



# THE MARQUIS

— DOWNTOWN WHITEFILED —

# Welcome to 'The Marquis'

An abode of magnificent apartments with all modern features required for a soulful living. Nestled amidst lush boulevard of greens, this residential haven flaunts a resort-like environment that effectively eases off the day's tiredness and makes you discover the difference between a house and a home. The makers of the project have ensured that all homes at The Marquis offer privacy and exclusivity to its inhabitants. It is a place that sets a contemporary lifestyle for its residents away from the hustle-bustle of the metropolis.

*Welcome to your new life*



1



## ADVANTAGE

Location, Price and  
World-class  
Amenities

2



## DESIGN

World class design,  
matching your  
exquisite taste

3



## QUALITY

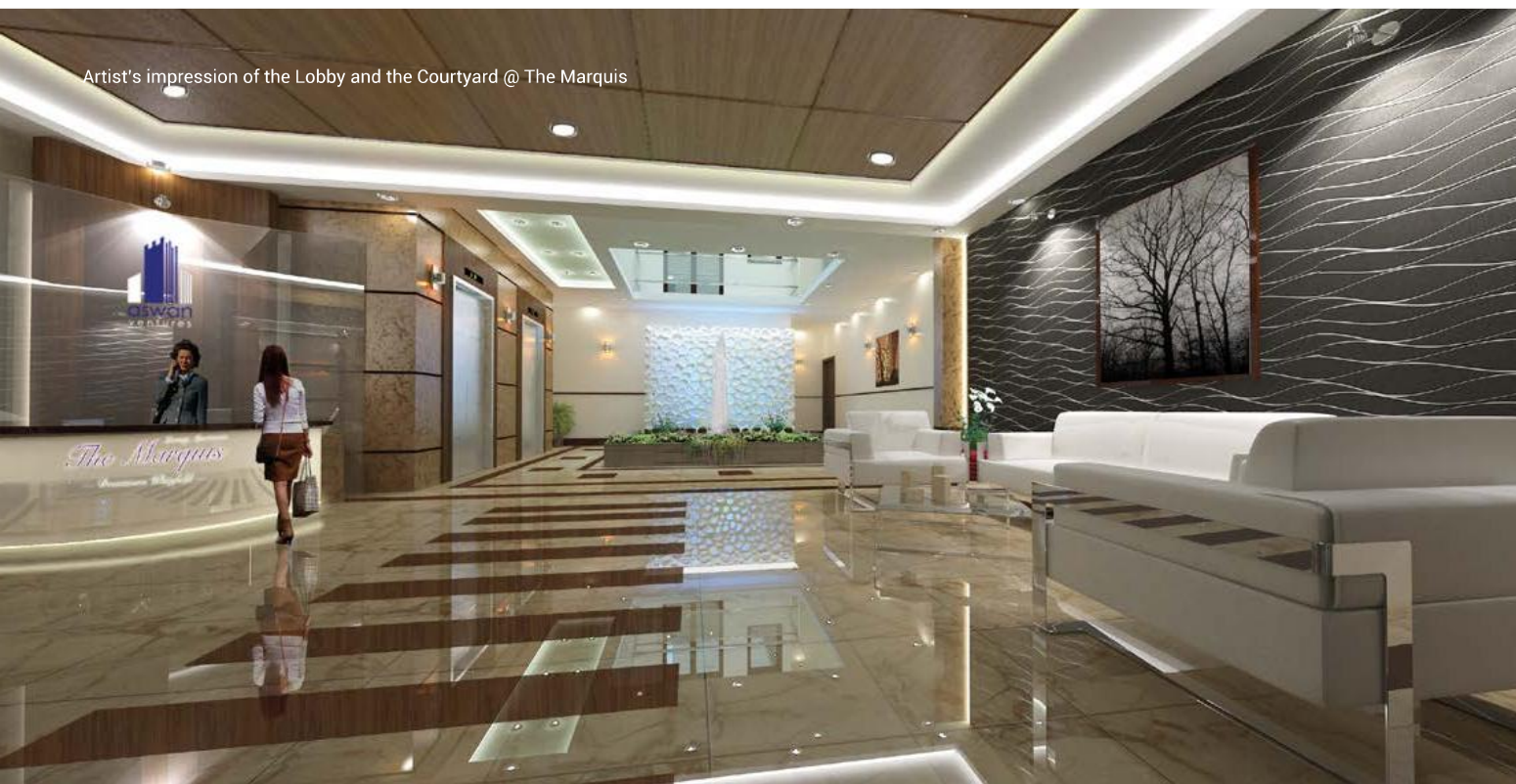
The best in every brick.  
World-class  
quality standards



## From location to lifestyle... Good living is easy at 'The Marquis'

The Marquis, located in the heart of Whitefield, next to Forum Value Mall and Prestige White Meadows, offers just twenty eight luxurious, environmental friendly 2, 3 & 4 Bedroom apartments, in a tastefully designed single tower, surrounded by open lung space with water bodies, green landscape, an independent club house building and a swimming pool.

