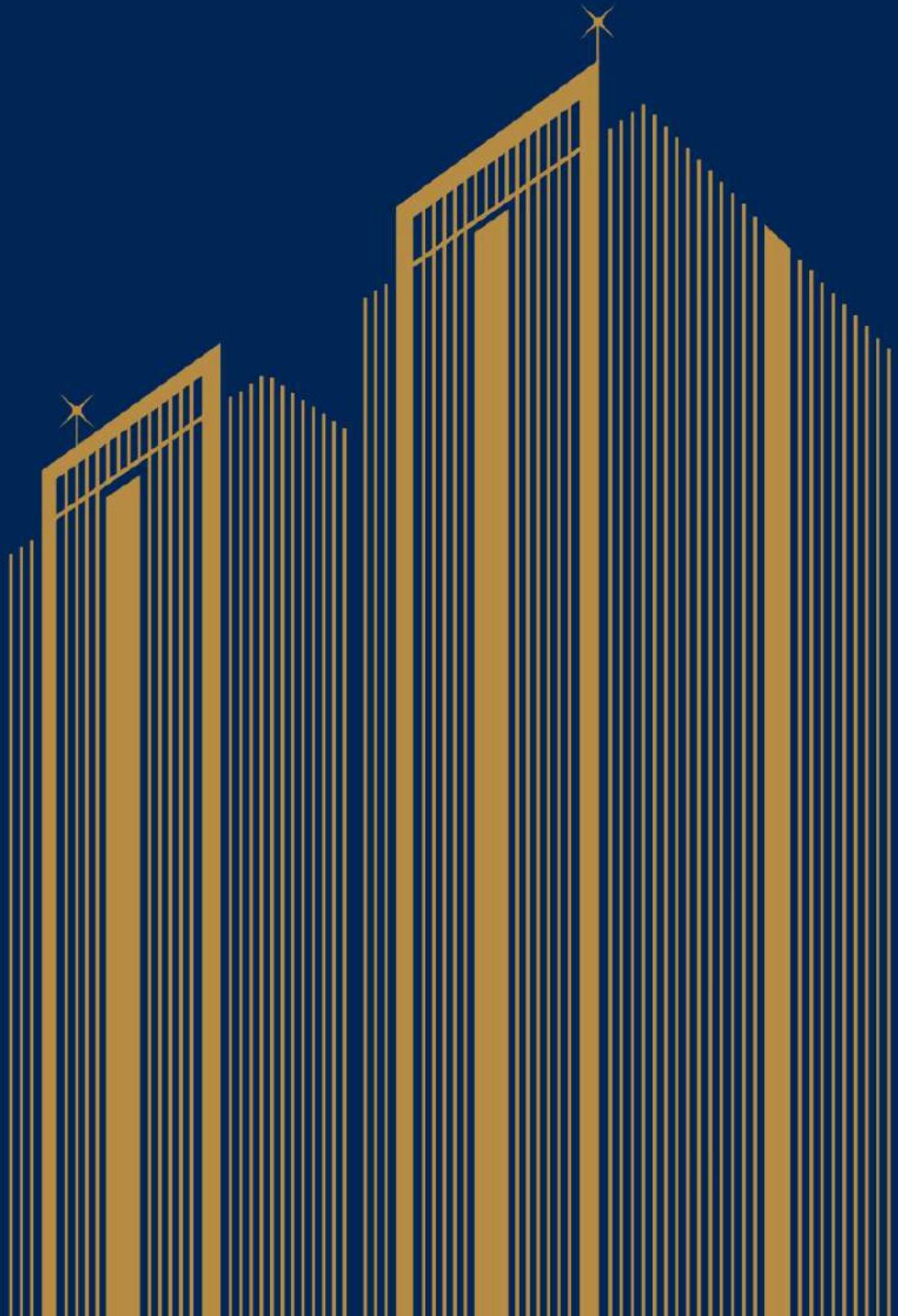




# Marbella Royce

EMBRACE THE LUXE!



REGION'S TALLEST  
**RESIDENTIAL  
SKYSCRAPER**

AT THE EPICENTER OF  
KNOWLEDGE & IT HUB



**42** Storeyed  
High-Rise Project



Distance from  
Airport



Star  
Amenities





# Marbella Royce

EMBRACE THE LUXE!

## A ROYAL ABODE OF INDULGENCE

Experience a life that enlivens your senses with ethereal surroundings- through details that are meticulously crafted and thoughtfully curated. Every part of the experience is memorable from the inception to the conclusion- from waking up in the morning to retiring to bed for the night or from the moment you walk in till it is time for you to bid farewell.

Presenting Marbella Royce, a luxury residential project where homes are the magnum opus resultant of bespoke design. Designed by Ar. Tripat Girdhar, with interiors by Ar. Zafar Choudhary, and landscaping by Oracles, the project epitomizes refined taste.

