

ESSEN
MARVELLA

Redefining the ultimate lifestyle



401, Lotus Residency, MLA Colony,
Road No-12, Banjara Hills, Hyderabad

FOR MORE DETAILS, PLEASE CONTACT US

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SUCHITRA CIRCLE, KOMPALLY



It's not just where you live,
but how you live.

At Marvella you'll find stylish spaces and
perfect places – inside, outside, at home,
or at play.

MARVELLA

**HERE, EVERYTHING IS
IN PERFECT BALANCE.**

**Impressive
Contemporary
Residences**

MARVELLA



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Functional & Effortless For Modern Living

Step inside a home awash with the warmth and tranquillity of abundant natural light.

EsSEN Marvella is a residential complex of 115 premium apartments spread over an area of over 8000 sq yds. It consists of 2 Blocks of 2 & 3-BHK apartments.

Your apartment is designed to give you the flexibility and the expanse to create spacious, relaxed and sophisticated living space. Then your distinctive elements of décor, colour and style complete the home that's ideally and uniquely yours.

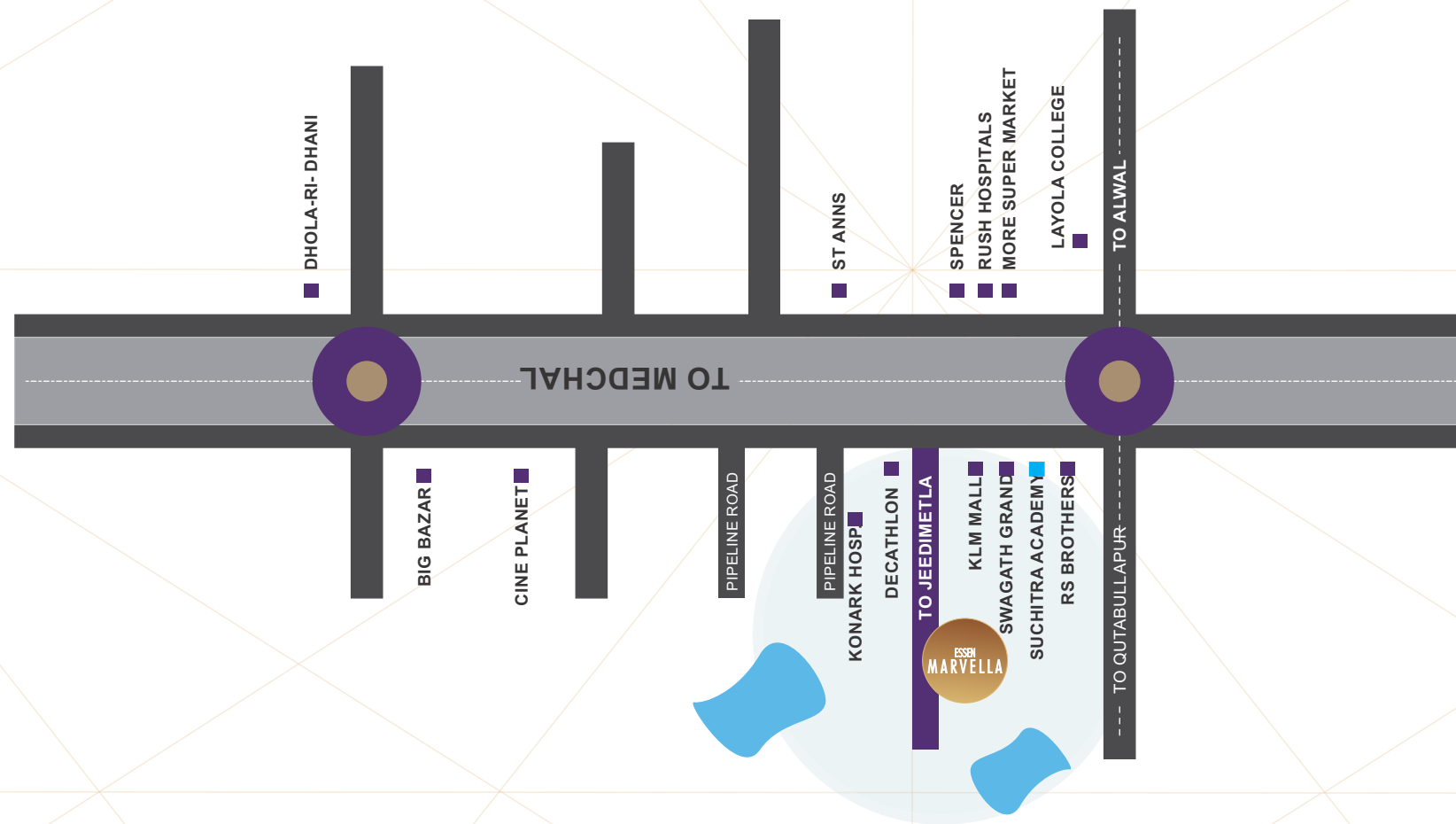


Project Highlights

Gated Community
115 - 2 & 3 BHK Apartments
5 Floors, cellar & stilt for parking
RERA Approved
Vaastu compliant
Prudent Planning
Unmatched Location

100% Power backup
No Common walls
CCTV / intercom facility
Fully Automated Lifts
Dedicated Leisure Avenues
Fully Equipped Clubhouse
Round-the-clock security
Rainwater harvesting pits

Discover Life In A Heartbeat



Your home in the city, Marvella brings the best of lifestyle amenities to your doorstep with unprecedented connectivity near and far.

Brilliantly located at Kompally, the nearby shopping centres provide the full gamut of amenities including medical and health facilities, gourmet restaurants and takeaway outlets, and lifestyle services. In this rapidly growing region, no other style of living comes close.

