



KYRA

Magarpatta Road, Pune

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Welcome to an indulgent life.

We won't tell a soul.



CONFIDENTIALLY LUXURIOUS

There's a brand of luxury that's exclusive to you. One that you don't talk about. One that's best experienced surreptitiously. One that lets you please your innermost sensibilities with the very best of the very best. A life of luxury to you is one where pampering yourself is something you want to do in a space that lets you let down your guard. Welcome to the confidentially luxurious life at Marvel Kyra.

Discover a residence made for your discreet extravagances. A higher order of luxury that goes beyond labels and overt exhibition. Feel like you're the only person in the world as you set foot inside your grand private lobby. Disappear into your state of the art apartment or duplex. Slip into as much or as little as you take a dip in your private plunge pool or lounge on your own sundeck. Step out in similar design to the clubhouse adorned with an array of amenities. But that's not all that makes Marvel Kyra the luxurious experience it is. The skyboxes on the 12th and 16th floors reap the advantage of being one of the tallest buildings in Pune, giving you panoramic views of the cityscape while you bask in its luxurious amenities. Take in the breathtaking scenery as you pamper your taste buds at the private restaurant. Escape to where nobody else can enter with a languid massage at the spa. Centre yourself as you focus on a great workout at the private gymnasium. Should you never wish to leave, the concierge service can manage your tasks for you.

Discover a property that blends the sumptuousness of luxury with the sophistication of privacy. Discover your home at Marvel Kyra. And live the life of the confidentially luxurious.



A SECRET DESTINATION

Escape away to Magarpatta Road where Marvel Kyra enjoys one of Pune's most desired locations. A very private sanctuary of verdant splendor, the area is luxurious in its proximity to everything you could possibly want. Enjoy the pleasure of being close to Koregaon Park and Kalyani Nagar and just 20 minutes from the airport. Spoil yourself without having to go the distance with some of the finest restaurants, malls and multiplexes and major hospitals, schools and IT parks.



Paradise exists wherever
the rest of the world doesn't.

DISTANCES

- 20 minutes from the airport
- 25 minutes from the railway station
- Close to major hospitals and schools
- In the vicinity of software parks, IT parks, and BPO offices
- 10 minutes from Koregaon Park and Kalyani Nagar
- Close to Amanora Town Centre and Seasons Mall



The most intimate privileges are
those enjoyed within the walls of a home.



BEHIND CLOSED DOORS

We know that a home is so much more than a space for you to live. It is where luxury takes on the most authentic form. Which is why our apartments feature a range of sizes and configurations so you can find that perfect one and call it home. Whichever door you choose, behind every single one lies an interior layout crafted to ensure privacy from every corner, every room, every angle. Go on, discover an elegant residence that offers infinite possibilities for an abundantly exuberant life.



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Catering to both space and specifications,
these apartments range from
4665 to 6065 square feet.

4 BHK APARTMENT WITH A SERVANTS' ROOM

At a glance:

- Ranging from 4665 to 6065 square feet
- VRV Central Air Conditioning
- Imported marble flooring in the living, dining, passages and bedrooms
- Dry and wet kitchen with a separate utility area
- International style kitchen with cabinets, hob and chimney
- Private swimming pool in terrace area (only in 6065 sq.ft apt)
- Private swimming pool in terrace area
- Wooden doors and door frames
- 4 en-suite bedrooms
- Master bedroom with a walk-in closet
- Jacuzzi and steam room in the master bathroom
- Spacious bathrooms with separate shower cubicles
- Home theatre and spa provision (only in the 6,065 square feet apartment)
- Servants' room





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Starting at 6470 square feet, these apartments come complete with a spacious double height living and dining room, an open terrace, a kitchen with a utility room, four en-suite bedrooms and a servants' room.

4 BHK DUPLEX APARTMENT WITH A SERVANTS' ROOM

At a glance:

- 6470 square feet
- VRV Central air conditioning
- Double height ceiling in the living and dining area
- Imported marble flooring in living, dining, passages and bedrooms
- Dry and wet kitchen with a separate utility area
- International style kitchen with cabinets, hob and chimney
- Private terrace with a wooden finished deck
- Private plunge pool (only in the 7,800 plus square feet apartments)
- Wooden doors and door frames
- Master bedroom with a walk-in closet
- Spacious bathrooms with shower cubicles
- Spa room provision with jacuzzi and steam room
- Servants' room
- Bathtub in the master bathroom
- Home theatre room provision (only in the 7,800 square feet apartment)
- Family room





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The largest apartment serves even the minutest expectations of luxury. A truly palatial retreat to call your own if there ever was one.

5 BHK DUPLEX APARTMENT WITH A SERVANTS' ROOM

At a glance:

- 8030 square feet
- VRV Central air conditioning
- Imported marble flooring in living dining, passages and bedroom
- Dry and wet kitchen with a separate utility area
- International style kitchen with wooden cabinets, hob and chimney
- Private terrace with a wooden finished deck
- Private plunge pool
- Wooden doors and door frames
- Bathtub in the master bathroom
- Spacious bathrooms with shower cubicles
- Gym provision
- Home theatre provision
- Family room
- Spa provision with jacuzzi and steam room
- Servants' room





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WELL- APPOINTED DETAILS

At Marvel Kyra we've ensured luxury is in the details as well, equipping your home with exceptional facilities, large, dramatic spaces and specifications that are at par with world standards. From finger-click controls to exquisite quality finishes. International architects to lush landscapes.

From unbelievable luxury to superior recreational facilities. Marvel Kyra promises to deliver enhanced experiences even when no one's watching.

{ The secret to having it all is knowing
you already do. }



LIVING ROOM

- VRV Central Air Conditioning
- Imported marble flooring
- POP / gypsum finish for walls and ceilings
- Wooden doors and door frames

BEDROOM

- Imported marble flooring in all bedrooms
- Wooden doors and door frames

KITCHEN

- Designer modular kitchen with hob and chimney
- Dry balcony

BATHROOM

- Jacuzzi and steam room in the master bathroom
- Distinct wet and dry areas
- Ceramic wash basin with marble counters
- Designer fittings and sanitary ware
- Designer dado apartment
- Solar water connection

AUTOMATION

- Access code straight from the lobby
- Apartment Management System with touch screen/remote controls to control lighting, air conditioning systems, geysers and other electrical equipment
- Personalised programming for mood lighting

OTHER SPECIFICATIONS

- 100% generator back-up
- VRV Air-conditioning
- Landscaped terrace
- Private plunge pool on terrace (only for 6065 + sq.ft)



PRIVATE EXPERIENCES

At Marvel Kyra, we understand that true luxury is a quieter thing. That it's a feeling not an object and we've designed your life here keeping just that in mind. With innovative features to cater to your personal idea of luxury, we've gone that little extra distance to protect your privacy and embellish your discerning lifestyle especially within the confines of a space you'll call your own.

PRIVATE LOBBY WITH ELEVATOR ACCESS

We know little else is as precious as a moment with yourself. Which is why we've ensured you can come and go as you please, enjoying the elevator all to yourself when you step directly into your private lobby that leads to your home. As someone who prefers to keep things quiet, we're sure you'll enjoy feeling like the only resident in your own private kingdom.

PLUNGE POOL ON PRIVATE DECK

Discover 27 by 7 feet of absolute bliss with your very own pool on a two storeyed open to the sky private sundeck. Whether it's swimming under the open skies or admiring the constellations on a clear night, we know you're already thinking about the lazy afternoons and sparkling midnights you'll be enjoying from this personal piece of paradise.

SKYBOXES WITH PRIVATE RESTAURANT, SPA & GYMNASIUM

Floating inconspicuously between the 12th and 16th floors of Marvel Kyra sit the SkyBoxes where you can enjoy the finest panoramic views. This is where you can spoil yourself a little more without having to travel anywhere. Take your pick from a delectable meal at the private restaurant, a languid therapy at the private spa, an invigorating workout at the private gymnasium or just have them all.

CONCIERGE SERVICE

A life such as yours doesn't run itself. We understand it requires a smooth balance of efficiency, accuracy and discretion. The concierge service at Marvel Kyra is everything you will need. So whether you need tickets, a shipment or any other errand that you can think of, they're at your beck and call, anytime of the day or night waiting for you to call them.



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Some of the best moments in life are the ones you can't tell anyone about.



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QUIET LANDSCAPES

Marvel Kyra blends the subtle sophistication within your home, to the ethereal landscapes that cocoon it. A minimal and modern design boldly echoes the diagonal intersection of the building. The entrance takes you through a driveway canopied by rain trees at the end of which nothing but the finest elements of nature witness your arrival at the large tree lined reflecting pool.

The outdoor spaces have been designed to balance your activities, functions and other lifestyle requirements with your refined tastes. Only at Marvel Kyra can you step out into an intimate realm of relaxation. Set off on a wondrous journey discovering all of them.

OUTDOOR SPACES AT A GLANCE

- Flower, fragrance, herb and other gardens with pavilion
- Meandering pathways
- Landscaped terraces
- Planting beds
- Main clubhouse
- Swimming pools
- Elevated lap pool
- Recreational pool
- Jacuzzi pools
- Kids' pools
- Reflecting pools with floating deck and terrace
- Sun decks
- Trellised barbeque decks
- Expansive playground
- Tennis court
- Party lawn





Secrets, like magic are hidden
in the most unlikely places.



INTUITIVE TECHNOLOGY

A truly luxurious life is one where a gentle flick of a finger sets your command in motion. That's precisely what Marvel's state-of-the-art home automation technology does for you. From air conditioning to lighting, have it just the way you want with a remote controlled interface. Access controls and video security keeps your lobby safe with its two passenger lifts, service and fire lift secure as does the internet home management system. Knowing just how discerning you can be, we're more than willing to design automation wonders beyond these as per your specifications.

- Keep your CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipment at one location and play them from any room, through multi-room audio and video distribution.
- Automatically water your terrace garden depending on the moisture content in the soil.
- Save energy through intelligently installed presence sensors, dimmers and AC controls that judge the requirement and occupancy of a room.
- Open or draw curtains and adjust the light settings at the flick of a finger.



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NATURE'S SANCTITY

In an endeavour to preserve your discerning standards, Marvel Kyra preserves nature's purity as well. Every corner of the property is designed in a manner that lets you follow a sustainable lifestyle while keeping an eye on your carbon footprint. A contribution that has been recognized by the IGBC Green Homes rating system. We have the highest number of projects with platinum green pre-certification in India.

SOME OF OUR GREEN INITIATIVES 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 that the plants in our large landscaped gardens are indigenous and drought-tolerant
- Utilizing recycled water for flushing and landscaping
- Use of energy efficient CFL fixtures
- Segregation of organic waste via vermi-culture
- 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



Leave behind nothing but
your footprints.



MARVEL'S SIGNATURE APARTMENTS

Marvel boasts of well-planned projects in Pune's most elite locales; Koregaon Park, Boat Club Road, Kalyani Nagar and Mundhwa with upcoming projects in areas like Kharadi, Magarpatta Road, NIBM Road, Viman Nagar and Lulla Nagar. The first project was started in 2001. Twelve years and 24 million sq.ft later, the list keeps growing, with Marvel extending its reach to Mumbai, Bengaluru and Goa as well.

