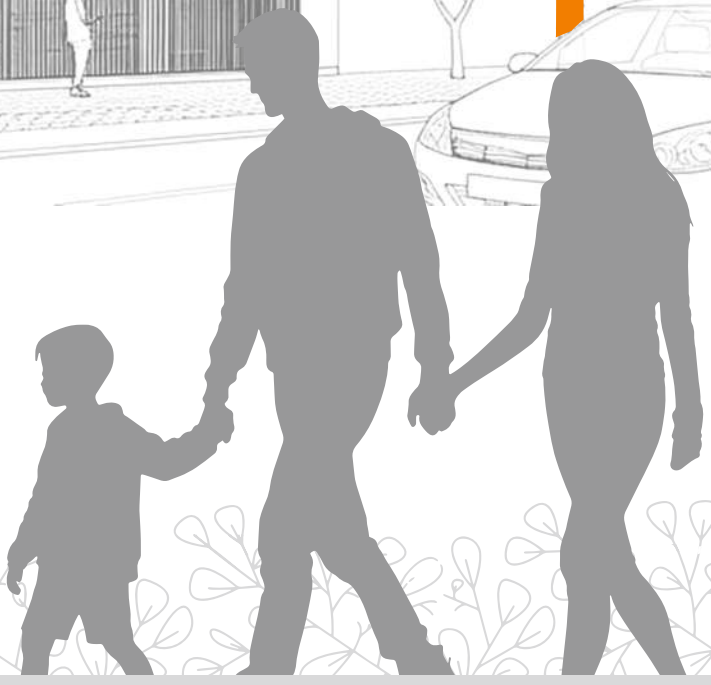


MARVELLA
BUILDTech



MARVELLA
SUNeri





Your Aspiration, Our Landmark

Luxury you deserve introduces you to world class designs that create a life you've aspired for. You've lived a version of a lavish life; now experience the real deal at **Marvella Suneri**. With an edge over the rest, and centrally located in the heart of Bengaluru, **Marvella Suneri** is (Jayanagar 4T Block's luxury landmark) in the making. This premium project by **Marvella Buildtech** is adorned with every necessary convenience of the city life.

Shaping Spaces, Enriching Lives.

Marvella Buildtech has aimed to enrich lives by setting new standards for customer centric architectural design, quality and safety. Our empathetic engagement with customers guarantees that their needs are continually met and exceeded, ensuring that Marvella homes are places to thrive. To guarantee that our developments are of the highest calibre, we seek out the most renowned individuals in the real estate sector to serve as stewards of and collaborators for each of our endeavours.



TYPICAL
FLOOR PLAN



NORTH FACING

ISOMETRIC
VIEW



←→ 2000 SQ.FT.



←→ 2050 SQ.FT.



NORTH FACING

SPECIFICATIONS



Uncompromising Structural Excellence

Experience peace of mind with a foundation of RCC footings and a full RCC framed structure, engineered for ultimate stability and safety. We use solid concrete blocks for all masonry, ensuring your walls are not only strong and durable but also contribute to a comfortable living environment. Above, a meticulously constructed Reinforced Cement Concrete roof slab with expert waterproofing stands as a permanent shield against the elements.



Vaastu-Compliant Design

The typical floor plan is meticulously crafted to Vaastu-compliant, ensuring harmonious energy flow and positive living. Key elements, including the placement of the main entrance, master bedroom, kitchen, and living room, are strategically aligned with core Vaastu principles for peace and prosperity.



Reliable & Ample Water Supply

Dual Source: Borewell water with a high-capacity 7.5HP submersible pump, supplemented by a Kaveri water connection.

Substantial Storage: A 15,000-liter underground sump at the stilt level and 8,000-liter overhead tanks ensure a consistent supply for all residents.



Uninterrupted Power Supply

The project is equipped with a powerful 45 kVA Kirloskar soundproof generator. This robust backup system provides seamless electricity to all apartments, common areas, and essential services like lighting and lifts, ensuring comfort and convenience at all times.



Premium Lift Systems

Enjoy effortless access with high-speed, gearless lifts from world-renowned brands—Johnson, Schindler or Tekniks, the cab is designed for a 6-person capacity and features advanced amenities including silent linear door operation, cross-flow ventilation fan, and infrared safety sensors for a smooth, secure, and comfortable ride.



Sustainable & Eco-Conscious Living

The project incorporates key green initiatives including rainwater harvesting, provisions for solar water heating, and energy-efficient LED lighting for all common areas.



Round-the-Clock Safety

Your peace of mind is our priority. The apartment building is protected by trusted, on-site security personnel and a comprehensive electronic surveillance system. A network of CCTV cameras provides continuous monitoring of all critical points, including the main entrance and exit, lifts, staircases, and common areas, ensuring a secure environment for all residents.



