

U R B A N P A L A C E S



ESCASO

Bhosale Nagar, Pune

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Palaces have always enjoyed the most privileged location in any kingdom. Sitting regally at prime locations across Pune, our Urban Palaces are monarchs of discerning luxury, elegance and taste. And befitting a modern-day palace, they are also equipped with cutting-edge technology and automation.

WELCOME TO MARVEL ESCASO, YOUR MAJESTY.

From among our Urban Palaces, allow us to present to you Marvel Escaso. An exclusive collection of luxurious and spacious 4.5 BHK apartments and penthouses in Bhosale Nagar. Apartments where the prime location doesn't deter you from enjoying the silence of privacy behind a screen of nature.

Experience the lavishness of our Urban Palaces for yourself. Whether it's through the next few pages, or on a site visit, you will find a home that befits 21st century royalty.



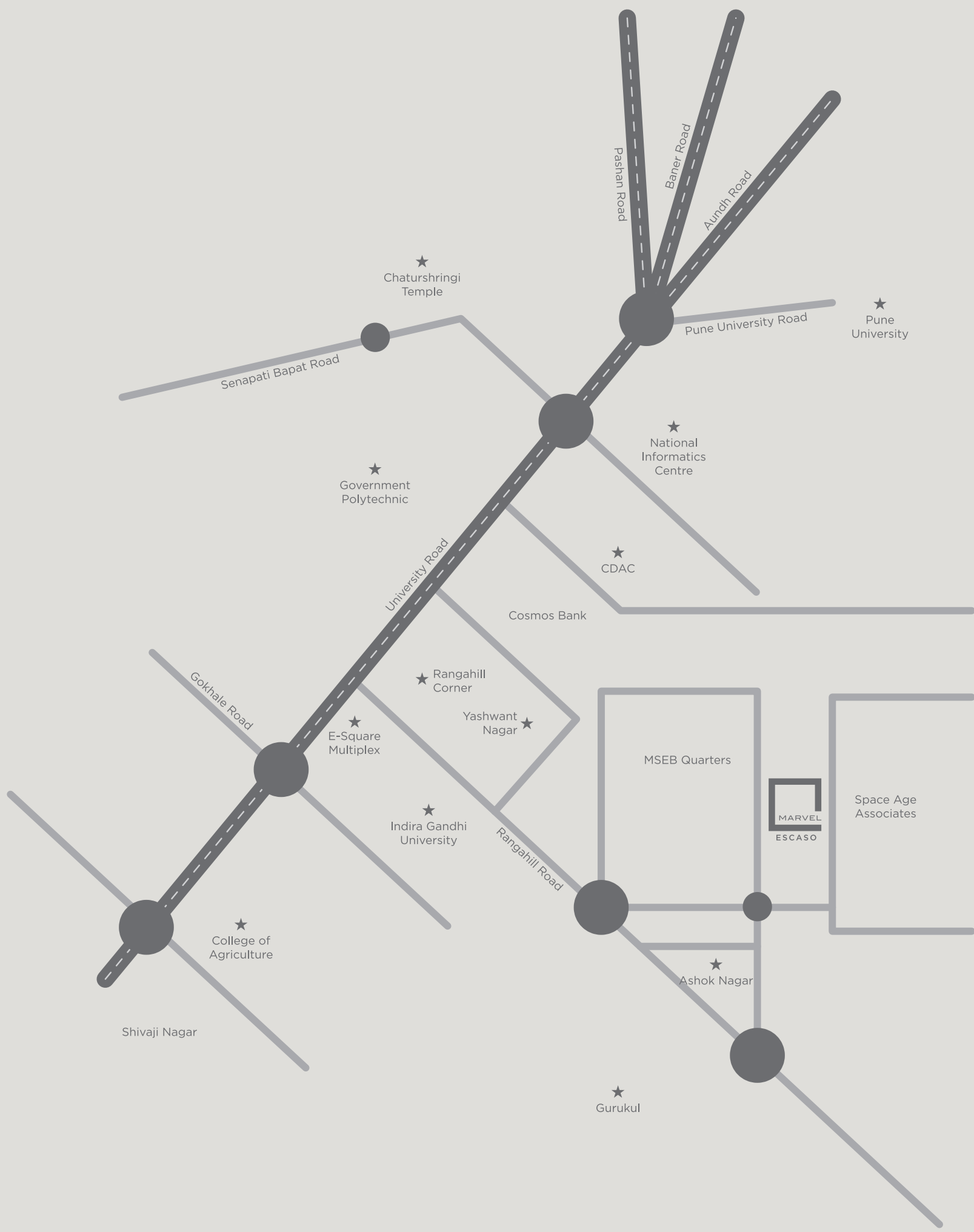
A PRINCELY LOCALE

Bhosale Nagar. Nestled within a canopy of trees, gently serenaded by the wind, this is one of Pune's most sought-after addresses. And while it truly sits in the lap of nature, it also lets you enjoy a proximity to the best of hospitals, schools, shopping centres, malls, restaurants and clubs.

PUNE UNIVERSITY 1 km

PUNE STATION 5 kms

ICC 3 kms



THE PALACE GROUNDS

Should you choose to venture out of your private space, the palace grounds await your royal presence. With parking that's worthy of housing your prized chariots, the design of the amenity areas merge seamlessly with the landscapes. The guards remain discreetly at your service