

MARATHON Futurex

Lower Parel



THE ADDRESS FOR YOUR BUSINESS

Marathon Futurex barely needs an introduction. An iconic, award-winning, commercial high-rise structure, in the heart of the business district of Lower Parel, Futurex stems from the seamless combination of design and innovation to offer spaces that are unmatched in the kind of flexibility they provide to businesses. Owing to the location that boasts incredible road and rail connectivity, fantastic social infrastructure around, and amenities in the tower that provide a brilliant ecosystem for offices, attracting the best workforce will be that much easier. Look no further - Futurex is THE address for your business.



Best Commercial
High-rise Architecture
(Asia Pacific)
**International Property
Awards, 2017**



Best Commercial
High-rise Development
(Asia Pacific)
**International Property
Awards, 2017**



Best Upcoming Green
Project of the Year
**Construction Times
Builders Awards,
2015**



Gold rated for
eco-friendly design and
construction
**IGBC (Indian Green
Building Council)**

VISIT WEBSITE →

WATCH PROJECT FILM →

TAKE A VIRTUAL TOUR →

DOWNLOAD FLOOR PLANS →

Ready offices for lease starting **5,000 sq.ft to 2,00,000 sq.ft.**

A minute's walk from Lower Parel, Curry Road stations, and Lower Parel monorail station

OC received till top floor (38th floor)

Large floor plates with upto **65,000 sq.ft.** on a single floor

~11 lakh sq.ft. of operational business spaces with over **7500 employees**

“

Futurex is Marathon Group's flagship commercial project. We're extremely proud to have delivered such world-class office spaces that rival any major international projects. Years of planning and meticulous designing have resulted in an iconic structure that's sure to be a landmark for years to come.

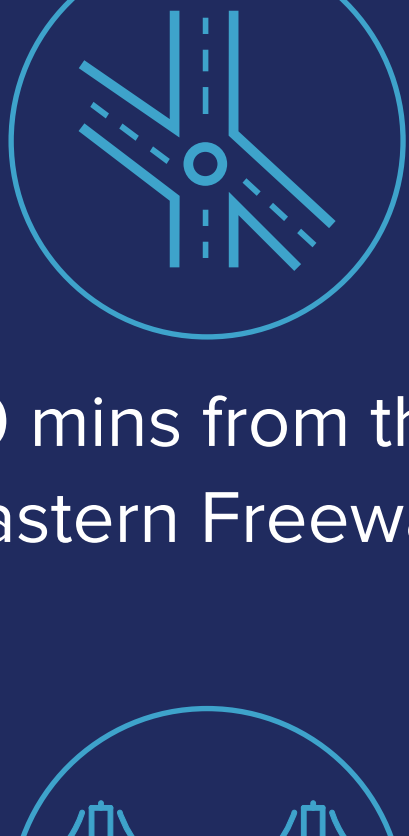
”

Mr. Mayur Shah
Managing Director, Marathon Group

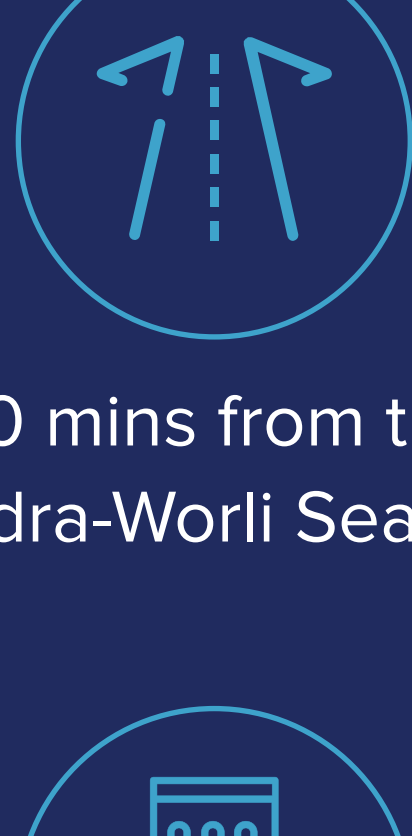


PRIME LOCATION, FOR PREMIUM BUSINESSES

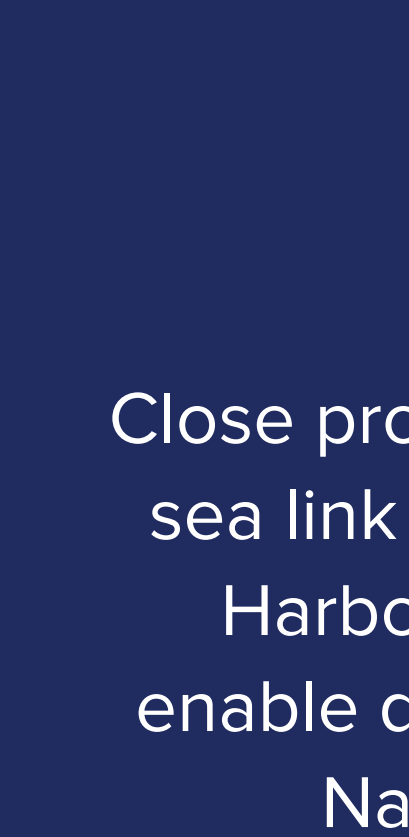
Futurex has a fantastic location and enjoys superb connectivity to all parts of the city via all major transport networks. Be it road, or rail, commute to and from Futurex is an absolute breeze.



