

MARVEL  
**Vista**

THE COVETED BUSINESS ADDRESS

Lulla Nagar, Pune

**SITE ADDRESS**

S.No -599A+598+593A  
C.T.S. No 3668 + 3669 + 3670 + 3671,  
Sahney Sujan Park, Lulla Nagar, Pune. 411040

**ARCHITECTS**

M/s. DWP Interics Pvt. Ltd., Pune

**ARCHITECTS OF RECORDS**

Rahul Malwadkar, Pune

**STRUCTURAL CONSULTANT**

Design Werkz Engineering Pvt. Ltd., Pune

**LEGAL ADVISOR**

M/s Rajiv Patel & Associates, Pune

In association with



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Note: The contents of this brochure are purely conceptual and have no legal binding on us.  
The Developers reserve the right to amend floor plans, map, specifications, amenities, facilities and perspective views.



Where you sit will decide where you stand.

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# First impressions matter

What is the first thing that you remember about the restaurant you last visited? Or the tax consultant who came highly recommended by your colleague? What about the apparel store you went to during Diwali?

There is no denying that first impressions matter. But they matter even more in the case of businesses. First impressions decide how you project yourself; they paint an image in your clients' mind; In fact, first impressions have the power to make or break businesses.

**Welcome to Marvel Vista** - the coveted commercial address at Lulla Nagar. Seven floors of well-planned and unrestrained spaces that need to be experienced to be believed, Vista is every business' dream location.

A smart design, easy access, conveniently-located facilities and the assurance of the Marvel name - your transition to Vista will change the way you do business, forever.





# Welcome to Lulla Nagar

Lulla Nagar has always been a prestigious residential location, renowned for its quaint bungalows and proximity to all parts of Pune.

Over time it has gained popularity as a premium area boasting of various restaurants, flourishing businesses and several commercial complexes. A robust infrastructure, with well-connected multi-lane roads makes it quick and easy to reach from any corner of the city.

Located at the intersection of Market Yard and MG Road, Marvel Vista is ideally positioned to attract clients and draw talent to grow your business.

## Distances:

Market Yard - 5 minutes

Railway Station - 15 minutes

MG Road - 10 minutes

Corinthian Club - 10 minutes

Express Highway - 15 minutes





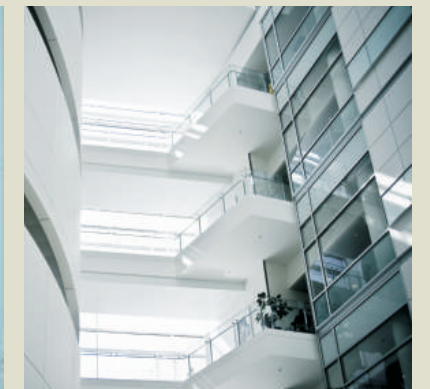


# Vista has to be seen to be believed

This road-facing structure has a clear façade, giving it a distinct identity. Aesthetics and convenience join hands to create the perfect combination for your business.

Smartly-designed offices and retail spaces sit comfortably on seven spacious floors spread across over 50,840 sq ft. High ceilings add to the immense sense of space, opening the mind to greater possibilities. A private break-out area gives the top-floor offices a chance to enjoy solitude.

Besides two passenger lifts, Vista also has two 2-wheeler lifts that lead straight to the second floor, which has ample parking space for 2-wheelers and cars too. Split between two levels, the basement can accommodate adequate cars in convenient stacked parking.







## Work and pleasure need not be separate

Hasn't it been said that happy workers are productive workers? With more than half their waking hours spent at work, it's natural to expect that work conditions will cultivate efficiency, positivity and creativity among employees.

Vista envisioned this need to cultivate a healthy working environment and incorporated it in every aspect of its design.

- Provision for VRV air-conditioning that takes into account space planning
- Fully-connected business centre







# Be safe, be secure

Running a business means opening your doors to other people. But it is equally important to safeguard your interests. The architects behind Marvel Vista understand your need for security and confidentiality, and have thus built in special systems that take care of your exact needs. Access cards enable only authorised people into your spaces.

Automation has also enabled you to save the environment from damage. Every office and retail space has been fitted with energy-saving sensors. This will not only make your business more eco-friendly, but also make considerable inroads on your overhead budgets.





