adani
Realty

MARATHON

Monte South

Above and beyond

Why settle for tiny apartments? Why settle for uninspiring amenities?
Why settle for less when you can be a part of a real landmark?

In the heart of Mumbai, spread across a vast expanse in Byculla, Monte South is where opulence thrives. It is truly one of a kind because it's set on a massive 12 acre plot - one of the largest remaining land parcels in South Mumbai. This has given us an opportunity to create an oasis of calm, beauty and serenity that will make you forget that you're in the middle of one of the biggest cities in the world.

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The project has been registered via MahaRERA registration number: P51900001936 / P51800001779 / P51800001681 / P51800001585 /P51900001346 / P51800002818 and is available on the website https://maharera.mahaonline.gov.in under registered projects. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects.

Monte South is developed by Swayam Realtors & Traders LLP (A joint venture by Adani Realty & Marathon Group Company).

Project funded by HDFC Ltd.


Rendered Image

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*Rendered Image

1

The Project

The ultimate address of luxury

From enormous themed landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, Monte South offers the perfect blend of connectivity to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.

An award-winning addition to the city skyline.

Realty powerhouses Marathon Group and Adani Realty have come together to create a residential landmark that will go on to become an endearing icon for the luxury capital. Designed by the inimitable Hafeez Contractor, Monte South is a magnificent project that towers above the city.



*Rendered Image



'Best Residential High-Rise Architecture' at the Asia-Pacific Property Awards 2017



'Best Residential High-Rise Development' at the Asia-Pacific Property Awards 2017



'Luxury Project of the Year' at the DNA Real Estate and Infrastructure Awards 2017

2

Apartments

Experience uncompromised luxury

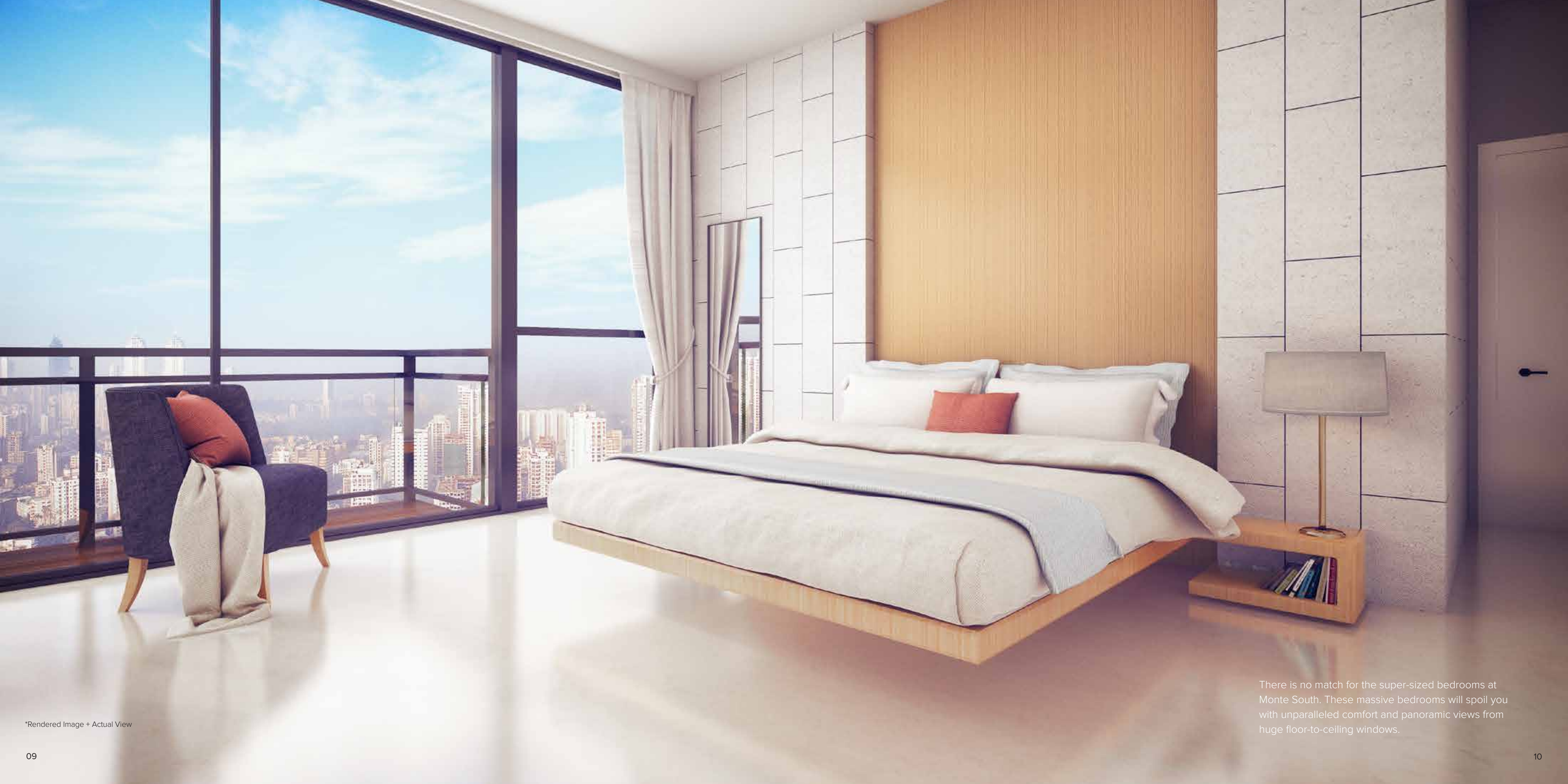
Don't settle for increasingly compromised apartment sizes. After all, what is luxury without the feeling of grandeur and excess?

