

# MARATHON Nexzone Panvel



PANVEL'S

# **FINEST TOWNSHIP**

25 acres | 16 towers



# A NEW DIRECTION OF GROWTH

Due to Mumbai's geography, the city's expansion & growth has been primarily northwards – towards Thane on the Central Line and Borivali on the Western line majorly fuelled by the rapid expansion & usage of the Mumbai suburban railways.

But the new infrastructure projects coming up in Panvel are set to change the direction of Mumbai's expansion.



# PANVEL SET TO TAKE OFF

Marathon Nexzone enjoys perhaps the most promising location in our entire country given the incredible transformation happening at Panvel

## Navi Mumbai Metro trials to start this week

Times of India  
25 August, 2021



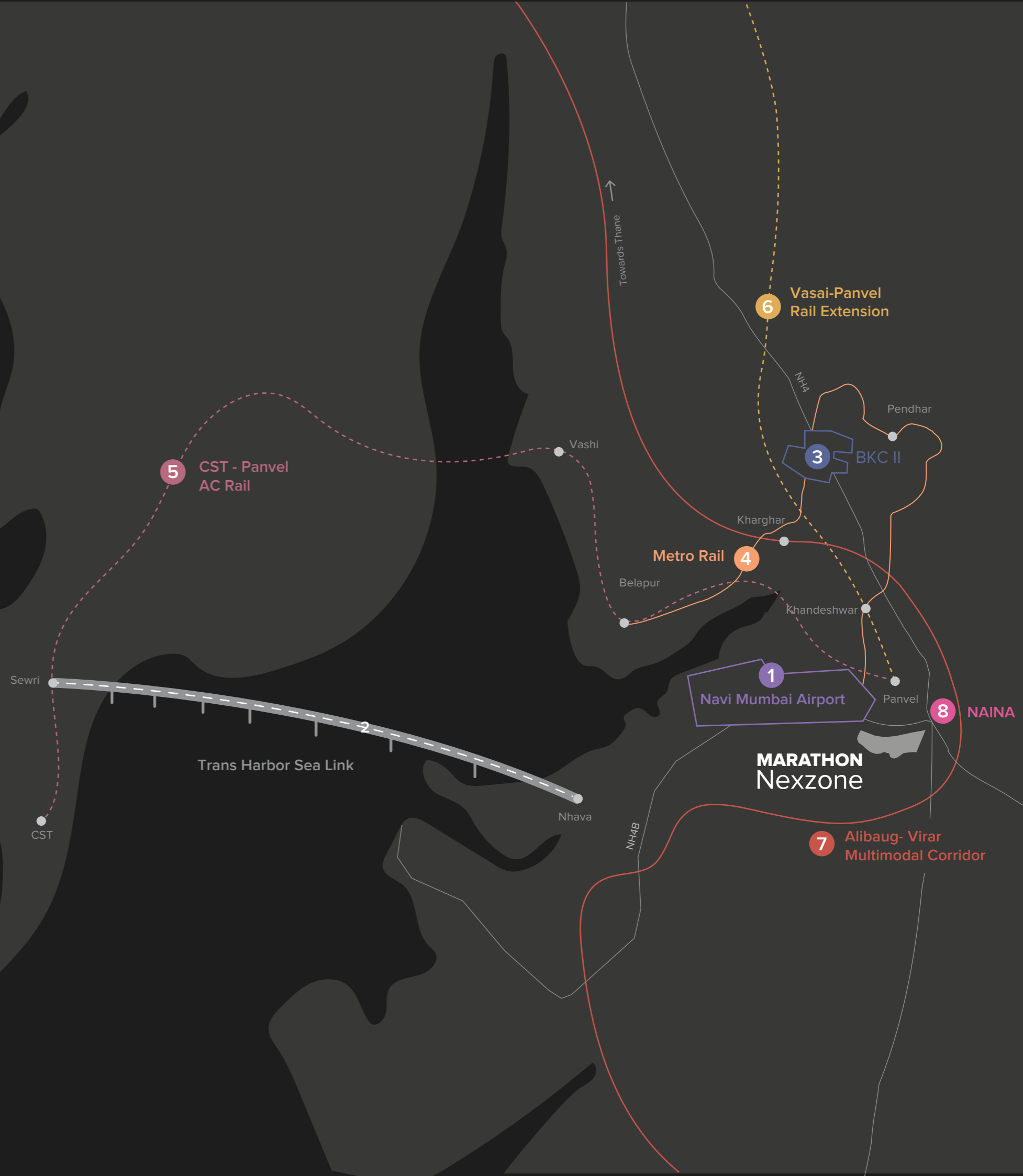
## Navi Mumbai International Airport: Adani Group Begins Terminal & Runway Work With 2024 Target

Economic Times  
20 June, 2022



## 52% work on Mumbai Trans Harbour Link is complete

Moneycontrol  
25 August, 2021



# EXCELLENT CONNECTIVITY



**MARATHON**  
Nexzone

NAVI MUMBAI

● Kharghar

Sion - Panvel Expressway

Panvel Creek

Towards Thane

Kalamboli

CST - Panvel Harbor Line

Panvel Bypass

Navi Mumbai Airport

1

4

3

5

4

2

8

5

2

3

3

# Panvel

1

Mumbai Hwy

2

1

3

6

1

4

Palaspe Phata

MARATHON Nexzone

5

Towards JNPT

NH4B

Panvel Bypass

4

2

Mumbai - Goa Hwy

Towards Goa

Mumbai Hwy

7

6

Towards Pune

- Schools and Colleges
- Hospitals
- Banks
- Malls

# LAYOUT PLAN



The common areas & amenities as shown in the layout plan for Phase 1 shall be completed with the Maha RERA real estate project "Marathon Nexzone Antilia 2", PS200000671 as per the timeline shown on MahaRERA website. Landscape Podium Plan as seen for Phase 2 might undergo modifications based on developer discretion and is subject to approvals from the planning authority. Phase 2 amenities will be delivered along with MahaRERA project Aster 2, RERA Application ID REA52000065137







**ZODIAC-1 (Floors 1-24)**  
P52000000547  
**ZODIAC-2 (Floors 25-32)**  
P52000000661

**ION-1 (Floors 1-24)**  
Dec 2023  
P52000000660

**ION-2 (Floors 25-31)**  
Dec 2024  
P52000000664

**VEGA-1 (Floors 1-16)**  
Dec 2023  
P52000000674

**VEGA-2 (Floors 17-31)**  
Dec 2024  
P52000000522

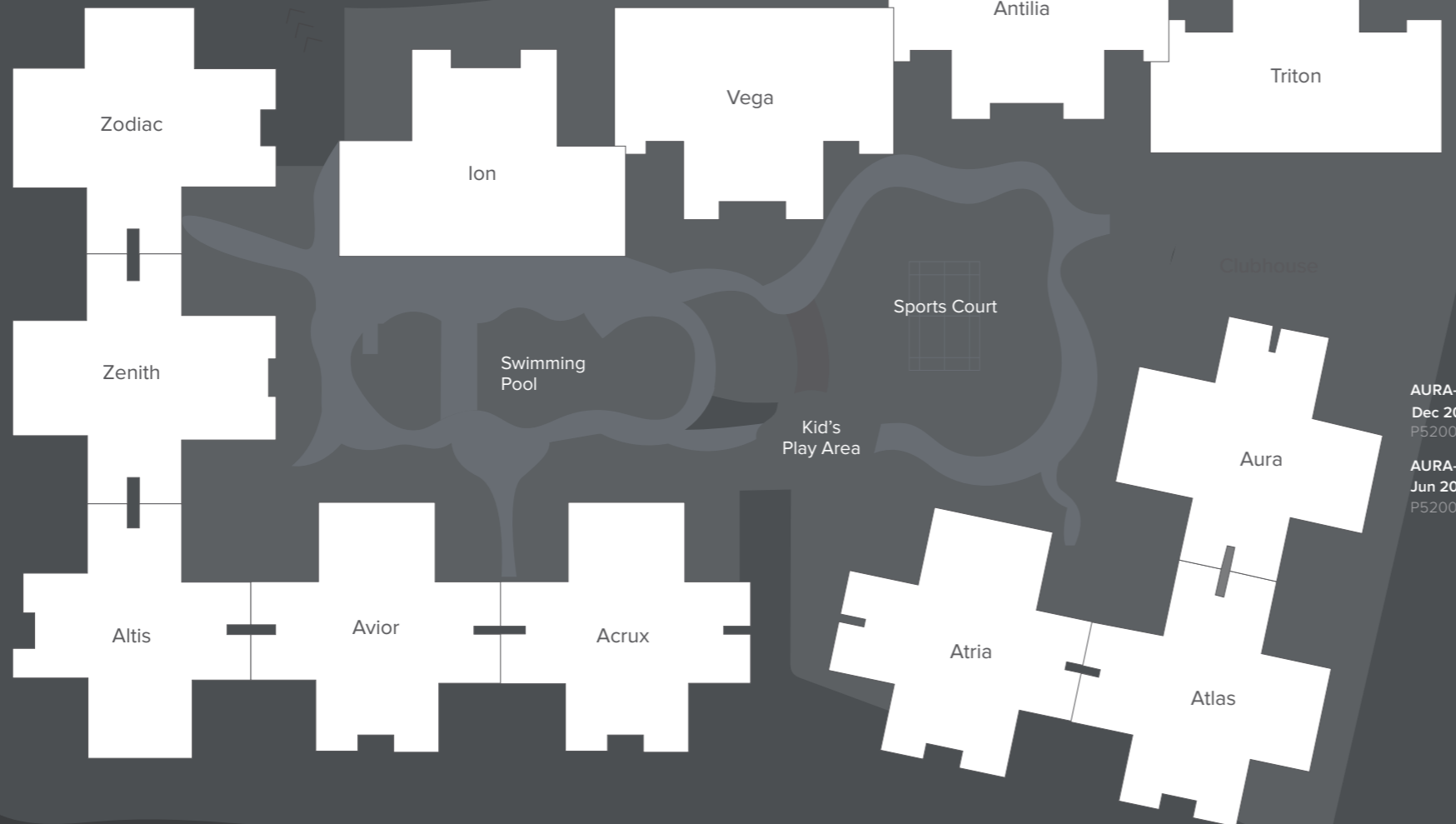
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Dec 2025  
P52000000666

**ANTILIA-2 (Floors 17-30)**  
Dec 2026  
P52000000671

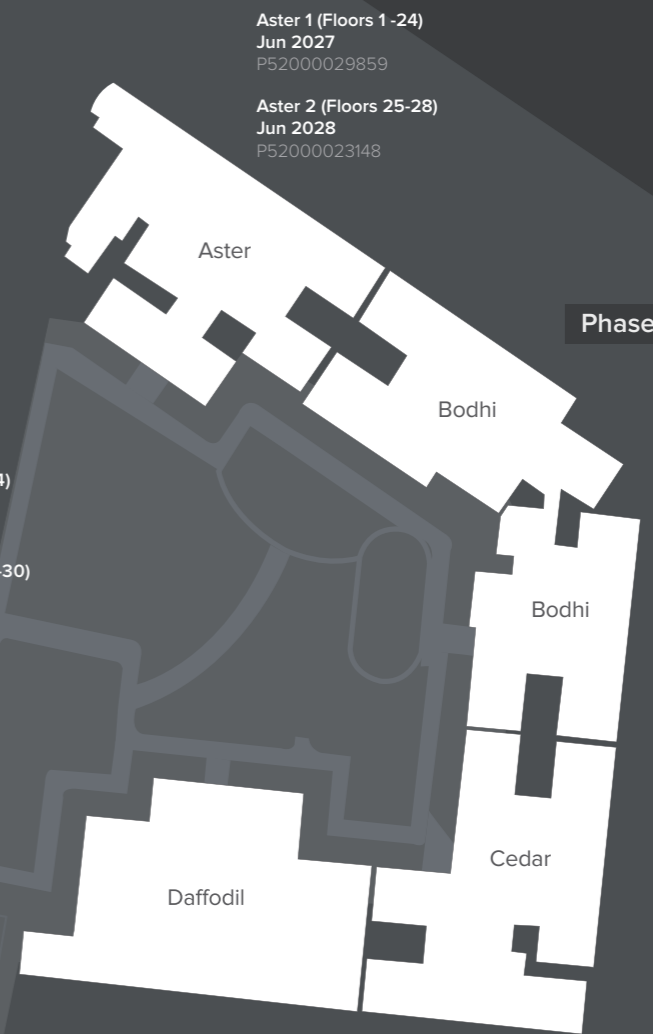
**TRITON-1 (Floors 1-16)**  
Dec 2024  
P52000000663

**TRITON-2 (Floors 17-30)**  
Dec 2025  
P52000000668

**Phase I**



**Phase II**



**ZENITH-1 (Floors 1-24)**  
P52000000658  
**ZENITH-2 (Floors 25-32)**  
P52000000667

**Aster 1 (Floors 1-24)**  
Jun 2027  
P52000029859

**Aster 2 (Floors 25-28)**  
Jun 2028  
P52000023148

**AURA-1 (Floors 1-24)**  
Dec 2022  
P52000000665

**AURA-2 (Floors 25-30)**  
Jun 2023  
P52000000669

**Bodhi 1 (Floors 1-24)**  
Jun 2026  
P52000029858

**Bodhi 2 (Floors 25-27)**  
Dec 2026  
P52000029857

**Cedar 1 (Floors 1-24)**  
Jun 2026  
P52000023255

**Cedar 2 (Floors 25-27)**  
Dec 2026  
P52000023255

**ALTIS-1 (Floors 1-24)**  
P52000000573

**ALTIS-2 (Floors 25-32)**  
Dec 2022  
P52000000677

**AVIOR-1 (Floors 1-24)**  
P52000000502

**AVIOR-2 (Floors 25-31)**  
Dec 2022  
P52000000713

**ACRUX-1 (Floors 1-24)**  
P52000000670

**ACRUX-2 (Floors 25-31)**  
Dec 2022  
P52000001062

**ATRIA-1 (Floors 1-16)**  
Dec 2023  
P52000001047

**ATRIA-2 (Floors 17-30)**  
Dec 2024  
P52000000495

**ATLAS-1 (Floors 1-24)**  
Jun 2022  
P52000000662

**ATLAS-2 (Floors 25-30)**  
Jun 2023  
P52000000472

**Daffodil 1 (Floors 1-24)**  
Dec 2025  
P52000023254

**Daffodil 2 (Floors 25-27)**  
Jun 2026  
P52000023137

- OC received
- Under construction

All Phase 2 amenities will be delivered with MahaRERA project Aster 2 - P52000023148 as per timelines shown in MahaRERA website

EXPLORE LATEST UPDATE



# DESIGN THINKING

Everything at Nexzone- its large windows, wide balconies, efficient floor plans & picture perfect views have been designed with the customer at the centre.

## A VIEW WORTH YOUR TIME

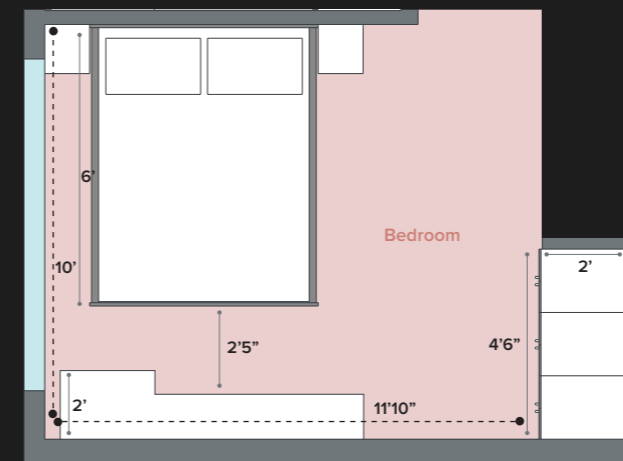
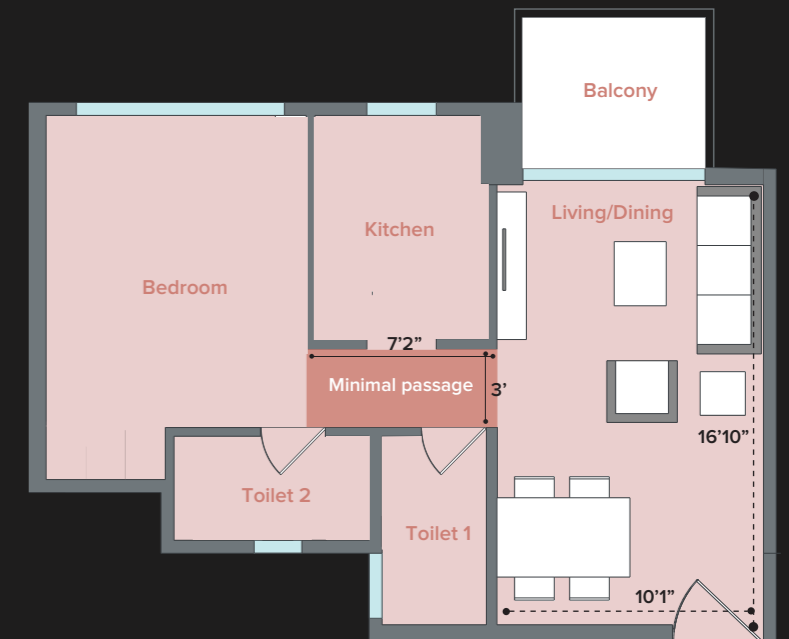
Apartments in Phase 2 come with large 5ft 4 inch wide balconies overlooking the Panvel creek. Enjoy blissful sunsets from your home. from your home.



Rendered image + Actual view

## RIGHT SIZED HOMES

Homes at Nexzone are efficiently planned to ensure minimum area wastage. Even the 1BHKs in phase II have a big living room & minimal passage area. This gives you more usable carpet area & allows you the flexibility to plan your furniture in multiple ways.



## STORE MORE

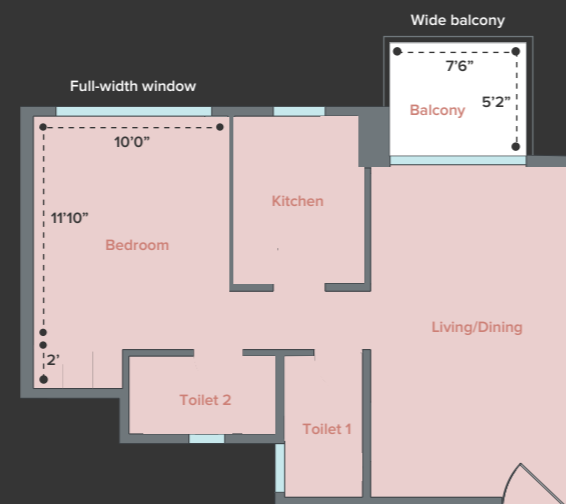
All apartments in Phase II come with dedicated storage niches for you to plan your wardrobe. The master bed of the 1BHK has enough space to house a queen bed, a study desk with a chair, a TV unit, a 4\*2ft wardrobe & still have plenty of space to walk around. Very few contemporary apartments can boast of the same

## PLANNED TO PERFECTION

Nexzone Phase II has been planned with your every need in mind. Even with 4 buildings the average distance between 2 buildings is 60m. With Nexzone, enjoy vast open spaces & breathtaking valley views



VS



## OTHER DEVELOPMENTS

Most contemporary builders have smaller windows in both living & bedrooms which reduce the natural light & ventilation. And most importantly most of them do not have a balcony & even if they do they are narrow & only 2 ft wide.

## MARATHON NEXZONE

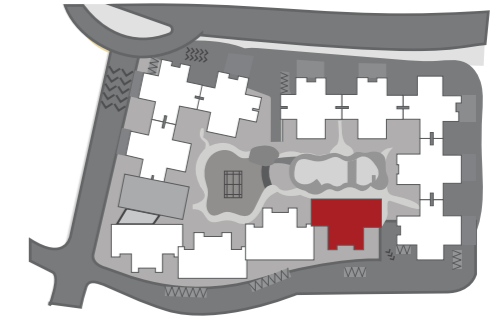
All Nexzone apartments have massive full-width windows for you to soak in the breathtaking views. Large windows also ensure a lot of natural light & ventilation in the room, completely transforming your regular living experience.

