

MARATHON
Nexzone
Panvel



Mumbai's Glorious Future

A future where we live in amazing homes with beautiful views of nature. Where we are super connected to the rest of the city and are surrounded by the highest quality infrastructure and where our daily commute is a breeze. A future where we don't compromise on our lifestyle and health - where world-class amenities are just a few steps away.

Be a part of this glorious future at Marathon Nexzone.



Rendered image (refer to page 27)

Panvel - set to take off!

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

1 Navi Mumbai Airport

Nexzone is merely 15 mins from the upcoming airport, for which the pre-development work has already begun.

3 BKC II

The proposed industrial hub at Khargar is slated to be twice the size of BKC with more than 150 acres of mixed land use. This will drive tremendous new employment opportunities and propel further development in the area.

5 CST - Panvel AC Rail

The elevated rail corridor will cut travel time between Panvel and CST by half. It is set to include a link to the Lokmanya Tilak Terminus and the proposed Navi Mumbai international airport as well.

7 Virar-Alibaug Multi Modal Corridor

This 126km long project runs very close to Nexzone 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 Trans Harbor Sea Link

The game changing 22 Km long Trans-Harbor Sea Link will make Nexzone less than 45 minutes away from South Mumbai!

4 Metro Rail

The 5 new metro rail corridors finalised in the area will radically transform Nexzone's local connectivity. The Belapur - Airport and Mankhurd - Panvel lines are to be developed in priority I and II and delivered along with the Navi Mumbai airport.

6 Vasai-Panvel Rail Extension

This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Panvel station is 12 minutes from Nexzone.

8 Navi Mumbai Airport Influence Notified Area (NAINA)

500 sq km area around the new airport has been declared as NAINA, which demarcates hubs for agro-farming, education, trade, information technology, medical treatment, etc in the area. This is going to change the face of the entire region around Nexzone.

Panvel is set to radically transform in every possible way, which means there is immense potential for appreciation.



Excellent Connectivity

Nexzone has a bright and shining future, but even at present it enjoys incredible connectivity to Navi Mumbai and Mumbai city.

Local

Panvel station is less than 15 minutes away, giving Nexzone easy access to the train lines. The nearest bus stop, Palaspe Phata, is just 700 meters away from the site.

