

Marvel

Stay Elite. Live Extraordinary.

Project Overview and Company Overview.

Stellar Developers - Marvel @ Manapakkam

Stellar Developer: Building Trust Since 2016

Founded in 2016 with a simple vision to build high-quality homes with integrity, Stellar Developer has grown from humble beginnings into a trusted name in real estate. Having successfully completed five residential projects, we have steadily scaled our operations to take on larger, more ambitious developments.

Expanding Our Horizons

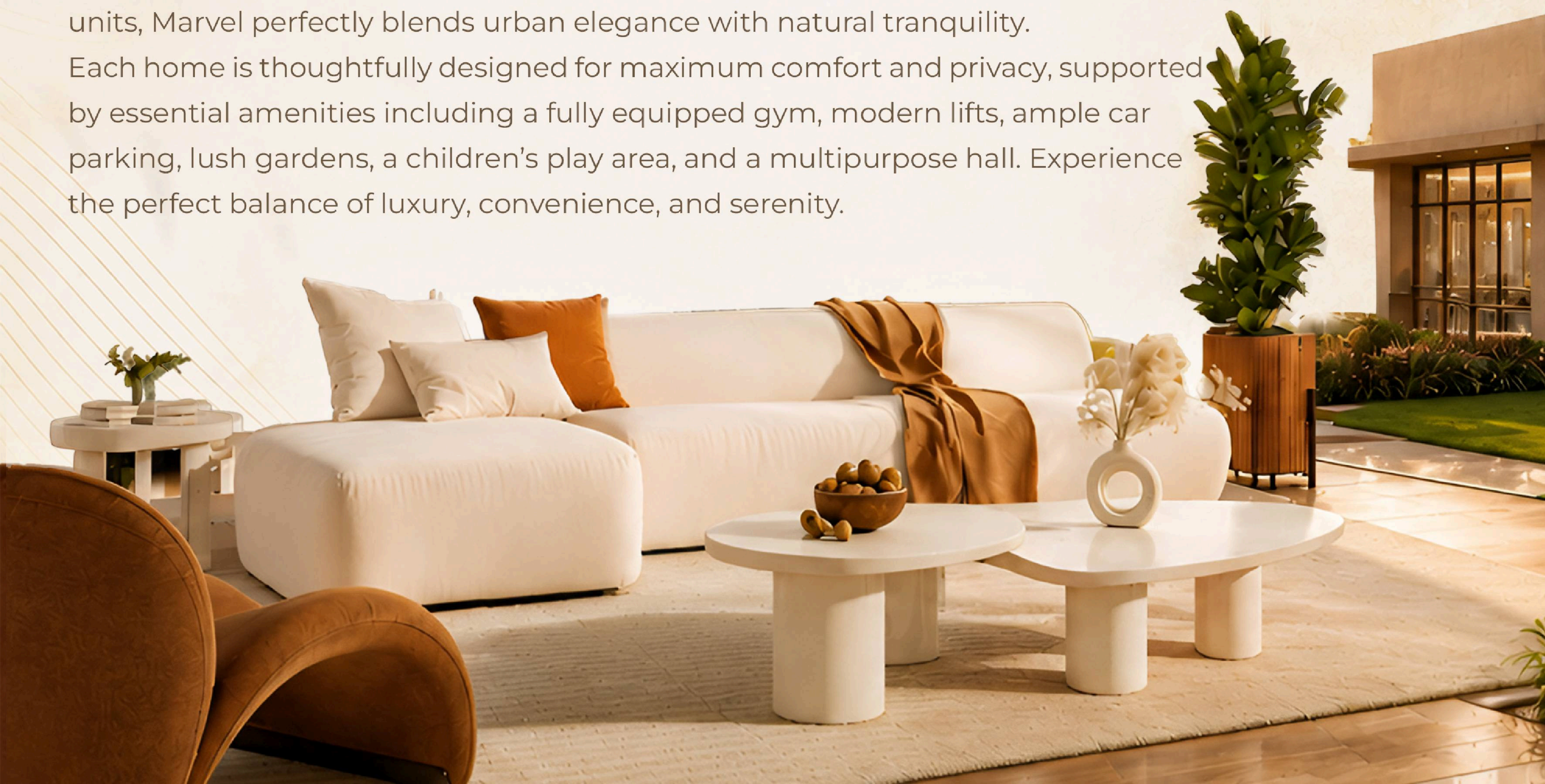
Over the past five years, we have strategically expanded into commercial spaces, marking an exciting new chapter in our journey.

