

MARVELLA

AT GRAND LA PALAZZO

Near Muthanallur



OPEN VILLAS



Glass walls | Open-to-sky courtyard

FINALLY, A VILLA AS UNIQUE AS YOUR IRIS.

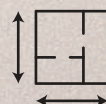
Personalised interiors that reflect you.

Most villas look alike: uniform, repetitive, and forgettable. But here is a villa as unique as your iris. A home that reflects you, not some boring standard layout. With customisable interiors, it gives you the freedom to redesign spaces and let your lifestyle decide how your home truly feels.

Extend the dining, move a door, add a puja room, create study nooks, reading corners, or extra storage. Your home, your rules



Just 97 exclusive villas



Villa sizes: 30x40, 35x40, 35x50
4 & 5 BHK from 2400 to 4000 sq.ft.



Delivery in 14 months*



Away from traffic,
surrounded by a green oasis.

A TIMELESS, SEAMLESS FREE FLOWING DESIGN

Thoughtful design, balancing
privacy and openness.



Think glass walls that soars high. Terraces that spill into the open. An atrium that lets you look straight up into the sky. This isn't just design, it's freedom. A fluid style of architecture that makes your home brighter, breezier, and wonderfully alive.

- Fluid, free-flowing design
- Living rooms with 20 feet glass walls.
- Open-to-sky atrium
- Balconies framed in glass





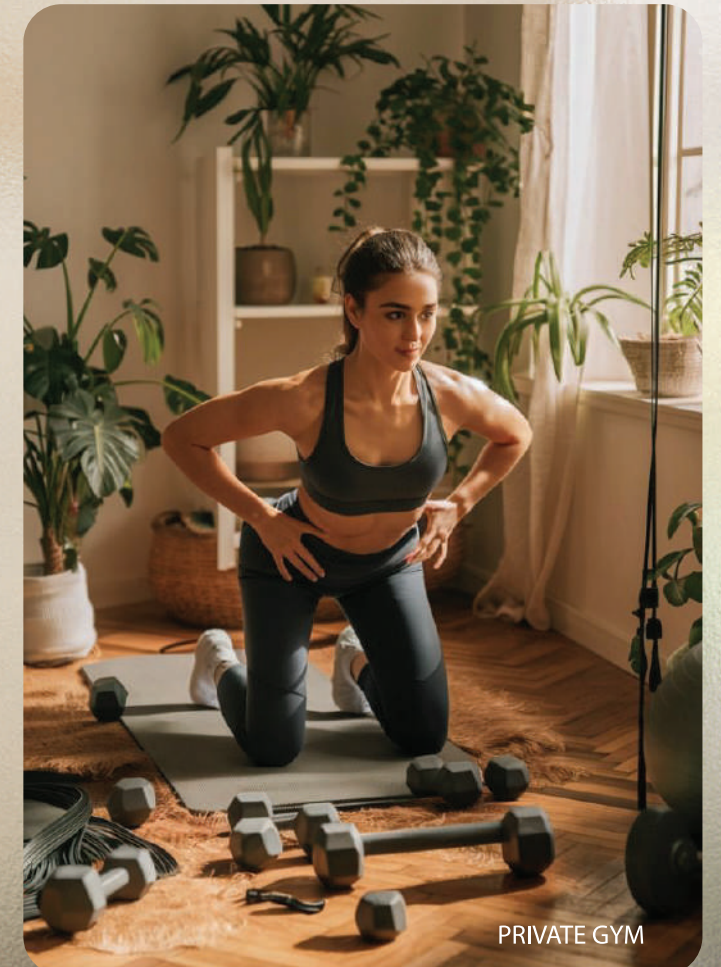
PRIVATE GRADEN

FLOOR PLANS THAT WILL FLOOR YOU.

A floor plan that comes with its own private garden - your green retreat, just a step away. Plus, an additional private room that adapts to your lifestyle. Make it a personal gym, a quiet library, a creative studio, or even a cosy home office. Flexible spaces designed entirely around you.



