

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



AERIES

Kanchan Galli, 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 AERIES, YOUR MAJESTY.

From among our Urban Palaces, allow us to present to you Marvel Aeries. An exclusive collection of luxurious and spacious 4.5 BHK apartments in an area that has been hailed as one of Pune's foremost locations since time immemorial. Apartments where the prime location of Kanchan Galli doesn't deter you from enjoying the silence of privacy under the tranquil shade of lush green trees.

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.



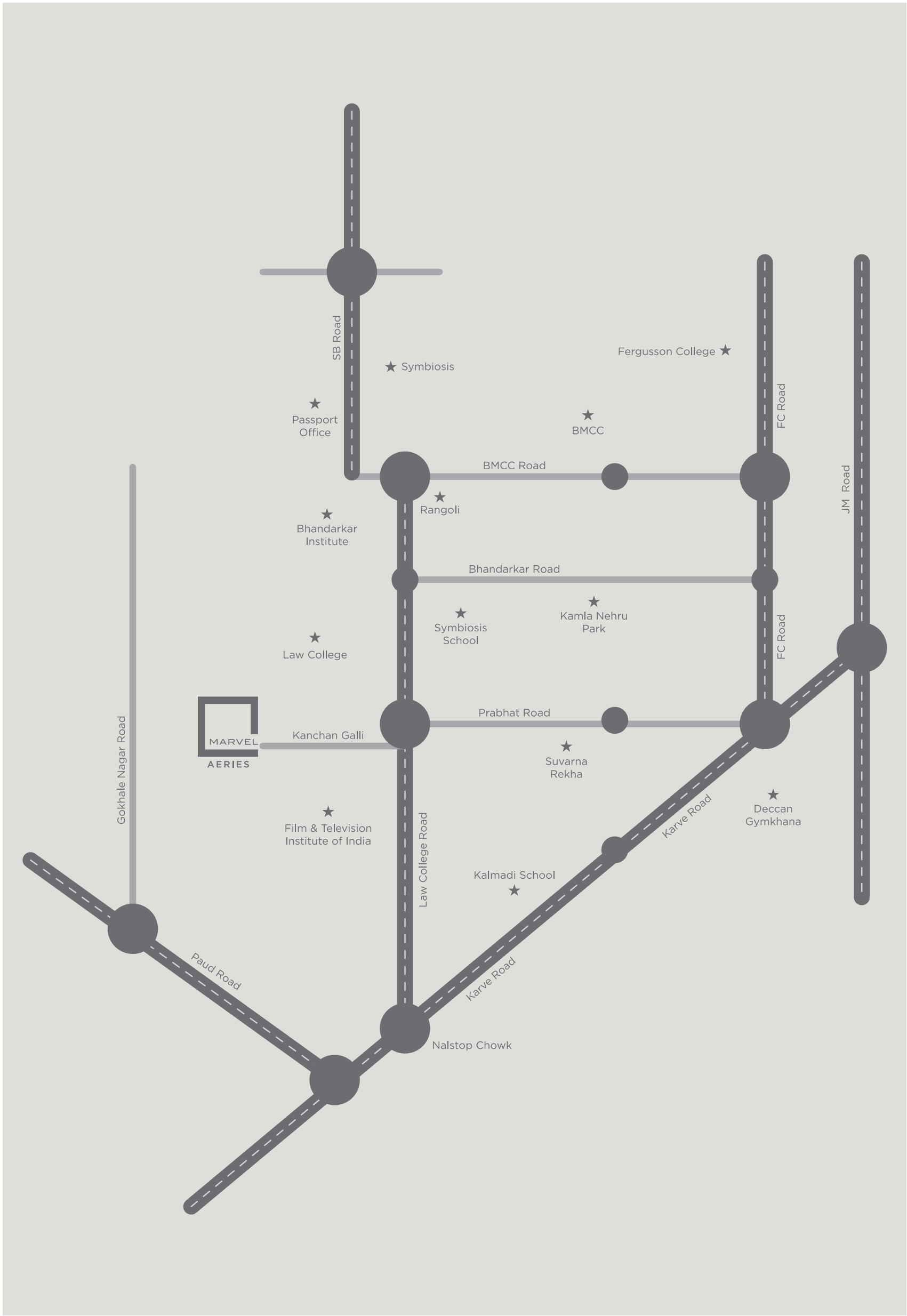
A PRINCELY LOCALE

Kanchan Galli. The tree-lined avenue that leads to Pune's most revered addresses. Here, you can exit a buzzing hub and enter a quiet, low-height residential area housing splendid bungalows. And as far as top-notch hospitals, education institutes, shopping malls and restaurants go; they are all at an arm's distance.

