



Mahagun Real Estate Pvt Ltd

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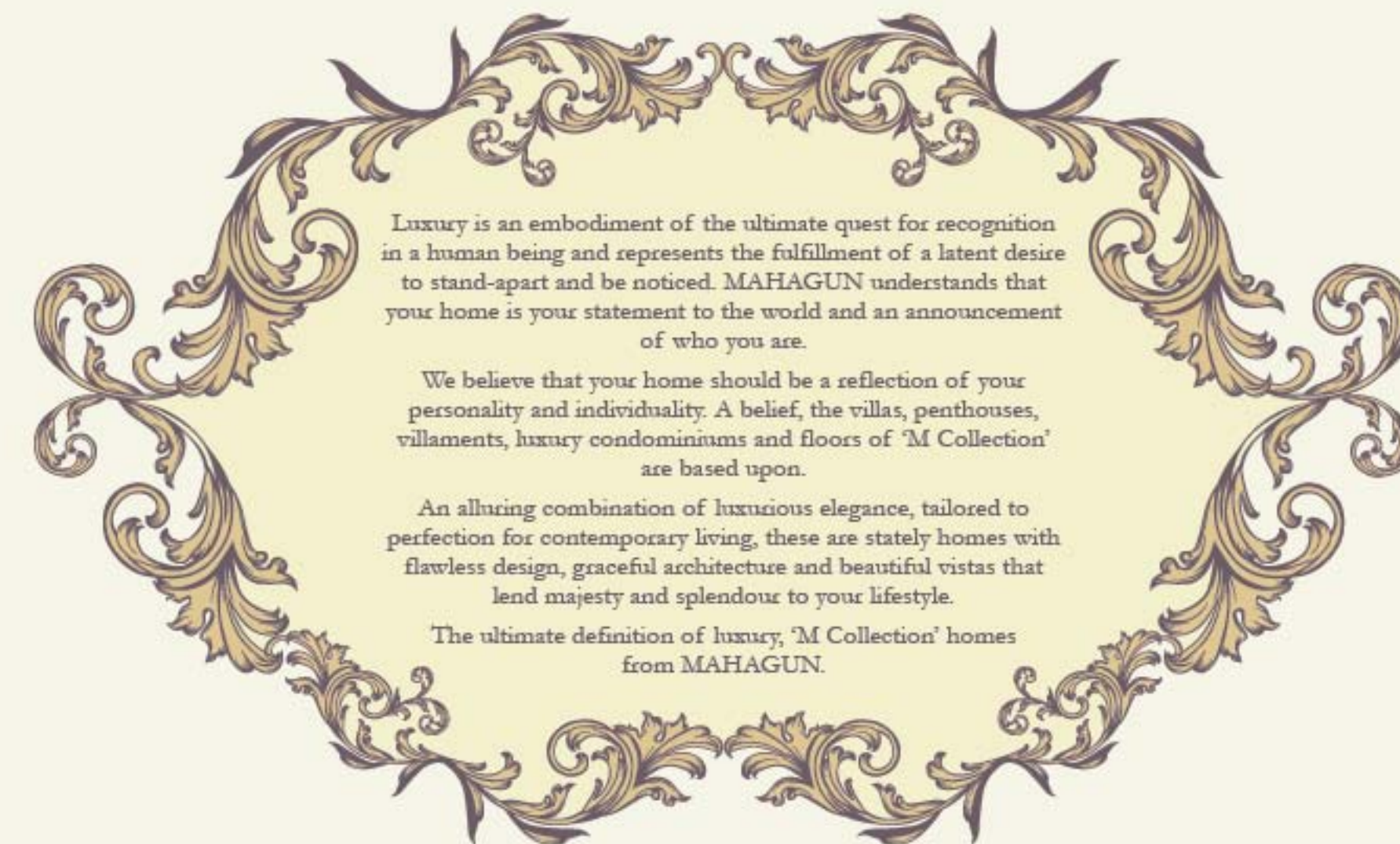
Site Off: Plot No- GH-02, Sector 78, Noida- 201301 (U.P.)