without being intrusive near the beautiful water features. A drop-off area sits under a common terrace, where you may socialise outside of your private chambers. And if more physical pursuits happen to capture your interest, then a swimming pool and gymnasium stand by for your recreation.

A SELECTION OF RESIDENCES

Starting at 4000 Sq. ft., choose your 4.5 BHK apartment or penthouse, and step beyond the grand entrance foyer. Glide across the expansive space under your seemingly infinite ceiling as you take in the exclusive design, luxury and comfort. Let your discerning eye take in every little fixture and detail that sparkles in the glowing natural light. Step out of the VRV central air conditioning and step onto the double-height landscaped terrace. With just one apartment per floor, you can take in the expanse of the sky or enjoy the majestic view from your palatial home - all the while choosing to remain unseen like a true monarch.



CHAMBER SPECIFICATIONS

LIVING ROOM

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

BEDROOM

- Wooden/imported marble flooring in master bedroom
- Imported marble flooring in other bedrooms
- Telephone and cable TV connections

KITCHEN

- Branded modular kitchen with hob and chimney
- White goods – dishwasher, oven and microwave

BATHROOM

- Imported marble flooring
- Jacuzzi and steam room in master bathroom
- Separate shower cubicle and dry area in all bathrooms
- Wash basins with counters
- Finest quality fittings and sanitaryware

AUTOMATION

- Apartment management system with
touch-screen/remote control for electricals,
air conditioning and geysers

