

# PHASE 1

## FLOOR PLANS

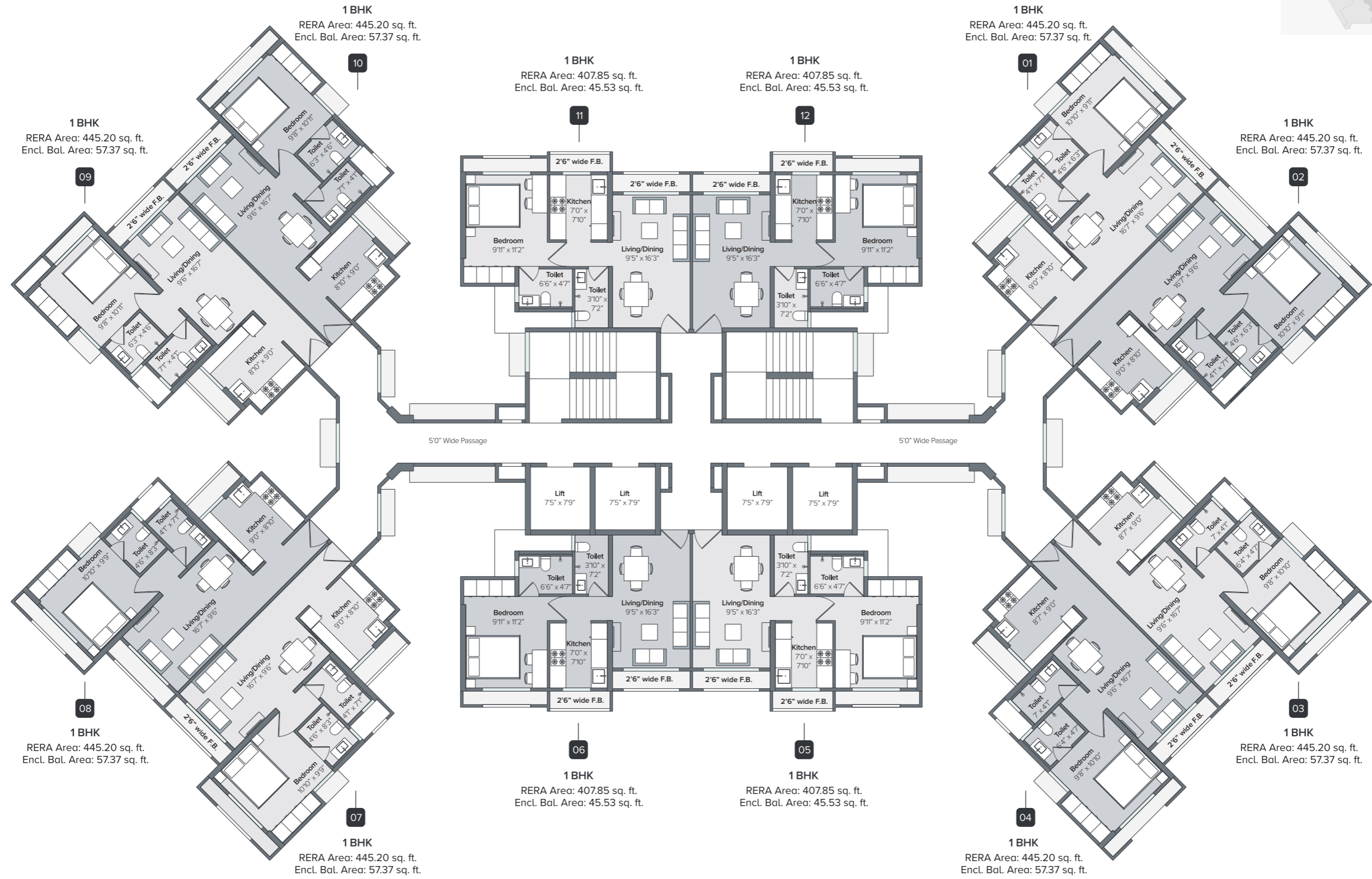
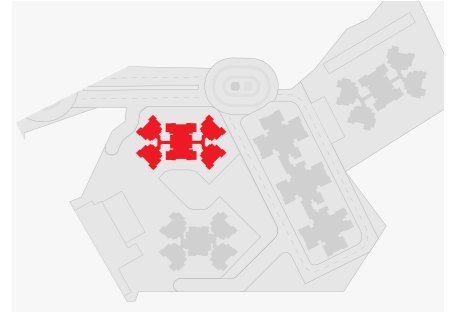
# MASTERPLAN



- Phase 1
- Phase 2

\*The Layout Plan is for representational purposes only & are not according to scale

**Coral**  
**1st to 16th Floor**  
 Typical Floor Plan



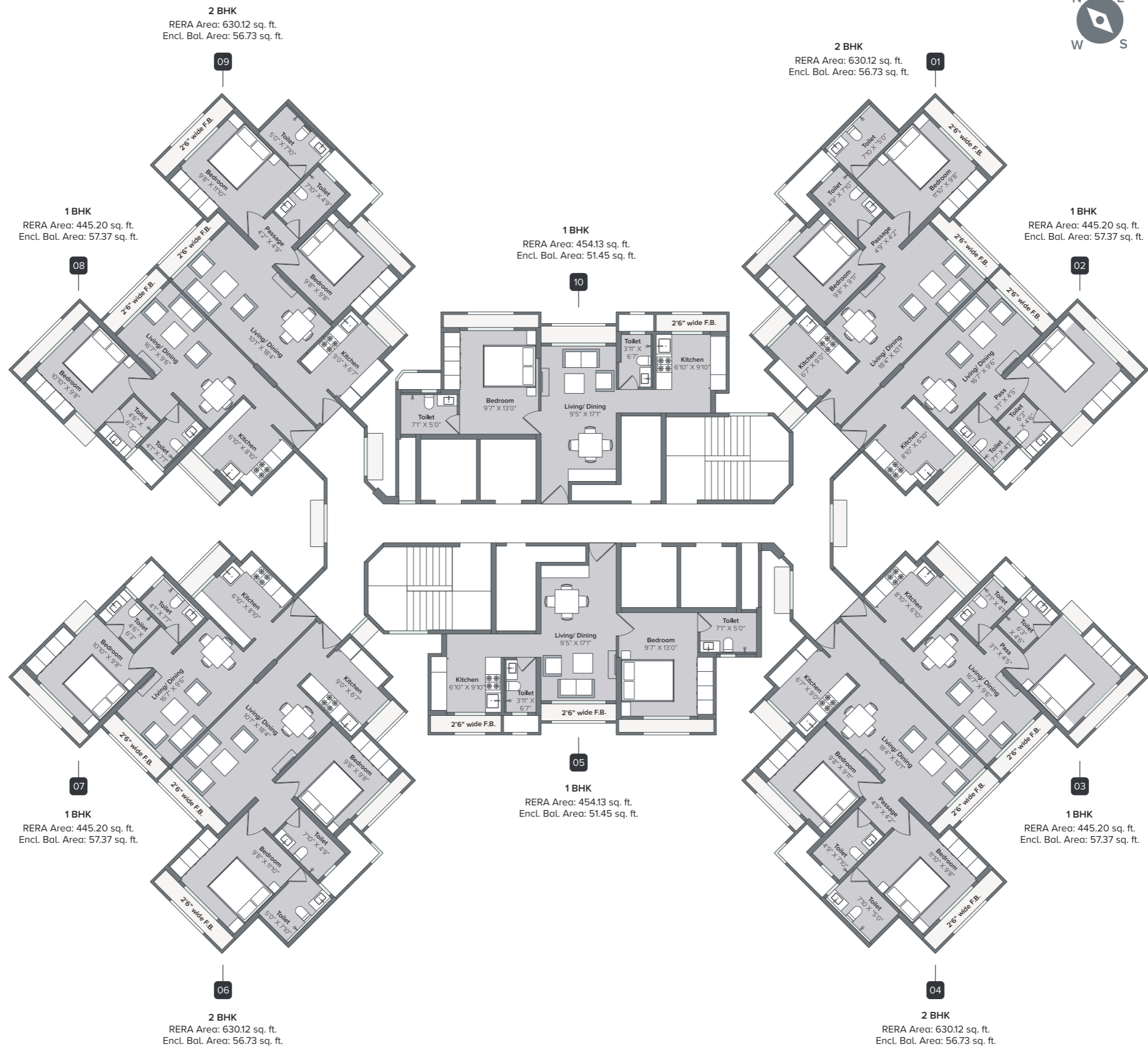
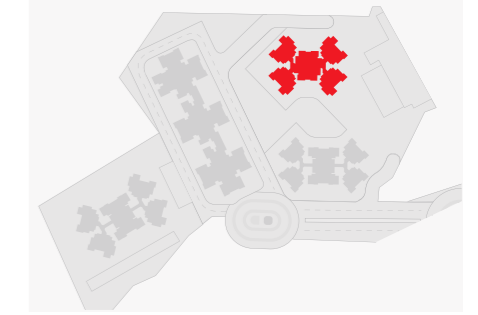
Floors 9 & 12 are refuge floors and the following flats are not available for sale:  
 Flat numbers 11 & 12 on 9th floor.  
 Flat number 12 on the 12th floor.

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

# Sapphire

## 1st to 16th Floor

### Typical Floor Plan



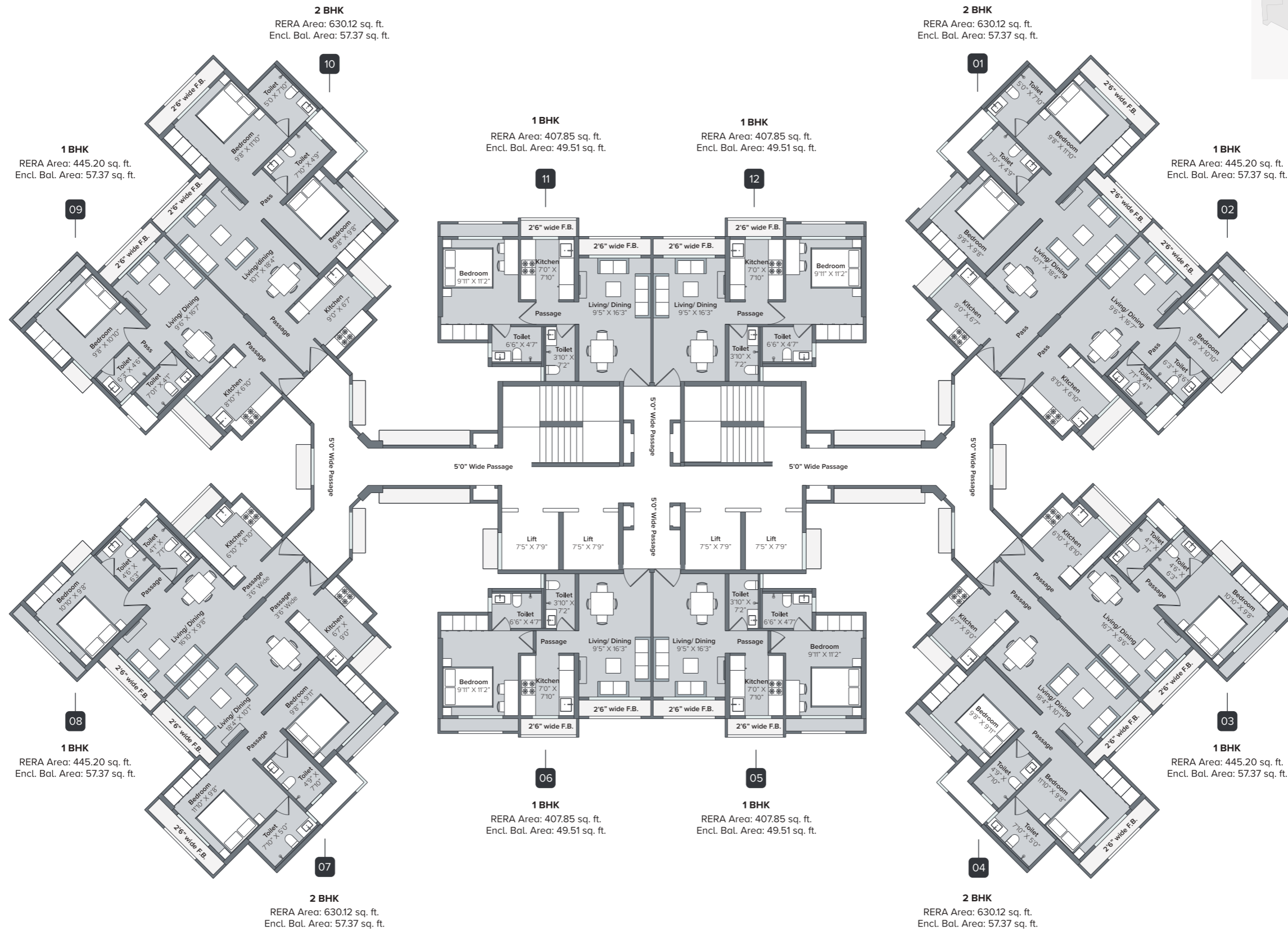
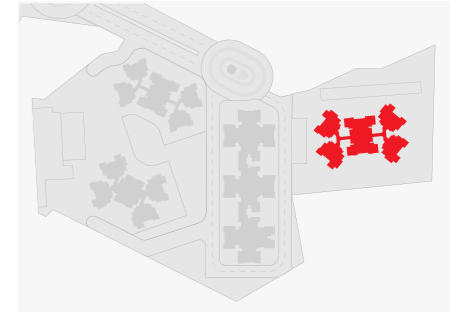
Floors 9 & 12 are refuge floors and flat number 9 on each of these floors are not available for sale.

