

MARVEL
AquanaS
Privately yours.
Kharadi



The island of good life.

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Open your eyes to the sound of wind chimes.
Draw your curtains to a picturesque deep blue and green.
Explore every form of luxury.
Before the calm overtakes you.
Now pinch yourself.
Welcome to the good life.

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Welcome to Marvel Aquanas

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THE ISLAND OF GOOD LIFE.

Built on the banks of luxury and privacy, Marvel Aquanas is a high-end, 22 storey residential project. Consisting of two high-rise residential towers, Marvel Aquanas is located in Kharadi, Pune. Nestled comfortably on the banks of the river Mula Mutha, Marvel Aquanas ensures lush green and blue views that will last a lifetime. Literally.

The exclusive boutique development is a mix of luxurious 3.5 and 4.5BHK apartments along with penthouses. All the units enjoy the wallpaper-like vista that is seamlessly brought indoors by balconies that envelop the living, dining and master bedrooms. The finishing touch is added by the private terraces that adorn every home. Designed in such a way that they don't overlook your neighbour's terrace, they give you all the privacy you so well deserve. If the indoors are painted with sheer luxury and verdant greenery, the outside of the building flaunts a unique character thanks to the exterior walls designed with sculptural elements. The grand reception lobby is elevated and gives you an unrestricted view of the deep blue of the river. While picturesque scenery gives you constant company, you can also soak in a long list of state-of-the-art amenities in the sky terrace located on the 18th floor.

So step into a private haven that's your new home.





ALUCKA

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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 strongholds. 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



THE ISLET OF LUXURY.

It's very rare to find quiet and calm in the kind of fast-paced, noisy world we live and breathe in, every day. However if you're a resident of Marvel Aquanas, such a treasure is easy to come by. A home at Marvel Aquanas doesn't just come with state-of-the-art amenities adorned in absolute luxury. Here you will rediscover silence while you indulge in the calm and serenity that surrounds you.



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3.5BHK Apartments

The 3.5BHK apartments at Marvel Aquanas are nothing short of absolute luxury. Sized between 2960 to 3000 square feet, the apartments are spacious and accommodate all your needs with ease. They offer an exquisite living and dining area with a double-height ceiling, allowing direct access to the outdoor terrace overlooking the serene river.

The 3.5BHK apartments are also available in two other sizes, 3255 and 4030 square feet. The 3255 square feet homes also indulge you with a games room.

Highlights

- River-facing apartment
- Ranging From 2960 to 3000 square feet
- Double height ceiling in the living and dining area
- International style kitchen with hob and chimney
- 3 en-suite bedrooms
- Living and dining area opening into an outdoor deck overlooking the river belt
- Double height outdoor deck overlooking the river belt
- Jacuzzi and steam room
- Servant's room
- Games room

4.5BHK Apartments

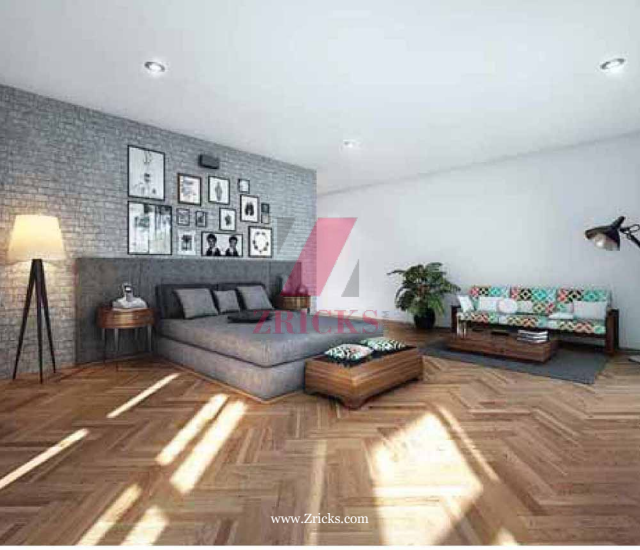
Space and style live in perfect harmony in the 4.5BHK apartments at Marvel Aquanas. The vast living and dining area with a double height ceiling leads directly into an outdoor deck that runs parallel to the long, flowing river. With such a picturesque backdrop, it's the perfect spot to entertain friends.

