



DESIGN CAN CHANGE YOUR WORLD

Incredible homes in stunning skyscrapers. Unbelievable amenities and acres of beautiful green space. A 5-star living experience, which has everything you can imagine and muchl much more!

Marathon 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, or our amenities - you will find that every experience is designed to blow you away.

3 towers launched - Aura, Elara and Nova

Aura and Elara are the tallest towers in Dombivli at **36 storeys**, and are nearing completion

Studio (Family Home) - 228 to 229 sq.ft.

1 BHK - 338 to 390 sq.ft.

1 BHK Premium - 475 to 501 sq.ft.

2 BHK - 672 to 699 sq.ft.

World-class amenities - clubhouse, infinity pool, expansive meadows, library, gym, indoor games, kids play, retail promenade, and much more

Take a virtual tour $\,\,
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Watch project film -



Location \rightarrow Layout & Phasing \rightarrow Apartments \rightarrow Amenities \rightarrow Design Principles \rightarrow Floor Plans \rightarrow Sunset \rightarrow Marathon \rightarrow

LOCATION

Mumbai's Last Opportunity

The Kalyan-Shil belt is one of the last areas in and around Mumbai to get developed. Being a short train ride away from Mumbai, this is a once in a lifetime opportunity.

Train Connectivity



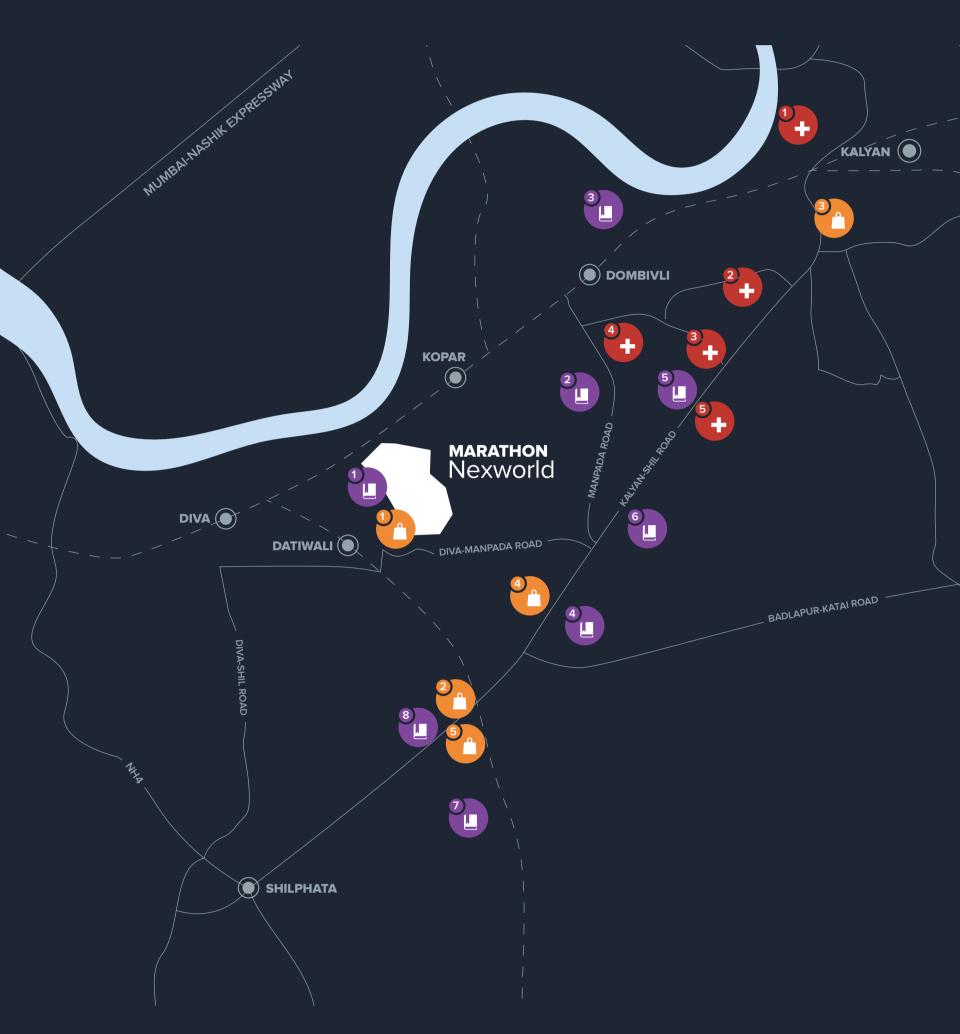
12 minutes away from Diva station

18 minutes away from Dombivli station on the central line

And then less than **50 minutes** away by train to any place in Mumbai city!

