

NIBM ROAD  
MARVEL | GANGA  
*Sangria*

SITE ADDRESS  
Survey No. 21 and 22, off NIBM, Mohammadwadi, Pune

ARCHITECTS  
HB Design International Inc., Singapore

DWP Interics, Pune  
Malwadkar & Malwadkar, Pune

LANDSCAPE ARCHITECT  
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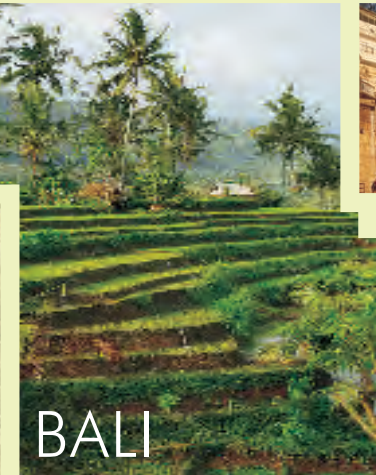
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Note: The contents of this brochure are purely conceptual and have no legal binding on us.  
The Developers reserve the right to amend the layout, number of floors, number of flats, elevation, colour scheme, specifications and amenities.

WE TOOK INSPIRATION FROM THE  
WORLD'S MOST STUNNING LOCATIONS.  
THEN WE ADDED A LITTLE MARVEL,  
AND SHAPED IT TO FIT YOU...



Designed by TBWA\INDIA  
[www.Zricks.com](http://www.Zricks.com)



# SANGRIA

MARVEL

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# DISCOVER HEAVEN HERE ON EARTH.

TOUCHED BY THE EXOTIC, INSPIRED BY HISTORY,  
IMMERSED IN NATURE'S FULLEST BOUNTY.

UNIQUELY DESIGNED, TERRACED AND STEPPED,  
IMAGINATION AND CONCRETE, AQUA AND EARTH,  
LIGHT AND SHADE PLAY SIDE BY SIDE.

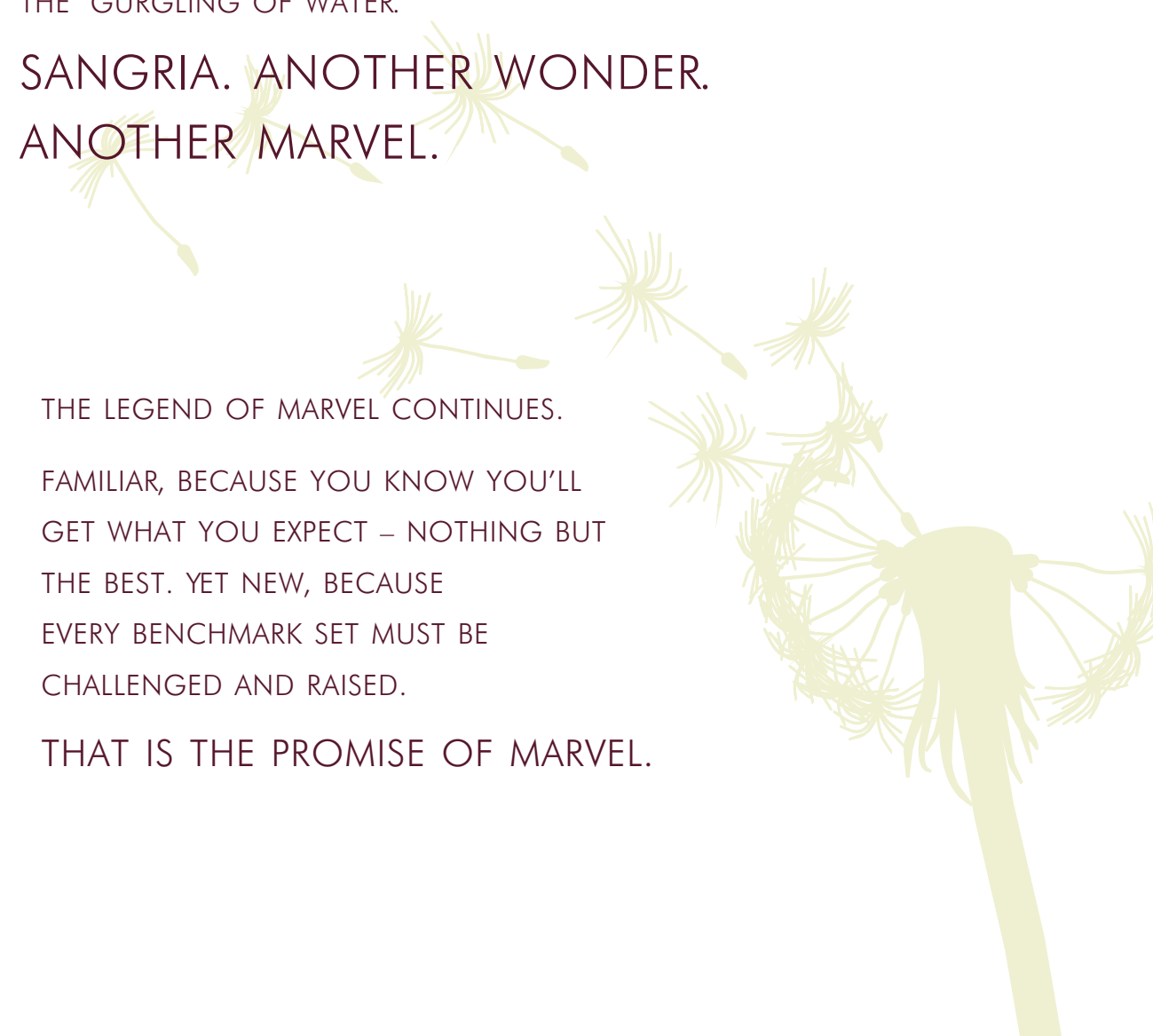
CARESSED BY BREEZES, SERENADED BY  
THE GURGLING OF WATER.

