REALTY ASSISTANT

Majestique

Marbella

2 & 3 BHK MARVELLOUS HOMES

AT KHARADI

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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.

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Location Map



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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

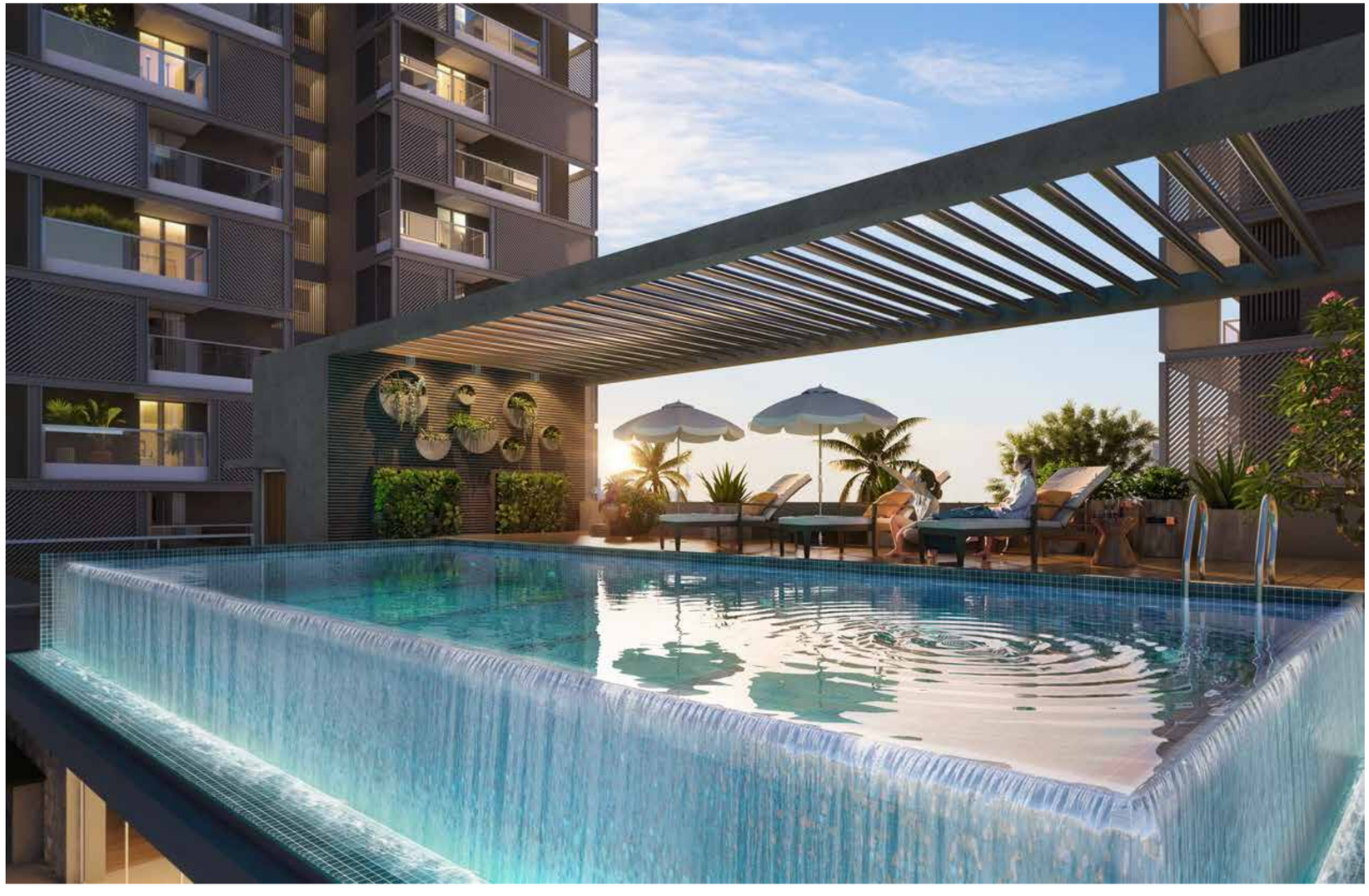
Marbella's gated community experience has been built on the foundation of a foolproof security system that ensures your safety all round the clock.

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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.

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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.