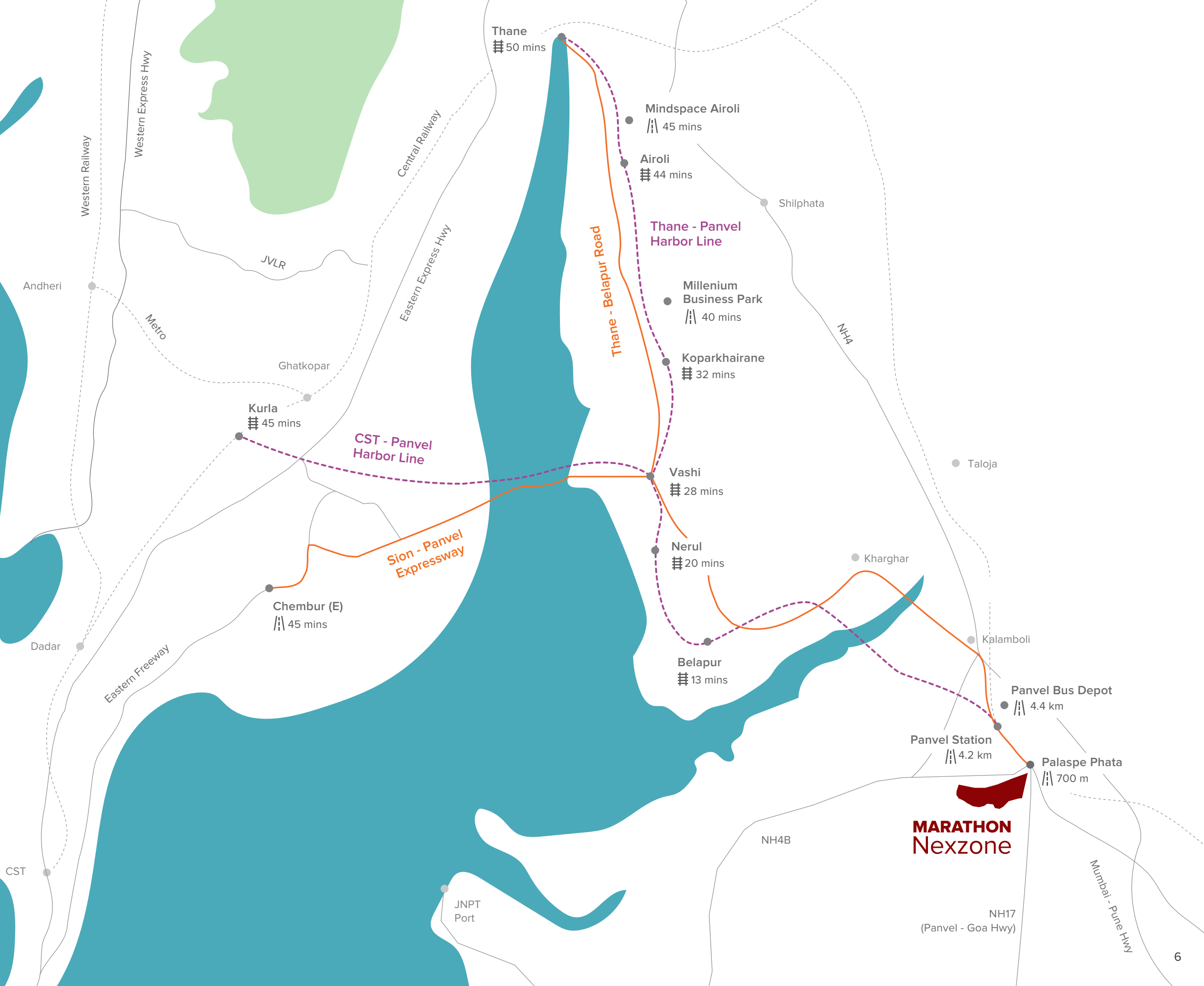
Navi Mumbai

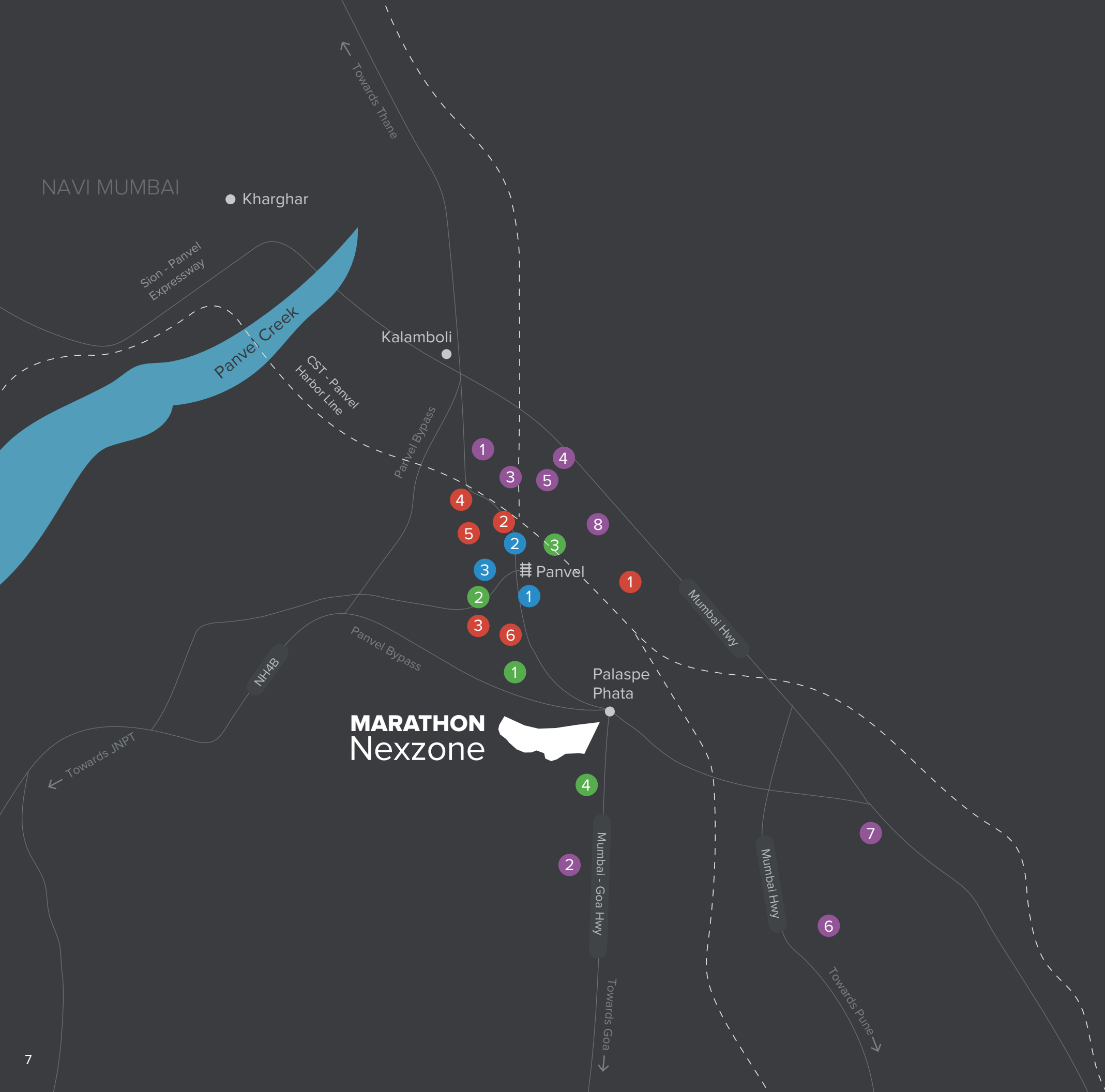
The Thane-Belapur road connects Nexzone to Navi Mumbai via the Mumbai-Pune highway making hubs like Vashi less than 40 mins away. Airoli (44 mins) and Thane (50 mins) are also easily accessible as rail connectivity is excellent through the Thane-Panvel Harbor line.

