MARATHON

MARATHON Nexzone

Panvel

PANVEL'S

FINEST TOWNSHIP

Spread over a lush green land parcel overlooking the serene Panvel creek, Nexzone offers best in class homes with breathtaking valley views, brilliant floor plans & world-class amenities. It truly is Panvel's finest township.

3000+ Happy customers

2000+Homes delivered

25 Acre land pacel

16 Towers in Phase 1 & 2

VISIT WEBSITE

TAKE A VIRTUAL TOUR

WATCH PROJECT FILM

HEAR FROM NEXZONE CUSTOMERS

"I booked my apartment at Nexzone on the very first day of prelaunch. As of today, the best township in Panvel is undoubtedly Marathon Nexzone. Everything that they have given in the apartment - the finishes, the fixtures everything is topnotch."

Mr Rizwan Dalvi,
Nexzone Resident

"Marathon is a big brand & we always believe in investing in a good brand. We are from Mulund and so is the Marathon family, so naturally there is a element of trust which comes with buying a Marathon home"

Mr & Mrs Ghelani,
Nexzone Resident (Interior Designer)

"The best part about Marathon is the location that they choose - this I really like. If I compare my vision to how it was when I bought, to now when I am moving in, the whole area has completely changed. And 3 years down the line it will again be transformed"

Mr Koshyari,
Nexzone Resident (Fashion Designer)

"I really like Marathon group's attention to detail in terms of planning. The children's bedroom is very spacious, the kitchen also has an additional utility area which is very useful"

Mrs Date,
Nexzone Resident (Homemaker)

INDEX

TOWNSHIP 01

LOCATION 02

APARTMENTS 03

AMENITIES 04

STATUS 05

MARATHON 06

AN INCREDIBLE TOWNSHIP

Living in a township means you have an array of amenities just a few steps away, ample greenery and open spaces for your family to enjoy with peace and privacy, landscaped gardens to walk through. Be a part of a vibrant community.

25 ACRES of total development **12 TOWERS** in Phase 1

4 TOWERS in Phase 2

PHASE II

Phase II at Nexzone brings the much in demand 1 BHKs to the Panvel market. It is set to have both 1 & 2 BHK homes with creek facing decks for you to enjoy brilliant sunsets.

4 TOWERS

20000 sqft of retail space*

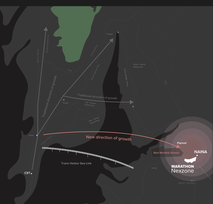
30000 sqft of podium space*

The areas & no. of floors mentioned is proposed.The common areas & amenities as shown in the layout plan for Phase 2 shall be completed with the Maha RERA real estate project "Aster 2", Rera Application ID REA52000065137. Landscape Podium Plan as seen for Phase 2 might undergo modifications based on developer discretion and is subject to approvals from the planning authority.The common areas & amenities as shown in the layout plan for Phase 1 shall be completed with the Maha RERA real estate project "Marathon Nexzone Antilia 2", PS2000000671 as per the timeline shown on MahaRERA website.

A NEW DIRECTION OF GROWTH

Over the last couple of decades, Mumbai has expanded rapidly. This growth has been primarily northwards along the railway lines which serve as the single largest public transport system in the world.

But the new infrastructure projects coming up in Panvel are set to change the direction of Mumbai's expansion – the airport, the proposed Trans-Harbor sea link and other projects like the CST-Panvel AC rail and the metro will connect Panvel directly with South Mumbai, opening up a new direction of growth towards the East.



A NEW AEROTROPOLIS

Traditionally airports are built inside cities, but now across the globe increasingly, cities are being built around airports - this is called an aerotropolis. There have been many success stories at Amsterdam Schiphol, Paris Charles de Gaulle, Dubai, and Memphis.

With Navi Mumbai Airport Notified Area (NAINA), a proposed 1500 sq.km. city around the airport being finalized by CIDCO, the whole area around Panvel is on its way to becoming the next big aerotropolis

EXCELLENT CONNECTIVITY

Nexzone has a bright and shining future, but even at present it enjoys incredible connectivity to Navi Mumbai and Mumbai city.

