

MARVEL ZEPHYR

re·discover green



CONTENTS

Marvel. Quality, Luxury, Technology 2

Introducing Marvel Zephyr 4

Site Map Kharadi 6

Landscape Wonderland 8

Amenities & Specifications

Zephyr Styla 14

Zephyr Prima 16

International Kitchens 18

Bathroom Specifications 20

Home Automation 22

The Marvel Legacy 24

Marvel Zephyr Floor Plans

Zephyr Styla 29

Zephyr Prima 75

TOXICITY. HALLWAY. QUANTITY. TECHNOLOGY. FIGHTING. MORTGAGE.



The story of Marvel is a ha

Three young men move

business at the turn of t

They instantly took to

seemed impossible

accommodation fitting

unformed, yet stringent cr

They decided to build for

a few apartments that ren

up for sale in a sluggish rea

To their amazement the 6 a

sold even before com

complete.



Happy accident.

ed to Pune on
he millennium.
the city, but it
le to find
g their then
riteria on quality.
themselves, and
ained were put
al estate market.
apartments were
struction was

Today the company and the Marvel brand has taken flight, presently doing 6 million square feet of luxury housing because of the trust and respect Marvel's partners have in each others' abilities. It is a partnership based on a strong foundation of specialised expertise, clear demarcations of responsibility, challenge-taking and friendship. This trust percolates down the line; find the best person for a job, and then leave it to him or her to excel at.

At Marvel there are 3 words that everyone lives by. Quality, Luxury and Technology.

Almost cliched perhaps. But striving for perfection, keeping abreast of new technologies, making everyone else's 'superior offering' just a standard amenity and then surpassing that benchmark again, and constantly thinking ahead to create differentiators, keeps Marvel head and shoulders above the competition. And makes those words very real and very unique to every employee.


All this is possible because Marvel is one of few real estate companies that has their own in-house construction team, led by experts. With more than 70% of the work force being engineers and with an average age of 31 years, the group has a young and a technically strong team.

With customers too, relationships are the cornerstone of Marvel's success. In keeping with their policy of highly proactive customer relationship Marvel lays a lot of stress on a unique after-sales policy. A dedicated maintenance division; an experienced supervisor heading a team of plumbers, electricians, carpenters and handymen to attend to any problems faced by clients, even for their oldest projects, that are complete and have long been handed over to owners.


Marvel's latest project, Marvel Zephyr, is a Rs. 500 crore JV project in association with affiliate investment funds of Och-Ziff Capital Management Group LLC, a global institutional asset manager listed on the New York Stock Exchange (NYSE: OZM). The Marvel-Och-Ziff super luxury residential real estate project will have a saleable area of 1.10 million sq.ft. This joint venture is a very positive vote for Marvel as specialized developers who have always been able to create more value for end owners and shareholders."



