

Imagine the impossible

MARVEL
Fuego
Workplace with a difference
Magarpatta Road

Site Address:
Magarpatta Road, Pune 411028.

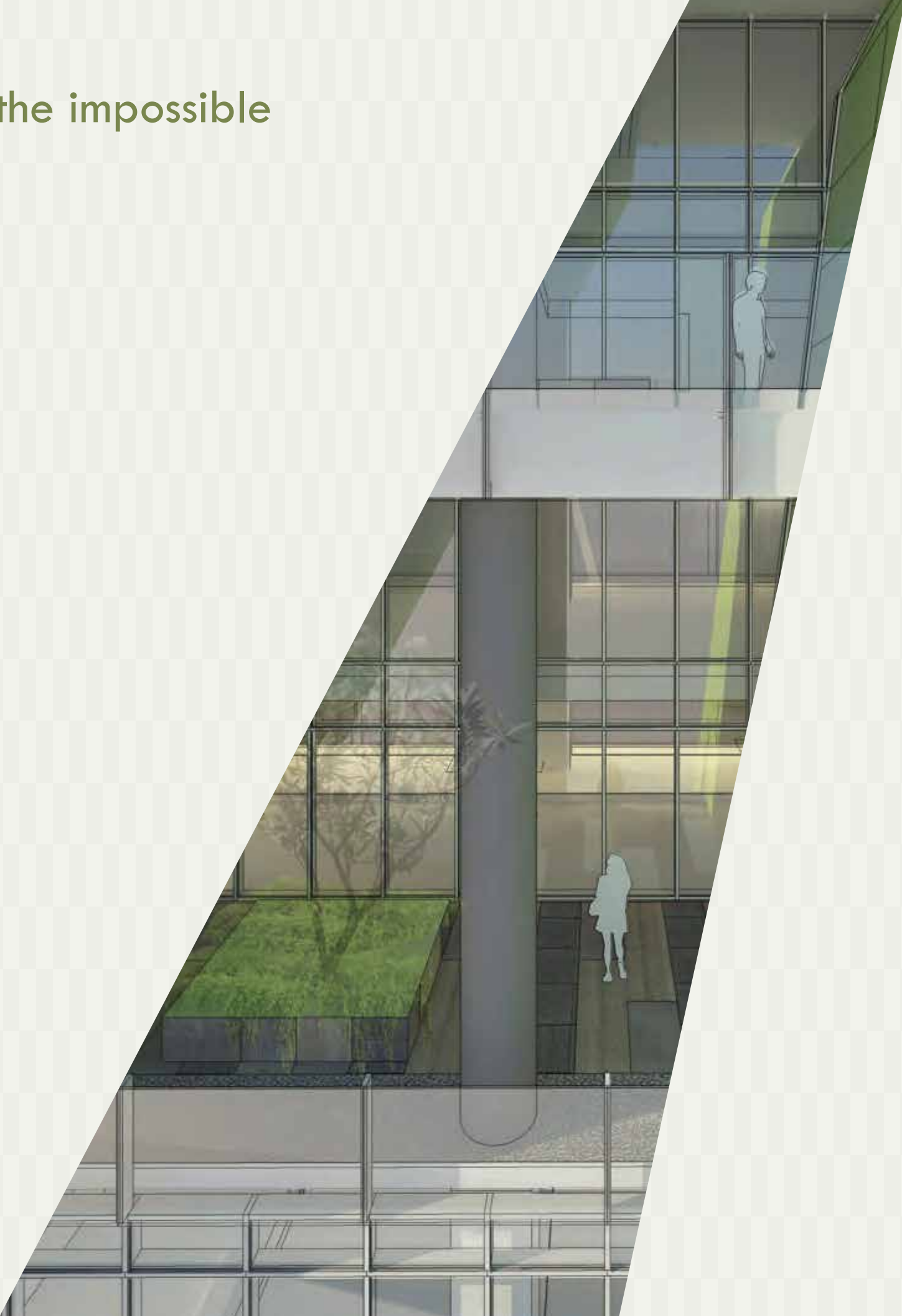
- Principal Architect: HB Design Pvt. Ltd., Singapore
- Local Architect: DSP Design Associates Pvt. Ltd., Pune
- Architect of Records: Rahul Malwadkar, Pune
- Structural Designer: Design Werkz Engineering Pvt. Ltd., Pune
- Landscape Designer: Waho Landscape Architects, UAE
- Legal Adviser: Rajiv Patel and Associates, 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 buildings, number of floors, number of offices, elevation, colour scheme, specifications and amenities.

