

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



**AURUM**

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Koregaon Park, Pune

**CONTENTS**

Welcome to Marvel Aurum	1
A princely locale	3
The palace grounds	5
Chamber specifications	7
Plans	9

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 AURUM, YOUR MAJESTY.**

From among our Urban Palaces, allow us to present to you Marvel Aurum. An exclusive collection of 4.5 BHK apartments that form the most iconic structure of Koregaon Park. Apartments where the prime location doesn't deter you from enjoying the silence of privacy as you watch the sun play hide and seek against the tranquil shade of 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**

Koregaon Park. The peaceful streets that lead to Pune's most iconic addresses. Here you can bask in the sunlight and enjoy the gentle breeze, while the lush green trees block the world out. Feel pampered, for your every need and desire is within arm's reach - be it the plethora of high-end boutiques and malls, restaurants and clubs or other facilities such as hospitals and schools.

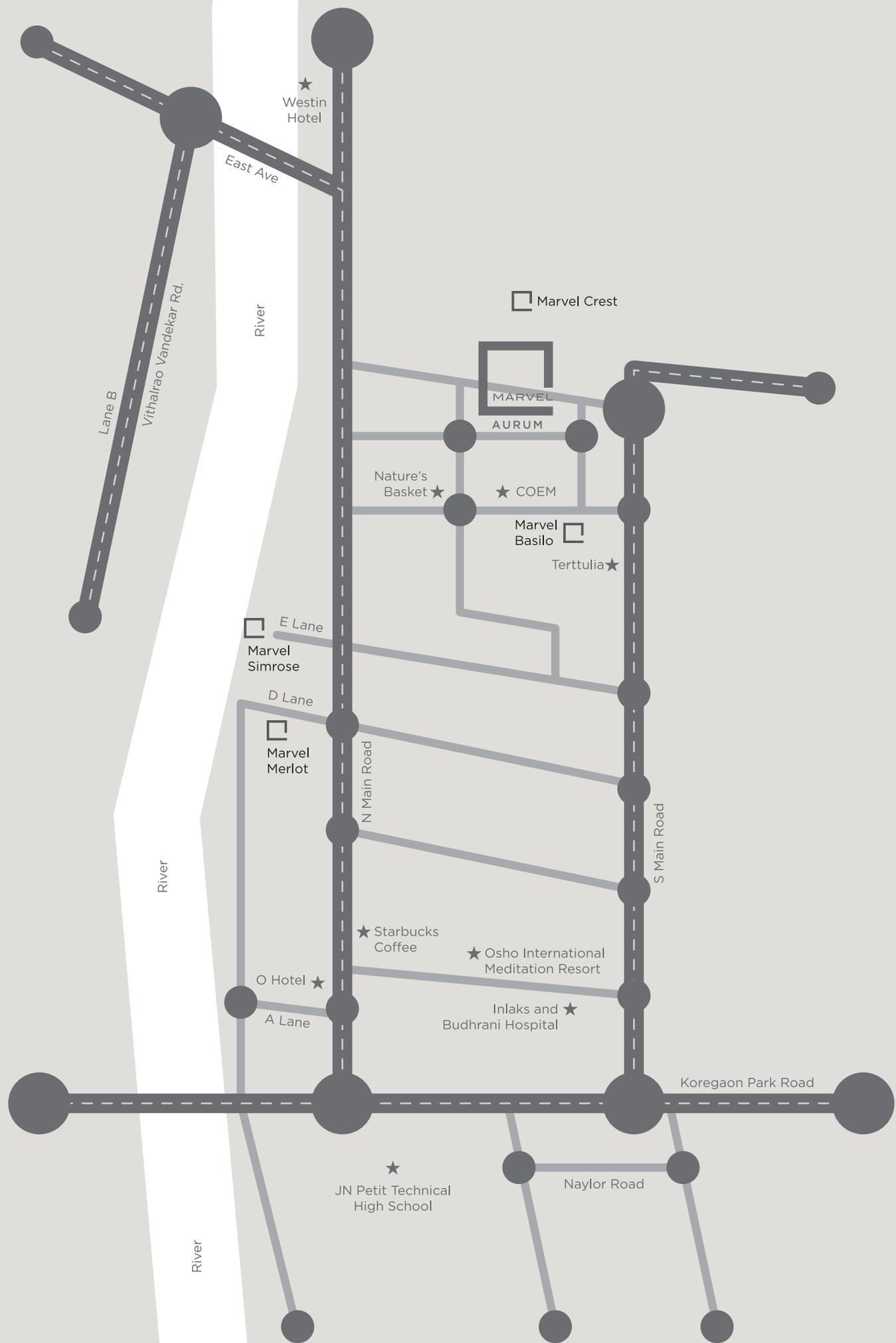
**AIRPORT** 4.5 kms

**RAILWAY STATION** 2.5 kms

**MG ROAD & CAMP** 5 kms

**HOSPITAL** 1 km

**SCHOOL** 3 kms



## **THE PALACE GROUNDS**

Should you choose to venture out of your private space, a stroll through the grounds will truly appease you. Here, the design of the amenity areas merge seamlessly with the landscapes. Flowing in tandem with your lifestyle needs are several features like the state-of-the-art gymnasium and areas for all sorts of meetings and social engagements – be it the meeting deck, shaded sitting areas, the luxurious swimming pool with attached deck, indoor games room, children’s play area, designer lobbies, movie theatre room or the library. And of course, Wi-Fi through all these common areas is the least you could expect.

