

U R B A N P A L A C E S



CLARO

Salsbury Park, Pune

CONTENTS

Welcome to Marvel Claro	1
A princely locale	3
The palace grounds	5
Chamber specifications	7
Plans	9

Palaces have always enjoyed the most privileged location in any kingdom. Sitting regally at these prime locations across Pune, our Urban Palaces are monarchs of elegance, discerning luxury and taste. Naturally, they are also the most modern when it comes to automation that serves your lifestyle.

WELCOME TO MARVEL CLARO, YOUR MAJESTY.

From among our Urban Palaces, allow us to present to you Marvel Claro. An exclusive collection of 3.5 BHK apartments and penthouses, nestled in the pristine realm of Salisbury Park. Apartments where the prime location doesn't deter you from enjoying the silence of privacy under the tranquil shade of trees, even as you revel in the unparalleled co-ordinates you occupy.

Experience the lavishness of our Urban Palaces for yourself. Whether it's through the next few pages, or on a site visit, you will find a home that befits 21st century royalty.



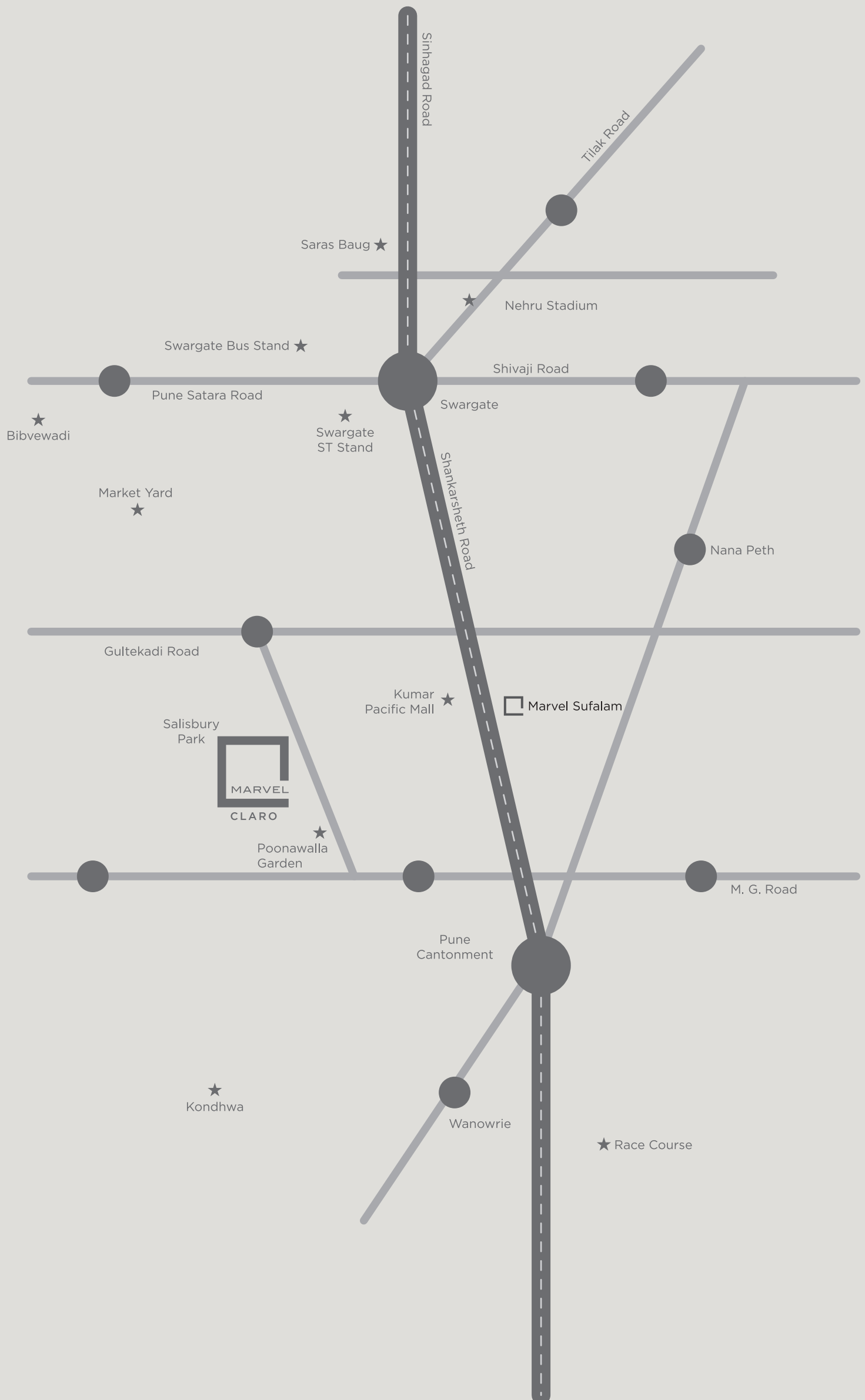
A PRINCELY LOCALE

Salisbury Park. A tree-lined avenue, along which stand picturesque bungalows. No wonder the desirability of this posh address has only magnified with time. Close to this cocoon, where time seems to have retained every ounce of glory, you will find hospitals, schools as well as immediate access to shopping centres, malls, restaurants and clubs.