Designed by TBWA\INDIA



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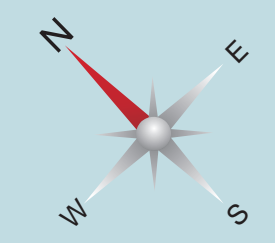
Turning the impossible to reality

New ideas look scary. They look impractical. They challenge the status quo. And they are often considered impossible.

But it is only by imagining the impossible can one really explore the potential of a new idea. A truly enterprising individual knows the importance of thinking differently and doing things differently – by challenging the norm.

Marvel Fuego, at Magarpatta Road, is an acknowledgment of such differently-thinking individuals. Seven floors of well-designed, unrestrained spaces, this dramatic edifice stands apart in an area dotted with conventional structures.

Marvel Fuego's strong presence, ease of access, exceptional facilities and, of course, the assurance of the Marvel brand, creates the perfect office address for an individual who knows the value of imagining the impossible.



Imagine an address that was never considered

Pune is a bustling city, with businesses and entrepreneurs making a beeline to its corners. But one area stands out among all— Magarpatta Road.

Earlier regarded as far-flung and unlikely, today it displays all the hallmarks of becoming the most sought-after business destination in Pune.

And the reasons for that are plenty. It has several large shopping complexes, movie theatres and multi-cuisine restaurants, as well as many commercial buildings. Situated in the midst of residential complexes creates a large talent pool to tap into.

Well-connected to the rest of the city and significant locations by multi-lane roads, Magarpatta Road is the new business address for anyone looking for something different.

Who would've thought travelling to the moon and back would be possible? Once imagined unrealistic, today people are talking about making tourist trips.

- Distances
- 15 minutes from the airport
 - 25 minutes from the railway station
 - 5 minutes from Noble Hospital



Imagine an office that doesn't look like one

If you are an individual who imagines the impossible, why should your office space be conventional?

Welcome to Marvel Fuego. Unexpected. Futuristic. Iconic. In other words, different.

Designed to inspire awe and desire, Marvel Fuego is set to change the way business addresses are looked at. This elegant single-standing building boasts of a textured façade that includes three dramatic clefts and a unique glass frontage for all to admire.

1,32,875 sq. ft., spread across seven floors, Marvel Fuego reflects the same sweeping spaces that Marvel's commercial buildings are known for. Offices and shops sit comfortably within a structure that showcases the best in engineering and ergonomics, and inimitable design. The ground and first floors are dedicated for shops and showrooms, while the floors above house offices. The terrace has been reserved exclusively for one ultra-premium office.

The floors are connected by four high-speed synchronised passenger lifts that have 100% generator back-up. The split-level basement has a ventilation system that keeps the air clean and fresh. There is sufficient parking for 2-wheelers on the 2nd floor and stacked hydraulic parking for cars.

Gustave Eiffel imagined the Eiffel Tower. He had the vision to create something spectacular that gets counted among the Seven Wonders of the World.



Imagine never having to work again

Work is disciplined creativity. But it is, after all, creativity. And if you don't follow rigid structures and impose restrictions when looking for the next big idea, you shouldn't work in a confined space either.

Marvel Fuego gives you an opportunity to work in a free manner, where you are not cramped by physical spaces or limitations within the mind.

