KHARADI

MARVEL Cerise

Live with passion

Site Address
S No. 58/2/1A/3 & 58/2/1A/1A/1, Kharadi Pune

Architects
HB Design International Inc, Singapore
DSP, Pune
Malwadkar & Malwadkar, Pune

Landscape Architect
Sitetectonix Pvt Ltd, Singapore

Legal Advisor
Rajiv Patel and Associates

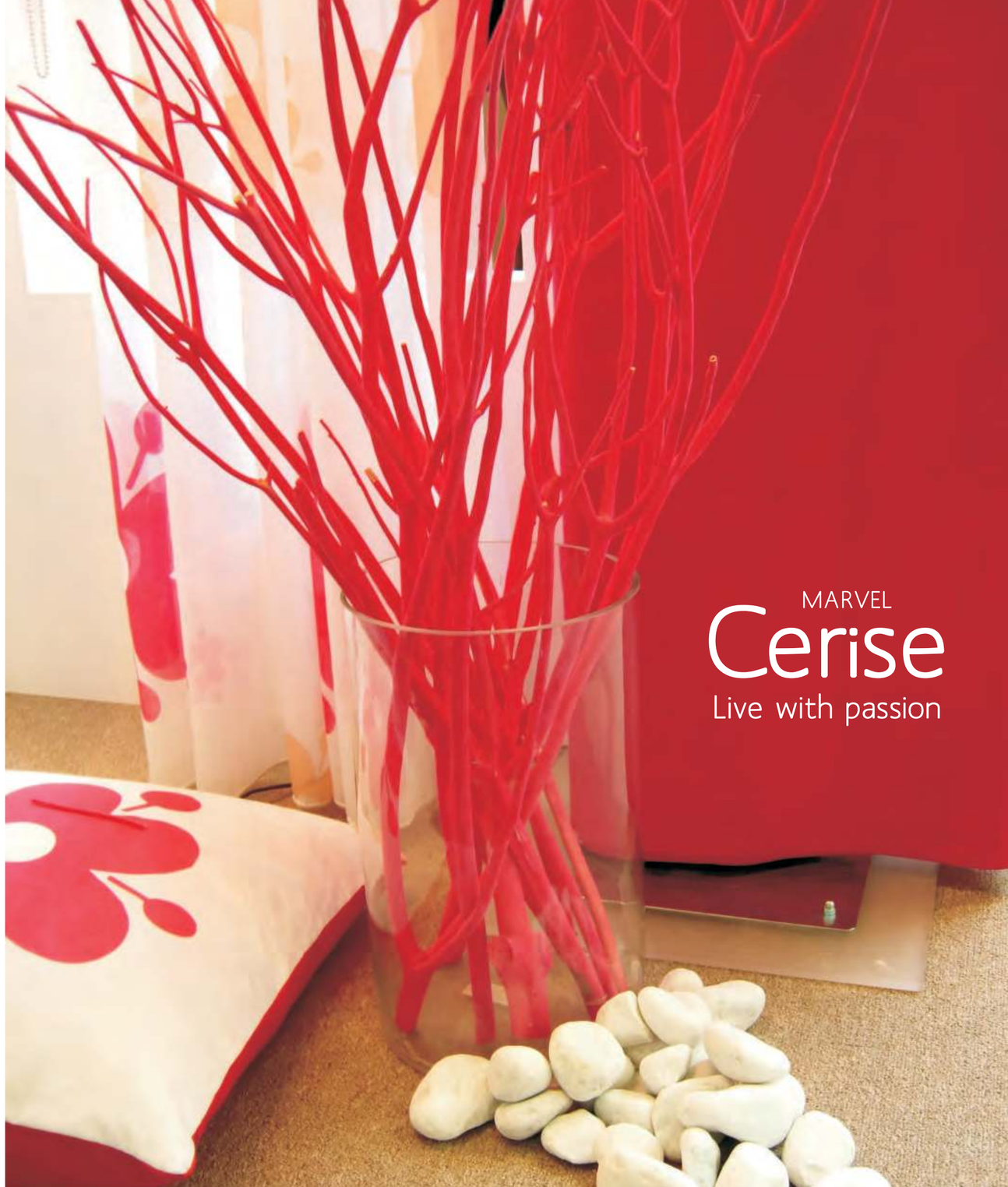
Structural Design
Ravindra Babhuley, Aurangabad

MARVEL

Head Office : Marvel Realtors, 301-302 Jewel Tower, Lane 5, Koregaon Park, Pune 411 001. India.
Tel : +91-20-26052506, 26052507 | Fax : +91-20-66201389 | Email : sales@marvelrealtors.com | www.marvelrealtors.com

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

Designed by TBWA\INDIA





"If there is no passion in your life, then have you really lived?"

- T. Alan Armstrong

When you bring together the passion of the best designers, engineers and architects, you have Marvel Cerise. They have created perfect apartments that are not just luxurious, but also well-planned, perfectly fitted, and ergonomic, so that form and dimension come together to make apartments open and expansive.

Enter, and you will immediately recognise a space that has been created with passion and zeal; the way you would want to live your life. Marvel luxury speaks to you from every corner through high-quality construction and craftsmanship, and materials with distinctive specifications that will endure forever.





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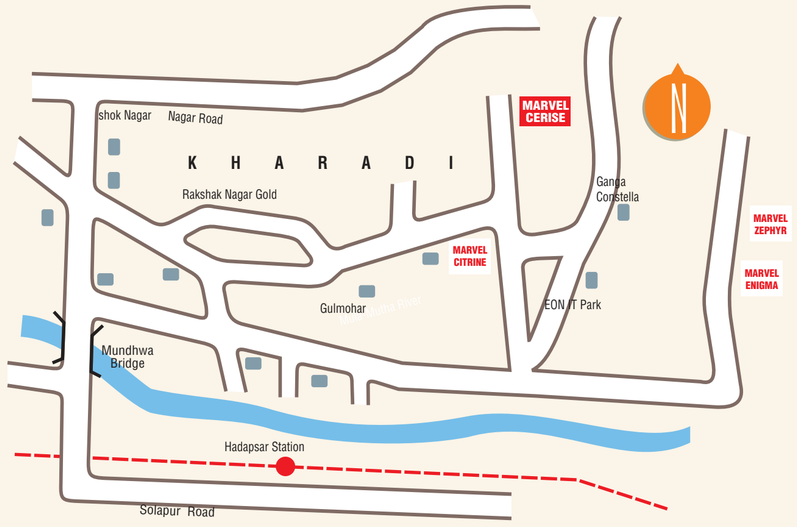
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Come home to Marvel Cerise

Marvel Cerise is located at Kharadi, an eastern suburb of Pune. A happy mix of green areas, cosmopolitan residential complexes and shopping malls, IT parks and business centres. Its popularity lies in its close proximity to elite areas of Pune such as Koregaon Park and Kalyani Nagar; other Marvel strongholds.





Map not to scale



Distances

- 15 minutes from the Airport
- 30 minutes from the Railway Station
- In the vicinity of software parks and BPO offices
- Close to major hospitals and schools



Passion at play

The layout at Marvel Cerise is all about curves and flows.

Marvel has perfected the art of building landscaping into its living spaces. International landscapers and designers have been involved at the design stage itself incorporating tropical gardens and palm avenues into rolling greens.

Now the landscaped areas have expanded to incorporate even the recreational spaces, so that every window overlooks aesthetic green expanse that incorporates gurgling pools and Jacuzzis, playgrounds, exercise spaces and jogging paths.

Indoor recreation flows seamlessly outdoors. The Club House spills out onto a terrace garden, trellised walkways open into social barbeque areas, an amphitheatre overlooks a stage backed by water jets.

And at every step care is taken to ensure that no matter what your preference, you'll always have something to entertain you.



FULL BASKETBALL COURT

CRICKET PITCH

TRELLISED POOL AREA

CHILDREN'S POOL WITH PLAY STREAM

AMPHITHEATRE

JOGGING TRACK



YOGA PLAZA

CHILDREN'S PLAYGROUND

TODDLER'S POOL

ENTRANCE WITH WATER CASCADE

GYMNASIUM

OUTDOOR FITNESS

20M LAP POOL



Passionate about luxury

The thought that goes into every detail of every Marvel apartment is what makes it exceptional. The choice of amenities, the specifications, the finishes, everything is just right.

Homes at Marvel Cerise too, come with 'standard' amenities that surpass anything that the competition can offer. Whether it is the comforts that come from home automation; mood lighting and controls at your finger-tips or the comforts and luxurious amenities, everything comes seamlessly together in your dream home.

Apartments at Marvel Cerise range from 1335 sq.ft. to 2610 sq.ft. They balance luxury with value for money, by combining the very best in amenities and specification, and home automation gadgetry.





Luxurious amenities and specifications





BEDROOM

- Vitrified Flooring
- Telephone and cable TV connections
- Air conditioning in bedrooms

LIVING ROOM

- Imported Marble Flooring
- POP/Gypsum finish for walls and Ceilings
- Telephone and cable TV connections
- Landscaped terraces with flowerbeds

100% Generator Backup

An eye for detail



KITCHEN

- International - style kitchens with hob and chimney
- Granite/Marble Kitchen platform
- Dry Balcony



BATHROOM

- Vitrified/Ceramic Flooring
- Separate wet/dry area with glass shower cubicles
- Steam unit in master bathroom
- Washbasin with counters
- Finest Quality fittings and sanitary ware
- Designer dado
- Solar heater connection

Luxurious amenities and specifications



Feels like you never left home...

Even while holidaying at exotic locales half-way across the world, you're still in control thanks to Marvel's state-of-the-art Home Automation.

