

## **Our legacy of Excellence:**

Stellar & Virtue Developers began their journey with a singular vision: to create homes of exceptional quality, built on integrity and trust. Stellar Developers, with 9 years of experience, has steadily grown from modest beginnings, completing five landmark residential projects while ambitiously expanding into larger-scale developments. Virtue Developers, in its 2 years of operation, has brought fresh innovation and a modern perspective to our commercial and residential projects.

Over the years, our expertise has seamlessly extended into commercial spaces, marking a significant chapter in our evolution. Through every milestone, our unwavering commitment to excellence, craftsmanship, and customer satisfaction has remained at the heart of everything we do. This is only the beginning of something truly remarkable.



## **Contact Us For More Information**

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## **The Marvel Apartments**

**"Building spaces that combine functionality, elegance, and lasting quality."**

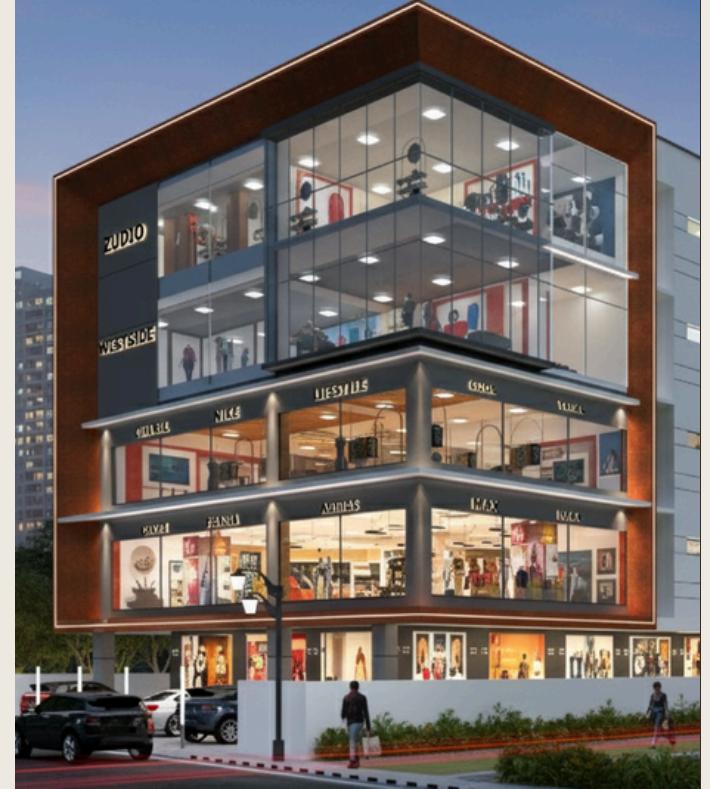
## Salient Features of Our Signature Project:

- ★ 30 Ultra-Premium Residential Apartments
  - Designed for comfort, luxury, and modern living.
- ★ 60,000 sq. ft. Developed Area on a 22,000 sq. ft. Land Extent – Maximizing space, aesthetics, and functionality.
- ★ Grand Windows and Doors with 7.5 ft. Height – Ensuring spaciousness, ventilation, and elegance.
- ★ Mosquito-Proof Windows – For enhanced comfort and hygiene
- ★ Smart Digital Locks with Fingerprint Access & EV Charging Provision.

## Our Mission

"At Stellar & Virtue Developers, our mission is to craft exceptional living and commercial spaces that blend innovation, elegance and sustainability.

We are committed to delivering superior quality, fostering trust with our clients, and creating environments where people can thrive. Every project we undertake reflects our dedication to integrity, precision, and enduring value."



## Why Choose Us?

- Proven Excellence: Over a decade of experience delivering premium residential and commercial projects with uncompromising quality.
- Integrity & Trust: We prioritize transparency, reliability, and ethical practices in every project.
- Innovative Design: Modern, sustainable, and thoughtfully crafted spaces tailored for comfort and functionality.
- Customer-Centric Approach: Personalized service ensuring your vision and needs are met at every stage.
- Future-Ready Homes: Smart features, high-quality materials, and infrastructure designed for modern living.

# World - class Amenities



- Relax and unwind with a panoramic view.



- Security photo



- Perfect for social gatherings and leisure.



- 24/7 Security & Smart Locks



- EV Charging photo,  
EV Charging Stations



- Advanced digital locks and surveillance.



