

marvel

matrix

password protected



matrix

password protected





the future of li



# ving

The information and communication age has given rise to lightning speeds, easy access and freedom for information to flow worldwide at the click of a button. Technology grows obsolete with the discovery of newer methods and processes. There is a constant need to update and upgrade skills and information. In our global village, world citizens are demanding more in terms of speed, professionalism, design, convenience, comfort and luxury.

Marvel, Pune's leading name in real estate and property development now offers Marvel Matrix, the epitome of luxury living in the information and communications age.

## about marvel matrix

Midst dense afforestation and exquisitely manicured green surroundings, Marvel Matrix offers a choice of 2- and 3-bedroom hi-tech apartments in two towers that reach for the sky.

Perfectly designed with the optimal use of technology, every apartment is the perfect domain that nurtures visions for a better tomorrow through hi-tech lifestyles today.

Come, discover the future of living in Marvel Matrix.

## location

- Just 15 minutes from the airport and 25 minutes from the railway station
- Close to major hospitals
- Verdant surroundings
- In the vicinity of Software Parks and BPO offices





the marvel







Life non-stop. That's the mantra of every person today. Marvel recognizes the need for every individual to cherish one's home, a home that is the true reflection of one's identity. Marvel understands this need for uniqueness. Upholding its values of transparency in dealings and with uncompromising standards on quality, Marvel has provided for top-of-the-line specifications that have become the norm in every Marvel landmark.

## marvel specifications

- Italian marble flooring
- Teak wood doors
- POP / Gypsum finish to walls
- Elegant fittings for doors and windows
- Flower beds on terrace
- Wooden flooring
- Jacuzzi and steam room in each flat
- Smart Card access





programmed for success







## uniquely matrix

Young, urban, nuclear families are more techno-savvy today as they are constantly being pampered by more gadgets and techniques to help race the clock.

Success is the result of a healthy lifestyle. Marvel Matrix is structured around the need of urban professionals to help them achieve more. The entire project is a wi-fi zone, which means communication non-stop. Connect to the internet, anytime you please.

More than thirty percent of the area is dedicated to dense afforestation, making it an oxygen-friendly, no pollution zone. Besides, special channels for rain water harvesting, manicured lawns and landscaped surroundings add to the environment-friendly atmosphere at Marvel Matrix. A jogging track around the woods, a well-equipped gymnasium and a good sized swimming pool in the sprawling Clubhouse make for great spots to socialize and meet people. With plenty of greenery and space for activities to help residents relax, Marvel Matrix is sure to have all its residents living midst peace and calm.

## special features

- Smart Card access from the spacious lobby area to individual apartments
- Video phone for security
- Wi-fi connectivity in all apartments
- Dense woods, green, manicured lawns and landscaped area provides extra tranquility
- Rain water harvesting techniques, solar powered heaters add to the eco-friendly touch







elements of perfe



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## living rooms

- Italian marble flooring
- Teak wood doors
- POP / Gypsum finish for walls
- 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
- Granamite flooring
- Quality modular switches
- Elegant fittings for doors and windows

## kitchens

- Granite / marble kitchen platform
- Separate drinking water connection
- Dry terrace and provision for washing machine
- Provision for water purifier

## bathrooms

- Jacuzzi and steam room in each flat
- Separate wet and dry area
- Anti-skid flooring
- Wash basin with counter and cabinets in bathrooms
- Finest quality bathroom fittings and sanitary ware
- Designer bathroom dado
- Solar heater connection in bathrooms





creating landmarks







## about marvel

Rapidly growing into one of India's major IT and BPO hubs, Pune offers professionals a well-balanced life, exponential career growth and adequate time to share with family and friends. Set apart by a moderate climate, green surroundings, world-class educational institutions, modern amenities and improving infrastructure, the city is much sought out by industrialists, businessmen and the cognoscenti alike.

MARVEL, a respected name among real estate professionals has several projects in the city's most elite locales of Boat Club Road, Mundhwa, Kalyani Nagar and Koregaon Park.

MARVEL RESIDENCY, MARVEL EXOTICA and MARVEL MERLOT are located midst the green areas in Koregaon Park.

MARVEL CRESCENT located 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, Marvel Vivacity has a unique Clubhouse on the 8th floor with an indoor swimming pool.

MARVEL GRANDEUR lies on the banks of the river, in the heart of Pune, just 3 kilometres from the airport and a kilometre from the Railway station. Located on Boat Club Road, it is an ode to luxury living of the highest standards. A project of four exclusive flats – one apartment per floor, the building has a swimming pool in every home and the most modern security systems.

MARVEL ÉLAN, soon to be built opposite Marvel Grandeur, will have 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 a choice of living in super luxurious 4-bedroom apartments.





## A HALLMARK MARVEL REALTORS PROJECT

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### SITE ADDRESS

Survey No. 77/1H - 77/1G  
Mundhwa, Pune 411 036

### ARCHITECTS

Mr. Philip  
DWP INTERICS

### STRUCTURAL DESIGN

Ravindra Babhulay, Aurangabad