



Vista MARBELLA

✦ DESIGNED FOR TOMORROW ✦

Spanish-Inspired Living at Its Finest

— BANG ON 6 LANE ORAGADAM ROAD —

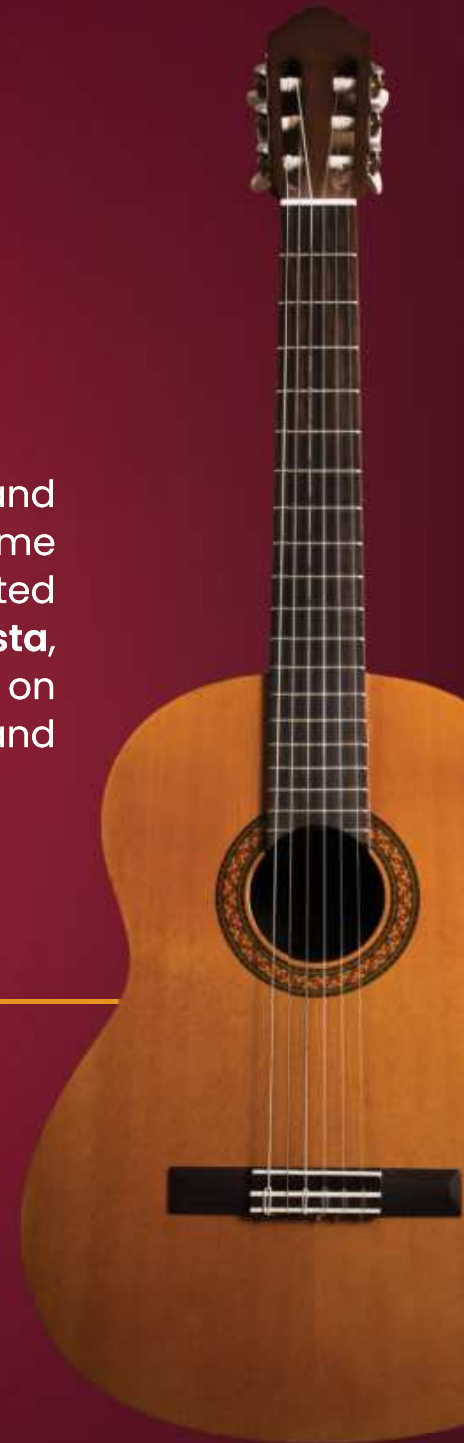






BUILDING HOMES THAT UPGRADE LIFESTYLES

For over two decades, **RWD** has been synonymous with world-class quality and excellence, consistently pushing boundaries in real estate. Renowned for creating some of the most iconic landmarks in Chennai, **RWD** has established itself as the most trusted name in the industry. The next evolution of our trusted legacy comes in the form of **Vista**, reimagined for a future of innovative urban living. This new brand focuses exclusively on boutique projects, continuing our commitment to transforming urban landscapes and building sustainable projects for our progressing nation.





Vista MARBELLA

✦ DESIGNED FOR TOMORROW ✦

A NEW ERA OF SPANISH-INSPIRED LUXURY

Welcome to Vista Marbella, where timeless Spanish elegance meets modern exclusivity. Inspired by the grandeur of Mediterranean architecture, this luxurious residential enclave offers an exquisite selection of villas, plots and apartments, each crafted to perfection.

Nestled in a prestigious location, Vista Marbella is a sanctuary of sophistication, featuring sun-drenched courtyards, grand archways and lush landscapes that transport you to the heart of Spain. Indulge in a world of unparalleled luxury, where state-of-the-art amenities, intelligent architecture and sustainable innovations redefine the art of fine living.

SELECT THE HOME THAT COMPLETES YOU



SPANISH STYLE
VILLAS



SUPER PREMIUM
PLOTS



SUPER PREMIUM
APARTMENTS





5 REASONS TO INVEST IN VISTA MARBELLA



BRILLIANT LOCATION

- Prime location – well connected to major roads, highways and public transport.
- Easy access to Asia's largest automobile hub, IT hub and multinational corporates.



