







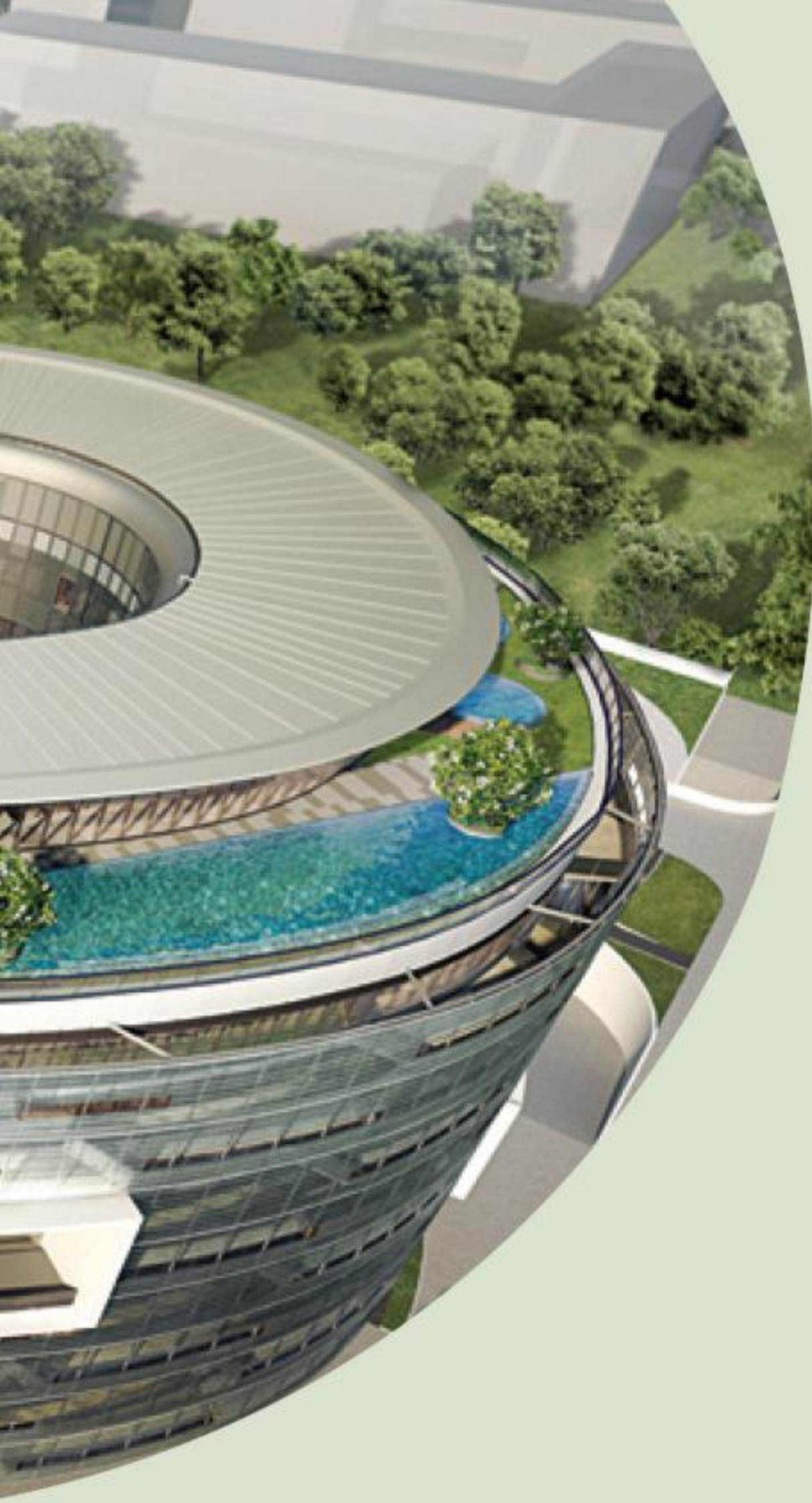
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# breaking conventions

In a world where nine to five, monotony, drudgery and boredom reside in the same cubicle, comes a revolution to the workplace. One that is innovative in design, imagination and size. And it goes by the name of Marvel Edge.

It is a place that is not just files and folders, a place that is not just bricks and mortar. A place that is organic in nature and brilliant in design. Where love for nature melds seamlessly with excellence in business. Where natural resources are not pawned for commercial resources. And where a self sustaining ecosystem facilitates business, encourages individuality, and is like a breath of fresh air to the monochromatic and musty confines of traditional business spaces.



# the workplace of the future

A curvilinear elevation amidst a host of rectangular structures, Marvel Edge is spread over one million square feet and stands nine storeys tall.

