

# Isola

An island of calm

**Site Address**

Sr. No. 16, Opp. The Corinthians Club,  
off NIBM, Kondhwa, Pune

**Architects**

M/s. DWP Interics Pvt. Ltd.  
Malwadkar & Malwadkar

**RCC Consultant**

Strudcom Consultants Pvt. Ltd.

**Landscape Architect**

Taylor Brammer Landscape Architects Pvt. Ltd.  
Sydney, Australia



Head Office : Marvel Realtors. 301-302 Jewel Tower, Lane 5, Koregaon Park, Pune 411 001.  
India. Tel : +91-20-26052506, 26052507 | Fax : +91-20-66201389.  
Email : sales@marvelrealtors.com | www.marvelrealtors.com

In association with



GAGAN DEVELOPERS



GAGAN PROPERTIES

Designed by TBWA/INDIA

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 buildings, number of floors, number of apartments, elevation, colour scheme, specifications and amenities.



escape to an island of calm...



time for

a break

Everyone needs a break. And often the only way to recharge your cells; grey or otherwise, is to take a vacation.

Getting away isn't easy for anyone, away from those Blackberrys, meetings and deadlines. But imagine a holiday from which you don't have to come back...

Unbelievable? Not really.

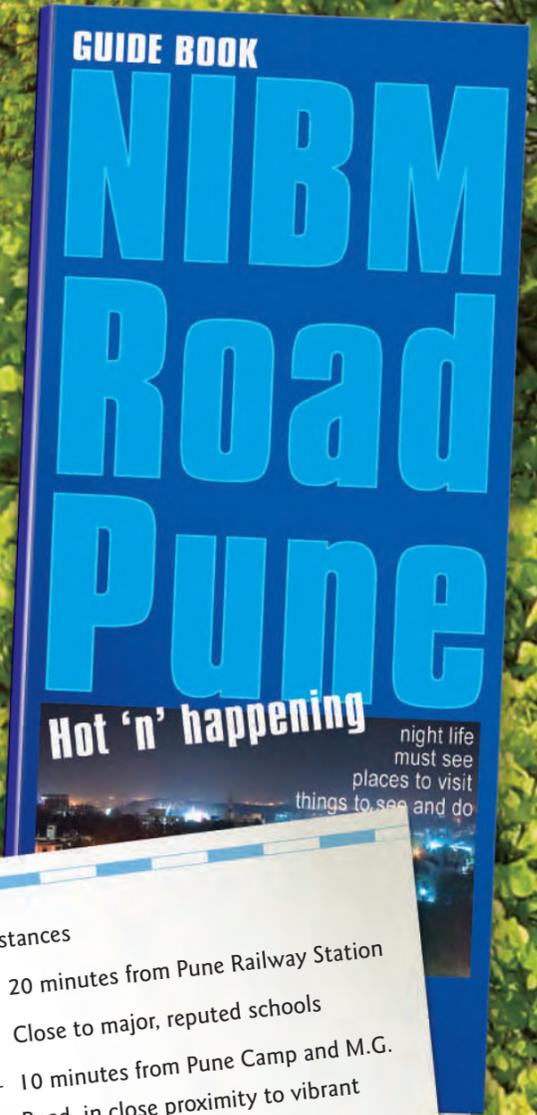
Take a break at a holiday destination that you don't ever need to leave. Where all days feel like weekends, and all your symptoms of stress; aching back, headaches and irritability just melt away into the peace engendered by a relaxing destination that surpasses all others on every score. Because, surprise, surprise, it's home.

Welcome to Marvel Isola.

A beautifully created isle of calm in the South-East of throbbing Pune. Twelve sprawling acres of private kingdom, housing just 6 buildings; automated, super-luxurious apartments with the best amenities on offer from Marvel. On every side you'll be surrounded by Tropical landscaping designed by the best of international landscapers, and a multitude of recreational offerings, – virtual golf, rock climbing, a bowling alley, sports bar, gaming stations, children's study room and more.

