



MARATHON
Eminence
Mulund (W)

Boutique homes in the heart of Mulund

From the Group that has been shaping the Mulund skyline since the 1970's, comes yet another landmark address. Marathon Eminence - a marvel of modern architecture right in the heart of Mulund. It's incredible location, so close to the railway station, with convenient access to arterial roads, means that you will spend less time commuting and more time with your loved ones. Offering impeccably designed and spacious 1 & 2 BHK apartments and a wide range of amenities, Marathon Eminence promises a lifetime of extraordinary convenience.





THANE

Jain Mandir

Mulund College
Of Commerce

East-West Bridge



MARATHON
Eminence

Mulund (W)

Mulund
Post Office

Mulund
Railway Station

McDonalds

Paanch Rasta

Axis Bank

ICICI
Bank

Pooja
Nursing Home

HDFC Bank

Kalidas
Natyamadir

Mulund BEST
Bus Depot

NEXT School

ESIS Hospital

R Mall

Johnson & Johnson LTD

Nirmal
Lifestyle
mall

D Mart

St. Mary's

Jain Mandir

Fortis
Hospital

R Galleria

Lal Bahadur Shastri Marg

Mulund Goregaon Link Road

Eastern Express Highway

Peerless location

Located in the heart of Mulund, Eminence is just a 5 minute walk from Mulund station. Enjoy superb connectivity to the whole city via the central railway line and the Eastern Express Highway, which is only about 10 minutes away from the project. Eminence has plenty of good schools, hospitals, restaurants, and shopping and entertainment hotspots in the vicinity catering to all your needs.

