



W E L C O M E
T O T H E
F R I A
L I V I N G

MARVEL
FRIA

PHASE 2

2 BHK APARTMENT &
PENTHOUSE

@ WAGHOLI, PUNE

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PENTHOUSE

Introducing Marvel Fria 2, where luxury living meets convenience in a central location. Our meticulously crafted residential units boast top-notch features including home automation, fully equipped kitchens, and individual steam units for ultimate relaxation.

Experience modern elegance with imported marble flooring and premium fixtures throughout. But it doesn't end there. Our community offers a plethora of amenities such as multiple play courts, a swimming pool, gym, jacuzzi, party lawn, amphitheatre, and a futsal/hockey stadium.

Moreover, Marvel Fria 2 is strategically located in close proximity to schools, hospitals, malls, the airport, and IT parks, ensuring convenience at your doorstep.

Come, elevate your lifestyle at Marvel Fria 2. Welcome home.

FRIA



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LOHEGAON - WAGHOLI ROAD

MARVEL
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NAGAR ROAD

KHARADI BYPASS

KOREGAON PARK

V.K. PATIL SCHOOL

WAGHOLI ROAD

H.P. PETROL PUMP

WAGHESHWARI TEMPLE

SUYOG SUNDERJI SCHOOL

SHANGRILA HOTEL

D-MART

LEXICON SCHOOL

KAMALBAUG SOCIETY

H.P. PETROL PUMP

LIFELINE HOSPITAL

EON PARK

MARVEL CERISE

MARVEL CITRINE

IT CENTRE KHARADI

KHARADI

PHOENIX MARKET CITY

VIMAN NAGAR

INORBIT MALL

AIRPORT

MARVEL EDGE

KALYANI NAGAR GOLD ADLABS

SYMBIOSIS

GRAND HYATT

MARVEL TRUENO

BISHOP'S SCHOOL

Fria's central location provides effortless access to schools, hospitals, IT parks, airports, and malls, ensuring residents enjoy unparalleled convenience and accessibility to essential facilities.

-  IT Park.....4.5 km
-  Phoenix Market City.....8.7 km
-  Airport.....9 km
-  Metro Station (Proposed) 1.5 km
-  Kothari International School.....6.2 km
-  Victorious Kidss Educares.....6.3 km
-  Lexicon School.....3.8 km
-  Suyog Sunderji School.....900mtr
-  V.K. Patil School.....4.2km
-  Lifeline Hospital.....3.7km



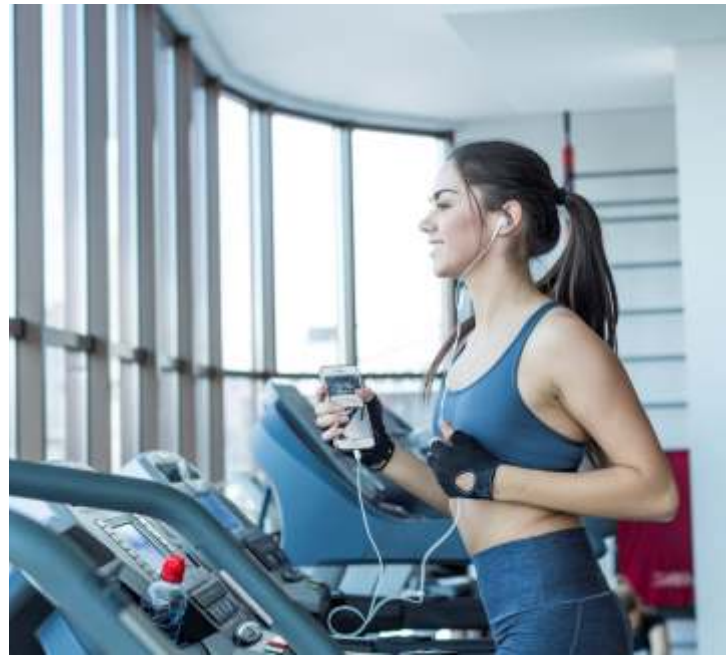
MULTIPURPOSE HALL

Our clubhouse now boasts a fully air-conditioned multipurpose hall, perfect for hosting a variety of events, gatherings, parties, and get-togethers. This versatile space offers modern amenities and ample room for any occasion, ensuring comfort and style for all attendees. From birthdays to community meetings, our hall provides the ideal setting for creating unforgettable memories effortlessly.

SWIMMING POOL & SEPARATE KIDS POOL

The swimming pool, complemented by a separate area dedicated to children, epitomizes a haven of revitalization and repose. It extends a gracious invitation to individuals to luxuriate in its pristine waters, offering a tranquil escape from the incessant demands of modern life.





GYMNASIUM

Our gymnasium isn't just a space—it's a cornerstone of wellness within our community. Equipped with state-of-the-art facilities and a vibrant atmosphere, it's where residents come to prioritize their physical health and well-being. From cardio machines to free weights, our gym offers everything you need to achieve your fitness goals. Join us and experience the energy of a bustling community dedicated to health and vitality.

CHILDREN PLAY AREA

The children's play area, a vibrant haven of color and laughter, ignites the imaginations of its young adventurers, inviting them into a world of boundless exploration and joyful discovery. The area serves as a captivating oasis where children can embark on imaginative journeys and engage in interactive adventures. From climbing structures to slides, swings, and interactive games, every element is carefully crafted to stimulate creativity, encourage physical activity, and foster social interaction.

Amidst the cheerful sounds of laughter and the bustling energy of youthful enthusiasm, the play area becomes a cherished sanctuary where young minds are free to roam, dream, and delight in the wonders of childhood.