## **A SELECTION OF RESIDENCES**

Enter your 4.5 BHK apartment and walk the 4000 Sq. ft. expanse of chic marble flooring. Explore the 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. Step out of the VRV central air conditioning and step onto your grand landscaped terrace and take a leisurely dip in the plunge pool. All of this, naturally, unseen by others, is the privilege of having an entire floor to yourself. You can listen to the silence or enjoy the majestic view from your palatial home, and feel 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**

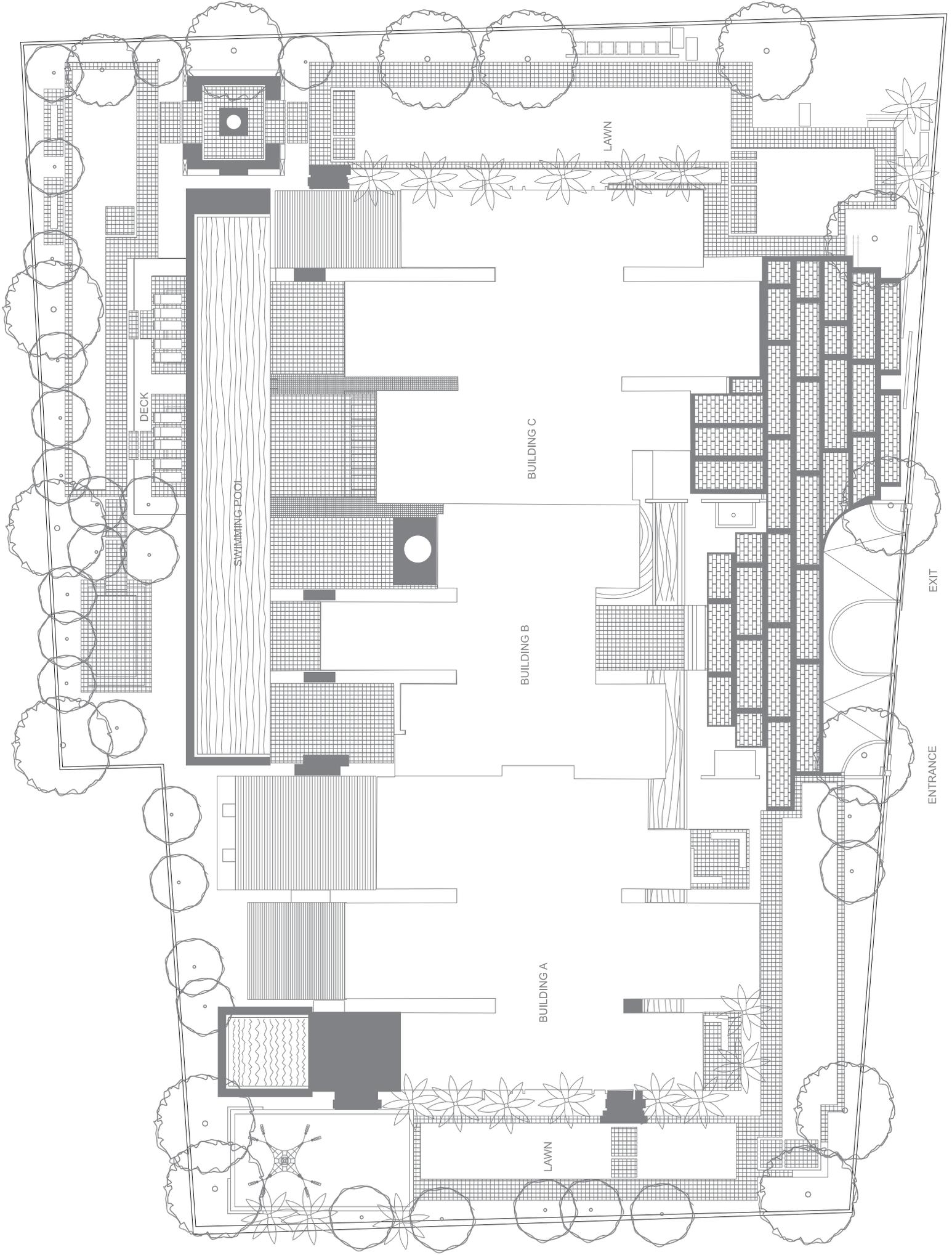
### **VRV CENTRAL AIR CONDITIONING**

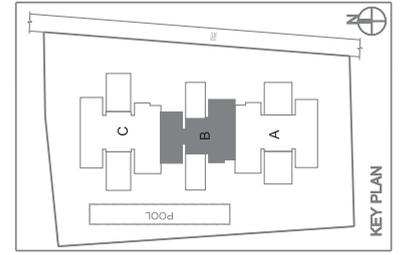
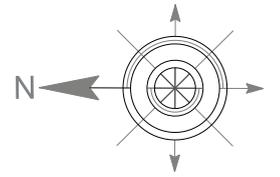
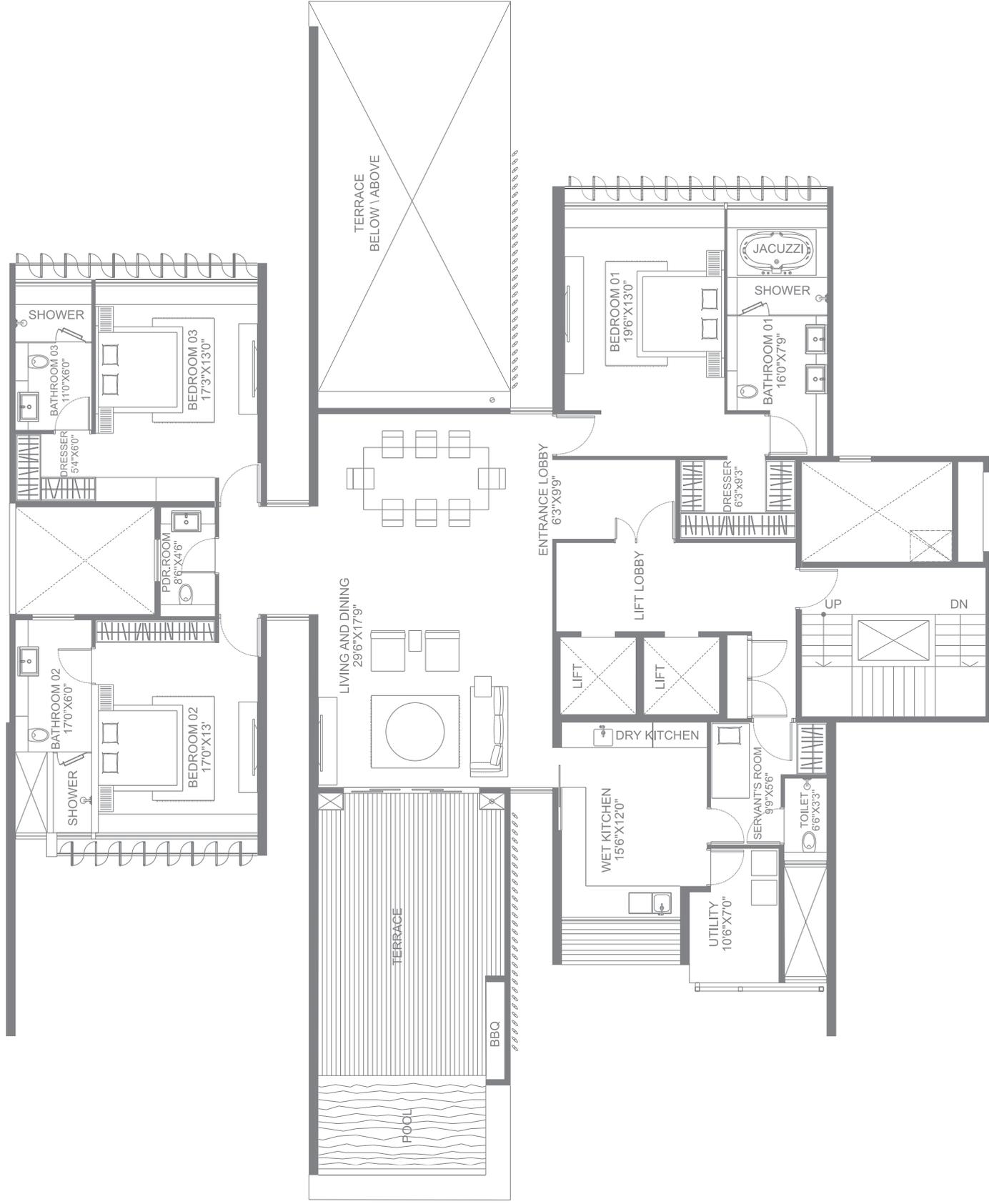
### **PLUNGE POOL ON PRIVATE TERRACE**



