MARATHON
Nexzone
Panvel

MARATHON

THE NIRVANA COLLECTION

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

DISCLAIMER:

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.

Nothing contained herein shall constitute a legal offer, promise, representation, or commitment on the part of the Promoter. The Agreement for Sale, executed in accordance with RERA, shall alone govern the rights and obligations of the parties.

MASTER PLAN

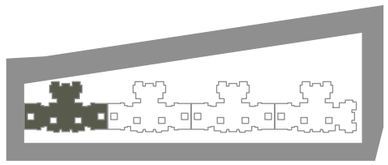

Phase 1
Phase 2
Phase 3
THE NIRVANA COLLECTION
NH4B
Towards JNPT
Towards Palaspe Phata

BUILDING PLAN

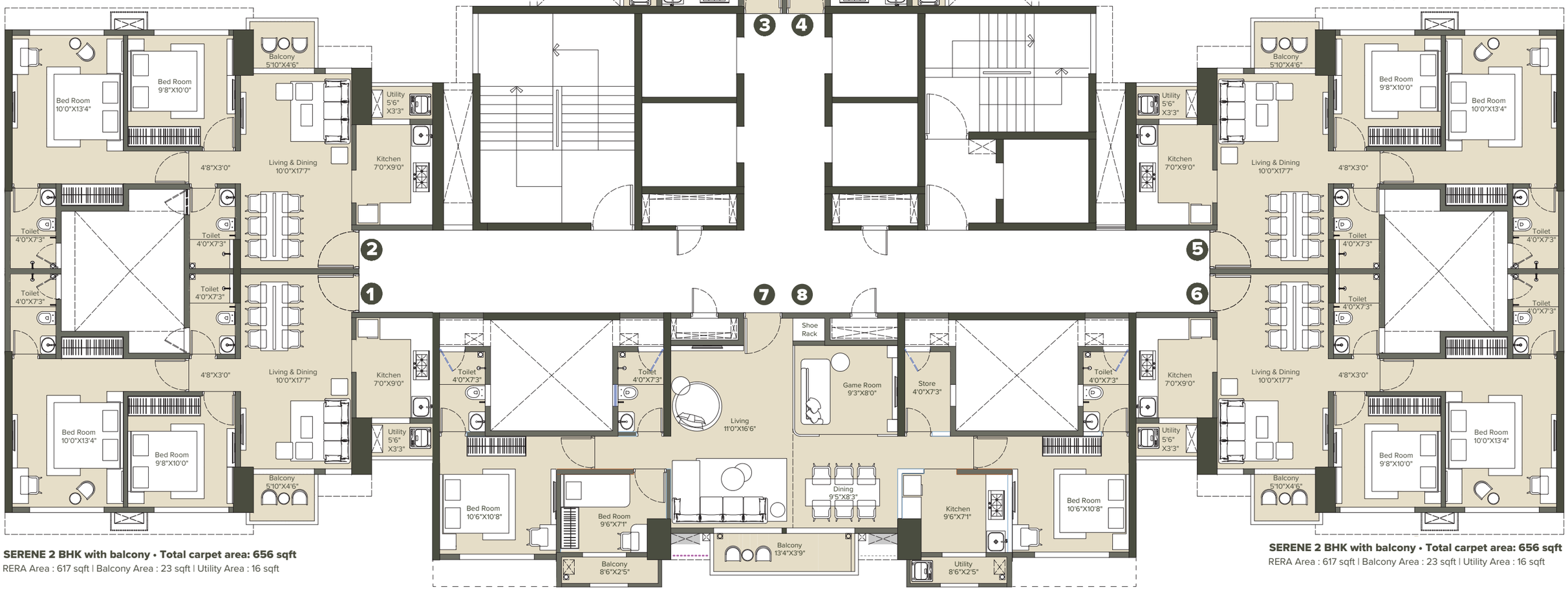
Typical Floor Plan
(7TH TO 12TH FLOOR)

SANCTUARY 2 BHK with balcony • Total carpet area: 710 sqft
RERA Area : 664 sqft | Balcony Area : 26 sqft | Utility Area : 20 sqft

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SERENE 2 BHK with balcony • Total carpet area: 656 sqft
RERA Area : 617 sqft | Balcony Area : 23 sqft | Utility Area : 16 sqft

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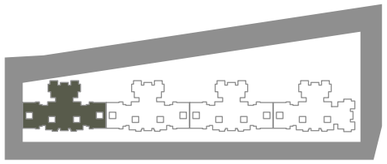
SERENE 2 BHK with balcony • Total carpet area: 656 sqft
RERA Area : 617 sqft | Balcony Area : 23 sqft | Utility Area : 16 sqft

