



# Opulence redefined

Marbella  
Sector 66, Gurgaon

Signature Spanish Villas

## Overview

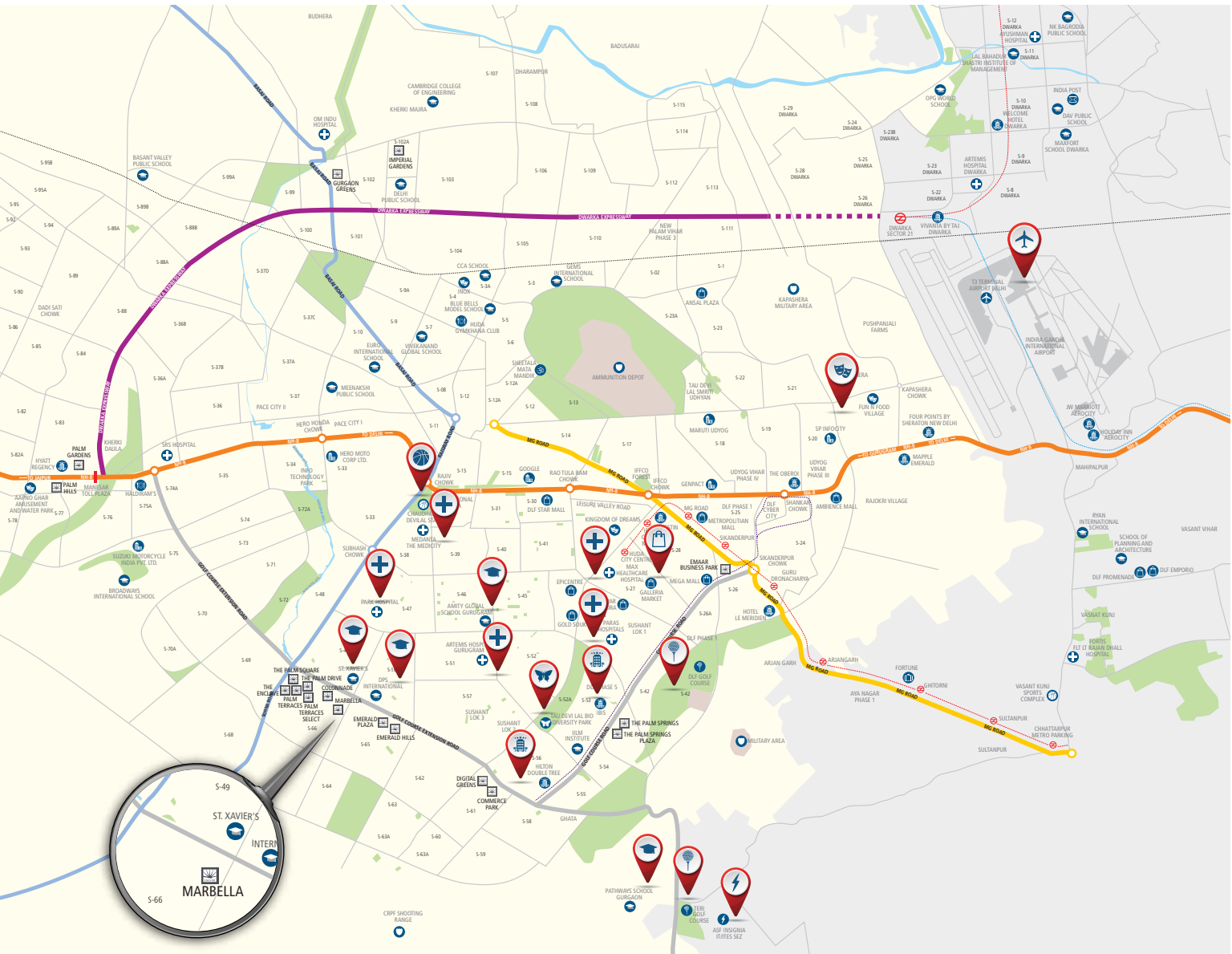
Welcome to a lifestyle designed to satiate all your senses. A space exquisitely shaped to transform every moment into a treasure. In a setting that is far from the crowd, yet close to all you desire. Step in, and the lavishly appointed interiors transport you into a higher realm of luxury. Walk out, and the skilfully landscaped greens fill you with a sense of rapture. Every exquisite little detail gives you a glimpse of the passion and craft that has shaped it. This is Marbella. Opulence redefined. Fully air conditioned with 100% power back up, concierge, best in class facility management services, premium finishes with dedicated elevator and best in class clubhouse truly defines your way of living.



# Location



**MARBELLA**  
LUXURY LIVING



-  SCHOOL/ COLLEGE
-  AIRPORT
-  HOSPITAL
-  HOTEL
-  OFFICE
-  ENTERTAINMENT ZONE
-  SHOPPING MALL
-  SPECIAL ECONOMIC ZONE (SEZ)
-  POST OFFICE
-  SPORTS COMPLEX
-  GOLF COURSE
-  DEFENCE AREA
-  CLUB/ FOOD COURT
-  BIO DIVERSITY PARK
-  TEMPLE