Website: www.mcollection.in





Step into the ultra-luxurious living spaces
from Moderne penthouses and Marvella, which are designed
to mesmerise your senses. Come and experience extravagant living.



Luxury is an embodiment of the ultimate quest for recognition
in a human being and represents the fulfillment of a latent desire
to stand-apart and be noticed. MAHAGUN understands that
your home is your statement to the world and an announcement
of who you are.

We believe that your home should be a reflection of your
personality and individuality. A belief, the villas, penthouses,
villaments, luxury condominiums and floors of 'M Collection'
are based upon.

An alluring combination of luxurious elegance, tailored to
perfection for contemporary living, these are stately homes with
flawless design, graceful architecture and beautiful vistas that
lend majesty and splendour to your lifestyle.

The ultimate definition of luxury, 'M Collection' homes
from MAHAGUN.





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Marvella Sub Brouchure Size: W: 16.25inch x H: 11.25inch

Come and experience
the extravagant
lifestyle at Marvella.



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Beyond Excellence

Salient features

- Award winning luxury homes in Noida, and the biggest development in the city, where you will have birds for friends and trees for neighbours.
- When your home is in one of the 49 luxury condominiums of Marvella, overlooking magnificent vistas on all sides, beautiful and grand views are guaranteed.
- 28 levels of distinctive architecture of the majestic tower is a sight by itself, spiraling skywards, dramatically different from every angle you view.
- At Marvella, we offer complete safety for your loved ones, as you keep yourself and your family safe, with earthquake resistant structures, designed as per seismic V zone.
- Energy efficient materials, air conditioning, lighting and controls with low-emission paints. Landscaping irrigation, solar water heating systems, separation of recyclable and non-recyclable refuse and a carefully designed master plan and road network systems are designed to reduce pollution. There are dedicated spaces for bicycle parking. It's all about living in harmony with nature, in more ways than one.
- The stunning views from your condominium will leave you amazed, while the extraordinary service will soothe your senses along with the three high speed elevators which are at your service.
- There's no shortage of space outside your window and it won't take you long to appreciate the roominess in our rooms, the striking walls decorated with wallpaper or texture paint and the imported marble floor that flows from one space into another, while the temperature remains controllable in every room.
- This breathtaking community will be home to some of the most unseen marvels inspired by nature, with optimum utilisation of natural light. Cleaner air, naturally cooler temperatures through insulated roofs at terrace level, maximised architectural vastu and eco-friendly interior features are just few of the many secrets.

- It's a masterpiece that isn't just an architectural wonder. In fact, with a wide range of features like landscape irrigation systems backed by rain water harvesting, it's a way of life in perfect harmony with natural beauty that is both endearing and sustainable.
- Marvella offers 180 degree vistas, with uninterrupted views. The generous dimensions allow for entertaining or simply relaxing and enjoying the feeling of spaciousness.
- At Marvella, you will find many themes and Aroma Gardens you can escape to, through the jogging track. With approximately 80% open area, there is a wonderful free flow of light and air across the property.
- Enclosed somewhere within the acres of sun-kissed grass and rich flora are luxury homes, built to perfection. The picturesque theme gardens and interactive water fountains along the jogging track remain standard accessories.
- During the hot days, keep your cool by just ambling across the lawns, where you can stroll along the cool atmosphere of a cluster of water features.
- Serviced luxury takes a whole new meaning at Marvella. Be it a personal chauffeur by your side or a five-star chef in your kitchen; the dedicated concierge desk will make it happen.
- The Marvella Club brings together the luxuries of a five-star hotel with the homely comforts of family living. Imagine an early evening in the swimming pool with your wife while the kids are safe in the play areas.
- Long day? Long night? Welcome to the perfect tonic: Marvella's own lap of luxury, a residents only spa and gym. Get a glow in the sauna or steam room, linger on a heated lounge, swim a few lengths in the pool, a workout in the fitness room, a rejuvenating soak in the Jacuzzi or replenish your soul at the yoga center. The choice is yours.
- Imagine an early evening, with calm azure waters as your backdrop. Even a relaxing moment in the infinity pool is an inspiration. At Marvella, you will find that there are plenty of secret spots you can escape to every single day.

