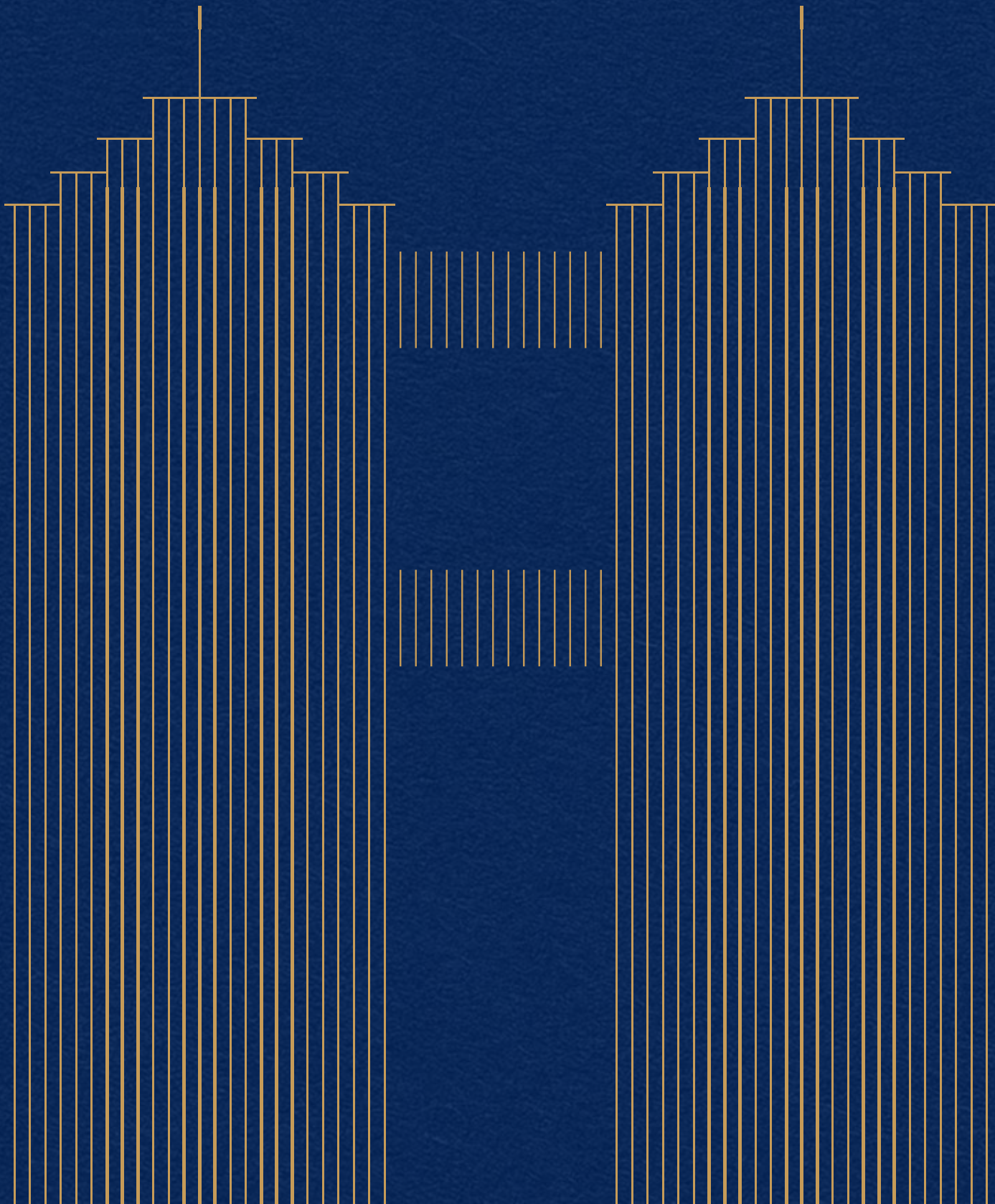




Marbella

TWIN TOWERS

EMBRACE THE LUXE!



THE TALE OF TWIN TRIUMPH

Twin towers have etched themselves into the global architectural and cultural landscape as iconic structures that garner immense attention and footfall. Their towering presence, coupled with striking designs, often draws tourists, architecture enthusiasts, and the curious from around the world.

