



UDBHAV<sup>®</sup>  
DEVELOPERS

PREMIUM  
LOCATION  

---

EXCLUSIVE  
LIFESTYLE

— *Marcel's* —  
**MAISON**



VALENCIA, MANGALORE

PRM/KA/RERA/1257/334/PR/120123/005618



Marcel's  
MAISON  
VALENCIA, MANGALORE

# Marcel's MAISON

VALENCIA, MANGALORE

Udbhav Developers presents Marcel's Maison, a mix use project which is located in the premium location of Valencia, which is one of the most sought after addresses in Mangaluru.

The smart city is at the cusp of development & has many development activities that are making a mark in its skyline. Valencia has grown into a premium part of Mangaluru since the last decade. Being in the heart of the city with great connectivity to all important places of worship, shopping, education, hospitals & entertainment, one is geographically at an advantage.

Marcel's Maison boasts of contemporary architecture, coupled with modern amenities to make your life comfortable. Be it commercial space or residential apartment, one can be rest assured of a premium touch in both sphere's.



welcomes you to  
Marcel's Maison  
& enjoy the  
premium location &  
live an exclusive lifestyle

# Highlights

- Well planned, spacious and elegantly designed apartments as per vastu in 3 upper floors.
- Ground floor and First floor comprises of commercial spaces.
- Automatic elevator of 8 passengers capacity Kone /Equivalent make.
- Power generator with sound proof enclosure to ensure electricity back up to all apartments and commercial spaces.
- CP plumbing fittings- kohler/Jaguar or equivalent make.
- CCTV Surveillance system and Biometric access control for common areas.
- Rainwater Harvesting system.
- Green Solar Powered water heater for master Bedroom Bath room.
- Gym.
- Remote controlled gate for residential basement floor.

## CIVIL WORKS

- Reinforced cement concrete framed structure.
- All external walls of laterite stone with double plastering.
- Internal walls of concrete blocks.

## APARTMENT FLOORING

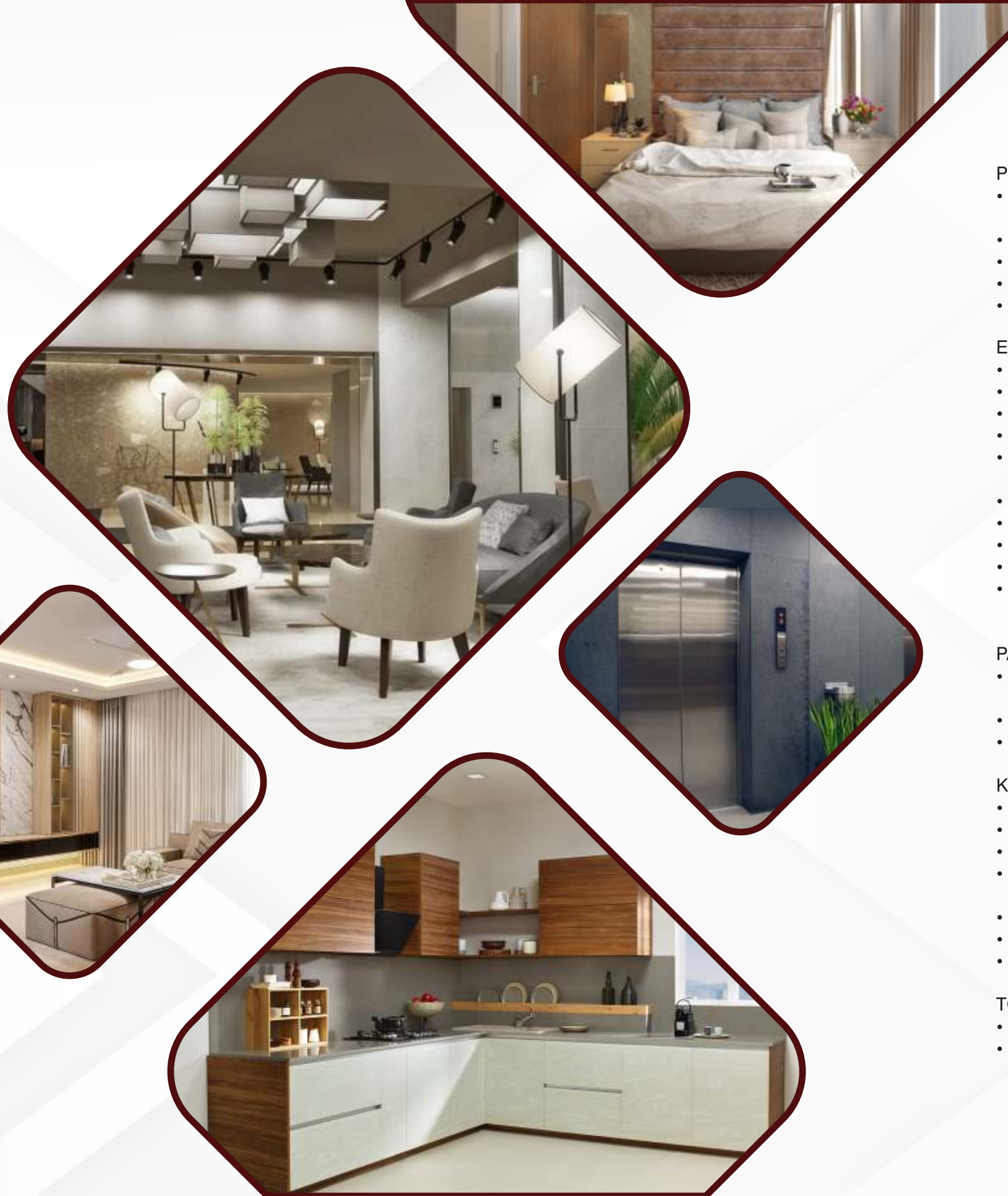
- Superior quality vitrified Flooring.
- Designer Ceramic Tiles in Bathrooms.

