

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)**

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

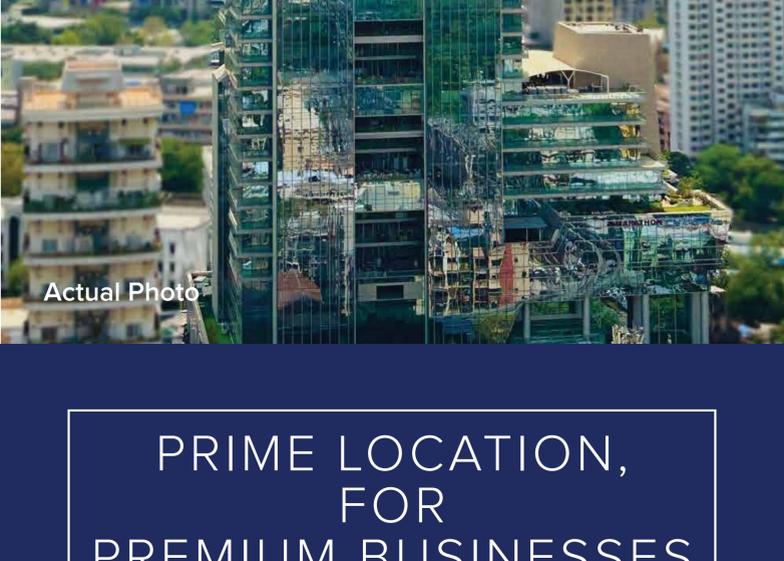
More than 1 mn sq.ft. of operational business space

Incredibly flexible spaces **starting 500 sq.ft.**

~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



Actual Photo

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



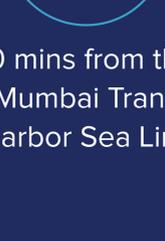
2 mins walk from Lower Parel Monorail station



10 mins away from upcoming Mahalaxmi Metro Line 3



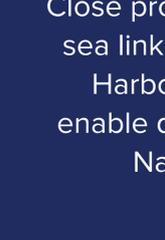
5 mins from the Eastern Express Highway



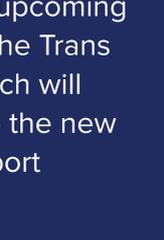
10 mins from the Eastern Freeway



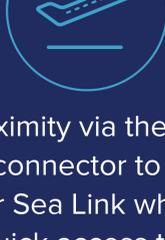
30 mins from the Bandra-Worli Sea Link



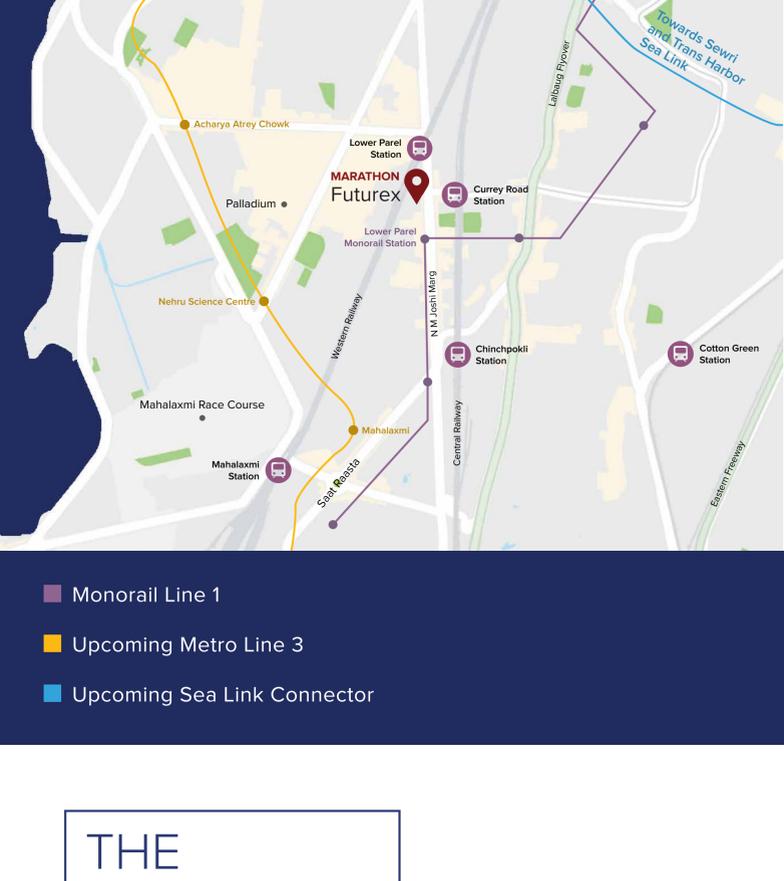
10 mins from the Mumbai Trans Harbor Sea Link



