

MARVEL  
**Cascada**  
Balewadi, Pune



Living Smarter.  
Start here.



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## The Science of Perfection

Switch off your mobile phone for a day. Do without your computer. For that matter, do without electricity; don't store any food, or, consider climbing to your seventh floor apartment. Sounds near impossible, right?

The most exciting thing about life today is the rapid pace of technology and the way it has penetrated all aspects of our everyday lives. Everything moves faster, works smoother and more conveniently; our entire lives have been transformed by it. In less than two decades, whole generations are living in an entirely different way, thanks to rapidly improving technologies. And for the most part, we find it almost impossible to imagine how we survived before.

Technology has helped develop economies, including today's global economy, and has created the rise of an elite leisure class that has a wider world view, communicates with the entire globe and has extremely evolved tastes and standards.

State-of-the-art technology has created Marvel Cascada.

This beautiful project, consisting of five elegant towers and 120 expansive apartments, brings to Western Pune a hereto unseen level of luxury, as is Marvel's norm. Our apartments are well-planned, - but of course. More importantly, Marvel Cascada introduces to Western Pune quality beyond compare, and uses construction technologies and home automation expertise, the calibre of which only a few will appreciate.





## Charting the course

The most exciting news of all is that Marvel is now making its footprint in Western Pune; we hate to use the phrase, but it's true, - "by popular demand".

Just across the highway from the new Balewadi Stadium, on NH4, within a stone's throw from Wakad, Baner and the Rajiv Gandhi Technology Park at Hinjewadi, is Marvel's newest offering, Marvel Cascada. The area is transforming rapidly, but it retains its greenery. And the wide open space ensures cool breezes and lower temperatures than in the heart of the city. The project has easy access to a host of acclaimed educational institutes, commercial and retail destinations and a world-class hospital.

Access to Mumbai and Bangalore is easy, thanks to not having to drive right through the city.

### Distances:

Speciality Hospital - 3 km | Balewadi Stadium - 0 km | Rajiv Gandhi Infotech Park, Hinjewadi - 3 km  
Educational Institutes - within 1 km radius | Mumbai-Pune Expressway - 5 km | Commercial & retail areas - within 2 km radius







## The ultimate User Interface experience

### The architecture

At Marvel Cascada, the architecture itself is eye-catching. Projecting terraces are placed in uniquely designed tiers. This, combined with the simplicity of the graphical building façades and water cascades, creates a visually arresting modern zen-styled architectural vista. Particularly striking is the contrast and play between natural and manmade textures and patterns, combining with the projections and recessions of the façade. The entire setting transports you to a space of absolute tranquility.

Each of the five towers have 2, 3, 3.5 and 4 bedroom apartments with enticing views. The living spaces face inward into landscaped gardens and water bodies and thanks to the architectural layout, all apartments open up onto wide, breath-taking views. Social, private and service areas of the project integrate seamlessly.

Apartments at Marvel Cascada have been designed to surpass the best international standards. Home sizes range from 1370 sq.ft. to 6635 sq.ft.





## The landscaping

Landscaping at Marvel Cascada, like at all Marvel's projects, is considered an extremely important component of the entire living experience, and has been designed by an international team.

From the moment you enter the gates and are transported down the long driveway, green spaces open up on either side of you. Drive further and in all directions, rough textures of solid black, grey and beige stone are juxtaposed against sleek stainless steel and metal features with linear and clean modern lines.

Even the flora follows these contemporary lines. Indigenous plants and trees bloom in all directions in interesting, distinct coloured tiers – emerald, olive and lime. Various trees from the palm family, stalwarts like the Neem and Frangipani, the evergreen Spanish Cherry Tree, and colourful flowering trees like the Coral tree and Golden Shower Tree abound. Common outdoor amenities – massage decks, barbecue decks, pools and playgrounds are separated from one another by pebble trays, solid stone, green lawns and water features that follow the straight minimalist lines of the modern zen architecture. A cabana, a lawn, a floating club house with state-of-the-art gym within, add to the surreal peace.





## The common amenities

Apart from Marvel Cascada's stunning landscaping which includes quiet nooks and cabanas as breakaway spaces, there is access to a host of world class recreational facilities, indoor and outdoor. You decide what suits your mood of the moment - a Family Barbecue Area or a quiet Outdoor Reading Corner, the Senior Citizen's Corner or the Fitness and Activity Lawn.