Mumbai's fastest growing neighborhood

Schools, colleges, hospitals and a brand new mall in your neighborhood. And with many mega townships under development in the area, the list will keep growing!





HOSPITALS

Fortis Kalya • 2. RR Hospital • 3. Mamta Hospital
 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

Game changing infra projects



1

Bullet Train

Nexworld is right in between two major modes of transport - the arterial Kalyan-Shil road, and the central railway line. Today, most of the development in the area has happened along Kalyan Shil road. But that is set to change dramatically - as the Thane station of the bullet train is going to come up along the railway line.

30m wide DP Roads

Given that a huge population will need good access to the station, TMC is planning to construct 30m wide DP roads in the entire area.



Multi-Modal Corridor

The hugely ambitious Multi-Modal Corridor is also under construction and runs less than a kilometer away from our project. It will bring a huge road and also metro, bus lanes and greenways for pedestrians and bicycles.



Airoli-Katai Tunnel Road

This tunnel road is already under construction and will provide direct connectivity to Airoli and Mumbai city. This will drastically reduce road travel times by enabling commuters to bypass Shilphata, Mahape and Mumbra.



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. Datiwali station on this line is just 5 minutes from Nexworld.

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.

Layout and Phasing

Nexworld is a mega township that will be developed in several phases.



AURA

Aura - 1 (Floors 1 - 25) RERA Number: P51700000652 Possession Date: December 2022

Aura - 2 (Floors 26 - 29) RERA Number: P51700000507

Possession Date: June 2023

Aura - 3 (Floors 30 - 36) RERA Number: P51700022847 Possession Date: June 2024

ELARA

Elara - 1 (Floors 1 - 24) RERA Number: P51700000478 Possession Date: June 2023

Elara - 2 (Floors 25 - 36) RERA Number: P51700000470 Possession Date: December 2024

NOVA

RERA Number: P51700032675 Possession Date: December 2026

View the latest construction status $\, ightarrow \,$

APARTMENTS

Homes like you've never seen before

At Nexworld, our greatest focus has been the experience from within our apartments. The result? Huge windows, picture perfect views and floor plans that make more sense than they ever did before.

Nexworld offers incredibly designed apartment types across a wide range of prices, each with unique design variations that give you unmatched choice.

Family Home 228 to 229 sq.ft.



