

DESIGN
CAN
CHANGE
YOUR
WORLD

MARATHON
Nexworld
Dombivli(E)

**Welcome
to a Revolution.**

Nexworld is a revolution in design-thinking. A revolution in the way we think about homes.

At Nexworld, every single experience has been deeply thought about and taken to a level that hardly anyone could have imagined. Be it our apartments, our towers, our amenities - you will find that every experience is designed to blow you away.

This is a result of an incredibly clear design philosophy - to create a deep connection to nature. To us, design is so much more than creating pretty looking buildings. It's about sunrises and sunsets. It's about blue skies, clouds and expansive greenery. And you'll see how every space at Nexworld has been designed around these experiences. At Nexworld, you will find that nature and aesthetic beauty have been taken to a level that is just incomparable to any other development.

And it's not only the big ideas, we've obsessed about every detail. About each apartment, each room and each dimension. About where you could put your TV and your couch, about where your children can study peacefully. About storage, kitchen counters, parking and even lift placement. When you study our floor plans, you will see that everything has been thought about and makes more sense than it ever did before.

The more you learn about Nexworld, the more you will realise how unique and revolutionary it is. At Nexworld, you will see how **design can change your world.**

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38 Marathon

A whole new world

Nexworld is an enormous township that will be developed over several years. The first two stunning skyscrapers coming up in Nexworld are Aura and Elara.



ELARA

Elara - 2

(Floors 25 - 36)

RERA Number:
P51700000470

Possession Date:
June 2024

Elara - 1

(Floors 1 - 24)

RERA Number:
P51700000478

Possession Date:
December 2022

AURA

Aura - 3

(Floors 30 - 36)

RERA Number:
P51700022847

Possession Date:
June 2024

Aura - 2

(Floors 26 - 29)

RERA Number:
P51700000507

Possession Date:
December 2022

Aura - 1

(Floors 1 - 25)

RERA Number:
P51700000652

Possession Date:
June 2022

Convenient today, brilliant tomorrow.

By virtue of its excellent connectivity to the central railway line, Marathon Nexworld makes for an incredibly convenient commute. But the most exciting aspect of Nexworld's location is its future - large-scale infrastructure projects that are going to radically transform the entire area.

location

Super Connected



Nexworld is extremely well connected to the central railway line - 15 minutes away from Diva station and about 18 minutes away from Dombivli station. This means you can get to South Mumbai from your home in about an hour!



Nexworld is located off the arterial Kalyan-Shil road and enjoys excellent road connectivity to Navi Mumbai, Thane and the central suburbs.



At Nexworld, you will be in the middle of the fastest growing residential, industrial and commercial centres in the country - Dombivli, Thane, Kalyan and Navi Mumbai.



Travel times from Diva station by fast train/metro.

Mumbai's fastest growing neighbourhood

The best schools, colleges, shopping centres and medical facilities are all less than 20 minutes away from Nexworld. And the future is even brighter - there are huge residential developments, hospitals, shopping and sporting facilities coming up in very close proximity to Nexworld.



MARATHON Nexworld

- HOSPITALS**
- 1. Fortis Kalya • 2. RR Hospital • 3. Mamta Hospital
 - 4. Icon Hospital • 5. AIMS Hospital

- SCHOOLS**
- 1. Proposed School in Nexworld • 2. Kidzee Playschool
 - 3. Oxford English School • 4. Ira Global School
 - 5. Omkar Cambridge • 6. Vidya Niketan
 - 7. Pawar Public School • 8. Lodha World School


- SHOPPING**
- 1. Proposed Retail Promenade at Nexworld
 - 2. Xperia Mall • 3. Metro Mall • 4. D Mart • 5. Big Bazaar

Dombivli - a place whose time has come


Massive infrastructure projects around Nexworld are set to transform Dombivli into a major urban hub and vastly improve connectivity.

- 1 Multimodal Corridor**


This 126km long project runs very close to Nexworld and comprises road, metro, bus lanes and greenways for pedestrians and bicycles. It runs all the way from Virar to Alibaug and is set to be a major boost for development.


- 2 Airoli-Katai Tunnel Road**


This proposed tunnel road will provide direct connectivity to Airoli and the central suburbs. This will drastically reduce road travel times by enabling commuters to bypass Shilphata, Mahape and Mumbra.


- 3 Super Wide Roads**


The government has mandated a Development Plan (DP) with a network of ultra-wide 30m-60m roads in the area. This will drastically improve Nexworld's road connectivity and ease the traffic.


- 4 Bullet Train Station**


The Thane station of the bullet train is located on the central railway line, just 1km from Nexworld. This will fast track the development of the entire area, and lead to rapid development of the DP roads as well to provide proper access to the station.


- 5 Mumbai Metro Line 12**


The upcoming Line 12 of the Mumbai Metro will connect Nexworld to Kalyan and Bhiwandi on one side and Taloja on the other side.


- 6 Vasai-Panvel Rail Expansion**

This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Dativali station on this line is just 5 minutes from Nexworld.


- 7 Mumbai-Ahmedabad High Speed Rail Corridor**

The proposed bullet train line connecting the Ahmedabad and Mumbai will be India's first high-speed rail line. The line runs very close to Nexworld with the Thane station nearby. The project will further accelerate development in the area.



Disclaimer: The above information has been obtained from government websites and Development Plans published by the government as available when this material was printed and may be subject to change. Marathon holds no responsibility for the accuracy of the same.



TOWARDS KALYAN
→

BULLET TRAIN

DOMBIVLI

KOPAR

MARATHON
Nexworld
Phase 1

5 MUMBAI METRO
LINE 12

MUMBRA

3 DP ROADS

DIVA

DATIWALI

TOWARDS THANE
←

7 MUMBAI-AHMEDABAD
HIGH SPEED RAIL CORRIDOR

XPERIA MALL

1 VIRAR-ALIBAUG
MULTIMODAL CORRIDOR

AIROLI

2 AIROLI-KATAI
TUNNEL ROAD

SHILPHATA

6 VASAI-PANVEL
RAIL EXPANSION

TOWARDS PANVEL
↓

Our dream was to create a paradise.