HIGH GROWTH AREA

- Rapidly developing with rising property value.
- Surrounded by booming infrastructure and top businesses.



CLOSE TO TOP EDUCATIONAL INSTITUTIONS

- Near renowned schools, colleges and universities.
- Ensures quality education within easy reach.



LIFESTYLE AMENITIES

- Features world-class amenities for leisure, fitness and recreation.
- Designed for a luxurious and convenient living experience.



UPCOMING METRO STATION & GREENFIELD AIRPORT ACCESS

- Close to upcoming metro station for easy commuting.
- Quick access to proposed greenfield airport for added convenience.





OWN YOUR NEXT ADDRESS

BANG ON

6 LANE ORAGADAM HIGHWAY

THE RISE OF ORAGADAM & SRIPERUMBUDUR

Chennai Plans Regional Rapid Transit System to Parandur Airport..



The Chennai Metro Rail Limited (CMRL) is exploring the construction of a Regional Rapid Transit System (RRTS) to facilitate seamless access to the upcoming second airport at Parandur. Officials have identified two potential corridors for feasibility studies.

The project aims to enhance regional connectivity and reduce travel time for airport commuters.

Greenbase in final stages of acquiring 55 acres of land at Oragadam



Greenbase Industrial & Logistics Park, a Hiranandani- Blackstone joint venture, is in the final stages of acquiring about 55 acres of land adjacent and contiguous with its existing parcel inside the Hiranandani Parks in Oragadam, the auto hub near Chennai. The total project investment is projected to be around ₹425 crore, with an estimated land cost of ₹110 crore, said N Shridhar, CEO, Greenbase.

Foxconn to expand its Sriperumbudur unit, to add 20000 jobs



Foxconn, the world's largest electronics manufacturer, is expanding its Sriperumbudur facility in Tamil Nadu with an investment of ₹1,792 crore.

The expansion includes increasing the construction area by 4.79 lakh square feet.

It is expected to generate around 20,000 new jobs in the region.

US automation firm to establish unit in Chennai's Oragadam



American industrial automation giant Rockwell Automation is set to expand its manufacturing footprint with a new facility in Oragadam in Chennai, further solidifying Tamil Nadu's position as an emerging global advanced manufacturing hub.

The 98,000 square-foot facility will be located in the same industrial park as Rockwell's CUBIC manufacturing facility to help maximise supply chain resilience and create additional career opportunities for employees, said Rockwell in a release.

Dixon to Launch Sriperumbudur Plant by May



Dixon Technologies will open its 24th plant in Sriperumbudur by May, focusing on laptops, servers, and SSDs. The company plans a ₹1,000 crore investment over three years and aims to double its revenue from ₹18,000 crore.

T.N. stretch of Bengaluru-Chennai Expressway may be completed by August 2025



The expressway starts at Sriperumbudur and ends at Gudipala in Andhra Pradesh from where it will reach Bengaluru. The work inside the State are expected to be completed by August 2025 and will help cut down travel time and distance between Chennai and Bengaluru considerably, according to sources in the National Highways Authority of India (NHAI).

Aptiv invests \$45 million for Oragadam plant expansion



Aptiv, a leading global technology company focused on making mobility safer, greener and more connected, has decided to invest more than \$45 million (Rs 378 crore) in the next couple of months to expand its manufacturing facility in Oragadam. This move is aimed at providing automotive manufacturers with software-defined cockpit solutions.