Get used to futuristic apartment management systems that bring the controls of distant comforts right to your fingertips. Change the lighting to suit your mood, bring the air-conditioning temperatures under your control, watch over security and monitor your visitors all without moving from your comfortable lounger.

Control your entire house via internet from anywhere. With access control in the lift lobby and video security, you're in charge.





Marvel can create even more automation magic for you if you want, 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



It's a Marvel



To Marvel, a safe and healthy environment is more than acquiring ratings and certifications. Commitment to the planet and a more 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 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
- Using energy efficient CFL light fixtures
- Large areas of landscaping throughout the projects, 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

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, Lulla Nagar and Prabhadevi, Mumbai. The first project was in 2001. Ten years later, the list keeps growing. Marvel will be launching projects in Bangalore and Goa as well.

KOREGAON PARK

Marvel Residency
Our very first project

Marvel Exotica

Marvel Merlot
Super Luxurious 4-bedroom apartments, one per floor, all centrally air-conditioned.
Size : 3690 sq.ft.

Marvel Aurum
Super luxurious 4-bedroom apartments, one per floor, a private swimming pool in each apartment.
Size : 4550 sq.ft. each.

KALYANI NAGAR

Marvel Crescent
Marvel Vivaldi

Marvel Vivacity
2 & 3 bedroom apartments. 3 buildings are uniquely connected by a Clubhouse and indoor swimming pool on the 8th floor.

BOAT CLUB ROAD

Marvel Grandeur
Marvel Élan
Marvel Mystique
All super-sized apartments - one per floor, each having a private swimming pool.

Marvel Imperial
Marvel Coronet
centrally air-conditioned apartments with a private swimming pool
Size : 4000 sq.ft. and larger.

MUNDHWA

Marvel Matrix
2 and 3 bedroom apartments
Wi-Fi connectivity, Smart Card access from the lobby, and huge expanses of greenery with rainwater harvesting.
Size : 1450 sq.ft. to 2100 sq.ft.

MAGARPATTA ROAD

Marvel Diva
Size : 1600 sq.ft. to 6450 sq.ft.

Marvel Ritz
Super-luxurious 2, 3 and 4 bedroom apartments.
Size: 1600 to 4885 sq.ft.

Marvel Azure
2-3 BHK homes between 1265 sq.ft. and 2750 sq.ft; our best designers create dimensions and spaces that seem larger than they are.

Marvel Bounty has 2, 3 and 4 BHK apartments sized 1445 sq.ft to 4800 sq.ft

KHARADI

Marvel Enigma
2 and 3 bedroom apartments
By the riverside
Size : 1540 sq.ft to 2560 sq.ft.

Marvel Zephyr
2, 3 and 4 bedroom apartments
22 acres of garden wonderland. A putting tee, exotic flower and fern gardens, water bodies, a yoga plaza, barbeque corner, 3 large sized swimming pools and multi-play courts.
Size : 1650 sq.ft to 5650 sq.ft

Marvel Citrine
2-3 BHK homes
Size : 1255 sq.ft. to 2750 sq.ft.

NIBM ROAD

Marvel Isola
3 and 4 bedroom apartments
12 acres with resort-style recreation facilities.
Size : 2105 sq.ft to 5225 sq.ft.

Marvel Sangria
2, 3 and 4 bedroom apartments
13 buildings. 13.5 acres.
Size : 1710 sq.ft to 6680 sq.ft.

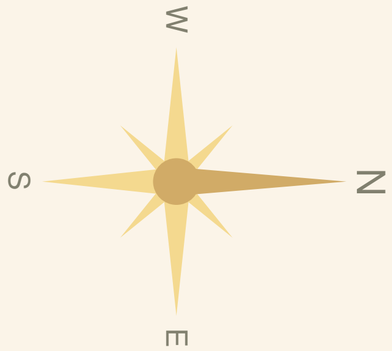
Backed by the stupendous success of its residential projects, Marvel has begun work on 2 state-of-the-art commercial projects.

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

Marvel Sentinel at Magarpatta Road will be a single standing building watching over the busy commercial area.



Plans



BUILDING - A, C
A 101, 301, 501, 701, 901, 1101
C 101, 301, 501, 701, 901, 1101
3 BHK



FLAT NO.	A 101,301,501,701,901,1101 C 101,301,501,701,901,1101
FLAT AREA	1605 SQ. FT.
TERRACE AREA	170 SQ. FT.
TOTAL SALEABLE AREA	1775 SQ. FT.

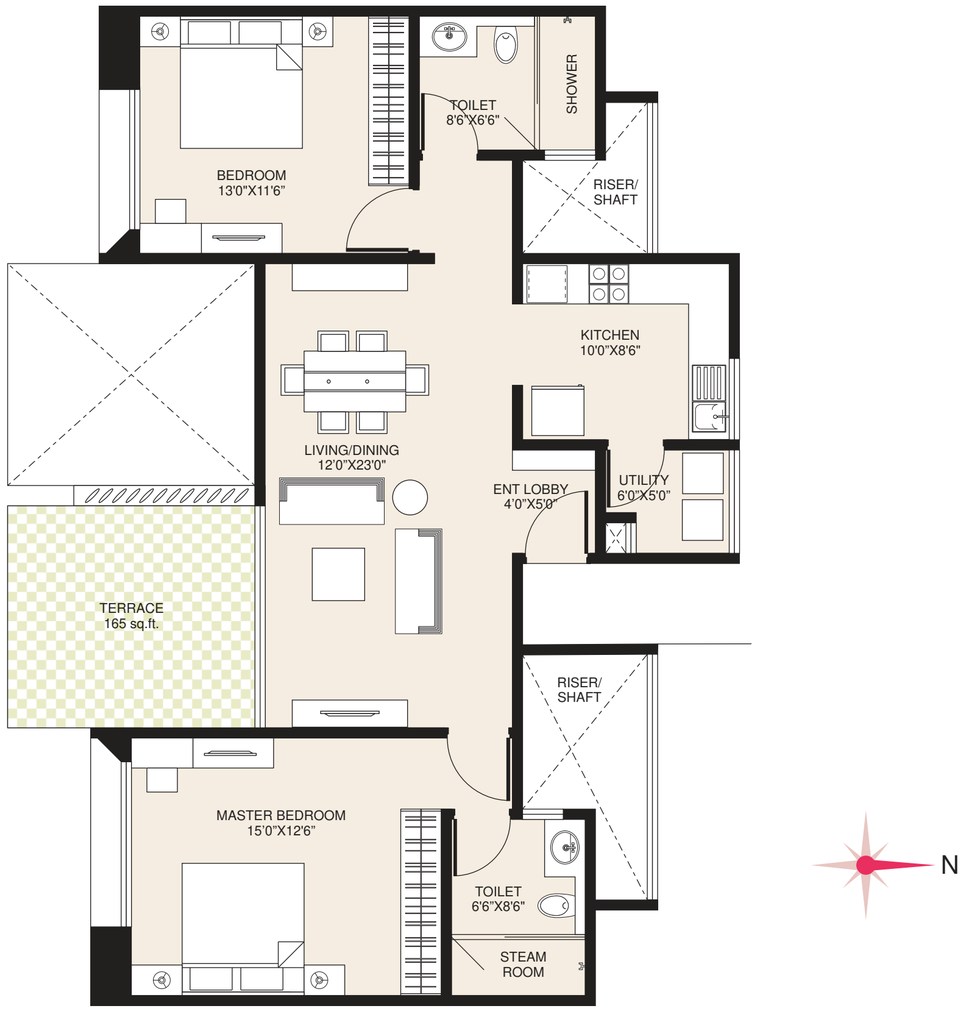


BUILDING - A, C
A 102, 302, 502, 702, 1102
C 102, 302, 502, 702, 1102
2 BHK

KEY PLAN



FLAT NO.	A 102, 302, 502, 702, 1102 C 102, 302, 502, 702, 1102
FLAT AREA	1170 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1335 SQ. FT.



BUILDING - A, C
A 103, 303, 503, 703, 1003
C 103, 303, 503, 703, 1003
2 BHK

KEY PLAN



FLAT NO.	A 103, 303, 503, 703, 1003 C 103, 303, 503, 703, 1003
FLAT AREA	1195 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1360 SQ. FT.

