MARATHON
Nexzone
Panvel

MARATHON

THE NIRVANA COLLECTION

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NIRVANA IS..

THE FEELING WHEN EVERYTHING ALIGNS.

A THRIVING COMMUNITY.
A NEW GLOBAL AIRPORT.
THE FINAL, AND YET,
THE FINEST PHASE.

Welcome to the Nirvana Collection at Marathon Nexzone – the final chapter of Panvel's most loved townships.

We've delivered over 2500 homes in Panvel, and we've watched the location transform from a distant suburb to a thriving hotspot just 10 minutes from a world-class airport.

We have now set out to raise the bar with the Nirvana Collection. Inspired by the idea of Nirvana — a state of peace and fulfillment — this collection of residences is crafted to elevate the everyday.

THE PROJECT

NIRVANA IS...

THE VISION COMING TO LIFE.

Over two decades, we've built trust, delivered on promises, and created one of the most sought-after townships in the region.

25 acres. **16** towers. Over **2,500** homes delivered.

But to us Nexzone is more than these numbers.

What makes it special is the people who've made it home and the community we've created.

We saw the tremendous potential of Panvel long before it became a hotspot - we were one of the first entrants. Today, with 1000's of happy families at Nexzone, we are immensely proud that our vision has turned into a thriving community.

"The best part of this project is the location they've chosen. I have seen the region completely changing in the last few years, and I'm sure three years down the line it's going to be completely different."

Ananya Kandhan,
Interior Designer & Nexzone Resident

"Your experience matters a lot. Certain projects give you positive vibes, this was one of them."

Jyotsna Kandhan,
Advocate & Nexzone Resident

Actual Image

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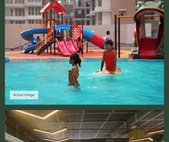

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16 TOWERS IN THE FIRST TWO PHASES

2500+ HOMES DELIVERED

5000+ RESIDENTS IN THE COMMUNITY

10 MINS FROM THE AIRPORT

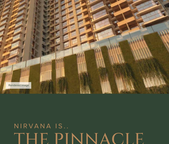
15 MINS FROM ATAL SETU

In 2008, when Panvel's promise was just beginning, we laid the foundation of Phase 1.

As the city started to grow and take shape, we launched Phase 2.

And now, with Panvel taking off - we're proud to present our most premium offering yet.

THE NIRVANA COLLECTION



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NIRVANA IS...

THE PINNACLE OF THE NEXZONE JOURNEY.

Welcome to the most elevated chapter of Panvel's most iconic township. Rising tall with striking architecture, breathtaking views, expansive living spaces, world-class amenities, and a vibrant retail experience — this is where vision, scale, and serenity meet.

4 NEW STUNNING TOWERS

28 STOREYS

2,3 & 4 BED PREMIUM RESIDENCES

70,000 SQ.FT RETAIL PLAZA

70,000 SQ.FT EXCLUSIVE PODIUM AMENITIES

Watch Project Film

Take a Virtual Tour

MASTERPLAN

THE LOCATION

NIRVANA IS..
BEING IN THE RIGHT PLACE AT THE RIGHT TIME.

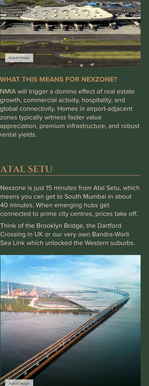
After years of being "the next big thing," Panvel is finally here — at the epicentre of India's real estate revolution.

With game-changing infrastructure taking shape, Panvel isn't just rising — it's leading.

NMIA

Just 10 minutes from Nexzone, Navi Mumbai International Airport (NMIA) is the beating heart of Panvel's transformation and will serve over 50mn passengers annually.

Across the globe there are many examples of cities being built around new airports across the globe — Incheon in Seoul, Schiphol in Amsterdam, and Changi in Singapore.



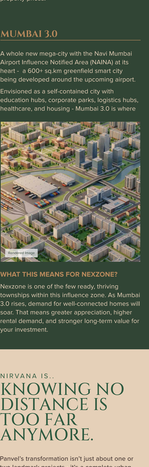
WHAT THIS MEANS FOR NEXZONE?