## COMMON AREA FLOORING

- Lobbies: Granite flooring.
- Corridors: Granite flooring.
- Staircase: Granite flooring.
- Granite Facia for the Lift.
- Parking area-interlock paving.

## DOORS & WINDOWS

- Hard Wood door frames with attractive Melamine Polished Main Door and Masonite Door shutters for internal Doors.
- Aluminum glazed windows with M. S. safety grills and provision for mosquito mesh.
- Granite Frame with FRP shutters for wash rooms
- Designer Locks for all inside doors.



## PLUMBING & SANITARY FITTINGS

- Superior quality CPVC / UPVC pressure tested plumbing lines & fittings with ISI certification.
- Under Ground sump tank & overhead water tank facility.
- Automatic water level controller for overhead tank & Sump Tank.
- Ceramic Tiles up to ceiling height.
- Plumbing provision for water heater in bathroom.

## ELECTRICAL

- Electrical wirings of FINOLEX / RR or equivalent make.
- Modular electrical switches of reputed make.
- Telephone, Cable TV points in Living & Master Bedroom.
- 3 bedroom load – 6KW and 2 bedroom load -4KW.
- ELCB & MCB of adequate capacity will be provided in each apartment.
- Air conditioners point will be provided in all bedrooms.
- Geyser points in all bathrooms.
- 5 Amps point in Living room Balcony.
- Exhaust fan provision in bathroom.
- Generator backup with soundproof enclosure for Common area and apartment lighting, fan & Fridge.

## PAINTINGS

- Premium Emulsion Paint on Putty finished internal walls & ceilings.
- External grade, antifungal superior paint for external walls.
- Enamel paint for metal works

## KITCHEN/ UTILITY

- S.S. single bowl sink with drain board on granite counter.
- All fittings will be of JAQUAR or equivalent make.
- Wall cladding up to 2' above the Granite counter.
- Sufficient electrical points to accommodate all kitchen appliances.
- Aqua guard point.
- Exhaust fan provision in Kitchen.
- Washing machine point in utility area.

## TOILETS

- Hindware or Equivalent make EWC for Toilets.
- Granite top counter for wash basin





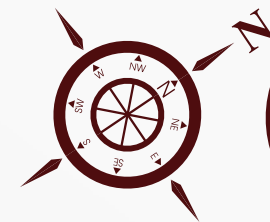
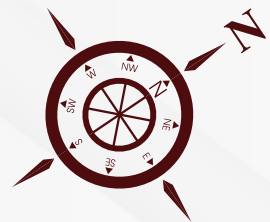
Flat No.  
201, 301, 401  
**3BHK**  
1915 Sft



Flat No.  
203, 303, 403  
**2BHK**  
1290 Sft



Flat No.  
202, 302, 402  
**2BHK**  
1360 Sft



## Location Map



Promoters & Developers



C6, 1st Floor, City Gate Building, Above Jimmy's Super Mart, Kadri, Shivabhag, Mangaluru - 575002  
E-mail: [info@udbhavdevelopers.com](mailto:info@udbhavdevelopers.com)

For Bookings Contact ☎ **96631 64343, 77604 71269, 0824 4282324**

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

### C R E D I T S

Architects: ARCH VISTA, Architecture, Mangaluru  
Structural Consultants: VIMAL ANIL, Structural & Survey Consultants, Mangaluru

PRM/KA/RERA/1257/334/PR/120123/005618