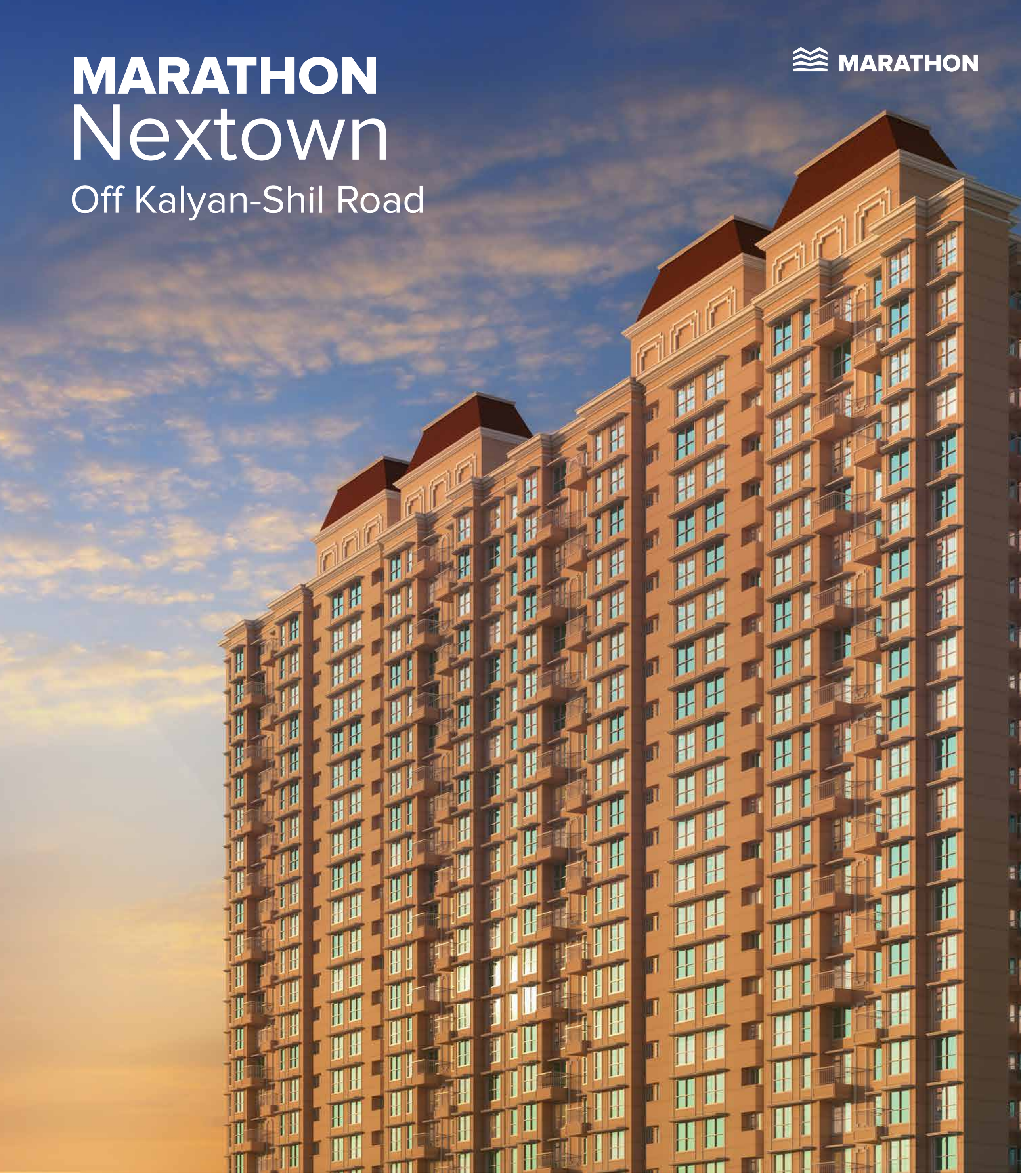
MARATHON
Nextown
Off Kalyan-Shil Road

MARATHON



Elegant Homes

Step into Nextown and you'll feel like you've been transported to another world. Everything at Nextown, from its classical European architecture, smartly designed homes with breathtaking views, the clock-tower with its old world charm, and a whole host of great amenities, is designed to make you forget the daily din of the city and elevate your living experience to a whole new level.