SWARGATE BUS STAND 0.5 kms

MG Road 1 km

RACE COURSE 2.5 kms



THE PALACE GROUNDS

As you enter and exit your palatial residence, even the grounds seem to resonate your royal arrival. With parking that's worthy of housing your prized chariots, the drop-off area has been thoughtfully placed as close as possible to the elevators. Here, the guards remain discreetly at your service without being seen. Should you wish to socialise or hold court outside of your private chambers, a common terrace and lobby reception are at your disposal.

A SELECTION OF RESIDENCES

Enter your 3.5 BHK apartment or penthouse and behold the expansive space that lies beyond the elegant entrance foyer. Stroll under your seemingly infinite ceiling as you admire the exclusive design, luxury and comfort. Let your discerning eye take in every little fixture and detail that sparkles in the glowing natural light. Exit the VRV central air conditioning and step beyond the sound-proof windows onto the double-height landscaped terrace. Revel in the natural outdoors and the majestic view from your palatial home, all the while choosing to remain unseen like a true monarch. Naturally, we have also taken care of details like quarters for your servants, so that you may live the life of comfort that you expect.



CHAMBER SPECIFICATIONS

LIVING ROOM

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

BEDROOM

- Wooden/imported marble flooring in master bedroom
- Imported marble flooring in other bedrooms
- Telephone and cable TV connections

KITCHEN

- Branded modular kitchen with hob and chimney
- White goods – dishwasher, oven and microwave

BATHROOM

- Imported marble flooring
- Jacuzzi and steam room in master bathroom
- Separate shower cubicle and dry area in all bathrooms
- Wash basins with counters
- Finest quality fittings and sanitaryware

AUTOMATION

- Apartment management system with
touch-screen/remote control for electricals,
air conditioning and geysers

