

MARVEL  
Aquanās  
Privately yours.  
Kharadi

*The island of good life.*

















## LATITUDE AND LONGITUDE.

Marvel Aquanas is located in Kharadi, an eastern suburb of Pune. Nestled in verdant environs, with an abundance of nature's bounty on one hand and IT parks, shopping malls and business centres on the other. It is in close proximity to the elite areas of Pune such as Koregaon Park and Kalyani Nagar, other Marvel strong-holds. It is well connected to the railway station, airport, software parks, BPO's and hospitals.

## Distances

- 15 minutes from the airport
- In the vicinity of software parks and BPO offices
- Close to major hospitals and schools















## 4.5BHK Apartments

Space and style live in perfect harmony in the 4.5BHK apartments at Marvel Aquanas. The vast living and dining area with a double height ceiling leads directly into an outdoor deck that runs parallel to the long, flowing river. With such a picturesque backdrop, it's the perfect spot to entertain friends.

Ranging between 4130 to 5310 square feet, the 4.5BHK apartments come in various sizes. The 4450 square feet apartments have games rooms while home theatres adorn the apartments sized between 5100 to 5310 square feet. A few 4.5BHK apartments take space and style to another level. Literally. Available as duplexes, they come complete with home theatres and family rooms.

## Highlights

- River-facing apartment
- Double height ceiling in the living and dining area
- Modular kitchen with dry balcony
- International style kitchen with hob and chimney
- 4 en-suite bedrooms with walk-in closets
- Living and dining area opening into an outdoor deck overlooking the river belt
- Double height outdoor deck overlooking the river belt
- Servant's room
- Family room
- Games room
- Home theatre















## THE PENINSULA OF DELIGHT.

Marvel Aquanas comes with exceptional facilities, features and specifications that are at par with world standards. From finger-click controls to exquisite quality finishes, international architects to lush landscapes, unbelievable luxury to superior recreational facilities, Marvel Aquanas will ensure a world of enhanced experiences.

### Living room

- Imported marble flooring
- POP/gypsum finish for walls and ceiling
- Wooden doors and door frames
- Telephone and cable TV connections
- Landscaped terraces with flower beds

### Bedroom

- Vitrified flooring
- Air-conditioning
- Wooden doors and door frames

### Kitchen

- International style kitchen with hob and chimney
- Dry balcony
- Wet and dry kitchen

### Bathroom

- Vitrified/ceramic flooring
- Jacuzzi and steam room
- Separate glass shower cubicle
- Wash basin with a counter
- Finest quality fittings and sanitary ware
- Solar heater connection

### Other features

- Home theatre in select units
- Family room in select units
- Sky terrace on the 18<sup>th</sup> floor
- Private terraces
- Double height ceiling
- Master bedroom with a walk-in closet





