CURRENTLY MARVEL SIGNATURE SERIES OFFERS

PUNE

KOREGAON PARK

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

Kanchan Galli

- 1 Marvel Aeries

Salisbury Park

- 1 Marvel Claro

Bhosale Nagar

- 1 Marvel Escaso

Shankarsheth Road

- 1 Marvel Sufalam



BENGALURU

Defence Colony

- 1 Marvel Arista
- 2 Marvel Viento
- 3 Marvel Amora

Primrose Road

- 1 Marvel Orial

GOA

Dona Paula

- 1 Marvel Bellaza

Panjim

- 1 Marvel Evora

OUR OTHER PROPERTIES

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

BALEWADI

- 9 Marvel Brisa
- 10 Marvel Cascada

KALYANI NAGAR

- 11 Marvel Crescent
- 12 Marvel Vivacity
- 13 Marvel Vivaldi

KHARADI

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

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 Kyra

NIBM ROAD

- 27 Marvel Isola
- 28 Marvel Izara
- 29 Marvel Ganga Sangria
- 30 Marvel Verano

WAGHOLI

- 31 Marvel Ganga Fria

BAVDHAN

- 32 Marvel Selva Ridge Estate

KONDHWA

- 33 Marvel Albero

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

RETAIL PROJECTS

VIMAN NAGAR

- 1 Marvel Boulevard @ Edge
- 2 Marvel Boulevard @ Trueno

LULLA NAGAR

- 3 Marvel Boulevard @ Vista

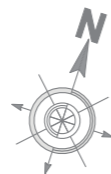
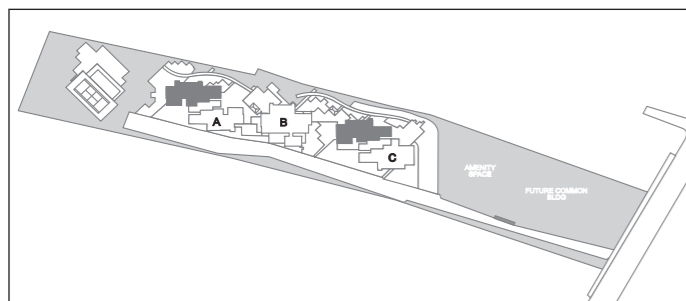
MAGARPATTA ROAD

- 4 Marvel Boulevard @ Fuego

NIBM ROAD

- 5 Marvel Boulevard @ Sangria





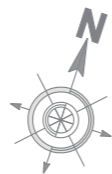
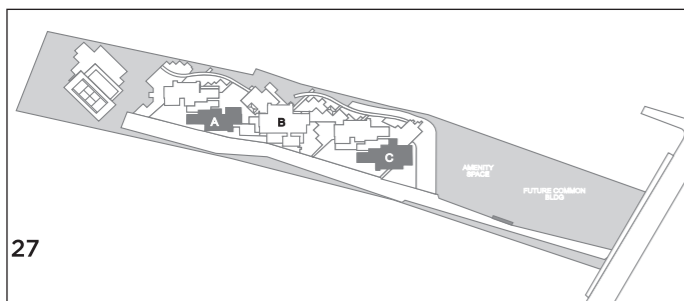
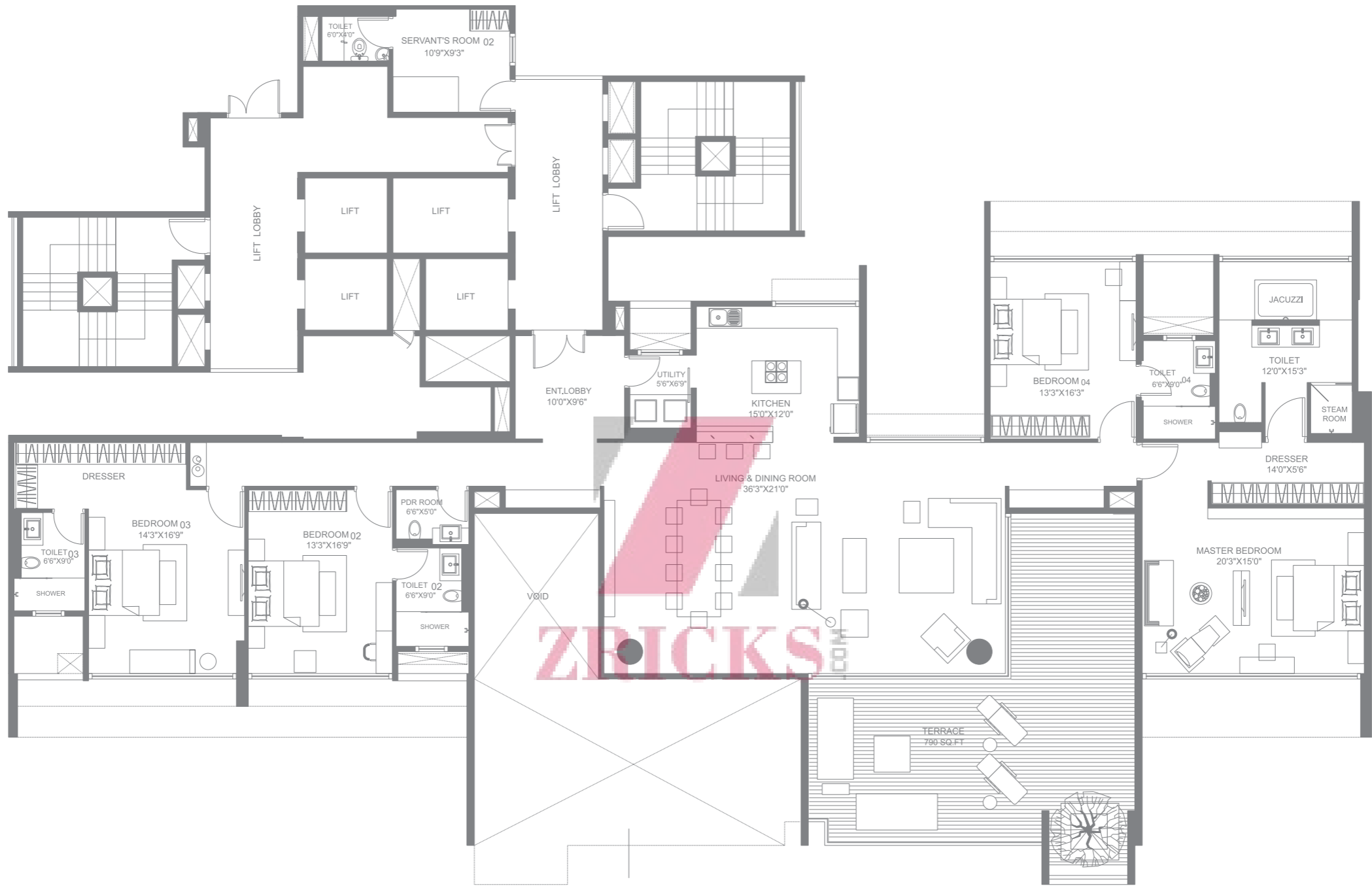
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101,301,501,701,901, 1101,1501,1701,1901	3875 SQ.FT	790 SQ.FT	4665 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

BUILDING A & C

101, 301, 501, 701, 901, 1101, 1501, 1701, 1901

4 BHK WITH SERVANT ROOM



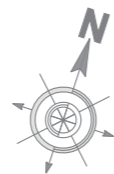
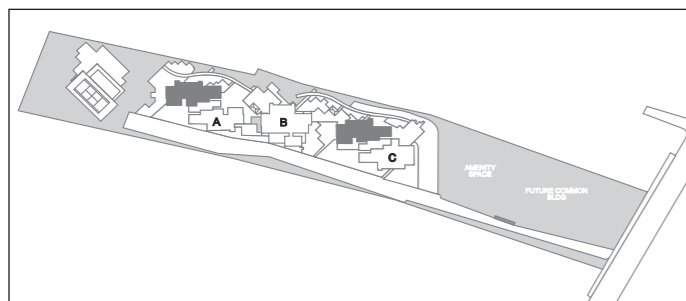
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
302,502,702,902,1102 1502,1702	3875 SQ.FT	790 SQ.FT	4665 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

BUILDING A & C

302, 502, 702, 902, 1102, 1502, 1702

4 BHK WITH SERVANT ROOM



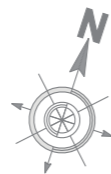
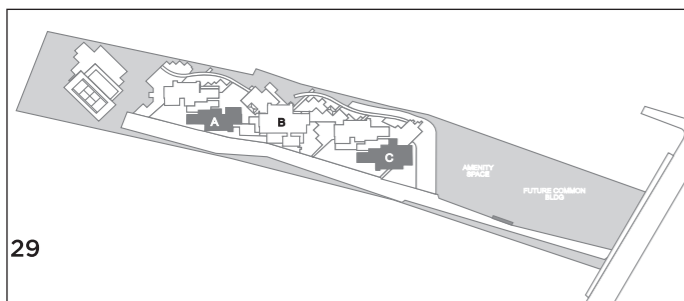
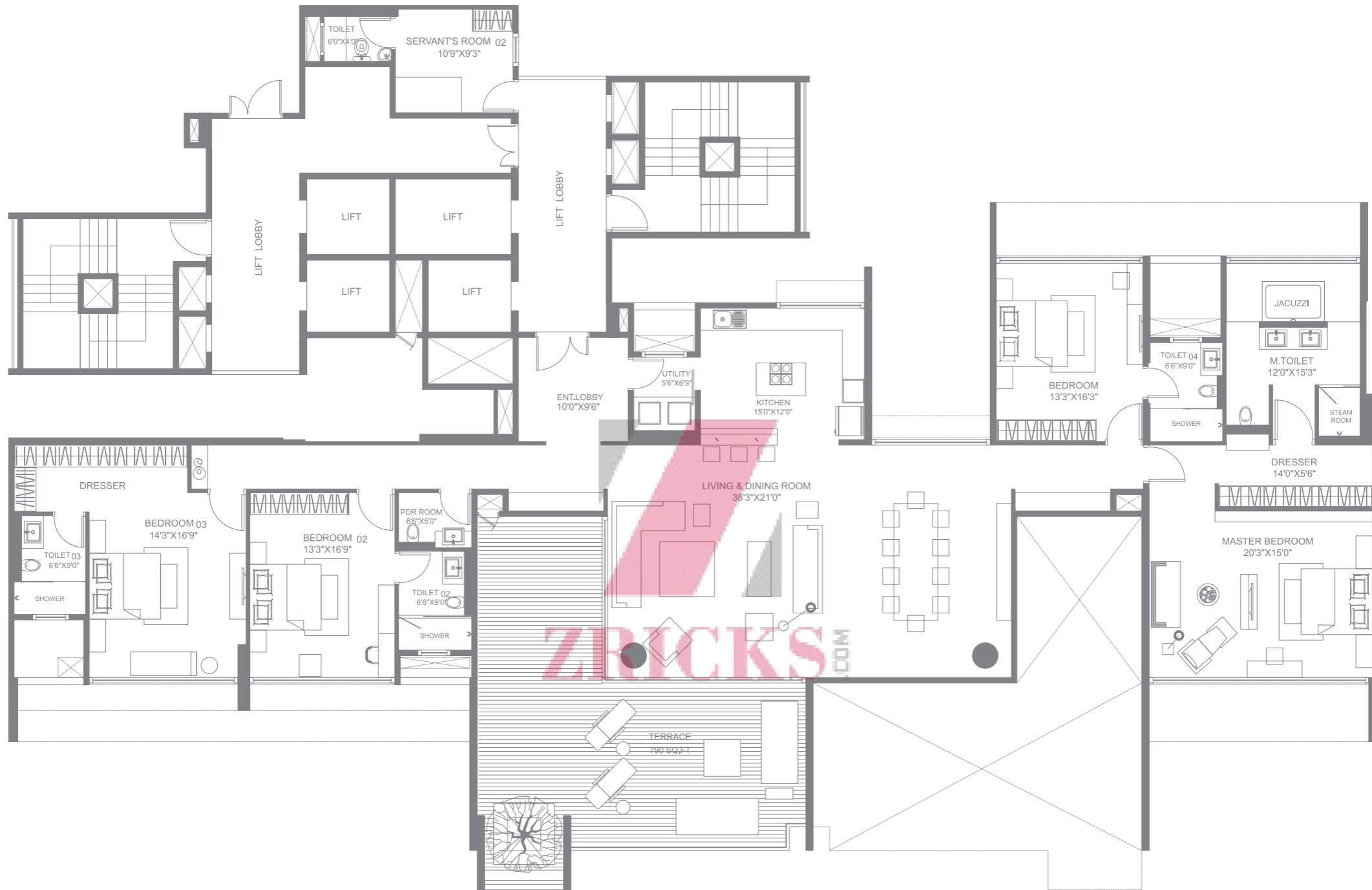
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201,401,601,801,1001,1201,1401,1601,1801	3875 SQ.FT	790 SQ.FT	4665 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