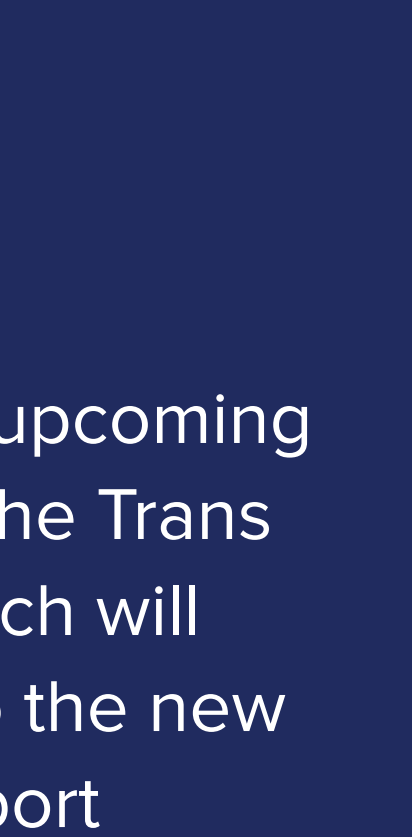
2 mins walk from
Curry Road and
Lower Parel stations



2 mins walk from
Lower Parel
Monorail station



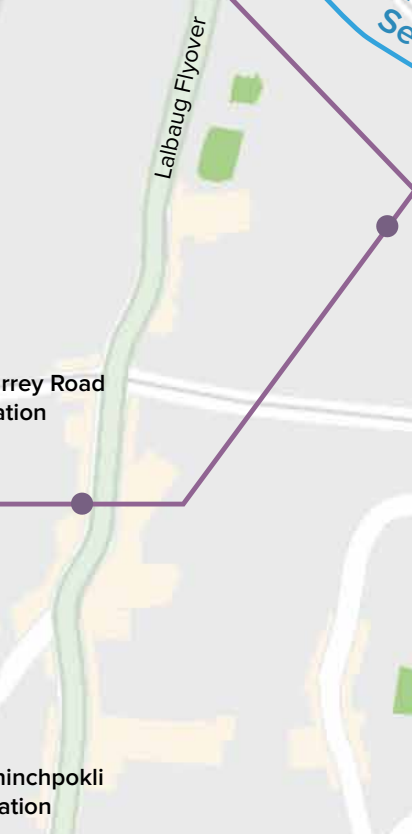
10 mins away from
upcoming Mahalaxmi
Metro Line 3



