



MARVEL REALTORS & DEVELOPERS LIMITED

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Diva
life in the limelight

SITE

SURVEY NO. 135 & 136 HISSA NO. 1A/2
MAGARPATTA ROAD, HADAPSAR,
PUNE 411 028

ARCHITECTS

DWP INTERICS
MALWADKAR & MALWADKAR

STRUCTURAL DESIGN

RAVINDRA BABHULEY, AURANGABAD

LEGAL ADVISORS

RAJIV PATEL & ASSOCIATES

Concept & Design TBWA\INDIA



marvel

lights, camera, action!

DIVA





about

lights, camera, action!

ALL THE WORLD'S A STAGE AND ALL THE MEN AND WOMEN MERELY PLAYERS...

THE STAGE IS SET. THE LIGHTS SWITCH ON AND IT'S TIME FOR YOU TO PLAY YOUR PART. FILLED WITH CONFIDENCE AND OOZING POISE, GRACE AND CHARM, YOU TAKE CENTRE-STAGE. CELEBRATE BEING IN THE SPOTLIGHT. ENJOY THE APPLAUSE, THE SHOUTS FOR ENCORE... THE FLASHING CAMERAS, THE RED CARPET, THE APPROBATION AND SUCCESS. OTHERS LOOK UP TO YOU, THE DIVA, THE ONE WITH PANACHE.

OPTIMISM, CONFIDENCE, CHARM, GRACE AND A POSITIVE OUTLOOK ARE JUST SOME OF THE TRAITS THAT A DIVA DISPLAYS. AND MARVEL DIVA, ON MAGARPATTA ROAD, HADAPSAR, PUNE IS A MANIFESTATION OF THESE CHARACTERISTICS. IT'S A CELEBRATION OF THIS ATTITUDE TOWARDS LIFE. WELL-PLANNED AND STYLED TO PERFECTION, THESE EXCLUSIVE ELEVEN-STORYED BUILDINGS RISE HIGH IN ACKNOWLEDGEMENT OF YOUR PERFORMANCE AND SUCCESS, OFFERING YOU THE ULTIMATE IN LUXURY AND PRIVACY.

DIVA



location

- 20 MINUTES FROM THE AIRPORT
- 25 MINUTES FROM THE RAILWAY STATION
- IN THE VICINITY OF SOFTWARE PARKS AND BPO OFFICES
- CLOSE TO MAJOR HOSPITALS
- IN VERDANT SURROUNDINGS



of the rich and famous

DIVA - STYLA

NO COMMON WALLS, AWAY FROM PEEPING TOMS, YOU ARE FREE TO DO AS YOU PLEASE IN MARVEL DIVA - STYLA. OFFERING JUST TWO APARTMENTS PER FLOOR, BASK IN TOTAL LUXURY AND LOUNGE AROUND IN THE PRIVACY OF YOUR SPACE WITH AUTOMATED APARTMENT MANAGEMENT SYSTEMS WITH TOUCH SCREEN PANELS AND REMOTE CONTROLS, AIRCONDITIONED BEDROOMS AND MUCH MORE.

WITH THE FINEST FINISH IN EVERY DETAIL OF YOUR APARTMENT CUSTOMIZED TO SUIT YOUR LIFESTYLE, MARVEL OFFERS ALL THE AMENITIES TO HELP YOU TAKE CENTRE-STAGE EVERYDAY AND PLAY YOUR PART TO THE HILT.