DOUBLE-HEIGHT LANDSCAPED PRIVATE TERRACE

100% GENERATOR BACK-UP

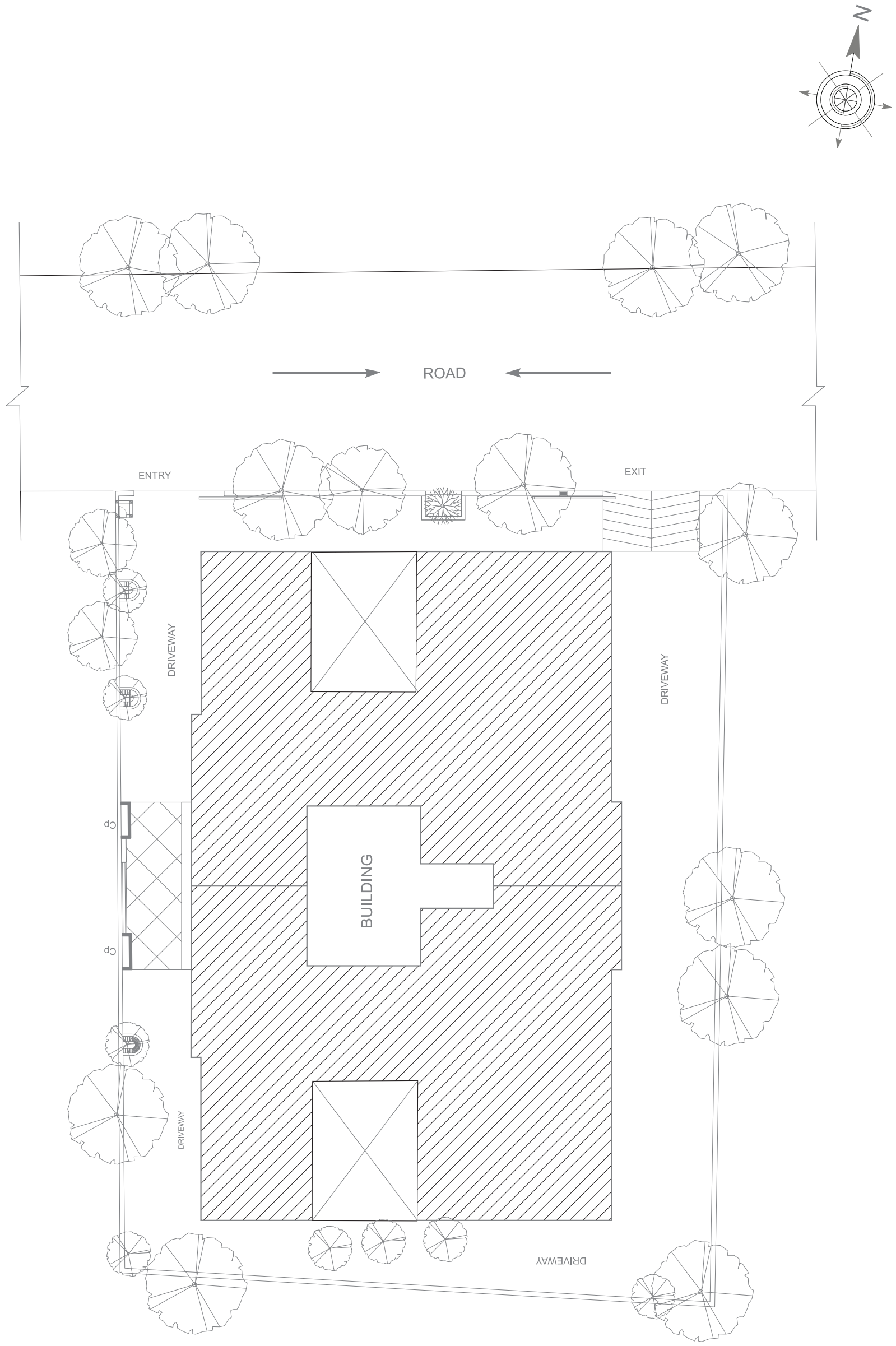
VRV CENTRAL AIR CONDITIONING

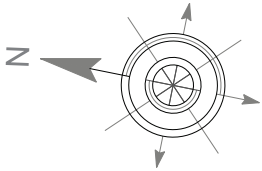
SOUND-PROOF WINDOWS IN ROAD-FACING APARTMENTS



PLANS

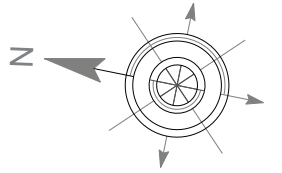
CLARO SITE PLAN





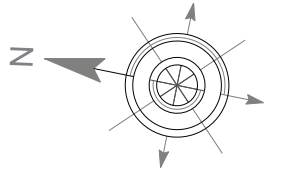
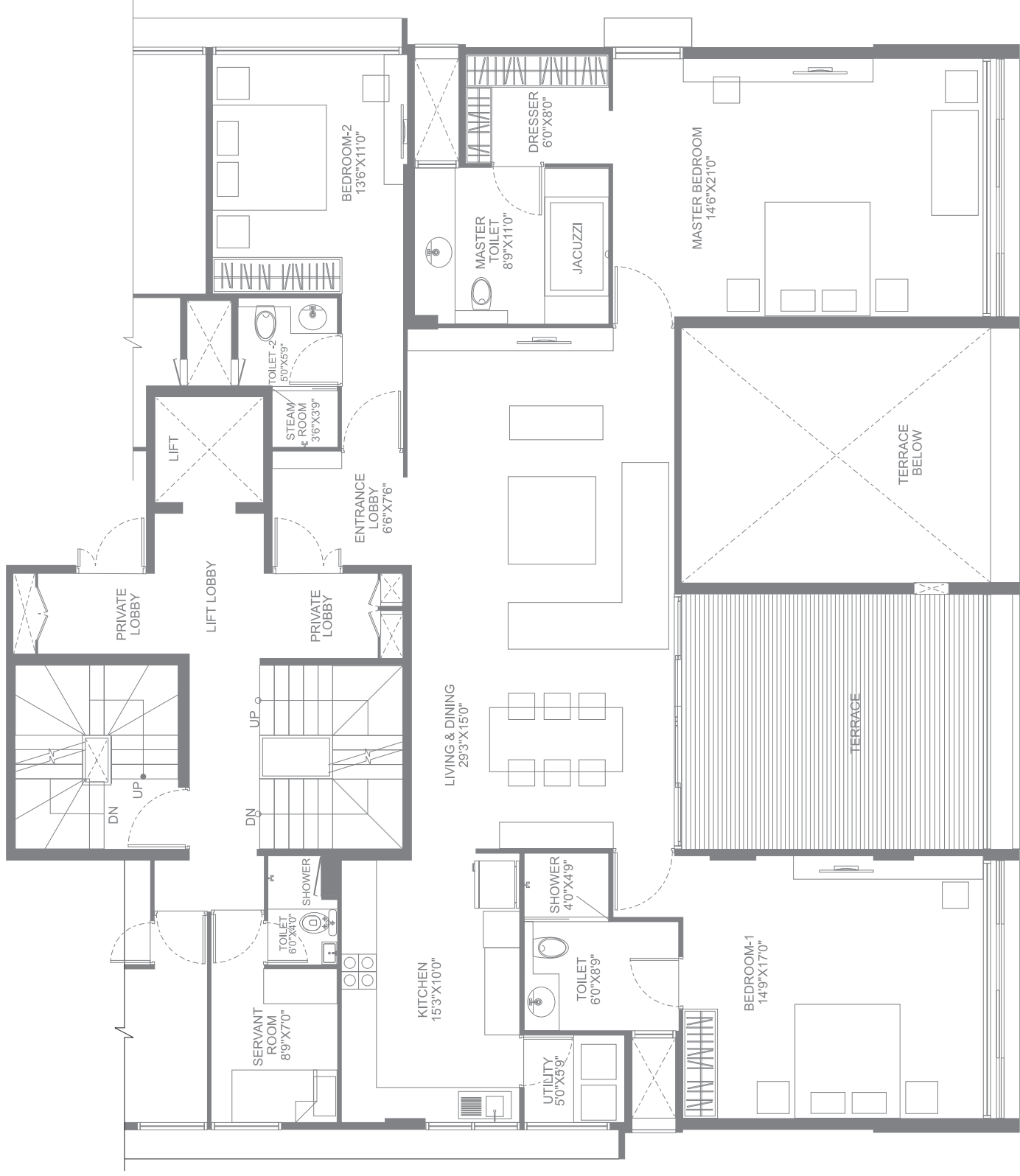
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
_____ 3 BHK WITH SERVANTS' ROOM



