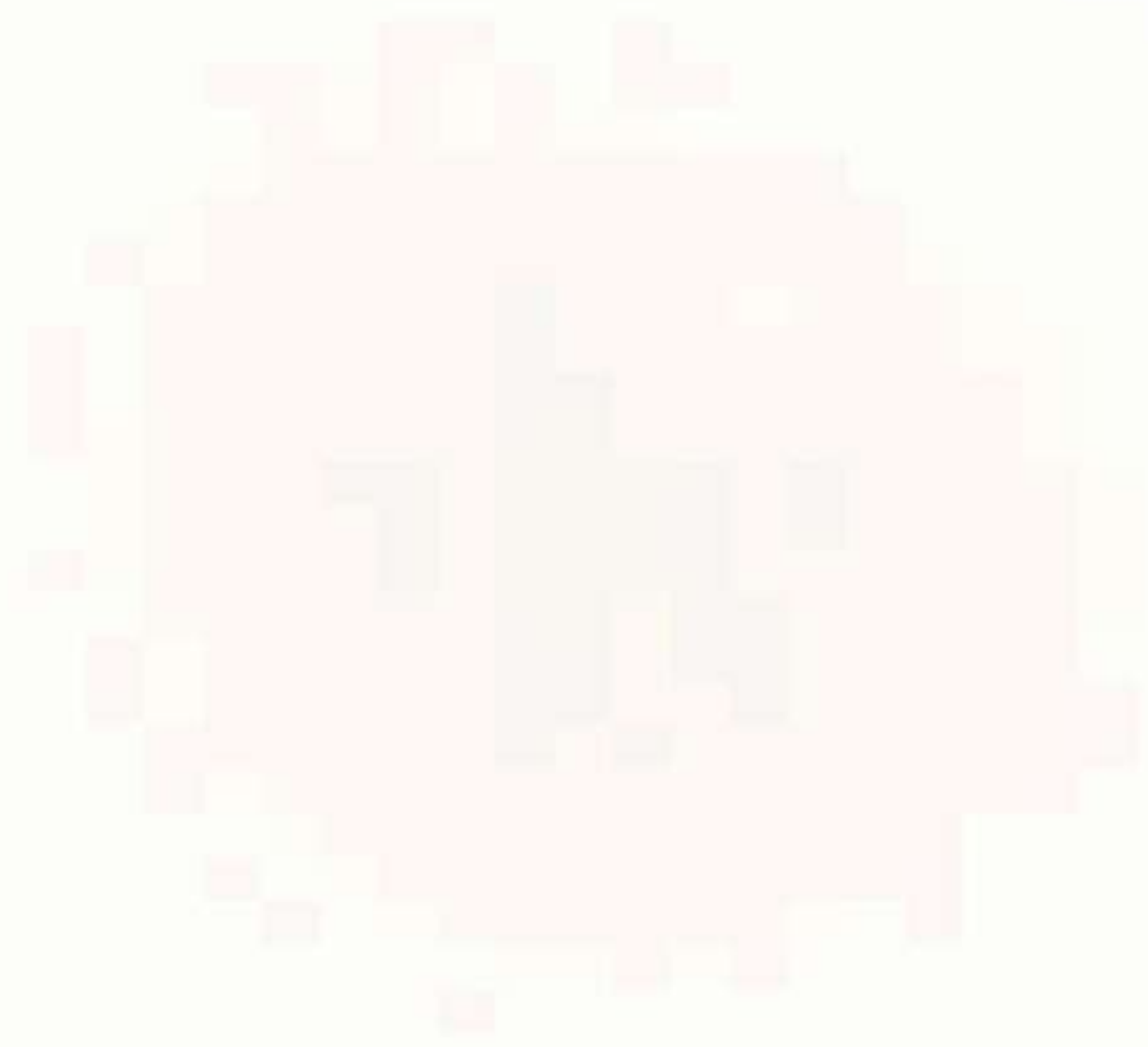


A secret beckons...



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Marvel Bounty





ABOUT BOUNTY

Begin the journey to a luxurious new discovery...