# A legacy to talk about

Marvel is Pune's most sought-after real estate developer. Its iconic creations are spread across the city, found in some of the most elite locales that include Koregaon Park, Boat Club Road, Kalyani Nagar and Mundhwa. There are projects planned in Kharadi, Magarpatta Road, NIBM, Viman Nagar, Lulla Nagar and Prabhadevi, Mumbai. The first project was started in 2001. Eleven years later, the list keeps growing.



## KOREGAON PARK

01. Marvel Residency - Our very first project.
02. Marvel Exotica
03. Marvel Merlot - Super-luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.  
Size: 3690 sq.ft.
04. Marvel Aurum - Super-luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.  
Size: 4902 sq.ft. to 4930 sq.ft.

## KALYANI NAGAR

05. Marvel Crescent
06. Marvel Vivaldi
07. Marvel Vivacity - 2 & 3 bedroom apartments. 3 buildings are uniquely connected by a clubhouse and indoor swimming pool on the 8th floor.

## BOAT CLUB ROAD

08. Marvel Grandeur
09. Marvel Élan
10. Marvel Mystique - Super-sized apartments one per floor, each with a private swimming pool.
11. Marvel Imperial
12. Marvel Coronet - Centrally air-conditioned apartments with a private swimming pool.  
Size: 4000 sq.ft. and larger

## MUNDHWA

13. Marvel Matrix - 2 and 3 bedroom apartments Wi-Fi connectivity, smart-card access from the lobby, huge expanses of greenery with rainwater harvesting.  
Size: 1450 sq.ft. to 2100 sq.ft.

## MAGARPATTA ROAD

14. Marvel Diva -  
Size: 1600 sq.ft. to 6450 sq.ft.
15. Marvel Ritz - Super-luxurious 2, 3 and 4 bedroom apartments.  
Size: 1600 sq.ft. to 4885 sq.ft.
16. Marvel Azure - 2-3 bedroom apartments.  
Size: 1265 sq.ft. and 2750 sq.ft.
17. Marvel Bounty - 2, 3 and 4 bedroom apartments.  
Size: 1445 sq.ft to 4800 sq.ft.
18. Marvel Arco - 2, 3 and 4 bedroom apartments.  
Size: 1360 sq.ft. to 3150 sq.ft.

## KHARADI

19. Marvel Enigma - 2 and 3 bedroom apartments by the riverside.  
Size: 1540 sq.ft to 2560 sq.ft.
20. Marvel Cerise - 2 and 3 bedroom apartments.  
Size: 1345 sq.ft. to 2610 sq.ft.
21. Marvel Zephyr - 2, 3 and 4 bedroom apartments. 22 acres of garden wonderland with a putting tee, exotic flower and fern gardens, water bodies, a yoga plaza, barbeque corner, 3 large-sized swimming pools and multi-play courts.  
Size: 1650 sq.ft to 5650 sq.ft.

22. Marvel Citrine - 2 and 3 bedroom apartments.  
Size: 1255 sq.ft. to 2750 sq.ft.

## NIBM ROAD

23. Marvel Isola - 3 and 4 bedroom apartments set in 12 acres with resort-style recreation facilities.  
Size: 2105 sq.ft to 5225 sq.ft.
24. Marvel Sangria - 2, 3 and 4 bedroom apartments. 13 buildings, 13.5 acres.  
Size: 1710 sq.ft. to 6680 sq.ft.

Backed by the success of its residential projects, Marvel has begun to work on several state-of-the-art commercial projects.

**Marvel Edge**, our first commercial venture, is an ambitious project of over 1 million sq.ft. in Viman Nagar.

**Marvel Sentinel** at Magarpatta Road is a single-standing 70 metre high beacon, that will steer businesses into the 21st century by its sheer elegance, ergonomics and progressive design.

**Marvel Feugo** on Magarpatta Road, is seven floors of well-designed, unrestrained spaces. This edifice stands apart in an area dotted with conventional structures.