A unique 'floating' Club House includes a 860 sq.ft. state-of-the art Gymnasium featuring the best work-out equipment. For more fitness options, there is an Outdoor Fitness Corner.

The swimming pool has a children's pool attached. Alongside is a Massage Pool and Deck. The Pool Deck, and attached Lawn is the perfect place to hang out with like-minded friends.

All parking areas, drive-ins and drop offs are planned so that they give maximum convenience yet cause minimum disturbance to the peaceful landscape inside.





## Amenities and specifications inside the home

All Marvel Cascada apartments promise unbeatable luxury, especially those that come from the advantages of technology. There's sprawling space, the ease of home automation, the most exquisite quality in every fitment and finish, and of course unbelievable luxury.

As everyone knows now, all Marvels apartments come embellished with 'standard' amenities that far outclass the competition on styling, quality and finish.

### Living-rooms

- Imported marble flooring
- POP / Gypsum finish for walls and ceilings
- Teak wood doors and door frames
- Telephone and Cable TV connections

### Terraces

- Landscaped with flower beds and water bodies

### Kitchens

- International-style kitchen with hob and chimney
- Dry balcony
- Water purifier





**Bedroom**

- Vitrified flooring
- Air-conditioning
- Teak wood doors and door frames

**Bathroom**

- Vitrified flooring
- Jacuzzi and steam room
- Separate wet and dry areas
- Wash basin with counters
- Finest quality fittings and sanitary-ware
- Designer dado
- Solar water connection

100% generator back-up.

All these incredible comforts come backed by the best guarantee we can think of, – unquestioning after-sales-service. Marvel has a complete team in place that works just to manage small hiccups that you may encounter in the wear and tear of everyday living. The team has on hand engineers, carpenters, plumbers and cleaners on call for service with a smile.





## In touch through technology

Whether you're incredibly technically savvy, or completely technology phobic, you'll fall in love with the unbeatable luxury that is born of Marvel's state-of-the-art home automation.

Automated Apartment Management Systems, with touch screens and remote controls, put you in charge of every gadget with just finger commands. You can watch over your entire house from centrally located LCD touch panels or via internet from anywhere in the world.

Security concerns are a thing of the past; with access control in the lift lobby and video security, you and your family are completely safe. What more can someone who has everything, possibly want?

Marvel can create even more automation wonder for you, at an extra cost. A sneak preview...

- With multi room audio and video distribution, keep all equipment – CD/DVD player, radio receiver, audio / video servers or cable / satellite dish receiver, at one location. Yet play the equipment from any room.
- Your terrace garden will be watered depending on existing moisture in the soil.
- Save energy with intelligently installed presence sensors and dimmers, and AC controls that judge requirement and occupancy of a room.
- Curtain controls will open or draw the curtains at the flick of a finger, changing mood and light.





## Logged in to green tech

In these times of global warming we all have a very immediate responsibility to the planet. Living in a Marvel project makes it that much easier to limit your carbon footprint. Even if you're not actively saving the earth, Marvel's technology, good practices and core values are ensuring you live a sustainable lifestyle.

To Marvel, a safe and healthy environment goes beyond acquiring ratings and certifications. Commitment to the planet and a sustainable lifestyle has become a core value of the company and as such, every project moves forward in this regard – improving specifications, adding initiatives.

### Some of the green initiatives include

- Renewable energy via solar heating systems
- Rainwater harvesting
- Heat and ventilation studies undertaken at the design stage
- Architectural design that ensures good ventilation and the maximum use of natural lighting
- Use of home automation that senses occupation in a room and regulates lighting and air-conditioning
- Use of energy efficient CFL light fixtures
- Large areas of landscaping throughout the project, and ensuring plants are of indigenous and drought-tolerant species.
- Fully utilizing re-cycled water for flushing and landscaping
- Segregation of organic waste via Vermiculture
- Use of environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems



Marvel boasts of well-planned projects in Pune's most elite locales; Koregaon Park, Boat Club, Kalyani Nagar and Mundhwa with upcoming projects in areas like Kharadi, Magarpatta Road, NIBM, Viman Nagar, Lulla Nagar and Prabhadevi, Mumbai. The first project was started in 2001. Eleven years and 20 million sq.ft later, the list keeps growing.