PRIVATE LIBRARY



PRIVATE GYM



PRIVATE OFFICE

- Private garden retreat for morning calm
- Extra room ready for a guest suite or hobby den
- Open living areas that welcome light and air
- Smart layout balancing togetherness and privacy



Indoor Sports



Swimming Pool



Children's Play Park



Gazebo



Badminton Court



Turf Cricket & Football



Gym



Community Party Hall

ROAM

Indulge in a variety of amenities that are crafted with your requirements in mind. Rekindle the nature lover in you, explore your sporty side, hit new fitness milestones and more.

RELAX



Children's Play Park



Swimming Pool



Multipurpose Play Courts



Aerobics Yoga Room



Gazebo



Dance Room



Wooden-floor Badminton Court



Indoor Sports



Cafe



Gym



Turf Cricket & Football



Community Party Hall

OVER 50,000 SQ FT
GRAND CLUB HOUSE

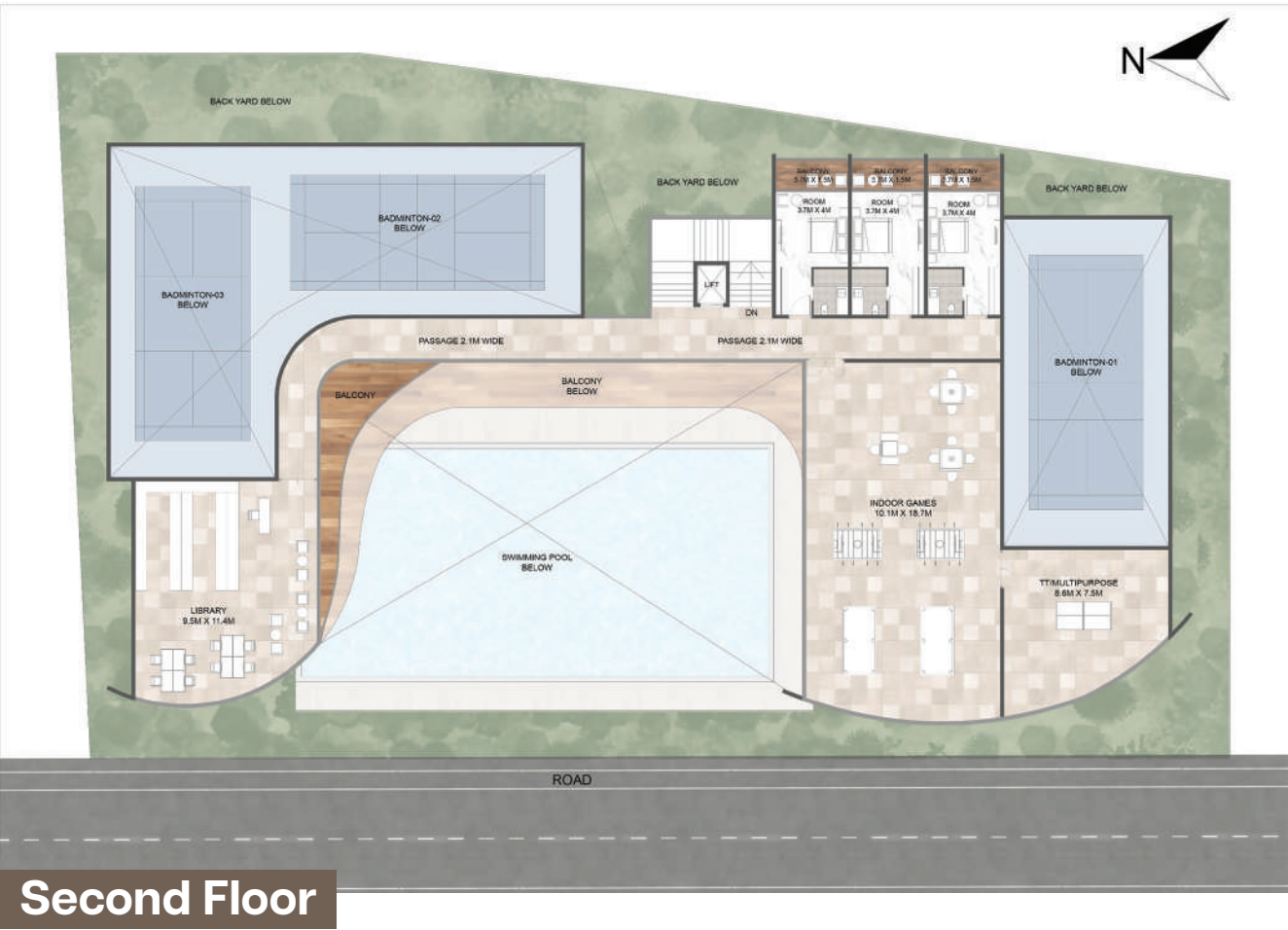




Club House Floor Plans



Ground Floor



Second Floor



First Floor



TBC HOMES

150 families won't be wrong.