- Generators



- solar panels



- kids play area



- lift



- walking path

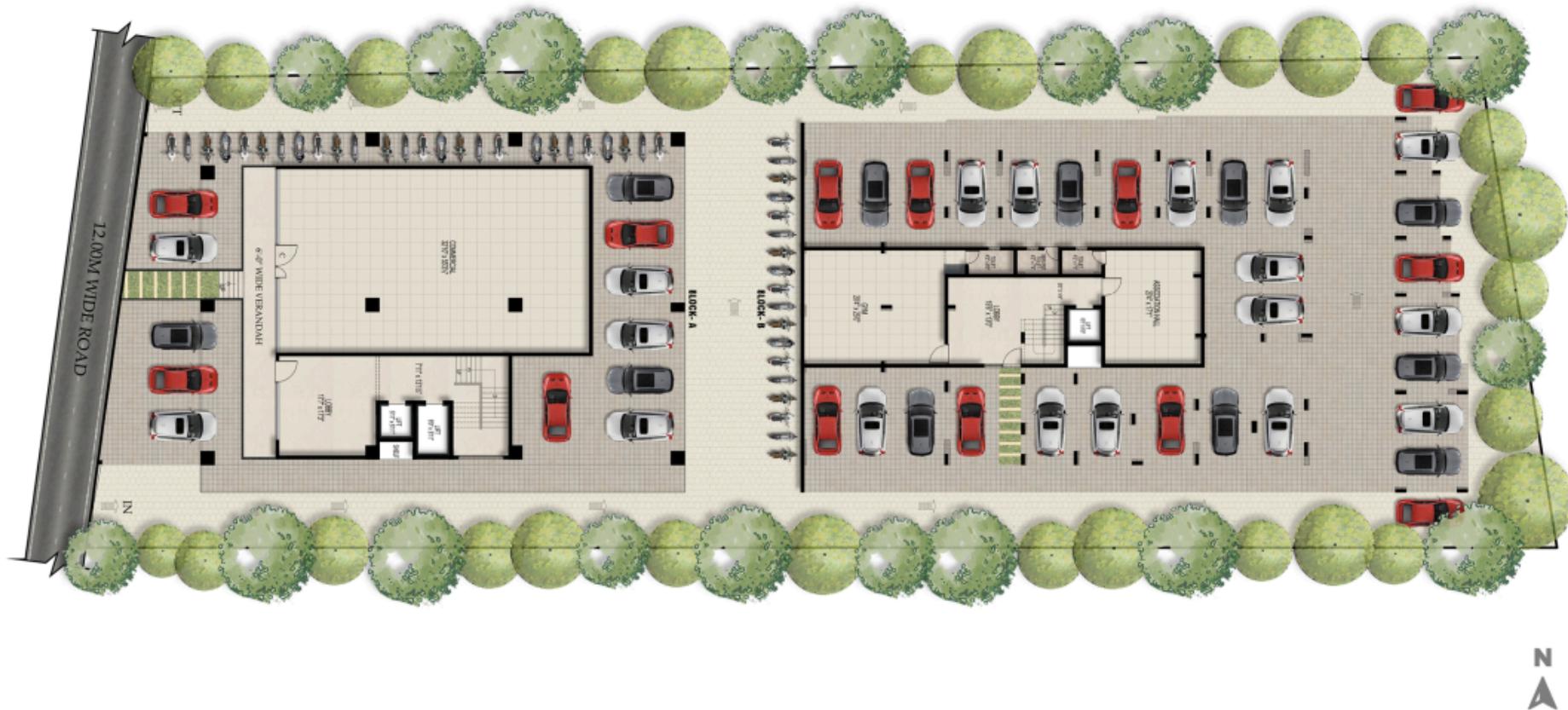


- car parking

# BLCOK - B TYPICAL FLOOR (I-V) PLAN



## SITE CUM STILT FLOOR PLAN



N



## TERRACE FLOOR PLAN



Act  
Go

FLAT NO (104 - 504)



PLINTH AREA	1096 SQ.ft
SALEABLE AREA	1290 SQ.ft

FLAT NO (105 - 505)



PLINTH AREA	1071 SQ.ft
SALEABLE AREA	1260 SQ.ft



Activate  
Go to Sett

FLAT NO (106 - 506)



PLINTH AREA	1086 SQ.ft
SALEABLE AREA	1280 SQ.ft

FLAT NO (101 - 501)



PLINTH AREA	1234 SQ.ft
SALEABLE AREA	1455 SQ.ft



FLAT NO (104 - 504)