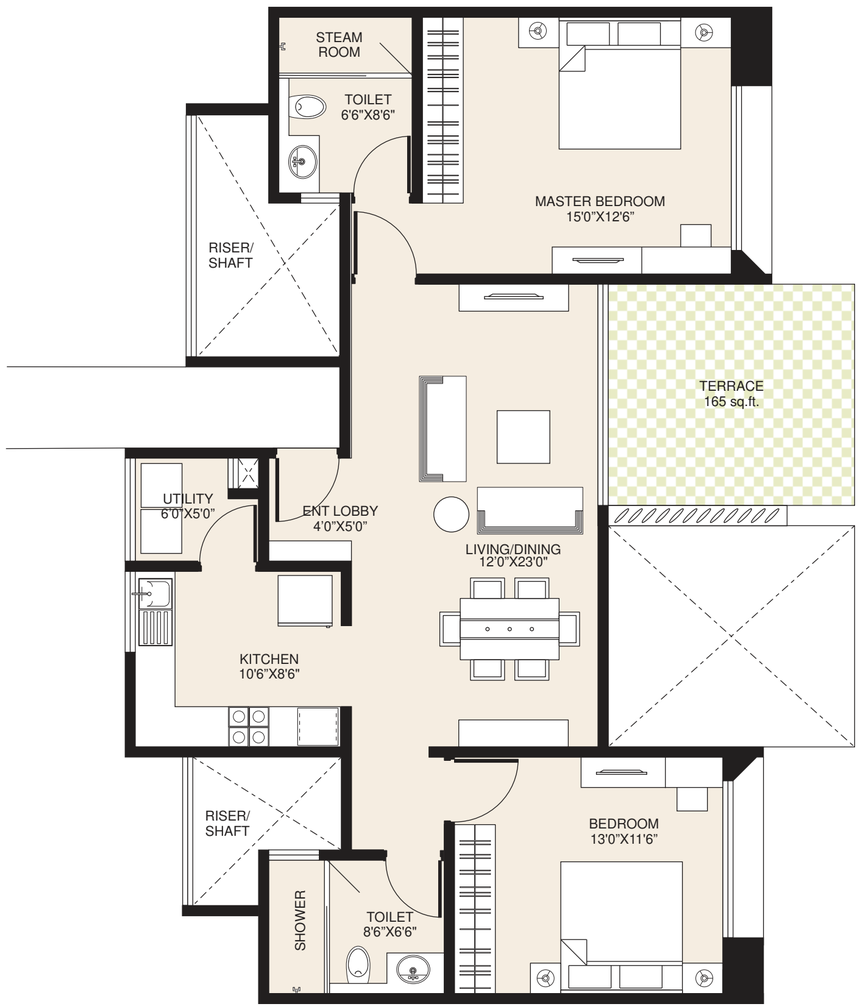


BUILDING - A, C
A 104, 304, 504, 704, 904, 1104
C 105, 305, 505, 705, 905, 1105
2 BHK

KEY PLAN



FLAT NO.	A 104, 304, 504, 704, 904, 1104 C 105, 305, 505, 705, 905, 1105
FLAT AREA	1170 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1335 SQ. FT.



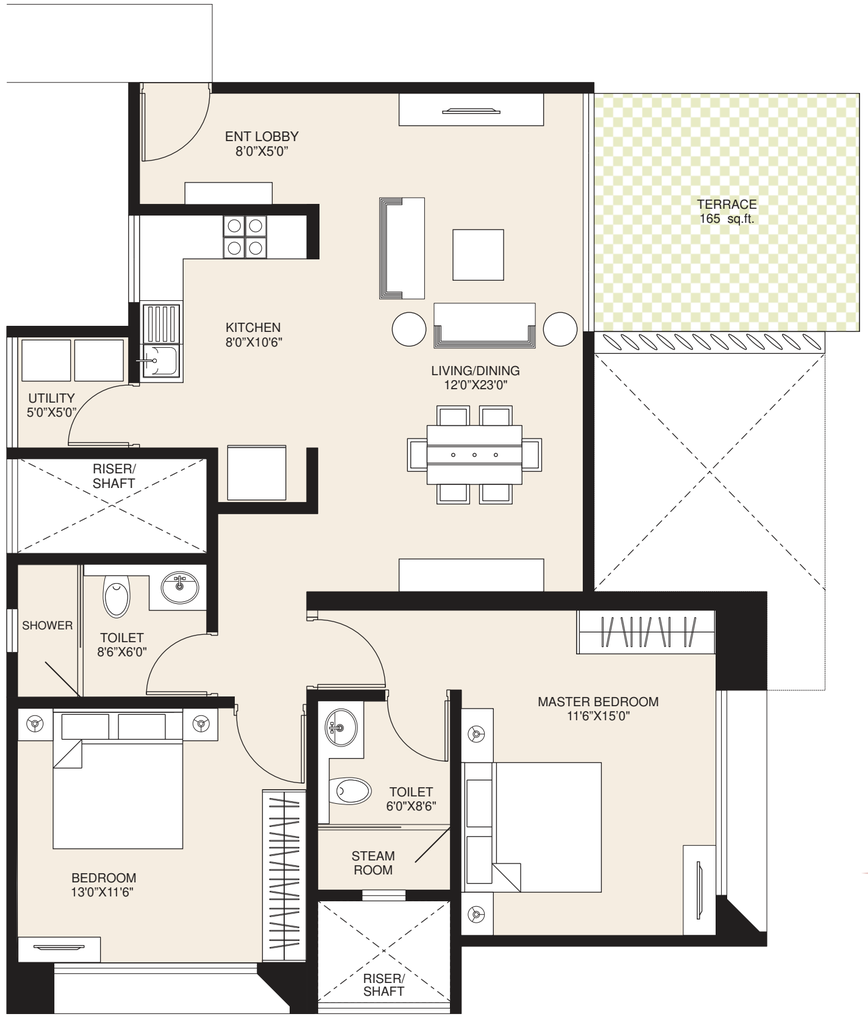


BUILDING - A, C
A 105, 305, 505, 705, 905, 1005
C 106, 306, 506, 706, 906, 1006
2 BHK

KEY PLAN



FLAT NO.	A 105, 305, 505, 705, 905, 1005 C 106, 306, 506, 706, 906, 1006
FLAT AREA	1195 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1360 SQ. FT.



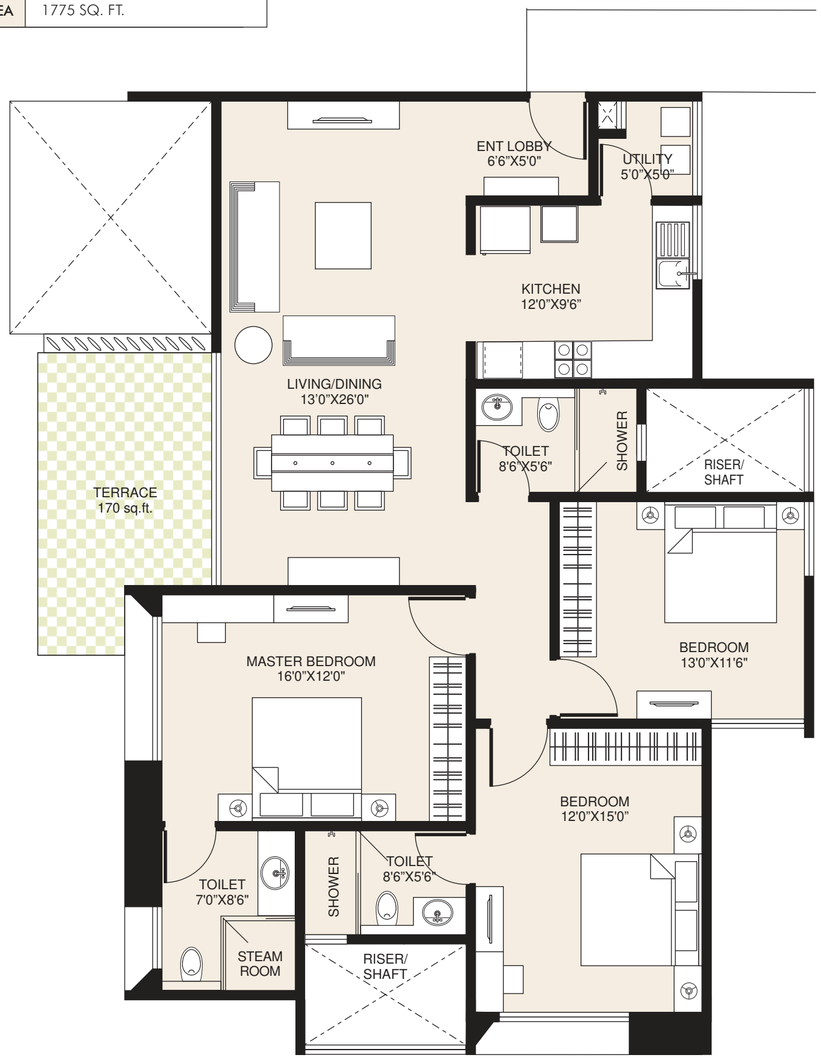


BUILDING - A, C
A 201, 401, 601, 801, 1001
C 201, 401, 601, 801, 1001
3 BHK

KEY PLAN



FLAT NO.	A 201, 401, 601, 801, 1001 C 201, 401, 601, 801, 1001
FLAT AREA	1605 SQ. FT.
TERRACE AREA	170 SQ. FT.
TOTAL SALEABLE AREA	1775 SQ. FT.