DOUBLE-HEIGHT LANDSCAPED PRIVATE TERRACE

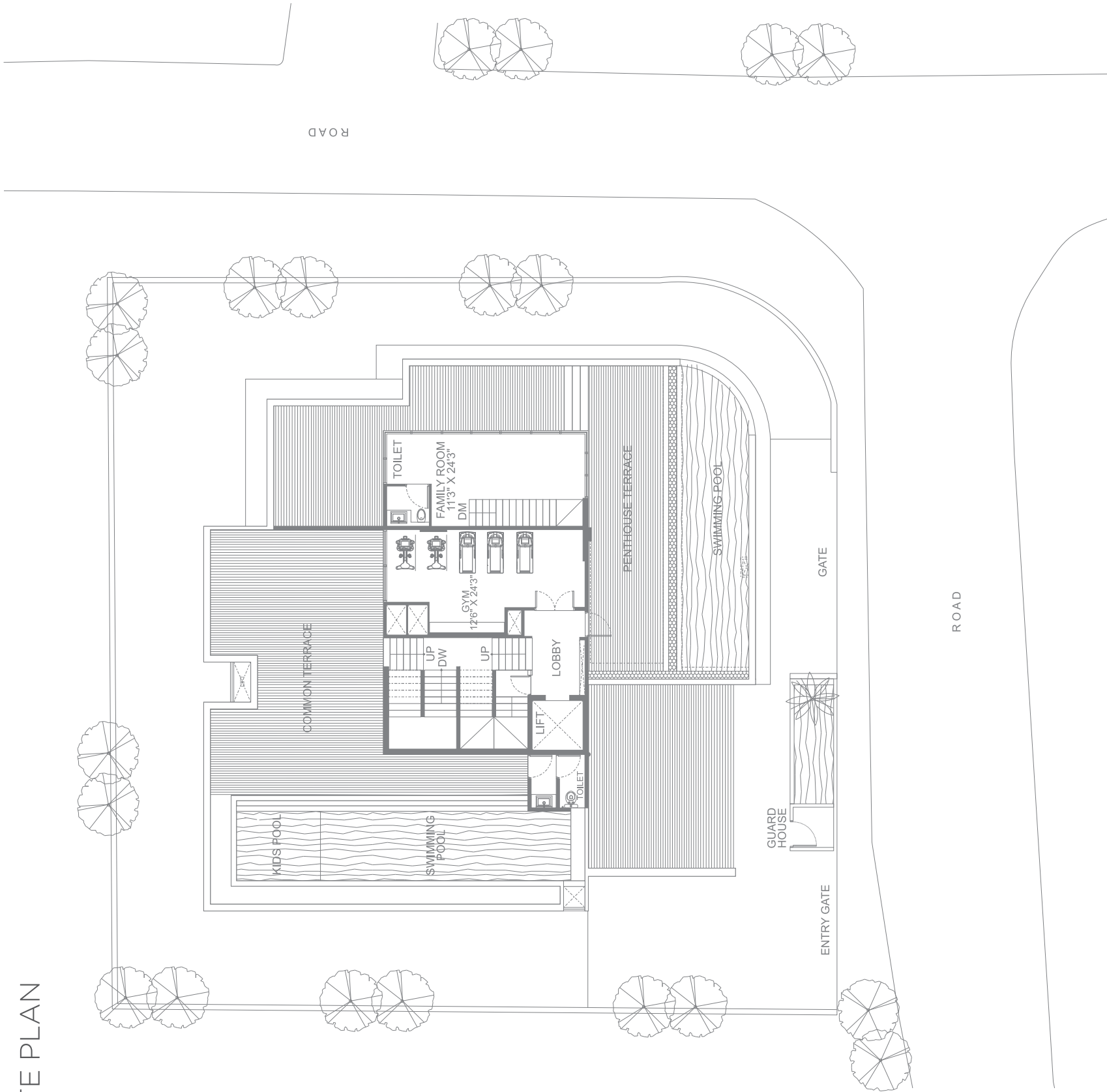
100% GENERATOR BACK-UP

