



MARVEL

PIAZZA

Viman Nagar, Pune

LIVE





LIVE BEYOND WALLS

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WHERE CONNECTIONS GO BEYOND WALLS.

Marvel Piazza takes you back to a simpler time when communities not just shared common spaces but bonded in equal measure. Because like the open plazas of charming European towns, you'll find picturesque courtyards connecting the different wings of Piazza. Wings that house one of 2, 3, 3.5 & 4.5 BHK apartments & penthouses that you could call home. So that all you need to reconnect with the hidden dimensions of your personality, and connect with like-minded souls in the process, is step out.

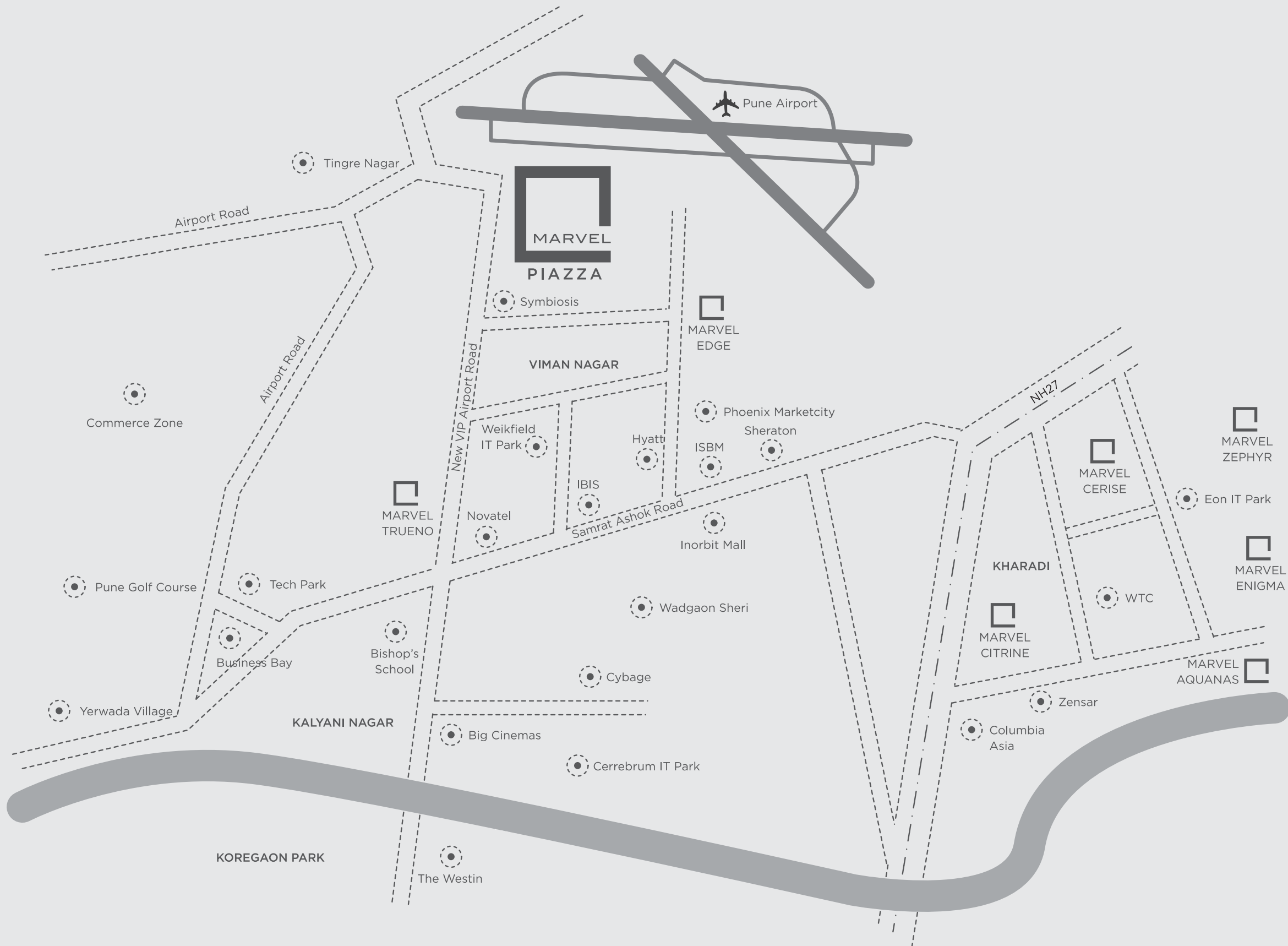


A NEIGHBOURHOOD, AS URBANE AS THEY COME.