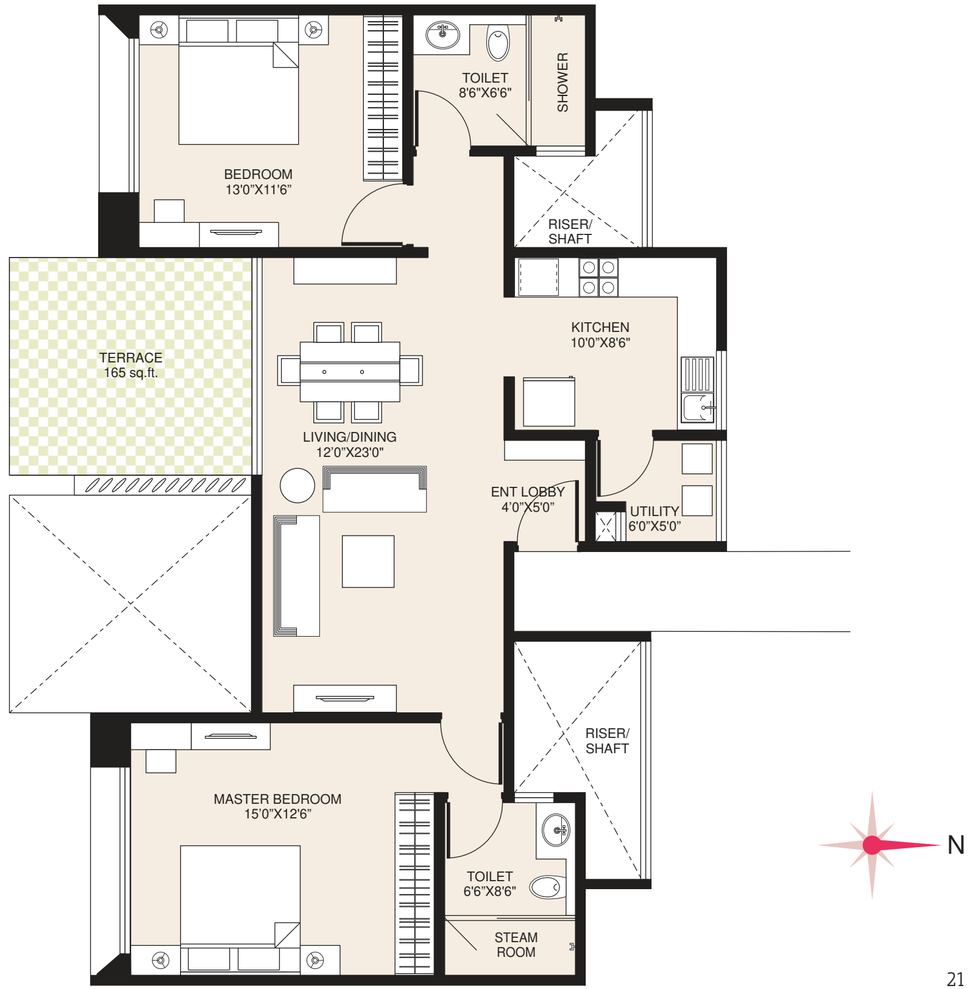


BUILDING - A, C
A 202, 402, 602, 1002
C 202, 402, 602, 1002
2 BHK

KEY PLAN



FLAT NO.	A 202, 402, 602, 1002 C 202, 402, 602, 1002
FLAT AREA	1170 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1335 SQ. FT.



BUILDING - A, C
A 203, 403, 603, 1003
C 203, 403, 603, 1003
2 BHK

KEY PLAN



FLAT NO.	A 203, 403, 603, 1003 C 203, 403, 603, 1003
FLAT AREA	1195 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1360 SQ. FT.

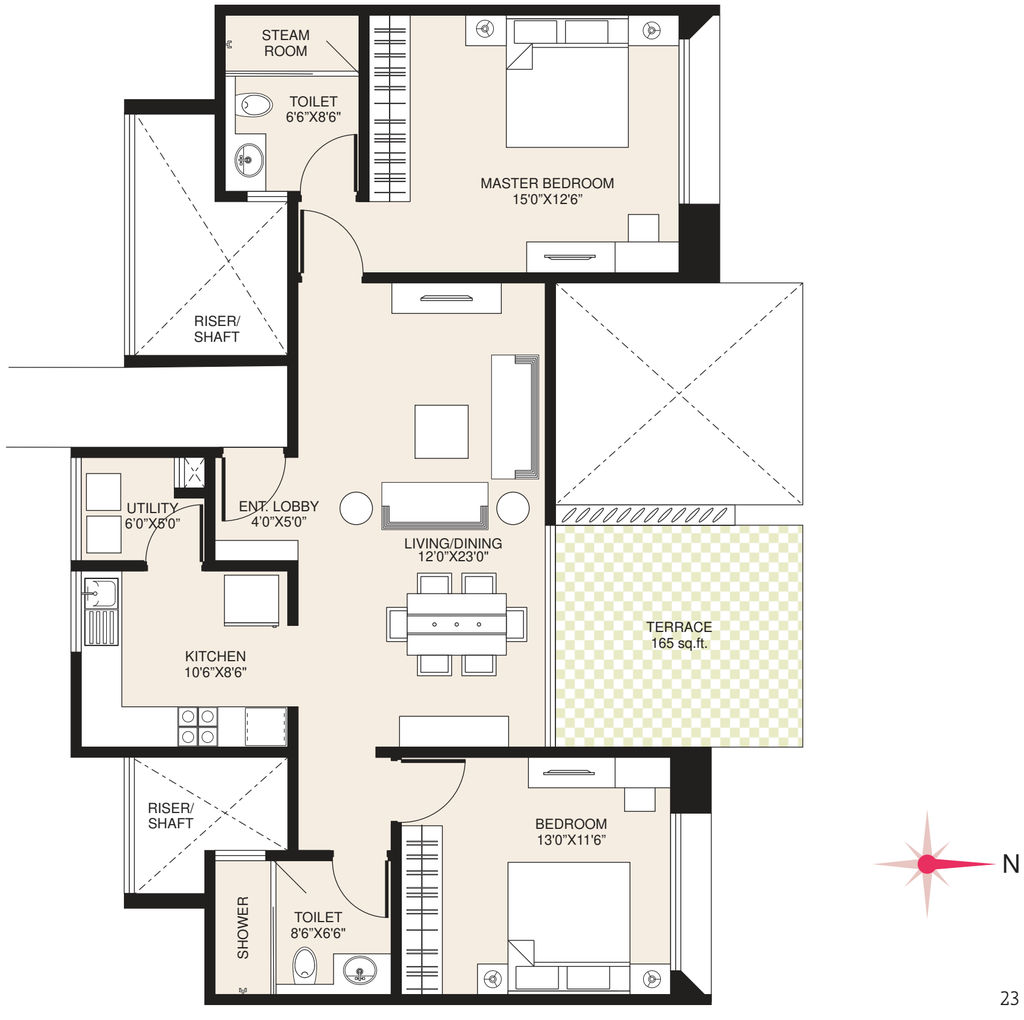


BUILDING - A, C
A 204, 404, 604, 804, 1004
C 205, 405, 605, 805, 1005
2 BHK

KEY PLAN



FLAT NO.	A 204, 404, 604, 804, 1004 C 205, 405, 605, 805, 1005
FLAT AREA	1170 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1335 SQ. FT.



BUILDING - A, C
A 205, 405, 605, 805, 1005
C 206, 406, 606, 806, 1006
2 BHK

KEY PLAN



FLAT NO.	A 205, 405, 605, 805, 1005 C 206, 406, 606, 806, 1006
FLAT AREA	1195 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1360 SQ. FT.

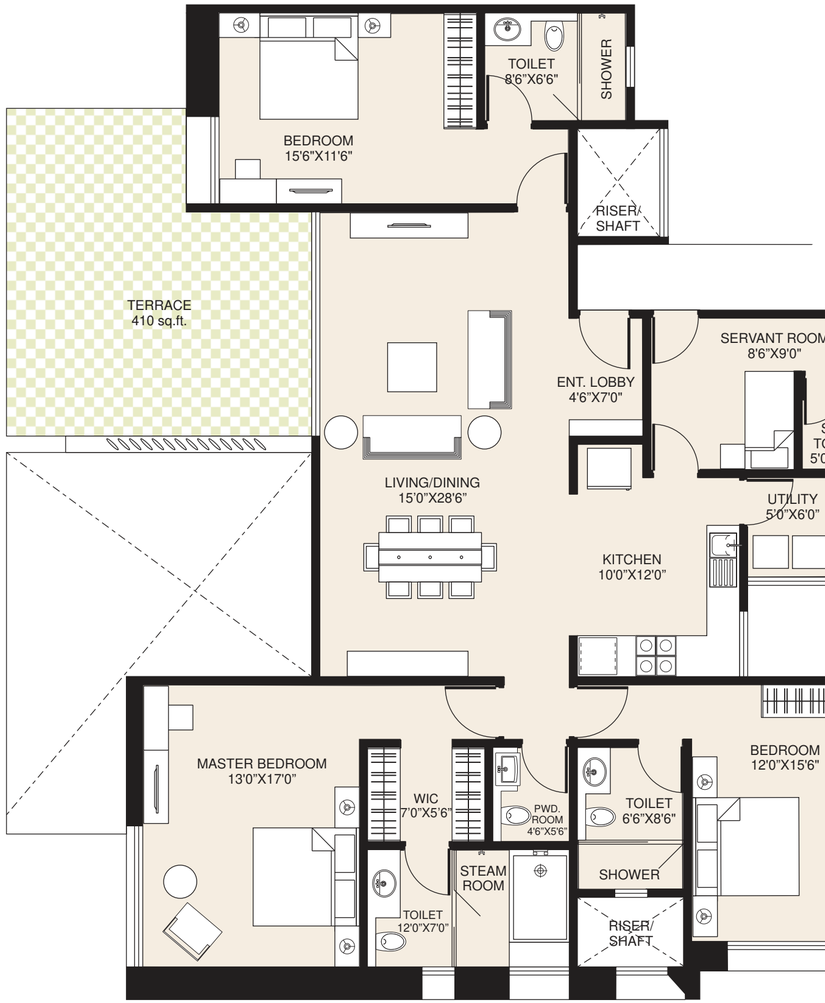


BUILDING - B, D
B 101, 301, 501, 701, 1101
D 101, 301, 501, 701, 1101
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 101, 301, 501, 701, 1101 D 101,301, 501, 701,1101
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
TOTAL SALEABLE AREA	2610 SQ. FT.