Monte South offers homes that are expansive in every sense - high ceilings, incredibly spacious rooms, and views that overlook the horizon. Detailed with the finest finishing, Monte South brings to you uncompromised luxury at every turn.

The typical living room at Monte South is immensely large and airy, incomparable to most other projects. Huge windows open up to gorgeous views of the city skyline.



*Rendered Image + Actual View

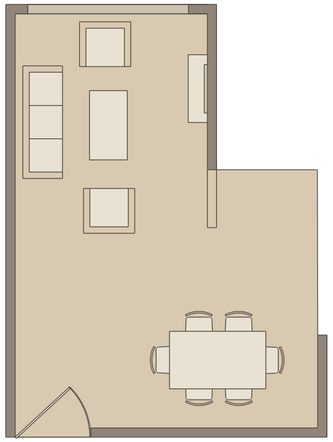


There is no match for the super-sized bedrooms at Monte South. These massive bedrooms will spoil you with unparalleled comfort and panoramic views from huge floor-to-ceiling windows.

*Rendered Image + Actual View

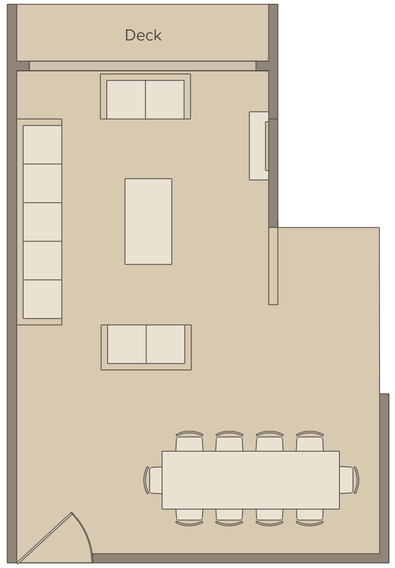
Putting the large back in luxury

Monte South features enormous apartments that offer uncompromised luxury. Our living spaces are amongst the largest in the luxury segment. Take for instance the living room - a space where families spend.



