

**Welcome Home! Luxury Living Redefined**  
**2BHK & 4BHK Flats**

  
*Solitaire*

At our newest residential project, we present to you a harmonious blend of comfort, luxury, and convenience.  
Whether you're looking for a cozy 2BHK or a spacious 4BHK, we have something to cater to every lifestyle.

**BOOKING & INQUIRY**  
**+91 99251 45672**

**7  
STOREY  
CAMPUS**

**56  
ELITE  
FAMILIES**

  
*Marvella  
Solitaire*



**B**

**A**





- ◆ **Modern and spacious living areas with ample ventilation.**
- ◆ **Dedicated parking space for residents.**
- ◆ **2|3 Deck Balcony 2 & 4 BHK with a serene view.**
- ◆ **All cozy master bedrooms designed for comfort.**
- ◆ **1st time ever Three modern bathrooms in 2bhk with premium fittings.**
- ◆ **A perfect 2BHK for small families or individuals seeking comfort and convenience.**



*Experience the elegance of  
our entrance foyer firsthand  
and embark on a journey of  
unparalleled comfort and  
style in your new home.  
Welcome to a lifestyle where  
every detail is crafted with  
perfection.*

  
**Marvella**  
*Solitaire*

@MARVELLA.SOLITAIRE



Discover the epitome of luxurious  
BANQUET HALL

“Step into our world of refined elegance, where celebrations find their perfect stage in our spacious banquet hall. From intimate gatherings to grand affairs, create unforgettable memories in a setting tailored for your dreams with 150 capacity.”