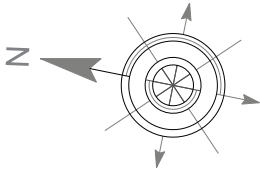
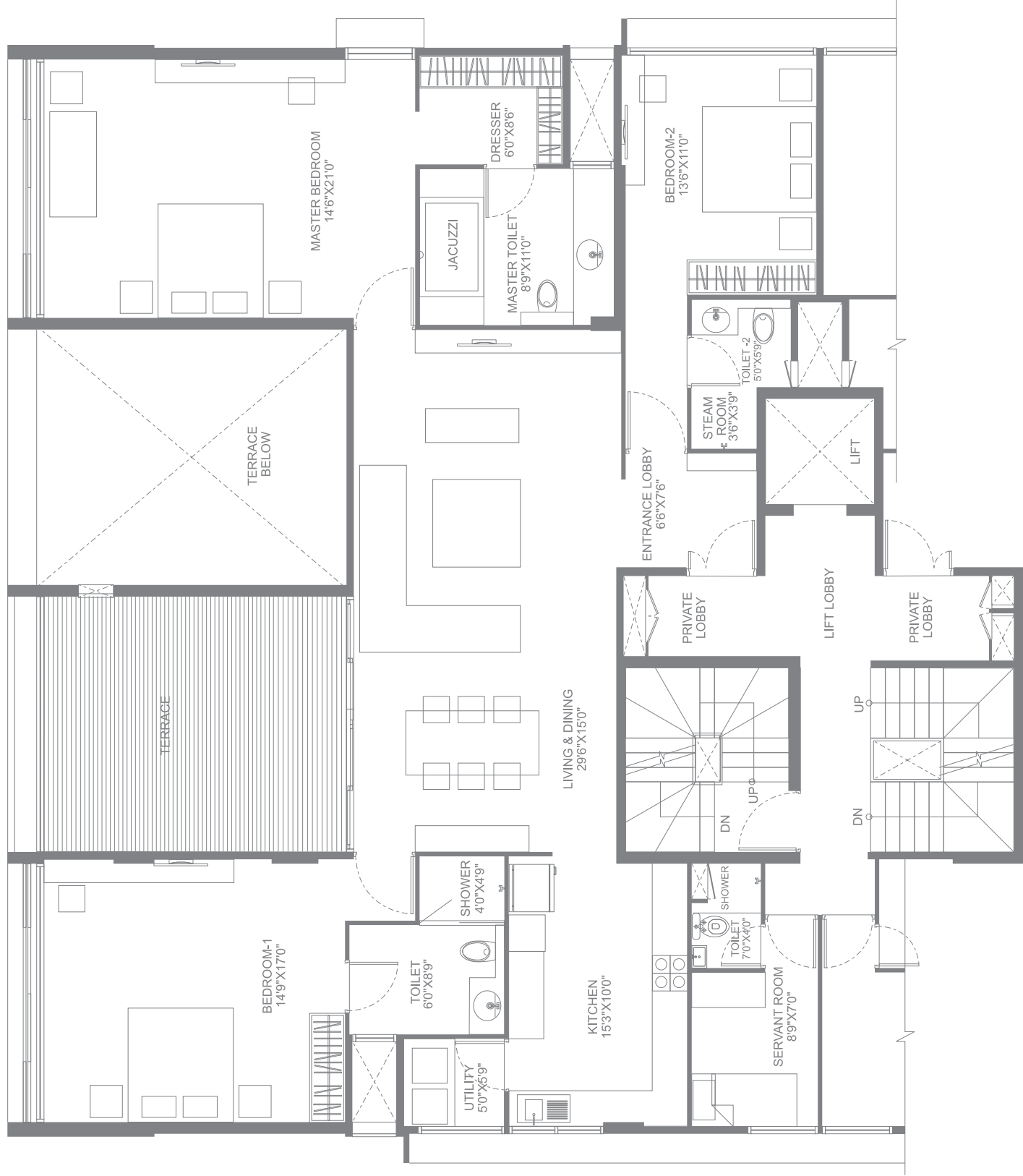
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
102	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
3 BHK WITH SERVANTS' ROOM



