



MARVEL
brisa
- undisclosed -
Balewadi



The maddening world is miles away.
Prying eyes have lost their way.
Chaos is long forgotten.
All with just the turn of a key.
Welcome to your new home.
A hideaway placed right in the
middle of the city.
Welcome to Marvel Brisa.

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welcome to solitude.

At the heart of the city, yet away from the eyes of the world. Marvel Brisa is a haven of peace and privacy. Standing tall at 60m are the 18 storey twin towers. Utmost care has been taken to keep every resident well guarded from prying eyes and cacophony of the outside world. This is reflected in the 40m distance that has been maintained between the two towers.

With 90 luxurious homes to choose from, Marvel Brisa has an apartment to match every need. Choose from 2, 3 and 3.5BHK apartments along with duplex penthouses. Every home is set to pamper you with amenities of superior quality. While you revel in luxury, the flipping terraces give you a taste of absolute privacy. Built in a way that no two terraces face each other, here you can soak in the peaceful environs away from the chaos of the world. Your comfort is also well taken care of by ample parking.

Come, step inside your private retreat that awaits you at Marvel Brisa.

PRIVACY

has a new address.

Marvel Brisa is wrapped in absolute privacy even while being situated close to the city. Located in Balewadi, a north-western suburb of Pune, it is well-connected to the Mumbai-Pune Expressway and Hinjewadi IT Park along with Aundh, Baner and Pashan. Several residential and commercial projects are coming up in different parts of the suburb thus spurring its growth. It also caters to food connoisseurs with fine hotels and restaurants in the vicinity.

Distances

Hinjewadi: 10 minutes | Expressway: 10 minutes | Aundh: 15 minutes

University: 15 minutes | Pune Station: 20 minutes | Pune Airport: 45 minutes

Aditya Birla Hospital: 20 minutes | E Square: 20 minutes





HOMES hush HOMES.

Every home at Marvel Brisa sings tribute to solitude and privacy while luxury and sophistication join in the chorus. Every time you enter your home, you are transported to another world. A world where the sounds of traffic and deafening decibel levels dissolve into thin air. These private homes are spacious and offer a wide spectrum of amenities that promise to rejuvenate you, every single day. Choose from a mix of 2, 3 and 3.5BHK apartments and duplex penthouses.

2 BHK apartments

Marvel Brisa changes everything you knew about a 2BHK apartment. They are spacious and studded with state-of-the-art facilities at every corner. Starting from 1360 square feet, they accommodate all your needs with ease.

Marvel Brisa also offers 2BHK duplex penthouses sized at 1405 square feet.

2BHK Apartments at a glance:

- Starting from 1360 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Modular kitchen with hob and chimney
- 2 en-suite bedrooms
- Shower cubicles in all the bathrooms
- Steam room in the master bathroom
- Air-conditioning in all the bedrooms
- Large terrace with flower beds





3 BHK apartments

Space and style coexist peacefully in the 3BHK apartments at Marvel Brisa. Starting from 1845 square feet, they offer every member of the family the peace and privacy they deserve. What's more, they also entice you with a long list of luxuries.

Marvel Brisa also offers 3BHK duplex penthouses sized at 1895 square feet.

3BHK Apartments at a glance:

- Starting from 1845 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Living and dining area opening into the private terrace
- Modular kitchen with hob and chimney
- 3 en-suite bedrooms
- Air-conditioning in all the bedrooms
- Large terrace with flower beds
- Shower cubicles in all the bathrooms
- Steam room in the master bathroom

3.5

BHK apartments

The walls of the 3.5BHK apartments in Marvel Brisa are painted with privacy. As you enter inside, you are swarmed with high-end specifications and a soothing silence. Starting from 2800 square feet, the classy interior is studded with individual shower cubicles, private Jacuzzis and an array of other state-of-the-art amenities tailor-made to delight you. You can also choose from 3.5BHK duplex penthouses sized at 7125 square feet.

3.5BHK Apartments at a glance:

- Starting from 2800 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Living and dining area opening into the private terrace
- Modular kitchen with hob and chimney
- Wet and dry kitchen with utility room
- 3 en-suite bedrooms
- Walk-in wardrobe in the master bedroom
- Jacuzzi and steam room in the master bathroom
- Servants' room with a separate entrance
- Air-conditioning in all the bedrooms
- Large terrace with flower beds
- Shower cubicles in all the bathrooms





specifications

that leave you speechless.

Marvel Brisa comes packed with international standard amenities and specifications that promise to leave you speechless. Be it wooden flooring or private terraces; find every luxury you could dream of in a home, here. All this amidst complete privacy.