Marvel Bounty, as the name suggests holds great promise of plenty and the unfolding of many untold treasures.

This project at Magarpatta Road, Pune, will be yet another testimonial to Marvel's belief in its unbeatable blueprint of luxury, quality and technology. Incomparable luxury and an abundance of opulent amenities wrapped in finishes and styling that stands apart. Exclusive, affluent and private, yet beautifully practical, graceful and approachable.

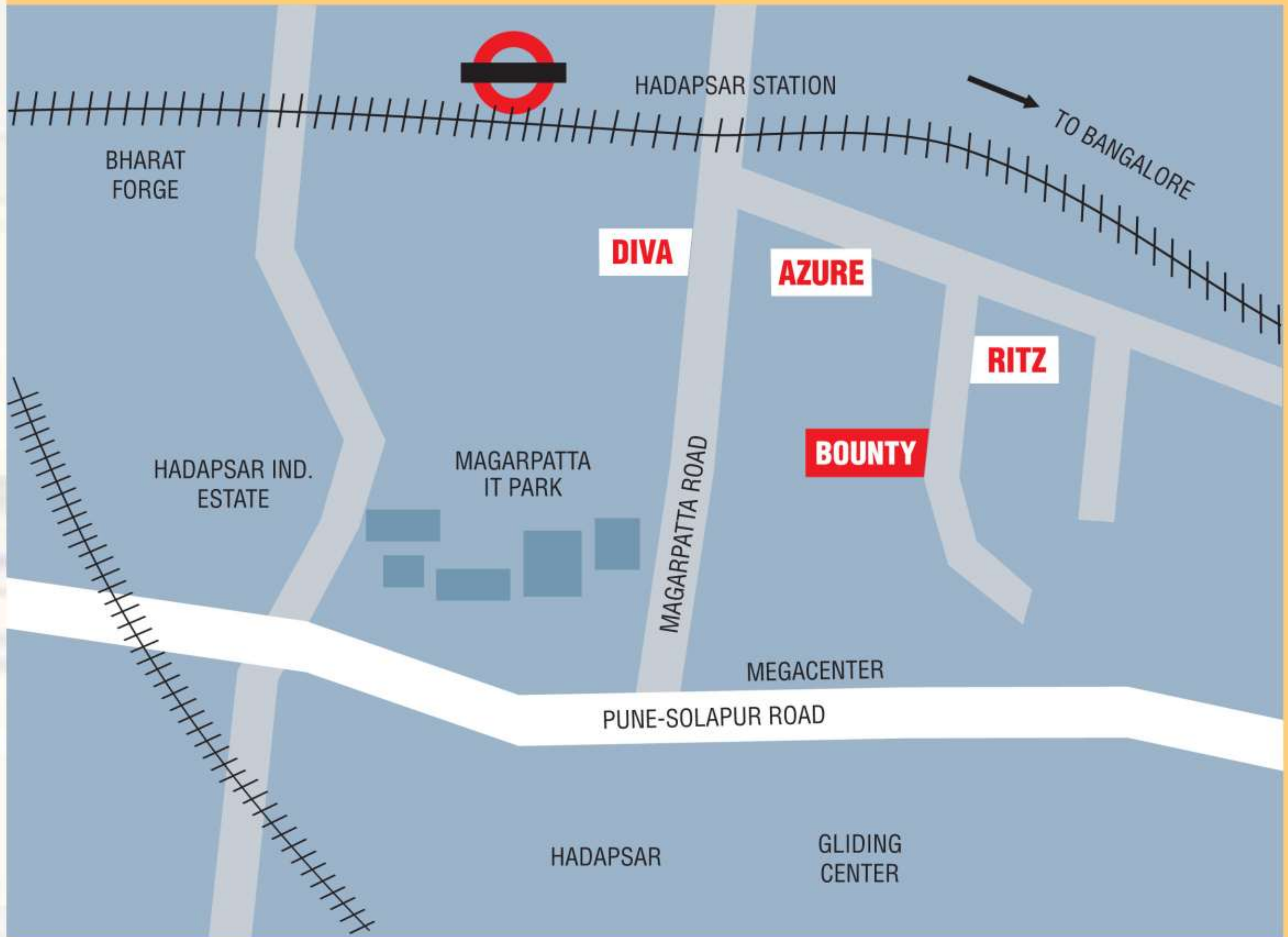
Our homes come with the Marvel guarantee of high-quality construction and craftsmanship, and materials and distinctive specifications that will endure forever. Needless to say, every project gets better, and technologies more 'intelligent'. Step aboard Marvel Bounty as we unveil new layers of design, specifications and automation.