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# Emerald

## 1st to 19th Floor

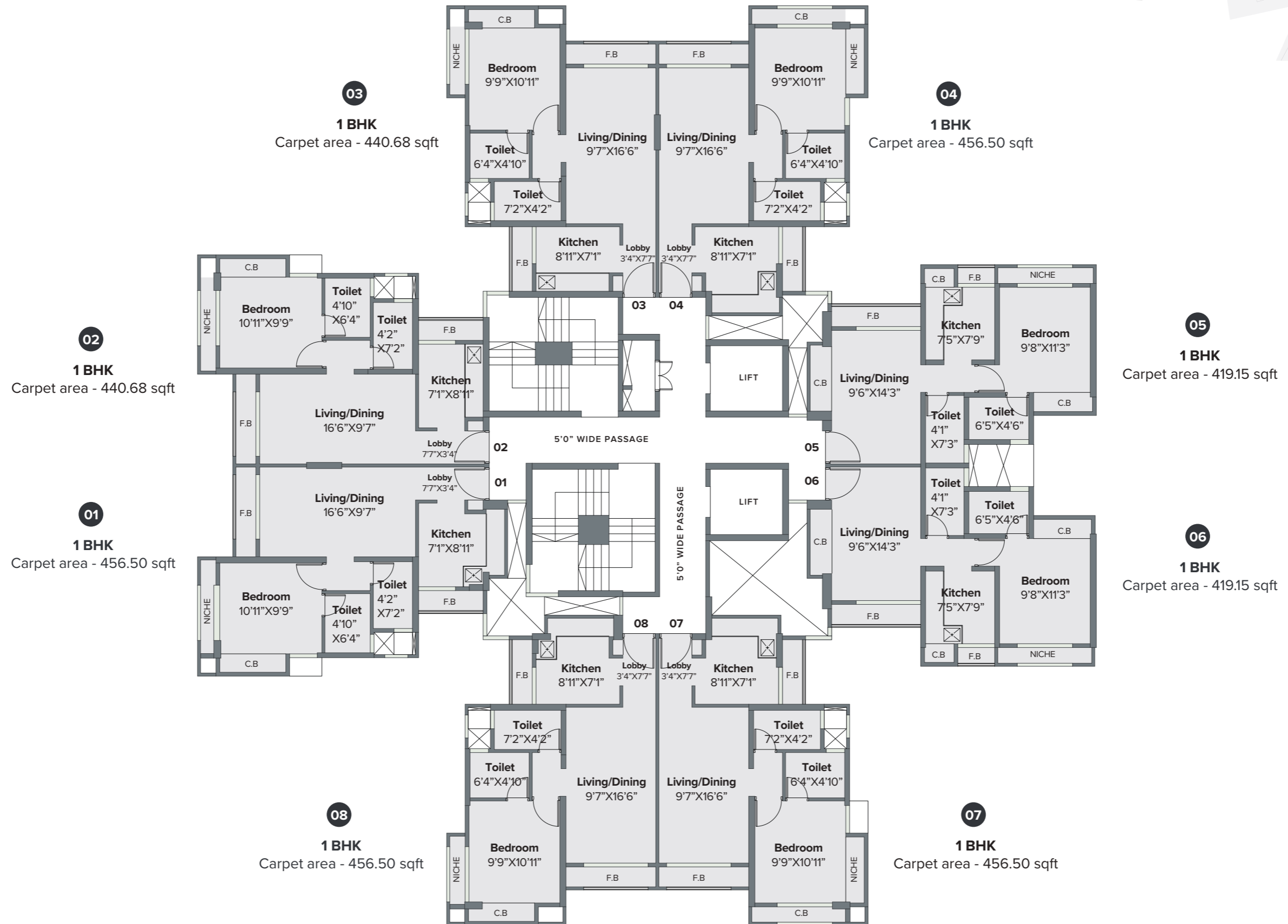
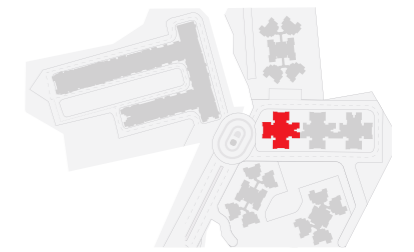
### Typical Floor Plan



Floors 9, 12 & 17 are refuge floors and flat numbers 9 & 10 on each of these floors are not available for sale.

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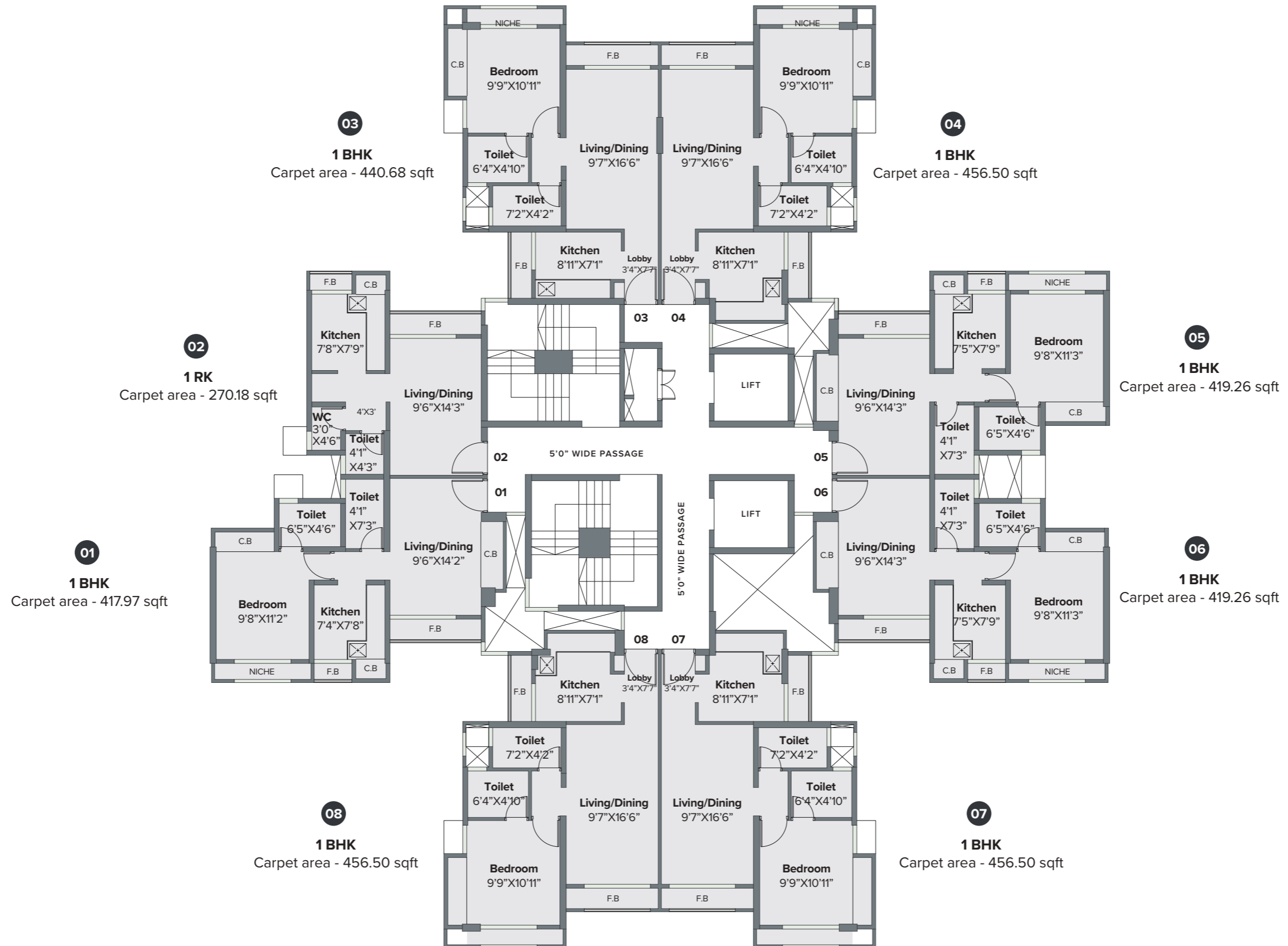
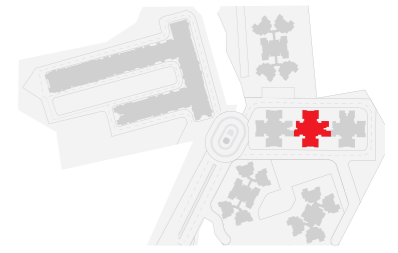
**OPAL**  
**Floors 1st to 10th**  
**Typical Floor Plan**



Flat No. 907 & 908 on 9th floor are refuge and not for sale

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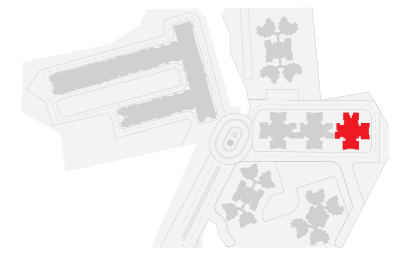
**Topaz**  
**Floors 1st to 10th**  
**Typical Floor Plan**



Flat No. 907 & 908 on 9th floor are refuge and not for sale

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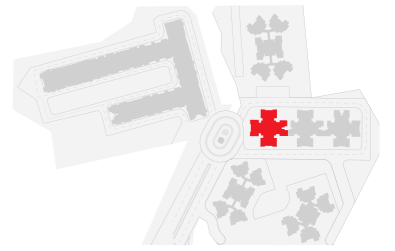
**Amber**  
**Floors 1st to 10th**  
**Typical Floor Plan**



Flat No. 907 & 908 on 9th floor are refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.