They'll be here—living the good life every day. Kids will chase footballs, neighbours will share stories at the clubhouse, and weekends will feel like mini-vacations. It will be a community buzzing with energy, warmth, and joy. All that will be missing then... is you.



MASTER PLAN

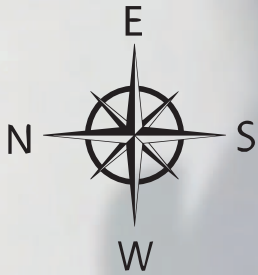
- 35 x 40
- 35 x 50
- 35 x 45
- Other Sites
- Garden Premium Units
- CUSTOMIZABLE OR OTHER SIZE
- NOT FOR SALE

PHASE - 3

PHASE 1 & 2
SOLD OUT



Floor Plans - 35x40 West Facing Villa



Ground Floor

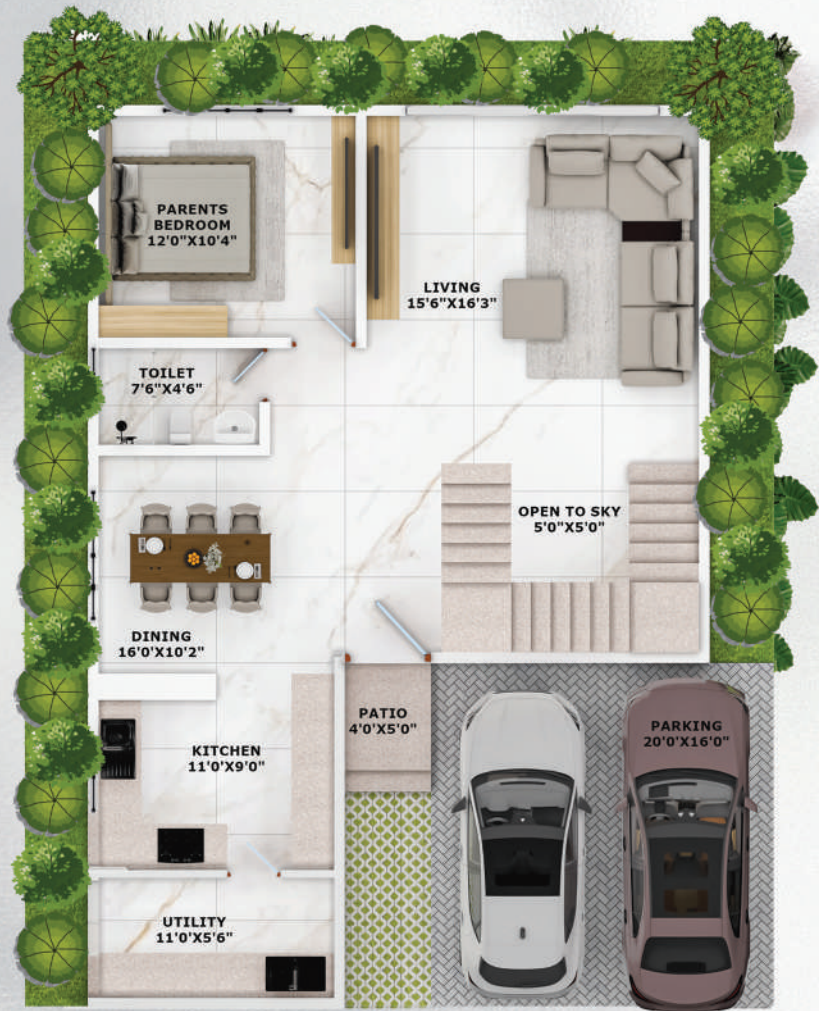


First Floor



Second Floor