As we evolve, our commitment to excellence remains unwavering. This is only the beginning of something bigger as we continue to shape the future of modern living and business spaces.

The Futuring Marvel

Welcome to Marvel Welcome to Marvel, an exclusive residential community in the prestigious Manapakkam, Guindy area of Chennai. Offering just 33 premium 3 BHK units, Marvel perfectly blends urban elegance with natural tranquility.

Each home is thoughtfully designed for maximum comfort and privacy, supported by essential amenities including a fully equipped gym, modern lifts, ample car parking, lush gardens, a children's play area, and a multipurpose hall. Experience the perfect balance of luxury, convenience, and serenity.



Smart & Secure Living

Future-proof your lifestyle with modern technology. Every home comes equipped with **EV charging points**, while your safety is prioritized through advanced security systems and a **digital main door lock** featuring **convenient fingerprint access**.

Comfort-Focused Design

Every detail is curated for ease of living, from windows with **integrated mosquito mesh** to efficient space planning that maximizes every square foot. Each home is tied together with premium **quality fittings and finishes** to ensure a retreat from the city's pace.

Lifestyle Amenities

Life at Marvel is defined by excellence and community. Residents enjoy a curated selection of amenities, including:



Rooftop garden and amphitheatre for relaxation and entertainment.



A fully equipped fitness centre/gym for wellness.

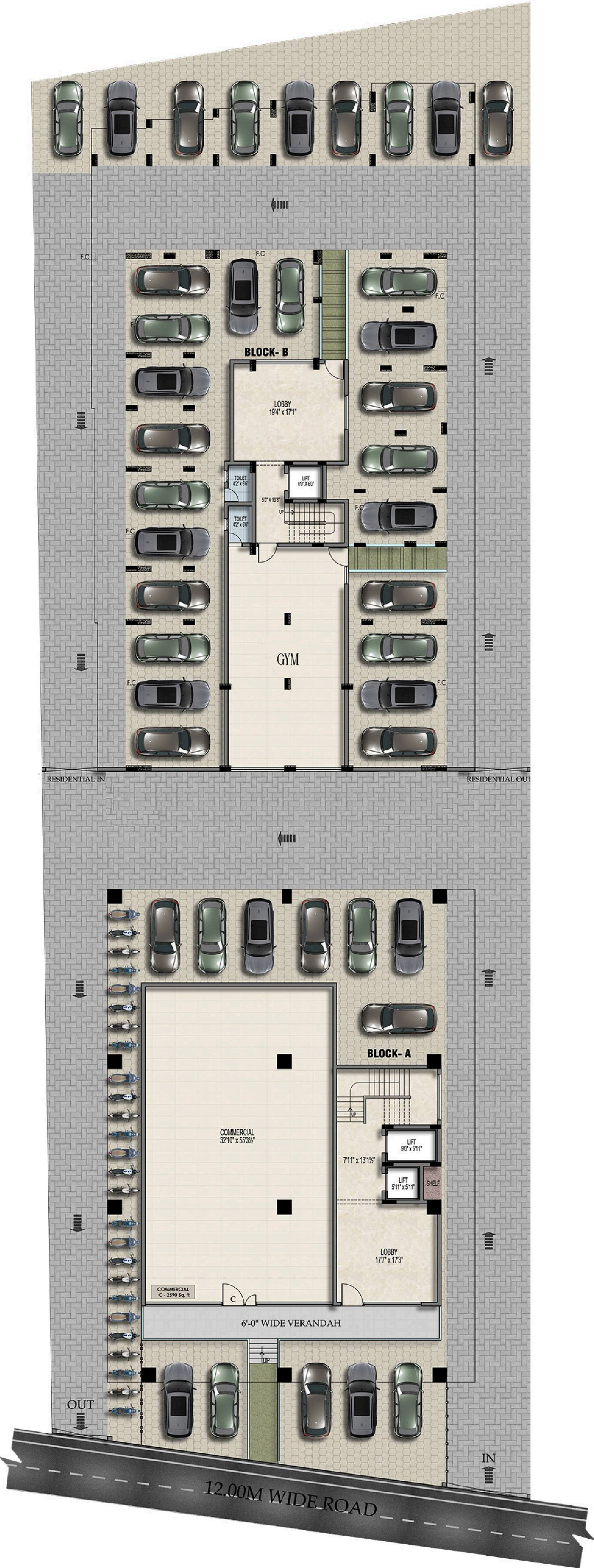


Lush landscaped gardens and dedicated social spaces for meaningful connection.





