



NeoHills - Tembhipada, Bhandup (W)

# Launching NeoHomes

Presenting NeoHomes - a whole new generation of modern city homes, never before seen in a Mumbai pincode. NeoHomes are smartly designed homes in superb skyscrapers with efficient apartments that let you do more with less. At a location that is set to grow, and with a range of engaging amenities enabling an active lifestyle live the life you always dreamt of.

Built with cutting edge construction technology NeoHomes are smart, sensible and solid - a perfect home for the modern Mumbaikar.

NeoHills - Tembhipada, Bhandup (W)

Studio & 1 BHK

# Ek Nayi Shuruaat



With NeoHomes, Marathon group enters a brand new chapter in its journey to create affordable homes for everyone. A seamless mix of brilliant product design and right pricing makes NeoHomes a perfect product for a first time home buyer"

- R Z Shah Chairman, Marathon Group B. Sc , M. Ed



We are very excited to launch NeoHomes in Bhandup. It combines convenience & affordability in the best way possible. With the Metro line 4 set to come in, Bhandup is poised for a tremendous transformation"

#### - Chetan R. Shah,

Vice Chairman, Marathon Group M.S In Structural Engineering, University of Houston, USA



We wanted to create a product which best suits the current requirement of people within the city. With NeoHomes people get all the advantages of a modern urban living, within the city & at affordable prices from a trusted brand"

- Mayur R. Shah

Managing Director, Marathon Group MS in Structural Engineering, University of Oklahoma, USA

# Why NeoHomes?

#### Right price & flexible payment options

Fair and transparent pricing means that NeoHomes are superb value for money. Find the perfect payment plan from various options.

#### **Smart Floor Plans**

Super efficient, flexible floor plans that let you do more with less. Compact, but with possibilities limited only by your imagination.

# neo

#### Sensible Amenities

All the amenities for you to keep up an active lifestyle without burdening you with higher maintenance costs.

#### **Marathon Trust**

Experience of 50+ years in the industry. One of the most trusted names in the city committed to delivering a seamless home buying experience.

#### Highest Quality Construction

The highest quality raw materials, premium finishes, advanced MIVAN aluminium formwork & industry best practices resulting in rock solid structures.

#### **Future proof location**

Just 10 minutes from Bhandup station. The upcoming metro and new road constructions are set to transform Bhandup. Neo Homes will be right at the centre of it all.

# **NEO**HILLS

Rendered Image

## **Presenting NeoHills**

NeoHills is a stunning new tower under the NeoHomes umbrella, offering superbly designed smart residences with optimal space usage & sensible amenities.

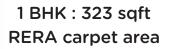
#### NeoHills

MAHA RERA registration no. - P51800018328 Tembhipada, Bhandup (W)



## **Smart Floor Plans**

We have designed the residences to give you a great living experience. The rooms have large windows that lift your living experience to a different level and flood the home with natural light. The floor plans optimize space usage and the design allows for multiple possible furniture layouts and usage options. Find the perfect fit for your needs.

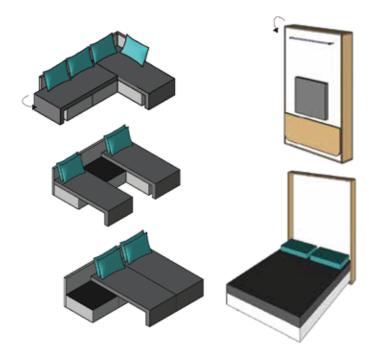


Studio : 197-210 sqft RERA carpet area

All furniture, items, electronic goods, and other furnishings shown in the images are for representation purpose only. The developer shall not be required to provide any furniture, items, goods amenities etc as displayed in the pictures.

## **Suggested Smart Furniture**

Here are some smart furniture options that can help you make the most of the space. We have shown some suggested furniture layouts using this furniture in later sections.