NMIA will trigger a domino effect of real estate growth, commercial activity, hospitality, and global connectivity. Homes in airport-adjacent zones typically witness faster value appreciation, premium infrastructure, and robust rental yields.

ATAL SETU

Nexzone is just 15 minutes from Atal Setu, which means you can get to South Mumbai in about 40 minutes. When emerging hubs get connected to prime city centres, prices take off.

Think of the Brooklyn Bridge, the Dartford Crossing in UK or our very own Bandra-Worli Sea Link which unlocked the Western suburbs.



WHAT THIS MEANS FOR NEXZONE?

Property are expected to increase. If you check property prices of all locations that are 40 minutes from South Mumbai like Andheri or Chembur, Panvel has by-far the lowest property prices.

Envisioned as a self-contained city with education hubs, corporate parks, logistics hubs, healthcare, and housing - Mumbai 3.0 is where

MUMBAI 3.0

A whole new mega-city with the Navi Mumbai Airport Influence Notified Area (NAINA) at its heart - a 600+ sq.km greenfield smart city being developed around the upcoming airport.

WHAT THIS MEANS FOR NEXZONE?

Nexzone is one of the few ready, thriving townships within this influence zone. As Mumbai 3.0 rises, demand for well-connected homes will soar. That means greater appreciation, higher rental demand, and stronger long-term value for your investment.

NIRVANA IS..
KNOWING NO DISTANCE IS TOO FAR ANYMORE.

Panvel's transformation isn't just about one or two landmark projects - it's a complete urban shift. From new metro lines and rail corridors to smart city plans and business districts, the region is becoming faster, smarter, and more connected every day. At Nirvana, you're not just well located - you're future-ready.

View on Google Maps

KEY LOCATIONS

NEAREST BUS STOP (PALASPE PHATA)
700m

NAVI MUMBAI INTERNATIONAL AIRPORT
~10 mins

PANVEL STATION
~15 mins

SOUTH MUMBAI
~40 mins via Atal Setu

VASHI
~30 mins via Sion- Panvel Road

CHEMBUR
~45 mins via Sion- Panvel Expressway

FUTURE INFRASTRUCTURE PROJECTS

1 NAVI MUMBAI METRO LINES

Line 1 is operational, with upcoming links to the Navi Mumbai International Airport and Metro Line 8 (Gold Line) connecting both airports.

2 PANVEL KARJAT RAIL CORRIDOR

A 29.6 km new suburban rail line (67% complete) that will ease congestion and improve connectivity beyond the suburbs.

3 VIRAR-PANVEL-ALIBAUG CORRIDOR

MMRDA's 140 km multi-modal corridor linking four national highways, with Panvel as a key transit hub.

4 NAINA SMART CITY

A 600+ km² planned smart city, set to drive large-scale residential and commercial growth.

5 BKC 2

A 200-hectare business district planned as the next BKC and a major future employment hub.

6 MTHL & ULWE COASTAL ROAD

Atal Setu links Sewri to Chirle in under 20 minutes, while the Ulwe Coastal Road will connect directly to the airport.

NIRVANA IS..
KNOWING EVERYTHING YOU NEED IS JUST AROUND THE CORNER.

Panvel has evolved into a buzzing, well-connected city with everything close at hand — from cafés and malls to hospitals, schools, and banks. Life at Nexzone means being minutes away from everything that matters.

SCHOOLS & COLLEGES

- Kendriya Vidyalaya Panvel - 3.2 km
- Delhi Public School - 4.8 km
- Ryan International School - 1.5 km
- Mahatma Education Society - 1.8 km
- Dron College Of Arts, Commerce and Science - 4.8 km
- Lord University Alwar - 5.2 km
- St. Wilfred College - 1.5 km
- D.A.V. Public School - 1.8 km

BANKS

- SBI - 3.4 km
- Axis Bank - 3.4 km
- Union Bank - 3.4 km
- Bank Of Maharashtra - 3.7 km

HOSPITALS

- Life Care Multi-Specialty Hospital - 6.8 km
- Life Line Hospital - 5.8 km
- Laxmi Eye Institute - 5.1 km
- Practice Hawaiian Multi Specialty Hospital - 5.1 km
- Medicare Life Hospital and ICU - 7.3 km
- Sunrism Hospital - 4.8 km

SHOPPING

- Reliance Smart - 1.6m
- Dmart - 1.6m
- V-Mart - 5.8 km
- Hero Mart - 6.8 km
- Vegetables Shopping Complex - 5.5 km

NIRVANA IS...