# Phase I

## Plans

# ION - 1 & 2

## Typical Floor Plan Without Terrace



ION-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000660 | ION-2 (Stilt + Podium + 25th to 31st Floors): Maha RERA: P52000000664

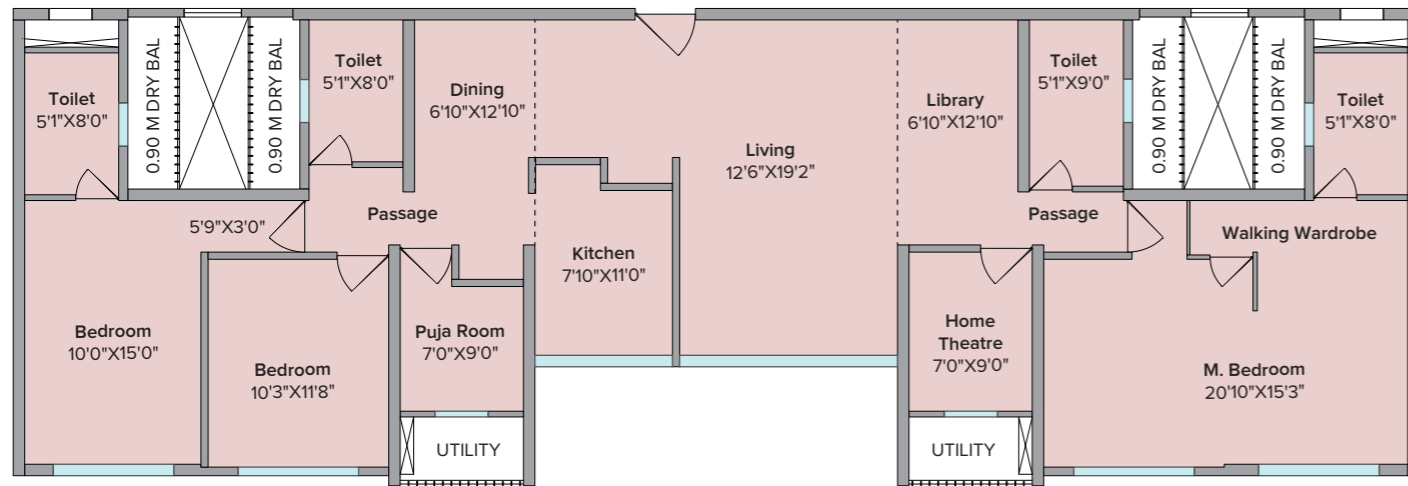
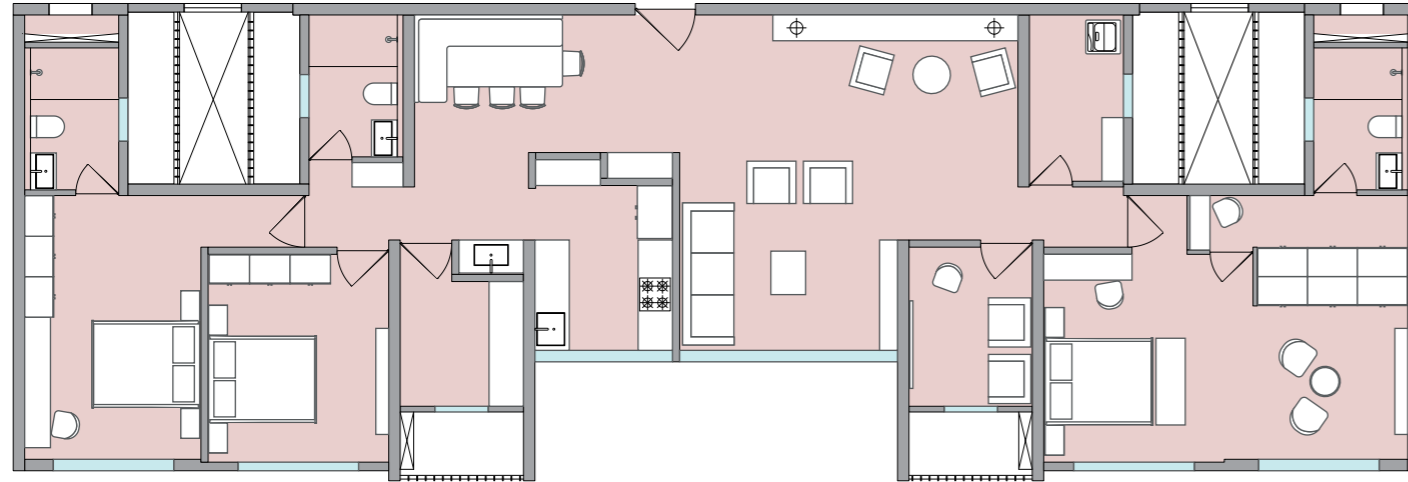
All RERA related details are available at <https://maharera.mahaonline.gov.in/> as well as our website [marathon.in/nexzone](http://marathon.in/nexzone). Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time. The floor plans are as per the approved plans and specifications as on date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

# ION & VEGA COMBINATION PLAN



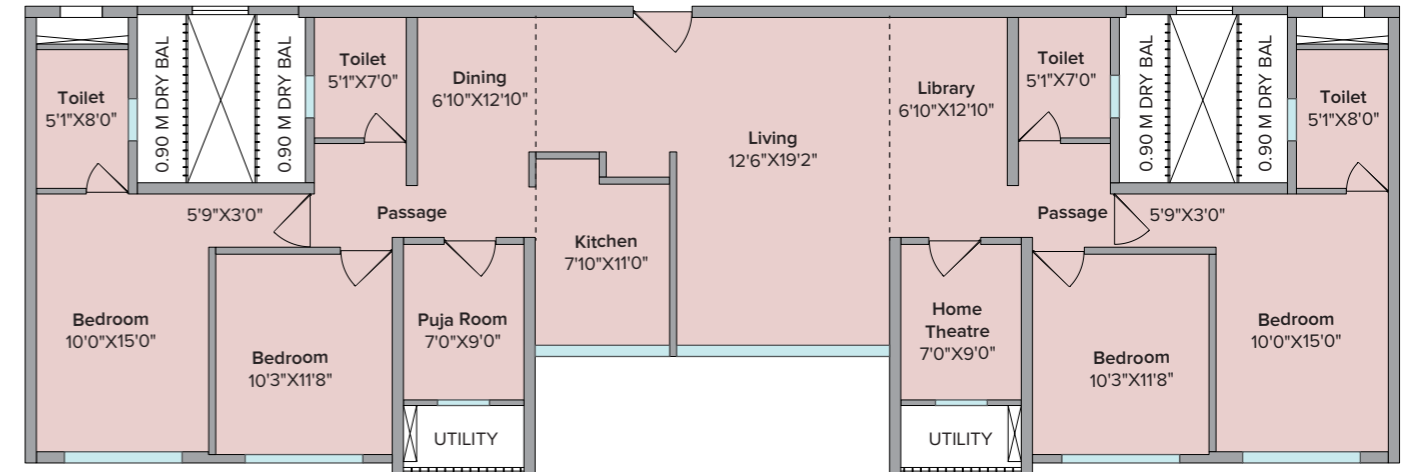
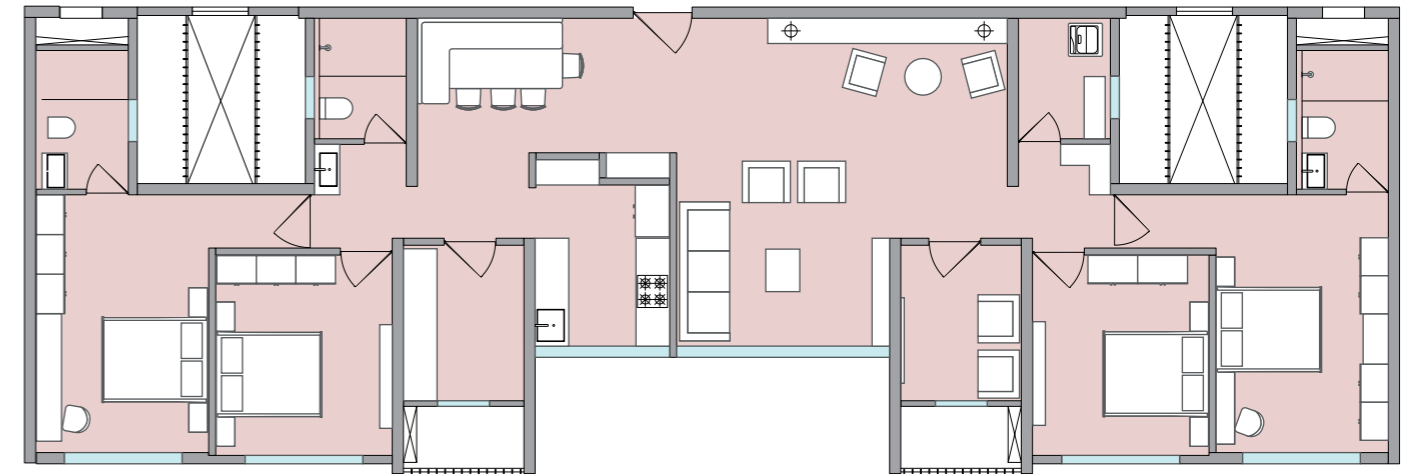
5 / 6

3 BHK - RERA Area : 1472 sqft



5 / 6

4 BHK - RERA Area : 1472 sqft

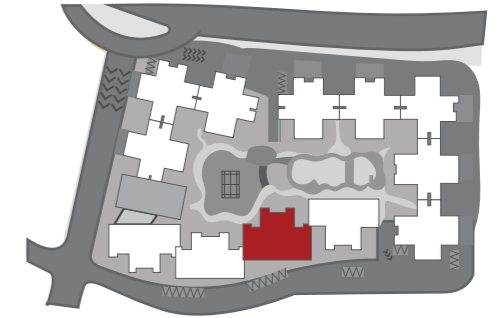


ION-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000660 | ION-2 (Stilt + Podium + 25th to 30th Floors): Maha RERA: P52000000664

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# VEGA - 1 & 2

## Typical Floor Plan Without Terrace

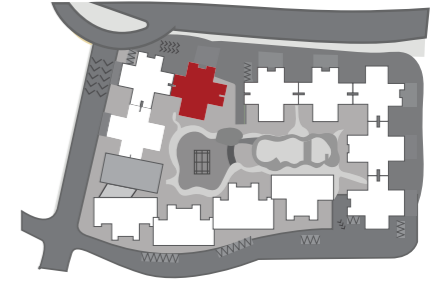


VEGA-1 (2 Basements + 1st to 16th Floors): Maha RERA: P5200000674 | VEGA-2 (Stilt + Podium + 17th to 31st Floors): Maha RERA: P5200000522

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# ATRIA - 1 & 2

## Typical Floor Plan (Floors 1 - 30)

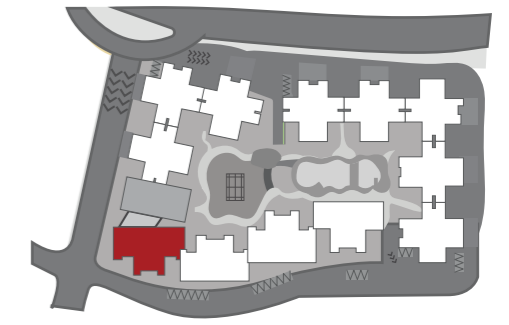


ATRIA-1 (2 Basements + 1st to 16th Floors): Maha RERA: P52000001047 | ATRIA-2 (Stilt + Podium + 17th to 30th Floors): Maha RERA: P52000000495

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# TRITON - 1 & 2

## Typical Floor Plan With Terrace



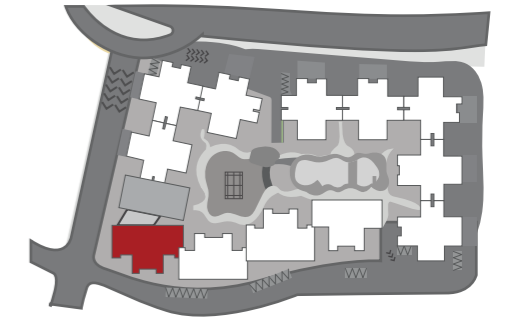
TRITON-1 (2 Basements + 1st to 16th Floors): Maha RERA: P52000000663 | TRITON-2 (Stilt + Podium + 17th to 30th Floors): Maha RERA: P52000000668

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# TRITON - 1 & 2

## Typical Floor Plan Without Terrace



4 RERA: 658 Sq. Ft.  
MOFA: 683 Sq. Ft.

5 RERA: 736 Sq. Ft.  
MOFA: 749 Sq. Ft.

6 RERA: 736 Sq. Ft.  
MOFA: 749 Sq. Ft.

7 RERA: 658 Sq. Ft.  
MOFA: 683 Sq. Ft.



3 RERA: 643 Sq. Ft.  
MOFA: 639 Sq. Ft.

8 RERA: 643 Sq. Ft.  
MOFA: 639 Sq. Ft.

2 RERA: 903 Sq. Ft.  
MOFA: 859 Sq. Ft.

1 RERA: 903 Sq. Ft.  
MOFA: 859 Sq. Ft.

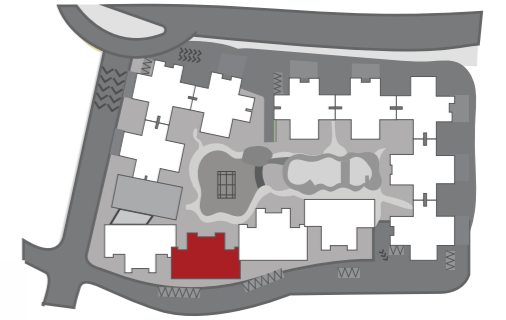


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# ANTILIA - 1 & 2

## Typical Floor Plan With Terrace

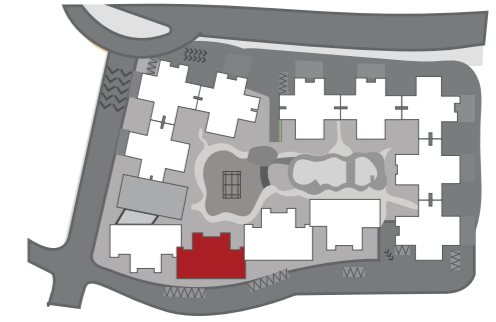


ANTILIA-1 (2 Basements + 1st to 16th Floors): Maha RERA: P52000000666 | ANTILIA-2 (Stilt + Podium + 17th to 30th Floors): Maha RERA: P52000000671

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# ANTILIA - 1 & 2

## Typical Floor Plan Without Terrace



ANTILIA-1 (2 Basements + 1st to 16th Floors): Maha RERA: P52000000666 | ANTILIA-2 (Stilt + Podium + 17th to 30th Floors): Maha RERA: P52000000671

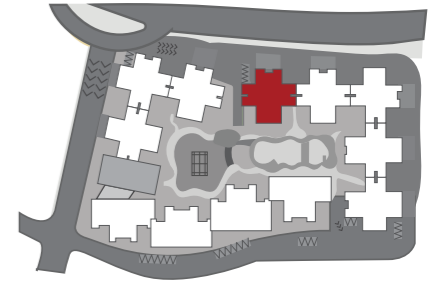
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# ACRUX - 1 & 2

## Typical Floor Plan (Floors 1 - 27)



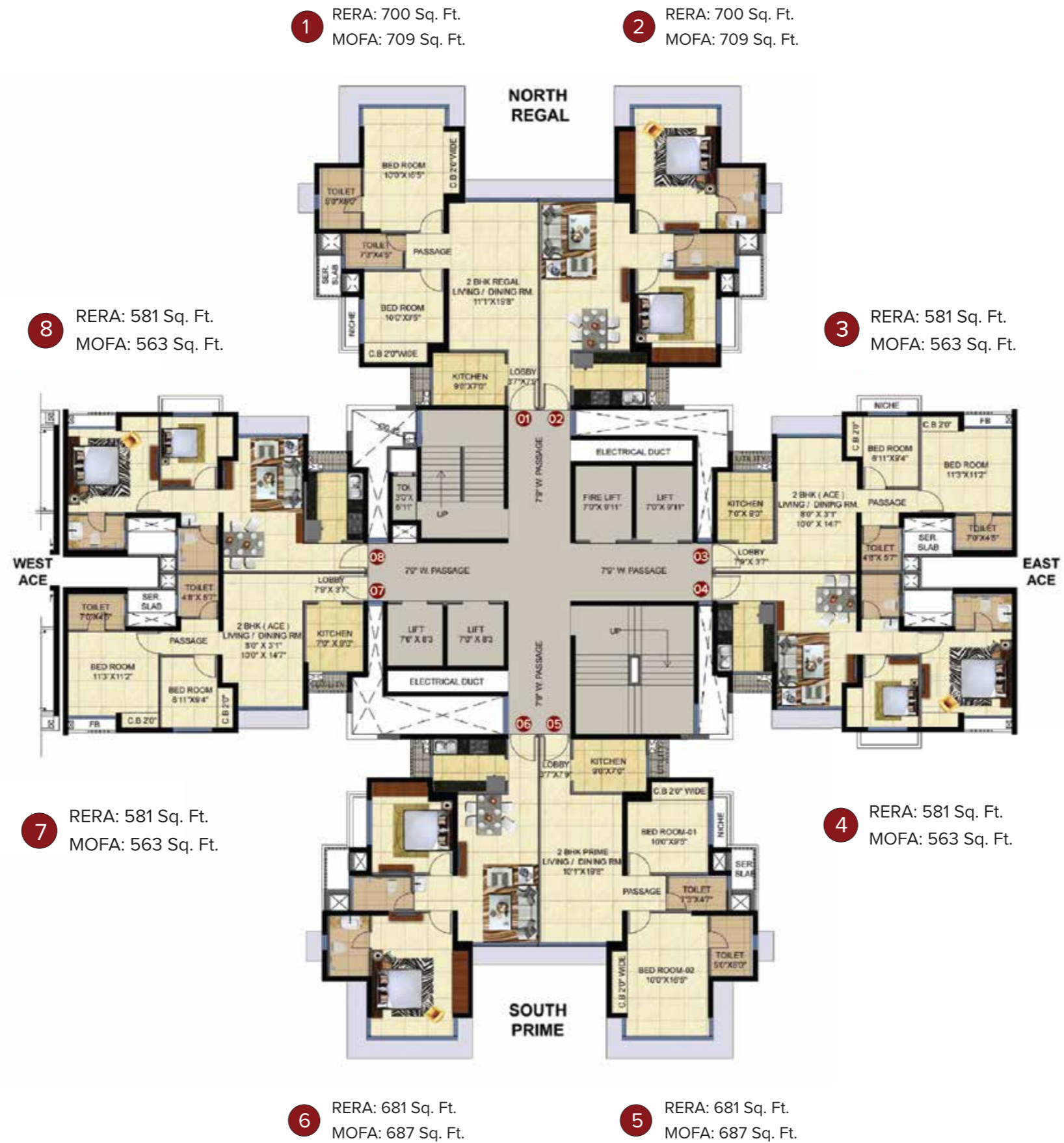
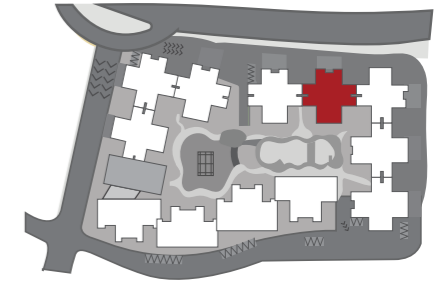
ACRUX-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000670 | ACRUX-2 (Still + Podium + 25th to 30th Floors): Maha RERA: P52000001062

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# AVIOR - 1 & 2

Typical Floor Plan (Floors 1 - 27)



AVIOR-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000502 | AVIOR-2 (Stilt + Podium + 25th to 30th Floors): Maha RERA: P52000000713

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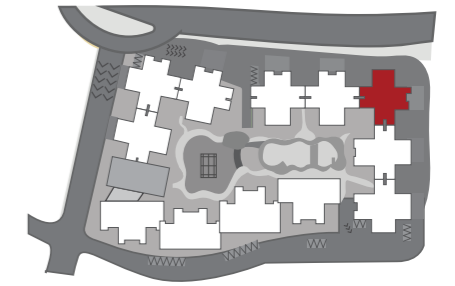






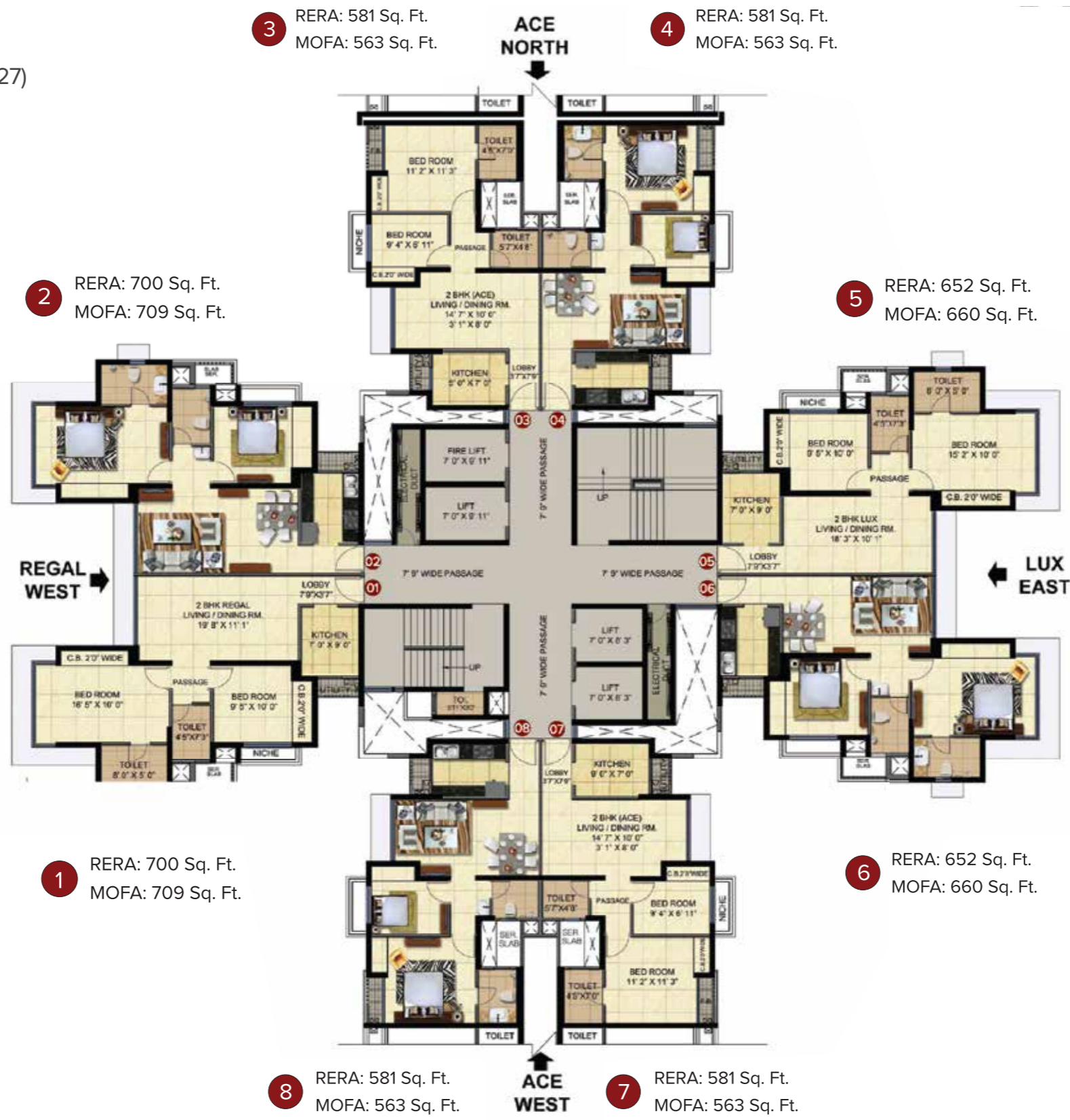
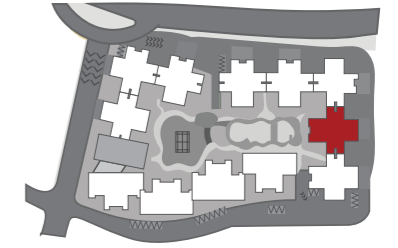
# ALTIS - 2