- Drawing inspiration from an ancient life system, the Ayurveda Centre is a sanctuary to restore mind, body and soul. Whether it's an energising work out at our state-of-the-art health club or a calming spell at the relaxing Jacuzzi, you'll find it all at your door step.
- The children's entertainment area provides hours of energetic fun for children of all ages with soft play centres, bouncy castles, swings and slides. So you can enjoy a little retail therapy or a quiet coffee while your kids keep themselves busy and entertained.
- Stretching the limits of design, love for the game will abound, far beyond the expected. Every level of skill will be honored. Sporting legends bring their proven design expertise to breathe life into the stunning sports Club, with a Leander Paes tennis academy, multipurpose court, badminton court, carom table, cards and a billiards room.
- A world-class community must be complemented by world-class educational institutions. Marvella houses some of the best names in education; just so you can see your kids get a great start. Manthan international school, Step-By-Step, Mother's Pride, Pathways, Lotus Valley, Jaypee School, Amity University are a few of the many Educational institutes around your house.
- Just a short drive from the heart of the National Capital, and yet it feels like a world away. The strategic location in the heart of Noida allows easy access to arterial road networks that put the city within easy reach.
- A location that is blooming with some of the city's most interesting skyscrapers and a fascinating skyline around the banks of the calm blue waters. This is the most preferred address around.
- Your own private space, exclusive to your needs, answering all your wants. Indulge in an innovative interpretation of magnificence. This is Marvella, an intimate reflection of the urban lifestyle.
- Marvella opens the door to a part of town that's ripe for discovery. You're so close to so much. A stone's throw from the shopping malls, a heartbeat away from the hospitals and a whisper away from Noida's best-kept secret, the expressway.

Salient Features are indicative and are subject to change as decided by the company/ Architect or Competent Authority. Applicant/ Allottee shall not have any right to raise objection in this regard.



