

K E R A L A ' S M O S T
T R U S T E D
R E A L T O R
I S N O W I N K O C H I

Buying a home is one of the greatest milestones in a person's life.

Years of hard work and sweat go into saving enough money to realise your dream. It is, without doubt, one of the biggest achievements in life. And when you do decide on a home, you want it to be perfect.

There are many homes that are good.

But what makes them perfect is something intangible. It is trust. Being able to have faith in your realtor is the ultimate leap of faith. Some fleece, others promise but don't deliver. That's why it is imperative to join hands with a realtor of repute.

And Kalyan Developers is at the top of the list of Kerala's most trustworthy real estate developers.





We build homes with the same dedication we bring to crafting exquisite pieces of jewellery, with love and attention to the smallest detail. We do this because like family heirlooms, homes are very much a part of our souls, they reflect our tastes and aspirations. Your home is where you spend the most important moments of your life, where you laugh, cry and experience the world even as you are protected from it. With Nexus, we endeavour to bring you a home that truly belongs to you and you alone. A home that is an expression of who you are, the sum total of your hopes and dreams. A home that is, in reality, an extension of yourself. We hope that Nexus will become for you the centre point of a lifetime of happiness, filled with the love and warmth of your family.

T. S. Kalyanaraman
Chairman

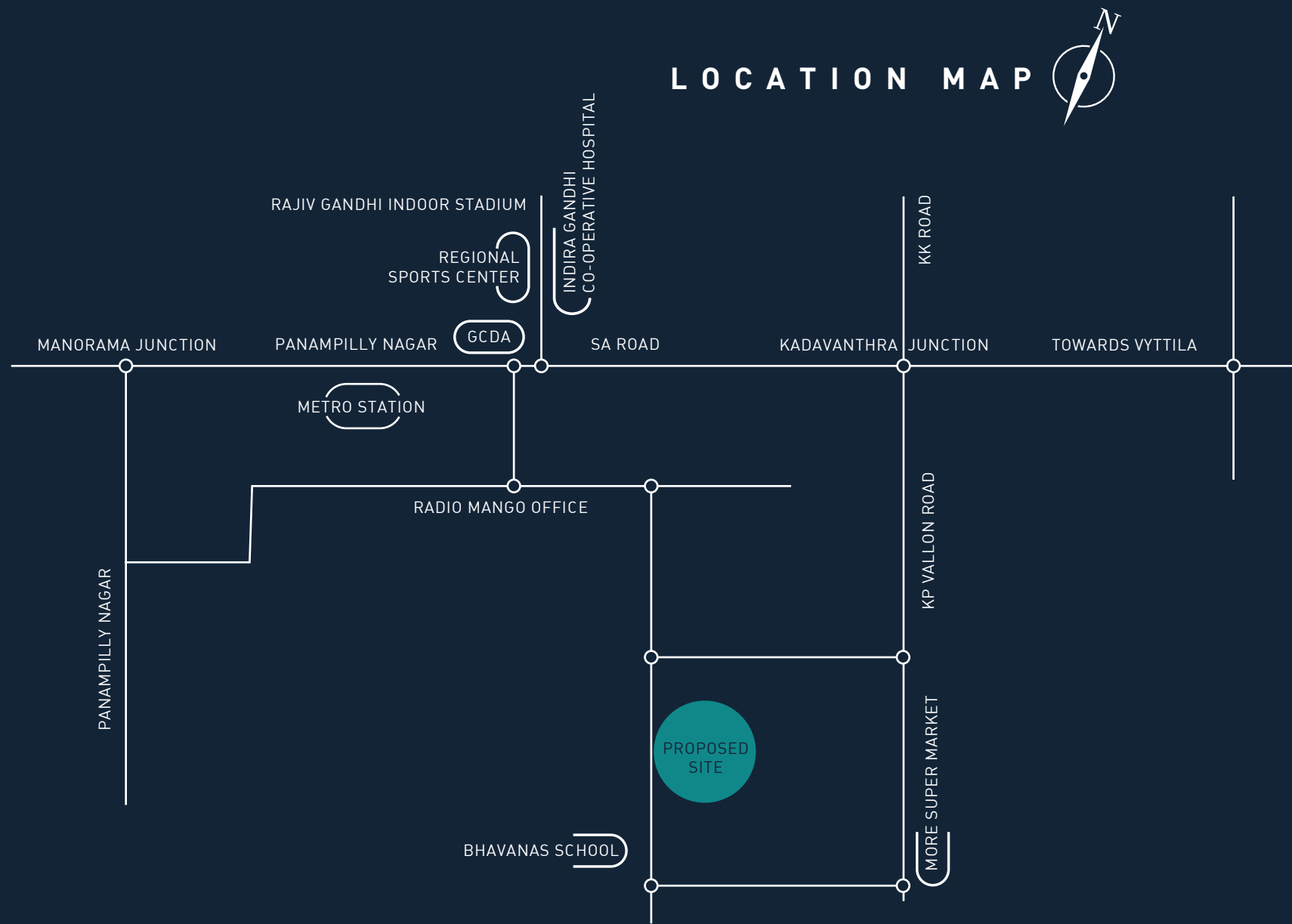


A MARVEL OF ARCHITECTURE AND COMFORT

With 36 well-appointed 2 & 3 BHK luxury homes, Marvella by Kalyan Developers is a modern apartment complex designed keeping in mind the urban consumer. A home here is the supreme statement of having arrived in the big league. It has all the comforts that today's hectic life demands; a swimming pool, a gymnasium, a club house; as well as peerless, quality construction making every home a sanctuary of safety.

And, being located in Kochi's most desired residential location with the convenience of all public transportation including the proposed Metro Railway, Marvella promises to offer a life of unparalleled convenience and comfort.

MARVELLA



Bhavans Girinagar-	300 meters
Metro Station -	750 meters
Indira Gandhi Co-operative Hospital -	1.3 kms
Regional Sports Centre -	1.3 kms

