





There was a time not too long ago...

There was an easy pace and fresh feel to Life.


People lived in well-lit, spacious bungalows. Doors opened to picture perfect gardens alive with colour and fragrance. Butterflies chased one another and fireflies danced in the dark.

There was a backyard for lazy family afternoons and informal dining. Where occasionally one would catch a refreshing afternoon nap. Every sense was nourished and you felt great.

Just living. Just being, in the moment.

It was a time when everything was within reach: schools, markets and parks. Even friends were close by. People smiled when they passed by, and everyone knew you by name. Stress was a foreign word and the neighbourhood was so safe, you could even leave the front door unlocked.

Your children cycled down winding paths and their laughter made you realize what you had worked for. Most days, you felt an overwhelming sense of contentment.



Yes, there was a time people lived this way. It's time to rediscover it.

An experience called Marbella.



MARBELLA

LUXURY LIVING





Exclusive. Ultra-chic.
Impeccably planned.
Luxurious. Lavish. Secure.

Every word defines, a one of a kind
gated residential development
comprising exquisitely appointed villas
in Gurgaon.



Artistic Rendering of enclave entrance

Marbella is designed for an unmatched way of life, within four walls and out in the open. A signature Spanish style and refreshing colour palette create lavish indoor spaces. Out of doors, planned walkways, scenic parks, leisure and recreational facilities complete the experience of villa life.