--- DELHI METRO    --- RAPID METRO    --- AIRPORT METRO    --- RAILWAY LINE

Map not to scale

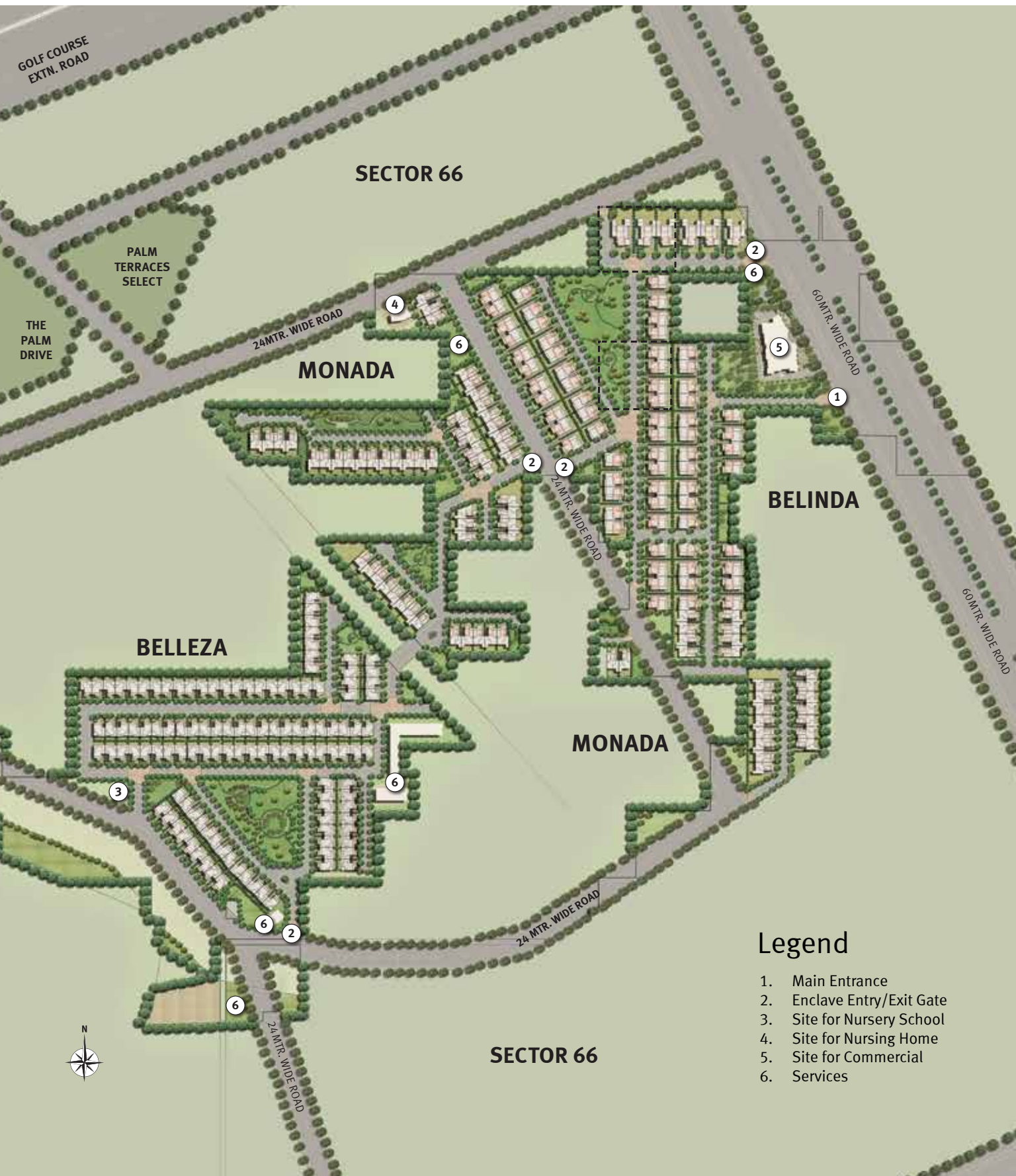
- Excellent connectivity to Delhi and IGI (T3) Airport
- In close proximity to emerging sub urban business district
- Set in a thriving neighbourhood with schools and hospitals nearby
- Metro line coming up in close vicinity

## Highlights

- Exterior and elevation maintenance, ensuring villa enclaves retain look and feel for years
- Subscribed services for lawn and horticulture maintenance
- Fully air-conditioned with 100% backup
- Concierge and facility management services
- Premium finishes (Specifications) with dedicated elevator
- Affluent neighbourhood with a best in class clubhouse



# Master Plan



## Legend

- 1. Main Entrance
- 2. Enclave Entry/Exit Gate
- 3. Site for Nursery School
- 4. Site for Nursing Home
- 5. Site for Commercial
- 6. Services

# Grand View - Villa Belinda

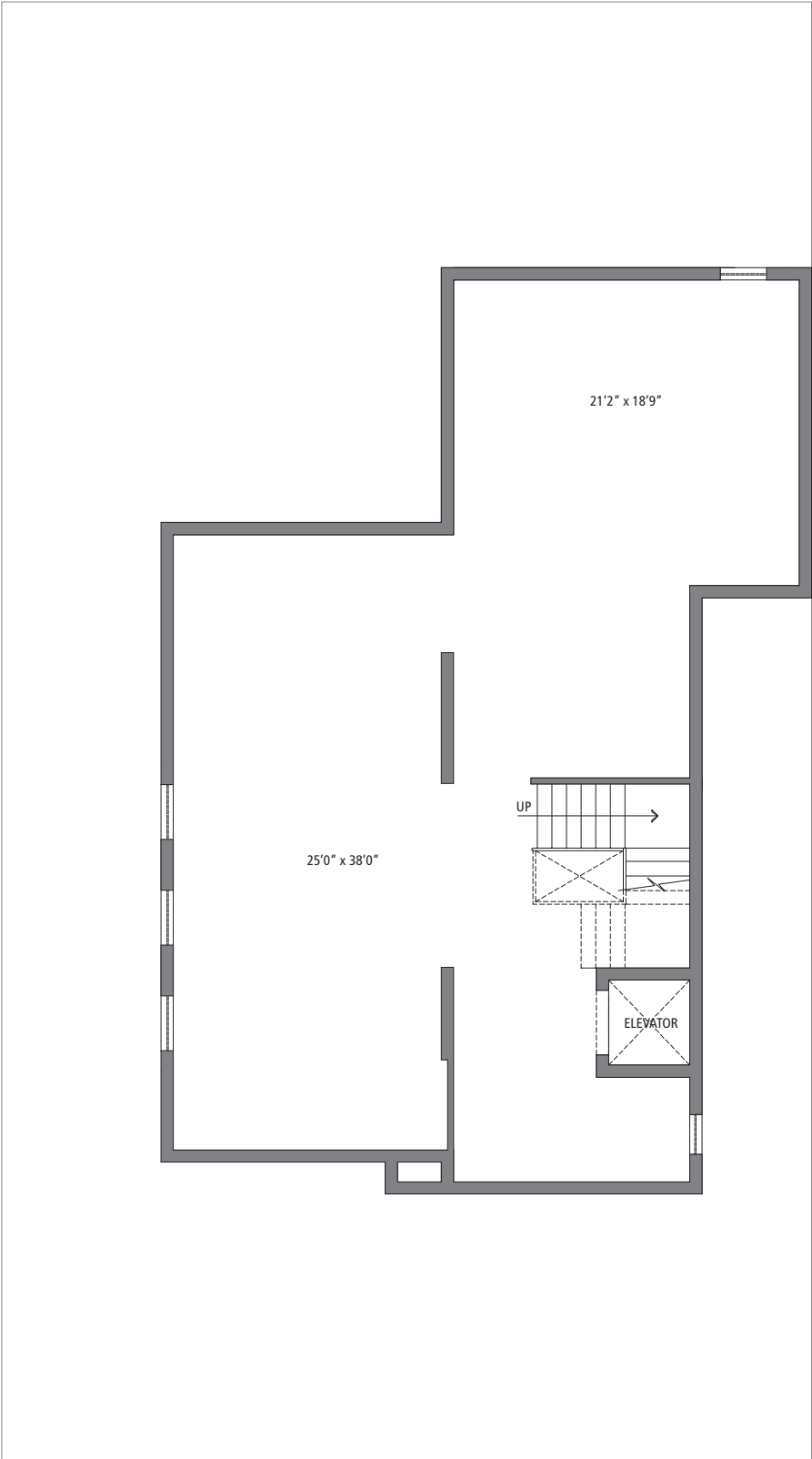


# Floor Plan

**VILLA BELINDA** | 5 Bedroom, 6 Bathroom, Living and Dining, Family Lounge, Pantry & Basement

**Carpet Area** (Incl. Basement): 6,474.514 sq.ft. (601.497 sq.mtr.) | **Balcony/Open Terrace Area:** 635.356 sq.ft. (59.026 sq.mtr.)

