



Marbella Grand

EMBRACE THE LUXE!





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PBRERA-SAS81-PR0391

SPECIFICATION (INTERNAL / ETERNAL)

GRAND STRUCTURE

23 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 Star Category Finishes & Amenities Like: Concierge, Meeting & Waiting Lounges, Rest Rooms Etc. Appropriate Mix of Marble/Granite Flooring, Premium emulsion paint on Walls and Ceiling.

GRAND ELEVATORS

"One" Service Elevator (6ft. X 9Ft.) and

"Three" Passenger Elevators (6ft. X 9ft.) 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 & 8 Ft. High Doors - Flush Door & Frame with Teakwood veneer. Key Less Entry with Yale/Godrej or Equivalent Door Lock, Honeywell or Equivalent Video door phone. Upto 8Ft. High

Windows- High Grade Aluminum with AIS or Equivalent Toughened Glass & Mesh Doors

ELECTRICAL FITTINGS

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

LIVING/DINING /FAMILY LOUNGE

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

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

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 (Nexion/ Simpolo or equivalent) in all other Bedrooms.

Wall Finishes- Premium Emulsion Paint

Ceiling - Premium Emulsion Paint & False ceiling with ambient lighting

AIR CONDITIONING SYSTEM

All Weather Centralised Air Conditioning with VRV System in all Bedrooms, Living Rooms and 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 (Nexion/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.

OTHERS

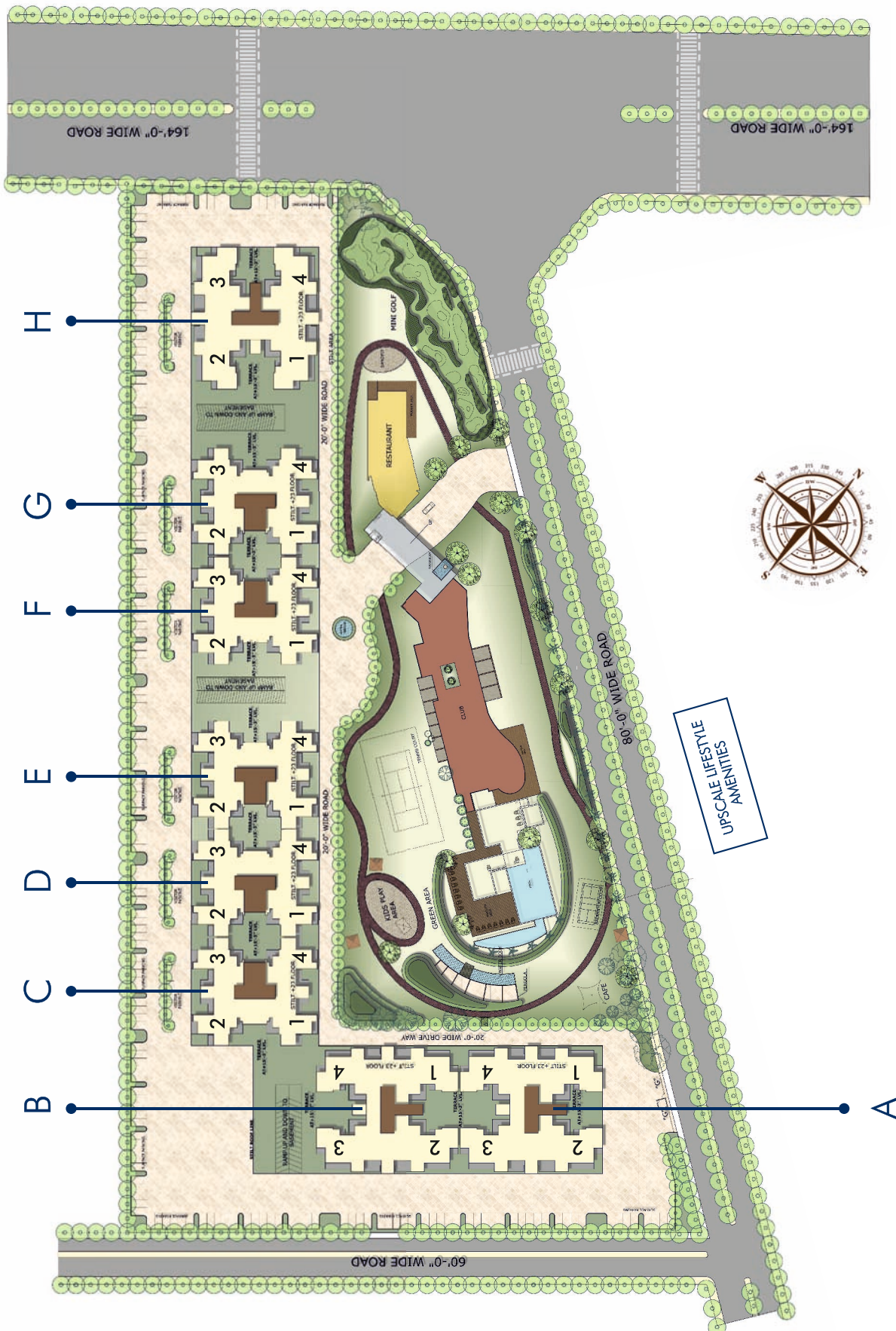
Fire Sprinklers according to NBC & LPG Gas Line Fitting.