DECCAN GYMKHANA 1 km

FC ROAD 1 km

ICC 2 kms



THE PALACE GROUNDS

As you enter the palace grounds, a sense of calm, brought on by the trees, blocks out the rest of the kingdom. Here, you behold the grand palace - an exclusive structure of just one apartment to a floor. You may choose to park your chariot on the ground or lower level. Tally a while as you take in the lush landscaping, or work-out in the state-of-the-art gymnasium, before you retreat to the enhanced privacy of your chambers.

A SELECTION OF RESIDENCES

Enter your 4.5 BHK apartment that spans at least 4000 Sq. ft. and take a long walk across the imported marble flooring through your elegant entrance foyer. You are now in the double-height living room. Explore this expansive space under your seemingly infinite ceiling as you admire the exclusive design, luxury and comfort. Let your discerning eye take in every little fixture and detail that sparkles in the glowing natural light. Now, step out of the VRV central air conditioning that the living room enjoys and step onto your grand double-height private landscaped terrace. Enjoy the majestic view from your palatial home, which stretches languidly across an entire floor, 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

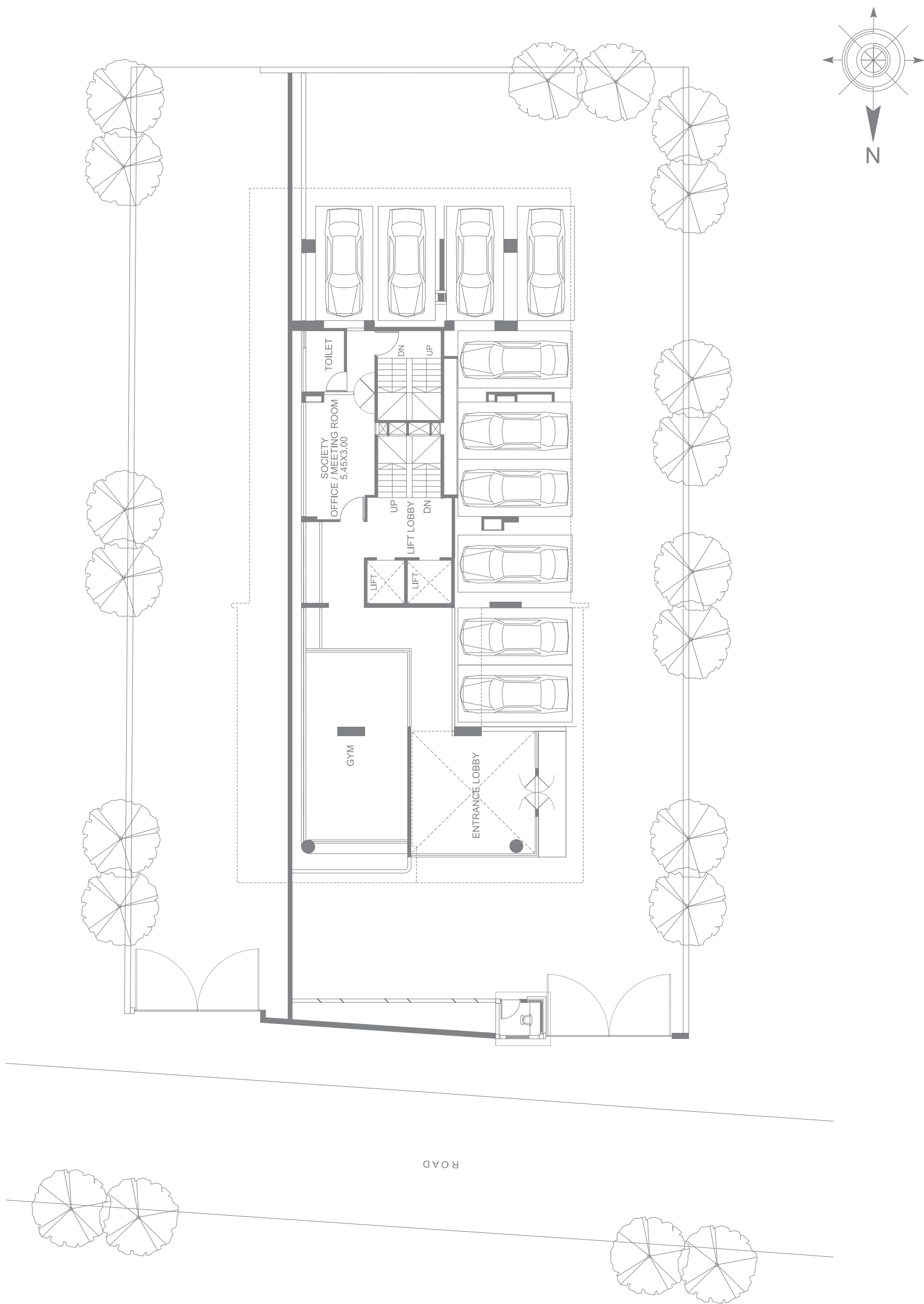
VRV CENTRAL AIR CONDITIONING

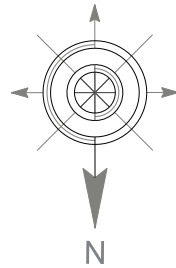
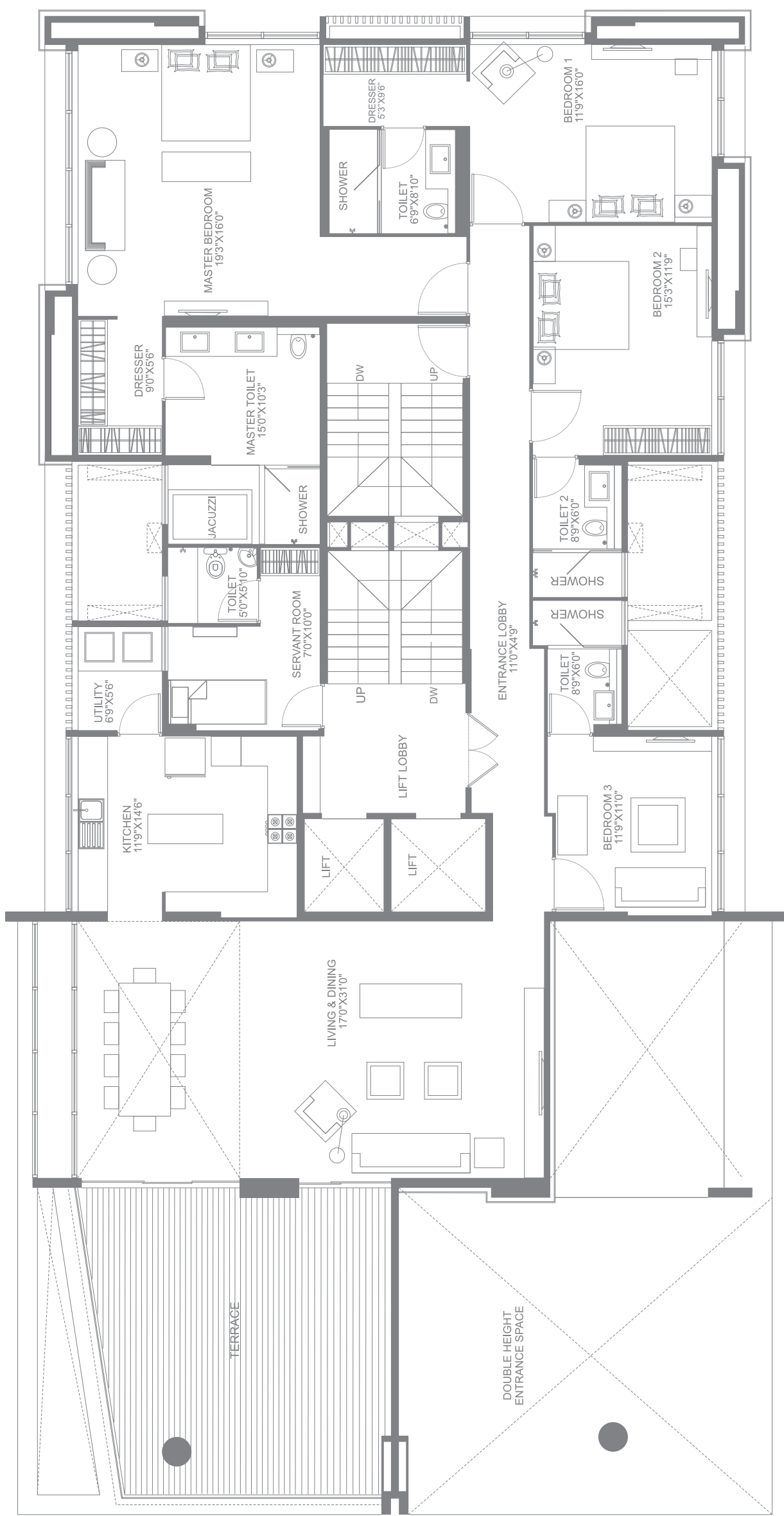
DOUBLE-HEIGHT CEILING IN LIVING ROOM