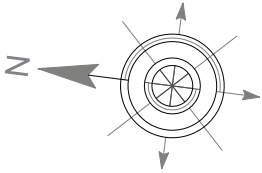
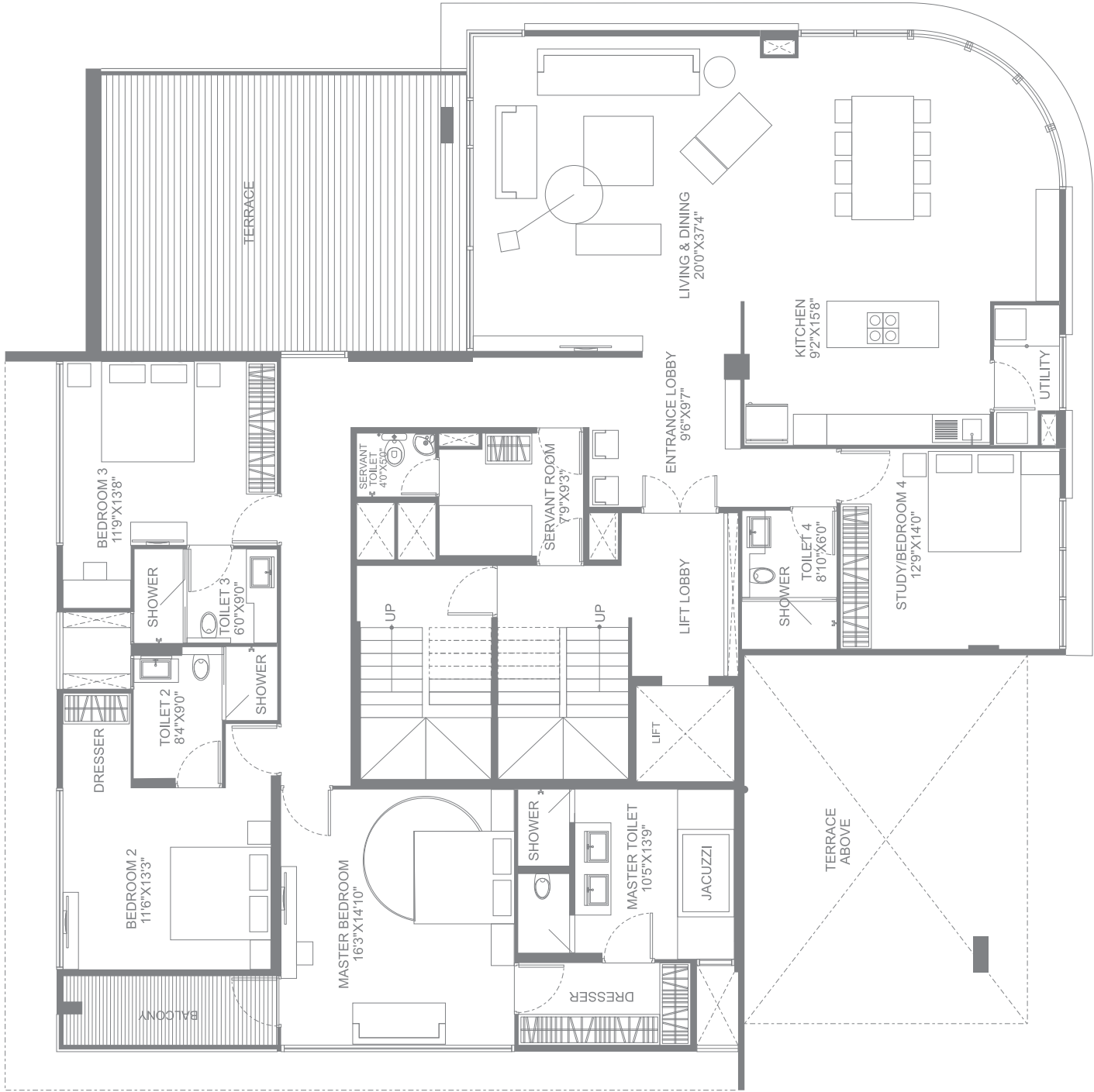
VRV CENTRAL AIR CONDITIONING



