



URBAN TREE  
**MARVELLOUS**  
T. NAGAR

STAR-STRUCK LUXURY  
DESIGNED FOR YOU









## THE URBAN TREE ADVANTAGE

Urban Tree has created a distinct name for itself and is known for its penchant for creating homes that are consistently international in quality.



Luxury homes in prime locations, at affordable prices.



Quality uncompromised.



Green homes for healthier living.



100% transparency. No hidden charges.



We pay, if we delay.



Monthly newsletter with regular updates.



Regular customer meets every quarter.



2500+ delighted customers.



1 out of every 4 units is sold through customer referral.



Special discount for special citizens.

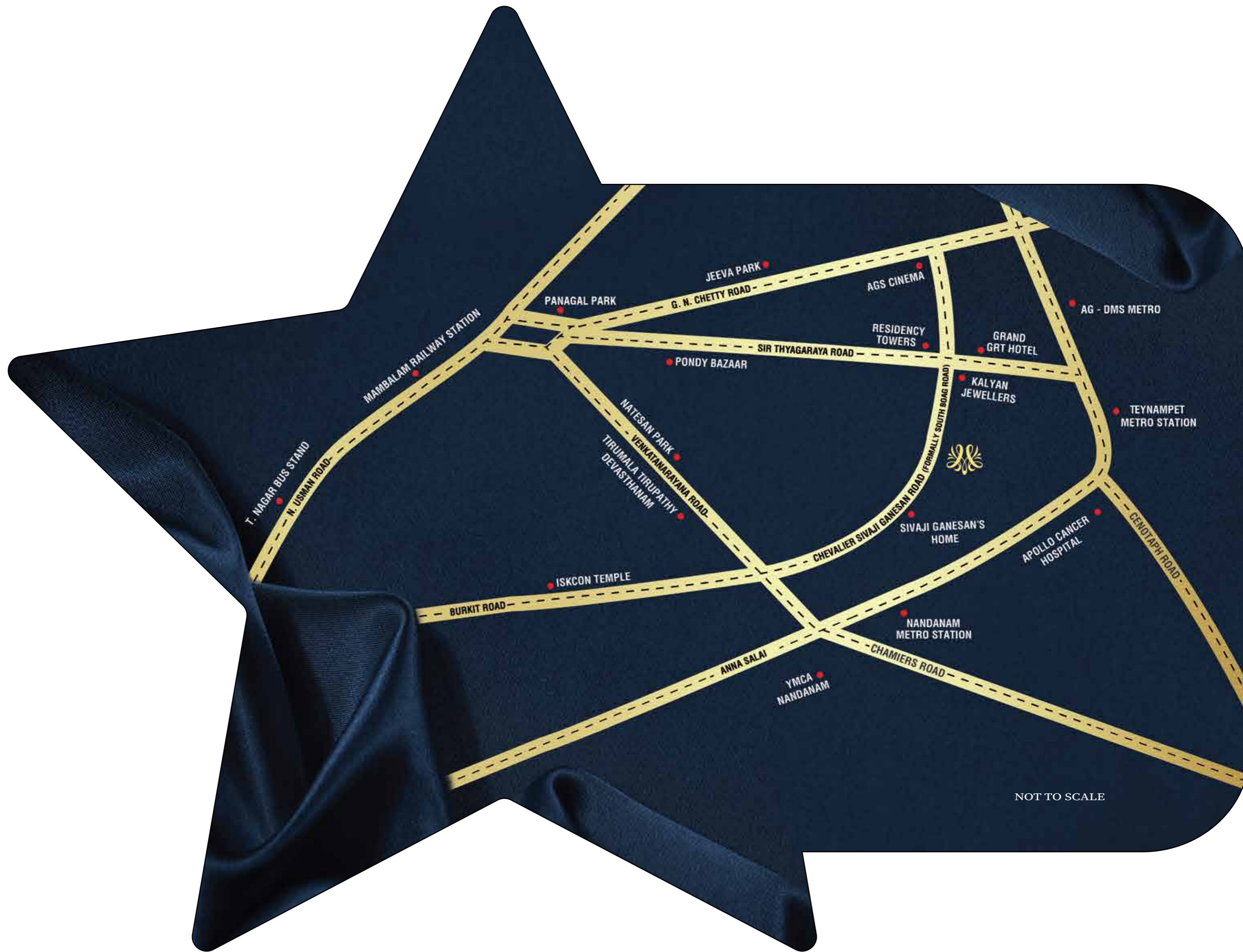


End-to-end relationship managers.



Stay connected with our mobile app.





NOT TO SCALE



## AN ICONIC HOME IN AN ICONIC NEIGHBOURHOOD

Marvellous is strategically well connected to the city. Located on Chevalier Sivaji Ganesan Road (formerly known as South Boag Road), T. Nagar, it is easily a landmark of grandeur situated right next to Pondy Bazaar. Sprinkled with sprawling tree-lined avenues, it is a luxurious blend of commercial, entertainment hubs and residential areas. Experience the pride of owning a home at Marvellous, the epitome of luxury and the envy of others.



Well-connected to everything you need.



T. Nagar, the Smart City of Chennai.



Luxurious lifestyles.



The most happening commercial hub in Chennai.



A plethora of entertainment and social avenues.









## GREEN LIVING. A MARVELLOUS LIFESTYLE.

Marvellous has been carefully designed with an abiding respect for nature. Every effort is made to preserve the environment and enrich life responsibly. That is why this IGBC pre-certified green home is constructed in perfect harmony with nature.



12%  
cooler homes



18% - 25%  
energy savings



Excellent daylight  
& ventilation



Efficient waste  
management







## STEP INTO A LIFE IN THE SPOTLIGHT

Presenting Marvellous from the house of Urban Tree,  
