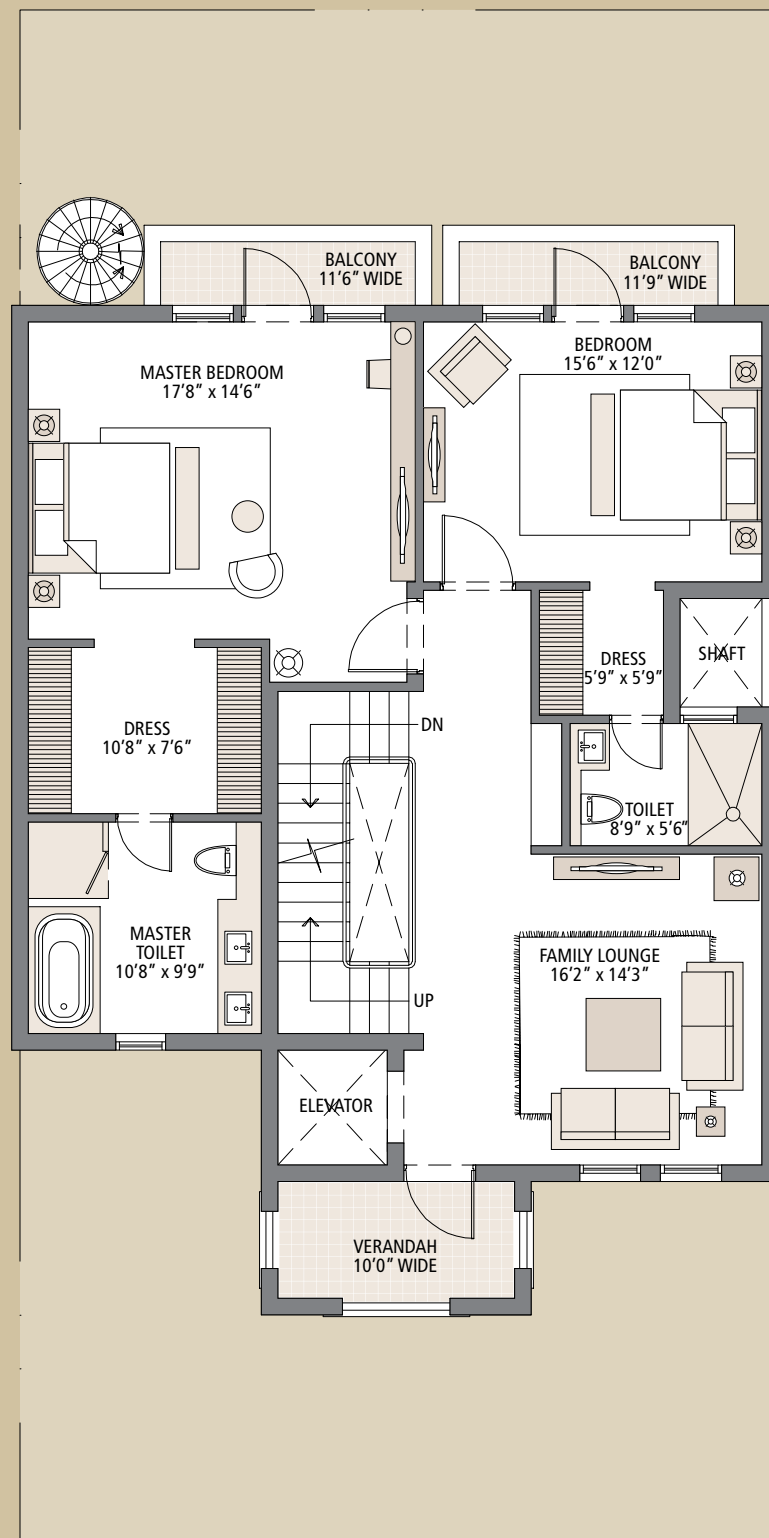




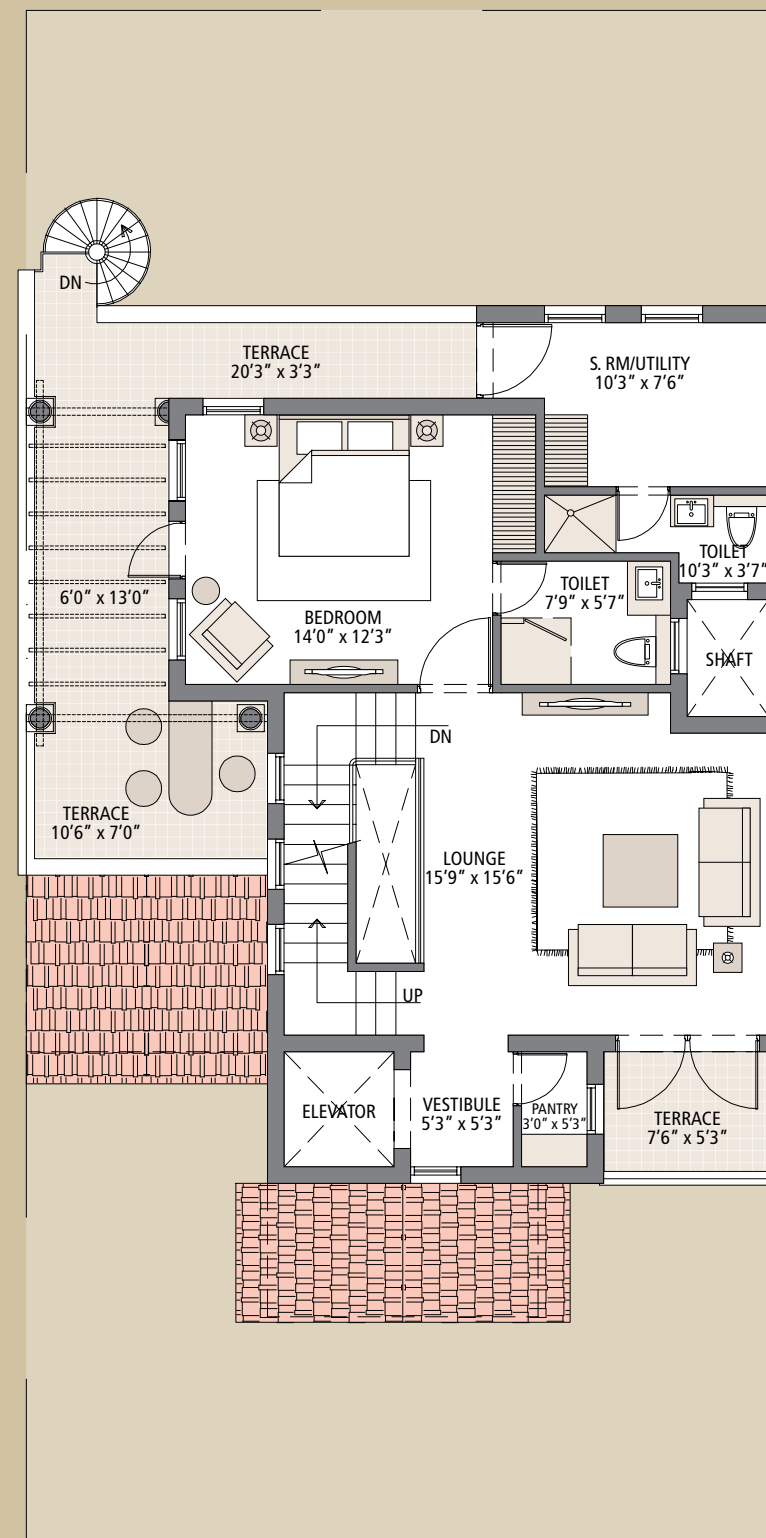
Basement Floor Plan



