YOU. NATURE. AND NOTHING BETWEEN.

MARVEL Bounty II

Magarpatta, Pune

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SPACIOUS INDOORS. LANDSCAPED OUTDOORS.
A HOME THAT BLURS THE DIVIDE BETWEEN NATURE AND YOU.



WELCOME TO THE INTIMATE SIDE OF NATURE

Nature flows from the outdoors into your living space at the contemporarily styled homes that is Bounty II. Each apartment here has an expansive private terrace that is landscaped with great love and detail so that walls of your home cease to be a barrier to the carefully laid-out green outdoors.

Indeed, everything in your Bounty II apartment is designed to make you one with nature. You will have the best seats in the house when it comes to different moods of the sun or the grand show of the leaves transforming with every changing season, even as the soothing purr of the breeze plays in the background.

In short, the pick of nature surrounds each apartment at Bounty II.

A LOCATION HANDPICKED FOR CONVENIENCE



The location co-ordinates of Bounty II are such that you will find all your needs catered to, just a few minutes away. This is because the property is located on Magarpatta Road. In other words, the city's best malls, IT townships and commercial complexes would be just a short drive away from your home. It is also a mere 10 minutes from the elite locales of Koregaon Park and Kalyani Nagar where some of Marvel's signature projects reside.

Connectivity

- Airport – 20 minutes
- Railway station – 20 minutes
- Close to major hospitals and schools
- In the vicinity of software parks and BPO offices



THE BOUNTY LIFE

Homes at Bounty II are where style and nature reside in complete harmony. For one, they offer you the best amenities in the business like the jacuzzis and steam rooms in the extra-spacious Master Bathrooms. From tiles to fitments, the smallest of detail in each apartment is carefully thought out. This attention to minutiae extends to each apartment's landscaped private terrace as well, bountiful in comfort, aesthetics and natural vistas, indeed.

3.5 BHK	4.5 BHK	Duplex Penthouse - 3.5 BHK	Duplex Penthouse - 5.5 BHK
2,825 sq. ft.	*4,000 sq. ft.*	*3,880 sq. ft.*	*10,390 sq. ft.*

Highlights

- Landscaped private terrace
- Jacuzzi and steam room in master bathrooms
- Designer modular kitchen with hob and chimney
- Walk-in wardrobes in master bedrooms
- Dry kitchen
- Servant's room
- 100% generator backup
- Home automation


EXPERIENCE COMFORT.
EXPERIENCE INDULGENCE.
A HOME DESIGNED WITH YOU IN MIND.



THE LAP OF COMFORT

With the best professionals working on every aspect of your apartment, it is natural to expect only the finest of amenities and facilities from your home. Not to mention, an unbridled access to nature. And while nature may have her flaws, every space in a Bounty II home reflects perfection that will add a touch of magic to everyday living.

INSIDE

Living Room:
- Imported marble flooring
- POP/gypsum finishes for walls and ceilings
- Telephone and cable TV connections

Kitchen:
- Designer modular kitchen with hob and chimney
- Dry balcony

Bedrooms:
- Vitrified flooring in bedrooms
- Telephone and cable TV connections
- Air conditioners in all bedrooms

Terraces:
- Landscaped private terraces

Bathrooms:
- Jacuzzi and steam rooms in master bathroom
- Separate shower area and dry area in bathrooms
- Wash basin with counters
- Designer fittings and sanitary-ware



THE GREAT OUTDOORS AT BOUNTY II

When the interiors of your lavish homes are designed to perfection, can the outside be any less magnificent? The common amenities in Bounty II are carefully thought-through and designed to cater every one of your needs. From jogging tracks with a side-trail of trees to spacious BBQ dining areas, every little detail has been planned with utmost care.

OUTSIDE

- Swimming pool and kids pool
- Tree-lined avenues and jogging tracks
- Clubhouse with outdoor entertainment area
- Gym, basketball & badminton courts
- Water feature at entrance lobbies
- Terraced lawn and sport pavilion
- Alfresco dining area with built-in BBQ stations
- Semi-covered trellis pavilion
- Semi-covered car parking



THE POWER OF TOUCH

At Bounty II, you can experience the seamless blend of art and science with every possible comfort at your fingertips literally so. With state-of-the-art automation technology you can control every aspect of your home – with a simple tap of the touchscreen console or the remote control. Add to it, the entry control facility with closed-circuit cameras at lift lobbies, and security concerns are a thing of the past. When you jet-set around the world, you do so worry-free.

ADVANTAGE AUTOMATION

- CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipment can be played from any room through multi-room audio and video distribution
- Open or draw curtains, and adjust light settings, at the flick of a finger
- Terrace garden gets watered automatically based on the soil's moisture content
- Save energy through intelligently-installed sensors, dimmers and AC controls



GO GREEN WITH PRIDE

Not only do homes at Bounty II bring you close to nature, they help in giving back to the planet what you take from it. Every nook of your apartment and its surrounding space is designed to keep a check on your carbon footprint and ensure that you lead a sustainable lifestyle.

GREEN INITIATIVES AT BOUNTY II

- Enhanced daylight and ventilation through design with the help of energy simulation
- Climate responsive architectural design
- Integration of renewable energy systems such as solar water heating systems
- 100% conservation of rainwater from roof & non-roof areas
- Fresh air openings to enhance indoor environmental quality
- Landscaped gardens that are indigenous and drought-tolerant species
- Recycled water use for landscaping & flushing
- State-of-the-art, sensors and timer based lighting systems in common areas
- Decomposition of organic wastes by using innovative techniques
- Use of green material reduces heat island effect
- Large terraces with ample landscaping
- Efficient irrigation systems

Marvel Signature Series

Marvel boasts of well-planned projects in Pune's most elite locales such as Koregaon Park, Boat Club Road, Kalyani Nagar and Mundhwa. Its current projects are coming up in areas like Kharadi, Magarpatta Road, NIBM Road, Viman Nagar and Lulla Nagar. Its a journey that started with Marvel's first project in 2001. 13 years and 24 million sq. ft. later, the list keeps growing with Marvel's reach extending to Mumbai, Bengaluru and Goa.