Ranging between 490 to 530 square feet, the 4.5BHK apartments come in various sizes. The 495 square feet apartments have games rooms while home theatres adorn the apartments sized between 500 to 530 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





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5BHK Apartments

Float in opulence in the 5BHK apartments at Marvel Aquanas. The large living and dining area with a double height ceiling opens into an outdoor deck overlooking the soothing river. Sized at 7070 square feet, they shower you with family rooms, home theatres, games rooms and an array of other features.

Highlights

- River-facing apartment
- Double height ceiling in the living and dining area
- International style kitchen with hob and chimney
- 5 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 rooms
- Home theatre
- Games room

PENTHOUSES

The penthouses at Marvel Aquanas hold one promise. To take your breath away. Located on the topmost floors of the high-rise buildings, they come in two unit sizes. The 4BHK penthouses are sized between 703 to 9150 square feet and the 5.5BHK penthouses are a whopping 8685 square feet. They offer a private terrace on both the floors. The view from here gives you the feeling that you are truly set apart from the rest of the world.

The living and dining rooms on the lower level open into an outdoor terrace.

A unique feature of the penthouses is that your very own private elevator can take you up or down as you move through your home. The upper level has two en-suite bedrooms. It also washes away your tiredness and leaves you rejuvenated with state-of-the-art sauna, steam room and spa. You can also catch up on your favourite films in the acoustic home theatre here. The outdoor deck that can also be entered from one of the bedrooms comes with a view of the blue river.

Highlights

- 4BHK penthouses spread across 9000 square feet
- 5.5BHK penthouses spread across 8685 square feet
- A beautiful foyer
- Double height ceiling in the living and dining area
- International style kitchen with hob and chimney
- Dry balcony next to the kitchen
- 3 en-suite bedrooms
- Master bedroom with a designer Jacuzzi and separate shower cubicle
- Elevator inside the house
- Private home theatre
- Sauna, steam room and spa
- Double height outdoor deck
- Guest room
- Servant's room
- Family room
- Library



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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

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

Bedroom

- Vitrified Flooring
- Air-conditioning
- Wooden doors and door Frames

Kitchen

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

Other features

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

THE CAPE OF RECREATION.

After a hard day's work, everyone can do with some entertainment. And the sky terrace on the 18th floor at Marvel Aquanas is the perfect location for that. While it lets you take in the beauty of the majestic river and countryside, it also comes overflowing with state-of-the-art facilities that spell comfort in various ways.

The infinity pool has been designed to recreate the experience of a swim in the river. The fully equipped gym and the calming yoga plaza are a treat to your body and mind. The spa, sauna and soothing steam bath facilities have a way of drawing every little bit of stress from your body. And what makes it even better is that you can enjoy all this in absolute privacy with separate his and her cubicles for the same.

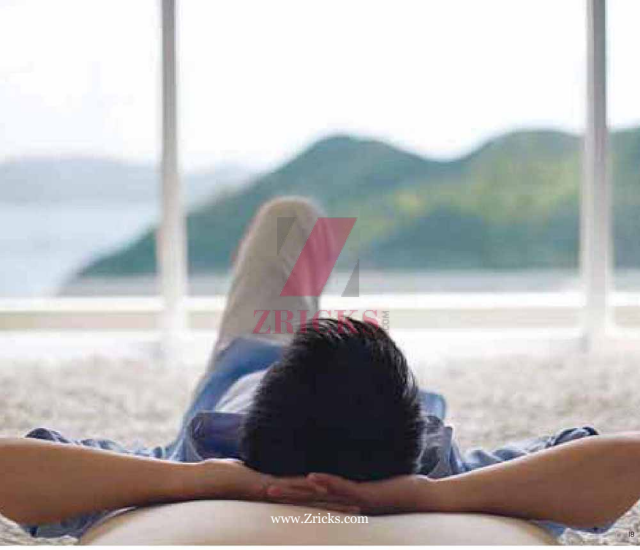
You can also schedule important meetings with your clients or host formal get-togethers in the business centre and multi-purpose room. All while you take in the revitalising view of the river and surrounding countryside.