#### Sofa Cum Bed & Murphy Bed

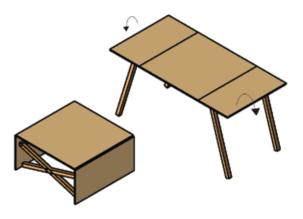
Sofa cum beds are ultimate multi-utility space savers - use as a couch during the day, or as a queen sized bed or also as two single beds during the night. Also provides a lot of storage.

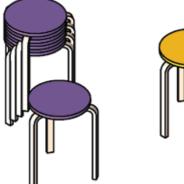
Murphy beds are pull down beds which remain hidden from sight during the day and serves as a comfortable sleeping space at night - a huge space saver.

#### Foldable or convertible tables

Folding tables save a lot of space. Whenever you need a quiet corner to study or work, you can just pull it up to create a study table.

You could even get a coffee table that converts into a dining table for upto 4 people when you pull up the sides.







#### Stackable Chairs/Stools

Stackable stools are very helpful in small spaces. Add extra seating as per your need when you have guests over.

## Studio

Perfect sized homes for young families. With a compact kitchen and provision for storage space in the bedroom, the Neo Smart Studio can easily accommodate 3 adults.

The Smart Studio offers multiple furniture layout possibilities. The space can be designed for a couple, a couple with a child or even upto 3 adults. The apartment has provision for a lot of storage space and even has a loft. The space looks large due to the large french windows that offer good views, plenty of natural light and ventilation.



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## Studio - Smart Layout 1



#### Day Mode

During the day, the apartment is a perfect living room with a cozy couch setup. Watch TV, hosts guests and relax with your family.

#### Study and Dining Mode

With the use of smart furniture, you can create a dining table setup and even add study table. Stackable stools or chairs help save space. You can even create more kitchen counter space.





#### **Night Mode**

By installing a sliding partition and extending the sofa cum bed, you can create a spacious, private bedroom with an attached tollet, as well as a cozy nook for a murphy bed or mattress outside the bedroom.

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## Studio - Smart Layout 2



#### Day Mode

By flipping the first furniture layout, you can create storage space inside the bedroom and opposite wall.



#### Study and Dining Mode

Again, the use of smart furniture can create the possibility of having a comfortable dining and study mode.