PUNE

1. Marvel Aeries, Kanchan Galli
2. Marvel Aurum, Koregaon Park
3. Marvel Basilo, Koregaon Park
4. Marvel Claro, Salisbury Park
5. Marvel Crest, Koregaon Park
6. Marvel Escaso, Bhosale Nagar
7. Marvel Ribera, Boat Club Road
8. Marvel Simrose, Koregaon Park
9. Marvel Sufalam, Shankarsheth Road

BENGALURU

10. Marvel Amora, Defence Colony, Indira Nagar
11. Marvel Arista, Defence Colony, Indira Nagar
12. Marvel Orial, Primrose Road
13. Marvel Viento, Defence Colony, Indira Nagar

GOA

14. Marvel Bellaza, Dona Paula
15. Marvel Evora, off Miramar Beach, Panjim

MARVEL'S OTHER PROJECTS

RESIDENTIAL PROJECTS

BOAT CLUB
1. Marvel Coronet
2. Marvel Elan
3. Marvel Grandeur
4. Marvel Imperial
5. Marvel Mystique

KOREGAON PARK
6. Marvel Exotica
7. Marvel Merlot
8. Marvel Residency

BALEWADI
9. Marvel Brisa
10. Marvel Cascada

KALYANI NAGAR
11. Marvel Crescent
12. Marvel Vivacity
13. Marvel Vivaldi

KHARADI
14. Marvel Aquanas
15. Marvel Cerise
16. Marvel Citrine
17. Marvel Enigma
18. Marvel Zephyr

MUNDHWA
19. Marvel Matrix

VIMAN NAGAR
20. Marvel Sonnet

MAGARPATTA ROAD
21. Marvel Arco
22. Marvel Azure
23. Marvel Bounty
24. Marvel Diva
25. Marvel Ritz
26. Marvel Kyra

NIBM ROAD
27. Marvel Isola
28. Marvel Izara
29. Marvel Ganga Sangria
30. Marvel Verano

WAGHOLI
31. Marvel Ganga Fria

BAVDHAN
32. Marvel Selva Ridge Estate

KONDHWA
33. Marvel Albero

COMMERCIAL PROJECTS

VIMAN NAGAR
1. Marvel Edge
2. Marvel - Ganga Trueno

LULLA NAGAR
3. Marvel Vista

MAGARPATTA ROAD
4. Marvel Sentinel
5. Marvel Fuego

NIBM ROAD
6. Marvel - Ganga Sangria

RETAIL PROJECTS

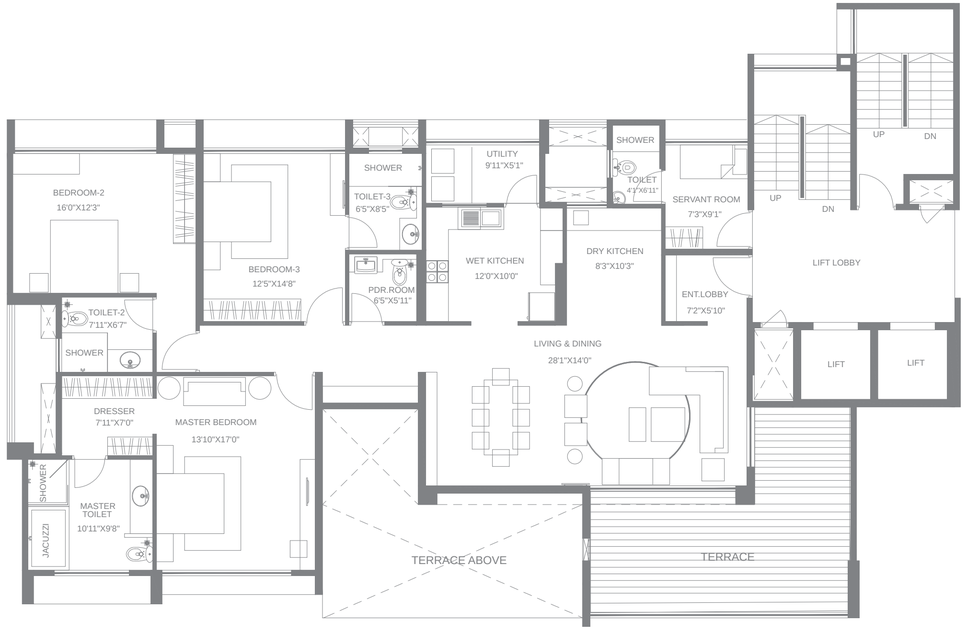
VIMAN NAGAR
1. Marvel Boulevard @ Edge
2. Marvel Boulevard @ Trueno

LULLA NAGAR
3. Marvel Boulevard @ Vista

MAGARPATTA ROAD
4. Marvel Boulevard @ Fuego

NIBM ROAD
5. Marvel Boulevard @ Sangria

FLOOR PLANS

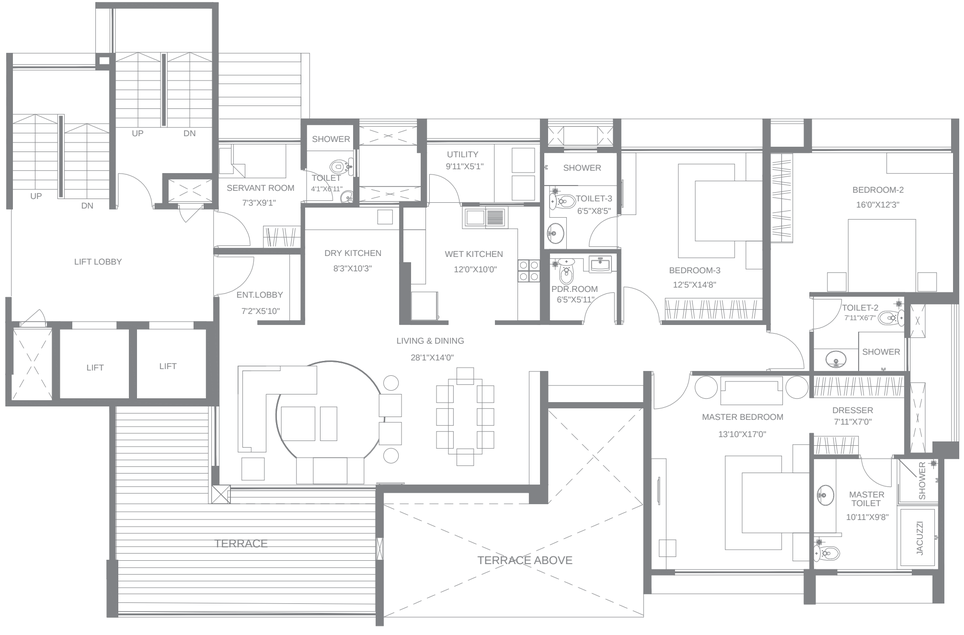


BUILDING J, L, M
3 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 101, 301, 501, 701, 901, 1101	2430 SQ. FT.	395 SQ. FT.	2825 SQ. FT.