These structures typically serve as more than just buildings; they embody a city's spirit, economic prowess, and architectural prowess. Visitors are drawn to twin towers not only for their sheer height but also for the breath taking views they offer, cultural significance, and the stories they tell about the cities they inhabit. As architectural marvels, twin towers often become focal points for commerce, tourism, and community engagement, contributing to the vibrancy and identity of the cities they grace. The allure of twin towers lies in the narratives they symbolize, making them enduring attractions on the global stage.



PETRONAS TOWERS

(KUALA LAMPUR)

Soaring skyward in Kuala Lumpur's skyline, the iconic Petronas Towers stand as a symbol of Malaysia's modernity and economic prowess. With their stunning design and bustling Suria KLCC Mall at their base, they attract millions of visitors, offering panoramic views and a glimpse into Malaysia's vibrant culture.



EMIRATES TWIN TOWERS

(DUBAI)

Piercing the desert sky, the Emirates Twin Towers in Dubai epitomize architectural grandeur and global commerce. These twin marvels house corporate offices, luxury hotels, and the Dubai Mall, making them a hub of business and entertainment that draws crowds from around the world.



CITY OF CAPITALS

(MOSCOW)

Dominating Moscow's skyline, the City of Capitals twin towers stand as a testament to Russia's contemporary architecture and financial strength. With their distinctive spires, they house offices, apartments, and a shopping center, making them a dynamic focal point in the heart of the Russian capital.



IMPERIAL TWIN TOWERS

(MUMBAI)

Gracefully gracing Mumbai's landscape, the Imperial Twin Towers are a symbol of modern urban living in India. With their luxurious residences and proximity to the financial district, they command attention, reflecting the city's bustling energy and rapid economic growth.



THE CULLINAN

(HONG KONG)

Piercing the Hong Kong skyline, The Cullinan towers are an embodiment of the city's vertical evolution. Overlooking Victoria Harbor, these twin skyscrapers house upscale residences and a vibrant shopping arcade, attracting locals and tourists alike to experience the height of urban sophistication in this bustling metropolis.



PRESENTING

MARBELLA TWIN TOWERS

THE FIRST &
THE ONLY ICONIC
TWIN TOWERS
DEVELOPMENT
IN CHANDIGARH
TRI-CITY REGION.



A STUNNING
MARVEL OF
ARCHITECTURE

A REJUVENATING
OASIS TO UNWIND



Marbella Twin Towers, majestically gracing New Chandigarh, intricately weave a narrative of unity and duality, drawing inspiration from iconic global landmarks like the Petronas Towers and Imperial Twin Towers. These architectural marvels symbolize the seamless fusion of luxury and community living, transforming the cityscape into a canvas for shared dreams and distinctive living experiences.

Step into the 5 BHK (4 BHK Multipurpose Room + Store + Pooja Room) apartments within Marbella Twin Towers, where each room is a masterpiece, embodying the art of modern luxury living. These residences transcend the conventional, serving as sanctuaries where residents can immerse themselves in sophistication and contemporary opulence. More than a mere residential project, Marbella Twin Towers stands as a testament to the harmonious confluence of design, luxury, and the boundless possibilities of modern living. The bespoke interiors boast sumptuous materials, reflecting thoughtful craftsmanship, with strategically placed bronze accents that add an air of grandeur to every corner.

10
ACRES
TOTAL LAND PARCEL

33
FLOORS

5
BHK RESIDENCES
(4 BHK MULTIPURPOSE ROOM +
STORE + POOJA ROOM)

264
SUPER LUXURY
RESIDENCES

50000
SQ. FT.
CLUB HOUSE AMENITIES

2
CAR PARKS
PER UNIT

PEERLESS
LUXURY IN
AN URBAN
OASIS



AN AMALGAMATION OF

ARISTOCRACY

ARTISTRY

AFFLUENCE

THE GRAND
ARISTOCRACY



A TALE OF MODERN LUXURY

On the Gateway of New Chandigarh, Marbella Twin Towers soars majestically into the skyline, a breath-taking testament to architectural excellence and modern luxury living. This iconic project is renowned for its contemporary collection of 5 BHK (4 BHK Multipurpose Room + Store + Pooja Room) apartments, where exquisite attention to detail and premium specifications redefine the standards of opulence.

As the grand towers rise to touch the heavens, a promise of elevated living hangs in the air. The moment one enters, the abundance of natural light streaming through the ceiling-to-floor windows is like a warm embrace. It isn't just sunlight; it is the very essence of harmony and space, weaving through the large open living areas like a symphony.