FINDING YOUR PERFECT MATCH.

At Nirvana, discover a thoughtfully curated collection of residences, each designed to suit different lifestyles, but all crafted with care, elegance, and quality.

Whether you're looking for a cozy nest or a spacious haven, your perfect match is waiting.

Download Floor Plans

Rendered Image

SERENE 2 BHK

Total Area: 956 sq.ft
Carpet Area: 677 sq.ft
Balcony Area: 23 sq.ft
Utility Area: 16 sq.ft

SANCTUARY 2 BHK

Total Area: 710 sq.ft
Carpet Area: 684 sq.ft
Balcony Area: 26 sq.ft
Utility Area: 20 sq.ft

SOLACE 3.5 BHK

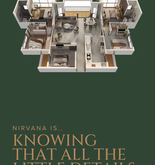
Total Area: 1060 sq.ft
Carpet Area: 1010 sq.ft
Balcony Area: 34 sq.ft
Utility Area: 20 sq.ft

HORIZON 4.5 BHK

Total Area: 1385 sq.ft
Carpet Area: 1307 sq.ft
Balcony Area: 52 sq.ft
Utility Area: 16 sq.ft

RETREAT 5 BHK

Total Area: 1431 sq.ft
Carpet Area: 1337 sq.ft
Balcony Area: 74 sq.ft
Utility Area: 20 sq.ft



NIRVANA IS...

KNOWING THAT ALL THE LITTLE DETAILS ARE TAKEN CARE OF.

Every home at Nirvana is designed with real life in mind — from smart storage niches to designated spaces for appliances like your AC, fridge, and washing machine. So your space stays organized, practical, and truly livable.

APARTMENT SPECIFICATIONS

- Video Door Phone
- Digital Lock
- Ceramic Tile Flooring
- Wooden Lookalike Tiles In Balconies
- Wooden Flooring In Master Bedroom
- UV-Resin Grainscape Paint For Ceilings And Walls
- Decorative Wall Tiles In Toilets
- Granite Kitchen Platform With Tile Dado Till Ceiling Height
- Granite Kitchen Platform With Stainless Sink
- Hot Water Tap In Kitchen
- Exhaust Point In Kitchen And Toilet
- Concealed Plumbing With CC Shafts, Valves In Plumbing Shafts
- Concealed Copper Wiring With Fire Retardant Coverings, Switches And Sockets Of Premium Quality
- Concealed Electrical Wiring With Provision For Air Conditioner In Bedrooms
- Powder Coated Aluminium Windows
- Anti Termite Wood Door Frames

NIRVANA IS...

BEING TRULY CONNECTED TO NATURE.

Nexzone is the midst of lush green surrounds. At Nirvana, nature isn't just outside your window - we've designed it to be part of your home.

Large balconies and expansive windows turn every moment into a breath of fresh air.

LARGE WINDOWS

C-SHAPED WINDOWS IN SELECT ROOMS

DECKS

Rendered Image

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THE AMENITIES

NIRVANA IS..

FINDING YOUR PERFECT ESCAPE EVERY DAY.

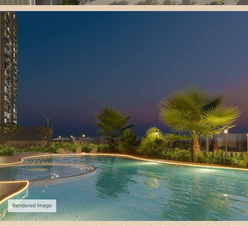
Nirvana will have over 70,000 sq. ft. of exclusive indoor and open-to-sky amenities. From cafés and sports courts, to a world-class gym and pool — there's always something to do, for everyone. Why step out, when everything you love is right here?

Take a Virtual Tour of the Amenities

Rendered Image

NIRVANA IS..