LOCAL

Panvel station is less than 15 minutes away, giving Nexzone easy access to the train lines. The nearest bus stop, Polaspe Phata, is just 700 meters away from the site.

NAVI MUMBAI

The Thane-Belapur road connects Nexzone to Navi Mumbai via the Mumbai-Pune highway making hubs like Vashi in less than 40 mins away. Airoli (44 mins) and Thane (50 mins) are also easily accessible as rail connectivity is excellent through the Thane-Panvel Harbor line.

MUMBAI

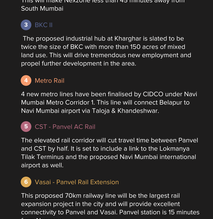
The Sion Panvel expressway connects Nexzone to Mumbai city making major suburbs like Chembur merely 45 mins away. By rail, Nexzone enjoys connectivity all the way to CST through the Harbor Line.

Travel times from Panvel station by fast train

Travel times by road from Nexzone

PANVEL SET TO TAKE OFF

Marathon Nexzone enjoys perhaps the most promising location in our entire country given the incredible transformation happening at Panvel



1 Airport Area

The pre-development work for the long awaited Navi Mumbai airport project has already begun with GVK group. Nexzone is just 10 mins from the airport.

2 Trans-Harbour Sea Link

The game changing 22 Km long bridge will be the gateway to Navi Mumbai and connect Sewri with Nhava Sea Port, the Mumbai Pune Expressway and the Mumbai Goa highway. This will make Nexzone less than 45 minutes away from South Mumbai

3 BKC II

The proposed industrial hub at Kharghar is slated to be twice the size of BKC with more than 150 acres of mixed land use. This will drive tremendous new employment and propel further development in the area.

4 Metro Rail

4 new metro lines have been finalised by CIDCO under Navi Mumbai Metro Corridor 1. This line will connect Belapur to Navi Mumbai airport via Taloja & Khandeshwar.

5 CST - Panvel AC Rail

The elevated rail corridor will cut travel time between Panvel and CST by half. It is set to include a link to the Lokmanya Tilak Terminus and the proposed Navi Mumbai international airport as well.

6 Vasai - Panvel Rail Extension

This proposed 70km railway line will be the largest rail expansion project in the city and will provide excellent connectivity to Panvel and Vasai. Panvel station is 15 minutes from Nexzone.

7 Virar - Alibaug Multi Modal Corridor

This 126km long project runs very close to Nexzone 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.

8 Navi Mumbai Airport Influence Notified Area (NAINA)

370 sq km area around the new airport has been declared as NAINA, which demarcates hubs for agro-farming, education, trade, information technology, services, medical treatment, etc in the area. This is going to change the face of the entire region around Nexzone.

READ MORE

EVERYTHING YOU NEED & MORE

An array of schools, colleges, banks and shopping centres are present in close proximity. At Nexzone, everything you need is just around the corner.

Schools and Colleges

- New Horizon Public School 2.3 km
- Delhi Public School 3.9 km
- Ryan International School 7.5 km
- Mahavira Education Society 7.8 km
- Pillai College of Arts, Commerce and Science 6.6 km
- Amity University Mumbai 12.2 km
- St. Wilfred College 7.1 km
- DAV Public School 7.8 km

Hospitals

- Life care multi speciality hospital 4.1 km
- Life line hospital 5.8 km
- Laxmi Eye Institute 5.7 km
- Prachin healthcare multi speciality hospital 7 km
- Sahansrabudhe Hospital and ICU 7.2 km
- Sukhan Hospital 8.6 km

Banks

- SBI 5.4 km
- Axis Bank 5.8 km
- HDFC Bank 6.8 km
- Bank of Maharashtra 9.7 km

Malls

- K. Mall 5.5 km
- Orion Mall 10 km
- Nuprayasha Shopping complex 10.5 km
- Reliance Smart 7 km
- D Mart 7.5 km

Nexzone also has it's very own retail promenade for your daily needs

IN THE MIDST OF NATURE

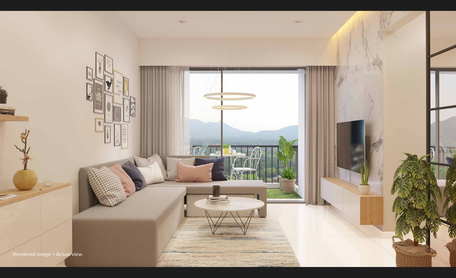
So close to the city, but so far from the noise! The apartments at Nexzone has gorgeous views of the hills and valleys of the Western Ghats, which you can enjoy through massive, full-width windows.Select apartments even have a double height sundeck and C-shaped windows in the master bedroom for you to soak in the natural beauty of the surrounds.