Highlights

- Infinity pool
- Yoga plaza
- Private his and her spa, sauna and steam rooms
- Well-equipped gym
- Kids' pool
- Lounge
- Business centre
- Multi-purpose room



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A BAY OF BEAUTY.

The gates of Marvel Aquanas open into paradise. A paradise painted with tall buildings and Mother Nature's glory.

The carefully planned and designed landscape leaves you speechless at every step. But the show stealer is the stunning glass courtyard that leads to a cascading water wall. You can sit here and let the water soothe your senses or take a walk on the winding walkways. Bordered by green on both sides, they take you to the very end of the property that houses three separate decks with a view of the overflowing river.

While the picturesque landscape is carpeted by lush greenery, it's also studded with luxurious amenities. The centre of attention is a clubhouse, an epitome of luxury. Its floating dining pavilion and the outdoor lounge let you take in the beauty of the surrounding scenery.

Next to the clubhouse is the sundeck lounge that envelops the lap pool. It's just the right place to laze around on a Sunday. As you go further you step into serenity. In a silent corner, a Jacuzzi pool quietly sits overlooking the river bed. While the Jacuzzi soothes every aching muscle in your body, the view from here calms your soul. Sheer indulgence.

Clubhouse

- Floating dining pavilion
- Outdoor lounge overlooking a pond

ZRICKS LANDSCAPE Others

- Glass courtyard
- 3 decks overlooking the serene river
- Sun deck enveloping the lap pool
- Wading pool
- Jacuzzi pool

THE ISLE OF CONVENIENCE.

Whether you're in the next room or right across the world, you'll be enchanted by the amazing luxury and benefits of Marvel's Home Automation. If you simply have to leave your beautiful resort home, Marvel's state-of-the-art technology comes to your rescue.

All it takes to run your house is a Flick of a Finger. Thanks to the automated apartment management systems with touch screens and remote controlled interfaces. Manage the gadgets in your home through centrally located LCD touch panels or via internet from anywhere in the world.

Security concerns are a thing of the past, with access control in the lift lobby and video security you're always safe. What more can someone who has everything possibly want?

Marvel can create even more automation wonders for you, 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, and play the equipment from any room.
- Your terrace garden will be watered depending on the existing moisture level in the soil.
- Save energy with intelligently installed presence sensors, dimmers and AC controls that judge the requirement and occupancy of a room.
- Open or draw the curtains at the Flick of a Finger, changing the mood and lighting instantly.



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A GREEN CANOPY.

We at Marvel strive for an eco-friendly lifestyle, one that makes optimum use of our precious natural resources. We strive to do our bit for the planet. And our efforts have been recognised by the IGBC Green Homes rating system. We rank first in the country in terms of the number of projects with platinum pre-certification.

Some of the green initiatives at Marvel Aquinas 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
- 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
- Use of drought tolerant species that consume less water to help the ecosystem
- Use of salvaged materials recovered from demolished structures reduces demand of virgin materials
- Use of materials with low VOC content ensures better indoor air quality in the building
- Environment-friendly waste management system including treatment of organic waste on site

MARVEL'S LINEAGE.

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, Salesburg Park and Mundhwa while more are taking shape in Kharadi, Magarpatta Road, NISM, Viman Nagar and Lulla Nagar. Marvel Realtors is also making its presence felt in Mumbai, Bengaluru and Goa. While it continues to create beautiful homes for people, it has also forayed into commercial and retail projects, creating world class spaces for 21st century businesses.