A PROVINCE OF PROMINENCE

Crowning the Twin Towers, an Address of Prominence awaits, offering an unrivalled blend of contemporary luxury and urban sophistication.



AN ADDRESS OF
MAGNIFICENCE



THE LUXURY IN
ARTISTRY





A TALE OF CONTEMPORARY DESIGN

At Marbella Twin Towers, avant-garde style takes centre stage in a captivating blend of innovation and elegance. This visionary project sets a new standard in luxury living, pushing the boundaries of contemporary design. From its striking facade to the meticulously designed interiors, Marbella Twin Towers encapsulates the essence of modern living, where every corner is a testament to the art of cutting-edge luxury.

Here, residents will experience a lifestyle that is not only luxurious but also a testament to the cutting-edge evolution of architectural aesthetics, creating a living experience that is truly pioneering.

CAPTIVATED SENSES
JOURNEYING INTO LUXURY





SETTING
STAGE
FOR PURE
SOPHISTICATION



STRIKING A BALANCE BETWEEN
MODERN ELEGANCE & TIMELESS STYLE

BESPOKE DETAILS CRAFTING
DESIGNS OF INNATE LUXURY



A SERENE RETREAT IN
COMFORTS & OPULENCE





A BREATHTAKING VISTA OF
CITYSCAPE AND SERENITY

FINAL TOUCHES
OF EXQUISITE
EXPERIENCES

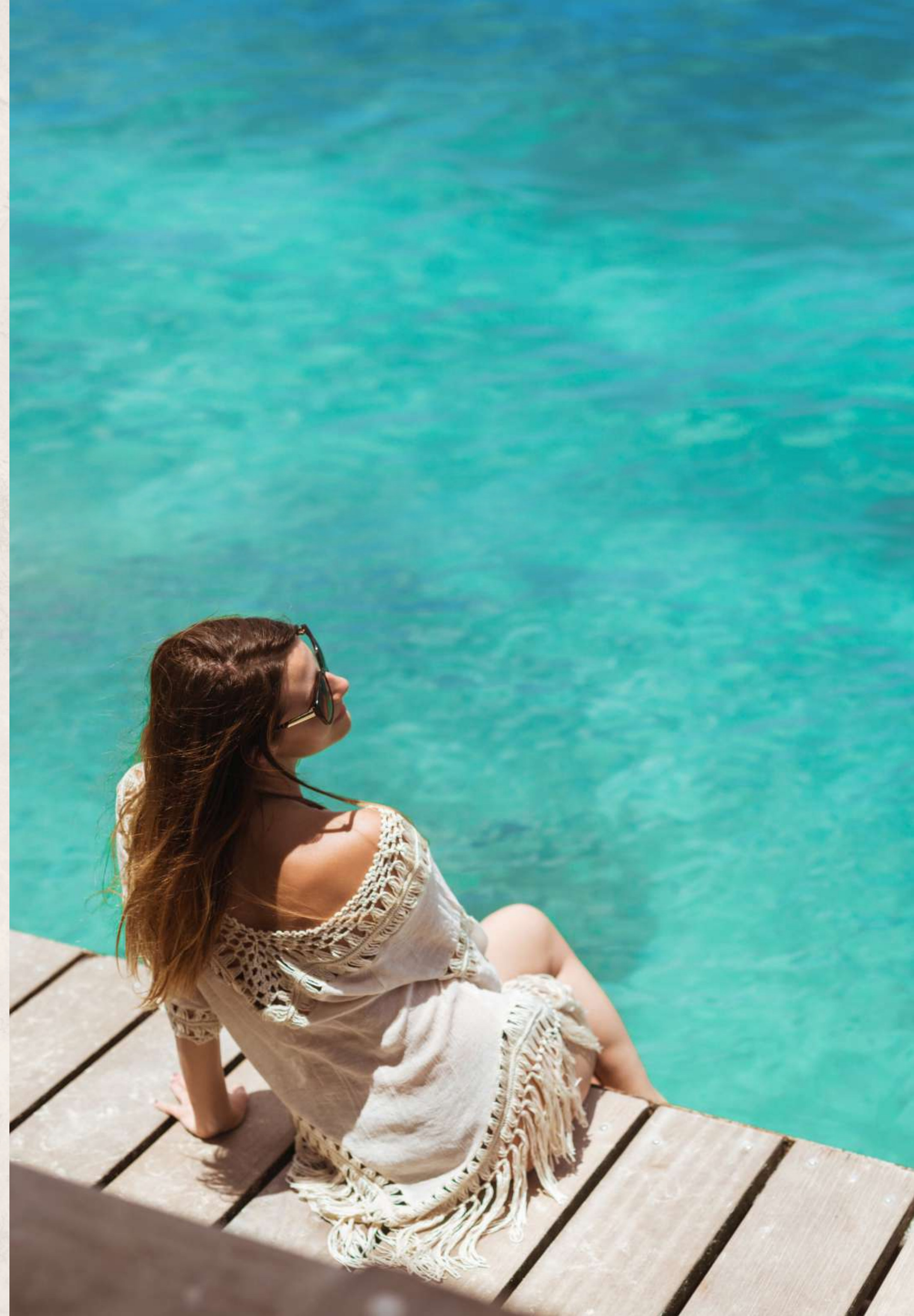


THE ART OF
AFFLUENCE

A TALE OF METICULOUS CRAFTSMANSHIP

At Marbella Twin Towers, substance transcends mere aesthetics, forming the very foundation of its identity. Each element, from the architecture to the interiors, is imbued with a deeper purpose. Here, luxury isn't just skin deep; it's a commitment to providing a lifestyle that's meaningful, functional, and enduring. The significance of substance at Twin Towers lies in its dedication to creating spaces that enhance lives, where meticulous craftsmanship meets modern functionality.

The addition of a luxurious swimming pool further enriches this commitment, offering residents a serene oasis to unwind and rejuvenate. Every corner of Twin Towers is a testament to this commitment, ensuring that residents don't just experience opulence but also a profound sense of comfort and utility. It's a place where style and substance converge to redefine the very essence of modern living.