AMENITIES & SPECIFICATIONS

LIVING ROOMS

- ITALIAN MARBLE FLOORING
- TEAK WOOD DOORS AND FRAMES
- POP / GYPSUM FINISH FOR WALLS AND CEILINGS
- TELEPHONE AND CABLE TV CONNECTIONS
- QUALITY MODULAR SWITCHES
- ELEGANT FITTINGS FOR DOORS AND WINDOWS
- FLOWER BEDS ON TERRACE

BEDROOMS

- TEAK WOOD DOORS
- TELEPHONE AND CABLE TV CONNECTIONS
- VITRIFIED FLOORING
- QUALITY MODULAR SWITCHES
- ELEGANT FITTINGS FOR DOORS AND WINDOWS
- AIR CONDITIONERS

KITCHENS

- GRANITE / MARBLE KITCHEN PLATFORM
- DRY TERRACE WITH PROVISION FOR WASHING MACHINE AND DISH WASHER
- WATER PURIFIER
- VITRIFIED FLOORING

BATHROOMS

- A JACUZZI AND A STEAM ROOM
- SEPARATE WET AND DRY AREA
- WASH BASIN WITH COUNTERS
- FINEST QUALITY FITTINGS AND SANITARY WARE
- DESIGNER DADO
- SOLAR HEATER CONNECTION



COMMON AMENITIES AT MARVEL DIVA INCLUDE A SPECIALLY LANDSCAPED SECTION, GREEN WALKWAYS, A WELL-EQUIPPED CLUBHOUSE WITH A GYMNASIUM, LARGE SWIMMING POOL AND RECREATIONAL FACILITIES. ALL THE PERFECT PLACES TO MEET, SOCIALIZE AND LISTEN TO THE LATEST GOSSIP.

escape the paparazzi

DIVA - PRIMA

ALWAYS IN THE NEWS. UNFAZED BY ATTENTION. THERE ARE THE SUCCESSFUL ONES WHO REVEL AT BEING IN THE PUBLIC EYE. THOUGH NOT ALL THE TIME.

MARVEL DIVA UNDERSTANDS YOUR NEED TO GET AWAY FROM IT ALL, AWAY FROM PRYING EYES AND TO SPEND SOME QUALITY TIME WITH YOURSELF OR YOUR LOVED ONES. THAT'S WHY YOU CAN CHOOSE TO LIVE IN AN APARTMENT OVER 6000 SQ. FT. THAT SPRAWLS ACROSS AN ENTIRE FLOOR.. AND TO KEEP YOU COMPANY, THERE'S YOUR OWN PRIVATE SWIMMING POOL. JUST TAKE A LAZY DIP, OR LOUNGE IN THE JACUZZI AND LET THOSE WATER JETS RELAX THOSE TIRED MUSCLES. IT'S THE PERFECT WAY TO END A TIRING DAY UNDER THE SPOTLIGHT. AT MARVEL DIVA, YOU CAN ALSO ENJOY YOUR OWN SPA TREATMENT WITH SOME RELAXING MOMENTS IN YOUR OWN STEAM ROOM. FEEL INVIGORATED AND GET READY TO FACE THE LIMELIGHT ONCE MORE.



- UNIQUE TO DIVA - PRIMA**
- OVER 6000 SQ. FT. CUSTOMISED APARTMENT
 - ONE APARTMENT PER FLOOR
 - PRIVATE SWIMMING POOL ON EVERY FLOOR
 - STATE-OF-THE-ART VRV CENTRAL AIR CONDITIONING SYSTEM
 - APARTMENT MANAGEMENT SYSTEM WITH TOUCH SCREEN / REMOTE CONTROL
 - PERSONALIZED PROGRAMMING FOR MOOD LIGHTING & CURTAIN CONTROLS
 - ITALIAN MARBLE FLOORING IN ALL THE ROOMS
 - SPECIAL SPACE FOR HOME THEATRE / GYMNASIUM / HOME OFFICE
 - DESIGNER RANGE OF BATH FITTINGS AND SANITARY-WARE OF INTERNATIONAL STANDARDS

escape the paparazzi

Diva



creating landmarks

MARVEL, A NAME OF GREAT REPUTE IN REAL ESTATE HAS SEVERAL PROJECTS IN DIFFERENT PARTS OF THE CITY. AS PUNE HAS GROWN INTO ONE OF INDIA'S MAJOR I.T. AND BPO HUBS, THE CITY OFFERS

