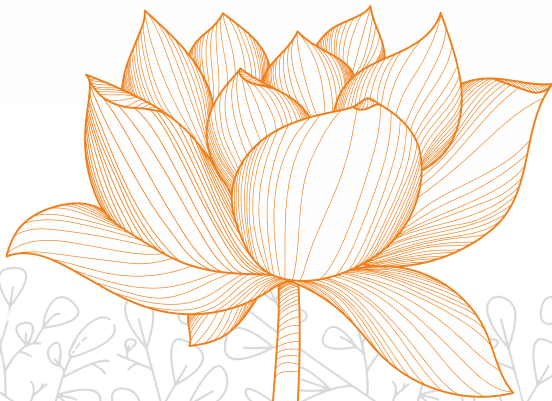
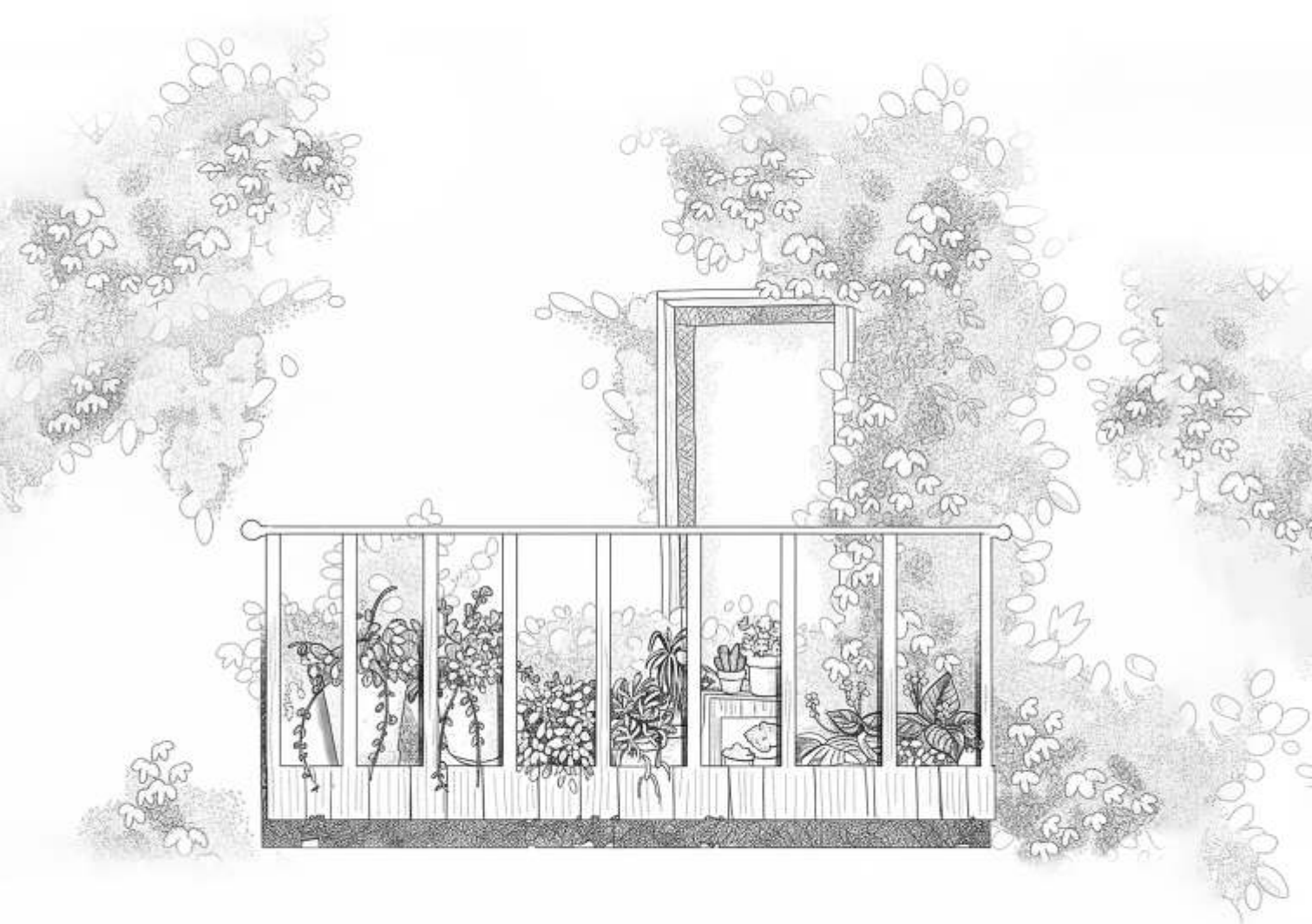