Living room

- Imported marble flooring
- POP/Gypsum finish for walls and ceilings
- Wooden doors and door frames
- Telephone and cable TV connections



Kitchen

- Modular kitchen with hob and chimney
- Wet and dry kitchen [Only in 3.5BHK apartments]



Bedroom

- Vitrified flooring
- Wooden doors and door frames
- Walk-in wardrobe in 3.5BHK apartments
- Split air-conditioning in all the bedrooms



Bathroom

- Vitrified/ceramic flooring
- Jacuzzi [Only in 3.5BHK apartments]
- Wash basin with counters
- Finest quality fittings and sanitary ware
- Designer dado
- Solar heater connection
- Steam room in the master bathroom

100% generator back-up

silent sanctum.

The beautifully designed landscape at Marvel Brisa is a treat to all your senses. While your eyes feast on the striking scenery, your ears get used to the sound of silence. Here you can also indulge your body and mind with an array of facilities.

The stretch of blue between the two towers is pure bliss. Dive into the swimming pools at Marvel Brisa. Drown your stress or burn the extra calories while having fun. The reflecting pool paints a blue border around the pool bar where you can sip on chilled mock tails. Or you can also give your kids swimming lessons in the shallow pool.

Right next to these water bodies is a sunken lounge. A perfect place to laze around on a Sunday or catch up with family. The patch of blue is outlined by lush green flora that also houses several sun decks. A setting that has a relaxed resort like feel.

But the centre of attraction at Marvel Brisa is in fact a peaceful corner. Located just behind the second tower, the Clubhouse shields you from the disturbances of the outer world and transports you into a universe of your own.





Its entrance is adorned by a landscaped garden where an eco pond reflects the blue sky.

The pond is also home to some exotic aquatic plants. Adjacent to this area is a multi-purpose lawn that can be the venue for your lavish Sunday brunches. A secluded sun lounge is the best place to get immersed in a book while getting a golden tan. The Clubhouse continues to amaze you with an open terrace and exclusive barbecue pavilion.

As much as the Clubhouse thoroughly spoils you with endless luxuries, it also lets you work up a sweat and get fit in the fully equipped gym. You can also hold client meetings or host lavish get-togethers for your business acquaintances in the multi-purpose room.

Clubhouse at a glance:

- Landscaped garden
- Eco pond with aqua plants
- Outdoor BBQ pavilion
- Well-equipped gym
- Multi-purpose lawn
- Multi-purpose room

Technology. at your service.

Marvel Brisa indulges your need for privacy. While you break away from the noisy world outside, you can also revel in state-of-the-art luxuries right inside your home. What's more, even technology obeys your every command.

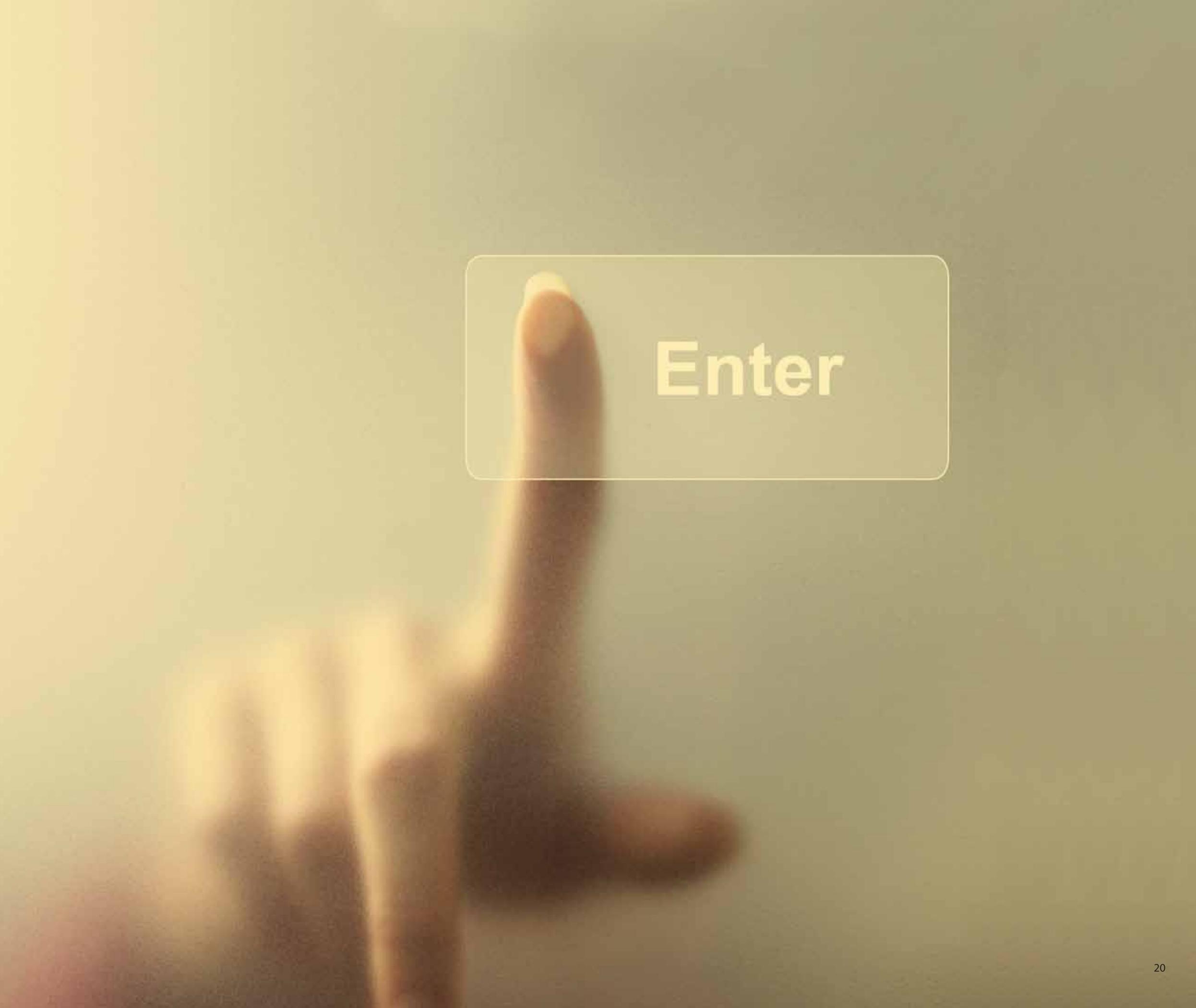
Whether you want to adjust the room temperature or dim the lights according to your mood, you don't need to leave what you are doing. All you have to do is snap a finger and it's done. The apartment management systems in the form of touch screens and remote controlled