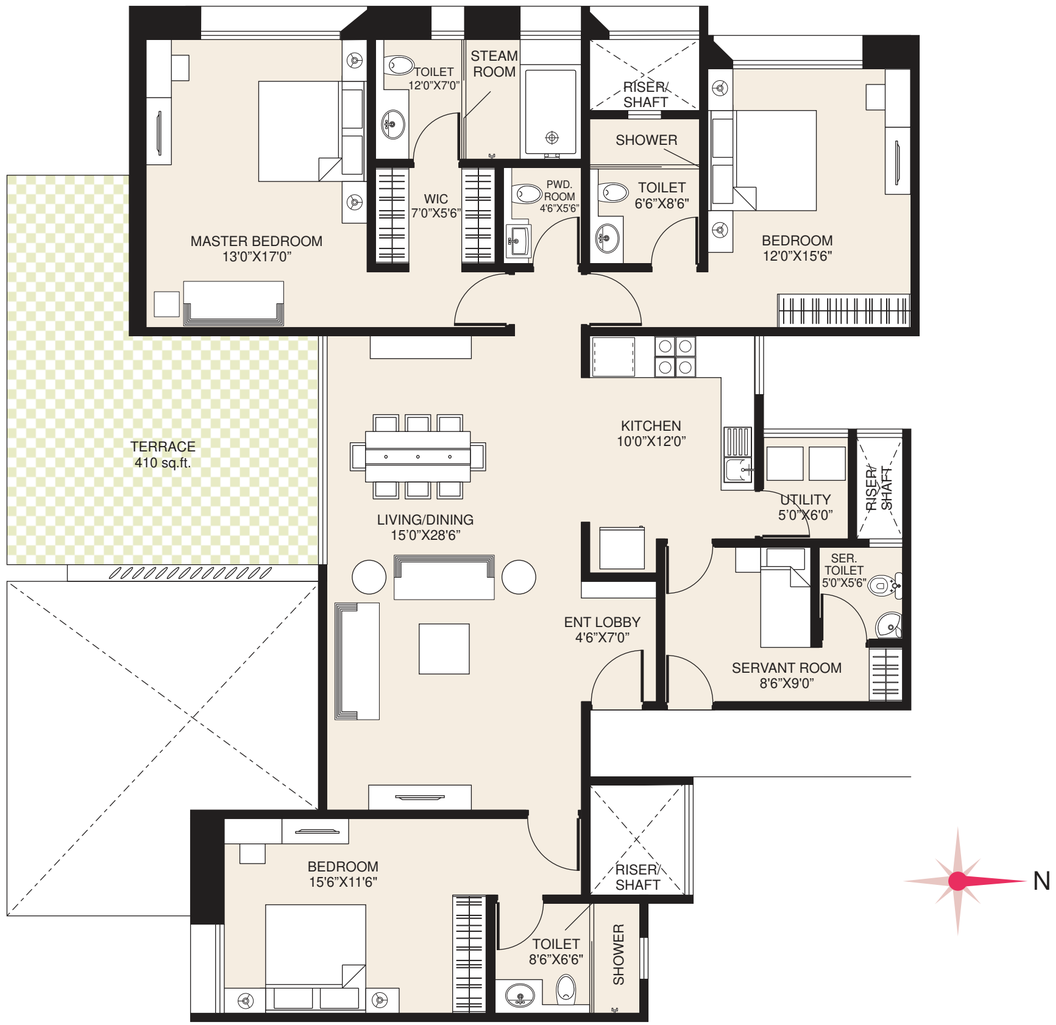


BUILDING - B
B 102, 302, 502, 702, 902, 1102
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 102, 302, 502, 702, 902, 1102
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
TOTAL SALEABLE AREA	2610 SQ. FT.

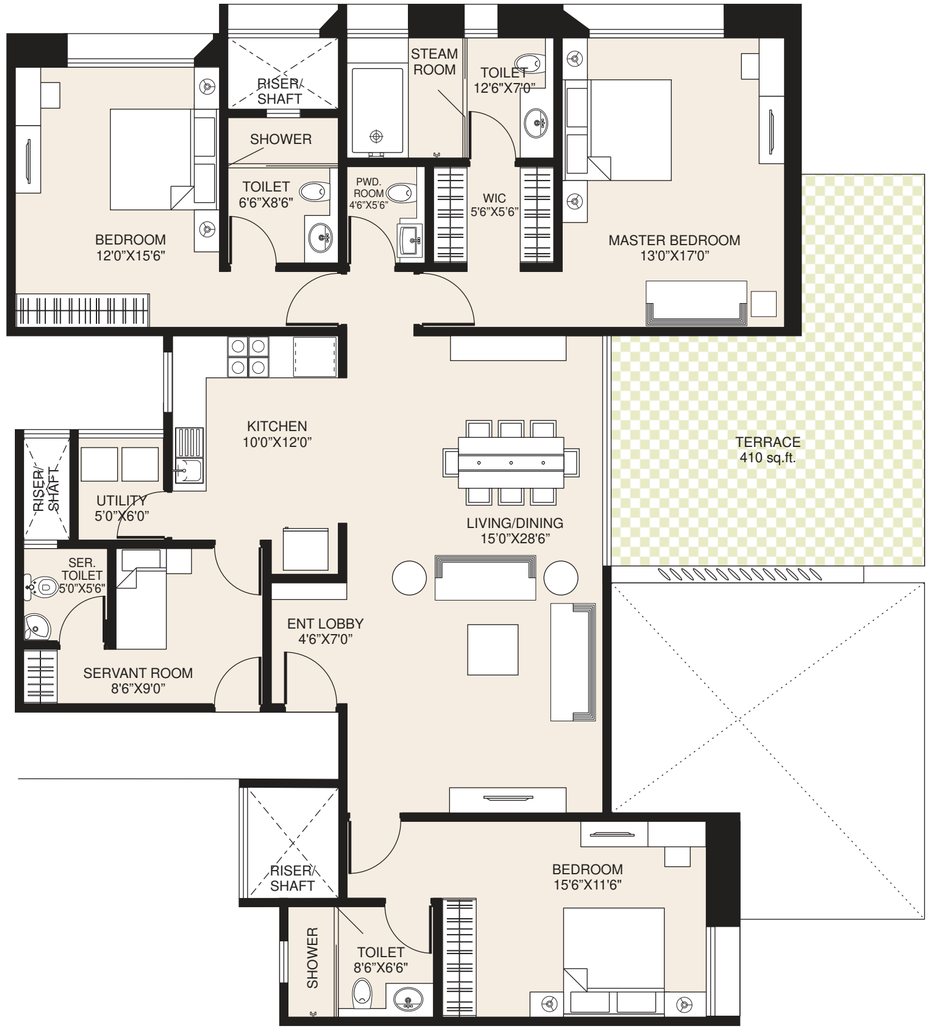


BUILDING - B
B 103, 303, 503, 703, 903, 1103
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 103, 303, 503, 703, 903, 1103
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
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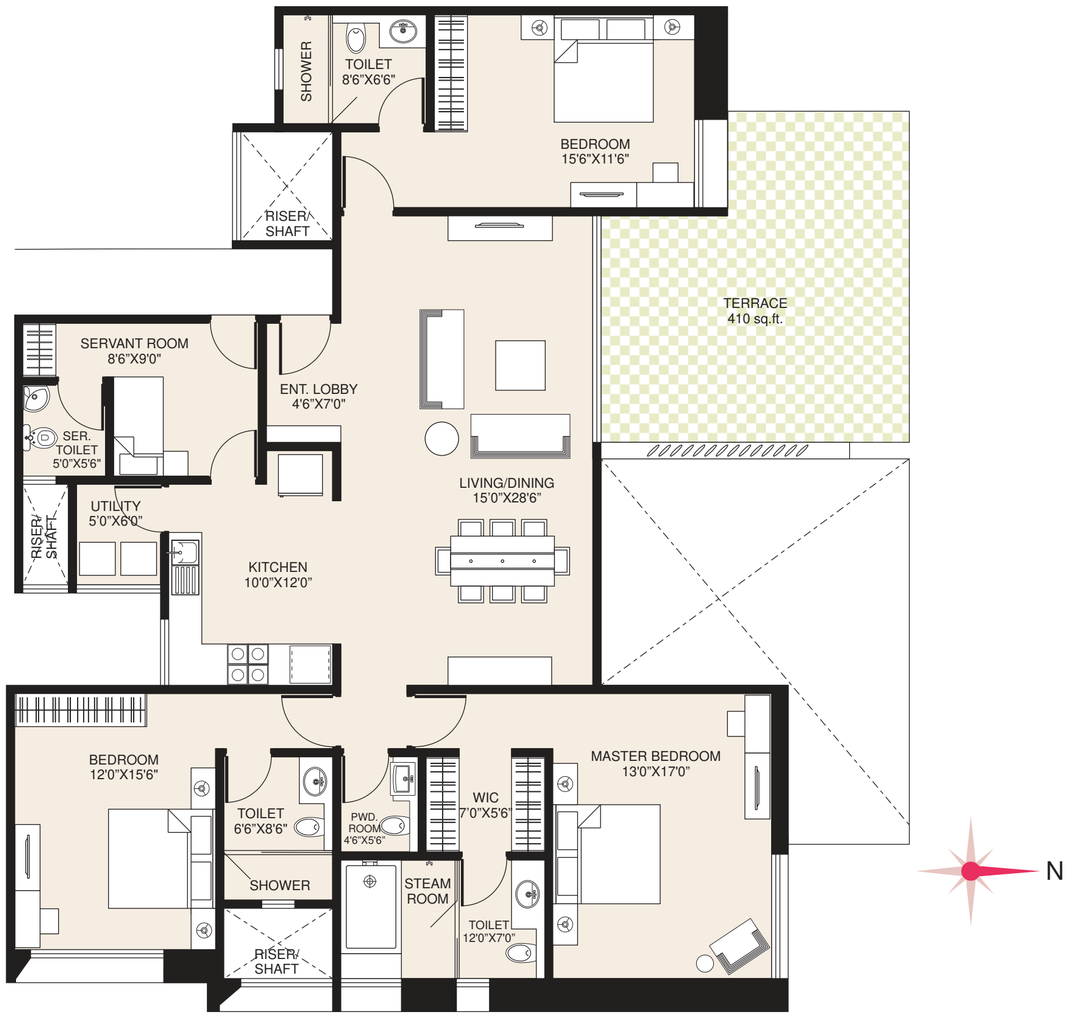