how to get there

# escape to isola



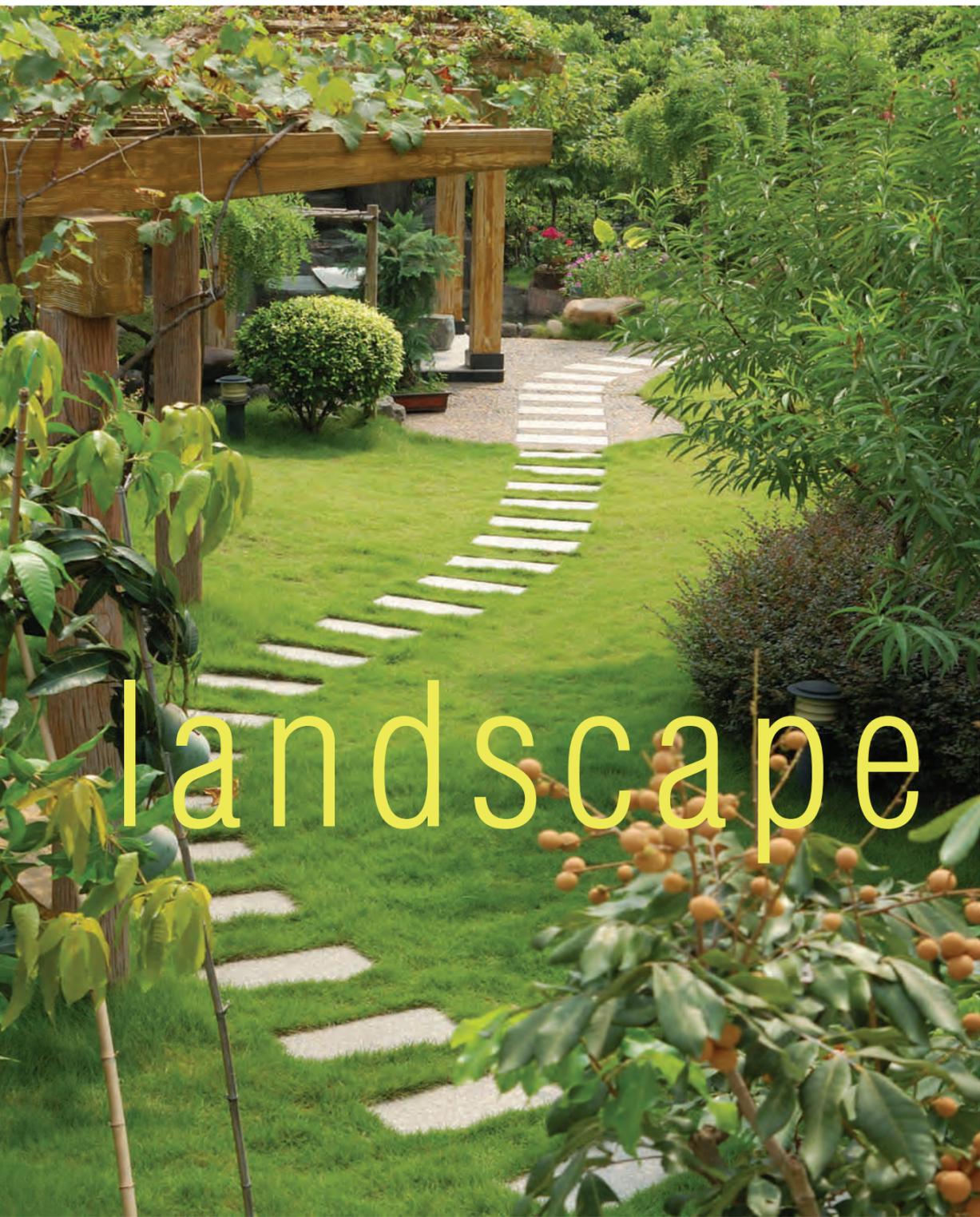
Marvel Isola is set just off NIBM Road, 10 minutes from the heart of Pune. Once a quiet eastern suburb of Pune, it now is one of the newer, more well-planned areas of Pune; a mini boom-town, cosmopolitan and modern. The entire area is a vibrant residential and commercial hub, close to the city centre and far enough away to feel like it's apart. It is also home to a slew of eateries, Indian and international.

It gets its name from NIBM – the National Institute of Banking Management, a Premier Institution for Research, Training and Consultancy in the Field of Banking and Finance in India, drawing professionals from all over the country.