FIND THE PERFECT FIT

Nexzone has thoughtfully planned 1, 2, 2.5 & 3 BHK homes across a wide range of sizes, prices and possession dates, so you can choose the apartment that best fits your needs and budget

1 BHK 449 – 459 sq ft
2 BHK 581 – 745 sq ft
2.5 BHK 903 – 913 sq ft
3 BHK 922 sq ft

**All areas are RERA carpet areas. Please refer to the floor plans for actual areas for the apartment of your choice*



DESIGN THINKING

Everything at Nexzone- its large windows, wide balconies, efficient floor & picture perfect views have been designed with the customer at the centre.

A VIEW WORTH YOUR TIME

Apartments in Phase 2 come with large 5ft 4 inch wide balconies overlooking the Panvel creek. Enjoy blissful sunsets from your home.

VS

OTHER DEVELOPMENTS

Most contemporary builders have smaller windows in both living & bedrooms which reduce the natural light & ventilation. And most importantly most of them do not have a balcony & even if they do they are narrow & only 2 ft wide.

MARATHON NEXZONE

All Nexzone apartments have massive full-width windows for you to soak in the breathtaking views. Large windows also ensure a lot of natural light & ventilation in the room, completely transforming your regular living experience.

RIGHT SIZED HOMES

Homes at Nexzone are efficiently planned to ensure minimum area wastage. Even the 1BHKs in phase II have a big living room & minimal passage area. This gives you more usable carpet area and allows you the flexibility to plan your furniture in multiple ways.

STORE MORE

All apartments in Phase II come with dedicated storage niches for you to plan your wardrobe. The master bed of the 1BHK has enough space to house a queen bed, a study desk with a chair, a TV unit, a 4X2ft wardrobe and still have plenty of space to walk around. Very few contemporary apartments can boast of the same.

PLANNED TO PERFECTION

Nexzone Phase II has been planned with your every need in mind. Even with 4 buildings the average distance between 2 buildings is 60m. With Nexzone, enjoy vast open spaces and breathtaking valley views.

DOWNLOAD THE FLOOR PLANS

Rendered image + Actual view

Rendered image + Actual view

Rendered image + Actual view

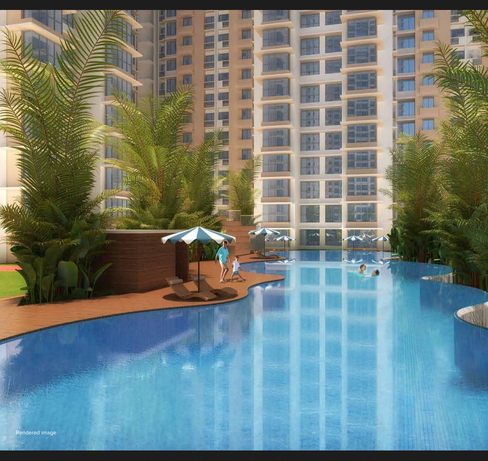
INDULGE

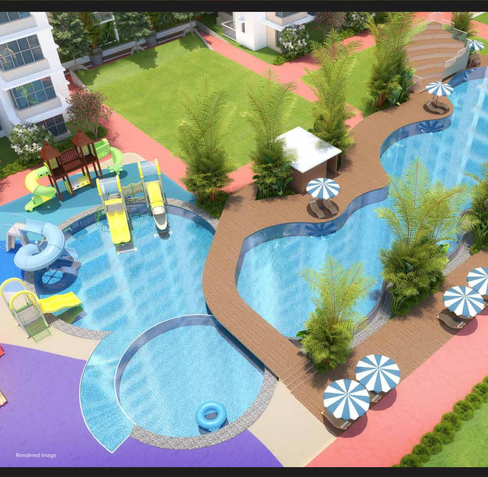
PHASE I AMENITIES

At Nexzone, you have access to 10+ world class amenities. Everything from a state of the art Gym, to swimming pool to a multi-purpose sports court to a fully functional aerobics room is at your disposal. Indulgence is good