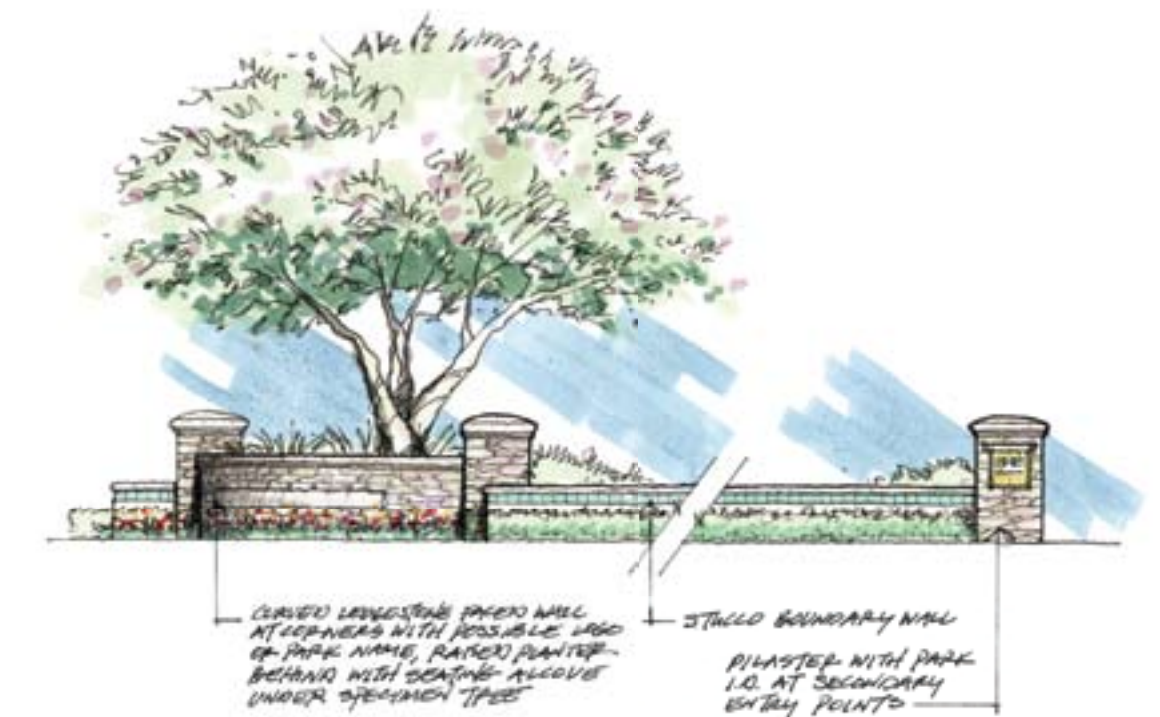
Villa entrance detail



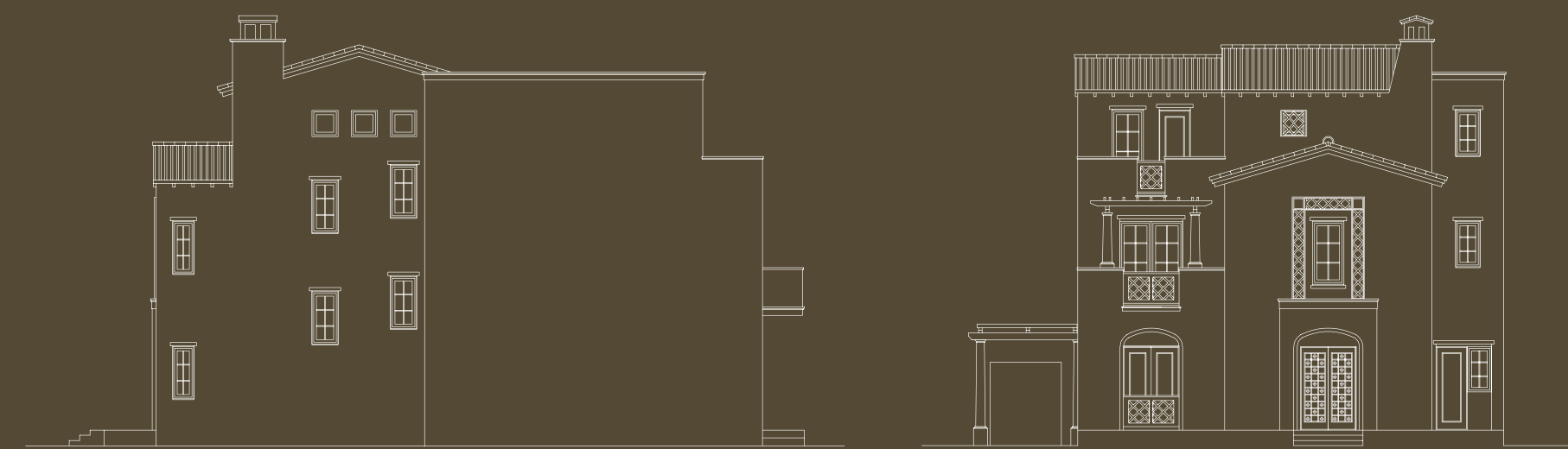
Artistic Rendering of community park



Plan for enclave entrance

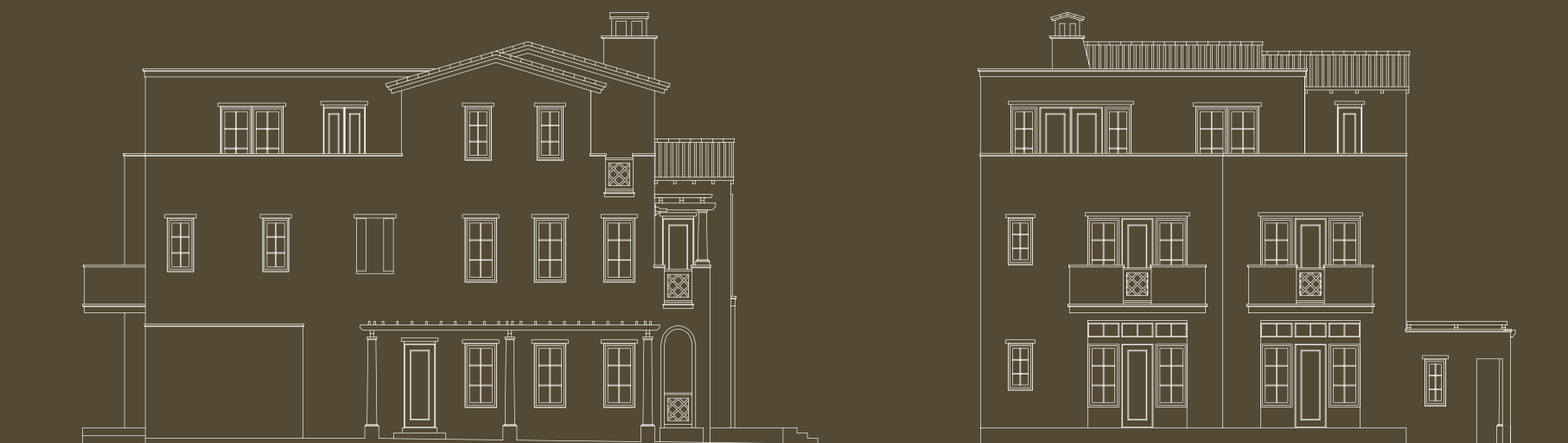


Detail of community park outer wall



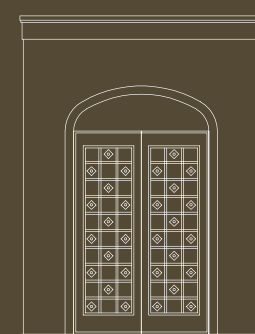
Right

Front

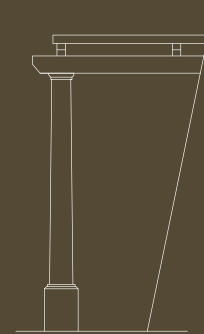


Left

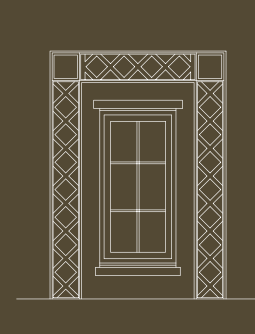
Rear



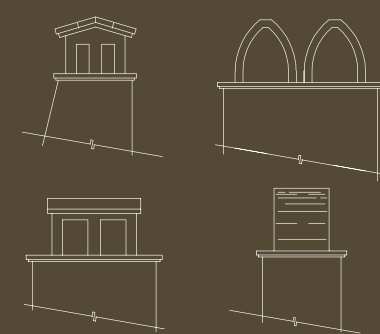
Entry Arch



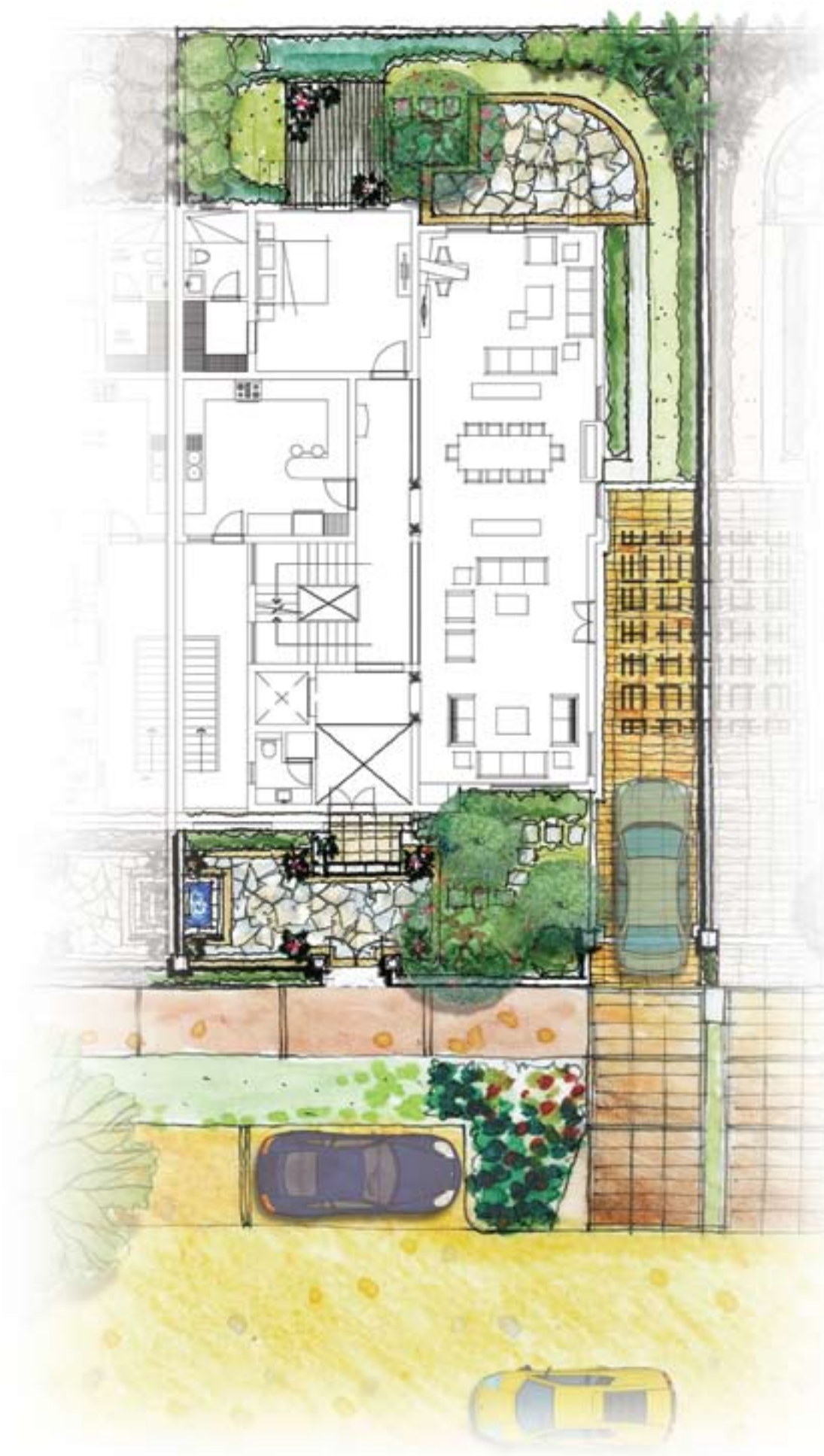
Column & Trellis



Knit Block Surround
Over Entry



Elevator Cap Options



Villa Features & Landscape

- Pilaster with House Number and Light
- Landscaped Front and Rear Lawns
- 900mm Front Garden Wall
- 1500mm Side Privacy Wall and Pilaster
- Steps and Front Porch
- Front Garden Tree
- Driveway and Carport
- Visitor Parking
- Street Tree with Tree-Guard in Tree-Grate
- Front Garden and Patio with Tiered Fountain
- Rear Patio off Family Lounge
- 1800mm Rear Privacy Wall

Marbella offers its residents contemporary living at its best in the heart of a thriving city. Designed to enhance community living with a touch of luxury, it has everything that says, "You are worth it."





Fine living rarely gets any finer.

The combination of an upscale neighbourhood and villas with the finest of fit and finish makes Marbella the address of choice. It has facilities that make it a great place to live in – a world class clubhouse with a swimming pool, a bowling alley, a high tech gym, a salon/spa, a banquet hall, coffee shop, lawn tennis, badminton and basketball courts, beautifully landscaped jogging and walking tracks, children's play area, and more.