The Marquis has been designed to offer an environment of perfect luxury, enshrouded in a unique ambience of peace and harmony lavishly spread around undisturbed greenery. It is built in such a way that every brick will enlighten your imagination and distinguish itself from large concrete multi storey and multi tower apartment projects, which just don't feel like a home.



Artist's impression of the Lobby and the Courtyard @ The Marquis

Artist's impression of the Independent Club House and the Swimming Pool @ The Marquis



## ENJOY THE BEST COMFORT OF LIFE

With the fantastic host of amenities that The Marquis has, your time at home will always be special. Enjoy an evening dip in the pool, de-stress after a busy day in the meditation room or play games with your kids. One thing is for sure, every memory here will be a happy one.

Fully equipped Club House | Gymnasium | Terrace Garden | Multi-purpose Hall | Swimming Pool | Children's Play Area | Sky Terrace | Best of Educational, Shopping & Recreational destinations within minutes of driving distance.



Artist's impression of the Lobby and the Courtyard @ The Marquis





## LUXURY IN ANOTHER LEAGUE...

### INFRASTRUCTURE

- Structure - Seismic Zone II compliant RCC framed structure
- Walls: Cellular block masonry & Concrete solid block masonry
- Plastering - All internal walls are smoothly plastered with lime rendering Birla Putty. All external walls - Double coat water proof plastering along with fixing of chicken mesh b/w block work and concrete joint for both internal and external walls
- Paint - Interior - Plastic Emulsion painting for walls & Oil bound distemper for ceilings. Exterior-Texture finish with ICI weather shield or equivalent paint
- Polishing - Teak wood melamine polish from both sides for main door & bedrooms; Toilets Enamel paint

### FLOORING & CLADDING

- Common areas & lift cladding - elegant lobbies with elegant granite, vitrified tiles & imported marble
- Living & Dining - Marble Type - double charged NANO technology verified tiles
- Bedroom - Laminated Wooden Flooring
- Utility & Balcony - Anti-skid ceramic flooring
- Kitchen - Double Charged Vitrified Tiles
- Toilets - Anti-skid & designer ceramic tiles

### BATHROOMS

- Sanitary ware: ToTo, Kohler, Jaquar or equivalent
- Fittings: Grohe, Kohler or equivalent
- Counter-top wash basins

### KITCHEN & UTILITY

- Plumbing points for sinks & electrical points to accommodate modular kitchen
- Working platform: Granite platform with 2ft glazed tiling above kitchen platform
- Stainless steel sink & drain board provided
- Provision for Water Purifier, Centralized Gas Connection

### DOORS & WINDOWS

- Main doors - Engineered wood door frame with panelled door shutter finished with polish
- Internal doors - Sal/Engineered wood door frame; Shutter- one side teak veneers for bedroom with melamine polish
- Toilet Door - Commercial flush shutter with enamel paint
- Balcony door - Living room & Bed rooms with UPVC / best grade aluminium sliding doors with plain glass for living room, balcony with panel for mosquito mesh
- Windows - Best grade Aluminium or UPVC sliding windows with plain glass & mosquito mesh provision shall be provided (3 track)

### LIFT / ELEVATOR

- 2 high speed lifts with access from basement to terrace with plush interiors & 24/7 functionality (Schindler / OTIS / Johnson or Equivalent)

### ELECTRICAL

- Ample number of points with Elegant designer modular electrical switches of reputed brand (Schneider/Anchor Roma or equivalent)
- TV and telephone points shall be provided in the living room and master bed room
- Generator back-up: 100% & 24-hour DG backup for all common areas, Lifts, Pumps & Lighting for apartment units
- AC Points - Master bed rooms & living room
- Common areas are provided with aesthetically designed lighting fixtures

### 3 TIER SECURITY

- 24 Hours manned security
- Intercom facility for each flat
- CCTV at the key locations for security and monitoring