## 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
- 9 Marvel Simrose

### BALEWADI

- 10 Marvel Brisa
- 11 Marvel Cascada

### KALYANI NAGAR

- 12 Marvel Crescent
- 13 Marvel Vivacity
- 14 Marvel Vivaldi

### KHARADI

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

### 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 Kyrä

### NIBM ROAD

- 27 Marvel Isola
- 28 Marvel Sangria
- 29 Marvel Izara

### WACHOLI

- 30 Marvel Ganga Fria

### Bavdhan

- 31 Marvel Selva  
Ridge Estate

## 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

## Marvel Prima Residences

### PUNE

#### BOAT CLUB

- 1 Marvel Ribera

#### KOREGAON PARK

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

#### KANCHANGALLI

- 5 Marvel Aeries

#### BHOSALE NAGAR

- 6 Marvel Escaso

#### SHANKARSHETH ROAD

- 7 Marvel SuPalam

#### SALISBURY PARK

- 8 Marvel Claro

### BENGALURU

#### DEFENCE COLONY, INDIRA NAGAR

- 9 Marvel Arista
- 10 Marvel Amora
- 11 Marvel Viento

#### PRIMROSE ROAD

- 12 Marvel Oriol

### GOA

#### DONA PAULA

- 13 Marvel Bellaza

#### OFF MIRAMAR BEACH,

#### PANJIM

- 14 Marvel Evora

### 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

### RETAIL PROJECTS

#### WACHOLI

- 1 Marvel Vista

#### BAVDHAN

- 1 Marvel Ridge



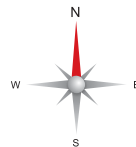
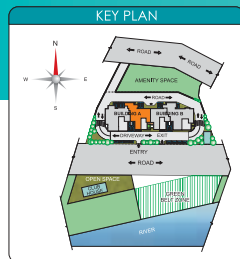


# FLOOR PLANS

# Marvel Aquanas

BUILDING A | 101

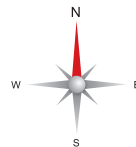
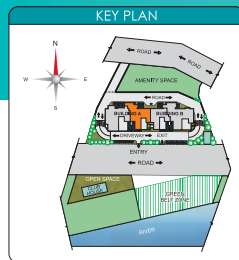
3 BHK with Game Room & Servant Room



FLAT NO.	BUILDING A 101
FLAT AREA	2805 SQ. FT.
TERRACE AREA	450 SQ. FT.
TOTAL SALEABLE AREA	3255 SQ. FT.

# Marvel Aquanas

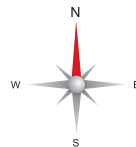
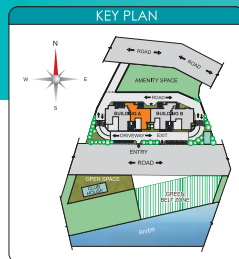
BUILDING A | 201, 401, 601, 801, 1001, 1201, 1401  
3 BHK with Servant Room



FLAT NO.	BUILDING A 201, 401, 601, 801 1001, 1201, 1401
FLAT AREA	2510 SQ. FT.
TERRACE AREA	500 SQ. FT.
TOTAL SALEABLE AREA	3010 SQ. FT.

# Marvel Aquanas

BUILDING A | 301, 501, 701, 901, 1101, 1301, 1501  
3 BHK with Servant Room



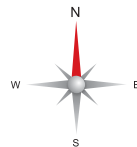
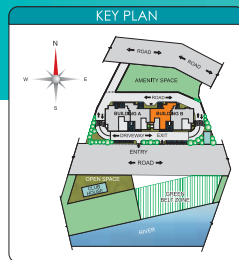
FLAT NO.	BUILDING A 301, 501, 701, 901, 1101, 1301, 1501
FLAT AREA	2510 SQ. FT.
TERRACE AREA	450 SQ. FT.
TOTAL SALEABLE AREA	2960 SQ. FT.



# Marvel Aquanas

BUILDING B | 102

3 BHK with Servant Room

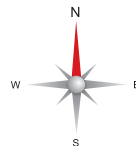
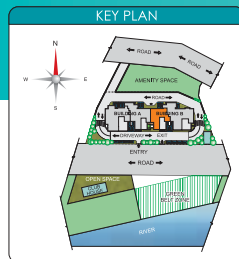


FLAT NO.	BUILDING B 102
FLAT AREA	2510 SQ. FT.
TERRACE AREA	500 SQ. FT.
TOTAL SALEABLE AREA	3010 SQ. FT.

# Marvel Aquanas

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

3 BHK with Servant Room

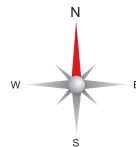
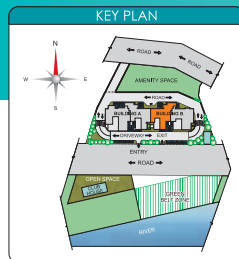


FLAT NO.	BUILDING B 202, 402, 602, 802, 1002, 1202, 1402
FLAT AREA	2510 SQ. FT.
TERRACE AREA	450 SQ. FT.
TOTAL SALEABLE AREA	2960 SQ. FT.

