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**TELLAPUR,
FINANCIAL DISTRICT**

CENTRED AROUND LIFE



CENTRED
AROUND

DESIGN



There's something magical about the 2 imperious blocks of exquisite apartments in Marvella. Located in the very happening neighbourhood of Tellapur, this lovely boutique community is all about open space, freshness, positivity and happiness.

CENTRED AROUND TRANQUILITY

Tucked away in the shady green foliage of Tellapur, this is a haven of peace. Escape from honking traffic and blaring loudspeakers to a life of calm and serenity in Marvella. The facade here is designed on neat, minimalist lines to exude an intensely sophisticated aura.

3 Basements
+ Stilt Floor
+ 32 Floors

Block A
Each Floor 9 Flats

Block B
Each Floor 8 Flats





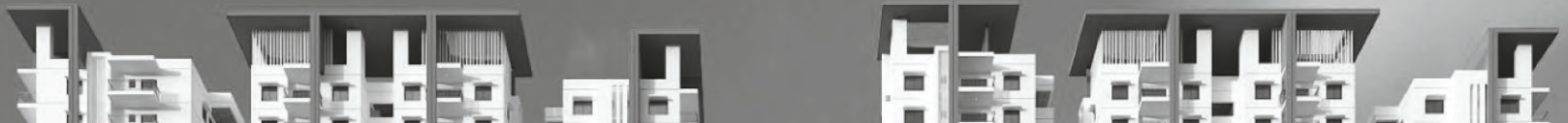
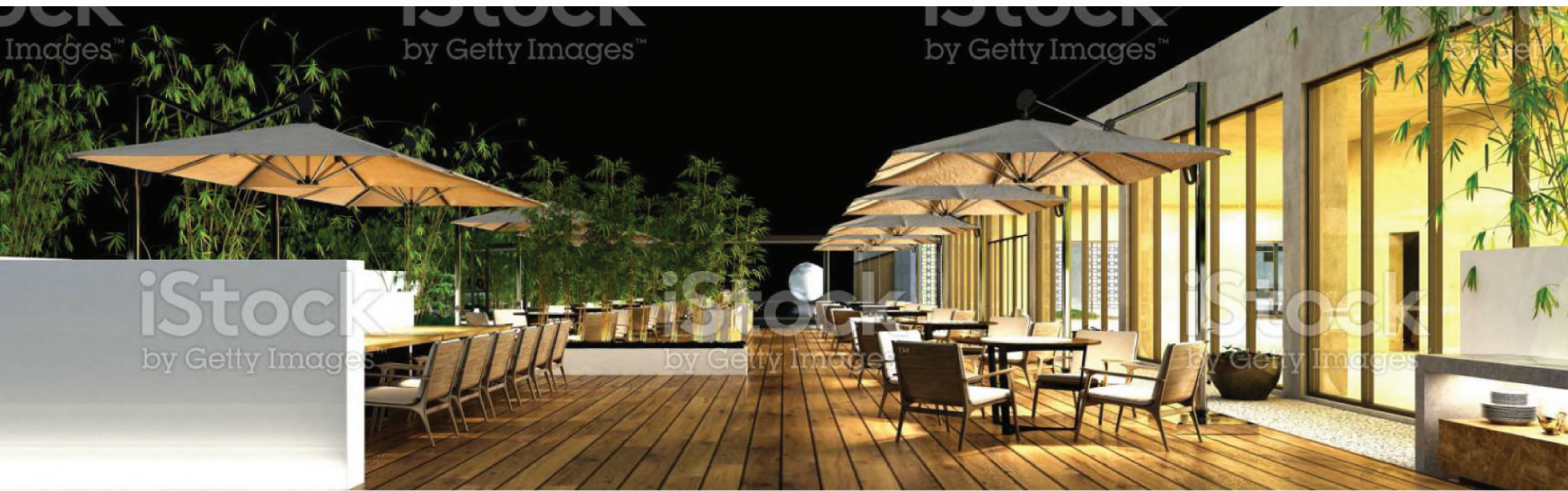
CENTRED
AROUND

NATURE



The meticulous attention to detail shows right from the impressive entrance gate, across the winding pathways and shaded seating, and finally spills into the gorgeous interiors of the apartments. Ornamental trees, seasonal blossoms and lush lawns are therapy for the soul.

SKY LOUNGE



CENTRED AROUND LEISURE

And for those who love the outdoors, Marvella has it all laid out. Begin the day with a jog on the walkways, watch the kids chase dreams in the children's park and stick to your fitness regime at the gym. The clubhouse has the most fun-filled moments to offer.