Typical living rooms

This is how typical living rooms look. What you find is restricted seating capacity in both the dining and living areas. There isn't space to pull more chairs for guests to sit, and in case you do, the space will feel cramped.



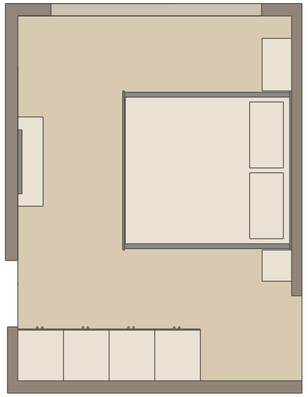
Monte South living room

We've designed enormous living and dining spaces to bring large families together. Our living rooms are large, airy and have a big wide window to allow for a great view. You can also be the perfect host and entertain a lot of guests.

Disclaimer - The above diagrams are of a particular configuration, and for representation only. Decks are a part of only certain apartment types.

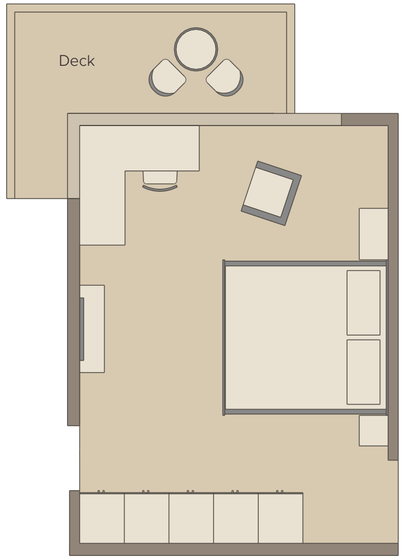
The space to do more

The master bedroom is another space where you're likely to spend most of your time, and the more room you get, the more you can do with it.



Typical master bedroom

Typical master bedrooms are just about large enough to fit a king bed, 2 small side tables and medium-sized wardrobe. There's not much space otherwise, and you can't really do much aside from the primary functions.



Monte South master bedroom

The Monte South master bedroom is almost 30-40 percent bigger than the typical master bedroom. Use the extra room to add a lounge chair for when you want to space out and enjoy epic views of the skyline or add a desk or a dressing table - the possibilities are limited only by your imagination.

Disclaimer - The above diagrams are of a particular configuration, and for representation only. Decks are a part of only certain apartment types.

Step out onto the deck, and you'll feel like you've stepped right into the city sky. Enjoy mesmerizing views till where the sky meets the sea.



*Rendered Image + Actual View

Monte South's orientation is purpose designed to ensure panoramic views, and plenty of sunlight and ventilation in your home. The large windows invite the beauty of the outdoors to seamlessly fuse with the indoors. Double glazed windows keep the homes cool even during the summer.



*Rendered Image + Actual View

Even our bathrooms have incredible views!
Laze in the bathtub with the city painting the backdrop.



*Rendered Image + Actual View

Enormous kitchens with a massive amount of counter space.
You'll find excess and comfort in every aspect of Monte South.



*Rendered Image + Actual View

3

The Dream Flat

Opulence in the skies

At Monte South, we wanted to give potential buyers a chance to truly experience the sheer grandeur that comes with living in a landmark luxury high-rise.

We got multi award-winning ZZ Architects to design an ultra-lavish dream home on the 28th storey of the 1st tower. It's a combination apartment of two 3.5 BHK homes, that's as luxurious as homes get, with views that are as surreal as they get.



Actual photo



Actual photo



Actual photo



Actual photo

4

Amenities

An oasis in the sky

Perched on the 8th floor podium is an oasis in the sky - high above the city, unlike any other. Acres of space for the mind to wander, waterscapes to soothe your senses, serene paths to stroll around, cabanas to laze in, and even a beach!

Dig your toes in the sand as you enjoy the sunset or play a game of beach volleyball on soft sands.