CLUB HOUSE

Welcome to our clubhouse, the ultimate destination for relaxation and entertainment. Dive into a world of indoor games, where you can challenge friends to a friendly match or hone your skills solo. Pamper yourself in our salon, complete with a massage room and a dedicated space for haircuts and makeup, ensuring you look and feel your best. Unwind in our game room, equipped with all your favorite board games and gaming consoles for endless fun. And when it's time to recharge, retreat to our relaxing lounge, where you can kick back, unwind, and escape the hustle and bustle of everyday life.



AMPHITHEATRE

Nestled within our residential development, the amphitheater stands as a focal point for community gatherings and cultural events. From lively performances to movie nights under the stars, it offers a space where neighbors come together to connect, celebrate, and create lasting memories. Experience the joy of community living with our thoughtfully designed amphitheater amenity.





SQUASH COURT

Experience the thrill of competitive play or casual recreation at our state-of-the-art squash court. Whether you're honing your skills or enjoying a friendly match with friends, our facility provides the perfect space for squash enthusiasts of all levels. Join our vibrant community of players and embrace the exhilarating atmosphere of the game. Dive into a world of athleticism and camaraderie at our squash court, where every match is an opportunity for fun and fitness.

JACUZZI, SAUNA & STEAM

Indulge in the ultimate relaxation experience with our luxurious Jacuzzi, sauna, and steam room amenities. Let the warm, bubbling waters of the Jacuzzi melt away your stresses as you soak in blissful tranquility. Step into our sauna to embrace the enveloping heat, easing tension from your muscles and leaving you feeling rejuvenated. Or immerse yourself in the soothing steam of our steam room, where the gentle mist envelops you, promoting detoxification and enhancing your overall well-being. Whether you seek to unwind after a long day or simply indulge in self-care, our Jacuzzi, sauna, and steam amenities offer the perfect escape for mind, body, and soul.





YOGA, MEDITATION, AND FITNESS IN NATURAL SURROUNDINGS

Embrace holistic wellness amidst nature at our outdoor sanctuary. Discover serenity and inner peace in our dedicated yoga and meditation areas, where fresh air and tranquil surroundings enhance your practice. Energize your body in our outdoor gym area, complete with equipment for a rejuvenating workout in the open air. Take a leisurely stroll or invigorating jog along our scenic jogging track, surrounded by lush greenery. And for moments of rest and contemplation, our seating areas cater to seniors, providing comfort and relaxation amidst the beauty of the outdoors. Experience holistic well-being at its finest in our outdoor wellness haven.



MULTIPURPOSE COURT

Welcome to our versatile multipurpose court, where the possibilities are endless. Whether you're into basketball, volleyball, tennis, or any other court-based sport, our facility has you covered. Challenge friends to a friendly game, join a tournament, or simply enjoy a casual match at your leisure. With flexible space and top-notch amenities, our multipurpose court adapts to your every sporting need. Get active, have fun, and make memories on our dynamic court, where sportsmanship and camaraderie thrive.