## Typical Floor Plan (Floors 28 - 31)



# ZENITH - 1 & 2

## Typical Floor Plan (Floors 1 - 27)



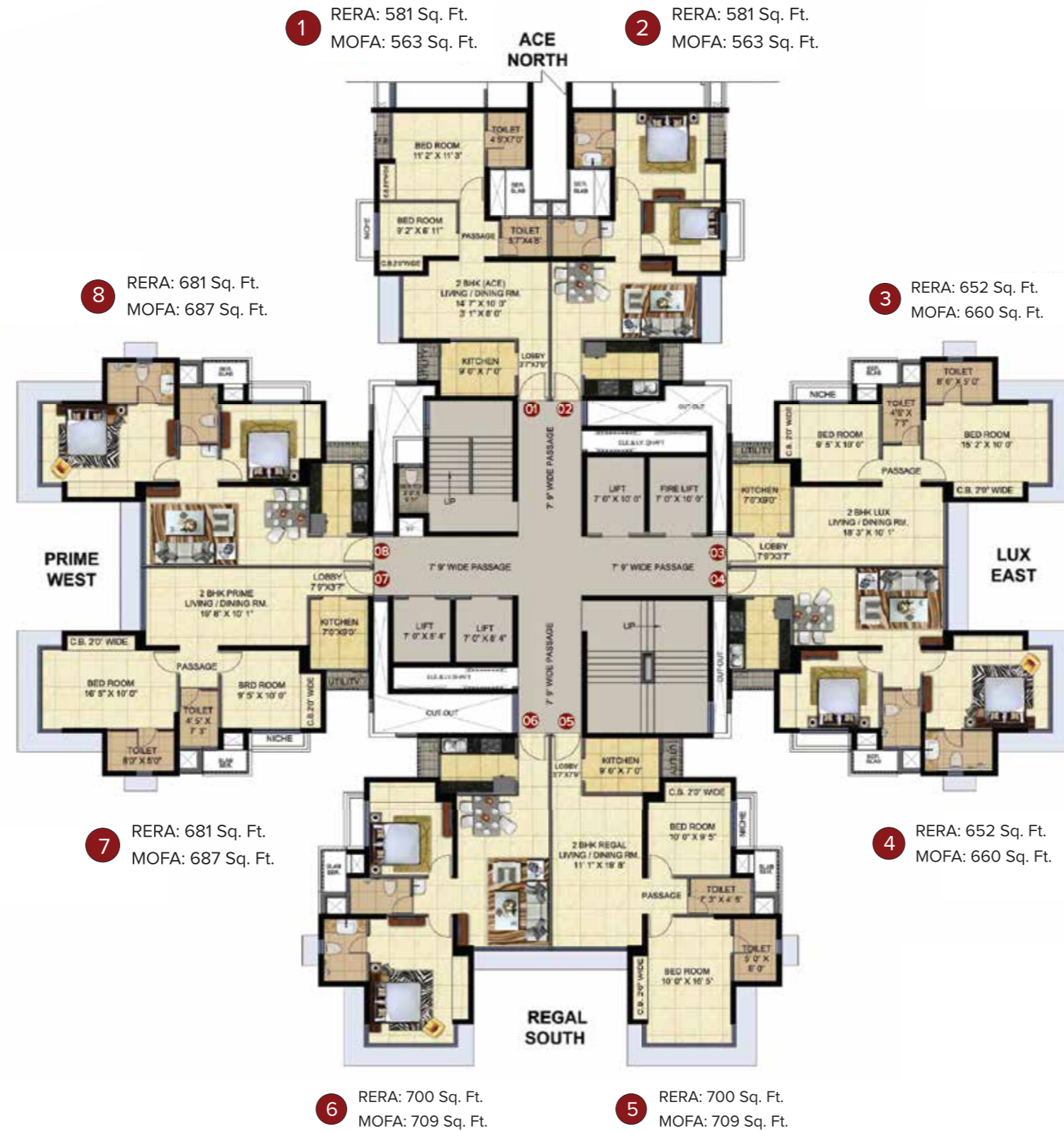
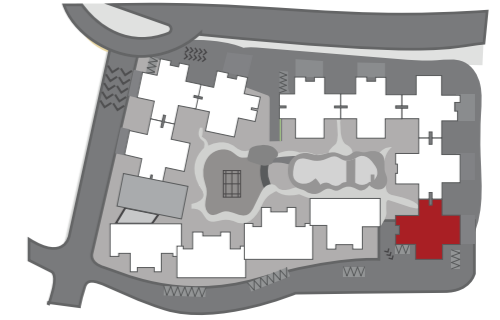
ZENITH-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000658 | ZENITH-2 (Stilt + Podium + 25th to 31st Floors): Maha RERA: P52000000667

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# ZODIAC - 1 & 2

## Typical Floor Plan (Floors 1-27)

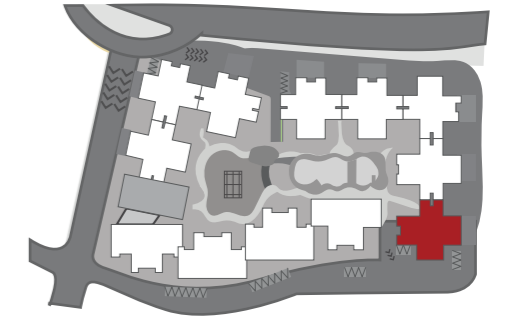


ZODIAC-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000547 | ZODIAC-2 (Still + Podium + 25th to 31st Floors): Maha RERA: P52000000661

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# ZODIAC - 2

## Typical Floor Plan (Floors 28 - 31)



ZODIAC-1 (2 Basements + 1st to 24th Floors): Maha RERA: P52000000547 | ZODIAC-2 (Stilt + Podium + 25th to 31st Floors): Maha RERA: P52000000661

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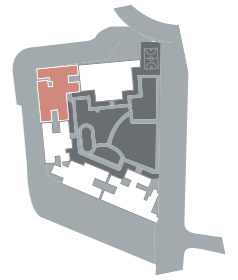
# Phase II

## Plans



# Cedar

## Typical Floor Plan



### HIGHWAY SIDE VIEW

6

**1 BHK**  
RERA Area : 427 sqft  
Enc. Balcony Area : 32 sqft

5

**1 BHK**  
RERA Area : 422 sqft  
Enc. Balcony Area : 40 sqft

7

**1 BHK**  
RERA Area : 394 sqft  
Enc. Balcony Area : 70 sqft

4

**1 BHK With Balcony**  
RERA Area : 432 sqft  
Balcony Area : 34 sqft  
Enc. Balcony Area : 34.5 sqft

8

**1 BHK With Balcony**  
RERA Area : 459 sqft  
Balcony Area : 34 sqft

### RIVER SIDE VIEW

3

**1 BHK With Balcony**  
RERA Area : 459 sqft  
Balcony Area : 34 sqft

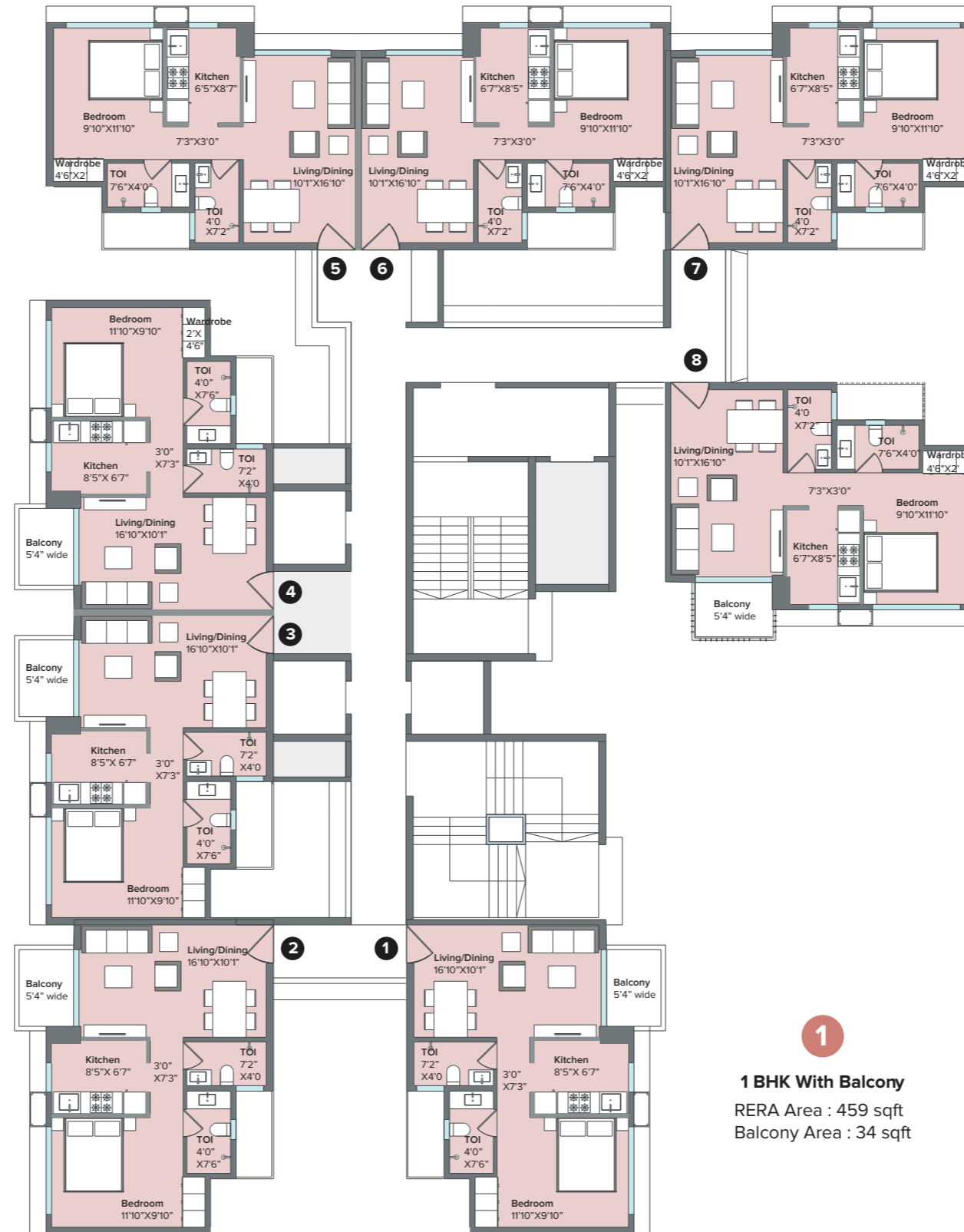
### GARDEN SIDE VIEW

2

**1 BHK With Balcony**  
RERA Area : 459 sqft  
Balcony Area : 34 sqft

1

**1 BHK With Balcony**  
RERA Area : 459 sqft  
Balcony Area : 34 sqft



Floors 8, 13, 18 & 23 are refuge floors and the following flats are not available for sale:

Flat no. 7 is not available on all refuge floors

Flats 5 & 6 have been combined to make a 2.5 BHK

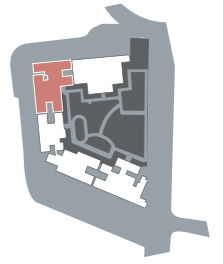
Maha RERA No.: P52000023250/P52000023255

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

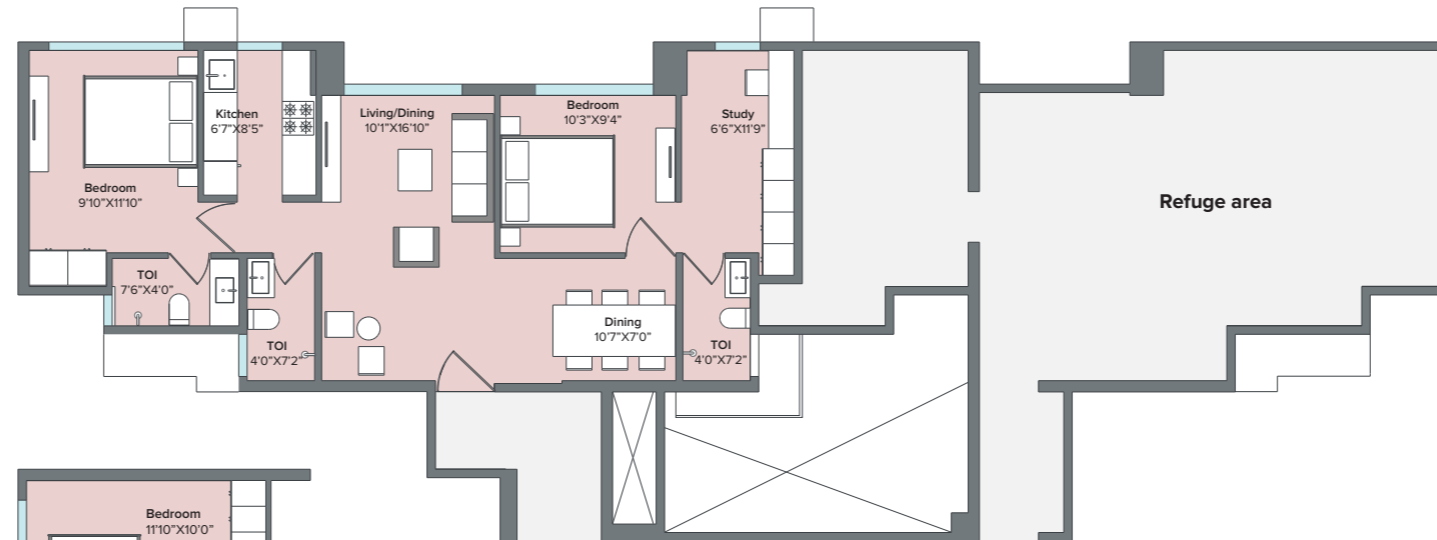
\*Areas mentioned are RERA carpet area\* Enclosed balcony area

**Cedar**  
**8th, 13th, 18th & 23rd floor**  
 Refuge Floor Plan

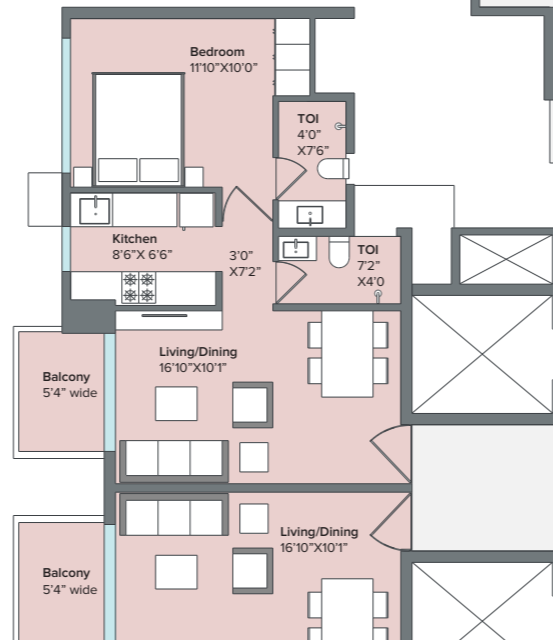
HIGHWAY SIDE VIEW



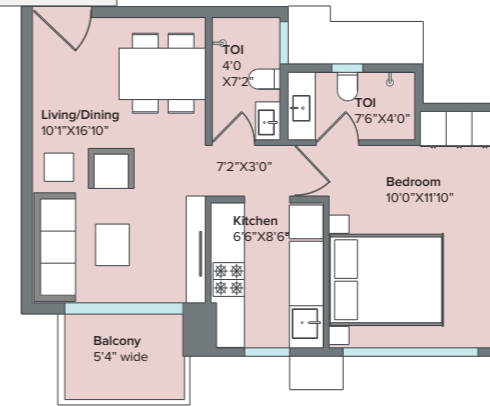
**5**  
**2 BHK**  
 RERA Area : 720 sqft



**4**  
**1 BHK With Balcony**  
 RERA Area : 459 sqft  
 Balcony : 34 sqft

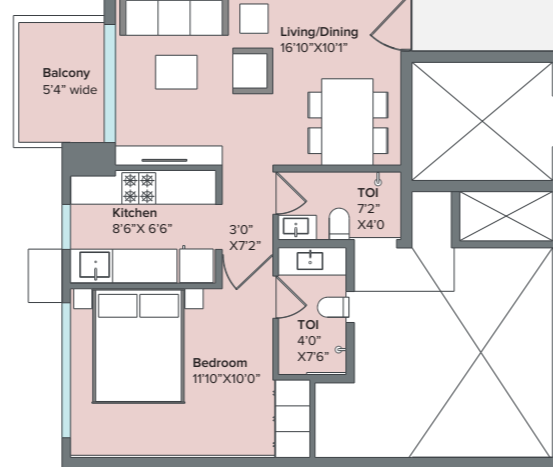


**8**  
**1 BHK With Balcony**  
 RERA Area : 459 sqft  
 Balcony : 34 sqft



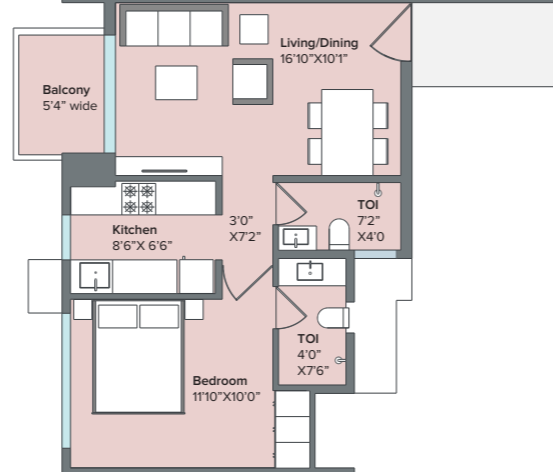
RIVER SIDE VIEW

**3**  
**1 BHK With Balcony**  
 RERA Area : 459 sqft  
 Balcony : 34 sqft

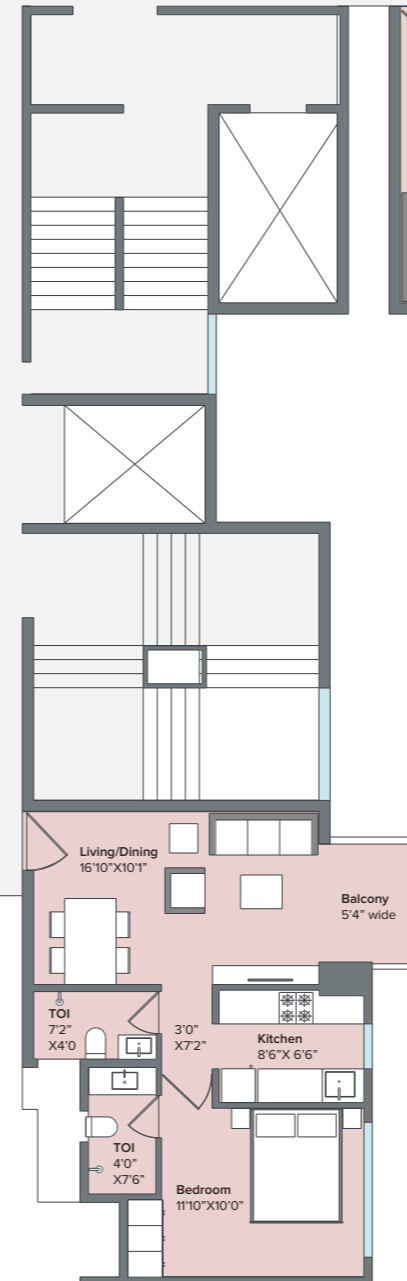


GARDEN SIDE VIEW

**2**  
**1 BHK With Balcony**  
 RERA Area : 459 sqft  
 Balcony : 34 sqft



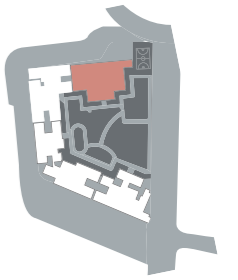
**1**  
**1 BHK With Balcony**  
 RERA Area : 459 sqft  
 Balcony : 34 sqft



Floors 8, 13, 18, 23, 28, 33 are refuge floors and the following flats are not available for sale:  
 Flat no. 7 is not available for sale  
 Flats 5 & 6 have been combined to make a 2.5 BHK

Maha RERA No.: P52000023250/P52000023255

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
 \*Areas mentioned are RERA carpet area\* Enclosed balcony area