PLANS

MARVEL ESCASO SITE PLAN

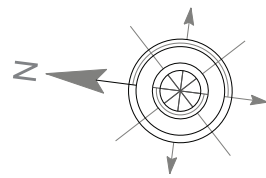
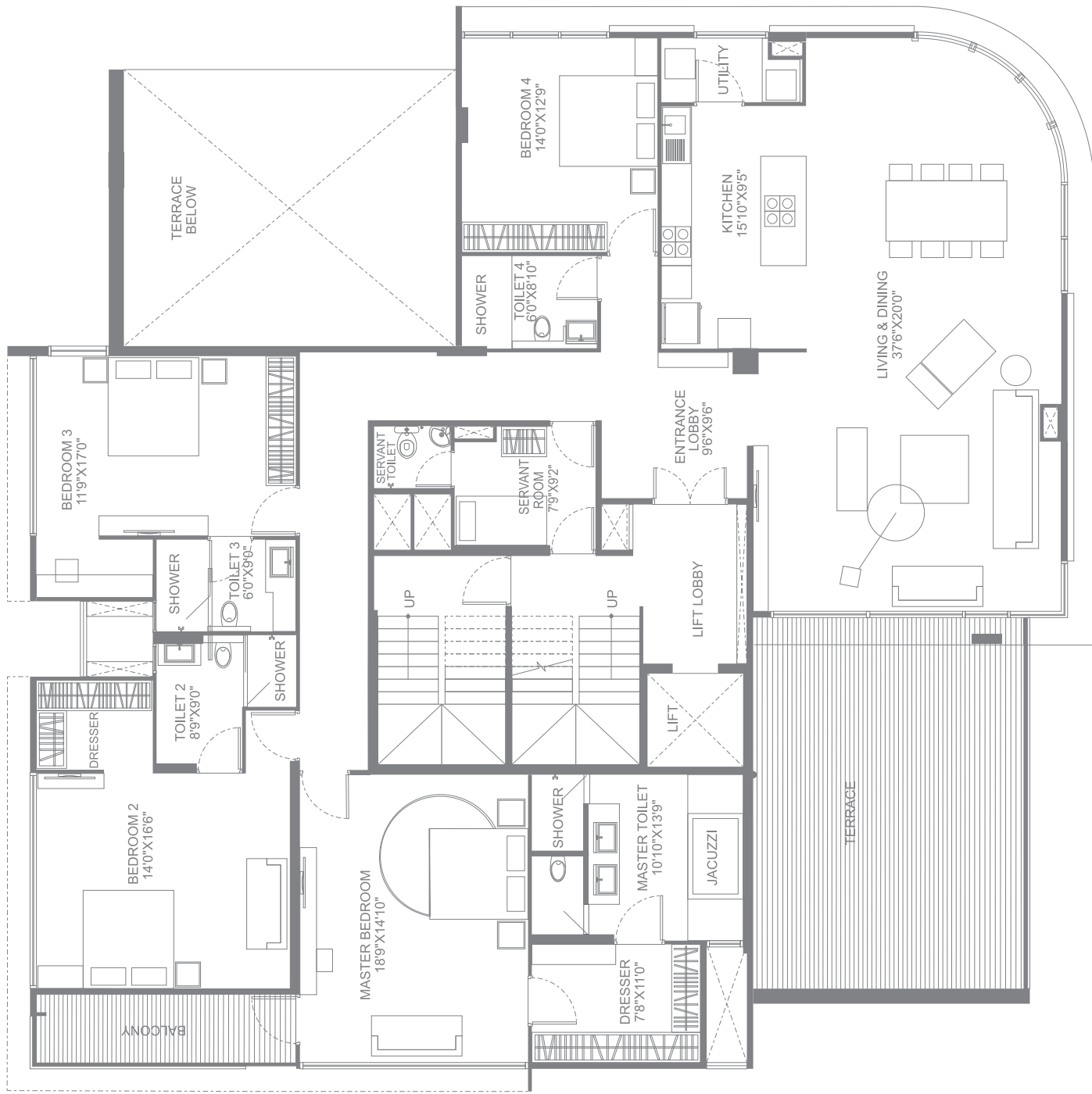




FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101	3275 Sq. ft.	550 Sq. ft.	3825 Sq. ft.

