

**MARATHON**  
Nextown

Off Kalyan-Shil Road  
Thane



Actual image of the three ready towers at Marathon Nextown



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# Elegant Homes

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Step into Nextown and you'll feel like you've been transported to another world. Everything at Nextown, from its classical European architecture, smartly designed homes with breathtaking views, the clock-tower with its old world charm, and a whole host of great amenities, is designed to make you forget the daily din of the city and elevate your living experience to a whole new level.

**1, 2 & 2.5 BHK homes**



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# Layout Plan

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Spread across a vast expanse of lush green freehold land, Nextown provides one of the best integrated township living experiences in all of Kalyn-Shil.

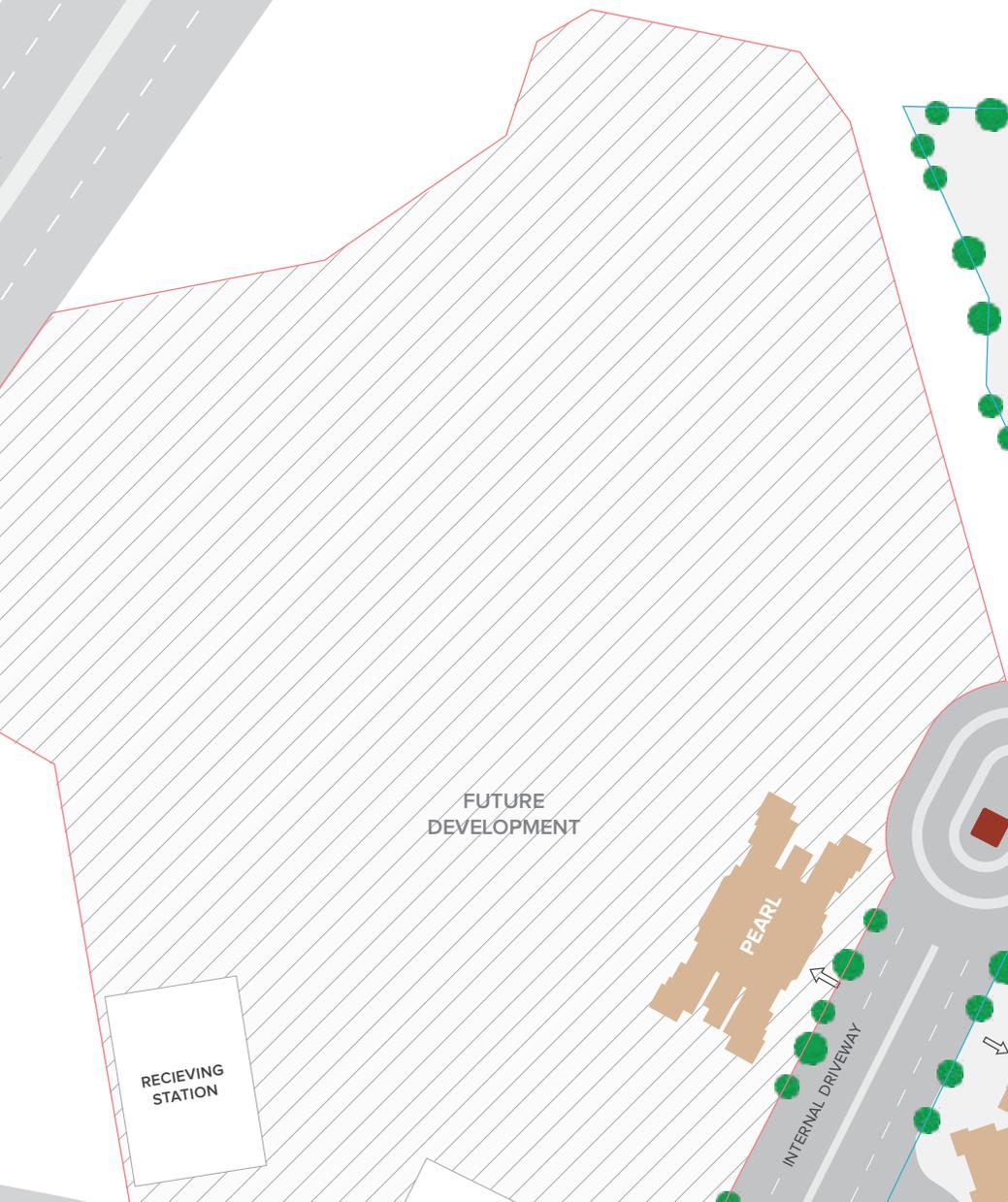
Phase 1 has 6 towers of which 3 have been delivered already. 3 More will be delivered in few years. Phase 2 is set to start from 2019