### HIGHWAY SIDE VIEW

2

**1 BHK**

RERA Area : 420 sqft

Enc. Balcony Area : 38 sqft

3

**1 BHK**

RERA Area : 424 sqft

Enc. Balcony Area : 36 sqft

4

**1 BHK**

RERA Area : 424 sqft

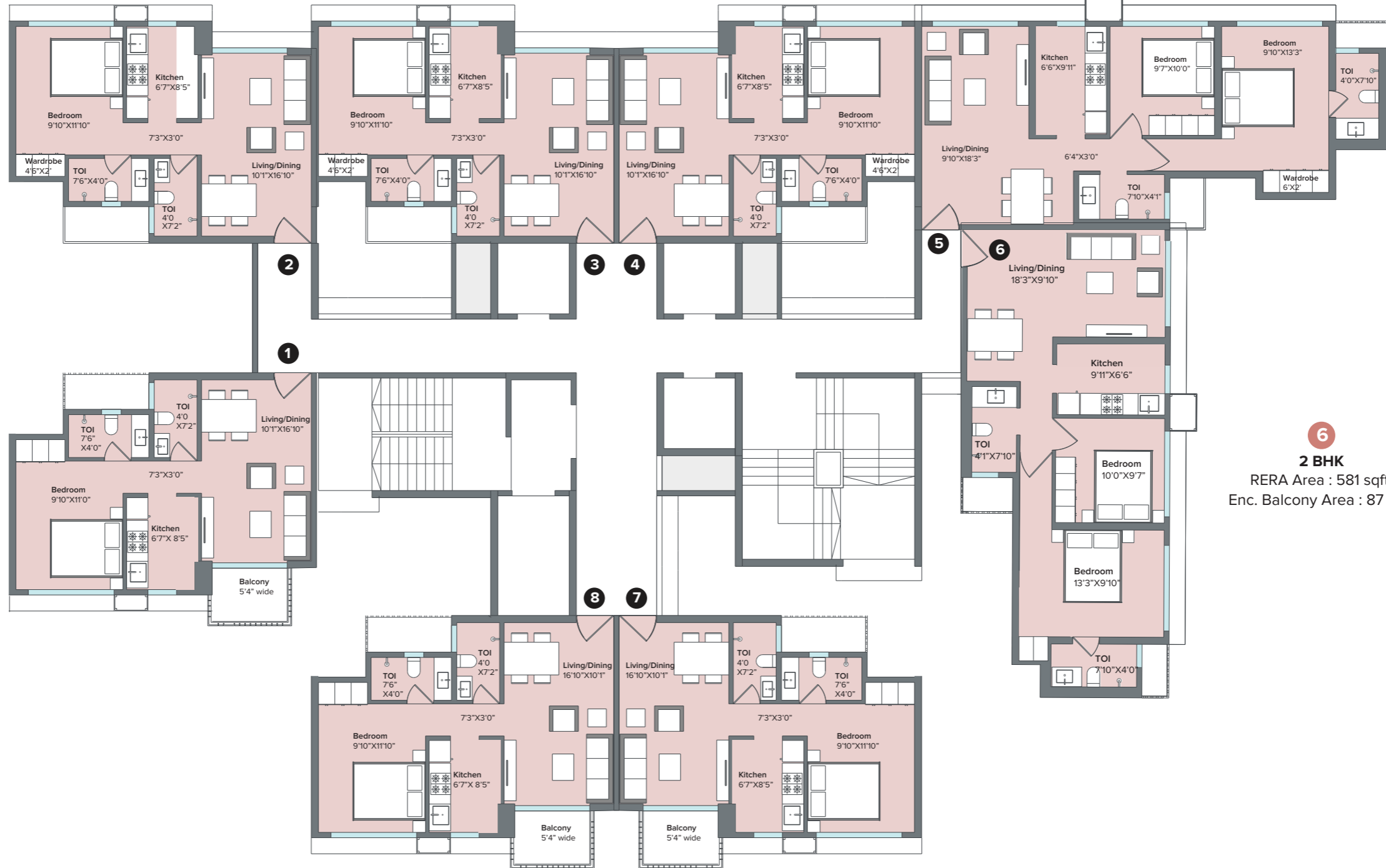
Enc. Balcony Area : 36 sqft

5

**2 BHK**

RERA Area : 590 sqft

Enc. Balcony Area : 87 sqft



1

**1 BHK With balcony**

RERA Area : 459 sqft

Balcony Area : 34 sqft

6

**2 BHK**

RERA Area : 581 sqft

Enc. Balcony Area : 87 sqft

8

**1 BHK With Balcony**

RERA Area : 459 sqft

Balcony Area : 34 sqft

7

**1 BHK With Balcony**

RERA Area : 459 sqft

Balcony Area : 34 sqft

### GARDEN SIDE VIEW

Floors 8, 13, 18 & 23 are refuge floors and the following flats are not available for sale:

Flat no. 2 is not available on all refuge floors

Flats 3 & 4 have been combined to make a 2 BHK

Maha RERA No.: P52000023250/P52000023255

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

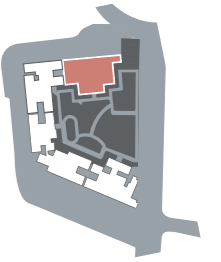
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

# Daffodil

## 8th, 13th, 18th & 23rd floor

### Refuge Floor Plan

HIGHWAY SIDE VIEW

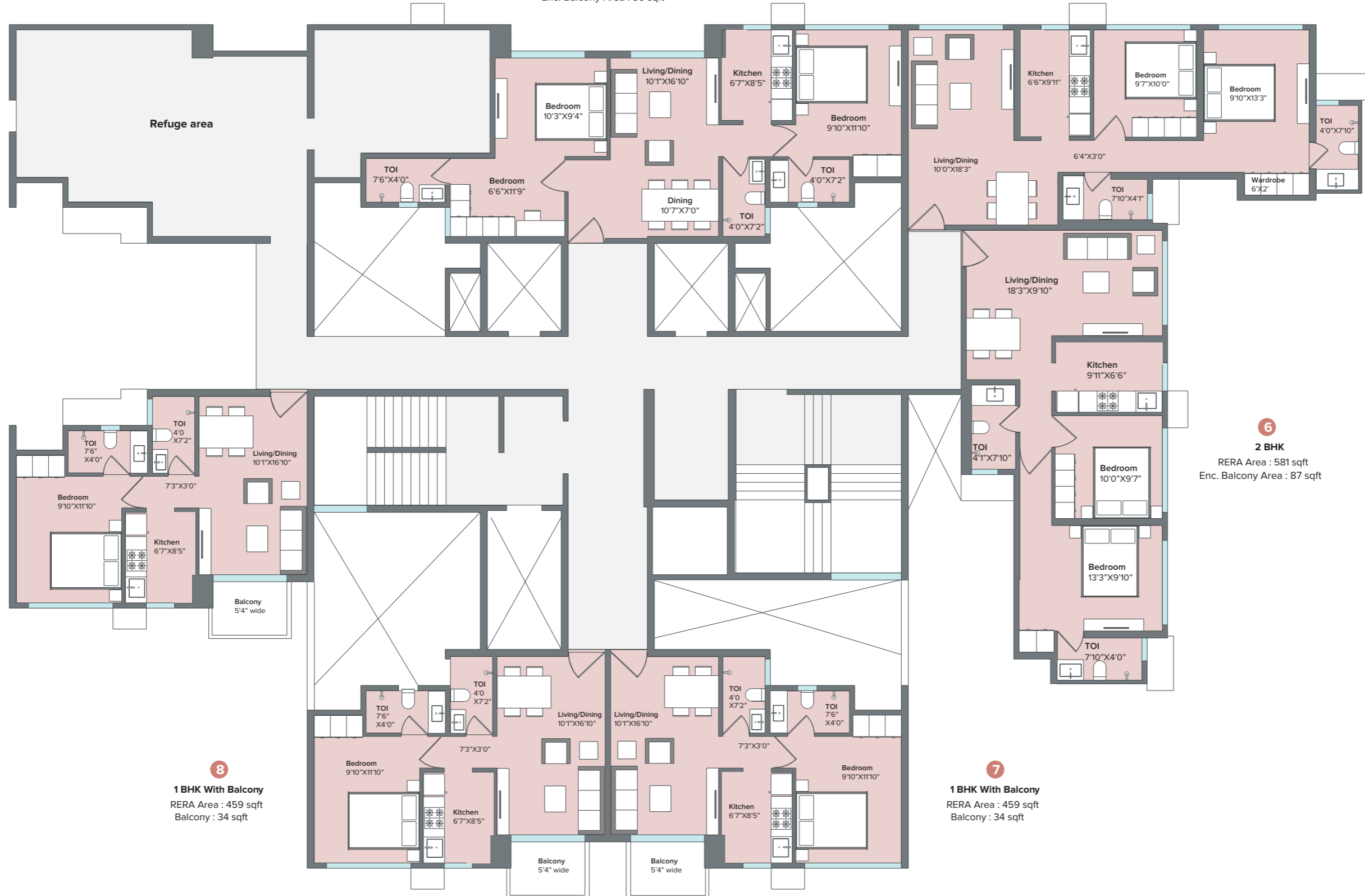


3

**2 BHK**  
RERA Area : 672 sqft  
Enc. Balcony Area : 36 sqft

5

**2 BHK**  
RERA Area : 590 sqft  
Enc. Balcony Area : 87 sqft



GARDEN SIDE VIEW

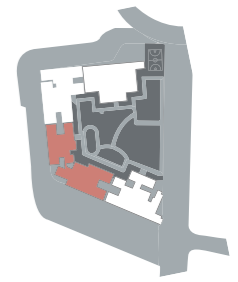
Floors 8, 13, 18, 23, 28, 33 are refuge floors and the following flats are not available for sale:  
Flat no. 7 is not available for sale  
Flats 5 & 6 have been combined to make a 2.5 BHK

RERA Application Id: REA52000063453/ REA52000063455

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

# Bodhi

## Typical Floor Plan



9

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft

8

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft

7

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft



10

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

11

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

1

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

2

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

6

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

5

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

4

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

3

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

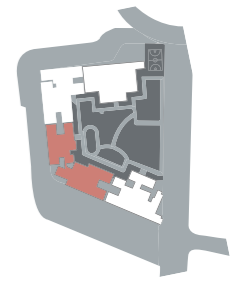
Floors 6, 11, 16 & 21 are refuge floors and the following flats are not available for sale:  
 Flat no. 3, 4 is not available on all refuge floors

Maha RERA No.: P52000029857/58

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
 \*Areas mentioned are RERA carpet area+ Enclosed balcony area

# Bodhi

## Refuge Floor Plan



9

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft

8

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft

7

**1 BHK With balcony**  
 RERA Area : 431.00 sqft  
 Enc. Balcony Area : 35 sqft  
 Balcony Area : 34 sqft

6

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

5

**2 BHK With balcony**  
 RERA Area : 576.00 sqft  
 Balcony Area : 67 sqft

10

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

11

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

1

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

2

**1 BHK With balcony**  
 RERA Area : 459.00 sqft  
 Balcony Area : 34 sqft

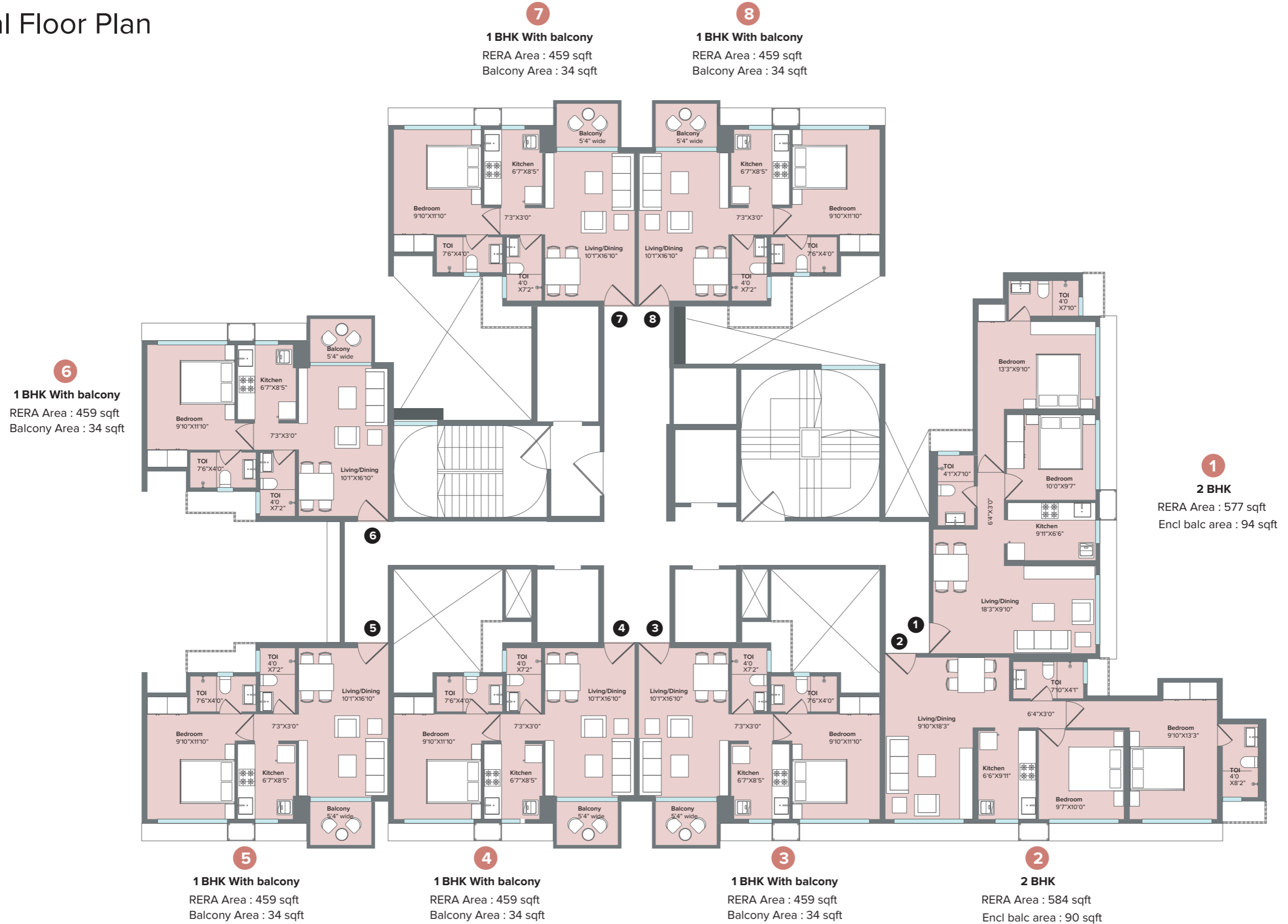
Refuge Area

Floors 6th, 11th, 16th, 21st & 26th are refuge floors and the following flats are not available for sale:  
 Flat no. 3, 4 is not available on all refuge floors

Maha RERA No.: P52000029857/58

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions  
 \*Areas mentioned are RERA carpet area+ Enclosed balcony area

Typical Floor Plan

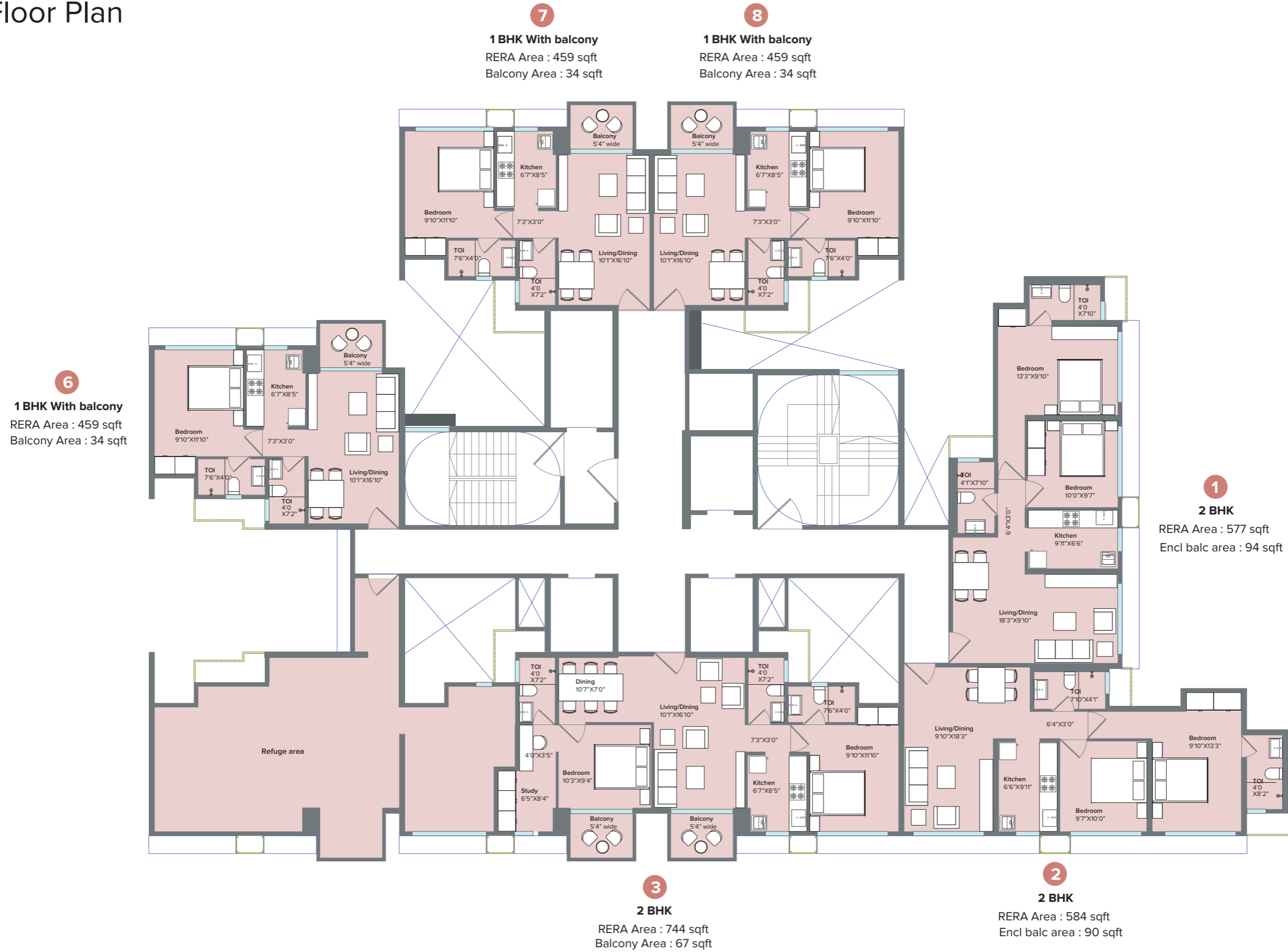
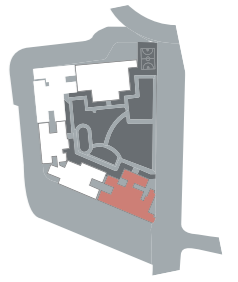


Floors 6, 11, 16 & 21 are refuge floors and the following flats are not available for sale:  
Flat no. 4, 5 are not available on all refuge floors

Maha RERA No.: P52000029859/3148

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area





Floors 6, 11, 16 & 21 are refuge floors and the following flats are not available for sale:  
Flat no. 4, 5 are not available for sale  
Flats 3 & 4 have been combined to make a 2.5 BHK

Maha RERA No.: P52000029859/3148

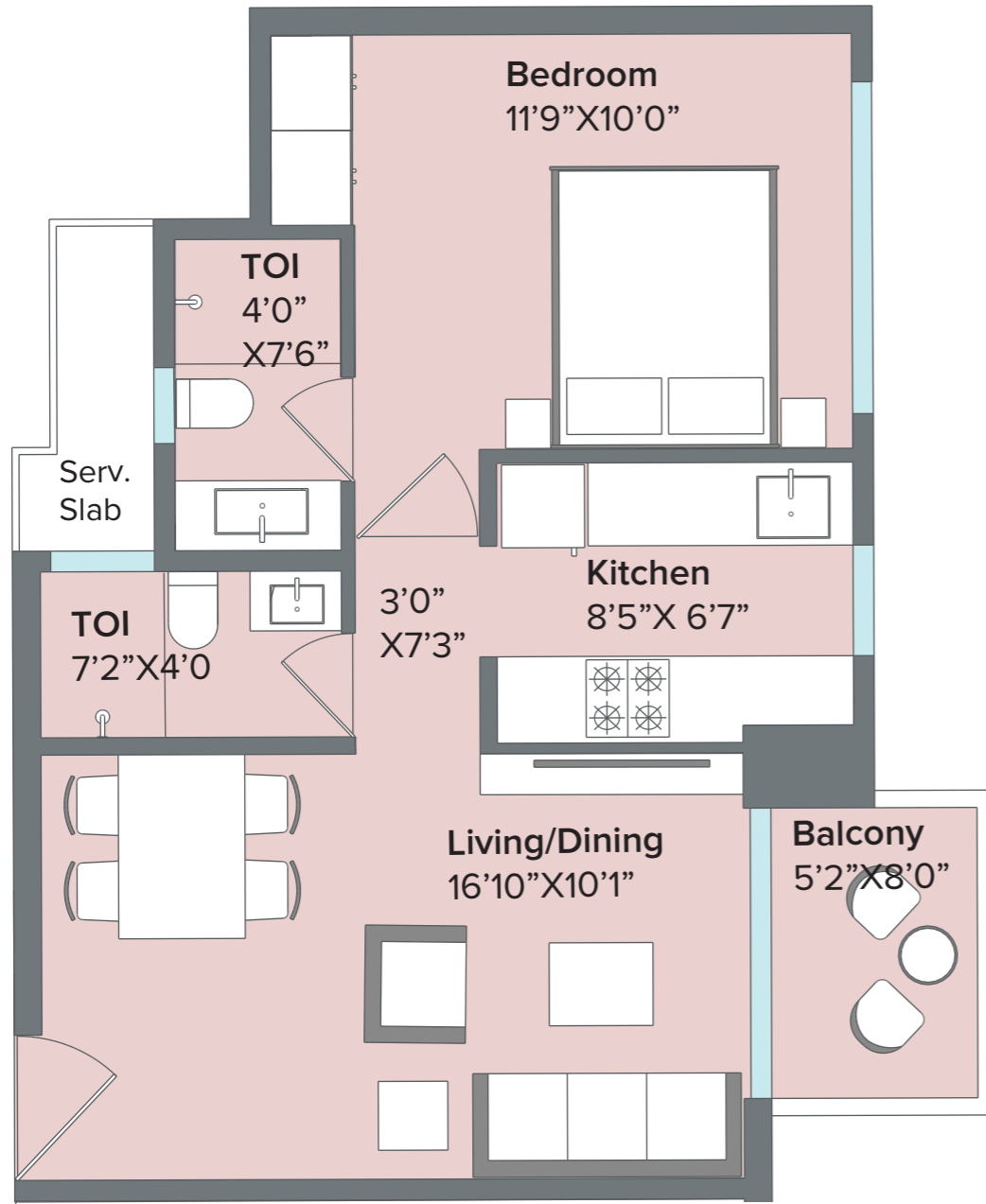
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions. \*Areas mentioned are RERA carpet area+ Enclosed balcony area