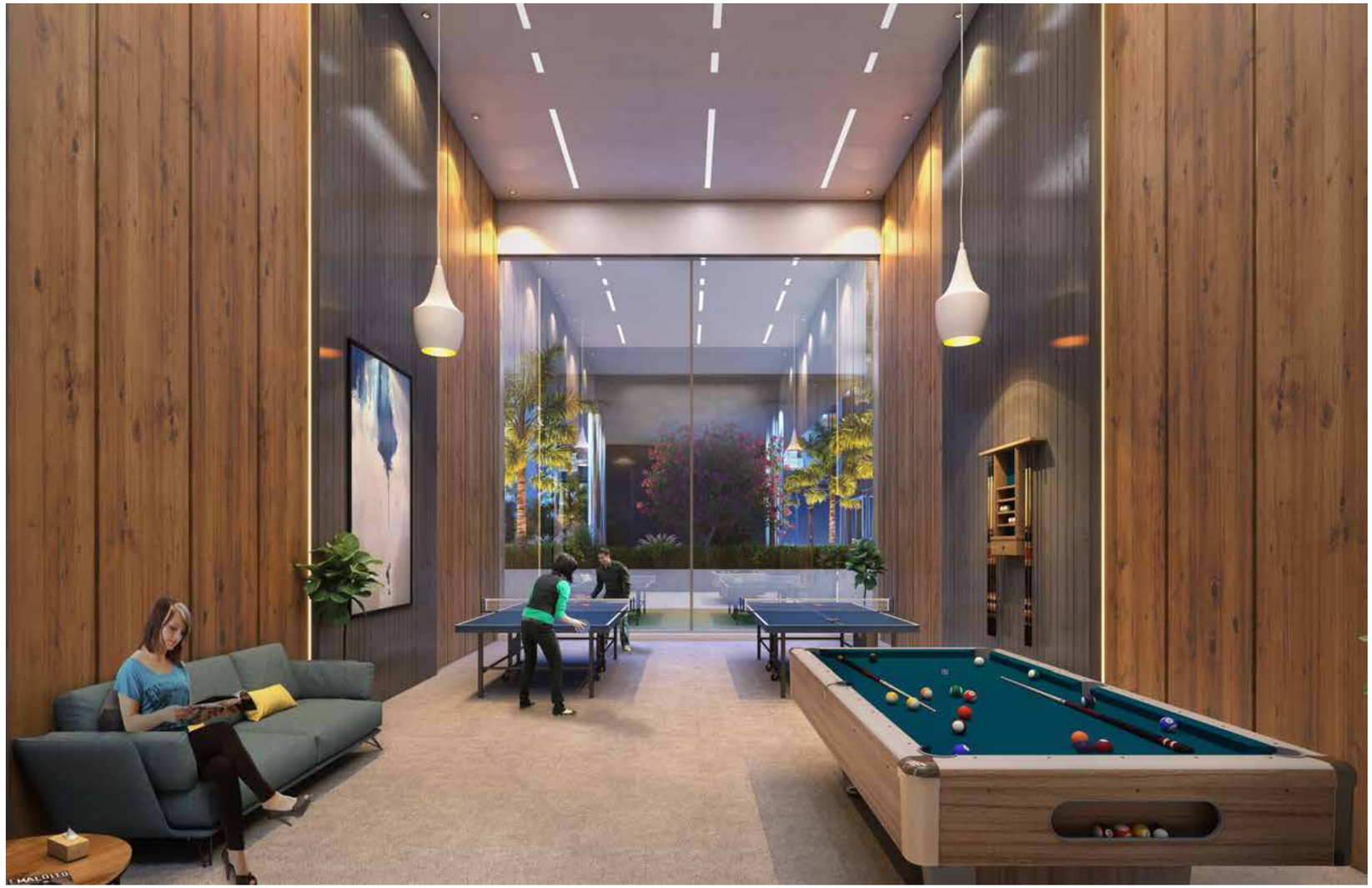
Space around me

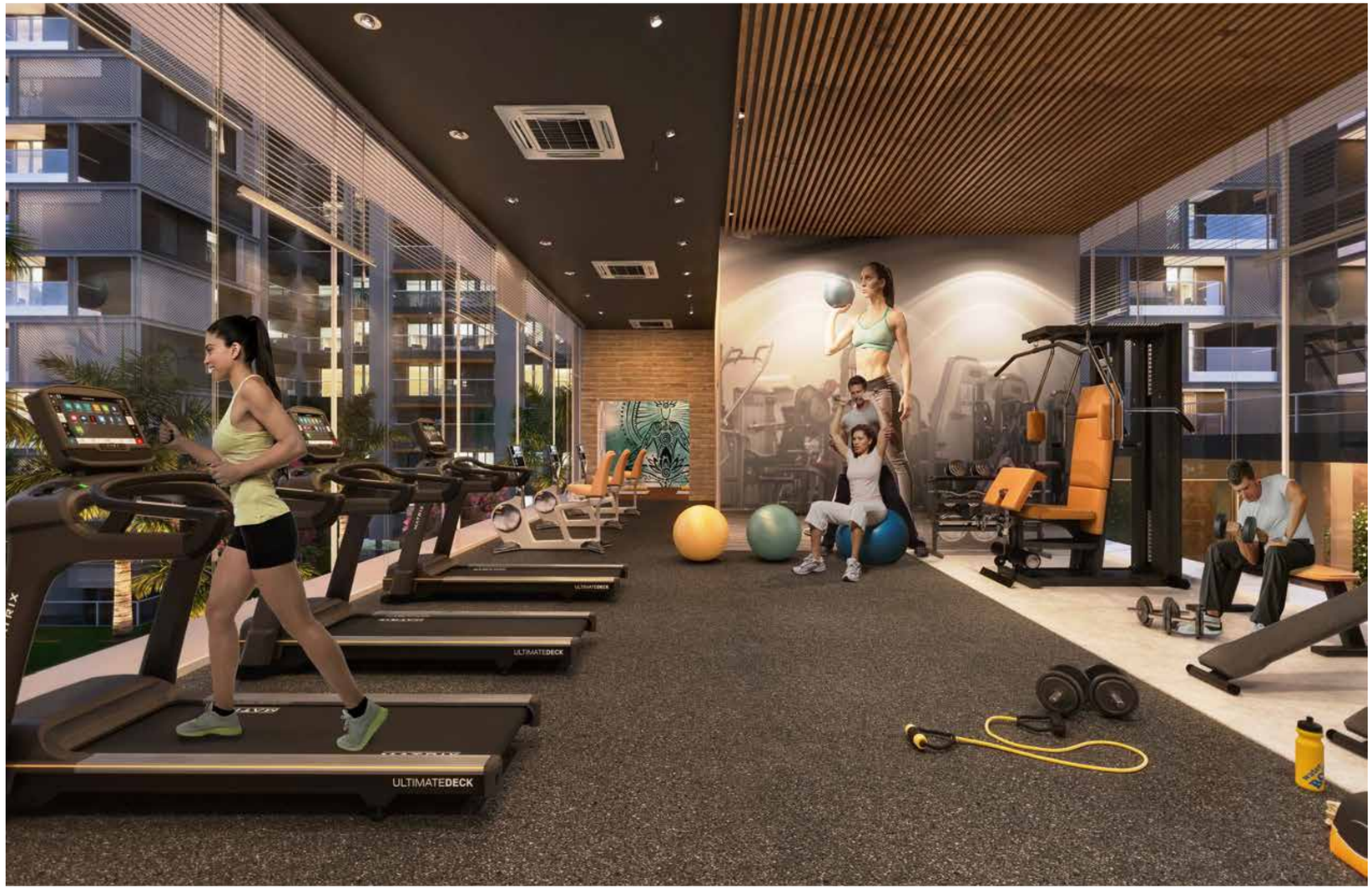
Everybody needs their space to filter out all the stress and maintain a positive headspace. Space is what you will find in abundance in Marbella.

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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.