**Verandah Area:** 457.255 sq.ft. (42.48 sq.mtr.) | **Super Area:** 8,120.00 sq.ft. (754.366 sq.mtr.)



Basement Floor Plan

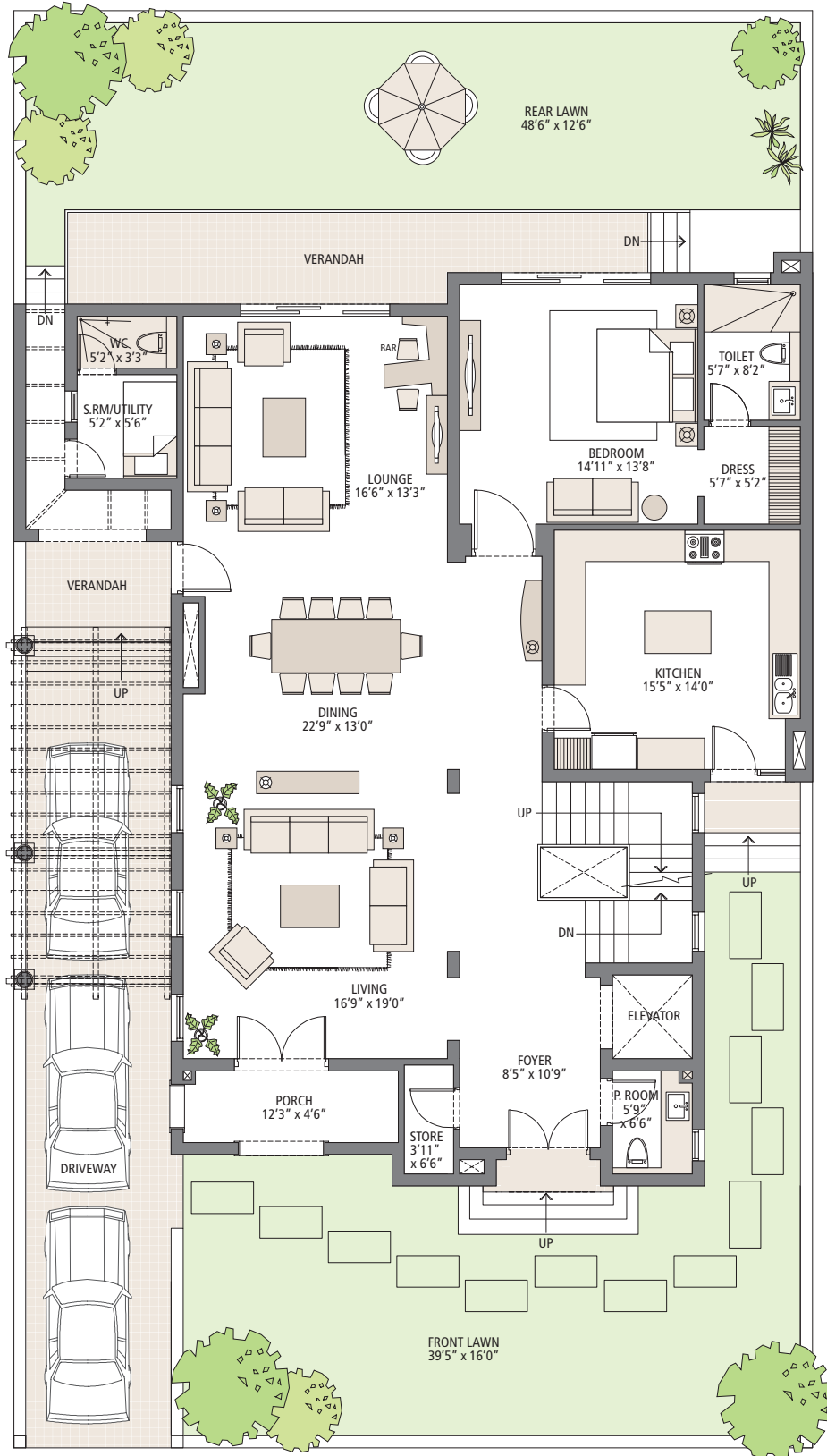
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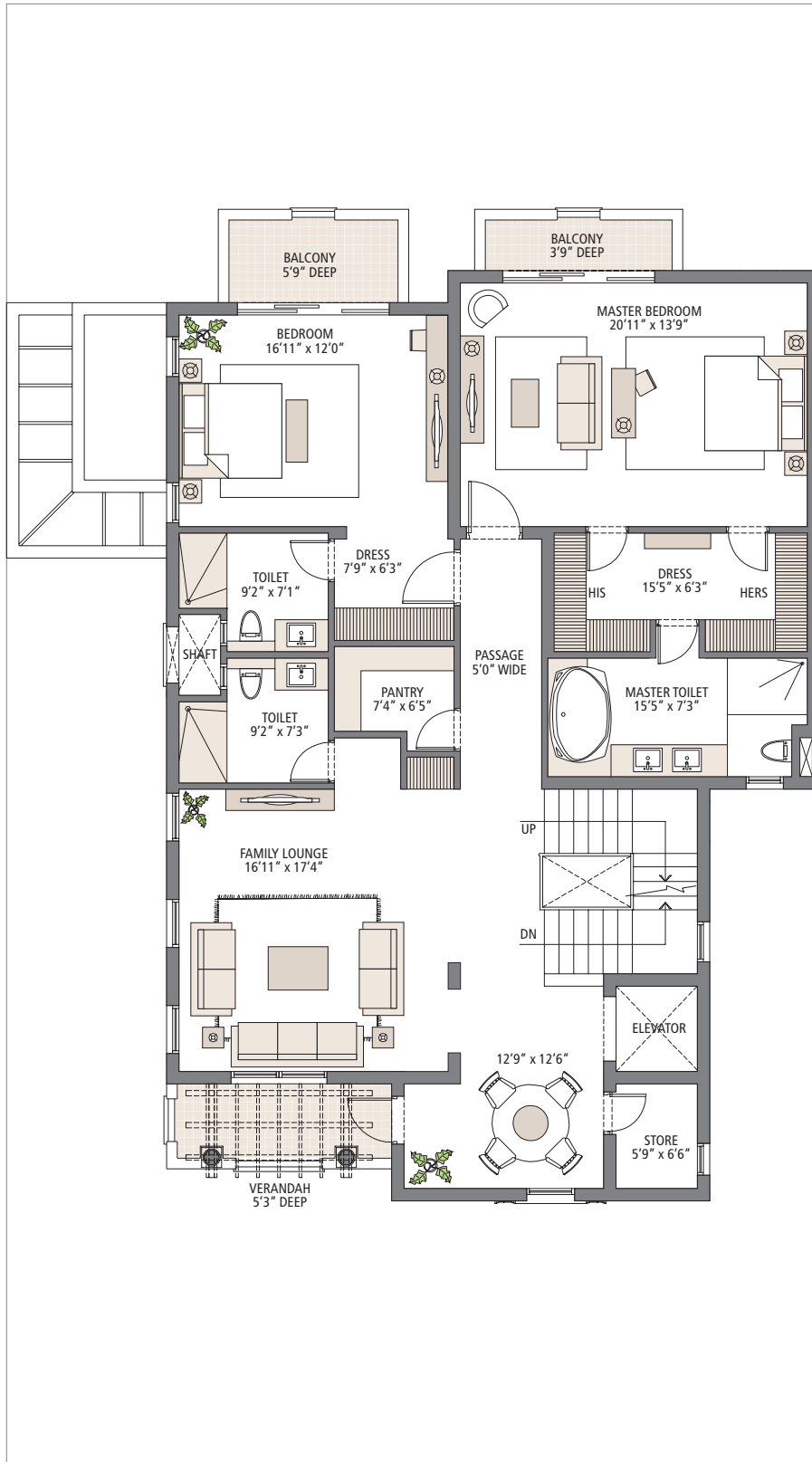