MG Road -	2 kms
South Railway station -	2.1 kms
Vytla Jn -	2.7 kms
Airport -	30 kms

AT THE HEART OF IT ALL

Commuting in today's traffic is frustrating. It eats away a good chunk of your day leaving you with less time to spend with family and friends. Choosing to live at Marvella will bring back that much sought-after commodity: time.

Ideally located in the heart of the city at Giri Nagar, Marvella is only a kilometre and a half away from the Ernakulam Junction Railway Station. At a similar distance is the world-class Vyttila Mobility Hub that makes travel to any location convenient. Also in close proximity are malls, temples and educational institutions of repute.

In other words, living at Marvella will certainly help you make time for what you wish to invest it in most.



DIVE INTO A HEALTHY LIFE

A swimming pool to drown your worries away and help you kick start a healthy life is situated inside the Marvella compound.

COMMON AMENITIES

- Swimming pool
- Games room
- Health club with equipments
- 24X7 security with CCTV camera
- Intercom facility
- Rain water harvesting
- Sewage treatment plant
- waste management
- water management
- Paved drive area
- Generator backup for selected points in the apartment
- Digital cable TV provision
- Centralised gas supply
- Common toilets for drivers and maids

A person is shown from the side, lifting a dumbbell. The background is a blurred gym environment with other people. The text is overlaid on the right side of the image.

MAKE EXERCISE A RITUAL

Working out is one of the first casualties of a busy life. Not anymore. At Marvella, we built a fully-equipped gymnasium that'll make taking time out for exercise a lot easier.



GET SOCIAL

The breakneck speed of our lives makes it impossible to go out and socialise. That's why at Marvella, we've built a modern club house that will be the perfect place to get together and chat away your evenings. All this, without stepping out of your compound.

A bedroom interior featuring a large window with sheer curtains, through which bright sunlight and lush greenery are visible. In the foreground, a bed is neatly made with white linens and several pillows. A bedside table with a lamp is partially visible. The overall atmosphere is warm and inviting.

COMFORTABLE INSIDE OUT

Every apartment at Marvella,
either a 2 or 3 BHK,
is spaciouly built offering
you ample room to move
around with ease.