1, 2 & 2.5 BHK homes

14 acres of land

01 | Location

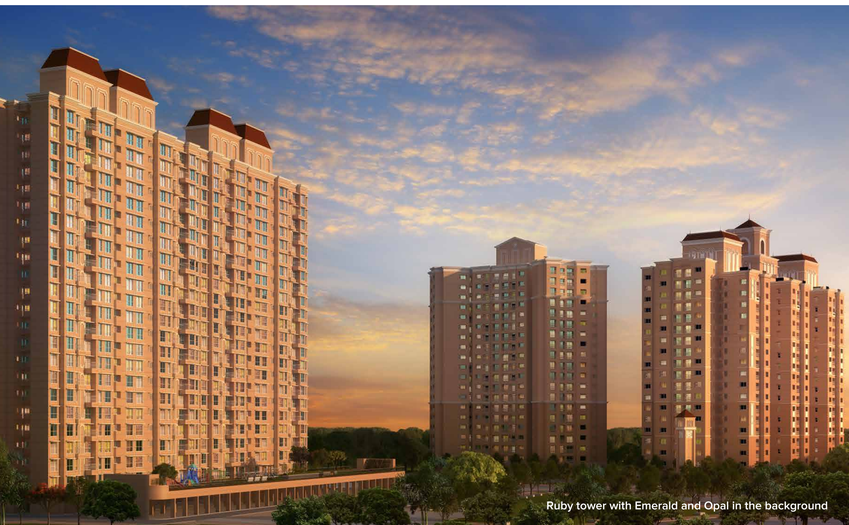
02 | The Project

03 | Apartments

04 | Amenities

05 | Floor Plans

06 | About Marathon



Ruby tower with Emerald and Opal in the background

Kalyan-Shil
At the centre of growth

Nextown is located off the arterial Kalyan–Shil road, with easy access to NH-3, NH-4 and Thane–Belapur road. It is bang in the middle of the fastest growing residential, industrial and commercial hubs in the country – Thane, Kalyan and Navi Mumbai.

Great road connectivity to **Mahape & Thane Belapur road via Diva-Shil road** - All major business hubs are just **20 mins away**

Very well connected to the rest of Mumbai via the central railways - **Diva station is just 4km away**

The area is serviced by all major transport providers including **KDMT, NMMT, ST & TMT- Padle Gaon bus stop** on Kalyan-Shil road is just **10 mins away**

*Maps are for representational purposes only & are not according to scale

The Township of today

Nextown is blessed with a great social infrastructure. It has plenty of schools, colleges, hospitals, shopping malls and restaurants nearby.

Key Locations

Padle Gaon Bus Stop	1.1km
Kalyan-Shil Road	1km
Diva Station	4.9km
Datiwali Station	6km
Dombivli Station	9.6km
Ghansoli Station	11.1km
Panvel Airport	26.1km
Santa Cruz Airport	35km

Schools & Colleges

Kidzee	750m
Govt Polytechnic College Thane	1.5km
Lodha World School	3km
Kalsekar Jr. College	3.8km
EuroKids	4.3km
Pawar Public School	4.7km
St Thomas Convent School	7.1 km

Hospitals

Neon Hospital	1km
Bijanjar Hospital	3.7km
Kalsekar Hospital	3.8km
Neptune Superspeciality Hospital	7.9km
Icon Hospital	8.4km
Orion Multispecialty Hospital	8.5km

IT Parks & SEZ

L&T Infotech	7.7km
MIDC, Dombivli East	8.2km
Millennium Business Park	9.3km
Reliance Jio	11.5km