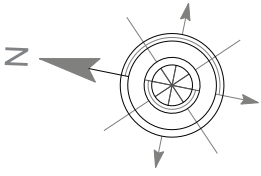
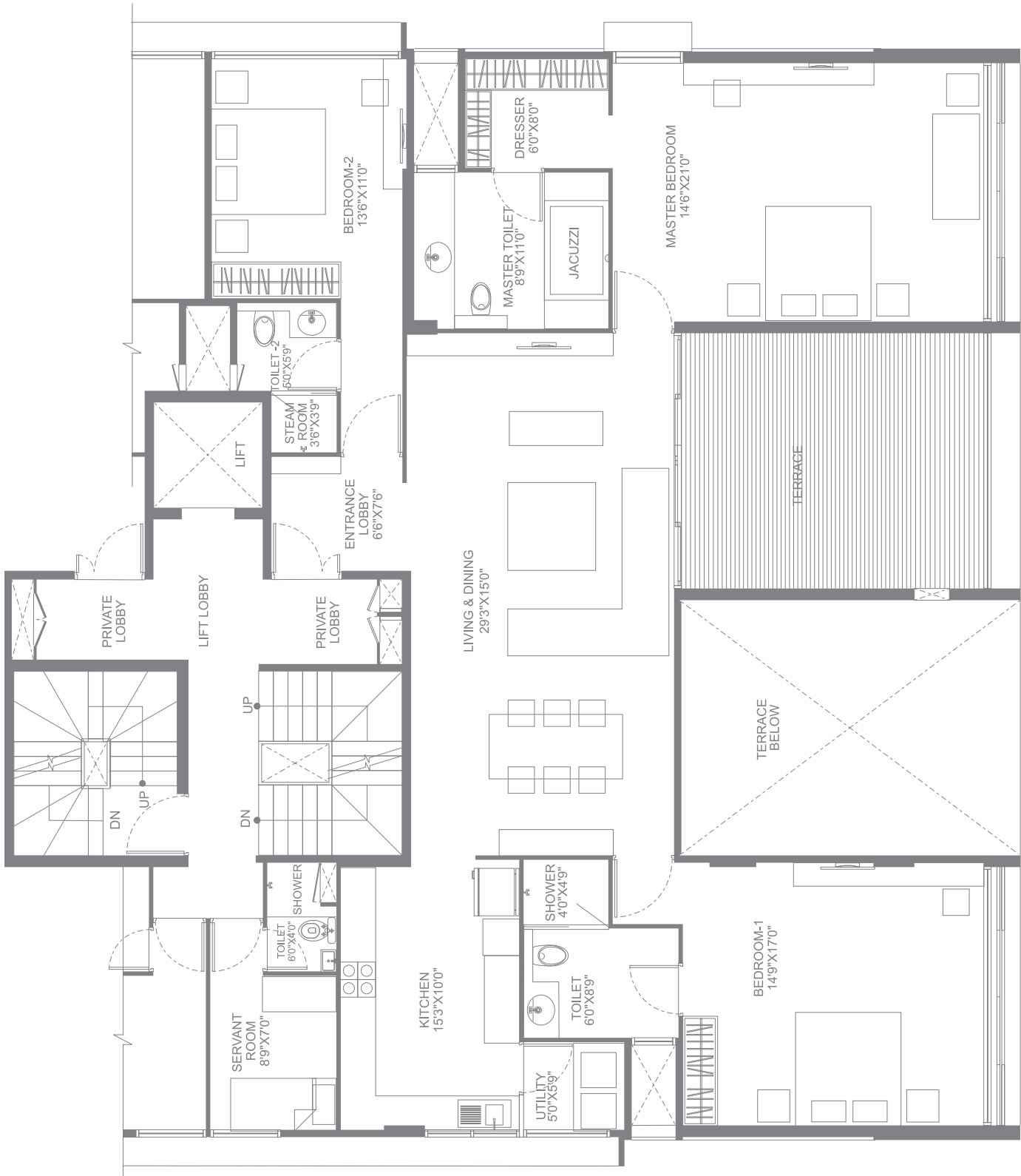
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201,401	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
3 BHK WITH SERVANTS' ROOM



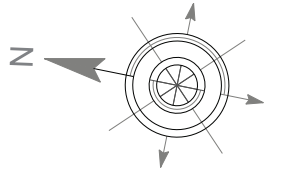
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
202,402	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
3 BHK WITH SERVANTS' ROOM