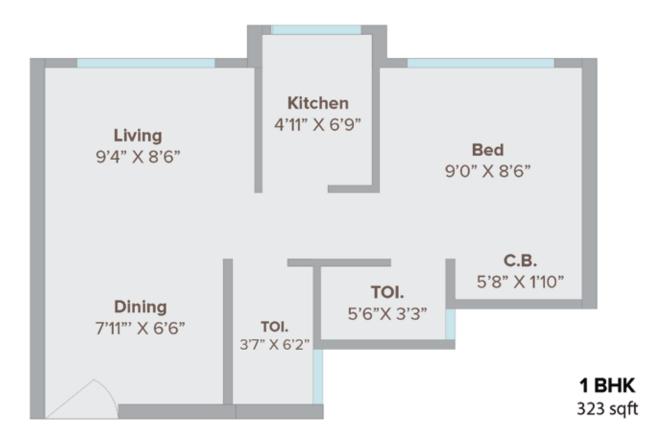
#### Night Mode

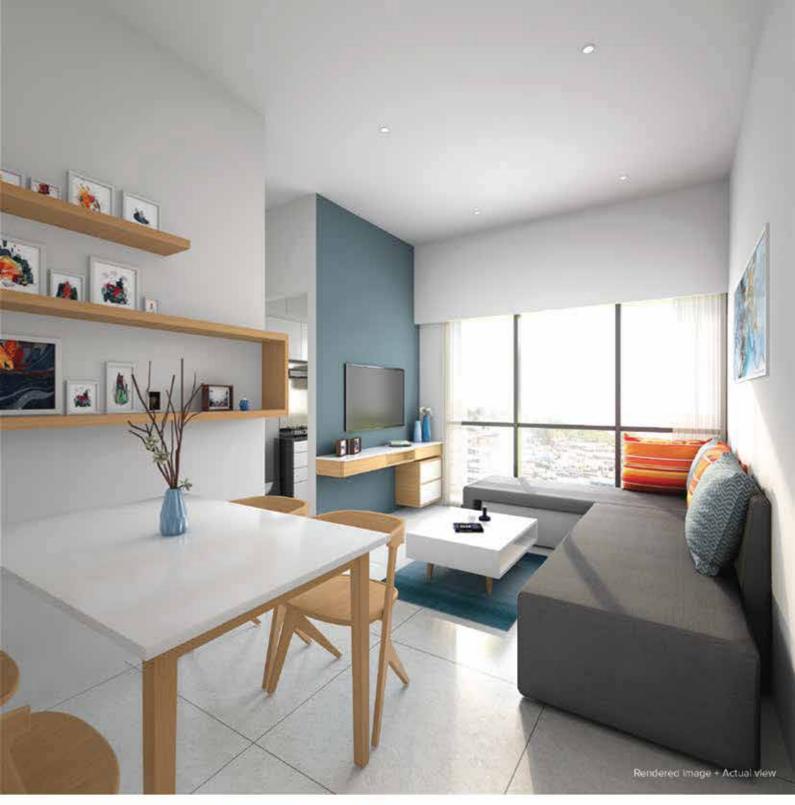
By installing a sliding partition, a murphy bed and a sofa cum bed, you can create a private bedroom and a cozy nook for 2 children outside. You could even install a shutter for the kitchen

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## 1 BHK

The 1 BHK at Neohomes is designed with the urban Mumbaikar in mind. With the convenience of a master bedroom and 2 toilets, it can serve as the perfect home for even up to 5 people. Large windows in both the living room and bedroom ensure that your home is always well lit and ventilated.









## 1 BHK - Smart Layout 1



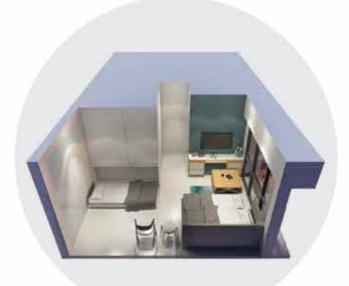
#### Day Mode

This is a typical furniture layout for a family. A living room setup around the TV and a dining table. The use of smart furniture can create even more space.

#### Study and Dining Mode

The coffee table expands to become a dining area for 4. The folded study desk comes out from below the storage to create a cosy nook for reading.





#### Night Mode

The sofa expands to become a bed for two. The pull down bed from below the storage creates additional sleeping space. The stackable chairs and coffee table can be pushed to the sides to create more room

## 1 BHK - Smart Layout 2



#### Day Mode

Typical furniture set up which utilises the concept of open kitchen to create more space in the room.

#### Study and Dining Mode

The kitchen counter doubles down as a dining area with space saving stackable chairs. It also has space for a study corner, with the pull up table



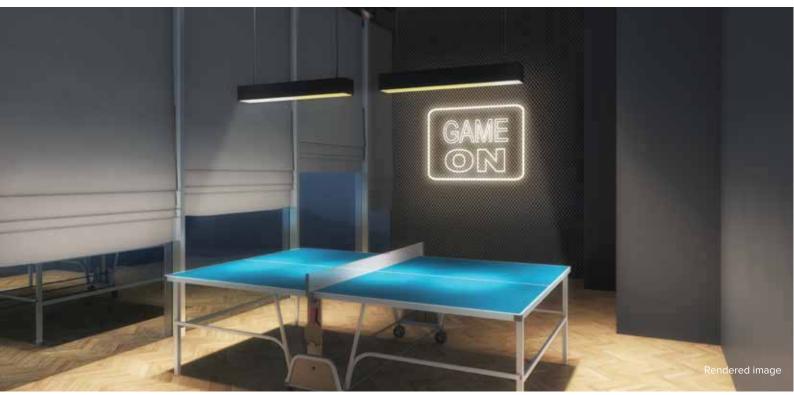


#### Night Mode

Similar to option 1, the Sofa expands to provide sleeping quarters for 2 and the Murphy bed provides another additional sleeping area

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## **Active amenities**

At NeoHomes you will find all the amenities you and your family need to keep up an active lifestyle.