<b>14</b>	<b>82%</b>	<b>400+</b>	<b>100+</b>
Acres of land	of Open space	Apartments sold	Happy residents



D. P. ROAD

D. P. ROAD



FUTURE DEVELOPMENT

RECEIVING STATION

SALES OFFICE

PEARL



INTERNAL DRIVEWAY

STACK PARKING

EMERALD

MULTILEVEL PUZZLE PARKING

OPAL

TOPAZ

AMBER

INTERNAL DRIVEWAY

MULTILEVEL PUZZLE PARKING

CORAL

SAPPHIRE

SWIMMING POOL

FITNESS CENTRE

MULTILEVEL PUZZLE PARKING

- Phase 1
- Phase 2

D. P. ROAD

Entrance Plaza

D. P. ROAD





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# Kalyan-Shil

## At the centre of growth

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Nextown is located off the arterial Kalyan–Shil road, with easy access to NH–3, NH–4 and Thane–Belapur road. It is bang in the middle of the fastest growing residential, industrial and commercial hubs in the country – Thane, Kalyan and Navi Mumbai.



Great road connectivity to **Mahape & Thane Belapur road via Diva-Shil road** - All major business hubs are just **20 mins away**



Very well connected to the rest of Mumbai via the central railways - **Diva station is just 4km away**



The area is serviced by all major transport providers including **KDMT, NMMT, ST & TMT- Padle Gaon bus stop** on Kalyan-Shil road is just **10 mins away**



MIRA-BHAYANDER

BHIWANDI

ULHAS RIVER

BORIVALI

GHODBUNDER ROAD

OLD AGRA ROAD  
MUMBAI-NASHIK EXPRESSWAY

DOMBIVLI  
18 MINS

KALYAN

WESTERN RAILWAY  
WESTERN EXPRESS HIGHWAY



THANE  
# 8 MINS

DIVA  
15 MINS

DATIWALI  
5 MINS

KALYAN SHIL ROAD

ANDHERI  
# 38 MINS

GOREGAON

MULUND

CENTRAL RAILWAY  
EASTERN EXPRESS HIGHWAY

AIROLI

**MARATHON Nextown**  
PADLE GAON BUS STOP

SHILPHATA

GHATKOPAR  
# 23 MINS

CHEMBUR

DADAR  
# 35 MINS

METRO

JVLR

MIDC INDUSTRIAL AREA

NH-4  
VASAI-PANVEL LINE

VASHI

THANE BELAPUR ROAD

TALOJA

BELAPUR

PANVEL

Travel times from Diva station by fast train/metro.



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# The Township of today

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Nexttown is blessed with a great social infrastructure. It has plenty of schools, colleges, hospitals, shopping malls and restaurants nearby.