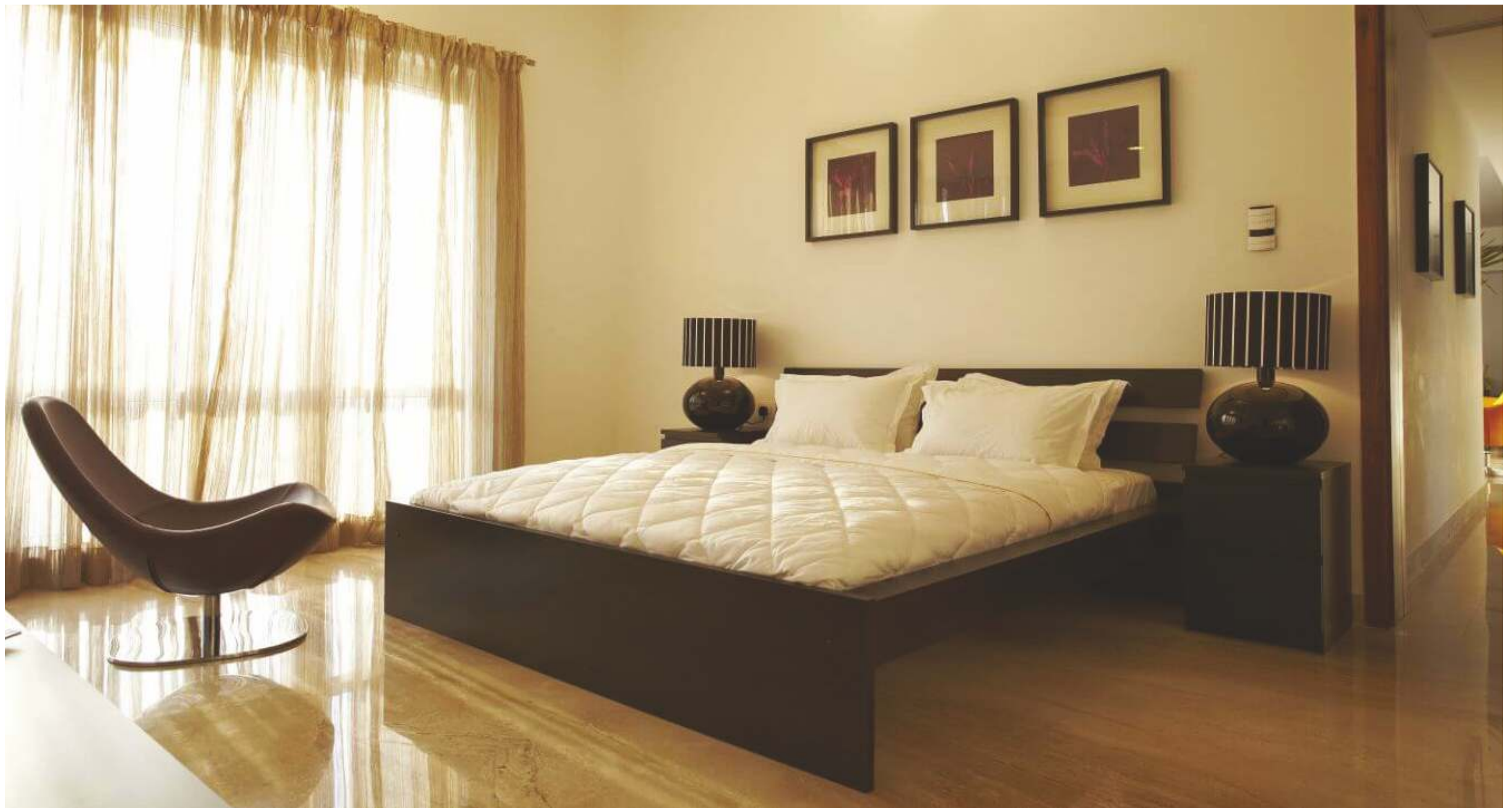
FUTSAL & HOCKEY COURT

Experience the joy of casual play on our futsal and hockey courts, enhanced by a dedicated spectator gallery for friends and family to enjoy the action. Whether you're honing your skills or simply having fun with friends, our inviting courts provide the perfect space for recreational matches. Feel the thrill of scoring goals in futsal or making saves in hockey, surrounded by the support and cheers of your fellow players and spectators. With comfortable seating in the gallery, everyone can relax and enjoy the game from the sidelines. Join us for an afternoon of leisure and laughter on our futsal and hockey courts, where every game is a chance to create cherished memories.



PARTY LAWN

Welcome to our scenic party lawn, where celebrations bloom amidst nature's embrace. Nestled within lush green surroundings, our spacious outdoor venue sets the stage for birthdays, anniversaries, and special gatherings. With ample room to accommodate guests and enchanting views, create lasting experiences in a serene setting. Let the beauty of our party lawn elevate your event and make every occasion unforgettable.



LIVING ROOMS

- Imported marble flooring
- POP/gypsum finish for walls and ceilings

BEDROOMS

- Vitrified flooring in all bedrooms
- Air-conditioning in all bedrooms

BATHROOMS

- Vitrified / Ceramic flooring
- Steam room in master bathroom
- Finest quality fittings and sanitary ware
- Solar heater connection



KITCHEN

- Modular kitchens with hob and chimney
- Water purifier

TERRACES

- Double height private terrace



GENERATOR BACKUP

- 100% Generator Backup

HOME AUTOMATION

Home Automation, Often Referred To As Smart Home Technology, Revolutionizes The Way We Interact With Our Living Spaces. With The Integration Of Various Devices And Systems, Homeowners Can Remotely Control And Monitor Their Home's Functions, Enhancing Convenience, Security, And Energy Efficiency.

KEY PLAN

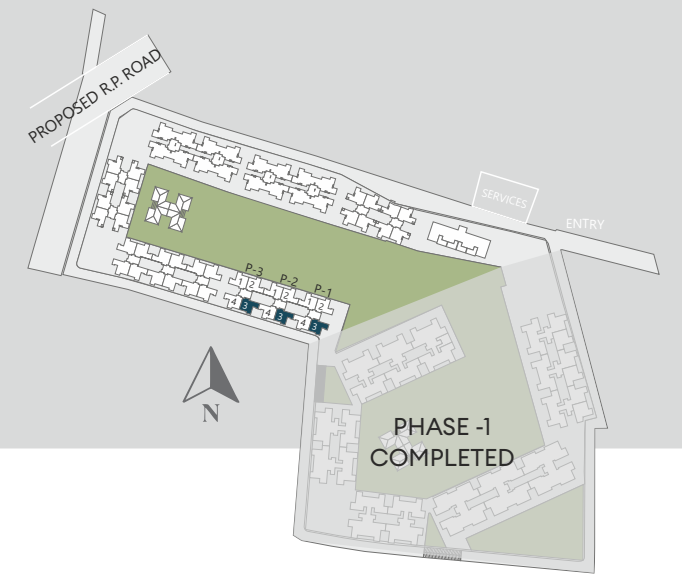


LEGENDS

- A Jogging Track
- B Outdoor Gym
- C Amphitheatre
- D Yoga/Gym
- E Rock Garden
- F Children's Activity Play
- G Futsal / Hockey
- H Pool Deck
- I Infinity Pool
- J Kid's Pool
- K Wash Room
- L Clubhouse
 - Multipurpose Hall
 - Spa / Steam
 - Yoga
 - Squash Court
- M Party Lawn
- N Multipurpose Court

BUILDING P3 (03 Series)

EVEN FLOOR:
P3: 803



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Total Carpet Area (sqm)
1 BHK	52.90	4.47	1.86	9.19	68.42

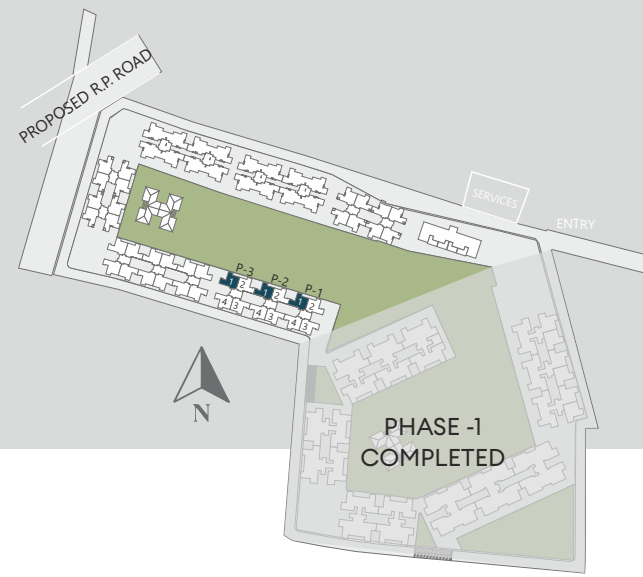
BUILDING P1, P2, P3 (01 Series)

ODD FLOOR:

P1: 101, 701
P2: 105, 501, 901, 1101
P3: 101, 901, 1101

EVEN FLOOR:

P1: 401
P2: 801



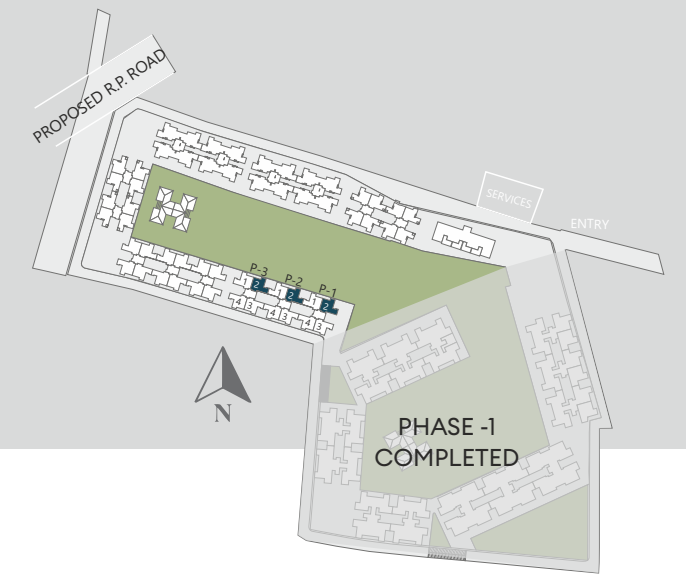
BUILDING P2, P3 (02 Series)

ODD FLOOR:

P2: 102, 1102
P3: 702, 902, 1102

EVEN FLOOR:

P2: 802
P3: 402, 1002



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK	71.43	9.15	1.86	9.19	91.63

Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK	71.43	9.15	1.86	9.19	91.63

BUILDING P1, P2, P3 (03 Series)

ODD FLOOR:

P1: 103, 1103
 P2: 103, 303, 1103
 P3: 103, 303, 503, 903

EVEN FLOOR:

P1: 203, 603
 P2: 203, 403
 P3: 203



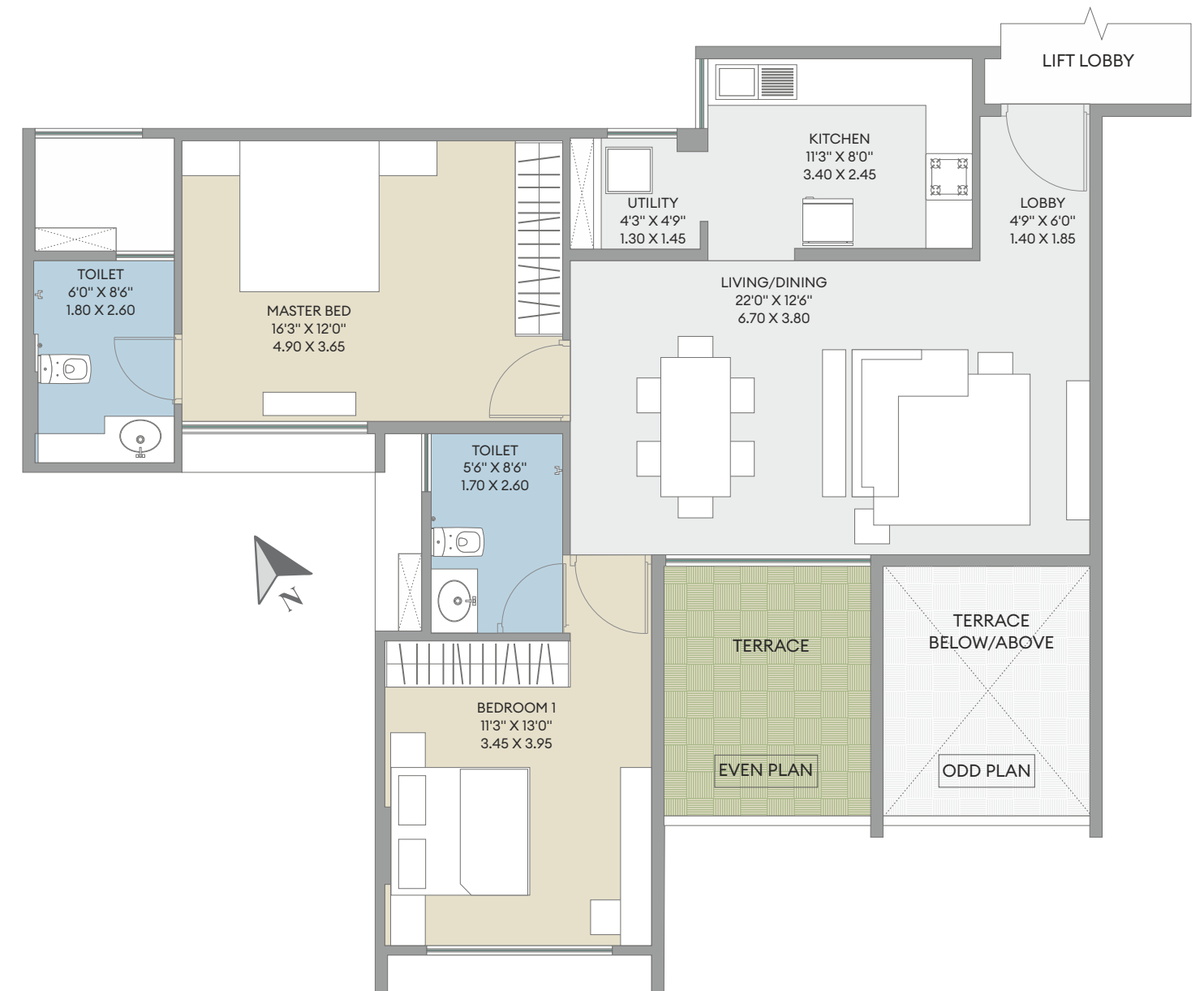
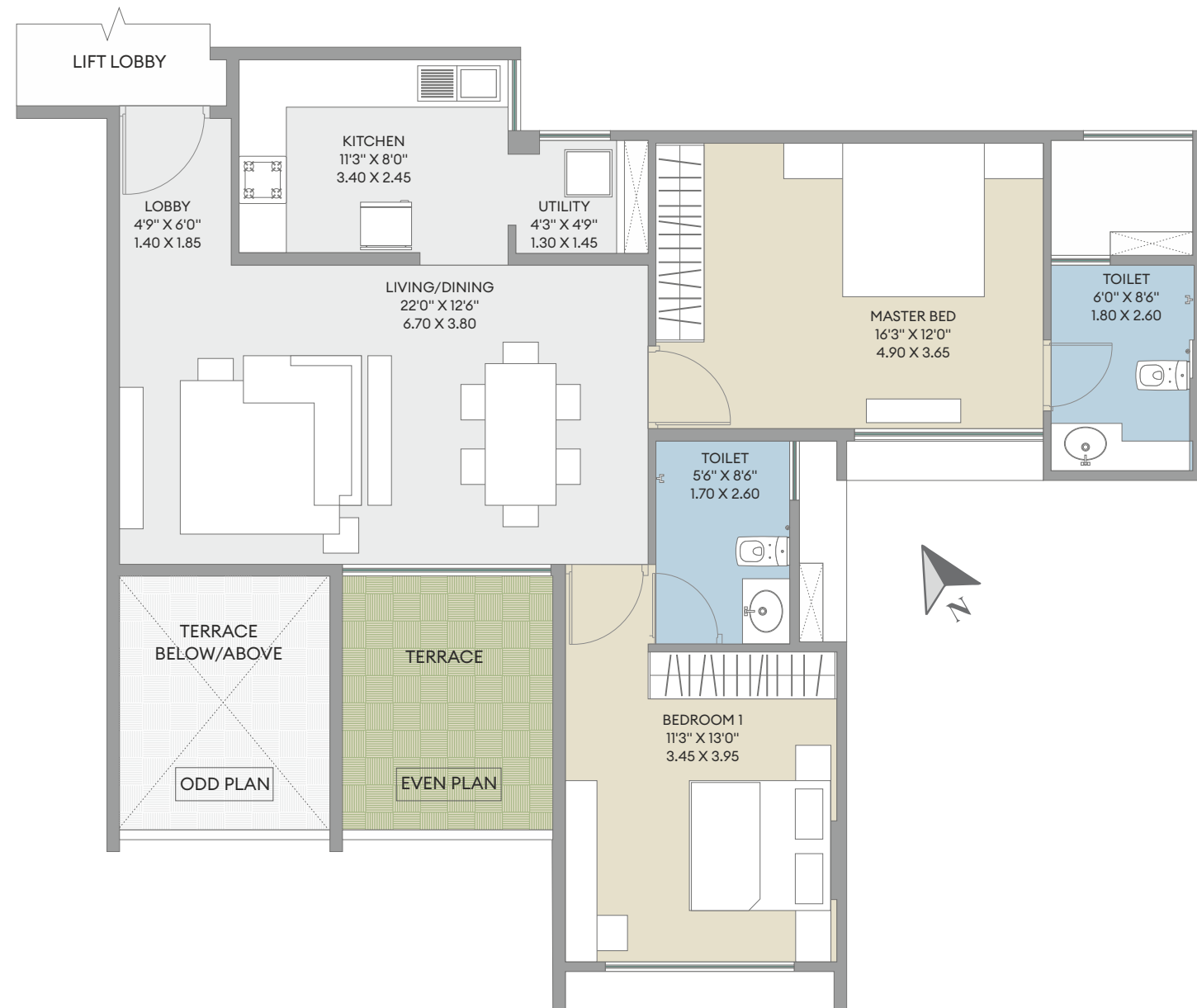
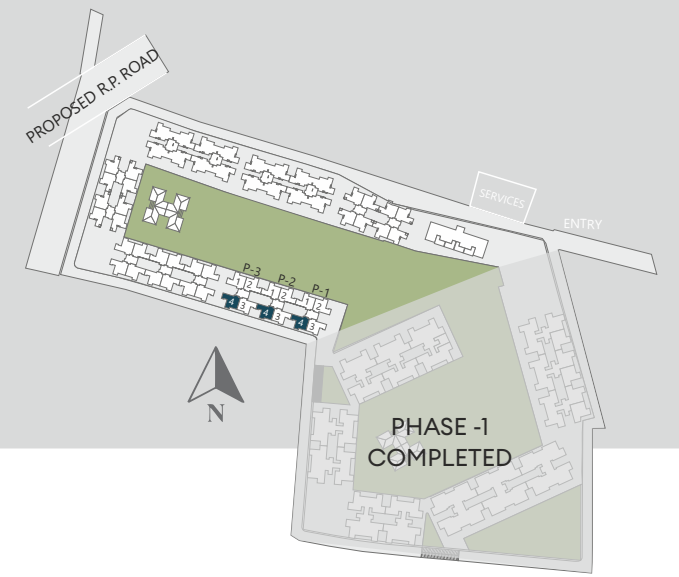
BUILDING P1, P2, P3 (04 Series)

ODD FLOOR:

P1: 104, 304, 1104
 P2: 104, 304, 504
 P3: 104, 504

EVEN FLOOR:

P1: 604, 1004
 P2: 404, 604, 804



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK	71.43	9.15	1.86	9.19	91.63