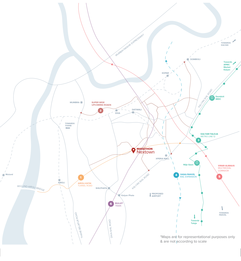
Entertainment Hubs

Moj Mart	1km
Xperia Mall	2.7km
DMart	6.3km
INOX Metro Mall	13.2km

*Maps are for representational purposes only & are not according to scale. The distances are as measured using Google Maps

One of Mumbai's fastest growing neighbourhoods

With massive infrastructure projects coming up, Kalyan-Shil's growth story is incredibly exciting.



*Maps are for representational purposes only & are not according to scale

1. **Airoli-Katai Tunnel Road** - The upcoming Airoli-Katai tunnel road will be a game-changer for Nextown. The road will provide direct connectivity to Airoli in under 15 minutes and will drastically reduce road travel times by enabling commuters to bypass the traffic at Shilphata, Mahape, and Mumbra. The road will run adjacent to Marathon Nextown.

2. **Super wide upcoming 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 Nextown's road connectivity to Kalyan-Shil road and to Diva station via the Diva-Shil road

3. **Kalyan-Taloja Metro Line 12** - The upcoming line 12 of the Mumbai metro will connect Nextown to Kalyan and Bhiwani on one side and Taloja on the other side. The nearest station, Nilje gaon is just 4.5kms from Nextown

4. **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 6km from Nextown.

5. **Multimodal Corridor** - This 126km long under-construction project runs very close to Nextown and comprises of 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.

6. **Bullet train** - The ambitious Mumbai-Ahmedabad high-speed train corridor will provide superb connectivity between the two economic hubs. The Thane station on the corridor is just a few kilometers from Nextown

The upcoming Airoli-Katai tunnel road will run adjacent to Marathon Nextown and will provide superb connectivity to Airoli and the Central suburbs. Today, to reach Airoli commuters have to travel via the high traffic areas of Mahape or Mumbra. The upcoming tunnel road will bypass these regions and directly connect Airoli in approximately 15 minutes.

*Maps are for representational purposes only & are not according to scale

A timeless classic

Nextown features classical European architecture that will transport you away to a different world and make you forget the hustle of the city. Set on a 14 acre plot surrounded by lush greenery, Nextown offers an incredible township experience.

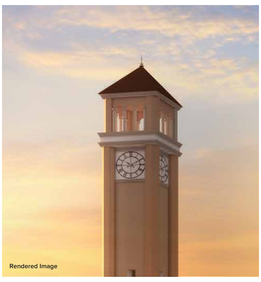
Actual Image

Opal, Topaz and Amber

Rendered Image

View from the township entrance

Rendered Image


Rendered Image

Rendered Image

Homes that tick all the boxes

Nextown has both ready and under-construction apartments. Choose from a wide range of apartment types and sizes. With 1 BHK, 2 BHK & 2.5 BHK apartments on offer with a range of possession dates, you can find the dream home that best fits your budget and needs

Find the Perfect Fit

We have put rigorous attention to every tiny little detail of our apartments. The result? Hyper–efficient floor plans that optimise space utilisation, plenty of sunlight and ventilation in every room and great views of the surrounds.

1 BHK 258 sq.ft. - 454 sq.ft.

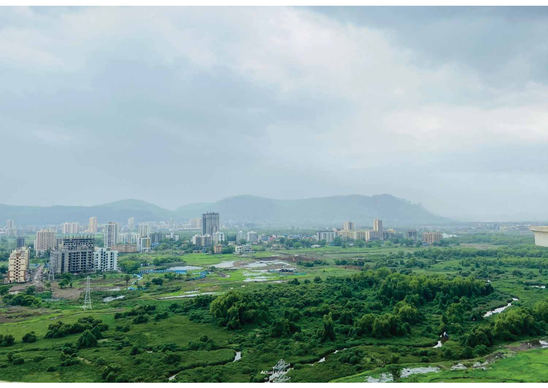
2 BHK 449 sq.ft. - 630 sq.ft. | 2.5 BHK 797 sq.ft. - 809 sq.ft.