where an extravagant lifestyle awaits you. The spotlight  
is on. It is now your turn to bask in a luxurious star-studded lifestyle.



34 premium  
residences



Vaastu-compliant  
homes



1151 - 3091 sq. ft.  
2, 3 & 4 BHK homes



Pre-certified  
IGBC green homes



Basement + stilt +  
11 floors



Ultra-modern  
specifications



Minimised  
common area



CMDA & RERA  
approved







## AMENITIES AND FACILITIES



Access control entry



24/7 CCTV surveillance



Biometric lock for main door



Security intercom



Rooftop kids play area



Rooftop party lounge



Rooftop yoga



Landscaped terrace



Association room & Association store room



Solar panels with net metering



App-based society management system



Water treatment plant





## WORLD-CLASS SPECIFICATIONS

- **Structure:**

Earthquake-resistant R.C.C. framed structure conforming to BIS. Walls are of concrete blocks in cement mortar and/or lightweight ACC blocks using related adhesive.

- **Wall Finishes:**

All internal apartment walls except kitchen, utility and toilet walls will be finished with Gypsum, wall care putty and premium emulsion paint. Kitchen walls will be finished with cement plaster, cement-based wall care putty and premium emulsion paint.

- **Lifts:**

Fully-automatic lifts, from the basement up to the terrace, will be provided. Stilt floor lift entrance wall cladding will be finished with Italian/engineered marble as per architect's concept. Lift entrance wall cladding will be finished with granite as per architect's concept in the other upper floor.

- **Flooring:**

Living, dining, kitchen and bedroom areas will be finished with 3' x 3' double-charged Nano glazed floor tiles as per architect's concept. Master bedroom area will be finished with AC4 grade wooden laminated flooring as per architect's concept.

- **Stilt Floor Lift Lobby:**

The lobby will be finished with Italian/engineered marble as per architect's concept. Lift lobbies in other floors will be finished with granite as per architect's design.