# Or equivalent premium brand

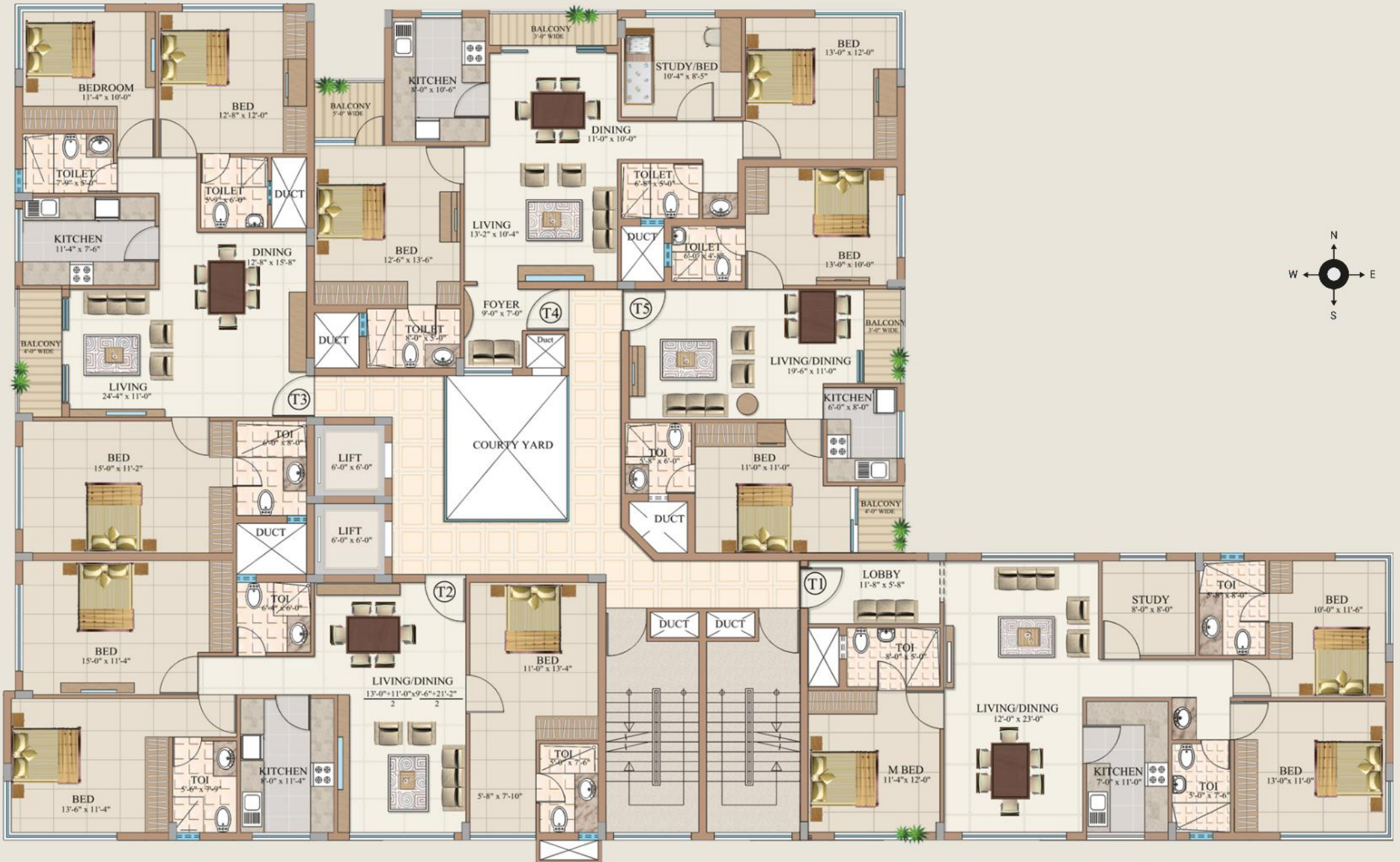
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# First Floor Plan



# Typical Floor Plan



# 2 BHK

Areas available : \* 905 sq-ft, \* 1015 sq-ft

Isometric View



Floor Plan View



# 2 BHK+Study

Areas available : \* 1375 sq-ft, \* 1385 sq-ft, \* 1565 sq-ft

Isometric View



Floor Plan View



# 3 BHK

Areas available : \* 1450 sq-ft, \* 1485 sq-ft, \* 1750 sq-ft

Isometric View



Floor Plan View



3 BHK + Study/  
4 BHK

Areas available : \* 1545 sq-ft, \* 1930 sq-ft

Isometric View



Floor Plan View





## ASWAN VENTURES

Innovation, Quality & Trust

Aswan Ventures, is an integrated engineering and property development company established with a vision to create high standard living & working environments.