Site cum Stilt Floor Plan





Starring Elevation and Lasting Sophistication!



104 - 504
3 BHK - 1365 Sq.ft



105 - 505
3 BHK - 1380 Sq.ft



103 - 503
3 BHK - 1185 Sq.ft



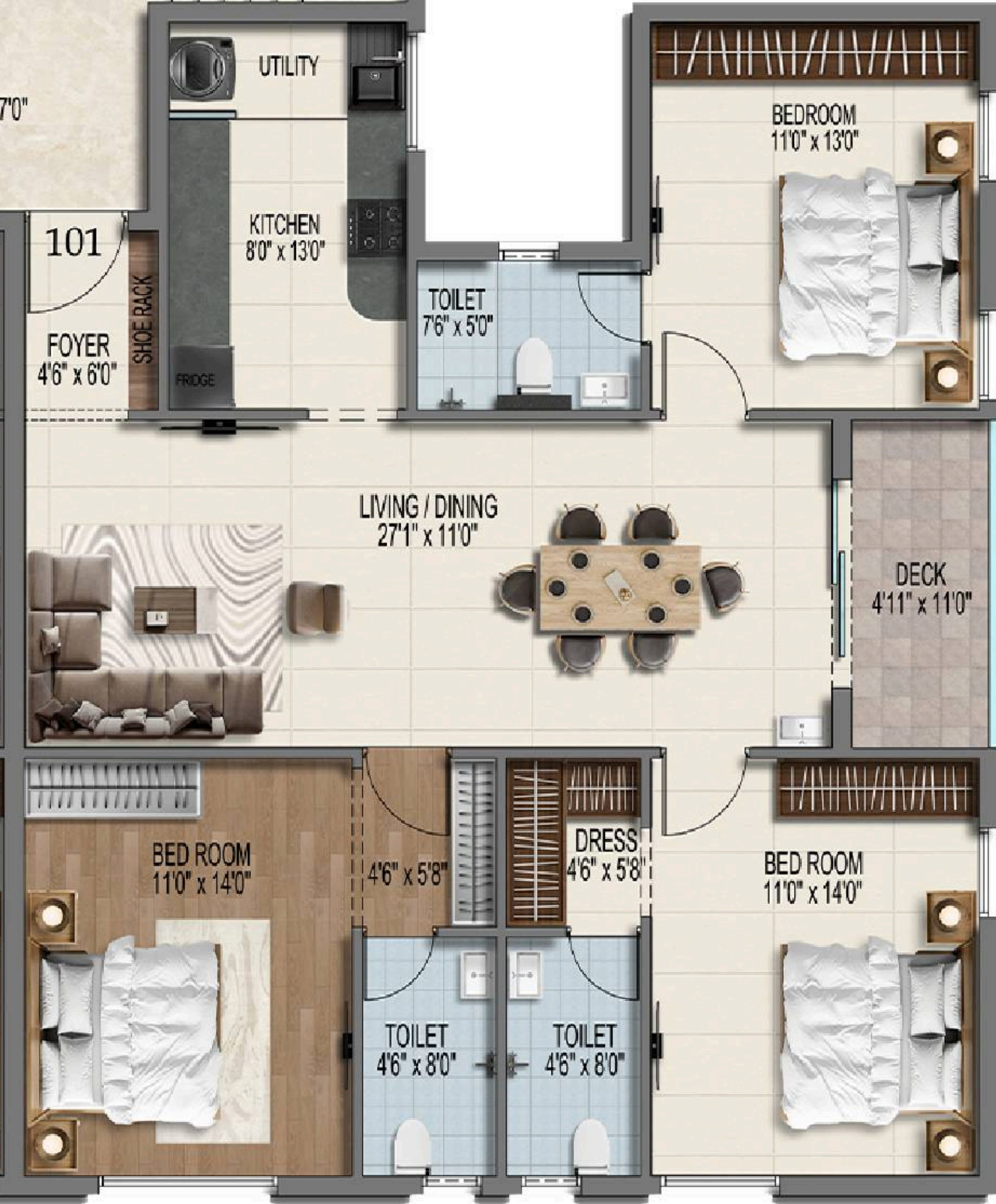