Marvel Edge is the epitome of luxury, quality and technology. From state-of-the-art infrastructure to environmentally sustainable designs, a building management system that controls advanced automation and security systems, natural lighting, breakout spaces, exceptional architecture and maximum flexibility, Marvel Edge truly is the workplace of the future.

It provides opportunities to socialise, network and rejuvenate as much as it provides state-of-the-art amenities, features and spaces that act as catalysts for a growing business.

Marvel Edge is destined to revolutionise the corporate world of Pune. Its iconic design and thoughtfully planned features will certainly raise the bar for other commercial developments in the city.

Welcome to Marvel Edge, a glimpse of tomorrow - today.

## Key Highlights

- Spread over one million sq.ft.
- Nine storeys tall
- State-of-the-art infrastructure
- Maximum flexibility of tenancy
- Environmentally sustainable designs
- Building Management System with advanced automation and security systems
- Futuristic amenities
- Breakout spaces













# the perfect destination

Marvel Edge is situated in Viman Nagar amidst cosmopolitan residential complexes, shopping malls, IT parks, business centres, six 5-star hotels and not to mention an abundance of green.

Being centrally located, Marvel Edge will attract the best talent from areas such as Kalyani Nagar, Koregaon Park, Kharadi, Magarpatta, Yerawada, Viman Nagar, Vishrantwadi and Mundhwa.

Its popularity also lies in its close proximity to elite areas of Pune such as Koregaon Park, Kalyani Nagar, Vishrantwadi and Boat Club Road. Its multi-lane driveways give superb connectivity to the city while providing close proximity to the airport.