# Marvel Aquanas

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

3 BHK with Servant Room

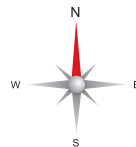
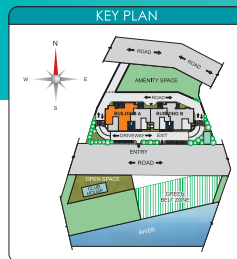


FLAT NO.	BUILDING B 302, 502, 702, 902, 1102, 1302, 1502
FLAT AREA	2510 SQ. FT.
TERRACE AREA	500 SQ. FT.
TOTAL SALEABLE AREA	3010 SQ. FT.

# Marvel Aquanas

BUILDING A | 102

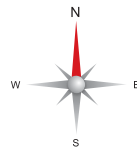
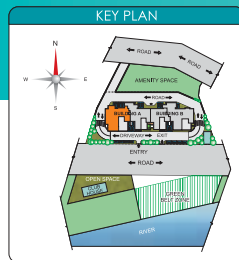
4 BHK with Home Theatre & Servant Room



FLAT NO.	BUILDING A 102
FLAT AREA	4555 SQ. FT.
TERRACE AREA	755 SQ. FT.
TOTAL SALEABLE AREA	5310 SQ. FT.

# Marvel Aquanas

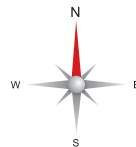
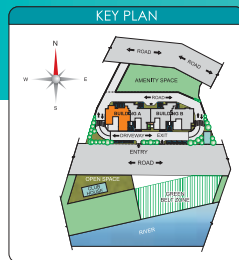
BUILDING A | 202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802, 2002  
4 BHK with Home Theatre & Servant Room



FLAT NO.	BUILDING A 202, 402, 602, 802, 1002, 1202, 1402, 1602, 1802, 2002
FLAT AREA	4340 SQ. FT.
TERRACE AREA	760 SQ. FT.
TOTAL SALEABLE AREA	5100 SQ. FT.

# Marvel Aquanas

BUILDING A | 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902  
4 BHK with Home Theatre & Servant Room

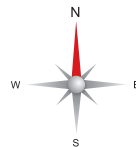
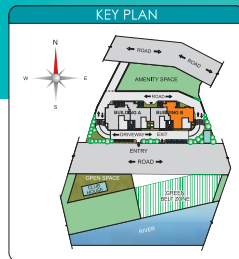


FLAT NO.	BUILDING A 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902
FLAT AREA	4350 SQ. FT.
TERRACE AREA	755 SQ. FT.
TOTAL SALEABLE AREA	5105 SQ. FT.

# Marvel Aquanas

BUILDING B | 101

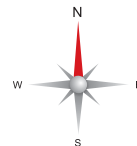
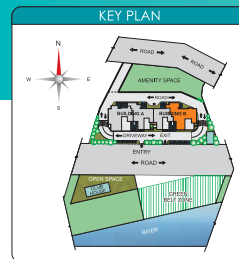
4 BHK with Game Room & Servant Room



FLAT NO.	BUILDING B 101
FLAT AREA	3760 SQ. FT.
TERRACE AREA	690 SQ. FT.
TOTAL SALEABLE AREA	4450 SQ. FT.

# Marvel Aquanas

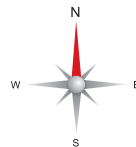
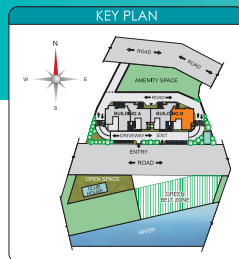
BUILDING B | 201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801, 2001  
4 BHK with Servant Room



FLAT NO.	BUILDING B 201, 401, 601, 801, 1001, 1201, 1401, 1601, 1801, 2001
FLAT AREA	3460 SQ. FT.
TERRACE AREA	690 SQ. FT.
TOTAL SALEABLE AREA	4150 SQ. FT.



