MARVEL

brisa

- undisclosed -

Balewadi



The maddening world is miles away.
Prying eyes have lost their way.
Chaos is long forgotten.
All with just the turn of a key.
Welcome to your new home.
A hideaway placed right in the
middle of the city.
Welcome to Marvel Brisa.

contents

02. Welcome to solitude.
03. Privacy has a new address.
06. Homes hush homes.
07. 2BHK Apartments
10. 3BHK Apartments
11. 3.5BHK Apartments
14. Specifications that leave you speechless.
15. Silent sanctum.
19. Technology. At your service.
22. Green cover.
23. The Marvel legacy.
26. Floor Plans





welcome to solitude.

At the heart of the city, yet away from the eyes of the world. Marvel Brisa is a haven of peace and privacy. Standing tall at 60m are the 18 storey twin towers. Utmost care has been taken to keep every resident well guarded from the prying eyes and cacophony of the outside world. This is reflected in the 40m distance that has been maintained between the two towers.

With 90 luxurious homes to choose from, Marvel Brisa has an apartment to match every need. Choose from 2, 3 and 3.5BHK apartments along with duplex penthouses. Every home is set to pamper you with amenities of superior quality. While you revel in luxury, the flipping terraces give you a taste of absolute privacy. Built in a way that no two terraces face each other, here you can soak in the peaceful environs away from the chaos of the world. Your comfort is also well taken care of by ample parking.

Come, step inside your private retreat that awaits you at Marvel Brisa.

privacy
has a new address.

Marvel Brisa is wrapped in absolute privacy even while being situated close to the city. Located in Balewadi, a north-western suburb of Pune, it is well-connected to the Mumbai-Pune Expressway and Hinjewadi IT Park along with Aundh, Baner and Pashan. Several residential and commercial projects are coming up in different parts of the suburb thus spurring its growth. It also caters to food connoisseurs with fine hotels and restaurants in the vicinity.

Distances

Hinjewadi: 10 minutes | **Expressway:** 10 minutes | **Aundh:** 15 minutes
University: 15 minutes | **Pune Station:** 20 minutes | **Pune Airport:** 45 minutes
Aditya Birla Hospital: 20 minutes | **E Square:** 20 minutes


Hinjewadi IT Park
Vigneshwar Marble and Stone Co.
National Securities Deposit Ltd.
Sayaji Hotel
Life Point Hospital
NH4
Holiday Inn
Marvel Cascada
Moze Vidyalaya
Mitcon Institute of Management
IDBI Bank
National Institute of Construction Management and Research
Moze College of Engineering
NICMAR Hostel Block No. 4
MARVEL BRISA
Vidyapeeth English Medium School
Shri Khanderai Pratishthan Education Society
Baner Balewadi Road
Baner
Orchid School
Sadanand Hotel
Balewadi stadium
Pune-Bengaluru Highway
Roo Housing Society
Padmini
Sapphire Park
Sarvapalli Society Road
Mumbai Expressway Road



homes hush homes.

Every home at Marvel Brise sings tribute to solitude and privacy while luxury and sophistication join in the chorus. Every time you enter your home, you are transported to another world. A world where the sounds of traffic and deafening decibel levels dissolve into thin air. These private homes are spacious and offer a wide spectrum of amenities that promise to rejuvenate you, every single day. Choose from a mix of 2, 3 and 3.5BHK apartments and duplex penthouses.

2 BHK apartments

Marvel Brisa changes everything you knew about 2BHK apartments. They are spacious and studded with state-of-the-art facilities at every corner. Ranging from 1360 to 1405 square feet, they accommodate all your needs with ease.

2BHK Apartments at a glance:

- Ranging from 1360 to 1405 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Modular kitchen with hob and chimney
- 2 en-suite bedrooms
- Shower cubicles in all the bathrooms
- Steam room in the master bathroom
- Air-conditioning in all the bedrooms
- Large terrace with flower beds
- Vitrified flooring in all the bedrooms
- Wooden doors and door frames





3 BHK apartments

Space and style coexist peacefully in the 3BHK apartments at Marvel Brisa. Ranging from 1845 to 1895 square feet, they offer every member of the family the peace and privacy they deserve. What's more, they also entice you with a long list of luxuries.