106 - 506
3 BHK - 1350 Sq.ft



102 - 502
3 BHK - 1515 Sq.ft

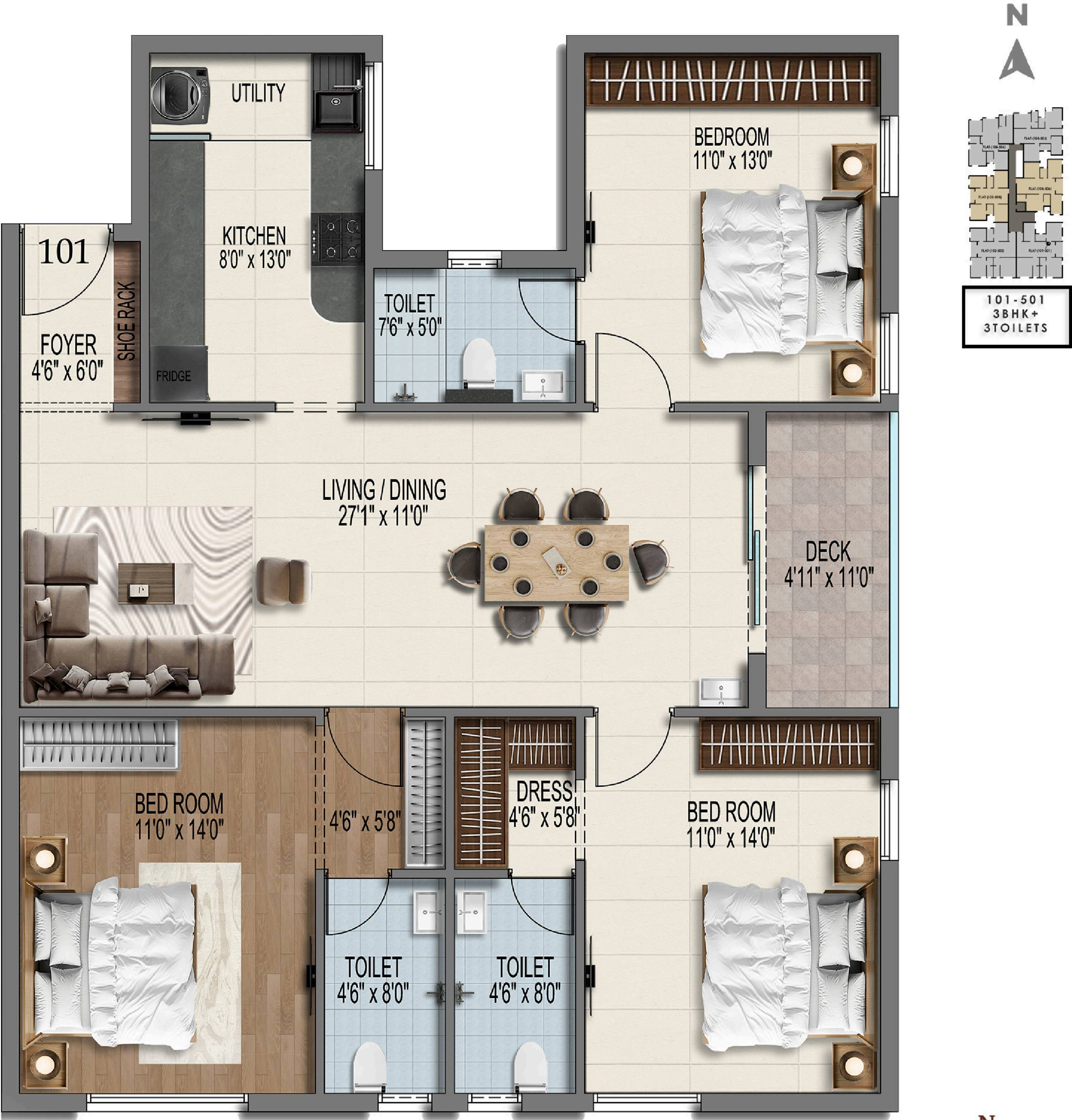


101 - 501
3 BHK - 1535 Sq.ft



Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (101 - 501)