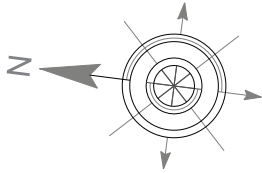
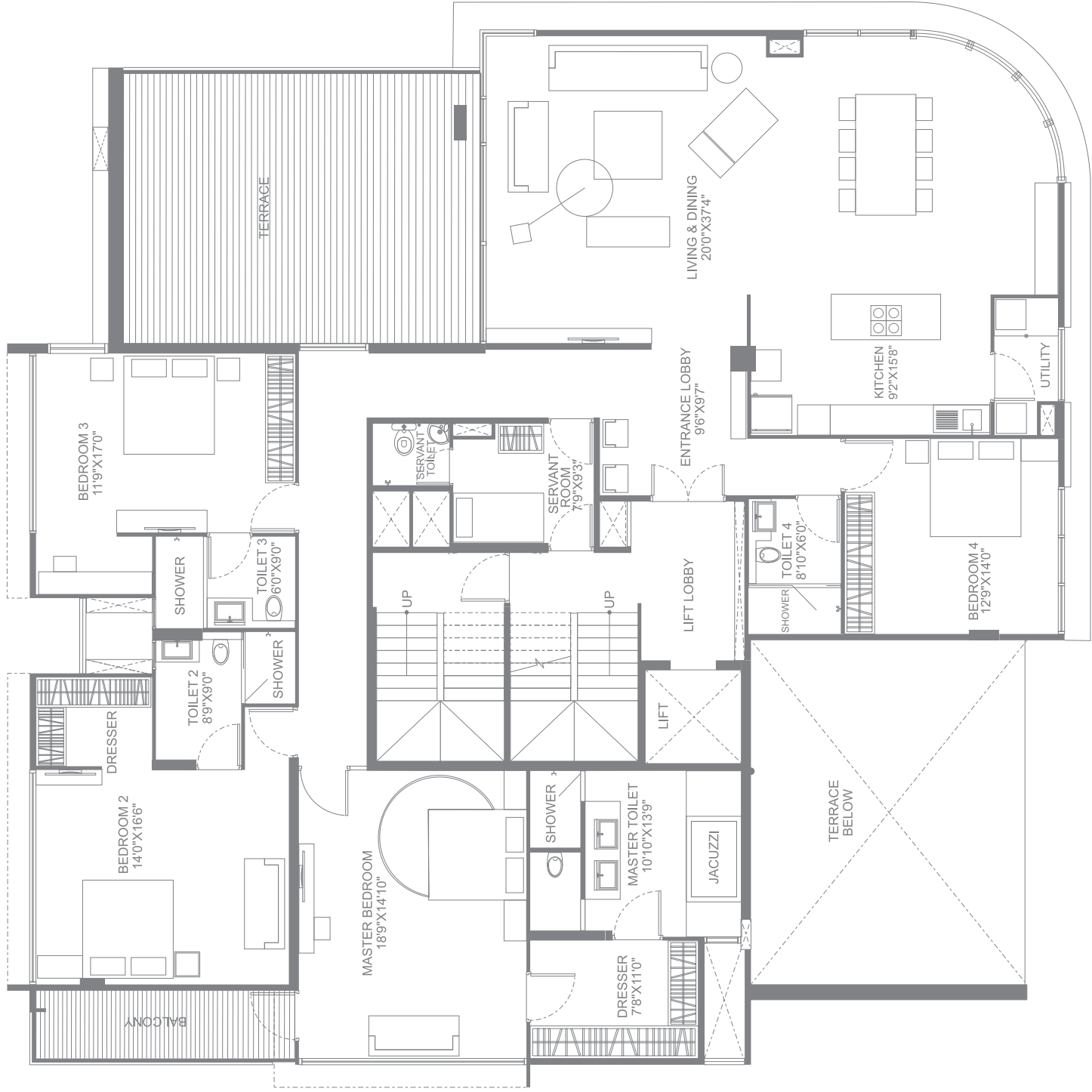
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4 BHK WITH SERVANTS' ROOM



