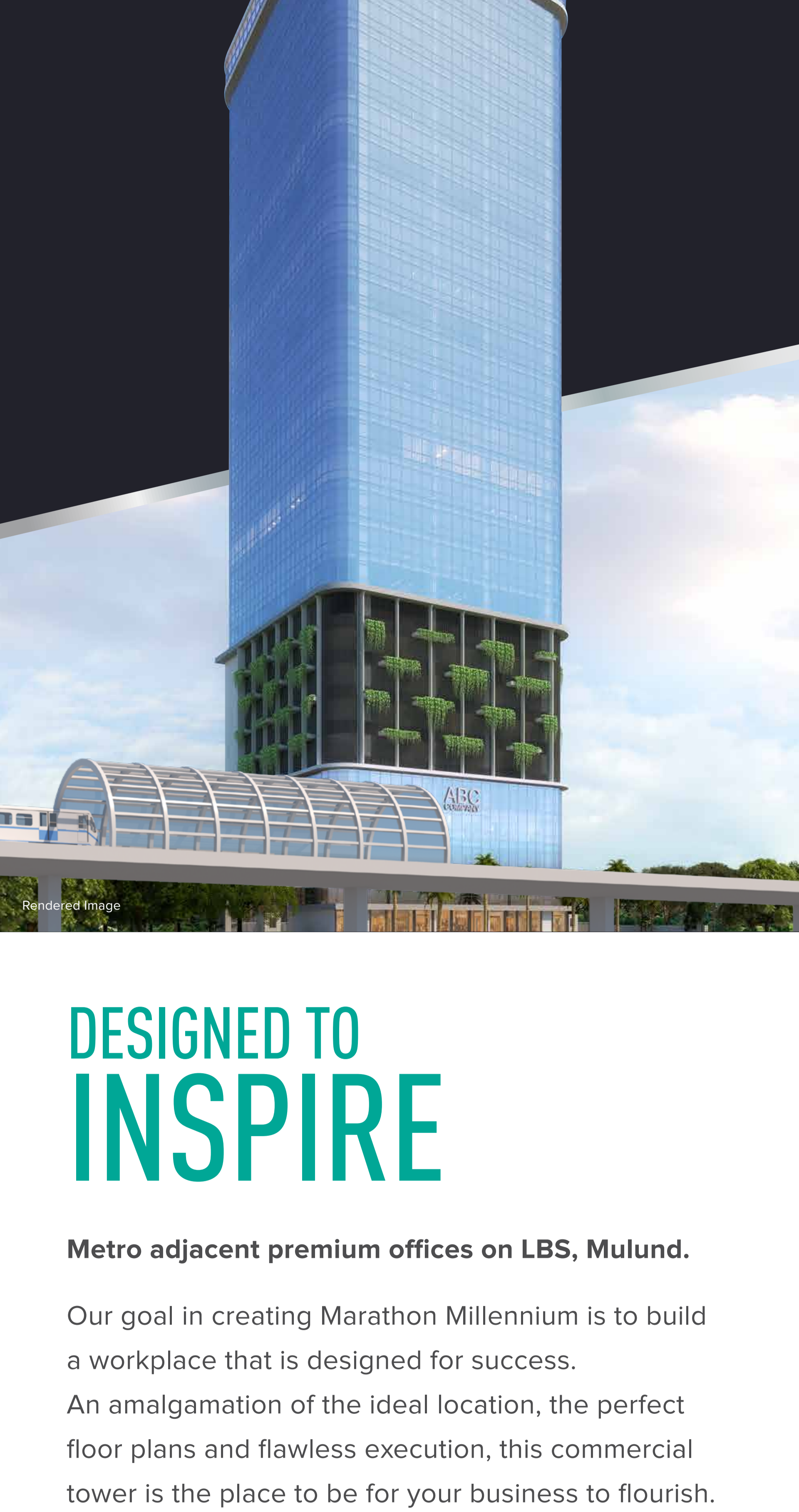


# MARATHON Millennium

Mulund (W)



## DESIGNED TO INSPIRE

**Metro adjacent premium offices on LBS, Mulund.**

Our goal in creating Marathon Millennium is to build a workplace that is designed for success.

An amalgamation of the ideal location, the perfect floor plans and flawless execution, this commercial tower is the place to be for your business to flourish.

We've brought together our best minds; designers, architects, and engineers to create an ecosystem where your business can thrive.

Featuring state of the art services and sustainability designed offices, Marathon Millennium will be your source of purpose and inspiration.

**OC received**

till 20<sup>th</sup> floor

**Proposed 27 storeys**

commercial tower

**Small business spaces**

starting 350 sq.ft.