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



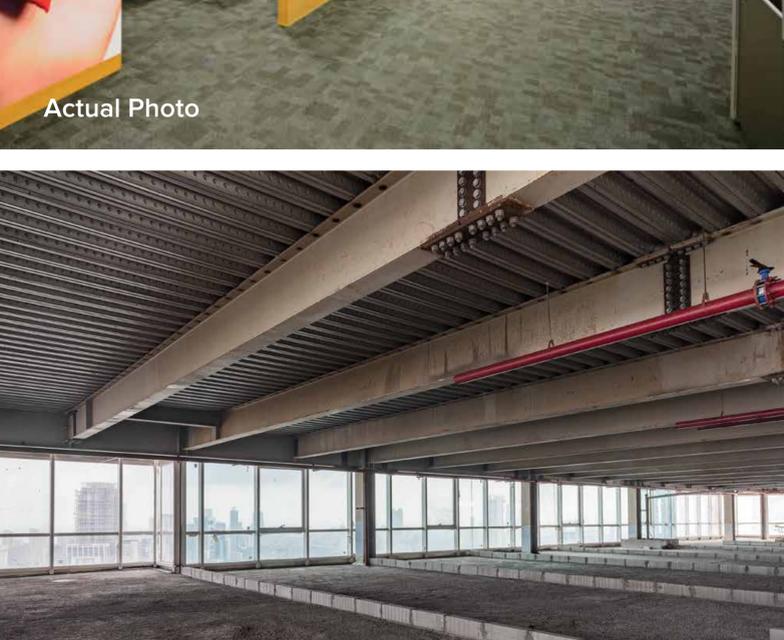
THE FUTUREX ADVANTAGE

FLEXIBLE AND EFFICIENT OFFICE LAYOUTS

Futurex offers spaces ranging from 500 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.



Actual Photo



Massive floor plate with large column-free spans

THE
unicorn
COLLECTION

BOUTIQUE READY-TO-MOVE-IN OFFICES

Unicorns are rare and magical creatures. Just like these offices. You don't typically find such ready-to-move-in boutique offices within Grade A commercial campuses like Futurex. The Unicorn Collection presents a never-before opportunity for growing businesses to get unmatched access to all the amenities and conveniences a campus like Futurex has to offer, and to rub shoulders with some of the largest companies in the world.

Come build the next Unicorn at Futurex.