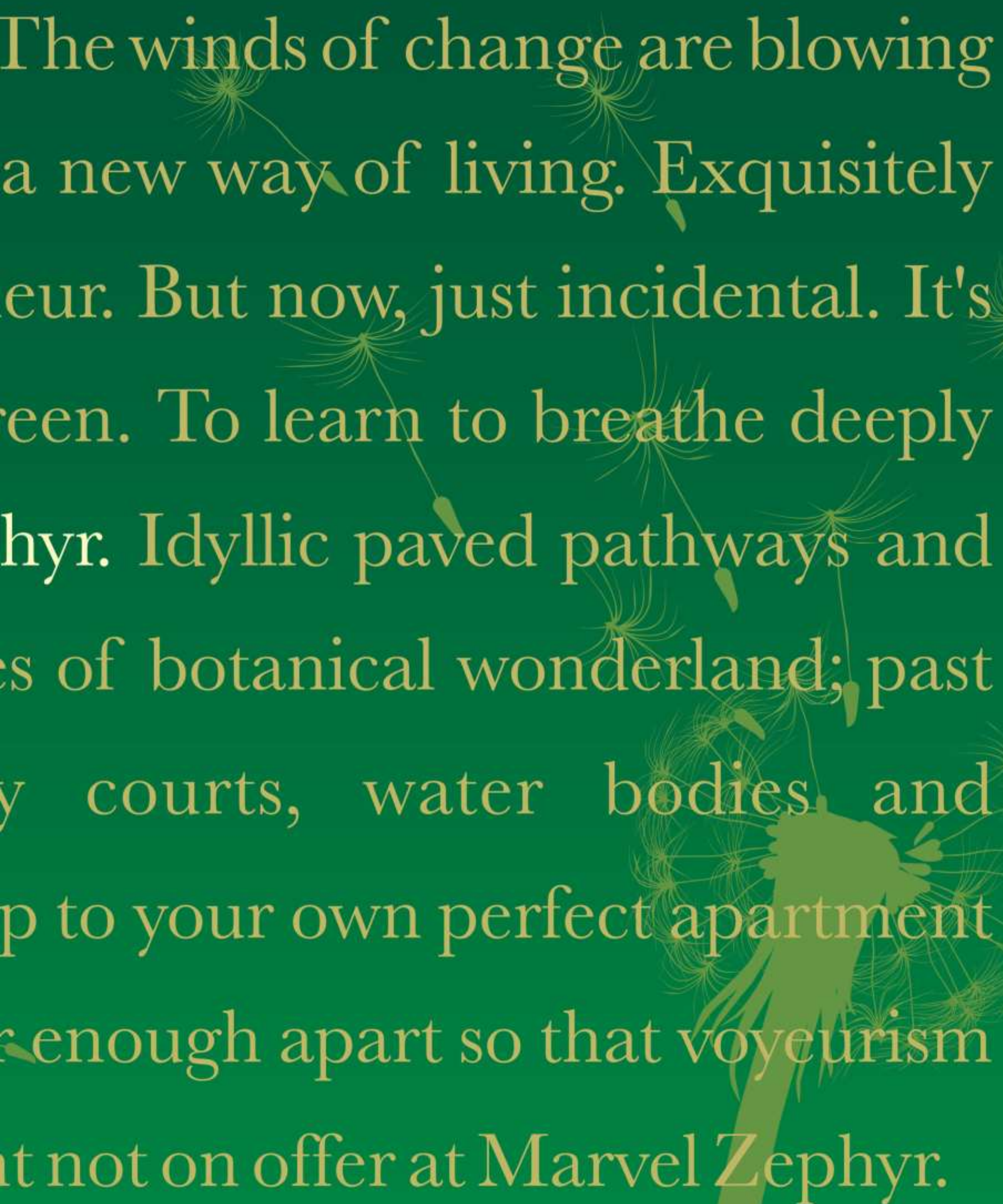
INTRODUCING MARVEL ZEPHYR



over Pune, bringing with them
crafted living spaces are de rigueur
time to focus on the calm of green
again... Presenting Marvel Zephyr
driveways criss-crossing 22 acres
Tropical gardens, multi-play
entertainment facilities. Right up
in one of 19 buildings placed far
is possibly the only entertainment



The winds of change are blowing
a new way of living. Exquisitely
neur. But now, just incidental. It's
reen. To learn to breathe deeply
hyr. Idyllic paved pathways and
es of botanical wonderland; past
y courts, water bodies and
p to your own perfect apartment
enough apart so that voyeurism
at not on offer at Marvel Zephyr.



M

Marvel Zephyr offers you a scenic view and genuine privacy. Coming up at the suburb of Kharadi, it is nestled in verdant surroundings, in close proximity of nature's bounty on one hand and IT parks, shopping malls and business centres on the other. Overnight this suburb has moved into the spotlight, lauded for its well planned development, infrastructure and town-planning and its close proximity to other elite areas of Pune, such as Koregaon Park and Kalyani Nagar.