**Bang on LBS road,**

opposite upcoming metro station

**Stunning**

glass facade

**Modular design**

so spaces can be combined

**Large corporate offices**

up to 40000 sq.ft. available

**10,000 sq.ft. with seating**

**for over 200 employees**

per floor

[TAKE A VIRTUAL TOUR](#) →

[VISIT WEBSITE](#) →

[VIEW CONSTRUCTION STATUS](#) →

[DOWNLOAD FLOOR PLANS](#) →



## MULUND A NEW REALTY HOTSPOT

Mulund has emerged to become one of the hottest real estate destinations in all of Mumbai owing to its hugely affluent population. More than 1200 apartments with an average cost of ~ Rs. 2 Cr have been sold directly by builders in the last FY in Mulund\*.

Mulund has direct connectivity to Thane, Navi Mumbai and has excellent road and rail connectivity to the rest of Mumbai via the Eastern Expressway and the Central Railway.

### THE NEXT POWAI OR THANE?

Over the last 2 decades, Powai and Thane have transformed from premium residential locations into thriving commercial destinations.

Mulund is on a similar trajectory with over 16,000 new builder apartments over ₹1 Cr to be delivered in the next 4 years from some of the largest brands in real estate\*.

\*Source - Liases Fores

### DID YOU KNOW?

Mulund is one of the earliest planned suburbs in Mumbai. In 1922, German architects Crown & Carter with Zaverbhai Ramji Shah, the patriarch of Marathon Group, designed a gridiron masterplan of 550 acres making it one of the best planned and greenest suburbs in the city.



## THE ADDRESS OF SUCCESS

Marathon Millennium comes with a future proof location at LBS Marg in Mulund West. These adjacent to metro offices ensure your commute is never as tough as your workday. Coupled with the lush greenery of Mulund, these factors make Millennium an address to vie for.

### LOCATION

LBS Marg, Mulund (W)

### METRO

Opp upcoming Sonapur Metro Station on Line 4

### ROAD

10 Mins from Eastern Expressway

### RAIL

10 Mins from Mulund Station

### CLOSE PROXIMITY

to business hubs of Powai, Thane, Navi Mumbai and BKC

### FUTURE ROAD CONNECTIVITY

to Western suburbs will improve with the Goregaon Mulund Link road



# THE METRO FACTOR

The upcoming metro network is set to change the landscape of commercial space in Mumbai.

## INCREDIBLE LAST MILE CONNECTIVITY

One of the biggest issues with commuting to work is last mile connectivity. In a city like Mumbai getting an autorickshaw or cab from the nearest station to the workplace can be a huge hassle. At Millennium your employees will face no such issues. They can literally step out of the metro station and step into their office. Last mile connectivity? More like last few feet connectivity!

## ATTRACT AND RETAIN THE BEST TALENT

The metro network will span the entire city and will enable your business to attract the best talent from all over the city. Location is a key factor for people while choosing their workplace and Millennium beats most other locations hands down due to the upcoming metro.

**Commercial properties located within 500m of a station command a premium of about 16% over similar properties outside this zone.**

*The Journal of Real Estate Finance and Economics*

**Access to employees in urban areas can be key drivers of commercial property values and economic growth.**

*O'Sullivan, 2009*



Rendered Image

## A TOWERING PRESENCE

Marathon Millennium towers over LBS Marg with a stunning glass facade, ample parking, and spacious, optimally designed office spaces.

## REDUCE OPERATIONAL COSTS

The aesthetically pleasing facade is also the buildings biggest functional asset. Permeable windows allow natural light to reach deep within offices without compromising on comfort. Sophisticated glazed window panes ensure offices remain cool while saving energy on light fixtures making for an efficient workspace.

Energy Efficient Windows: Low-e Double Glazed Glass

Sewage Treatment Plant

Centralised Building Management System

Green Building

Multi-tier security

## MAKE A GREAT FIRST IMPRESSION

Besides this Marathon Millennium is chock full with features and amenities to create an ecosystem that is not just sustainable and efficient but also makes an immediate impression.