Ready spaces from 500 sqft onwards

Self-contained warm-shell units with a toilet and pantry

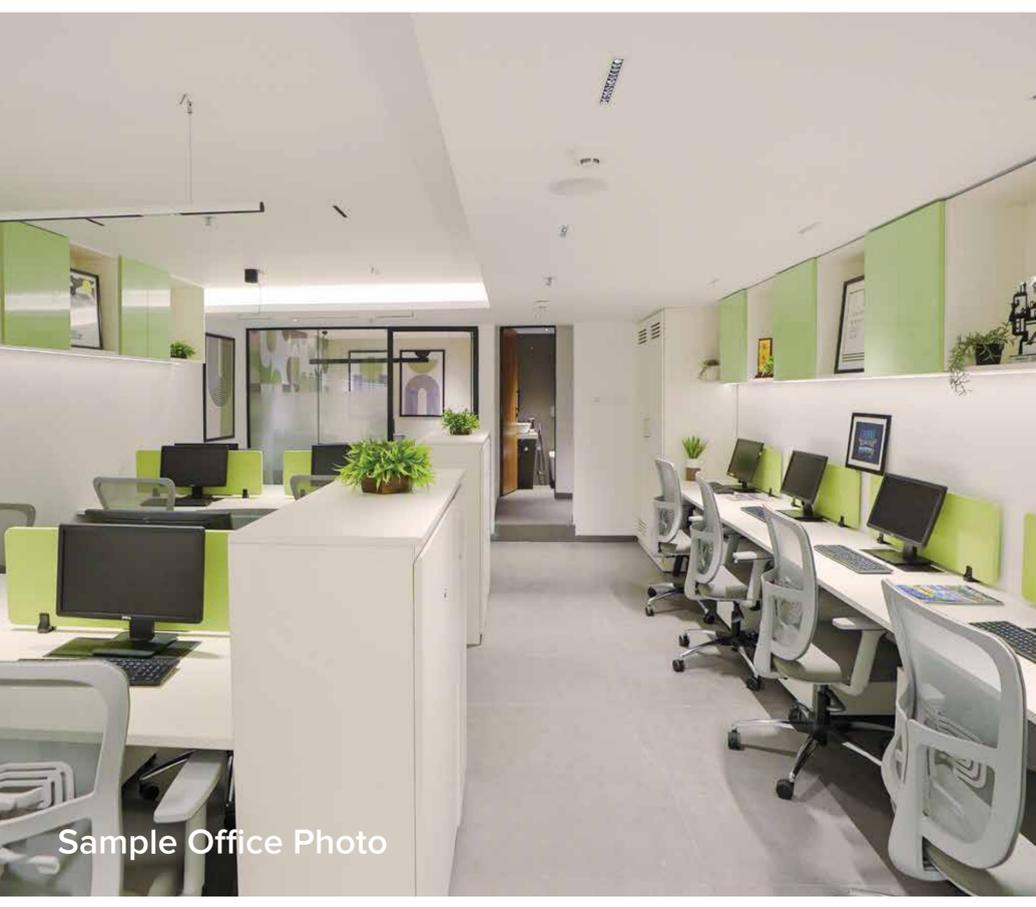
Highly efficient floor plans

Limited units available

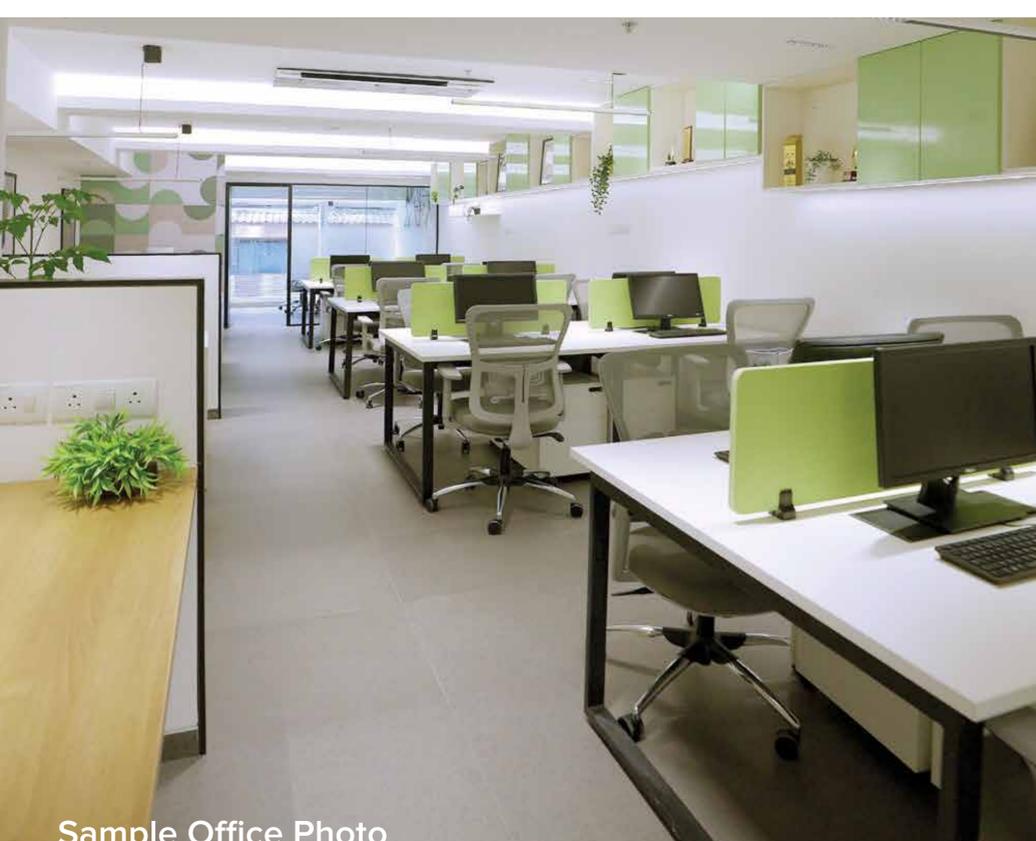
These spaces are ideal for a wide range of businesses - startups, consultants, SME's, doctors, clinics or diagnostic centers, chartered accountants, legal practices, training institutes, and a whole lot more.