To create something that was beyond what anyone could imagine. We challenged every assumption, every constraint, and pushed way beyond the boundaries of what was thought possible. Nexworld is packed with design innovations and breakthroughs that helped us envision a whole new world.

design
principles

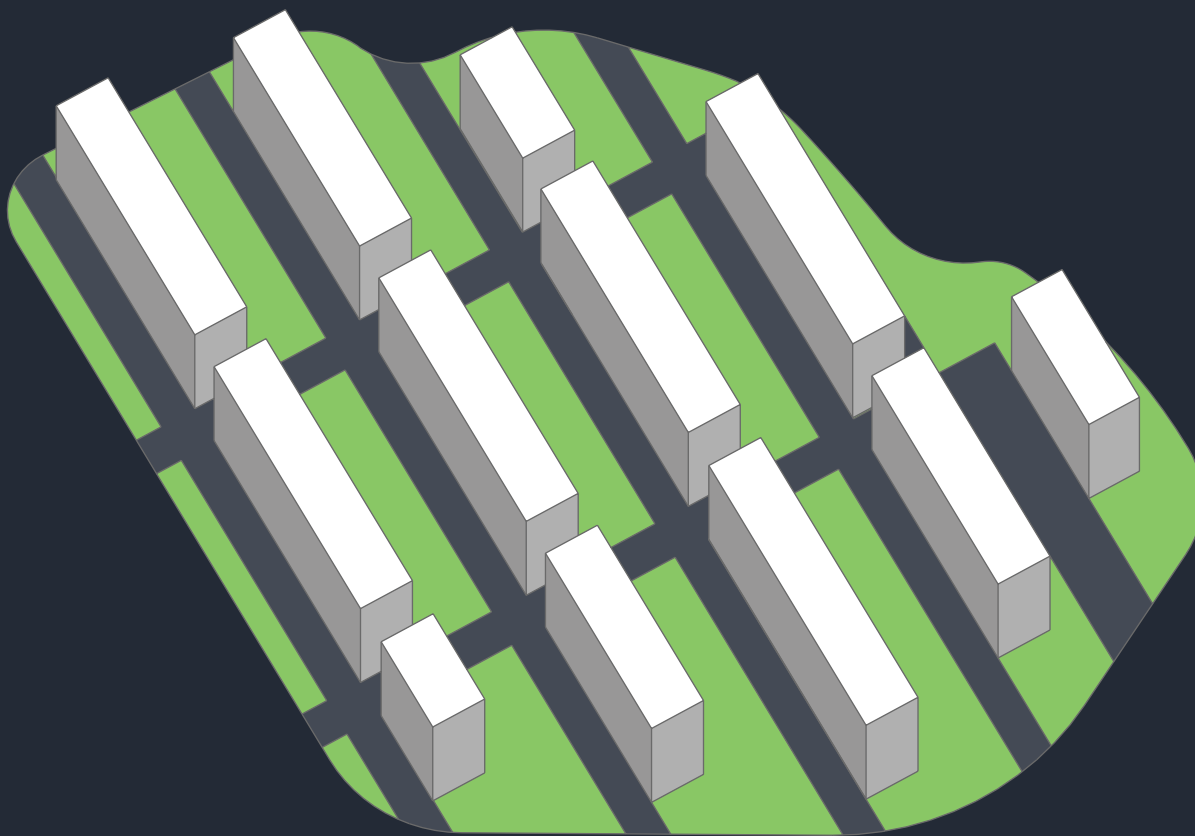
The story begins with our gorgeous plot in Dombivli. Lush greenery, expansiveness and the incredible beauty of nature in all directions. This is such a rare sight to have in Mumbai. Our aim was to create homes with a deep and profound connection to the magnificent natural landscapes surrounding Nexworld.



Maximise distance between buildings

Typical urban developments

Most urban developments are concrete jungles - row after row of buildings with very little distance between them and hardly any greenery and open spaces. The apartments receive less natural light and have very poor views.

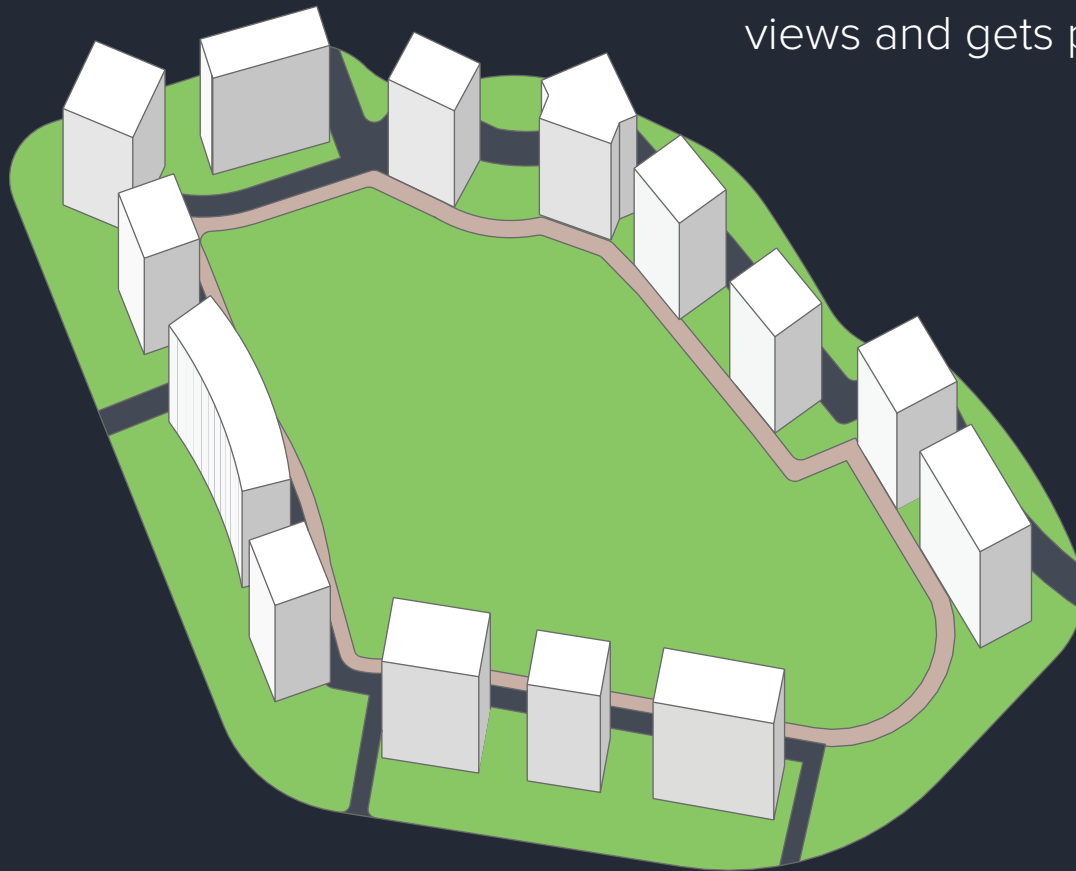


Maximise distance between buildings

Marathon Nexworld

A series of design breakthroughs at Nexworld enabled us to eliminate most of the concrete footprint on the plot. Massive distances between buildings allowed us to create huge open expanses of greenery.

