

# THE MARVELWAY

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## Ongoing Projects

Residential:

[Aurum Koregaon Park, Pune](#)  
[Arco Magarpatta Road, Pune](#)  
[Bounty Magarpatta Road, Pune](#)  
[Diva Magarpatta Road, Pune](#)  
[Sangria NIBM, Pune](#)  
[Zephyr Kharadi, Pune](#)  
[Arista Indira Nagar, Bengaluru](#)  
[Viento Indira Nagar, Bengaluru](#)

Commercial:

[Edge Viman Nagar, Pune](#)  
[Sentinel Magarpatta Road, Pune](#)

## Testimonial

We love receiving your feedback!

As soon as we saw the apartment, we fell in love with it. The positivity, the style, the size, the beautiful marble...everything! All the common facilities too are beautifully maintained. I cannot imagine living anywhere else. Marvel doesn't sell space, they extend their family.

Marvel is just Marvelous!  
 - Vidisha Bajoria

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## Dear Reader,



When you think of Marvel Realtors, you think of luxurious residential homes for you and your family. Well, today I would like to introduce you to a new offering from Marvel. One that will appeal to your 'suit and tie' side. I'd like to introduce you to Marvel Corporate Spaces.

As most of you will agree, with everything changing at a furious pace in terms of skills, market requirements & industry fundamentals, businesses need to adapt fast and constantly. This holds as much true for trade practices and marketing thrust, as for an office environment that will keep up with the growth, focus & innovation of your business.

Marvel Corporate Spaces offer total environments which cater to business movers and shakers. These Spaces recognise that we work on the move, using mobile telecommunications and alternative work, meeting and networking environments. They acknowledge that longer and varied working hours make play spaces necessary...and that a pool, restaurant, spa, gym and numerous breakout spaces complete that requirement. They recognize smart planning of office space and economics - and that meeting spaces and support facilities are better off shared.

Just as Marvel homes personify new age living, Marvel now sets out to introduce Pune to the new age workplace.

Regards,

Vishwajeet Jhavar (CEO)

OUR VISION  
 FOR THE WORKPLACE  
 OF THE FUTURE



Everyone knows where their business is today. The question is, what will your business be doing tomorrow?

We spoke to Hans Brouwer, the architect behind Marvel Edge, Sentinel and Trueno, about what he believes will feature in office environments of the future.

[Read more here](#)

SPOTLIGHT ON MARVEL  
 EDGE, SENTINEL  
 & TRUENO

VIMAN NAGAR, PUNE

**EDGE**  
 THE NEW SHAPE OF BUSINESS



Spread over **one million square feet**, Marvel Edge is the epitome of luxury, quality and technology. Situated in the heart of Pune, at Viman Nagar, this **state-of-the-art infrastructure** is a testament to modern and distinctive commercial structures.

Marvel Edge boasts of **environmentally-sustainable** designs, with a profusion of greenery. Never seen before facilities like **natural lighting, breakout spaces**, inclusiveness of complex and **advanced security systems** further enhance the experience that is Marvel Edge.

An integral part of what makes Marvel Edge so different is the seamless **balance between business and pleasure**. With only three to four offices per lift lobby, your office gets the privacy and exclusivity you need for the growth of your business. When it's time for a meeting or a conference, every alternate floor offers you **common meeting rooms** and **interactive kiosks** with break out areas that allow you to relax and unwind with a cup of coffee. It also allows you to interact with some of the best minds from different businesses. These common areas become great places to **share views, opinions and strategies** which will help you **grow your business**. And for your clients, the exclusive boutique hotel, with luxurious rooms and private plunge pools, caters specifically to their needs.

[Read more here](#)

MARVEL  
**SENTINEL**  
 Future Ready



What do you call a **70 metre high tower** catering to tomorrow's business movers and shakers? You call it Marvel Sentinel.

Located on Magarpatta Road, Hadapsar this commercial structure is more than just an office building. The very premise of Marvel Sentinel is to exceed today's expectations and provide for tomorrow's needs.