BUILDING A & C

201,401,601,801,1001,1201,1401,1601,1801

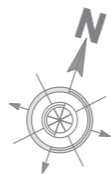
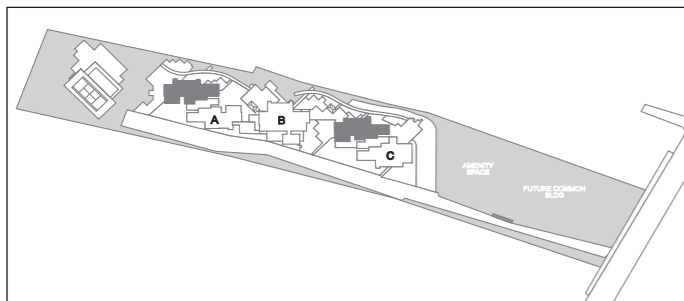
4 BHK WITH SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
202,402,602,802,1002, 1402,1602,1802	3875 SQ.FT	790 SQ.FT	4665 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

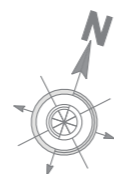
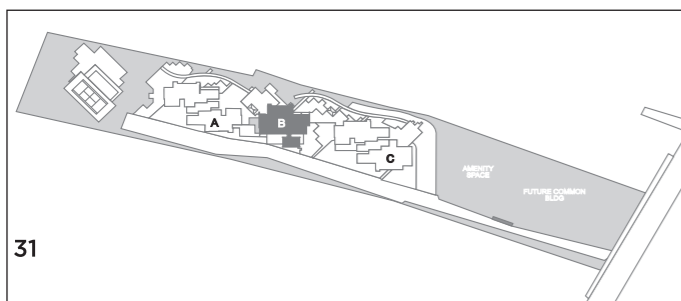
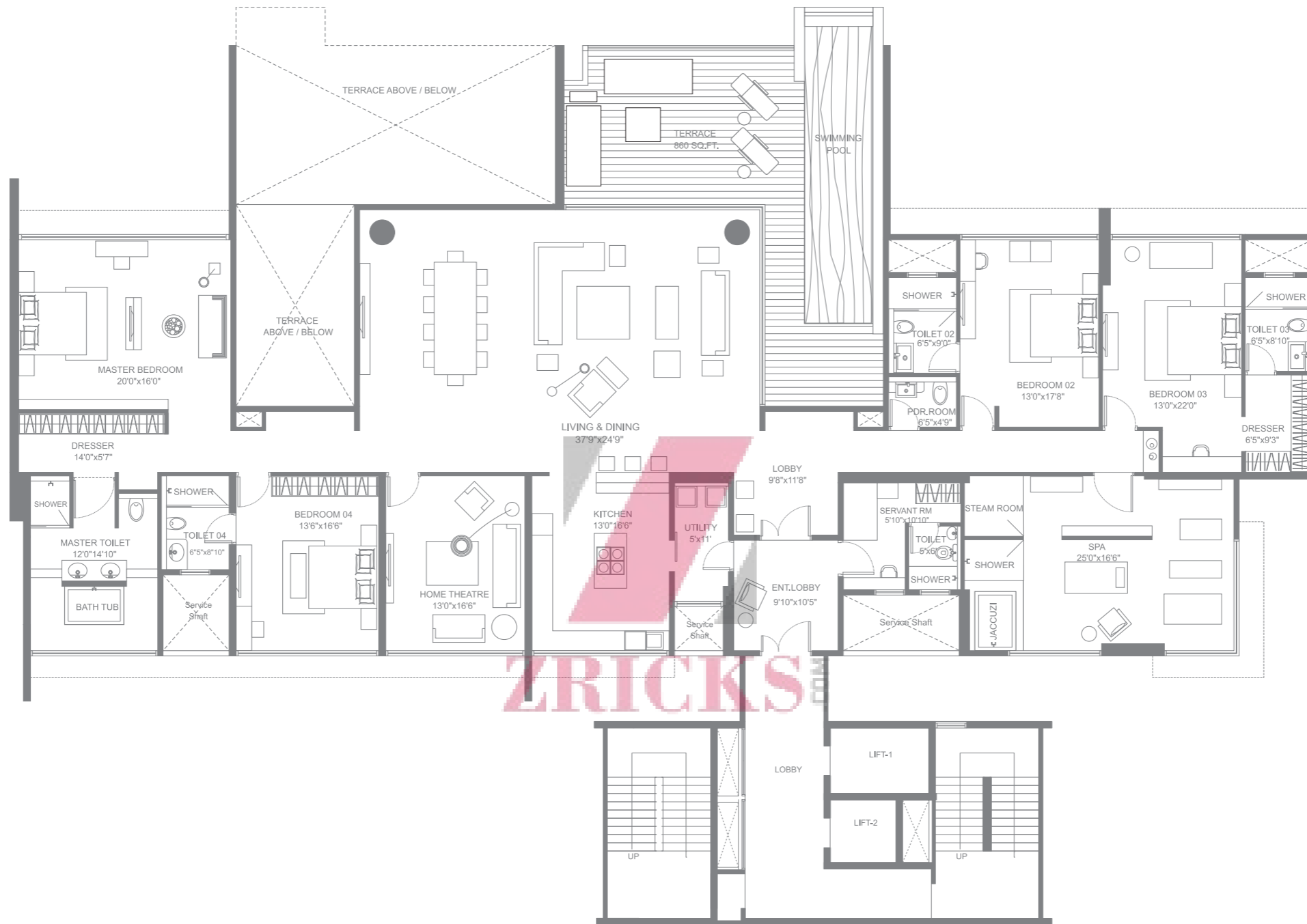
BUILDING A & C
 202, 402, 602, 802, 1002, 1402, 1602, 1802
 4 BHK WITH SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1301	3875 SQ.FT	790 SQ.FT	4665 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

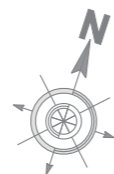
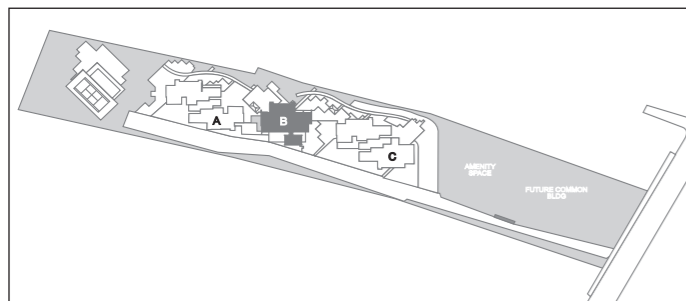
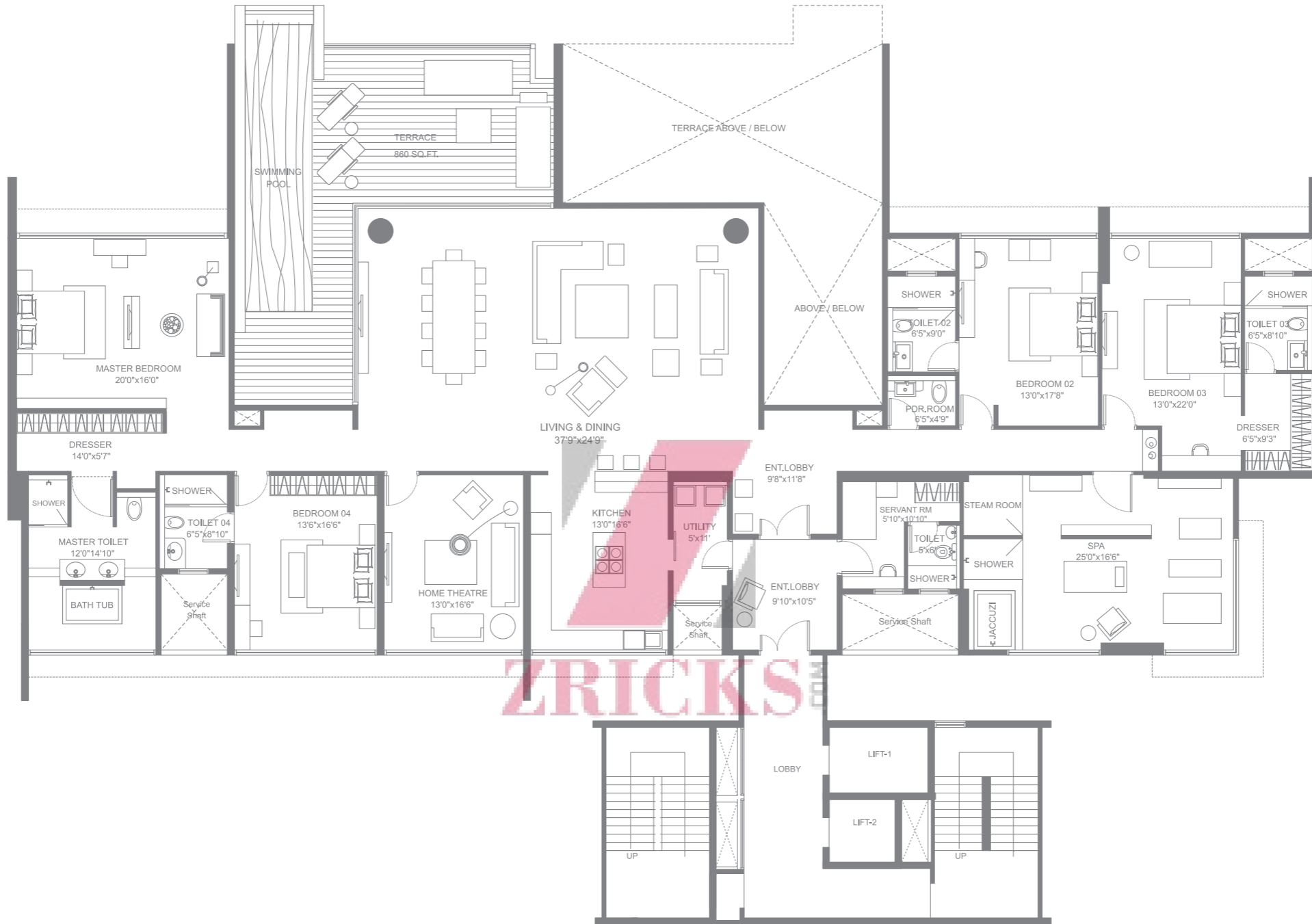
BUILDING A & C
1301
4 BHK WITH SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201,401, 601, 801, 1001, 1401, 1801	5205 SQ.FT.	860 SQ.FT.	6065 SQ.FT.

BUILDING B

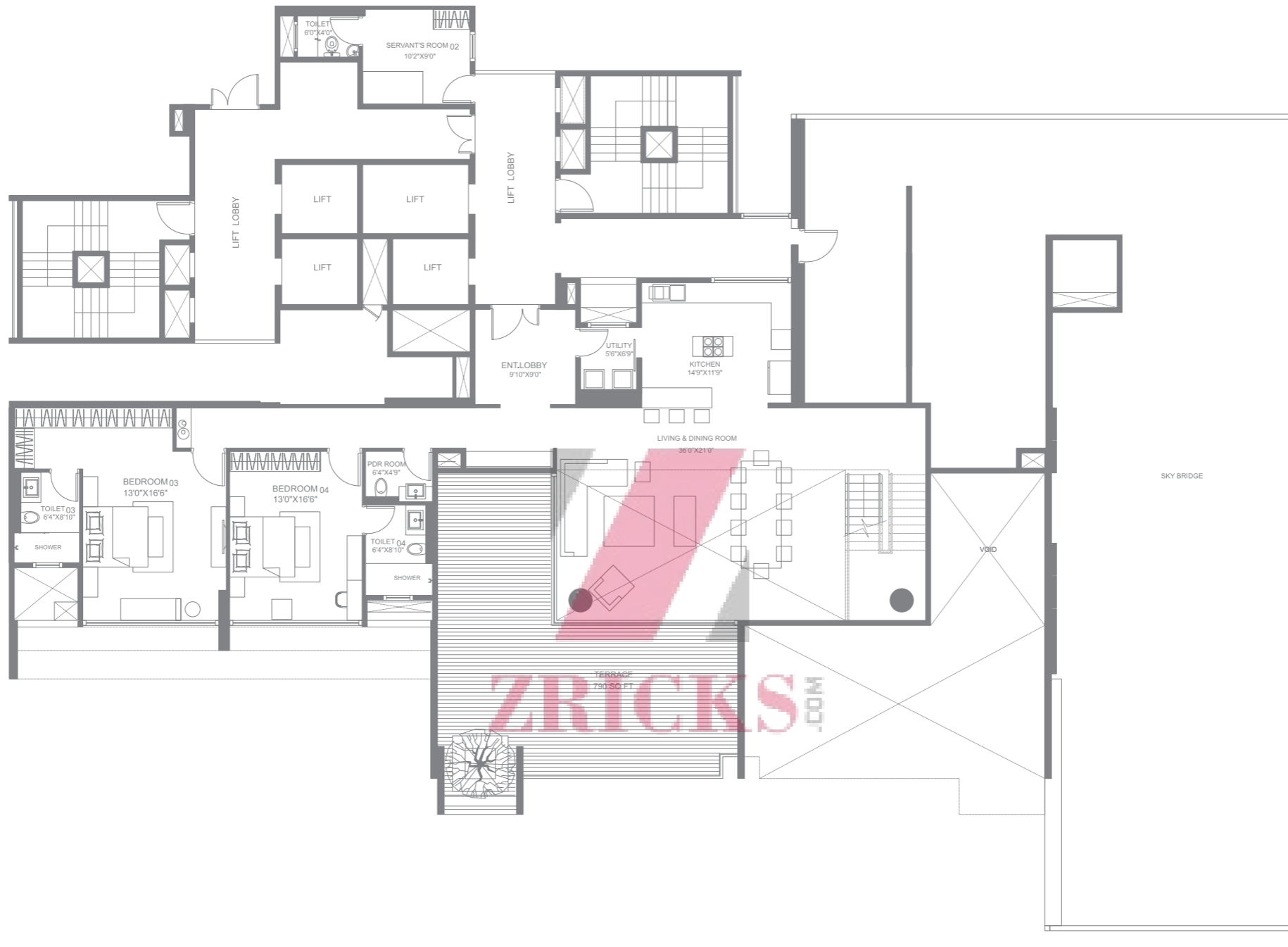
201,401, 601, 801, 1001, 1401, 1801
4 BHK WITH SPA AND HOME THEATRE



