

Majestique
Marbella
2 & 3 BHK MARVELLOUS HOMES

A T K H A R A D I



life
around me

Majestique
Marbella
2 & 3 BHK MARVELLOUS HOMES

@KHARADI



life

around me



Connected to the city, disconnected from its din. Close to conveniences, far away from chaos. More room to stretch, miles away from stress. A leafy neighbourhood, with amenities equally good. A community that's warm, in a gated estate that's calm. If you ever had to find the perfect balance, here it is. Marbella, because it's all about Life Around You.



Location Map



The well-connected suburb of Eastern Pune.

It's not everyday that you come across a location that practically offers the best of all worlds. Where everything just works, and works beautifully for a homebuyer. Imagine having the finest connectivity, the most enviable social infrastructure and a cosmopolitan neighbourhood at a price that will seem just too good to be true. That's Kharadi for you.

Eastern Pune's shining suburb and home to it's finest lifestyle project – Majestique Marbella
Kharadi's most finest address.





Safety

around me

Marbella's gated community experience has been built on the foundation of a foolproof security system that ensures your safety all round the clock.



Luxury around me

Opulence reverberates in Marbella's state-of-the-art clubhouse that ushers you into an era of glorious moments and eternal comfort.





Freshness

around me



With an exquisite swimming pool at your beck and call, Marbella lets you dive into freshness and cool down at any time of the day, regardless the season.



Friendships around me

Community living, at its best, creates friendship and memories that last a lifetime and at Marbella, you get nothing but the best.





Space

around me

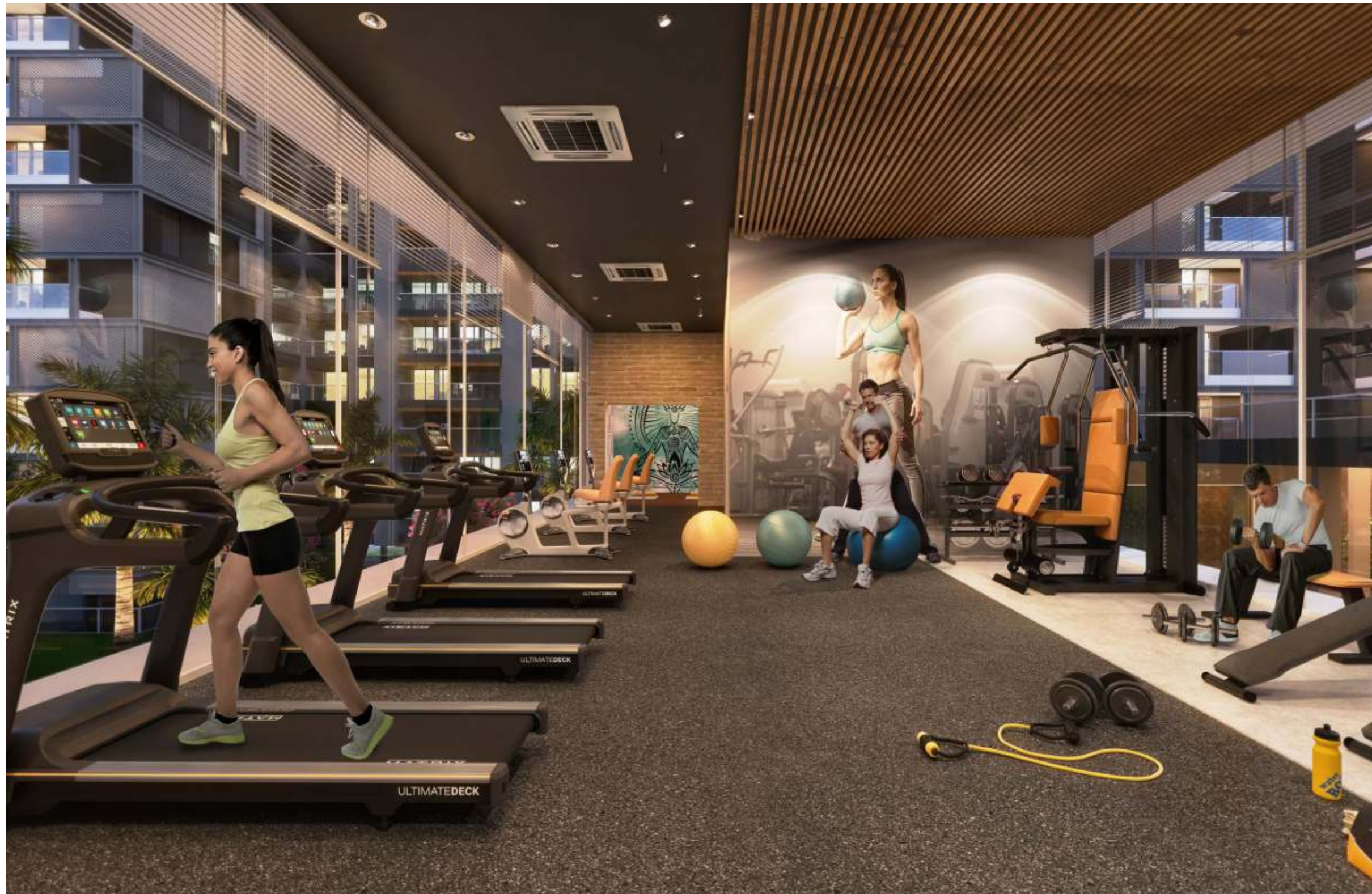
Everybody needs their space to filter out all the stress and maintain a positive headspace. Space is what you will find in abundance in Marbella.



