



A story of luxury that stretches on



and on and on and on and on and



A completed Marvel Realtors interior

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The Marvel story is just 11 years old, but over 20 million square feet of luxury housing already stands testimony to how phenomenally the brand has taken flight.

Today Marvel is a name greatly respected by peers, experts and customers alike. The company has grown stronger and the expertise they share is mirrored in every interaction, at every level, that Marvel has with the market. Today the partners believe that their company stands strong because of the trust and respect they have in each others' specialised skills, abilities, and the professional and clear demarcations of responsibility, challenge-taking, and friendship.

At Marvel Realtors you can feel that it is the unique individuals and interpersonal relationships that work. Trust percolates down the line and over to the customer. The company prides itself on complete transparency in all its dealings and promises. Meanwhile day to day, and project to project, employees find pride in striving for perfection, keeping abreast of new technologies and constantly thinking ahead to create differentiators and stay well ahead of the competition.

Marvel is extremely proud of maintaining highly pro-active customer relationships, and to that end has in place a formidable after-sales and maintenance policy.

A dedicated division; an experienced supervisor heading a team of plumbers, electricians, carpenters and handymen attend to any problems faced by clients, even at the oldest projects, long complete and handed over to owners.

Now, backed by the success of its residential projects, Marvel has begun work on several state-of-the-art commercial projects that promise to take the office environment to a whole new level.

The story that's simply marvelous.



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Marvel now presents to Bengaluruans a lifestyle unlike any they've experienced before. **Marvel Viento** and **Marvel Arista**. Two stand-alone buildings, with state-of-the-art apartments, ranging between 3800sq.ft. and 5300sq.ft. Each is beautifully planned and embellished with superior quality specifications and amenities that whisper 'luxury' in every square foot. Our 'standard' offerings, as usual, far surpass the competition on all parameters – styling, quality, finish and home automation. Marvel has refined them all to a fine art.

These examples of unparalleled luxury living built to Marvel's most exacting standards, are situated in Bengaluru's elite Indira Nagar, nestled in nature. As in all Marvel's projects, landscaping and common amenity spaces are used as adornments to architectural design. International landscapers incorporate tropical and indigenous plants into all layouts and on each private terrace.

Remember, Marvel has its impeccable reputation at stake here. Marvel Viento and Marvel Arista will be our best work yet, as we live up to, and surpass, all expectations.

Hello Bengaluru!



What does real luxury mean to you?

Is it an apartment that sprawls over an entire floor with a private entrance lobby and video security?

Is it having your own private spa, or private lap-pool within your apartment?

Is it original Italian marble under your feet or moldings and luxurious detailing above?

Is it complete control of your world and your home at your fingertips via home automation; even when you are half-way across the world?

Is it international-style landscaped gardens, or world-class architectural design?

Is it just peace of mind, transparency of business deals, personalized service and the promise of after-sales-service always close at hand?

Whether it's any or all of the above, there's one company that has been working to make these dreams to reality. Creating all this and more, constantly changing, innovating, up-grading.

Meet Marvel Realtors.



Private lobby, private entrance, private view. Private expanse.

Welcome to Marvel Viento.

Nothing exemplifies our quest to create the ultimate luxury home more than the choice of reserving an entire floor for a single apartment. No noise or curiosity from neighbours, no sharing common space. Get used to the rarified atmosphere.



Unveiling the unbeatable luxury of space.

Marvel Arista is a building with beautifully vast apartments of 4000 sq,ft and over. Extreme luxury comes from the finishes and amenities, but begins with sprawling space, and never has it been spoken better than at Marvel Arista.



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Beat the heat with state-of-the-art VRV central air-conditioning system.

Marvel believes even the weather should be under our control. Ordinary, intrusive air conditioning is no longer enough. The state-of-the-art VRV central air-conditioning system throughout apartments maintains a comfortable temperature, ensures more energy efficiency and the most precise control of temperature and constant circulation of fresh air.

LIVING ROOM HIGHLIGHTS Imported marble flooring | POP/Gypsum finish for walls and ceilings | Telephone and cable TV connections | Big landscaped terraces | Teak wood doors and door frames



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Your own private pool. Is there greater luxury?

Marvel is used to satisfying exacting connoisseurs like you.

We decided that all the space, privacy and luxury we provide wasn't quite complete without adding a private plunge pool on each landscaped terrace. Plus we've made terraces bigger than you can imagine, with beautifully designed landscaping thrown in for good measure.

HIGHLIGHTS | Private plunge pool | Landscaped terrace



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Bedrooms are quiet, private spaces to rejuvenate you.

Silent, tranquil spaces or vibrant, fantasy worlds; Marvel's bedrooms speak the language of pure, expansive luxury only available to a special few.

HIGHLIGHTS | Wooden flooring in master bedroom | Vitrified flooring in additional bedrooms | Telephone and cable TV Connections





Marvel kitchens are spaces to flaunt.

Our international-style kitchens with their convenient wet and dry areas bring into use ergonomic sciences that blend fabulous design with practicality and specifications of exquisite quality. Putting it simply, call the world over; it's time to show off.

HIGHLIGHTS International style kitchens with hob and chimney | Vitrified flooring
| Dry balcony





Bathrooms made for fantasy and fun.