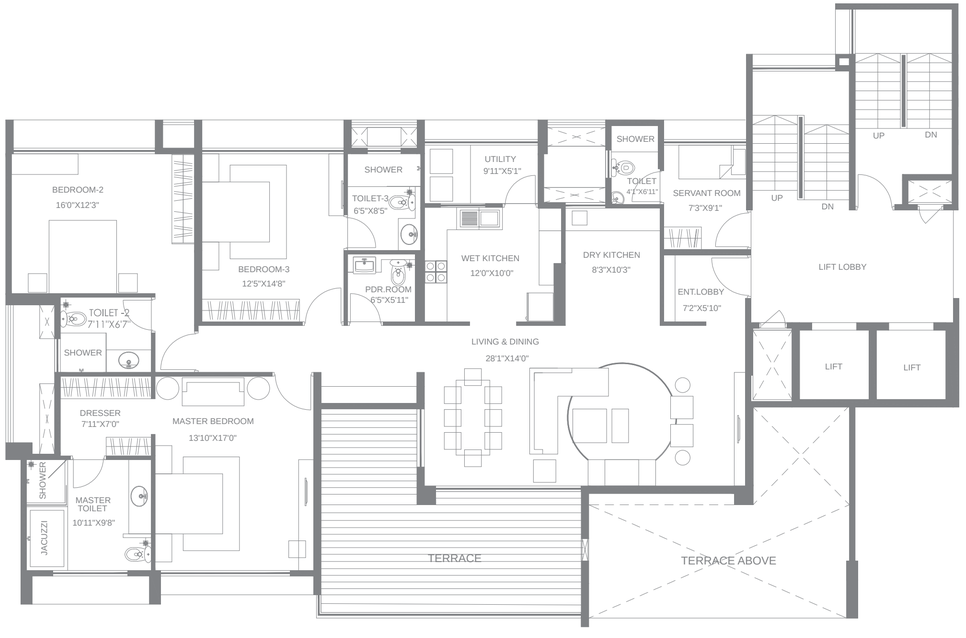




BUILDING J, L, M
3 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 102, 302, 502, 702, 902, 1102	2430 SQ. FT.	395 SQ. FT.	2825 SQ. FT.



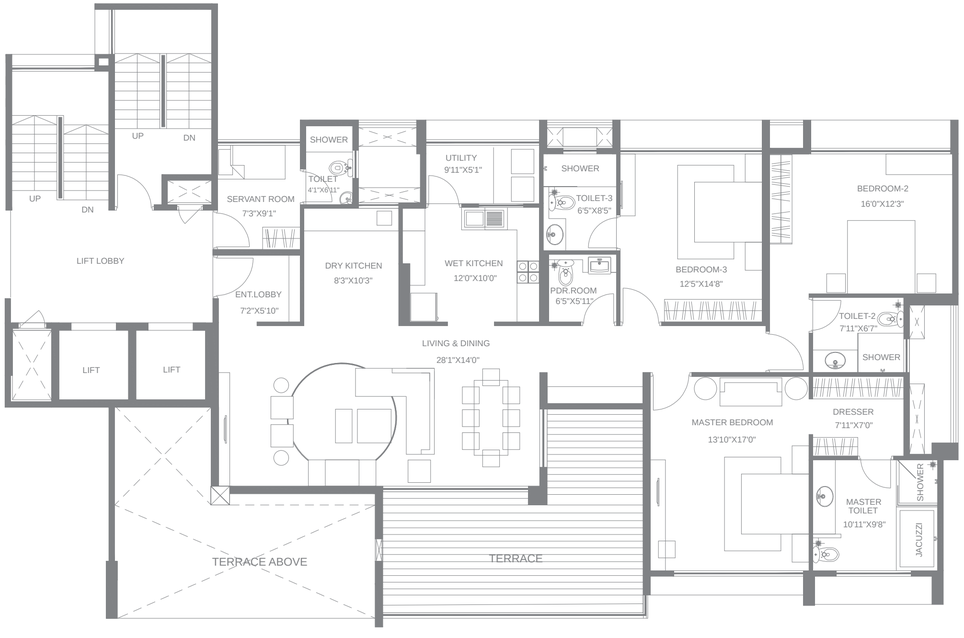




BUILDING J, L, M
3 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 201, 401, 601, 1001	2430 SQ. FT.	395 SQ. FT.	2825 SQ. FT.