BUILDING B | 301, 501, 701, 901, 1101, 1301, 1501, 1701, 1901  
4 BHK with Servant Room

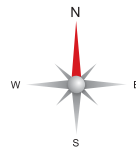
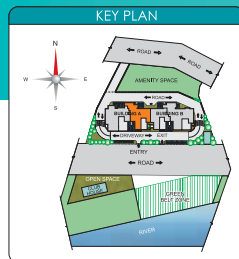


FLAT NO.	BUILDING B 301, 501, 701, 901 1101, 1301, 1501, 1701, 1901
FLAT AREA	3440 SQ. FT.
TERRACE AREA	690 SQ. FT.
TOTAL SALEABLE AREA	4130 SQ. FT.

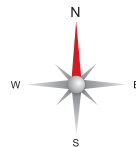
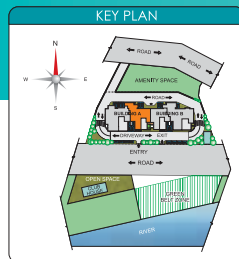
# Marvel Aquanas

BUILDING A | 1601

4 BHK with Home Theatre, Family Room & Servant Room (Lower Floor Plan)



FLAT NO.	BUILDING A 1601	
FLAT AREA	LOWER FLOOR	2525 SQ. FT.
	UPPER FLOOR	2335 SQ. FT.
TERRACE AREA	500 SQ. FT.	
TOTAL SALEABLE AREA	5360 SQ. FT.	

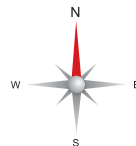
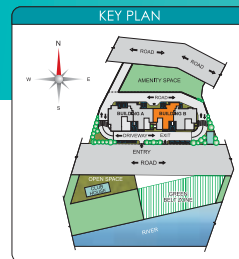


FLAT NO.	BUILDING A 1601	
FLAT AREA	LOWER FLOOR	2525 SQ. FT.
	UPPER FLOOR	2335 SQ. FT.
TERRACE AREA	500 SQ. FT.	
TOTAL SALEABLE AREA	5360 SQ. FT.	

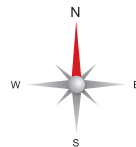
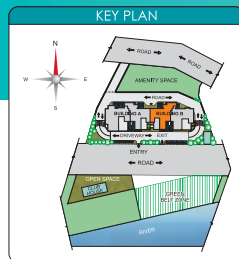
# Marvel Aquanas

BUILDING B | 1602

4 BHK with Home Theatre, Family Room & Servant Room (Lower Floor Plan)



FLAT NO.	BUILDING B 1602	
FLAT AREA	LOWER FLOOR	2525 SQ. FT.
	UPPER FLOOR	2335 SQ. FT.
TERRACE AREA	500 SQ. FT.	
TOTAL SALEABLE AREA	5360 SQ. FT.	



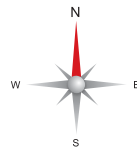
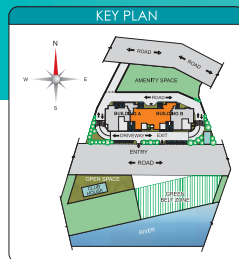
FLAT NO.	BUILDING B 1602	
FLAT AREA	LOWER FLOOR	2525 SQ. FT.
	UPPER FLOOR	2335 SQ. FT.
TERRACE AREA	500 SQ. FT.	
TOTAL SALEABLE AREA	5360 SQ. FT.	



# Marvel Aquanas

BUILDING B | 2002

5 BHK with Game Room & Servant Room

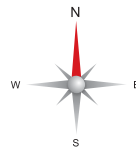
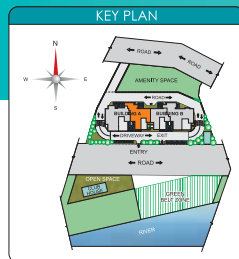


FLAT NO.	BUILDING B 2002
FLAT AREA	5930 SQ. FT.
TERRACE AREA	1240 SQ. FT.
TOTAL SALEABLE AREA	7170 SQ. FT.