Viman Nagar. One of Pune's most plush localities. Comfortably nestled in its sprawl is Marvel Piazza. Naturally, some of the city's best cosmopolitan haunts are just an ambling distance away.

- Airport - 0 km
- Railway Station - 8.5 km
- Specialty Hospitals - 3 km
- Kalyani Nagar and Koregaon Park - 5 km
- Close to Schools, IT Parks, Malls and many 5 Star Hotels

Source: Google Maps



APARTMENTS, GARDEN APARTMENTS & PENTHOUSES.

A far cry from the all-too-familiar vertical towers, Marvel Piazza stands out by sprawling itself closer to the ground. The whole of Piazza towers under 4 floors in a spread-out layout that sensibly accounts for the airport nearby. And within the sprawl lie the network of plazas, courtyards, amenities, and indeed, the living spaces - each spacious one, lit and aired naturally.

2 BHK Apartments & Penthouses : 98.38 sq.m. to 208.77 sq.m.

3 BHK Apartments & Penthouses : 140.08 sq.m. to 301.98 sq.m.

3.5 BHK Apartments & Penthouses : 194.97 sq.m. to 424.48 sq.m.

4.5 BHK Apartments & Penthouses : 266.20 sq.m. to 547.09 sq.m.



CONNECTIONS BEYOND CARPET AREA.

EXTERIORS

Open-air plazas. Connecting courtyards with elegant sidewalks lined with trees. Glittering pools and verdant decks. Just a snapshot of the exteriors at Piazza. The open areas in the campus are free of any vehicular movement, and present a safe, green haven for children and families. In fact, a single sprawl of basement, from where each of the blocks is directly accessible, has been assigned solely for vehicles. So when you are outdoors, nothing comes in the way of building new bonds or uncovering new layers of your persona.

FEATURES & AMENITIES

- Swimming pool with pool deck
- Boutique area
- Gymnasium and clubhouse
- Fitness corner
- Outdoor dining
- Forest playground
- Grand entrance lobby
- Large private terrace
- Wooden doors
- 100% generator back-up



THE PIAZZA HOME.

INTERIORS

At Marvel Piazza, every inch of interior space is utilised to its maximum. These intelligently designed homes ensure every room looks out to open-air courtyards that are packed with the lush green of nature. Evidently, natural lighting and ventilation is a given. Fittingly Marvel, indeed.

LIVING ROOM

- Imported marble flooring
- POP/gypsum finish for walls and ceilings
- Telephone and cable TV connections provision

BEDROOMS

- Vitrified flooring in bedrooms
- Provision for cable TV connections
- Split air-conditioners in all bedrooms

BATHROOMS

- Steam room in master bathroom
- Separate shower cubicles and dry areas in all bathrooms
- Washbasin with counters
- Designer fittings and sanitary ware

KITCHEN

- Designer modular kitchen with hob and chimney
- Dry balcony

TERRACES

- Double height private terrace



A CONNECTION TO FOSTER CONNECTIONS.

With home automation technology, Marvel Piazza lets you keep track of your home and surroundings even when you are miles away from it. So when you are out socialising with friendly neighbours or spending quality alone-time, do so, worry-free.

STATE-OF-THE-ART TECHNOLOGY.

- Adjust the light settings with a flick of a finger
- Automated apartment management systems with touch screen and remote control
- Access control and CCTV surveillance cameras in the lift lobby

MARVEL CAN CREATE MORE AUTOMATION WONDERS FOR YOU, AT AN EXTRA COST.

- Keep your CD/DVD player, audio/video server, cable/satellite dish receiver, radio receiver and other equipments at one location and play them from any room, through multi-room audio and video distribution
- Automatically water your terrace garden depending on the moisture content in the soil
- Save energy through intelligently installed presence sensors, dimmers and AC controls that judge the requirement and occupancy of a room
- Open or draw curtains automatically with a flick of a finger



Artist's impression of anticipated appearance. Not an actual site photograph.

GREEN INITIATIVES.