PLINTH AREA	1096 SQ.ft
SALEABLE AREA	1290 SQ.ft

FLAT NO (105 - 505)



PLINTH AREA	1071 SQ.ft
SALEABLE AREA	1260 SQ.ft



Activate  
Go to Sett

# LOCATION MAP



SCHOOLS



HOSPITALS



IT PARKS



METRO



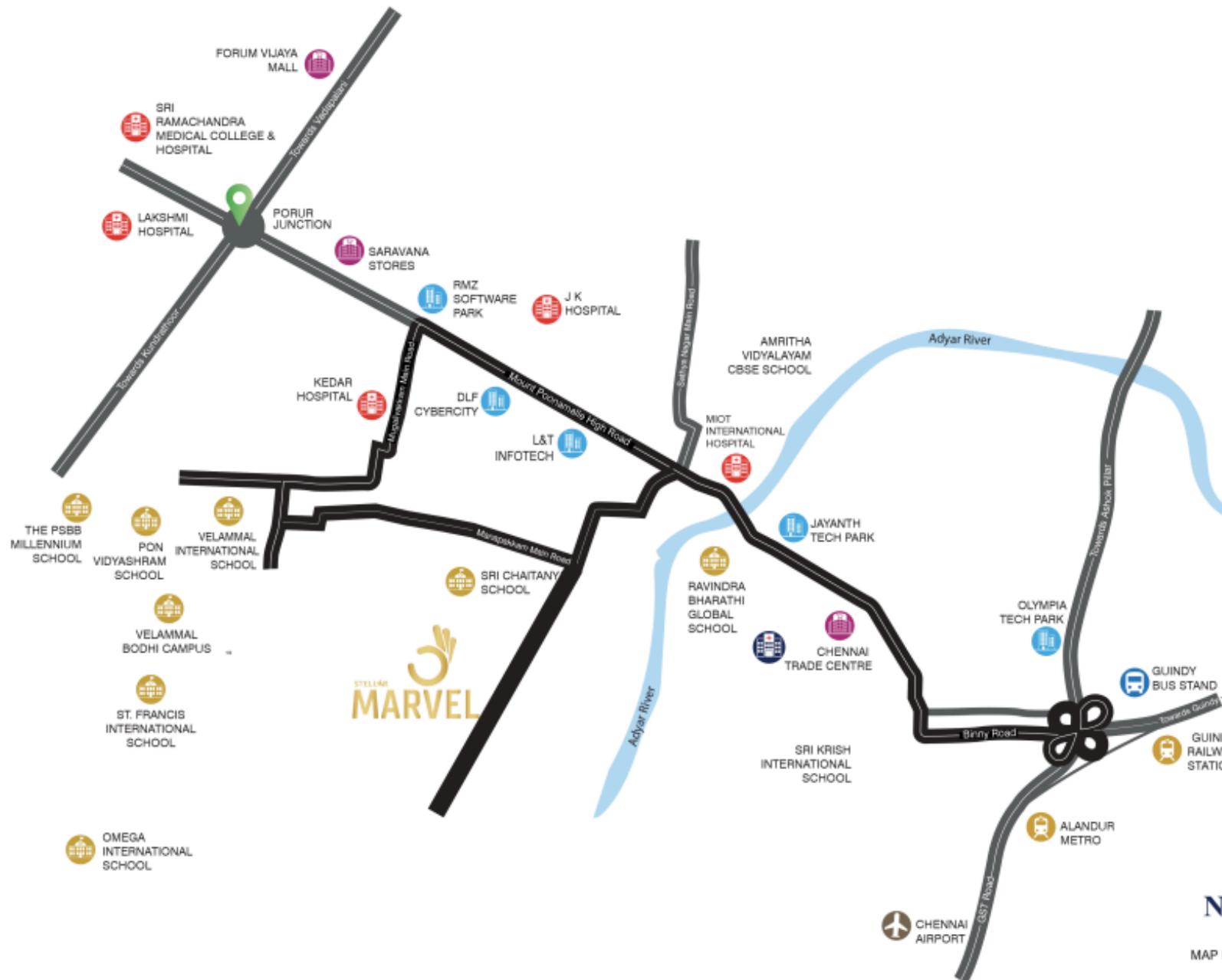
RETAIL



TRANSPORT



AIRPORT





## EMPLOYMENT HUBS

RMZ Software Park	2.5 km
DLF Cybercity	3.9 km
L&T Infotech	4.3 km



## SCHOOLS

St. Francis International School	1km
Velammal International School	1 km
Velammal Bodhi Campus	1.1 km
Sri Chaitanya School	1.8 km