Considering that the average person probably spends over 2 years of their life in the bathroom, it made sense to us that this very private space should be given a little special attention. Our bathrooms scream pure opulence from the quality fittings to their giant sizing.

HIGHLIGHTS Vitrified flooring | Jacuzzi and steam room | Washbasin with counters
| Finest quality fittings and sanitary ware | Solar heater connection





Home Automation sets you free.

Way back in 2004 we were the very first company to use home automation technology within residential apartments, revolutionising the way you live forever.

Whether it is security necessities like swipe cards for access control to the pure luxury of having your curtains swish open magically to suit your mood, or having lights and temperature change to suit your presence, we are constantly innovating. Control your entire house through centrally located LCD touch panels or watch over it via internet from anywhere in the world.

Marvel can create even more automation magic 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 can 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.





Keeping a watch on our carbon footprint. And yours.

Like any company who is proud of its values, we consider the environment a large part of our responsibility.

HIGHLIGHTS Renewable energy via solar heating systems | Rainwater harvesting | Heat and ventilation studies done at design stage | Architectural design ensures good ventilation and maximum use of natural light | Use of energy efficient CFL lighting | Large landscaped areas throughout projects, 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



Indira Nagar is an upmarket area of Bangalore, known for its trees and greenery, located about 4 km East of M G Road, one of the main commercial centers in the city.

The vicinity accommodates almost everything from supermarkets, to retail showrooms and restaurants. The busy 100 Feet Road, which forms an



Distances:

1 km from Leela Palace Hotel

4 km from M.G. Road

200 mts from Chinmaya
Mission Hospital

important link to the Intermediate Ring Road, contains a lot of lifestyle showrooms and cafes. The small but affluent "Defence Colony" with its large bungalows, and neat, shady tree-lined lanes is located along this stretch. Indira Nagar is dotted with small and medium sized companies alongside elegant apartment buildings and shops.

Work on the Metro Rail has begun and the line should be operational by mid 2012, taking the pressure of the roads.



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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 later, the list keeps growing.

KOREGAON PARK

1. **Marvel Residency**
Our very first project.
2. **Marvel Exotica**
3. **Marvel Merlot**
Super Luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.
Size : 3690 sq.ft.
4. **Marvel Aurum**
Super Luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.
Size : 4902 sq.ft. to 4930 sq.ft.

KALYANI NAGAR

5. **Marvel Crescent**
6. **Marvel Vivaldi**
7. **Marvel Vivacity**
2 & 3 bedroom apartments. 3 buildings are uniquely connected by a Clubhouse and indoor swimming pool on the 8th floor.

BOAT CLUB ROAD

8. **Marvel Grandeur**
9. **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 bedroom apartments.
Size: 1600 to 4885 sq.ft.
15. **Marvel Azure**
2-3 BHK homes.
Size: 1265 sq.ft. and 2750 sq.ft.
17. **Marvel Bounty** 2, 3 and 4 BHK.
Size: 1445 sq.ft to 4800 sq.ft.
18. **Marvel Arco**
2, 3 and 4 BHK apartments.
Size: 1360 sq.ft. to 3150 sq.ft.

MUNDHWA

19. **Marvel Matrix**
2 and 3 bedroom 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

20. **Marvel Isola** 3 and 4 bedroom apartments set in 12 acres with resort-style recreation facilities.
Size : 2105 sq.ft to 5225 sq.ft.
21. **Marvel Sangria**
2, 3 and 4 bedroom apartments.
13 buildings, 13.5 acres.
Size : 1710 sq.ft. to 6680 sq.ft.

KHARADI

22. **Marvel Enigma**
2 and 3 bedroom apartments by the riverside.
Size : 1540 sq.ft to 2560 sq.ft.
23. **Marvel Cerise**
2 and 3 BHK homes.
Size : 1345 sq.ft. to 2610 sq.ft.
24. **Marvel Zephyr**
2, 3 and 4 bedroom 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.
25. **Marvel Citrine**
2 and 3 BHK homes.
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.

INDIRA NAGAR, BANGALORE

MARVEL

Viento

SITE ADDRESS:

No.227, 6th Cross, 2nd Main,
Defence Colony, Indira Nagar, Bangalore

ARCHITECTS:

DWP Interics Pvt. Ltd., Pune

LANDSCAPE ARCHITECT:

NiWA Associates, Bangalore

STRUCTURAL CONSULTANT:

Design Werkz Engineering Pvt. Ltd. Pune

LEGAL ADVISOR:

Rajiv Patel and Associates

INDIRA NAGAR, BANGALORE

MARVEL

Arista

SITE ADDRESS

No. 120, Defence Colony,
Indira Nagar, Bangalore

ARCHITECTS

Marvel Design, Pune.

LANDSCAPE ARCHITECT

NiWA Associates, Bangalore

STRUCTURAL CONSULTANT

Design Werkz Engineering Pvt. Ltd. Pune

LEGAL ADVISOR

Rajiv Patel and Associates



MARVEL
REALTORS

Head Office : Marvel Realtors, 301-302 Jewel Tower, Lane 5, Koregaon Park, Pune 411 001. India.

Tel : +91-20-30250700, 26052506/7 | Fax : +91-20-66201389 | Email : sales@marvelrealtors.com | www.marvelrealtors.com

Note: The contents of this brochure are purely conceptual and have no legal binding on us.

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