

THE PUBLIC FACE



THE PRIVATE SPACE



BASILO
Koregaon Park, Pune

Contents

Your Private Haven	1
A location, well-chosen for the chosen few	4
Basilo, Because you deserve it	6
The Basilo 3 & 3.5 BHK Apartments	7
The Basilo 4 BHK & 4.5 BHK Apartments	8
Amenities, Never an afterthought	9
World-class Specifications	12
Green Pride	13
Luxury, powered by touch	14
Marvel Apartments	15
Our Other Projects	16
Floor Plan	17



Your Private Haven

For someone constantly in the spotlight, rushing from one boardroom to another and attending official calls at any hour of the day, 'privacy' is a long forgotten word. At Marvel Basilio, we fill that space in your life with luxuriously styled apartments sheathed by a canopy of hundred year old trees at Koregaon Park,

The flutter of the leaves, the velvet green of a lawn, the sparkling emerald of the sun bouncing against the green umbrella of leaves, and Basilio right in the middle of this peaceful haven called Koregaon Park. Truly, a private space for the public face.





A location well-chosen, for the chosen few.

At Marvel, we believe one can flourish **only** with a strong foundation. For Basilo, it **all** started with finding the perfect **location**.

Basilo, therefore, is ensconced in the **lush green**, cosmopolitan Koregaon Park. It offers unimpeded views of greenery that have existed for ten decades, from all sides. And the best part: This view is never going to go away. Making Basilo the greenest in the skyline of Pune.

For the uninitiated, Koregaon Park has another **enviable** advantage. It is **merely** 10 minutes away from the airport, 5 minutes from the railway station and a mere 7 minutes from Pune Camp and M.G. Road. Which means popular **cafés & restaurants**, shopping hubs, reputed schools & hospitals, five-star hotels and the hippest lounges and **nightclubs**, **all** would be quite near to a Basilo home.





Basilo. Because you deserve it.

While you bask in your precious 'me-time', Marvel Basilo makes sure you do it in style. Which means you'd enter your residence through a private elevator that opens up to your apartment, and a private entrance lobby. From there, once you pass through the spacious living room, a landscaped double-height terrace overlooking the magnificent green canopy of Koregeon Park awaits.

Moreover, Basilo is equipped with all the modern accents of luxury. From the best of automation technology across your home, to mini theatres, gym, swimming pool, tennis court, squash court and much more. And with serene nature playing the perfect foil, it is just the setting you need to reconnect with yourself.





The Basilo 3 & 3.5 BHK Apartments.

As someone who has a taste for the finer things in life, you'll find that every home in Basilo is tailor-made for you. Each apartment here is a private sanctuary to spend some quality time by yourself or with the family. The apartment has a private lobby that leads you to the dining room, which further extends to the living room. The spacious living room, in turn, opens up to the private terrace where you can comfortably switch off, far from the madding crowd.

The indulgence doesn't just stop here. Homes at Basilo come with a master bedroom equipped with a walk-in wardrobe, and an attached master bathroom with a Jacuzzi and a steam cubicle. The other bedrooms too come with wardrobes and bathrooms equipped with shower cubicles. But the clincher: Lush vistas of the outdoors that follow as you walk around your living space.

3 BHK - 1945 sq. ft. / 3.5 BHK - 2,245 sq. ft.

The Basilo 4.5 BHK Apartments & Duplex Penthouse.

Luxury is taken one notch up in the 4.5 BHK Apartments & Duplex Penthouse at Basilo. Step out of the elevator and into your private entrance lobby. A walk further down takes you to your dining and living room. From there, you'd find a private double height terrace – the perfect setting for brunches, yoga sessions or anything else that helps you relax.

The entrance lobby also leads you directly to the master bedroom. A bedroom lovingly designed, like the other bedrooms in a Basilo home. The apartment also has a beautiful U-shaped kitchen with an attached utility area, with separate dry and wet areas. It also has separate access from the entrance lobby to the servant's room with its attached bathroom; all thoughtfully-designed to deliver just the kind of privacy you need.