## TRANSPORTATION HUBS

Porur Junction	3.5 km
Kathipara Junction	7.2 km
Alandur Metro	9.1 km
CM.BT	10.1 km
Chennai Airport	12.3 km



## HOSPITALS

Kedar Hospital	1.6 km
Lakshmi Hospital	2.8 km
MIOT International	4.6 km



## IMPORTANT LANDMARKS

Chennai Trade Centre	4 km
Shri Kamakshi Amman Temple (Mangadu)	6.9 km
Forum Vijaya Mall	10.7 km

## OUR PROJECT



STELLAR- GENESIS  
MANAPAKKAM.



STELLAR - SOLITARE  
IPS COLONY,  
MANAPAKKAM.



STELLAR-ENVOY  
IPS COLONY,  
MANAPAKKAM.



STELLAR-BREEZE  
MANNADI.



STELLAR  
PERUMBAKKAM.



STELLAR  
RAMAPURAM.  
40 UNITS



STELLAR - BLUE TIDE  
MANAPAKKAM.  
63 UNITS



STELLAR - ORION

# Project Specifications – Stellar & Virtue Developers

## I. Structural System Structure:

\*RCC framed structure ensuring robust stability and longevity.

\*Walls:

\*External: 200mm thick masonry walls

\*Internal: 100mm thick masonry walls

\*Floor-to-Floor Height: 2950mm (including slab) for spacious interiors.

\*Termite Protection: Anti-termite treatment applied for lasting durability.

## II. Wall Finishing

\*Internal Walls: Finished with two coats of putty, one coat of primer, and premium emulsion paint (Asian Paints or equivalent).

\*Ceiling: Smooth finish with one coat of primer, two coats of putty, and OBD.

\*Exterior Walls: One coat of primer followed by two coats of high-quality exterior emulsion.

\*Bathrooms: Ceramic tiling up to false ceiling; above false ceiling finished with primer and paint.

\*Kitchen: Ceramic wall tiles up to 600mm above countertop.

\*False Ceilings: Grid-type false ceilings for modern aesthetics.

## III. Floor Finishes

\* Living & Dining: Italian marble flooring for elegance and durability.

\* Bedrooms & Kitchen: Vitrified tiles (1200mm x 600mm) for a sleek, modern look.

\* Bathrooms & Utility: Anti-skid ceramic tiles (300mm x 300mm).

\* Balcony & Utility Areas: Anti-skid tiles ensuring safety and style.

\* Driveway: Interlocking paver blocks or equivalent, as per landscape design.

## IV. Kitchen & Dining

\* Kitchen Platform: Granite slab, 600mm wide, at 800mm height from finished floor.

\* Electrical Points: Dedicated points for chimney, hob, and water purifier.



## V. Balcony

\* Handrail: MS handrails designed as per architect's specifications for safety and elegance.

## VI. Bathrooms

\* Sanitary Fixtures & CP Fittings: Premium brands such as Kohler, Jaguar, or Roca.

\* Bathroom Features: \* Wall-mounted WC with cistern

- \* Health faucet

- \* Single-lever diverter with shower

- \* Counter-mounted wash basin

## VII. Joinery: \* Doors:

\* Main Door: Veneer finish with decorative side panels; equipped with digital door lock, tower bolts,

door viewer, safety latch, and magnetic door catchers.

\* Bedroom Doors: Full jamb frame with double-sided laminated shutters; premium locks and hardware (Dorma or equivalent).

\* Bathroom Doors: Full jamb frame with laminated shutters; quality hardware included.

\* Windows & French Doors: Aluminum powder-coated or UPVC frames with sliding shutters and toughened glass.

## VIII. Electrical Points

\* Power Supply: 3-phase connection ensuring uninterrupted power.

\* Safety Devices: MCB & ELCB (Earth Leakage Circuit Breaker).

\* Switches & Sockets: Schneider / Anchor Legrand or equivalent.

\* Wiring: Fire-retardant, low-smoke copper wires (Finolex / Polycab).

\* Provision for: TV, data, foot lamps, split AC, exhaust fans, geysers.

\* Backup: 400W for 2BHK, 500W for 3BHK.

## IX. Common Features

\* Lifts: Automatic lifts (8-passenger) by Schneider, OTIS, or KONE.

\* Power Backup: 100% backup for all common areas.

\* Lift Lobby: Marble or granite flooring at all levels.





Thank You