interfaces let you control every appliance in your home even when you are not in. So whether you are sitting on your couch lost in thought or taking a walk outside, you can control your home through centrally located LCD touch panels or via the Internet.

The updated technology also translates into better security. With access controls in the lift lobby and CCTV surveillance cameras installed in various parts of the property, your home is safe at all times, whether you are in or outdoors.

Here's a glimpse of more automation wonders that Marvel can create for you.

- Keep your CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipments at one location and play them from any room, through the multi-room audio and video distribution
- Water the plants in your terrace garden depending on the moisture content in the soil
- Save energy through intelligently installed presence sensors and dimmers and also AC controls that judge the requirement and occupancy of a room
- Draw curtains and adjust the light settings at the flick of a finger

A hand is shown with the index finger pointing upwards. A semi-transparent, rounded rectangular box is overlaid on the tip of the finger. Inside this box, the word "Enter" is written in a bold, white, sans-serif font. The background is a soft, out-of-focus light green.

Enter



GREEN COVER.

At Marvel, while our priority is to create a state-of-the-art lifestyle for you, we also don't forget our responsibility towards the planet. That's why, we strive for greener blueprints and environment friendly initiatives.

Some of the green initiatives at Marvel Brisa include:

- 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 the plants in our large landscaped gardens are indigenous and drought-tolerant

Our efforts have been acknowledged and awarded by the IGBC Green Homes rating system. We have the highest number of projects with platinum green pre-certification in Pune and rank second in the country.

- 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
- Large terraces with ample landscaping
- Efficient irrigation systems

The MARVEL LEGACY.

12 years. 24 million square feet. And Marvel Realtors continues to grow, everyday. Several well-planned projects grace the elite locales in Pune like Koregaon Park, Boat Club, Kalyani Nagar, Wagholi, Kondhwa, Kanchangalli, Bhosale Nagar, Shankarsheth Road, Salisbury Park and Mundhwa while more are taking shape in Kharadi, Magarpatta Road, NIBM, Viman Nagar and Lulla Nagar. Marvel Realtors is also making its presence felt in Mumbai, Bengaluru and Goa.

While it continues to build beautiful homes for people, it has also forayed into commercial projects, creating world-class spaces for 21st century businesses. These intelligent workspaces stand tall in Viman Nagar, Lulla Nagar and Magarpatta.

With Marvel Boulevard, it has forayed into creating retail spaces that are like no other. An array of retail stores lined on one stretch along a landscaped walkway creates a high street experience that guarantees footfalls.