The luxurious spread doesn't end there. You will also find a separate area accessible from the apartment's entrance – an unwinding zone for a bar or a quick breakfast on the go. After all, a person of your stature wouldn't settle for anything less.

4.5 BHK Duplex penthouses – 5,245 sq. ft. to 9,340 sq. ft.

4.5 BHK – 3,855 sq. ft. to 3915 sq. ft.



Amenities. Never an afterthought.

At Marvel Basilo, luxurious homes come with luxurious outdoors.
We give you the best of amenities, so that you enjoy all creature
comforts, inside and outside of your home.



- Squash court
- Tennis court
- 2 Grand double-height entrance lobbies with drop-off areas
- Private elevators to your apartment
- Swimming pool
- State-of-the-art gymnasium
- Floating clubhouse
- Common home theatre
- Concierge service
- Library
- Common lounges
- Multi-purpose hall
- Bar/Lounge
- Game room
- Office/Meeting room
- Viewing deck
- Guard house







World-class Specifications.

Living room

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

Bedrooms

- Wooden flooring in master bedroom
- Italian flooring in other bedrooms

Kitchen

- International kitchen with hob and chimney
- Dishwasher, microwave oven

Bathrooms

- Jacuzzi and steam room in the master bathroom
- Separate shower cubicles and dry area in all bathrooms
- Wash basin with counters
- Designer fittings and sanitaryware

Automation

- Apartment management system with touch screen/ remote controls to manage electrical equipment, air-conditioning systems and geysers

Highlights

- 100% generator back-up
- VRF Air-conditioning



Green Pride.

Not only do homes at Basilo provide space that you require, they also help in giving back to the planet what you take from it. Every corner is packed with features that let you follow a sustainable lifestyle while keeping a check on your carbon footprint. This contribution has been recognised by IGBC Green Homes rating system. With platinum green pre-certification for 26 projects, Marvel is the greenest developer in the country.

Some of our green initiatives include:

- Heat and ventilation studies at the design stage
- Architectural design that ensures good ventilation and maximum use of natural lighting
- Renewal energy via solar heating systems
- Rainwater harvesting
- Use of home automation that senses the need in a room and regulates lighting and air-conditioning
- Ensuring that the plants in our large landscaped gardens are indigenous and drought-tolerant
- Utilising recycled water for flushing and landscaping
- Use of energy efficient CFL fixtures
- Segregation of organic waste via vermiculture
- Use of environment-friendly construction materials like fly ash
- Large terraces with ample landscaping
- Efficient irrigation systems
- Use of drought tolerant species that consume less water to help the ecosystem
- Use of salvaged materials recovered from demolished structures reduces demand of materials
- Use of materials with low VOC content ensures better indoor air quality in the building
- Environment-friendly waste management including treatment of organic waste on site

Luxury, powered by touch.

With Marvel's state-of-the-art home automation technology, you can control every aspect of your home. From adjusting the air-conditioning to changing the lighting, the remote-controlled console ensures that convenience is just a touch away.

The security controls let you be the jet-setter that you are, while simultaneously managing your home via the internet. The lobbies with two passenger lifts, a service and fire lift, each have access controls and video security. So you're safe and in complete control at all times. Marvel could design more automation wonders for you. All you need to do is ask.

Advantage Automation

- Keep your CD/DVD player, audio/video servers, cable/satellite dish receiver, radio receiver and other equipment at one location and play them from any room, through multi-room audio and video distribution
- Automatically water your terrace garden depending on the moisture content in the soil
- Save energy through intelligently installed presence sensors, dimmers and AC controls
- Open or draw curtains and adjust the light settings at the flick of a finger

Marvel Apartments

Marvel boasts of well-planned projects in Pune's most elite locales - Koregaon Park, Boat Club Road, Kalyani Nagar and Mundhwa with upcoming projects in areas like Kharadi, Magarpatta Road, NIBM Road, Viman Nagar and Lulla Nagar. The first project was started in 2001. Thirteen years and 24 million sq. ft. later, the list keeps growing, with Marvel extending its reach to Mumbai, Bengaluru and Goa as well.