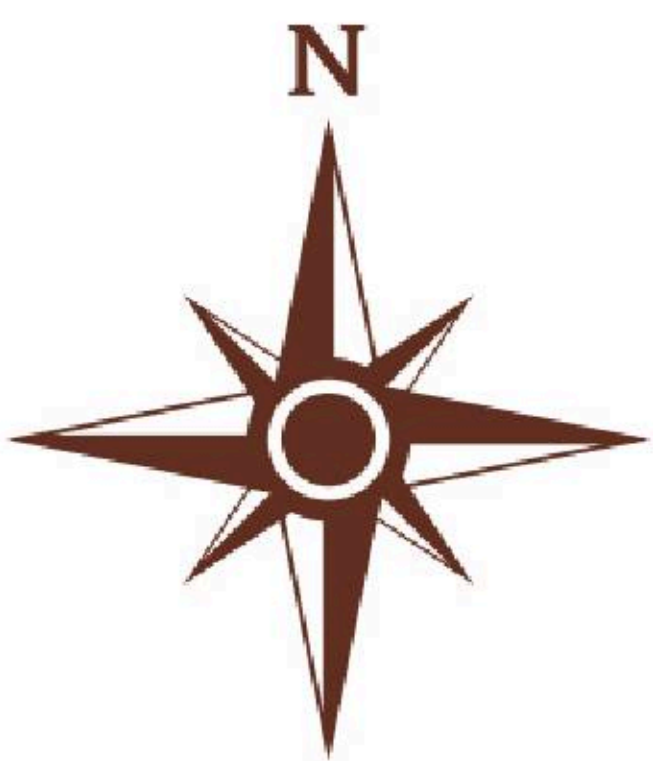


RERA Area : 1088 SQ.ft
Saleable Area : 1535 SQ.ft



Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (102 - 502)



RERA Area : 1086 SQ.ft
Saleable Area : 1515 SQ.ft

Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (103 - 503)



RERA Area : 830 SQ.ft
Saleable Area : 1185 SQ.ft



Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (104 - 504)



RERA Area : 975 SQ.ft
Saleable Area : 1365 SQ.ft



Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (105 - 505)



RERA Area : 979 SQ.ft
Saleable Area : 1380 SQ.ft

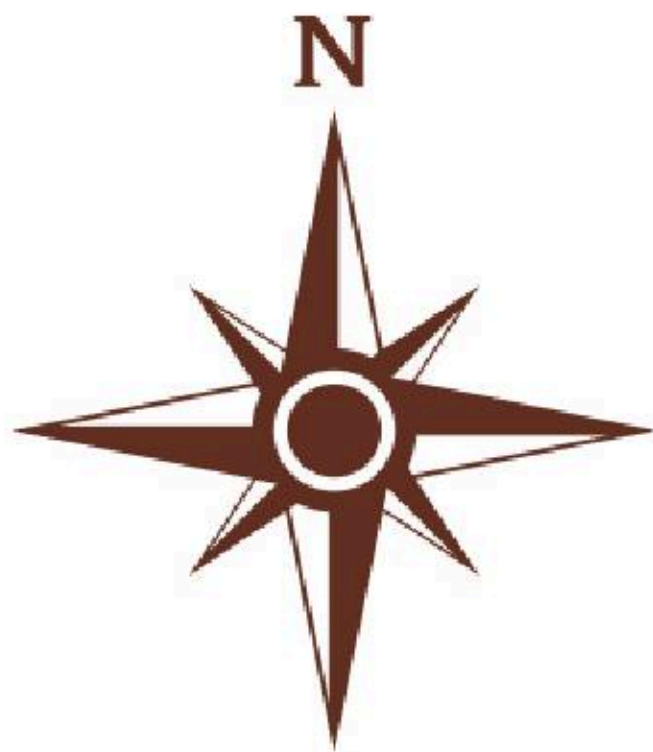


Every Square Foot Speaks the Lifestyle's Luxury!

TYPICAL FLOOR (106 - 506)



RERA Area : 938 SQ.ft
Saleable Area : 1350 SQ.ft



Terrace Layout: Designed for Every Moment



Road Map

Seamless Roads. Limitless Connectivity.