## PLANS

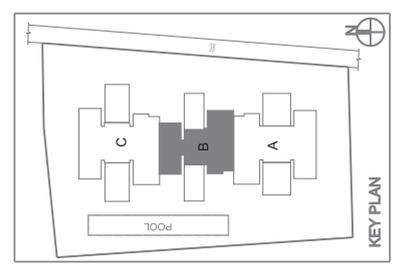
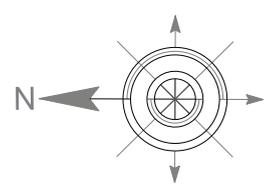
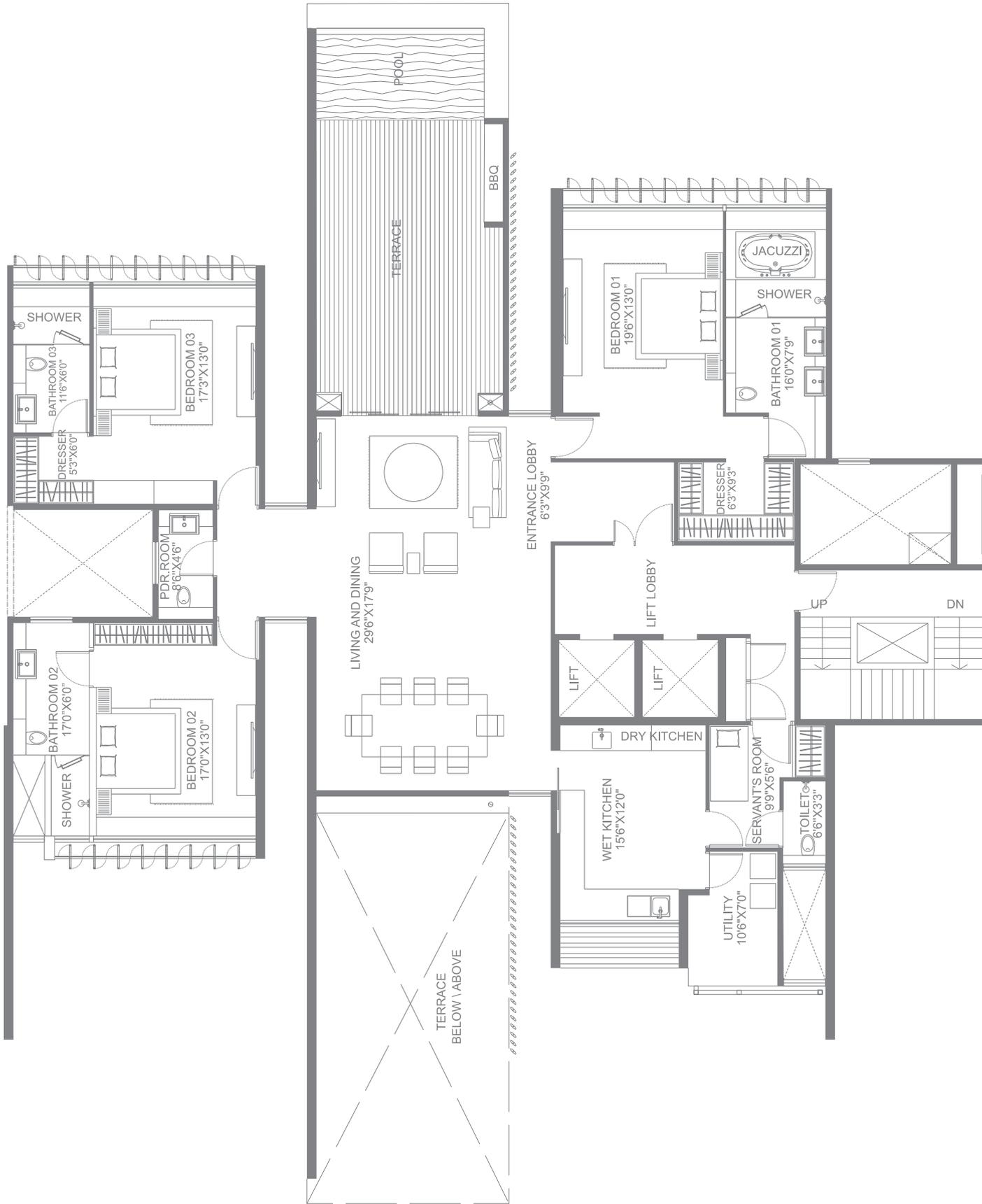
MARVEL AURUM SITE PLAN