5 mins from the
Eastern Express
Highway



10 mins from the
Eastern Freeway



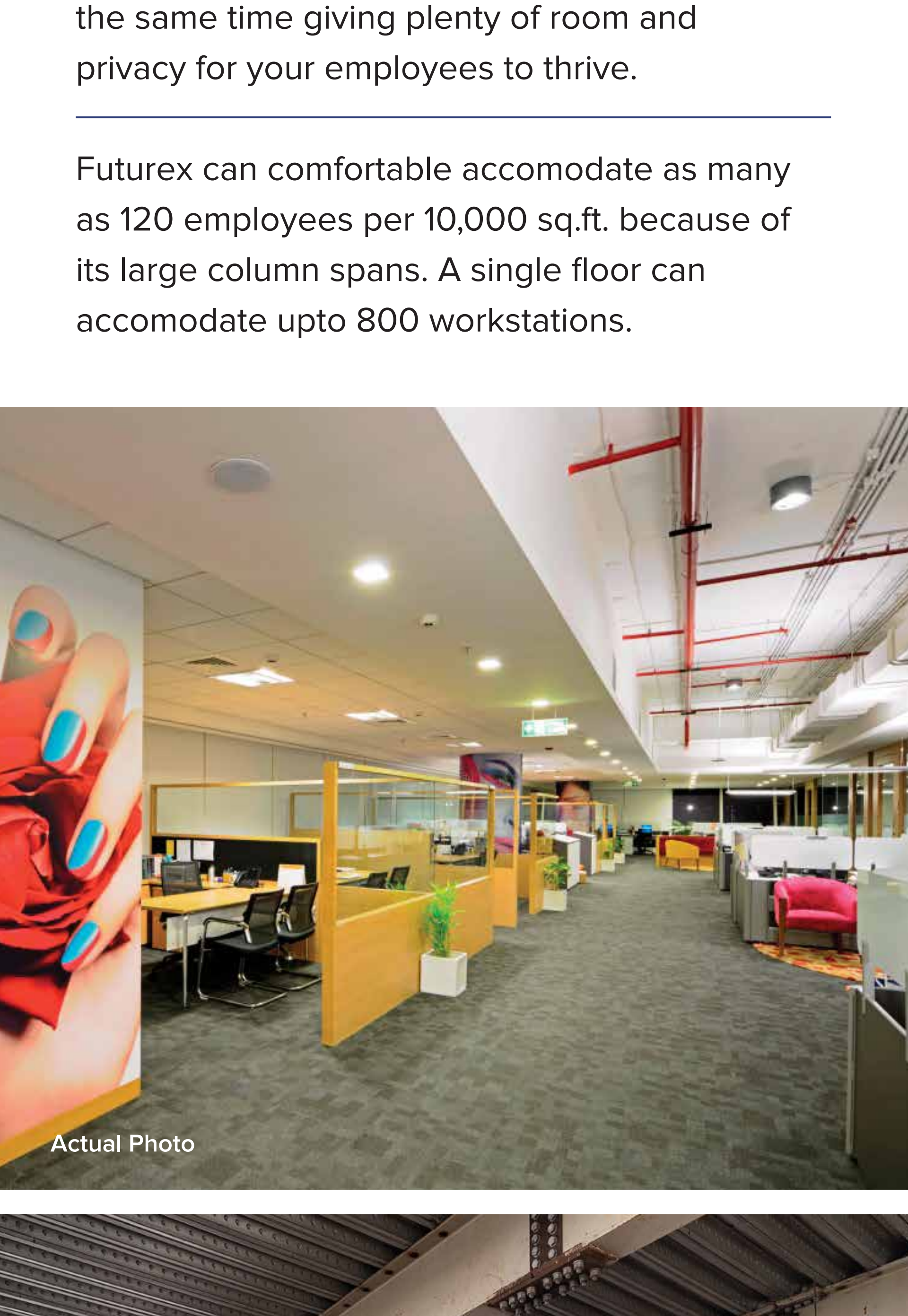
10 mins from the
upcoming
Mumbai Trans
Harbor Sea Link



Premium malls, 5
star hotels and the
best restaurants, all
in the vicinity



Close proximity via the upcoming
sea link connector to the Trans
Harbor Sea Link which will
enable quick access to the new
Navi Mumbai airport