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# Grand View - Villa Monada

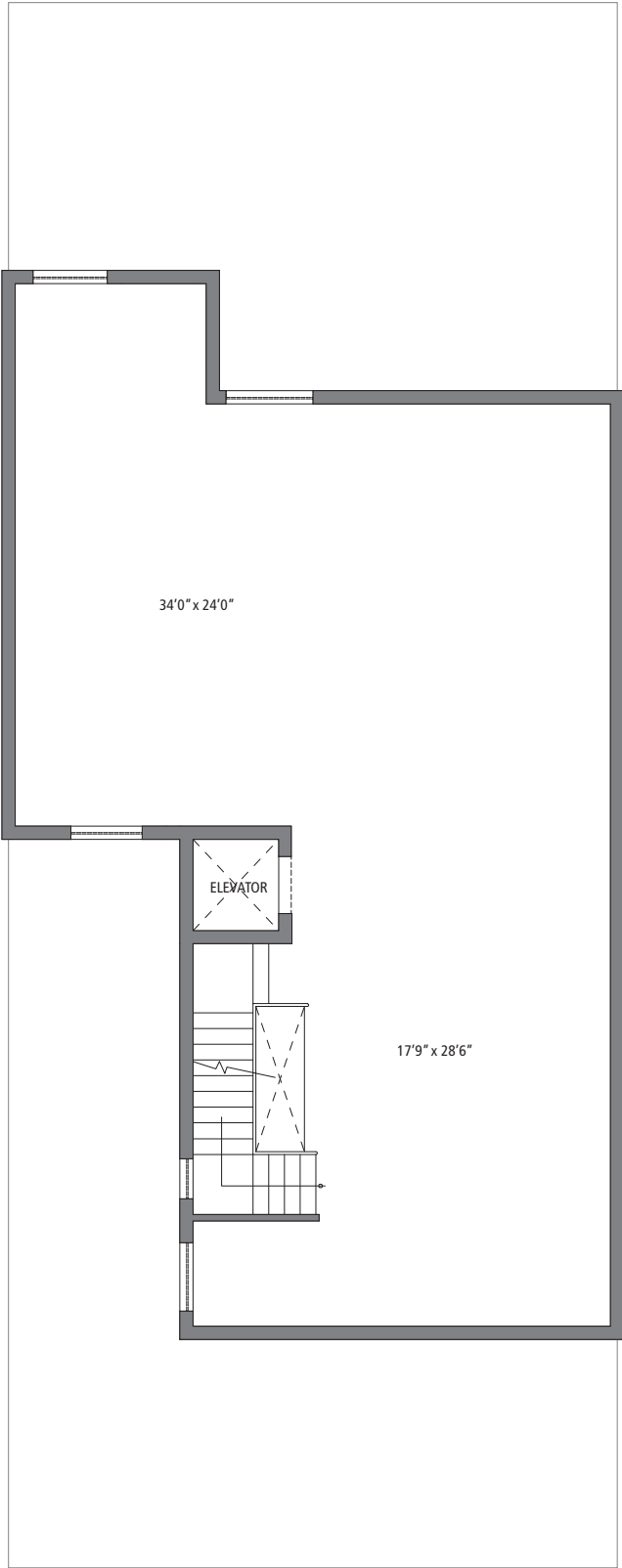


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**VILLA MONADA** | 5 Bedroom, 5 Bathroom, Living and Dining, Family Lounge, Pantry & Basement

**Carpet Area** (Incl. Basement): 5,224.803 sq.ft. (485.396 sq.mtr.) | **Balcony/Open Terrace Area:** 678.240 sq.ft. (63.010 sq.mtr.)