PLANS

MARVEL AERIES SITE PLAN

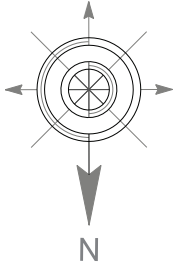
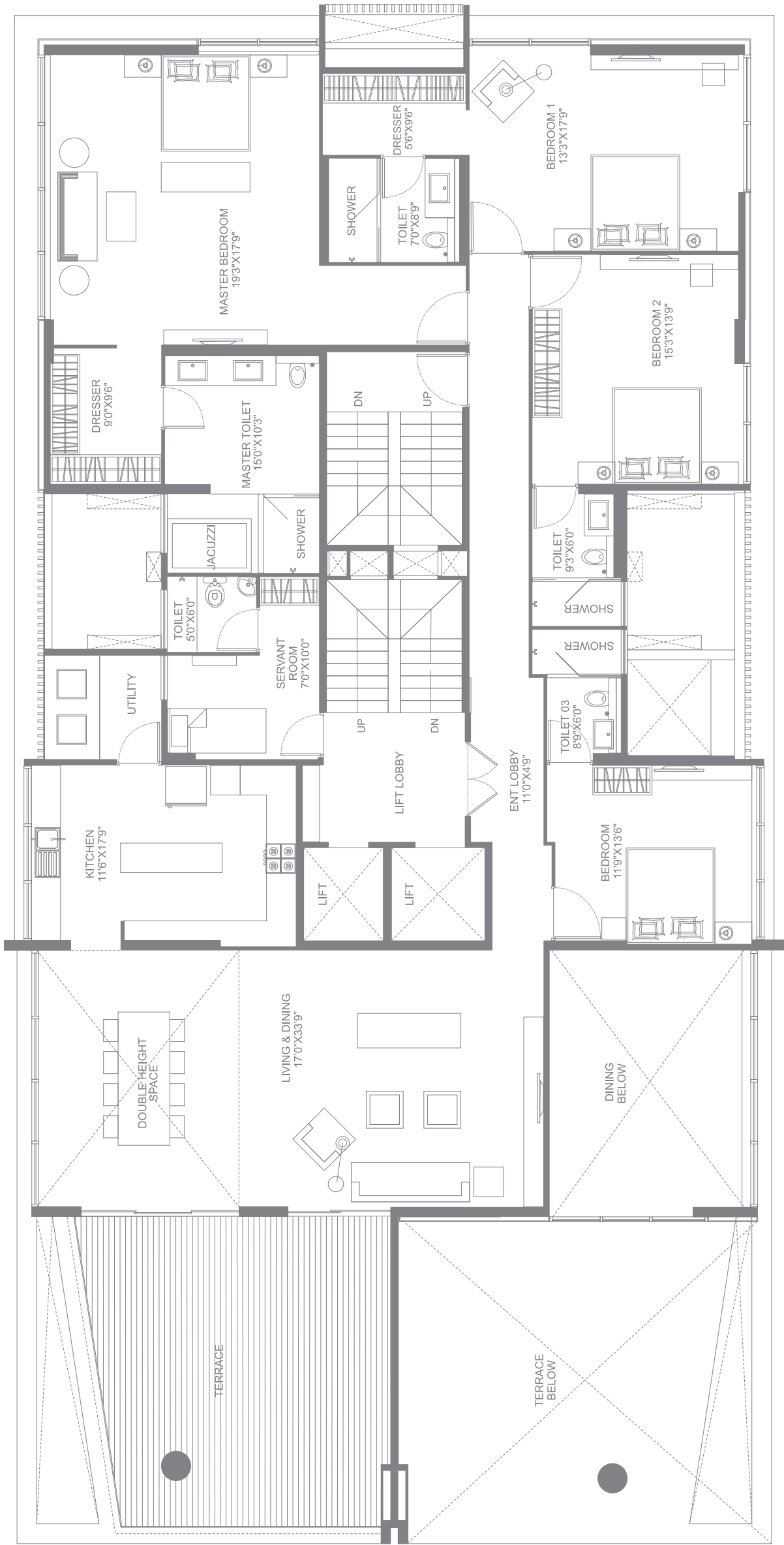




FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
101	3170 Sq. ft.	515 Sq. ft.	3685 Sq. ft.

AERIES

4 BHK WITH SERVANTS' ROOM



AERIES		4 BHK WITH SERVANTS' ROOM	
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
301, 501	3530 Sq. ft.	515 Sq. ft.	4045 Sq. ft.

DESIGN ARCHITECTS

DWP Interics, Pune
HB Design, Singapore

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



AERIES

Kanchan Galli, Pune

Site Address: Plot No. 86/10, Kanchan Galli, Law College Road, Pune.

Call: +91 937 2000 200 | E-mail: sales@marvelrealtors.com | www.marvelrealtors.com
301-302, Jewel Tower, Lane 5, North Main Road, Koregaon Park, Pune - 411001.

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.