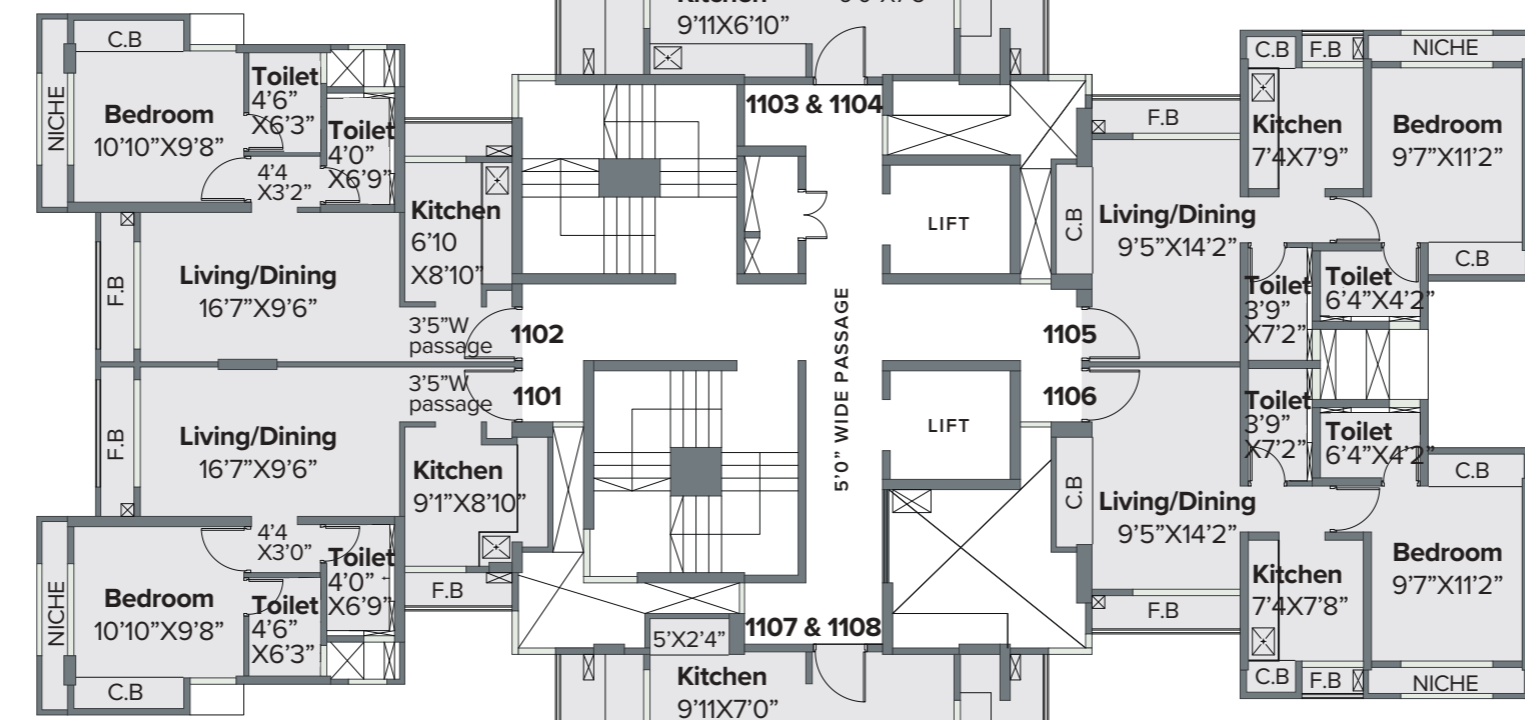


**1103 & 1104**

**2.5 BHK**  
 Carpet area - 837.22 sqft

**1102**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1105**  
**1 BHK**  
 Carpet area - 415.28 sqft

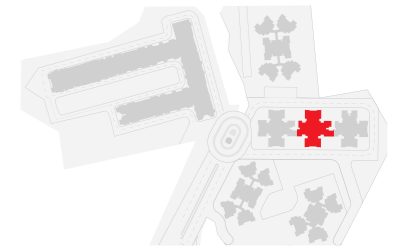


**1101**  
**1 BHK**  
 Carpet area - 451.77 sqft

**1106**  
**1 BHK**  
 Carpet area - 415.28 sqft

**1107 & 1108**

**2.5 BHK**  
 Carpet area - 849.71 sqft



**1103 & 1104**

**2.5 BHK**  
 Carpet area - 837.22 sqft

**1101 & 1102**

**2.5 BHK**  
 Carpet area - 685.67 sqft

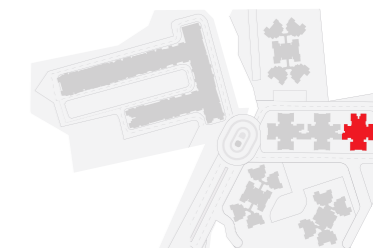
**1105**

**1 BHK**  
 Carpet area - 415.28 sqft



**1107 & 1108**

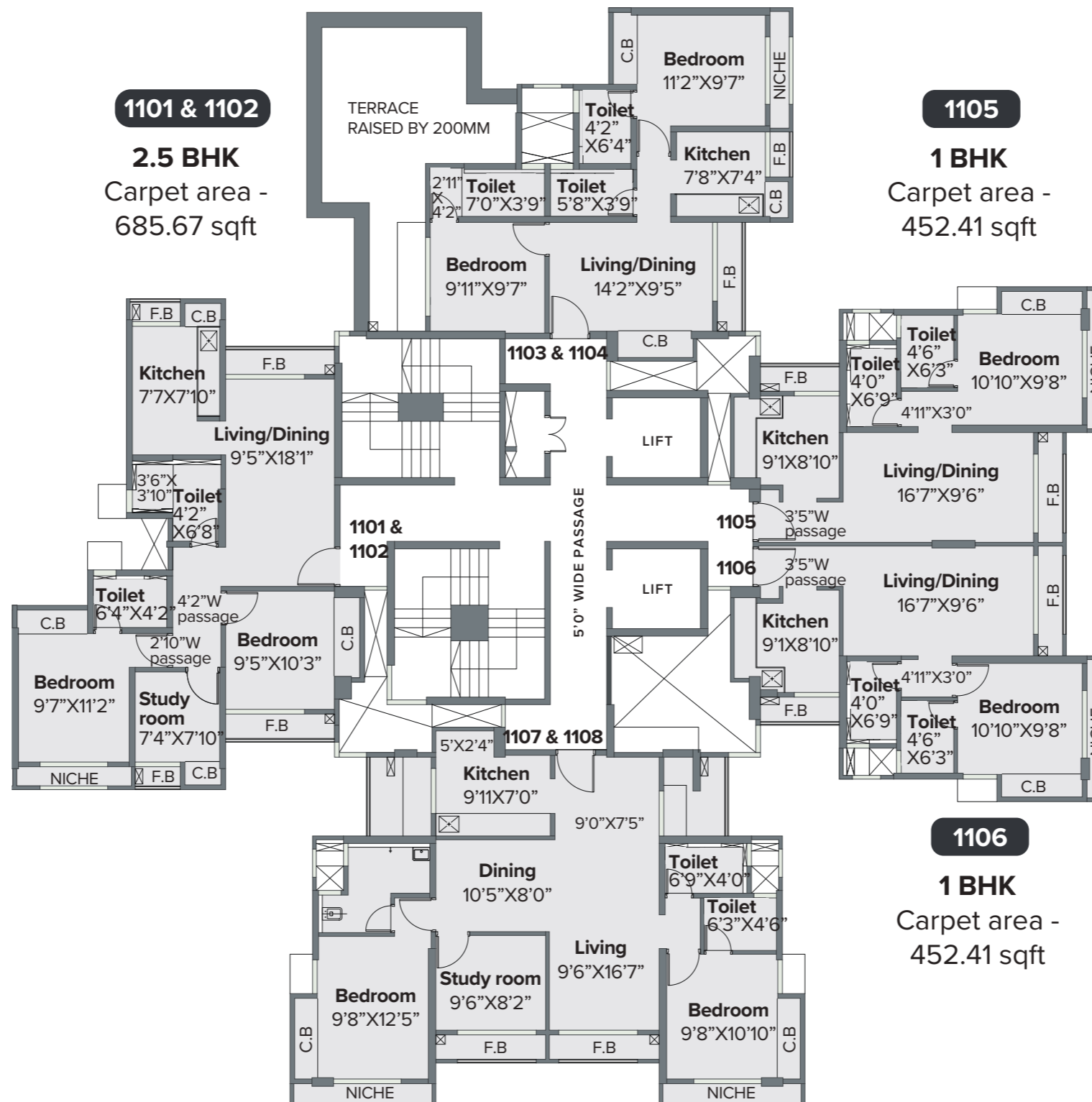
**2.5 BHK**  
 Carpet area - 849.71 sqft

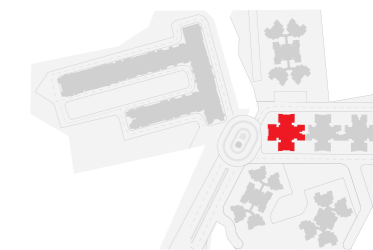


**1103 & 1104**

**2 BHK**

Carpet area - 550.69 sqft





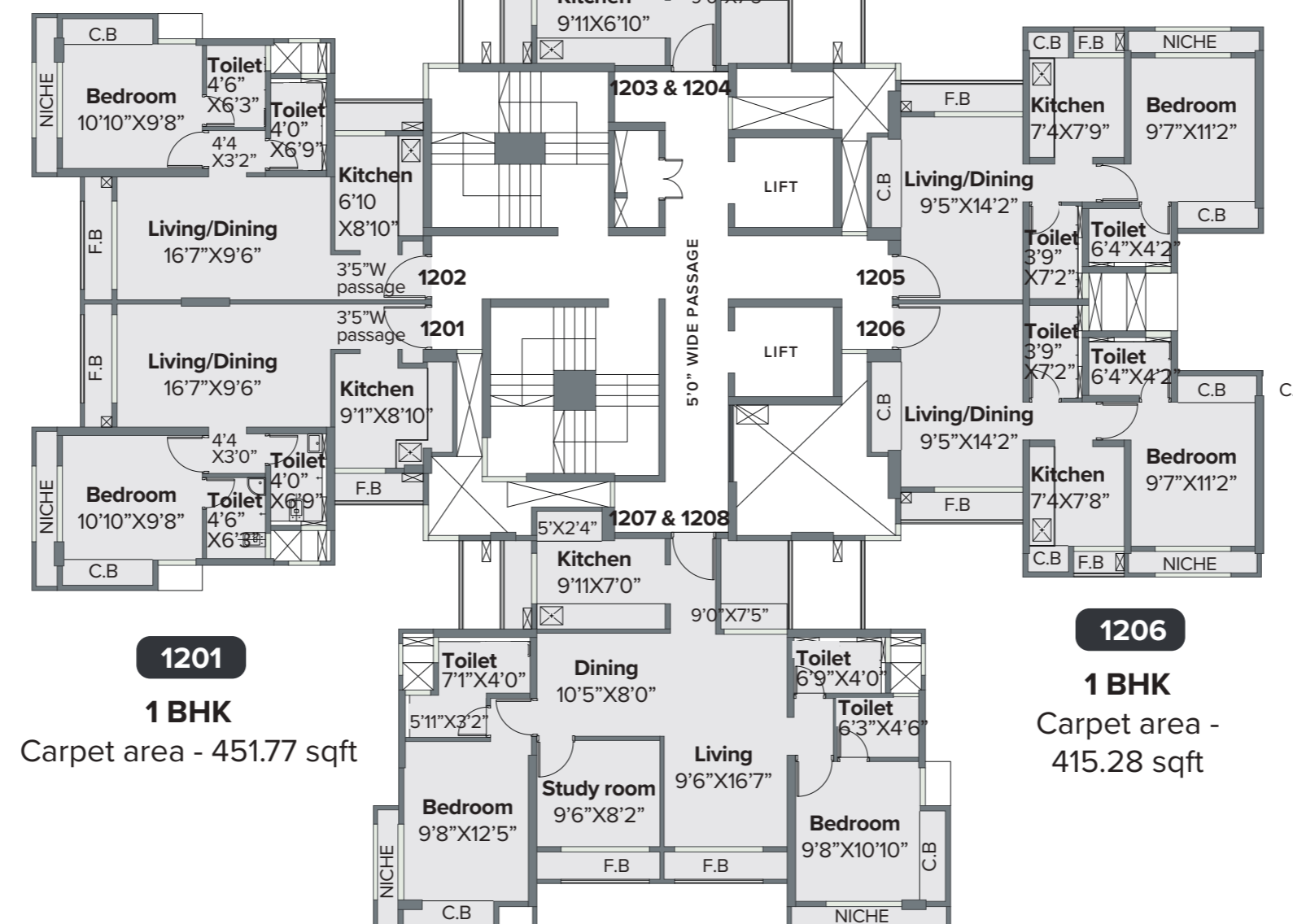
**1203 & 1204**

**2.5 BHK**

Carpet area - 796.86 sqft

**1202**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1205**  
**1 BHK**  
 Carpet area - 415.28 sqft



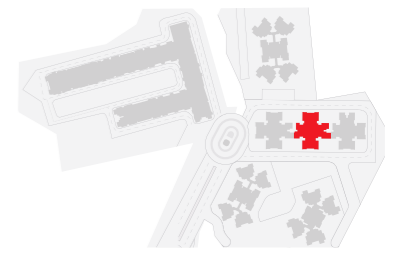
**1201**  
**1 BHK**  
 Carpet area - 451.77 sqft