With a 4-storey clubhouse spanning over 50,000 sq. feet, a well-equipped gymnasium, the spa and pool to unwind after a long day, and a designated kid's play area, abundant facilities of recreation accord a lifestyle that goes beyond the ordinary.

### 4 BHK Apartment

(4B + 5W + Store/Puja Room)

Super Area - 3120 Sq. ft. | Built Up Area 2503 Sq. ft. | Carpet Area -1762 Sq. ft.

### 5 BHK Apartment

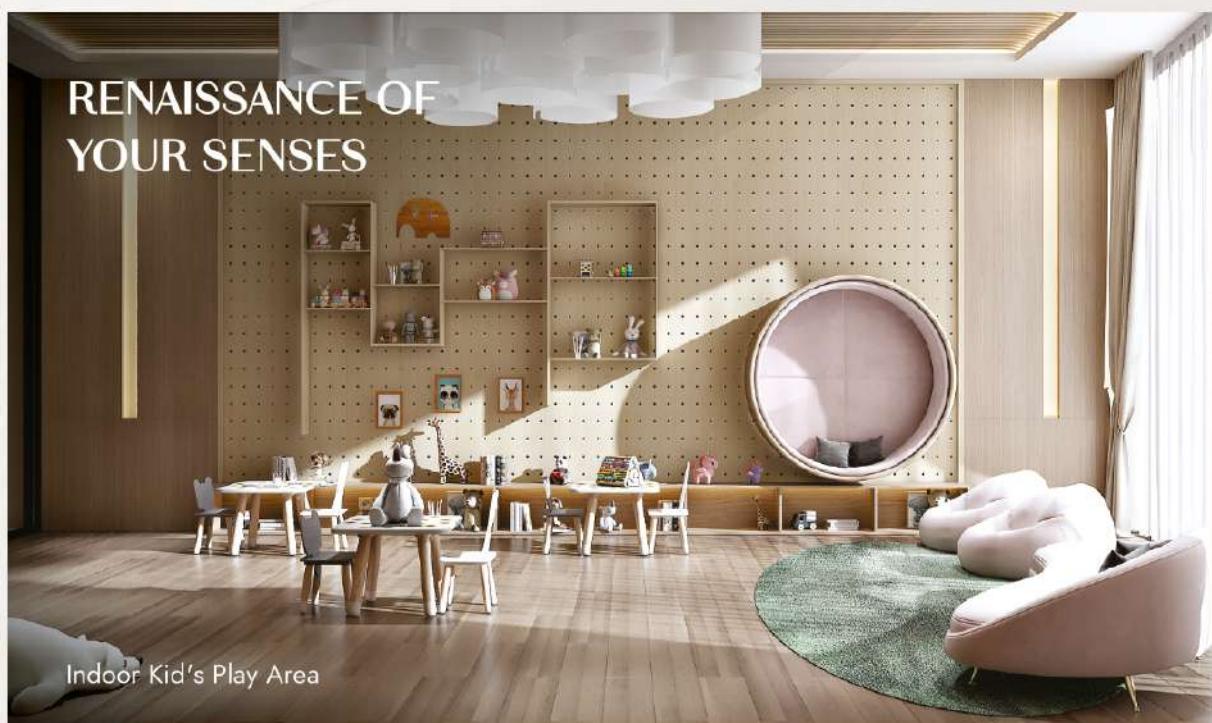
(5B + 6W + Store + Puja Room)

Super Area - 4123 Sq. ft. | Built Up Area - 3428 Sq. ft. | Carpet Area - 2560 Sq. ft.

### Corner Apartments

4 BHK 3300 Sq. ft. | 5 BHK 4300 Sq. ft.

# RENAISSANCE OF YOUR SENSES



Indoor Kid's Play Area



Lounge Bar



Indoor Kid's Play Area



Landscaped Parks & Theme Garden



Elite Fine Dining Restaurant



Lounge Bar & Banquet Hall



Eco-friendly Free Cycle Docking & Riding Facility



Roof Top Observatory/  
Clubhouse



Bowling Alley



Billiards Room



Fully Equipped  
Gym



Guest  
Car Parking



Jogging  
Track



EV Charging  
Station



Aerobics  
Space



Squash  
Courts



Basket Ball  
Court



Indoor Badminton  
Court



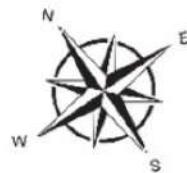
**Marbella Palace**





**Marbella  
Royce**

EMBRACE THE FUTURE



**4 BHK APARTMENT  
(4B + 5W + STORE  
/PUJA ROOM)**





**Marbella**  
**Royce**  
EMBRACE THE LUXE!

### SINGLE PLAN UNIT(4BHK)



SUPER AREA: 3120.SQ.FT.  
BUILT-UP AREA: 2503SQ.FT  
CARPET AREA: 1762 SQ.FT.



