

MARVEL | GANGA

FRIA Phase I

2 & 3 BHK apartments and penthouses
Wagholi, Pune

Drop
in to
play.



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You don't just play games at Marvel Ganga Fria. You create them. You re-invent them.

A unique project that combines recreational opportunities with luxurious living, Marvel Ganga Fria is your home where games come to life.

Are you a cricketer with the love of football? Perhaps you want to learn how to skate while on the second lap in the pool? Or do you want to spend evenings shooting hoops with a feathered shuttle?

You can do all and more at Marvel Ganga Fria. Choose from over 35 recreational amenities to suit your mood.

Drop in to play.





Pune's new sporting arena



Waghholi is an upcoming eastern suburb of Pune. Close to several offices and IT parks, it is fast becoming the residential area of choice for families and individuals alike.

Waghholi caters to every need and desire of a home-owner today. In close proximity are malls and multiplexes that jostle for space; coffee shops and restaurants entice with their multi-cultural cuisine; and schools and colleges are aplenty.

Well-connected by broad, 4-lane roads, Waghholi is where all the action is taking place in Pune today. Being accessible to booming Ranjangaon and the industry hub of Chakan simply adds to the convenience.



May the best
player win



Marvel Ganga Fria is Pune's latest residential playing field that combines landscaped spaces and recreational facilities to create the perfect project.

Spread across acres of landscaped space, it envelopes luxurious living and unique amenities.

The towers at Marvel Ganga Fria sit comfortably within these lands, leaving plenty of space for sports and recreation. The second phase of Marvel Ganga Fria will be coming up shortly, increasing the number of towers in the project.

Place your bet on any of Phase One's apartments, including penthouses, and you're sure to find a winner. Ranging from 2 to 3 BHK, each apartment is built to the high standards of Marvel, offering the best in design, luxury and comfort – a winning combination, every time.

Designed to offer maximum privacy and yet not compromise on the view, these homes are a promise to better living.

The project has ample car parking.





Step inside Marvel Ganga Fria and you will feel an adrenalin rush. Everything within the project has been developed keeping in mind the recreational needs of children and grown-ups alike.

The landscape has been designed to create an environment to exercise, relax, socialise and play. Here, green lawns merge into water bodies, timber boardwalks connect to shaded walkways and casual recreation turns into challenging sports.

Indulge in a friendly cricket match or spend time kicking some goals at the mini-football field. Or perhaps shoot a few hoops in the basketball court. If you prefer, exercise your arms and stamina at the badminton, squash and tennis courts. There is also a skating plaza where you can discover balance and a new skill. Should you feel the need to practice your swing, we have a mini-golf course.

Then again, you could do all of it.

The only person stopping you, is you.



Let the
games
begin





If games and sports aren't for you, you can always seek fitness at the state-of-the-art gymnasium or the fitness centre. Enjoy a swim at the main pool while kids make a splash at the one for children. The clubhouse makes for the perfect place to relax, offering respite from the outdoors.

For those looking for more relaxed ways to unwind, there is the yoga meditation plaza. And if you're looking for some me-time, there is the spa that offers tranquil moments, away from the hustle-bustle of everyday living.

The landscaped areas offer opportunities for unhurried strolls. Saunter through ecological walkways, spend a slow afternoon in woodland gardens, take in the fragrance of the aromatic gardens, and enjoy quiet introspection in the tree grove seating.

Marvel Ganga Fria isn't all sports and fitness. There are special zones that encourage socialising as well. The festive gathering plaza, the soft landscaped party lawns and amphitheatre create reasons for special occasions or casual get-togethers.







Your playground, your rules



Living-rooms

- Imported marble flooring
- POP / Gypsum finish for walls and ceilings
- Telephone and cable TV connections

Terraces

- Landscaped with flower beds

Kitchens

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

Bedrooms

- Vitrified flooring
- Air-conditioning

Bathrooms

- Vitrified / Ceramic flooring
- Steam room in master bathroom
- Shower cubicles in all bathrooms
- Washbasin with counters
- Finest quality fittings and sanitary ware
- Designer dado
- Solar water connection

Home automation

100% generator back-up





The gaming console for your home

Whether you're incredibly tech-savvy, or completely technology-phobic, you'll fall in love with the unbeatable luxury that is 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 wonders 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.