**Verandah Area:** 224.419 sq.ft. (20.849 sq.mtr.) | **Super Area:** 6,520 sq.ft. (605.722 sq.mtr.)



Basement Floor Plan

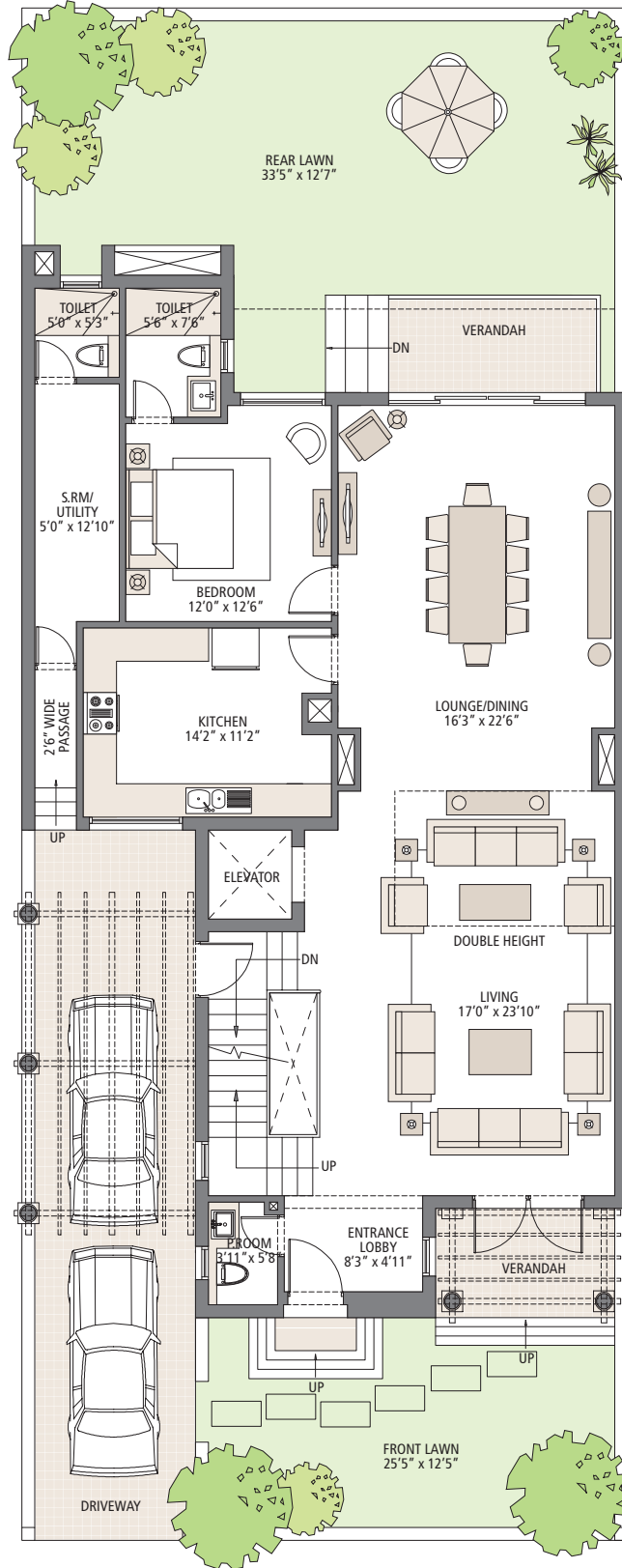
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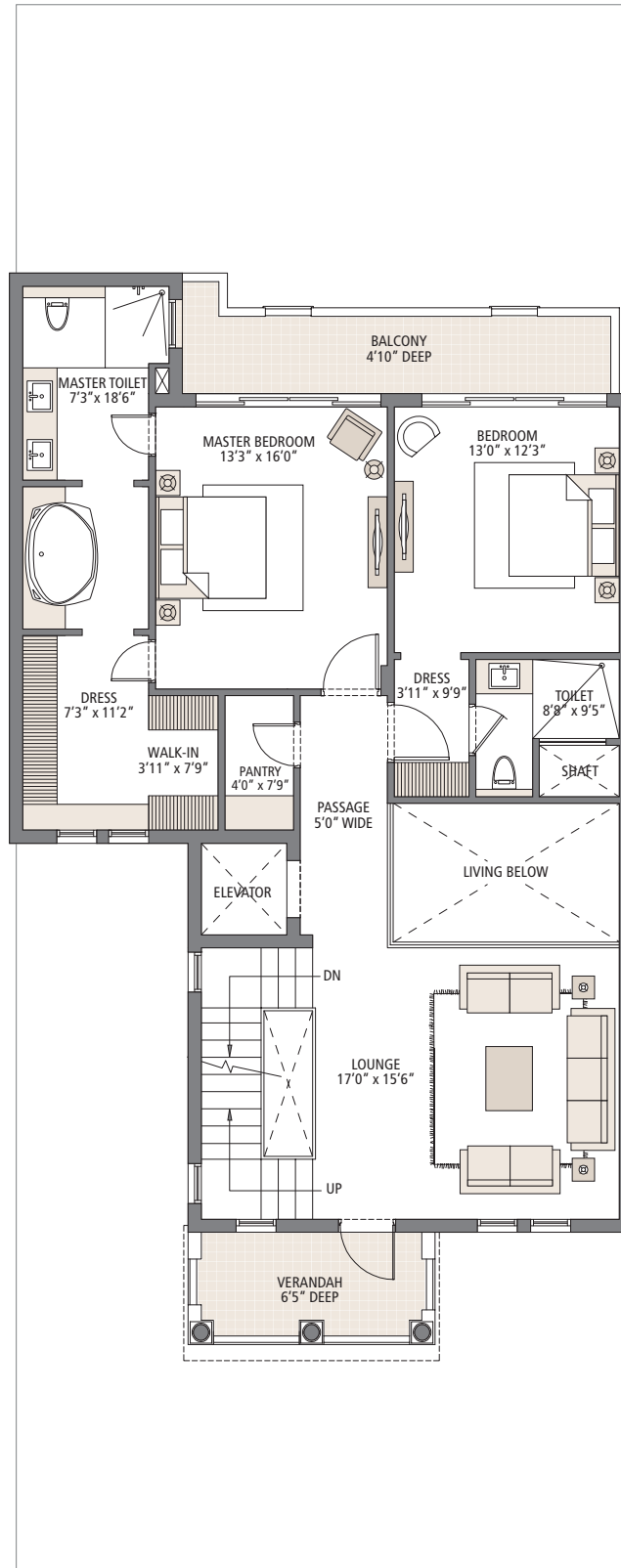
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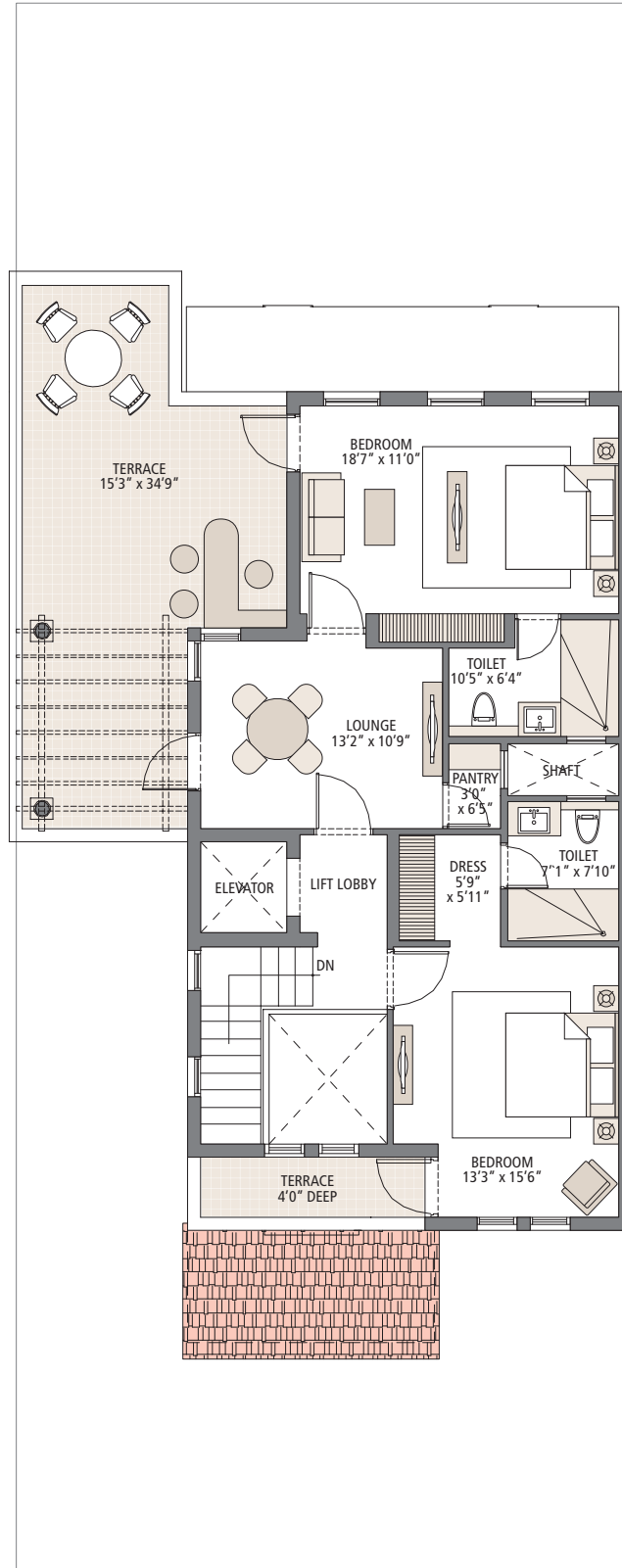
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# Grand View - Villa Belleza