*Rendered Image

A deep connection to nature

Humans love nature, and our moods, health, and happiness are deeply impacted by it. Natural landscapes are incredibly diverse. So how do we incorporate that kind of diversity to the built environment?

Monte South gave us a huge canvas to integrate a variety of natural elements - greenscapes, waterscapes and even sandscapes. You'll find a vibrant mix of carefully-crafted greenery, water bodies, and even soft white beach sand.

The Science

People who are exposed to greenery are more friendly and supportive and less likely to have psychological fatigue or be rude to others (Kuo and Sullivan 1990).

Patients with a view of greenery healed faster and needed lesser pain medication than patients who instead saw a brick wall. (Roger Ulrich, 1984).



*Rendered Image



Take a dip in one of the enormous swimming pools, sunbathe by a cabana, or soak in the day under the shade of breezy palm trees.

*Rendered Image

The Jain temple at Monte South.
Your serene space of prayer.





*Rendered Image

In a city that's starved for open spaces, the Amazon themed landscaping at Monte South is designed to be a unique experience. The pathways, lily ponds, and pergolas are all tranquil spaces for you to unwind.

Swimming Pool

Jain Temple

Palm Court

Pool Deck

Pergolas

Senior Citizens Corner

Lotus Pond

Monte South has a large multipurpose court that can accommodate a wide variety of sports.



*Rendered Image

With an array of sporting and fitness facilities at Monte South, meeting your fitness goals will be super easy.