The winds of change are blowing over Pune. Feel them at Marvel Zephyr in Kharadi.





Distances

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



MARVEL ZEPHYR

Wake up to the chirping of birds
exotic tropical plants. The
Ommmm... will waft up to you
and three swimming pools,
waterfall ensure the calming green



ards and the fragrance of
e uplifting chant of
ou from the Yoga Plaza
an Eco Pond and a
urgle of water all day.



WARRIOR
MAY
FEDER
BY
ANDS
GARDING
ON



MARVEL ZEPHYR

It is generally agreed that taking even the weekend off from our busy urban lives and going off into hills, or on a trek clears the head and lightens the heart. Now however, there's enough research

M

Marvel Zephyr integrates the best of urban design practices to bring you homes surrounded by greenery and an environment that's open and pollution free. What makes Marvel Zephyr really unique is that the open areas, tropical-styled landscaping and pathways comprise almost 75% of its 22 acre expanse!

Well-planned walkways, jogging tracks and pavements criss-cross the entire property, ensuring a safe, enjoyable stroll from point to point. Courts for basketball and tennis, a putting green and gymnasiums with the latest hi-tech equipment add energy and relaxation to your life without you even having to leave the gates. Podium parking ensures larger, wide open landscaped areas and sufficient parking below.

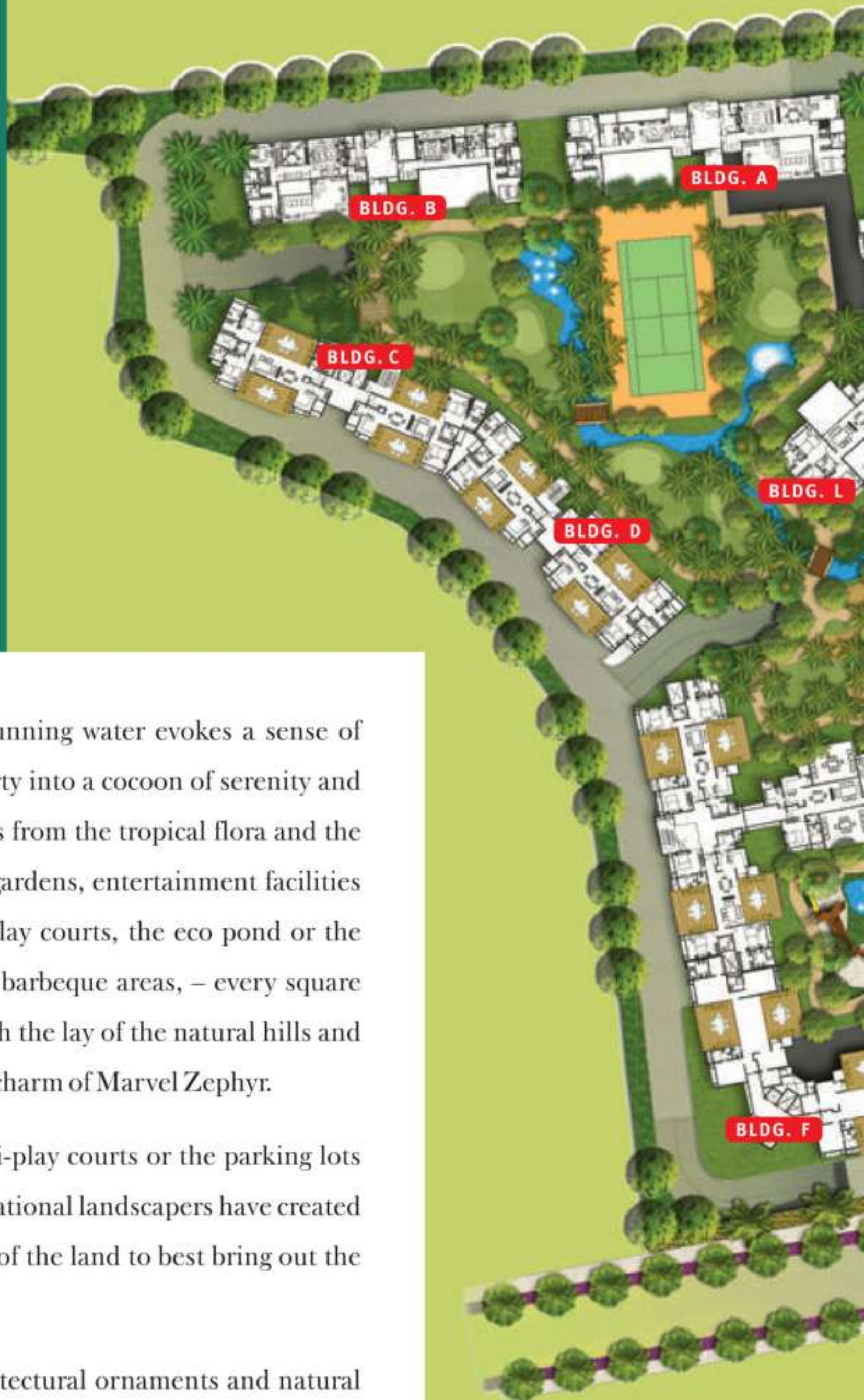
to show that walking through parks, forests and botanical gardens cultivated and maintained by humans has the very same calming effect.