Apartment Amenities

- Vitrified tile flooring
- Acrylic based distemper paint for ceilings and walls
- Granite kitchen platform
- Kitchen stainless steel sink, satin finish
- Ceramic tiles on wall above kitchen platform upto 2'
- Concealed electrical wiring with copper wire and circuit breakers
- Intercom system
- Solid core flush doors with laminate finish
- Red Marandi wood door frames
- 2 panels with Anodized coated aluminium window
- Concealed plumbing with I.S.I quality sanitary fittings in toilets
- Ceramic tiles in the toilet till door frame height
- Anti-skid floorings in toilets
- Geyser upto 3 litre in master bedroom toilet
- 24X7 bore well water for flush only

Society Amenities

- Shuttle service for residents
- Grand entrance lobby
- High speed Elevators
- 3 tier security - Gate, lobby, CCTV and intercom
- 24 hour power backup
- Rain water harvesting system
- Solar power for common ares
- Fire fighting equipment as per local norms



Nextown is in the midst of lush green surrounds that will make you forget the bustle of the city. Enjoy incredible views from your home everyday.

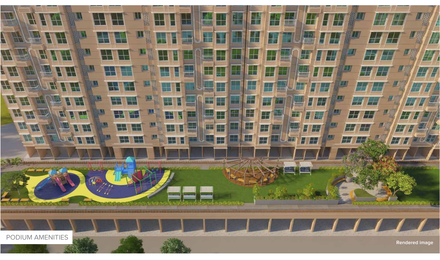
KIDS PLAY AREA
Rendered Image

Live it up at Nextown

Nextown has a wide range of amenities for you to keep up an active lifestyle

- Jogging Track
- Multiple Kids Play Areas
- Senior Citizen's Corner
- Reflexology Path
- Yoga Deck
- Pergolas
- Landscaped Meadow
- Proposed Temple
- Multi-Purpose Sports Court
- Basketball Zone
- Retail Spaces
- Rock Climbing Zone
- Landscaped Park

LANDSCAPED PARK
Rendered Image

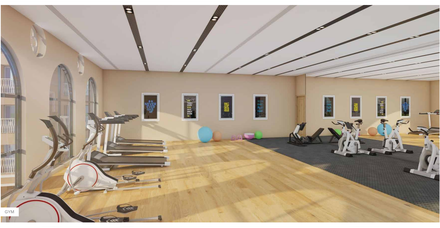

PODIUM AMENITIES
Rendered Image

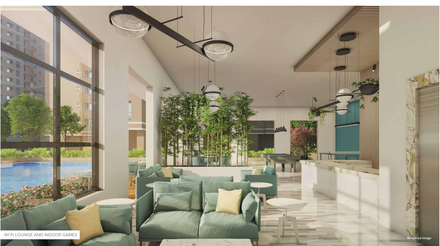
Clubhouse Amenities

- Club House
- Wi-fi Lounge
- Fully Equipped Gym
- Swimming Pool With Deck
- Indoor Games Room
- Cafeteria (Provision)
- Squash Court
- Badminton Court
- Rooftop Box Cricket Turf
- Banquet Hall

CLUBHOUSE & SWIMMING POOL
Rendered Image

BADMINTON COURT
Rendered Image


GYM


TV LOUNGE AND INDOOR GAMES
Rendered Image

Layout Plan

Floor
Ground Floor Plan
Floors 1, 3, 5, 7, 9, 11, 13, 15

Up Plan Typical
Floors 2, 4, 6, 8, 10, 12, 14, 16

Floor
Ground Floor Plan
Floors 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95,

MARATHON

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
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

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

52 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.

