



Marbella Royce

EMBRACE THE LUXE!

PRICE LIST

4 BHK Apartment (4B + 5W + Store/Puja Room)

Super Area: 3300. sq. ft., Built-up Area : 2683 sq. ft., Carpet Area - 1762 sq. ft.

Super Area: 3120. sq. ft., Built-up Area : 2503.43 sq. ft., Carpet Area - 1762 sq. ft.

LOCATION	NON-CORNER UNIT	CORNER UNIT
Super Area	3120/- sq. ft.	3300/- sq. ft.
2 nd -40 th Floor	3,58,80,000/-	3,79,50,000/-
Note:- Rs. 25 Lac PLC on all Park Facing Units. Note:- Rs. 10 Lac PLC on all Corner Units (Non Park Facing).		

5 BHK Apartment (5B + 6W + Store + Puja Room)

Super Area: 4120 sq. ft., Built-up Area : 3428.14 sq. ft., Carpet Area - 2561sq. ft.

Super Area: 4300 sq. ft., Built-up Area : 3608 sq. ft., Carpet Area - 2561 sq. ft.

LOCATION	NON-CORNER UNIT	CORNER UNIT
Super Area	4120/- sq. ft.	4300/- sq. ft.
2 nd -40 th Floor	4,73,80,000/-	4,94,50,000/-
Note:- Rs. 25 Lac PLC on all Park Facing Units. Note:- Rs. 10 Lac PLC on all Corner Units (Non Park Facing).		



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wef: 01.04.2025

STANDARD INCLUSIONS (Version 1.6, Phase - 1)	4 BHK STANDARD INCLUSIONS	5 BHK STANDARD INCLUSIONS	YOU PAY
Doors & Windows: Keyless Entry, Video Door Phone, Flush Door & Frame with Teakwood Veneer, High Grade Aluminum window with Toughened Glass & Mesh Doors. Kitchen (Category): Branded Modular Kitchen with R.O, Chimney, Geyser, HOB, 25-30 Ltr. Build-in Microwave & OTG & 600 Ltr. Refrigerator, and Dishwasher (12 Place Setting) Washroom: Full Equipped Washroom with Branded CP & Sanitary Fitting including Vanity, Looking mirror, One Geyser Each & Glass Shower Enclosure, False Ceiling with Ambient Lighting, Mosaic & Exhaust Fans. Service Balcony: RCC Wall, Wet Point and Electrical Provision & Paints. Leisure: With SS/MS Railing Wardrobes: Full Height Wall-to-Wall Modular wardrobes with Lacquered Glass on Top in all Bedroom. Paint: Premium Emulsion Paint Work Inside Apartment(s). Safety: Sprinklers, LPG, Gas Line Fitting & Panic Button. False Ceiling: With Ambient Lighting & Ceiling Fans Respectively according to Category. Indoor Highwall Air Conditioner with Outdoor VRV System in all Bedrooms, Living Room and Utility Room. Flooring: Complete Flooring with Italian Marble Finishing Tiles in Kitchen, Bedrooms & Living Area, Anti Skid Tiles in Washroom & Balconies, Wooden Flooring in Master Bedroom. Electrical: Basic Electrical fittings, Modular Switches and Provision for DTH/Telephone/Intercom and internet etc.	Rs. 30,00,000/-	Rs. 40,00,000/-	Rs. 0/-
Gen-Set Power Backup Installation 5KVA for 4 BHK, 7KVA for 5 BHK as Standard.	Rs. 1,75,000/-	Rs. 2,45,000/-	Rs. 0/-
One Covered Car Parking as Standard for 4 & 5 BHK residential suites.	Rs. 10,00,000/-	Rs. 10,00,000/-	
Club Membership(s)	Rs. 7,50,000/-	Rs. 7,50,000/-	
Society Maintenance Charge for first two years from possession.	Rs. 2,65,000/- Approx.	Rs. 3,45,000/- Approx.	Rs. 0/-
Interest Free Maintenance Security (I.F.M.S).	Rs. 1,65,000/-	Rs. 2,10,000/-	
Extra Development Charge (EDC) & Internal Development Charge (IDC).	Rs. 0/-	Rs. 0/-	Rs. 0/-
Fire Fighting Charges (FFC) & External Electrification Charges (EEC).	Rs. 0/-	Rs. 0/-	
TOTAL VALUE/YOU PAY	Rs. 53,55,000/-	Rs. 65,50,000/-	Rs. 0/-