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

MUNDHWA

- 18 Marvel Matrix

VIMAN NAGAR

- 19 Marvel Sonnet

MAGARPATTA ROAD

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

NIBM ROAD

- 26 Marvel Isola
- 27 Marvel Ganga Sangria

WAGHOLI

- 28 Marvel Ganga Fria

Bavdhan

- 29 Marvel Selva
Ridge Estate

KONDHWA

- 30 Marvel Albero

marvel prima residences

PUNE

BOAT CLUB

- 1 Marvel Ribera

KOREGAON PARK

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

KANCHANGALLI

- 6 Marvel Aeries

BHOSALE NAGAR

- 7 Marvel Escaso

SHANKARSHETH ROAD

- 8 Marvel Sufalam

SALISBURY PARK

- 9 Marvel Claro

BENGALURU

DEFENCE COLONY,

- INDIRA NAGAR
- 10 Marvel Arista
 - 11 Marvel Amora
 - 12 Marvel Viento

PRIMROSE ROAD

- 13 Marvel Oriol

GOA

DONA PAULA

- 14 Marvel Bellaza

OFF MIRAMAR BEACH, PANJIM

- 15 Marvel Evora

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

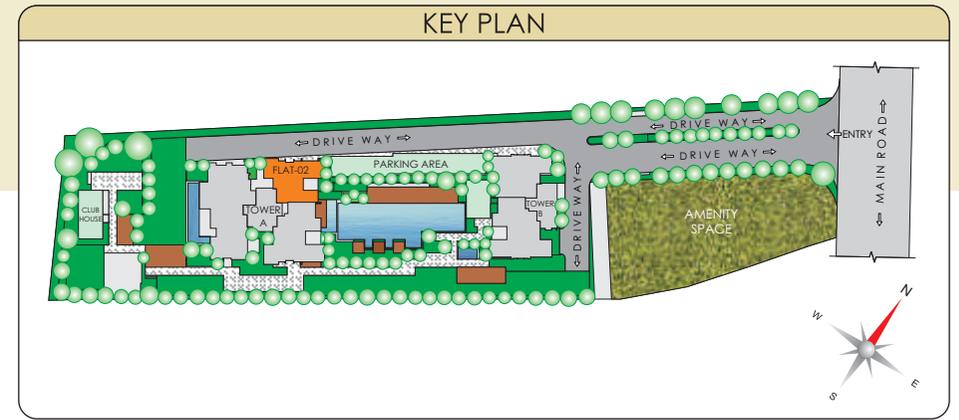
- 5 Marvel Boulevard @ Sangria

Floor plans

Marvel Brisa

BUILDING A | 102, 302, 502, 702, 902, 1102, 1302, 1502, 1702

2 BHK

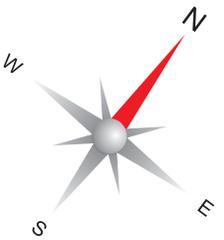
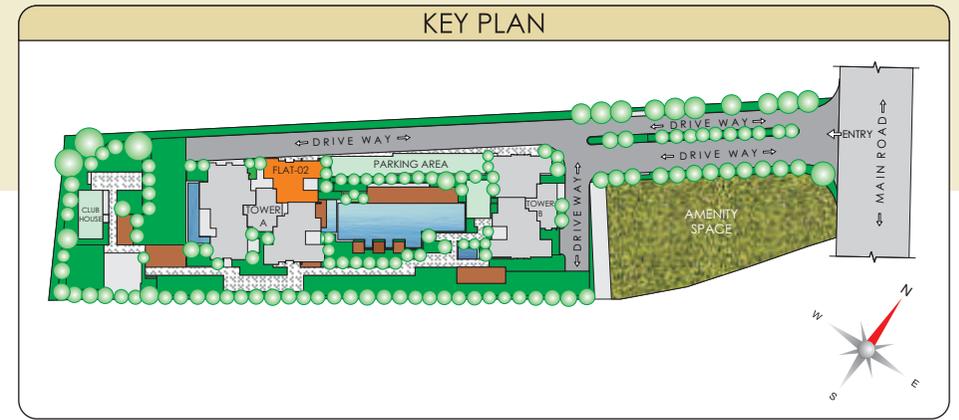


BUILDING A			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
102, 302, 502, 702, 902, 1102, 1302, 1502, 1702	1190 SQ. FT.	170 SQ. FT.	1360 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING A | 202, 402, 602, 802, 1002, 1202, 1402, 1602
2 BHK



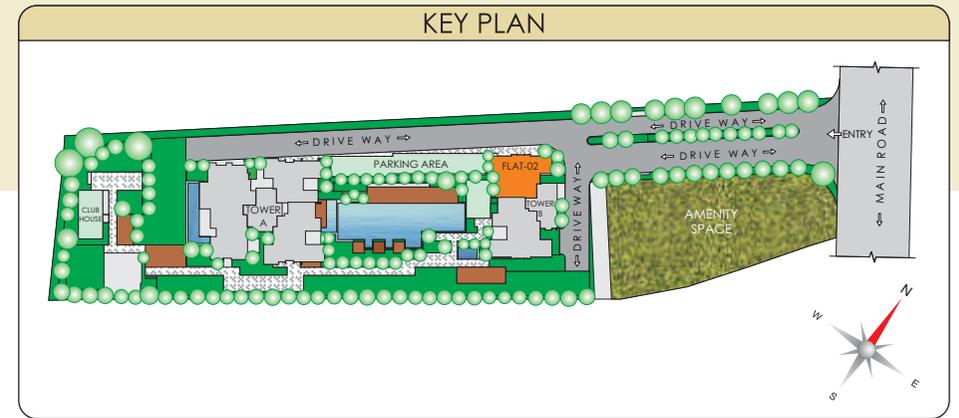
BUILDING A			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
202, 402, 602, 802, 1002, 1202, 1402, 1602	1190 SQ. FT.	170 SQ. FT.	1360 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 102, 302, 502, 702, 902, 1102, 1302, 1502, 1702