The Unicorn Collection is set to be an incredibly diverse community. If your company is ambitious and forward-thinking - this is the place to be.

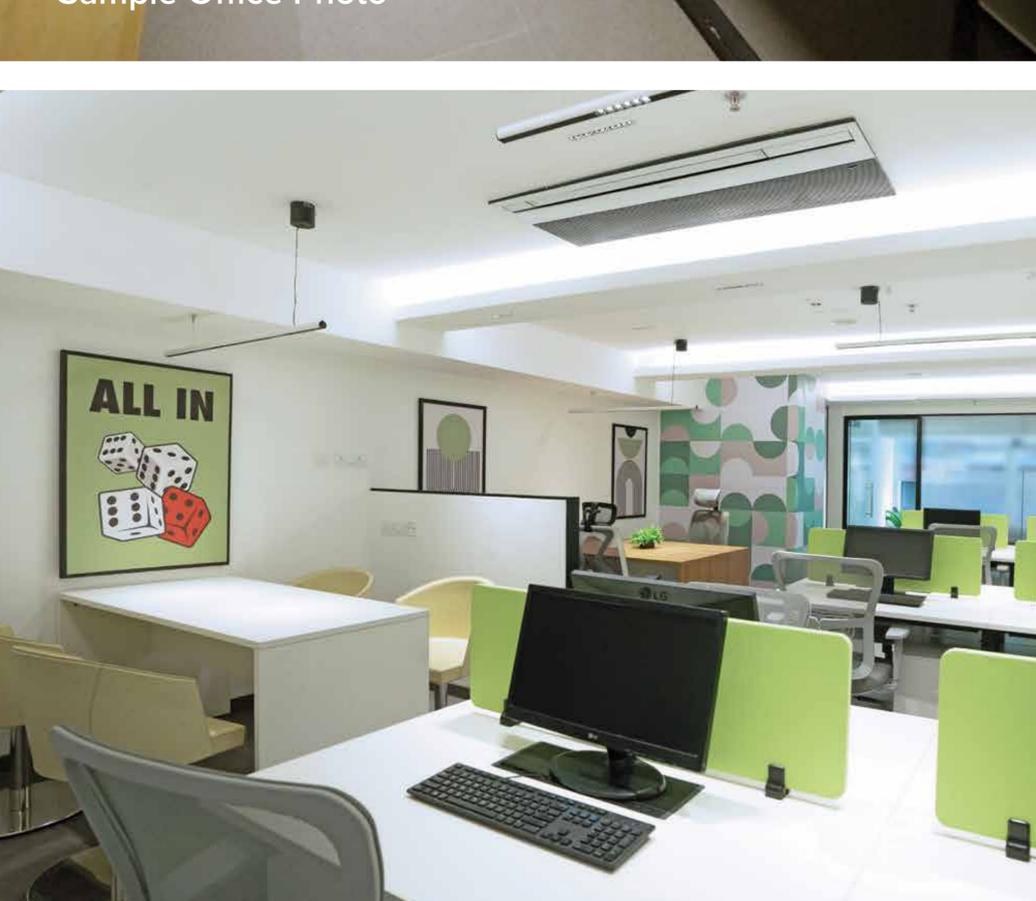
[DOWNLOAD UNICORN COLLECTION PLANS](#) →