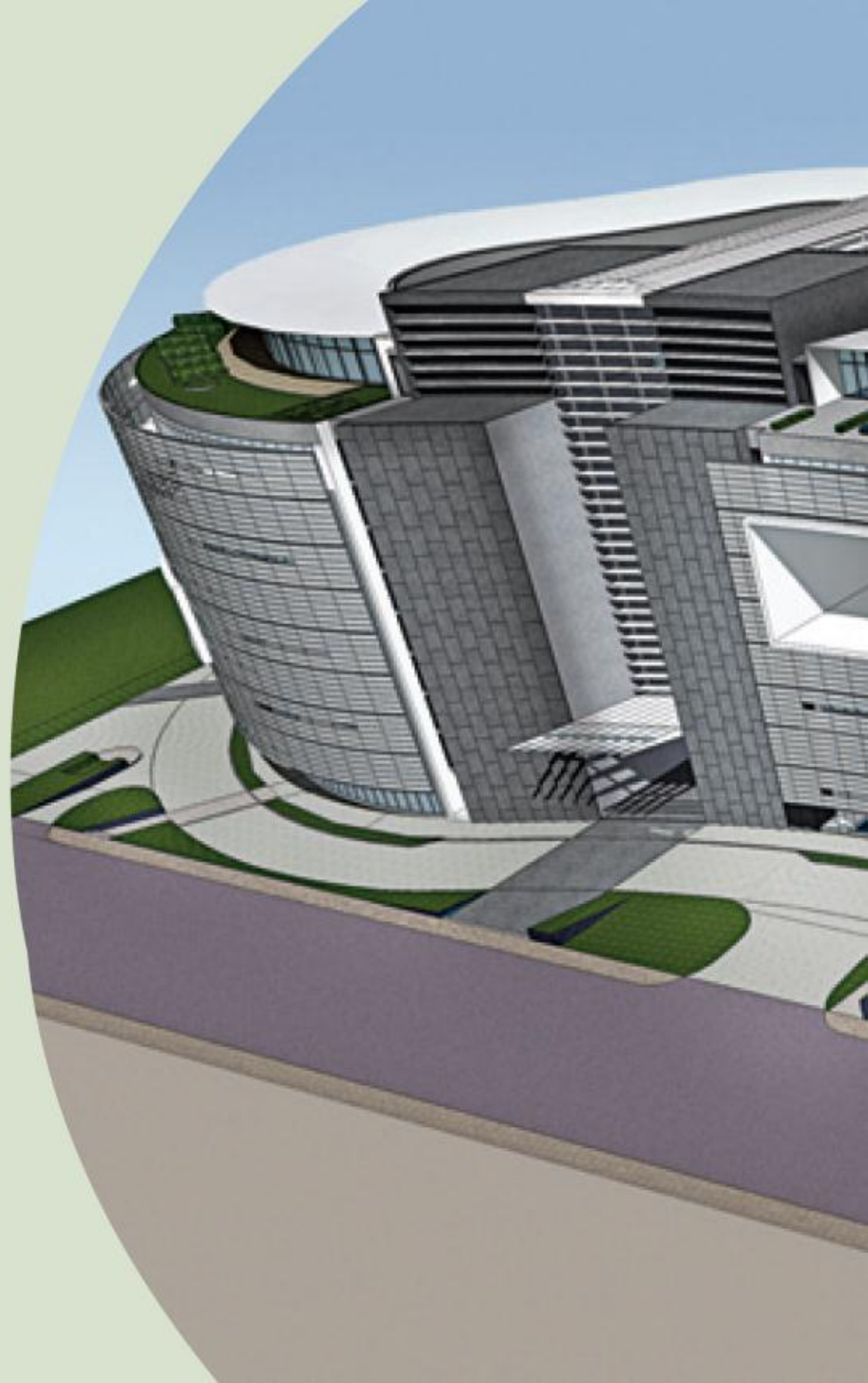
## Key Highlights

- Located in Viman Nagar
- Close proximity to elite areas of Pune
- Superior connectivity
- Three minutes from the airport
- Multi-lane driveways

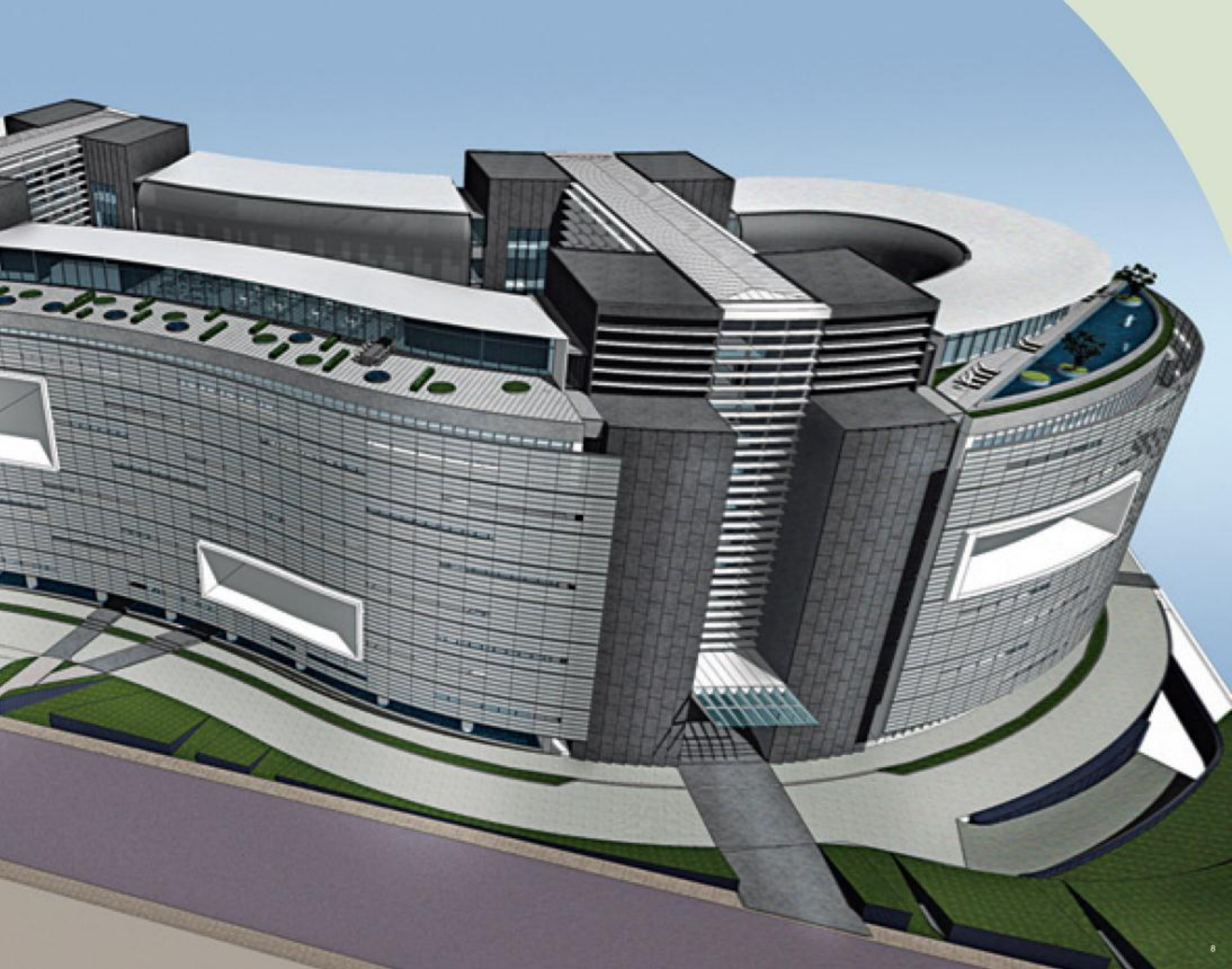


# the mega structure

Marvel Edge is a combination of graceful lines, dramatic spaces, exceptional architecture with intelligent planning and maximum flexibility. All this has been achieved with minimum impact on the environment it rests on.