SOLACE 3.5 BHK with balcony • Total carpet area: 1028 sqft
RERA Area : 944 sqft | Balcony Area : 64 sqft | Utility Area : 20 sqft

Floors 7 & 12 are refuge floors and the following flats are not available for sale: Flat no. 8 is not available on above refuge floors

BUILDING PLAN

Typical Floor Plan
(13TH TO 28TH FLOOR)



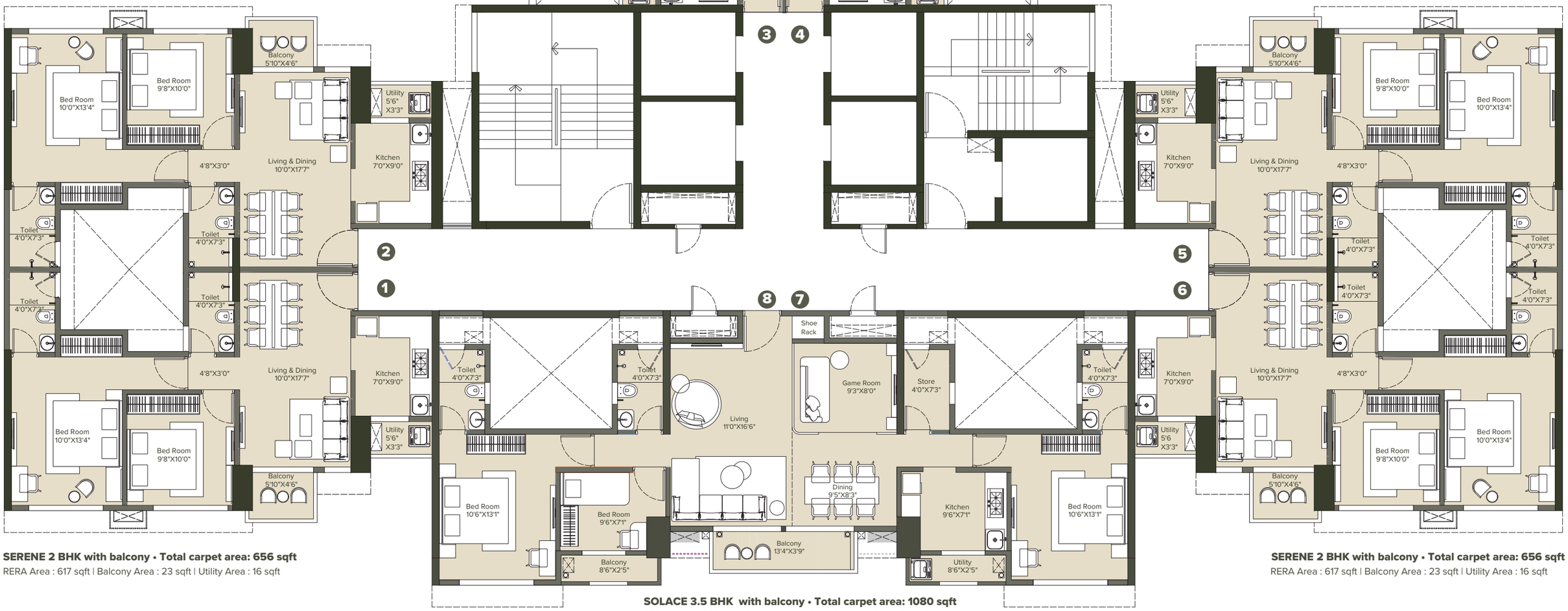


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RERA Area : 617 sqft | Balcony Area : 23 sqft | Utility Area : 16 sqft

SOLACE 3.5 BHK with balcony • Total carpet area: 1080 sqft
RERA Area : 1000 sqft | Balcony Area : 64 sqft | Utility Area : 20 sqft

Floors 17, 22 & 27 are refuge floors and the following flats are not available for sale: Flat no. 8 is not available on above refuge floors.
Floor 15 is fire surge floor and the following flats are not available for sale: Flat no. 1 & 8 are not available on above fire surge floor.