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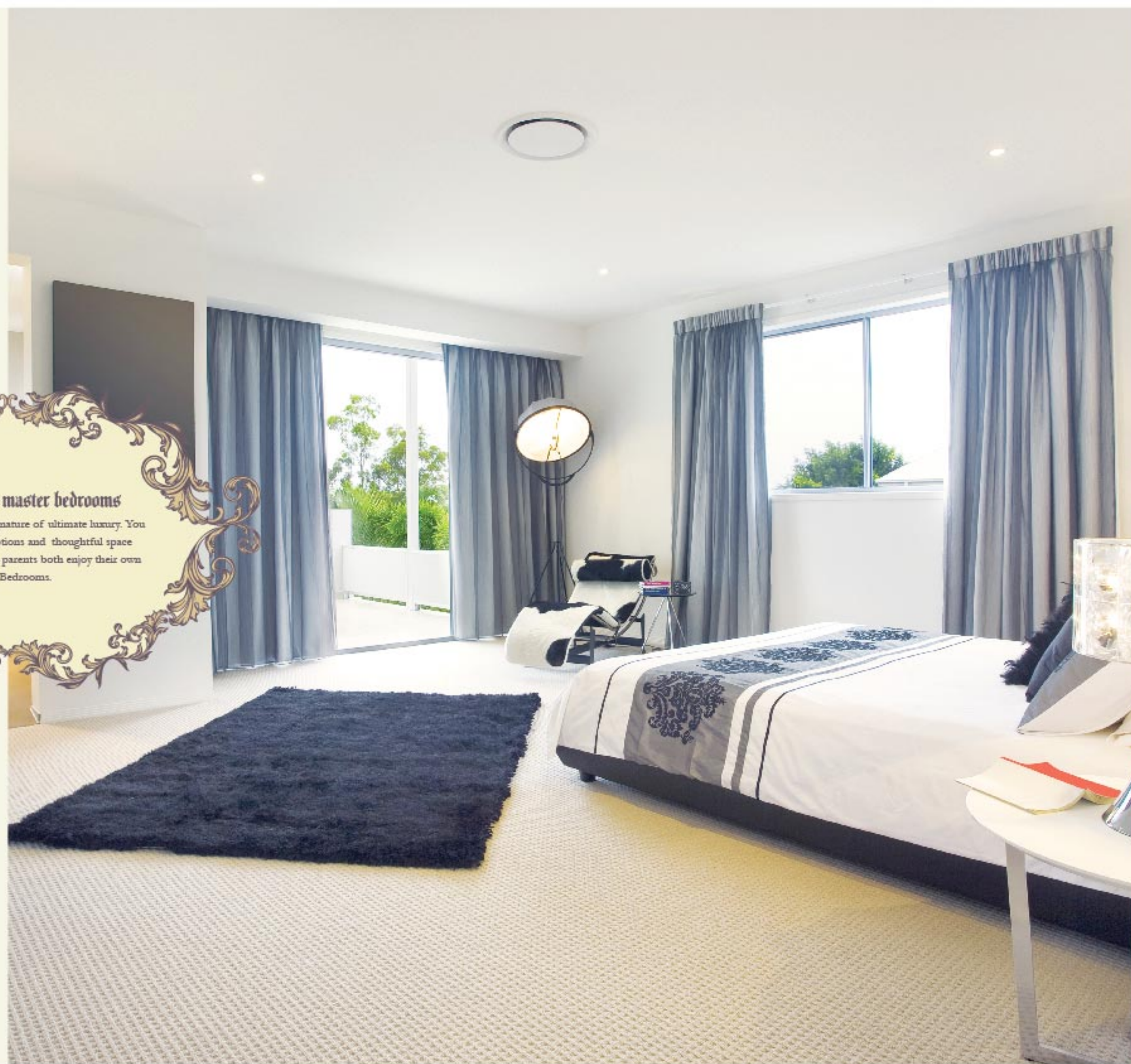


Marvella Sub Brouchre Size: W: 16.25inch x H: 11.25inch



Two luxurious master bedrooms

Your condominium is a signature of ultimate luxury. You can see attention to emotions and thoughtful space allocation as you and your parents both enjoy their own Master Bedrooms.



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State of art modular kitchen

Airy and full of space and light, the kitchen is the perfect inspiration for cooks and happy family moments.