At Nexworld every apartment has epic views and gets plenty of sunlight.



DESIGN PRINCIPLE #2

Create gaps in the concrete mass



Typical urban developments

Most developments have continuous building mass without any breaks or 'gaps'. This results in poor ventilation and casts huge shadows on the entire development. Worst of all, it makes for a very unpleasant and claustrophobic experience from everywhere inside the township.

DESIGN PRINCIPLE #2

Create gaps in the concrete mass



Marathon Nexworld

At Nexworld we created gaps in the concrete mass to let in the breeze and daylight. You can now experience beautiful sunsets and sunrises from almost anywhere in the township. And you can feel an openness and expansiveness that is incomparable!

Create unrestricted views



Typical urban developments

Most typical building plans are such that most of the view from your window is blocked by the building itself! You get a very restricted and narrow view. Your apartment receives very little daylight and ventilation.

DESIGN PRINCIPLE #3

Create unrestricted views



Marathon Nexworld

At Nexworld, we've created a whole new building typology where you get clean, unrestricted, panoramic views from every single living room and bedroom. Our apartments receive ample natural light and great ventilation.

DESIGN PRINCIPLE #4

Form follows function

Most developments have a single building type repeated over and over again. At Nexworld, each building is carefully crafted and purpose designed. It responds to its position on the plot and is specifically oriented in a way that creates the best view, maximises daylight and ventilation. The resulting forms are totally unique and are destined to be among the best looking buildings in the country.



Homes like you've never seen before.

At Nexworld, our greatest focus has been the experience from within our apartments. We've thought about every inch, every function and every piece of furniture. We've obsessed about the view and the orientation of each and every apartment. The result? Huge windows, picture perfect views and floor plans that make more sense than they ever did before.

apartments



Because views matter more than you think

Who doesn't like beautiful views? But did you know that views of nature and greenery have a huge impact on our moods, health and productivity? There are hundreds of scientific studies that establish this fact. Here are a few of them:



People who were exposed to greenery were more friendly and supportive. They were less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990). They were more likely to value deep relationships, be generous, be helpful and trusting (University of Rochester study).



Sunlight has a huge impact on our moods, health and productivity. Office workers who worked near windows slept better, exercised more and were more productive than those in windowless offices (Cheung & Zee, 2014). Exposure to daylight improves moods and cognitive performance (Kent, 2009).



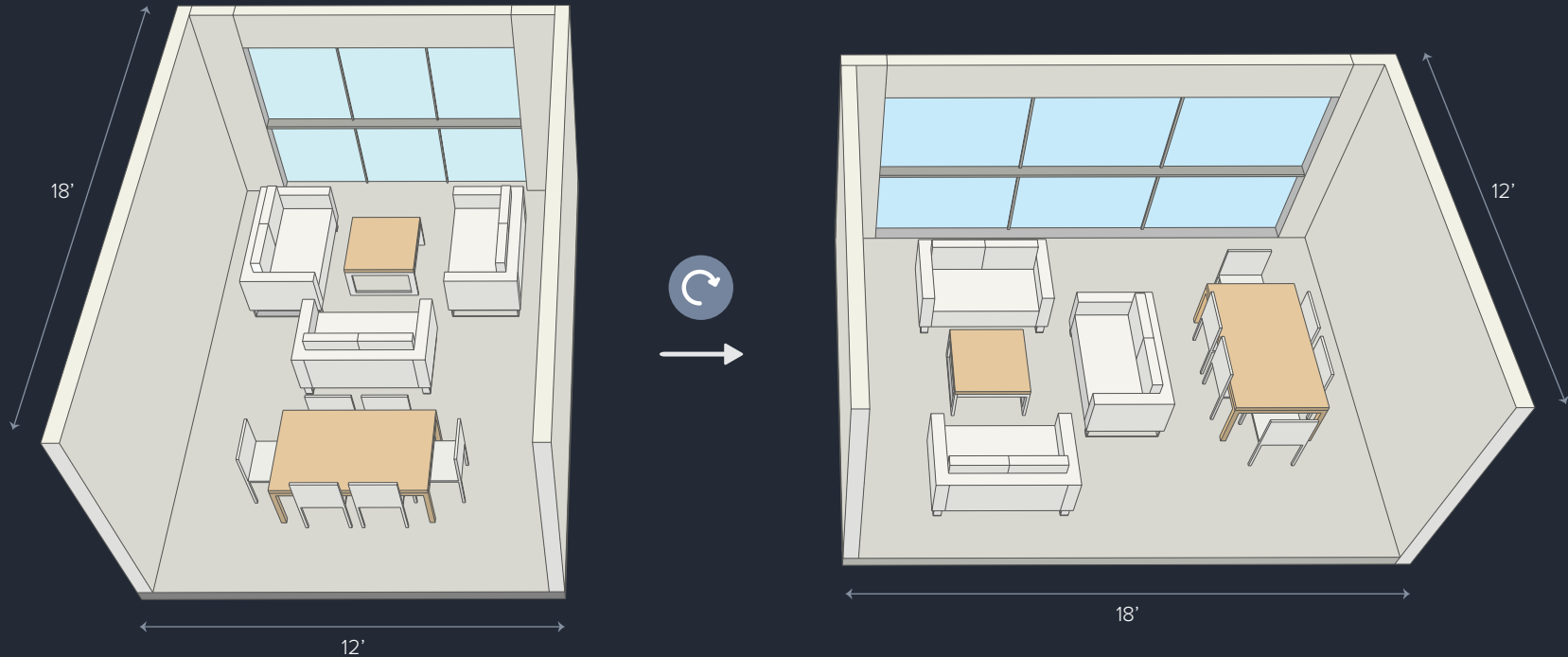
Patients with a view of greenery healed faster and needed lesser pain medication than patients who had a view of a brick wall. (Roger Ulrich, 1984).

These are just a few of the studies that demonstrate the profound impact nature has on us at a subconscious level. Nexworld is an entire township designed around connecting you to nature and is sure to bring more physical and psychological benefits than we can imagine.