Our architects have made creative use of available space, bringing you an unexpected range of recreational facilities that offer a fitting change from daily work.

Marvel Fuego houses numerous offices, a few of which come with attached terraces, so you have the option of working indoor or outdoor, depending on your frame of mind at that moment.

A rooftop restaurant, and bar with an attached terrace, and a fully-equipped gymnasium means you get to break away from work and give your mind a chance to unleash itself in ways that you never imagined possible.

Aiding us in that endeavour is:

- 100% generator back-up
- Fully-connected business centre with video conferencing facilities
- Efficient fire-fighting systems

Pablo Picasso was the king of avant-garde art. He imagined the unexpected, and pushed the boundaries of what was accepted as a norm.



Imagine technology that does your work for you

You can never be careful enough. Being prepared for any possible contingency is what differentiates between a successful and an ineffective entrepreneur.

You take every precaution to safeguard your business from the perils of competition and market fluctuation, as well as employee retention and performance. Shouldn't then being vigilant about security – of your data and your processes – be just as important?

And no, a conventional guard with a stick and a whistle is not adequate protection.

At Marvel, we believe in leaving nothing to chance. Which is why we have incorporated unique systems that cater to your exact security and confidentiality needs.

We've deployed access card systems and video cameras that enable only legitimate people to access your spaces. So even though you need to open your doors to other people, you can safeguard your interests.

But technology and automation hasn't compromised on the environment. If anything, our technology initiatives have made a difference to the environment.

Alexander Graham Bell's creation – the telephone – was considered an expensive 'electrical toy' that had no use in actual life.



Imagine leaving behind a legacy of a clean and green world

You want to make a difference to the environment, but don't know where to start. There are organisations that are working towards a cleaner, greener world, but you also have a business to run.

Your office can now help you participate so you can make a difference and save the environment from damage.

Energy-saving sensors in offices and shops not only make your business more eco-friendly, but also bring down your overhead expenses considerably.

Besides this, the building makes optimum use of water, has reduced CO2 emissions and offers superior indoor environmental quality.

The commercial spaces make maximum use of natural lighting, minimising the need for excessive artificial lighting.

Lush, green landscaping throughout the building gives it a refreshing look while also improving the quality of the environment. Our landscape designers have worked their wonders on the ground and refuge floors as well as the rooftop terraces. The grounds are beautifully landscaped and can also be accessed by differently enabled persons. Verdant greenery and a canal close by offer a refreshing view from the offices.

Alternate energy resources, like solar and wind power, will help nature regain its balance. Today, with gradual acceptance, the load is reducing and the earth will benefit.



If you can't change the game, change the rules. In a world where businesses exist just for profits and margins, it is nearly impossible to imagine one that actually cares for its customers.

Imagine a business that exists solely for its customers

You demand success and achievement. But it doesn't come at the cost of compromising ethics and the 'right' way of working. You expect the same levels of coordination and exactness from all your dealings outside of work too.

At Marvel Realtors, we work hard at making your interaction with us as seamless and smooth as possible. Naturally, the end product is as perfect as possible. Without compromises.

The developers behind some of Pune's most opulent landmarks, the Marvel name is also synonymous with commercial spaces that boast innovation, luxury and technology. Marvel Fuego is just one such example.

For everybody at Marvel, the new target is to match, and surpass, all criteria for the best commercial projects anywhere.

Today, over 24 million square feet of construction bear testimony to the Marvel name. Striving to make everyone else's 'superior offering' just a standard amenity and constantly thinking ahead of the competition, is the single-minded challenge every person sets themselves at Marvel.

A strong background, automation expertise, and non-negotiable checks on quality, backed by the encouragements of existing clients – amongst Pune and India's top businessmen – is what makes us perfect to take on the challenge.

The benefits of this percolate down the line and over to you, the customer. Marvel prides itself on complete transparency in all its dealings and promises.