TOUCH THE HORIZON WITH
A GLIMPSE OF CALMNESS

SCULPT YOUR BODY,
SCULPT YOUR SOUL





WHERE LAUGHTER
AND MEMORIES
COME TO LIFE.

REDEFINE THE ART OF LIVING

At Marbella Twin Towers, every detail, every corner, every moment has been thoughtfully crafted to create a lifestyle that transcends the ordinary. This exceptional space isn't just a place to reside; it's an expression of modern elegance, a testament to the uncompromising pursuit of luxury and comfort. It's where the fusion of avant-garde design and meticulous craftsmanship come together to create an experience that goes beyond bricks and mortar.

PROJECT FEATURES & AMENITIES

- Multi-tier Security
- Worship Zone
- Ample Open Parking For Visitor & Covered For Residents
- Landscaped Gardens
- Kids Play Area With Slides & Swings
- Crèche And Play School
- 24 Hour Medical Emergency Vehicle
- Panic Button In All Apartments
- Electrical Vehicle Charging Station
- Round The Clock Water & Electricity

CLUB HOUSE AMENITIES

- Reception & Concierge
- Restaurant & Bar
- Cafeteria
- Swimming Pool
- Gymnasium
- Yoga & Meditation Room
- Salon & Spa
- Steam, Sauna & Jacuzzi
- Billiards Room
- Library
- Conference Room
- Carom
- Chess
- Table Tennis
- Club Banquet Hall

THE THRIVING HEART OF URBAN INNOVATION & CONTEMPORARY LIVING.



SHOPPING

- Marbella Curo One 0 Mins.
- Sector 15 10 Mins.
- Sector 9 12 Mins.
- Sector 17 12 Mins.
- Sector 22 17 Mins.
- Elante Mall 22 Mins.

ATTRACTIONS

- Botanical Garden & Nature Park 02 Mins.
- Government Museum & Art Gallery 08 Mins.
- Zakir Hussain Rose Garden 08 Mins.
- ISKON Chandigarh Temple 12 Mins.
- Sukhna Lake 14 Mins.
- Bird Century 14 Mins.

PUBLIC TRANSPORT

- Upcoming Metro Station (Proposed) 01 Mins.
- Bus Stand (ISBT) 12 Mins.
- Railway Station 25 Mins.
- International Airport 35 Mins.

HOTELS

- Hotel Mountview 8 Mins.
- Taj 10 Mins.
- Hyatt Regency 10 Mins.
- Shivalik View 10 Mins.
- JW Marriott 14 Mins.
- Oberoi Sukhvilas 15 Mins.