# the façade

Marvel Edge's unique curvilinear façade will provide a distinctive signature to Pune. This design is not the result of random organic shaping, but a highly considered response to urban context, site constraints and floor-plate flexibility. Far from being a decorative feature, the façade is a carefully engineered solution, optimising daylight penetration and views while carefully controlling unwanted heat gain and glare.

In recent times, glass has become the predominant material of choice for building façades. However, the inefficient use of this material can result in unwanted heat gain inside the building and an increasing dependence on systems such as air-conditioning, pumps and lighting that lead to energy inefficiencies.

The ultimate goal is a building design that reduces heat gain thereby decreasing energy consumption. Along with choosing the right energy efficient glazing solution, the façade design needs to take into consideration the building position and an understanding of solar geometry with respect to the building location.

Sun Path Analysis, in the Northern Hemisphere, is a technology that takes into consideration the high intensity sunfall received in the South and South West directions.

Shading is one of the key strategies to reduce heat gain and it also impacts the daylight penetration. An ideal shading strategy or device will block maximum solar radiation while still permitting daylight and views.

Marvel Edge's façades have been studied in terms of solar exposure and have a perforated envelope. These envelopes control the amount of sunlight coming into the building, thus reducing temperatures in the office and cutting down on the energy consumption.

## Key Highlights

- Sun path technology
- Efficient use of natural resources
- Perforated envelopes
- Reduced heat exposure
- Minimum power consumption













## the galleries

Two majestic glass galleries connect the eight cores. These house four meeting pods that can accommodate up to ten people each, present on the 4th, 6th, 7th and 8th floors. They enjoy a grand view of the internal courtyard.

These galleries are strategic connectors between the various parts of the building allowing direct and quick links between offices located on either side of the courtyard. These dramatic features of the design are part of the overall efficiency and connectivity Edge provides its occupants.

### Key Highlights

- Connectivity
- Four meeting pods







## the cores

The galleries straddle eight cores, on each floor. The cores serve as the primary backbone of office buildings. Most offices have one or possibly two cores serving their floors. At Edge, eight cores have been strategically placed to provide the utmost in decentralised service to each of the offices.

Each core can be independently accessed and services only three or four offices per floor. Admission to these cores is facilitated through the three elevators and the service elevator. Each office enjoys the convenience of three common washrooms and a pantry.

The cores house a fire staircase and an electrical room. Each core also has a pressurisation shaft that is used for stair ventilation and HVAC shafts that provide chilled water to all common areas and retail spaces.

### Key Highlights

- Eight cores
- Four elevators per core
- Three washrooms per core: male, female and handicapped
- Pantry per core
- HVAC (Heating, Ventilation and Air-conditioning) shaft
- Pressurisation shaft
- Fire staircase
- Electrical room



# the intelligent workplace

Intelligent office planning systems allows tenants to design their own office environments, while still adhering to a common design concept. This provides the widest range of tenancy opportunities. Majority of the offices are between 2200 sq.ft. to 3000 sq.ft. These go up to 5000 sq.ft. to 15,000 sq. ft. as well. The design allows for flexibility to integrate up to even one lac sq.ft. or more, vertically or horizontally.

With only three to four offices per core, your office gets the privacy and exclusivity it needs for the growth of your business. When it's time for a meeting or a conference, every alternate floor offers you common meeting pods and breakout areas that allow you to relax and unwind with a cup of coffee. A majority of offices have double height sheltered terraces. Other features available are the common pantry and WC facilities in each core.

## Key Highlights

- Intelligent office planning
- Tenancy options from 2200 sq.ft to 1 lac sq.ft.
- Common meeting pods
- Double height terraces









# amenities that boost your work life

If it's innovative and futuristic amenities you're looking for, then Marvel Edge is the ultimate destination. An integral part of what makes Marvel Edge so different is the seamless balance it maintains between business and pleasure. And here's how.

An exhibition room that can hold forty people and four meeting pods that can accommodate ten people each, make meetings and conferences a pleasurable experience. Ample service office space along with an alternate commercial property is also available for use.

This ensures that your business is not interrupted while taking possession of your office or making alterations. These offices can also be used by consultants.

At Marvel Edge we go the extra mile to ensure your clients are well cared for as well.

That's where the exclusive boutique hotel with luxurious rooms and private plunge pools come in.