Double Height Lobby

High Speed Elevators

Valet Parking

Mechanical parking system

Coffee Shop

No ugly air-condition outdoor units on the facade



Rendered Image



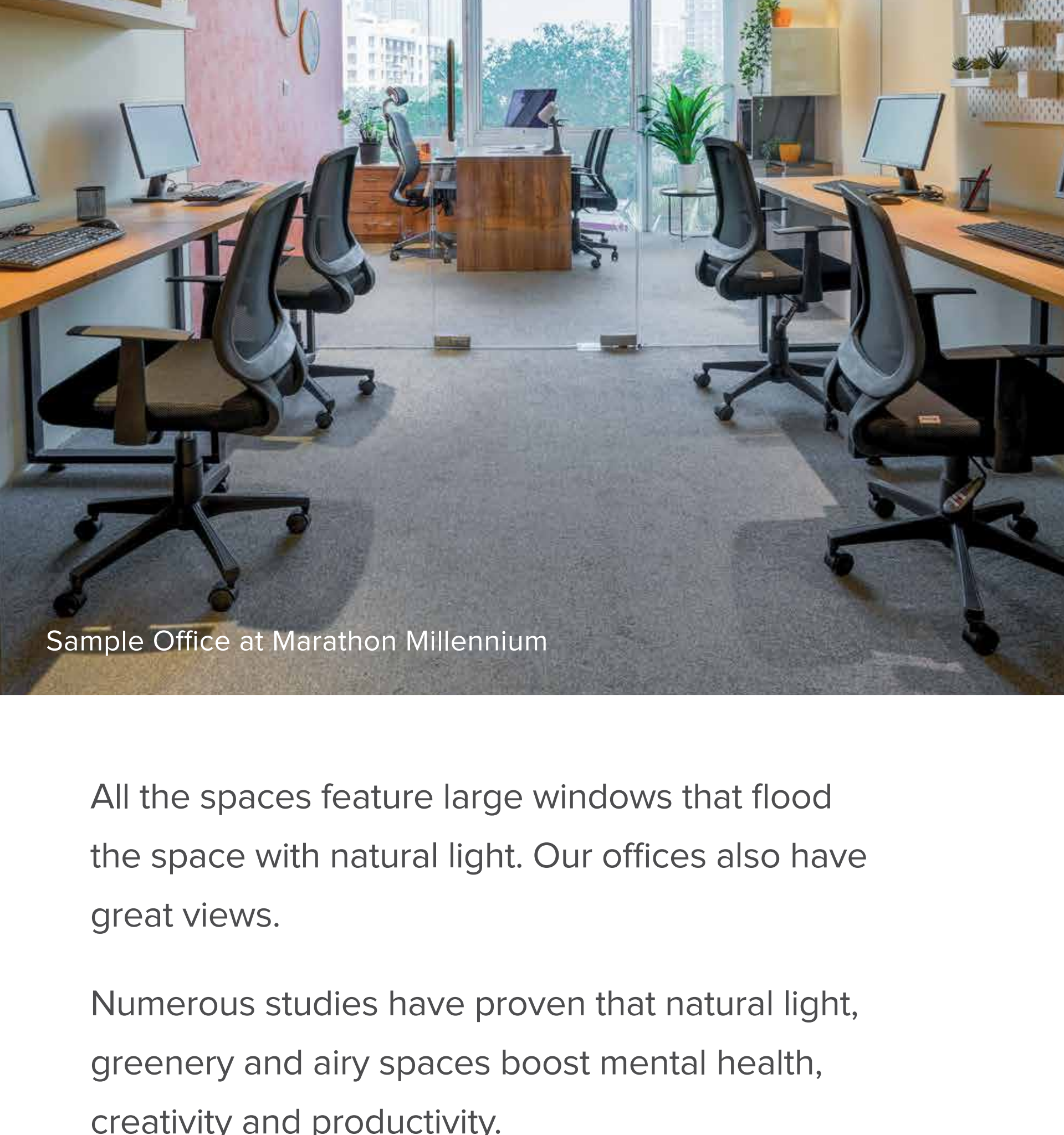
Lobby at Marathon Millennium

# WORKSPACES THAT INSPIRE

We have paid rigorous attention to every detail to bring to you office spaces that your employees will love to work in.

Millennium's floor plate is designed in a way that the spaces are flexible, modular and combinable. This means that you can have a small office space of 350 sqft. or an a large office on an entire floor of 10,000 sqft.

**Offices from 350 sq.ft. onwards**



Sample Office at Marathon Millennium

All the spaces feature large windows that flood the space with natural light. Our offices also have great views.