 Velammal International School	 Orchids International School	 DLF Cybercity	 Miot Hospital
 Velammal Bodhi Campus	 RMZ Software Park	 L&T Infotech	 Chennai Trade Centre

Project Specifications

Crafted for Comfort, Built for Life.

Structure

- Earthquake-resistant RCC framed structure designed as per relevant IS codes..
- External walls constructed using high-performance AAC blocks and Porothersm blocks in top floor for enhanced thermal and acoustic insulation.
- Advanced waterproofing treatment for terraces, toilets, balconies, and utility areas.
- Comprehensive anti-termite treatment for the entire building.



Wall Finishing



- Internal walls finished with premium putty, primer and premium emulsion paint by Asian Paints or Nippon Paint.
- Exterior facades enhanced with designer textures and weather-resistant premium exterior coatings by Asian Paints Apex Ultima.
- Bathrooms clad with designer ceramic tiles up to false ceiling height.
- Kitchen dado finished with premium ceramic wall tiles above the countertop.
- Elegant grid-type false ceiling in all bathrooms.

Kitchen

- Premium granite countertop with stainless steel sink.
- Provision for chimney, hob, dishwasher, microwave, refrigerator, water purifier, and washing machine.
- Designer tiled backsplash above countertop level.
- Dedicated utility area with plumbing and electrical provisions.



Flooring.

Living, Dining & Foyer: Premium large-format vitrified tiles/slabs (600 x 1200 mm) from Simpolo, Kajaria, Somany brands, selected for their elegant marble-inspired finish and seamless appearance.

Bathrooms: Designer anti-skid tiles from Kajaria, Somany, Simpolo.

Balconies & Utility Areas: Premium anti-skid exterior-grade tiles from Kajaria, Simpolo, Somany.

Lift Lobby & Common Areas: Granite or large-format vitrified slabs with superior finish and durability.

Driveways & External Paving: High-strength interlocking pavers or designer outdoor paving solutions from reputed manufacturers.



Bathrooms

- Premium sanitary-ware and CP fittings by Kohler/ Jaquar.
- Concealed flushing systems by Geberit.
- Wall-mounted water closets with soft-close seats.
- Designer undercounter wash basins with premium fittings.
- Health faucet, overhead shower, and single-lever mixer systems.



Balcony.

- Contemporary architectural handrails designed to complement the building elevation.
- Anti-skid outdoor flooring for enhanced safety and durability.



DOORS & WINDOWS

Main Entrance Door

Grand entrance door with premium veneer finish and biometric digital locking system.

➤ Premium hardware including door viewer, safety latch, magnetic door stopper, tower bolts, and from Dorset, Godrej, Yale.

Bedroom Doors

➤ Teak wood door frames with designer laminated flush shutters.

➤ Premium locks, handles, hinges, and accessories from Dorset, Godrej, Yale.

Bathroom Doors

➤ Teak wood door frames with laminated shutters.

➤ Corrosion-resistant hardware and fittings from Dorset, Godrej, Yale.