**1206**  
**1 BHK**  
 Carpet area - 415.28 sqft

**1207 & 1208**

**2.5 BHK**

Carpet area - 849.82 sqft



**1203 & 1204**

**2.5 BHK**

Carpet area - 796.86 sqft

**1201 & 1202**

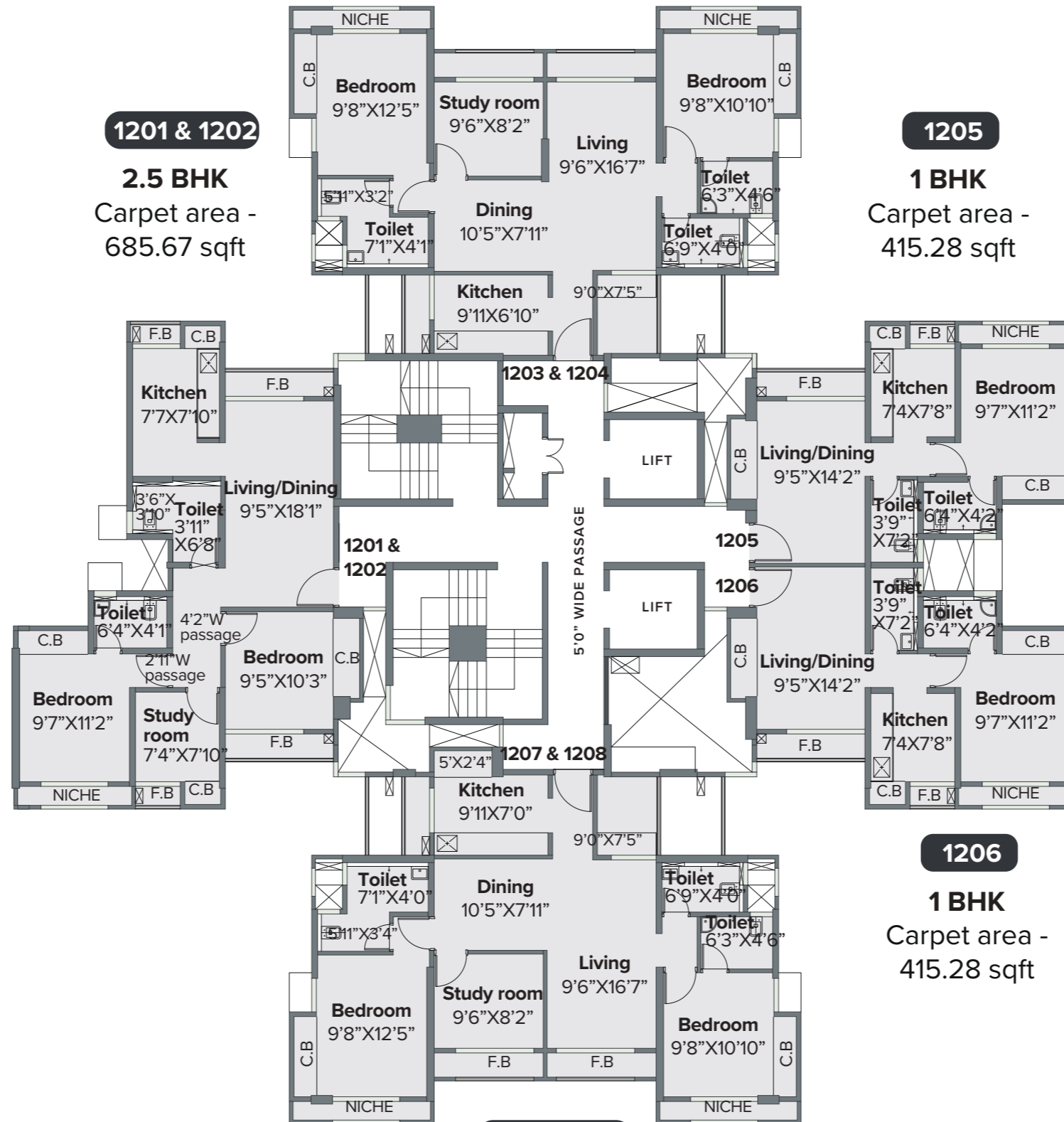
**2.5 BHK**

Carpet area - 685.67 sqft

**1205**

**1 BHK**

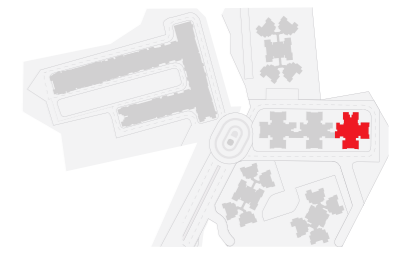
Carpet area - 415.28 sqft



**1207 & 1208**

**2.5 BHK**

Carpet area - 809.13 sqft



**1203 & 1204**

**2 BHK**

Carpet area - 550.69 sqft

**1201 & 1202**

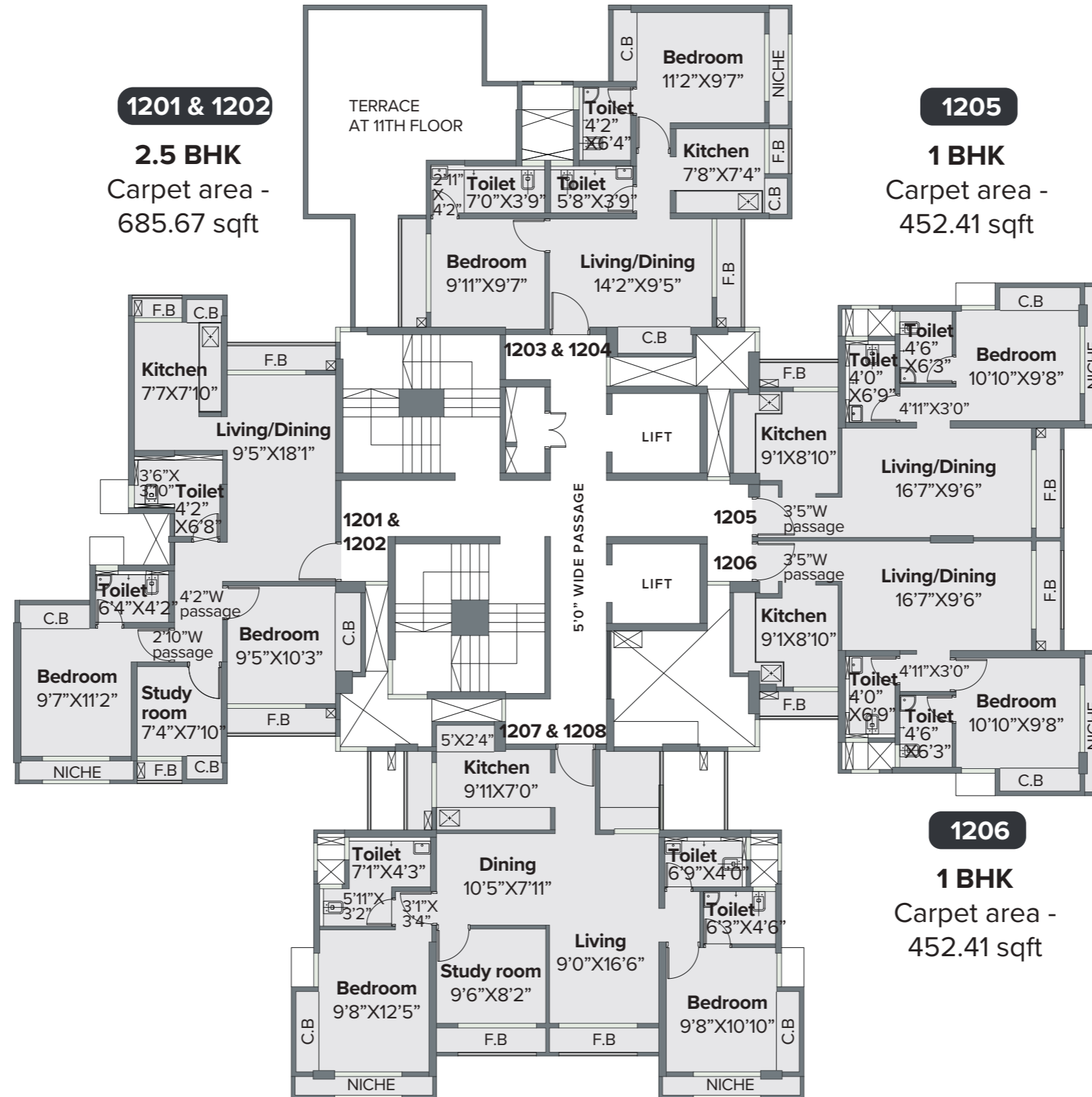
**2.5 BHK**

Carpet area - 685.67 sqft

**1205**

**1 BHK**

Carpet area - 452.41 sqft



**1207 & 1208**

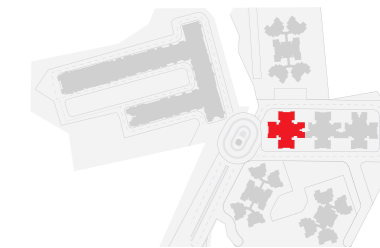
**2.5 BHK**

Carpet area - 809.13 sqft

**1206**

**1 BHK**

Carpet area - 452.41 sqft

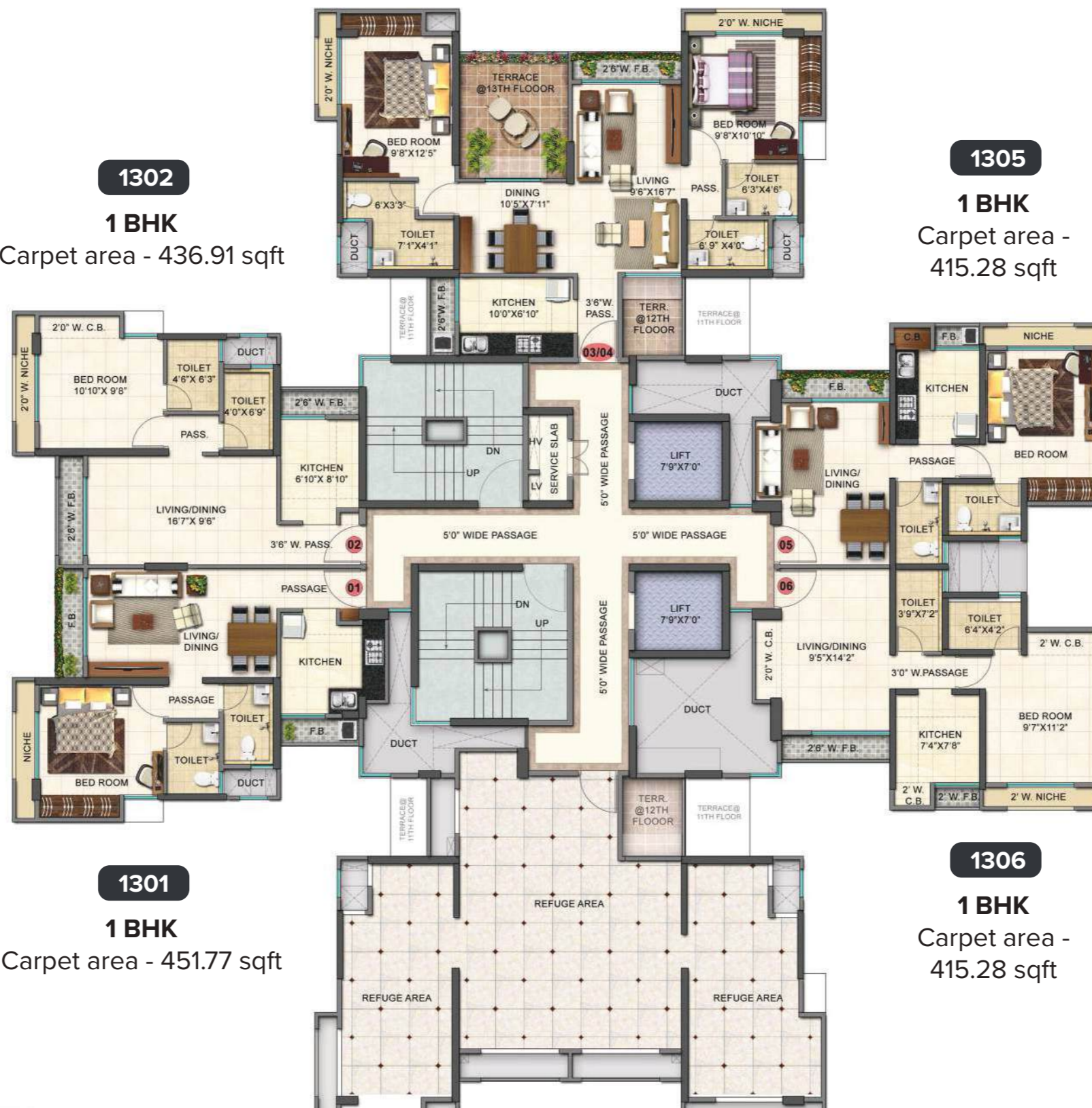


**1303 & 1304**

**2 BHK**  
 Carpet area - 717.96 sqft

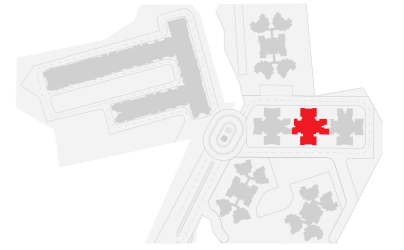
**1302**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1305**  
**1 BHK**  
 Carpet area - 415.28 sqft