2 BHK



BUILDING B

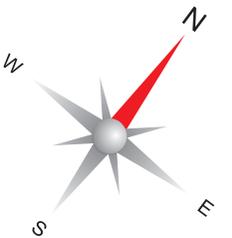
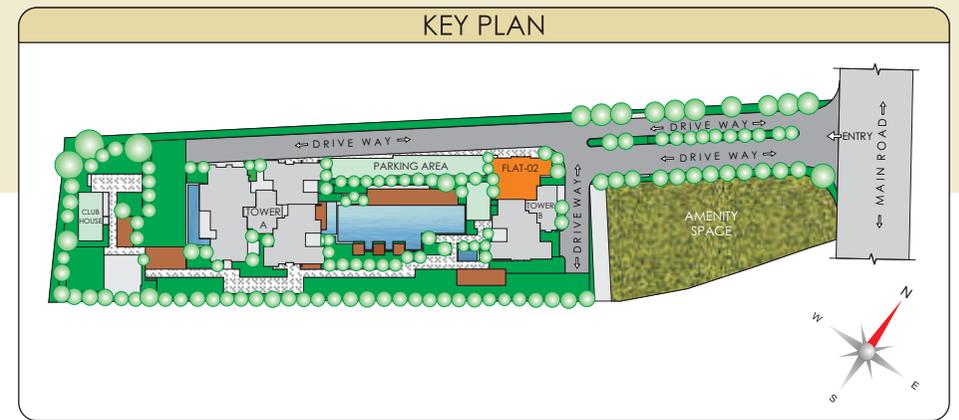
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
102, 302, 502, 702, 902, 1102, 1302, 1502, 1702	1235 SQ. FT.	170 SQ. FT.	1405 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 202, 402, 602, 802, 1002, 1202, 1402, 1602

2 BHK



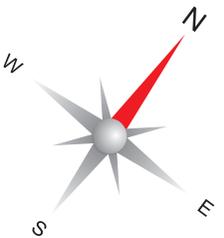
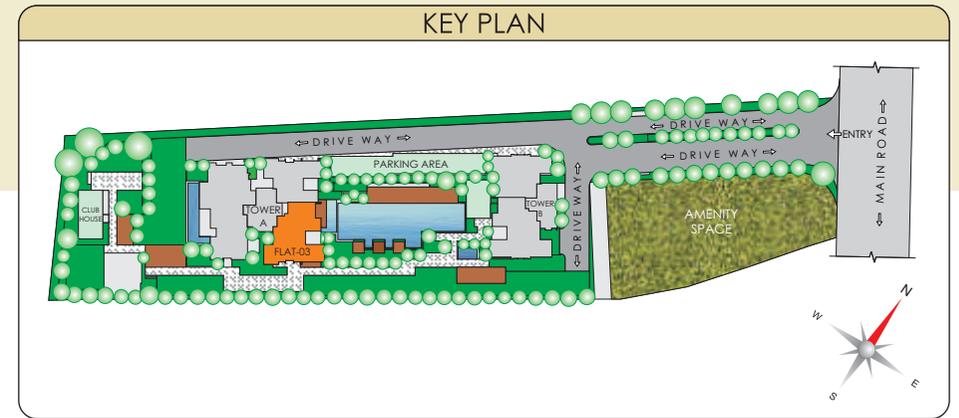
BUILDING B

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
202, 402, 602, 802, 1002, 1202, 1402, 1602	1235 SQ. FT.	170 SQ. FT.	1405 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING A | 103, 303, 503, 703, 903, 1103, 1303, 1503, 1703
3 BHK



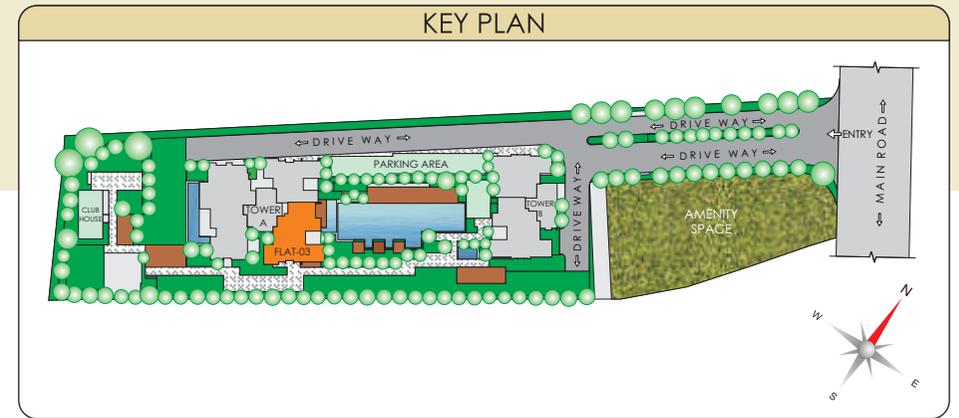
BUILDING A

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
103, 303, 503, 703, 903, 1103, 1303, 1503, 1703	1640 SQ. FT.	205 SQ. FT.	1845 SQ. FT.

