

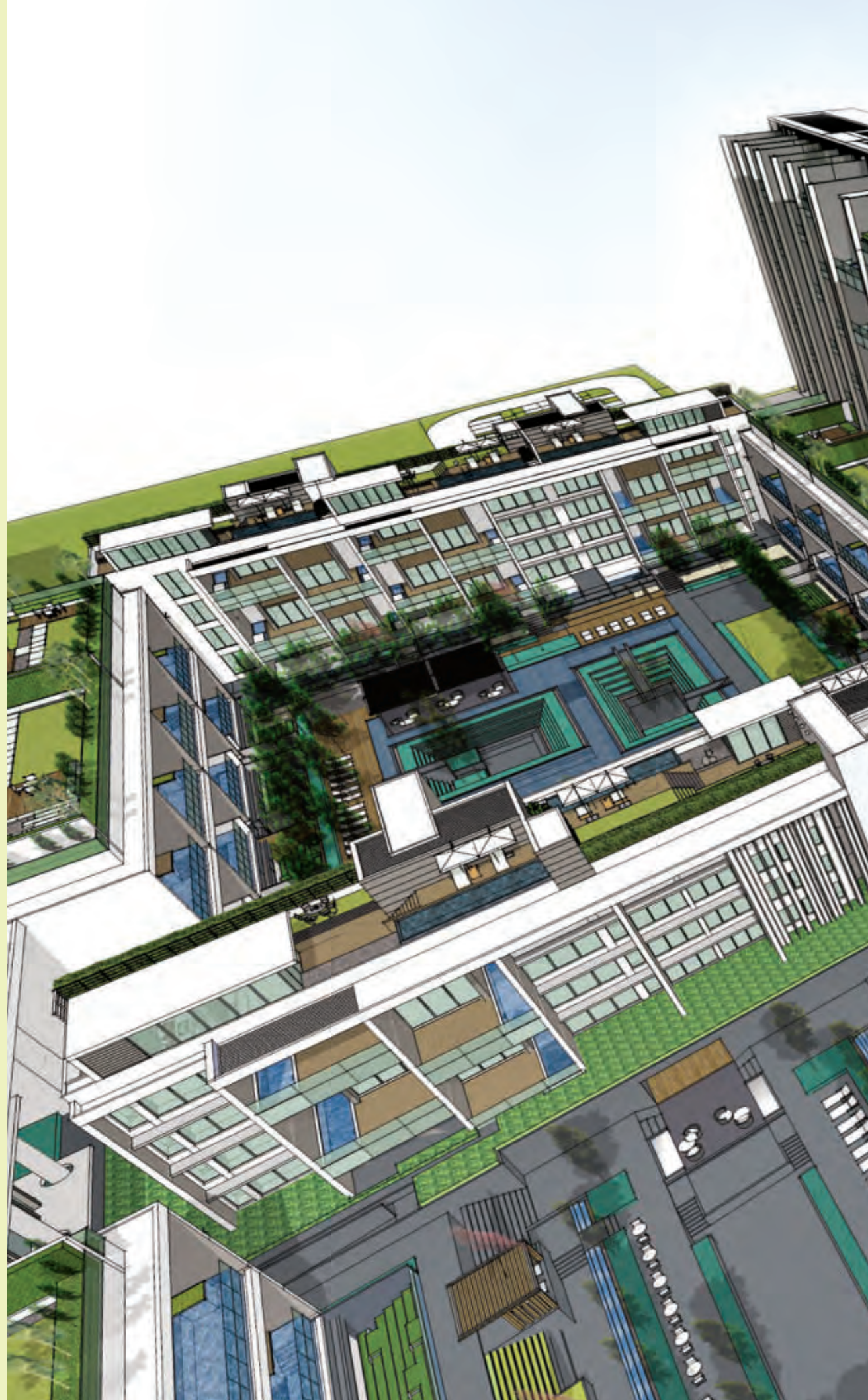
SANGRIA NORTH BLOCK

PLANS



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DISCOVER HEAVEN

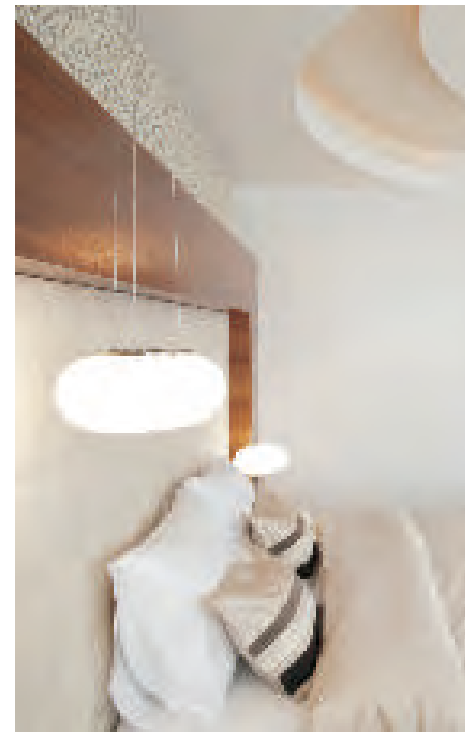
HERE ON EARTH.

TOUCHED BY THE EXOTIC, INSPIRED BY HISTORY,
IMMERSED IN NATURE'S FULLEST BOUNTY.

UNIQUELY DESIGNED, TERRACED AND STEPPED,
IMAGINATION AND CONCRETE, AQUA AND EARTH,
LIGHT AND SHADE PLAY SIDE BY SIDE.

CARESSSED BY BREEZES, SERENADED BY
THE GURGLING OF WATER.

SANGRIA. ANOTHER WONDER.
ANOTHER MARVEL.



THE LEGEND OF MARVEL CONTINUES.

FAMILIAR, BECAUSE YOU KNOW YOU'LL GET WHAT YOU EXPECT –
NOTHING BUT THE BEST. YET NEW, BECAUSE EVERY BENCHMARK SET
MUST BE CHALLENGED AND RAISED.

THAT IS THE PROMISE OF MARVEL.

LOCATION

20 MINUTES FROM PUNE RAILWAY STATION

10 MINUTES FROM THE HEART OF TOWN

COSMOPOLITAN, VIBRANT, MINI BOOM-TOWN,
YET SERENE, AND SOMEHOW APART AND ABOVE.

WELCOME TO NIBM ROAD, PUNE

13 BUILDINGS. 13.5 ACRES.

EXQUISITE APARTMENTS RANGING FROM 1710 SQ.FT. TO 6500 SQ.FT.

PERFECTLY BALANCING LUXURY AND CLASS, VALUE FOR MONEY AND COMFORT.

FIND OUT MORE...



EAST AND WEST.

25 METRES OF OUTDOOR POOL. JACARANDA LAWNS. STATE-OF-THE-ART CLUB HOUSE. CASCADING LOTUS PONDS. OUTDOOR JACUZZI.

CELEBRATION AND SILENCE.

PLUMERIA TERRACE. SPA COURT. CHIT CHAT PATIO. SUGAR PALM ALLEY. CHILDREN'S POOL. JOGGING PATH.

RECREATION AND LANDSCAPING,

FRAGRANT GARDENS. PARTY LAWN. WADING POOL.

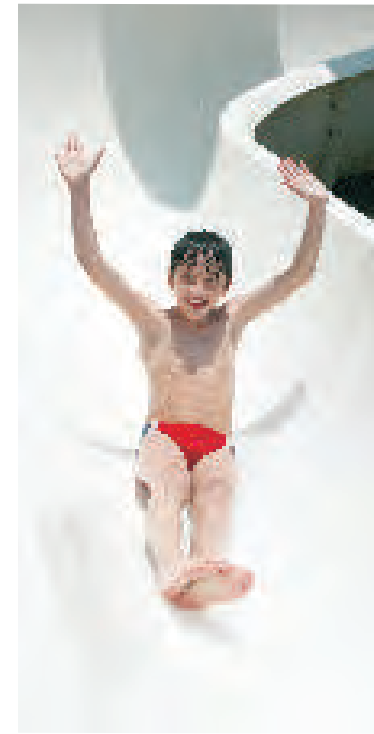


GYMNASIUM. PLAYGROUND.

IT ALL COMES TOGETHER,

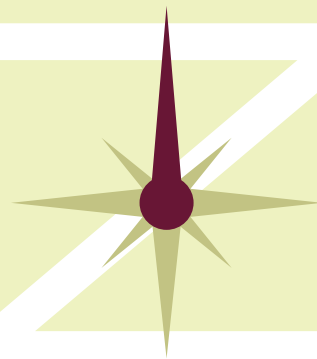
HALF BASKETBALL COURT. OUTDOOR FITNESS SPACES. INDOOR PLAY SPACES. WATER SLIDES. WATERFALL COURT.

SEAMLESSLY, ENDLESSLY, MARVELOUSLY.



3.5 BHK

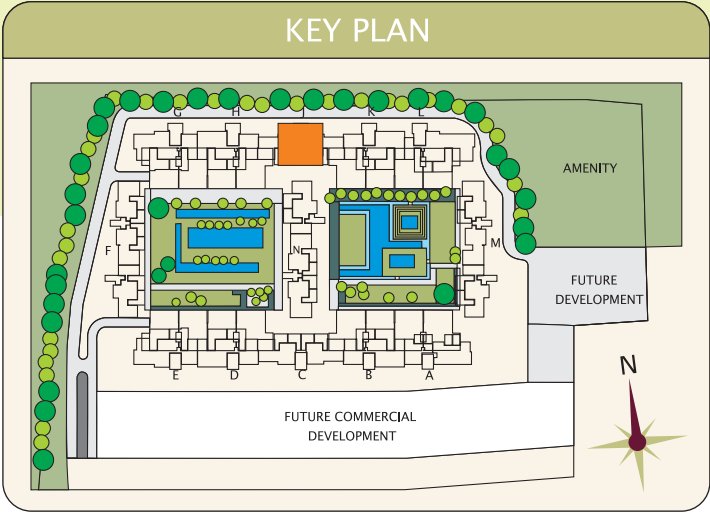
SEAL



BUILDING J

J - 601, 801, 1001, 1201, 1401, 1601

3.5 BHK

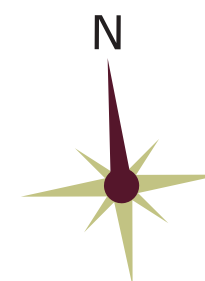
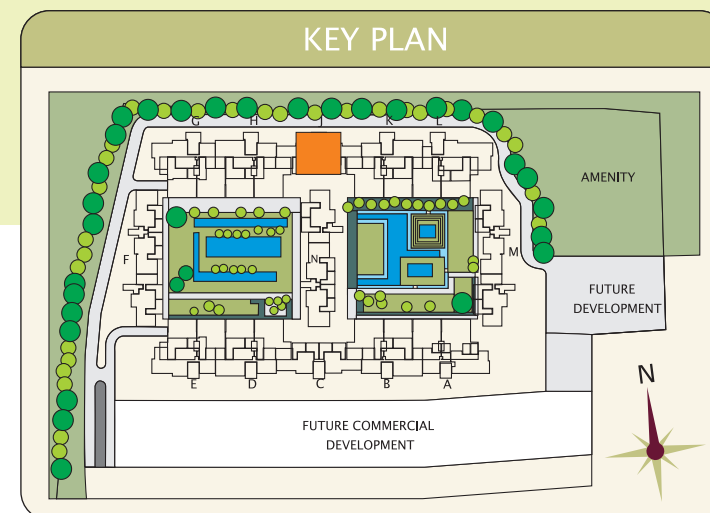


FLAT NO.	J 601, 801, 1001, 1201, 1401, 1601
FLAT AREA	2228 SQ. FT.
TERRACE AREA	472 SQ. FT.
TOTAL SALEABLE AREA	2700 SQ. FT.

BUILDING J

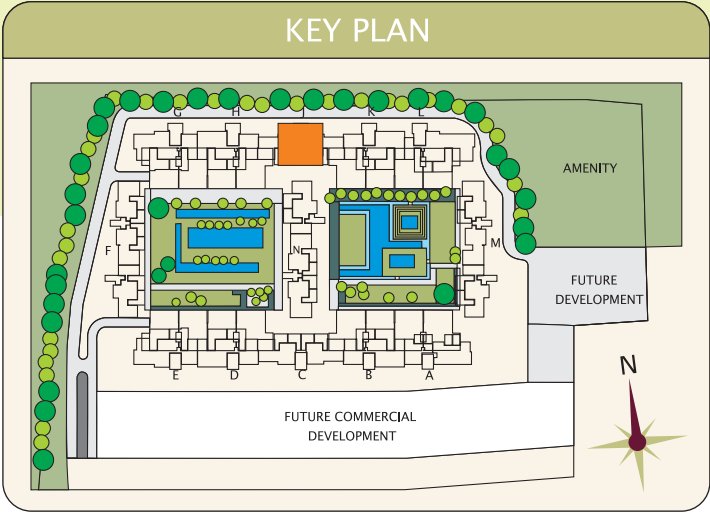
J - 602, 1002, 1402, 1602

3.5 BHK



FLAT NO.	J 602, 1002, 1402, 1602
FLAT AREA	2228 SQ. FT.
TERRACE AREA	472 SQ. FT.
TOTAL SALEABLE AREA	2700 SQ. FT.

BUILDING J
J - 701, 901, 1101, 1301, 1501
3.5 BHK

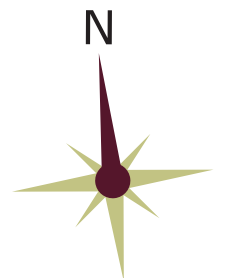
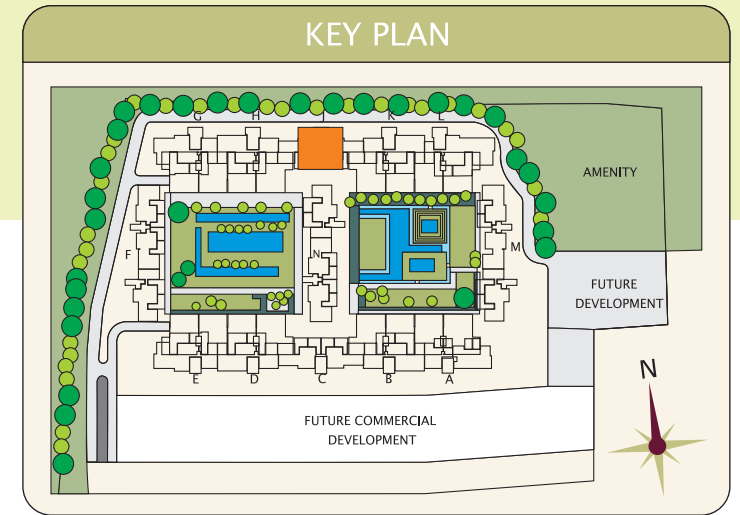


FLAT NO.	J 701, 901, 1101, 1301, 1501
FLAT AREA	2228 SQ. FT.
TERRACE AREA	472 SQ. FT.
TOTAL SALEABLE AREA	2700 SQ. FT.