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 an active player in the quest to save the earth, Marvel's technology, good practices and core values ensure 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



The environment wins this round

A player to contend with



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 and Lulla Nagar. The first project was started in 2001. Eleven years and 24 million sq.ft later, the list keeps growing, with Marvel extending its reach to Mumbai, Bengaluru and Goa as well.

BOAT CLUB ROAD

01. Marvel Grandeur
02. Marvel Élan
03. Marvel Mystique
04. Marvel Imperial
05. Marvel Coronet

KOREGAON PARK

06. Marvel Residency
07. Marvel Exotica
08. Marvel Merlot
09. Marvel Aurum
Super luxurious 4 BHK apartments,
one per floor.
Size: 4902 sq.ft. to 4930 sq.ft.
10. Marvel Simrose

KALYANI NAGAR

11. Marvel Crescent
12. Marvel Vivatid
13. Marvel Vivacity

KHARADI

14. Marvel Enigma
2 and 3 BHK apartments by the riverside.
Size: 1540 sq.ft. to 2560 sq.ft.
15. Marvel Corise
2 and 3 BHK apartments.
Size: 1345 sq.ft. to 2610 sq.ft.
16. Marvel Citrine
2 and 3 BHK apartments.
Size: 1255 sq.ft. to 2750 sq.ft.
17. Marvel Zephyr
2, 3 and 4 BHK apartments.
22 acres of garden wonderland.
Size: 1650 sq.ft. to 5650 sq.ft.

MUNDHWA

18. Marvel Matrix

MAGARPATTA ROAD

19. Marvel Diva Phase I & Phase II
Size: 1600 sq.ft. to 6450 sq.ft.
20. Marvel Ritz
Super luxurious 2, 3 and 4 BHK apartments.
Size: 1600 sq.ft. to 4885 sq.ft.
21. Marvel Azure
2 and 3 BHK apartments.
Size: 1265 sq.ft. and 2750 sq.ft.
22. Marvel Bounty
2, 3 and 4 BHK apartments.
Size: 1445 sq.ft. to 4800 sq.ft.
23. Marvel Arco
2, 3 and 4 BHK apartments.
Size: 1360 sq.ft. to 3150 sq.ft.

NIBM ROAD

24. Marvel Ikota Phase I & Phase II
3 and 4 BHK apartments
with resort-style recreation facilities.
Size: 2105 sq.ft. to 5225 sq.ft.
25. Marvel Sangria
2, 3 and 4 BHK apartments.
Size: 1710 sq.ft. to 6680 sq.ft.

KONDHWA

26. Marvel Albero
2, 3 and 4 BHK apartments and penthouses
designed around an 80 year old tamanna tree.
Size: 1300 sq.ft. to 4630 sq.ft.

GOA

27. Marvel Bellaxa
3 BHK apartments and penthouses.
Size: 3560 sq.ft. to 4815 sq.ft.

BENGALURU

28. Marvel Viento
3 and 4 BHK apartments and penthouses.
Size : 3850 sq.ft. to 5625 sq.ft.
29. Marvel Anata
4 BHK apartments and penthouses.
Size: 5470 sq.ft. to 6560 sq.ft.
30. Marvel Amora
31. Marvel Oriat

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

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

Marvel Ganga Trueno consists of two 11-storey high towers at Viman Nagar, where the distinct textures of stone combine dynamically with steel, to create a façade that's contemporary.

Marvel Vista, the upcoming coveted commercial address at Lulla Nagar, offers seven floors of well-planned and unrestrained spaces.

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.

Marvel Fuego at Magarpatta Road is a commercial office space that will change the way people do business.

The Boulevard @ Marvel | Ganga Sangria is a luxury pedestrian mall, with stores, bookshops, cafes, restaurants and more at NIBM Road.

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FRIA Phase I

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Wagholi, Pune

SITE ADDRESS

New Gat No. 1400(PT), 1401(PT), 1402-01(PT),
1402-02(PT), 1402-03(PT), 1402-04(PT),
1402-07(PT), 1423(PT), 1424(PT)
Village, Wagholi, Tar-Haveli, Pune.

ARCHITECTS

DWP Interiors Pvt. Ltd., Pune

LIASIONING ARCHITECT

Rahul Malwadkar Architects, Pune

STRUCTURAL DESIGN

Design Werkz Engineering Pvt. Ltd., Pune

LANDSCAPE ARCHITECT

Taitb Landscape Studio Pvt. Ltd., Bengaluru

LEGAL ADVISORS

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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.