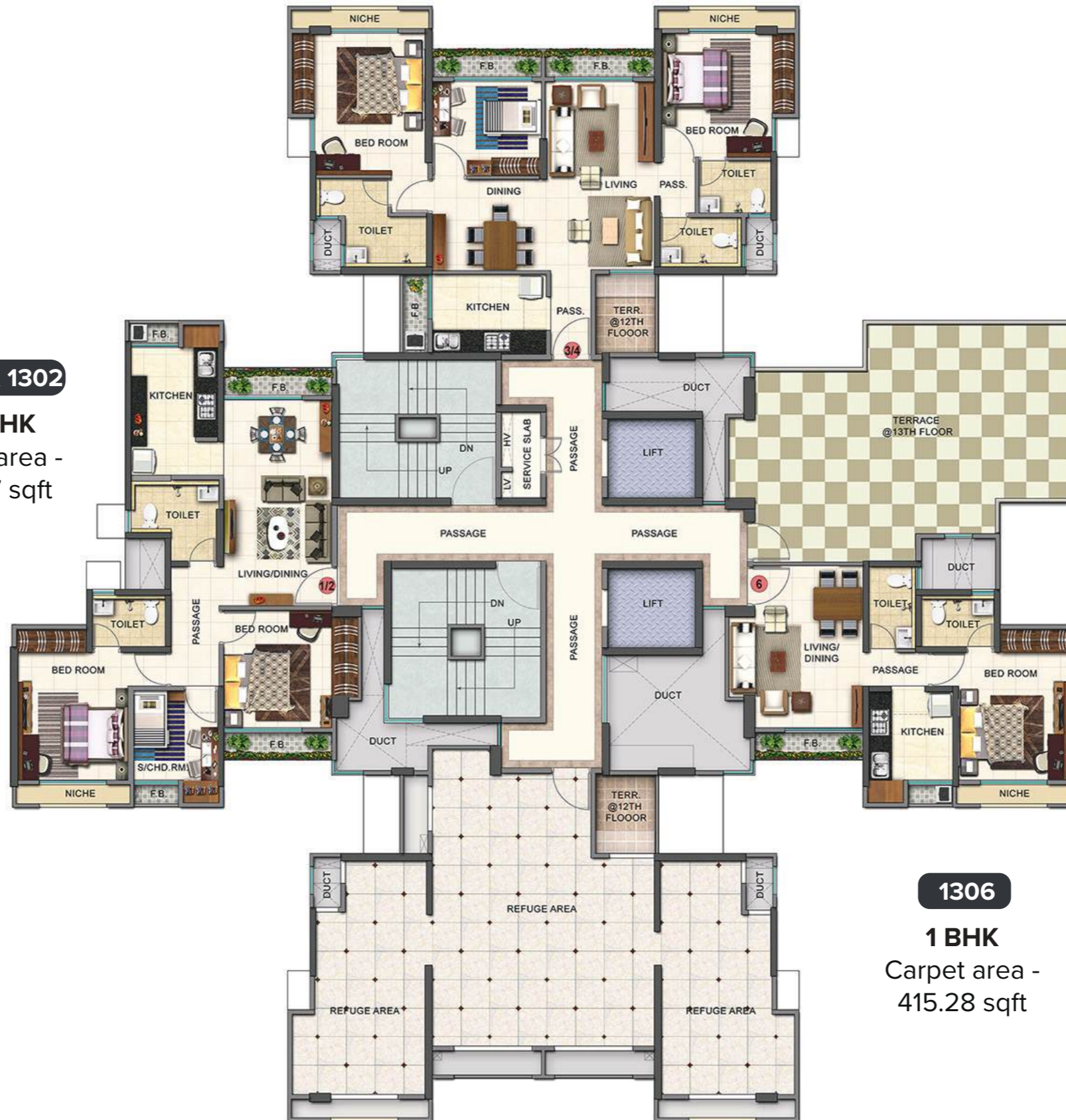
**1303 & 1304**

**2.5 BHK**  
 Carpet area - 796.86 sqft



**1301 & 1302**

**2.5 BHK**  
 Carpet area - 685.67 sqft

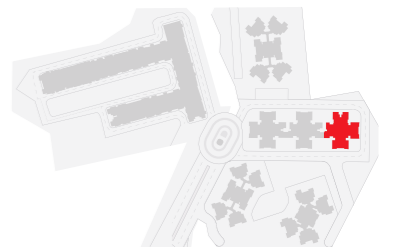


**1306**

**1 BHK**  
 Carpet area - 415.28 sqft



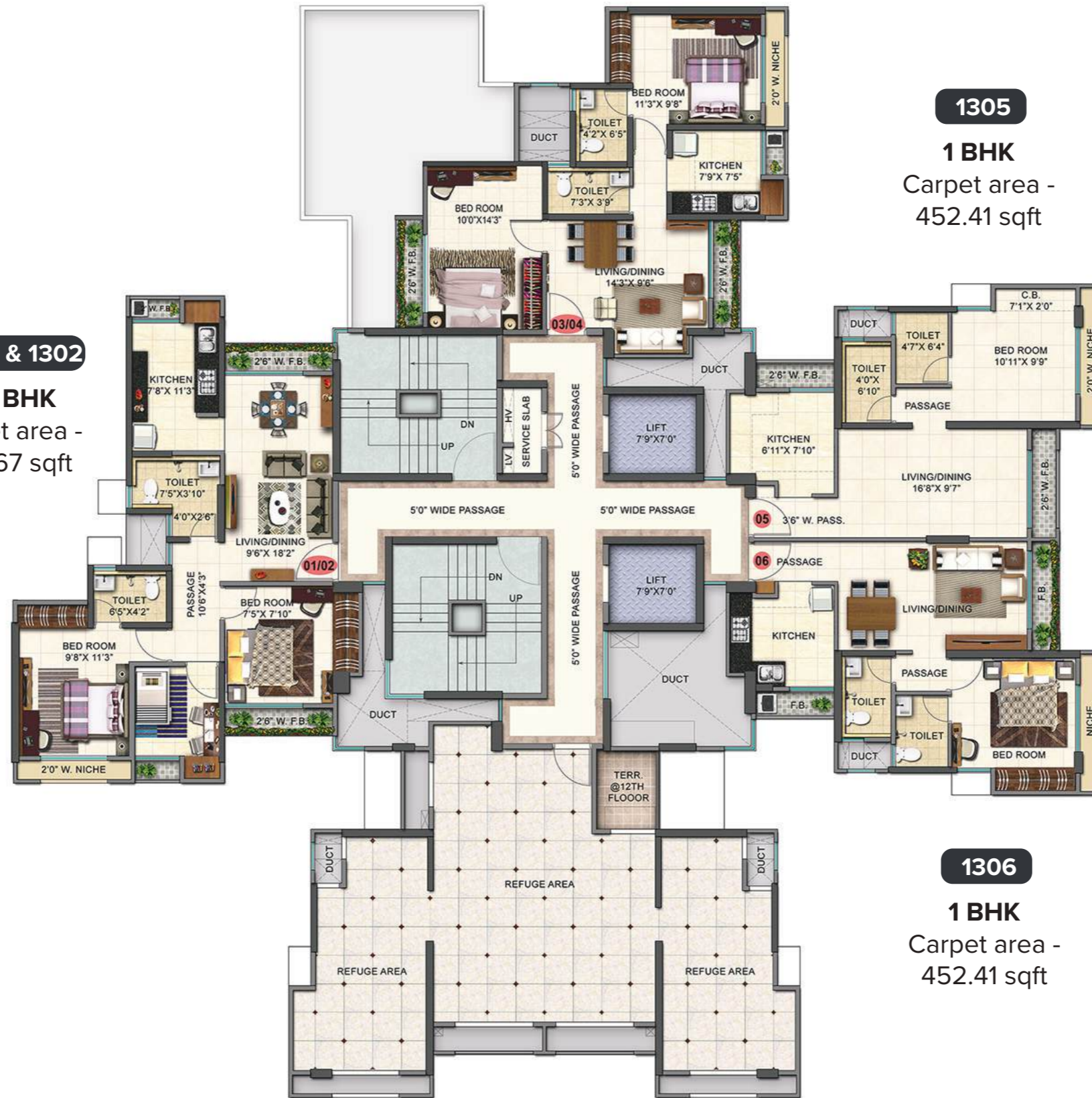
**1303 & 1304**  
**2 BHK**  
 Carpet area - 557.25 sqft