## Key Highlights

- Exhibition room that accommodates forty people
- Four meeting pods
- Service office space
- Boutique hotel















## amenities that take a load off

At Marvel Edge, when you take the high speed lifts to the rooftop you step into paradise. Enjoy the majestic view from an exquisite fine-dining restaurant. The well-stocked indoor and outdoor bars brag of some of the finest wines and liquors from all over the world.

The state-of-the-art pool, gymnasium and spa are the perfect antidotes to a hard day's work. Such an extravagant setting encourages you to interact with and entertain like-minded people and in the process helps grow your business.

Other amenities such as a food court situated in the lavish courtyard, child care and medical centre, complete the whole package.

### Key Highlights

- Breakout areas
- A relaxing spa
- State-of-the-art gymnasium
- Rooftop restaurant
- Courtyard food court
- Child care and medical care





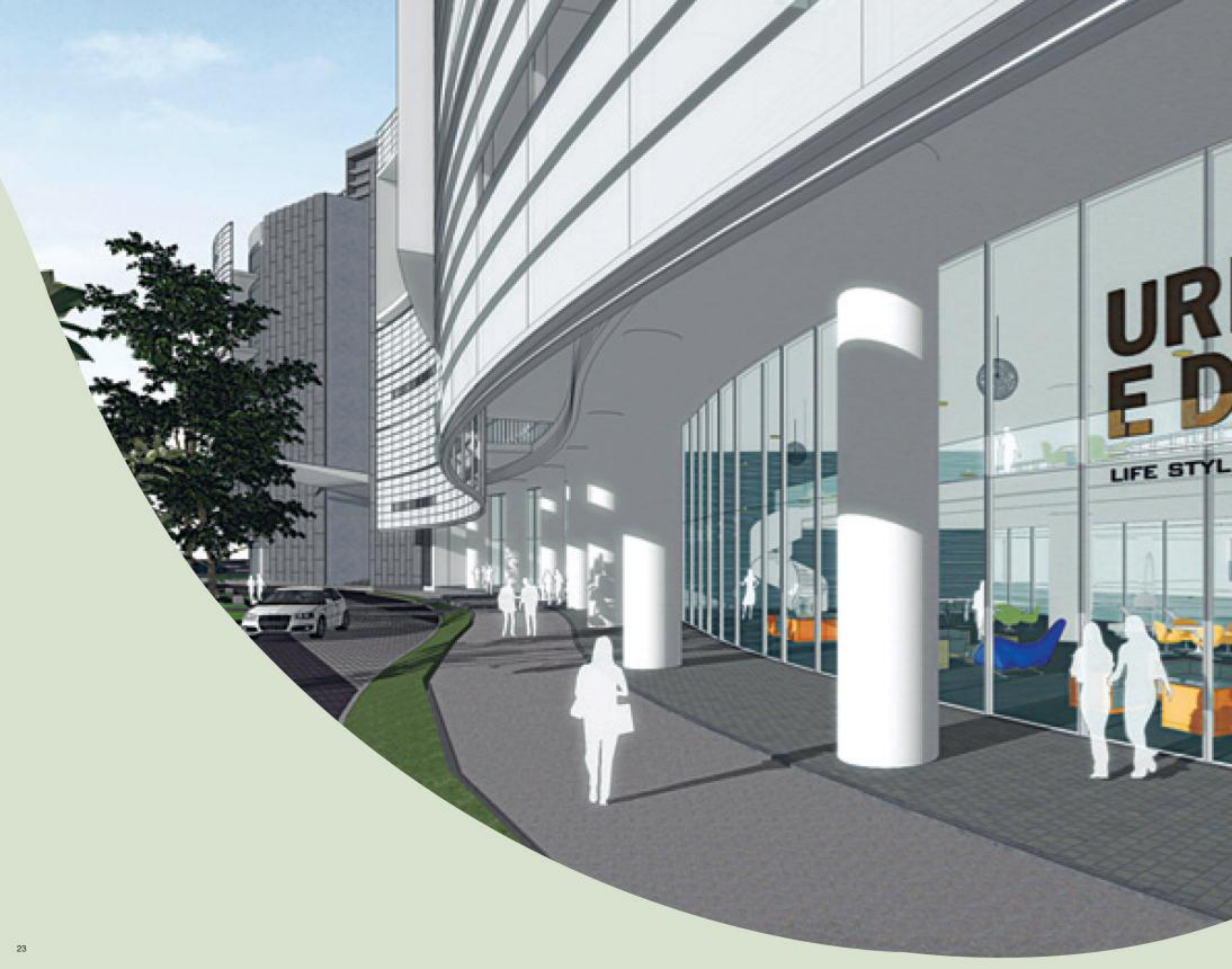




## sky gardens

An innovative feature at Marvel Edge is the profusion of greenery known as sky gardens. These gardens, which run across the circumference of the third and fifth floors, improve elevations and also create a cooling effect that helps save energy. Access to the fifth floor sky gardens allows tenants to hold informal meetings or unwind over a cup of coffee. These sky gardens serve as a welcome change to the predictable, bare concrete structures.