CURRENT MARVEL SIGNATURE SERIES OFFERINGS:

Pune

1. Marvel Aurum, Koregaon Park
2. Marvel Basilo, Koregaon Park
3. Marvel Crest, Koregaon Park
4. Marvel Simrose, Koregaon Park
5. Marvel Aeries, Kanchan Galli
6. Marvel Claro, Salisbury Park
7. Marvel Escaso, Bhosale Nagar
8. Marvel Sufalam, Shankarsheth Road
9. Marvel Ribera, Boat Club Road

Bengaluru

10. Marvel Arista, Defence Colony, Indira Nagar
11. Marvel Viento, Defence Colony, Indira Nagar
12. Marvel Amora, Defence Colony, Indira Nagar
13. Marvel Oriol, Primrose Road

Goa

14. Marvel Bellaza, Dona Paula
15. Marvel Evora, off Miramar Beach, Panjim

Our Other Projects

RESIDENTIAL PROJECTS

BOAT CLUB

1. Marvel Grandeur
2. Marvel Elan
3. Marvel Mystique
4. Marvel Imperial
5. Marvel Coronet

KOREGAON PARK

6. Marvel Residency
7. Marvel Exotica
8. Marvel Merlot

BALEWADI

9. Marvel Brisa
10. Marvel Cascada

KALYANI NAGAR

11. Marvel Crescent
12. Marvel Vivacity
13. Marvel Vivaldi

KHARADI

14. Marvel Enigma
15. Marvel Zephyr
16. Marvel Citrine
17. Marvel Cerise
18. Marvel Aquanas

MUNDHWA

19. Marvel Matrix

VIMAN NAGAR

20. Marvel Sonnet

MAGARPATTA ROAD

21. Marvel Diva
22. Marvel Ritz
23. Marvel Bounty
24. Marvel Azure
25. Marvel Arco
26. Marvel Kyra

NIBM ROAD

27. Marvel Isola
28. Marvel Izara