SERENE 2 BHK

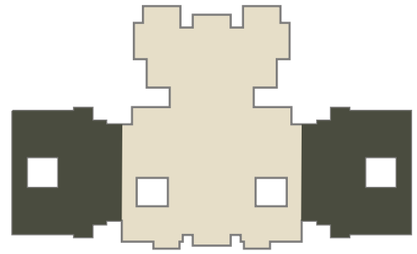
UNIT 1 , 2, 5 & 6

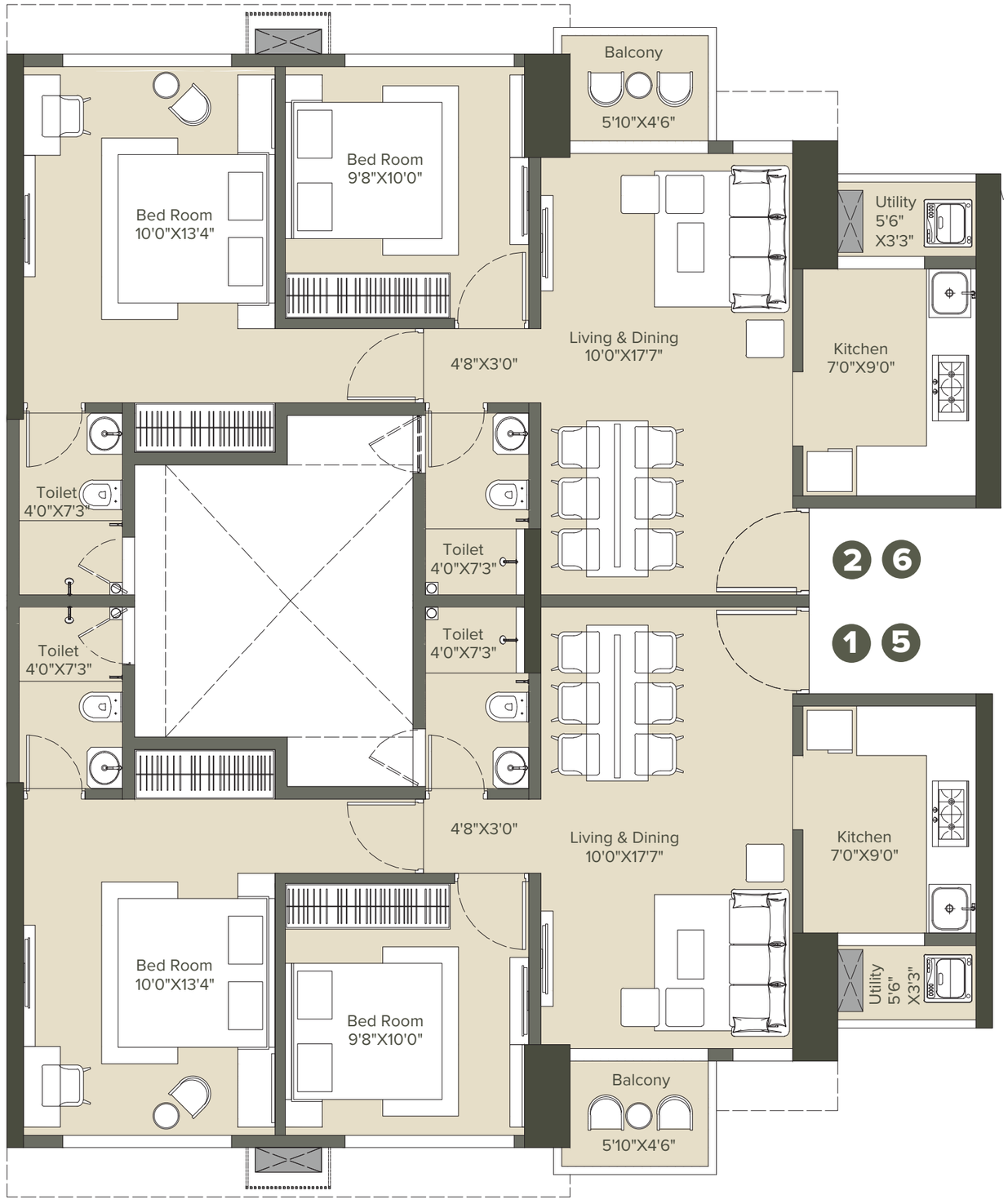
Total Area: 656 sqft

RERA Area : 617 sqft

Balconies Area : 23 sqft

Utility Area : 16 sqft





Floor 15 is fire surge floor

Flat no 1 is not available for sale.