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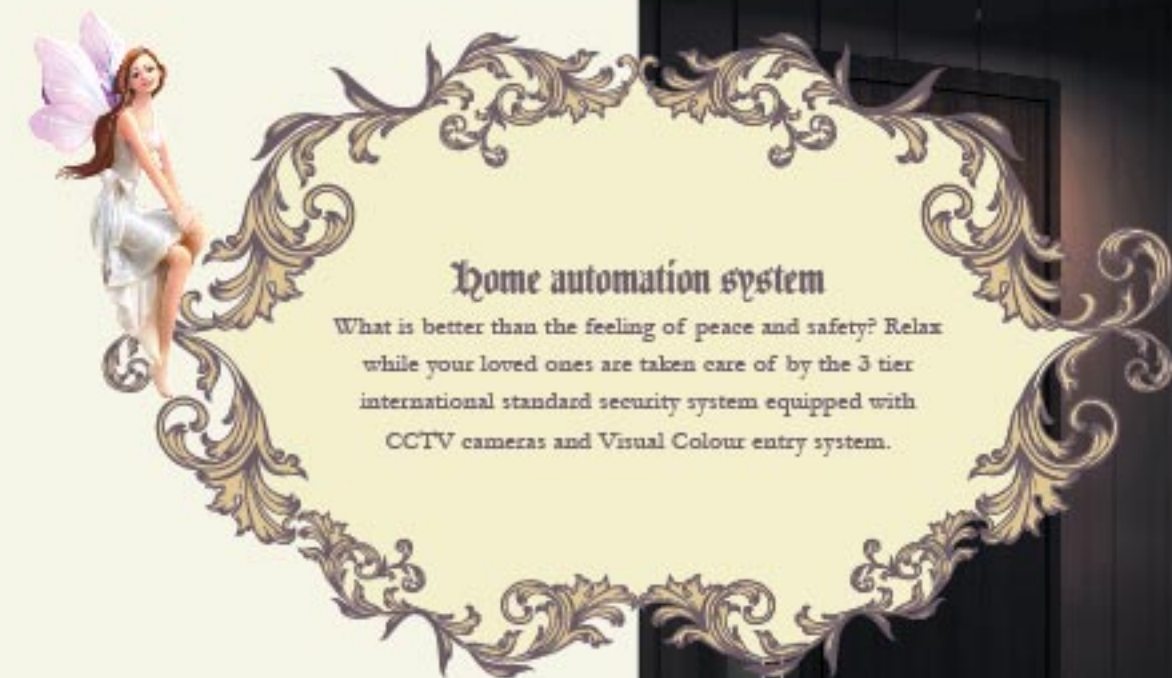


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