

MARVEL  
Ribera

**Site Address:**  
S.No.350 A / 2 ,CTS No. 30A, Final Plot No. 199,  
Sangamwadi, T.P.S (Boat Club Road) Pune.

**Design Architects:**  
HB Design, Singapore

**Structural design:**  
Design Werkz Engineering Pvt Ltd

**Landscape Architects:**  
Taylor Brammer landscape Architect PTY LTD, Sydney.

**Legal advisors:**  
Rajiv Patel & Associates.



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Where life begins

MARVEL  
Ribera

A Signature Series Project

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Actual photograph of river from the site.

# Tranquility

## at a different plane

Some of the greatest civilisations trace their origins along river banks. The life-giving waters invited like-minded people to come together and seek a way of living that encouraged progress.

At Marvel Ribera, the calm waters abutting your home evoke the same feelings.

But where Marvel Ribera scores is the magnificent, unbroken view it offers residents. Each river-facing apartment opens its doors to tranquility and peace. Encouraging your mind and soul to discover happiness.

And yet, its location at Boat Club Road allows you to enjoy the vibrancy and joy of the place.

One can say, life begins at Marvel Ribera.



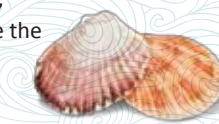


## An address that creates ripples

No words are needed to talk about Boat Club Road.

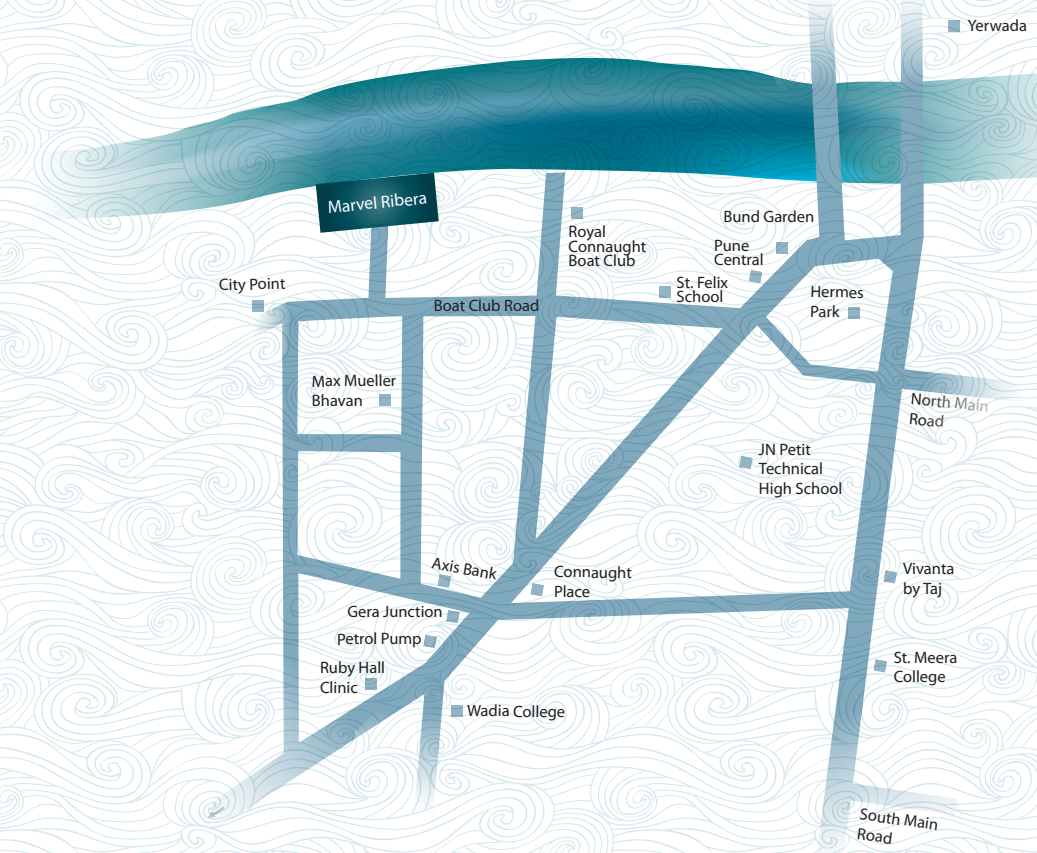
One of Pune's most posh residential locations, it is a quiet haven in the hubbub that is Pune city today. The tree-lined avenues welcome you after you've spent an evening enjoying the hot-spots around your home.

Being in the heart of Pune's most elite location, Boat Club Road offers cafes, restaurants and multi-cuisine hotels. You can enjoy the many high-end boutiques, as well as malls and supermarkets. In close proximity are multiplexes and clubs for an evening out. 24-hour medical stores, well-stocked libraries, educational and cultural institutions complete the bouquet of offerings.



