

EMBRACE  
THE  
LUXE!



**Marbella**  
TWIN TOWERS  
EMBRACE THE LUXE!



## SINGLE UNIT PLAN TYPE-5BHK UNIT-01

5 BHK (4BHK + 1 Multipurpose Room + Store + Puja Room)

Super area 4390 sq.ft. | Built up Area : 3493 sq. ft. | Carpet area 2461 sq.ft.



ISOMETRIC VIEW UNIT-01











# SPECIFICATION

## (INTERNAL/EXTERNAL)

### GRAND STRUCTURE

33, Storied, Earthquake resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks work where required.

### EXTERNAL FINISH

Textured paint of exterior grade and Glass/ Stainless steel / wrought Iron / Ms Mold railing 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 & ceiling.

### GRAND ELEVATORS

One Service Elevator (6ft. \* 9ft.) & Three Passenger Elevator (6ft.\* 9ft.) of Mitsubishi / Kone or equivalent brand in each tower.

### GRAND STAIRCASES

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

### GRAND BALCONIES

Flooring- All balconies to have anti skit Vitrified Tiles, Handrail- Toughened Glass / Stainless Steel Railing/ wrought Iron / MS Mold railing. Specific Kitchen/ Service balcony have solid wall, roof Ceiling Finishes – Weather proof external paint & Provision for Fully automatic Washing Machine with dryer and Dish Washer.

### GRAND DOORS & WINDOWS

Up to 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. Up to 8ft. High. Window – High Grade Aluminium with AIS or Equivalent Toughened Glass & Mesh Doors

### ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power point. Telephone, Internet, Intercom, DTH/Cable and TV outlets in Drawing, Dining and all Bedrooms, Moulded 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,

### 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 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 Washing Machine / RO / Chimney / Hob / Geyser. Flooring – Anti skid Vitrified tiles (Nexion/ Simpolo/ or equivalent). Dado – Premium Vitrified Tiles up to 2ft. above the counter. Wall Finishes – Vitrified Tiles /Premium Emulsion Paint. Ceiling – Premium Emulsion Paint, Illuminated False Ceiling. Counter –Premium Quartz. Equipment: Built – in Microwave (25-30 Ltr) and OTG (25-30 Ltr), Refrigerator (600Ltr), Dishwasher (12 Plate setting).

### WASHROOMS

Fully equipped washroom 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.