# retail therapy

One of the first things to catch your eye at Marvel Edge, apart from the innovative design and structure, are the lavish retail spaces it offers. Here retailers will enjoy prime frontage with maximum visibility and high footfalls from the pedestrian walkway and road, as well as the internal courtyard. These retail spaces will house some of the most premium and exclusive brands, thus ensuring the complete 'high street' experience.

Retailers at Marvel Edge can choose from over 100,000 sq.ft. of space with both single and duplex retail spaces on offer. Retailers will have access to the building's cores, which not only house the pantries and washrooms, but also an HVAC shaft, which provides chilled water to all retail and common spaces for enhanced cooling.

## Key Highlights

- Prime frontage and maximum visibility
- 'High street' experience
- Single and duplex retail spaces on offer
- Easy access to the building's cores
- Over 100,000 sq.ft. of space to choose from



# the parking

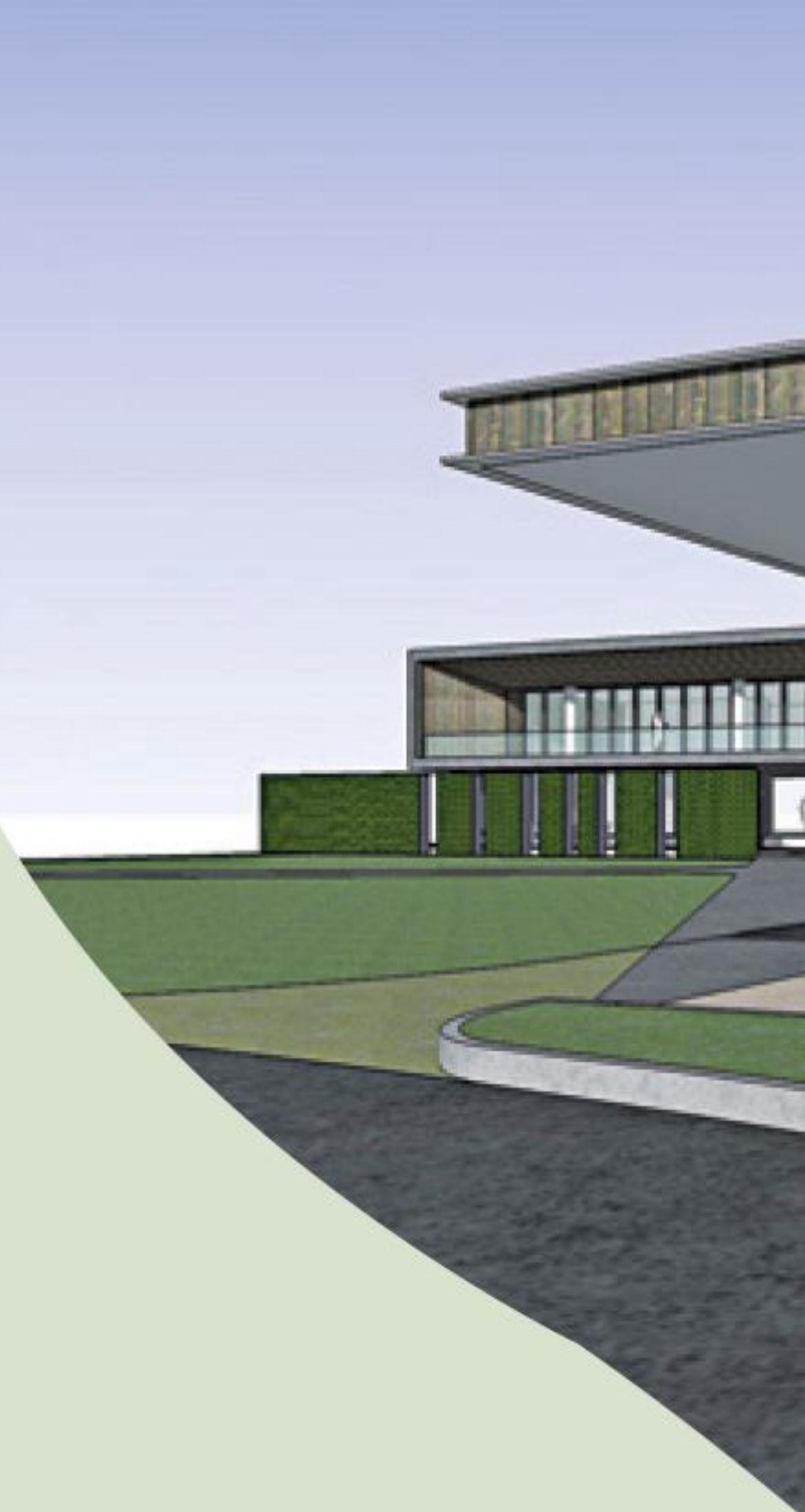
Marvel Edge also brings you innovative solutions that solve the universal problem we call 'parking'. Ample car parking spaces are spread over two levels of basement parking, and a multi-level car park.