LANDSCAPING.

The soothing sight and sound of running water evokes a sense of calm, and turns the complete property into a cocoon of serenity and tranquillity. The spectrum of colours from the tropical flora and the planned arrangements in botanical gardens, entertainment facilities like the mini putting green, multi-play courts, the eco pond or the children's play area, the club or the barbeque areas, – every square foot has been planned in synergy with the lay of the natural hills and mounds bringing out the beauty and charm of Marvel Zephyr.

Waterfalls or swimming pools, multi-play courts or the parking lots and the buildings themselves, international landscapers have created terracing in the natural rise and fall of the land to best bring out the facilities.

The harmonious placement of architectural ornaments and natural landscaping has created a park that offers a venue for relaxation, exercise, recreation and leisure. Marvel Zephyr has lifted 'landscaping' out of the realm of the ordinary and created an art form. Any window you look out of, the concrete jungle recedes and a world of serene green takes over.





BLDG. K

BLDG. M

BLDG. R

BLDG. J

BLDG. N

BLDG. Q

BLDG. E

BLDG. P

BLDG. H

BLDG. G

BLDG. S

BLDG. T

BLDG. U





ZEPHYR STYLA



AMENITIES & SPECIFICATIONS.

As our lives these days constantly demand faster! smarter! better! everyone needs their own island of calm; a place they can escape to, that soothes their frayed nerves.

Just for that, Marvel luxury comes in two configurations – Styla and Zenith.

STYLA are our incredibly luxurious apartments that come embellished with all the amenities that far outclass the competition on styling, quality and finish.

More importantly, and almost unheard of elsewhere, are the comforts of automation; luxuries that quickly become necessities. Something you never believed till you actually use them.

Zephyr Styla apartments range from 1650 sq.ft. to 5650 sq.ft. The perfect solution to your desires with value for money, comfort and class.



ZEPHYR STYLA AMENITIES

one needs to have their
nerves.

d Prima.

ished with 'standard'

arts afforded by home
ou would never have

erfect way to balance



Zephyr STYLA Amenities & Specifications

Every Zephyr Styla apartment features the very best in amenities and specification, and home automation gadgetry pre-built into your dream home.