Here are five more of our unique offerings:

Marvel Sentinel: Located at Magarpatta Road, this future-ready, towering structure will steer businesses into the 21st century by its sheer elegance, ergonomics and progressive design.

Marvel Edge: Whether it is design, size or innovation, every element at Marvel Edge, Viman Nagar captures one's imagination brilliantly.

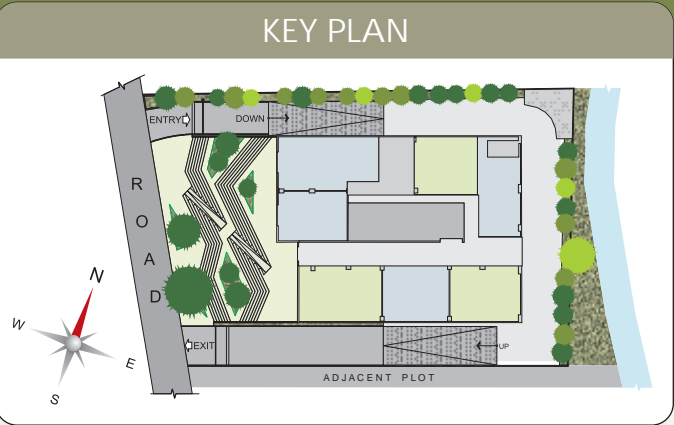
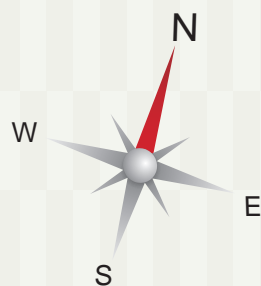
Marvel | Ganga Trueno: A poetic blend of steel, stone and concrete, Marvel Trueno at Viman Nagar is a dazzling beacon on Pune's skyline and a hard-to-beat benchmark of futuristic workplaces.

Marvel Vista: Located in the prime business area of Lulla Nagar, Marvel Vista offers seven floors of unrestrained spaces, smart design, next generation automation, state-of-the-art facilities and easy access.

The Boulevard @ Marvel | Ganga Sangria at NIBM Road is a luxurious, high-street shopping experience, with stores, bookshops, cafes, restaurants and more.

MARVEL FUEGO
Ground Floor Plan (Retail)

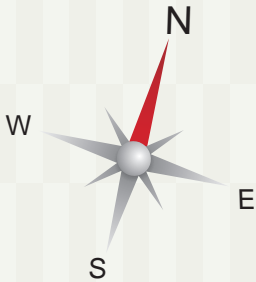
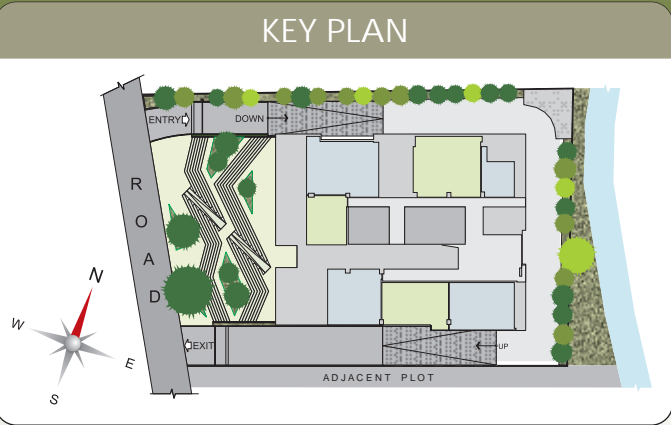
Plans



SHOWROOM NO.	SHOWROOM AREA	TOTAL SALEABLE AREA
	GROUND FLOOR + MEZZANINE FLOOR	
A-001	6870 SQ. FT.	6870 SQ. FT.
A-002	3330 SQ. FT.	3330 SQ. FT.
A-003	4490 SQ. FT.	4490 SQ. FT.