PROFESSIONALS A WELL-BALANCED LIFESTYLE AT A PEACEFUL PACE, YET IS FILLED WITH EXCITING CAREER GROWTH OPPORTUNITIES. ITS MODERATE CLIMATE, GREEN SURROUNDINGS, WORLD-CLASS EDUCATIONAL INSTITUTIONS, MODERN AMENITIES AND IMPROVING INFRASTRUCTURE MAKE PUNE THE PREFERRED DESTINATION AMONG INDUSTRIALISTS, BUSINESSMEN AND COGNOSCENTI. UPHOLDING ITS VALUES OF TRANSPARENCY IN DEALINGS AND WITH UNCOMPROMISING STANDARDS ON QUALITY, MARVEL PROVIDES TOP-OF-THE-LINE SPECIFICATIONS THAT HAVE BECOME THE NORM FOR EVERY MARVEL LANDMARK.

MARVEL HAS KEY PROJECTS IN THE CITY'S MOST ELITE LOCALES OF KOREGAON PARK, BOAT CLUB ROAD, KALYANI NAGAR, MUNDHWA, MAGARPATTA ROAD AND AUNDH.

MARVEL RESIDENCY AND **MARVEL EXOTICA** ARE LOCATED MIDST THE GREEN AREAS IN KOREGAON PARK.

MARVEL CRESCENT IN KALYANI NAGAR IS AN EXCLUSIVE PROJECT OF 9 FLATS PERFECTLY DESIGNED TO SUIT TODAY'S MODERN LIFESTYLE.

MARVEL VIVALDI, AN ODE TO GRACEFUL LIVING, IS A PROJECT OF 9 APARTMENTS LOCATED IN KALYANI NAGAR.

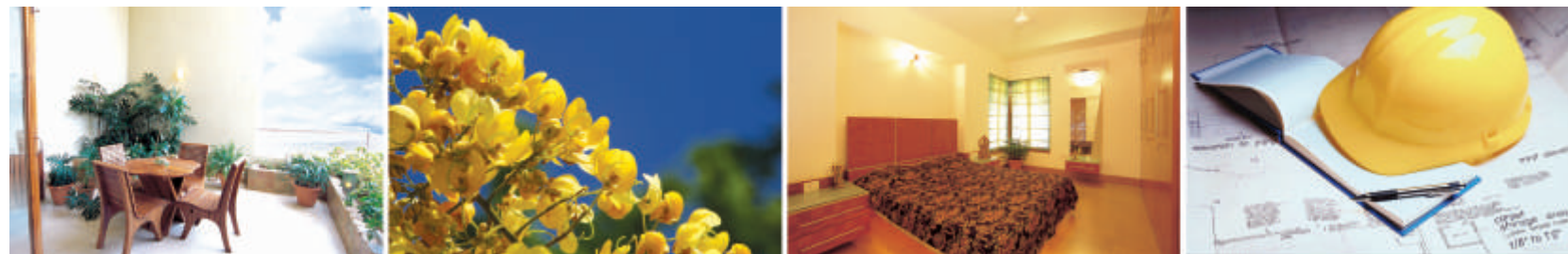
MARVEL VIVACITY, IS A WELL-PLANNED COMPLEX OF 35 APARTMENTS IN A U-SHAPED BLOCK. LOCATED AT KALYANI NAGAR, IT HAS A UNIQUE CLUBHOUSE AND INDOOR SWIMMING POOL ON THE EIGHTH FLOOR.

MARVEL GRANDEUR LIES ON THE BANKS OF THE RIVER, IN THE HEART OF PUNE. LOCATED ON BOAT CLUB ROAD, IT IS AN ODE TO LUXURY LIVING OF THE HIGHEST STANDARDS. A PROJECT OF FIVE EXCLUSIVE APARTMENTS – ONE PER FLOOR, EACH HAVING A PRIVATE SWIMMING POOL AND THE MOST MODERN APARTMENT MANAGEMENT SYSTEMS.