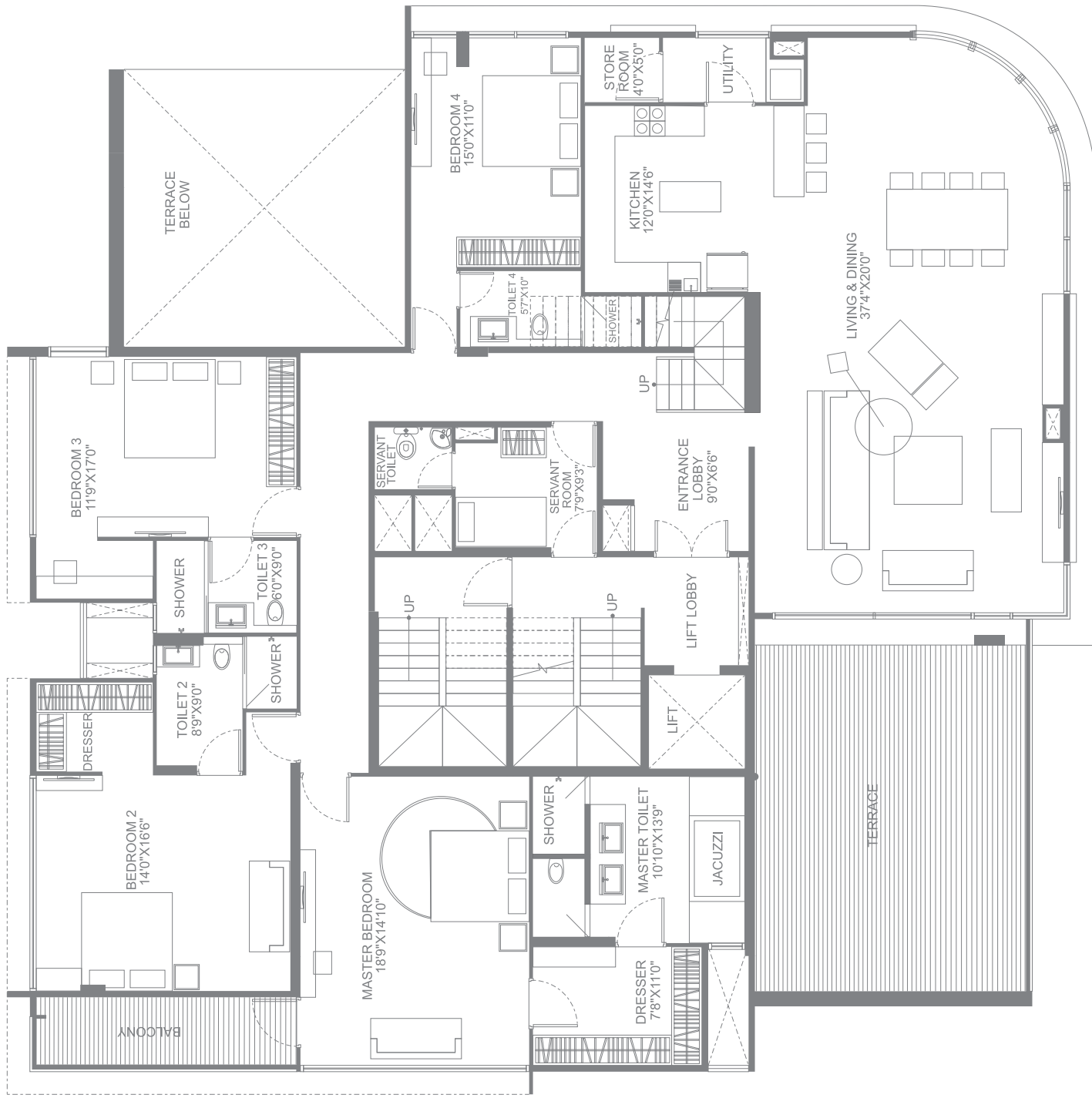
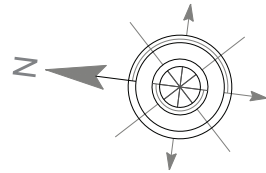
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
201, 401	3570 Sq. ft.	575 Sq. ft.	4145 Sq. ft.

ESCASO
4 BHK WITH SERVANTS' ROOM



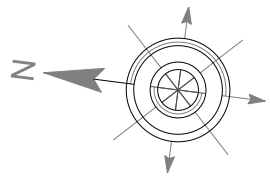
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
301, 501	3570 Sq. ft.	550 Sq. ft.	4120 Sq. ft.

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4 BHK WITH SERVANTS' ROOM



ESCASO
4 BHK WITH SERVANTS' ROOM
PENTHOUSE LOWER LEVEL PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
601	4060 Sq. ft.	570 Sq. ft.	1545 Sq. ft.	5145 Sq. ft.



ESCASO
4 BHK WITH SERVANTS' ROOM
PENTHOUSE TOP LEVEL PLAN

FLAT NO.	FLAT AREA	TERRACE AREA	TOP TERRACE AREA	TOTAL SALEABLE AREA
601	4060 Sq. ft.	570 Sq. ft.	1545 Sq. ft.	5145 Sq. ft.

DESIGN ARCHITECTS

HB Design, Singapore

Marvel Design, Pune

ARCHITECT OF RECORD

Rahul Malvadkar, Pune

STRUCTURAL DESIGN

Design Werkz Engineering Pvt. Ltd., Pune

LANDSCAPE ARCHITECTS

Marvel Design, Pune

LEGAL ADVISORS

Rajiv Patel & Associates, Pune



ESCASO

Bhosale Nagar, Pune

Site Address: Bhosale Nagar, Ganeshkhind Road, Pune.

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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.