BUILDING J

J - 702, 902, 1102, 1302, 1502

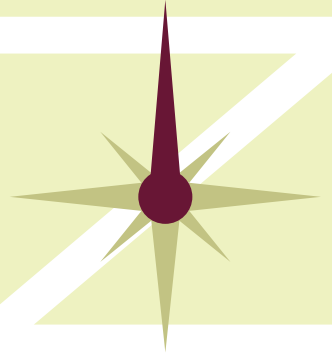
3.5 BHK



FLAT NO.	J 702, 902, 1102, 1302, 1502
FLAT AREA	2228 SQ. FT.
TERRACE AREA	472 SQ. FT.
TOTAL SALEABLE AREA	2700 SQ. FT.

4 BHK

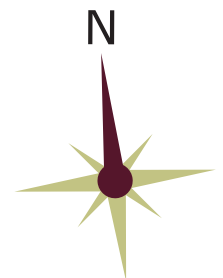
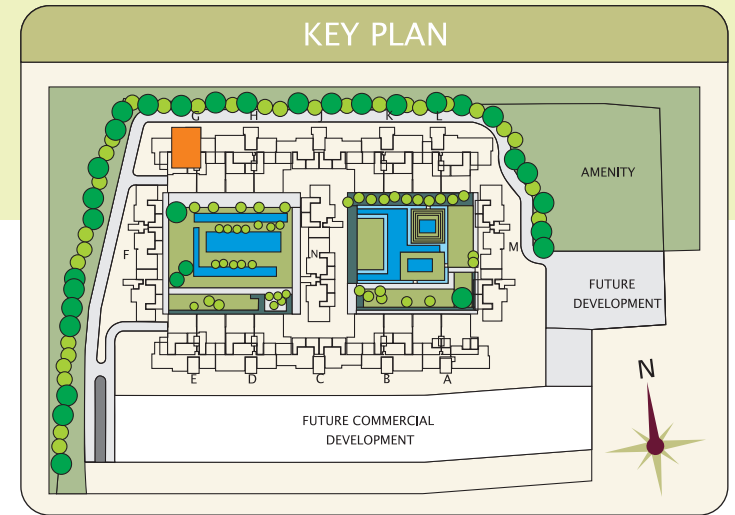
DELTA ZS



BUILDING G

G - 601,801,1001,1401,1601

4 BHK

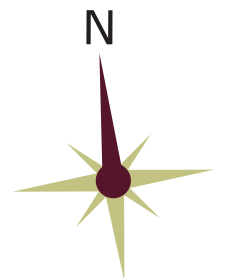
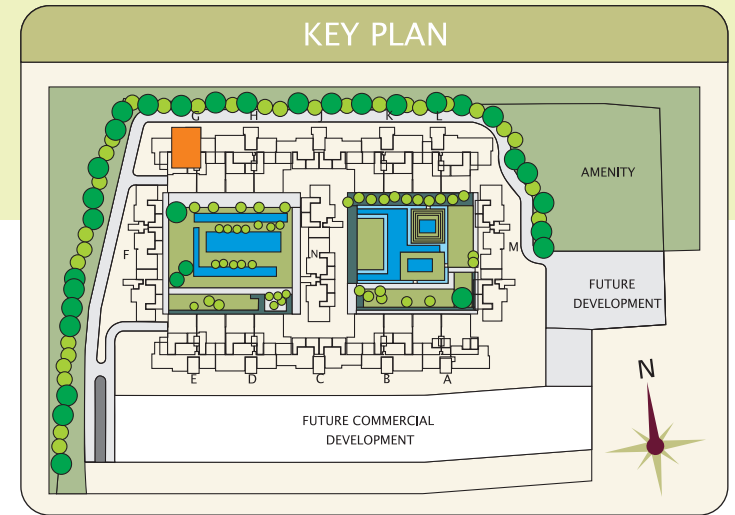


FLAT NO.	G 601, 801, 1001, 1401, 1601
FLAT AREA	3935 SQ. FT.
TERRACE AREA	780 SQ. FT.
TOTAL SALEABLE AREA	4715 SQ. FT.

BUILDING G

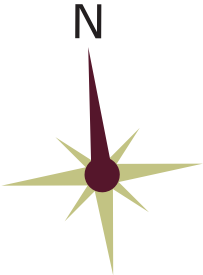
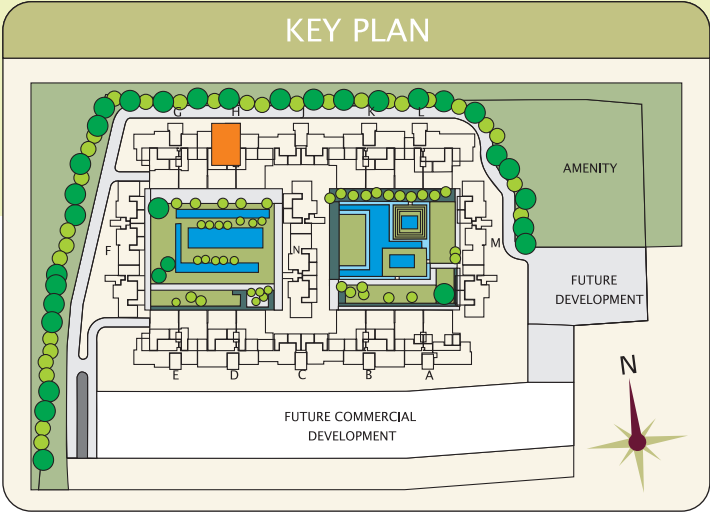
G - 701, 901, 1101, 1301, 1501

4 BHK



FLAT NO.	G 701, 901, 1101, 1301, 1501
FLAT AREA	3935 SQ. FT.
TERRACE AREA	865 SQ. FT.
TOTAL SALEABLE AREA	4800 SQ. FT.

BUILDING H
H - 601
4 BHK

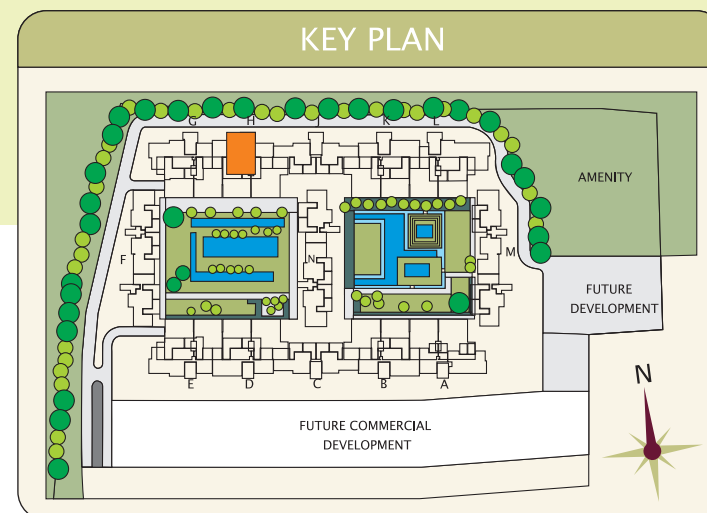


FLAT NO.	H 601
FLAT AREA	3780 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOTAL SALEABLE AREA	4580 SQ. FT.

BUILDING H

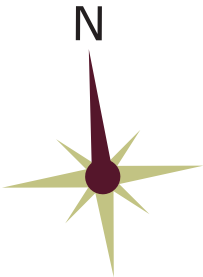
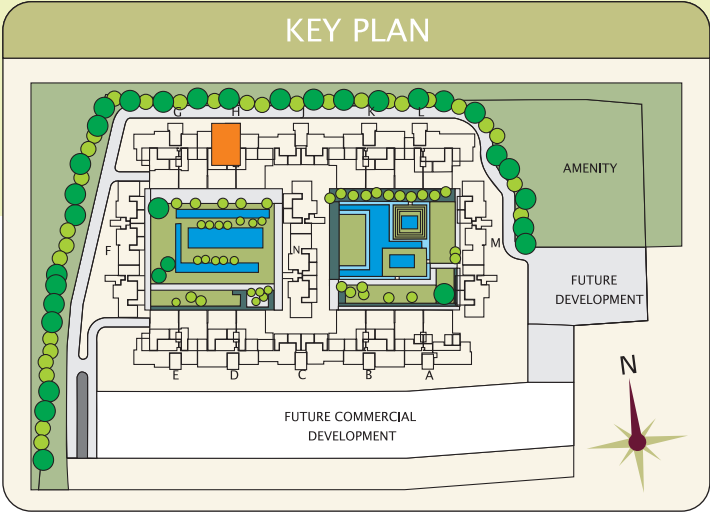
H - 701

4 BHK



FLAT NO.	H 701
FLAT AREA	3780 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOTAL SALEABLE AREA	4580 SQ. FT.

BUILDING H
H - 901, 1101, 1301, 1501
4 BHK

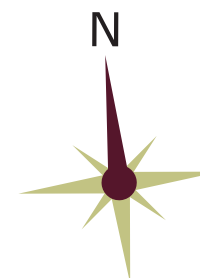
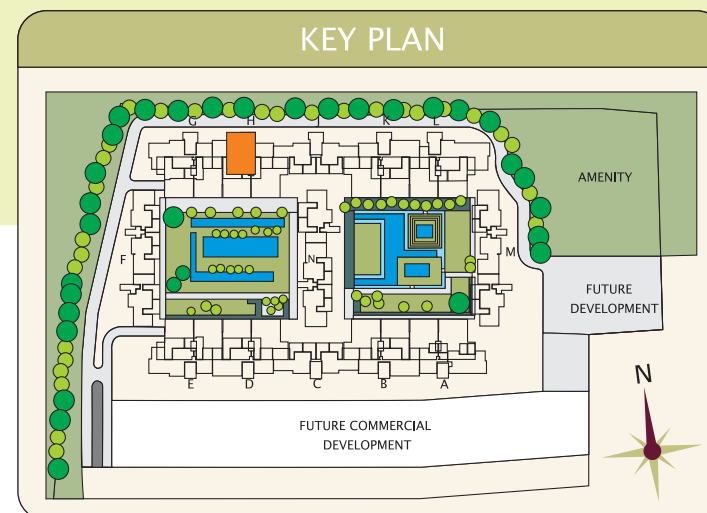


FLAT NO.	H 901, 1101, 1301, 1501
FLAT AREA	3755 SQ. FT.
TERRACE AREA	870 SQ. FT.
TOTAL SALEABLE AREA	4625 SQ. FT.

BUILDING H

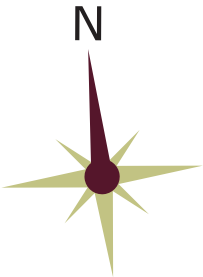
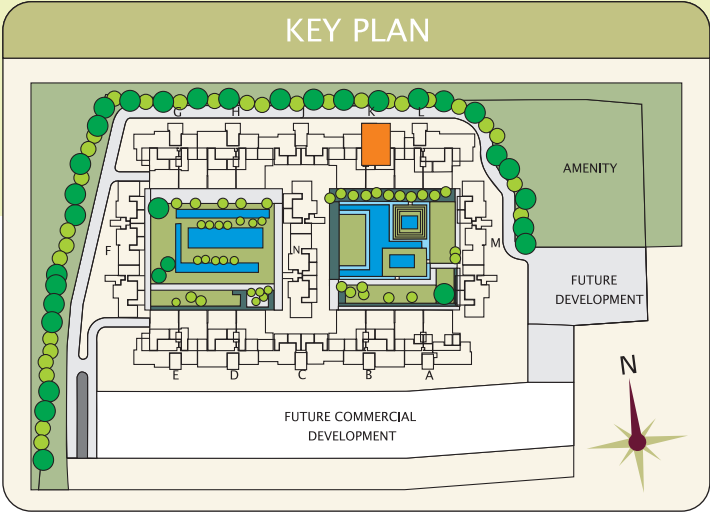
H - 1001, 1401, 1601

4 BHK



FLAT NO.	H 1001, 1401, 1601
FLAT AREA	3755 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOTAL SALEABLE AREA	4555 SQ. FT.

BUILDING K
K - 601, 1001, 1401, 1601
4 BHK

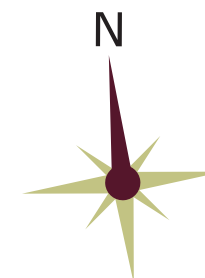
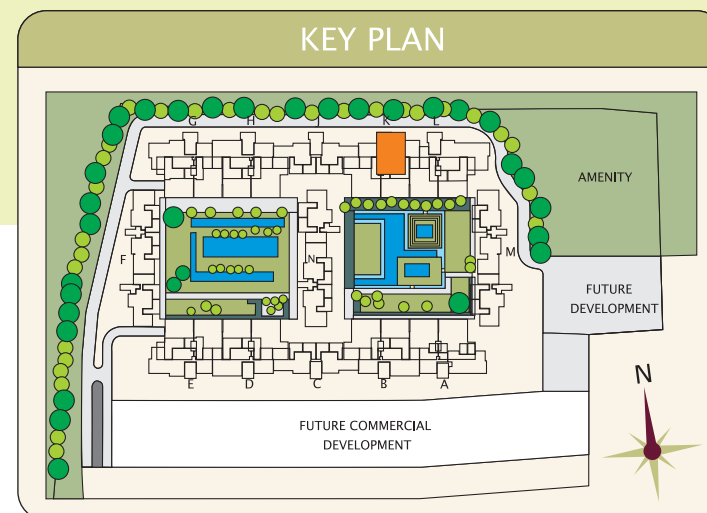


FLAT NO.	K 601, 1001, 1401, 1601
FLAT AREA	3780 SQ. FT.
TERRACE AREA	870 SQ. FT.
TOTAL SALEABLE AREA	4650 SQ. FT.

BUILDING K

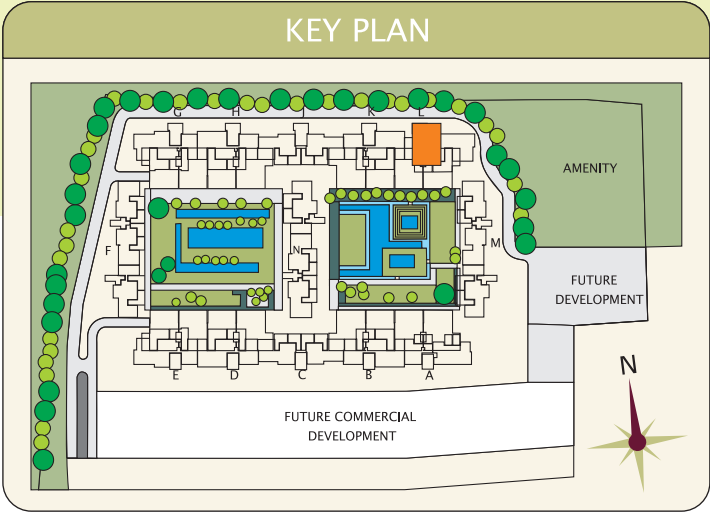
K - 701, 901, 1101, 1301, 1501

4 BHK



FLAT NO.	K 701, 901, 1101, 1301, 1501
FLAT AREA	3780 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOTAL SALEABLE AREA	4580 SQ. FT.