MARVEL ÉLAN, SITUATED OPPOSITE MARVEL GRANDEUR, HAS FIVE EXCLUSIVE APARTMENTS WITH THE MOST FUTURISTIC AMENITIES.

MARVEL MERLOT IS ANOTHER PRESTIGIOUS PROJECT IN KOREGAON PARK. SITUATED ON THE BANKS OF THE RIVER, RESIDENTS WILL BE OFFERED THE COMFORT OF LIVING IN SUPER LUXURIOUS 4-BEDROOM APARTMENTS.

MARVEL MATRIX AT MUNDHWA IS LOCATED IN THE VICINITY OF THE SOFTWARE 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 AND A HUGE EXPANSE WITH DENSE FORESTS AND PLENTY OF GREENERY.

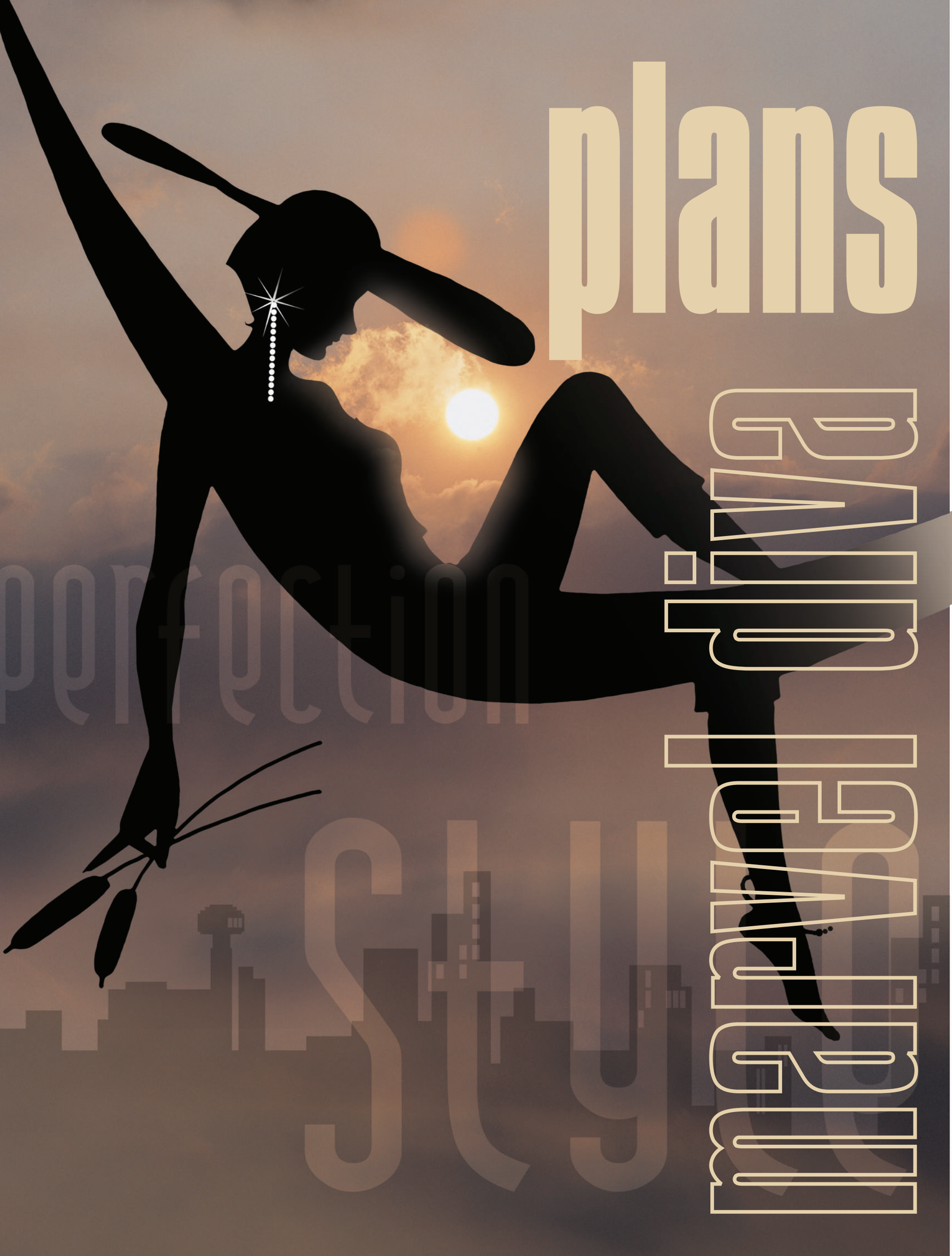


MARVEL'S SIGNATURE STYLING

- ITALIAN MARBLE FLOORING
- TEAK WOOD DOORS AND FRAMES
- POP / GYPSUM FINISH TO WALLS AND CEILINGS
- ELEGANT FITTINGS FOR DOORS AND WINDOWS
- FLOWER BEDS ON TERRACE
- WOODEN / VITRIFIED FLOORING IN BEDROOMS
- JACUZZI AND STEAM ROOM IN EACH FLAT
- SMART CARD ACCESS

RENEWAL





plans

PRIMA



prima
TYPICAL FIRST FLOOR PLAN
TYPICAL SECOND FLOOR PLAN
TYPICAL THIRD, FIFTH, SEVENTH & NINTH FLOOR PLAN
TYPICAL FOURTH, SIXTH, EIGHTH, TENTH FLOOR PLAN

styla
BUILDINGS B & C :TYPICAL 1ST FLOOR PLAN EAST