A WORLD OF EXPERIENCES LAID OUT FOR YOU.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PROJECT SPECIFICATIONS

Grand Lobbies

Triple Layer Security System
- Main Gate
- Lobbies
- CCTV and Intercom

High Speed Elevators

Central Parking Ramp

RFID Based Parking Control

Mechanized Parking System for Large Cars

CO Sensors in Parking

Efficient Irrigation System

Water Treatment Plant to Recycle Waste Water

Efficient Fire Fighting System

Rooftop Solar Panels

Rendered Image

NIRVANA IS..

CONVENIENCE AT YOUR DOORSTEP.

The upcoming 70,000 sq. ft. retail plaza at Nirvana will bring a world of ease right to where you live. From daily essentials and wellness to cafés, boutiques, and anchor stores — everything you need will be just a short stroll away. It's high-street shopping, reimagined within the comfort of your own township.

THE MARATHON WAY

NIRVANA IS...

TRUST BUILT OVER DECADES.

Marathon has helped shape Mumbai's skyline — and the lives of thousands of families.

Marathon Nextgen Realty Limited is listed on the BSE and NSE, bringing transparency, strong governance, and long-term accountability to every project we build.

55+
YEARS OF
REAL ESTATE EXPERIENCE

18 MN.
SQ.FT. CURRENTLY
UNDER DEVELOPMENT

100+
PROJECTS DELIVERED
ACROSS THE CITY

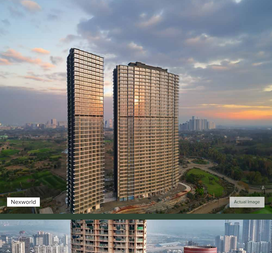
2 MN.
SQ. FT. OF COMMERCIAL
SPACES UNDERWAY

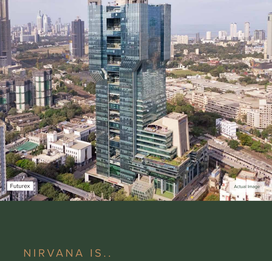
880+
ACRES BEING DEVELOPED
ACROSS THE MMR

100,000+
HOMES
PLANNED

10,000+
FAMILIES ALREADY LIVING
THE MARATHON LIFE

15,000+
TO BE DELIVERED
IN THE NEXT 5 YEARS





NIRVANA IS...

KNOWING YOU'RE IN GOOD HANDS.

We don't outsource construction. We own it. That means total control over quality — no shortcuts, no compromises. While most developers hand it off to contractors, we're one of the few who build everything in-house.

	Typical	The Marathon Way
Construction Control	Outsourced. Quality varies.	In-house build. Full quality control.
Engineering Expertise	Limited experience	54+ years. Proven systems.
Formwork	Conventional shuttering. Slower. Less precise	MVAN aluminium formwork. Faster. Smoother. Stronger.
Structure	Segmented casting. More joints.	Monolithic casting. No joints. No weak spots.
Concrete Quality	External MC. Transit delays.	On-site batching. Pumped fresh within 30 mins.
Quality Testing	Quality depends on contractor.	On-site labs. Source-level checks.
Waterproofing	Basic waterproofing. Higher leak risk.	Acrylic systems + monolithic walls. High leak resistance.
Finishes	Cost-led finishes.	Premium materials. Long-lasting paints.
Safety	Meets minimum norms only.	Fire systems, low-smoke cables, multi-breakers, lift safety.

NIRVANA IS:

LEAVING BEHIND MORE THAN JUST MEMORIES.

At The Nirvana Collection, sustainability isn't an afterthought — it's a way of life. Nirvana is pre-registered for a Silver Rating by the Indian Green Building Council (IGBC) and is designed to reduce environmental impact while enhancing your everyday comfort. From EV charging to water recycling and solar lighting, every detail is a step toward a cleaner, greener future.

Pre-registered for a Silver Rating by the Indian Green Building Council (IGBC)

EV charging stations for an electric future

Advanced water treatment systems (FHBR / MBR) for efficient reuse

Eco-friendly materials & green-certified products in construction

Drip irrigation for landscaped spaces

Recycling & solid waste composters for reduced waste footprint

Solar-powered common area lighting

Astronomical timers to cut down energy usage

Water-efficient plumbing & waterless urinals in common areas

Overhead water tanks with gravity-based flow to reduce energy use

Cycle stands & cycling tracks

Centralised parking ramp to reduce vehicular movement and emissions

NIRVANA IS:

HAVING THE ANSWERS YOU NEED.