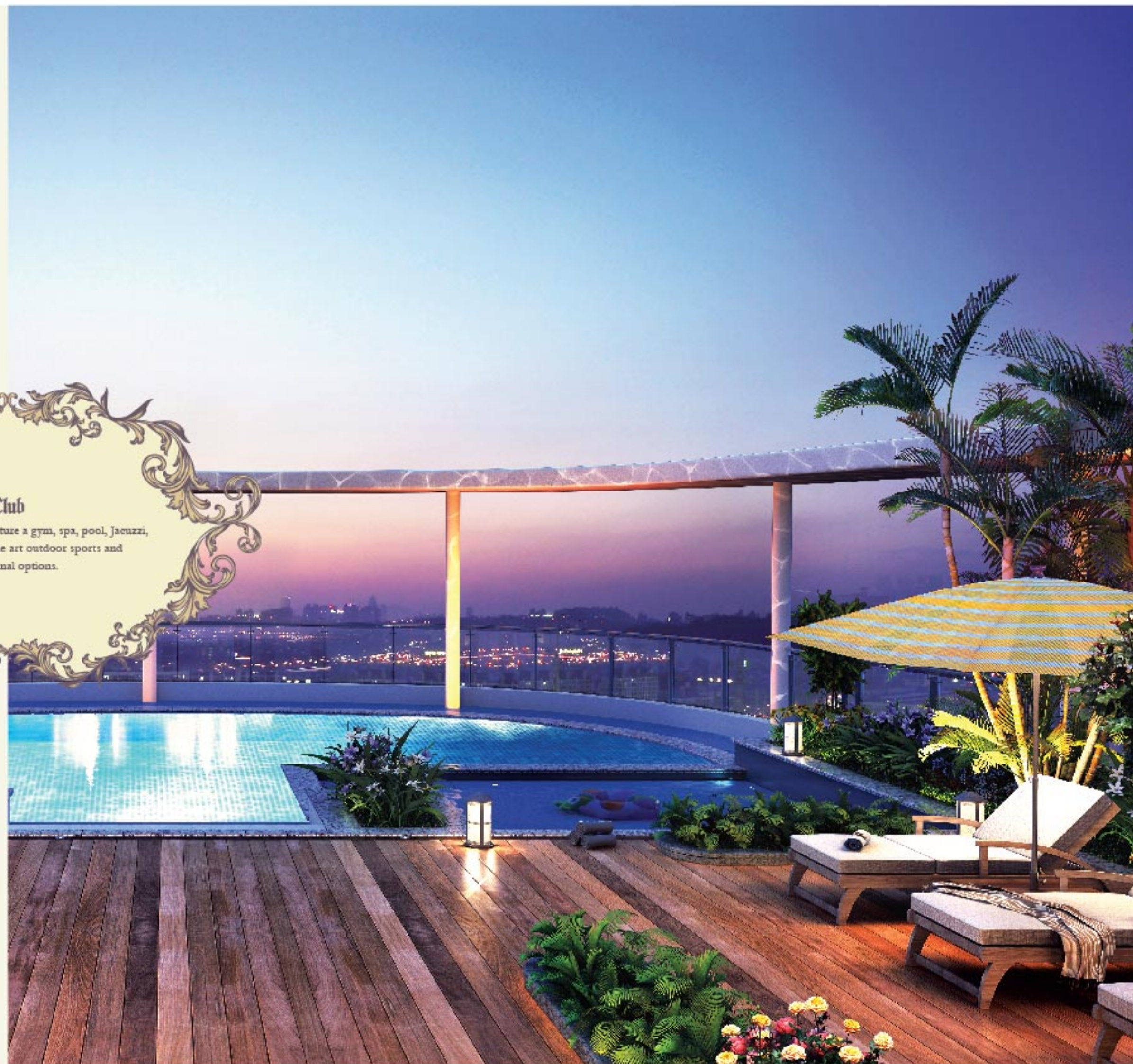
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Club