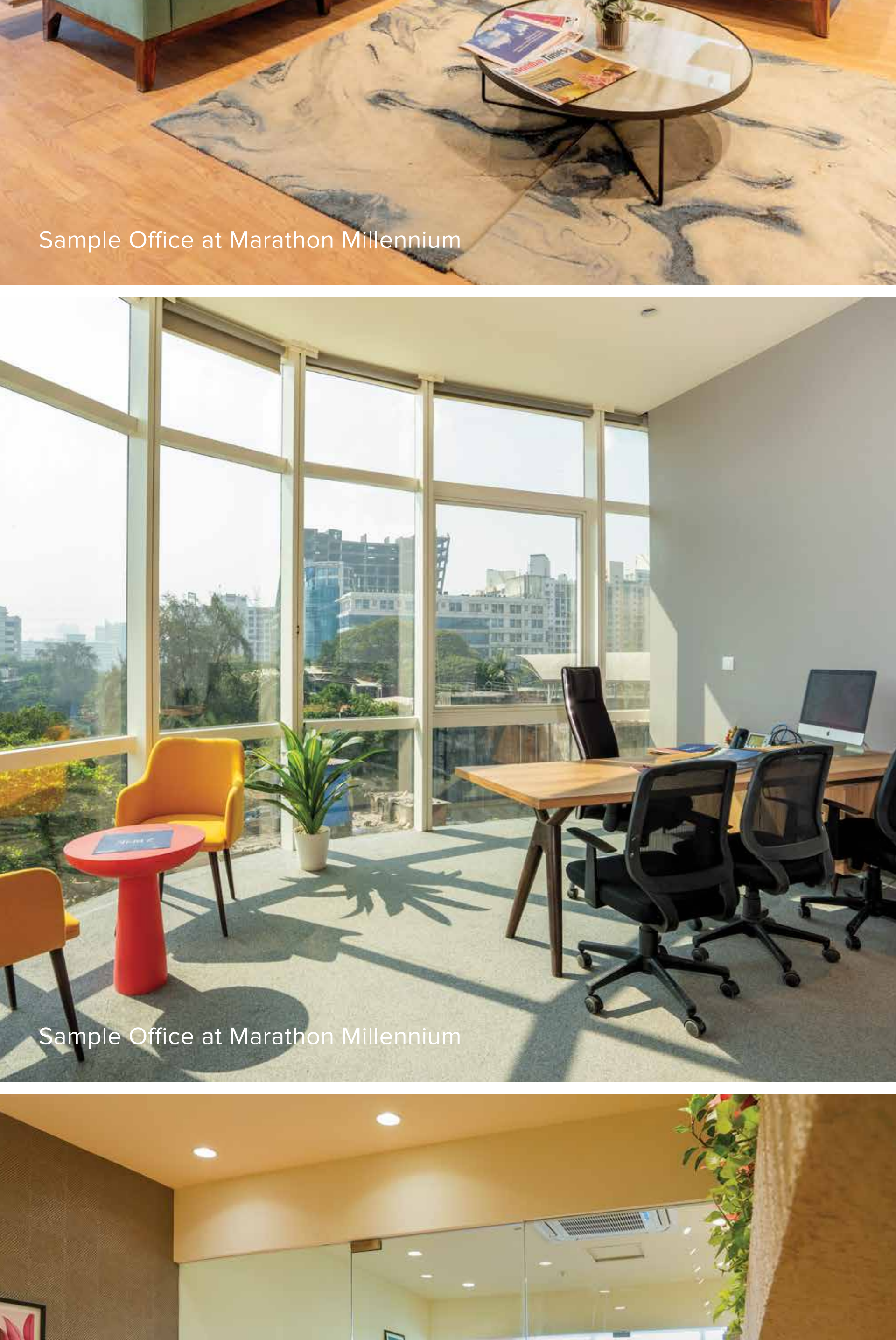
Numerous studies have proven that natural light, greenery and airy spaces boost mental health, creativity and productivity.

**Office workers who worked near windows slept better, exercised more and were more productive than those in windowless offices.**