Introducing

The Wide Living Room

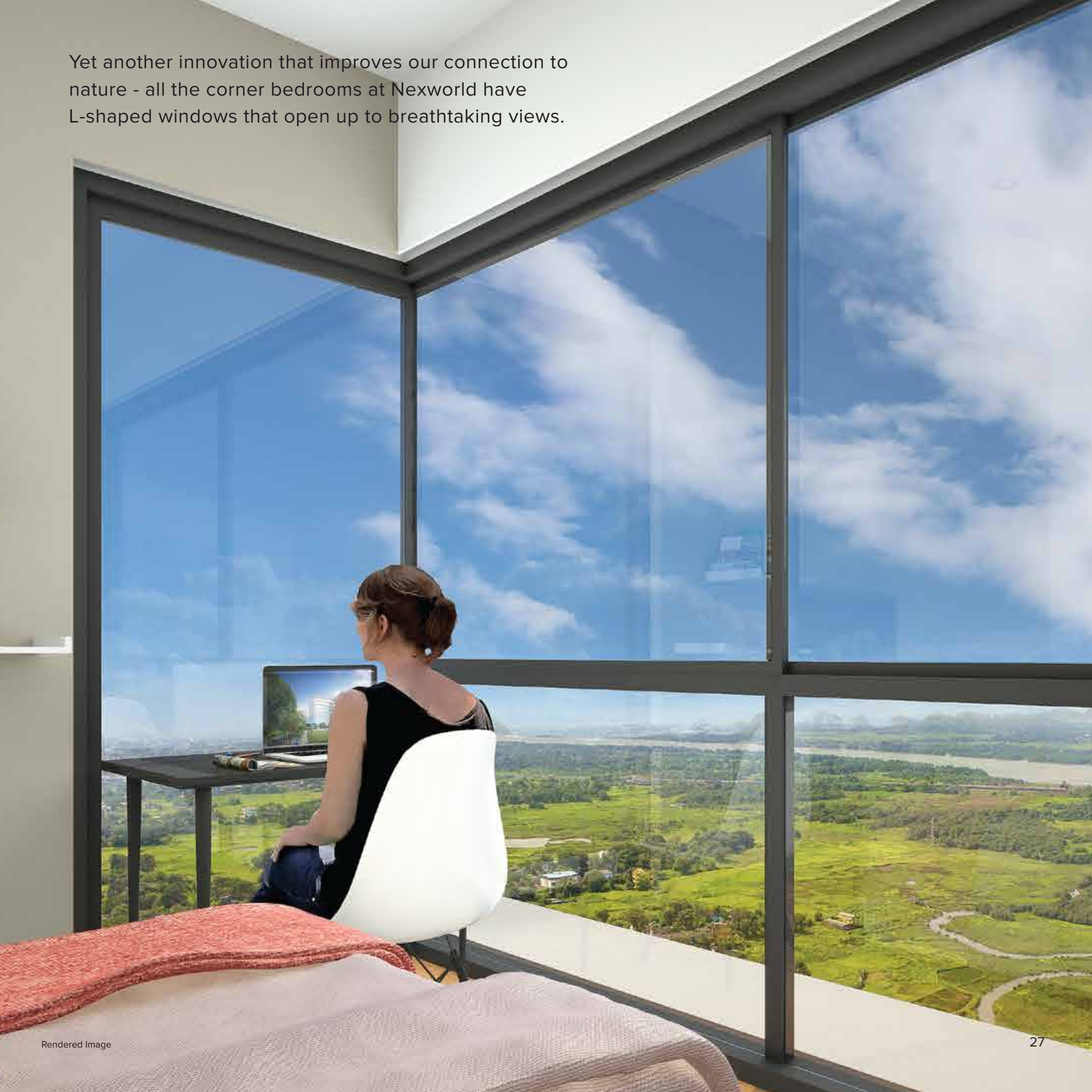
Knowing that nature has such a profound impact on us, we were left wondering - how can we improve the connection between the inside and the outside? The wide living room is one of the many innovations at Nexworld that improve the connection to nature, greatly enhancing the experience of the apartment.



This is a typical living room in a majority of the apartments you will find in the city. How can we use the same space to create a much better experience, without increasing the area and price?

We simply rotated the room. It's the same area, but your window is now almost twice as big! The entire space becomes exponentially better, opening up to breathtaking, panoramic views. Even your dining table now has awesome views and great ventilation.

Yet another innovation that improves our connection to nature - all the corner bedrooms at Nexworld have L-shaped windows that open up to breathtaking views.