Distances

**Airport:** 7 kms | **Railway Station:** 2 kms  
**Hospital:** 1 km | **School:** 3 kms





# Float in opulence

Among Marvel's most prestigious projects, Marvel Ribera at Boat Club Road offers luxury beyond compare. A standalone tower, Marvel Ribera has 13 floors, with each home showcasing sheer opulence.

Drift in your own space, whether you choose a 3.54.5 BHK apartment or the penthouse. Homes range from 2810 sq. ft. to 8440 sq. ft., and are built to the high standards Marvel is known for. This blend of the very best in design, luxury and comfort creates some of the most awe-inspiring spaces, fitted with the most inimitable fixtures.

Designed to offer maximum privacy and yet not compromise on a magnificent view, these homes are a promise to better living. The project has ample basement car parking.

**Highlights:** River-facing | Lavish spaces  
| Inimitable, quality fixtures





## Let the calmness **wash** over you.

Step through an exclusively-designed grand entrance lobby and you immediately get a sense of what living at Marvel Ribera will be like. Royal, plush, opulent are just a few words that come to mind.

The landscaped areas offer opportunities for unhurried strolls. Saunter through sprawling lawns that induce calmness; take in the beauty of the botanical gardens; and enjoy quiet introspection while sitting next to the many water bodies.

Comfort and security is always a priority at Marvel with round-the-clock security and concierge service completing the Marvel Ribera offering.



**Highlights:** Grand entrance lobby | Landscaped lawns and gardens  
| Water bodies | Concierge service | 24-hour security



# Soothe your senses.

Every corner of the project has been developed to provide many avenues for relaxation and rejuvenation. Children, grown-ups and the elderly too will find the environment to their liking.

If you are looking for some me-time, the spa offers tranquil moments, away from the hustle-bustle of everyday living. Those looking for a little exercise along with the relaxation can seek fitness at the state-of-the-art gymnasium. The clubhouse is the perfect getaway, offering respite from the outdoors.

Marvel Ribera doesn't stop just at the outdoors. A private lounge encourages socialising, and a mini-theatre ensures you stay up-to-date on the latest blockbusters. A library gives you access to the best-sellers from around the world.

Each home at Marvel Ribera is open on three sides. A sun deck and open seating area offers breath-taking vistas and ushers in cool breeze.



**Highlights:** Spa | Sauna | State-of-the-art gymnasium Clubhouse | Private lounge | Mini-theatre | Board game area | Sun deck and seating area

**8th Floor:** Sun deck and seating area | Board game area | Pool table | Lounge | Space for library

**12th Floor:** Sun deck and seating area | Gymnasium | Spa | Sauna

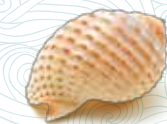


# Languid

spaces to relax in

An unending expanse awaits you when you immerse yourself in the terrace pool. Become one with nature even as your mind gently floats away. Allow the breathtaking river view to take you into realms of mystery and languidness.

Facing the outdoors on one side, and surrounded by landscaped spaces, the terrace pool is your private retreat away from the bustle of daily living.



**Highlights:** Terrace pool | River-facing Landscaped spaces





## Be mesmerised.

The splendour of Marvel Ribera can be experienced immediately upon entering your home.

Each grand apartment is exclusively designed. Here a seemingly-unending ceiling combines with a stunning design to create spaces that invites you to lounge in. Abundant natural light and spaciousness is simply the start of the Marvel Ribera experience.

The 4.5BHK and the 5BHK apartments offers wide, uninterrupted river views. The VRV air-conditioning simply adds to the comforts that one experiences.



**Highlights:** Grand entrance lobby | Imported marble flooring | VRV central air-conditioning



## A splash of style

### Living-rooms

- Imported marble flooring
- POP / Gypsum finish for walls and ceilings
- Telephone and Cable TV connections

### Terraces

- Landscaped with foliage

### Kitchens

- Designer kitchen with hob and chimney
- Dry balcony
- Water purifier
- White goods - oven, dishwasher, microwave

### Bedroom

- Imported marble flooring

### Bathroom

- Marble flooring
- Steam room and Jacuzzi in master bathroom
- Shower cubicles in all bathrooms
- Ceramic wash basin with imported marble counters
- Designer fittings and sanitary-ware
- Designer Dado
- Solar water connection

VRV air-conditioning  
Teakwood doorframes  
100% generator back-up



## Here everything **Flows** smoothly

Whether you're incredibly tech-savvy, or completely technology-phobic, you'll fall in love with the unbeatable luxury that is Marvel's state-of-the-art home automation.

Automated Apartment Management Systems, with touch screens and remote controls, put you in charge of every gadget with just finger commands. You can watch over your entire house from centrally located LCD touch panels or via internet from anywhere in the world.