The Marvella Club will feature a gym, spa, pool, Jacuzzi, along with state of the art outdoor sports and recreational options.

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Uninterrupted space for outdoor activities

In addition to the spectacular indoor sports, Marvella will also feature state of the art outdoor sports and recreational options. With spectacular rock gardens, will be a box cricket pitch, and signature bike mania to follow.

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Build your home the way you want
We offer you a beautifully crafted bareshell and the freedom to create the rest of the space as you desire



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Helipad
The Helipad allows you to arrive in style and on time in your helicopter.

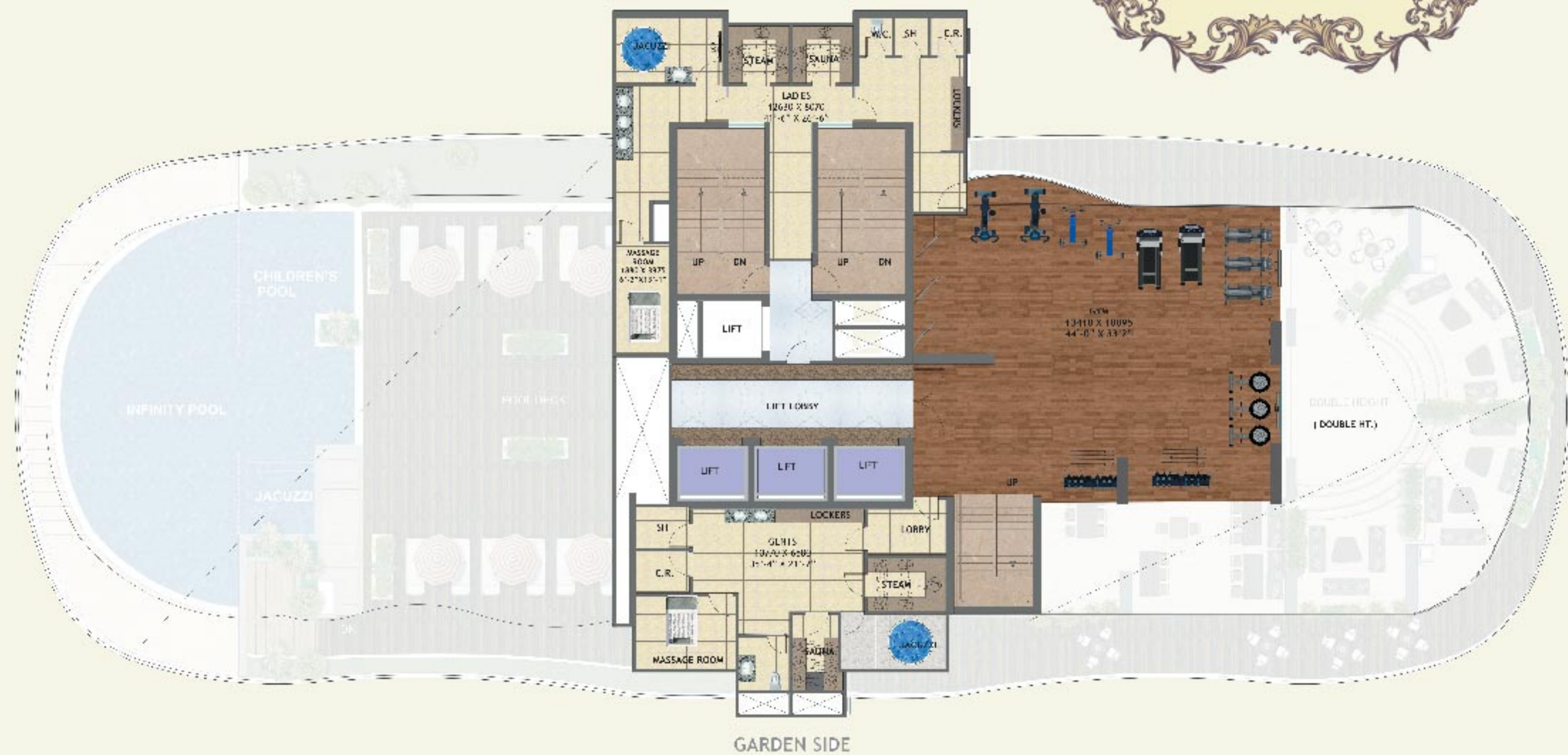


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Luxury is in each detail Specifications

ARCHITECTURE

- Marvella blurs the line between luxury condominiums and luxury hotel.
- The unique architecture, designed by Architect Hafeez Contractor, creates a marvelous structure, fitting seamlessly into the illustrious neighborhood.

LANDSCAPE

- The stunning landscaped views, designed by Singapore based Architects, Taib Landscape Studio, will set your pulse racing. From the refreshing cool mist of the interactive fountain to the scent of lavenders from sun-kissed lawns.

INTERIOR FINISHES

- Your apartment reflects ultimate luxury with aesthetically designed concept walls in the living, dining and master bedroom.
- All apartment walls are finished in plastic paint, over POP punning for a rich- smooth look.
- The large format Dyna marble flooring starts from the entrance foyer and flows to the living- dining- lounge areas, along with the children's room and guests bedrooms.
- Attention to detail is evident in the chamfered edge Dyna marble skirting.
- Warm and cozy laminated wooden flooring adds to your comfort in both the master bedrooms.
- The designer false ceiling, with acrylic emulsion paint in all living areas of your condominium, enhances the element of luxury.

KITCHEN

- Bespoke kitchen counter top with premium quality granite.
- Tiled splash back with up to 2ft above counter.
- Modular kitchen with featured 'handle-less kitchen', soft close function and a laminated carcass.
- Abode stainless steel under mounted single double bowl sink with feature mixer tap.
- Rectangular induction hob with integrated extractor above.
- Integrated microwave and oven.
- Large format dyna marble floor and acrylic emulsion painted walls and ceiling.

FLOOR TO FLOOR HEIGHTS

- Entrance Hall: 8.15 Mtrs
- Living Room: 3.65 Mtrs
- Bedroom: 3.65 Mtrs
- Bathrooms and Kitchen: 3.65 Mtrs

HEATING & COOLING

- Energy efficient Variable Refrigerant Flow provides precise comfort control to indoor environments, during both summers and winters.