- **Joineries:**

Entrance main door of size 4' x 8' will be provided with seasoned and chemically-treated Teak wood frames and Teak wood veneered panel shutter, stainless steel hinges, digital biometric lock and peephole. All bedroom doors will be provided with seasoned and chemically-treated frames and veneered panel doors with required fittings as per architect's design.



- **French Doors & Windows:**

High quality uPVC window frames and shutters with heat reducing quality glass will be provided as per architect's design. All balconies will be provided with sliding French doors with uPVC frames and shutters.

- **Kitchen:**

No counter top shall be provided. Kitchen platform walls will be finished with ceramic tiles of colour and size up to 2'0" above the cooking platform.

- **Plumbing and Sanitaryware:**

Sanitaryware will be of water-saving EWC with concealed flush tanks (Kohler/Roca/Grohe) as per architect's design and concept. Water-saving CP fittings (Kohler/Roca/Grohe) will be provided as per architect's design.

- **Electrical and Power Backup:**

3 Phase underground cable from the on-site transformer power supply will be provided. All switches and sockets (Panasonic/Schneider/ Legrand or equivalent brand) as per MEP consultant's design will be provided. 100% generator backup for apartments and common areas will be provided.

- **Water & Sewerage:**

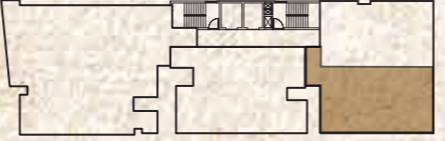
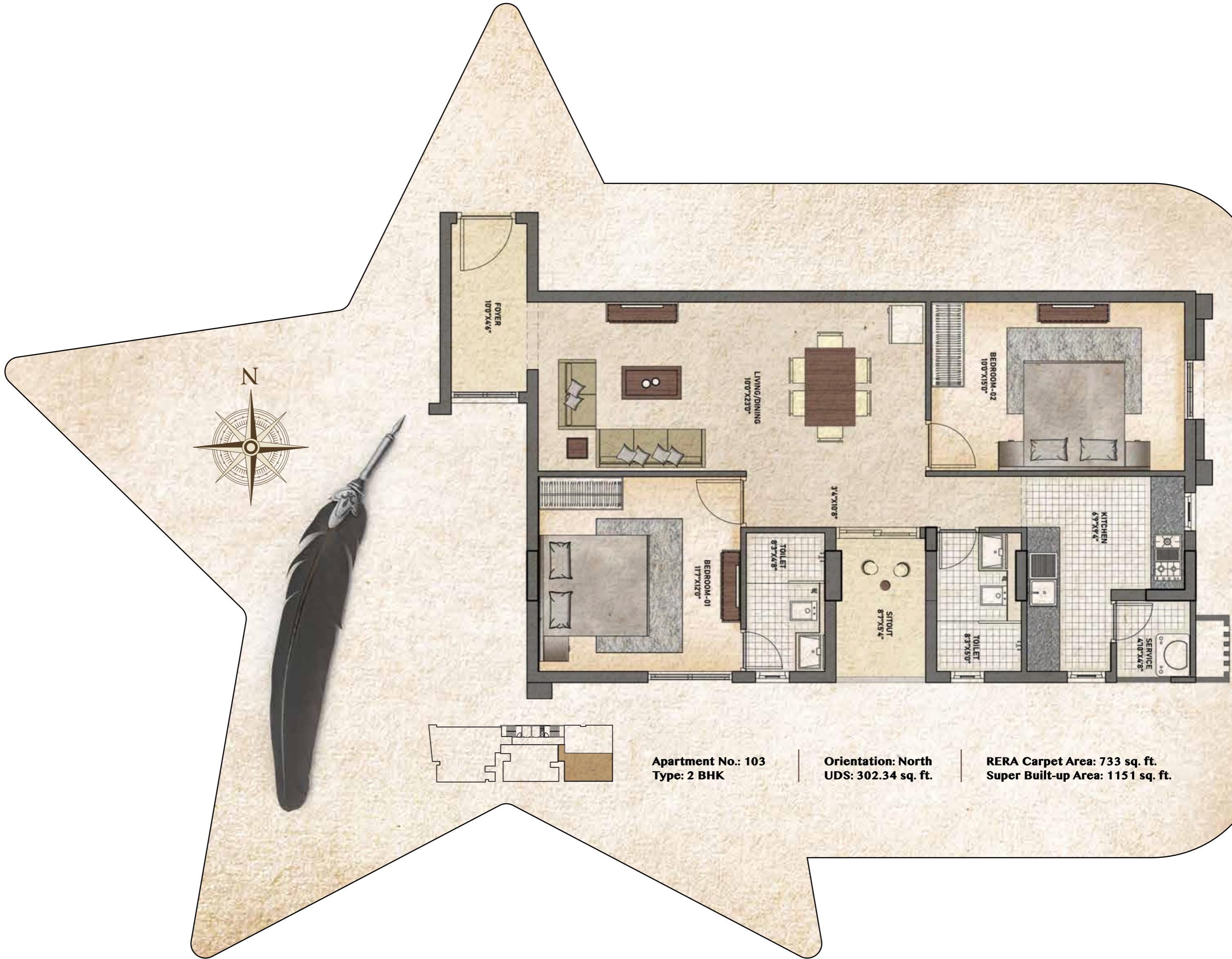
Common underground R.C.C. sump of adequate capacity with Hydropneumatic Pumping System for water supply will be provided as per consultant's design. Water and sewage connection will be provided by CMWSSB. Water Treatment Plant (WTP) will be provided as per consultant's design.