MARVELLA
BUILDTECH

Home is where
happiness blossoms



MARVELLA
Anandam



MARVELLA
Anandam

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 Anandam. With an edge over the rest, and centrally located in the heart of Bengaluru, **Marvella Anandam** is Jayanagar 2nd 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



SBA - 2325 SQ.FT.
NORTH-FACING

ISOMETRIC VIEW



SBA - 2325 SQ.FT.
NORTH FACING

SPECIFICATIONS



Architectural Integrity & Safety

Nestled upon a foundation of reinforced concrete, your home is built with a complete RCC framework, offering unparalleled structural integrity. The walls, constructed from solid concrete blocks, provide exceptional strength, durability, and a serene living atmosphere. Crowning the structure, a robust Reinforced Cement Concrete roof slab, finished with superior waterproofing, offers a permanent safeguard for generations to come.



Harmonious & Balanced Living

Thoughtfully designed to align with the principles of Vaastu, the layout promotes a balanced and positive flow of energy. The strategic orientation of the main entrance, master suite, kitchen, and living areas is carefully considered to foster an environment of well-being and harmony.



Assured Water Resources

- **Dual Supply:** A reliable water supply is ensured through a deep borewell with a high-performance submersible pump, backed by a municipal Kaveri connection.
- **Ample Reserve:** A substantial 10,000-liter underground reservoir and multiple 6,000-liter overhead tanks work in tandem to guarantee a continuous and pressurized water supply for every residence.



Seamless Power Backup

A high-capacity, ultra-quiet 30 kVA Kirloskar generator stands ready to provide uninterrupted power. This comprehensive backup system supports all apartment essentials, common area lighting, and elevator services, ensuring your daily life remains undisturbed.



Elegant Vertical Transport

Experience smooth and quiet mobility with high-speed, gearless elevator systems from globally acclaimed brands such as Johnson or Kone. Designed to comfortably accommodate six people, each lift features silent door operation, advanced safety sensors, and refined interiors for a premium experience.



Environmentally Responsible Features

Embracing sustainable practices, the project includes a rainwater harvesting system, plumbing for solar water heater installations, and the use of energy-efficient LED fixtures across all common spaces, reducing the ecological footprint.



Comprehensive Security

A multi-layered security approach ensures your absolute peace of mind. The premises are guarded by dedicated personnel and a state-of-the-art electronic surveillance system. Strategically positioned CCTV cameras provide 24/7 monitoring of all access points, lobbies, elevators, and common zones.



Curated Flooring Elegance

- **Living, Dining & Kitchen:** Luxurious Imported Italian Marble
- **Master Bedroom:** Warm, Wood-Finish Vitrified Planks
- **Additional Bedrooms:** Sophisticated Premium Vitrified Tiles
- **Balconies & Utility:** Practical Anti-Skid Tiles
- **Bathrooms:** Themed Wall Tiles with Anti-Skid Flooring
- **Common Corridors & Lobbies:** Hard-Wearing Granite



Impeccable Interior Finishes

- **Interiors:** Walls and ceilings are adorned with a premium-grade washable emulsion from Asian Paints, offering a rich and durable finish.
- **Exteriors:** The facade is protected by Asian Apex weatherproof exterior paint, designed to retain its vibrancy and withstand harsh weather conditions.
- **Craftsmanship:** Every surface reflects a commitment to superior workmanship, resulting in a flawlessly smooth and elegant appearance.



Refined Bath & Utility Walls

- **Bathrooms:** Feature full-height glazed vitrified tile dadoing for a seamless, easy-to-clean surface.
- **Utility Areas:** Dadoing up to 5 feet with glazed tiles for added protection.
- **Detailing:** All dado edges are elegantly finished with polished granite capping for a durable and complete look.