Mumbai

The Sion Panvel expressway connects Nexzone to Mumbai city making major suburbs like Chembur merely 45 mins away. By rail, Nexzone enjoys connectivity all the way to CST through the Harbor Line.

- Travel times from Panvel station by fast train
- Travel times by road from Nexzone





Everything you need & more

An array of schools, colleges, banks and shopping centres are present in close proximity. At Nexzone, everything you need is just around the corner.



Schools and Colleges

- 1. New Horizon Public School 6.2 km
- 2. Delhi Public School 6.9 km
- 3. Ryan International School 7.5 km
- 4. Mahatma Education Society 7.8 km
- 5. Pillai College of Arts, Commerce and Science 6.6 km
- 6. Amity University Mumbai 9.2 km
- 7. St. Wilfred College 11.3 km
- 8. DAV Public School 7.8 km



Hospitals

- 1. Life care multi speciality hospital 6.8 km
- 2. Life line hospital 5.8 km
- 3. Laxmi Eye Institute 5.1 km
- 4. Prachin healthcare multi-speciality hospital 7 km
- 5. Sahastrabudhe Hospital and ICU 7.3 km
- 6. Sukham Hospital 4.6 km



Malls

- 1. K- Mall 5.6 km
- 2. Orion Mall 9.6 km
- 3. Nagarpalika Shopping complex 5.5 km



Banks

- 1. SBI 5.4 km
- 2. Axis Bank 5.8 km
- 3. HDFC Bank 6.8 km
- 4. Bank of Maharashtra 3.7 km

An Incredible Township

Living in a township means you have an array of amenities just a few steps away. Ample greenery and open spaces for your family to enjoy with peace and privacy. Landscaped gardens to walk through. Be a part of a vibrant community.

- 12 towers**
Under construction
in Phase I
- 25 acres**
Of proposed
development
- 2000+**
Happy customers
- 10+**
World-class
amenities



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



In the midst of nature

So close to the city, but so far from the noise! The Gold Zone apartments at Nexzone enjoy gorgeous views of the hills and valleys of the Western Ghats, which you can enjoy through massive, full-width windows.

Select apartments even have a double height sundeck and C-shaped windows in the master bedroom for you to soak in the natural beauty of the surrounds.

Find the perfect fit

Nexzone has thoughtfully planned 2 & 2.5 BHK homes across a wide range of sizes, prices and possession dates, so you can choose the apartment that best fits your needs and budget.

2 BHK
Carpet area: 581 - 745 sq. ft.

2.5 BHK
Carpet area: 903 - 913 sq.ft.



Actual Photo (refer to page 27)



Actual Photo (refer to page 27)















Indulge

Cool off by taking a dip in the pool, work out in the fully equipped gym, and host your events at the multi-purpose hall. In a city starved for open spaces and recreational amenities, Nexzone has it all.

Rendered image (refer to page 27)

Choose from a host of world-class amenities at Nexzone.

-  Clubhouse
-  Swimming Pool
-  Gymnasium
-  Indoor Games
-  Multi-purpose Sports Court
-  Jogging Track
-  Multipurpose Hall
-  Landscaped Park
-  Senior Citizen's Corner
-  Kids' Play Area
-  Massage Room
-  Aerobics Room



Highest Quality of Construction

Marathon Group has an impeccable track record for having the best quality of construction in the industry. The firm is run by hardcore engineers and technocrats who have been constantly improving our practices for the last 50 years. Here is a glimpse of some of Marathon's unique practices.