Marvel Brisa

BUILDING A | 203, 403, 603, 803, 1003, 1203, 1403, 1603

3 BHK



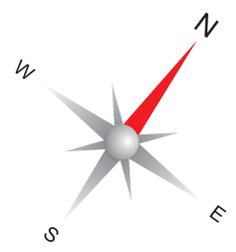
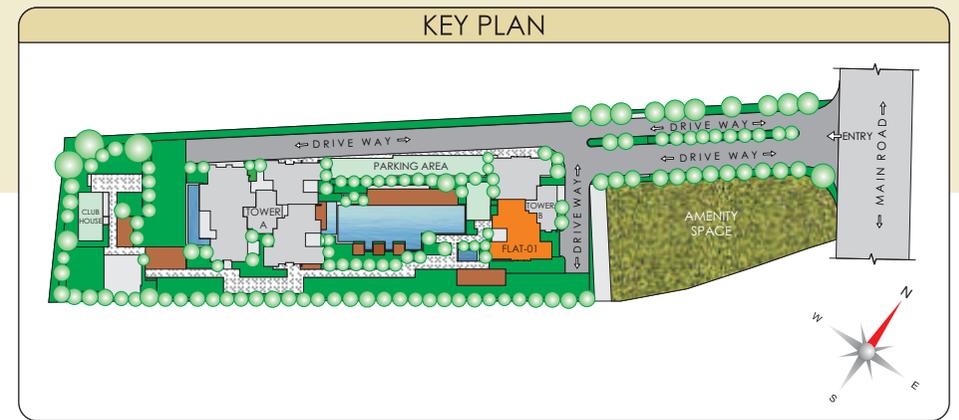
BUILDING A

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
203, 403, 603, 803, 1003, 1203, 1403, 1603	1640 SQ. FT.	205 SQ. FT.	1845 SQ. FT.

Marvel Brisa

BUILDING B | 101, 301, 501, 901, 1101, 1501, 1701

3 BHK

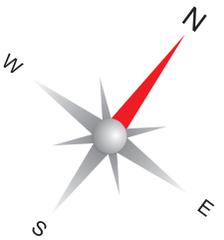
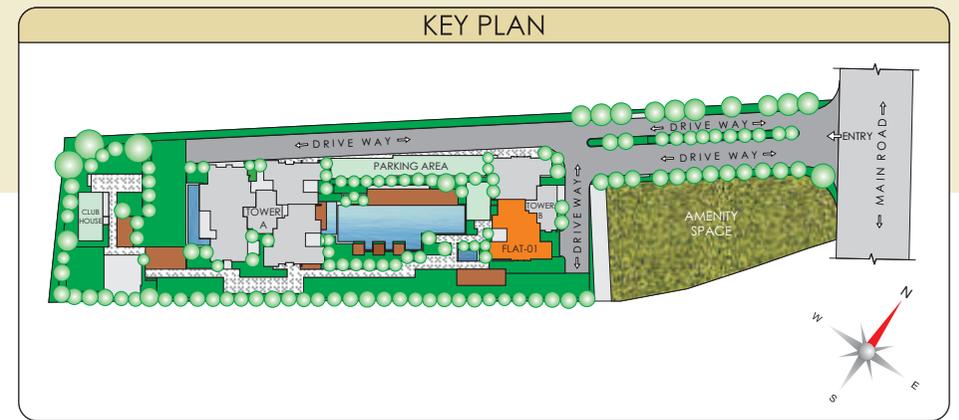


BUILDING B			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101, 301, 501, 901, 1101, 1501, 1701	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 201, 401, 601, 1001, 1401, 1601
3 BHK