LOCATION

Magarpatta Road, Hadapsar, originally a largely agricultural area, is quickly mushrooming into a bustling hub. On one hand is an abundance of nature's bounty, on the other the vibrant and shining facades of commercial and shopping malls, IT parks, and residential townships.

In close proximity to Koregaon Park and Kalyani Nagar, it will soon be another Marvel stronghold, home to some of our most luxurious projects. Marvel Bounty is the newest of these, nestled amid landscaped beauty.



Distances

- 20 minutes from the Airport
- 25 minutes from the Railway Station
- Close to major hospitals and schools
- In the vicinity of software parks and BPO offices

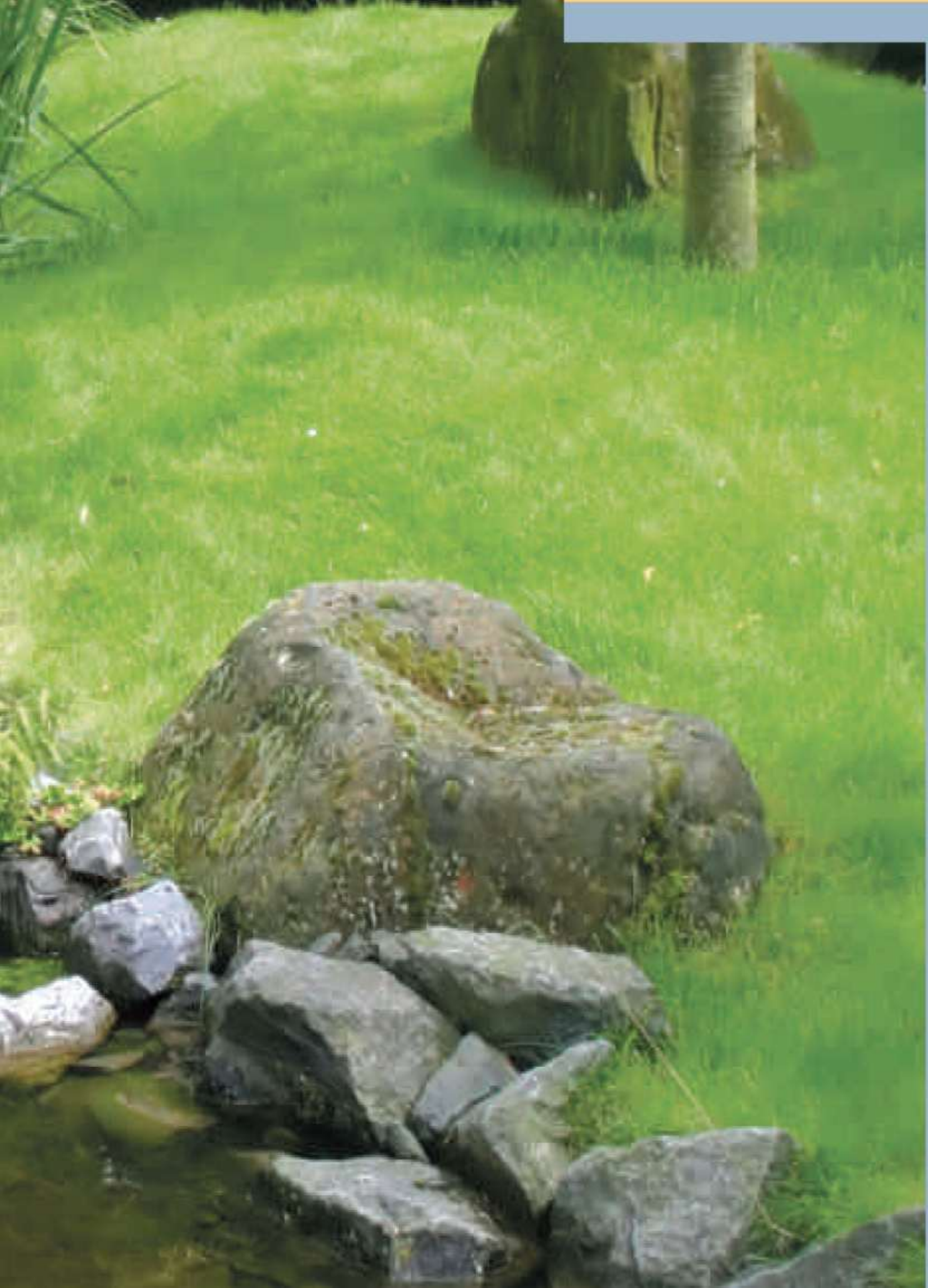




Landscaping

For Marvel, landscaping is an accent on its beautifully planned architecture. The green that surrounds every building is more than a few manicured lawns and trimmed bushes that usually pass for 'landscaping'. International landscapers and designers use their local sensitivity to bring the outside inside; welding greenery into every aspect of the project.

At Marvel Bounty, trellis pavilions and tree-lined avenues weave through indigenous foliage. The heady fragrances of tropical flowers fill the air, and Heliconia and birds of paradise blaze colour. Rustling palm fronds and gurgling water bring cool and peace. The pool itself is uniquely set into the landscaping, shadowed by trees, surrounded by casual seating, with a family lawn spreading out beyond. Jogging tracks encircle the property and every time you look out of your apartment your soul is uplifted and cleansed by the quiet, green environment.

- 
- Grass Terrace area
 - Family lawn
 - Feature paving on drive way
 - Floating paver water feature to entrance lobbies
 - Tree lined avenues
 - Pool side seating with shading trees
 - Landscaped sit outs for residents
 - Semi-covered trellis pavilion
 - Garden
 - Swimming pool & kid's pool
 - Pool deck sunk into landscape