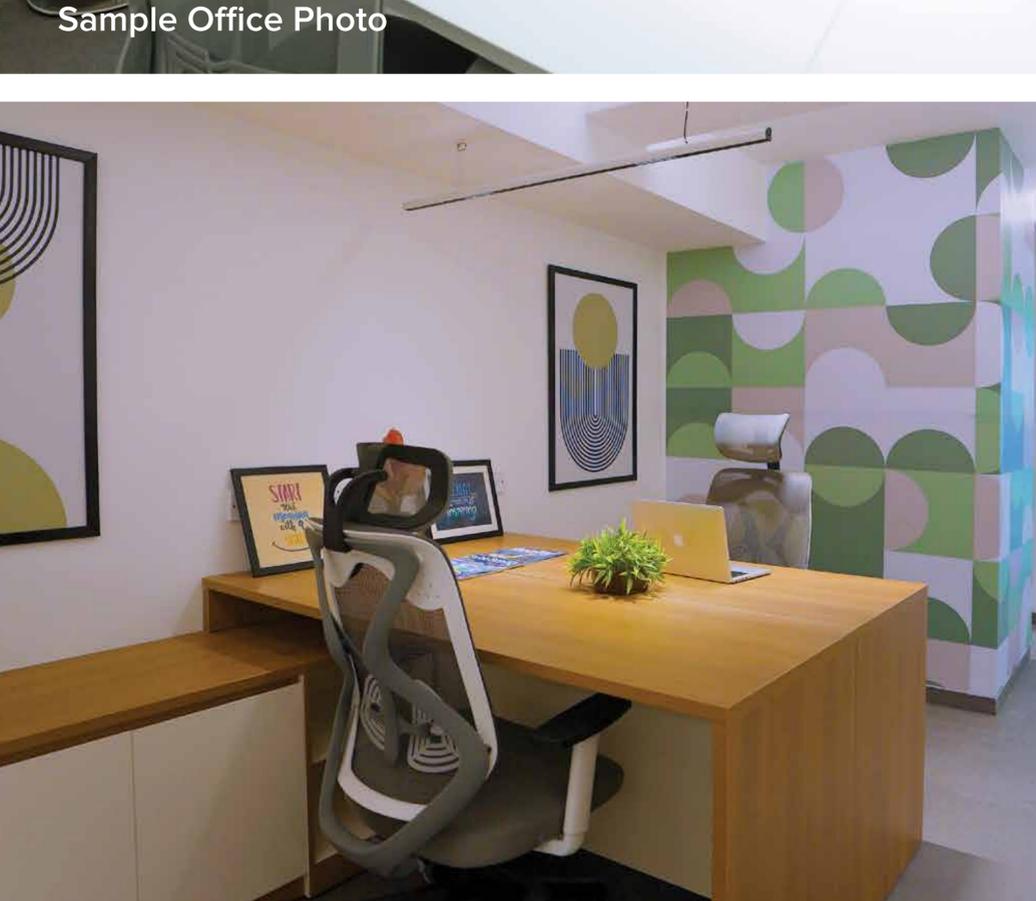
Sample Office Photo



Sample Office Photo



Sample Office Photo



Sample Office Photo

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.