RETAIL NO.	RETAIL AREA	TOTAL SALEABLE AREA
A-004	2240 SQ. FT.	2240 SQ. FT.
A-005	2410 SQ. FT.	2410 SQ. FT.
A-006	2130 SQ. FT.	2130 SQ. FT.
A-007	2190 SQ. FT.	2190 SQ. FT.

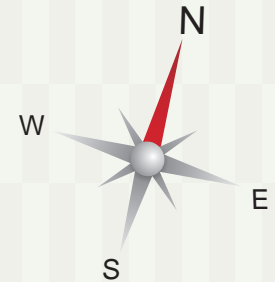
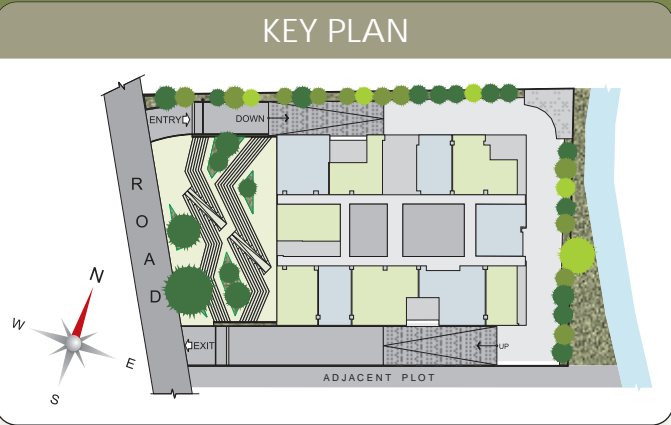
MARVEL FUEGO
First Floor Plan (Retail)



SHOWROOM NO.	SHOWROOM AREA	TOTAL SALEABLE AREA
	GROUND FLOOR + MEZZANINE FLOOR	
A-001	6870 SQ. FT.	6870 SQ. FT.
A-002	3330 SQ. FT.	3330 SQ. FT.
A-003	4490 SQ. FT.	4490 SQ. FT.

RETAIL NO.	RETAIL AREA	TOTAL SALEABLE AREA
A-104	1690 SQ. FT.	1690 SQ. FT.
A-105	1805 SQ. FT.	1805 SQ. FT.
A-106	710 SQ. FT.	710 SQ. FT.
A-107	2380 SQ. FT.	2380 SQ. FT.

MARVEL FUEGO
Third Floor Plan (Offices)

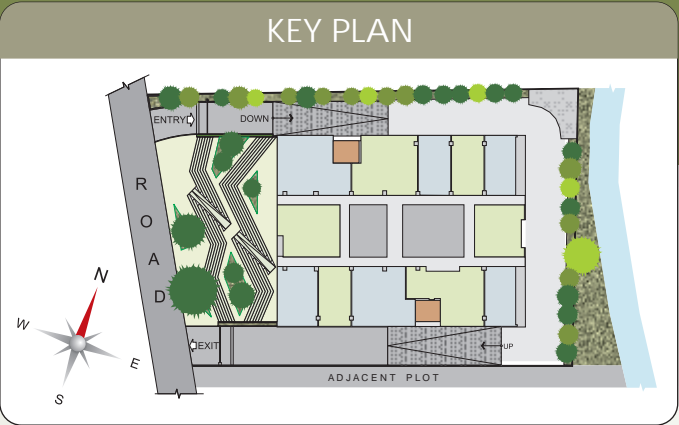


OFFICE NO.	OFFICE AREA	TOTAL SALEABLE AREA
A-301	1905 SQ. FT.	1905 SQ. FT.
A-302	1295 SQ. FT.	1295 SQ. FT.
A-303	1250 SQ. FT.	1250 SQ. FT.
A-304	1870 SQ. FT.	1870 SQ. FT.
A-305 (A)	780 SQ. FT.	780 SQ. FT.
A-306 (B)	725 SQ. FT.	725 SQ. FT.
A-306	1120 SQ. FT.	1120 SQ. FT.
A-307 (A)	1655 SQ. FT.	1655 SQ. FT.
A-307 (B)	695 SQ. FT.	695 SQ. FT.
A-308	1870 SQ. FT.	1870 SQ. FT.
A-309	1175 SQ. FT.	1175 SQ. FT.
A-310	1495 SQ. FT.	1495 SQ. FT.
A-311	1390 SQ. FT.	1390 SQ. FT.

