

**LOCATION PLAN**  
(NOT TO SCALE)



**IN CLOSE PROXIMITY**

- |                       |          |                                       |          |
|-----------------------|----------|---------------------------------------|----------|
| ■ Airport             | - 10 Min | ■ Sri Chaitanya Educational Institute | - 7 Min  |
| ■ Kamineni Hospital   | - 6 Min  | ■ NTR Bus Stop                        | - 15 Min |
| ■ Best Price          | - 2 Min  | ■ Railway Station                     | - 15 Min |
| ■ Delhi Public School | - 3 Min  | ■ Benz Circle                         | - 10 Min |

**PROMOTERS**



**MAARVEL INFRA PROJECTS**

ENGINEERS & CONTRACTORS

Vijayawada, AP -521108

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BRANCH OFFICE

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Anjanaiya Apartments, JKC Road,  
SVN Colony, Guntur, 522006, AP

**SITE ADDRESS**

**MAARVEL ICON HEIGHTS**

Narayanapuram Colony Road,  
Beside Venkat Ramanna Industry,  
Poranki Village, Penamaluru Mandal  
Vijayawada, AP -521108

Ph : 9848582999, 8520096034

**CONSULTANTS**

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Images & Images : 9848581305

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**MAARVEL**  
iCON HEIGHTS



**MAARVEL ICON HEIGHTS** is a premium two and three bedroom luxury apartment complex created to match the ambience of today's modern lifestyle. At **MAARVEL ICON HEIGHTS** your home is not just a destination it is a total experience. A place that makes your dreams come true. Added to this is the unique ambience of a masterly architectural design that brightens the life. Inside you will discover delightful finishing touches like large windows your home in natural light and plenty of cross ventilation. There is ample space rooms for all family members to enjoy everything that makes life perfects.



TYPICAL FLOOR PLAN

Fiat No	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Area	1814	1308	1308	1308	1814	1814	1814	1814	1814	1814	1814	1814	1308	1308	1308	1814



PARKING FLOOR PLAN





A symbol of prosperity, Maarvel Infra Projects introduces "Maarvel Icon Heights" - A harmonious blend of Apartments in Poranki, Vijayawada with world class infrastructure. This meticulously planned integrated project will have some of the best-in-class amenities to ensure total comfort and a better lifestyle to its residents. Located close to Gannavaram Airport in the quiet corner of nature's bliss, "Maarvel Icon Heights" is the perfect destination for your dream home - well planned and well connected.



EAST FACING 3BHK - 1814SFT



EAST FACING 2BHK - 1308SFT



WEST FACING 3BHK - 1814SFT



WEST FACING 2BHK - 1308SFT

### SPECIFICATIONS

	<b>Structures</b>	: RCC Pile Foundations, RCC framed superstructure to withstand wind and seismic loads. TATA / SAIL, make steel to be used.
	<b>Brick Works</b>	: Red clay brickworks in cement mortar. a) External Wall - 9" Thk (230mm). b) Internal Wall - 4.5" Thk (115mm).
	<b>Plastering</b>	: a) Internal Wall - Cement Mortar plastering of 12 mm thk smooth finished with lappum. b) External Wall - Double coat cement plastering of 18mm thk finished with lappum.
	<b>Doors and windows</b>	: a) Main doors: Teak wood door frame with teak wood door shutter, both sides finished with melamine mat and fixed with good quality brass hardware materials. b) Internal doors: Teak wood door frames and flush doors fixed with good quality hardware materials. c) Windows: UPVC window system with float glass along with provision of mosquito mesh track & safety grills.
	<b>Painting</b>	: a) Internal Painting: Smooth putty finish with two coats of premium eco-friendly paints of primer brand. b) External Painting: Lappum finishing and two coats of Exterior Emulsion Eco-friendly paints of premium brands. c) Parking or Cellar: Lappum finishing, oil bonded paints. f) False Ceiling - POP for Hall, Dining, Pooja Room & Bed Room.
	<b>Flooring</b>	: a) Living and dining: 800 x 800 size double charged vitrified tiles of reputed make. b) Bed rooms and kitchen: 600 x 600 size vitrified tiles of reputed make. c) Toilets: best quality anti skid designed tiles 300 x 600 size of reputed make. d) Stair case and corridor: 25 mm to 30 mm thk granite or marbles or as per design. e) Drive way parking: designer paver tiles. f) Balcony and utility and storage: vitrified or anti skid tiles. g) Lift cladding: granite or marbles or as per design.
	<b>Kitchen</b>	: Granite Platform and Stainless Steel Sink
	<b>Dado</b>	: a) Toilets: wall designed concept with tiles 300 x 600 size. b) Utility: glazed design ceramic tiles in wash areas. c) Kitchen: glazed design tiles up to 2 to 3 feet height.
	<b>Plumbing</b>	: a) Vanity wash basin or counter top wash basin with basin mixtures. b) Wall mounted EWCs with concealed flush tank. c) Single lever diverted with all mixer cum showers. d) All cp fittings are reputed make. e) All sanitary are reputed make.
	<b>Electrical</b>	: concealed copper wiring and modular switches of standard make. a) Power plugs for cooking range chimney, refrigerator, micro oven, mixer, grinder in kitchen, washing machine in utility area. b) 3 phase supply for each individual board. c) M.C.B. for each distribution board of required make. d) Telephone, data points entire premises, cable provisions for all bed rooms and living area. e) Wifi Free Zone.
	<b>Lift</b>	: 4 nos of high speed automatic six passenger capacity lift with rescue drive and emergency light, alarm bell, V3f for energy efficiency of Johnson or kone equivalent.
	<b>Generator</b>	: 100% generator back up (Except AC's).
	<b>Water Supply</b>	: Municipal Tap Connection, Continuous Bore Water Supply from Overhead Tank.
	<b>Security</b>	: Compound wall, CCTV Cameras.
	<b>Notes</b>	: a) Our Technical Consultants reserves the right to alter the plan, elevation and specifications time to time as deemed fit. b) Any deviation from the drawings or specifications will be at an extra cost borne by the customer. c) Registration Charges, VAT, Service Tax, Labour Cess and any other Govt Tax borne by the customer. d) Electricity, Drainage, Municipals water deposits, common amenities charges to be borne by customer.

### AMENITIES

- CRDA Approved Projects
- 2BHK & 3BHK Apartments
- Deluxe Quality Constructions
- No Common Walls
- Project designed by Architects and totally Vastu Compliant
- 100% Generator Backups (Except AC's).
- Designed Landscaping around buildings
- Jogging track and green belt
- Children play area and senior citizen sitting area
- Rest Room for drivers
- Gym with modern equipments



- Yoga Room cum Dance Room
- Swimming Pool
- Air conditioned multipurpose Mini function hall with projector
- Servant room
- High speed lift for every block
- 24 x 7 Security with CCTV cameras in Designated area
- Provision for supplying centralized gas connection in kitchen
- Access to apartment through audio and video visual entry system
- Provision of RO Plant
- Rain water harvesting system
- Free Wifi Facility Zone



### PREVIOUS PROJECTS



Jaya Krishna Towers @ Vinukonda



Maarvel Pride @ Guntur