BUILDING L
L - 601, 801, 1001, 1201, 1401, 1601
4 BHK

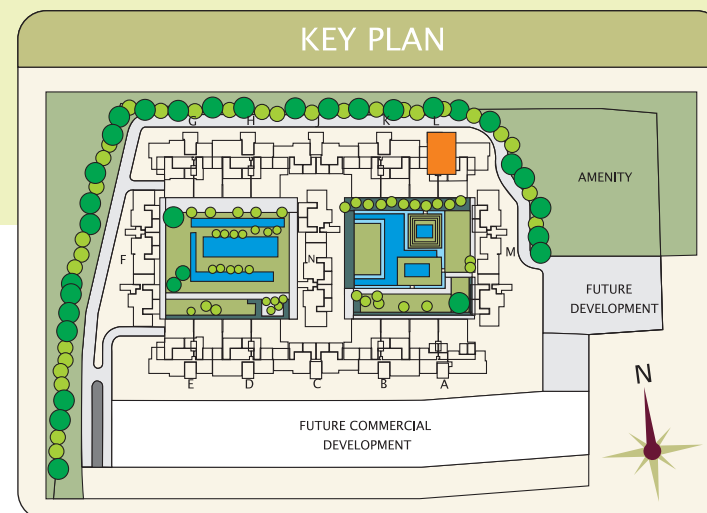


FLAT NO.	L 601, 801, 1001, 1201, 1401, 1601
FLAT AREA	4670 SQ. FT.
TERRACE AREA	925 SQ. FT.
TOTAL SALEABLE AREA	5595 SQ. FT.

BUILDING L

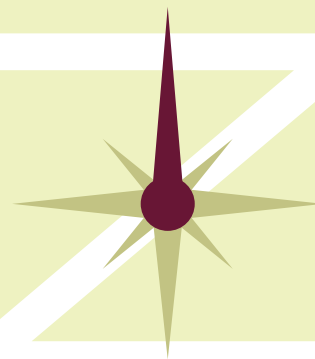
L - 701, 901, 1101, 1301, 1501

4 BHK

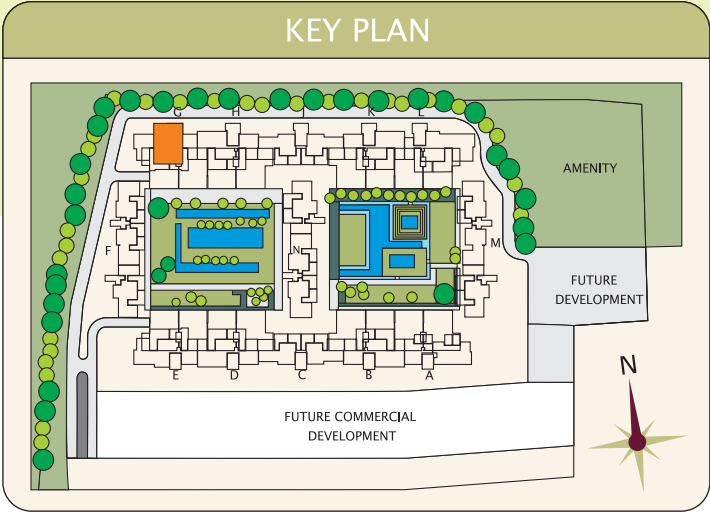


FLAT NO.	L 701, 901, 1101, 1301, 1501
FLAT AREA	4670 SQ. FT.
TERRACE AREA	825 SQ. FT.
TOTAL SALEABLE AREA	5495 SQ. FT.

DUPLEX PLANS



BUILDING G, K
G - 101, K - 101
4 BHK Duplex - Lower Level

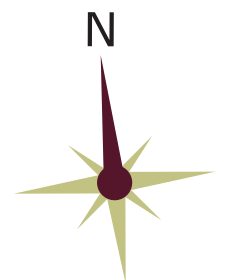
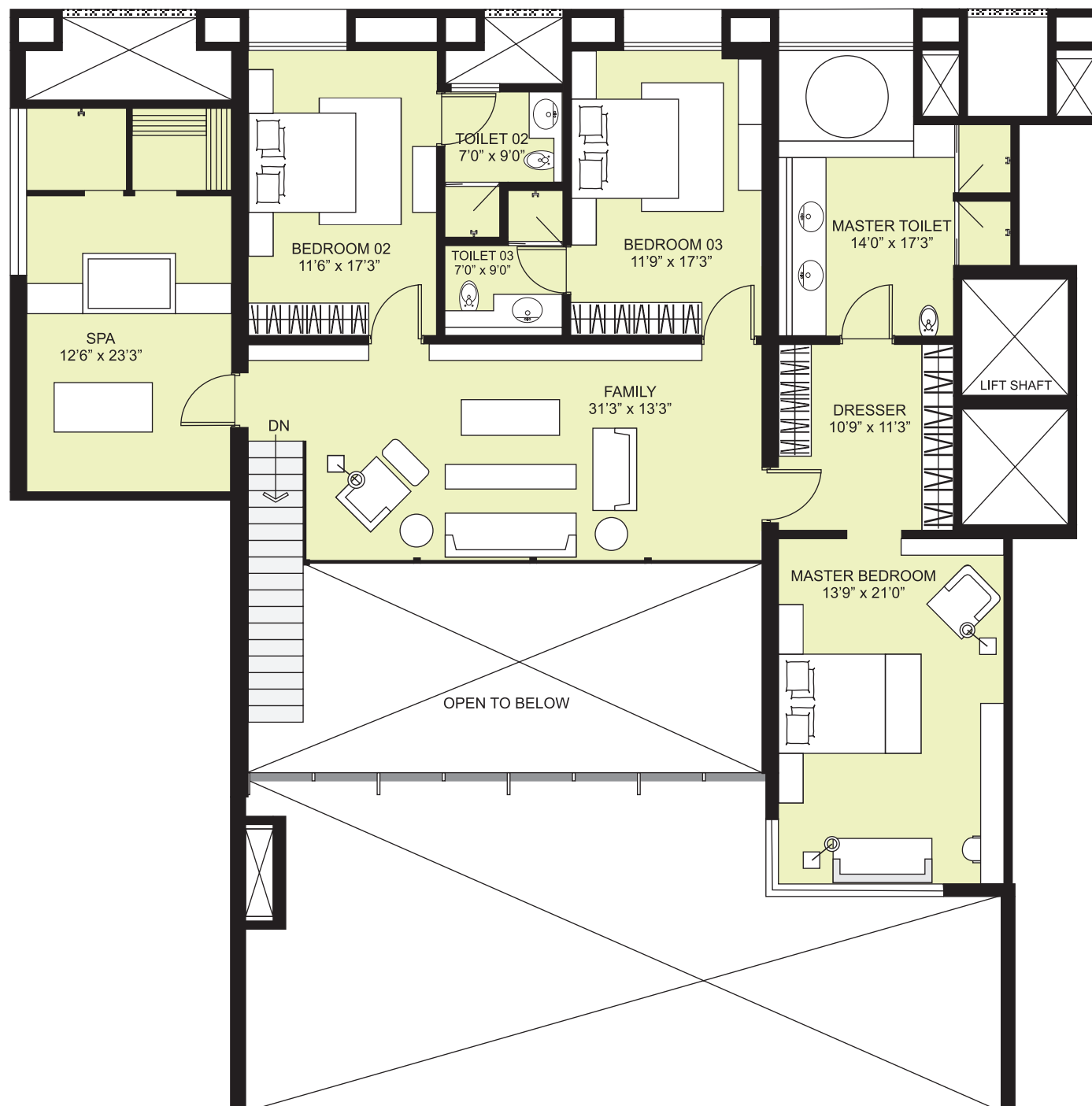
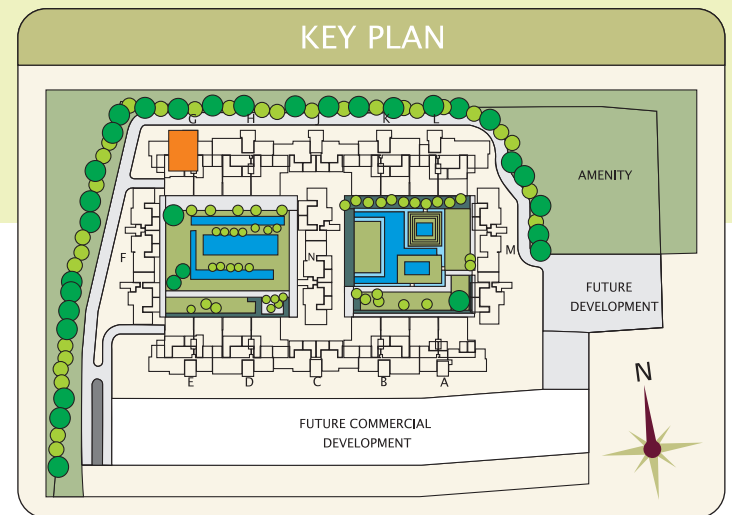


FLAT NO.	G 101, K 101	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING G, K

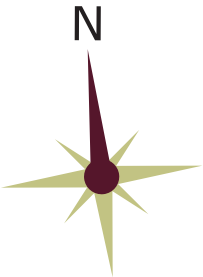
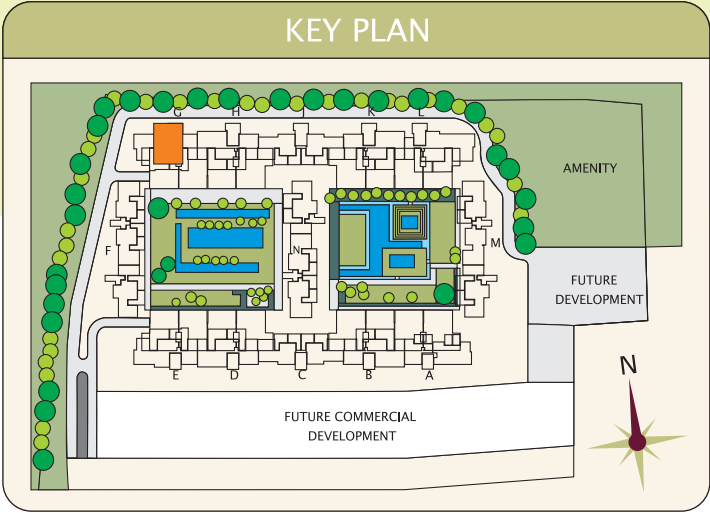
G - 101, K - 101

4 BHK Duplex - Upper Level



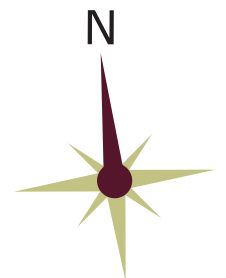
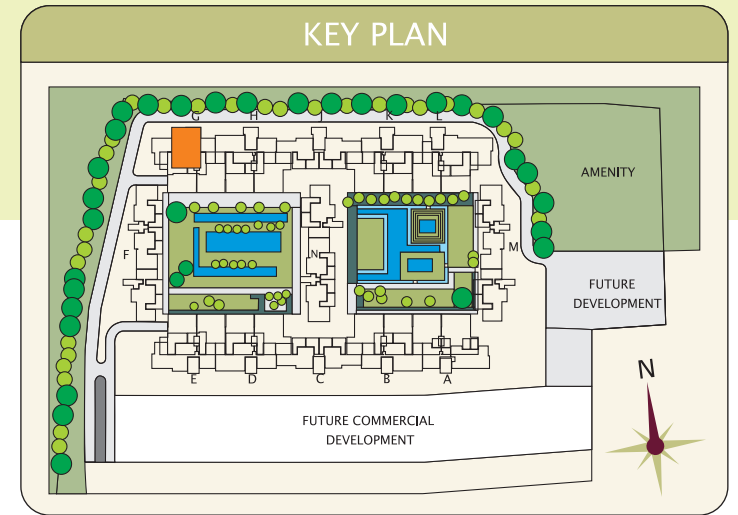
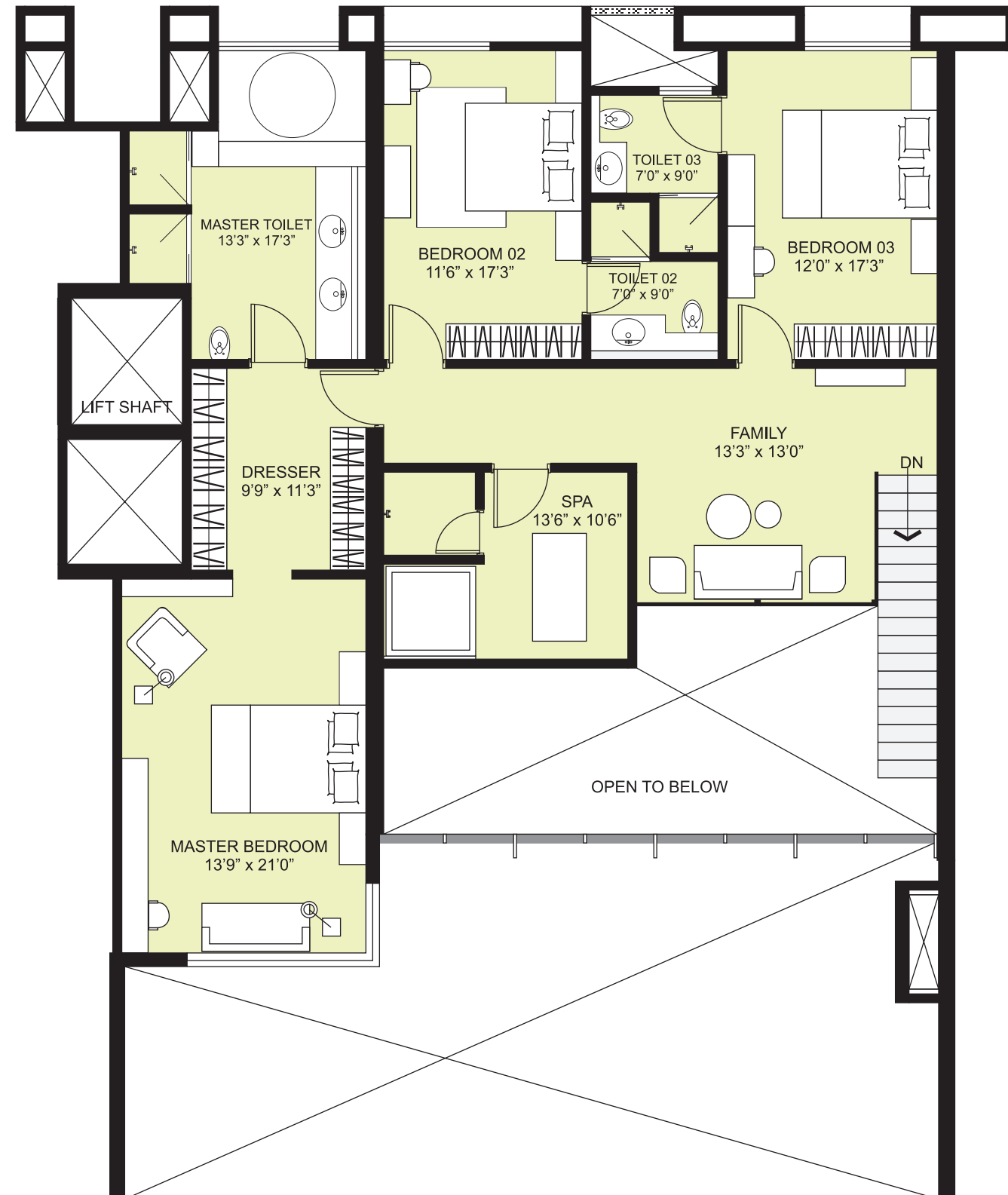
FLAT NO.	G 101, K 101	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING G, K
G - 102, K - 102
4 BHK Duplex - Lower Level