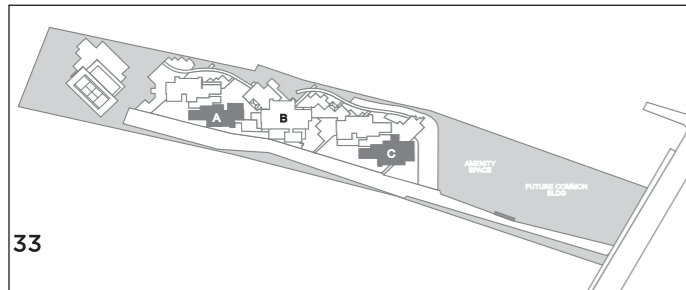
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
301,501, 701, 901, 1101, 1501, 1901	5205 SQ.FT.	860 SQ.FT.	6065 SQ.FT.

BUILDING B

301,501, 701, 901, 1101, 1501, 1901
4 BHK WITH SPA AND HOME THEATRE



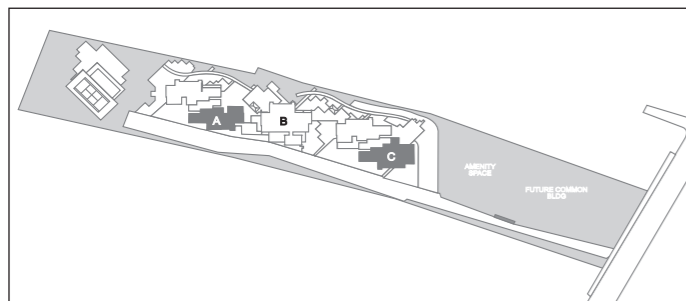
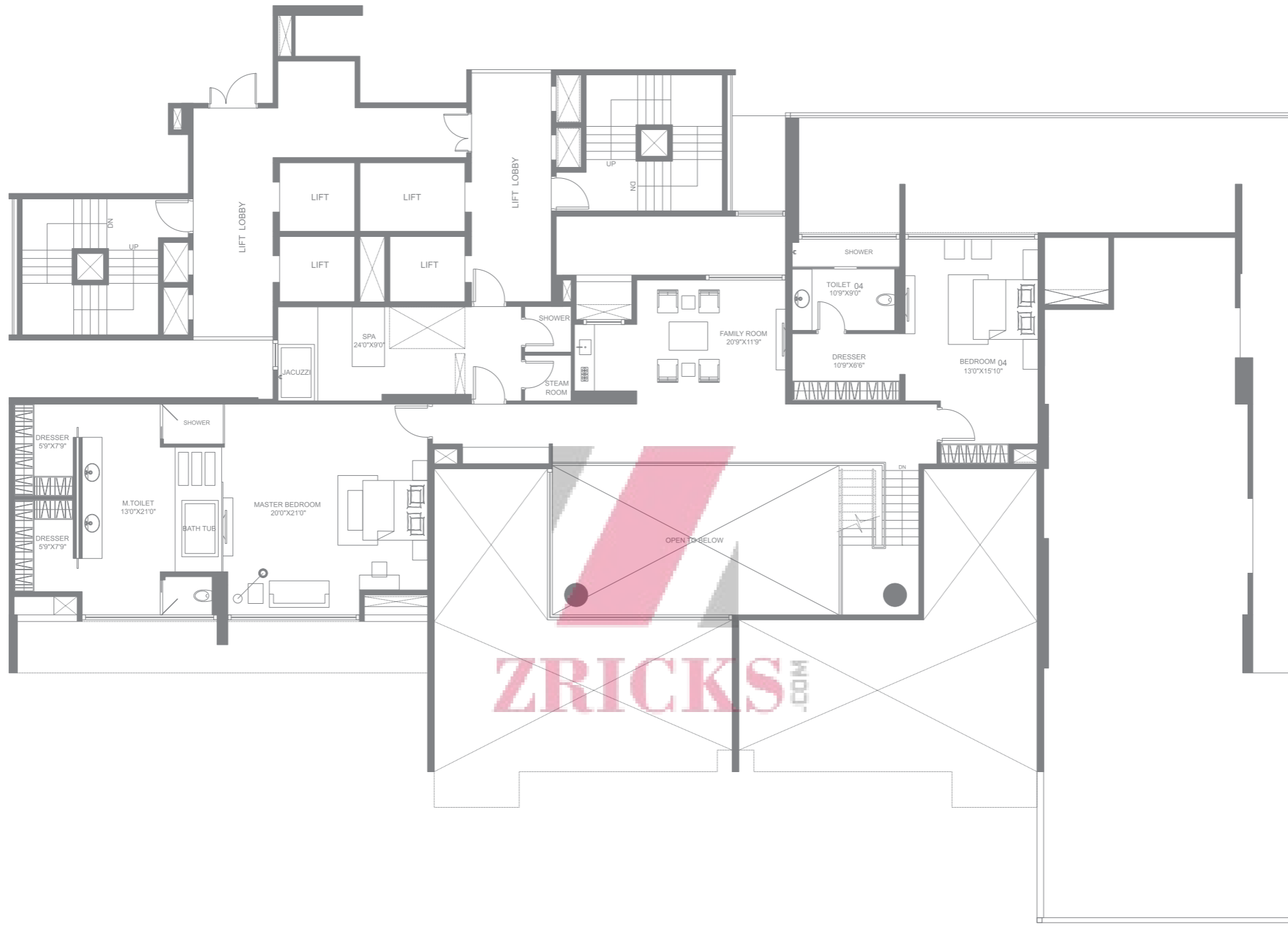
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FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1202	5680 SQ.FT	790 SQ.FT	6470 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

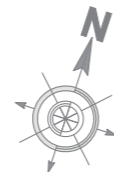
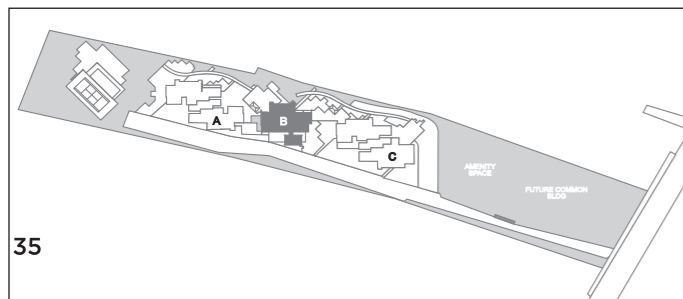
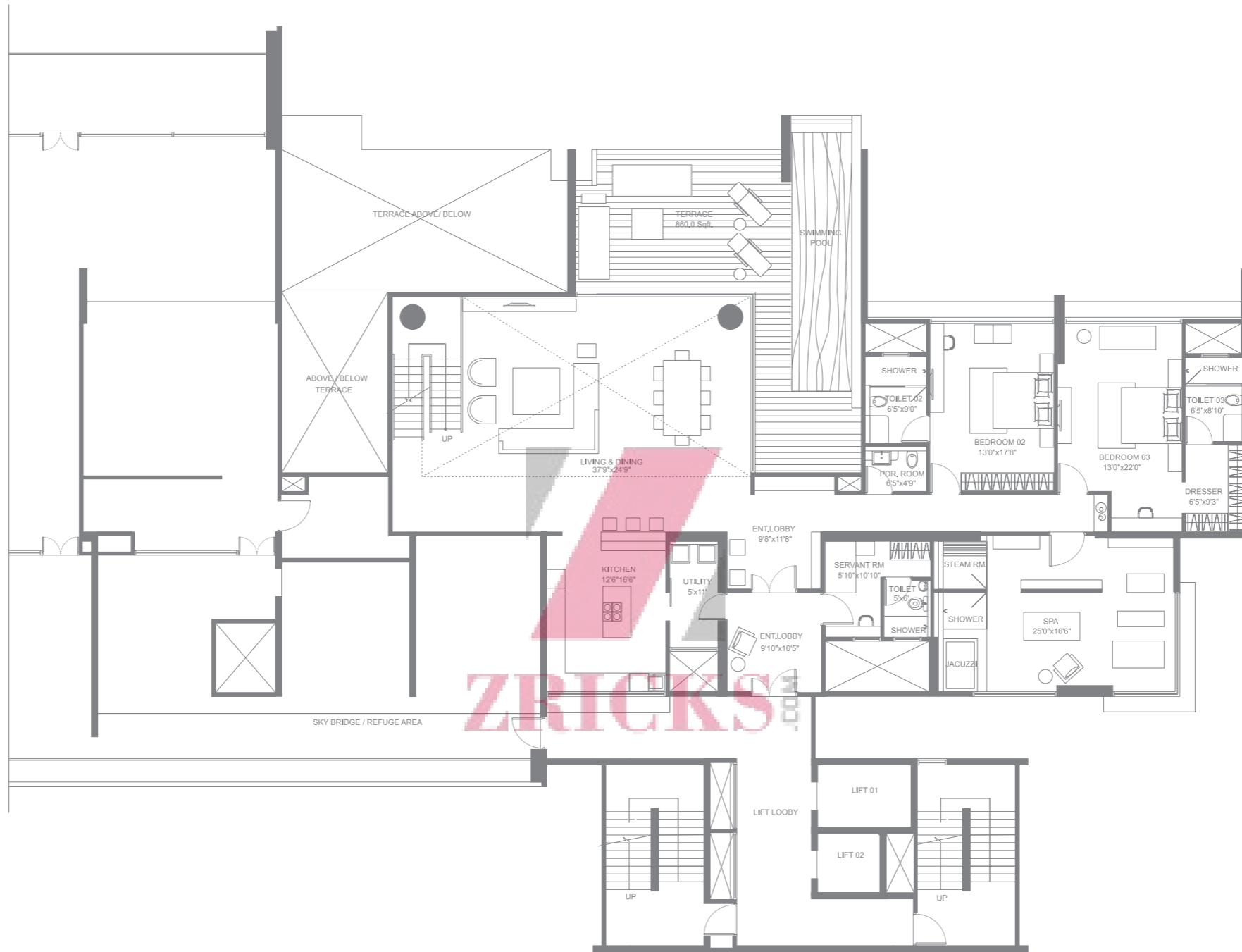
BUILDING A & C
 1202 LOWER LEVEL PLAN
 4 BHK WITH SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1202	5680 SQ.FT	790 SQ.FT	6470 SQ.FT