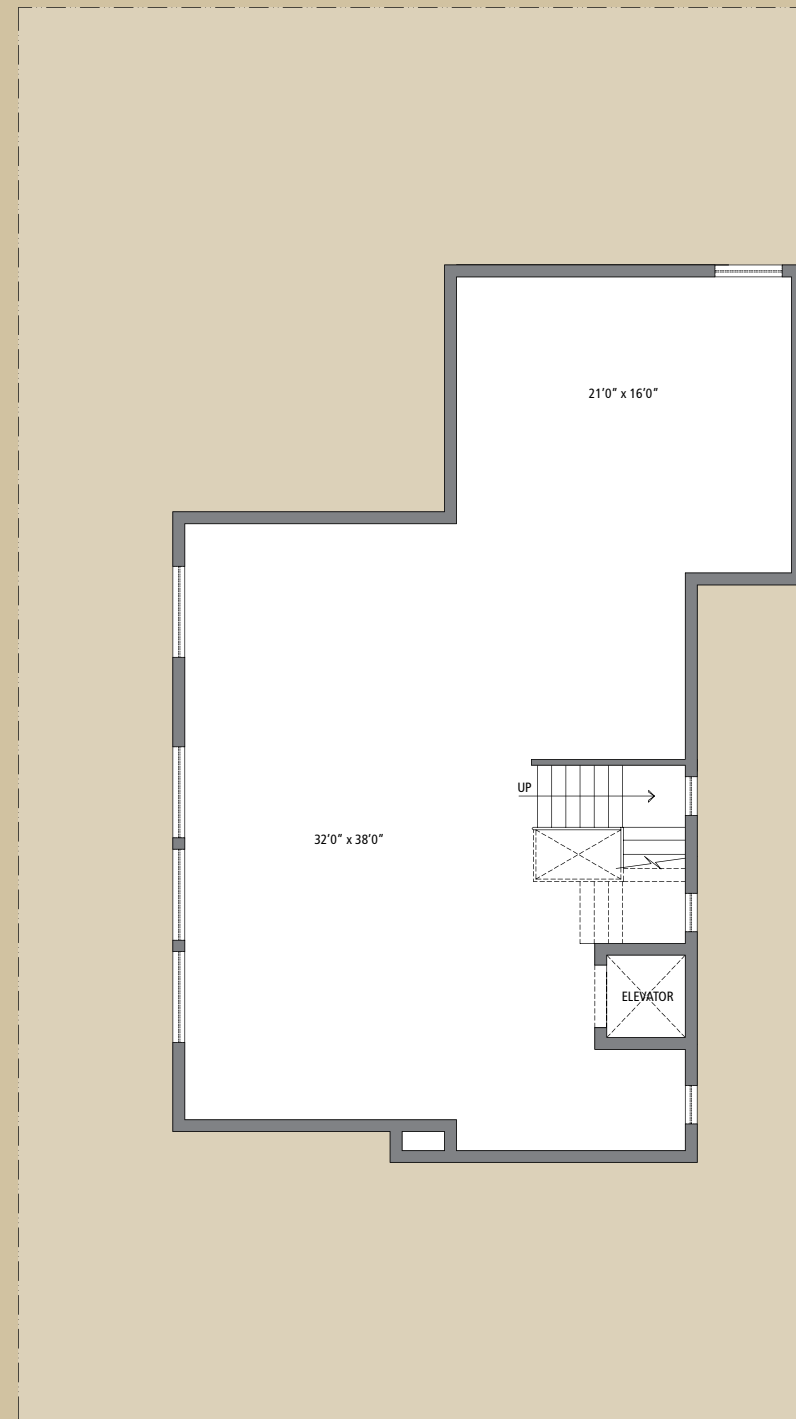



MARBELLA
LUXURY LIVING

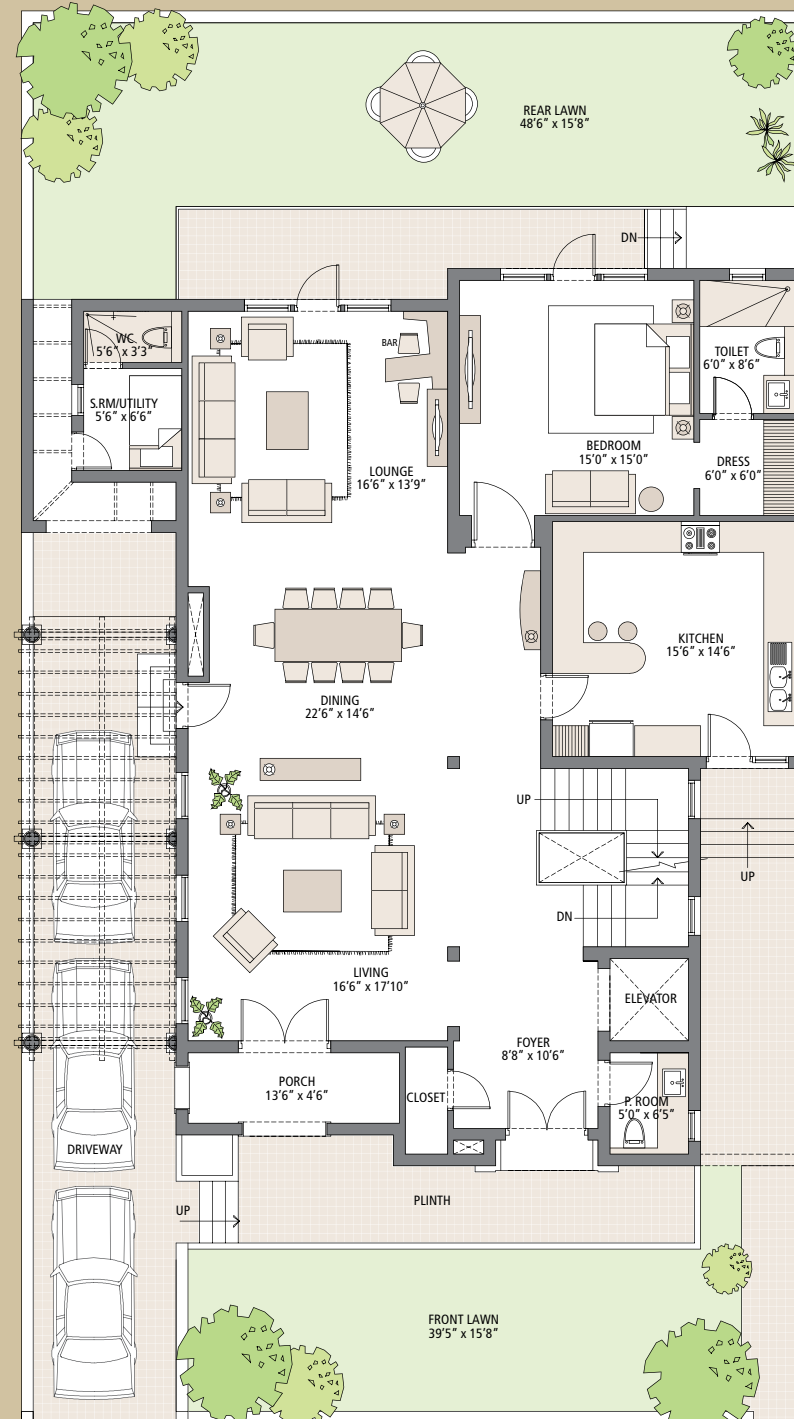
Villa Belinda



Villa Belinda - 8,120 sq. ft.
5 Bedroom, 5 Bathroom, Living and Dining,
Family Lounge & Pantry