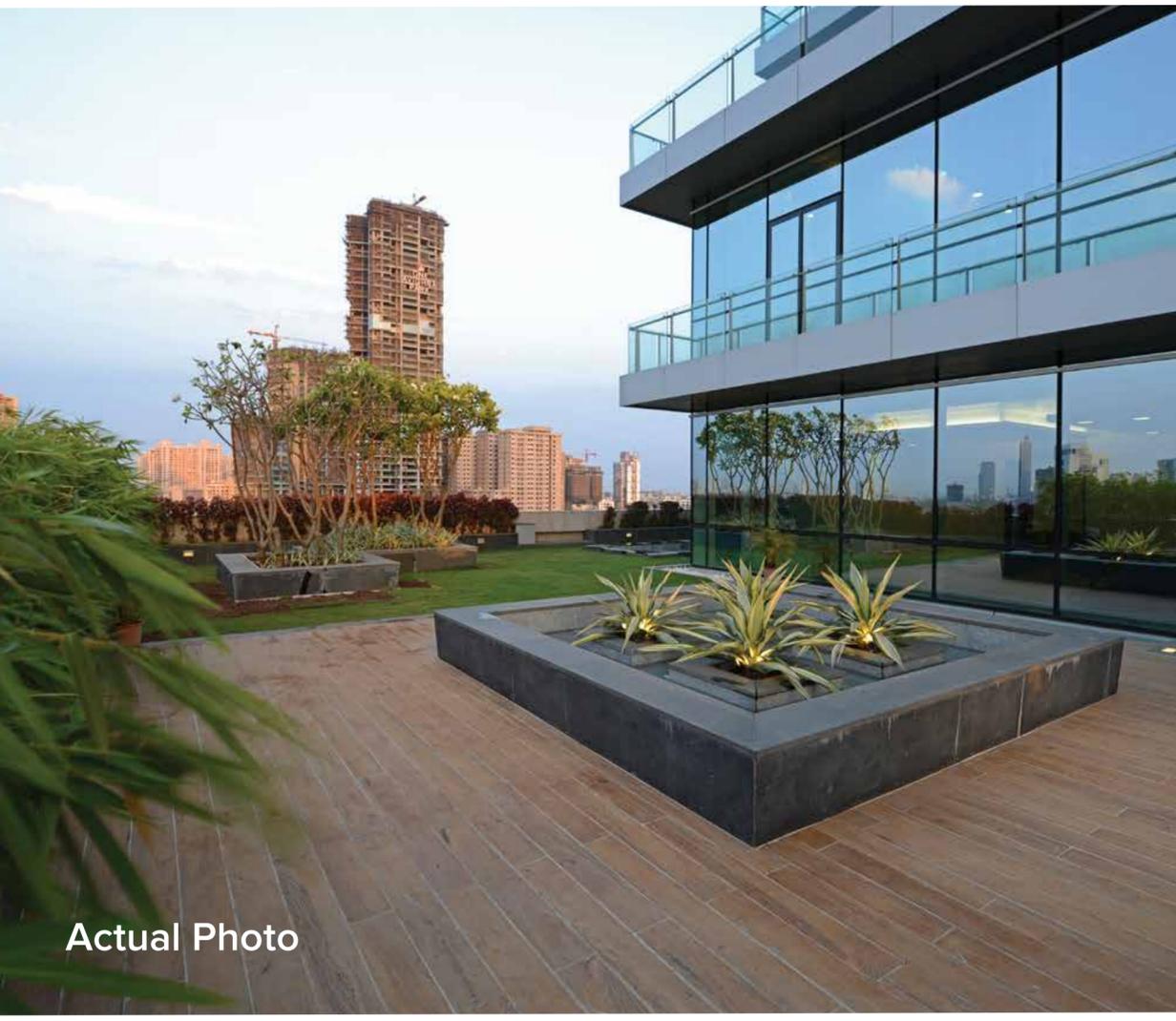
^aAs per US Federal Government General Services Administration Report

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.



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.



