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MARATHON
Nexzone
pool



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Live in India's fastest growing development zone.

Marathon Nexzone is one of our most promising development projects in Navi Mumbai. It offers well designed living spaces focussed on providing optimal space usage, minimal maintenance, good construction technology and benefits of best engineering practices.

With sale of over 1800 homes and property e-registration facility for our clients; Marathon Nexzone has become one of the most impactful projects in Navi Mumbai. Marathon Nexzone offers:

- Convenience of excellent connectivity to Mumbai and Pune
- Optimally designed spaces
- Magnificent views
- State-of-art amenities
- Structures built using MIVAN- Aluminium Shuttering System
- Greater value through engineering best practices

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Be a part of development that will redefine the boundaries of Mumbai.

Marathon Nexzone has been envisioned in Panvel Navi Mumbai; bordering the ambitious city development plan—NAINA (Navi Mumbai Airport Influence Notified Area). NAINA has been proposed as a development project that focuses on developing a sustainable city with support facilities like schools, colleges, hospitals, retail and entertainment avenues, residential, commercial projects and IT parks. Marathon Nexzone is part of Panvel Municipal Corporation.

NAINA is a two phased urban development program that is 1.5 times bigger than Mumbai, and offers the convenience of promising infrastructural support set against a backdrop of model city development. Completion of phase-I is probable to coincide with pilot launch of Navi Mumbai International Airport in 2019 and completion of both the phases is proposed to cover an astounding area of 561 sq km.

Proposed

- Sewri Nhava Sheva Trans Harbor Sea Link
- CST-Panvel Ac Rail Service
- Metro Rail Service
- Alibaug-Virar Multimodal corridor

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LOCATION MAP

- Road Access
- Road Box Highway NH-75
- Eastern Expressway
- Eastern Freeway
- East-Thane Highway
- Old Mumbai-Pune Highway NH-4
- Railway Station
- Bus Terminal
- Airport/Rail Multinodal corridor
- Metro Rail
- Existing Metro
- Proposed Trans-Harbour Sea Link
- Proposed CST-Panvel AC Rail
- Proposed Harbour Line
- Proposed International Airport
- Existing International Airport
- Landmark

THANE

NAVI MUMBAI

MUMBAI

PANVEL

Strategic location, seamless connectivity.

Infrastructural support around Marathon Nexzone project is well planned with upcoming and proposed network of roads, air route etc. that interconnects Mumbai with it's sister cities, thus, impacting the commutation time and opening a new vista of growth and investment opportunities.

- 1 Panvel railway station and bus terminus - 5 km
- 2 CST via Eastern Freeway and Sion-Panvel Expressway - 50 km
- 3 Lower Parel via Sion-Panvel Expressway - 47 km | Dadar via Sion-Panvel Expressway - 43.5 km
- 4 Mulund via Airoli flyover and Thane-Belapur Road - 37 km
- 5 Dombivali via Shilphata-Mahape Road to Thane Belapur Road - 34 km



Life around Nexzone.

Marathon Nexzone has been planned as a premium township project at a strategic location, with close proximity to existing avenues. It offers our residents, an opportunity to be a part of future growth and development, at India's most promising development corridor- Panvel.



Schools & Colleges within 7 km*

- 1 St. Joseph's High School
- 2 St. Mary's Multipurpose School
- 3 D.A.V. Public School



Hospitals within 5 km*

- 4 Laxmi Eye Institute
- 5 Gandhi Hospital
- 6 Prachin Healthcare Multispeciality Hospital



Shopping Malls within 4 km*

- 7 K-Mall
- 8 Nagarpalika Shopping Complex



Banks within 2 km*

- 9 Bank of Maharashtra ATM
- 10 IDBI Bank ATM
- 11 State Bank of India
- 12 HDFC Bank
- 13 Axis Bank



Restaurants & Snacks Corner

- 14 McDonald's

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Spaces designed smartly.