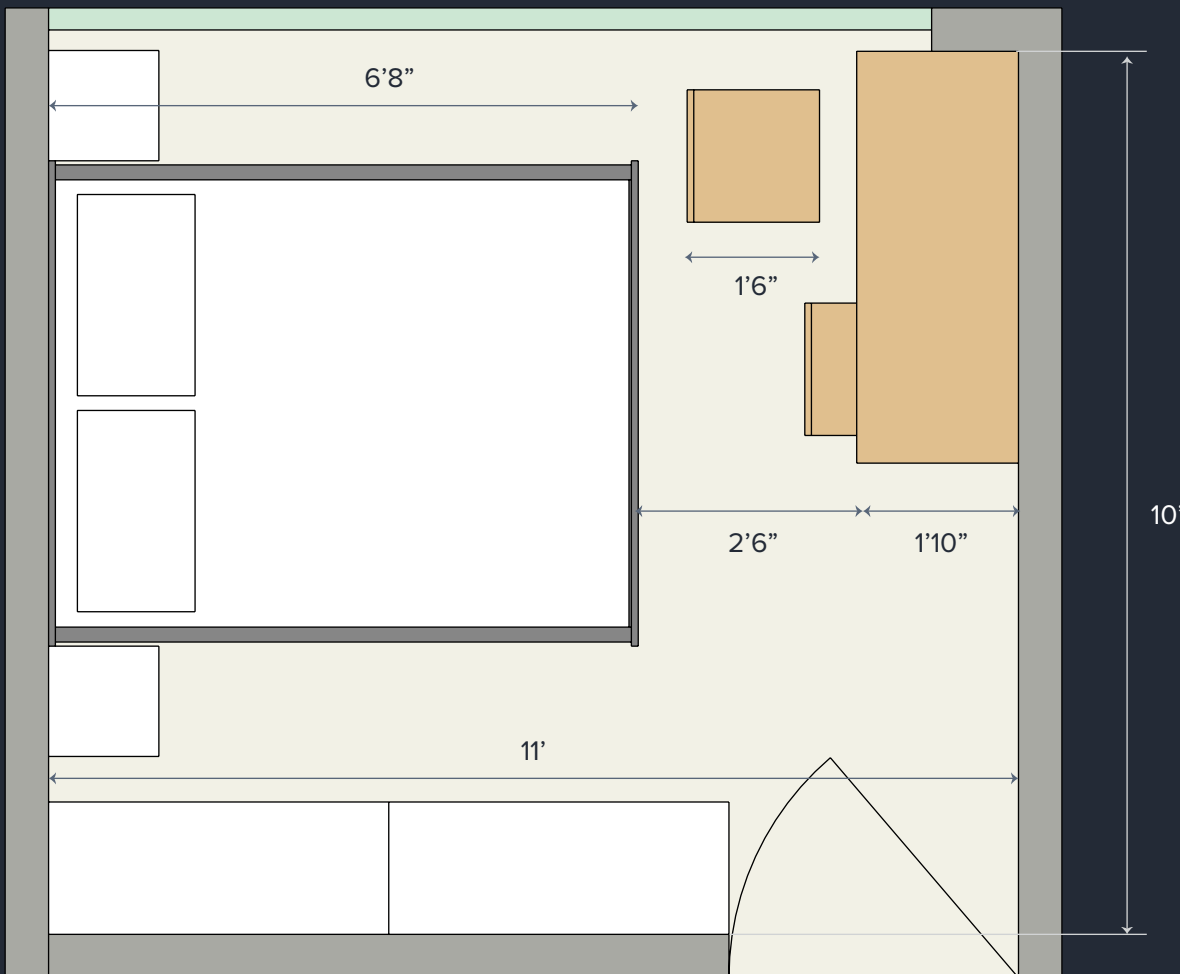


Every dimension matters

Here's an example of how deeply we think about each space.

Many developments – to save a few square feet – design incredibly small rooms for children. These rooms are so small, you can't even fit a desk inside them. Where will the kids study?

To us, it was important to make sure that we designed a children's room where two kids could study comfortably. Our children's bedroom is purpose designed to fit in two desks, a queen bed or two single beds, and 8 feet wide cupboard space.



KIDS' BEDROOM AT NEXWORLD

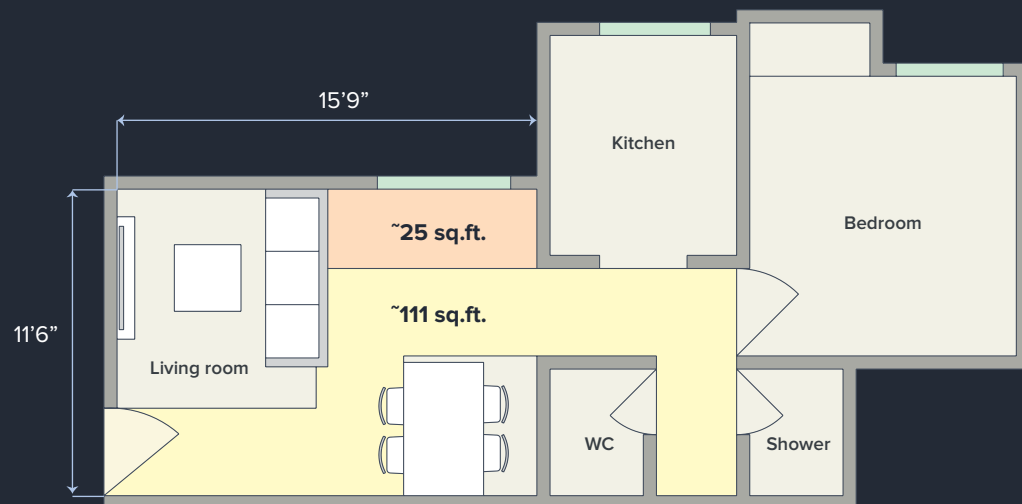


Every square foot matters

Many times, the dimensions of a space don't tell the whole story. The two apartments you see here have living rooms that are exactly the same size but are dramatically different when it comes to the usable area of the spaces.

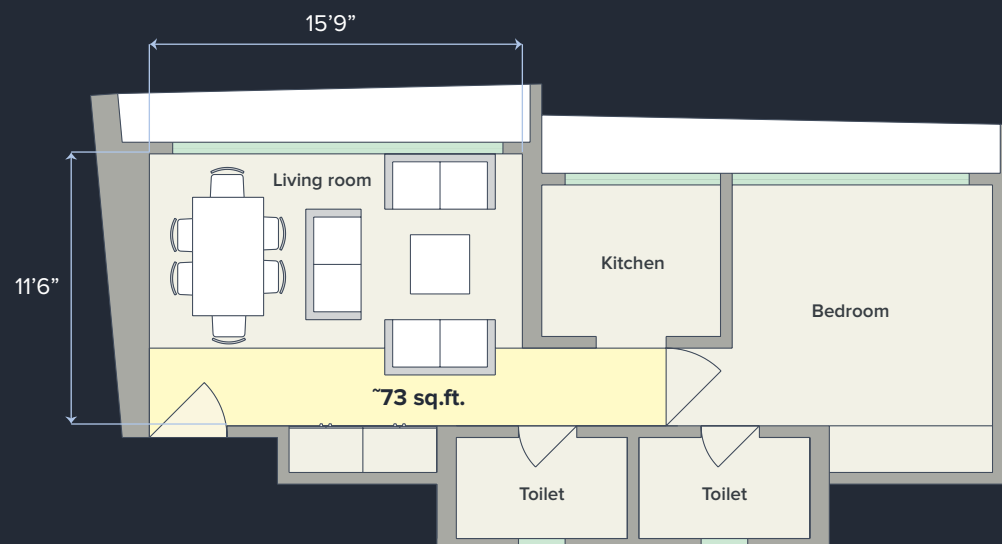
Other Developments

A lot of apartments have 'invisible passages' that cut across the space and result in a lot of wastage. It also creates some dead spaces that are unusable. These issues also create some serious problems and constraints in terms of furniture layouts.



Nexworld

At Nexworld, the passages run along the edge of the unit, maximising the usable area. Since the passage doesn't awkwardly cut across the space, you get a lot of flexibility in terms of furniture layouts. For instance, you can easily interchange the living area and the dining table according to your preference.