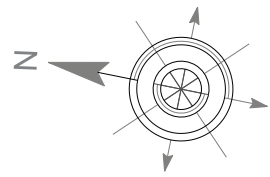
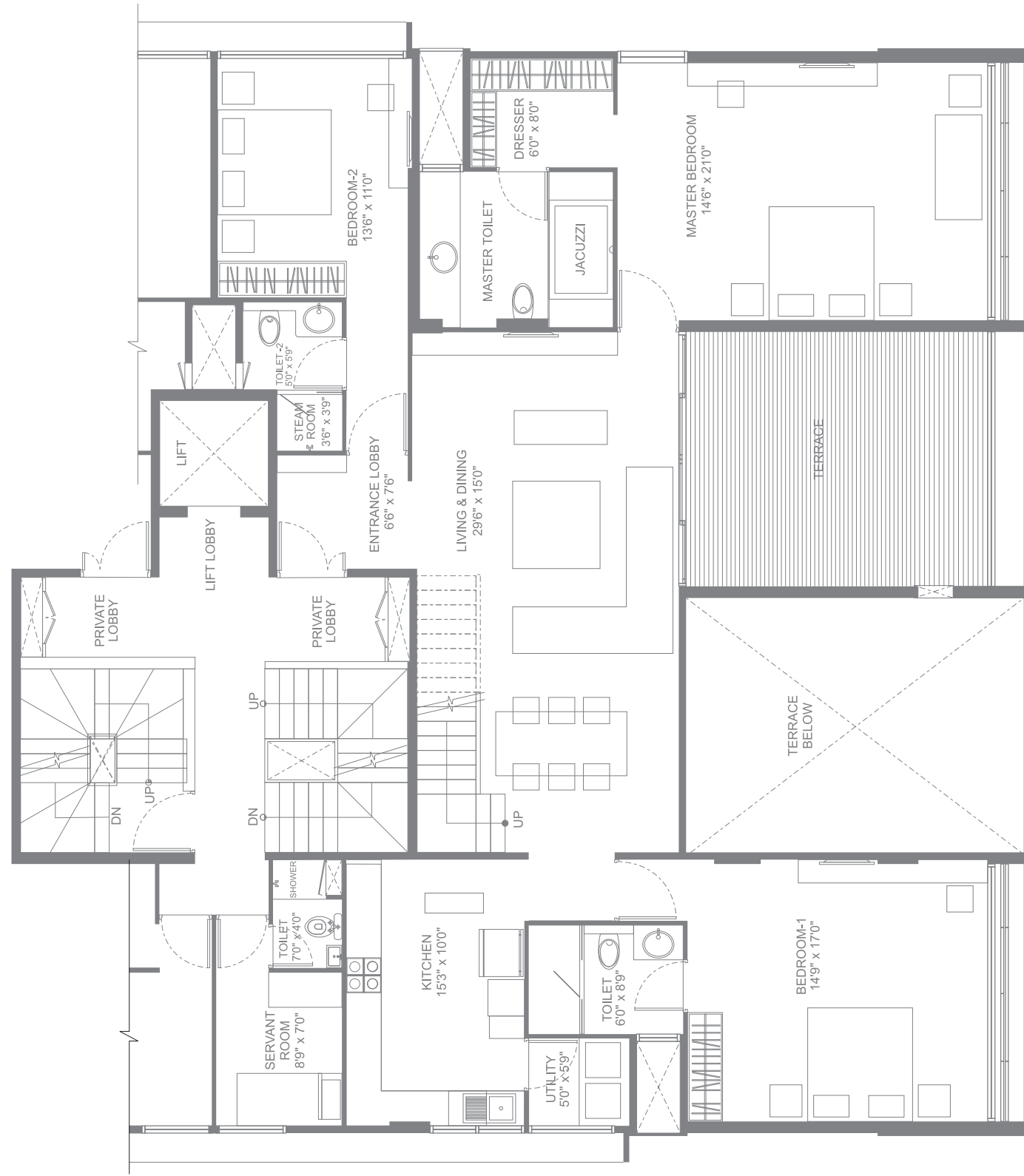
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
301	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
3 BHK WITH SERVANTS' ROOM