Kid's play area



Gymnasium



Indoor Games Room



Multi-purpose hall



Landscaped area

## Bhandup ka naya roop

Bhandup enjoys an excellent location within the city with good rail and road connectivity and the greenery of the national park to the west, yet the property rates are lower than the surrounding suburbs of Mulund, Kanjur Marg, Powai and even Thane. With large slum rehabilitation projects now underway, and with the metro set to come soon, Bhandup is set to transform.

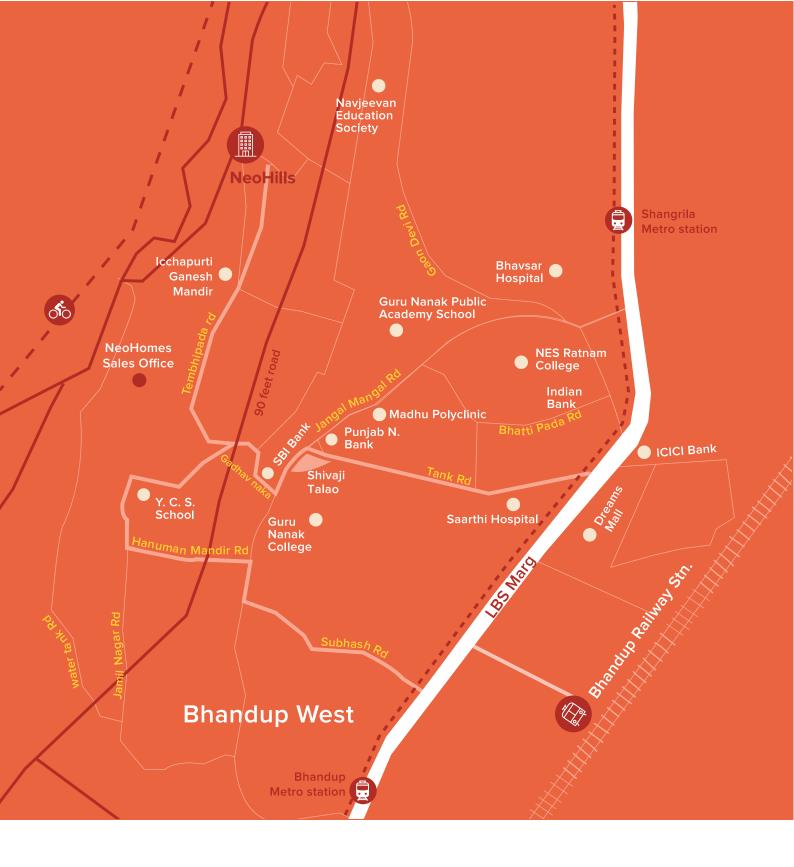
Marathon Group has an ambitious vision to help create a New Bhandup with over 5000+ homes being planned in Bhandup over the next few years.

2 acres

16+ acres

in the pipeline

## 100+ acres



#### **Excellent** location

NeoHills enjoys great road & rail connectivity



5 mins from LBS Marg



10 mins from Bhandup station



2 mins from nearest bus stop

## **Promising future**

Bhandup is set for tremendous future growth



#### Metro Line 4

The Metro will connect Kasarvadavli in Thane to Wadala along the LBS road. Shangrila and Sonapur stations are being planned in close proximity to the project, with work well underway.

## New road development

Road connectivity is set to improve with the proposed 90 feet road and new road widening sanctions as per the new Development Plan.



#### Country's largest cycling track

A 39 km cycling track from Mulund to Wadala has been proposed, with the Mulund leg to open from mid 2019.

## **Superb construction**

Marathon projects are built using cutting edge construction technology that ensure our structures are rock solid, leak proof and built to last.