**Distances**

- 20 minutes from Pune Railway Station
- Close to major, reputed schools
- 10 minutes from Pune Camp and M.G. Road, in close proximity to vibrant shopping centres and malls

**how to get there...**



# landscape

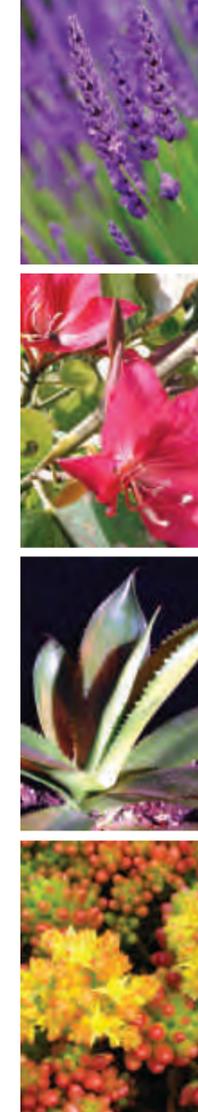
nature walks. picnics. biking.  
deep breathing. painting.  
photography. yoga. dreaming.

## things to see and do

Like any really good vacation, Marvel Isola will slowly wash away the furrows in your brow and the tension in your shoulders. International architects and landscapers have specially designed every square foot of the plot keeping in mind medical and social research that actually proves that being regularly exposed to natural surroundings – parks, forests and botanical gardens, lightens the head and the heart.

Well-planned walkways, jogging tracks and pavements criss-cross the entire property. Exotic Tropical gardens; diverse fauna like the Orchid Tree, Royal Poinciana, Indian Cork Tree, Crepe Myrtle and Bead Tree scent the air. The fronds of palms whisper in the breeze. And the only sounds you'll hear are those you'd never noticed before – the peace-bringing gurgling of water bodies and the chirping of the birds and squirrels.

Marvel Isola will bring the peace back into your life. Do the things you've always planned to do, take nature walks with your family, learn yoga at our yoga plaza, create photo albums and memories... At Marvel Isola, you'll feel like you're on an endless holiday.



# view





Sports Bar

Bowling Station

Gymnasium

Cricket Net

Pool Table

Rock Climbing

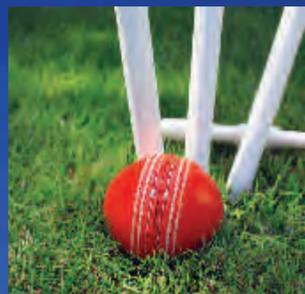
Squash Court

Table Tennis Table

Virtual Golf Course

never run out

things to see and do



whether you're sporty...

Maybe you don't like lying back and taking things easy.

Well, like any fabulous holiday resort, Marvel Isola ensures you never run out of entertainment. The property is dotted with recreational options, indoor and outdoor.

For the sporty, apart from a large swimming pool with kid's pool attached, there's a bowling alley, sports bar, cricket nets, squash courts, table tennis and multi-game courts. While away the hours at the pool table or practice your swing at the virtual golf course.

There is a spacious gymnasium with state-of-the-art equipment, and even an artificial rock-climbing wall for the adventurous.

of things to do

or very chilled out...

For those who don't have activity on their mind, there's pure entertainment at the Karaoke room and movie theatre right within the complex.

Or go for a long luxurious massage at a spa, within strolling distance from your home.

Best of all, while you're having a wonderful time, children can be kept continuously entertained and out of harms way in the sand-pit, at an aquarium, or an indoor play station. There's also a study room for kids.

And ultimately, if you absolutely *must* work, there is a Business Centre that looks out on to beautiful landscaping. We can't promise that you'll get much work done, of course.



Spa

Yoga

Aquarium

Study Room

Kids Indoor Play Station

Movie Theatre

Karaoke Room

Business Centre





marvel isola. styla

choose the way you want to live.  
pool view, sky view, garden view,  
360° view...

amenities & specifications

# marvel isola. styla



As our lives these days constantly demand faster! smarter! better! and the competition and comparisons drive us and also drag us down, everyone needs to have their own island of calm; a place they can escape to, that soothes their frayed nerves.

STYLA are incredibly luxurious apartments that come embellished with 'standard' amenities that far outclass the competition on styling, quality and finish.

More importantly, and almost unheard of elsewhere, are the comforts afforded by home automation; luxuries that quickly become necessities. Something you would never have believed till you actually use them.

Isola Styla apartments range from 2105 sq.ft. to 5225 sq.ft. The perfect way to balance your desires with value for money, comfort and class.

Every Isola Styla apartment features the very best in amenities and specification, and home automation gadgetry pre-built into your dream home.