## Schools & Colleges

Kidzee .....	750m
EuroKids .....	4.3km
Pawar Public School .....	4.7km
St Thomas Convent School .....	7.1km
Govt Polytechnic College Thane .....	1.5km
Lodha World School .....	3km
Kalsekar Jr. College .....	3.8km

## Hospitals

Neon Hospital .....	1km
Neptune Superspeciality Hospital .....	7.9km
Icon Hospital .....	8.4km
Orion Multispecialty Hospital .....	8.5km
Kalsekar Hospital .....	3.8km
Bijankur Hospital .....	3.7km

## Entertainment Hubs

Xperia Mall .....	2.7km
DMart .....	6.3km
Apna Bazaar .....	9 km
INOX Metro Mall .....	13.2km

## IT Parks & SEZ

L&T Infotech .....	7.7km
MIDC, Dombivli East .....	8.2km
Millennium Business Park.....	9.3km
Reliance JIO .....	11.5km





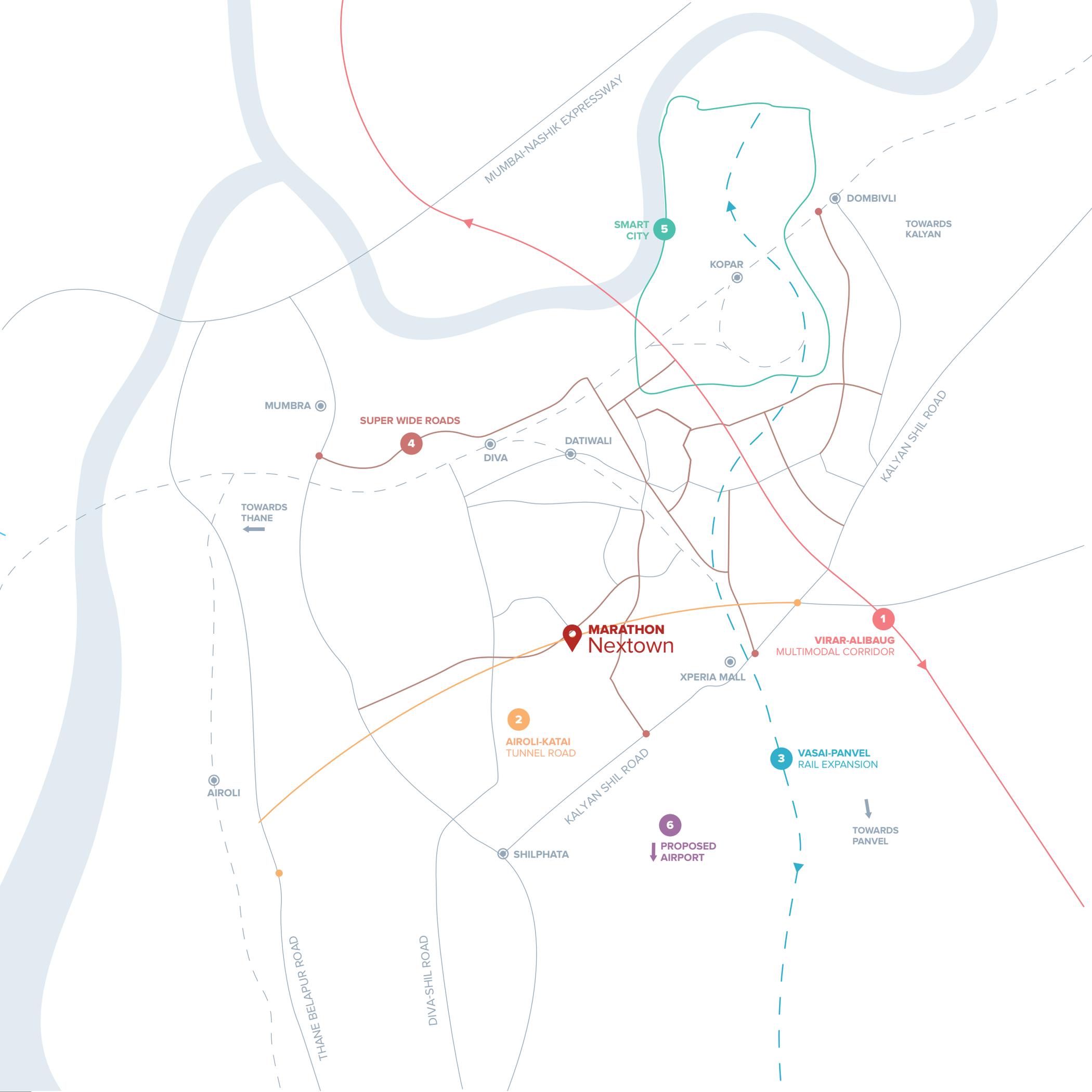
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# One of Mumbai's fastest growing neighbourhoods