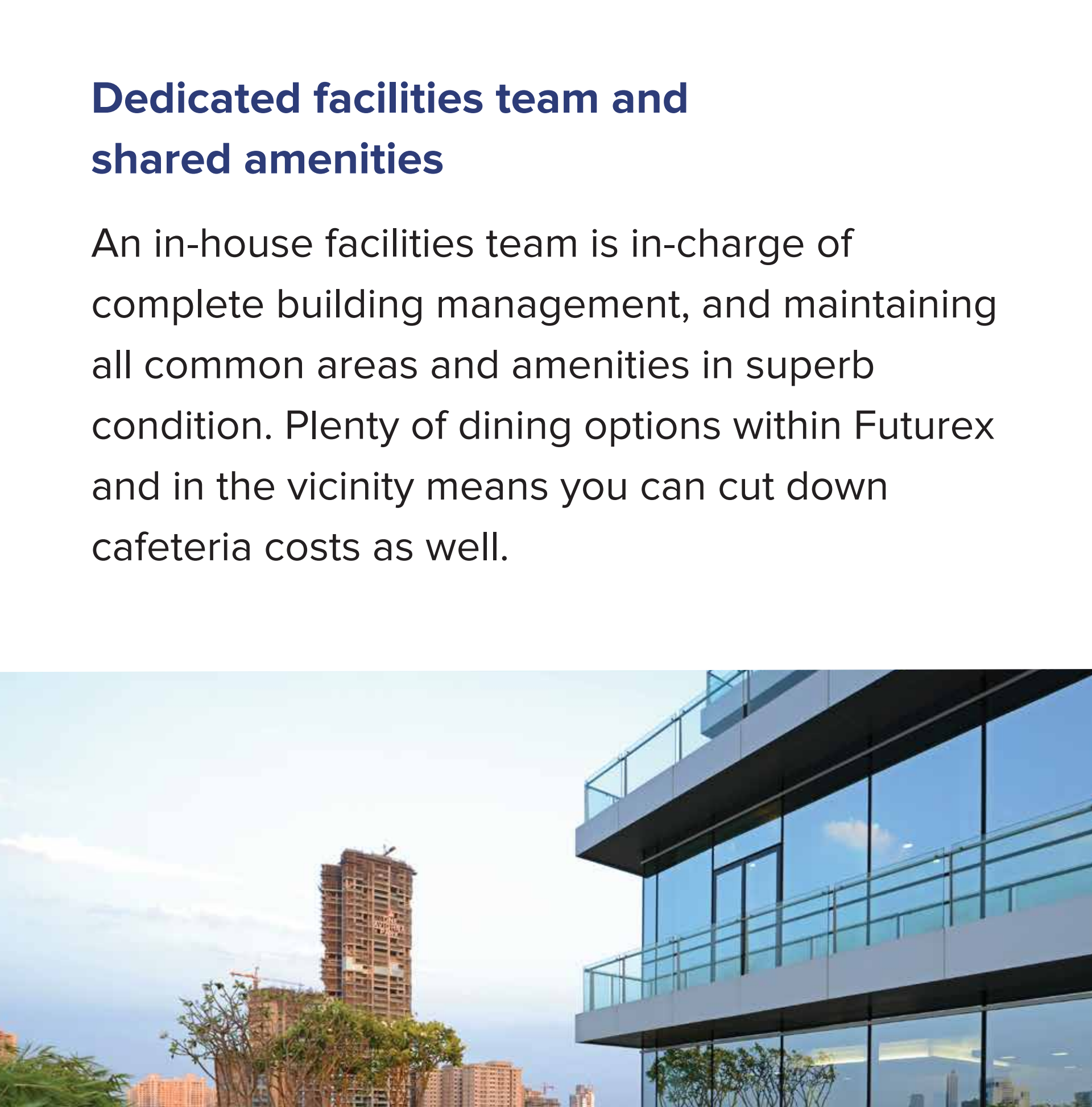
THE FUTUREX ADVANTAGE

FLEXIBLE AND EFFICIENT OFFICE LAYOUTS

Futurex offers spaces ranging from 800 sq.ft. to an enormous 2,00,000 sq.ft., with upto 55,000 sq.ft. on a single floor! Find the right fit for your business.

Large column-free spaces of upto 52 ft. allow for maximum utilisation per square foot. Your office at Futurex can be hyper-efficient while at the same time giving plenty of room and privacy for your employees to thrive.

Futurex can comfortably accommodate as many as 120 employees per 10,000 sq.ft. because of its large column spans. A single floor can accommodate upto 800 workstations.



Massive floor plate with large column-free spans

LOWER YOUR OPERATIONAL COSTS

Reduced energy costs

Futurex is Gold rated by IGBC for eco-friendly design and construction.

The cutting edge Variable Refrigerant Volume system for air-conditioning at Futurex results in major cost savings of upto 55%^a, while ridding the external facade of typical outdoor units

Large double-glazed windows help keep interiors relatively cool and allow natural light to flood the space, reducing the need for artificial lighting and air-conditioning.

Extensive solar studies were conducted to identify the most heated parts of the building, and sky gardens and break off areas were introduced offset the heating.

^aAs per US Federal Government General Services Administration Report

Advanced BMS controlled building

Futurex has an advanced Building Management System (BMS) which allows our security and facilities teams to monitor and control the entire building from the control centre. Cutting-edge air-conditioning, fire safety, electrical safety and lift safety systems have been deployed at Futurex.

Dedicated facilities team and shared amenities

An in-house facilities team is in-charge of complete building management, and maintaining all common areas and amenities in superb condition. Plenty of dining options within Futurex and in the vicinity means you can cut down cafeteria costs as well.

Actual Photo

Actual Photo

ATTRACT AND RETAIN THE BEST TALENT

Incredible last mile connectivity

Superb last mile connectivity with major transport networks means that commuting to your office from any part of the city is a breeze. At Futurex you will be able to attract the best talent from across the entire city.

A workplace that'll truly be appreciated

Futurex boasts of supremely spacious and well-lit offices, with incredible views all around.

Massive windows along with a floor-to-ceiling height of more than 13.5 ft. ensures that there is plenty of natural light, and studies have shown that this helps improve moods and productivity tremendously.

Restaurant, cafe, ATM, and more - a plethora of amenities for the convenience of your employees.

Futurex has 15 sky gardens where your employees can take a stroll and enjoy their breaks.