Our spaces are planned in such a way that there is minimum passage area, this ensures optimal usage of available space.

Nexzone Homes are designed to offer:

- Apartments offering two directional views in select flats
- 9 ft floor to ceiling clear height



Disclaimer: The picture of the proposed residential flat and all furniture, items, electronic goods, amenities etc specified therein are only for the purpose of showcasing the residential flat and the Developer shall not be required to provide any furniture, items, goods, amenities etc as displayed in the picture/s. All plans, specifications, dimensions, designs, measurements are indicative and are subject to change.

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Amenities for a healthy lifestyle.

Imagine pushing the boundaries of your fitness without stepping out of real boundaries. At Marathon Nexzone, healthy life is at your doorstep to indulge, to immerse and to evolve with. So many choices at your disposal, find your own calling.

- 
-  Squash court
 -  Table tennis
 -  Lounge
 -  Indoor & outdoor cafeteria
 -  Double height entrance lobby
 -  Gymnasium
 -  Aerobics room
 -  Health club/saloon
 -  Spa/Massage room
 -  Multipurpose sports court
 -  Kids' play area
 -  Landscaped garden
 -  Senior citizen corner
 -  Walking trail
 -  Jogging track.

Disclaimer: Amenities, images, visuals, drawings are only Architect's Impression and are only indicative and subject to changes.



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Advanced technology. Superior quality. Durability & aesthetics.

At Marathon, we believe there's no higher goal than surpassing your expectations and no greater reward than your supreme delight. This belief percolates through each of our processes and as a result, reflects across all our projects. We ensure that our projects set benchmark in terms of construction intelligence and enhance the value for our customers by offering homes that are earthquake resistant and leakage proof with enhanced weather endurance and minimum maintenance hassles. We adopt best practices to achieve superior quality projects by using:-

- **Latest construction technology** - We employ MIVAN shuttering system to build structures, with faster completion time for every slab and precision in our construction work
- **Use of sustainable construction materials** - We employ low VoC paints, silica fly ash and facilities like onsite batching plant that helps us build durable concrete at a faster rate, thereby, giving better finish to the spaces that we build.
- **On site material testing laboratory** - that helps us ensure quality adherence in our material usage
- **Use of software** like REVIT that helps us forecast the planning and design challenges prior to construction commencement thereby, reducing instances of subsequent damage and repair.



MARATHON Era

Lower Parel

We confidently saw a dream of building an iconic campus that would facilitate **walk to work culture**, bring the **luxuries of South Mumbai** within the reach of resident's time and demonstrate superior **design efficiency**. Deciding upon a petal-shaped form with diligent precision, we began crafting an award winning structure that not only offers panoramic views of the Arabian Sea, but also provides unique recreational design for amenities and living spaces that would amplify luxury living in Lower Parel. This structure today is what we call as - "**Marathon Era**".

Amenities: Grand Entrance Lobby with Drop-Off Area | State-of-the-art Gymnasium | Kids' Play Area | Yoga & Meditation Area | Multipurpose Sports Court | Internal Capsule Elevator inside the Penthouse on the 35th Floor | Swimming Pool
Scenic Views of Mahalaxmi Racecourse & Arabian Sea



Actual View from Marathon Era



Actual Image - Swimming Pool



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MARATHON Futurex

Lower Parel

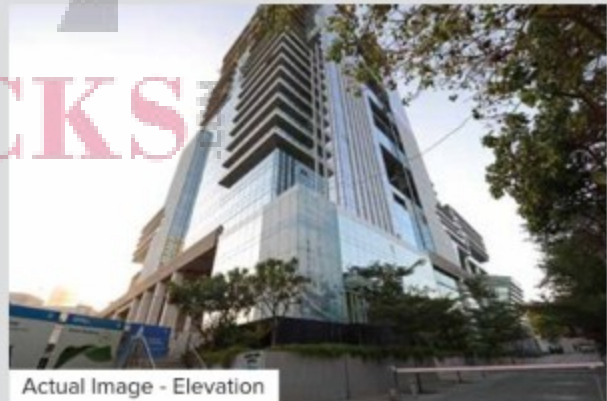
We began with a brief to develop a commercial high-rise that would be iconic, represented the futuristic vision of Mumbai and provided an innovation that would impact the community and its environment in a positive way.