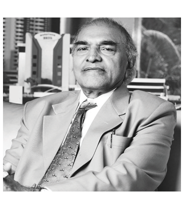
Safety first
We deploy high quality CCTV, fire fighting & electrical safety systems. We use multiple circuit breakers, low smoke hazard cables, elevator safety systems and more to ensure your safety. Our water tanks are also designed to minimise microorganism growth.

Our story

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

Poonam, built in 1972, was the first building with an elevator in Mulund.

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. It was also the first project in Mumbai to offer e-registration of property.

MARATHON GALAXY
1996

MOUNT VIEW
1996

VIRAYATAN (DEOLALI)
1996

UDYOG KSHETRA
1997

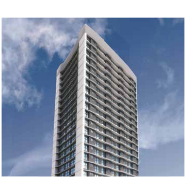
MARATHON HERITAGE
1999

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.

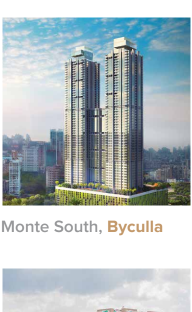
We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.



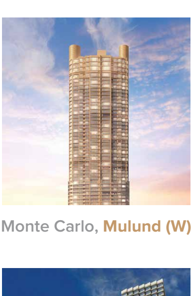
We launched NeoHomes - a new generation of urban homes at Bhandup W, that offers the average Mumbaikar the chance to own a home in the city.

Ongoing projects

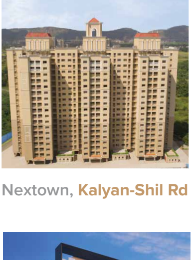
We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



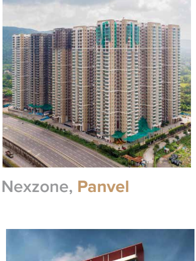
Monte South, **Byculla**



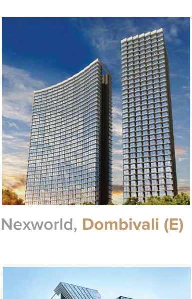
Monte Carlo, **Mulund (W)**



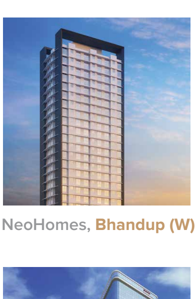
Nextown, **Kalyan-Shil Rd**



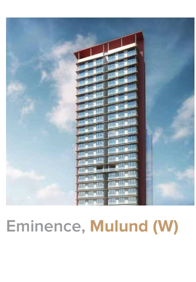
Nexzone, **Panvel**



Nexworld, **Dombivali (E)**

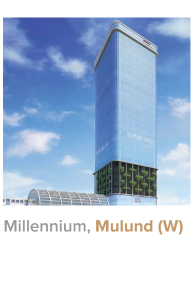


NeoHomes, **Bhandup (W)**



Eminence, **Mulund (W)**

Futurex, **Lower Parel**



Millennium, **Mulund (W)**

Estrade Real Estate Awards
Digital Awards, Singapore.2021
Marathon Group

Iconic Premium Residential Project
Midday Icons 2019
Marathon Nexzone

Estate awards 2019 W
Affordable housing of the year
Marathon NeoHomes

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

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

Developer of the Year
DNA Real Estate & Inrastructure 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

The project has been registered via MahaRERA registration number: RERA NO.: P51700000686/0952/1265 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

Disclaimer: Marathon Nextown is developed by Marathon Energen-LLP (A part of Marathon Group Company). The Project Marathon Nextown shall be developed in a phase wise manner and is divided into various Real Estate Projects. The various Real Estate Projects have been registered on the MAHA RERA website and details of the same are available on the website link https://maharera.mahaonline.gov.in/. 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 and travel times 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.

The images of the dream flat shown are actual photographs of the flat merged with actual drone views from the site.

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 Nextown Sapphire 2 as disclosed on the MAHA RERA website.

Project funded by LIC Housing Finance Ltd

MARATHON