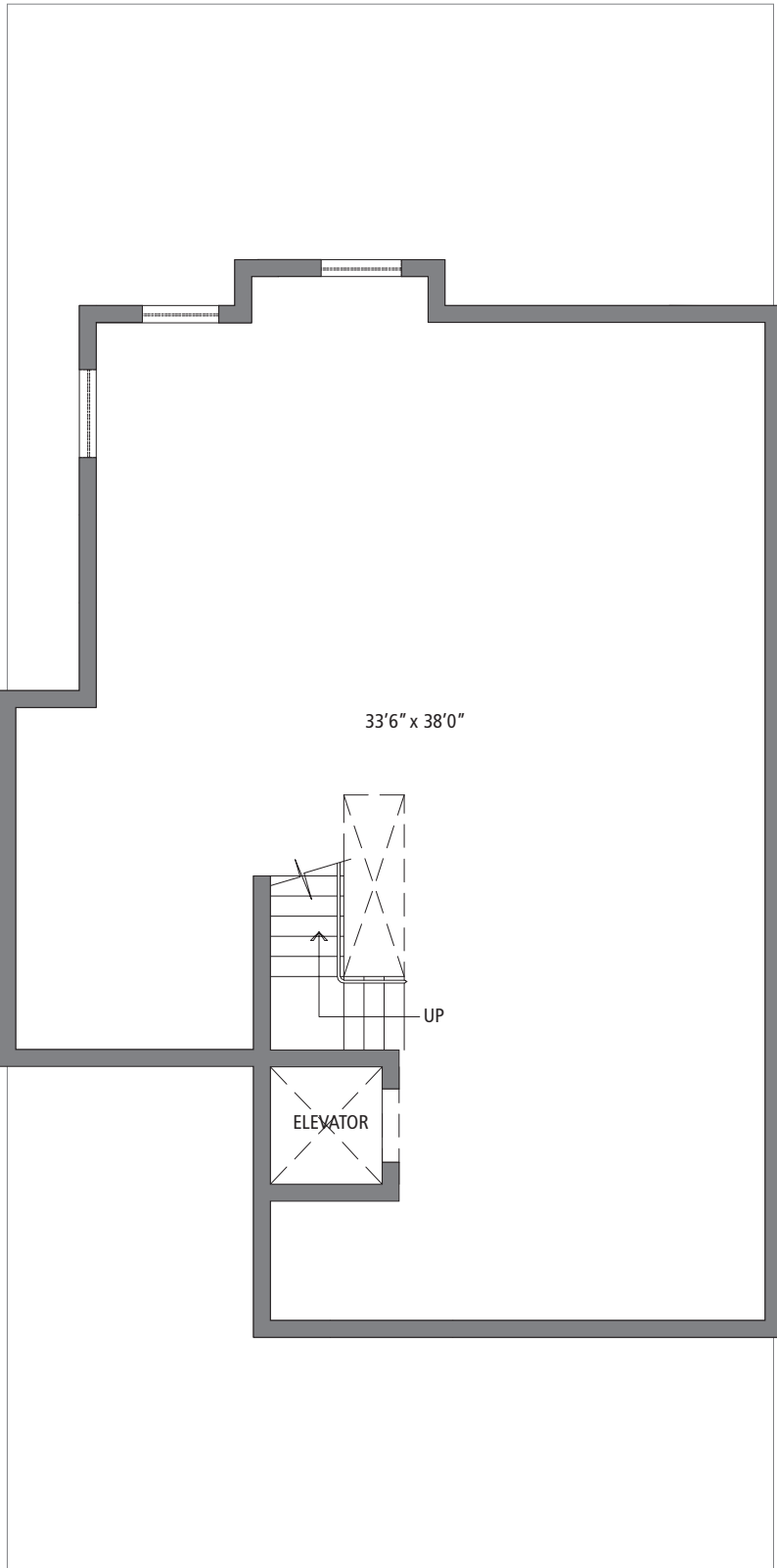


# Floor Plan

**VILLA BELLEZA** | 4 Bedroom, 4 Bathroom, Living and Dining, Family Lounge, Pantry & Basement

**Carpet Area** (Incl. Basement): 4,429.192 sq.ft. (411.482 sq.mtr.) | **Balcony/Open Terrace Area:** 301.553 sq.ft. (28.015 sq.mtr.)