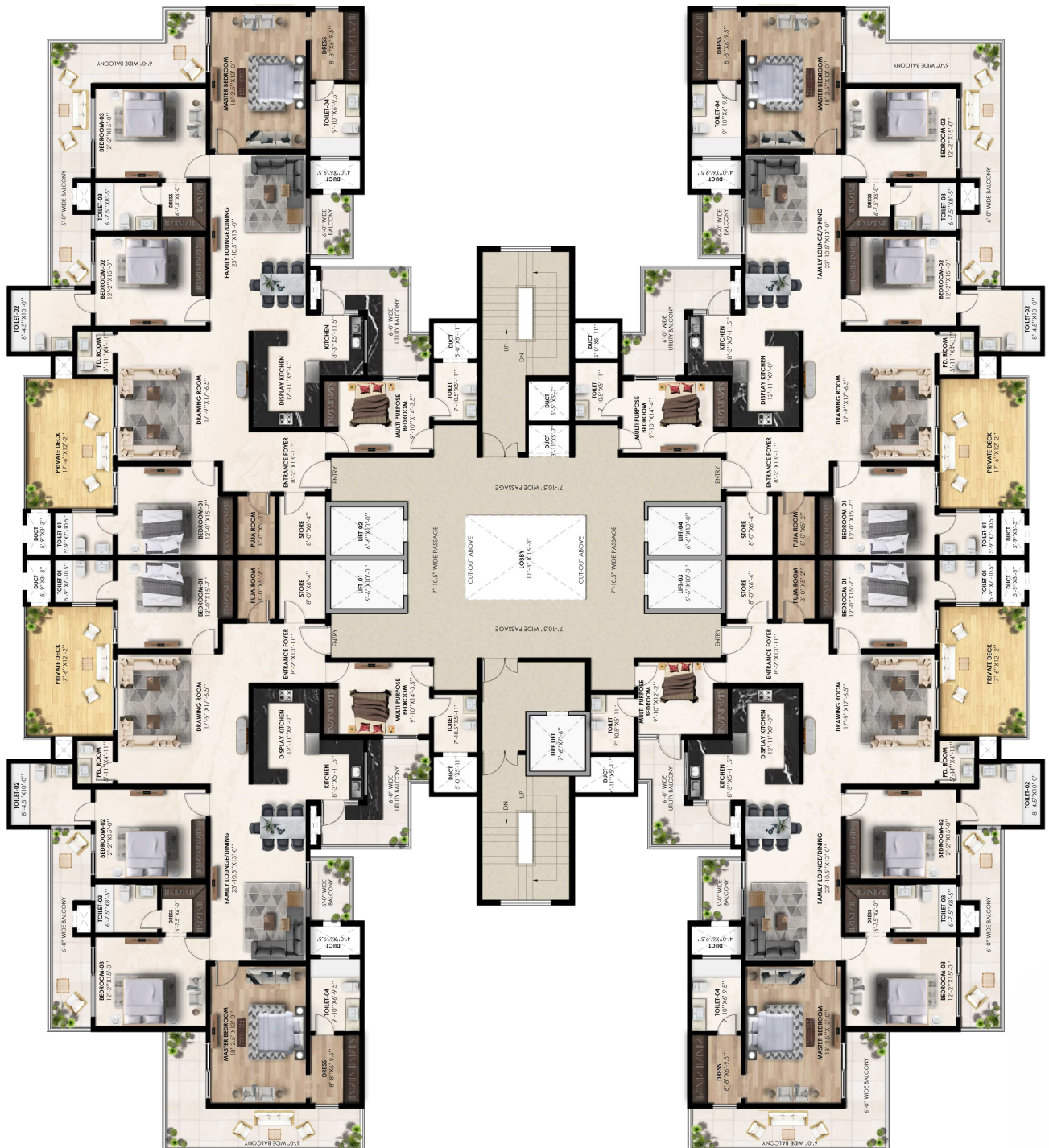
### OTHER

Fire Sprinkler According to NBC & LPG Gas Line Fitting, 9 no's of Fans in 4 BHK +Utility room+Store room + Puja room- Havells / Orient or Equivalent , Rain shower (in two bedrooms)