*Cheung & Zee, 2014*

**Exposure to daylight improves moods and cognitive performance.**

*Kent, 2009*



Sample Office at Marathon Millennium



Sample Office at Marathon Millennium



Sample Office at Marathon Millennium

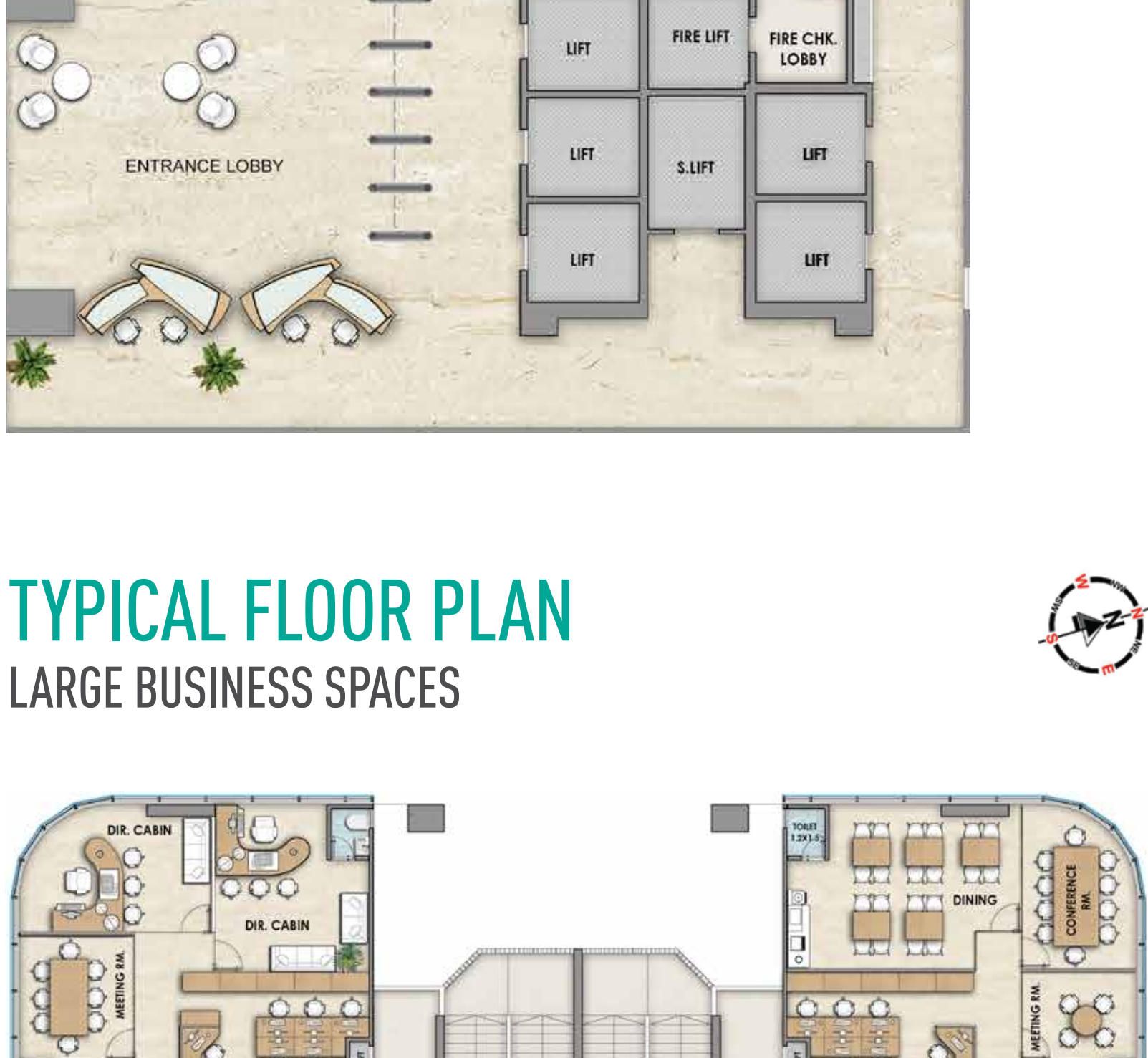


Sample Office at Marathon Millennium

## MASTER PLAN



## LOBBY PLAN



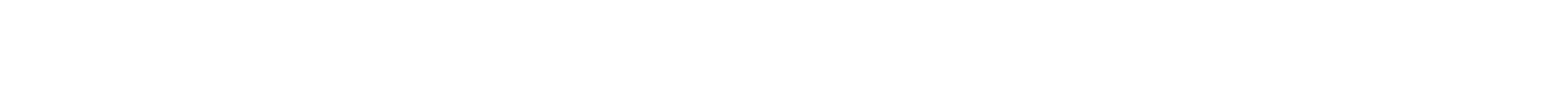
## TYPICAL FLOOR PLAN

LARGE BUSINESS SPACES



## TYPICAL FLOOR PLAN

SMALL BUSINESS SPACES





We are a Mumbai based real estate development company that has completed over 100 projects in the city. We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers. Our projects are spread across the Mumbai Metropolitan Region (MMR)

MORE THAN  
**54 YEARS**  
OF REAL ESTATE EXPERIENCE

MORE THAN  
**100 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

- 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**  
Brand Vision by Nexbrands  
Marathon Group
- Developer of the Year 2019**  
Local Icons, Mid-day  
Marathon Group
- The Extraordinaire-Brand (Real Estate Category) 2018-19**  
Brand Vision by Nexbrands  
Marathon Group
- D L Shah Quality Award 2018**  
Quality Council of India  
Marathon Group
- Developer of the Year**  
DNA Real Estate & Infrastructure 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

## MARATHON Futurex

Lower Parel

Futurex is an iconic, award-winning commercial high-rise in the heart of the business district of Lower Parel. Futurex houses iconic brands like Zee, Thomas Cook and L'Oreal. Futurex features a host of amenities including a cafe, sky gardens and more, while offering great views of the Mumbai skyline making it - THE address for your business.

Just a minute from Lower Parel, Curry Road, and monorail station

Ready offices from 4500 sqft to 2,00,000 sq.ft.

Upto 55,000 sq.ft. on a single floor

7000+ people work at Futurex



## MARATHON Icon

Lower Parel

Marathon Icon is a part of the award-winning NextGen campus in Lower Parel. It offers small business spaces starting 935 sq. ft. in the heart of Lower Parel's business district.

Offices from 935 - 4500 sqft carpet area

Phase I ready with OC

Part of a 7 acre award winning campus



# MARATHON

## Monte Plaza

Mulund (W)

Monte Plaza at Mulund W has premium retail and office spaces. Monte Plaza is in the midst of an upscale locality, very close to arterial transport modes and is a part of a premium mixed-use development that includes residential towers Monte Carlo and Monte Vista.