1 BHK Studio

The 1BHK studio is a revolutionary apartment that has pioneered a whole new category of homes.

Compare this apartment to any other 1BHK on the market and you will find that the living room, bedroom and kitchen are almost as big and very similar in utility. But the cost is around 30% lesser! Magic? We call it design-thinking. By almost entirely eliminating passages we have created a product that you won't find anywhere else on the market.

Your living room is a large space without any passages cutting across. Your kitchen has plenty of free counter space and even provisions for a washing machine. Your bedroom has plenty of storage and even space for a desk. Your apartment has two full toilets. Add to that massive edge to edge windows and gorgeous views and you will find that this is an absolutely unparalleled proposition.

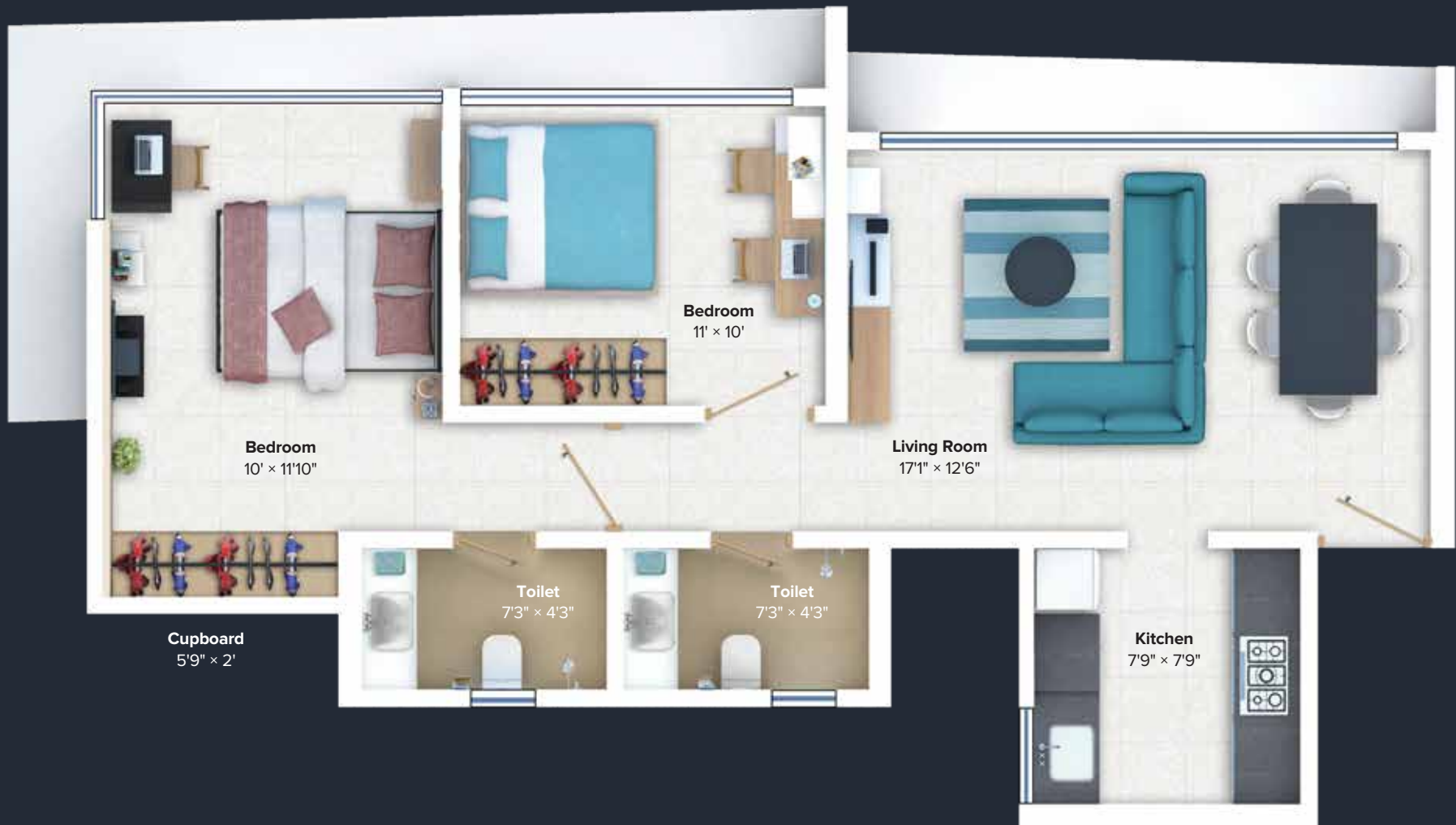


1 BHK Premium

Step into our 1BHK Premium and you are sure to be blown away. Our signature wide living room has supersized windows that are completely unprecedented, with views so stunning that you'll never want to leave home!

The living room is one of the largest on the market for a 1BHK and makes for an elaborate dining and living experience. The bedroom is also more spacious than anything on the market and even has space for a desk. The kitchen has ample free counter space, provisions for a washing machine and also has large windows and stunning views! Designated cupboard spaces in your living room and your bedroom give you an unrivalled amount of storage. The apartment also has two full toilets.

Our 1BHK Premium delivers an epic living experience that will make you fall in love with your home.



2 BHK

This stunning apartment is designed for an unparalleled living experience. Our signature wide living room is made even wider, which not only makes the layout much more spacious and comfortable, but also takes the experience to a whole new level with ultra-wide windows.

The living room is much much larger than most of the competition. The kitchen has a large amount of free counter space and has provisions for a washing machine. The children's bedroom is also one of the most spacious on the market and easily fits in desks and a large cupboard. The master bedroom is also incomparably large, fitting in a desk and some additional lounge seating and also boasts a beautiful L-shaped window that opens up to stunning views.

This incredibly spacious 2BHK with an incredible amount of windows makes for an unparalleled living experience that will refresh you every day and make you proud of your home.

Not just amenities - but experiences

Everyone talks about 'world class amenities', and sure, we have them all at Nexworld. But what we think deeply about is the experience of each amenity. And this kind of design thinking results in amenities that go far beyond serving their function - that become epic, unforgettable experiences.

amenities

Name it, we've got it.

A wide array of 5 star amenities will await you every day at Nexworld. And each of them are sure to have the same Nexworld experience that you love - epic views, openness and lush greenery.