MARVEL FUEGO
Fourth Floor Plan (Offices)



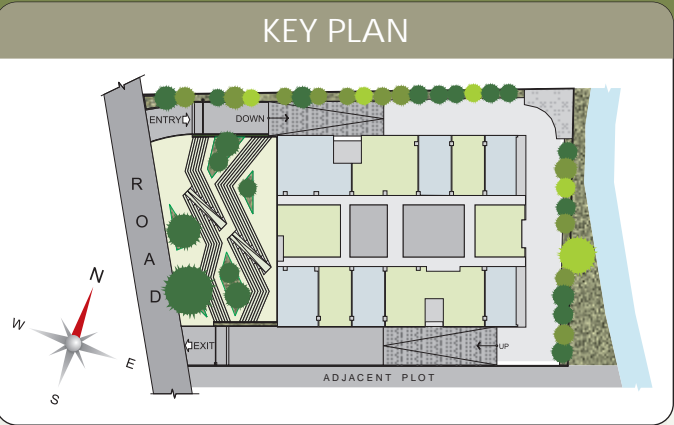
OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-401 (A)	1605 SQ. FT.	-	1605 SQ. FT.
A-401 (B)	680 SQ. FT.	325 SQ. FT.	1005 SQ. FT.
A-402	2150 SQ. FT.	-	2150 SQ. FT.
A-403	1130 SQ. FT.	-	1130 SQ. FT.
A-404	1130 SQ. FT.	-	1130 SQ. FT.
A-405	1080 SQ. FT.	-	1080 SQ. FT.
A-406 (A)	745 SQ. FT.	-	745 SQ. FT.
A-406 (B)	715 SQ. FT.	-	715 SQ. FT.
A-407	1080 SQ. FT.	-	1080 SQ. FT.
A-408 (A)	1520 SQ. FT.	-	1520 SQ. FT.
A-408 (B)	625 SQ. FT.	275 SQ. FT.	900 SQ. FT.
A-409	2025 SQ. FT.	-	2025 SQ. FT.
A-410	1135 SQ. FT.	-	1135 SQ. FT.
A-411	1450 SQ. FT.	-	1450 SQ. FT.
A-412 (A)	1170 SQ. FT.	-	1170 SQ. FT.
A-412 (B)	660 SQ. FT.	-	660 SQ. FT.



MARVEL FUEGO
Fifth Floor Plan (Offices)