Another interesting feature that uses space wisely is the stacked parking option. This system makes use of hydraulic lifts to stack cars vertically, maximising the potential of a single parking space.

Even the driveways and parking areas have been intelligently designed. A Traffic Management System ensures minimal time from entry of the building to reach any office in Marvel Edge.

## Key Highlights

- Ample car parking
- Multi-level parking
- Hydraulics-based stacked parking
- Traffic Management System















# futuristic technology

Marvel Edge invests in an innovative, state-of-the-art Building Management System to provide the best in security and energy conservation. Automated boom barriers, tags for vehicle identification, IP cameras with DVM and motion sensors in restricted areas are a few of the security system features Marvel Edge boasts of.

The control for ACs, LED lighting with LUX sensors and automatic irrigation of plants in the landscape garden, not only add to the convenience but also lend a hand in saving both energy and water. Moreover, provision is made for VRV air-conditioning systems which provide better cooling and reduce operating costs for customers. Marvel also offers state-of-the-art Wi-Fi connectivity for 24x7 access from every corner and 100% generator back-up for all utilities.

## Key Highlights

- Building Management System
- LED lighting with LUX sensors
- IP camera with DVM
- Motion sensors
- Energy and water conservation
- Provision for VRV air-conditioning
- 24x7 Wi-Fi connectivity
- 100% generator back-up



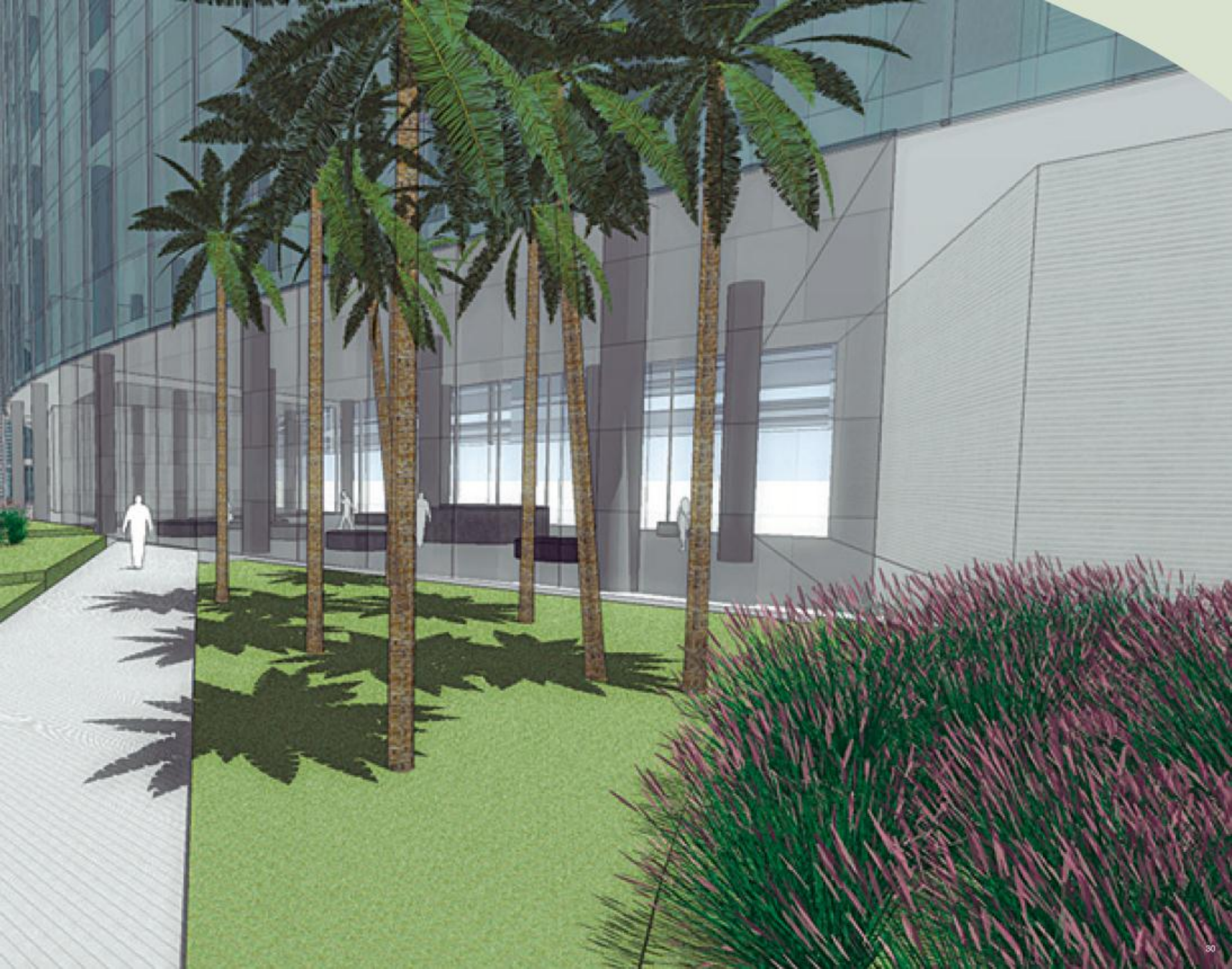
A photograph of a modern glass skyscraper, likely the Marvel Edge building, with a landscaped base featuring trees and a paved walkway. The image is split diagonally, with the left side being a solid light green color and the right side showing the building and landscaping.