CREATE A GREAT FIRST IMPRESSION

Stunning facade

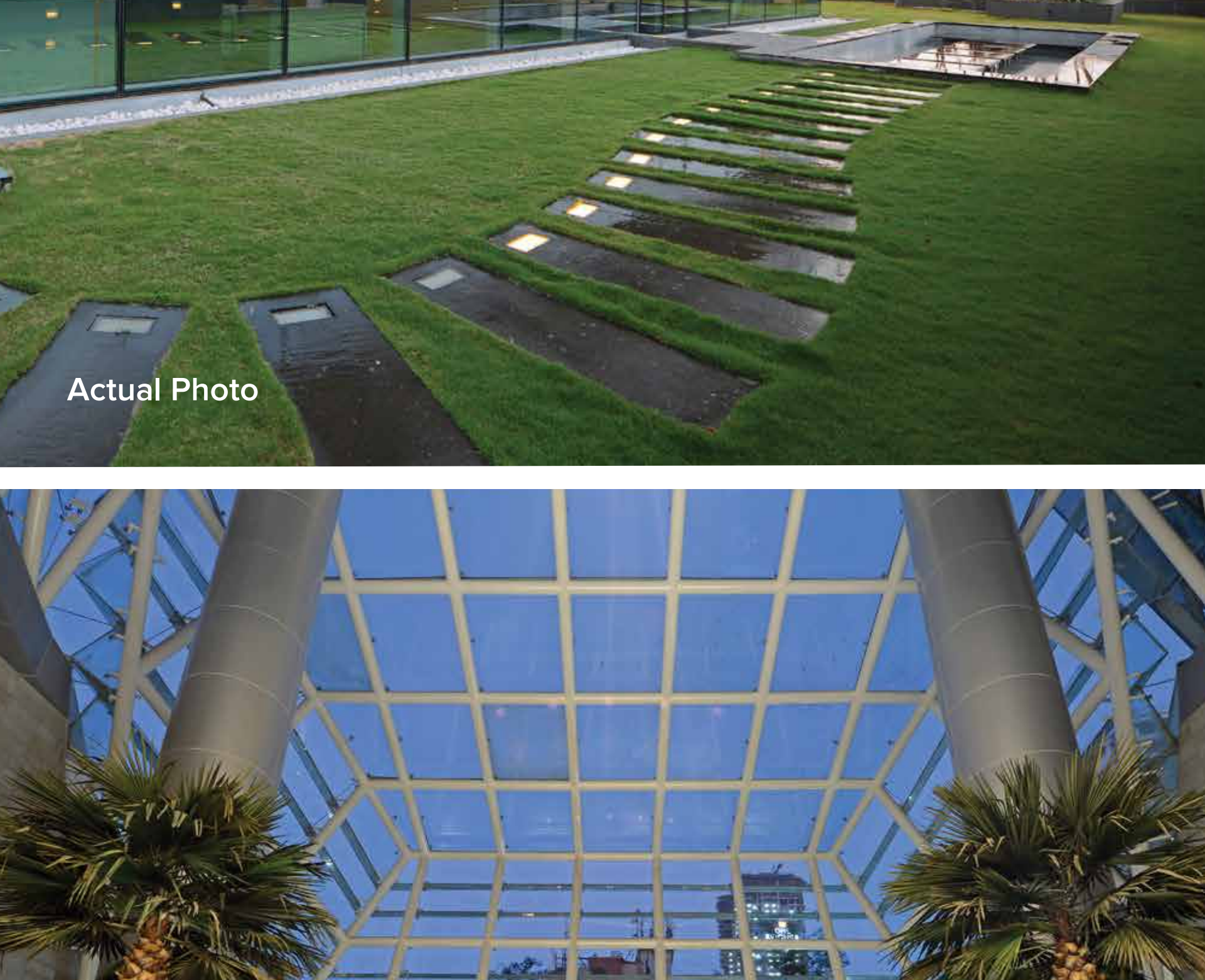
Futurex's stunning glass facade stands out from miles away, and the building is already a major landmark in the area.

Grand triple-height lobby

The way in to Futurex is the massive triple-height lobby with a glass box entrance. With resplendent marble flooring and the choicest of finishes, it's an excellent welcome sight even before your clients step into your office.

Facilities for purpose

Futurex offers plenty of parking for two-wheelers and four-wheelers, and multiple banks of high-speed elevators.