Its iconic design epitomises the quality and professionalism of its occupants. The latest in design technology **redefines sophisticated urban work environments** and provides exciting spaces in both the community areas as well as within the office space itself. This innovative tower comes with **sky gardens, a spa, pool, gymnasium & places to entertain**.

[Read more here](#)

# MARVEL LAUNCHING SOON TRUENO



It's true what they say, 'the kind of place you work in is bound to impact the kind of work you do there'.

Introducing a **mid-rise commercial wonder** called Marvel Trueno. This 2 tower artistic creation is separated by a tree lined boulevard and is located on Airport Road.

Aesthetically Marvel Trueno is a beauty. It is **progressive,**

**contemporary and dynamic in design**, using black, white and stainless-steel while incorporating detailing like fins and ledges, with a decorative tile finish. Both towers feature a **sky garden**, a **refuge area** on the 5<sup>th</sup> and 6<sup>th</sup> floors and lobbies with **ample retail space**. Employees in both towers have access to the **state-of-the-art gym, spa and restaurant**.

As with all Marvel properties, Trueno will feature progressive and environmentally sustainable design, commercial luxury, quality and the latest in technology.

## MARVEL LAUNCHES NEW WEBSITE

We are pleased to announce the launch of our new website. The new site has been redesigned with a fresh new look, and allows users to access information as quickly and easily as possible.

Please view the new site [here](#) – we welcome your comments!



Marvel Realtors is one of Pune's most widely recognized names in real estate, renowned for creating luxury, automated residential and commercial properties.

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### SENTINEL

Future Ready

Marvel Sentinel, located at Magarpatta Road, Hadapsar, is a 70 metre high, future-ready beacon that will steer businesses into the 21st century by its sheer elegance, ergonomics and progressive design.

KNOW MORE

our footprint...

rent & resale

our brand promise

NEWS    EVENTS    RESOURCES

Customer demand is driving the luxury housing segment and location and brand value have a large role to play in this, says Deepika Mital... [more...](#)

Projects on show... [more...](#)

## PARACOR CAPITAL ACQUIRES 8% STAKE IN MARVEL LANDMARKS

In October, together with Paracor Capital Advisors, we announced the investment of Madison India Real Estate Fund Limited in Marvel Landmarks Private Limited, its FDI-compliant company which holds 30% of Marvel's total assets.

The investment will result in an estimated 11 million square foot of real estate developed, with an expected sales value of INR 70 billion. Madison India Real Estate Fund Limited has taken a minority stake in Marvel Landmarks.

Marvel Landmarks will use the money for strategic investments and developing its projects. "We were looking at free capital that we want to invest in our strategic plans," said Vishwajeet Jhavar.

Set up in 2007 with an entity-level investment from Och-Ziff Capital, Marvel Landmarks focuses on real estate projects compliant with India's foreign direct investment norms. So far, Marvel Landmarks has received an estimated Rs.270 crore of funding through a combination of both entity and project-level investments from Och-Ziff, which had about \$29.9 billion (Rs.1.38 trillion) in assets under management globally as of 1 August.

Together Marvel Realtors and Marvel Landmarks have a project pipeline of 22 million sq. ft, half of it with the latter.

Anil Pathak, chief executive and managing director, Paracor Capital, said the transaction is among the last major round of funding from the firm's \$125 million Madison India Real Estate Fund. "Though, typically, we invest at SPV (special purpose vehicle or project) level, we see a lot of growth potential in Marvel, both due to its projects and professionally -run management," said Pathak.

Paracor is the India advisor to Madison India Real Estate Fund Limited, a Mauritius-based fund focused on making investments in the emerging real estate market in India. Investors in the company are institutions and high net worth individuals from the UK, the US and Australia.

# MARVEL'S GREEN INITIATIVES



Marvel Edge was recently awarded Platinum-rated pre-certification for the prestigious LEED 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.

As a Platinum pre-certified project, Marvel Edge 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.