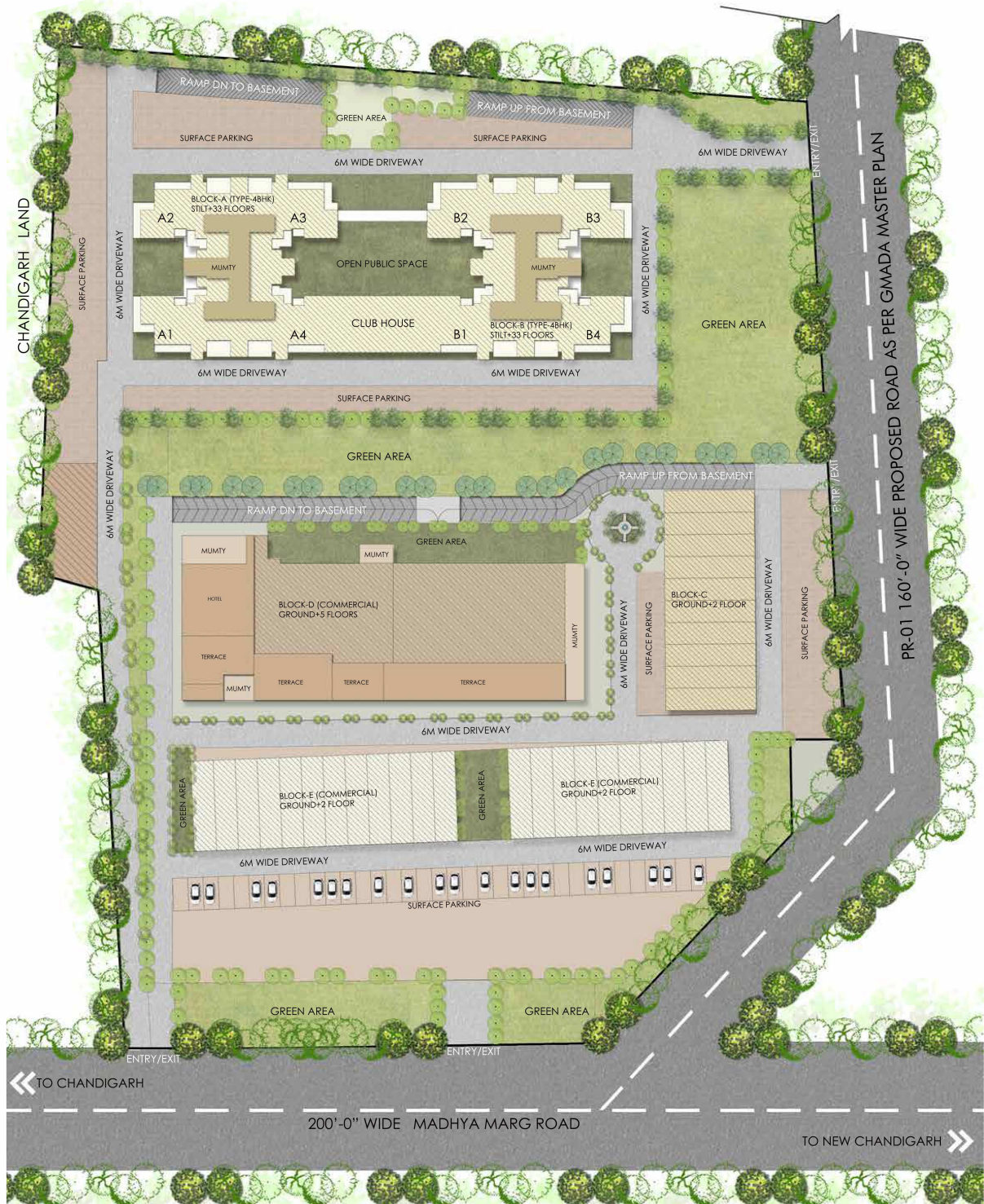
# CLUSTER FLOOR PLAN TYPE-5BHK

5 BHK (4BHK + 1 Multipurpose Room + Store + Puja Room)  
Super area 4390 sq.ft. | Built up Area : 3493 sq. ft. | Carpet area 2461 sq.ft.





# SITE PLAN



Artistic impression for demonstrative purposes only.





# Marbella

## TWIN TOWERS.

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## PRICE LIST w.e.f: 01.01. 2023

### RESIDENTIAL SUITES

5 BHK (4BHK + 1 Multipurpose Room + Store + Puja Room)

Super area 4390 sq.ft., Built up Area : 3493 sq.ft., Carpet area 2461sq.ft.