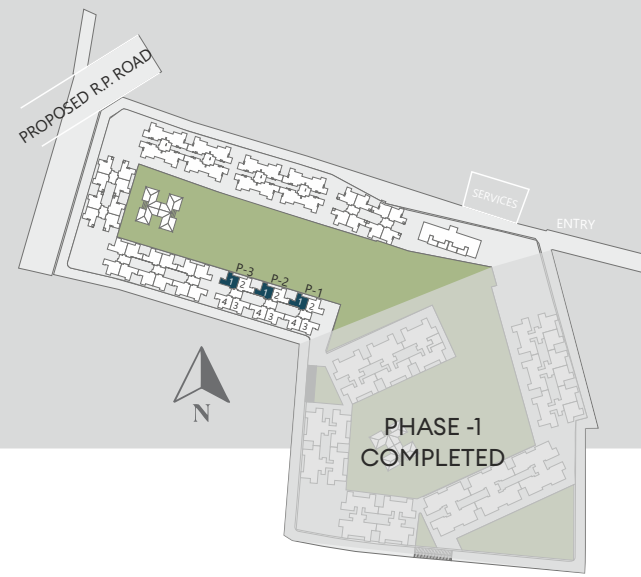
Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK	71.43	9.15	1.86	9.19	91.63

BUILDING P1, P2, P3 (01 Series)

EVEN FLOOR:

- P1: 1201
- P2: 1201
- P3: 1201

LOWER PENT HOUSE

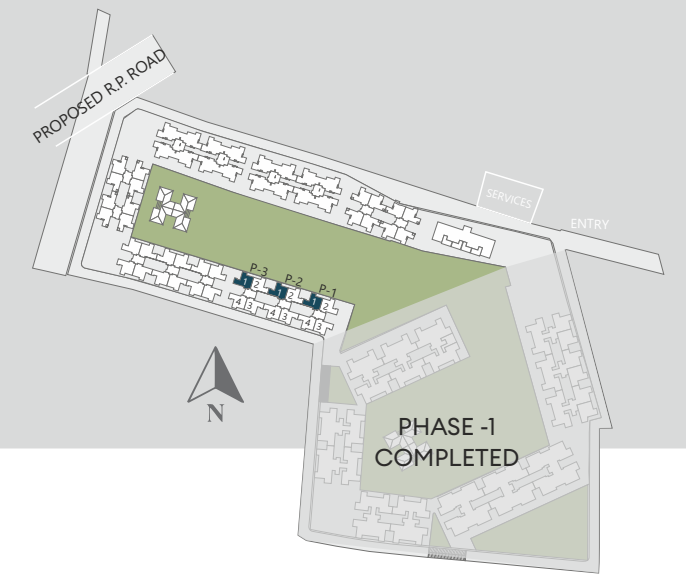


BUILDING P1, P2, P3 (01 Series)

EVEN FLOOR:

- P1: 1201
- P2: 1201
- P3: 1201

UPPER PENT HOUSE



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Top Terrace Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK PENTHOUSE	90.84	9.15	2.00	9.19	79.02	190.21

BUILDING P1, P2, P3 (02 Series)

EVEN FLOOR:

- P1: 1202
- P2: 1202
- P3: 1202

LOWER PENT HOUSE

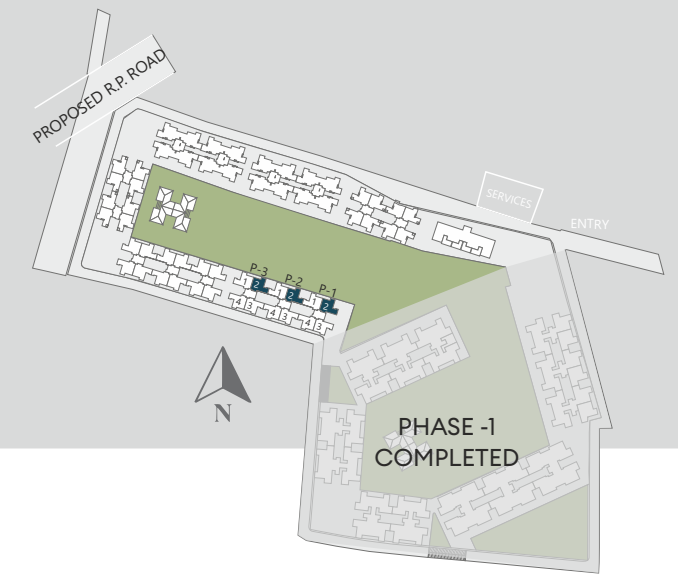


BUILDING P1, P2, P3 (02 Series)

EVEN FLOOR:

- P1: 1202
- P2: 1202
- P3: 1202

UPPER PENT HOUSE



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Top Terrace Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK PENTHOUSE	90.84	9.15	2.00	9.19	79.02	190.21

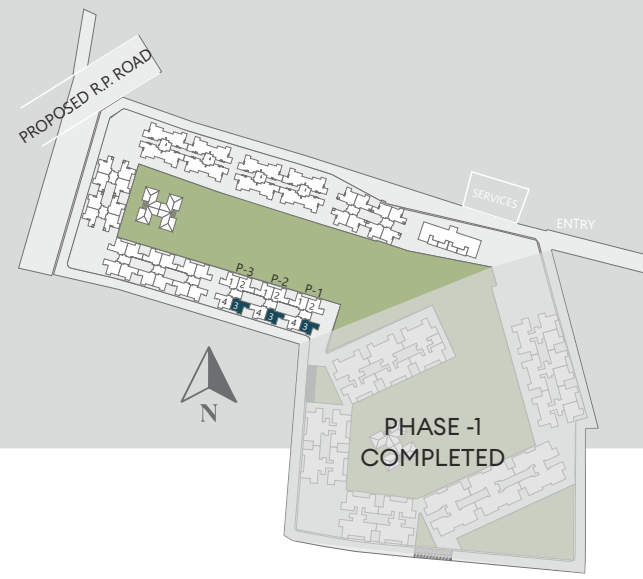
BUILDING P2, P3 (03 Series)

EVEN FLOOR:

P2: 1203

P3: 1203

LOWER PENT HOUSE



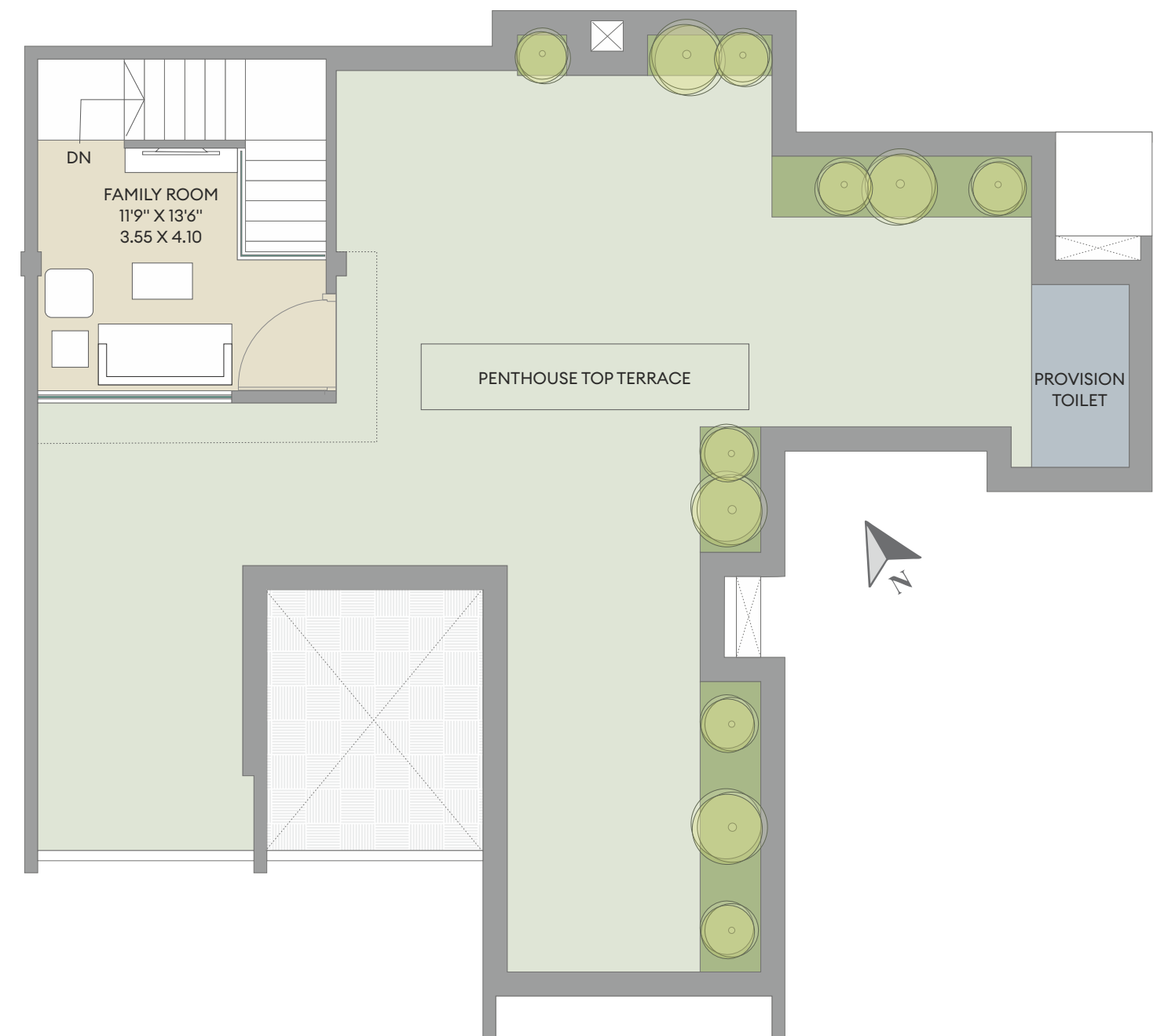
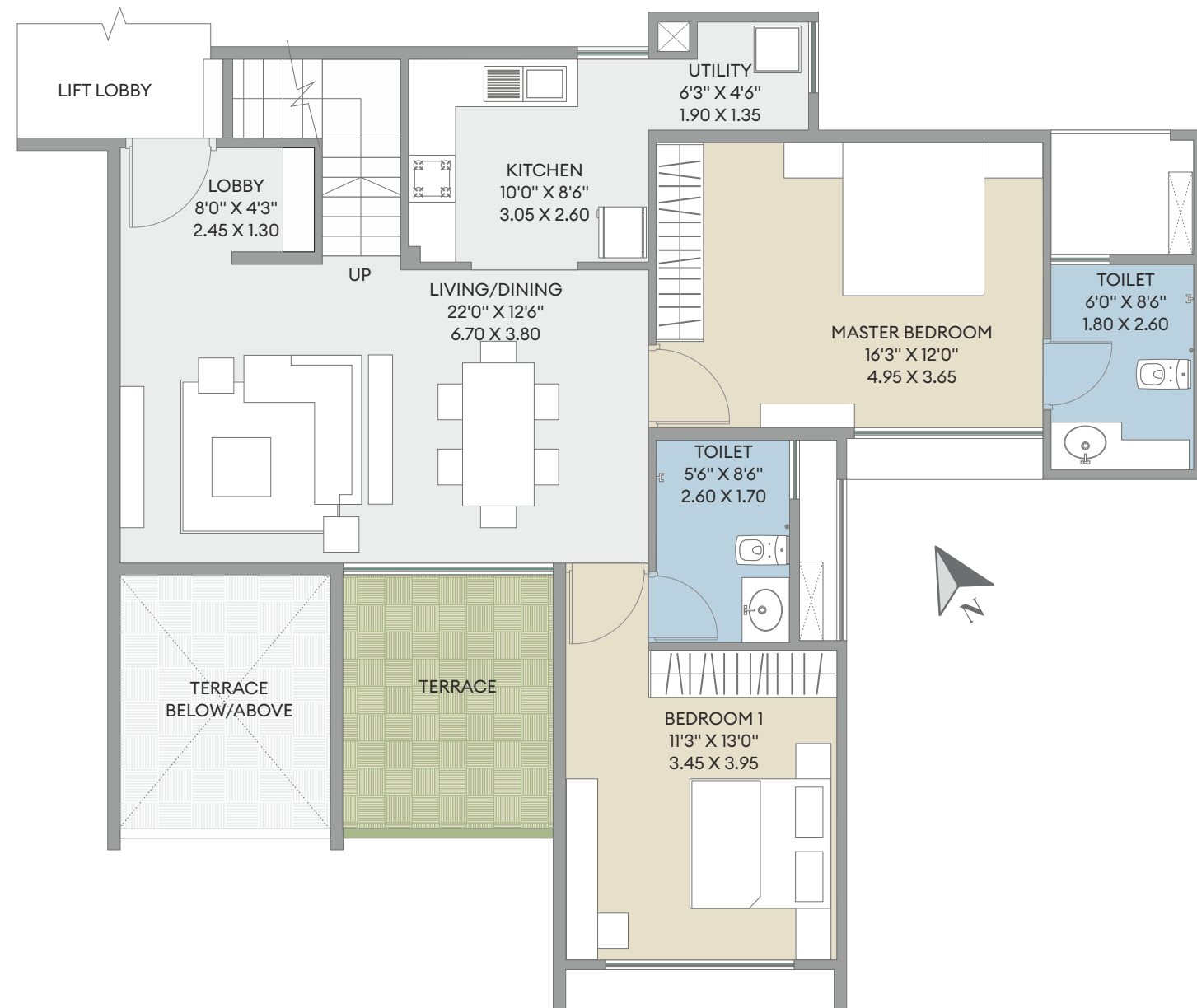
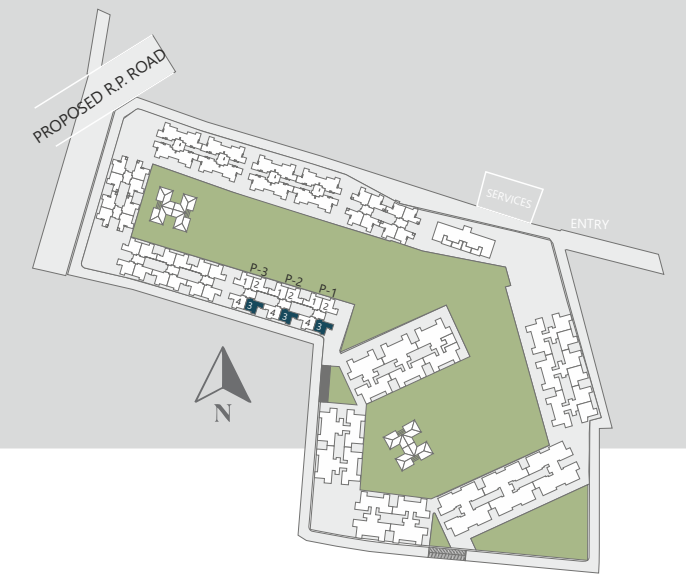
BUILDING P2, P3 (03 Series)