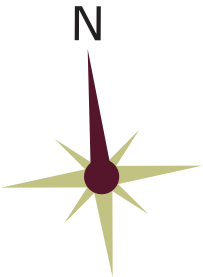
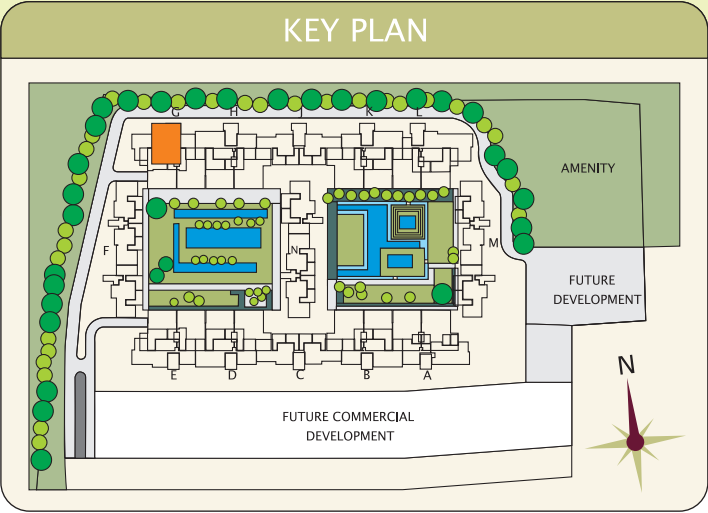
FLAT NO.	G 102, K 102	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING G, K **G - 102, K - 102** **4 BHK Duplex - Upper Level**



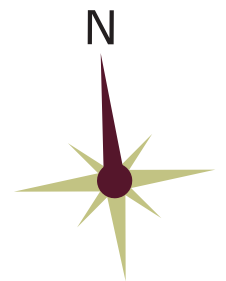
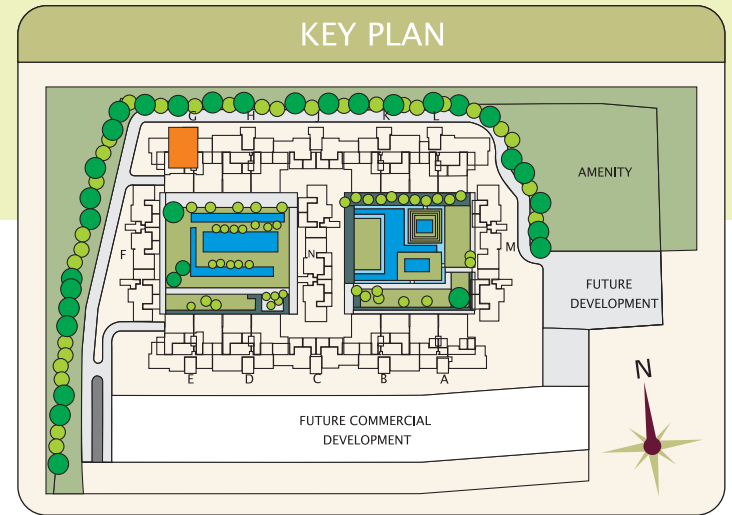
FLAT NO.	G 102, K 102	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING G, K
G - 301, K - 301
4 BHK Duplex - Lower Level



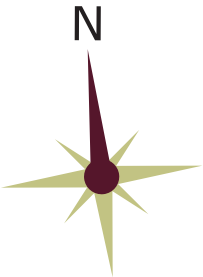
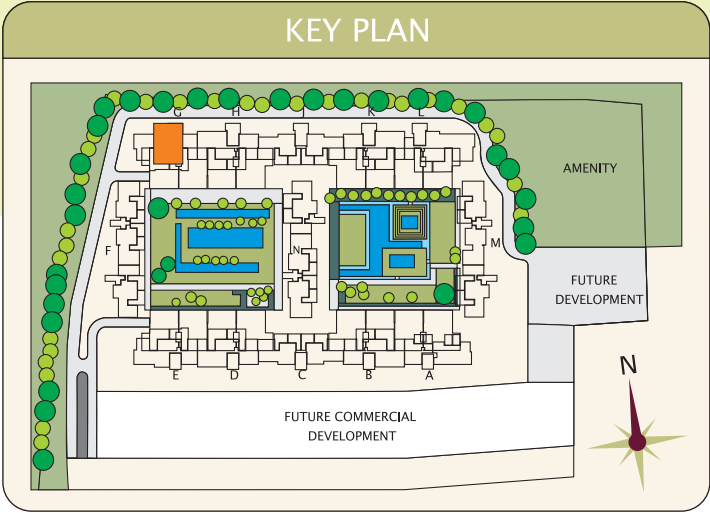
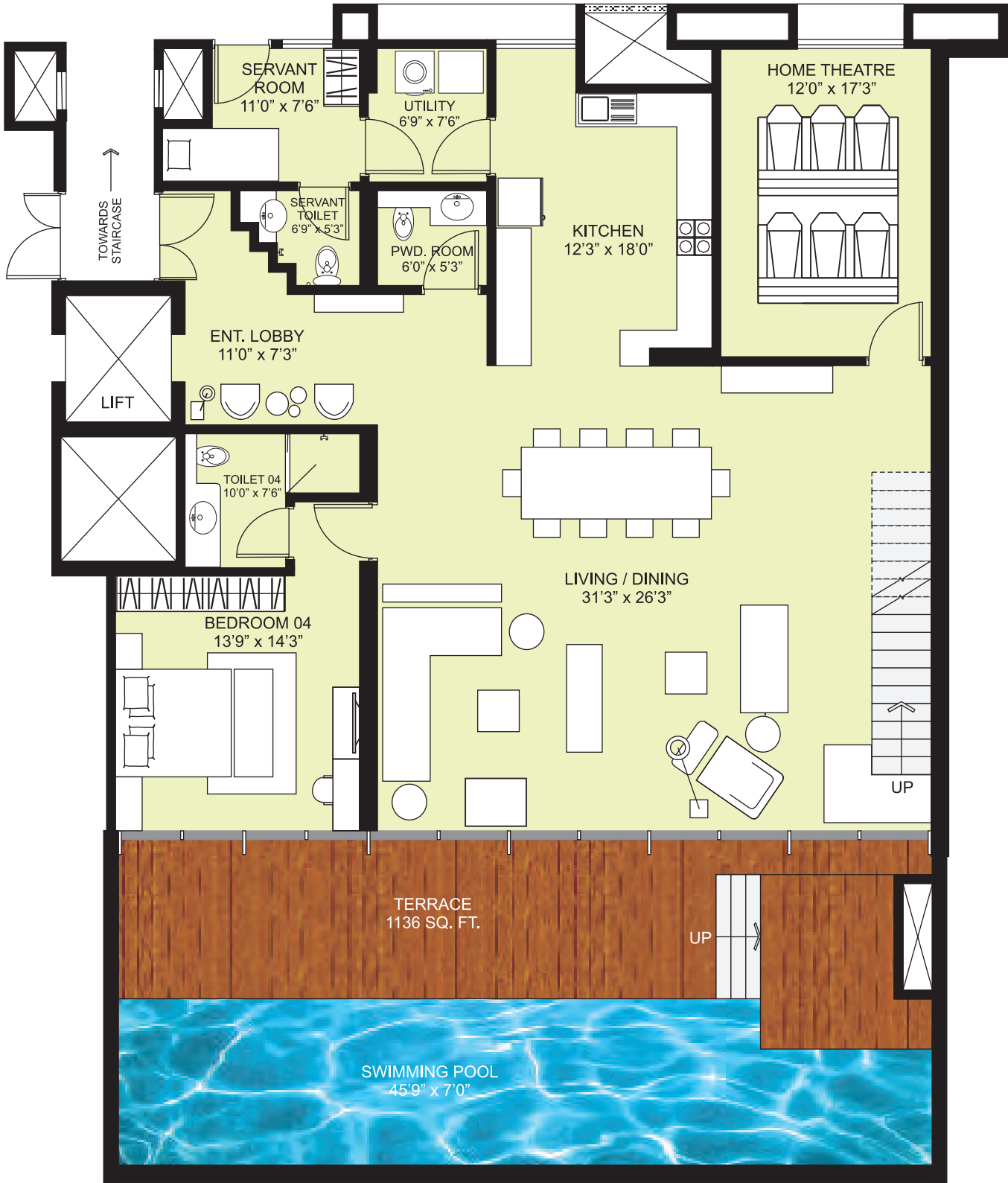
FLAT NO.	G 301, K 301	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING G, K
G - 301, K - 301
4 BHK Duplex - Upper Level



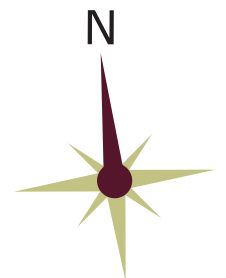
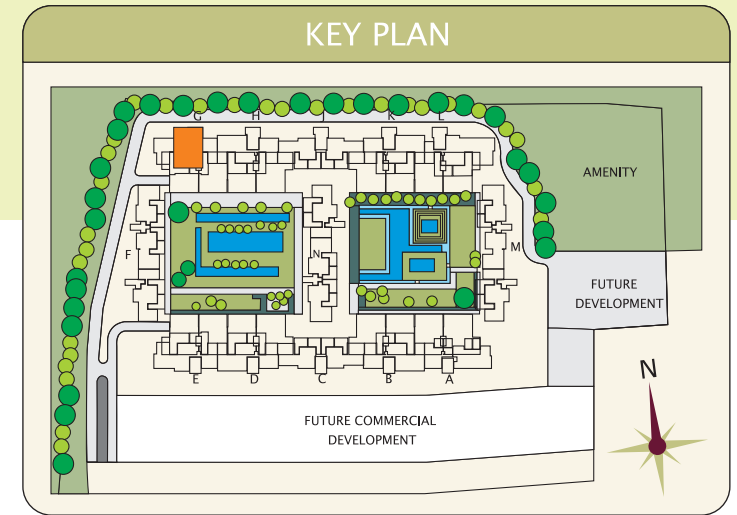
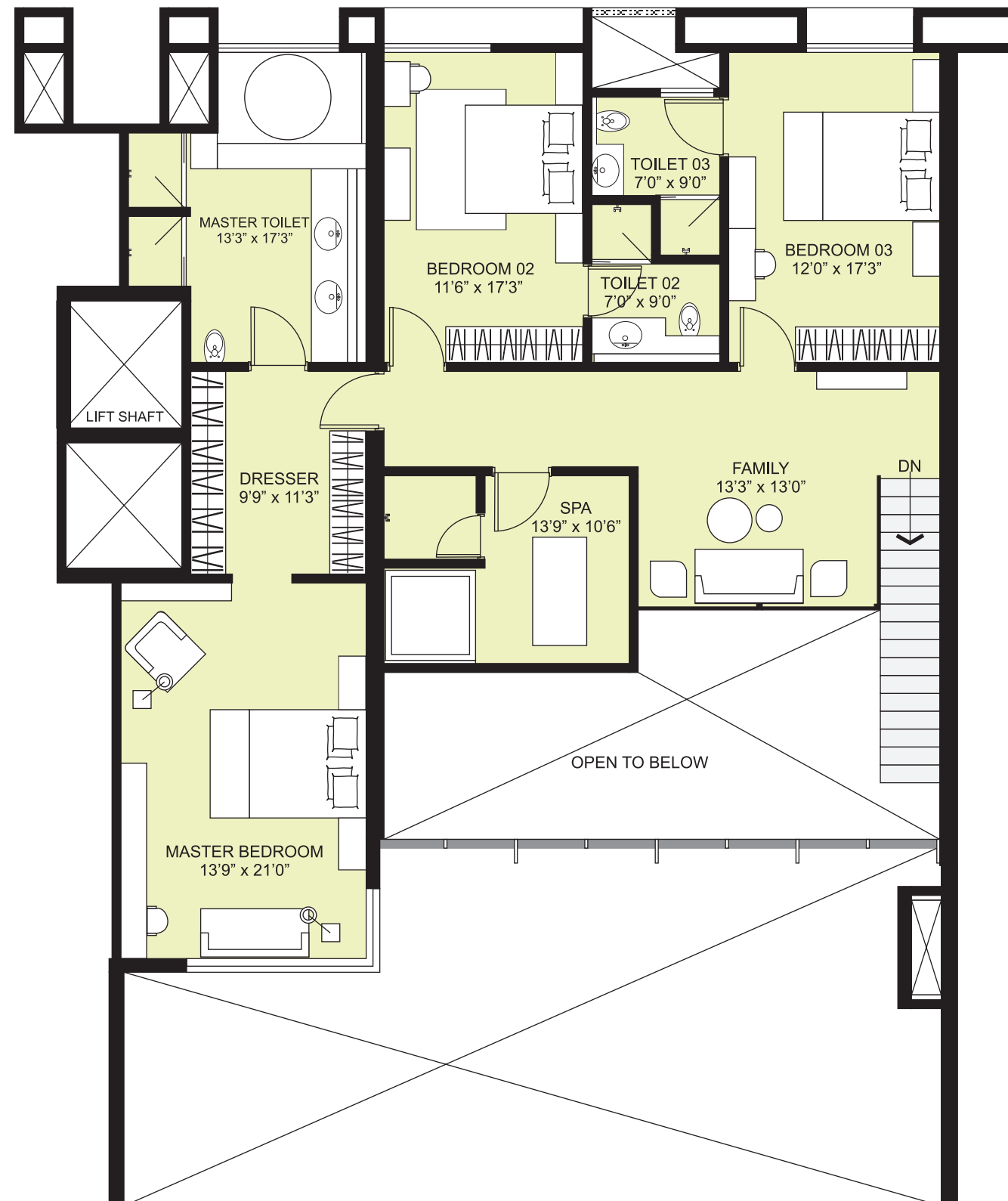
FLAT NO.	G 301, K 301	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING G, K
G - 302, K - 302
4 BHK Duplex - Lower Level