"Total 6 Fans in 3BHK+ Utility (Platinum) and " 9 Fans" in

4 BHK+ Utility + Store + Puja (Titanium).- Havels / Orient or Equivalent.



SITE PLAN





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TYPICAL FLOOR PLAN (PLATINUM)

3 BHK + UTILITY + STORE/PUJA ROOM

Super Area - 2601 Sq.Ft

Built-Up Area - 2116 Sq.Ft

Carpet Area - 1522 Sq.Ft





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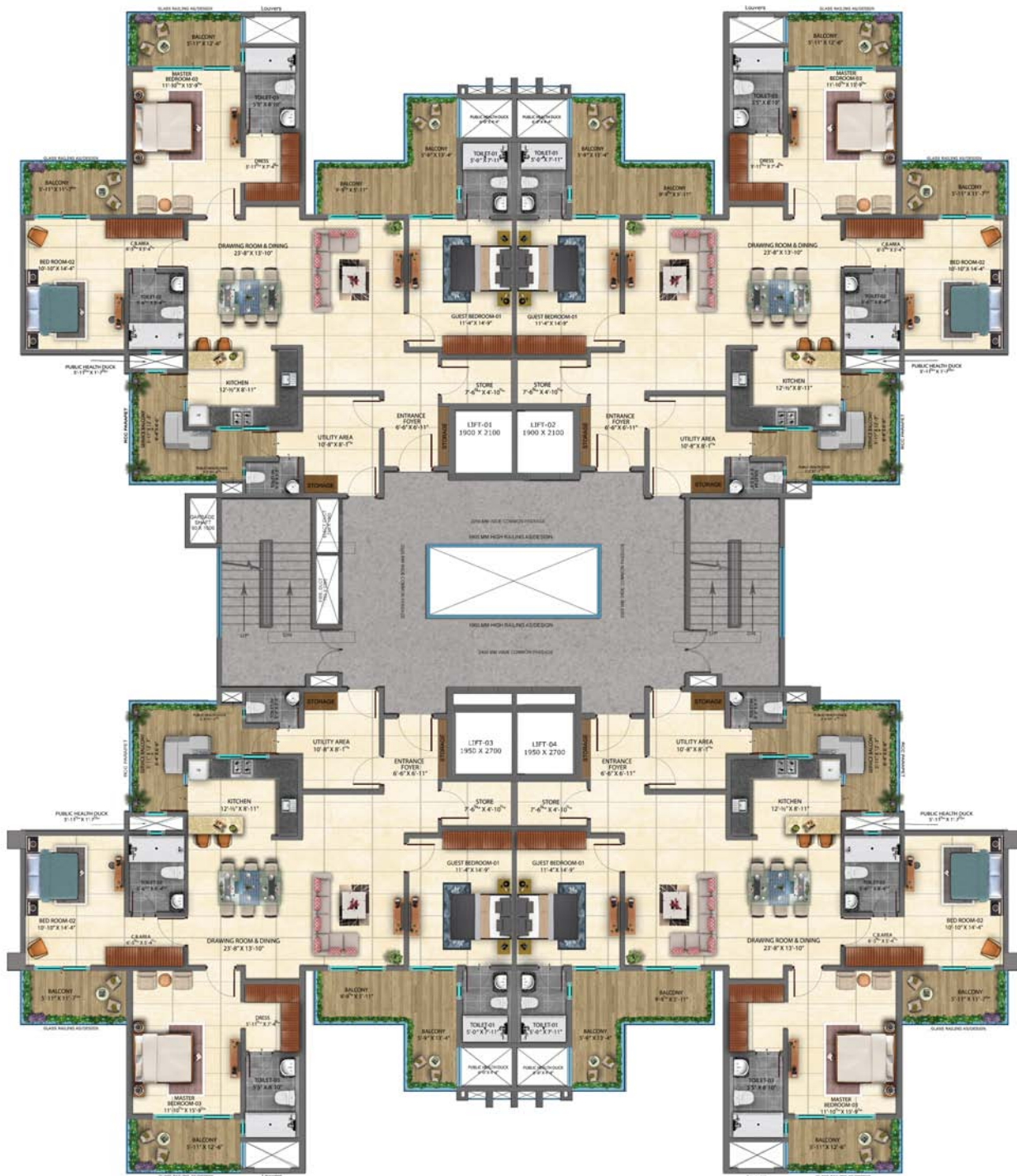
TYPICAL FLOOR PLAN (PLATINUM)

3 BHK + UTILITY + STORE/PUJA ROOM

Super Area - 2601 Sq.Ft

Built-Up Area - 2116 Sq.Ft

Carpet Area - 1522 Sq.Ft



Super Area : 3672 sq.ft.
Built up Area : 3096 sq.ft.
Carpet Area : 2256 sq.ft.





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TYPICAL FLOOR PLAN (TITANIUM) 4BHK + UTILITY + STORE + PUJA ROOM

Super Area : 3672 sq.ft.
Built up Area : 3096 sq.ft.
Carpet Area : 2256 sq.ft.