# Marvel Aquanas

BUILDING A | 2101

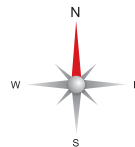
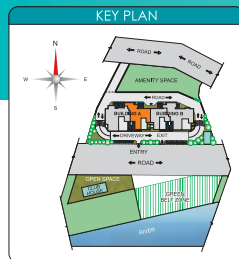
4 BHK Penthouse with Home Theatre, Family Room & Servant Room - (Lower Floor Plan)



FLAT NO.	BUILDING A 2101	
FLAT AREA	LOWER FLOOR	2589 SQ. FT.
	UPPER FLOOR	2663 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2508 SQ. FT.	
TOTAL SALEABLE AREA	7060 SQ. FT.	



## BUILDING A | 2101

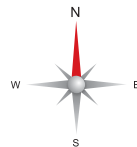
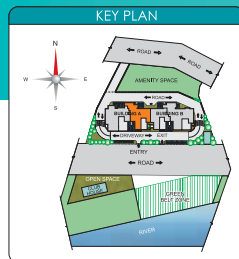


FLAT NO.	BUILDING A 2101	
FLAT AREA	LOWER FLOOR	2589 SQ. FT.
	UPPER FLOOR	2663 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2508 SQ. FT.	
TOTAL SALEABLE AREA	7060 SQ. FT.	

# Marvel Aquanas

BUILDING A | 2101

4 BHK Penthouse with Home Theatre, Family Room & Servant Room - (Top Terrace Plan)

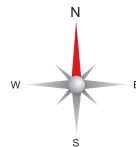
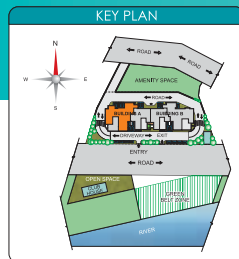


FLAT NO.	BUILDING A 2101	
FLAT AREA	LOWER FLOOR	2589 SQ. FT.
	UPPER FLOOR	2663 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2508 SQ. FT.	
TOTAL SALEABLE AREA	7060 SQ. FT.	

# Marvel Aquinas

BUILDING A | 2102

5 BHK Penthouse with Home Theatre, Family Room, Spa, Sauna, Game Room & Servant Room - (Lower Floor Plan)

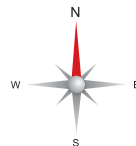
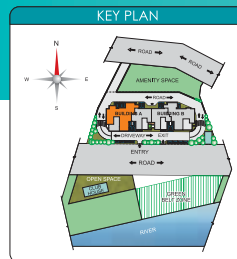


FLAT NO.	BUILDING A 2102	
FLAT AREA	LOWER FLOOR:	4439 SQ. FT.
	UPPER FLOOR:	4263 SQ. FT.
TERRACE AREA	1686 SQ. FT.	
TOP TERRACE AREA	4325 SQ. FT.	
TOTAL SALEABLE AREA	11830 SQ. FT.	

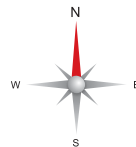
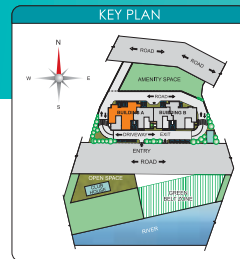
# Marvel Aquanas

BUILDING A | 2102

5 BHK Penthouse with Home Theatre, Family Room, Spa, Sauna, Game Room & Servant Room - (Upper Floor Plan)



FLAT NO.	BUILDING A 2102	
FLAT AREA	LOWER FLOOR:	439 SQ. FT.
	UPPER FLOOR:	4263 SQ. FT.
TERRACE AREA	1686 SQ. FT.	
TOP TERRACE AREA	4325 SQ. FT.	
TOTAL SALEABLE AREA	11830 SQ. FT.	