BATHROOMS

- Frameless fixed screen for baths.
- Large format tiling on all walls, combined with acrylic emulsion paint.
- Etched feature mirror above basin.
- Chrome Plated ceiling/wall mounted shower head.
- Chrome retractable hand held shower.
- Chrome diverter in shower area.
- Enhance the complete bathing experience in your private master bathroom, with chrome thermostatic trim with temperature control diverter.
- White wall hung WC with soft close function, concealed cistern and discrete chrome dual flush plate.
- Enclosed water closet, with glass screens that enhance the look of the master bathrooms.
- Ceramic wash basin sits on a marble/granite plinth with featured chrome basin mixer.
- Large format Anti-skid tiles on floor.

DOOR FINISHES and IRONMONGERY

- Majestic 9 ft. high entrance door with veneered hardwood solid core, with hardwood frame and high quality door furniture, including cylinder night latch and spy hole.
- 8 ft. high polished hard wood door frames for all bedrooms and bathrooms and polished veneer internal doors with feature handles.
- Brushed Steel finish ironmongery.
- 7ft high painted flush door shutter for STR room.
- External windows, glazing with high quality UPVC/ powder coated aluminum frame, and reflective/clear glass.

JULIETTE BALCONIES

- All balconies accessed via opening or sliding glazed doors.
- Multiple access to winter balconies, from the living room and bedrooms via glazed UPVC or powder coated aluminum doors.
- Your bedroom extends into winter balconies with large format anti-skid floor tiles for a feel of a wooden deck along the sky.
- Frameless structural glass railing, with bespoke stainless steel balustrade and handrails.

PLUMBING

- CPVC & UPVC piping for water supply inside the toilet and kitchen and Vertical Down takes.

ELECTRICAL

- Telephone data points in living area and bedrooms.
- Energy efficient surface mounted down lights in balconies.
- Modular high quality switch plates from Schneider automation, Le Grand-Mylink or equivalent.
- Provision for table and floor lamps to be connected to a 5AMP lighting circuit.
- 5 AMP lighting and 16 AMP Power circuits, on copper wiring.

HOME AUTOMATION

- Window in living room is pre wired with power and control caballing to allow for motorized blind and curtain option.
- Ceiling and cove lights, automated to set the right scenes and moods, which can easily be controlled via your I-pads.
- Two cameras guard your condominium entrance door, all the time, against any anti-social elements.

POWER BACKUP

- 100% DG Power back-up for all condominiums and common areas.

SECURITY & PEACE OF MIND

- Secured Gated Community.
- CCTV in driveway of parking basements, ground floor and basement entrance lobbies.
- Visual Colour Entry system and one intercom point in each condominium.
- Multi point locking for front entrance doors.
- Fire Fighting System with sprinklers, smoke detection system etc. as per NBC norms.

LIFTS AND LOBBIES

- Three High Speed Passenger Lifts from Mitsubishi/Otis for all residential floors and the basement car park.
- One service lift for all residential floors and the basement car park.
- Walls decked up with an elegant combination of granite, tile, acrylic emulsion paint on POP punning and texture paints.
- Typical floor lift lobbies decorated with tiles to welcome your guests.
- Double height entrance lobby of the tower, decked up with imported marble and luxury furniture, welcomes you with open arms.

STR ROOM AND TOILET

- Tile floor with oil bound distemper on walls, and conventional CP fittings in toilet.

Colour & Design of tiles can be changed without prior notice. All products such as Marble/Granite/Wood/Tiles have inherent characteristics of slight variation in texture color and grain variations and cracks and behavior. Specifications are indicative and are subject to change as decided by the Company/Architect or Competent Authority. Marginal variations may be necessary during construction. The extent/number/variety of the equipment/appliances and their make/brand thereof are tentative and liable to change at sole discretion of the Company. Applicant/Allottee shall not have any right to raise objection in this regard.