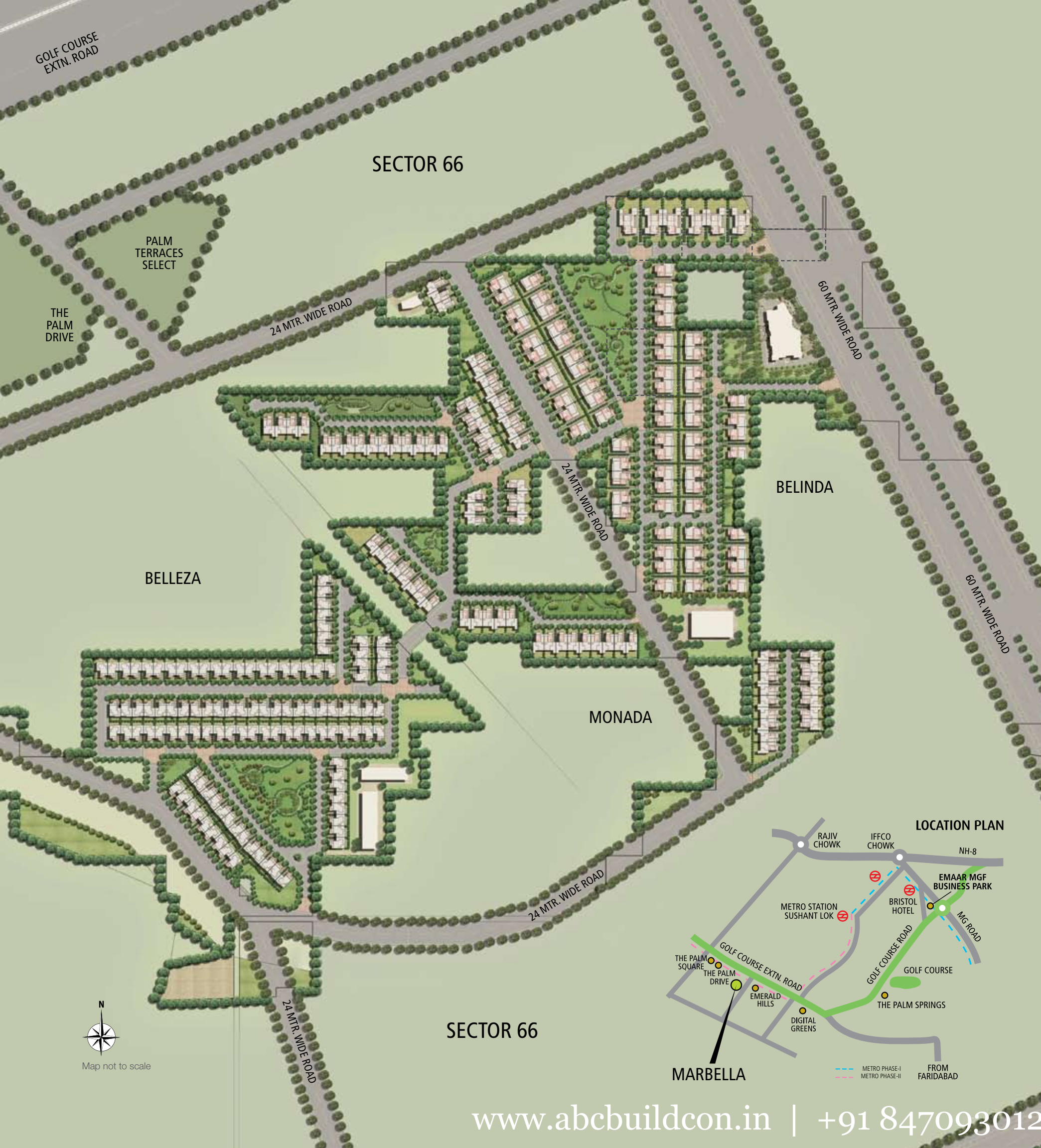
Ground Floor Plan



First Floor Plan

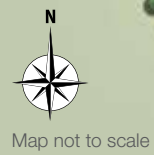


Second Floor Plan



Special features that make life a little more special.