- **Amenities on Terrace:**

Kids play area with cork flooring, yoga and meditation area cum open theatre area, gazebo with food counter, rooftop solar panels as per architect and consultant's design, and net metering for common area will be provided. The terrace area will include elegant soft and hard landscaping.







**Apartment No.: 103**  
**Type: 2 BHK**

**Orientation: North**  
**UDS: 302.34 sq. ft.**

**RERA Carpet Area: 733 sq. ft.**  
**Super Built-up Area: 1151 sq. ft.**





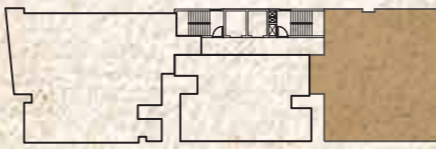
**Apartment No.: 102 - 1102**  
**Type: 3 BHK**

**Orientation: North**  
**UDS: 434.50 sq. ft.**

**RERA Carpet Area: 1119 sq. ft.**  
**Super Built-up Area: 1654 sq. ft.**





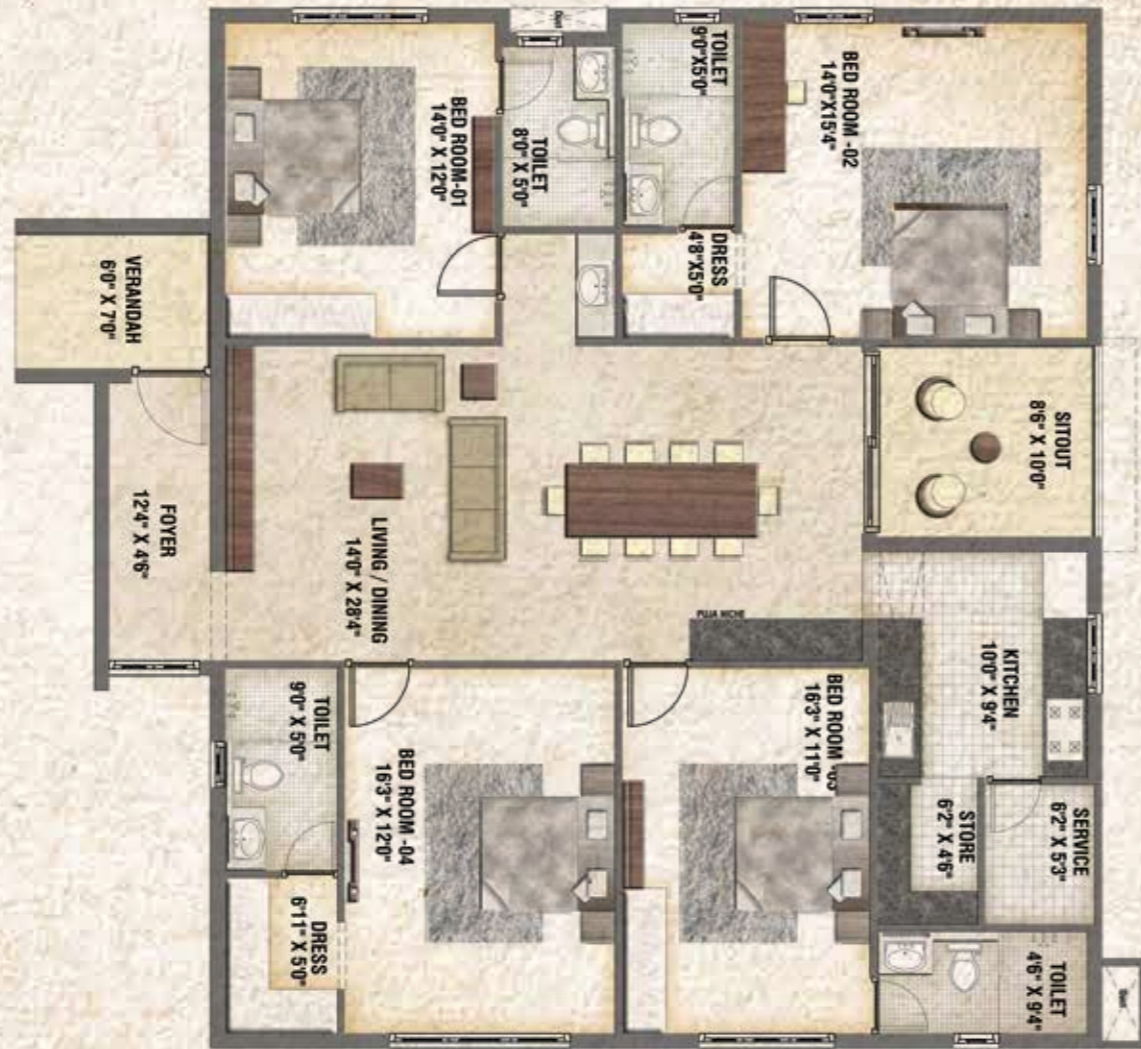


**Apartment No.: 1103**  
**Type: 3 BHK**

**Orientation: North**  
**UDS: 490.98 sq. ft.**

**RERA Carpet Area: 1352 sq. ft.**  
**Super Built-up Area: 1869 sq. ft.**





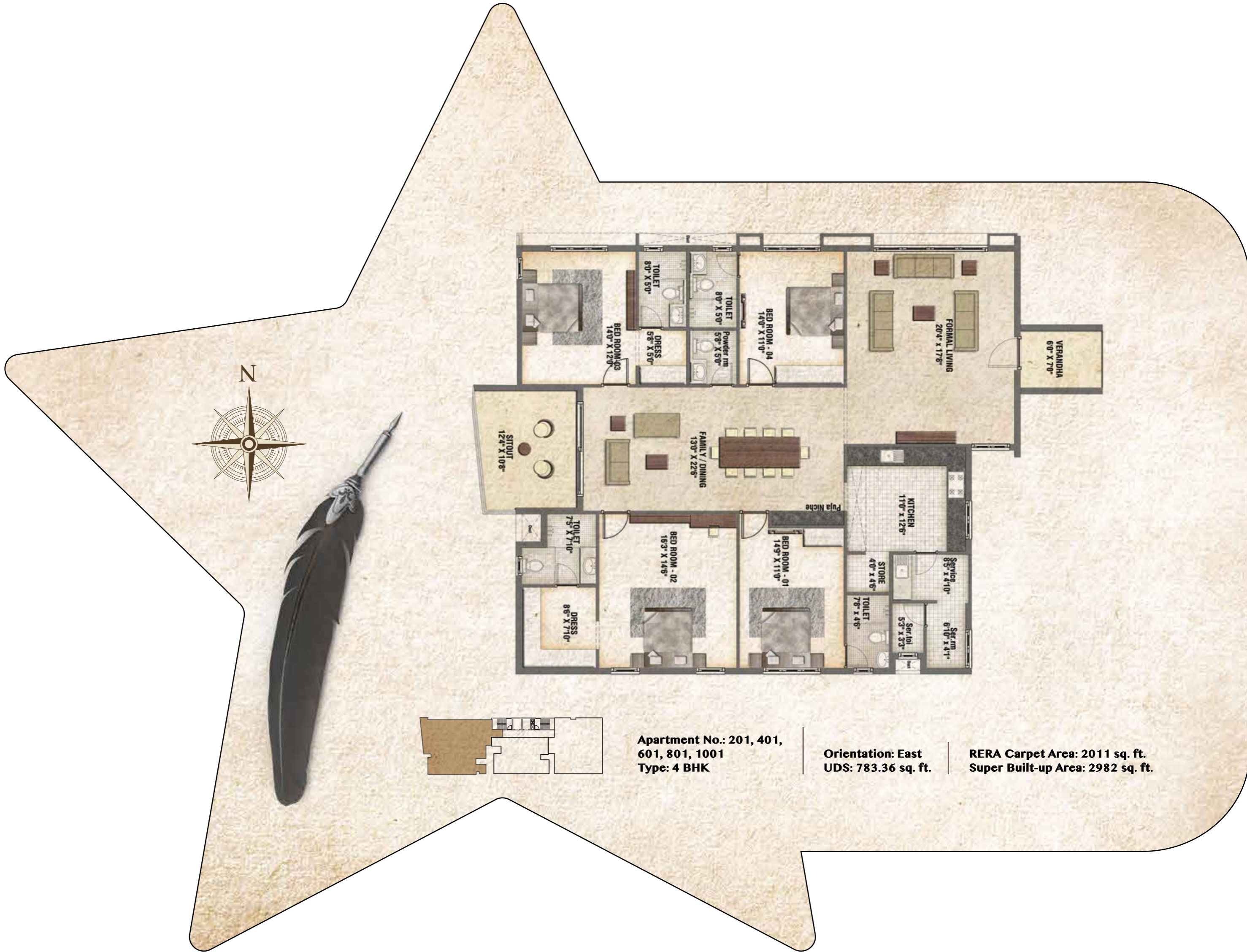
**Apartment No.: 203 to 1003**  
**Type: 4 BHK**

**Orientation: North**  
**UDS: 622.85 sq. ft.**

**RERA Carpet Area: 1650 sq. ft.**  
**Super Built-up Area: 2371 sq. ft.**







**Apartment No.: 201, 401,  
601, 801, 1001  
Type: 4 BHK**

**Orientation: East  
UDS: 783.36 sq. ft.**

**RERA Carpet Area: 2011 sq. ft.  
Super Built-up Area: 2982 sq. ft.**





**Apartment No.: 101, 301,  
501, 701, 901, 1101**  
Type: 4 BHK

**Orientation: East**  
UDS: 811.99 sq. ft.

**RERA Carpet Area: 2011 sq. ft.**  
Super Built-up Area: 3091 sq. ft.







A PROJECT BY



DIMENSIONS UNLIMITED

A JOINT INITIATIVE WITH



PROJECT FUNDED BY



MEMBER OF



[www.urbantreehomes.com](http://www.urbantreehomes.com)

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Nungambakkam, Chennai - 600 006.

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