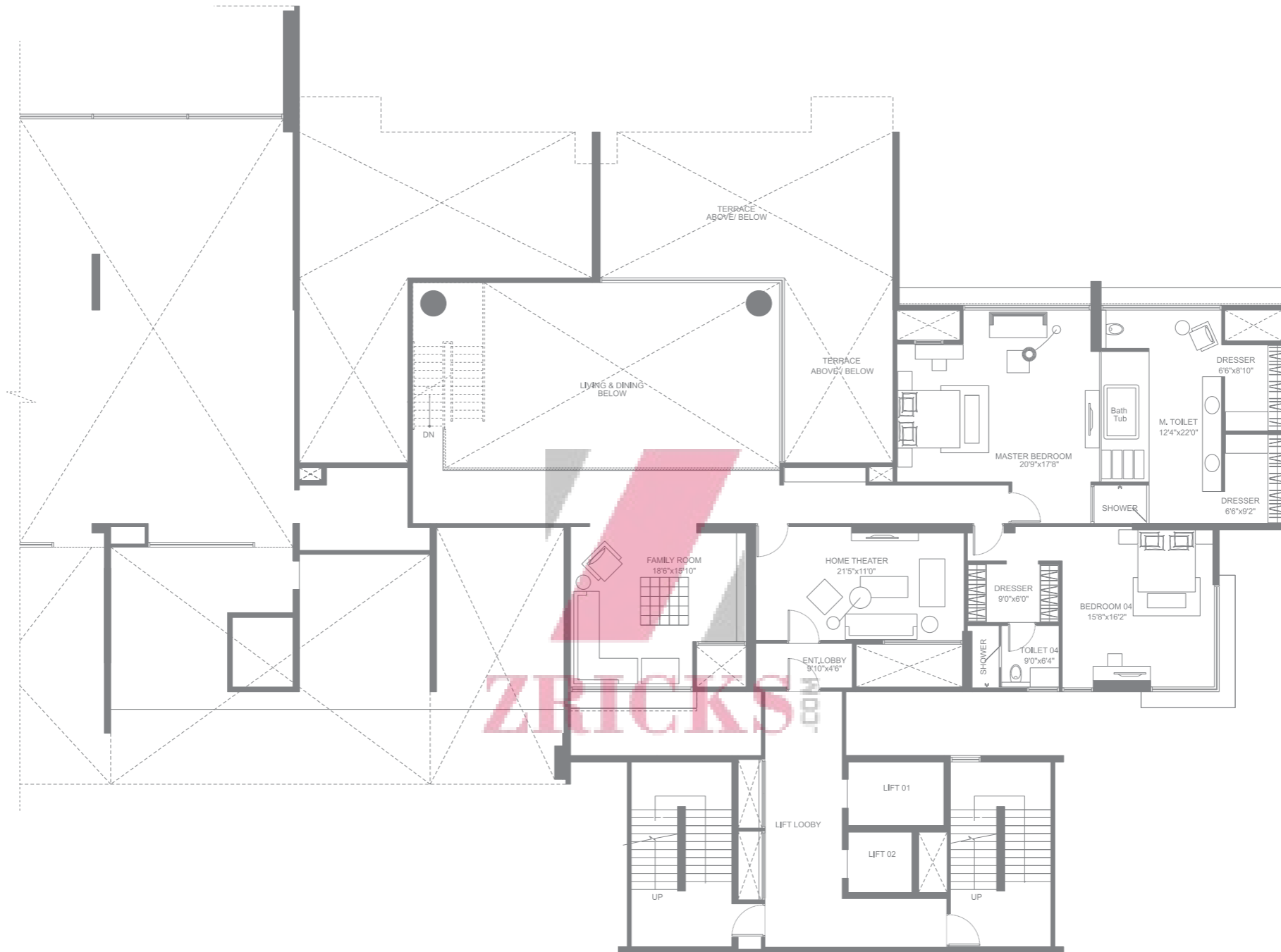
NOTE- In Building C 1601 AND 1701 are duplex flats

BUILDING A & C
 1202 UPPER LEVEL PLAN
 4 BHK WITH SERVANT ROOM

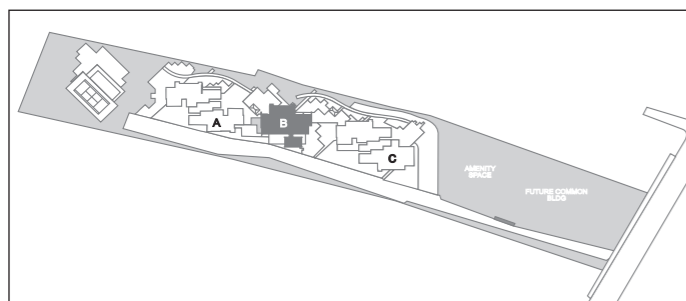


FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1201	6940 SQ.FT.	860 SQ.FT.	7800 SQ.FT.

BUILDING B
 1201 LOWER LEVEL PLAN
 4 BHK WITH SPA AND HOME THEATRE

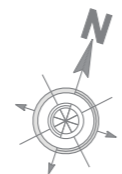
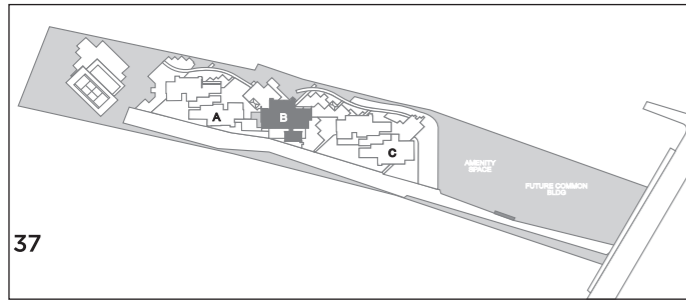
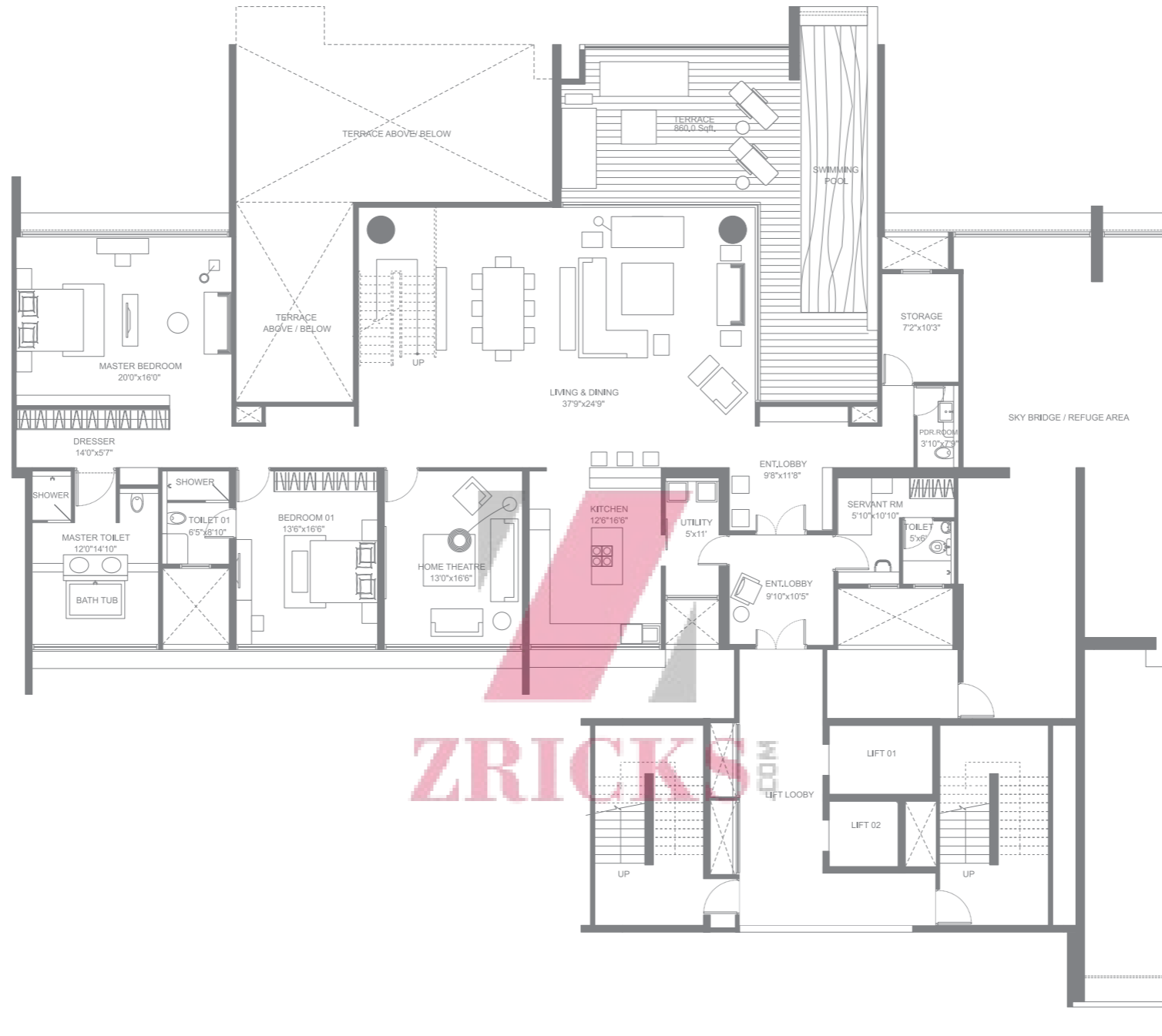


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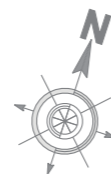
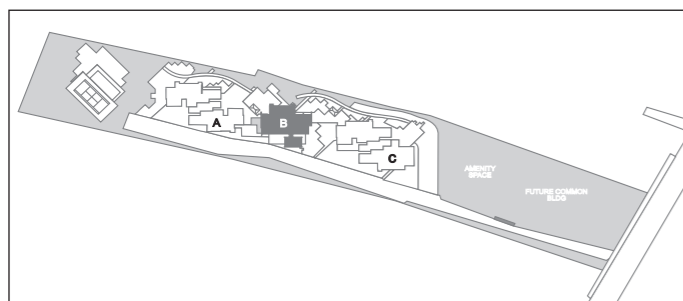
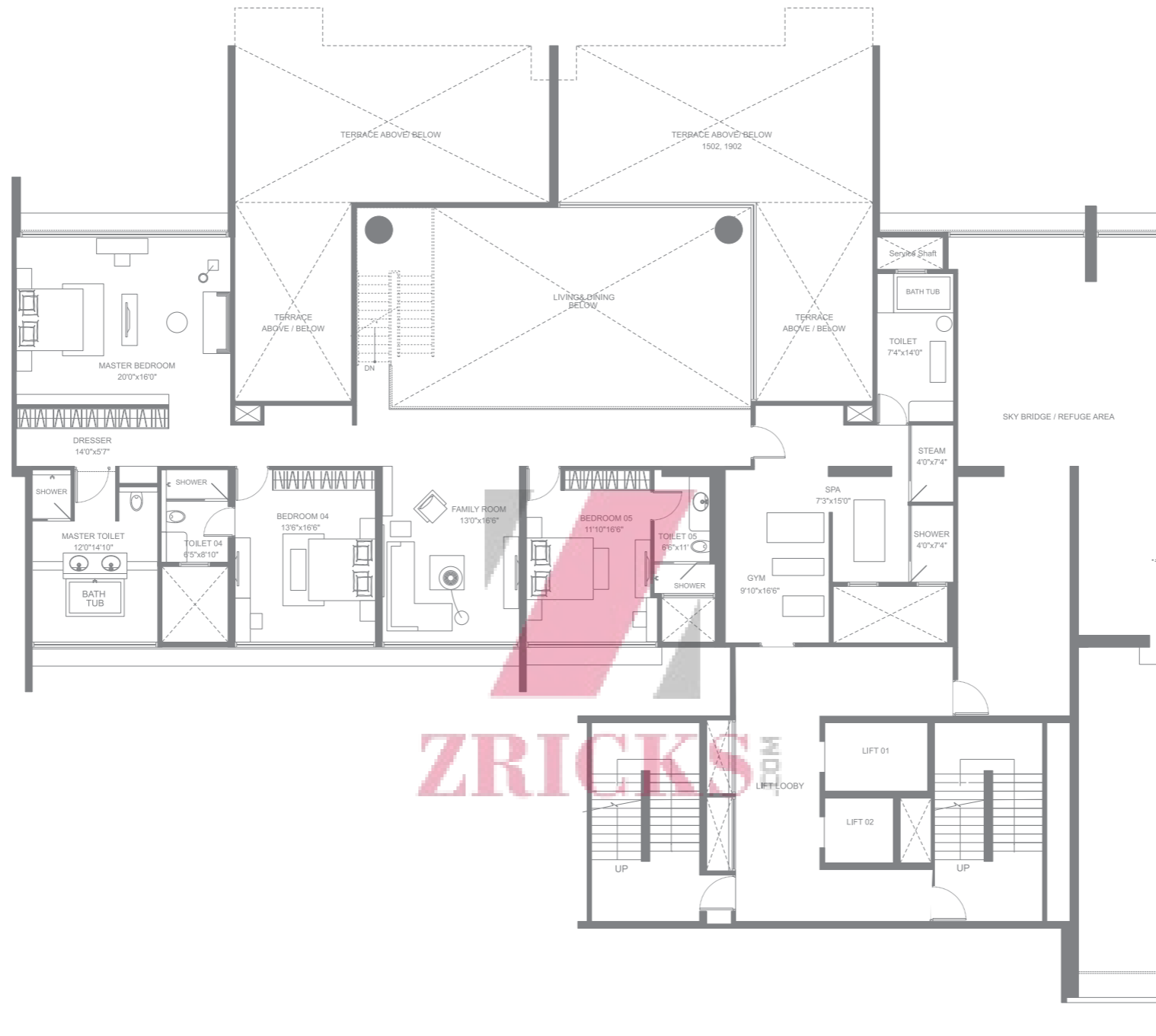
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1201	6940 SQ.FT.	860 SQ.FT.	7800 SQ.FT.