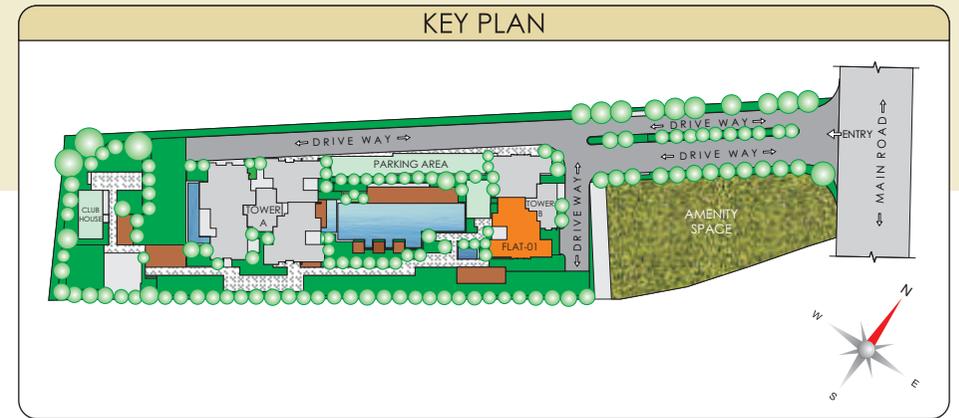
BUILDING B			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201, 401, 601, 1001, 1401, 1601	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 701

3 BHK



BUILDING B

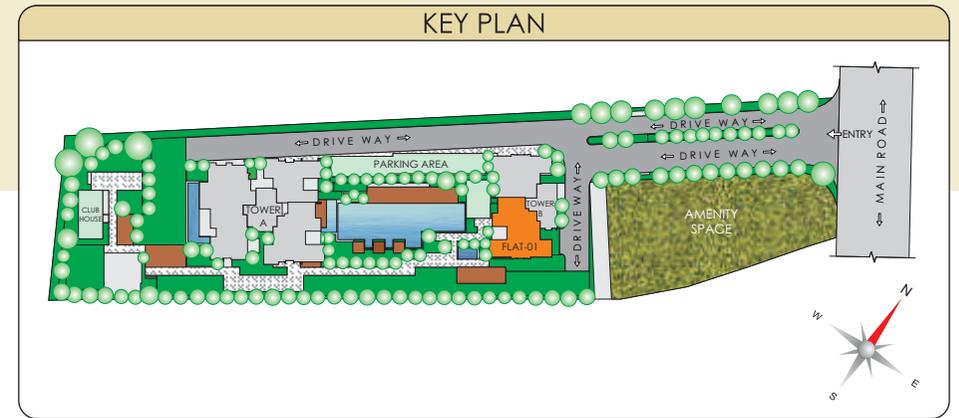
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
701	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 801

3 BHK



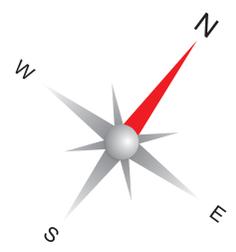
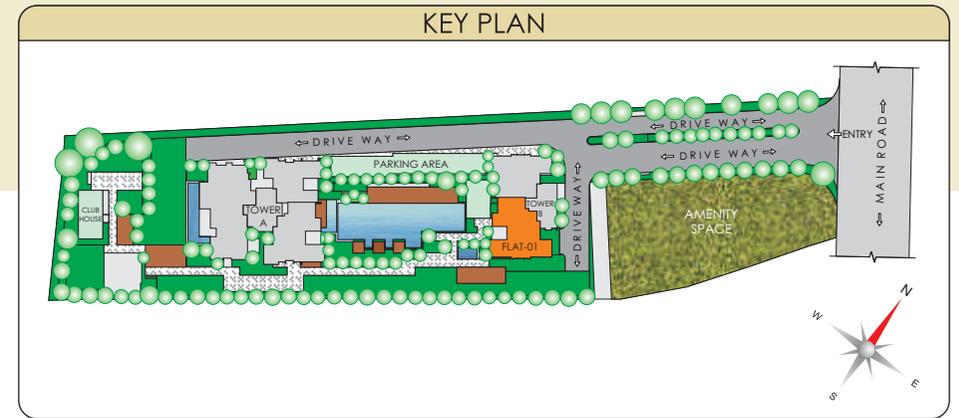
BUILDING B

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
801	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Marvel Brisa

BUILDING B | 1201

3 BHK



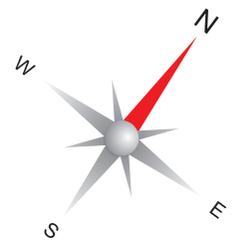
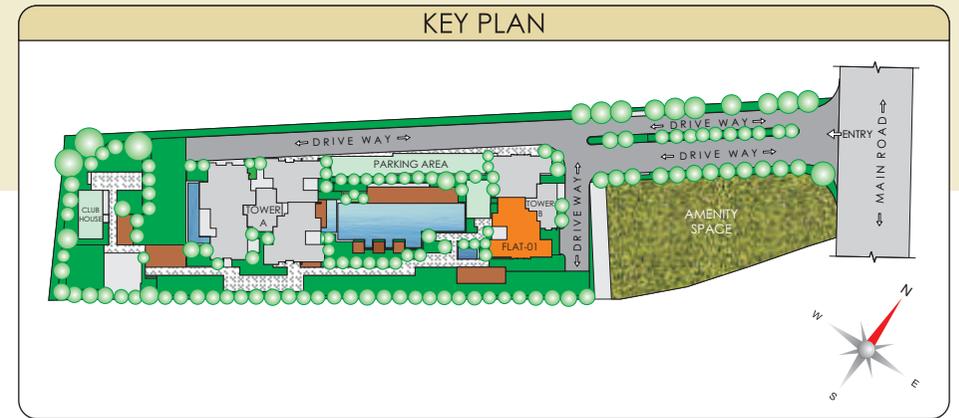
BUILDING B			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1201	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Note: Refuge area at 8th & 13th Floor plan