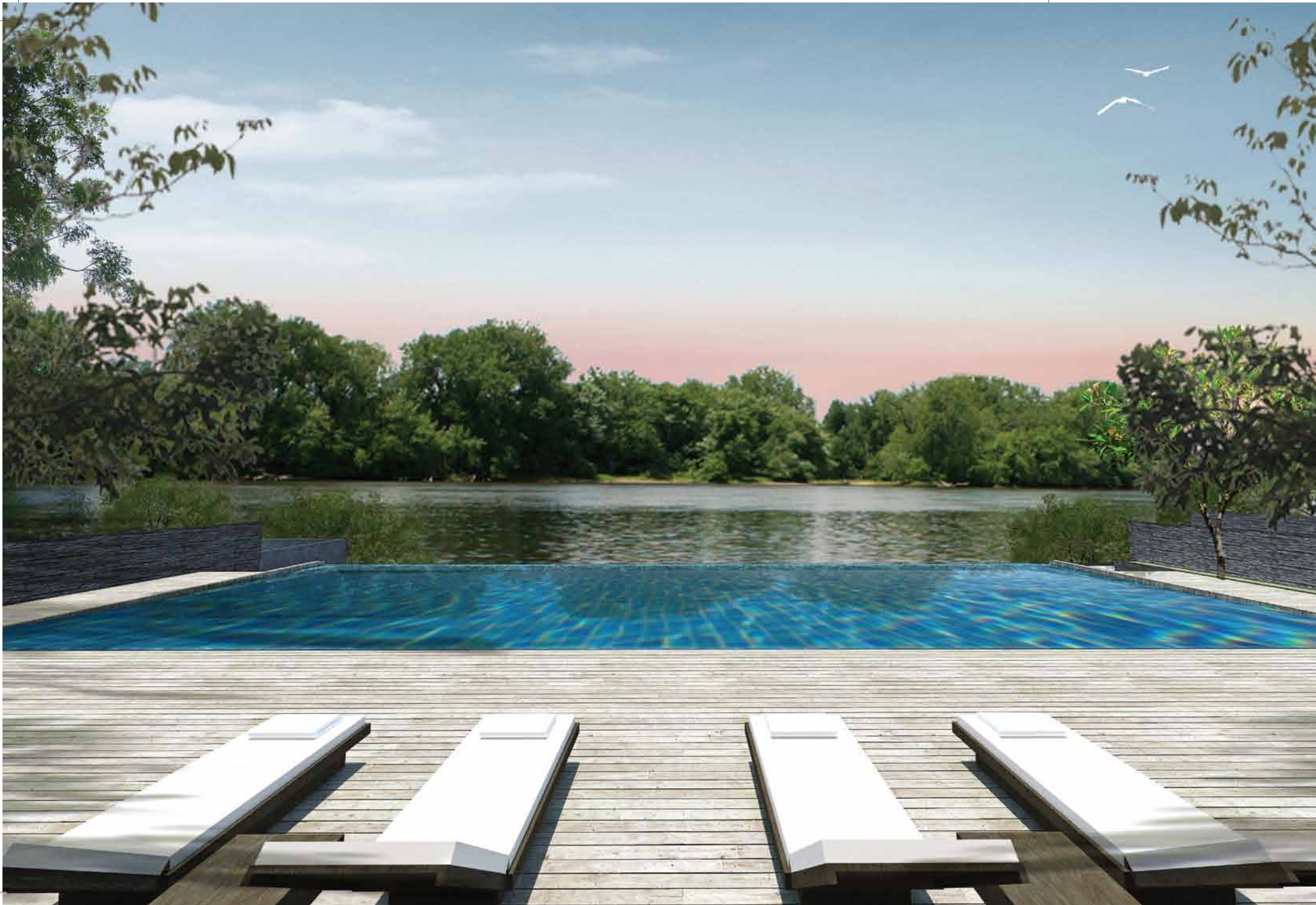
Security concerns are a thing of the past; with access control in the lift lobby and video security, you and your family are completely safe.

Marvel can create even more automation wonders for you, at an extra cost. A sneak preview...

- With multi room audio and video distribution, keep all equipment – CD/DVD player, radio receiver, audio / video servers or cable / satellite dish receiver, at one location, yet play the equipment from any room.
- Your terrace garden will be watered depending on existing moisture in the soil.
- Save energy with intelligently-installed presence sensors and dimmers, and AC controls.
- Curtain controls will open or draw the curtains at the flick of a finger, changing mood and light.