**Celebrate life's milestones in  
Grand Style.!**





# Marvella Solitaire

**360\*WIDE CAMPUS WAY**

**A & B SEPRATE FOYER**

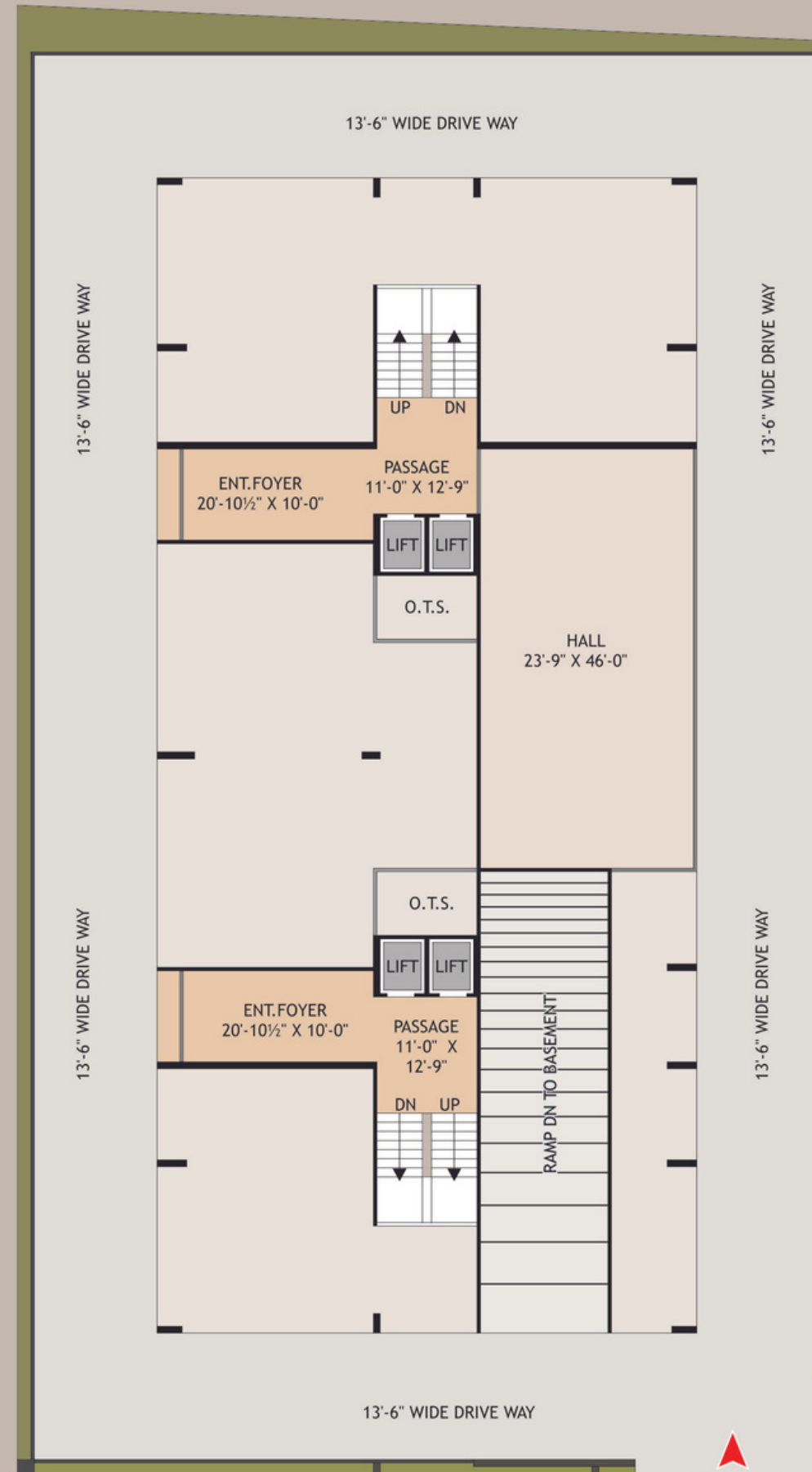