# 1 BHK With Balcony

RERA Area : 459.00 sqft  
Balcony Area : 34 sqft

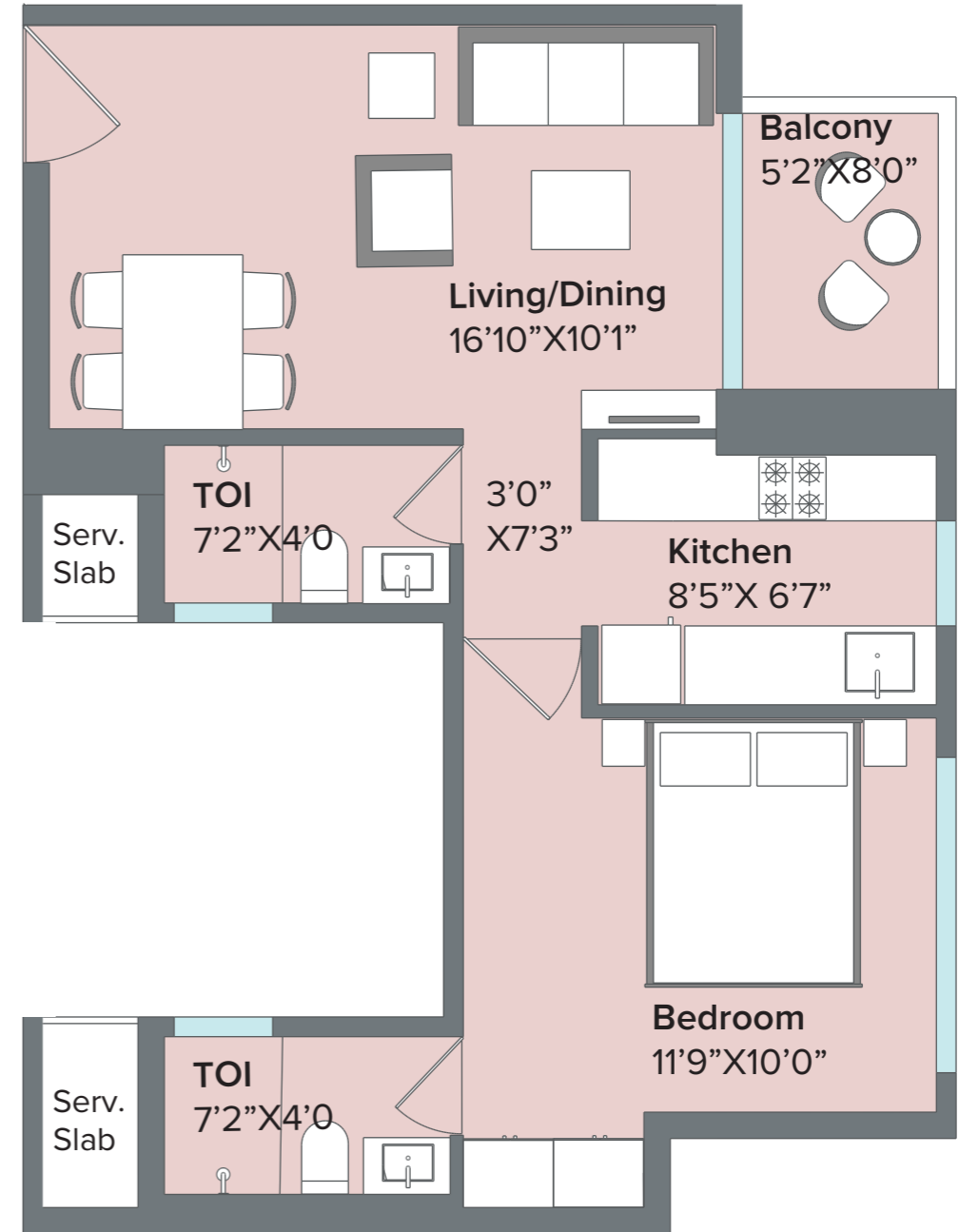
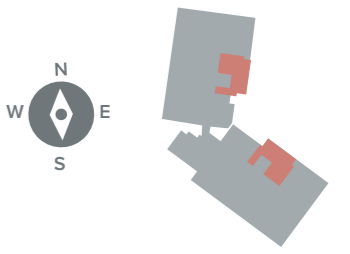


This configuration is available in flat numbers 2, 3, 4, 5, 6, 7, 8, 9 & 10 in Bodhi

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255 / P52000029857/58  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 1 BHK With Balcony

RERA Area : 459.00 sqft  
Balcony Area : 34 sqft

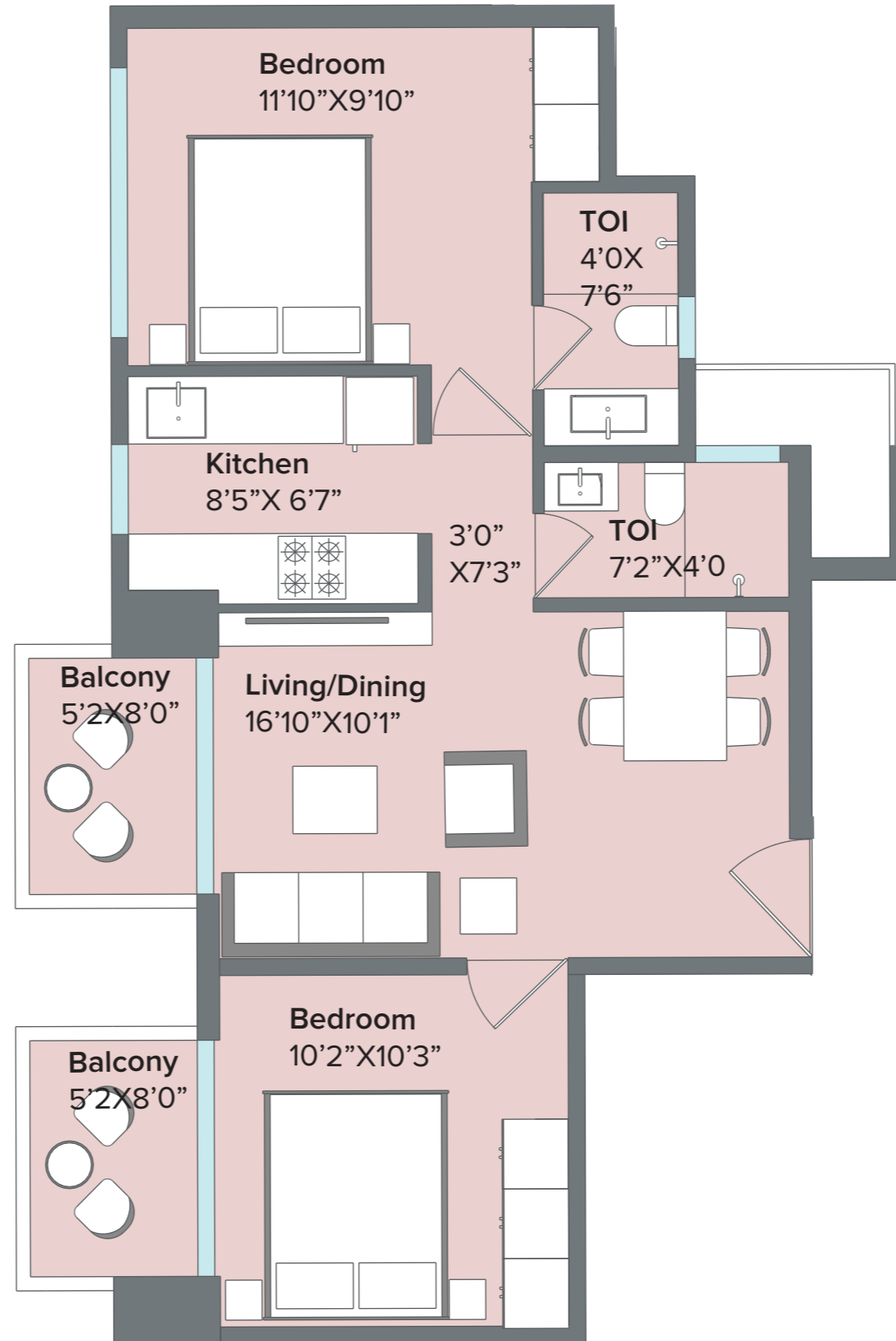
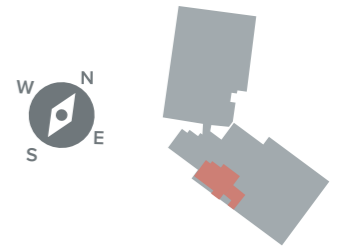


This configuration is available in flat numbers 1 & 11 in Bodhi

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255 / P52000029857/58  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Custom requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

## 2 BHK With Balcony

RERA Area : 576.00 sqft  
Balcony Area : 67 sqft

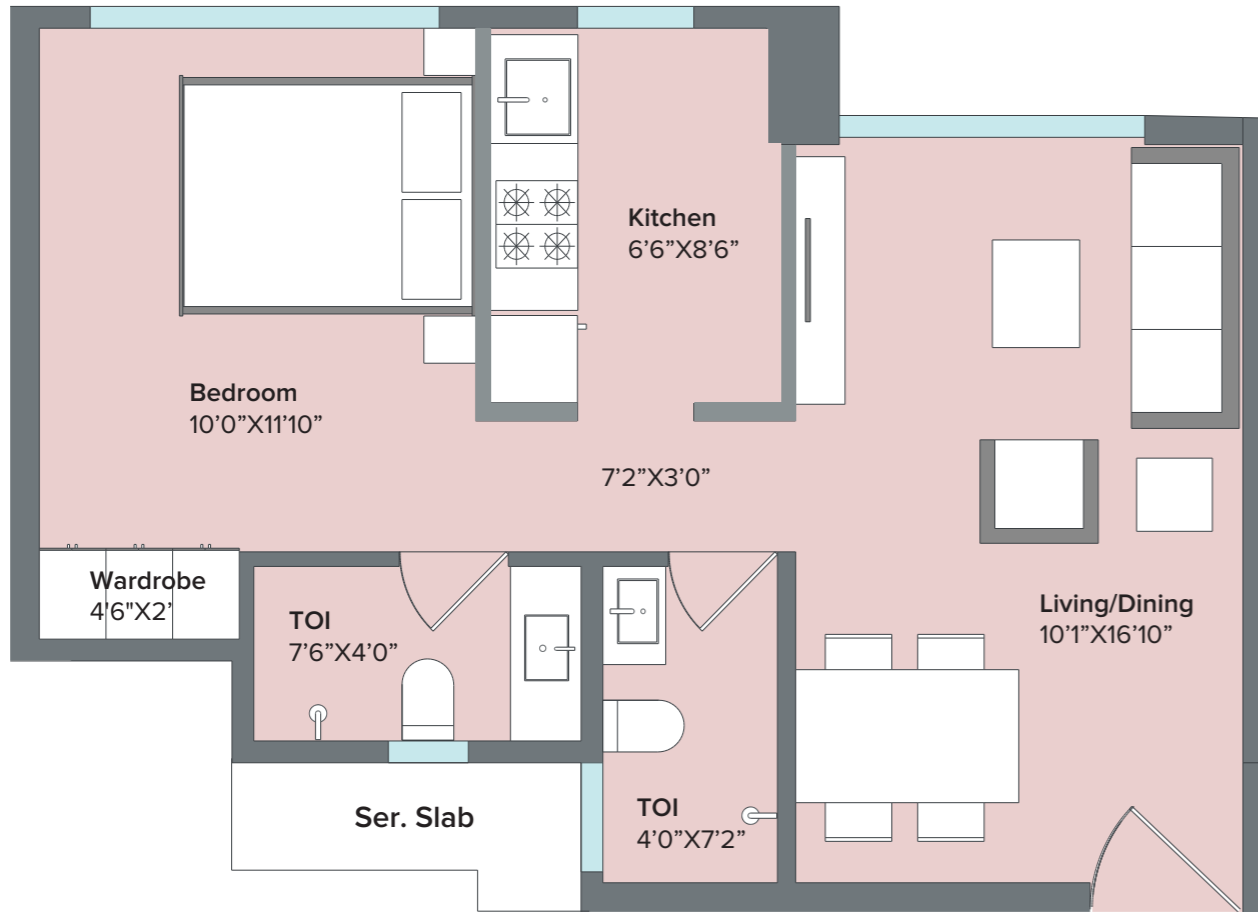


This configuration is available on 6th, 11th, 16th, 21st & 26th floor in flat numbers 5 in Bodhi

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255 / P52000029857/58  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 1 BHK

RERA Area : 420 sqft

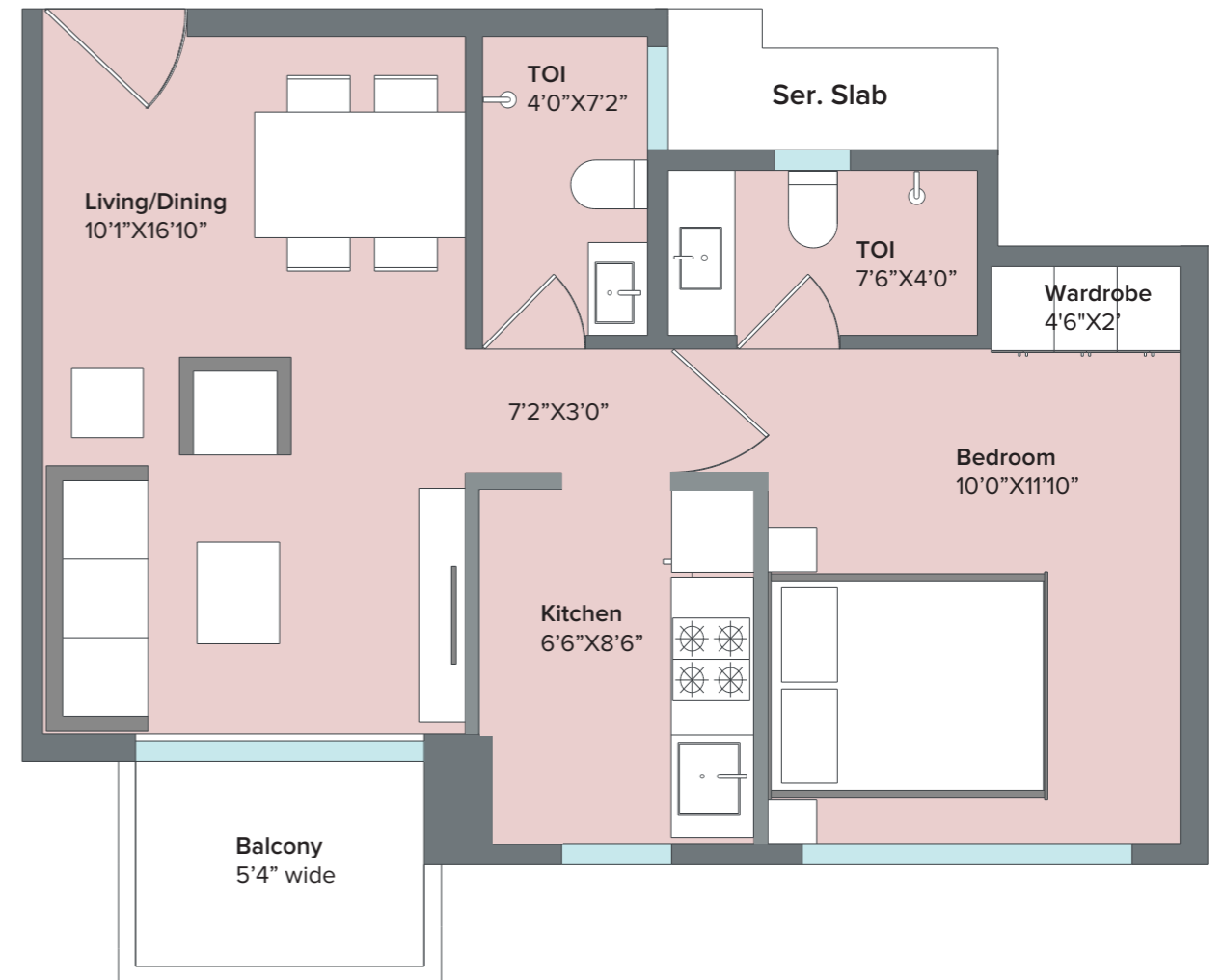


This configuration is available in flat numbers 2 Daffodil

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
 Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
 \*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 1 BHK With Balcony

RERA Area : 459 sqft  
 Balcony Area : 34 sqft

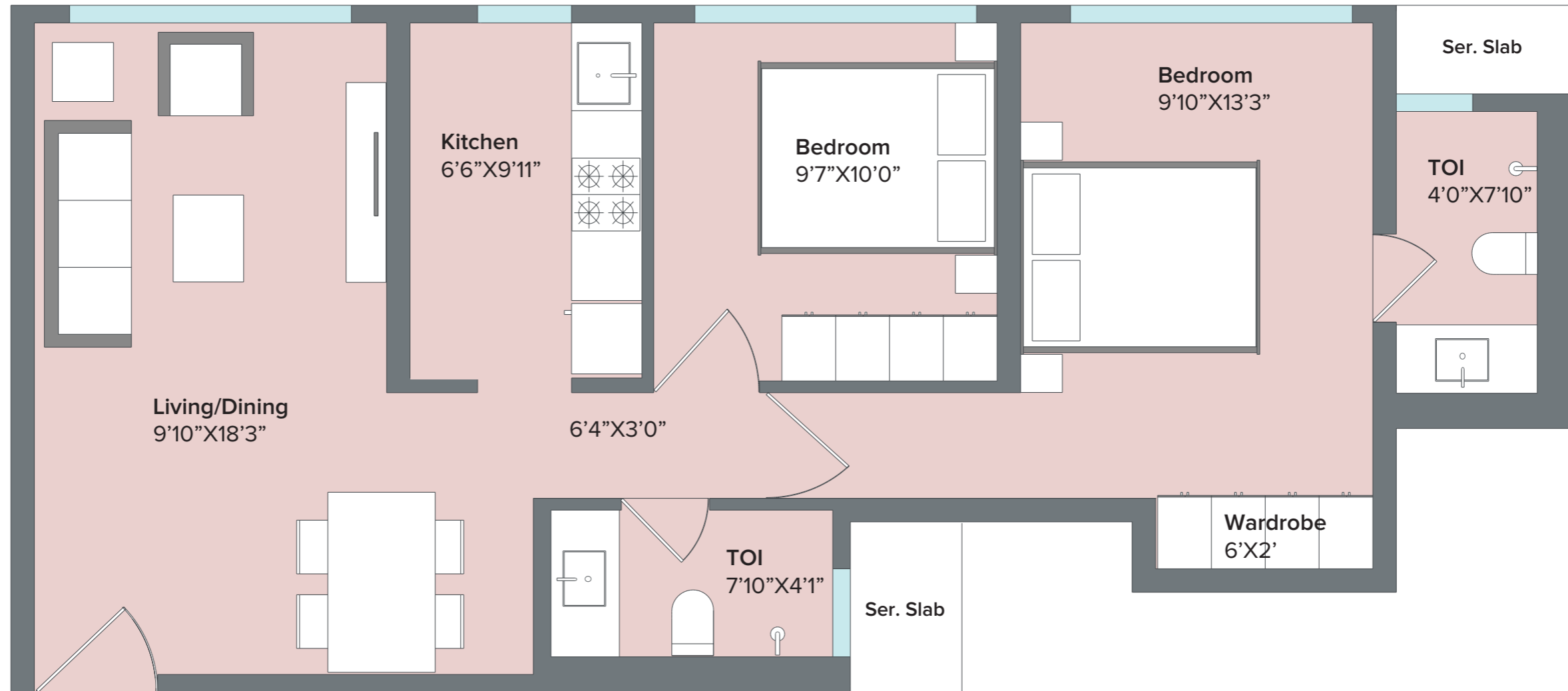


This configuration is available in flat numbers 1, 7 & 8 in Daffodil and flat numbers 1, 2, 3, 4 & 8 in Cedar

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
 Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
 \*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 2 BHK

RERA Area : 590 sqft



This configuration is available in flat numbers 5 in Daffodil

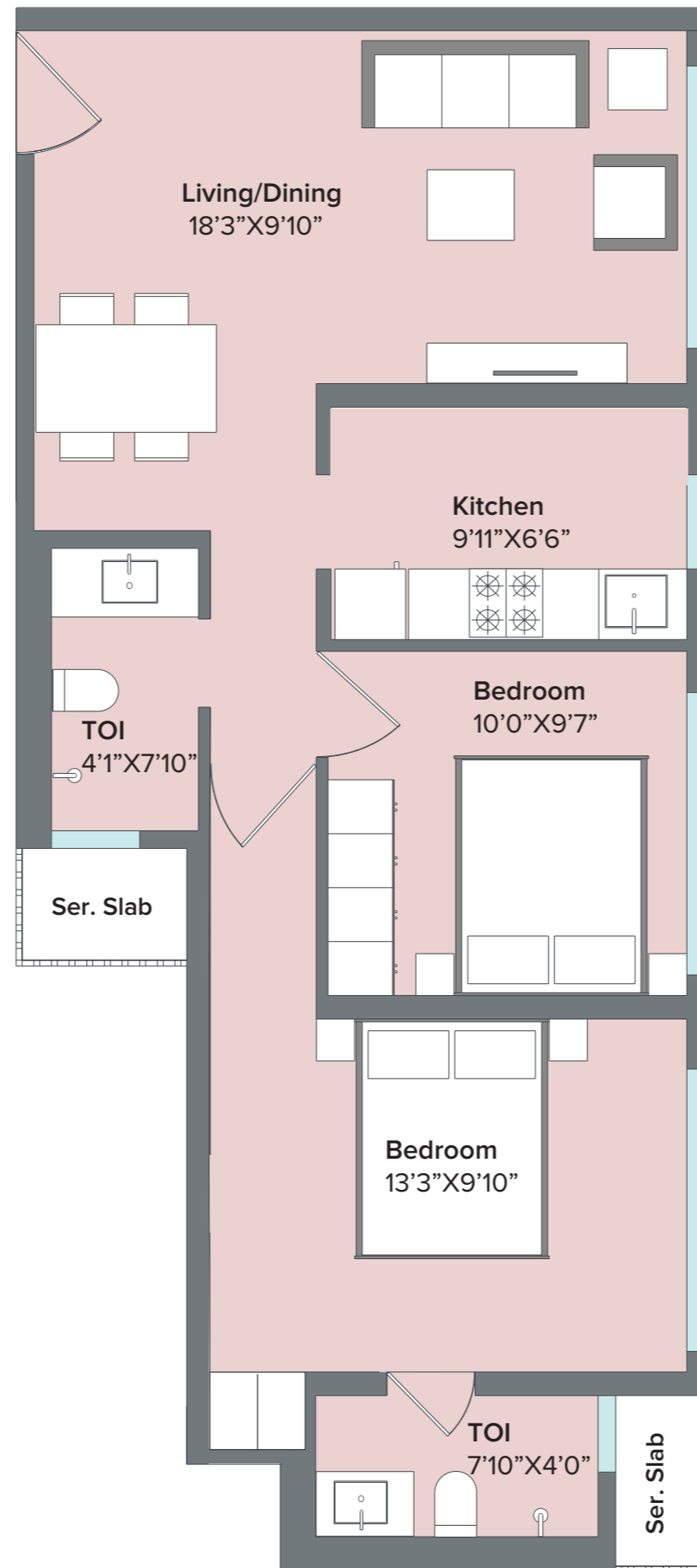
RERA Application Id: REA52000063453/ REA52000063455