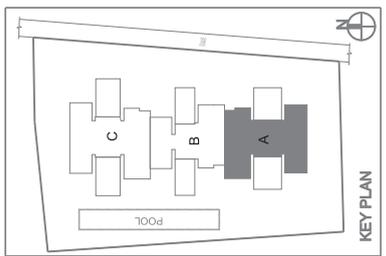
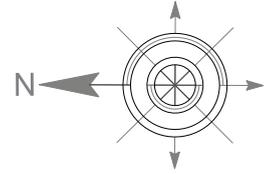
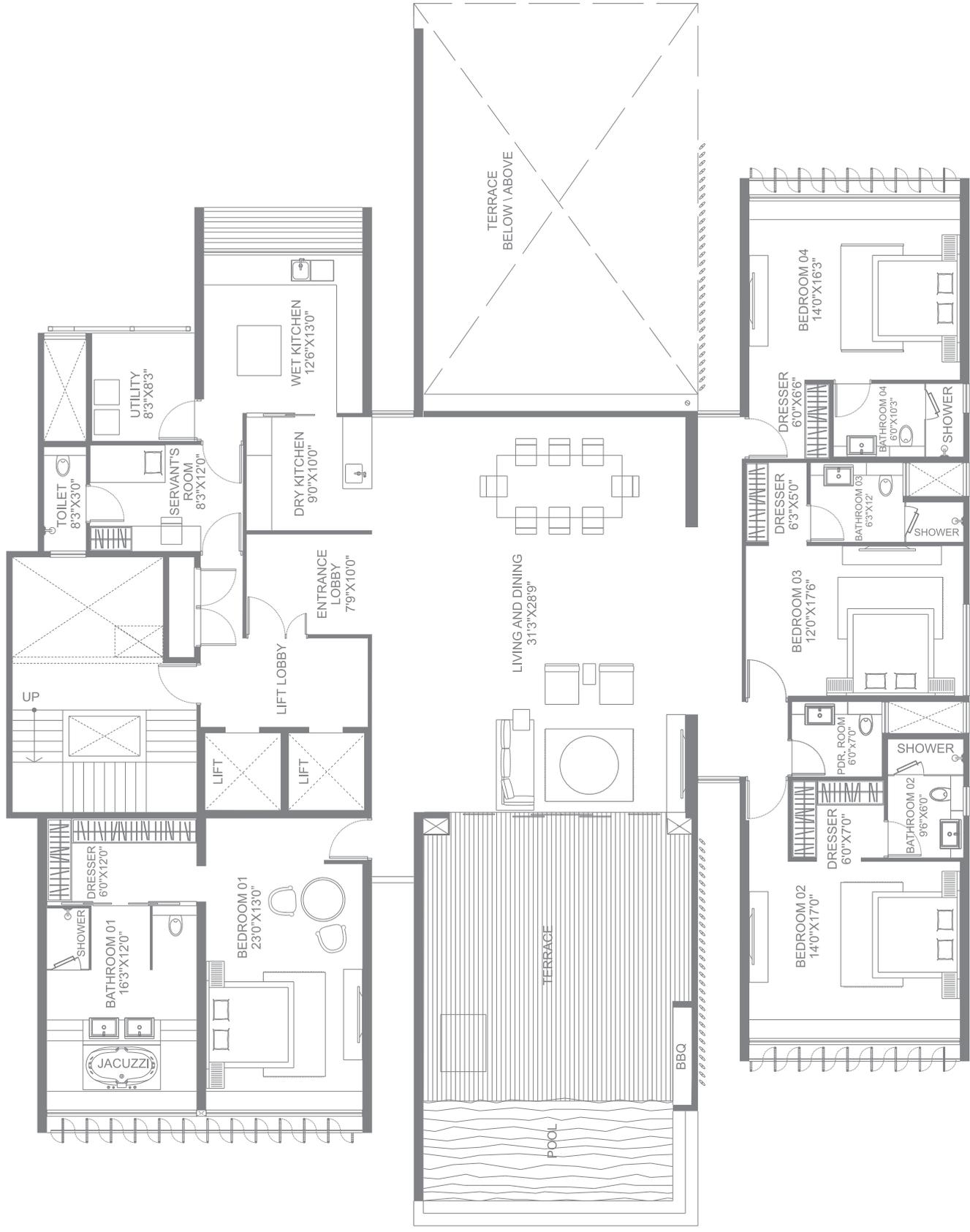
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
B-201, 401, 601, 1001	2810 Sq. ft.	618 Sq. ft.	3428 Sq. ft.