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

BALEVRDI

10. Marvel Brisa
11. Marvel Cascada

KALWANI NAGAR

12. Marvel Crescent
13. Marvel Vivacity
14. Marvel Vivadi

PUNE

BOAT CLUB

1. Marvel Iberia

KOREGAON PARK

2. Marvel Aurum
3. Marvel Crest
4. Marvel Bastio

KANCHANGALLI

5. Marvel Aeries

BHOSALE NAGAR

6. Marvel Escaso

SHANKARSHETH ROAD

7. Marvel SuFalam

SALISBURY PARK

8. Marvel Claro

KHARADI

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

MUNDHUR

19. Marvel Matrix

VIPAN NAGAR

20. Marvel Sonnet

MAGARPATTA ROAD

21. Marvel Diva
22. Marvel Ritz
23. Marvel Bountfy
24. Marvel Azure
25. Marvel Arco
26. Marvel Kyna

NIBM ROAD

27. Marvel Isola
28. Marvel Sangria
29. Marvel Izara

WACHOLI

30. Marvel Ganga Fria

Bavdhan

31. Marvel Selva
Ridge Estate

Marvel Prima Residences



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GOA

DONA PAULA

1. Marvel Belaza

OFF MARMAR BEACH

PANJIM

1. Marvel Evora

Commercial projects

VIPAN 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

VIPAN 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



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FLOOR PLANS

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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.

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BUILDING A | 102

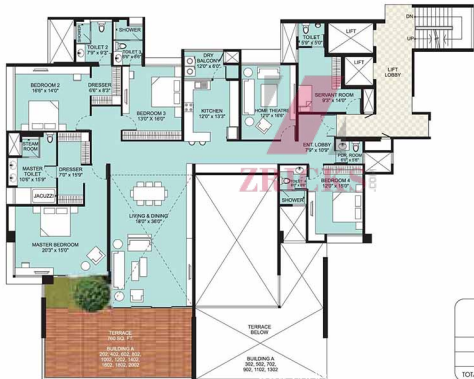
4 BHK with Home Theatre & Servant Room



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.

4 BHK Apartments & Duplexes

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.

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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.

Marvel Aquanas

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.

Marvel Aquanas

BUILDING A | 1601

4 BHK with Home Theatre, Family Room & Servant Room (Upper 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.	

Marvel Aquanas

BUILDING B | 1602

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

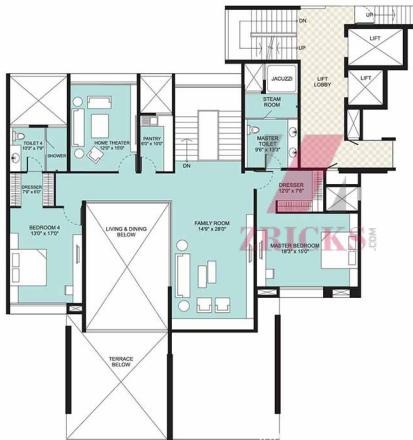


FLAT NO.	BUILDING B 1602
FLAT AREA	LOWER FLOOR 2525 SQ. FT.
	UPPER FLOOR 2335 SQ. FT.
TERRACE AREA	500 SQ. FT.
TOTAL SALEABLE AREA	5360 SQ. FT.

Marvel Aquanas

BUILDING B | 1602

4 BHK with Home Theatre, Family Room & Servant Room (Upper 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.	

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.	

Marvel Aquanas

BUILDING A | 2101

4 BHK Penthouse with Home Theatre, Family Room & Servant Room - (Upper 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.	

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	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 - (Top Terrace 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 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.	

Marvel Aquanas

BUILDING B | 2102

4 BHK Penthouse with Home Theatre, Family Room & Servant Room (Lower 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.	

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.

Marvel Aquanas

BUILDING B | 2102

4 BHK Penthouse with Home Theatre, Family Room & Servant Room (Top Terrace 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.	


Marvel Aquanas

SKY TERRACE



Site Address: Kharadi Plot No. 66/4/5 Pune

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HB Design International Inc, Singapore
& Marvel design, Koregaon Park, Pune

Architect of Records:
Rahul Malwaskar, Pune

Structural Design
Design Works Engineering Pvt. Ltd, Pune

Landscape Architects
Eco Plan Asia, Pvt. Ltd, Singapore

Legal Advisors
M/S Rajiv Patel & Associates

www.Zricks.com

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.