**Verandah Area:** 245.204 sq.ft. (22.780 sq.mtr.) | **Super Area:** 5,605 sq.ft. (520.717 sq.mtr.)



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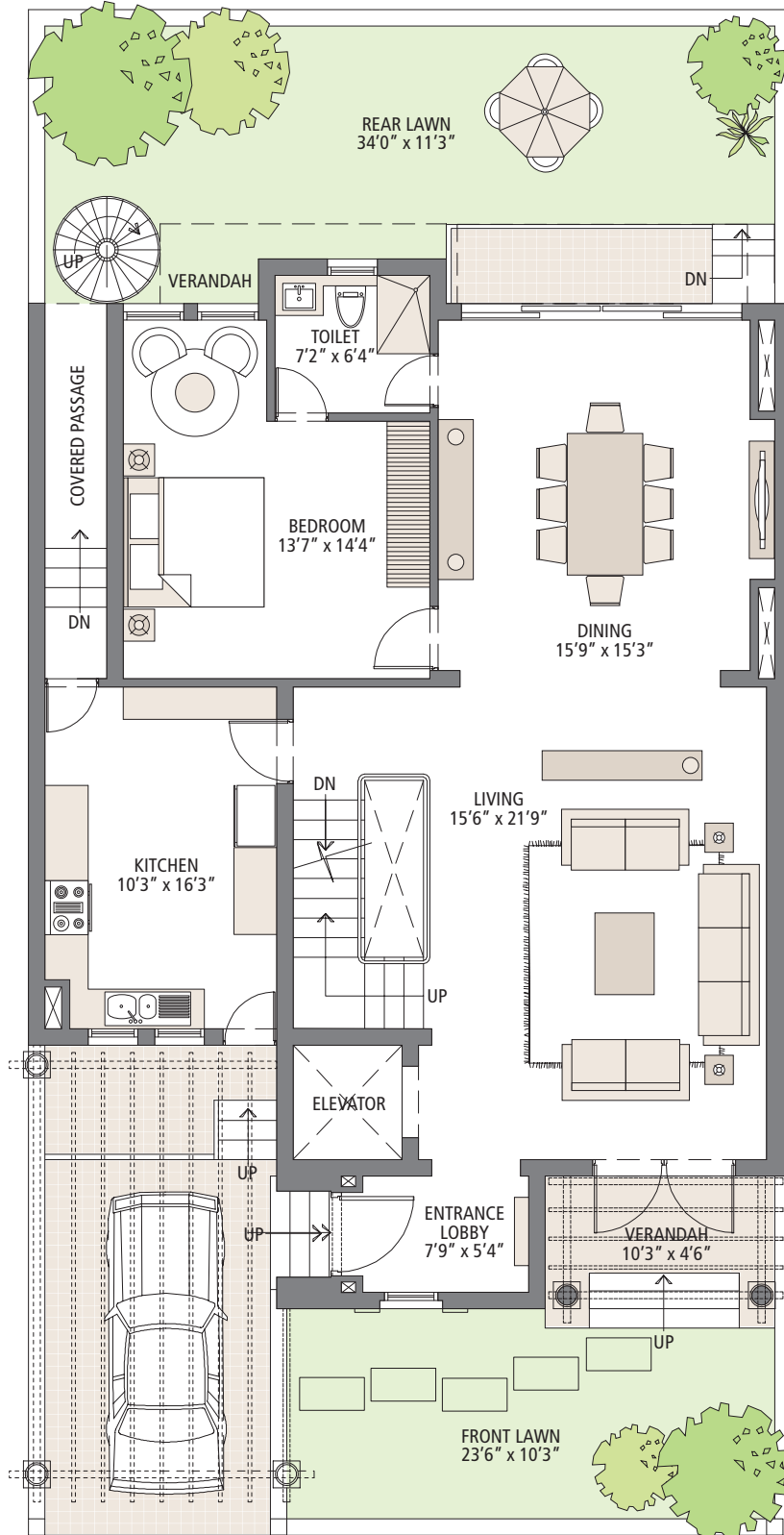
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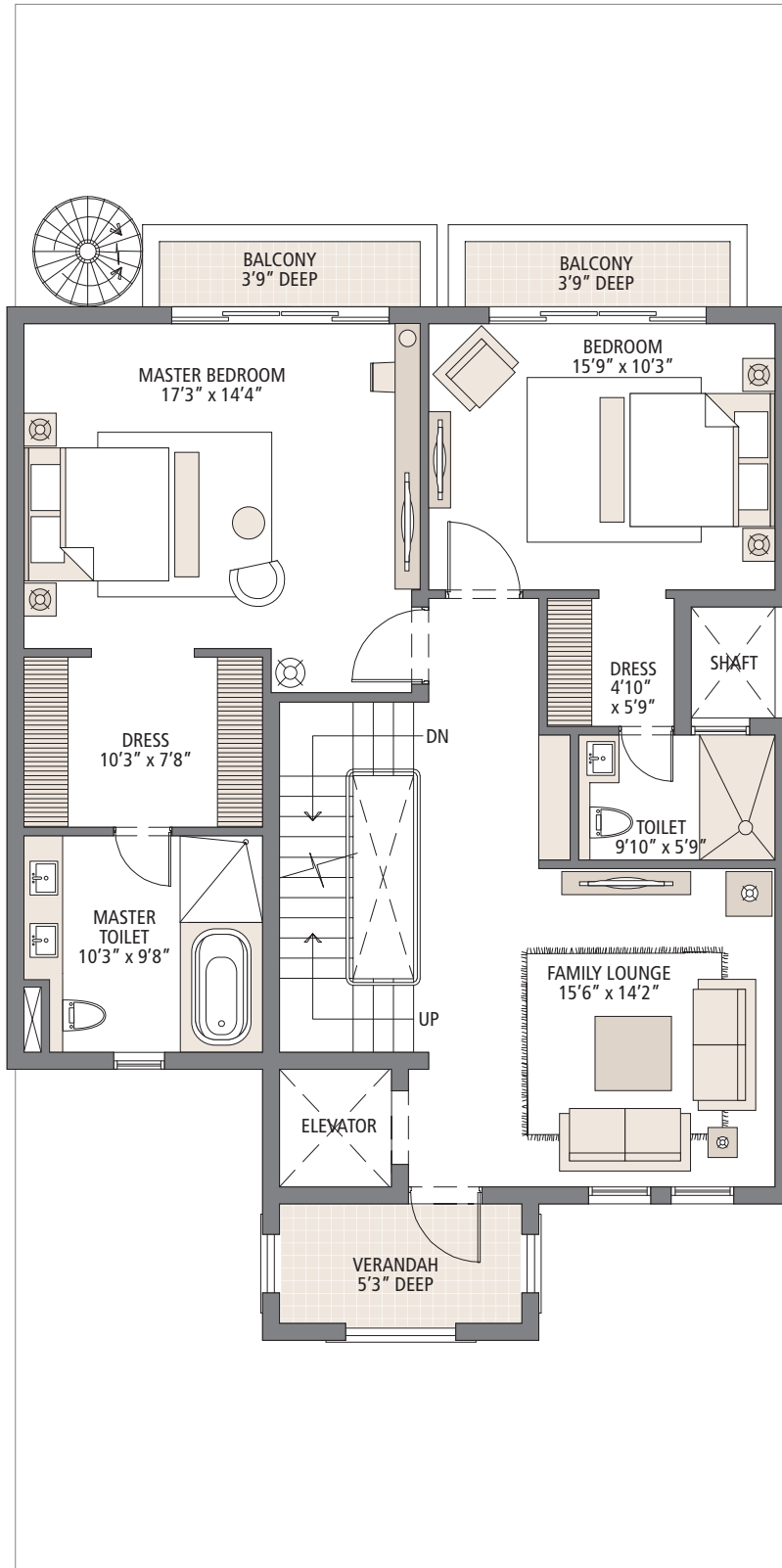
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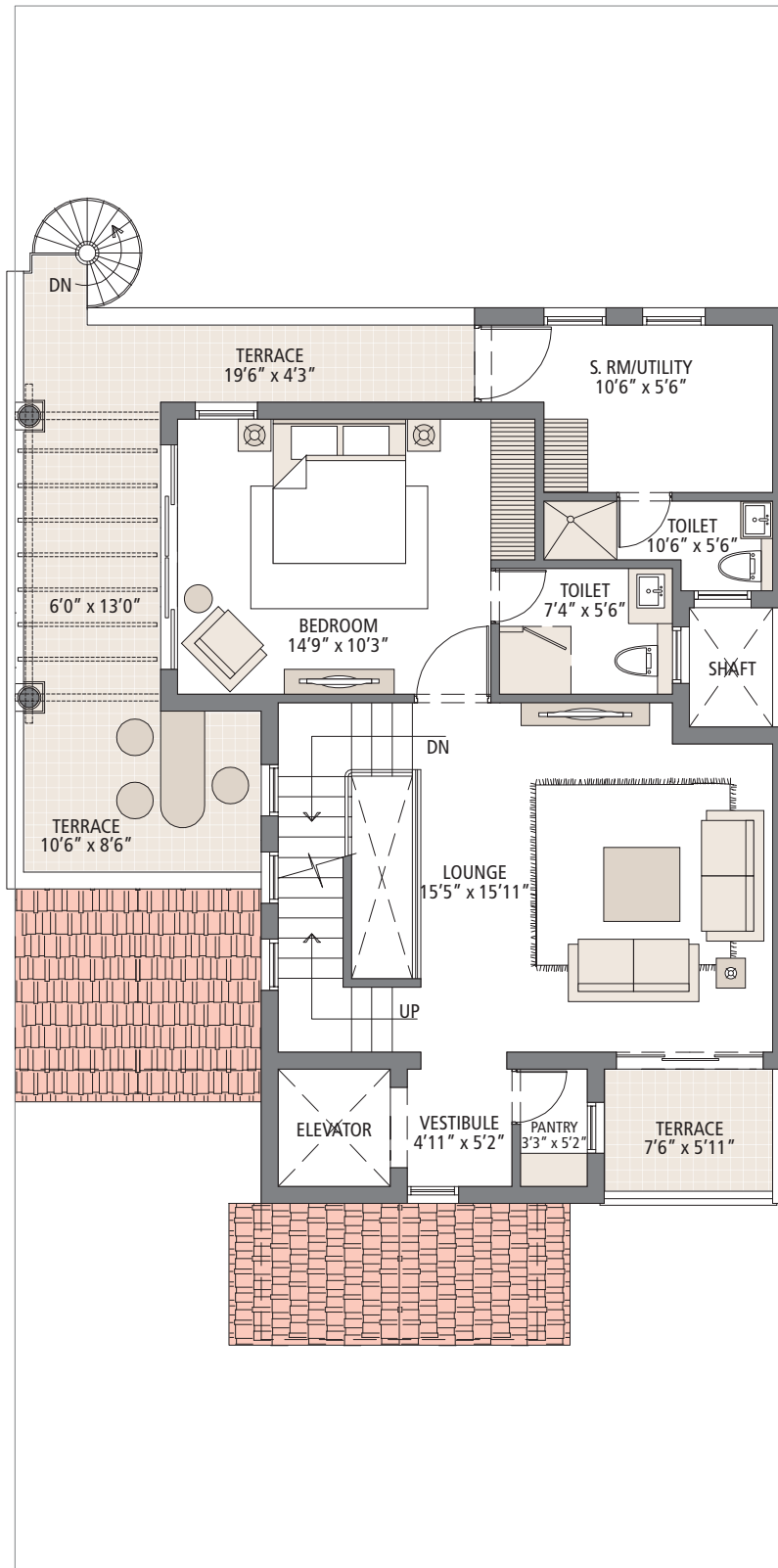
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# Specifications