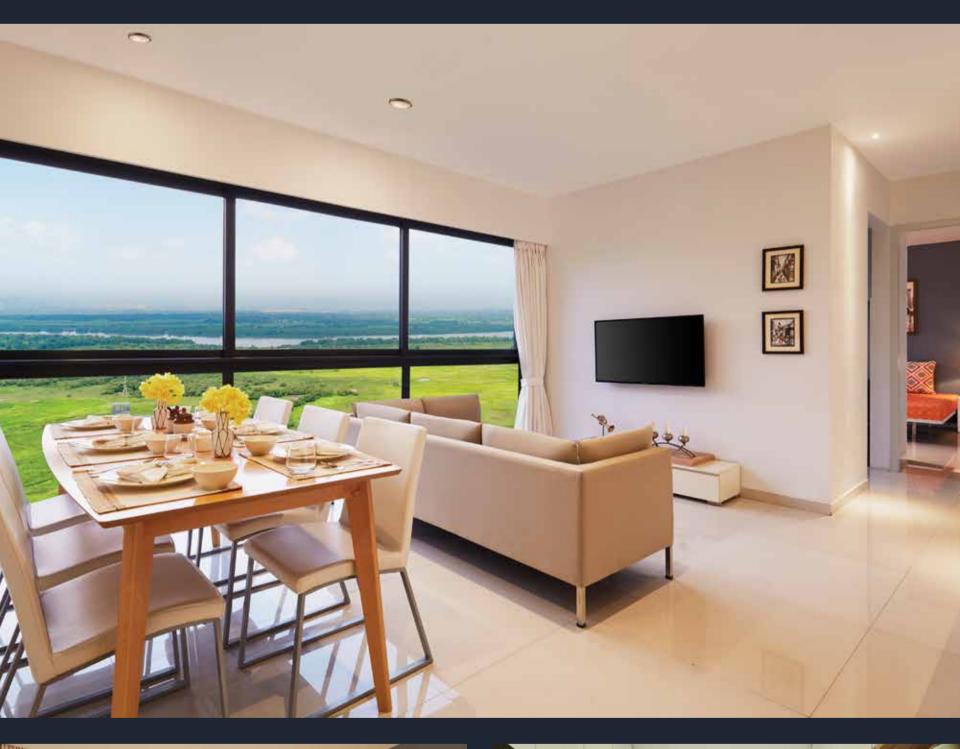




1 BHK 338 to 390 sq.ft.



BHK Premium 475 to 501 sq.ft. 1







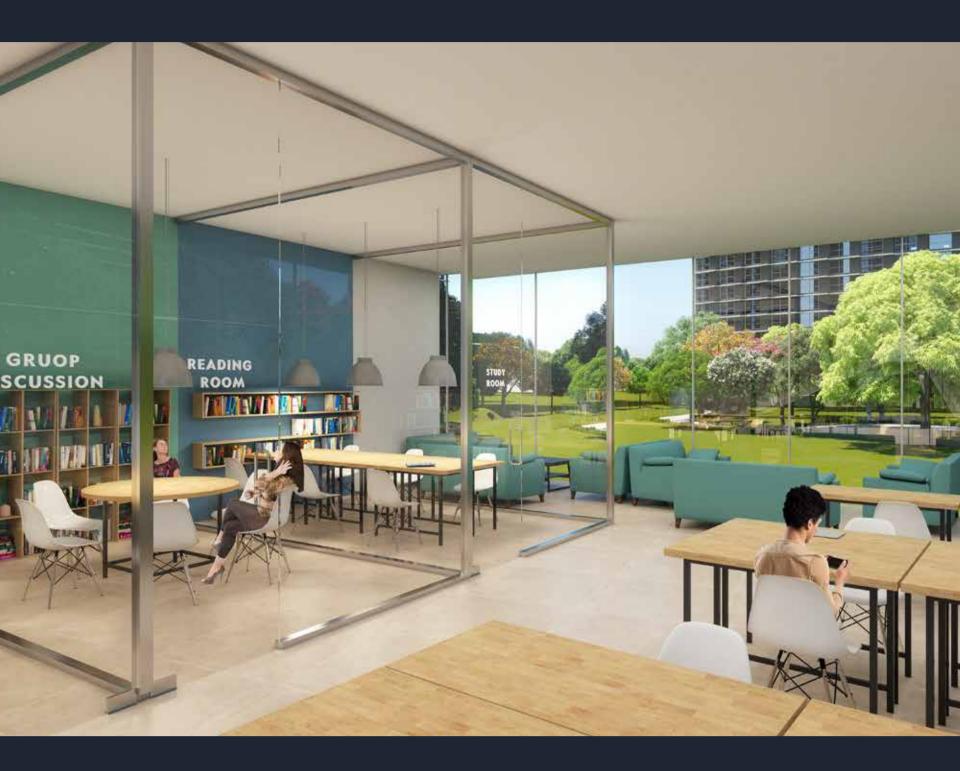
2 BHK 672 to 699 sq.ft.



AMENITIES

Beyond Your Home

Your home takes care of every little day to day need. But we asked ourselves - what more could we do to make your life even more comfortable? This question led us to create some more special spaces for you, for a few important and fun things that you can't do inside your home.



Library

Your children can study peacefully without any interruptions and distractions in this incredibly beautiful space overlooking the park. At home, you can make all the noise you like!