BUILDING - B
B 104, 304, 504, 704, 904, 1104
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 104, 304, 504, 704, 904, 1104
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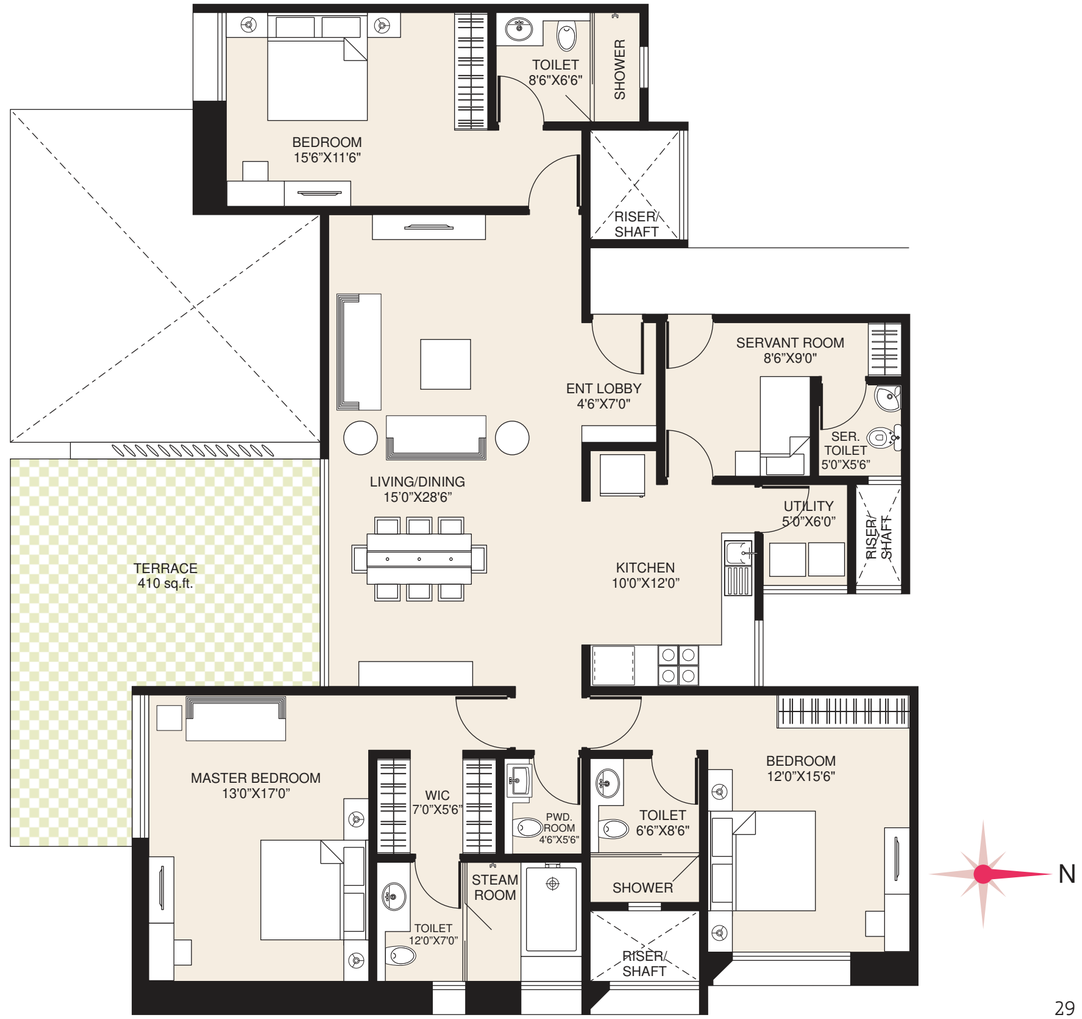


BUILDING - B, D
B 201, 401, 601, 1001
D 201, 401, 601, 1001
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 201, 401, 601, 1001 D 201, 401, 601, 1001
FLAT AREA	2200 SQ. FT.
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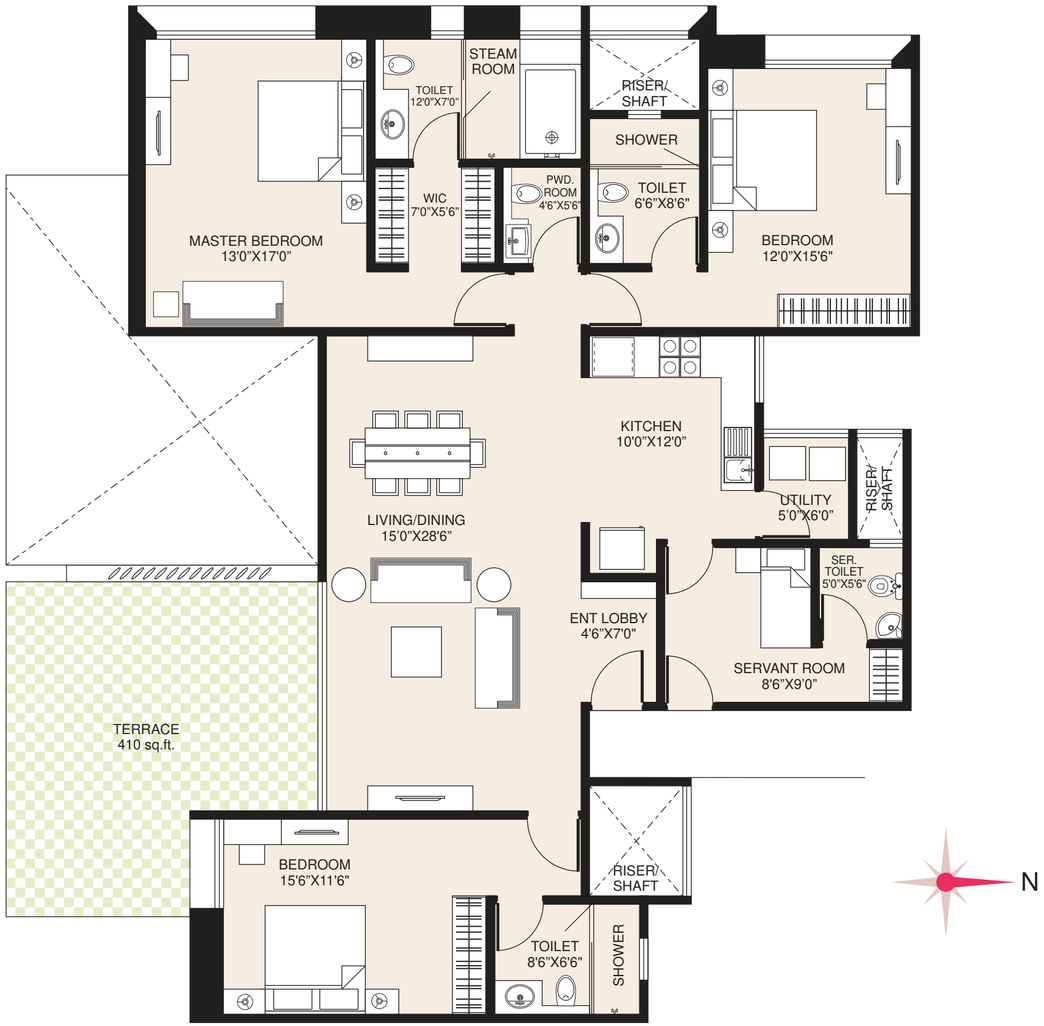


BUILDING - B
B 202, 402, 602 ,802, 1002
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	B 202, 402, 602 ,802, 1002
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
TOTAL SALEABLE AREA	2610 SQ. FT.