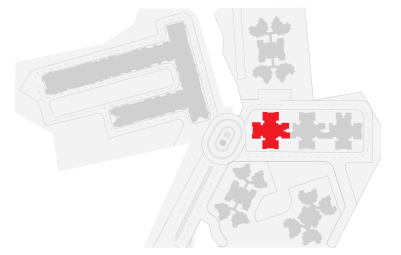


**1301 & 1302**  
**2.5 BHK**  
 Carpet area - 685.67 sqft

**1305**  
**1 BHK**  
 Carpet area - 452.41 sqft

**1306**  
**1 BHK**  
 Carpet area - 452.41 sqft





**1403 & 1404**

**2 BHK**

Carpet area - 717.96 sqft

**1402**

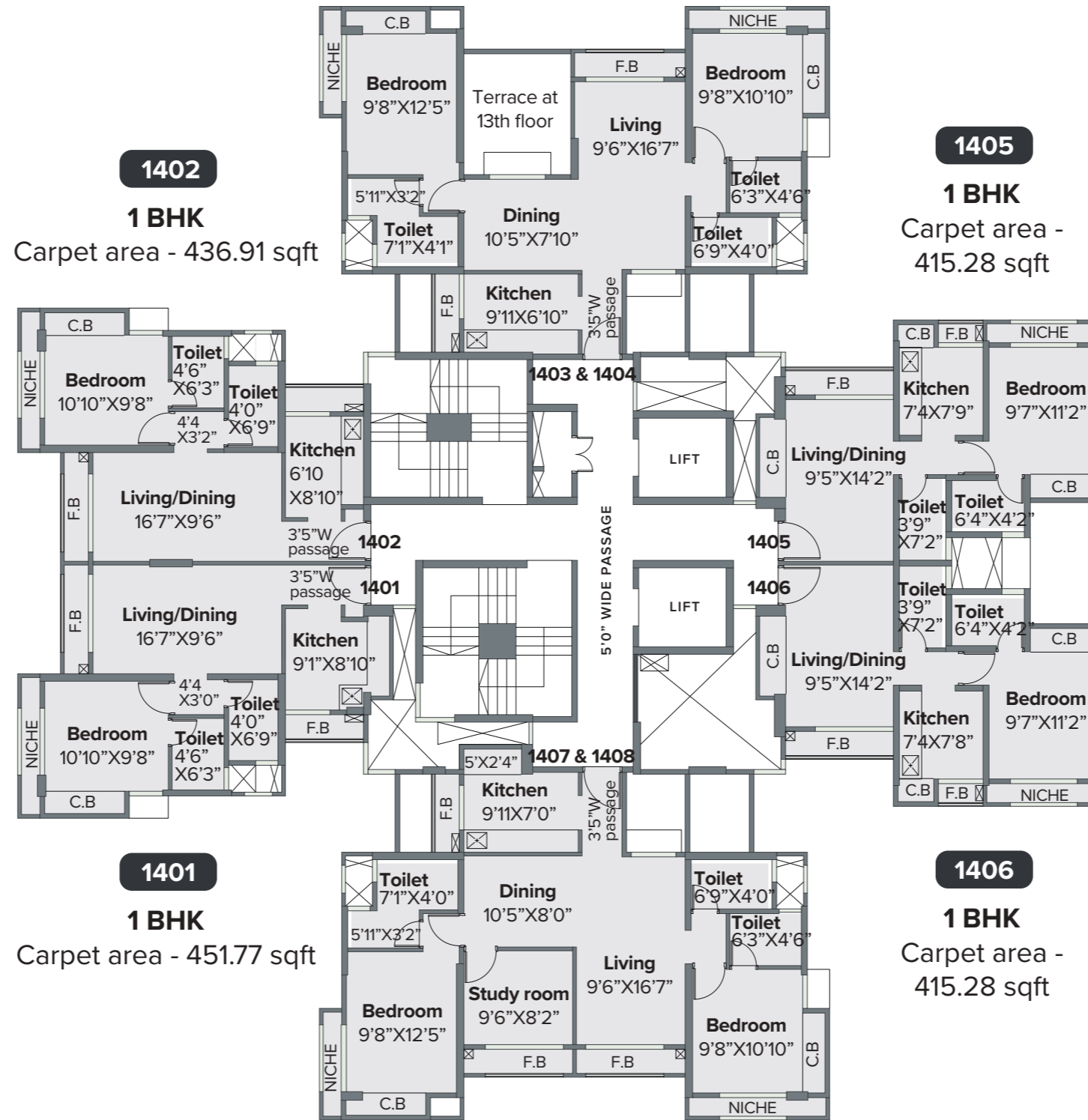
**1 BHK**

Carpet area - 436.91 sqft

**1405**

**1 BHK**

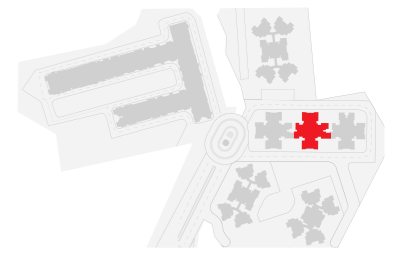
Carpet area - 415.28 sqft



**1407 & 1408**

**2.5 BHK**

Carpet area - 809.13 sqft



**1403 & 1404**

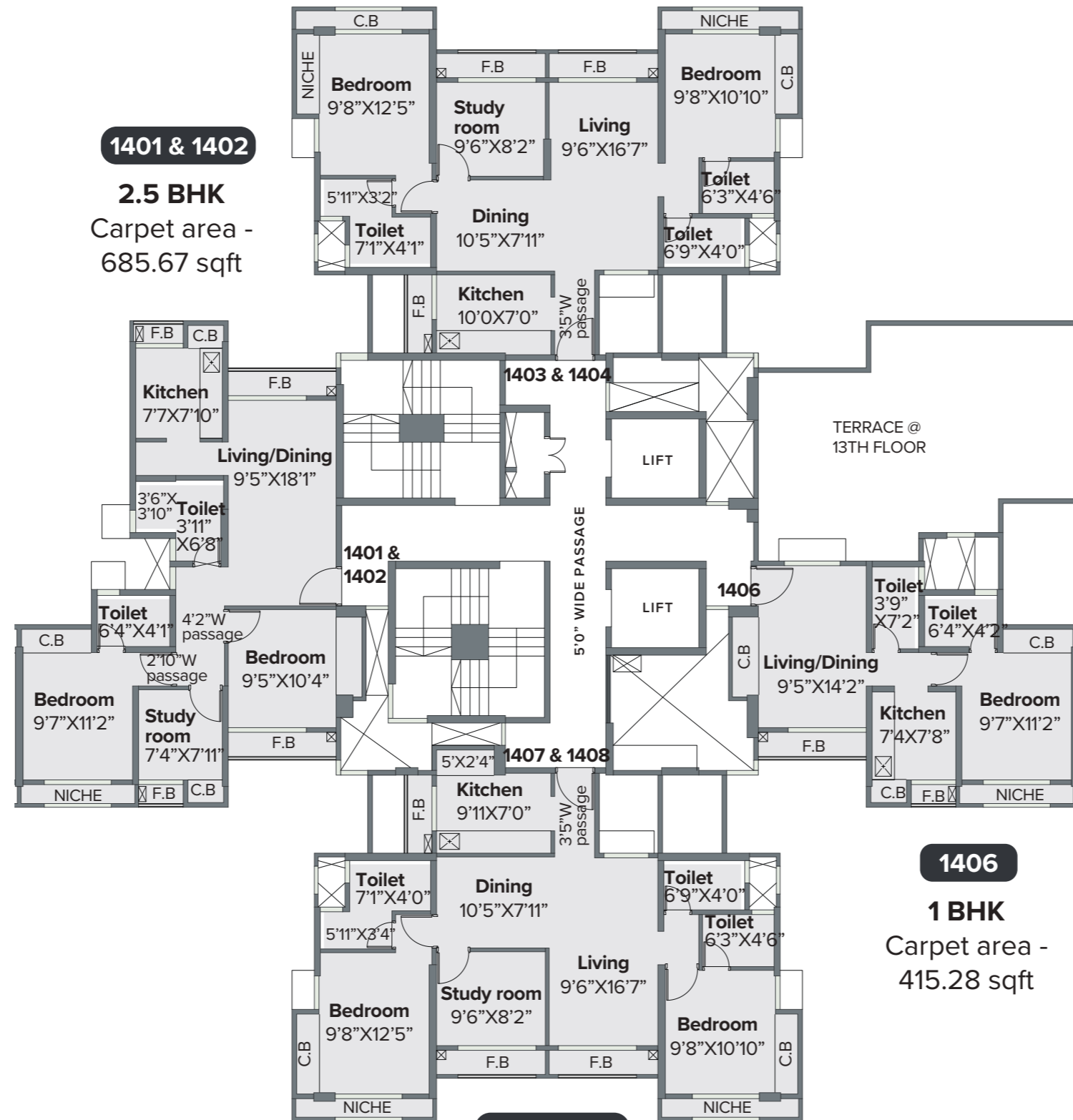
**2 BHK**

Carpet area - 796.86 sqft

**1401 & 1402**

**2.5 BHK**

Carpet area - 685.67 sqft



**1407 & 1408**

**2.5 BHK**

Carpet area - 809.13 sqft

**1406**

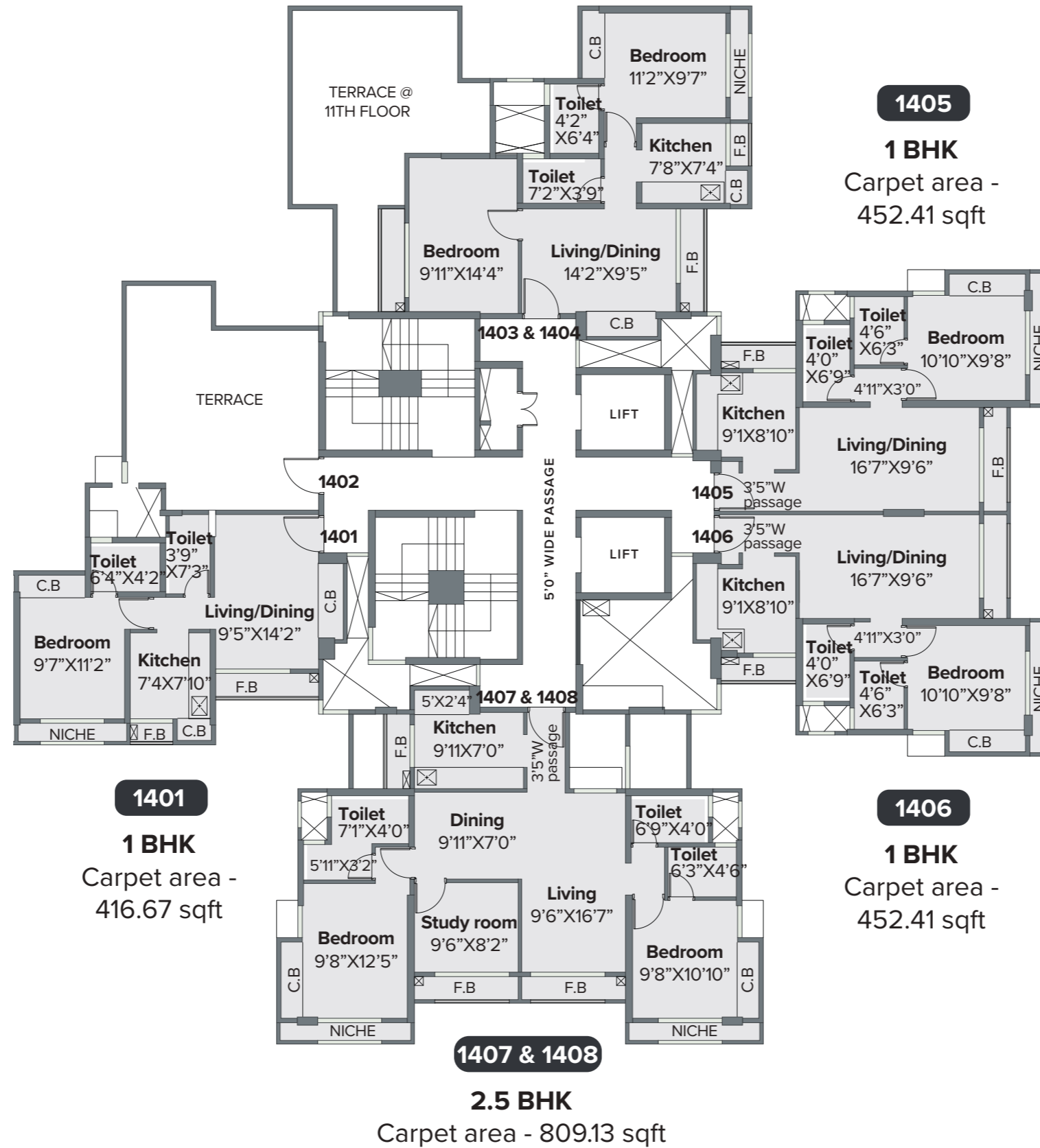
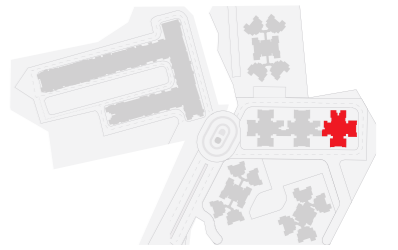
**1 BHK**

Carpet area - 415.28 sqft

**Amber**  
**Floor 14th**  
 Typical Floor Plan

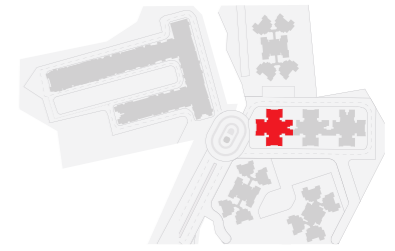
**1403 & 1404**

**2 BHK**  
 Carpet area - 557.25 sqft



Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

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**1503 & 1504**

**2 BHK**

Carpet area - 717.96 sqft

**1502**

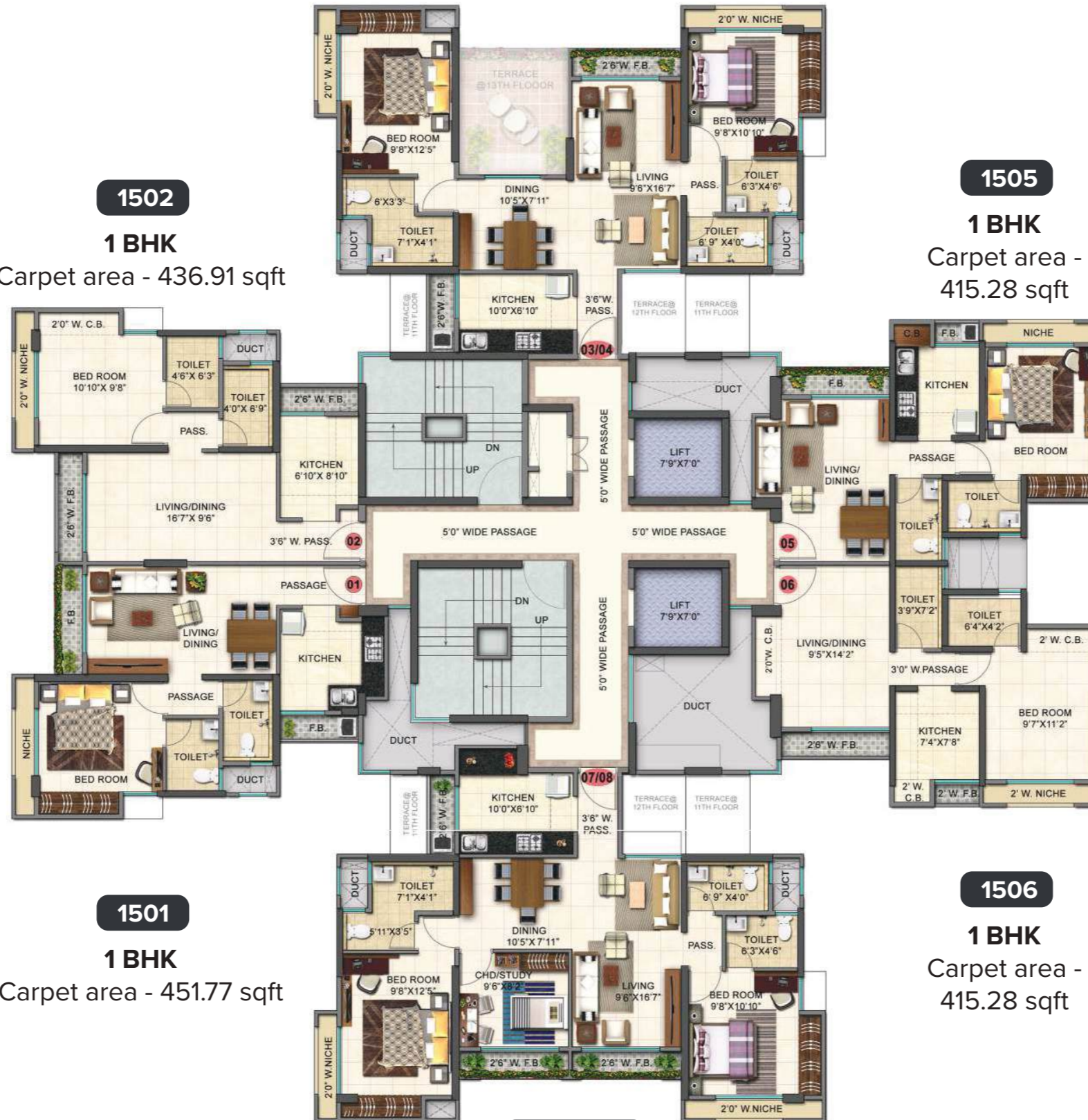
**1 BHK**

Carpet area - 436.91 sqft

**1505**

**1 BHK**

Carpet area - 415.28 sqft



**1501**

**1 BHK**

Carpet area - 451.77 sqft

**1506**

**1 BHK**

Carpet area - 415.28 sqft

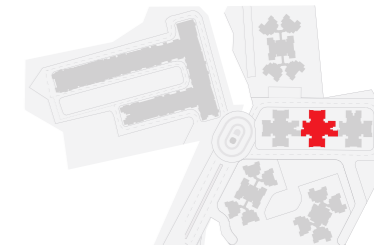
**1507 & 1508**

**2.5 BHK**

Carpet area - 809.13 sqft

Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

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**1503 & 1504**

**2.5 BHK**  
 Carpet area - 796.86 sqft



**1501 & 1502**

**2.5 BHK**  
 Carpet area - 685.67 sqft



**1506**

**1 BHK**  
 Carpet area - 415.28 sqft



**1507 & 1508**

**2.5 BHK**  
 Carpet area - 809.13 sqft

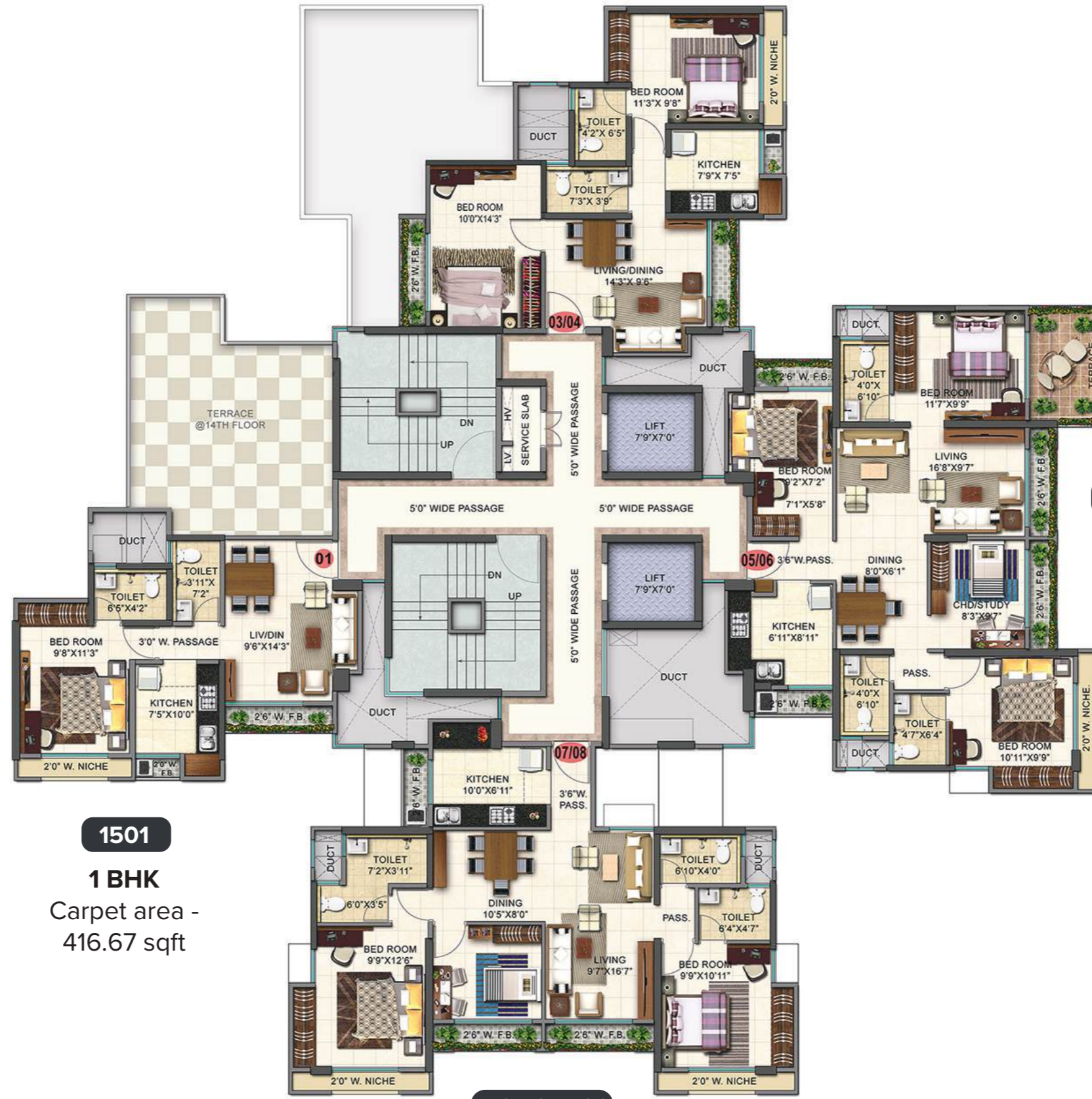
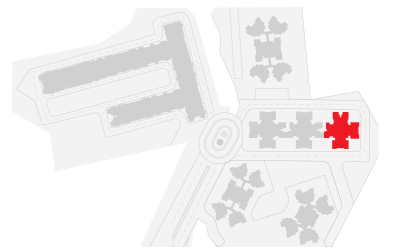
Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

**Amber**  
**Floor 15th**  
 Typical Floor Plan

**1503 & 1504**

**2 BHK**  
 Carpet area - 557.25 sqft



**1501**

**1 BHK**  
 Carpet area - 416.67 sqft

**1505 & 1506**

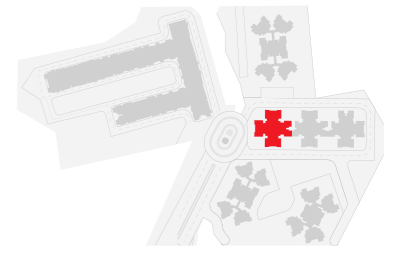
**3.5 BHK**  
 Carpet area - 854.45 sqft

**1507 & 1508**

**2.5 BHK**  
 Carpet area - 809.13 sqft

Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

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**1603 & 1604**

**2 BHK**  
 Carpet area - 717.96 sqft

**1602**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1605**  
**1 BHK**  
 Carpet area - 415.28 sqft



**1607 & 1608**

**2.5 BHK**  
 Carpet area - 809.13 sqft

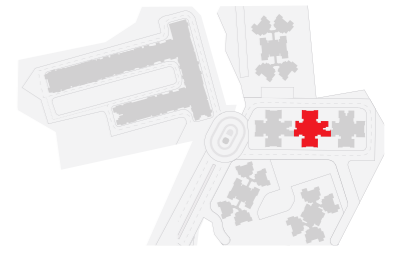
Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.