Windows

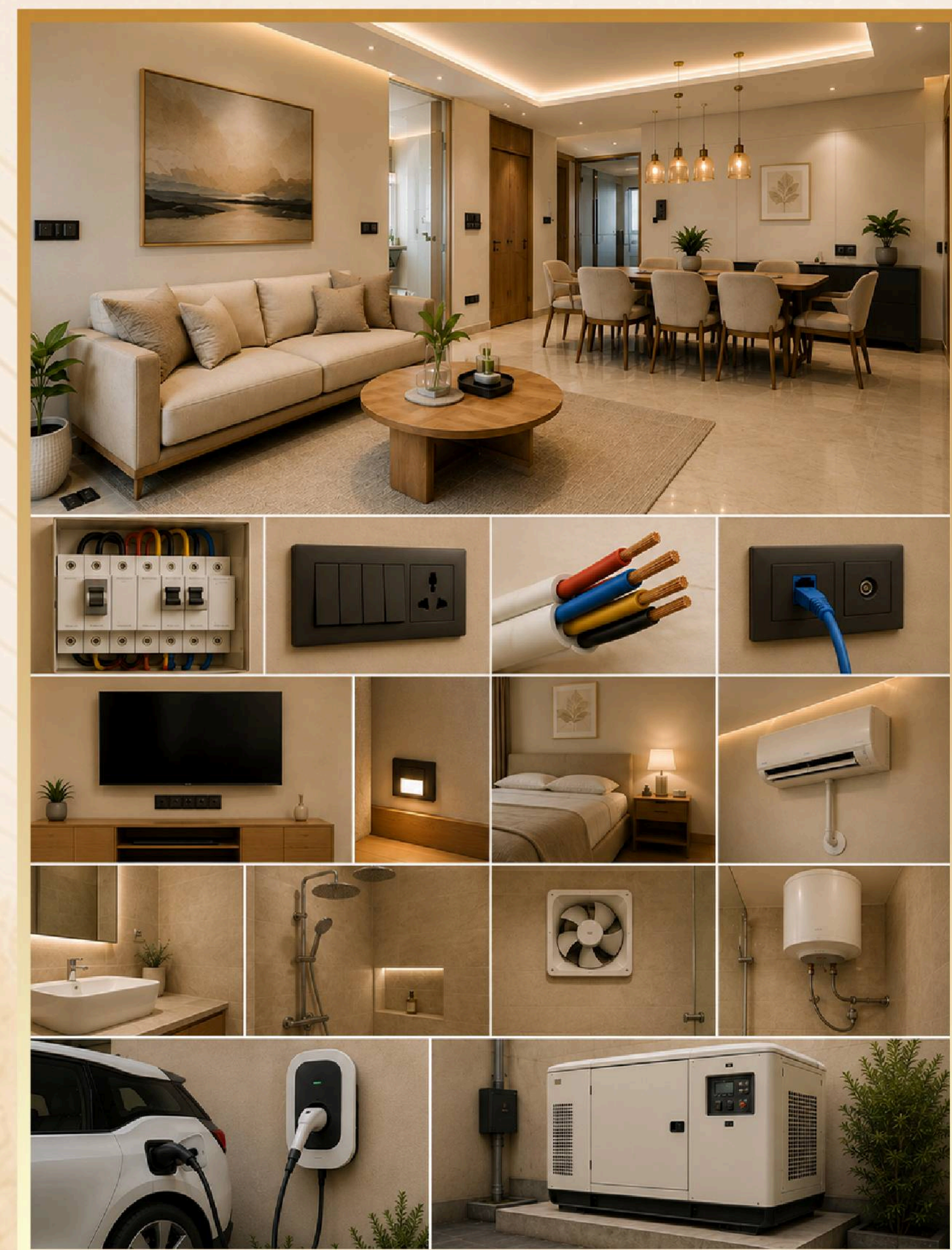
➤ High-performance UPVC windows with integrated mosquito mesh, multi-point locking system, and enhanced acoustic insulation.

French Doors

➤ Premium UPVC frame and shutters with large glazed panels, offering abundant natural light and seamless indoor-outdoor connectivity.



Electrical



- Three-phase power supply connection for each residence.
- MCB and ELCB protection for enhanced electrical safety.
- Premium modular switches and sockets by Panasonic, Legrand.
- FRLS copper wiring by Finolex, Polycab.
- Television points in living and all bedrooms.
- Data and internet provisions in living and all bedrooms.
- Foot lamps in all bedrooms.
- Air-conditioning provisions with drain lines in living and all bedrooms.
- Exhaust fan and geyser points in all bathrooms.
- EV charging provision for each apartment.

POWER BACKUP

- Dedicated power backup for essential points within each apartment.
- 100% power backup for all common areas and services.

Completed Project



MANAPAKKAM
GENESIS 4 UNITS.



MANAPAKKAM
ORION 51 UNITS.



PORUR
BLUE TIDE 51 UNITS.



IPS COLONY
ENVOY 6 UNITS.



IPS COLONY
SOLITAIRE 3 UNITS.

Ongoing and Upcoming Project



MARVEL
MANAPAKKAM 30 UNITS



BREEZE
UTHANDI 20 PLOTS



RAMAPURAM 40 UNITS.



PERUMBAKKAM
90 UNITS.

Secure Your Piece of The Marvel!

Thank you for exploring what makes Stellar Developers unique. We look forward to partnering with you on your journey toward finding the perfect space.

Stellar Developers > Where Quality Meets Trust.

Thiruvalluvar Nagar, Survey No: 470/2, Balaram Street, Sriram Garden
Opp. Sri Chaitanya School, Manapakkam, Chennai - 600 125.

www.stellardeveloper.in



**SCAN HERE
FOR LOCATION**