Basement Floor Plan



Ground Floor Plan



First Floor Plan



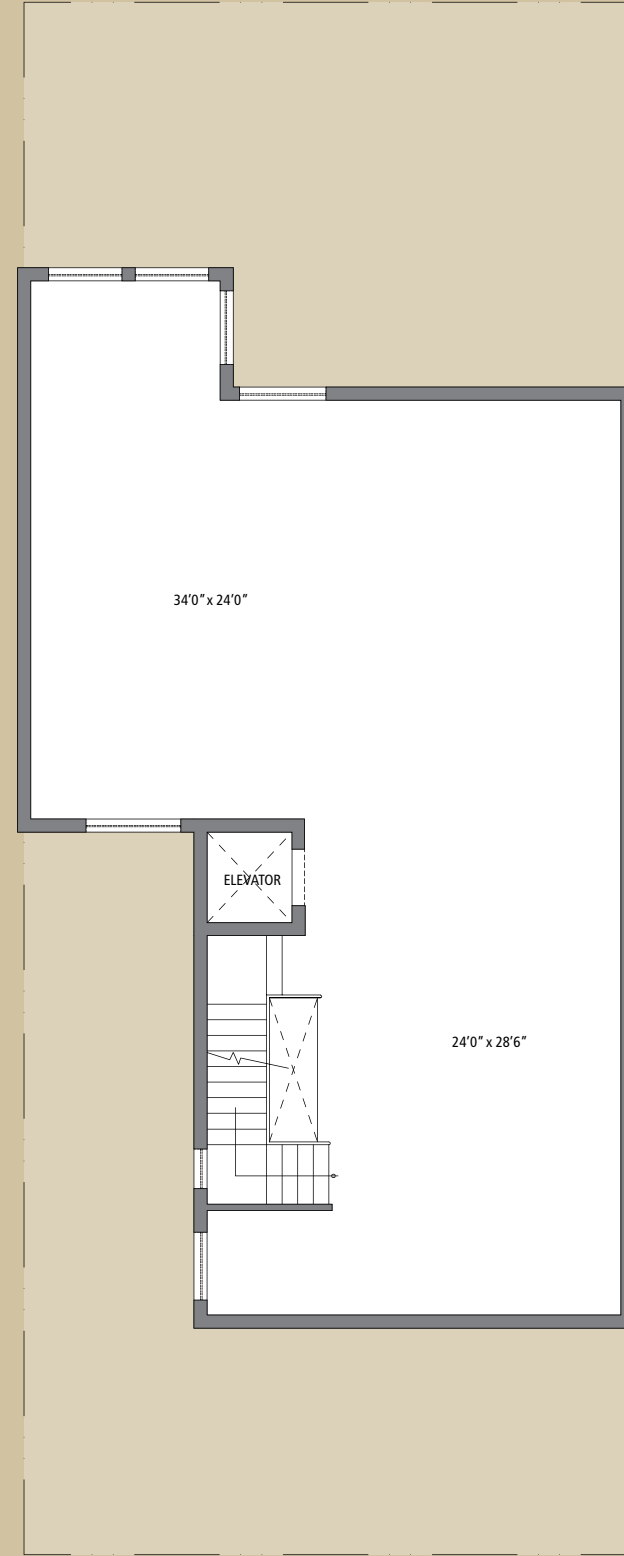
Second Floor Plan

Villa Monada

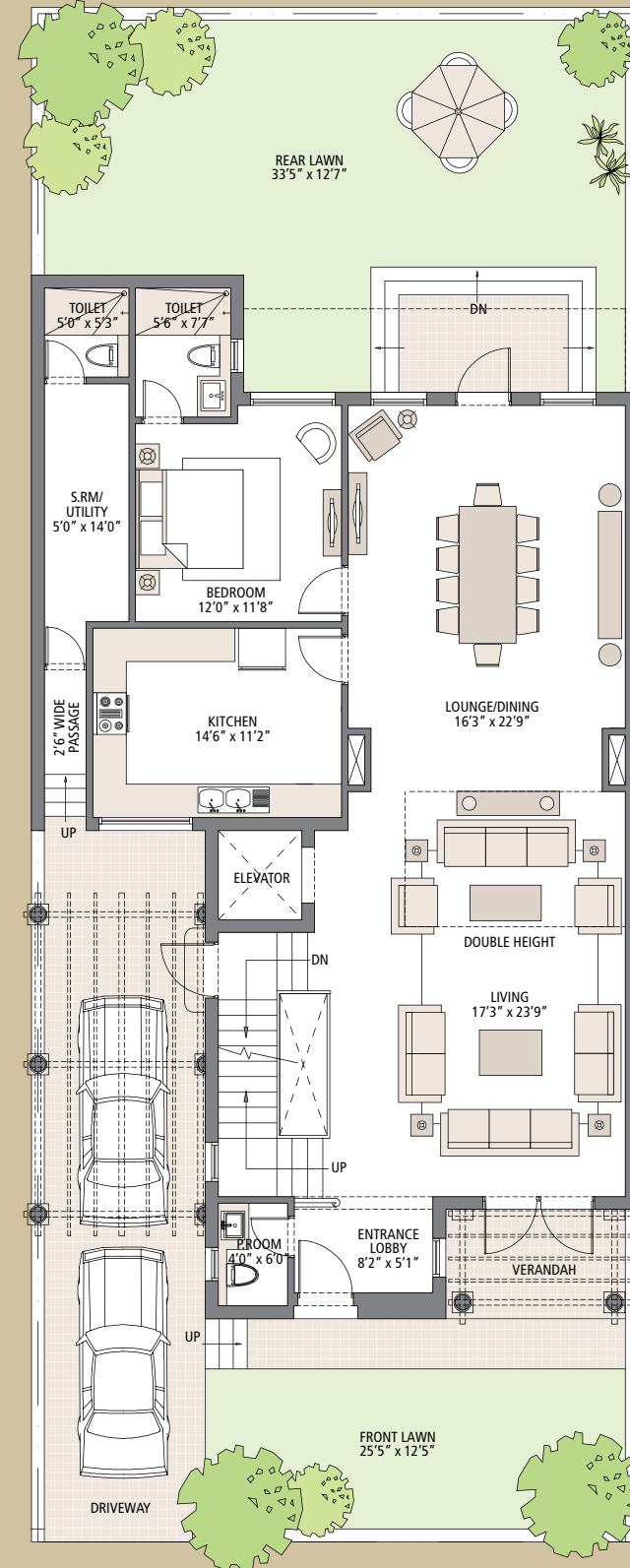


Villa Monada - 6,520 sq. ft.

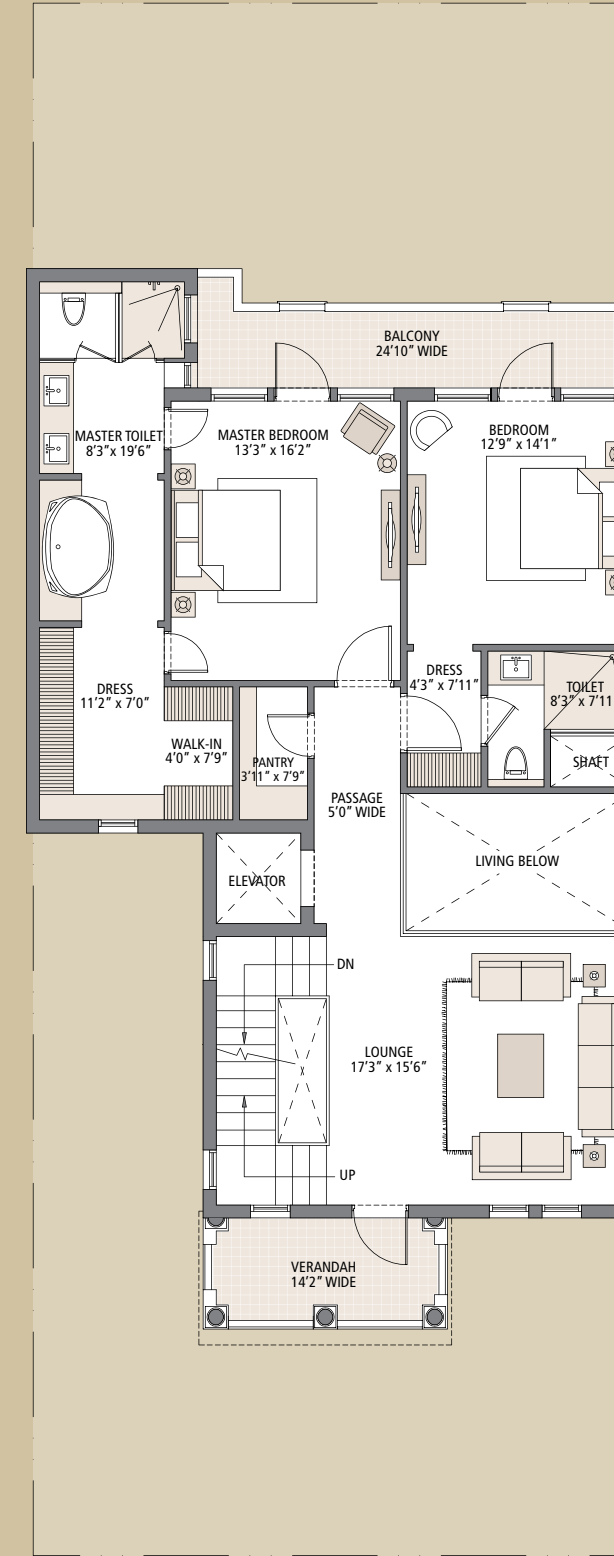
5 Bedroom, 5 Bathroom, Living and Dining, Family Lounge & Pantry