FLOOR	5 BHK RESIDENTIAL SUITES (SUN FACING VIEW)	5 BHK RESIDENTIAL SUITES (GREEN + HILL FACING VIEW)	FLOOR	5 BHK RESIDENTIAL SUITES (SUN FACING VIEW)	5 BHK RESIDENTIAL SUITES (GREEN + HILL FACING VIEW)
16th	4,00,00,000/-	4,40,00,000/-	33rd	Reserved	Reserved
15th	4,00,00,000/-	4,40,00,000/-	32nd	Reserved	Reserved
14th	4,00,00,000/-	4,40,00,000/-	31st	Reserved	Reserved
13th	4,00,00,000/-	4,40,00,000/-	30th	4,15,00,000/-	4,55,00,000/-
12th	4,00,00,000/-	4,40,00,000/-	29th	4,15,00,000/-	4,55,00,000/-
11th	4,00,00,000/-	4,40,00,000/-	28th	4,15,00,000/-	4,55,00,000/-
10th	4,00,00,000/-	4,40,00,000/-	27th	4,15,00,000/-	4,55,00,000/-
9th	4,00,00,000/-	4,40,00,000/-	26th	4,15,00,000/-	4,55,00,000/-
8th	4,00,00,000/-	4,40,00,000/-	25th	4,15,00,000/-	4,55,00,000/-
7th	4,00,00,000/-	4,40,00,000/-	24th	4,15,00,000/-	4,55,00,000/-
6th	4,00,00,000/-	4,40,00,000/-	23rd	4,15,00,000/-	4,55,00,000/-
5th	4,00,00,000/-	4,40,00,000/-	22nd	4,15,00,000/-	4,55,00,000/-
4th	4,00,00,000/-	4,40,00,000/-	21st	4,15,00,000/-	4,55,00,000/-
3th	4,00,00,000/-	4,40,00,000/-	20th	4,15,00,000/-	4,55,00,000/-
2th	4,00,00,000/-	4,40,00,000/-	19th	4,15,00,000/-	4,55,00,000/-
1st	4,00,00,000/-	4,40,00,000/-	18th	4,00,00,000/-	4,40,00,000/-
G.F. LOBBY	N/A	N/A	17th	4,00,00,000/-	4,40,00,000/-

PLC: Rs.10 Lacs will be Charged extra for Location No. 1 & 2 in Tower A and 3 & 4 in Tower B.

STANDARD INCLUSIONS	VALUE 5BHK RESIDENTIAL SUITES	YOU PAY
<b>Doors &amp; Windows:</b> Keyless Entry, Video door Phone, Flush Doors & Frame with Teakwood Veneer, High Grade Aluminum window With Toughened Glass & Mesh Doors. <b>Kitchen:</b> Branded Modular Kitchen with R.O, Chimney, Geyser HOB,25-30 ltr. Build –in Microwave & OTG & 600 ltr. Refrigerator, Washing Machine, Dishwasher (12 Place setting) and Cloth Dryer. <b>Washroom:</b> Fully Equipped Washroom with Branded CP & Sanitary Fitting including Vanity, Looking mirror, One Geyser & Glass Shower Enclosure, Shower, False Ceiling with Ambient Lighting, Mosaic & Exhaust Fans. <b>Service Balcony:</b> RCC Wall, Wet Point and Electrical Provision & Points. <b>Leisure Balcony:</b> with SS/MS Railing. <b>Wardrobes:</b> Full Height Well-to-Wall Modular wardrobes with Lacquered Glass on Top in all Bedroom. <b>Paint:</b> Premium Emulsion Paint Work Inside Apartment(s). <b>Safety:</b> Sprinklers, LPG Gas Line Fitting & Panic Button. <b>False Ceiling:</b> With Ambient Lighting & Fans Ceiling Respectively according to Category . All Whether Centralised Air Conditioned With VRV SYSTEM in all Bedrooms, Living Room and Utility Room. <b>Flooring:</b> Complete Flooring with Italian Marble Finishing Tiles In Kitchen, Bedrooms & Living Area , Anti Skid Italian Tiles in Washroom & Balconies , Wooden Flooring in Master Bedroom . <b>Electricals:</b> Basic Electric fittings, Switches, Provision for DTH/ Telephone/Intercom and internet etc .	Rs. 50,00,000/-	Rs. 0/-
Gen-Set Power Backup Installation 7KVA for 5BHK as Standard	Rs. 1,75,000/-	Rs. 0/-
Two Covered Car Parking as Standard for 5BHK residential suites	Rs. 13,00,000/-	
Club Membership(s) as standard.	Rs. 3,00,000/-	Rs. 0/-
Society Maintenance Charge for first two years from offer of possession.	Rs. 2,65,000/-	
Interest Free Maintenance Security (I.F.M.S)	Rs 2,20,000/-	Rs. 0/-
External Development Charge (EDC) & Internal Development Charges (IDC) .	Rs. 0/-	
Fire Fighting Charges (FFC) & External Electrification Charges (EEC).	Rs. 0/-	
<b>Total Value/you Pay</b>	<b>Rs. 72,60,000/-</b>	<b>Rs.0/-</b>