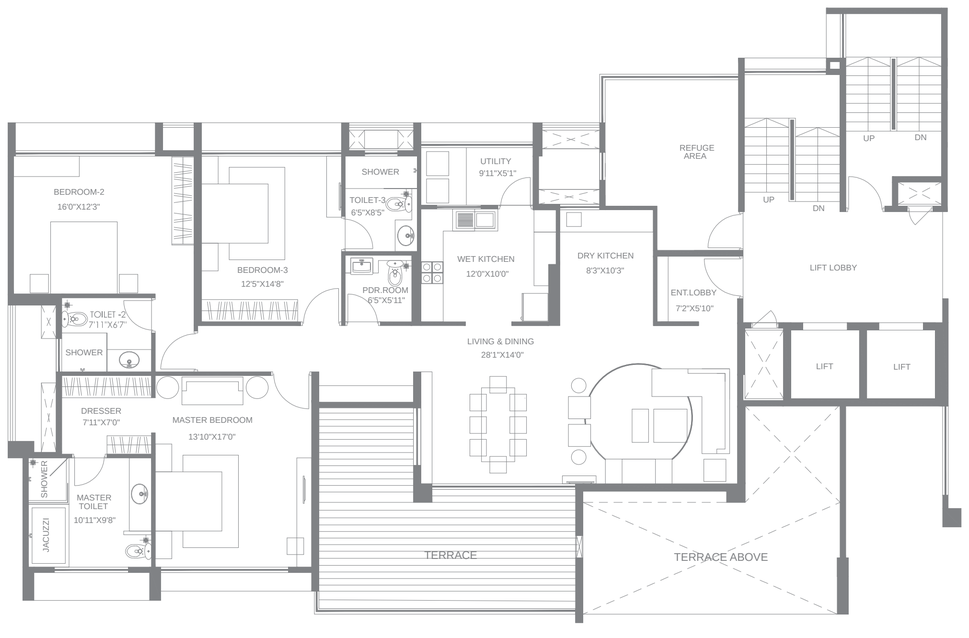






BUILDING J, L, M
3 BHK with servant's room

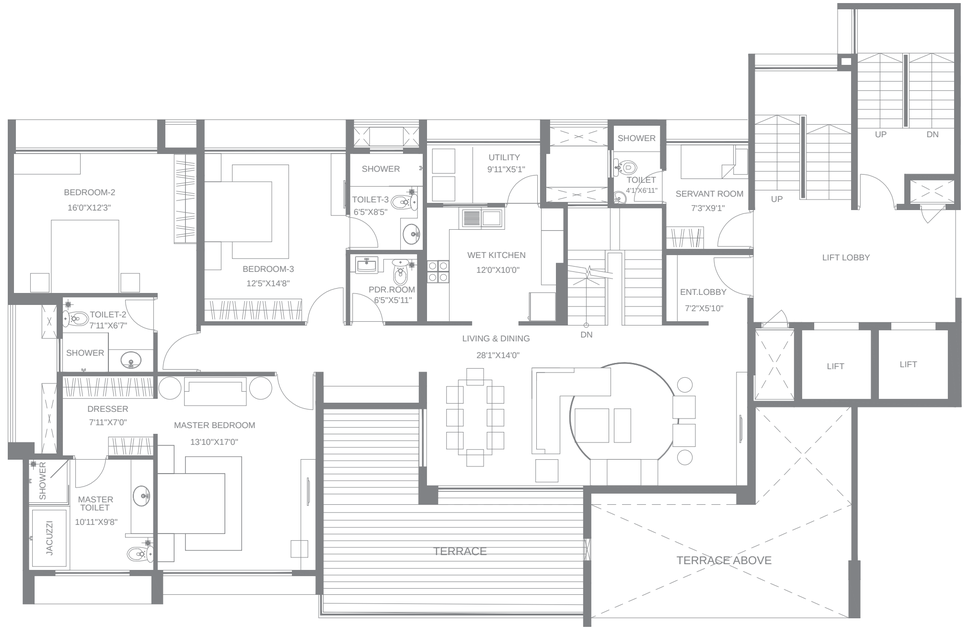
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 202, 402, 602, 802, 1002	2430 SQ. FT.	395 SQ. FT.	2825 SQ. FT.

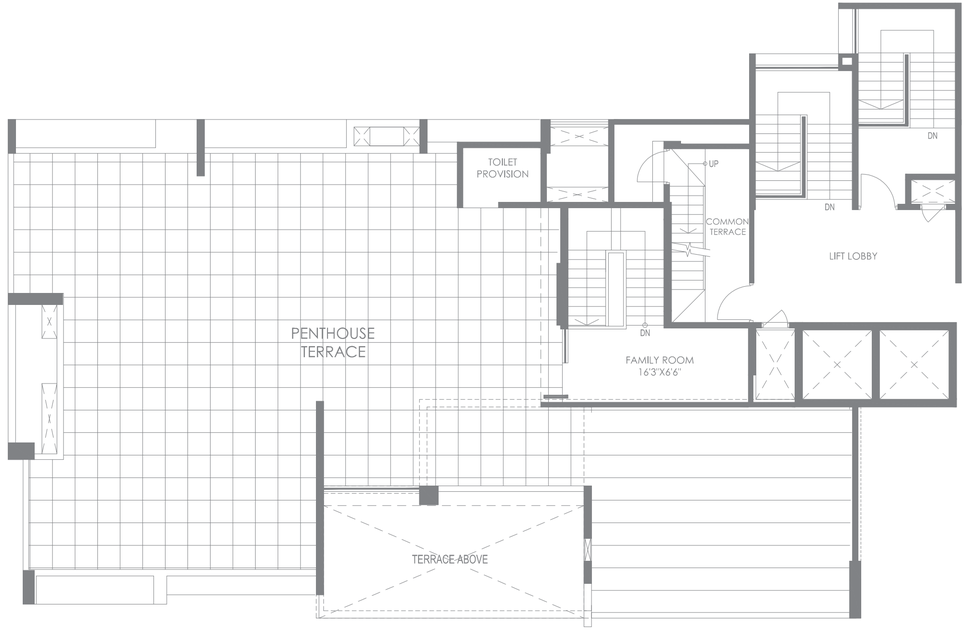




BUILDING J, L, M
3 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 801	2300 SQ. FT.	395 SQ. FT.	2695 SQ. FT.





BUILDING J, L, M

3 BHK Penthouse with servant's room

Lower level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 1201	2665 SQ. FT.	2460 SQ. FT.	395 SQ. FT.	3880 SQ. FT.