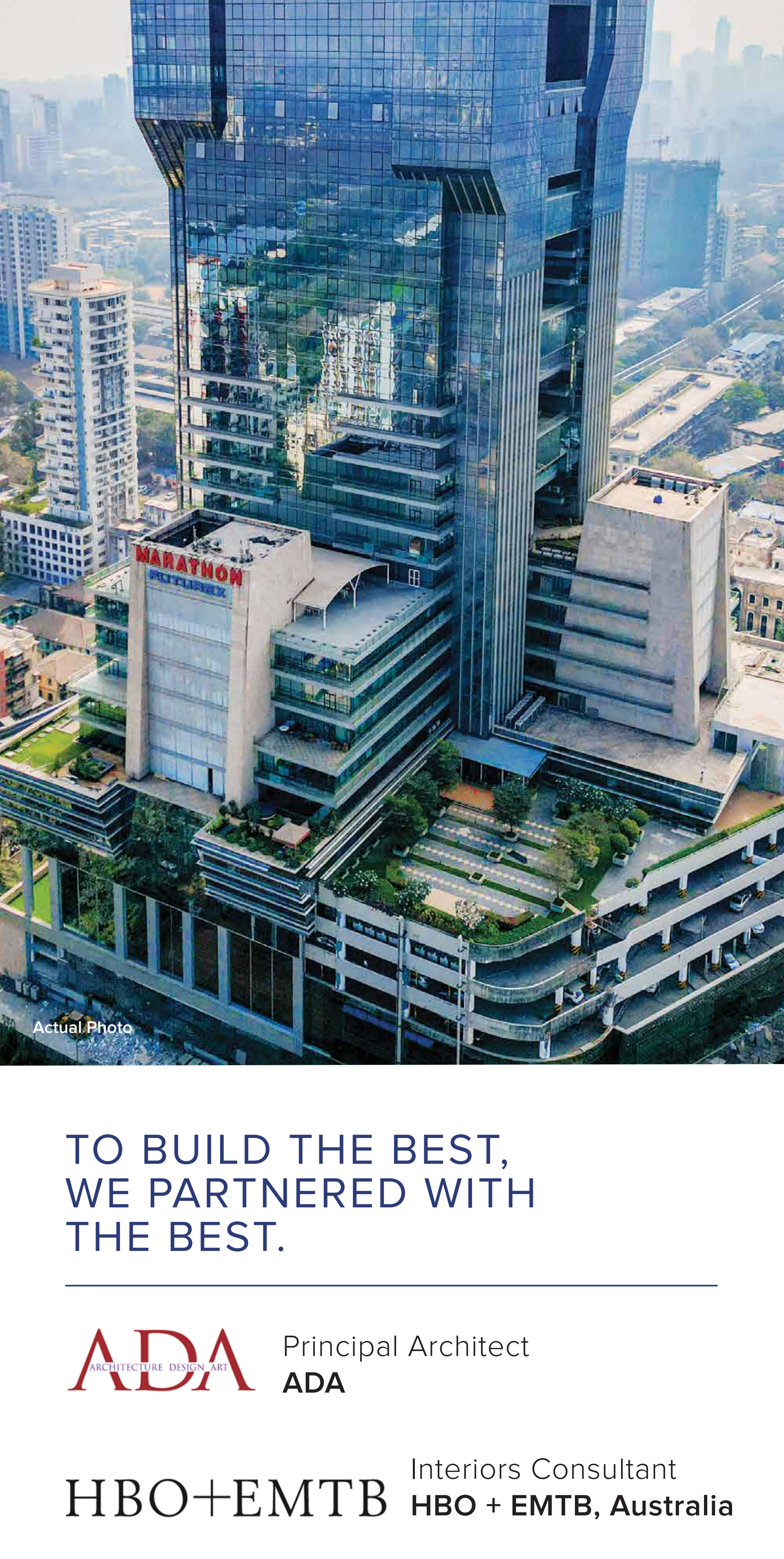


CUTTING EDGE CONSTRUCTION

PERI, MIVAN and STEN technology used in construction to maintain highest possible standards.

More than 1 mn sq.ft. of natural Italian marble has been used for paving of the floors commercial tower.

58,500 sq.mts. of double-glazed and laminated glass has been utilised. The benefits are its high-safety performance, excellent sound insulation, water-pressure resistance. It also prevents UV radiation and excess heat from sunlight - this helps keep the overall temperature in the tower lower.



TO BUILD THE BEST, WE PARTNERED WITH THE BEST.

ADA Principal Architect
ADA

HBO+EMTB Interiors Consultant
HBO + EMTB, Australia

SC Landscape Consultant
Site Concepts International PTE, Singapore

MFT Facade Consultant
MFT, Australia

EY Green Building Consultant
Ernst & Young

SEAMLESS TRANSACTION AND SUPPORT

With Marathon, rest assured you're in great hands - we are absolutely transparent with our pricing and paperwork, you will have a dedicated account manager, and we strive to offer you a hassle-free sale or lease process. We also provide a rent-free fit-out period and the convenience of single invoicing for lease maintenance and tax.

Join the likes of Fortune 500 companies, leading banks and large PSUs at Futurex.



We have a rich history of innovation

quality and transparency.

52+ YEARS

OF REAL ESTATE EXPERIENCE

MORE THAN

100 PROJECTS

COMPLETED

OVER

15,000 HOMES

TO BE DELIVERED IN NEXT 5 YEARS

PLANNING OF OVER

100,000 HOMES

UNDERWAY

2 MILLION SQ. FT.

OF BUSINESS SPACES UNDER DEVELOPMENT

18 MILLION SQ. FT.

OF LAND UNDER DEVELOPMENT

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).