**2 GIANT LIFT EACH BLOCK**

**-1 BASEMENT PARKING**

**LARGE BANQUET HALL**

**A & B SANDWICH TOWER**

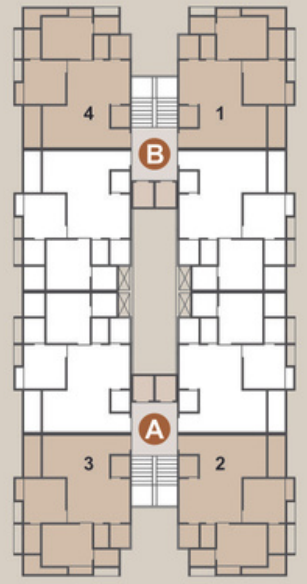
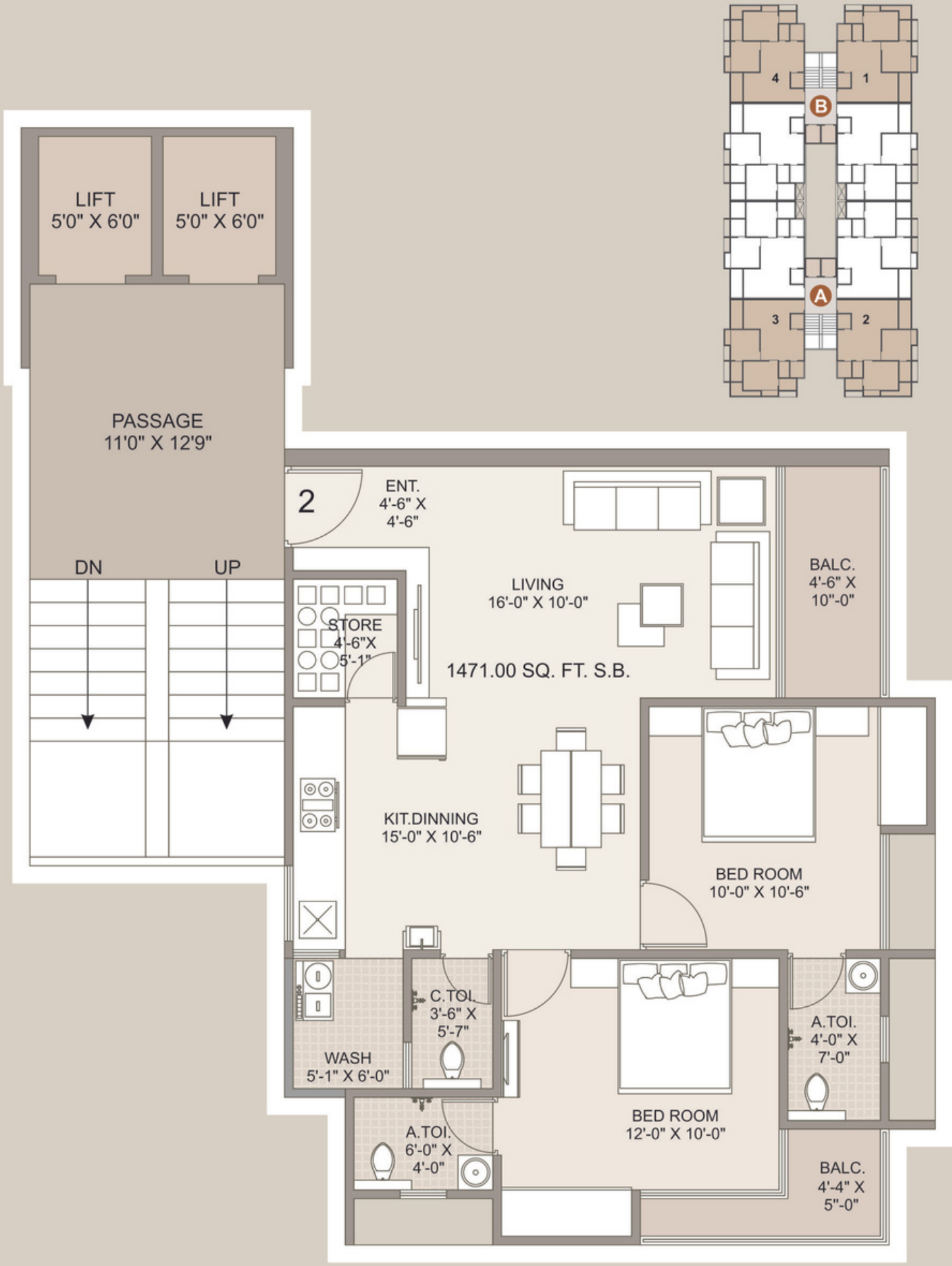
**UPTO MARK WIND DIRECTION**