Unfortunately, RERA rules imply that we can only show you what we are committing to deliver along with the current phase. So for now we have kept our crazy, lofty ideas under the wraps. And in line with our mantra of under-commit and over-deliver, these are the amenities that will be ready with the phases outlined in the brochure:



Clubhouse



Indoor Games



Swimming Pool



Multipurpose sports court



The Meadow

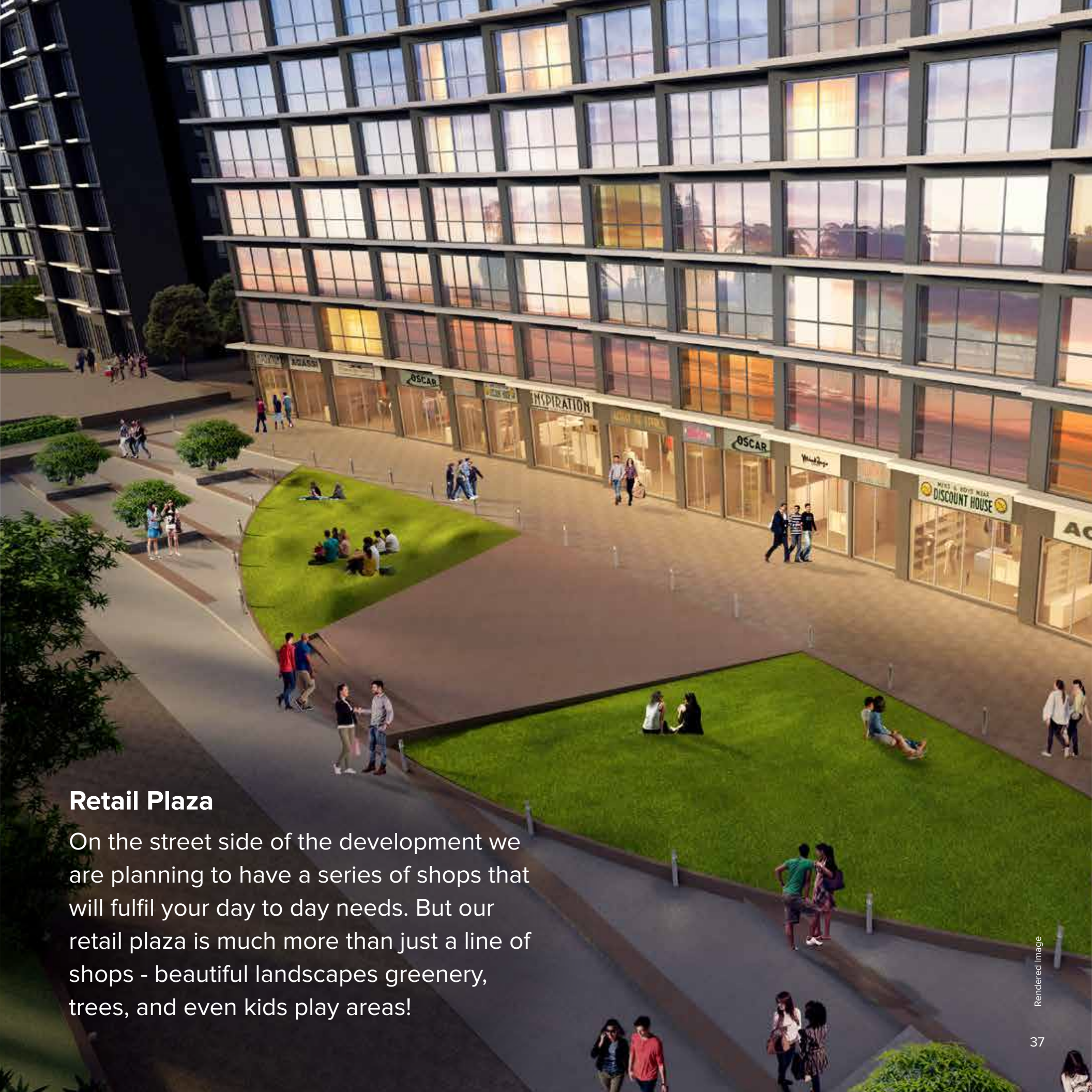


Jogging Track



Kids play area





Retail Plaza

On the street side of the development we are planning to have a series of shops that will fulfil your day to day needs. But our retail plaza is much more than just a line of shops - beautiful landscapes greenery, trees, and even kids play areas!



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
50 YEARS
OF REAL ESTATE EXPERIENCE

MORE THAN
80 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



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.



To learn more about the current construction status at Marathon Nexworld, please scan the QR code above.

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)



Emblem, Mulund (W)



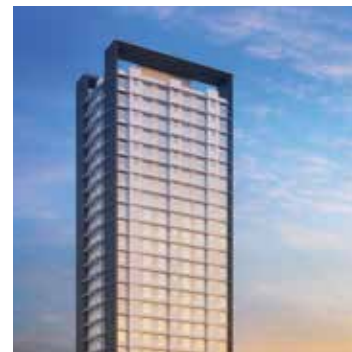
Eminence, Mulund (W)



Nexzone, Panvel



Nextown, Kalyan-Shil Road



NeoHomes, Bhandup (W)



Nagari-NX, Badlapur (E)



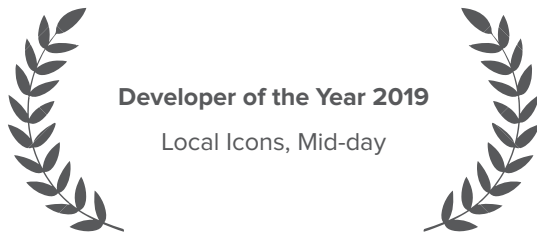
Futurex, Lower Parel



Icon, Lower Parel

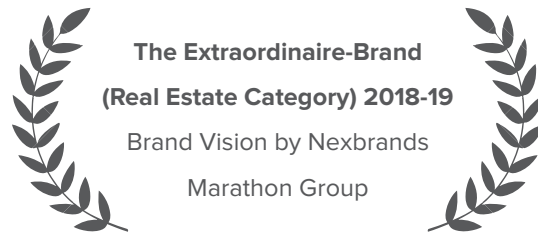


Monte Plaza, Mulund (W)