**Marbella  
Royce**

EMBRACE THE JUNEF

## **SINGLE PLAN UNIT(4BHK)**



SUPER AREA: 3300 SQ FT

BUILT-UP AREA: 2683 SQ FT

CARPET AREA: 1762 SQ.FT.

# TECHNICAL SPECIFICATIONS

(Internal/External)

## GRAND STRUCTURE

42 Storied, Earthquake resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only where needed.

## EXTERNAL FINISH

Textured paint of exterior grade and Glass on specific sections.

## GRAND ENTRANCE LOBBY - GROUND FLOOR

Grand Air-Conditioned Lobby with 5 Star Category Finishes & Amenities Like: Concierge, Meeting & Waiting Lounges, Rest Rooms Etc. Appropriate Mix of Marble/Granite Flooring, Premium emulsion paint on walls & ceiling.

## GRAND ELEVATORS

One Fire Elevator (6 ft. x 9 ft.) & Four Passenger Elevator (6 ft. x 9 ft.) of Mitsubishi/Kone or equivalent brand in each tower.

## GRAND STAIRCASES

6 ft. wide Grand Staircases, Risers & Treads - Granite Stone, Wall & Ceiling Finishes - Premium Emulsion Paint, Handrail - Stainless Steel Railing.

## GRAND BALCONIES

Upto 12 Ft. wide Grand Balconies Brick wall along with Wet Point & provision for washing machine, Cloth dryer & Dish washer in Service Balcony.

Flooring - Anti skid Vitrified Tiles

Wall & Ceiling Finishes - Weather proof external paint

Handrail - Toughened Glass with Stainless Steel Railing.

## GRAND DOORS & WINDOWS

Upto 4 ft. Wide & Above 8 ft. Height. High Doors - Flush Door & Frame with Teakwood Vineer. Key Less Entry with Yale/Godrej or Equivalent Door Lock, Honeywell or Equivalent Video door phone.

Window - High Grade Aluminium with AIS or

Equivalent Toughened Glass & Mesh Doors.

## LIVING/DINING/FAMILY LOUNGE

Flooring - Premium/Vitrified Tiles/Italian - Qutone/Simpolo or Equivalent. Walls - Premium Emulsion Paint

Ceiling - Premium Emulsion Paint & False Ceiling with ambient lighting & Fans, All Weather Air Conditioning with VRV System in all Bedrooms, Living Rooms and Utility Room. Daikin/Mitsubishi or Equivalent, Panic Button in all Apartments.



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Royce**  
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## BEDROOM(S) FINISHES

Wardrobes Full Height Wall-to-Wall Modular wardrobes with Lacquered Glass on Top in All Bedrooms & Selected Washrooms. Flooring - Laminated wooden Flooring in Master Bedroom (Brand Pergo or equivalent) & Premium/Vitrified tiles (Qutone Simpolo or equivalent) in all other Bedrooms.

Wall Finishes - Premium Emulsion Paint

Ceiling - Premium Emulsion Paint & False ceiling with ambient lighting

## AIR CONDITIONING SYSTEM

Indoor Highwall All Weather Air Conditioning with VRV System in all bedrooms, Living Rooms & Utility Room. Daikin/Mitsubishi or Equivalent.

## KITCHEN

Cabinets - Premium Modular Kitchen cabinets of Appropriate Finishes (Hettich) with Branded RO/Chimney/Hob/Geyser.

Flooring - Anti skid Vitrified tiles (Qutone/Simpolo or equivalent)

Dado - Premium Vitrified Tiles up to 2ft. above counter

Wall Finishes - Vitrified Tiles/Premium Emulsion Paint

Ceiling - Premium Emulsion Paint, Illuminated False Ceiling.

Counter - Premium Quartz.

Equipment: Built-in Microwave and OTG, Refrigerator, Dishwasher

## WASHROOMS

Fully equipped washrooms with branded CP & Sanitary fittings (Toto/Grohe/Kohler or equivalent) Also includes Shower, Vanity, Looking Mirror, One Geyser each, Glass Shower partition, False ceiling with ambient lighting/Mosaic tiles & Exhaust fans etc.

Flooring - Premium Anti skid Vitrified Tiles (Nexion/Simpolo or equivalent). Walls - Premium Vitrified Tiles - Upto Full Height.

Ceiling - Premium Emulsion Paint, False Ceiling with ambient lighting.

Requisite number of fans in 4 & 5 BHK.

## ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cableand TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & Protective MCB's.

## OTHERS

Fire Sprinklers according to NBC & LPG Gas Line Fitting.

"Total 7 Fans in 4 BHK and "9 Fans" in

5 BHK - Havels/Orient or Equivalent.



**Garg Builders & Promoters LLP**

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