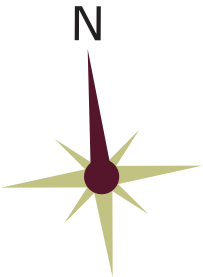
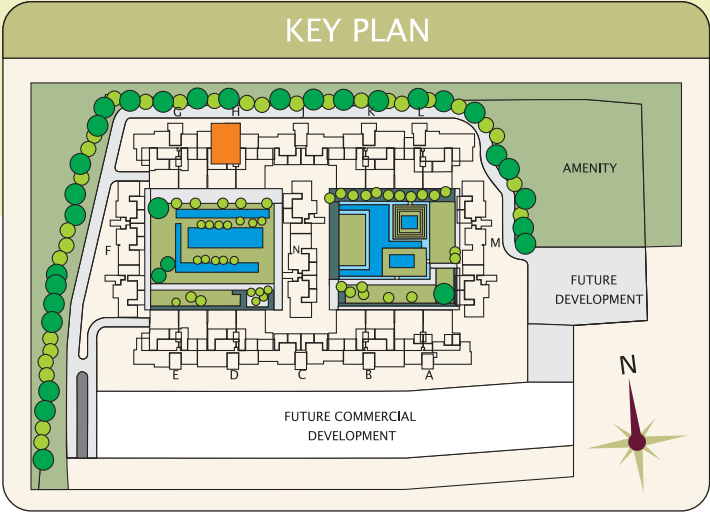
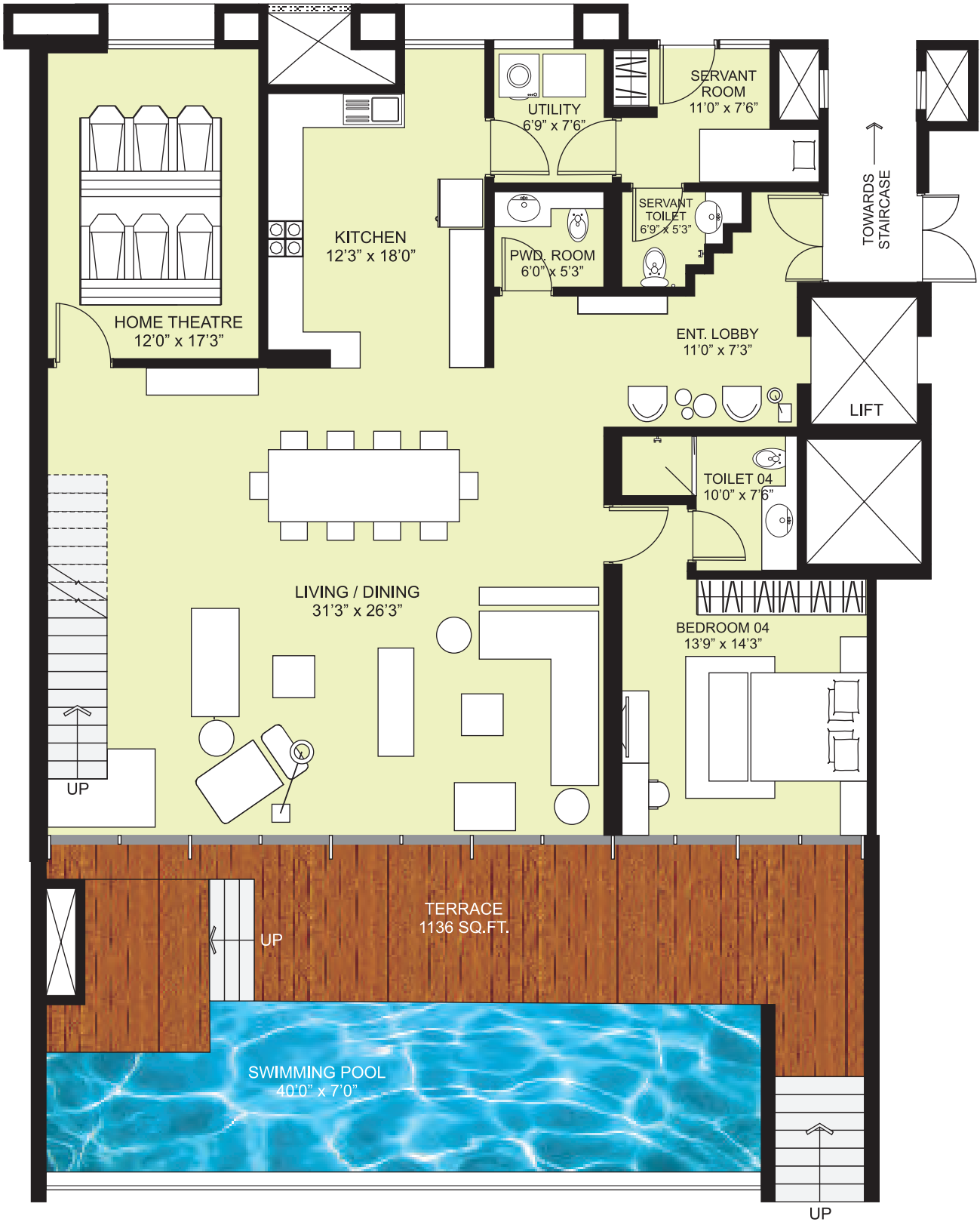
FLAT NO.	G 302, K 302	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING G, K
G - 302, K - 302
4 BHK Duplex - Upper Level



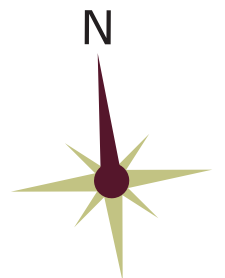
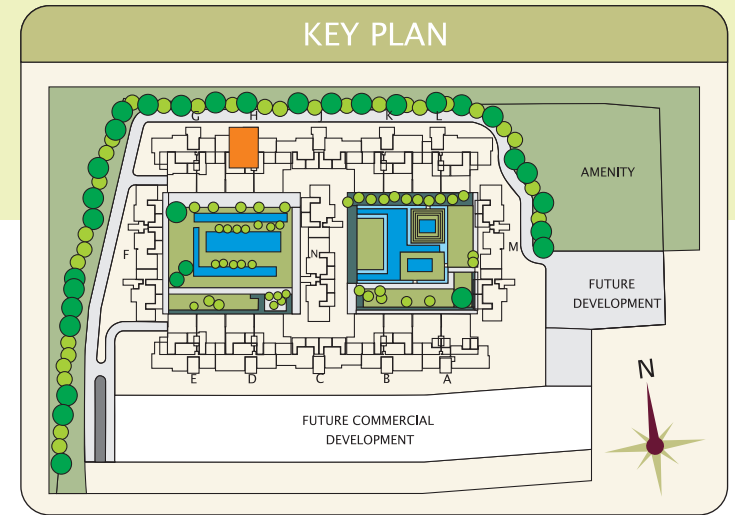
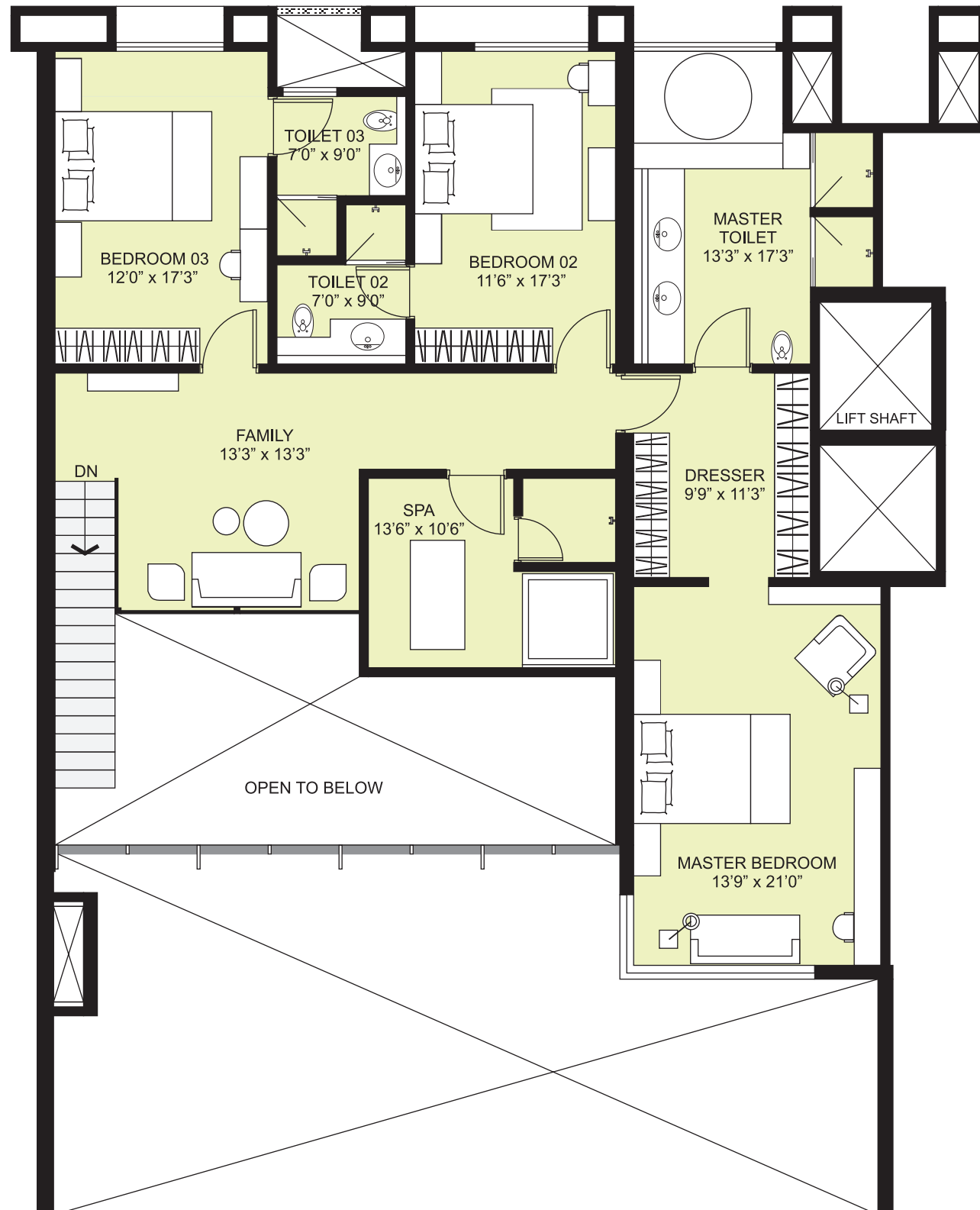
FLAT NO.	G 302, K 302	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING H, L
H - 101, L - 101
4 BHK Duplex - Lower Level



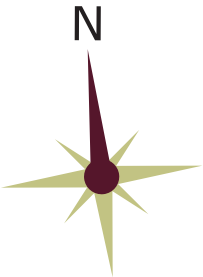
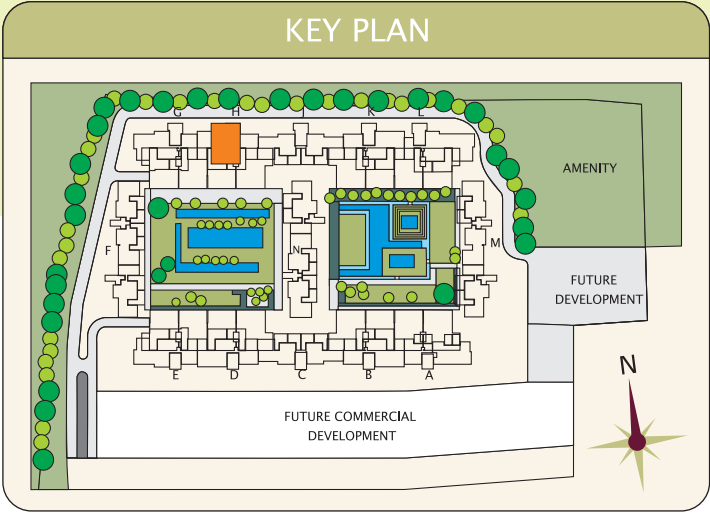
FLAT NO.	H 101, L 101	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING H, L
H - 101, L - 101
4 BHK Duplex - Upper Level



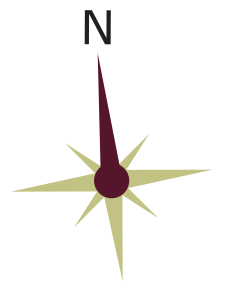
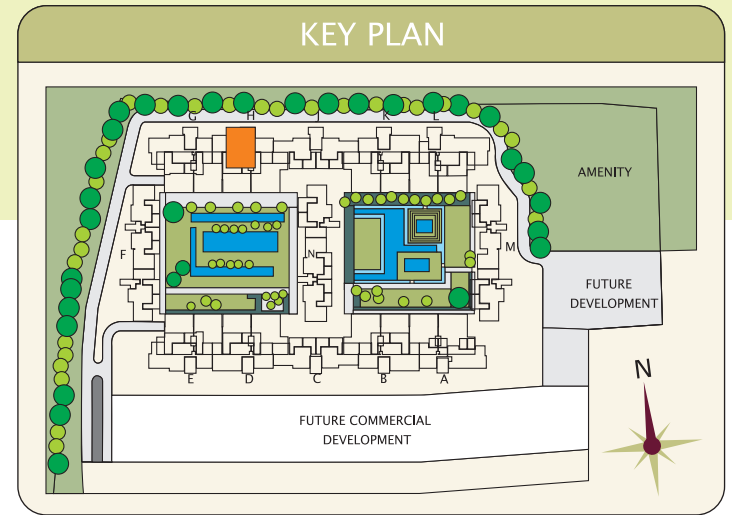
FLAT NO.	H 101, L 101	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING H, L
H - 102, L - 102
4 BHK Duplex - Lower Level



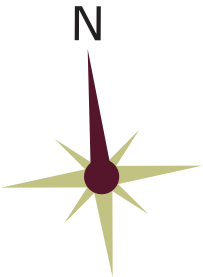
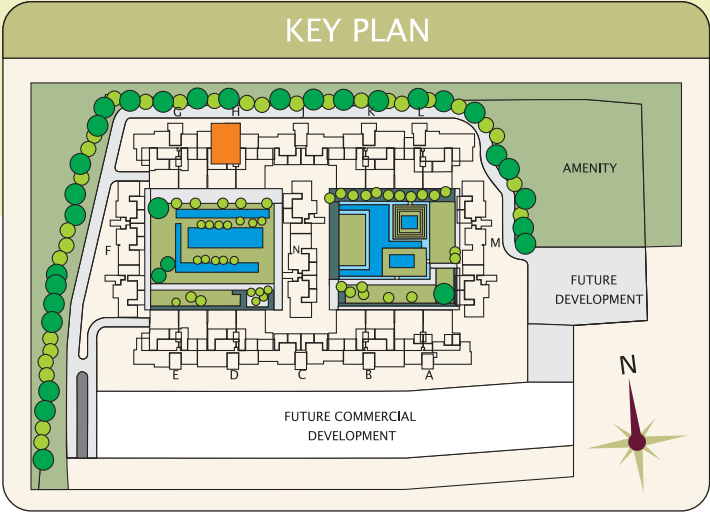
FLAT NO.	H 102, L 102	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING H, L
H - 102, L - 102
4 BHK Duplex - Upper Level