INDULGE IN THE FINEST
Amenities
EVERYDAY



CLUB MARBELLA

GRAND SPANISH THEMED CLUBHOUSE



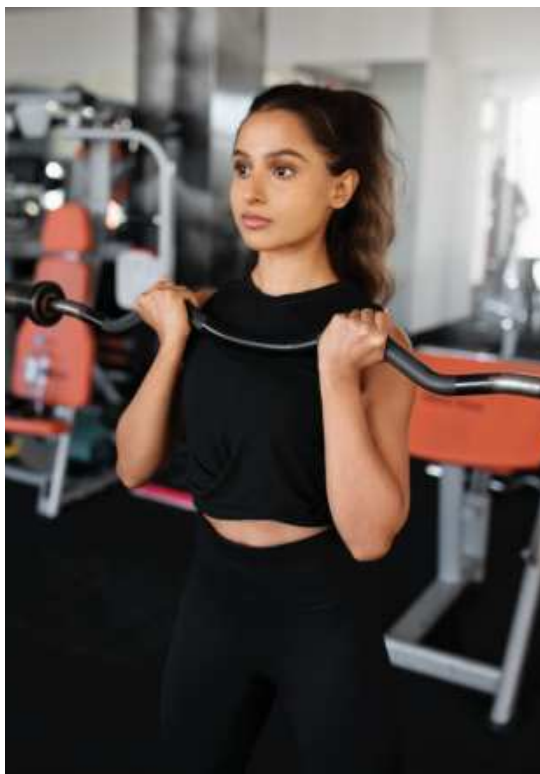




EMBRACE THE SPANISH ELEGANCE

Experience the charm of spanish architecture at our exclusive clubhouse, a perfect blend of elegance and functionality. Designed with arched walkways, terracotta roofs and serene courtyards, it offers a timeless retreat for relaxation and social gatherings. Thoughtfully curated spaces, including a sophisticated lounge, recreational areas and event zones, ensure a refined and comfortable experience. Whether unwinding in its tranquil ambience or hosting memorable occasions, the spanish clubhouse sets the stage for an enriched lifestyle where elegance meets comfort.







MORE THAN A HOME

A LIFESTYLE OF ENDLESS POSSIBILITIES!



Café/Restaurant



Roof Top Dining



Grand Atrium Lounge



Indoor Games



GYM



Children's Play Area



Spa/Salon



Walking Track



Swimming Pool



Yoga Lawn



Suite Room with Plunge Pool



Fitness Park



PROJECT MASTERPLAN

A BLEND OF LUXURY, COMFORT
AND CONVENIENCE

Plot No	Size in sq ft
1	2381
2	2171
3	1765
4	1704
5	1692
6	1689
7	1229
8	1189
9	2107
10 to 13	1771
14	1908
15	1641
16	1629
17 to 20	1641
21	1742
22	1817
23	1421
24	1433
25	1421
26	1161
27	2208
28	2084
29	1975
30	3546
31	1328
32 to 37	1202
38	1263
39	1275
40	1263
41 to 46	1502
47	1529
48	1025
49 to 59	1001
60 & 61	989
62 to 72	1001

Plot No	Size in sq ft
73	1025
74	1285
75	1297
76	1285
77 to 82	1202
83	1263
84	1275
85	1263
86 to 91	1502
92	1346
93	1297
94	1346
95 to 100	1502
101	1323
102	1335
103	1323
104 to 109	1330
110	1346
111	1297
112	1346
113 to 118	1502
119	1323
120	1335
121	1323
122 to 127	1330
128	1376
129	1110
130	1115
131	1394
132	1682
133	1651
134	1640
135	1655
136	1630
137	1631
138	860
139	994
140	968
141	1001
142 to 144	1202

Plot No	Size in sq ft
145 & 146	1590
147 to 149	1202
150	1001
151	942
152	1858
153	1681
154	1655
155	1484
156	1304
157	1386
158	1309
159	1699
160	1590
161 to 167	1202
168 & 169	1226
170 to 176	1202
177	1590
178	1189
179	1091
180 to 188	1202
189	1091
190 & 191	1189
192	1091
193 to 201	1202
202	1091
203	1189
204	989
205 to 213	1001
214 & 215	1233
216 to 224	1001
225	989
226	1343
227 & 228	961