SANCTUARY 2 BHK

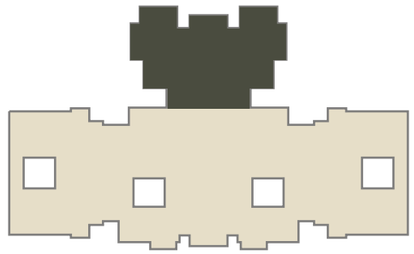
UNIT 3 & 4

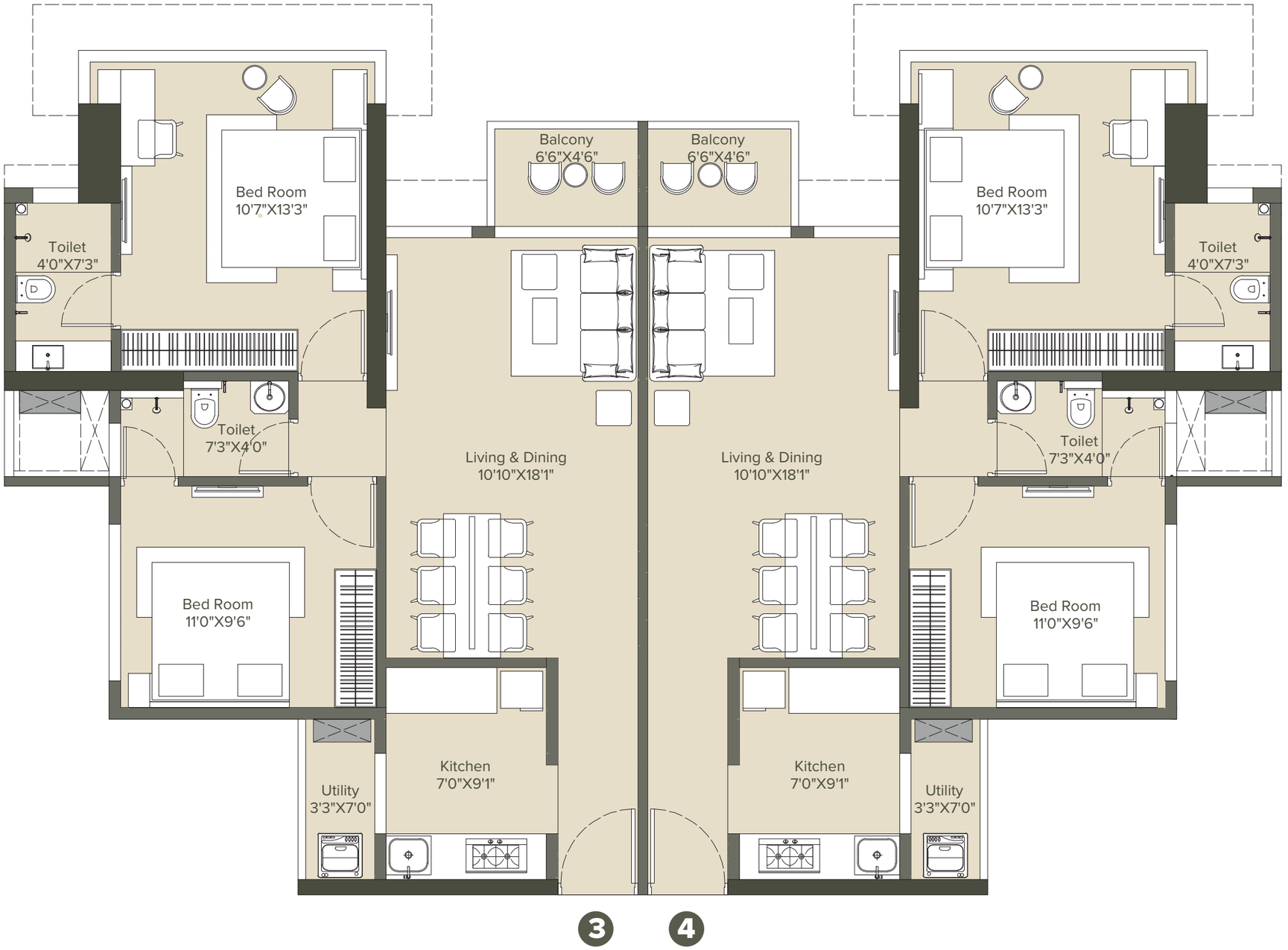
Total Area: 710 sqft

RERA Area : 664 sqft

Balconies Area : 26 sqft

Utility Area : 20 sqft







SOLACE 3.5 BHK

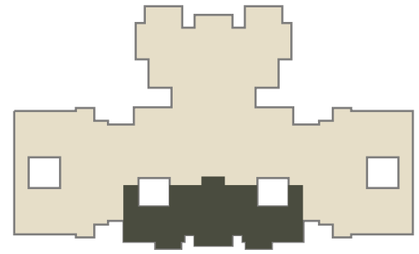
UNIT 7 & 8 (7TH TO 12TH FLOOR)