SCHOOL

- Strawberry Fields 01 Mins.
- Doon International 02 Mins.
- Bhavan Vidyalaya (New Chd.) 04 Mins.
- St. Stephen (CBSE) 05 Mins.
- Brookfield International 10 Mins.
- Vivek High School 10 Mins.
- Carmel Convent School 12 Mins.
- Delhi Public School 12 Mins.
- Sacred Heart Convent School 14 Mins.
- St. John's High School 14 Mins.

UNIVERSITIES

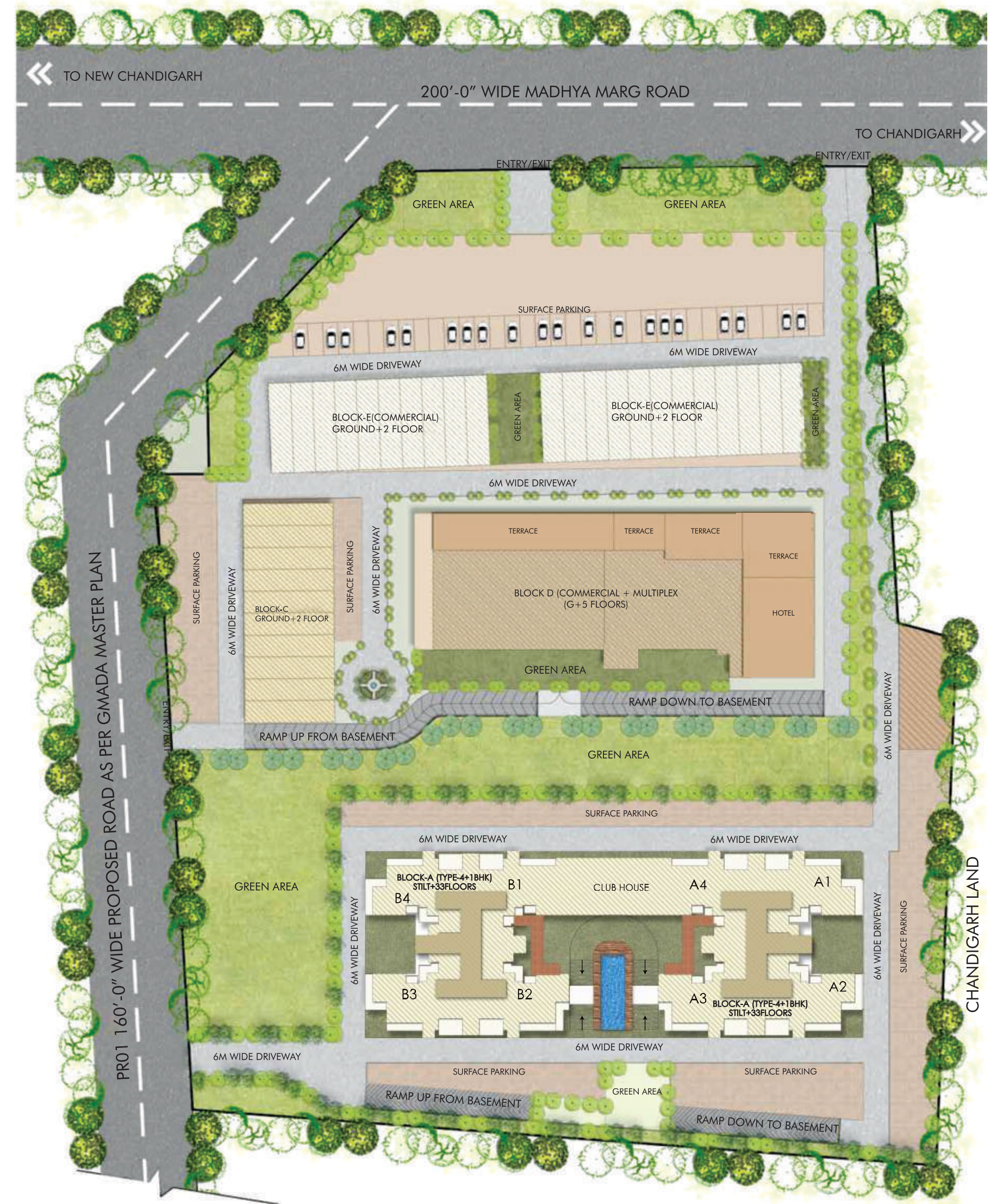
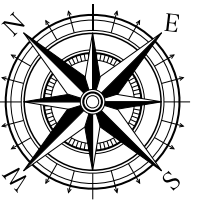
- NMIMS 2 Mins.
- University Business School 5 Mins.
- Punjab University 5 Mins.
- Chandigarh College of Architecture 8 Mins.
- PEC University of Technology 9 Mins.