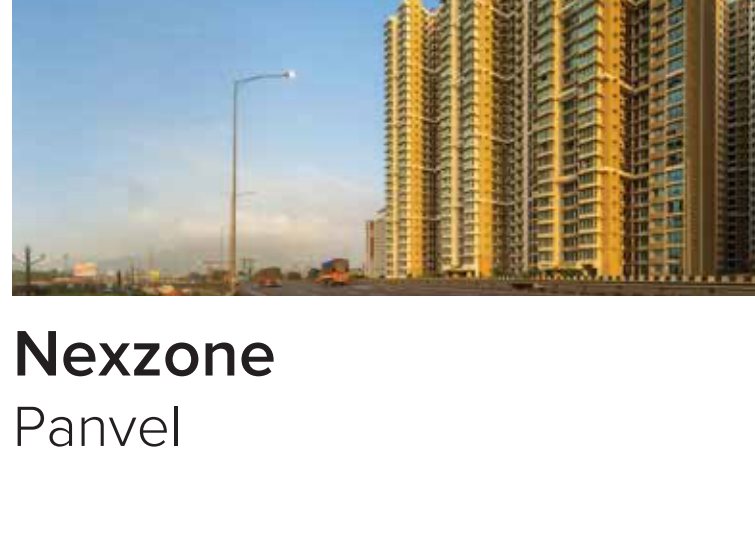
Monte South

Byculla



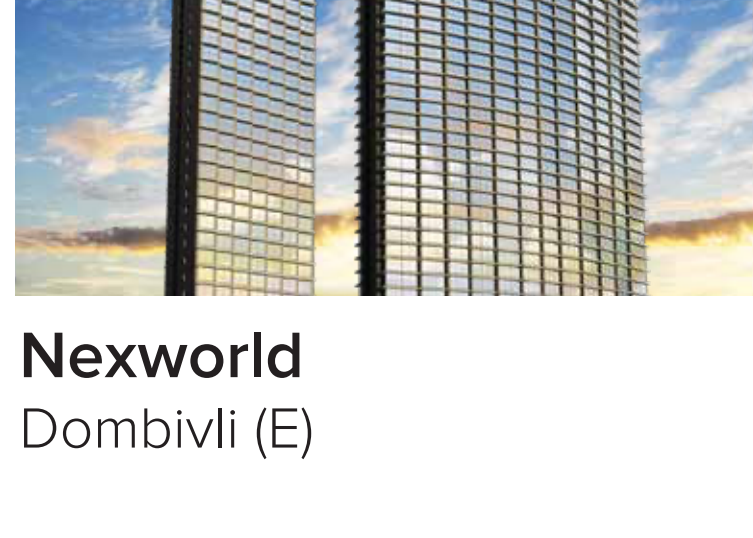
Monte Carlo

Mulund (W)



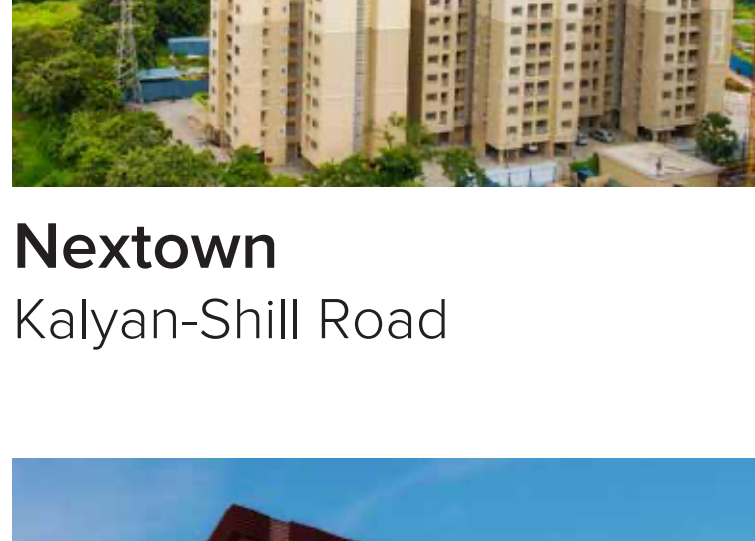
Nexzone

Panvel



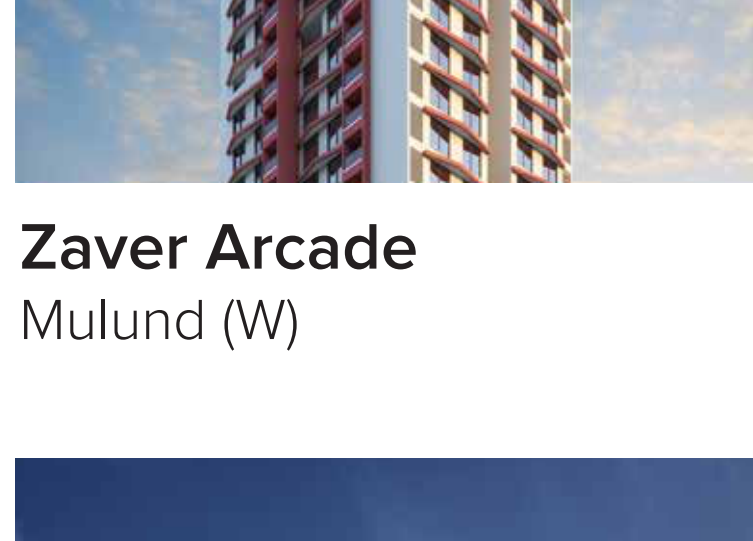
Nexworld

Dombivli (E)