## Standard Features

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- Spacious living and dining rooms overlooking gardens.
- Separate family lounge on upper floors.
- Spacious bathrooms and walk-in wardrobes.
- Outdoor entertainment area on second floor.
- Landscaped front and rear lawns.

## Foyer, Living And Dining

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- POP punning with acrylic emulsion paint on the walls. Imported marble flooring.
- Polished teakwood frame with panelled door shutters on main entrance door.
- Polished veneered flush door shutters (internal).
- UPVC doors/windows frames and shutters (exterior).
- POP punning with acrylic emulsion paint on the ceilings.

## Bedrooms

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- POP punning with acrylic emulsion paint on the walls.
- Imported marble/wooden flooring in master bedroom.
- Imported marble/laminated wooden flooring in other bedrooms.
- Polished veneered flush door shutters (internal).
- UPVC doors/windows frames and shutters (exterior).
- POP punning with acrylic emulsion paint on the ceilings.

## Bathrooms

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- Imported marble flooring in all bathrooms.
- Four fixture toilet in master bathroom.
- Imported marble counters in all bathrooms.
- Imported marble with combination of plaster and acrylic paints on walls.
- High quality imported Chinaware and CP fittings in the all bathrooms.
- Polished veneered flush door shutters (internal).
- UPVC doors/windows frames and shutters (exterior).
- False ceiling/POP punning with acrylic emulsion paint on the ceilings.

## Kitchens

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- Premium vitrified tiles with combination of plaster and acrylic paints on walls.
- Premium vitrified flooring tiles.
- Granite counter top with back splash.
- Stainless steel kitchen sink with double bowl and drainage board.
- Modular kitchen with imported hob and chimney.
- Polished veneered flush door shutters (internal).
- UPVC doors/windows frames and shutters (exterior).
- POP punning with acrylic emulsion paint on the ceilings.

## Balconies

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- Anti skid ceramic tile floorings.
- Weather proof paint on walls.
- UPVC door frames and shutters (exterior).

# Specifications



## Utility Areas/s Room

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- Ceramic tile flooring.
- Acrylic emulsion paint on the walls.
- Polished veneered flush door shutters (internal).
- UPVC doors/windows frames and shutters (exterior).
- Toilet with ceramic tiles on the walls.
- Chinaware and CP fittings.

## Security And Technology

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- Perimeter security.
- Burglar alarm system.
- Smart card access.
- Dedicated Intercom linking the main gate to each residence.
- WiFi community.
- Provision for cable TV.

## Recreational Facilities In Club

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- Spa facility with lounge, treatment rooms, sauna and steam, shower and washrooms.
- Health club facility with fully equipped unisex gym fitted with cable TVs, Jacuzzi, and separate dance and aerobics studio.
- Sports facility with Tennis courts, Swimming pool with baby splash, 24 hour running filter water, shower and changing areas.
- Club with lounge, billiards room, card room, cigar lounge, multi-purpose hall/function lounge with bar and multi-cuisine restaurant.
- Kids' play area with tot-lots, see-saws, baby slides, sand pit and party area.
- Mini club Cineplex.

## Domestic Facilities

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- 100% power backup.
- Air-conditioned Villas.
- Modern elevator.
- Provision of LPG Gas pipelines.

# Step in to the world of Emaar

Emaar is a pioneer in shaping skylines and lifestyles worldwide, developing vibrant communities that have redefined real estate in 12 countries across the Middle East, Africa, Asia, Europe, USA and Canada. Emaar's iconic projects and scale of operations have made it one of the world's leading real estate companies.

In India, Emaar is committed to creating best in class real estate developments that would set unmatched benchmarks in thoughtful architecture, excellent engineering and impeccable execution.

Step in to experience the grandeur!





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