Vitality around me

Sports tend to be larger than life, culminating in relationships and moments that stay with us forever. Step into Marbella's exclusive table tennis area and take a swing at vitality.





Health around me

Health always takes centre stage in life, be it physical or mental. Marbella's elusive amenities ensure that fitness meets fun and you are home to good health.



Entertainment around me

A positive lifestyle can be maintained only when we keep ourselves entertained. Marbella banishes any form of monotony with plenty of amenities for you, like our vivid Mini Theatre.





Celebration

around me

Every accomplishment, big or small, deserves a celebration. At Marbella, celebrate every moment with great panache; bask in deserved glory.





Amenities



Landscaped Garden



Water Body & Fountain



Gazebo



Play Area for Kids



Gymnasium



Yoga Centre



Multipurpose Court



Rooftop Infinity Swimming Pool with Kids Pool



Multipurpose Hall



Indoor Games



Jogging Track



Jacuzzi & Steam Bath



Mini Theatre



Plug and Play-Functional Co-working Spaces for Society Members



CCTV Cameras in all Common Areas



Water Harvesting



STP





Specifications

Kitchen



- Granite Kitchen Platform
- Stainless steel sink and dado tiles up to 2 feet level
- Provision for exhaust fan

Bathroom



- CP fittings – Grohe or Equivalent
- Sanitary fittings – American standard or Equivalent
- Provision for exhaust fan in each toilet
- Designer tiles up to lintel level in all toilets
- Table top wash basin

Flooring and wall finish



- Vitrified flooring for entire flat- 800x800
- Antiskid tiles in all toilets, attached terraces and balconies

Windows



- Powder-coated UPVC sliding windows with mosquito mesh
- Glass railings in terrace
- Granite window sill for window and bathroom door frames

Electrical



- Electrical concealed wiring- Polycab or equivalent
- Switches, sockets and DB – Schneider or equivalent
- AC points in master bedroom
- Generator Backup for common lighting

Elevators



- Fully automatic passenger elevators – Kone or equivalent
- Generator backup for all elevators

Entrance Lobby



- Secured entrance lobby
- Waiting Lounge

Peripheral roads and parking



- Well-illuminated internal concrete roads with pavers

Garden and landscaping



- Professionally designed garden and landscaping
- Children's play park with premium quality equipment

Security



- 24-hour security





2 BHK

Unit Plan

1	ENTRANCE LOBBY	(1.53 X 1.37)	5'0"X 4'6"
2	LIVING ROOM	(4.85 X 3.35)	16'0"X 11'0"
3	BALCONY	(1.52 X 3.35)	5'0"X 11'0"
4	BEDROOM	(3.66 X 3.05)	12'0"X 10'0"
5	DINING	(2.72 X 2.00)	9'0"X 6'6"
6	KITCHEN	(2.75 X 2.45)	9'0"X 8'0"
7	UTILITY	(2.45 X 1.22)	8'0"X 4'0"
8	TOILET	(1.97 X 1.37)	6'6"X 4'6"
9	M.BEDROOM	(4.27 X 3.05)	14'0"X 10'0"
10	M.TOILET	(2.44 X 1.52)	8'0"X 5'0"