BUILDINGS B & C :TYPICAL 1ST FLOOR PLAN WEST
BUILDINGS B & C :TYPICAL 2ND, 4TH, 6TH & 10TH FLOOR PLAN WEST (EVEN FLOORS)
BUILDINGS B & C :TYPICAL 2ND, 4TH, 6TH & 10TH FLOOR PLAN EAST (EVEN FLOORS)
BUILDINGS B & C :TYPICAL 3RD, 5TH, 7TH & 9TH FLOOR PLAN WEST (ODD FLOORS)
BUILDINGS B & C :TYPICAL 3RD, 5TH, 7TH & 9TH FLOOR PLAN EAST (ODD FLOORS)
BUILDINGS B & C :TYPICAL 8TH FLOOR PLAN EAST
BUILDINGS B & C :TYPICAL 8TH FLOOR PLAN WEST
BUILDINGS B & C :TYPICAL 11TH FLOOR PLAN WEST
BUILDINGS B & C :TYPICAL 11TH FLOOR PLAN EAST
BUILDINGS D & E :TYPICAL 1ST FLOOR PLAN WEST
BUILDINGS D & E :TYPICAL 1ST FLOOR PLAN EAST
BUILDINGS D & E :TYPICAL 8TH FLOOR PLAN EAST
BUILDINGS D & E :TYPICAL 8TH FLOOR PLAN WEST
BUILDINGS D & E :TYPICAL 2ND, 4TH, 6TH & 10TH FLOOR PLAN WEST (EVEN FLOORS)
BUILDINGS D & E :TYPICAL 2ND, 4TH, 6TH & 10TH FLOOR PLAN EAST (EVEN FLOORS)
BUILDINGS D & E :TYPICAL 3RD, 5TH, 7TH & 9TH FLOOR PLAN WEST (ODD FLOORS)
BUILDINGS D & E :TYPICAL 3RD, 5TH, 7TH & 9TH FLOOR PLAN EAST (ODD FLOORS)
BUILDINGS D & E :TYPICAL 11TH FLOOR PLAN WEST
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