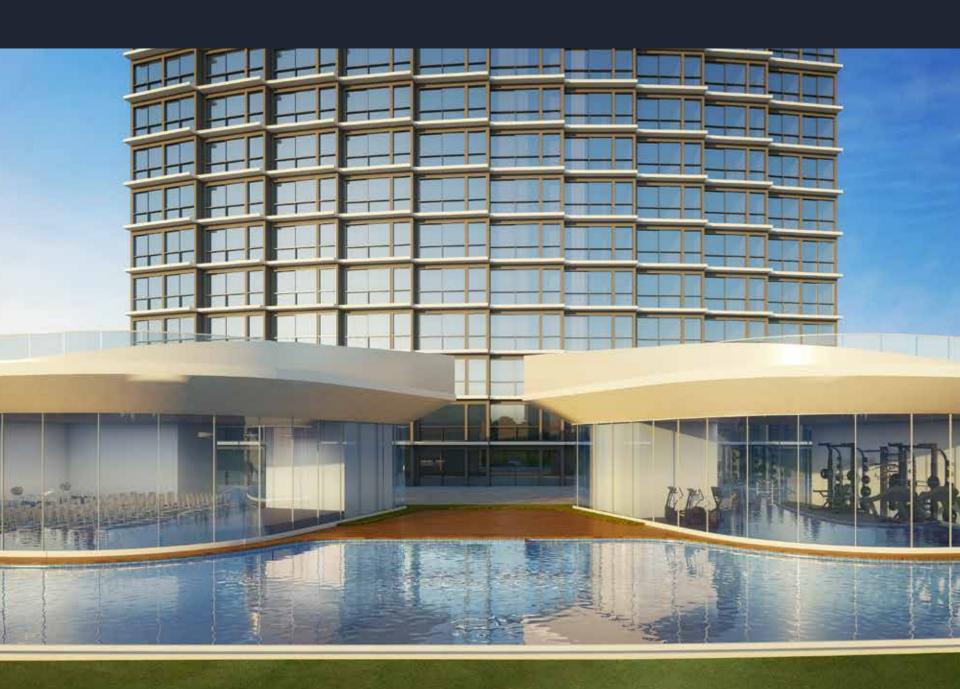


Guest Room

You can host your relatives and friends in a beautifully made guest room within your building at nominal charge!

Banquet Hall

We've created a huge banquet hall for a capacity of 120+ people. You can now plan major events in your life like weddings, engagements, right in your own township. The same space can be used to organise smaller events like children's birthday parties too. The space has the most gorgeous view, overlooking the swimming pool and the park. Your guests are all going to say "WOW!"



Above & Beyond

Our spectacularly designed clubhouse and swimming pool live up to the high design standards we hope to achieve in every little detail. Ultimately, we want to stay true to our promise - to create something that is beyond world class.



Gym

An array of machines for cardio, a variety of weight training equipment. But let's keep that aside for a moment and imagine being in this space with that beautiful landscape outside, heightened even further by being surrounded by a gorgeous swimming pool!



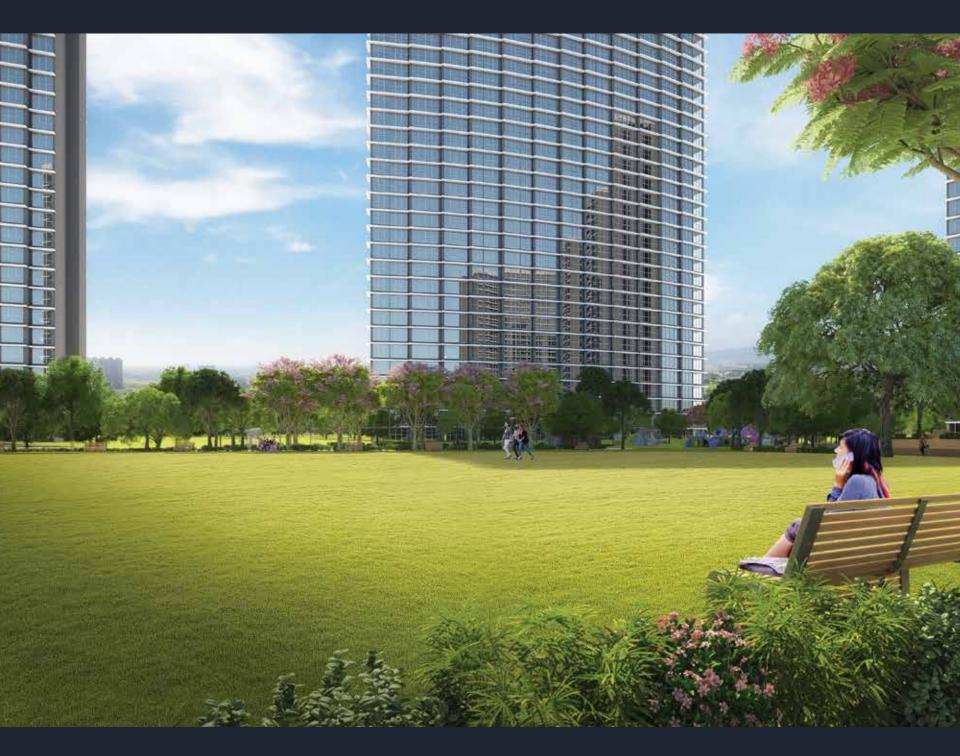
Indoor Games

Our clubhouse that overlooks our beautiful gardens has a fully loaded indoor games area. We plan to have a few TT and pool tables. And a series of smaller rooms for carrom, chess, cards. You name it, we got it! And the view... You get it by now!