Plot No	Size in sq ft
229 & 230	1189
231 & 232	961
233	1300
234	1035
235 & 236	810
237	1000
238	1189
239 & 240	961
241	1192
242	1130
243 & 244	961
245 & 246	1189
247 & 248	961
249	1088
250	1287
251 & 255	1001
256	1322
257	1335
258	1322
259 to 263	1001
264	1244
265	995
266 to 277	640
278	628
279	589
280 to 291	601
292	736
293 - 302	667
303	654
304	623
305 to 314	635
315	1027
316 to 324	610
325 & 326	598
327 to 335	610
336	750
337	902
338 to 342	610
343	598
344	1970
345	2141
346	3768

SH 57

Oragadam - Sriperumbudur Highway

6 Lane







Luxurious 3 BHK | Super Built-up Area : 1460 Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

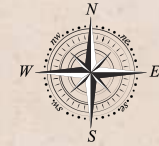


Villa 6

Villa 7

Villa 8

Luxurious 2 BHK | Super Built-up Area : 1046 Sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA SPECIFICATIONS

STRUCTURE

: RCC framed structure

MASONRY

: 200 mm and 100 mm thick wall –light weight blocks

PLASTERING

: internal – cement plastering / gypsum plastering

: external – waterproof –cement plastering

JOINERY

Main door

: teak wood frame with veneer flush shutter

Bed room doors

: ghana / equivalent frames with laminated flush shutter

Toilet door

: ghana / equivalent frames with laminated flush shutters

Balcony – french door

: UPVC sliding two track

Windows

: UPVC sliding windows–two track

Ventilators

: aluminium / UPVC frame with glass louvers

FLOORING

Living, foyer, dining

: 800 mm * 800mm vitrified tile

Bedrooms

: 800 mm * 800mm vitrified tile

Kitchen

: 800 mm * 800mm vitrified tile

Master bath room

: 600 mm * 600mm vitrified tiles, ceramic tiles for walls

Other bath room

: 600 mm * 600mm vitrified tiles, ceramic tiles for walls

Utility room

: anti – skid tiles

Balcony

: anti – skid tiles

Kitchen finishes

: wall tiling (dadoing) up to 2'0" from kitchen counter.

: counter – 20mm thick black granite with edge nosing.

Staircase & common areas	: kota stone / granite / SS hand rail
Car park	: paver block
Balcony	: SS hand rail

PLUMBING & SANITARY

Pipes	: UPVC / CPVC / as per IS
Master toilet	: hindware / equivalent
Other toilet	: hindware / equivalent
Cp fittings	: jaguar / equivalent
Provision	: provision for geyser & washing machine
Kitchen counter	: black top granite with I angle support
Overhead water tank	: 2000L sintex
Septic tank	: 6000L capacity