BUILDING B
 1201 UPPER LEVEL PLAN
 4 BHK WITH SPA AND HOME THEATRE



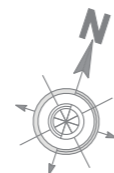
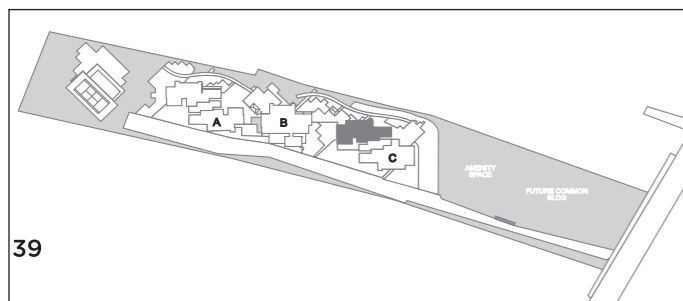
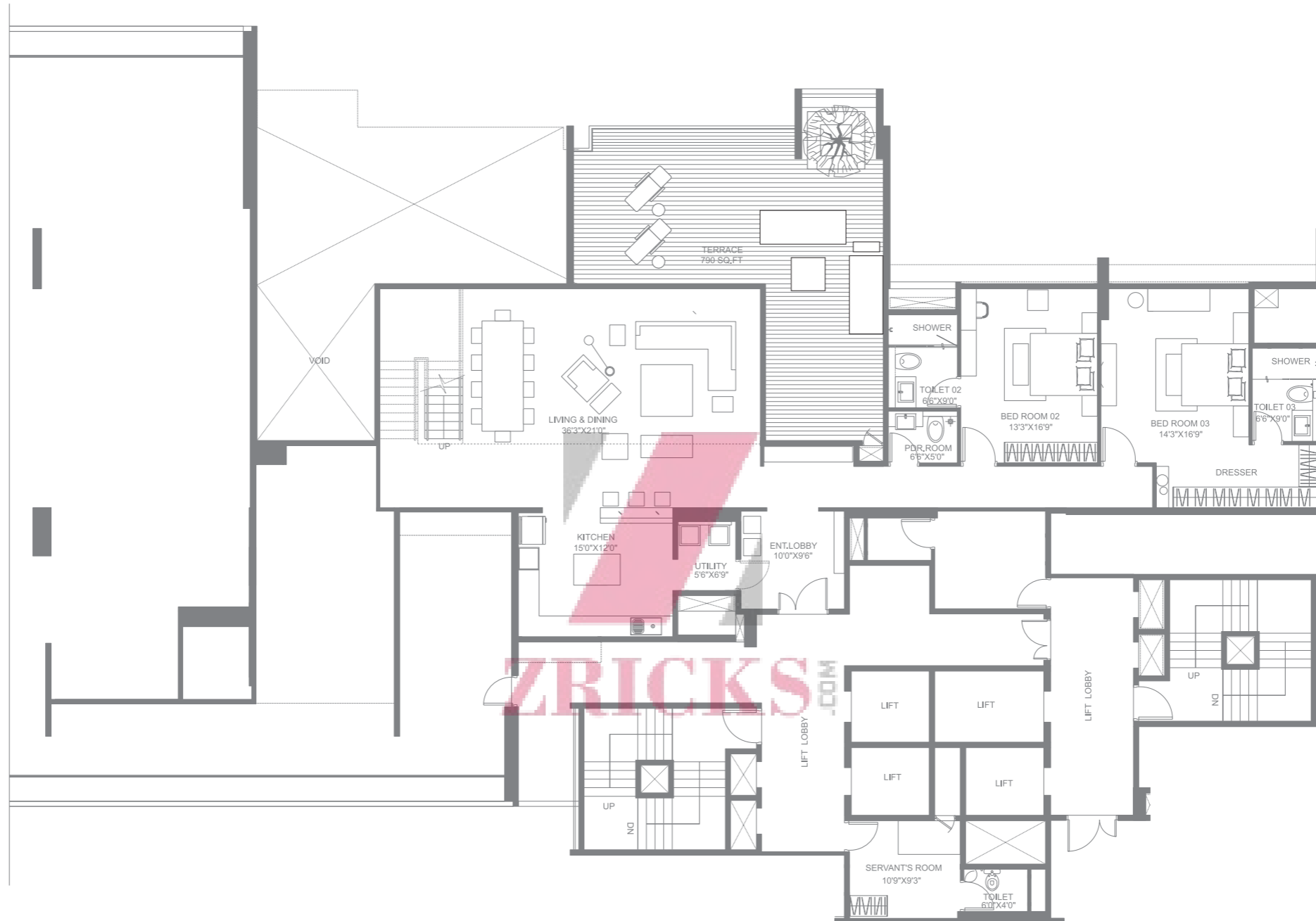
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1601	7170 SQ.FT.	860 SQ.FT.	8030 SQ.FT.

BUILDING B
 1601 LOWER LEVEL PLAN
 5 BHK WITH SPA AND HOME THEATRE



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1601	7170 SQ.FT.	860 SQ.FT.	8030 SQ.FT.

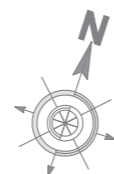
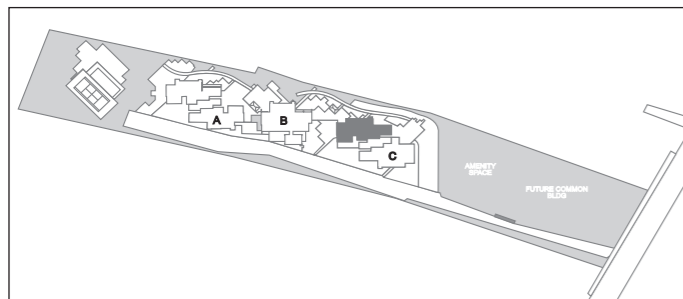
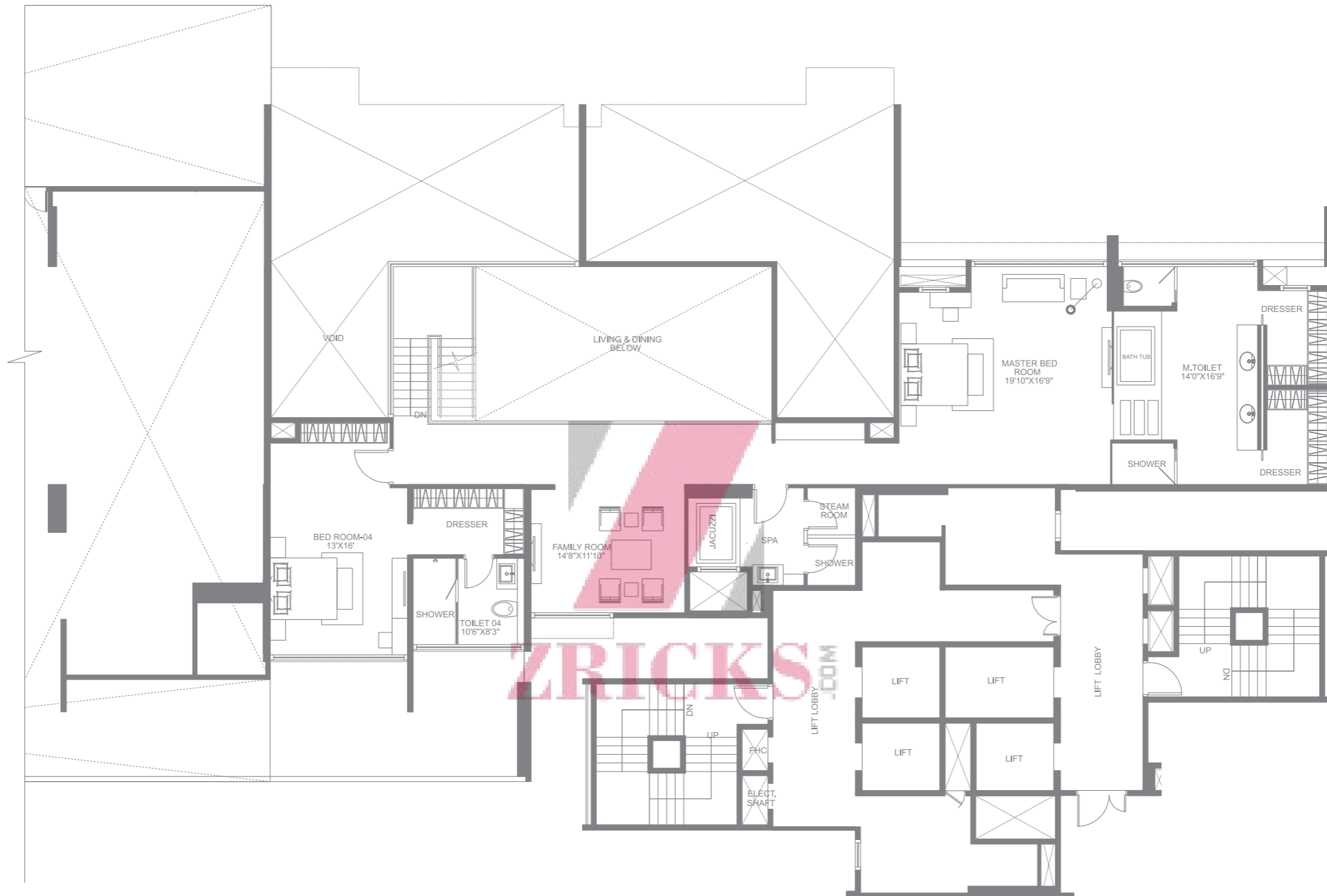
BUILDING B
 1601 UPPER LEVEL PLAN
 5 BHK WITH SPA AND HOME THEATRE



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1601	5455 SQ.FT	790 SQ.FT	6245 SQ.FT