 - Playground with modern equipment





Marvel Bounty has recreational options for everyone. Whether you prefer lazing by the pool side or filling your time with activity; there is something for everyone.

A state-of-the-art Club House with entertainment spaces is woven scenically into the landscaping. It holds indoor games, a gymnasium, a mini theatre, karaoke room, business centre and a kids' play area. Outdoor there are multi-game courts, a playground, and a beautiful swimming pool with barbeque deck.

Recreation

- Club house with outdoor entertaining area
- Gym
- Jogging track
- Half basketball court
- Barbeque deck
- Karaoke room
- Movie theatre
- Study room
- Table tennis table
- Kids indoor play station
- Car washing area







Marvel Bounty's apartments come embellished with the very best of amenities and specifications, excelling in quality finishes, luxury and technology. In fact, just what you'd expect from a Marvel apartment. As always, our 'standard' offerings far surpasses the competition on styling, quality and finish.

The highlight of course is the comfort afforded by home automation; luxuries that quickly become necessities. Something you would never have believed till you actually used them.

Marvel Bounty apartments range from 1445 sq.ft. to 4800 sq.ft. The perfect way to balance your desires for luxury and class with value for money and comfort.

Amenities & Specifications

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 electrical and lightings
- Personalized programming for mood lighting
- Video door phone

100% GENERATOR BACKUP





International style kitchens

Kitchens at Marvel Bounty use all the ergonomic sciences of practicality and good design. Beautiful, airy and internationally styled, these kitchens are fully fitted with a hob and chimney, sleek cabinets and elegant counter-tops.



Explore the world. But discover magic at home.

Using technology to make life easier, safer and more luxurious is one of the things that Marvel excels at.