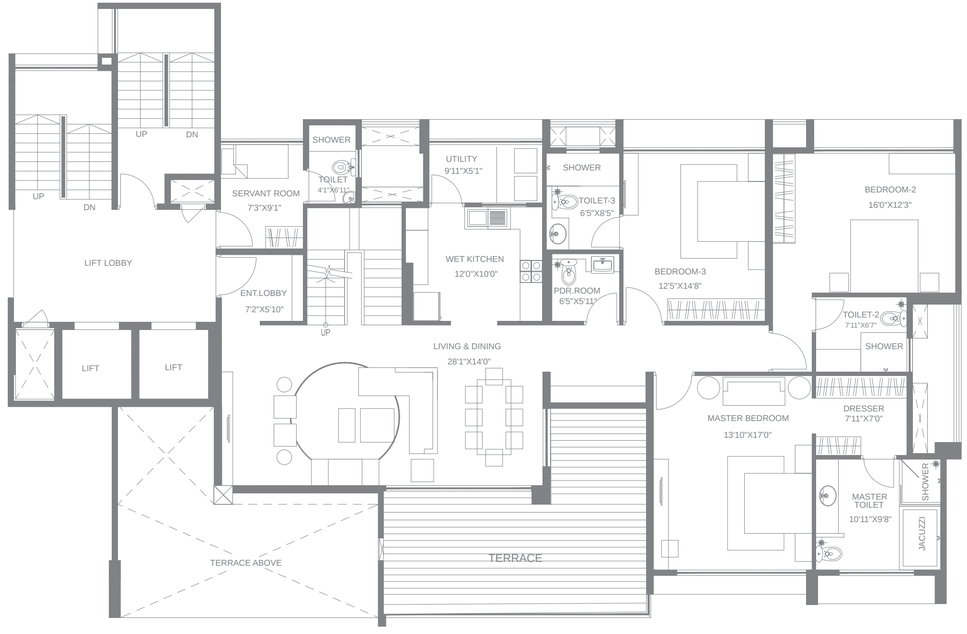
BUILDING J, L, M

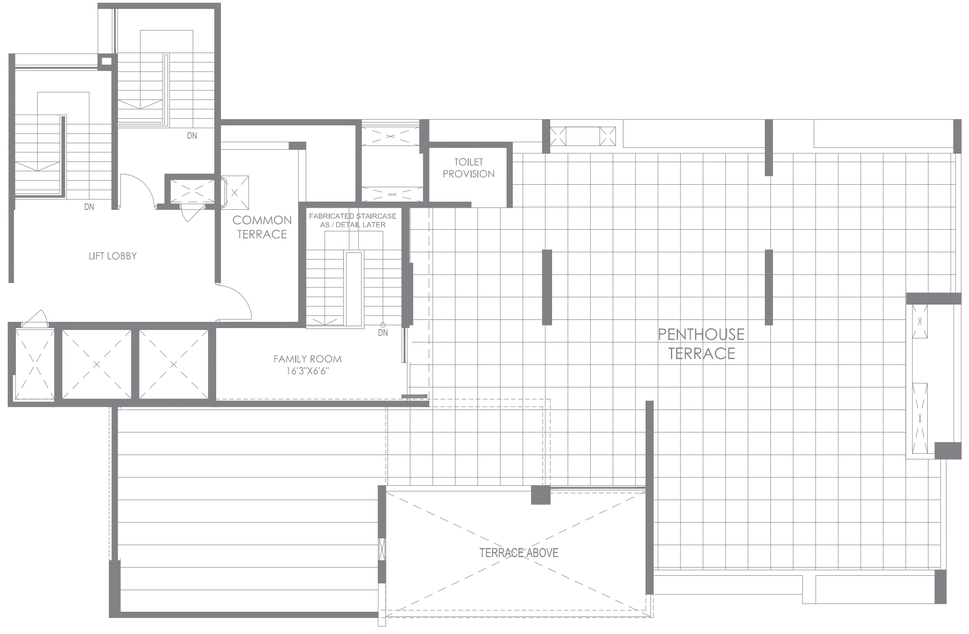
3 BHK Penthouse with servant's room

Top Terrace plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 1201	2665 SQ. FT.	2460 SQ. FT.	395 SQ. FT.	3880 SQ. FT.







BUILDING J, L, M

3 BHK Penthouse with servant's room

Lower level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 1202	2665 SQ. FT.	2460 SQ. FT.	395 SQ. FT.	3880 SQ. FT.



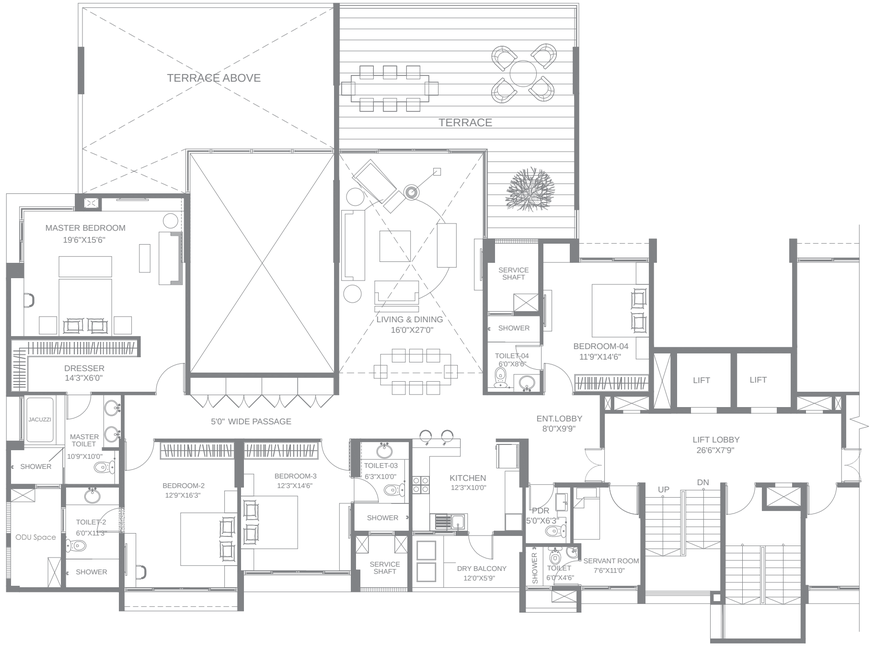
BUILDING J, L, M

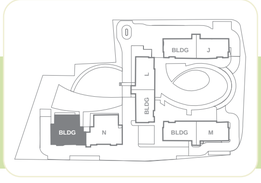
3 BHK Penthouse with servant's room

Top Terrace plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
J, L, M - 1202	2665 SQ. FT.	2460 SQ. FT.	395 SQ. FT.	3880 SQ. FT.