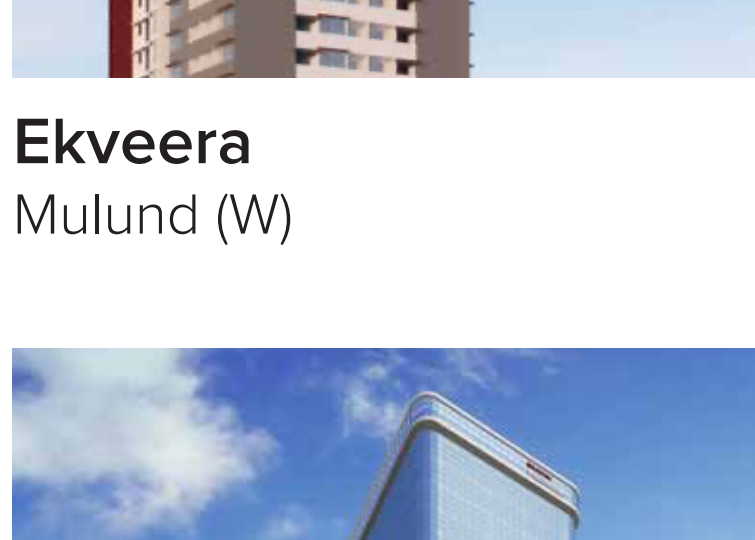
Nextown

Kalyan-Shill Road



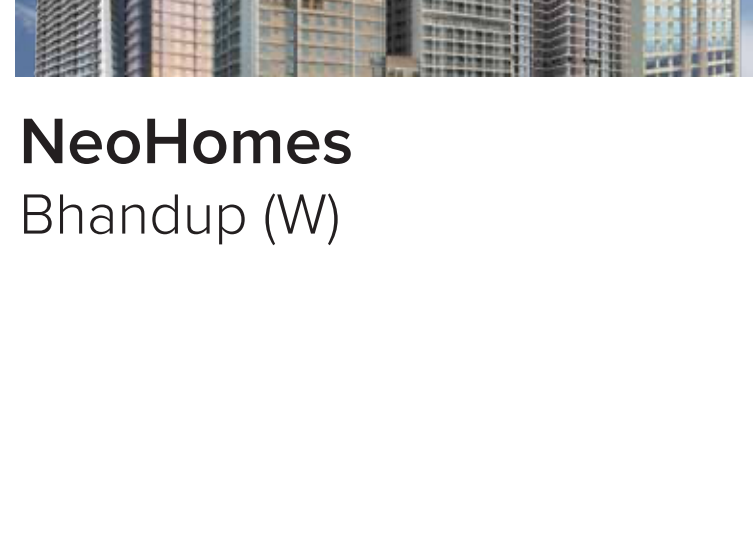
Zaver Arcade

Mulund (W)



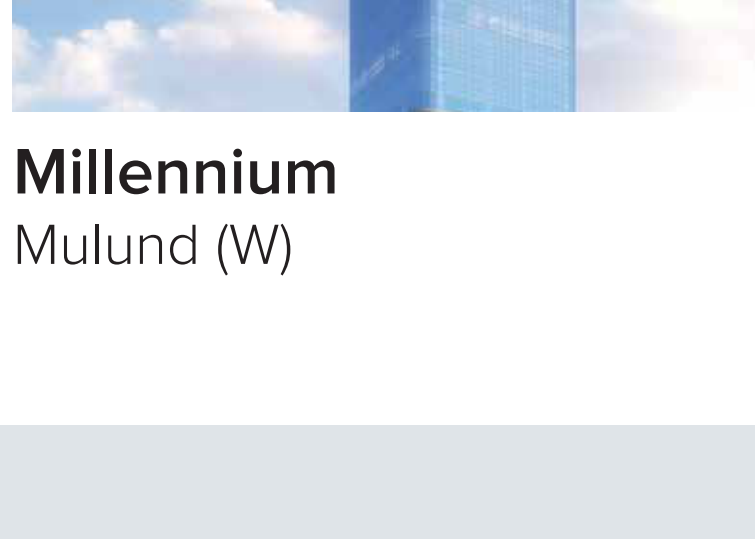
Ekveera

Mulund (W)



NeoHomes

Bhandup (W)



Millennium

Mulund (W)

The project has been registered via MahaRERA registration number: P51900025476 / 25477 / 33535 and is available on the website <https://maharera.mahaonline.gov.in>

Disclaimer: Marathon Millennium is developed by Terrapolis Assets Pvt. Ltd. (A part of Marathon Group Company). The rendered image of the proposed residential building is for representation purpose only. T & C apply.

Disclaimer:

The specifications, images and other details herein are only indicative and the Developer reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the Developer and the recipient. Any purchase / Lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties and no details mentioned in this material shall in any way govern such transactions.

Project funded by Kotak Mahindra Investments Ltd and STCI Finance Ltd.