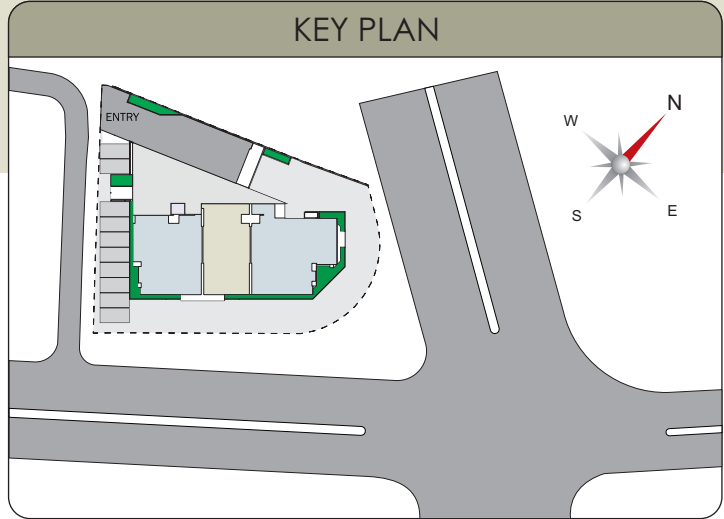
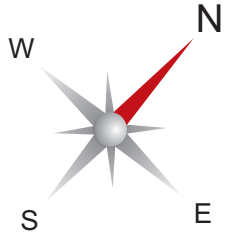
**Marvel | Ganga Trueno** at Viman Nagar is a poetic blend of steel, stone and concrete. A dazzling beacon on Pune's skyline, it is a hard-to-beat benchmark of futuristic workplaces.

**The Boulevard @ Marvel | Ganga Sangria** at NIBM Road is a luxurious, high-street shopping experience, with stores, bookshops, cafes, restaurants and more.

MARVEL VISTA  
GROUND FLOOR



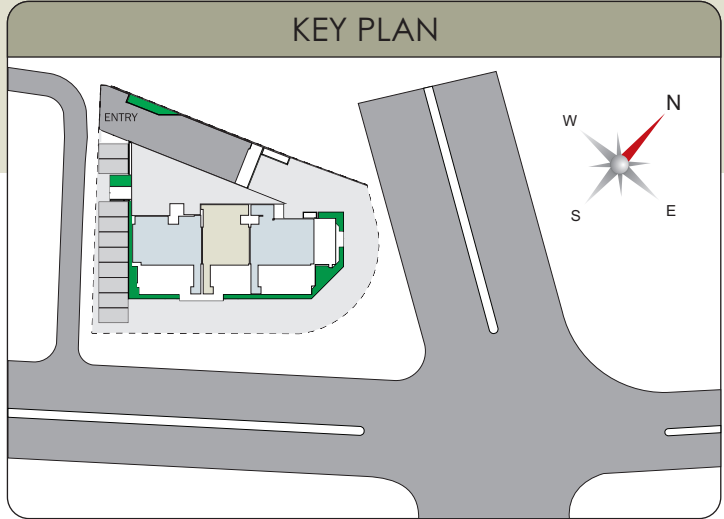
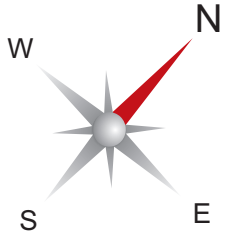
SHOWROOM NO.	SHOWROOM AREA GROUND FLOOR	SHOWROOM AREA MEZZANINE FLOOR	GARDEN AREA	TOTAL SALEABLE AREA
A - 010	2050 SQ. FT.	1485 SQ. FT.	900 SQ. FT.	3835 SQ. FT.
A - 020	1675 SQ. FT.	1280 SQ. FT.	615 SQ. FT.	3160 SQ. FT.
A - 030	2395 SQ. FT.	1500 SQ. FT.	2715 SQ. FT.	4800 SQ. FT.



MARVEL VISTA  
FIRST FLOOR  
( Mezzanine Floor )



SHOWROOM NO.	SHOWROOM AREA GROUND FLOOR	SHOWROOM AREA MEZZANINE FLOOR	GARDEN AREA	TOTAL SALEABLE AREA
A - 010	2050 SQ. FT.	1485 SQ. FT.	900 SQ. FT.	3835 SQ. FT.
A - 020	1675 SQ. FT.	1280 SQ. FT.	615 SQ. FT.	3160 SQ. FT.
A - 030	2395 SQ. FT.	1500 SQ. FT.	2715 SQ. FT.	4800 SQ. FT.