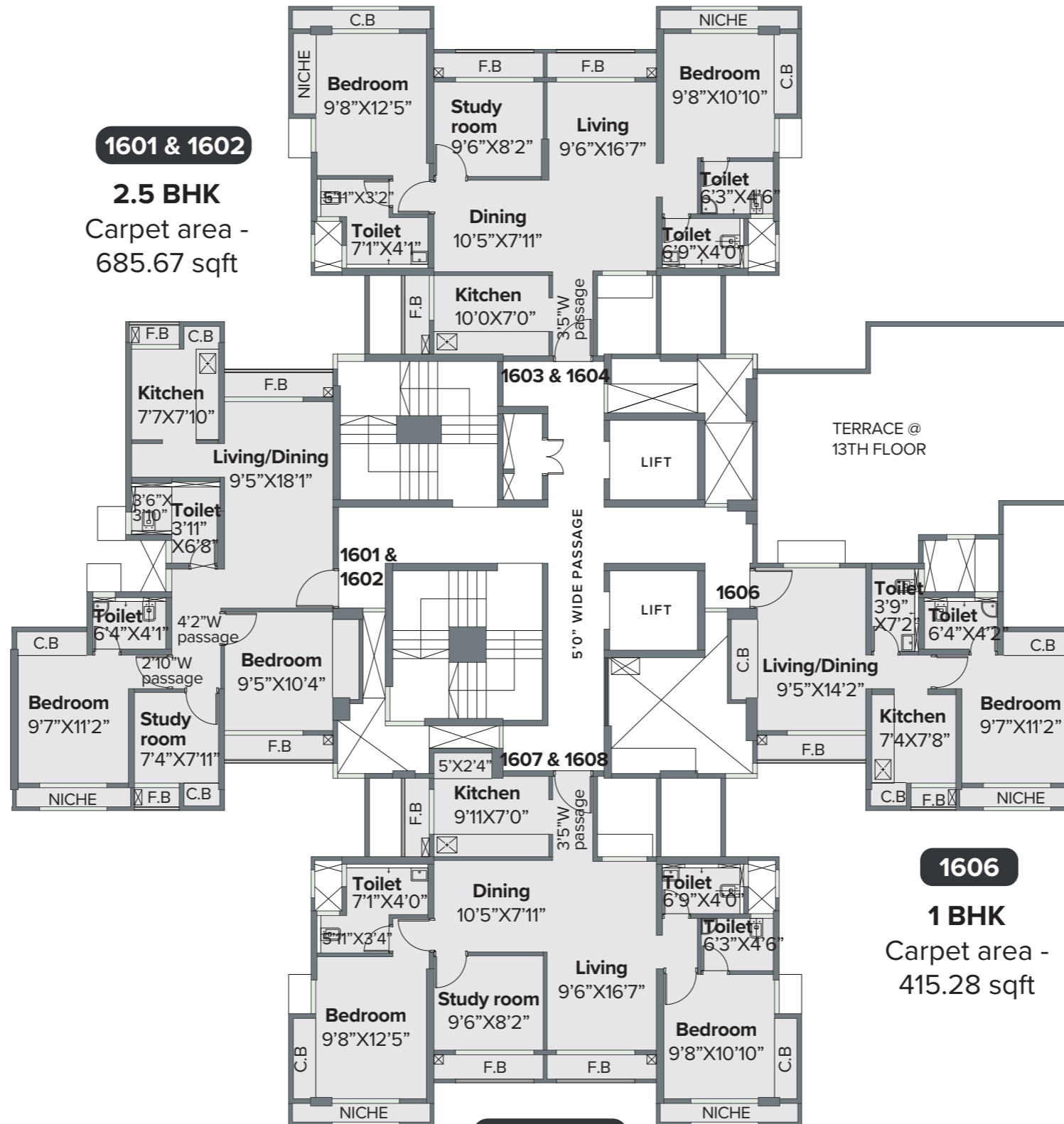
**1603 & 1604**

**2 BHK**  
 Carpet area - 796.86 sqft



**1601 & 1602**

**2.5 BHK**  
 Carpet area - 685.67 sqft



**1607 & 1608**

**2.5 BHK**  
 Carpet area - 809.13 sqft

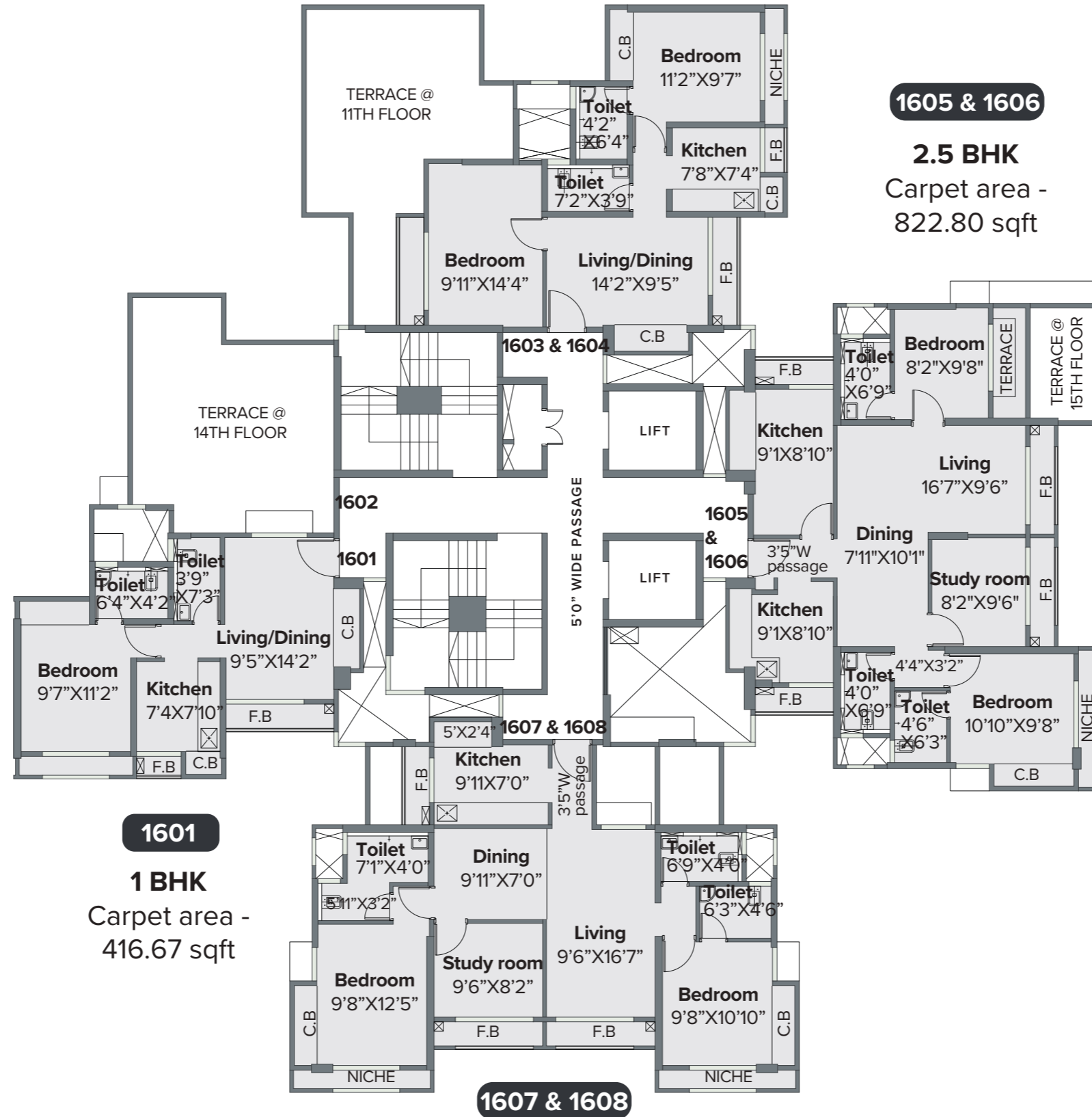
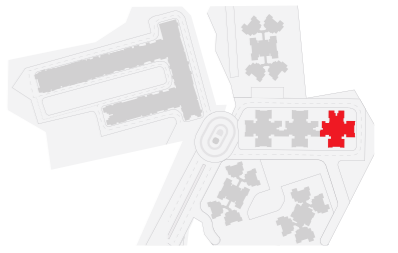
**1606**

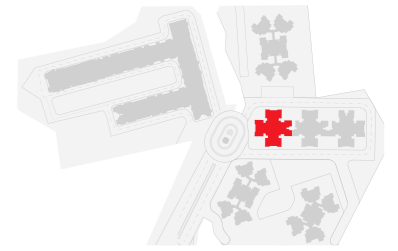
**1 BHK**  
 Carpet area - 415.28 sqft

**1603 & 1604**

**2 BHK**

Carpet area - 557.25 sqft





**1703 & 1704**

**2 BHK**

Carpet area - 717.96 sqft

**1702**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1705**  
**1 BHK**  
 Carpet area - 415.28 sqft



**1701**  
**1 BHK**  
 Carpet area - 451.77 sqft

**1706**  
**1 BHK**  
 Carpet area - 415.28 sqft

**1707 & 1708**

**2.5 BHK**

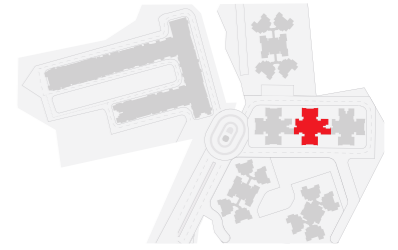
Carpet area - 809.13 sqft

Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

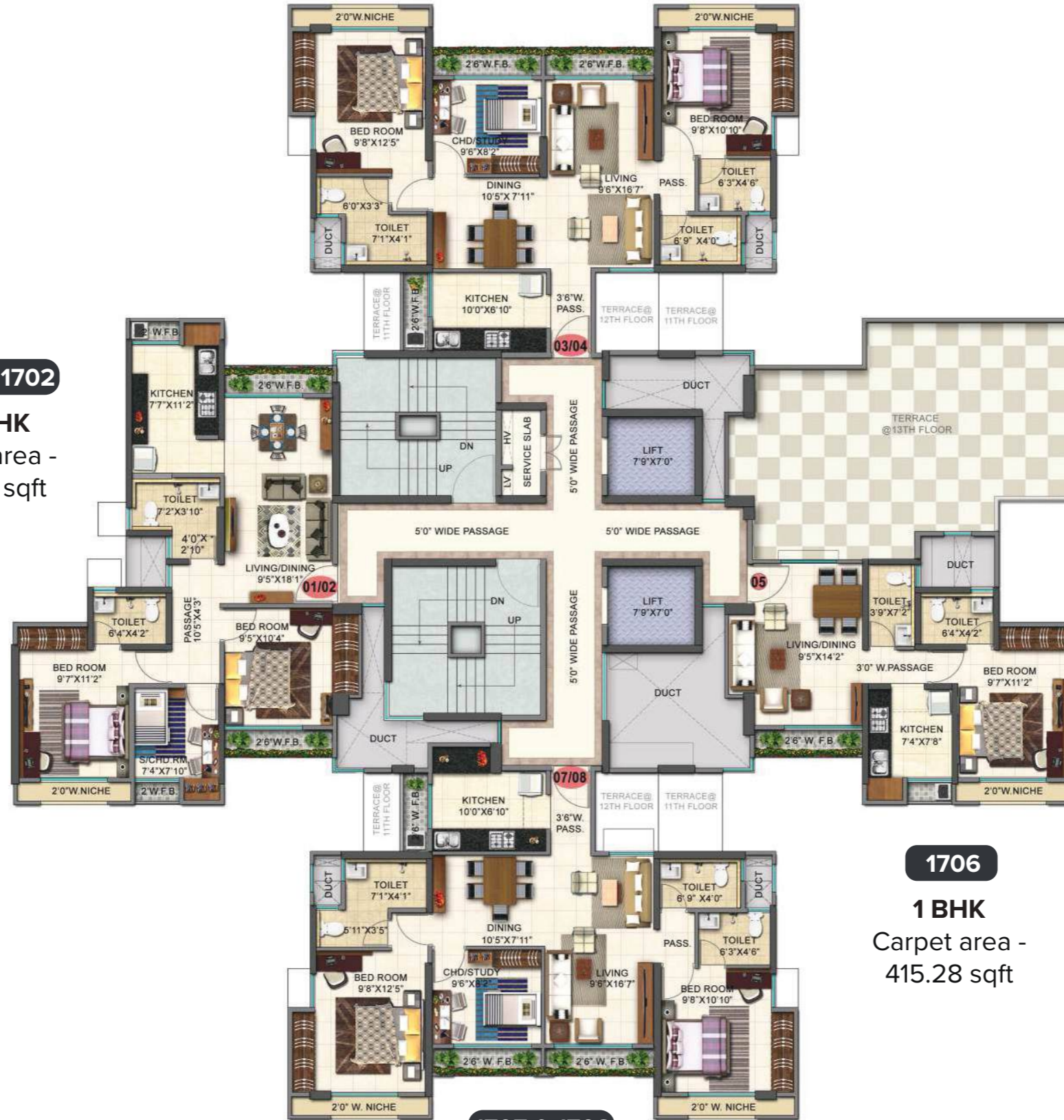
**1703 & 1704**

**2.5 BHK**  
 Carpet area - 796.86 sqft



**1701 & 1702**

**2.5 BHK**  
 Carpet area - 685.67 sqft



**1706**

**1 BHK**  
 Carpet area - 415.28 sqft

**1707 & 1708**

**2.5 BHK**  
 Carpet area - 809.13 sqft

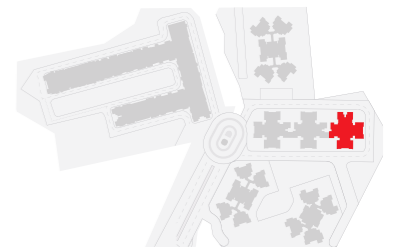
Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

**Amber**  
**Floor 17th**  
 Typical Floor Plan

**1703 & 1704**

**2 BHK**  
 Carpet area - 557.25 sqft



**1701**

**1 BHK**  
 Carpet area - 416.67 sqft

**1705 & 1706**

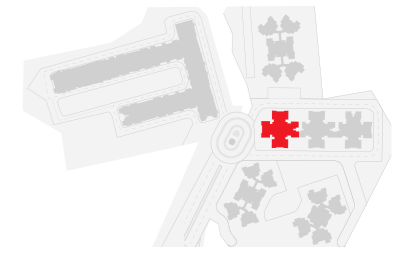
**3.5 BHK**  
 Carpet area - 714.08 sqft

**1707 & 1708**

**2.5 BHK**  
 Carpet area - 809.13 sqft

Flat No. 1307, 1308 on 13th floor & Flat No. 1807, 1808 on 18th floor are  
 refuge and not for sale

Disclaimer: The floor plans are as per the approved plans and specifications as of date. These plans may vary by +/- 3% and are subject to changes. The furniture, accessories, etc. shown in the plans does not form a part of the offering. Customers are requested to visit the site office and apprise themselves of all the necessary details prior to making any purchase decisions.