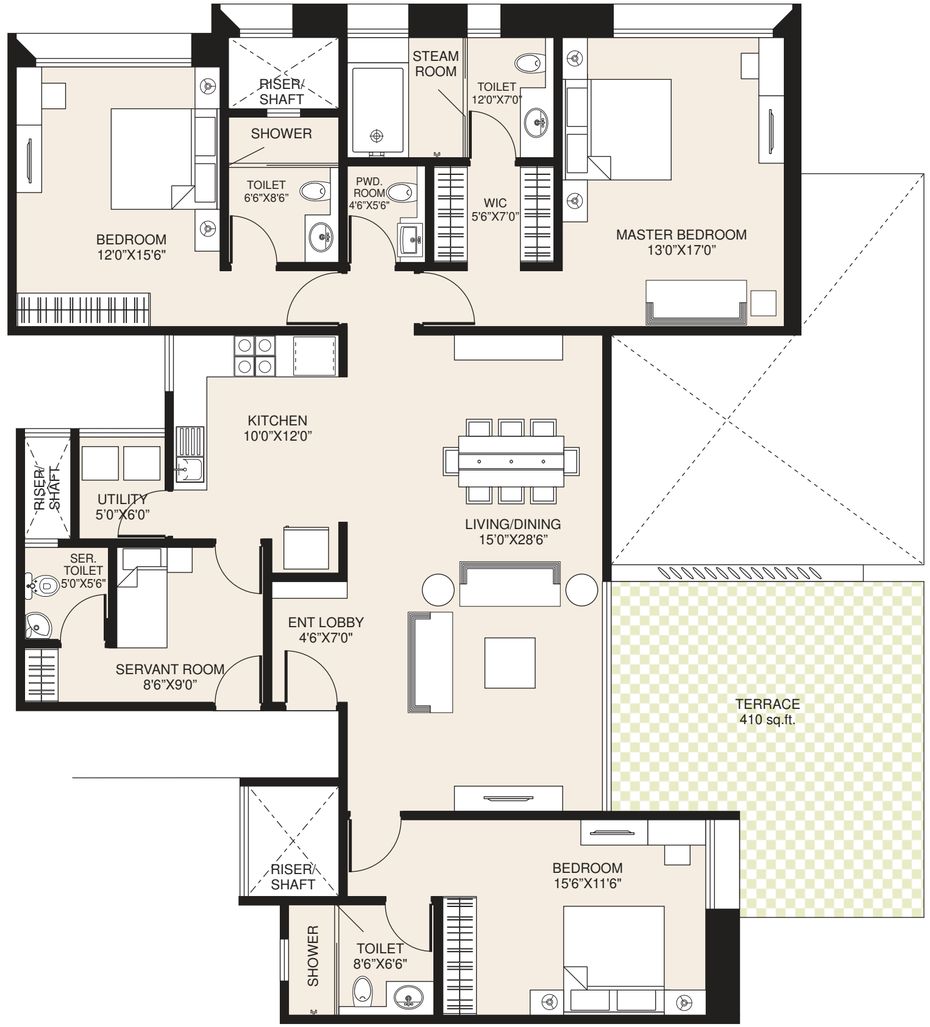


BUILDING - B
B 203, 403, 603, 803, 1003
3 BHK WITH SERVANT ROOM

KEY PLAN

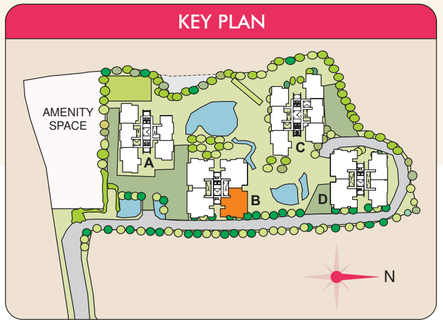


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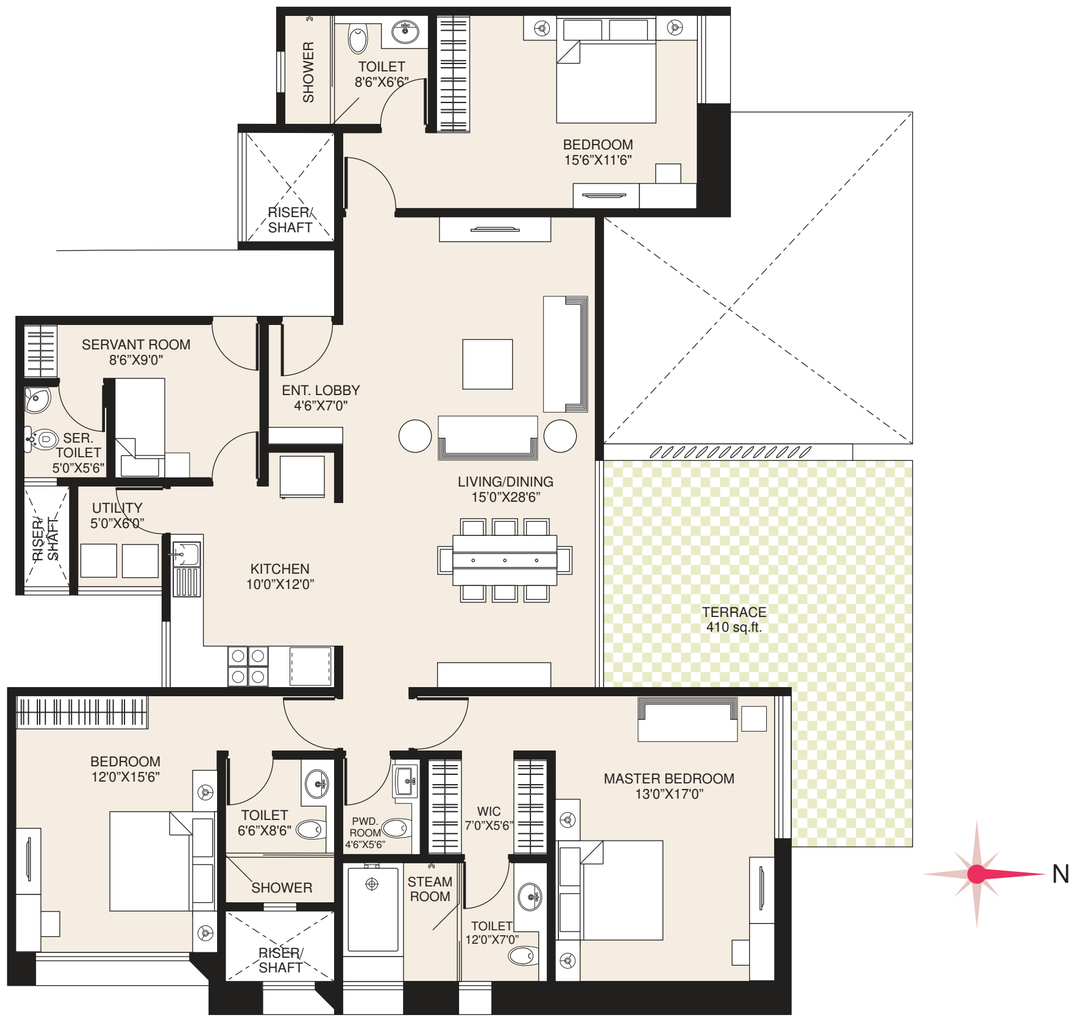


BUILDING - B
B 204, 404, 604, 804, 1004
3 BHK WITH SERVANT ROOM

KEY PLAN

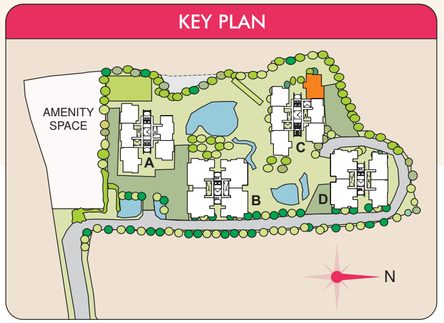


FLAT NO.	B 204, 404, 604, 804, 1004
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
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BUILDING - C
C 104, 304, 504, 704, 904, 1104
3 BHK

KEY PLAN



FLAT NO.	C 104,304,504,704,904,1104
FLAT AREA	1605 SQ. FT.
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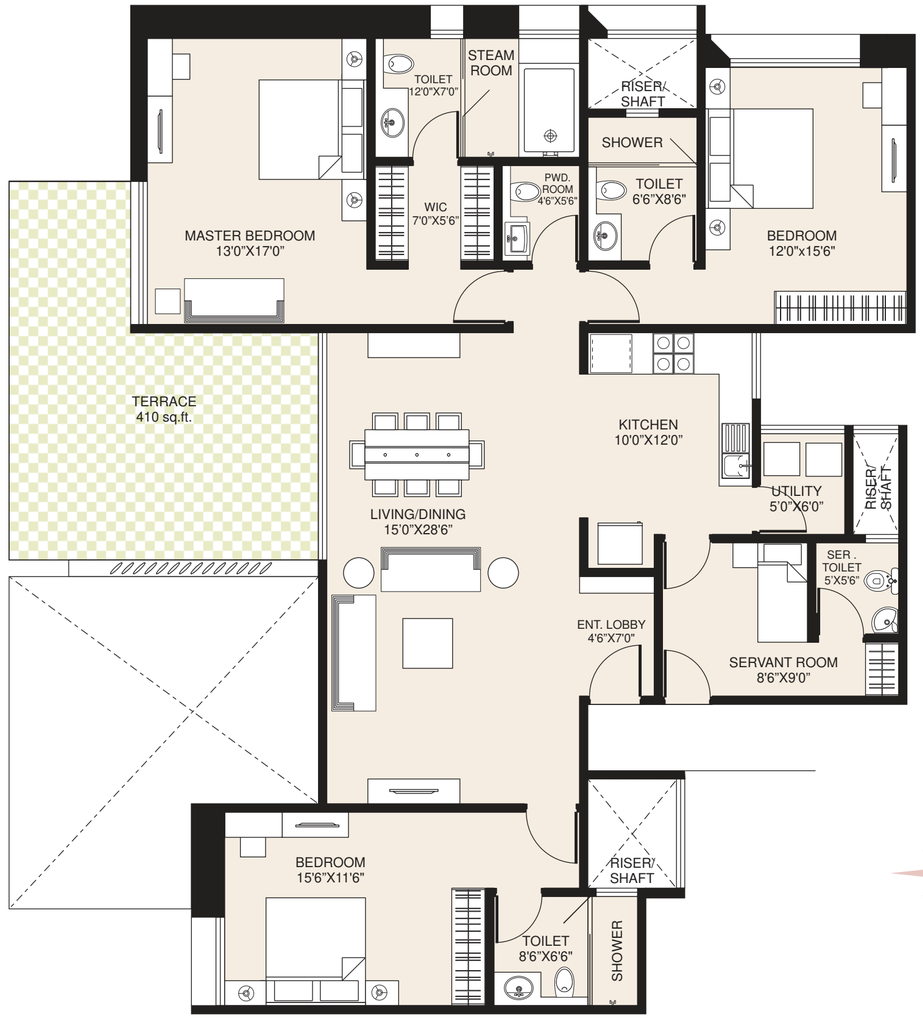


BUILDING - D
D 102, 302, 502, 702, 902, 1102
3 BHK WITH SERVANT ROOM

FLAT NO.	D 102, 302, 502, 702, 902, 1102
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
TOTAL SALEABLE AREA	2610 SQ. FT.