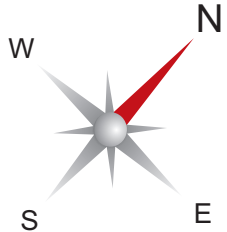




MARVEL VISTA  
THIRD FLOOR



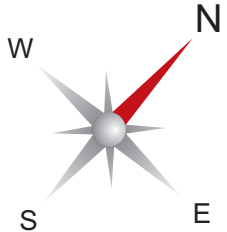
OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-310	1035 SQ. FT.	-	1035 SQ. FT.
A-320	1355 SQ. FT.	-	1355 SQ. FT.
A-330	1170 SQ. FT.	-	1170 SQ. FT.
A-340	1060 SQ. FT.	105 SQ. FT.	1165 SQ. FT.
A-350	1035 SQ. FT.	170 SQ. FT.	1205 SQ. FT.
A-360	1210 SQ. FT.	195 SQ. FT.	1405 SQ. FT.



MARVEL VISTA  
FOURTH FLOOR

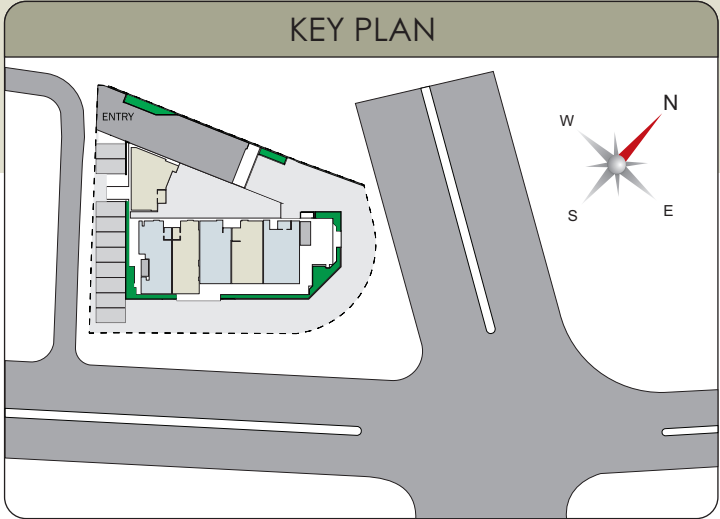


OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-410	1035 SQ. FT.	-	1035 SQ. FT.
A-420	1355 SQ. FT.	-	1355 SQ. FT.
A-430	1170 SQ. FT.	-	1170 SQ. FT.
A-440	1060 SQ. FT.	-	1060 SQ. FT.
A-450	1040 SQ. FT.	-	1040 SQ. FT.
A-460	1240 SQ. FT.	530 SQ. FT.	1770 SQ. FT.

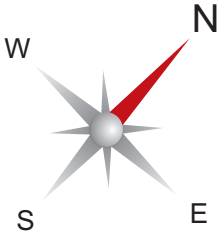




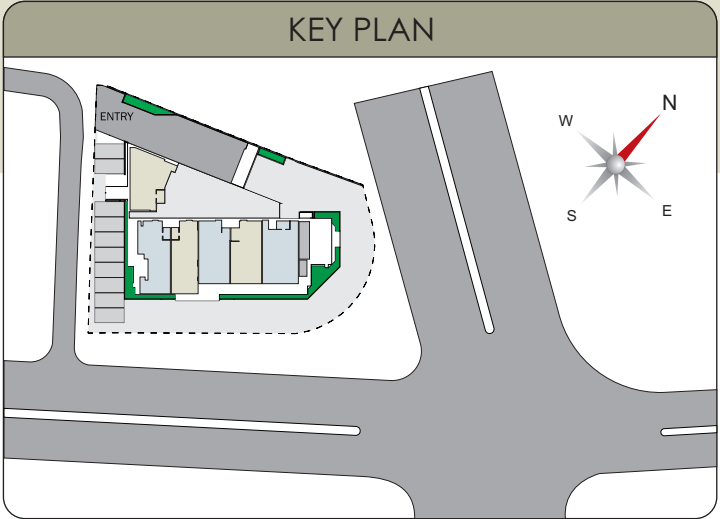
MARVEL VISTA  
FIFTH FLOOR



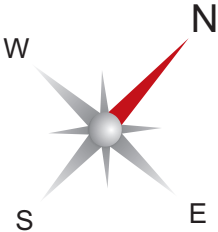
OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-510	1035 SQ. FT.	-	1035 SQ. FT.
A-520	1240 SQ. FT.	65 SQ. FT.	1305 SQ. FT.
A-530	1170 SQ. FT.	-	1170 SQ. FT.
A-540	1060 SQ. FT.	105 SQ. FT.	1165 SQ. FT.
A-550	1035 SQ. FT.	170 SQ. FT.	1205 SQ. FT.
A-560	1210 SQ. FT.	195 SQ. FT.	1405 SQ. FT.