3BHK Apartments at a glance:

- Ranging from 1845 to 1895 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Living and dining area opening into the private terrace
- Modular kitchen with hob and chimney
- 3 en-suite bedrooms
- Air-conditioning in all the bedrooms
- Large terrace with flower beds
- Shower cubicles in all the bathrooms
- Steam room in the master bathroom
- Vitrified flooring in all the bedrooms
- Wooden doors and door frames

3.5 BHK apartments

The walls of the 3.5BHK apartments in Marvel Brisa are painted with privacy. As you enter inside the 2800 square feet apartment, you are swarmed with high-end specifications and a soothing silence. The classy interior is studded with individual shower cubicles, private Jacuzzis and an array of other state-of-the-art amenities tailor-made to delight you. Marvel Brisa also offers 3.5BHK duplex penthouses.

3.5BHK Apartments at a glance:

- 2800 square feet
- Entrance foyer
- Imported marble flooring in the living, dining area and lobbies
- Living and dining area opening into the private terrace
- Modular kitchen with hob and chimney
- Wet and dry kitchen with utility room
- 3 en-suite bedrooms
- Walk-in wardrobe in the master bedroom
- Jacuzzi and steam room in the master bathroom
- Servants' room with a separate entrance
- Air-conditioning in all the bedrooms
- Large terrace with flower beds
- Shower cubicles in all the bathrooms
- Vitrified flooring in all the bedrooms
- Wooden doors and door frames





specifications
that leave you speechless.

Marvel Brisa comes packed with international standard amenities and specifications that promise to leave you speechless. Be it wooden flooring or private terraces; find every luxury you could dream of in a home, here. All this amidst complete privacy.



Living room

- Imported marble flooring
- POP/gypsum finish for walls and ceilings
- Wooden doors and door frames



Kitchen

- Modular kitchen with hob and chimney



Bedroom

- Vitrified flooring
- Wooden doors and door frames
- Split air-conditioning in all the bedrooms



Bathroom

- Vitrified/ceramic flooring
- Wash basin with counters
- Finest quality fittings and sanitary ware
- Designer dado
- Solar heater connection
- Steam room in the master bathroom

100% generator back-up

silent sanctum.

The beautifully designed landscape at Marvel Brisa is a treat to all your senses. While your eyes feast on the striking scenery, your ears get used to the sound of silence. Here you can also indulge your body and mind with an array of facilities.

The stretch of blue between the two towers is pure bliss. Dive into the swimming pools at Marvel Brisa. Drown your stress or burn the extra calories while having fun. The reflecting pool paints a blue border around the pool bar where you can sip on chilled mocktails. Or you can also give your kids swimming lessons in the shallow pool.

Right next to these water bodies is a sunken lounge. A perfect place to laze around on a Sunday or catch up with your family. This patch of blue is outlined by lush green flora that also houses several sun decks. A setting that has a relaxed resort like feel.

But the centre of attraction at Marvel Brisa is in fact a peaceful corner. Located just behind the second tower, the Clubhouse shields you from the disturbances of the outer world and transports you into a universe of your own.





Its entrance is adorned by a landscaped garden where an eco pond reflects the blue sky.
The pond is also home to some exotic aquatic plants. Adjacent to this area is a multi-purpose lawn that can be the venue for your lavish Sunday brunches. A secluded sun lounge is the best place to get immersed in a book while getting a golden tan. The Clubhouse continues to amaze you with an open terrace and exclusive barbecue pavilion.

As much as the Clubhouse thoroughly spoils you with endless luxuries, it also lets you work up a sweat and get fit in the fully equipped gym. You can also hold client meetings or host lavish get-togethers for your business acquaintances in the multi-purpose room.

Clubhouse at a glance:

- Landscaped garden
- Eco pond with aqua plants
- Outdoor BBQ pavilion
- Well-equipped gym
- Multi-purpose lawn
- Multi-purpose room

technology.
at your service.