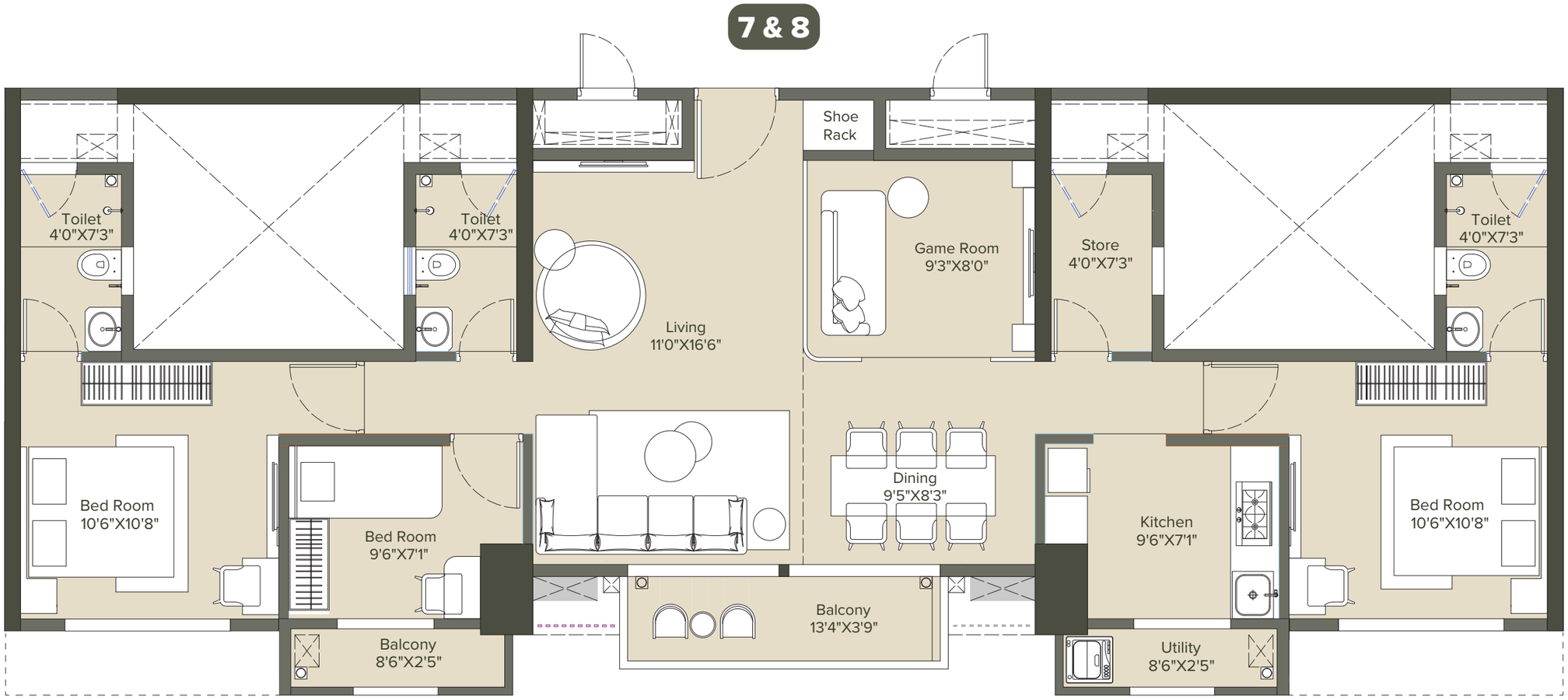
Total Area: 1028 sqft

RERA Area : 944 sqft

Balconies Area : 64 sqft

Utility Area : 20 sqft





SOLACE 3.5 BHK unit is a combination of BLOOM 1 BHK + BLOOM 1 BHK.
Floors 7,12,17, 22 & 27 are refuge floors and the following flats are not available for sale: Flat no. 8 is not available on above refuge floors.
Floor 15 is fire surge floor and the following flats are not available for sale: Flat no. 1 & 8 are not available on above fire surge floor.