#### 50 years of expertise

With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry. We do not outsource our construction and our engineers retain full control over construction quality.

#### Rock solid construction

The revolutionary MIVAN formwork technology allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.





#### Micro-managed quality

Our engineers go right till the source of the raw material to ensure that quality is uncompromised. An on-site material testing lab ensures the highest levels of quality control. We used only premium finishes in your homes and use premium, polymer paints that do not fade and last for a long time.

#### Safety first

We deploy high quality CCTV, fire fighting & electrical safety systems. We use multiple circuit breakers, low smoke hazard cables, elevator safety systems and more to ensure your safety. Our water tanks are also designed to minimise microorganism growth.



We are a Mumbai based real estate development company that has completed over 80 projects in the city. We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers. Our projects are spread across the Mumbai Metropolitan Region (MMR)



80 PROJECTS

2 MILLION SQ. FT. OF BUSINESS SPACES UNDER DEVELOPMENT 18 MILLION SQ. FT. OF LAND UNDER DEVELOPMENT

OVER 15,000 HOMES TO BE DELIVERED IN NEXT 5 YEARS PLANNING OF OVER 100,000 HOMES UNDERWAY





The Extraordinaire-Brand (Real Estate Category) 2018-19 Brand Vision by Nexbrands Marathon Group



Developer of the Year DNA Real Estate & Inrastructur Round Table Awards 2018 Marathon Group



Developer of the Year ET Now Real Estate Awards 2018 Marathon Group



Best Developer-2017 Construction Times **Builders Awards** Marathon Group













**Best Upcoming Green Project** of the Year - 2015 Construction Times Builders Awards Marathon Futurex, Lower Parel

Best Residential Apartment:

Low cost Metro - 2012

by CREDAI

Marathon Nagari, Badlapur







## **Our story**

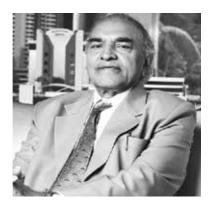
## **Our Origins**

#### 1922

Our origins date back to 1922 when our patriarch played a key role in creating the masterplan for 550 acres of the suburb of Mulund - his role in the planning has resulted in Mulund being one of the best planned suburbs today.

#### 1969

Marathon Group was formally established with our headquarters in Mulund.



## 70's - 90's

We played a key role in shaping the Mulund skyline through the next



Poonam, built in **1972**, was the first building with an elevator in Mulund.



Marathon Antariksh was the first high rise in Mulund.





MAHAVIR DHAM 1977



RITA **APARTMENTS** 1979



TIRUPATI & BALAJI 1982



VENUS 1985



JUPITER-

## 90's - 00's

We witnessed exponential growth starting from the 90's by venturing into new locations like Lower Parel and Panvel and new categories like townships and affordable housing



We ventured into affordable housing with the award winning Marathon Nagari township at Badlapur.



Our flagship commercial project, Marathon Futurex at Lower Parel opened in 2010. Futurex is a landmark in the city & houses some of the finest international & national brands.

We recognised the superb potential of Panvel and launched our first premium township project Marathon Nexzone. It was also the first project in Mumbai to offer e-registration of property.



MARATHON GALAXY

1996



MOUNT VIEW 1996



VIRAYATAN (DEOLALI) 1996

### 10's - Present



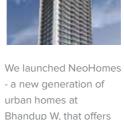
We launched two more large township projects at Dombivli - Nextown and Nexworld.



Launched Monte South at Byculla, a joint venture with Adani Realty - one of the most luxurious projects in South Mumbai.



We ventured into the education space with the revolutionary NEXT School at Mulund W. NEXT is India's 1st Big Picture Learning school.



Bhandup W, that offers the average Mumbaikar the chance to own a home in the city.