KEY PLAN



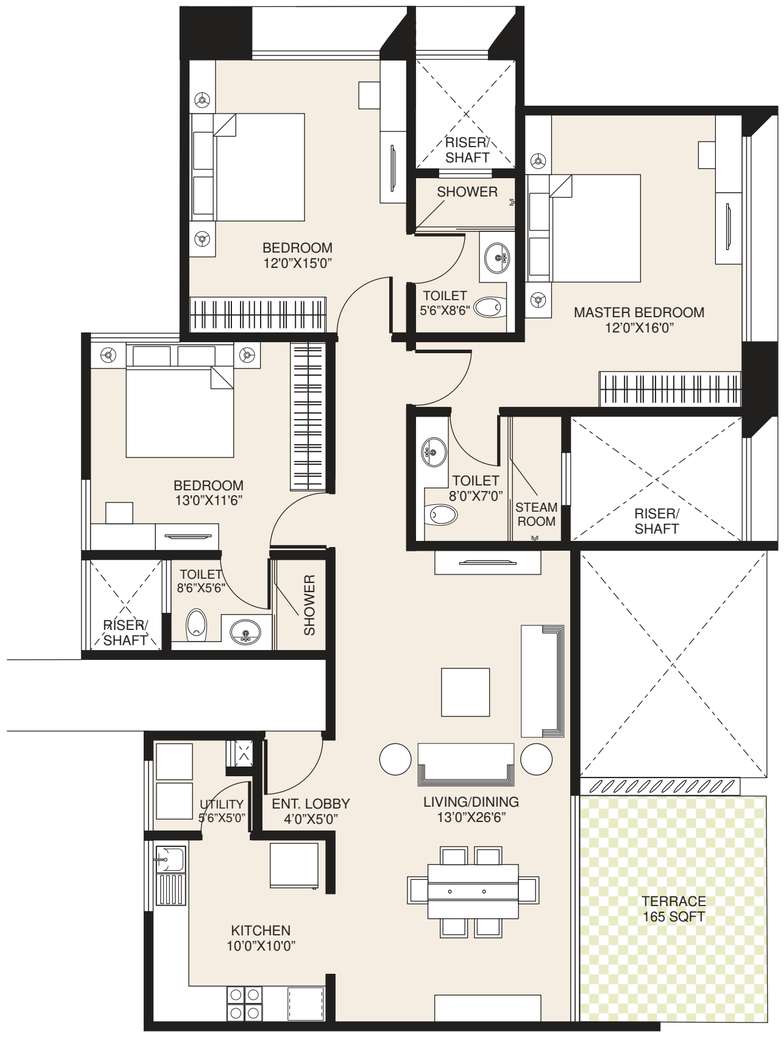


BUILDING - D
D 103, 303, 503, 703, 903, 1103
3 BHK

FLAT NO.	D 103, 303, 503, 703, 903, 1103
FLAT AREA	1600 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1765 SQ. FT.

KEY PLAN



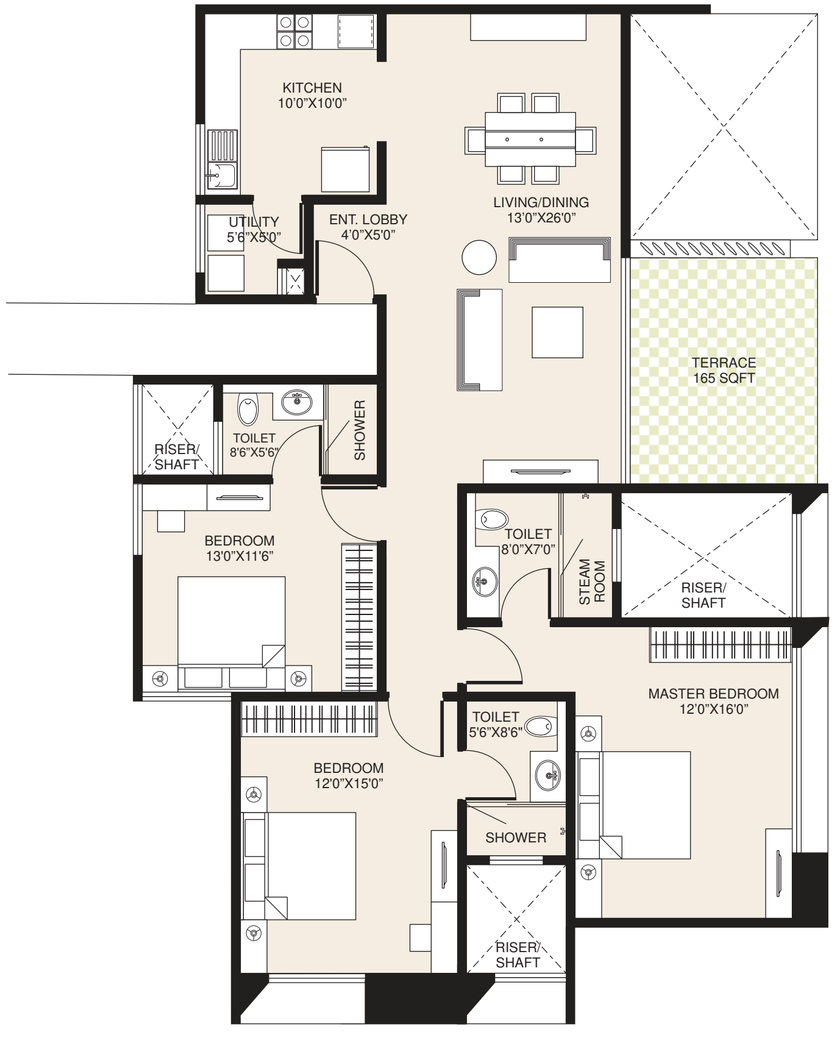


BUILDING - D
D 104, 304, 504, 704, 904, 1104
3 BHK

FLAT NO.	D 104, 304, 504, 704, 904, 1104
FLAT AREA	1600 SQ. FT.
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KEY PLAN





BUILDING - D
D 202, 402, 602, 802, 1002
3 BHK WITH SERVANT ROOM

KEY PLAN



FLAT NO.	D 202, 402, 602, 802, 1002
FLAT AREA	2200 SQ. FT.
TERRACE AREA	410 SQ. FT.
TOTAL SALEABLE AREA	2610 SQ. FT.

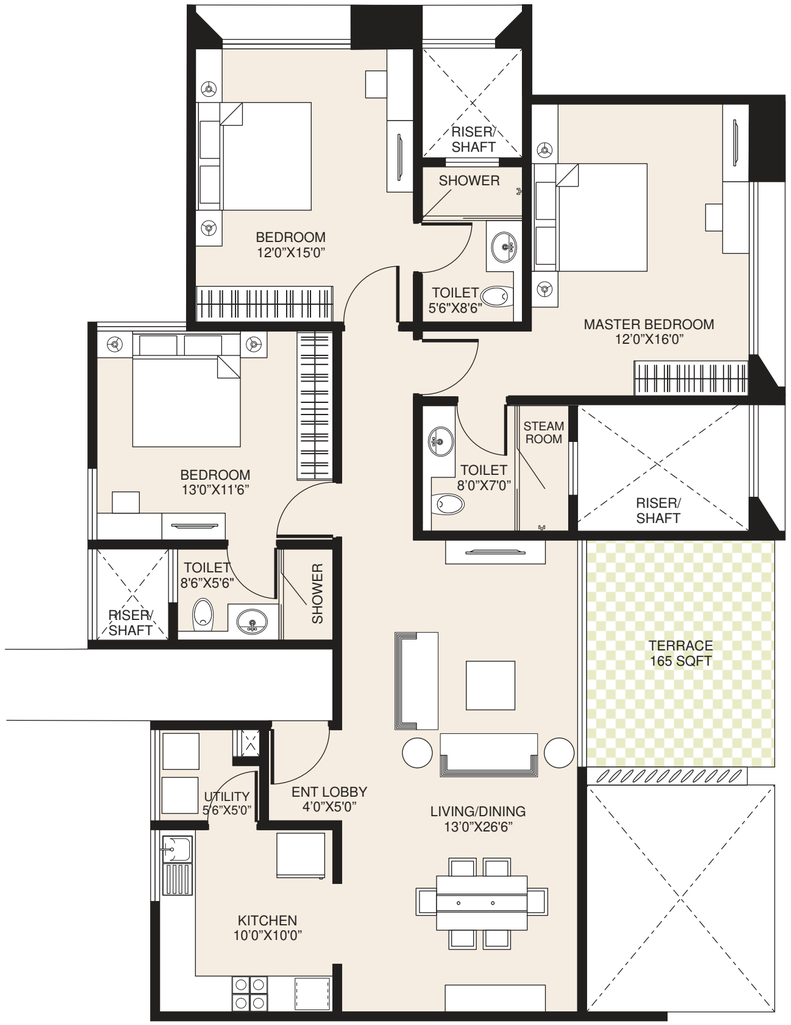


BUILDING - D
D 203, 403, 603, 803, 1003
3 BHK

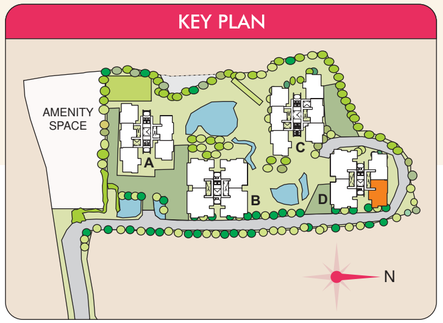
KEY PLAN



FLAT NO.	D 203, 403, 603, 803, 1003
FLAT AREA	1600 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1765 SQ. FT.



BUILDING - D
D 204, 404, 604, 804, 1004
3 BHK



FLAT NO.	D 204, 404, 604, 804, 1004
FLAT AREA	1600 SQ. FT.
TERRACE AREA	165 SQ. FT.
TOTAL SALEABLE AREA	1765 SQ. FT.