## KOREGAON PARK

### 01. Marvel Residency

Our very first project.

### 02. Marvel Exotica

### 03. Marvel Merlot

Super Luxurious 4 BHK apartments, one per floor, all centrally air-conditioned.

Size : 3690 sq.ft.

### 04. Marvel Aurum

Super Luxurious 4 BHK apartments, one per floor, all centrally air-conditioned.

Size : 4902 sq.ft. to 4930 sq.ft.

## KALYANI NAGAR

### 05. Marvel Crescent

### 06. Marvel Vivaldi

### 07. Marvel Vivacity

2 and 3 BHK apartments. 3 buildings are uniquely connected by a Clubhouse and indoor swimming pool on the 8th floor.

## BOAT CLUB ROAD

### 08. Marvel Grandeur

### 09. Marvel Élan

### 10. Marvel Mystique

All super-sized apartments one per floor, each with a private swimming pool.

### 11. Marvel Imperial

### 12. Marvel Coronet

Centrally air-conditioned apartments with a private swimming pool.

Size : 4000 sq.ft. and larger

## MAGARPATTA ROAD

### 13. Marvel Diva

Size : 1600 sq.ft. to 6450 sq.ft.

### 14. Marvel Ritz

Super Luxurious 2, 3 and 4 BHK apartments.

Size: 1600 sq.ft. to 4885 sq.ft.

### 15. Marvel Azure

2 and 3 BHK apartments.

Size: 1265 sq.ft. and 2750 sq.ft.

### 16. Marvel Bounty

2, 3 and 4 BHK apartments.

Size: 1445 sq.ft to 4800 sq.ft.

### 17. Marvel Arco

2, 3 and 4 BHK apartments.

Size: 1360 sq.ft. to 3150 sq.ft.

## MUNDHWA

### 18. Marvel Matrix

2 and 3 BHK apartments.

Wi-Fi connectivity, Smart Card access from the lobby, and huge expanses of greenery with rainwater harvesting.

Size : 1450 sq.ft. to 2100 sq.ft.

## NIBM ROAD

### 19. Marvel Isola

3 and 4 BHK apartments set in 12 acres with resort-style recreation facilities.

Size : 2105 sq.ft to 5225 sq.ft.

### 20. Marvel Sangria

2, 3 and 4 BHK apartments.

13 buildings, 13.5 acres.

Size : 1710 sq.ft. to 6680 sq.ft.

## KHARADI

### 21. Marvel Enigma

2 and 3 BHK apartments by the riverside.

Size : 1540 sq.ft to 2560 sq.ft.

### 22. Marvel Cerise

2 and 3 BHK apartments.

Size : 1345 sq.ft. to 2610 sq.ft.

### 23. Marvel Zephyr

2, 3 and 4 BHK apartments.

22 acres of garden wonderland .

A putting tee, exotic flower and fern gardens, water bodies, a yoga plaza, barbeque corner, 3 large sized swimming pools and multi-play courts.

Size : 1650 sq.ft to 5650 sq.ft.

### 24. Marvel Citrine

2 and 3 BHK apartments.

Size : 1255 sq.ft. to 2750 sq.ft.

Backed by the success of its residential projects, Marvel has begun to work on several state-of-the-art commercial projects.

**Marvel Edge** our first commercial venture is an ambitious project of over 1 million sq.ft. in Viman Nagar.

**Marvel Sentinel** at Magarpatta Road is a single-standing 70 metre high beacon, that will steer businesses into the 21st century by its sheer elegance, ergonomics and progressive design.

Balewadi, Pune

# MARVEL Cascada

Living Smarter

#### SITE ADDRESS

S.No. 28/3B/1/Part, AT S.No. 29/6/1,  
S.No. 29/6/2, S.No.29/7/3, Balewadi, Pune.

#### ARCHITECTS

MQA – Mandviwala Qutub  
& Associates, Mumbai

#### LANDSCAPE ARCHITECT

Ecoplan Asia Pvt. Ltd., Singapore

#### STRUCTURAL CONSULTANT

Design Werkz Engineering Pvt. Ltd., Pune.

#### LEGAL ADVISOR

Rajiv Patel and Associates



In association with



Values Passion Reliability

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The Developers reserve the right to amend the layout, number of floors, number of flats, elevation, colour scheme, specifications and amenities.