



Project by:



Site Address:

Marvella, Opp.Elenza green field, Nr.AUDA auditorium, VIP road, Shela, Ahmedabad

Call : +91 75508 58585

email: info@avyannarealty.com

Architect:

APURVA AMIN

Structural Consultant:

SETU INFRASTRUCTURE

RERA NO.:

[www.rera.gujarat.com/PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12198/290823](http://www.rera.gujarat.com/PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA12198/290823)

constant  
timeless  
fussfree  
tranquillity



**MARVELLA**

LIFESTYLE WRAPPED IN TRANQUILITY!

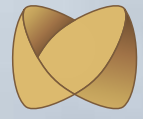
RETAIL | 3 BHK LIFESTYLE APARTMENTS



where lifestyle is **constantly** revive



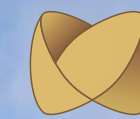




where tranquillity galore







where comfort of life is **fuss free**



*Green Fiber*

*Styler's*

*Magica*

LEACHEL

Colorlab

A'LEORL

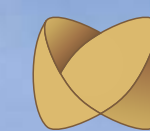
*looker*

Colorlab

Colorlab



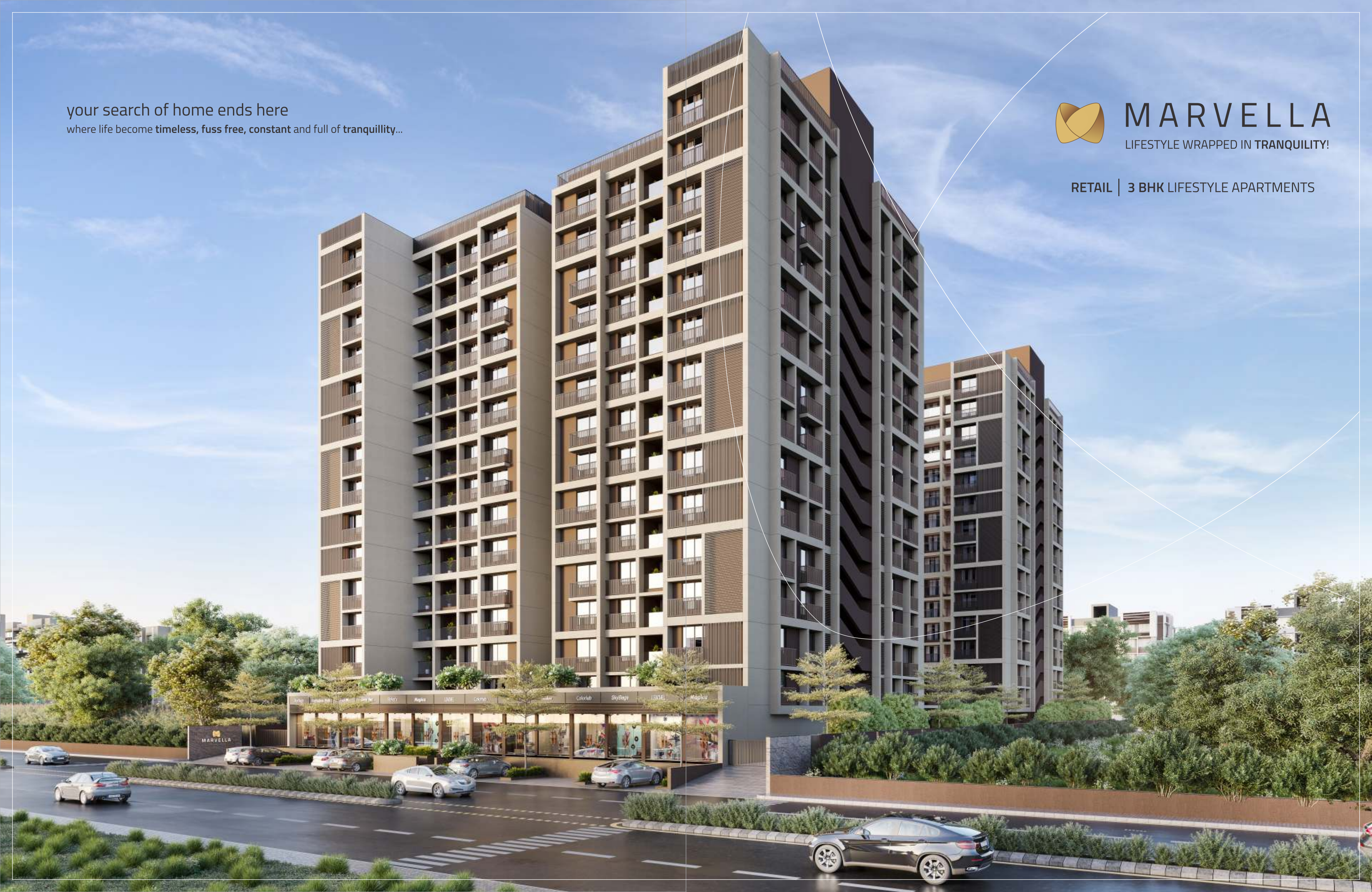
your search of home ends here  
where life become timeless, fuss free, constant and full of tranquillity...