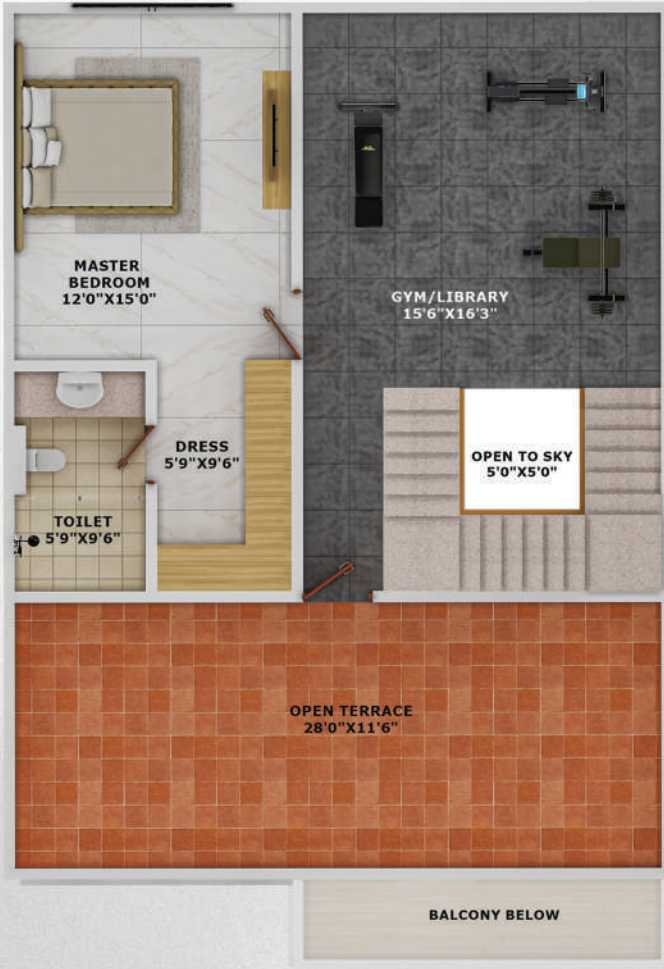
Floor Plans - 35x45 East Facing Villa



Ground Floor

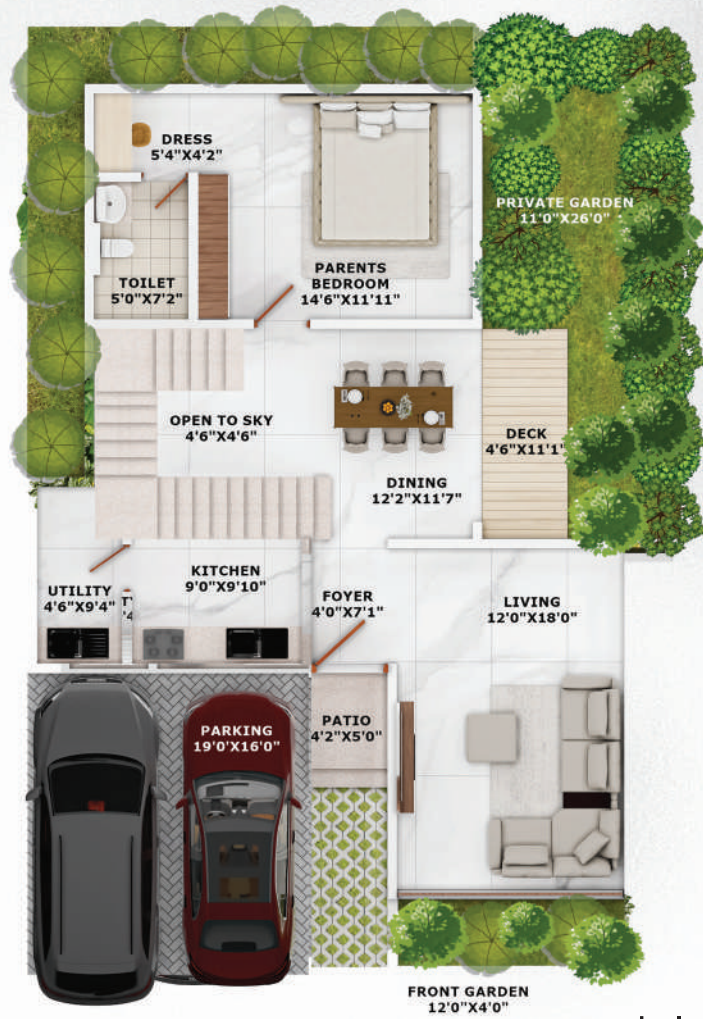


First Floor

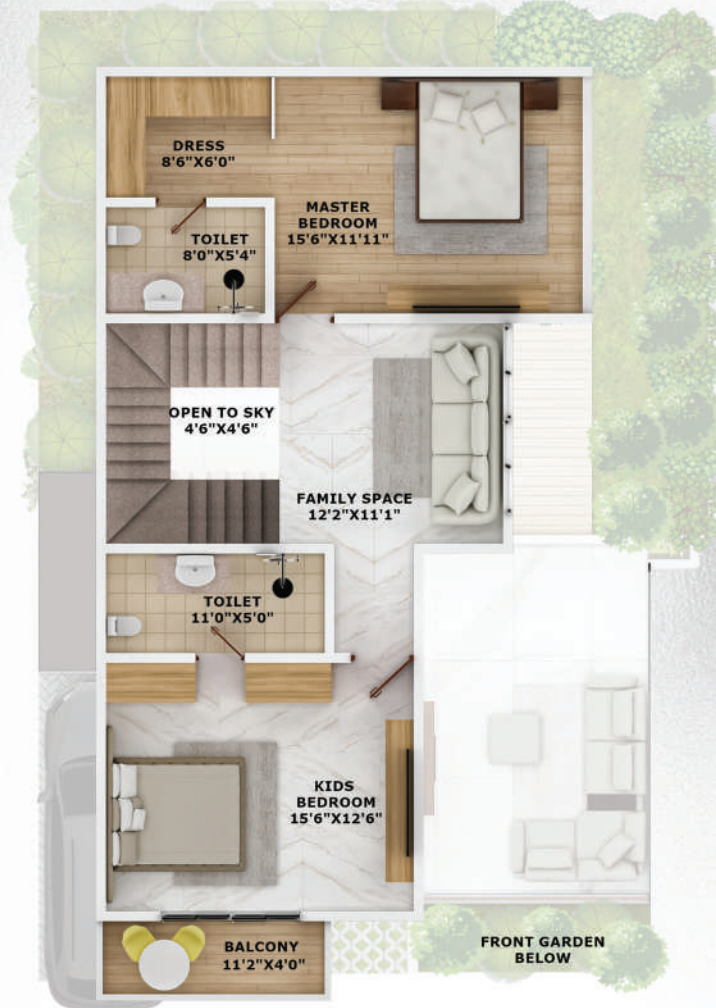


Second Floor

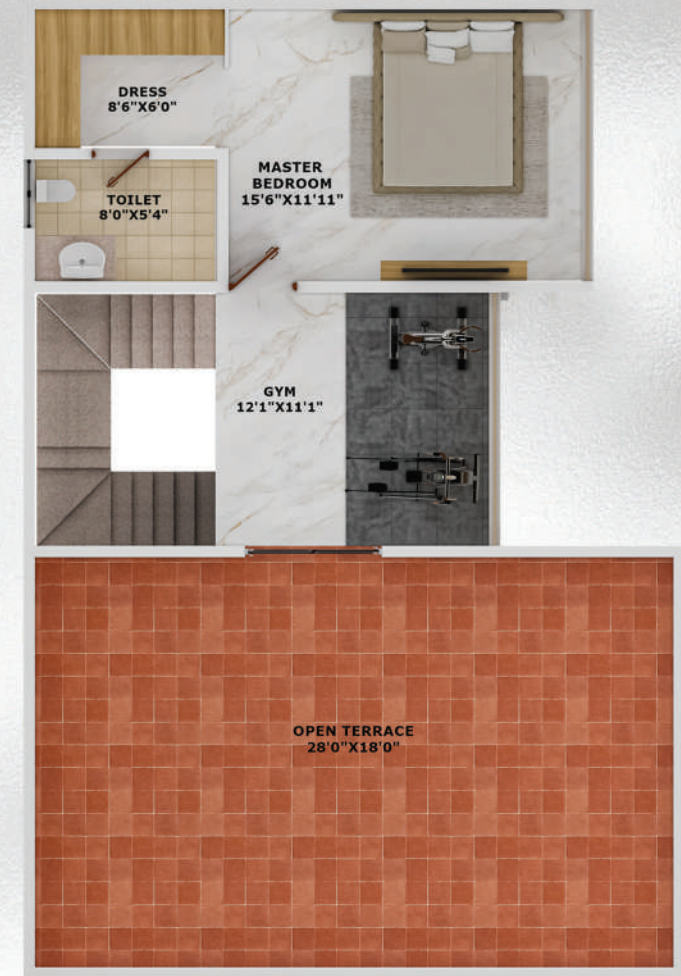
Floor Plans - 35x50 East Facing Villa (Garden Villa)