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5 mins Shopping & Entertainment

10 mins Reputed Schools

Nearby Hospitals

30 mins Drive Railway Station

60 mins Drive International Airport

In The Vicinity Of 15 Mins

SHOPPING & ENTERTAINMENT

RS Brothers Mall
KLM Fashion Mall
Swagath Grand
Big Bazaar
Dhola-Ri-Dhani
Cine Planet Multiplex
Sainma Restaurant
Famous Dhabas & Drive-Ins

SCHOOLS

Suchitra Academy
St Anns High School
DRS International
Delhi World Public School
Sherwood Public School
Siva Sivani
Niraj International
Kennedy International

Konark Hospital
Rush Hospital
Balaji Multi Speciality Hospital
Usha Mullapudi Cardiac Center
Harsha Hospital & more..

HOSPITALS

NEARBY

Canara Bank, Union Bank
SBI, Axis Bank, HDFC Bank
MMTS - Gundlapochampally
Mahindra Satyam Center
Jeedimetla Industrial Estate
Bio Tech Park
Outer Ring Road

Escape The Rush. Relax In Your Personal Oasis.

Immerse yourself in the serene green open spaces of Marvella – a soothing, relaxed space where you can find a sense of contemplative calm.

Exquisitely designed and luxuriously appointed, the Clubhouse offers endless opportunities to relax, entertain, or conduct your life in a sophisticated, stunningly equipped environment.



Clubhouse Amenities

- Gymnasium
- Multipurpose Hall
- Indoor and Outdoor Games
- Childrens Play Area
- Yoga and Meditation Room



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Green Surrounds

- Walkways
- Jogging Track
- Green Open Spaces
- Basketball Hop
- Kids Play Area



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Birds Eye View of Marvella



Planned to Perfection

- Access Road
- Main Entrance & Security Cabin
- Internal Driveway
- Multipurpose Play Court
- Toddler's Play Area
- Club House
- Amenity Space