NOTE- In Building C 1601 AND 1701 are duplex flats

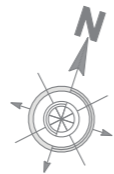
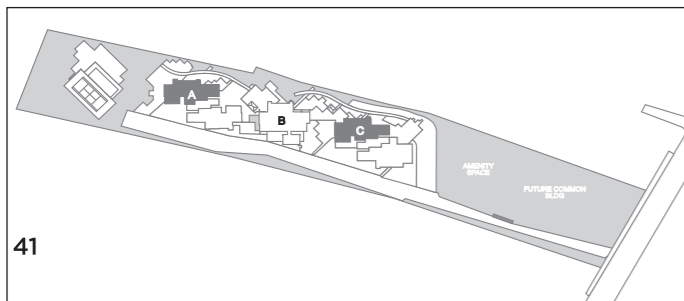
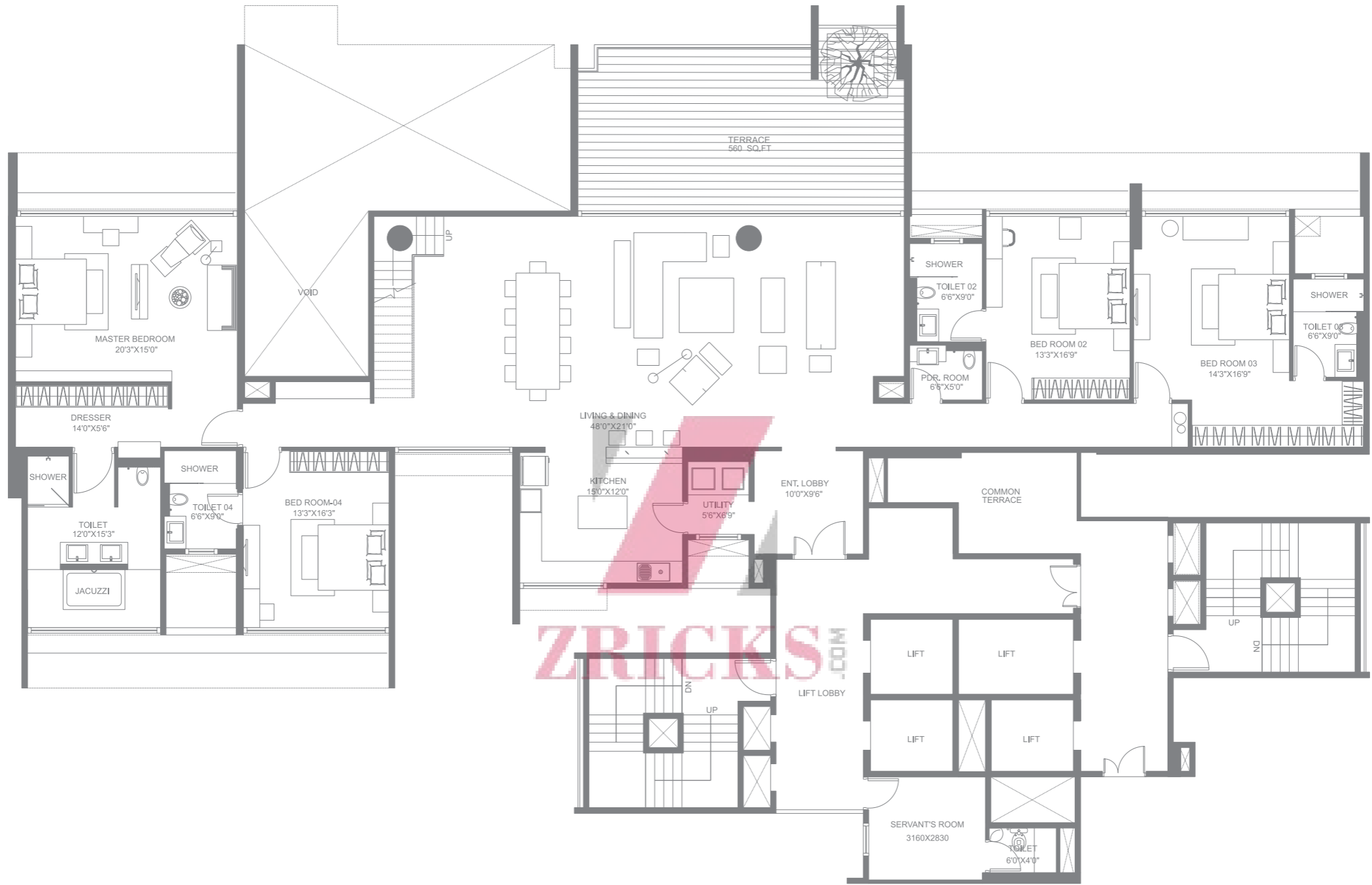
BUILDING C
 1601 LOWER LEVEL PLAN
 4 BHK WITH SPA & SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
1601	5455 SQ.FT	790 SQ.FT	6245 SQ.FT

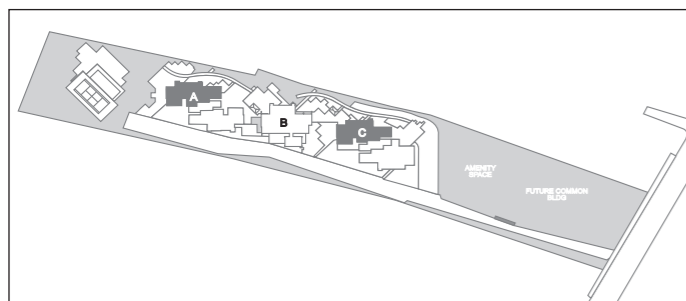
NOTE- In Building C 1601 AND 1701 are duplex flats

BUILDING C
 1601 UPPER LEVEL PLAN
 4 BHK WITH SPA & SERVANT ROOM



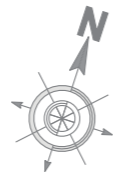
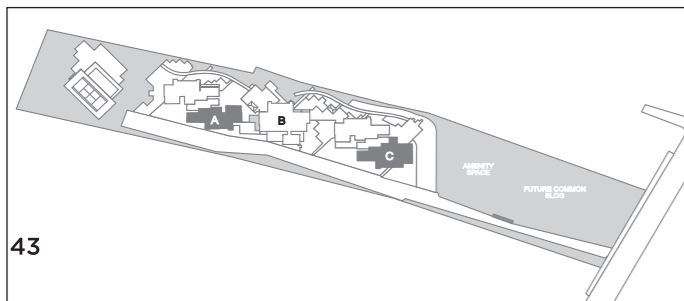
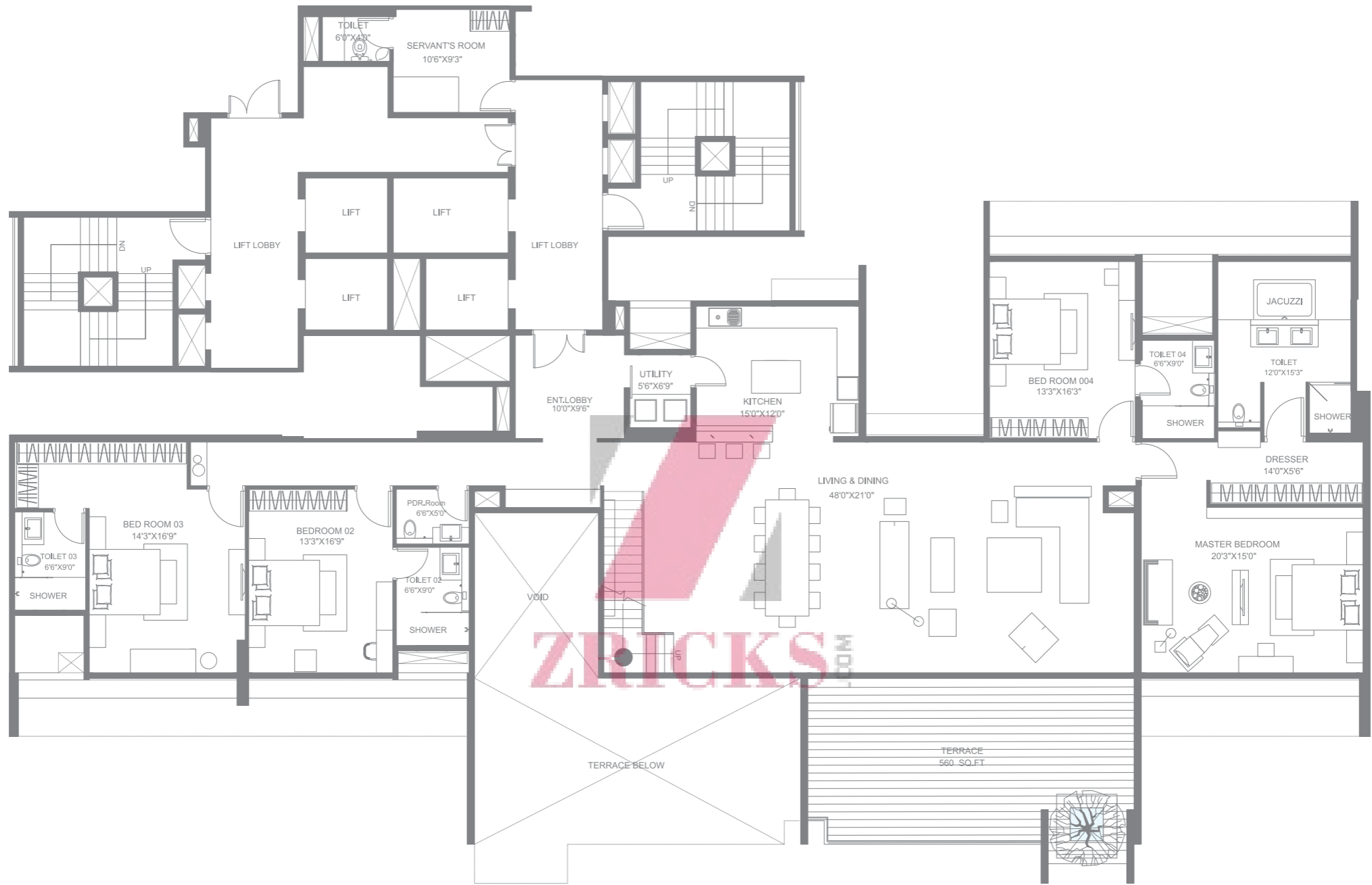
FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
2001	4535 SQ.FT.	560 SQ.FT.	3810 SQ.FT.	6365 SQ.FT.

BUILDING A & C
 2001 LOWER LEVEL PLAN
 4 BHK WITH SERVANT ROOM



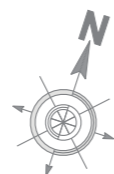
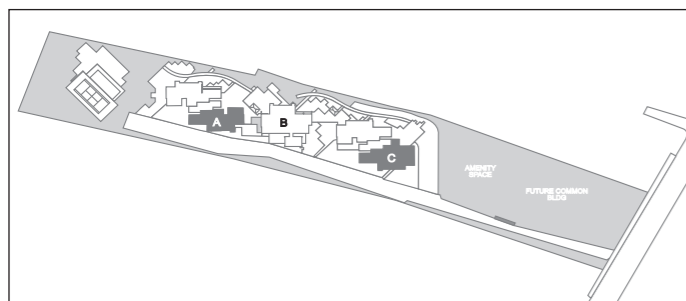
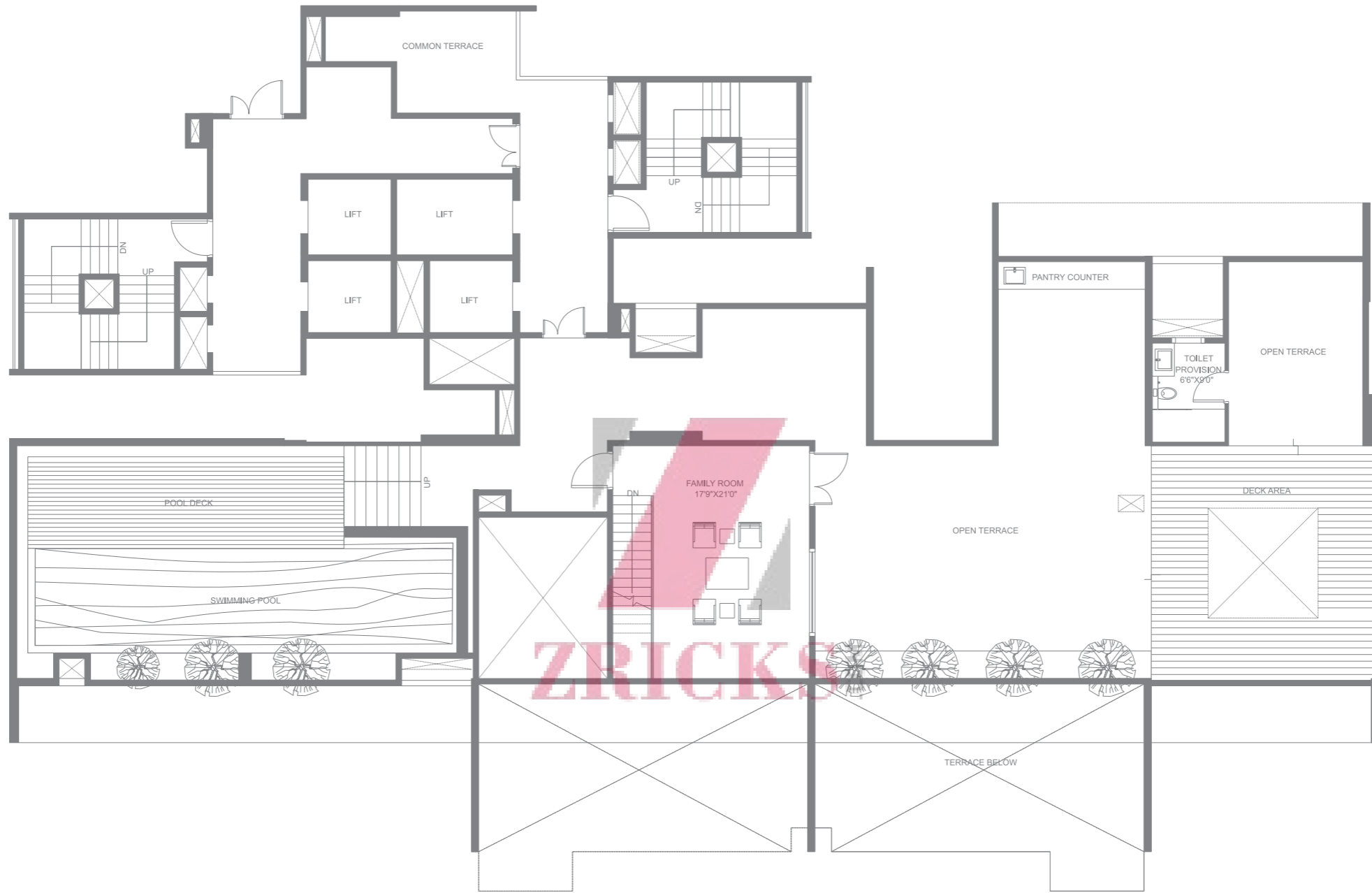
FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
2001	4535 SQ.FT.	560 SQ.FT.	3810 SQ.FT.	6365 SQ.FT.