Starting 470 sq.ft. Combination units available

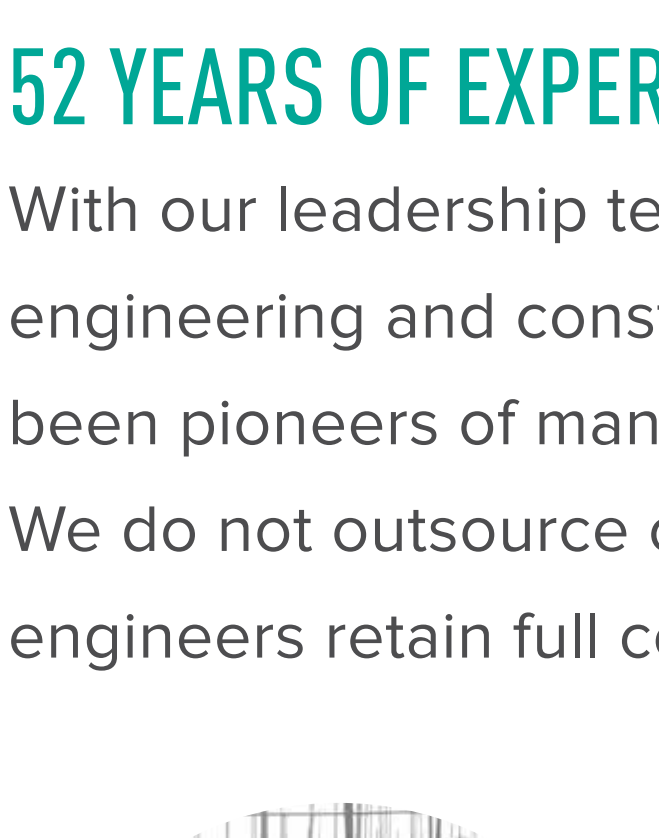
~30,000 sq.ft. of commercial space

Stunning glass facade



## SUPERB CONSTRUCTION

Marathon projects are built using cutting edge construction technology that ensure our structures are rock solid, leak proof and built to last.



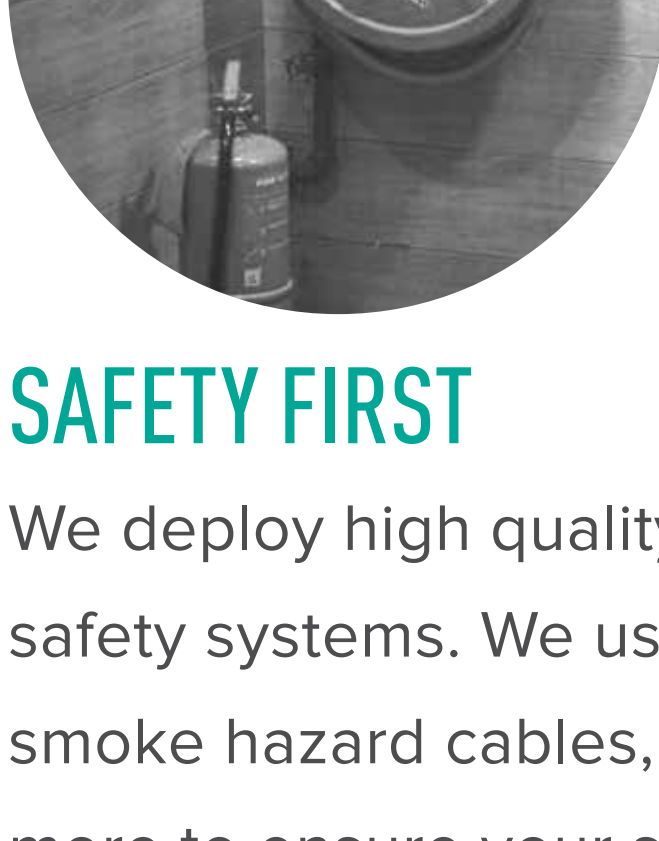
## 52 YEARS OF EXPERTISE

With our leadership team having decades of engineering and construction expertise, we have been pioneers of many best practices in the industry. We do not outsource our construction and our engineers retain full control over construction quality.



## ROCK SOLID CONSTRUCTION

The revolutionary MIVAN formwork technology allows for simplified and faster construction activity with an excellent, smooth concrete finish. It helps to reduce the time taken for construction while creating rock-solid, leak-resistant structures.



## MICRO-MANAGED QUALITY

Our engineers go right to the source of the raw material to ensure that quality is uncompromised. An on-site material testing lab ensures the highest levels of quality control. We use only premium finishes in your homes and use premium, polymer paints that do not fade and last for a long time.