**AURUM**  
3 BHK WITH SERVANTS' ROOM



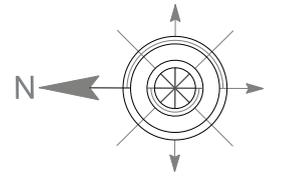
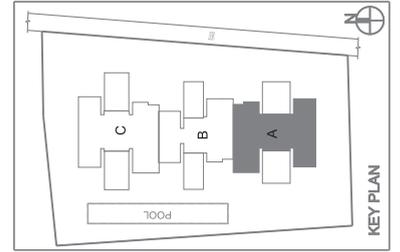
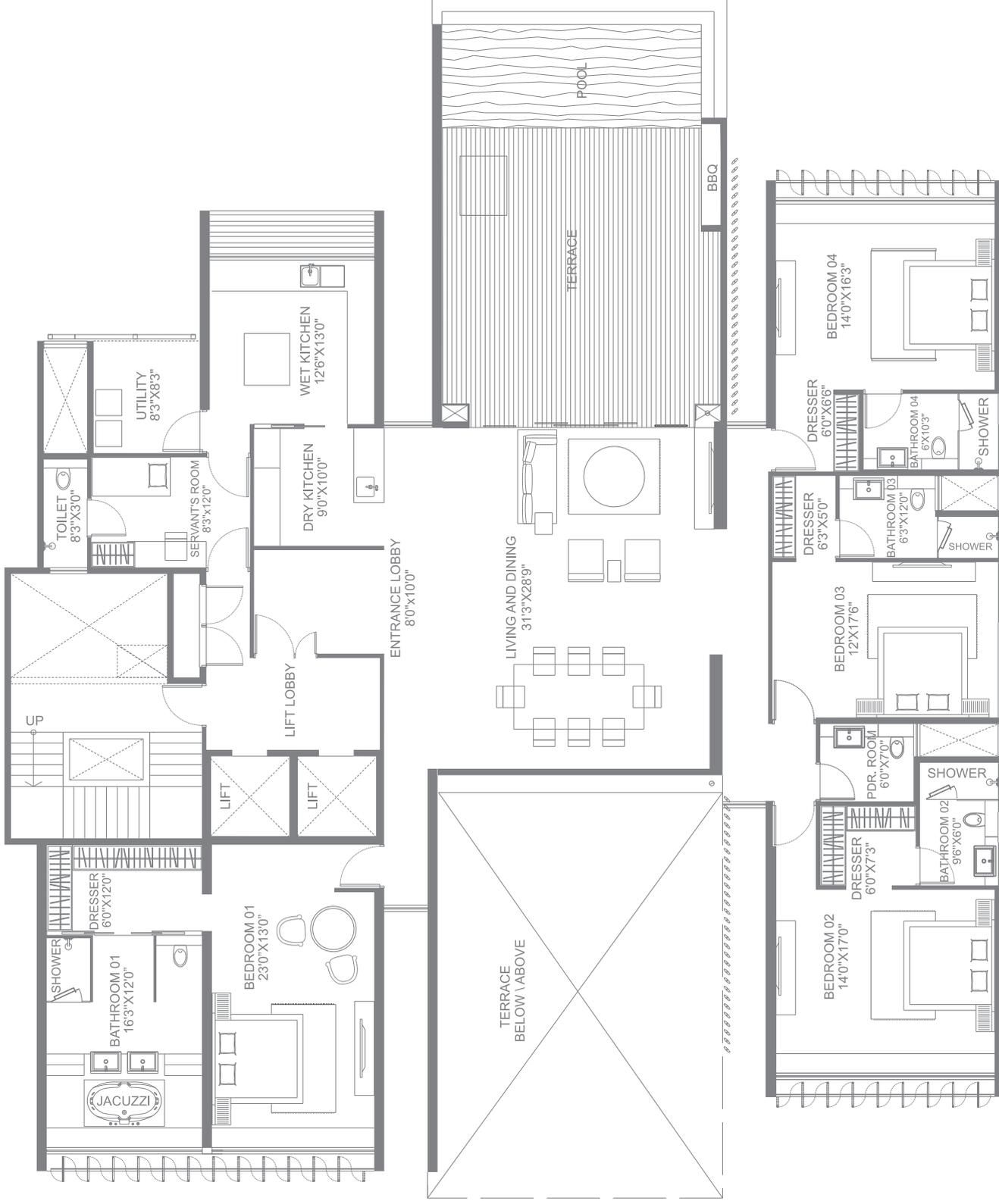
FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
B-301, 501, 701	2810 Sq. ft.	618 Sq. ft.	3428 Sq. ft.

**AURUM**  
3 BHK WITH SERVANTS' ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-101, 301, 501, 701, 901	4022 Sq. ft.	880 Sq. ft.	4902 Sq. ft.