AMENITIES

Club Amenities

- Indoor Games
- Children's Play Area
- Walkways
- Indoor Badminton Court
- Squash Court
- Floor Games
- Cricket Practice Net
- Tennis Court
- Activity Zone
- Half basket Ball Court
- Children's Play Area
- Seating Area
- Work from Home Zone
- Skating Rink
- Outdoor Gym
- Multipurpose Lawn
- Amphitheatre
- Farmers Flea Market
- Picnicking Area
- Plaza Area

LEGEND

1. ENTRY/ EXIT WITH SECURITY CABIN
2. ARRIVAL PLAZA
3. WATER FEATURE WITH SCULPTURE
4. FEATURE PANELS
5. PEDESTRIAN PATHWAY/ JOGGING TRACK
6. DROP-OFF
7. EXTENDED PLAY AREA WITH INFORMAL SEATING AREA AND FEATURE WALL
8. CONNECTING WALKWAY
9. 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
- A. LOUNGE SEATING
- B. TABLE TENNIS
- C. CHESS/ FOOSBALL/ AIR HOCKEY/ CARROM
- D. AMPHITHEATRE
- E. ARTS AND CRAFTS ZONE
- F. WORK FROM HOME ZONE WIFI CONNECTIVITY
- G. MINI GOLF



BLOCK A

Typical Floor Plan

1st to 17th, 19th to 27 & 29th to 32nd



BLOCK B

Typical Floor Plan

1st to 17th, 19th to 27 & 29th to 32nd





CENTRED AROUND CONNECTIVITY

For the jetsetters of the city working along the IT corridor and Financial District, Tellapur is the place to lay anchor. A beautiful locality loaded with all basic amenities like hospitals, schools, colleges, and markets are available nearby, Tellapur is convenient and connected in every way. It is strategically close to the Outer Ring Road (ORR) and accessible to IT hubs such as Hitech City and Gachibowli. The prices of property here have been steadily appreciating over the years, making it a lucrative location.

CONNECTIVITY

| | |
|-----------------------------|----------|
| Nehru Outer Ring Road | : 5 Min |
| Lingampally Railway Station | : 15 Min |
| RGI Airport | : 35 Min |

COMMERCIAL & IT HUBS

| | |
|--------------------|----------|
| Financial District | : 15 Min |
| Gachibowli | : 30 Min |
| Wipro Circle | : 20 Min |
| HITEC City | : 30 Min |

EDUCATIONAL INSTITUTES

| | |
|-------------------------------|----------|
| Meru International School | : 5 Min |
| The Gaudium School | : 10 Min |
| Manthan International School | : 15 Min |
| Glendale International School | : 15 Min |

HOSPITALS

| | |
|-----------------------------|----------|
| Citizens Specialty Hospital | : 15 Min |
| AIG Hospital | : 30 Min |
| PACE Hospital | : 35 Min |

We have carefully curated some of the best components and fittings for your new home. Here's a detailed list of all the fittings and accessories, your flat is equipped with.

Structure

Super Structure : RCC "Shear wall structural system", designed to withstand wind and seismic loads as per relevant IS codes.
Walls : RCC non structural walls / blocks masonry as per design

Flooring & Tiling

- Living / Drawing / Dining / Bedrooms / Kitchen – Superior quality double charged Vitrified flooring with 800mm X 800mm size of Aparna or Vermora, RAK 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 (Vermora, Aparna, RAK or Equivalent).
- Corridors- Designer Combination of Granite and/or Tiles for the floor.
- Lift Lobbies- Granite / Marble / Vitrified Tiles cladding in all floors.

Doors

- Main Door : Designer Engineered Wood Frame, cladged 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 cladged 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 washbasin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent).
- EWC with concealed flush tank / valve of Reputed Make.
- All C.P. Fittings are of reputed make Equivalent to Jaguar / GROHE or equivalent.

Kitchen

- Kitchen – Granite Platform (Optional) with Stainless Steel Sink.
- 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.

Toilets

- EWC with Concealed Cistern of reputed make (American Standard / GROHE).
- Ceramic washbasin (Half pedestal) in Master toilet (American Standards, Roca or Equivalent), Ceramic Washbasin in other toilets.
- All C.P. Fittings are of reputed make Equivalent to Jaguar/ GROHE etc.
- Single lever fixtures with wall mixer cum shower.
- Provision for Geysers & Provision for Exhaust Fans in all Bathrooms.

Electrical / Cable / Internet connection Specifications

- All Products like switch, accessories, Switchgear – Legrand or Schneider or Equivalent.
- Wiring, cable, etc. are of reputed make conforming 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.
- Three-phase supply for each unit and individual Meter Boards.
- Miniature Circuit breakers (MCB) for each distribution board of reputed make.
- D.G Set backup with Acoustic enclosure & A.M.F.

Lifts

- 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 in the Lifts connected to the security room.
- Each Block will have Four Passenger lifts and one Service Lift.

Generator

100% DG backup for all areas.
100% standby power (Generator backup) for common facilities.

WTP & STP

- A Hydro-Pneumatic system with 100% treated water, separate Municipal water supply to Kitchens.
- 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. Treated sewage water shall be used for landscaping and flushing purposes only.

Security / Safety

- Intercom facility or equivalent facility from security cabin for each flat.
- Sophisticated round-the-clock security / Surveillance System; Surveillance cameras at the main security and entrance of each block to monitor.
- Panic button and intercom 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.
- Building Management System for the complete building.

Utility / Balconies

- Washing machine provision and wet area for washing utensils.

ONGOING PROJECTS



Osman Nagar
Luxurious Apartment Project



Gopanapally
Luxurious Apartment Project



East Maredpally, Hyderabad
Luxury Apartments



Bapu Nagar, Attapur, Hyderabad
Luxurious Apartment Project



Telecom Nagar, Gachibowli, Hyderabad
Luxurious Apartment Project



Kakinada
Deluxe Apartments

COMPLETED PROJECTS



Nandyal
Deluxe Apartment Project



Sudharshan Nagar, Kondapur, Hyderabad
Luxurious Apartment Project



Madhapur, HITECH City, Hyderabad
Luxury Apartments