We believe clear, open communication builds lasting trust. At Nirvana, you'll be supported by a dedicated Relationship Manager from day one — to guide you through every step of your journey.

OUR CUSTOMER APP MAKES IT EASY TO:

- Check construction updates
- Access documents
- Track payments
- Raise queries
- View a 360 video of your specific flat
- Receive key updates directly on WhatsApp

FEEDBACK & ESCALATIONS

We make it easy for you to share your feedback.

You can reach us through call, WhatsApp, email, or onsite teams — whatever is convenient for you. If you ever need to escalate an issue, you can write directly to our escalation team at: *management@marathonrealty.com*

We're committed to quick responses and transparent resolution.

OUR STORY.

OUR ORIGINS

1922

Our origins date back to 1922 when our patriarch played a ey 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.

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

Marathon Antarikish was the first high rise in Mulund.

Kamadhir 1975

Marathon Dham 1977

Ritu Apartments 1979

Tirupati & Balaji 1982

Jupiter - Venus 1985

70'S - 90'S

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

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 Parivel 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

Unigreen (Dosaal) 1996

Udyog Kalyana 1997

Marathon Heritage 1999

10'S - PRESENT

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

Launched Monte South at Byculla, a joint venture with Adani Realty. It is one of the most iconic projects in South Mumbai, spread over a massive 12.5-acre land parcel.

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

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

ONGOING PROJECTS.

We are currently building several townships in the fastest growing neighborhoods, affordable hosuing projects, ultra-luxury skyscrapers, small projects spread across the Mumbai Metro-politan Region (MMR).

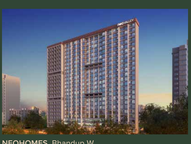
MONTE SOUTH, Byculla W

MONTE CARLO, Mulund W

ZAVER ARCADE, Mulund W

NEXWORLD, Dombivli

NEXTOWN, Kalyan-Shil



NEOHOMES, Bhandup W

FUTUREX, Lower Parel

MILLENNIUM, Mulund W

Best Mid Segment Project of the Year
Golden Pillar Awards 2023
Marathon Nexzone

Top Challenger
Construction World
Global Awards, 2022
Marathon Group

Affordable housing of the year 2019 (W)
Estate Awards

Developer of the year - 2019
Local Icons, Mid-day

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

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

RERA Registration Number: **PM1273032502296/304**
www.maharera.mahaonline.gov.in

DISCLAIMER:

Marathon Nexzone is developed by Sanvo Resorts Private Limited (a Marathon Group Company). The project is registered under the Real Estate (Regulation and Development) Act, 2016 ("RERA")

Details of all RERA-registered phases and towers of the project are available on the MahaRERA website at https://maharera.mahaonline.gov.in and on the official project website www.marathon.in/nexzone.

All intending allottees are advised to verify all project details, approvals, plans, specifications, amenities, and schedules as disclosed on the MahaRERA website from time to time.

All images, visuals, renders, walkthroughs, illustrations, drawings, photographs, furniture, fixtures, fittings, furnishings, décor elements, landscaping features, and artistic impressions shown in this brochure or any other promotional material are purely indicative and for representational purposes only and do not form part of the standard specifications of the apartment or the project unless specifically stated in the Agreement for Sale.

The furniture, materials, appliances, loose fittings, soft furnishings, décor elements, accessories, and interior styling shown in sample flats, rendered images, or visuals are not part of the offering and shall not be provided unless expressly mentioned in the Agreement for Sale.

Layouts, plans, elevations, dimensions, specifications, amenities, facilities, services, views, open spaces, and infrastructure shown are subject to variations, modifications, revisions, and approvals by the competent authorities and/or as may be required under applicable laws, rules, regulations, and development conditions.

Carpet areas, dimensions, and specifications of apartments are indicative and subject to permissible variations as allowed under RERA and as finally certified by the competent authority. The final carpet area and specifications shall be as stated in the registered Agreement for Sale.

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