HOSPITALS

- Homi Bhaba Cancer Hospital 02 Mins.
- PGI 05 Mins.
- Government Multi Speciality Hospital 07 Mins.
- CMC Hospital 11 Mins.
- Grewal Eye Institute 12 Mins.
- Inscol Tertiary Care Hospital 15 Mins.

EXPLORE THE FUTURE
OF LIVING WITH CUTTING-EDGE
TECHNICAL SPECIFICATIONS
AT TWIN TOWERS.

SITE PLAN



SINGLE UNIT PLAN - 01

TYPE - 5 BHK

5 BHK (4 BHK + 1 Multipurpose Room + Store + Puja Room)
 Super Area : 4390 sq. ft.
 Built-up Area : 3517 sq. ft.
 Carpet Area : 2471 sq. ft.



The super area includes a share of the common spaces in the club, lobby, and terrace areas.

SINGLE UNIT PLAN - 02

TYPE - 5 BHK

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

Super Area : 4390 sq. ft.

Built-up Area : 3517 sq. ft.

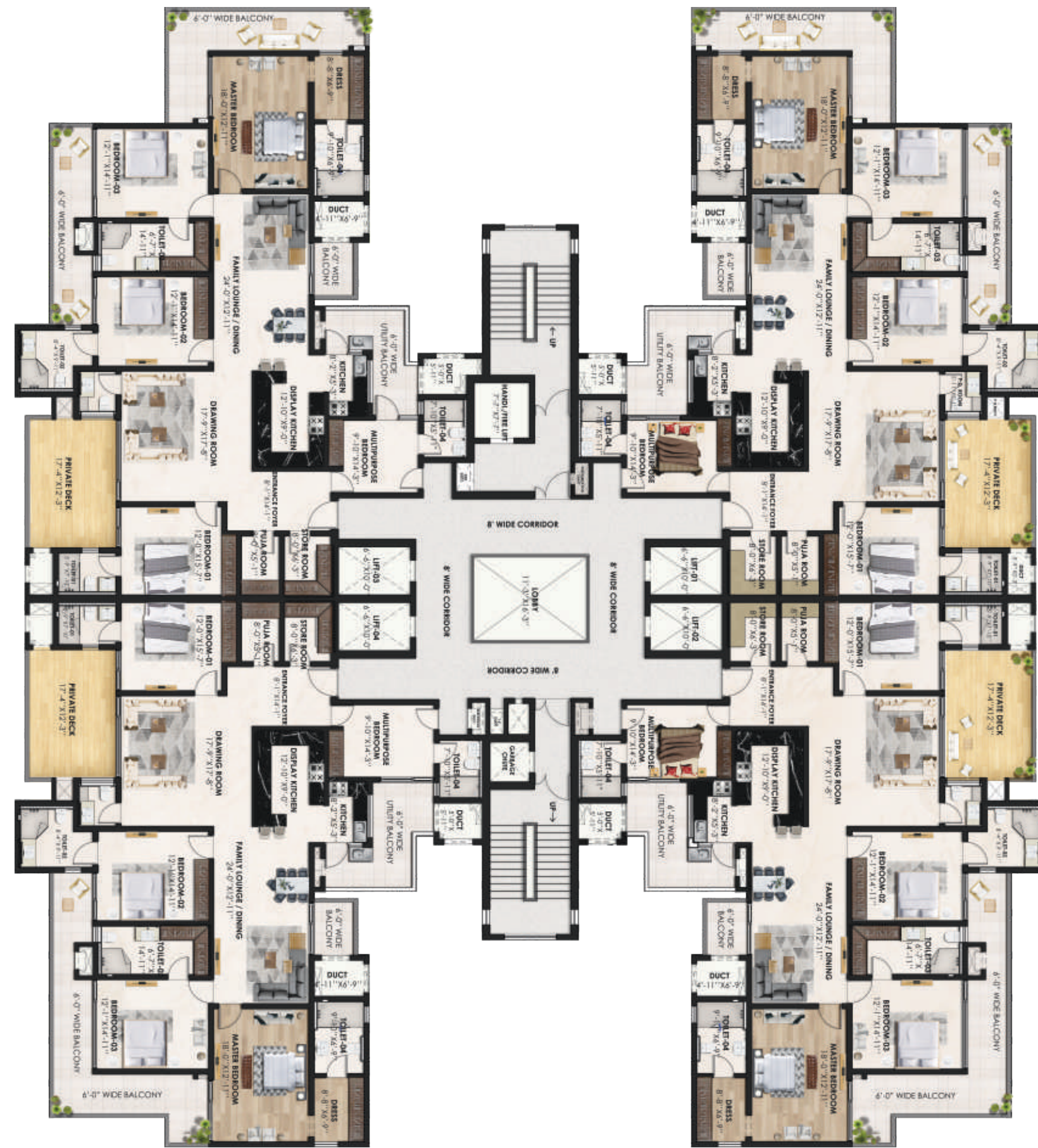
Carpet Area : 2471 sq. ft.