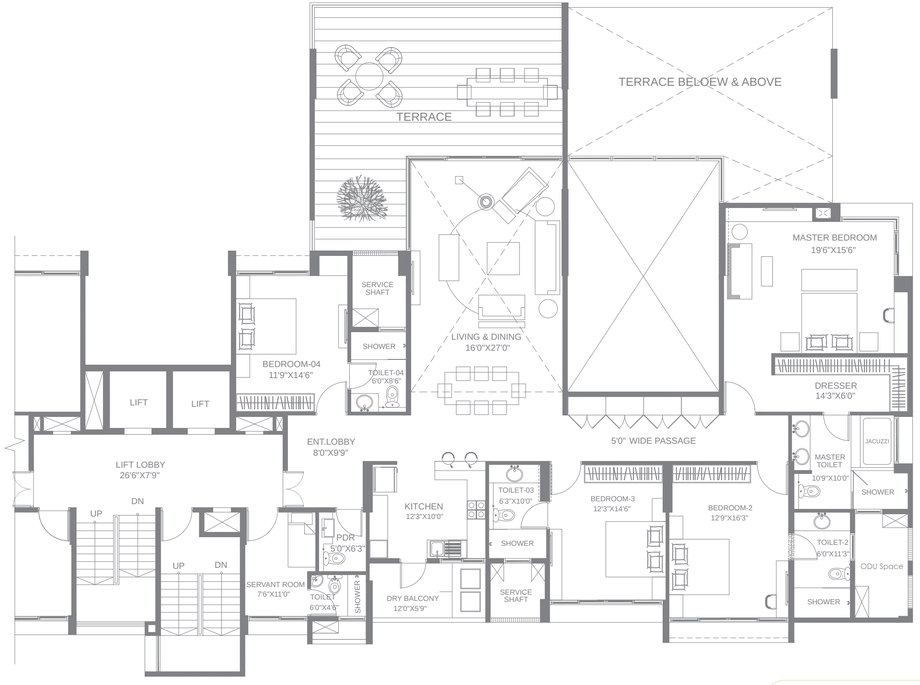


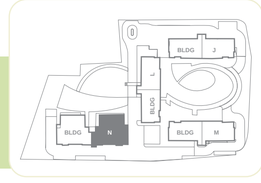




BUILDING N
4 BHK with servant's room

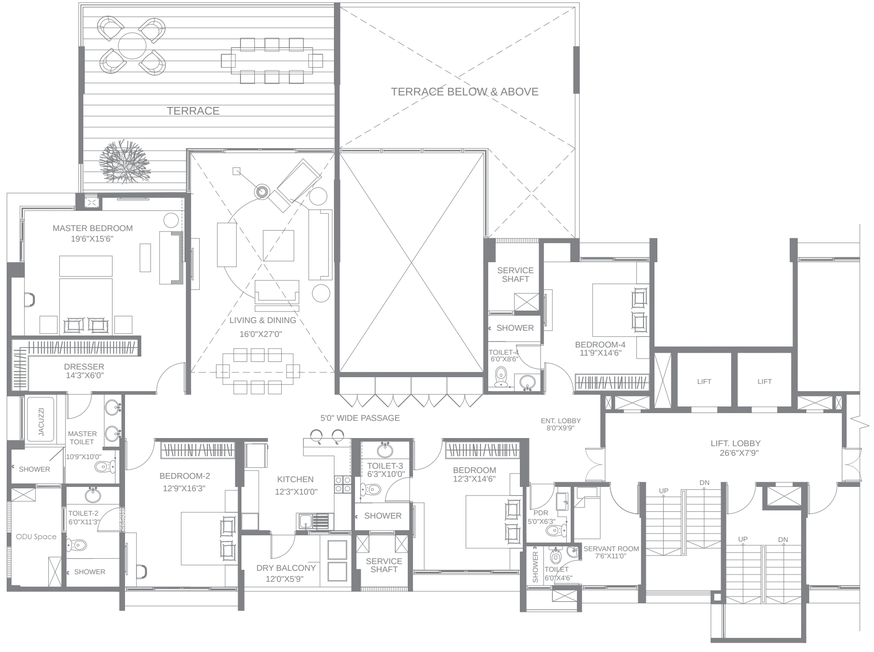
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 101, 301, 501, 701, 901	3335 SQ. FT.	665 SQ. FT.	4000 SQ. FT.

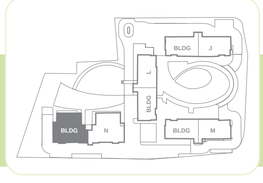




BUILDING N
4 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 102, 302, 502, 702, 902	3335 SQ. FT.	665 SQ. FT.	4000 SQ. FT.

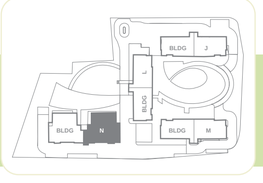




BUILDING N
4 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 201, 401, 601, 801, 1001	3335 SQ. FT.	665 SQ. FT.	4000 SQ. FT.

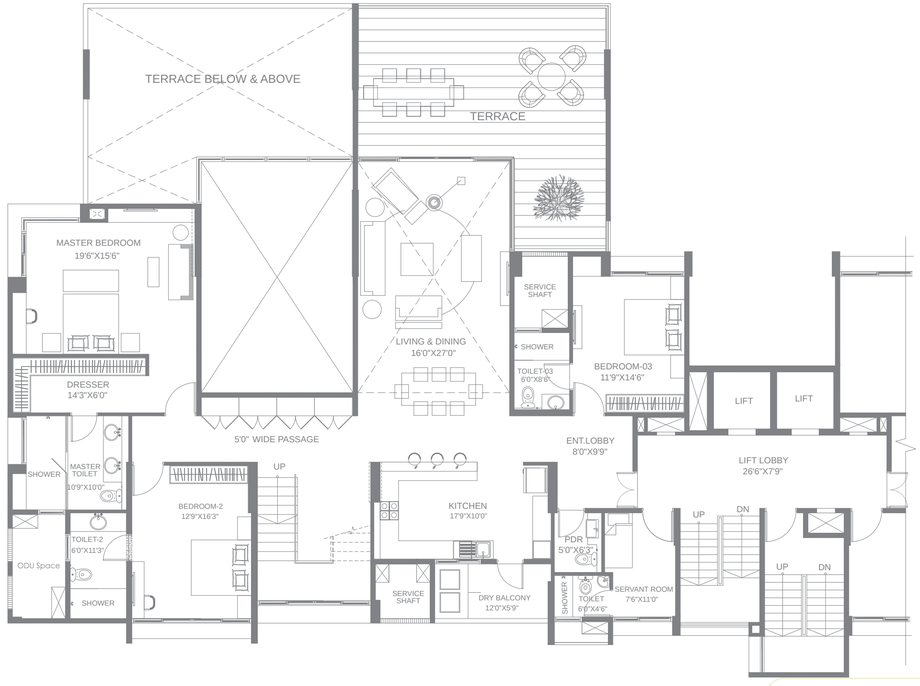




BUILDING N
4 BHK with servant's room

FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 202, 402, 602, 1002	3335 SQ. FT.	665 SQ. FT.	4000 SQ. FT.

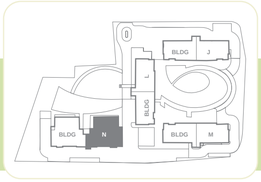




BUILDING N
4 BHK with servant's room

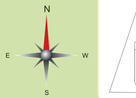
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 802	3165 SQ. FT.	665 SQ. FT.	3830 SQ. FT.