## LIVING-ROOMS

- Italian Marble Flooring
- POP / Gypsum finish for walls and ceilings
- Teak wood doors and door frames
- Telephone and Cable TV connections
- Landscaped terraces with flower beds

## BEDROOMS

- Vitrified flooring
- Air-conditioning
- Teak wood doors and door frames

## KITCHENS

- International-style kitchen with hob and chimney
- Dry balcony
- Water purifier

## BATHROOM

- Vitrified / Ceramic flooring
- Jacuzzi and Steam room
- Separate wet and dry areas
- Wash basin with counters
- Finest quality fittings and sanitaryware
- Designer dado
- Solar heater connection

## AUTOMATION

- Access Cards straight from the lobby
- Apartment Management System with Touchscreen / Remote Control to control electricals, lighting, ACs and geysers
- Personalized programming for mood lighting

**100% generator back-up.**

marvel isola

amenities & specifications

prima

presenting everything that's  
incredible, automated and luxurious  
in a marvel isola - styla apartment...





and more.  
and more.  
and more!

Marvel creates luxury effortlessly. But there are those exacting connoisseurs for whom even this incredible luxury isn't quite enough. Naturally, Marvel has stretched itself again and found a way to add even more. More space, more options, more privacy.

At an extra cost our customers can pick and choose some Prima specifications over and above all that's already offered in our Styla apartments.

These include

- **Adding a private lap pool.** You can actually add a lap pool to the terrace of your apartment. Such complete privacy, serenity and luxury that it's almost hard to believe.
- **Italian marble flooring throughout the apartment.** Imagine Italian Marble flooring in every room, throughout your apartment. Diana Marble, the best available, is hand-picked from the quarries of Sardinia, Italy, by Marvel's designers, and painstakingly laid by craftsmen so that the floor looks almost seamless.
- **VRV central air-conditioning system.** State-of-the-art VRV central air-conditioning system throughout your apartment ensures more energy efficiency, the lowest possible noise levels and the most precise control of temperature and constant circulation of fresh air.

marvel specialities - kitchens

# international style



Cooking on holiday is a friends-and-family affair and that's why Marvel Isola's kitchens are contemporary, sleek and international style; big, bright and airy. The elegant fitted cabinets and the hob and chimney system use space optimally. This is just the kind of place your family and your guests will want to hang out in.

# gigantic!

One of Marvel's unique offerings is really, really big bathrooms. And as everyone knows, there's nothing that screams opulence louder.

Apart from the awesome size, what's special about a Marvel bathroom is a Jacuzzi, a steam room, wash basins with counters, and designer sanitaryware and bath fittings.

Bathrooms at Marvel Isola are so completely luxurious, you just never want to leave them!



marvel specialities - automation

# choose to stay in touch or choose to stay away. either way, stay in control.

At Marvel Isola, once again encounter the wonders of Marvel's Home Automation. It's like having invisible attendants who change the lighting to suit your moods, turn up the air-conditioning, monitor your visitors and attend to your every comfort. Get addicted to futuristic apartment management systems that bring the controls of distant comforts right into your lap.

Rooms light up just with your presence! With light controls create the environment you wish – cheery and bright or quiet and romantic. Automated apartment management systems, with touch screens and remote controls, control every gadget with just finger commands, thanks to remote controlled interfaces.

Security concerns are a thing of the past. Control your entire house from centrally located LCD touch panels or via internet from half-way across the world. With access control in the lift lobby and video security, at Marvel Isola you're in control.

What more can someone who has everything possibly want?

Marvel can create even more automation magic for you if you want, at an extra cost. A sneak preview...

- With multi room audio and video distribution, keep all equipment – CD/DVD player, radio receiver, audio / video servers or cable / satellite dish receiver, at one location, yet play the equipment from any room.
- Your terrace garden will be watered depending on existing moisture in the soil.
- Save energy with intelligently installed presence sensors and dimmers, and AC controls that judge requirement and occupancy of a room.
- Curtain controls will open or draw the curtains at the flick of a finger, changing mood and light.





# MARVEL ISOLA

imagine moving to a holiday resort...

your island of calm...

# why marvel?

The story of Marvel is a happy accident.

Three young men moved to Pune for business at the turn of the millennium and instantly took to the city, but found it impossible to find accommodation fitting their then unformed, yet stringent criteria on quality. They decided to build for themselves, and a few remaining apartments were put up for sale. To their amazement all 6 apartments were sold out even before construction was complete.

Today the Marvel brand has taken flight. Over 7 million square feet of luxury housing bear testimony to the trust and respect the partners have in each others' abilities and specialised expertise, encouraging clear demarcations of responsibility, challenge-taking and friendship. This trust percolates down the line; find the best person for a job, and then leave it to him or her to excel at.