From branded fittings to
vitrified tiles, every aspect
has been crafted with care
ensuring that you enjoy
nothing but the best.

A person's arm, wearing a dark jacket with orange and white stripes on the sleeve, holds a brown ceramic cup. The scene is set on a balcony with a metal railing, looking out over a city at sunset. The sun is a large, bright orange orb in the sky, creating a warm, golden glow. The background is a blurred cityscape.

ROOM WITH A VIEW

Marvella by Kalyan Developers will add a new sparkle to Kochi's skyline. The 13-storey apartment will offer a fantastic view of Kerala's biggest port city. So, enjoy your cup of tea savouring in an unmatched vista from the balcony of your home at Marvella.



SPECIFICATION

STRUCTURE
• B + G + 13 storied RCC structure with block masonry plastered with cement mortar
LIVING / BEDROOM / DINING
• Superior quality vitrified tiling (80 X 80 cm) with skirting • Putty & premium emulsion for all internal walls and OBD for ceiling
TOILETS
• Superior quality ceramic tile flooring • Superior quality ceramic wall tiling up to false ceiling • False ceiling wherever applicable • OBD for ceiling of toilets where false ceiling is not applicable
KITCHEN
• Superior quality ceramic tile flooring • Putty & plastic emulsion for all internal walls and OBD for ceiling • Kitchen counter - Granite/latest artificial material platform with single bowl sink with drain board
BALCONIES / WORK AREA
• Superior quality ceramic tile flooring and skirting
JOINERY
• Main entrance door - Veneer flush doors Molded door with both sides masonite skin • Bedroom doors – Laminate/molded door with both sides masonite skin (or equivalent) • Powder coated aluminum windows made from specially designed and manufactured sections

ELECTRICAL
• Three phase power supply • Concealed conduit wiring with copper conductor with adequate light and fan points • Contemporary modular switches & sockets • Heater provision in master bedroom • A/C provision in master bedroom & living room • Telephone & internet point in living room • Digital cable TV connection
PLUMBING
• KWA/ borewell water supply through underground and overhead storage tanks of suitable capacity • Provision for washing machine in work area • Premium quality branded sanitary fixtures & CP fittings
LIFT
• One fully automatic passenger lift and one service lift
GENERATOR
• Generator backup for lifts, common lighting, pumps and selected points in the apartments
FIRE SAFETY
• Fire system as per norms
SEWAGE SYSTEM
• Safe, environment-friendly Sewage Treatment Plant (STP) for apartments as per norms



TYPICAL FLOOR AREA = 5270 SQ.FT.
(1st to 5th floor)



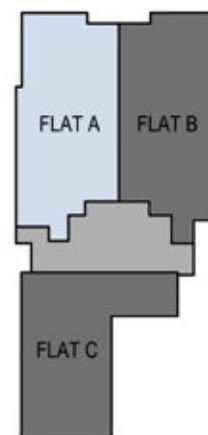
TYPICAL FLOOR AREA = 5085 SQ.FT.
(6th to 10th floor)



11th FLOOR AREA = 3910 SQ.FT.