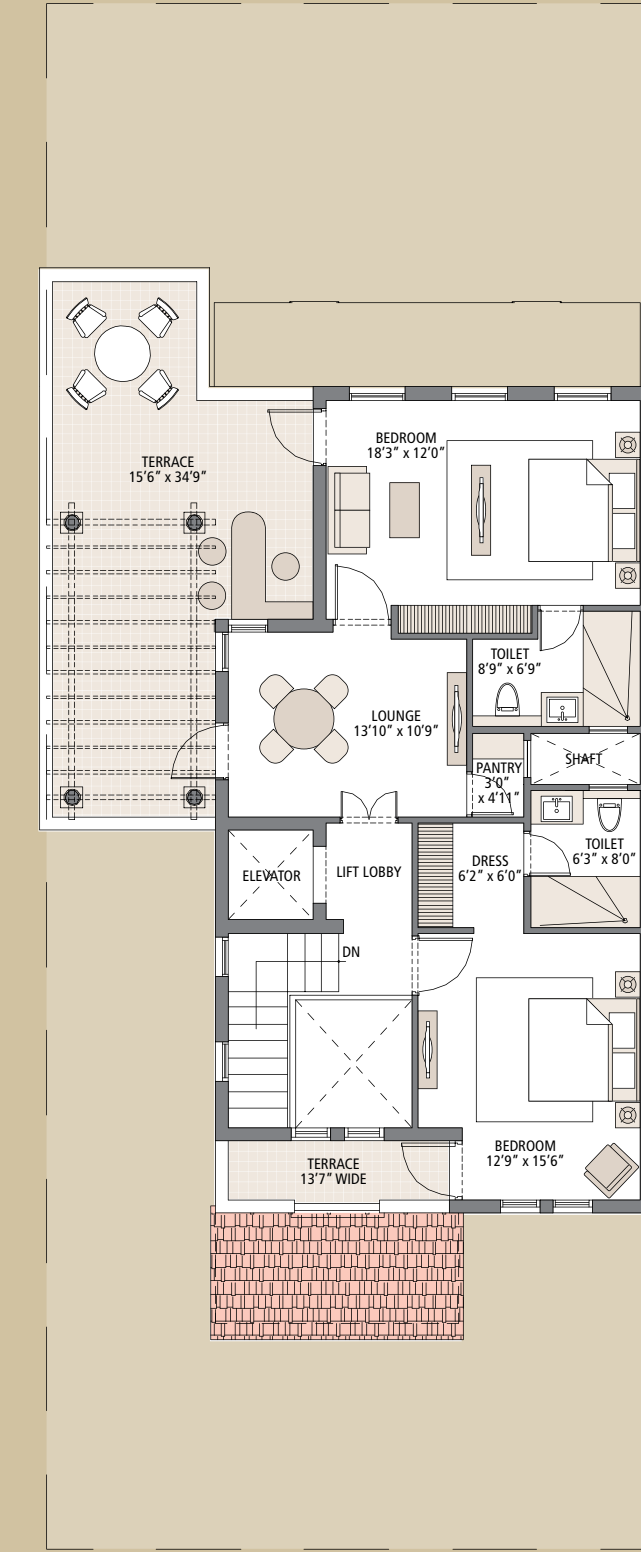
Basement Floor Plan



Ground Floor Plan



First Floor Plan

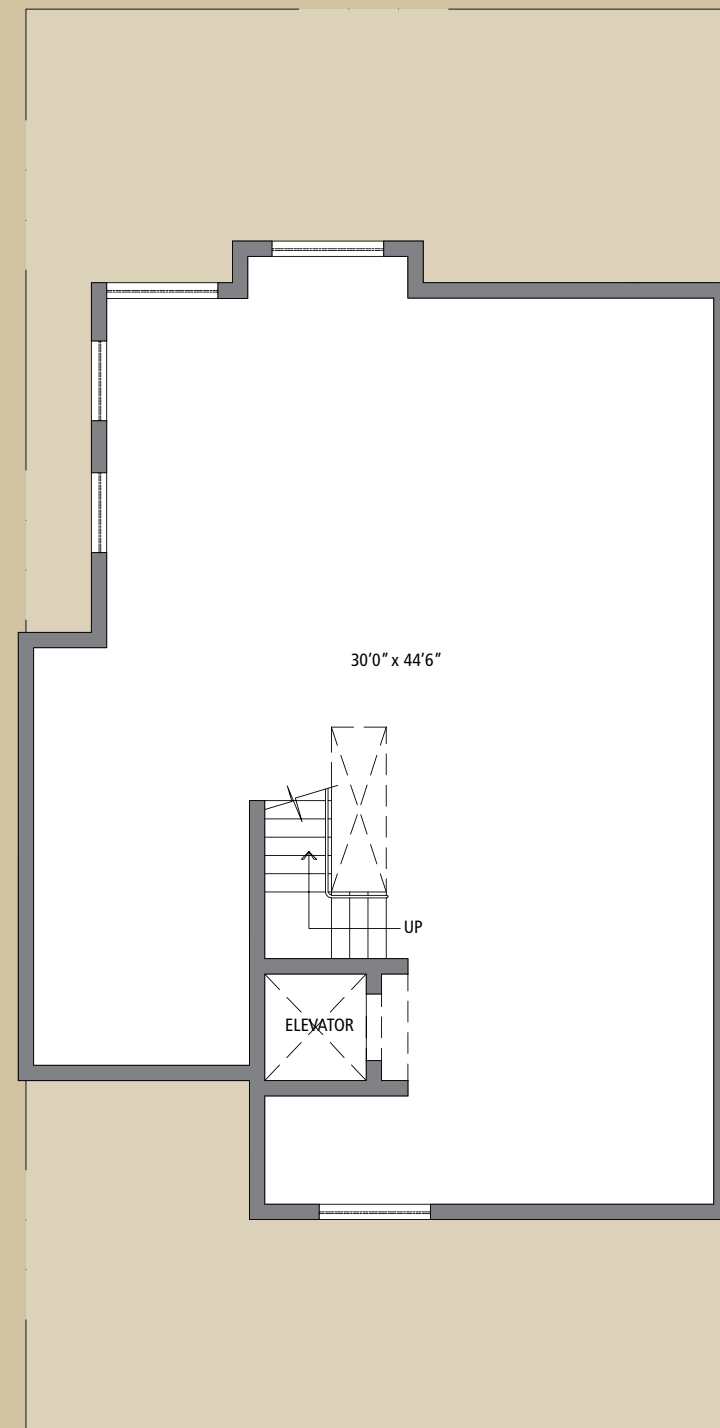


Second Floor Plan

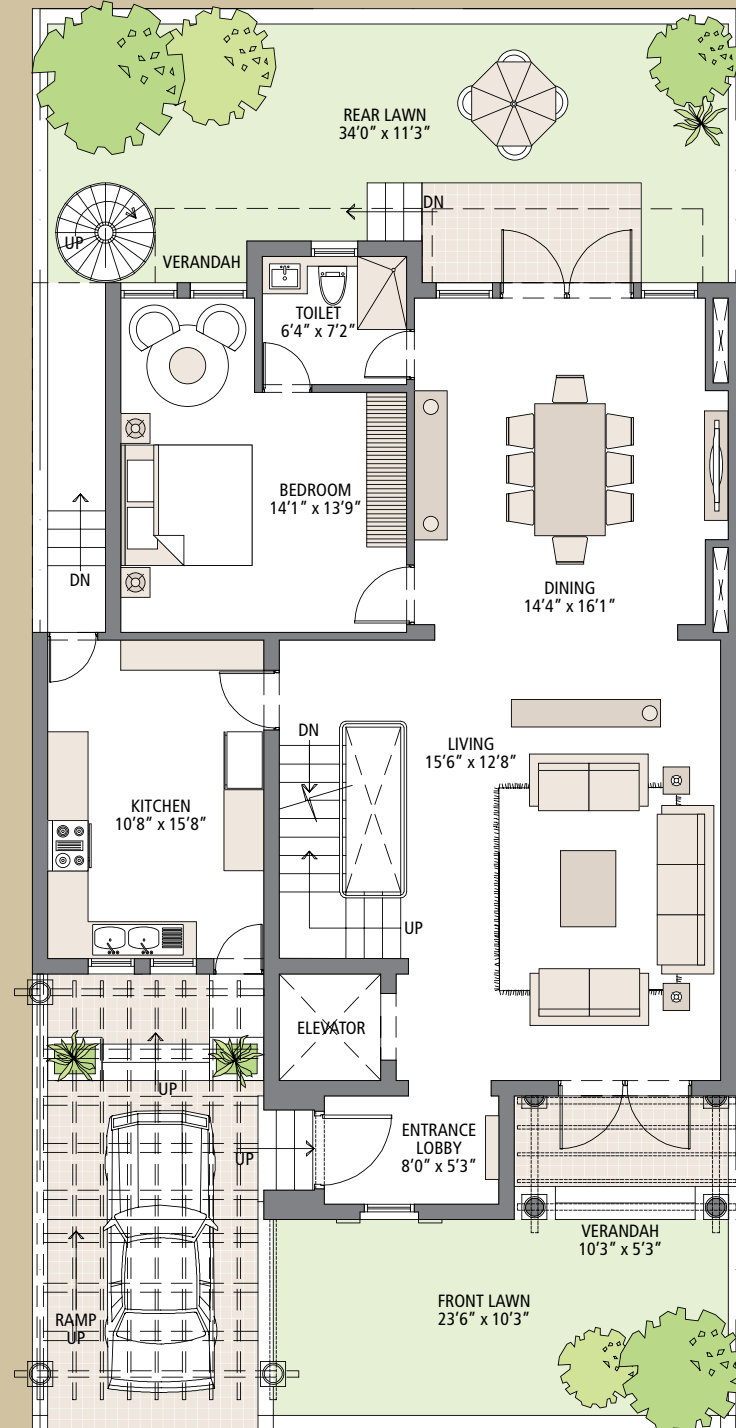
Villa Belleza



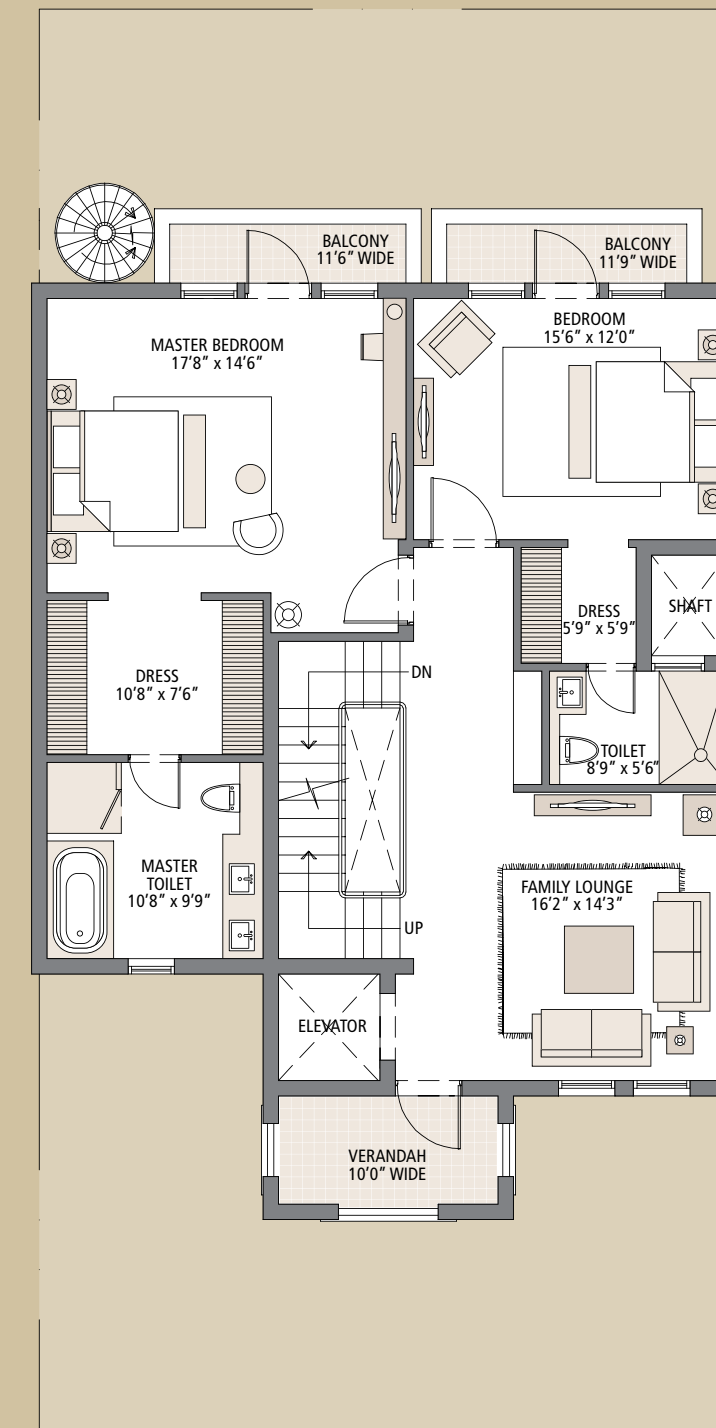
Villa Belleza - 5,605 sq. ft.
 4 Bedroom, 4 Bathroom, Living and Dining,
 Family Lounge & Pantry