Premium Flooring Specifications:

Living, Dining & Kitchen: Imported Italian Marble

Master Bedroom: Wood-Finish Vitrified Planks

Other Bedrooms: Premium Vitrified Tiles

Balconies & Utility: Anti-Skid Ceramic/Vitrified Tiles

Washrooms: Themed Wall Tiles with Anti-Skid Flooring

Common Areas: Durable Granite Flooring



Premium Paint Specifications

Interior Walls & Ceilings: Finished with Asian Premium emulsion paint for a rich, durable, and wipeable surface.

Exterior Facade: Protected with Asian Apex weather-proof paint to ensure long-lasting color and resistance to the elements.

Quality Assurance: All surfaces receive a superior finish, guaranteed by exceptional workmanship for a smooth and flawless result.



High-Quality Wall Dadoing

Bathrooms: Full ceiling-height dadoing with glazed vitrified tiles.

Utility Areas: Dadoing up to 5 feet with glazed vitrified tiles.

Finishing Touch: Polished granite capping on all dado edges for a clean, durable finish.



Superior Window & Ventilation Design

Material: Solid teak wood frames and shutters.
Design: Full 5-foot height for a spacious feel.
Layout: Strategic placement for optimal cross-ventilation.
Benefit: Ample natural light and excellent air circulation.



Artisan Door Craftsmanship:

Grand Entrances: The main door and pooja room feature full solid teakwood construction, offering timeless strength and beauty.
Internal Harmony: All other doors are built with robust teakwood frames and complemented by elegant, veneer-finished flush shutters, ensuring a consistent and modern interior style.



A Chef-Inspired Kitchen & Utility

Premium Surfaces:

Elegant and durable granite countertops.
Full-height glazed tile backsplash for hygiene and easy maintenance.

Quality Fixtures & Fittings:

sleek, high-performance Carysil sink.
Dedicated pre-plumbed point for a water purifier.
Strategically placed electrical sockets for all appliances.

Intelligent Layout:

Designated refrigerator alcove.
A convenient attached storeroom/pantry.



Separate Utility Area:

Features a large, practical sink.
Pre-plumbed space for a washing machine.

Elegant & Robust Electrical Work

Wiring: Safe, concealed copper wiring throughout.
Points & Provisions: Ample points for lights, fans, and power.
Connectivity: Telephone & TV points in the living room and master bedroom.
Comfort Ready: Provision for AC installation in all bedrooms.
Modern Living: Wi-Fi connection provision in the living area.
Quality Assurance: All switches and sockets by premium brands – Legrand or Havells.



Direct-Line Security Intercom

Every residence features a private intercom system with a direct communication line to the 24/7 security room.



EV-Ready Parking

Every individual parking space is equipped with dedicated electrical conduits and outlets, making the future installation of personal Electric Vehicle charging stations simple and hassle-free.



Secure & Convenient Parking:

Enjoy the assurance of a dedicated, covered parking space for each residence, located within a well-organized, stilt-floor parking pavilion, ensuring your vehicle is always protected and easily accessible.