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With massive infrastructure projects coming up, Kalyan-Shil is expected to mirror the success story of Ghodbunder road.

- 1 Multimodal Corridor** - This 126km long project runs very close to Nextown and comprises of road, metro, bus lanes and greenways for pedestrians and bicycles. It runs all the way from Virar to Alibaug and is set to be a major boost for development.
- 2 Airoli-Katai Tunnel Road** - This proposed tunnel road will provide direct connectivity to Airoli and the central suburbs. This will drastically reduce road travel times by enabling commuters to bypass Shilphata, Mahape and Mumbra.
- 3 Vasai-Panvel Rail Expansion** - This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Dativali station on this line is just 6km from Nextown.
- 4 Super Wide Roads** - The government has mandated a Development Plan (DP) with a network of ultra-wide 30m-60m roads in the area. This will drastically improve Nextown's road connectivity and ease the traffic.
- 5 Smart City** - Smart City Project Kalyan-Dombivli is one of the 98 cities shortlisted to be developed as a 'Smart City' under the Smart Cities Mission of the Government of India with proposed initiatives such as waterfront development, town planning and rehab schemes set to radically transform the area.
- 6 Proposed Airport** - The proposed airport is under an hour away by road from Nextown, with the other proposed rail and road projects like the multi-modal corridor and Panvel railway line set to further improve connectivity.



MUMBAI-NASHIK EXPRESSWAY

SMART CITY 5

KOPAR

DOMBIVLI

TOWARDS KALYAN

MUMBRA

SUPER WIDE ROADS 4

DIVA

DATIWALI

TOWARDS THANE  
←

KALYAN SHIL ROAD

MARATHON Nexttown

1 VIRAR-ALIBAUG MULTIMODAL CORRIDOR

XPERIA MALL

2 AIROLI-KATAI TUNNEL ROAD

3 VASAI-PANVEL RAIL EXPANSION

AIROLI

KALYAN SHIL ROAD

6 PROPOSED AIRPORT  
↓

TOWARDS PANVEL  
↓

THANE BELAPUR ROAD

DIVA-SHIL ROAD

SHILPHATA



Rendered image



## Find the Perfect Fit

We have put rigorous attention to every tiny little detail of our apartments. The result? Hyper-efficient floor plans that optimise space utilisation, plenty of sunlight and ventilation in every room and great views of the surrounds.

### Under-construction

- 1 BHK** : 368 sqft | Other Area : 62 sqft | **Total carpet - 430 sqft**
- 2 BHK smart** : 520 sqft | Other Area : 35 sqft | **Total carpet - 555 sqft**
- 2 BHK** : 537 sqft | Other Area : 122 sqft | **Total carpet - 659 sqft**



### Ready possession

- 2 BHK** (718 sq ft)
- 2.5 BHK** (809-837 sq ft)

\*RERA Carpet Area



Rendered image



Orbito

Rendered image



Actual image of the three ready towers at Marathon Nextown



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## A home that ticks all the boxes

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Nextown has both ready and under-construction apartments. Choose from a wide range of apartment types and sizes. With 1 BHK, 2 BHK & 2.5 BHK apartments on offer with a range of possession dates, you can find the dream home that best fits your budget and needs

We have already delivered three towers in Phase 1 & have more than 70 families residing at Nextown.