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

\*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 2 BHK

RERA Area : 581 sqft



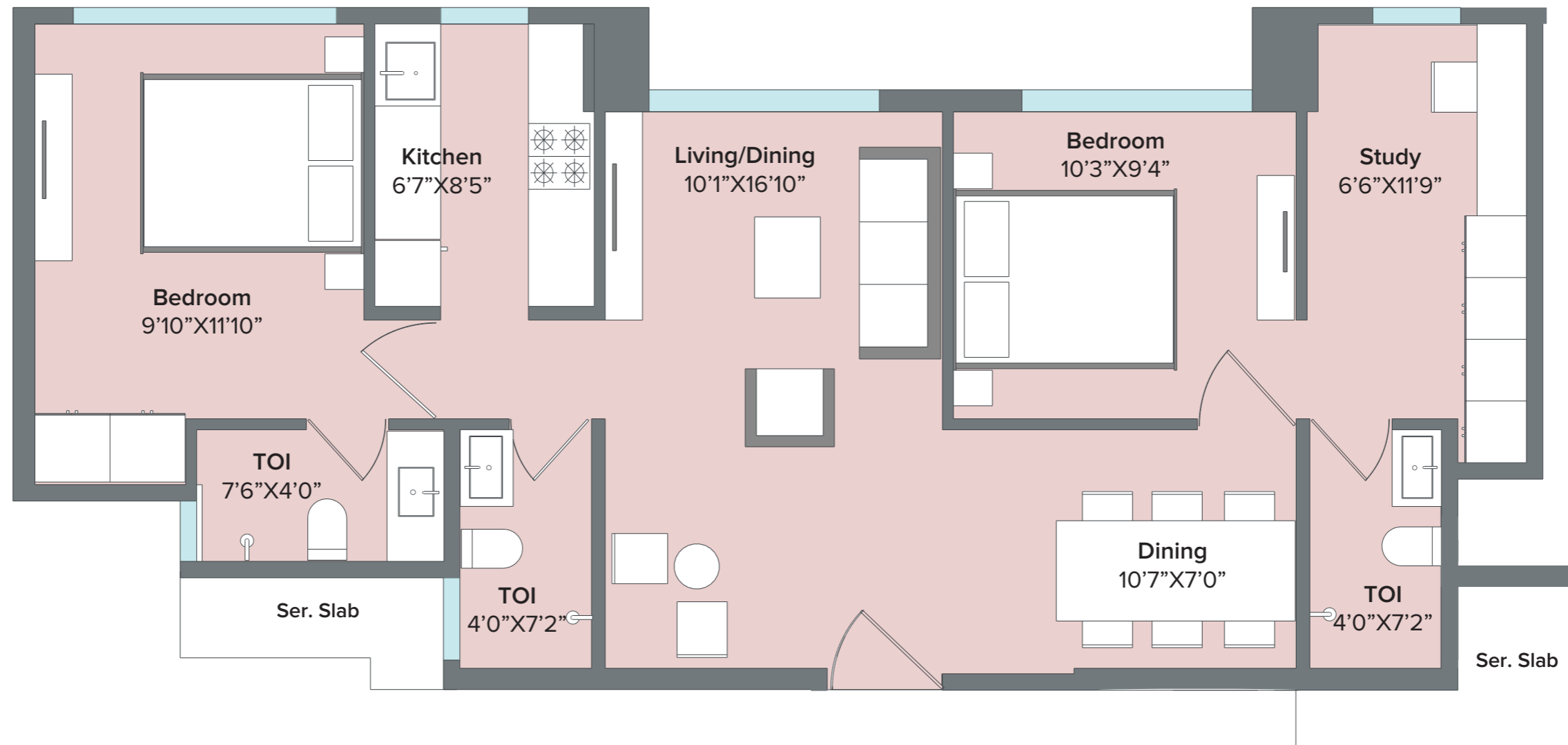
This configuration is available in flat numbers 6 in Daffodil

RERA Application Id: REA52000063453/ REA52000063455

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions. \*Areas mentioned are RERA carpet area+ Enclosed balcony area

# 2 BHK

RERA Area : 720 sqft



This configuration is available in Cedar,  
in flat no. 5 in all refuge floors (8, 13, 18 & 23)

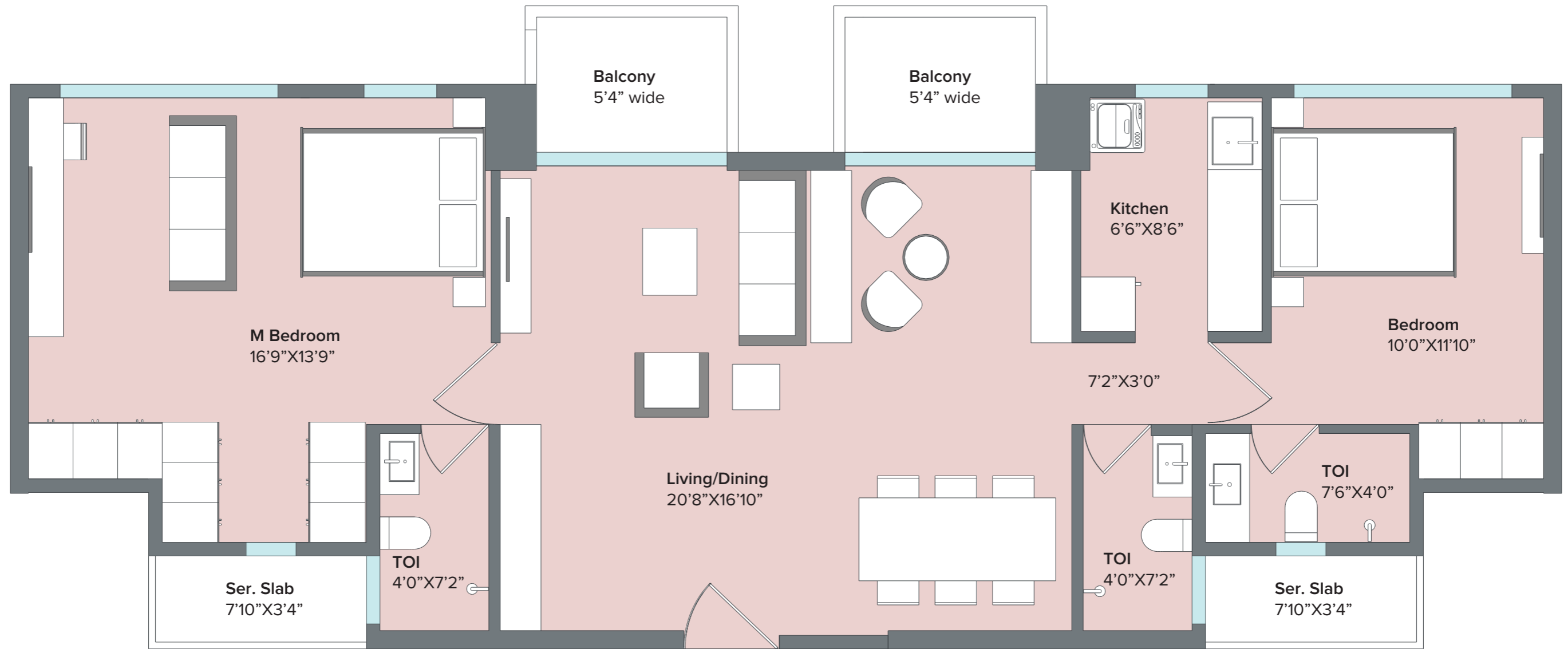
Maha RERA No.: P52000023250/P52000023255

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area\* Enclosed balcony area

## 2 BHK Combination plan

RERA Area : 926 sqft

Balcony Area : 67 sqft



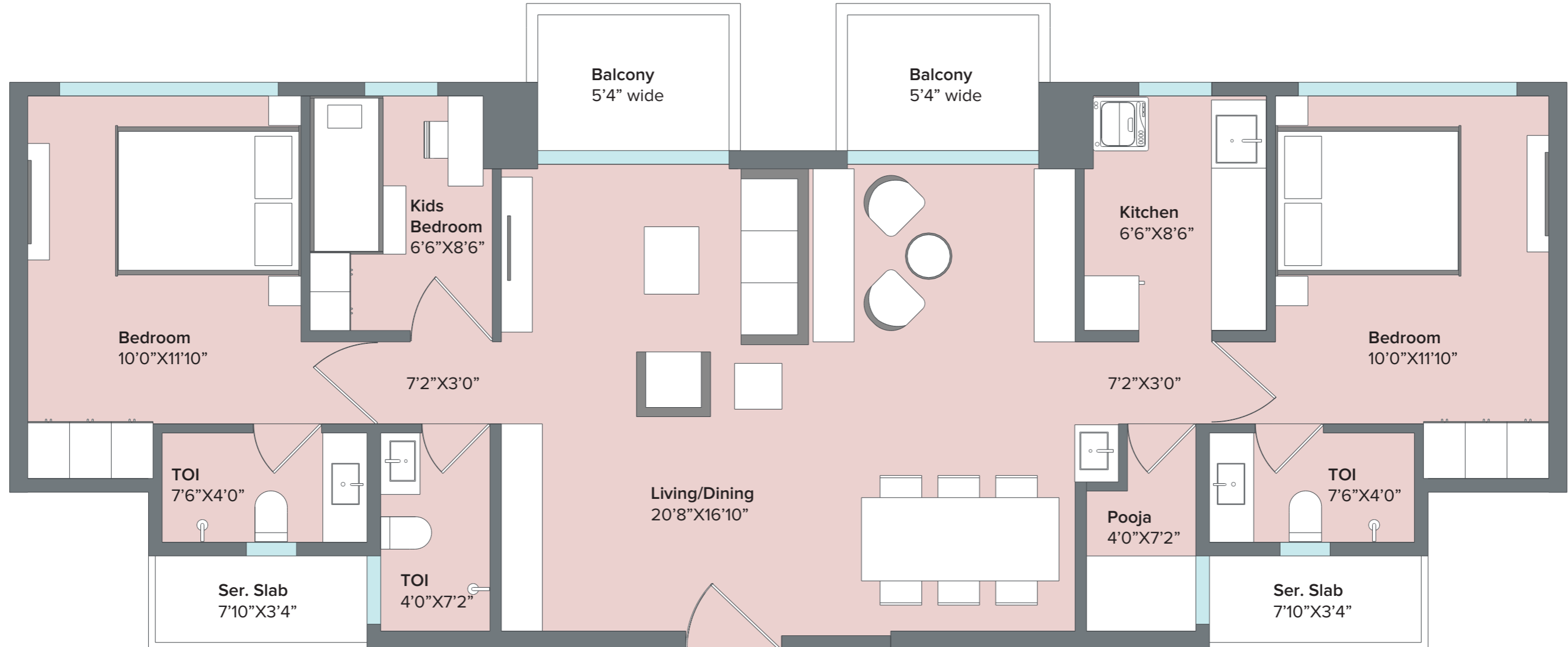
This configuration is available in combination of Flat number 5 & 6 and 3 & 4 in Cedar. These combination apartments are available on the typical floors. 2BHK without balcony option is also available. All dimensions remain the same, only balcony is removed in that plan. The RERA carpet area of the 2BHK combination without balcony is 917 sqft

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

## 2.5 BHK Combination plan

RERA Area : 926 sqft

Balcony Area : 67 sqft



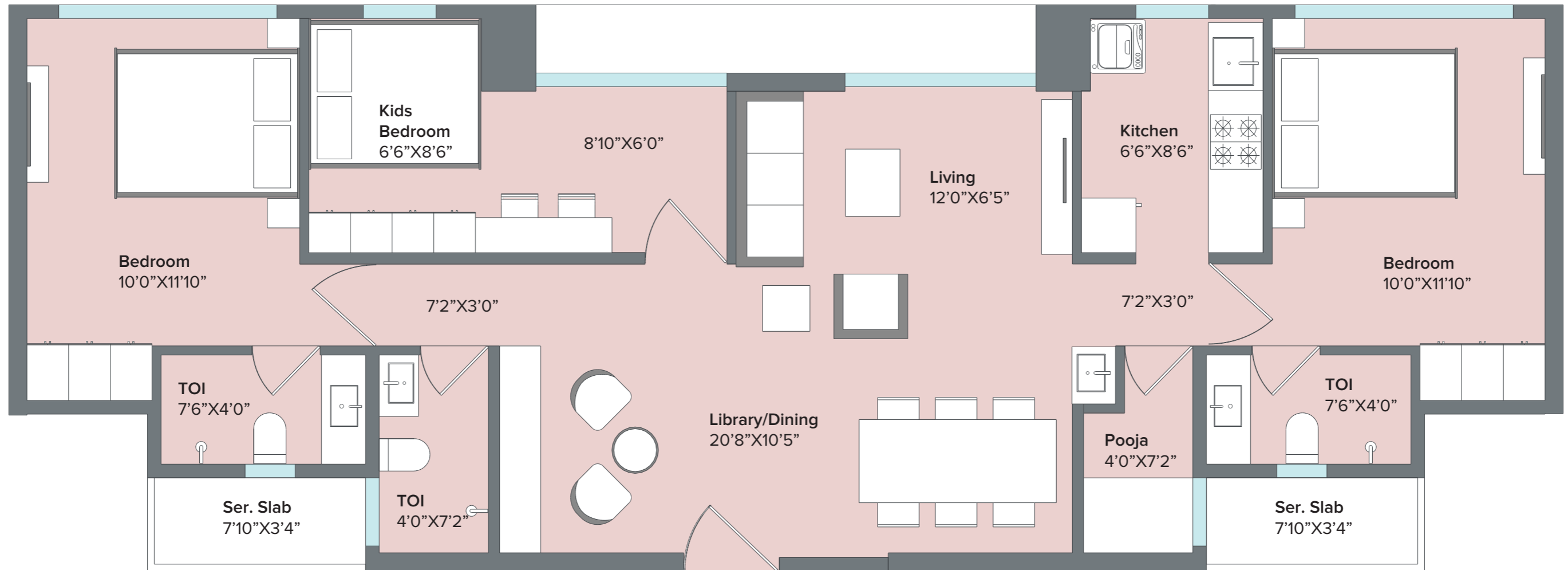
This configuration is available in combination of Flat number 5 & 6 and 3 & 4 in Cedar. These combination apartments are available on the typical floors. 2.5BHK without balcony option is also available. All dimensions remain the same, only balcony is removed in that plan. The RERA carpet area of the 2.5BHK combination without balcony is 917 sqft

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area



# 3 BHK Combination plan (Option 1)

RERA Area : 917 sqft



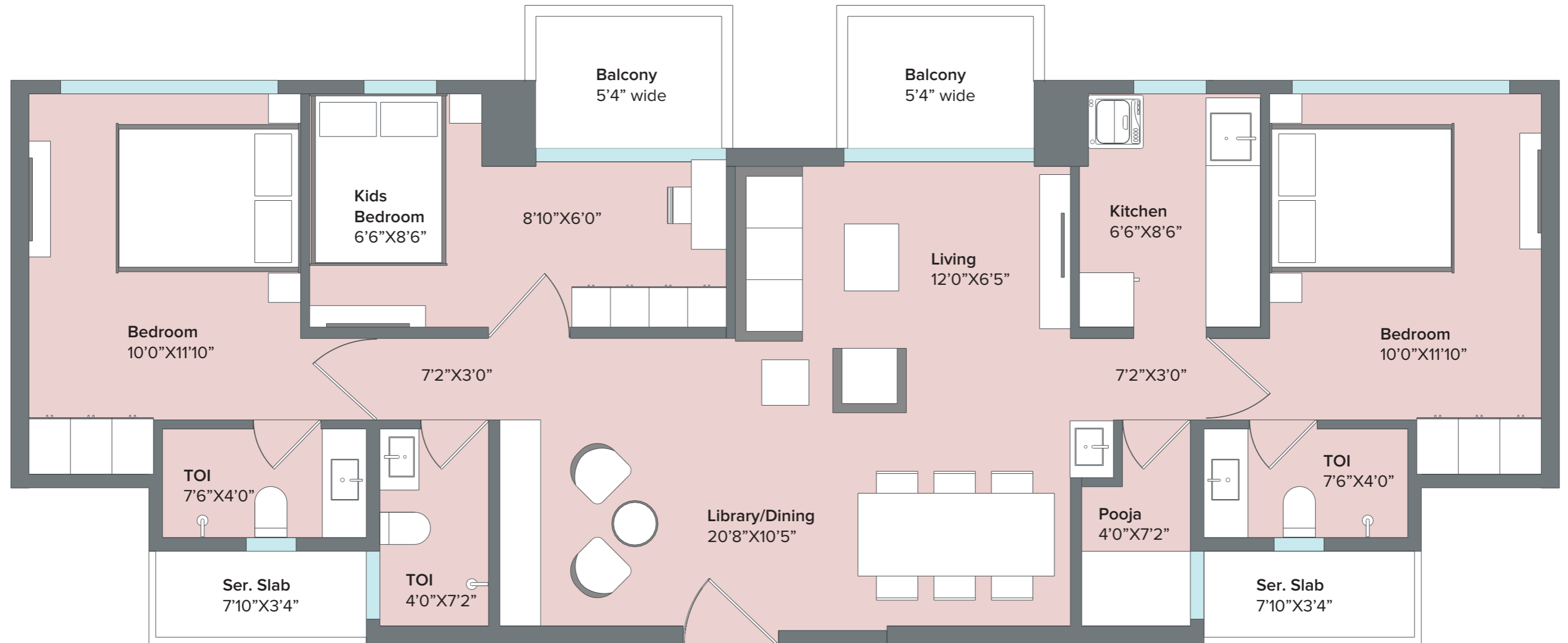
**This configuration is available in combination of Flat number 5 & 6 and 3 & 4 in Cedar. These combination apartments are available on the typical floors.** 3BHK with balcony option is also available. All dimensions remain the same, only balcony gets added in that plan. The RERA carpet area of the 3BHK combination with balcony is 926 sqft & the balcony area is 67 sqft

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area

### 3 BHK Combination plan (Option 2)

RERA Area : 926 sqft

Balcony Area : 67 sqft



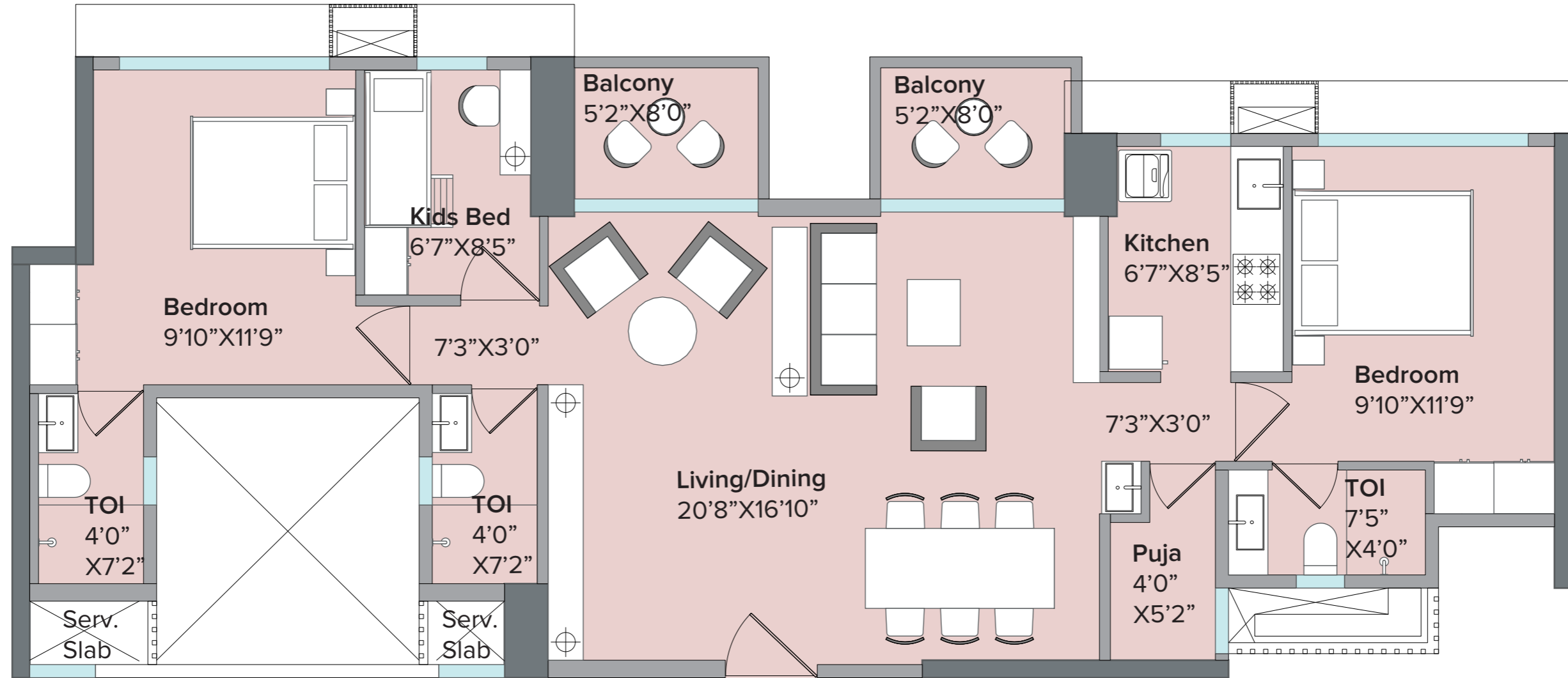
This configuration is available in combination of Flat number 5 & 6 and 3 & 4 in Cedar. These combination apartments are available on the typical floors. 3BHK without balcony option is also available. All dimensions remain the same, only balcony is removed in that plan. The RERA carpet area of the 3BHK combination without balcony is 917 sqft

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255  
 Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
 \*Areas mentioned are RERA carpet area+ Enclosed balcony area

