



M

MARVELLA

LIFE MARVELLOUS



MORE THAN AN ADDRESS

A Project By Bricks Infratech & Ramabhoopal Builders

RERA No.: P01100007008



PNJ
PROJECTS





Marvella transcends accommodation; it is an ode to the art of living, an immersion into a lifestyle, a community and an experience that distinguishes it from the ordinary. It is both a status symbol and a refined choice of one's lifestyle.

MARVELLA
MORE THAN AN ADDRESS

LOCATION HIGHLIGHTS

Marvella is nestled in the rapidly growing western part of Hyderabad. With the presence of the IT scene in HITEC City to the vibrant social hotspots of Jubilee hills, Tellapur is well-placed and well-connected to the rest of Hyderabad and Financial District is a short drive away! Be it educational institutions, work spaces, healthcare facilities and places of entertainment, your neighbourhood has everything you need.

OFFICE

- 15 mins from Wipro
- 15 mins from TCS
- 15mins from Polaris
- 20 mins from ICAI
- 20 mins from Microsoft
- 20 mins from ICICI – Financial Dist.
- 20 mins from Cognizant India
- 20 mins from UBS
- 20 mins from Amazon
- 20 mins from Infosys
- 20 mins from Honeywell
- 30 mins from Google
- 40 mins from Accenture
- 45 mins from Waverock

CONNECTIVITY

- 30 mins from Airport
- 15 mins from Lingampally Railway Station

RECREATION

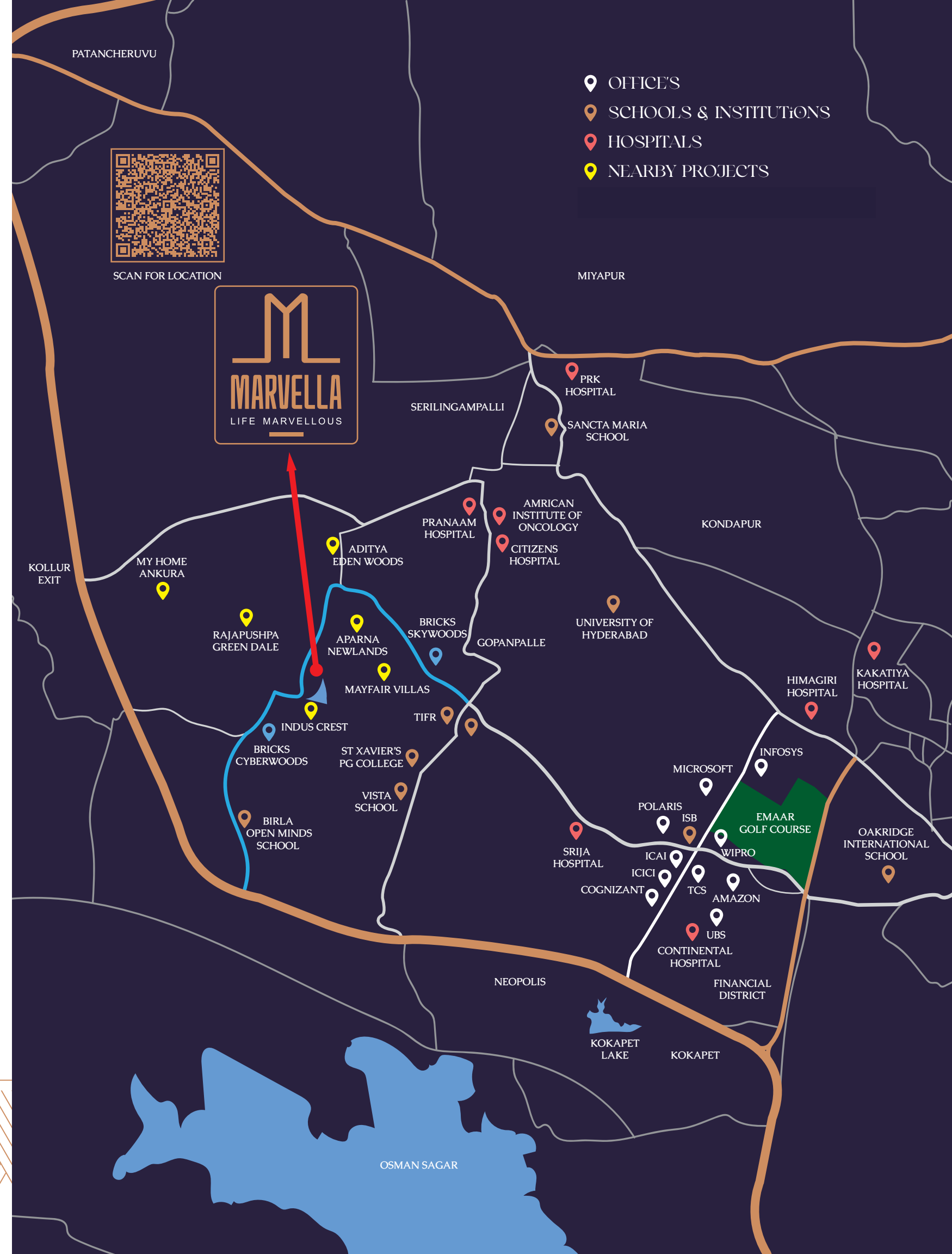
- 15 mins from NIAB
- 20 mins from Hyatt Hyderabad (Star Hotel)
- 30 mins from Ella Suites (Star Hotel)
- 35 mins from Inorbit Mall