Abundant Light & Air

- Construction: Crafted from solid teak wood for lasting beauty.
 - Design: Expansive 5-foot tall windows enhance the sense of space.
 - Function: Strategically positioned to capture refreshing cross-breezes and flood your home with natural light.
-



Distinctive Doorways

- Statement Entries: The main door and pooja room door are handcrafted from solid teakwood, making a grand and enduring impression.
 - Internal Doors: All internal doors feature sturdy teakwood frames paired with sleek, veneer-finished flush shutters for a cohesive and contemporary aesthetic.
-



The Well-Equipped Kitchen & Utility

- Surfaces: Elegant granite countertops paired with a full-height glazed tile backsplash.
 - Fittings: Includes a premium Carysil sink and pre-plumbed points for a water purifier and washing machine.
 - Layout: Intelligently planned with a dedicated refrigerator nook and an attached storeroom/pantry for optimal organization. A separate utility area provides a large sink and dedicated space for laundry appliances.
-



Advanced Electrical Systems

- Infrastructure: Reliable, concealed copper wiring forms the backbone of the electrical system.
 - Convenience: Ample provision for lighting, fans, and power outlets, along with telephone and TV points in the living room and master bedroom.
 - Modern Comfort: Pre-wired for air conditioners in all bedrooms and Wi-Fi connectivity in the living area.
 - Quality: All switches and sockets are from esteemed brands like Legrand or Havells.
-



Integrated Security Communication

Each home is equipped with a direct-line security intercom, providing instant and private communication with the 24/7 security desk.



Future-Forward Parking

Every designated covered parking space in the stilt-level pavilion is pre-equipped with essential electrical conduits and outlets, ready for the effortless installation of a personal Electric Vehicle charging station.



Dedicated Vehicle Shelter

Every residence is allocated a private, covered parking spot within a neatly organized stilt-floor pavilion, offering both security and easy access for your vehicle.



LOCALITY

JAYANAGAR 2nd BLOCK

Jayanagar, an upscale locality of South Bengaluru

Jayanagar is the heart of South Bengaluru. It is an upscale residential area in Southern Bengaluru with both retail and commercial establishments along with residential development. It is one of the city's oldest and the most expensive area & most liveable neighborhoods in Bengaluru. It is one of the posh residential areas that have established commercial development, and branded label shops. Jayanagar's 3rd and 4th blocks have a shopping complex, market, street shops, high-end restaurants, roadside eateries and everything. It is a fantastic place to stay because it has good hospitals, schools, wide roads, and a well-planned layout. It is immensely popular because of the Jayanagar shopping Complex, bus stand, many branded showrooms, jewellery stores, saree shops, availability of all items & services, vegetable market, restaurants, etc. It is one of the localities in Bengaluru that still has the charm of old Bengaluru.

Jayanagar has a metro station on the Green Line of the Namma Metro serving the 4th and 7th block of Rashtreeya Vidyalaya Road area of Bangalore ,The locality is so well positioned that it has good connectivity to the city's major landmarks. BTM Layout, VV Puram, Banashankari second stage, JP Nagar, Basavangudi, and Wilson Garden are all close to this place. Jayanagar 4th block bus station provides excellent connectivity to North, South, East and West of Bengaluru. The metro station near RV road is so well connected to the bus station. It is a very peaceful, calm, green, & family oriented neighborhood. It is easily accessible via bus, auto and taxi



LOCATION MAP



PLACE	DISTANCE
Southend Metro	700 m
Lalbhag Metro	750 m
Minnerva Circle	1.8 km
JC Road	2.3 km
Ashoka Pillar	1.2 km
M.N.Krishna Rao Park	1.4 km

SCAN TO LOCATE THE PROJECT

OUR PROJECTS



MARVELLA RAJKAMAL
9TH BLOCK, JAYANAGAR



MARVELLA SUKRITI
BASAVANAGUDI



MARVELLA GOKULAM
7TH BLOCK, JAYANAGAR



MARVELLA SAMRUDDHI
1ST BLOCK, JAYANAGAR



MARVELLA PRAPTI
5TH BLOCK, JAYANAGAR



MARVELLA SUNERI
4TH T BLOCK, JAYANAGAR



**MARVELLA
BUILDTECH**

Marvella Buildtech

770, Vasavi Classic, 3rd Floor, 10th Main, 4th Block, Jayanagar, Bangalore – 560 011

Ph : 080 - 4374 4499, info@marvellaglobal.com

Project Address :

14, Premises bearing No. 511, (Garuthaman Park, East End Road), situated at 1st Main Road, 2nd Block Jayanagar, Bangalore – 560011

Gopi Ganesh : +91 99454 44599 | Nikil Hari : +91 97422 95890