AMENITIES

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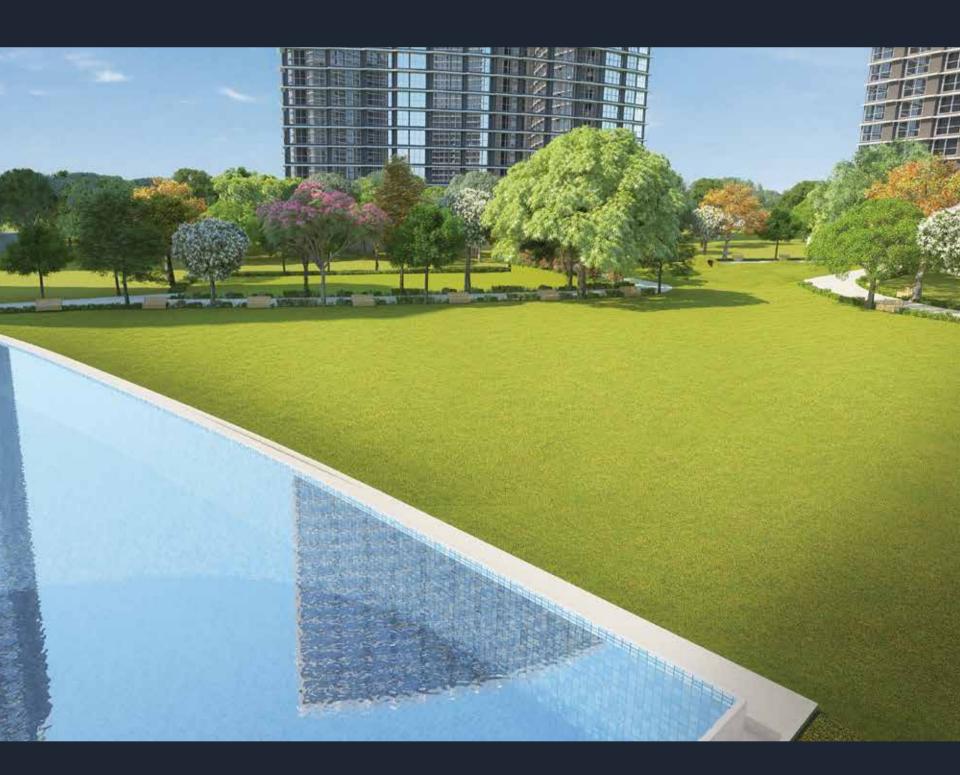


The Meadow

At the very heart of your entire complex is an open grassland surrounded by trees. Study after study shows this is the most pleasant environment for human beings - it instantly relaxes you. Take a walk, sit on a bench or just simply lie down on the grass. Your children are free to run around and play! The best part - you can even enjoy this beauty from your own window!

Kids' Play

There is no chance your children will ever feel bored at Nexworld with a variety of activities for them to enjoy every day. The equipment in this kid's play area not only engages them, but also helps them develop physically and mentally.



Infinity Pool

This is not just a pool to swim in. It is a pool where you can simply relax, gaze out at the greenery, have great conversations and experiences in. Hours will roll by and you will never want to leave!



Sports Court

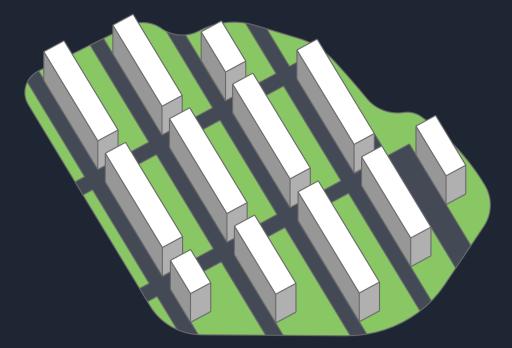
Cricket, football, volleyball, and many other possibilities! This sports court will have an artificial turf, nets and flood lights for those who play their sports seriously. Football, cricket, volleyball and a bunch of other sports can be played on this turf. Play your heart's delight, day or night, rain or sun!

Design Principles

By now, we hope you've realised this is not just any other township. At Marathon Nexworld, you are always surrounded by greenery, plants and trees. There is just incredible beauty all around. Now, in the following section, we will explain the design principles that made it possible to create these amazing experiences.

Design principle Distance between buildings

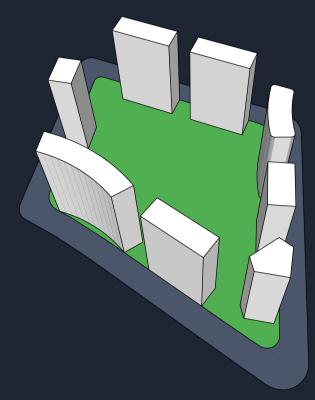




Typical urban developments

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.





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.