SCHOOLS & INSTITUTIONS

- 5 mins from Open Minds Birla School
- 10 mins from Manthan School
- 10 mins from St. Xavier's PG College
- 15 mins from TIFR
- 15 mins from The Gaudium School
- 15 mins from Epistemo Global
- 15 mins from Vista School
- 20 mins from Sancta Maria School
- 25 mins from The Future Kids School
- 25 mins from ISB
- 25 mins from Kendriya Vidyalaya
- 25 mins from Oakridge International School
- 25 mins from Hyderabad Central University
- 30 mins from Indus International School
- 30 mins from Delhi Public School

HOSPITALS

- 15 mins from Pranaam Wellness Center
- 15 mins from American Oncology Institute
- 15 mins from Citizen's Hospital
- 15 mins from Srija Hospital
- 20 mins from PRK Hospitals
- 25 mins from Continental Hospital
- 25 mins from Himagiri Hospital
- 30 mins from CARE Super Speciality Hospital
- 35 mins from Kakatiya Hospital







A PLACE THAT'S MORE THAN A HOME

At our core, we believe in creating a realm that transcends the concept of mere residences. They are more than homes; they symbolise your status and taste in refined living. Every corner reveals a hint of luxury, elevating your urban lifestyle. Embrace a space spanning over 4 acres, truly calling it your home.

4.5 ACRES

Of Prime Land

2 SKY HIGH

Towers

32 FLOOR

536 Flats
Tower A - 284 Flats
Tower B - 252 Flats

1385 - 3570 SFT

Unit Sizes

2, 2.5, 3 & 4 BHK FLATS

Tower A - 9 Flats Per Floor
Tower B - 8 Flats Per Floor

5-LEVEL CLUBHOUSE

35,000 Sq.ft.

FOR MARVELLOUS
& ENDLESS SKIES



OPEN YOUR EYES TO OPEN SKIES

An incredible space where you wake up to wide-open views that stretch as far as the eye can see. The calming lake right in your line of sight, accompanied by the sweet chirping of birds, makes every morning a good one.