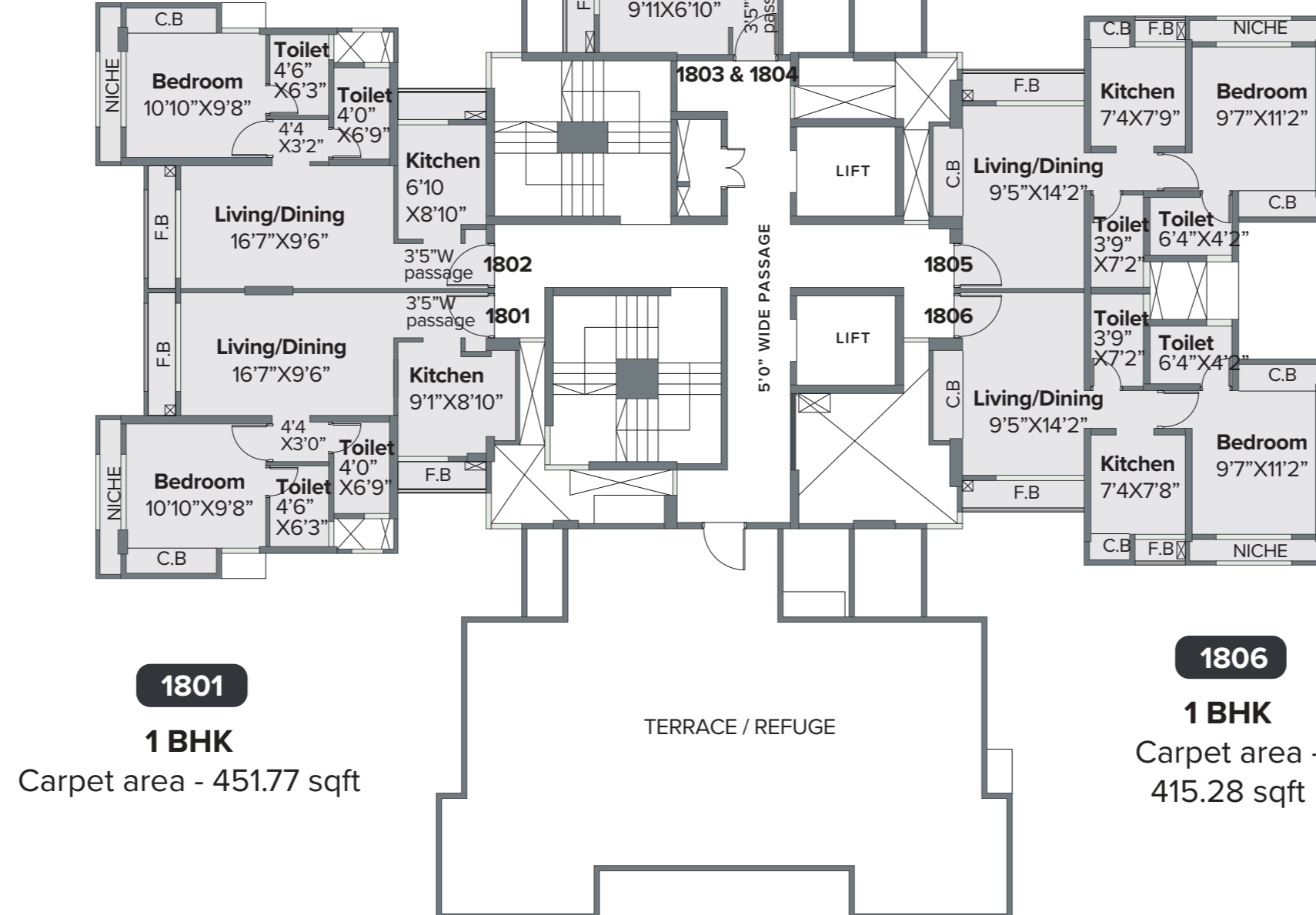


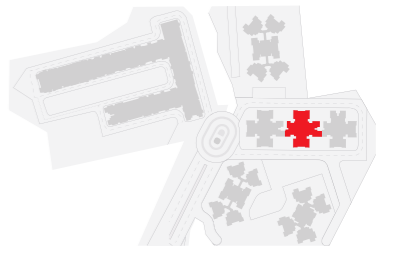
**1803 & 1804**

**2 BHK**  
 Carpet area - 717.96 sqft

**1802**  
**1 BHK**  
 Carpet area - 436.91 sqft

**1805**  
**1 BHK**  
 Carpet area - 415.28 sqft



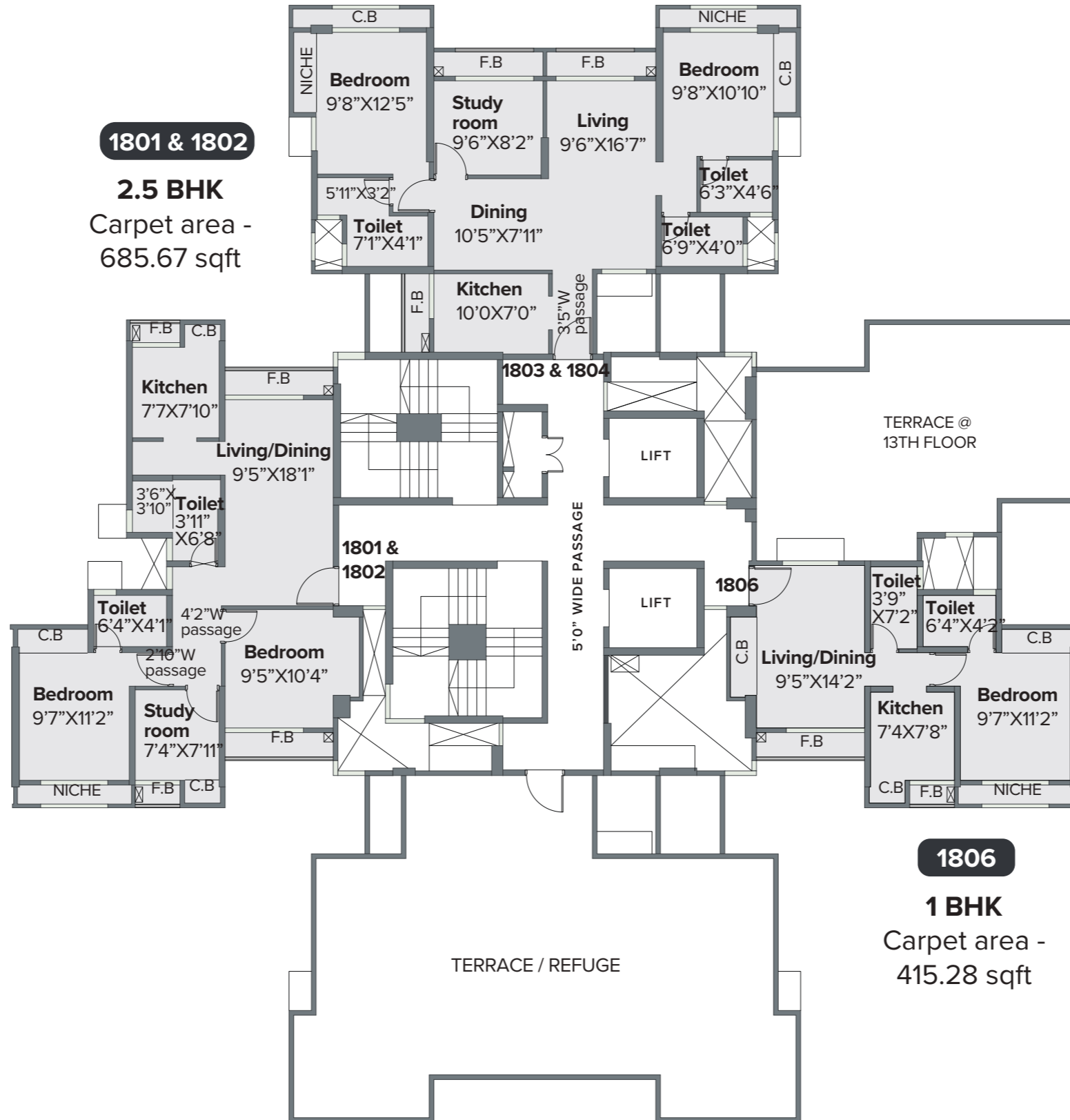


**1803 & 1804**

**2 BHK**  
 Carpet area - 796.86 sqft

**1801 & 1802**

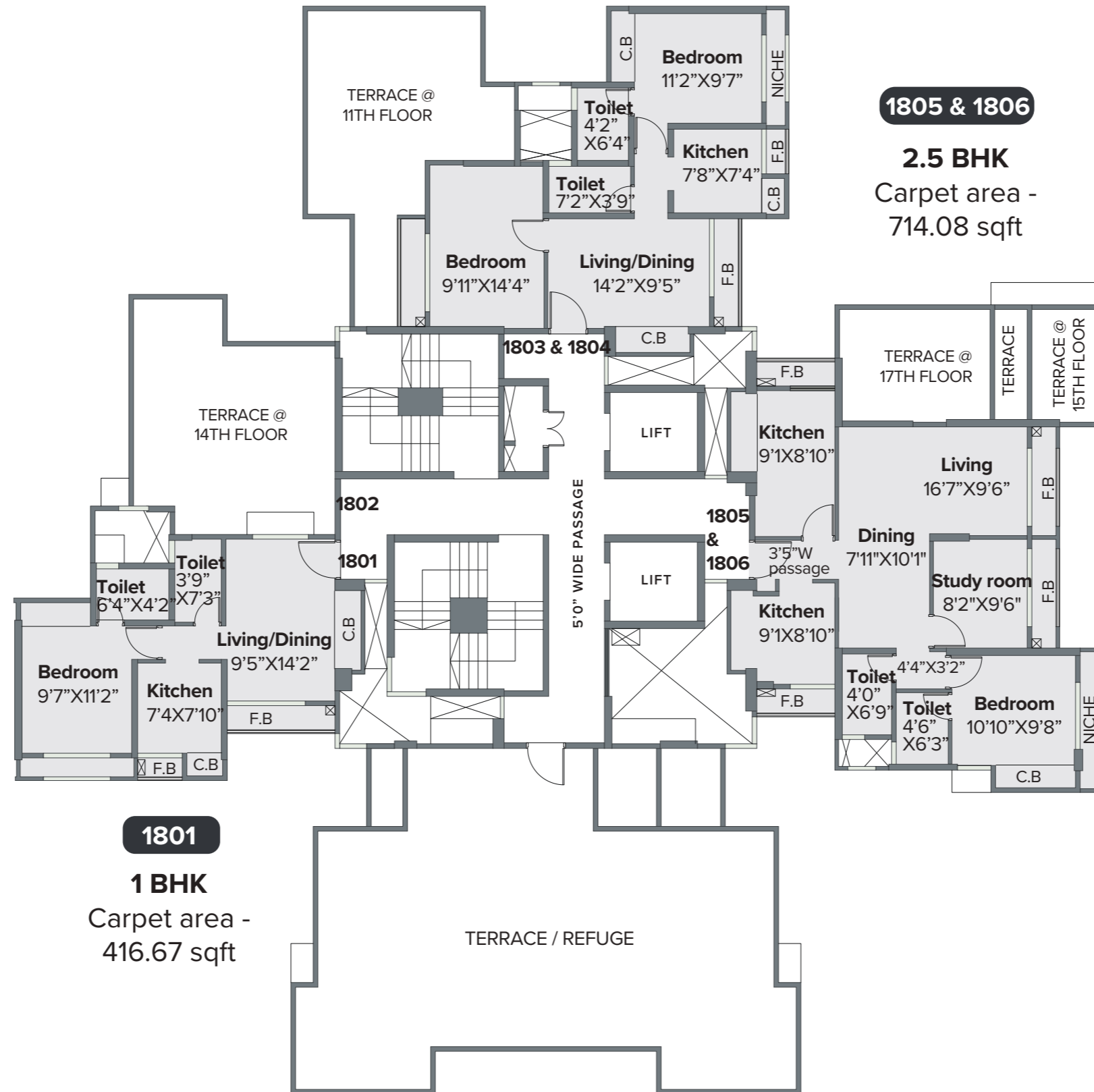
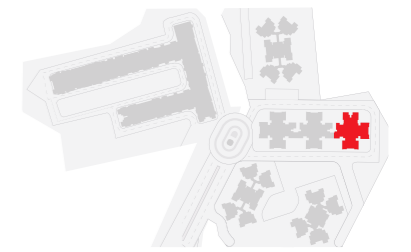
**2.5 BHK**  
 Carpet area - 685.67 sqft



**1803 & 1804**

**2 BHK**

Carpet area - 557.25 sqft



**1801**

**1 BHK**

Carpet area -  
 416.67 sqft





The project has been registered via MahaRERA registration number: RERA NO.: P5170000686/0952/1265/P51700049449/P51700021189 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: Marathon Nexttown is developed by Marathon Energen-LLP (A part of Marathon Group Company). The Project Marathon Nexttown 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 respect of the project from time to time.

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

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

Specifications, amenities, information, images, visuals shown in this promotional document is/are indicative of the envisaged development and are subject to approvals.

The images of the dream flat shown are actual photographs of the flat merged with actual drone views from the site.

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 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 promotional document or other documents is intended to substitute the actual plans and approvals obtained from time to time.

The picture of the proposed Residential Flat / Dream flat is of a specific configuration showcasing the interior layout.

The common layout amenities will be developed and delivered along with the Real Estate Project Marathon Nexttown Sapphire 2 as disclosed on the MAHA RERA website.



Project funded by LIC Housing Finance Ltd