### 3 BHK Optima Combination Plan (Option 1)

Flat No. 1 & 2

RERA Area : 922.36 sqft  
Balcony Area : 68.30 sqft



1 / 2

Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

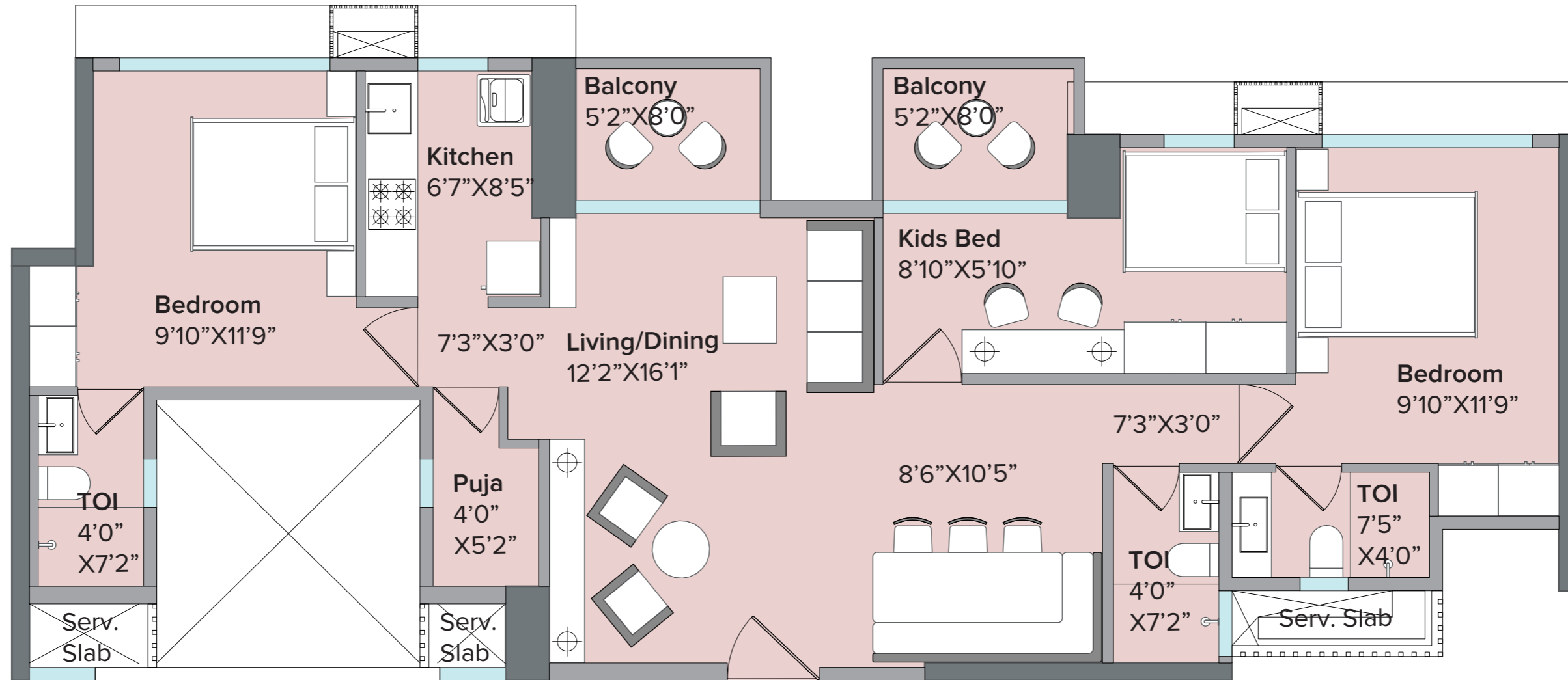
Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255 / P52000029857/58  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions. \*Areas mentioned are RERA carpet area+ Enclosed balcony area. Subject to changes \*recommended by approving authority, consultants or the promoter\*

### 3 BHK Optima Combination Plan (Option 2)

Flat No. 1 & 2

RERA Area : 922.36 sqft

Balcony Area : 68.30 sqft



1 / 2

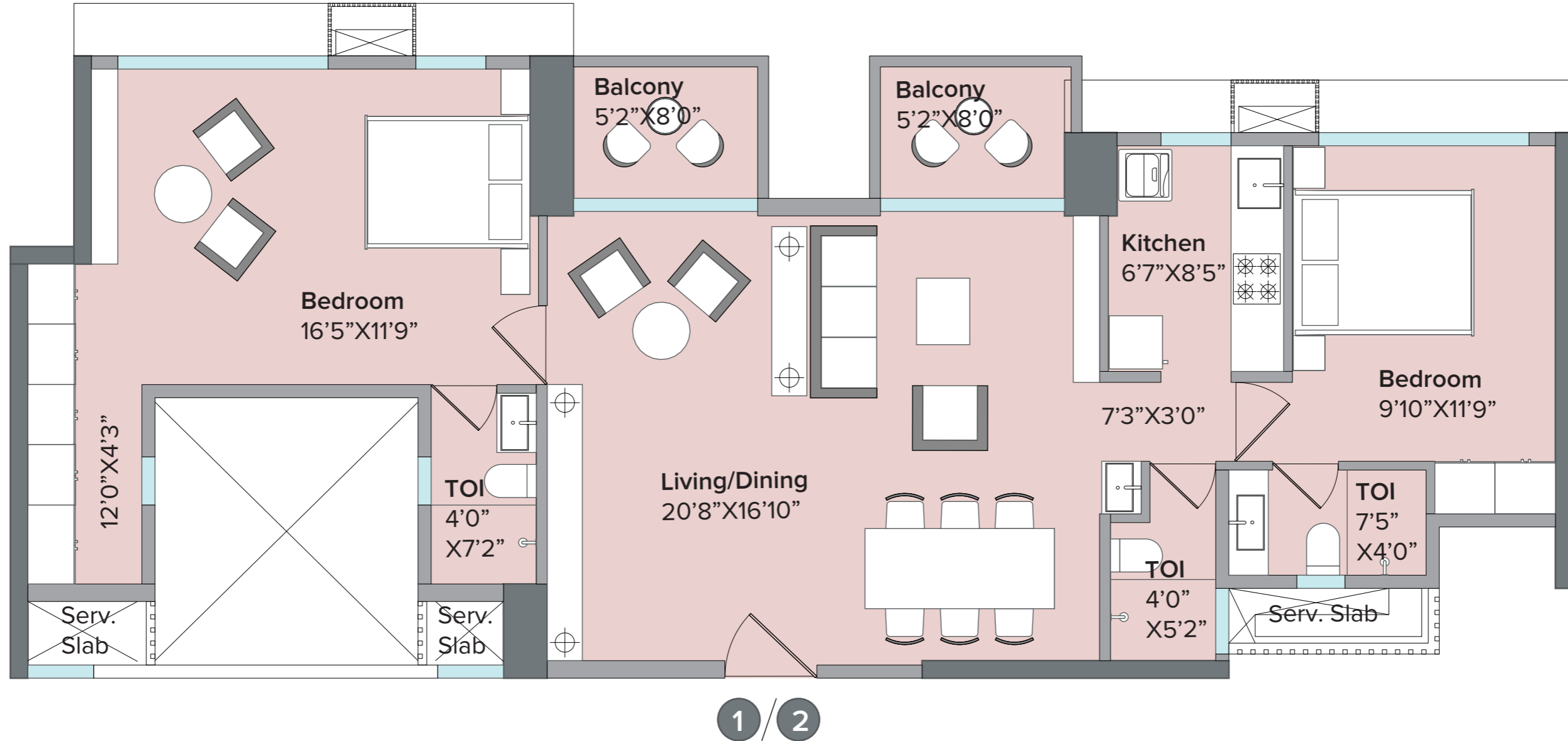
Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

Maha RERA No: P52000023254/ P52000023137/ P52000023250/ P52000023255 / P52000029857/58  
Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.  
\*Areas mentioned are RERA carpet area+ Enclosed balcony area. Subject to changes \*recommended by approving authority, consultants or the promoter"

## 2 BHK Combination Plan (Option 3)

Flat No. 1 & 2

RERA Area : 922.36 sqft  
Balcony Area : 68.30 sqft



Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

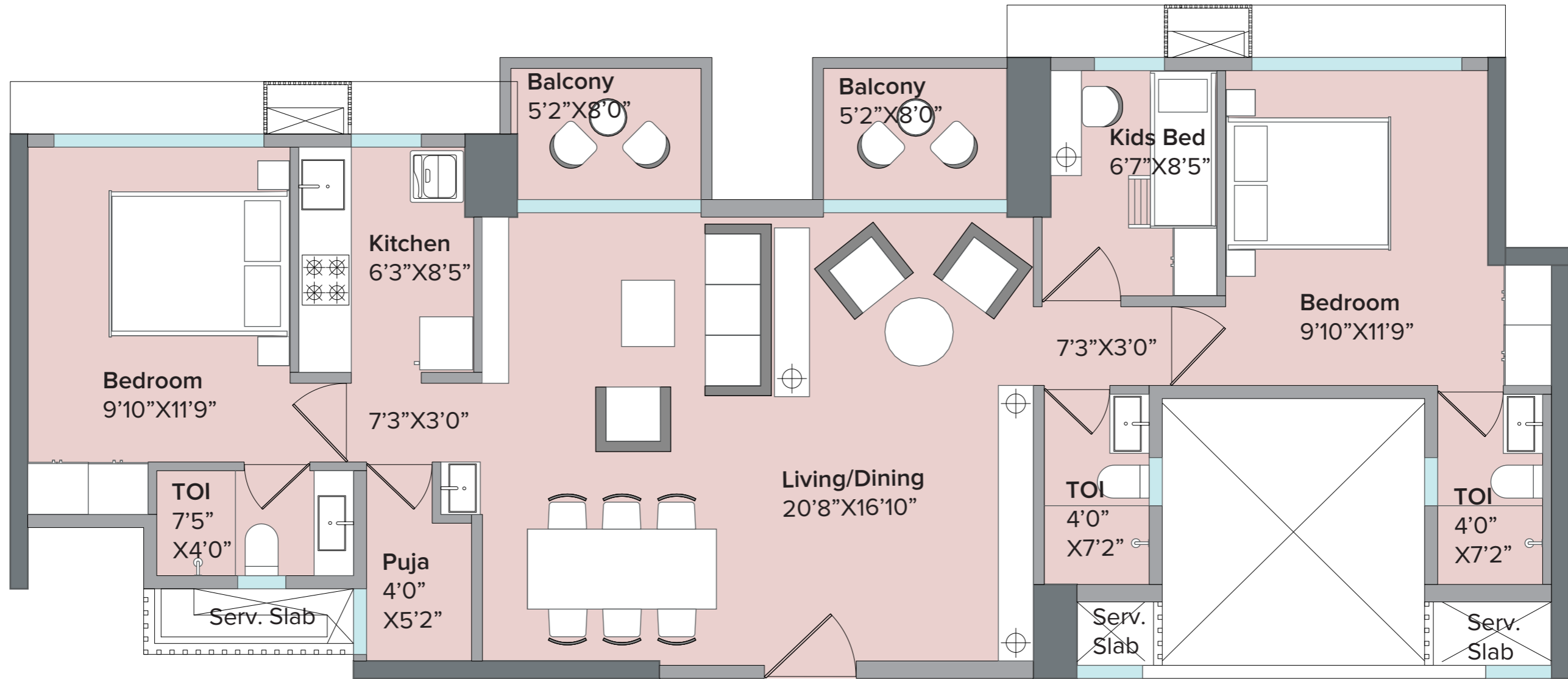
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### 3 BHK Optima Combination Plan (Option 1)

Flat No 10 & 11

RERA Area : 922.36 sqft

Balcony Area : 68.30 sqft



10 / 11

Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

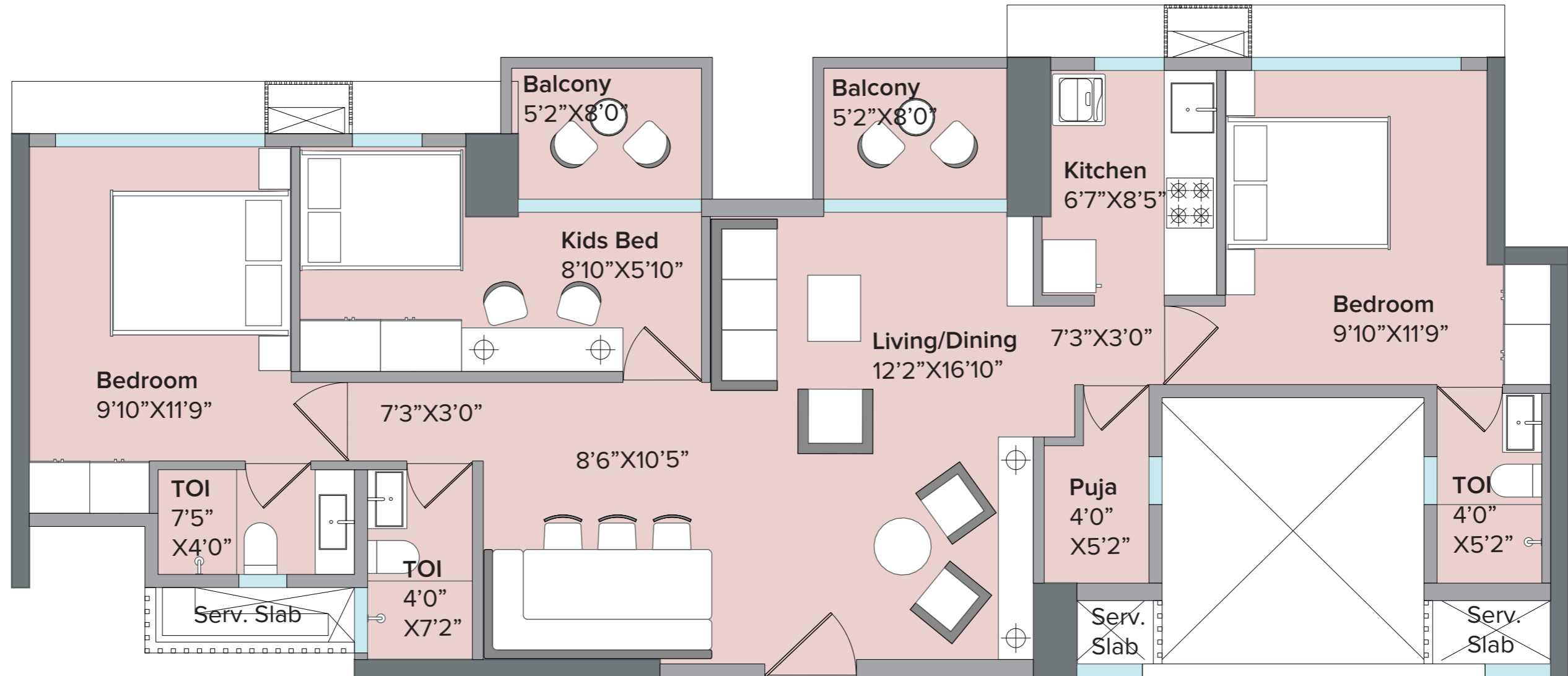
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\*Areas mentioned are RERA carpet area+ Enclosed balcony area. Subject to changes \*recommended by approving authority, consultants or the promoter"

### 3 BHK Optima Combination Plan (Option 2)

Flat No 10 & 11

RERA Area : 922.36 sqft

Balcony Area : 68.30 sqft



10 / 11

Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

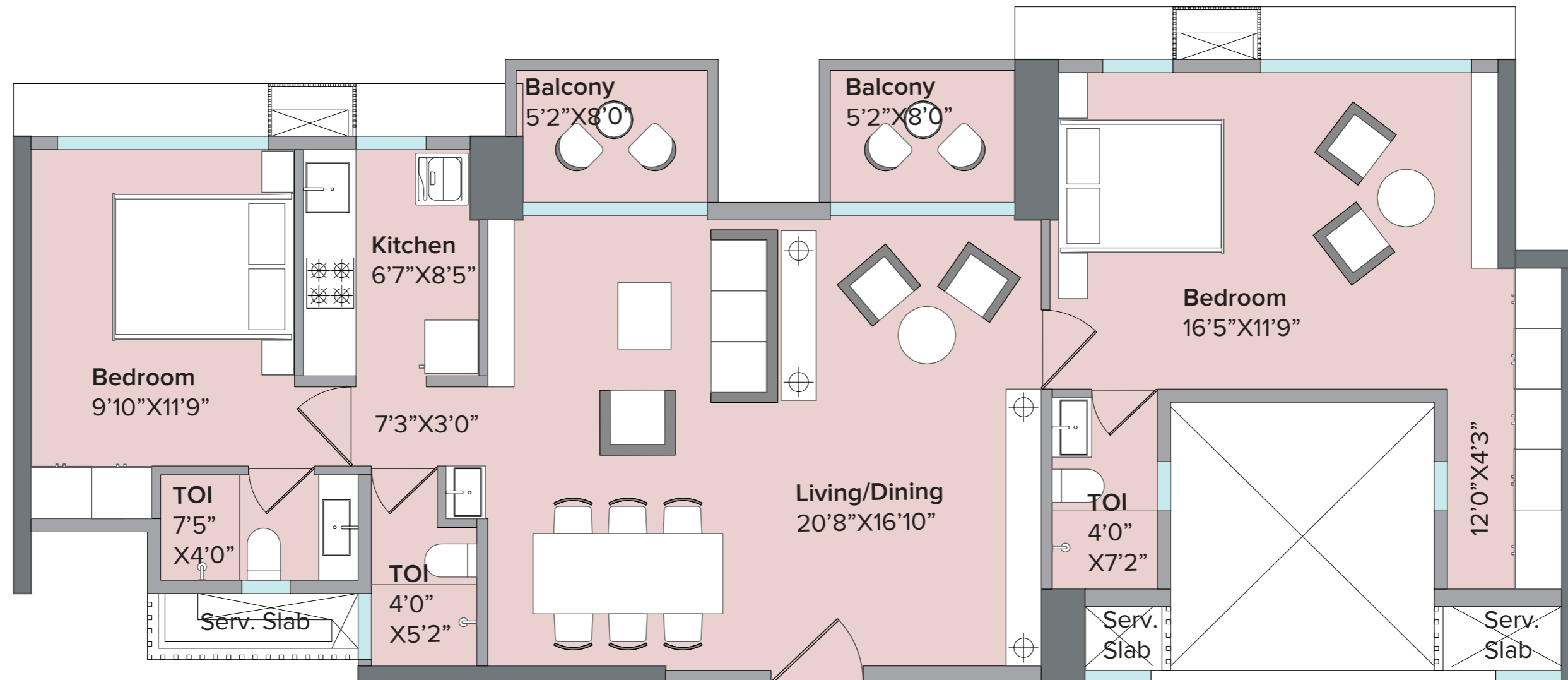
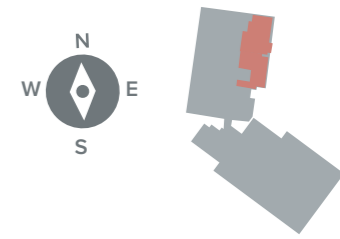
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## 2 BHK Combination Plan (Option 3)

Flat No 10 & 11

RERA Area : 922.36 sqft

Balcony Area : 68.30 sqft



10 / 11

Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
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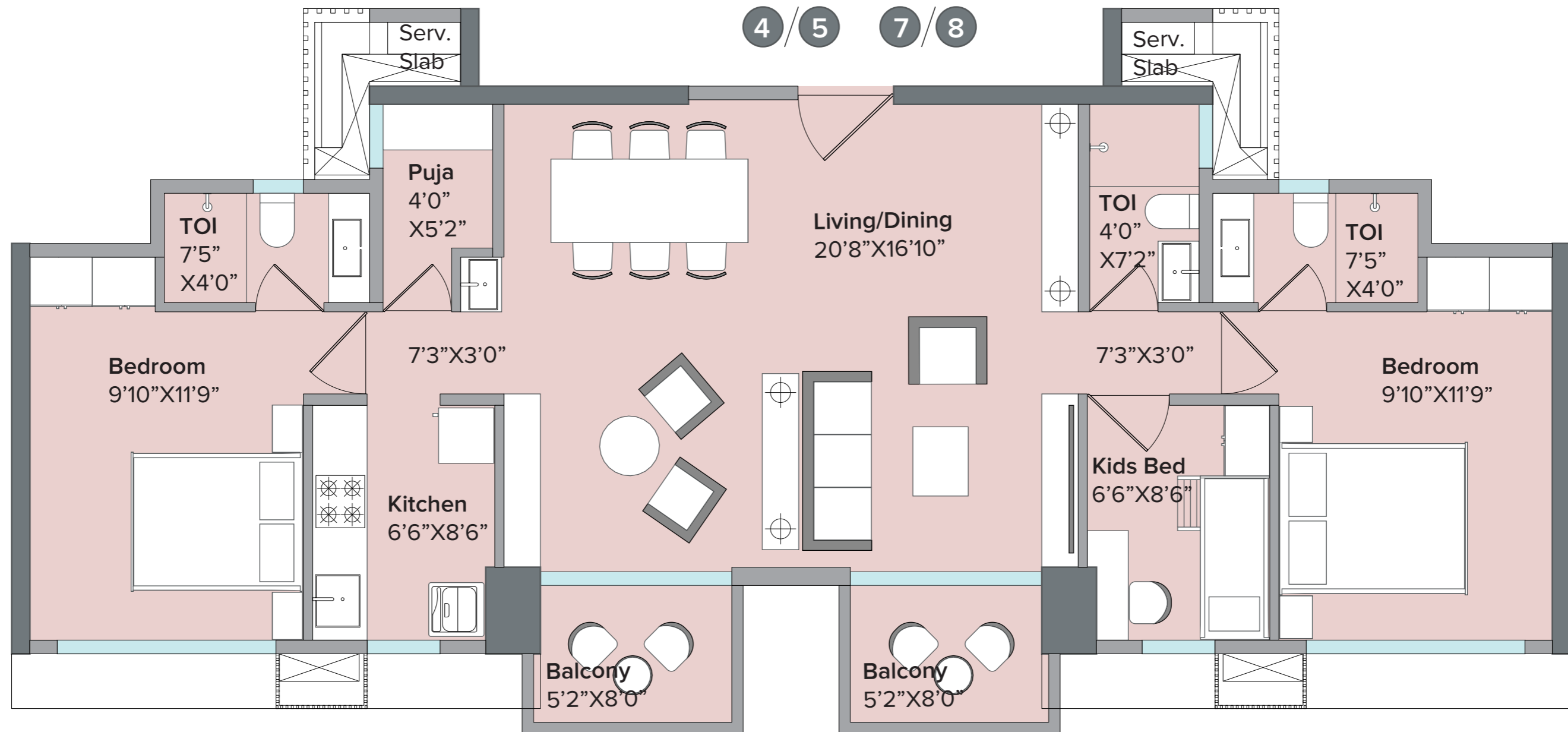