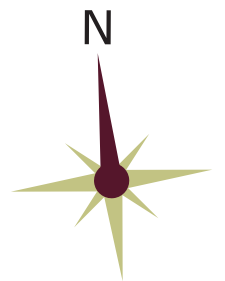
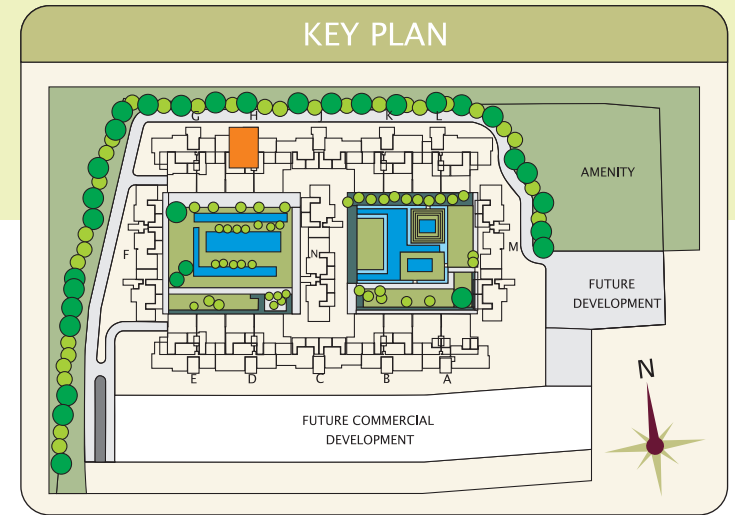
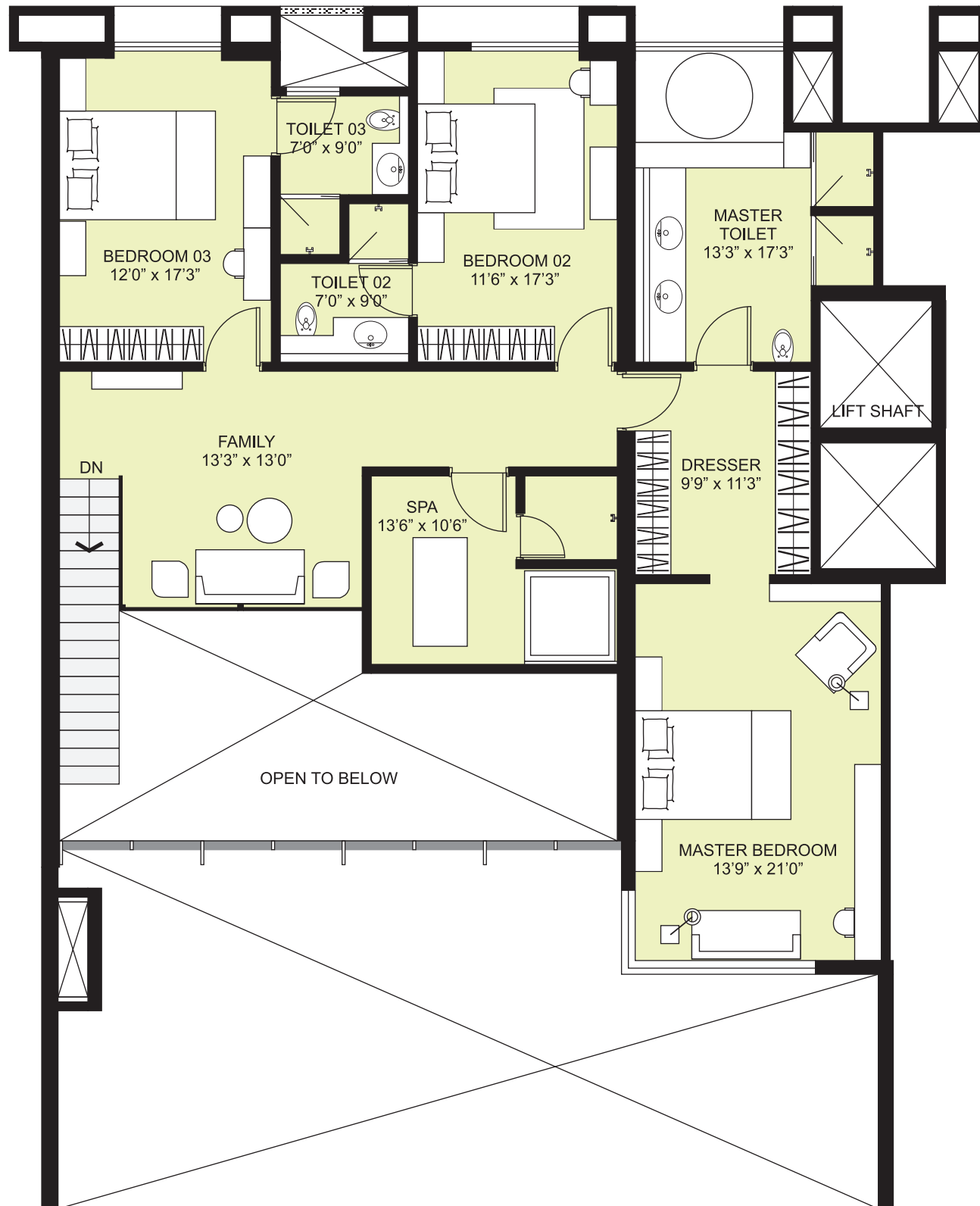
FLAT NO.	H 102, L 102	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING H, L
H - 301, L - 301
4 BHK Duplex - Lower Level



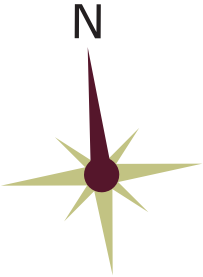
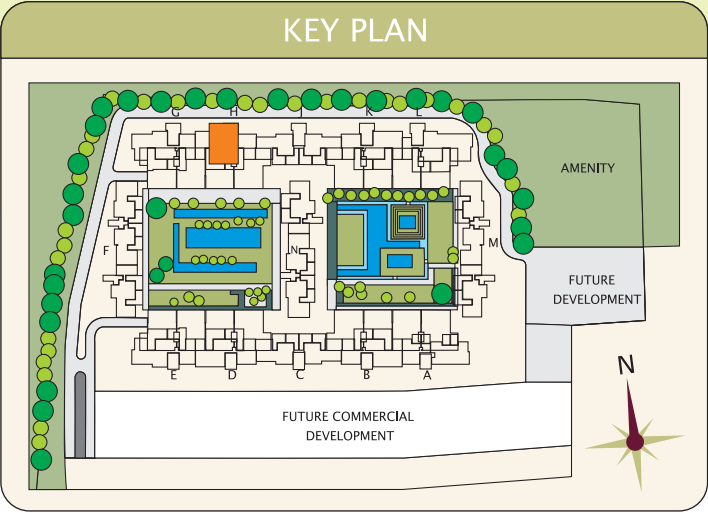
FLAT NO.	H 301, L 301	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING H, L
H - 301, L - 301
4 BHK Duplex - Upper Level



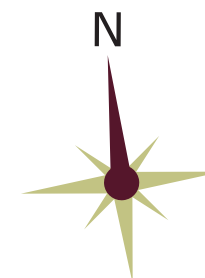
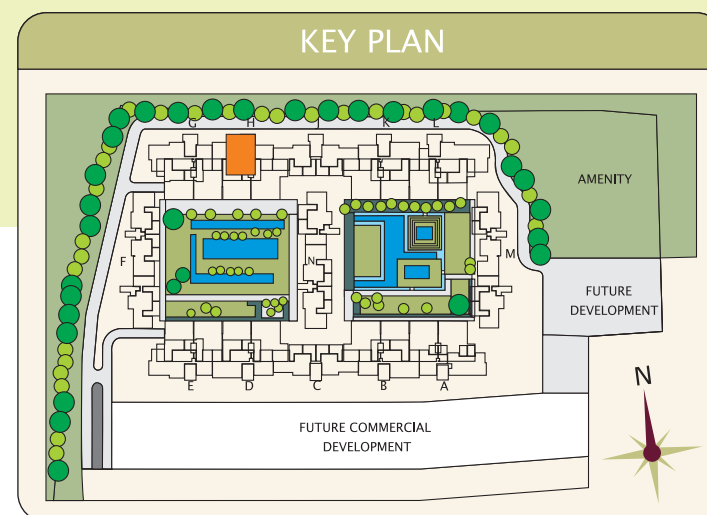
FLAT NO.	H 301, L 301	
FLAT AREA	Lower Level	Upper Level
	2350 SQ. FT.	2212 SQ. FT.
TERRACE AREA	1136 SQ. FT.	
TOTAL SALEABLE AREA	5698 SQ. FT.	

BUILDING H, L
H - 302, L - 302
4 BHK Duplex - Lower Level

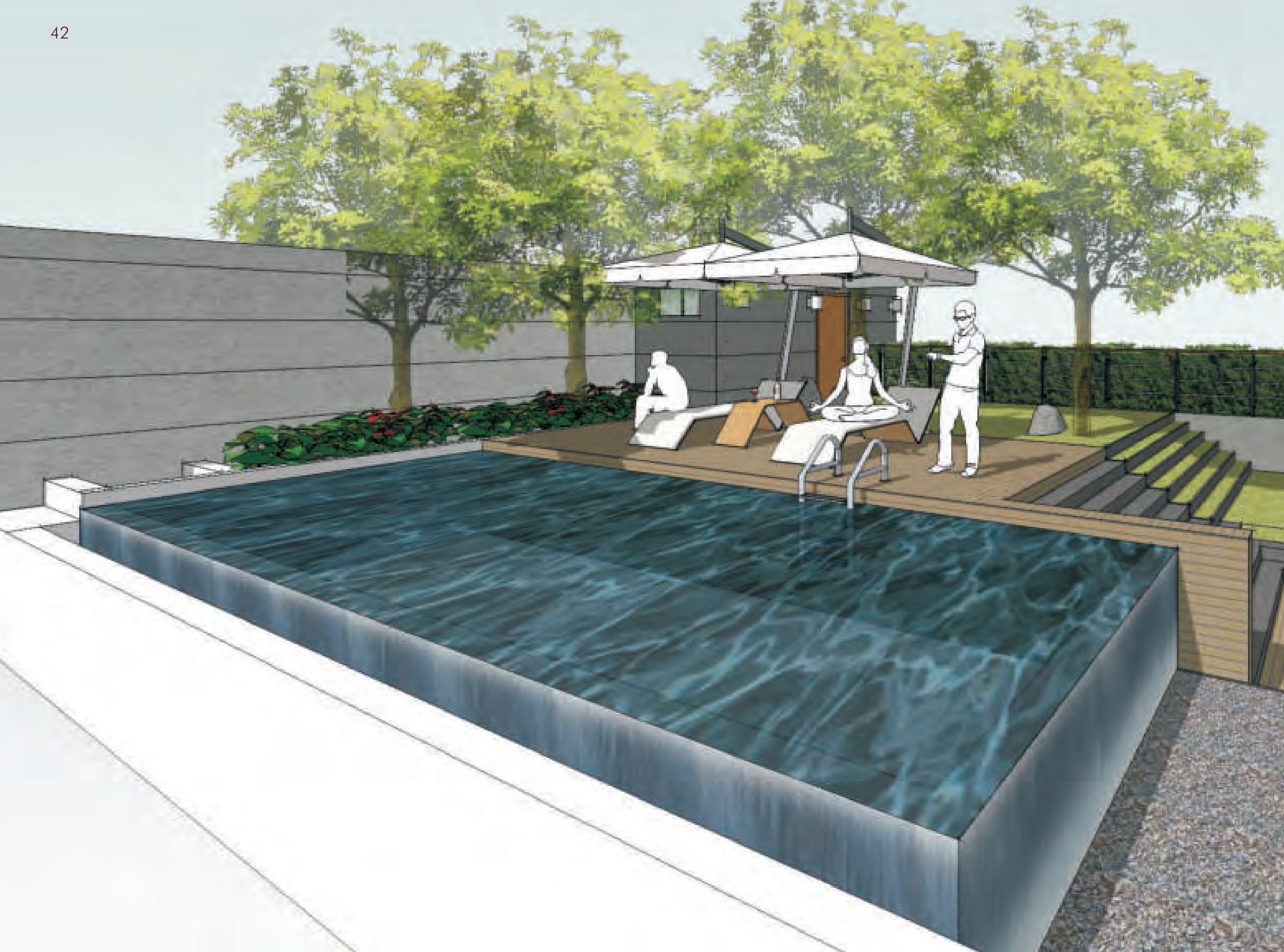


FLAT NO.	H 302, L 302	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	

BUILDING H, L
H - 302, L - 302
4 BHK Duplex - Upper Level



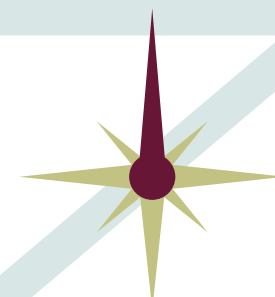
FLAT NO.	H 302, L 302	
FLAT AREA	Lower Level	Upper Level
	2784 SQ. FT.	2634 SQ. FT.
TERRACE AREA	1142 SQ. FT.	
TOTAL SALEABLE AREA	6560 SQ. FT.	