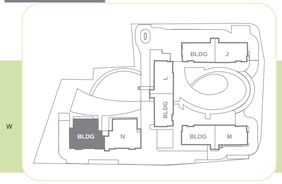


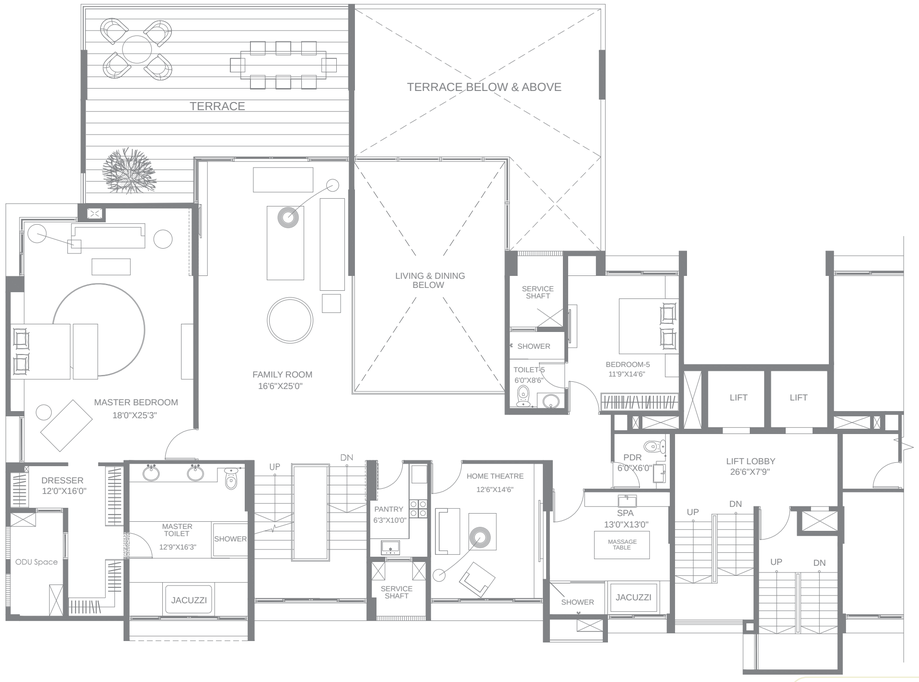


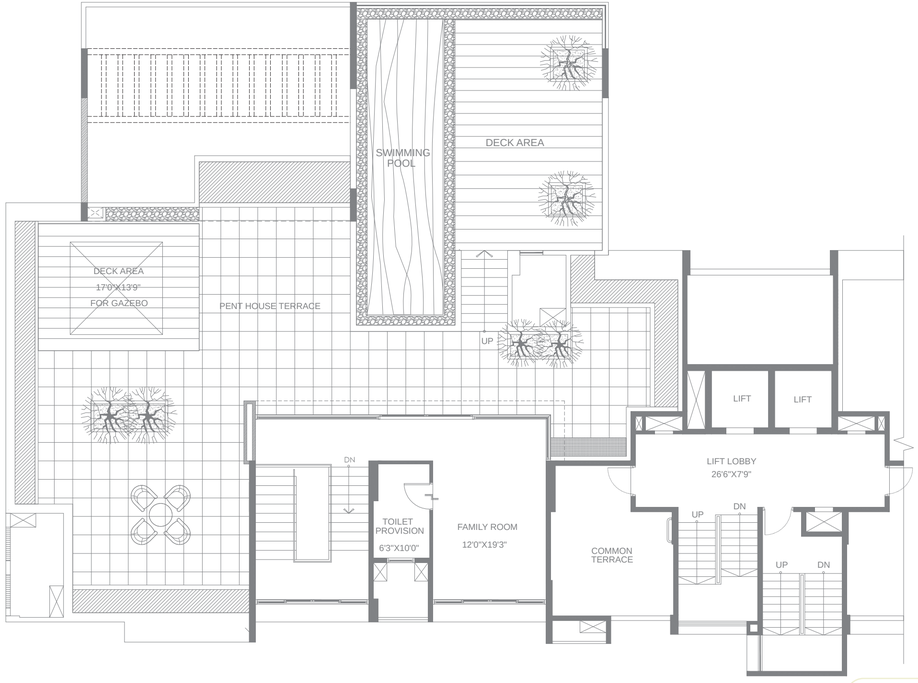
BUILDING N
5 BHK Penthouse
with servant's room
Lower level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1101	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.







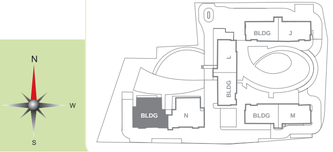


BUILDING N

5 BHK Penthouse with servant's room

Upper level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1101	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.



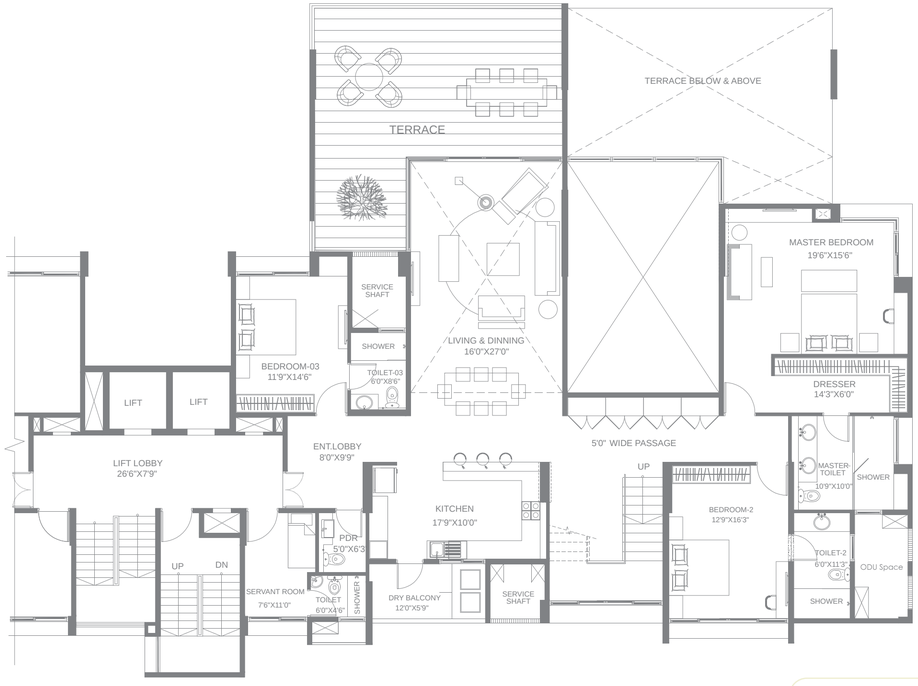
BUILDING N

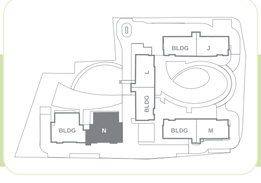
5 BHK Penthouse with servant's room

Top Terrace plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1101	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.