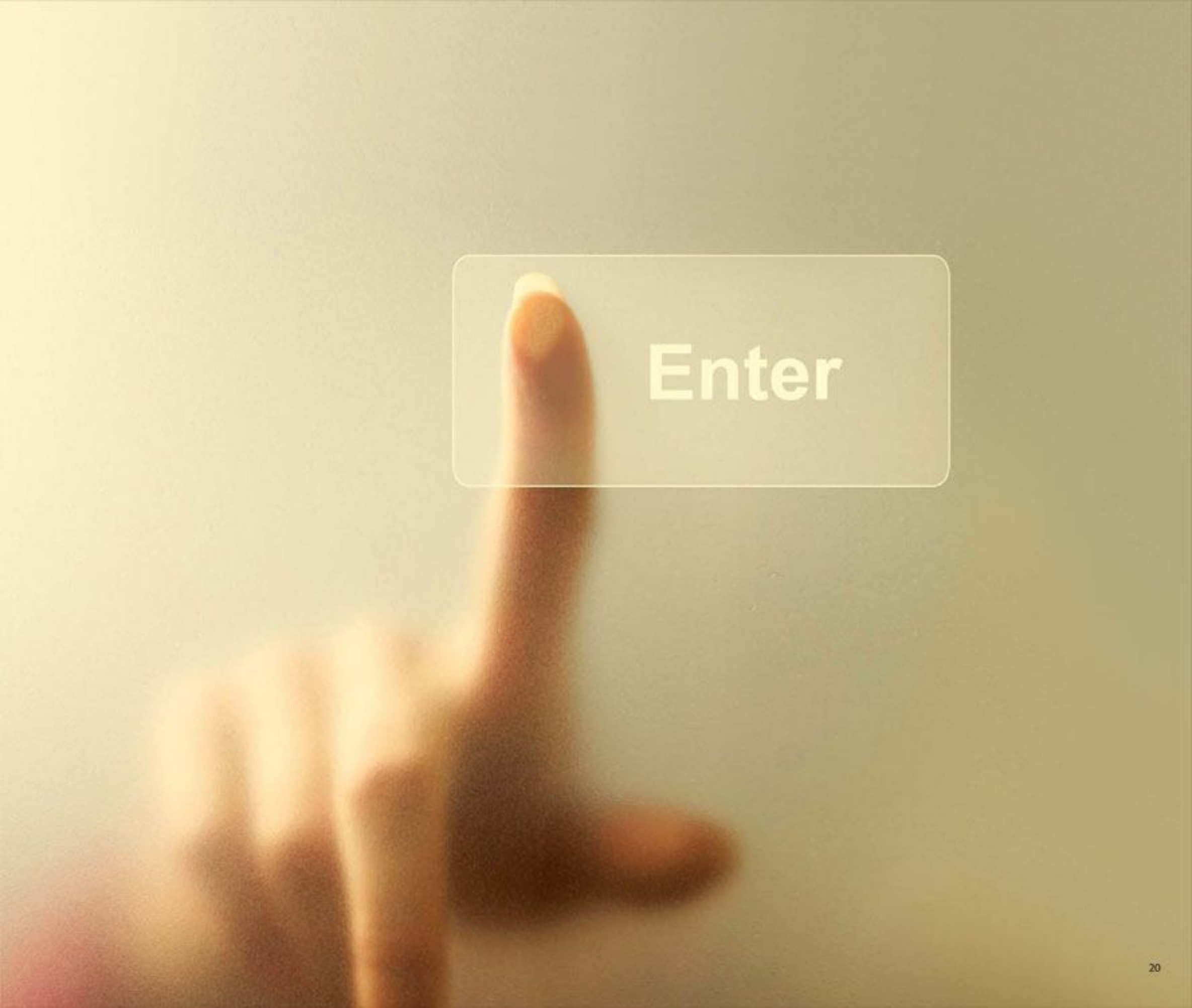
Marvel Brisa indulges your need for privacy. While you break away from the noisy world outside, you can also revel in state-of-the-art luxuries right inside your home. What's more, even technology obeys your every command.

Whether you want to adjust the room temperature or dim the lights according to your mood, you don't need to stop what you are doing. All you have to do is snap a finger and it's done. The apartment management system in the form of touch screens and remote controlled interfaces lets you control every appliance in your home even when you are not in. So whether you are sitting on your couch lost in thought or taking a walk outside, you can control your home through centrally located LCD touch panels or via the Internet.