- CLUBHOUSE
- SWIMMING POOL
- GYMNASIUM
- INDOOR GAMES
- MULTI-PURPOSE SPORTS COURT
- MULTIPURPOSE HALL
- LANDSCAPED PARK
- SENIOR CITIZEN'S CORNER
- JOGGING TRACK
- MASSAGE ROOM
- AEROBICS ROOM
- KIDS' PLAY AREA

All Phase 2 amenities will be delivered with MahaRERA project Aster 2 - P52000023148 as per timelines shown in MahaRERA website.





THERE'S SOMETHING FOR EVERYONE

PHASE II AMENITIES

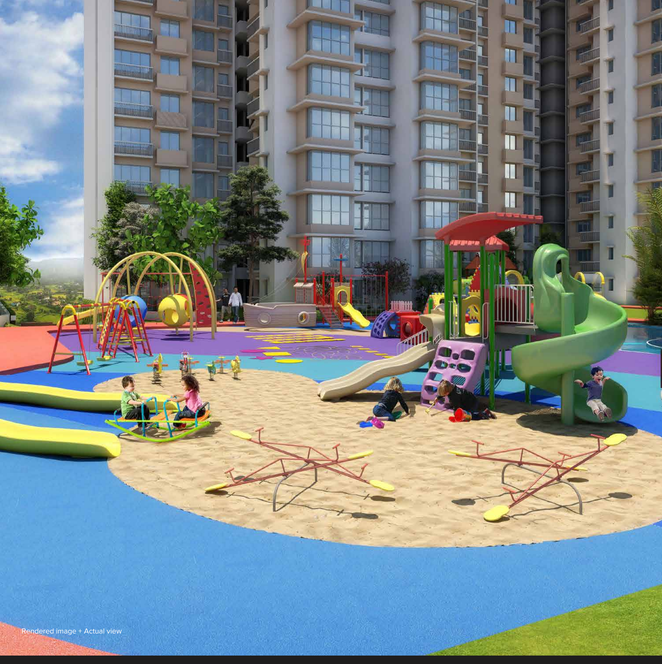
In a city starved for open spaces & recreational amenities, Nexzone has it all.

30,000 SQFT of Podium amenities*

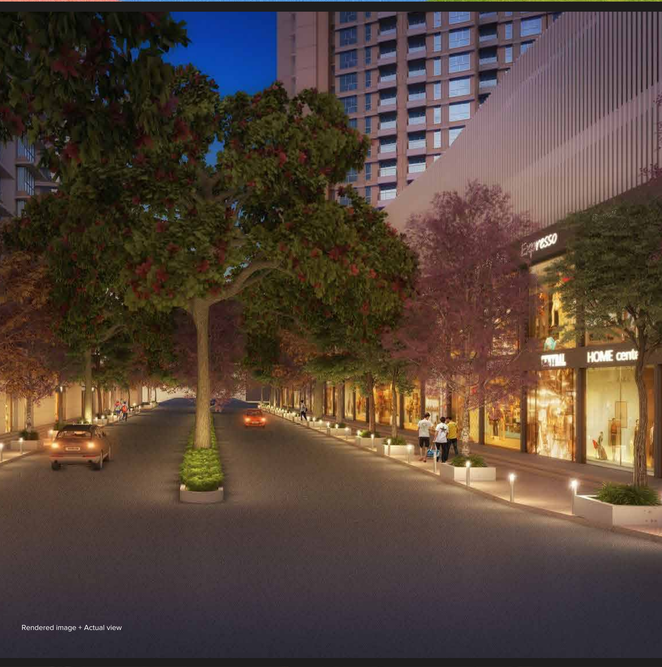
20,000 SQFT of Retail space*

- LANDSCAPED PARK
- KIDS' PLAY AREA
- JOGGING TRACK
- INDOOR GAMES
- GYMNASIUM

All Phase 2 amenities will be delivered with MahaRERA project Aster 2 - P52000023148 as per timelines shown in MahaRERA website