# MARVELLA

LIFESTYLE WRAPPED IN TRANQUILITY!

RETAIL | 3 BHK LIFESTYLE APARTMENTS



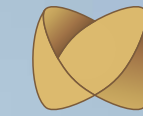


You've aimed high, and you've got there.  
You're at the top of your league, a cut above  
the rest. Now all you need is an address that  
befits your stature. A residence so luxurious,  
so stylish, it clearly signals your undisputed  
success to the world.

Soaring 14 storeys high, MARVELLA stands as tall as your achievements,  
perfectly located in the residential, business, entertainment and educational  
hub that is Ahmedabad.

Minimal in design and magnificent in scale, MARVELLA places at your disposal  
every possible facet of a great lifestyle, from a full-size living space While your  
spacious air-conditioned residence, with its fine fittings, private sun decks and  
spectacular views, proclaims luxury from every corner.

A residence that, like you, is simply a MARVELLA.



where luxury of life is timeless







## LIVING SPACES TO PAMPER YOUR SENSES

Every inch of your residence has been designed with the utmost care to ensure space is optimally utilized, and every convenience made available without needlessly increasing the area.

With natural Italian marble flooring, French windows and spacious sun decks, your living room and master bedroom spell luxury at every turn. While premium wooden flooring makes its own style statement in the other bedrooms.

A designer modular kitchen invites you to step in and rustle up a surprise. Designer vitrified flooring, premium fittings, make for very stylish bathrooms indeed.





# MARVELLA

LIFESTYLE WRAPPED IN TRANQUILITY!





# GROUND FLOOR





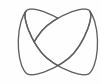
# TYPICAL FLOOR (2nd floor to 14th floor)



SITE PLAN



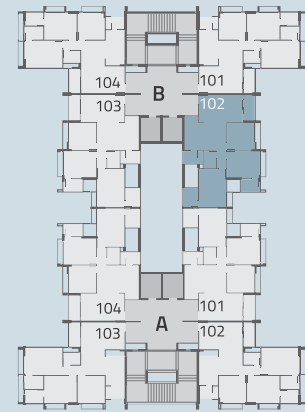




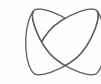
TYPE A



3 BHK UNIT PLAN



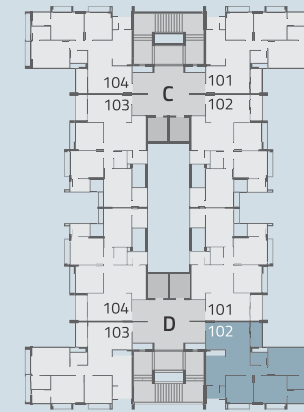
1	P. FOYER	7'7"x5'9"
2	DRAWING	10'0"x16'0"
3	VERANDAH	9'4"x4'1"
4	DINING	10'4"x8'0"
5	KITCHEN	10'0"x7'4"
6	STORE	4'11"x2'6"
7	WASH YARD	4'6"x7'2"
8	BEDROOM-1	10'0"x10'0"
9	G.TOILET	6'3"x4'6"
10	BEDROOM-2	10'0"x12'0"
11	TOILET	4'6"x7'0"
12	BEDROOM-3	14'0"x10'0"
13	TOILET	7'0"x5'4"



