



**Marbella
Royce**
EMBRACE THE LUXE!

TECHNICAL SPECIFICATIONS

(Internal/External)

GRAND STRUCTURE

42 Storied, Earthquake resistant Mivan Formwork (Malaysian Technology) RCC framed structure, Bricks only where needed.

EXTERNAL FINISH

Textured paint of exterior grade and Glass 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 (6 ft. x 9 ft.) &
Four Passenger Elevator (6 ft. x 9 ft.) of Mitsubishi/Kone or equivalent brand in each tower.

GRAND STAIRCASES

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

GRAND BALCONIES

Upto 12 Ft. wide Grand Balconies Brick wall along with Wet Point & provision for washing machine, Cloth dryer & Dish washer in Service Balcony.

Flooring - Anti skid Vitrified Tiles

Wall & Ceiling Finishes - Weather proof external paint
Handrail - Toughened Glass with Stainless Steel Railing.

GRAND DOORS & WINDOWS

Upto 4 ft. Wide & 8 ft. height. 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.

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, All Weather Centralised Air Conditioning with VRV System in all Bedrooms, Living Rooms and Utility Room.
Daikin/Mitsubishi or Equivalent, Panic Button in all Apartments.

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

Indoor Highwall 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 RO/Chimney/Hob/Geyser.
Flooring - Anti skid Vitrified tiles (Nexion/Simpolo or equivalent)
Dado - Premium Vitrified Tiles up to 2ft. above counter
Wall Finishes - Vitrified Tiles/ Premium Emulsion Paint
Ceiling - Premium Emulsion Paint, Illuminated False Ceiling.
Counter - Premium Quartz.
Equipment: Built-in Microwave and OTG, Refrigerator, Dishwasher

WASHROOMS

Fully equipped washrooms 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.
Flooring - Premium Anti skid Vitrified Tiles (Nexion/Simpolo or equivalent). Walls - Premium Vitrified Tiles - Upto Full Height.
Ceiling - Premium Emulsion Paint, False Ceiling with ambient lighting.
Requisite number of fans in 5BHK.

PRESIDENTIAL SUITES

A total of six washrooms. One with an essential Jacuzzi, One with either a Steam Bath or a Rain Shower and the rest equipped with standard bath fittings and sanitary ware.

ELECTRICAL FITTINGS

All electrical wiring in concealed conduits, provision of adequate light and power points. Telephone, Internet, Intercom, DTH/Cable and TV outlets in Drawing, Dining and all Bedrooms, Moulded Modular Plastic Switches & Protective MCB's.

OTHERS

Fire Sprinklers according to NBC & LPG Gas Line Fitting.
"Total 6 Fans in 3BHK+Utility (Platinum) and "9 Fans" in 4 BHK+ Utility + Store + Puja (Titanium).- Havels/Orient or Equivalent.