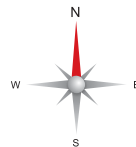
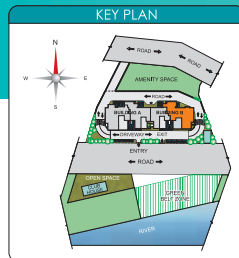


FLAT NO.	BUILDING A 2102	
FLAT AREA	LOWER FLOOR:	4439 SQ. FT.
	UPPER FLOOR:	4263 SQ. FT.
TERRACE AREA	1686 SQ. FT.	
TOP TERRACE AREA	4325 SQ. FT.	
TOTAL SALEABLE AREA	11830 SQ. FT.	

# Marvel Aquanias

BUILDING B | 2101

4 BHK Penthouse with Family Room, Spa, Sauna,  
Home Theatre & Servant Room (Lower Floor Plan)

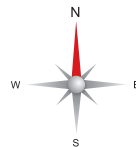
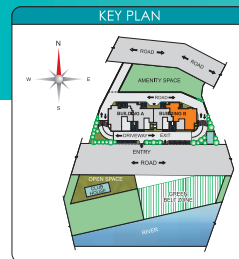


FLAT NO.	BUILDING B 2101	
FLAT AREA	LOWER FLOOR	3522 SQ. FT.
	UPPER FLOOR	3276 SQ. FT.
TERRACE AREA	1625 SQ. FT.	
TOP TERRACE AREA	3386 SQ. FT.	
TOTAL SALEABLE AREA	9552 SQ. FT.	

# Marvel Aquanas

BUILDING B | 2101

4 BHK Penthouse with Family Room, Spa, Sauna,  
Home Theatre & Servant Room (Upper Floor Plan)

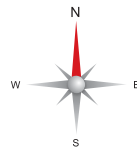
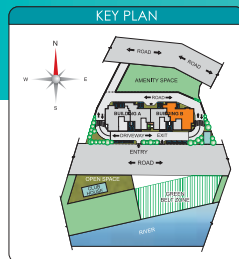


FLAT NO.	BUILDING B 2101	
FLAT AREA	LOWER FLOOR	3522 SQ. FT.
	UPPER FLOOR	3276 SQ. FT.
TERRACE AREA	1625 SQ. FT.	
TOP TERRACE AREA	3386 SQ. FT.	
TOTAL SALEABLE AREA	9552 SQ. FT.	

# Marvel Aquanas

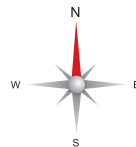
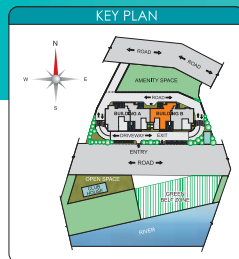
BUILDING B | 2101

4 BHK Penthouse with Family Room, Spa, Sauna,  
Home Theatre & Servant Room (Top Terrace Plan)



FLAT NO.	BUILDING B 2101	
FLAT AREA	LOWER FLOOR	3522 SQ. FT.
	UPPER FLOOR	3276 SQ. FT.
TERRACE AREA	1625 SQ. FT.	
TOP TERRACE AREA	3386 SQ. FT.	
TOTAL SALEABLE AREA	9552 SQ. FT.	



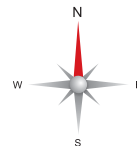
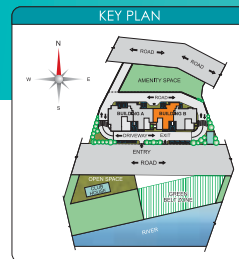


FLAT NO.	BUILDING B 2102	
FLAT AREA	LOWER FLOOR:	2589 SQ. FT.
	UPPER FLOOR:	2720 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2466 SQ. FT.	
TOTAL SALEABLE AREA	7103 SQ. FT.	