The updated technology also translates into better security. With access controls in the lift lobby and CCTV surveillance cameras installed in various parts of the property, your home is safe at all times, whether you are in or outdoors.

Here's a glimpse of more automation wonders that Marvel can create for you.

- Keep your CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipment at one location and play them from any room, through the multi-room audio and video distribution
- Water the plants in your terrace garden depending on the moisture content in the soil
- Save energy through intelligently installed presence sensors, dimmers and AC controls that judge the requirement and occupancy of a room
- Draw curtains and adjust the light settings at the flick of a finger


Enter



green cover.

At Marvel, while our priority is to create a state-of-the-art lifestyle for you, we also don't forget our responsibility towards the planet. That's why, we strive for greener blueprints and environment friendly initiatives.

Our efforts have been acknowledged and awarded by the IGBC Green Homes rating system. We have the highest number of projects with platinum green pre-certification in Pune and rank first in the country.

Some of the green initiatives at Marvel Brisa include:

- Heat and ventilation studies at the design stage
- Architectural design that ensures good ventilation and maximum use of natural lighting
- Renewable energy via solar heating systems
- Rainwater harvesting
- Use of home automation that senses the need in a room and regulates lighting and air-conditioning
- Ensuring that the plants in our large landscaped gardens are indigenous and drought-tolerant
- Utilising recycled water for flushing and landscaping
- Use of energy efficient CFL fixtures
- Segregation of organic waste via vermiculture
- Use of environment friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems

The MARVEL legacy.

12 years. 24 million square feet. And Marvel Realtors continues to grow, everyday. Several well-planned projects grace the elite locales in Pune like Koregaon Park, Boat Club, Kalyani Nagar, Wagholi, Kondhwa, Kanchangalli, Bhosale Nagar, Shankarsheth Road, Salisbury Park and Mundhwa while more are taking shape in Kharadi, Magarpatta Road, NIBM, Viman Nagar and Lulla Nagar. Marvel Realtors is also making its presence felt in Mumbai, Bengaluru and Goa.

While it continues to build beautiful homes for people, it has also forayed into commercial projects, creating world-class spaces for 21st century businesses. These intelligent workspaces stand tall in Viman Nagar, Lulla Nagar and Magarpatta.

With Marvel Boulevard, it has forayed into creating retail spaces that are like no other. An array of retail stores lined on one stretch along a landscaped walkway creates a high street experience that guarantees footfalls.

residential projects

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

KOREGAON PARK
7 Marvel Aurum
8 Marvel Crest
9 Marvel Basilo
10 Marvel Simrose
11 Marvel Residency
12 Marvel Exotica
13 Marvel Merlot

BALEWADI
14 Marvel Brisa
15 Marvel Cascada

KALYANI NAGAR
16 Marvel Crescent
17 Marvel Vivacity
18 Marvel Vivaldi

KHARADI
19 Marvel Enigma
20 Marvel Zephyr
21 Marvel Citrine
22 Marvel Cerise
23 Marvel Aquenas

MUNDHWA
24 Marvel Matrix

VIMAN NAGAR
25 Marvel Sonnet

MAGARPATTA ROAD
26 Marvel Diva
27 Marvel Ritz
28 Marvel Bounty
29 Marvel Azure
30 Marvel Arco
31 Marvel Kyra

NIBM ROAD
32 Marvel Isola
33 Marvel Ganga Sangria

WAGHOLI
34 Marvel Ganga Fria

BAVDHAN
35 Marvel Selva Ridge Estate

KONDHWA
36 Marvel Albero

KANCHANGALLI
37 Marvel Aeries

BHOSALE NAGAR
38 Marvel Escaso

SHANKARSHETH ROAD
39 Marvel Sufalam

SALISBURY PARK
40 Marvel Claro

BENGALURU

DEFENCE COLONY, INDIRA NAGAR
41 Marvel Arista
42 Marvel Amora
43 Marvel Viento

PRIMROSE ROAD
44 Marvel Orial

GOA

DONA PAULA
45 Marvel Bellaza

OFF MIRAMAR BEACH, PANJIM
46 Marvel Evora

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

MARVEL
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