Perfectionists by nature, we at Aswan Ventures believe in quality living. The high standards for which we are known are constantly upgraded by our high-calibre team, making living environment a source of pride and joy for the owner.

Superior Quality, attention to detail and perfection are the standards that Aswan Ventures demands throughout its projects - from homes to office buildings.

The experience of owning an Aswan Venture property and living the lifestyle is unparalleled. Our breakthrough commercial and residential projects, The Courtyard Square, Aswan Plaza & Central Quay stand testimony for our innovation, quality and trust.



ONGOING PROJECT

The Courtyard Square, Frazer Town



COMPLETED PROJECT

Central Quay, Ulsoor

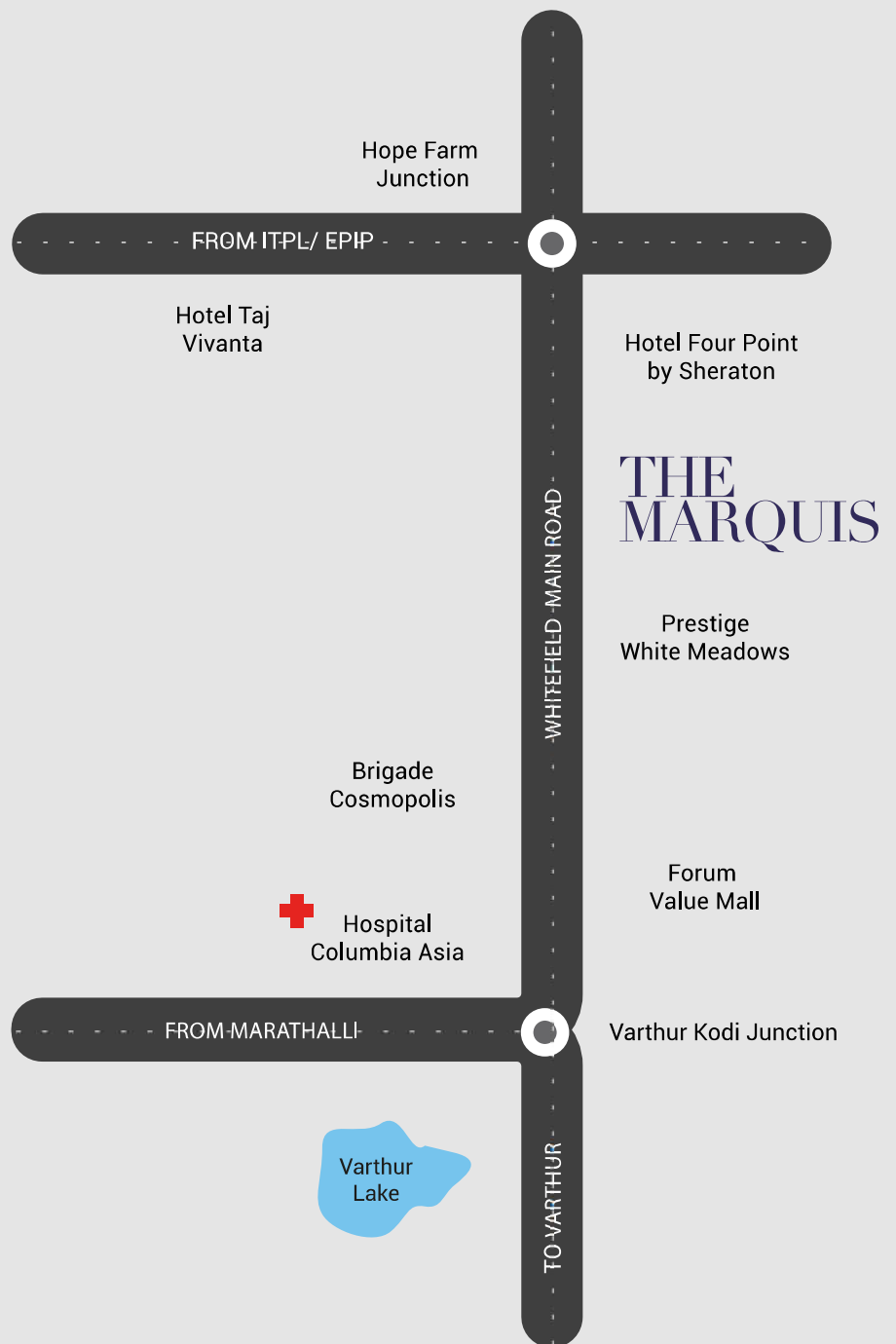


COMPLETED PROJECT

Aswan Plaza, Koramangala

# THE MARQUIS

Location Map



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