In-sourcing

While the entire industry outsources the construction of their projects to contractors, Marathon does the entire construction in house. This gives us complete control over the quality of our construction.



Rock Solid Structures

We produce the highest quality concrete using automated batching plants and deploy new age catalysts in the concrete mix. We use cutting edge aluminium formwork in a way that creates a joint-less, monolithic structure. Our buildings are designed to last for 75 years without any major repairs.



Leak Resistant Construction

We cast all exterior walls in RCC and use specialised acrylic waterproofing compounds. We use a battery of tests on each and every part of the building to make sure its highly leak resistant.



Immaculate Finishing

Highest quality RCC keeps interior painting from cracking. Specialised tiling adhesives improve the longevity of your flooring. Polymer based external paints help buildings look pristine for more than a decade.

This page doesn't even scratch the surface in terms of all our unique practices when it comes to construction. Please visit marathon.in/construction to learn more.



Construction is currently in full swing.

Actual Photo (refer to page 27)

Clear and Transparent

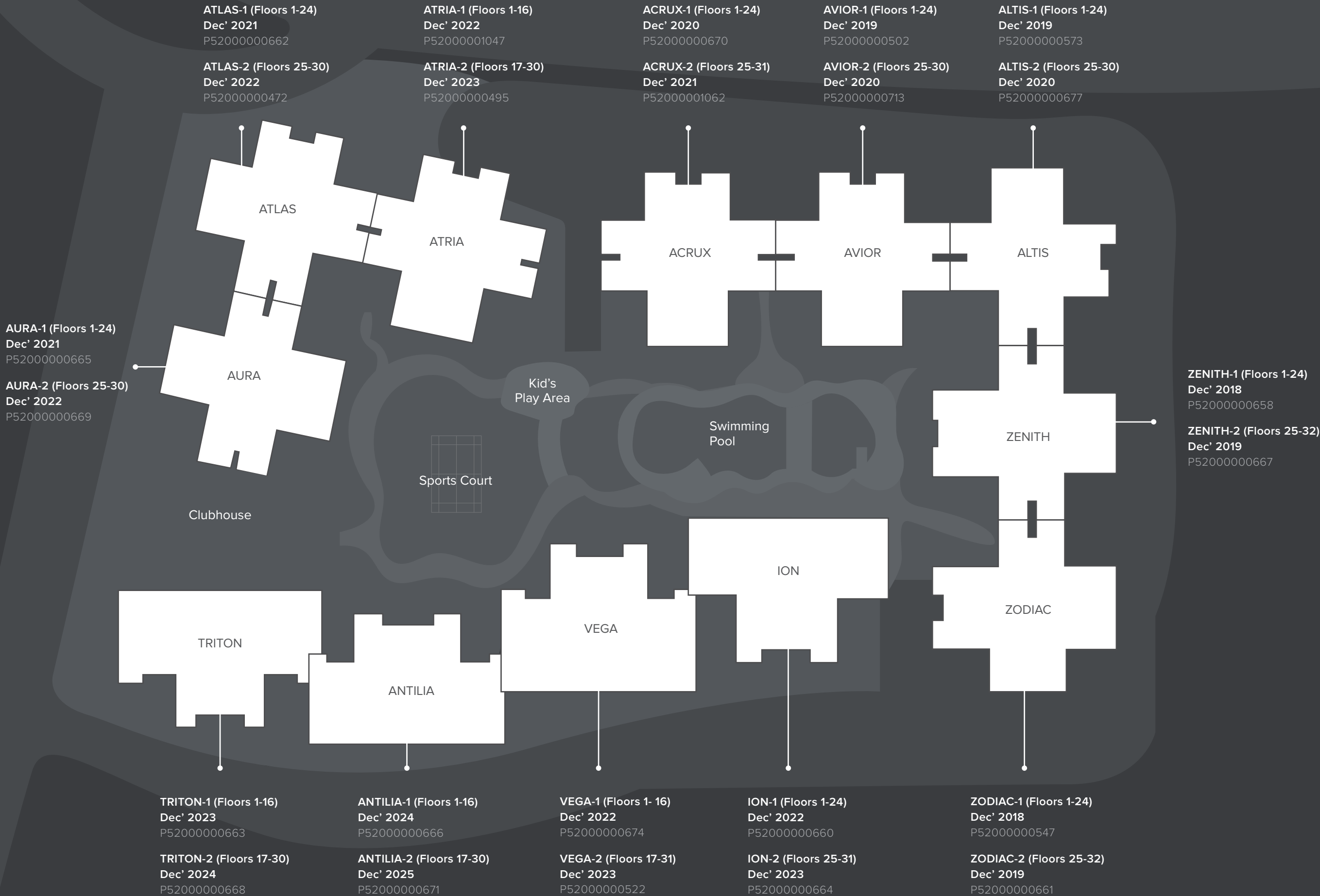
We believe in being radically transparent. Buying a home is one of the biggest decisions you will make in life and we feel strongly that each customer should be very well informed at every step.