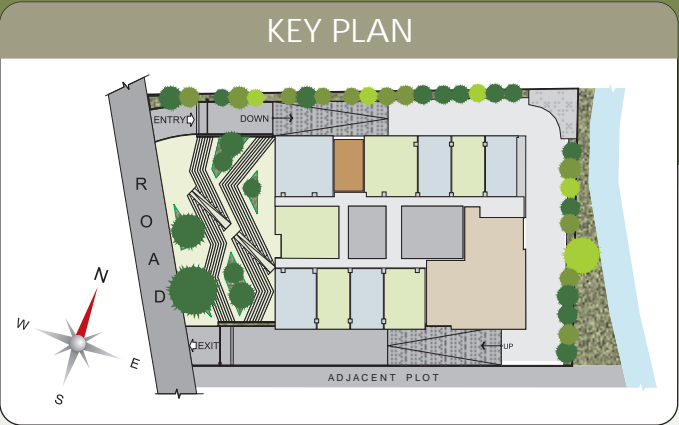
OFFICE NO.	OFFICE AREA	TOTAL SALEABLE AREA
A-501 (A)	1620 SQ. FT.	1620 SQ. FT.
A-501 (B)	680 SQ. FT.	680 SQ. FT.
A-502	2145 SQ. FT.	2145 SQ. FT.
A-503	1130 SQ. FT.	1130 SQ. FT.
A-504	1130 SQ. FT.	1130 SQ. FT.
A-505	1080 SQ. FT.	1080 SQ. FT.
A-506 (A)	740 SQ. FT.	740 SQ. FT.
A-506 (B)	725 SQ. FT.	725 SQ. FT.
A-507	1080 SQ. FT.	1080 SQ. FT.
A-508 (A)	1440 SQ. FT.	1440 SQ. FT.
A-508 (B)	625 SQ. FT.	625 SQ. FT.
A-508 (C)	1090 SQ. FT.	1090 SQ. FT.
A-509	1130 SQ. FT.	1130 SQ. FT.
A-510	1130 SQ. FT.	1130 SQ. FT.
A-511	1450 SQ. FT.	1450 SQ. FT.
A-512 (A)	1150 SQ. FT.	1150 SQ. FT.
A-512 (B)	660 SQ. FT.	660 SQ. FT.



MARVEL FUEGO
Sixth Floor Plan (Offices)



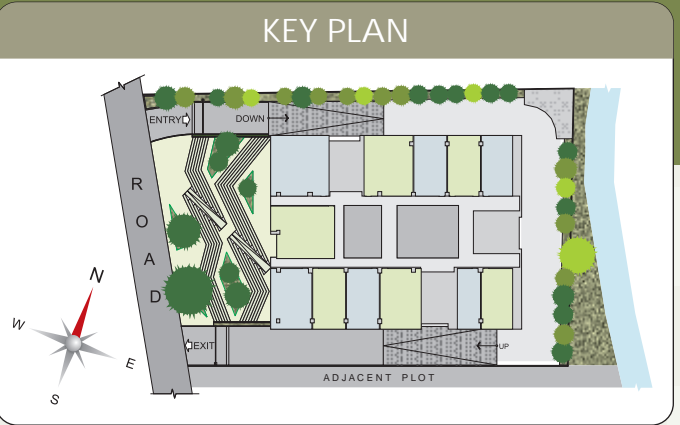
OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-601 (A)	625 SQ. FT.	-	625 SQ. FT.
A-601 (B)	1425 SQ. FT.	795 SQ. FT.	2220 SQ. FT.
A-602	1870 SQ. FT.	-	1870 SQ. FT.
A-603	1160 SQ. FT.	-	1160 SQ. FT.
A-604	1160 SQ. FT.	-	1160 SQ. FT.
A-605	1105 SQ. FT.	-	1105 SQ. FT.
A-606	1445 SQ. FT.	-	1445 SQ. FT.
A-607	1160 SQ. FT.	-	1160 SQ. FT.
A-608	1160 SQ. FT.	-	1160 SQ. FT.
A-609	1485 SQ. FT.	-	1485 SQ. FT.
A-610 (A)	1110 SQ. FT.	-	1110 SQ. FT.
A-610 (B)	695 SQ. FT.	-	695 SQ. FT.



MARVEL FUEGO
Seventh Floor Plan (Offices)