3 BHK

Unit Plan

1	ENTRANCE LOBBY	(1.37 X 1.53)	4'6" X 5'0"
2	LIVING ROOM	(3.35 X 4.89)	11'0" X 16'0"
3	BALCONY	(3.35 X 1.52)	11'0" X 5'0"
4	BEDROOM	(3.05 X 3.66)	10'0" X 12'0"
5	DINING	(3.05 X 2.75)	10'0" X 9'0"
6	KITCHEN	(2.75 X 2.75)	9'0" X 9'0"
7	UTILITY	(1.22 X 2.75)	4'0" X 9'0"
8	TOILET	(1.37 X 2.00)	4'6" X 6'6"
9	M.BEDROOM	(3.05 X 3.97)	10'0" X 13'0"
10	M.TOILET	(2.44 X 1.52)	8'0" X 5'0"
11	M.BEDROOM	(4.27 X 3.35)	14'0" X 11'0"
12	M.TOILET	(2.44 X 1.52)	8'0" X 5'0"



B WING

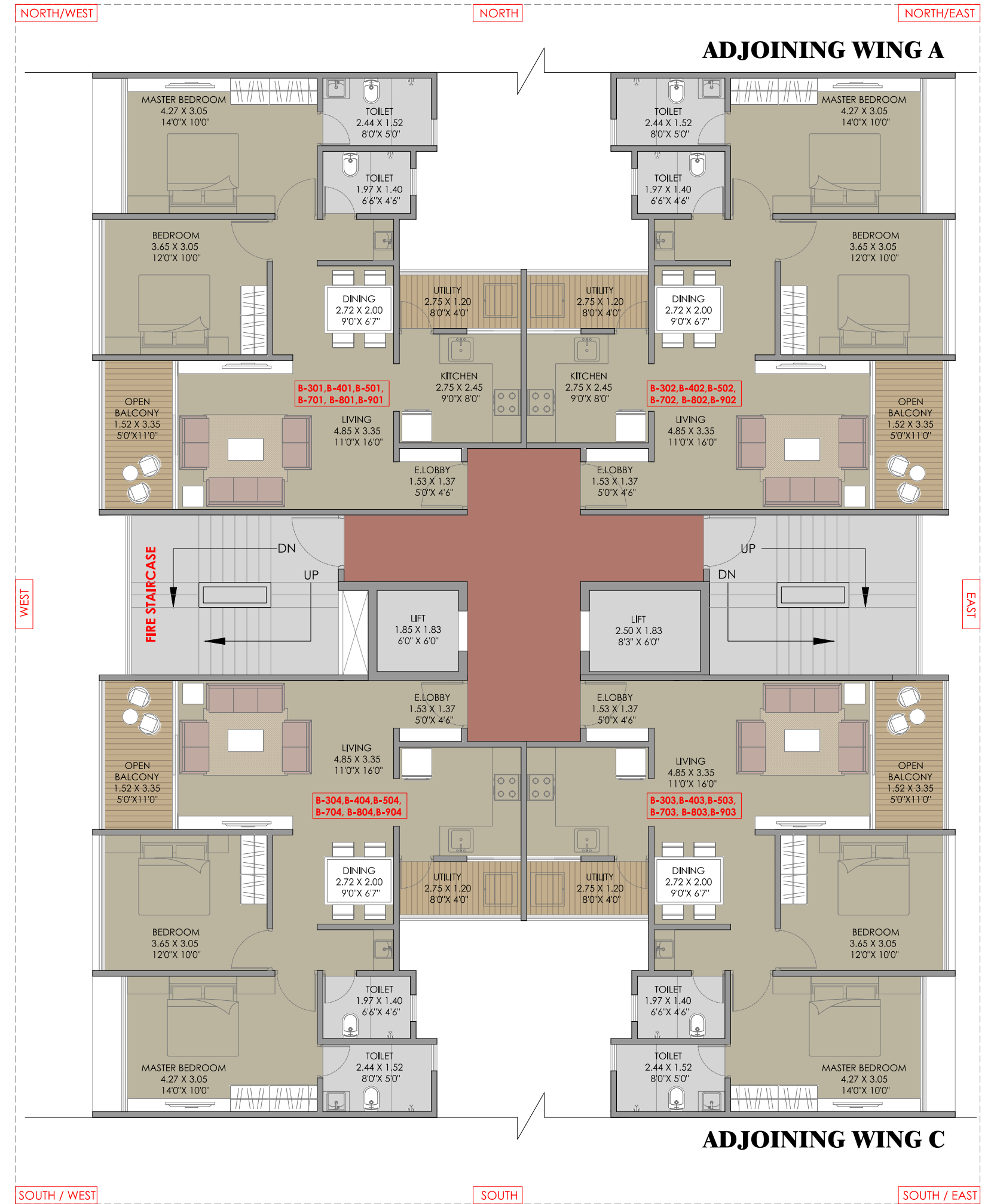
TYPICAL FLOOR PLAN



- NOTES*
- 1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
 - 2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
 - 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
 - 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
 - 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
 - 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
 - 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
 - 8) 1SQ M. = 10.764 SQ FT

TYPICAL 3RD, 4TH, 5TH, 7TH, 8TH, 9TH FLOOR PLAN MAJESTIQUE MARBELLA

FLOOR NO	UNIT TYPE	UNIT NO	RERA CARPET AREA	OPEN BALCONY CARPET AREA	UTILITY CARPET AREA	TOTAL CARPET AREA	NORTH