LIVING-ROOMS

- Italian Marble Flooring
- POP / Gypsum finish for walls and ceilings
- Teakwood doors and door frames
- Telephone and Cable TV connections
- Big terraces with water features and flower beds

BEDROOMS

- Vitrified flooring
- Air-conditioning
- Teakwood doors and door frames

KITCHENS

- International-style kitchen with hob and chimney
- Granite / marble kitchen platform
- Dry balcony
- Water purifier

BATHROOM

- Vitrified / Ceramic flooring
- Jacuzzi and Steam room
- Separate wet and dry area
- Washbasin with counters
- Finest quality fittings and sanitary ware
- Designer dado
- Solar heater connection

AUTOMATION


- Access Cards straight from the lobby
- Apartment Management System with Touchscreen / Remote Control to control electricals and lighting
- Personalized programming for mood lighting

Generator back up for all common amenities, and for one light and one fan point in every room.

AMENITIES & SPECIFICATIONS.

ZEPHYR PRIMA. AMENITIES & SPECIAL





However, if truly opulent apartments; sprawling luxurious sizes, private swimming pools and space to loose yourself in, is more your preference, look no further. Apartments at Marvel Zephyr Prima were crafted keeping you in mind.

Our ZEPHYR PRIMA apartments are over 4000 sq.ft. Float in the incredible privacy of one apartment per floor.

What's unique at Marvel Zephyr Prima?

Every luxury afforded at Zephyr Styla *and*

- Customized Apartments of over 4000 sq. ft.
- One apartment per floor with a private lap pool
- Italian Marble Flooring throughout the apartment
- State-of-the-art VRV central Air-conditioning system
- Apartment Management System with Touchscreen / Remote Control
- Personalized programming for Mood lighting and Curtain Controls
- 100% generator back-up even for air-conditioners



INTERNATIONAL

At Marvel Zephyr, each apartment comes pre-fitted with a beautiful international-style kitchen. The kitchens will include platforms, cabinets, a hob and chimney. As always, expect the best from us.



KITCHEN

KITCHENS



Nothing screams luxury as loudly as a gigantic bathroom.

And bathrooms at Marvel Zephyr are *really, really* huge. Apart from a Jacuzzi, steam room, a Spa system, his and her wash basins, and designer sanitaryware and bath fittings, these are spaces to simply soak in heaven. As we've asked before, *What are the limits of true luxury?* Simply put, we don't think there are any...



MARVEL ZEPHYR. BATH



BATHROOM SPECIFICATIONS



AUTOMATION.

Deadlines. Rush hour. Delays and missed calls. Life has a habit of keeping you on your feet. Making you wish you had some magic power that would keep you in control, make life smoother.

At Marvel Zephyr, consider it done. It's like having invisible attendants who change the lighting to suit your moods, turn up the air-conditioning, monitor your visitors and attend to your every comfort. Prepare to get addicted to futuristic apartment management systems that bring the controls of distant comforts right into your lap. Welcome to fully featured automated homes that attend to your every beck and call.

The **ambience** lights up with just with your magical presence! Automated apartment management systems, replete with sleek touch screens and remote controls ensure everything is a smooth flow. Curtain and light controls grant you the environment you wish to create – chirpy and bright or soft and quiet. Every gadget obeys finger commands thanks to remote controlled interfaces.