HOSPITALS

ESIS Hospital

6 mins

Fortis Hospital

10 mins

Pooja Nursing Home

7 mins

SCHOOLS

St Mary School

7 min

NEXT School

6 min

MCC

2 min

BANKS

Axis Bank

4 min

HDFC Bank

7 min

ICICI Bank

6 min

CONNECTIVITY

Mulund Station

2 min

Mulund Bus Depot

5 min

Eastern Expressway

10 min

SHOPPING

R Mall

6 min

D Mart

8 min

R Galleria

9 min



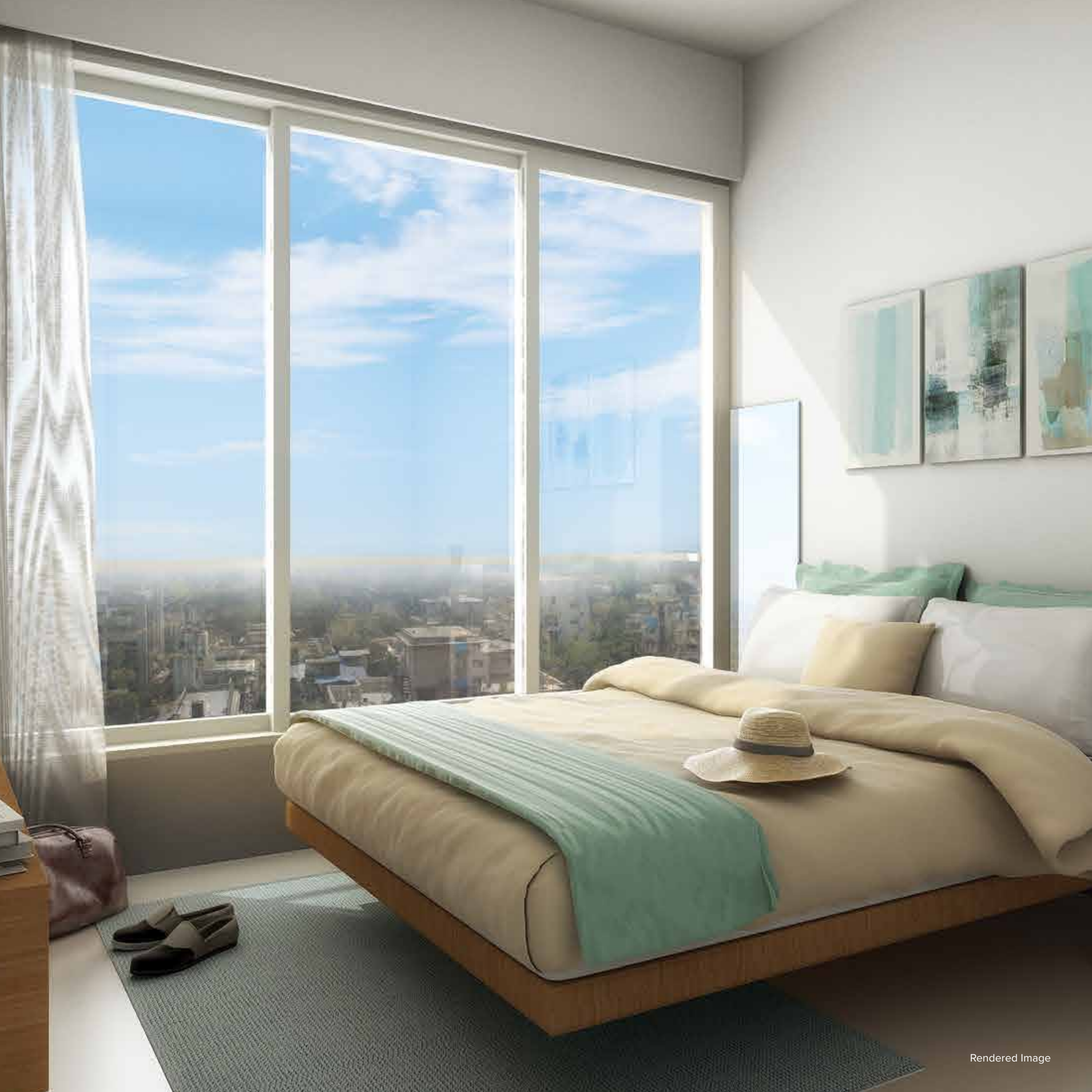
Rendered Image

Superbly designed residences

The homes at Eminence are impeccably designed. With large windows opening up to a tree lined avenue, the apartments feel spacious, airy and well ventilated. We have perfectly proportioned the living spaces and optimised passages, ensuring that every square foot packs a punch.

2 BHK 569 sq ft

1 BHK 445 sq ft







1 BHK

The 1BHK at Eminence is an ideal home for a nuclear family - right sized rooms, provisions for storage space and the convenience of two toilets. All the rooms open up into a single passage, maximising your useable space.



2 BHK

The 2BHK at Eminence is superbly designed. The large living room has an entrance lobby that affords you privacy. The rooms open up to the tree-lined avenue through large windows.





Rendered Image

Engaging lifestyle amenities

Enjoy a refreshing workout in the fitness centre, spend quality time with your kids in the play area or have a relaxing stroll in the podium garden - Eminence offers all the comforts you need.