			SQ.M	SQ.M	SQ.M	SQ.M	
3RD, 4TH, 5TH, 7TH, 8TH, 9TH	2 BHK	301, 401, 501, 701, 801, 901	68.18	5.09	3.29	76.56	
	2 BHK	302, 402, 502, 702, 802, 902	68.18	5.09	3.29	76.56	
	2 BHK	303, 403, 503, 703, 803, 903	68.18	5.09	3.29	76.56	
	2 BHK	304, 404, 504, 704, 804, 904	68.18	5.09	3.29	76.56	



C WING

TYPICAL FLOOR PLAN



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- 8) 1SQ.M. = 10.764 SQ.FT

MAJESTIQUE MARBELLA

3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 10TH, 12TH, 13TH FLOOR PLAN

FLOOR NO	UNIT TYPE	UNIT NO	RERA CARPET AREA	OPEN BALCONY CARPET AREA	UTILITY CARPET AREA	TOTAL CARPET AREA	NORTH
			SQ.M	SQ.M	SQ.M	SQ.M	
3RD, 4TH, 5TH, 7TH, 8TH, 9TH, 10TH, 12TH, 13TH	2 BHK	301, 401, 501, 701, 801, 901, 1001, 1201, 1301	68.18	5.09	3.29	76.56	
	2 BHK	302, 402, 502, 702, 802, 902, 1002, 1202, 1302	68.18	5.09	3.29	76.56	
	3 BHK	303, 403, 503, 703, 803, 903, 1003, 1203, 1303	91.92	5.09	3.36	100.37	
	3 BHK	304, 404, 504, 704, 804, 904, 1004, 1204, 1304	91.92	5.09	3.36	100.37	
	3 BHK	305, 405, 505, 705, 805, 905, 1005, 1205, 1305	91.92	5.09	3.36	100.37	
	2 BHK	306, 406, 506, 706, 806, 906, 1006, 1206, 1306	68.18	5.09	3.29	76.56	