PREMIUM APARTME



S
E
A
R



NTS & PENTHOUSE

TRULY PREMIUM



SPECIAL SPECIFICATIONS

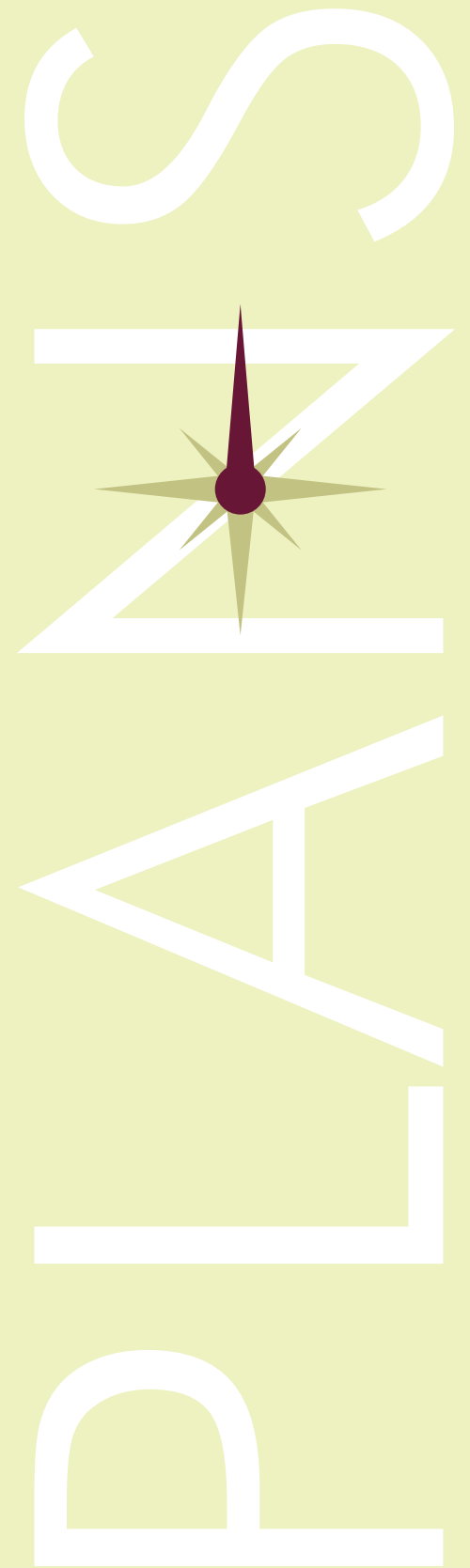
STEPPING LAWN. INFINITY POOL. TIMBER DECK. POOL DECK. FEATURE TREE. ROCK GARDEN.



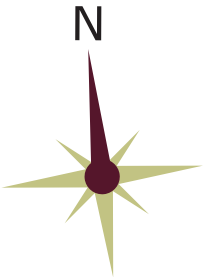
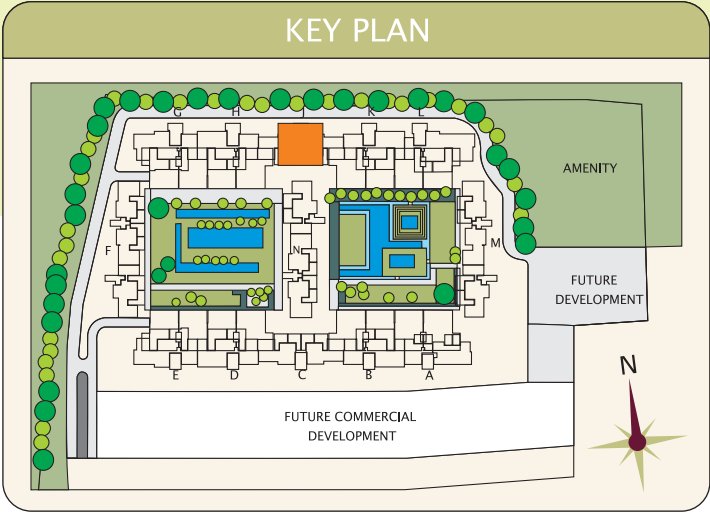
THE LIST GOES ON....



PREMIUM APARTMENTS



BUILDING J
J - 501
3.5 BHK

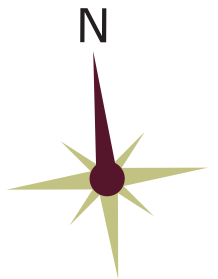
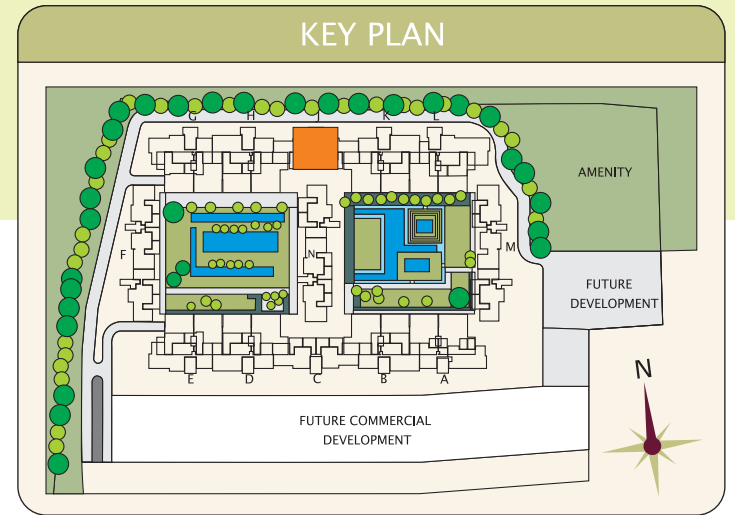


FLAT NO.	J 501
FLAT AREA	2228 SQ. FT.
TERRACE AREA	1177 SQ. FT.
TOTAL SALEABLE AREA	3405 SQ. FT.

BUILDING J

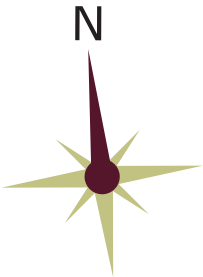
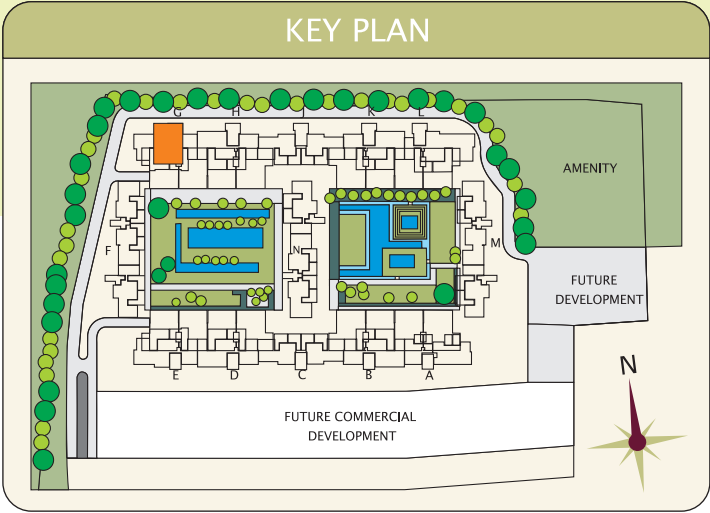
J - 502

3.5 BHK



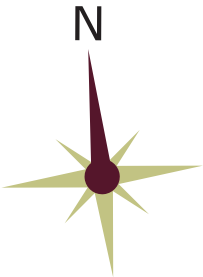
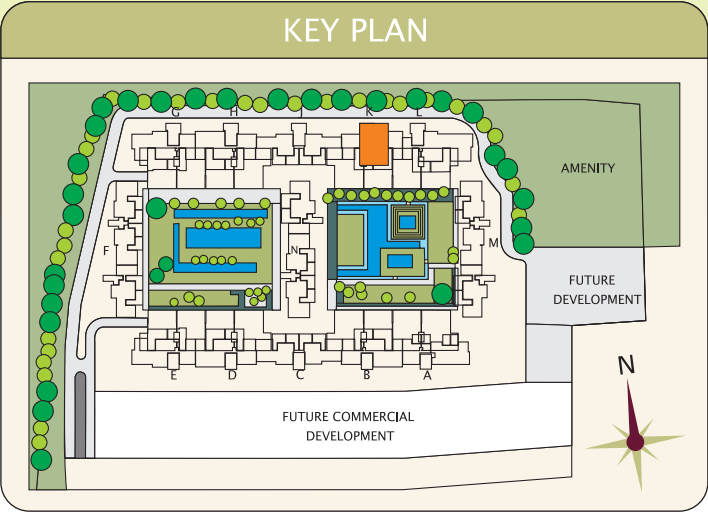
FLAT NO.	J 502
FLAT AREA	2228 SQ. FT.
TERRACE AREA	1177 SQ. FT.
TOTAL SALEABLE AREA	3405 SQ. FT.

BUILDING G
G - 501
4 BHK



FLAT NO.	G 501
FLAT AREA	3935 SQ. FT.
TERRACE AREA	2190 SQ. FT.
TOTAL SALEABLE AREA	6125 SQ. FT.

BUILDING K
K - 501
4 BHK

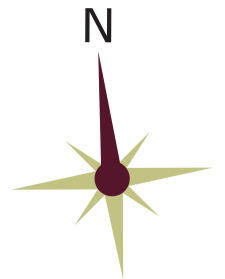
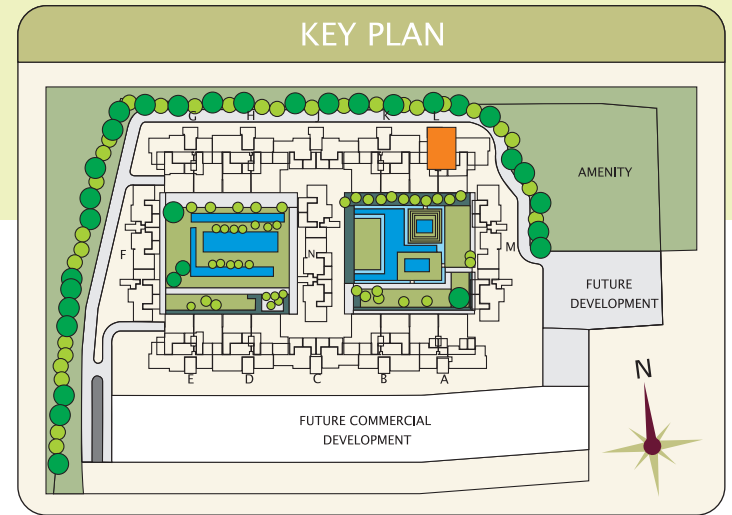


FLAT NO.	K 501
FLAT AREA	3780 SQ. FT.
TERRACE AREA	2775 SQ. FT.
TOTAL SALEABLE AREA	6555 SQ. FT.

BUILDING L

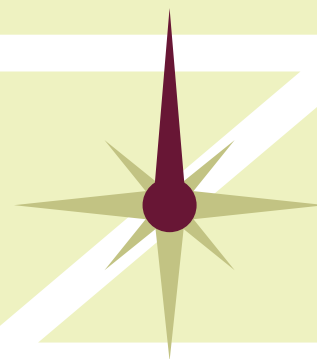
L - 501

4 BHK

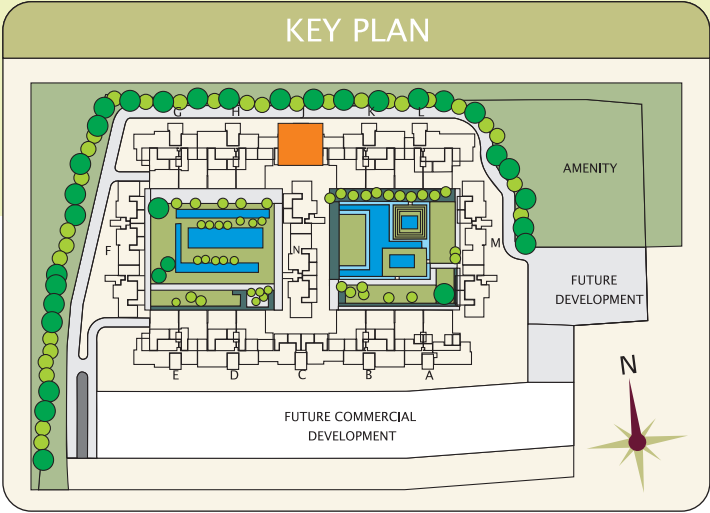


FLAT NO.	L 501
FLAT AREA	4670 SQ. FT.
TERRACE AREA	2005 SQ. FT.
TOTAL SALEABLE AREA	6675 SQ. FT.

S E A L PENTHOUSES



BUILDING J
J - 1701
3.5 BHK Penthouse - Lower Level

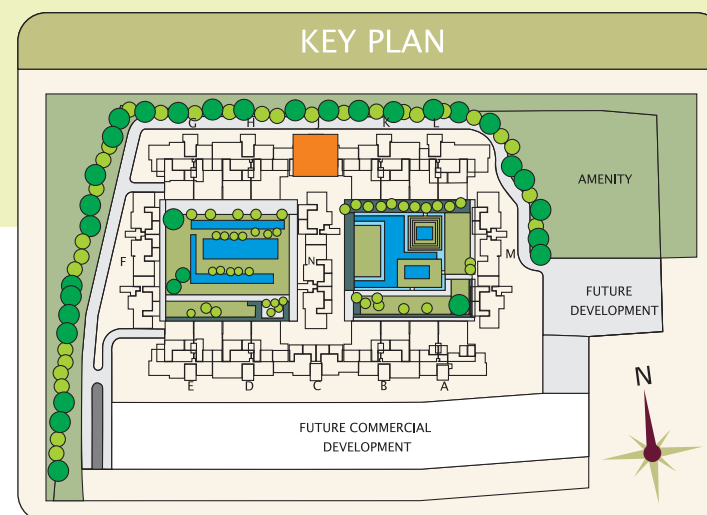


FLAT NO.	J 1701
FLAT AREA	2932 SQ. FT.
TERRACE AREA	255 SQ. FT.
TOP TERRACE AREA	2570 SQ. FT.
TOTAL SALEABLE AREA	4044 SQ. FT.

BUILDING J

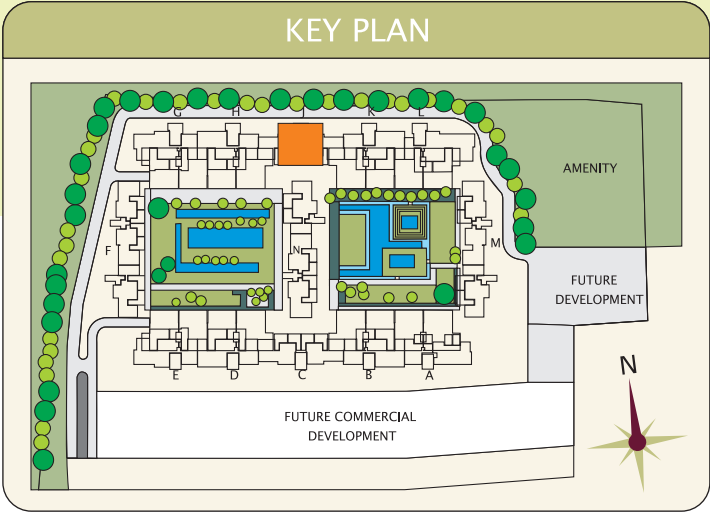
J - 1701

3.5 BHK Penthouse - Upper Level



FLAT NO.	J 1701
FLAT AREA	2932 SQ. FT.
TERRACE AREA	255 SQ. FT.
TOP TERRACE AREA	2570 SQ. FT.
TOTAL SALEABLE AREA	4044 SQ. FT.