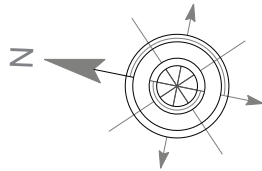
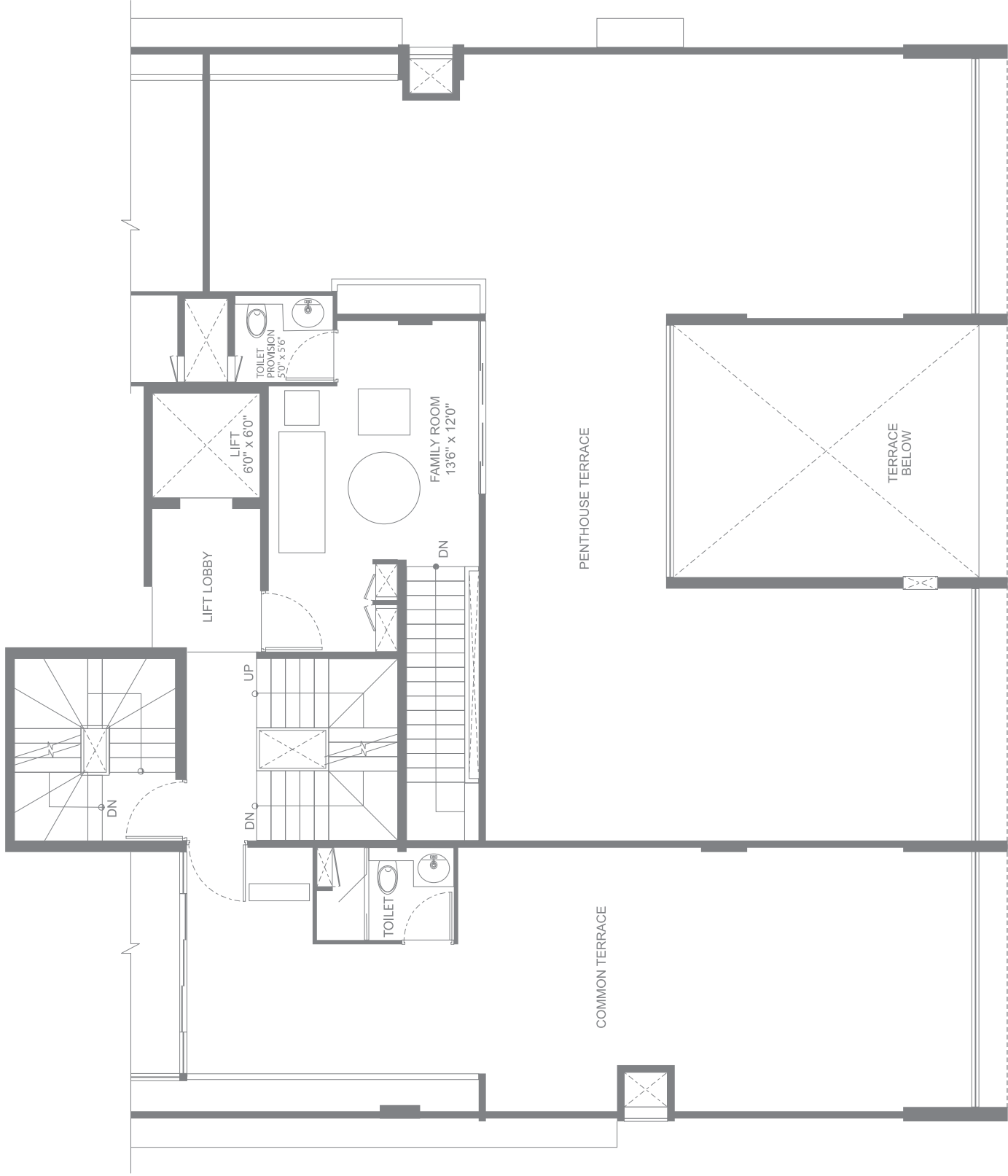
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
302	2365 Sq. ft.	325 Sq. ft.	2690 Sq. ft.

CLARO
3 BHK WITH SERVANTS' ROOM



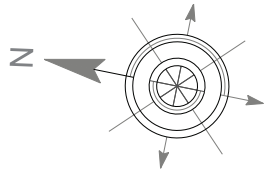
CLARO
3 BHK WITH SERVANTS' ROOM
PENTHOUSE LOWER LEVEL PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL TERRACE AREA	TOTAL SALEABLE AREA
501	2710 Sq. ft.	325 Sq. ft.	1545 Sq. ft.	3550 Sq. ft.