Marvel Brisa

BUILDING B | 1301

3 BHK



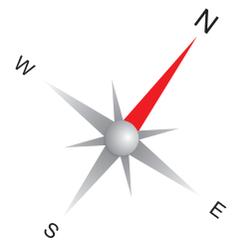
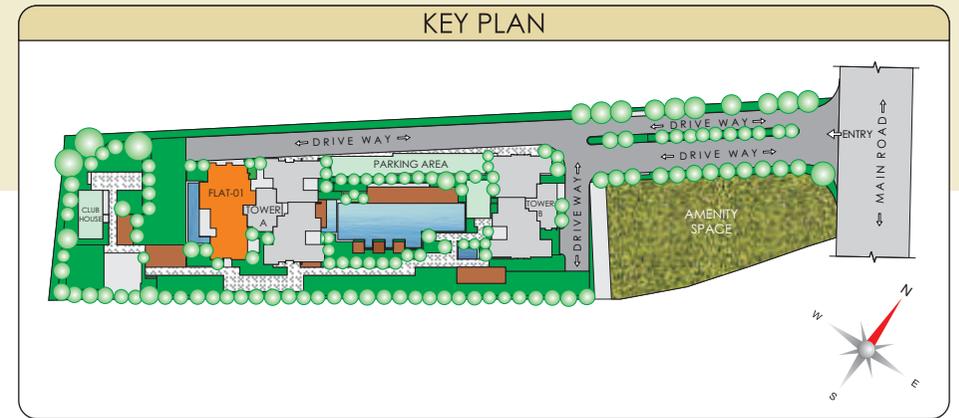
BUILDING B

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1301	1690 SQ. FT.	205 SQ. FT.	1895 SQ. FT.

Marvel Brisa

BUILDING A | 101, 301, 501, 701, 901, 1101, 1301, 1501, 1701

3 BHK with Servant Room

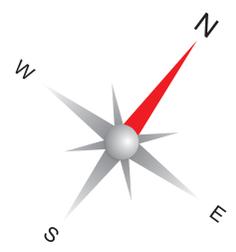
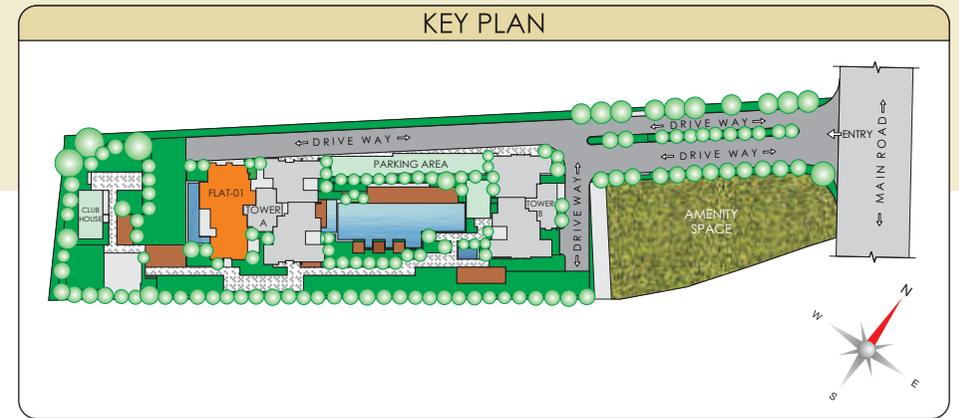


BUILDING A			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101, 301, 501, 701, 901, 1101, 1301, 1501, 1701	2415 SQ. FT.	385 SQ. FT.	2800 SQ. FT.

Marvel Brisa

BUILDING A | 201, 401, 601, 801, 1001, 1201, 1401, 1601

3 BHK with Servant Room



BUILDING A			
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201, 401, 601, 801, 1001, 1201, 1401, 1601	2415 SQ. FT.	385 SQ. FT.	2800 SQ. FT.



Site Address: Survey No. 24/4b/Balewadi, Pune

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Koregaon Park, Pune

Architect of Records

Rahul Malwadkar, Pune

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Design Werkz Engineering Pvt. Ltd., Pune

Landscape Architects

Eco Plan Asia, Pvt. Ltd., Singapore

Legal Advisors

Rajiv Patel & Associates, Pune