MASTER PLAN



Legend

- 01 Entry/Exit with Security Cabin
- 02 Arrival Plaza
- 03 Water Feature with Sculpture
- 04 Feature Panels
- 05 Pedestrian Pathway/Jogging Track
- 06 Drop-Off
- 07 Extended Play Area with Informal Seating Area & Feature Wall
- 08 Connecting Walking

- 09 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

- 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

Amenities In Stilt

- A Lounge Seating
- B Table Tennis
- C Chess/Foosball/Air Hockey/Carrom
- D Amphitheatre
- E Arts & Craft's Zone
- F Work from Home Zone with Wifi Connectivity
- G Mini Golf



TOWER A

2, 2.5 & 3 BHK FLATS

284 Flats

9 Flats Per Floor

TOWER B

2, 2.5, 3 & 4 BHK FLATS

252 Flats

8 Flats Per Floor



UNIT FLOOR PLAN - A-1



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
 Undivided Land Share: 32 Sq.Yds.



UNIT FLOOR PLAN - A-3



KEY 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
 Undivided Land Share: 32 Sq.Yds.



UNIT FLOOR PLAN - A-2



KEY PLAN



TYPICAL FLOOR PLAN

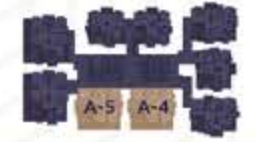
Type 3-BHK
 Facing West
 Size (SBU) 1575 Sq.Ft.
 Typical Unit Numbers
 A-2 Series A-202 to A-3202
 Undivided Land Share: 28 Sq.Yds.



UNIT FLOOR PLAN - A-4, A-5



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
 Undivided Land Share: 37 Sq.Yds.



UNIT FLOOR PLAN - A-6



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
Undivided Land Share:	44 Sq.Yds.



UNIT FLOOR PLAN - A-8



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
Undivided Land Share:	25 Sq.Yds.



UNIT FLOOR PLAN - A-7



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
Undivided Land Share:	41 Sq.Yds.



UNIT FLOOR PLAN - A-9



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
Undivided Land Share:	25 Sq.Yds.



UNIT FLOOR PLAN - B-1



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
Undivided Land Share:	64 Sq.Yds.



UNIT FLOOR PLAN - B-3



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
Undivided Land Share:	37 Sq.Yds.



UNIT FLOOR PLAN - B-2



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
Undivided Land Share:	64 Sq.Yds.



UNIT FLOOR PLAN - B-4



KEY PLAN



TYPICAL FLOOR PLAN

Type	3-BHK
Facing	North
Size (SBU)	2100 Sq.Ft.
Typical Unit Numbers	
B-2 Series	B-204 to B-3204
Undivided Land Share:	37 Sq.Yds.



UNIT FLOOR PLAN - B-5



KEY PLAN



TYPICAL FLOOR PLAN

Type	3-BHK
Facing	East
Size (SBU)	2470 Sq.Ft.
Typical Unit Numbers	
B-5 Series	B-205 to B-3205
Undivided Land Share:	44 Sq.Yds.



UNIT FLOOR PLAN - B-7



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
Undivided Land Share:	25 Sq.Yds.



UNIT FLOOR PLAN - B-6



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
Undivided Land Share:	41 Sq.Yds.



UNIT FLOOR PLAN - B-8



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
Undivided Land Share:	25 Sq.Yds.





MAJESTIC INTERIORS TO MARVEL YOU





STEP INTO THE MARVEL OF LUXURY

Nestled adjacent to the charming courtyards, our clubhouse serves as the heart of our community, beckoning residents and guests alike to experience a world of leisure and luxury. Invigorating workouts, relaxation by the poolside, engaging social gatherings - we've got activities and amenities to suit your every mood and preference. The Marvella clubhouse is a beautifully crafted reality where every detail is thoughtfully designed, celebrating the art of living a lifestyle as refined as yours.