Actual Photo

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

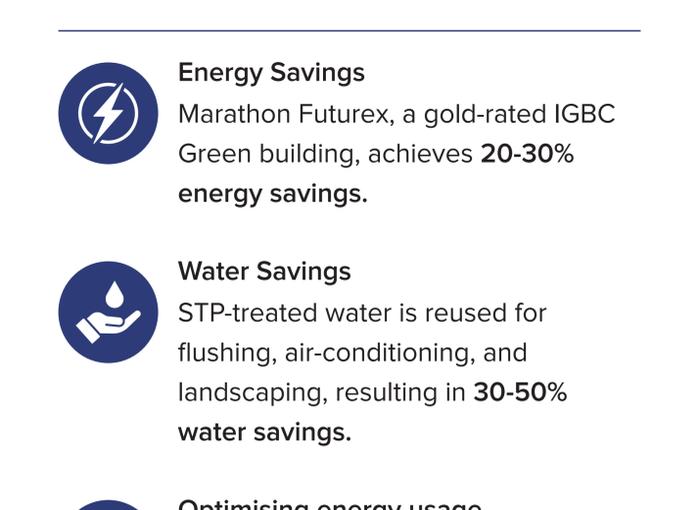
The way in to Futurex is the massive triple-height lobby with a glass box entrance. With resplendent marble flooring and the choicest of finishes, it's an excellent welcome sight even before your clients step into your office.

Facilities for purpose

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



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Actual Photo

DESIGNED TO BE GREEN



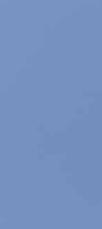
Energy Savings

Marathon Futurex, a gold-rated IGBC Green building, achieves **20-30% energy savings**.



Water Savings

STP-treated water is reused for flushing, air-conditioning, and landscaping, resulting in **30-50% water savings**.



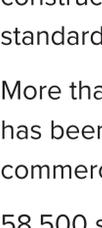
Optimising energy usage

Large double-glazed windows allow **lot of natural light** while keeping heat out.



VRV system for air-conditioning

The VRV system **saves up to 55% in costs** and exceeds ASHRAE/IESNA 90.1-2004 ventilation standards by 30%.



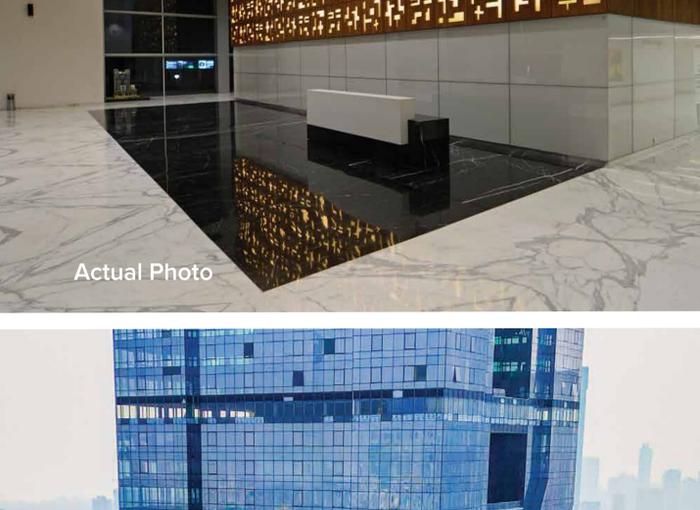
Built Green from the ground-up

The construction featured erosion control, locally sourced materials, eco-friendly RCC with industrial by-products, and LEED-compliant low-VOC finishes.



Green Systems and Processes

Futurex has rainwater harvesting, American Society of Plumbing Engineers standard stormwater drainage, a sewage treatment plant **recycling 240KLD of wastewater**, and daily recycling of **40-60kg of waste**.



Actual Photo



Actual Photo

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.

Actual Photo

Actual Photo

TO BUILD THE BEST,
WE PARTNERED WITH
THE BEST.

ADA ARCHITECTURE DESIGN ART
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

JOIN INDUSTRY LEADERS
AT FUTUREX



We have a rich history of innovation
quality and transparency.

54+ 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)



NeoHomes
Bhandup (W)



Millennium
Mulund (W)

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