





Imagine living life in a fairy tale. Imagine living a fairy tale life.

n the heart of Pune, lies a lush, verdant area, well-planned and laid out alongside the river that is the life of the land. Here, in territory that Marvel considers its very own province, off the elite residential area of Boat Club, is an isle of serenity, super-luxury and flowing space, that is now Marvel Imperial.



- 5 kms from the Airport
- 2 kms from the Railway Station
- Numerous shopping centres, educational institutes and hospitals in the vicinity



Ameniti

t Marvel Imperial your fantasy life actually meets reality. Each of these 11, exquisitely planned apartments spread across over 4000 sq. ft. of sprawling

luxury, embodies every dream that you could conjure. Super-sized, über luxurious, and highly customizable, there is only one apartment per floor, each having a private swimming pool, personal spa and cutting-edge home automation systems to control luxury and security.

sould that be a mermaid i see?

Standard amenities in any Marvel apartment include Italian marble flooring, real teakwood doors and door frames, landscaped areas, top-of-the-line specifications and a detailed eye to all finishes.

### Some Luxurious Highlights

- Private swimming pool
- Italian Marble flooring
- State-of-the-art Home Automation System
- Complete Power back-up
- Teakwood doors and frames
- POP/Gypsum finishes
- Granite / Marble kitchen platform
- Jacuzzi and Steam room in every apartment
- VRV Central Air-conditioning
- Premuim quality fittings & sanitaryware
- Solar heater connection



# Facadabra!

Every corner of your Marvel home will be filled with magic. Beyond the detailing, beyond the quality. We mean this very literally.

witches are passé. Rooms magically light up when you walk in. The lighting is sensitive to your moods and the gadgets obey you as though invisible elves were manning them. Curtains flutter to the wave of your arm.

Automated apartment management systems with LCD touchscreen panels and remote controls allow you to monitor everything around you, as though you were gazing into a crystal ball. Air conditioners, geysers, microwaves, every gadget responds to your magic wand.

Security systems that guard your palatial residence are no exception. Science and the surreal join hands in simplifying your life.

Leaving you all the time in the world to luxuriate in your utopian kingdom.

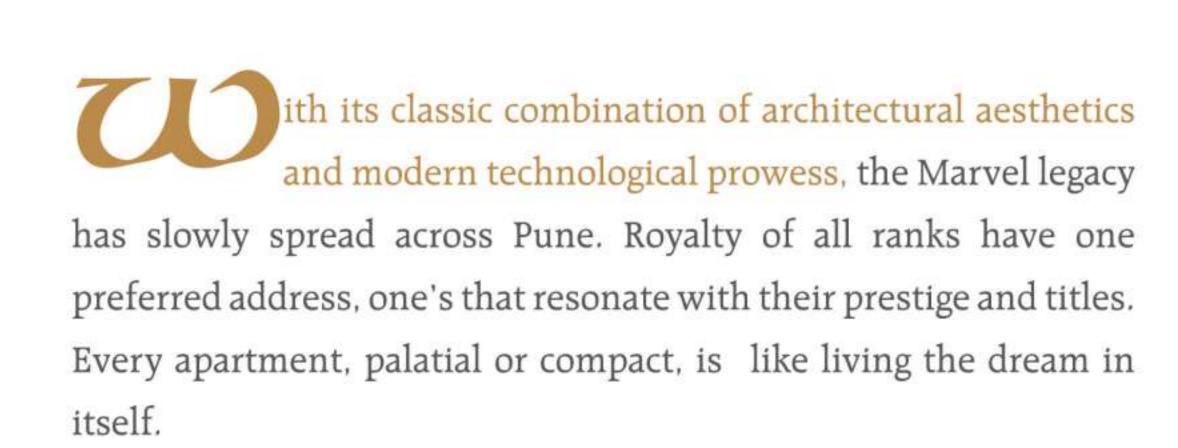






### Automation par excellence





Marvel has key projects in the city's most elite locales of Koregaon Park, Boat Club Road, Kalyani Nagar, Mundhwa, Magarpatta Road, and Kharadi.

Marvel Residency and Marvel Exotica are located amid green areas in Koregaon Park.

Marvel Crescent, Marvel Vivaldi and Marvel Vivacity are in Kalyani Nagar. The former two are exclusive projects of 9 perfectly designed apartments to suit today's modern lifestyle. Marvel Vivacity is a 41-apartment U-shaped complex. Its 11 storeys are divided by a unique Clubhouse and indoor swimming pool on the eighth floor.

Marvel Grandeur, Marvel Élan and Marvel Mystique located on Boat Club Road, are the epitome of luxury living; projects with super-sized apartments — one per floor, each having a private swimming pool and the most modern apartment management systems.

### Coming Up

Another project at
Boat Club, with supersized luxury apartments,
and larger projects at
Kharadi and Magarpatta
offering luxury and super
luxury apartments.

**Marvel Merlot** is yet 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 an IT 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 Diva at Magarpatta is nestled in bountiful environs, in close proximity of commercial hubs, BPO's and software parks, are our latest offering that allow you to choose from luxury and super luxury apartments.

Marvel Enigma by the riverside in Kharadi, is strategically located in the software hub, and yet far from the madding crowd.

Here you can choose from 2 and 3 bedroom apartments, that integrate sci-fi with reality, in the comfort of your homes





## Typical Floor Plan

Can a fairytale be for real?



FLAT NO.	SALEABLE AREA	TERRACE AREA	TOTAL SALEABLE AREA
101, 301, 501, 701, 901	3825 SQ. FT.	550/2 SQ. FT.	4100 SQ. FT.
201, 401, 601, 1001	3825 SQ. FT.	510/2 SQ. FT.	4080 SQ. FT.









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### Site

Kirti Shyam Society, Boat Club, Pune 411 001.

### **Architects**

DWP Interics

Malwadkar & Malwadkar

### Structural Design

Ravindra Babhuley, Aurangabad

### **Legal Advisors**

Rajiv Patel & Associates