Children's Play Area



Swimming Pool



Dogs' Corner



Tennis Court



Indoor Games



Amphitheater



Cricket Practice Pitch



Meditation & Yoga Centre



Basketball Court



Cycling & Jogging Track



Elders Seating Area



Gymnasium & Spa

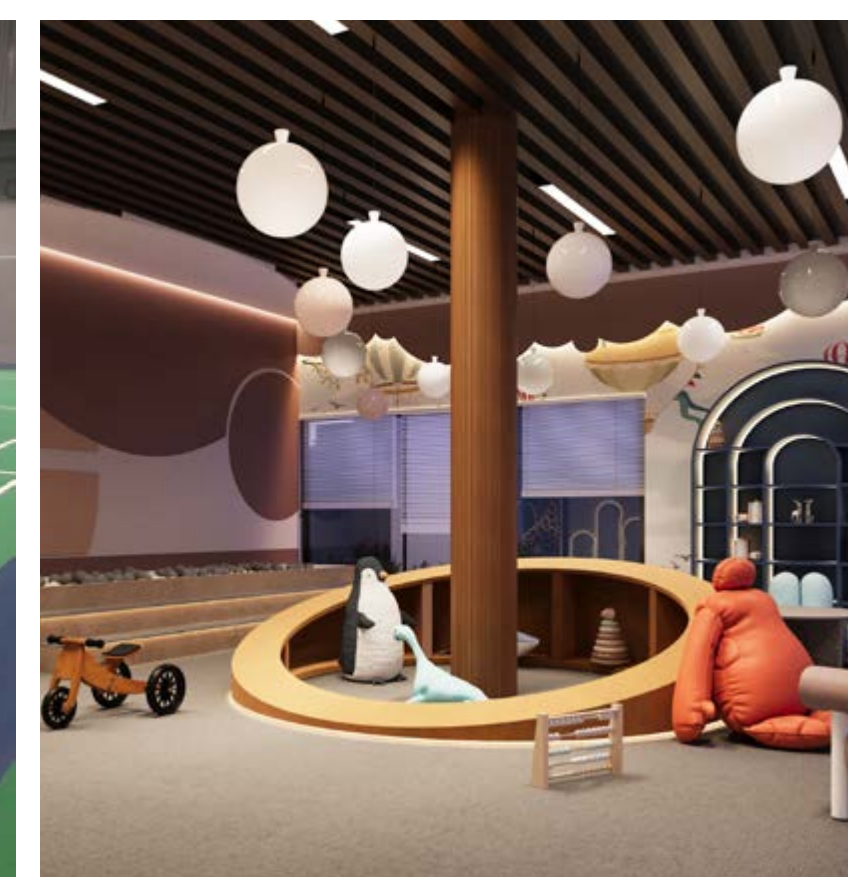
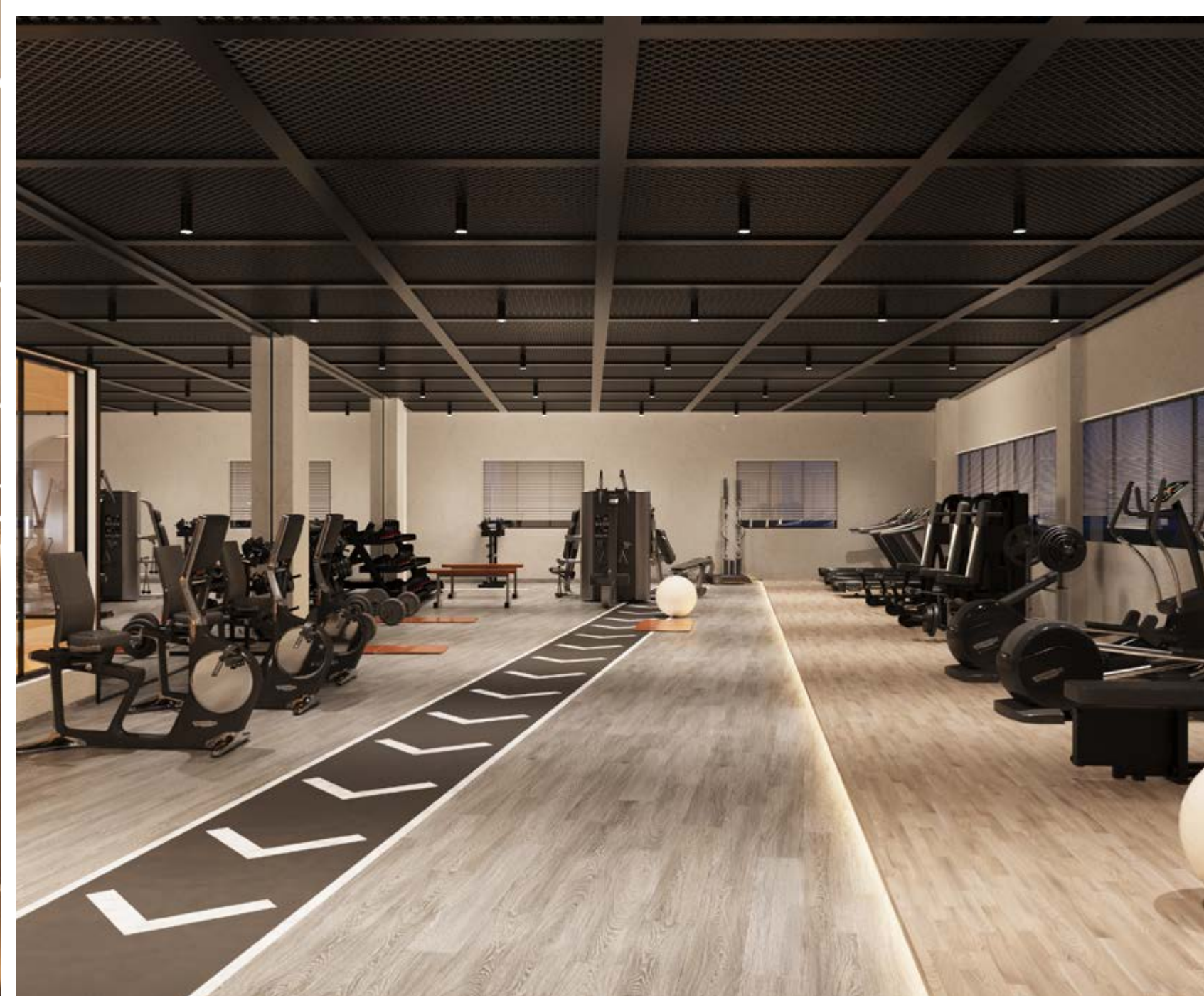
AMENITIES