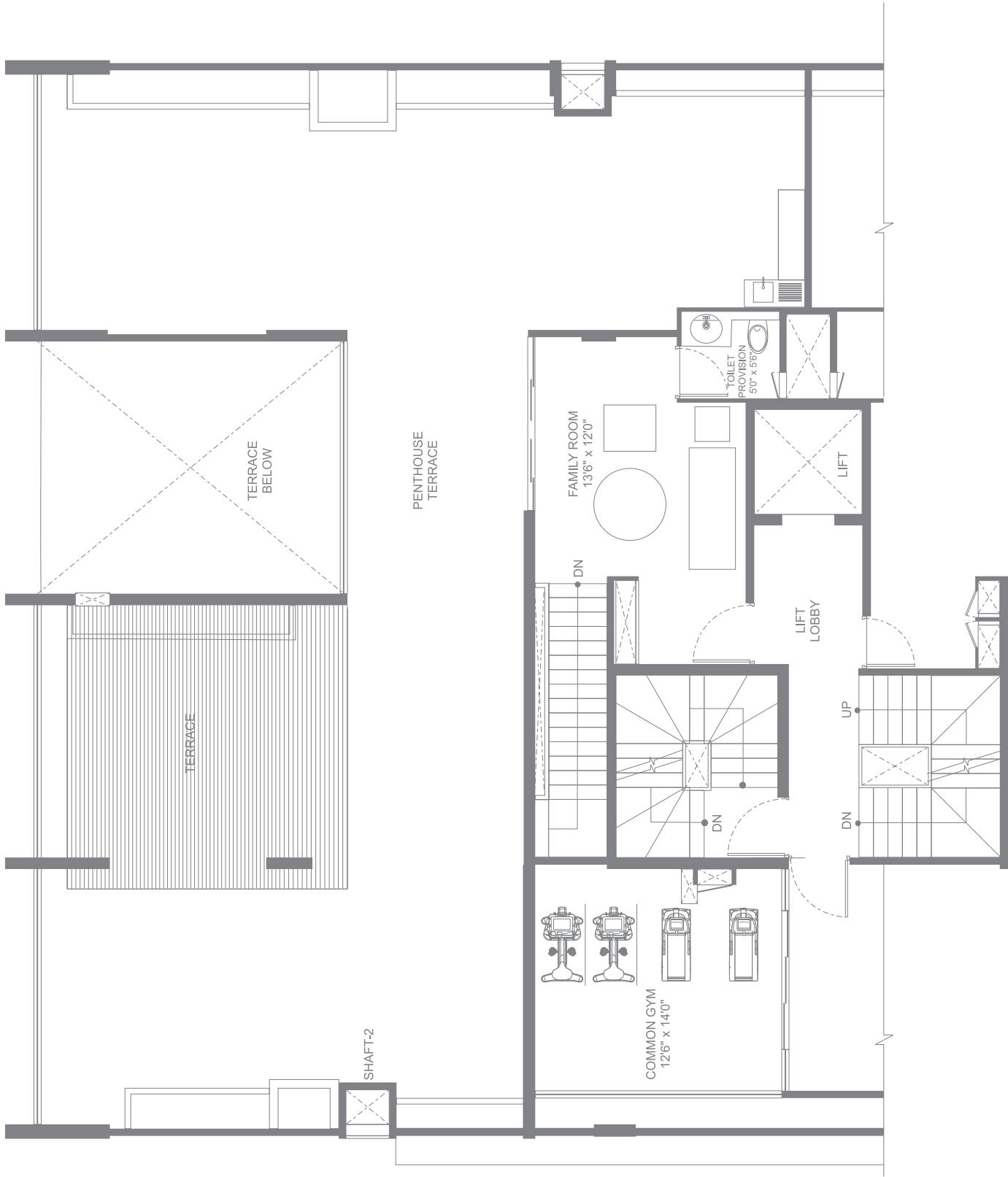
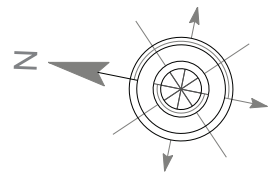
CLARO
3 BHK WITH SERVANTS' ROOM
PENTHOUSE TOP TERRACE PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL TERRACE AREA	TOTAL SALEABLE AREA
501	2710 Sq. ft.	325 Sq. ft.	1545 Sq. ft.	3550 Sq. ft.



CLARO
3 BHK WITH SERVANTS' ROOM
PENTHOUSE LOWER LEVEL PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL TERRACE AREA	TOTAL SALEABLE AREA
502	2710 Sq. ft.	325 Sq. ft.	2070 Sq. ft.	3725 Sq. ft.



CLARO
3 BHK WITH SERVANTS' ROOM
PENTHOUSE TOP TERRACE PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL TERRACE AREA	TOTAL SALEABLE AREA
502	2710 Sq. ft.	325 Sq. ft.	2070 Sq. ft.	3725 Sq. ft.

DESIGN ARCHITECTS

HB Design, Singapore

Marvel Design, Pune

ARCHITECT OF RECORD

Rahul Malvadkar, Pune

STRUCTURAL DESIGN

Design Werkz Engineering Pvt. Ltd., Pune

LANDSCAPE ARCHITECTS

Marvel Design, Pune

LEGAL ADVISORS

Rajiv Patel & Associates, Pune



CLARO

Salisbury Park, Pune

Site Address: Plot No 2, near Poonawalla Garden, Salisbury Park, Pune.

Call: +91 937 2000 200 | E-mail: sales@marvelrealtors.com | www.marvelrealtors.com
301-302, Jewel Tower, Lane 5, North Main Road, Koregaon Park, Pune - 411001.

Note: The contents of this brochure are purely conceptual and have 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.