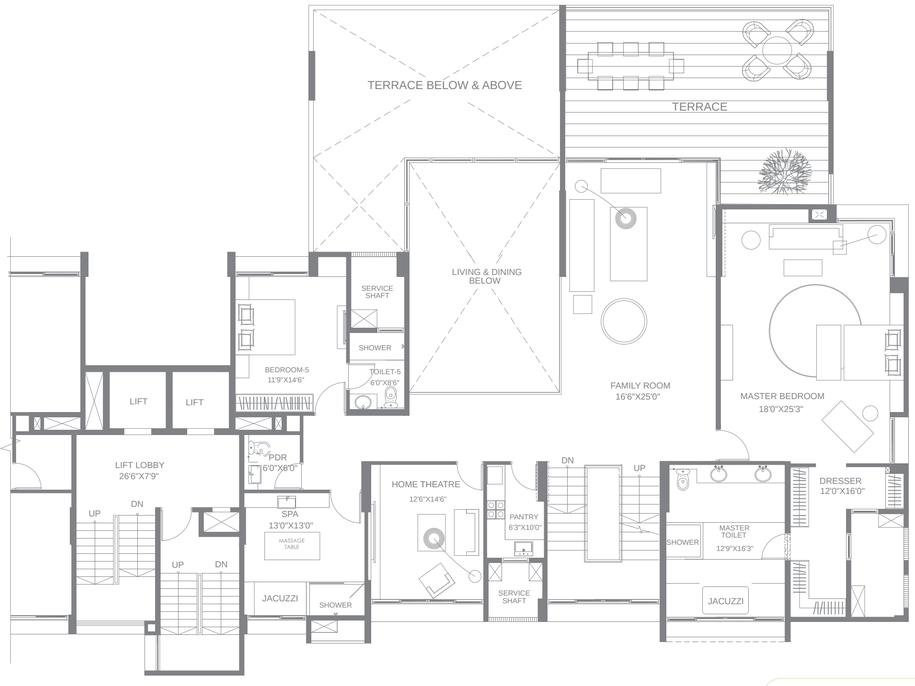


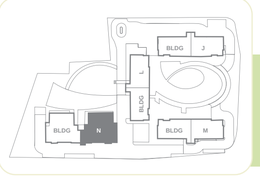
BUILDING N

5 BHK Penthouse with servant's room

Lower level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1102	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.



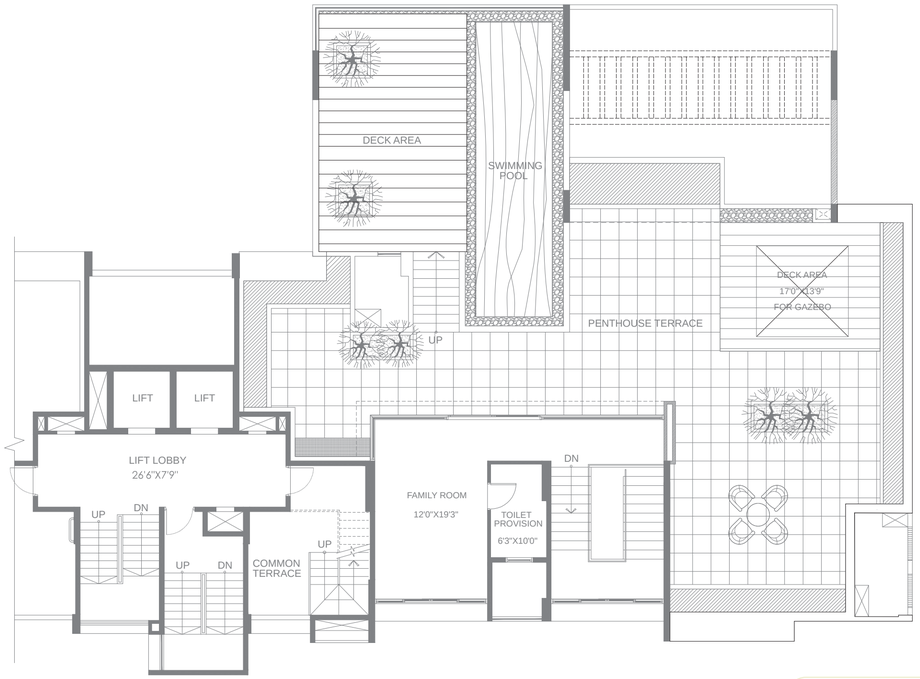


BUILDING N

5 BHK Penthouse with servant's room

Upper level plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1102	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.



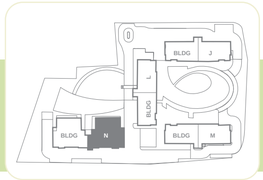
BUILDING N

5 BHK Penthouse with servant's room

Top Terrace plan

FLAT NO.	FLAT AREA	TOP TERRACE AREA	TERRACE AREA	TOTAL SALEABLE AREA
N - 1102	7375 SQ. FT.	3370 SQ. FT.	1330 SQ. FT.	10390 SQ. FT.





MARVEL
Bounty II
Magarpatta, Pune

SITE ADDRESS
Marvel Bounty II, Next to Suzlon, Magarpatta Road, Hadapsar, Pune

ARCHITECTS
Marvel Design, Pune
Malwadkar Architects, Pune

STRUCTURAL DESIGNER
Design Werkz Engineering Pvt. Ltd., Pune

LANDSCAPE ARCHITECT
WAHO Landscape Architects, UAE

LEGAL ADVISOR
Rajiv Patel & Associates, Pune

MARVEL
REALTORS

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Note : The contents of this brochure are purely conceptual and have no legal binding on us. The developer reserves the right to amend the layout, number of buildings, number of floors, number of apartments, elevation, colour scheme, specifications and amenities.