E WING

TYPICAL FLOOR PLAN

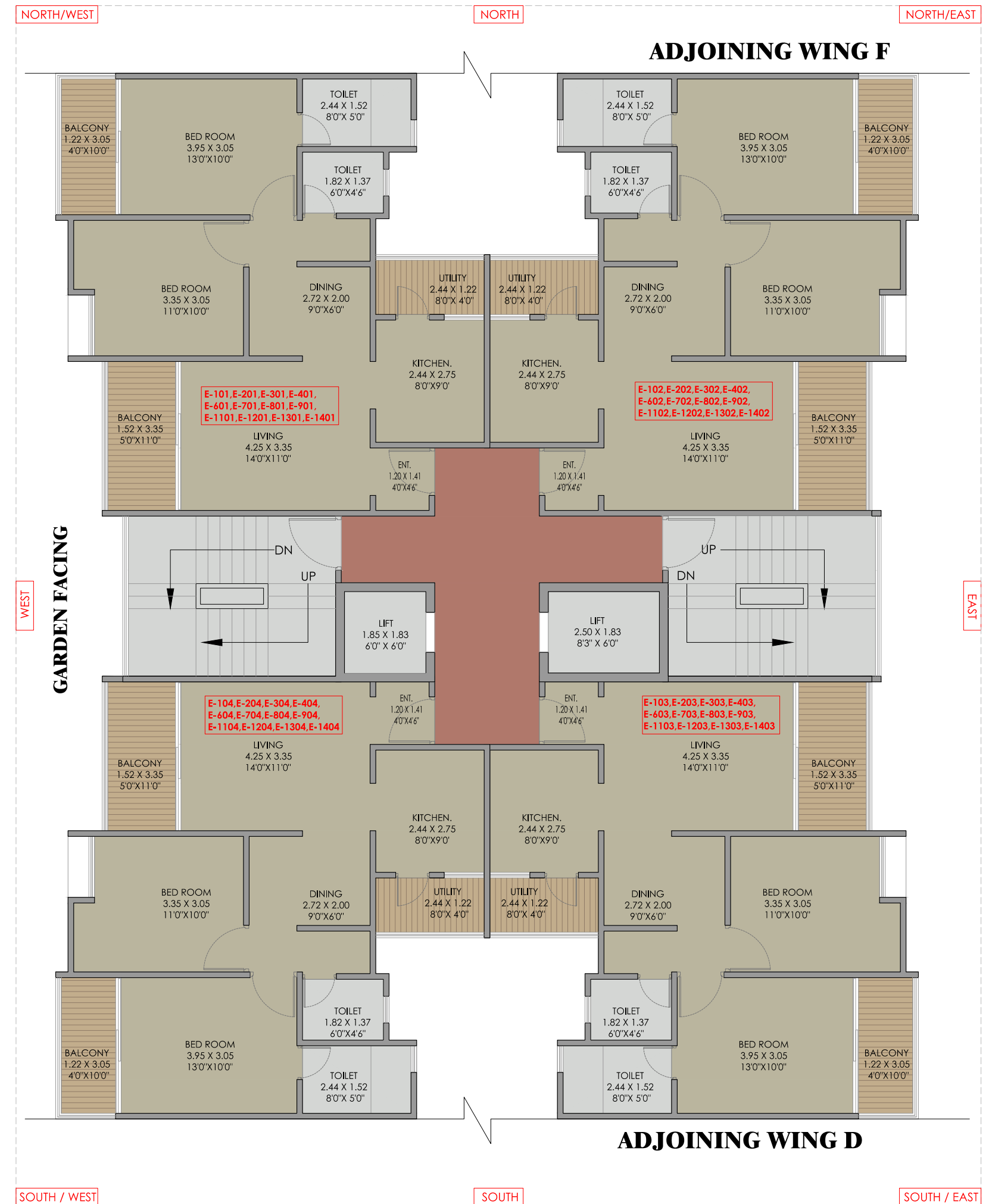


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- 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
- 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
- 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
- 6) LOCATION OF DOORS, WINDOWS/ VENTILATORS ARE SUBJECT TO CHANGE
- 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
- 8) 1SQ.M. = 10.764 SQ.FT