SANGRIA. ANOTHER WONDER.  
ANOTHER MARVEL.

THE LEGEND OF MARVEL CONTINUES.

FAMILIAR, BECAUSE YOU KNOW YOU'LL  
GET WHAT YOU EXPECT – NOTHING BUT  
THE BEST. YET NEW, BECAUSE  
EVERY BENCHMARK SET MUST BE  
CHALLENGED AND RAISED.

THAT IS THE PROMISE OF MARVEL.



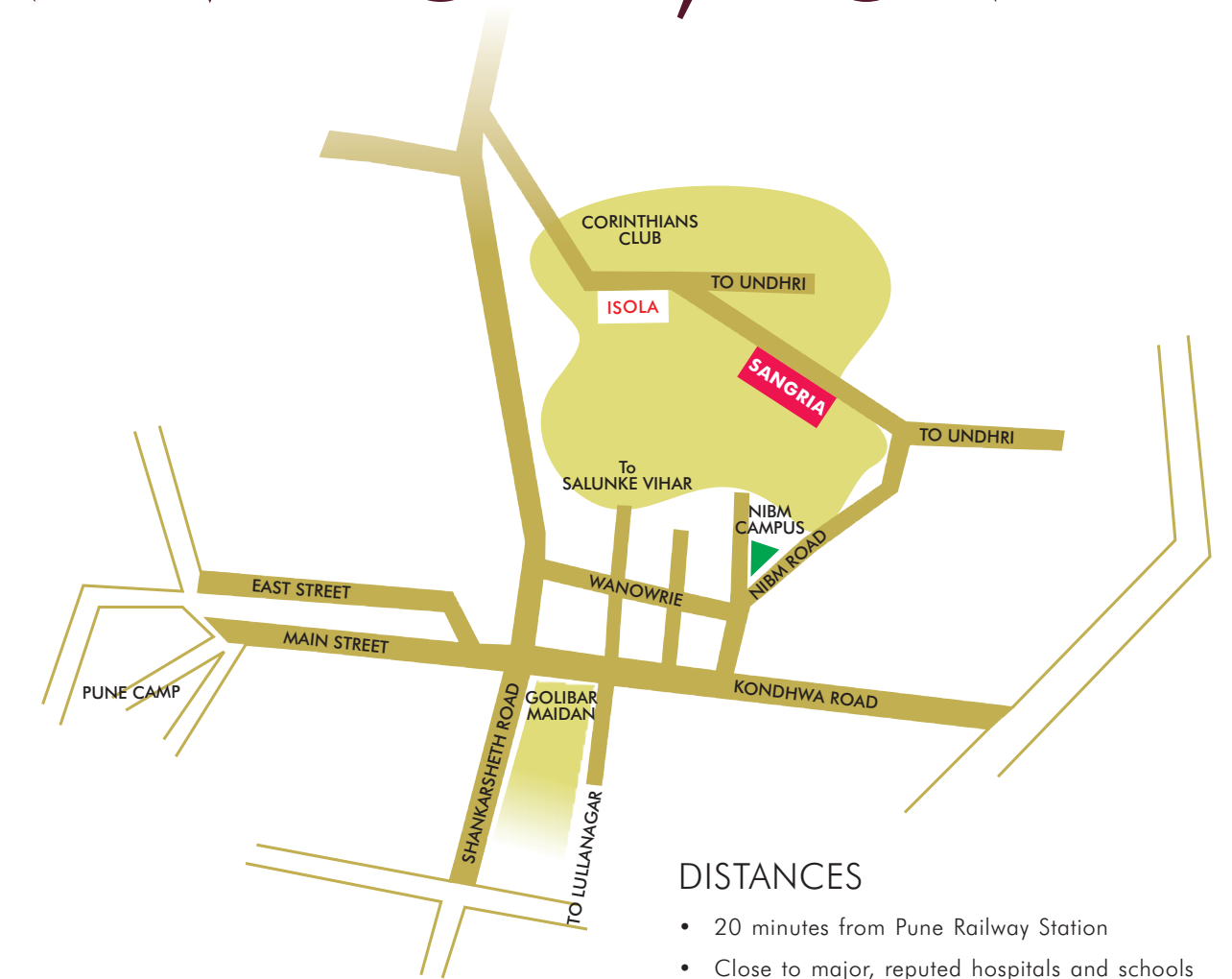


20 MINUTES FROM PUNE RAILWAY STATION

10 MINUTES FROM THE HEART OF TOWN

COSMOPOLITAN, VIBRANT, MINI BOOM-TOWN,  
YET SERENE, AND SOMEHOW APART AND ABOVE.

## WELCOME TO NIBM ROAD, PUNE



### DISTANCES

- 20 minutes from Pune Railway Station
- Close to major, reputed hospitals and schools
- 10 minutes from Pune Camp and M.G Road
- In close proximity to buzzing shopping centres and malls, restaurants and clubs

A modern dining room with a dark wood table, white chairs, and a large vase of dried branches. The room is lit with warm, ambient lighting. The ceiling features recessed lighting and two pendant lights. The walls are decorated with large, abstract wall art. A large vase of dried branches sits on a wooden table in the foreground. The floor is made of light-colored wood. In the background, a hallway leads to another room with a colorful sofa.

INSPIRED AND ROMANTIC YET PRACTICAL AND PLANNED.  
EXCLUSIVE HOMES YET PERSONALISED SPACES.  
ALWAYS IN PERFECT COMPLEMENT.



LUXURY, QUALITY AND TECHNOLOGY.  
THE MARVEL STORY PLAYS ON.

SANGRIA SURPASSES THE COMPETITION YET AGAIN ON CREATIVITY,  
STYLING, QUALITY AND FINISH.

HOME AUTOMATION DAZZLES; AVAILABLE AND YET INVISIBLE.