SOLACE 3.5 BHK

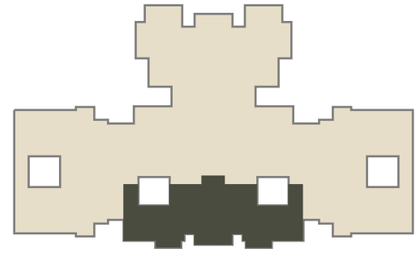
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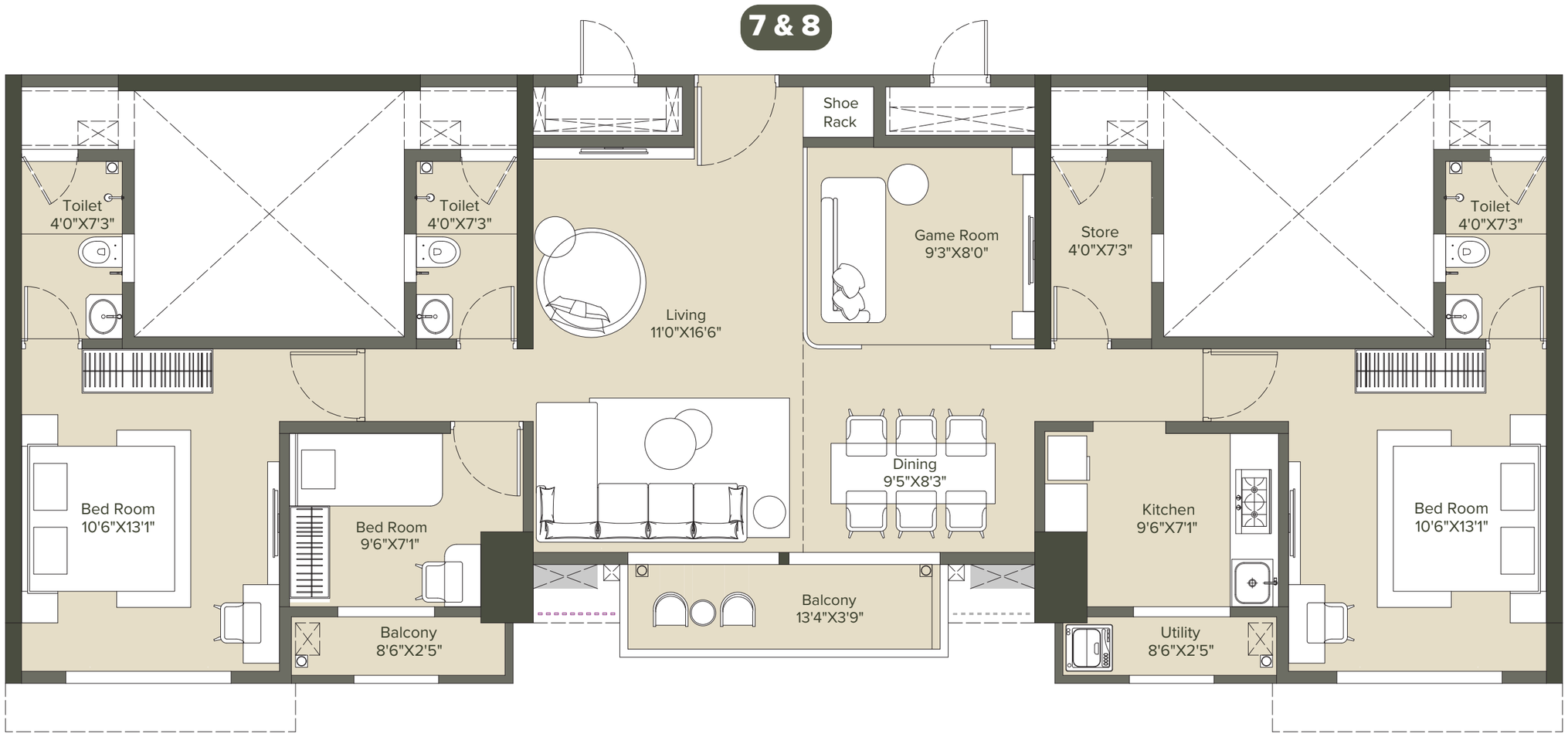
Total Area: 1080 sqft

RERA Area : 1000 sqft

Balconies Area : 64 sqft

Utility Area : 20 sqft





SOLACE 3.5 BHK unit is a combination of BLOOM 1 BHK + BLOOM 1 BHK.
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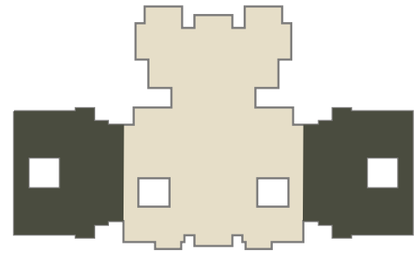