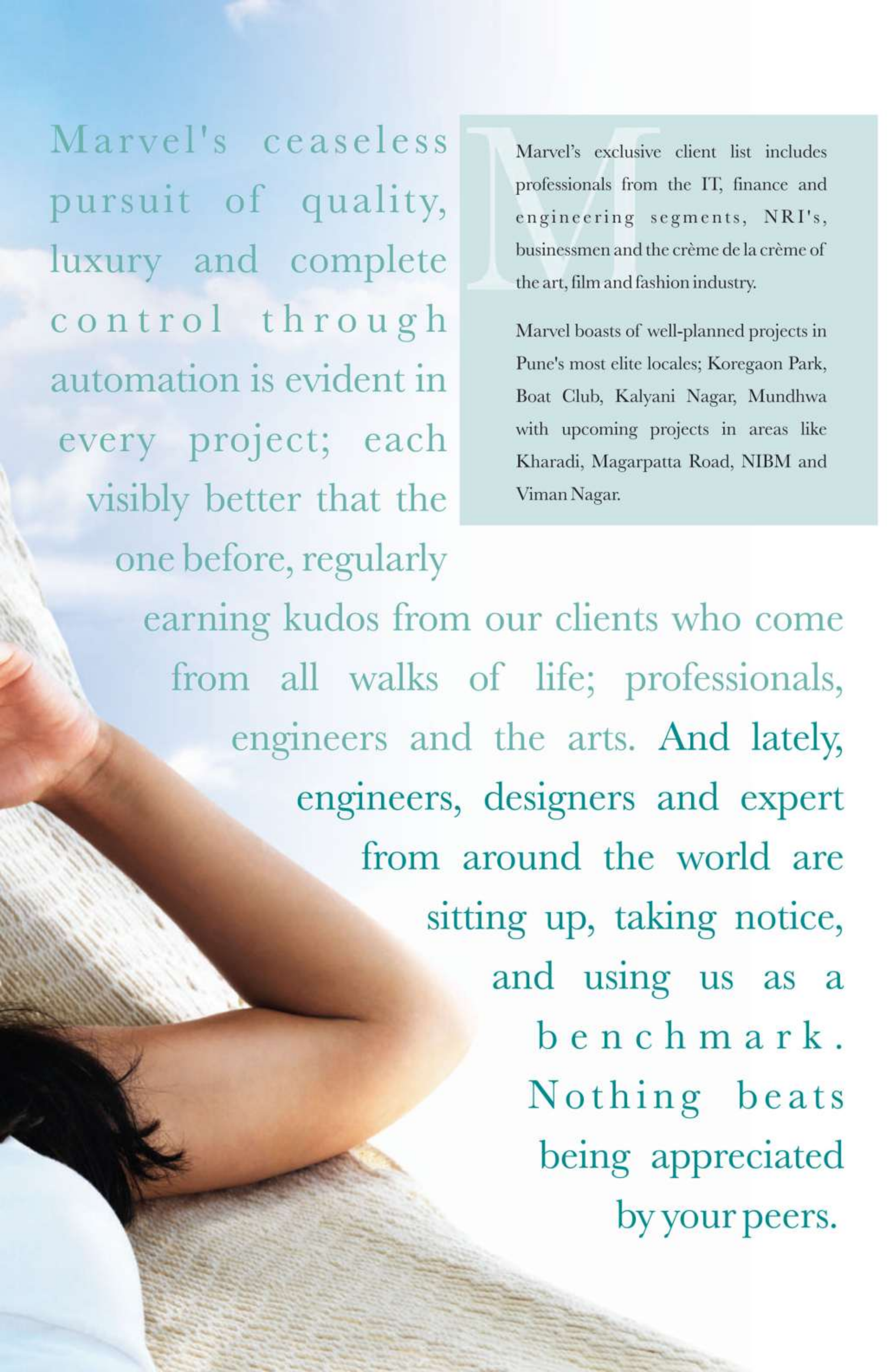
Security concerns are a thing of the past. Control the entire house from centrally located LCD touch panels. From access control in the lift lobby to video phone security that lets you decide who your visitors should be, at Marvel Zephyr you know you're in control.

What more can someone who has everything possibly want? A home at Marvel Zephyr perhaps...

Automation has never been this exciting. Marvel can create more magic for you if you want, at an extra cost. Here's a sneak preview...

- A multi room audio and video distribution means you can keep all your equipment – CD/DVD player, radio receiver, audio / video servers or cable/ satellite dish receiver in one location, yet play equipment from any room.
- Your terrace garden is watered checking the moisture in the soil.
- Presence sensors and dimmers installed intelligently, and AC controls based on occupancy of a room, save energy.