## eco-friendly architecture

An eco-friendly environment is a happy environment. Not only does it make for a better working atmosphere but also helps maintain a miniscule carbon footprint.

Marvel Edge is pre-certified for the prestigious LEED Platinum rating, the highest rating a LEED-certified building can receive. Leadership in Energy and Environmental Design (LEED) is an organisation that certifies buildings that use resources more efficiently as compared to conventional buildings. LEED-certified buildings provide a healthier work and living environment that in turn contributes to higher productivity and improves employee health and comfort.











# green certification

Marvel Edge being a Platinum pre-certified project combines all the features of a high performance building with sustainable design and construction. These include office spaces and interiors that are less expensive to operate in, thereby reducing their overall carbon footprint. They are also more profitable, easier to lease, healthier and more importantly serve to boost work force productivity and satisfaction.

Marvel Edge describes itself as an energy efficient and operationally convenient structure through ecological designs, rainwater harvesting, green walls and multi-storey sky gardens. All these serve to help cut down on air-conditioning consumption, ensure the use of natural light, and make optimum use of water.

The comparatively narrow depth of offices ensures high levels of natural lighting throughout, minimising the need for excessive artificial lighting. Façades have been studied in terms of solar exposure. It helps to reduce excessive heat and retains better acoustics. They are also known for their energy efficient qualities.

Low flow water fixtures, energy efficient motors and an in-house sewage treatment plant help reuse wastewater for landscaping, flushing, helping to reduce water consumption. Green technology helps in achieving 20-30% energy savings.

Marvel Edge's well structured waste management efforts encourage activities that promote sustainable development and translate them into significant tangible benefits. Not just economic benefits but also regulatory compliance, risk and liability reduction and improved imagery.

Marvel Edge ensures the health and well-being of its occupants with advantages such as enabling an increased flow of fresh air and oxygen into the building leading to lower carbon dioxide levels at all times. Low volatile organic compound paints, adhesives and sealants reduce indoor air contamination and eco-friendly house keeping chemicals and equipment ensure zero exposure to potentially harmful pollutants.

Marvel Edge goes the extra mile to save energy, no matter what. The use of only CFC-free refrigerants and local materials for construction, minimise automobile pollution. Effective measures are also taken to prevent soil erosion.

## Key Highlights

- LEED pre-certification
- Ecological designs
- Rainwater harvesting
- Multi-storey sky gardens
- Green walls
- Natural lighting
- CFC-free refrigerants
- Enhanced ventilation
- Effective waste management
- Charging for hybrid cars
- Provisions to prevent soil erosion







# the highlights



## Key Highlights

- LEED pre-certification
- Centrally located
- Self-sustained project
- Great place to share views, opinions, strategies
- Privacy and exclusivity
- Resource conservation
- Intelligent office planning
- Catchment area
- Automation and safety
- Enhanced technology
- Work / life balance
- Superior amenities





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Architects:

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Local Architects: DSP Design Associates Pvt. Ltd.

Structural Design:

Design Werkz Engineering Pvt.Ltd, Pune

Landscape Architect:

SHMA Company Ltd.

Legal Advisors:

Rajiv Patel and Associates

ESD Consultant:

Meinhardt, Melbourne Australia

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