Multi-purpose Sports Court

Gym

Jogging Track

Beach Volleyball

Indoor Games Room

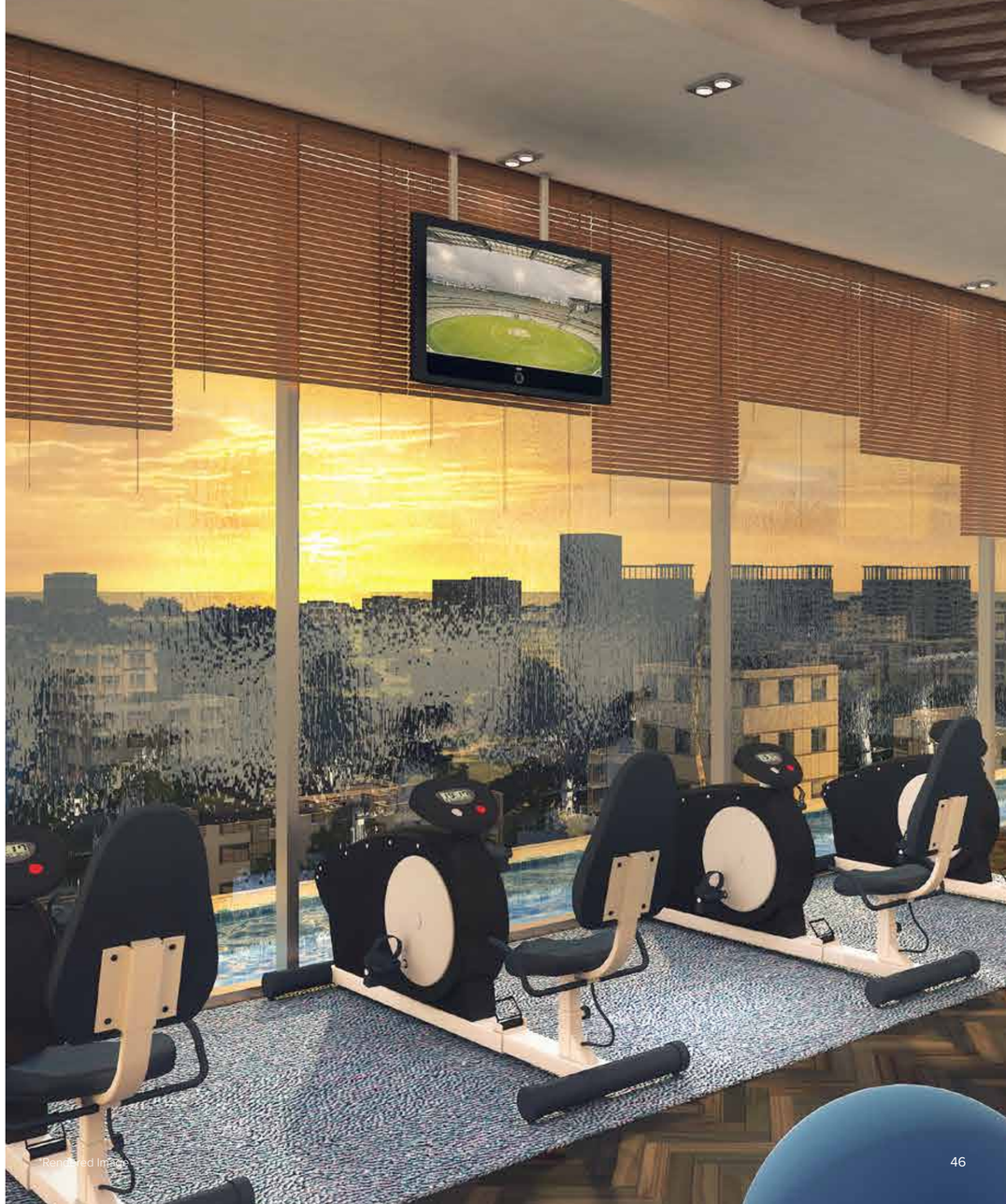
Kids' Play Area

Skating Rink

Golf Putting Range



*Rendered Image



*Rendered Image

Arrive home in style

The entrance gate at Monte South is designed to allow easy merging with the traffic, so you can get in and out with ease.

An impressive 8-storey tall podium façade welcomes you home with a vertical sky garden. It's a tropical welcome that cools your senses and makes you feel at home, even before you've stepped inside the lobby.



*Rendered Image

High speed elevators | **Multi-level security** | **Plenty of parking space**

*Rendered Image

5

Location

An opportunity of a lifetime

Monte South enjoys an exceptional location right in the heart of South Mumbai. It is well connected to major highways, making your commute to anywhere in the city easy.

But there is much more to its location than just convenience. You see, every once in a while there comes an opportunity for exponential growth. Monte South, being located in Byculla, presents exactly such an opportunity. With radical transformation underway, it is a location with immense potential for growth.

Set for a radical transformation

For the heritage-rich quarters of Byculla, the time for a remarkable make-over has come. Byculla today finds itself in a similar situation as Lower Parel did about 12-15 years ago.

At Lower Parel most of the land was occupied by defunct mills. The area did not enjoy a good reputation despite enjoying a strategic location in South Mumbai. But things changed dramatically. Old mills became swanky malls, and residential complexes, restaurants, and corporate parks popped up overnight. Property rates at Lower Parel skyrocketed by almost 10 times in a span of 15 years!

With large mill lands now being redeveloped at Byculla, and given its strategic location at the center of the city, we believe Byculla is set to follow Lower Parel's trajectory and experience a radical transformation. Monte South, being developed on one of the largest available mill lands, is at the forefront of this transformation.



In the heart of the city...

Byculla is extremely well-connected to all parts of town.

Monte South finds itself strategically located with easy access to South Mumbai, the business districts of Lower Parel, the Western and Eastern Express highways, and the Eastern Freeway. Your daily commute will be a breeze.

Byculla is also surrounded by neighborhoods at the forefront of culture - offering the finest dining, shopping and entertainment experiences the city has to offer. From colonial Colaba and corporate Parel, to hipster Bandra and hotspot Andheri, the charm of every neighborhood is just a few kilometers away.