Rendered image + Actual view



Rendered image + Actual view

Rendered image + Actual view

Project amenities

- Double height entrance lobby
- Well designed compound walls with security gates
- Fire fighting equipment as per local norms
- High speed elevators
- Three tier security system :
  1. Gate security
  2. Lobby security
  3. CCTV monitoring and intercom

Apartment amenities

- Ceramic tile flooring
- Oil bound distemper paint for ceilings and walls
- Granite kitchen platform with stainless steel sink
- Ceramic wall tiles in kitchen
- Designer ceramic tiles on toilet walls till door frame height
- Concealed plubming with I.S.I quality sanitary fittings in toilets
- Storage type boiler in master toilets and geyser in common toilet
- Powder coated aluminium windows
- Concealed electrical wiring with copper wire and circuit breakers at appropriate places
- Red Marandi wood door frames
- Solid core flush doors with one side laminate and one side veneer finish for rooms

TRUST AND TRANSPARENCY

We want our customers to be well informed at every step of the buying process and know exactly what they are getting and when they are getting it.

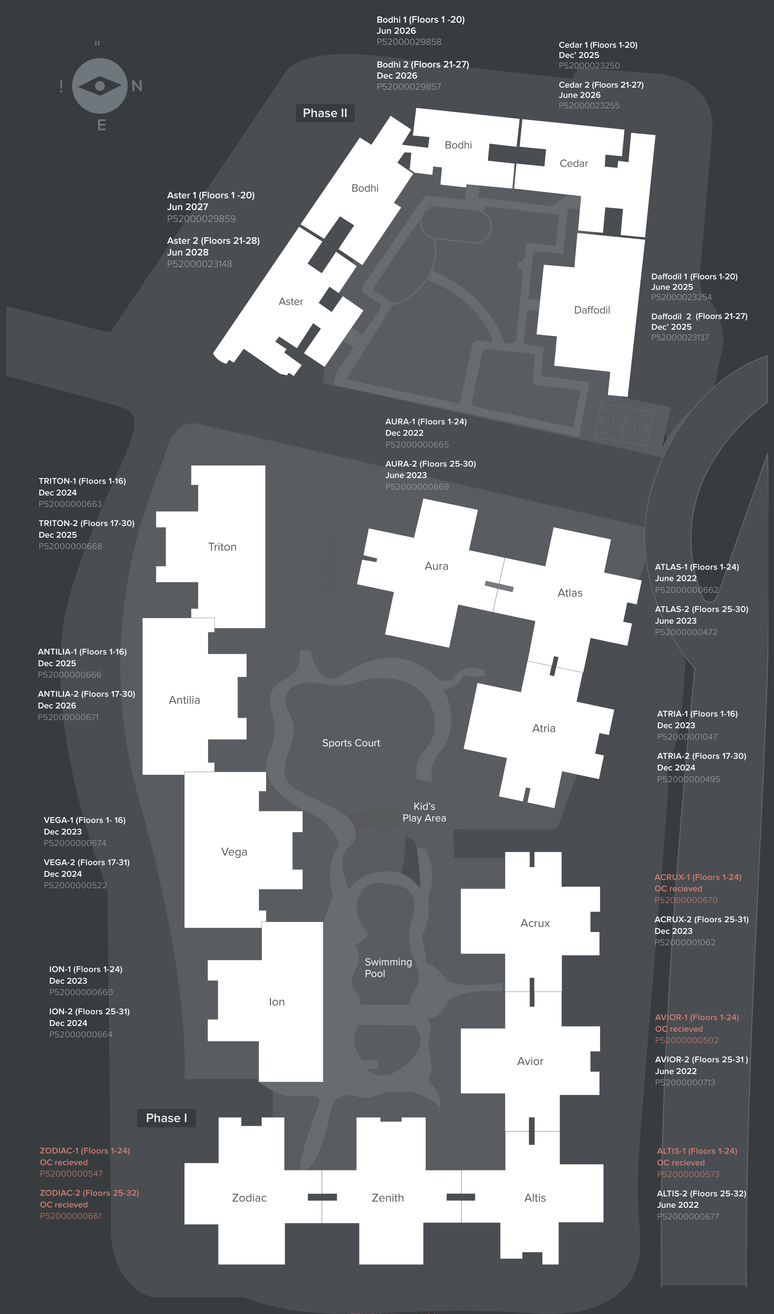
The layout plan on the right gives you a clear picture of our development phases. The common areas & amenities as shown in the plan for Phase 1 shall be completed with the Maha RERA real estate project Antilia 2.