12.0 MT. W I D E T. P. R O A D



1. ALL MASTER BEDROOMS
2. COMMON WASH AREA & WASHROOM
3. TWO DECK BALCONY
4. SPECIFIC WARDROBE SPACE
5. MARBLE FITTED LARGE STORE ROOM
6. QUALITY GRANITE KITCHEN PLATFORM
7. FAMILY DINING AREA
8. SYNC GYSER SYSTEM
9. EACH FLOOR 4 FLATS
10. LARGE PASSAGE

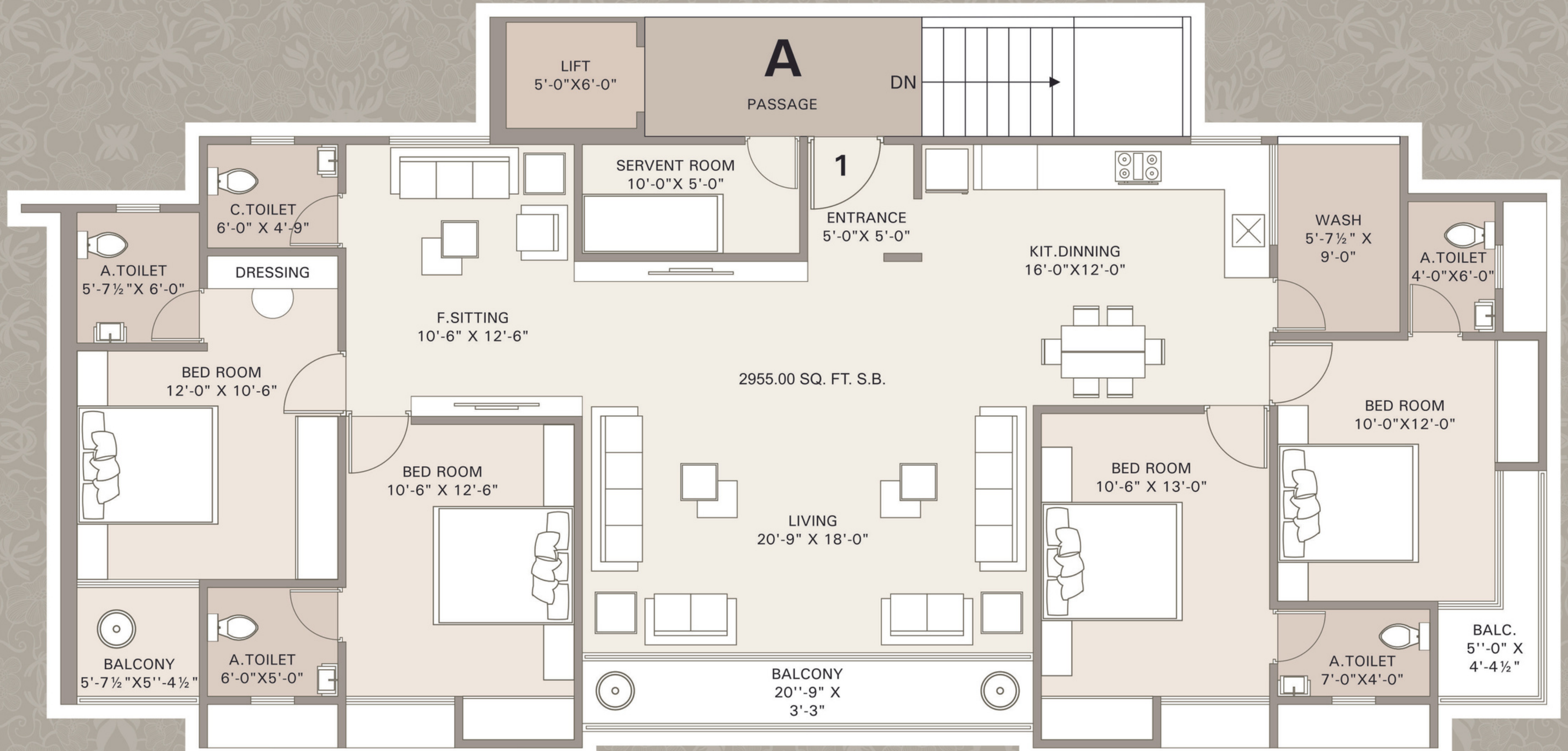


UNIT PLAN  
2 BHK



4 BHK PLAN

Marvella  
Solitaire





UNIT PLAN  
4 BHK

*"Experience the pinnacle of luxury living without compromise. Our 4 BHK flat promise an unparalleled blend of opulence and comfort within your budget. Welcome to a special area where every detail reflects excellence and every corner whispers 'home'."*



1. ALL MASTER BEDROOMS
2. COMMON WASH AREA & WASHROOM
3. THREE DECK BALCONY
4. SPECIFIC WARDROBE SPACE
5. UNSYNC SERVANT LIVING & WORK SPACE
6. SYNC GYSER SYSTEM
7. EACH FLOOR 3 FLATS
8. LARGE PASSAGE

## INTERNAL SPECIFICATION

- **Internal wall Finishes :**

Internal mala plaster finish with Birla putti finished.

**Bathroom & Plumbing :** Anti skid tiles for flooring and well design

decorative tiles for wall. Jaguar or equivalent CP fitting with concealed plumbing.

European wall hung WC in all toilets. CPVC/UPVC piping for plumbing .

Centrally geyser point provision in wash area.

- **Flooring :** 24" X 48" standard vitrified tiles flooring in Living

- **Kitchen & wash area :** Granite platform with standard quality SS sink.

- Kota stone flooring and glazed tiles dado in wash area.

- **Electrification :** Concealed copper wiring of RR /Finolex or equivalent with sufficient points in all rooms. TV, intercom, Water Purifier, Washing Machine and Refrigerator Point. 1 A.C. point in master Bedrom. Modular standard company switches accessories. Appropriate earthing and lighting protection.

- **Doors :** Well Decorative main door with wooden frame. Standard hardware fitting .

**Windows:** Powder coated/anodised coated sliding aluminium windows.

- **Water Supply :** 24 hours water supply with private borewell, overhead and under ground Water tank.





## CAMPUS FEATURES

- **Big Size Community Hall**
- Elevators : Branded quality 2 auto door elevators with sufficient capacity on each tower. **Total 4 auto door elevators.**
- Basement Parking Area
- 24 Hours auto generator back up for common area & points in each flats.
- CCTV coverage for common area
- Intercom Connectivity
- Well designed furnished building entrance foyer with reception & sofa seating.
- Marvelous entrance gate with security cabin & boom barrier.
- Fire Hydrant system
- Well design compound wall with light fittings .
- Loanable clear title
- Basement parking+Ground floor+7 storey Building
- Under ground & over head water tank with sufficient capacity.
- Entrance Foyer: Elegant and Specious entrance foyer for each tower, waiting lounge  
at each tower. Decorative name Plate & notice board.

## EXTERNAL SPECIFICATION

**Structure :** Earthquake resistant R.C.C frame Structure

**Wall:** Double coat plaster with red brick masonry work.

**External Colour:** Weather shield Max/Apex ultima or equal quality colour

**Terrace:** heat resistant water proofing with Chemical treatment

LOCATION MAP

Connectivity



Marvella Solitaire

RERA REG. NO.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA11927/080623

SITE ADDRESS : MARVELLA SOLITAIRE, F.P. 71, T.P.-7, Opp. Muffadal Height, Nr. Xplora Game Zone, Nr. Amore, Vesu, Surat.

Contact No. : 99251 45671/72

Note:

• All right or Alteration / Modification 8. Development In Design Or Specifications By Architects And / Or Developer Shall Be Binding lo All 1 hi-Member. • B.U.C. (binding Use Certificate) As Per SMC Rules, Clear Titles For Loan Purpose. • This Brochure Is Private Circulation Only, by No Means it Will Form Part 01 Any legal Contract. - 3d Images Only for Visual Purpose. All right for Alteraition / Modification In exterior elevation, Materials & Texture As Per Architect's Drawings. • Developer Is Not responsible for Any Changes Made By Customer In R.C.C. Work, Flooring, Plumbing Work, Electrification Work, Any Kind Of Ghisi Work. There Developer Has No more liability Towards Furnished Flat / Bungalow. • Developer Is Not Responsible for Guarantee And Warranty Of Any Material Or Product Used In Furnishing Flat/ Bungalow. Guarantee And Warranty Of The Product Or Material Lies With The Manufacturer Or Company Not With Developer.



Design@Dilip Ora\_9825110474

360\* UNCOMPROMISED  
QUALITY CONSTRUCTION