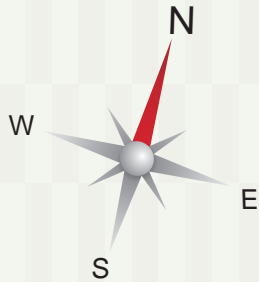
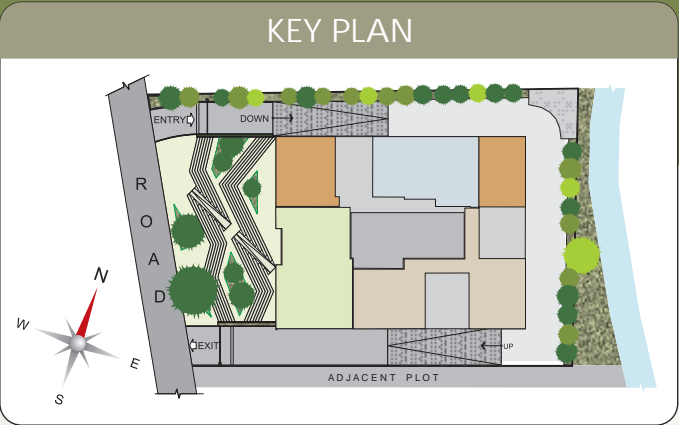


OFFICE NO.	OFFICE AREA	TOTAL SALEABLE AREA
A-701 (A)	620 SQ. FT.	620 SQ. FT.
A-701 (B)	1430 SQ. FT.	1430 SQ. FT.
A-702	1705 SQ. FT.	1705 SQ. FT.
A-703	1145 SQ. FT.	1145 SQ. FT.
A-704	1145 SQ. FT.	1145 SQ. FT.
A-705	1095 SQ. FT.	1095 SQ. FT.
A-706	1095 SQ. FT.	1095 SQ. FT.
A-707	805 SQ. FT.	805 SQ. FT.
A-708	1430 SQ. FT.	1430 SQ. FT.
A-709	1150 SQ. FT.	1150 SQ. FT.
A-710	1150 SQ. FT.	1150 SQ. FT.
A-711	1470 SQ. FT.	1470 SQ. FT.
A-712 (A)	1120 SQ. FT.	1120 SQ. FT.
A-712 (B)	685 SQ. FT.	685 SQ. FT.



MARVEL FUEGO

Eighth Floor Plan



Technical Specifications

STRUCTURE

- RCC slab and column structure with masonry partitions
- Escalators and staircases connecting the retail levels

LANDSCAPE

- Internationally-designed landscape
- Pedestrian plaza designed with seating areas
- Dedicated drop-off zone and entrances for retail

RETAIL FLOORS

Located on ground and first floors

- Large storefronts and glazing areas for retail units
- Arcade along all retail units
- Dedicated signage areas for all units
- Wet points for services like drainage and water supply

RESTAURANT WITH TERRACE DINING

Eighth floor

OFFICE FLOORS

Third - Seventh floor

PARKING

- Ample parking spaces
- Basement for parking and services
- 2-wheeler parking on 2nd floor

FINISHES

- Exterior combination of glazing, glass and stone
- Lobbies have a combination of stone and textured finish
- Basement with abrasion-resistant floors and permanent exterior finish
- Occupant floors finished with stone / vitrified tiles
- Common toilets finished with modern fittings and fixtures

SECURITY

- Provision of access control and video surveillance
- Video surveillance for basement parking, basement and ground floor lobbies
- Manned security and boom barrier at all vehicular entry and exit points

HVAC

- Wet riser / Hose reels / Sprinklers / Fire extinguishers provided as per norms
- External fire hydrants provided as per norms

ELECTRICAL

- AC system with individual split AC units
- Ventilation and exhaust provided for common toilets and basements as per design

ENVIRONMENTAL MEASURES

- IGBC Gold compliant
- Rainwater harvesting is planned
- Proper capacity sewage treatment plant planned

POWER BACKUP

- 100% automatic backup provided for lighting, power and AC
- DGs provided with load management

SIGNAGE

- Internal main lobby equipped with tenant directory and directional signs
- Utility and emergency signage where appropriate
- External signage as per developers design and conditions

OFFICE NO.	OFFICE AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-801	4130 SQ. FT.	1810 SQ. FT.	5940 SQ. FT.
A-802	5365 SQ. FT.	2290 SQ. FT.	7655 SQ. FT.