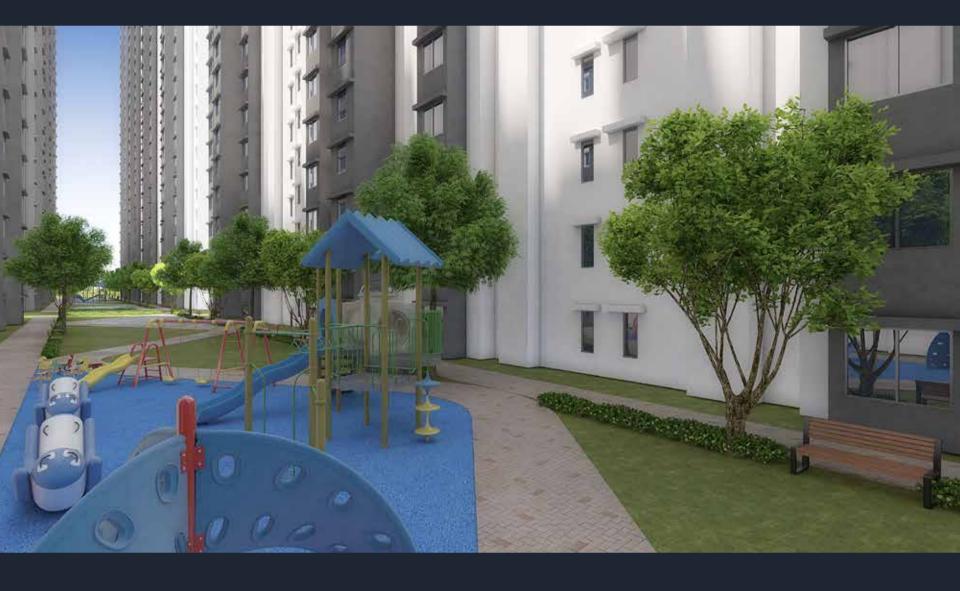
SCIENTIFIC RESEARCH

People who were exposed to greenery were more friendly and supportive¹, more likely to value deep relationships². Patients with a view of greenery healed faster and needed lesser pain medication³.

1 - (Kuo and Sullivan 1990) 2 - (University of Rochester study) 3 - (Roger Ulrich, 1984)

DESIGN PRINCIPLE

Vast open spaces and greenery



Typical urban developments

In most developments today you will find some greenery and open spaces. You may even find a long list of amenities. But what about the quality of your experience? Most of the times it is small patches of greenery, totally surrounded by



Nexworld

At Nexworld, we are creating vast, expansive green spaces that have a completely different quality to them. Such environments have a much deeper impact - they help you relax and get truly connected to nature.

DESIGN PRINCIPLE

Creating gaps in the concrete mass



Typical urban developments

Most developments have continuous building mass without any breaks or 'gaps'. This blocks your view, results in poor ventilation and casts huge shadows on the entire development. It makes for an unpleasant experience not just from your apartment but from everywhere inside the township.



Nexworld

At Nexworld we created gaps in the concrete mass that really opens up your view and hugely improves the ventilation. 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.