Developer of the Year 2019

Local Icons, Mid-day



**The Extraordinaire-Brand
(Real Estate Category) 2018-19**

Brand Vision by Nexbrands

Marathon Group



D L Shah Quality Award 2018

Quality Council of India

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

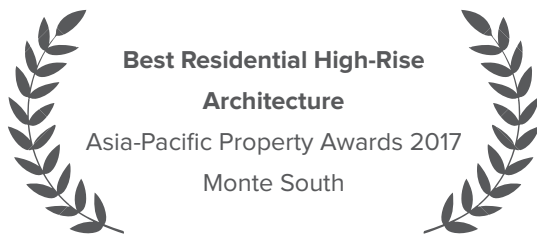
Marathon Group



Best Developer-2017

Construction Times Builders Awards

Marathon Group

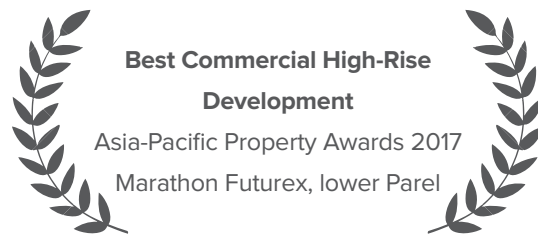


Best Residential High-Rise

Architecture

Asia-Pacific Property Awards 2017

Monte South



Best Commercial High-Rise

Development

Asia-Pacific Property Awards 2017

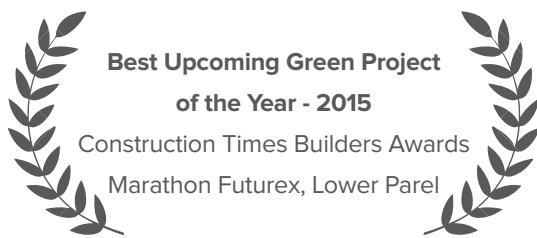
Marathon Futurex, lower Parel



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

Amenities Specifications

PROJECT AMENITIES

- High speed elevators
- Well designed entrance lobby and common passages
- **3 tier security:** 1 - Main gate, 2 - Lobby, 3 - CCTV and Intercom
- Fire fighting system as per the local norms
- Pit parking & multilevel stack car parking
- Power backup

INTERNAL AMENITIES

- Ceramic tile flooring
- Oil bound distemper paint for ceilings and walls
- Granite kitchen platform with stainless steel sink
- Ceramic tiles on kitchen and bathroom walls
- Concealed plumbing with I.S.I quality sanitary fittings in toilets
- Master toilet geyser
- Powder coated aluminium windows
- Intercom system
- Concealed electrical wiring with copper wire and circuit breakers at appropriate places
- Red Marandi wood door frames
- Solid core flush doors with laminate finish for rooms

Book with confidence!

Nexworld is now RERA Certified

Both towers of Nexworld are now RERA certified. Aura and Elara have been registered as four phases with the Authorities. We are currently revising our brochure to showcase the amenities that will be delivered with Elara - 2. Please contact our sales team for details.

Project	MahaRERA Registration No.
Marathon Nexworld Aura - 1	P51700000652
Marathon Nexworld Aura - 2	P51700000507
Marathon Nexworld Aura - 3	P51700022847
Marathon Nexworld Elara - 1	P51700000478
Marathon Nexworld Elara - 2	P51700000470



You can also access the details on the RERA website

- Visit the following link - <https://maharera.mahaonline.gov.in>
- Go to Search Project Details. Select User Type - Promoter, Division - Konkan, District and Taluka - Thane, Village - Thane (M Corp) and in the dropdown you will find the above 5 projects listed.

Disclaimer:

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Actual View: The views shown in the images are as available at the time of printing this material. Any changes in the views are beyond the control of the developer, who is not liable for the same.

Architectural Renderings: Images marked as as "Architectural Renderings" 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.

All **dimensions** mentioned in the drawings may vary / differ due to construction contingencies, site conditions and approvals from local authorities. Developer reserves the right to make alterations without any prior notice.

Developer is not liable to provide **furniture items**, electronic goods and any other accessories shown in the images.

Maps are only indicative and may not be to scale. The Developer holds no responsibility for the accuracy of the same.

All specifications and amenities are only indicative may / may not form part of the final project and the Developer reserves rights to make alterations without any prior notice.

The relationship between the Developer and the actual customers will be **governed strictly by the agreements** and not on the terms of this brochure / advertisement or other promotional document.

Specifications and amenities mentioned in this brochure / advertisement and promotional documents are only representational and informative and information, images and visuals, drawings plans or sketches shown in this advertisement and other promotional documents are only an architect's impression and are only indicative of the envisaged developments and the same are subject to approvals from local authorities. The Developer reserves rights to make additions, deletions, alterations or amendments as and when it deems fit and proper without any prior notice. No representation or warranty is made or intended as to the accuracy or completeness of information and no commitments are being given under this brochure/advertisement/promotional document or as to its suitability or adequacy for any purpose or otherwise howsoever. All dimensions mentioned in the drawings may vary/differ due to construction contingencies and site conditions. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

The picture of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures. The views shown in the picture are as presently available and they may vary over period of time. All intending purchaser/s are bound to inspect all plans and approvals and apprise themselves of all plans and approvals and other relevant information and nothing in this brochure /advertisement or other documents is intended to substitute to the intending purchaser the actual plans and approvals obtained from time to time. The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.

Dream flat is flat prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential unit. It is for representation purpose only. 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 of the dream flat are indicative and are subject to changes. The customer is requested to appraise himself with the relevant information pertaining to the residential unit /s of his interest prior to making his purchase decision

This brochure is merely conceptual and is not a legal document. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time. All dimensions are approximate and subject to construction variances. Interior designing used in the flat/unit plan and images are only for representation purpose. The Developer reserves sale rights to amend architectural specifications during development stages. The content of this published material is indicative and may/may not form part of the final projects. All details and prices quoted are indicative and have been calculated on basic rate. For actual prices the sales representatives should be contacted. The Developer/Management holds no responsibility for accuracy. This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending purchaser or any one for the changes/ alterations/ improvements so made. Layout and amenities will be developed in the respective projects in phase wise manner. The respective amenities will be available at the end of the entire layout development. This document showcases ongoing phase/s of the project/s.

This Project is financed by L&T Infrastructure Finance Company Ltd. and has been charged / mortgaged in its favour.



Site Address:

Gavdevi Road, Betwade Gaon, Dombivli East, Thane, Maharashtra - 400612

Corporate Office:

702, Marathon Max, Mulund Goregaon Link Road, Mulund (W), 400080

Website: www.marathon.in/nexworld

Email: sales@marathonrealty.com

Phone: 76 71 900 900