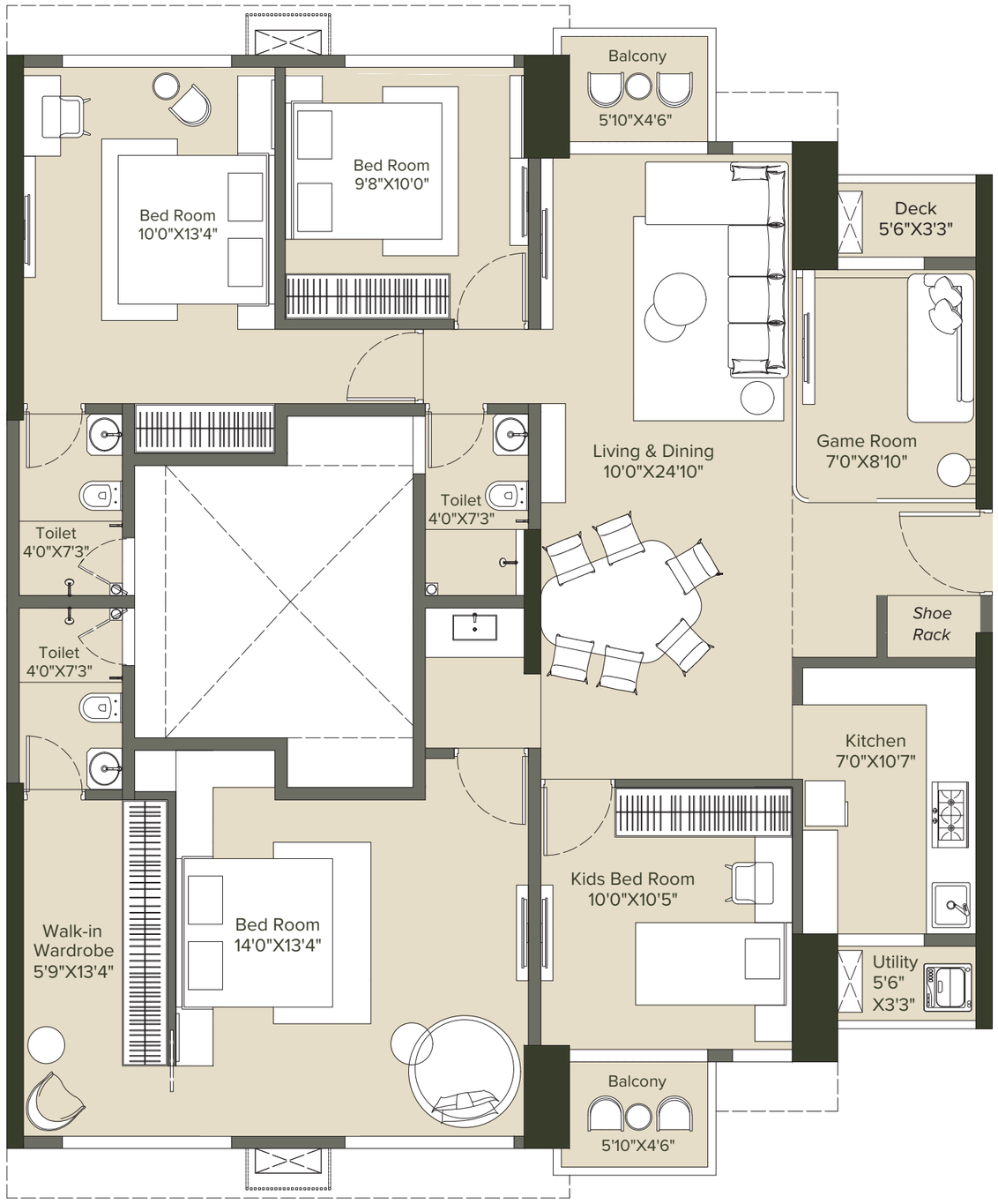
HORIZON 4.5 BHK

UNIT 1 & 2, 5 & 6

Total Area: 1385 sqft

RERA Area : 1307 sqft
Balconies Area : 62 sqft
Utility Area : 16 sqft





1 & 2

5 & 6

HORIZON 4.5 BHK unit is a combination of SERENE 2 BHK + SERENE 2 BHK.
Floors 7,12,17, 22 & 27 are refuge floors and the following flats are not available for sale: Flat no. 8 is not available on above refuge floors.
Floor 15 is fire surge floor and the following flats are not available for sale: Flat no. 1 & 8 are not available on above fire surge floor.