The super area includes a share of the common spaces in the club, lobby, and terrace areas.

CLUSTER FLOOR PLAN TYPE - 5 BHK

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



The super area includes a share of the common spaces in the club, lobby, and terrace areas.

TECHNICAL SPECIFICATIONS

(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 (6 ft. x 9 ft.) & Three 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

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

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

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 - Kajaria/Quton/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 (Kajaria/Quton/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 Outdoor 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 (Kajaria/Quton/Simpolo or Equivalent). Dado - Premium Vitrified Tiles up to 2 ft. 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).



Marbella
— EMBRACE THE LUXE! —

The Marbella Group stands as a testament to the visionary leadership of seasoned industry veterans, boasting decades of collective experience in real estate, industrial ventures, and construction endeavours. Founded with an unwavering commitment to providing optimal value to investors, Marbella Group is fuelled by a steadfast dedication to punctuality in project deliveries. The group's ascent to prominence in the regional real estate landscape over the past five years is a direct result of its robust value system, positioning Marbella Group as a distinguished player in the industry. With a track record marked by excellence and a future shaped by a commitment to uncompromising quality, the Marbella Group continues to set new standards in the realms of real estate and construction.

GROUP PROJECTS

MARBELLA GRAND

GHS No. 3, IT City, Sector 82-A, SAS Nagar Mohali, Punjab

It epitomizes luxurious living with its elegant 3+1, 4+1, 5+1 BHK and Penthouses, seamlessly integrating comfort and sophistication. Surrounded by nature, it offers residents a tranquil yet refined lifestyle, setting a new standard in upscale living.

MARBELLA TWIN TOWERS

Curio One, Madhya Marg, Sector 2, New Chandigarh, Punjab

Experience modern luxury living at Marbella Twin Towers, the most prestigious residential project of New Chandigarh. Inspired by global landmarks, each 5 BHK (4 BHK Multipurpose Room + Store + Pooja Room) apartment is a masterpiece blending sophistication with community living. Bespoke interiors and bronze accents exude grandeur, redefining the city skyline.

MARBELLA ROYCE

GHS No. 7, IT City, Sector 83-A, SAS Nagar Mohali, Punjab

The region's tallest residential skyscraper, offers 5-star amenities over 42 storeys. With 4 towers, it features spacious 4 BHK and indulgent 5 BHK residences. Each corner unit provides breathtaking views, defining contemporary luxury living.

SRG Marbella Developers & Promoters LLP
Marbella Twin Towers, Curo One, Madhya Marg, Sector 2
New Chandigarh, Punjab (India) 140901
Call: +91 93195 93195

Disclaimer: This brochure is purely conceptual and do not constitute a legally binding offer. All images are artist's impressions and not necessarily fully representative. In the interest of maintaining high standards, the contents herein, including all services, infrastructure, products, designs, amenities, facilities, site plans, layout plans, floor plans, areas, dimension, specifications, elevations, and perspectives views are tentative in nature and are subject to variations and modifications, without notice, till the final completion of the project, at the sole discretion of Competent, Statutory Authorities or the Company. Architectural features may differ in different apartments. Soft Furniture, furniture, and gadgets are not part of the offering. All images are an artistic conceptualization and does not purport to replicate the exact products. Marbella Twin Towers is a government approved project.