MARVEL VISTA  
SIXTH FLOOR



OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-610	1035 SQ. FT.	-	1035 SQ. FT.
A-620	1280 SQ. FT.	-	1280 SQ. FT.
A-630	1170 SQ. FT.	-	1170 SQ. FT.
A-640	1060 SQ. FT.	-	1060 SQ. FT.
A-650	1040 SQ. FT.	-	1040 SQ. FT.
A-660	1240 SQ. FT.	530 SQ. FT.	1770 SQ. FT.

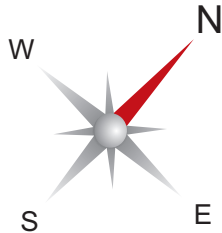




MARVEL VISTA  
SEVENTH FLOOR



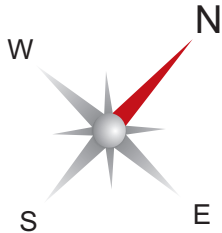
OFFICE NO.	OFFICE AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
A-710	1035 SQ. FT.	-	900 SQ. FT.	1335 SQ. FT.
A-720	2355 SQ. FT.	190 SQ. FT.	2160 SQ. FT.	3265 SQ. FT.
A-730	1795 SQ. FT.	280 SQ. FT.	1590 SQ. FT.	2605 SQ. FT.
A-740	1570 SQ. FT.	195 SQ. FT.	2010 SQ. FT.	2435 SQ. FT.



MARVEL VISTA  
TERRACE FLOOR



OFFICE NO.	OFFICE AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
A-710	1035 SQ. FT.	-	900 SQ. FT.	1335 SQ. FT.
A-720	2355 SQ. FT.	190 SQ. FT.	2160 SQ. FT.	3265 SQ. FT.
A-730	1795 SQ. FT.	280 SQ. FT.	1590 SQ. FT.	2605 SQ. FT.
A-740	1570 SQ. FT.	195 SQ. FT.	2010 SQ. FT.	2435 SQ. FT.







# Technical Specifications

At Marvel, our projects offer only the highest quality fittings. Whether it is in the creation of the structure or in the myriad amenities that dot every project, care is taken to maintain high standards of luxury and comfort.

## STRUCTURE

- Earthquake-resistant RCC slab and column structure with masonry partitions
- Elevators and staircases connecting all levels

## LANDSCAPE

- Richly-landscaped vistas with paving and decorative features
- Pedestrian plaza designed with seating areas
- Dedicated drop-off zone and entrances for retail stores

## FINISHES

- Exterior combination of glazing and windows
- Lobbies have a combination of stone and textured finish
- Basement with abrasion-resistant floors and permanent exterior finish
- Office spaces with prime coat plaster  
Common toilets finished with modern fittings and fixtures

## ENVIRONMENTAL MEASURES

- IGBC Gold compliance
- Rainwater harvesting
- Adequate capacity sewage treatment plant

## PARKING

- Multilevel basement for parking and services
- Provision of access control and video surveillance

## SECURITY

- Manned security and boom barrier at all vehicular entry and exit points

## FIRE SAFETY

- Wet riser/ hose reels/ fire extinguishers provided as per norms
- External fire hydrants provided as per norms

## HVAC

- Provision for split unit AC system
- Ventilation and exhaust provided for common toilets and basements as per design

## ELECTRICAL

- Provision of cable up to occupant's distribution board
- Occupant's load will be metered
- Earthing for common services provided
- Emergency lighting in selected common area

## SIGNAGE

- Internal lobby equipped with tenant directory and directional signs
- Utility and emergency signage where appropriate
- External signage as per developer's design and conditions

## RETAIL FLOORS

- On ground and first floor
- Large storefronts and glazing areas for retail units
- Dedicated signage areas for all units

## OFFICE FLOORS

- From second up to seventh floor

## POWER BACK-UP

- 100% automatic backup provided for lighting, power and AC
- DGs provided with load management