Ground Floor



First Floor



Second Floor

Floor Plans - 35x50 East Facing Villa (Garden Villa)



Ground Floor



First Floor



Second Floor

Equidistant from Bellandur, Whitefield and Electronic City

Location Map

Major Landmarks:

Prestige City	: 15 mins
Chandapura	: 15 mins
Indus International School	: 15 mins
Oakridge International School	: 15 mins
Spandana Hospitals	: 18 mins
Bommasandra Metro Station	: 20 mins
Azim Premji University	: 20 mins
Dommasandra Metro Station	: 20 mins
Electronic City	: 25 mins
Wipro Corporate Office	: 25 mins
Manipal Hospital	: 30 mins



VILLA SPECIFICATIONS

STRUCTURE

RCC frame structure. External walls of 6” solid blocks and internal walls with 6” solid blocks.

PLASTERING

Two coats with sponge finish.

FLOORING

Italian marble for full hall & dining

800 x 1600 mm size marble finish vitrified floor tiles for bedrooms and other areas

800 x 1200 mm vitrified wall tiles for washroom

600 x 600 mm anti-skid tiles for balconies & utility



KITCHEN

Eurodomo - Black graphite sink, provision for aquaguard point and provision for washing machine point in wash area.

TOILETS

Hansgrohe (German make) Cp Fittings
vitra sanitary Fittings (or Equivalent)

DOORS - MAIN DOOR

Engineered wood frame and shutters with veneer finish and keyless entry of Europa brand or equivalent.



ELECTRICAL

Copper wiring of Great White brand, Legrand switches and sockets (or equivalent).

TV and internet ports in living.

A/C points in the bedroom & living room.

SEWAGE

Sewage treatment plant, rainwater harvesting and 24 hours security service.

WATER

Water supply from bore well to layout main bank and distribution villa OHT via gravity flow distribution system.

STAIRCASE

Granite flooring with stainless steel railings & glass.

POWER BACKUP

Generator backup for common areas and provision for UPS connection in each villa.

WINDOWS

2.5 track and 2 track UPVC windows with mosquito mesh.

Safety grills for windows, wood pattern windows for front facade.

PAINTING

Interior Walls : Two coats of putty & one coat of primer & two coats of Asian premium emulsion paint with smooth finish.

Exterior: One coat of primer, Pebble Tex Bubble finish, two coats of Asian Apex exterior paint.



UTILITY

Electrical and plumbing connections for washing machine and dishwasher.

ELECTRICAL POWER

Each villa with 5KV and 3 phase power supply.

CEILING

10 ft. height.



TBC HOMES

Going beyond expectations

It takes many years of real-estate knowledge, a keen eye for finer details and a perfect mix of world-class materials and artistry to create landmark properties.

Just as Sir M. Visvesvaraya taught, progress depends on relentless effort and duty well done. We carry this principle in every brick we lay and every detail we perfect

Our previous projects

Grand La Casa and Grand Lavasa stand as crowning achievements in our journey, bringing a touch of Spanish themed luxury to India. These projects reflect a confluence of comfort, style and sophistication. With a goal of redefining the art of living, they embody our commitment to delivering unique homes for you and your loved ones, right in the heart of the city.



Grand Lavasa
LUXURIOUS SPANISH VILLAS



Grand La Casa
SPANISH THEMED GATED COMMUNITY



Grand Duke
villas

MARVELLA

AT GRAND LA PALAZZO



Marvella
At Grand La Palazzo

Sy. No. 120 to 124/3, 37/5 37/7,
Muthanallur, Sarjapur Hobli,
Anekal Taluk, Bengaluru, Karnataka, 562106

Contact us at:

+91 7022 033 003
www.grandlapalazzo.com

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