Kids' Play
Area



Indoor Games
Room



Landscaped
Podium Garden

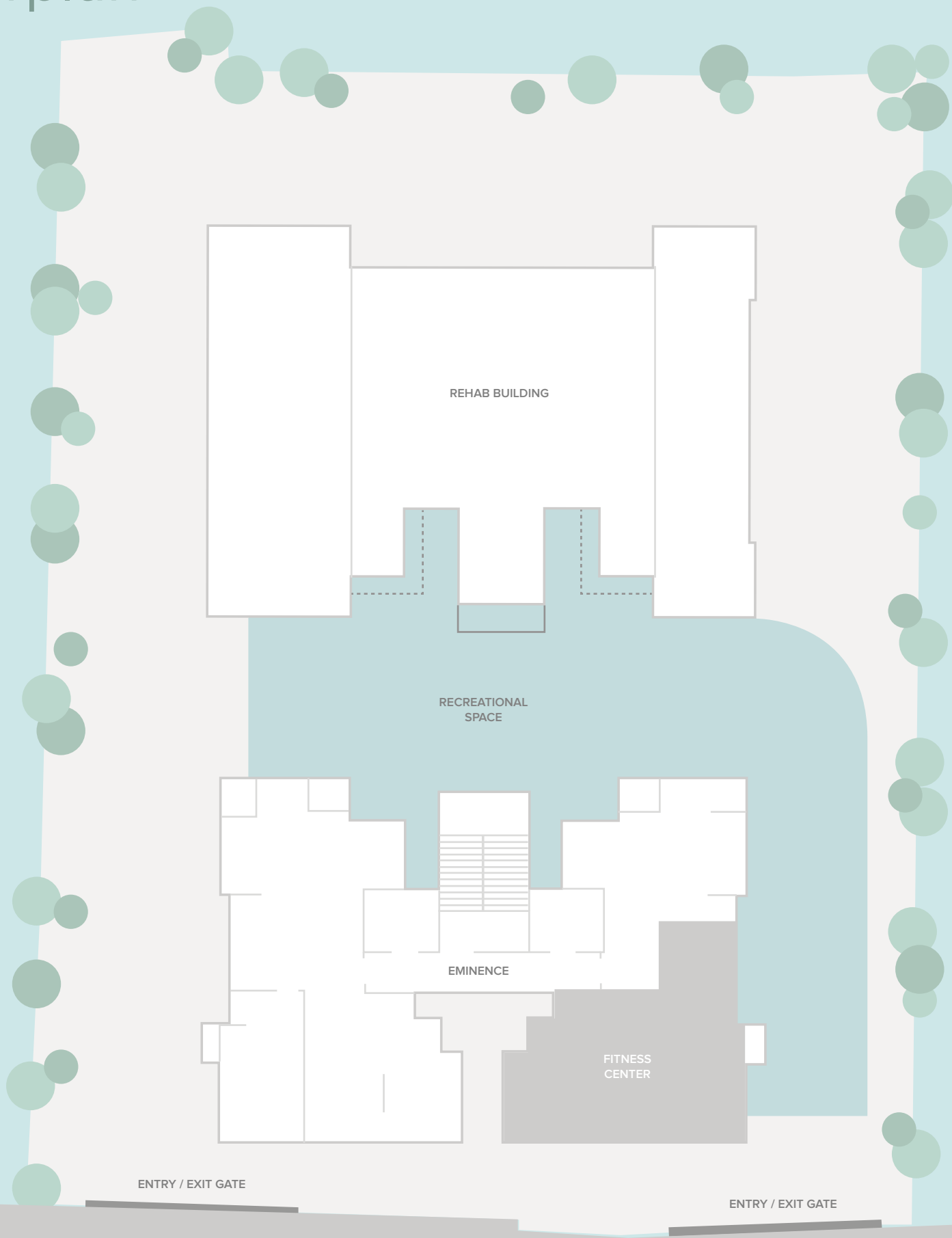


Gym



Retail
promenade