WELCOME TO THE COURTYARDS.

WORLDS WITHIN WORLDS OFFERING WONDERFUL THINGS,

AND TREASURES, AND TALES AND MYSTERIES UNVEILED.

AND SPACES FOR SILENCE AND FOR

CONTEMPLATION AND OTHERS

FOR LAUGHTER AND PURE CELEBRATION.



EAST AND WEST.

CELEBRATION AND SILENCE.

RECREATION AND LANDSCAPING,

IT ALL COMES TOGETHER,

SEAMLESSLY, ENDLESSLY, MARVELOUSLY.

# AMENITIES & SPECIFICATIONS

**ZRICKS**.COM

13 BUILDINGS. 13.5 ACRES.

EXQUISITE APARTMENTS RANGING FROM  
1710 SQ.FT. TO 6500 SQ.FT.

PERFECTLY BALANCING LUXURY AND CLASS,  
VALUE FOR MONEY AND COMFORT.







## LIVING ROOMS

- Imported marble flooring
- POP/Gypsum finish for walls and ceilings
- Telephone and cable TV connections
- Big landscaped terraces
- Teak wood doors and door frames

## BED ROOMS

- Vitrified flooring
- Telephone and cable TV connections
- Air-conditioning in all bedrooms

## KITCHENS

- International-style kitchens with hob and chimney
- Water purifier

## BATHROOMS

- Vitrified/Ceramic flooring
- Jacuzzi and steam room
- Washbasin with counters
- Finest quality fittings and sanitary ware
- Solar heater connection

## AUTOMATION

- Access cards straight from the lobby
- Apartment management system with touchscreen/remote control to control electricals and lighting
- Personalized programming for mood lighting
- Video door phone

## PRIVATE PLUNGE POOL

on the terrace in some apartments means complete privacy and luxury. This option can be provided at an extra cost.