EVEN FLOOR:

P2: 1203

P3: 1203

UPPER PENT HOUSE

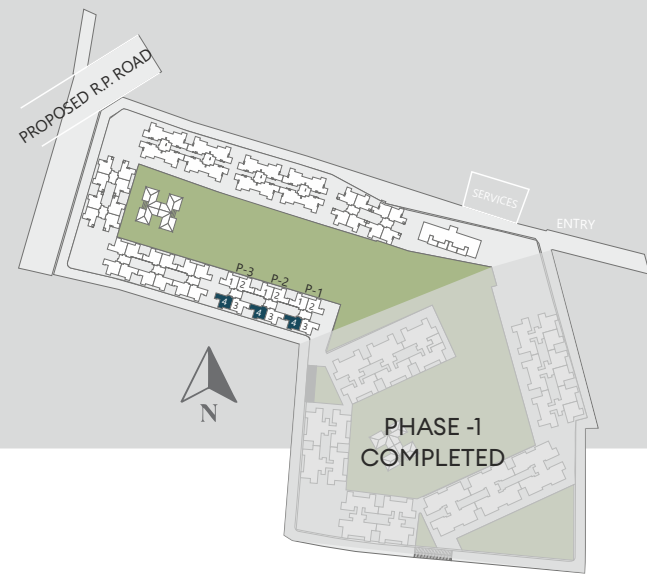


Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Top Terrace Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK PENTHOUSE	90.84	9.15	2.00	9.19	79.02	190.21

BUILDING P2 (04 Series)

EVEN FLOOR:
P2: 1204

LOWER PENT HOUSE



BUILDING P2 (04 Series)

EVEN FLOOR:
P2: 1204

UPPER PENT HOUSE



Flat Type	Unit Carpet Area (sqm)	Enclosed Balcony Carpet Area (sqm)	Dry Balcony Carpet Area (sqm)	Eye Level Entrance Carpet Area (sqm)	Top Terrace Carpet Area (sqm)	Total Carpet Area (sqm)
2 BHK PENTHOUSE	90.84	9.15	2.00	9.19	79.02	190.21



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PHASE 2
2 BHK APARTMENT &
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ARCHITECTS
HB DESIGN INTERNATIONAL

STRUCTURAL DESIGN
DESIGN WERKZ ENGINEERING PVT. LTD. PUNE

LANDSCAPE ARCHITECT
TAIB LANDSCAPE STUDIO PVT. LTD. BENGALURU

LEGAL ADVISORS
RAJIV PATEL & ASSOCIATES, PUNE

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