29. Marvel Ganga Sangria
30. Marvel Verano

WAGHOLI

31. Marvel Ganga Fria

BAVDHAN

32. Marvel Selva Ridge Estate

KONDHWA

33. Marvel Albero

COMMERCIAL PROJECTS

VIMAN NAGAR

1. Marvel Edge
2. Marvel - Ganga Trueno

LULLA NAGAR

3. Marvel Vista

MAGARPATTA ROAD

4. Marvel Sentinel
5. Marvel Fuego

NIBM ROAD

6. Marvel - Ganga Sangria

RETAIL PROJECTS

VIMAN NAGAR

1. Marvel Boulevard @ Edge
2. Marvel Boulevard @ Trueno

LULLA NAGAR

3. Marvel Boulevard @ Vista

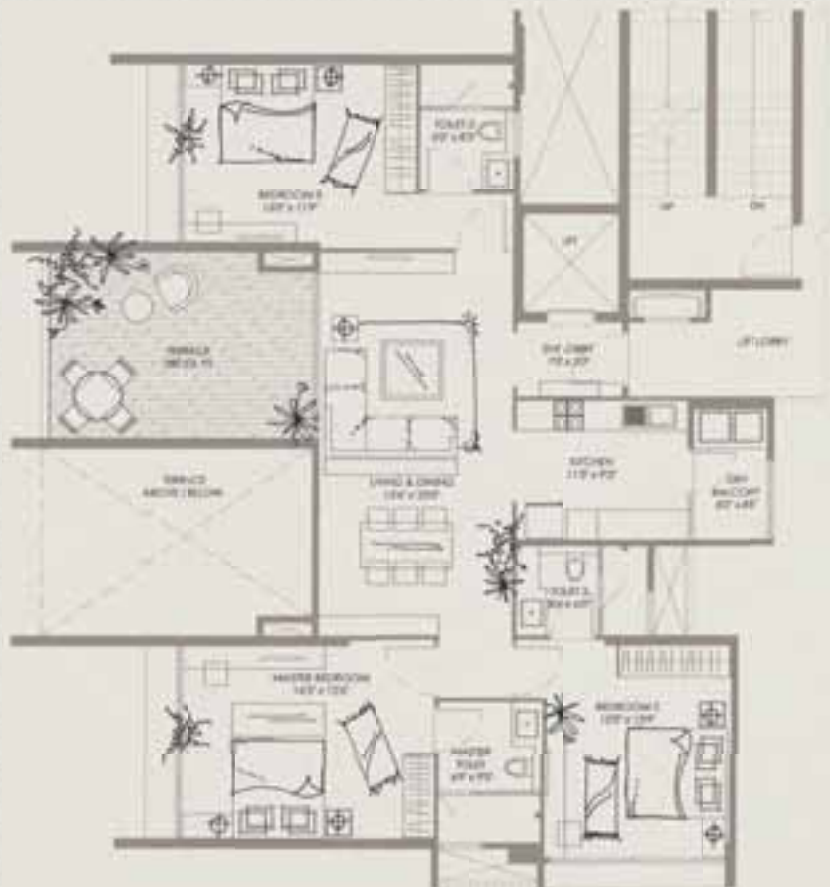
MAGARPATTA ROAD

4. Marvel Boulevard @ Fuego

NIBM ROAD

5. Marvel Boulevard @ Sangria

Plans



BUILDING A

3 BHK

ODD FLOOR: 102,302, 502, 702,
902, 1102, 1302, 1502



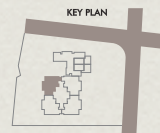
FLAT NO.	102,302, 502, 702, 902,1102,1302,1502
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ.FT.
TOTAL SALEABLE AREA	1945 SQ.FT.



BUILDING A

3 BHK

ODD FLOOR: 103,303, 503, 703,
903, 1103, 1303, 1503



FLAT NO.	103,303, 503, 703, 903,1103, 1303,1503
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ. FT.
TOTAL SALEABLE AREA	1945 SQ.FT.





BUILDING A

3 BHK

EVEN FLOOR: 202, 402, 602, 802,

1002, 1202, 1402



FLAT NO.	202, 402, 602, 802, 1002, 1202, 1402
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ.FT.
TOTAL SALEABLE AREA	1945 SQ.FT.