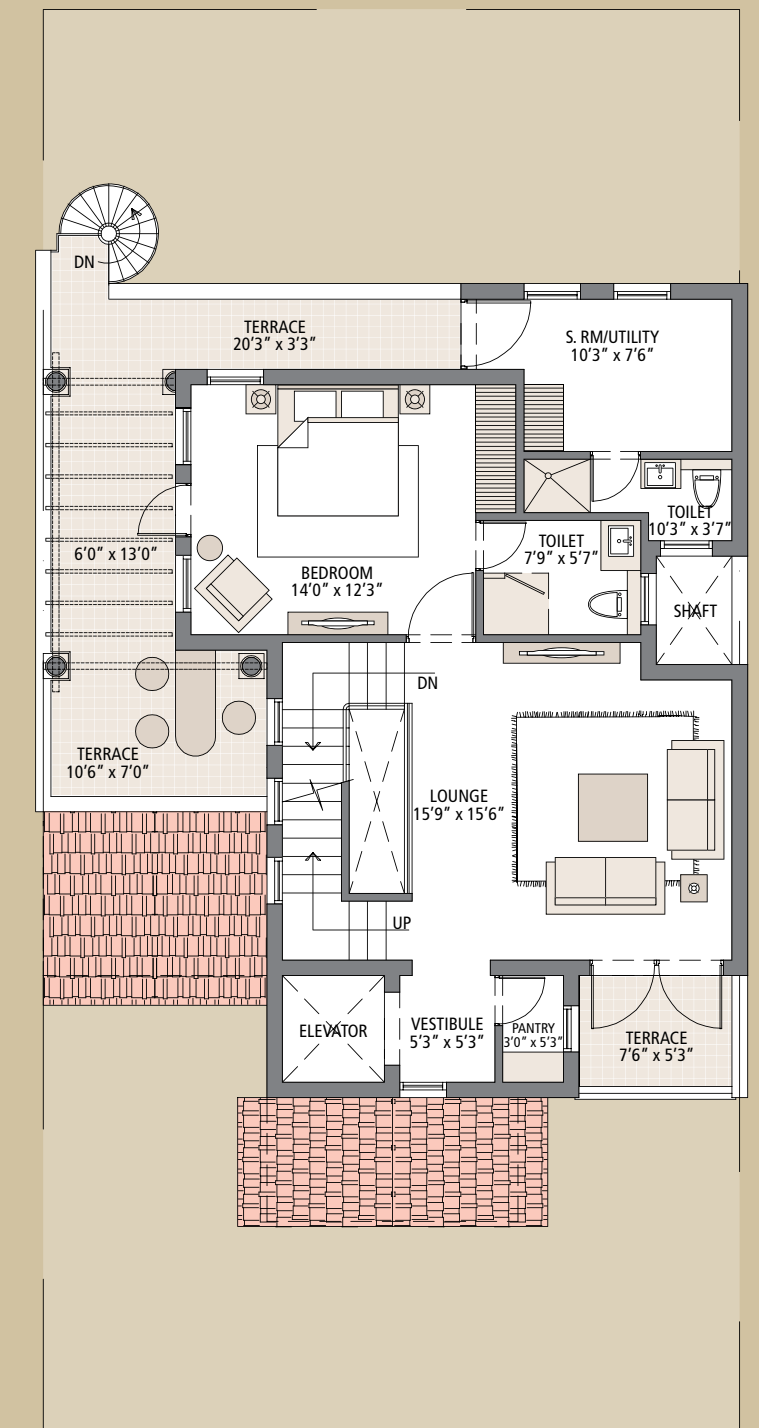
Basement Floor Plan



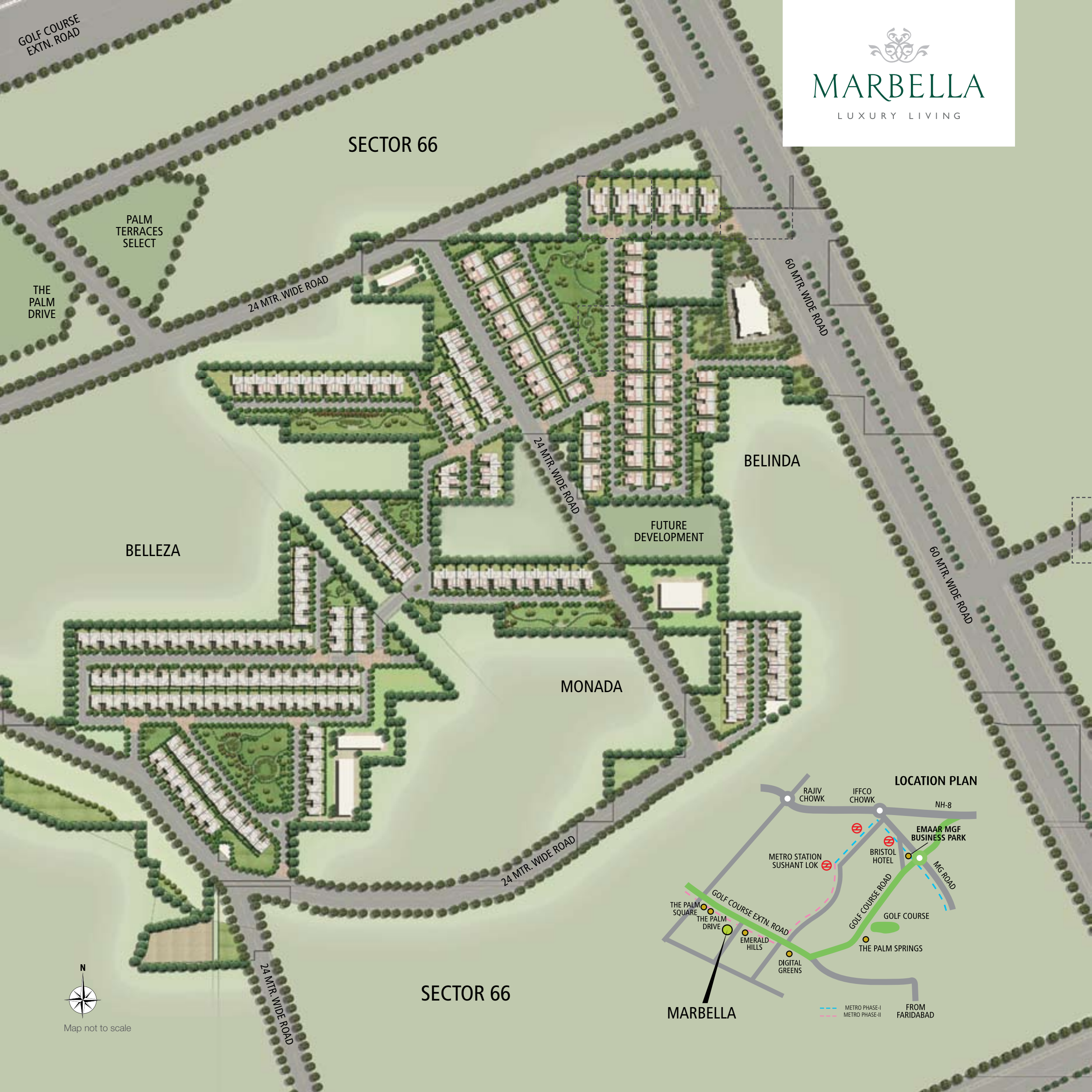
Ground Floor Plan



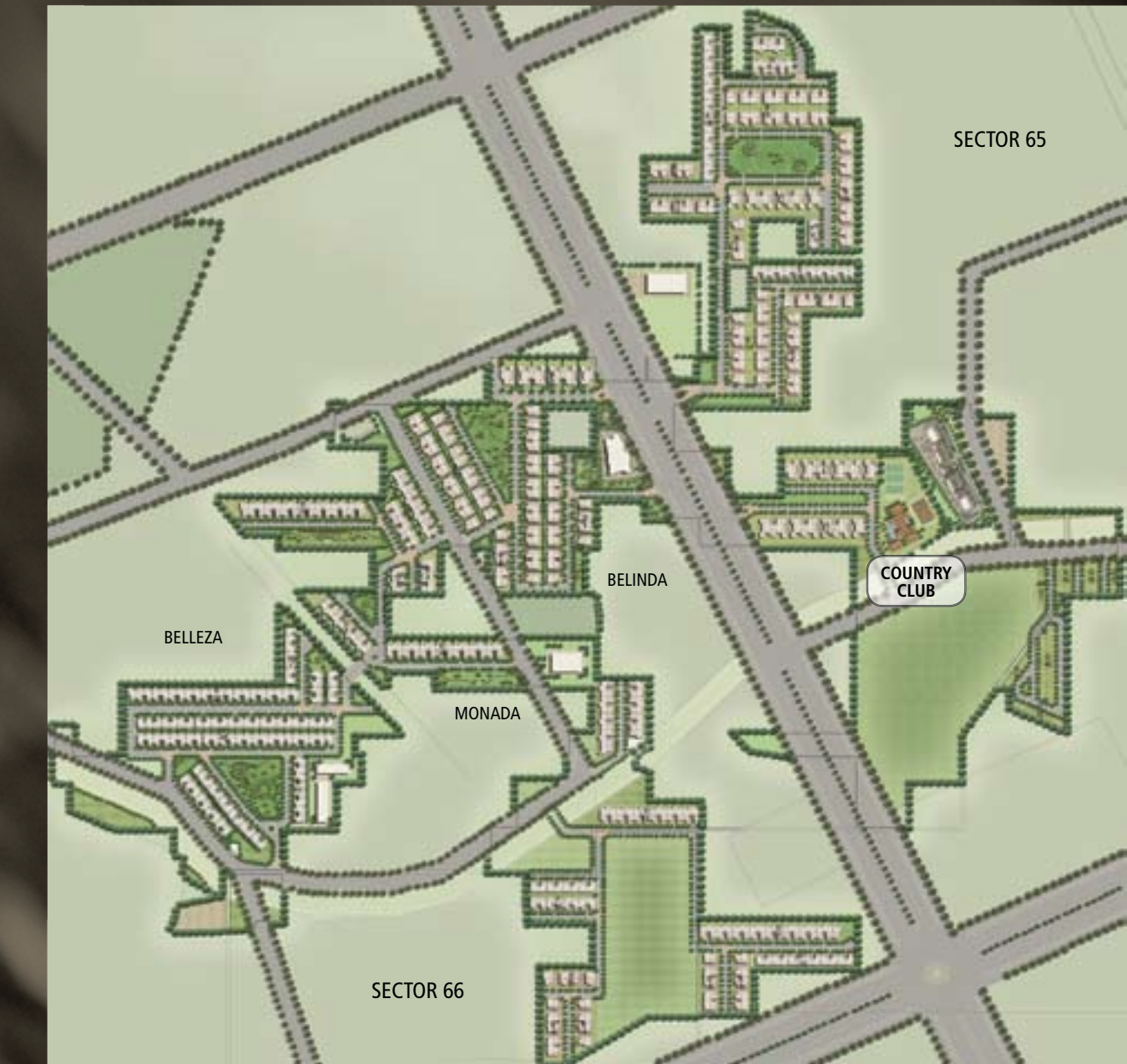
First Floor Plan



Second Floor Plan



Signature Villa Community



Special features that make life a little more special.