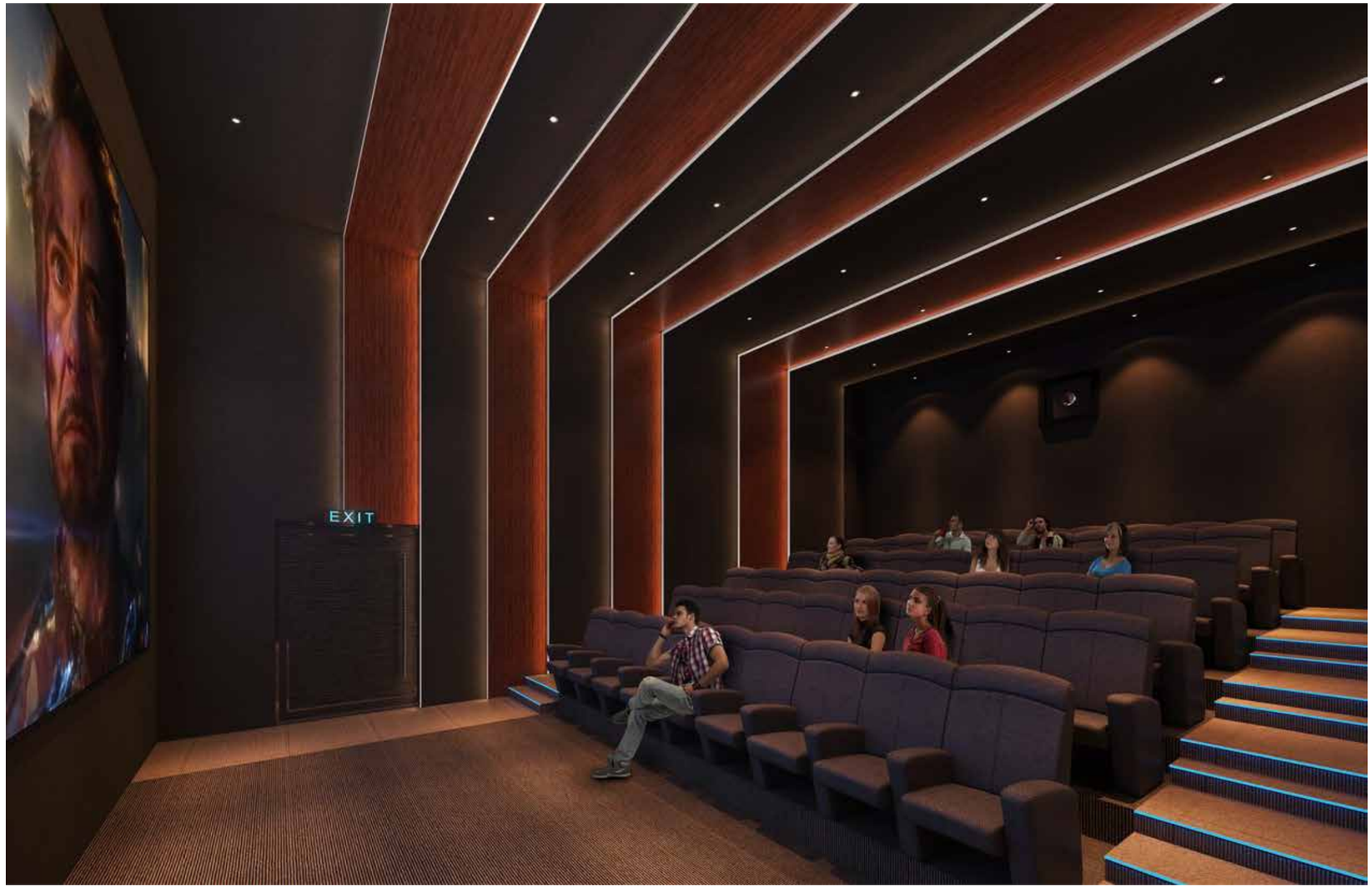
Health around me

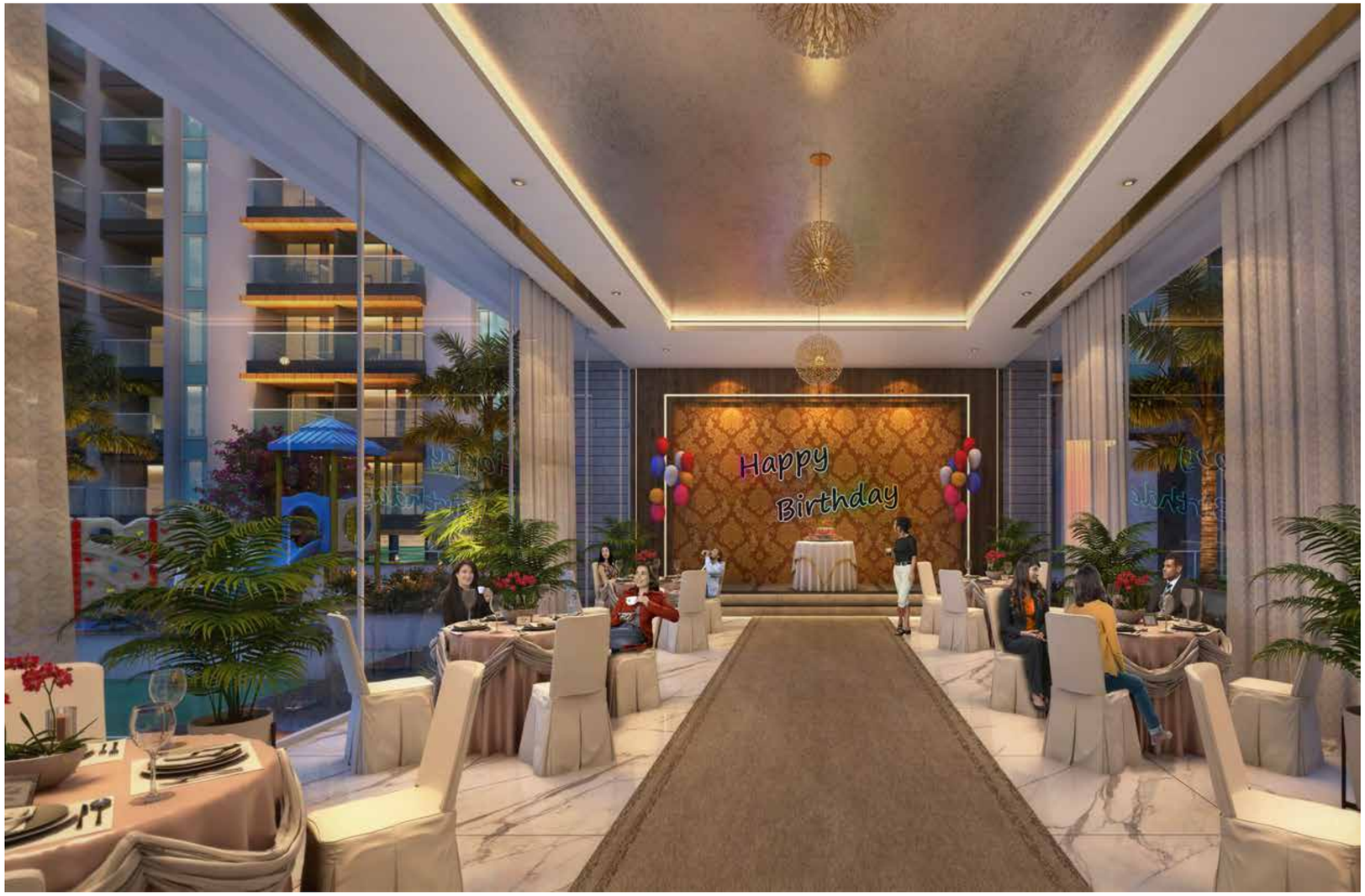
Health always takes centre stage in life, be it physical or mental. Marbella's elusive amenities ensure that fitness meets fun and you are home to good health.