LOCALITY

JAYANAGAR 4th T BLOCK

Jayanagar, an upscale locality of South Bengaluru

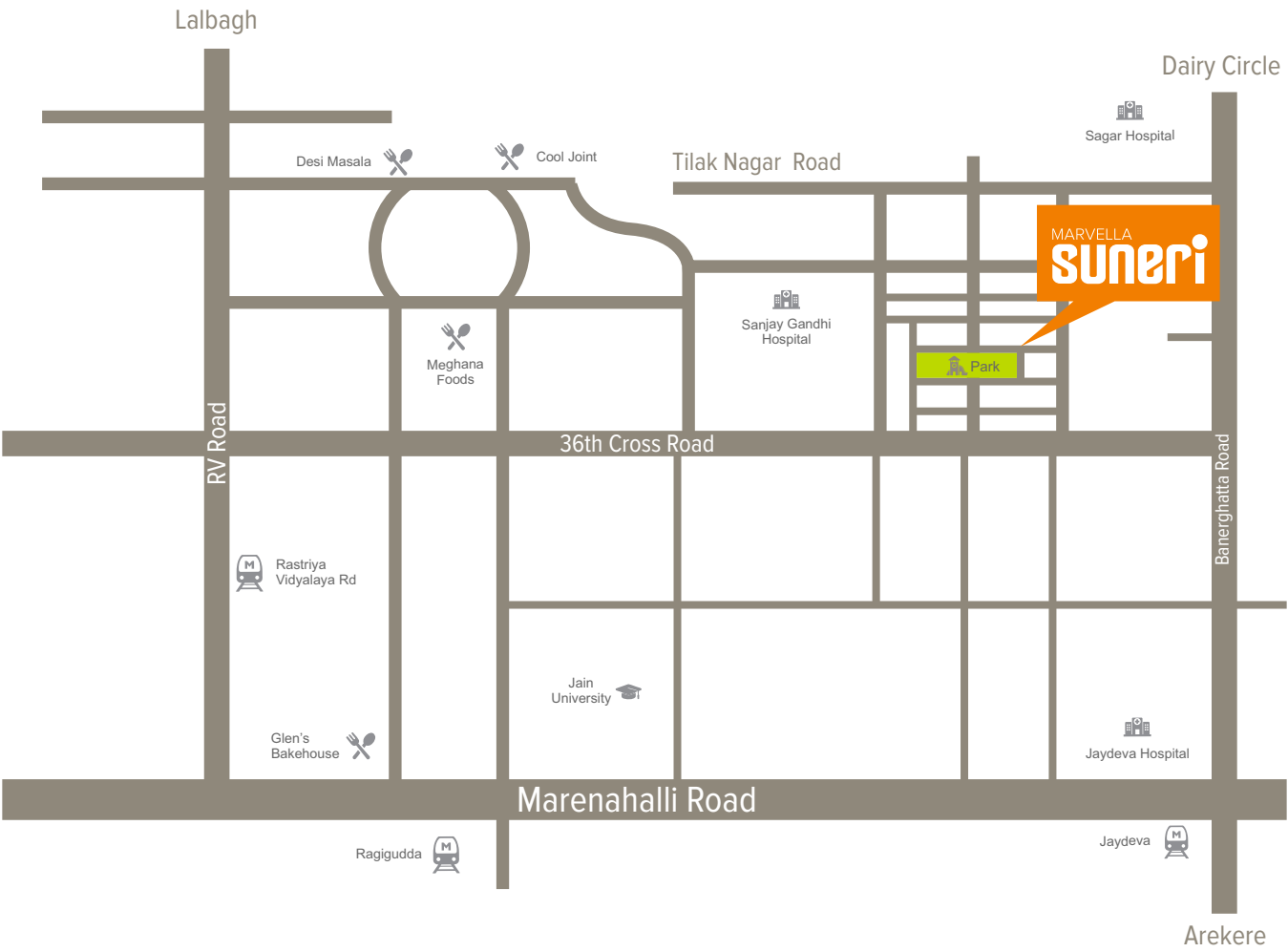
Jayanagar is one of the most upscale and well-planned residential neighborhoods in South Bengaluru. Known for its wide roads, greenery, peaceful environment, and strong community vibe, it remains one of the most desirable and livable areas in the city. Jayanagar’s 3rd and 4th blocks are major activity hubs with the shopping complex, branded showrooms, jewelry and saree stores, street shops, restaurants, and essential services all within easy reach. The locality also has excellent schools, hospitals, parks, and everyday convenience.

Connectivity is a major advantage here. Jayanagar is served by metro stations at Jayanagar, Ragigudda, and Jayadeva Hospital Junction (on the Green Line / Pink Line interchange), offering seamless access across the city. The Jayanagar 4th Block bus stand further connects the locality to all parts of Bengaluru. Neighboring areas like JP Nagar, Basavanagudi, Banashankari, BTM Layout, Wilson Garden, and VV Puram are easily accessible.

Jayanagar continues to retain the charm of old Bengaluru while offering the comfort of modern urban living.



LOCATION MAP



In the Neighbourhood...

Ragigudda Metro	1.8 km	JP Nagar	3.0 km
Jaydeva Metro	1.6 km	BTM Layout	4.0 km
RV Road Metro	2.3 km	VV Puram	4.0 km
Bangalore International Academy	2.7 km	Wilson Garden	4.0 km
Jayanagar Swimming Pool	1.8 km	Basavanagudi	2.5 km
Swagath mall	1.5 km	Banashankari	5.0 km
Jayanagar 9th Block	1.0 km	Central Silk Board	4.2 km

SCAN TO LOCATE
THE PROJECT



OUR PROJECTS



MARVELLA RAJKAMAL
9TH BLOCK, JAYANAGAR



MARVELLA SUKRITI
BASAVANAGUDI



MARVELLA GOKULAM
7TH BLOCK, JAYANAGAR



MARVELLA SAMVRUDHI
1ST BLOCK, JAYANAGAR



MARVELLA PRAPTI
5TH BLOCK, JAYANAGAR



MARVELLA ANANDAM
2ND BLOCK JAYANAGAR



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