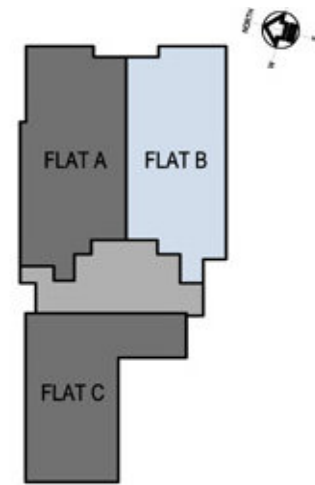
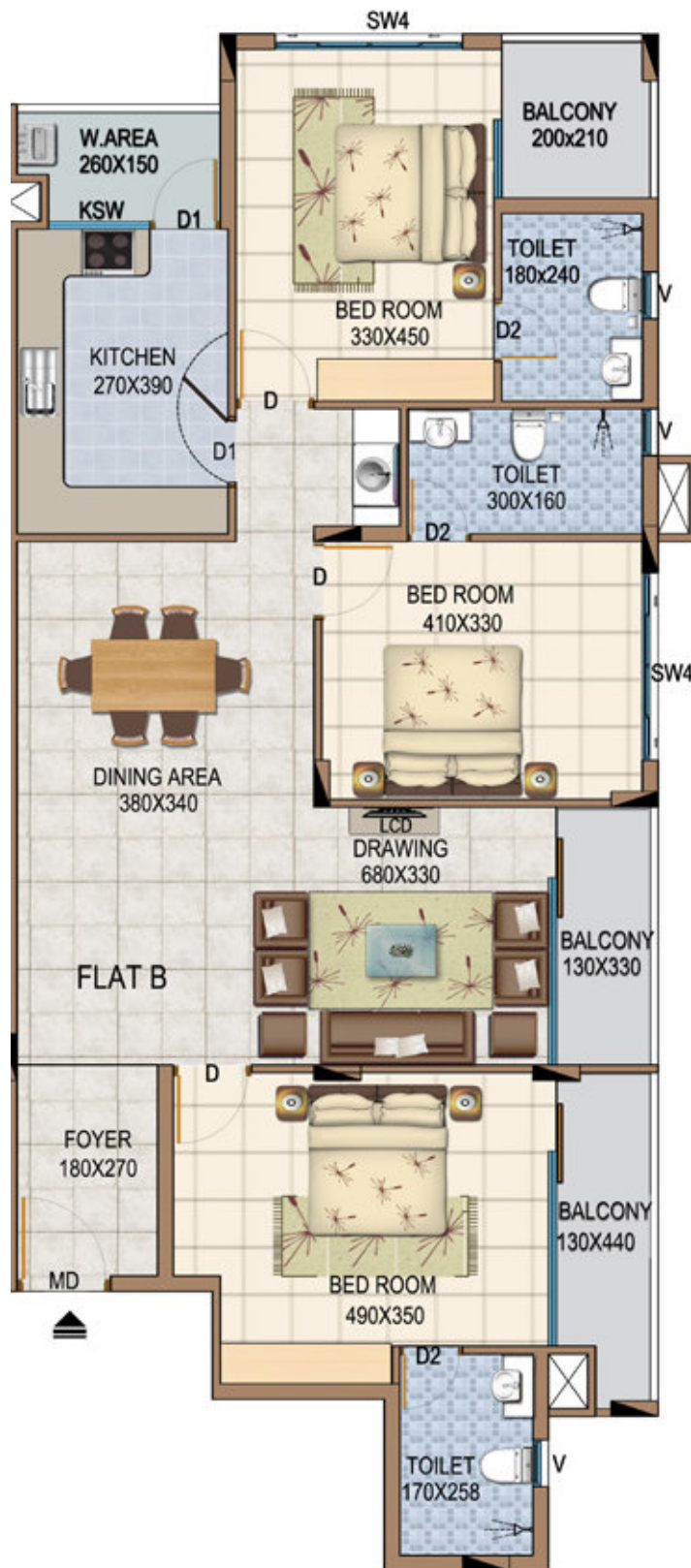


TYPICAL FLOOR AREA = 3775 SQ.FT.
(12th to 13th floor)



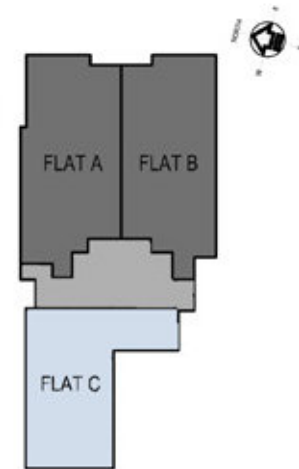
KEY PLAN (FLAT - A)
TYPICAL FLOOR PLAN

FLAT A
2019 SQ.FT.



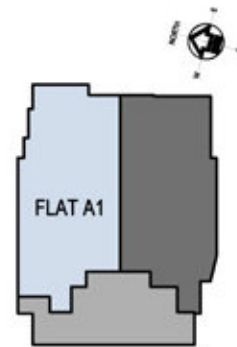
KEY PLAN (FLAT - B)
TYPICAL FLOOR PLAN

FLAT B
1929 SQ.FT.