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Entertainment around me

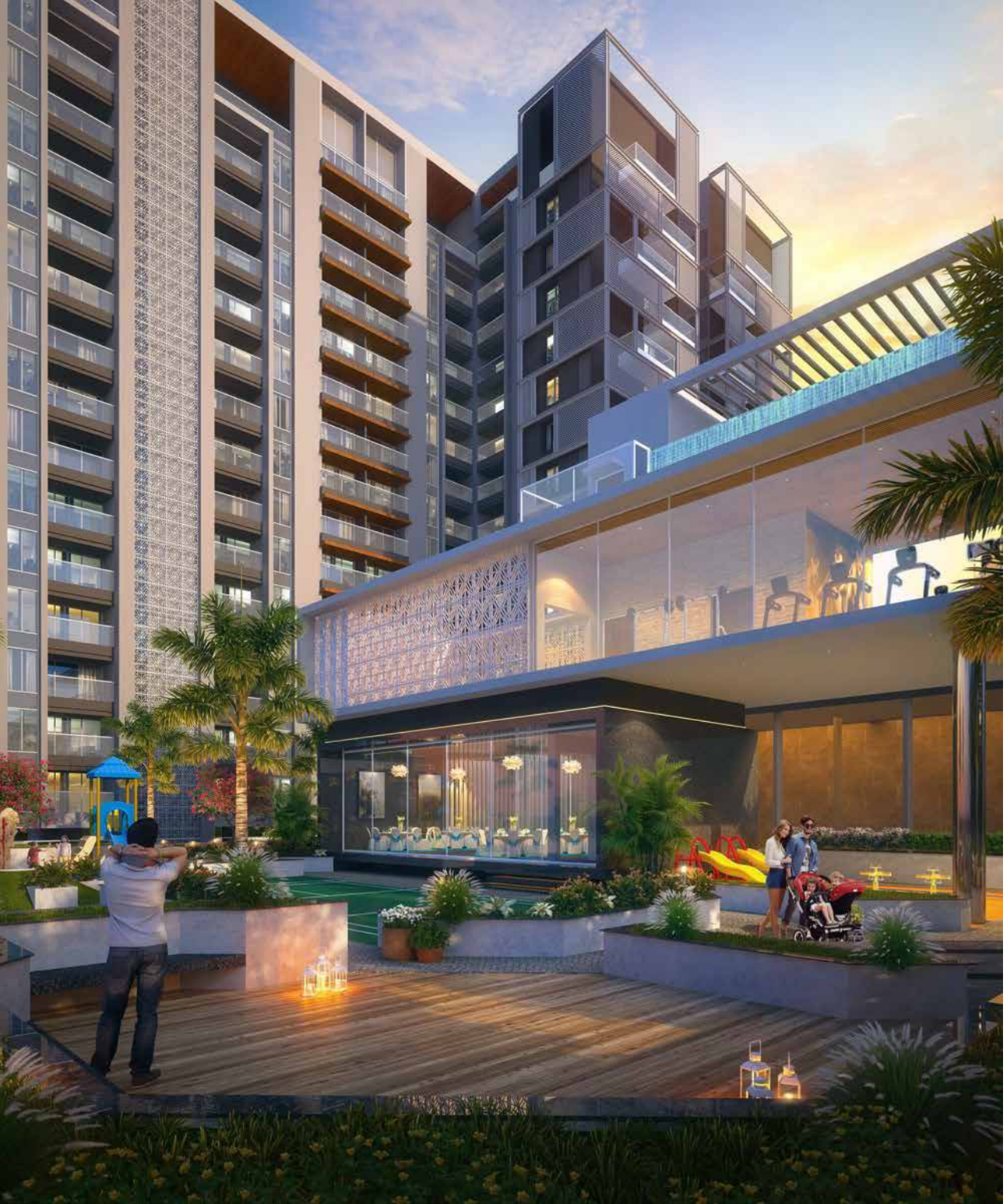
A positive lifestyle can be maintained only when we keep ourselves entertained. Marbella banishes any form of monotony with plenty of amenities for you, like our vivid Mini Theatre.





Celebration around me

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



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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

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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