You can also access the details on the RERA website

1. Visit the following link - https://maharerait.mahaonline.gov.in
2. Go to 'Search Project Details' & select User Type - Registered Projects & click on 'Advanced search'
3. Select Division - Konkan, District - Raigarh, Taluka - Panvel & Village - Kolkhe and in the dropdown you will find all the 24 projects listed

LATEST UPDATES

All projects marked 1 includes the 2 basements below the ground floor. All projectsmarked 2, includes the stilt & podium.



All Phase 2 amenities will be delivered with MahaRERA project Aster 2 - P52000023148 as per timelines shown in MahaRERA website

Piramal Finance

The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Capital & Housing Finance Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/flat in the project.

MARATHON

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
52 YEARS
OF REAL ESTATE EXPERIENCE

MORE THAN
100 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

SUPERB CONSTRUCTION

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

52 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 formworktechnology 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.

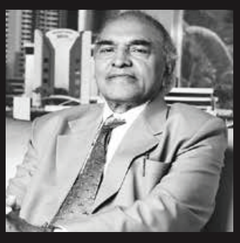
Scan the code below to learn more on how our construction practices set us apart

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.



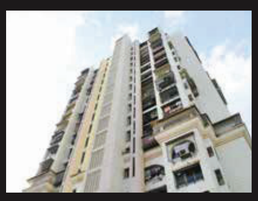
1969

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

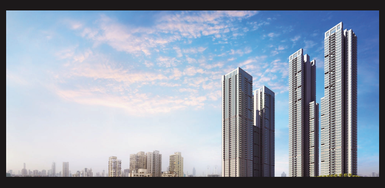
VIRAYATAN (DEOLALI)
1996

UDYOG KSHETRA
1997

MARATHON HERITAGE
1999

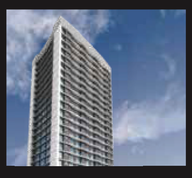
10'S - PRESENT

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.

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**

Monte Carlo, **Mulund (W)**

Nexzone, **Panvel**

Nexworld, **Dombivali (E)**

NeoHomes, **Bhandup (W)**

Eminence, **Mulund (W)**

Futurex, **Lower Parel**

Millennium, **Mulund (W)**

Zaver Arcade,**Mulund (W)**

Nextown, **Kalyan-Shil Rd**

Estrade Real Estate Awards
Digital Awards, Singapore.2021
Marathon Group

Iconic Premium Residential Project
Midday Icons 2019
Marathon Nexzone

Estate awards 2019 W
Affordable housing of the year
Marathon NeoHomes

D L Shah Quality Award 2018
Quality Council of India
Marathon Nexworld

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

Developer of the Year
DNA Real Estate & Inrastructure
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 Residential High-Rise Architecture
Asia-Pacific Property Awards 2017
Monte South

Best Commercial High-Rise Development
Asia-Pacific Property Awards 2017
Marathon Futurex, lower Parel

RBNQA 'Making Quality Happen'
Awards 2017
Marathon Group

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

2nd Most Trusted Developer in MMR
NDTV Profit & Prop Equity
Survey, 2014
Marathon Group

Best Residential Apartment: Low cost Metro - 2012
by CREDAI
Marathon Nagari, Badlapur

Best Urban Design & Master Planning 2009
Construction Source India
Marathon Nextgen Campus
Lower Parel

Best Residential Project of the Year 1999
Accommodation Times
Marathon Heights, Worli

MARATHON

Phase I - MAHA RERA Registration No. P52000000547/661/660/664/674/522/666/671/663/668/658/667/573/677/502/713/670/1062/1047/495/662/472/669/665

Phase II - MAHA RERA Registration No. P52000023254/23137/23255/29858/29857/29859/23148