# Marbella

## TWIN TOWERS.

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### PAYMENT PLANS

(w.e.f: 01.01. 2023)

#### PLAN A: 100% Down Payment Plan(D.P.P) (Discount of 10% on BSP on making 100% Payment-Self funding only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	85%
At the time of offer of possession	5%+ Other Applicable Charges(if any)

#### Plan B : 75% : 10% : 15% Down Payment Plan(D.P.P) (Discount of 5% on BSP on making 75% Payment-Self funding only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	65%
On completion of false ceiling, flooring & outer windows installation of the towers	10%
At the time of offer of possession	15%+ Other Applicable Charges(if any)

#### Plan C : 50% : 25% : 10% : 15% (Plan Available Through Self-Funding Only) (Discount of 10 Lacs on BSP on making 50% Payment)

Booking Amount (Agreement)	10%
Within 30 days of Booking	40%
On completion of 32nd floor roof slab	25%
On completion of false ceiling, flooring & outer windows installation of the towers	10%
At the time of offer of possession	15% + Other Applicable Charges(if any)

#### Plan D : 25% : 25% : 25%: 10% : 15% (Plan Available Through Bank Loan or Self-Funding Only)

Booking Amount (Agreement)	10%
Within 30 days of Booking	15%
On Casting of 16th Floor Roof Slab	25%
On completion of 32nd floor roof slab	25%
On completion of false ceiling, flooring & outer windows installation of the towers	10%
At the time of offer of possession	15% +ECP + Other Applicable Charges(if any)

1. Bank draft/cheque to be issued in favor of "SRG Marbella Developers & Promoters LLP" payable at Par.
2. Extra Car parking (E.C.P) Area can be purchased at a one time cost of Rs. 9,50,000+GST per car parking.(subject to availability-Maximum Up to three parking per Apartment).
3. If desired, additional Gen-Set power back up load can be provided at @ Rs. 25,000 per KVA. + GST. Meter Installation Charges would be extra & shall be collected before over of possession.
4. Loan subject to approval from bank and company shall not be responsible or liable there to in any manner. Nor even approval of loan shall be the responsibility of the company.
5. 2 years maintenance charges @ Rs.2.5/- per sq.ft are included in price. Any other applicable charges would be extra and shall be collected before of possession.
6. Interest shall be the SBI's highest marginal cost of landing rate + 2% + GST will be charged on all delayed payments. Please refer standard apartment buyer's agreement.
7. Transfer charges will be charged @ Rs. 4 Lakh + GST as applicable.
8. GST, Registration charges, Stamp duty & other applicable statutory levies/taxes/charges etc. as per Government Norms. Shall be payable an actual by the intending Allottee(s) at the time of offer of possession or before as per developer's call.
9. Prices, terms & conditions stated here in are merely indicative with a view to acquaint the applicant and are not exhaustive, for detailed Terms & conditions please refer standard apartment buyer's agreement and incase of may contradiction, the terms & conditions as mentioned in the apartment buyer agreement shall be effective.
10. Prices are escalation free & subject to change without any prior notice. Booking at the sole discretion of the company. Prices applicable on the date of booking shall be applicable.
11. All Mentioned Areas are Approximate. \* Terms & conditions Apply.

Signature of Applicant 1

Signature of Applicant 2

Signature of Applicant 3