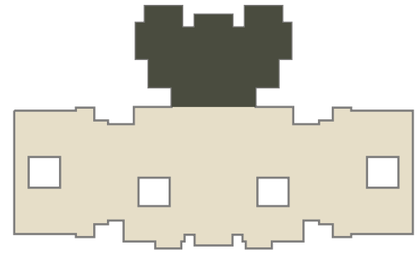


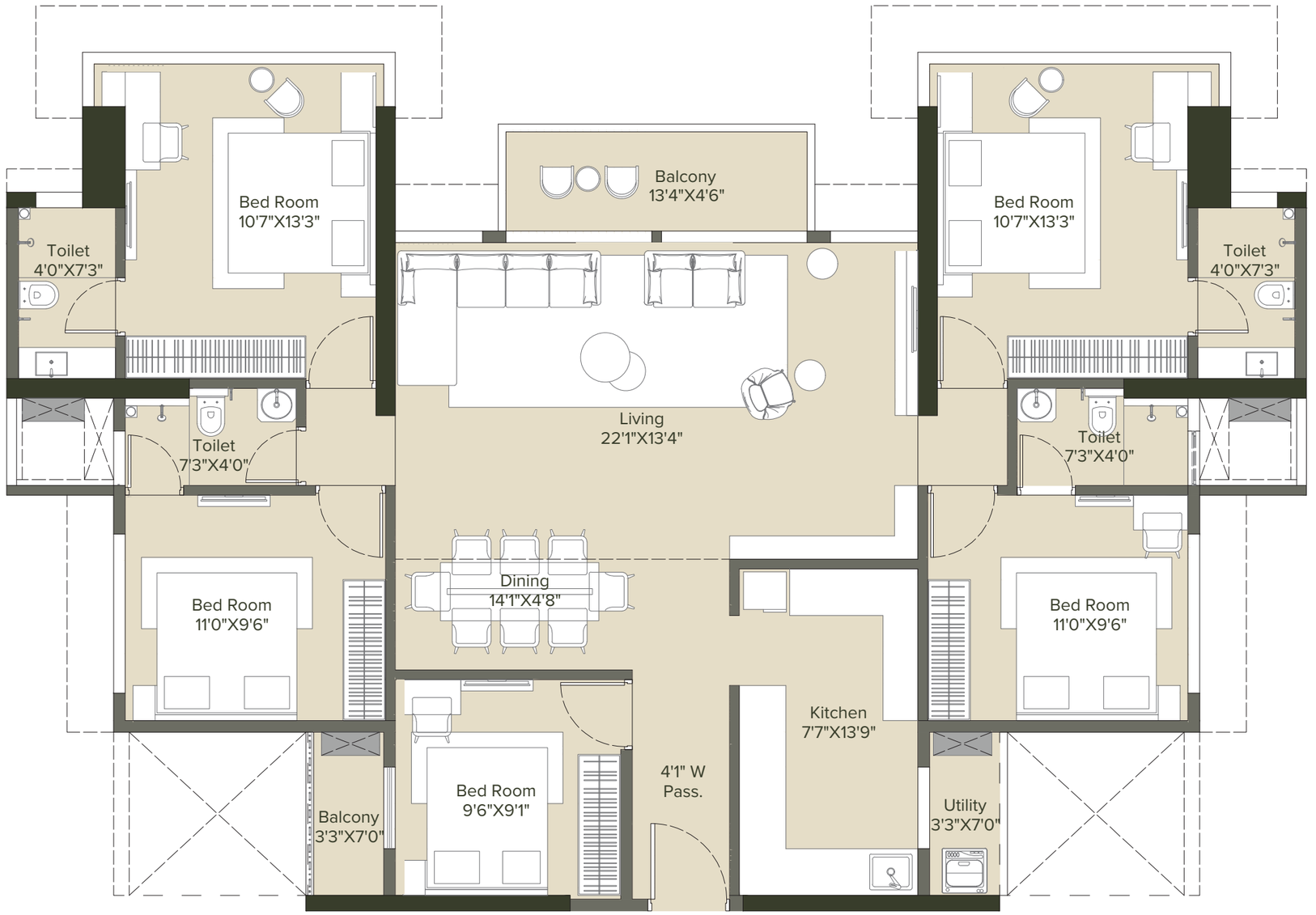
RETREAT 5BHK

UNIT 3 & 4

Total Area: 1431 sqft

RERA Area : 1337 sqft
Balconies Area : 74 sqft
Utility Area : 20 sqft





3 & 4

RETREAT 5 BHK unit is a combination of SANCTUARY 2 BHK + SANCTUARY 2 BHK.
Floors 7,12,17, 22 & 27 are refuge floors and the following flats are not available for sale: Flat no. 8 is not available on above refuge floors.
Floor 15 is fire surge floor and the following flats are not available for sale: Flat no. 1 & 8 are not available on above fire surge floor.



PODIUM AMENITIES



MARATHON