The layout plan on the right gives you a clear picture of our development phases. The common areas & amenities as shown in the plan shall be completed with the Maha RERA real estate project Antilia 2.

You can also access the details on the RERA website:

- 1) Visit the following link - <https://maharera.mahaonline.gov.in>
- 2) Go to 'Search Project Details' & select User Type - Registered Projects & click on 'Advanced search'
- 3) Select Division - Konkan, District - Raigarh, Taluka - Panvel & Village - Kolkhe and in the dropdown you will find all the 24 projects listed.

All projects marked 1 includes the 2 basements below the ground floor. All projects marked 2, includes the stilt & podium.





We have a rich history of innovation, quality and transparency.

48+ years
of real estate
experience

80+ projects
completed

18 million sq. ft.
of land under
development

2 million sq. ft.
of business spaces
under development

800+ acres
of projected development

100,000+ homes
planned underway

15,000+ homes
to be delivered in next 5 years

Marathon Group has an extensive track record of delivering much more and much better than what is promised. Here is visual evidence of how our final products compare to what was promised.

Marathon Nextgen Era



Artist's Impression 2004



Actual Photo 2006

Marathon Monte Vista



Artist's Impression 2009



Actual Photo 2013

**We've been on a Marathon run.
Since 1969.**



POONAM
1972



KUMUDINI
1975



MAHAVIR DHAM
1977



**RITA
APARTMENTS**
1979



**TIRUPATI
& BALAJI**
1982



JUPITER-VENUS
1985



Marathon Group awarded
“Developer of the Year”
at the ET NOW Real Estate
Awards 2018



Monte South, Byculla
awarded **“Best Residential
High-Rise Architecture”** at the
Asia-Pacific Property Awards 2017



Marathon Futurex, Lower Parel
awarded **“Best Commercial
High-Rise Development”** at the
Asia-Pacific Property Awards 2017



ANTARIKSH
1990



**MARATHON
GALAXY**
1996



MOUNT VIEW
1996



**VIRAYATAN
(DEOLALI)**
1996



**MARATHON
HEIGHTS**
1997



**UDYOG
KSHETRA**
1997



Marathon Group has won the
IMC RBNQA ‘Making Quality Happen’
Award in 2017



Marathon Group has been
awarded Certificate of Merit 2016
by IMC RBNQA



Marathon Futurex, Lower Parel
awarded “Best Upcoming Green Project
of the Year-2015” by Construction Times
Builders Awards



**MARATHON
HERITAGE**
1999



**MARATHON
COSMOS**
2001



**MARATHON
MAX**
2003



**MARATHON
MAXIMA**
2003



**MARATHON
CHAMBERS**
2004



**MARATHON
OMEGA**
2005



Marathon Group is the 1st company in
India to implement property
e-registration for customers of Marathon
Nexzone, Panvel Navi Mumbai



Recognised as “2nd Most Trusted
Developer in MMR” By NDTV Profit
& Prop Equity Survey, 2014



Marathon Nagari, Badlapur
awarded “Best Residential
Apartment: Low cost Metro -2012”
by CREDAI



**MARATHON
NEXTGEN ERA**
2006



**MARATHON
ONYX**
2012



**MARATHON
MONTE VISTA**
2013



**MARATHON
NAGARI-NX**
2014



**MARATHON
EMBRYO**
2015



**Marathon NextGen Campus,
Lower Parel**
awarded “Best Urban Design &
Master Planning 2009” by
Construction Source India



NextGen Innova, Lower Parel
awarded “Best Commercial Project
of the Year 2006-07” by
Accommodation Times



Marathon Heights, Worli
1st residential tower in India with a
helipad. Awarded “Best Residential
Project of the Year 1999” by
Accommodation Times

Disclaimer:

MAHA RERA registration no. - Marathon Nexzone Antilia 2- P52000000671.

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. 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 "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.



Site & Sales Office:

Marathon Nexzone, National Highway, 4B-JNPT Highway,
Near Palaspe Phata, Panvel, Mumbai, Maharashtra 410206

Corporate Address:

Marathon Realty Pvt Ltd. 702, Marathon Max, Mulund-Goregaon Link Road,
Mulund (W), Mumbai 400080, India.