BUILDING J
J - 1702
3.5 BHK Penthouse - Lower Level

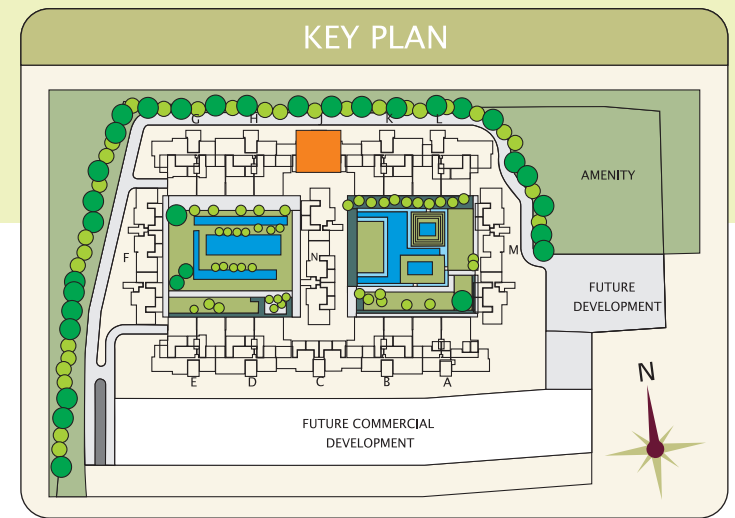


FLAT NO.	J 1702
FLAT AREA	2920 SQ. FT.
TERRACE AREA	255 SQ. FT.
TOP TERRACE AREA	2560 SQ. FT.
TOTAL SALEABLE AREA	4028 SQ. FT.

BUILDING J

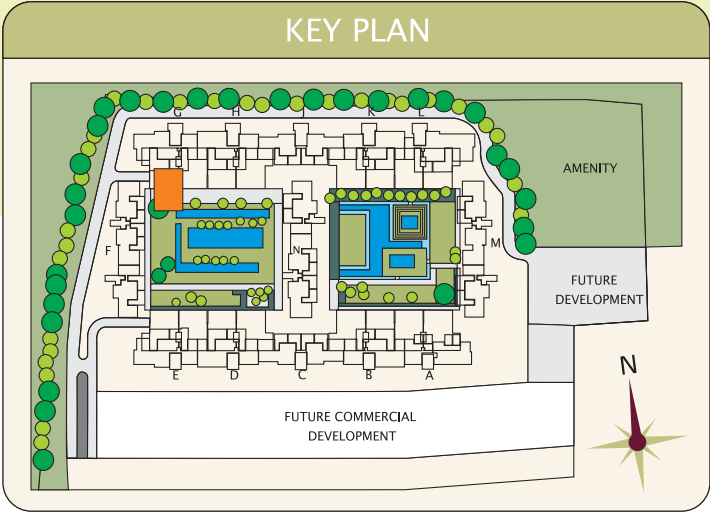
J - 1702

3.5 BHK Penthouse - Upper Level



FLAT NO.	J 1702
FLAT AREA	2920 SQ. FT.
TERRACE AREA	255 SQ. FT.
TOP TERRACE AREA	2560 SQ. FT.
TOTAL SALEABLE AREA	4028 SQ. FT.

BUILDING G
G - 1701
4 BHK Penthouse - Lower Level

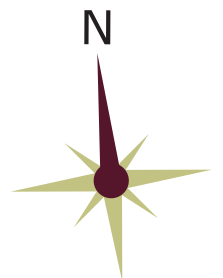
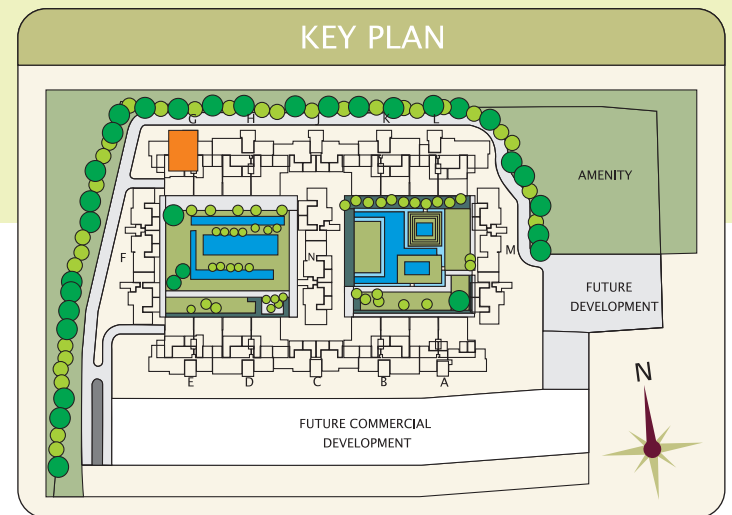


FLAT NO.	G 1701
FLAT AREA	4280 SQ. FT.
TERRACE AREA	865 SQ. FT.
TOP TERRACE AREA	3146 SQ. FT.
TOTAL SALEABLE AREA	6194 SQ. FT.

BUILDING G

G - 1701

4 BHK Penthouse - Upper Level

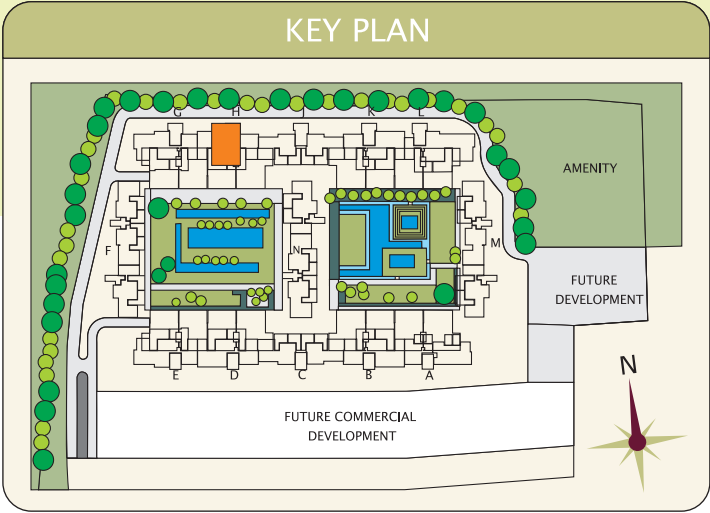


FLAT NO.	G 1701
FLAT AREA	4280 SQ. FT.
TERRACE AREA	865 SQ. FT.
TOP TERRACE AREA	3146 SQ. FT.
TOTAL SALEABLE AREA	6194 SQ. FT.

BUILDING H

H - 1701

4 BHK Penthouse - Lower Level

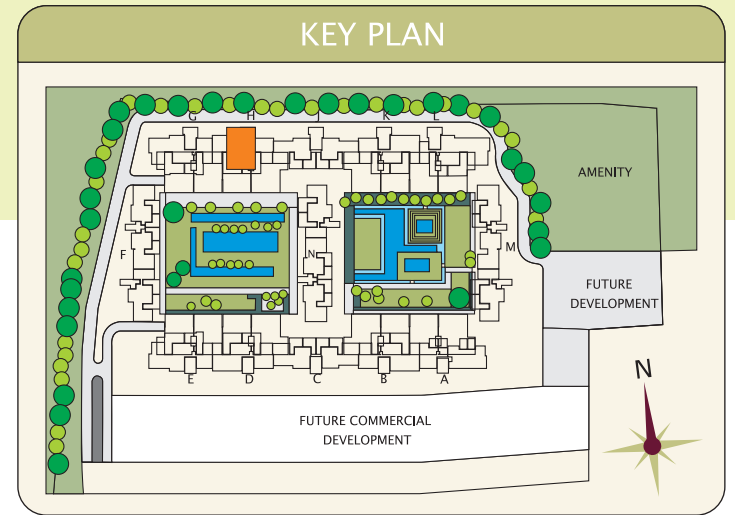


FLAT NO.	H 1701
FLAT AREA	4155 SQ. FT.
TERRACE AREA	875 SQ. FT.
TOP TERRACE AREA	3366 SQ. FT.
TOTAL SALEABLE AREA	6152 SQ. FT.

BUILDING H

H - 1701

4 BHK Penthouse - Upper Level

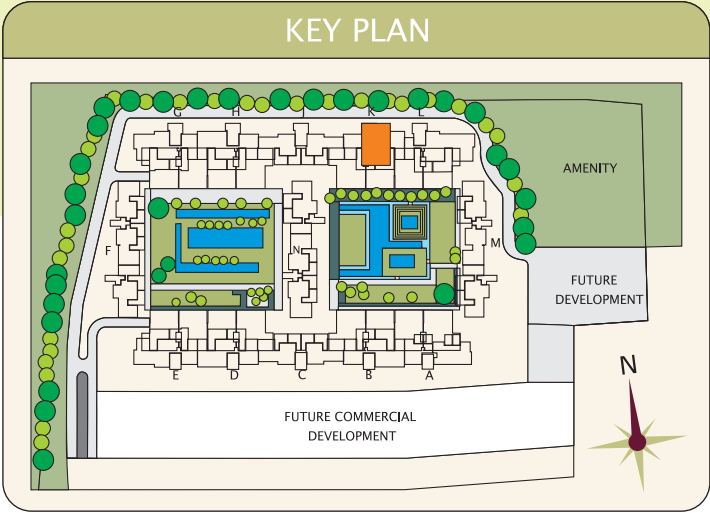


FLAT NO.	H 1701
FLAT AREA	4155 SQ. FT.
TERRACE AREA	875 SQ. FT.
TOP TERRACE AREA	3366 SQ. FT.
TOTAL SALEABLE AREA	6152 SQ. FT.

BUILDING K

K - 1701

4 BHK Penthouse - Lower level

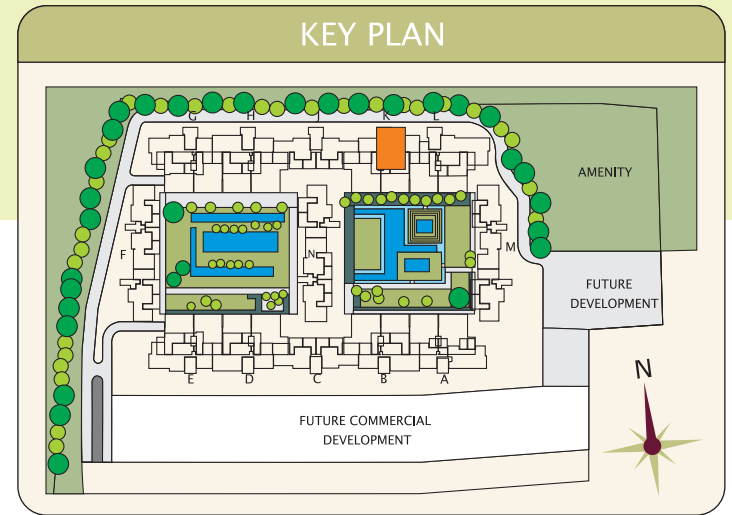


FLAT NO.	K 1701
FLAT AREA	4100 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOP TERRACE AREA	3180 SQ. FT.
TOTAL SALEABLE AREA	5960 SQ. FT.

BUILDING K

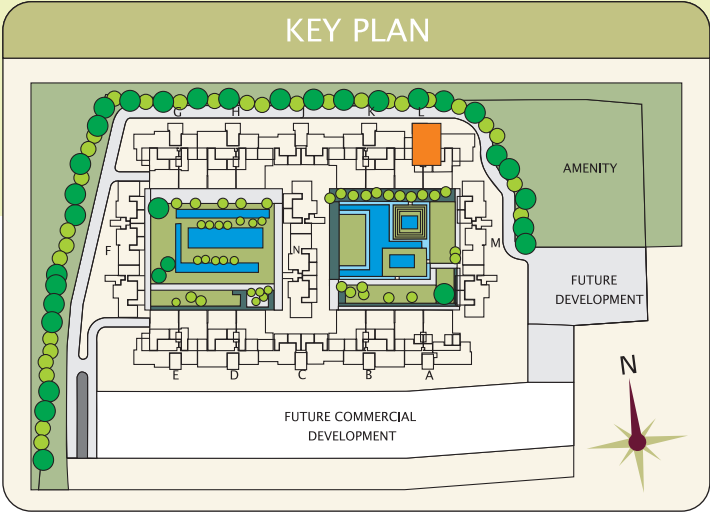
K - 1701

4 BHK Penthouse - Upper level



FLAT NO.	K 1701
FLAT AREA	4100 SQ. FT.
TERRACE AREA	800 SQ. FT.
TOP TERRACE AREA	3180 SQ. FT.
TOTAL SALEABLE AREA	5960 SQ. FT.

BUILDING L
L - 1701
4 BHK Penthouse - Lower level

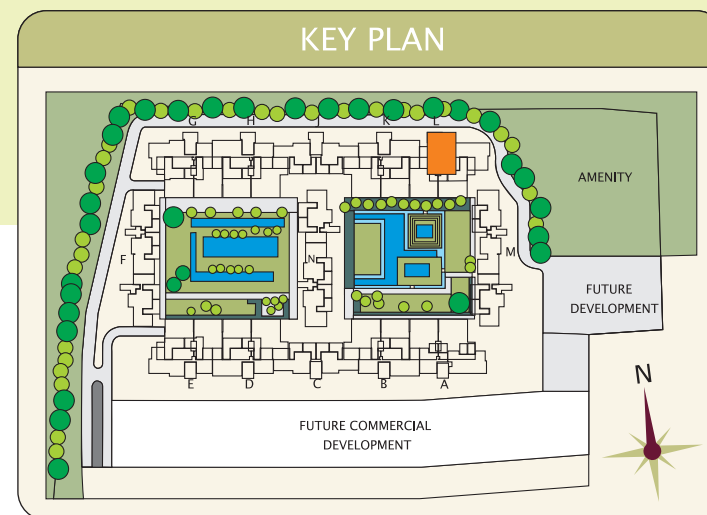


FLAT NO.	L 1701
FLAT AREA	4900 SQ. FT.
TERRACE AREA	825 SQ. FT.
TOP TERRACE AREA	4460 SQ. FT.
TOTAL SALEABLE AREA	7212 SQ. FT.

BUILDING L

L - 1701

4 BHK Penthouse - Upper level



FLAT NO.	L 1701
FLAT AREA	4900 SQ. FT.
TERRACE AREA	825 SQ. FT.
TOP TERRACE AREA	4460 SQ. FT.
TOTAL SALEABLE AREA	7212 SQ. FT.

NIBM ROAD

MARVEL | GANGA

Sangria

SITE ADDRESS

Survey No. 21 and 22, off NIBM, Mohammadwadi, Pune

ARCHITECTS

HB Design International Inc., Singapore

DWP Interics, Pune

Malwadkar & Malwadkar, Pune

LANDSCAPE ARCHITECT

SHMA Company Limited, Thailand

LEGAL ADVISORS

Rajiv Patel and Associates



AN ISO 9001:2008 & 14001:2004 CONSTRUCTION COMPANY

Head Office : Marvel Realtors, 301-302 Jewel Tower, Lane 5, Koregaon Park, Pune 411 001. India.
Tel : +91 937 2000 200 | Fax : +91-20-66201389 | Email : sales@marvelrealtors.com | www.marvelrealtors.com

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The Developers reserve the right to amend the layout, number of floors, number of flats, elevation, colour scheme, specifications and amenities.