- Exterior and elevation maintenance to ensure that the villa enclaves retain their look and feel for years
- Subscribed services for lawn and horticulture maintenance
- Professional services to manage essentials such as power back up, water supply, street lighting and streetscapes
- Single point billing services
- Concierge services to assist with day to day things, and that special occasion



Map not to scale



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Villa Specifications

STANDARD FEATURES

Spacious living and dining rooms overlooking gardens.
Separate family lounge on upper floors.
Spacious bathrooms and walk-in wardrobes.
Outdoor entertainment area on second floor.
Landscaped front and rear lawns.

FOYER, LIVING AND DINING

POP Punning with acrylic emulsion paint on the walls.
Imported marble flooring.
Polished teakwood frame with panelled door shutters on main entrance door.
Veneered flush door shutters (internal).
Anodized/powder coated aluminium/PVC glazed doors (exterior).
Anodized/powder coated aluminium/PVC window frames and shutters.
POP Punning with acrylic emulsion paint on the ceilings.

BEDROOMS

POP Punning with acrylic emulsion paint on the walls.
Imported marble/wooden flooring in master bedroom.
Imported tiles/laminated wooden flooring in other bedrooms.
Veneered flush door shutters (internal).
Anodized/powder coated aluminium/PVC glazed doors (exterior).
Anodized/powder coated aluminium/PVC window frames and shutters.
POP Punning with acrylic emulsion paint on the ceilings.

KITCHENS

Premium ceramic tiles on the walls.
High quality granite or vitrified flooring tiles in the kitchen.
Granite counter tops.
Stainless steel kitchen sink with double bowl and drainage.

Modular kitchen with imported hob and chimney.
Veneered flush door shutters (internal).
Anodized/powder coated aluminium/PVC glazed doors (exterior).
Anodized/powder coated aluminium/PVC window frames and shutters.
POP Punning with acrylic emulsion paint on the ceilings.

BATHROOMS

Imported marble flooring in master bathroom and imported ceramic tile floors in other bathrooms.
Four fixture toilet in master bathroom.
Choice of finest quality granite or marble counters in all bathrooms.
Premium ceramic tiles on walls.
High quality imported chinaware and CP fittings in the master bathroom and premium chinaware and CP fittings in the bathrooms.
Veneered flush door shutters (internal).
Anodized/powder coated aluminium/PVC glazed doors (exterior).
Anodized/powder coated aluminium/PVC window frames and shutters.
POP Punning with acrylic emulsion paint on the ceilings.

BALCONIES

Anti skid tile floorings.
Weather proof paint on walls and ceilings.
Anodized/powder coated aluminium/PVC glazed doors (exterior).

UTILITY AREAS/S ROOM

Ceramic tile flooring.
POP Punning with acrylic emulsion paint on the walls.
Veneered flush door shutters (internal).
Anodized/powder coated aluminium/PVC glazed doors (exterior).
Anodized/powder coated aluminium/PVC window frames and shutters.
Toilet with ceramic tiles on the walls.
Chinaware and CP fittings.

DOMESTIC FACILITIES

High quality electrical wiring and modular switches.
100% power backup.
Air-conditioned Villas.
Modern elevator.
Provision of LPG Gas pipelines.

SECURITY AND TECHNOLOGY

Perimeter security.
Burglar alarm system.
Smart card access.
Dedicated Intercom linking the main gate to each residence.
WiFi community.
Provision for cable TV.
High quality electrical wiring and modular switches.

RECREATIONAL FACILITIES IN CLUB

Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms.
Health club facility with fully equipped unisex gym fitted with cable TVs, Jacuzzi, and separate dance and aerobics studio.
Sports facility with tennis courts, swimming pool with baby splash, 24 hour running filter water, shower and changing areas.
Club with lounge, billiards room, card room, cigar lounge, multi-purpose hall/function lounge with bar and multi-cuisine restaurant.
Kids play area with tot-lots, see-saws, baby slides, sand pit and party area.
Mini club Cineplex.

OTHER TOWNSHIP FACILITIES

Multispeciality polyclinic by leading chain, primary & nursery school by leading institute and convenient shopping.



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