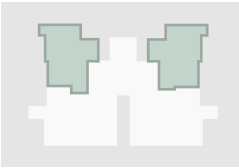
Masterplan



DADA SAHEB GAIKWAD ROAD

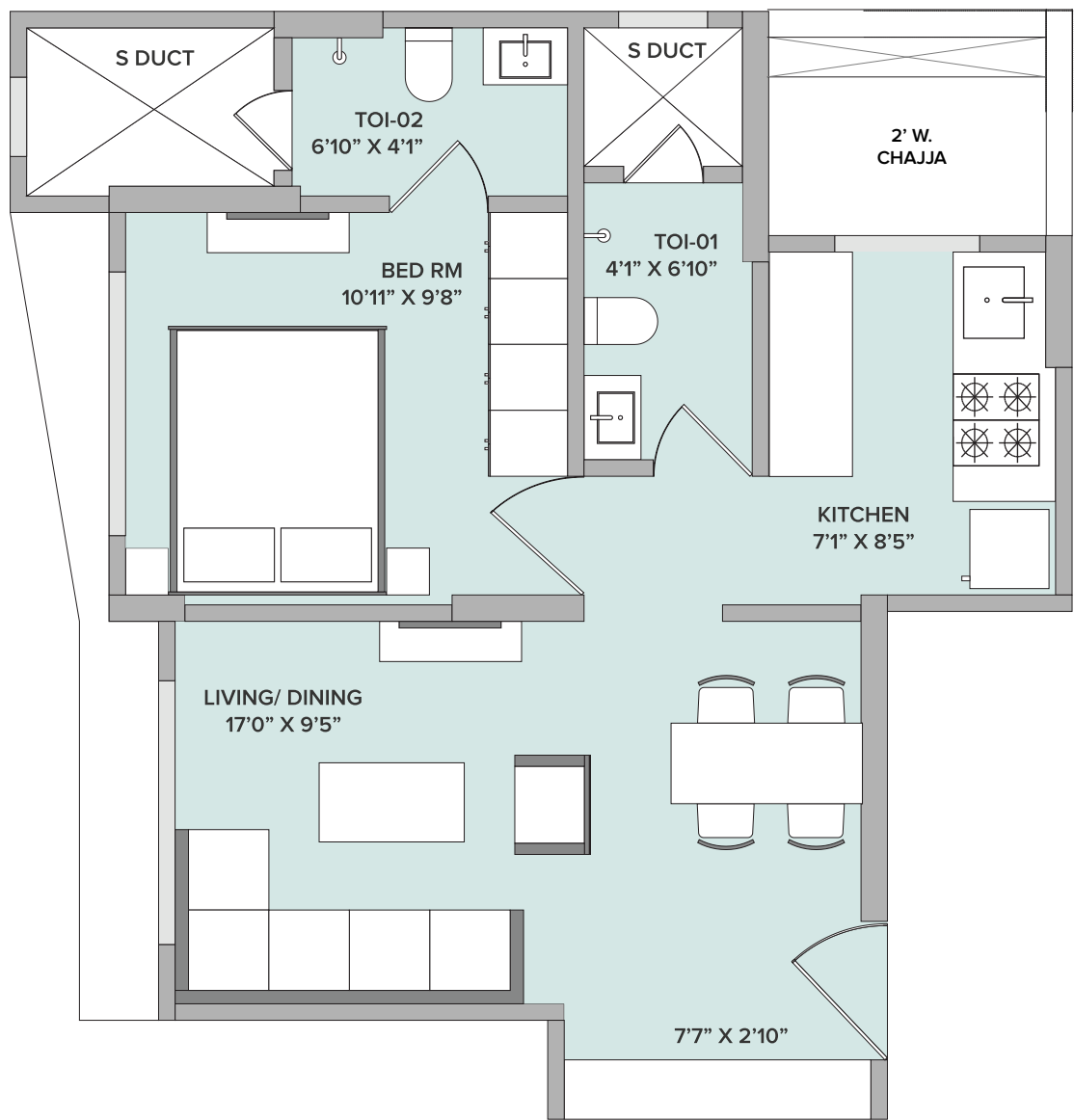


1 BHK Unit Plan



RERA carpet area
444.59 sq. ft.