SCIENTIFIC RESEARCH

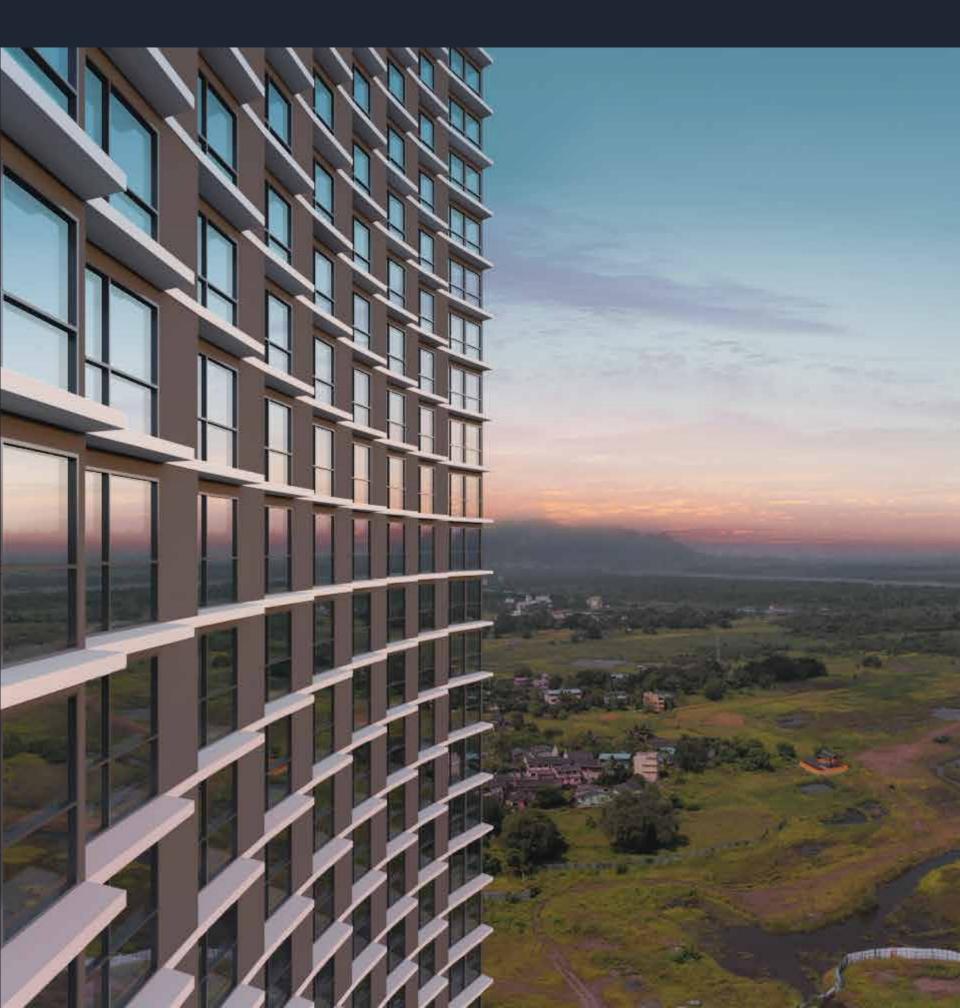
Exposure to daylight improves moods and cognitive performance¹. Office workers who worked near windows slept better, exercised more and were more productive than those in windowless offices².

1 - (Kuo and Sullivan 1990) 2 - (University of Rochester study)

design principle Iconic buildings

Most developments have very ordinary looking buildings, repeated over and over again. Boring!

At Nexworld, we are bringing an ultra-modern design language with buildings that have a lot of character and personality to them. These are iconic buildings that will make you proud every time you look up!



Floor Plans

AURA







NOVA (Typical Floor Plan)





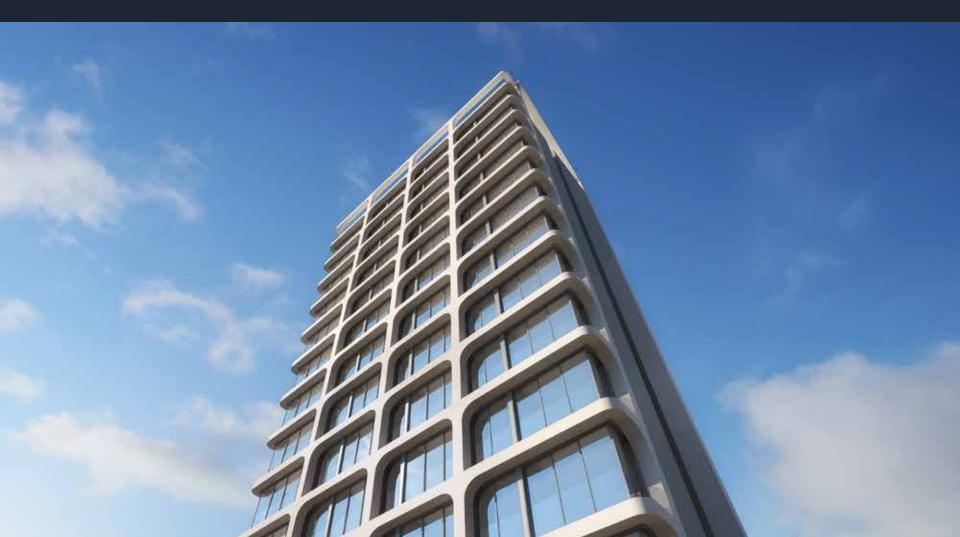
NOVA (Alternate Floor Plan)