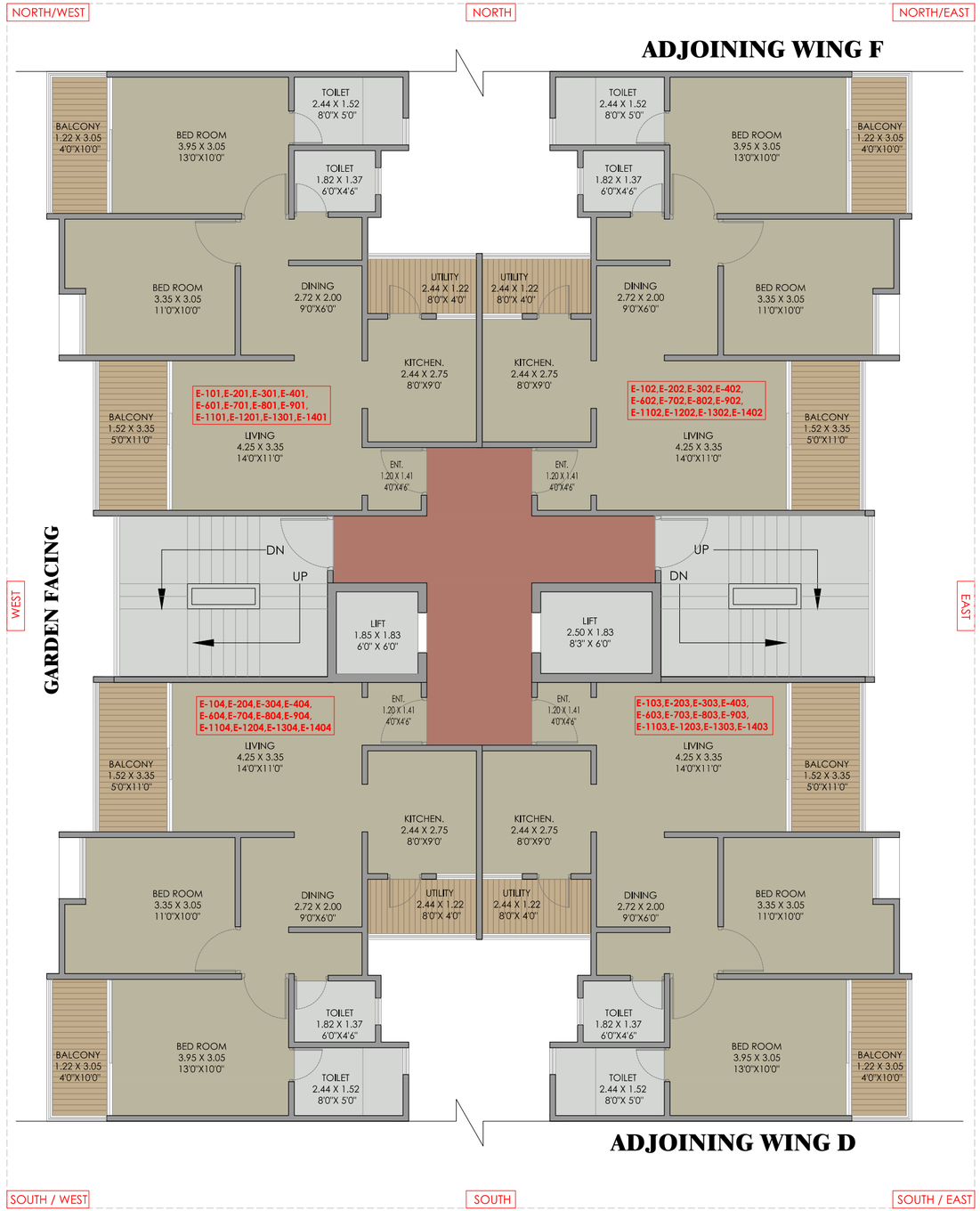
2 BHK
Unit Plan



3 BHK
Unit Plan

E WING

TYPICAL FLOOR PLAN

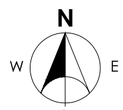


NOTES*
1) ALL CARPET CALCULATIONS ARE BASED AS PER RERA NORMS
2) ALL THE AREAS OTHER THAN CARPET AREAS ARE MENTIONED FOR ILLUSTRATION PURPOSE ONLY
3) DIMENSIONS IN FEET AND AREAS IN SQ.FT ARE ONLY FOR REFERENCES
4) ALL DIMENSIONS ARE FROM UNFINISHED SURFACES AND INCLUDING ENCLOSED BALCONY
5) SALE OF 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 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 REFERANCE ONLY	TOTAL SALABLE AREA (FOR REFERANCE ONLY
			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

NORTH



F WING

ODD FLOOR PLAN



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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 REFERANCE ONLY)	TOTAL SALABLE AREA (FOR REFERANCE ONLY)
			SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.	SQ.FT.
1ST, 3RD, 7TH, 9TH, 11TH	3BHK	101, 301, 701, 901, 1101	79.28	4.64	5.19	5.27	3.36	1.09	98.82	1064	1520
	3BHK	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
	3BHK	106, 306, 706, 906, 1106	79.28	4.64	5.19	5.27	3.36	1.09	98.83	1064	1520

NORTH



F WING

EVEN FLOOR PLAN



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7) LOCATION OF SANITARY FITTINGS SUBJECT TO CHANGE
8) 1SQ.M. = 10.764 SQ.FT

2ND, 4TH, 8TH, 12TH 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 REFERANCE ONLY)	TOTAL SALABLE AREA (FOR REFERANCE ONLY)
			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

NORTH

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Site Location

Majestique Marbella
Survey No 41/1A/1 Chaudhari wasti, Ashoka Nagar, Kharadi, Pune, Maharashtra 411014

Regional Office

REALTY ASSISTANT PVT. LTD.
91Springboard 1st floor, Creaticity Mall, Yerawada, Pune, Maharashtra 411006

Registered Office

VIRAAJ VENTURES
Tower A, Tapasya Corp Heights, Ground Floor, Sector 126, Noida, Uttar Pradesh 201303

Delhi | Noida | Gurugram | Mumbai | Pune | Bengaluru | Lucknow | Kanpur | Gaziabad
Dubai (UAE) | Ontario (Canada)

Maharera registration number
Phase 1 P52100025697
Maharera.mahaonline.gov.in

+91 72-8300-8300
www.majestiquemarbellapune.com

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