Marvel Bounty is just another stage on which you'll encounter the wonders of Marvel's futuristic Home Automation driven by Apartment Management Systems, that adds excitement even to simple tasks like switching on the lights. You'll never tire of showing off what your invisible attendants can do; change the lighting to suit your moods the minute you enter, set the air-conditioning to combat the temperature outside, monitor your visitors and attend to your every comfort. And with access control in the lift lobby and video security, at Marvel Bounty you're in total control. Small sleek touch screens and remote controls enable you to control every gadget with just finger commands, thanks to remote controlled interfaces.

As for when you travel the world, security concerns are a thing of the past. Control your entire house from centrally located LCD touch panels or via the internet from any distant continent.



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.

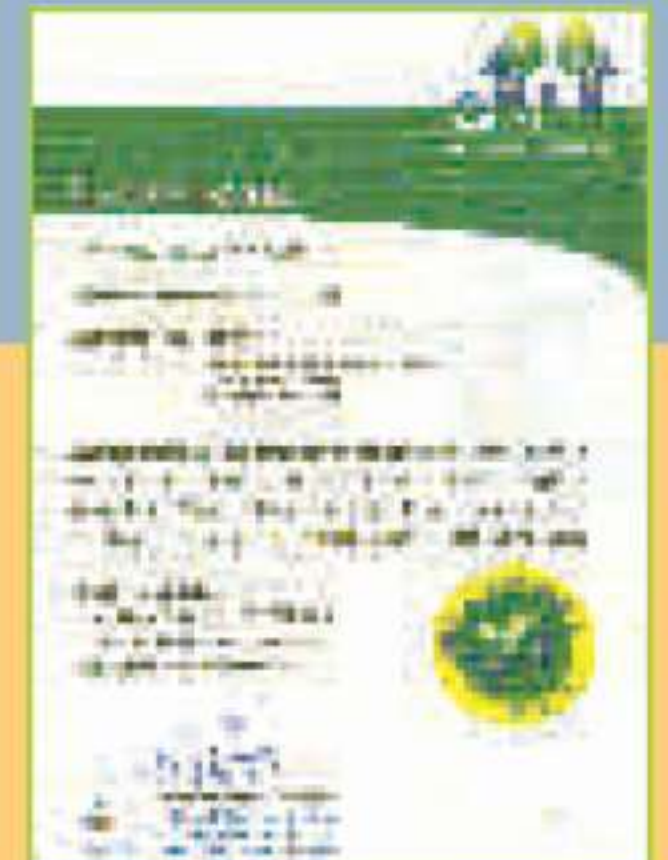


Doing our bit for the planet

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 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





The Marvel brand is just 10 years old. Yet, over 8 million square feet of luxury construction bear testimony to the trust and respect that customers, industry experts and peers have placed in us.

The company has constantly set industry benchmarks for quality, luxury and technology. Striving for perfection, keeping abreast of new technologies, and constantly thinking ahead to make everyone else's 'superior offering' just a standard amenity keeps Marvel head and shoulders above the competition.

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

ABOUT MARVEL

Marvelously luxurious

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. Ten years later, the list keeps growing.

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 : 3,690 sq.ft.

Marvel Aurum

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

Size : 4,550 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 1,250 sq.ft. and 2,750 sq.ft, using our best designers to create dimensions and spaces that seem larger than they are.

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 : 1,250 sq.ft. to 2,750 sq.ft.

NIBM ROAD

Marvel Isola

3 and 4 bedroom apartments

12 acres with resort-style recreation facilities.

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

Sangria

Super luxurious 2, 3 and 4 bedroom

Size : 1,250 sq.ft. to 5,000 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.



MAGARPATTA ROAD
M A R V E L
Bounty

SITE ADDRESS

SURVEY NOS. 167/1-3-4 & 168/5-6-7, HADAPSAR, PUNE

ARCHITECTS

MQA (Mandviwala Qutub & Associates)
Malwadkar & Malwadkar

STRUCTURAL DESIGNER

STRUDCOM

LANDSCAPE ARCHITECT

WAHO LANDSCAPE

LEGAL ADVISOR

RAJIV PATEL & ASSOCIATES



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In association with



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.