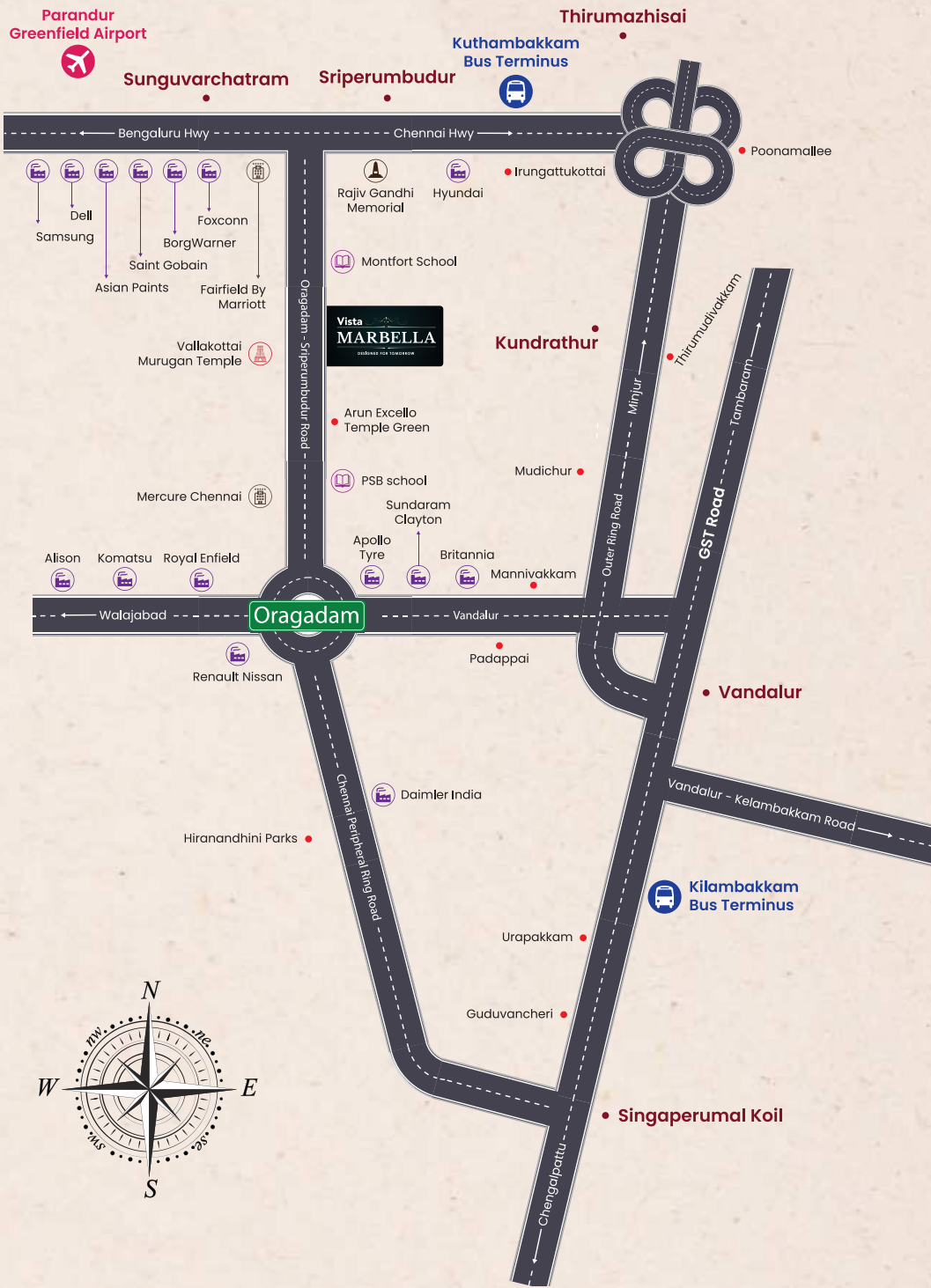
PAINTING

Ceiling	: two coat putty + emulsion paint
Internal	: emulsion paint with putty one coat paint only
External	: weather proof paint.

ELECTRICAL

Internal	: 3 phase supply & AC provision in all rooms bedrooms & in living
Living /dinning	: ISI – brand pipes. TV all bedrooms & in living switches – anchor /great white







YOUR ADDRESS YOUR ADVANTAGE

AT VISTA MARBELLA, EVERYTHING YOU NEED IS
JUST MINUTES AWAY.



15 MINS DRIVE FROM UPCOMING
GREENFIELD AIRPORT & METRO STATION

TOP COMPANIES CLOSE BY



EDUCATIONAL INSTITUTIONS AT YOUR DOORSTEP!

- Montfort school (cbse)
- Maharishi international school
- Rajiv gandhi college
Of engineering
- Sri venkateswara engineering
College
- Kings engineering college
- Rajalakshmi engineering college
- Savitha engineering college

OUR COMMITMENT TO A GOLDEN LIFE



**Cleared Title Deed
For A Happy Possession**



**DTCP / CMDA & RERA
Approved Plots**



**Villa Construction
Assistance**



**100% Transparency
In Payment**



**Convenient Bank
Loan Options**

OUR ICONIC PROJECTS IN CHENNAI



CORNICHE, EGMORE



GRAND CORRIDOR, VANAGARAM



ATLANTIS, NUNGAMBAKKAM



LEMONGRAZ, AMBATTUR



WATER FRONT, KOLATHUR



PALM, MEDAVAKKAM



SUNSHINE CITY, THIRUMAZHISAI



SERENITY, THAIYUR OMR





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