UDYOG KSHETRA 1997



MARATHON HERITAGE 1999





## **Ongoing projects**

We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



Monte South, Byculla



Nexworld, Dombivali (E)



Monte Carlo, Mulund (W)



NeoHomes, Bhandup (W)



Emblem, Mulund (W)



Nexzone, Panvel



Nagari-NX, Badlapur (E)



Futurex, Lower Parel



Icon, Lower Parel



Eminence, Mulund (W)

Monte Plaza, Mulund (W)

#### We've been on a Marathon run. Since 1969



**POONAM** 1972



KUMUDINI 1975



MAHAVIR DHAM 1977



RITA APARTMENTS 1979

MOUNT VIEW

1996



TIRUPATI & BALAJI 1982



VIRAYATAN (DEOLALI) 1996



MARATHON MAX 2003



MARATHON ONYX 2012



JUPITER-VENUS 1985



MARATHON HEIGHTS 1997

MARATHON

MARATHON

2013

MONTE VISTA

MAXIMA

2003



ANTARIKSH 1990



UDYOG KSHETRA 1997



MARATHON CHAMBERS 2004



MARATHON NAGARI-NX 2014



MARATHON GALAXY 1996



MARATHON HERITAGE 1999



MARATHON OMEGA 2005



MARATHON EMBRYO 2015





MARATHON NEXTGEN ERA 2006

#### Disclaimer:

• Marathon NeoHomes comprises of 2 towers, Marathon NeoSkies - developed by Suyog Developers & Marathon NeoHills - developed by Nexzone Energy Utilities LLP. Both are RERA registered and details of the same are available at https://maharera.mahaonline.gov.in/. Customers are requested to visit the said link for details and update themselves with all the necessary details in respect of the project from time to time.

• Rendered Image: Images marked as "Rendered Images" are only indicative. The developer reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper without any prior notice

• Rendered Image + Actual View: Images marked with this tag are architectural renderings merged with drone photo of the actual view

• Specifications and amenities mentioned in this brochure/ advertisement and promotional documents are only representational and informative. information, images, visuals, drawings plans or sketches shown in this promotional document is/are indicative of the envisaged development and the same are subject to approvals. The Common layout amenities will be developed and delivered as per the timelines disclosed on the MAHA RERA website provided timely approvals are received for the same from the appropriate approving authorities.

• All dimensions mentioned in the drawings may vary/ differ due to construction contingencies, construction variances and site conditions. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be required by the competent regulatory authority.

• The picture of the proposed Residential Flat/ Commercial Unit or Dream flat/ Show office is just a sample flat/office of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential/ commercial unit. it is for representation purpose only. The promoter/ developer shall not be required to provide any furniture, items, goods amenities etc as displayed in the picture/ s. All plans, specifications, dimensions, designs, measurements of the dream flat/show office are indicative and are subject to changes.

• The view/s depicted in the picture/s are as presently available from some specific flats and they may vary over period of time for reasons beyond the control of the promoter. The view/s may not be available from all the flats in the project and Customers will need to apprise themselves on the views available from the flat/ apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this brochure/advertisement/webpage or other documents is intended to substitute the actual plans and approvals obtained from time to time.

• Map/s are not to scale. Maps and Distances taken in kilometers are approximate and taken from Google Maps for information purpose only.

• The customers are requested to apprise himself with the relevant information pertaining to the residential flat/ commercial unit of his interest prior to making any purchase decision.

• The relationship between the promoter/Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement/webpage or other promotional document. This brochure is merely conceptual and is not a legal document and the promoter/Developer reserve the right to change, amend and modify the contents of this brochure from time. it cannot be treated as a part of the final purchase agreement/s that may be executed from time to time.

• For actual prices and other details the customer are requested to visit the site and contact our sales representatives.



The project has been registered via MAHA RERA registration no. - NeoHills - P51800018328 and is available on the website https://maharera.mahaonline.gov.in

## **NARATHON NEOHILLS**

NeoHills

Off Tembhipada road, Near to Icchapurti Ganesh Mandir, Bhandup West

#### **NeoHomes Sales Office**

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