## VRV CENTRAL AIR-CONDITIONING SYSTEM

throughout the apartment ensure energy efficiency, precise temperature control and low noise levels. This option can be installed at an extra cost.

## 100% GENERATOR BACKUP



AIRY AND INTERNATIONALLY STYLED,  
FULLY FITTED WITH A HOB AND CHIMNEY,  
SLEEK CABINETS,  
ELEGANT COUNTER-TOPS;

## KITCHEN STORIES

AT MARVEL, SIMPLY UNBEATABLE !



Gate A3

Departures

New York  
San Francisco  
London  
Rome  
Berlin



ZRICKS

www.Zricks.com

HOME AUTOMATION IS LIKE HAVING INVISIBLE ATTENDANTS CLOSE AT HAND, READY TO FULFIL YOUR EVERY WHIM...

# TRAVEL THE WORLD, YET STAY IN CONTROL OF YOUR HOME.

GO ANYWHERE  
OR DON'T STIR FROM YOUR LOUNGER,  
DISCOVER HOW MARVEL'S FUTURISTIC APARTMENT MANAGEMENT SYSTEMS  
KEEP YOU IN CHARGE.

Offering magic like mood lighting, temperature control of air-conditioning,  
remote control of all electronic gadgets, security through video phone.



A sneak preview of more automation magic available, at an extra cost.

- 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.



COMMITMENT TO THE PLANET,  
A SUSTAINABLE LIFESTYLE;  
ARE CORE VALUES OF THE COMPANY TODAY.

## CARING FOR THE PLANET IS SECOND NATURE

Our 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 in common areas
- 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 environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems





## EXCLUSIVE PROJECTS TO MATCH OUR EXCLUSIVE CLIENT LIST

### KOREGAON PARK

#### Marvel Residency

Our very first project

#### Marvel Exotica

#### Marvel Merlot

Super Luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.

Size : 3690 sq.ft.

#### Marvel Aurum

Super luxurious 4-bedroom apartments, one per floor, a private swimming pool in each apartment.

Size : 4550 sq.ft. each.

### KALYANI NAGAR

#### Marvel Crescent

#### Marvel Vivaldi

#### 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

#### Marvel Grandeur

#### Marvel Élan

#### Marvel Mystique

All super-sized apartments – one per floor, each having a private swimming pool.

#### Marvel Imperial

#### Marvel Coronet

Centrally air-conditioned apartments with a private swimming pool

Size : 4000 sq.ft. and larger.

### MUNDHWA

#### Marvel Matrix

2 and 3 bedroom apartments

Wi-Fi connectivity, Smart Card access from the lobby, and huge expanses of greenery with rainwater harvesting.

Size : 1450 sq.ft. to 2100 sq.ft.

### MAGARPATTA ROAD

#### Marvel Diva

Size : 1600 sq.ft. to 6450 sq.ft.

### Marvel Ritz

Super-luxurious 2, 3 and 4 bedroom apartments.  
Size: 1600 to 4885 sq.ft.

**Marvel Azure** is a new concept for Marvel – right-sized homes; 2-3 BHK homes between 1265 sq.ft. and 2750 sq.ft, using our best designers to create dimensions and spaces that seem larger than they are.

**Marvel Bounty** has 2, 3 and 4 BHK apartments sized 1445 sq.ft to 4800 sq.ft

### KHARADI

#### Marvel Enigma

2 and 3 bedroom apartments

By the riverside

Size : 1540 sq.ft to 2560 sq.ft

### Marvel Zephyr

2, 3 and 4 bedroom apartments

22 acres of garden wonderland. 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

### Marvel Citrine

2-3 BHK homes

Size : 1255 sq.ft. to 2750 sq.ft.

### NIBM ROAD

#### Marvel Isola

3 and 4 bedroom apartments

12 acres with resort-style recreation facilities.

Size : 2105 sq.ft to 5225 sq.ft.

Backed by the stupendous success of its residential projects, Marvel is also beginning work on 2 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 will be a single standing building watching over the IT hubs and the industrial area.