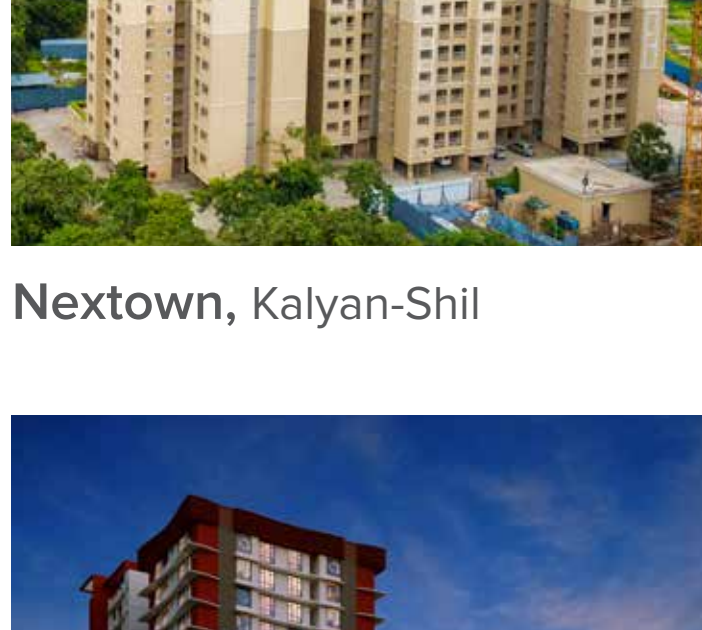


## SAFETY FIRST

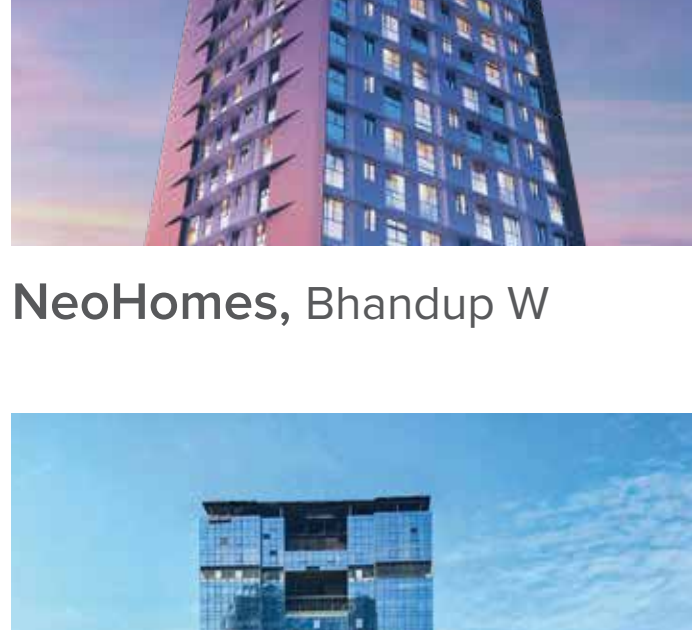
We deploy high quality CCTV, fire fighting & electrical safety systems. We use multiple circuit breakers, low smoke hazard cables, elevator safety systems and more to ensure your safety. Our water tanks are also designed to minimise microorganism growth.

## ONGOING PROJECTS

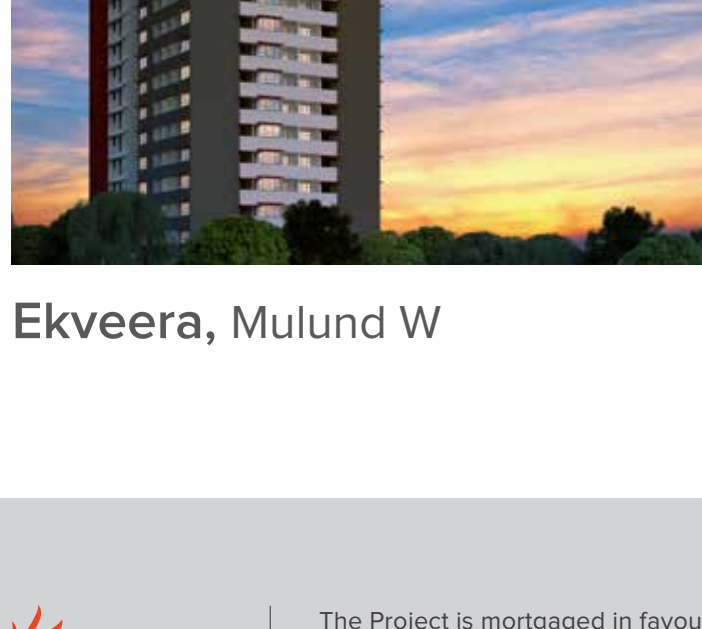
We are currently building several townships in the fastest growing neighborhoods, affordable housing projects, ultra-luxury skyscrapers, small offices and large business centers, with projects spread across the Mumbai Metropolitan Region (MMR).