1 & 4

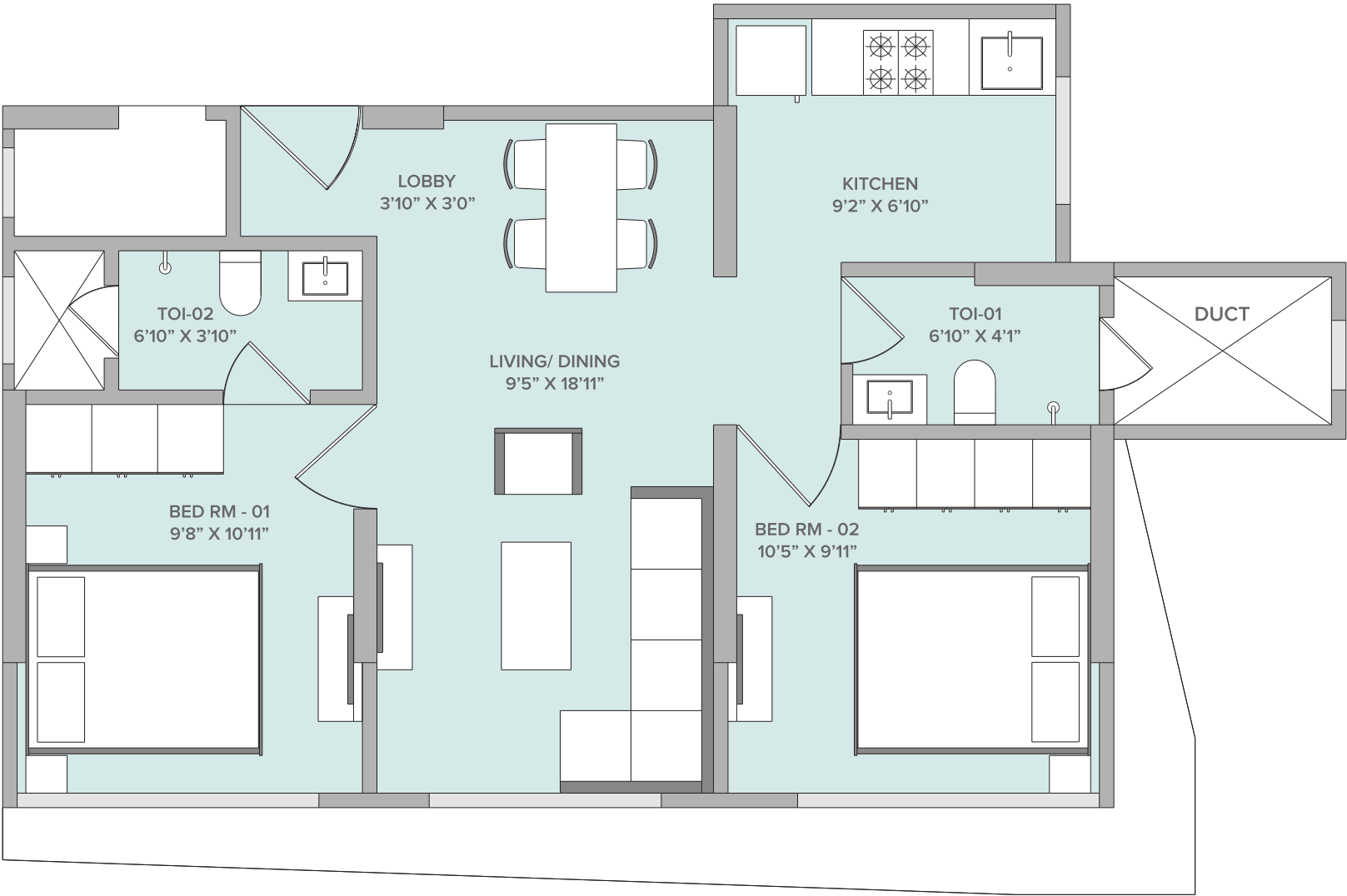


2 BHK Unit Plan



2 & 3

RERA carpet area
568.65 sq. ft.





We have a rich history of innovation,
quality and transparency.

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

Marathon Group has an extensive track record of delivering much more and much better than what is promised. Here is visual evidence of how our final products compare to what was promised.

Marathon Nextgen Era



Artist's Impression 2004



Actual Photo 2006

Marathon Monte Vista



Artist's Impression 2009



Actual Photo 2013

We've been on a Marathon run.
Since 1969



POONAM
1972



KUMUDINI
1975



MAHAVIR DHAM
1977



**RITA
APARTMENTS**
1979



**TIRUPATI
& BALAJI**
1982



JUPITER-VENUS
1985



ANTARIKSH
1990



**MARATHON
GALAXY**
1996



MOUNT VIEW
1996



**VIRAYATAN
(DEOLALI)**
1996



**MARATHON
HEIGHTS**
1997



**UDYOG
KSHETRA**
1997



**MARATHON
HERITAGE**
1999



**MARATHON
COSMOS**
2001



**MARATHON
MAX**
2003



**MARATHON
MAXIMA**
2003



**MARATHON
CHAMBERS**
2004



**MARATHON
OMEGA**
2005



**MARATHON
NEXTGEN ERA**
2006



**MARATHON
ONYX**
2012



**MARATHON
MONTE VISTA**
2013



**MARATHON
NAGARI-NX**
2014



**MARATHON
EMBRYO**
2015



Marathon Group awarded
“Developer of the Year”
 at the ET NOW Real Estate
 Awards 2018



Monte South, Byculla
 awarded **“Best Residential
 High-Rise Architecture”** at the
 Asia-Pacific Property Awards 2017



Marathon Futurex, Lower Parel
 awarded **“Best Commercial
 High-Rise Development”** at the
 Asia-Pacific Property Awards 2017



Marathon Group has won the
 IMC RBNQA ‘Making Quality Happen’
 Award in 2017



Marathon Group has been
 awarded Certificate of Merit 2016
 by IMC RBNQA



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



Marathon Group is the 1st company in
 India to implement property
 e-registration for customers of Marathon
 Nexzone, Panvel Navi Mumbai



Recognised as “2nd Most Trusted
 Developer in MMR” By NDTV Profit
 & Prop Equity Survey, 2014



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



**Marathon NextGen Campus,
 Lower Parel**
 awarded “Best Urban Design &
 Master Planning 2009” by
 Construction Source India



NextGen Innova, Lower Parel
 awarded “Best Commercial Project
 of the Year 2006-07” by
 Accommodation Times



Marathon Heights, Worli
 1st residential tower in India with a
 helipad. Awarded “Best Residential
 Project of the Year 1999” by
 Accommodation Times



The project has been registered via MahaRERA registration number: **P51800016063**
and is available on the website <https://maharera.mahaonline.gov.in>

Disclaimer:

Marathon Eminence is developed by Nexzone Buildcon LLP (A part of Marathon Group Company).

The rendered images of the proposed Residential Flat are of a specific configuration and 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.

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 amenities shown herein are only indicative and they are subject to change/s based on approval from competent authorities.

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

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



Site Address:

Marathon Eminence, Dadasaheb Gaikwad Road,
Near Mulund Station, Govind Pandurang Patil Chowk,
Mulund West, Mumbai, Maharashtra 400080.

Sales Office:

Marathon Millennium, LBS Marg,
Beside Nirmal Lifestyle Mall, Mulund West,
Mumbai, Maharashtra 400080

T: 7671900900

E: sales@marathonrealty.com

W: marathon.in/eminence