With bold design, solar envelope study for energy conservation & use of innovative construction technology; the envisioned structure today, stands tall as Marathon Futurex at Lower Parel. Indeed an ambitious and award winning commercial high-rise with IGBC pre-certified GOLD Rating. Marathon Futurex epitomizes our answer to the quest for "Design and Innovation".

Amenities: Multi-level Car Park | Triple-Height Entrance Lobby | Approx. 14 ft floor to ceiling height | Column span of 32 ft to 54 ft for more usable area | Multiple High-Speed Elevators | Glazed Façade | Beautiful Views | Sky Gardens | Solar Envelope Design



Actual Image - Glass Box Facade



Actual Image - Elevation



MARATHON

Monte Vista

Mulund (W)

33-storeyed Marathon Monte Vista was envisaged when the economy was in recession with a special focus on providing 'affordable luxury' with 2, 3 BHK & combination apartments. While customers had a desire to stay in affluent living spaces they had reservations towards moving to spaces that were too large and too costly. Thus, Monte Vista was envisaged with an idea of building homes that brought a fresh perspective towards affordable luxury homes and allowed it's residents a chance to uplift their lifestyles without burdening their pockets.

Amenities: Landscaped Garden | Clubhouse with Gymnasium | Swimming Pool on the 6th level | Kid's Play Area | High Speed Elevators with well-instated security system | Multi-level Car Park | Earthquake Resistant Structure | Innovative Design | 180 degree Scenic View from the apartments



Actual Image - Main Entrance Lobby



Actual Image - Swimming Pool Area



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Embryo

Bhandup (W)

With an upscale in demand for quality housing and close proximity to convenient infrastructure, Central Mumbai has emerged as a destination to build homes that offer quality spaces for the residents of Mumbai. Marathon Embryo, located off the thriving LBS Marg, in Bhandup is a 14-storied residential tower offering well planned 1 & 2 BHK apartments. The living spaces at Marathon Embryo reflect our trademark planning and design finesse.


Amenities:



Actual Image - Kids Play Area



Actual Image - Gymnasium


 RECOGNISED AS
**"21 MOST TRUSTED
 DEVELOPER IN MMR"**
BY INDIA TRUST & HOPE SURVEY, 2014



Marathon Magnet, Eastlake
 awarded "Best Residential
 Apartment" Lower East
 Metro 2012 by CREDAI



Marathon Montage Era, Lower Panel
 awarded "Best Smart Interior Design
 Premium Segment 2018" by
 Interiors by Times PCO 1424

Marathon Group
 ARIYAL 2012, 2013 City of
 Hope, Best Smart Growth City
 Award 2012 awarded by ARIYAL
 Maharashtra Project in 2008



Marathon Palaces, Lower Panel
 awarded "Best Residential Metro
 Project in the Metro 2012" by
 CREDAI Metro Metro Metro
 Metro



Marathon Group
 is the "1" Developer in the 10
 countries of the world
 in the world for the number of
 Metro Metro Metro
 Metro Metro Metro



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Our Legacy

MORE THAN **46 YEARS**
OF REAL ESTATE EXPERIENCE



MORE THAN
80 PROJECTS COMPLETED

MORE THAN
5000 HAPPY FAMILIES
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18 MILLION SQ. FT.
OF LAND UNDER DEVELOPMENT



2 MILLION SQ. FT.
OF BUSINESS SPACES UNDER DEVELOPMENT

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Project funded by Capital First Ltd.



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