### 3 BHK Optima Combination Plan (Option 1)

Flat No 4&5, 7&8

RERA Area : 921.18 sqft

Balcony Area : 69.00 sqft



Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

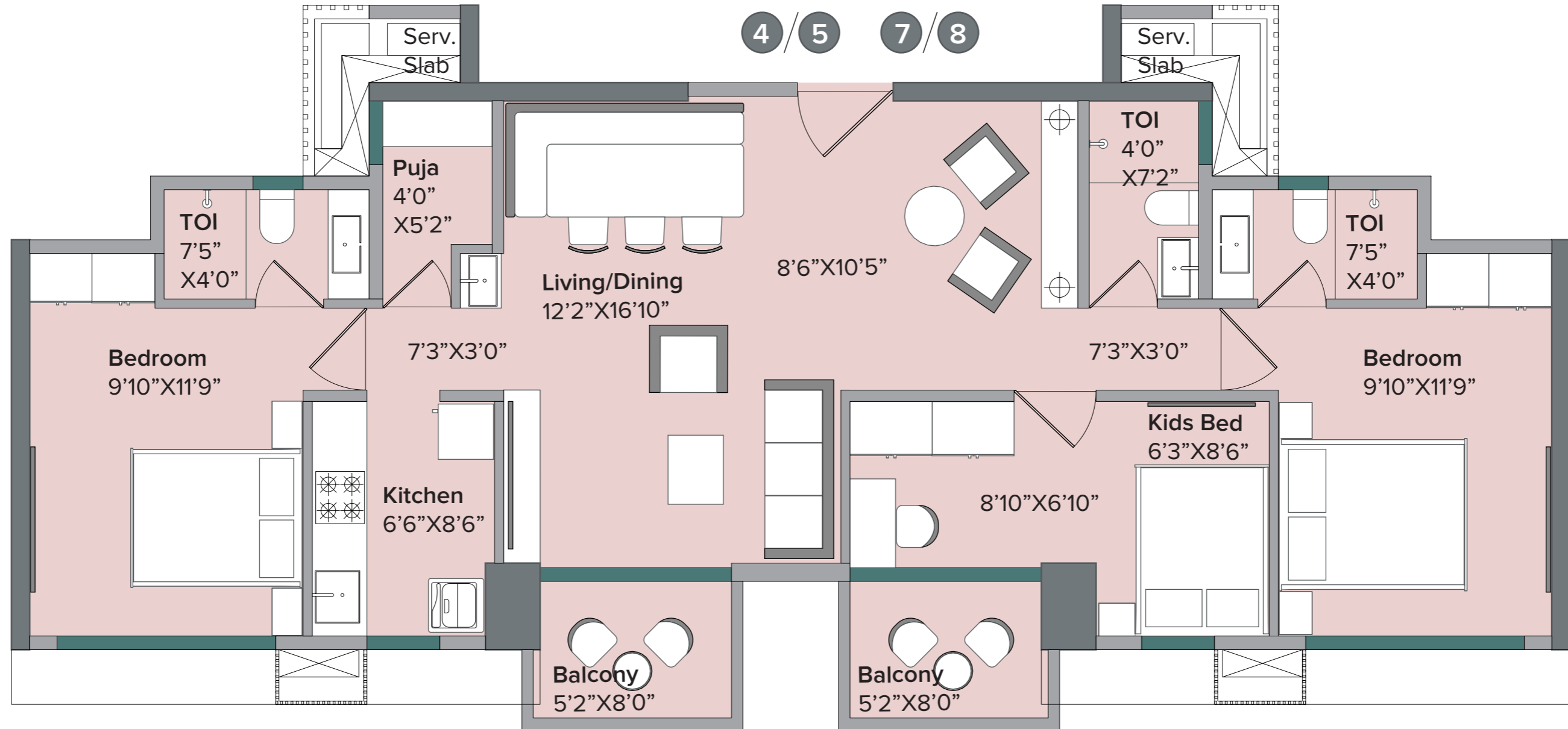
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\*Areas mentioned are RERA carpet area+ Enclosed balcony area. Subject to changes \*recommended by approving authority, consultants or the promoter\*

### 3 BHK Optima Combination Plan (Option 2)

Flat No 4&5, 7&8

RERA Area : 921.18 sqft

Balcony Area : 69.00 sqft



Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
Flat no. 3, 4 is not available on all refuge floors

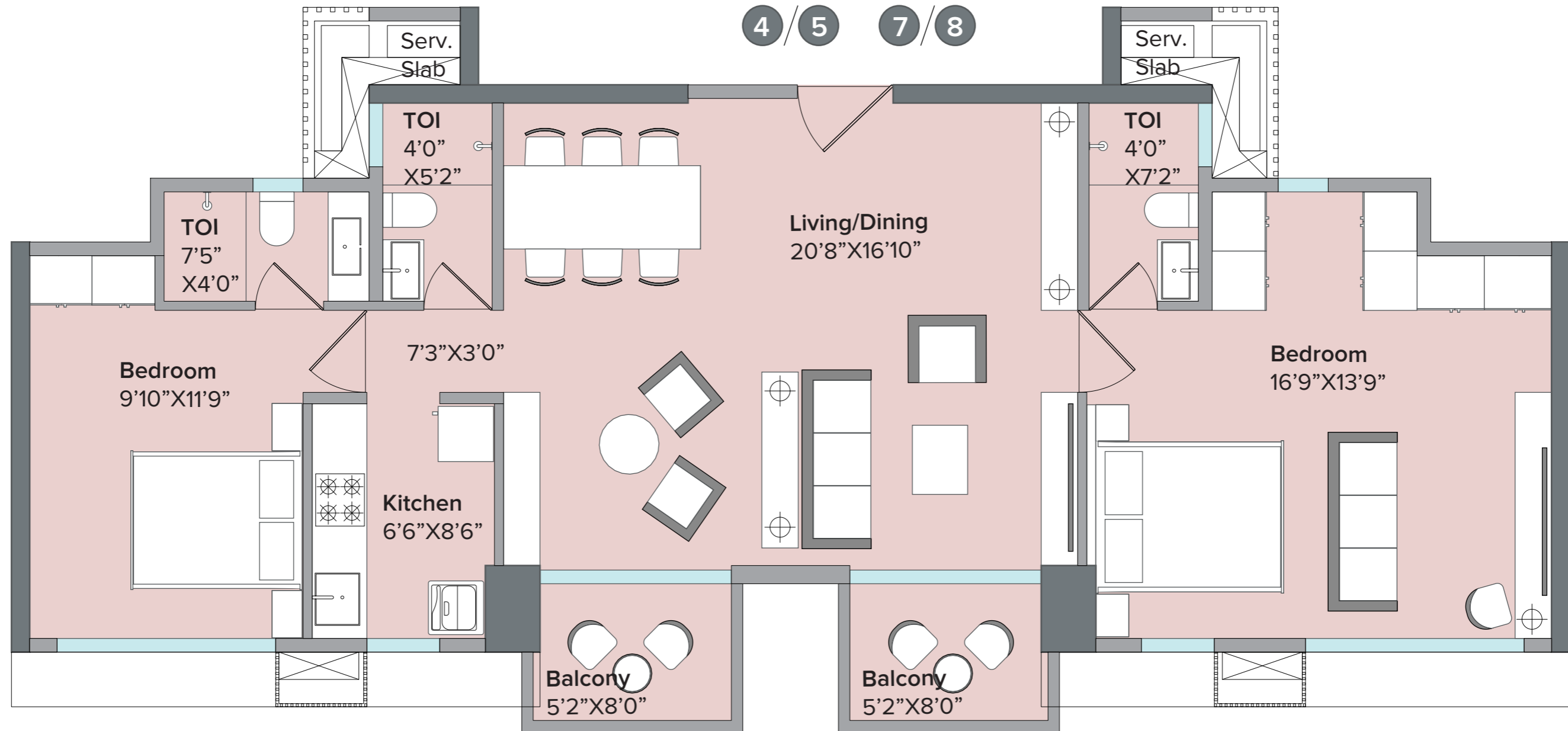
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## 2 BHK Combination Plan (Option 3)

Flat No 4&5, 7&8

RERA Area : 921.18 sqft

Balcony Area : 69.00 sqft



Floors 6, 11, 16, 21 are refuge floors and the following flats are not available for sale:  
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Rendered image + Actual view

TAKE A VIRTUAL TOUR



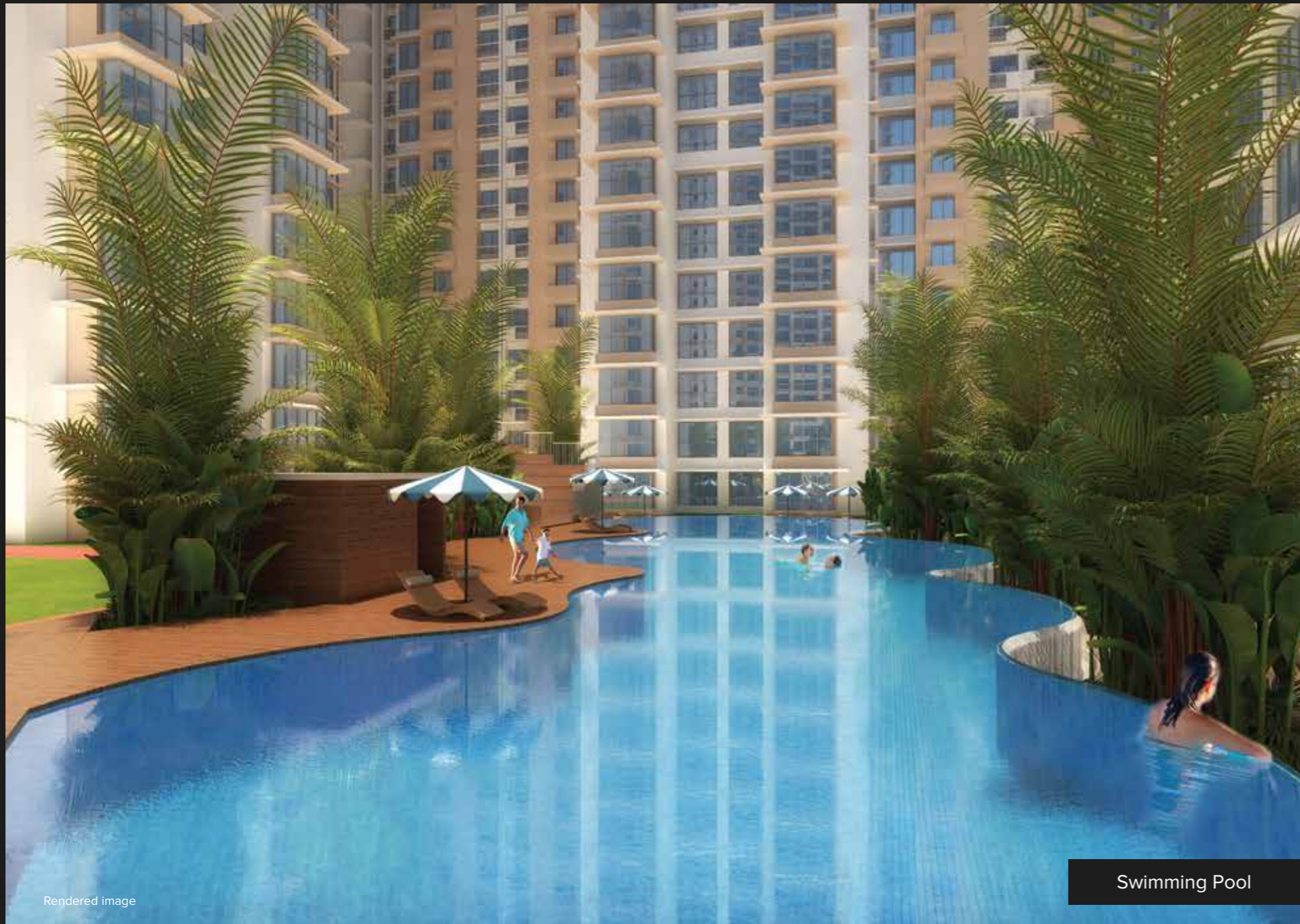












Rendered image

Swimming Pool



Rendered image

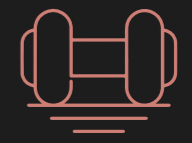
# PHASE I AMENITIES



CLUBHOUSE



SWIMMING POOL



GYMNASIUM



MULTI-PURPOSE SPORTS COURT



MULTIPURPOSE HALL



LANDSCAPED PARK



JOGGING TRACK



MASSAGE ROOM



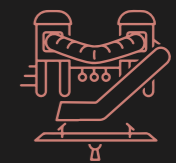
AEROBICS ROOM



INDOOR GAMES



SENIOR CITIZEN'S CORNER



KIDS' PLAY AREA

The common areas & amenities as shown in the layout plan for Phase 1 shall be completed with the Maha RERA real estate project "Marathon Nexzone Antilia 2", PS2000000671 as per the timeline shown on MahaRERA.







Actual Image





Actual Image

# THERE'S SOMETHING FOR EVERYONE



## Project amenities

- Double height entrance lobby
- Well designed compound walls with security gates
- Fire fighting equipment as per local norms
- High speed elevators
- Three tier security system :
  1. Gate security
  2. Lobby security
  3. CCTV monitoring and intercom

## Apartment amenities

- Ceramic tile flooring
- Oil bound distemper paint for ceilings and walls
- Granite kitchen platform with stainless steel sink
- Ceramic wall tiles in kitchen
- Designer ceramic tiles on toilet walls till door frame height
- Concealed plumbing with I.S.I quality sanitary fittings in toilets
- Storage type boiler in master toilets and geyser in common toilet
- Powder coated aluminium windows
- Concealed electrical wiring with copper wire and circuit breakers at appropriate places
- Red Marandi wood door frames
- Solid core flush doors with one side laminate and one side veneer finish for rooms

## PHASE II AMENITIES

In a city starved for open spaces & recreational amenities, Nexzone has it all.

**30,000 SQFT**  
of Podium amenities\*

**20,000 SQFT**  
of Retail space\*



LANDSCAPED  
PARK



KIDS' PLAY  
AREA



JOGGING  
TRACK



INDOOR  
GAMES



GYMNASIUM

All Phase 2 amenities will be delivered with MahaRERA project Aster 2 - P52000023148 as per timelines shown in MahaRERA website











Actual Image



Actual Image



Actual Image



Actual Image



We are a Mumbai based real estate development company that has completed over 80 projects in the city. We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers. Our projects are spread across the Mumbai Metropolitan Region (MMR)

MORE THAN  
**52+ YEARS**  
OF REAL ESTATE EXPERIENCE

MORE THAN  
**100 PROJECTS**  
COMPLETED

**2 MILLION SQ. FT.**  
OF BUSINESS SPACES UNDER DEVELOPMENT

**18 MILLION SQ. FT.**  
OF LAND UNDER DEVELOPMENT

OVER  
**15,000 HOMES**  
TO BE DELIVERED IN NEXT 5 YEARS

PLANNING OF OVER  
**100,000 HOMES**  
UNDERWAY

## SUPERB CONSTRUCTION

Marathon projects are built using cutting edge construction technology that ensure our structures are rock solid, leak proof and built to last.



### 50 YEARS OF EXPERTISE

With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry. We do not outsource our construction and our engineers retain full control over construction quality.



### ROCK SOLID CONSTRUCTION

The revolutionary MIVAN formwork technology allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.



### MICRO-MANAGED QUALITY

Our engineers go right to the source of the raw material to ensure that quality is uncompromised. An on-site material testing lab ensures the highest levels of quality control. We use only premium finishes in your homes and use premium, polymer paints that do not fade and last for a long time.



### SAFETY FIRST

We deploy high quality CCTV, fire fighting & electrical safety systems. We use multiple circuit breakers, low smoke hazard cables, elevator safety systems and more to ensure your safety. Our water tanks are also designed to minimise microorganism growth.



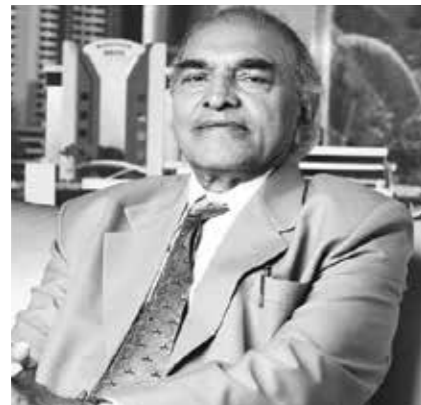
## Our Origins

### 1922

Our origins date back to 1922 when our patriarch played a key role in creating the masterplan for 550 acres of the suburb of Mulund - his role in the planning has resulted in Mulund being one of the best planned suburbs today.

### 1969

Marathon Group was formally established with our headquarters in Mulund.



## 70's-90's

We played a key role in shaping the Mulund skyline through the next few decades.



Poonam, built in 1972, was the first building with an elevator in Mulund. Through the next few decades.

Marathon Antariksh was the first high rise in Mulund.



KUMUDINI  
1975



MAHAVIR  
DHAM  
1977



RITA  
APARTMENTS  
1979



TIRUPATI &  
BALAJI  
1982



JUPITER-  
VENUS  
1985

## 90's-00's

We witnessed exponential growth starting from the 90's by venturing into new locations like Lower Parel and Panvel and new categories like townships and affordable housing



We ventured into affordable housing with the award winning Marathon Nagari township at Badlapur.



Our flagship commercial project, Marathon Futurex at Lower Parel opened in 2010. Futurex is a landmark in the city & houses some of the finest international & national brands.



We recognised the superb potential of Panvel and launched our first premium township project Marathon Nexzone. Nexzone was also the first project in Mumbai to offer e-registration of property.



MARATHON  
GALAXY  
1996



UDYOG  
KSHETRA  
1997



MOUNT VIEW  
1996



MARATHON  
HERITAGE  
1999



VIRAYATAN  
(DEOLALI)  
1996

## 10's - Present



We launched two more large township projects at Dombivli - Nextown and Nexworld.



Launched Monte South at Byculla, a joint venture with Adani Realty - one of the most luxurious projects in South Mumbai.



We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.



We launched NeoHomes - a new generation of urban homes at Bhandup W, that offers the average Mumbaikar the chance to own a home in the city.

# ONGOING PROJECTS

We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



Monte South, Byculla



Monte Carlo, Mulund (W)



Nextown, Kalyan-Shil Rd



Nexzone, Panvel



Nexworld, Dombivali (E)



NeoHomes, Bhandup (W)



Eminence, Mulund (W)



Futurex, Lower Parel



Millennium, Mulund (W)



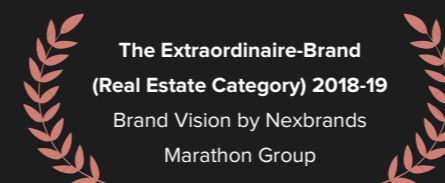
**Iconic Premium Residential Project**  
Midday Icons 2019  
Marathon Nexzone



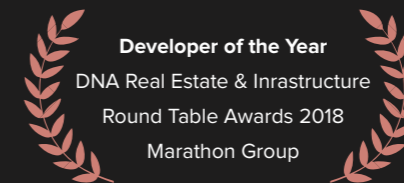
**Affordable housing of the year 2019 (W)**  
Estate Awards



**Developer of the Year 2019**  
Local icons, Mid-day



**The Extraordinaire-Brand (Real Estate Category) 2018-19**  
Brand Vision by Nexbrands  
Marathon Group



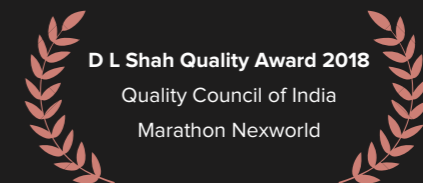
**Developer of the Year**  
DNA Real Estate & Infrastructure  
Round Table Awards 2018  
Marathon Group



**Developer of the Year**  
ET Now Real Estate Awards 2018  
Marathon Group



**Best Developer-2017**  
Construction Times Builders Awards  
Marathon Group



**D L Shah Quality Award 2018**  
Quality Council of India  
Marathon Nexworld



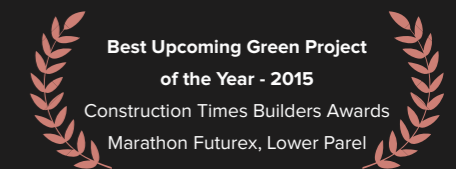
**Best Residential High-Rise Architecture**  
Asia-Pacific Property Awards 2017  
Monte South



**Best Commercial High-Rise Development**  
Asia-Pacific Property Awards 2017  
Marathon Futurex, lower Parel



**RBNQA 'Making Quality Happen'**  
Awards 2017  
Marathon Group



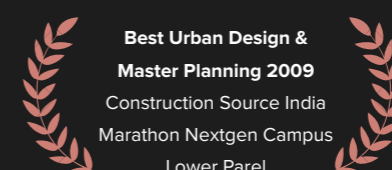
**Best Upcoming Green Project of the Year - 2015**  
Construction Times Builders Awards  
Marathon Futurex, Lower Parel



**2nd Most Trusted Developer in MMR**  
NDTV Profit & Prop Equity Survey, 2014  
Marathon Group



**Best Residential Apartment: Low cost Metro - 2012**  
by CREDAI  
Marathon Nagari, Badlapur



**Best Urban Design & Master Planning 2009**  
Construction Source India  
Marathon Nextgen Campus  
Lower Parel



**Best Residential Project of the Year 1999**  
Accommodation Times  
Marathon Heights, Worli

# RERA CARPET AREA VS. USABLE AREA

Carpet area as defined by RERA is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.



■ RERA Carpet Area



■ Useable Area



**Phase I - MAHA RERA Registration No. - Marathon Nexzone Antilia 2- P5200000671**

**Phase II - MAHA RERA Registration No. - P52000023254/ P52000023137/ P52000023250/ P52000023255/P52000029857/ 58**

**Disclaimer:**

Marathon Nexzone is developed by a Sanvo Resorts Pvt. Ltd. (A Marathon Group Company). All 12 towers are RERA registered and details of the same are available at <https://maharera.mahaonline.gov.in/> as well as our website [marathon.in/nexzone](http://marathon.in/nexzone). Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time.

Maps may not be to scale and distances are as available on Google Maps.

All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities.

Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals.

Actual Photo: The images marked as "actual photo", are actual photographs of the dream flat merged with actual drone views from the site.

Rendered Image: Images marked as as "Rendered Image" are only indicative. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper without any prior notice.

The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The picture of the proposed Residential Flat / Dream flat is of a specific configuration showcasing the interior layout.

The common layout amenities will be developed and delivered along with the Real Estate Project Marathon Nexzone Antilia 2 as disclosed on the MAHA RERA website.

Project funded by Piramal Finance Limited.