**Highlights:** Touch screens | Multi-room audio and video distribution | Intelligent AC controls | Motion sensors and dimmers | Automated watering system (upon request) | Curtain controls (upon request)



## Clean, pure, natural

In these times of global warming we all have a very immediate responsibility to the planet. Living in a Marvel project makes it that much easier to limit your carbon footprint. Even if you're not an active player in the quest to save the earth, Marvel's technology, good practices and core values are ensuring you live a sustainable lifestyle.

To Marvel, a safe and healthy environment goes beyond acquiring ratings and certifications. Commitment to the planet and a sustainable lifestyle has become one of the core values of the company and as such, every project moves forward in this regard – improving specifications, adding initiatives.

### Some of the green initiatives include:

- Renewable energy via solar heating systems
- Rainwater harvesting
- Heat and ventilation studies undertaken at the design stage
- Architectural design that ensures good ventilation and the maximum use of natural lighting
- Use of home automation that senses occupation in a room and regulates lighting and air-conditioning
- Use of energy efficient CFL light fixtures
- Large areas of landscaping throughout the project, and ensuring plants are of indigenous and drought-tolerant species.
- Fully utilizing re-cycled water for flushing and landscaping
- Segregation of organic waste via Vermiculture
- Use of environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems



# Marvel's Signature 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 Kharadi, Magarpatta Road, NIBM Road, Viman Nagar and Lulla Nagar. The first project was started in 2001. Twelve years and 24 million sq.ft later, the list keeps growing, with Marvel extending its reach to Mumbai, Bengaluru and Goa as well.

## Currently Marvel Signature Series offers:

### PUNE

01. Marvel Aurum, Koregaon Park: 4.5 BHK apartments, 3428 sq. ft. to 4930 sq. ft.
02. Marvel Aeries, Kanchan Galli: 4.5 BHK apartments, 3685 sq. ft. and 4045 sq. ft.
03. Marvel Basilo, Koregaon Park: 3, 3.5 and 4 BHK apartments, and penthouses, 1945 sq.ft. to 3915 sq. ft.
04. Marvel Claro, Salisbury Park: 3.5 BHK apartments, 2690 sq. ft. to 3715 sq. ft.
05. Marvel Crest, Koregaon Park: 3 BHK apartments, 2500 sq. ft. to 3650 sq. ft.
06. Marvel Escaso, Bhosale Nagar: 4.5 BHK apartments, 3825 sq. ft. to 5145 sq. ft.
07. Marvel Simrose, Koregaon Park: 4.5 BHK apartments, ranging between 4600 sq. ft. and 6500 sq. ft.
08. Marvel Sufalam, Shankarsheth Road: 3.5 BHK apartments and penthouse, 2210 sq. ft.

### BENGALURU

09. Marvel Arista, Defence Colony, Indira Nagar: 4 BHK apartments, 4 BHK-Duplex and 4 BHK penthouses, ranging between 4110 sq.ft. and 6560 sq.ft.
10. Marvel Viento, Defence Colony, Indira Nagar: 3 and 4 BHK apartments, and 4 BHK penthouses, ranging between 3850 sq.ft. and 5625 sq.ft.
11. Marvel Amora, Defence Colony, Indira Nagar: 3 and 4 BHK apartments ranging between 4600 sq.ft. and 4345 sq.ft., and a penthouse sized at 7535 sq.ft.
12. Marvel Oriol, Primrose Road: 3, 4 and 5 BHK apartments, ranging between 3160 sq.ft. and 8990 sq.ft.

### GOA

13. Marvel Bellaza, Dona Paula: 3.5 BHK apartments, starting at 3560 sq.ft.
14. Marvel Evora, off Miramar Beach, Panjim: 2, 3, 3.5 and 4 BHK apartments, starting at 1350 sq.ft.

## Other Marvel Projects

### RESIDENTIAL PROJECTS

#### BOAT CLUB

- 01 Marvel Grandeur
- 02 Marvel Elan
- 03 Marvel Mystique
- 04 Marvel Imperial
- 05 Marvel Coronet

#### KOREGAON PARK

- 06 Marvel Residency
- 07 Marvel Exotica
- 08 Marvel Merlot

#### BALEWADI

- 09 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

### COMMERCIAL PROJECTS

#### VIMAN NAGAR

- 01 Marvel Edge
- 02 Marvel Ganga Trueno

#### LULLA NAGAR

- 03 Marvel Vista

#### MAGARPATTA ROAD

- 04 Marvel Sentinel
- 05 Marvel Fuego

#### NIBM ROAD

- 06 Marvel Ganga Sangria

### RETAIL PROJECTS

#### VIMAN NAGAR

- 01 Marvel Boulevard @ Edge
- 02 Marvel Boulevard @ Trueno

#### LULLA NAGAR

- 03 Marvel Boulevard @ Vista

#### MAGARPATTA ROAD

- 04 Marvel Boulevard @ Fuego

#### NIBM ROAD

- 05 Marvel Boulevard @ Sangria