- Heat and ventilation studies at the design stage
- Architectural design that ensures good ventilation and maximum use of natural lighting
- Renewable energy via solar heating systems
- Rainwater harvesting
- Use of home automation that senses the need in a room and regulates lighting and air-conditioning
- Ensuring that the plants in our large landscaped gardens are indigenous and drought-tolerant
- Utilising recycled water for flushing and landscaping
- Use of energy-efficient CFL fixtures
- Segregation of organic waste via vermiculture
- Use of environment-friendly construction materials like fly ash
- Efficient irrigation systems



MARVEL APARTMENTS

Marvel boasts of well-planned projects in Pune's most elite locales – Koregaon Park, Boat Club Road, Kalyani Nagar and Mundhwa; with upcoming projects in areas like Baner, Wagholi, Kondhwa, Kharadi, Magarpatta Road, NIBM Road, Viman Nagar and Lulla Nagar. The first project was started in 2001. Fourteen years and 24 million sq. ft. later, the list keeps growing with Marvel extending its reach to Mumbai, Bengaluru and Goa as well.

CURRENTLY, URBAN PALACES OFFERS

PUNE

KOREGAON PARK

- 1 Marvel Aurum
- 2 Marvel Basilo
- 3 Marvel Crest
- 4 Marvel Simrose

BOAT CLUB ROAD

- 1 Marvel Ribera

KANCHAN GALLI

- 1 Marvel Aeries

SALISBURY PARK

- 1 Marvel Claro

BHOSALE NAGAR

- 1 Marvel Escaso

SHANKARSHETH ROAD

- 1 Marvel Sufalam

BENGALURU

DEFENCE COLONY

- 1 Marvel Arista
- 2 Marvel Viento
- 3 Marvel Amora

PRIMROSE

- 1 Marvel Oriol



Artist's impression of anticipated appearance. Not an actual site photograph.

RESIDENTIAL PROJECTS

BOAT CLUB

- 1 Marvel Grandeur
- 2 Marvel Elan
- 3 Marvel Mystique
- 4 Marvel Imperial
- 5 Marvel Coronet

KOREGAON PARK

- 6 Marvel Residency
- 7 Marvel Exotica
- 8 Marvel Merlot

BALEWADI

- 9 Marvel Brisa
- 10 Marvel Cascada

KALYANI NAGAR

- 11 Marvel Crescent
- 12 Marvel Vivacity
- 13 Marvel Vivaldi

KHARADI

- 14 Marvel Enigma
- 15 Marvel Zephyr
- 16 Marvel Citrine
- 17 Marvel Cerise
- 18 Marvel Aquanas

MUNDHWA

- 19 Marvel Matrix

VIMAN NAGAR

- 20 Marvel Sonnet

MAGARPATTA ROAD

- 21 Marvel Diva
- 22 Marvel Ritz
- 23 Marvel Bounty
- 24 Marvel Azure
- 25 Marvel Arco
- 26 Marvel Kyra

NIBM ROAD

- 27 Marvel Isola
- 28 Marvel Izara
- 29 Marvel Ganga Sangria
- 30 Marvel Verano

WAGHOLI

- 31 Marvel Ganga Fria

BAVDHAN

- 32 Marvel Selva Ridge Estate

KONDHWA

- 33 Marvel Albero

UNDRI

- 34 Marvel Ideal Spacio

COMMERCIAL PROJECTS

VIMAN NAGAR

- 1 Marvel Edge
- 2 Marvel - Ganga Trueno

LULLA NAGAR

- 3 Marvel Vista

MAGARPATTA ROAD

- 4 Marvel Sentinel
- 5 Marvel Fuego

NIBM ROAD

- 6 Marvel - Ganga Sangria

RETAIL PROJECTS

VIMAN NAGAR

- 1 Marvel Boulevard @ Edge
- 2 Marvel Boulevard @ Trueno

LULLA NAGAR

- 3 Marvel Boulevard @ Vista

MAGARPATTA ROAD

- 4 Marvel Boulevard @ Fuego

NIBM ROAD

- 5 Marvel Boulevard @ Sangria



The sensible side of luxury

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Structural Design

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Architect of Records

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Eco Plan Asia, Singapore.

Legal Advisor

Rajiv Patel & Associates, Pune.

Marvel Piazza (Phase 1) MahaRERA Registration No. P52100003653 available on website: <http://maharera.mahaonline.gov.in>

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