MORE THAN FITNESS





MAKING SUSTAINABILITY A REALITY

Every element, from eco-conscious designs to thoughtful features, reflects our dedication to fostering a harmonious coexistence with nature. Welcome to a community where sustainability is not just a goal; it's a shared reality we actively shape.



A BREATH OF FRESHNESS
IN EVERY CORNER





THE MARVELLOUS LEGACY

Bricks Infra Group, with a history spanning 17 years, holds a distinguished position in Hyderabad's real estate sector. The diverse portfolio boasts luxurious apartments and meticulously crafted row houses, reflecting a commitment to quality and sustainability, evident through features like rainwater harvesting. Over a decade of experience has honed expertise, with meticulous attention to detail and a relentless pursuit of innovation. Customer satisfaction remains paramount, driving every endeavour forward.

Bricks Infra Group embarks on a transformative project in partnership with Ramabhoopal, possessing extensive land holdings in prime locations. Their collective expertise in development and strategic land assets promises a venture to redefine living standards and reshape the skyline. With a philosophy centred on delivering premium products at competitive prices, Bricks Infra Group continually surpasses expectations. Their focus on excellence, value, and innovation propels them to new heights within Hyderabad's bustling IT hub and beyond.

SPECIFICATIONS

Specifications, Amenities, & Facilities which are part of the Apartment

STRUCTURE

- + 3 Levels of Basement, One Stilt and 32 upper floors of RCC “Shear Wall Structural System” designed to withstand wind and seismic loads as per relevant IS Codes.
- + Covered Car Parking for Flat Owners and Car Parking for Visitors.

FLOORING & TILING

- + Living/Drawing/Dining/Bedrooms/Kitchen Superior quality double charged Vitrified flooring with 800mm X 800mm size of Aparna or Vermora, RAK make or Equivalent Quality.
- + Toilets – 600mm x 300mm Anti-skid and Acid-Resistant Ceramic tiles for Flooring and glazed ceramic tiles for dado up to Grid Ceiling level (Varmora, Aparna, R.A.K or Equivalent).
- + Corridors – Designer Combination of Granite and/or Tiles for floor. Granite/Marble/Vitrified Tiles cladding at the Lift Lobbies in all floors.

DOORS

- + Main Door – designer Engineered Wood Frame, cladded flush shutter of melamine matt polish/finish fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.
- + Internal doors – Designer Engineered Wood frame with laminate cladded flush shutter fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

FRENCH DOORS/WINDOWS/VENTILATORS

- + French Doors – UPVC Sliding door of single glazed unit complete with toughened glass with hardware [Aparna Venster, Fenesta, Deltra or Equivalent make.
- + Windows – UPVC Window of Single glazed unit complete with toughened glass with hardware [Aparna Venster, Fenesta, Deltra or Equivalent make].
- + Provision for Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish. Provided at extra cost.

PAINTING

- + Internal walls and Ceiling – Putty finish with 2 Coats of Premium Acrylic Emulsion Paint of Reputed makes [Asian Paints or Berger Paints or Nerolac] over a Coat of Primer.
- + External – Textured finish and 2 Coats of Exterior Emulsion Paint of Reputed Make [Asian Paints or Berger Paints or Nerolac].
- + OBD paint over one coat of luppum.

PLUMBING AND SANITARY SPECIFICATIONS

- + Ceramic wash basin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent).
- + EWC with concealed flush tank / valve of Reputed Make.
- + All C.P. Fittings are Chrome Plated of reputed make Equivalent to Jaguar/GROHE or equivalent).

KITCHEN

- + Kitchen – Granite Platform with Stainless Steel sink (Optional).
- + Separate Municipal Water tap (water provided by HMWS&SB along with Bore well water).
- + Provision for fixing of Water Purifier, Exhaust Fan/Chimney.
- + Provision for Supply of gas from a centralized gas bank to all individual apartment units with gas meters.

UTILITY / BALCONIES

- + Washing machine, Dish Washer provision and wet area for washing utensils.

TOILETS

- + EWC with Concealed Cistern of reputed make (American Standard / GROHE).
- + Ceramic wash basin in all toilets (American Standards, Roca or Equivalent).
- + All C.P. Fittings are Chrome Plated of reputed make Equivalent to Jaguar/ GROHE etc.
- + Single lever fixtures with wall mixer cum shower.

ELECTRICAL / CABLE / INTERNET CONNECTION SPECIFICATIONS

- + All Products like switch, accessories, Switchgear – Legrand or schneider or Equivalent.
- + Wiring, cable etc. are of reputed make confirming to ISI standards – Polycab or Finolex or Havells.
- + Split AC provision in living room and all bedrooms.
- + Cable Television in Drawing / living and all bedrooms.
- + Telephone & Internet points in living and master bedroom.
- + Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine in Utility Area.
- + 3 phase supply for each unit and individual Meter Boards.
- + Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
- + 100% Standby power.

SECURITY /SAFETY

- + Intercom facility or equivalent facility from security cabin.