Marvel's ceaseless pursuit of quality, luxury and complete control through automation is evident in every project; each visibly better than the one before, regularly

earning kudos from our clients who come from all walks of life; professionals, engineers and the arts. And lately, engineers, designers and experts from around the world are sitting up, taking notice, and using us as a benchmark. Nothing beats being appreciated by your peers.

Marvel's exclusive client list includes professionals from the IT, finance and engineering segments, NRIs, businessmen and the crème de la crème of the art, film and fashion industry.

Marvel boasts of well-planned projects in Pune's most elite locales; Koregaon Park, Boat Club, Kalyani Nagar, Mundhwa with upcoming projects in areas like Kharadi, Magarpatta Road, NIBM and Viman Nagar.

Our first project was in 2001. Seven years later, they make for a virtual art gallery.

Marvel Residency Marvel Exotica are located amid green areas in Koregaon Park.

Marvel Crescent and **Marvel Vivaldi** are in Kalyani Nagar. The former two are exclusive projects of 9 perfectly designed apartments to suit today's modern lifestyle.

Marvel Vivacity also in Kalyani Nagar, is a 41-apartment U-shaped complex. Its 3 buildings with 11 storeys each are connected by a unique Clubhouse and indoor swimming pool on the eighth floor.



Marvel Grandeur, Marvel Élan and **Marvel Mystique** located on Boat Club, are the epitome of luxury living; projects with super-sized apartments – one per floor, each having a private swimming pool and the most modern apartment management systems.



Marvel Merlot is yet another prestigious project in Koregaon Park, situated on the banks of the river. Residents have the comfort of living in super luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.

Marvel Matrix at Mundhwa is located in the vicinity of an IT park and other commercial areas. It has 2 and 3 bedroom apartments in eleven-storeyed buildings. The entire project sports Wi-Fi connectivity, hi-tech security systems, Smart Card access from the

lobby, and a huge expanse of greenery with rainwater harvesting facilities.

Marvel Diva at Magarpatta Road is nestled in bountiful environs in close proximity of commercial hubs, BPOs and software parks. Marvel's latest offering allows you to choose from 1600 sq.ft. luxury and super luxury apartments upto 6450 sq.ft.



Marvel Enigma by the riverside in Kharadi, is strategically located in the software hub and yet far from the madding crowd. Here you can choose from 2 and 3 bedroom apartments.



Marvel Imperial offers fairytale super-luxurious, centrally air-conditioned apartments in the elite residential area of Boat Club. Featuring a private swimming pool, personal spa and cutting edge home automation systems, each of these 11 exquisitely planned apartments are spread

across over 4000 sq. ft. of sprawling luxury embodying every fantasy you can conjure.

Marvel Coronet, just about to begin, will follow this same format.

Marvel Ritz is the only home for you, if you live on Page 3. With options of spacious 2, 3 and 4 bedroom apartments between 1,600 and 4,000 sq.ft., replete with all the standard luxurious embellishments that make Marvel apartments special, this project provides a combination of Styla and Prima, our luxurious and super-sized configurations.

and the quest continues...



for more information log onto
www.marvelrealtors.com

KHARADI, PUNE

M A R V E L

Zephyr

Garden Wonderland

[automated, luxury homes attached]



MARVEL
creating landmarks

301-302 Jewel Tower, Lane 5,
North Main Road, Koregaon Park, Pune 411001.

Tel : +91-20-2605 2920/1.

Email : sales@marvelrealtors.com

Website : www.marvelrealtors.com



KHARADI, PUNE

MARVEL
Zephyr

Garden Wonderland

[automated, luxury homes attached]

Site Address

Survey No. 66/1(P), SubPlot No. 2A+2B+1,
Kharadi, Pune 411 014.

Architects

DWP Interics Pvt. Ltd.
Malwadkar Architects

Structural Design

Y. S. Sane Associates

Landscape Architect

Taib Landscape Studio Pvt. Ltd.

Legal Advisors

Rajiv Patel and Associates