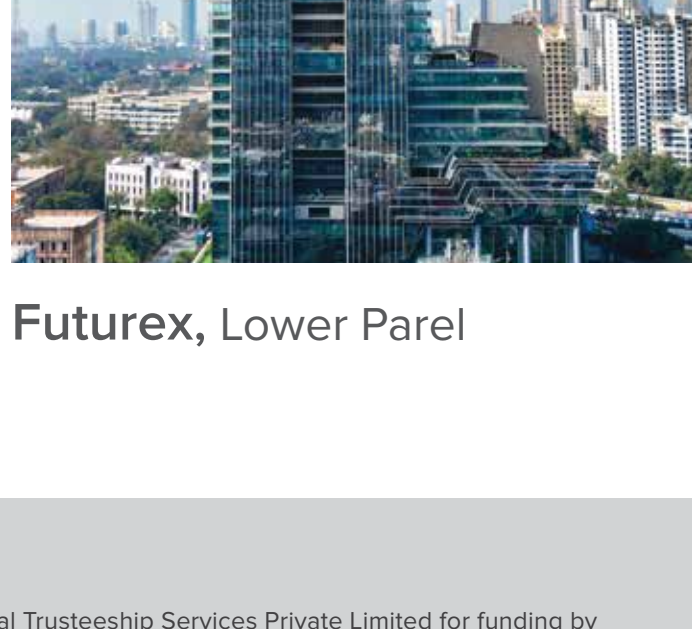
Monte South, Byculla



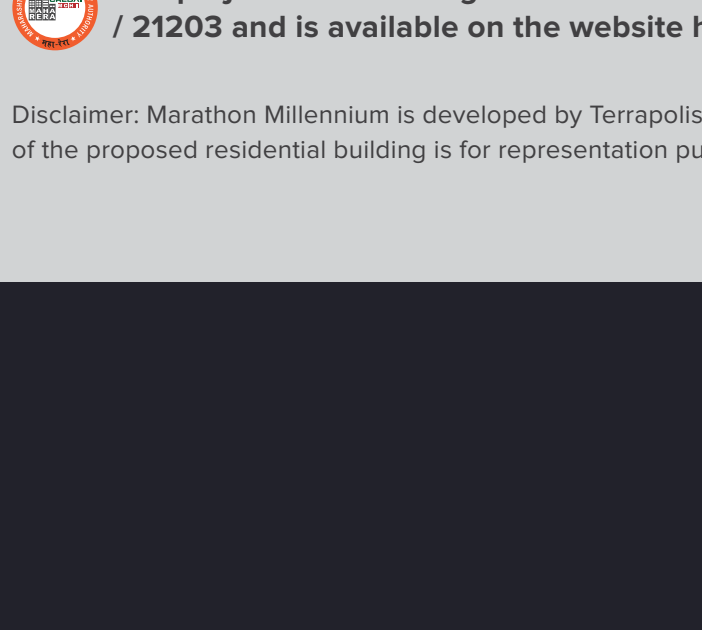
Monte Carlo, Mulund W



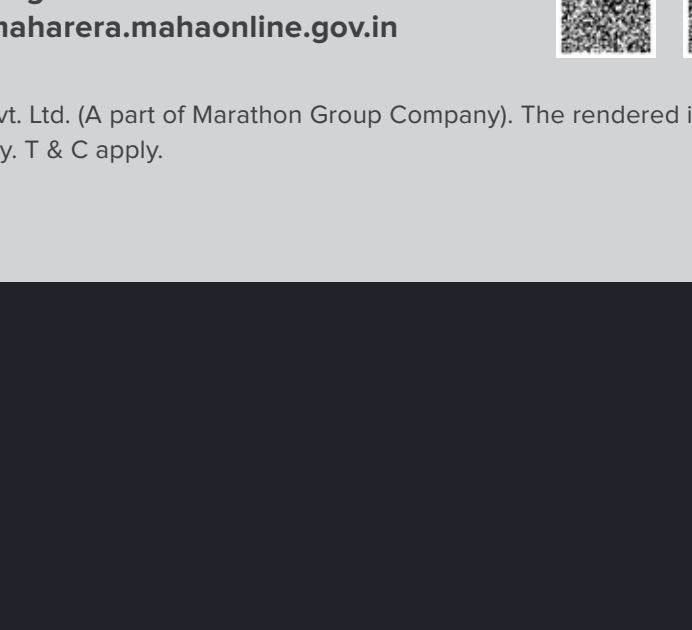
Zaver Arcade, Mulund W



Sunset Gardens, Mulund W



Nexzone, Panvel



Nexworld, Dombivli E



Nextown, Kalyan-Shil



NeoHomes, Bhandup W



Ekveera, Mulund W



Futurex, Lower Parel



The Project is mortgaged in favour of Piramal Trusteeship Services Private Limited for funding by Piramal Enterprises Limited and the buyer will be required to obtain a no objection certificate prior to entering into Agreement for Sale of any unit/fat in the project.



The project has been registered via MahaRERA registration number: P51800017324 / 21203 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.