- Exterior and elevation maintenance to ensure that the villa enclaves retain their look and feel for years
- Subscribed services for lawn and horticulture maintenance
- Professional services to manage essentials such as power back up, water supply, street lighting and streetscapes
- Single point billing services
- Concierge services to assist with day to day things, and that special occasion



Villa Specifications

STANDARD FEATURES

Spacious living and dining rooms overlooking gardens.

Separate family lounge on upper floors.

Spacious bathrooms and walk-in wardrobes.

Outdoor entertainment area on second floor.

Landscaped front and rear lawns.

FOYER, LIVING AND DINING

POP Punning with acrylic emulsion paint on the walls.

Imported marble flooring.

Polished teakwood frame with panelled door shutters on main entrance door.

Veneered flush door shutters (internal).

Anodized/powder coated aluminium/PVC glazed doors (exterior).

Anodized/powder coated aluminium/PVC window frames and shutters.

POP Punning with acrylic emulsion paint on the ceilings.

BEDROOMS

POP Punning with acrylic emulsion paint on the walls.

Imported marble/wooden flooring in master bedroom.

Imported tiles/laminated wooden flooring in other bedrooms.

Veneered flush door shutters (internal).

Anodized/powder coated aluminium/PVC glazed doors (exterior).

Anodized/powder coated aluminium/PVC window frames and shutters.

POP Punning with acrylic emulsion paint on the ceilings.



KITCHENS

Premium ceramic tiles on the walls.

High quality granite or vitrified flooring tiles in the kitchen.

Granite counter tops.

Stainless steel kitchen sink with double bowl and drainage.

Modular kitchen with imported hob and chimney.

Veneered flush door shutters (internal).

Anodized/powder coated aluminium/PVC glazed doors (exterior).

Anodized/powder coated aluminium/PVC window frames and shutters.

POP Punning with acrylic emulsion paint on the ceilings.

BATHROOMS

Imported marble flooring in master bathroom and imported ceramic tile floors in other bathrooms.

Four fixture toilet in master bathroom.

Choice of finest quality granite or marble counters in all bathrooms.

Premium ceramic tiles on walls.

High quality imported chinaware and CP fittings in the master bathroom

and premium chinaware and CP fittings in the bathrooms.

Veneered flush door shutters (internal).

Anodized/powder coated aluminium/PVC glazed doors (exterior).

Anodized/powder coated aluminium/PVC window frames and shutters.

POP Punning with acrylic emulsion paint on the ceilings.

BALCONIES

Anti skid tile floorings.

Weather proof paint on walls and ceilings.

Anodized/powder coated aluminium/PVC glazed doors (exterior).

UTILITY AREAS/S ROOM

Ceramic tile flooring.

POP Punning with acrylic emulsion paint on the walls.

Veneered flush door shutters (internal).

Anodized/powder coated aluminium/PVC glazed doors (exterior).

Anodized/powder coated aluminium/PVC window frames and shutters.

Toilet with ceramic tiles on the walls.

Chinaware and CP fittings.

DOMESTIC FACILITIES

High quality electrical wiring and modular switches.

100% power backup.

Air-conditioned Villas.

Modern elevator.

Provision of LPG Gas pipelines.

SECURITY AND TECHNOLOGY

Perimeter security.

Burglar alarm system.

Smart card access.

Dedicated Intercom linking the main gate to each residence.

WiFi community.

Provision for cable TV.

High quality electrical wiring and modular switches.

RECREATIONAL FACILITIES IN CLUB

Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms.

Health club facility with fully equipped unisex gym fitted with cable TVs, Jacuzzi, and separate dance and aerobics studio.

Sports facility with tennis courts, swimming pool with baby splash, 24 hour running filter water, shower and changing areas.

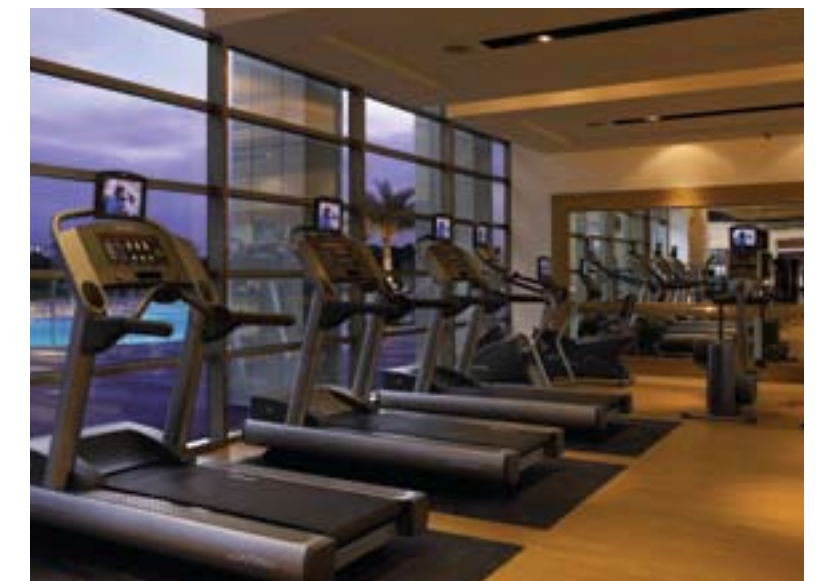
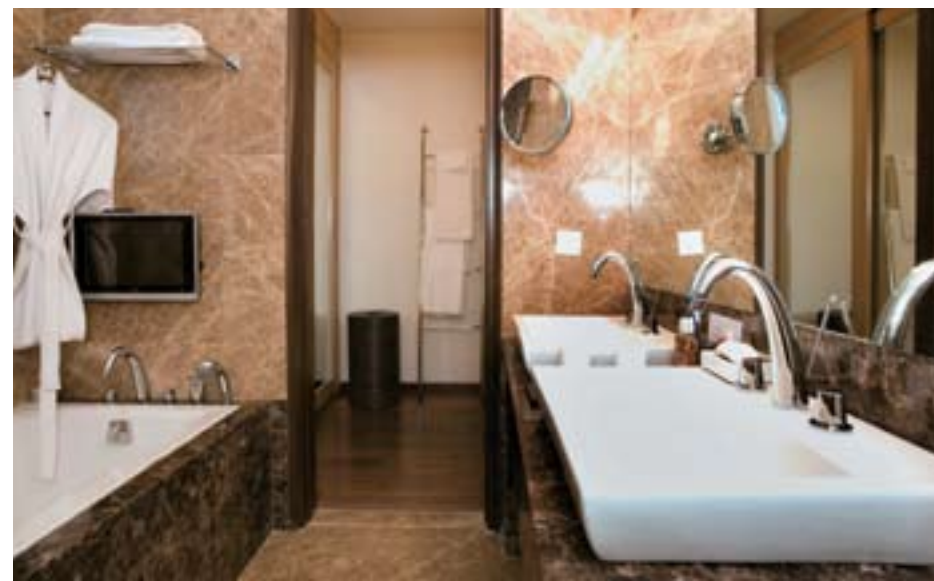
Club with lounge, billiards room, card room, cigar lounge, multi-purpose hall/ function lounge with bar and multi-cuisine restaurant.

Kids play area with tot-lots, see-saws, baby slides, sand pit and party area.

Mini club Cineplex.

OTHER TOWNSHIP FACILITIES

Multispeciality polyclinic by leading chain, primary & nursery school by leading institute and convenient shopping.





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