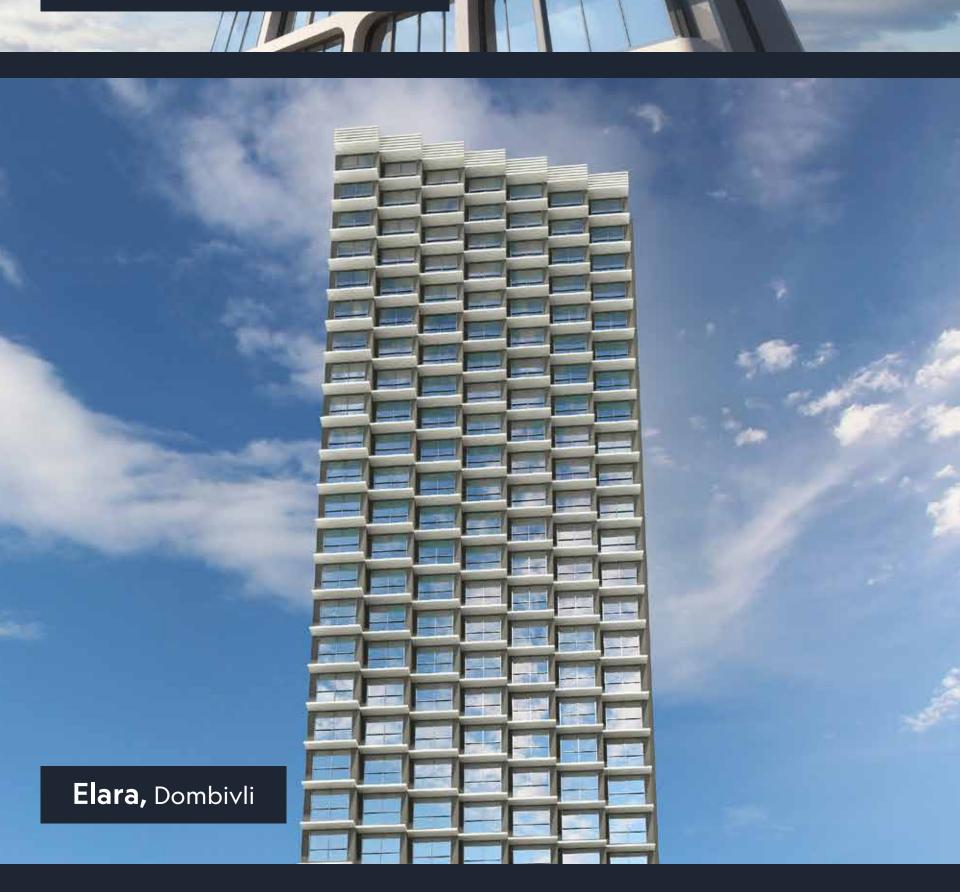




Sunset is a new brand started under the Marathon Group, led by Parmeet Shah - part of the third generation of the Marathon family. Sunset prioritises user experience and design over and above all other aspects of the real estate business. We aim to create the most exciting products and the most beautiful <u>environments for our customers.</u>



Upcoming Project, Mulund

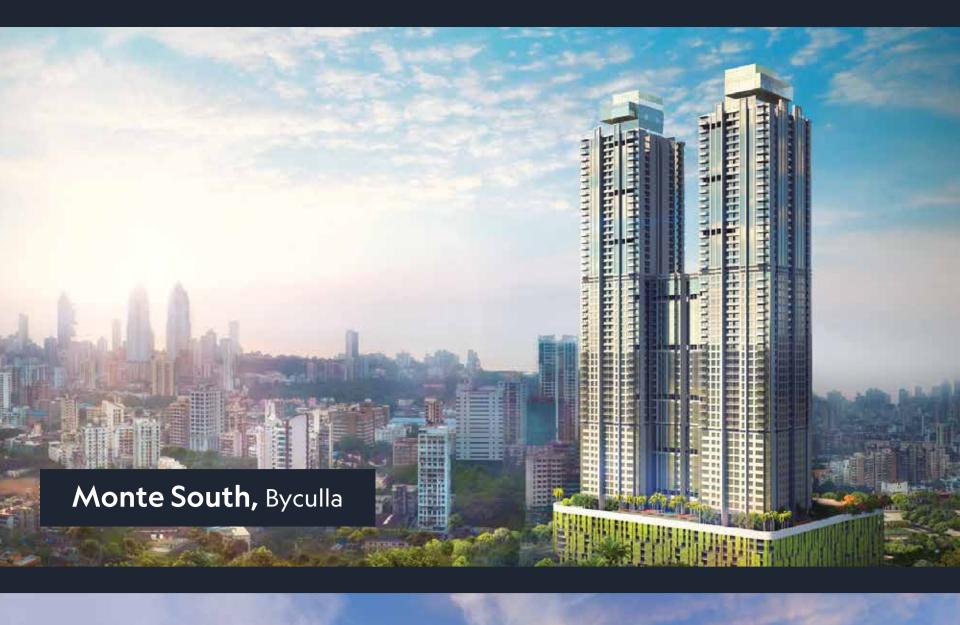








More than **52 years** of real estate experience More than **80 projects** completed





Monte Carlo, Mulund (W)

THEFT Nexzone, Panvel I





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