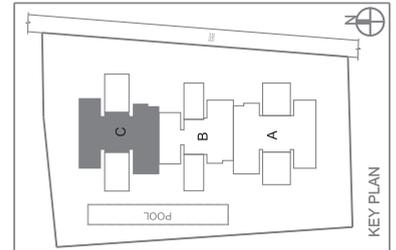
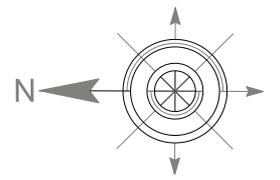
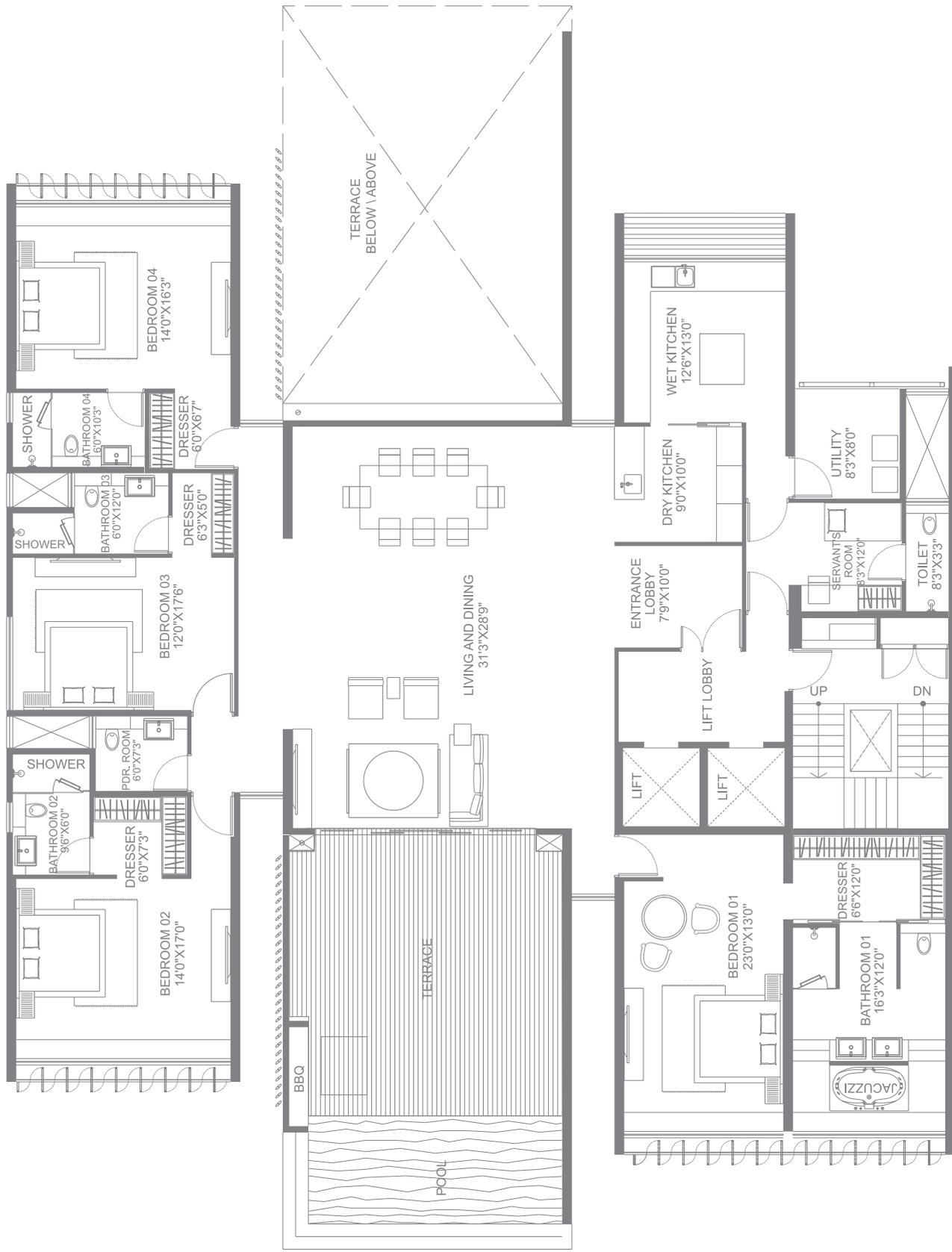
**AURUM**  
4 BHK WITH SERVANTS' ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
A-201, 401, 601, 801, 1001	4022 Sq. ft.	880 Sq. ft.	4902 Sq. ft.

