Badlapur is emerging as an important location on Mumbai's arterial Central Railway line due to its excellent railway connectivity with Mumbai. Nagari NX enjoys an ideal location within Badlapur with great connectivity and prospects of growth. Be a part of one of the fastest growing residential hubs and see yourself rise up in life.

- 6 completed towers
- 2 ongoing towers
- 1, 2 BHK homes and shops
- 200+ happy customers already
Badlapur - a smart choice

Nagari NX is placed in one of the most eminent locations of Badlapur - away from the most crowded and noisiest places, yet in close proximity to the station and bus stop. Nagari NX also has retail shops and is close to good schools, colleges, and hospitals in the area which ensures you and your family are never left wanting.

**Banks**
- Kotak Mahindra Bank 1.8 km
- Axis Bank 1.6 Km
- ICICI Bank 1.7 km
- HDFC Bank 2.2 km
- State Bank Of India 2.1 km

**Schools**
- Heaven Bell School 600 Mtr
- Holy Spirit School 300 Mtr
- Yogi Shree Arvind Gurukool 750 Mtr
- Poddar Brio International School 4.5 km
- Carmel Convent School 3.9 km

**Local Transport**
- Bus Station 2.8 km
- Railway Station 2.6 km

**Banks**
- Dhanvantri Hospital 1.8 Km
- Mamta Hospital 2.2 km
- Vatsalaya Hospital 1.6 km
- Sapandan Hospital 2.1 Km
- Drushti Eye Hospital 1.8 km

**Stores**
- D Mart 4.5 Km
- Patel R Mart 2.2 km
- Laxmi Super Market 1.7 KM

**Restaurants**
- Navratana Palace 1.8 km
- Yogeshwar Pure Veg. 2.4 km
- Shabari 700 mtr
- Hotel Gurudev 1.7 Km
The apartments in Badlapur are spacious, airy and well ventilated. We have paid attention to every detail in the apartment to ensure that the space in the apartment is optimally utilized ensuring the best home experience for you and your family.

**Smartly designed homes**

1 BHK
442 sq.ft. - 458 sq.ft.
(RERA Carpet area)

2 BHK
436 sq.ft. - 628 sq.ft.
(RERA Carpet area)
At Marathon Nagari NX, we care for your children, our future, and hence, we have carefully constructed children play areas that are safe and fun. Let your children have a blast, let them roll in the grass and jump around in the jungle gym without the need of constant supervision. Let children, be children.
A nurturing society

Nagari NX is already a thriving community with over 250 residents. With both under-construction and ready homes available; come be a part of this flourishing community.
Your business. Your shop.

Nagari NX has a location that's away from the noisiest parts of the town yet bang in the middle of a residential zone. Being on the ground floor of a residential tower means that a lot of your customers are just a few steps away from you. Your shops will enjoy great visibility and access from the street, which means that you can expect footfall year round.

95 sq.ft. - 385 sq.ft.
(RERA Carpet area)
Nagari NX is Marathon Group's second integrated community development in Badlapur. Marathon Nagari which was completed in 2012 with 7 towers spread over a sprawling 8.7 acres is today a thriving community in Badlapur with more than 712 residents. Nagari won the award for “Best Residential Apartment: Low Cost Metro – 2012” by CREDAI. Nagari NX is set to replicate this success.
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](image1)

![Actual Photo 2006](image2)

**Marathon Monte Vista**

![Artist's Impression 2009](image3)

![Actual Photo 2013](image4)
We've been on a Marathon run.
Since 1969.
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
Disclaimer:

• Marathon Nagari NX is developed by a Marathon Realty Pvt. Ltd. (A part of Marathon Group Company). The Project Marathon Nagari NX shall be developed in a phase wise manner and is divided into various Real Estate Projects. The various Real Estate Projects have been registered on the MAHA RERA website and details of the same are available on the website link: https://maharera.mahaonline.gov.in/. Customers are requested to visit the said link for details and update themselves with all the necessary details in project from time to time.

• Specifications and amenities mentioned in this brochure/ advertisement and promotional documents are only representational and informative. Information, images, visuals, drawings plans or sketches shown in this promotional document is/are indicative of the envisaged development and the same are subject to approvals. The Common layout amenities will be developed and delivered as per the timelines disclosed on the MAHA RERA website provided timely approvals are received for the same from the appropriate approving authorities.

• All dimensions mentioned in the drawings may vary/differ due to construction contingencies, construction variances and site conditions. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be required by the competent regulatory authority.

• The picture of the proposed Residential Flat/ Commercial Unit or Dream flat/ Show office is just a sample flat/office of a specific configuration showcasing the interior layout and is prepared with furniture, items, electronic goods, amenities and other furnishings for the purpose of showcasing the proposed residential/ commercial unit. It is 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. All plans, specifications, dimensions, designs, measurements of the dream flat/show office are indicative and are subject to changes.

• The view/s depicted in the picture/s 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 view/s may not be available from all the flats in the project and Customers will need to apprise themselves on the views available from the flat/ apartment of your choice. All intending Allottee/s are bound to inspect and apprise themselves of all plans and approvals and other relevant information prior to making any purchase decisions and nothing in this brochure/advertisement/webpage or other documents is intended to substitute the actual plans and approvals obtained from time to time.

• Maps are not to scale. Maps and Distances taken in kilometers are approximate and taken from Google Maps for information purpose only.

• The customers are requested to apprise himself with the relevant information pertaining to the residential flat/ commercial unit of his interest prior to making any purchase decision. Project funded by IndusInd Bank.

• The relationship between the promoter/ Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement/webpage or other promotional document. This brochure is merely conceptual and is not a legal document and the promoter/ Developer reserve the right to change, amend and modify the contents of this brochure from time. It cannot be treated as a part of the final purchase agreement/s that may be executed from time to time.

• For actual prices and other details the customer are requested to visit the site and contact our sales representatives.

The project has been registered via MahaRERA registration number: P51700005045/ P51700005049 and is available on the website https://maharera.mahaonline.gov.in
Site & Sales Office:
Marathon Nagri NX, 1st floor, Victoria, “C” Wing,
Near Asaram Bapu Ashram, Bhosale Nagar, Shirgaon, Badlapur (E)

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