Rendered image



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## Live it up at Nexttown

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Nexttown has plenty of large open spaces and a whole host of amenities to satiate your recreational needs.



Clubhouse



Gym



Swimming Pool



Kid's Play Area



Jogging Track



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)

MORE THAN  
**50 YEARS**  
OF REAL ESTATE EXPERIENCE

MORE THAN  
**80 PROJECTS**  
COMPLETED

**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



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# Superb construction

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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 to 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 use only premium finishes in your homes and use premium, polymer paints that do not fade and last for a long time.



## Safety first

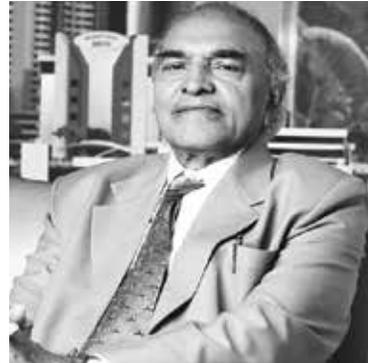
We deploy high quality CCTV, fire fighting & electrical safety systems. We use multiple circuit breakers, low smoke hazard cables, elevator safety systems and more to ensure your safety. Our water tanks are also designed to minimise microorganism growth.

# 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 few decades.



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



Marathon Antariksh was the first high rise in Mulund.



KUMUDINI  
**1975**



MAHAVIR  
DHAM  
**1977**



RITA  
APARTMENTS  
**1979**



TIRUPATI &  
BALAJI  
**1982**



JUPITER-  
VENUS  
**1985**

## 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**



UDYOG  
KSHETRA  
**1997**



MARATHON  
HERITAGE  
**1999**

## 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.



We launched NeoHomes - a new generation of urban homes at Bhandup W, that offers the average Mumbai-kar the chance to own a home in the city.



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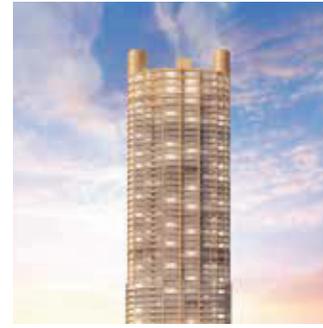
## Ongoing projects

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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**



Monte Carlo, **Mulund (W)**



Emblem, **Mulund (W)**



Nexzone, **Panvel**



Nexworld, **Dombivali (E)**



NeoHomes, **Bhandup (W)**



Eminence, **Mulund (W)**



Nagari-NX, **Badlapur (E)**



Monte Plaza, **Mulund (W)**



Futurex, **Lower Parel**



Icon, **Lower Parel**





**The project has been registered via MahaRERA registration number: RERA NO.: P51700000686/0952/1265 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.**

Disclaimer: Marathon Nextown is developed by Marathon Energen-LLP (A part of Marathon Group Company). The Project Marathon Nextown shall be developed in a phase wise manner and is divided into various Real Estate Projects. The various Real Estate Projects have been registered on the MAHA RERA website and details of the same are available on the website link <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.

Maps may not be to scale and distances and travel times are as available on Google Maps.

All dimensions mentioned in the drawings may vary / differ due to construction contingencies, construction variances, site conditions and changes required by regulatory authorities.

Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals.

The images of the dream flat shown are actual photographs of the flat merged with actual drone views from the site.

The views depicted in the pictures 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 promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The picture of the proposed Residential Flat / Dream flat is of a specific configuration showcasing the interior layout.

The common layout amenities will be developed and delivered along with the Real Estate Project Marathon Nextown Sapphire 2 as disclosed on the MAHA RERA website.



Project funded by LIC Housing Finance Ltd



Site & Sales: Marathon Nextown, Opp. Padle Gaon Bus Stop, Off Kalyan-Shil Road, Thane - 421204

T: 7671900900 | W: [marathon.in/nextown](http://marathon.in/nextown)