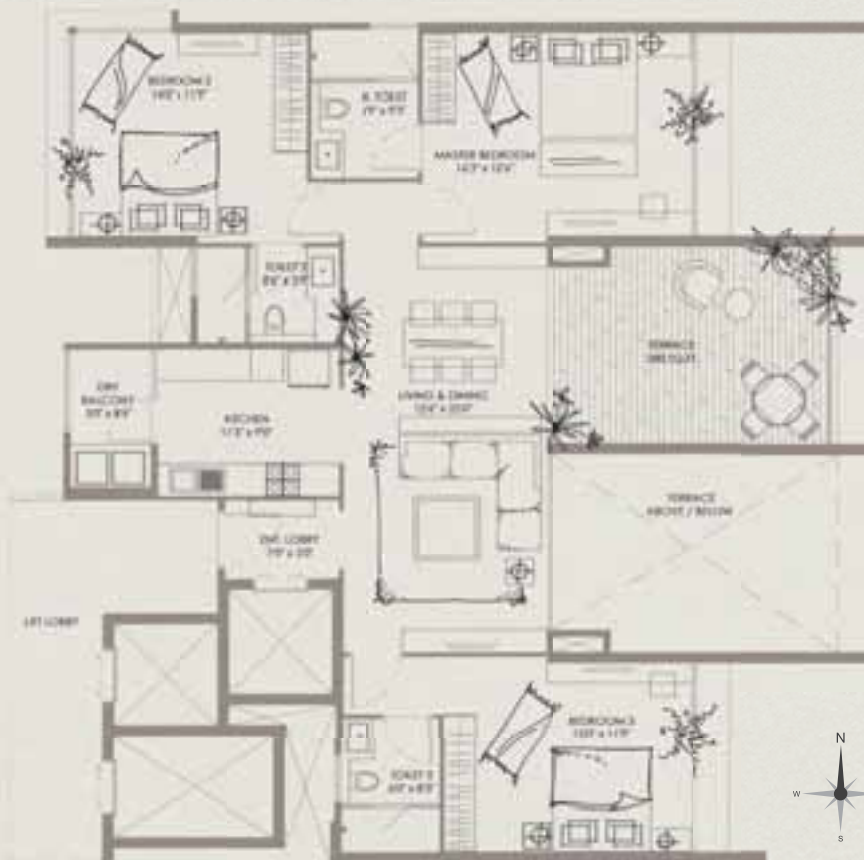
BUILDING A

3 BHK

EVEN FLOOR: 203, 403, 603, 803,
1003, 1203, 1403



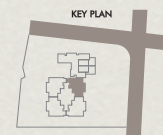
FLAT NO.	203, 403, 603, 803, 1003, 1203, 1403
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ.FT.
TOTAL SALEABLE AREA	1945 SQ.FT.



BUILDING A

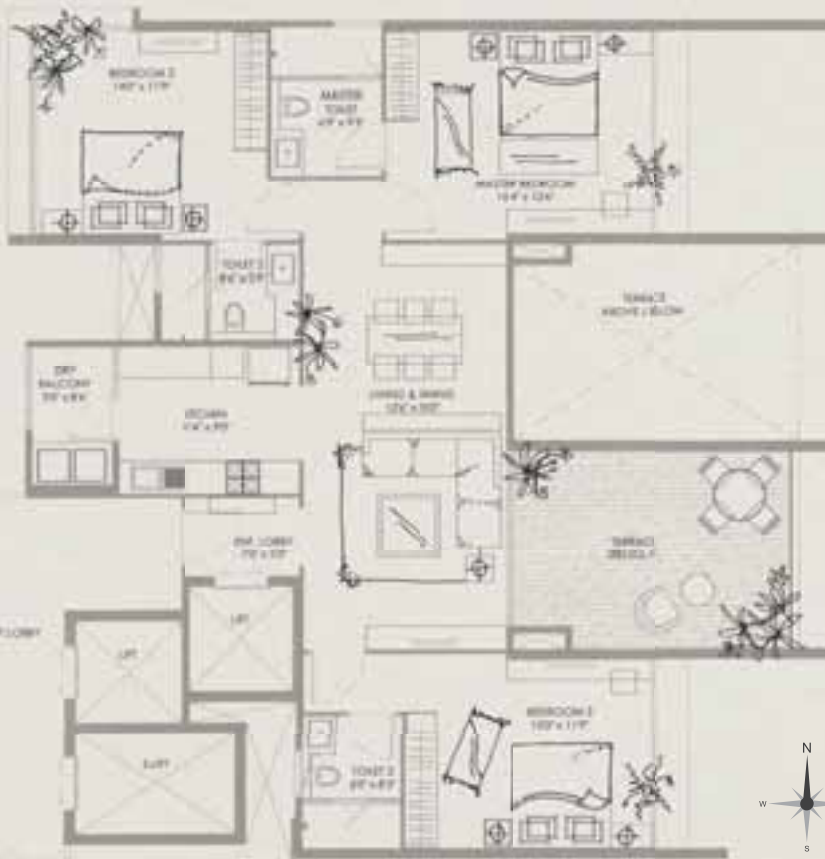
3 BHK

EVEN FLOOR: 204, 404, 604, 1004,
1204, 1404



FLAT NO.	204, 404, 604, 1004, 1204, 1404
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ.FT.
TOTAL SALEABLE AREA	1945 SQ.FT.

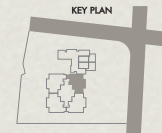




BUILDING A

3 BHK

ODD FLOOR: 304, 504, 704, 1104,
1304, 1504



FLAT NO.	304, 504, 704, 1104, 1304, 1504
FLAT AREA	1665 SQ.FT.
TERRACE AREA	280 SQ.FT.
TOTAL SALEABLE AREA	1945 SQ.FT.