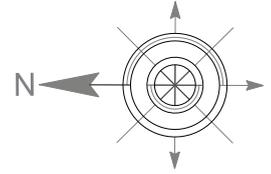
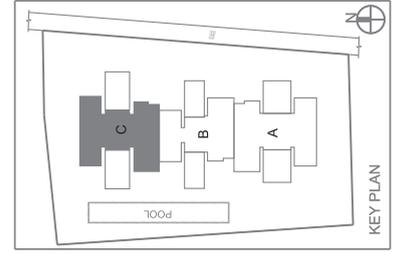
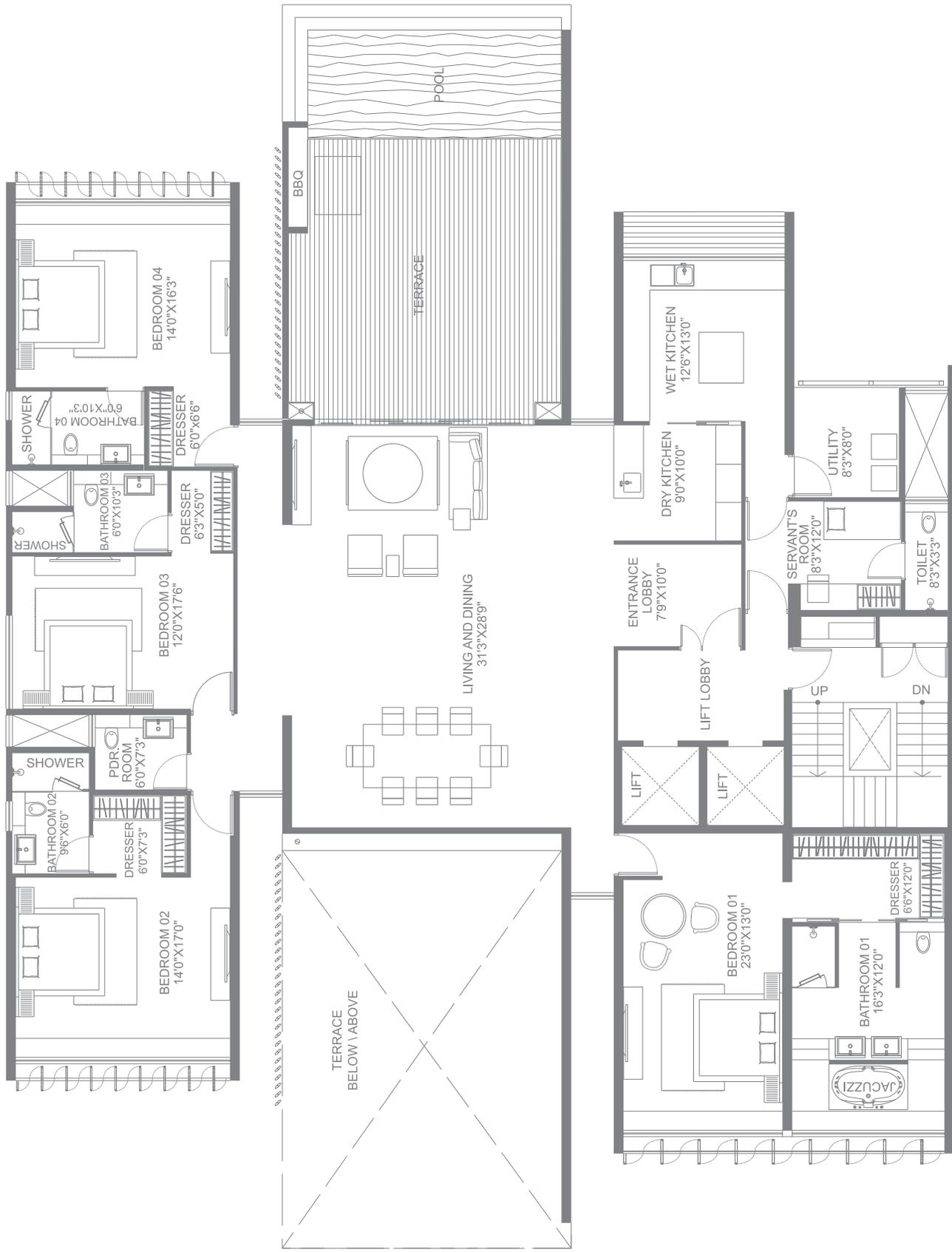
# AURUM

4 BHK WITH SERVANTS' ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
C-101, 301, 501, 701, 901	4044 Sq. ft.	886 Sq. ft.	4930 Sq. ft.

**AURUM**  
4 BHK WITH SERVANTS' ROOM



FLAT NO.	FLAT AREA	TERRACE AREA	TOTAL SALEABLE AREA
C-201, 401, 601, 801, 1001	4044 Sq. ft.	886 Sq. ft.	4930 Sq. ft.

**AURUM**  
4 BHK WITH SERVANTS' ROOM

**DESIGN ARCHITECTS**

HB Design, Singapore

**STRUCTURAL DESIGN**

Design Werkz Engineering Pvt. Ltd., Pune

**LANDSCAPE ARCHITECTS**

Taylor Brammer Landscape  
Architect PTY LTD, Sydney

**LEGAL ADVISORS**

Rajiv Patel & Associates, Pune



**AURUM**

Koregaon Park, 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 floors, number of flats, elevation, colour scheme, specifications and amenities.