Hospitals

Saifee Hospital
3.3 km

Prince Aly Khan Hospital
1.9 km

Jaslok Hospital
4.5 km

J. J. Hospital
2.1 km

Shopping

High Street Phoenix
3.7 kms

Palladium Mall
3.8 kms

Atria Mall
5.1 kms

Colaba/Kalaghoda/Fort
4.8 - 7 kms

Schools

Villa Theresa
5 kms

Christ Church
700 m

Queen Mary
3.1 kms

Aditya Birla
World Academy
2.7 kms

Colleges

Sophia College
4.8 kms

St. Xavier's
4.4 kms

J.J. School of Arts
3.5 kms

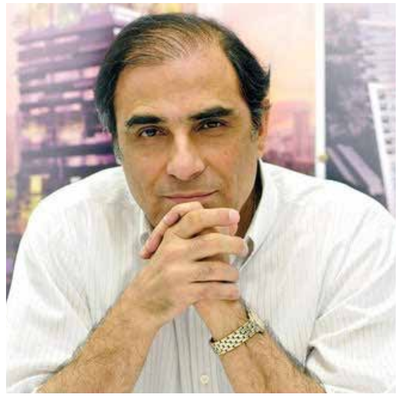
Jai Hind
5.6 kms



6

Construction

To achieve our goal of uncompromised luxury, we've partnered with the best in the business. Monte South is designed by the inimitable Hafeez Contractor, with landscape design by the world-renowned LSG Inc. With cutting-edge construction technology and practices being used for the project, Monte South is a stunning landmark that is built to last.



The Architect of Mumbai's Skyline

The architect behind Monte South's landmark towers is Hafeez Contractor; a visionary who has impacted the skyline of metropolitan India with his unmistakable signature style.

He set up practice in 1982 with a dedication to design excellence, efficient delivery, and sophistication in building technology. Today, he heads the largest architectural firm in India, with over **550** team members. The firm has to its credit over **2500** clients and **7.2 billion** square foot of on-going projects in **100** cities and **5** countries.



Masters in Outdoor Living

The imaginative landscapes at Monte South have been envisaged by the award-winning American landscape firm LSG Inc.

Their expertise includes master planning, site design, environmental assessments, and landscape architecture. They firmly believe in creating spaces that are smart, sustainable, creative, and transformational. Their impressive portfolio includes projects throughout the Eastern Seaboard, China, and India.

Some of the best structures in the world set themselves apart from the rest because of the kind of thought that goes into their construction.

Monte South is no different - it's foundation rests on future-proof construction practices that are efficient in function and sustainable in form

Rock solid structure

The revolutionary Korean Kumkang formwork technology employed at Monte South allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.





Micro-Managed Quality

An on-site batching plant generates high-grade concrete on demand, and an on-site material testing lab ensures the highest levels of quality control. Our engineers go right till the source of the raw material to ensure that quality is uncompromised.

Pioneers of Best Practices

We do not outsource our construction and our engineers retain full control over construction quality. With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry.





Practicing Sustainability

Eco-friendly construction choices have been consciously made, including the use of low VOC materials, reduced CFC content, and ozone friendly fire-fighting. On-site debris is recycled and reused, preventing construction waste from causing ecological damage.

Optimising Energy Usage

We have conducted extensive solar and wind studies to ensure that the towers are oriented to maximize natural light and ventilation while reducing energy consumption. Double glazed windows keep the homes cool even during the summer.



7

Developers

Monte South is an alliance of pioneers - a joint venture between two real estate powerhouses - Adani Realty and Marathon Group. Over the years, the companies have created award-winning projects that have gone on to become landmark residential and commercial spaces, with over 87 million sq. feet of land developed between the two names.

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Touching your lives, the Adani way.

Adani Realty is one of the youngest arms of India's top infrastructure and development conglomerate - the Adani Group. With a commitment to getting India on par with the most advanced countries around the world, we have begun development in our most promising cities, integrating the finest design aesthetics with cutting edge construction technology.

As part of the Adani Group, we have a legacy of trust and excellence we live up to; a fact that has driven us to achieve a lot in a relatively short period of time. At present, we are developing over 69 million sq. ft. of residential, commercial and social club projects across Ahmedabad, Mumbai, Gurgaon, Mundra and Kochi. Our aim is to revolutionize real estate, keeping in mind the varied aspirations and lifestyles of new age India.