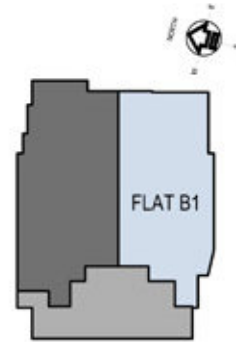
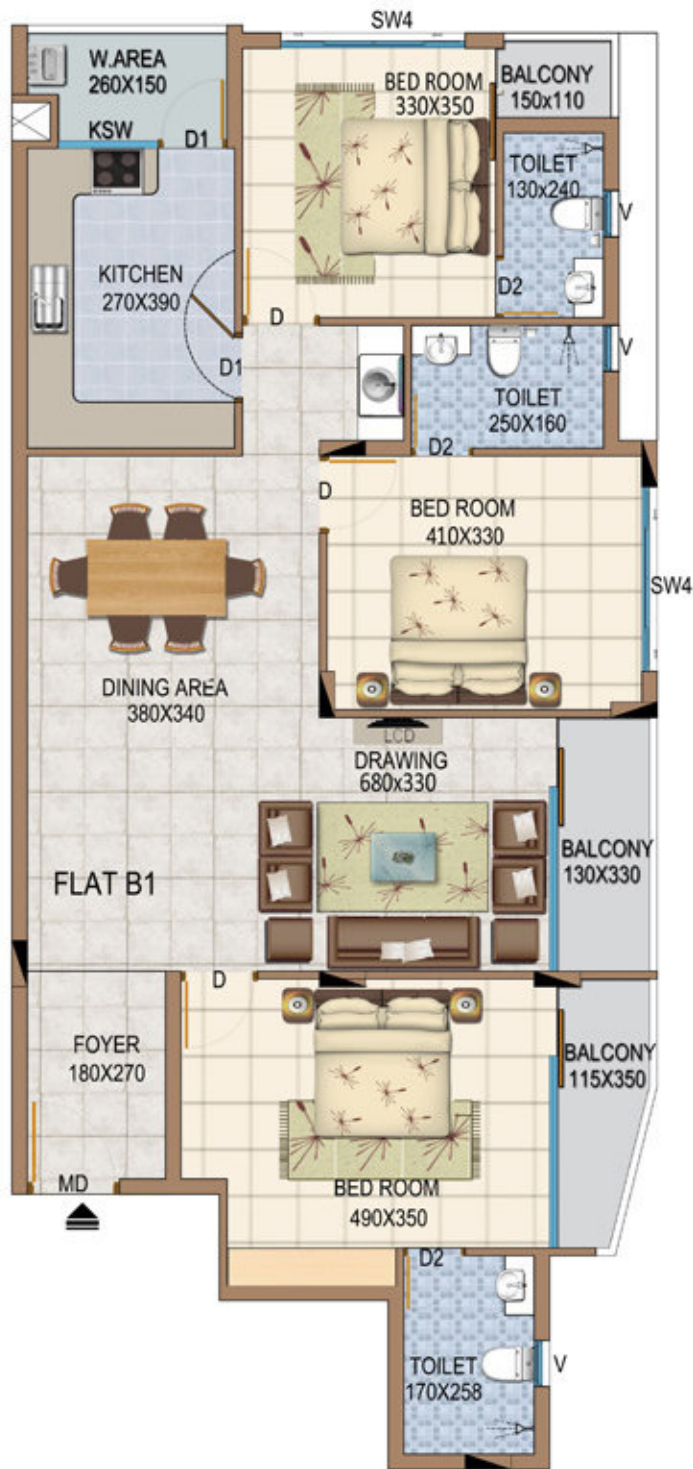
KEY PLAN (FLAT - C)
TYPICAL FLOOR PLAN

FLAT C
1716 SQ.FT.



KEY PLAN (FLAT - A1)
TYPICAL FLOOR PLAN

FLAT A1
1983 SQ.FT.



KEY PLAN (FLAT - A1)
TYPICAL FLOOR PLAN

FLAT B1
1795 SQ.FT.