TYPE B



3 BHK UNIT PLAN



1	P.FOYER	7'7" x 5'9"
2	DRAWING	10'0"x16'0"
3	VERANDAH	9'0"x4'1"
4	DINING	9'5"x9'0"
5	KITCHEN	10'6"x7'0"
6	STORE	7'0"x2'6"
7	WASH YARD	4'6"x7'0"
8	G.TOILET	4'5"x6'3"
9	BEDROOM-1	10'0"x14'0"
10	TOILET	4'10"x7'0"
11	BEDROOM-2	10'0"x12'0"
12	TOILET	4'10"x7'0"
13	BEDROOM-3	10'0"x10'0"







## AMENITIES



KIDS PLAY AREA



INDOOR ACTIVITY ROOM



MULTIPURPOSE HALL



LANDSCAPED GARDEN



ALLOTTED PARKING



CCTV CAMERA



24/7 SECURITY



STANDARD LIFT



ENTRANCE GATE



SENIOR CITIZEN SIT OUT



FIRE SAFETY SYSTEM



AN ACCOMPLISHED LIFESTYLE

### SPECIFICATIONS:

- Each Apartment has personal foyer area.
- Earthquake resistance RCC Frame Structure.

#### Masonry:

- AAC Blocks / Bricks

#### Wall Finish:

- Internal Wall - Smooth Plaster with putty Finish.
- External Wall - Double coat mala Plaster with textured finish.

#### Flooring and Dado Tiles:

- Living, Dining area, passage area, Bedrooms- double charges vitrified tiles.
- Balcony- Antiskid tiles.
- Kitchen-Double Charged vitrified tiles in flooring. Ceramic dado tiles in above granite platform upto lintel level.  
Granite platform with branded SS Sink.  
Kota stone in wash area.  
Kota Stone shelves in store room.
- Bathroom- Ceramic tiles in flooring. Dedo tiles up to lintel level.

#### BATHROOM:-

- Sanitary ware- Wall hung water Closet. Counter/wall hung wash basin. Branded C.P. brass fittings.

#### ELECTRIFICATION:

- 3 Phase Concealed ISI mark Copper wiring with Standard accessories. All Sockets with Protective MCB.

#### DOORS:

- Main door - Polished natural vinner door with quality lock set.
- Internal doors - Flush doors with SS hardware.

#### Windows:

- High quality Anodized aluminum windows. Granite sill and Jams for all the Windows.



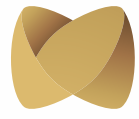
"ENJOY AMENITIES THAT  
SUIT THE WHOLE FAMILY."



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LIFESTYLE WRAPPED IN TRANQUILITY!