At Marvel there are 3 words that everyone lives by; Quality, Luxury and Technology. Almost cliched. But striving for perfection, keeping abreast of new technologies, making everyone else's 'superior offering' just a standard amenity, then surpassing that benchmark again, and constantly thinking ahead to create differentiators, keeps Marvel head and shoulders above the competition. And makes those words very real and very unique to every employee.

All this is possible because Marvel is one of few real estate companies with their own expert-led, in-house construction team. More than 70% of the work force are engineers and the average age is 31 years, making it a young and technically strong team.

With customers too, relationships are the cornerstone of Marvel's success. In keeping with their policy of maintaining highly pro-active customer relationships, Marvel lays stress on a unique after-sales policy. A dedicated maintenance division; an experienced supervisor heading a team of plumbers, electricians, carpenters and handymen attend to any problems faced by clients, even at the oldest projects, long complete and handed over to owners.

Marvel's exclusive client list includes professionals from IT, finance and engineering, NRI's, businessmen and the crème de la crème of the art, film and fashion industry.

Marvel boasts of well-planned projects in Pune's most elite locales; Koregaon Park, Boat Club, Kalyani Nagar and Mundhwa with upcoming projects in areas like Kharadi, Magarpatta Road, NIBM, Viman Nagar, Lulla Nagar and Prabhadevi, Mumbai. The first project was in 2001. Eight years later, they make for a virtual art gallery.

## KOREGAON PARK

**Marvel Residency** and **Marvel Exotica** are Marvel's earliest projects.

**Marvel Merlot** is situated on the banks of the river. These are super luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.

## KALYANI NAGAR

**Marvel Crescent** and **Marvel Vivaldi** each have 9 perfectly designed apartments to suit today's modern lifestyle.

**Marvel Vivacity** is a 41-apartment U-shaped complex. 3 buildings with 11 storeys each, are uniquely connected by a Clubhouse and indoor swimming pool on the 8th floor.

## BOAT CLUB ROAD

**Marvel Grandeur**, **Marvel Élan** and **Marvel Mystique** are the epitome of luxury living; projects with super-sized apartments – one per floor, each having a private swimming pool and the most modern apartment management systems.

**Marvel Imperial** and **Marvel Coronet** offer centrally air-conditioned apartments with a private swimming pool, personal spa and cutting edge home automation systems, in each exquisitely planned apartment spread over a sprawling 4000 sq.ft. and more.

## MUNDHWA

**Marvel Matrix**, in the vicinity of an IT park and commercial areas offers 2 and 3 bedroom apartments in 11 storeyed buildings. The project has Wi-Fi connectivity, Smart Card access from the lobby, and huge expanses of greenery with rainwater harvesting.

## MAGARPATTA ROAD

**Marvel Diva** nestled in bountiful environs in close proximity of commercial hubs, BPOs and software parks has apartments from 1600 sq.ft. to 6450 sq.ft.

**Marvel Ritz** offers spacious 2, 3 and 4 bedroom apartments from 1,600 to 4,000 sq.ft., with all Marvel's standard luxurious embellishments. The project provides a combination of Styla and Prima apartments, our luxurious and super-sized configurations.

## KHARADI

**Marvel Enigma** by the riverside, is strategically located in the software hub and yet far from the madding crowd. Here you can choose from 2 and 3 bedroom apartments.

**Marvel Zephyr** our most ambitious project yet, boasts 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. Amenities and specifications are better than ever and automation is at its pinnacle.

## green initiatives: more than just lip service...

To Marvel, a safe and healthy environment is more than acquiring ratings and certifications. Commitment to the planet and a more sustainable lifestyle has become a core value of the company and as such, every project moves forward in this regard – improving specifications, adding initiatives.

Some of the initiatives include :

- Renewable energy via solar heating systems
- Rainwater harvesting
- Heat and ventilation studies undertaken at the design stage
- Architectural design that ensures good ventilation and the maximum use of natural lighting
- Using energy efficient CFL light fixtures
- Large areas of landscaping throughout the projects, and ensuring plants are of indigenous and drought-tolerant species.
- Fully utilizing re-cycled water for flushing and landscaping
- Segregation of organic waste via Vermiculture
- Use of CFC-free air-conditioning equipment
- Use of environment friendly construction materials like fly ash, seasoned teak wood etc.
- Large terraces with ample landscaping
- Efficient irrigation systems

because no one else looks  
into those it'sy-bit'sy details