Developer of the Year - Residential
Adani Estate Pvt. Ltd.
Western Heights - Mumbai



Asia's Greatest Brands
Adani Realty
Industry: Real Estate Category: Residential



Developer of the Year
Realty + Conclave & Excellence Awards 2017



Developer of the Year - Residential
ADANIM2K PROJECT LLP
Oyster Grande - Gurgaon



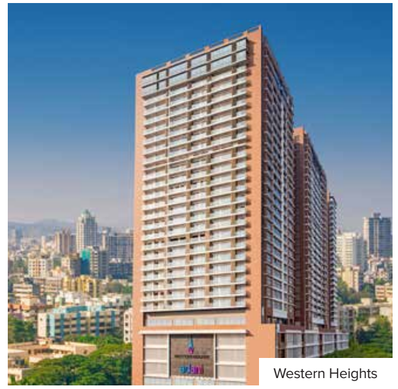
Project of the Year (Premium Segment)
Western Heights - Andheri
Accomodation Times International Real Estate Awards 2016



Best Residential Project in the Luxury Category
Water Lily - Ahmedabad
CNBC Awaaz Real Estate Awards 2015



Shantigram



Western Heights



Oyster Grande



Pratham



The Belvedere



Aangan

MARATHON

Redefining Real Estate

Marathon Group is a 49-year-old Mumbai based real estate development company that has completed over 80 projects in the city. The group is proud to have provided homes for more than 5,000 families, retail spaces for 400 retailers and offices for 350 businesses.

Marathon is currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



Marathon Group awarded **"Developer of the Year"** at the ET NOW Real Estate Awards 2018



Marathon Group has been awarded Certificate of Merit 2016 by IMC RBNQA



Marathon Group is the 1st company in India to implement property e-registration for customers of Marathon Nexzone, Panvel.



Marathon Group has won the IMC RBNQA 'Making Quality Happen' Award in 2017



Marathon Futurex, Lower Parel awarded "Best Upcoming Green Project of the Year-2015" by Construction Times Builders Awards



Recognised as **"2nd Most Trusted Developer in MMR"** By NDTV Profit & Prop Equity Survey, 2014



Marathon Nexworld



Marathon Monte Vista



Marathon Nexzone



Marathon Nextown



Marathon Monte Carlo



Marathon Futurex

Disclaimer

Specifications and amenities mentioned in this brochure / advertisement and promotional documents are only representational and informative. Information, images, visuals, drawings plans or sketches shown in this promotional document is / are indicative of the envisaged development and the same are subject to approvals.

Maps may not be to scale and distances and travel times are as available on Google Maps.

All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction.

*The images of the dream flat shown are rendered images of the flat merged with actual drone views from the site. The views depicted in the pictures are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the Promoter. The view/s may not be available from all the flats in the Project and customers will need to apprise themselves on the views available from the flat/apartment of your choice.

The rendered images of the proposed Residential Flat are of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential unit. It is for representation purpose only. The Promoter/ developer shall not be required to provide any furniture, items, goods, amenities etc as displayed in the picture/s. All plans, specifications, dimensions, designs, measurements of the flat are indicative and are subject to changes. The dream flat / show flat is of a specific configuration only. Actual configurations for sale may vary. Customers are requested to apprise themselves of the details for the configuration of their choice.

The amenities shown herein are only indicative and they are subject to change/s based on approval from competent authorities. The Project Monte South shall be developed in a phase wise manner and is divided into various Real Estate Projects. Common amenities will be delivered with real estate project Monte South 6.

All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The relationship between the Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional document.

This brochure is not a legal document and we reserve the right to change, amend and modify the contents and shall not be liable to any intending Purchaser or any one for the changes/ alterations/ improvements so made.