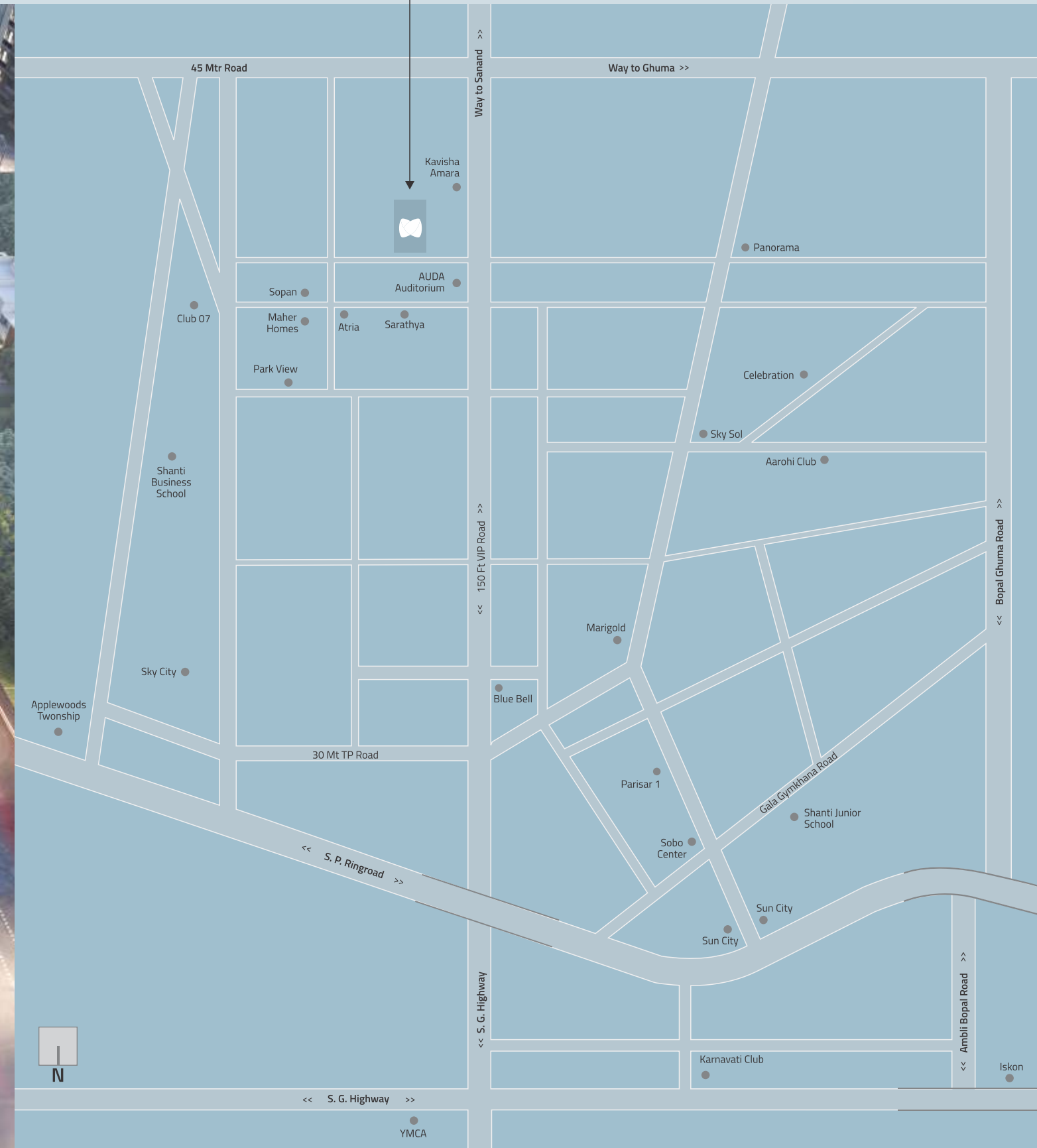




LOCATION

# MARVELLA

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**DISCLAIMER:**

- Developers reserve all the rights to make any necessary changes in plan, elevation and specifications etc., without any prior notice. Any Govt. levies like GST and any other tax applicable from time to time shall be charged extra.
- Maintenance deposit, One time non refundable maintenance charge, Electricity connection charges, AUDA charges, Water Connection charges, Stamp duty, Registration fees, Legal charges, Gas connection charges etc. shall be charged extra.
- All the dimensions given are approximate and unfinished.
- This brochure is just for easy presentation of project and should not be treated as legal document. In case of any dispute Ahmedabad court of jurisdiction shall prevail.
- The developer shall provide the above mentioned common amenities which are to be maintained/managed by the members association/ members service society after developers handover the charge of the project to the members association/ members service society.