Specifications, Amenities, and Facilities which are part of the Project

COMMON AREAS/CORRIDORS/STAIRCASE

- + Corridors – Designer Combination of Granite and Tiles (Varmora, Simpolo, Pavit or Equivalent) for floor.
- + Lift Lobby – Granite / Marble / Vitrified Tiles cladding at the Lift Lobbies in all floors Texture paint finish for walls and Plastic emulsion paint for ceiling.
- + Granite flooring for all floors of Regular Staircase and Pre-polished Kota stone for Fire Staircase.

LIFT

- + High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson / Kone /Otis.
- + Granite / Marble / Vitrified Tiles cladding at the Lift Lobby.
- + Panic button & intercom will be provided in the Lifts connected to the security room.
- + Each Block will have 6 Passenger lifts and 1 Service Lift.

ELECTRICAL / CABLE / INTERNET CONNECTION SPECIFICATIONS

- + All Products like switch, accessories, Switchgear – Legrand or schneider.
- + Wiring, cable etc. are of reputed make confirming to ISI standards – Polycab or Finolex or Havells.
- + D.G Set backup with Acoustic enclosure &A.M. F.
- + 100% standby power (Generator back-up) for common facilities.

SECURITY /SAFETY

- + Intercom facility from security cabin.
- + Sophisticated round-the-clock security / Surveillance System; Surveillance cameras at the main security and entrance of each block to monitor.
- + Panic button and intercom is provided in the lifts connected to the security room.
- + Solar powered fencing all-round the compound.
- + Fire hydrant and fire sprinkler system in all floors and basement.
- + Fire alarms systems in all floors and parking areas(basements).
- + Access Control at main Gate with Boom Barrier near entry to basements to allow only Owners Vehicles.
- + The Complete building shall be provided Building Management System with all facilities.

WTP & STP

- + Fully Treated Water made available through an exclusive water softening and with water meters for each unit.
- + 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.
- + 100% treated water. Separate Municipal water supply to Kitchens.

GENERATOR

- + D.G Set backup with Acoustic enclosure &A.M. F
- + 100% Standby power (Generator back-up) to below 5Amp PowerPoints only.
- + 100% standby power (Generator back-up) for common facilities.

CLUB HOUSE / AMENITIES BLOCK

- + Terrace Swimming Pool with Changing Rooms.
- + Banquet hall / Multipurpose Hall.
- + Ac Gym.
- + Indoor Games Room: Billards, Chess, T.T, Carroms etc.
- + Aerobic Room / Yoga / Meditation Room.
- + Unisex Spa, Covered Greenery.
- + Conference Room, Business Lounge.
- + Office Room / Maintenance office / Association room.
- + Squash Court, Badminton court.
- + Floor Games, Activity Zone.
- + Work from Home Zone.
- + Mini Golf, Foos Ball, Preview Theatre.
- + Creche, Guest Rooms, Terrace Party Space.

OUTDOOR AMENITIES

- + Pedestrian / Jogging track.
- + Toddler's Play area.
- + Hopscotch / Garden pod / Informal seating plaza with Shade Structures.
- + Water cascade with Sculpture.
- + Amphitheatre / Multipurpose Lawn.
- + Children's play area with Trampoline.
- + Tennis court, Skating Ring, half Basketball practice court, Cricket Practice Nets.
- + Outdoor Gym, Picnic Area, Farmers market Plaza.
- + Reflexology Path, Rock Climbing Zone.
- + Chess, T.T, Carroms etc.
- + Work from Home Zone.
- + Art and Craft Zone.

ASSOCIATES



Architecture



Structural Engineer



MEP



Landscape Architects



CGI



Branding



Project financed by & Mortgaged to **Bajaj Housing Finance LTD**

No objection certificate/permission to Mortgage from **Bajaj Housing Finance Limited** will be provided for sale of flats

Loans approved by





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MARVELLA

LIFE MARVELLOUS



3rd Floor, Santoshi Arcade, Plot No: 167, Kavuri Hills,
Madhapur, Hyderabad, Telangana 500081

+91-98 9578 9578

www.pnjprojects.in