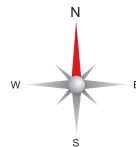
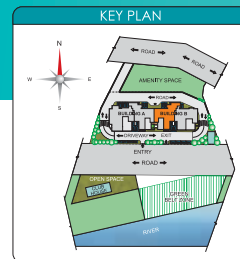
# Marvel Aquanas

BUILDING B | 2102

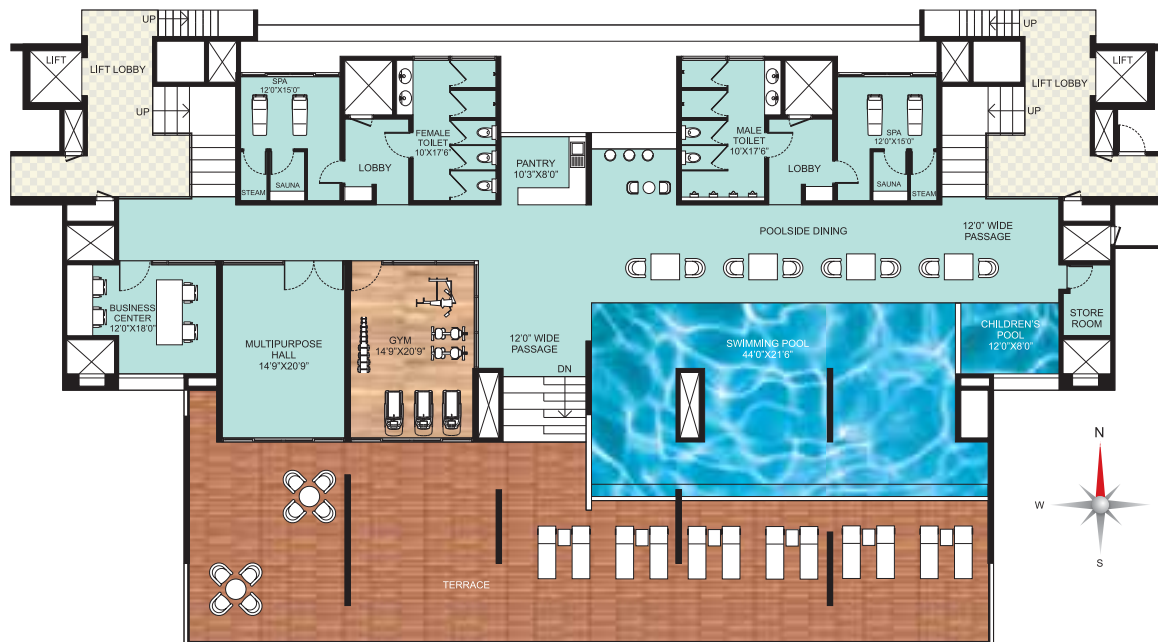
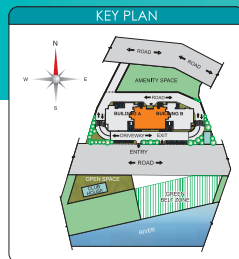
4 BHK Penthouse with Home Theatre, Family Room & Servant Room (Upper Floor Plan)



FLAT NO.	BUILDING B 2102	
FLAT AREA	LOWER FLOOR	2589 SQ. FT.
	UPPER FLOOR	2720 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2466 SQ. FT.	
TOTAL SALEABLE AREA	7103 SQ. FT.	



FLAT NO.	BUILDING B 2102	
FLAT AREA	LOWER FLOOR	2589 SQ. FT.
	UPPER FLOOR	2720 SQ. FT.
TERRACE AREA	972 SQ. FT.	
TOP TERRACE AREA	2466 SQ. FT.	
TOTAL SALEABLE AREA	7103 SQ. FT.	



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**Structural Design**  
Design Werkz Engineering Pvt. Ltd, Pune

**Landscape Architects**  
Eco Plan Asia, Pvt. Ltd, Singapore

**Legal Advisors**  
M/S Rajiv Patel & Associates

The content of this brochure is purely conceptual and has no legal binding on us. The developers reserve the right to amend the layout, number of floors, number of flats, elevation, colour scheme, specifications and amenities.