BUILDING A & C
 2001 UPPER LEVEL PLAN
 4 BHK WITH SERVANT ROOM



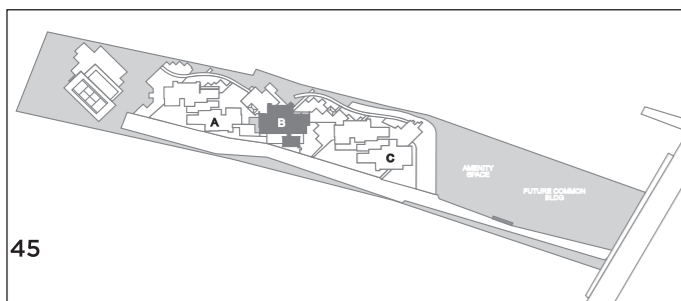
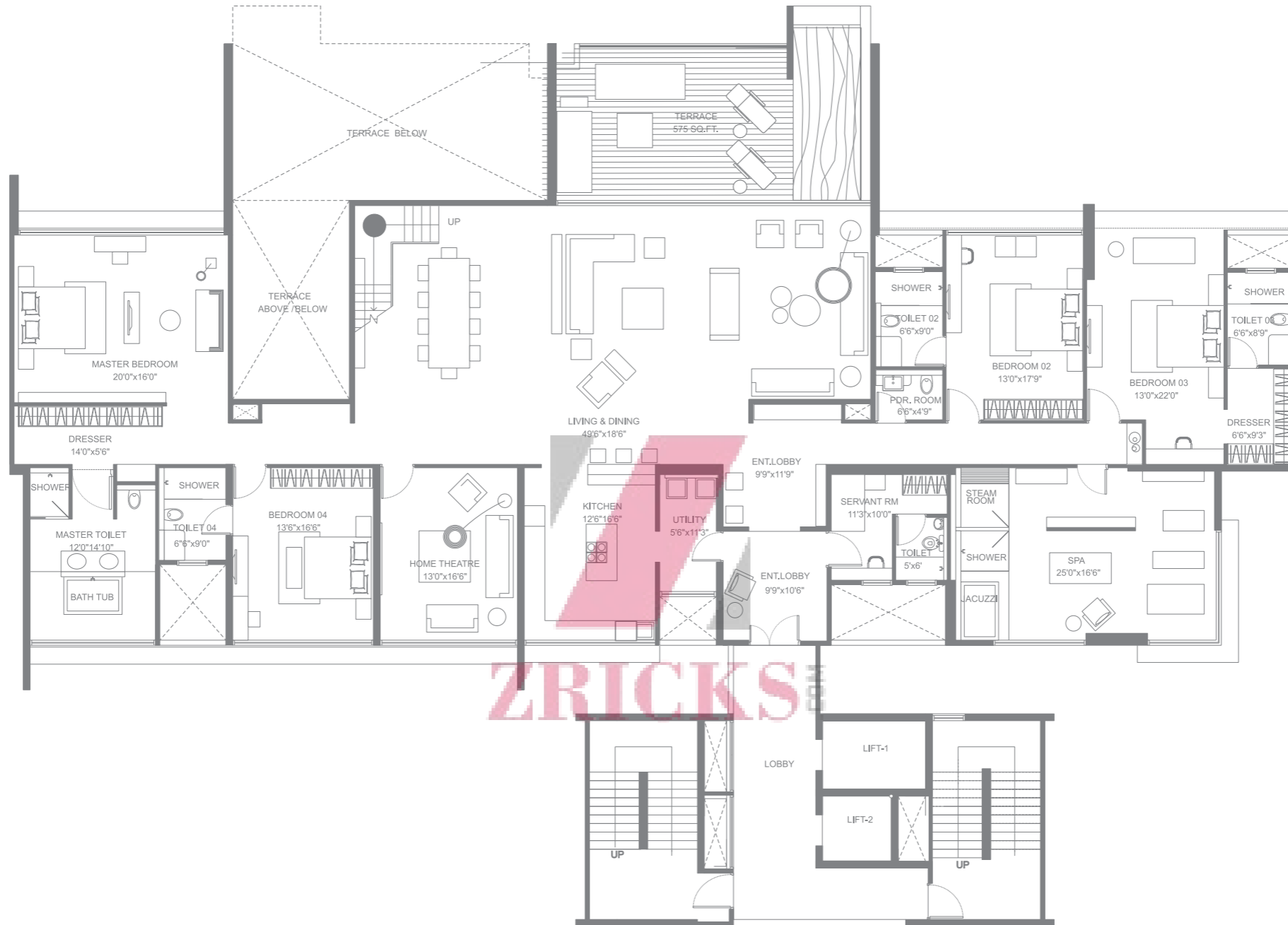
FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
1902	4535 SQ.FT.	560 SQ.FT.	3810 SQ.FT.	6365 SQ.FT.

BUILDING A & C
 1902 LOWER LEVEL PLAN
 4 BHK WITH SERVANT ROOM



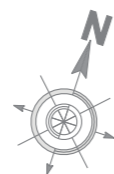
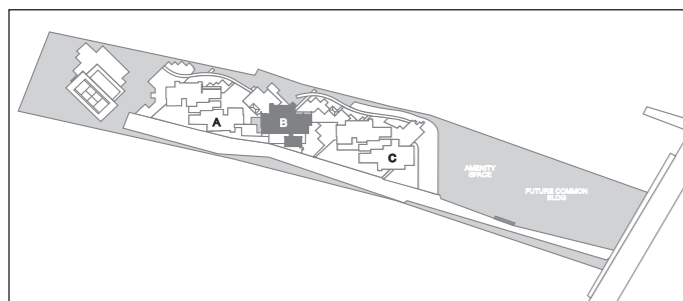
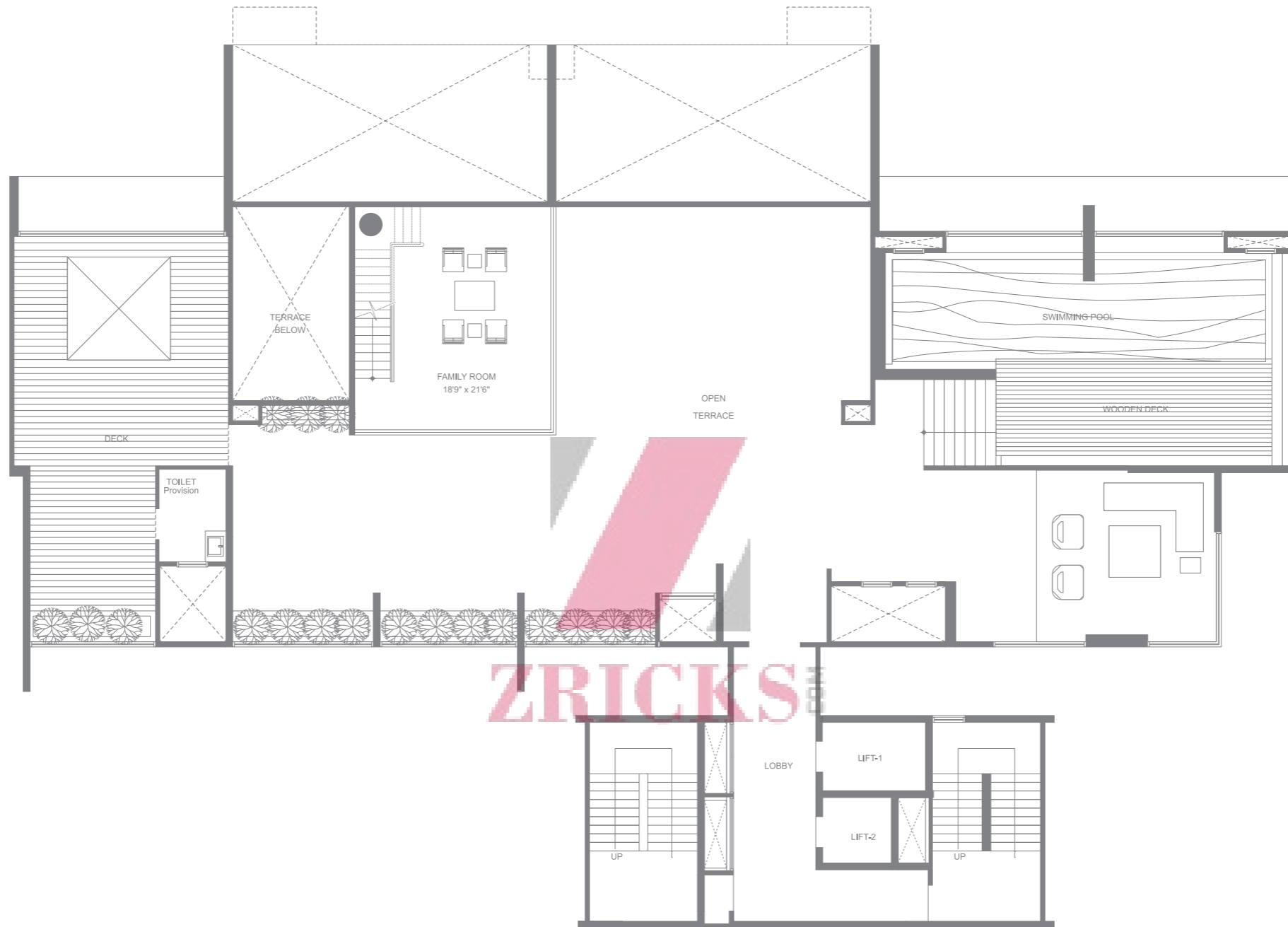
FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
1902	4535 SQ.FT.	560 SQ.FT.	3810 SQ.FT.	6365 SQ.FT.

BUILDING A & C
 1902 UPPER LEVEL PLAN
 4 BHK WITH SERVANT ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
2001	5930 SQ.FT.	575 SQ.FT.	5005 SQ.FT.	8173 SQ.FT.

BUILDING B
 2001 LOWER LEVEL PLAN
 4 BHK WITH SPA AND HOME THEATRE



FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
2001	5930 SQ.FT.	575 SQ.FT.	5005 SQ.FT.	8173 SQ.FT.

BUILDING B
 2001 TOP TERRACE PLAN
 4 BHK WITH SPA AND HOME THEATRE



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Architect of Records

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Landscape Architects

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