TYPICAL 1ST, 2ND, 3RD, 4TH, 6TH, 7TH, 8TH, 9TH, 11TH, 12TH, 13TH, 14TH FLOOR PLAN MAJESTIQUE MARBELLA

FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	TERRACE CARPET AREA	OPEN BALCONY CARPET AREA	UTILITY CARPET AREA	ARCHITECTURAL PROJECTION	TOTAL CARPET EACH UNIT	TOTAL CARPET EACH UNIT (FOR REFERENCE ONLY)	TOTAL SALABLE AREA (FOR REFERENCE ONLY)	NORTH
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.FT.	
1ST, 2ND, 3RD, 4TH, 6TH, 7TH, 8TH, 9TH, 11TH, 12TH, 13TH, 14TH	2BHK	101, 201, 301, 401, 601, 701, 801, 901, 1101, 1201, 1301, 1401	64.15	0.00	8.82	2.98	0.79	76.74	826	1180	
	2BHK	102, 202, 302, 402, 602, 702, 802, 902, 1102, 1202, 1302, 1402	64.15	0.00	8.82	2.98	0.79	76.74	826	1180	
	2BHK	103, 203, 303, 403, 603, 703, 803, 903, 1103, 1203, 1303, 1403	64.15	0.00	8.82	2.98	0.79	76.74	826	1180	
	2BHK	104, 204, 304, 404, 604, 704, 804, 904, 1104, 1204, 1304, 1404	64.15	0.00	8.82	2.98	0.79	76.74	826	1180	



F WING

ODD FLOOR PLAN



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 - 3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
 - 4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
 - 5) SALE OF APARTMENT IS ON RERA CARPET AREA ONLY
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 - 7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
 - 8) 1SQ.M. = 10.764 SQ.FT

**1ST, 3RD, 7TH, 9TH, 11TH FLOOR PLAN
MAJESTIQUE MARBELLA**

FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	TERRACE CARPET AREA	OPEN BALCONY CARPET AREA	ENCLOSED BALCONY	UTILITY CARPET AREA	ARCHITECTURAL PROJECTION	TOTAL CARPET EACH UNIT	TOTAL CARPET EACH UNIT (FOR REFERENCE ONLY)	TOTAL SALABLE AREA (FOR REFERENCE ONLY)	NORTH
			SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	SQ. FT.	
1ST, 3RD, 7TH, 9TH, 11TH	2BHK	101, 301, 701, 901, 1101	79.28	4.64	5.19	5.27	3.36	1.09	98.82	1064	1520	
	2BHK	102, 302, 702, 902, 1102	79.28	4.64	5.19	5.27	3.36	1.09	98.83	1064	1520	
	2BHK	103, 303, 703, 903, 1103	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	2BHK	104, 304, 704, 904, 1104	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	2BHK	105, 305, 705, 905, 1105	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	2BHK	106, 306, 706, 906, 1106	79.28	4.64	5.19	5.27	3.36	1.09	98.83	1064	1520	

F WING

EVEN FLOOR PLAN




**2ND, 4TH, 8TH, 12TH FLOOR PLAN
MAJESTIQUE MARBELLA**

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FLOOR NO	UNIT TYPE	UNIT NOS	RERA CARPET AREA	TERRACE CARPET AREA	OPEN BALCONY CARPET AREA	ENCLOSED BALCONY	UTILITY CARPET AREA	ARCHITECTURAL PROJECTION	TOTAL CARPET EACH UNIT	TOTAL CARPET EACH UNIT (FOR REFERENCE ONLY)	TOTAL SALABLE AREA (FOR REFERENCE ONLY)	NORTH
			SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. M.	SQ. FT.	SQ. FT.	
2ND, 4TH, 8TH, 12TH	3BHK	201, 401, 601, 801, 1201	79.28	4.64	5.19	5.27	3.36	1.09	98.82	1064	1520	
	3BHK	202, 402, 602, 802, 1202	79.28	4.64	5.19	5.27	3.36	1.09	98.83	1064	1520	
	2BHK	203, 403, 603, 803, 1203	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	2BHK	204, 404, 604, 804, 1204	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	2BHK	205, 405, 605, 805, 1205	61.50	0.00	8.82	2.66	2.98	0.79	76.75	826	1180	
	3BHK	206, 406, 606, 806, 1206	79.28	4.64	5.19	5.27	3.36	1.09	98.83	1064	1520	

Majestique
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Marvellous homes with everything you need
in the **heart of Kharadi**

 **7301-7301-81/82**
MajestiqueProperties.com



Maharera registration number
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Maharera.mahaonline.gov.in



Majestique
L a n d m a r k s

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