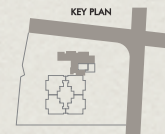


BUILDING A
3 BHK WITH SERVANT ROOM
EVEN FLOOR: 201, 401, 601, 801,
1001, 1201, 1401



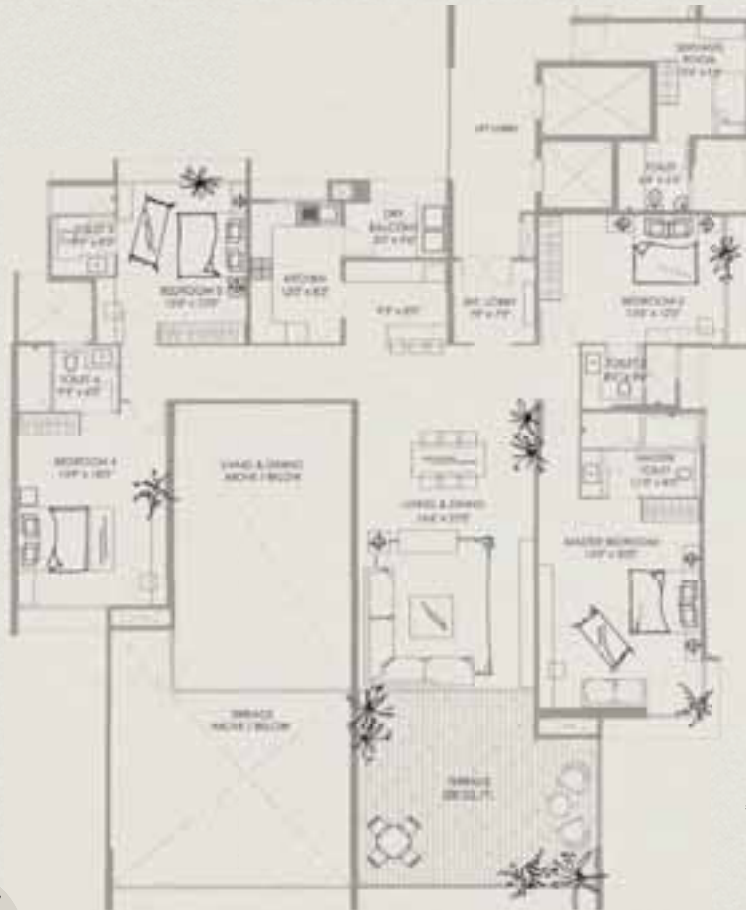
FLAT NO.	201, 401, 601, 801 1001, 1201, 1401
FLAT AREA	1920 SQ.FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	2245 SQ.FT.

BUILDING B
4 BHK WITH SERVANT ROOM
EVEN FLOOR: 401, 601, 1001, 1201,
1401

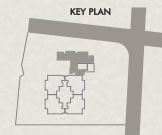


FLAT NO.	401, 601, 1001, 1201, 1401
FLAT AREA	3325 SQ.FT.
TERRACE AREA	590 SQ.FT.
TOTAL SALEABLE AREA	3915 SQ.FT.

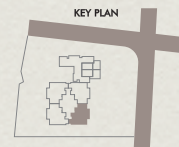




BUILDING B
4 BHK WITH SERVANT ROOM
ODD FLOOR: 501, 701, 1101, 1301,
1501



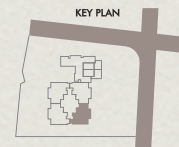
FLAT NO.	501, 701, 1101, 1301, 1501
FLAT AREA	3325 SQ.FT.
TERRACE AREA	530 SQ.FT.
TOTAL SALEABLE AREA	3855 SQ.FT.



FLAT NO.	A-1601
FLAT AREA	4500 SQ.FT.
TOP TERRACE AREA	2100 SQ. FT.
TERRACE AREA	390 SQ.FT.
TOTAL SALEABLE AREA	5590 SQ.FT.

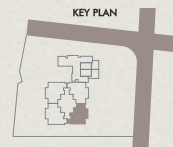


BUILDING A
1601
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



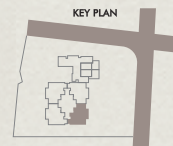
FLAT NO.	A-1601
FLAT AREA	4500 SQ. FT.
TOP TERRACE AREA	2100 SQ. FT.
TERRACE AREA	390 SQ. FT.
TOTAL SALEABLE AREA	5590 SQ. FT.