Typical Floor Plan

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BLOCK - A



FLAT 1
3BHK |1480 sft
WEST FACING

FLAT 2
3BHK |1480 sft
EAST FACING

FLAT 3
3BHK |1505 sft
WEST FACING

FLAT 4
2BHK |1140 sft
EAST FACING

FLAT 5
3BHK |1530 sft
WEST FACING

FLAT 6
2BHK |1140 sft
NORTH FACING

FLAT 7
3BHK |1480 sft
EAST FACING

FLAT 8
2BHK |1140 sft
NORTH FACING

FLAT 9
3BHK |1480 sft
EAST FACING

FLAT 10
3BHK |1480 sft
EAST FACING

FLAT 11
2BHK |1120 sft
EAST FACING

FLAT 12
3BHK |1480 sft
WEST FACING

FLAT 13
2BHK |1105 sft
WEST FACING

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Typical Floor Plan

“
STUNNINGLY
DESIGNED TO
ENSURE YOUR HOME
IS AS FUNCTIONAL
AS IT IS PLEASING
TO THE EYE
”

Block B

FLAT 1
3BHK |1575 sft
WEST FACING

FLAT 2
2BHK |1320 sft
WEST FACING

FLAT 3
2BHK |1320 sft
WEST FACING

FLAT 4
3BHK |1480 sft
WEST FACING

FLAT 5
2BHK |1140 sft
NORTH FACING

FLAT 6
2BHK |1140 sft
NORTH FACING

FLAT 7
3BHK |1480 sft
EAST FACING

FLAT 8
2BHK |1260 sft
EAST FACING

FLAT 9
2BHK |1120 sft
EAST FACING

FLAT 10
2BHK |1275 sft
WEST FACING

Specifications

FOUNDATION & STRUCTURE	RCC-framed structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.
SUPER STRUCTURE	Eco-friendly cement, brick and mortar, red brick or AEROCON bricks
PLASTERING	Internal: Single-coat cement plaster of 12 mm thickness with luppam finish. External: Double-coat sand faced cement plaster of 20 mm thickness.
DOORS & WINDOWS	Main Door/Frame: Teakwood door with polish Internal Doors: Teakwood frames with enamel painting skin doors Window & French Doors: Sliding UPVC with mosquito mesh track
PAINTING	Internal: Smooth finish with putty or equivalent plaster, two coats of plastic emulsion paint over a coat primer External: ASIAN apex painting with wall care putty and texture. Common Area: ASIAN tractor emulsion and putty
FLOORING	Staircase: Kota stone with M S Railing Corridor: Anti-skid tiles Drawing, Dining: 2 x 2 vitrified double charged tiles of Asian or equivalent make Bedroom & Kitchen: Anti-skid matt finish vitrified tiles of Asian or equivalent make Toilets: Anti-skid ceramic tiles Utility: VDF Flooring Cellar Car Parking: VDF Flooring Stilt Car Parking: VDF Flooring
TILE CLADDING & DADOING	Toilets: Vitrified tile dado upto 7' high of ASIAN or equivalent make Utility/Wash: Glazed ceramic tiles dado upto 3' high with provision for washing machine, dish-washer and wet area to wash utensils.
TOILET FITTINGS	CP Fittings: CERA/ HINDWARE or equivalent make Wash Basins: CERA/ HINDWARE or equivalent make Sanitary Fittings: CERA/ HINDWARE or equivalent make
SECURITY	24x7 availability of Security guards Intercom facility between Units to Security/CCTV Installation at required location
ELECTRICAL	Cabling: Copper-concealed PVC conduit – Finolex / Anchor / Havells or equivalent make Switches/MCBs: Anchor/Havells or equivalent make Other: Provisions for AC's, Geyser's, Fridge's, Internet Point, Washing Machine, Microwave and TV
LIFTS	Lifts with V3F of KONE or equivalent make
POWER BACK -UP	100% Backup Generator will be provided for all units and common areas.

NOTE Shelves, Chajjas, Lofts, Arches or any kind of modifications/alterations are not allowed.
Units will be handed over for woodwork and interiors after receiving the complete 100% payment only.
Subject to payment of facilitating cost as may be decided by the builder.
Others Charges such as GST, Registration and any other taxes are applicable as per actual.

A Name You Can Trust

Over 40 years experience and proven competencies in construction and property development, Essen meets the lifestyle aspirations of every generation with a focus on design excellence, build quality and timely delivery.

Essen has continuously placed great emphasis on innovative planning and concept, underpinned by good locations and well-crafted environment in creating not just harmonious community living, but to deliver sustainable value creation to its buyers.