BUILDING A
1601
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



FLAT NO.	A-1601
FLAT AREA	4500 SQ. FT.
TOP TERRACE AREA	2100 SQ. FT.
TERRACE AREA	390 SQ. FT.
TOTAL SALEABLE AREA	5590 SQ. FT.

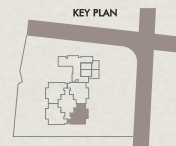
BUILDING A
1602
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



FLAT NO.	A-1602
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.

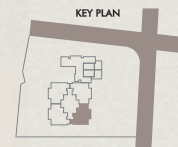


BUILDING A
1602
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



FLAT NO.	A-1602
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.

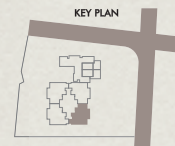
BUILDING A
1602
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



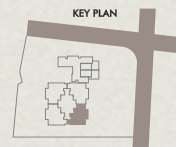
FLAT NO.	A-1602
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.



BUILDING A
1603
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



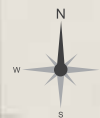
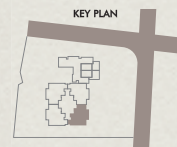
FLAT NO.	A-1603
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.



FLAT NO.	A-1603
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.



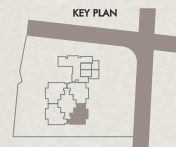
BUILDING A
1603
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



FLAT NO.	A-1603
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ.FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.



BUILDING A
1604
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM

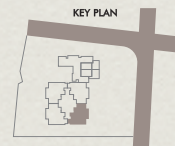


FLAT NO.	A-1604
FLAT AREA	4276 SQ. FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ. FT.
TOTAL SALEABLE AREA	5245 SQ. FT.





BUILDING A
1604
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



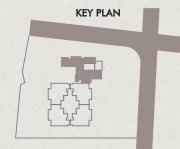
FLAT NO.	A-1604
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.

BUILDING A
1604
DUPLEX PENTHOUSE
4BHK WITH SERVANT ROOM



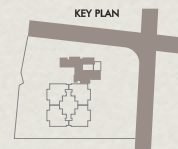
FLAT NO.	A-1604
FLAT AREA	4276 SQ.FT.
TOP TERRACE AREA	1931 SQ. FT.
TERRACE AREA	325 SQ.FT.
TOTAL SALEABLE AREA	5245 SQ.FT.

BUILDING B
1601
DUPLEX PENTHOUSE
4BHK WITH HOME THEATRE
AND SERVANT ROOM



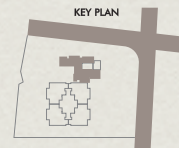
FLAT NO.	B-1601
FLAT AREA	6980 SQ. FT.
TOP TERRACE AREA	3736 SQ. FT.
TERRACE AREA	1115 SQ. FT.
TOTAL SALEABLE AREA	9340 SQ. FT.

BUILDING B
1601
DUPLEX PENTHOUSE
4BHK WITH HOME THEATRE
AND SERVANT ROOM



FLAT NO.	B-1601
FLAT AREA	6980 SQ. FT.
TOP TERRACE AREA	3736 SQ. FT.
TERRACE AREA	1115 SQ. FT.
TOTAL SALEABLE AREA	9340 SQ. FT.

BUILDING B
1601
DUPLEX PENTHOUSE
4BHK WITH HOME THEATRE
AND SERVANT ROOM



FLAT NO.	B-1601
FLAT AREA	6980 SQ. FT.
TOP TERRACE AREA	3736 SQ. FT.
TERRACE AREA	1115 SQ. FT.
TOTAL SALEABLE AREA	9340 SQ. FT.

Design Architects:

HB Design International Inc., Singapore

Production Architect:

Marvel Design, Koregaon Park, Pune

Architect of Records:

Malwadkar Architects, Pune

Structural Design:

Design Werkz Pvt. Ltd., Pune

Landscape Architect:

SHMA Company Ltd., Bangkok

Legal Advisors:

Rajiv Patel & 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 apartments, elevation, colour scheme, specifications and amenities.